

1.0 Introduction and Executive Summary

1.1 Introduction

1.1.1 Position of this document in relation to the whole guidelines

This volume is the second of a planned four Volume series entitled 'Listed Building Management Guidelines for the Barbican Estate in the City of London'. It provides detailed guidance regarding alterations and physical management of the residential elements of the Barbican Estate. It should be studied and understood in conjunction with the other components of the overall Management Guidelines, which will comprise

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| Volume I | Introduction |
| Volume II | Residential Buildings |
| Volume III | Arts Centre, Schools and other buildings |
| Volume IV | Landscaping |

NOTE: Volumes III and IV are subject to funding being made available. However any persons involved with works in these areas are advised to consult the current volumes I and II for guidance on general issues regarding the special interest of the Barbican and the legal requirement for listed building consent prior to initiating any works that would affect the character of the buildings or the landscaped areas of the estate.

1.1.2 Provenance of this document

1.1.2.1 This volume was originally prepared by independent consultants, Avanti Architects Ltd., working to a brief developed jointly by the City of London Corporation Built and English Heritage. The commission was awarded in the autumn of 2003 and the process of developing the Guidelines has been managed through a Working Party set up for this purpose. This revised updated version has also been undertaken by Avanti Architects, to a commission by the City Corporation, in conjunction with a re-activated Working Party.

1.1.2.2 The original Working Party, which met regularly throughout the project, was chaired by the Chairman of the Barbican Residential Committee and comprised representatives of English Heritage, the Twentieth Century Society, the Department of Community Services, the (then) Department of Planning & Transportation, the Barbican Estate Office, representatives of the Residents Consultation Committee, the Barbican Association and the consultants themselves.

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1.1.2.3 A process of consultation on the document draft included dissemination through the Barbican Association, the Barbican Residents' Consultation Committee, the House Groups, residents' newsletters and the City Corporation's website. The City Corporation and English Heritage are responsible for formal approval of the final document and will remain joint owners of copyright.

1.1.3 How to use this document

1.1.3.1 This reviewed version of the Barbican Listed Building Management Guidelines is published in electronic format. Reference copies are held at the Barbican Estate Office, the Barbican Library and at the Department of the Built Environment.

1.1.3.2 The document is intended to be used by all stakeholders in the Barbican including residents, conservation agencies such as English Heritage and the Twentieth Century Society, the City Corporation itself and interested members of the public.

1.1.3.3 It offers guidance both to the City Corporation as freeholder and landlord, and to leaseholders and rental tenants. It describes the formal procedures that should be followed in connection with planning or Listed Building Consent (LBC) applications. It should be consulted before any works or repair, alteration or maintenance are undertaken by any of the above parties.

1.1.4 Other sources of information/ guidance to which reference should be made

A list of sources consulted in the preparation of these Guidelines is appended at the end of this document.

1.2 Executive Summary

1.2.1 Scope of this document

1.2.1.1 This document seeks to describe the reasons for the designation of listed building status of the Barbican Estate and the implications this has for the future management of changes to the residential buildings.

1.2.1.2 The document defines the special interest of the residential buildings. It proposes guidance for the management of change to the residential buildings - for the external fabric, the common interior parts and the apartment interiors. This guidance is structured in a 'traffic light' format, citing examples of works that need no authorisation (green); that would require prior enquiry (amber), that would definitely trigger the LBC application procedure (red), and would be unlikely to gain consent even when applied for (black).

1.2.1.3 It offers best practice advice in respect of the roofs and terraces, external repair and redecoration and the Garchey system.

It makes proposals for other conservation strategies to be considered including the designation of a number of representative heritage flats; record surveys; the

establishment of a salvage store and the possible installation of a permanent exhibition/visitor centre.

1.2.2 Key conclusions and recommendations

1.2.2.1 The Barbican is a unique urban composition in which buildings and spaces play complementary roles in creating its character and special architectural interest. No new buildings, infilling, removals or extensions should be introduced that could cause detriment to the integrity of the ensemble. Likewise no interventions should be undertaken in the design or management of the exterior spaces which constitute the setting of the buildings, including hard landscape, aquatic and planted areas, that would affect their original character and special interest.

1.2.2.2 The architectural form and character of the residential buildings is consistent and distinctive. No alteration should be made that would affect the silhouette, massing, volume, modelling, material character, surface, colour (except as provided for by the approved Palette of Colours) or regularity of any of the buildings. The distinctive weathering patina has now also become a characteristic feature of many of the buildings, such that any proposal for cleaning should now be considered very carefully and may be subject to listed building consent.

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1.2.2.3 The materials and components of the roofs, terraces, facades, balconies, guardings, windows, screens, and other glazing, and entrance porches combine to create an architectural language that unifies the Estate as a whole.

No alterations should be made that would introduce general or local departures from, or interruptions of, this language.

1.2.2.4 Any repairs or replacement works must be closely matched to maintain visual consistency across adjacent areas. There should be no generic changes of the materials used in façade fabric, components or finishes whatsoever, i.e. concrete, brickwork, timber or metal glazed screens, windows, doors, panels.

1.2.2.5 The smaller accessories including balustrade glazing, architectural metalwork and planter boxes are also of importance to the Barbican Estate's character in providing a layer of detail, lightness and human scale on the outer edges of the buildings, and it is essential that these be maintained in a unified way with no piecemeal or individual exceptions. The maintenance of a consistent graphic identity in the Barbican Estate's signage and wayfinding system is of similar importance, and new, uncoordinated or one-off signs should be avoided.

1.2.2.6 Specifically the planter boxes along the balconies of the terrace blocks have a significant cumulative impact on the overall appearance of the Barbican Estate, softening the edges of the buildings and providing a natural contrast to the architectural order. Although it is not essential that these occur on every level for every dwelling or even that they are always planted out, wherever they do occur they should be of the same type throughout, relate to the modular rhythm of the balustrading and be light grey in colour, matt finish, with no variations.

1.2.2.7 Painted finishes to common areas both externally and internally, should be renewed consistently for whole blocks and only employ colours from the approved Palette of Colours (refer to Section 4.2 External redecoration). The soffits to the terraces and block undersides should always be maintained in matt white only. Uncoated concrete surfaces should remain uncoated.

1.2.2.8 The materials, components and layout of the common areas contribute to the architectural character that is both varied yet consistent across the Estate. No alterations should be made that would introduce local departures from this character. Repairs or maintenance should be carried out in such a way as to be compatible with the original intent and appearance of the building.

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- 1.2.2.9 Fixtures and fittings in the common areas are important in providing a consistent vocabulary of details and it is essential that these are maintained in a unified way, with any repairs or upgrade work being conceived in such a way as to blend with the original design.
- 1.2.2.10 The character and special interest of the Barbican Estate resides predominantly in its urban form, architectural scale, quality and consistency of material fabric, and exterior and interior public spaces. If these can be conserved as the key priority, the most important elements of the Estate's significance will be secure. Specifically, the simplicity and grandeur of the hard and soft exterior landscape is an integral part of the overall architectural character of the Barbican Estate and should be maintained so as to respect that original design intent.
- 1.2.2.11 The design of the apartment interiors was also an intrinsic part of the original Barbican vision of urban living and flat layouts were developed in an unusually wide diversity. The resulting range and quality of domestic design is part of the character of the Estate. Special architectural interest is to be found both in the basic organisation of interior layouts as well as in the particular features within them. It can also be found in interiors which survive in an authentic and completely intact state.
- 1.2.2.12 A pragmatic approach is appropriate in dealing with the pressure for change within the interiors of individual apartments. Detailed guidance is given through the 'traffic light' system noted above with examples of work that would require no authorisation (green); works where an enquiry should be made before proceeding (amber); works that would require Listed Building Consent (red) but which may be granted where they do not impact adversely on the building's character; and finally works which would be unlikely to gain consent (black).
- 1.2.2.13 The protection of special architectural interest in interiors where all or most original authentic details survive intact is proposed through the designation of heritage flats, and through other conservation strategies (see 1.2.2.15).

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1.2.2.14 There is an on going cycle of repair and maintenance to the external fabric of the Barbican which must be implemented systematically within an informed Estate-wide framework of best practice. This is of self-evident importance in ensuring that any major works projects are undertaken in full cognisance of the architectural significance of the buildings, and are prepared and executed with due process strictly observed. However it is equally important that cumulative minor works operations on the exterior of the buildings or public spaces do not impact adversely on the character and special interest of the Estate as a whole. Uncoordinated or thoughtless interventions – for example surface mounting of service installations, or ill-matched ‘repairs’ or replacements – can be highly detrimental to the overall sense of order and integrity of the original design. It is essential that effective protocols are applied and observed in the control and management of ‘small contract works’.

1.2.2.15 A range of other conservation strategies has been recommended for the further protection of the special interest of the Estate. These include:

- the designation of ‘heritage flats’ where all, or most, of the original features and authentic details remain and are maintained intact

- the documentation by drawn and photographic surveys of authentic flats for record purposes
- the establishment of a salvage store whereby a stock of original fixtures and fittings may be made available for residents wishing to use authentic items in renovation work
- the possible establishment of a permanent exhibition of the Barbican and its history to serve as an educational and conservation resource.

1.2.2.16 The adoption of any or all of these strategies will promote the objective of conserving the special interest of the Barbican into the future. Progress has been made over the five years of the Management Guidelines’ operation in relation to establishing the first heritage flat, and this achievement should be extended. In addition, the operation of the Salvage Store has contributed significantly to the retention and recycling of original fabric and fittings on the Estate, and its continuation is strongly encouraged.

1.2.2.17 It is recommended that information on all of the above proposals is widely distributed amongst all stakeholders. Effective implementation of these Guidelines will depend on commitment on all sides and sustained management and control procedures.

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1.2.2.18 Recommendation was also made for the regular review of the operation of these Guidelines, with amendment and development as appropriate, and these reviews have indeed been carried out. A review procedure is included in Volume I, Section 12 of the Guidelines and it is recommended that the criteria proposed are consistently observed in order to establish meaningful data on how the Guidelines are working to facilitate future review and improvement. The adoption of Management Guidelines for a listed asset the size of The Barbican was a pioneering project in conservation practice the effective application of these guidelines as well as their regular review can provide a valuable model for others seeking an exemplar in the good stewardship of large post-war modern buildings and estates.

2.0 Special Interest of the Buildings

2.1 Character and special interest

- 2.1.1 The aim of Management Guidelines is to promote good stewardship of significant buildings and sites through a well-informed consensus of all stakeholders. This is more likely to be achieved if there is general agreement on why the object of this attention – the 'heritage asset' – is of special interest and therefore why it requires special care in its maintenance, repair and alteration.
- 2.1.2 The term 'special interest' derives from The Planning (Listed Building and Conservation Areas) Act 1990 Section 7, which prohibits demolition, alteration or extension of a listed building “in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”. The Listed Building Consent procedures required to obtain such authorisation are described in Volume I of this document.
- 2.1.3 The cornerstone of good conservation management practice is the establishment of understanding among all stakeholders and their agents of the 'heritage asset', in order to identify the nature and appreciate the value of its special interest. From this understanding an informed approach can be developed to guide future works of repair, alteration or upgrade that extend beneficial use, and therefore sustainability, without detriment to the asset itself.
- 2.1.4 By the same token, the identification of the types of change that would not affect its character can streamline the Listed Building Consent process by eliminating the need for formal application procedures for insignificant works or alterations that do not impact on the special interest.
- 2.1.5 This section of the document therefore seeks to identify the character and special interest of the residential buildings of the Barbican Estate and it is from this assessment that the guidance in Section 3 of this document is derived.

2.0 Special Interest of the Buildings

- 2.1.6 A dictionary definition of 'character' refers to "a combination of traits or qualities distinguishing the individual nature of a person or thing". In the case of a building or place, its character or special interest may reside in a variety of aspects including its intrinsic architectural, aesthetic, spatial or material qualities, its rarity or pre-eminence as an example of its type, its contribution to a larger urban unity or building group. It might also consist of cultural significance or historical association. Alternatively, technical or scientific attributes might constitute the principal special interest of a site or structure. An example of the former is the Grade I house in Ebury Street, London, where the 8 year old Mozart composed his 6th Symphony, while in the latter case the Lovell Telescope at Jodrell Bank is listed Grade I on account of its pivotal significance in the development of radio astronomy.
- 2.1.7 In the case of the Barbican, which has been described as one of the most ambitious urban reconstruction projects in Europe, special interest may be said to reside in its historical, social and architectural significance – the latter also including several technical aspects of its realisation. A résumé of the historical and social background to the Barbican project is included in Volume I. This section accordingly focuses on its special architectural interest.

2.2 Significance of the residential buildings of the Barbican

- 2.2.1 The residential buildings of the Barbican constitute the dominant component of the overall complex both in the forms of the buildings themselves and also in the spaces of the Estate that they contain. However a defining and pre-eminent aspect of the Barbican's special interest is that it is not merely a 'housing estate' but was envisioned and planned as a whole piece of city fabric. Thus in addition to the residential buildings are schools, library, cinema, arts centre, exhibition halls, theatre, concert hall, youth hostel, shops, restaurants, pubs and diverse external landscape amenities (walkways, bridges, terraces, lakes, planting, etc) – all combining to create an overall social and spatial urban composition. Accordingly equal understanding and care is required in the stewardship not just of the residential buildings but of all the other components of the estate as a whole.

2.0 Special Interest of the Buildings

- 2.2.2 The layout of the Barbican Estate is characterised by offset open courtyards visually connected by water on an east-west axis with an implied central counter-axis defined by Frobisher Crescent and the Arts Centre to the north and the City of London School for Girls and St Giles Church to the south. A third axis is created by the east-west oblique line of Beech Street which with Ben Jonson House and its smaller neighbours reconnects the geometry of the Barbican Estate with the city fabric to the north. The residential buildings create various types of urban space between, under and around them, while the three towers (whose triangular plan forms reflect the three Estate axes noted above) provide a vertical scale commensurate with the scale of the Estate on plan. There is rare special interest in the group value of the buildings and spaces as a complete and coherent urban ensemble.
- 2.2.3 This asymmetrical yet formal quality of the building organisation and the resulting partly contained, partly interpenetrating, spatial character is a unique urban achievement of its period and suggests that it is unlikely to be possible to add to, or subtract from, what was clearly intended as a finite architectural composition without detriment to the ensemble as a whole. In other words the open areas around and between the buildings are to be understood as positive spatial reservoirs, or 'void', rather than as development opportunities, or 'room' that could be infilled.
- 2.2.4 The City Corporation's original decision to prioritise good quality housing (as distinct from potentially more lucrative commercial development) as the principal element of the Barbican project in order to repopulate the City has already been mentioned in Volume I, and in architectural terms this is manifested in the way that the formal composition of the residential buildings, with their strong sense of enclosure, impart the sense of a 'city within a city'.

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2.2.5 This distinct identity is reinforced both by the scale and spaciousness of the development – atypical in the intricate grain of the City generally – and also by its material and stylistic consistency in contrast to the diversity of building forms and types surrounding the Estate. The three towers for example are unique as a group composition in the City, in contrast to the many other high-rise buildings, which read as individual unrelated one-off structures of different heights, girths and styles. The absence of any through-roads (an earlier scheme for a central north-south link having been abandoned) and what turned out to be only limited continuation of the high-level walkway system beyond the Estate boundary further defines the Barbican as a discrete, self-contained and coherent urban enclave. (This notwithstanding, there are well-used routes through and across the estate that provide functional connections to the neighbouring areas of the City.) Specifically, the high-level links that were achieved, even where not designated, should be understood and retained as an intrinsic part of the original vision.)

2.2.6 The other components of the complex – including the Barbican Centre, the City of London School for Girls, the Guildhall School of Music and Drama, the YMCA Hostel, the historic church of St Giles Cripplegate and fragments of Roman walling, the expanses of landscaping and water – are of vital significance in diversifying and enriching the amenities and social facilities of the Estate. Yet these are all contained within the residential framework. The significance of this is that much of the character and formal identity of the Barbican is vested in its residential buildings and the spatial interrelationship between them and these other components.

2.2.7 The limitation and effective control of any change in the external fabric of these buildings, and the exterior spaces they contain and define, is therefore of the utmost importance in preserving the special character and architectural integrity of the Barbican Estate as a whole.

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2.3 Strategic design – building typology, urban space, podium

2.3.1 One of the most distinctive aspects of the Barbican, given its size and the extended history of its construction, is the conception and implementation of its design as an integrated totality. All the key design ideas are strategically interrelated and the Estate is presented as a single coherent organism. As such there is special interest in the Estate in its entirety as possibly the largest example of post-war central urban infill of any major world city.

2.3.2 The achievement of high density living, in combination with the overall sense of spaciousness is dependent upon both built form and land design. The use of multi-storey buildings enables the requisite density to be achieved within a limited building footprint. The creation of an artificially raised ground level – the podium – allows segregation of pedestrian and vehicular movement, discreet servicing and extensive under-block car parking, while liberating large areas of the site to remain open for landscaping and amenity. The concept of 'urban megastructure' enjoyed a wide currency among architects and planners during the period that the Barbican was being conceived, but there is particular interest in the successful and humane application of such ideas (more often associated with alienating urban

interventions) in the heart of an historic city like London and on such a scale.

2.3.3 The residential building typology effectively uses just three architectural forms – towers, slab blocks and terracing units i.e. accommodation below podium level. One exception is where the slab block is formed as a crescent (Frobisher Crescent) immediately north of the Barbican Arts Centre, which provides the anchoring focus to this part of the estate. (See below para. 2.6.16) The three key types are exploited respectively to act as urban markers, as precinct containers and as ground level edging. They also offer three types of residential experience – high-rise living with long views over London (the towers), medium rise apartments raised on pilotis (columns lifting the main buildings above pedestrian level) with localised views over generous landscaped courts (the slab blocks), and 'mews style' living with immediate outlooks at, or near, natural ground level (the plinth units). Below podium space is also used for other, non-residential, purposes – most notably the Barbican Exhibition Halls below Ben Jonson House. The combination of this limited set of generic building types and the considerable diversity of individual dwelling plans provided within them constitutes a key aspect of the Barbican's special interest and character, especially in the contemporaneous context of monolithic and repetitive local authority housing.

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2.4 Architectural language, formal composition, structure

2.4.1 The above typology is expressed clearly in the architectural language of the Estate. The height of the towers (the tallest residential buildings in Europe when built) is emphasised by the dominance of their vertical over their horizontal structural elements, i.e. the piers projecting proud of the floor slabs that rise up the full height of the elevations. Conversely the horizontality of the slab blocks is emphasised by recessing their columns behind the building line and expressing the projecting strata of the apartment balconies as a series of continuous layers. Meanwhile the 'grounded' identity of the terraced dwellings is expressed in their individual punched windows and the continuity of brickwork for both paving and walling.

2.4.2 Each of these building forms is given a distinctive architectural signature – the exo-skeletal framework and serrated silhouette of the towers with their 'boat profile' or saw tooth balconies; the longitudinal use of this same profile in the podium parapet; the white barrel-vaulted rooflines of the apartment blocks; and the counter-arch motif of the below podium dwellings.

2.4.3 Architectural modelling also plays an important part in the character of the buildings. The rooflines of the towers, the penthouse units crowning the terraces, the deep brick reveals of the podium windows all impart a strong sculptural quality to the respective residential buildings. The architects themselves characterised the roof as 'the fifth façade' of the development. Likewise the visual detachment of the apartments from the podium by means of deeply recessed enclosure at podium level is crucial in representing the slab blocks as 'raised structure' and the podium as 'ground'. Together these constitute the architectural language of the Barbican and are all key features of special interest that could not be altered without impacting on the character of the listed buildings.

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2.4.4 The influence of the great modern architect Le Corbusier -an influence freely acknowledged by the architects themselves- is evident not only in the urban strategies indicated above, most of which he had worked out in the inter-war period, but also in many detailed aspects of the scheme - the powerful expression of building structure, the monumental character of the exposed concrete fabric, the use of natural materials, notably timber, and the counterpoint of rectilinear and curved forms in the plan and modelling of the composition. Special interest accordingly lies in the way this continental provenance is anglicised and assumes an identity that now seems indigenous to London.

2.4.5 The Barbican represents the high point of mature modernism at its most serious and urbane in Britain. At a time when large public housing schemes in the modern idiom were being widely pursued in this country and elsewhere, often on a minimum cost basis, the Barbican is notable not only for its size, site, and its enormous commitment of intellectual and financial resources, but also for the sustained consistency and quality of its architectural design and detail, over decades of building.

2.5 Materials and components

2.5.1 The materials and components employed at the Barbican contribute another element of its character and special interest. Its visual consistency stems from the highly disciplined use of a limited vocabulary of materials, components and finishes – uncoated concrete, finished with as much care and attention as fine stone, rich engineering brick, quality hardwood, white painted soffits, and roof coverings and architectural metalwork in a limited number of sober colours. Specifically the pick hammered monolithic concrete of most of the built structure assumes a monumental quality, such is the ubiquity and conviction of its use.

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2.5.2 The careful gradation of scale is also an important consideration, ranging from the massive monolithic concrete infrastructure down to the domestic sized planter boxes, which sit within the balcony balustrades. The latter vitally introduce both the lightening effect of innumerable 'ornaments' against the darker tone of the concrete, and also the humanising foil of nature to the man-made artifice of the buildings.

The Barbican vocabulary thus encompasses the full range of contrast, from the collective to the individual, from the urban to the natural, within the fabric of the Estate.

2.5.3 The sheer strength of the Barbican means there may be legitimate ways of embellishing the Estate through public art, sculpture, temporary installations, further planting, flags, banners and the like, provided any such interventions are carefully and sympathetically judged. However, the essential gravitas of its buildings and legibility of its landscape should be preserved from makeovers, prettification or camouflage as otherwise the essential character of the Barbican will be compromised or obscured.

2.6 Domestic design

2.6.1 A large part of the character of the Barbican as a work of special architectural interest consists in the way in which the original architects' vision of a new way of urban living is pursued throughout the whole project, from macro to micro scale. The character of the flat interiors is a product of a consistent and continuous design intelligence that embraces major urban planning at one end and fine domestic detailing at another.

2.6.2 In addition to the manifest importance of the exterior character of the Estate, which listing is intended to safeguard, the statutory designation of the Barbican means that alterations to the common parts of the residential buildings and interiors of the flats themselves also need to be considered carefully to assess whether the works being contemplated might affect their character as buildings of special architectural interest.

2.6.3 This character may reside in particular features of the flats –including their general arrangement or specific details– but it may also reside in the totality of a single domestic interior where it survives in an intact, or nearly intact, state and thereby stands as an authentic and complete record of the original design in its entirety.

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- 2.6.4 Examples of the former may include: the essential plan and/or sectional organisation of the interior; the position, size and shape of kitchens and bathrooms; the incorporation of double height space; the use of internal staircases as an architectural statement; barrel-vaulted spaces; principal windows and doors; and sliding partitions and screens. It is equally important that private open space/ patio/ balcony/ terrace designed to serve the dwelling type of which it is a part is retained in the form originally intended.
- 2.6.5 These features occur in a variety of formulations throughout the residential buildings and the special interest of the Barbican Estate lies in how within the simple typological strategy of towers, slab blocks and terrace units, such a very considerable range of flat types is accommodated. This arises in large part from intelligent exploitation of the differing orientation of the various blocks and in the way the unit plans were tailored both to the aims of the brief and to the circumstances of the site and its environs.

Towers

- 2.6.6 The multiple orientation of the towers to suit their differing site locations demanded type plans that could work in any of the three rotated positions in which the blocks were placed. There is special interest in the resulting layouts whereby the service rooms of all flats are placed along the inner 'blind' sides of the units while the habitable rooms are arranged along the outside with living rooms at the three extremities where they always gain sunlight from one or other direction. The kitchens are located on the outer ends of the service room run in such a way as to link with and serve out to the dining/living room spaces. One of the three flats on each floor is given the distinctive triangular point that lends a directional identity and saw-tooth profile to each of the tower blocks.

Raised Slab Blocks

- 2.6.7 The slab blocks are the principal containers of residential accommodation within the Estate and accordingly needed to provide flat plans for north-south as well as east-west orientation. Additionally, they needed to be able to take account of the varying neighbouring context immediately beyond the Estate boundaries.

2.0 Special Interest of the Buildings

- 2.6.8 There are many layout permutations of special interest. One type uses a central core access arrangement to serve paired entries on each level and flats with south-facing living rooms and north-facing bedrooms (e.g. Speed, Andrews, Thomas More and Defoe Houses). A feature of interest in these types is the use of internal glazed screens to denote a separation of the social areas from the private areas of the plan.
- 2.6.9 Another layout type uses a corridor access system with entrance doorways on either side serving flats facing east or west in a bi-lateral block plan (e.g. Gilbert, Seddon, Mountjoy and John Trundle Houses.) In the case of Willoughby House, where it was necessary for living rooms to face into the Estate, the plan incorporates an ingenious 'up-and-over' section allowing bedrooms to be placed on the other side of the corridor.
- 2.6.10 Of particular significance are the units at the top floor levels which typically incorporate double height and barrel vaulted spaces that are a key element of the building character both internally and externally.

Sub-Podium terraced flats and Mews units

- 2.6.11 These units employ various type plans to deal with differing edge conditions around the perimeter of the Estate or the landscaped courts. In Sub-Podium cases the accommodation is typically of single aspect design where it backs onto car parking areas. In Mews units an independent structure is formed.

There is special interest in the variety of layout arrangements, including split level and double height spaces and internal staircases that are developed to suit the various locations.

Except in specialised cases, such as the metal framed glazing and panelling employed for such areas as the Exhibition Halls, the common exterior material of brick is used to express the plinth of the Estate as a whole.

2.0 Special Interest of the Buildings

2.6.12 In this way flats, penthouses, duplexes, studios, maisonettes and town houses with a wide diversity of internal layouts were evolved to suit the location, aspect and orientation of the various blocks. This has resulted in the creation of a range of dwelling types unique to the Barbican Estate. This degree of care and inventiveness in the design of dwelling types is rare for the period, which tends to be characterised by the anonymity and standardisation of public housing. In fact some 140 different flat types are used throughout the scheme.

2.6.13 This interest is further enhanced by the character of original detail - whether achieved through the design of customised fittings and components or through the imaginative and careful use of ordinary materials and specification. The detailing of the Barbican has been compared to the quality of design found in luxury cars of the same period, with such incidental items as the locks and forms around the window apertures all contributing to the experience of the Barbican as an 'architectural *gesamtkunstwerk*'. It is important therefore that even where a minor alteration that would not involve Listed Building Consent is undertaken, consideration is nevertheless given to its impact on the original character of the building, and the cumulative effect if repeated more widely

2.6.14 Considerable attention and ingenuity was devoted to the development of kitchen and bathroom layouts, finishes and fittings that were progressive for their time. The size of the development meant that there was scope for the production of new standard fittings for use across the Estate. Some of these – the Barbican Basin for example – became classics of their type.

2.6.15 The design of domestic interiors at the Barbican is thus an integral part of the original architects' lifestyle vision for the Estate as a whole and as such is part of the character and special interest that listing seeks to protect. This design quality has ensured that the basic domestic order of the apartments has generally remained intact. Not surprisingly however it is some of the detailed internal arrangements and fittings of individual flats that have been most subject to pressure for change over the years. This is due partly to the need to replace broken or worn out items, and also to changing patterns of living.

2.0 Special Interest of the Buildings

Frobisher Crescent

2.6.16 The design of this block formed an important part of the development as a whole. It was curved around the back of the Arts Centre, facing inwards onto an open space that was intended to be used for sculpture or other exhibitions associated with the Arts Centre. In the original scheme, Frobisher Crescent was designed as residential units, but towards the end of the development, Phase V (1971-82) it was decided that office space for the Arts Centre was required. The design was executed as originally approved, but only up to a point. The residential unit divisions were installed as designed, but no internal partitions had been inserted and the design for internal fixtures and fittings (kitchens, bathrooms, internal wardrobes, cupboards) was never implemented.

In June 2008, an application for Listed Building Consent was granted permission to convert Frobisher Crescent Levels 7,8 and 9 to residential units. New partitions were inserted imposing a new plan form on the units. Kitchens, bathrooms and other fixtures were installed. The corridor running along the outside curve of the block was subdivided with glass partitions to form private balconies. This new adaptation of the existing shell has resulted in these levels of Frobisher Crescent coming under the residential 'umbrella' of the Barbican Estate. As such, it

will now become subject to the Listed Building Management Guidelines for the Barbican Estate, Vol. II. Following consultation with English Heritage it has been agreed that any alteration to the internal portions of Frobisher Crescent, including alterations to partitions, will not require LBC.

However, works affecting the External Elements, Common Areas, Private Terraces, Balconies, will all now fall under the relevant section of the Management Guidelines and residents and landlord should consult the guidelines before undertaking any works.

2.7 Domestic design - Management Guidelines strategy

2.7.1 These Management Guidelines seek to address the practical issues raised by listing in relation to the above description of character and special interest in the interiors of the flats.

The attempt has been made to strike a balance between the statutory obligations imposed by listing on the one hand, and on the other, the reasonable need for the exercise of individual choice within the private domestic domain.

2.0 Special Interest of the Buildings

2.7.2 Thus, the detailed guidance included in Section 3 aims to differentiate the key features of special interest (those which will be the subject of Listed Building Consent procedures) from other items of repair or alteration work. Meanwhile, protection of the special interest inherent in the intact survival of original interiors in complete detail is proposed by means of the various conservation strategies, including the 'heritage flats' initiative, described in Section 5. These strategies are also intended to assist residents preferring to retain, or reinstate, elements of their apartments in an authentic original manner.

Summary

2.7.3 The range and distinctive quality of flat types and interiors is part of the special interest of the Barbican Estate as a whole. It is important that the essential character and diversity of the flats is retained, with any significant modifications being regulated by the Listed Building Consent procedure. Allowance must also be made for the reasonable alteration, replacement or upgrading of fixtures, components and finishes that may be required to cope with wear and tear or changing lifestyles.

3.0 Management Guidance

3.1 Introduction

3.1.1 This section of the document provides guidance for all stakeholders on repairs and alterations being considered to any part of the residential blocks of the Barbican Estate, in light of its listed status. Such works may arise out of a need for maintenance, repair, upgrade and also, in the case of the interiors of the flats, the desire to make changes to suit the individual requirements of the occupant.

3.1.2 The guidance is derived from evaluation of the character and special interest of the buildings covered in Section 2. Assessment of how any particular item of work is likely to affect the character of the building in relation to its special architectural interest informs the guidance in this section on whether the formal Listed Building Consent application procedure is required or not.

3.2 Procedures for proposed works and alterations

3.2.1 Various consents may be needed before carrying out any alterations to any part of the Barbican Estate. The procedure to be followed will vary depending on whether the applicant is an individual householder or the Corporation of London itself.

3.2.2 This in turn will depend upon the nature and location of the works being contemplated. Works to the exterior and common parts of the buildings will be the responsibility of the City of London Corporation. (These are dealt with in Sections 3.1 and 3.2 respectively.) Works to the flat interiors are covered in Section 3.3, and applications for planning permission or Listed Building Consent, where these are necessary, are the responsibility of the residents or their agents.

3.2.3 Detailed information on the procedures that must be followed by both the City Corporation and an individual applicant in relation to planning and Listed Building Consent is provided in Volume I of these Management Guidelines.

3.2.4 The examples of work quoted in this section seek to cover most of the types of repair and alteration that may be considered, but the lists are not exhaustive and do not override the obligations of the Planning (Listed Building and Conservation Areas) Act 1990. In any cases of doubt on the correct procedure to follow, advice should be sought from the City Corporation's Department of the Built Environment.

3.0 Management Guidance

3.2.5 It should also be noted that these Guidelines do not cover other procedures or consents that may be required under other obligations arising out of the terms of leaseholds, building Regulations, etc. Guidance on these issues should be sought from the relevant authority – see Volume I, Appendix A: List of principal contacts.

3.3 The pressure for change

3.3.1 All buildings are subject to pressure for change whether this arises from the need for maintenance, repair of damage, modification and/or upgrading performance because existing users or incoming residents wish to adapt the building to suit new functions or lifestyles that were not envisaged at the time of the original design. The Barbican Estate is no exception to these pressures. The last residential block was completed in 1976 and since then much has happened to the buildings in terms of management, form of tenure, the lifestyles the buildings are expected to accommodate and changing technical performance standards relating to buildings themselves.

3.3.2 The quality of the original construction has generally ensured the buildings have continued to endure, though inevitably certain elements wear out and require replacement or particular materials or components come to the end of their serviceable life. This process,

which may be unexceptionable in most buildings, raises particular issues in the context of a listed building. If elements are changed on an ad hoc basis, without an informed understanding of the buildings' significance, the original architectural character or special interest of the Estate may be steadily lost.

3.3.3 Although the examples should be checked in each specific case, it will be seen from the tables that follow, that a broad distinction can be made between works that essentially involve repairing existing fabric, and works that entail alteration. In the former case, provided the work produces a like-for-like architectural result, it is unlikely to require application for Listed Building Consent.

3.3.4 If the materials needed to affect an authentic repair are no longer obtainable or if substitution is called for because the original specification would no longer achieve a viable result, then the case may require particular consideration in relation to the formal consent procedures, depending on the extent and type of repair being undertaken. Even in such situations the work should be done in a way that still respects the key visual intentions of the original design. In general therefore repair work would be expected not to affect the character and special interest of the building.

3.0 Management Guidance

- 3.3.5 With particular reference to the exterior, where works entail alteration, the question arises as to whether they may impact on the character and special architectural interest of the building. In cases where original details or material specifications have failed, there may be a need to reconsider the item in question and develop a new/improved design. In the case of a large estate such as the Barbican, the cumulative effect of small changes could be considerable if not undertaken sympathetically and systematically.
- 3.3.6 The coherence of the original architectural vocabulary of the Barbican has been noted in Section 2 as a distinctive aspect of its character and this has to be considered when planning remedial work. Whereas changing two or even two dozen elements like front doors or planter boxes may not make a transforming difference, soon the inconsistency becomes conspicuous and the integrity of the Estate is lost. Piecemeal departures from the original signage design would be another example of progressive loss of authentic character.
- 3.3.7 Individual alteration of windows could have an even greater impact. The Royal Crescent at Bath could be cited as an historical comparison – here the introduction of different windows in even a few instances would disrupt the integrity of the whole ensemble. It would be a mistake therefore to regard even routine items of

maintenance or repair that might not entail Listed Building Consent for themselves as too trivial to require informed consideration and effective control, since their cumulative impact could be highly detrimental.

3.4 Managing pressure for change

- 3.4.1 The City Corporation as landlord and as Estate Manager as well as all the residents, have joint and complementary roles to play in looking after the Barbican Estate and dealing with pressures for change in such a way as to preserve its unique character and quality.
- 3.4.2 The key criterion to be applied in the context of the external fabric and common internal parts, is that if local alterations (even quite minor ones) affect the general character and consistency of the Estate, they are likely to be regarded as sensitive and therefore subject to Listed Building Consent. Where formal consent procedures are not triggered, it is still essential for reasons indicated above, that the works are carefully considered in the light of these guidelines, undertaken with proper care and control, and systematically recorded for the benefit of ensuring consistency of approach and for the purposes of reviewing the effectiveness of these Guidelines.

3.0 Management Guidance

- 3.4.3 As regards the interiors of individual flats -as these are also included in the listing- while alterations or maintenance work to the internal fabric may not affect the communal identity of the Estate, such work must still be assessed for its potential impact on the special interest of the building. These Guidelines seek to ensure that there is reasonable scope for internal alteration provided it is managed within the proposed framework.
- 3.4.4 In all cases it is important that alterations are undertaken sensitively so that the specification and installation of new components are compatible with the original architectural design intent of the buildings. Wherever possible, consideration should be given to renewing items on a like-for-like basis. If that is not possible then new elements or appliances should be chosen to be compatible with the original intention of the building.
- 3.4.5 Where renewal is due to technical failure of an original product or constructional detail and this entails upgrade, the work should still accord with the visual character of the original.
- 3.4.6 The importance of a systematic maintenance programme for a significant listed Estate such as the Barbican cannot be overestimated. There needs to be a programme of regular monitoring and maintenance of the external fabric and common areas so that the quality and value of the buildings are maintained.
- 3.4.7 The best practice section of these Management Guidelines is intended to assist the Estate Office, in consultation with residents, to implement such maintenance regimes in a systematic manner taking into account the special architectural importance of the buildings. Single elements of the building should always be assessed in the context of the whole, and reference should always be made to the character and special interest as described in Section 2 when preparing any contract of repair and refurbishment.
- 3.4.8 Current and future management regimes will need to be familiar with the Guidelines in order to avoid the risk of any uninformed interventions and insensitive repair to the external fabric of the buildings. The documentation and maintenance of proper work records has a vital part to play in embedding best practice and facilitating the review process.

3.0 Management Guidance

3.5 Cultivating a tradition of care

3.5.1 Whereas those involved in the care and upkeep of an ancient or historic structure will be predisposed to approach the task with a 'conservation mind-set', requiring specialist knowledge or working protocols, such an approach may not be so readily assumed in the case of modern buildings.

The statutory listing of significant post-war architecture is still relatively recent and the widespread acceptance or appreciation of its special interest cannot yet be taken for granted. Such circumstances can result in either casual or incremental disfigurement of buildings through improvised or merely pragmatic repairs and alterations. The listing of the Barbican Estate creates the opportunity to cultivate a new tradition of care informed by these Management Guidelines. Yet this process cannot necessarily be expected to happen of its own accord - it will need to be assisted by active observance of the protocols laid down in this document by all the parties concerned.

General Notes

Any maintenance, remedial, upgrade, replacement or repair work to the external fabric, external fittings or externally mounted services and service casings of the residential blocks should be assessed for its potential impact on the special interest of the building. All the elements that contribute to the architectural character of the blocks inclusive of roofscapes and block silhouettes, facades, massing, material appearance, surface texture and colour are to be considered as significant and accordingly as requiring detailed consideration prior to any works in light of the Estate's listed status.

Similarly, proposals for any additions or alterations to the façades or any of their constituent parts, the roofscapes or the terraces and walkways, for whatever reason, will need to be assessed for their potential impact on the special architectural interest of the building. Refer to Section 2.0 Special Interest of the Buildings.

This Section is intended to provide guidance on proposals for change to the exteriors of the Barbican residential blocks and how their likely impact on the architectural character of the Estate will determine the need to apply for Listed Building Consent (LBC). Examples of potential changes are colour coded in relation to their likely status vis-à-vis planning and listed building requirements. In all cases, the criterion to be considered is whether a proposed item of work will affect the building's character in relation to its special architectural interest. Permissible works (shown in green) are those where there would be no such effect and where accordingly no application for consent would be required. Proposed works which are difficult to assess without further scrutiny, and which will need specific guidance as to whether a formal application is required or not, are shown in amber. Then there will be clear cases of work for which a LBC application would be required, although this need not imply that consent will not be given. These are shown in red. And finally there are works which would clearly impact adversely on the special

interest or character of the blocks individually and/or the Estate as a whole and accordingly be likely to be refused permission (these examples are shown in black).

In every category, additional guidance notes are cross-referenced to examples and depicted in a blue box. The examples given here are not exhaustive and there may be other details and features particular to one or more block types which have not been noted. It is therefore incumbent on the Estate managers and those who undertake or commission works to consider their potential impact in relation to the special architectural interest prior to implementation and seek appropriate advice where necessary.

It is important to note that the requirements in relation to listed building status are separate and additional to any obligations imposed by lease conditions. In every category, additional guidance notes are cross-referenced to examples and depicted in a blue box. The examples given here are not exhaustive and there may be other details and features particular to one or more block types which have not been noted. It is therefore incumbent on the Estate managers and commissioners of works to consider their potential impact in relation to the special architectural interest prior to implementation.

Guidance for works to areas outside of the leaseholder demise lines but inside the blocks' internal communal areas, are discussed in Section 3.2 of this document.

In cases triggering LBC consent procedures the maintenance of retrievable documentary records covering the proposed work and evidencing their implementation are a formal requirement, but in all other cases where non LBC works are undertaken or where proposals are the subject of enquiries it is a recommendation of these Guidelines that documentary records are kept for review purposes. Documentary evidence of the proper observance of due process will also be desirable for vendors and purchasers of properties.

3.1 Guidance for External Elements

3.1.1 General Notes

Headings

3.1.2 GREEN

Works that will not require a LBC application.

3.1.3 AMBER

Works where advice should be sought to determine whether a LBC application is required

3.1.4 RED

Works that require a LBC application

3.1.5 BLACK

Proposals for which a LBC application is required but where consent is unlikely to be granted

BLUE

Guidance Notes

Notes to be read in conjunction with each of the categories

Glossary of Terms

Appliance – cooking or heating apparatus

Approved Palette – a set of materials or colours formally adopted for use at the Barbican

Coated – painted or varnished finishes

Fabric – the assembled materials of which the building shell and interiors are made

Fittings – built-in joinery, sanitary ware or cabinetry

Invasive (non-invasive) – an aggressive or potentially disruptive operation damaging to a surface or substrate

'like-for-like' – the use of identical material and/or design in any replacement work

Reinstatement – the return of an original element of design

Refurbishment – the process of returning something to its former state/good condition

Renewal – replacing existing fabric, fittings or installations

Repair – mending existing fabric, fittings or installations

Replacement – the removal of existing fabric and introduction of new fabric in its place

Replication – to reproduce exactly; to make a duplicate of an original (to make copies)

Self-finished – uncoated expressed material

Soffit – the underside of a terrace or balcony

3.1 Guidance for External Elements

3.1.2

GREEN

Works that will not require a LBC application.

This Section outlines works that are not considered to have an impact on the character or special architectural interest of the building and will therefore not require Listed Building Consent.

Examples included in this Section address wear and tear and/or accidental or wilful damage to the external fabric which can be repaired locally and that does not require the input of a specialist contractor.

Examples

1

General routine maintenance items as outlined in Section 4

Best practice including:

- non-invasive surface cleaning of elements where the method is proven not to cause any detrimental material change to the surface;
- window cleaning;
- works undertaken as part of Approved Self-Finished Concrete Maintenance Regime;

re-pointing of brickwork, provided that due consideration is given to matching of the new and old pointing colour, texture and recess profile.

Guidance Notes

Methods of cleaning should be tried, tested and approved. However, where a new product or method is employed, local test/trial samples in inconspicuous locations must be undertaken to ensure the proposed method achieves an acceptable result before embarking on main works.

Refer to Section 4.2 Best practice for external redecoration

See also 3.1.3.3

3.1 Guidance for External Elements

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| 2 | <p>Local maintenance, repair or redecoration works to originally decorated elements, on a like-for-like basis (or to the approved specification and colour reference). For example, renewal of solar reflective coatings to asphalt surfaces.</p> | <p>Prior to redecoration, the correct colour from the Approved Palette of Colours for externals must be selected.</p> <p>Refer to Section 4.1 Best practice for roof and terraces</p> <p>Refer to Section 4.2 Best practice for external redecoration.</p> |
| 3 | <p>Removal of graffiti where damage has been caused to a glazed or decorated surface or element. (Please refer to Section 3.1.3.3 for Graffiti removal to self-finished concrete or brickwork surfaces).</p> | <p>In case damage is beyond local repair, specialist advice should be sought before any remedial action is taken.</p> <p>Refer to Section 4.2 Best practice for external redecoration.</p> |
| 4 | <p>Repairs and refurbishment (e.g. recoating or local touching up) of the railings to terraces and balconies and escape routes.</p> | <p>Like-for-like repairs and refurbishment of the railings to terraces and balconies do not necessitate a LBC application provided that the like-for-like criteria are fulfilled and that no alteration to height, glazing details, section sizes, texture and colour is made (unless in accordance with the Approved Palette). See also Section 3.1.4 if any alteration is proposed.</p> |

3.1 Guidance for External Elements

5

Emergency repair works or stabilization of unsafe details and/or building fabric where the health and safety of the general public or operatives is at risk, including the access arrangements needed for such works.

Temporary works to secure and make safe the external fabric are acceptable as long as they cause no further damage to the fabric and that they are also programmed for comprehensive repair. Care must be taken to ensure the full reversibility of any temporary works.

6

Emergency changes to ironmongery to solid external doors onto balconies/terraces.

Undertaking emergency work to locking mechanisms, door closers, panic bars and other security measures to doors is permitted provided that new fittings match the character and finish of the original or adjacent fittings are procured and programmed for permanent installation. The visual impact of any change must be kept to a minimum. Please also refer to Section 3.3.4.2 Guidance for flat interiors. No changes to existing fire escape or fire-fighting strategies are permissible unless the strategy is reviewed across a whole block. For any other works see Section 3.1.3.4.

3.1 Guidance for External Elements

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| 7 | Reinstatement, refurbishment or replacement of exposed aggregate freestanding planters to roof terraces. | <p>Only the reinstatement, retention and repair or like-for-like replacement of the original planters is permissible in this category.</p> <p>For guidance on maintenance, repair or replacement of these planters refer to Section 4.2 Best practice for redecoration and self-finish exterior elements/common parts. See also Section 3.1.4.8 regarding replacement of standard planter boxes on balcony edges of terrace blocks.</p> |
| 8 | Reinstatement, refurbishment or replacement of signage. | <p>Only the reinstatement, retention and repair or like-for-like replacement of signage existing at the time of listing is permissible in this category.</p> |
| 9 | Programmed or cyclical redecoration of a specific element or surface belonging to a particular block/blocks where undertaken in accordance with the Approved Palette of Colours. | <p>Prior to redecoration, the correct colour from the Approved Palette of colours for externals must be selected.</p> <p>Refer to Section 4.2 Best practice for external redecoration.</p> |

3.1 Guidance for External Elements

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| <p>3.1.3</p> <p>AMBER</p> | <p>Works where advice should be sought to determine whether a LBC application is required</p> <p>This Section outlines examples of works where it is not possible to determine without further information the potential effect on the special architectural interest of the building. In such cases prior advice should be sought from the conservation authorities before embarking on the work to ascertain if a formal LBC application is necessary.</p> <p>The requirement or otherwise for a LBC application is likely to include consideration of whether the proposed change will be reversible and the extent of any manifestation on the exterior of the building.</p> | |
| | <p>Examples</p> | <p>Guidance Notes</p> |
| <p>1</p> | <p>Programmed or cyclical redecoration of a specific element or surface belonging to a particular block/blocks.</p> | <p>See 3.1.2.9 where undertaken in accordance with Approved Palette of Colours. Otherwise refer 3.1.4.22</p> |

3.1 Guidance for External Elements

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| 2 | Redecoration of an originally painted Section of soffit to balconies /terraces. | <p>The white painted soffits of the terraces enhance the light reflection to the adjacent rooms and are an important element of the architectural vocabulary of the whole Estate. A single colour reference, in this case white (refer to the Approved Palette), is to be used for all soffits throughout the Estate. Isolated cases and 'one off' decoration of these soffits is to be seriously discouraged as the result will be conspicuous. When redecoration outside a normal decoration cycle is necessary because of fire or water damage, any recoating should be to logical termination lines such as down stand beams, edges or returns (Refer to Section 4.2 Best practice for external redecoration).</p> |
| 3 | Any local maintenance/cleaning or removal of graffiti from self-finished concrete or brickwork surfaces provided there is no damage to the substrate and that the visual unity of the surface is not lost. | <p>Care must be taken to ensure that localised repair/cleaning does not create conspicuous changes to texture and colour on surfaces of otherwise consistent (though potentially unevenly patinated) appearance.</p> <p>If there is any doubt about the success of any cleaning/remedial works, contact a specialist contractor for advice. See Section 4. 2 Best practice-concrete elements.</p> |

3.1 Guidance for External Elements

4

Changes to ironmongery to solid external doors onto balconies/terraces.

It is permissible to change locking mechanisms, door closers, panic bars and other security measures to such doors provided that the new fittings match the character and finish of the original or adjacent fittings and that visual impact is kept to a minimum. It is advised that when carrying out works of this nature, consideration is given to the full complement of ironmongery across a whole block or elevation so that incongruous 'one offs' do not manifest themselves on the elevations. No changes to existing fire escape or fire-fighting strategies are permissible unless the strategy is reviewed across a whole block.

3.1 Guidance for External Elements

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| <p>3.1.4</p> <p>RED</p> | <p>Works that require a LBC application.</p> <p>These are alterations which will clearly have an effect on the character and special architectural interest of the building and therefore require formal evaluation to establish whether or not the impact will be detrimental. In certain cases it may also be necessary to obtain planning permission.</p> | |
| | <p>Examples</p> | <p>Guidance Notes</p> |
| <p>1</p> | <p>Any alterations to the existing exposed concrete structures or surface treatments in terms of colour and/or texture for both self-finished and coated concrete.</p> | <p>Other than like-for-like repair by specialist contractors, any invasive or permanent change to the exposed concrete structures will require a LBC application.</p> <p>Refer to Section 4.2 Best practice guidance for concrete repair.</p> |
| <p>2</p> | <p>Any alterations to the existing facing brickwork, including brick type, bonding pattern and pointing characteristics.</p> | <p>Other than like-for-like repair by specialist contractors, any invasive or permanent change to facing brickwork will need a LBC application.</p> <p>Refer to Section 4.2 Best practice guidance for brick work repair.</p> |

3.1 Guidance for External Elements

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| 3 | Any alteration, replacement or repair to frames, opening sashes, ironmongery, glazing or mastic to windows or glazed balcony doors or any change to the fenestration pattern. | <p>Any alterations to windows and/or glazed balcony doors will require a LBC application.</p> <p>In the case of repairs or replacement the City Corporation's Department of the Built Environment will need to approve and verify that the intended work fulfils 'like-for-like' criteria prior to implementation of the works.</p> |
| 4 | Alteration, replacement or repair to ventilation grilles. | <p>Any alterations to ventilation grille patterns, frames opening sizes, finish and colour will require a LBC application.</p> <p>In the case of repairs or replacement the Department of the Built Environment will need to verify and approve that the intended work fulfils 'like-for-like' criteria prior to implementation of the works.</p> |
| 5 | Any amendment to building plans or footprints that have an external manifestation, including new local refuse holds and enclosures. | <p>Examples might include enlargement of lobbies or entrance porches at podium level. These would be highly sensitive and definitely require formal consent.</p> |

3.1 Guidance for External Elements

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| 6 | Removal or replacement of paving slabs to private balconies and terraces. | <p>Concrete paviors are a special part of the building character and any alterations will require a LBC application.</p> <p>When the proposed works are like-for-like the Department of the Built Environment would need to verify and approve both the works and the samples of replacement paviors prior to implementation.</p> <p>See Section 4.1 Best practice for roofing and terraces.</p> |
| 7 | Removal of non-original conservatory, or roofed addition to roof terrace. | <p>Any work to remove additions to roof terraces should be carried out in a way that respects the original massing and the articulation of the roofscape design of the block. Re-exposed surfaces must be treated so that any scars are remedied and that the textures and colours are re-established to match original intentions.</p> |

3.1 Guidance for External Elements

8

Replacement of the standard planter boxes forming part of the composition with the glass and steel balustrade to terrace walkways.

These planters along the semi-private terraces to the terrace blocks are integral to the elevational composition. Together with the steel and glass railings they create a level of finer detail which counterbalances the monochrome monolithic nature of the exposed concrete structure. Any departure from the original intended pattern must be avoided. It is advised that any replacement or upgrade proposal is coordinated across the whole Estate and that planter boxes that match the original dimensions and pale grey matt finish are chosen. Larger or taller boxes would affect the original sight lines from interiors towards the communal landscaped areas and detract from the architectural character of the residential units and should therefore be avoided. Refer to Section 2.0 Special interest. Also refer to Section 3.3.5.5 Guidance for flat interiors and private terraces and balconies. Also refer to the Introduction and Executive Summary Section item 1.2.2.

3.1 Guidance for External Elements

9

Changes to heights, configurations or surface finishes of ventilation grilles and access hatches; lift shafts and lift overruns; services shafts and roof top enclosures, including roof lights and plant housings, wiring and services.

Roofscapes and silhouettes to all residential blocks in the Barbican are a highly visible aspect of the identity of the Estate and architectural composition. As a general rule the massing at roof level should not be altered. Where alterations are required to comply with current regulations or to improve operational performance, close attention must be paid to detailing, locating installations and making good etc. The maintenance and cyclical repairs to roof membranes etc are discussed in detail under Section 4: Best practice guide for roofs.

10

Replacement, alteration, removal and redecoration of vertical service down pipes, their casings, termination details and all associated fixings and brackets to include:

- Rain water down pipes and drainage gulleys
- Garchey down pipes
- Service risers

Other than like-for-like repairs and redecoration in colours from the Approved Palette all other proposals will necessitate a LBC application.

3.1 Guidance for External Elements

11

Waterproofing details on all vertical and horizontal surfaces

Any waterproofing detail adjoining other elevational components.

These include:

- Fascias to vaulted roofs
- Windows and doorframes
- Exposed aggregate in-situ concrete walls
- Re-roofing generally

Water proofing details and re-roofing systems must be considered for their potential architectural impact and their suitability for the intended application. The roofscape, referred to by the original architects as 'the fifth façade', is a key element of the buildings' character.

12

Alteration or replacement of frameless glass hinged privacy screens (and associated ironmongery) along terrace fire escape routes.

Any replacement must be on a like-for-like basis and any required changes should be considered on a block-by-block basis to maintain consistency across facades.

3.1 Guidance for External Elements

13

New signage generally (including any sign which is not a like-for-like replacement.)

The location and style of any new signage must be consistent with an Estate-wide strategy and should be located in such a way as to relate to the original design.

Safety and escape route signage must be consistent with an Estate-wide strategy and should be located as discreetly as possible. Current regulations with regard to style, size and location of such signs must be reconciled with heritage aspects of the Estate through discussions with the appropriate authorities. (PS to advise)

14

Removal, replacement or any alteration to entrance canopies.

The original design for these elements should be considered when conceiving any alternative design. Additionally the original configuration of entrance points should be maintained. Generally the profile, height, junction and abutment details together with materials, texture and colour must be considered when developing new proposals.

3.1 Guidance for External Elements

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| 15 | New services, access guardings, access ladders and steps. | Any repair work or replacement other than on a like-for-like basis is subject to a LBC application. Generally the new installations should be located as discreetly as possible, with due consideration of key sightlines and angles of visibility of the roofscape. Colour and locations of fixings and associated apparatus should be carefully considered to ensure the visual continuity and silhouette of the blocks is not disrupted. |
| 16 | Replacement or upgrade of existing safe access and fall arrest systems. | Any installation should be located as discreetly as possible, with due consideration of key sightlines and angles of visibility of the roofscape. See also item 3.1.4.14 above. |
| 17 | Replacement or upgrade of existing lightning protection scheme. | Any installation should be located as discreetly as possible, with due consideration of key sightlines and angles of visibility of the roofscape. See also item 3.1.4.14 above. |

3.1 Guidance for External Elements

18

Removal or alteration of original steel angle door stops at each access door to the entrance lobbies of the terrace blocks (at podium level).

The original design for these elements should be considered when conceiving any alternative design. Additionally the original configuration of entrance points should be maintained. Generally the profile, height, junction and abutment details must be considered when developing new proposals. Floor mounted stops are not advisable as they constitute a significant departure from original design intentions and create trip hazards on the walkways.

19

Alteration, replacement and reconfiguration of elements constituting External Deck Access to intermediate floors and to top floor of Bryer Court to include:

- Floor finishes
- Profilit glass planks
- Light fittings
- Canopy at top floor

Any proposals other than like-for-like repairs are subject to a LBC application. Where replacement of glass planks is required, consideration should be given to replicating these highly characteristic elements.

3.1 Guidance for External Elements

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| 20 | <p>Any alteration, replacement and/or reconfiguration of steel profile framed glazed entry doors and lobby enclosures to include:</p> <ul style="list-style-type: none"> • Frames • Doors • Ironmongery (including door furniture and numbering) • Glazing | <p>Any proposals other than like-for-like repairs are subject to a LBC application.</p> <p>(For doors/ door ironmongery to individual flats refer 3.3.4.2)</p> |
| 21 | <p>Alteration, replacement and reconfiguration of: In-situ concrete window boxes to below podium flats</p> | <p>Any proposals other than like-for-like repairs are subject to a LBC application.</p> <p>The retention or like-for-like replacement of the original planters is encouraged.</p> |
| 22 | <p>Programmed or cyclical redecoration of a specific element or surface belonging to a particular block/blocks where NOT undertaken in accordance with Approved Palette of Colours.</p> | <p>Any proposals other than like-for-like redecoration, or where undertaken in accordance with Approved Palette of Colours, are subject to a LBC application.</p> |

3.1 Guidance for External Elements

3.1.5

BLACK

Proposals for which a LBC application would be required but where consent is unlikely to be granted

These constitute works which would almost certainly have a detrimental effect on the character and special architectural interest of the residential blocks and therefore will require a LBC application.

Any application to change or alter the mass, foot print, height and silhouette or the original architectural character of the elevations of any listed block is likely to be refused. Examples below are the principal elements which may be subject to a proposal for alteration or change. As stated in 3.1.1 above, the examples are not exhaustive and there may be other elements that are subject to proposals for change. In every case it is incumbent on the originator of the proposal to check with the conservation authorities before implementing any course of action.

Examples

1

Decoration of any originally self-finished materials or surfaces, including cleaning of any self-finished surfaces now characterised by weathering patina.

Guidance Notes

The exposed aggregate concrete is one of the defining elements of the Barbican and any work to the concrete should be considered in terms of the potential impact on the buildings' special architectural interest.

Decoration of originally undecorated concrete would not normally be permitted under any circumstances. Redecoration of any surface already decorated at the time of listing may be permitted subject to detailed

3.1 Guidance for External Elements

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| | | consideration. |
| 2 | Over-cladding of any self-finished concrete elements. | Over-cladding of concrete is most unlikely to be permitted, as it is inconsistent with the character and structural expression of the original architectural design. |
| 3 | Any change to original glazing lines or enclosure of existing balconies/roof terraces. | <p>Applications for extensions glazed or otherwise, onto the balconies or terraces are likely to be refused.</p> <p>Where original glazing lines have been moved, proposals for reinstatement to their original location will be encouraged. Any proposals to alter these works would be subject to a LBC application. Details and contextual proposals for alterations must be discussed with the conservation authorities prior to submission of LBC application.</p> |
| 4 | Any permanent or temporary new enclosures at podium or ground level. | Examples might include the construction of new refuse depositories to compensate for the decommissioning of the Garchey System. |

3.1 Guidance for External Elements

5

Any change to the original windows, French windows, i.e. fenestration pattern, frame, opening sash and door leaf materials, finishes, dimensions profiles and mastic colour, and/or the addition of new ironmongery.

For remedial works or like-for-like replacements see 3.1.4.3

Applications to alter fenestration patterns, frame, sash, glazing, colours and texture are likely to be refused.

Where the original windows have been replaced, proposals for reinstatement of replacements which replicate the originals as closely as possible will be encouraged.

The consistency of appearance of external doors is part of each building's character, and would be an important consideration in evaluating any proposals for change. Any changes with an external manifestation would not normally be allowed unless part of a comprehensive Estate-wide renewal/replacement programme, which would require approval of LBC application.

Also refer to Section 3.2 Guidelines for internal common areas.

6

Addition of any new rooftop extension or roof over an existing roof terrace.

Applications for extensions, glazed or otherwise onto the roofs would affect the architectural integrity of the elevations, roofline and/or the silhouette of the blocks and are likely to be refused.

3.1 Guidance for External Elements

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| 7 | Changes to footprint, height and profile of lift motor rooms, ventilation shafts and other roof top services installations. | <p>The roof top structures and installations on lower blocks are highly visible from their taller neighbours and form an integral part of the overall character of the Estate. It is therefore likely that an application to materially alter any of these elements will be subject to close scrutiny.</p> <p>Similarly any proposals to change or alter these elements on the tower blocks should consider the potential effect on the highly distinctive silhouette of the block.</p> |
| 8 | Removal, alteration or change of height or material to glass and steel railings and parapet walls. | <p>Any proposal to alter heights, change the generic design or configuration of railings, glazed railings with or without planter boxes, concrete parapets and guardings with or without planter box details is very likely to be refused.</p> |
| 9 | Installation of satellite dishes, aerials, antennae or any other surface-mounted service installations including plant housings or air-conditioning units. | <p>Applications for such installations made on an individual basis are most likely to be refused, as external proliferation of these elements would be highly detrimental.</p> <p>An application to install communal aerials or satellite dishes may be considered provided their siting and potential visual impact on the roofscape and the general character of the Estate is fully explored to</p> |

3.1 Guidance for External Elements

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| | | avoid the risk of adverse effect. |
| 10 | Alteration, replacement and reconfiguration of pre-cast exposed aggregate duct covers. | <p>Applications to alter the frame, shape, size and texture of these very characteristic duct covers are likely to be refused.</p> <p>Applications for repairs and reconditioning of these duct covers would be considered provided that specialist advice is sought and that the Department of the Built Environment is consulted prior to submission of an application.</p> |
| 11 | Alteration and/or reconfiguration to external stairs leading to entrance lobbies of John Trundle Court and Bretton House. | <p>An application to alter or reconfigure these stairs is likely to be refused.</p> <p>Proposals to overhaul and recondition these stairs would be subject to an LBC application and a like-for-like approach would be encouraged.</p> <p>Localised like-for-like repairs would not trigger a LBC application provided that the repair is carried out professionally and to a comprehensive extent as per Section 4 Best practice.</p> |

General Notes

This Section includes interior parts of the buildings that are in the public or semi public domain – i.e. shared by residents within individual blocks. The interiors of private dwellings are discussed in Section 3.3 of the Guidelines.

Maintenance work to common areas - in this case the interiors – must take account of the original design intentions and should be carried out on a like-for-like basis. Generally where maintenance is required to common areas it should be carried out within the framework of the maintenance cycle or a quinquennial review (see Management Guidance and Conservation Strategy sections).

When wear and tear or modern requirements necessitate replacements, overhaul, alterations or installation of new services then close attention must be paid to design and detail to ensure optimum integration into the existing design and character of these interiors.

Generally works should be carried out within an Estate-wide strategy so that a consistency of design and detailing principles is maintained. The primary interior common areas discussed here are:

Interior common areas to Cromwell, Lauderdale and Shakespeare towers:

Reception areas and communal landings and lift lobbies,
Meeting rooms to Cromwell and Lauderdale Towers,
Escape stairs

Interior common areas to corridor access north-south blocks; Willoughby House, Gilbert House, Mountjoy House, Seddon House, and the east-west block - Ben Johnson House:

Entrance and lift lobbies,
Stairs ,
Corridors

Interior common areas to vertical access blocks; Speed House, Andrewes House, Thomas More House, Defoe House, Bunyan Court, John Trundle Court, Breton House:

In these blocks pairs or clusters of flats are served by staircases and lifts enclosed in fully glazed lightwells

Interior and exterior common areas to deck access block; Bryer Court

This is the only block to have a dedicated external deck access. It has half the plan depth of the typical blocks – the flats are arranged only to the west side of the access decks because of the proximity of the adjacent building

Blocks with no dedicated common areas; The Postern, Wallside, Lambert Jones Mews, Brandon Mews:

The units in these blocks have direct access via the podium or at street/car park level, or both, and so have no dedicated common areas

3.2 Guidance for Common Areas

This Section is intended to provide guidance on proposals for change to the common interior parts of the Barbican residential blocks and how their likely impact on the architectural character of the Estate will determine the need to apply for Listed Building Consent (LBC). Examples of potential changes are colour coded in relation to their likely status vis-à-vis planning and listed building requirements. In all cases, the criterion to be considered is whether a proposed item of work will affect the building's character in relation to its special architectural interest. Permissible works (shown in green) are those where there would be no such effect and where accordingly no application for consent would be required. Works which are difficult to assess without further scrutiny and will need specific guidance as to whether a formal application is required or not, are shown in amber. Then there will be clear cases of work for which a LBC application would be required, although this need not imply that consent will not be given. These are shown in red. And finally there are works which would clearly impact adversely on the special interest or character of the blocks individually and/or the Estate as a whole and accordingly be likely to be refused permission (these examples are shown in black).

It is important to note that the requirements in relation to listed building status are separate and additional to any obligations imposed by lease conditions. In every category, additional guidance notes are cross-referenced to examples and depicted in a blue box. The examples given here are not exhaustive and there may be other details and features particular to one or more block types which have not been noted. It is therefore incumbent on the Estate managers and commissioners of works to consider their potential impact in relation to the special architectural interest prior to implementation.

Guidelines for works to areas outside of the leaseholder demise lines but inside the blocks, internal communal areas, are discussed in Section 3.2 of this document.

NB. This guidance does not take precedence over the formal application required by Listed Building Consent regulations. While this Section of the document cannot directly prohibit any works, anyone wishing to undertake such works has an obligation to supply sufficiently detailed information to demonstrate that the proposed works are not detrimental to the special interest and character of the Estate.

3.2 Guidance for Common Areas

3.2.1 General Notes:

Headings

- 3.2.2 **GREEN** Works that will not require a LBC application.
- 3.2.3 **AMBER** Works where advice should be sought to determine whether a LBC application is required
- 3.2.4 **RED** Works that require a LBC application
- 3.2.5 **BLACK** Proposals for which a LBC application is required but where consent is unlikely to be granted
- BLUE** **Guidance Notes**
Notes to be read in conjunction with each of the categories

Glossary of Terms

- Alteration** – changing the existing state of design
- Appliance** – cooking or heating apparatus
- Approved Palette** – a set of materials or colours formally adopted for use in specified locations at the Barbican
- Coated** – painted or varnished finishes
- Fabric** – the assembled materials of which the building shell and interiors are made
- Fittings** – built-in joinery, sanitary ware or cabinetry
- Invasive** – an aggressive or potentially disruptive operation / damaging to a surface or substrate
- 'like-for-like'** – the use of identical material or equivalent material and/or design in any replacement work such that no alteration occurs
- Refurbishment** – the process of returning something to its former state/good condition
- Reinstatement** – the return of an original element of design
- Renewal/ Replacement** – the removal of existing fabric, fittings or installations and introduction of new in its place
- Repair** – mending existing fabric, fittings or installations
- Replication** – to reproduce exactly; to make a duplicate of an original
- Self-finished** – uncoated expressed material
- Substrate** – The underlying material to which a finish is applied
- Quinquennial** – five yearly intervals

3.2 Guidance for Common Areas

3.2.2

GREEN

Works that will not require a LBC application.

This Section outlines works that are considered to have no impact on the special architectural interest of the building and will therefore not require Listed Building Consent.

Generally the works included in this Section address wear and tear, accidental or wilful damage to the interior surfaces, fabric, fittings, and fixtures which can be repaired locally and do not require the input of a specialist contractor.

Examples

1

Like-for-like repairs or identical replacement of any fixture or fabric

Examples of fixtures and fittings:

- Light fittings
- Switches
- Socket outlets
- Door ironmongery
- Signage
- Heating elements

Examples of fabric:

- Plastered and decorated surfaces
- Self finish surfaces such as decorative concrete
- Quarry tiles with profiled edge to circulation stairs

Guidance Notes

Localised like-for-like repairs or replacements can be carried out without submission of a LBC application. If the extent of repairs covers a whole corridor, lobby or stair enclosure the proposals should be submitted to the Planning Authority City Corporation's Department of the Built Environment to establish compliance with 'like-for-like' criteria prior to commencement of the works. In all other cases a LBC application must be submitted.

The retention of original fittings and fixtures is encouraged where it is practical or like-for-like replacement is not possible.

3.2 Guidance for Common Areas

2

Redecoration and repair of decorated elements, with the exception of the inside of timber framed external windows and screens, unless the latter is like-for-like redecoration. Removal of non-original coatings to restore original finish and colour.

Generally any redecoration must be carried out in accordance with the Approved Palette, paint specification and methods of application.

The inside faces of the external timber framed windows, doors and screens are generally finished in the same colour and texture as the outside face. This consistency is significant as the character of the Estate will be affected by any finishes which depart from overall design consistency.

The removal of non-original coatings to restore original finishes and textures must be carried out with care and by specialist contractors to minimise the risk of permanent damage to the existing fabric and substrate.

3

Renewal of any applied floor finishes e.g. carpet and linoleum.

Generally these should be replaced on a 'like-for-like' basis and to the original extent. Junctions, finished levels and abutments must be formed to reproduce the original detailing. When upgrades are considered to address Disability Discrimination Act (DDA) requirements, the matter should be referred to the Planning Authority/Department of the Built Environment.

3.2 Guidance for Common Areas

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| 4 | Renewal of the existing electrical services installations provided that original service routes are re-used. | Changes, upgrade and general replacement of electrical services and wiring not requiring new or additional service routes is permissible. Please note that in the interest of safety, all electrical works must be carried out by suitably qualified personnel and be in compliance with the relevant regulations. |
| 5 | Emergency repair works or stabilisation of unsafe details where the health and safety of the general public or operatives is at risk. | Temporary works to secure and make safe the fabric or components are acceptable as long as they cause no further damage to the fabric and that they are programmed for comprehensive repairs. Care must be taken to ensure full reversibility of any temporary works. |
| 6 | Emergency changes to ironmongery to the public face of dwelling entrance doors, and the internal and external faces of escape/access doors, hinged duct covers, and services cupboard doors onto balconies/terraces. | It is permissible to carry out emergency work to locking mechanisms, door closers, panic bars and other security measures to doors provided that new fittings to match the character and finish of the original or adjacent fittings are procured and programmed for permanent installation. The visual impact of any change must be kept to a minimum. Please also refer to Section 3.3.4.2 Guidance for flat interiors. No changes to existing fire escape or fire-fighting strategies are permissible unless the strategy is reviewed across a whole block. |

3.2 Guidance for Common Areas

7

Removal of graffiti where damage has been caused to a glazed or decorated surface or element. (Please refer to Section 3.2.3.2 for graffiti removal to self-finished concrete or brickwork surfaces).

In case damage is beyond local repair, specialist advice should be sought before any remedial action is taken.

3.2 Guidance for Common Areas

3.2.3

AMBER

Works where advice should be sought to determine whether a LBC application is required

This Section outlines examples of works where it is not possible to determine in advance and without considering further detailed information, the potential effect on the special architectural interest of the building. In such cases prior advice should be sought before embarking on the work to ascertain if a formal LBC application is necessary.

Examples

1

Removal and replacement of duct and service riser casings.

Guidance Notes

Vertical and horizontal duct and services casings within the common parts may be replaced or upgraded provided they do not affect internal layouts and/or the sectional line of corridors. Neither should they introduce materials or surfaces which are incongruous vis-à-vis other existing and original materials and finishes. Any opening up work, changes or over-cladding should be approached with caution as service ducts may contain hazardous materials and/or interventions may breach fire lining or fire stopping. These ducts may also contain services to other units or parts of the block.

3.2 Guidance for Common Areas

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| 2 | <p>Any local maintenance/cleaning or removal of graffiti from self-finished concrete or brickwork surfaces provided there is no damage to the substrate and that the visual unity of the surface is not lost.</p> | <p>Every effort must be made to ensure that any localised repair/cleaning does not create conspicuous changes of colour or texture on surfaces of otherwise consistent appearance.</p> <p>If there is any doubt about the success of any cleaning/remedial works, contact a specialist contractor for advice and conduct trial samples. See Section 4. 2 Best practice-concrete elements.</p> |
| 3 | <p>Works needed to provide enhanced access in compliance with DDA requirements.</p> | <p>Such work is unlikely to require a LBC application provided it is sympathetically conceived and professionally executed. However, details of proposals should be discussed with the Planning Authority/Department of the Built Environment prior to implementation.</p> |

3.2 Guidance for Common Areas

4

Works needed to provide enhanced access in compliance with DDA requirements.

It is permissible to change locking mechanisms, door closers, panic bars and other security devices to doors provided that the new fittings are generally of the same character and finish as the original or adjacent fittings and that the visual impact is kept to a minimum. It is advised that when carrying out works of this nature, attention is paid to the full complement of ironmongery to avoid incongruous 'one-off' fittings. This applies to both a door leaf and the full extent of the elevation or corridor within which it is located. No changes to existing fire escape or fire-fighting strategies are permissible unless the strategy is reviewed across a whole block.

Changes to the elevations to front entrance doors to dwellings and the removal and replacement of visible door furniture such as numbers, door-bells and letter plates will be subject to a LBC application. Any change of this nature is discouraged unless it forms part of an application covering a whole floor or groupings of dwellings around a common stairwell.

Refer also 3.2.4.15 and 3.3.4.2

3.2 Guidance for Common Areas

3.2.4

RED

Works that require a LBC application.

These are alterations which will clearly have an effect on the character and special architectural interest of the building and therefore require formal evaluation to establish whether or not the impact will be detrimental.

Examples

1

Any alterations to the existing exposed concrete structures and their surface treatment in terms of colour and texture for both self-finished and coated concrete. Particular areas include:

- Stair wells
- Stair stringers and raked soffits to stairs
- Soffits

Guidance Notes

Other than like-for-like repair by specialist contractors, any invasive or permanent change to the exposed concrete structures will require a LBC application.

Refer to Section 4.2 Best practice guidance for concrete repair.

2

Any alterations to the existing facing brickwork, including bonding, pointing and brick type.

Other than like-for-like repair by specialist contractors any other invasive or permanent change to facing brickwork will need a LBC application.

Refer to Section 4.2 Best practice guidance for brick work repair.

3.2 Guidance for Common Areas

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| 3 | Alteration to window and doors and frames to common parts including, localised or piecemeal redecoration (in a different colour) changes to ironmongery and glazing specification (including double glazing and solar control glass.. | <p>Any alterations to fenestration pattern, frames opening sashes and glazing to the windows and glazed doors will require a LBC application.</p> <p>In the case of repairs or replacement the Department of the Built Environment Local Planning Authority will need to approve and verify that the intended work fulfils 'like-for-like' criteria prior to implementation of the works.</p> |
| 4 | Alteration, replacement, redecoration in a different colour to ventilation grilles. | <p>Any alterations to ventilation grille patterns, frame opening sizes and colour will require a LBC application.</p> <p>In the case of repairs or replacement the Planning Authority Department of the Built Environment will need to approve and verify that the intended work fulfils 'like-for-like' criteria prior to implementation of the works.</p> |
| 5 | Removal or replacement of quarry tiling with integral special edge upstand detail to communal stairs and landings. | <p>Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application.</p> |

3.2 Guidance for Common Areas

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| 6 | Removal, replacement or alteration to hand rails and guardings to stairs, balconies and internal circulation areas. | Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application. |
| 7 | Removal, replacement or alteration to glazed screens or doors to stair lobbies, stair wells, entrance halls, corridors and lobbies. | <p>Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application.</p> <p>These screens have significant architectural importance in terms of lighting and visibility. The frame Section sizes and the fenestration patterns are integral to both internal and external elevational character of the common areas.</p> |
| 8 | Glazed screens common to dwellings and communal areas (internal windows) e.g. fixed glazed panels adjacent to front entrance doors along corridors in Willoughby House. | <p>Any extensive work, other than localised 'like-for-like' repairs, on either side, will be subject to a LBC application.</p> <p>These screens have significant architectural importance in terms of lighting and visual connection. The frame Section sizes and the fenestration patterns are significant to both the internal and external elevations of the common areas.</p> |

3.2 Guidance for Common Areas

9

Replacement, alteration, removal and redecoration of visible vertical service down pipes their casings, termination details and all associated fixings and brackets including:

- Rain water down pipes
- Garchey down pipes
- Service risers

Other than like-for-like repairs and redecoration in appropriate colours selected from Approved Palette for redecoration, all other proposals will necessitate a LBC application.

10

New signage generally (including any sign which is not a like-for-like replacement).

The location and style of any new building signage, whether fixed or free-standing, must be considered within an Estate-wide strategy and be carefully integrated with the architectural and locational context. Safety and escape route signage must also be consistent with an Estate-wide strategy and be sensitively located. Current regulations regarding style, size and location of such signs must be reconciled with the original design intent through discussions with the appropriate authorities.

3.2 Guidance for Common Areas

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| 11 | <p>Fittings and fixtures to entrance and lift lobbies to tower blocks:</p> <ul style="list-style-type: none"> • Reception desk • Call control panel to flats • Post boxes • Fixed furniture • Light fittings • Lift call consoles • Lift doors • Lift cars | <p>Any extensive work (including replacement), other than localised like-for-like repairs, will be subject to a LBC application.</p> <p>The interior design and detailing of the entrance lobbies and communal areas of the tower blocks are integral to the architectural character of the blocks. Retention and restoration of the originally designed fixtures and fittings are encouraged. Where the proposal is to update technology for electronic and electrical controls then consideration should be given to whether original housings can be adapted or replicated to accommodate the new electrical specifications so that the image remains as originally intended.</p> |
| 12 | <p>Call control to lifts and intercom panels and name plates to all other blocks.</p> | <p>Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application.</p> |
| 13 | <p>Installation of additional services within the communal internal areas.</p> | <p>Any extensive work, other than localised like-for-like repairs or replacements, will be subject to a LBC application. Proposals should be considerate and take into account architecturally important issues such as location and routing.</p> |

3.2 Guidance for Common Areas

14

Alterations and replacement of existing services that would have a visible aspect.

Any proposals other than like-for-like repairs will be subject to a LBC application. The proposals must be considered, illustrated and be designed in the spirit character of the original design.

3.2 Guidance for Common Areas

3.2.5

BLACK

Proposals for which a LBC application would be required but where consent is unlikely to be granted

These constitute works which would almost certainly have a detrimental effect on the character and special architectural interest of the residential blocks and therefore require a LBC application.

Any application to change the original architectural character of the interior design of the common parts specific to each block is likely to be rejected. Examples below are the principal elements which may be subject to a proposal for alteration or change. As stated in 3.2 above, the examples are not exhaustive and there may be other elements that may be subject to a proposal for change. In every case it is incumbent on the originator of the proposal to check with the Planning Authority Department of the Built Environment before implementing any action.

Examples

1

Decoration of any originally self-finished materials or surfaces.

Guidance Notes

The exposed aggregate concrete is one of the defining elements of the Barbican and any work to the concrete should be considered in terms of the potential impact on the buildings' special architectural interest.

Decoration of originally undecorated concrete would not normally be permitted under any circumstances.
Redecoration of any surface already decorated at the time of listing may be permitted subject to detailed consideration.

3.2 Guidance for Common Areas

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| 2 | Applied decorative linings to any self-finish concrete or any other self-finish elements and surfaces. | Lining of self-finished concrete or any other self-finished surface is most unlikely to be permitted as it would constitute a significant departure from the original design intentions and interior aesthetics. |
| 3 | Any change to original glazing lines or enclosure of entrance and lift lobbies. | <p>An application for extensions, glazed or otherwise, of the existing lines of these lobbies, thus affecting the internal layouts or external envelope is most likely to be refused.</p> <p>Where original glazing lines have been moved, proposals for reinstatement to their original location will be encouraged. Any proposals to alter these works would be subject to a LBC application. Details and contextual proposals for alterations must be discussed with the Planning Authority/Department of the Built Environment prior to submission of LBC application.</p> |

3.2 Guidance for Common Areas

4

Any change to the internal elevations of original windows, French windows, i.e. fenestration pattern, frame, sash and door leaf materials, finishes, dimensions and profiles and mastic.

For remedial works or like-for-like replacements see Section 3.1.4.3.

Applications to alter any aspect of the original glazing elements are likely to be refused.

Where the original windows have been replaced, proposals for reinstatement with new components which replicate the originals as closely as possible will be encouraged.

The consistency of appearance of the internal elevation of the external doors is part of the building's character and would be considered in evaluating any proposed changes. Any alteration that would detract from a coordinated and homogenous internal appearance would not normally be allowed unless part of a comprehensive Estate-wide renewal/replacement programme, which would be subject to a LBC application.

Also refer to the entry under Section 3.1 Guidelines for external areas.

3.2 Guidance for Common Areas

5

Alteration, replacement and reconfiguration of pre-cast exposed aggregate duct covers i.e. those found in the lift lobbies to tower blocks.

An application to alter the frame, shape, size and characteristic texture of these duct doors or covers is likely to be refused.

An application for repairs and re-conditioning of these duct covers would be considered provided that specialist advice is sought and that the Planning Authority/Department of the Built Environment is consulted prior to submission of an application.

General Notes

This Section is intended to provide guidance on proposals for change within the interiors of dwellings and how their likely impact on the architectural character of the building will determine the need to apply for Listed Building Consent (LBC). Examples of potential changes are colour coded in relation to their likely status vis-à-vis planning and listed building requirements. In all cases, the criterion to be considered is whether a proposed item of work will affect the building's character in relation to its special architectural interest. Permissible works (shown in green) are those where there would be no such effect and where accordingly no application for consent would be required. Works which are difficult to assess without consideration of specific details and will need guidance as to whether or not a formal application is required are shown in amber. Then there will be clear cases of work for which a LBC application would be required, although this need not imply that consent will not be given. These are shown in red. And finally there are works which would clearly impact adversely on the special interest or character of the interiors and accordingly be likely to be refused permission (these examples are shown in black). It is important to note that the requirements in relation to listed building status are separate and additional to any obligations imposed by lease or any other conditions. In every category, additional guidance notes are cross-referenced to examples and depicted in a blue box.

Failure to obtain LBC for any works which affect the character of a listed building It is important that LBC is sought where necessary as not obtaining consent for works which affect the character of a listed building may carry a legal penalty (see Volume I, Section 6). If changes have been made to a flat which do not have due documentary proof that either a) LBC has been granted or was agreed in advance - or b) that it is clear from these guidelines (i.e. green category works or amber with confirmation) that such works would not require consent, this may delay the sale of the property in the future.

Guidance for adaptation of existing dwellings to facilitate use by people with special needs

From time to time it may be necessary to adapt units in certain ways to cater for people with special needs. Examples might include widening doorways, introduction of a stairlift, or changing bathroom or kitchen configurations to allow for wheelchair accessibility or the introduction of tactile flooring for occupants with impaired sight. Whilst most changes are likely to fall within one of the categories covered in the Guidelines, it is recommended that in all such cases advice is sought from the City Corporation's Department of the Built Environment at the earliest opportunity in order to clarify where works may proceed unencumbered and identify cases where formal consent procedures are required.

3.3.1 General Notes

Headings

3.3.2 GREEN

Works that will not require a LBC application.

3.3.3 AMBER

Works where advice should be sought to determine whether a LBC application is required

3.3.4 RED

Works that require a LBC application

3.3.5 BLACK

Proposals for which a LBC application is required but where consent is unlikely to be granted

BLUE

Guidance Notes

Notes to be read in conjunction with each of the categories

Glossary of Terms

Alteration – changing the existing state of design

Appliance – cooking or heating apparatus

Approved Palette – a set of materials or colours formally adopted for use in specified locations at the Barbican

Coated – painted or varnished finishes

Fabric – the assembled materials of which the building and interiors are made

Fittings – built-in joinery, sanitary ware or cabinetry

Invasive (non-invasive) – aggressive or potentially disruptive / damaging to a surface or substrate

'like-for-like' – the use of identical or equivalent material and/or design in any replacement work such that no alteration occurs

Refurbishment – the process of returning something to its former state/good condition

Renewal / replacement – the removal of existing fabric, fittings or installations and introduction of new in its place

Repair – mending existing fabric, fittings or installations

Replication – to reproduce exactly; to make a duplicate of an original (to make copies)

Self-finished – uncoated expressed material

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

3.3.2

GREEN

Works that will not require a LBC application.

This section outlines works that are considered to have no impact on the special architectural interest of the building and will therefore not require Listed Building Consent.

Examples

1

Like-for-like repairs or matching replacement of any fixture or fabric

Guidance Notes

Examples of fixtures and fittings:

- kitchen appliances, cabinets, sink & worktops
- door ironmongery and fittings
- light fittings, switches, sockets etc.

Examples of fabric:

- Plastering and repairs to wall and ceiling
- Structural repairs to elements such as screed or soffits
- Slabs and walls

The retention of original fixtures and fittings is encouraged where it is practical or a like-for-like replacement is possible. Additionally residents are invited to donate any discarded original item to an Estate depository of salvaged items for potential use by other Barbican residents. For details contact Estate Management.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| 2 | <p>Internal redecoration with the exception of the inside of timber framed external windows and screens, unless the latter is like-for-like redecoration. Removal of non-original coatings to restore original finish and colour</p> <p>Painting the exterior surface of window frames windows and screens is excluded from this category. Refer 3.3.5.1</p> | <p>Inside face of the external timber framed windows, screens and patio doors are generally finished in the same coating (originally varnished) as the outside face. This co-ordination is significant as the character of the Estate will be affected by any finishes which detract from overall design consistency, especially when it concerns the pivoted and reversible window sashes. Retention of the original finish specification is therefore encouraged. Application of non penetrating coatings such as paint systems is generally acceptable provided that the system does not permanently discolour or damage the timber frame (i.e. is reversible, allowing reinstatement of original finish). Penetrative coatings (staining systems) are not acceptable in this category.</p> |
| 3 | Removal and renewal of floor finishes | Please refer to the conditions of lease. |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| 4 | Addition of new electrical services installations within dwellings and replacement and renewal of the existing ones | Changes, upgrade and general replacement of electrical services and wiring not affecting the internal layout of the flats is acceptable. Please note that in the interest of safety, all electrical works must be carried out in compliance with the relevant regulations. Please also note that where landlord's supplies and fittings, such as under floor heating, intercom etc., are concerned all alterations and changes would need to be agreed and the method of implementation approved by the Barbican Estate Office. |
| 5 | Changes to original electrical fittings (e.g. light fittings, switch cover plates etc.) within dwellings | See guidance note 3.3.2.4 regarding safety precautions. |
| 6 | Overlaying finishes to the existing timber treads and risers to internal staircase | It is permissible to overlay or cover the treads and other parts of the internal stairs with carpet or other material provided that the work is reversible and that no permanent damage is suffered by the existing material and finishes. |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| 7 | Adding or removal of cladding over the original skirting detail | It is permissible to overlay or cover the original skirting details with other material and details provided that the application is reversible and that no permanent damage is caused to the original. |
| 8 | Fixing of new or additional locks or security devices to front doors and fire escape doors subject to guidance notes | <p>It is permissible to change or add locking mechanisms and other security measures (e.g. door chains and door viewers) to front entrance doors and fire escape doors provided that the external manifestations are kept to a minimum (i.e. escutcheons, but not protective plates and their fixings and only as long as there are no changes to existing fire escape or fire fighting strategies.</p> <p>Also refer to guidance notes 3.1.2.6, 3.1.3.4, 3.2.2.6, 3.2.3.4 and 3.3.4.2.</p> |
| 9 | Replacement of bathroom/ WC fittings and finishes | The permissible work to bathroom/WC is limited to changes to finishes, sanitary ware, vanity tops and bathroom accessories and the necessary enabling works. This does not apply to proposals to alter room shape, size or location. The latter will necessitate a LBC application-see Section 3.3.4.1. |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| 10 | Replacement of kitchen cabinetry, worktops and appliances | The permissible work to kitchens is limited to changes to cabinetry, appliances and finishes. This does not apply to proposals to alter room shape, size or location. The latter will necessitate a LBC application-see Section 3.3.4.1. |
| 11 | Removal or replacement of internal doors and frames and ironmongery to rooms, cupboards and wardrobes | Changes to doors, frames and ironmongery to internal doors and cupboards would need to be checked for suitability for fire compartmentation and escape route clearances. |
| 12 | Alterations to the wardrobes and cupboards that do not result in any alteration to plan layout of dwellings | Replacement or removal of internal carcasses, shelves, hanging rails, subdivisions, hooks, drawers etc; together with associated fixing details is permissible. See also Section 3.3.2.11 above and Section 3.3.3.3 in amber section. |
| 13 | Application of film or a coating to glazed sections of doors and screens in the dwellings | Where works to the glazed sections of internal screens and doors is limited to the application of a film or a coating a LBC application would not be required. |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

14

Removal of Garchey system inside dwellings

Removal of an individual Garchey terminal and associated plumbing work does not require an LBC application. It is, however, a requirement that the removal is carried out by professionals strictly in accordance with a method statement which must be obtained from the Barbican Estate Office, who must also be notified prior to the commencement of any works.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

3.3.3

AMBER

Works where advice should be sought to determine whether a LBC application is required

This Section outlines examples of works where it is not possible to predict in advance the potential effect on the special architectural interest of the building. In such cases prior advice should be sought before embarking on the work to ascertain if a formal LBC application is necessary.

Consideration of the requirement or otherwise for a LBC application includes whether the proposed change will be reversible and whether it will have any manifestation on the exterior of the building.

Examples

1

Removal and replacement of duct and service riser casings.

Guidance Notes

Vertical and horizontal duct and service casings within the dwellings may be replaced and altered provided they do not affect internal layouts. Any changes or over cladding, including opening up, should be approached with caution and with Estate Office's knowledge and approval as these may contain hazardous materials and/or interventions may breach fire lining or fire stopping. These ducts may also contain services to other units or parts of the block.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| <p>2</p> | <p>Application of additional guarding panels to the railings and removable inserts to block up open risers to internal staircase</p> | <p>When it is desired to add removable and temporary in-fills to open guardings and stairs to prevent falls where small children are concerned, these cases may be treated as not requiring LBC provided the details, methods and fixings are submitted to the Estate Office for their consideration. Any fixing which may cause permanent damage to fabric and detail of the staircase will require a formal LBC application.</p> |
| <p>3</p> | <p>Removal of, or alterations to, built-in cupboards and wardrobes where such works would result in alteration of the dwelling plan layout.</p> <p>Creation of new full height partitioned alcoves for fitted wardrobes or shelving units would require LBC if it resulted in change to the plan layout</p> | <p>Removal of the built-in cupboards and wardrobes would need to be evaluated for the potential impact on the internal layout – and therefore character – of the dwelling. In circumstances where such changes do not affect the dwelling layout LBC application would not be required. If, however, the removal of these built-in cupboards includes removal of part or whole partitions thus changing the internal layout then a LBC application may be applicable. See also 3.3.2.11 and 12.</p> <p>Similarly creation of new full height partitions to create alcoves to fit in wardrobes or shelves will also need to be assessed on case by case basis to establish whether a LBC application is necessary.</p> <p>Changes to the internal layouts are dealt with under Section 3.3.4.</p> |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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| 4 | Insertion of new suspended ceilings or bulkheads | An application would be necessary if the ceiling or bulkhead line were to interfere with the window heads or be visible from outside. |
| 5 | Works to internal glazed screen sets including fan lights | LBC may be required if the works involve relocating or removing whole or part of the glazing and alteration, relocation or removal of the whole or part of the door and screen set. See 3.3.2.11 and 13 and 3.3.4.1. |
| 6 | Works in connection with adaptation for people with special needs | Early consultation is recommended to establish if LBC is required and to facilitate the process. See 3.3.1.2. |
| 7 | Removal of original skirting details | As discussed within the Green Section (guidance note 3.3.2.7) over cladding (fixing skirting boards on top of existing detail) or removal of the retrofitted skirting details are not subject to LBC. The permanent removal of the original detail may however be subject to a LBC application. |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

3.3.4

RED

Works that require a LBC application.

These are alterations which will clearly have an effect on the character and special architectural interest of the building and therefore require formal evaluation to establish whether or not the impact will be detrimental. In certain cases it may also be necessary to obtain planning permission.

Examples

1

Changes to internal layout of the flats. This includes:

- Changes to size, shape and location of kitchens
- Changes to size, shape and location of bathrooms
- Partial or wholesale removal of walls e.g. partitions and structural walls
- Removal of internal glazed screens. Also see guidance note 3.3.3.5 in amber section
- Removal of internal sliding doors and screens
- Permanent alteration of details to internal staircases and guardings.

(cont.)

Guidance Notes

When applying for LBC, please note that the following issues would also need to be considered:

- Fire compartmentation and escape routes
- Stacking of services and accommodation
- Effects of such alteration with regard to
 - Neighbouring properties
 - External manifestation
- Effects on landlord supplies such as under floor heating

Certain alterations and remodelling of the dwellings will necessitate compliance with current Building Regulations such as sound proofing and Means of Escape requirements.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

(cont.)

- Insertion of mezzanine level to double height spaces
- Addition of new full height partitions
- Subdivision in plan or section of barrel vaulted spaces
- Installation Introduction of secondary glazing, double glazing or solar control glass

(cont.)

The following examples of application may be granted LBC subject to detailed application:

- Creating an open plan kitchen including reduction/removal of the kitchen counter to the living space
- Removing partitions to combine rooms such as kitchen and living space/ two bedrooms/ living space and bedroom
- Removal of a partition wall between the living room and bedroom to create a larger living space
- Removal of sliding partitions
- Widening door openings to improve access for people with special needs
- Creating an en-suite bathroom, if next to the service core

Double glazed units are preferable to secondary glazing.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

2

Changes and/or additions to ironmongery and door furniture such as letter boxes, numbers, door bell and lights, on the outside of the front entrance door other than installation of new or additional security locks as discussed in guidance note 3.3.2.8 in green section

The consistency of appearance of the dwelling front doors in the common parts is part of the building's character and would be a consideration in evaluating any proposals for change.

Also refer to notes 3.1.2.6, 3.1.3.4, 3.2.2.6 and 3.2.3.4 for more guidance.

3

Enclosure of private roof terraces to Wallside townhouses

A number of Wallside townhouses have already glazed or enclosed the whole or parts of their roof terraces. This has resulted in changes to the original profile of the block and its roofscape.

Glazing or enclosure of the remainder of these particular roof terraces may be permissible subject to a LBC application supported by detailed plans and specifications. Any alterations to existing extensions will also be subject to LBC application.

Any proposed enclosure, however, must be set back and contained behind and below the existing exposed aggregate roof fascia and the party walls between adjacent dwellings. The height must not be any higher than the roof over the stair well.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

3.3.5

BLACK

Proposals for which a LBC application would be required but where consent is unlikely to be granted

These constitute works which would almost certainly have a detrimental effect on the character and special architectural interest of the residential blocks and therefore require a LBC application.

These works may also be covered by the Leasehold Conditions and include those elements of the building fabric which fall outside leaseholders agreements such as windows, public and private balconies, walkways and escape routes and any other area or element which is on the external elevation of the blocks and terraces. Changes to elements which have the dual character of being part-private part-public, such as the borrowed light glazing to certain unit types, are also unlikely to be permissible.

Examples

1

Any changes to structure or appearance of windows

Guidance Notes

Also refer to Section 3.1 Guidance for external elements.

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

| | | |
|---|---|---|
| 2 | Any changes to external face of entrance and external fire escape doors. (For internal decoration and changes to ironmongery - see Section 3.3.2 guidance note 8) | <p>The external image and elevation to the front entrance doors and external fire escape doors form part of the character of the common parts. Any changes with an external manifestation would not normally be allowed unless part of an overall Estate-wide strategy, in which case the freeholder would need to submit a LBC application.</p> <p>Also refer to Section 3.1 Guidance for external elements.</p> |
| 3 | Changes to railing design and guardings to private balconies | <p>Also refer to Section 3.1 Guidance for external elements.</p> |
| 4 | Changes to glass escape doors across the balconies | <p>Also refer to Section 3.1 Guidance for external elements.</p> |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

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|---|---|---|
| 5 | Changes to the typical planter boxes on the outside edge of the balconies and terraces | <p>The typical planter boxes on the outside edge of the balconies and terraces, provided by the Barbican Estate Office, are integral to the overall public character of the Barbican Estate. They and as such should not be replaced, except as part of a fully designed an Estate-wide renewal /replacement programme, which would be subject to the freeholder obtaining LBC.</p> <p>Additionally locating any planter or plant pots, which hinder escape routes and/or the operation of the hinged privacy screen on the balconies, is not permissible.</p> <p>Also refer to Section 3.1.4.8 Guidance for external elements.</p> |
| 6 | Vertical or lateral connections through legal demise lines and through structure between adjacent residential units | |
| 7 | Changes, alteration and intervention to structural and load bearing elements of the residential units | <p>In the case of the floor slabs, the screed, build-up must remain intact.</p> <p>In cases of essential repairs, refer the matter to freeholders' management.</p> |

3.3 Guidance for Flat Interiors and Private Terraces and Balconies

| | | |
|----|---|---|
| 8 | Changes to the configuration or location of internal staircases | Where changes have already been made to the original design, reversion to the original design will be favoured. |
| 9 | Vertical or horizontal extensions outside of the original line of the walls, windows, doors, roofs and screens | Also refer to Section 3.1.4.8 Guidance for external elements. |
| 10 | Items, fixed permanently or otherwise, which will affect the character and public appearance of the buildings Also refer to Section 3.1.4.8 Guidance for external elements | Examples include installation of conservatories, gazebos, wall mounted parasols, awnings, trellises, external blinds, satellite dishes, aerials, air-conditioning pods and any other service plant on the balconies and public and semi-private walkways and roof terraces. |

4.1 General Notes

- 4.1.1.1 This best practice guide is designed to be used when preparations are made for restoration, maintenance, replacement and upgrade of the roofs and terraces to the residential blocks of the Barbican Estate.
- 4.1.1.2 The description of the Estate's special interest has noted the importance of the roof and terrace profiles and sculptural character, their visibility from many vantage points around the Estate and their strong material identity. Their characterisation as 'the fifth façade' by the original architects is indicative of the architectural significance and sensitivity attached to these elements and underscores the care and understanding that is needed in undertaking any works of maintenance, upgrade or alteration.
- 4.1.1.3 The adoption of best practice is equally applicable in circumstances of major works contracts as in minor or 'routine' repairs, the cumulative effect of which may have a considerable impact on the architectural character of the Estate, whether or not these are subject to Listed Building Consent (LBC).
- 4.1.1.4 There have been a number of problems with the original detail design of the roofs. It is important, however, that in dealing with these failures, repair or replacement works do not detract from the architectural composition of the roofs. Changes to original detailing vary from the wholesale redesign of the roofscape of a complete block (e.g. Brandon Mews) to piecemeal repairs, and to the redesign of original waterproofing details and water dispersal strategy for terraces (e.g. Willoughby, Andrewes, Gilbert and Speed Houses).
- 4.1.1.5 It is vital that future works are undertaken within an overall design framework that preserves the visual consistency of the Estate as a whole and that any proposed work to roofs and terraces - whether restoration, replacement or local repair - take into consideration the vocabulary of details and finishes across the Estate.
- 4.1.1.6 It is also important to recognise that roofs and terraces are seen in close contact with elevational elements and to ensure that the materials and details at these junctions and proximities are also surveyed and taken into account in the preparation of any proposals whether repair, replacement or upgrade.

4.1 Best Practice for Roofs and Terraces

- 4.1.1.7 The following checklist should therefore be used as a guide to ensure that future interventions are only implemented after full understanding of the larger framework of requirements.
- 4.1.1.8 It will be appreciated that due to the size of the Estate the prescriptions included in this guide are generic in nature and should be used only as pointers and examples. Any actual schemes should be developed within the context of each specific situation and take full account of any local architectural significance.
- 4.1.1.9 In all cases, diagnostic survey work, method statements and photographic records should be prepared for approval in advance of implementation.
- 4.1.1.10 The Guidelines review carried out in 2011 has indicated that more formal procedures would be beneficial in ensuring that an understanding of the listed status and significance of the Barbican is transmitted to those carrying out works (however seemingly minor) on the estate. The cumulative effect of small interventions progressively erodes its character and special interest, even where individual items may seem too insignificant to have a detrimental impact in themselves. It is recommended therefore that reference to these guidelines by means of a summary advice note is included in all contract Purchase Orders with a requirement for inspection, confirmation of compliance with their

recommendations, and recording of works executed before final payment is sanctioned on completion.

Elements considered

- 4.1.1.10 The guidance that follows is considered to be applicable to all the elements listed. Proposals for repairs, replacement and upgrade in connection with any of these elements should follow the principles and procedures set out in this section of the document.

Note: This list is not exhaustive. A list should be established for each roof and terrace to ensure it is comprehensive.

| | |
|---------------------------------|------------------------|
| Finishes & decking | Movement joints |
| Reflective paint | Movement joint covers |
| Build up | Fall arrest systems |
| Insulation type | Guardings |
| Build up | Fall arrest systems |
| Insulation type | Guardings |
| Edge trims | Access ladders |
| Valleys | Lightning protection |
| Ridges | Electrical services |
| Gullies | Light fittings |
| Gutters | Roof lights |
| Rainwater Goods | Access hatches & doors |
| Vents & extract grilles | Aerials and dishes |
| Glazed screens on escape routes | |

4.1 Best Practice for Roofs and Terraces

| ITEM | PROCEDURE | COMMENTARY |
|-------|--|---|
| 4.1.2 | Identify active or potential problems (list not exhaustive) | |
| | <p>Water ingress - establish if leak is occurring</p> <ul style="list-style-type: none"> • Through movement joints or day joints • Through broken gutters or down pipes • As a result of structural movement or cracking • At services penetration points • Via roof membrane laps or fissures • As a result of water bridging flashings, bypassing gullies, etc. • Following accidental damage, fire etc. • Defective sealants | <p>Manifestation of leak internally may not relate directly to location of defect in building fabric. Investigation of possible tracking through construction zone may be required.</p> |
| | <p>Design and workmanship faults</p> <ul style="list-style-type: none"> • Insufficient provision for movement • Inadequate falls • Defective covering detail(s) • Divorced flashings | <p>Correct identification and diagnosis of faults should always precede any prescription of remedy. If uncertain of cause of defect, carry out tests to eliminate alternatives.</p> |
| | <p>Drains Blockage</p> <ul style="list-style-type: none"> • Obstruction within pipework • Occlusion of outlet through previous recladding works • Inadequate cleaning | <p>Before any intervention in building fabric, ascertain whether failure results from defective details or gaps in management/maintenance regime.</p> |

4.1 Best Practice for Roofs and Terraces

Wear and Tear

- Degraded roofing membrane
- Damaged substrate
- Defective upstands, trims or accessories (including sealants)
- Damaged rainwater goods
- Damaged paving slabs or spacers
- Delays in essential maintenance work

Record documentation and survey information should be checked to establish service life of existing material specifications.

Cold Bridging

- Unsuitable insulation specification
- Deterioration of insulation over time
- Inadequate fixings/ thermal break details

It may be necessary to check if interstitial condensation is occurring unseen within the construction zone.

4.1.3 Identify works boundaries

- Define area of works to logical and natural joints and levels.
- Avoid piecemeal repairs where new and existing works are contiguous.
- Check whether extent of eventual work is such as to trigger requirement for LBC

The scope of works may need to be extended to satisfy architectural or visual demands of the context and avoid awkward jointing or conspicuous abutment with adjacent work.

4.1.4 Investigate authenticity of details to receive work

- Are details original or are they later generation repairs?
- Should/can the detail be repaired?
- Should/can the detail or material / component be replaced like-

Check whether the need to source new detail or material will trigger requirement for LBC.

4.1 Best Practice for Roofs and Terraces

for-like?

4.1.5 Establish and justify the required levels of repair and replacement

- Justify the need for localised or wholesale replacement of components and finishes
- Justify the need to employ alternative roofing systems.
- Architectural criteria must be included together with economic considerations in choosing a new system.

Proposals should be prepared as structured documents, including condition survey findings, photographic records, fault diagnosis, test details and conclusions, and be supported by 'as original', 'as existing' and 'as proposed' drawings.

4.1.6 When proposing new details

New details and design must take the following into consideration:

- Original architectural character and technical design intentions
- Affect on adjoining material and finishes
- Compatibility with visual and technical aspects of the original and existing fabric
- Adequacy of the proposed details in terms of the volume of rainwater to be dispersed
- Ensure continuity in joints between 'new to original' and 'new to non-original'
- Workability and suitability of new details with regard to general maintenance and accepted levels of traffic and usage

Consider suitability of new details with regard to future maintenance and levels of traffic and usage.

Proposals must be submitted in sufficient detail to be assessed for any potential impact on the architectural character or special interest of the buildings and the possible requirement for LBC.

Works drawings and specifications should avoid contractor design clauses that could result in loss of detail control and impact adversely on architectural character or special interest.

Ensure that a record is prepared of all works

4.1 Best Practice for Roofs and Terraces

undertaken noting dates, locations, drawings and specifications together with relevant product literature and warranties being kept on file for future reference.

4.1.7 Site supervision and quality control

- Ensure installation of proposed material and details conforms to specified design for finishes, colour, texture, heights and sizes
- Ensure falls within the waterproofing, location of drain heads, and leaf and gravel guards are in accordance with the design specification
- Ensure that all visible trims and accessories are procured from the same manufacturer with matching colours, patterns and finish
- Ensure that grates, decking and paving slabs are set out correctly and logically maintaining paving formats and avoid unsightly cuts in modular slabs etc.

Instruct sample work, materials or components to be provided for consideration and approval before relevant and related trade operations are begun. Significant items of 'like-for-like' matching such as paving slabs or visible finishes must always be offered as samples before works proceed.

The design of any temporary works should be reversible and take account of the design of eventual permanent works.

4.2 General Notes

- 4.2.1 This best practice guide is intended to be used when preparations are made for restoration, maintenance and redecoration, including any specification upgrade, and also for works in connection with the self-finished exterior elements of the residential blocks at the Barbican Estate.
- 4.2.2 The description of the Estate's special interest has noted the importance both of decorated and self-finished elements of the exterior fabric in establishing the architectural vocabulary of the Estate. The sensitivity attached to these elements (facades and soffits) underscores the care and understanding that is needed in undertaking any works of maintenance, upgrade, alteration or cleaning.
- 4.2.3 Any proposed redecoration, repair or cleaning of any of the external elements must take into consideration the vocabulary of details and finishes across the residential blocks. The adoption of best practice is equally applicable in circumstances of major works contracts, whether or not these are subject to Listed Building Consent (LBC) as in minor or 'routine' repairs the cumulative effect of which may have a considerable impact on the architectural character of the Estate.
- 4.2.4 There have been a number of changes to original coatings and finishes since completion. These vary from wholesale redecorations to piecemeal repainting of localised areas. The listed status of the Estate means that particular care must now be given to the control and coordination of such works.
- 4.2.5 The architectural character of Barbican residential blocks derives to a significant degree from the applied and self-finish colours, tones and textures as part of the overall composition and the manner in which two, three or more elements with a variety of finishes come together. It is therefore imperative that choices of material specification and colour and texture are coordinated when proposals are drawn up for renewal or cyclical maintenance works.
- 4.2.6 The following checklist should therefore be used as a guide to ensure that future works are only implemented after full understanding of the larger framework of requirements.
- 4.2.7 It should, however, be noted that the details included in this guide are generic in nature and should be used only as pointers and examples. Any actual schemes should be developed within the context of each specific situation and take full account of any local architectural significance.

4.2.8 Signage

It is pertinent to include a note on signage here and emphasise the importance of maintaining a coherent and systematic approach to this aspect of the exterior identity of the Estate. Clear guidance is given elsewhere in this document in relation to works which may be undertaken as part of routine maintenance and repair, and works that will be subject to LBC procedure. Reference should be made to Sections 3.1.2.8 and 3.1.4.13 before any works are initiated.

Decorative and protective coatings and self-finish elements considered

4.2.9 Any redecoration work should follow a systematic procedure of investigation of existing coatings, establishment of authenticity, diagnosis of any failure, and detailed specification for new works – always having regard to the special interest inherent in the listed building fabric. This guidance is intended to lay out a series of typical procedures.

The list is not exhaustive. A specific project plan will need to be compiled for every works project.

Type of application

- Coating to timber elements
- Coating to ferrous metal elements
- Coating to non-ferrous metal elements
- Sealants in soft joints
- Self-finish concrete elements
- Coated concrete elements
- Brickwork walling

4.2.10 Approved Palette of colours for redecoration works to originally painted elements.

A sample board of the range of colours selected for the 'Approved Palette for external redecoration and internal common areas' will be available for reference at the Barbican Estate Office.

The consistent adoption of colours from this range is an important part of maintaining the coherent identity of the Estate. Please refer to Approved Palette before specifying and implementing any such work.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

| ITEM | PROCEDURE | COMMENTARY |
|--------------|---|--|
| 4.2.2 | Identify active or potential problems | |
| | Water ingress - establish if leak is occurring <ul style="list-style-type: none">• Life expectancy of coating exceeded• Erosion or mechanical damage• Chemical damage• Preparation or application inadequacies• Unsuitability of coating specification | Ensure that a record is filed noting all investigations with date, photographic evidence, locations, and findings. |
| | Design and workmanship faults <ul style="list-style-type: none">• Water or frost damage• Fire damage• Rapid or persistent temperature fluctuations• UV light damage• Pollution or graffiti damage• Pattern staining | In the case of pattern staining of the main concrete façade elements, any large scale cleaning work is likely to have such an impact on the current architectural character of the buildings as to require consideration for LBC – see also below 4.2.8. |

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

4.2.3 Identify works boundaries

Define area of works to logical and natural joints. For example:

- Complete window/door frames; avoid piecemeal treatment unless damage is very localised.
- Complete decorated surfaces between returns or downstand beams for walls, ceilings, exposed soffits, frames, railings etc.
- Elements with architectural importance such as wall treatments, railings, escape doors, gallery soffits, etc. The boundary of works should be regarded as the whole façade element in question. When dealing with facing brick or blockwork logical vertical and horizontal joints must be considered.
Any re-pointing and repair work should cover whole panels. Avoid localised repairs, unless these can be fully blended with adjacent areas.
- Self-finished concrete elements; nearest vertical and horizontal joints or returns will probably define the boundaries.

Defining of boundaries is important to ensure that proposed new treatments do not arbitrarily about those existing and adjacent and thus create visual or technical problems.

It is generally unsatisfactory to consider individual horizontal layers of elevation in isolation.

Adopt industry standard good practice in relation to protection and masking of adjacent areas before works.

4.2.4 Establish origins and specification of coating or finish

- Is it original, or
- later generation of original, or
- later alternative solution intended to overcome an earlier failure?

Prepare illustrated survey including condition analysis and conclusions as well as results of any tests or paint scrapes carried out.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

4.2.5 Investigate existing coating or finish

- Is the existing coating or finish visually appropriate?
- Does its specification fulfil current standards, health and safety and environmental criteria? Is it practicable to use the same specification for recoating/refinishing?
- Should specification and coatings/finishes system be replaced?

If existing coating is not original, or a good match to original, it may be appropriate to amend to a more authentic appearance. This needs careful consideration and may require LBC.

4.2.6 Develop details of the proposed redecoration

- Establish the need for redecoration
- Establish original design intentions and required contextual character
- Check the suitability of the original specification in terms of fitness for purpose and environmental safety
- Investigate the availability of the original specification if still valid
- If new products will need to be specified they should conform with the original design intentions and required contextual character
- Ensure the compatibility of the proposed specification with the material of the element or component to be redecorated
- Ensure that the proposed specification is compatible with accessories, soft jointing and any other materials used in, or adjacent to, the works
- Establish the serviceability and soundness of substrate prior to application of any new primers and subsequent coatings and specify requisite preparation measures
- Protect adjacent accessories, glazing and all other exposed architectural elements of the components adjacent to the work areas
- Use all products in strict compliance with manufacturers' instructions and Control of Substances Hazardous to Health (COSHH) guidelines

Matching colour(s) should always be validated through trial samples, which should be retained for quality control during works and for future reference.

Ensure that a record of all works undertaken – noting date, investigations, locations, specifications together with relevant product literature and warranties – and is kept on file for future reference.

4.2.7 Sealants in soft joints

Criteria for specification for re-application of soft joints to external junctions and movement joints:

- Establish the need for re-application
- Establish the nature of any failure
- Establish original design intentions and required contextual character
- Establish the suitability of the original specification in terms of fitness for purpose and environmental safety
- Establish the availability of the original specification if still valid
- If new products will need to be specified they should conform with the original design intentions and required contextual character
- Ensure the compatibility of the proposed specification with the material of the component to be redecorated
- Ensure that the proposed new specification is compatible with accessories, soft jointing and other materials used in, or adjacent to, the construction of the element
- Establish the serviceability and soundness of substrate prior to application of any fillers and final jointing
- Protect accessories, glazing and all other exposed architectural elements adjacent to the work areas
- Use all products in strict compliance with manufacturers' instructions and COSHH (Control of Substances Hazardous to Health) guidelines

Matching colour(s) should always be validated through trial samples, which should be retained for quality control during works and for future reference.

Ensure that a record of all works undertaken – noting date, investigations, locations, specifications together with relevant product literature and warranties – and is kept on file for future reference.

4.2.8 Concrete elements - self-finished elements

The considerable architectural importance and special interest of the various self-finish concrete elements has been discussed in Section 2 of this document. Section 3 of the document details their types and locations.

It is vital that these surfaces are maintained in good condition.

This section lists assessment criteria and procedures for action in connection with self-finished concrete elements.

The management regime for self-finish concrete must be informed by specialist concrete repair and maintenance expertise.

The testing and repair of concrete (coated or uncoated) is not normally within the competence of general building contractors and must be undertaken by an appropriately qualified and accredited contractor.

In the case of 'clear coatings' it is recommended that the protocols advised for coated concrete are followed, since certain clear concrete coating products even though they do not involve pigmentation, can alter the surface appearance of the concrete as a result of their reflective characteristics.

Types of damage

This may take a variety of forms including but not limited to;

- cosmetic discolouration (e.g. weathering, pollution, graffiti, etc.)
- mechanical damage resulting from an incident (e.g. impact damage, vandalism, damage or scar resulting from removal of fixings, etc.)
- fault in the concrete itself (e.g. carbonation and spalling, chlorides or salt attack, frost damage, cracking, etc.)
- structural movement in building resulting in damage to concrete

Except where the type of damage is very minor or of a cosmetic nature only and clearly not attributable to any other factors, the process of diagnosing problems of disrepair in the concrete fabric should always be undertaken by a specialist in the field.

I Cosmetic damage

It is currently proposed that no action is taken to clean the self-finish concrete surfaces to remove the areas of large-scale pattern staining due to ageing and weathering. If and when such a scheme is considered the impact on the current architectural character of the residential buildings is likely to be considerable and would accordingly need to be the subject of a full and formally approved scheme of works.

Except in cases of minor and localised damage where the appropriate response may be limited to careful cleaning with an approved technique, the remedial strategy must be informed by specialist knowledge of concrete repair. Small sample test(s) of any cleaning process must always precede main works. The results of cleaning must re-establish identical long-term matching of repaired, to adjacent concrete, avoiding ghosting and ensure ensuring that no potentially harmful residues are left.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

II **Mechanical damage**

Investigate cause. Establish extent of damage and need for repair. Ensure no unstable fragments remain while repair strategy is formulated. Prepare remedial works specification with appropriate specialist advice. In-fill repairs, if required, must achieve chemical, material and visual compatibility with local context. If there is any exposed reinforcement, consult specialist structural engineer to establish necessary repair procedure. Record all works undertaken.

III **Fault(s) within the concrete**

These may manifest in a variety of ways and may be due to a range of factors. Inherent (latent) damage may be more extensive than indicated by surface manifestation and may require invasive testing procedures. A defect within the concrete fabric may also be symptomatic of damage resulting from a related construction failure (e.g. water penetration into the building fabric) or structural movement – see below.

The testing and diagnosis of defects within concrete should always be undertaken by an appropriately qualified specialist in concrete repair. Design of remedial strategies must take due account of both technical and aesthetic requirements. Consideration should be given to the full range of proven repair techniques available. The repair strategy should be tailored to the particular situation. Samples of each stage of the remedial process should be approved before proceeding. Conspicuous concrete repairs are not acceptable. Any necessary related remedial works to the building construction should be undertaken in conjunction with the concrete repair work. A full record of all works should be compiled and filed with the Department of the Built Environment Planning and Transportation.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

IV Damage resulting from structural movement

This may manifest in cracking, undue enlargement of movement joints, seepage through construction fabric, delamination, etc. Consequential damage in related areas of construction may also require coordinated remedial works.

Such damage should always be investigated by an appropriately qualified structural engineer. A file should be established to record all testing and diagnostic works and the remedial actions taken.

The Planning Authority/Department of the Built Environment should be consulted if tell-tale markers are to remain following the works. Remedial strategies should take due account of both technical and architectural requirements. Structural repairs that leave conspicuous architectural inconsistencies are not acceptable.

4.2.9 Concrete elements - coated concrete

The considerable architectural importance of coated concrete elements has been discussed within Section 2 of this document, while Section 3 of the document details types and locations. It is vital that these surfaces are maintained in good, stabilized and managed condition. The maintenance regime for coated concrete (including clear coatings) must be informed by specialist concrete repair and maintenance expertise.

Any proposed works other than like-for-like redecoration to the original colour, surface finish character and with the technically appropriate coating specification will require a LBC.

Coating failure may result from a variety of causes either inherent in the coating itself or the circumstances of its

The guidance noted for self-finished concrete is generally applicable to all areas of coated concrete. The above noted guidance should, accordingly, always be consulted when dealing with damage to coated concrete.

Where the remedial works require the re-application of coatings as the final process to complete the concrete repair procedure, it is important that the coating specification is determined in full understanding of the performance characteristics and requirements of the concrete substrate. Particular care should be taken not to apply incompatible coatings, or non-vapour

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

application, or as a symptom of defects within the substrate (see above for self-finish concrete). The cause(s) of damage should be carefully diagnosed before setting specifications for any new work. Overcoating of existing coatings should only occur following positive validation of the integrity and viability of the latter as substrates.

Any remedial work should take into consideration the texture and quality of the repaired surfaces. Redecoration should not be carried out in isolated patches. As in the case of all other items listed in this best practice guide, redecorations should be carried out within visually coherent and definable areas with logical boundaries and limits. In case of larger and significant façade areas or soffits the whole of that element of the block may need to be considered.

permeable coatings that may result in moisture retention within the concrete fabric. Anti-carbonation coatings should generally be specified as an integral part of the concrete remedial works products specification.

All other guidance noted above in relation to the use of materials in accordance with manufacturer's instructions, compilation of full job records with product literature details is equally applicable for coated concrete.

4.2.10 Brickwork walling

The considerable architectural importance of facing brickwork in the Barbican residential buildings has been discussed within Section 2 of this document, while Section 3 of the document details types and location of these elements. It is important that these surfaces are maintained in good, stabilized and managed condition. The maintenance regime for brickwork must be informed by specialist expertise in repair and maintenance. This section lists out criteria for assessing the need for any action with regard to the appearance and soundness of brickwork

Manifestation of defects in brickwork may be symptomatic of related damage within the construction. This will need to be incorporated into an appropriate remedial works strategy.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

elements.

Discolouration and staining due to weathering, seepage through walkways and roofs, pointing failure, etc.

Investigate the cause, assess impact on integrity, place markers to establish if the discolouration/scarring is progressive in terms of time and area.

Deformity due to corrosion and failure of brick ties

Investigate the location to check for water ingress. Also check for:

- Chemical attack (pollution)
- Frost attack
- Impact damage
- Inherent fault in construction

Discolouration and/or disfigurement due to salt attack

Investigate the cause of salt deposits. Check for prolonged water penetration through building construction.

Disfigurement due to impact, vandalism or retro fixed services, fittings etc.

Investigate cause. Establish the extent of the damage.

Cracking

Investigate cause, assess impact on integrity, place tell-tale markers to establish if cracking is progressive. A structural engineer should be consulted if there is any indication of structural defect.

4.2 Best Practice for Redecoration and Self-Finish Exterior Elements/Common Parts

Mortar failure

Investigate cause and check for:

- Chemical or frost attack
- Impact damage
- Fault in pointing work
- Failure due to structural movement (see above)

Damp Proof Course (DPC), cavity tray and weephole failure

Investigate the location for:

- Chemical or frost attack
- Impact damage
- Dirt blockage
- Failure due to structural movement (see above)

Generic course of action to tackle the problems listed above

1. It is generally proposed that no action is taken to clean brickwork or mortar pointing where these are affected with uniform discolouration due to ageing process and weathering.
2. For other factors, establish the cause and prepare diagnostic report and remedial works specifications, consulting a brick repair specialist as required. Any remedial work should take into consideration the brick type texture and its bond and the tonal quality and colour and texture of mature mortar pointing, reusing original bricks wherever possible to produce fully blended finished repairs.

Generally all brickwork remedial works must be architecturally controlled in addition to the technical and structural requirements of a consultant engineer. Repair work that is not closely matched in to adjacent areas is not acceptable.

Ensure that a record of all works undertaken - noting date, investigations, locations, specifications together with relevant product literature – and are kept on file for future reference.

4.3 General Notes

- 4.3.1 This best practice guide is intended to be used when preparations are made for restoration, maintenance and renewal of services within the curtilage of the residential blocks at the Barbican Estate.
- 4.3.2 Any proposed renewal, repair or upgrade of services must take into consideration the architectural integrity and overall aesthetic character of the residential blocks both individually and as an ensemble.
- 4.3.3 It is therefore vital that the works are carried out with care and through detailed examination to ensure that original service zones, containments (ducts/trunking/conduits) and routes are used. When, and only when, such investigations indicate inadequacies within the existing services provisions should consideration be given to any new design. Extreme care should be exercised and detailed consideration must be given to ensure that the visual impact of the new proposals on the architecture is kept to an absolute minimum.
- 4.3.4 This will require accurate survey of the existing provisions and checks for serviceability.
- 4.3.5 There have been a number of changes to original installations since completion. These vary from wholesale rewiring to changes of plant specifications to piecemeal repairs at localized and isolated areas. The cumulative impact of uncoordinated additional services installations can have a highly detrimental impact on the orderly architectural character of the Estate, especially when surface mounted on publicly visible areas.
- 4.3.6 The architectural control of services was a vital aspect of the original design of the Barbican residential Estate, and this discipline needs to be understood and perpetuated in managing any future changes.
- 4.3.7 Cyclical maintenance, repairs or upgrade works should be carried out with due care and attention to eliminate the potential of any adverse impact on the architectural character and consistency of the Estate.
- 4.3.8 In general, new surface mounted services should be avoided, and any opportunity should be taken to remove non-original redundant services installations, ad-hoc additions and fixings.

4.3 Best Practice Services and Wiring

- 4.3.9 The services fall into two broad but significant categories:
- Visible services; including plant distribution systems and fittings, on the external elevations and the roofscape and terraces, and on the inside of the communal internal areas. Being manifested visibly any such services, or new additions, are likely to affect architectural character and heritage significance and accordingly be subject to listed building consent.
 - Non-visible services; i.e. services which are fitted within containments, hidden from view, and with no manifestations on the public areas or on the internal and external elevations.
- 4.3.10 Any changes or proposals for new elements within category one would need to be carefully scrutinised in accordance with the criteria listed above. Proposals for work to non-visible services (new work or upgrade) would need to be assessed to ensure that any connected venting, routing or builder's work would not impact on the architectural character of the buildings.
- 4.3.11 Proposals must be developed in sufficient detail to be assessed for any potential impact on the architectural character of the building prior to submission for LBC procedures.
- 4.3.12 Ensure that a record of all works undertaken – noting date, investigations, locations and specifications together with relevant product literature – and is kept on file by the Department of the Built Environment for future reference.

4.4 History and brief description of the system installed within the Barbican residential blocks

4.4.1 The waste disposal strategy for the Barbican Estate is designed around the Garchey system. This system, designed in 1927, was an innovative method of waste disposal for use in mass housing and commercial applications. The system solved the problem of refuse collection on large estates where typically a dry chute method was relied upon. The dry chute method of waste disposal was associated with unhygienic and foul smelling hoppers with equally undesirable communal hopper rooms and refuse collection areas. The Garchey system in contrast relied on a sealed system thus reducing the smell and vermin problems, and its ability to transport waste material further away from the source helped with separating the refuse collection points from the immediate vicinity of residential blocks. There were variations within the generic Garchey system and adaptations were made to suit specific needs of the various building types.

4.4.2 The system installed for the Barbican residential blocks relies on the refuse being directly flushed from kitchen sinks through to refuse stations from where it is vacuum pumped to retention vessels ready for collection and disposal off site via specialist containers. The specialist containers are truck-mounted with at least one, and preferably two, trucks being dedicated to this role. The system relies on a totally enclosed and water sealed system of pipes allowing for a minimum of manual intervention. It provides a clean and efficient method of disposing of kitchen waste as well as tins and bottles of a certain size. The infrastructure pipework also serves for the disposal of waste water and surface run-off.

4.4.3 In 2005 when the Guidelines were first adopted, At the time of the original Guidelines it was reported that the The system was is in good working order and reportedly had has many more serviceable years before a complete service and system overhaul is programmed. The standard of hygiene in terms of vermin control has reportedly been significantly higher than other estates of comparable size that rely on conventional open chute systems of refuse disposal. However a further assessment is due in 2011/ 2012 and will require consideration in the light of these guidelines.

4.4 Best Practice – The Garchey System

- 4.4.4 It is, however, important that the system is comprehensively assessed to ascertain its viability and sustainability both in environmental and technical terms. The Report of the Managing Director of the Barbican Estate [to the Barbican Residential Committee - 15 January 1998] recommended that the system be retained and serviced accordingly and called for a further assessment after a 5-year period. A further assessment is due in 2011/ 2012 and will require consideration in the light of these guidelines
- 4.4.5 The report noted that the system had been unpopular with some of the residents but estimated that the majority of the households still retained the system (1600 households -1998). In October 2011, it was estimated that 1070, or 54%, of the flats still retained the Garchey waste disposal units (Garchey Condition Report, October 2011).
- 4.4.6 There are various reasons why the system is considered unpopular with some households. One of the key reasons is that the Garchey evacuation tank housed below the kitchen sink effectively takes up a whole kitchen cabinet thereby reducing the storage capacity of the compact kitchens. Other reasons cited are; difficulty of operation, instances of blockage of the system and back flowing - especially in the tower blocks, and lack of information and guidelines for correct use of the system discouraging new residents from using it. Changes in lifestyle and food preparation together with new food packaging techniques and separation of refuse types for recycling purposes have also contributed to perceived difficulties in using the Garchey.
- 4.4.7 In the last five years there has been a significant diminution of waste disposal using this system. Whereas in 2006, 30.70 tonnes of Garchey waste was removed; in the latest 12 months, to the end of September 2011, this has fallen to 13.49 tonnes, a fall of 56% from the 2006 figure (Garchey Weights Calender Year, Barbican Estate Office, October 2011).
- 4.4.8 An assessment of the implications of the decommissioning and abandonment of the system would need to consider the impact that this would have on waste management and the conservation management of the Estate as a whole.
- The benefits in retaining the current method of waste disposal may outweigh its decommissioning. It is integral to the design of the residential blocks, eliminating the need for chutes and hoppers, disposal holds, and labour intensive door step collections. The undesirability of introducing refuse holds or bin enclosures within the hard landscaped communal walkways and external spaces is self-evident and is the subject of restrictive guidance elsewhere in this document (Section 3.1 – especially 3.1.5.4).

4.4 Best Practice – The Garchey System

4.5 Best practice guidelines

4.5.1 Pending the current review of the system by the Garchey Working Party and its anticipated findings (refer to Barbican Residential Committee Report dated 26 January 1998),, it is recommended that the system is maintained in a good working order for the time being. All aspects of maintenance, renewal or alterations would however need to be assessed within a listed building context. No strategic decisions on the future of the system should be taken without full consideration of the architectural consequences and impact on the character of the Estate that would result from its abandonment.

4.5.2 The following check list is intended for guidance before carrying out any works to the system whether at the point of use within residential units or to the infrastructure and disposal apparatus managed by the landlord.

4.5.3 Removal of Garchey waste disposal bowls from the dwellings:

- Removal of Garchey terminals from the kitchens should only be undertaken by qualified plumbers who have knowledge of the system and who carry out the works according to approved Barbican Estate Office protocols. Such works must always be notified to the Estate Office prior to commencement and upon completion.

- Removal of Garchey terminals does not necessitate the removal of the typical original kitchen sink. This sink can remain and its waste adapted to suit normal waste connection to the main system. The replacement or retention of the kitchen sink is the resident's prerogative.

4.5.4 Alterations, remedial works or removal of whole or parts of the Garchey disposal system outside of the dwellings:

Any works with an external manifestation in the external or internal areas will need to be checked against potential impact on the architectural character and special interest of the residential blocks. Guidance should be sought in each and every case from the Planning Authorities prior to implementation of any works.

See Sections 3.1 and 3.2 of the Guidelines.

Any alteration, remedial works or removal of whole or part of the Garchey waste disposal system should only be carried out by appropriately qualified and accredited professional contractors with full knowledge of the system.

4.4 Best Practice – The Garchey System

4.5.5 Should it become advisable to decommission the Garchey system, the following should be carefully considered:

- The possible retention of the Garchey Waste Disposal Units in the Heritage flats,
- The retention and storage (for a possible museum) of atleast three selected Garchey Waste Disposal Units,
- The disconnection and isolation but retention in good viewing order of any compressors, vacuum pumps, other minor pumps, motor sets, chemical dosing plants, air receivers, scrubber units and control panels; as well as any distinctive hoses, brackets and appurtenances in the Garchey truck bays, and
- The retention of at least one set of paper documentation for the system (for a possible museum).

5.0 Conservation Strategy

5.0.1 The Listed Building Management Guidelines for the Barbican residential blocks are intended to provide a framework for works to be undertaken without detriment to the architectural character and special interest of the buildings. Their consistent implementation will help to ensure that any changes to the building fabric can be managed in a positive way.

5.0.2 The guidance detailed in Section 3 forms only one part of a larger conservation strategy for the residential blocks. Equally important is the adoption of the other recommendations of this document to inform the day-to-day management and maintenance 'culture' of the Estate. To achieve this, systematic and coordinated programmes for cyclical repairs and maintenance, along with periodic reviews and the implementation of the best practice guidelines is required.

5.0.3 In conjunction with these above recommendations and as part of a more holistic conservation strategy, there are several other measures which could further protect, as well as make more accessible, the architectural character and special interest of the Barbican Estate.

5.0.4 These strategies include:

- the designation of certain flats within the residential blocks (referred to as heritage flats) to retain their original authentic condition
- the establishment of a Barbican 'salvage store' for the recycling of original fixtures and fittings within the Estate
- The establishment of a Visitor/ Information Centre on the Estate
- Compilation of systematic documentation of the history and design of the Estate

The response to consultation has indicated strong support for these initiatives.

5.1 Heritage flats

5.1.1 Although listed building designation can establish procedures to ensure that proposed changes to significant elements can be positively managed, it is also recognised that certain pressures for change relating to domestic lifestyle are unavoidable.

5.0 Conservation Strategy

- 5.1.2 For example, upgrading of kitchens and bathrooms, adaptation of room layouts, and use of new materials and appliances are all a reflection of changing trends and requirements.
- 5.1.3 The examination of the architectural character of the Barbican (Section 2) has identified the special interest inherent in the detailed domestic design of the apartment interiors. The pressures for change and cumulative processes of individual modification described above could eventually lead to the loss of original detail such that no fully intact authentic interior remained.
- 5.1.4 To avoid this possibility the selection and ongoing management of a small number of heritage flats across the Estate would help safeguard an accurate historical record of the key characteristics, spatial qualities and design details of the domestic interiors as conceived by the original architects.
- 5.1.5 Such authentically conserved flats could potentially be used for education and public information purposes through managed access; for example during the annual London Open House Weekend when many, otherwise inaccessible, significant buildings are opened to the public.

5.2 Strategy for heritage flat designation

- 5.2.1 Implementing the 'Heritage Flat' initiative involves the identification of heritage flats across the Estate to form a representative cross-section of the key flat types - ranging in scale from studio flats, to larger maisonettes, to penthouses and five storey dwellings - configured in a variety of different building types - towers, terrace blocks and Mews houses.
- 5.2.2 Flats in their original condition which have remained predominantly unaltered and those which have undergone only minor, reversible changes since they were originally completed, would be preferred candidates for designation. These considerations together with the identification of representative 'generic flat types' inform the criteria for selection.

5.0 Conservation Strategy

5.2.3 A desktop study of flat type plans, field visits across the Estate and discussion with one of the original Barbican project architects, has led to an initial identification of the key significant flat types.

Tower block: flat type B (with triangular balconies)

1. Single aspect flat type
(typically terrace blocks with north-south orientation)
2. Dual aspect flat type
(typically terrace blocks with east-west orientation)

Up-and-over flat type
(typical of Willoughby House)
3. Mews house type
4. Sub-podium flat type
5. Penthouse studio
(incorporating a barrel vaulted roof form)
6. Penthouse maisonette

5.2.4 The criteria for the selection of specific dwellings include the following considerations:

- Architectural concept or degree of design/spatial interest of flat type (i.e. incorporation of particular architectural features or planning ideas),
- Degree of intactness of original features and fittings (with consideration of reversibility of any changes already implemented),
- Degree of repetition of the flat type throughout the Estate (i.e. is it representative of a typical application?),
- Distribution of designated flats throughout the Estate and specific location both vertically and horizontally within the blocks (i.e. corner, middle of the block, rooftop (incorporating a penthouse level), 1st level above podium, sub-podium, north or south of Beech Street etc.),
- Patterns of arrangement: relation to adjacent flat types or the significance of plan form in generating the elevational language which characterises the various blocks/towers at different levels.

NOTE: Discussion relating to the arrangements for management of designated heritage flats is outside the scope of this document. However, it is not assumed that heritage flat status could only apply to a particular tenure or that

5.0 Conservation Strategy

leaseholders should be excluded from offering their property for consideration should they wish to do so.

- 5.2.5 Using the list of Flat-types identified in 5.2.3, two heritage flats have been identified and designated since the adoption of the Guidelines in 2005. These flats remain in the ownership of the City of London Corporation, and are let. Tenants are not permitted to undertake any works to the flats, and are required in their lease to allow access for Tours by prior arrangement. Information regarding the Heritage Flats may be obtained from the Barbican Estate Office. Further heritage flats will be designated as they become available. 2011 update. The identification of heritage flat/s has progressed successfully, but it is clear that for the process to continue it is evident that the suitability of the flat to the proposed occupant is important in maintaining the integrity of an original flat interior

5.3 Salvage of original fabric and fittings

- 5.3.1 The provision of a 'salvage store' on the Estate would facilitate 'recycling' of original fabric and fittings, which we understand occurs in some unofficial capacity already. This initiative would enable Barbican residents who had received any necessary Listed Building Consent to remove original fabric from their flats and to donate any unwanted items to a central storage facility for purchase by other residents. The charge for these items would be directed towards covering the cost of setting up and managing the salvage store operation.
- 5.3.2 It is envisaged that original fabric capable of being salvaged would include items such as: kitchen furniture - including joinery units/cupboard doors/stainless steel worktops; sanitary ware and taps; ironmongery; sliding partitions; light fittings from bathrooms/WCs and ceiling roses from other living areas; interior doors/frames; cupboard doors from front entry/bedrooms; staircase components; and Garchey parts. All items would require assessment of their suitability for restoration and reuse and viable items would then be made available for purchase by other residents who wish to reinstate such items in their Barbican flats.

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5.3.3

NOTE: Any consideration of issues relating to the management and operation of such a designated salvage store is outside the scope of this report. However, consultation has indicated that the initiative carries wide support.

2011 update. A Salvage Store was set up by Volunteers following the adoption of the guidelines in 2005. It has been an extremely successful initiative – wholly thanks to the organisation and dedication of the volunteers involved. Experience since the adoption of these Guidelines has indicated the success and benefits of operating such a salvage store. This element of the Conservation Strategies is therefore encouraged and should continue.

5.4 Barbican visitor information centre/exhibition

5.4.1 This proposal envisages a permanent and purpose-built exhibition/display visitor information centre about the Barbican Estate, incorporating historical and illustrative material and perhaps installations of a typical unit or kitchen. Such a facility could also serve as an educational resource for the wider community.

5.4.2

It is intended that this facility, if implemented, would be situated in a publicly accessible location to avoid any possible compromise to the security of the residential blocks.

5.4.3

The Museum of London was initially explored as a possible location for an information centre. Limited information could be displayed, and would only be accessible to those actually visiting the Museum. The final preferred option is a Web-based information resource. This would be accessible for all, whether they are visiting the Estate or are looking for information from a remote location. Material from the other aspects of the Conservation Strategy would provide the content. Funding has been difficult to access for this project, but efforts continue to be made.

NOTE:

Consideration of the issues relating to the management and operation of such a visitor information/ exhibition centre is outside the scope of this report; however, consultation has indicated that the initiative carries wide support

2011 update. Feedback indicates that a suitable location for such a facility may be The Museum of London.

5.0 Conservation Strategy

5.5 Documentation of original fabric

5.5.1 Another important part of the conservation strategy for the Estate is the compilation of a systematic, representative, comprehensive record set of drawings of the residential buildings individually and as a whole.

5.5.2 It is also a recommendation of these Guidelines that an accurate recording of historic fabric identified in selected authentically intact flats be undertaken.

5.5.3 A measured drawing and photographic survey of original fabric would not only increase owner/occupier understanding of the architectural significance of the Barbican Estate but it would also have benefits for reference, management and maintenance.

This resource could be coordinated with the visitor information centre.

NOTE: Consideration of the issues relating to the establishment of this resource is outside the scope of this report; however, consultation has indicated that the initiative carries wide support. 5.5.4 Volunteers have expressed an interest in carrying out recording work within flats, however, management of the project has not been possible due to limited resources being available. When funding allows this aspect of the conservation strategy will proceed. Volunteers have made progress in the

sorting of Archive material stored on the estate, in the form of plans. Further work is required.

5.6 Barbican Heritage

5.6.1 Following the adoption of the Barbican Listed Building Management Guidelines in 2005, further work was carried out to investigate the feasibility of the different aspects of the Barbican Conservation Strategy.

5.6.2 Residents were consulted on the preferred options, and this project led, in 2008 to the formation of Barbican Heritage, an independent organisation. The aim was that Barbican heritage would carry out aspects of the Conservation Strategy (not including Heritage Flats or the Salvage Store).

5.6.3 Work on the Archiving of Barbican Plans has progressed, however it has been difficult to access funding streams to support the work. The Department of the Built Environment continues to seek avenues for completing the proposed Conservation Strategy.

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| Cement & Concrete Association | | | | |
| The Corporation of London | Planning files | | | |
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| The Corporation of London | Tenant's Handbook | | | |
| English Heritage | Photocopies of articles | | | |
| Barbican Estate Office | Various | | | |
| Corporation of London | Photocopies of articles, | | | |
| Corporation of London | Microfiche consulted for drawings and planning applications | | | |
| Corporation of London | Files containing post-listing enquiries for status of proposed building works | | | |
| National Monuments Record | Copies of Listing Citations | | | |
| RIBA Library | Index of material | | | |

6.0 Index of Documents

| | | | |
|---|--|---------------------|-----|
| www.barbicanliving.co.uk | Flat type plans, general background information | | |
| www.englishheritage.org.uk | Listed Building Consent Information | | |
| John Honer: Executive Architect for the Barbican Arts Centre for Chamberlin Powell and Bon | Various articles, reports, drawings. Summary briefing. | | |
| Charles Mynors | Listed Buildings and Conservation Areas - 2nd Edition | 1995 | |
| David Heathcote | Barbican- Penthouse over the City | John Wiley, 2004 | 232 |

Barbican

Listed Building Management Guidelines

Approved Palette for External and Internal Redecoration of Common Areas on the Barbican Estate

Volume I – Introduction

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City of London Corporation

7.1 Summary

This document outlines the Barbican Estate Approved Palette for External and Internal Redecoration of Common Areas. It does not relate to the redecoration of individual flats. Sections 3 and 4 outline the separate Palettes for the Exterior and Interior common parts respectively. In both cases, residents can choose to have their block redecorated in the same colour without the need for Listed Building Consent, ie it will come under the Green Category of the Listed Building Management Guidelines. Changes in colour will require different levels of consent depending on whether the colour has been chosen from the Approved Palette or not. The process of asking residents to choose colours for their block, of making the necessary applications and then carrying out the work, will be undertaken by representatives of the Barbican Estate Office.

7.2 Introduction

This document is the Barbican Estate Approved Palette for External and Internal Redecoration of Common Areas. It forms part of the Barbican Listed Building Management Guidelines Volume II – Residential Buildings. It is part of section 4.2, Volume II.

In the future, this guidance will be extended to other areas of the Barbican Estate, including Commercial Areas and Landscaping. This will ensure that a consistency of colour is achieved, and that all aspects of the Estate (including railings, seating, fences and gates) are treated equally in this respect.

This document is available to view online, including a sample of the colours. A sample board of the actual colours on the 'Approved Palette for External and Internal Redecoration of Common Areas' will be available for reference at the Barbican Estate Office.

The Approved Palette will be subject to the same review procedures as the Barbican Listed Building Management Guidelines. It should be seen as a working document that will be regularly reviewed. It will be possible and appropriate that colours may be added or removed from the Approved Palette, if it should prove necessary.

7.3 The Importance of Colour on the Barbican Estate

Externally

The Management Guidelines state in 4.2.1.5 vol. II. "The architectural character of the residential blocks derives to a significant degree from the applied and self-finish colours, tones and textures as part of the overall composition and the manner in which two, three or more elements with a variety of finishes come together. It is therefore imperative that choices of material specification and colour and texture are co-ordinated when proposals are drawn up for renewal or cyclical maintenance works." This applies to the exterior of the blocks and to those internal common parts that have an external visual impact.

Any original colour palette created by the architects that may have existed for the Barbican Estate at the time of construction has been lost. Paint scrapes from the Barbican Arts Centre indicate an original colour (in that location), of Olive Brown (see The Exterior Palette, below) but there can be no certainty that this was applied across the entire estate. Since the completion of the Estate, there has been widespread application of varied colours across the residential blocks, which has resulted in the diminution of the coherence of the estate as a whole.

An important aspect of the Barbican Estate is the manner in which Residential blocks adjoin one another. This feature provides the robust structure of the estate, and so it is vital that these 'joints' are dealt with in an appropriate way. The colours selected for the Palette all have a similar muted tone, that are intended to blend with the existing material prominent on the estate, but also to complement one another where the blocks join. In addition to the colour, it is also important that the separation and division from block to block is correct, and the change in colour occurs at the correct place.

The importance of colour to the architectural significance of the estate has led to the classification of proposals to repaint exterior elements of the estate in the "Amber Category" of the Management Guidelines (section 3.1.4 vol. II) – works where advice should be sought to determine whether a Listed Building Application is required. A change of colour clearly affects the special architectural interest of the building and may require formal evaluation to establish its impact.

Selection of Colours

The selection of the Palette of Colours is based on a variety of factors.

Whilst colour is important, it was never intended to be a principal feature of the Barbican Estate. A variety of materials are used on the Estate including tile and brick although the main material is bush-hammered concrete. The Brutalist design and materials as specified in the original scheme should remain the predominant element. This balance should be preserved and not threatened by the use of inappropriate colours. The colours selected for the Palette must, therefore, complement the design of the residential blocks and sit comfortably alongside the other materials.

There are many places on the Estate where blocks adjoin one another. As a result, the relationship of colour between one block and another becomes an important consideration. Selected colours should, therefore be from a similar tonal range so that they will sit well alongside one another.

Light and shade are important elements on the Estate as blocks were aligned specifically to ensure they received sufficient sunlight. The public walkways under the blocks also receive varying amounts of lights at different times

of the day and year. The selected colours must therefore be appropriate in a variety of different conditions as they will be used in light and dark areas across the Estate.

Overall scale – the height and length of blocks will be perceived differently, and the colours should work in different situations.

Paint Finish

As well as the factors affecting the selection of the colours, the paint finish is also an important consideration. There are a variety of finishes provided by the prevalent materials on the estate such as brick and concrete which have a matt finish, and tile which has some light reflective qualities. In order to complement these different finishes and considering the varied and often quite dark locations where colour is applied around the estate, a matt-gloss (satin) finish will achieve the best overall visual effect.

Internally

The external impact of colours applied to internal surfaces (common parts only), varies depending on the visibility of the internal common parts from an external standpoint. However there should be consistency in the use of colour throughout the common parts of each block.

The interior redecoration of common parts lies within the “Green Category” of the Management Guidelines – works that will not require Listed Building Consent. The guidance note states that it is within the Green Category, provided the colours for redecoration are chosen from the Approved Palette. Any choice not from the Approved Palette will fall within the red category.

Sufficient time should be allowed for applications for Listed Building Consent to be submitted and approved prior to any repainting work commencing. These timescales must be built into the programmes of work and should also include pre-application advice.

Selection of Colours

The selection of the Palette of Colours is based on a variety of factors.

Whilst colour is important, it was never intended to be a principal feature of the Barbican Estate. The design features of the interior elements such as lift lobbies, stairwells, and corridors as specified in the original scheme should remain predominant. These should be preserved and not diminished by the choice of colour. The colours selected for the Palette must therefore, complement the design of the residential blocks and sit comfortably alongside these features.

As there are many places where internal portions of blocks are visible externally, it is important that the internal colour palette complements the external colour palette. Selected colours should, therefore, be from a similar tonal range as the external palette, so that they will sit well alongside one another.

Light and shade are important elements on the Estate as blocks were aligned specifically to ensure they received sufficient sunlight. Entrances, stairways and corridors receive varying amounts of natural and artificial light. The selected colours must therefore be appropriate in a variety of different conditions as they will be used in light and dark areas across the Estate.

Paint Finish

As well as the factors affecting the selection of the colours, the paint finish is also an important consideration. A Gloss finish is preferable to be used on all metal work, doors and skirting. The only exception is on the Tower fire doors which are timber, and will therefore be painted in a Matt finish. A Matt finish should be used for general wall coverings.

7.0 Palette of Colours

7.4 The External Approved Palette and Traffic Light System

This section applies to all Residential Blocks on the Barbican Estate.

Residents/Applicants should review the General Notes at the beginning of Section 3.1.1, Volume II, Guidance for External Elements.

7.4.1

GREEN

Works that will not require a LBC application.

This section outlines works that are considered to have no impact on the special architectural interest of the building and will therefore not require Listed Building Consent.

Examples

1

Like for Like redecoration of the external metalwork, fire doors and other elements – Where exactly the same colours are being re-applied in the same locations (See section 3.1.2 of the Listed Building Management Guidelines, Vol II).

Guidance Notes

Guidance Notes - The separate Colour Schedule in Appendix A – Identifies the existing paint colours and their locations.

The colours and the locations on this Schedule do not form part of the Approved Palette.

7.0 Palette of Colours

7.4.2

AMBER

Works where advice should be sought to determine whether a LBC application is required

This Section outlines examples of works where it is not possible to determine in advance and without considering further detailed information, the potential effect on the special architectural interest of the building. In such cases prior advice should be sought before embarking on the work to ascertain if a formal LBC application is necessary.

Examples

1

Redecoration of external metal work, fire doors and other decorated elements – where the choice of colour will be from the Approved Palette (See Section 3.1.3 of the Listed Building Management Guidelines, Vol II).

Guidance Notes

Guidance Notes – Provided the colour selection is made from the Approved Palette, LBC is unlikely to be required. Advice should be sought in order to determine whether the chosen colour will work in that particular location, and alongside colours already applied to adjacent and adjoining blocks. See the Approved Palette below for colour choices.

7.0 Palette of Colours

7.4.3

RED

Works that require a LBC application.

These are alterations which will clearly have an effect on the character and special architectural interest of the building and therefore require formal evaluation to establish whether or not the impact will be detrimental. In certain cases it may also be necessary to obtain planning permission.

Examples

1

Redecoration of external metal work, fire doors and other decorated elements – where the choice of colour will NOT be from the approved Palette.

Guidance Notes

Guidance Notes - The approval of such an application cannot be guaranteed. It is strongly recommend that you contact the Department of Planning and Transportation for pre-application advice. In discussion you should provide a short-list of colours that have been chosen. Advice on the selected colours and the likelihood of the approval of such applications will be given. By seeking pre-application advice, any issues can be resolved in advance of the application which can help to shorten the decision-making process. The application process usually takes 8 weeks from receipt of a valid application to the issuing of a decision notice. However due to the necessity to consult the National Planning Policy Unit on these applications, it may take longer to receive a decision. Please refer to section 10 vol.1 of the Management Guidelines for guidance on submitting an application for Listed Building Consent.

7.0 Palette of Colours

The Exterior Palette

| No. | NAME | BS /RAL COLOUR CODE | LOCATIONS TO BE USED | NOTES |
|-----|--------------|------------------------------|-----------------------------------|---|
| 1 | Saxe Blue | BS 18 C 39 (ACC R4.81.24) | Exterior metalwork and fire doors | |
| 2 | Oxford Blue | BS 20 C 40 (ACC T7.22.14) | Exterior metalwork and fire doors | As on Lauderdale & Shakespeare Towers and others. |
| 3 | Laurel Green | BS 12 D 45 | Exterior metalwork and fire doors | As on Gilbert House |
| 4 | Forest Green | BS 14 C 40 | Exterior metalwork and fire doors | As used on Postern |
| 5 | Grey | RAL 7009 | Exterior metalwork and fire doors | |
| 6 | Brown/Olive | BS 10 B 29 | Exterior metalwork and fire doors | An original colour from Paint Scrapes at the Art Centre |
| 7 | Cherry | BS 04 D 45 (ACC C1.48.24) | Fire Doors Only | |
| 8 | Red | BS 04 D 44 | Fire Doors Only | Defoe balcony fire doors |

7.0 Palette of Colours

7.5 The Internal Approved Palette and Traffic Light System

This section applies to all Residential Blocks on the Barbican Estate

7.5.1

GREEN

Works that will not require a LBC application.

This section outlines works that are considered to have no impact on the special architectural interest of the building and will therefore not require Listed Building Consent.

Examples

Guidance Notes

1

Like for Like redecoration of the any internal surface
– Like-for-like redecoration would necessitate exactly the same colours being re-applied in the same locations.

Guidance Notes - The Separate Colour Schedule – Identifies the existing paint colours and their locations.

The colours and the locations on the Schedule in Appendix A do not form part of the Palette.

2

Redecoration of the following blocks – The Postern, Wallside, Lambert Jones Mews, Brandon Mews –

Guidance Notes - These blocks have no common parts.

3

Redecoration of the common areas of the following blocks provided the colours are selected from the Approved Palette - Gilbert House, Mountjoy House, Seddon House, John Trundle Court, Bunyan Court, Breton House, Ben Jonson.

Guidance Notes - These blocks have entrances with a low external visibility and so the choice of colour has minimal impact on the architectural significance of the Barbican Estate.

7.0 Palette of Colours

7.5.2

AMBER

Works where advice should be sought to determine whether a LBC application is required

This Section outlines examples of works where it is not possible to determine in advance and without considering further detailed information, the potential effect on the special architectural interest of the building. In such cases prior advice should be sought before embarking on the work to ascertain if a formal LBC application is necessary.

Examples

1

Redecoration of Common Parts where the choice of colours are from the Approved Palette. This includes the following blocks: Shakespeare Tower, Lauderdale Tower, Cromwell Tower, Willoughby House, Andrewes House, Defoe House, Thomas More House, Speed House, Bryer Court. All residential blocks where there are podium level lobbies.

Guidance Notes

Guidance Notes – These blocks have entrances with greater external visibility and so the choice of colour has an impact on the architectural significance of the exterior of the Barbican Estate. For that reason some assessment of the colour choice is necessary, to ensure an appropriate choice for a particular location. In these locations, internal and external colours must relate well to one another. Provided the choices of colours are from the Approved Palette and the location choices are agreed, LBC will not be required. Colours must be used consistently throughout the block.

7.0 Palette of Colours

7.5.3

RED

Works that require a LBC application.

These are alterations which will clearly have an effect on the character and special architectural interest of the building and therefore require formal evaluation to establish whether or not the impact will be detrimental. In certain cases it may also be necessary to obtain planning permission.

Examples

1

Internal Redecoration of common parts – where the choice of colour is NOT from the approved Palette.

Guidance Notes

Guidance Notes - The approval of such an application cannot be guaranteed. We strongly recommend that you contact the Department of Planning and Transportation for pre-application advice. In discussion you should provide a short-list of colours that have been chosen. Planning Officers will give feedback on the selected colours, and advise on the likelihood of the approval of such applications. By seeking pre-application advice, any issues can be resolved in advance of the application which can help to shorten the decision-making process. The application process usually takes 8 weeks from receipt of a valid application to the issuing of a decision notice. However due to the necessity to consult the National Planning Policy Unit on these applications, it may take longer to receive a decision. Please refer to section 10 vol.1 of the Management Guidelines for guidance on submitting an application for Listed Building Consent.

7.0 Palette of Colours

The Interior Palette

| No. | NAME | BS /RAL COLOUR CODE | LOCATIONS TO BE USED | NOTES |
|-----|--------------------------|---------------------|-------------------------------|---|
| 1 | White | | Internal Metal Work and Doors | Gloss |
| 2 | Plum | 02 C 39 | Internal Metal Work and Doors | Gloss |
| 3 | Cherry | 04 D 45 | Internal Metal Work and Doors | Gloss |
| 4 | Flame orange-red | 04 E 53 | Internal Metal Work and Doors | Gloss |
| 5 | Gorse yellow | 08 E 51 | Internal Metal Work and Doors | Gloss |
| 6 | Jasmin yellow | 10 E 50 | Internal Metal Work and Doors | Gloss |
| 7 | Apple | 12 D 43 | Internal Metal Work and Doors | Gloss |
| 8 | Laurel green | 12 D 45 | Internal Metal Work and Doors | Gloss |
| 9 | Neptune green | 14 E 53 | Internal Metal Work and Doors | Gloss |
| 10 | Dolphin blue | 20 C 37 | Internal Metal Work and Doors | Gloss |
| 11 | Delphinium blue | 20 E 51 | Internal Metal Work and Doors | Gloss |
| 12 | Mariner blue | 20 D 45 | Internal Metal Work and Doors | Gloss |
| 13 | Champagne | 10 C 31 | Flat Doors | Gloss |
| 14 | Flaxen | 08 C 35 | Flat Doors | Gloss |
| 15 | Periwinkle | 20 C 33 | Flat Doors | Gloss |
| 16 | Greystone | 10 B 17 | Flat Doors | Gloss |
| 17 | Peppermint | 14 C 31 | Flat Doors | Gloss |
| 18 | White/Cream based colour | N/A | Wall Colour | Matt – this can be any shade of white or cream that the residents wish. |

7.6 Frequently Asked Questions

Some of the existing colours do not appear on the approved palette – Why?

Colours that are currently present on the estate, but that do not appear on the palette have been deemed to be inappropriate in terms of the Listed Building Status and special architectural and historic interest of the Barbican Estate.

Why can't there be more colours on the palette?

One of the aims of the palette is to reduce the number of different colours being used on the estate. This will in turn improve the coherent use of colour across the estate.

However, should residents wish to choose a colour that is not on the palette they may ask the Barbican Estate Office to submit an application for Listed Building Consent for that particular colour. There can be no guarantee that such a colour choice would receive approval.

Why don't we need Listed Building Consent to redecorate in the same colour?

Like-for-like redecoration does not require Listed Building Consent as it is not seen as a material change to the building affecting its architectural character. As such, the re-decoration of a location, using the same colour as before, will not require Listed Building Consent. This is the case even where the colour does not appear on the palette.

There are too few colours on the external palette, why can't we choose colours from the internal palette to be applied externally?

The colours on the palette have been chosen to suit the exterior or interior locations. External colours are more muted in tone. The Internal colours which tend to be several shades brighter, would not be appropriate in external locations.

How long does a Listed Building Consent Application take to be processed?

The application process usually takes 8 weeks from receipt of a valid application to the issuing of a decision notice. However due to the necessity to consult the National Planning Policy Unit on these applications, it may take longer to receive a decision.

Who should submit an application for Listed Building Consent to redecorate my block?

Staff from the Barbican Estate Office will submit the application for Listed Building Consent to the Department of Planning and Transportation, once they have received the choice of colours from the House Group Chairman.