

## BAGC meeting 12 July 2018

### Minutes

	<p><b>Present:</b> Jane Smith, Christopher Makin, Janet Wells, Averil Baldwin, Randall Anderson, David Bradshaw, Richard Collins, Derek Penney, David Graves, Mike Bristow, Robert Barker, Mary Bonar, Sarah Bee, Tony Swanson, Lionel Meyringer, Bruce Badger, Jenny Addison, Andrew Hawkins, Nadia Bouzidi, Michele Haynes, Divid Kirkby, Jim Davies.</p>		
1	<p><b>Apologies:</b> Helen Kay and John Whitehead</p>		
2	<p><b>Minutes:</b> Approved with the amendment that Randall Anderson was present.</p>		
3	<p><b>Matters arising:</b> Police access to footage from CCTV cameras on the new highwalks: A plan is being finalised and a meeting is upcoming. David Bradshaw to follow up.</p>		
4	<p><b>Construction noise consultation:</b></p> <ul style="list-style-type: none"> <li>• Jane Smith highlighted that the questionnaire asks whether respondents want no noisy work on Saturday mornings in return for an extra hour of work each weekday.</li> <li>• Concerns were raised that there would be an extra hour of work in the week plus additional work ('noisy work is not defined) on Saturday, so no benefit achieved.</li> <li>• Members discussed an objective measure of noisy works; the difficulties of enforcement; noise as an important measure of pollution; need to monitor exceptions for noisy work closely.</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• The chair to write to Rachel Pye of EHS and if necessary seek a meeting to voice these concens</li> </ul>	JS	
5	<p><b>TFL matters</b></p> <p><b>1. Tube noise</b></p> <ul style="list-style-type: none"> <li>• Richard Collins advised there has been a lot of activity on this intractable issue including:</li> <li>• The City agreed £20,000 to monitor the impact of tube noise resident's homes. Mary Durcan CC has arranged a meeting with the relevant member in City Hall. Adrian Bastow CC has also been active on the Port Health Committee to raise this issue. There will be a piece in the City Matters newspaper to raise awareness. The BA met with TFL representatives. continuing work with the Tube noise action group. Richard thanked Randall Anderson CC and John Tomlinson CC for their ongoing support.</li> </ul> <p><b>2. Petition for a lift at Barbican tube</b></p> <ul style="list-style-type: none"> <li>• Barbara Robeson (resident attending the meeting) has drafted an online petition.</li> <li>• Members noted that in the future Moorgate Tube will have eastbound and westbound access and Barbican Tube will have westbound access from the new Elizabeth Line station at Long Lane. Further, redevelopment in Long Lane may offer a future opportunity.</li> <li>• However, Alderman Graves observed there was no downside in supporting a petition to be sent to City as well as TFL and members agreed.</li> </ul> <p><b>Petition for a lift at Barbican tube</b></p> <p><b>Action:</b></p>	RC	JS

	<ul style="list-style-type: none"> <li>The BA will support a petition for a lift at Barbican tube and will look to engage with other stakeholders including Golden Lane residents, the Barbican Arts Centre, local businesses.</li> </ul>		
6	<p><b>City of London School for Girls Expansion Plans</b></p> <ul style="list-style-type: none"> <li>Members noted the CLSG email stating they are now not considering the Thomas More car park, but they may come back to it.</li> <li>The working group is seeking clarification about the CLSG's intentions for the space under Mountjoy House.</li> <li>The working group will complete the joint car park audit with the BEO as it will be valuable data for this and future projects.</li> </ul>		
7	<p><b>BRC and representation of residents</b></p> <ul style="list-style-type: none"> <li>Members noted the paper reviewed at the City's Policy and Resources Committee looking at options for the future of the BRC.</li> <li>This topic will be reviewed again on 4 October after consideration by the BRC.</li> <li>The need for Councillors who are Barbican residents to obtain dispensations to speak on any Barbican topic due to a pecuniary interest was discussed.</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>Review how to communicate the difference between RCC, BRC, BA etc</li> <li>Chair BA and Chair RCC to write to Town Clerk and Chair of Policy and Resources regarding the difficulty of representing residents' views under the current dispensations model.</li> </ul>	CM	
8	<p><b>Other RCC issues</b></p> <ul style="list-style-type: none"> <li>Recent RCC meetings had addressed topics including the rejection of the proposed service charge increases for car parking and storage units; Fire Safety and Service Charge trends.</li> </ul>	CM	
9	<p><b>Planning Update</b></p> <p><b>Floodlighting for Golden Lane Campus</b> Residents of Ben Jonson are having a meeting with the school about this application (to Islington), and residents may be encouraged to object to this proposal. Jeremy Mayhew CC sits on board of school.</p> <p><b>Barbican Centre Signage</b> The BA wrote a response to the planning application to remove the '4B' signs and replace it with two large backlit vertical 'barbican' signs.</p> <p>The BA's concerns are for light spillage especially so close to Defoe House, the cleaning of the surface underneath and the lack of consultation with the BA. Good practice in the Listed Building Guidelines states that 'cumulative changes over the years contribute to a gradual erosion of the visual integrity and architectural character of the estate'.</p>	HK	
9	<p><b>Planning Update: continued</b></p>		

When removed, the iconic signs can never be put back and we believe it is best to wait until the full way-finding review is complete before a decision is made. We await notification of the City Planning Meeting when this will be reviewed.

**Conservation Area:**

Decision awaited. BarbicanTalk quotes an email from City planning officer Petra Sprowson "Many of the submissions were lengthy and contained extensive material and information. We are working to address all these comments, and carrying out some additional work, which is taking longer than originally expected. We are aiming to take a full report to committee as soon as possible after this work is completed, and all those that commented on the consultation will be notified by email once a committee date is confirmed."

**Current consultations:**

**The Transport Strategy for the City.** Drop-in sessions were arranged in July. Discussion re allowing taxis to use the Bank junction took place at the June Planning Meeting. The deadline for this consultation is 5 August.

**Construction work activities [see linked item on the agenda]**

Noisy work is allowed on Saturdays from 8am to 1pm: large concrete deliveries and piling have been carried out recently in two neighbouring developments as well as noise from cutting equipment. This consultation was asked for at the April 2017 BA AGM when we learnt that Westminster Council no longer allows noisy work near residential properties on a Saturday.

The consultation closes on Tuesday 7 August.

**21 Moorfields**

Work continues on this development, the next piling and concrete pour will be on 20 August. This goes on overnight sometimes as it has to be done in one pour. Residents should sign up for the regular newsletters if they want prior knowledge by emailing the Barbican Estate Office. Mace does communicate with residents and holds regular meetings.

**The Denizen**

The other piling has been on the Denizen (to be renamed) site and work continues there. Updates are posted on the BEO Friday alert system.

**London Wall Place**

Meetings with Brookfield on London Wall Place 2 and the Highwalks/ public realm continue, as do those with Schroders and Overbury (fitting out) on London Wall Place 1.

**Tenter House**

At a recent meeting with the City there has been no more news on Tenter House. We are watching this re the delivery and servicing space on New Union Street in particular.

**Planning: continued**

	<p><b>Planning conditions</b></p> <p>When permission is granted for a development there are often a number of planning conditions. The ones to protect residents such as hours of use of external terraces are important. When there was a recent license application for a café on London Wall to midnight 7 days' a week someone remembered a planning condition for that unit and the restaurant at London Wall Place had to be closed by 11.30pm, making it unnecessary for a midnight application. The BA plans a list of the relevant planning conditions for all the developments adjacent to the Estate so we can refer to them easily.</p> <p><b>Guildhall School of Music and Drama</b></p> <p>The GSMD aspire to a new entrance on Silk Street. Christopher Makin and Robert Barker met with the principal of the GSMD to discuss this. A follow-up meeting with the Chair of the GSMD is scheduled.</p> <p><b>City Lighting Strategy</b></p> <p>The BA responded to the consultation on the City Lighting Strategy, asking for a strong and innovative approach to reducing light pollution, and to the Deconstruction and Construction Code that requires windows to be blacked out during fit-out. We are told that if the light is not 'directed light' such as a spotlight shining directly into a flat it is unlikely to be deemed a statutory nuisance under the Environmental Protection Act. Unless a statutory nuisance exists, the City would not be able to take enforcement action.</p> <p>When office buildings on the edge of the estate have been built taller and closer to their neighbours, it has been left to resident groups to negotiate with developers on issues such as fitting of blinds. There are planning rules for lighting but experience shows us that occupiers override these systems, thus making regimes about the use of blinds an important factor in alleviating light pollution.</p> <p>49% of the respondents to the consultation want unnecessary lighting to be curtailed. This strategy is being written and we hope that the City takes a robust approach with strong and innovative ideas for reducing light pollution.</p>		
10	<p><b>Licensing Update</b></p> <ul style="list-style-type: none"> <li>• The application for a licence by Enoteca at 2 London Wall Place was withdrawn.</li> <li>• Schrodgers at 1 London Wall Place has applied to serve alcohol until 11pm. Use of the open terraces is to be determined</li> <li>• Lloyds at 125 London Wall has applied to serve alcohol</li> </ul>	RB	
11	<p><b>BA Accounts</b></p> <ul style="list-style-type: none"> <li>• Interim half year figures are to follow, but no significant surprises are expected.</li> </ul>	TS	
12	<p><b>BA membership update</b></p> <ul style="list-style-type: none"> <li>• 150 members down from last year, mainly due to the change of bank account</li> <li>• The cost of mailings to non-resident members was discussed.</li> <li>• GDPR requirements are being monitored</li> </ul>	JD	
13	<p><b>Fountains in front of lakeside</b></p> <ul style="list-style-type: none"> <li>• Some Gilbert residents would like to explore extending the hours of operation of the lake aerators, fountains and waterfall to 9.30pm or even 10.00 as 'white noise'.</li> <li>• Currently the fountains turn off at 7.30pm. The agreement is 8pm and the BA will write to Arts Centre about this.</li> <li>• Mountjoy House and Defoe will consult residents on fountain noise.</li> </ul>	ID/ NB	

	<ul style="list-style-type: none"> <li>BAGC reps to ask their House Groups if the lakeside fountains should be on in the day. They currently start at 4pm.</li> </ul>																		
14	<p><b>Moor Lane restriction of vehicles to Ultra Low Emission vehicles</b></p> <ul style="list-style-type: none"> <li>For info: The City has approved a project to close the south end of Moor Lane to all but Ultra Low Emission vehicles. It wants to consult residents. The chairs of the relevant house groups have been invited to give availability for a meeting after 24 July, Helen Kay is coordinating.</li> </ul>																		
15	<p><b>Fann Street – U turn problem</b></p> <ul style="list-style-type: none"> <li>City is holding a safety audit to see if the U Turn on Aldersgate Street can be reinstated.</li> </ul>	DP																	
16	<p><b>Workshop on the architecture of the Listed Barbican Estate and how to prevent encroachment</b></p> <ul style="list-style-type: none"> <li>The committee agreed that the BA should sponsor a workshop of experts – key audience is relevant City officers and the Arts Centre to raise the profile of the estate as an icon of 20<sup>th</sup> Century urban planning and raise the stakes on encroachment.</li> <li>The BA is in contact with one of the original architects and other speakers should include the architect who led the work on the Listed Buildings Management guidelines.</li> <li>Jane Smith to prepare an outline budget</li> </ul>	JS																	
17	<p><b>Barbican Estate 50<sup>th</sup> anniversary in 2019</b></p> <ul style="list-style-type: none"> <li>Workshop to be part of our contribution</li> <li>Other ideas welcomed</li> </ul>																		
18	<p><b>Dates of next meetings</b> All BAGC meetings to start at 7.30 pm</p> <p><b>Next meetings</b></p> <table> <tr> <td><b>BAGC</b></td> <td><b>RCC</b></td> </tr> <tr> <td></td> <td>3 September</td> </tr> <tr> <td>20 September</td> <td></td> </tr> <tr> <td>15 November</td> <td>26 November</td> </tr> <tr> <td>17 January</td> <td></td> </tr> <tr> <td>28 March</td> <td></td> </tr> <tr> <td>25 April <b>AGM</b></td> <td></td> </tr> <tr> <td>2 May</td> <td></td> </tr> </table>	<b>BAGC</b>	<b>RCC</b>		3 September	20 September		15 November	26 November	17 January		28 March		25 April <b>AGM</b>		2 May			
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