Moor Lane – why such a poor relation to London Wall?

Over ten years ago, the City promised to improve the streetscape in Moor Lane. Money was secured (under a s106 agreement with the Heron). A plan was developed. Full consultation took place. And then the whole thing was put on ice because of Land Securities' development of 21 Moorfields as the new HQ for Deutsche Bank.

In the meantime, at London Wall Place, residents worked constructively with developers and the City to secure high level walkways and garden plans, in anticipation of these being joined by a green corridor to the same quality along Moor Lane.

Sadly, a much diminished approach is now being anticipated by the City. Space for greening is being reduced because Land Securities want to widen the eastern pavement by one metre to install 43 bollards, with no greening or landscaping on that side of the street. That would leave limited space for a garden on the Barbican side. At the same time, the budget is being severely squeezed because Land Securities is not refunding the original spending on the abandoned garden plans, nor have they been required to compensate for the reduced space and reduced greening on the west side, due to their development.

The BA and Willoughby House Group is therefore asking that the Corporation to take a much more pro-active and coordinated approach, and to require Land Securities to;

i)   reinstate the Moor Lane greening project spend rendered nugatory by their development at 21 Moorfields, and

ii)   use security planters rather than bollards on the eastern side of Moor Lane, and fund their ongoing maintenance.

Given the long-standing commitment to improving amenity and the streetscape, and the importance of Deutsche Bank, it is a mystery why the City is allowing developers to treat Moor Lane as a rear service yard, relegating it to become a poor relation to the high quality, much admired London Wall Place scheme that forms the public space adjacent to the Schroders building.

CHANGES TO THE ORIGINAL MOOR LANE GREENING SCHEME

Image from the 2010 consultation

No replacement for the money spent on the 2010 scheme, leaving much less than was promised

Space squeezed on this side of the street, much reducing the greening

43 bollards along the new 21 Moorfields building

Pavement to be widened by 1 metre, with no landscaping, trees or greenery