

Daniel Sanders MTPI  
Assistant Director - Barbican  
Community and Children's Services  
City of London,  
Barbican Estate Office, 3 Lauderdale Place, Barbican, EC2Y 8EN

18<sup>th</sup> December 2024

Dear Dan

**Brandon Mew, Barbican Estate**

Thank you again for approaching Avanti Architects. It was a pleasure to meet you and have the opportunity to discuss Brandon Mews. As you know we have a long-standing relationship with the Barbican Estate having been appointed in 2002 to prepare Listed Building Management Guidelines\_ Volume 1 for the Residential parts which then lead to the completion of Volume IV\_Landscape and part of Vol III covering the Barbican Arts Centre.

It is a hugely exciting project, and we would be delighted to support the City of London plan for the future by undertaking an option appraisal for the roof canopy to ensure Brandon Mews has a sustainable future.

We understand the initial brief is to undertake an option appraisal (including preliminary cost assessment) that considers the following options:

- Removal of barrel-vaulted structure and reinstatement of original roofing design (noting the canopy was installed due to water ingress so any original reinstatement would need to include rectifying these issues
- Replacement (with design amendment) of existing barrel-vaulted structure and covering;
- Replacement (without design amendment) of existing barrel-vaulted structure and covering;
- General refurbishment of barrel structure and replacement of the polycarbonate membrane.

It was noted that while the polycarbonate coverings are visibly quite severely degraded there are currently – at least anecdotally – little active water ingress problems. Specifically on the matter of heritage sensitivity, whilst the polycarbonate cover was installed before listing took place, and is therefore included in the listing, its removal may be less controversial than might otherwise be the case as it would return the Mews with their original upswept light turrets to a more authentic state. Moreover it would restore important original views of the lake to residents in the lower levels of Willoughby House and might therefore be favourably regarded locally. Such a course of action would of course then entail ensuring the re-exposed podium fabric and turrets were made weatherproof, being located directly above the habitable rooms of the Mews themselves. There would also be the question of restricting public access to this area of the podium.

As discussed, we will consult with Historic England during the option appraisal/development process to ensure that the options presented to the stakeholders are fully tested in heritage terms.

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Each option will also be assessed against criteria to be agreed and which will likely include the following:

- Visual impact/view assessment
- Heritage Impact
- Design lifespan/ materials (New and Existing)
- Maintenance requirements and infrastructure required to repair and clean each structure
- Extent and Scope of Works
- Warranties/Guarantee for work/materials and components
- Impact of the works- temporary roofs etc and the buildability
- Cost benefit assessment of each option

The first two options will involve a greater level of detailed design work to assess the above criteria, given the heritage sensitivities of the mews and our fee outlined below reflects the detailed work required.

Our fee to carry out the Costed Option Appraisal is £36,500 excl VAT. We have assumed a 3 month programme commencing mid February 2025, with draft options ready for review at the end of May, with a further 1 month to review and assimilate comments and feedback.

We have also included for 2 no. direct consultation meetings with residents and 2 no meetings with Historic England/C20 Society. We have also included for regular update meeting with your team during the project.

We have assumed that you can provide the necessary existing drawings, layouts and background information to support our work and that a dimensioned survey will not be required at this stage.

I hope the above outline is a correct understanding of your requirements, but if I have misunderstood the commission in any way do not hesitate to contact me before making a final decision on the appointment. Once again, we would appreciate the opportunity of working with the Barbican team, and I look forward to hearing from you.

Kind regards



Fiona Lamb  
Director