

RBB, 2 February 2018

1.2.1.2 Holistic significance

The estate should be appreciated in its entirety: not only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.

1.2.1.4 Importance of spaces and landscape

The external landscape was carefully planned around a series of courts, each with its own distinctive character, with views into the estate along its boundaries on Golden Lane, Fann Street and Goswell Road. These courts were originally intended to be entirely free of vehicular traffic. Several later interventions – in particular car-parking in the 'piazza' and the infilling of the open colonnade along Golden Lane – have compromised the original character. It is therefore important that, where alterations may be necessary to respond to health and safety, disabled access, and security issues, consideration of such changes are sensitive and responsive to the original design intent.

Any proposal for a wider, more comprehensive review and renewal of the external landscape should be exploited as an important opportunity to revisit the original intention and consider ways of reinstating lost original character.

2.2 Significance of the estate as a whole and its context

...

The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest. An illustration of the importance of the current setting is the view along Goswell Road and Crescent House with the backdrop of the tower blocks of the Barbican Estate – all by Chamberlin, Powell and Bon. The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area.

...

2.2.1 Strategic design – building types, urban space

...

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate.

...

2.3.2 Stanley Cohen House

...

Particularly significant is the way in which the design of Stanley Cohen House provides views into the estate, as well as access, lending a 'picturesque' quality to what is essentially a formal layout design. The colonnade, with its canopy extended south to Bowater House, creates a clearly defined barrier between Golden Lane and the enclosed courts but also openings at ground level between the two. Before the later construction of a screen wall infilling the breezeway, there was an impressive view from Golden Lane, looking west across the sunken court with the pond towards the community centre with Great Arthur House beyond. The loss of this view detracts considerably from the architects' original intention.

...

2.7 External landscape

The external landscape was carefully and formally planned by the architects around a series of courts, each with its own distinctive character, allowing views both within and also into the estate along its boundaries. The layout of the external spaces controls the viewer's experience of a sequence of views as they move through the estate – in true classical tradition.

...