

## 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

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.

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 is 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.
- 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.
- 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).
- 1.2.2.14 There is an ongoing 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.

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.