

APPENDIX

FR DRAFT EDIT

NOTE: For convenience and brevity, only the parts of FR Draft which are amended by FR Edit are included below.

1. Summary of character, appearance and significance

- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles' Cripplegate in a strikingly modern context
- The incorporation within Barbican Estate of both Bridgewater Square and Barbican Wildlife Garden,

2. History

In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today in the South the conservation area.

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However, the City Corporation was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City post-war. Research of records at London Metropolitan Archives reveals that the need to retain local authority status played no small part in those plans.

Outwardly, the buildings of both estates have hardly changed. Development, leaving aside the destruction of Milton Court and apart from significant alterations to City of London School for Girls, has largely been subtle.

A clumsy footbridge linking the Barbican Estate to Barbican Underground Station around 1988, seemingly to the design of the then City Surveyor, as its inappropriate architecture might suggest.

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4. Boundary and Fringe

Immediate setting

Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to high-rise) and subject to frequent change and renewal, something its designation is intended to reject.

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Between the Estates

The estates were designed as separate, self-contained entities but, as can be seen on the ground, these merge into one, despite the physical division of Fann Street, as the architects intended.

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Although designed by Avanti Architects with design cues and a palette to match Cuthbert Harrowing House in particular, Tudor Rose Court, of 1997, is one of the buildings of no special architectural value. However, part of its site was removed from Barbican Wildlife Garden and the remainder was the site was known as the Fann St Club Rooms and was originally built for the City of London Residents Association after it was forced to move out of accommodation in a basement on Basinghall Street because of flooding. It was temporarily housed on Beech Street before it moved to the corner of Fann Street and Viscount Street. It had a number of other uses, including for teaching dance and as a youth club for Golden Lane Estate residents.

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5. Buildings, Open Spaces and Public Realm

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments needed when ensuring they can adapt and respond to external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all. In addition to the post-war development Barbican Estate, and hence the conservation area, also contains a fragment of older townscape: Bridgewater Square, laid out in the 18th Century and once part of the sixteenth century Bridgewater House, (destroyed by fire in 16870,) and garden; and Barbican Wildlife Garden. Bridgewater Square was acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now largely protected under the London Squares Preservation Act 1931 (amended 1961).

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a. Golden Lane Estate

Introduction

Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s. and the ideas explored in the design of this building had a significant impact, after the development of the now destroyed Milton Court, on the development of the Barbican Estate.

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The recent redevelopments of both Bernard Morgan House and the former Richard Cloudesley School site, both on Golden Lane, have had a significant impact on the setting of the Estate. The former has caused harm to the setting of Bowater House in particular and the latter has caused more significant harm to the setting of both Hatfield House and Basterfield House. In both cases, public benefit outweighed the harm in the eyes of City Corporation but a more objective balance must be demanded in future to maintain the original architectural character of the Estate

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b. Barbican Estate

Introduction

Because, externally, it has undergone very little alteration (apart from works to the civic buildings, with the notable exception of the mixed use Milton Court, destroyed by the City Corporation in 2008 and replaced by soleless glass tower), the Estate has the inner integrity of a single composition and consequently should be considered as such.

Individual elements

Slab blocks

Slab blocks are most numerous building type in the Estate. They are in most cases roomy and mid-rise in height.

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Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition although having its design cue in the pre-WW2, Jewin Crescent which is now partly under City of London School for Girls and partly under Thomas More Garden.

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Towers

To the north of Beech Street is Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was original conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others the distinction intentionally creating the linkage between the two estates.

Public Realm, Open Spaces and Trees

Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divide the North from the South, as well as Breton Highwalk, and relics such as tombstones and lampstands echoing the previous urban forms on the site.

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The igloos on the north of Andrewes House; the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of the formal and informal, an often ignored but vital component of the Estate.

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Below the podium, at true ground level and, in some parts, at lower ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments.

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Open space in the Estate is not just confined to the podium, though. As mentioned, the blocks are disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings.

Friends of City Gardens designed and installed the "pop up" Pot Garden on Moor Lane but within the Estate, in 2017. This was part of the Mayor of London's Low Emissions Neighbourhood initiative to how the benefit of planting to reduce air pollution. It has recently been joined by the Culture Mile's Meanwhile Moor Lane Community Garden, a "pop up", designed by Wayward, a lanscape, art and architecture practice. The latter will be replaced under the Moor Lane Environmental Enhancement Scheme, part of The Barbican Area Streets and Walkways Enhancement Strategy approved as long ago as 2008.

Recently, generic TfL "wayfinding" - the so-called "Legible London" - totems have been "planted" around the podium and other parts of the public realm. Not only are these out of character with the Estate, particularly regarding fonts and palette, along with the similar wall mounted signs, many are inaccurate in description and/or direction.

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Civic Buildings

Civic buildings of an outwardly familiar but quite different architectural vernacular are disposed at the upper end of the South Barbican.

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Arts Centre

The Centre can of course be entered from outside the Estate, via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with an upswept canopy. The brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory, which houses temperate and tropical plants, fishes and amphibians, is at podium level.

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Character sub-areas

South Barbican

There are a series of courts formed by the slab blocks. To the South, lower buildings where the ruins are, the Estate rises in scale to the height of the towers at Beech Street.

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Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts either and of the lake north of the church of St Giles Cripplegate, dramatically

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retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site.

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North Barbican

The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and Ben Jonson Place with the parallel Ben Jonson House. Instead of the expanses of lawn and water to be found in the South, the original landscaping by Chamberlin Powell and Bon, refurbished by Building Design Partnership in 1983, takes the form of a series of tiled planters integrated into the podium, with small lawns, flower beds, trees and shrubs.

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Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors 'compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, Barbican Wildlife Group, made up of local residents, began tending the Garden, with a City Gardener, around 2003, an arrangement that continues to this day.

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The Garden makes a substantial contribution to the biodiversity of the Estate, alongside its ambience and amenity value. It is well documented in Volume IV of the Estate's Listed Building Management Guidelines, where 1.5.57 calls it "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such.

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Barbican Wildlife Garden has won several RHS London in Bloom awards, as well being open to the public on Open Garden Squares Weekend and laterly online during London Open Gardens. Along with Thomas More Garden, Speed Garden, the lakes, parts of Beech Gardens, St Alphage Garden and Barber Surgeons 'Garden, it comprises the Barbican Estate, St Alphage Garden and Barber Surgeons 'Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan has an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens, as well as the area outside the Estate between Bastions 13 and 14, where Friends of City Gardens have recently planted the Barber-Surgeons' Meadow.

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Potential Enhancements

Additionally, the reversal of later alterations, in particular the link building (which is actually planned for removal in the Podium Waterproofing Phase 2 works) and the replacement of the footbridge to Barbican Underground Station, could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

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Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution. ¶

6. Streets, Routes and Transportation

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9. Local Details

Also on Beech Gardens, the boulder enclosed fountain and the boulder table are features of the Building Design Partnership refurbishment, retained following residential consultation. On Ben Jonson Place is the Dolphin Fountain (John Ravera, 1990), together with another fountain installed as part of the 1983 refurbishment.

¶

In March 2020, the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem. Beech Street has become a zero-emission street. This means only pedestrians, cyclists and zero-emission vehicles may traverse its length (access for off-street premises excepted). ¶

¶ The experimental scheme will run for up to eighteen months. If made permanent, there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area. ¶

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