

# WHITE BEAR YARD

**Design and Access Statement** | London Borough of Camden



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# Foreword

This Design and Access Statement is submitted to accompany a planning application for the addition of a new external rooftop plant enclosure at White Bear Yard, Clerkenwell Road, EC1.



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*As existing drawings*

*As proposed drawings*





**SECTION I**

The site  
and context



EYRE STREET HILL

BACK HILL

CLERKENWELL ROAD



# The site and context

## **Location**

Located in the heart of Clerkenwell close to Farringdon Station with interchange to rail, underground and future Crossrail.

Site fronts onto Back Hill and Clerkenwell Road.

Site area approx 595 sqm.

The immediate area is characterised by its mixed use nature with residential developments.

Currently occupied by a range of independent businesses.





Farringdon Road

Eyre Street Hill

Back Hill

Church of St Peter  
Grade 2\* Listed

Clerkenwell Road

**HATTON GARDEN  
CONSERVATION  
AREA**

# The site and context

## **The Planning Context**

Located within the Borough of Camden, ward of  
Holborn and Covent Garden.

The site lies within the Hatton Garden Conservation Area.

White Bear Yard is not listed.

Located within the Central London Area, as defined in The London Plan.

Adjacent to the Grade 2\* Roman Catholic Italian  
Church of St Peter.

Existing use class: Business (Class B1).

The Public Transport accessibility level is excellent (6b).



## **SECTION 2**

# The existing building





WHITE BEAR  
YARD

BACK HILL

CLERKENWELL ROAD



# The existing building

## Overview

The property is a 4 storey loft style former industrial warehouse with additional part single storey roof extension.

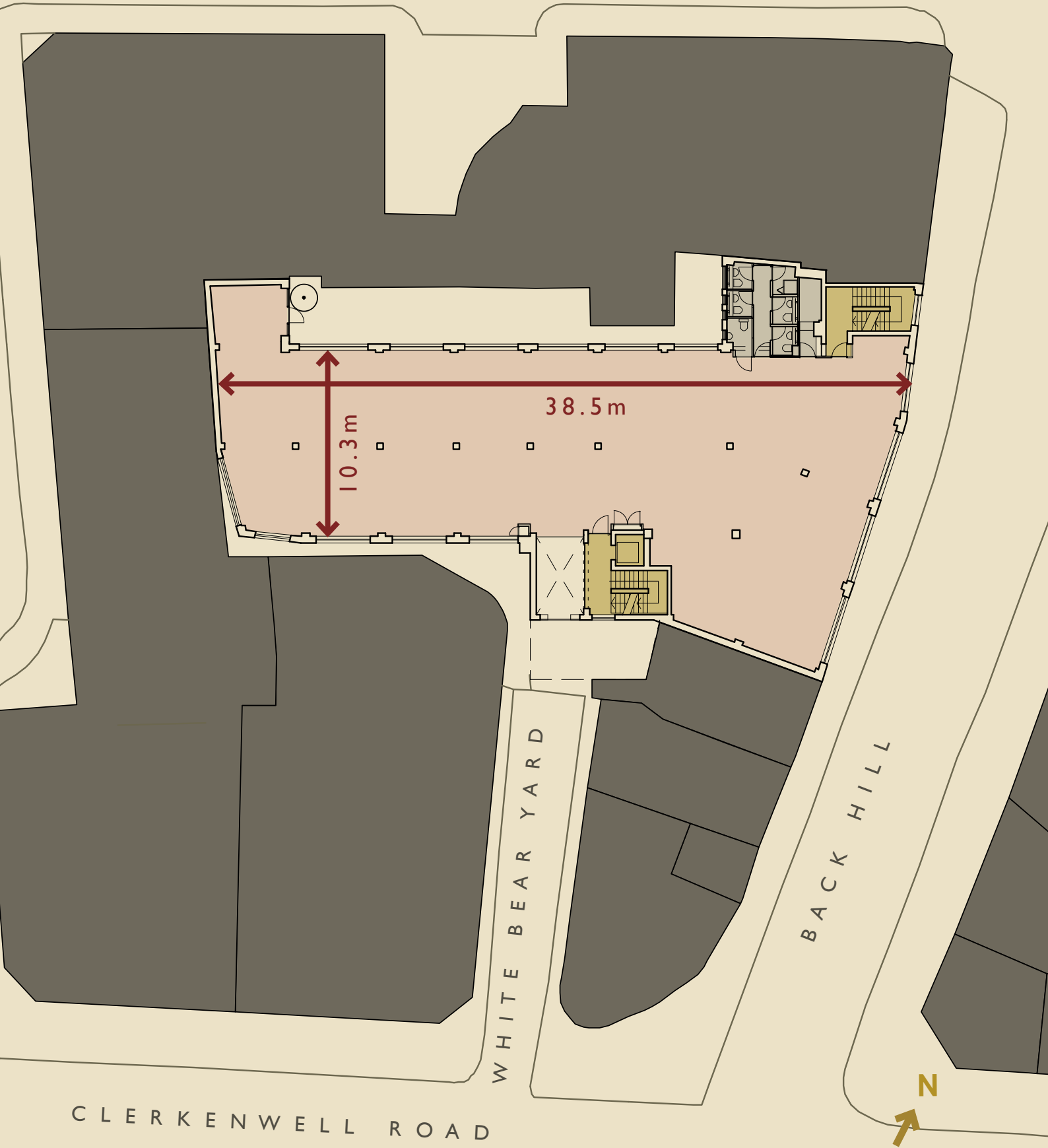
The building is situated on an enclosed site with one street facing facade to Back Hill and a primary entrance at Ground Floor level to White Bear Yard (144a Clerkenwell Road)

Secondary entrance to Back Hill at Lower Ground level

Original warehouse conversion at levels lower ground to +2

The building underwent a substantial refurbishment and extension in 1999 comprising a new entrance to White Bear Yard and roof level extension consisting of pavilion to centre of roof and additional storey to Back Hill.

S U M M E R S   S T R E E T



C L E R K E N W E L L   R O A D

B A C K   H I L L

W H I T E   B E A R   Y A R D

# The existing building

## Typical floor

Main stair and lift core to the south with void overlooking  
reception below  
(lift to 2nd floor only)

Secondary escape stair to north west accessing Back Hill

WC core adjacent secondary stair

Additional external spiral escape stair to northern lightwell





# The existing building

## Entrance and Reception

Glazed south facing entrance canopy to White Bear Yard entrance.

Single storey glazed entrance leading into triple height reception lobby.

Office units at ground - 2nd floor accessed via lift and stair adjacent main reception.

Roof level accessed both from within office floorplate at 2nd floor and from rear stairwell.

Separate dedicated entrance to lower ground floor office from Back Hill.



*Lower Ground Floor Office Entrance  
from Back Hill.*





# The existing building

## **Street Facade**

Loft style former industrial warehouse of red brick with white banding detail

One street facing elevation (Back Hill)

Large multi pane W20 galvanised windows with expressed brick reveals and cills to existing building.

White rendered finish to Back Hill stair core

Single storey fully glazed elevation to roof extension (circa 1999) with canopy overhang.

Level change falling north along Back Hill (approx. 1 storey difference between White Bear Yard entrance and Back Hill entrance)







# The existing building

## **roof extension**

Square pavilion in centre of roofscape with stair connecting to 3rd floor.

Decking, planting and seating to the outer sections of roof.

Larger extension to Back Hill side of roof accessed via stairwell at NW corner.

White tiled lightwell between adjacent buildings.

Lift shaft structure and escape stair (although lift does not serve roof level).



# The existing building

## **The interior spaces**

Separate tenants on each floor.

Crowded offices with bikes stored on office floor.

Exposed concrete soffit and columns with minimal raised floor for power and data.

Dated finishes to office floors / WCs etc.

Lower ground floor office has tenant fitted cooling and higher specification finishes.



## **SECTION 3**

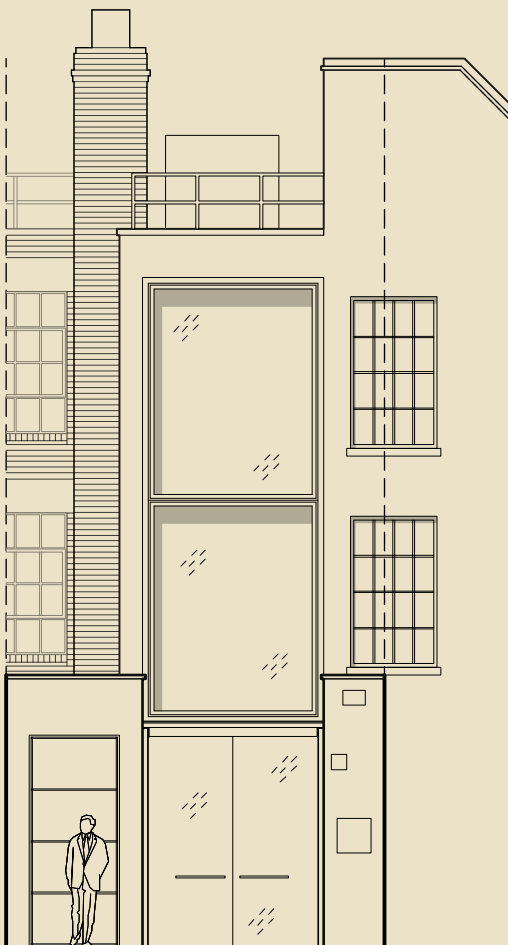
# Design proposals



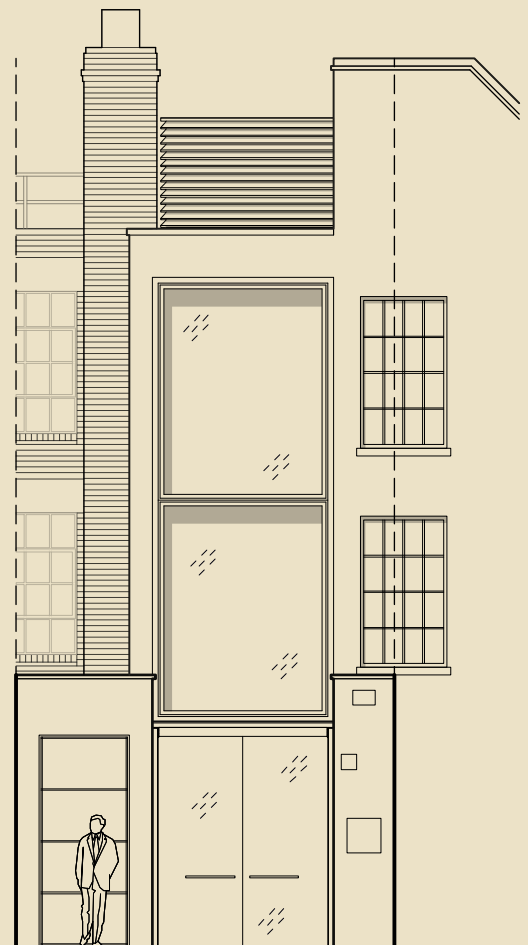
*Existing water tank with poor quality lightweight screening*



*View of existing entrance. Note visible plant at roof level.*



*Existing elevation to White Bear Yard  
with visible water tank at high level.*



*Proposed elevation to White Bear Yard  
with plant enclosure at high level.*

# Design Proposals

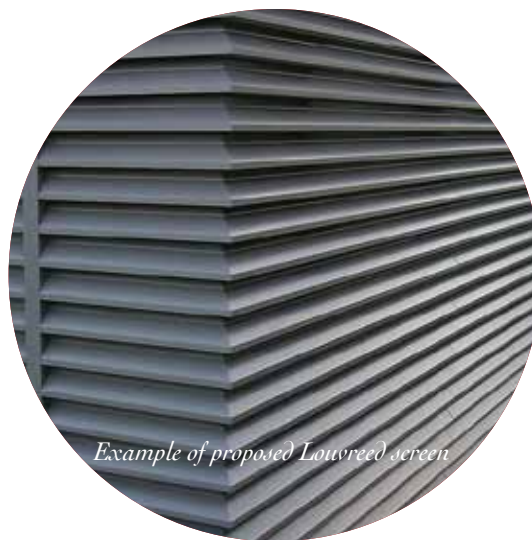
## Rooftop Plant Addition

As part of our clients desire for the building to remain attractive in the competitive Clerkenwell commercial market, we propose to undertake works to install comfort cooling and heating to the existing ground floor office space. This will be part of a larger refurbishment of the ground floor office unit. There will be no alterations to the existing internal circulation and access.

These refurbishment works necessitate the installation of a condensor unit at roof level. We propose to install a plant enclosure to screen this condensor from the street.

The enclosure will be situated at roof level above the atrium in place of the existing water tank which is unsightly and obsolete. The enclosure is to be set back from the existing parapet.

The screen will be formed of acoustic louvres designed to attenuate the noise produced by the condensor and will be galvanised metal to match the existing window frames.



*Example of proposed Louvre screen*



LIGHTWELL

AHU

AHU

AHU

WHITE BEAR YARD

BACK HILL

CLERKENWELL ROAD

*Proposed Ground Floor Plan illustrating position of AHUs to Ground Floor Unit. AHU position corresponds to location of grille to facade.*



# Design Proposals

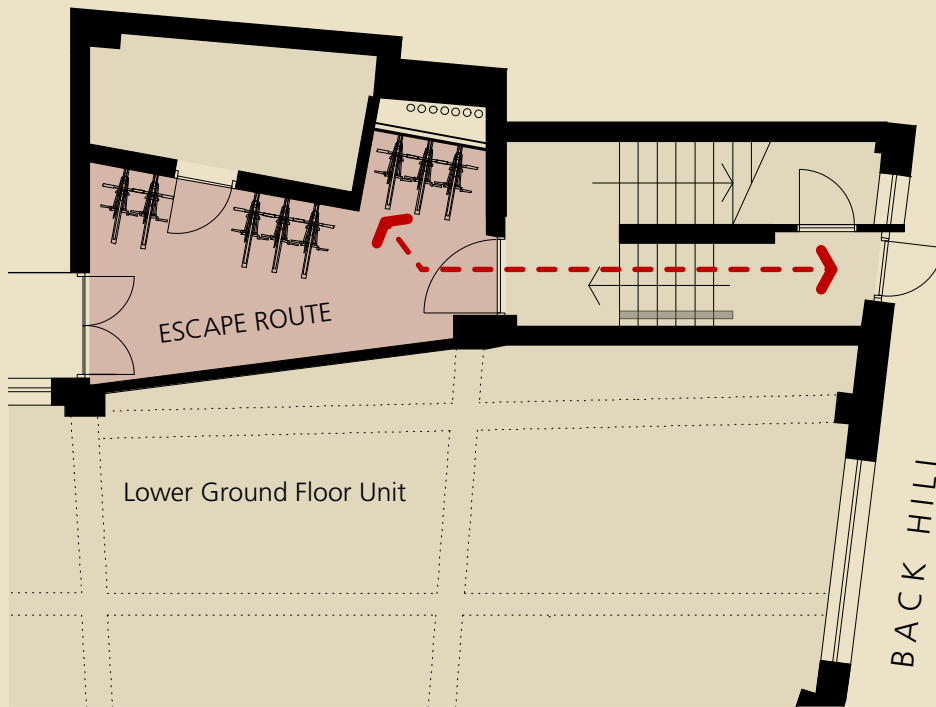
## **Minor Facade Works**

Additionally we propose to install 3 no. ceiling mounted air handling units within the ground floor office space. This will necessitate 3 no. small grilled openings at ground floor ceiling level on the facade.

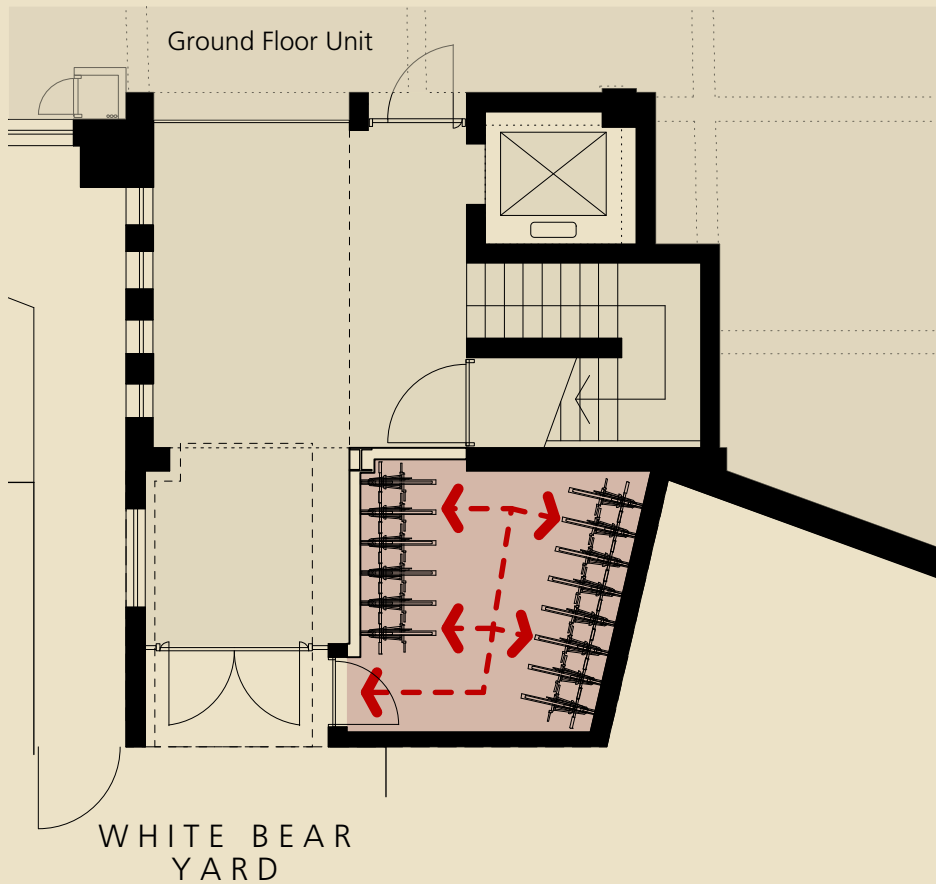
The position of the new AHUs and grilles have been carefully considered to minimise their visibility from the street.

Each grille is positioned facing into a lightwell rather than on the more prominent street elevations to Back Hill & White Bear Yard.

The proposed grilles will be designed to fit sensitively within the elevation and coloured to match their surroundings in order to reduce their overall visual impact.



*Cycle storage at Lower Ground Floor adjacent secondary escape stair, accessed from Back Hill. Storage for 8 bicycles.*



*Cycle storage at Ground Floor level adjacent main entrance from White Bear Yard. Storage for 14 bicycles.*

# Design Proposals

## Cycle Storage

Further to the proposed refurbishment of the ground floor office unit, we also propose to introduce new secure communal cycle storage to the building in two locations. This will have no impact on the existing external elevations of the building.

The primary storage will be accessible adjacent the main entrance from White Bear Yard at Ground Floor level. This area will provide space for 14 bikes.

An additional storage area is to be provided at Lower Ground Floor level, adjacent the secondary stairwell and accessed from Back Hill. This area will provide storage for 8 bikes, subject to fire officer approval.

All cycle storage will be wall mounted, allowing for bicycles to be stored vertically with secure locking.



# BuckleyGrayYeoman

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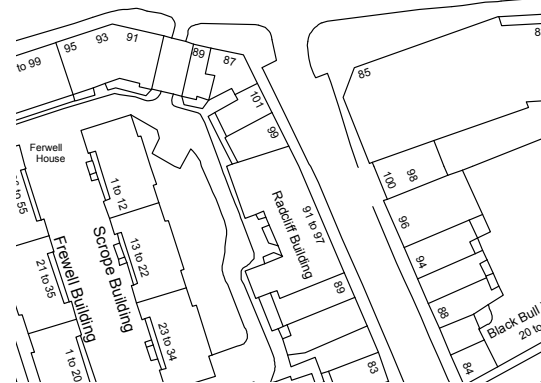
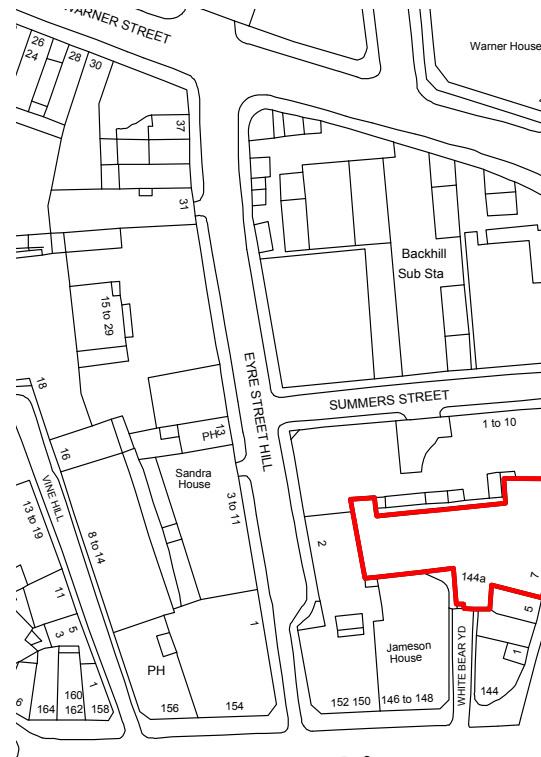
# WHITE BEAR YARD

Planning Drawings | London Borough of Camden





As existing drawings



LOCATION PLAN  
1:1250@A3

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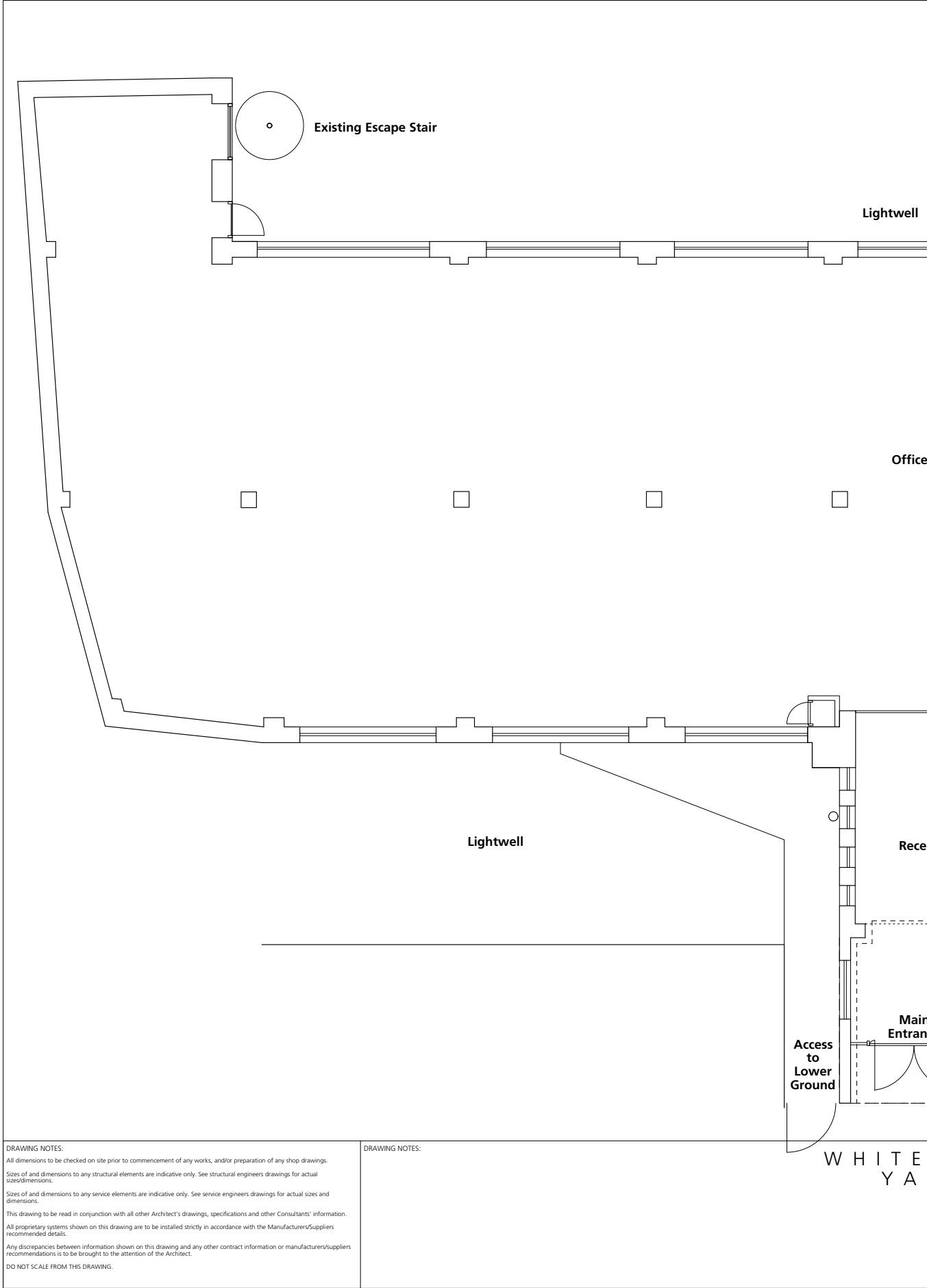
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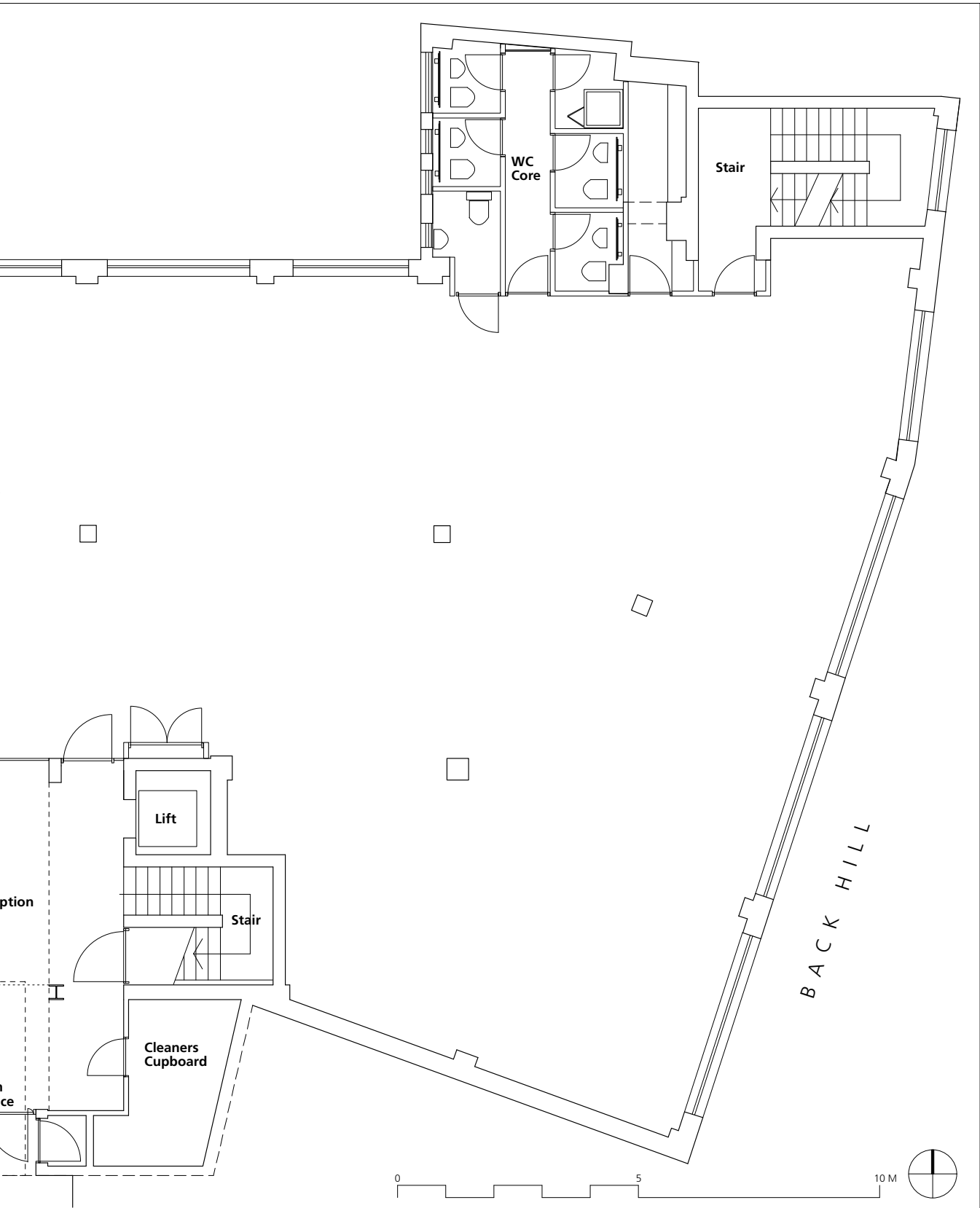
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STATUS	REVISION	DATE	Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and must be handled in strict confidence.		PROJECT	Stanhope		



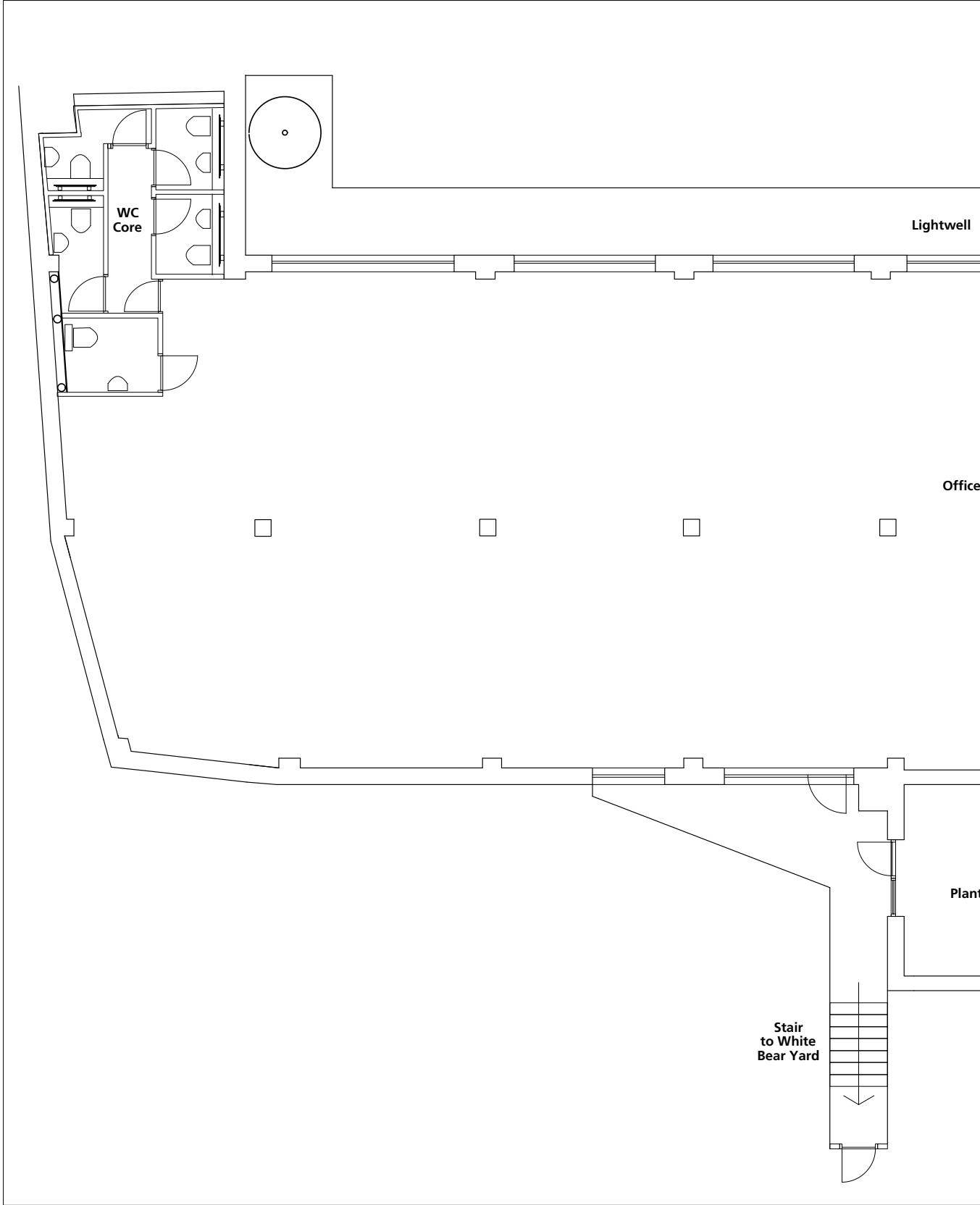
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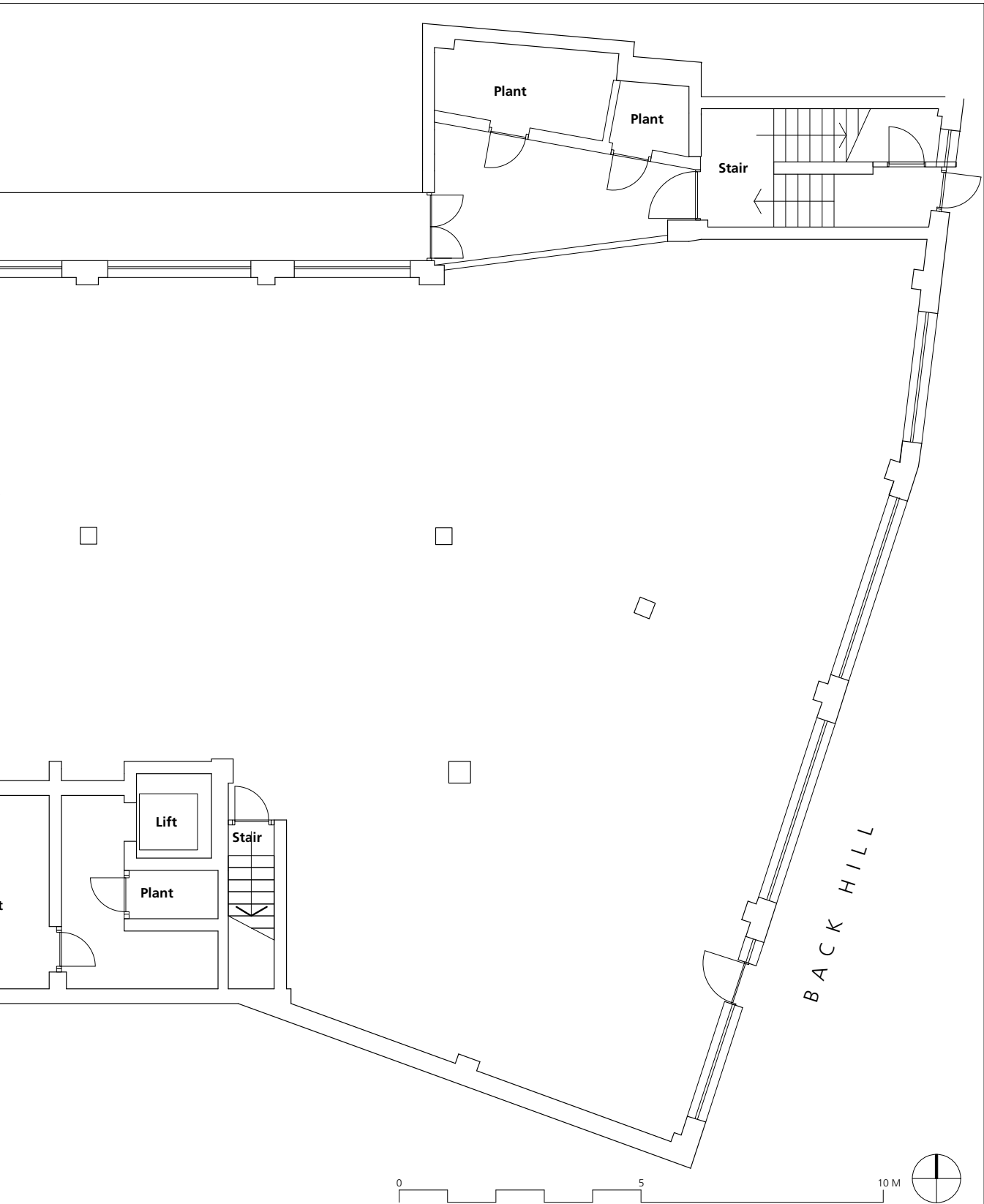


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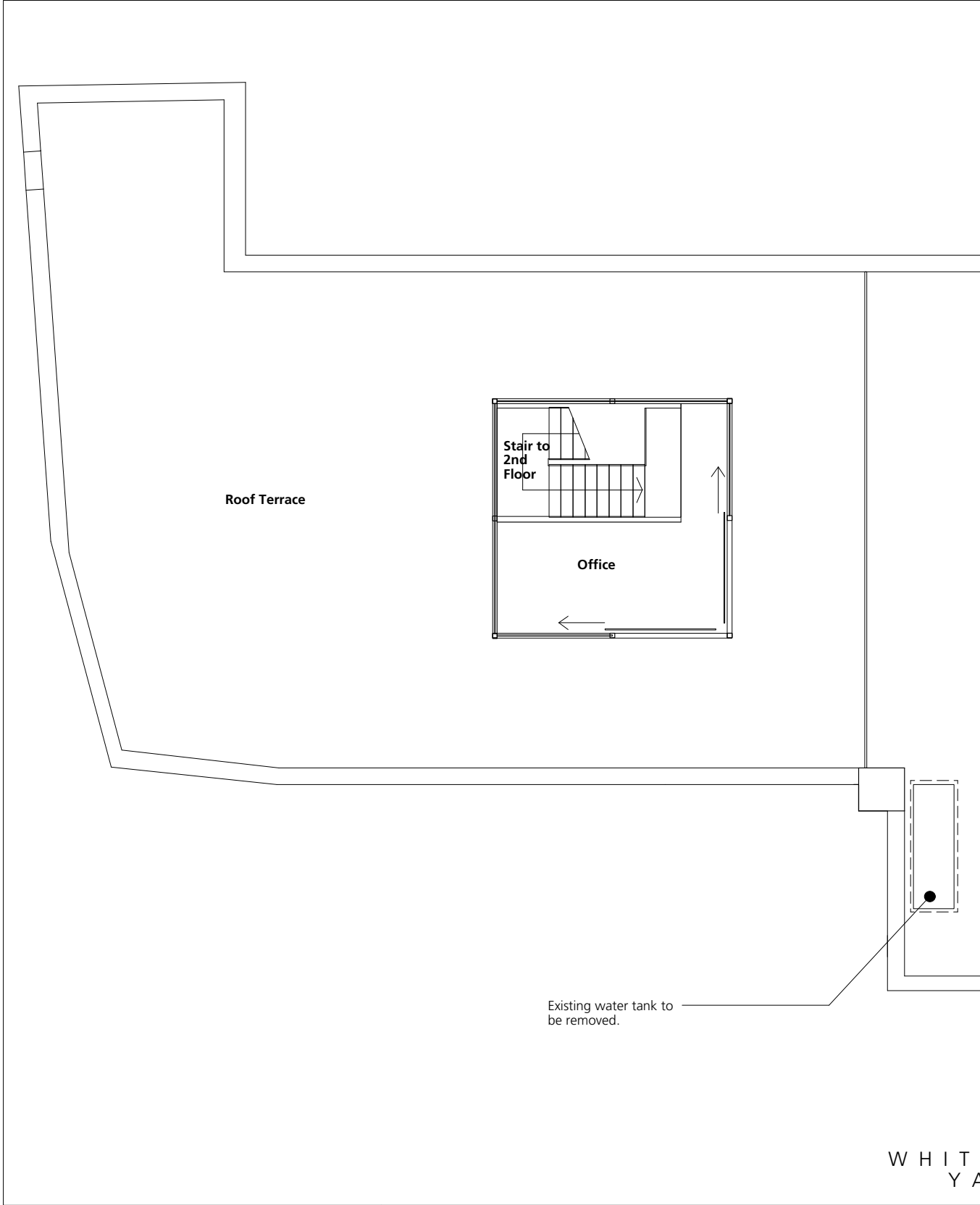


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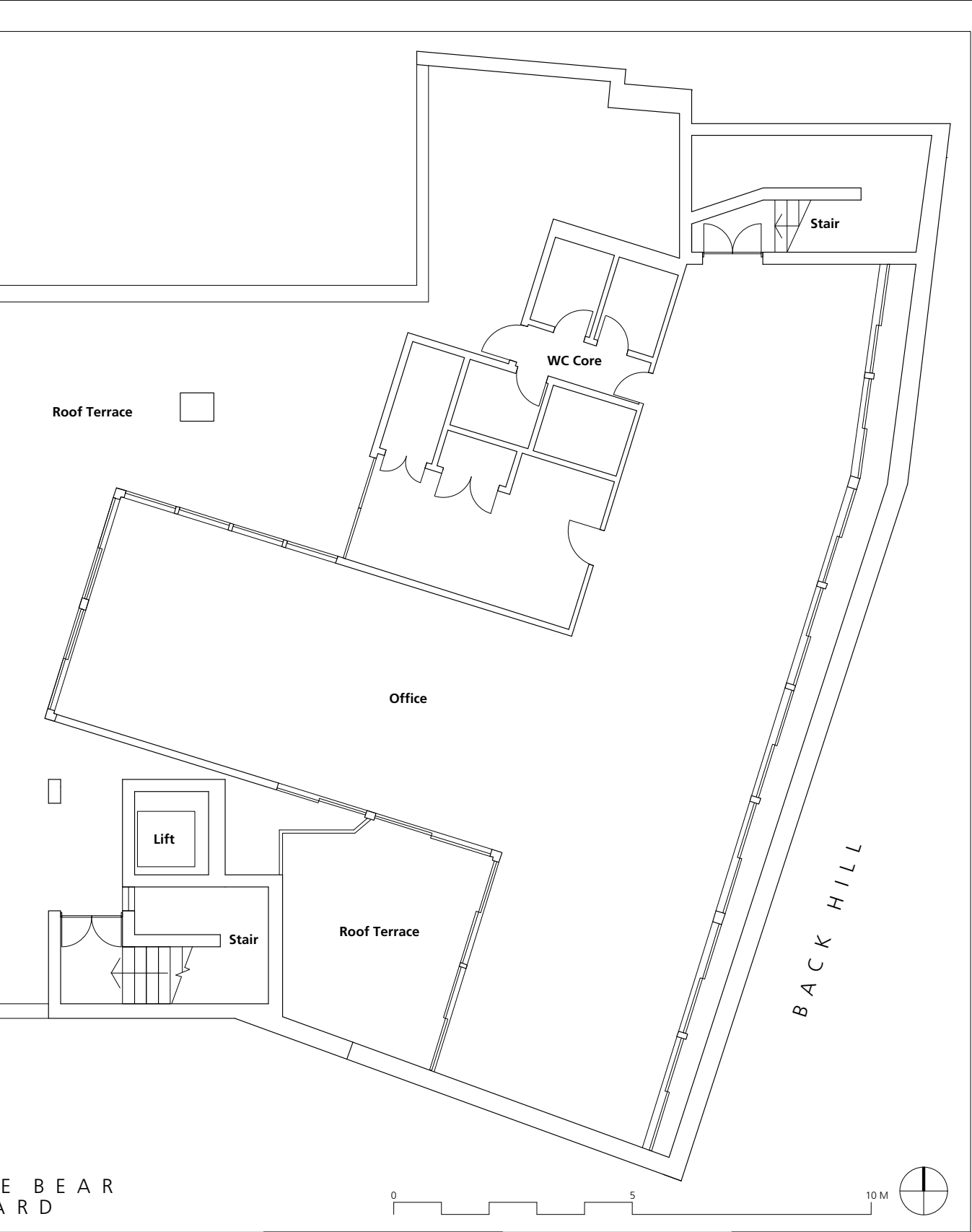


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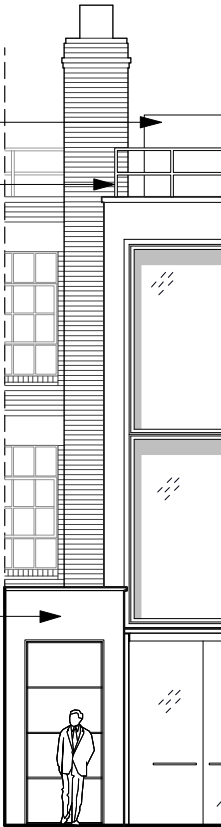
WHITE BEAR  
YARD

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STATUS	REVISION	DATE	DRAWING STATUS		Planning	PROJECT	Standard Life	
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Existing water tank to be removed.

Existing balustrade to be removed locally around location of proposed future plant enclosure.

Remainder of elevation to be retained as existing.



WHITE BEAR

1 White Bear Yard Elev

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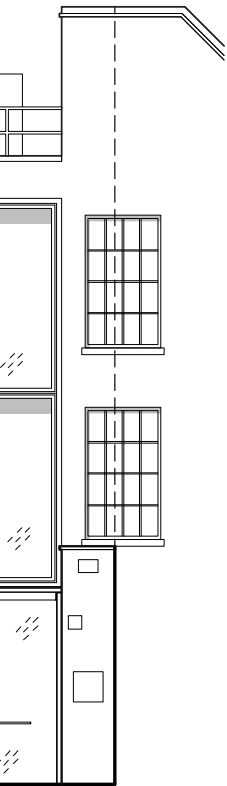
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R YARD

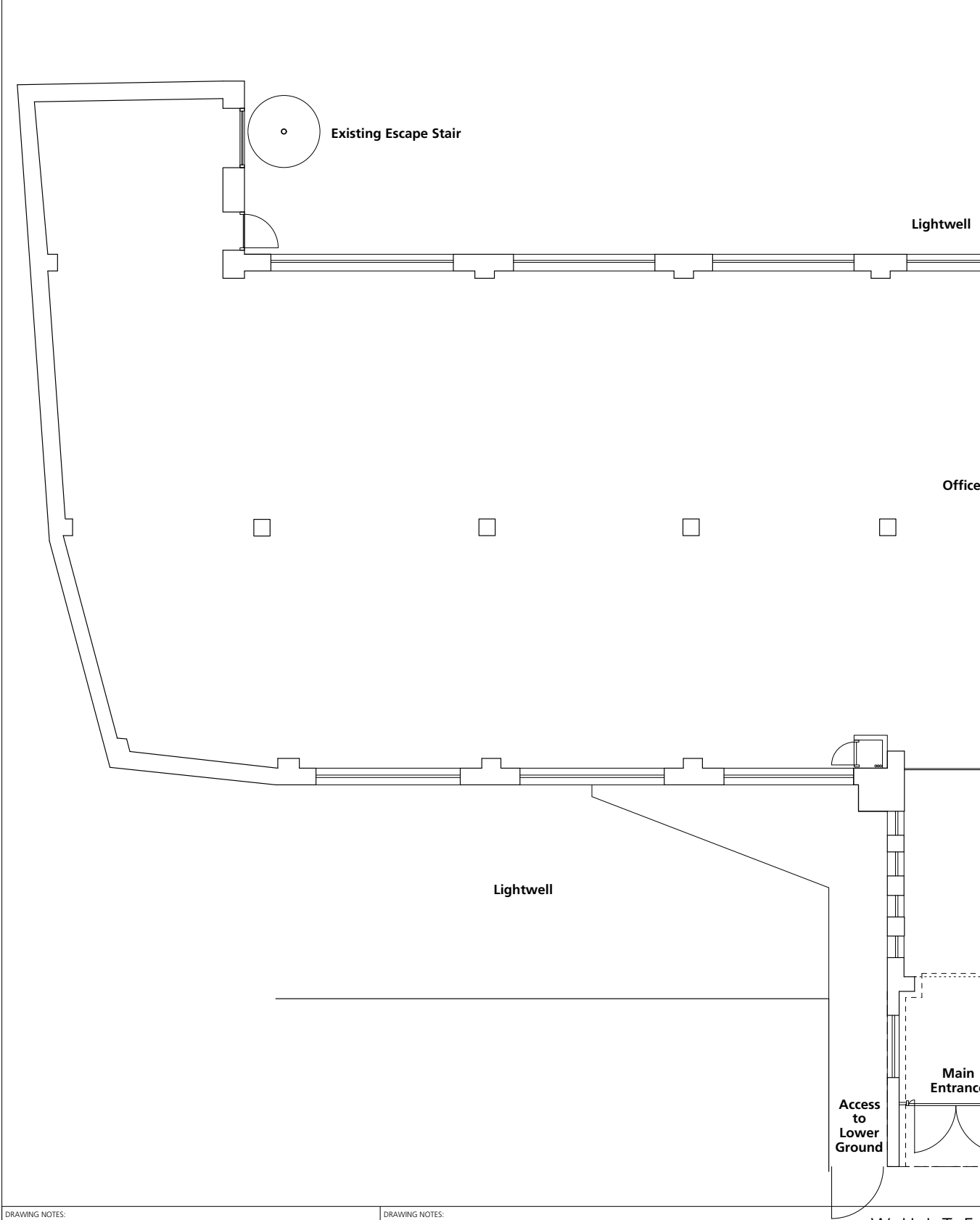
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				Preliminary			PROJECT	Stanhope
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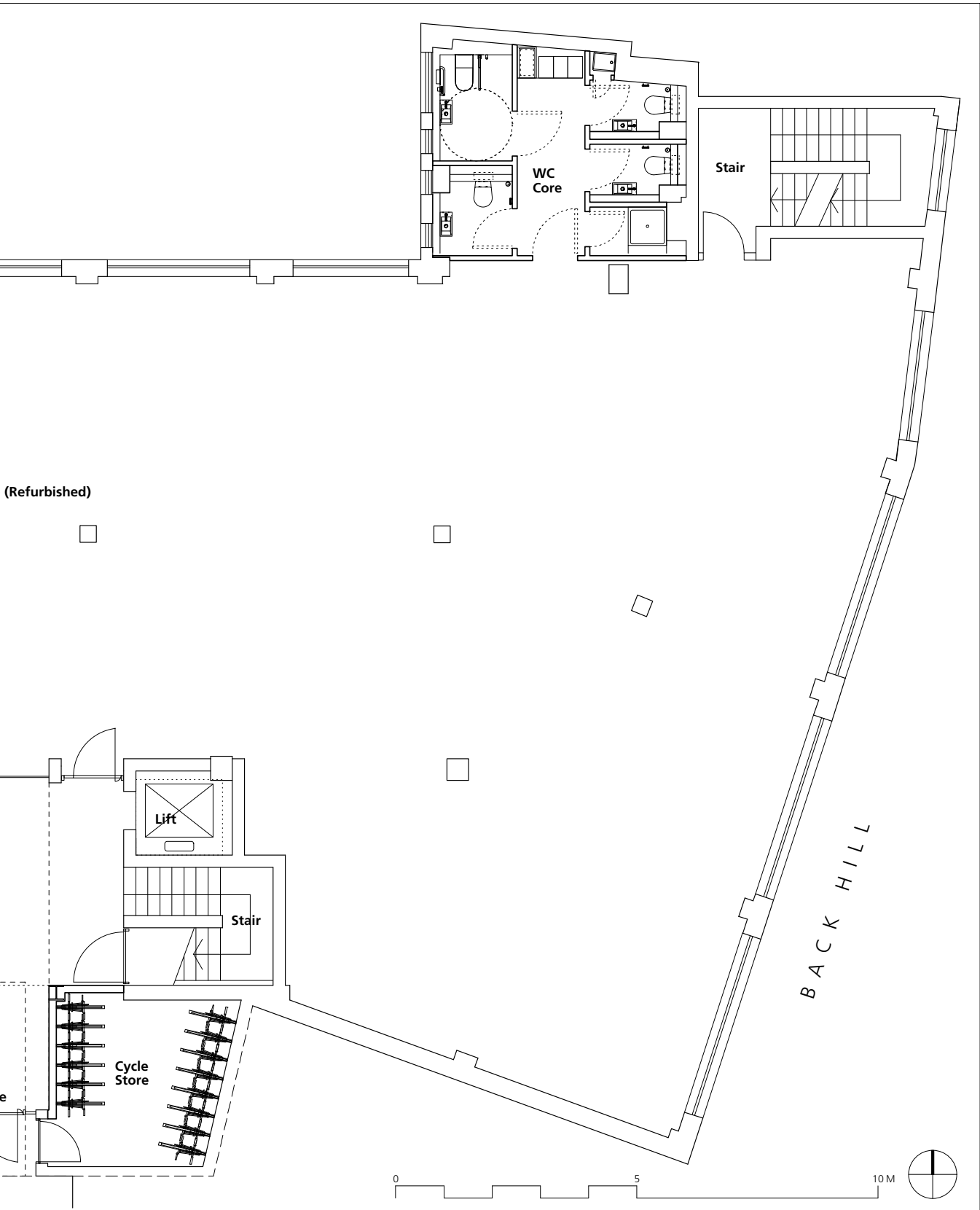
As proposed drawings



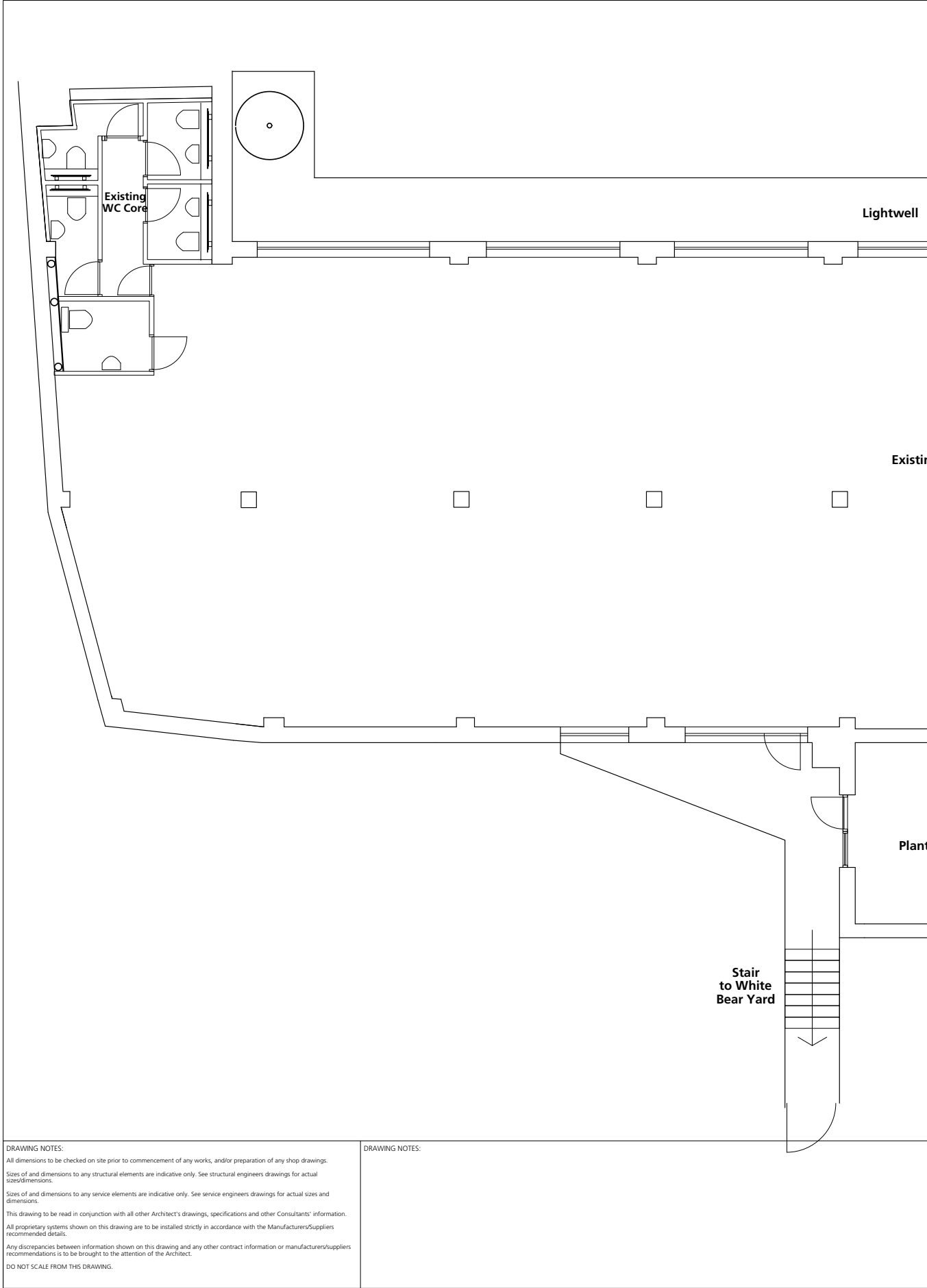
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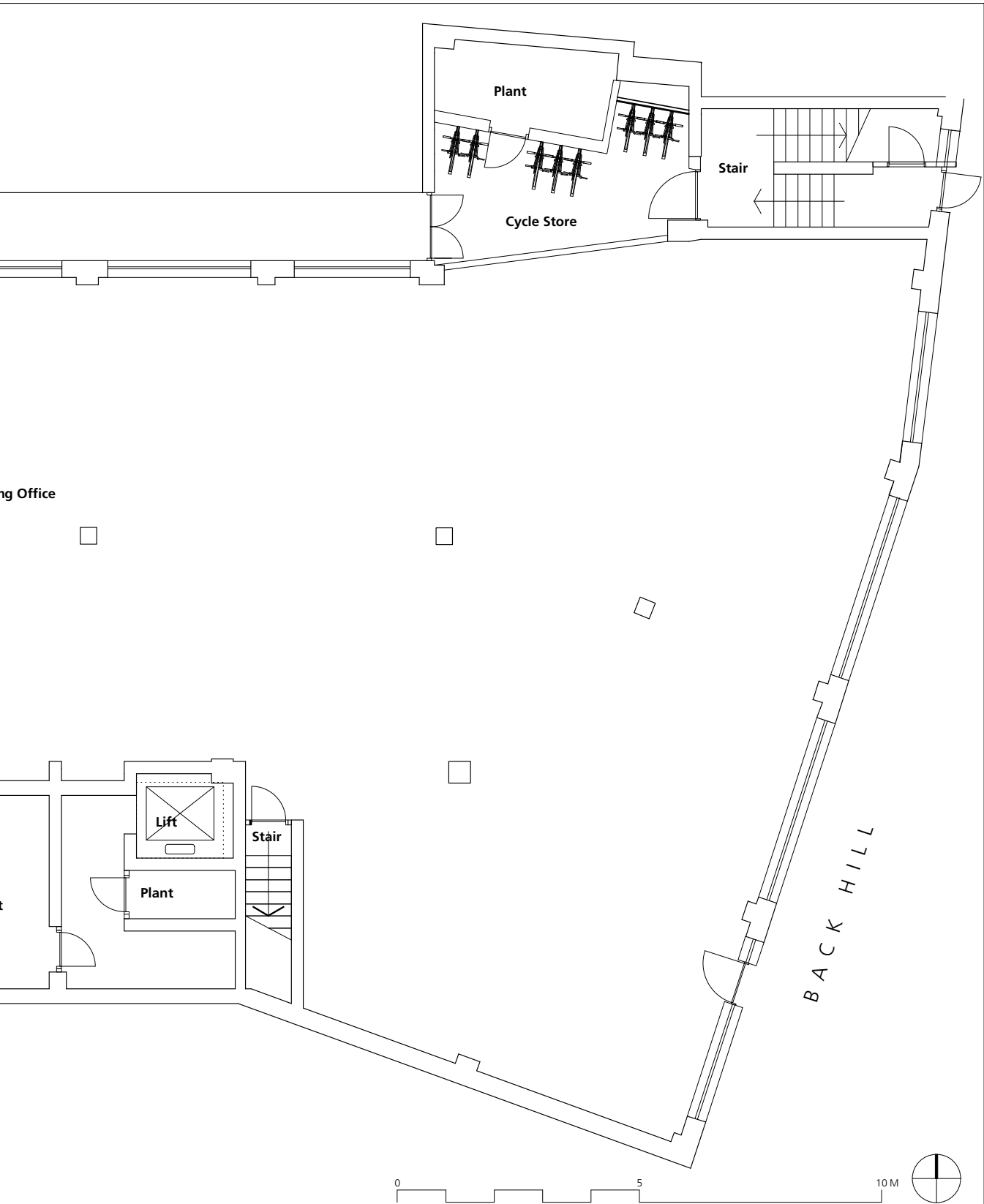
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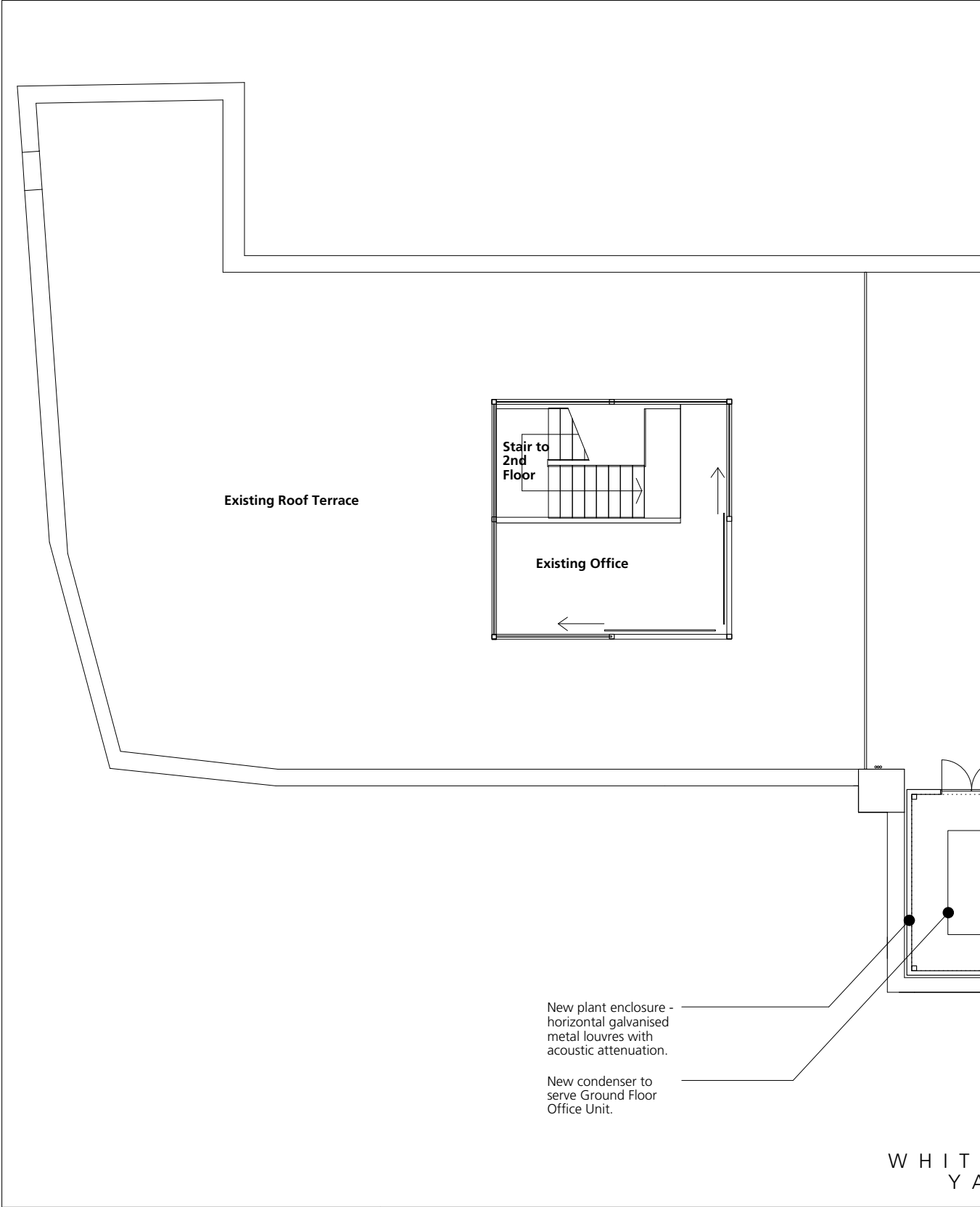
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				DRAWING		Plan	<div>Buckley Gray Yeoman</div> <div>Studio 4.04, The Tea Building 56 Shoreditch High Street London E1 6JL T: 020 7033 9913 F: 020 7033 9914</div>		
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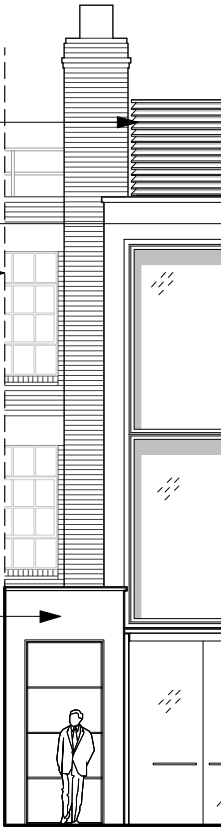
W H I T  
Y A



New plant enclosure - horizontal galvanised metal louvres with acoustic attenuation.

Outline of adjacent buildings obscures remainder of elevation from White Bear Yard.

Remainder of elevation to be retained as existing.

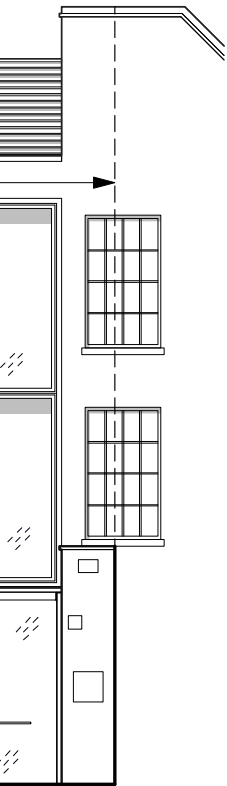


WHITE BEAR

1 White Bear Yard Elev

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DRAWING NOTES:



R YARD

vation



				DRAWING		<div>Buckley Gray Yeoman</div> <div>Studio 4.04, The Tea Building 56 Shoreditch High Street London E1 6SL T: 020 7033 9913 F: 020 7033 9914</div>			
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				Preliminary		Stanhope			
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