



The Future of London Wall West

Information about proposals for the current
Museum of London site and Bastion House

December 2021



Foreword



The London Wall West project represents one of the best opportunities to regenerate a site that can help to achieve some of the City of London Corporation’s most challenging and exciting aspirations for the future of the Square Mile.

These aspirations include meeting the biggest challenge of our time - climate change - through the City Corporation’s Climate Action Strategy. Looking ahead to the future, we are also continuing to develop Culture Mile, the City of London’s bold, new cultural district stretching from Farringdon to Moorgate, the vision for which seeks to amplify the creativity embedded within the area and use it to create lasting change long into the future.

Alongside helping to meet these aspirations, London Wall West will contribute to local culture and commerce, health and wellbeing, and levelling up communities, that is necessary to ensure that the City can continue to thrive over the coming decades. This is of course more pertinent in the post-pandemic world, in which we must take every opportunity to maintain and enhance the City of London’s position as a global business destination.

Clearly no one site can by itself meet all of the aspirations the City has. However, by working closely with the local community, the planning team, as well as our Culture Mile partners, we believe we can find the best balance of uses for the London Wall West site, that delivers the maximum benefit. These benefits include the delivery of a range of cultural spaces, shaped through consultation with the local community, and contributing to the funding required for the new Museum of London at West Smithfield. At the same time, we also see the project as setting the tone for our other capital projects, and for other stakeholders and landowners operating in the Square Mile, over the coming decades.

Over the past six months, we have been working closely with world-renowned Diller Scofidio + Renfro as lead designers to explore what is possible at London Wall West. Additionally, we have started talking to local residents, community organisations, businesses, visitors and those who work in the City to understand their priorities for the area.

Following on from these discussions, this document sets out what the City of London Corporation’s Property Investment Board believe is possible at London Wall West at this early stage, before we expand our consultation with local communities and stakeholders in step with the development of detailed design proposals.

As the Chair of the Property Investment Board and the London Wall West Project Sponsor, I’m delighted that we are taking such a genuinely collaborative approach to delivering this project and to hearing what people’s views are, and I remain incredibly excited about what the future holds.

Andrien Meyers,
Chair of the City of London Property Investment Board and
London Wall West Project Sponsor

About this document

Thank you for taking the time to read through this document, which has been prepared by the City of London’s Property Investment Board in relation (subordinate clause) to its ongoing consultation around proposals for London Wall West.

The document is intended to provide a background on the project and to share the Project Investment Board’s early vision for the site, which has been created in partnership with its design team, led by Diller Scofidio+Renfro with London-based Sheppard Robson.

We are encouraging feedback from all those who live, work, study or visit the area on this early vision as we look to then develop our proposals further over the coming months.

Our proposals will then form the basis of a planning application that will be submitted in the spring of next year.

To provide your feedback, please visit **londonwallwest.co.uk** and fill out the survey.

Alternatively you can contact us via:

 **Email:**
londonwallwest@barbican.org.uk

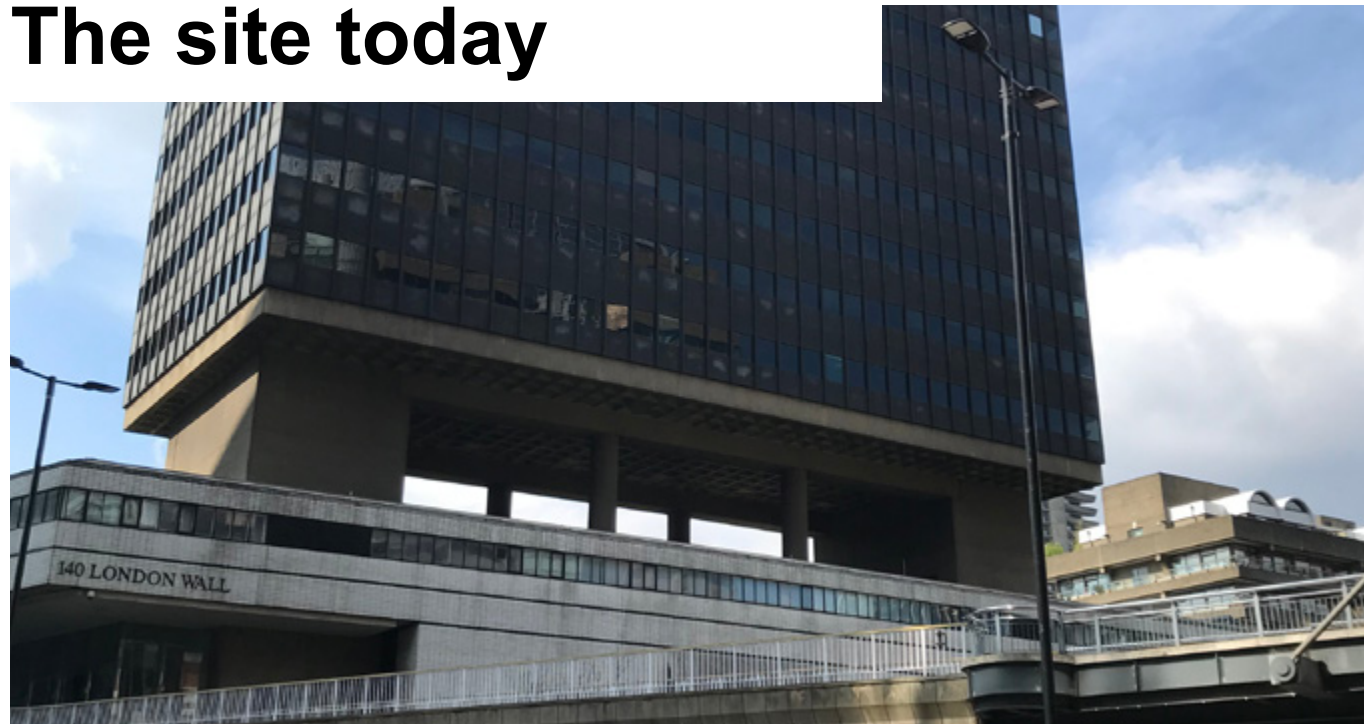
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The site today



Bastion House



140 London Wall



The Rotunda



Map of the local area showing the London Wall West site



London Wall Garden

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 will be moving to Smithfield Market) at 150 London Wall, and Bastion House, a 1970s office building that sits at above the east side of the museum podium. The site has a unique and key urban location at the centre of Culture Mile, a new urban initiative and home for contemporary culture in the ancient heart of London's working capital, stretching from Farringdon to Moorgate.

Previous concept proposals for the site comprised a new Centre for Music and commercial floorspace, however, it was confirmed in February 2021 that this would not go ahead and that time would be taken to consider alternative development proposals.

Current limitations

When assessing what is possible here, we have had to weigh up a number of factors that have together created challenges and opportunities for the future redevelopment of the site. The three main considerations have been listed below:

1. Unsustainable and outdated buildings

Bastion House and the Museum of London site are very much at the end of their design lives and Bastion House is no longer fit for purpose as an office building capable of providing high quality, modern office facilities.

Over the past six months, we have undertaken studies to assess whether there is a case to refurbish and extend, or partially redevelop, rather than fully redevelop these buildings in order to ascertain what option would be the most environmentally sustainable.

Our preliminary studies have identified a number of technical issues with the existing buildings. Not least, the buildings were not of course designed to modern fire or structural standards and the building's facade means that the energy performance is very poor.

Significant remedial work is required to bring these buildings back into safe use and ensure that they last for the next 60 years. This work would be carbon-intensive and still not deliver efficient buildings by modern standards.

The initial studies undertaken conclude that the best approach is therefore a full redevelopment with high sustainability aspirations, including a responsible approach to re-purposing the existing materials on site, excellent energy efficiency and the highest sustainable design standards. You can see further details of this on strategy page 13.

2. Unwelcoming and difficult to navigate public realm

The surrounding pedestrian environment is difficult to navigate, lacking in public spaces and closed off from the local area.

There is also a dark and unwelcoming space created where the museum and Highwalks extend over the roundabout.

Along with existing road layout issues and the large roundabout below the Museum of London, the site can be difficult to cross and acts as a barrier between West Smithfield, the Barbican and rest of London Wall. This will only become more of an issue as the surrounding area develops.

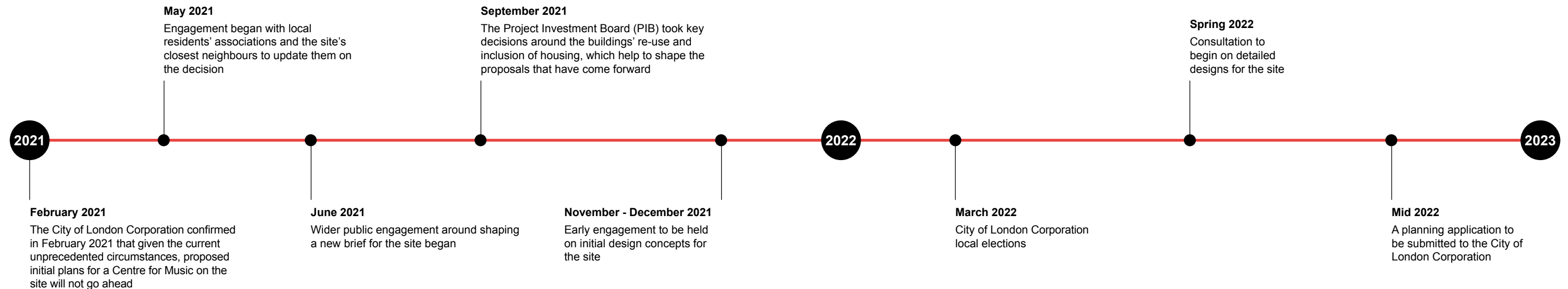
3. Hiding one of the City's most important historical features

The current layout of the buildings block the historic Roman Wall that dates right back to 200 AD and was constructed to defend the most strategically important parts of Londinium.

As a result, passers-by are almost unaware of the history that sits just out of sight.

Along with creating a better streetscape, any future buildings on the site must create opportunities to celebrate London Wall for many generations to come.

Our early engagement with local communities



Images from site tours held in June & July 2021



We have conducted some early engagement on the possibilities for the London Wall West site with people who live, work and visit the local area, to understand people's priorities and ideas for the site.

This includes engaging with schools, local community and other organisations throughout the City and beyond, including those that work with older people, people with specific access needs, and other vulnerable/isolated groups, to identify existing community assets and local support needs. This process has in turn helped to ensure that proposals for the site are genuinely responsive to local priorities. The overarching objectives of the early engagement have therefore been to:

- **Collect initial feedback on elements of the brief that stakeholders can directly influence.** The design team will use the feedback to help shape the proposals, providing opportunity for stakeholders to meaningfully inform the public benefits package.
- **Build mutually beneficial relationships** with key stakeholders, including immediate residents to the site, communities beyond

the site boundary, within the City Corporation, and others, in order to reach a broad demographic.

- **Build a legacy from the consultation process,** complementing previous work and building relationships to last into the future.

Specifically, we wanted to work with local communities, including local residents, to explore what London Wall West could deliver in terms of cultural uses and public spaces. To do this, we employed two separate organisations:

- **Contemporary Art Society Consultancy (CASC)** - which held a number of workshops and site walkabouts to understand how culture could be integrated into the site and how the site can dovetail with the wider cultural placemaking work as part of Culture Mile.
- **Peppermint Research** - which conducted market research with residents, workers and visitors who

use the area to understand what they would like to see at London Wall West, with a focus on the publicly accessible elements of the scheme such as green spaces, heritage uses and retail.

In addition, the London Wall West project team has led on direct engagement with elected officials and those living and working closest to the site, through:

- Local Ward Members drop-in sessions and one-to-one briefings
- One-to-one briefings with City of London officers
- Regular briefings with Livery Companies, including the Ironmongers Company, and with the City of London Girls' School
- Engagement with our partners at Culture Mile and Museum of London
- Regular meetings with the Barbican Residents' Association and briefings with House Groups

The feedback we received

This early engagement has been crucial in helping us to begin to shape the proposals to ensure that what is proposed for London Wall West responds to the needs of the local community. Key themes that emerged from this work included:

- Creating a welcoming and inclusive space
- Creating a strong civic identity and sense of place, reflective of its position within Culture Mile
- Keeping the existing 'village character' of the area and making this is a peaceful and intimate place
- Ensuring any development fits with the surrounding area and responds to the needs of the local community
- Maximising the mixed identity of the site, to bring community space together with culture and commerce
- Creating learning, skills development and other opportunities for young people
- Delivering accessible community programming, workshops and learning opportunities for all, particularly young people and older local residents
- Developing increased green spaces and pockets of nature and tranquillity
- Increasing biodiversity and exploring sustainable initiatives, such as community growing and hydroponics
- Enhancing Highwalk networks
- Providing new spaces for creative businesses and start-ups
- Developing a relaxed and informal cultural character, and an energising and engaging public realm
- Cherishing and enhancing the area's history and heritage
- Delivering more community space and developing sustainable community partnerships
- Assessing the need for housing in this part of the City

Future opportunities at London Wall West

We are delighted to set out our early design concepts for the future of this site, with a vision to make this a vibrant, thriving, inclusive and sustainable place that the City can be proud of.

This development is intended to bring a number of benefits, including:

- **Contributing to the funding necessary to enable the Museum of London's move to West Smithfield** - which is set to be one of the largest cultural projects happening anywhere in Europe.
- **Delivering a range of high-quality office spaces** - our plans are to create a mixture of flexible, high-quality office spaces to suit a variety of businesses and directly support the City Corporation's innovation and growth strategy. This will include an affordable workspace package that will help many more small to medium-sized businesses grow within the Square Mile.
- **Creating a cultural programme that is co-curated by local communities** - we have started and will continue to work with local residents and cultural organisations to create a range of culturally-focused activities here that recognise London Wall West's place at the heart of Culture Mile.
- **Supporting the social and economic development of the local community** - by providing opportunities for communities to come together to meet and socialise, as well as space that can support learning and wellbeing programmes, sponsored by the City Corporation of London and other partners.
- **Celebrating the City of London's heritage** - this will involve maximising the area's heritage assets, such as the Roman London Wall, by incorporating them into the emerging designs.
- **Improving the public realm** - by making the area safer, friendlier and engaging by enhancing the footpaths, Highwalks and other public spaces.
- **Contributing to the City Corporation's sustainability targets** - by creating a development that embraces circular economy and whole life carbon principles by re-using what it can of existing buildings - with a target of up to 90% of the existing site to be recycled - and incorporates the latest low-carbon technologies, uses environmentally-friendly construction practices and promotes biodiversity.

In setting out this vision, our intention is to ensure that these benefits align with local priorities and the policies set out within the draft City Plan, Culture Mile Look & Feel Strategy and The Square Mile: Future City document that was published in April 2021, as well as the City Corporation Climate Action Strategy, all of which will continue to be taken into close consideration as we develop our plans.

On the following pages we have set out further detail on these areas.



Indicative image of London Wall West looking north from St Martin le Grand

Celebrating culture and the City's heritage

The City of London Corporation is committed to delivering an enhanced and inclusive cultural offer across the Square Mile and London Wall West provides a key opportunity to do this. Considered as a gateway to Culture Mile, with its own distinct identity as a place of creative intersection, the extensive public realm redevelopment at London Wall West presents the opportunity to harness the significant role culture and creativity play in defining welcoming public spaces.

The development of the area will offer increased and accessible public spaces to people living, working, and visiting the Square Mile. The vision for culture responds to both these current communities and the histories of this special place in the City of London.

As part of the vision, we want to rediscover and better celebrate a key part of the Roman London Wall gate on the site, which has been hidden from public view for a number of years underneath London Wall road. This historic landmark will become a part of the London Wall West site and will be integrated as another local landmark attracting visitors.

New artworks (permanent and curated) will encourage play and participation in the public realm by people of all ages and cultures. The new public spaces will be adaptable to different audiences and uses, day and night and week to weekend.

London Wall West will celebrate everyday creativity in flexible public spaces, designed to host culture in its widest sense and encourage local participation. Performance spaces will provide opportunities for spontaneity as well as programmed cultural activity.

Culture at London Wall West will contribute a unique facet to the Culture Mile tapestry as a place where people feel welcomed, which sparks curiosity and imagination and provides a vivid creative expression of the ethos and character of the area and its place in the context of the Culture Mile district and London.



Image of the hidden Roman Wall's existing condition



Indicative image of public realm incorporating the Roman Wall

Creating a sense of community

We want to ensure that London Wall West is an asset for the whole community. To do this, we are proposing to create a series of dedicated communal and civic areas, as well as supporting learning and community programmes that will help to make sure the opportunities offered in this part of the capital go to those who need them most.

We are exploring possibilities to deliver a sustainable learning and skills offer, prioritising access for young people. In response to early consultation feedback, the team will consider methods to connect local businesses with young people, respond to the City Corporation's aspirations on social mobility, address skills gaps and smooth pathways between training and employment.

We are also considering the potential to provide flexible community and learning spaces for local residents and community organisations, bringing the community together. In addition to supporting a range of new accessible learning opportunities, we will aim to complement the existing community infrastructure and respond to the needs of local groups for more facilities to deliver their programming.

Work and life in the City can be fast paced and sometimes stressful and disconnected. We want to provide places for people to stop and spend time with their family or friends, such as cafes, bars or restaurants. Places for people to relax and which provide a range of options to suit all price points.



Indicative image of a potential public space where people could meet, spend time and relax



The Highline, New York by Diller Scofidio + Renfro



The Tide, Greenwich Peninsula, Diller Scofidio + Renfro / GROSS.MAX

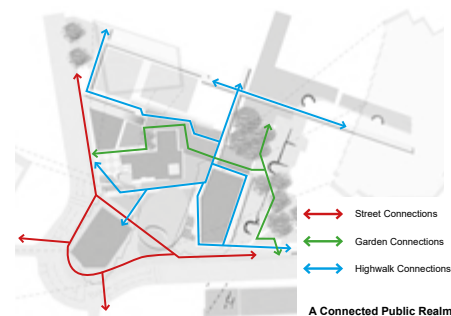
Creating new public spaces for people to enjoy

A key part of our proposal is to include new public spaces, connections and walkways to ensure that London Wall West becomes an integrated and connected part of the surrounding area. Our proposals include:

- Creating a new interconnected network of public spaces where local people and visitors can come and spend time with friends and family
- Improvements to the City Walkways around the site and better connections to Barbican Highwalks
- Working with the Greater London Authority accessibility board to ensure that these spaces can be used by everyone
- Ensuring a significant level of 'urban greening' to provide much needed planting and trees enhancing sitewide biodiversity, supporting pollinators and contributing towards health and wellbeing
- Enhancements to the setting of the historic London Wall
- Exceeding London Plan standards for cycle parking, promoting active travel

Whilst the scale and footprint of the buildings and public realm that will occupy the site is still being considered, the design approach is to increase the extent and impact of the public realm as much as possible thereby also maximizing the public benefits.

London Wall Place, where the buildings take up the majority of space, is a good example of a development where the public realm has been significantly enhanced.



New public realm routes



Indicative proposals for the ground-floor layout showing new public spaces



Indicative proposed roof plan

Meeting modern sustainability standards

In meeting our ambitions to tackle the climate emergency head-on, the City of London Corporation has adopted a Climate Action Strategy which sets out how the organisation will support the achievement of net zero for the Square Mile by 2040, as well as build climate resilience and champion sustainable growth.

To ensure that we are taking every opportunity to make this development as sustainable as possible, the design team has looked at how we can minimise the embodied energy (all the energy used in a building's construction), achieve net zero carbon in day-to-day operations and incorporate methods to enhance local biodiversity with habitat creation and sensitive lighting.

This work has been focused on embodied carbon, and what the right approach is to reusing or redeveloping these buildings. The London Wall design team, led by Buro Happold sustainability experts, was instructed on behalf of the City of London Corporation's Property Investment Board to undertake a detailed structural analysis

of 140-150 London Wall (the current home of the Museum of London and Bastion House). This has also looked at maximising circular economy principles, such as creating building longevity, adaptability, modularity, economy and durability, through the use of recycled materials. At present the design team believe up to 90% of the existing site can be recycled.

In addition to securing the greatest embodied carbon saving, the proposals for London Wall West will also deliver against a number of other environment and sustainability requirements including:

- Contributing to the Corporation's net carbon neutral ambitions - including opportunities for innovative measures

such as carbon sequestration, minimising waste, efficient water saving and irrigation methods, reducing carbon pollution.

- Greening interventions in the City - providing green roofs, green terraces, soft landscaping and tree planting.
- Exploiting biodiversity opportunities and focusing on achieving climate change resilience.
- Ensuring a BREEAM sustainability rating of Outstanding and Well Platinum Standard.

London Wall West will also enhance local ecology through connecting areas of vegetation and provide connecting green corridors to bring nature to the close confinement of central London.



Indicative image of the open space

Creating stunning architecture

The location of the London Wall West development is a key intersection within the City of London, stitching together two urban corridors, one running north to south from the South Bank to St. Paul's Cathedral and a second running east to west along Culture Mile. As such, it offers a physical connection between a number of major cultural institutions, including the Barbican Estate and Arts Centre, Tate Modern and the new Museum of London at West Smithfield, as well as new points of arrival via the new Crossrail stations from Farringdon to Moorgate. We believe that the site must respond to and reflect its relationship to these places as an important urban space and location for public and cultural programming, and provide a gracious and intuitive Southern Gateway into the Barbican Centre's Highwalk network.

To do this, we are proposing to shape the development around a new central public space framed by a pair of buildings. This would be the heart of the scheme and be home to an active, pedestrian plaza with the potential for informal outdoor cultural events and gatherings, bordered by opportunities to stop for food and drink, and interior venues focused on potential community and cultural usage.

In addition, we are proposing to create a clear point of transition into the Highwalk level with extensive new gardens and green spaces. This will offer two distinctive types of public space: a more vibrant and social ground floor public realm along London Wall; and a quieter, more contemplative and green ecology at Highwalk level towards the Barbican at the North. The centrepiece of the Highwalk level is imagined as a distinctive figural 'bowl' that creates a moment of surreal respite from the city around it with a meadow-like character.

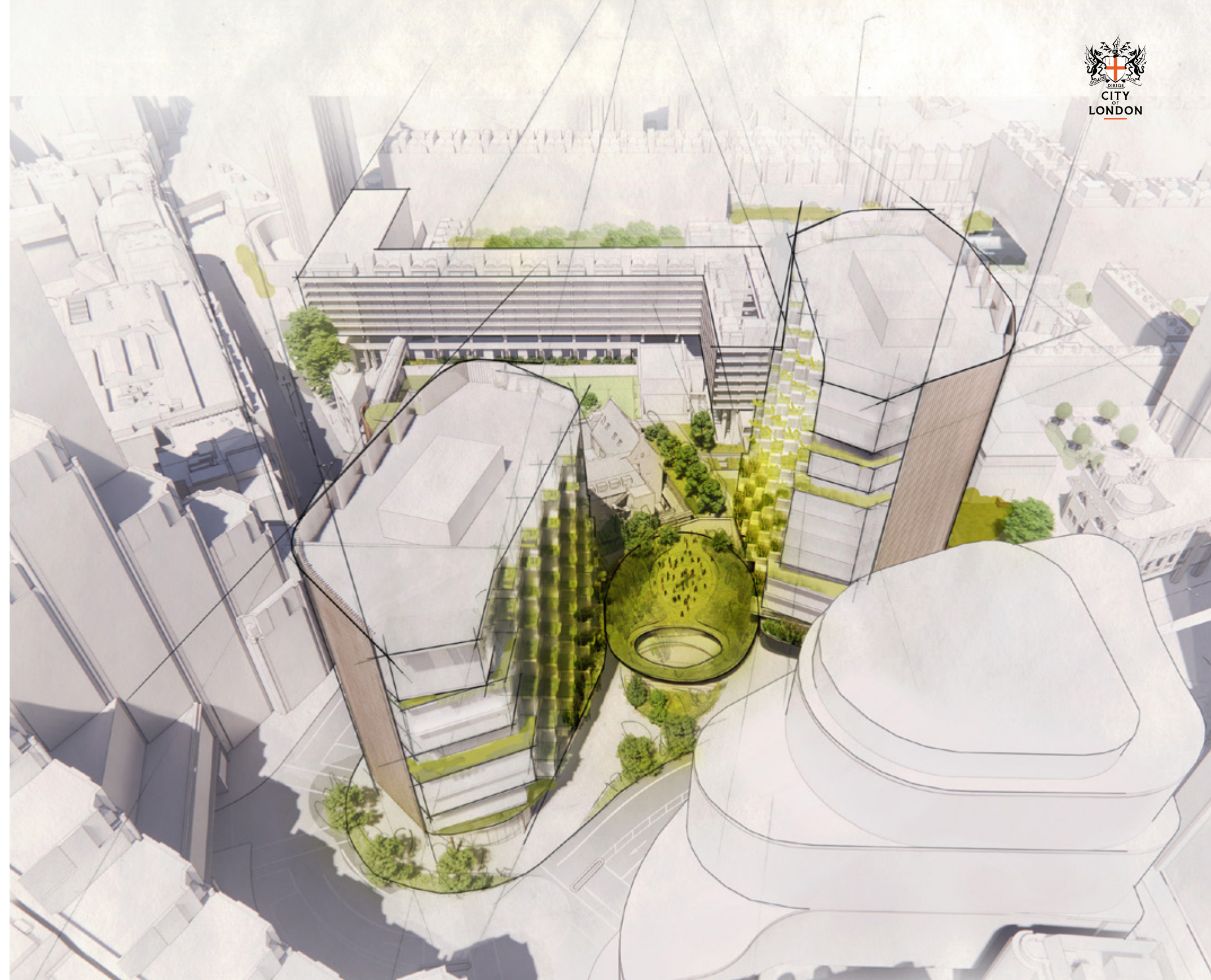
The landscaping at Highwalk level will also link down to the gardens to the east which contain the ruins of the historic City Wall. The proposal enhances the setting of these important artefacts by creating improved access and new vantage

points to appreciate them at different levels, and an enhanced re-wilding of the landscape to maximise the ecological value of the green spaces. In celebrating the heritage of the site, the proposals also seek to open up public visibility and access to the currently forgotten Roman Gate, which is locked in a closed chamber underneath London Wall road.

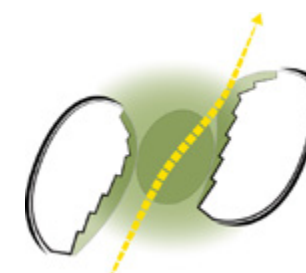
The Ironmonger's Hall will remain at the heart of the site amongst the new groves of trees, with an intimate new public square revealing the building's entrance to Aldersgate Street to the west.

A careful curation of greenery climbing up the vertical facades of the buildings, will provide a dynamic impression to the buildings as they face the central space. Outwardly, building facades appear quieter, calmer, and more formal as they interface with the local townscape.

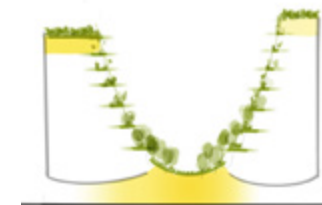
At the very top of the stack sits the Culture Cap, a flexible, intimate contemporary performance and events space with views to St. Paul's and the London skyline. It acts as a beacon affirming the status of this site as having a civic and cultural role within the City.



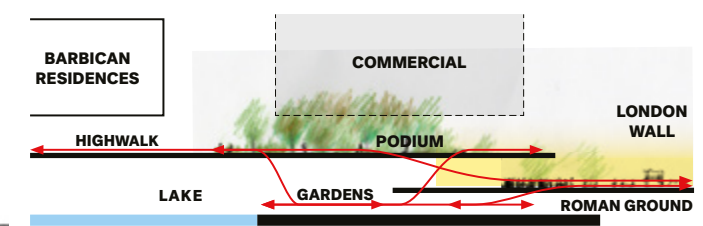
An artist's impression of the site looking north



Public space as gateway



Green valley & cultural anchors



Public realm connecting multiple levels across the site

Delivering a range of high-quality office spaces

The City of London hosts an unparalleled cluster of financial, professional, and business services, which are recognised across the world as vital engines of business and economic growth, despite having a shortage of high-quality commercial space. Now more than ever, the City needs to invest in its future to maintain its worldwide status.

At London Wall West we are proposing to deliver flexible, high-quality office space in order to help meet the City Corporation's aspirations. This is in line with the draft City Plan 2036, which confirms that a good supply of high quality, modern and sustainable office accommodation is required to meet the needs of the City's commercial occupiers and keep pace with growing business needs.

Despite the impact of the pandemic, there has actually been a significant level of letting activity in the City office market over the summer 2021 period, with a number of major businesses leasing new headquarter buildings. JLL, a property services company, has reported that office take-up in the month of August was the highest since the start of the pandemic with 585,000 sq ft leased in the City. Occupiers are seeking high-quality office space with strong sustainability credentials - the type of space which is proposed at London Wall West.

We are also looking to deliver a range of flexible office spaces for different businesses, with smaller affordable space for start-ups and larger spaces suitable for bigger organisations.



Precedent images of potential office spaces

What we want to hear from you

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. This consultation is your opportunity to have your say in shaping what will be one of the most exciting projects in this part of the capital.

Some of this work has already begun, as described on page six, but we will be conducting further consultation as the plans for London Wall West are developed. Your feedback is vital in helping us to shape the proposals ahead of submitting a planning application for the site in 2022.

To view the plans and provide feedback you can

Attend one of our public consultations at the Barbican Centre:

● Saturday 4 December,
10.30am - 2pm

● Wednesday 8 December,
4pm - 8pm

You can also get in touch with the team via:

● Email:
londonwallwest@barbican.org.uk

● Phone:
0800 082 0464

● Consultation Website:
londonwallwest.co.uk



Scan me





The City of London Corporation is the governing body of the Square Mile dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK