

8-10 Warner Street, London EC1R 5HA

DESIGN AND ACCESS STATEMENT

to accompany an application for Full Planning and
Demolition in a Conservation Area
to The London Borough of Camden

December 2018



MATHESON WHITELEY

Prepared for : GSN Warner LLP

For further information contact:

MATHESON WHITELEY
Culford House
1-7 Orsman Road
London N1 5RA

Tel +44(0)207 333 589
studio@mathesonwhiteley.com

Contact - Donald Matheson / Richard Draper

Contents

- 1. Introduction**
- 2. Background**
- 3. Location**
- 4. Use**
- 5. Heritage**
- 6. Design / Scope**
- 7. Environmental**
- 8. Access**
- 9. Summary**

Appendix

- A Schedule of Areas - Existing and Proposed**
- B Architectural Document Register - Existing and Proposed**

1. Introduction

1.1 Scope of Document

This Design and Access Statement has been prepared by architects MATHESON WHITELEY on behalf of GSN Warner LLP.

It is issued as part of a full planning and demolition in a conservation area application and listed building consent for alterations to an existing space accessed from Warner Street, Clerkenwell. The property is located within the Hatton Garden Conservation Area in the London Borough of Camden. The spaces are arranged on Ground and First floor level and in total comprise 10,462 sqft of space with a B1 use class.

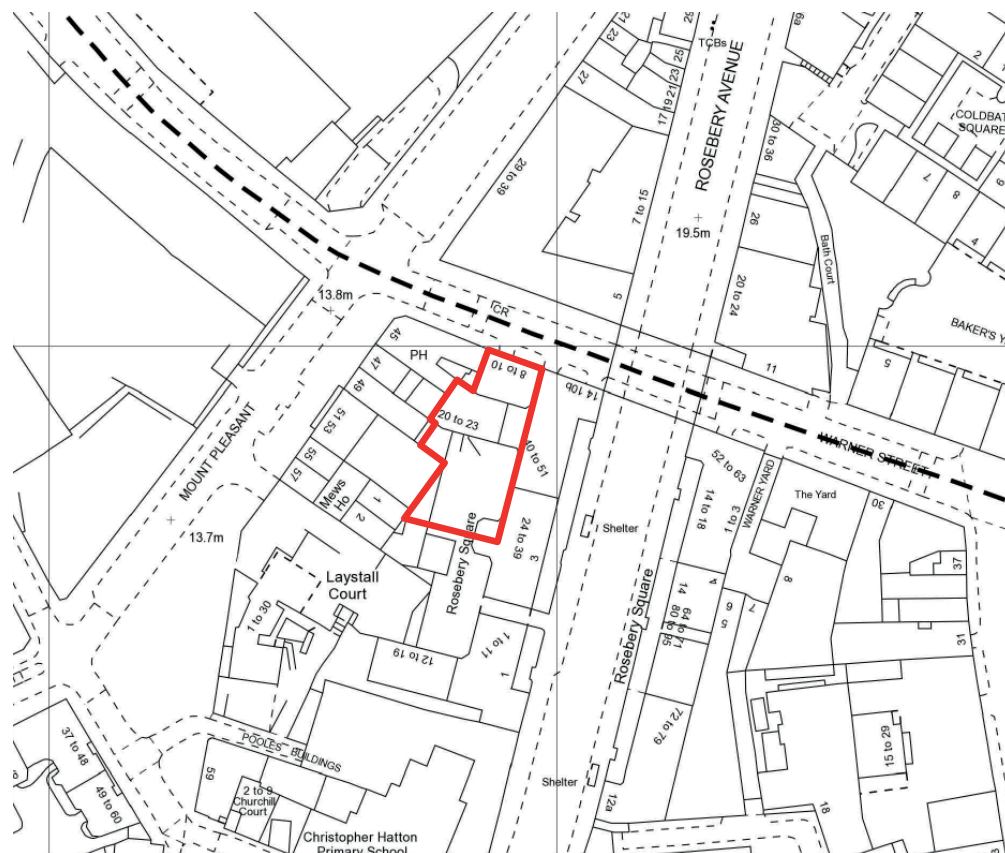
The proposed use is B1 which is consistent with the current and recent use - there is no change of use proposed.

It is proposed to carry out a comprehensive refurbishment of the property to provide over 2000 sqft of high quality Category A workspace.

The document outlines the project scope, approach to use and design, and provides information on the current developed proposal and how it responds to the local environment and site context and heritage. This document can be read together with the corresponding architectural drawings, a Heritage Impact Assessment Statement prepared by Stephen Levrant Heritage Architecture.

As the proposal includes replacement and up-grading of some externally located mechanical equipment, this application also includes an Acoustic Report carried out by Cundall Acoustics.

The majority of the alterations are internal and not visible from the public realm nor affect the setting of the conservation area in which the property sits. The main visible alterations are to be made to the facade which faces Warner Street. Minor external alterations are proposed to the rear of the property in conjunction with the



1.1.1 Site location plan



Above: Thomas Dane Gallery, London
 Below: Modern Art, London / Wrong House, London

2. Background

2.1 The Applicant

This application is made on behalf of the owners of the property GSN Warner LLP.

The refurbished building will house the foundation's business to support emerging artists and facilitate the storage and display of a contemporary artwork within a sensitive historic setting, improving access and bringing the building up to modern energy performance standards.

2.2 Architect / Design Lead

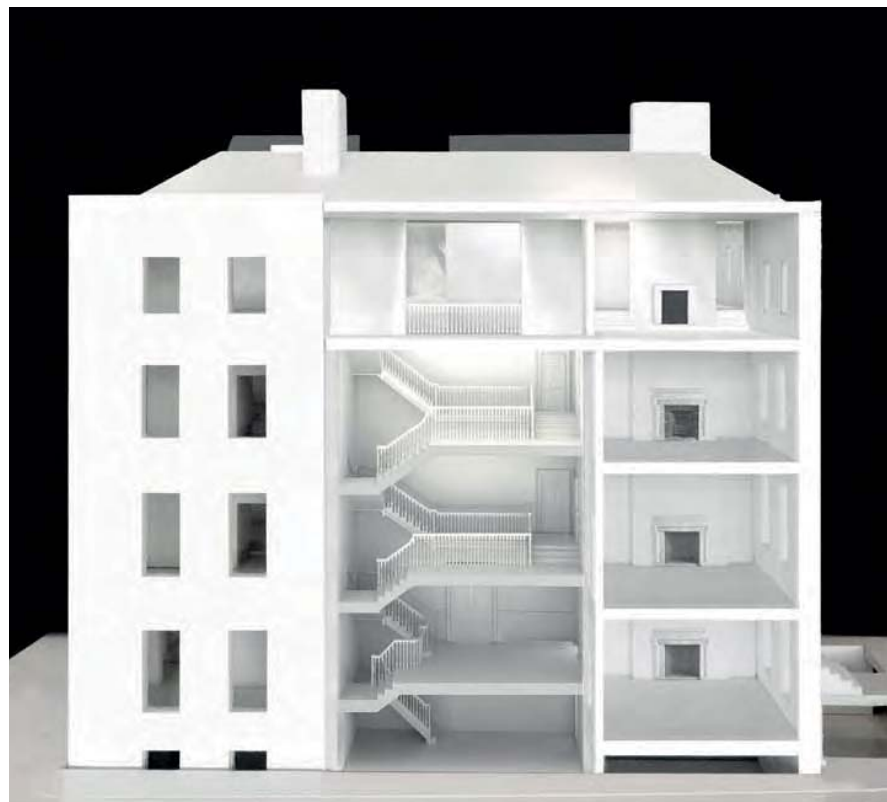
MATHESON WHITELEY is an award-winning architecture practice led by Donald Matheson and Jason Whiteley. The studio was established in 2012 following a number of years working with leading architects Tony Fretton Architects and Herzog & de Meuron.

The practice has significant experience altering buildings within historical settings and has recently completed the refurbishment of a Grade II listed townhouse within the St James conservation area Westminster.

Recently the practice completed extensions and refurbishment to a five storey Grade II listed house on Clifton Villas, Westminster.

The practice has been recognised in the 2015 RIBA Awards for its conversion of a dilapidated industrial building within the St Luke's Conservation Area, Islington, London EC1. In 2018 the practice won the Architects Journal Small Project Award.

The practice is known for distinctive workspace design having delivered a new studio in Clerkenwell for the graphic agency North



Above: Midland Good Shed, Camden - Stephen Levrant Heritage / Bennetts Ass.

Below : 1 Lincolns Inn Fields, London, Grade I Listed terrace, Davies Maguire Engineers

2.3 Heritage Consultant

Stephen Levrant Heritage Architecture work in planning/urban design and in practical project construction exclusively within the historic cultural environment and on a wide range of historic buildings and conservation areas.

Their surveys, appraisals and inspections are renowned for an intricate and holistic approach. They strive to promote quality with imagination and flair, where solutions for modern buildings in sensitive areas are always dictated by context.

2.4 Structural Engineer

Davies Macquire are structural engineering design consultants with a track record for successfully unlocking the value in numerous complex projects.

The practice is also experienced in working on heritage projects having undertaken work within many listed properties. They are currently undertaking works to a significant Grade I listed building on Lincoln Inn Field's in central London.

2.5 Consultant Team

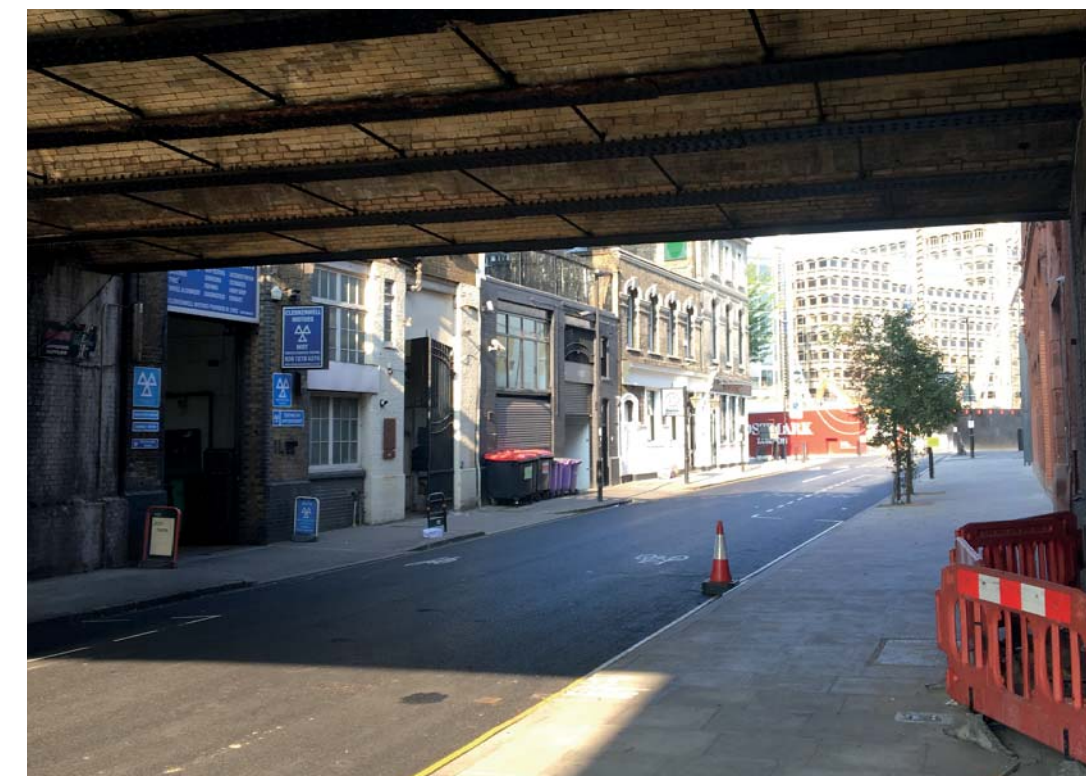
- | | |
|---------------------------|------------------------|
| • Project Managers | Storey PM |
| • Mechanical / Electrical | GDM Partnership |
| • Quantity Surveyors | Quantum Consulting |
| • Building Control AI | Shore Engineering |
| • Measured Surveyor | APR Services |
| • Property Agents | Colliers International |
| • Acoustic Engineering | Cundall Acoustics |

3. Location

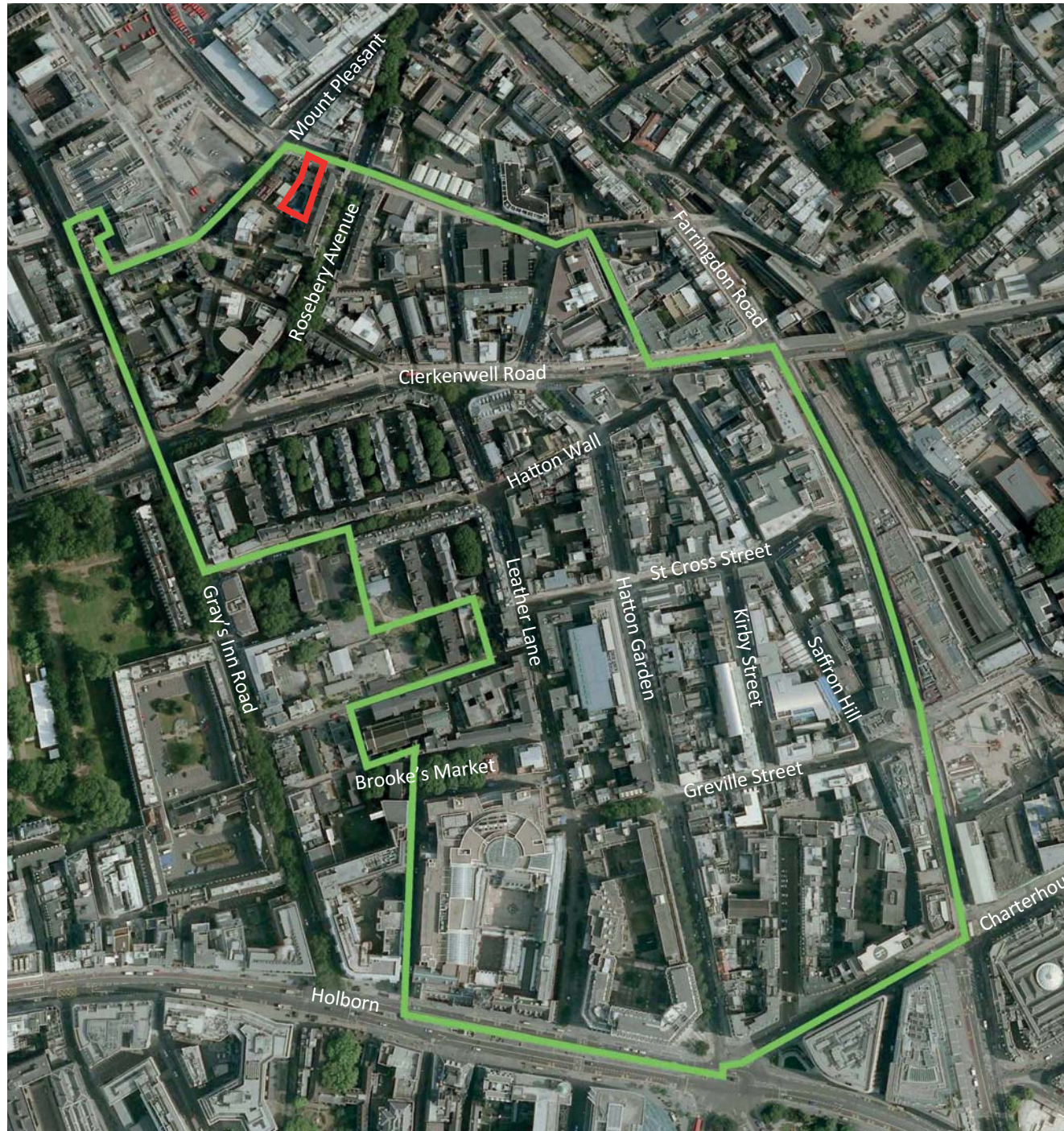
3.1 Context

The site sits on Warner Street, which links Farringdon Road and Mount Pleasant and runs under the elevated road Rosebery Avenue. The site is within the Hatton Garden Conservation Area in the London Borough of Camden. The site itself is not statutory or locally listed.

There are listed buildings adjacent to the site and the proposals have been developed in consideration of the current setting and quality of these listed buildings and the conservation area generally. The site is adjacent to the Grade 2 listed Rosebery Avenue Viaduct (EH Listing (798-1) 1297951) and, on Warner Street itself, the site is directly adjacent to the Grade 2 listed The Apple Tree Public House - (EH Listing reference (798-1)1113149).



3.1.2 View of Warner St under Roseberry Avenue



3.1.1 Hatton Garden Conservation Area Map

3.2 Description of Existing

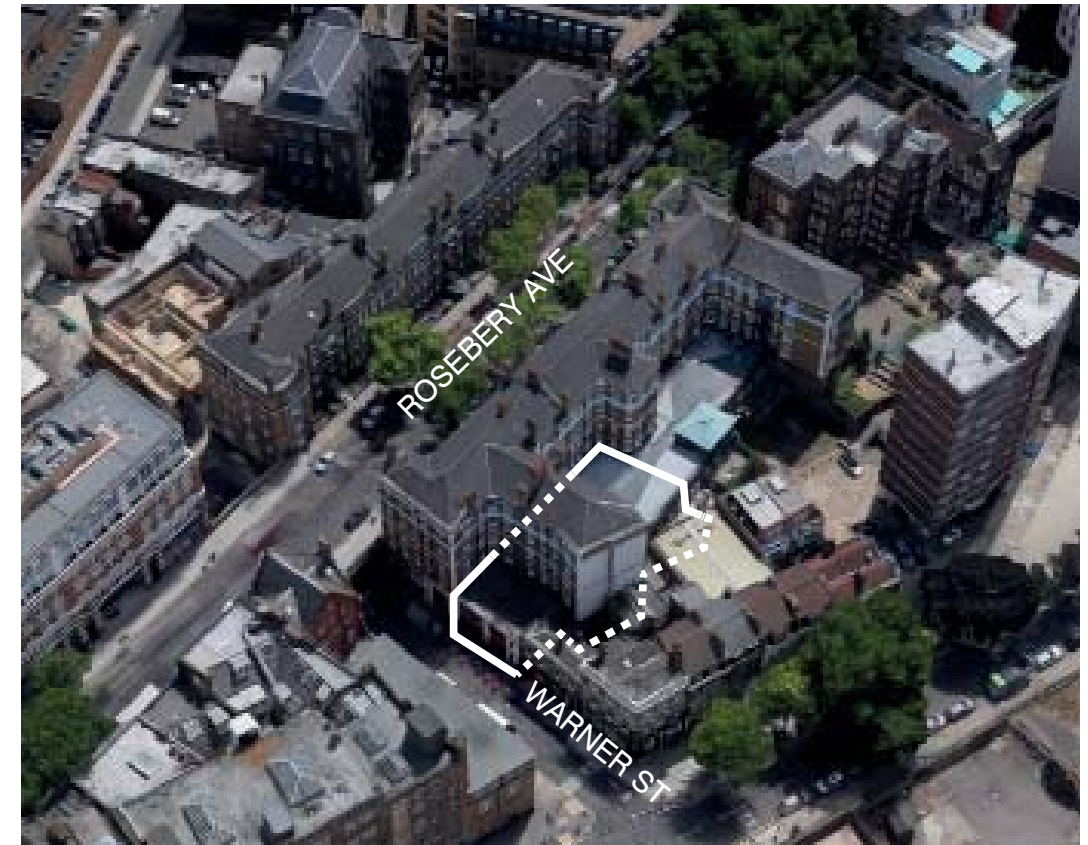
The existing external facade comprises a brick surround forming three large openings. At ground floor one opening to the east side is permanently closed with a roller shutter. Behind this opening is predominately storage and garage space. Above this is an area of aluminium framed glazing, providing daylight to office space.

To the center of the main facade is a double height opening which gives access to the main ground floor areas. This opening is filled at high level by the extraction vents from the large quantity of mechanical air conditioning equipment related to the facilities inside including the commercial kitchens.

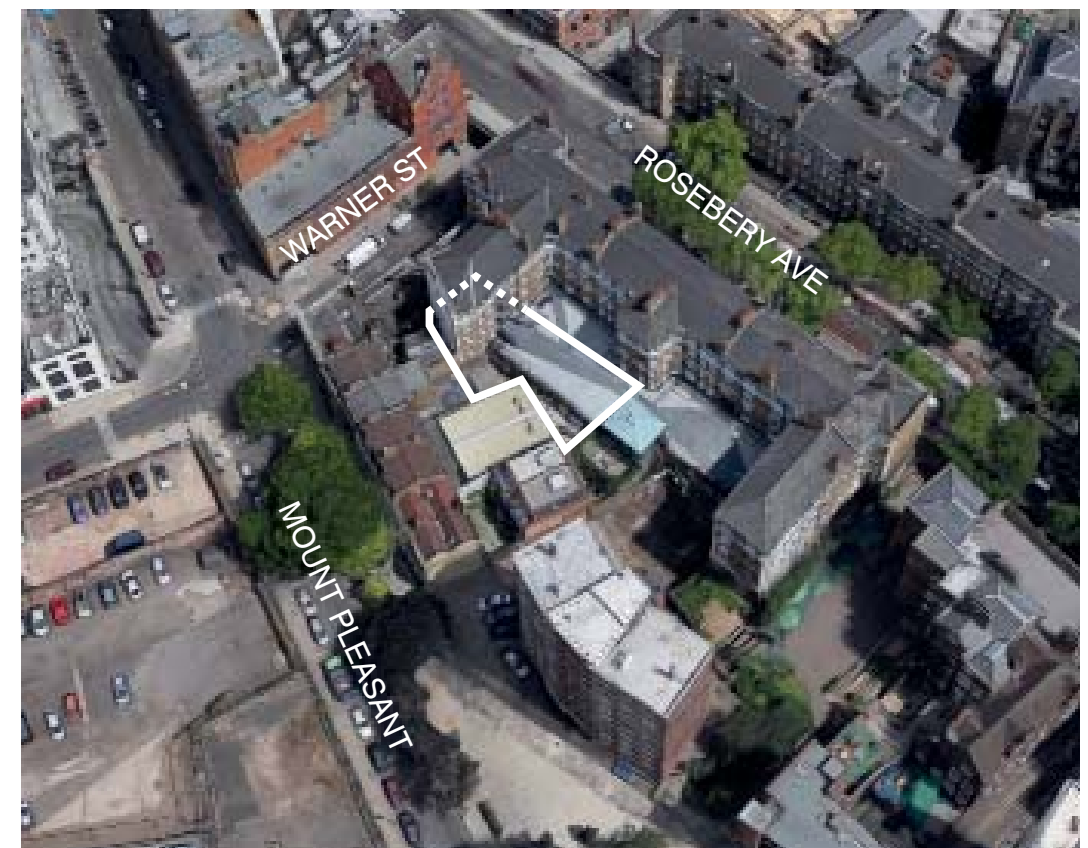
A smaller pass door and high level window to the west edge of the existing facade provide independent access to the first floor spaces from street level. At the top of the facade there is a tall railing, establishing a built height around 500mm lower than the main parapet to the adjacent building on Warner Street.



3.2.1 Site location - Warner St elevation



3.2.2 Site location - aerial view 1



3.2.3 Site location - aerial view 2



3.2.3 View looking west down Warner Street



3.2.4 View looking east down Warner Street



3.2.5 8-10 Warner Street - existing front elevation

3.2 Description of Existing cont...

The existing ground floor is characterised by two main sections. The first section is defined by the large foundation walls of the Edwardian mansion building above to the western side of Rosebery Avenue.

These large brick structural walls and piers form a series of smaller interconnected spaces. The height of the ground floor is defined by areas of suspended timber floor construction however the entry volume is without a first floor infill and so is experienced as a double height volume.

From this entry area the existing ground floor level ramps down to the more open area at the rear of the site, a level change of around 900mm from the pavement level.

All areas of the ground floor are currently filled with commercial kitchen equipment and associated staff storage and changing facilities.

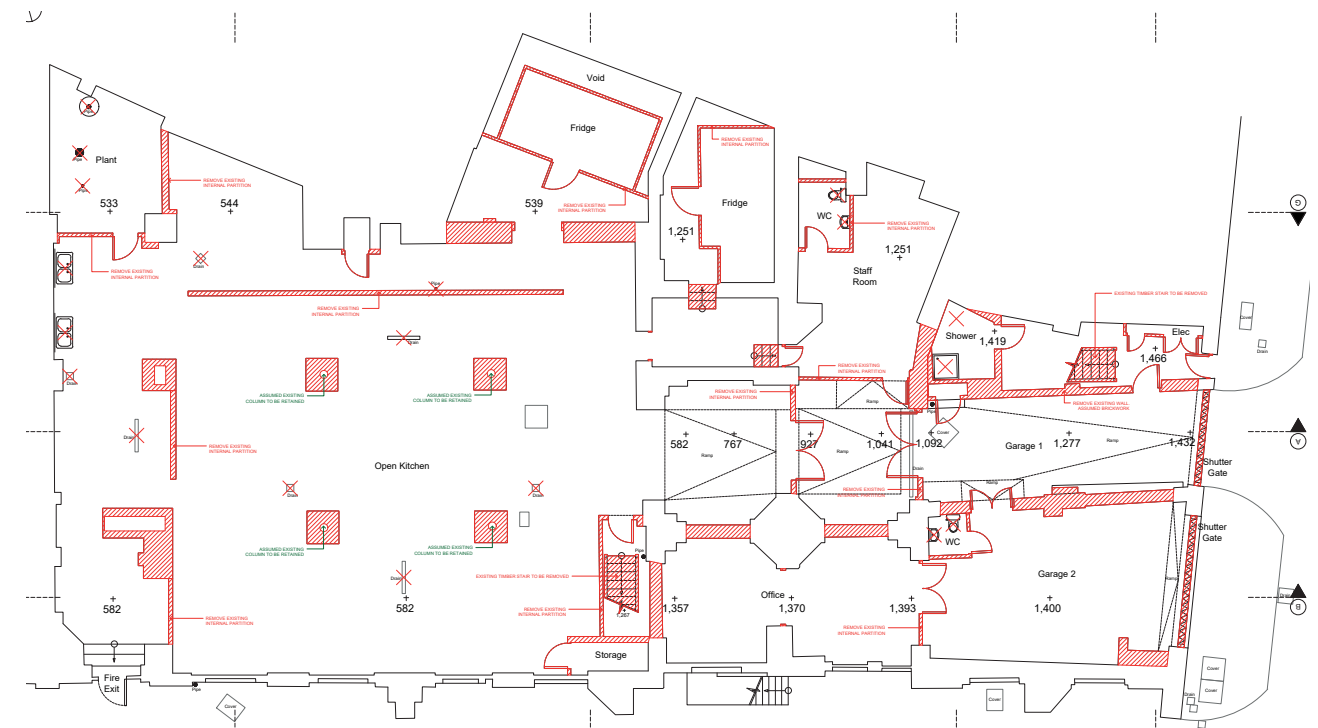
The first floor is similarly defined by the large foundation walls of the Edwardian mansion building above, with a more open section to the rear.

The steel beam and column structure to the rear section is visible and has informed assumptions regarding the equivalent ground floor structure in this area.

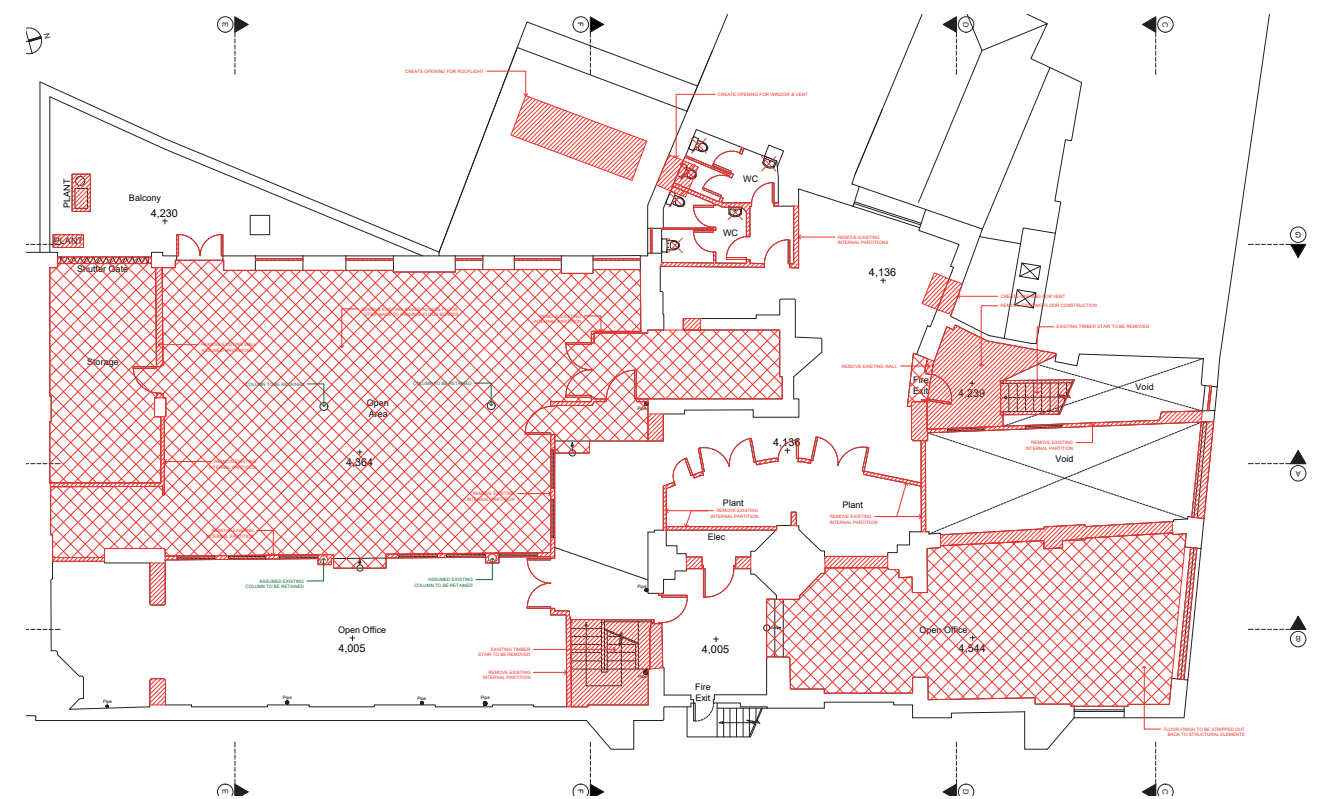
The ceiling over the first floor appears to generally be of a concrete beam and block type construction, exposed in some areas and painted over in others.

The first floor rooms towards the rear section have the benefit of some natural light from the west and have access to two separate flat roofs over the ground floor spaces. Of these two flat roofs, one to the south west is established as a terrace in use by the current occupants of the first floor offices.

A room to the center of the plan is dedicated to ventilation equipment related to the commercial kitchens below.



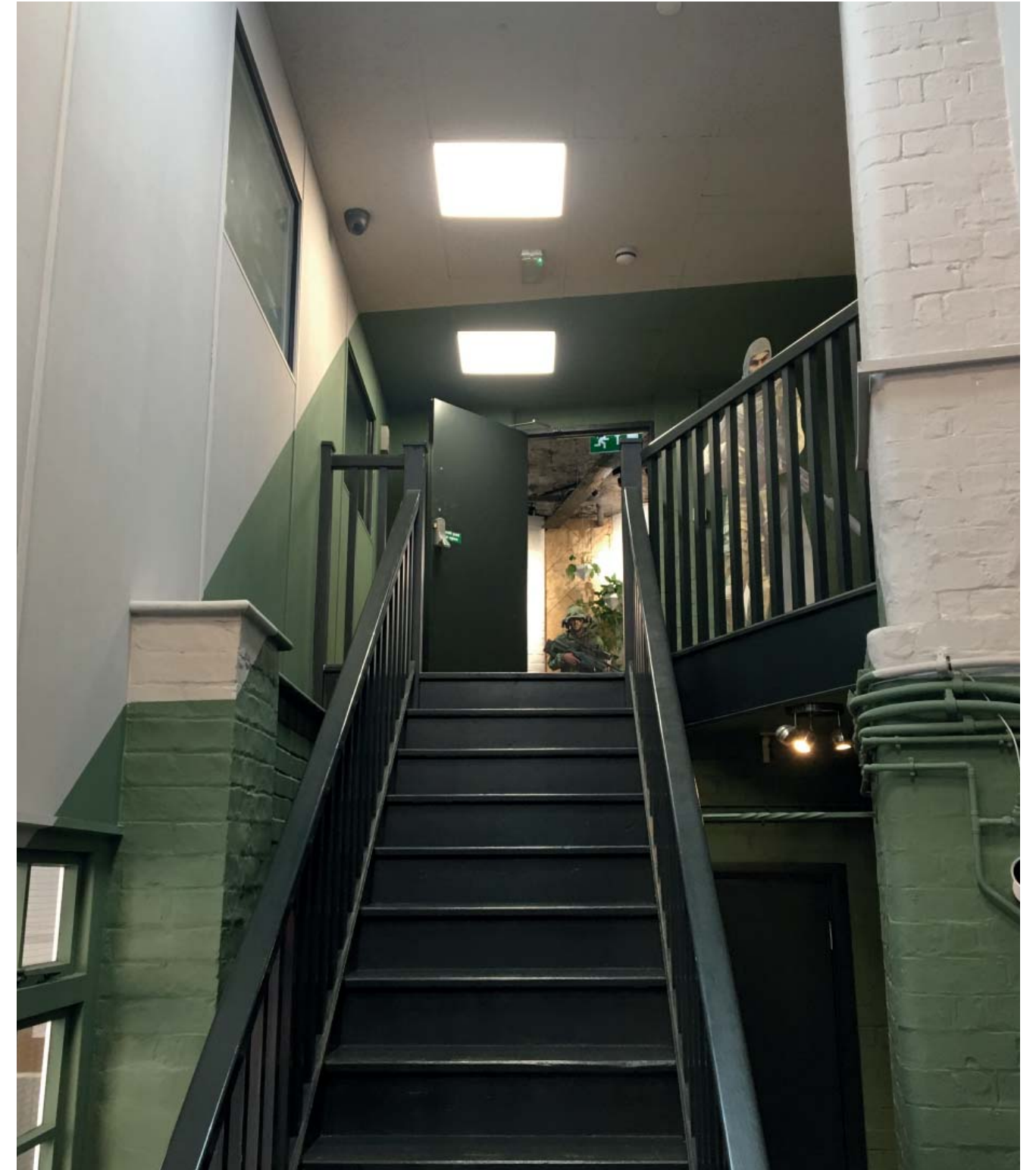
Existing ground floor plan



Existing first floor plan



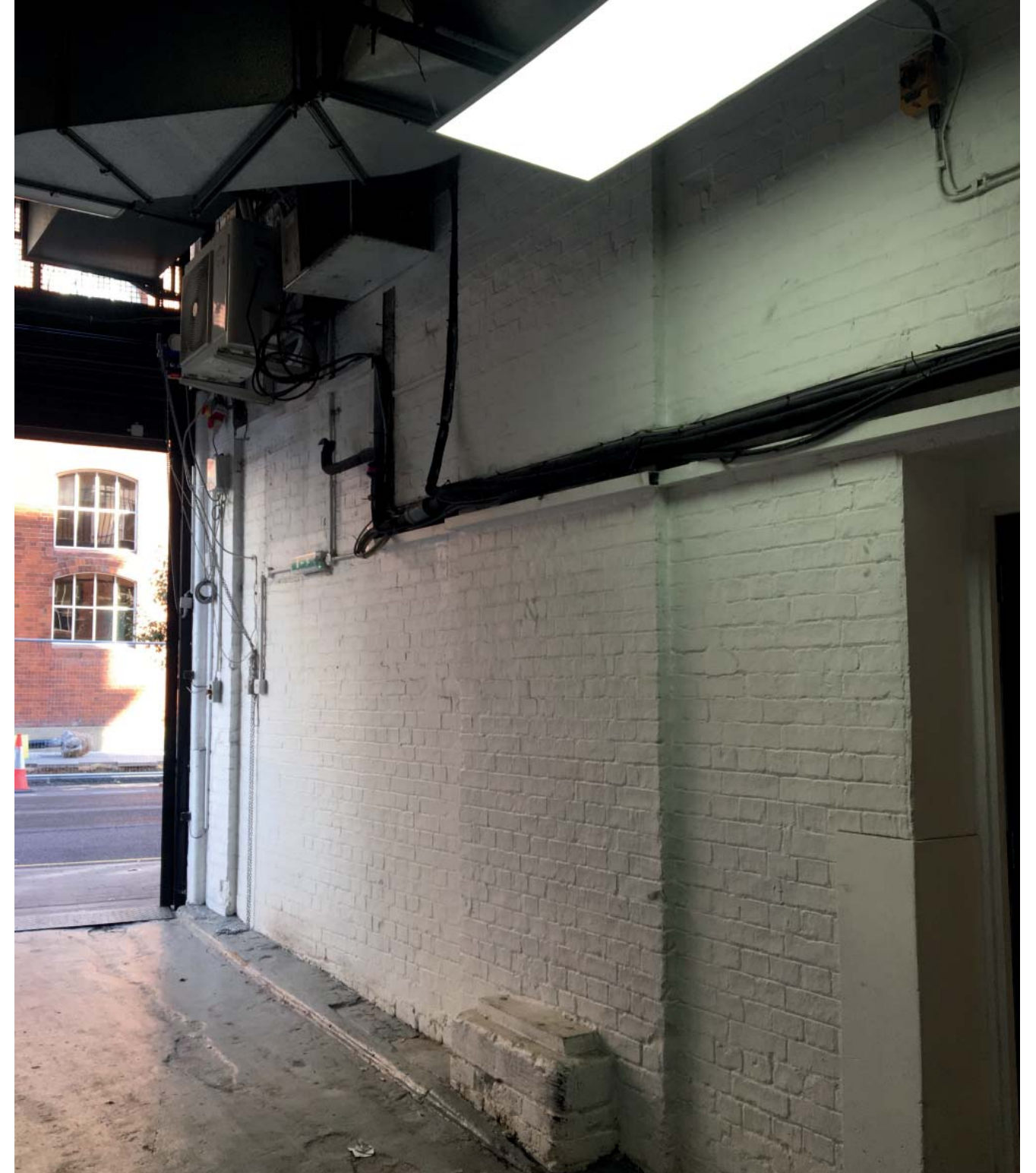
3.2.6 Main entrance from Warner Street



3.2.7 Second entrance incorporating stair to first floor



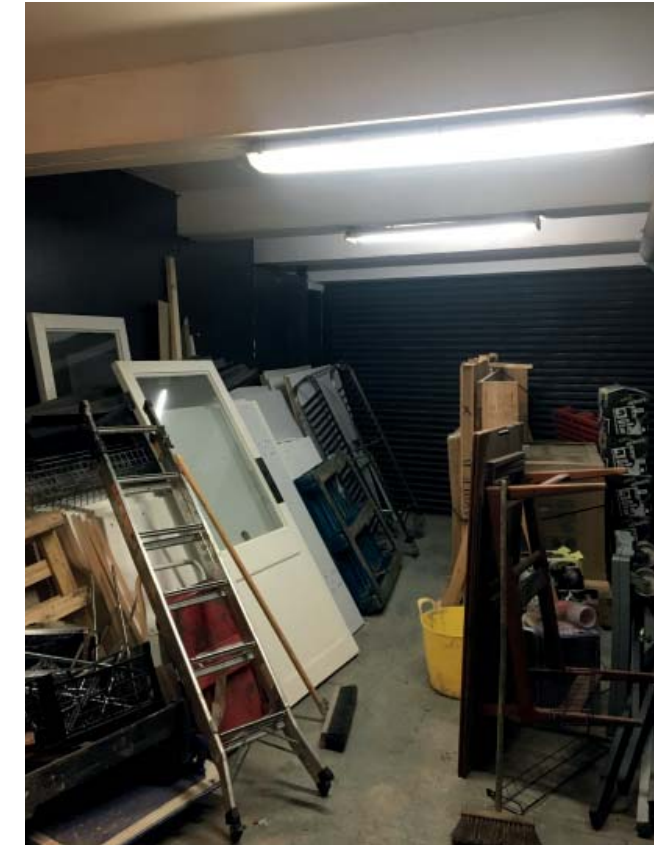
3.2.8 Main entrance from Warner Street



3.2.9 Main entrance from Warner Street



3.2.9 Interior view - ground floor



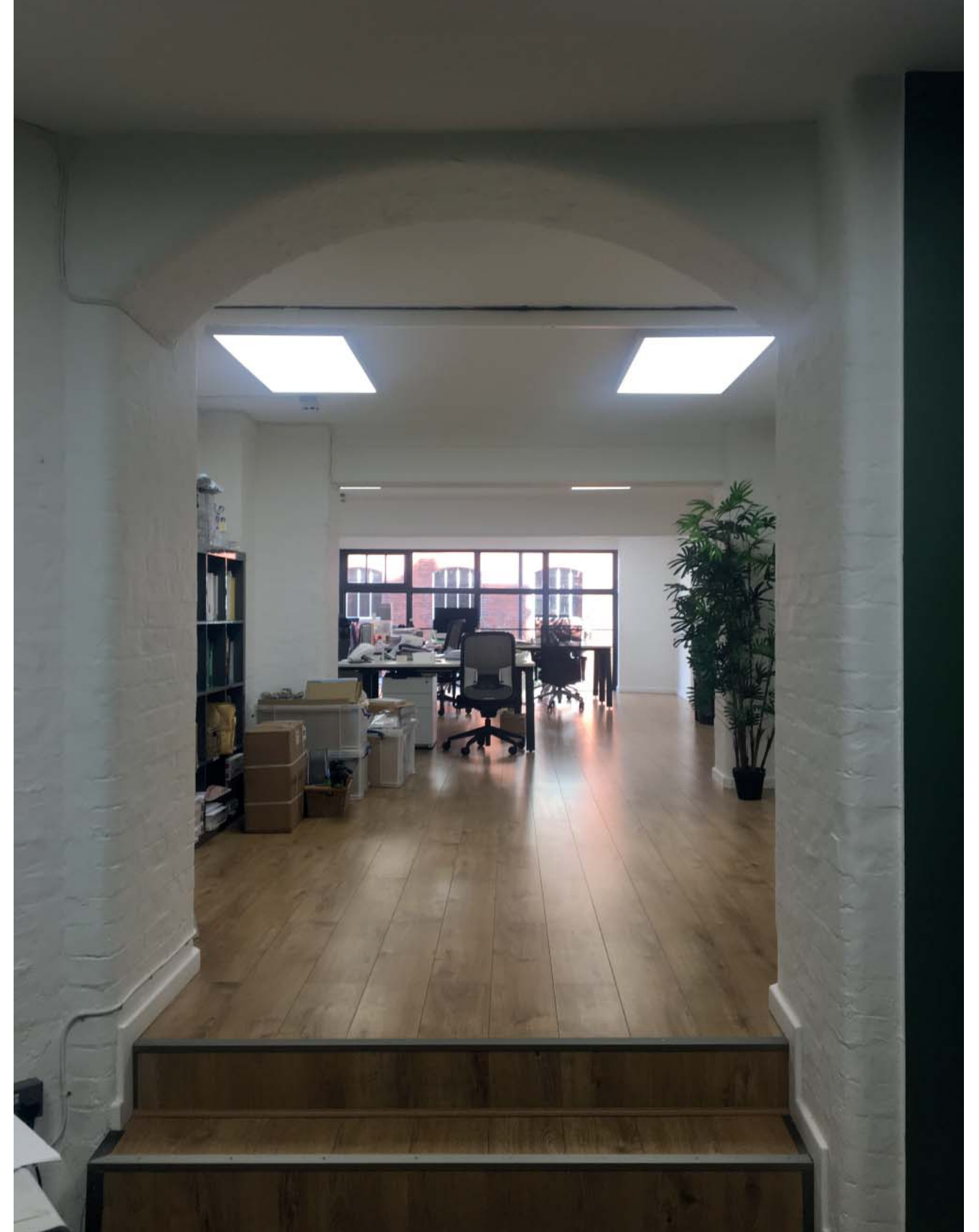
3.2.10 Interior views of commercial kitchens and storage at ground floor



3.2.11 View of existing office space on first floor



3.2.12 Interior views - first floor



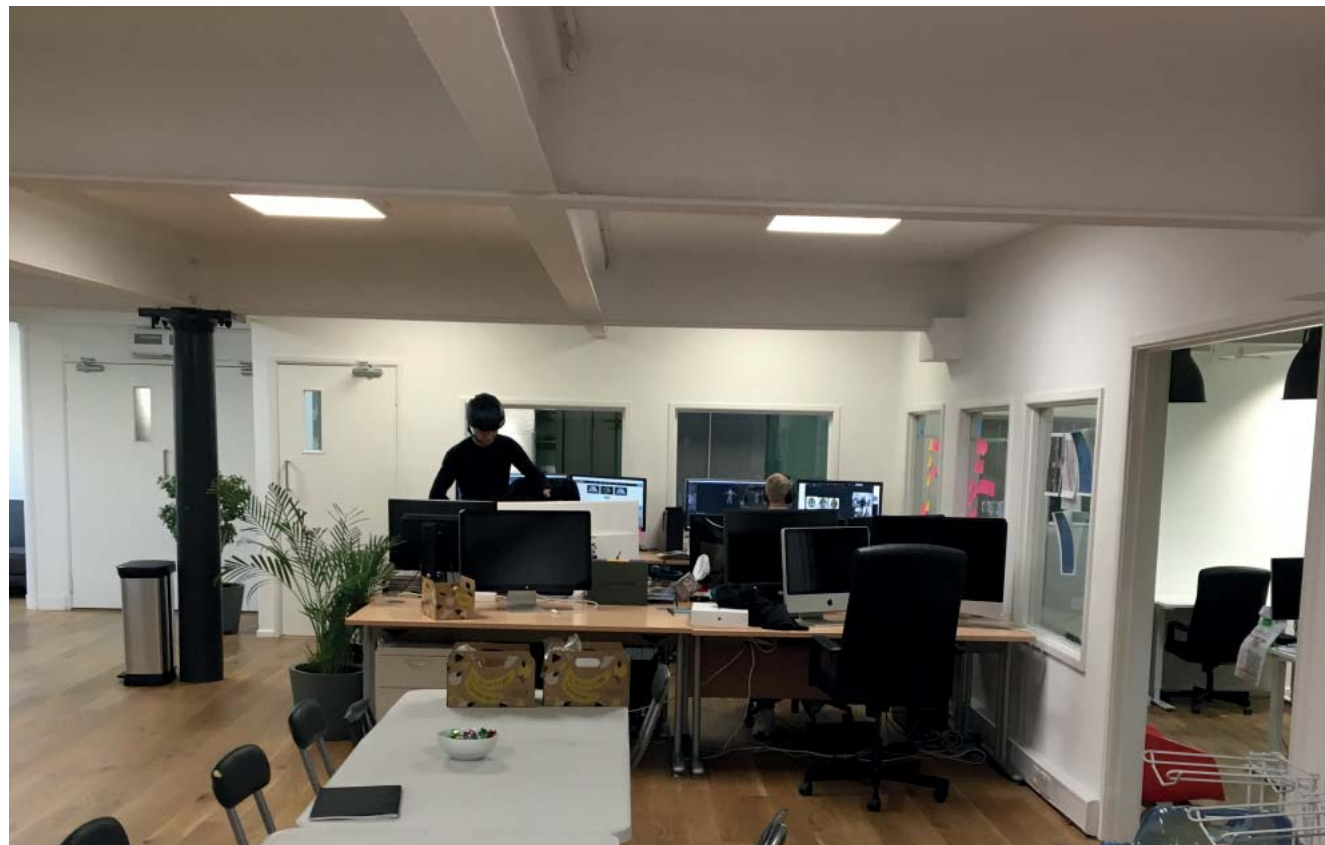
3.2.13 View of existing office space on first floor



3.2.12 Existing office space on first floor



3.2.14 Existing exposed structure in office space on first floor



3.2.13 Existing office space on first floor



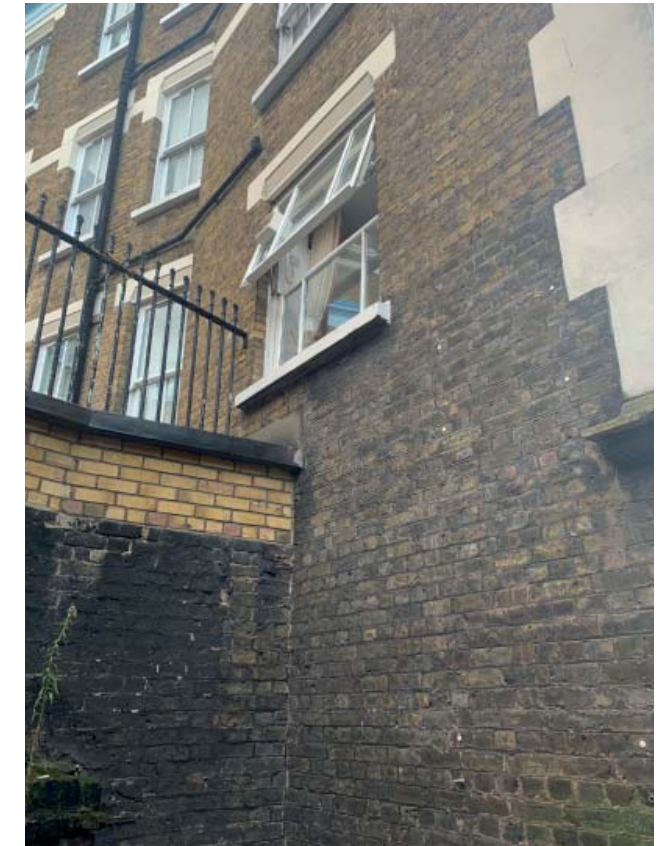
3.2.15 Existing raised floor in office space on first floor



3.2.16 Existing window to courtyard to west



3.2.18 Existing courtyard to west



3.2.17 Existing courtyard to west



3.2.19 Existing courtyard to west

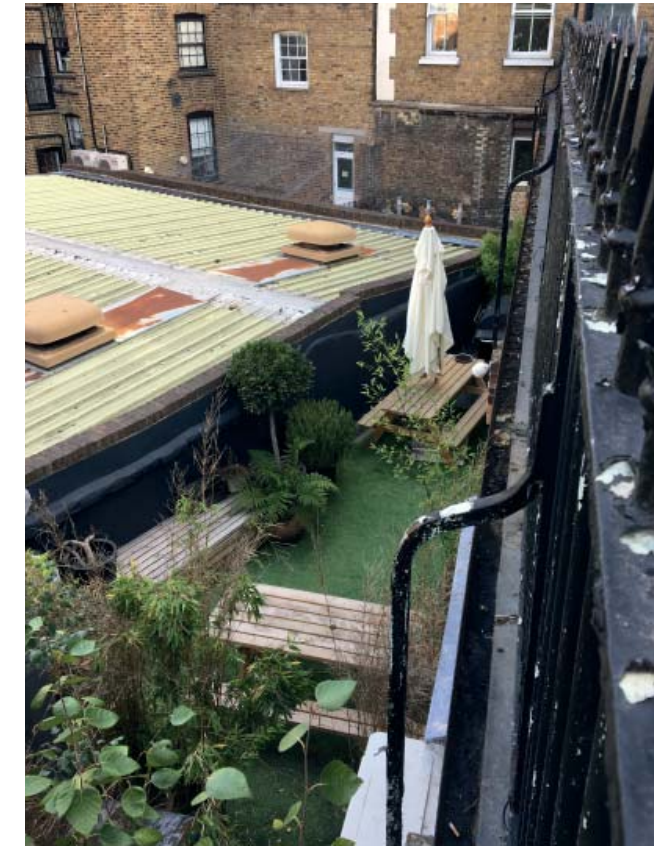




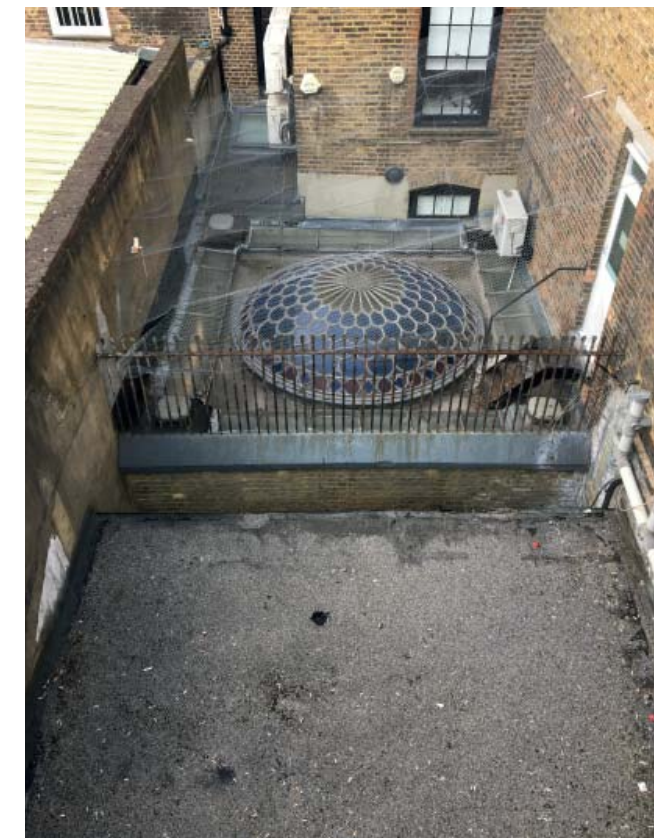
3.2.20 Existing building above site at rear



3.2.21 Existing terrace to rear



3.2.22 Existing services to rear terrace



3.2.23 Existing flat roof to rear

4. Use

4.1 Use / Layout - Ground Floor

The current use class is B1. No change of use is proposed.

The space is currently equipped on the ground floor as commercial kitchens and associated offices and storage. As a result the amount of internal space dedicated to mechanical support equipment is significant.

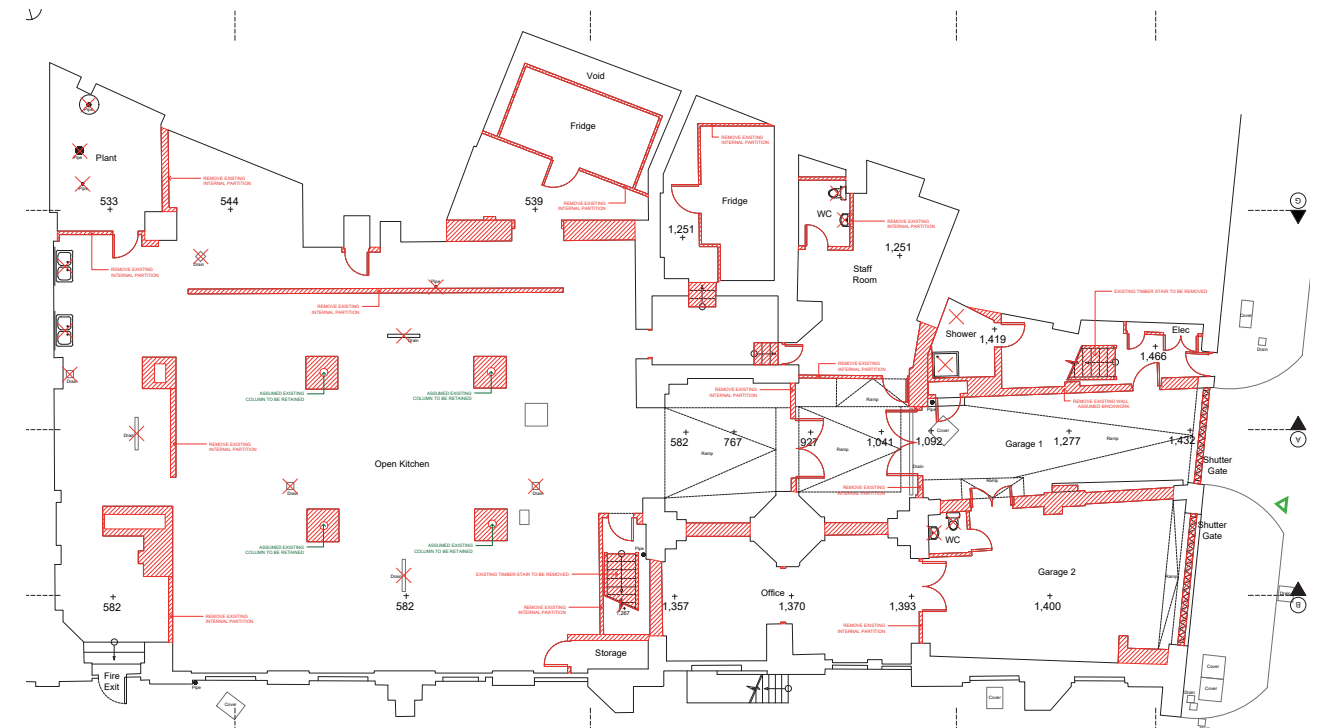
These facilities and the associated mechanical equipment will be removed and the space will be comprehensively refurbished to provide high quality Category A workspace over ground and first floor.

To ensure the refurbished workspace is of a contemporary quality for comfort and lighting levels as recommended by BCO and building regulations, a new mechanical and electrical system will be installed. The extent of this new system will be significantly less than that currently installed.

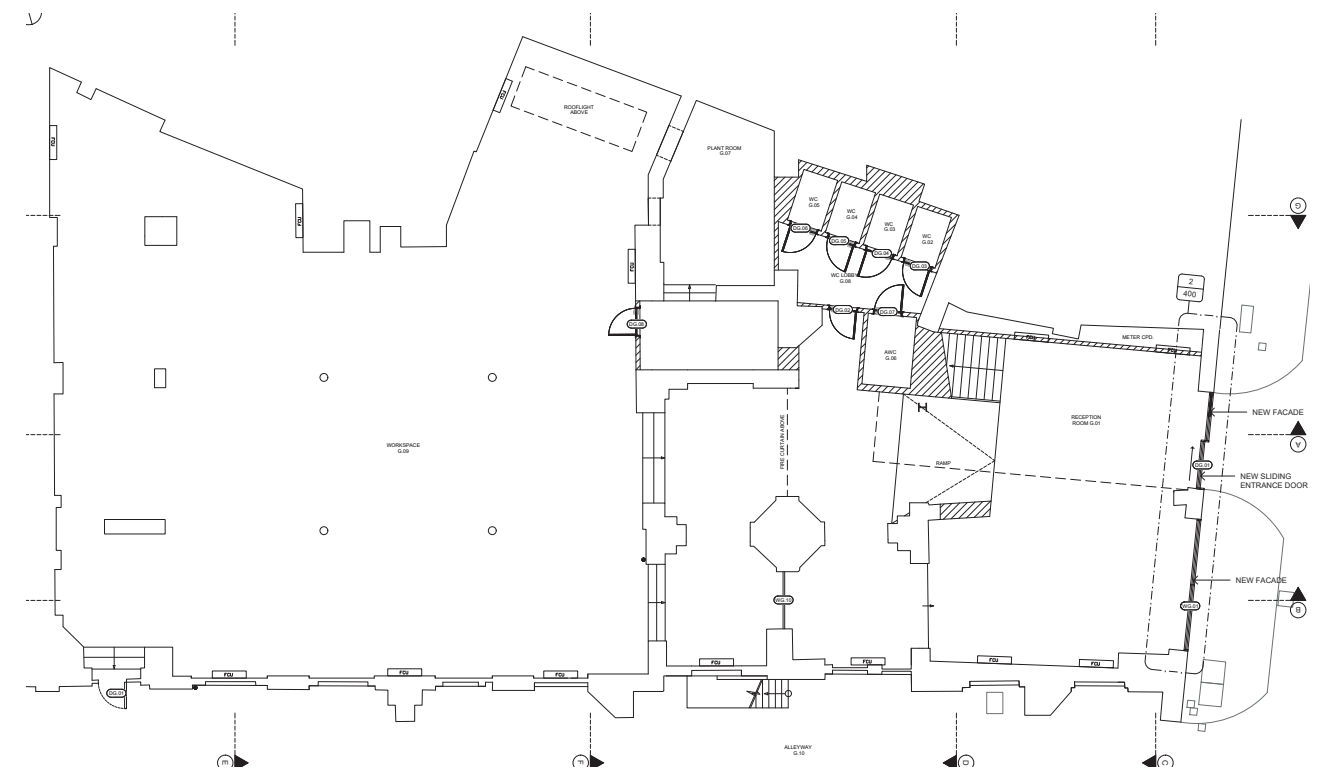
The internal circulation and facilities will be reorganised to maximise the internal net lettable floor area (NIA).

- Removal and replacement of existing facade facing Warner St
- Reconfiguration of internal floor levels to achieve better accessibility on ground floor
- Reconfiguration of entrance lobby including new internal staircase
- Provision of 4no. Unisex WC's
- Provision of 1no. Accessible WC
- Provision of internal dedicated mechanical equipment room
- Internal refurbishment to main office space including new floors, lighting and services

Full details of proposed external and internal architectural works are provided in the drawing set accompanying this application.



4.1.1 Existing ground floor plan - extent of demolition / strip out indicated



4.1.2 Proposed ground floor layout

4.2 Layout / Use - First Floor

The existing first floor is arranged to provide a number of separate office spaces connected by a large amount of circulation space and supporting facilities and storage.

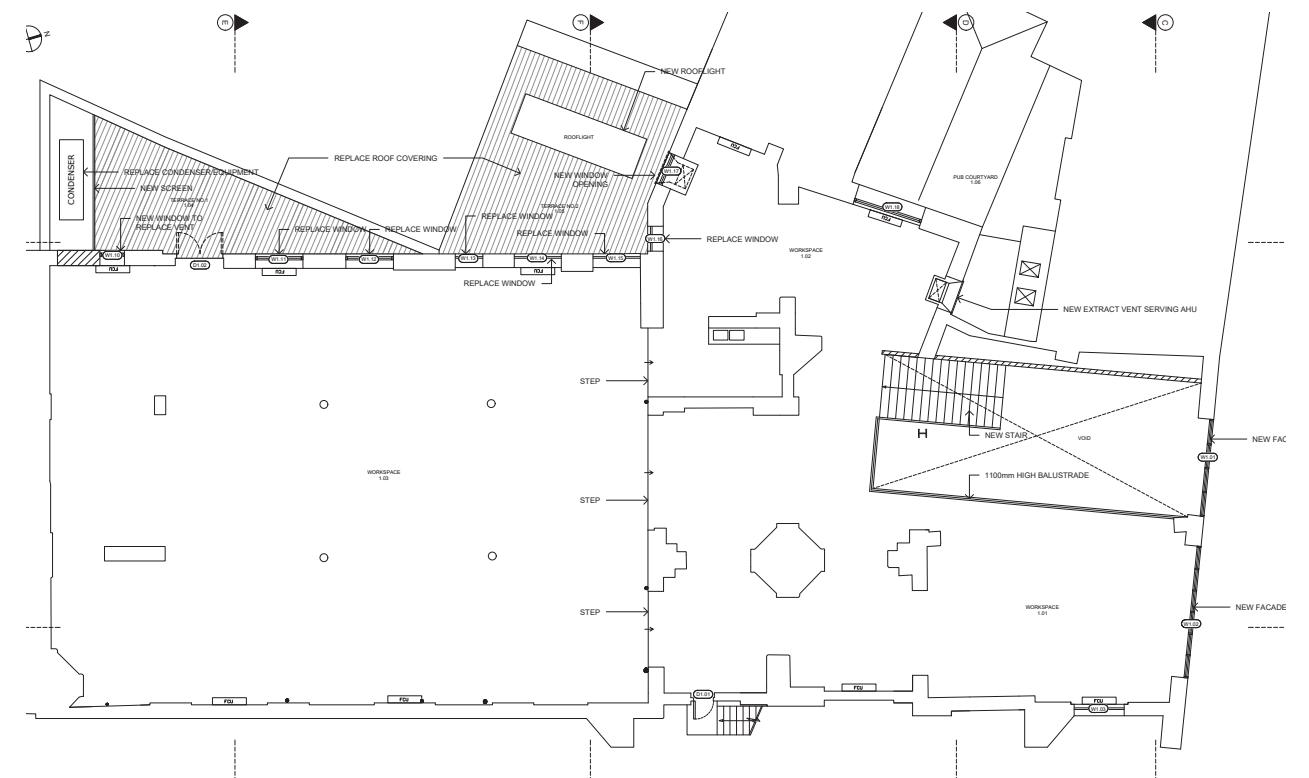
The combined scope described below results in an increase in the NIA of 50sqm. The internal circulation and facilities will be reorganised to maximise the internal net lettable floor area (NIA).

- Removal and replacement of existing facade facing Warner St
- Reconfiguration of internal floor levels to achieve improved more efficient balance between circulation and usable workspace
- Reconfiguration of double height entrance lobby including new internal staircase
- Refurbishment of existing external terrace to rear
- Replacement of existing external ventilation equipment - at terrace
- Replacement of existing 8no. windows facing rear terrace
- Introduction of roof-light to existing rear flat roof
- Introduction of 1no. new window to west facade

Full details of proposed external and internal architectural works are provided in the drawing set accompanying this application.



4.2.1 Existing first floor plan - extent of demolition / strip out indicated



4.2.2 Proposed first floor layout