

# Agenda Item 5 - BQA update

## **LONDON WALL WEST - THE TWENTIETH CENTURY SOCIETY PLACES BASTION HOUSE AND THE MUSEUM OF LONDON ON THEIR BUILDINGS AT RISK REGISTER**

At a packed-out meeting in St. Giles Church on 17 January, the Twentieth Century Society announced that Bastion House and the Museum of London buildings are being recognised as one of the ten most threatened 20th Century buildings in the UK and are being placed on their 2023 Buildings At Risk register.

The City still plans to demolish these historically significant and well-constructed buildings to make way for a massive office-led development. This demolition and construction would release an additional 45,000 tonnes of CO2 into the atmosphere.

The Twentieth Century Society's announcement is a major boost to our campaign to persuade the City to retain, reuse and retrofit Bastion House and the Museum of London buildings. It is a clear warning to the City that their plans will be carefully scrutinised at national level and major objections will continue to be made from a wide range of expert sources.

At the same meeting, award-winning architect Ian Chalk gave a valuable insight into the growing trend to refit and refurbish existing structures. He gave as an example, the successful re-purposing of the Brutalist -style Camden Town Hall extension. It was clear from his talk that the City has never seriously investigated the potential to refit and re-purpose Bastion House and the Museum of London.

Almost 400 people came along to our meeting at St Giles signalling how opposition to the City's plans is growing. We now have pledges of support from all major political parties for the BQA campaign.

### **Next steps**

The City has confirmed that it intends to issue revised proposals for London Wall West in the next two months. We expect these proposals to be only marginally different from those we have already seen. We shall of course keep everyone informed of any news and developments and will continue to do everything possible to encourage the City to stop and rethink its plans.

Sign up to the BQA website :<https://www.londonstartshere.co.uk/> to see videos of the presentations by the Twentieth Century Society and Ian Chalk and keep abreast of what is happening,

### **Stop Press**

Chris Hayward, Chair of the City of London Policy and Resources Committee and de facto our council leader, has asked the City Surveyor to 'market test' any interest from developers for using the Museum and Bastion House for cultural purposes. He has said that this will take place in parallel with the City's planning application.

We celebrate this action and congratulate Mr Hayward for starting to hear some of our suggestions. BQA will be encouraging the City to carry out a meaningful search and we will offer our help and advice with this process. We hope this is a sign that the City will recognise residents as a rich resource to work in close partnership with for the benefit of all.

## Agenda Item 7 - RCC update

1. BEO Review - Altair final report due end February; summary of findings from data gathering phase in production.
2. Requested meeting with BEO and budget holders re:
  - a. Windows - report on: repairs/replacement; outcome of survey (due end 2022), tender for programme of work.
  - b. Electricity - report on: reconciliation of energy bills (due December 2022) and PPA implementation
  - c. Report on Service Charge outturn vs estimate for current year
  - d. Preparation and review of 23/24 Service Charge budget
3. Governance - City now actively considering how to proceed with Housing and BRC following Lisvane report. We are endeavouring to ensure residents interests are protected and taken into account in City proposals.
4. •First meeting of Chairs of Working Parties held just before Xmas. Agreed to meet midway between RCC meetings to share information on Working Parties progress and ensure that information is shared.

## Agenda item 8 - ASB update

Following submission of the Barbican Estate Security Committee's report (covering 12 months data of ASB activity in the Barbican) the initial outcome was for the City of London Police to form a Task/Finish Joint Action Group comprising City of London Police Officers; Barbican Estate Management; other Corporation Officers; the Chair of the Barbican Residential Committee and myself.

The inaugural meeting of the group was held on 5 December 2022 and was chaired by Valeria Cadena, the Community Safety Officer for the City who provided the following statement on the 16 December 2022:-

"To align ASB responses in the City with the Strategy of the Safer City Partnership we are looking at arrangements to provide multi-agency collaboration and co-ordination to addressing ASB in the Square Mile. The officer group will meet in the new year to consider how it operates to deal with issues – and include housing, policing, licencing and other colleagues. I'm conscious that there's a need to consider ASB occurring in a number of geographies and that associated with the night time economy. So it may be appropriate to bring the focus on the Barbican into that group and invite relevant parties for specific agenda slots. This is still being considered, but I will update once I've met with colleagues in the new year."

Current position – awaiting date for the 2nd meeting of the group.

Meantime, local Police Officers are planning to increase their numbers and change shift times to provide more visible police patrols at weekends especially during summer months when asb activity tends to increase.

## Agenda Item 8 - Planning update

### Recent applications

The application for the Podium Phase II works has just been submitted – including the removal of the yellow shed.

*Podium Phase 2 works for the installation of new waterproofing & drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, **demolition of existing link building between Ben Jonson House and Frobisher Crescent**, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout....."*

### Pending applications

48 Chiswell Street (but this is in Borough of Islington). Planning application expected in February.

Alban Gate – refurbishment

1-8 Long Lane – conversion to a hotel

Barbican Arts Centre

London Wall West

### **Ongoing works**

20 Ropemaker Street

21 Moorfields

2 Aldermanbury

150 Aldersgate Street

### **Miscellaneous and general background information**

**1 Golden Lane** – call-in application rejected

**Aldersgate Turret** – application no longer being pursued

### **Ten new towers planned for City of London skyline – Evening Standard 5<sup>th</sup> January 2023**

This article suggests that “ten new [skyscrapers](#) are being planned for [London’s](#) financial centre .....Developers behind eight of the [tower blocks](#) are in confidential “pre application” discussions with the [City of London Corporation](#) while two others have recently submitted formal applications.

### **City Plan Office Floorspace Data & Targets – CoL report to committee**

CoL officers are in the process of commissioning consultants to provide a more detailed examination of trends in the CoL which can provide the detailed evidence necessary to support City Plan office policies. This piece of work will be commissioned in Jan 2023, with a draft report due to be completed by mid-late March.

### **Ongoing Consultations**

St Paul’s Gyratory Consultation

Lighting Strategy SPD (Supplementary Planning Document)

Developer Engagement Strategy SPD

Statement of Community Involvement