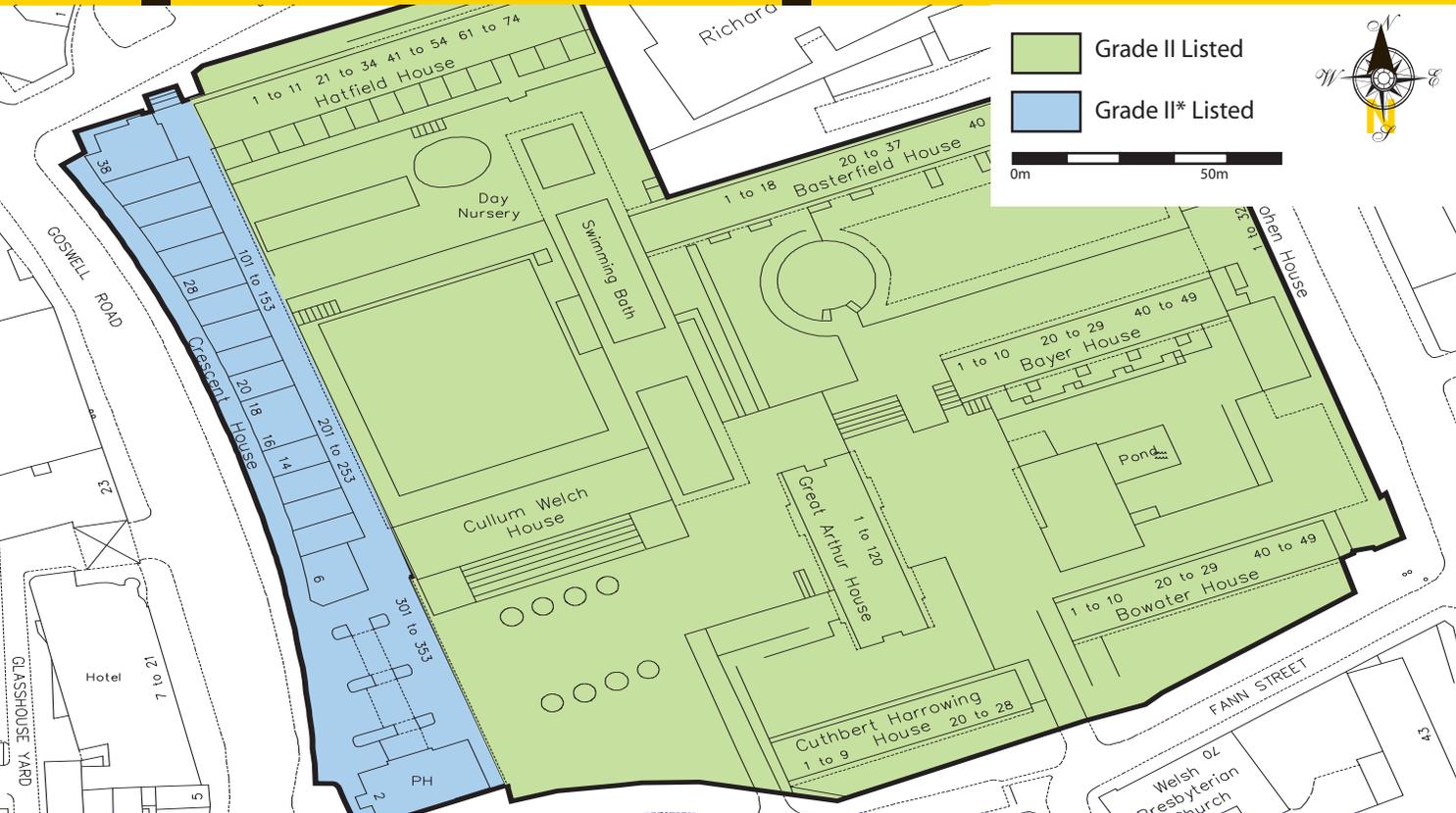




July 2008

Golden Lane Estate

A listed building guide for residents





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Introduction

This leaflet explains why the Estate is important and what listing means. It also summarises the City of London's favoured approach to managing potential change on the estate.

The advice in this leaflet will be relevant to you and your home and it is important that you read it and keep it as part of your Tenants' or Owners' Handbook.

Listed Building Management Guidelines for Golden Lane

The architects Chamberlin, Powell and Bon designed the Golden Lane Estate for the City of London Corporation in 1952. The Estate was listed in 1997 for its special architectural and historic interest.

On 26th June 2007 the City of London Corporation adopted Listed Building Management Guidelines for Golden Lane Estate. The Guidelines are a Supplementary Planning Document (SPD) of the City's Local Plan. This means the SPD will be a material consideration when applications for works are made.

The Guidelines were developed following detailed discussion with a range of stakeholders. After the listing of the buildings in 1997, the City of London Corporation and English Heritage agreed that it would be appropriate to prepare listed building management guidelines for the Estate. Avanti Architects were appointed as consultants to work with the City. A Working Party was established to help steer the project and this comprised tenants, leaseholders, English Heritage, Twentieth Century Society, City of London Members and officers as well as consultants.

The draft Guidelines were subject to public consultation during summer 2006, between November 2006-January 2007 and in May 2007. The responses received were valuable in helping to produce the final draft of the Guidelines and we would like to thank all those who participated in the consultation.



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A New Tradition of Care

Listed Building Management Guidelines provide a mechanism to explore the special architectural and historic interest of the estate which the list description is not intended to achieve. The result provides an informed understanding of the estate and the elements that contribute to its special architectural and historic interest. It is this special interest which should be safeguarded when changes are proposed.

The statutory listing of significant post-war architecture – of which Golden Lane Estate is an important example – is still relatively recent. The listing of buildings is intended to safeguard them, to protect the important aspects of them and to prevent casual or incremental deterioration of the buildings and their settings through inappropriate changes or ill-considered repairs. Examples of unintended but gradual degradation can be found throughout the Golden Lane Estate. The listing of the estate and the development of Listed Building Management Guidelines creates an important opportunity to cultivate a new tradition of care.



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Frequently Asked Questions

Why is the estate important?

Golden Lane is one of Britain's most important post war housing developments. Its design and construction at the time were innovative and forward thinking and were widely influential.

Many of the concepts realised in the Golden Lane Estate were used widely elsewhere for example, Barbican. Golden Lane is a pioneering example of an urban microcosm which was wholly modern in spirit yet fully responsive to its site. This needs to be respected and protected.

The particular use of colour, materials, proportion, rigorous attention to detailing and pedestrian permeability are among the key elements in the design of Golden Lane Estate. Pick-hammered concrete and expressed load bearing brick crosswalls give depth to the elevations whilst the use of opaque coloured glass cladding creates interest.

Great Arthur House is a key element in the design, expressed in its rooftop canopy, rooftop garden, pool and pergola. It was the first tower to exceed the 100ft height restriction and was, for a few months, the tallest residential building in London.

The architects created a sense of spaciousness within the tightly planned flats by using features such as sliding partitions between living rooms and bedrooms in Great Arthur House and staircases within the living rooms in the maisonettes. The plan-form of the flats is an important element in the special interest of the buildings on the Estate.

Chamberlin, Powell and Bon were as interested in the design of the spaces between the buildings as the buildings themselves.

The landscaping of the Estate was radical, creating hard landscaped areas on different levels that responded to the different forms and uses of the surrounding buildings. Structures within the landscaping, such as the bastion, are important to the character of the Estate and are also listed.

What does listing mean?

Important buildings of different periods are listed by central government to protect their special architectural or historic interest. Proposed changes to a Listed Building need to be assessed to ensure that they would not harm its special interest, but listing does not mean that no changes can take place.



Each listed building is described in a list description which helps to identify it. Whilst the description will mention some of the features of a listed building, it is important to be aware that the entire building is protected, both internally and externally. This includes any object or structure fixed to it, even if it is not mentioned specifically in the list description. This applies to all grades of listed building.

It is a criminal offence to do works to a listed building that affects its special interest without listed building consent. If such works are undertaken without permission, this may result in prosecution. In serious cases, it can result in a fine and/or imprisonment.

What are Listed Building Management Guidelines?

Listed Building Management Guidelines set out the agreements made between all involved in their production. They assess the degree of change which may be acceptable within the building.

Listed Building Management Guidelines do not remove the need to obtain Listed Building Consent for works or alterations which affect the character of a building of special architectural and historic interest. They are intended to be a tool for the positive, active management of historic buildings and to guide future change. They provide a structured framework from which informed decisions can be made.

The Guidelines are intended to offer more detailed advice about listing and its implications as well as providing general information. It includes advice about the types of works that may or may not require consent.



How do the Guidelines fit into the planning process?

The Guidelines are a Supplementary Planning Document (SPD). When considered together with other policies and guidance (both national and local), they assist in decision-making about whether works require Listed

Building Consent and the approach to making a decision about an application.

The guidelines do not alter the legal implications of 'listing' the Estate and cannot extend or reduce the types of works that may require consent.

What additional information can I find in the management guidelines?

The guidelines contain more detailed information about why the buildings are of special interest. They explain in more detail the implications of the relevant legislation, the best approach to works and repairs and how a decision on applications is reached.



What should I consider when thinking about possible changes to my flat?

When residents plan to make changes to their flats they should consult the Golden Lane Listed Building Management Guidelines to identify whether the work requires Listed Building Consent. Some types of work will not require any consent, and residents may proceed (provided they obtain Landlord consent). Where consent is not required, we will still encourage (although we cannot require) residents to consider like-for-like replacement of original fittings, or appropriate alternatives that are as close as possible to the original design. In the case of works that do require listed building consent, like-for-like replacement or a suitable alternative, may be required as a condition of approval.



What do the management guidelines cover?

The guidelines cover all the buildings and landscaping on the estate. A plan of the estate showing the extent of the listing can be found on page 3.

How do I find what I need?

The guidelines are split into two parts:

Introduction sets out the aims and objectives of the guidelines, the principles of listing and the relevant legislation, the listed building consent decision-making process and the process for reviewing the document to ensure that it remains relevant.

Guidelines contains the detailed guidance about the estate and its special interest. For ease of reference the buildings have been grouped as follows:

- Residential blocks
- Leisure centre and nursery
- Community Centre
- Commercial premises (shops and pub beneath Crescent House)
- External landscape



The Traffic Light System

The guidelines are structured in a 'traffic light' format, providing examples of proposed works and the likely response to them. These are:

Green requires no authorisation;

Amber requires advice as to whether a LBC (Listed Building Consent) application is necessary;

Red would definitely require a LBC application;

Black requires LBC and would be unlikely to gain it if applied for;

Blue additional notes are provided for guidance.

Maintenance and Repairs

Below are some frequently asked questions about what requires Listed Building consent and their 'traffic light' category.

Green *Can I redecorate the interior of my flat?*

Yes. Painting and wallpapering do not require listed building consent and there are no restrictions on the colour scheme you use on the internal walls of your flat.

Green *Can I change my bathroom suite?*

Yes. Listed building consent is not required to change the bath, toilet, sinks or taps in your bathroom. You can choose any style of fitting and install a shower instead of a bath.

Green *Can I change electrical appliances such as refrigerators, freezers and cookers?*

Yes. Listed building consent is not required to replace 'white goods' provided that it involves no other alterations to your kitchen's original fabric or the layout and plan form of the space.

Green *Can I replace my light switches?*

Yes. There are no restrictions on the type or style provided they comply with British safety standards.

Amber *Can I change my carpets?*

Yes. Listed building consent is not required to change carpets or linoleum provided that you do not remove the wood block flooring or floorboards. If you want to use laminated wood flooring, it needs to be a 'floating floor' system.

Amber *Can I renew the central heating system?*

In principle you can renew the heating system in your flat without listed building consent. However, if you need to put in a new flue or other extract, this will require listed building consent and is covered in the next section.

Any other repair works must be the same as those existing in every respect including materials, profiles and methods. If you think this applies to works you plan to do, you should contact the Department of Planning and Transportation and a Planning Officer will be able to advise you. If listed building consent is not required, this can be confirmed by an exchange of letters.

Alterations

If the works involve the removal of original material, alterations or changes to the building's appearance, it will require listed building consent and possibly planning permission. You will also require landlord's consent. For example:

Green **Amber** *Can I change my kitchen?*

Replacement of kitchen cabinets, worktops and appliances do not require listed building consent.

However, removal of, or alterations to, built-in cupboards may require consent. Advice should be sought prior to beginning works.

Amber *Can I put in a new flue for my boiler?*

Boilers, dryers and other appliances may require an external flue. A design for an external flue has been agreed with the Department of Planning and Transportation and English Heritage, and details of it may be obtained from the Estate Office. Providing you follow this design, Listed Building Consent is not required. The only exception to this will be Crescent House and Cullum Welch House. For external flues in these locations, or if you intend to have an external flue that does not conform to the agreed design, you should contact the Department of Planning and Transportation for further guidance as to whether Listed Building Consent will be required.

Red *Can I alter or remove the internal walls and screens in my flat?*

You will require listed building consent to remove or alter any internal walls or partitions in your flat, such as those to your kitchen or bathroom. Each case is judged individually on its own merits. You will need listed building consent to erect a new internal partition wall.

Red *Can I replace the internal doors in my flat?*

Replacement of original internal doors or other joinery, such as skirtings, will require listed building consent.

Black *Can I alter or relocate the staircase in my flat?*

The staircase is an important element and you are unlikely to get consent to remove it or relocate it. In some cases, it may be possible to modify the existing staircase but such alterations would require listed building consent.

Black *Can I replace the external doors in my flat?*

Replacement of original external doors needs listed building consent and is unlikely to be granted consent.

Black *Can I replace or alter the windows to my flat?*

Both listed building consent and planning permission are required to replace windows to individual flats. Consent would only be granted in the most exceptional circumstances. Any alterations to windows, such as secondary glazing, will require consent and each case will be judged on its merits.

Black *Can I erect a satellite dish?*

Additional fixtures to the exterior of the building, such as satellite dishes and aerials, will require listed building consent. Such alterations are discouraged and will only be granted consent in very special individual circumstances.

The Consent Procedure

Landlord's consent

Landlord's consent is necessary before any works are undertaken by a leaseholder or tenant, irrespective of whether listed building consent or any other permission is required. You should contact the Estate Office before you undertake any work to your flat as their written approval is needed under the terms of your lease or tenancy.

How to apply for listed building consent

Whilst there is no fee for submitting a listed building consent application, there may be other costs involved. Drawings to a scale of 1:50 of existing and proposed plans and sections must be submitted with your application. An architect or surveyor can prepare these for you. If you prepare the drawings yourself, they must be accurate and to scale in order for your application to be accepted for consideration. Depending on the nature of the application, larger scale drawings of details such as new joinery work may be required.

Application forms are available from the planning website: www.cityoflondon.gov.uk/planning. Click on the 'Planning advice and guidance' link on the navigation menu on the left hand side of the page for the link to the form. If you need any advice, please contact us.

Applications are dealt with by the City of London's Department of Planning and Transportation. In some cases there is a requirement to consult interested parties such as English Heritage, the Twentieth Century Society and where applicable the relevant Tenants' or Leaseholders Associations.

Where the Guidelines can be found

The information and advice contained in this leaflet comes from the adopted Listed Building Management Guidelines. The Guidelines are available in full on the City of London's website: www.cityoflondon.gov.uk



Printed copies of the Management Guidelines are available to view in the Estate Office, Great Arthur House, Barbican Library and at the Planning and Transportation Department Reception at the Guildhall.

Copies are available on CD and can be made available in other languages, large print and Braille.



Who do I contact to discuss works to my flat/maisonette?

Any works you wish to do to your flat will need to be agreed with the Estate Office who represents the City of London Corporation as freeholder of the estate:

Estate Office
Department of Community Services
City of London
Great Arthur House
Golden Lane Estate
London EC1Y 0RD

Tel: 020 7253 2556

If you are planning works to your flat, a Planning Officer will be able to advise whether or not listed building consent or planning permission is required:

Department of Planning & Transportation
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Tel: 020 7332 1710

E-mail: plans@corpoflondon.gov.uk

If major alterations are proposed English Heritage may become involved:

London Region and Head Office
Covering Greater London
English Heritage
1 Waterhouse Square
138 - 142 Holborn
London EC1N 2ST

Tel: 020 7973 3000

Fax: 020 7973 3001

E-mail: london@english-heritage.org.uk



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