

### 3.2.1 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

### 3.2.1 General Notes:

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.

3.2.1 General Notes:  
Headings

3.2.2  
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Works that will not require a LBC application.

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**AMBER**

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

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**RED**

Works that require a LBC application

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**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 Works that will not require a LBC application.

#### GREEN

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 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.

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 insides 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.

## 3.2 GUIDANCE FOR COMMON AREAS

### Examples

### Guidance Notes

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 Department of the Built Environment.

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.

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 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 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

#### Guidance Notes

1

Removal and replacement of duct and service riser casings.

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.

2

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.

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. 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.

3

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

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 Department of the Built Environment prior to implementation.

3.2

GUIDANCE FOR COMMON AREAS

	Examples	Guidance Notes
4	<p>Changes to ironmongery to the public face of doors to common parts, dwelling entrance doors and the internal and external faces of escape/access, hinged duct covers, and services cupboard doors onto balconies/terraces.</p>	<p>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.</p> <p>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.</p> <p>Refer also 3.2.4.15 and 3.3.4.2</p>

## 3.2 GUIDANCE FOR COMMON AREAS

### 3.2.4 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.

#### Examples

#### Guidance Notes

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

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

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.

Any alterations to fenestration pattern, frames opening sashes and glazing to the windows and glazed doors will require a LBC application.  
In the case of repairs or replacement the 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, redecoration in a different colour to ventilation grilles.

Any alterations to ventilation grille patterns, frame opening sizes and colour will require a LBC application.  
In the case of repairs or replacement the 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.



## 3.2 GUIDANCE FOR COMMON AREAS

### Examples

### Guidance Notes

5

Removal or replacement of quarry tiling with integral special edge up stand detail to communal stairs and landings.

Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application.

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.

Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application. 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.

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.

Any extensive work, other than localised 'like-for-like' repairs, on either side, will be subject to a LBC application. 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.

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.

## Examples

## Guidance Notes

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.

11

Fittings and fixtures to entrance and lift lobbies to tower blocks:

- Reception desk
- Call control panel to flats
- Post boxes
- Fixed furniture
- Light fittings
- Lift call consoles
- Lift doors
- Lift cars

Any extensive work (including replacement), other than localised like-for-like repairs, will be subject to a LBC application.

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.

12

Call control to lifts and intercom panels and name plates to all other blocks.

Any extensive work, other than localised like-for-like repairs, will be subject to a LBC application.

13

Installation of additional services within the communal internal areas.

Any additions of visible services within communal interior areas will be subject to a LBC application. Proposed work should be architecturally controlled to respect the original visual order of the interiors. Refer to the best practice Section 4.3 on Services.

14

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

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.

**Examples**

15

Alteration, replacement and reconfiguration of steel profile framed glazed entry doors and lobby and lift lobby enclosures to include:

- Frames
- Doors
- Ironmongery (including any residential units with front doors directly visible to the exterior.)
- Glazing

**Guidance Notes**

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 character of the original design.

## 3.2 GUIDANCE FOR COMMON AREAS

### 3.2.5

### Proposals for which a LBC application is 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 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 Department of the Built Environment before implementing any action.

#### Examples

#### Guidance Notes

1

Decoration of any originally self-finished materials or surfaces.

The exposed aggregate concrete is one of the defining elements of the Barbican interiors and any proposed 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 be normally permitted under any circumstances. Redecoration of any surface decorated at the time of listing may be permitted subject to detailed consideration.

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.

### Examples

3

Any change to original glazing lines or enclosure of entrance and lift lobbies.

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.

5

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

### Guidance Notes

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. 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 Department of the Built Environment prior to submission of LBC application.

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.

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 Department of the Built Environment is consulted prior to submission of an application.