

BAGC meeting 25 January 25, 2018

Minutes

Present: Jane Smith, Christopher Makin, Nadia Bouzidi, Janet Wells, Mike Bristow, Hilary Sunman, David Bradshaw, Ted Reilly, Graham Wallace, Tony Swanson, Mark Bostock, Averil Baldwin, Carolyn Stone, Mary Hickman, Robert Barker, Gillian Laidlaw, Dereck Penney, Bruce Badger, Neil Saunders, Randall Anderson, Helen Kay, Mark Mallindine

1 Apologies

Richard Collins, Paul Clifford, David Graves, David Kirkby, John Tomlinson, Gordon Griffiths, John Taysum

2 Minutes of meeting on 23 November 2017

- The minutes of the prior meeting were approved.

3 Action Points and Matters arising

- **CCTV Feeds from neighbouring developments such as London Wall Place** – David Bradshaw CC continues to follow-up on this topic. The matter is ongoing.
- **Ambulance access within the Barbican** – Randall Anderson CC has raised the difficulty that ambulances have finding patients within the Barbican with the London Ambulance Users Group. The solution may be to ask Google to map the ambulance points. There is a process to do this. The matter is ongoing.
- **Tube Noise** – The £1,500 the BA agreed to support the Tube Noise Action Group is not yet spent.

4 Conservation Area consultation

- The BA needs to respond to this consultation.
- Residents proposed an area encompassing Golden Lane and Barbican estates, the area in between, the area around the Museum of London, and the area up to Baltic Street.
- Planning officers are suggesting two separate conservations areas – Golden Lane Estate and Barbican estate excluding the area between them.
- Mark Bostock CC recommended the BA source a professional view of Conservation Areas so the response to the consultation is robust. A heritage consultant has been identified and a site visit carried out.
- The proposed maximum spend is £500 split with the Golden Lane Estate Residents Association (GLERA).
- Alison Parkes from the Barbican Wildlife Garden provided an update on their work to educate City officers and Cripplegate councilors as to:
 - The importance of the garden
 - The Barbican Wildlife garden is to be upgraded to a Site of Importance for Nature Conservation (SINC) 1 soon.
 - Why it should be included in the Conservation Area. It is excluded currently.

Action:

- The BAGC approved expenditure to a maximum of £250 (+VAT) as above.
- The meeting with consultant will take place on Thursday 1 February.
- The Conservation Area Consultation ends on 12 February.

- Nadia Bouzidi to share observations based on her meeting with City officers at a Conservation Area drop-in session in the Barbican library.
- Recirculate Fred Rogers's briefing note on the Conservation Area.

5 Thomas More Car Park

- The City of London School for Girls is proposing to build a preparatory school in Thomas More car park and dining and hall facilities in a new building under Mountjoy House.
- This is still at an early stage. The school's board of governors has not yet approved it and it is not yet a City project.
- It was reported that at the recent Aldersgate Ward meeting, residents were firmly against the proposal.
- A working group established between Mountjoy, Thomas More, and Seddon and Lauderdale.
- Jane Smith proposed that expenditure of up to £5,000 should be approved to fund PR and property law advice, and the BA join the working group
- The Common Councillors present advised that early communication with the City and key stakeholders would be beneficial.
- Graham Wallace questioned the need for a pro-active approach at this stage.
- Gilbert House spoke against the proposed redevelopment of the car park to a school.
- It was suggested that residents should recommend uses for park space not currently occupied.
- It was noted that Members are working on a Car Park charging strategy as a sub-set of the Barbican Residential Committee.

Action

- Expenditure of up to £5,000 approved unanimously.
- The working group will manage the expenditure of the £5,000 and report on their work at future BAGC meetings or by email if necessary
- The working group will broaden to include members from other houses and additional residents from affected houses.

6 Culture Mile

- The BA will meet with officers next week and is working on a formal response.
- The BA will welcome the intent to improve the streets and pavements but emphasise the need for good quality workmanship, good maintenance, good wayfinding.
- The BA does not support frenetic activity and favours approaches that emphasise the Estate as a tranquil urban oasis with subtle lighting to highlight its architectural features.

Action

- Jane Smith to share the BA response that must be submitted by 4 February

7 Centre for Music

- A meeting was held with the architects before Christmas. Another meeting is due
- Design concept may be available in end of March as may traffic modeling

Action

- Follow up meeting date with the architects is TBA

8 Planning update

- A. **London Wall Place** – Liaison groups have been set up for
- i. LWP 2 and the public realm chaired by Mary Bonar to work with Brookfield. The new high walks should be open in mid-February with the new lift. The Moor House lift will be opened when the Fore Street walkway connection is completed
 - ii. LWP 1 to work with Overbury as they fit out the building for Schrodgers – expect to occupy late August
- B. **21 Moorfields** – new sections to their planning application related to information on air quality, construction, noise emissions. They state that when the proposed building is operational (2022?) it will be within the Mayor’s ULEZ and all delivery and service vehicles will be required to meet Euro 6 low emission standards.
- i. They anticipate only two large vehicles a day (lots of smaller ones) and are putting a barrier on the ramp down to the servicing entry; all deliveries will be turned away if not booked. Deutsche Bank have a policy of not allowing personal deliveries to their staff.
 - ii. They have acknowledged that there is not a problem with traffic if the service entry is on Fore Street as in the granted scheme; but it is reported to be a security risk.
 - iii. A resident who has been engaged in obtaining compensation for loss of light has said that City of London has applied for landlord status under Section 203 of the 1990 Town and Country Planning Act to temporarily acquire the 21 Moorfields site. This will stop any potential injunctions against the development.
 - iv. The planning application is anticipated to be on the February planning meeting agenda
- C. **Tenter House 17/01050/FULMAJ** – neighbours attended the ‘exhibition’ in the building reception in December and there have been many objections based on overshadowing and density and noise and disturbance from a service area not big enough for vehicles to turn round but rather reversing into 3 loading bays.
- **Please note:** Despite the building being 11 storeys from eight, extending over New Union Street and being built over a current service area that links to the existing car park making it huge, the architect says it is not possible to enlarge the service area. If the building stayed as it is the service area would be large enough for lorries to turn round. From the plans we can see a cycle store and showering facilities next to the service area. LWP1, LWP2, 21 Moorfields and City Point all have service areas that enable vehicles to turn round. The loading of waste from bins is a noisy process and needs to be underground to protect residential amenity
- D. **Moor Lane Enhancement Scheme** – there was much consultation and we have been told that funding is in place for this scheme. Perhaps now is the time for us to push for this to be completed. See planning article in BA Newsletter for details and pictures.

- E. **Storage units in car parks** – it seems that the BEO has not completed a Disability Impact Assessment on the accessibility issues for residents. Some stores are planned to be close to the entrances to the lifts in Willoughby House 01 when they could easily be put elsewhere and on level 03.

Action

If other blocks aware of similar siting issues please inform Helen Kay.

F. **Code of Deconstruction and Construction**

It was good to see that our efforts to provide some suggestions for change and inclusion, were worthwhile.

9 Licensing Update.

- **WeWork** (Moor Place) withdrew their application
- **Beech Street** Musical event in Beech Street tunnel during March. Various issues (noise/ingress/egress) outstanding so decision deferred for five days [application granted in the end but with conditions about controlling noise and access]
- Bruce Badger emphasised the need to obtain objective data (people movement, noise etc) from events organized by the Arts Centre but held outside the Arts Centre building

10 Saturday construction work

A consultation is due to start on this in February. See article due out in City Resident attached

Saturday Construction work – consultation due in February. Present working time is 0900-1400 on a Saturday and this can be noisy. Westminster Council no longer allows noisy work on a Saturday but they do not have quiet times as in the City for the business community. It could be argued that developers' projects would be delayed. Noisy hours are 0800-1000, 1200-1400 and 1600-1800. The City is likely to propose that if the work is not done on Saturday mornings the compensation is to add an hour of construction time to each weekday.

NB: A motion was carried at the April 2017 AGM for Saturday working to be reviewed and we have been tenacious about this issue since then.

11 Update on Low Emissions Neighbourhood

Written update from Ben Kennedy received

12 BA vacancies:

- Welcome to Jim Davies, who has taken over as membership secretary and webmaster
- Welcome to Tony Croot, who has taken over as honorary auditor
- Thanks recorded to Kai Virtanen and Richard Godber, the outgoing officers
- An editor for Barbican Life is still sought

13 Accounts

- It was reported that the accounts were healthy with no calls on monies

14 Update from other BAGC committees/working groups

- **Security** – the last meeting discussed the proposal for non-residents within a ½ mile to access the proposed new Barbican baggage stores.
 - Neither the committee or the Police are content with this and a paper is to be prepared for City committees.

15 RCC issues

- AGM on Monday.
 - Data Protection implications on House Groups to be clarified

16 AOB

- The City has always maintained that the concrete repair costs fall to residents. The bA failed to persuade them otherwise.
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Meeting ended at 9.35 pm

Next meeting: 22 March 2018

Dates of next meetings

BAGC dates

22 March 2018
26 April 2018 (AGM)
3 May 2018 – election meeting

RCC dates

5 March 2018
21 May 2018

3 Sep 2018
26 Nov 2018