

Committee:	Date:
Planning and Transportation	14 July 2015
Subject: Barbican Trade Centre Golden Lane London EC2Y 8DS Refurbishment and alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations, internal structural alterations and installation of new plant equipment and services.	Public
Ward: Cripplegate	For Decision
Registered No: 15/00204/LBC	Registered on: 20 March 2015
Conservation Area: No	Listed Building: Grade II

Summary

The proposal is for external alterations to the ground and first floor elevations and podium level floor of Exhibition Hall '1' in conjunction with a range of internal alterations including limited structural works in association with the occupation of the premises by the London Film School.

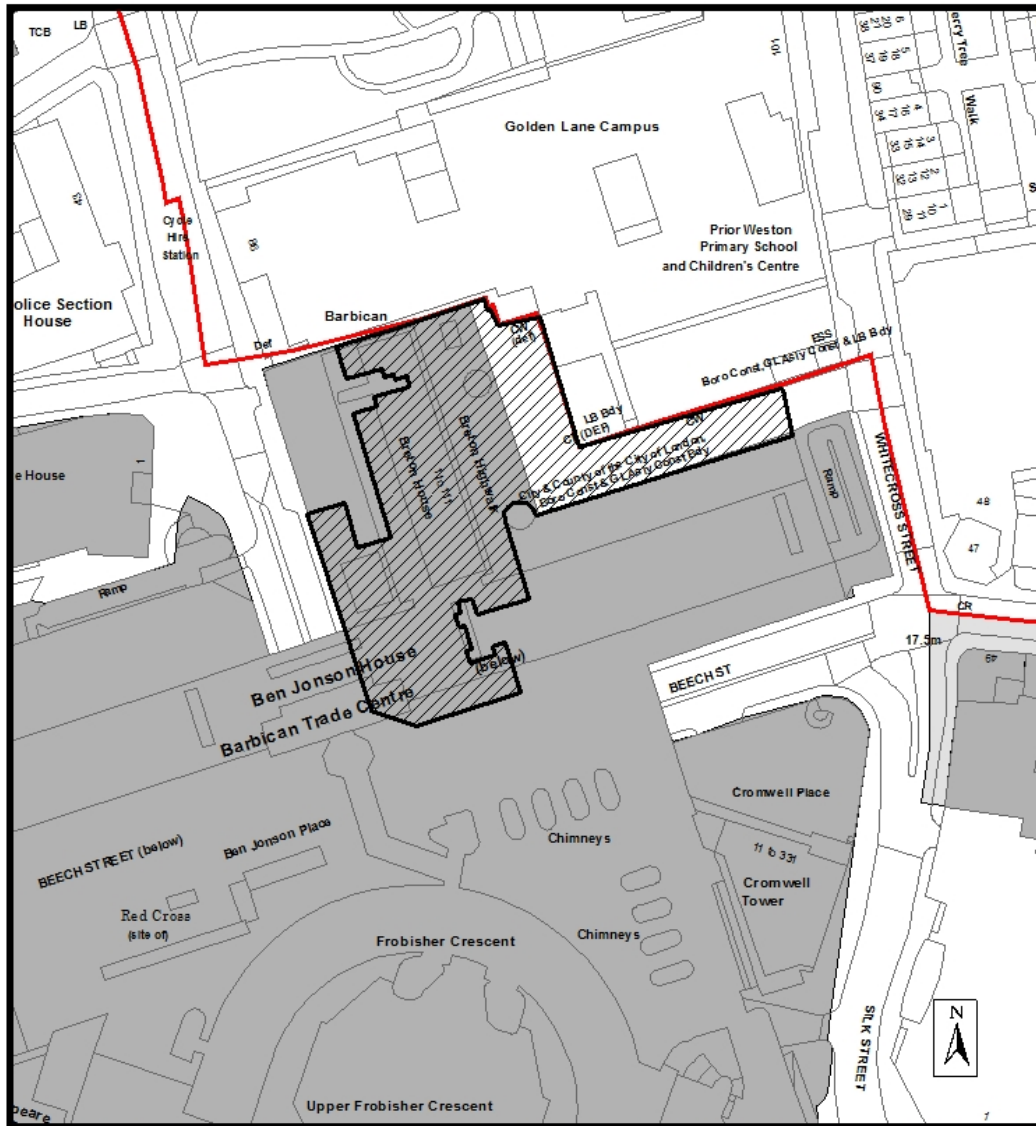
It is considered that the proposed external alterations represent a high quality design solution that would sympathetically upgrade the listed building and would not detract from the setting of nearby designated heritage assets. While the removal of the steel framed curtain walling and panels from the exterior elevations, although causing less than substantial harm to the listed building, would be outweighed by the public benefit associated with the opportunity for a sympathetic and beneficial use to be made of the listed building and for associated enhancements to its appearance.

There is a separate report Ref: 15/00203/FULL before Committee relating to an application for planning permission.

Recommendation

That listed building consent is granted for the above proposal in accordance with the details set out in the attached schedule.





Site Location Plan



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ADDRESS:
Barbican Trade Centre, Golden Lane

CASE No.
15/00203/FULL & 15/00204/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



15/00204/LBC

Main Report

Site

1. The site is located at the northern edge of the Barbican complex, a Grade II listed building integral with the Barbican Grade II* listed Historic Park and Garden. The site lies on the east side of Golden Lane, and comprises the western section of Exhibition Hall 1. The area proposed for the Film School use includes the main entrance to the Exhibition Hall, and forms the ground and first floor of the Barbican buildings in this location with the podium level walkway utilising the space above. There is a service yard serving the Exhibition Hall to the rear, which is shared with the cinema facility. Exhibition Hall 2 is located opposite the entrance on the west side of Golden Lane, while two residential blocks, Ben Jonson House and Breton House, stand on pilotis above the podium directly above the proposed Film School.
2. The main structure of Exhibition Hall 1 was completed to the designs of Chamberlin, Powell and Bon in 1965-71 as part of the Barbican Estate, and fitted out in 1979-81 by John and Sylvia Reid. It is Brutalist in style and has elevations of steel-framed curtain walling, beneath the exposed bush-hammered concrete swept parapet, with a recessed entrance with white tiled walls behind stainless steel-clad columns. Above podium level, beneath Breton House, aluminium Georgian wired clerestory windows provide daylight to the first floor of the Exhibition Hall. Original internal features include the, structural concrete pilotis and circular staircases rising through the building, while the remainder of the building's fabric relates to its first fit-out and later refurbishments.
3. The eastern part of Exhibition Hall 1 has been converted to form new cinemas, and associated facilities for the Barbican Arts Centre. The remainder of the site was refurbished in the 1990s, with non-structural partitions, toilets and services dating to this period.
4. The grade II listed former Cripplegate Institute, No 1 Golden Lane, is located opposite the entrance to Exhibition Hall 1 on the west side of the street. It is an imposing seven storey red brick Victorian building design by Sidney Smith, built in 1894 and substantially altered and extended in the 1980s. It is set back from the street frontage at an angle with trees, planting and railings in the foreground.

Heritage Assets

5. The designated heritage assets of relevance in the consideration of this case are:
 - The Barbican Estate (including Exhibition Hall 1) - Grade II listed.
 - The Barbican Historic Park and Garden – Grade II* listed.
6. The development would affect the setting of the following designated heritage assets:
 - Former Cripplegate Institute, 1 Golden Lane

7. There are no non-designated heritage assets of relevance to this application.
8. The significance of each asset has been assessed in accordance with English Heritage's methodology for assessing "significance" as set out in 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'.
9. The Barbican Estate was designed by architects Chamberlin, Powell and Bon from 1956 and built between 1963-1981. It is identified as being a development of special architectural and historic interest and an important example of planning in the post war era. The majority of the estate was listed at Grade II in 2001.
10. The character and special interest of the Barbican Estate resides in its urban form, architectural scale, quality of material fabric, the exterior and interior public spaces and the way it successfully combines a mix of uses with high density housing. The buildings are distinctive and notable examples of the Brutalist movement in architecture.
11. Exhibition Hall 1 shares a number of notable features with the Barbican Estate as a whole, including the steel-framed external curtain walling, bush hammered external alterations, concrete pilotis and structural walls, and concrete and tiled circular staircases.
12. The Barbican Listed Building Management Guidelines SPD (Volumes I and II) was adopted in 2005, updated in 2012. The Landscape Guidelines SPD (Volume IV) was adopted on 13 January 2015.
13. The Barbican landscape is included on the Register of Historic Parks and Gardens as Grade II*. It is characterised by a series of public, communal, and domestic gardens, courtyards, and squares which forms an integral part of the architecture of the estate.

Relevant Planning History

14. Permission for the use of this part of the Barbican Trade Centre as an exhibition hall was granted in October 1980.
15. Planning permission was granted subject to conditions on 27th June 2011 Ref: 10/00876/FULLR3 for a change of use and conversion of the eastern part of Exhibition Hall '1' to a mixed use as a Cinema (Use Class D2) and cafe/restaurant (Use Class A3). Change of use of the existing Barbican Exhibition Hall 1, Class (D1), to a cinema complex with two auditoriums, Class D2, (2135sq.m), a restaurant, Class A3, (718sq.m) and retail space for either Class A1 or Class A3 use, (169sq.m). This permission has been implemented.

Proposal

16. The proposal arises as a result of the intended relocation to the Barbican of the London Film School (LFS) from premises outside of the City. The LFS has agreed the demise and heads of terms with the landlord (The City of London). A small area is to be retained by the Barbican, while the

remainder of the original exhibition hall has already been developed as a cinema complex.

17. Listed Building Consent is sought for:

External Alterations

- Provision of upgraded replacement windows, doors and panels and creation of new openings to the ground and first floor Golden Lane elevation of the building, below podium level. At first floor level the windows replacing the metal framing system would have a similar spacing of mullions to the existing. Larger panes of glazing would be provided at the ground floor. Within the entranceway undercroft, dark coloured concrete panels would line the back wall integrating with a matching dark coloured soffit and dark coloured replacement ground pavements.
- Within the service yard, the rear elevation to the ground and first floor of the of the building below the level of the podium level parapet would be partially re-built with new brickwork panels and doors, in lieu of existing concertina style security doors and panels. An etched glass canopy supported from a steel frame would be provided in order to protect equipment during loading and unloading of vehicles.
- Installation of louvres to the west facing elevation of an existing but currently unused brick built plant housing at podium level above the principal entranceway off Golden Lane on the west side of Breton House, and to the east facing elevation of a redundant cooling tower enclosure at podium level adjacent to the service area on the east side of Breton House. The flat roofs to both housings would be raised by 0.25m. The louvres would provide terminals for new internal plant ductwork and would be directed away from Breton House and Ben Jonson House.

Internal Alterations

- Removal of staircase and elevator from the foyer area and installation of replacement staircase; removal of existing lift and installation of replacement lift; works to structural concrete frame; removal of existing partitions and erection of new partitions to create additional compartments, general refurbishment of interior.

Consultations

External Consultations

18. Historic England has acknowledged that the proposed design reflects pre-application discussions about the future treatment of currently underused areas within the Barbican complex and has recommended that the 'application should be determined in accordance with national and local policy guidance, and on the basis of City of London Corporation specialist conservation advice'.

19. A number of local residents have submitted comments which can be summarised as follows:
- Concern that there are to be changes to the fabric of the listed building;
 - Increasing the height of the podium level plant-rooms will disfigure and diminish the value of the Grade II* listed gardens;
 - Potential for the demolition works to disturb the structure above.

Policy Context

20. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
21. There is relevant City of London and GLA supplementary planning guidance in respect of Sustainable Design and Construction.
22. Government Guidance is contained in the National Planning Policy Framework (NPPF). Chapter 12 of the NPPF sets out key policy considerations for applications related to designated heritage assets. At paragraph 132 the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'. Paragraph 134 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal securing its optimum viable use'.

Considerations

23. The Corporation, in determining the listed building consent application has the following main statutory duties to perform:-
- to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
 - to have regard to the provisions of the NPPF.
 - In considering whether to grant listed building consent for the works the Corporation shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990)
24. The principal issues in considering this application are:
- The extent to which the proposals comply with Government policy advice (NPPF) and with the relevant policies of the Development

Plan having regard to the impact of the proposal on the character and significance of designated heritage assets; specifically - whether the proposed alterations, both external and internal, would be sympathetic to the character and appearance of the listed building and would preserve its special significance.

Design

External Alterations

25. A new frontage would be created to Golden Lane. The steel-framed curtain walling and entrance doors below the swept concrete parapet would be removed and replaced with a new glazing system. The stainless steel columns would be rebuilt with a concrete finish, with a reconfigured ramp, steps and entrance behind. The entrance recess would be lined in dark grey concrete panels with a decorative finish applied, and a concrete bench would be formed at the edge of the ramp.
26. The new curtain walling would reflect the proportions and appearance of the existing steel framed system which occurs across the Barbican, whilst providing a contemporary frontage that would allow more daylight to enter the internal space. The new structural glazing at first floor level would be framed with dark coloured aluminium with subtle fritting to the lower section, opening sections and a vertical fin incorporated with the vertical mullions across the elevations. The design and finish of the new system would reflect the detailing of the original curtain walling across other parts of the Estate, as well as harmonising with the treatment of new facades including those on Cinemas 2 and 3.
27. The brick walling section under Ben Jonson House would be opened up to provide a frontage to the Film School, with set-back glazed panels at ground floor and a continuation of the new curtain walling at first floor.
28. A new glazed opening would be formed at the ground floor of the next bay to the south, by the junction with Beech Street. The area above and the splayed corner onto Beech Street, which conceal services that are outside the demise of the proposed Film School, would be clad with bronze aluminium panels to match the finish used on the Arts Centre and cinema entrances.
29. The new openings and additional areas of glazing to the Golden Lane elevation would activate the Golden Lane frontage which is at present unfriendly and lacking in activity. The new openings and activation at street level would provide a slight enhancement to Beech Street Tunnel, adjacent to the site.
30. The elevation to the service yard would be altered to incorporate new doors, louvres, glazing and a projecting canopy. The steel framed curtain walling, which is solid rather than glazed to this elevation, would be removed and replaced with dark brown aluminium panels and louvres to match the treatment used on the adjacent cinemas.
31. The brick enclosure that houses the goods lift would be modified to remove the top section and expose the concrete parapet, resulting in an improved appearance to the listed building.

32. A canopy would be installed over the loading bay entrance, beneath the concrete parapet, designed to protect equipment being transported as well as to mitigate potential noise. The canopy would be of etched glass and suspended off stainless steel rods. The proposed canopy would be a minimal intervention, which would not detract from the significance of the listed building in this discreet location facing the service yard.
33. Two existing plant enclosures at podium level would be re-used in connection with the proposed Film School. There is one enclosure between Breton House and Ben Jonson House and a second above the service yard behind Breton House. Both enclosures would have their roof levels raised by 250mm with new roof coverings added. Metal attenuated louvres would be installed within the enclosures, which would be directed away from the residential blocks in both instances. The alterations to the plant enclosures would be minimal and would not have an adverse impact on the listed building or registered landscape.

Internal alterations

34. The glazed entrance doors, reception desks, straight staircase and escalator in the entrance foyer would be removed in order to allow for the insertion of the Film School's cinema and teaching rooms. These features largely date from the building's first fit out in 1981 and with the exception of the staircase are not characteristic of the Barbican or significant in their own right. The current circulation through the building's entrance is generously spacious and proportionate to the former exhibition use, and cannot reasonably be retained as part of the new facility.
35. The removal of the staircase, while regrettable in listed building terms, would allow for the creation of a fully accessible route into the cinema and for the creation of additional teaching rooms at ground and first floor levels. A narrower staircase would be installed in the location of the existing escalator.
36. There is one circular staircase with integral lift adjacent to the Golden Lane entrance, and two further circular staircases to the rear of the site. These would be retained and refurbished. A new lift would be installed into the main circular staircase which would involve the removal of the existing lift which is not of significance. Sections of structural concrete wall and concrete pilotis rising through the building are to be retained and refurbished, with unsympathetic partitions and finishes removed. The exposure of pilotis and structural concrete walls would result in an enhancement to the listed building.
37. The remainder of the Exhibition Hall within the demise of the proposed Film School would be converted to form a series of classrooms, teaching spaces, sound stages, circulation and service areas, and administrative offices. A café with open plan seating areas would be formed adjacent to the entrance fronting Golden Lane and visible behind the new glazed openings.
38. The insertion of new teaching and ancillary accommodation would not have a detrimental impact on areas or features of significance within the

listed building, and the new layout has been designed to fit in around the retained features such as the circular staircases and structural concrete elements. The proposed new fittings and finishes would be simple and contemporary in style and sympathetic to the character of the Barbican.

Impact on Heritage Assets

39. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that "...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...any harm or loss should require clear and convincing justification."
40. Exhibition Hall 1 has aesthetic and historic value as an integral part of an architecturally significant post-war residential development.
41. The removal of the steel-framed curtain walling to the Golden Lane and service yard elevations would cause harm to the designated heritage asset as it would result in the loss of original fabric characteristic of the Barbican Estate as a whole. The harm would be less than substantial, and would be outweighed by the public benefits of bringing the building back an appropriate new use which would be sympathetic to the listed building. The proposed replacement curtain walling to Golden Lane would be a sympathetic replacement, while the resulting exposure of the concrete parapet to the service yard would enhance the appearance of the listed building.
42. The removal of the straight staircase and escalator at ground floor level would result in less than substantial harm to the designated heritage asset. The staircase and escalator date from the original fit-out of the Exhibition Hall and are characteristic of the Barbican Arts Centre in form and materials. The harm associated with their removal would be outweighed by the benefits, as well as the improvements proposed to the external appearance and the restoration of retained internal original features.
43. The landscape, which would include the areas above the Exhibition Hall at podium level, is similarly significant as an integral part of the planned estate, with notable features including the clay tiled ground surfaces and defined planting areas. The proposed works would not result in any harm to the significance of the registered landscape.
44. The proposed internal and external alterations to Exhibition Hall 1 would be relatively minor. They would preserve significant original features and add sympathetically designed new finishes and elements. The proposals are considered to be sympathetic to the Barbican and area in general, and the harmful elements would be outweighed by the public benefits of the scheme.

Neighbour representations

45. A number of concerns have been raised by neighbours. In respect of matters relating to the structural integrity of the building, it is understood

that all demolition works will be controlled and monitored by the City Surveyor in conjunction with the consultant engineer.

46. In respect of the proposed works to the podium level plant rooms it is considered that the nominal raising in height of the roofs to the plant-rooms would have a negligible impact upon the listed building and the setting of the historic park and garden and would not detract from the significance of either.

Planning Permission

47. A separate linked application has been made Ref: 15/00203/FULL for planning permission. In addition to the external works considered within this report, the planning application addresses amenity and other such issues.

Conclusion

48. The proposed internal and external alterations would sympathetically upgrade the listed building and would not detract from the setting of the Historic Park and Garden.
49. The removal of the staircase and escalator from the entrance foyer, and the removal of steel framed curtain walling from the exterior elevations would cause less than substantial harm to the listed building, but this harm would be outweighed by the public benefit of facilitating a sympathetic new use and the associated enhancements to its appearance.
50. The proposed works would not be detrimental to the special architectural and historic interest of the listed building.

Background Papers

External

Historic England – Consultation responses 20th & 21st April 2015

Appendix A

London Plan Policies

The London Plan policy which is most relevant to this application is set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

DM12.5 Historic parks and gardens

1. To resist development which would adversely affect gardens of special historic interest included on the English Heritage register.
2. To protect gardens and open spaces which make a positive contribution to the historic character of the City.

SCHEDULE

APPLICATION: 15/00204/LBC

Barbican Trade Centre Golden Lane London

Refurbishment and alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations, internal structural alterations and installation of new plant equipment and services.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 3 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - a) Details and samples of all external materials
 - b) Details of ground level surfaces (ramp and steps)
 - c) Details and a sample section of external window framing and curtain walling
 - d) Details of entrance doors
 - e) Details of the finish of pre-cast concrete panels to the recessed entrance
 - f) Details of manifestations and fritting to curtain wall glazing
 - g) Details of service bay doorsREASON: To ensure that the Local Planning Authority may be satisfied that the detail of the proposed development would preserve and enhance the listed building in accordance with the following policies of the Local Plan: CS12, DM12.1, DM12.3.
- 4 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress,

weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.
REASON: To ensure the stability of the structure to be retained in accordance with the following policy of the Local Plan: DM12.3.

- 5 No development shall take place until the developer has secured the implementation of a programme of building recording to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including monitoring by the Local Planning Authority and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that a record of the building is made in accordance with the following policies of the Local Plan: CS12, DM12.1, DM12.3.
- 6 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 7 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 675-DO-101/102/300/301/302/303; 675-00-000/001/100/101/102/103/200/201/202/300/301/302/303/304/400/401/402; 675-DAS
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.



Historic England

BACKGROUND
PAPER
(EXTERNAL)

LONDON OFFICE

Mr Jeff Sadler
Corporation of London
PO Box 270
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London
EC2P 2EJ

Direct Dial: 020 7973 3774

Our ref: L00455355

20 April 2015

Dear Mr Sadler

BARBICAN TRADE CENTRE , GOLDEN LANE , LONDON , EC2Y 8DS

Thank you for consulting us on the above development. The proposed design reflects broad pre-application discussions about the future treatment of currently underused areas within the Barbican complex. We therefore are happy for you to determine the application as you see fit.

Yours sincerely



Michael Dunn
Principal Inspector of Historic Buildings and Areas
E-mail: michael.dunn@HistoricEngland.org.uk



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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

BACKGROUND
PAPER
(EXTENSION)

LONDON OFFICE

Mr Jeff Sadler
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Direct Dial: 020 79733775

Our ref: W: P00455364

21 April 2015

Dear Mr Sadler

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
BARBICAN TRADE CENTRE , GOLDEN LANE , LONDON , EC2Y 8DS
Application No 15/00203/FULL**

Thank you for your letter of 16 April 2015 notifying Historic England of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Historic England

LONDON OFFICE

Yours sincerely



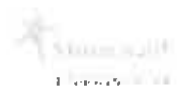
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