

3 Waterhouse Square, Camden

Heritage Design and Access Statement – Phase III

October 2016

- 1.0 Introduction**
- 2.0 Legislative Context**
- 3.0 Site Description**
- 4.0 Historical Context**
- 5.0 Design Proposals and Principles**
- 6.0 Statement of Significance**
- 7.0 Building Impact Assessment**
- 8.0 Conclusions**

1.0.1 The Site address of the property is
3 Waterhouse Square
142 Holborn
London EC1N 2SW

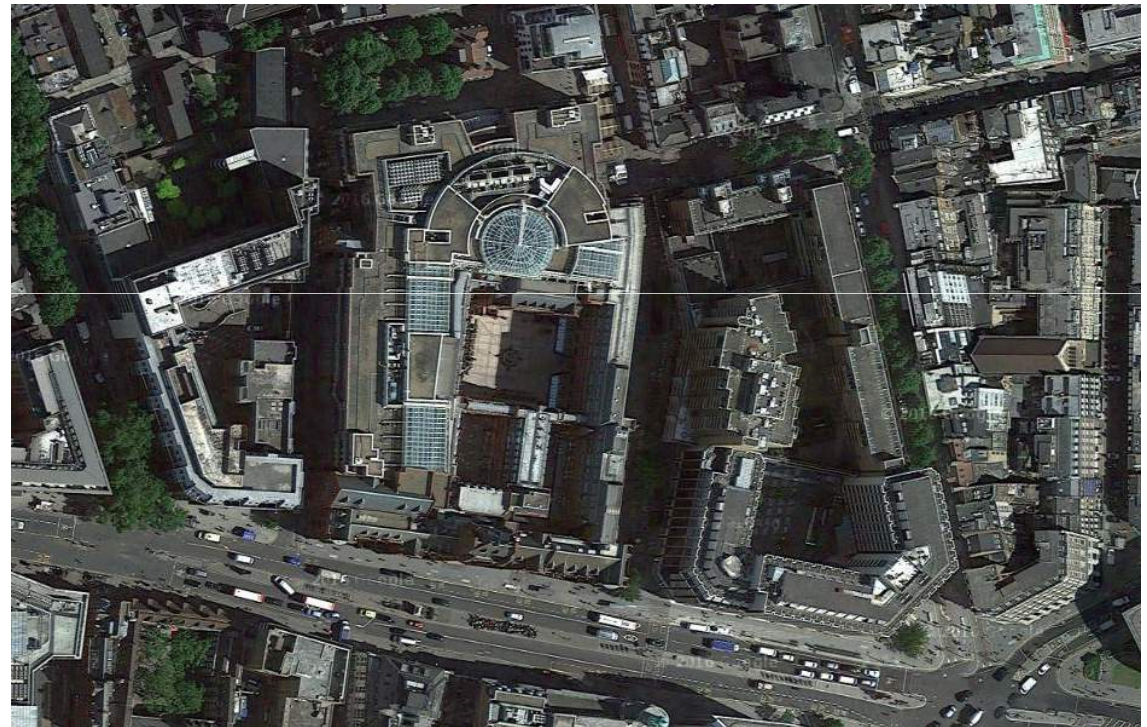
1.0.2 This statement has been prepared for WeWork in support of Application for Listed Building Consent to:

“Carry out upgrade and fit out works to reception at 3 Waterhouse Square, part of the Grade II Listed Waterhouse Square development.”*

1.0.3 The works for this part of the building form phase 3 of fit out for this tenant having already completed fit out to second and third floors, and with plans to carry out fit out works to ground and first floors.

1.0.4 Listed Building Consent for the previous fit out was granted on 09-02-2016. Application ref: 2015/6703/L. Phase II of the office fit out to ground and first floors is covered under application 2016/4358/L

1.0.5 No pre-application advice has been sought on this application on the basis that the works are relatively minor and very similar in nature and design to the previous phases of works.



2.0.1 Relevant Planning Policy and Guidance

2.1.0 Legislation

2.1.1 Primary Legislation covering works to listed buildings is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Authorities are required to have special regard to the desirability of preserving the Listed Building or its setting or any features of special interest which it possesses and that special regard must be given in the exercise of Planning functions to the desirability of preserving or enhancing Listed Buildings and their settings.

2.2.0 National Policy

2.2.1 National Planning Policy Framework (NPPF) was published 27th March 2012 by the government and sets out the national standards which require to be considered by individual Authorities when producing Local Planning guidance. It contains an overarching set of principles which must be applied to all planning situations. The NPPF contains the outline within which Local Policy must sit, the guidance within NPPF therefore is primary.

2.2.2 Relevant Sections of NPPF

2.2.3 Section 7 'Requiring Good Design' notes the importance of good design in sustainability of development. Good design is seen as a cornerstone to building good quality environments for the long term. It notes that design should respond to local character and history.

2.2.4 Much of section 7 can be seen as relating more to the construction of new buildings. However when considering internal spaces especially those which can have an effect on heritage assets, good design is key to adding life and vitality whilst respecting and safeguarding interior spaces.

2.2.5 Section 12 'Conserving and Enhancing the Historic Environment' states that Local Plans should set out positive strategies for the conservation and enjoyment of the historic environment. There must be a recognition through local policy that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

2.2.6 Local Authorities are advised to take account of the following when developing local planning strategy:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.2.7 Paragraph 128 further states that applicants for works affecting heritage assets should describe the significance of the assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal.

2.3.0 Other National Guidance

2.3.1 Conservation Principles, Policies and Guidance (English heritage 2008)

2.3.2 This document outlines Historic England's approach to the sustainable management of the historic environment and provides guidance to allow consistency of guidance and approach. It is designed to allow Local Authorities to provide informed advice. It places importance on understanding significance as a means to correctly assess the effects of change to historically significant assets.

2.4.0 Local Policy

2.4.1 London Plan, adopted July 2011

2.4.2 Relevant Policy within the London Plan is 7.8 'Heritage Assets and Archaeology' which looks to record, maintain and protect the City's heritage assets in order to utilise their potential for the benefit of the community. Development should identify, value, conserve and re-use heritage assets whilst being sympathetic to their form, scale, materials and architectural detail.

2.4.3 Camden Core strategy

2.4.4 The Core Strategy, adopted November 2010 sets out the key elements of the council's vision for the borough and forms the central part of the Local Development Framework (LDF)

2.4.5 Strategic Policy CS14 (Promoting High Quality Places and Conserving our Heritage) states that the council will seek to ensure that Camden's places and buildings are attractive, safe and easy to use. This is to be achieved by requiring the highest standard of design, which respects local context and character; preserves Camden's rich and diverse heritage assets and their settings. The promotion of the highest levels of access in all buildings and places is key to placemaking delivery, requiring all designs to be inclusive and accessible.

2.4.6 Development Policies

2.4.7 Camden Council's current development Policies were adopted in November 2010 and set out the detailed planning criteria against which all applications are to be determined.

2.4.8 Development Management Policy DP24 (Securing High Quality Design) requires that all developments, including alterations and extensions to existing buildings to be of the highest standard of design. Developments will be expected to consider the character, setting and proportions of existing buildings, use high quality materials and be accessible to all.

2.4.9 Development Management Policy DP25 (Conserving Camden's Heritage) provides guidance on standards to be applied to works affecting Conservation Areas, Listed Buildings and Scheduled Monuments. In order to preserve or enhance Camden's Listed Buildings permission will only be consented for alterations where it is considered proposals will not cause harm to the special interest of the building.

2.4.10 It is with the background of these relevant policies that the current proposals for Waterhouse Square have been considered and developed.

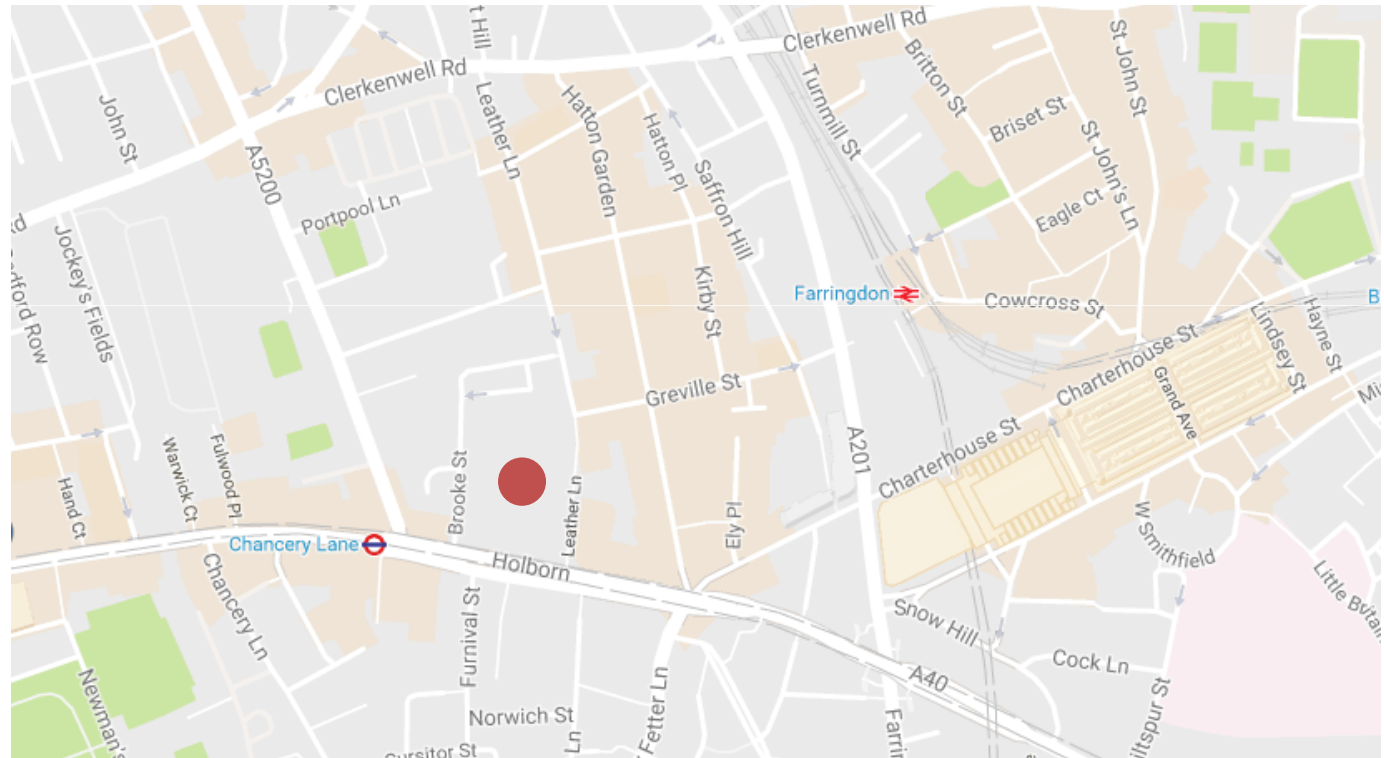
3.0 – Site Description

3.0.1 Waterhouse Square is located close to the southern boundary of the London Borough of Camden.

3.0.2 The application site makes up only a section of the Waterhouse Square complex, which has grown over time to encompass almost a full city block bounded by High Holborn to the South, Leather Lane to the East, Beauchamp Street to the North and Brooke Street to the West.

3.0.3 The proposed works are to be carried out to the portion of the building facing out onto Brooke Street, and forms office reception accommodation for the previous phases I and II fit outs for WeWork.

3.0.4 Waterhouse Square is a Grade II* Listed Building which sits within the Hatton Garden Conservation Area.



Building Frontage onto High Holborn



Frontage to Brooke Street

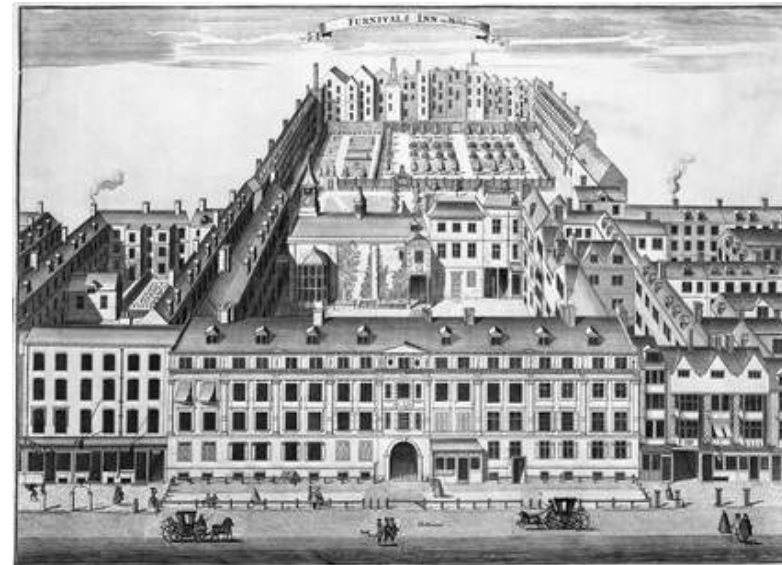
4.0.1 The site has a long and interesting history prior to the building of Waterhouse Square. Holborn has a long history with the legal profession, and it was within this context that the site was first developed.

4.0.2 The building which originally occupied the site to the High Holborn frontage was 'Furnival's Inn'. This building provided boarding facilities for law students. The illustration opposite shows the extent of the complex by 1828. However, the non-renewal of a long lease in 1817 cast the future of the building into doubt.

4.0.3 In 1818, a new owner acquired the site and demolished the medieval buildings. The apartment building constructed in its place retained the historic name of 'Furnival's Inn'. Tenants of the building included Charles Dickens and J.M. Barrie.

4.0.4 Holborn's increased connectivity with the opening of the Holborn viaduct in 1869 led the Prudential Association to consider this location for its new headquarters. They initially acquired the site on the corner of Holborn and Brooke Street in February 1876. The complex would gradually replace the apartment building along High Holborn.

4.0.5 The building which currently stands on the site was occupied by the Prudential association until 1999. It is still commonly referred to as the Prudential Building (as well as being known as 'Holborn Bars' and 'Waterhouse Square').



Furnival's Inn – boarding facility for law students - 1828



Furnival's Inn – Apartment building as depicted 1900

4.0.6 Waterhouse Square is a dominant office complex built from 1885 with major elements of works being carried out into the 1990s.

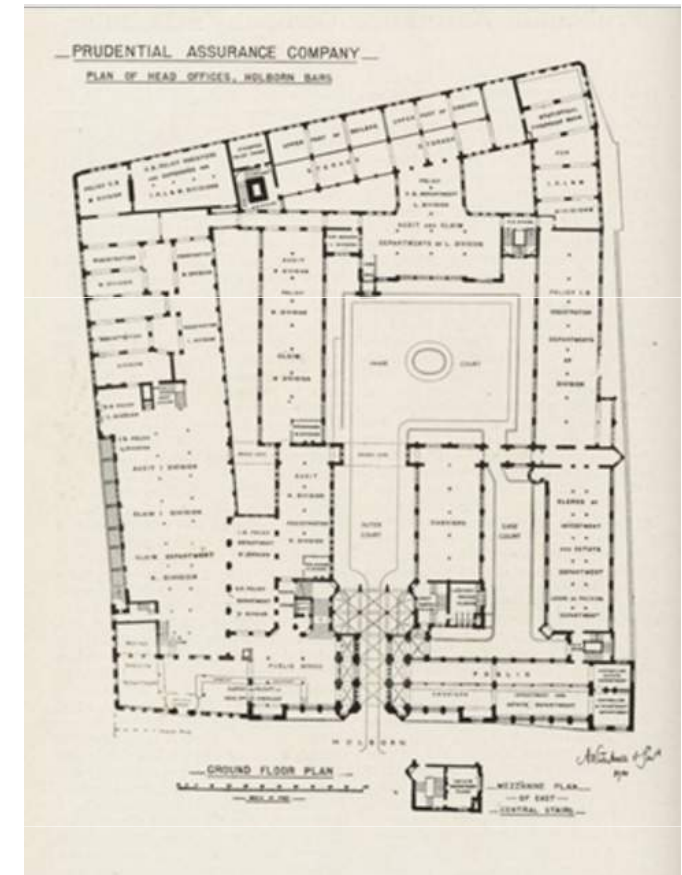
4.0.7 Waterhouse Square is in fact a number of buildings developed over a prolonged period of time. The original building was begun in 1885 with significant additions being made up until 1990s. Building stages were dictated by the expansion of the Prudential Association and requirement for additional space coupled with the availability of further areas of the city block. The main sections of works to the complex broadly fall into three distinct phases:

- Buildings designed by Alfred Waterhouse. Waterhouse was a successful Victorian architect. His other works include The Natural History Museum, London and Manchester Town Hall, along with other major buildings for the Prudential Assurance Company. This phase of building was begun when Prudential located to the 'Furnival's Inn' buildings. The impressive and dominant section of the building fronting onto High Holborn was begun to the west of the site, expanding to the North, towards Greville Street and later along Holborn, replacing the original Furnival's Inn building. This section of the building is regarded as being the most historically significant area of the building. The buildings were completed by the architect's son, Paul, five years after his father's death. 'Waterhouse Square' to the Leather Lane side of the complex which the earlier buildings enclose is named after the original architect.
- EM Joseph carried out extensive refurbishment of the Waterhouse buildings and replacement of building fronting onto Brooke Street. This period of expansion saw many of the original interiors replaced with Art Deco features.

- The last phase of major development saw the reworking buildings to the North and North East of the site, providing new office space through part demolition of existing buildings and part absorption of other older buildings on the site. Much of the work carried out by Joseph was removed as part of this redevelopment. It was during this phase of building that the glazed atrium spaces were introduced within the deep plan of the building. Although this phase of building cannot claim to have the same historical significance as earlier phases, it is the realisation of this phase of the development which serves to unify the Waterhouse Square complex.

4.0.8 The Waterhouse Square complex cannot however be easily segmented into distinct phases of development, with each phase overlaying and overlapping previous ones. Earlier buildings to the North of the original Furnival's Inn have been incorporated within the building, and many fit out projects to the interior spaces have seen the buildings expand and adapt to modern office use.

4.0.9 Some areas of the buildings clearly have more historical significance than others. However, it is the entire complex which is listed. Whilst additional care is taken with the design of the interior space to protect and celebrate the older sections of the building, work in the more recent sections have been considered in how they relate to the context as a whole.



Plans for Waterhouse Square as drawn by A Waterhouse in 1900.

5.1 Application Proposal

5.1.1 The area of the building proposed to be fitted out is within the older section of the building on the ground floor. The space at present is used as a reception area, and many of the current features will be reused as part of the present scheme.

5.1.2 The reception area is highlighted in the plans below. It can be seen that although the works are within the more historic portion of the building. The space at present sees this area set back from the external wall.

5.1.3 The fit out of areas of ground floor to serve as reception area forms phase 3 of creation of office space for WeWork. Design and construction of the office space will be carried out by LTB, as was the case for the phase I and II works.

5.1.4 WeWork are currently opening multiple office spaces in London. They are a US company and in their own words “WeWork transforms buildings into beautiful, collaborative workspaces. Get the space, community, and services you need to make a life, not just a living.” The ethos of the organisation is to work within the existing architectural features of the spaces they operate from. Waterhouse Square has been selected as a location in part for its historical and architectural interest and as such this is to be celebrated in the design.

5.1.5 The works to the building affect the internal spaces only and will have no impact on the exterior. Works will involve the removal and installation of lightweight stud partitioning and ceilings, new floor finishes, redecorations of walls, replacement light fittings, alterations of mechanical units and ductwork and electrical work which will not impact any period features.

5.1.6 It is proposed that many features of the space at present such as the revolving doors and stone surrounds to the lifts be retained and incorporated into the design. Although not from the original building, these elements have some historic significance in terms of demonstrating the layering effect of subsequent remodelling of the building. The present design therefore enforces the ongoing development of Waterhouse Square rather than removal of all non-original features. This is consistent with the ‘light touch’ approach employed by the design team in earlier phases of the works.

5.1.7 The works within this phase are highlighted on the plans below.

5.2 Access

5.2.1 There are no alterations to the existing access arrangements proposed as part of the redesign of the reception area.

5.2.2 As part of the existing layout, there is a pass door next to the revolving door to allow access, and alternative door access to by-pass security gates can be utilised by disabled building users as is the case at present. As a fully manned reception, there will be no restriction of access for disabled persons.

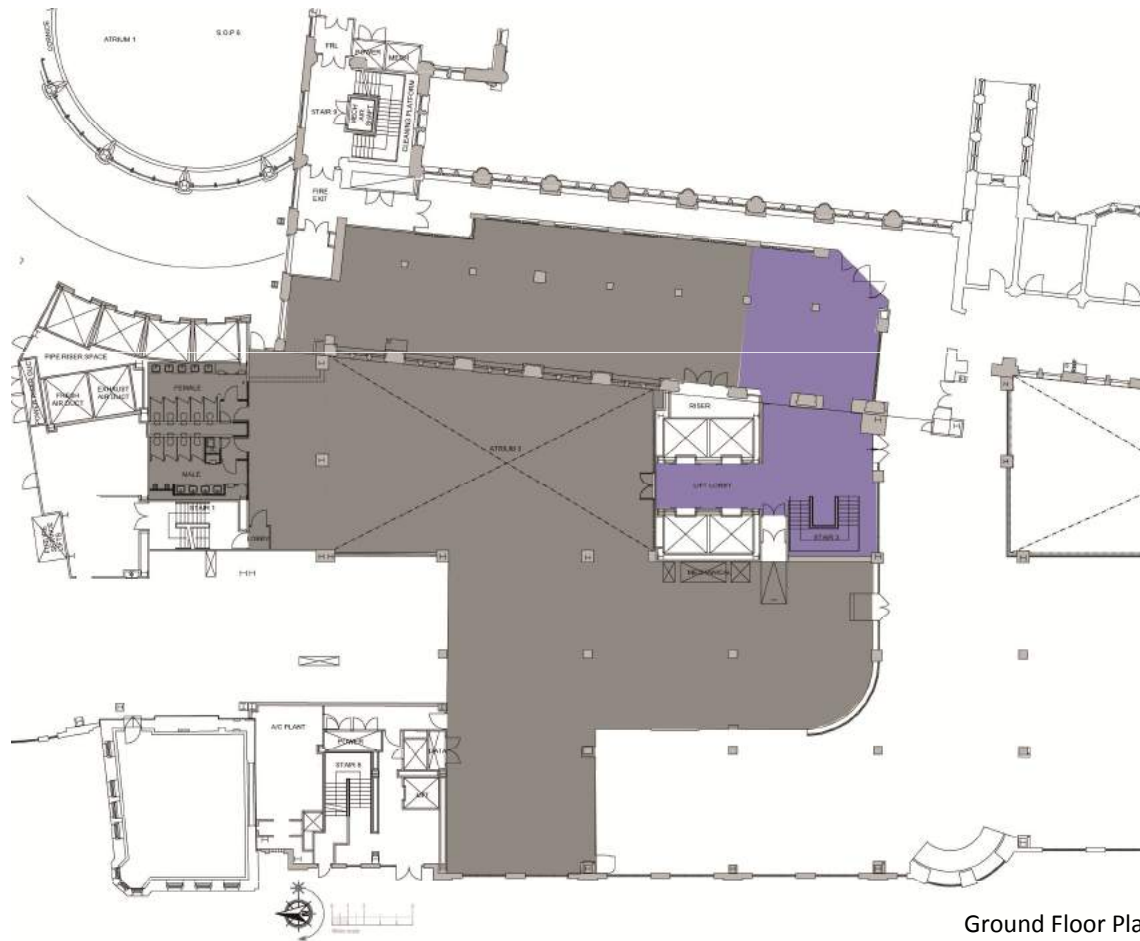
5.2.3 All lifts are fully DDA compliant, and will not be altered as part of the proposed works



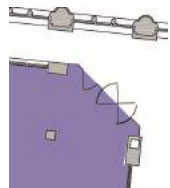
Existing entrance



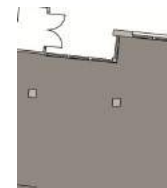
Existing revolving doors – to be retained



Ground Floor Plan



Area of proposed works for phase 3



Area of works proposed as phase 2



Entrance doors to be retained



Floors and ceilings to be replaced as shown on accompanying plans



Reception desk to be replaced



Stone surrounds to lifts to be retained

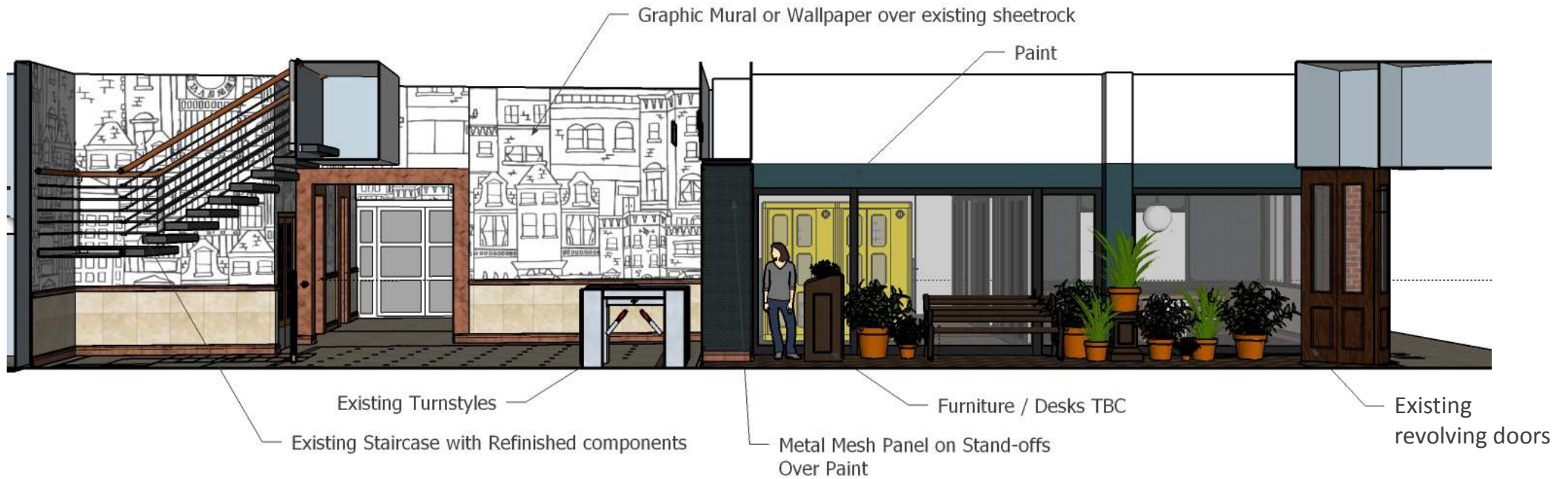


Stone surrounds to lifts to be retained



Security entrance points to be retained

Existing photographic record



6.0.1 There is no doubt over the significance of the Waterhouse Square complex as a Grade II* Listed Building. It is however noted that much of the remaining historical features of the building are found in the external appearance, most notably the dominant frontage to High Holborn and the 'Waterhouse Square' Courtyard. The proposals set out within this application are all interior alterations and have been carefully considered so as to have no adverse effect on the appearance of the building. They further have no adverse effect on the character and appearance of the Hatton Garden Conservation Area.

6.0.2 Internally it is proposed to retain all historic features and details such as doors and architraves, wall panelling / brickwork / tiling, dado and cornices of historic significance. The design takes full account of the significance of the building and the proposals will not cause harm or loss to that significance, ensuring that the building can continue to accrue value (in terms of significance).



Waterhouse Square's impressive frontage onto High Holborn



Waterhouse Square which forms the entrance to surrounding office buildings

7.0.1 The approach to the works is based on the following key conservation concepts:

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

7.0.2 The works to form the new reception are very minimal and do not touch the historical features of the building.

7.0.3 All installations will be carried out in a manner which respects the building and will be capable of being removed without damage to the existing fabric of the building. In this way the current design may be thought of as intervention rather than permanent change.

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



Visual of proposed reception area

8.0.1 The proposals for internal fit out of office space within 3 Waterhouse Square have been carefully considered within the context of this heritage asset

8.0.2 In summary the proposal as demonstrated:

- Does not propose a change in use to the existing space
- All proposed works are lightweight and can be removed without detriment to the historic fabric of the host building.
- Works are very minimal in nature and will have no adverse impact on the existing building
- The works will have no effect on the external fabric of the building, and will be no more visible from the street than the current office use. There will therefore be no adverse impact on the Listed Building or the Hatton Garden Conservation Area.

8.0.3 We therefore encourage Camden Council to grant Listed Building Consent for this application.

