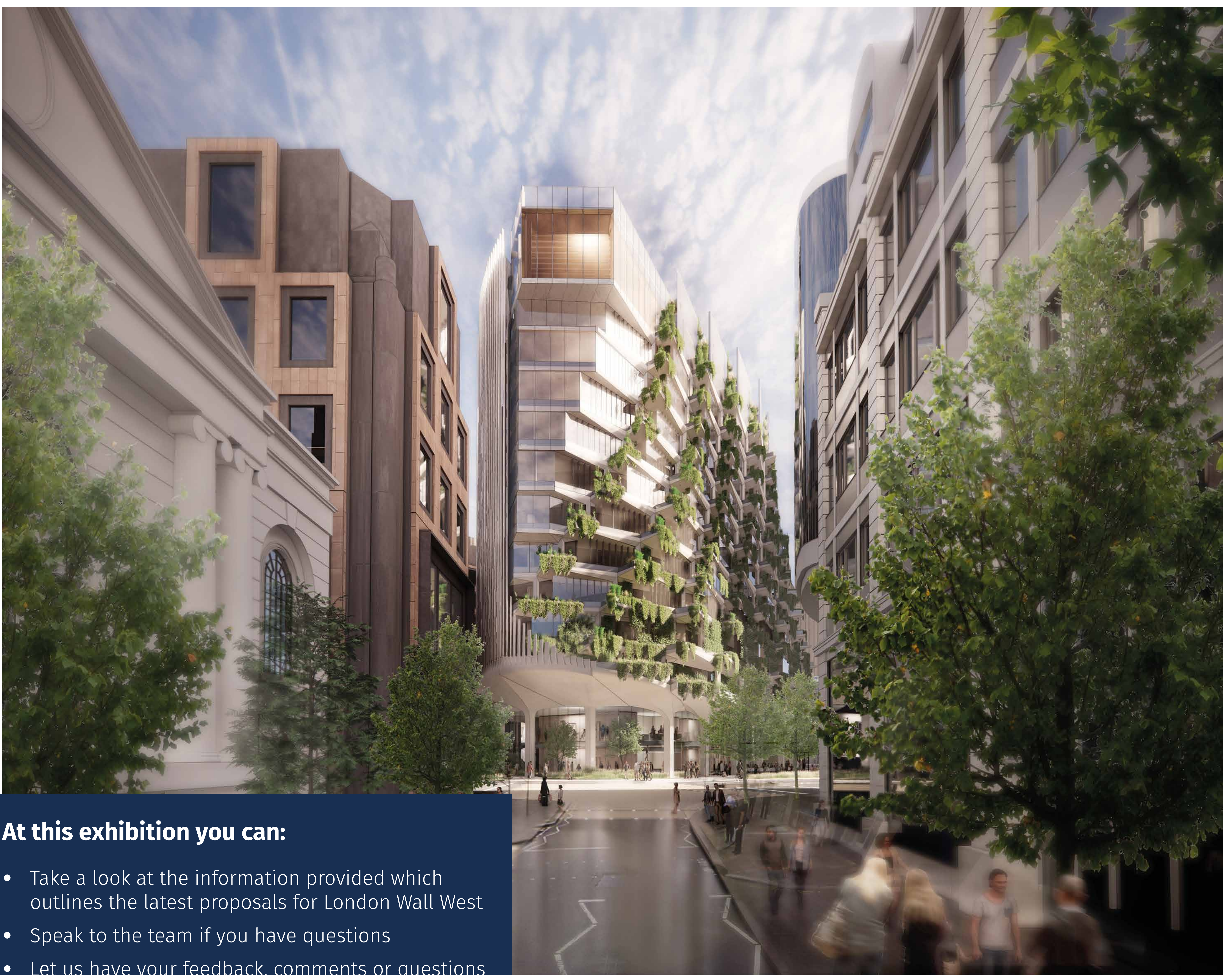


Welcome

Welcome to this public consultation on the future of the London Wall West site, which comprises the current home of the Museum of London and Bastion House (140-150 London Wall). The exhibition is being hosted by the City of London's Property Investment Board and the purpose is to update all those who live, work and visit the area on how the plans have progressed since the early vision for the site was presented in December 2021.

The City Surveyors on behalf of the City of London Corporation (as the applicant) and the design team for the project have taken the time to assess and reflect on all of the feedback received and to progress the proposals to a point where we are able to show the proposals in more detail. The City Corporation would now welcome your further feedback and comments which will be considered as the design team prepare the planning application for submission later in the year.



At this exhibition you can:

- Take a look at the information provided which outlines the latest proposals for London Wall West
- Speak to the team if you have questions
- Let us have your feedback, comments or questions

A photo of the proposed site looking north on St Martin Le Grand

The project team here today

DS+R

SHEPPARD ROBSON

GROSS. MAX.
Landscape Architects

BURO HAPPOLD

GERALDEVE



Who are being supported by a full design team.

Why redevelop this site

This site is under review because the Museum of London is moving to a new home in West Smithfield and because after 50 years of operation Bastion House no longer meets the needs of modern occupiers.

The London Wall West site is located at the western end of London Wall. It comprises a number of existing inter-linked buildings, including the current home of the Museum of London (which is planning a move to Smithfield Market) at 150 London Wall, and Bastion House at 140 London Wall, a 1970s office building that sits above the east side of the museum podium.



Considering reuse and demolition

It is unfeasible to undertake a “light touch” refurbishment due to inherent safety concerns with the existing buildings that make them unsuitable for retention and adaptation. An interim whole life cycle carbon assessment has therefore been prepared to compare two options - one to partially demolish, refurbish and extend the existing buildings and another to fully redevelop them. The assessment concludes that the redevelopment option on a kgCO₂e/m² basis would perform 10% better than a part-retention option, which would still require a significant carbon investment. A redevelopment option is now being taken forward which requires more carbon in absolute terms. The City of London are choosing to make this carbon investment to unlock the greatest amount of benefits at the site. You can find the study in full at: www.LondonWallWest.co.uk.



Meeting the City Corporation's Culture Mile and Destination City aspirations

With the Museum of London moving, the existing cultural use on site will be lost. The site therefore needs reimagining to make the most of the rich heritage and culture that surrounds it. In doing so, London Wall West has significant potential to contribute to the City Corporation's emerging Culture Mile and Destination City initiatives to “activate the spaces in between” the City's major cultural institutions, including the Barbican, Guildhall and the new London Museum at West Smithfield. Creating these active spaces within and outside of the buildings, will in turn have major benefits to local residents, visitors and workers.



Considering how to improve the public realm

The environment around London Wall West is difficult to navigate, lacking in public realm and closed off from the local area. It is dominated by the road and roundabout at street level, with all building entrances at highwalk level. The road network can also be dangerous for pedestrians, cyclists and drivers. The result is that the connection between the existing buildings and street level is poor. There is also an opportunity to improve access to key local and heritage assets, including the currently concealed Roman Fort Gate and setting of Ironmongers' Hall.



Assessing what office occupiers want and need

It is clear from our own in-depth research that as we return to normality after the pandemic, there remains a strong demand for office space in the Square Mile. What is clear too however is that modern occupiers have new demands - not least in terms of the facilities a building offers and how it contributes positively to the working environment. We want to meet this need and also deliver a range of public benefits.

London Wall West highlighted in grey



The journey so far

We have been speaking to the people who live, work and visit the area to understand their priorities and ensure that London Wall West meets as many of these priorities as possible.



A photo from our public exhibition in December 2021

February 2021

The City of London Corporation confirmed in February 2021 that given the current unprecedented circumstances, proposed initial plans for a Centre for Music on the site would not go ahead.

June 2021

Wider public engagement around shaping a new brief for the site began.

Late 2022

It is proposed that the planning application will be submitted to the City of London Corporation, for determination by its elected Planning & Transport Committee.

2021

May 2021

Early engagement conducted with local residents and community groups, schools, and other organisations throughout the City and beyond, including those that work with older people with specific access needs, and other vulnerable or isolated groups.

2022

November – December 2021

The City Surveyors on behalf of the City of London Corporation (as the applicant) unveiled early design proposals for the site.

Summer 2022

Consultation to begin on detailed designs for the site.

2023

Your feedback from the public exhibitions in December

In December 2021, the City Surveyors on behalf of the City of London Corporation (as the applicant) launched its first public consultation on the emerging plans for the London Wall West site.

We received a huge amount of feedback on the proposals:

- **248** people attended the public exhibitions
- Over **150** surveys completed
- Over **250** emails sent to the London Wall West inbox
- **2,735** visits to the website through social media advertisement
- **81** social media engagements

Feedback focused on the following themes

- Height and massing of the buildings and the impact on light, views, security and footfall;
- The demolition of existing buildings and associated embodied carbon;
- The demand for new office space;
- Walking and cycling routes;
- Maintaining access to the highwalks and fixing the lifts around the site.

How we have responded to this feedback

Provided within the rest of the exhibition materials, you can find further information about how we have responded to the feedback we have received to date.

The opportunity

The vision is to make this a vibrant, thriving, inclusive and sustainable place that everyone can enjoy.

The proposals will deliver a number of benefits, including:

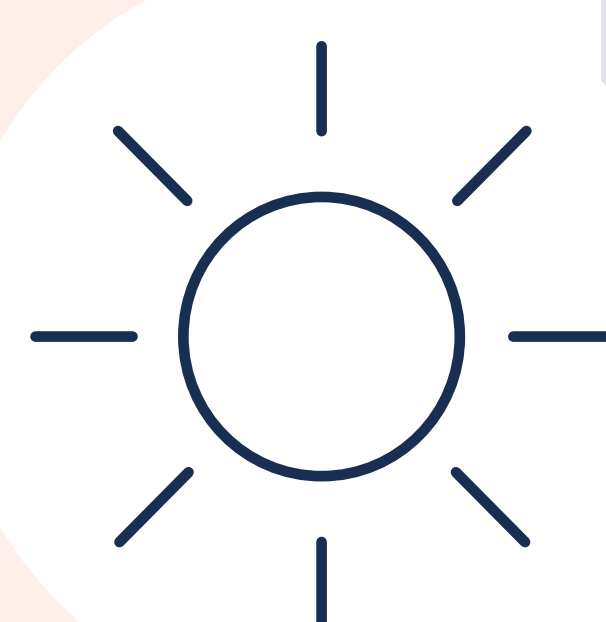
Contributing to the funding necessary to enable projects like the **Museum of London's move to West Smithfield**



Delivering approximately **c.40,000m² of new, high-quality offices** to meet the needs of the City of London as a primary global business centre



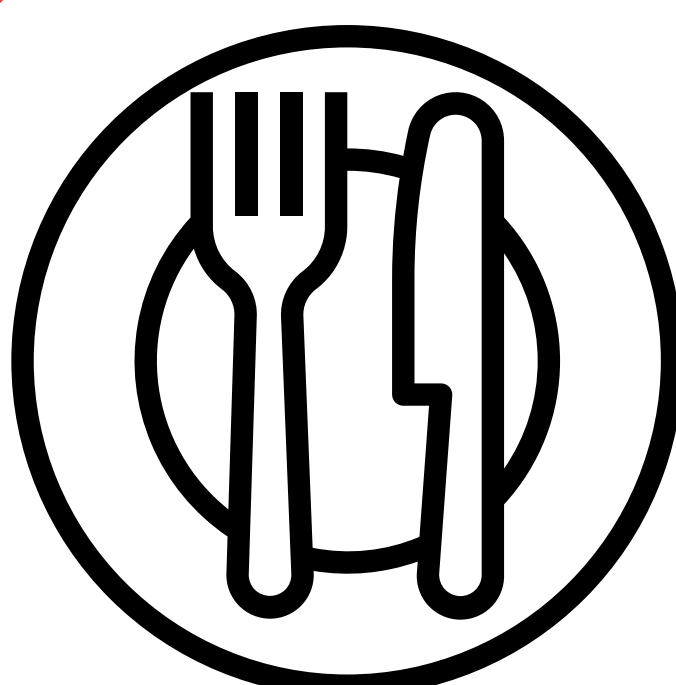
Providing **affordable workspace and maker space** to support growing businesses



Delivering a wealth of new landscaped, open and accessible spaces and acting as a key juncture in the Culture Mile

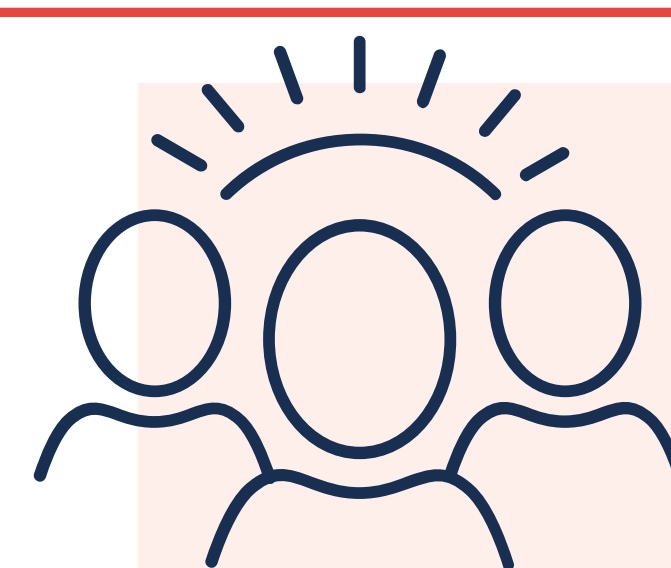
Delivering **community and learning space**, suitable for a variety of functions

Working with local partners to **create a learning, skills and employability offer** that supports the City Corporation's social mobility aspirations



Delivering new cafe and restaurant space across the site

Meeting the City of London's 'Destination City' aspirations by providing space for cultural events, creating a leading destination for all and making the public realm more enticing

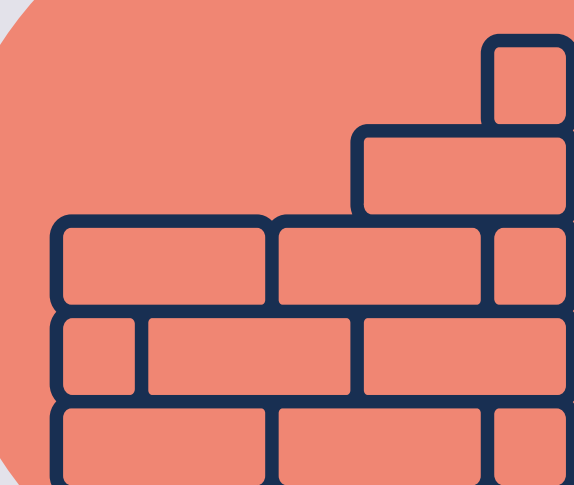


Delivering cultural spaces including exhibition, lecture/auditorium spaces at ground, and a new 'culture cap' with new views of St. Paul's Cathedral



Aiding the City's sustainability targets by aspiring to achieve the highest sustainability credentials

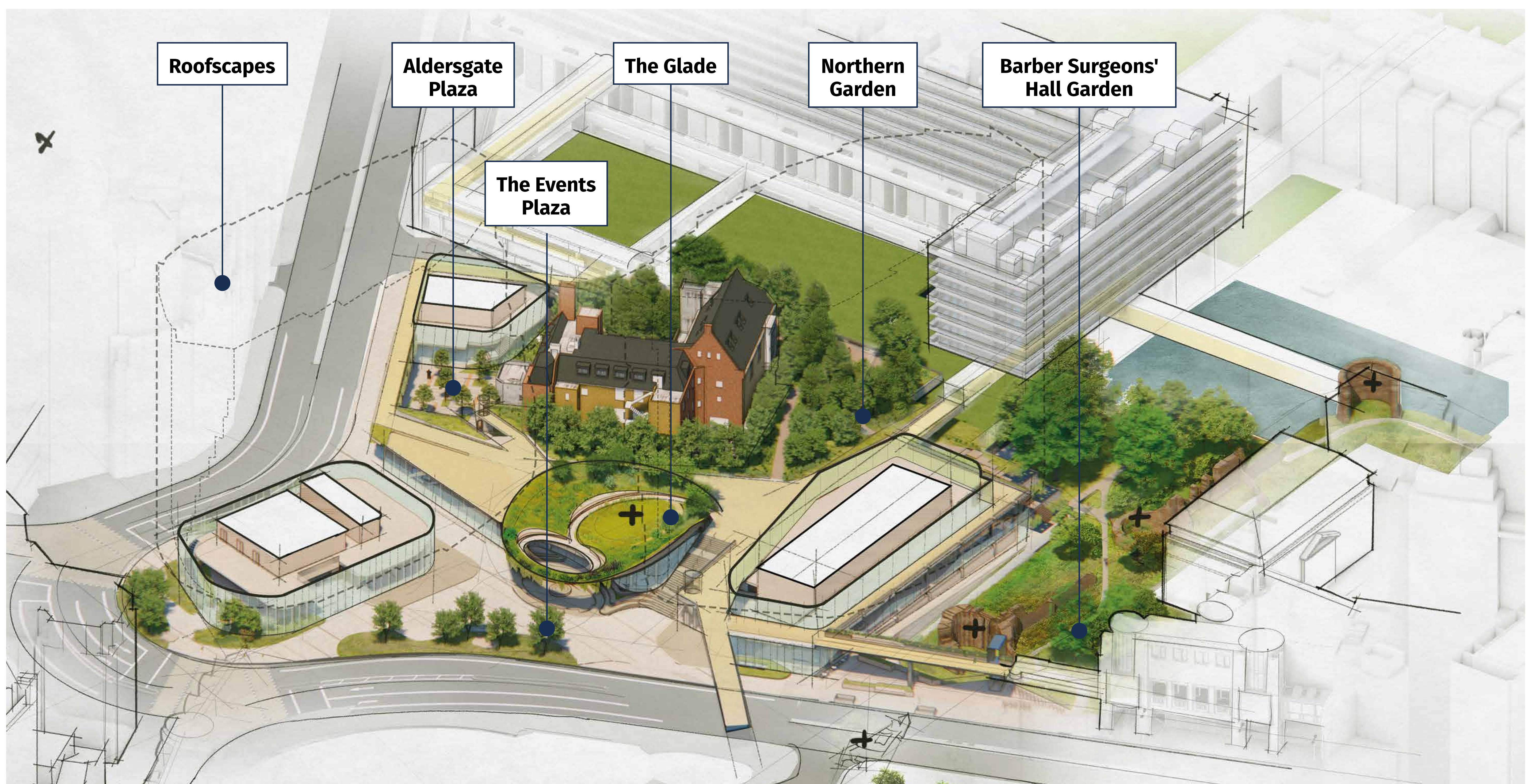
Celebrating the City of London's heritage by improving access to the Roman Fort Gate and visibility of Ironmongers' Hall



Creating a series of new open spaces

While of its time, the site is made up mostly of concrete, brick and stone. The proposals will help to change this and deliver a green, welcoming space that brings people together and contributes positively to local biodiversity.

To do this, the design will create a series of new public open spaces, each with their own character.



The public spaces proposed, with the buildings ghosted

Our response to concerns around anti-social behaviour

In the feedback from the December 2021 exhibition, people asked us how anti-social behaviour of any kind would be limited.

This has been explored extensively by the project team who are working to the Police Federation's 'Secure By Design' principles. These measures include:

- ensuring there is good visibility from interior to exterior and through spaces to encourage passive surveillance;
- developing a public space lighting strategy that will be open, welcoming, and with sufficient light levels, rather than feeling dark, threatening, or covert.

It is considered that effective management of these spaces is in the interests of everyone, including the future occupiers of the site.

An Operational Management Plan will be prepared as part of the planning application that will outline measures to combat anti-social behaviour, with a framework for controlling any potential negative impacts from the development which could impact on surrounding residential areas.

Responding to your feedback about the need for more areas to relax and spend time

We have ensured that there will be plenty of seating areas for people to relax and spend time incorporated into the development.

Our response to your concerns around skateboarding

The design will include anti-skating mitigation measures such as notches or bumps to prevent skateboarders using the space.

For a better understanding of the public realm, please see the new 'fly-through' video that has been created, which is available to view at this exhibition and online.

The open spaces proposed

At London Wall West, the intention is to create a welcome relief from the buzz of the City.

The proposed public spaces combine both active uses for gathering and small-scale events, as well as intimate spaces for relaxation surrounded by nature. The site is multi levelled, with below street, on street and above street areas to connect with others. There is significant potential to increase biodiversity, create habitats for birds and insects, and provide opportunities for people to enjoy the changing seasons.

Provided here is further information and images of the public spaces that we are proposing.



Barber Surgeons' Hall Garden

Improvements to the existing gardens and access to the Roman Wall. We have also developed a strategy of re-wilding this garden to increase biodiversity.



The Central Plaza

A street-level public space flanked by active uses (including retail and the cultural anchor space).



The Northern Garden

Created by decking over the existing service yard, this is a quiet space with small seating areas amongst trees, designed as a green link between the Barber Surgeons' Hall Garden, and Aldersgate Plaza.



The Glade

A new meadow-like garden at highwalk level that is the centre-piece of this new scheme.



Aldersgate Plaza

The setting of the Ironmongers' Hall is enhanced and its heritage value acknowledged as a landmark that should be more accessible from the street.

Culture, learning and community

Located at the heart of Culture Mile, London Wall West will be a new and vibrant destination, providing an inclusive cultural, learning and community offer that enhances this unique part of the City, making it more accessible, connected and collaborative.

Culture

An exciting, year-round cultural programme, incorporating events, exhibitions, live performance, residencies and public art commissions. These will take place within a series of spaces across London Wall West, including a flexible auditorium, rooftop performance space, and potential for outdoor programming throughout the public realm.

Shaping our priorities around your feedback

Feedback from local communities, cultural organisations and other key stakeholders has stressed the need for London Wall West's cultural programme to:

- appeal to a wide range of audiences – including those that have not previously visited the area;
- complement the existing world-leading cultural offer across Culture Mile;
- provide genuine opportunities for local people, including artists, performers and makers.

These principles will underpin the development's cultural offer, which will be co-curated with community and cultural partners.

Learning

London Wall West will be a place for learning, knowledge exchange and collaboration, with a strong focus on cultural and creative learning.

Capitalising on its location within Culture Mile and proximity to global businesses, London Wall West will support the City Corporation's work to improve social mobility and socio-economic diversity. The scheme will increase access to learning and skills development opportunities in the City, with a focus on disadvantaged and underrepresented groups.

Working closely with Culture Mile, cultural and community partners, London Wall West will add value to the area's unique creative learning offer and be a place where everyone feels included and welcome.

Research undertaken to date has identified a number of specific opportunities, including:

- partnering with the City's Livery Companies to support and extend the reach of their education programmes;
- supporting the provision of careers guidance, work placements and progression opportunities for both young and older people within the City of London;
- support for adult learning and health and wellbeing initiatives;
- provision of skills-based training initiatives within the development.

These are being explored further with key stakeholders and more details will be provided within the cultural plan for London Wall West.



The enclosed central events space, sat within the heart of the Plaza

Celebrating the hidden Roman Fort Gate

Culture at London Wall West will respond to the history and heritage of the City of London by not only creating access to an underground space where people can view the hidden Roman Gate, but also using digital technology to bring the Roman Wall remains to life as it threads through the green spaces.



An indicative image of the new exhibition space around the hidden Roman Fort Gate

Delivering new cultural spaces and activities continued

The spaces we are proposing

- 1. At ground level:** a highly flexible performance and event space in the heart of the development; additional cultural and learning spaces; and an anchor tenant (potentially a skills development and learning organisation).
- 2. At lower ground level:** a cluster of creative and cultural organisations that will share resources and knowledge (e.g. through collaborative exhibition projects), and support learning and skills development.
- 3. At highwalk level:** publicly visible spaces for creative production, community and learning space.
- 4. At the entrance lobby and top of the Rotunda building (the 'Cultural Cap'):** large-scale internal/external digital art projection from the lobby, providing a welcome to the Cultural Cap. Programmed with cultural and other partners, the Cultural Cap will be a flexible educational, music and performance space, usable both day and night.
- 5. The rooftop terrace:** a public, landscaped roof terrace with seating areas framing views to the south to St Paul's Cathedral and down to the Thames. There will also be a public garden room and lounge area for meeting and relaxing, or convening small groups and activities, with the skyline view beyond.

Cafés and restaurants

The development will also feature a ground floor café overlooking the Roman Wall and Barber Surgeons' Garden; a coffee shop at the entrance to the Central Plaza as well as a rooftop restaurant.



Highwalk level plan



Street level plan



Lower ground plan

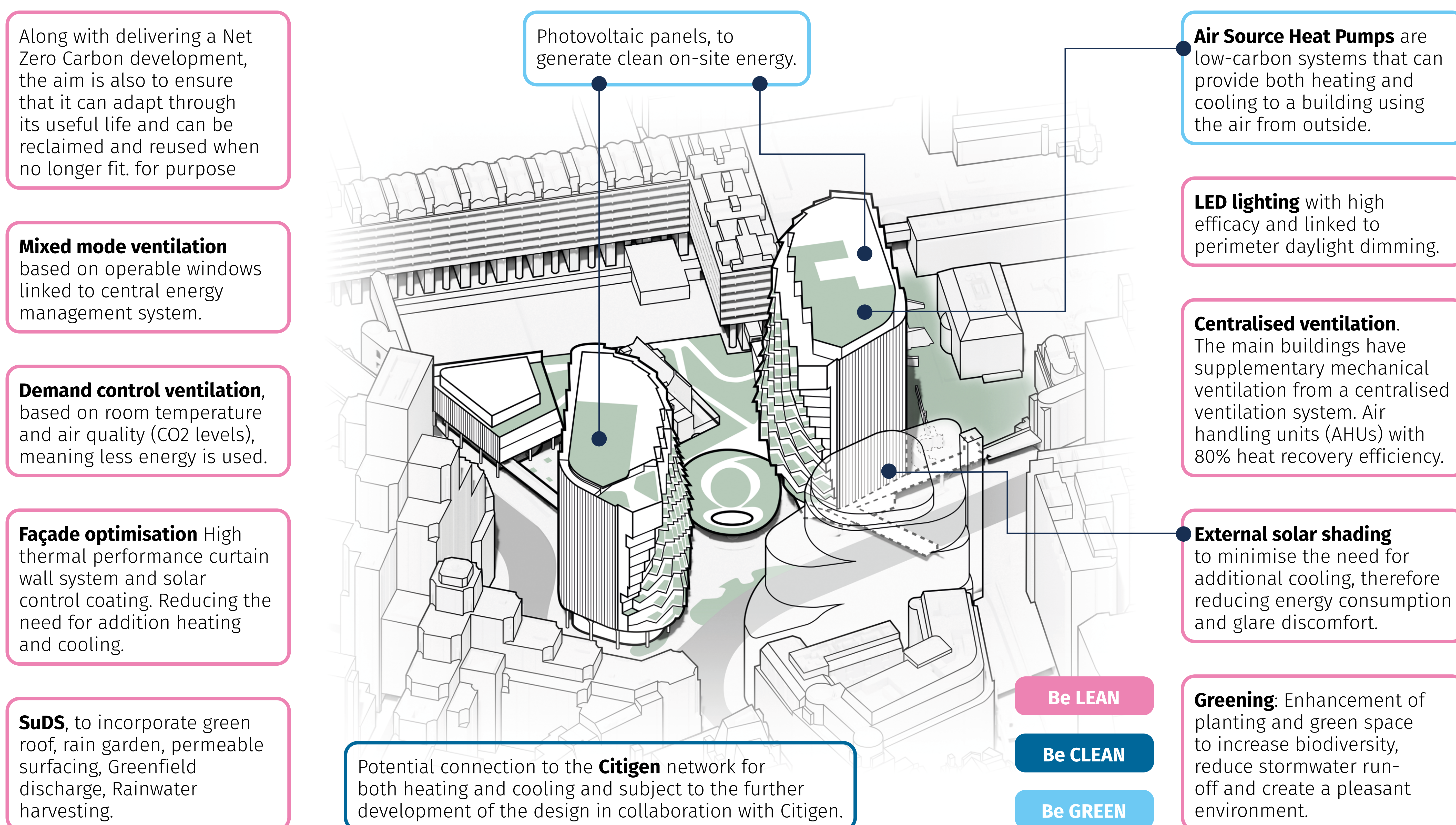
Sustainability and energy use

This will be a Net Zero Carbon development in line with the City of London Corporation's commitment to achieving Net Zero by 2040.

The embodied carbon of the proposed scheme will be reduced through lean design and the careful selection of materials. For example, the structure will use high-strength steel in columns and concrete will include the use of 50% cement replacement. The buildings' operational carbon emissions will be reduced with a high-performance façade limiting demands for heating and cooling balanced with good daylighting and the use of high-efficiency active systems. The development will also incorporate renewable energy systems appropriate to the location. By promoting electrically-driven systems above fossil-fuel based systems the development will be good for local air-quality.

Provided below are the specific technologies and design interventions that have been made to ensure that we are meeting the highest sustainability targets in the industry. We are seeking to achieve a rating of 'Outstanding' from BREEAM – the world's leading, independent authority on the sustainability of buildings.

Energy Strategy – at a glance



Our response to your feedback

The case for demolishing the buildings at 140 and 150 London Wall (the current site of the Museum of London), and Bastion House and the associated embodied carbon impacts, was one of the key issues raised by local residents, heritage and amenity societies when commenting on the London Wall West scheme in the previous consultation period. In response, the City of London Corporation has taken the unprecedented step of releasing a detailed report outlining the results of the analysis of the existing buildings and proposals, which is available at www.LondonWallWest.co.uk. It is important to note that the report is preliminary and will be finalised when the planning application is submitted.

The conclusion of this study is that on a per-square metre basis, the new-build development performs 10% better than the part-retention, part demolition scheme. The report acknowledges that the redevelopment option will require more carbon investment in absolute terms. Making this carbon investment is a considered decision to unlock the wider benefits of the scheme.

Building offices fit for the future of work

London Wall West provides a fantastic opportunity to provide the type of office space that can help ensure the Square Mile remains a global business centre that can deliver wider benefits to London and the UK. In order to do this, we must recognise that occupiers have new demands – not least in terms of the facilities a building offers and how it contributes positively to the working environment.

The office remains an important part of modern working, as companies see it as key to building team culture and to ensuring that they can continue to attract and retain the best staff.

What does a modern office space look like and why does this matter?

In the past, office layouts have been based on maximising the quantity of desk space throughout. The amount of office space a company required was therefore purely dictated by the number of workers. Today, continuing a trend that started pre-pandemic, the density of desks has decreased but the amount of break out space, social spaces, and amenities has increased, in turn boosting wellbeing, productivity, and improving staff retention. A lot of space now goes to areas other than just ‘the desk’.

Responding to your feedback about the need for new office space

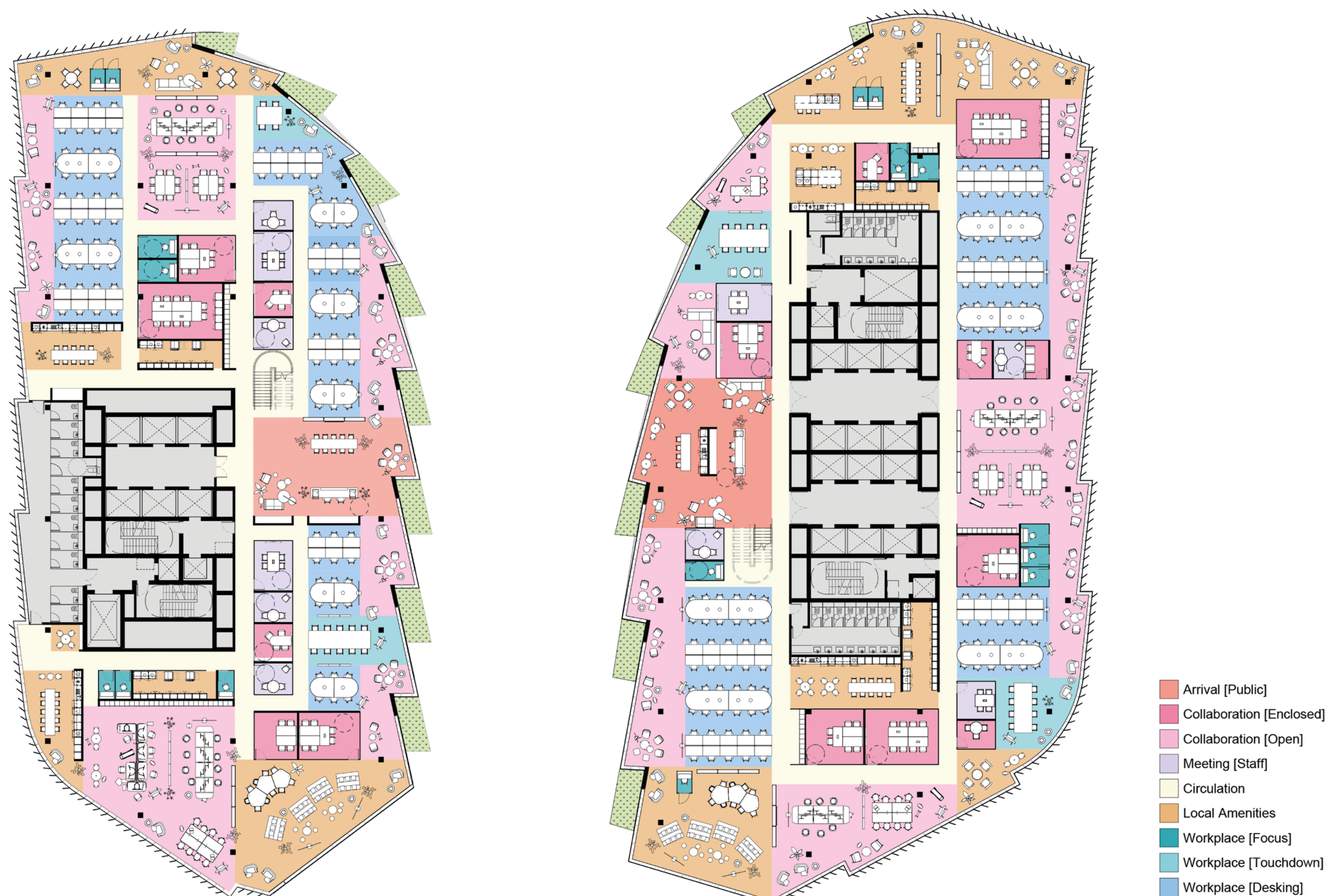
Throughout our consultation, people have asked us to ensure that there is in fact a need for new office space in the City post-pandemic. We have been clear that there is, so long as it meets tenant demands set out above.

This is shown by the fact that major City office owners are very successfully leasing their properties at the moment.

To fully understand demand, we instructed specialist property consultants to produce a report into this site specifically. The findings are summarised below:

- Demand for offices continues to be robust;
- Office employment over the last five years has **increased by 14.7%**;
- The City Western sub-area (where the site is located) has **outperformed the rest of the capital.**

An ‘Office Needs Assessment’ is intended to be submitted with the planning application for scrutiny by Officers and Members. Separately from this work, the City Corporation's Planning Policy Team are carrying out a review of the draft Local Plan 2040 which includes evidencing the need for offices in the Square Mile.



Typical office layout plan in the development

Connecting the area

We are proposing to add a new north to south connection from the Barbican Estate into the new scheme, and ensure that there remains access to the existing highwalks across the site.

Changes have also been proposed by The City of London Corporation's Transport team as part of a wider strategy for the whole area to improve the safety of the road network around the Rotunda.

Improving the Rotunda crossing

The revised road configuration being proposed introduces traffic lights, and pedestrian signals - controlled crossings which will improve safety at the junction for pedestrians, while maintaining the same traffic capacity. The revised road layout will also have an increased provision of dedicated cycle lanes.

In addition to permitted safe crossing at street level in all directions, one of the highwalk bridges is maintained to allow a route over the road at the highwalk level.

The highway improvement project is due to be consulted on by the City Corporation's Transport team later in the year which includes the works proposed at the site.

Enhancing the highwalks

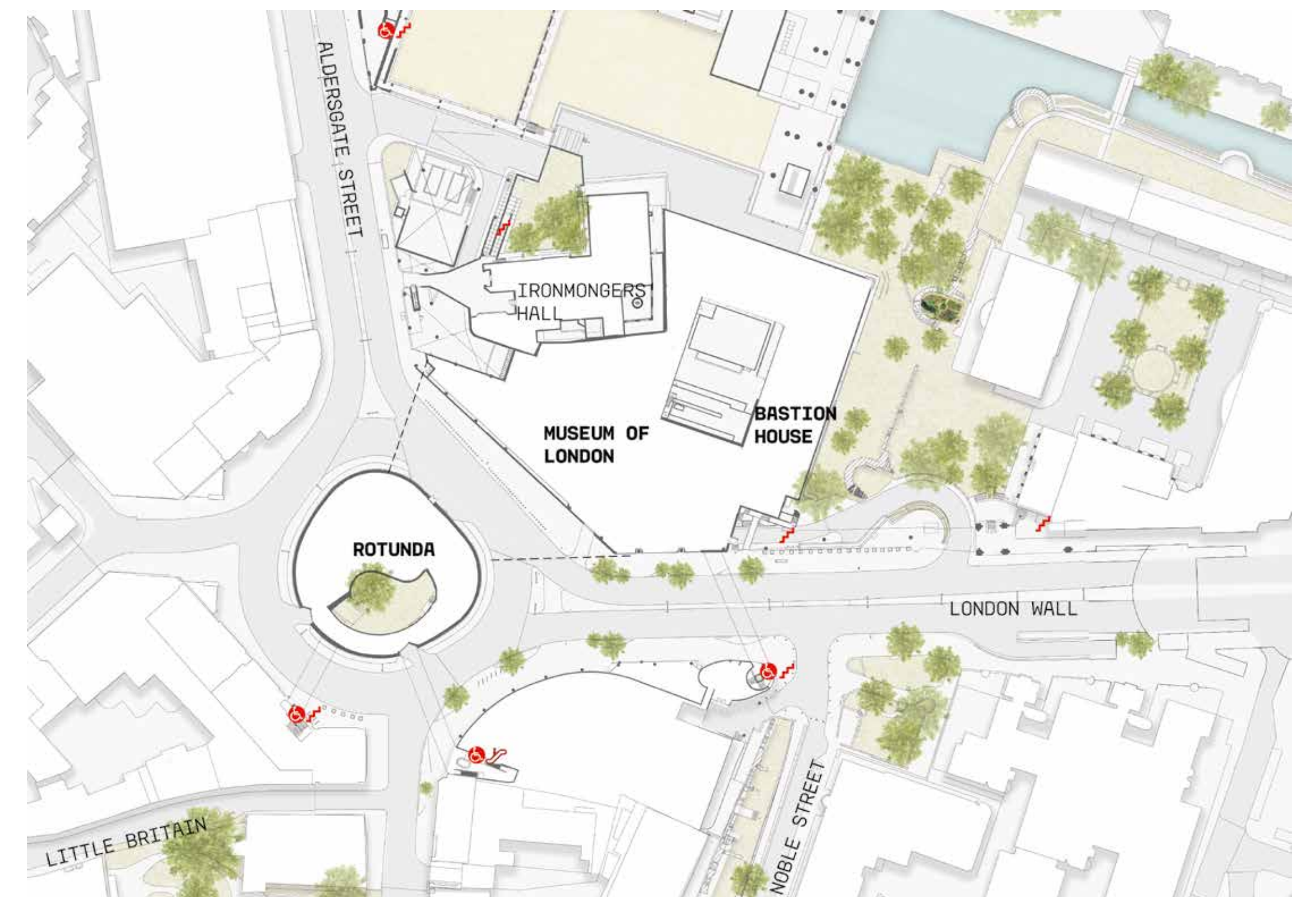
Our proposals would create improved connectivity across the site, celebrating the highwalks network. To summarise, we are proposing to:

- 1. Complete the 'broken link' of the highwalk under Mountjoy House:** This was part of the original plans for the Barbican Estate, and makes a convenient new link to the north from the centre of the new scheme.
- 2. Create new highwalks that overlook the Barber Surgeons' Garden:** Give new vantages to experience the old City Walls.
- 3. Improve the highwalk by incorporating highwalk level planting:** Encouraging their use and improving the streetscape.

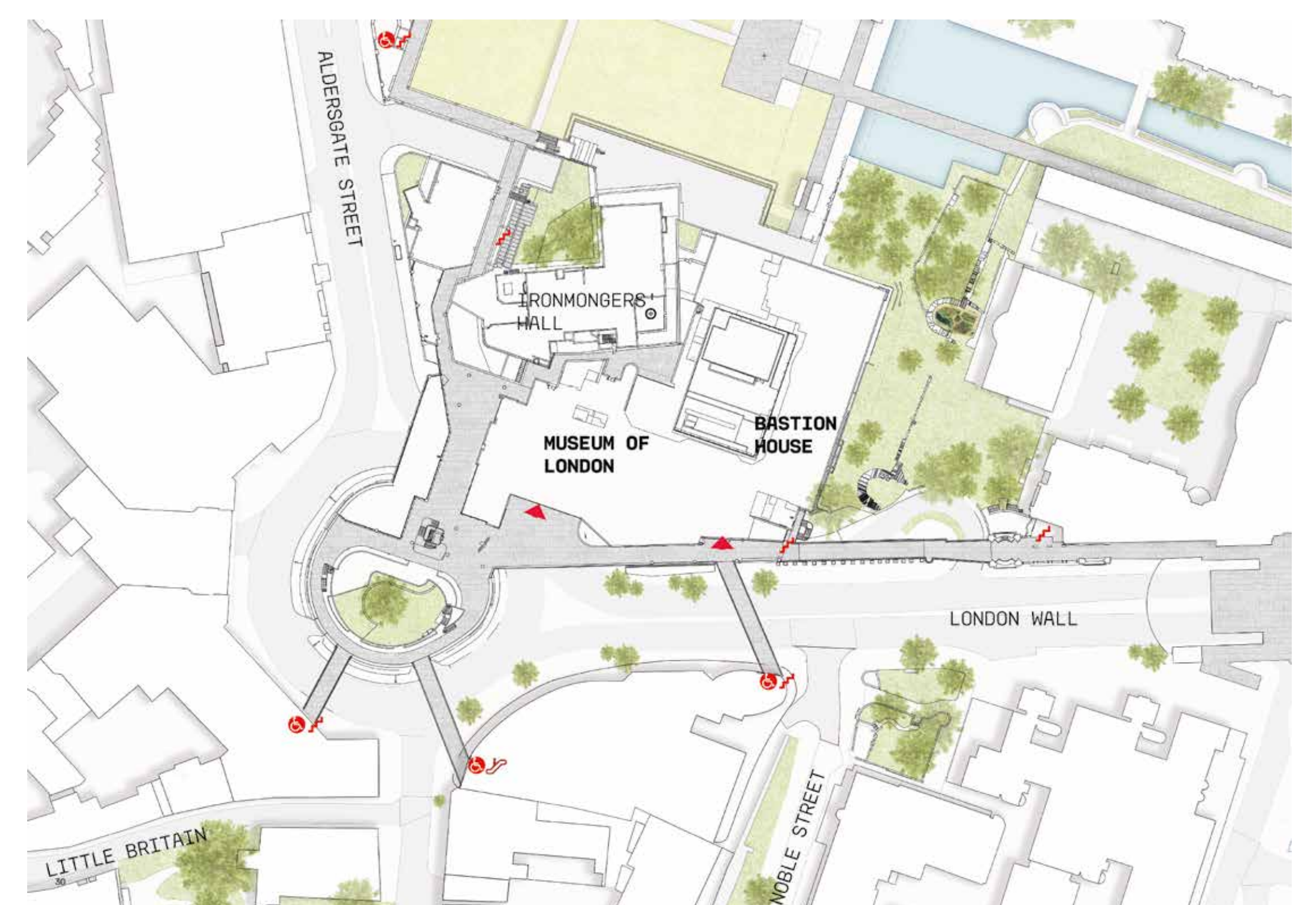
How we have responded to feedback

- 1. The importance of the highwalk network:** The revised proposals added additional highwalks along the west edge of the site, supplementing the new link under Mountjoy House.
- 2. The importance of crossing London Wall at highwalk level:** Previously, the design proposed removing elevated routes across London Wall. The revised proposals maintain the existing bridge at the east of One London Wall which connects with lift and stairs down to street level on the South Side.
- 3. Enhanced accessibility to the highwalk:** A gently-sloped and step-free point of access to the highwalk level has now been included supplementing the several stair and lift connections to the highwalk level.

Existing streets and spaces

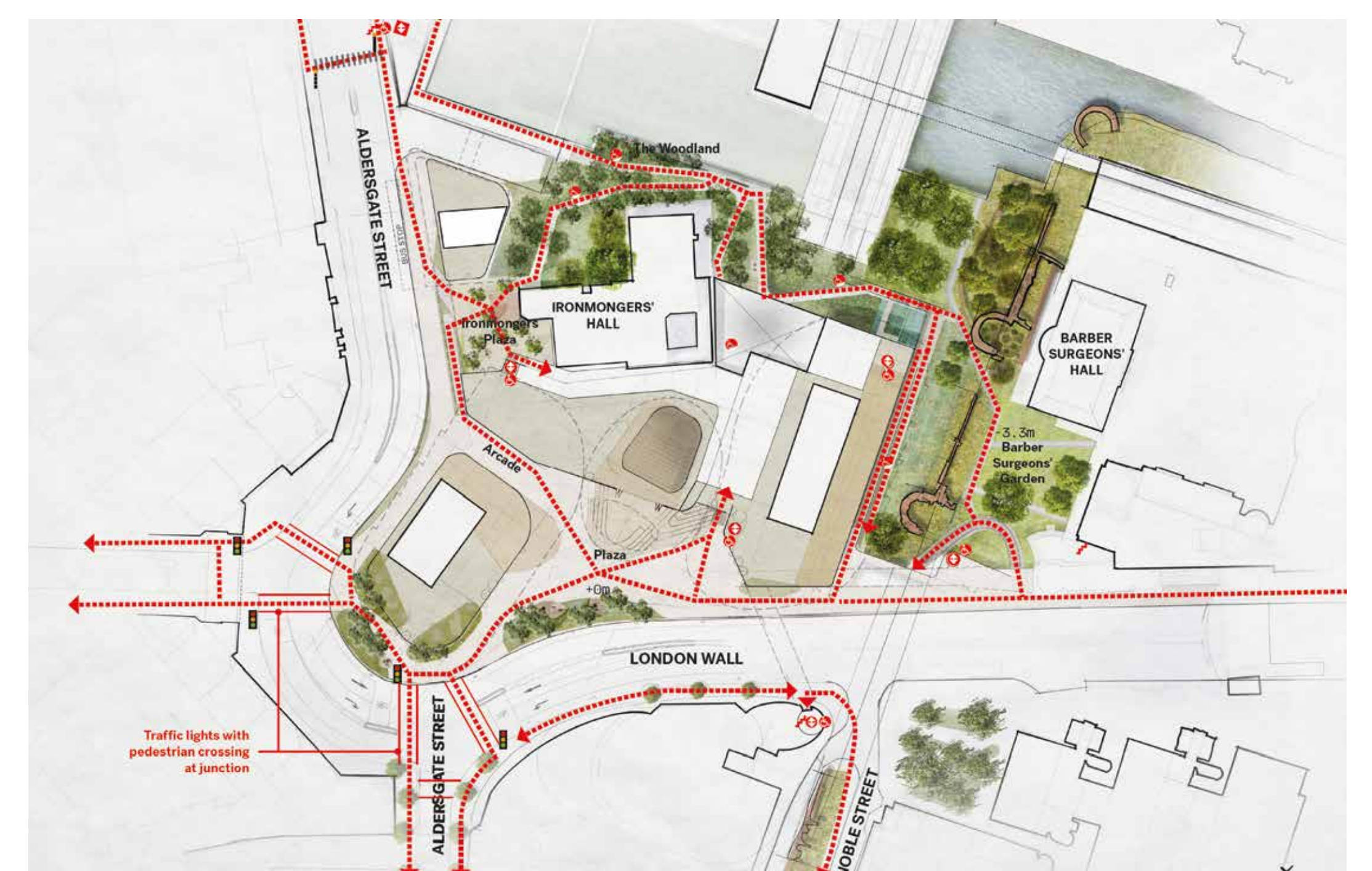


Existing ground floor plan

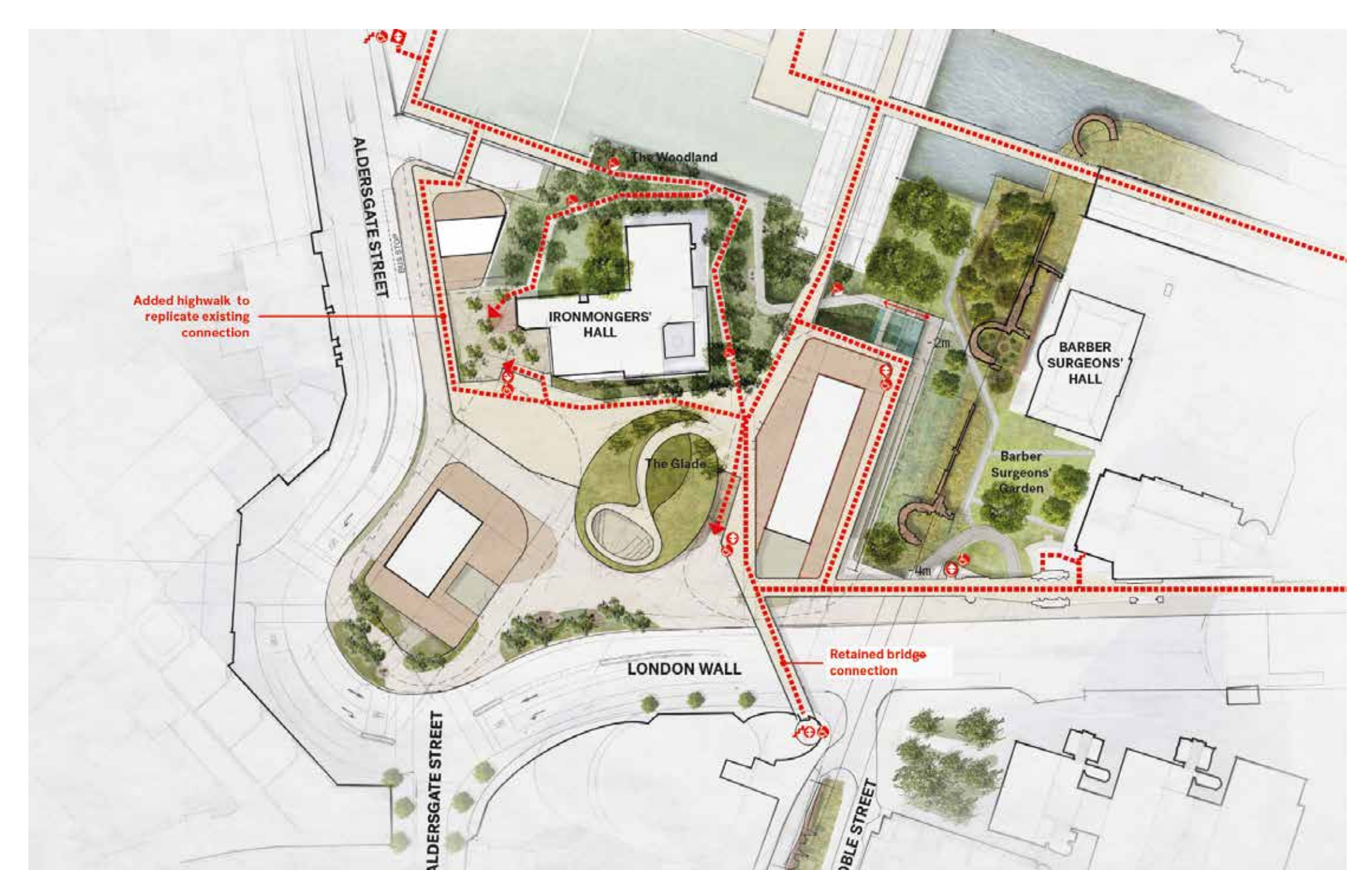


Existing highwalk access

Proposed new routes and highwalks



Proposed ground-floor plan



Proposed highwalk access

The approach to massing

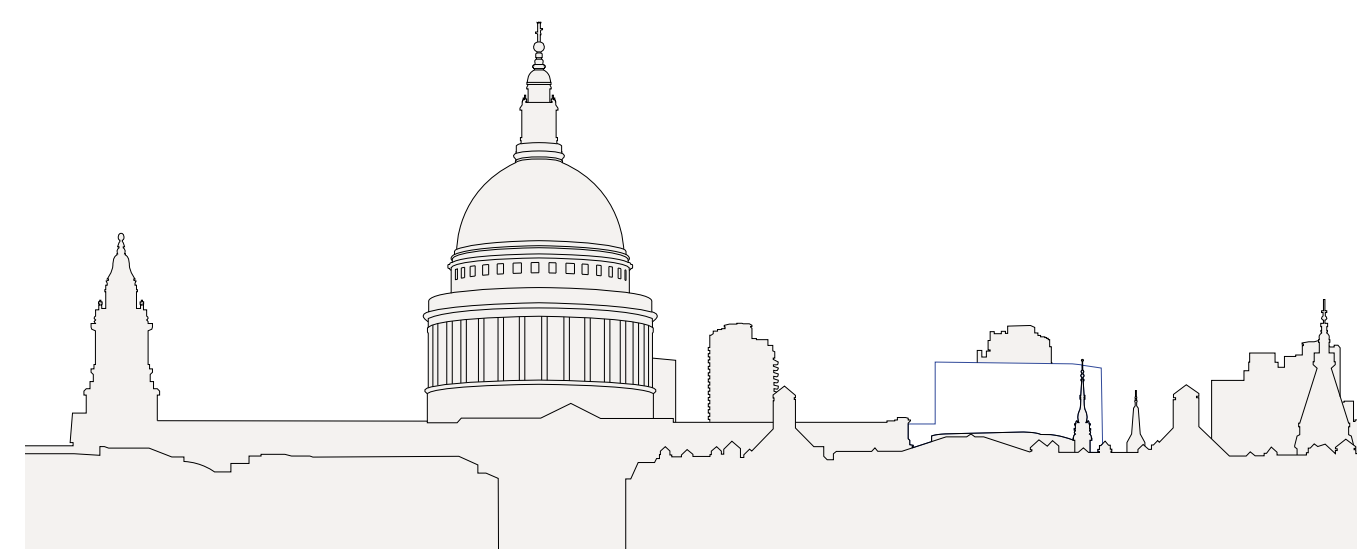
The proposed massing represents an accumulation of a number of design, townscape and microclimate considerations intended to inform massing and respond appropriately to the constraints and opportunities. Provided within this board is an explanation of what has helped shape the massing.

The building heights indicated are as follows:

- **17 storeys** for New Bastion House and **c.38,000 m²** – equivalent in height to the existing Bastion House;
- **14 storeys** for Rotunda building and **c.31,000 m²** – much lower (~20m) than the adjacent building at 200 Aldersgate Street;
- **Five storeys** for Northern building and **c.3,500 m²**.

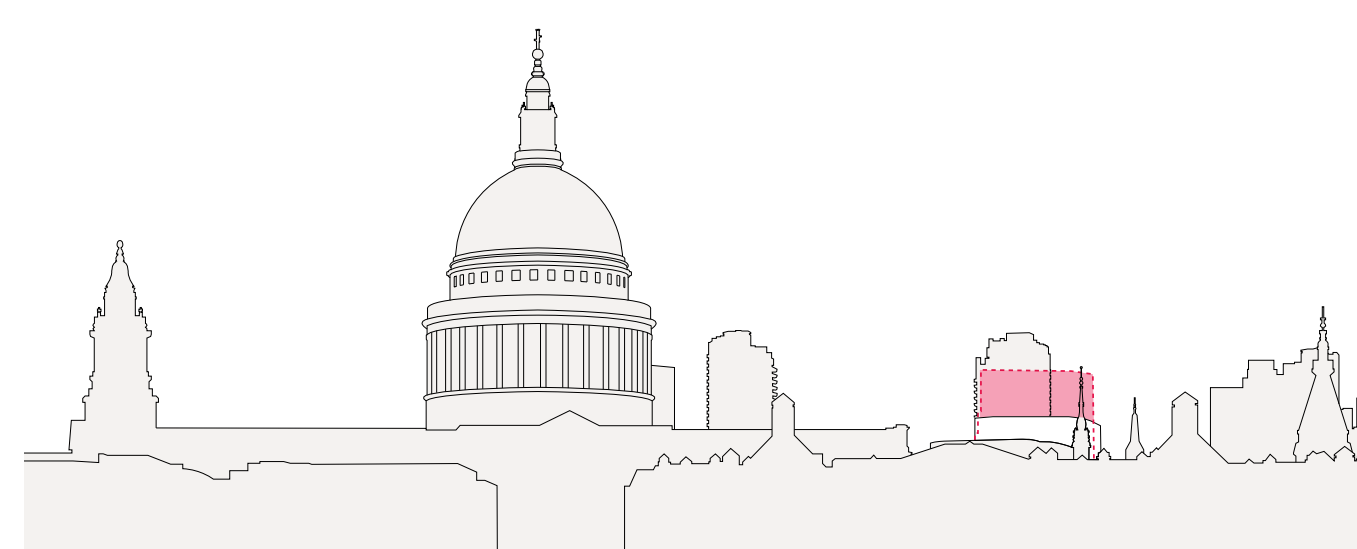


Site roof plan



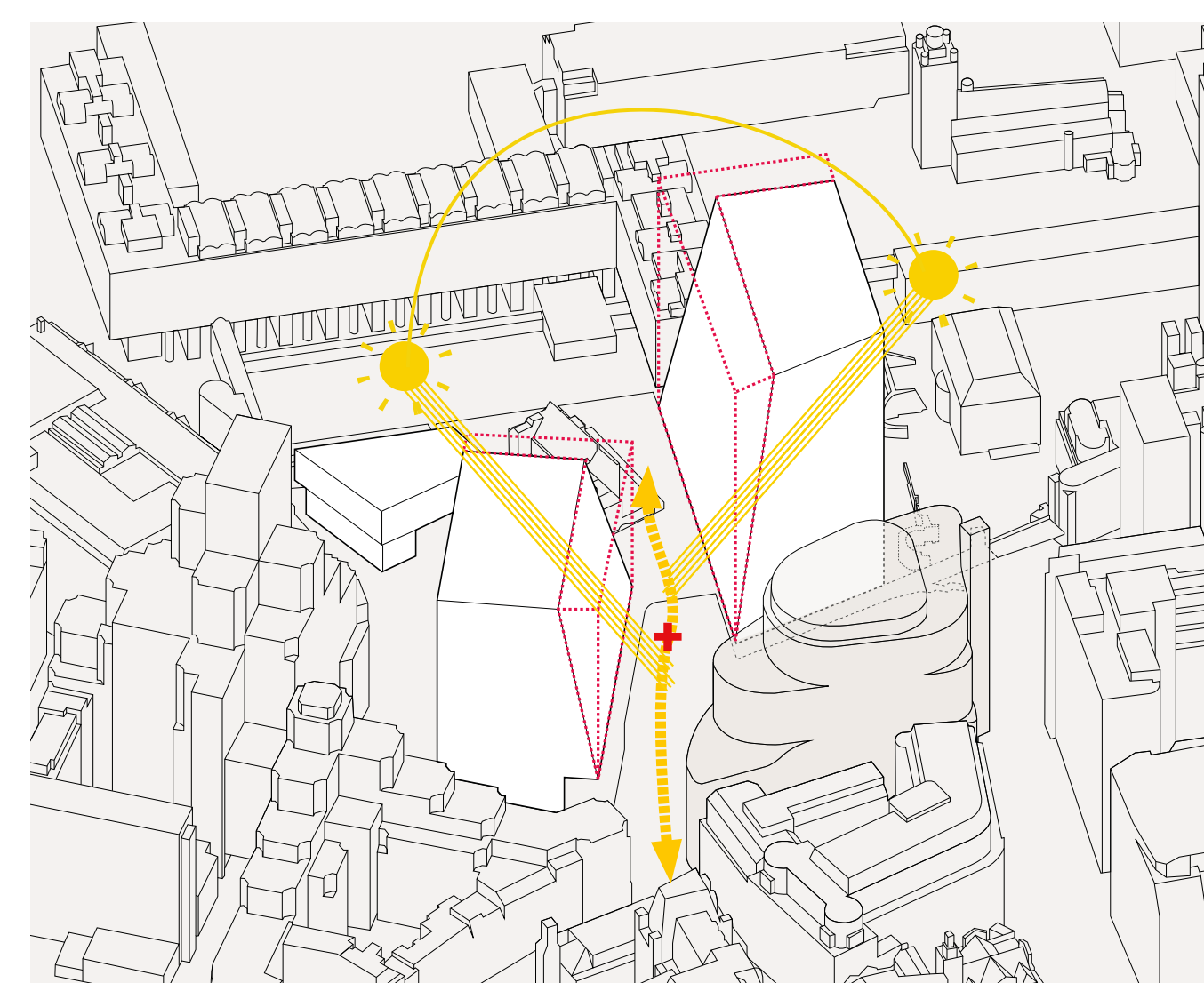
Initial Development Massing Envelope

- Informed by LVMF Views of St Paul's Cathedral from Millennium bridge
- Bastion House is outside views of St Paul's Cathedral and initially was proposed to be taller related to newer buildings on London Wall



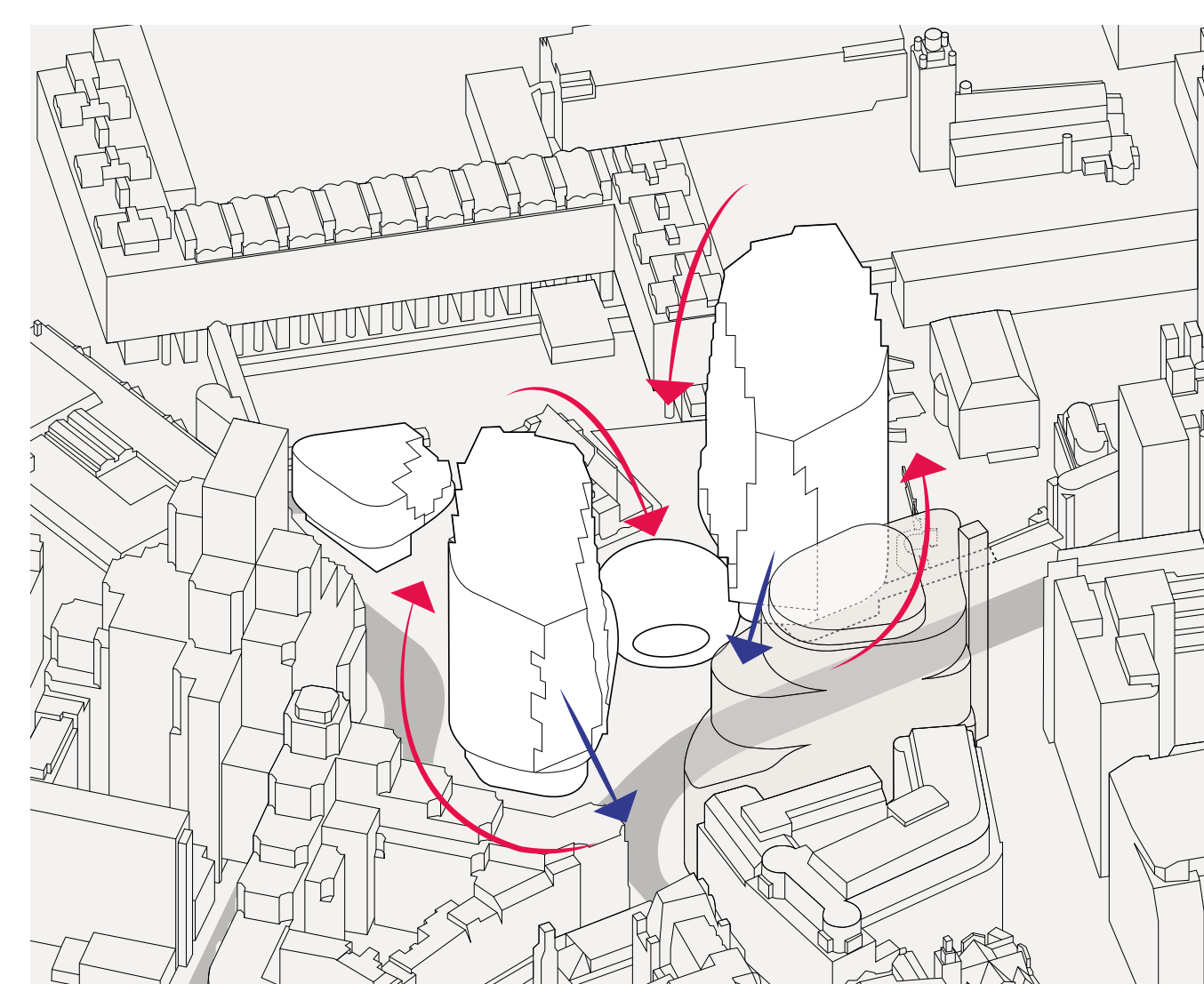
Townscape and Heritage Reductions

- Informed by further Townscape Analysis the proposed height of Bastion House was reduced by 4 storeys to match the existing height of Bastion House.



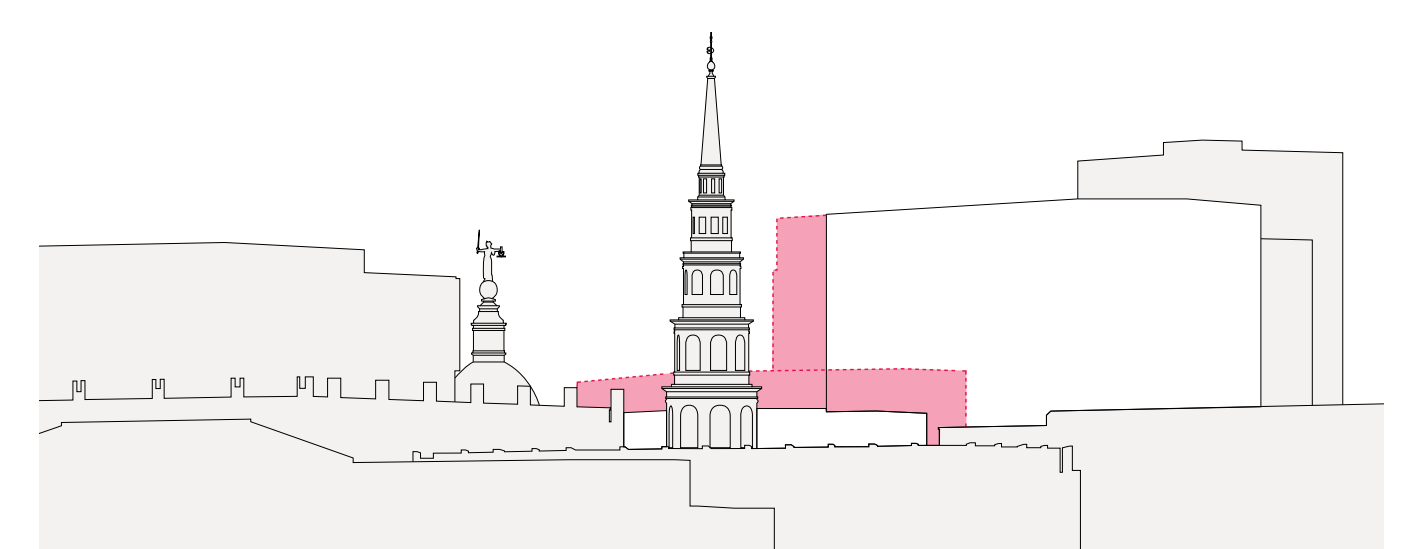
Forming a public space

- Rather than a single broad high-density building, the initial design move was to create an open space between two more slender towers which frame the building as a gateway.
- Inner facing façades tapered to improve openness and daylight to central public spaces and increase visual permeability



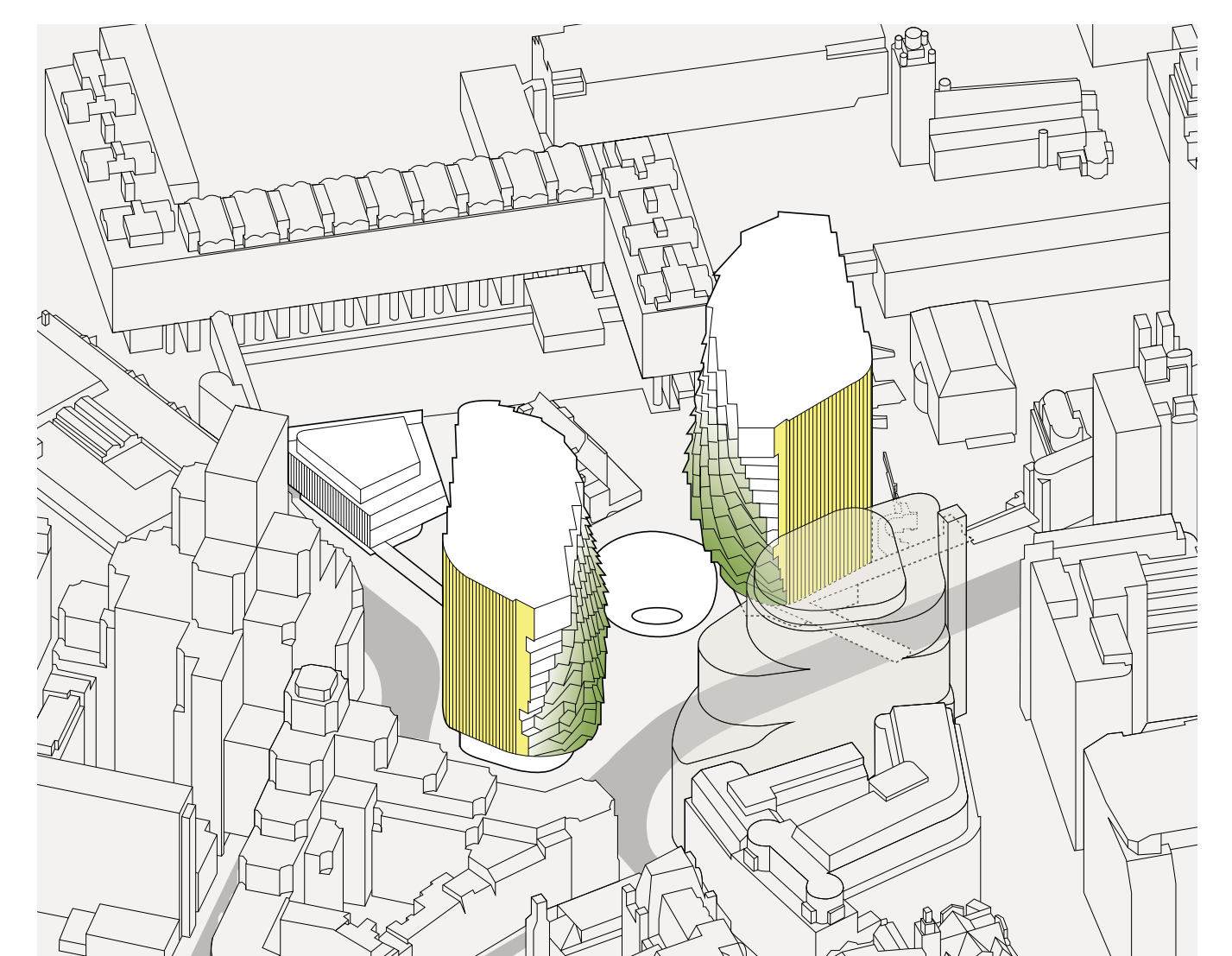
Refining the massing design approach

- The corners of the buildings were cut away and rounded to soften the massing appearance and increase openness



Townscape and Heritage Reductions

- Bastion House North Facade Set back in response to LVMF view from Hungerford bridge, and to improve daylight/sunlight access to surrounds, and increase distance to adjacent buildings
- Rotunda building height was reduced to align with the top of St Bride's arches in Townscape views



Softening and screening the façades

- The massing was further softened by the introduction of extensive greening of the building facades and screened by an outer solar shading screen which is adapted to minimize overlook

Responding to the microclimate

Provided here is further information about the design measures that have been put in place since the last exhibition in December to minimise the impacts of these buildings in the area.



Understanding the impacts of these buildings on daylight and sunlight

Thorough assessments have been undertaken by specialist consultants, Waldrams, on behalf of the City of London Corporation, in its role as the applicant for the scheme. These studies have informed an appropriate massing from a daylight and sunlight perspective to ensure the impacts are within acceptable limits in line with planning policy and BRE guidance.

Reducing the impacts of wind flows and thermal comfort

The building has undergone what is known as 'Computational Fluid Dynamics' (CFD) modelling to assess the flows of wind around the buildings and their impact on the public realm. Several design features have been employed to mitigate the effects:

- Adding curved corners to the buildings;
- Introducing stepped textured façades to produce 'surface roughness';
- Shaping of the public spaces, and the landscaping at ground and highwalk level to block wind paths.

The more detailed design process is still ongoing and further detail will be submitted with the application, including further CFD analysis iterations, and a physical wind tunnel model test.

How the scheme fits into the wider area

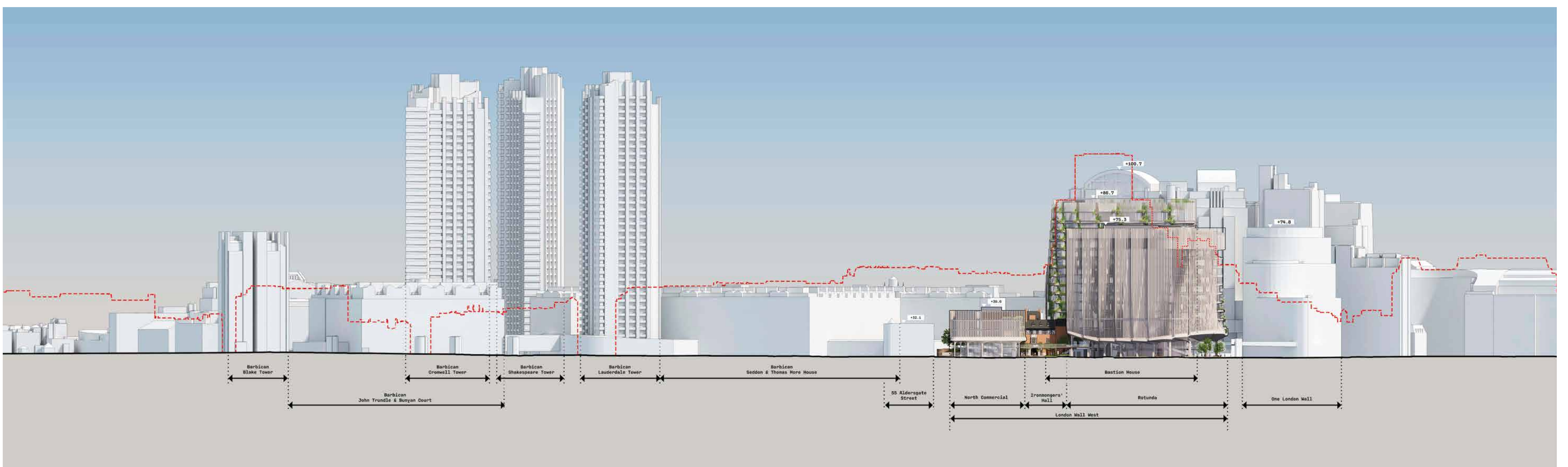
Provided below are images of the proposed scheme as viewed from the north and a height map to show how this scheme fits into the wider area.



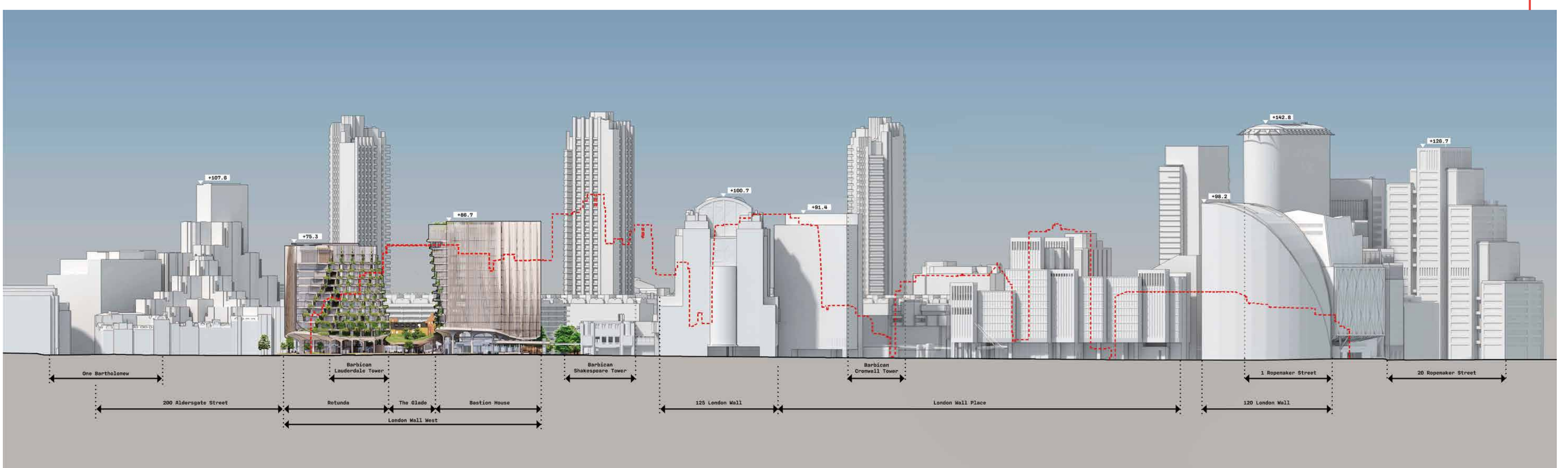
Aerial view of the proposals looking south to St Paul's



The proposals as viewed from highwalk level, at the corner of Thomas More and Mountjoy House



Aldersgate Street elevation looking east



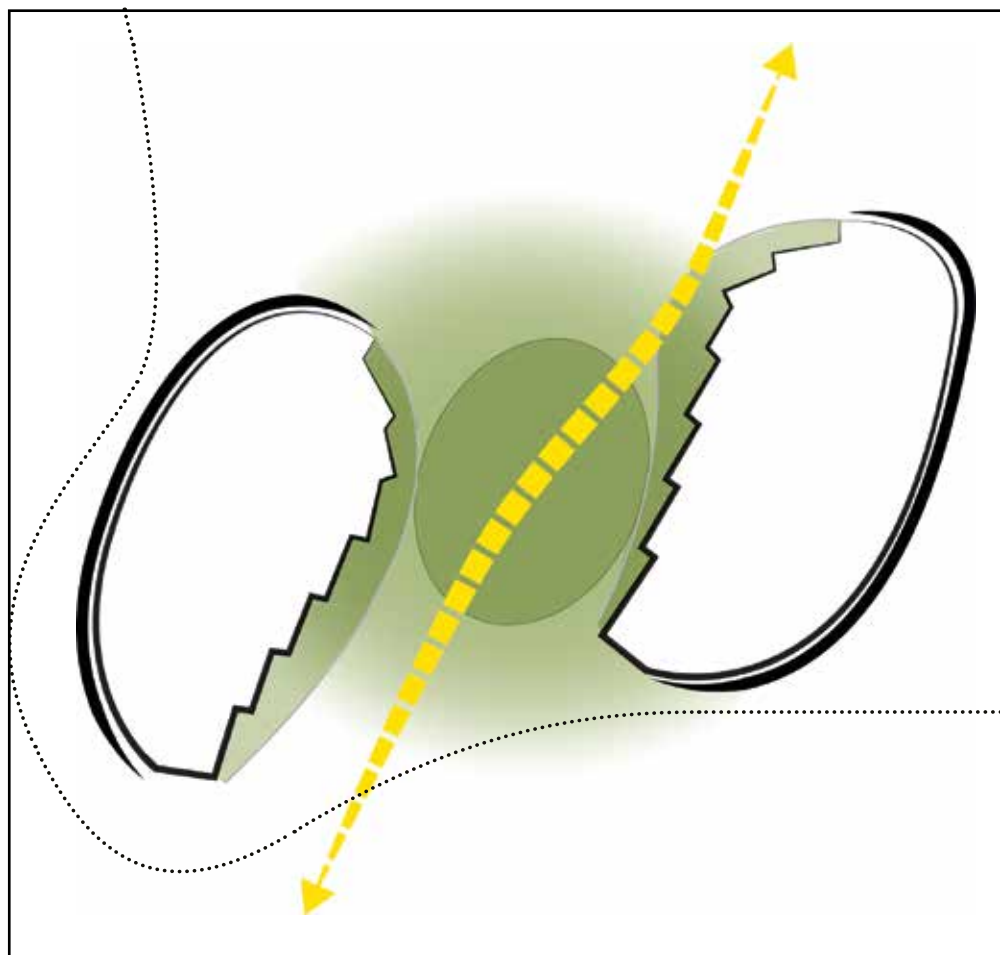
London Wall elevation looking north



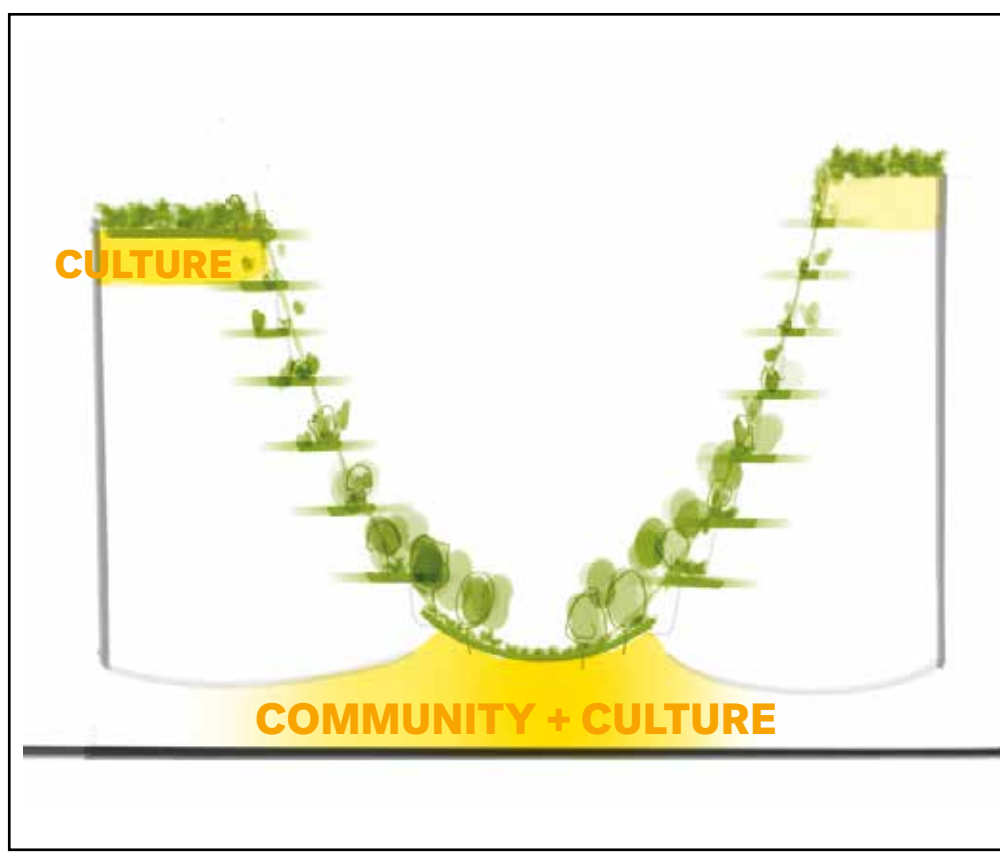
Concept



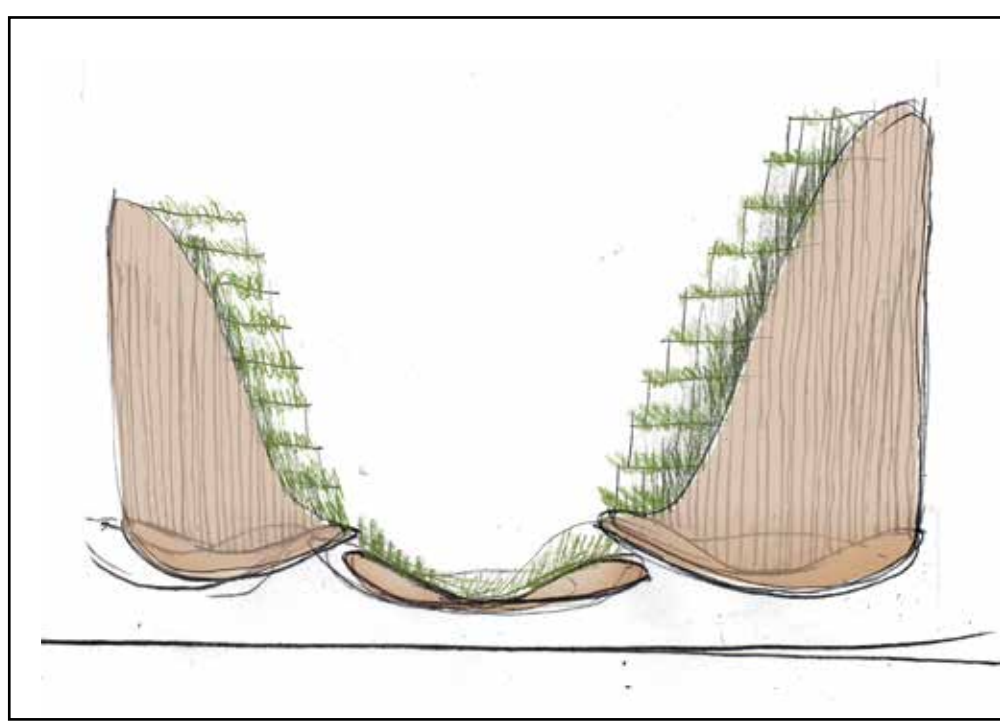
Dual Characters of the Site
The site mediates and enhances an urban boundary between the landscapes and gardens of the Barbican Estate, and the street environment of London Wall



Public Gateway
The heart of the proposal is a central public space which acts both a gateway to the Barbican, and a destination in its own right

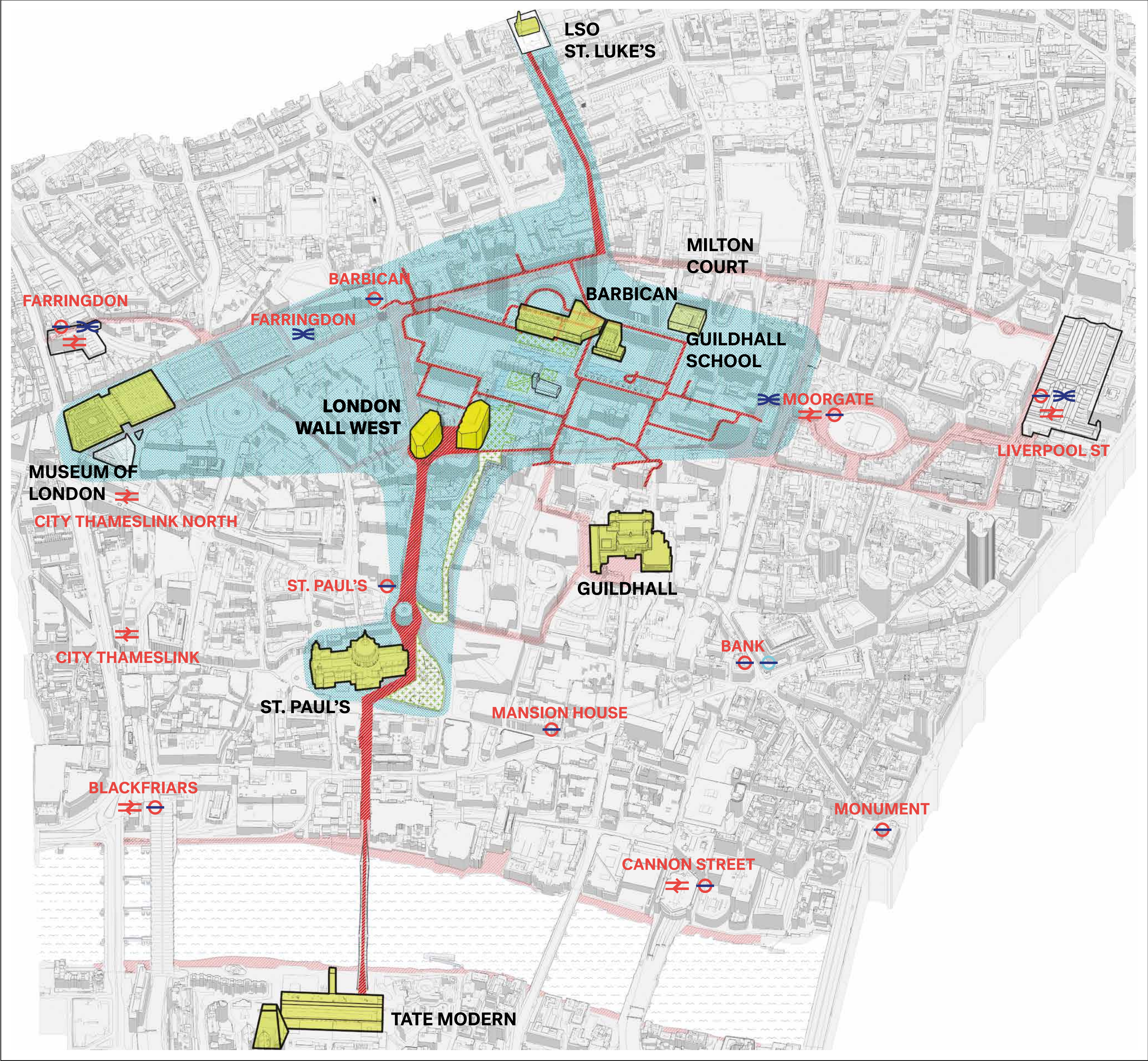


Cultural & Community Spaces
The buildings create a green valley between them. Cultural spaces are located at ground level engaged with the public spaces, and aloft the top of the Rotunda building as a signal affirming the cultural activity.



Split Facade
The facades have two characteristics: towards the outside is a calm solar screening element which wraps around to the North for privacy. Inside, a series of stepped terraces line the central public spaces.

Urban and Cultural Axes



Arrival



View of Southern Approach up St Martin's Le Grand (Proposed)



Existing View



View arriving from South to Central Plaza



Existing View

The Plaza



View of Central Plaza and Stair/Lift to highwalk from London Wall

Cultural Event Space



View of Multi-Purpose Event Hall



Northern Garden



Barber Surgeons' Garden

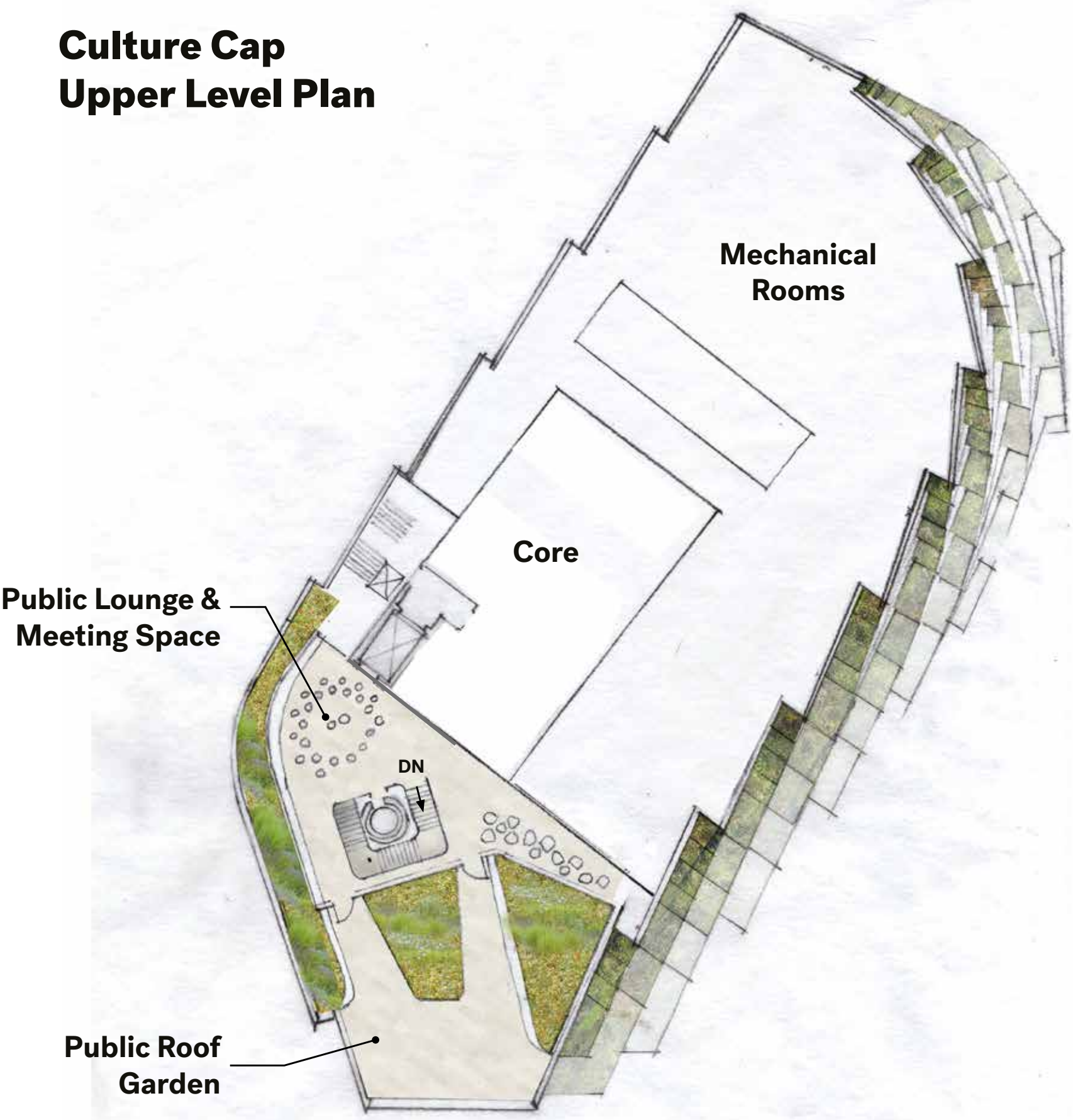


Culture Cap

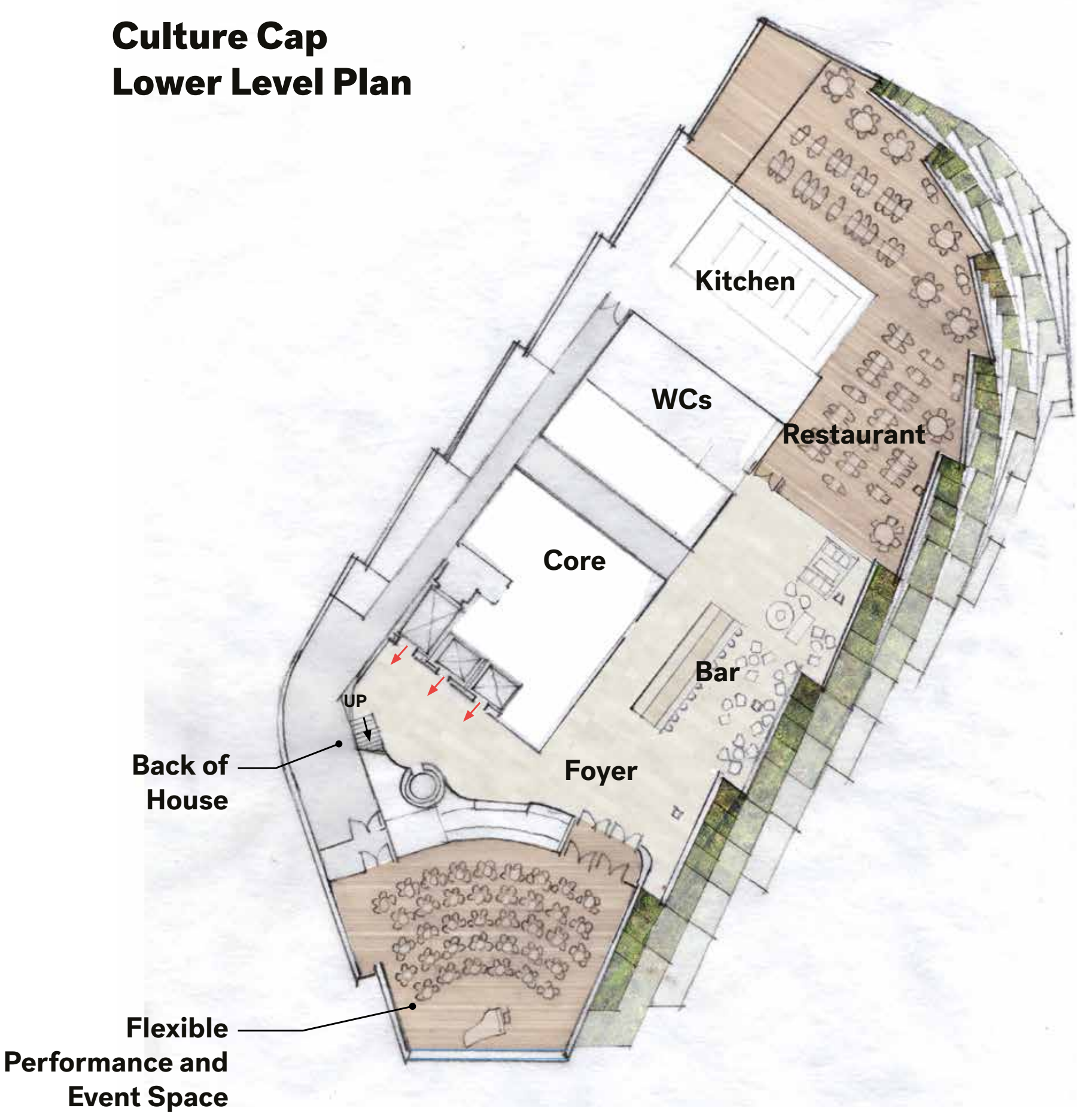
Aerial view of the Culture Cap



Culture Cap
Upper Level Plan



Culture Cap
Lower Level Plan



View from Public Roof Garden



View of Performance Venue - Night Mode





Aerial View from North



View South from highwalk (Proposed)

Existing View

Next steps

We are undertaking an extensive consultation process on the proposals for London Wall West, with local residents, visitors, workers and other stakeholders all invited to provide their feedback.

2021

July 2021: Early engagement

December 2021: Public consultation 1

2022

January – May 2022: Evaluating feedback

June 22: Public consultation 2

Late 2022: Submission

2023

Spring 2023: Determination

To provide feedback, you can use one of the iPads here today or get in touch with the team via:

Email: londonwallwest@barbican.org.uk

Phone: 0800 082 0464

Consultation website: www.londonwallwest.co.uk

