

Orms

Project

2 Waterhouse Square,
138-142 High Holborn, London

Title

Design & Access Statement, and
Townscape Assessment

Client

Prudential Assurance Company
Limited



Project name	Orms project number	Project team code	File
2 Waterhouse Square	2283	WHS	WHS-ORM-2W-XX-RP-A-32001

Date	Revision	Description	Status	Created	Checked
23/06/23	P01	Draft Design and Access Statement	S0 - Work in Progress	RV/SM/LM	SW
07/07/23	P02	Draft Design and Access Statement	S3 - Review and Comment	RV/SM/LM	SW
21/07/23	C01	Design and Access Statement & Townscape Assessment	A2 - Authorised & Accepted	RV/SM/LM	SW

This Design and Access Statement & Townscape Assessment explains the design principles that have been applied to the proposed development and illustrates how issues of access have been dealt with.

A number of elements of the design, including particulars of the cladding, space planning, lighting, security, fire and landscaping will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the London Borough of Camden, or are not considered to be planning-related matters. Where these details are shown within the Design and Access Statement & Townscape Assessment, they are included for illustrative purposes only and are clearly identified as such.

NOTE: Unless specifically noted, all images and sketches are for illustrative purposes and are not verified views.

This Design and Access Statement & Townscape Assessment is submitted to accompany the applications for planning permission and listed building consent. It describes the proposals for both the public realm and the individual buildings and should be read in conjunction with the application drawings.

Contents

1.0 Introduction

- 1.1 Executive Summary
- 1.2 Project Description
- 1.3 Brief and Vision
- 1.4 Project Team
- 1.5 Orms
- 1.6 Placemaking - Beispeil

2.0 Existing Buildings and Site

- 2.1 Existing Site Overview
- 2.2 Site Analysis
- 2.3 Historical Timeline
- 2.4 Existing Site
- 2.5 Local Context Street Character
- 2.6 Hatton Garden Conservation Area Analysis
- 2.7 Waterhouse Square Analysis
- 2.8 Summary

3.0 Design Process and Consultation

- 3.1 Design Vision and Objectives/ Strategic Appraisal
- 3.2 Brief and Development
- 3.3 Pre-application and Consultation Process

4.0 The Architectural Proposal

- 4.1 Key Moves
- 4.2 Scale and Massing
- 4.3 Massing and Facades
- 4.4 A Mixture of Uses
- 4.5 Placemaking
- 4.6 Landscaping
- 4.7 Entrance
- 4.8 Main Reception
- 4.9 Heritage Reception
- 4.10 Upper Building
- 4.11 Structural Strategy
- 4.12 Services Strategy

5.0 Heritage Areas

- 5.1 Internal Heritage Areas
- 5.2 External Heritage Areas
- 5.3 Heritage Courtyard
- 5.4 Heritage Summary

6.0 Facades

- 6.1 Facade Analysis
- 6.2 Facade Materiality
- 6.3 Facade Design
- 6.4 Townscape Views

7.0 Sustainability

- 7.1 Sustainability Strategy
- 7.2 Reuse Strategy
- 7.3 Facade Replacement
- 7.4 Structure
- 7.5 Carbon and Energy
- 7.6 Ecology and Water
- 7.7 BREEAM

8.0 Detail – Technical

- 8.1 Servicing & Deliveries
- 8.2 Waste Storage and Collection
- 8.3 Cycle Parking
- 8.4 Security
- 8.5 Construction
- 8.6 Maintenance and cleaning
- 8.7 Fire Strategy

9.0 Access and inclusivity Statement

- 13.1 Introduction
- 13.2 Entrances
- 13.2 Upper Floors
- 13.2 Lower Ground and Basement

10.0 Area Schedules

- 10.1 Gross External Area (GEA)
- 10.2 Gross Internal Area (GIA)

1.0 Introduction

1.1 Executive Summary

Introduction

This report has been prepared by Orms Designers and Architects on behalf of Prudential Assurance Company Limited to support the application for full planning permission and listed building consent to refurbish and extend 2 Waterhouse Square. The statement summarises the nature of the urban context, the dialogue with stakeholders and other consultations that have taken place to date, and sets out a strategic response. The report provides details of the proposed scheme and how it will work. It also covers details relating to access.



2 Waterhouse Square - View from Brookes Market

1.2 Project Description

Project description

The overall estate is split into three separate buildings, named 1, 2 and 3 Waterhouse Square. Planning permission and listed building consent is being sought for the external alterations, internal refurbishment, partial demolition and extension to 2 Waterhouse Square only, which is the northern part of the estate.

The proposed development seeks to sensitively refurbish and extend the existing building to provide high quality commercial floorspace (Class E) and a flexible commercial (Class E) and bar (sui generis). The proposals seek to enhance the existing building, reinstate the historic courtyard and repair the historic fabric of the Site. The proposals will enhance the Grade II* listed building and positively contribute to the Hatton Garden Conservation Area and local townscape. External alterations for new facades and a glazed roof are proposed, with entrances and servicing being reconfigured. Cycle parking provision will be provided at the ground and lower ground floor.

The proposal also seeks to upgrade the estate wide central plant systems, which will benefit all three buildings by upgrading to modern all-electric plant and reducing energy consumption. On 29 June 2023, planning permission and listed building consent (refs. 2023/1376/P and 2023/1807/L) was granted for the erection of single storey rooftop plant enclosure at 3 Waterhouse Square, the new estate plant will be provided within the aforementioned plant enclosure.



The Prudential Assurance Company offices, Holborn - View looking north into the central courtyard, 1904

1.3 Brief and Vision

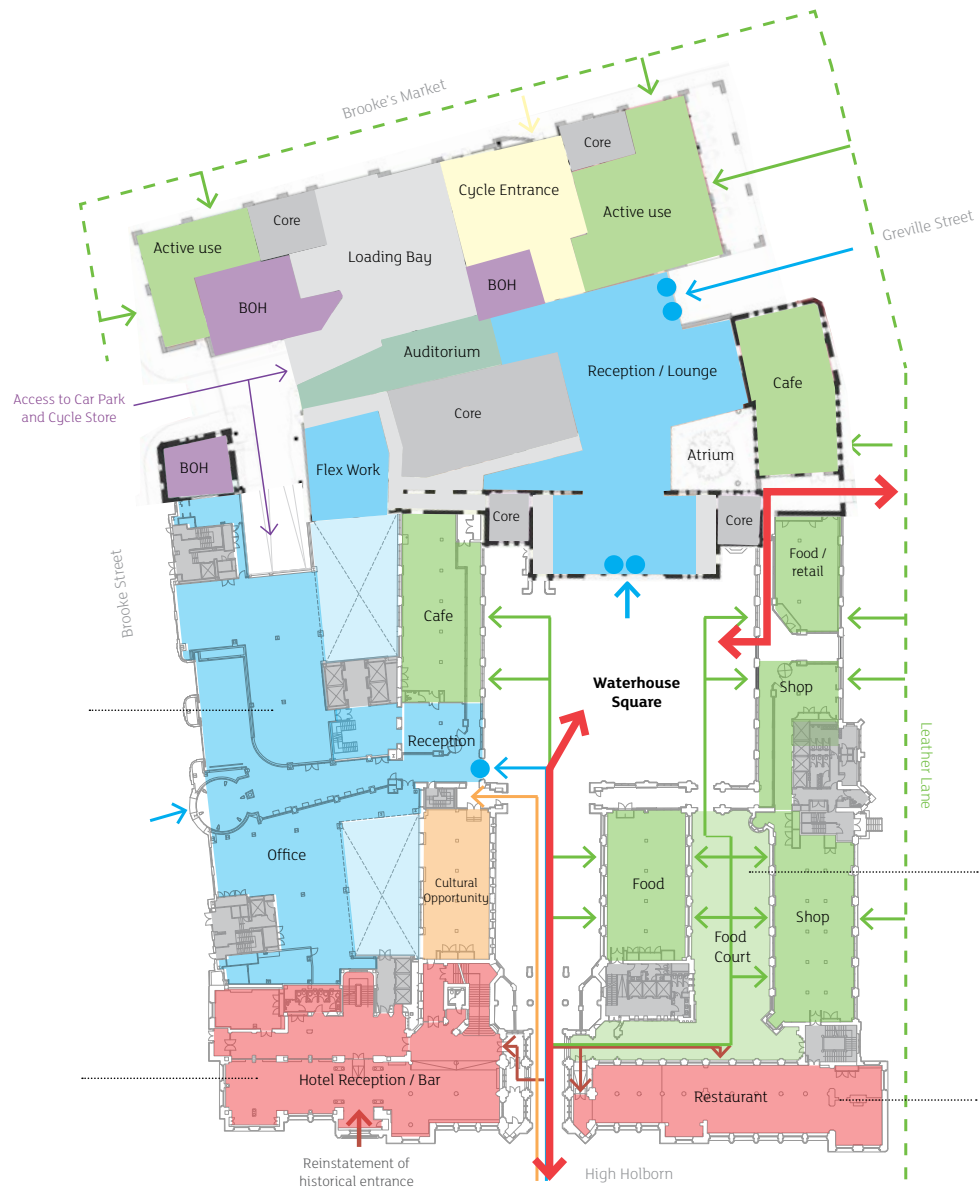
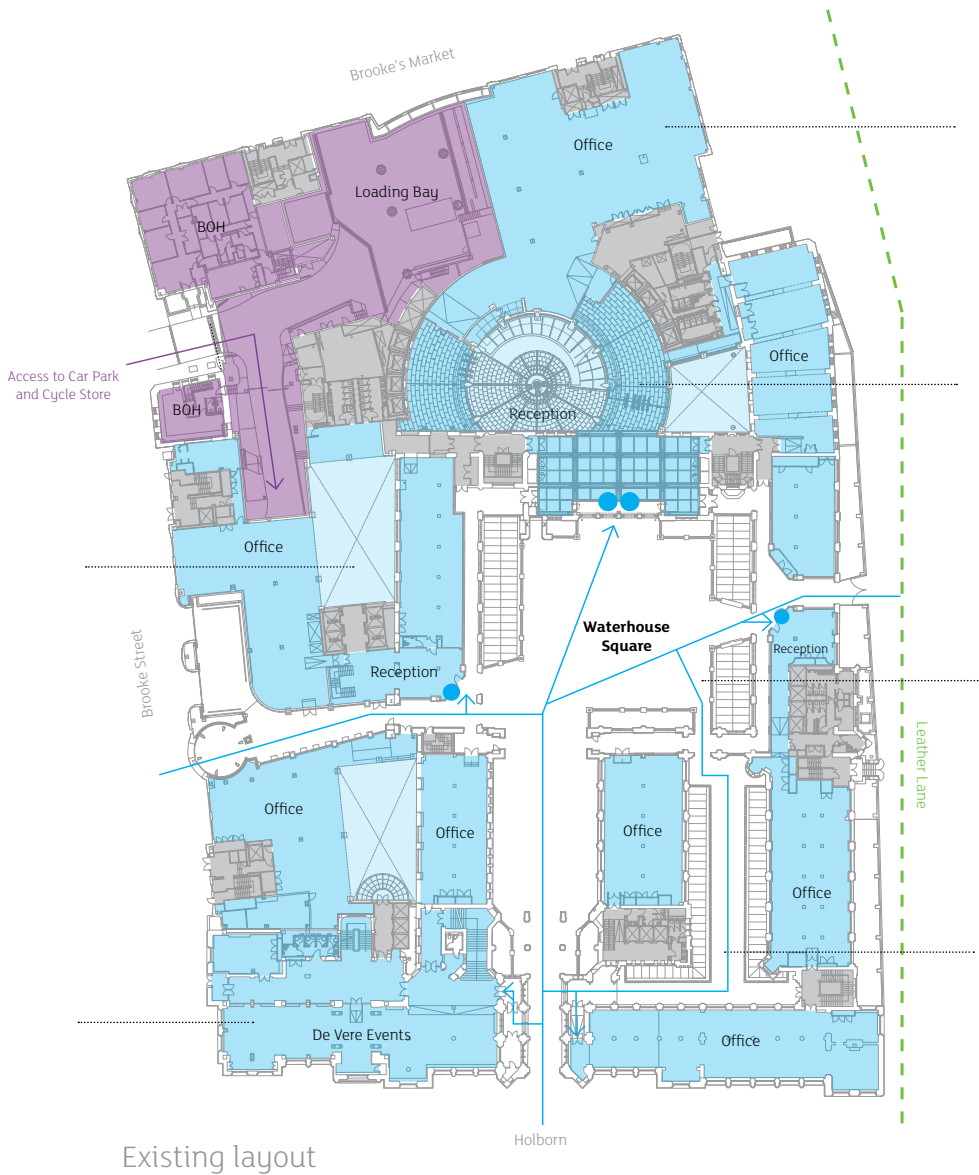
Masterplan

Prudential Assurance Company Limited are long term custodians of Waterhouse Square, holding and occupying the site for over 100 years. They acquired the site in the late 19th Century, and commissioned Sir Alfred Waterhouse to design their flagship headquarters, and have continued as long term investors with further works by E.M. Joseph and EPR Architects.

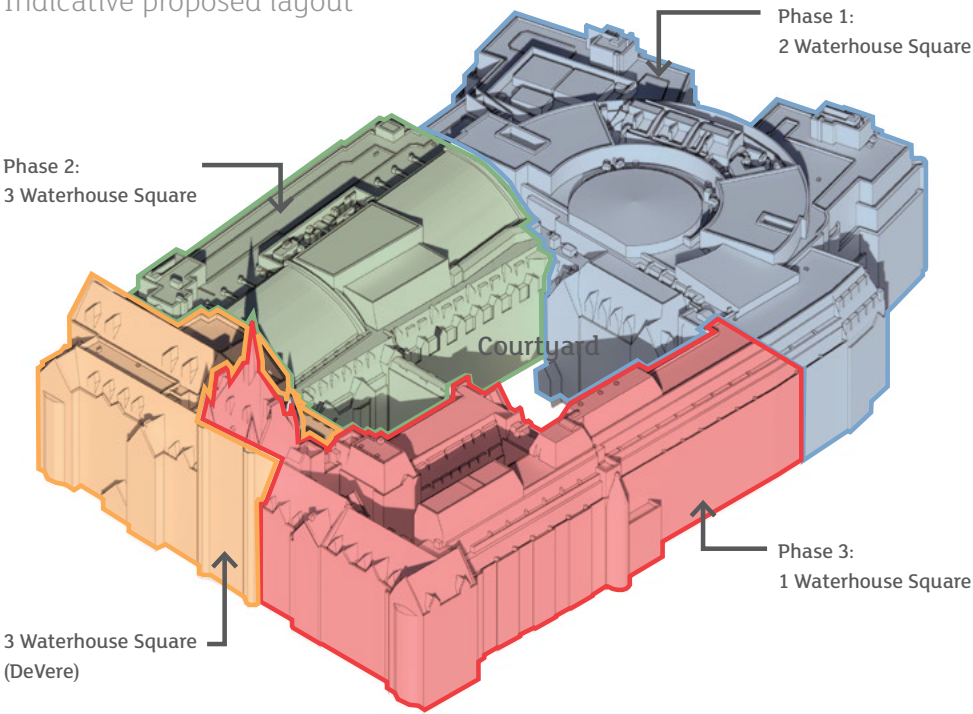
Prudential Assurance Company Limited have an ambition to develop a phased masterplan for the whole site, re-imagining and re-purposing for it's long term future. The first phase proposed is for 2 Waterhouse Square, which is the focus of this application (indicated in blue on the phasing diagram).

Masterplan Ambitions

- Create active and public uses throughout the estate
- Create a truly mixed use destination
- Enhance, utilise and open up heritage assets
- Enliven courtyard and create a less 'private and defensive' collection of buildings
- Draw public into the site with better connections to the surrounding streets



Indicative proposed layout



Phasing Diagram

1.3 Brief and Vision

2 Waterhouse Square is currently a vacant commercial office building and provides an opportunity for upgrade and refurbishment. It is located in the northern most part of the estate and contains elements of original Alfred Waterhouse building fabric, as well as more modern buildings designed by EPR.

It also contains the estate wide loading bay and much of the estate wide plant. The proposal seeks to be improve the loading bay and upgrade the central plant, providing a more energy efficient system that benefits the entire estate.

The scheme seeks to sensitively refurbish the historic elements of the building, upgrading and repairing where required. The historic facades are generally in very good condition, however, the EPR designed facades which were constructed in the late 1980s are nearing the end of their life span. The proposal seeks to re-clad these elements of the existing building, providing a more active building that better engages with Hatton Garden Conservation Area and interacts with the Waterhouse fabric more sympathetically.

The scheme has aspirations to re-use as much of the buildings existing fabric as possible on or off site.



Site model showing existing building massing (viewed from north east)

1.4 Project Team

Client:	Prudential Assurance Company Limited
Development Manager:	CO-RE
Project Manager:	WT Partnership
Architect:	Orms Designers and Architects
Planning Consultant:	Gerald Eve
Heritage & Townscape Consultant:	Kevin Murphy Associates
Structural Engineer:	Heyne Tillett Steel
M&E Consultant:	Hoare Lea
Fire Consultant:	Jensen Hughes
Acoustic Consultant:	Hoare Lea
Daylight/Sunlight:	Point 2
Transport Consultant:	Velocity
Sustainability Consultant:	Hoare Lea
Cost Consultant:	Gardiner & Theobald



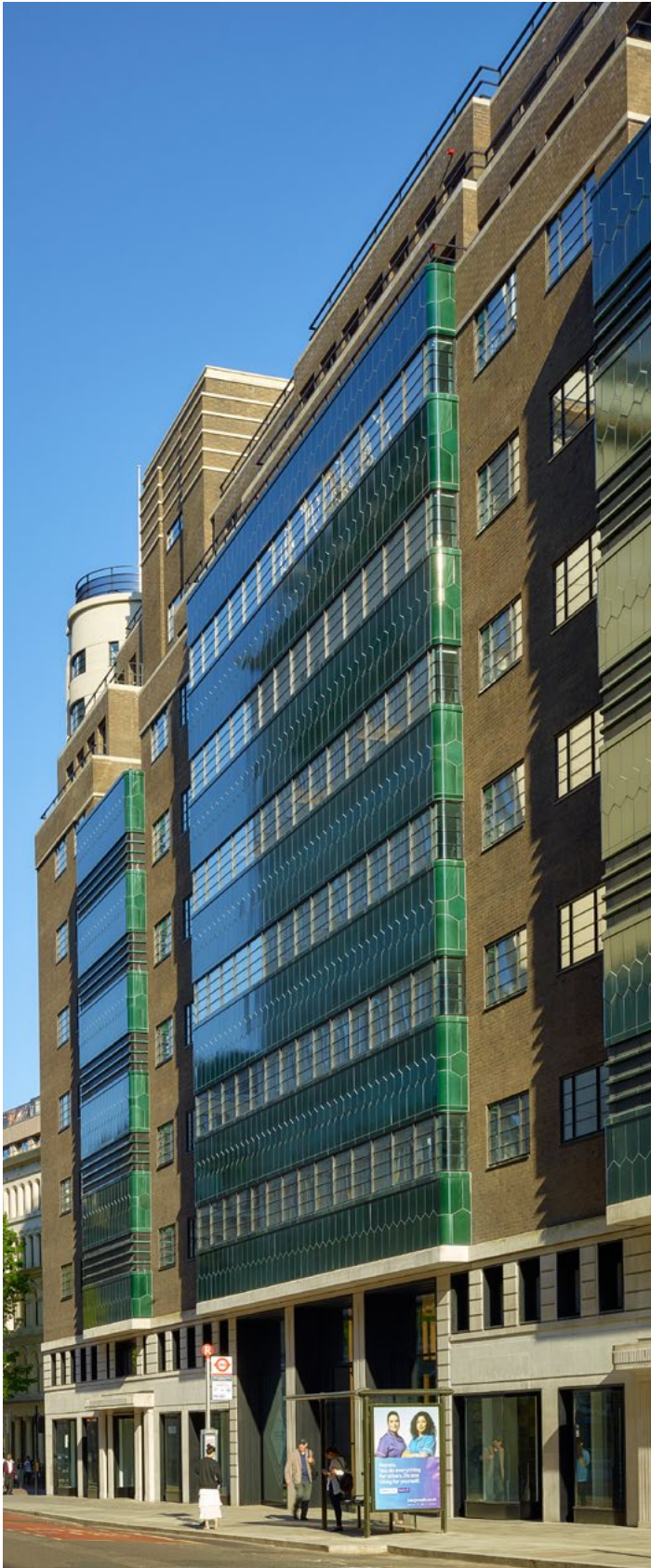
Site model showing proposed building massing (viewed from north east)

1.5 Orms

Orms are an award winning London-based Practice established in 1984.

We are experts in working with and revitalising existing buildings and have lots of experience in working with listed buildings.

Recently completed projects in Camden include No 1 New Oxford Street, The Standard Hotel at Kings Cross and The Outernet.



No 1 New Oxford Street



The Standard Hotel



St Giles Circus



Tottenham Court Walk



79-81 Chancery Lane

1.6 Placemaking - Beispiel

Profile of Beispiel

Beispiel is a consultancy focusing on site and project-specific building and area animation.

Routed in end user, historical and architectural research, the placemaking strategies identify relevant end users, their real-life needs, pain points and hurdles. This research is based on best practice interdisciplinary methods including UX design, geographical studies and urban design to transgress traditional desktop placemaking studies.

End user research findings are matched with relevant case studies to inform the architectural designs and public realm designs of the project. Many of these case studies include direct project experience from team members (e.g. Bold Tendencies, Frank’s Cafe, Peckham Refreshment Rooms, Secret Cinema, Pop Brixton) and previous consultancy projects (e.g. Wickside, Ground Plane Vision for Brent Cross South (Argent), commercial space concepts for Iceland Wharf (Hackney Wick), regeneration of Basildon town centre and many others).

The process is iterative and focuses on RIBA stages 0-1, but extends up to the submission of a planning application. In many cases Beispiel is also tasked to undertake opportunity assessment at land acquisition stage and/or deliver tenant curation, discharging of S106 agreements and delivery post completion.

While Beispiel works closely with design and development teams, concepts and strategies are also always tested with end users.

Role in the 2 Waterhouse Square Project

Orms Designers & Architects engaged Beispiel to work collaboratively on the placemaking aspects for this site.

Their involvement in the design and development of the proposals of this planning application has been continuous throughout the process and has included:

- Undertaking research of the landscape of local stakeholders and historical research to develop a top-line vision for the re-activation of the historic building in line with the contemporary end user needs.
- Development of detailed walking studies and end user profiles, feeding into the design and planning process.
- Engagement with Camden Markets Team and Leather Lane Market Traders.

Projects



Consultancy

