



New carpet finishes and repainting of plaster walls to be carried out to existing staircase throughout the height of the building. No work to be carried out to existing stone or balustrades

7.0.1 Waterhouse Square has been selected by WeWork as a location partly due to the central location. Access to the building location is very good. Waterhouse Square has PTAL rating of 6b (the highest score possible) It is within minutes of Chancery Lane Underground station and several bus routes have stops directly outside the building to the High Holborn side.

7.0.2 Level access to the building from the street is available as is the case at present.

7.0.3 WeWork are carrying out fit out works to office plates and have very little influence on the scope of the landlord areas. They are not changing the existing vertical circulation, stairs and lifts, though access throughout the building is felt to be good with several lift serving each floor.

7.0.4 The works outlined in the application have been designed to meet Part M and Building Regulations. This includes the introduction of ramps where required to allow changes in level. Designs have taken into account general circulation, layout, internal signage, lighting levels and colour/tonal contrast in line with the equality act and building control regulations.

8.0.1 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.

8.0.2 Internally many of the original features have been lost due to fit out works over the years since the building was completed. It is recognised that some areas of the building are much more original in their appearance and character. The meeting rooms on the second floor which face onto Holborn, along with the corridor, and the main staircases to the front portion of the building retain many historic features, and some features which have been carefully recreated as part of previous fit out. It is intended that these areas will have minimal intervention.

8.0.3 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

9.0.1 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).

9.0.2 Although all works are due to take place within the more historic areas of the building, demolitions relate only to fit out works which have been undertaken in recent years, and therefore have no historic significance.

9.0.3 Within the majority of the application site very little of the original period features remain, having been lost during previous fit out projects and works required to bring the offices up to current day standards. Where period features do remain they have generally been covered up. As part of the current design it is proposed to investigate what features (if any) remain behind the existing modern finishes and expose period features again wherever possible, as has been done in the previous phase of works carried out for WeWork

9.0.4 Clearly the works to the second floor have been considered in isolation and it is proposed that these areas should be left as existing to maintain the heritage status of the building

9.0.5 In this respect it is viewed that the works will have a positive impact on this section of the building.

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

10.0.1 The proposals for internal fit out of office space within 1 Waterhouse Square have been carefully considered within the context of this heritage asset.

10.0.2 In summary the proposal as demonstrated:

- Does not propose a change in use to the existing office space
- Minimal intervention to more historically accurate areas, particularly grand rooms to the Holborn facing section of the second floor, along with the access corridor and main circulation stairs
- Exposure of original features such as soffits, cornicing and wall tiling which have been covered during previous fit out works.
- All proposed works are lightweight and can be removed without detriment to the historic fabric of the host 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.

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

