

Committee(s): Barbican Residential Committee – For Decision Barbican Estate Residents Consultation Committee – For Information	Dated: 17 February 2025 3 February 2025
Subject: Brand Mews Canopy	Public
This proposal:	To instruct Avanti Architects to carry out an options appraisal for the assessment of Brandon Mews Canopy
If so, how much?	£36,500
Has this Funding Source been agreed with the Chamberlain’s Department?	City Fund
Report of: The Executive Director of Community & Children’s Services	For Decision
Report author: Daniel Sanders – Assistant Director – Barbican Estate	

Summary

The Brandon Mews Canopy was installed in 1987 as a response to water ingress into the terraced houses. The canopy was installed prior to the Barbican becoming listed and is therefore included within the listing guidelines.

The Canopy is currently visibly and severely degraded and needs professional assessment so we can effectively plan the appropriate course of action to ensure we can maintain the primary function of keeping the Brandon Mews Houses watertight and ensure consideration for the Estate aesthetic and listing requirement.

Recommendation(s)

The Committee is asked to:

- Note the contents of the report.
- Approve the proposal for Avanti to carry out an options appraisal.

Main Report

Following the summary of findings presented and discussed at RCC/BRC in April 2024 (the history of the canopy) we have engaged with Avanti Architects (agreed with Chair of Brandon Mews and Assistant Director Barbican Estate) as the most appropriate firm to carry out a full options appraisal for the Canopy given their professional expertise and the fact they were involved in preparing the listed management guidelines for the Estate in 2002 meaning they have significant relevant knowledge of the Estate.

We are proposing to appoint Avanti to review the following options for the canopy:

- 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.

As part of this options appraisal Avanti would assess each option against agreed criteria (to be confirmed) but is likely to 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

As part of the review and included within the fee proposal Avanti are proposing 2 direct resident consultations and 2 meetings with Historic England/C20 society to ensure any proposals/recommendations are fully considerate of stakeholders at this early stage.

Funding Strategy

There is cause for concern from leaseholders over the degradation of the canopy being a result of poor/inadequate maintenance shortening its cyclical lifespan as a result. The proposal requires Avanti to make specific comment on cost attribution and the rationale why.

As previously agreed, the initial proposal for Avanti will be covered by the Freeholder to initiate this important work and once the review and subsequent recommendations are received, the funding strategy for the project itself will be discussed by committee guided by the findings of Avanti Architects report.

Appendices

Appendix 1 – 2404 Brandon Mews Proposal

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Assistant Director – Barbican Estate