

## **Barbican Association General Council, 22 March 2012**

Present: Jane Smith, chair; Robert Barker, Hon Sec; Tim Macer, deputy chair; Randall Anderson, Bruce Badger, Garth Leder, David Bradshaw, elected members; Gordon Griffiths, Bunyan; Alberto Garciga, Lauderdale; Anne Naphthine, Speed; Pat Spicer, Shakespeare; Phil Sharples, Thomas More; Janet Wells, John Trundle; John Tomlinson, Cromwell; Nigel Walmsley, Gilbert; Sarah Hudson, sustainability subcommittee; Steve Quilter, noise and pollution subcommittee; John Taysum, Bryer; Paul Bowers Isaacson, Breton; Richard Collins, Lambert Jones Mews;

Apologies: Cliff Paice, treasurer; Gillian Laidlaw, Mountjoy; Dianne Vander Cruyssen, Frobisher; Matt Collins, Defoe; Stan Booth, Andrewes; Angela Starling; Simon Ebbins, Willoughby; Mary Bonar, Wallside

### **4. City Noise strategy**

The BAGC approved the proposed consultation response, including suggesting a 20 mph speed limit, designating the whole of Barbican a quiet area (John Taysum), recommending active sound monitoring if a business is causing problems (Bruce Badger) and discouraging police sirens in the evening (Alberto Garciga).

### **5. Deliveries during Olympics**

The City is suspending most night-time delivery restrictions for the Olympics. House Groups should discuss any problems with building owners or the City Noise team.

### **6. Sustainability: heating studies**

Sarah Hudson proposed to suggest to the Sustainability Working Group that City Officers do two feasibility studies, at no service charge cost: (1) smarter heating levels, using Met Office day temperature forecasts a day or two in advance; (2) smooth the boost pattern over 24 hours, which UCL suggests could save 40% of energy, subject to costs also falling. Randall Anderson stressed the importance of comfort as well as energy use. In response to a question, Garth Leder said the underfloor heating was apparently in good condition. Nigel Walmsley said he wanted Gilbert House Group to view the proposed studies before the BAGC supported them: he worried the terms of reference were not precise enough. Others were content to support the proposal with assurances of no implications for the service charge. The BAGC agreed to support the proposals, with Nigel recording Gilbert's reservations.

### **7. Cinemas**

Bruce Badger reported that a sample of the Reglit window had been put up on the Whitecross Street facade. The project manager had been resistant to allowing residents to talk to their sound monitoring man before he produced his proposals, but the sound man will come to the next residents' meeting: 7 pm on 28 March. The building would be ready for fit out in July. Robert Barker said the project manager, Brian Brierly, had assured the Access Group that the Changing Places facility (for disabled people) was still in the contract, and explained at a site meeting the positioning of cinema wheelchair spaces: less than ideal, but Robert thought there was no more to be done.

### **8. Update on Frobisher**

Work on the Sculpture Court is about to start.

### **9. Crossrail**

Paul Monaghan of City engineers, at a Gilbert House Group meeting, had advised residents to take out a (free) settlement deed, as an added measure of protection.

### **10. RCC update**

Randall Anderson reported:

i) The RCC had approved the TV proposal in principle, with optical fibre to each flat. One of the lawyers had worked on the wording, KPIs and break clauses, which would go to the working party, including people who do this sort of work as their day jobs. Randall hoped it would be settled by June.

ii) Bryer pond and surrounding podium: a working party with Avanti architects (who advised on the listed management guidelines) wants to hear what people would like. The original plan leaked, as have the current (1983) plantings, which may be too heavy.

iii) The tower concrete repairs were complete, and the scaffolding would come down shortly. However, the finish is delayed: English Heritage opposes City Officers' proposal, for which they forgot to seek listed building consent. David Bradshaw said that a Cripplegate wardmote had passed a motion that the Landlord should bear the cost, since the works are structural: this will go ultimately to the BRC. Pat Spicer complained the repairs were slow, the cost had doubled and no one had been told anything. Randall Anderson said he thought the work had been expedited but communication had been poor despite requests to the BEO. The chair agreed to write formally to the BEO to ask for more information.

## **11. Planning update**

Randall Anderson reported:

i) The GSMD had applied for earlier morning and later evening access hours. Randall's view was that earlier hours for students was OK, but that staying open beyond 11 pm was unacceptable. Moreover, the acoustic testing was only valid up to 11 pm, because the theatre was not built as a box within a box, so structure-borne noise might affect flats above. The BA agreed to object.

ii) City Officers were recommending granite roundabouts in Silk Street at the junctions with Moor Lane and Milton Lane. The BA had made representations for Zebra crossings, having seen no evidence they weren't needed. The decision had been deferred to the April meeting of Streets and Walkways.

iii) The developers of the telephone exchange building propose to move the service entrance nearer to the Barbican. Tim Macer said Willoughby had objected, and the planning officer commented the applicant hadn't made clear why he wanted the change.

iv) Salters Hall had applied to move its entrance to where the side garage now is. Randall thought it wouldn't take light from Andrewes residents but that permission would not be given for now: he shared the planning department's concern over demolishing part of the podium without an alternative while St Alphase isn't built.

## **12. Licensing issues**

Robert Barker raised the risk of noise and smoking from the application to turn the disused Pizza Express on St Albans Highwalk into a Jamies with alcohol (including off sales) and recorded music 10 am to 12.30 am Monday-Saturday, 12.00 am Sundays. Robert proposed the BA object: this was agreed. Tim Macer said it was good to develop an unused area and Jamies was generally well run. The chair suggested we focus on the late opening and risk of noise and nuisance: the shortest routes to Barbican and Moorgate tubes lay through the estate.

## **13–15. AGM & membership**

Tim Macer and David Bradshaw offered to help organise the wine for the AGM. Garth Leder offered to take minutes and photos. Pat Spicer and Sarah Hudson offered to handle the roving mikes. Roger Howorth will be manning the membership desk.

## **16. Free running**

Robert Barker thought free running, as shown in the Arts Centre's latest brochure, was not appropriate on a residential estate. John Taysum pointed out it was against the Highwalks' bylaws. The chair said we would raise it at the meeting with the Arts Centre on 16 April.

## **Estate security**

David Bradshaw reported that Mary Hickman from Andrewes had voiced concerns about security at the eastern end of the estate: although no crimes have been reported, Crossrail affected the escalator entrance, with fewer people leaving the Arts Centre that way, individuals loitering and sleeping, and a neglected highwalk with broken bulbs, etc. The committee had suggested Andrewes get these issues on the police's priority list at the next ward policing meeting on 16 April; John Bailey would raise security round the escalators with Crossrail, and the BEO was to raise Highwalk maintenance with the Dept. of the Built Environment. Tim Macer said Willoughby was less concerned, but he disliked the escalators being boxed in, as people took other routes: he would write to City Cleansing. Pat Spicer suggested the Crossrail hoardings be painted white, with concave mirrors to see round corners.

