



## Response from Barbican Association to Barbican and Golden Lane Area Strategy

### SUMMARY

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We welcome the intention to improve the area around the Barbican and Golden Lane estates.

We appreciate the emphasis on maintaining the tranquillity and residential amenity of the Barbican Estate.

Residents accept that the area is likely to get busier. What we are keen to preserve is the tranquillity that respondents of all types recognise in the area. For residents what matters in particular (and which has existed since the estate was built) is quietness from the middle evening on into the night and during most of the weekend.

We understand the desire of the cultural institutions for more visibility and accessibility and support that where it will not interfere with residential amenity.

Our detailed responses to the many proposals in this strategy are outlined in this document. We highlight three in particular and make four further general points.

- 1** We strongly support the creation of a way finding and signage review and strategy and would give it the highest priority. Done well and sensitively, a way finding strategy that includes the wider area (including stations) and the cultural institutions themselves could go a considerable way to solving some of the other problems at considerably less cost.
- 2** We strongly oppose the insertion of an additional bridge across the lake. This would ruin one of the iconic vistas of the Barbican estate and would damage the tranquillity that is appreciated by residents and visitors alike. It would also radically change the nature of the estate, and not protect residential amenity.
- 3** We are not convinced that an additional north-south route through the estate is needed. Once developments around the estate are completed more north-south routes around and through the estate will be available:
  - When London Wall Place is complete there will be an attractive south-north route at ground level. This will lead up from Cheapside and the Guildhall, cross London Wall, go past St Alphage Church and the garden at London Wall Place into Fore Street, then Moor Lane, and into Chiswell Street. Much of this would be a green and pleasant route.

□A Highwalk route will also become available from the bridge over London Wall, through the London Wall Place Highwalk to the bridge over Fore Street and onto the Barbican Highwalk.

However, if yet a further route is thought necessary we propose an alternative that would avoid much of the nuisance and cost of the other suggestions for north-south routes together with being simpler and more direct. It would also operate on public highway and avoid going through the Arts Centre and hence be available at all times:

□The route would take pedestrians up onto the Highwalk at 125 London Wall via one of the two sets of escalators on Wood Street. It would continue north over Gilbert Bridge and from there continue in a straight line to the edge of the Highwalk, where it would drop down to Silk Street via a new lift and stair case immediately south of the Arts Centre's main entrance.

The general points about the proposals as a whole are:

- 4 Residents support the elements of the strategy that introduce greenery and a pleasanter environment around the estate. But residents' preference for the interior of the estate is to keep it much as it is – but simply to improve the standard of maintenance. We see little need for further “animation” of the open spaces within the estate or Highwalks. The attractions of the area are provided by the cultural institutions and the stunning architecture and urban planning (and the tranquillity).
- 5 While we support wider pavements and planting along the streets outside the estate, again we are wary of “animation” (particularly retail and bars) in the streets immediately bordering the estate. The estate is surrounded by busy areas in Smithfield (24 hour economy) and Moorgate. Residents are currently largely shielded from unacceptable noise levels by the fact that Moor Lane, Silk Street, Fore Street, and (to a lesser extent) Wood Street and Aldersgate Street are relatively “unanimated.” The design of the flats is such that bedrooms overlook all these streets, so residents want to preserve them as buffer zones against unacceptable noise nuisance. The Local Plan recognises that the area of the Barbican and Golden Lane is the City's largest residential area and recognises the need to protect residential amenity.
- 6 Residents believe that it is impossible to channel all visitors on a restricted set of routes and that it is advantageous to residents that a mixture of routes at ground level on the boundaries of the estate and at Highwalk level through the estate distribute pedestrians around the area and to the cultural institutions. The way finding strategy should support that.
- 7 Unlike most areas of the City, the Barbican and Golden Lane estates were actually conceived according to an overall strategy (rather than growing incrementally). There is a delicate balance of interests – residential and cultural – and we would not want to see changes that upset that balance and what is already a coherent area strategy – and moreover a successful one: residents love living in the Barbican; people visit it to see a unique example of urban planning and brutalist architecture; and the Barbican Arts Centre, the Museum of London, and the Guildhall School of Music are all hugely successful institutions.

*The Barbican Association is the Recognised Tenants Association for Barbican residents. It has represented their interests for over 40 years and has 64% of long leaseholders as members. We welcome the opportunity to take part in this consultation, along with most of the house groups and many individual residents, and influence the direction of our environment for decades to come.*

### **Introduction**

Residents tend to live in the City for longer than political cycles, economic cycles, or even buildings.

They have seen “temporary” structures last for decades (Brandon Mews roof) and have seen persistent problems take decades to solve (Highwalks and water penetration). They have seen grass growing on St Giles’s Terrace with no attempt to remove it or maintain the area over several years and through at least two lots of “improvement projects”.

That makes residents wary of grand plans that say little about management and upkeep.

Nevertheless, Barbican residents welcome the intent to improve the area of the Barbican and Golden Lane estates and endorse the five main principles and the vision of “transforming the area’s vehicle dominated highways into pleasant streets...while protecting and enhancing the valued tranquillity...within [the estates]”.

We understand the desire of the cultural institutions for more visibility and accessibility and support that where it will not interfere with residential amenity. Indeed, as council tax payers we would support some of the money necessary for some of the expensive, speculative, and potentially damaging schemes instead being given directly to the cultural institutions to use for their own refurbishments, programming and access.

Unlike most areas of the City, the Barbican and Golden Lane estates were actually conceived according to an overall strategy (rather than growing incrementally). While residents understand the need for some change and improvements, we warn against tinkering with what is already a coherent area strategy – and moreover a successful one: residents love living in the Barbican; people visit it to see a unique example of urban planning and brutalist architecture; and the Barbican Arts Centre, the Museum of London, and the Guildhall School of Music are all hugely successful institutions.

In particular, the Barbican estate, although predominantly residential, has successfully supported a mixed culture of residences and cultural activities. There are some points of tension, but generally the uses of the area are well balanced. It is, however, a delicate balance, which could easily be upset. Residents do not want to see their residential amenity overwhelmed by cultural (or commercial) activity.

### **Response to first phase of consultation**

In the Barbican Association’s our response to the first part of this consultation we emphasised:

- The iconic architecture of the two estates
- The need for the space to be well maintained and managed
- Support for the cultural institutions
- Support for the Highwalks as a series of safe routes for pedestrians, away from cars and cyclists

- Concern about growing noise from evening eating and drinking activities and associated noise from clearing up and deliveries
- Concern about poor air quality
- The need for much better way finding
- The need for wider pavements for pedestrians, more planting and safer cycling and motoring

We therefore welcome the fact that many of these concerns are included in the strategy. The one that has been ignored is residents' concern about the growing encroachment of activities that disturb residential amenity – such as bars and restaurants and retail activity.

We also note there is no mention in this strategy of maintaining the security of what is a very safe area or the related need to manage the public space in the face of more pedestrian traffic.

There is an implication throughout the strategy that economic activity can be generated to help pay for the improvements. Residents think this is unrealistic. The Barbican and Golden Lane area is the main residential concentration in the City: economic activity is unreasonable in a residential area and risks the very qualities that make residential areas liveable in: safety at all times and quietness in the evening and night time.

### **The 15 findings**

Among the 15 findings in the Public Report, we would particularly agree with the following:

- Tranquillity and Greenery. The centre of the Estate is one of the quietest places in the City, according to the City's Noise Strategy, but that strategy also shows that its noise level of 50 dBL<sub>AEQ</sub> at night is even so higher than the WHO recommended level of 40 50 dBL<sub>AEQ</sub>. Not only do residents want to see the tranquillity and quietness maintained (if not improved), particularly through mid-evening and night time, it is national planning policy that local authorities should protect areas of tranquillity (see City noise strategy).
- Heritage value of the built environment
- Inconsistency in condition and upkeep of hard spaces
- Complicated way finding
- Beech Street as a hostile and polluted pedestrian environment
- London Wall and Aldersgate Street – too vehicle centric

This background provides the context for the Barbican Association's comments on the detailed proposals.

Below we make several detailed comments on the list of proposals. But we want to highlight three main responses and make four general points.

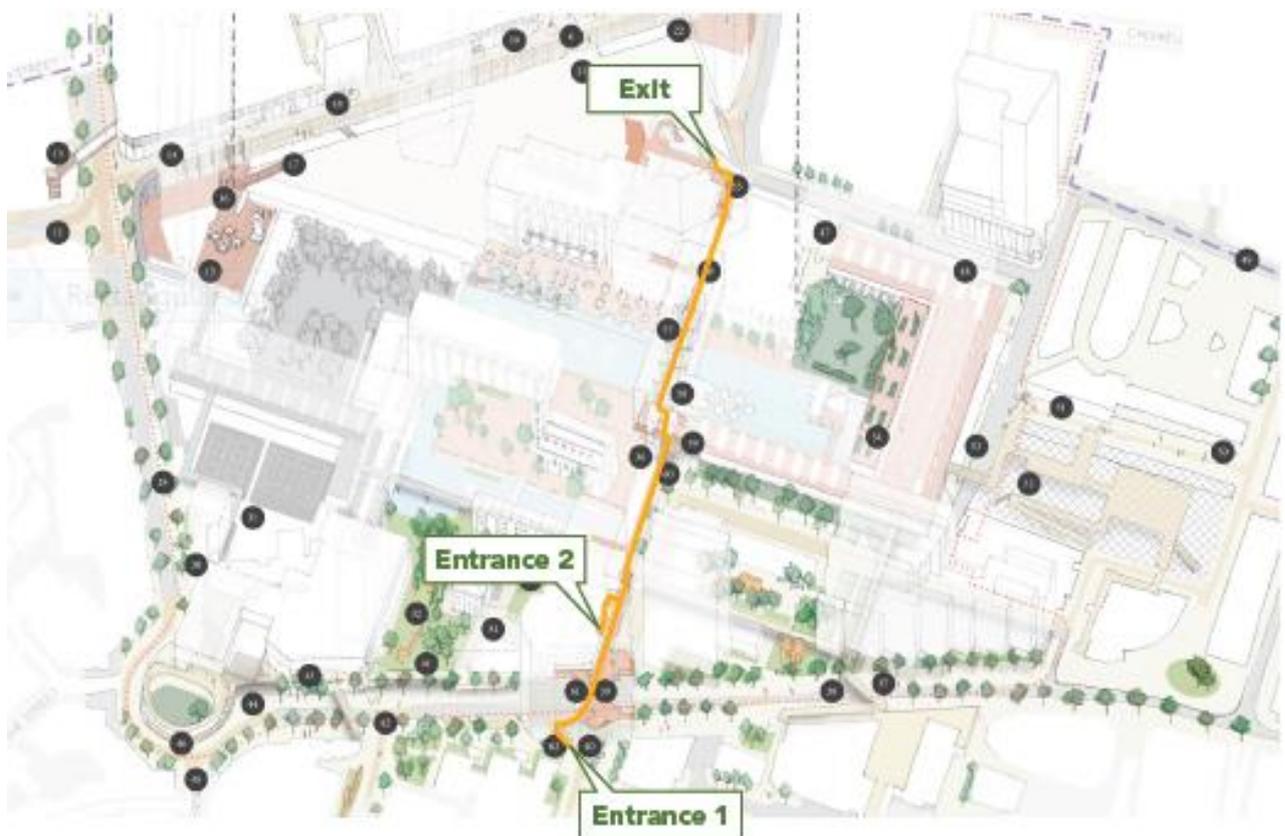
### **The Barbican Association's Main Points**

- 1 We strongly support the creation of a way finding and signage review and strategy and would give it the highest priority. Done well and sensitively, a way finding strategy that includes the wider area (including stations) and the cultural institutions themselves could go a considerable way to solving some of the other problems at considerably less cost.
- 2 We strongly oppose the insertion of an additional bridge across the lake. This would ruin one of the iconic vistas of the Barbican estate and would damage the tranquillity that is appreciated by

residents and visitors alike. It would also radically change the nature of the estate and damage residential amenity.

- 3 Residents are not convinced of the need for a new North-South route through the estate, and it does threaten residential amenity. But if it is thought necessary, we offer an alternative proposal that would avoid much of the nuisance and cost of the other suggestions together with being a simpler and more direct route. It would also operate on public highway and avoid going through the Arts Centre and hence be available at all times.

The route would take pedestrians up onto the Highwalk at 125 London Wall via one of the two sets of escalators on Wood Street. It would continue north over Gilbert Bridge and from there continue in a straight line to the edge of the Highwalk, where it would drop down to Silk Street via a new lift and stair case immediately south of the Arts Centre's main entrance.



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## *2. Alternative proposal for the north-south route through the estate*

In addition, we point out that when London Wall Place is complete there will be an attractive south-north route at ground level. This will lead up from Cheapside and the Guildhall, cross London Wall, go past St Alphage Church and the garden at London Wall Place into Fore Street, then Moor Lane, and into Chiswell Street. Much of this would be a green and pleasant route.

This is in addition to the Highwalk route that will also become available from the bridge over London Wall, through the London Wall Place Highwalk to the bridge over Fore Street and onto the Barbican Highwalk.

- 4 Residents support the elements of the strategy that introduce greenery and a pleasanter environment around the estate. For the interior of the estate residents want it kept much as it is – but with an improved standard of maintenance. We see no need for further “animation” on the open spaces within the estate or Highwalks. The attractions of the area are provided by the existing cultural institutions and the stunning architecture and urban planning, and the safe and tranquil nature of the area. There is evidence from the surveys that this is what visitors value too.
- 5 While we support wider pavements and planting along the streets outside the estate, again we are wary of “animation” (particularly retail and bars) in the streets immediately bordering the estate. The estate is surrounded by busy areas in Smithfield (a 24 hour economy) and Moorgate. Residents are currently largely shielded from unacceptable noise levels by the fact that Moor Lane, Silk Street, Fore Street, and (to a lesser extent) Wood Street and Aldersgate Street are relatively “unanimated.” The design of the flats is such that bedrooms overlook all these streets, so residents want to preserve them as buffer zones against unacceptable noise nuisance. The Local Plan recognises that the area of the Barbican and Golden Lane is the City’s largest residential area and recognises the need to protect residential amenity.
- 6 Residents believe that it is impossible to channel all visitors on a restricted set of routes and that it is advantageous to residents and visitors that a mixture of routes at ground level on the boundaries of the estate and at Highwalk level through the estate distribute pedestrians around the area and to the cultural institutions. The way finding strategy should support that.
- 7 Unlike most areas of the City the Barbican and Golden Lane estates were conceived according to an overall strategy. There is a delicate balance of interests – residential and cultural – and we do not want to see changes that upset that balance and what is already a coherent area strategy – and moreover a successful one: residents love living in the Barbican; people visit it to see a unique example of urban planning and brutalist architecture; and the Barbican Arts Centre, the Museum of London, and the Guildhall School of Music are all hugely successful institutions.

In responding to this consultation residents are relying on established City policies to justify the general comments above and our specific objections to proposals that introduce disturbance and retail activity into the estate and its environs or fundamentally challenge the listed environment. These policies include the Local Plan (particularly CS5 and DM 21.3), the Noise Strategy, and the Listed Building Management Guidelines that cover the grade II listed estate and the grade II\* listed landscape (volume 4).

## Response to numbered proposals

[We have used the reference numbers of the main document but also provide the numbers from the A3 consultation leaflet; we have followed the order of the main document]

### Beech Street and North Barbican proposals

- A1 (14)** Prioritising pedestrians and cycles
- A2 (19 22)** Animate blank edges along Beech Street
- A3 (20)** Improve links to surrounding streets and spaces
- A4 (21)** Improve pedestrian access to the Barbican Centre from Beech Street
- A5 (13 17)** Improve connections to the Highwalks
- A6 (D2 12)** Improve arrival experience from stations in the West
- A7 (17 18)** Improve lighting and maximise natural light in Beech Street
- C1 (15)** Encourage daytime use of Lauderdale Place
- C2** Improve condition of hard spaces within estates
- D10** Improve arrival from the North

Residents support closing Beech Street to through traffic with access only to improve air quality and create a better environment by widening the pavements and improving the environment and lighting. However, a way does need to be found to allow residents with mobility problems to access taxis.

Residents support making Beech Street livelier, with good lighting and posters (**A2 19, 22**). However, the residential car parks are well used and unlikely to provide space for shops. Cultural uses (**18**) would also be preferable to shops. Indeed, we would support making Beech Street a grand entrance to the cultural institutions (subject to access, as above).

Residents do not understand the proposal to open up dramatic views to Lauderdale Place and Thomas More Garden beyond: *Thomas More Garden will never be able to be seen* from Lauderdale Place at ground level (**A3 16**). The roofs of Lambert Jones Mews prevent anything other than the tops of the trees in Thomas More gardens being seen at ground level.

Residents support improving pedestrian access to the Barbican Centre from Beech Street (**A4 21**).

Residents support improving the existing stair connection between Barbican Station and the Upper podium (**A5 13**), particularly on the West side of Aldersgate Street and would welcome proposals for step free access.

We note the suggestion (**A5 17**) to consider opportunities to introduce new, clearly visible access points between Beech Street and the upper and lower podium and for a new connection between Beech Street/Lauderdale Place to Defoe Place. We do not think this would be easy without major remodelling of the Highwalks (raising issues about the listed estate), but our main concern is that any such routes should not increase noise nuisance for the residents living around Lauderdale Place and Defoe Place.

Residents support improving the arrival experience from Barbican and Crossrail stations and improvement of pedestrian crossings on Aldersgate Street and Beech Street (**A6**). However, the raised platform would need to be designed so that it did not increase the noise nuisance to nearby residents as cars bounce up and off it, particularly at night.

Residents support an ambitious lighting scheme for Beech Street that marks it as an arrival route to cultural institutions (A7 18).

Residents don't support punching light wells through Ben Jonson Place because of the increases in noise and air pollution and the impact on the listed landscape.

Residents are sceptical of the suggestions for Lauderdale Place (15). It is used for access for service vehicles, some of which park in Lauderdale Place. Lauderdale Place is very windy. We don't believe that daytime use only could be ensured, and it is not an appropriate place for playable art, which is likely to bring noise (there are already play spaces on the estate, designed to minimise disturbance). We would strongly support more planting there (the little there was recently removed for lack of funding to replace the planters). It is already occasionally used for public purposes such as cycling safety sessions, planting demonstrations, and other well managed events would be acceptable.

Indeed we would challenge strongly the assumption in this strategy that *all* large spaces should be animated.

- In many of the Barbican's open spaces, the thing to look at is the architecture
- Open spaces with little distraction from the architecture contribute to the sense of calm that people (visitors as much as residents) appreciate about the Barbican.

Residents strongly support improving the condition (including regular maintenance) of the hard spaces within the estates. Indeed, the one criticism of the estate that residents have consistently voiced over many years is the poor upkeep of the public areas. We welcome this opportunity to see maintenance improved.

### **Beech Street and north Barbican: Upper Podium**

**C3 (25)** Consider removing the yellow shed

**C4 (26 27)** Improve connections between Frobisher Court and surrounding spaces and buildings

**C5 (26)** Animate Frobisher court with cultural activity

**C6 (28)** Improve relationship between Conservatory and Cromwell Highwalk

Residents fully endorse removing the Yellow Shed. Indeed we have been asking for this since 2010 (C3 25). When you do so please include anti-skateboarding measures.

Residents support improving the visibility of existing entrances between Frobisher Court and surrounding spaces and buildings and entrances to the Conservatory and Arts Centre (C4 27). We doubt new entrances are needed.

Residents would welcome more art in the Sculpture court (C5 26), but it must be sensitive in both type and timing to residents' needs for peace and quiet. Noise travels in odd ways around the estate.

Residents support improving the relationship between the Conservatory and Cromwell Highwalk, with clear marking of entrances and occasional cultural activities (C6 28).

However, we do not supporting lighting the conservatory at night. There is already more than enough light in the area, and light "pollution" is an increasing concern.

## Golden Lane Area

Barbican residents support improvements to make pedestrian areas more pleasant and greener and to improve the conditions of hard surfaces. In particular we support pedestrian and cycle priority in Golden Lane and the opportunity for more greening to enhance and link existing green spaces (**B1 7**) and enhancement of Fann Street as a green corridor (**B2 9**).

No specific comments on **B3-B4 (7,5,8,2)**, **C2, C7, C8, C9 (11,1,4)**

## Moorfields Area and East Barbican

**B5 (47)** Distinguish Silk Street as important cultural route

**B6 (50 51)** Open and improve New Union Street

**B7 (53)** Encourage active uses along Moor Lane

**C10 (48)** Encourage active uses along Silk Street

**C11 (54)** Consider removing the roof structure over Brandon Mews

**D11** Improve street level arrival from Moorgate

**D12 (49)** Improve arrival from Liverpool Street

**D13 (52)** Improve podium level access from Moorfields

Residents have no issue with improving the visibility of the entrances to the Arts Centre and GSMD (**47**) – but in, line with our general point 5 in the introduction, we do not want to see “active uses” that would bring noise and light pollution.

Residents would be very happy if there was alternative parking for service vehicles parked outside GSMD and the Arts Centre (particularly theatre get outs in the middle of the night), but we have always been told it is impossible.

Residents oppose more “active uses” and retail in Silk Street. The ground level car park is well used by residents, not only for car, bike and mobility vehicle parking but also for pedestrian access to their flats. (**C10 48**). Any new use of the frontages along Silk Street should preserve the architectural form of the recesses and the same applies to Moor Lane (**B7 53**).

Residents oppose more “active uses” and retail in Moor Lane (**B7 53**). The transition from bustling commercial activity to quieter residential space is currently managed well as people traverse from Moorgate, across Moorfields to Moor Lane, with Moor Lane largely sheltered from retail activity. The new 21 Moorfields development now being built also recognises this transition in its design. The linear park and cycle quiet way proposed for Moor Lane provide the opportunity for this street to be enhanced as a quiet and restful space, to function as a green and pleasant, but essentially passive, buffer between a very busy part of the City and a quieter one.

Residents support removing the roof structure over Brandon Mews; it was erected as a temporary structure and has outlasted its specified life. However, it can only be removed if water penetration into Brandon Mews flats can be prevented.

On improving street level arrival from Moorgate (**D11**) we support better way finding and signage.

Residents support the improved podium level access that is planned once 21 Moorfields has been redeveloped: new escalators from Moorfields and a direct route from the top of the escalators to Willoughby Bridge over Moor Lane and onto the Highwalks (**D13 52**).

We also point out that once London Wall Place is redeveloped there will be new Highwalk routes from the south and east, using bridges over London Wall, Fore Street Avenue, and Fore Street to the Highwalks or to Moor Lane.

## London Wall Area

**B8 (29 38)** Reconfigure London Wall and Aldersgate Street to improve environment for pedestrians and cyclists

**B9 (29)** Improve footways and increase activity and greenery along Aldersgate Street

**B10 (30)** Improve setting of Ironmonger's Hall

**B11 (33 37)** Champion London Wall as greenest street in City

**B12 (43)** Encourage active uses along London Wall

**B13 (31 32 41)** Improve access to Barber Surgeon's garden

**B14 (34 35)** Create well connected pedestrian friendly Monkwell Square

**B15 (40)** Improve pedestrian environment on Wood Street and highlight connections to Barbican

**C12 (36)** Increase visibility of connections from the northern end of Wood Street

**D10 (6 7 20)** Improve arrival from the north

**D14 (39)** Improve arrival from the south

Residents support measures to widen pavements in Aldersgate Street and make it and London Wall greener and better for pedestrians (**B8 29 38**). But do not remove bus stops.

Residents support giving pedestrians priority over vehicles at entryways (**B9 29**). We do not support shops on either side of Aldersgate Street south of Beech Street. The architectural spaces of the Barbican could be animated with further planting.

Residents support a greener London Wall, celebrating the remains of The Wall and St Alphage Church (**B11 33 37**).

Residents support better presence at ground level for the Museum of London or any future concert hall (**43 44**) and better vertical connections between ground and Highwalk level at this site (**46**). We note that when London Wall Place is completed there will be more public space and animation (cafes) at ground level further east on London Wall.

Residents support better pedestrian access from London Wall to Barber Surgeon's garden and the bastion (**B13 31 32 41**). Residents think a pedestrian link from Aldersgate Street is impracticable at present (though it might be possible to design such access when the Museum of London site is redeveloped).

Residents do not understand what "more appropriate uses" along the Western edge of Barber Surgeon's garden might be (**B13**). It is currently the well-used residents' Thomas More carpark, with staircases to residents' flats. Any uses need to take account not only of the garden's biodiversity value and calm nature, but residential amenity, for there are flats immediately above.

The residents of Wallside have garages under their houses in Monkwell Square; they want to continue to park their cars outside their houses/garages (**B14 35**). This is also a private square.

Residents support measures to widen footways and plant trees and improve the routes from the south (**D14 39**). The role of the rotunda needs to be reconsidered in the light of what happens on that site after the Museum of London moves to Smithfield.

Also, once London Wall Place is redeveloped there will be new Highwalk routes from the south and east, using bridges over London Wall, Fore Street Avenue, and Fore Street to the Highwalks.

There will also be a new ground level route through London Wall Place (as outlined in our introduction).

### North-south connections through the area

- B15 (39)** Improve pedestrian environment on Wood Street and highlight connections to Barbican
- C12 (59)** Increase visibility of connections from North end of Wood Street
- C13** Improve N-S route through Barbican estate
- C14 (56 57)** Improve vertical access between lakeside and Gilbert Bridge
- C15** Encourage further use of St Giles terrace
- C16 (58)** Consider a temporary bridge across the lake
- C17 (55)** Explore connection between Silk Street and Lakeside terrace (through Arts Centre car park)
- D10** Improve arrival from South

Residents support the general thrust of improving the approach from the south. However, residents are not convinced of the need for a new North-South route through the estate, and it does threaten residential amenity.

If it is thought necessary, we offer an alternative proposal that would avoid much of the nuisance and cost of the other suggestions together with being a simpler and more direct route. It would also operate on public highway and avoid going through the Arts Centre and hence be available at all times:

- Improve the whole length of Wood Street south of London Wall to Cheapside , including the dangerous junction with Gresham Street and improve signage
- Indicate by signage that visitors to the Arts Centre should take the escalator to the Highwalk on the south side of London Wall/west side of Wood Street
- Sign that they should continue north in a straight line to Gilbert Bridge
- At the north end of Gilbert Bridge they could continue straight on to a new lift and staircase on the edge of the Highwalk looking over Silk Street that would arrive at ground level just south of the entrance to the Arts Centre.

[See map in introduction]

In addition to signs to the escalator on the south side of London Wall, signs should also make clear the lift on the east side of Wood Street and the escalator on the north side of London Wall/west side of Wood Street, and the staircase by St Giles's Terrace, and the public lift on St Giles's Terrace (all existing).

Residents think the above proposal would achieve a north-south route through the estate that would be more direct (no dog leg through the arts centre), open 24 hours a day, all year round, simpler to execute, cheaper and, above all less damaging to the Listed Buildings and Landscape than proposals **C12, C14, C16, and C17**.

Residents support improving the approach along Wood Street from the south and anything that would improve the quality of the covered space under 125 London Wall (**B15 39**). We also support improving the pedestrian crossing at this junction.

Residents think re-orientating the staircase is probably unnecessary – a decent sign would do it (**C12 39 59**).

Our proposal above would improve the clarity of the north-south route without the path from Wood Street to Silk Street going through the centre of the Arts Centre (**C13**).

We also point out that when London Wall Place is complete there will be an attractive south-north route at ground level. This will lead up from Cheapside and the Guildhall, cross London Wall, go past St Alphage Church and the garden at London Wall Place into Fore Street, then Moor Lane, and into Chiswell Street. Much of this would be a green and pleasant route.

This is in addition to the Highwalk route that will also become available from the bridge over London Wall, through the London Wall Place Highwalk to the bridge over Fore Street and onto the Highwalk.

Residents think it would be a mistake to make the Lakeside Terrace accessible 24/7 from a through route (C14 and C16 56 57 58). It would alter the special nature of the Lakeside Terrace. At present the Art Centre closes the eastern end of the terrace at 8.30pm to all except Barbican residents in order to give nearby residents a measure of peace and quiet later in the evening. The whole terrace is then closed to public access from 11.00pm.

We also doubt that a stair and lift could be inserted that would have minimal impact on the listing and be reversible. It would undoubtedly have a major impact on residents of the west side of Gilbert House. Note also that the Lakeside does not have infinite capacity. One of its attractions is that it feels like owned and managed space – and feels safe.

Residents support the improvement of the hard spaces of St Giles's Terrace and continuing respect for protecting the overall calm, quiet nature of the space (particularly in the evenings) (C15). If the school and the church want to use the terrace more for core purposes of a school and a church we have no objection, subject to the calm, quiet nature of the space being preserved. However if a bridge were to be constructed at ground level, St Giles Terrace would become a thoroughfare with a substantial increase in visitors, with greatly increased potential for disturbing residents in Gilbert House, Andrewes House, The Postern and possibly also Wallside and Mountjoy House.

Residents strongly oppose an additional bridge across the lake (C16 58), even a temporary one, on the following grounds:

1. On architectural and heritage grounds. It cuts through the central, most iconic, vista of the architectural conception of Chamberlin Powell and Bon and would make nonsense of the bold gesture of the massive pillars supporting Gilbert House rising uninterrupted from water level to Gilbert Bridge and above. This central vista is one of the significant vistas recognised in the Listed Buildings Guidelines Vol. 4 Landscape, and accorded special protection.

Residents understand that listed buildings can have sensitive modifications to them - and we are not opposing some of the suggestions for the edges of the estate, but a bridge over the lake rides roughshod over the listed guidelines.

2. We do not believe the bridge would be temporary and reversible. There is no need to organise a trial to test residents' reactions. We already know they are disturbed if the Lakeside Terrace is not skilfully managed especially late in the evening and through the night.

The estate was designed to have its through routes at Podium level, leaving the more tranquil spaces at ground level, separated from vehicles. Sound travels upwards from the lower spaces. The Highwalks successfully mute that noise when they are immediately under, and narrower than, the soffit of a building – as is the case with the existing Gilbert Bridge. A bridge lower down and in any other position would bring noise to many more people around it. Noise levels would also

depend on the materials used to construct and pave the bridge and it is unlikely that a temporary structure would be sound absorbing.

3. A new thoroughfare that turns St Giles's Terrace and the Lakeside Terrace into through routes will jeopardise all the efforts that have been made jointly by the Arts Centre and residents to manage the Lakeside for the benefit of everyone. The Lakeside Terrace is a successful civic space at the heart of the estate precisely because it is a destination in its own right not a through route. It is a special space which people find by going through the arts centre to see a remarkable vista before them.

4. A bridge across the lake still does not solve the problem of better north-south access through the estate. It delivers people to the Arts Centre, but that is all. We commend our alternative proposal (item 3 in the introduction).

There is already a pedestrian route from Silk Street, through the Arts Centre Car park, to the Lakeside (C17/55). It is not very prominent or attractive or wheelchair accessible. We would also have thought that the Arts Centre would prefer that people accessed the lakeside through the Arts Centre, so they engage with the arts centre.

### Wayfinding and arrival

*[Few of the wayfinding proposals were included as numbered suggestions in the A3 leaflet delivered to all residents: notably absent was the proposal for a wayfinding review. In the light of that, we hope the City will not take the absence of comments about the wayfinding review (proposal D1) as lack of support. The Barbican Association believes that a large majority of residents would support better wayfinding and signage]*

- D1** Commission area wide way finding review and strategy
- D2** Improve arrival from the west
- D3** Improve visibility of cultural venues
- D4** Consider removing yellow line
- D5** Highlight routes between cultural institutions
- D6** Explore options to reopen BAC's western entrances
- D7** Commission art along pedestrian routes
- D8** Celebrate the programmes of the area's cultural institutions
- D9** Improve permeability through cultural buildings
- D10 (6)** Improve arrival from the north
- D11** Improve street level arrival from Moorgate
- D12 (49)** Improve arrival from Liverpool Street
- D13 (52)** Improve podium level access from Moorfields
- D14** Improve arrival from the south

Residents fully endorse commissioning an area wide review of and strategy for way finding and signage. We would give this the highest priority (**D1**). This should be wider than just signage but include imaginative navigational aids such as surface treatments, positioning of planting, bollards, and other street furniture.

We would also support implementing this strategy and seeing its effect before any of the other strategies that involve construction work are embarked upon. Some may prove unnecessary if a really intelligent and imaginative way finding scheme is produced.

Consideration of removing or changing the nature of the yellow line should fall within the way finding review (**D4**). It doesn't make sense to do it separately

Residents support improving the entrances to the arts Centre and GSMD – but beware of careless light pollution (D3).

Residents agree that the Dorothy Annan murals work well and animate an otherwise blank wall. But we caution about placing too much art around the Barbican estate with art (D7). The open spaces of the Barbican Estate were designed as open spaces and the visitor's eye should be drawn to the sculptural qualities of the architecture.

Any art needs to be of very high quality, carefully placed, well installed and well maintained. We would prefer to see it on the area's periphery rather than in the heart of the estate.

Residents have no objection to more posters around the area celebrating the programmes of the cultural institutions (D8) (those in Frobisher Crescent work well, for example). But beware lit up, mobile, and noisy installations.

Residents support better signage and way finding between the cultural institutions (as part of D1). In particular, while the Museum of London remains on its existing site, we commend better signage of the Highwalk route to the Arts Centre (east past Barber Surgeon's Hall to 125 London Wall then north to Gilbert Bridge): this route takes pedestrians past parts of London Wall by the Museum of London, in Fore Street Avenue, and by Wallside, as well as over the central vista of the Barbican estate. It is underused and under-appreciated .

## Response to further studies

Residents endorse the following further studies:

- Full way finding and signage audit/strategy. We fully endorse this and would give it the highest priority
- Study of air quality
- Traffic studies –but please remember the many less mobile residents who need easy access to taxis
- Studies of noise to Barbican flats from use of public spaces. We strongly support this. There are places where the Highwalk goes directly above people's flats and other areas that are not under the soffits of the buildings where sound can carry. These sound studies should be given priority and the wayfinding strategy should take account of the results.
- Wind studies
- Lighting audit and strategy. We endorse this fully. Light pollution has become an increasing problem in recent years.

Residents also feel it is important to implement the Estate Landscape Management Strategy (ELMS) recommended in the *Listed Buildings Guidelines Vol. 4, Landscape* not only for day-to-day management but in order to articulate a coherent vision for all future interventions in the listed landscape.

## Further information

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