

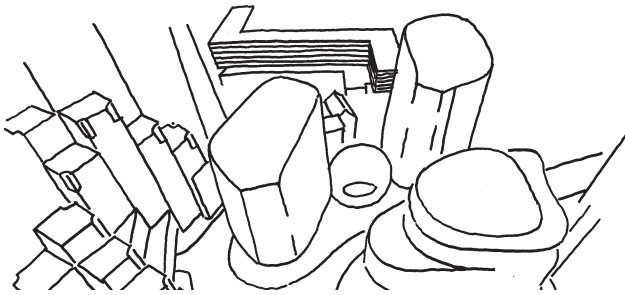
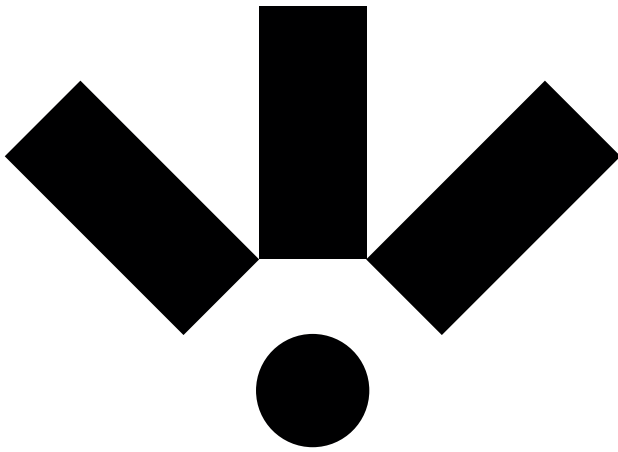
# BARBICAN QUARTER ACTION

## CONSULTATION AND CONCERNS

You write that following consultations, the width of the proposed buildings has been reduced by two and three metres respectively. By omission you imply that mass and scale are the sole grounds for the hundreds of objections you received. However, many of the comments submitted were copied to our campaign email address. Those comments focus, amongst others, on the environmental impact, on damage to town and streetscape and adjacent listed heritage assets, and on lack of a cultural strategy. **The barely perceptible reduction in girth does nothing to reduce the actual impact of the scheme and nor will it address real concerns raised in consultation.**

## SUSTAINABILITY

Furthermore, it is perplexing that you would describe the new office space as sustainable. The 40,000kts of CO<sub>2</sub> undermine the accuracy of that claim. The 'demolition first' approach adopted by your office is, however, unsustainable and will contribute to global heating. Your officers and engineering advisors, Buro Happold, have accepted that your Whole Life Carbon Assessment Report (May 2022) which set out to justify the decision to demolish, is misleading and should be rewritten. **The faulty report should be withdrawn.**



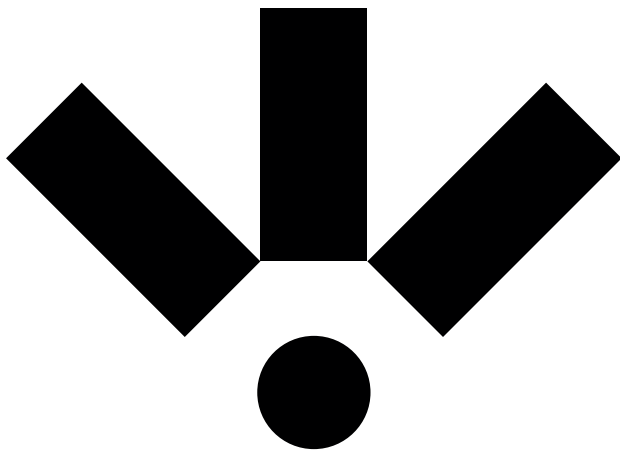
On 24<sup>th</sup> October a letter was sent to many residents from Christopher Hayward, Chair of the Policy and Resources Committee of the City of London. In this letter, he maintains that the decision to marginally reduce the size of the London Wall West development is a response to 'consultation'.

Barbican Quarter Action (BQA) is publishing this open letter as a response and rebuttal of most of the content of Mr Hayward's missive. Please take a moment to read this and also to visit [www.londonstartshere.co.uk](http://www.londonstartshere.co.uk) where you can sign up to the campaign and see Mr Hayward's letter.

## OPEN LETTER FROM BQA TO POLICY CHAIR, CHRISTOPHER HAYWARD

Dear Mr Hayward,

We refer to your letter to residents dated 24<sup>th</sup> October 2022. In line with previous communications from your office, there are a number of issues in this letter which are misleading or misguided. In the interests of clarity, we have highlighted below claims made by you and/or your advisors which simply do not stand up to scrutiny.



# STOP. RETHINK. RESET.

## THE CITY'S EXPLORATION OF RETENTION OF EXISTING BUILDINGS

The City has not considered retention and retrofitting of all buildings. This was confirmed in the Stagg/Sturgis reports and by your advisors. All buildings at some point require work to bring them up to modern standards and these fine buildings, designed by world leading architects, will respond very successfully to retrofit as Bob Stagg confirmed in his report. **Therefore, it is clear from independent experts that the buildings on the site could be retrofitted and repurposed.**

## FEASIBILITY OF THE SCHEME AND FINANCIAL PLANNING

Given that no economic appraisals for any of the City's major projects have been carried out, it is difficult to claim that unless the building is of a minimum size that it is not feasible. The £50m sum raised will have little impact on the black hole in the City's finances and its attempt to fund its current projects. That £50m fails to take into account the demolition costs. Apparently reckless financial planning and over-committing to projects have resulted in claims at the Court of Common Council on 13<sup>th</sup> October 2022 that the City is at risk of going bankrupt. This is an unprecedented situation, the responsibility for which lies squarely with those continuing to promote these schemes without a comprehensive business plan or risk assessment. **The waste of funds in pursuing these schemes suggests that the decision-making process in the Guildhall is contributing to the gaping hole in the City's coffers.**

## A VIABLE FUTURE AND A CULTURAL STRATEGY

On 21<sup>st</sup> July 2022, you confirmed that no other cultural option for the site had been considered since the Centre for Music. What was to be a world class concert hall became overnight an office development. The element that you claim will be dedicated cultural space is not guaranteed. The City requires footfall seven days a week. Office workers have not returned to pre-Covid levels. However, small and medium-sized enterprises will not survive if footfall does not return. The LWW site seems an obvious site for a major cultural anchor that will see visitors from far and wide, generation after generation making multiple visits. Whatever the future of this strategic site, it must play a key role in any cultural strategy for the City. **The City is falling behind its global competitors. This City needs a visionary cultural strategy now.**

Again we ask the City to stop, rethink and reset plans for London Wall West. Do not demolish - retrofit and repurpose based on expert advice. This makes sense financially and environmentally and can make the City more competitive.

Adam Hogg and Averil Baldwin, Co-Chairs of Barbican Quarter Action

<https://www.londonstartshere.co.uk>

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