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3 - 6 Spring Place  
Spring Place Ltd

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Design & Access  
Statement  
September 2016

Piercy&Company

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# 1.0 Introduction







Extract from Spring Place view

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# 1.1 Application Overview

## 1.1.1 SUMMARY

The proposals for 3-6 Spring Place will replace the existing dilapidated car workshop with a vibrant new work space .

Rooted in the industrial heritage of this part of Kentish Town, the building references the articulated roofscapes that once lined the railway, as well as the textured, enduring materials of the best local buildings.

A ground floor featuring a public cafe, informal work and meeting spaces and an open courtyard will create animated, permeable frontages along both Spring Place and Grafton Road. Above, 5 storeys of offices offer a variety of work spaces particularly aimed at accommodating new and growing businesses.

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## 1.2 Summary of Pre-Application Discussions

The team has engaged with London Borough of Camden throughout the design development process via a series of pre-application submissions and presentations, as well as a public exhibitions and meetings with the neighbouring residents associations. The key meetings are summarised as follows:

**Pre-Application Meeting 01** - Presented to Camden Council on 7th June (Ian Gracie (Case Officer) and Kevin Fisher (Design and Conservation Officer))

**Pre-Application Meeting 02** - Presented to Camden Council on 18th July (Ian Gracie and Kevin Fisher)

**Camden Design Review Panel** - Presented on 22nd July

**Kentish Town Neighbour Forum and Inkerman Area Residents Association** - Presented on 22nd July

**Public Exhibition** - Held at Spring Studios on 27th & 30th July

**Kentish Town Neighbour Forum and Inkerman Area Residents Association** - Presented on 24th August















**Network Rail Meetings** - As part of the project development, a series of meetings have taken place to ensure the correct progress of the proposal.

The client team has also met with neighbouring property owners and businesses.

The feedback form the meetings & subsequent design development is discussed in chapter 4.0.



1.3 Consultant Team

Client	Spring Place Ltd	Spring Place Ltd PO Box 656 East Wing, Trafalgar Court Les Banques, St Peter Port GY1 3PP	M&E / Sustainability		MTT Limited 9 Kingsway London WC2B 6XF
Client Representative		Brockton Capital LLP 89 Wardour Street London W1F 0UB	Fire Strategy		Hoare Lea Granary Square, 12-13 Stable St London N1C 4AB
Project Manager		Arcadis Arcadis House, 34 York Way London N1 9AB	Townscape		Peter Stewart Consultancy 70 Cowcross St London EC1M 6EJ
Architect	Piercy&Company	Piercy & Co 122 Arlington Road London NW1 7HP	Transport		Transport Planning Practice 70 Cowcross St London EC1M 6EL
Planning Consultant		DP9 100 Pall Mall London SW1Y 5NQ	Acoustics		Scotch Partners LLP 45 Clerkenwell Green London EC1R 0HT
Quantity Surveyor		Jackson Coles Morelands Block C, 5 Old St London EC1V 9HL	Community Consultation		London Communications Agency Berkshire House, 168-173 High Holborn London WC1V 7AA
Right to Light Daylight & Sunlight		Lumina London 9 Heneage Street Spitalfields London E1 5LJ	Ecology		Peak Ecology Ltd Arden House, 1-6 Ashford Rd Bakewell DE45 1GT
Structural Engineering		Heyne Tillett Steel 4 Pear Tree Ct London EC1R 0DS	Access		All Clear Designs Limited 3 Devonshire Mews London W4 2HA



### 1.4 Piercy&Company Studio

*“You can’t pigeonhole this work stylistically, but the Piercy&Company output always exhibits a rare level of intensity. Intensive thought and problem-solving at the design input stage, an intensity of effect for users and public at the built output stage. This is architecture with both intellectual and physical depth.”*

**Hugh Pearman, 2013**

Piercy&Company was founded in 2001 and is part of a new generation of leading British architectural practices.

The studio has carved a reputation for carefully crafted contemporary residential, commercial, and civic projects in sensitive historic environments. Influenced by the British Arts & Crafts tradition, Piercy&Company’s buildings have a strong sense of materiality linked to the local. As well as looking to the past, the practice looks forward, engaging with new technologies and techniques in the exploration of more generous, expressive forms of architecture.

An emphasis on a direct response to the conditions of each site has led to a diverse portfolio with each project shaped by a rigorous investigation of the particularities of people and place.

At the heart of the studio’s ethos is the concept of ‘designing through making’. A digital fabrication centre and the studio’s own workshops provide a testing ground for new ideas, whilst collaborative relationships with artists and makers continually invigorate the studio.

The studio’s work regularly attracts awards and industry accolades. Listed in the Observer Hotlist and AJ 40 Under 40, Piercy&Company has been the recipient of RIBA National Awards, the MIPIM Future Projects Sustainability Award, Architect of the Year, FX UK Project of 2014 and a Blueprint Award for the Best Non-Public Use Project, 2014. In 2010 the studio was nominated for both the Stephen Lawrence Prize and Manser Medal.



## Camden Lock Market for Market Tech Holdings Ltd



### MIXED USE - MARKET, OFFICES

Piercy&Company's masterplan aims to reveal the site's historic fabric and reconnect the Market with its arts and crafts, maker-focused origins. The masterplan for the site includes improved indoor and outdoor market retail facilities, cafes, restaurants, galleries and canal-side food hall as well as new workspace and a venue for live entertainment. The masterplan integrates public realm improvements with a sensitive refurbishment programme and new build elements.

The proposals are heavily influenced by the industrial history of the site, the tradition of making and craftsmanship and the unique and alternative character of the Market. The project evolved through a series of physical models that were shaped by intensive workshops and consultations. It includes the opening up of the remarkable East Vaults and Dead Dog's Basin which have remained untouched since they serviced the Interchange Building above.

Piercy&Company's Camden Lock Market Masterplan has received planning approval\* from London Borough of Camden. The Planning and Listed Building Application was approved unanimously on Thursday 4 February. Piercy&Company will now commence work on the detailed design.

Situated next to the Regent's Canal, Camden Lock Market forms the centre piece of the wider Camden Markets, owned by Market Tech Holdings Ltd. Market Tech's vision is to retain Camden Lock Market to make the market more attractive and accessible to locals and Londoners and rediscover its cultural and creative roots.

*"Working with the existing context and historic market photography, we evolved a language and form that is both sensitive to the historic fabric and relevant to the way that the market wants to work in the future. Countless study models were built to explore how the spaces between the buildings can be manipulated to retain the theatre of the markets while making the spaces accessible to all. Piercy&Company is based in Camden so we are extremely proud to be playing a significant part in the evolution of the markets."*

**Stuart Piercy**, Founding Director of Piercy&Company



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## Two Tabernacle Street for Durley Investment Corporation



### CREATIVE OFFICES ON A CONSTRAINED SITE IN SHOREDITCH

This workspace scheme in Shoreditch rebuilds and reworks the façade of a fire damaged Victorian building, authentically replicating key details including brickwork, timber windows, and cornicing. Behind the carefully reconstructed façade, the building transforms into a contemporary, light filled office with double height spaces and dynamic roof forms.

Set within the Bunhill Fields and Finsbury Square Conservation Area, Piercy&Company approached the highly constrained nature of the L-shaped site as an opportunity to reshape the building volume; maximizing daylight within, whilst preserving the amenity of surrounding properties.

The resulting architectural form is largely hidden from the street, revealing itself as you travel through the reconstructed Victorian entrance into the contemporary new spaces beyond. Folded and angled roof planes, the result of complex rights to light constraints, are clad in brass; a material evocative of the area's industrial heritage.

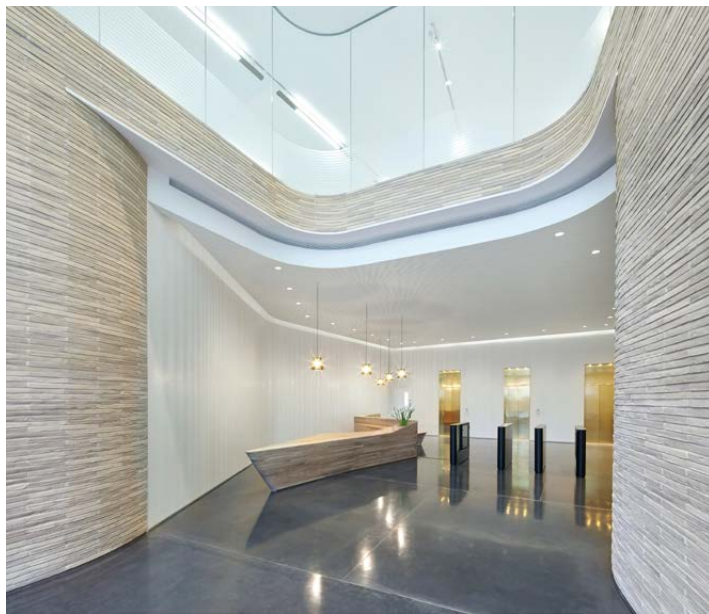
Old and new elements have been contrasted in both the external treatment and the interior spaces. Victorian details, such as ceiling roses and moulded cornices, feature in the double-height foyer. Beyond this space, the traditional interior gives way to a series of contemporary and flexible work spaces with refined detailing and minimal finishes. The building culminates in a deeply pleated ceiling to create a dramatic top floor space, flooded with daylight from a generous opening in the roof.

Following completion in early 2015, the entire building was let to a media business.

*"Infill. It's not generally a word to get the heart racing. But sometimes an infill project has a degree of complexity and challenge that makes it fascinating."*

**Hugh Pearman** Editor, RIBA Journal.





## Turnmill for Derwent London

### OFFICE & RESTAURANT SCHEME IN CLERKENWELL GREEN CONSERVATION AREA

Turnmill sits on a prominent corner site in London's Clerkenwell Green Conservation Area, an area undergoing significant change ahead of the arrival of Crossrail in 2018. Turnmill provides over 69,000 sqft of high quality office space with two large retail/ Restaurant units on the ground floor and basement.

Formerly stables, a gin warehouse, and then a nightclub, the original building had a varied history. In respect to the site's unique setting, Piercy&Company focused on sympathetic materials, a strong two-part form, and carefully crafted details.

Handmade Roman format Petersen Tegl Kolumba bricks create a horizontal rhythm across the façade and reflect the sturdy masonry characteristic of the area. The angles of the chamfered window reveals fan out across the building so that each window provides maximum views out for the office users. En-masse, the varied chamfers animate the façade and emphasize the solidity and texture of the special brick.

On Turnmill Street, the brickwork continues inside through the curved entrance where it gives way to a palette of polished concrete, polished plaster, and brass. The double height reception space and glazed link above break the massing into two elements in order to preserve the established grain of Clerkenwell. Turnmill's split massing and inward folding forms were inspired by the Delphi sculptures of Barbara Hepworth, where textured exteriors turn in to reveal lighter interiors.

Turnmill was pre-let, 18months ahead of completion, to Sacchi and Sacchi owners Publicis Groupe.

*"I really like Turnmill. It had such a long planning battle but produced a very elegant Clerkenwell building."*

**Hugh Pearman** Editor, RIBA Journal.

*"Turnmill is an inspired piece of architecture using a beautiful and natural brick material which will hopefully be admired as much in one hundred years' time as it is today."*

**Simon Silver**, Director, Derwent London



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## King's Cross Central Building R8

### MIXED-USED, COMMERCIAL & PRIVATE RESIDENTIAL

Piercy&Company's proposal for Plot R8, a pair of buildings in Argent's King's Cross Central, includes 69 open market and 82 social rented residential apartments, retail, commercial office and s106 Small Business space. In a departure from the rectilinear street grid typical of the King's Cross masterplan, the buildings of R8 are arranged as a cluster of finely detailed contemporary warehouses.

Drawing influence from the Victorian industrial architecture of the King's Cross area, a simple, elegant bay of glazing, cast stone panels and textured brick repeats, with subtle variation, across all blocks. A deep façade emphasises a robustness and sense of weight, typical of warehouse typologies. Subtle variations in the solid-to-void ratio within the grid are introduced to each block, 'tuning' each to its use. Careful attention has been paid to minimise the visible differentiation between office and residential use, and to avoid the perception of the affordable housing as the 'poorer cousin' of the open market block.

A key early move by Piercy&Company was to fold and offset both buildings, creating four blocks and developing a richer, finer grain across the Plot. The central laneway courtyard created between the offset blocks serves as a focal point for the office spaces. The landscaping design (by Tom Stuart-Smith) employs large scale stone boulders as unexpected objects to define routes and create focal points. The meandering, sloping space, accommodates the level changes of the site and allows step-free access through the courtyard.

A single storey pavilion lines the central courtyard, reducing the apparent scale of the adjacent buildings and housing a range of co-working and meeting spaces. Around the external perimeter of R8, the ground floor accommodates retail spaces and residential entrances.

*"We were impressed by Piercy&Company's creativity, their collaborative approach, and clear understanding of context and materiality."*

**Robert Evans**, Partner at Argent  
(Property Development) Services LLP



