

CITY OF LONDON

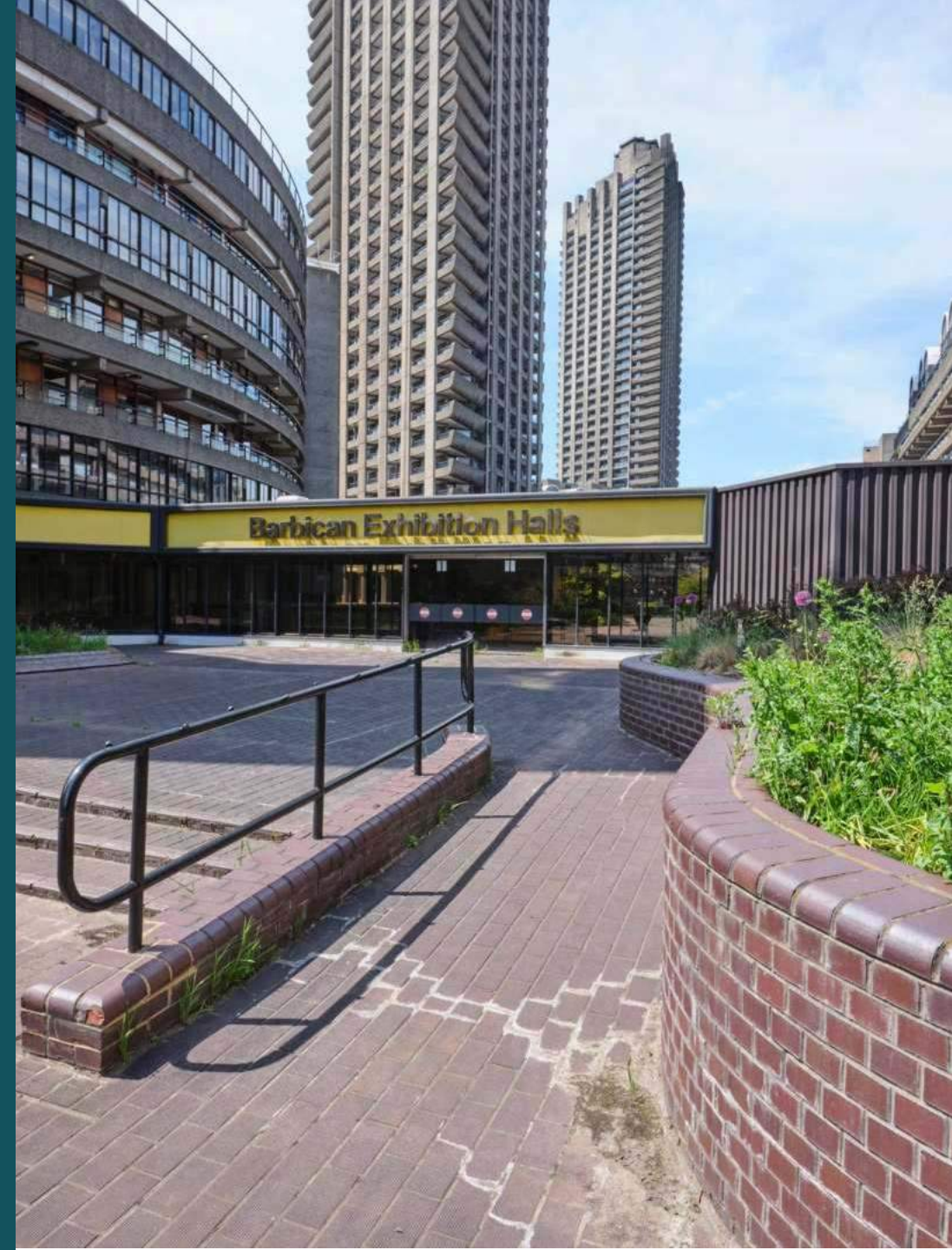
Barbican Podium Phase 2

20th July 2021

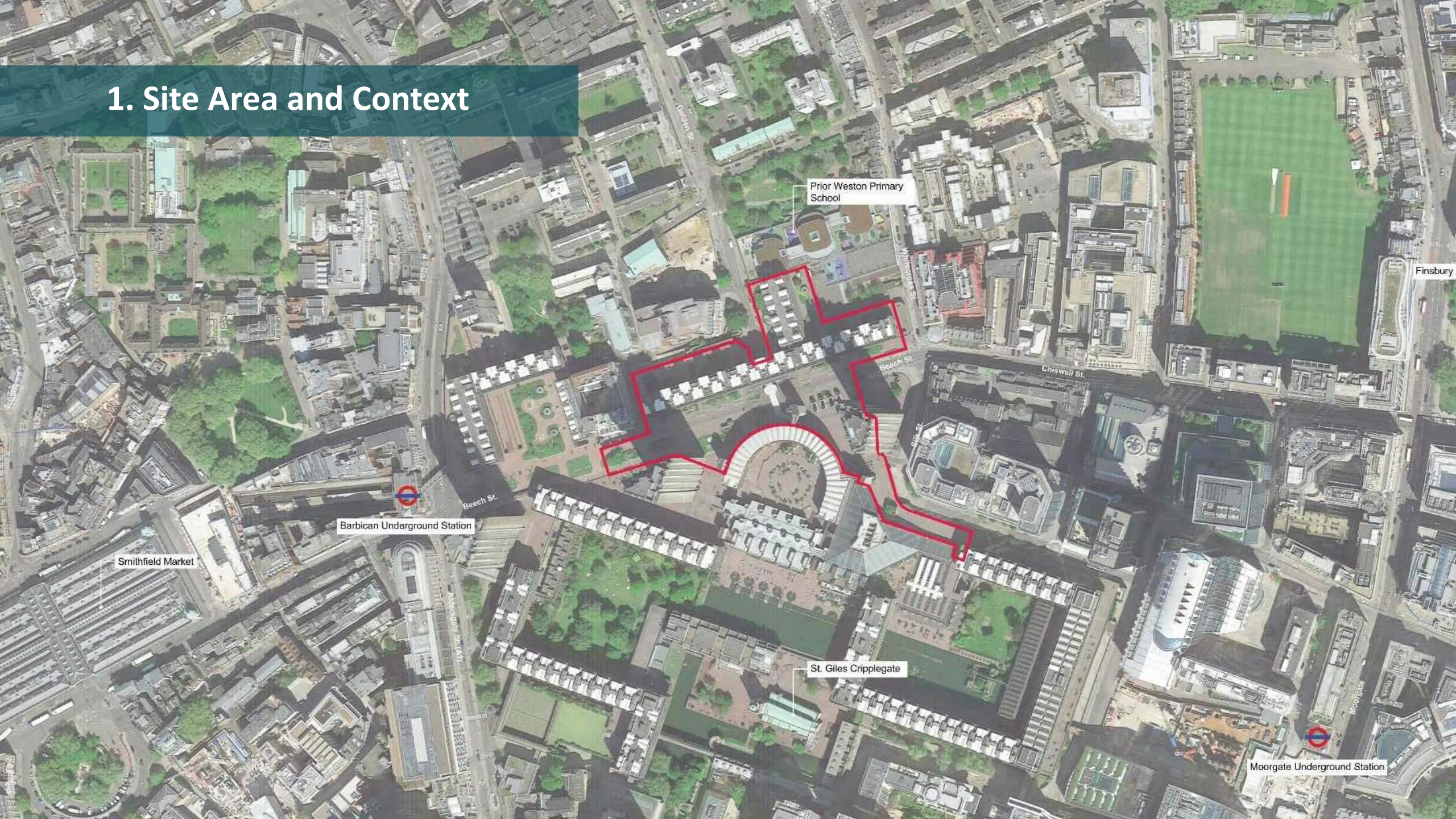


Agenda

1. Barbican Podium Context
2. Barbican Past Present Future
3. Climate Action Strategy
4. Project Overview
5. Design Approach
6. Lessons Learned
7. Outline Programme
8. Summary



1. Site Area and Context



Prior Weston Primary School

Barbican Underground Station

Smithfield Market

St. Giles Cripplegate

Moorgate Underground Station

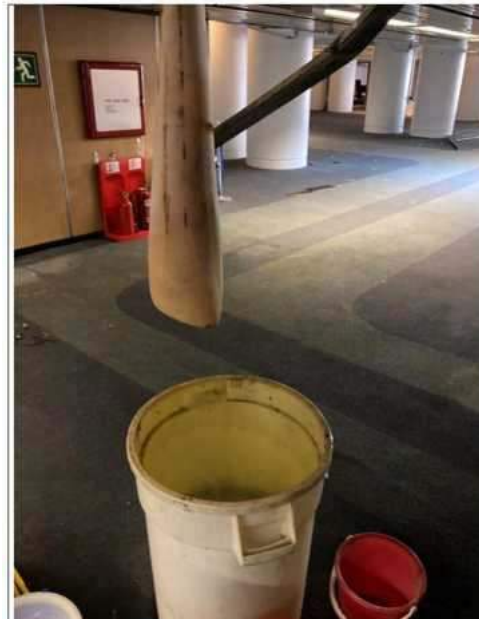
Finsbury

Ben Jonson House Podium

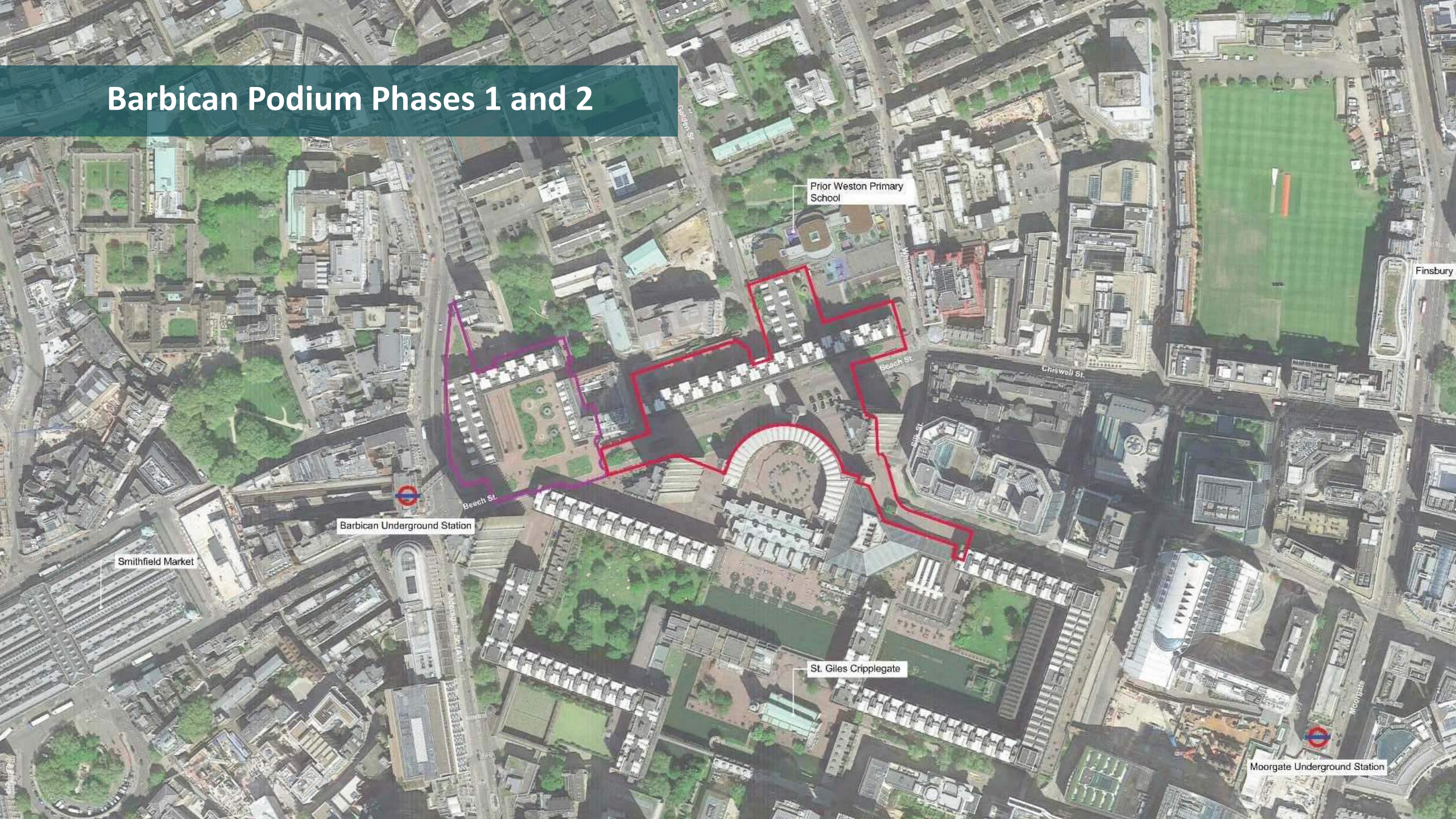


Site Photos:

- Water damage
- Disrepair
- Cracking
- Pipes



Barbican Podium Phases 1 and 2



Prior Weston Primary School

Barbican Underground Station

Smithfield Market

St. Giles Cripplegate

Moorgate Underground Station

Finsbury

Project Team



Access Consultant



PROJECT MANAGEMENT AND DESIGN SERVICES



COMMUNICATION



QUANTITY SURVEYOR



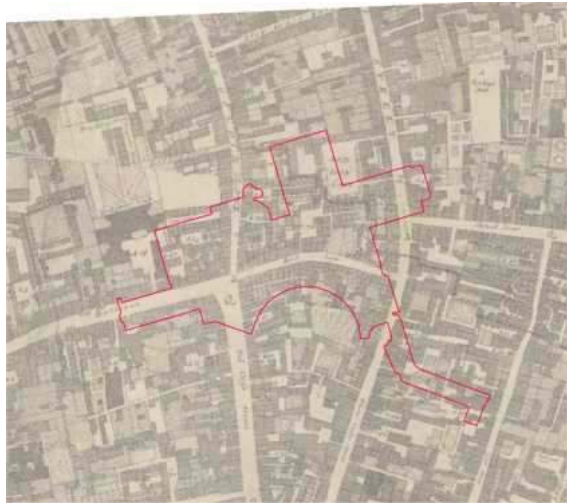
CDMA



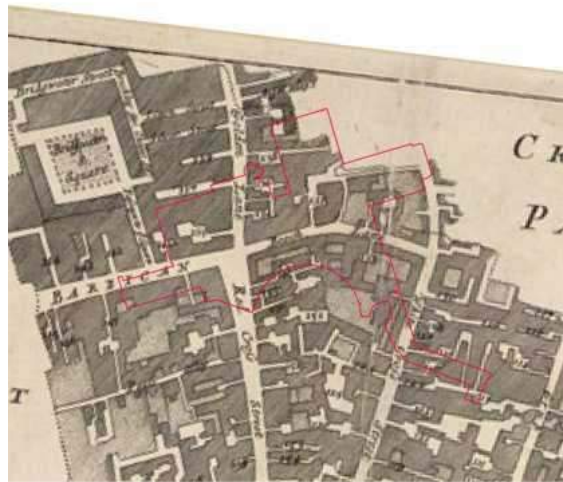
2. Barbican Past Present Future



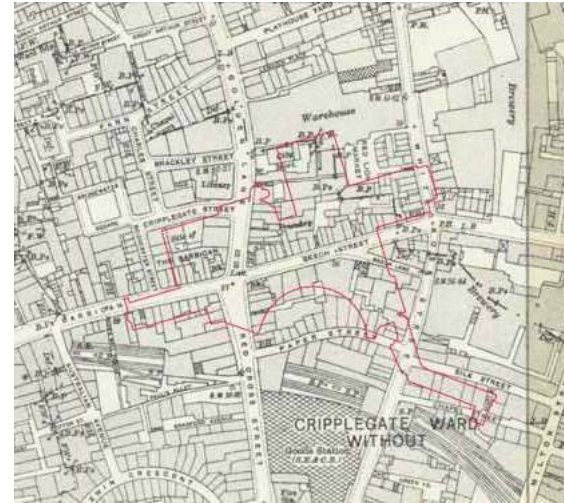
Historic Mapping



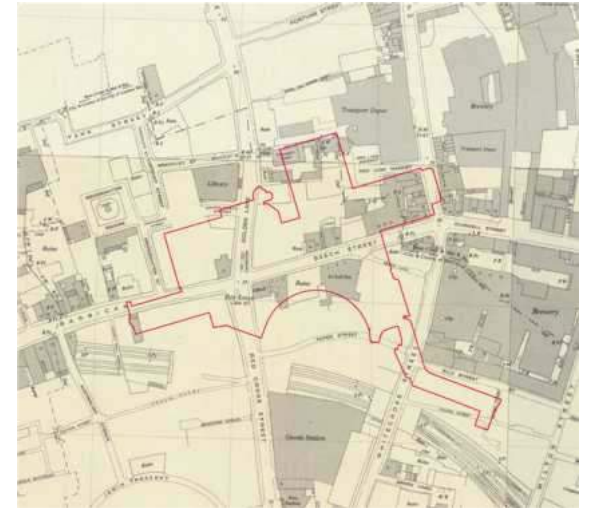
1677



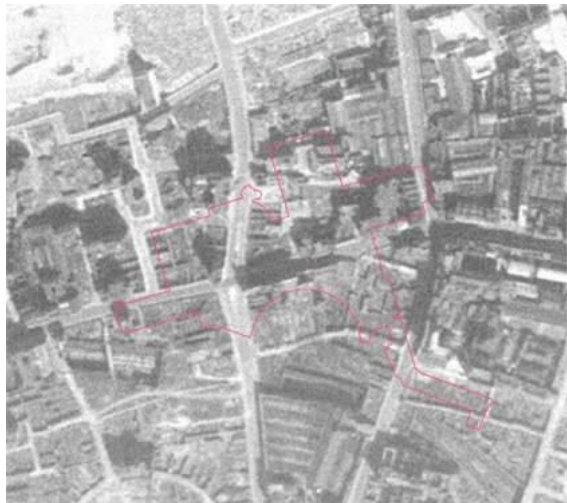
1720



1892



1945



1945



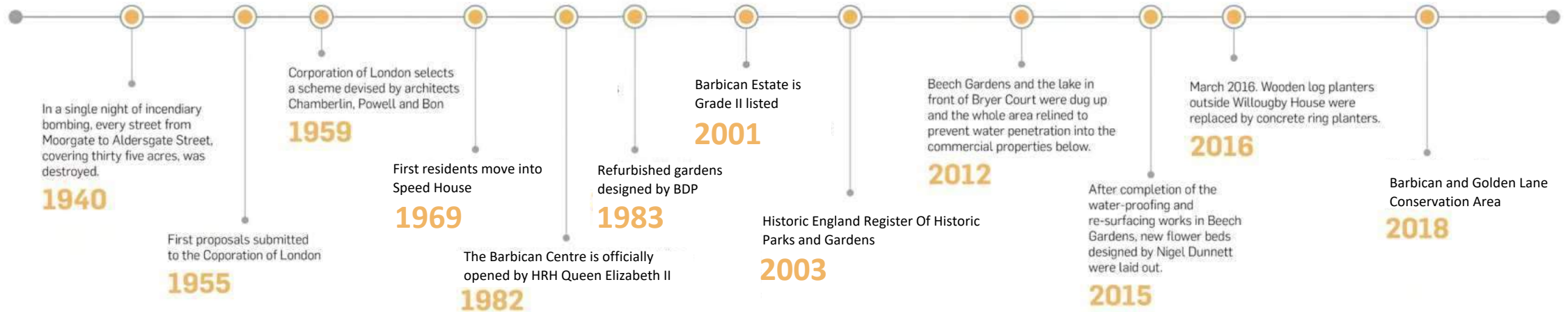
1999



2020

TIMELINE

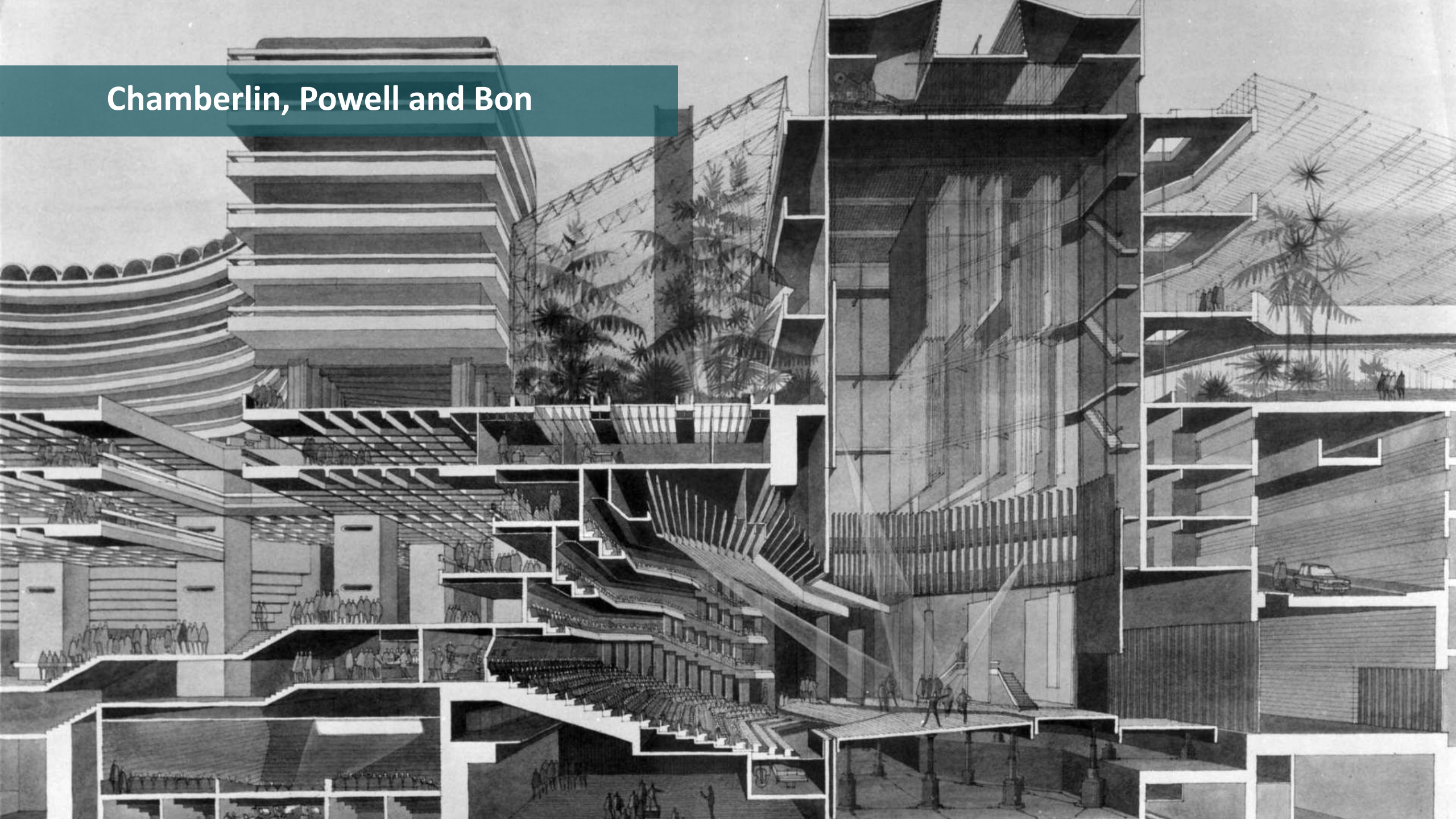
BARBICAN PODIUM



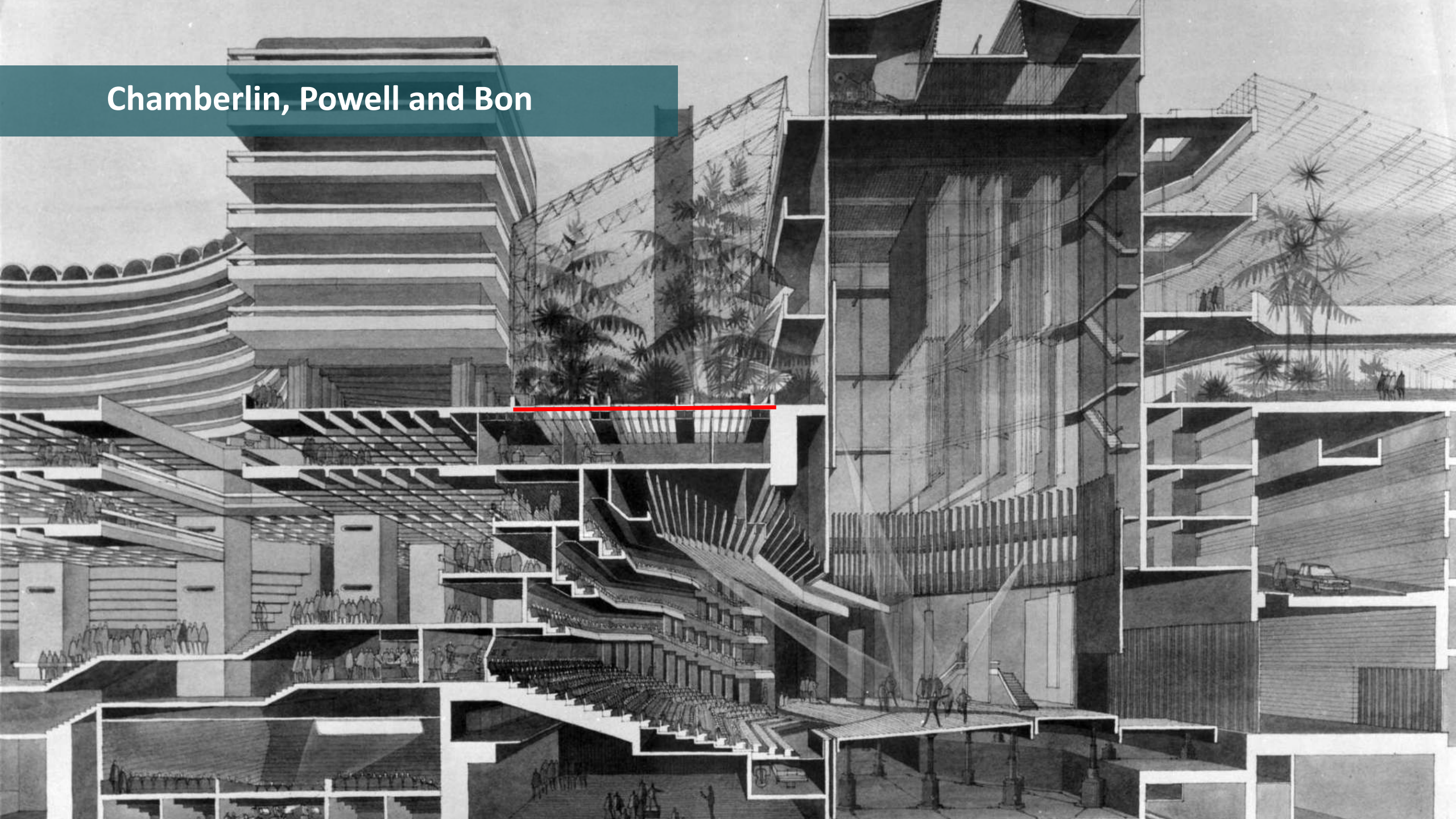
Past: World War II - Cripplegate



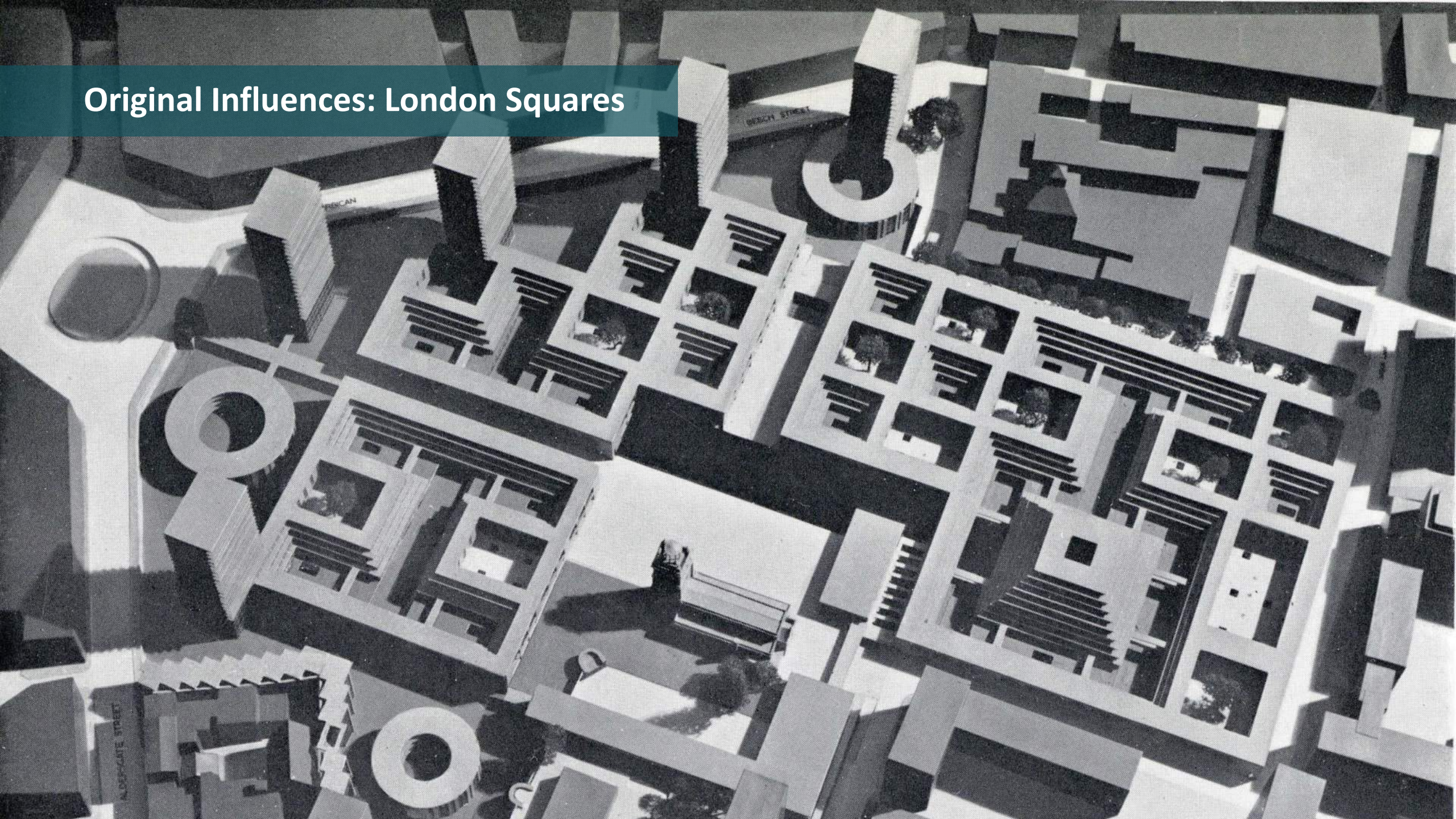
Chamberlin, Powell and Bon



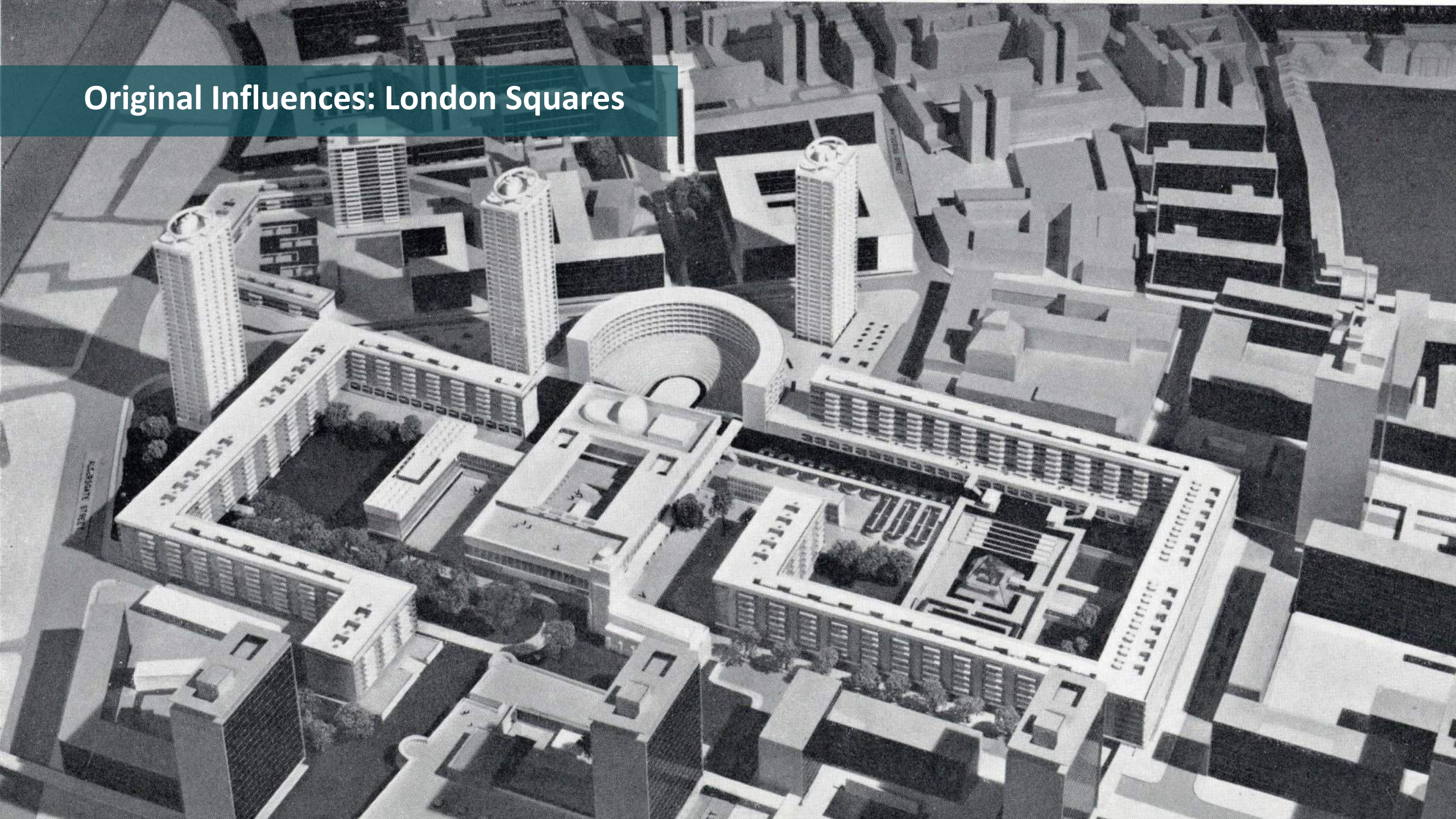
Chamberlin, Powell and Bon



Original Influences: London Squares



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Original Influences: London Squares

Eton Square Gardens, Kensington



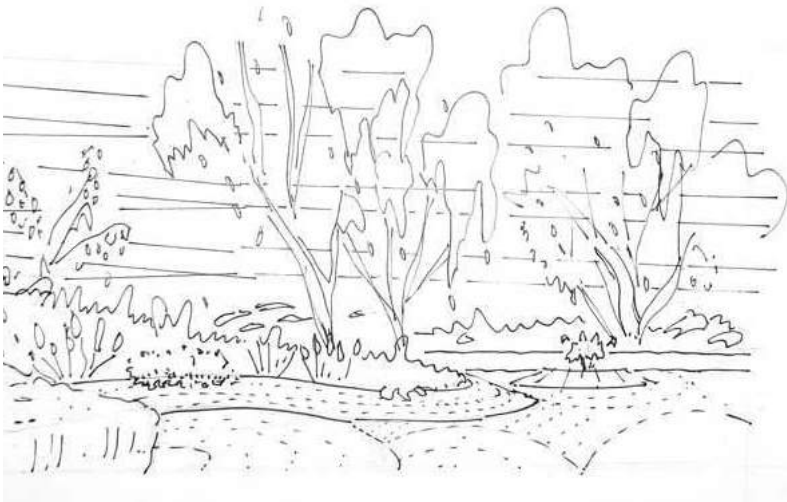
The Barbican



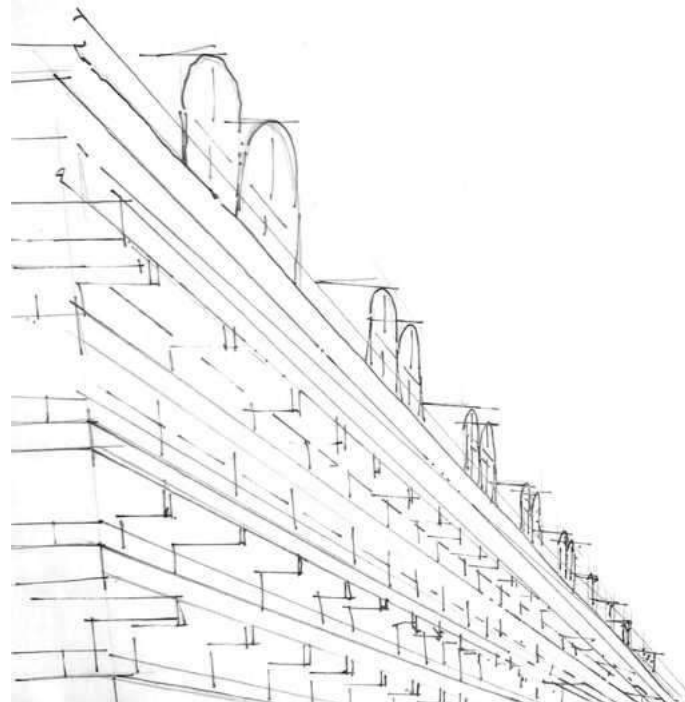
Architectural Scale

“The architectural scale of the scheme, therefore progresses in three stages from the modest and often intimate layer at ground level, through the larger scale of the higher layer of long terraces, reminiscent of the London squares, to the strong vertical dimension expressed by the towers. Throughout, a principal aim in the design has been to create an appearance of clarity without monotony.”

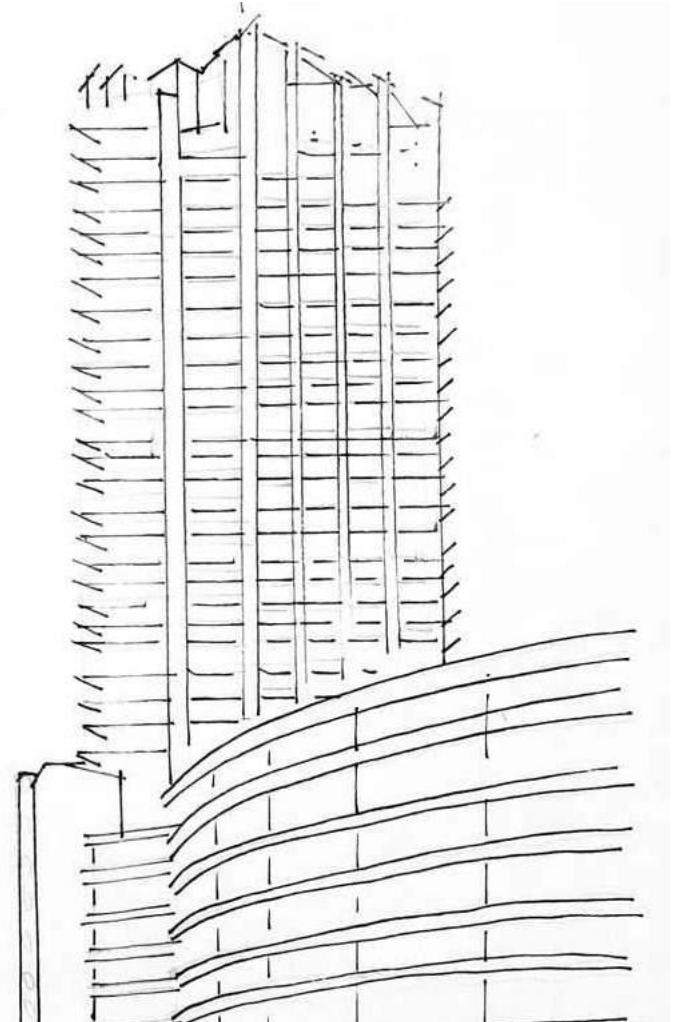
Intimate ground level



Larger scale terraces



Strong vertical dimension



Architectural Scale

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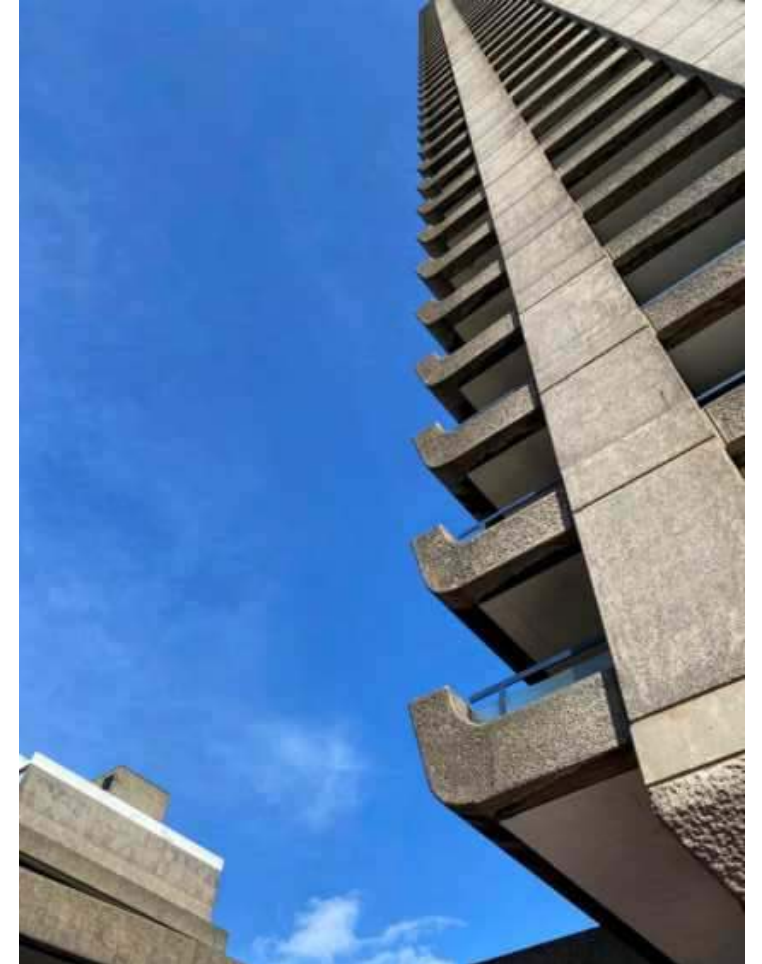
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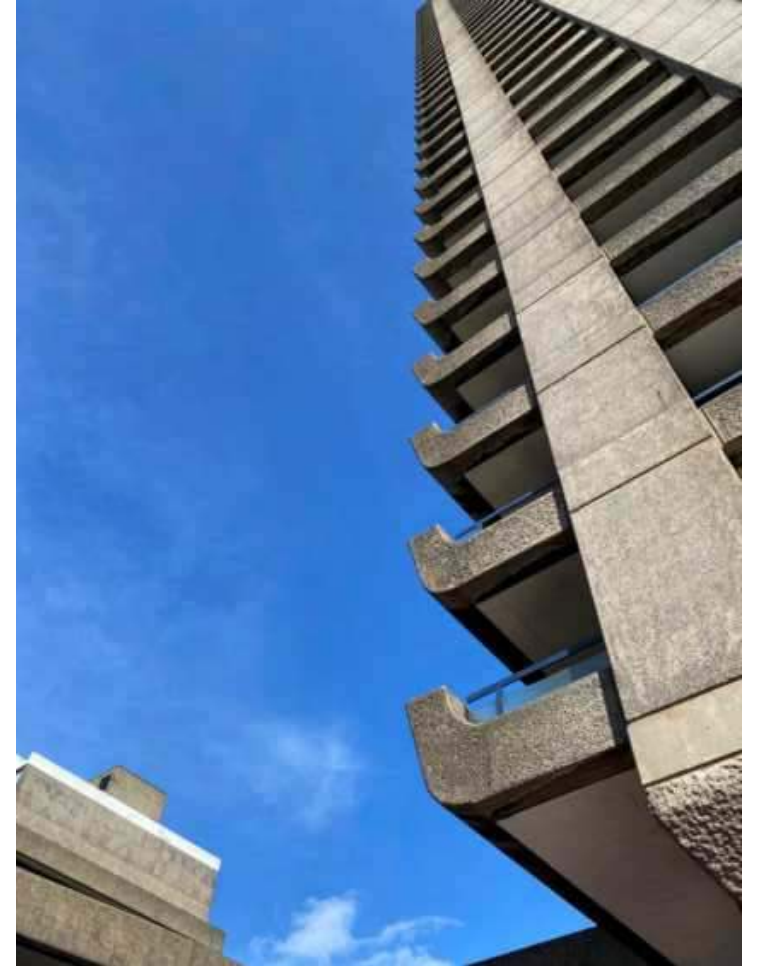
Intimate ground level



Larger scale terraces

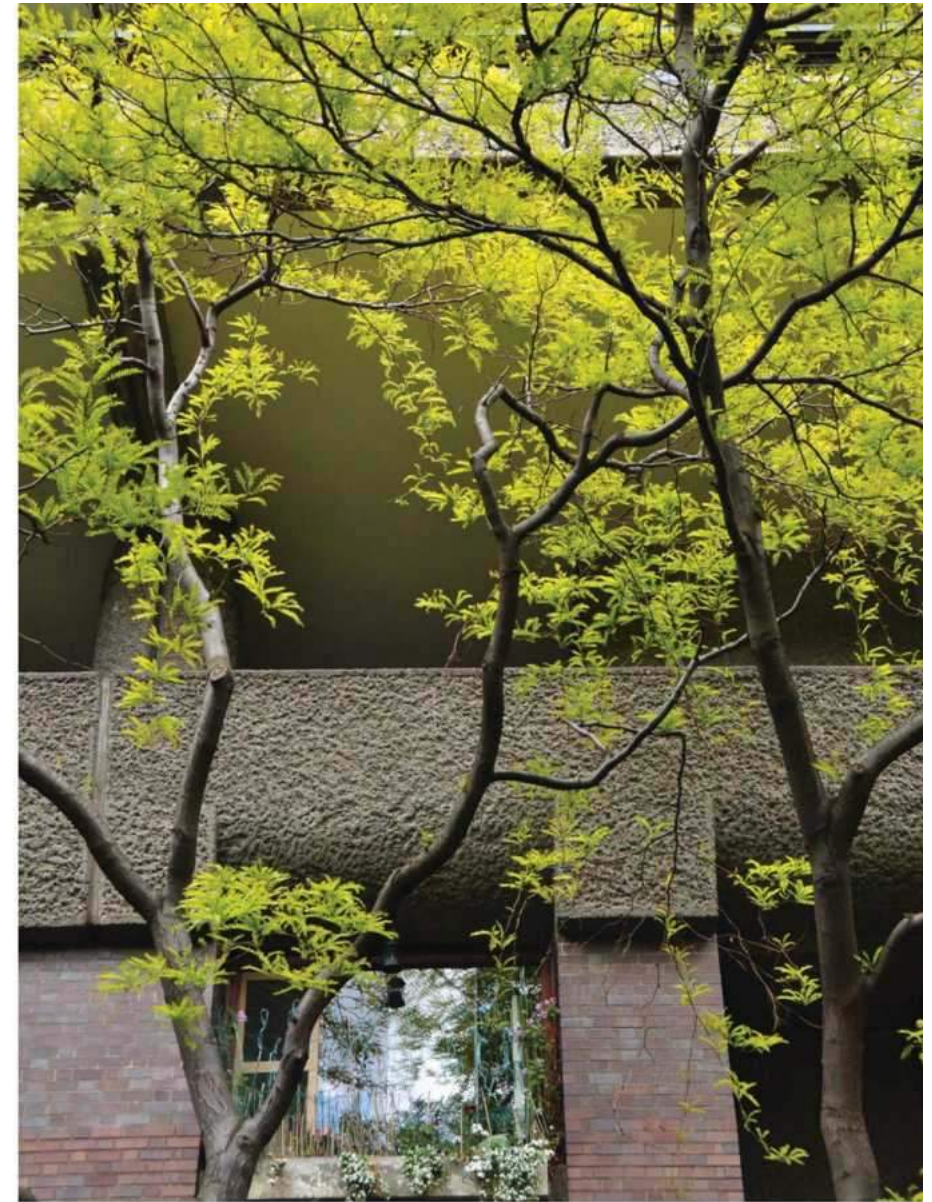


Strong vertical dimension



Listed Building Management Guidelines:

- Supplementary Planning Document status
- Prepared by the CoL in conjunction with owners, residents, Historic England and amenity societies.
- Defines special interest of the Barbican Estate
- Guidelines to managing change which may affect special interest
- Provides clear guidance on the implementation and management of change and the protection of character and special interest
- Sets standards of best practice for repair and maintenance of the Barbican Estate



Barbican Listed Building Management Guidelines – Volume IV – Landscape

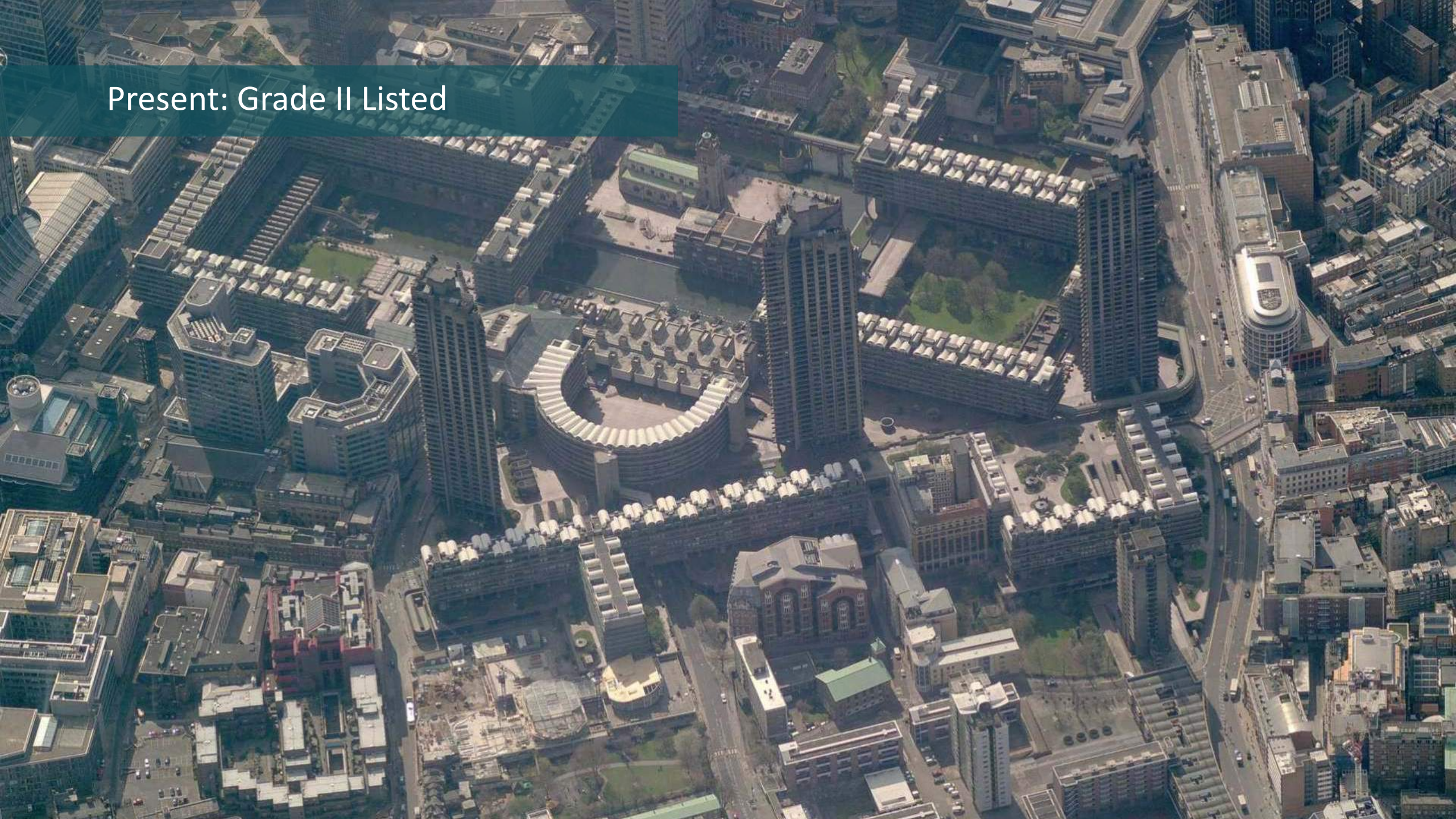
Part 1 – Management Guidelines SPD

Part 2 – Good Practice Guide

Part 3 – Green Infrastructure

January 2015

Present: Grade II Listed



Barbican Present

Barbican Arts Centre:

- Concert halls
- Cinemas
- Theatres
- Gallery Space
- Restaurants
- Large Conservatory

Barbican Estate

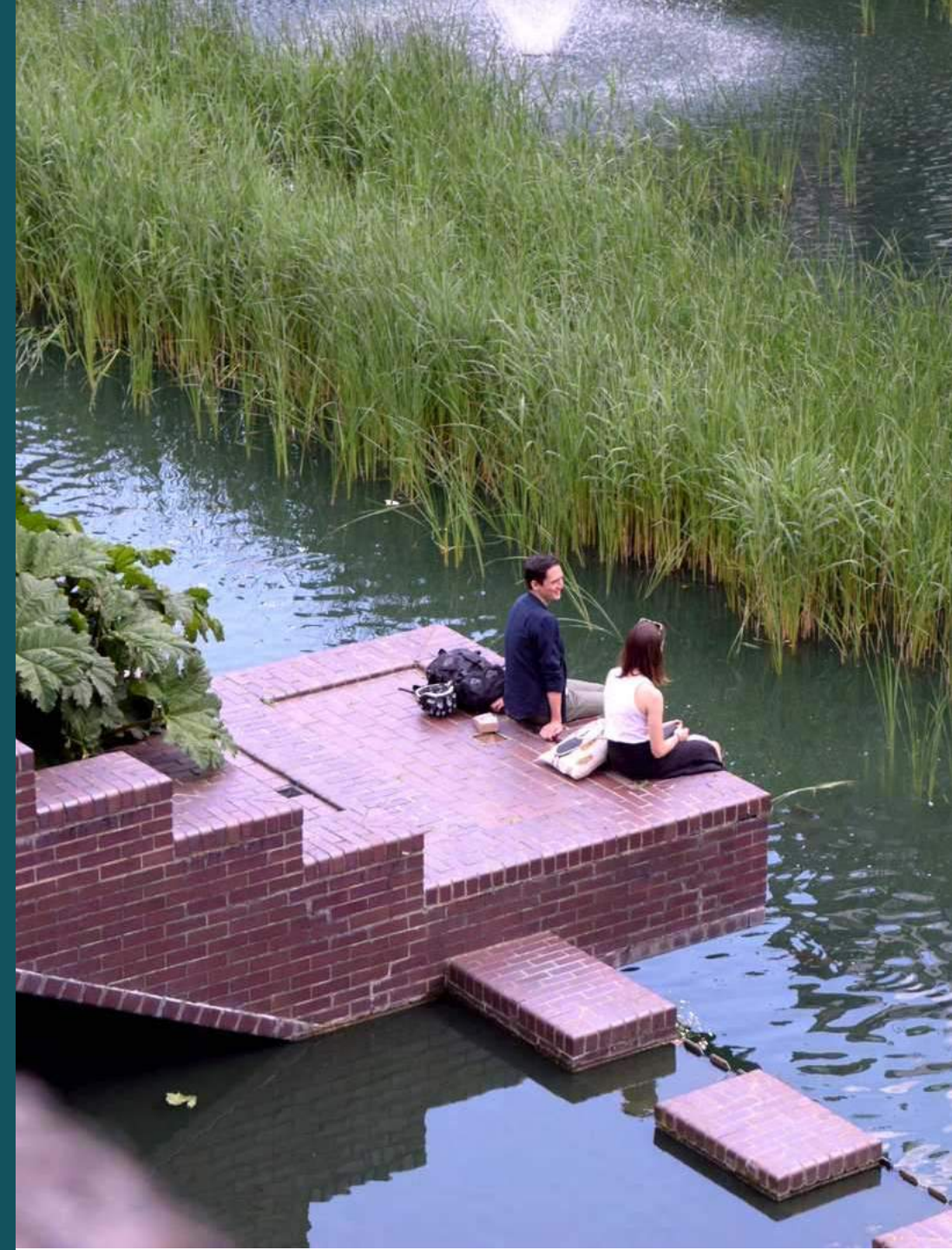
- 4,000 people living in 2,014 flats
- Including 3 high rise towers

Museum of London

Guildhall School of Music and Drama

Barbican Public Library

City of London School for Girls



Present: Barbican Estate



Conservatory



Barbican Future



Barbican Future: The Culture Mile



Barbican Association: The Next 50 Years

- Delighted to live in an icon of 'modernist' architecture which is justly world-famous
- Though we share the estate with the arts and education facilities, the Barbican is principally a residential estate
- Preservation of the architectural integrity of the whole estate is essential
- Long term planning of all aspects of the running of the estate is required
- We and the estate will have to adapt to accommodate and minimise climate change
- We recognise that sensitive development must happen and that we must actively seek means of upgrading our homes to maintain quality of life over the next 50 years
- We need to be more pro-active on ways to deliver resident aspirations
- We must constantly seek more efficient and effective means of delivering services to residents



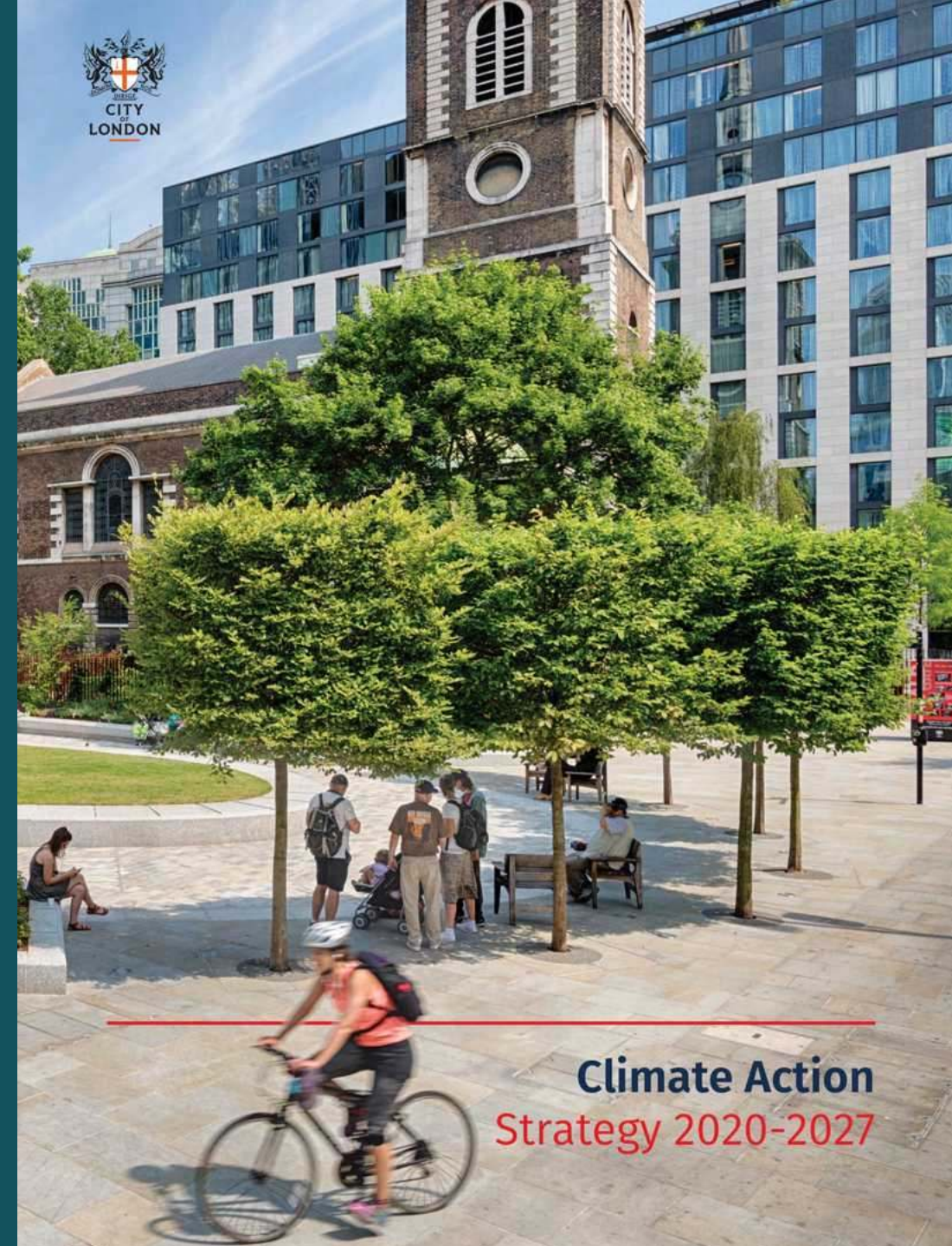
3. Climate Action Strategy

Three main principles to consider:

1. Support the achievement of Net Zero
2. Build climate resilience
3. Champion sustainable growth

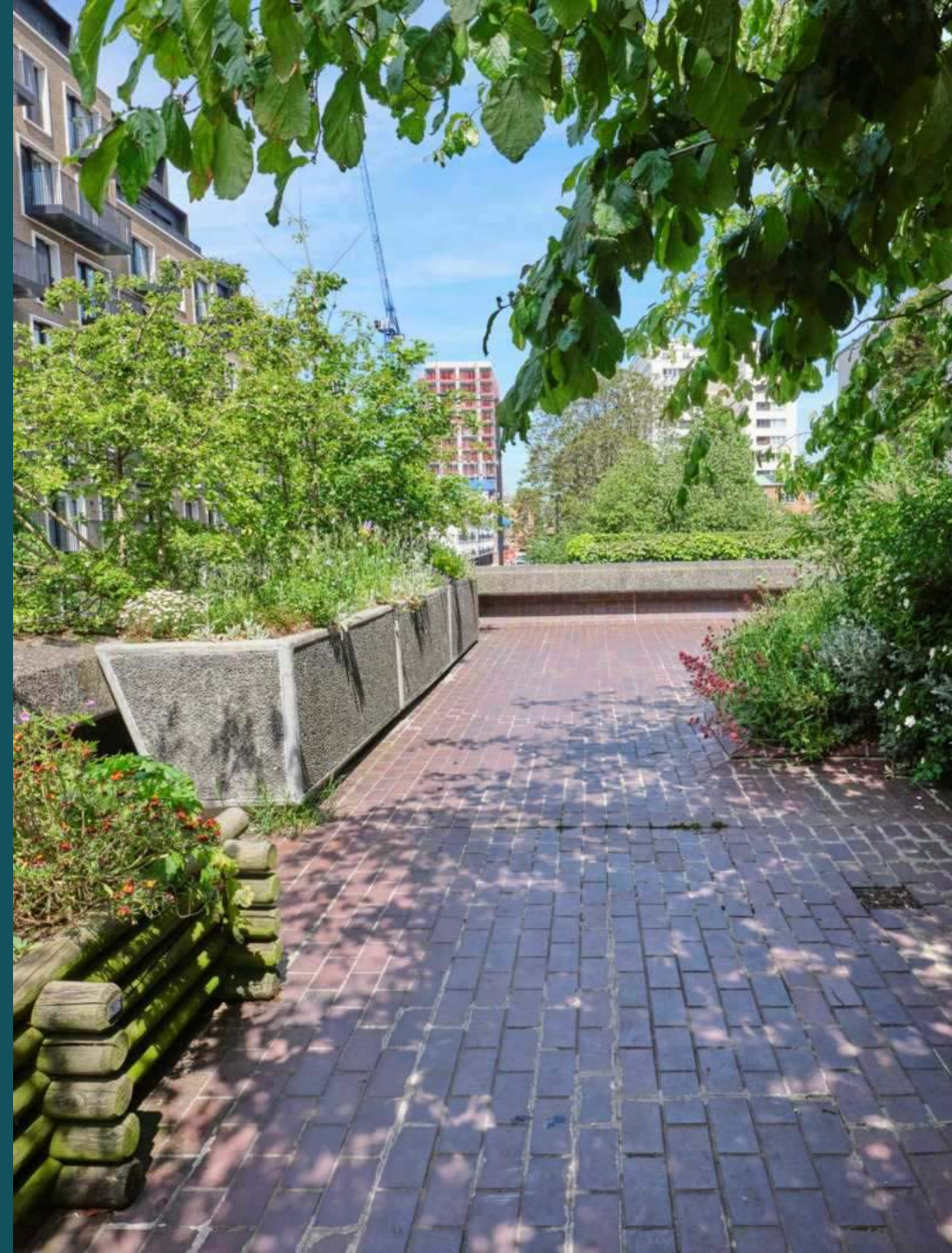
Risks:

1. Health and wellbeing - temperature
2. Water supply
3. Flooding
4. Natural capital & ecosystems
5. Food production
6. Pests and diseases



Climate Action
Strategy 2020-2027

4. Project Overview



Masterplan

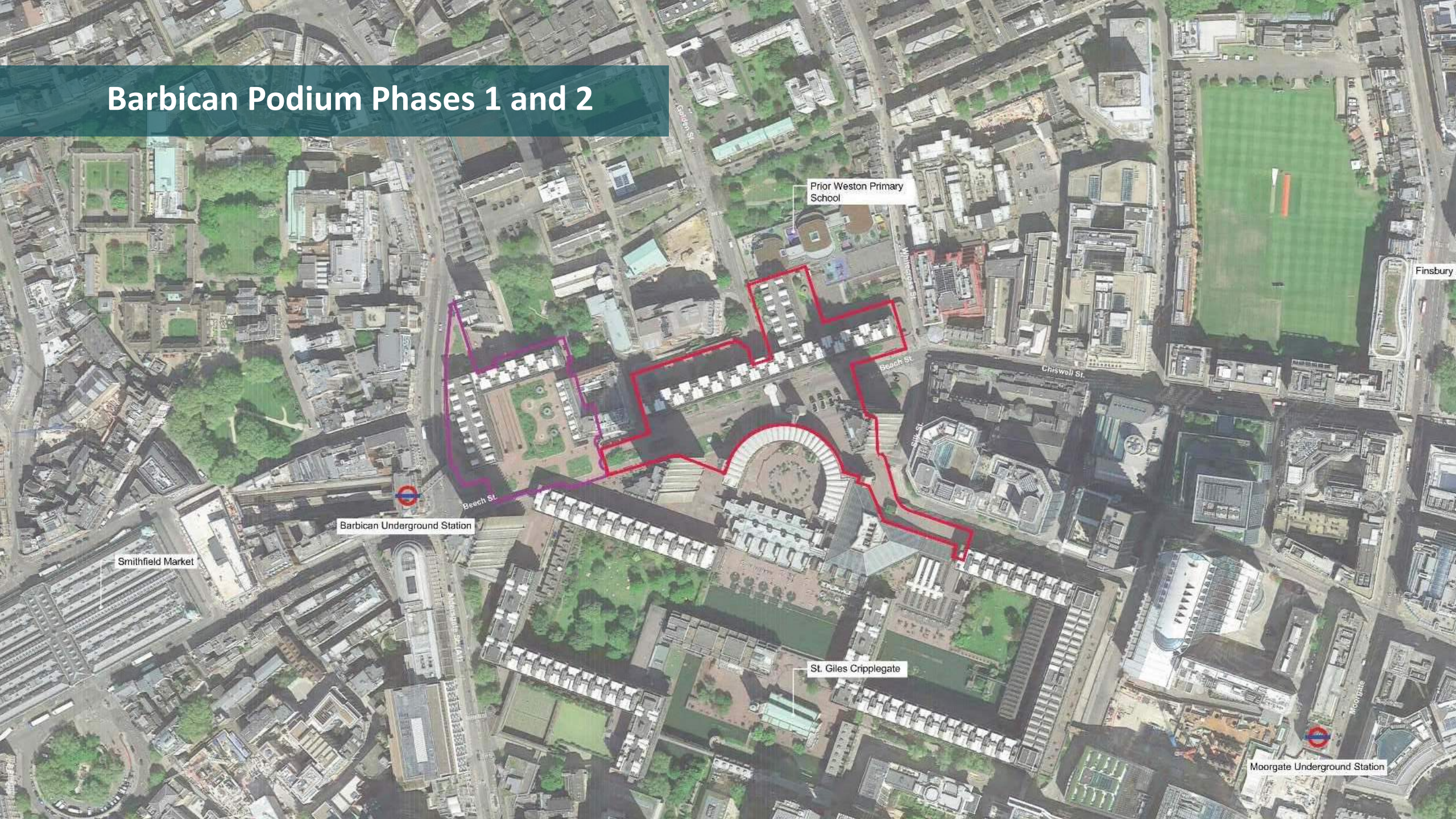


Key:

Complete Phase 1: Beech Gardens

- ① Phase 2: Priority Zone 1
Beech Gardens
- ② Phase 2: Priority Zone 2
Thomas More/Mountjoy/Seddon & John Wesley Highwalk
- ③ Phase 2: Priority Zone 3
Speed Highwalk
- ④ Phase 2: Priority Zone 4
St. Giles Terrace
- ⑤ Phase 2: Priority Zone 5
Willoughby Highwalk
- ⑥ Phase 2: Priority Zone 6
Andrewes Highwalk
- ⑦ Phase 2: Priority Zone 7
DeFoe Place
- ⑧ Phase 2: Priority Zone 8
The Postern/Wallside
- ⑨ Phase 2: Priority Zone 9
Lauderdale Place
- ⑩ Phase 2: Priority Zone 10
Cromwell Place

Barbican Podium Phases 1 and 2



Prior Weston Primary School

Barbican Underground Station

Smithfield Market

St. Giles Cripplegate

Moorgate Underground Station

Finsbury

Site Plan



Site Photos:
Ben Jonson House &
Frobisher Crescent

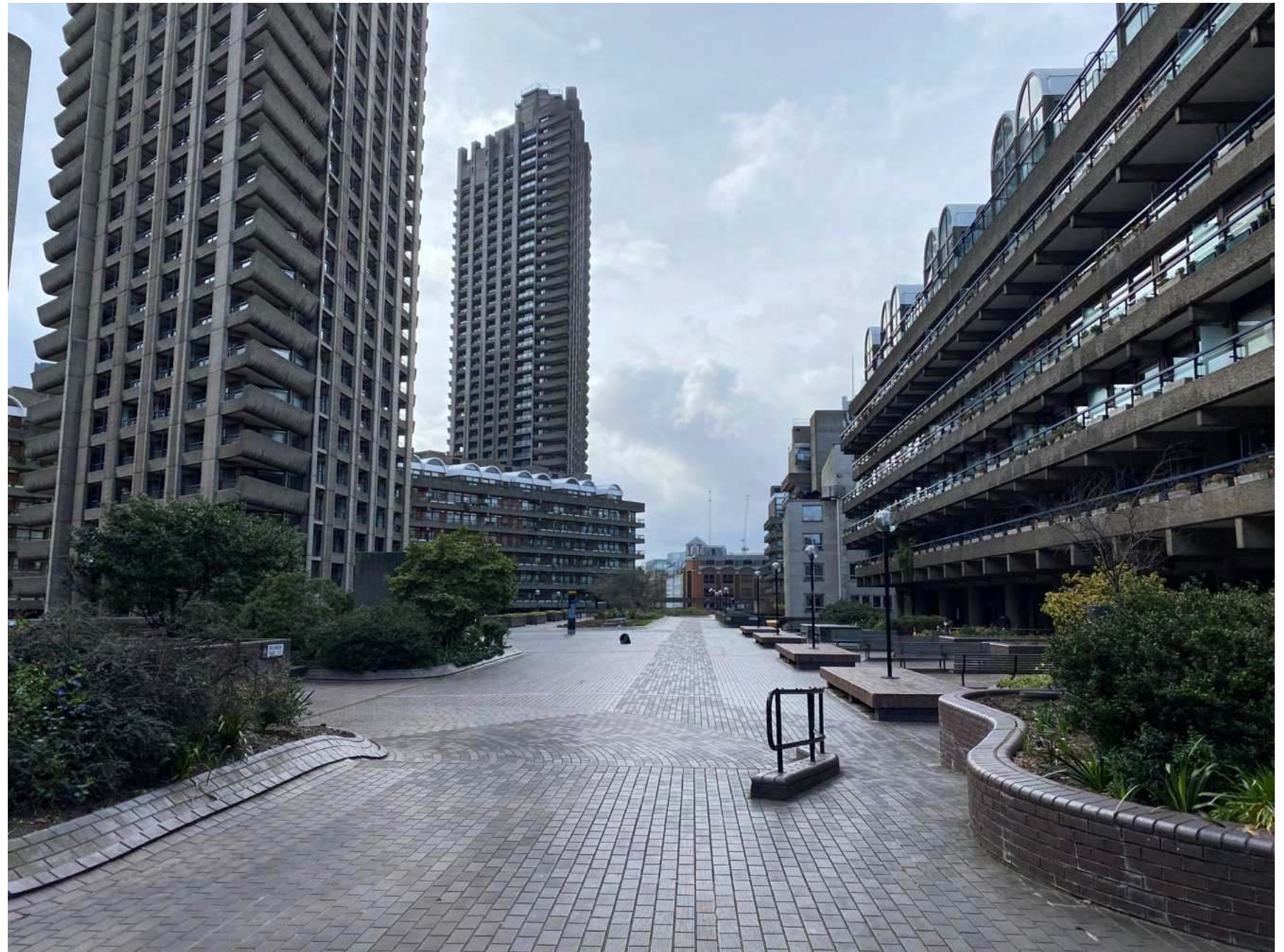


Site Photos:

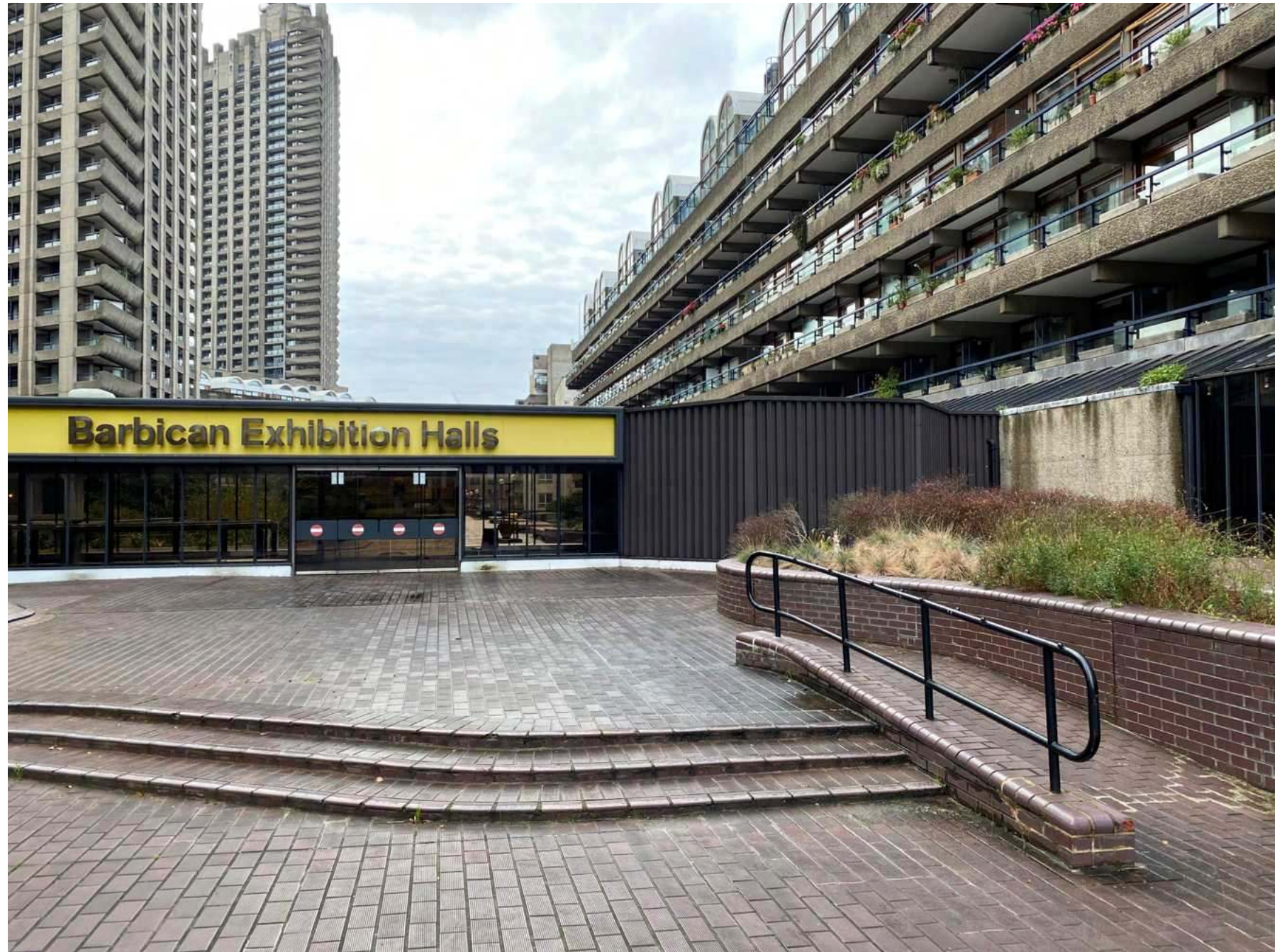
Shakespeare Tower

Lauderdale Tower

Ben Jonson House



Site Photos:
Link Building



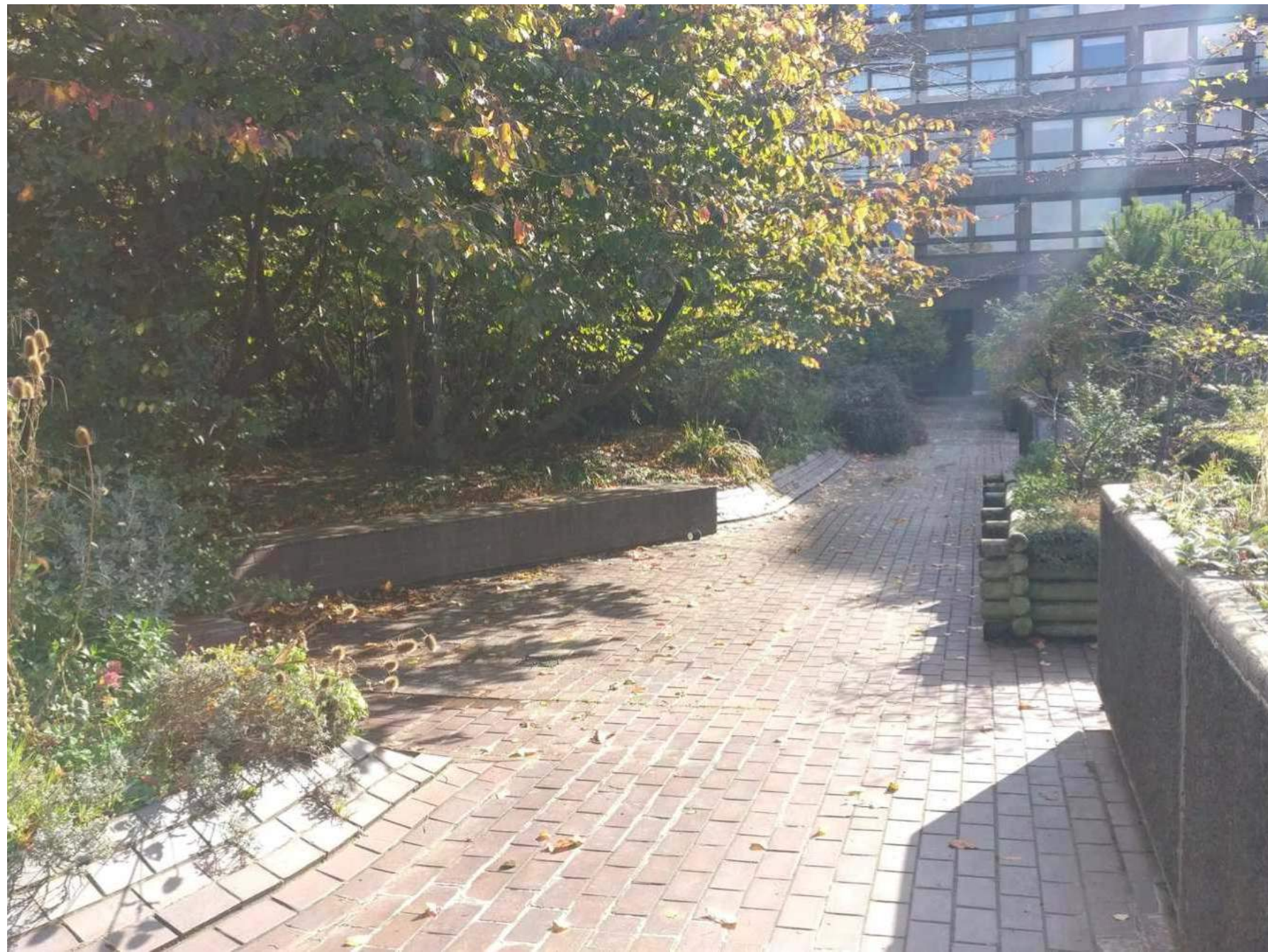
Site Photos:
Frobisher Crescent



Site Photos:

Northern side

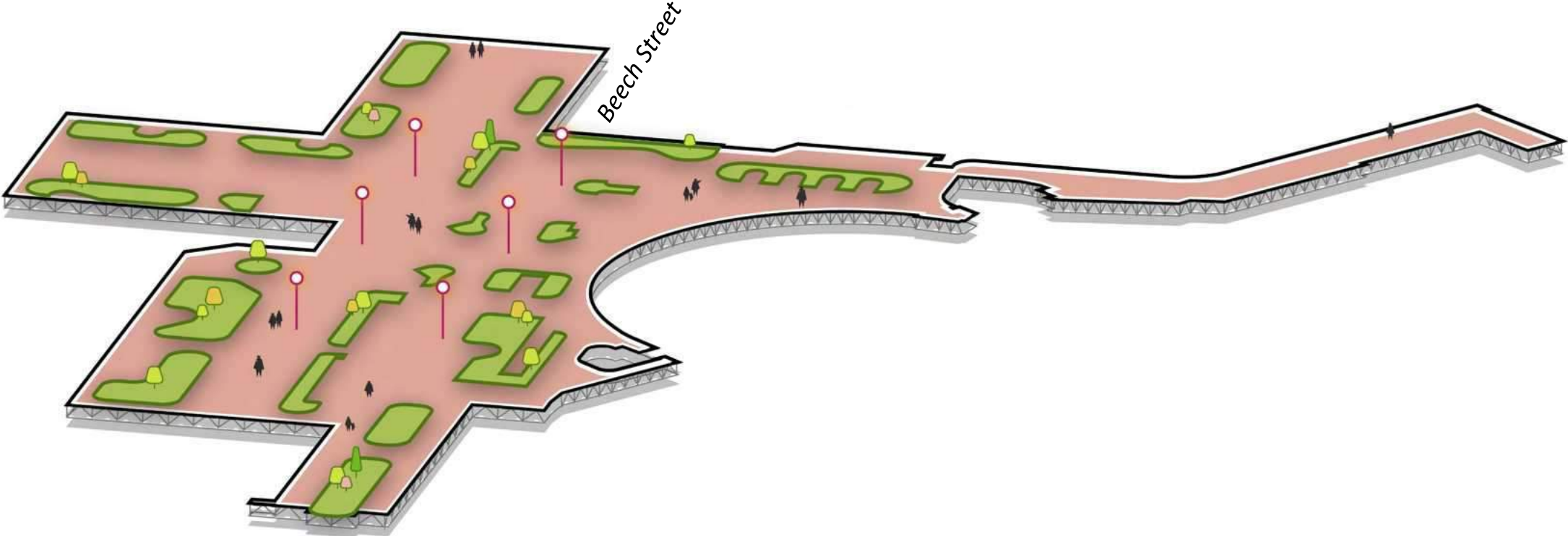
Ben Jonson House



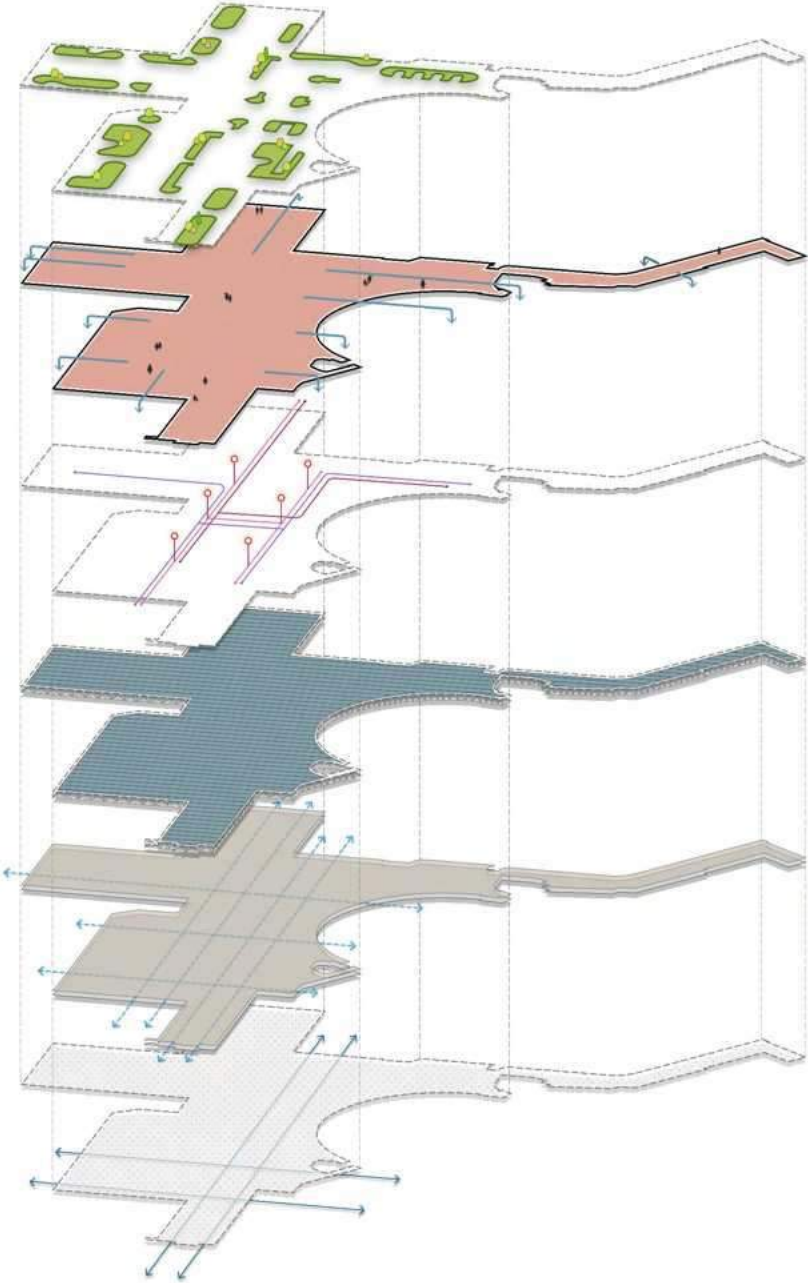
Site Photos:
Conservatory



Barbican Podium Phase 2



Barbican Podium Layers



Planting and Horticulture

Public realm and surface drainage

Lighting and MEP

Waterproofing and Structural Build up

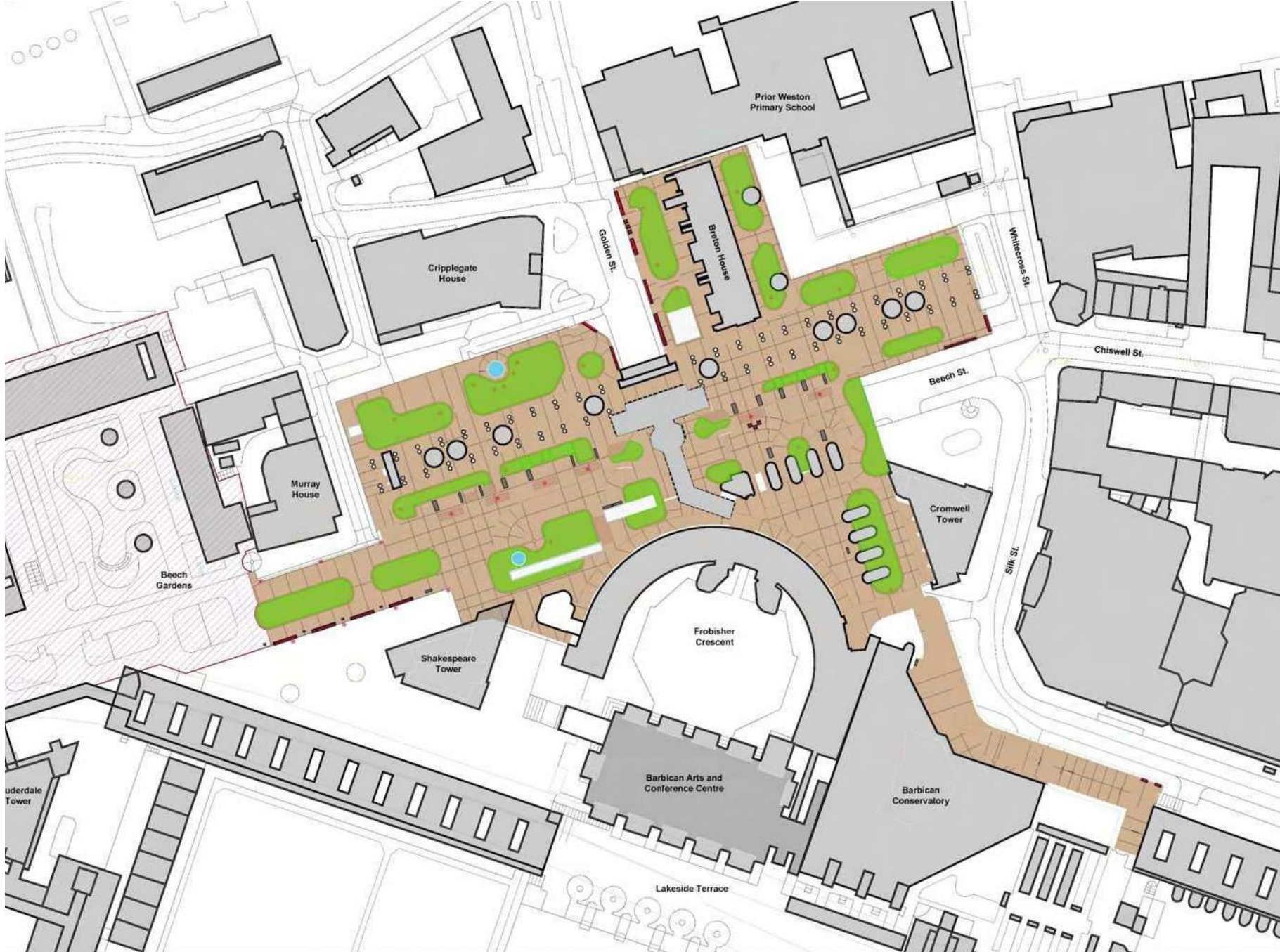
Under-podium drainage system

Underground drainage system
(Outside of scope)

5. Design Approach

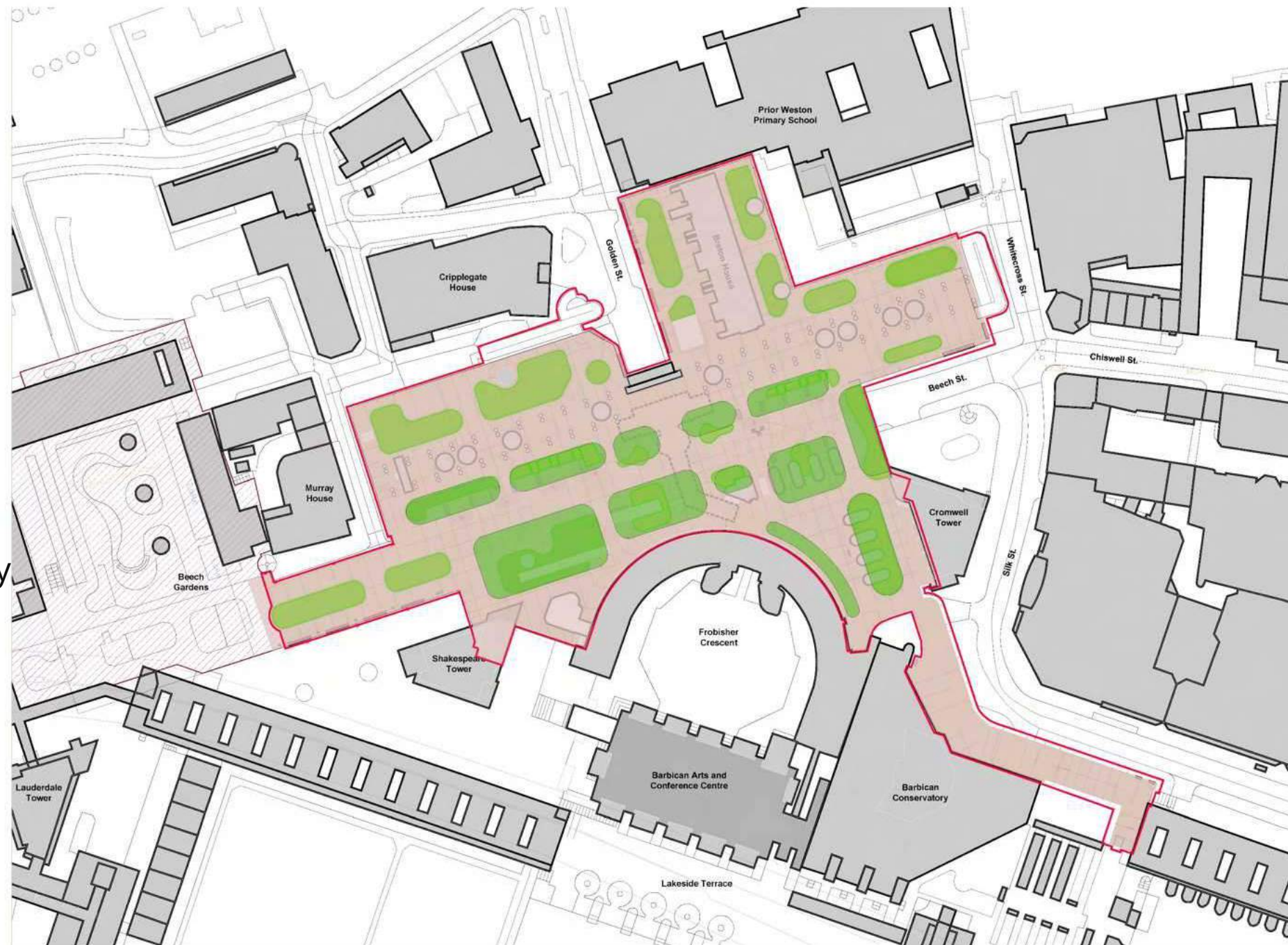


Existing Layout



Increased Greening

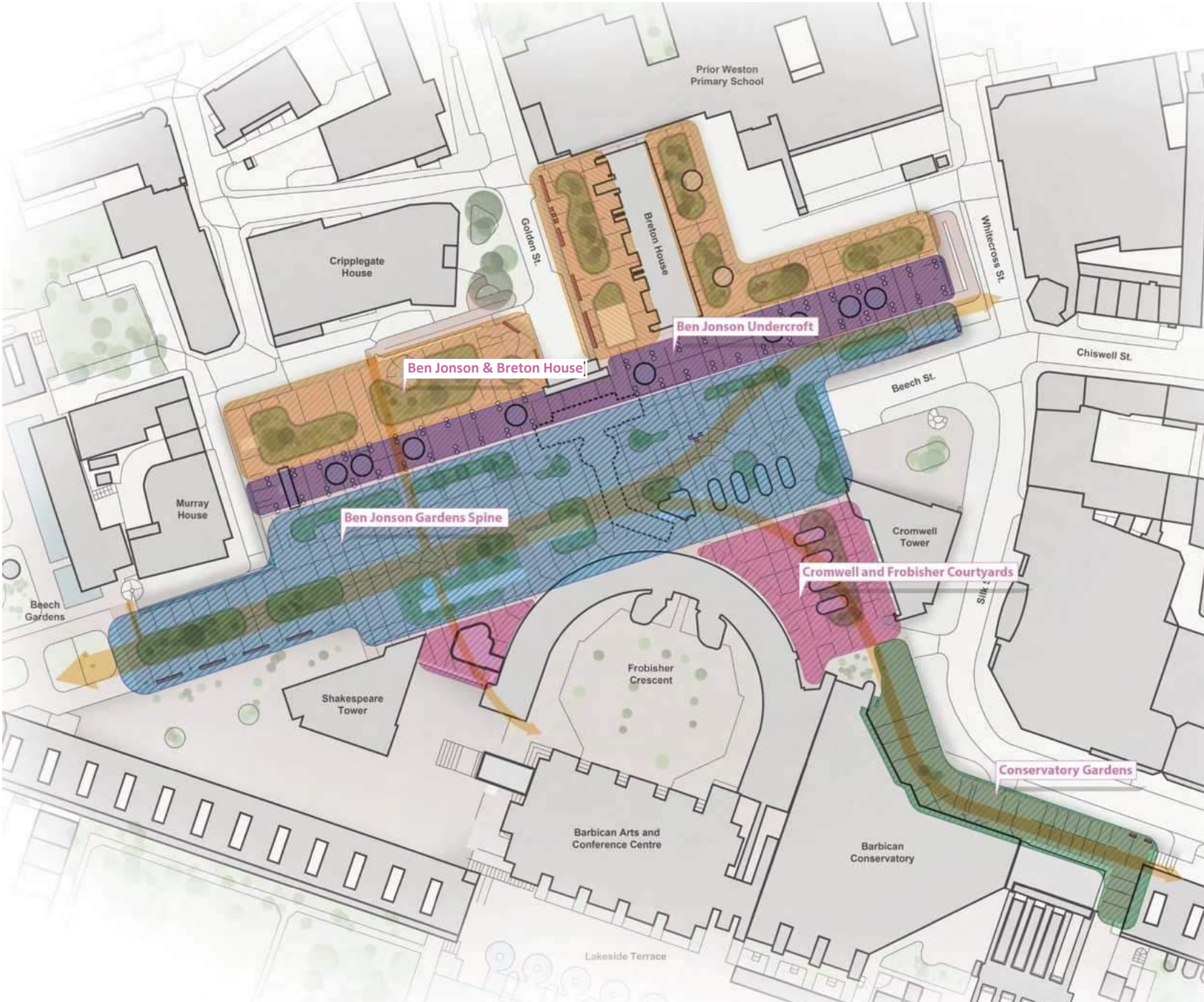
- Develop Chamberlin, Powell and Bon vision
- Enhance character
- Improve microclimate
- Frame views
- Improve legibility
- Improve amenity
- Future proof
- Climate Action Strategy
- Increase biodiversity
- Reduce heat island effect
- Improve water management



Character Zones

Key:

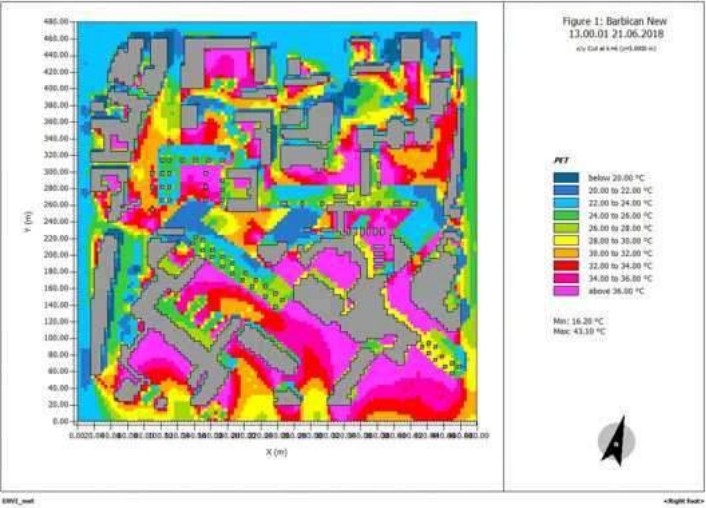
-  Ben Jonson Garden Spine
-  Ben Jonson & Breton House
-  Ben Jonson Undercroft
-  Cromwell and Frobisher Courtyards
-  Conservatory Gardens
-  Clarified Main Routes



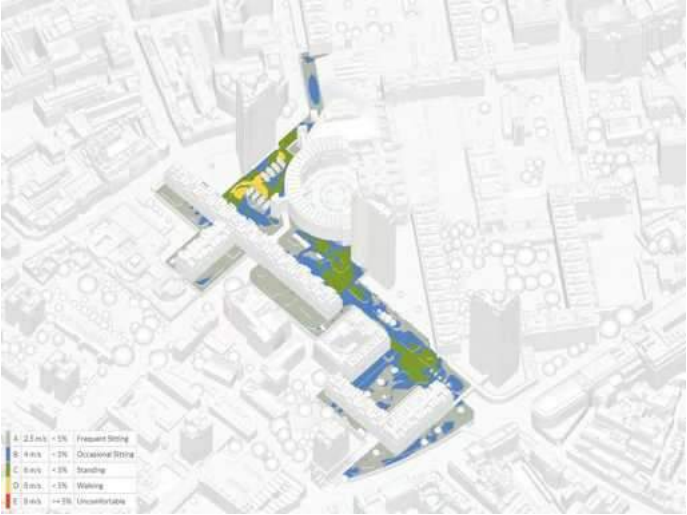
Modelling



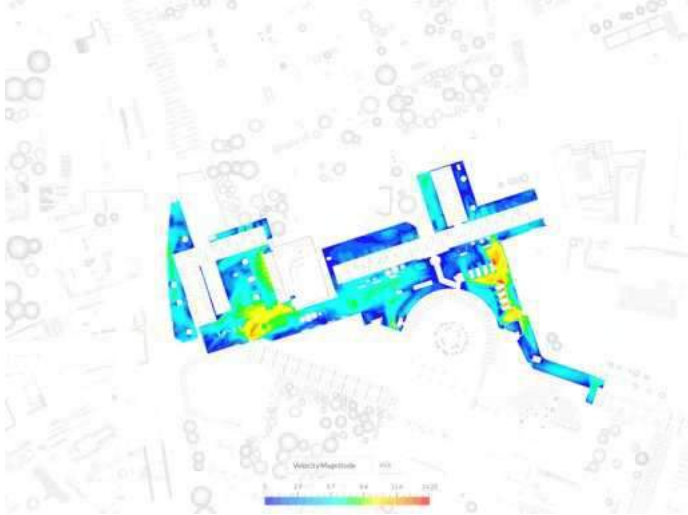
Microclimate Analysis



Solar Gain



Shading



Wind Comfort

Vision



barbican

Design Principles

- Provide a waterproof podium
- Create an accessible and inclusive place for people
- Enhance the character and amenity value of the podium
- Develop the original aspirations of the Chamberlin Powell and Bon vision respecting the rich heritage of the Barbican
- Work towards the principles of the Climate Action Strategy and future proofing of the Barbican
- Improve water management, improve the microclimate and increase biodiversity



6. Lessons Learned from Phase 1: 2013-2015

- Inclusion of under podium drainage system
- Ketley Dreadnought tiles colour mix and supply
- Climate Action Strategy
- Horticulture
- Early consultation, communication and engagement
- Construction management
- Accessible site compound with clear access routes
- Phasing plan
- Restrictions on working hours



Nigel Dunnett: Phase 1 Planting

6. Outline Programme



7. Summary

- Podium is leaking and damaging the fabric of the building
- Podium needs to be taken up and replaced
- Working within the parameters of the original innovative vision of the Barbican
- Working within the parameters of the Listed Building Management Guidelines
- Need to respond to the Climate Action Strategy and design in climate resilience for the Barbican for the next 50 years
- Opportunity to respond to and develop Chamberlin, Bon and Powell's original innovative vision

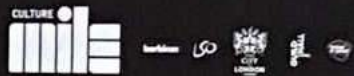


Thank you for listening!

BRUTALIST

BY JASON BRUGES STUDIO

This artwork uses data gathered from around Culture Mile to relay stories through mechanical tapestries.



TAPESTRY

Find out more at culturemile.london

#BrutalistTapestry
#CultureMile



Existing Site Photos – Main Deck Area and Building Understorey



Existing Site Photos – Eastern Deck and Secluded Northern Spaces



Existing Site Photos – The Previously Completed Phase 1



Overview of Phase 1: an immersive experience of nature in the city



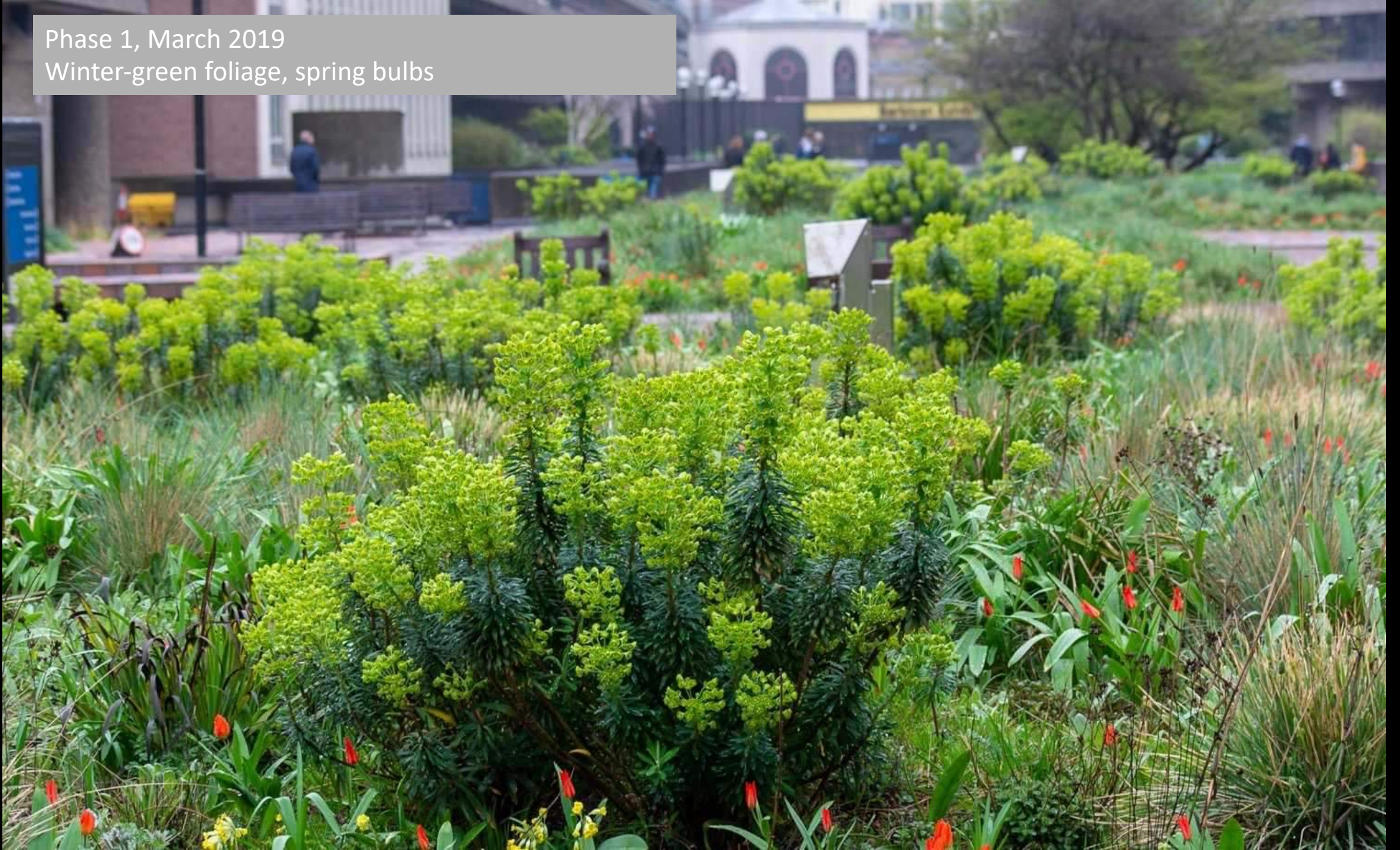
Phase 1, February/March 2021
Winter-green foliage, spring bulbs



Phase 2, February/March 2021



Phase 1, March 2019
Winter-green foliage, spring bulbs



Phase 1, April 2021





Phase 1, May 2019



Phase 1, June 2021



Phase 1, July 2021



Phase 1, July 2021

Brief from Barbican Estate Office/City of London Corporation was that only low planting should be used on the concourse area – for winds, exposure and loading reasons.



Phase 1, May 2021 Edge of Beech Gardens –
perennials, shrubs and trees – height without dense
enclosure



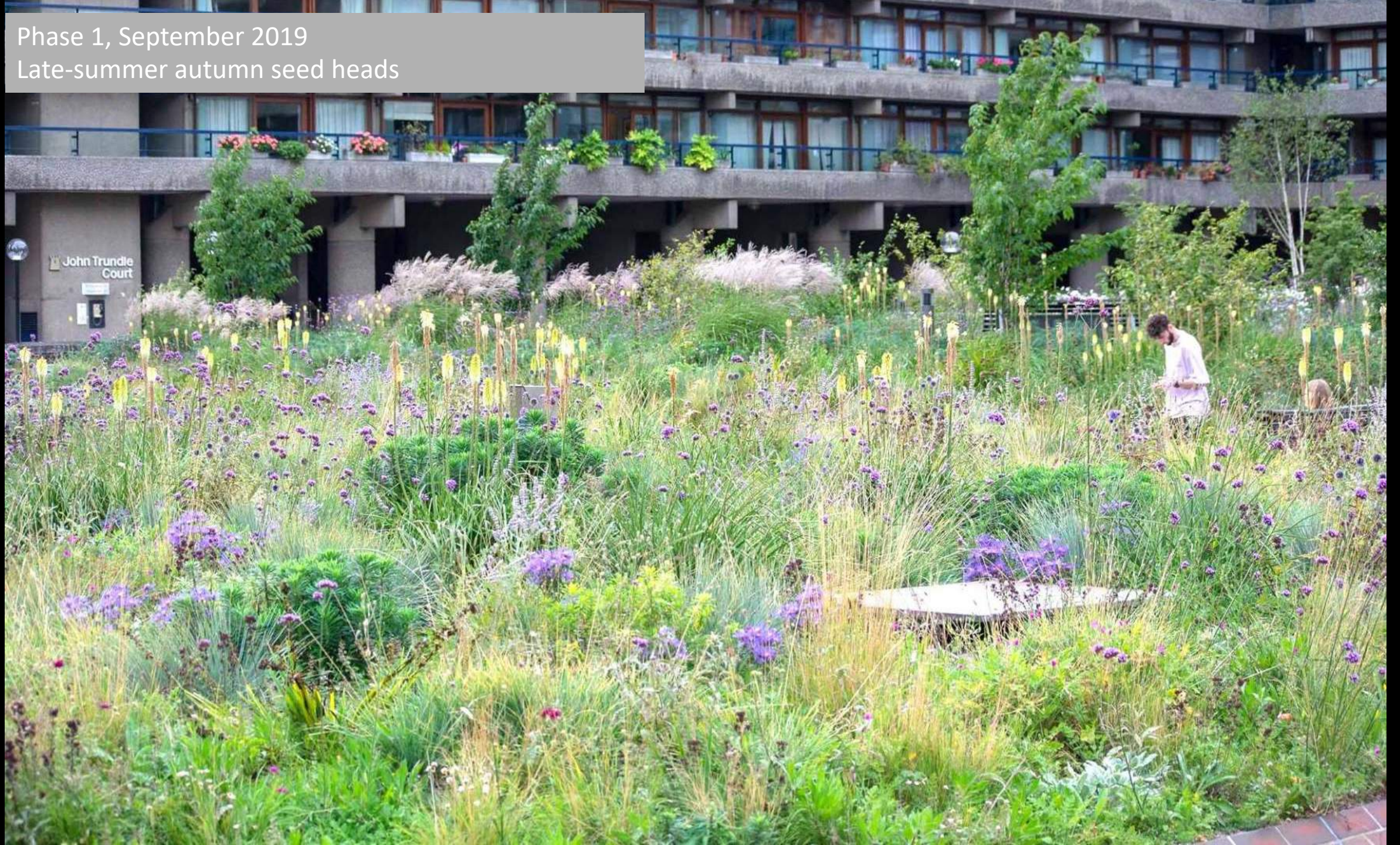
Phase 1, July 2021 Edge of Beech Gardens –
perennials, shrubs and trees – height without dense
enclosure



Phase 1, September 2020 Edge of Beech Gardens –
perennials, shrubs and trees – height without dense
enclosure



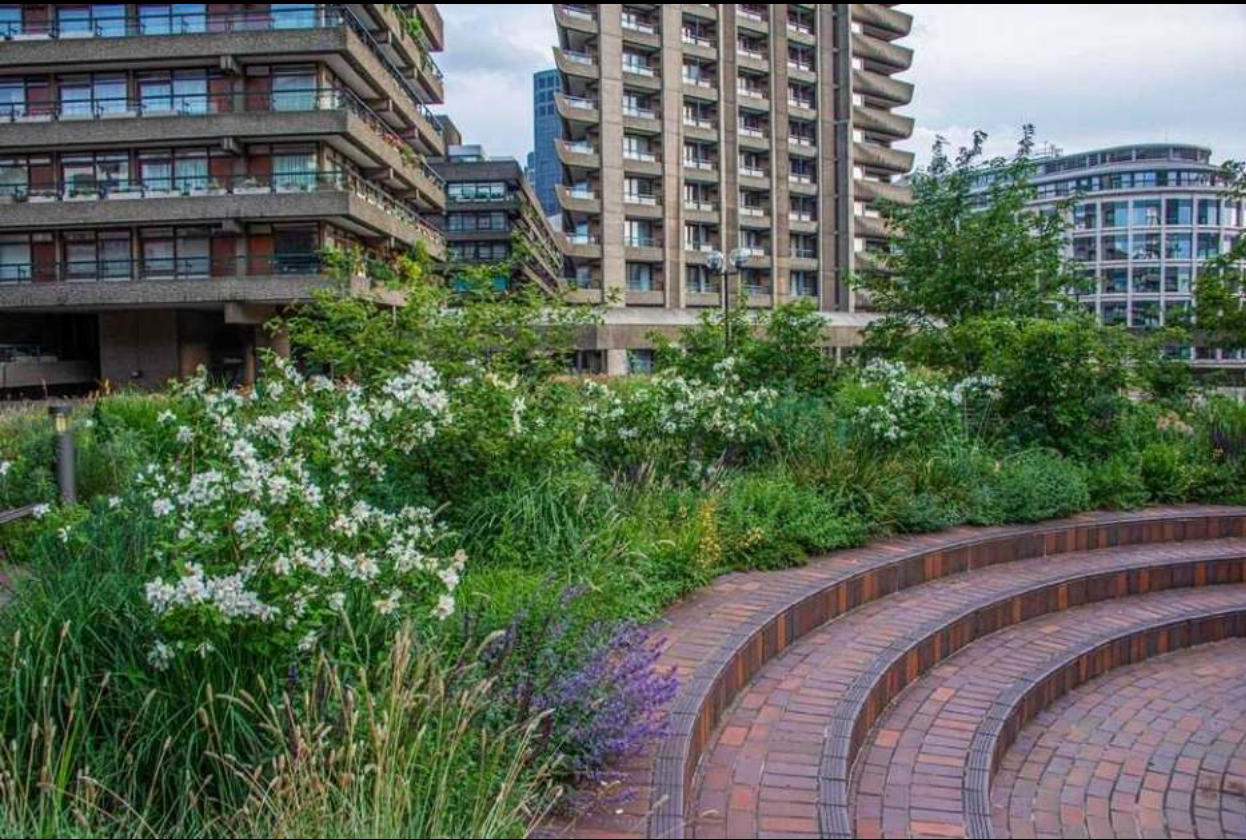
Phase 1, September 2019
Late-summer autumn seed heads



Phase 1, July 2021
Trees and Shrubs



Phase 1, July 2021
Trees and Shrubs - scent





Phase 1, June 2021
Trees



Phase 1, July 2021
Trees

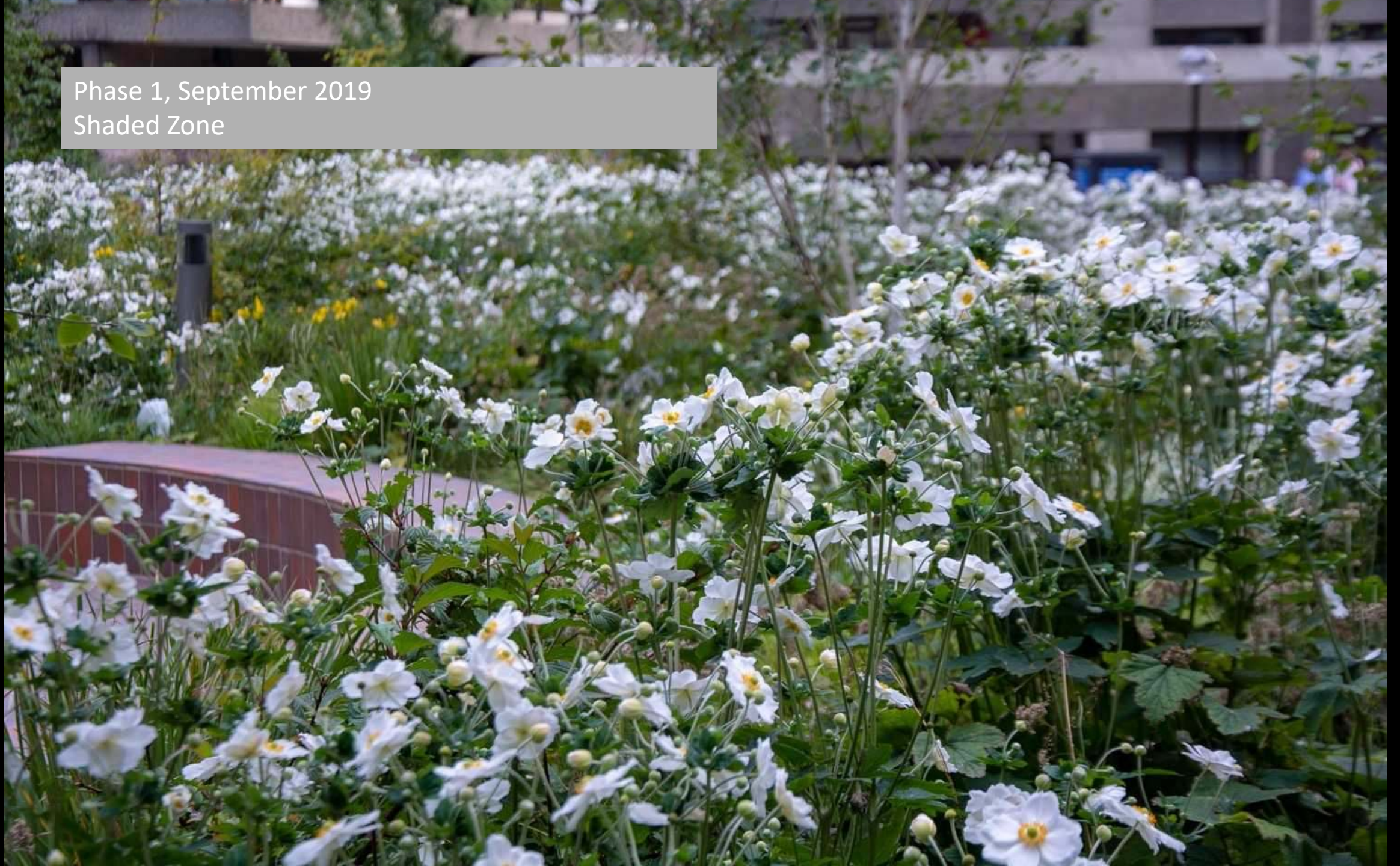
Phase 1, May 2021
Shaded Zone



Phase 1, May 2021
Shaded Zone



Phase 1, September 2019
Shaded Zone



Phase 1, November 2019
Woodland Edge – habitat



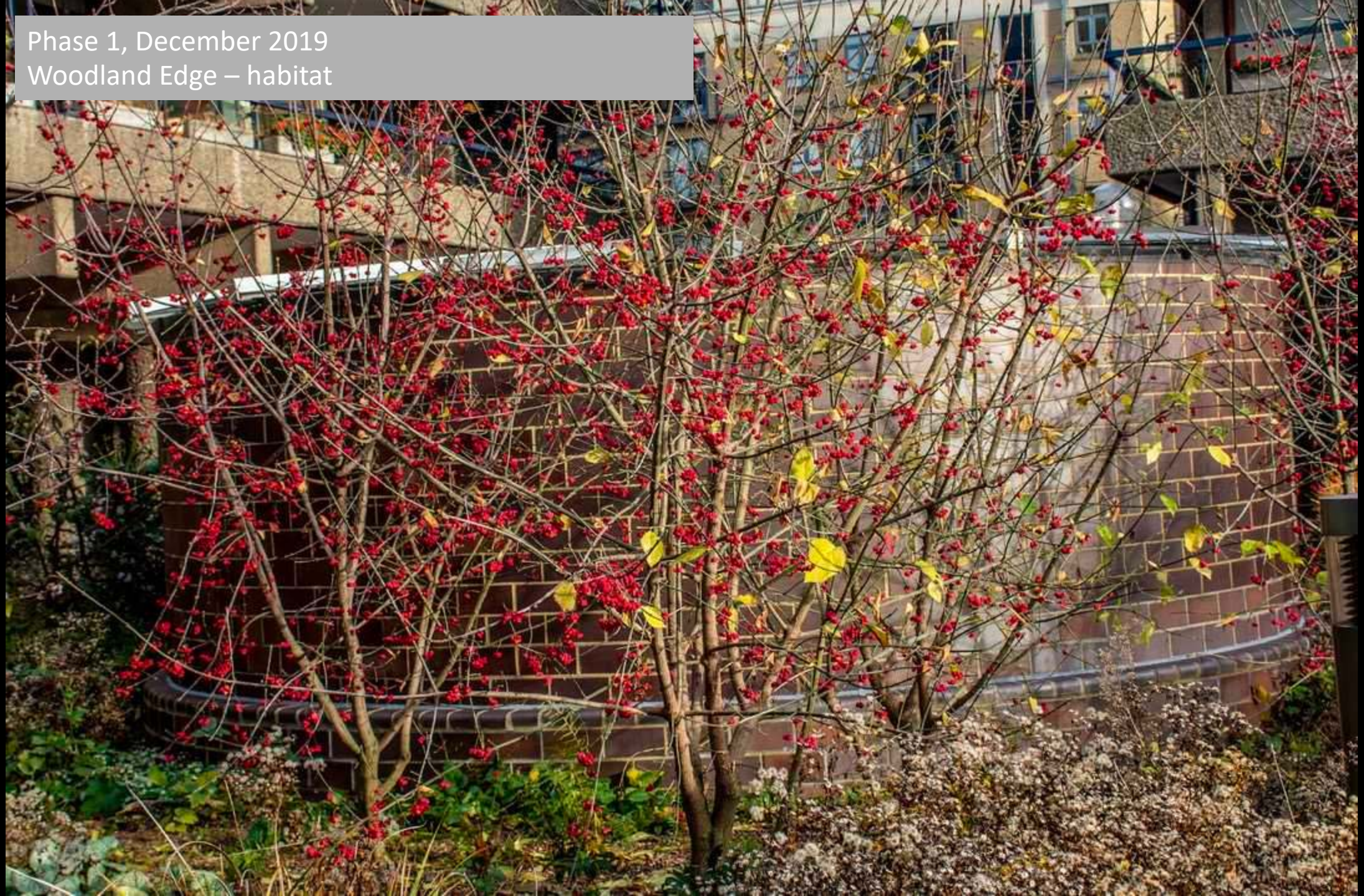
Phase 1, December 2019
Woodland Edge – habitat



Phase 1, December 2019
Woodland Edge – habitat, winter colour and scent



Phase 1, December 2019
Woodland Edge – habitat



Phase 1, January 2020
Woodland Edge – habitat



Phase 1, December 2020

