

## 5. Heritage

### 5.1 Clerkenwell Character

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 proposed facade takes its inspiration from a selection of buildings recognisably part of the distinctive character of Clerkenwell. These warehouse buildings common to the streets around Warner Street are characterised by a elegant expression of repeating framed window bays divided by masonry piers.



5.1.2 Site context - Grade 2 listed The Apple Tree Public House



5.1.1 Framed Clerkenwell facades



5.1.3 Window grid to ground level The Apple Tree Public House

## 6. Design

### 6.1 Front Elevation

The current facade condition is a result of layers of work related to the use of the property over its history. Ad-hoc security shutters, windows of alternating dimensions and materiality and ventilation grilles comprise the facade as we see it today.

It is proposed to refurbish the facade to foreground the three existing brick piers as the principle organisation order. These brick piers will be repaired and extended to the existing parapet height. At present the top section on each is formed in concrete. The right hand pier currently contains a smaller window and a door. These will be adjusted and filled with recessed brick to allow a clearer expression of the brick components but without losing the shape or presence of the window openings.

The brick work will be cleaned of the current obliterating layers of paint allowing the natural tonal variation in the brickwork to be registered.



6.1.2 Existing front elevation



6.1.2 Examples of brickwork



6.1.3 Proposed front elevation

## 6.2 Front Elevation - Glazing

Between the refurbished brick piers, the floor edges and containment for security shutters to the main entrance will be formed as metal faced spandrel panels, defining areas of glazing to introduce generous levels of natural light into the refurbished workspace.

These areas of glazing are to be divided with metal glazing bars in a proportional arrangement similar to the gridded windows of the Grade 2 listed public house next door.



6.2.1 Existing Warner Street facade

At the parapet level a metal band gives the facade a firmer edge that is currently lacking and the protective guarding to the flat roof above (only accessible for maintenance) will be set back and replaced with a better quality version.

Overall the facade is given a significantly enhanced appearance but one that will fit well into the context.



6.2.2 Proposed Warner Street facade



8-10 Warner Street

6.2.3 Existing Warner Street elevation



8-10 Warner Street

6.2.4 Proposed Warner Street elevation

### 6.3 Internal Design - Entrance

The adjustments to the Warner Street facade will provide a generously day-lit double height entrance space. The refurbished glazing includes a sliding entrance door with a concealed security shutter box at the head providing a high level of out of hours security for the workspace occupier.

Within the entrance area internal structural alterations will remove some masonry walls, opening up views and natural light deep into the main workspace area to the rear. An extended floor-plate at first floor level provides a gallery to the edge of the double height space.

These adjustments combine to deliver an increase in the net internal area of. This addresses a number of priority policy aims within the local plan regarding the retention and targets for employment generating workspace in Camden.



6.3.1 View of proposed entrance area

Linking the ground and first floor level a 2meter wide staircase is proposed. This element will be a focal point within the scheme.

The entrance will be floored with a terrazzo tile and existing brickwork cleaned and exposed in key areas.

To the right of the entrance a panelised wall will conceal incoming utilities and services and provide a high quality surface to receive tenant branding and directory.



6.3.2 View of proposed entrance area

### 6.3 Internal Design - Workspace

The main workspace to the rear of the ground floor and at first floor level is to be refurbished to expose the existing structure and perimeter brick walls. A new fully accessible raised floor in a hardwood timber finish is proposed with linear lighting and exposed air conditioning and fresh air services at high level within the depth of the structure.

All services and lighting will achieve recommended BCO comfort and quality standards for contemporary workspace. The services strategy and installations will have a level of additional capacity built-in allowing a predicted tenant fitout to be accommodated without the need for significant additional mechanical equipment to be installed internally or externally.



6.3.1 View of proposed ground floor workspace

6.4 Window replacement / external plant - rear north elevation

At first floor level, towards the rear part of the site the internal workspace has the benefit of access to a small triangular shaped terrace area. This area also is the location of a number of pieces of external mechanical plant and a large extract grille linked to the current internal commercial kitchen equipment.

The existing pieces of mechanical equipment will be removed. A single new condenser will be located in the same approximate position as that existing and screened from the terrace by a new low acoustic screen.

To the external elevation of this part of the site at first floor level it is proposed to replace a set of existing PVC windows. The windows will be replaced with metal framed versions that will match the gridded type proposed for the front facade facing Warner Street.

EXISTING MECH. EQUIPMENT LOCATION



6.4.3 Existing north elevation



6.4.1 Existing condition - north elevation



6.4.2 Existing plant - north elevation

ALL WINDOWS ON THIS FACADE TO BE REPLACED  
PROPOSED MECH. EQUIPMENT LOCATION



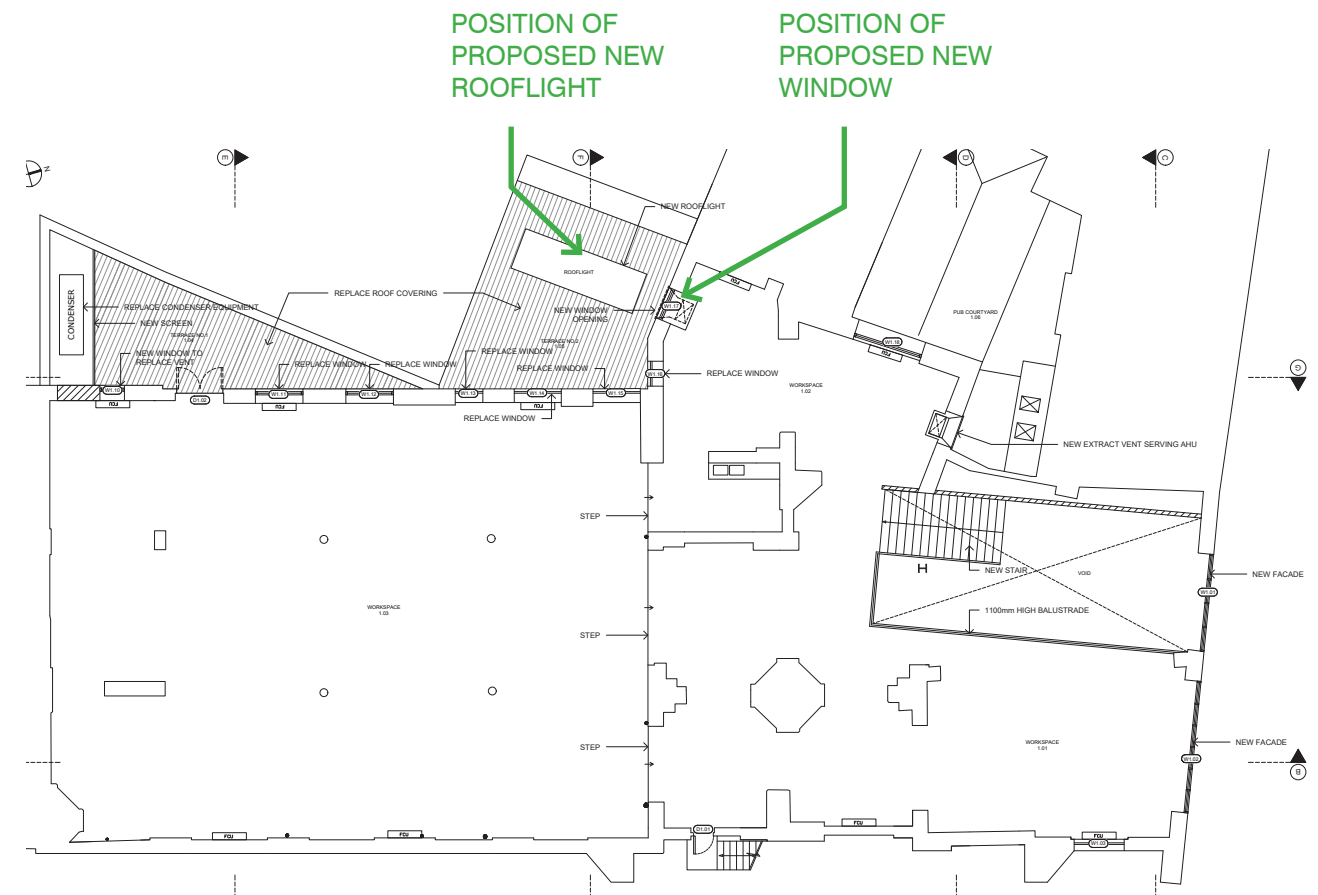
6.4.4 Proposed north elevation

### 6.3 Rear Extension / Infill

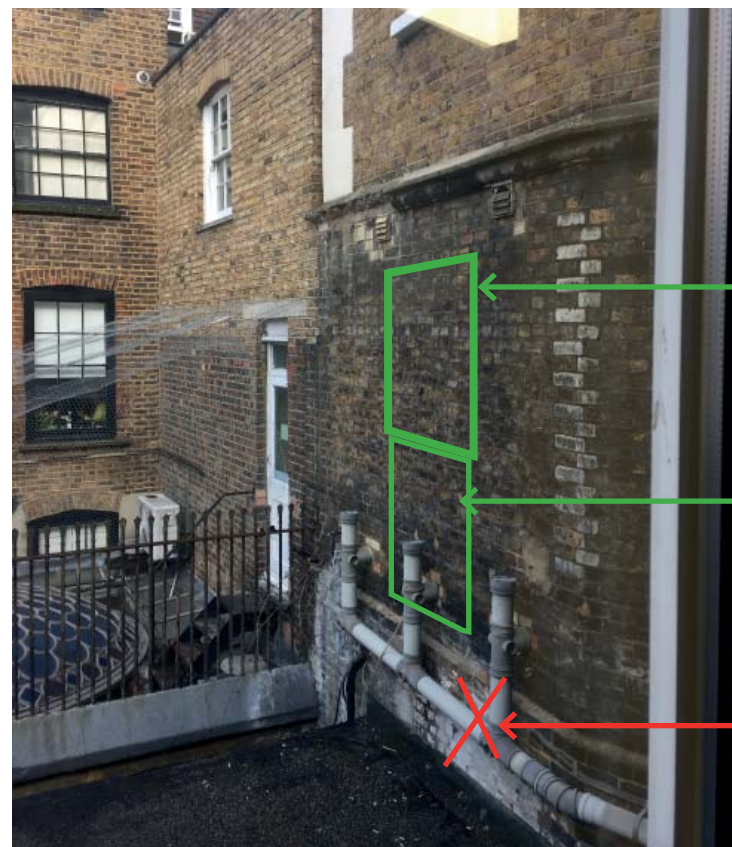
In conjunction with the internal alterations, some existing externally located service pipes will be made redundant and can be removed.

There are also some opportunities to introduce window and roof-light openings to further enhance the quality of the internal workspace accommodation. In the north west corner at the rear edge of the site it is proposed to introduce a new vertical window to provide additional daylight to the first floor. Adjacent to this location it is proposed to introduce a horizontal roof-light into a flat roof above the ground floor. This will provide a good level of daylight to an otherwise dark corner of the ground floor.

Due to the location of numerous existing windows to the site at this location it is not considered that these alterations introduce any overlooking or amenity issues.



6.3.1 Proposed first floor plan



6.3.1 Existing rear elevation at first floor



5.1.2 Proposed rear elevation



## 7. Building Services

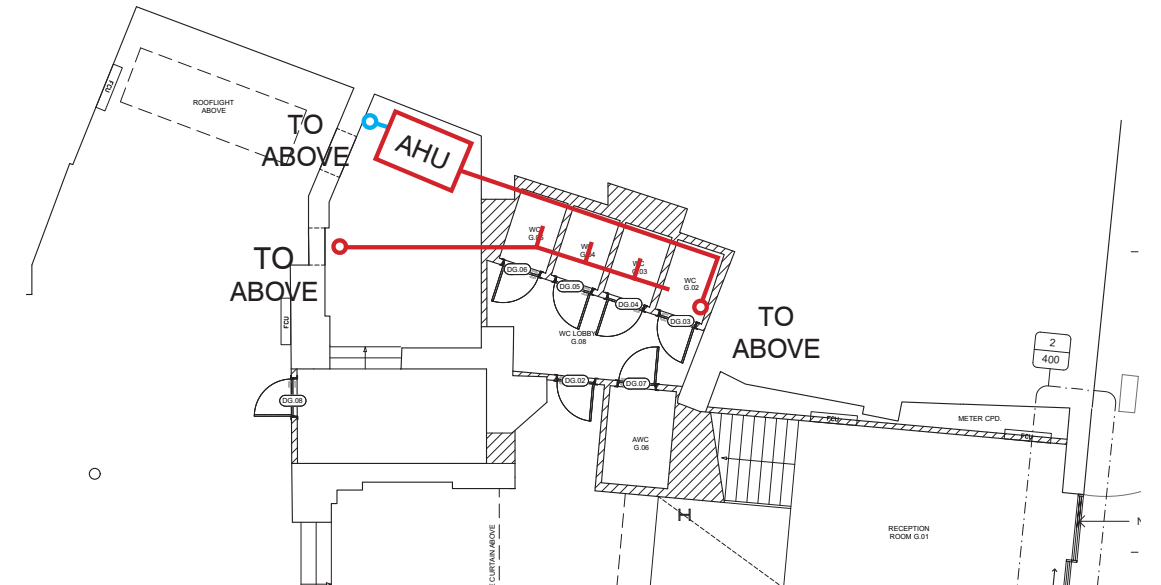
### 7.1 Building Services - Strategy

The strategy for providing the required air comfort and quality system for the workspace has been developed to ensure any externally located equipment does not compromise the amenity or outlook of the surrounding buildings.

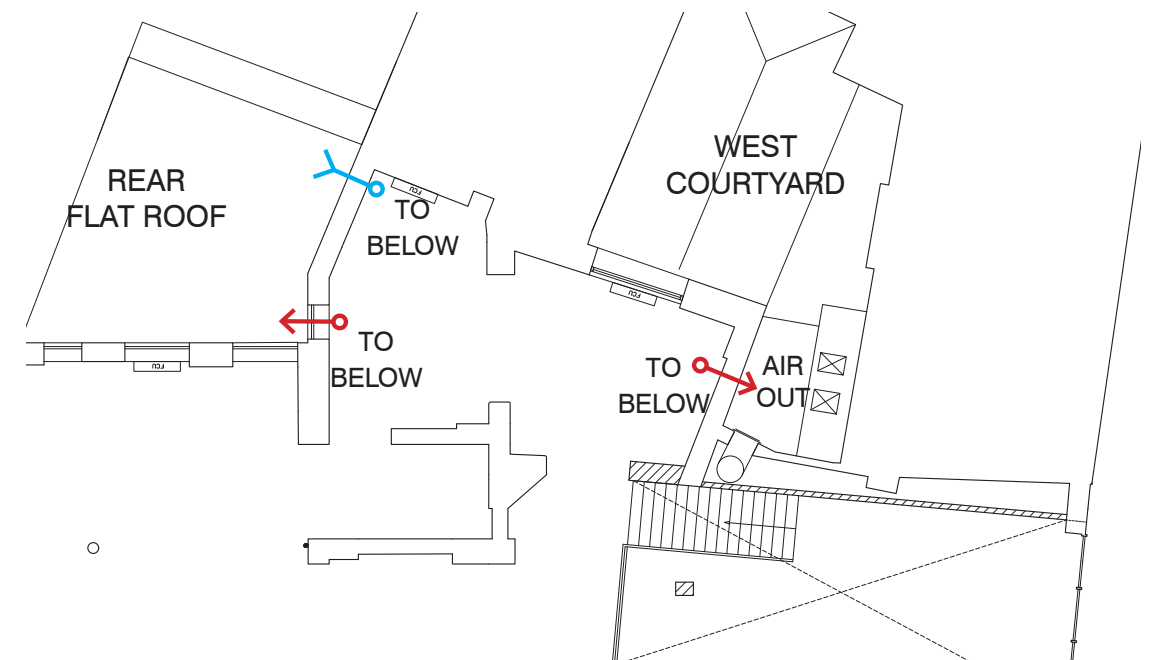
Locations have been identified externally where either there is existing equipment present or there is the opportunity to discreetly locate the wall extract and intake vent.

To the rear of the site adjacent to the position of the new proposed window a new intake vent will be located. To a portion of wall facing the west courtyard - where there is a number of pre-existing air conditioning equipment from a number of properties - it is proposed to locate an exhaust grille. These locations are noted in the diagrams below.

For existing background and predicted noise levels refer to the Acoustic Report by Cundall Acoustics.



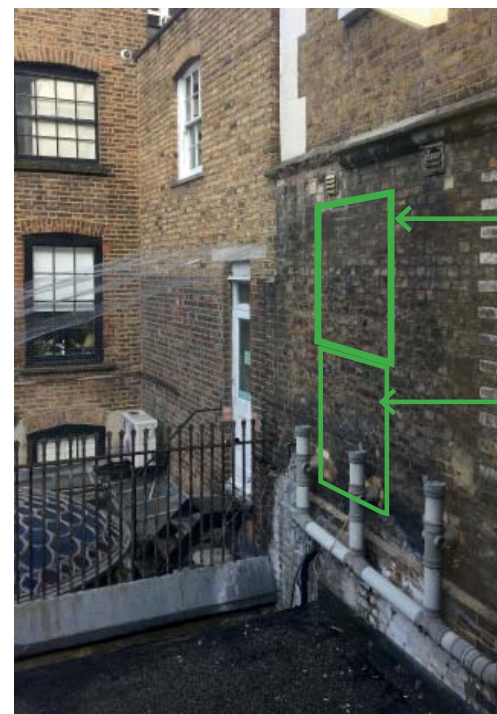
7.1.3 Proposed services diagram - Ground floor



7.1.4 Proposed services diagram - First floor



7.1.1 West courtyard view



7.1.1 Rear flat roof view

## 8. Access

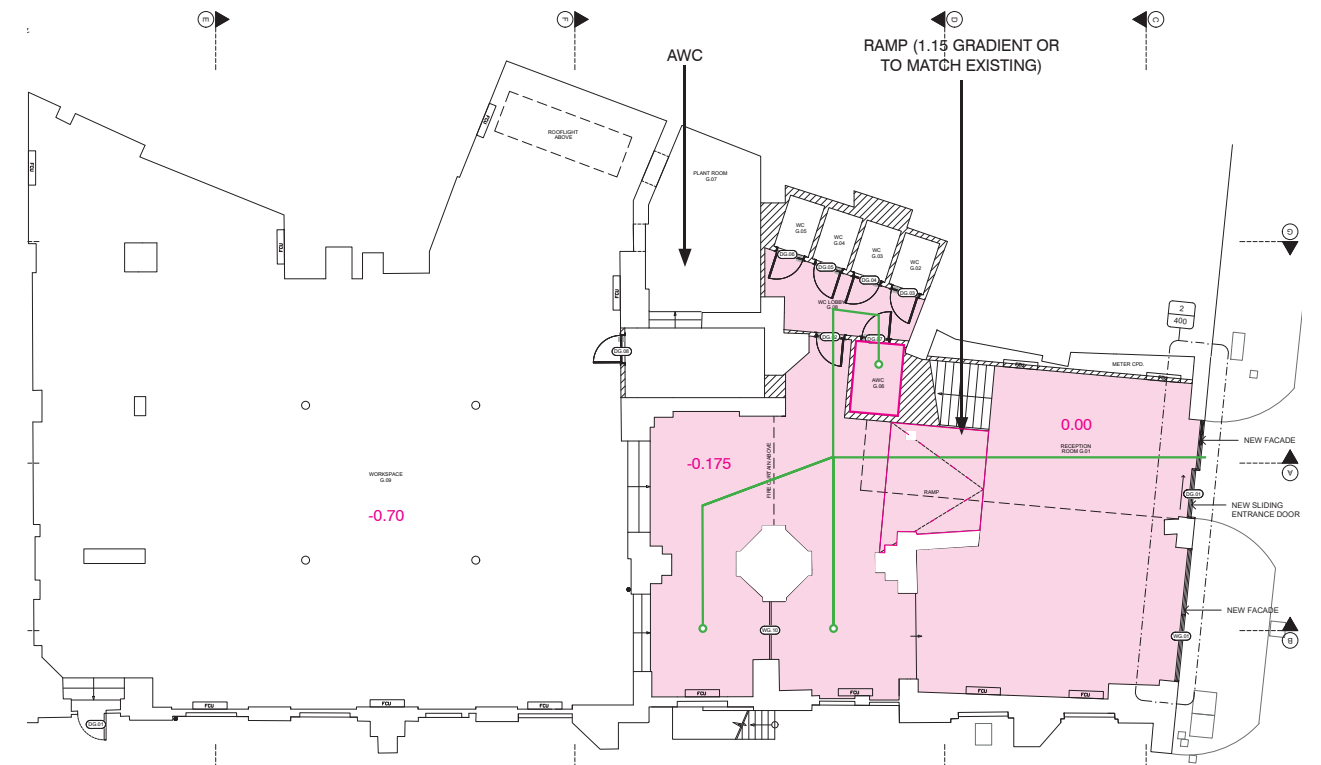
### 8.1 Accessibility

The existing access is partially ramped from the established pavement level down into the lower level of the existing commercial kitchens at the rear part of the ground floor. These ramps are principally designed for vehicle access and as such they are too steep to serve as compliant pedestrian or disabled means of access.

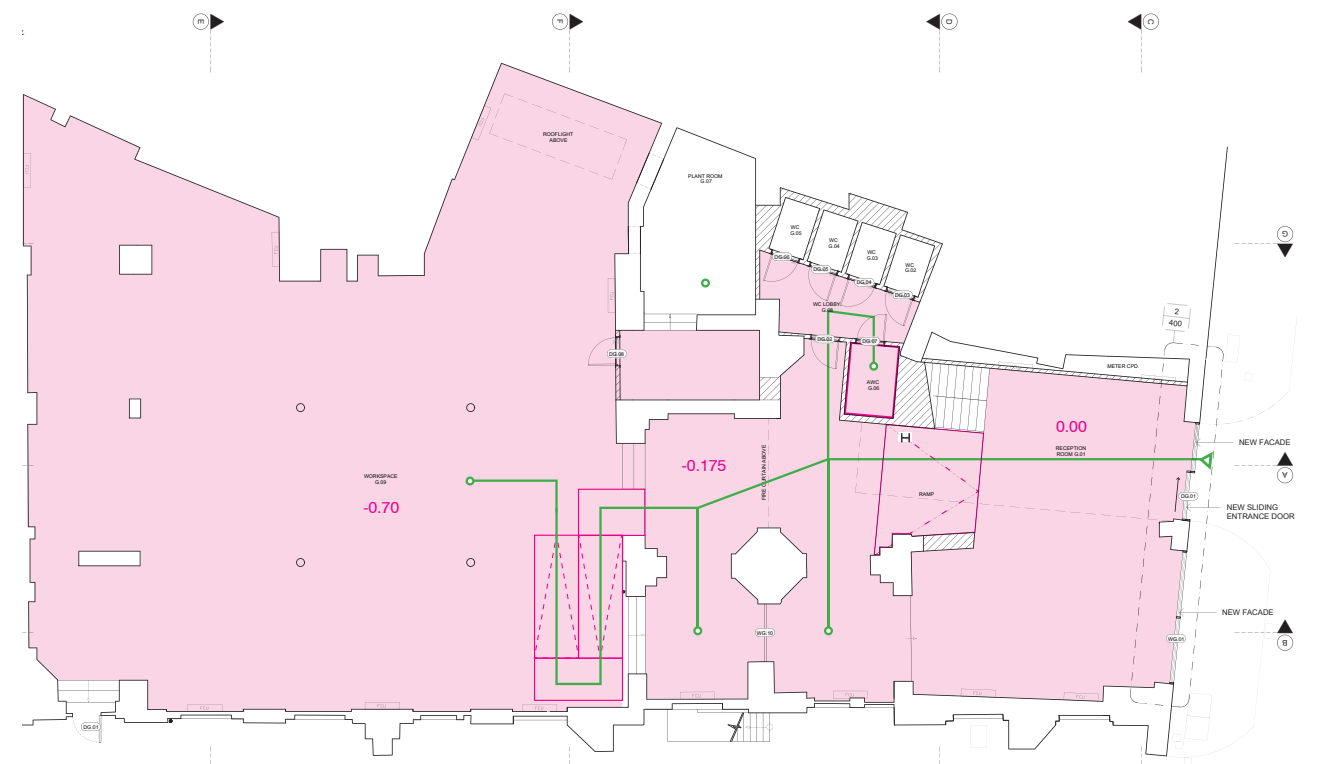
As part of the refurbishment works a new set of WC's are provided at ground floor level. An accessible WC is part of this provision.

Alongside rationalisation of floor levels generally, including raising floors to provide servicing voids for distribution of power and data, the design allows for a fully compliant ramped section from the street level to the intermediate level of the WC's including AWC. This improved degree of access is beyond that required by current building regulations.

From this point the access to the rest of the ground floor space is via steps, however it is envisaged that should a tenant require full accessibility, a further ramp may be incorporated within their fit-out works. This is illustrated in the diagrams opposite.



6.3.1 Proposed ground floor plan - scope of this application - shaded area is accessible by all



5.1.2 Tenant fitout ground floor plan - shaded area is accessible by all

## 9. Summary

The applicant and Matheson Whiteley have been working with the Historic Building Experts, Stephen Levrant Heritage Architecture, to develop proposals which are sensitive to the conservation context while allow the proposed improvements to the building where appropriate.

The alteration and refurbishment proposals for the property will leave the character and appearance of the conservation area enhanced.

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 lett-able floor area (NIA).

Overall the work proposed increases the amount and quality of the existing B1 provision on this site. The proposals should be considered favourably in heritage, design and policy terms.



## Appendix A:

### Schedules of Areas

#### A1 Schedule of Existing Areas

Ground Floor - Office B1 -	519m2
First Floor - Office B1 -	427m2
TOTAL	946m2

#### A2 Schedule of Proposed Areas

Ground Floor - Office B1 -	519m2
First Floor - Office B1 -	472m2
TOTAL	991m2

# Appendix B:

## Architectural Document Register - Existing and Proposed

### DOCUMENT REGISTER

#### Project info

Project No. 108  
Project Name Warner Street

#### Purpose

I\_Information  
P\_Planning  
T\_Tender  
C\_Construction

Date	10/12/2018			
Purpose	P			
Instruction	-			

Document No.	Title	Scale @ Size				
001	Location Plan	1.1250 @ A3	/			
002	Block Plan	1.500 @ A3	/			
100	Existing Ground Floor Plan	1.50 @A1 or 1:100 @A3	/			
101	Existing First Floor Plan	1.50 @A1 or 1:100 @A3	/			
102	Existing Roof Plan	1.50 @A1 or 1:100 @A3	/			
200	Existing Elevation – Street	1.125 @A1 or 1:250 @A3	/			
201	Existing Elevation – North	1.50 @A1 or 1:100 @A3	/			
202	Existing Elevation – West	1.50 @A1 or 1:100 @A3	/			
300	Existing Section A	1.50 @A1 or 1:100 @A3	/			
301	Existing Section B	1.50 @A1 or 1:100 @A3	/			
303	Existing Section D	1.50 @A1 or 1:100 @A3	/			
305	Existing Section F	1.50 @A1 or 1:100 @A3	/			
110	Proposed Ground Floor Plan	1.50 @A1 or 1:100 @A3	/			
111	Proposed First Floor Plan	1.50 @A1 or 1:100 @A3	/			
112	Proposed Roof Plan	1.50 @A1 or 1:100 @A3	/			
220	Proposed Elevation – Street	1.125 @A1 or 1:250 @A3	/			
221	Proposed Elevation – North	1.50 @A1 or 1:100 @A3	/			
222	Proposed Elevation – West	1.50 @A1 or 1:100 @A3	/			
320	Proposed Section A	1.50 @A1 or 1:100 @A3	/			
321	Proposed Section B	1.50 @A1 or 1:100 @A3	/			
323	Proposed Section D	1.50 @A1 or 1:100 @A3	/			
325	Proposed Section F	1.50 @A1 or 1:100 @A3	/			
400	Proposed Facade Details	1.20 @A1 or 1:40 @A3	/			
401	Proposed Facade Details	1.20 @A1 or 1:40 @A3	/			

