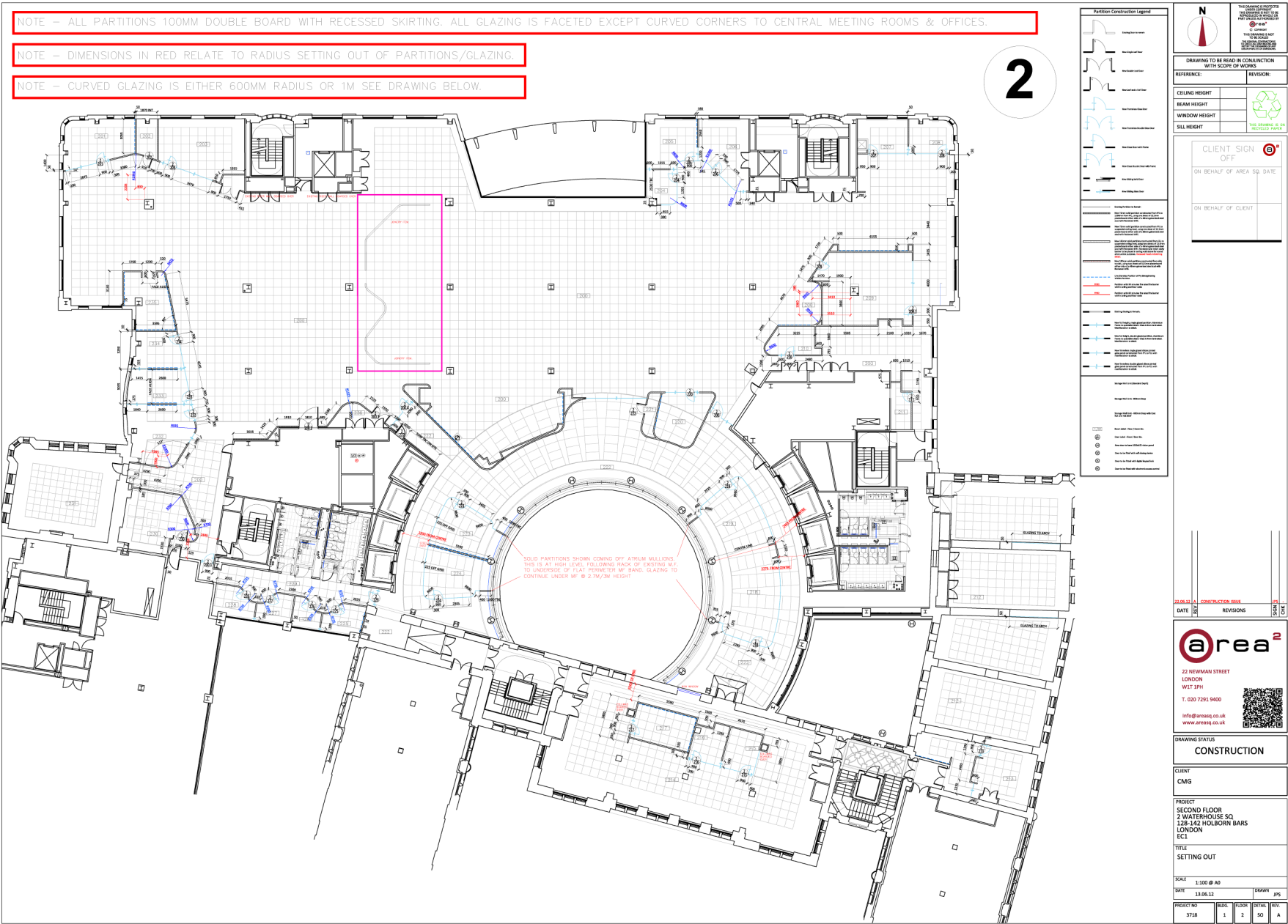


# 4.1 PROPOSALS

At Second Floor level, a similar scheme of works is proposed, in an area with a similar layout, and arrangement of more significant spaces, including areas within the former Wood’s Hotel, Ridler’s Hotel and Brooke Street blocks. New flooring is proposed throughout the first and floor in order to improve the legibility of the office space for clients and employees. New partitions are further proposed at this level in order to facilitate a more efficient use of the floorspace. New lighting schemes will serve to enhance these physical changes in the specified areas.



**Figure 32:** Partition plan, indicating the new partitions to be added to the internal spaces at second floor level at 2 Waterhouse Square. Further works are proposed to the ceilings and floors of the building.

# 4.2 DESIGN AND ACCESS

The following Design and Access Statement explains the processes which have led to the final development proposal. The following sections thus expand upon the merit of design for the internal alterations and the way they fit into the wider context of the historic building.

## Design

### Use

The parts of the building which are to be affected by the proposals will not alter away from their current office use.

### Amount

The works are to be limited to the main office areas within 2 Waterhouse Square, and will not alter the quantity of floor space within the building. The new partitions are to improve the legibility of the office for both clients and employees and to facilitate a more efficient use of space, and the proposals are therefore subservient to the existing fabric of the interior.

### Layout

The proposed layout of these internal works is subservient to the existing forms of the historic parts of the building, whilst contributing to an improved office interior. The proposed partitions to be inserted at the first and second floor levels have been designed to be as non intrusive as possible to any original fabric and fit well into the current layout of the office space. The orientation of these insertions has been planned in order to provide the greatest level of accessibility between the areas.

### Scale

These proposals relate to the human scale of the office through the introduction of both full height and half height partitions. These lower height partitions will prevent the insertions from any appearance of overbearing within the office interior.

### Landscaping

This application requires no landscaping elements due to the confinement of the proposals to the interior of the building.

### Appearance

The colours and textures of the materials to be used in the rejuvenation of the office have been chosen to complement the existing colour scheme and to ensure a light, bright atmosphere to improve the working environment. They constitute the following:

- The internal partitions to be inserted at the first and second floors will consist of: plasterboard, glazing, specialist joinery and stained timber.
- The floor materials are to be a mixture of ceramic and stained parquette tiles, noraplan rubber flooring, bolon mixed tiles, EGE carpets and vorwerk scale tiling. All man-made materials are to be in pastel colours tiling is to be in pastel colours.
- The light fittings vary dependent on the area within the building they are to be fitted. In general these will be recessed into the ceilings in order to reduce any extrusion that could clutter the office atmosphere. Those light fittings proposed for the reception area are however more decorative and include overhead lighting and hallow lighting. This contrast in materials and fittings will provide a contrast which will serve to enhance the important access areas for the building.
- The new ceilings to be introduced will either be timber lined or of plasterboard.
- It is proposed to retain the original panelling in the former Director’s Rest Room in order to preserve the special interest of the listed building.

These design choices have been made in order to relate to the appearance and character of the existing building.

### Context

This report has presented a full study of the context of the building, both in terms of its history upon the site and with the surrounding buildings, but also through the study of its architectural development. A full assessment of the relevant planning policies has been undertaken in order to understand the context of development into which the building sits within the London Borough. Furthermore, advice has been sought at the pre-application stage from officers from the Camden planning department and the relevant area advisor from English Heritage was also notified. Comments from LB Camden officers have been included in the following section, whilst English Heritage’s local areas advisor did not feel it was necessary to provide pre-application advice.

### Access

With the proposed works limited to the internal areas of the building, access to the building will not be altered in any way. Within the internal spaces, the new additions will not alter circulation or accessibility within the existing spaces.

### Listed Building Consent

The status of 2 Waterhouse Square as a Grade II\* listed building has already been acknowledged and assessed within this report. It has further been made evident that the areas in which the development is proposed are largely limited to the office block that was added to the rear of the listed building in the 1980s and 1990s. A full assessment of the affect of the proposals upon the special interest of the listed building is provided in the following section.