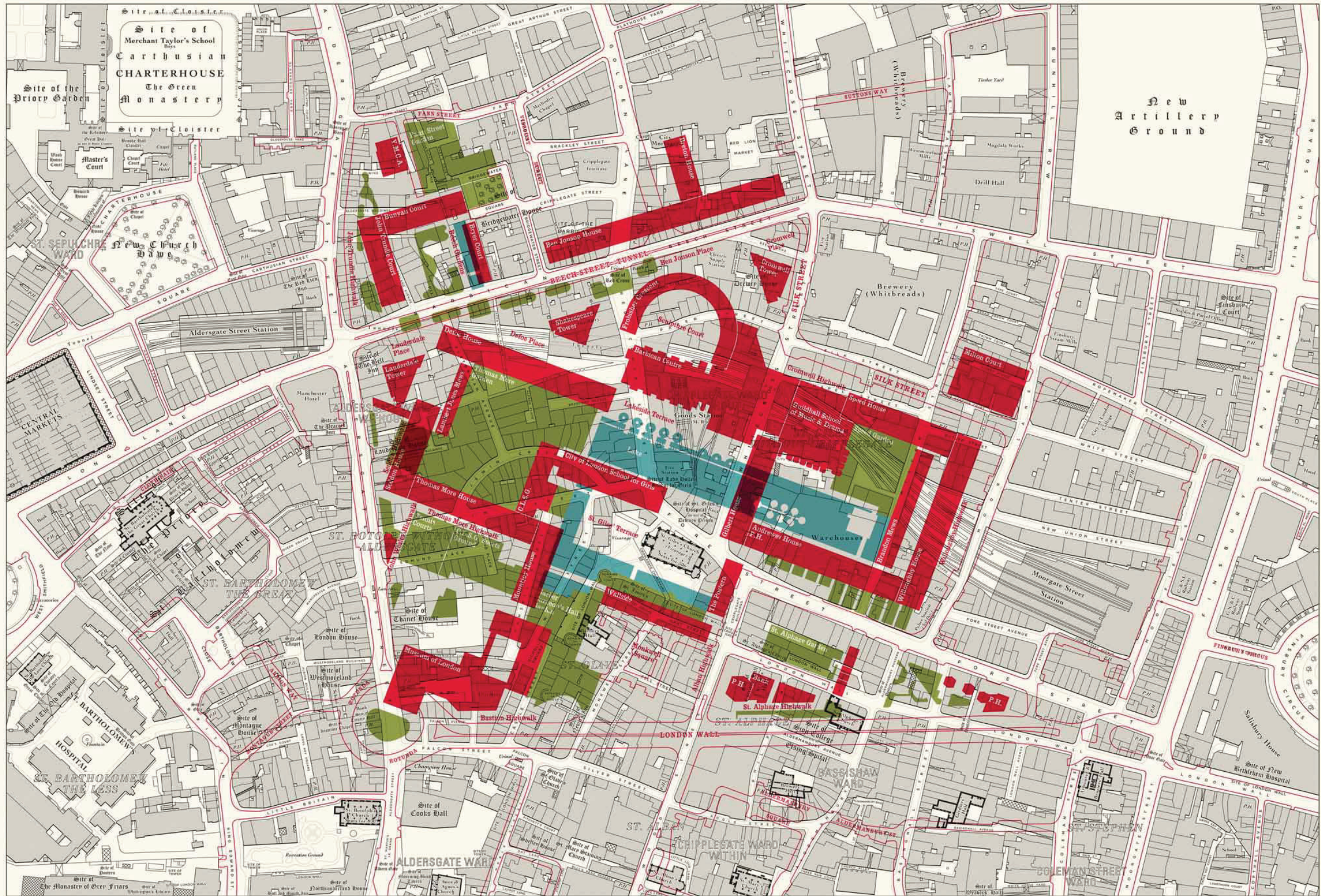


# THE BARBICAN ESTATE









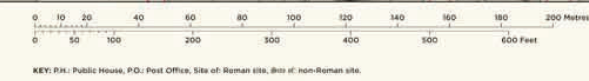
On the night of Sunday the 29th of December 1940, between 6pm and the early hours of the following morning, the area around what we now call the Barbican was almost completely destroyed by the Blitz. The Luftwaffe dropped around 24,000 high explosive and 100,000 incendiary bombs on the City of London. The Barbican was one of the few areas in the City that survived. The area of destruction was vast, stretching from south of Ludgate to St. Paul's Cathedral. It was, at the time, called the Second Great Fire of London and actually caused more destruction than the Great Fire of London of 1666.

There were over 1,500 fires, many of which joined to form three major conflagrations, before becoming a firestorm that spread the flames southwards along the River Thames. The Barbican was one of the few areas in the City that survived. The area of destruction was vast, stretching from south of Ludgate to St. Paul's Cathedral. It was, at the time, called the Second Great Fire of London and actually caused more destruction than the Great Fire of London of 1666.

This detailed map of the area shows how it would have looked before WWII. Buildings from the Challenge Survey of 1916, with the area's original residential towers and blocks, lanes and gardens of Chambers Row, Ben Jonson House, Shakespeare Tower, and the Barbican Centre, are shown in red. The Barbican, once described by the Queen as 'one of the wonders of the modern world', is now a Grade II listed site of special architectural importance and is home to some 4,000 residents.

# BARBICAN

## BEFORE THE BLITZ

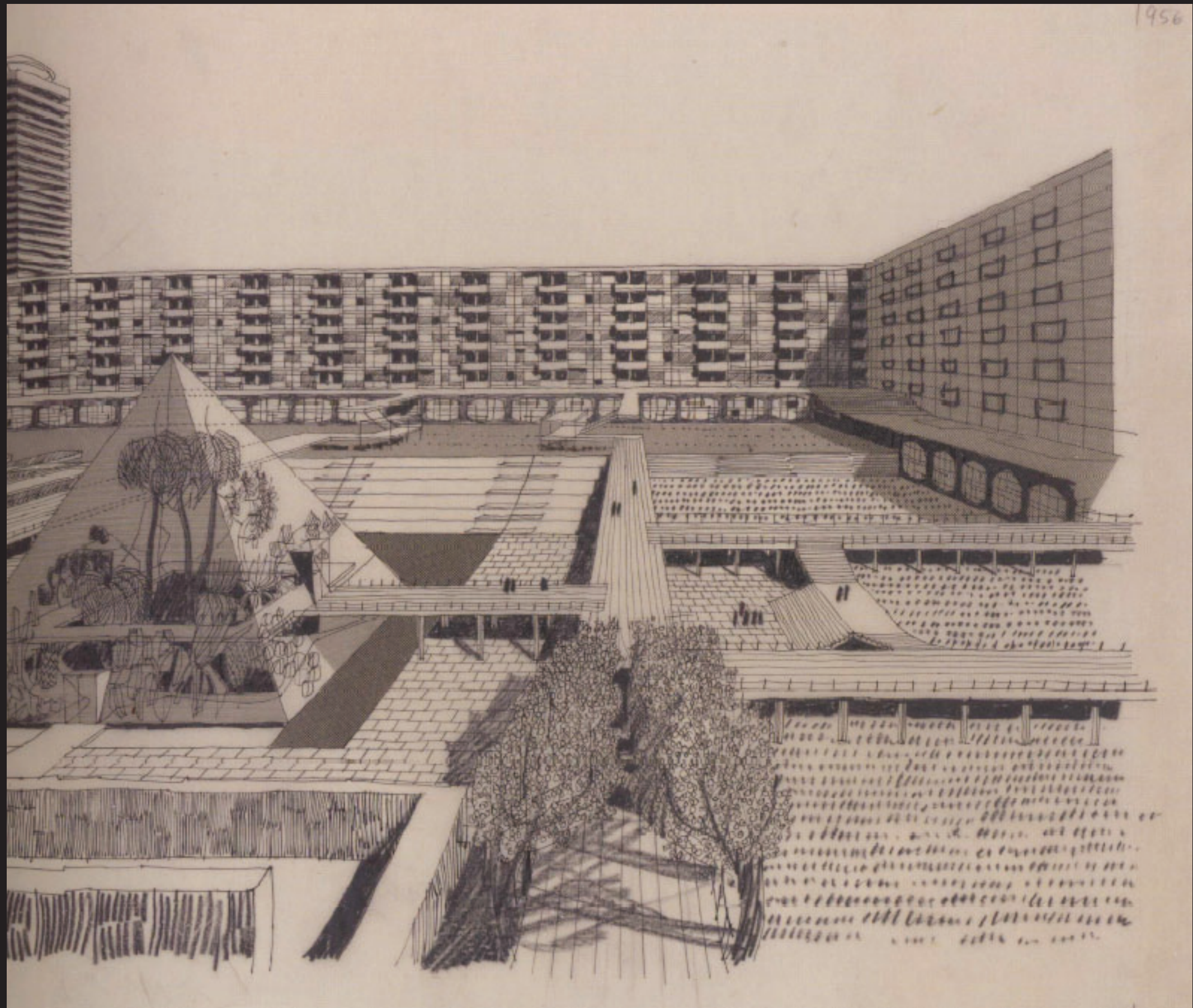


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MEGASTRUCTURE  
and/or/as  
JUNKSPACE





Google Earth





from **nick cabelli**



## A MIDDLE-CLASS CASTLE



04:15

📶 ⚙️ :: vimeo

<https://nickcabelli.wixsite.com/barbican>



PUBLIC CIRCULATION



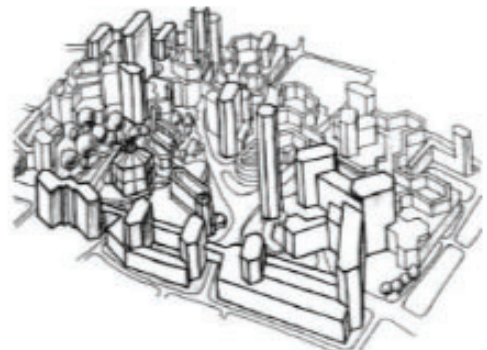


Figure 20 New Barbican Plan, 1954



Figure 21 London County Council plan, 1955

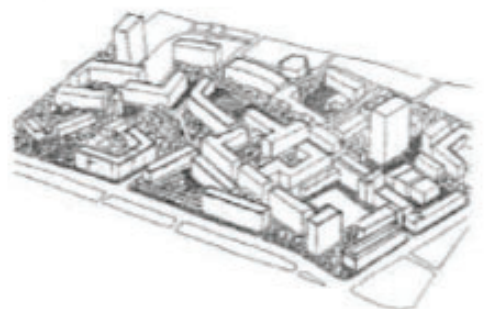
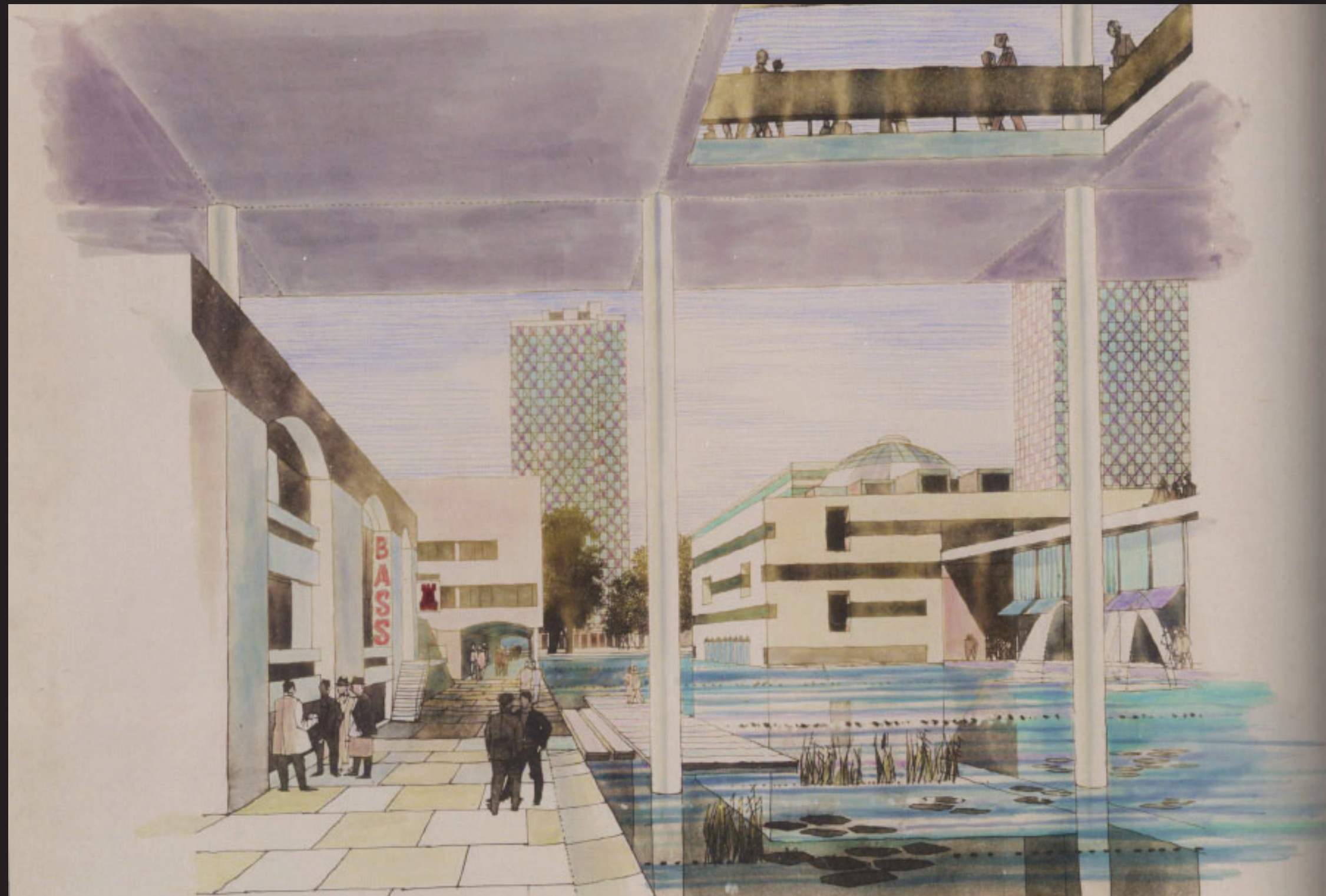


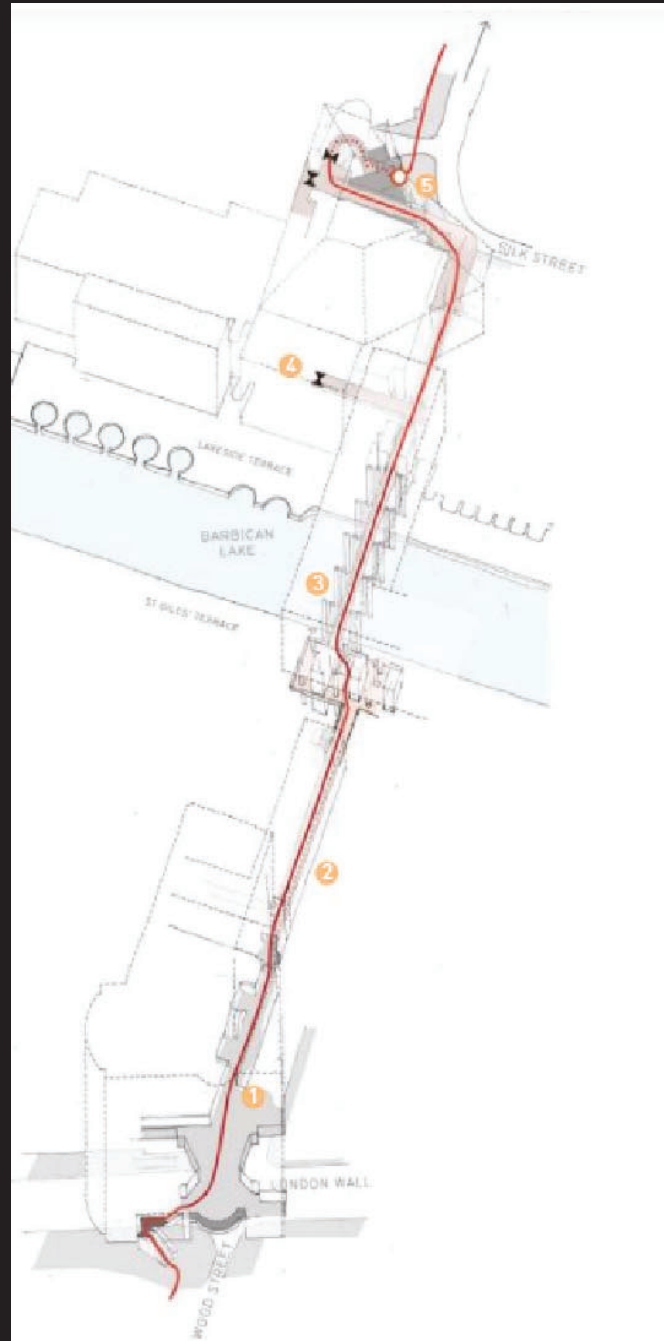
Figure 22 The City Corporation plan, 1955



Figure 23 Chamberlin, Powell and Bon's later plan







NORTH-SOUTH ROUTE,  
WOOD STREET TO SILK STREET

- ① Alban Highwalk
- ② The Postern
- ③ Gilbert Bridge
- ④ Barbican Centre
- ⑤ Silk Street entrance, Barbican Centre
- ⚡ Gate managed by Barbican Centre
- Route through Barbican Centre Interior
- Silk Street entrance, Barbican Centre



LONDON WALL

- Remains of the Roman and medieval city wall
- London Wall Place (under construction)
- Active frontage
- Entrance (in use)
- Vehicular entrance
- SCRE Stair/escalator/ramp/lift to podium level





Vehicular spaces and entrances



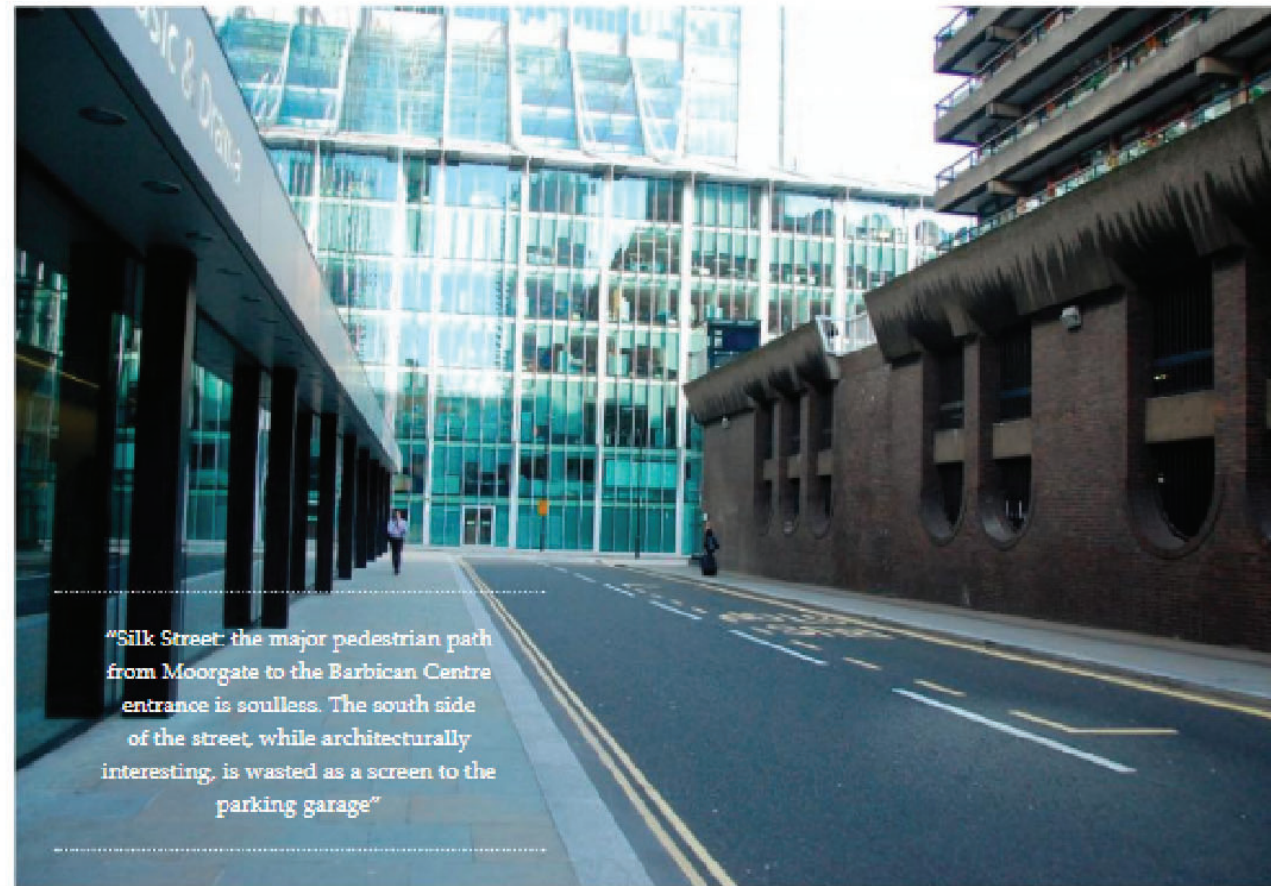
Vehicular entrance on Beach Street



Vehicular entrance on Moor Lane. Car parks around the Barbican's edges gain even more prominence in the evening when they are lit



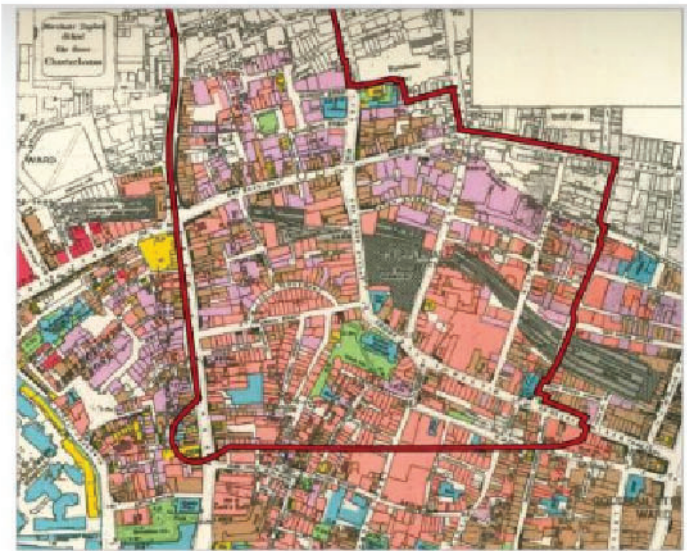
The Barbican-Surgeons' Garden and remains of the Roman and medieval city wall are accessed via a car park ramp



"Silk Street: the major pedestrian path from Moorgate to the Barbican Centre entrance is soulless. The south side of the street, while architecturally interesting, is wasted as a screen to the parking garage"

View east along Silk Street





1986 land use map showing pre-war grain, scale and street layout. Before the war the area was filled with warehouses, rail yards, commercial spaces and homes. Streets would have been busy with the activity of people coming in and out of doorways and entrances. Source: *City of London (1964) Reconstruction in the City of London, London*



Blank frontages, shown as thick lines



Blank frontage on Aldersgate Street

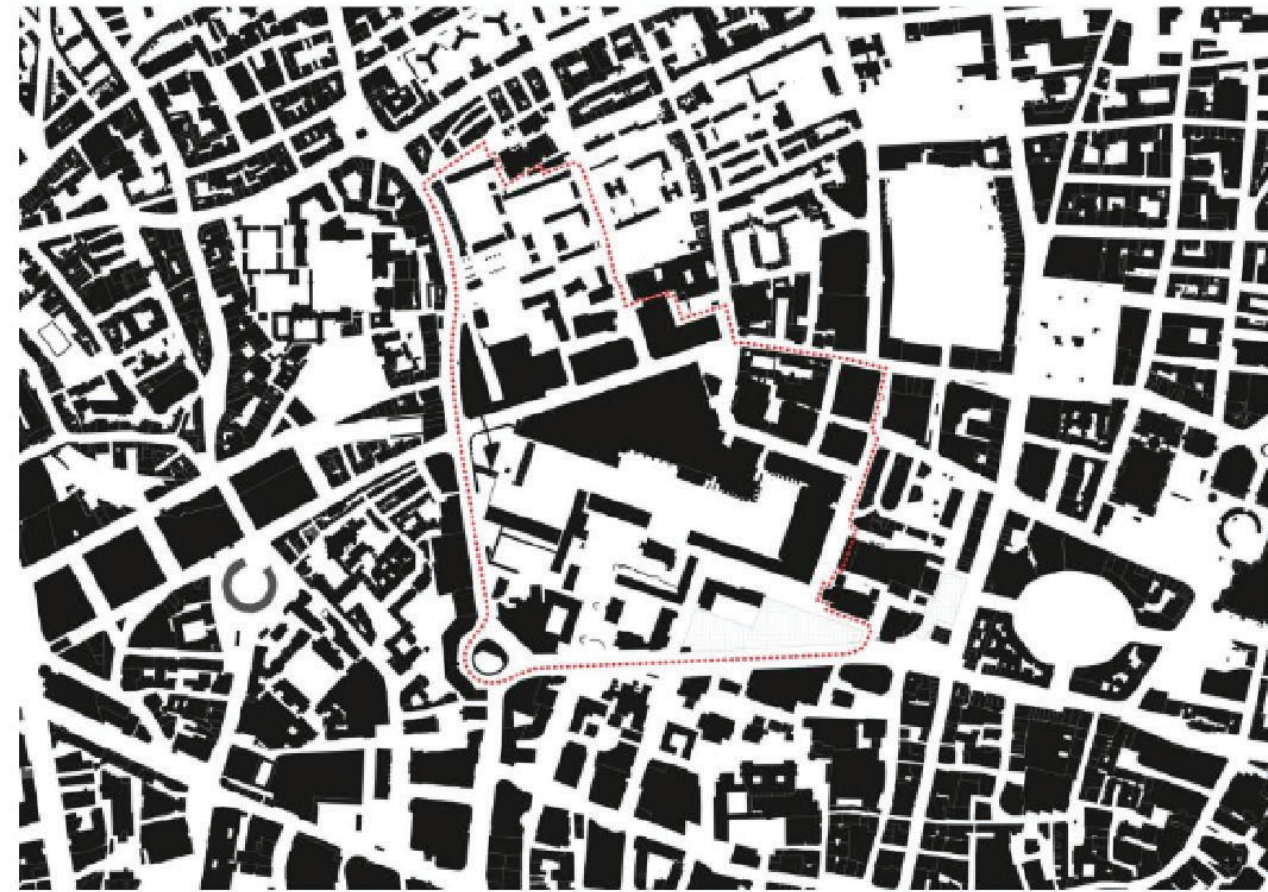
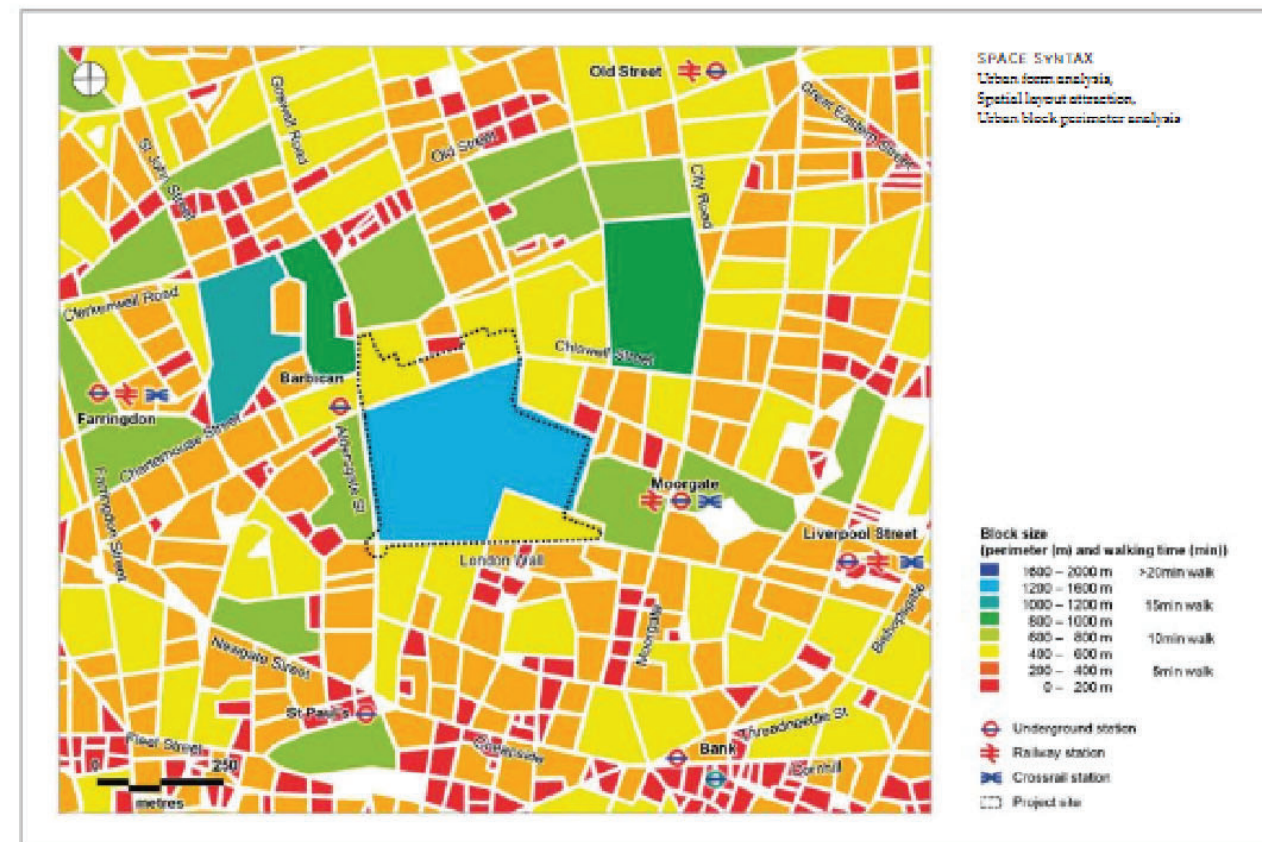


Figure ground map showing current grain and scale of the area's built environment. Following the post-war redevelopment of the Golden Lane and Barbican area, the grain and scale of the area evolved, changing from a tight network of streets and alleyways to an urban layout with few streets and larger blocks, more similar in size to the station complex at Liverpool Street or market buildings at Smithfield





Barbican Estate block size:  
300m x 400m

Typical Minor road width: 9m

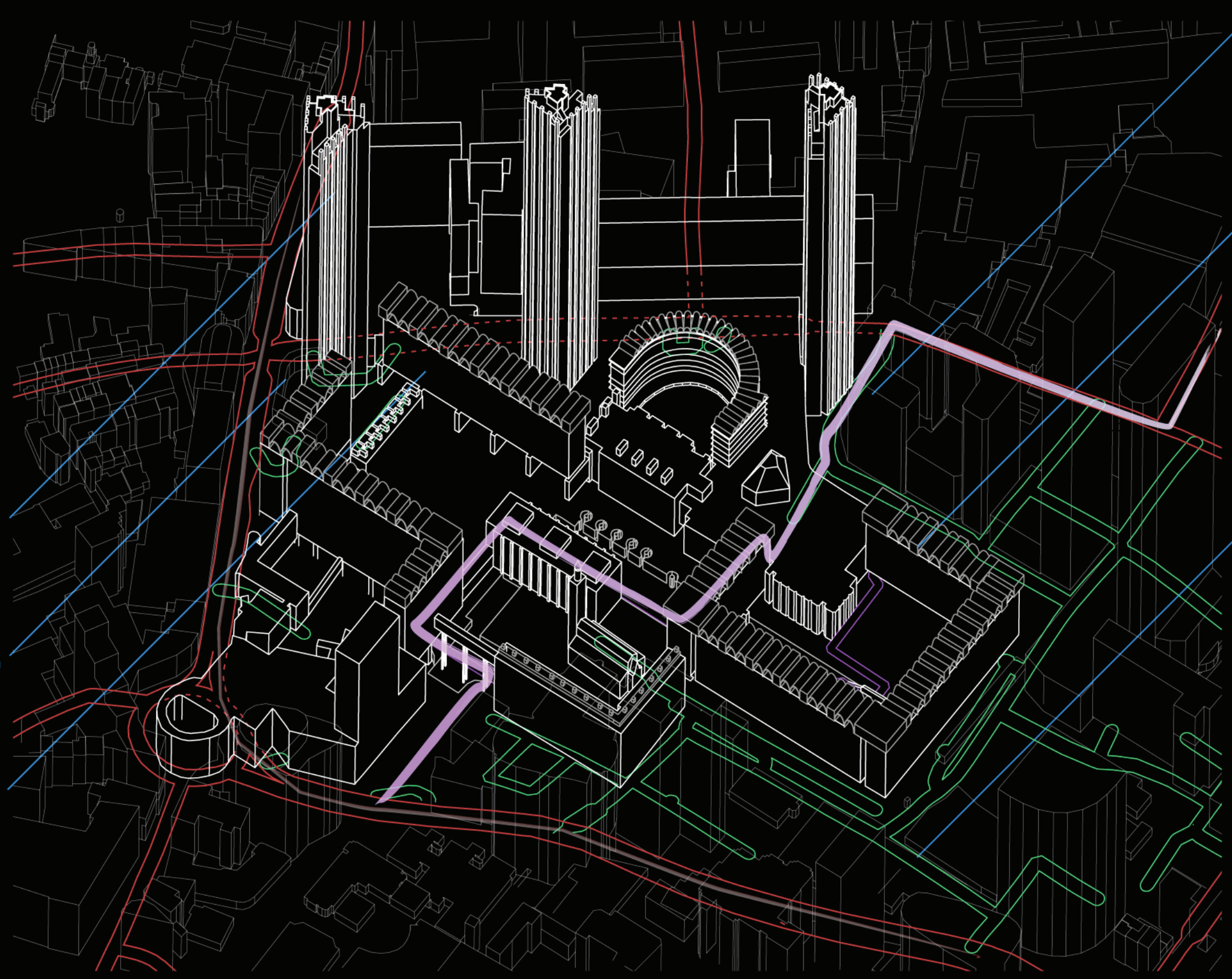
Courtyard: 55m x 50m

Residential Tower Height: 120m

Typical Major Road: 17m

Residential Building Height: 40m

Courtyard 75m x 85m







Seddon Highwalk, Barbican estate



City of London School for Girls pupils on Thomas More Highwalk on their way to school



### OBSERVED PEDESTRIAN ROUTES

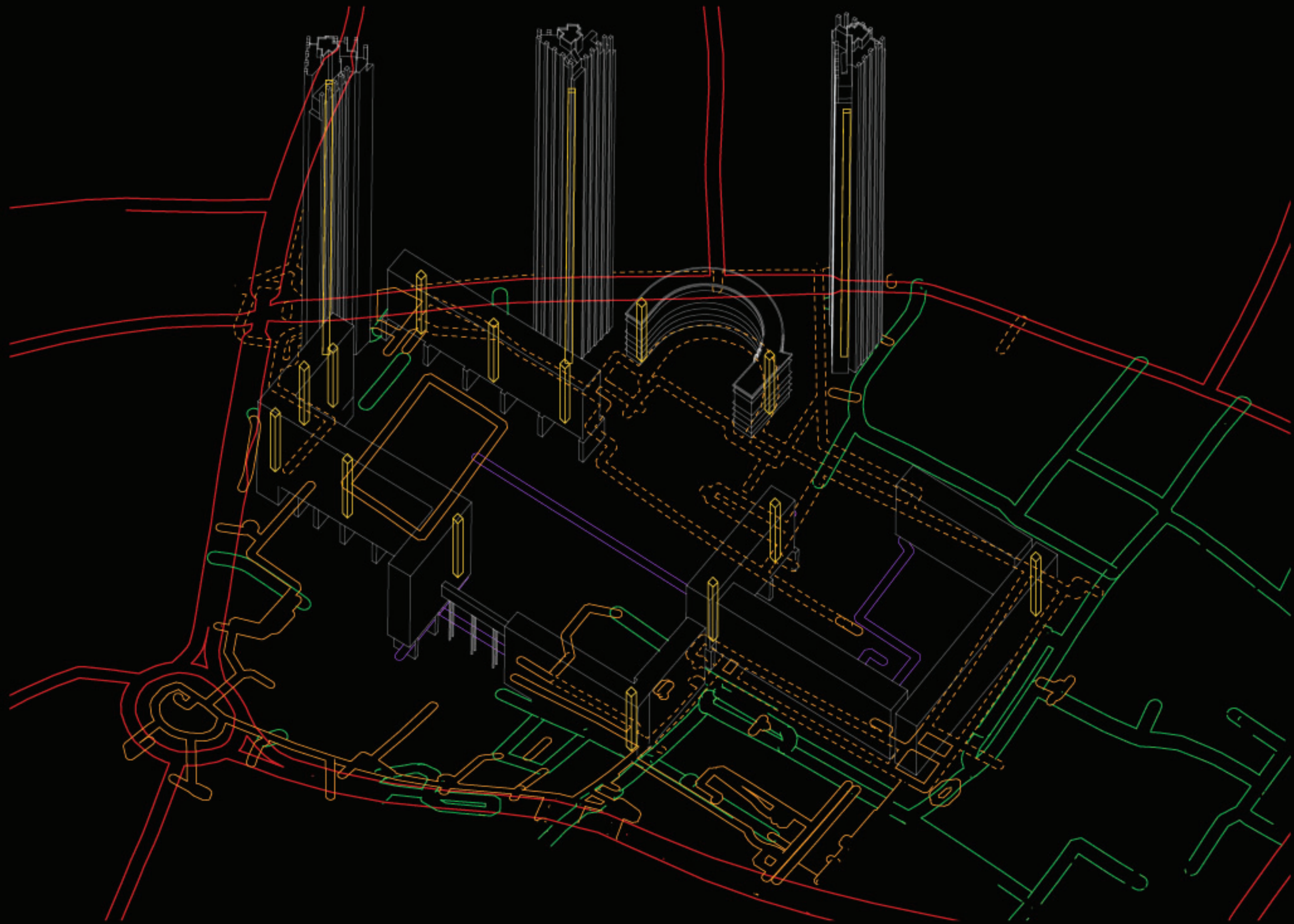
- Upper podium level
- Lower podium level
- Street level

Pedestrian routes were observed and recorded at different times of the day and week to better understand popular routes through the area and patterns in pedestrian use and navigation. The map illustrates all the pedestrian routes recorded in the study. For full methodology see section 5.14 Pedestrian Routes and Connections of the Wider Area Survey chapter in the Evidence Base document.

"I dislike the walkways — they go on forever in circuitous routes but never directly to where you want to go"













PUBLIC SPACE

&

CULTURAL INSTITUTIONS









Golden Lane Sport and Fitness, located within the Golden Lane estate



Whitecross Street market



**USE CLASSES**

- A1 Shops
- A2 Financial and professional services
- A3 Restaurants and cafes
- A4 Drinking establishments
- A5 Hot food take-away
- B1 Business
- C1 Hotel
- C3 Dwelling houses
- D1 Non-residential institution
- D2 Assembly and leisure
- Sui-generis
- Construction site
- - - Strategy boundary
- - - Borough boundary

NB: Land uses shown are indicative only and may not be the use as defined within the Town and Country Planning (Use Classes) Order 1987 as amended

"A remarkable community in the middle of London, a neighbourhood that defies the assumption that 'nobody lives in the City!'"

"It's a special combination of buildings, spaces, amenities – and people"



Barbican Center .....

Botanical Conservatory .....

City of London School for Girls .....

St Giles of Cripplegate Church .....

Museum of London .....

Guildhall School of Music and Drama .....











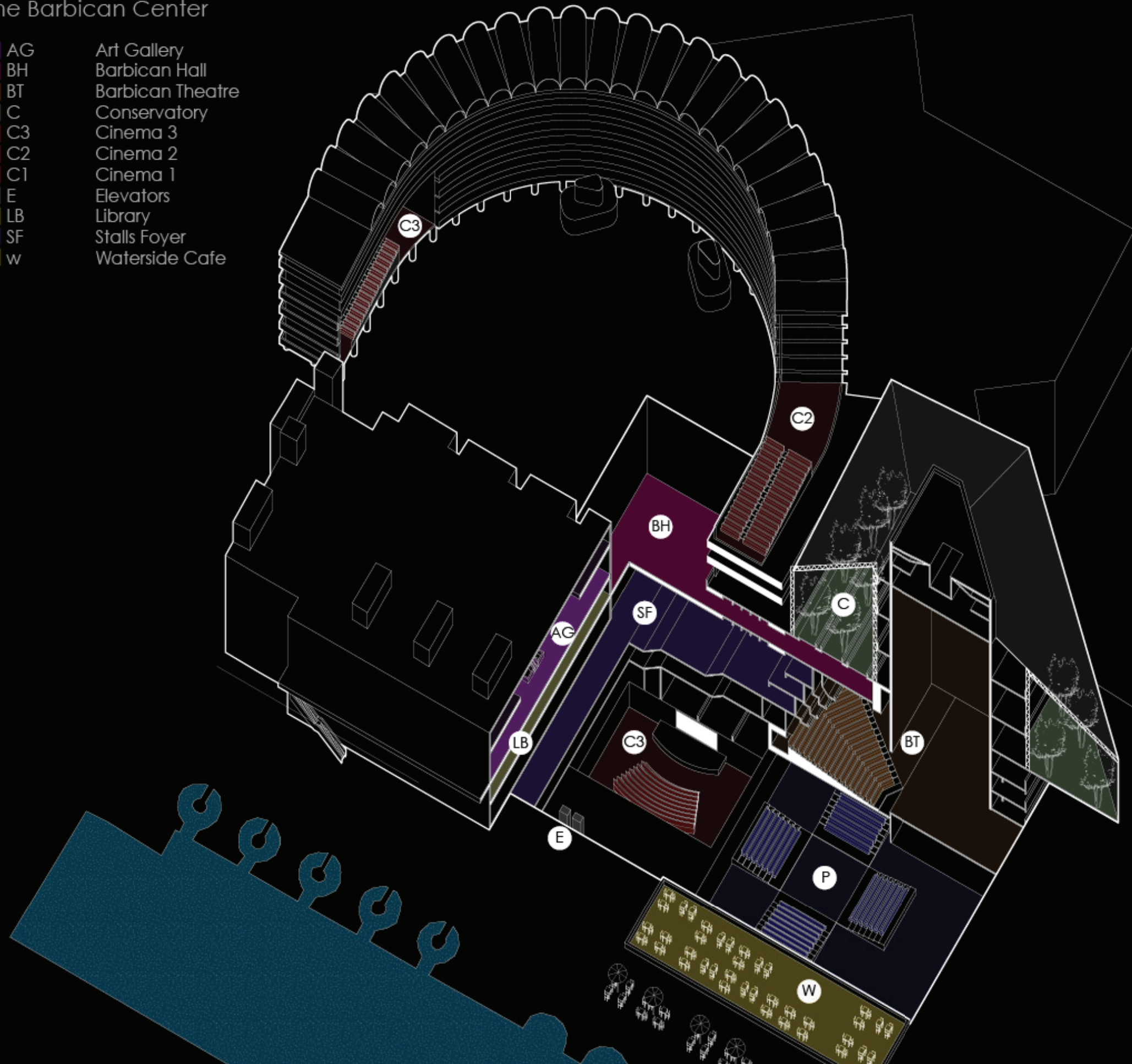






# The Barbican Center

- AG Art Gallery
- BH Barbican Hall
- BT Barbican Theatre
- C Conservatory
- C3 Cinema 3
- C2 Cinema 2
- C1 Cinema 1
- E Elevators
- LB Library
- SF Stalls Foyer
- W Waterside Cafe



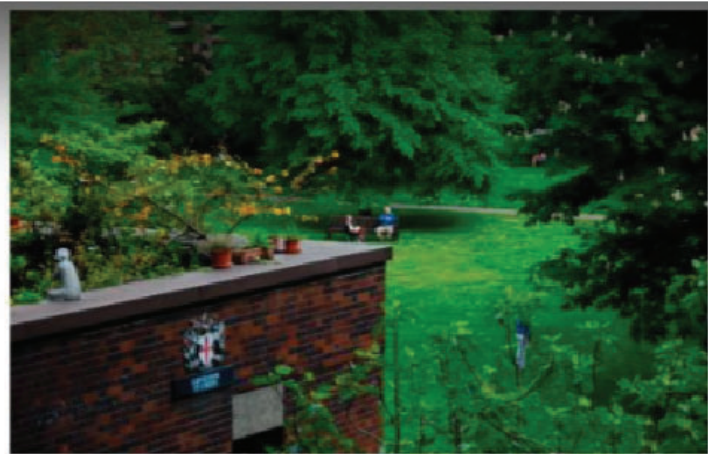


OPEN SPACES  
PUBLIC & PRIVATE

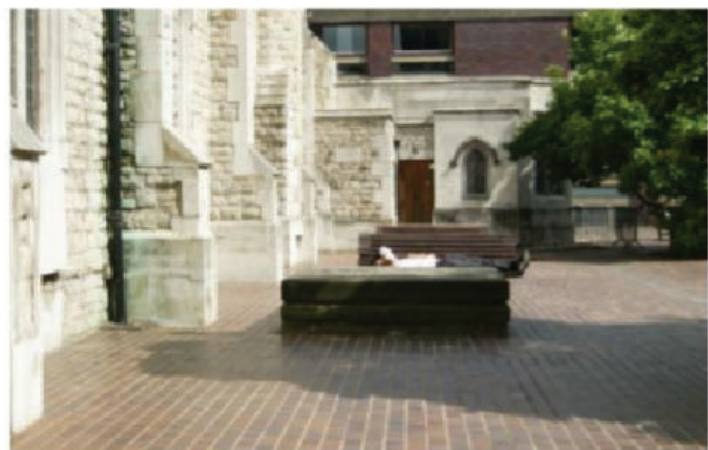








Thomas More Garden, Barbican estate

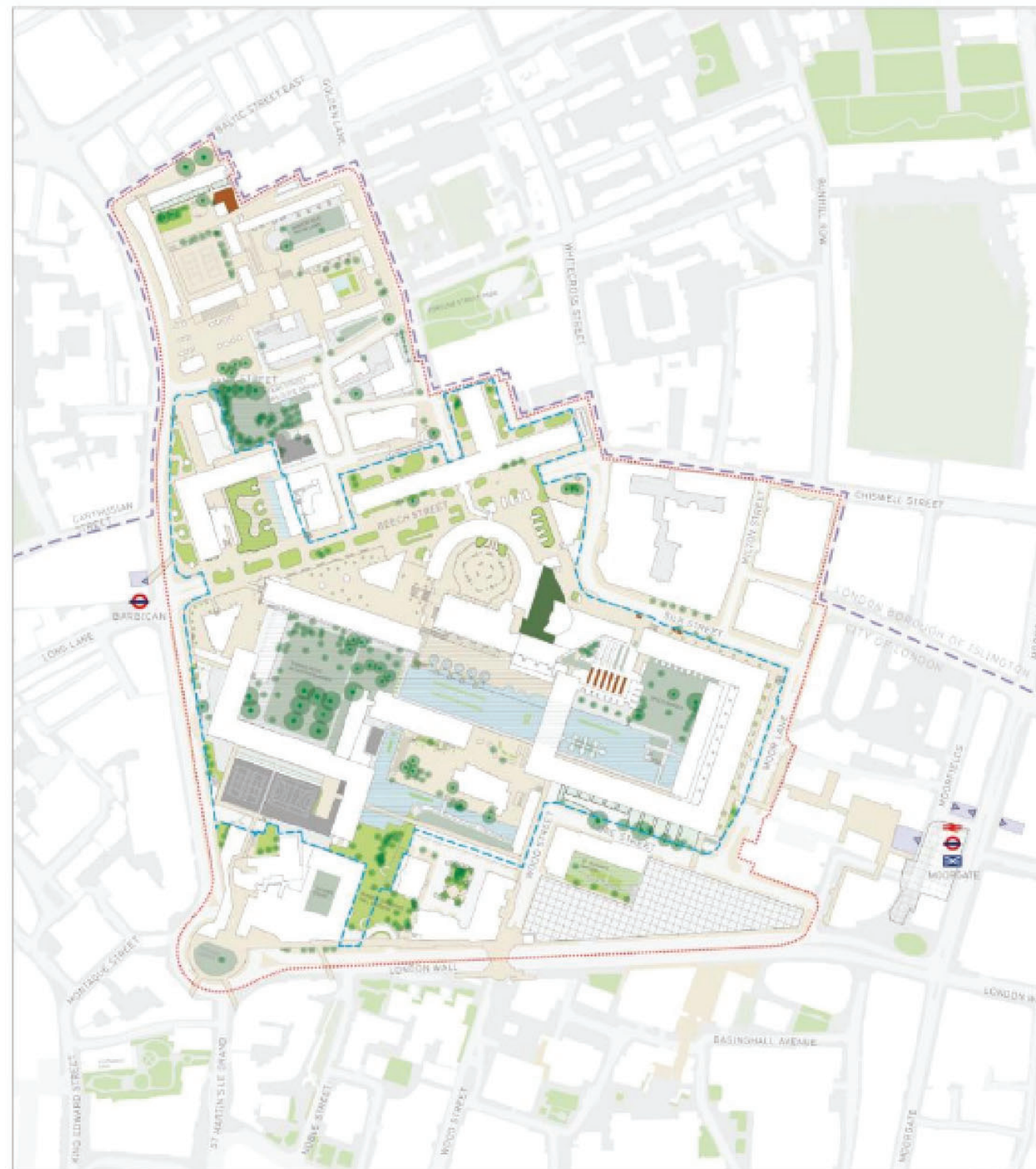


St Giles' Terrace

"It's lovely to have Fann Street Garden, a fairly undeveloped piece of land that supports and encourages local wildlife and biodiversity. All the City gardens and spaces are beautifully maintained, but it's good to know there's also room for a little bit of peaceful chaos"



Barber-Surgeons' Garden



**GREENERY AND BIODIVERSITY**

- Public green space
- Private green space (shared)
- Private green space
- Private allotments
- School grounds
- Barbican Conservatory (open to public Sundays 11am-5pm, Bank Holidays 10pm-5pm)
- Water
- Registered landscape
- Site of Borough Importance for Nature Conservation (SBINC)
- Construction site

- Station entrance
- Strategy boundary
- Borough boundary

**PLANTING (WITHIN STRATEGY BOUNDARY)**

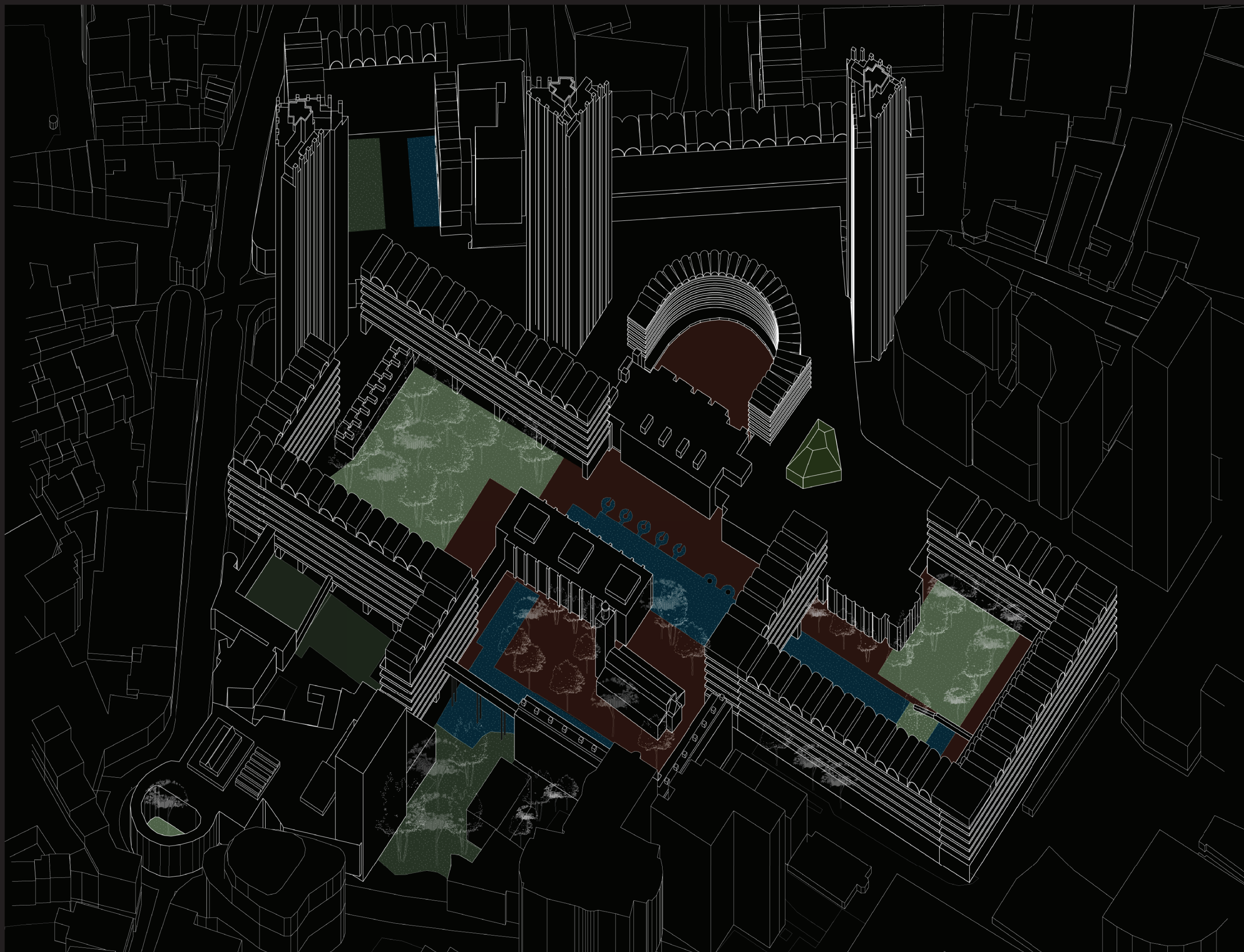
- Tree
- Planter
- Aquatic planting

\*Detailed data sourced from: Barbican Listed Building Management Guidelines Volume IV Landscaping

"A peaceful area amidst the buzz of the City on weekdays. A restful area of peace and quiet on weekends. Do not disturb!"

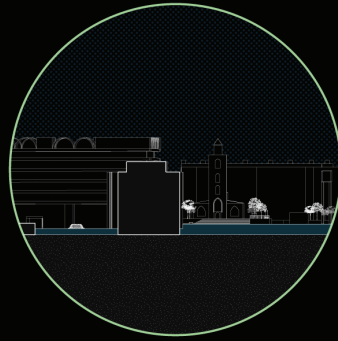
"The Barbican is an oasis, peaceful and spacious, hidden in the motion and noise of the city"





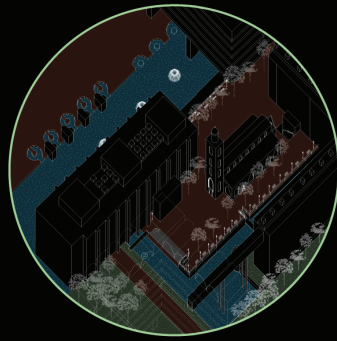


Section | Showing interaction of water and play of levels



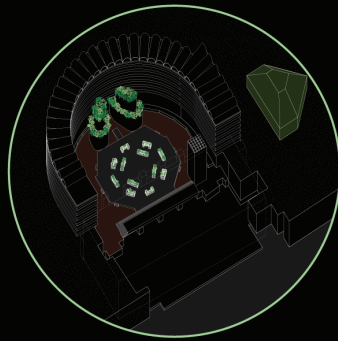
Junction of Public & Private Spaces

Axon | St Giles Church & City of London Girls School



Junction of Public & Private Spaces

Axon | Barbican Centre Sculpture Court



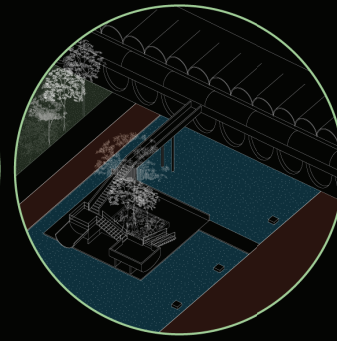
Public Space

Interior Perspective | Barbican Botanical Conservatory

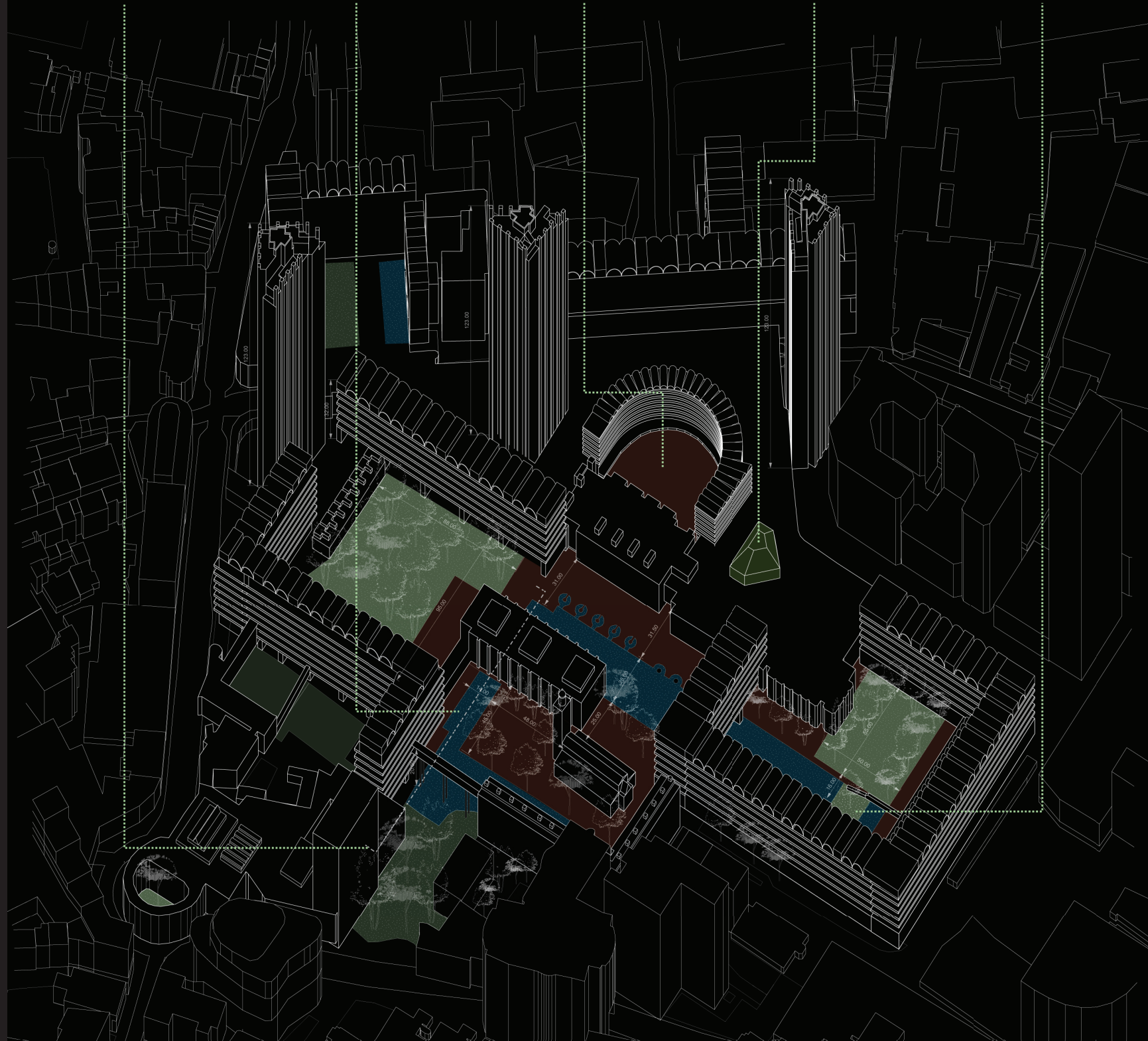


Private Space

Isometric | The Falling Water of Barbican | Grotto



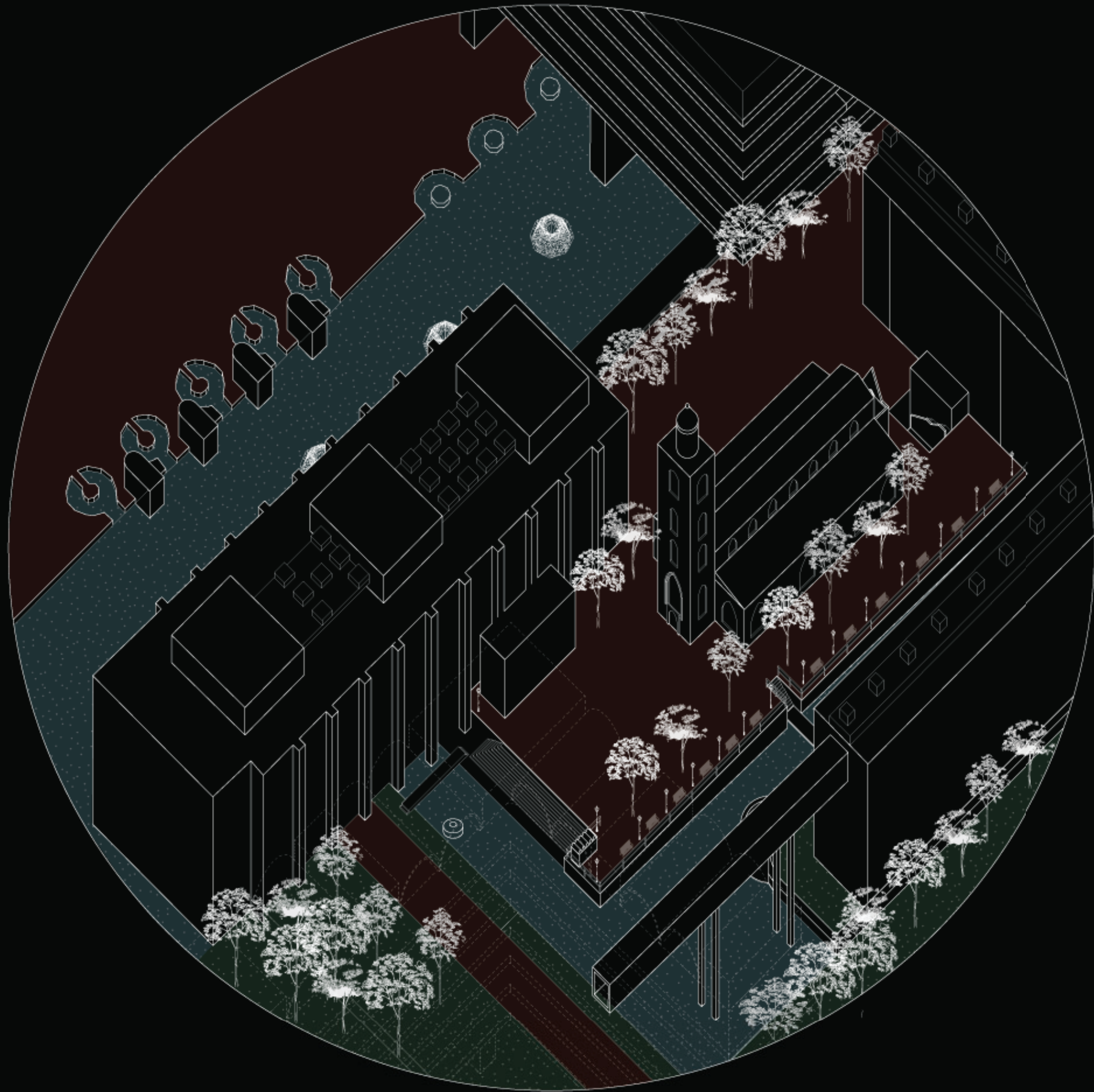
Private Space



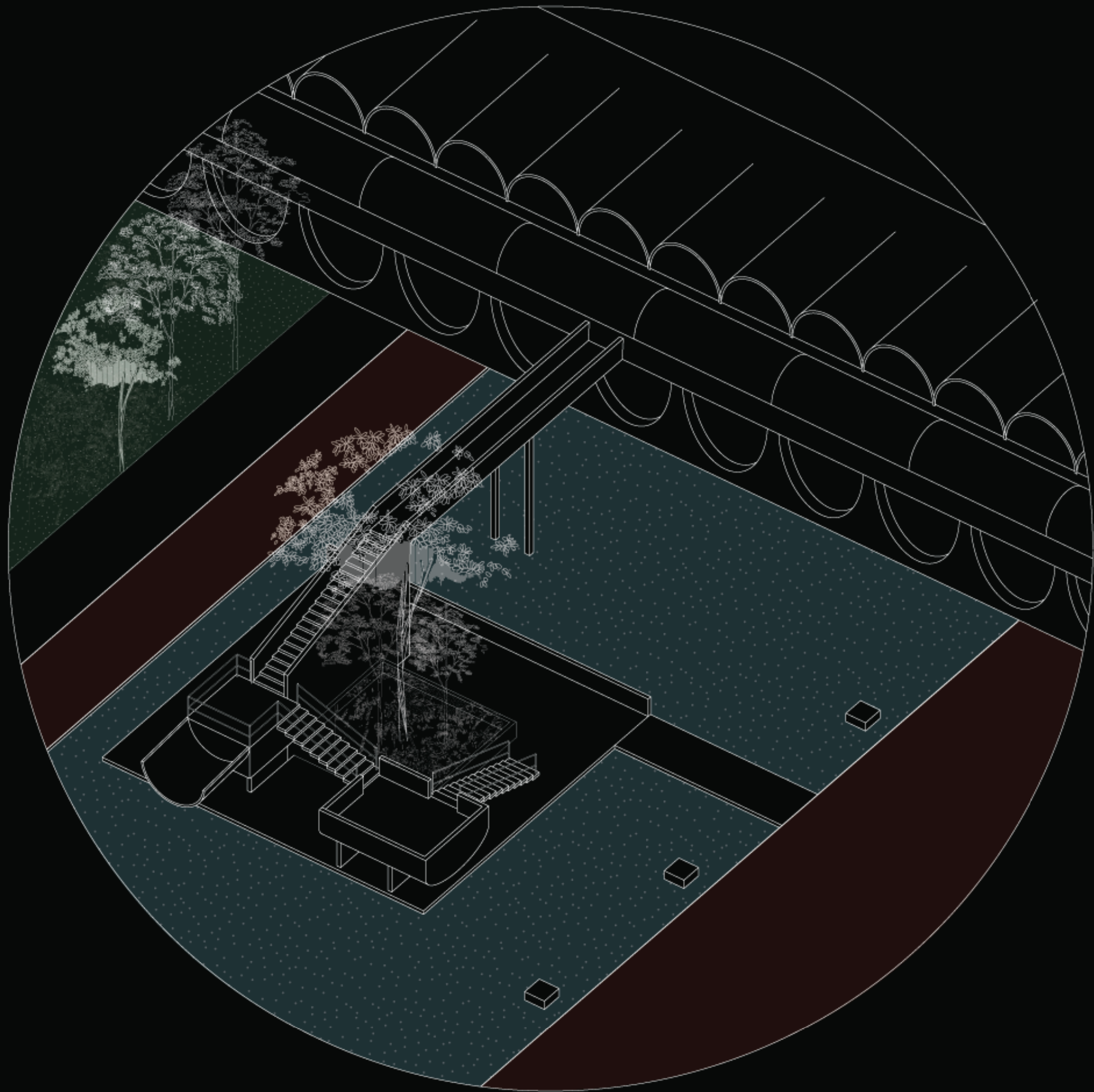




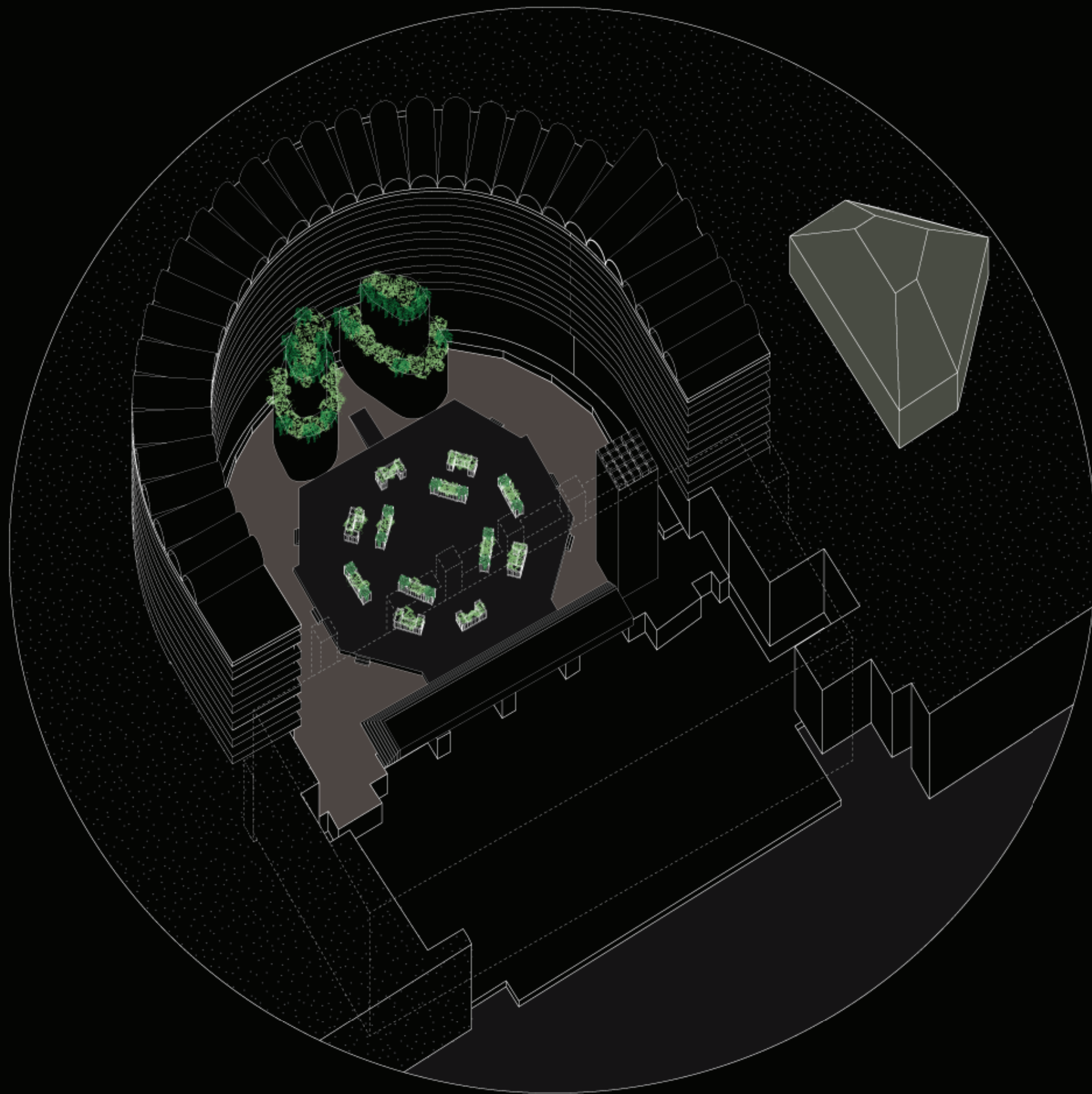








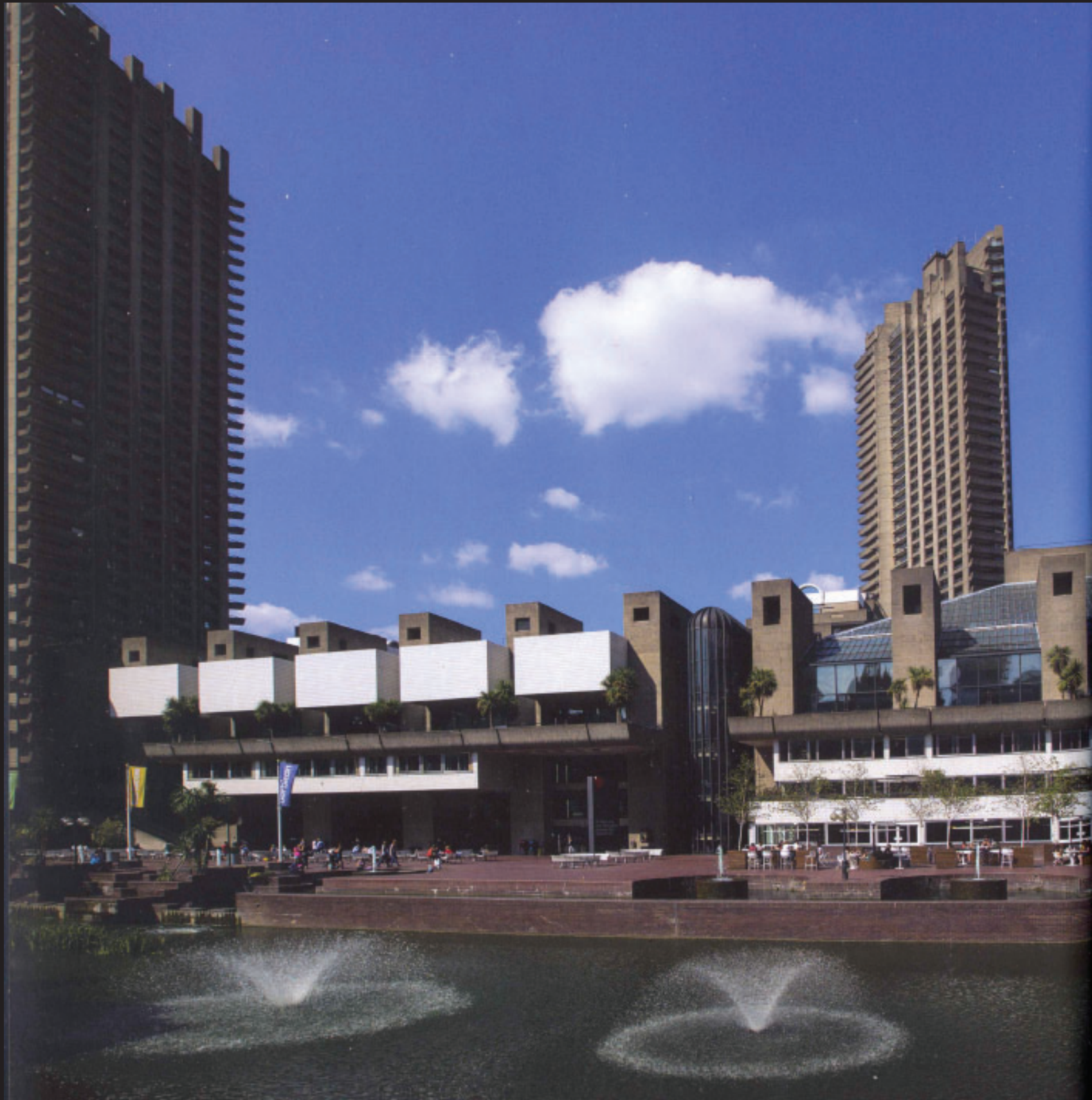












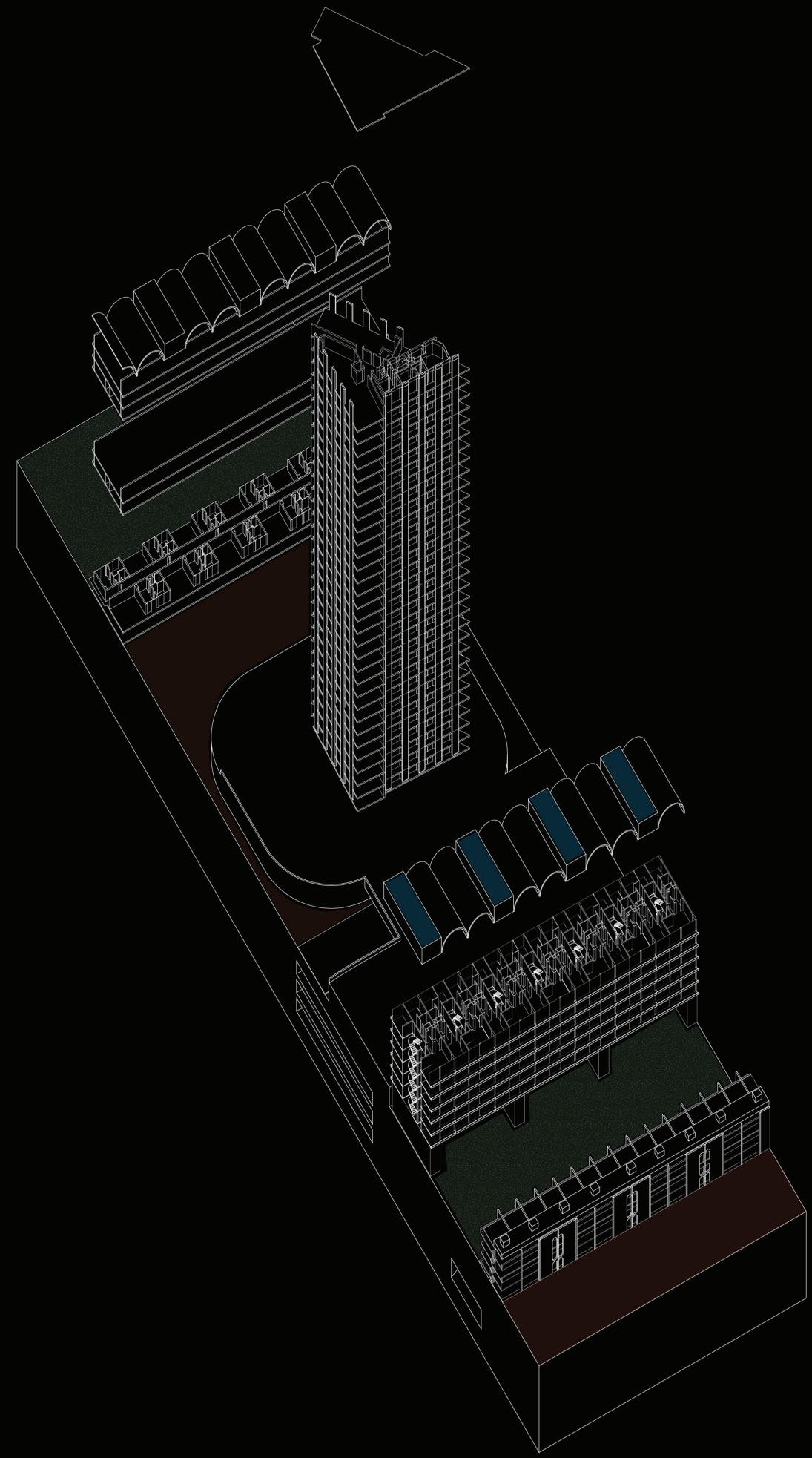


FORTRESS HOME:  
RESIDENTIAL TYPOLOGIES

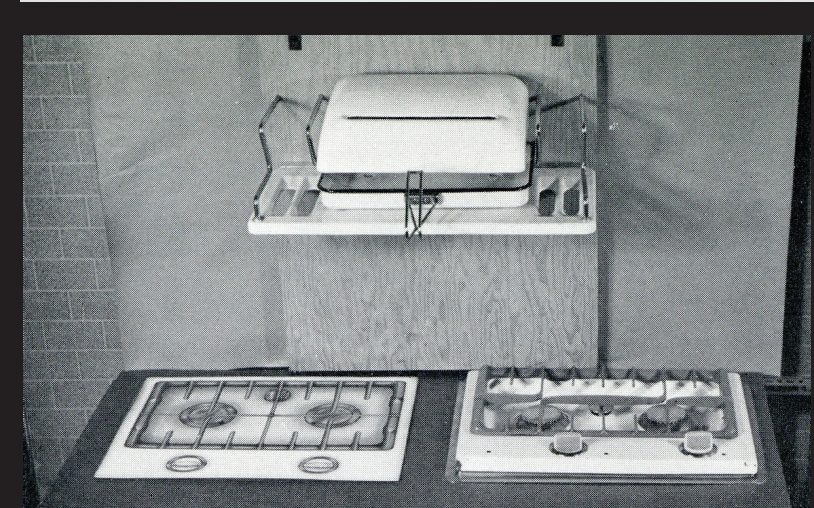
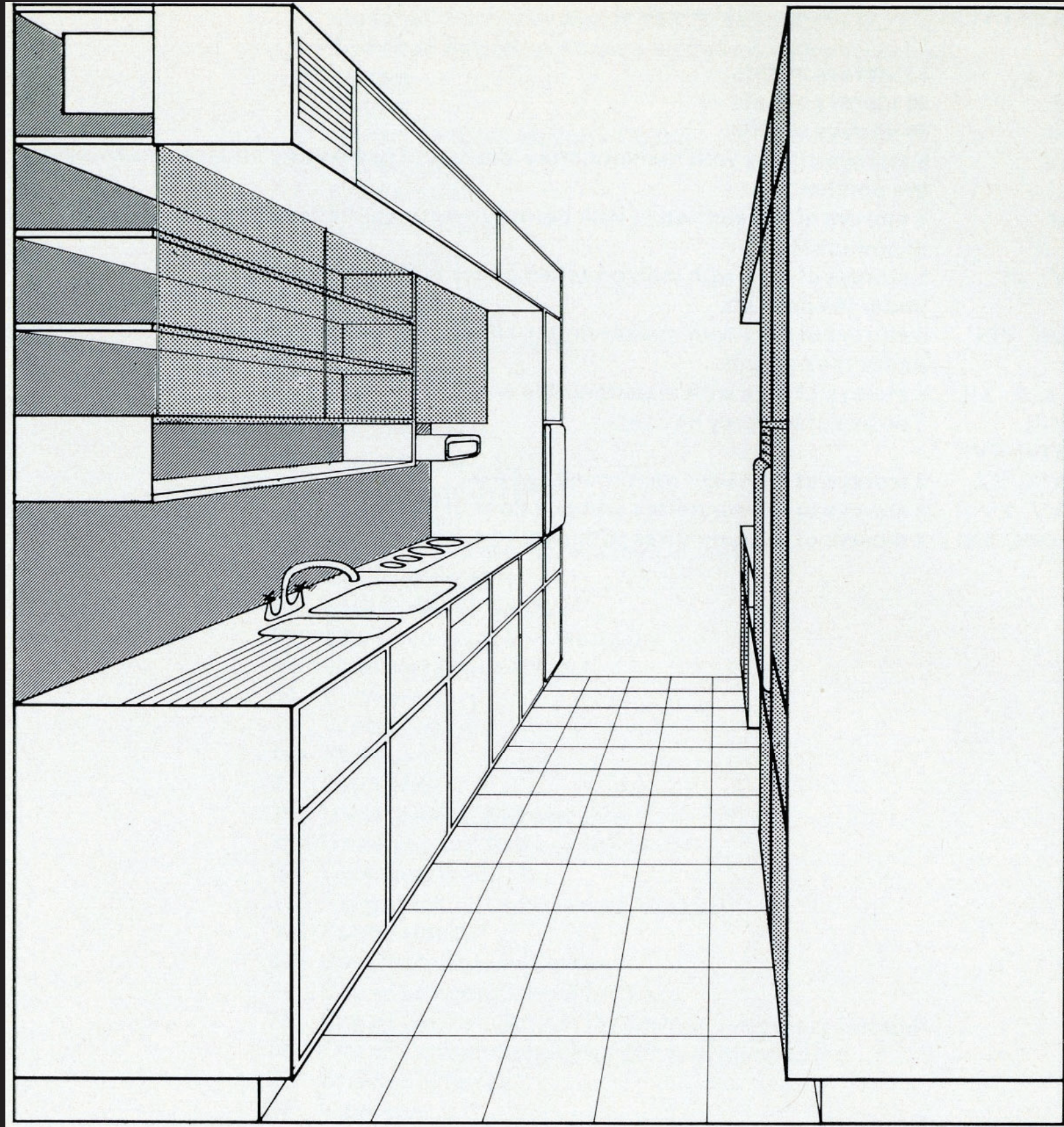










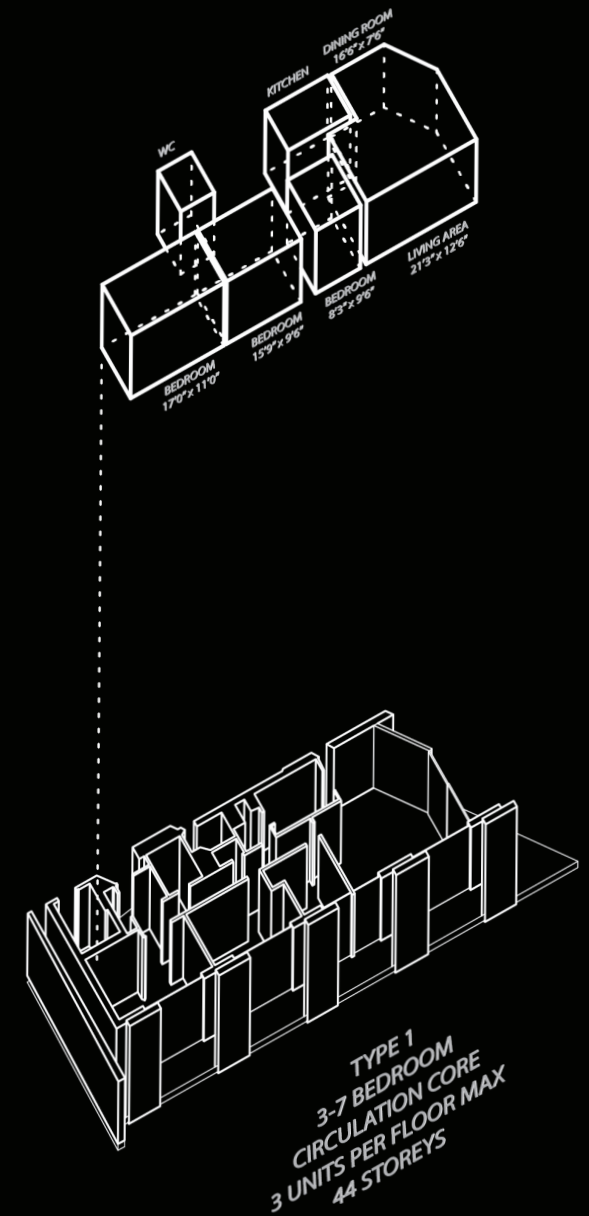
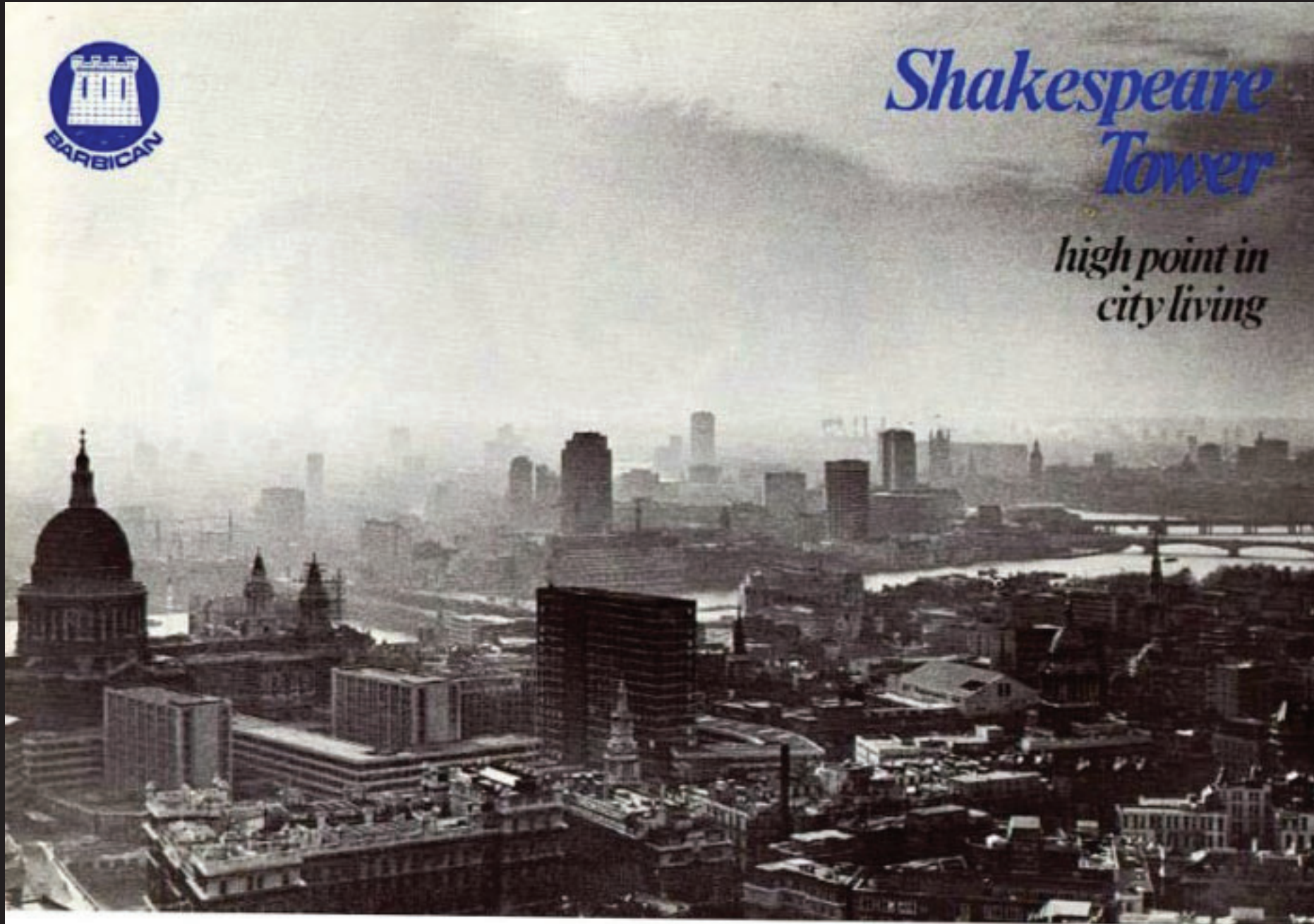






# Shakespeare Tower

*high point in  
city living*



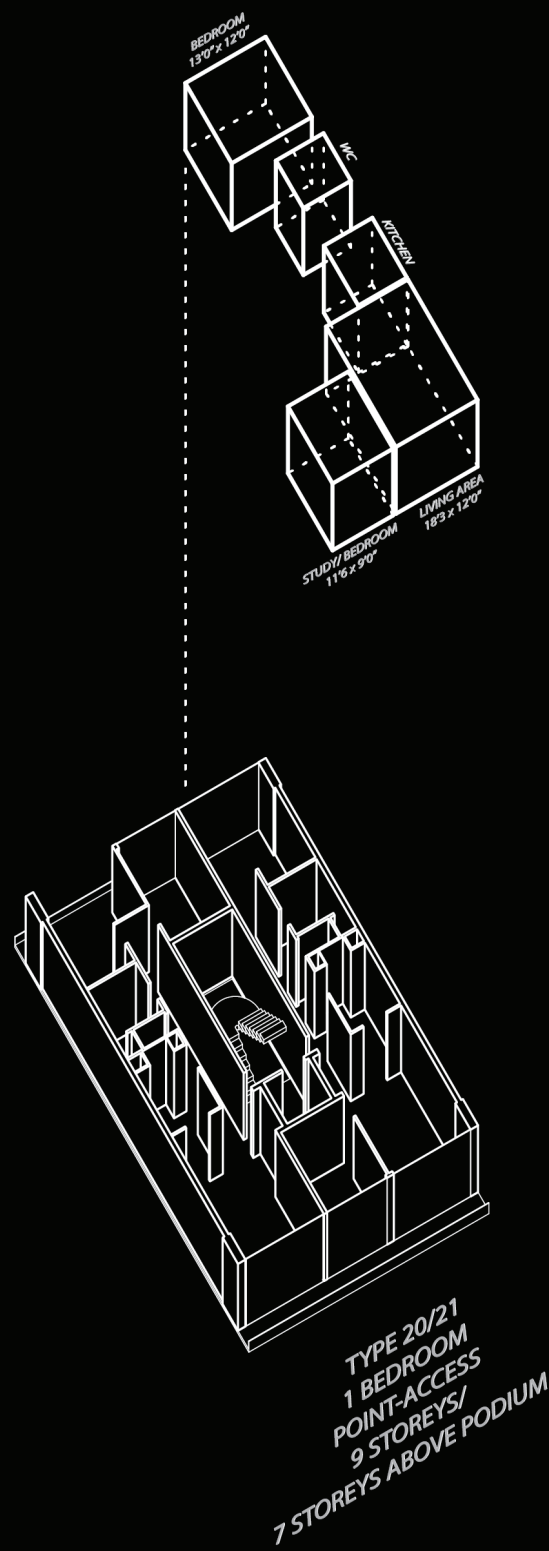
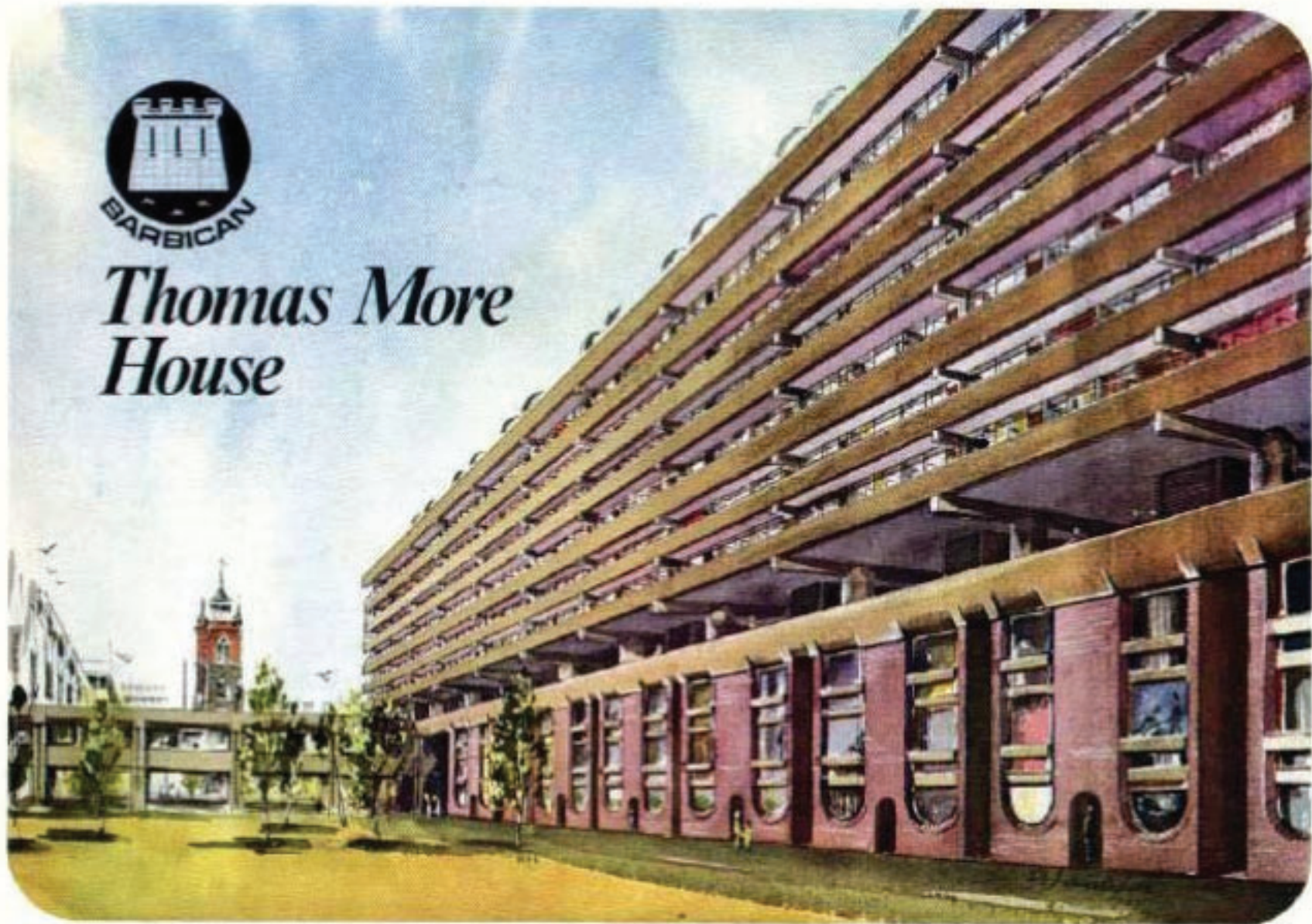








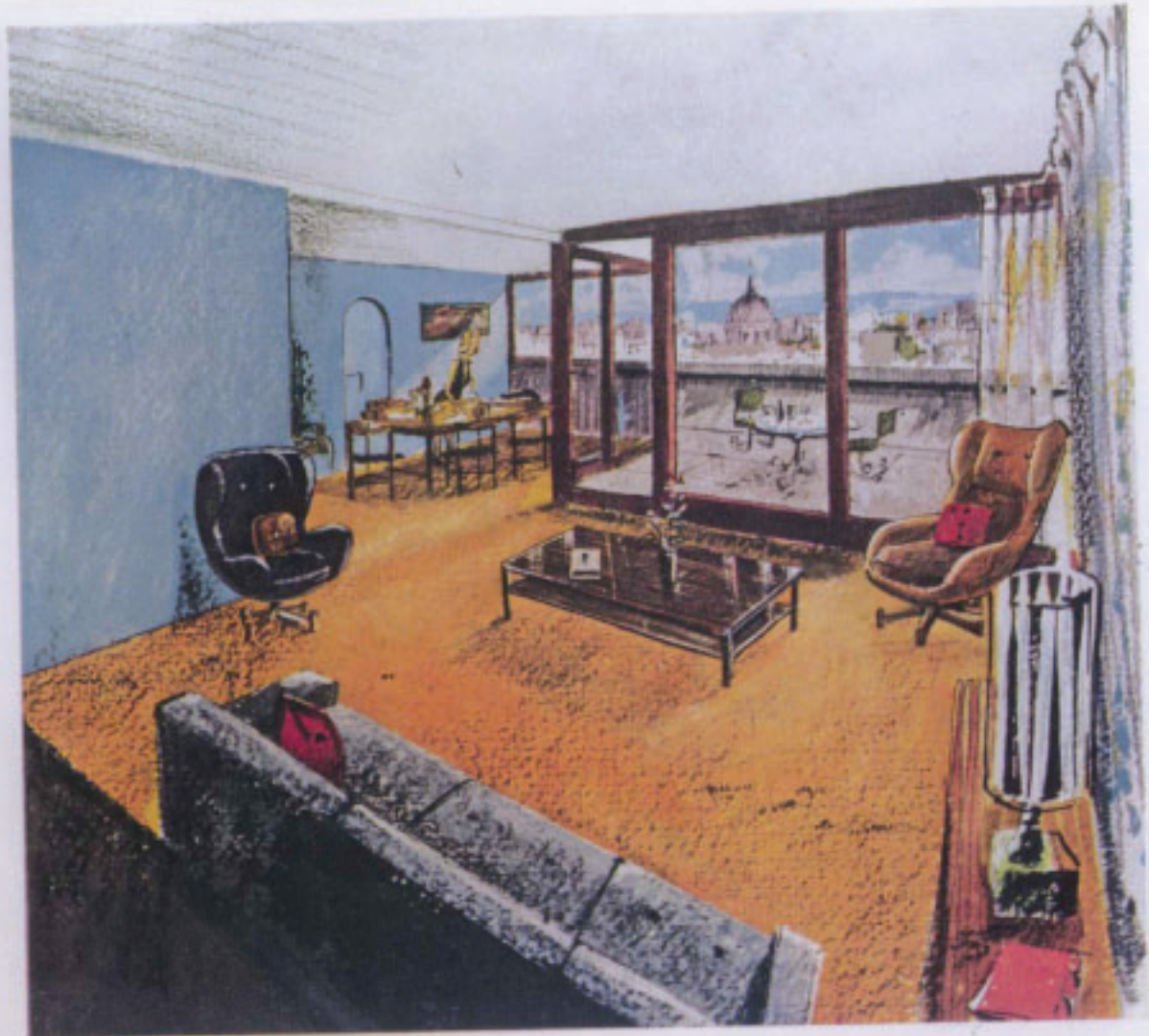
# Thomas More House





### *Living Room*

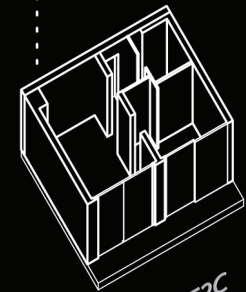
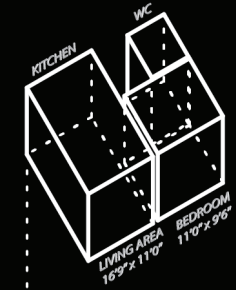
Sliding partitions are provided in flat types B & C to obtain maximum flexibility of use. Large side sliding picture windows afford extension of room on to spacious balcony.







*John Trundle Court*  
*Bunyan Court*  
*Bryer Court*



TYPE F2C  
1 BEDROOM  
SKIP-STOP  
DOUBLE-LOADED  
7 STOREYS



## *Entrance Foyer*

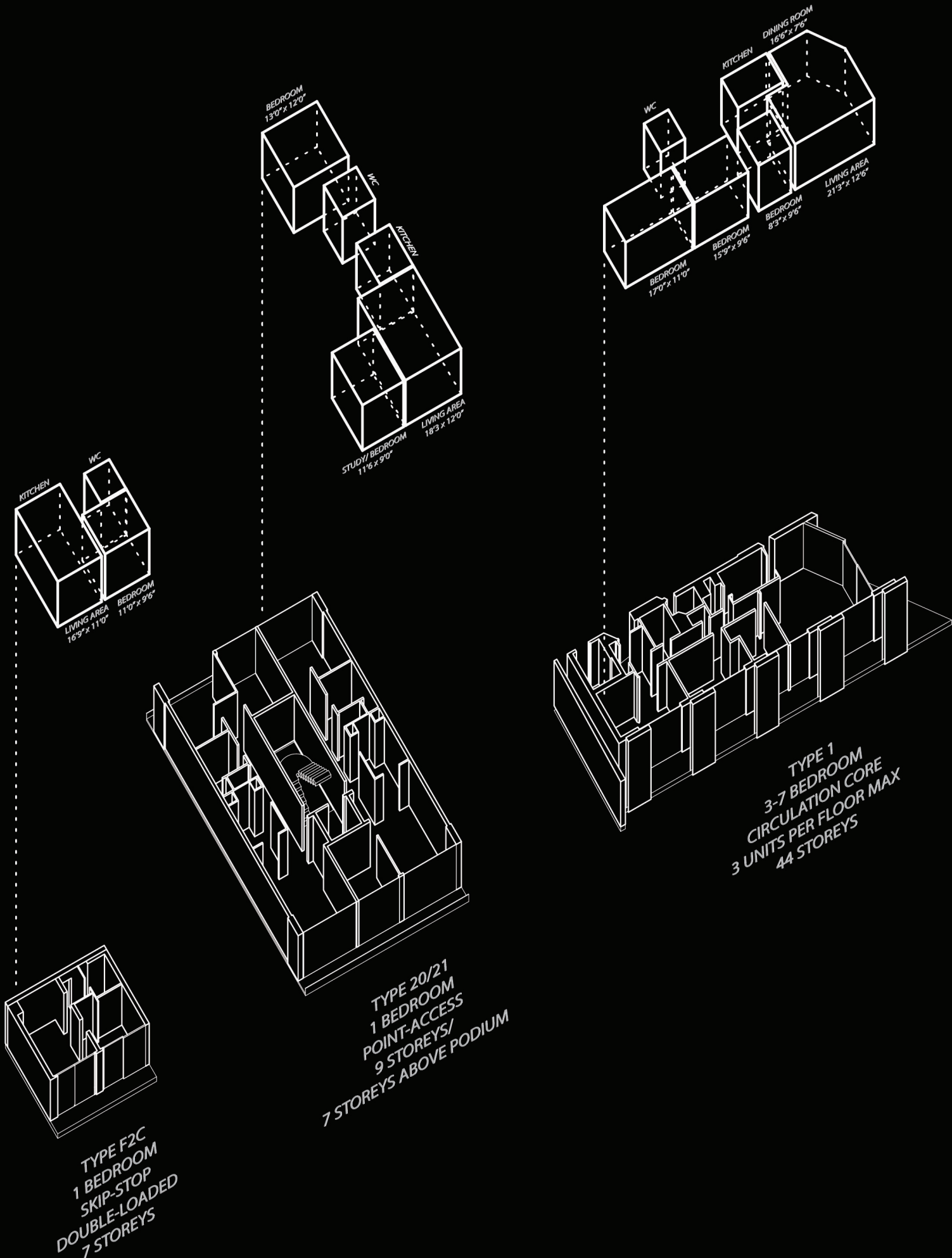
Spacious entrance foyer/  
lounge with Porter in  
attendance 24 hours per  
day. Extryphone service  
to each flat.











TYPE F2C  
 1 BEDROOM  
 SKIP-STOP  
 DOUBLE-LOADED  
 7 STOREYS

TYPE 20/21  
 1 BEDROOM  
 POINT-ACCESS  
 9 STOREYS/  
 7 STOREYS ABOVE PODIUM

TYPE 1  
 3-7 BEDROOM  
 CIRCULATION CORE  
 3 UNITS PER FLOOR MAX  
 44 STOREYS







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