



AUGUST 2023

SUMMER PARTY **Sunday 3rd September, Thomas More Garden, 2-4pm**

Photo by Joyce Savage

Kindly **mark your calendars** for the summer celebration on Sunday, September 3rd, starting from 2 pm until 4 pm. Join us for a delightful event featuring welcome drinks, a cake stall, entertainment, and various clubs and societies. Don't forget to bring your picnic basket along! Moreover, we warmly welcome volunteers for the day—please get in touch with Miranda Quinney at mirandaquinney@yahoo.co.uk.

If you love baking, we encourage you to showcase your skills by bringing your cakes on the day. All proceeds generated from the cake stall will be donated to charity, with one of the primary beneficiaries being the Hackney Food Bank.

PLANNING UPDATE

FORECAST CITY OFFICE DEMAND REMAINS HIGH...

In June the City of London Corporation issued a press release stating that it was “exploring a new policy approach to ensure business demand for quality office space can be met over the coming years” following a report on the future of office space that it had commissioned. This report “anticipated a potential need of up to 1.9m sqm of additional office space, up to 2042...”. The report also recommended that the City adopt a “policy approach that seeks to retain office stock for which there is demand, while introducing a ‘retrofit fast-track’ planning approach. This would apply to applications that improve the environmental performance of buildings, while introducing

a greater mix of uses (including hotels, cultural destinations, or education uses) to parts of the City”.

... BUT NEW USES FOR BUILDINGS ARE BEING EXPLORED

Whilst it is clear therefore that the inexorable increase in office space in the City is unlikely to abate, it is nonetheless interesting to note that other uses for buildings are now being explored. The most obvious example is 45 Beech Street where the new owners “are at the very earliest stages of exploring options to sensitively refurbish and repurpose the building as residential accommodation”.

There are also plans, albeit not yet detailed, to convert 1-8 Long Lane into a boutique hotel rather than offices. Chris Hayward, Policy Chairman of the City of London, confirmed at the City’s Question Time in June that, following the soft market test, there had been interest from developers in retaining and adapting the former Museum of London and Bastion House buildings. He said that these were credible proposals and that the City would consider them seriously.

... WHILE RELOCATION FROM CANARY WHARF BECOMING A FEATURE

HSBC has announced that it is to leave its global headquarters in Canary Wharf in late 2026 and relocate to Panorama St Paul’s (the old BT HQ) in the City. This follows hot on the heels of the announcement from Clifford Chance, the last major law firm based in Canary Wharf, that it is set to move back to the City in 2028 to 2 Aldermanbury

Square, a building currently under construction which will be less than half the size of its current home. It has recently also been reported that Moody's has started to search for new smaller London headquarters albeit that it is not known at this early stage if this would be away from Canary Wharf.

... BUT NO RESPITE FOR RESIDENTS

This would appear to confirm that any hopes of a building slowdown around the Estate are ill placed. Indeed, the pace of developments around us seems to be picking up rather than receding – and at all points of the compass. To the North, the reviled refurbishment and expansion of Cripplegate House continues apace and we await details of the proposal to convert 45 Beech Street from offices to residential. Moving round to the East, the Chiswell/Silk Street area is about to undergo significant change with a spate of potential new developments under discussion – the application for the refurbishment and expansion of 48 Chiswell Street is expected to be submitted to Islington Council soon, it has been announced that Brookfield Properties is exploring “opportunities to reposition Milton Gate (60 Chiswell Street) for a greener future” and very preliminary discussions are underway regarding the future of Linklater's building at 1 Silk Street ahead of the firm's move to its new HQ in Ropemaker Street in 2026.

Moving further to the East, the demolition of Tenter House is soon to commence (to be replaced by an 18-storey office block), the 21 Moorfields development limps on towards completion whilst behind it 101 Moorgate is starting to take shape. Turning to the South, the 2 Aldermanbury development is yet to emerge following the demolition of 55 Basinghall Street, the application to refurbish Alban Gate, add balconies and remove two sets of escalators has been submitted but is yet to be deliberated by the Planning & Transportation committee and, as we are all well aware, the future of the London Wall West site remains under discussion. To the West, the expansion of 150 Aldersgate Street continues apace and we await details of what is going to be proposed for 1-8 Long Lane.

... EVEN CLOSER TO HOME

Moving even closer to home, planning consent for the second phase of the Podium works has been granted. It has also been announced that the City has agreed £25m in funding to “start the first phase of the Barbican Renewal Programme” which “will transform underused spaces within the centre for new creative use, whilst also investing in its existing venues and public spaces, and improving the welcome, wayfinding and technical capabilities at the site”.

The Eastern Cluster is also set to creep closer to home with planning permission recently granted for the 55 Bishopsgate scheme. This comprises a 63 (yes, 63) storey and 22 storey mixed-use building and is set to be the third largest skyscraper in the City.

With all of these planned developments, will we even recognise our neighbourhood in a few years' time?

Sue Cox

Barbican Association Planning & Licensing Sub-Committee

BARBICAN AND GOLDEN LANE NEIGHBOURHOOD FORUM

THE CITY OF LONDON HAS VOTED UNANIMOUSLY TO SUPPORT THE CREATION OF ITS FIRST FORUM AND AREA.

On 18th June 2023, the City of London's Planning and Transport Committee designated both the Neighbourhood Area and the Neighbourhood Forum unamended and by a unanimous vote. This was a momentous day for localism in the City - we are the City of London's first forum! The support of the City's planning team and our locally elected representatives is greatly appreciated. We were touched by the encouraging words of those who attended the meeting on 18th June including the Chair of the Planning and Transport Committee who praised the initiative and looked forward to collaborating with the Barbican and Golden Lane Neighbourhood Forum. The City has updated its consultation site -

<https://cityneighbourhoodplans.commonplace.is/en-GB/news/designation-of-the-barbican-and-golden-lane-neighbourhood-forum-and-area>.

You can watch the discussion here (about 22 minutes from the start):

<https://www.youtube.com/watch?v=HAGeeQjZSIM> .

The next stage is to put in place funding arrangements and a secure membership system. We will update our webpage (<https://bglneighbours.wordpress.com>) with developments.

Thank you to all those residents, workers and community representatives who took the time to comment via the City's consultation site.

Brenda Szlesinger

BARBICAN COMMUNITY ROOM

The BA, along with the Barbican Library, has been awarded a grant of £450,000 to enable a community room to be built within the Barbican Library.

The room has been a longstanding aim of the Barbican

Association (for decades) and of the Library since 2011. It should be built this winter.

THE COMMUNITY ROOM

The room will be built in the south-east corner of the Library, and as well as an entrance from the Library will also have an entrance into the lobby of the Arts Centre – which will enable its use at times when the library is closed.

It will accommodate up to 90 people and will have a cupboard with tables and chairs, and an overhead projector with four speakers.

Bookings (by individuals or groups) will be managed by the Library. The Library will charge but, as with the City's other libraries, there will be a sliding scale in which residents and community groups pay the lowest rates and commercial hirers the highest. The Library will use the room for its own events – and as a quiet space for readers when the room is not booked.

BACKGROUND

The Barbican Estate has long lacked a community space, and the Barbican Association has long campaigned for a proper community space that can be used by Barbican residents. Longstanding residents will remember a variety of spaces that have been used over the years, none of them ideal, with the current space being the Lilac Room in the basement of the Barbican Estate Office. The main disadvantages of this space are its subterranean feel; its restrictions on use during working week hours; and the fact that you need a residents' key to access it.

John Lumley, Barbican resident and former city councillor, has long campaigned for a community space for the Barbican, to support people's wellbeing and reduce social isolation. And in 2016 the Barbican Association organised a well attended public meeting for all residents in the northwest of the City (the Barbican, Golden Lane, and dwellings in the surrounding wards), followed by a survey to assess demand. Both the meeting and the survey results showed strong support for a community space, ideally one within a managed civic building, for people living in the area.

The proposed library community room meets most of what the community wanted, bringing "together publicly funded services...In addition there would be meeting rooms available at a low rate for community services." The room will also meet the Barbican Library's strategy to support the local community by having a community room in line with national policy on library provision and also to provide it with some acoustically protected space within its open plan library. The library drew up plans in 2017-18 but couldn't secure funding. In 2019-20 the then head of the library and Randall Anderson, local city councillor and then

chair of Children's and Community Services, suggested applying for CIL funds (which come from the developers of nearby offices to fund infrastructure and cultural uses) to build the room. The Barbican Association gave the proposal its full support as we thought that it would provide an improved community facility in line with what the association has been seeking for years for the benefit of residents in general, both in the Barbican Estate itself and in the surrounding area. The BA worked with the Library and Community Services team, to bid first for enabling funds (to finalise the plans, get listed building consent, and accurate costs) and most recently for funding for constructing the room.

At a recent BA meeting some members expressed disappointment that this wouldn't be a community room open to anyone to drop in and have a coffee and a chat to anyone else who is there (though it will be openly available during library hours when it has not been booked) and that there would be charges for using it. So it may not be all that we want – but it should be an improvement; recognised tenants associations can reclaim the cost of hire for their meetings; and it will have facilities like a projector and screen – and we will explore whether it could have the equipment for hybrid (face to face+virtual) meetings.

Once the room is being built we will work with the Library on ways of using the room to get the full benefit from it and how to publicise it widely. If anyone is interested in helping with this please contact me.

Jane Smith

janemwsmith@gmail.com

BEECH STREET LAMENT

**So. Farewell then
Beech Street ZES**

**And. Farewell even more
To the £1,951,951
You cost.**

**Keith's mum says
It's a scandal**

But may be not.

**Zero's what
You promised us**

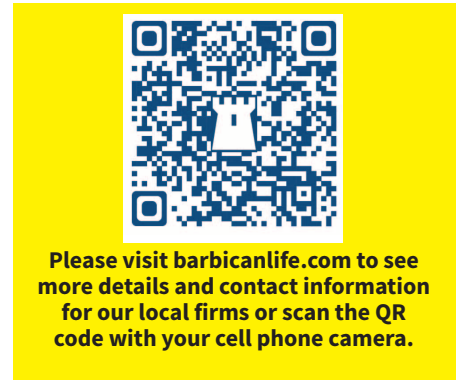
**And zero's what
We got.**

With apologies to E.J. Thribb (17½)

Barbican Association Discount Scheme Participants

A list of organisations offering discounts or other incentives to Barbican Association members. **If you are not already a BA member, make sure you join the Barbican Association to qualify – for most of these just one visit will more than cover your annual BA membership subscription cost.**

Local businesses which wish to participate and offer a discount or other incentive to BA members should contact Helen Hudson, 07842 23 52 68 or barblifeedit@gmail.com for further information.



FOOD AND DRINK

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- 3SP Moorgate - **NEW**
- Artillery Arms - **BACK!**
- Barbican Brasserie
- Barbican Kitchen
- Bengal Tiger
- Chiswell Street Dining Rooms
- Coq d'Argent – Bank
- FARE Restaurant + Bar
- Fish Central
- Fish Market restaurant –
- Liverpool Street station
- German Gymnasium – King's Cross

- The Jugged Hare
- Moshi Moshi Sushi
- New Street grill – Liverpool Street station
- Paternoster Chophouse – St Paul's
- Pham Sushi
- Pho Vietnamese Cafe/Restaurant
- Mayura Barbican - **NEW**
- Vecchio Parioli
- Wood Street Bar and Restaurant

HEALTH, BEAUTY AND WELLBEING

- Barbican Dental
- Barbican Physio
- Barry's Bootcamp
- City Psychotherapy
- Counselling and Coaching
- Cranio-Sacral Therapy
- Health in the City
- London Eye Optique
- No74 Hair & Beauty
- Personal Training
- Psychotherapy City
- Roger Gracie Academy Moorgate -

Brazilian Jiu Jitsu

LEARNING

Languages 2000

SALES AND SERVICES

- Citi Clean
- Crispins Removals and Storage - **NEW**
- Mail Boxes Etc, Barbican
- Prince of Wales Dry Cleaners
- Urban Locker Self Storage

CULTURE

- Charterhouse
- Ed Cross Gallery
- LSO Live
- Velorose Gallery

FURNISHING

- Adams Blinds
- MILK Concept Boutique
- MyDreamKitchen

LEASE EXTENSIONS

Need More Information?

Barbican Life are planning a series of meetings (some in person, and some on Zoom) with solicitors in the coming months. Let us know if you are interested and we'll send you invites.

Email: barblifeedit@gmail.com

If you have questions and don't enjoy Zoom or email, please contact us and we'll share what we know to get you started. Phone: 078 42 23 52 68 or drop in a note with your contact details to 15 Defoe House and we'll call you back.

Search on the Barbican Talk website for "SHARE YOUR LEASE EXTENSION EXPERIENCE" and see what other folks have done.

