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Midland Goods Shed and Handyside Canopies, Wharf Road, London, N1C 4BZ

Heritage Statement / Historical Building Impact Assessment

Introduction

The site is split over 2 areas, East Handyside Canopy and the first floor of Midland Goods Shed. The buildings fall under the Listing of the Granary building complex, which holds Grade II listed status.

The buildings include varied Victorian characters of robust brickwork, cast iron structures, cavernous spaces, and both delicate and modern roof trusses. New insertions such as a mezzanine floor within the East Handyside Canopy, plus a connection between the two buildings act as a contemporary counterpoint alongside the period features. A new roof to the Midland Goods Shed at first floor level preserves the volume and features courtyard gardens which add light and amenity.

Access is via obtained from both north and south entrances to the building. The southern Entrance - 4 Wharf Road, London, N1C 4BZ and the northern Entrance - 7 Handyside Street, London, N1C 4DA

Architectural and Historical interest

The key features of each building:

East Handyside Canopy – Cast iron roof trusses bearing onto cast iron steelwork. These form the sweeping roof of the double height space, and continue externally to form a canopy over the front entrance (to the north). Period brickwork and inset ironwork feature on the west elevation. A new mezzanine floor and x2 sets of steelwork bleacher steps have been built as a modern insertion. The water accumulator tower has been sympathetically restored, with modern glass floor to showcase the old (existing) timberwork below.

Midland Goods Shed – Period brickwork and inset ironwork feature intermittently around the perimeter of the site. Towards the south end of the building there are 2 rooms with notable brickwork period features. The south entrance also has a number of period brickwork detailing,

complimented by modern steelwork and timber cladding in the form of staircase and wall panelling. The main roof structure is of new steel construction, with vast minimal spans creating dramatic volume in the space.

Design Proposals

Throughout both buildings, our approach is to celebrate the building and its aesthetic - ensuring key parameters are maintained and enhanced. Materials, sight lines and the overall volume of the space must be retained to 'do the building justice'.

We propose very minimal intervention to the existing architectural features of the main building. The existing mezzanine is to be cut back slightly (to enhance the water accumulator and improve the perspective from the north entrance).

A new connecting staircase from the mezzanine level to the first floor level will improve the circulation between the two buildings. This involves the removal of x1 cast iron connecting bar between trusses (to achieve adequate headheights between the levels). This was included in the previously granted proposal by The Guardian earlier this year.

Towards the rear of the mezzanine floor, there is a glass wall between the site and Waitrose supermarket (adjacent on the lower level). To maintain sightlines through the canopy, we propose 1000mm high white manifestation to the bottom of the elevation to 'protect' both spaces. This follows the same premise as 'The Guardian' scheme.

At first floor level the approach is to maintain sightlines through the length of the building. All the existing feature brickwork will remain visible. We propose to make use of the double height volume of the space, by creation of a freestanding mezzanine structure, housing open and enclosed glazed offices.

Statement of Significance

The design takes full account of the significance of the building and it is our professional view that the proposals will not cause harm or loss to that significance, ensuring that the buildings can continue to retain their historic place as part of The Granary complex.

Building Impact Assessment

There will be no loss to any historic fabric (excluding the x1 linking ironwork between trusses described above) such as walls, windows, doors, timber framing, roofing or architectural features such as cornices, fireplaces, panelling etc. Our proposed alterations are all internal and will therefore not affect the character or appearance of the buildings. The approach to the works is based on the following key conservation concepts:

- Minimal intervention
- Respect for the significance of the building (value and age and maintaining authenticity)

In this respect there appears to be no material reason in conservation terms why the Authority should not grant listed building consent.