

**THE APPLE TREE | CLERKENWELL**

DESIGN + ACCESS STATEMENT

MARCH 2024

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# INITIAL ANALYSIS

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CONTEXT STUDY: LOCATION + CURRENT USE

# INITIAL ANALYSIS

## LOCATION + CURRENT USE



FIGURE 1 | SITE LOCATION.



FIGURE 2 | AERIAL VIEW OF THE SITE IN CONTEXT.

### 1.1 | INTRODUCTION

This document has been prepared by Four Architects on behalf of the Client, in support of a Full Planning Application and Listed Building Consent, for the change of use, renovation and refurbishment of the Grade II Listed 1113149), former Apple Tree Public House at 45 Mount Pleasant, London, WC1X 0AE which is currently a vacant site.

It aims to set out the analysis, approach and design strategy for the proposed redevelopment of the site and should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

Full Planning Permission is sought for the conversion of the former Public House at basement and ground floor level into a showroom for Ecoscape UK with a private apartment occupying the first and second floor levels.

The site is currently vacant and has not been used as a Public House for over three and a half years subject to issues with the Licensing Agency refusing renewal leading to the Client having to explore new avenues for the sustainable re-use of the Grade II Listed Building.

The proposals aim to sympathetically restore and re-purpose the vacant building to provide a dynamic space for showcasing Ecoscape UK's products which in keeping with the surrounding Clerkenwell area.

# INITIAL ANALYSIS

## LOCATION + CURRENT USE



FIGURE 3 | AERIAL VIEW LOOKING NORTH.



FIGURE 4 | AERIAL VIEW LOOKING WEST.



FIGURE 5 | AERIAL VIEW LOOKING SOUTH.



FIGURE 6 | AERIAL VIEW LOOKING EAST.

## INITIAL ANALYSIS

### LOCATION + CURRENT USE

#### 1.2 | LOCATION

The site is located on the corner of Mount Pleasant and Warner Street within the London Borough of Camden, bordering the districts of Holborn to the south west, with Clerkenwell and Farringdon to the east.

#### 1.3 | SITE DESCRIPTION

The site for development is a Grade II Listed, former Public House accessed off both Mount Pleasant and Warren Street stepping from 2 to 3 Storeys on the corner. The building is situated on a prominent corner plot and retains much of its initial character. The frontage addressing Mount Pleasant forms the end of a terrace of 6 properties which are dated from the early 18th century and also hold a Grade II listing.

The terrace was originally constructed as three story townhouses however changes throughout the late 19th century and beyond have resulted in the conversion of the ground floor level into shop fronts for varying commercial use.

The surrounding context comprises a variety of architectural styles and uses from commercial, residential and mixed use developments which contribute and feed into the success of the area.

#### 1.4 | EXISTING BUILDING

In 1872 the original building was constructed as a public house fronting Mount Pleasant with the later addition of an extension along Warner Street in 1925.

The building is three storeys in height, stepping down to two stories along the Warner Street extension with a basement level below. The ground floor is open plan in layout with access to a small central courtyard along the Warner Street extension. The first and second floors reduce in scale respectively.

The original character of the exterior has remained largely the same and should be considered in any proposed design to retain the street frontages complimenting the surrounding context. The ground floor comprises traditional public house features such as large windows, stall risers and fascias.



FIGURE 7 | AERIAL VIEW 01 SHOWING THE ROOF SCAPE WHILST THE SITE UNDER REFRUBISHMENT.



FIGURE 8 | AERIAL VIEW 02 SHOWING THE ROOF SCAPE WHILST THE SITE UNDER REFRUBISHMENT.

## INITIAL ANALYSIS

### LOCATION + CURRENT USE



FIGURE 9 | STREET VIEW FROM THE CORNER OF MT. PLEASANT AND WARREN ST.



FIGURE 10 | STREET VIEW OF WARREN ST. ELEVATION.



FIGURE 11 | STREET VIEW FROM PHOENIX PLACE.



FIGURE 12 | STREET VIEW FROM MT. PLEASANT.

## INITIAL ANALYSIS

### LOCATION + CURRENT USE

#### 1.5 | LISTING

##### OFFICIAL LIST ENTRY:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113149

Date first listed: 14-May-1974

List Entry Name: APPLE TREE PUBLIC HOUSE

Statutory Address 1: APPLE TREE PUBLIC HOUSE, 45, MOUNT PLEASANT

##### LOCATION:

Statutory Address: APPLE TREE PUBLIC HOUSE, 45, MOUNT PLEASANT

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 31072 82201

#### 1.6 | DETAILS

##### CAMDEN

TQ3182SW MOUNT PLEASANT 798-1/97/1162 (East side) 14/05/74 No.45 Apple Tree Public House

##### GV II

Public house. Mid C19, altered C20. Grey stock brick with stucco dressings. 3 windows with 3-window return and 4-window 2 storey extension to Warner Street. 3 storeys and cellars. C20 wooden public house frontage with pilasters supporting a fascia, with original consoles, and windows with small panes. Segmental arched 1st floor 4-pane sashes with moulded hoods and keystones, linked by impost bands. Moulded 2nd floor string. 2nd floor architraved sashes. Cornice topped by a parapet with pierced decoration.

INTERIOR: altered.

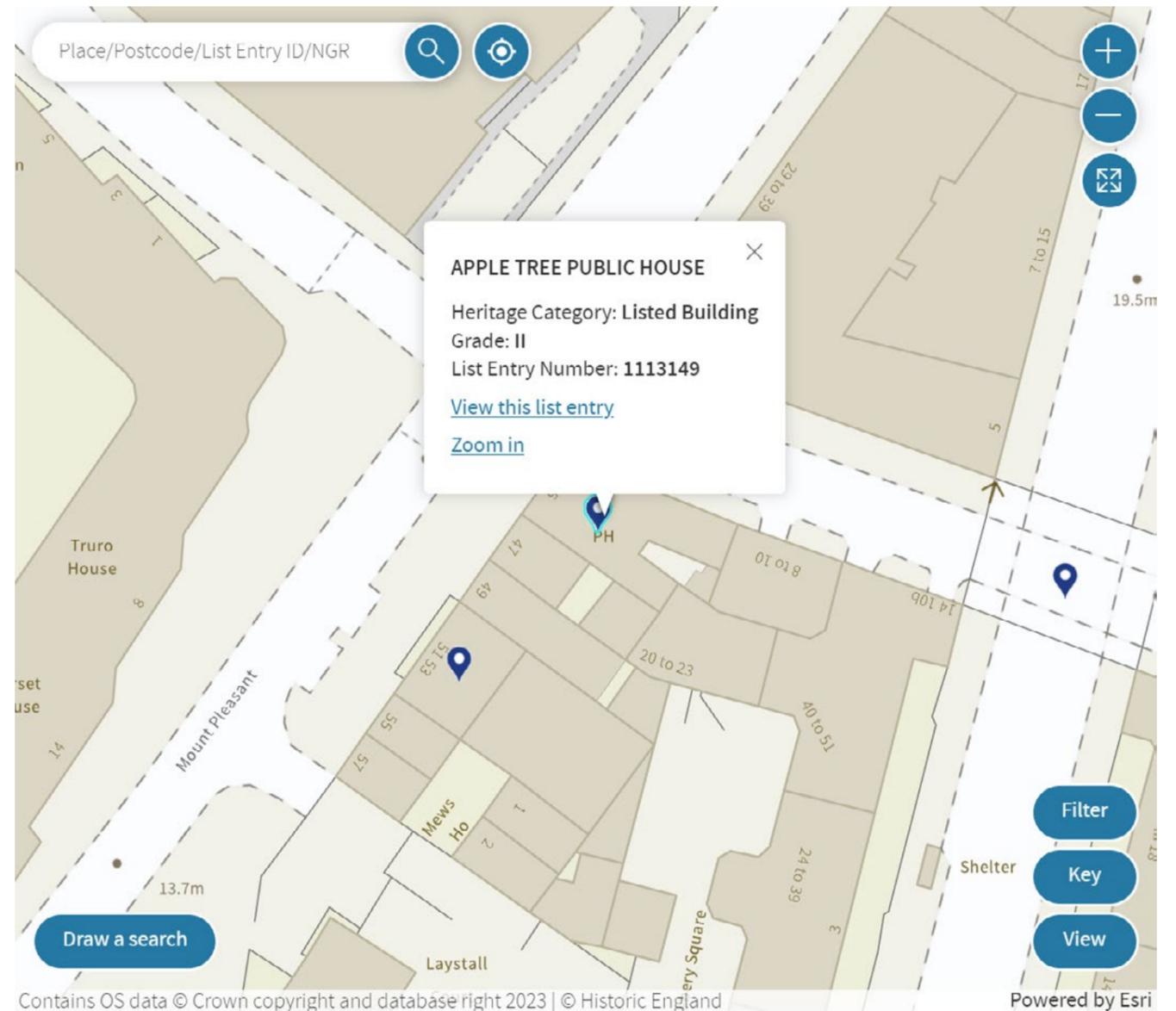


FIGURE 13 | LISTING MAP TAKEN FROM HISTORIC ENGLAND.

## INITIAL ANALYSIS

### LOCATION + CURRENT USE

#### 1.7 | CONSERVATION AREA

No. 45 Mount Pleasant is situated within the Hatton Gardens Conservation Area which was adopted by London Borough of Camden in September 2017. Clerkenwell Green Conservation Area is situated in the London Borough of Islington just to the east of this.

#### 1.8 | PLANNING HISTORY

The Apple Tree 45 Mount Pleasant London WC1X 0AE (2010/1375/P) Granted (May 17 2010) - Full Planning Permission

*External alterations at ground floor level including the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation to existing public house (Class A4).*

The Apple Tree, 45 Mount Pleasant, London, WC1X 0AE (2010/1207/L) Granted (May 17 2010) - Listed Building Consent

*Internal and external works of alterations in connection with the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation; the creation of a fire escape route from upper floors to ground floor and addition of glazed screen on existing internal staircase to existing public house (Class A4)*

The Apple Tree 45 Mount Pleasant London WC1X 0AE (2020/0760/P) Granted Subject to a Section 106 Legal Agreement (Sep 24 2020) - Full Planning Permission

*Demolition of existing rear outbuilding and erection of courtyard garden room; erection of two storey toilet block; installation of plant enclosure; enlargement of the existing basement; and various repair and refurbishment works in connection with expansion of public house (Class A4).*

The Apple Tree 45 Mount Pleasant, 2 & 4 Warner Street London WC1X 0AE (2020/0862/L) Granted (Sep 24 2020) - Listed Building Consent

*Demolition of existing rear outbuilding and erection of a courtyard garden room; erection of two storey toilet block; installation of plant enclosure; enlargement of the existing basement; and various internal and external repair and refurbishment works.*

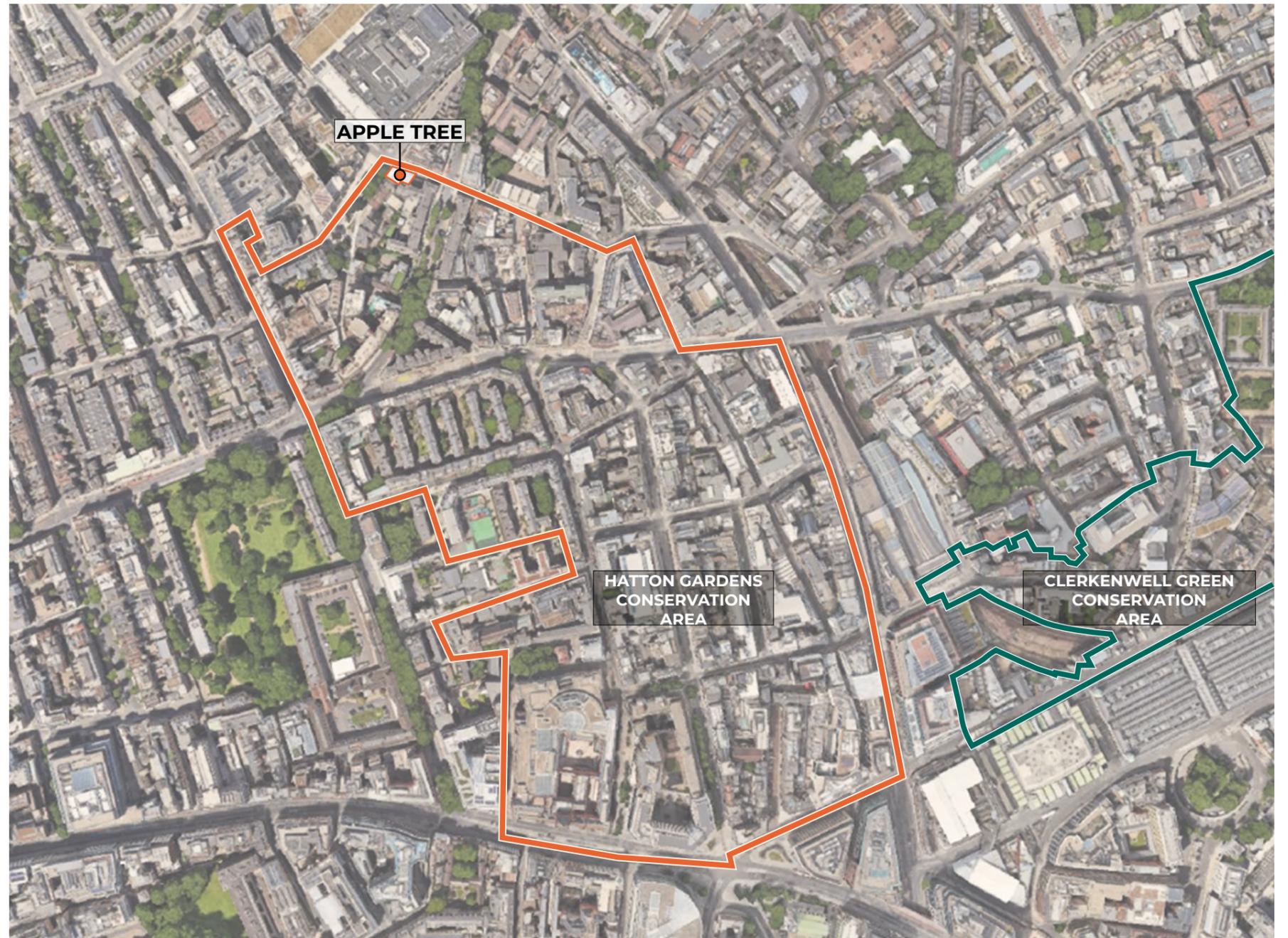


FIGURE 14 | CONSERVATION AREA DIAGRAM.

## INITIAL ANALYSIS

### LOCATION + CURRENT USE

#### 1.9 | USE IN CONTEXT

The current use class is A4 however the building has not operated as a public house for more than 4 years.

The diagram here shows the amount of public houses (not including bars or licensed restaurants) within a 2km radius.

There are approximately 123 public houses across the Clerkenwell, Holborn and Farringdon districts.

With this in mind and the issues with the Licensing Agency refusing renewal on the existing premises, it is considered the change of use to a showroom is suitable for the site and in-keeping with the surrounding commercial units and wider scale context.

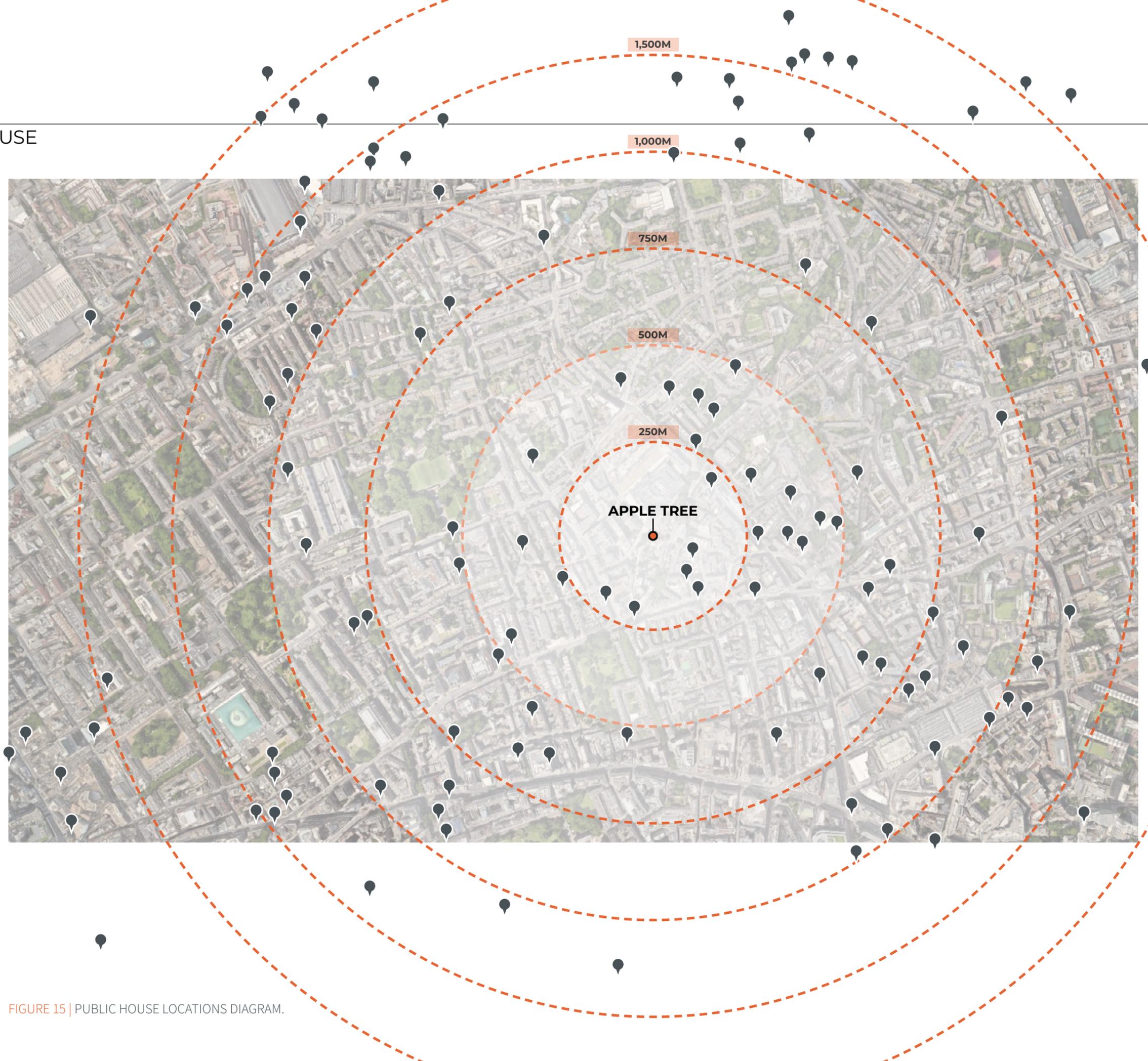


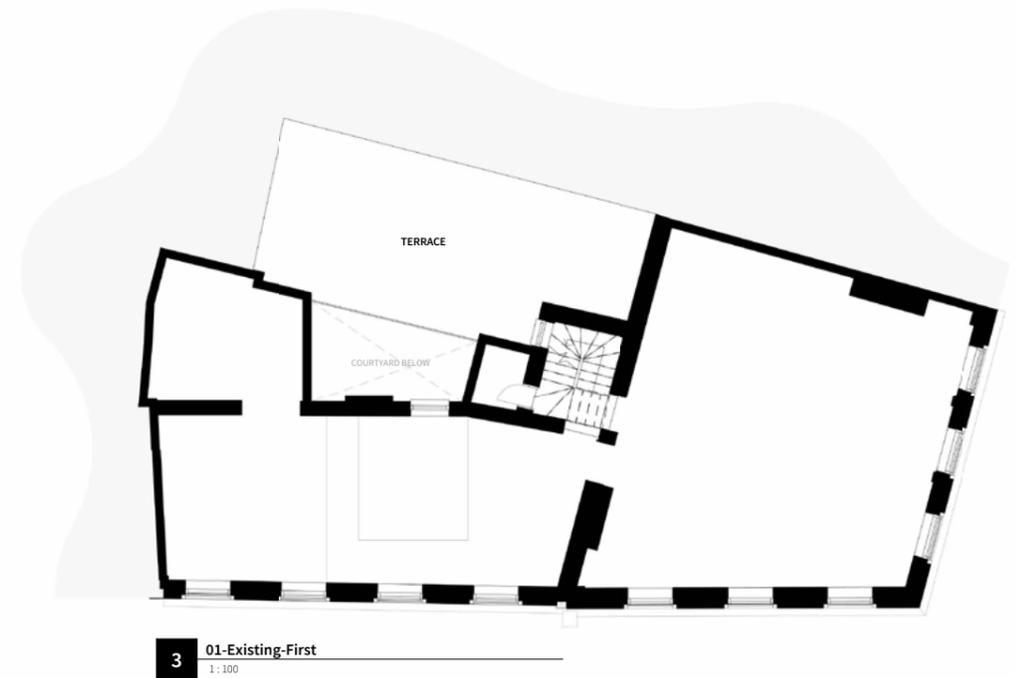
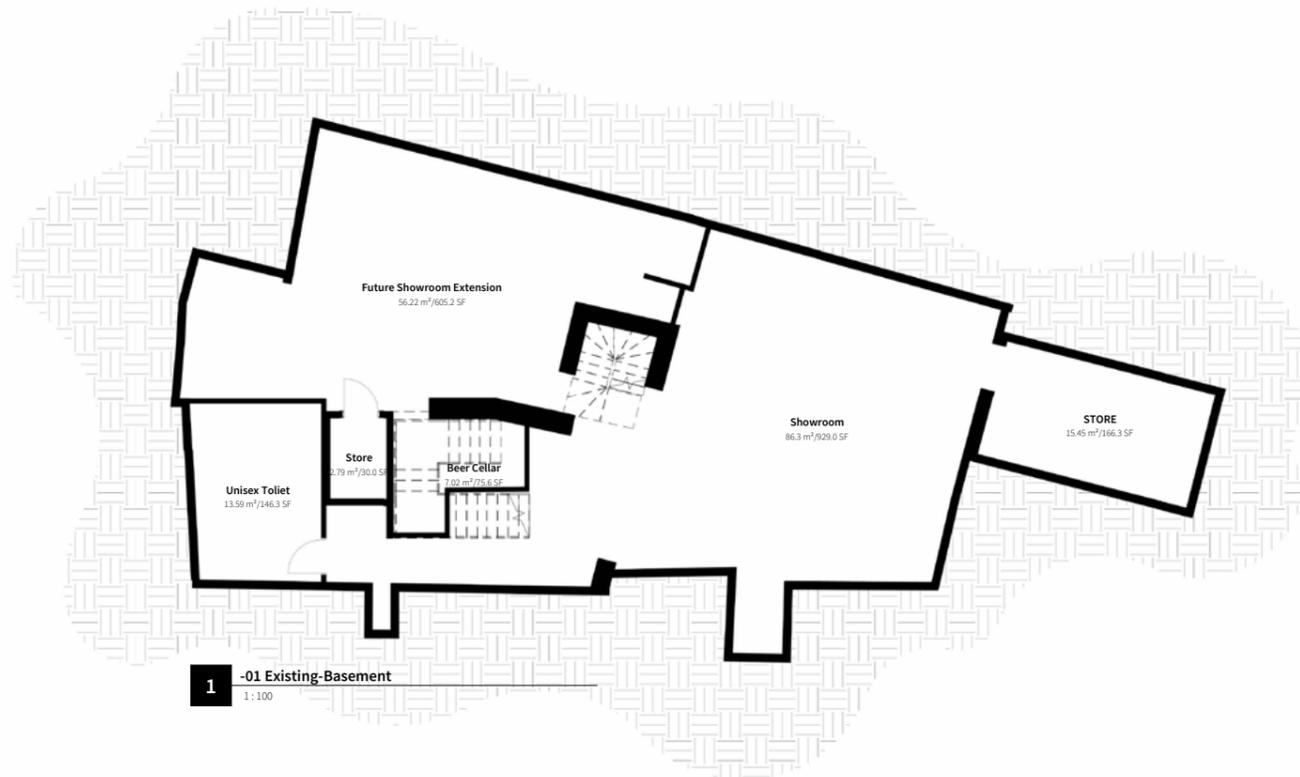
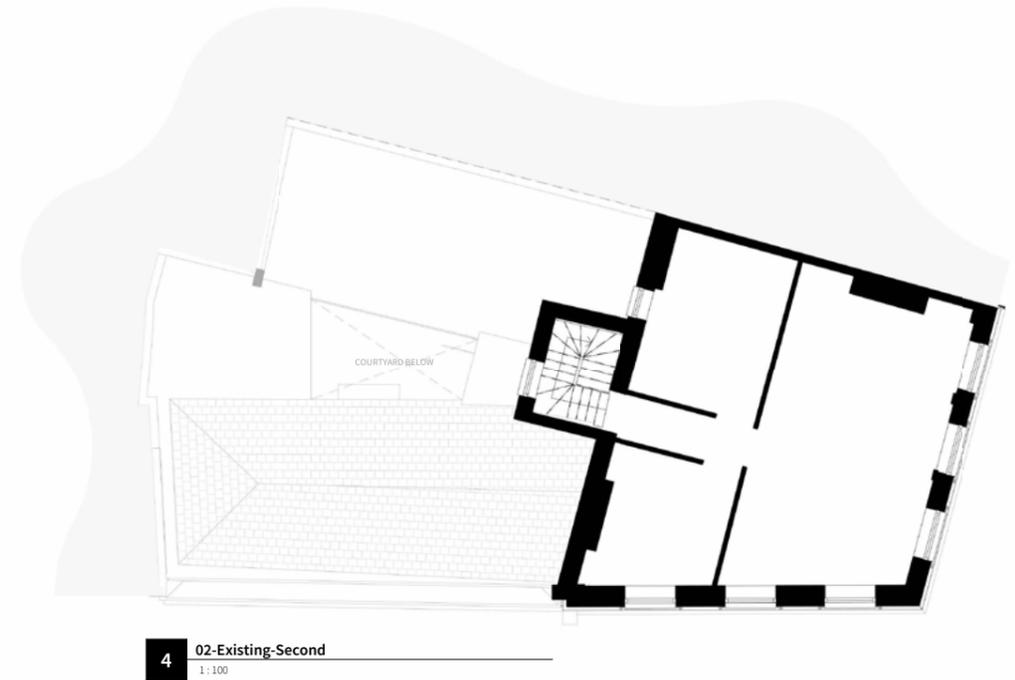
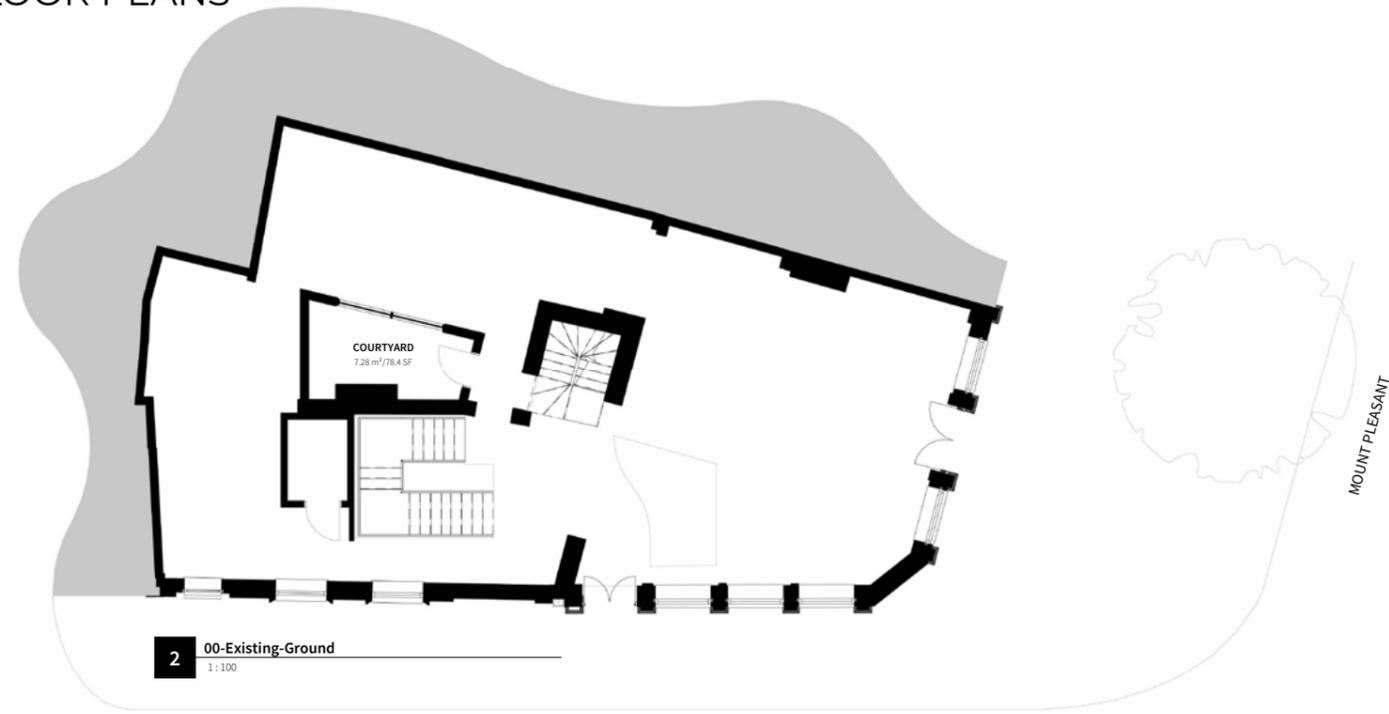
FIGURE 15 | PUBLIC HOUSE LOCATIONS DIAGRAM.

# EXISTING

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PLANS, ELEVATIONS + PHOTOGRAPHS

# EXISTING FLOOR PLANS



# EXISTING ELEVATIONS



**1** WARNER STREET ELEVATION  
1:50



**2** MOUNT PLEASANT ELEVATION  
1:50

# EXISTING PHOTOGRAPHS

## 2.1 | BASEMENT + GROUND

The photographs here show the current condition of the external, basement and ground floor levels following the internal alterations carried out under approvals: 2020/0760/P and 2020/0862/L.

Photographs were taken on the morning of 7th November 2023.



FIGURE 16 | EXTERNAL



FIGURE 17-18 | BASEMENT

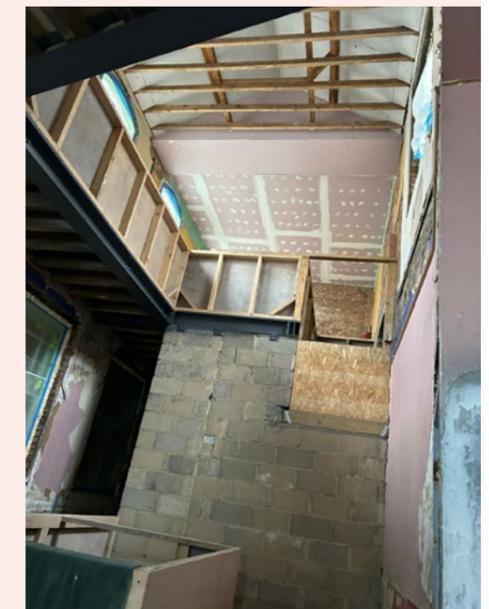
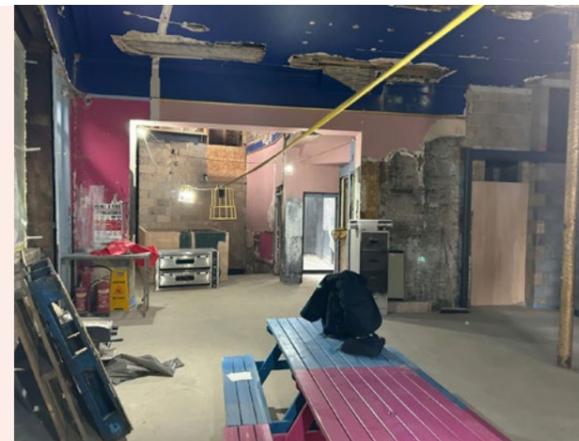


FIGURE 19-24 | GROUND

# EXISTING PHOTOGRAPHS

## 2.1 | BASEMENT + GROUND

The photographs here show the current condition of the first and second floor levels following the internal alterations carried out under approvals: 2020/0760/P and 2020/0862/L.

Photographs were taken on the morning of 7th November 2023.



FIGURE 25-28 | FIRST

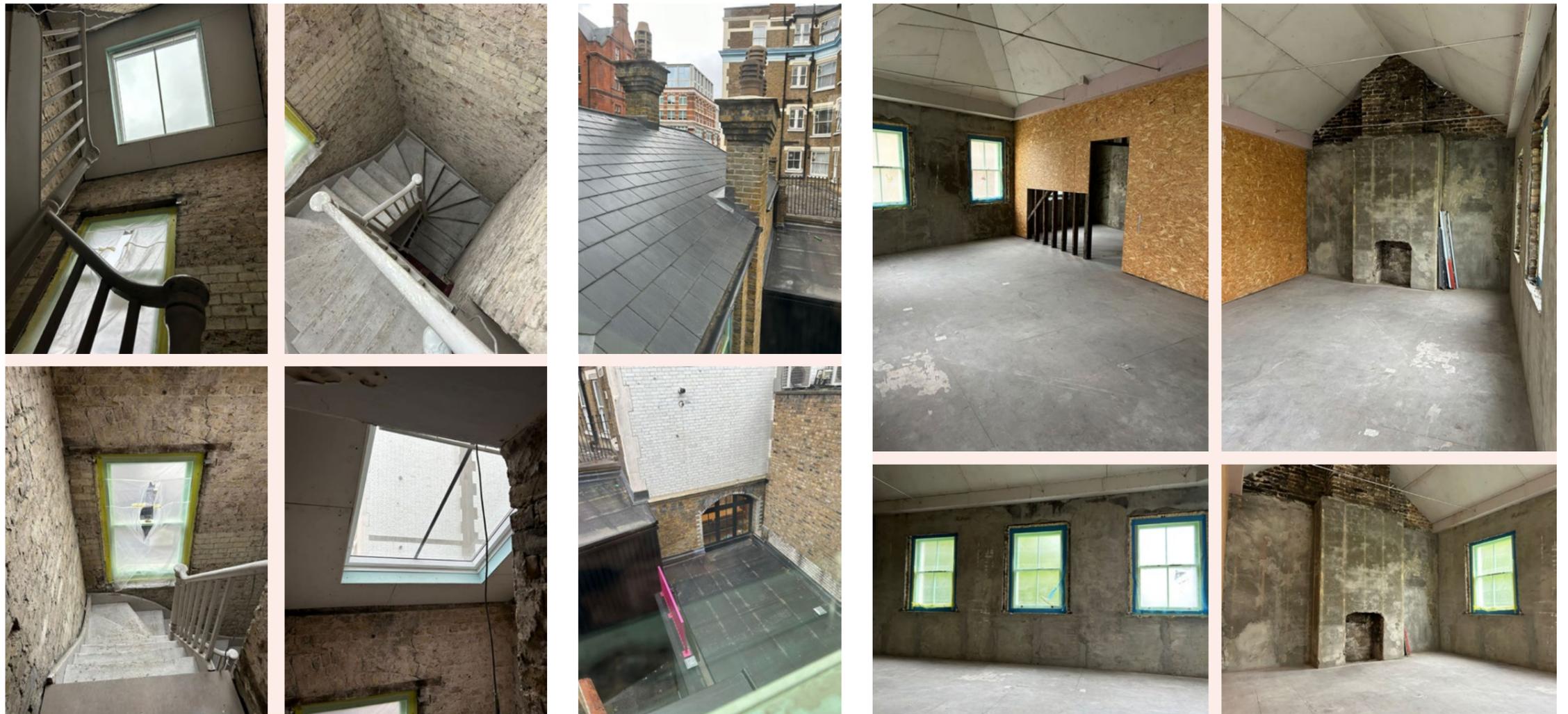


FIGURE 29-38 | FIRST TO SECOND

# PROPOSALS

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PLANS, ELEVATIONS + VISUALS



## PROPOSALS

### DESIGN STRATEGY

#### 3.1 | INTRODUCTION

The conversion of the Grade II listed pub into Showroom Space and Living Accommodation represents a significant endeavour blending historical preservation with contemporary functionality and sustainability principles.

#### 3.2 | SUSTAINABILITY AND HERITAGE

Working with the existing fabric, salvaging, and re-purposing materials of the existing building will result in minimising waste and embodied energy. Furthermore, utilisation of modern standard energy-efficient lighting and appliances look to further reduce energy consumption and greenhouse gas emissions.

A selection of quality, sustainable building materials will be used with low environmental impact such as FSC-Certified timber and recycled products where feasible.

Careful consideration is to be given into the life-cycle impacts of materials and finishes through sourcing, manufacturing, transportation, and disposal which ties in with the philosophy of Ecoscape, the end user of the showroom space.

Ecoscape believe that, *"sustainability and recycled materials are essential for the future of our environment. It is for this reason that we at Ecoscape are committed to ethically producing all of our products with a high percentage of materials that would have otherwise ended up in a landfill."*

A respectful restoration, adaptive reuse, and conversion of this vacant building will contribute positively to the surrounding built environment with minimal effect to the external appearance preserving the pub's historical features, maintaining its significance within the area.

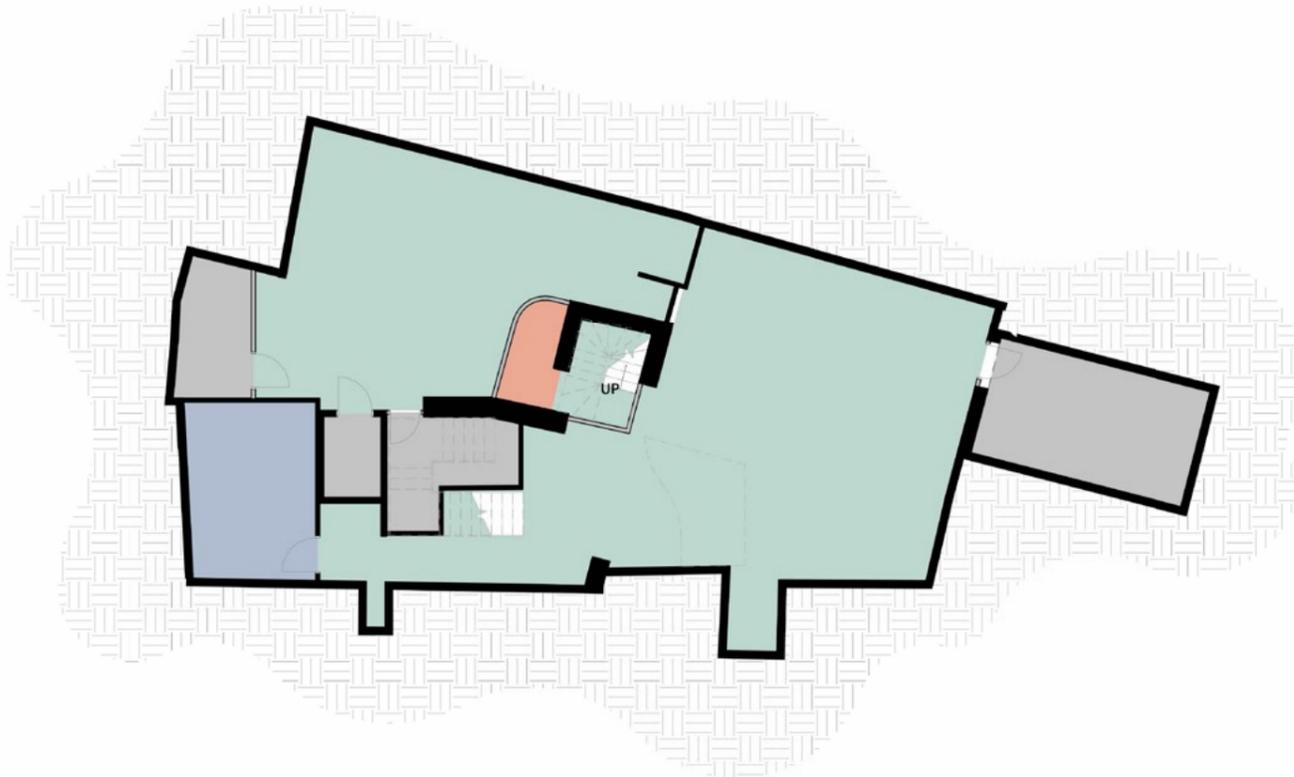
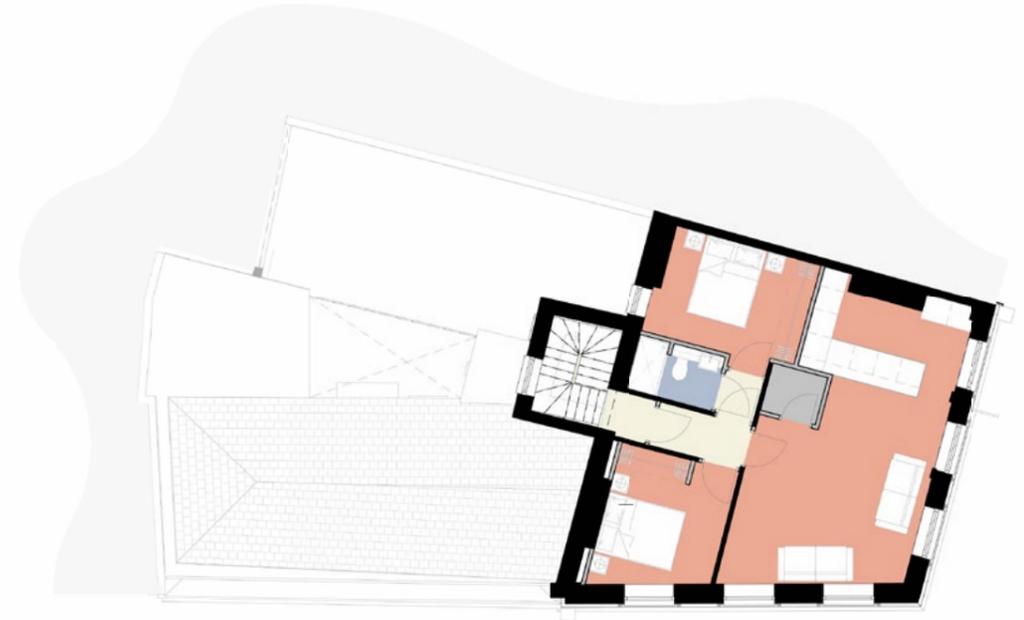
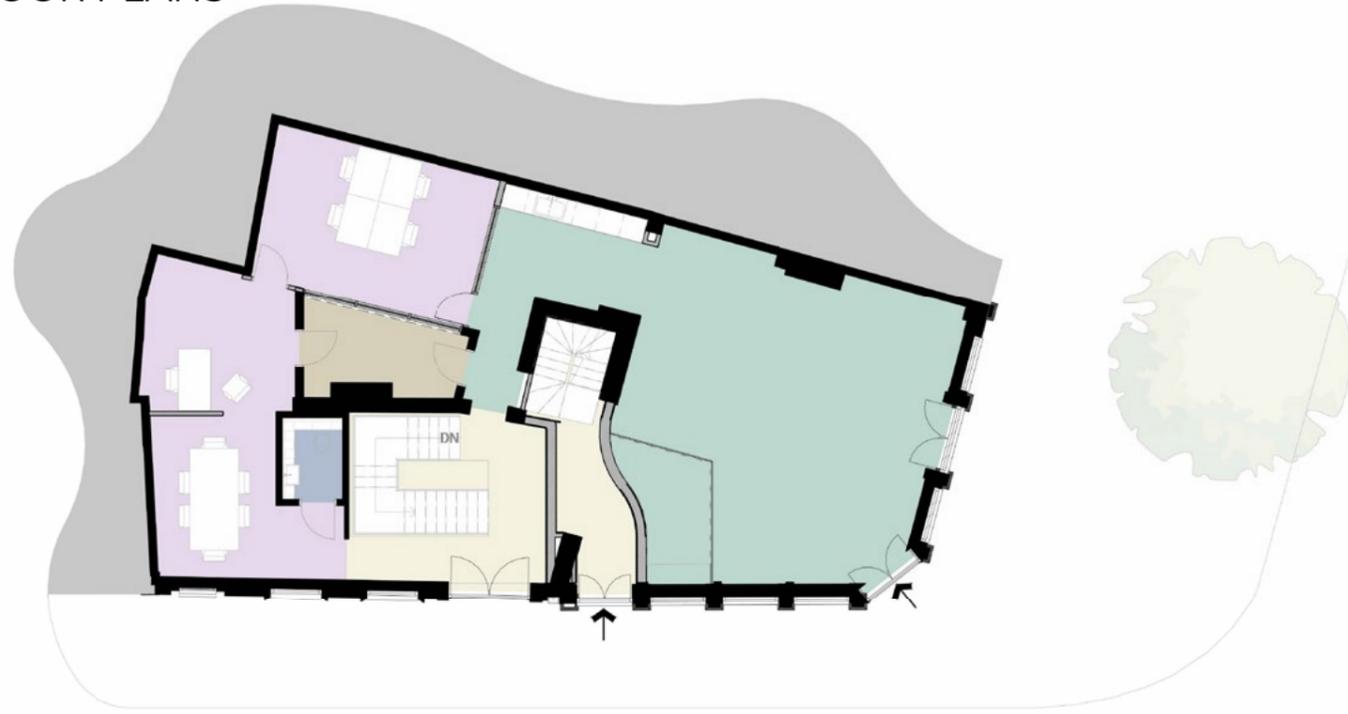
By integrating sustainable design principles and preserving heritage assets we aim to create a lasting positive impact on both the built environment and the local community.



FIG 39 | CORNER PERSPECTIVE FROM THE WALKER STREET / MOUNT PLEASANT JUNCTION

# PROPOSALS

## FLOOR PLANS

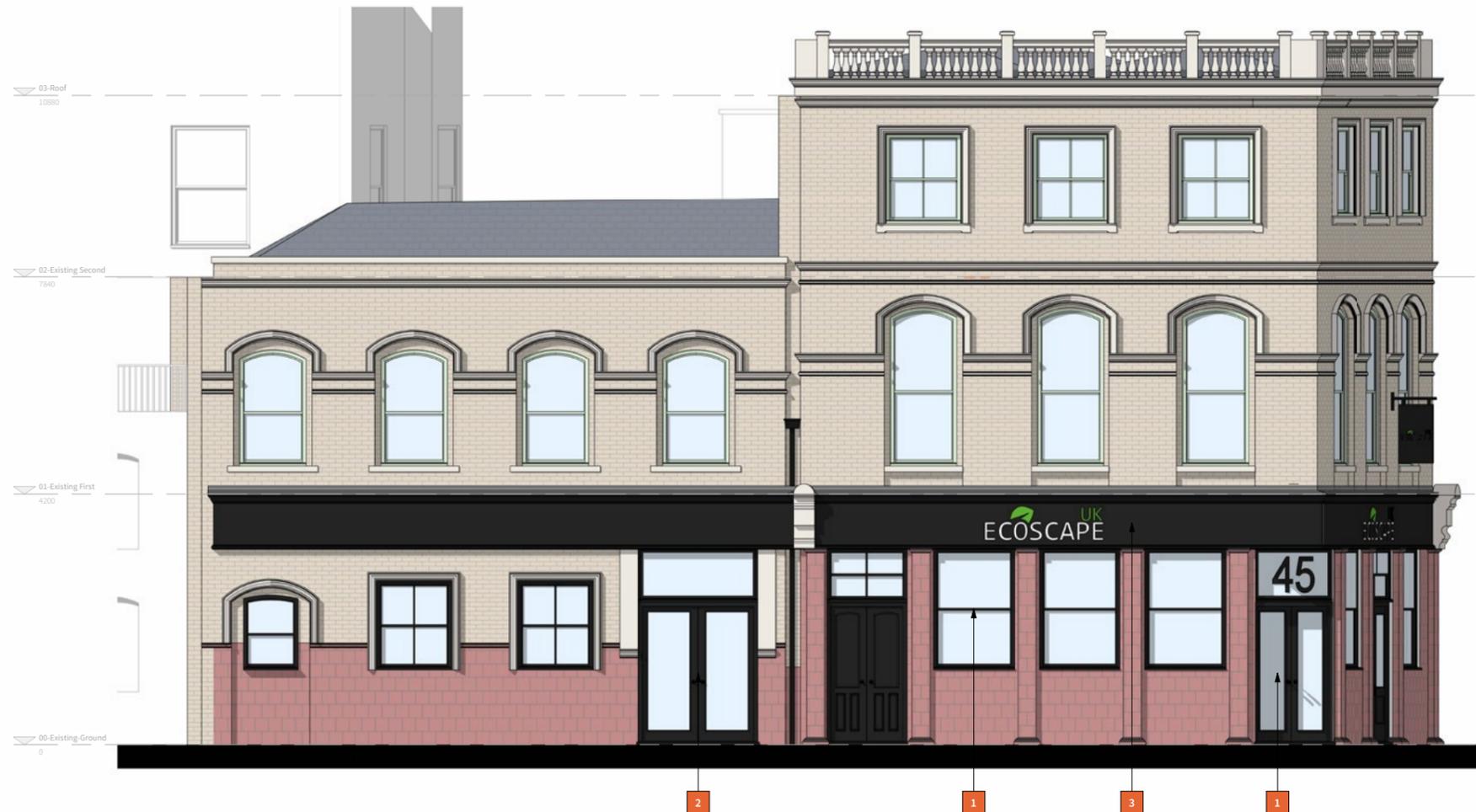


# PROPOSALS

## ELEVATIONS

MATERIALS KEY

- 1 EXISTING TIMBER WINDOWS - REPAINTED BLACK
- 2 DOUBLE GLAZED DOOR - BLACK
- 3 COMPANY SIGNAGE - BLACK



**1** Front Elevation  
1:50



**2** MOUNT PLEASANT ELEVATION  
1:50

# PROPOSALS

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## VISUALS



FIG 40 | CORNER PERSPECTIVE FROM THE WALKER STREET / MOUNT PLEASANT JUNCTION

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