

### 3.1.1 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. 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). 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.

3.1.1 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 Works that will not require a LBC application.

#### GREEN

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

#### Guidance Notes

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.

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

2

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.

Prior to redecoration, the correct colour from the Approved Palette of Colours for externals must be selected.  
Refer to Section 4.1 Best practice for roof and terraces  
Refer to Section 4.2 Best practice for external redecoration

3

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).*

In case damage is beyond local repair, specialist advice should be sought before any remedial action is taken.  
Refer to Section 4.2 Best practice for external redecoration

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

	Examples	Guidance Notes
4	Repairs and refurbishment (e.g. recoating or local touching up) of the railings to terraces and balconies and escape routes.	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.
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.
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>

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

	Examples	Guidance Notes
8	Reinstatement, refurbishment or replacement of signage.	Only the reinstatement, retention and repair or like-for-like replacement of signage existing at the time of listing is permissible in this category.
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

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

#### AMBER

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.

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.

#### Examples

#### Guidance Notes

1

Programmed or cyclical redecoration of a specific element or surface belonging to particular block/blocks.

See 3.1.2.9 where undertaken in accordance with Approved Palette of Colours. Otherwise refer 3.1.4.22

2

Redecoration of an originally painted Section of soffit to balconies /terraces.

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).

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.

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.  
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.

#### Examples

#### Guidance Notes

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

### 3.1.4 Works that require a LBC application.

**RED**

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

#### Guidance Notes

1

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.

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 brick type, bonding pattern and pointing characteristics.

Other than like-for-like repair by specialist contractors, any 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

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.

Any alterations to windows and/or glazed balcony doors will require a LBC application.

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.

4

Alteration, replacement or repair to ventilation grilles.

Any alterations to ventilation grille patterns, frames opening sizes, finish and colour will require a LBC application.

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.



### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

5

Any amendment to building plans or footprints that have an external manifestation, including new local refuse holds and enclosures.

#### Examples

Examples might include enlargement of lobbies or entrance porches at podium level. These would be highly sensitive and definitely require formal consent.

#### Guidance Notes

6

Removal or replacement of paving slabs to private balconies and terraces.

Concrete paviors are a special part of the building character and any alterations will require a LBC application. 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. See Section 4.1 Best practice for roofing and terraces.

7

Removal of non-original conservatory, or roofed addition to roof terrace.

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.

### 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.

#### Examples

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.

#### Guidance Notes

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.

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

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.

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.

#### Examples

13

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

#### Guidance Notes

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)

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

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.

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.

#### Examples

#### Guidance Notes

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.

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

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.

20

Any alteration, replacement and/or reconfiguration of steel profile framed glazed entry doors and lobby enclosures to include:

- Frames
- Doors
- Ironmongery (including door furniture and numbering)
- Glazing

Any proposals other than like-for-like repairs are subject to a LBC application.

(For doors/ door ironmongery to individual flats refer 3.3.4.2)

21

Alteration, replacement and reconfiguration of:

- In-situ concrete window boxes to below podium flats

Any proposals other than like-for-like repairs are subject to a LBC application.

The retention or like-for-like replacement of the original planters is encouraged.

22

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

Any proposals other than like-for-like redecoration, or where undertaken in accordance with Approved Palette of Colours, are subject to a LBC application.

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

#### 3.1.5

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

#### BLACK

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.

2

Over-cladding of any self-finished concrete elements.

#### 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.

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.

### 3.1 GUIDANCE FOR EXTERNAL ELEMENTS

3

Any change to original glazing lines or enclosure of existing balconies/roof terraces.

#### Examples

4

Any permanent or temporary new enclosures at podium or ground level.

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

6

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

Applications for extensions, glazed or otherwise, onto the balconies or terraces are likely to be refused.

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.

#### Guidance Notes

Examples might include the construction of new refuse depositories to compensate for the decommissioning of the Garchey System.

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.

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

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.	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.
	<b>Examples</b>	<b>Guidance Notes</b>
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 avoid the risk of adverse effect.</p>
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.

An application to alter or reconfigure these stairs is likely to be refused.

Proposals to overhaul and recondition these stairs would be subject to an LBC application and a like-for-like approach would be encouraged.

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.