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1 Waterhouse Square, Camden

Heritage, Design and Access Statement

July 2018

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1.0.1 The Site address of the property is
1 Waterhouse Square
142 Holborn
London EC1N 2ST

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

“Carry out internal fit-out of offices within basement, ground, 1st, 2nd, 4th and 5th floors of 1 Waterhouse Square, part of the Grade II Listed Waterhouse Square development.”*

1.0.3 The works for this part of the building comprise further fit out works within the Waterhouse Square development. WeWork at present occupy ground to fifth floors of no.3 Waterhouse Square

1.0.4 Listed Building Consent for previous fit out works to 3 Waterhouse Square for the same applicant have been granted:

- 2016/5996/L - Interior fit out of 4th and 5th floor office areas
- 2016/5515/L - Interior for out of ground floor reception
- 2016/4358/L - Interior fit out of part ground and first floors
- 2016/6703/L - Interior fit our of second and third floor office areas.



3 Waterhouse Square – Area currently occupied by WeWork



1 Waterhouse Square – application site, proposed to be occupied by WeWork

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 Emerging London Plan

2.4.4 The new London Plan is currently in draft form and going through the consultation process prior to being fully adopted. There is little weight to be placed on the policies contained within the plan at this stage. However, within the plan there is growing recognition of the current restructuring of the office environment and commercial office offering. The emergence of co-working spaces and other flexible types of work space are suggested as an area of opportunity and growth.

2.4.5 It is noted that the ability to access and use office space on a flexible basis is of great benefit to small and medium sized offices, allowing them to expand, but also find collaboration opportunities. There is also recognition of the importance of agglomeration of business types within distinct clusters within the city. The co-working model promotes this on a micro level and promotes a sense of community in the workplace.

2.4.6 Camden Core strategy

2.4.7 Camden’s Local Plan, adopted July 2017 sets out the key elements of the council’s vision for the borough and supersedes the policies within the Core Strategy and Development Policies

2.4.8 There are two primary policies of the Local plan which relate to the works proposed to 1 Waterhouse Square, Policy D1 – Design and Policy D2 – Heritage.

2.4.9 Policy D1 – Design notes

2.4.10 The council will seek to secure high quality design which respects local context and character, preserves or enhances the historic environment and heritage assets. Design should be sustainable, incorporating best practice in resource management and climate change mitigation. Spaces should be inclusive and accessible to all.

2.4.11 The council will resist development of poor design which fails to take opportunities available for improving the character and quality of an area and the way it functions.

2.4.12 Policy D2 – Heritage

2.4.13 “The council will preserve and, where appropriate, enhance Camden’s rich and diverse Heritage Assets and their settings including conservation areas and listed buildings”

2.4.14 The council will not support the loss or substantial harm to heritage assets, unless the loss is necessary to achieve substantial public benefits which outweigh the harm or loss.

2.4.15 The council will resist proposals for alterations to Listed Buildings where it would result in harm to the special architectural and historic interest of the building.

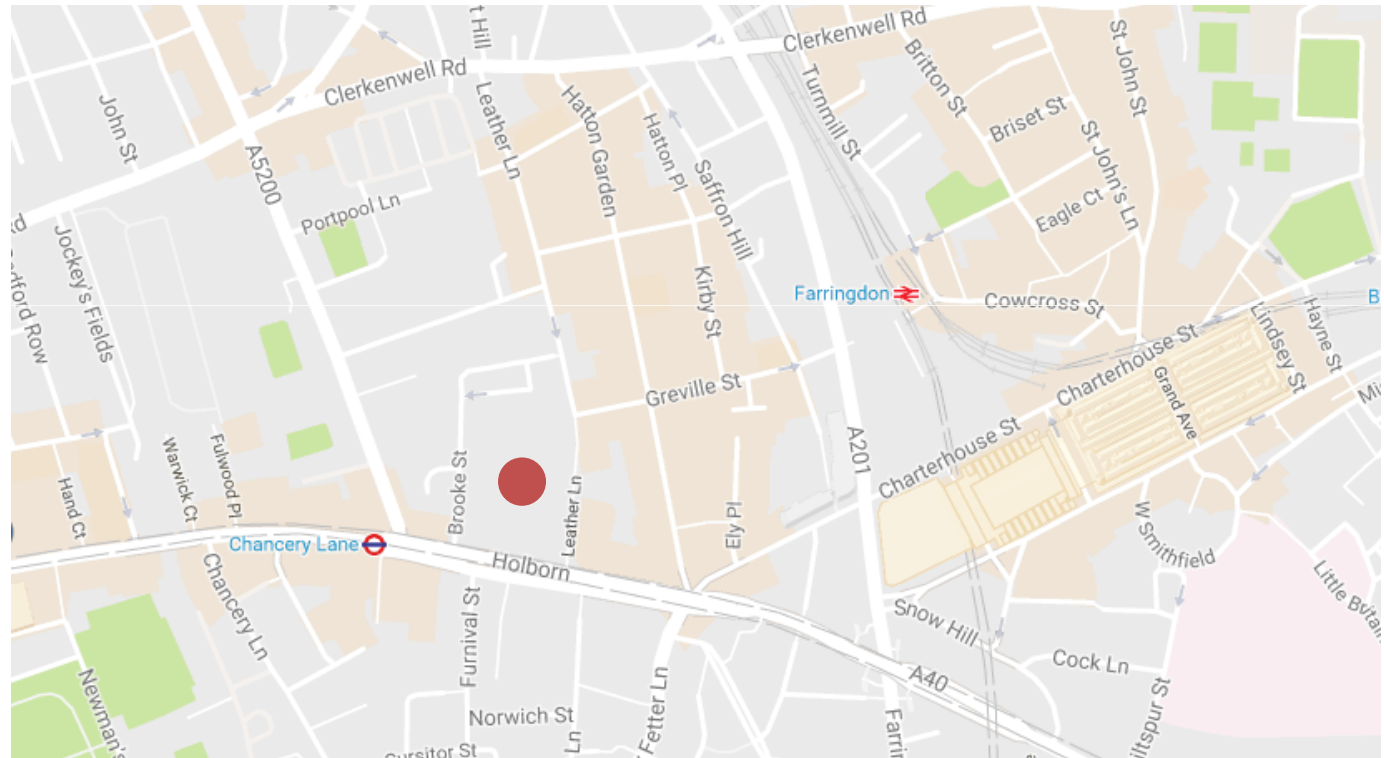
3.0 – Site Description

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

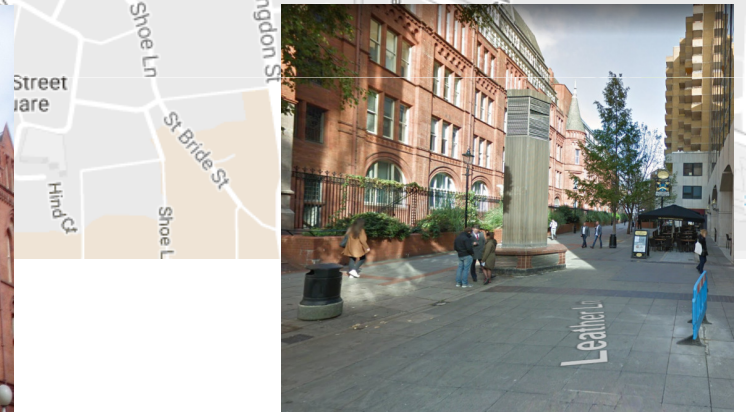
3.0.2 The application site makes up only a section of the Waterhouse Square complex, which has grown over time to encompass almost a full city block bounded by High Holborn to the South, Leather Lane to the East, Beauchamp Street to the North and Brooke Street to the West.

3.0.3 The proposed works are to be carried out to the portion of the building facing predominantly onto Holborn and Leather Lane, though the section of the building has a significant presence to the internal courtyard.

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



Building Frontage onto High Holborn



View down Leather Lane

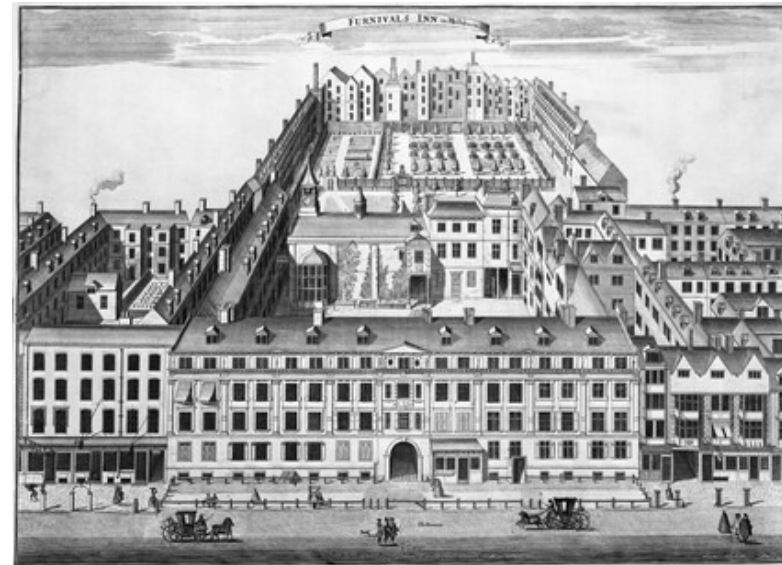
4.0.1 The site has a long and interesting history prior to the building of Waterhouse Square. Holborn has a long history with the legal profession, and it was within this context that the site was first developed.

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.

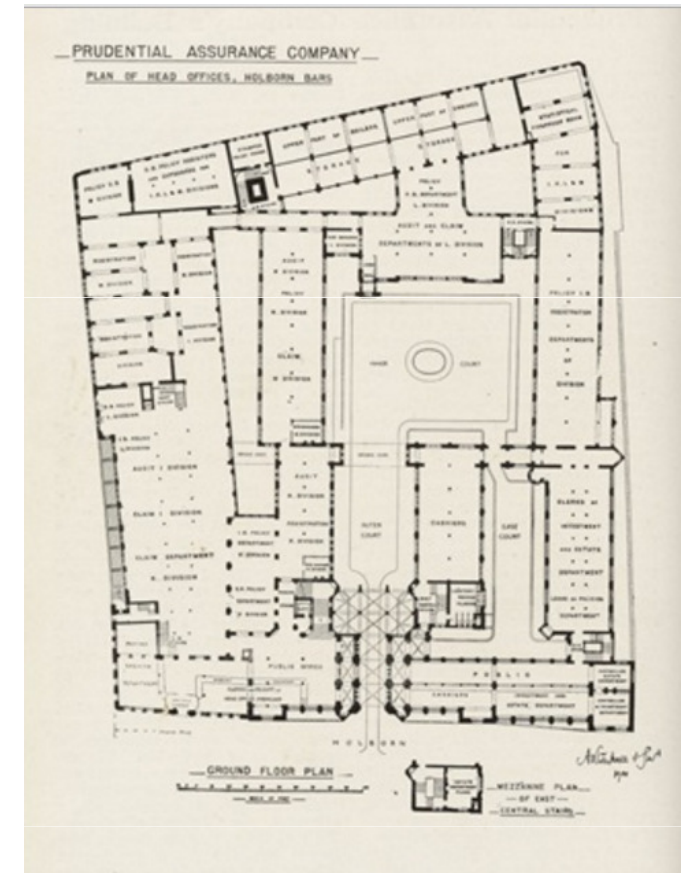
4.0.7 Waterhouse Square is in fact a number of buildings developed over a prolonged period of time. The original building was begun in 1885 with significant additions being made up until 1990s. Building stages were dictated by the expansion of the Prudential Association and requirement for additional 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.

5.0.1 The section of Waterhouse Square which works are proposed are from the earlier phases of works to the complex.

5.0.2 However, the appearance and historic significance of the interior spaces are markedly different within 1 Waterhouse Square.

5.0.3 The Buildings fronting to Leather Lane have been altered many times over during the life of the building. The internal spaces at present have raised access floors, demountable suspended ceilings and lightweight plasterboard and glazed and even PVC partitioning. The overall feel is of a modern, though dated, office interior.

5.0.4 In stark contrast, the building facing to Holborn has many more original and recreated features. In particular the grand rooms to the second floor have timber panelling, fireplaces and ceilings. Report produced by Dr C.J.K. Cunningham noted that the rooms to the front of the second floor had fireplaces, plaster ceilings or panelling, but not all were present in any of the rooms. Works in the intervening period must have seen these items recreated to a very high standard, as the rooms to the front of the second floor all display these features.

5.0.5 The corridor leading to these meeting rooms has timber panelling, though areas of original tiling are evident beneath. Many of the tiles show damage and services run within the void between the tiling and the panelling. Whilst it would have been good to re-display the original tiling, it is thought that in this location, the tiles are not in the pristine condition which would sit comfortably against the adjacent meeting rooms. Re-routing of existing services and re-working of abutment details at window ingoes along

with the repair work which would be necessary to the tiling is not thought to be feasible, and undoubtedly the result would be patchy at best.

5.0.6 To the second floor access corridor it is also understood that the ceiling installation is a replica of the original, but built at a lower level to allow modern mechanical services. Although this ceiling is not original, the replication of the original and level of detail gives this element heritage status and it is not proposed to make any alterations to this beyond redecoration in keeping with the existing.

5.0.7 Indeed the building underwent significant refurbishment works shortly after the first phase of the building was complete to allow the installation of electricity to the office spaces.

5.0.8 An original stair case in the South West corner of the building retains much original finishes and detailing.



South West staircase



Second floor meeting room



Second floor corridor

6.1 The applicant

6.1.1 Although planning permission is granted on a building rather than an individual or organisation, the background of the present applicant is useful in terms of how they will use the space and how the inherent nature of their business model will have an impact on the design and quality of the office fit out and the life that will be brought to the space.

6.1.2 The works to this section of Waterhouse Square represent expansion of the WeWork brand within the complex. WeWork occupy

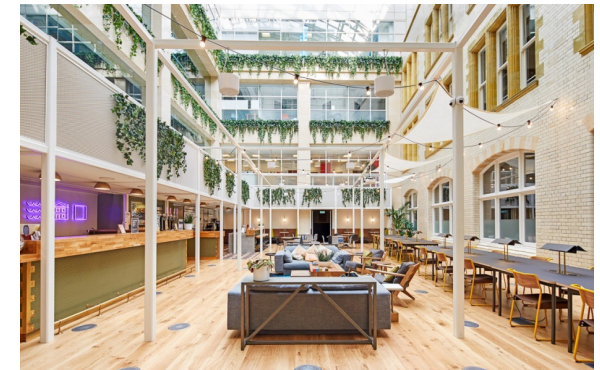
6.1.3 WeWork are currently opening multiple office spaces in London. They are a US company and in their own words “WeWork transforms buildings into beautiful, collaborative workspaces. Get the space, community, and services you need to make a life, not just a living.” The ethos of the organisation is to work within the existing architectural features of the spaces they operate from. 1 Waterhouse Square has been selected as a location in part for its architectural interest and significance and as such this is to be celebrated in the design.

6.1.4 WeWork operate a model of very successful co-working spaces across London. In an emerging market of co-working spaces, having begun in 2010, WeWork are a market leader and provide a global network of co-working office spaces. Spaces provide accommodation for a wide range of business users, from individuals to larger organisations. WeWork promote networking and collaboration. The office spaces are a hive of activity and bring life to any building which they occupy. The individuality of those who use WeWork spaces removes any notion of 9-5 working resulting in a steady flow of people coming and going throughout the day.

6.1.5 The occupation of further space within the building by WeWork will ensure the commercial success of the building for many years to come.

6.1.6 WeWork as a business model relies wholly on providing quality office spaces which their members choose to work in and be part of. The successful design of the internal spaces is key to attracting and retaining the ‘customers’ of their brand.

6.1.7 WeWork and their designers are accustomed to working within listed buildings and the onus on preserving and enhancing the host building which this entails. As previously intimated, WeWork have fitted out and occupy office space at 3 Waterhouse Square. They also have office space at Grade II Listed 9 and 10 Devonshire Square within the City of London, 184 Shepherd’s Bush Road within Hammersmith and Fulham amongst others, and are looking to provide bases within other Listed Properties as part of their brand strategy. The development of Listed Buildings being an area where WeWork feel that the character of the building combined with their design ethos and attention to detail can provide a rich and interesting backdrop for their office spaces.



Examples of WeWork office spaces