

4.1.1 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.
- 4.1.1.7 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

Reflective paint

Build up

Insulation type

Edge trims

Valleys

Ridges

Gullies

Gutters

Rainwater Goods

Vents & extract grilles

Glazed screens on
escape routes

Movement joints

Movement joint covers

Fall arrest systems

Guardings

Fall arrest systems

Guardings

Access ladders

Lightning protection

Electrical services

Light fittings

Roof lights

Access hatches & doors

Aerials and dishes