

# GRENVILLE STREET

EXISTING OFFICES MARKETING STATEMENT  
FOR PLANNING APPLICATION

AUGUST 2016

**Report (version 1)**

Date: August 2016

# **GRENVILLE STREET**

## **EXISTING OFFICES MARKETING STATEMENT FOR PLANNING APPLICATION**

**Calabar Properties**

—  
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# APPENDICES

**A P P E N D I X   A   HURFORD SALVI CARR LETTER DATED 18<sup>TH</sup>  
SEPTEMBER 2014**

**A P P E N D I X   B   11-12 GRENVILLE STREET EXISTING FLOOR PLANS**

**A P P E N D I X   C   TAYLOR WHALLEY SPYRA, STRUCTURAL SURVEY**

# 1 INTRODUCTION- THE SUBJECT PROPERTIES

11-12 Grenville Street comprises a currently occupied ground floor cafe unit, with basement storage, an un-let small retail kiosk unit, and three floors of un-let office accommodation accessed from a ground floor entrance door off Grenville Street which leads directly to a staircase to the first floor.

This report relates solely to the unoccupied office accommodation which was vacated in early 2001

## 1.1 DESCRIPTION AND GENERAL CONDITION

11-12 Grenville Street was built originally for residential purposes with ground floor retail with basement storage. The layout has remained generally unchanged except that the residential space had been superficially altered for office purposes with some rooms having been subdivided.

From the decor and the age and appearance of the gas heaters it would appear that the office accommodation was refurbished to some extent in the late 1970's. It is now evident that all services are beyond their useful life as demonstrated by the disconnected and abandoned gas fires, disconnected electrical system and other redundant and abandoned services. The poor internal condition has been significantly worsened over the last couple of years due to the various prolonged episodes of squatting that have occurred.

It should also be noted that the building is in a very poor condition both structurally and in terms of water/damp penetration where significant internal damage is evident. A structural and building condition report by Taylor Whalley Spyra, Structural Engineers documents this and is included in Appendix C.

## 1.2 LAYOUT

The offices are entered at ground floor level into a domestic scale lobby which leads directly to a winding staircase to the first floor,

There is no office reception area nor is there space for one to be created.

There are three office floors (first, second and third) all of which suffer from the restrictions of the original residential layout exacerbated by sub-division of some rooms into long narrow spaces.

Whilst the first floor is all at one level, the second and third floors each have a change of level in the corridor so that rooms are at a different level to others.

The first floor has six rooms, the second floor has five rooms and the third floor six rooms.

None of the rooms are in any way sized or proportioned to suit current office usage. They are of domestic scale and proportion. The principal rooms are on the large side for single person use. The former ancillary rooms and the sub-divided rooms are very narrow in relation to their length. Further, the current trend is towards team working within open plan office space and there are

limited types of user who require use of so many separate small offices. Such users as there are would tend towards better quality open plan style of accommodation.

There is a single WC toilet on each floor (three in total), a kitchen on the second and a shower cubicle on the third. All of these are in an unusable condition.

### 1.3 DECORATION

The decoration in the rooms comprises domestic wallpaper, from the 1970's, being generally dark in colour, with borders or self-stripes.

Where previously carpeted, the carpet has been removed either to expose the underlay or completely to show the original flooring beneath.

The ceilings are generally the original lath & plaster ceilings and significantly damaged by water/damp.

### 1.4 HEATING

When the rooms were last in use heating was either by individual domestic style gas fires or fitted to existing fireplaces or wall mounted gas fires with balanced flues through the walls. However a significant numbers of rooms were not fitted with gas heating and were either unheated or more likely heated by individual electric fires.

All of the gas fires have been disconnected (as has the gas supply) and the majority of the fires are filled with warning notices not to be used.

With a single heat source in each room the distribution of heat would be variable and there is no thermostatic control.

On the first floor, three of the six rooms were gas heated and three were unheated.

On the second floor, four of the five rooms were gas heated and one was unheated.

On the third floor, five of the six rooms were unheated and only one was gas heated.

Currently there is no operational heating to any of the rooms.

### 1.5 LIGHTING

The domestic theme is extended to the lighting. The larger rooms are generally fitted with domestic pendant lighting, wall mounted up-lighting or linear tracked spot lights using incandescent bulbs. The lesser quality "back office" rooms are fitted with linear fluorescent lighting more typically used in an industrial setting. Light switching is limited to a single switch per room and provides no facility for adjustment of being on in one area but off in another.

None of the lighting is working or in any way relates to up to date office lighting standards.

### 1.6 ELECTRICAL

The electrical system for the building has been isolated and given the condition and age of the electrics it is almost certain that they do not comply with current standards. Power is provided by

randomly provided 13 amp sockets with generally exposed wiring and does not provide the required flexibility for locating desks.

## 1.7 SUMMARY OF CONDITION

- No office reception
- No disabled access provision
- Poor thermal insulation standards
- Poor energy efficiency
- Poor floor loadings
- Poor and deteriorating structural conditions
- Water / damp penetration
- Domestic layout and room sizes; compromised where subdivided
- Internal & domestic decor from 1970's in very poor condition
- Part was formerly gas heated; the other part unheated
- Currently no working heating
- Existing lighting fittings are domestic or industrial in nature
- Electrical system disconnected
- Destroyed internal condition & fittings- accommodation repeatedly damaged by 3 episodes of squatting in the last 2 years.

A site visit by Camden Planning Officers to inspect the interior of the properties is recommended to fully understand and to verify the very poor internal condition of the premises.

## 1.8 VIABILITY

A scheme of light office refurbishment has been investigated tested for viability and has been deemed to be economically unviable. It should additionally be noted that with such a refurbishment the project would not match required standards in relation to:

- Disabled toilet accommodation
- Lifts and vertical access
- Disable compliant staircases
- Level and connecting floors
- Current office floor loadings
- Heating requirements

A more comprehensive scheme of office refurbishment has been investigated and tested for viability and as demonstrated in the Viability Statement that accompanies the current planning application this has proven to be totally unviable.

The lack of viability for an office scheme is the root cause of the office space remaining un-refurbished, vacant and in a progressively deteriorating condition over many years.

## 2 ADDRESSING THE CAMDEN MARKETING POINTS REFERRED TO UNDER DP13

### 2.1 APPOINTMENT OF REPUTABLE LOCAL AGENT

Hurford Salvi Carr (HSC) a well-known and reputable local agent, were originally appointed on the property in 2009 and have been providing property and letting advice since then. Specifically in July 2014, following the unsuccessful previous planning application for a change of use from offices to residential, HSC were formally instructed by WSP|PB on behalf of the Client to market the property for office lettings as required by Camden. This written instruction can be provided if required. After further inspecting the property and carefully considering the office letting instruction HSC issued a letter dated 18<sup>th</sup> September 2014 (copy attached at Appendix A) stating that due to the seriously dilapidated nature of the premises they are not fit for purpose and are totally unsuitable for letting as offices.

### 2.2 VISIBLE LETTING BOARD

Due to the high risk of squatters taking over the properties (there have been 3 serious episodes in the last 2 years) and for associated security reasons a letting board has purposefully not been displayed. This would serve to advertise the fact that the properties are vacant and put the premises at even more risk of squatters illegally taking over and causing further damage to the premises and nuisance to neighbours.

### 2.3 MARKETING MATERIAL

As a consequence of the seriously dilapidated nature of the premises marketing material would not have been appropriate both due to the very poor visual and physical content and in terms of not wanting to attract people to view the dangerous and dilapidated premises that are a Health and Safety hazard to walk around. Quite simply the premises have not been in anywhere near a fit condition to publish or to show safely.

### 2.4 MARKETING PERIOD

See attached letter from Hurford Salvi Carr dated 18<sup>th</sup> September 2014 regarding marketing activity since they were instructed in July 2014.

### 2.5 RENTS

An indicative guide rent of £12 to £15 per square foot was provided at the time by HSC (see letter), reflecting the poor condition of the property. Even at this low level, reflective of the state of the property and market conditions HSC confirm there has been no interest in the property, again due to the poor and unsafe condition.

### 2.6 LEASE TERMS

HSC additionally confirm there has been no interest show from occupiers on any lease or occupancy basis, no matter how flexible- See HSC letter dated 18<sup>th</sup> September.

### 2.7 INTEREST SHOWN IN THE BUILDING

No interest has been shown in the building- again see HSC letter dated 18<sup>th</sup> September 2014.



## 2.8 EXISTING EMPLOYMENT USE

The office premises have been vacant since 2001.

## 2.9 FACTORS IN MITIGATION OF NOT MEETING THE STRICT CAMDEN MARKETING REQUIREMENT

### → Squatters

There have been 3 serious and prolonged squatting episodes over the last couple of years necessitating lengthy court action backed by police protection to affect a rightful re-entry and re-secure the premises. This has meant letting boards have not been appropriate for the last couple of years, the premises have been inaccessible whilst squatted and they have been significantly damaged during squatting.

### → Lack of Amenities, Facilities and Services

The premises lack all the basic amenities and facilities for office lettings on any lease or rental basis.

### → Dilapidated condition

The premises are in a very poor and rapidly deteriorating physical condition meaning no suitable marketing material could be prepared or any viewings be safely undertaken.

# 3 CONCLUSION

## 3.1 CONDITION

The internal and external condition of the properties is extremely poor, worsened by squatting and continuing to deteriorate at an accelerating rate.

## 3.2 MARKETING

Conditions have been wholly unsuitable to provide marketing material and therefore a proper marketing exercise or to conduct safe viewings. Some exposure to the market has been provided through the agents contacts the but there has been no interest in the properties under any terms

## 3.3 VIABILITY

Varying levels of office refurbishment have been investigated and tested but all have proven to be significantly unviable. See the accompanying Viability Assessment that demonstrates this.

## 3.4 BEST VIABLE OPTION

The best available option to secure the long term future for the properties has proven to be a scheme of residential conversion as demonstrated by the Viability Assessment.

# Appendix A

**HURFORD SALVI CARR LETTER DATED 18<sup>TH</sup> SEPTEMBER 2014**

Mr David Parkinson,  
Parson Brinckerhoff,  
6 Devonshire Square,  
London EC2M 4YE

18<sup>th</sup> September 2014

Dear Mr Parkinson,

**11/12 GRENVILLE STREET, LONDON WC2B**

Further to your enquiry, I confirm that we are familiar with the abovementioned property having advised the owners since 2009, and to our best knowledge, the premises have been vacant for over 10 years.

The existing property is planned over basement, ground and three upper floors totalling 4,920 sq ft (457 m2). The ground floor and basement has been reserved for retail uses, and the upper part comprising 3,470 sq ft (322 m2) has historically had a B1 use.

As far as the layout is concerned the upper part is divided into 18 small rooms. On our last inspection we established that the building has no lift, no central heating, no airconditioning and indeed no modern amenities whatsoever and furthermore is completely dilapidated.

We were originally advised by the client back in 2009 that they would consider letting the property as offices and we had originally mentioned the availability of the premises to a number of applicants indicating that the owners might consider a rent in the region of £12/£15 per sq ft per annum. We were of course at the same time, obliged to confirm the layout and the very poor condition of the property and as a result there were no applicants that wished to pursue the matter.

In recent years the property has been occupied by squatters and, if anything, the condition has deteriorated even further, and of course because of the squatter situation we have been unable to undertake any further inspections.

In our view, therefore, the premises are not fit for purpose and are totally unsuitable for letting as offices.

Yours sincerely,

**HURFORD SALVI CARR**



**DEREK LEWIS**

**Director – Commercial Division**

**COMMERCIAL**

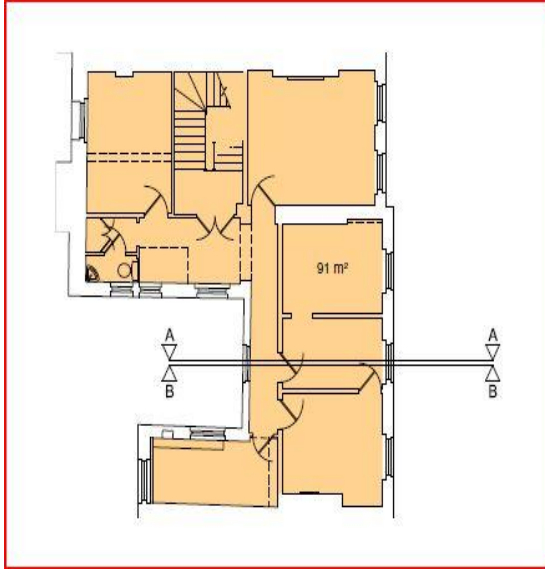
ONE BRITTON ST CLERKENWELL LONDON EC1M 5NW  
TEL 020 7566 9440 FAX 020 7566 9445 E-MAIL commercial@h-s-c.co.uk

SALES 020 7250 1012 LETTINGS 020 7490 1122 MANAGEMENT 01992 500040 SURVEYORS 020 8343 8006

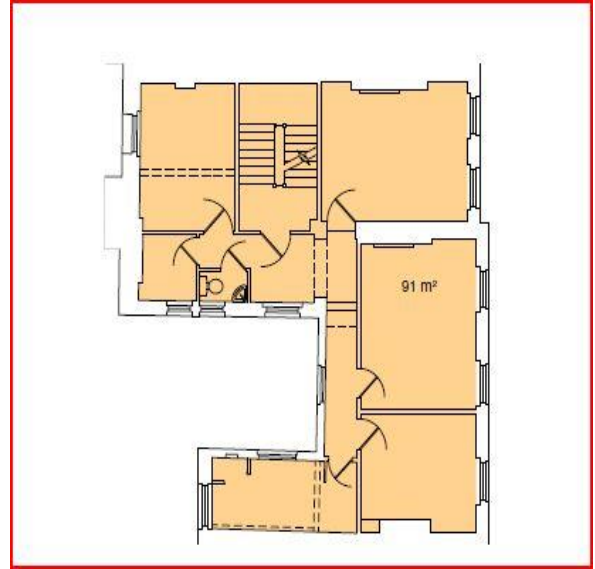
# Appendix B

**11-12 GRENVILLE STREET EXISTING FLOOR PLANS**

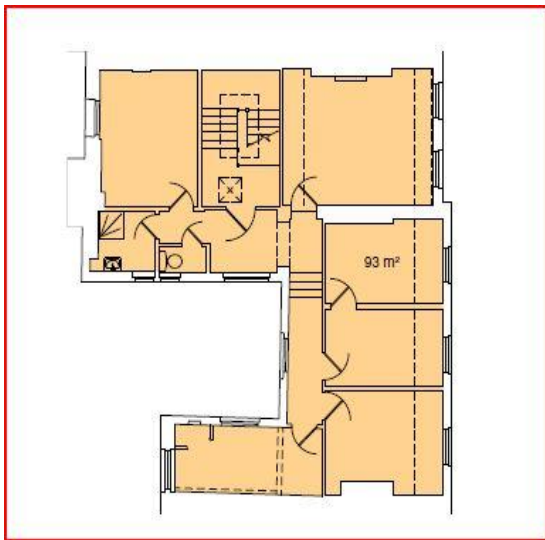
11-12 Grenville Street  
Existing floor plans



First floor



Second floor



Third floor

# Appendix C

TAYLOR WHALLEY SPYRA, STRUCTURAL SURVEY



**STRUCTURAL SURVEY**

**of**

**11-12 GRENVILLE STREET  
LONDON  
WC1N 1LZ**

**on behalf of**

**CALABAR PROPERTIES LIMITED**

SCL/PC/8108/Final

OCTOBER 2009

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Barbican, London, EC1Y 8PQ

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## APPENDICES

Appendix A - Location Plan

Appendix B - Existing floor plans highlighting discontinuity of structure below and vulnerability of key elements to vehicular damage

Appendix C - Typical strengthening to improve resistance to disproportionate progressive collapse, improve inherent instability due to open ground floor and provide additional lateral and longitudinal stability

Appendix D - Record Photographs



## **1.00 INSTRUCTION**

- 1.01 We were instructed by Mr David Parkinson of Bignell & Associates Ltd/Heery on 18th March 2009 to carry out a structural survey of 11-12 Grenville Street, London WC1.
- 1.02 The survey was to be for the benefit of the building owner Calabar Properties Limited.
- 1.03 The purpose of the survey was to establish the current structural condition and to highlight any items likely to affect long term serviceability, adaptability and flexibility for alternative usage.
- 1.04 The report was to concentrate on structural items only.
- 1.05 Other related issues such as fire protection and means of escape in the event of fire, suitability for disabled access, sustainability and efficiency with regard to building services and fabric and any other items relating to compliance with modern operational standards and building longevity and maintenance, were to be dealt with by others.

## **2.00 SITE VISIT**

- 2.01 We carried out an inspection on Tuesday 24th March 2009. At the time of the inspection the premises were occupied at part ground and basement levels by a cafe. The remainder of the property was vacant.
- 2.02 The survey was carried out on a visual basis only with no areas being opened for further inspection. The limitations of this should be borne in mind when considering the conclusions.

## **3.00 BUILDING LOCATION**

- 3.01 The building was situated in a terrace on Grenville Street between Bernard Street and Guilford Street. There was pedestrian and vehicular access beneath part of the first floor to a rear mews – refer to Appendix A for location plan.

## **4.00 THE BUILDING**

- 4.01 For building history refer to separate report by Kevin Murphy of KM Heritage.
- 4.02 The building consisted of ground floor cafe and ancillary usage with a garage to the rear.
- 4.03 The basement was a kitchen facility with access from ground floor and also externally to the rear mews.

4.04 There were three floors of accommodation above with the immediate past usage appearing to be general office.

4.05 The upper levels were accessible from Grenville Street via an internal timber staircase.

## **5.00 CONSTRUCTION**

5.01 External walls were brickwork which were exposed to the front and partially rendered to the rear.

5.02 The low level roofs were flat with a felt or asphalt finish.

5.03 High level roofs were a combination of flat and pitched slate.

5.04 There were a number of protruding chimney stacks.

5.05 External windows and joinery were timber with windows being single glazed.

5.06 Foul and rainwater downpipes were exposed and fixed to the external elevations.

5.07 The floor and roof structures consisted of timbers joists.

5.08 The internal staircase was timber and the internal walls were a mixture of brick and timber stud partitions.

## **6.00 BUILDING FABRIC AND STRUCTURE**

6.01 Externally all areas were suffering from a lack of maintenance, particularly with regard to roof coverings, gutters, downpipes, condition of chimney stacks and dormers, high level window frames and weathering details, i.e. flashings, parapet gutters and pointing.

6.02 Necessary works in order to bring the appearance and future resilience of the building to a good standard will include extensive repointing, a large degree of re-rendering, recladding to flat and pitched roof areas including associated gutters, downpipes and flashings, new flashings to chimney stacks and the junctions with neighbouring buildings, repointing of chimney stacks and replacement of flaunchings and rebedding/replacement of pots, replacement and recladding of high level dormers and possibly other external windows and joinery depending on required style. Once these items have been attended to, full external decoration will be necessary.

6.03 Treatment with regard to potential for damp is required at ground floor and within the basement area.

- 6.04 The timber floors have a pronounced flexibility and slope to the upper levels and it is unlikely they will have sufficient capacity for modern usage.
- 6.05 The main timber staircase has some flexibility under foot and some stiffening will be required.
- 6.06 Where accessible the pitched roof timbers did not look to be adequate and some stiffening will be required.
- 6.07 Stiffening of roof areas will be necessary if water storage tanks or any associated plant items are required within the loft areas.
- 6.08 There were signs of internal water ingress and the lack of ventilation together with the fact that the timber joists are built into external walls, a degree of rot/fungal attack is therefore likely. If present this will also be detrimental to loadbearing stud partitions and timber lintels.
- 6.09 There were a number of internal cracks indicative of some structural movement, some of which may be due to dissimilar materials but others, particularly as associated with the tie rods present to the left hand side of the building – refer to photograph no. 1 – are indicative of some historic instability commonly associated with terrace properties which, as this, have been substantially opened up at ground floor level and where internal walls lack the necessary continuity to provide lateral and longitudinal stiffness.
- 6.10 There was some discontinuity of internal walls which requires investigation as regards adequacy of supporting structure, particularly where potentially exposed to moisture ingress, as the first floor mews beams and those forming the cafe open areas.
- 6.11 The building does not comply with current regulations regarding disproportionate collapse. This is exacerbated by the ground floor mews access which increases the possibility of disproportionate damage due to vehicular impact.
- 6.12 The foundations of a building of this type and age would be expected to be fairly minimal and therefore any alteration which may increase load is likely to require foundation strengthening.

**7.00 CONCLUSIONS**

- 7.01 In its current state the building is not structurally suitable for modern usage and by virtue of its likely limited foundation capacity lacks flexibility for extension.
- 7.02 Significant work as highlighted will be required to make the building suitable for the expected design life of a fully refurbished and upgraded building.
- 7.03 The building does not comply with current regulations with regard to potential for disproportionate collapse. Typical work likely to be required to achieve this is included within Appendix C.

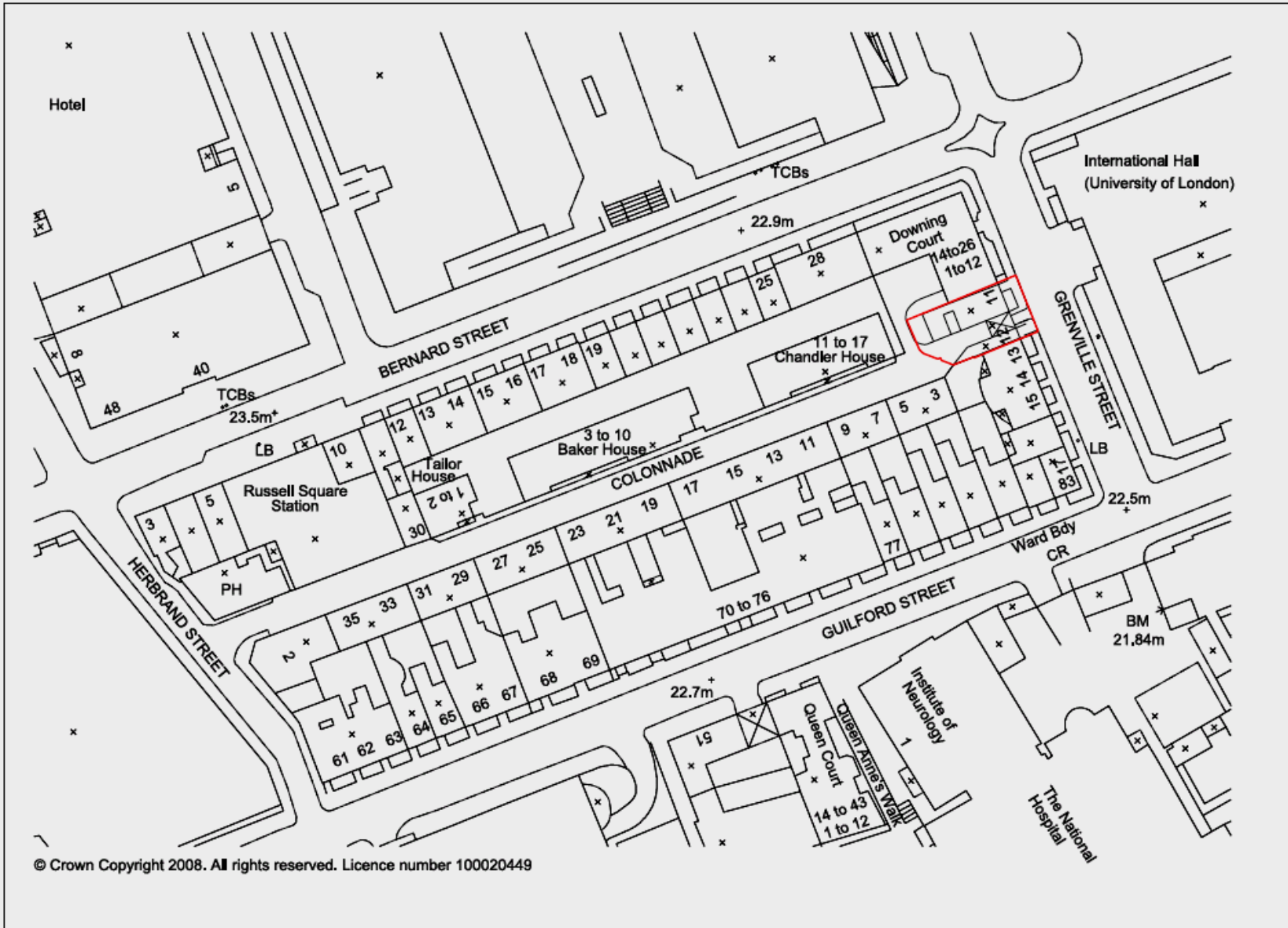
For and on behalf of  
TAYLOR WHALLEY SPYRA

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned centrally below the text 'TAYLOR WHALLEY SPYRA'.

SIMON LANE  
BSc(Eng), CEng, FICE, FStructE, FConsE

**APPENDIX A**

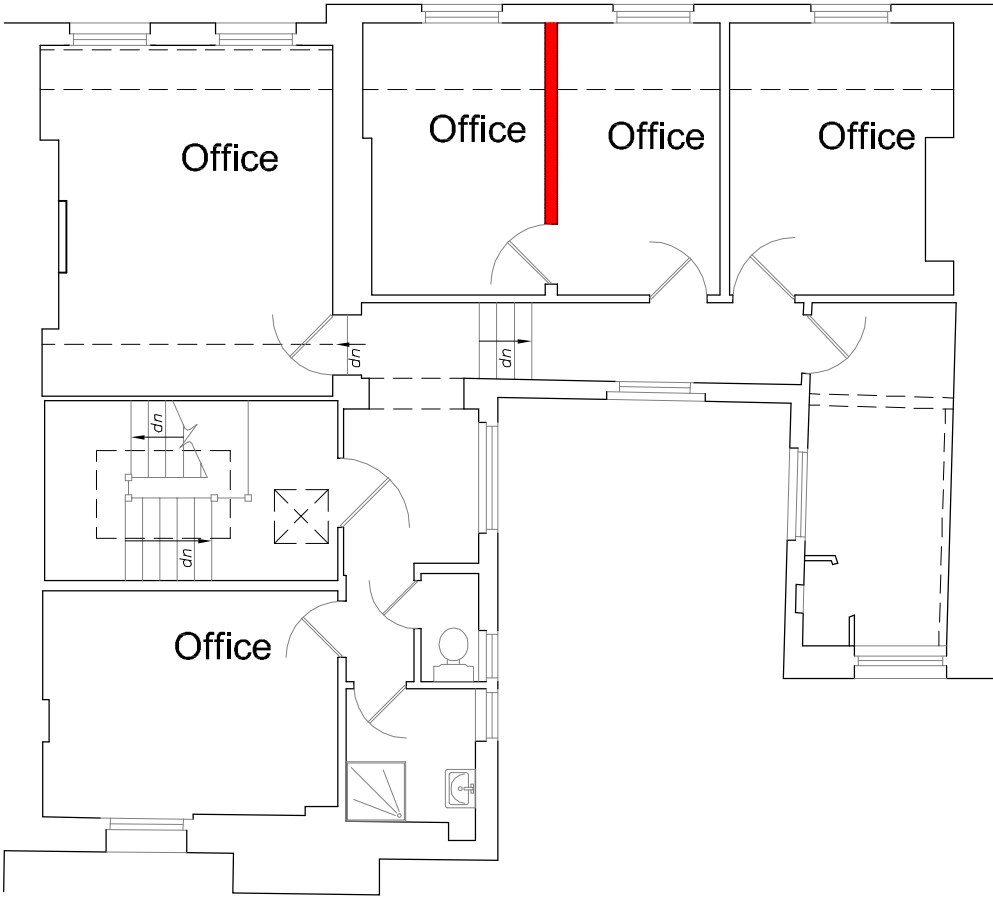
LOCATION PLAN



**APPENDIX B**

EXISTING FLOOR PLANS HIGHLIGHTING DISCONTINUITY  
OF STRUCTURE BELOW AND VULNERABILITY OF  
KEY ELEMENTS TO VEHICULAR DAMAGE

 Denotes Discontinuity of Walls




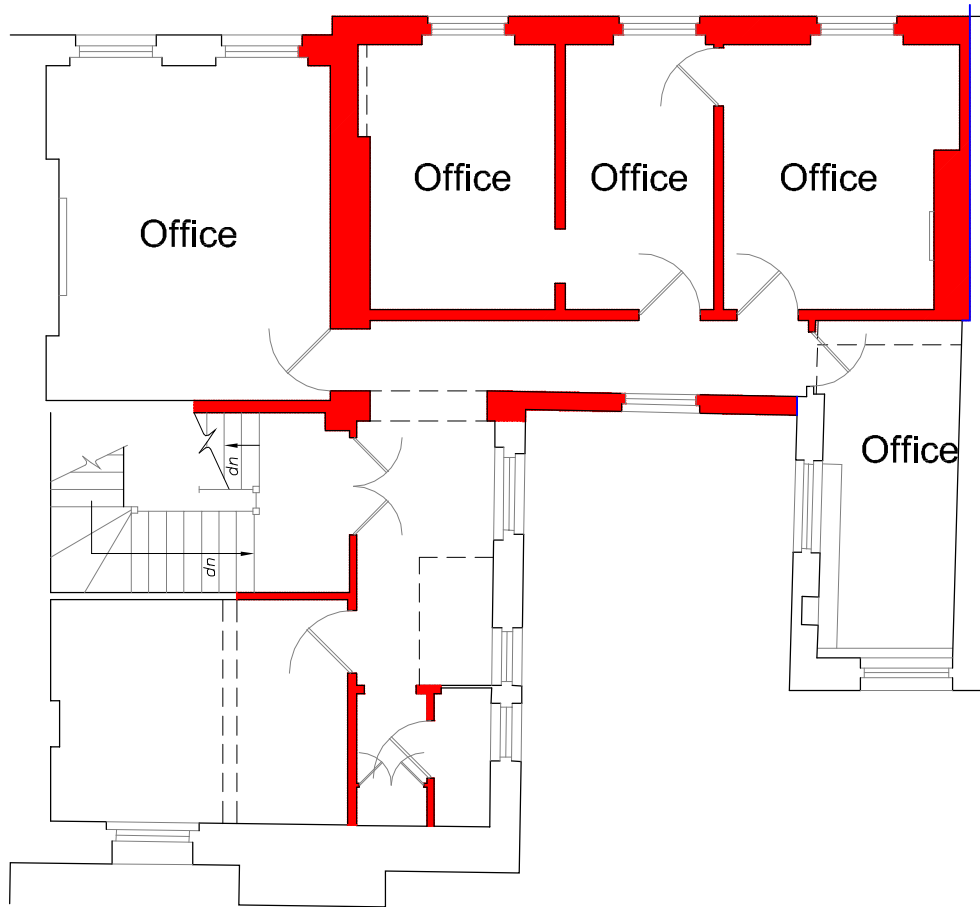
Third Floor





Second Floor

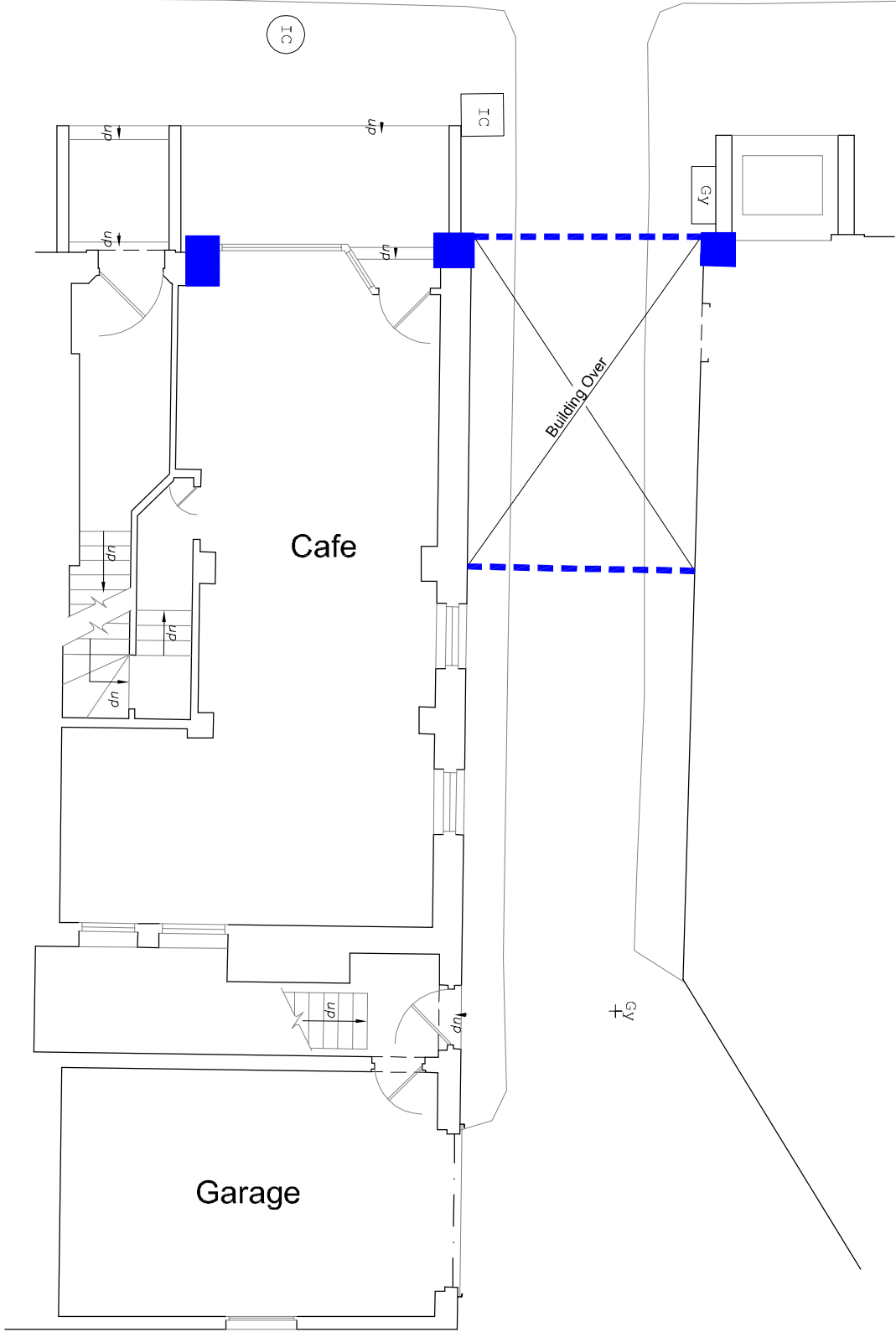
 Denotes Discontinuity of Walls



First Floor

Denotes Vulnerability of Key Elements

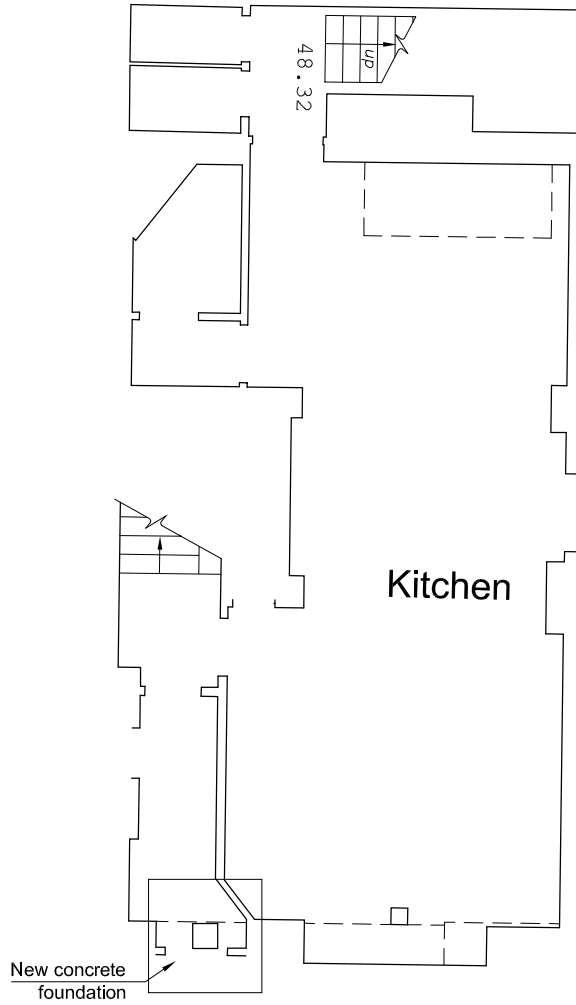
Grenville Street



Ground Floor

## **APPENDIX C**

TYPICAL STRENGTHENING TO IMPROVE RESISTANCE TO  
DISPROPORTIONATE PROGRESSIVE COLLAPSE, IMPROVE INHERENT  
INSTABILITY DUE TO OPEN GROUND FLOOR AND PROVIDE  
ADDITIONAL LATERAL AND LONGITUDINAL STABILITY



**Basement Floor  
Plan**

Scale 1:100

**Grenville Street**

**Basement floor plan**

Drawing No.  
**8108-01**

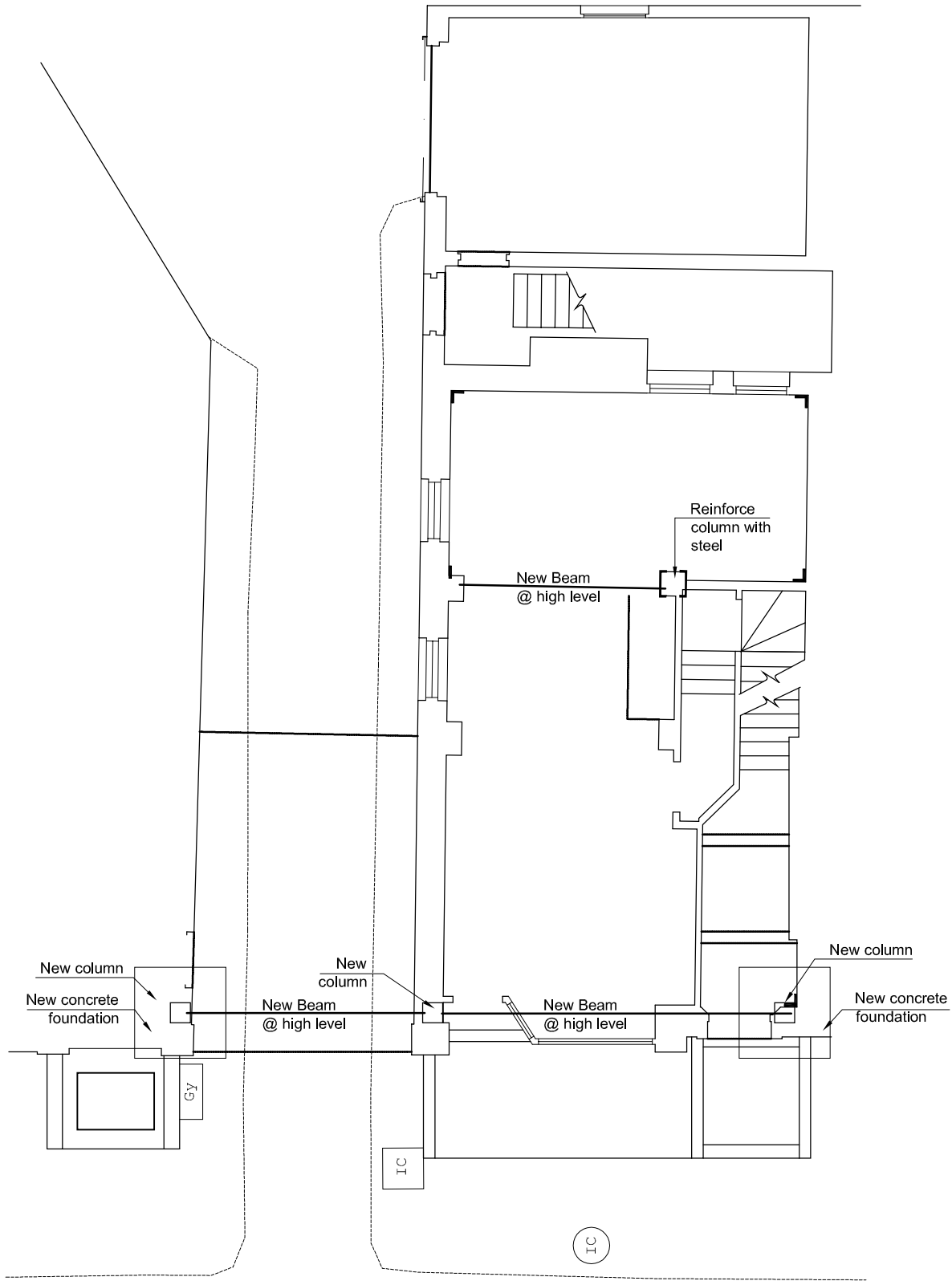
Scales  
**1:100**

Date  
**April 09**




consulting civil and structural engineers

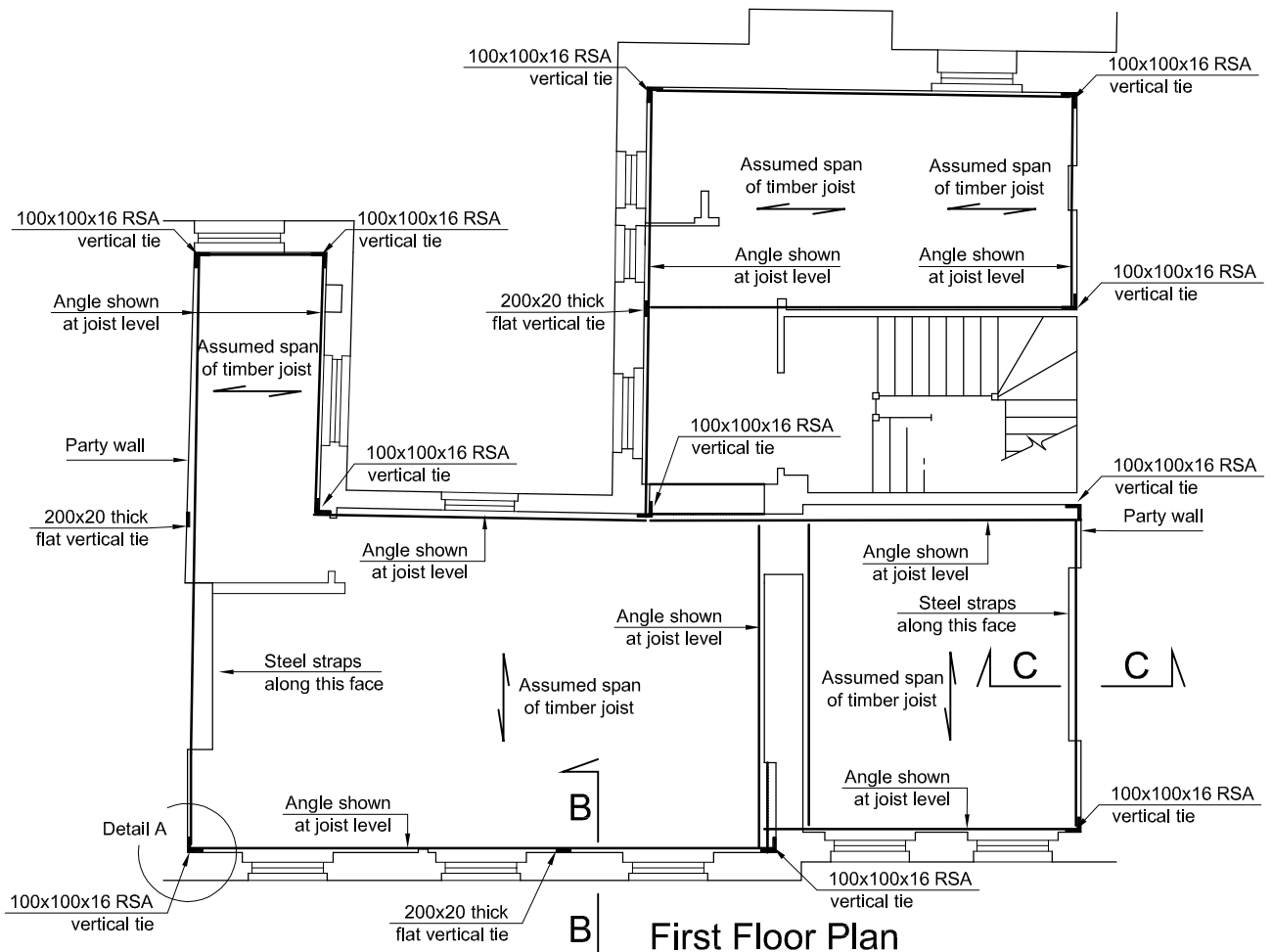
3 Dufferin Avenue, Barbican, LONDON EC1Y 8PQ  
Tel (020) 7253 2626 Fax (020) 7253 2767  
E-mail: [tws@tws.uk.com](mailto:tws@tws.uk.com) Website: [www.tws.uk.com](http://www.tws.uk.com)



### Ground Floor Plan

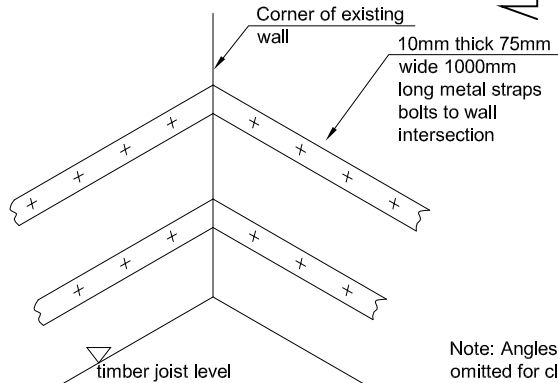
Scale 1:100

 <p>taylor whalley spyra consulting civil and structural engineers 3 Dufferin Avenue, Barbican, LONDON EC1Y 8PQ Tel (020) 7253 2626 Fax (020) 7253 2767 E-mail: tws@tws.uk.com Website: www.tws.uk.com</p>	<p><b>Grenville Street</b></p>	<p>Drawing No. <b>8108-02</b></p>
	<p><b>Ground Floor Plan</b></p>	<p>Scales <b>1:100</b></p>
		<p>Date <b>April 09</b></p>



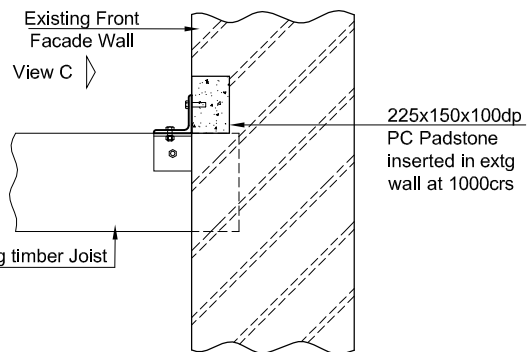
**First Floor Plan**

Scale 1:100



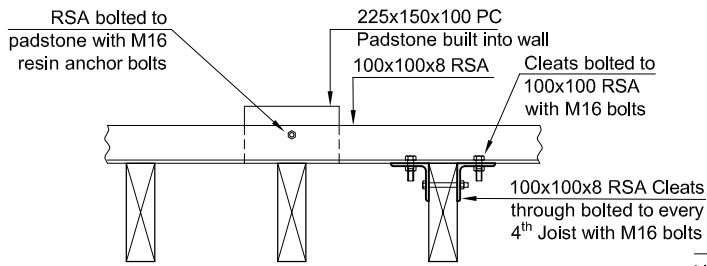
**Detail A**

Scale 1:20



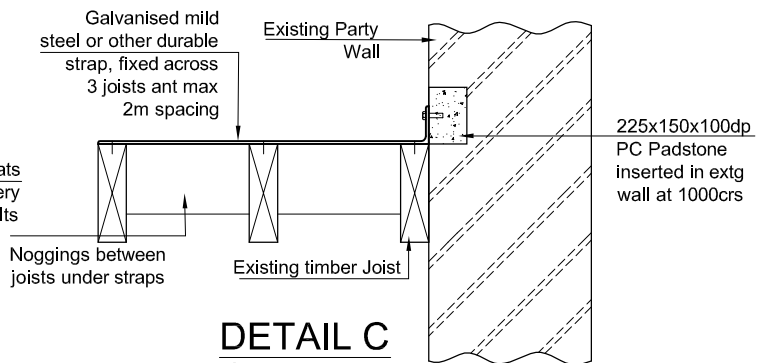
**DETAIL B**

Section Through Facade Wall  
SCALE 1:20



**View C**

Internal Elevation at Facade Wall  
SCALE 1:20



**DETAIL C**

Section Party Wall  
SCALE 1:20



consulting civil and structural engineers

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**Grenville Street**

**First floor plan and details**

Drawing No.

**8108-03**

Scales

**1:100 / 1:20**

Date

**April 09**

**APPENDIX D**

RECORD PHOTOGRAPHS



## LIST OF PHOTOGRAPHS

Photograph No. 1	Front elevation. Note structural ties to left hand side, lack of ground floor structure with regard to lateral stability, vulnerability of key elements of structure to vehicular impact.
Photograph No. 2	Rear elevation.
Photograph No. 3	Low level roof areas.
Photograph No. 4, 5, 6, 7 & 8	High level roof areas.
Photograph No. 9	Internal timber floor.
Photograph No. 10	Missing section of plaster lath ceiling.
Photograph No. 11	Internal damp ingress.
Photograph No. 12 & 13	Internal cracking and internal tie rod.
Photograph No. 14	Internal cracking.



Photograph No. 1



Photograph No. 2



Photograph No. 3



Photograph No. 4



Photograph No. 5



Photograph No. 6



Photograph No. 7



Photograph No. 8



Photograph No. 9



Photograph No. 10



Photograph No. 11



Photograph No. 12



Photograph No. 13



Photograph No. 14