

# Design & Access Statement

## 55 Argyle Street Heatherwick Studio's HQ

September 2021





55 ARGYLE STREET  
DESIGN ACCESS STATEMENT

SEPTEMBER 2021

Heatherwick studio

elliottwood

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**BURO  
FOUR**

# Executive Summary

This document has been coordinated by and behalf of Heatherwick Studio to accompany the planning application permission for the adaptation of the 55 Argyle Street building, to become Heatherwick Studio's new offices in King's Cross.

The sections contained in this report describe the design changes made to the existing building in order to aid the studio's functions and operations.

This document is to be read in conjunction with the Planning Statement and the set of drawings as listed in the cover letter of the application.

# Introduction

Heatherwick Studio has been based in Camden since it was founded in 1994. Originally set up as a design/workshop, is currently located in King's Cross, employing circa 150 people.

The Studio purchased the building located in 55 Argyle St in September 2021, formerly occupied by Diesel's head office and storage. The building sits few meters away from Gray's Inn Road, and within 5 minutes walking distance from King's Cross Station. Aiming to consolidate it's long term presence in King's Cross, the Studio looks to adapt the existing building at 55 Argyle Street in order to fit their offices and workshop requirements. The key changes are:

1. Replacing and extending and existing exhaust pipe.
2. ME equipment relocation at second level.
3. ME openings on elevations.
4. Enlarging windows on East Elevation
5. New enclosed spaces on the west of second level.

The resulting proposal has been carefully considered with regards to it's historic context, as well as respecting the residential nature of it's adjacent neighbours.



**55 ARGYLE STREET**

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# Master Contents

1.0	Brief & Vision	1.1	The Studio	
		1.2	Our vision	
2.0	The Site	2.1	Site Boundaries & Usages	16
		2.2	Existing Building	18
3.0	Proposed Adaptations	3.1	Introduction	22
		3.2	Design Concept: The Design House	23
		3.3	Replacing and Extending Exhaust Pipe	24
		3.4	Ventilation Equipment Relocation	26
		3.5	Mechanical Ventilation Openings on East Elevation	28
		3.6	Enlarged Windows on Eastern Elevation	30
		3.7	New enclosed spaces on 2nd Level West	32
		3.8	General Arrangements	34

# 1.0 Brief & Vision





## 1.1 The Studio

At the heart of Heatherwick Studio's guiding design principles is the aim to create human centric spaces. The studio has translated this principle into making design spaces that are inspiring and uplifting for members of the team, visitors and general public.

The studio environments are a combination of facilities for designers and makers, who collaboratively work on projects of various scales. The Studio is currently split in between 2 buildings, one in Willing House (356-364 Gray's Inn Road), and 366 Gray's Inn Road.

Having contributed to the built environment in Camden with the Coal Drops Yard (2018) and Google Headquarters in King's Cross (co-designed with BIG, currently under construction), the studio is firmly committed to remain in the borough.

The studio has been very actively engaged with the local community at Camden, supporting charities like Food Chain, Age Uk, and the Calthorpe Project, participating in Open House weekend, amongst others activities.

Fig. 1.1.1 Various images of Heatherwick Studio's Main building, in Willing House, Gray's Inn Road



## 1.2 Our Vision

Heatherwick Studio is founded on the guiding principle of creating spaces that celebrate human scale and enhance human experience. This has also been our guiding principle in the design of our own studio workspace.

We hold ourselves accountable to this principle through the consideration of materiality, natural light and introduction of biophilia at a range of scales as they impact on the building, its internal spaces and the individual moments contained within.

With sustainability as a core consideration, we have been conscious to engage with materials and construction processes with a low carbon impact that will last the test of time. We have also been mindful to respect and celebrate the industrial heritage of the building, intervening only where the character of the building might be enhanced.



Fig. 1.2.1. Reference image of sitting space filled with plants



Fig. 1.2.2 Meeting space at the Barbican



Fig. 1.2.3 Heatherwick Studio's Exhibition - Inside Heatherwick Studio

2.0

The Site

Cross Mosque and  
Islamic Cultural Centre



The Beauty Academy  
London Kings Cross



## 2.1 Site Boundaries & Uses

The building is located in Argyle Street, off the west side of Gray's Inn Road, in King's Cross.

To the north, it is adjacent to the site formerly known as Bottling Stores, currently developed as a group of residential blocks.

To the west, the Fleetfield Housing Estate and its gardens. To the south sits Argyle Street, and a series of residential units across the street.

To the east it is adjacent to the back of a Hotel, commercial and residential units that sit on Gray's Inn Road.

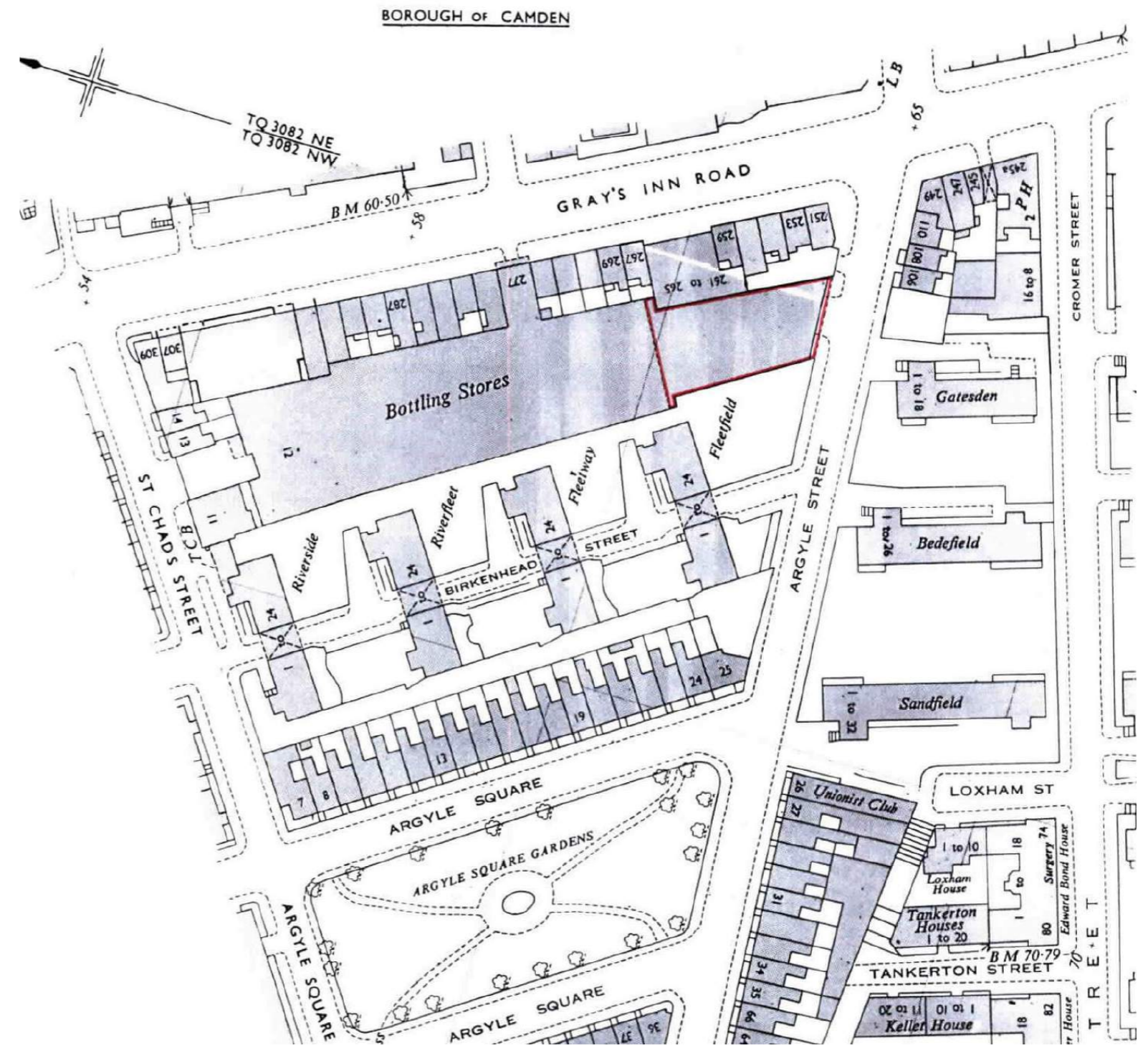


Fig. 2.1.1 Land Registry Title Plan





Fig. 2.1.2. Google Earth view showing overall dimensions



Fig. 2.1.3. 55 Argyle and neighbouring sites use.

## 2.2 Existing building

The property is thought to date from the late 1950's and constructed as an industrial building which was modernised and repurposed as studio and office accommodation in 2005 by the occupant Diesel clothing . As part of the modernisation, two additional storeys were added within an impressive, curved copper clad roof extension. The property now comprises of basement, ground - second floors and further third floor mezzanine with roof terraces to the front and side. The property covers the entire plot with no external areas beyond a small side service yard.

The property is of steel framed construction with reinforced concrete floors and cavity brickwork to ground and first floors. The 2005 extension is constructed of a glulam asymmetric curved beamed structure which is fully clad with pre-patinated copper coverings with powdered coated curtain walling and fenestration. The third floor mezzanine is a fully timber framed structure. Windows elsewhere are of various ages and finishes with a mixture of single glazed metal windows, uPVC double glazed units and aluminium powder coated display windows.



Fig. 2.2.1 Front Elevation, South Facing



Fig. 2.2.2 West Elevation



Fig. 2.2.3 Interior view, ground floor



Fig. 2.2.4 Interior view, first floor

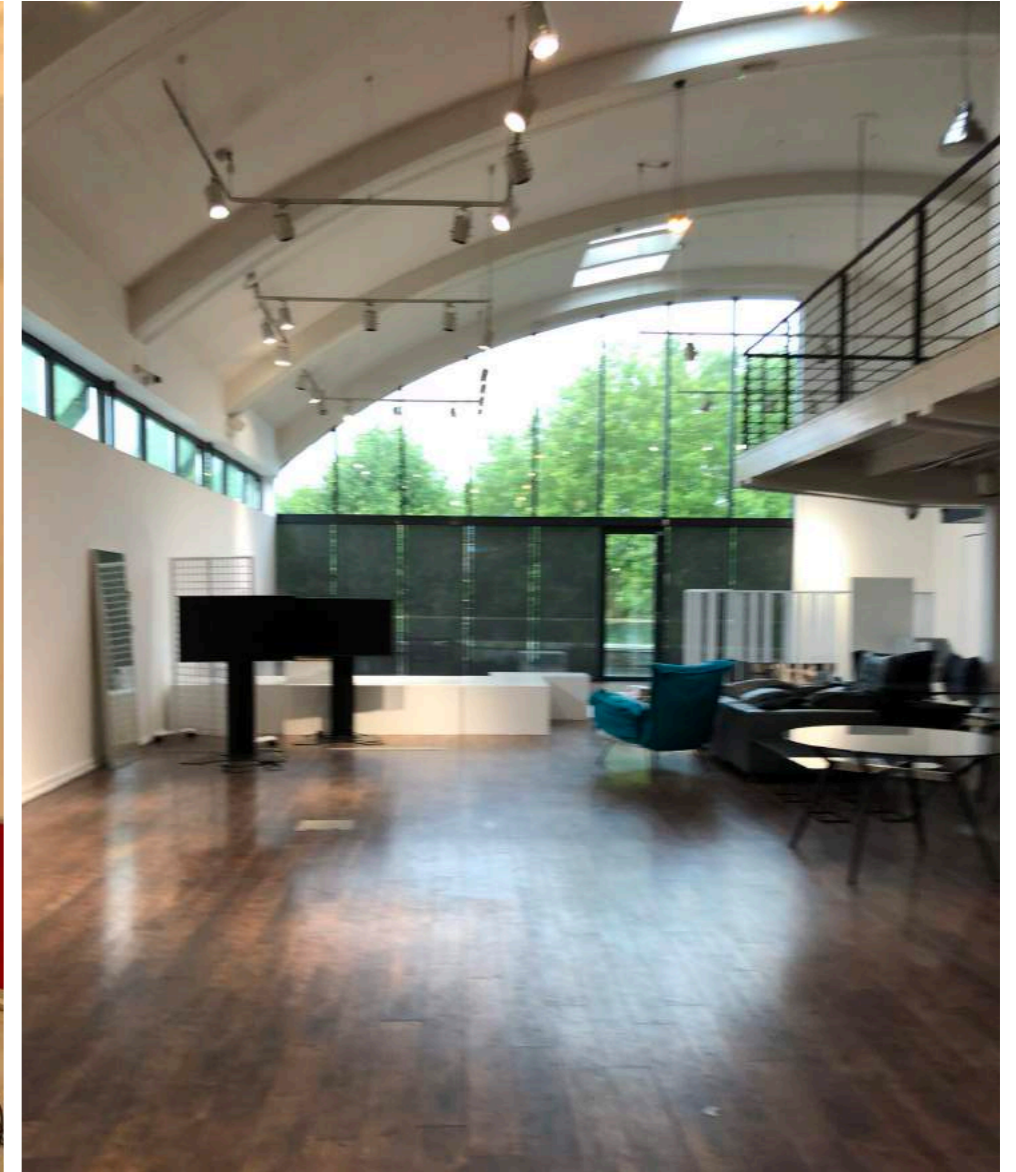


Fig. 2.2.5 Interior view, second floor & mezzanine

## 3.0 Proposed adaptations to the building



### 3.1 Introduction

The objective of the proposed design is to meet the studio's vision for a new workspace, whilst understanding, responding to and respecting the context in which it resides. The layout of the proposed scheme has been developed through rigorous a design process with members of our team.



Fig. 3.1.1 Conceptual Diagram

### 3.2 Design Concept: The Design House

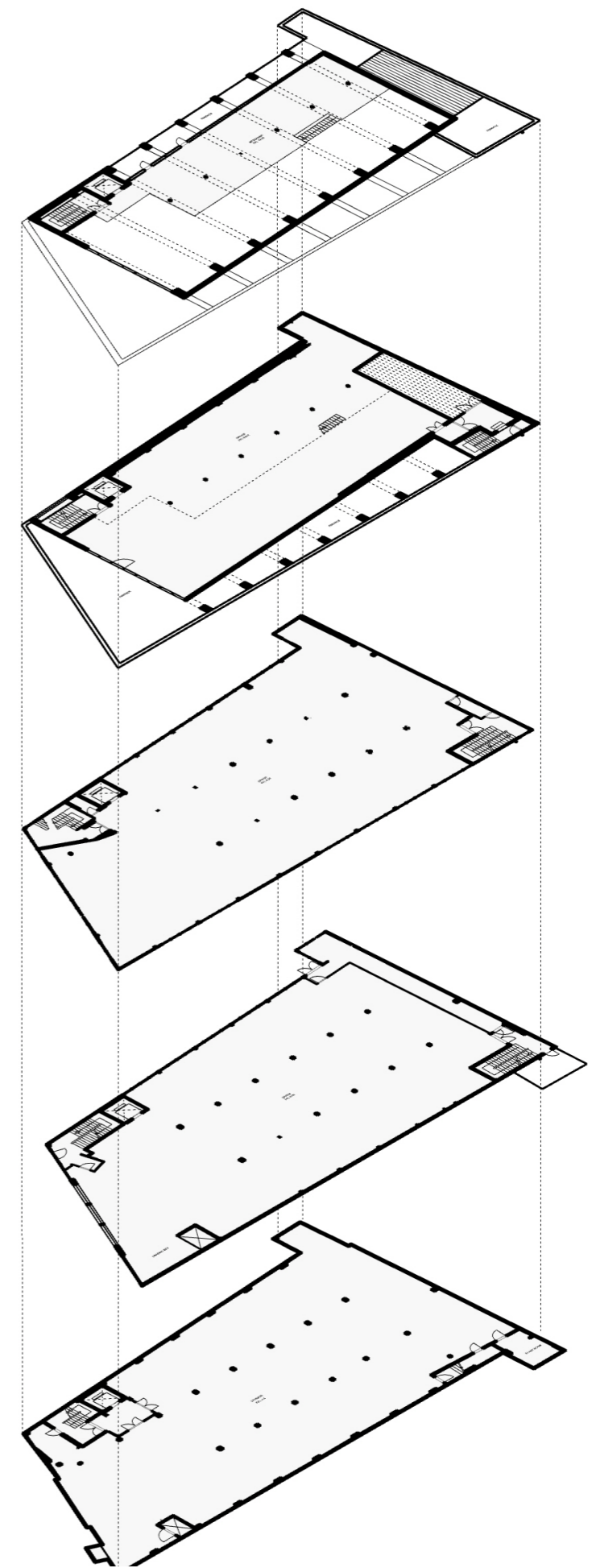
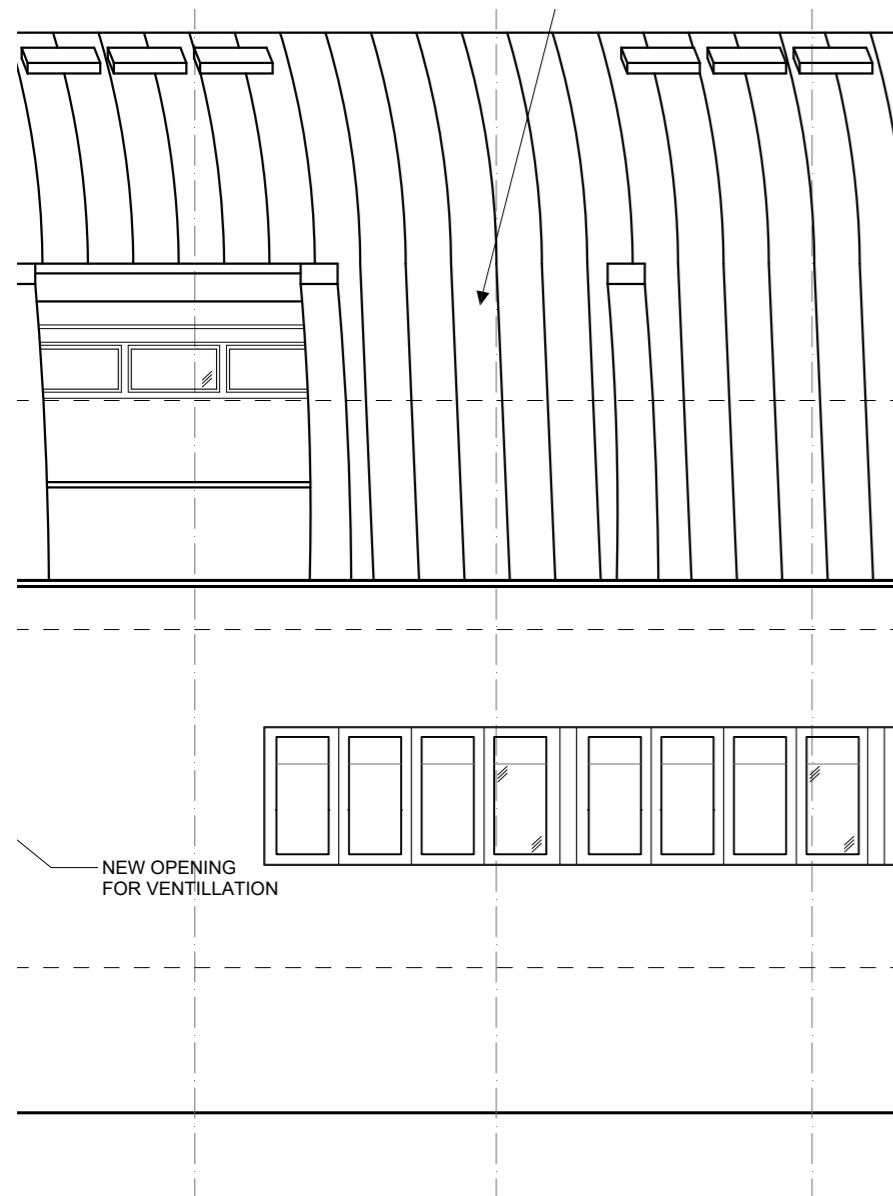


Fig. 3.1.2 55 Argyle Street plan overlay

### 3.3 Replacing and extending exhaust pipe

One of our workshop facilities require to extract and exhaust air to the atmosphere.

It is being proposed to replace an existing pipe, which served a boiler that is being de-mounted. In it's current location, it is proposed to install the new pipe needed for the workshop, which will be of similar dimension and material to the existing one.

The new exhaust pipe is proposed as being compliant with HSE guidance.

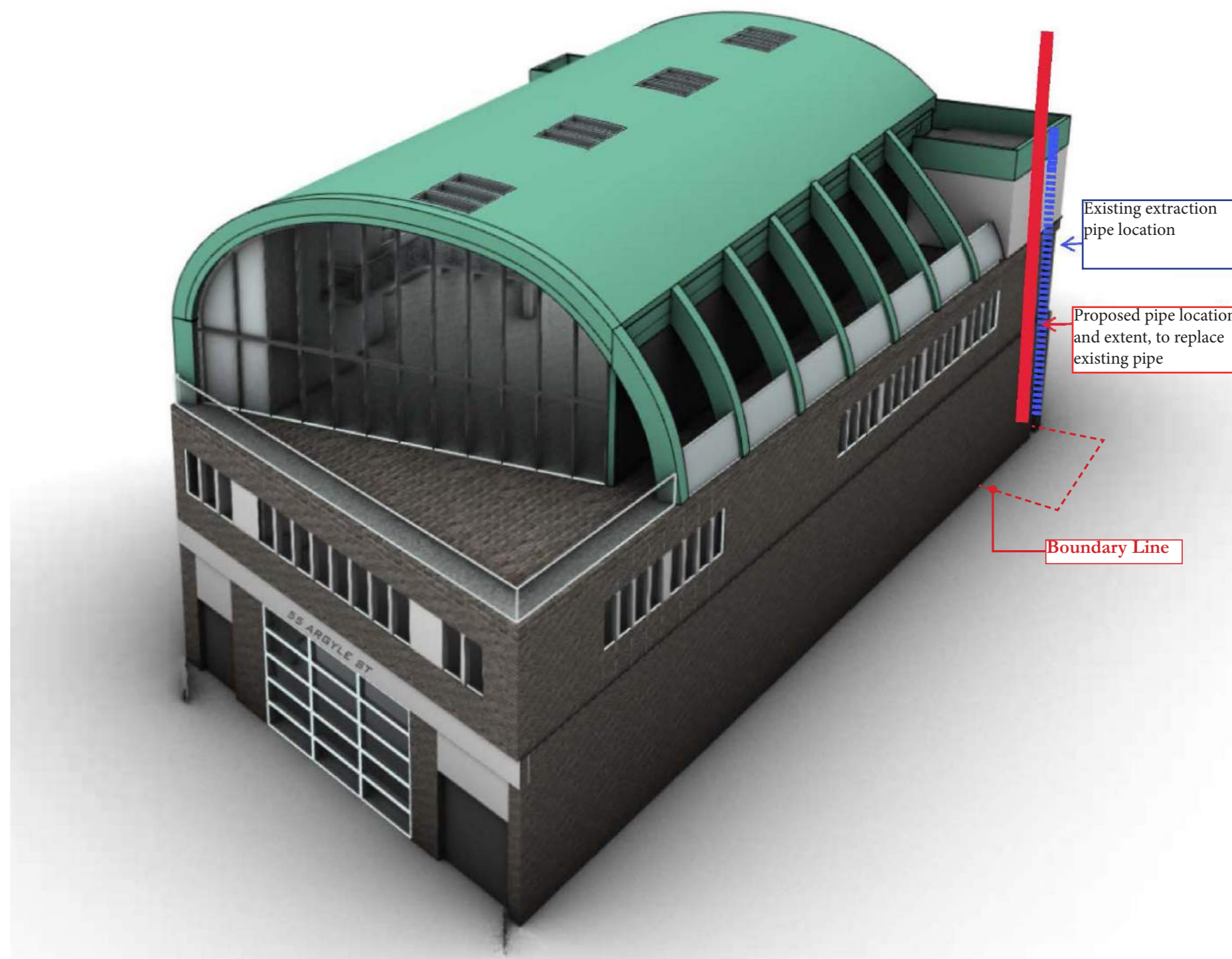


Fig. 3.3.1 Axonometric describing proposed area of intervention





Fig. 3.3.2 Existing Second floor plan



Fig. 3.3.3 Proposed Ground Floor

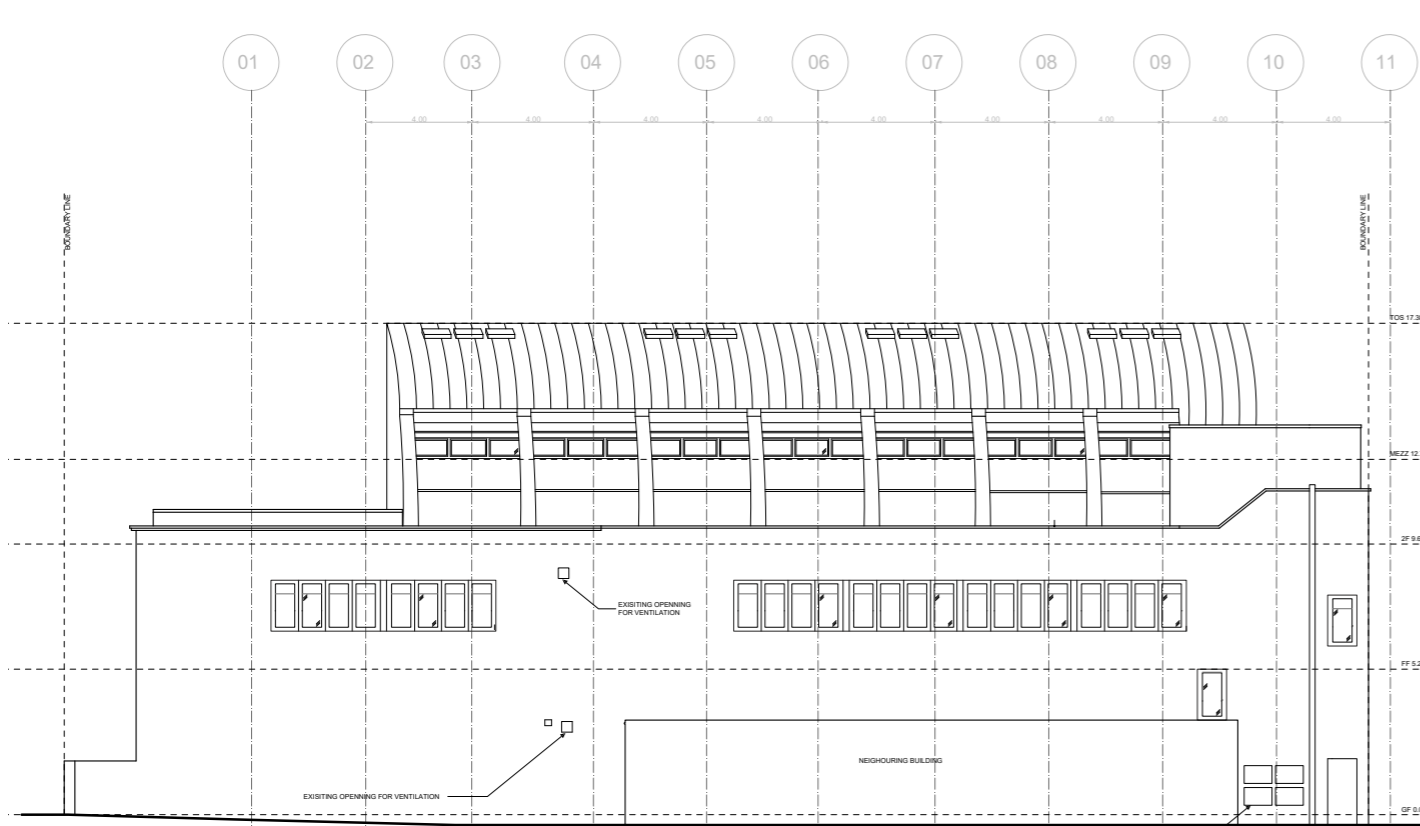


Fig. 3.3.4 Existing East Elevation

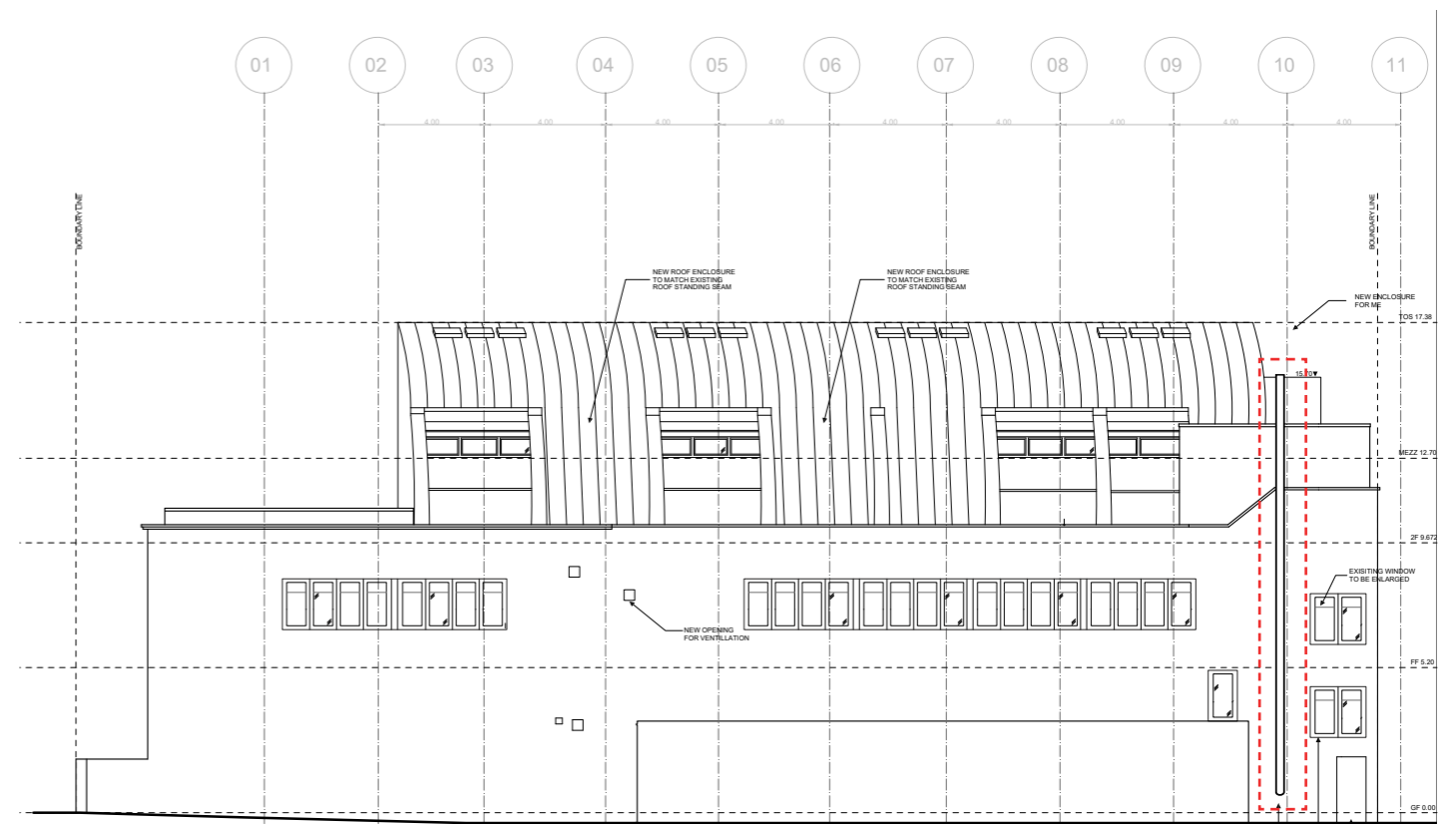


Fig. 3.3.5 Proposed East Elevation

### 3.4 Ventilation Equipment Relocation

It is being proposed to move the mechanical ventilation equipment that serves the second level extension, into the mezzanine level, in order to make the area at second level available.

The new location of the equipment would be supported by an enclosure that provides adequate sound and visual protection from neighbouring buildings.

The proposed location would not be visible from Argyle St at pedestrian level.

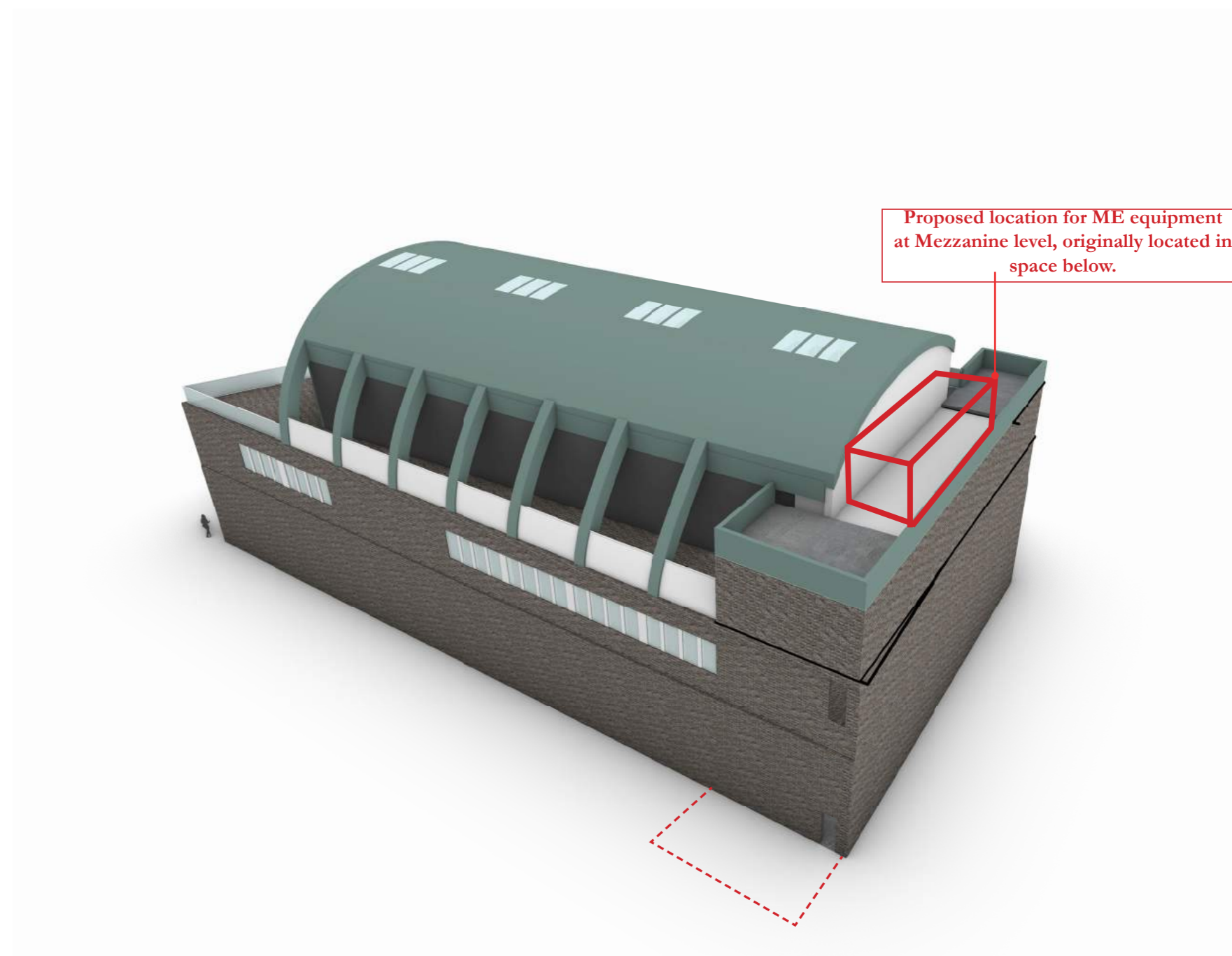


Fig. 3.4.1 Axonometric describing proposed area of intervention

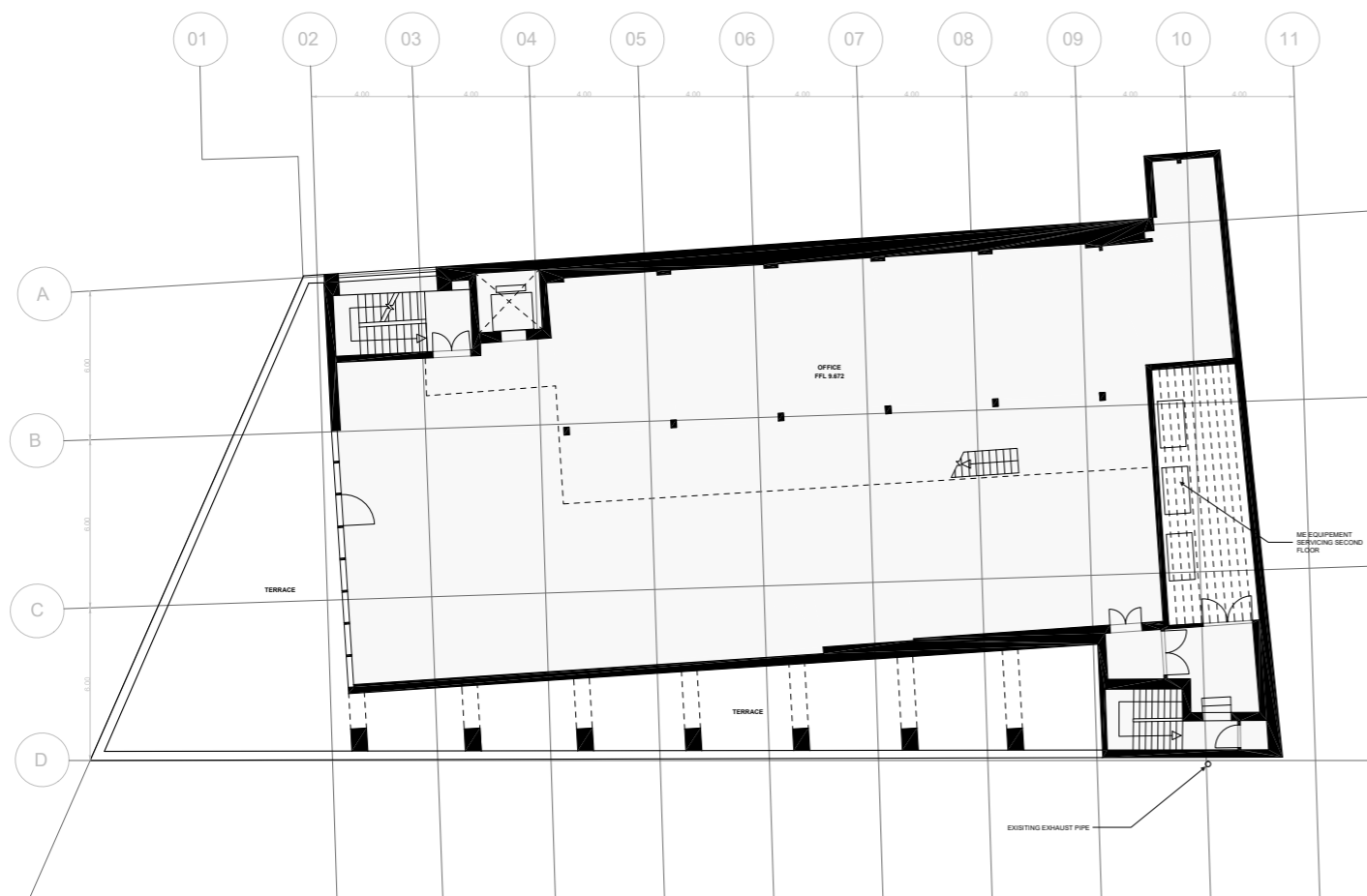


Fig. 3.4.2 Existing Second floor plan



Fig. 3.4.3 Proposed Second floor plan

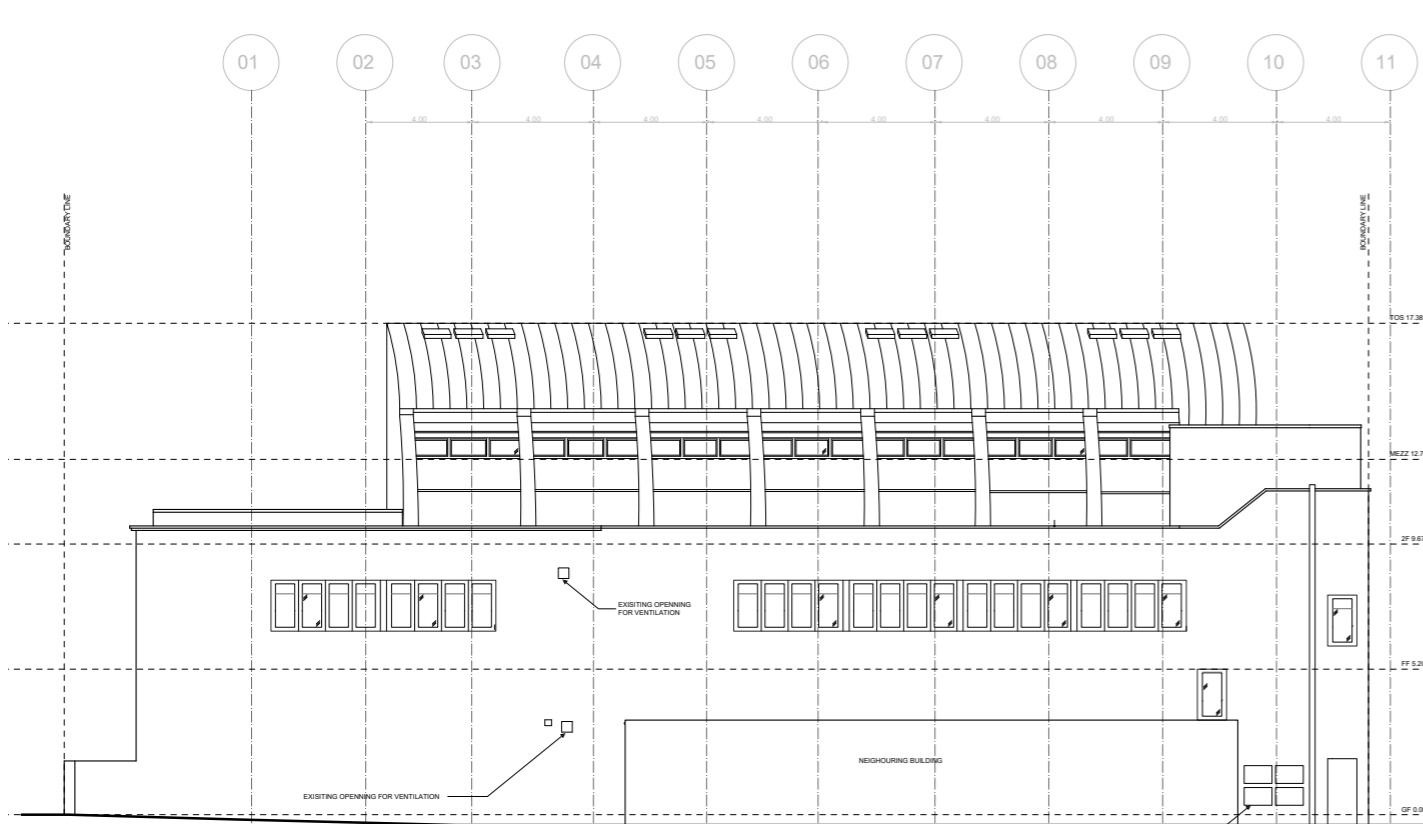


Fig. 3.4.4 Existing East Elevation

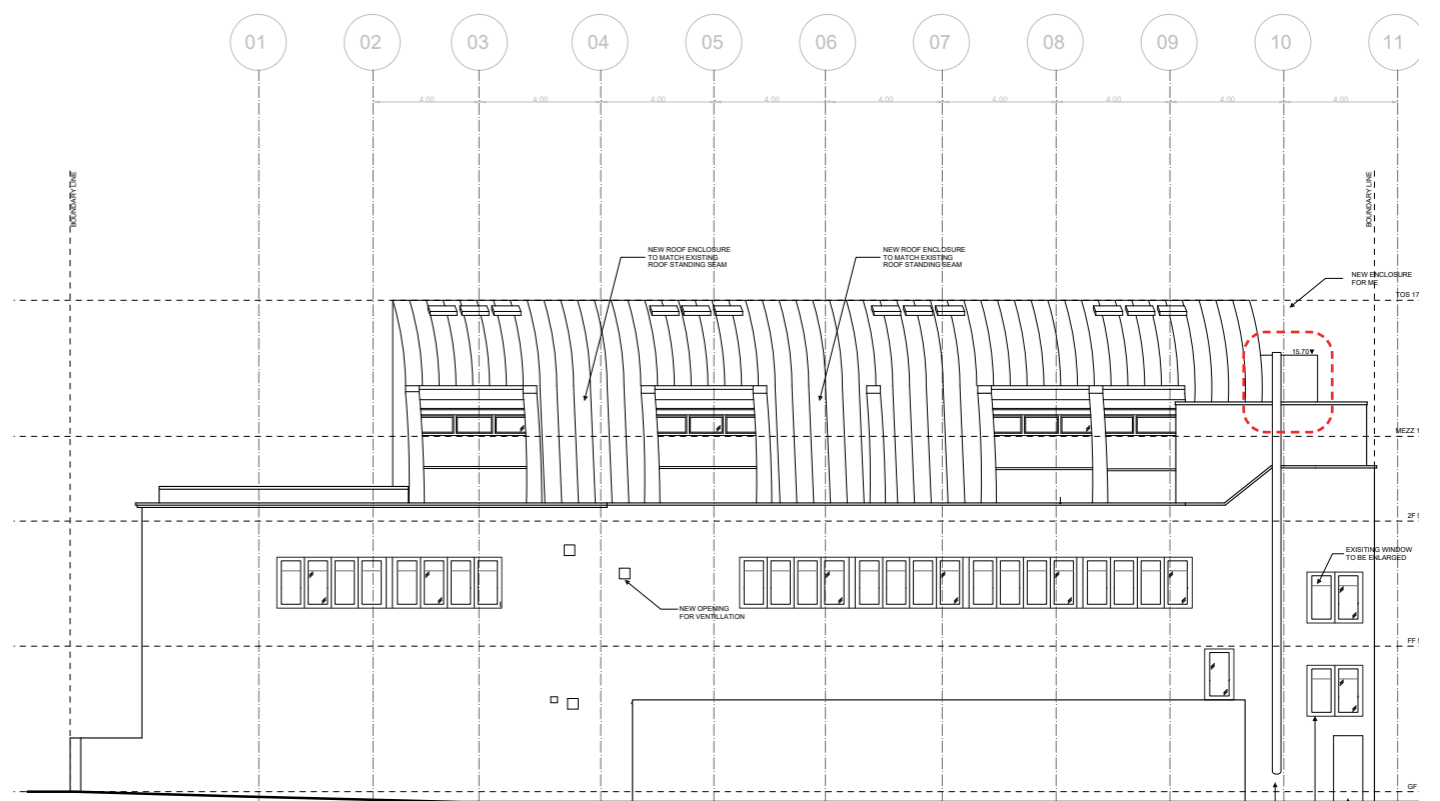


Fig. 3.4.5 Proposed East Elevation

### 3.5 Mechanical Ventilation Opening on East Elevation

It is proposed to have a new opening on the East Elevation that will serve as ventilation intake from the office space. The new opening will be in keeping and will match other adjacent openings on the elevation.

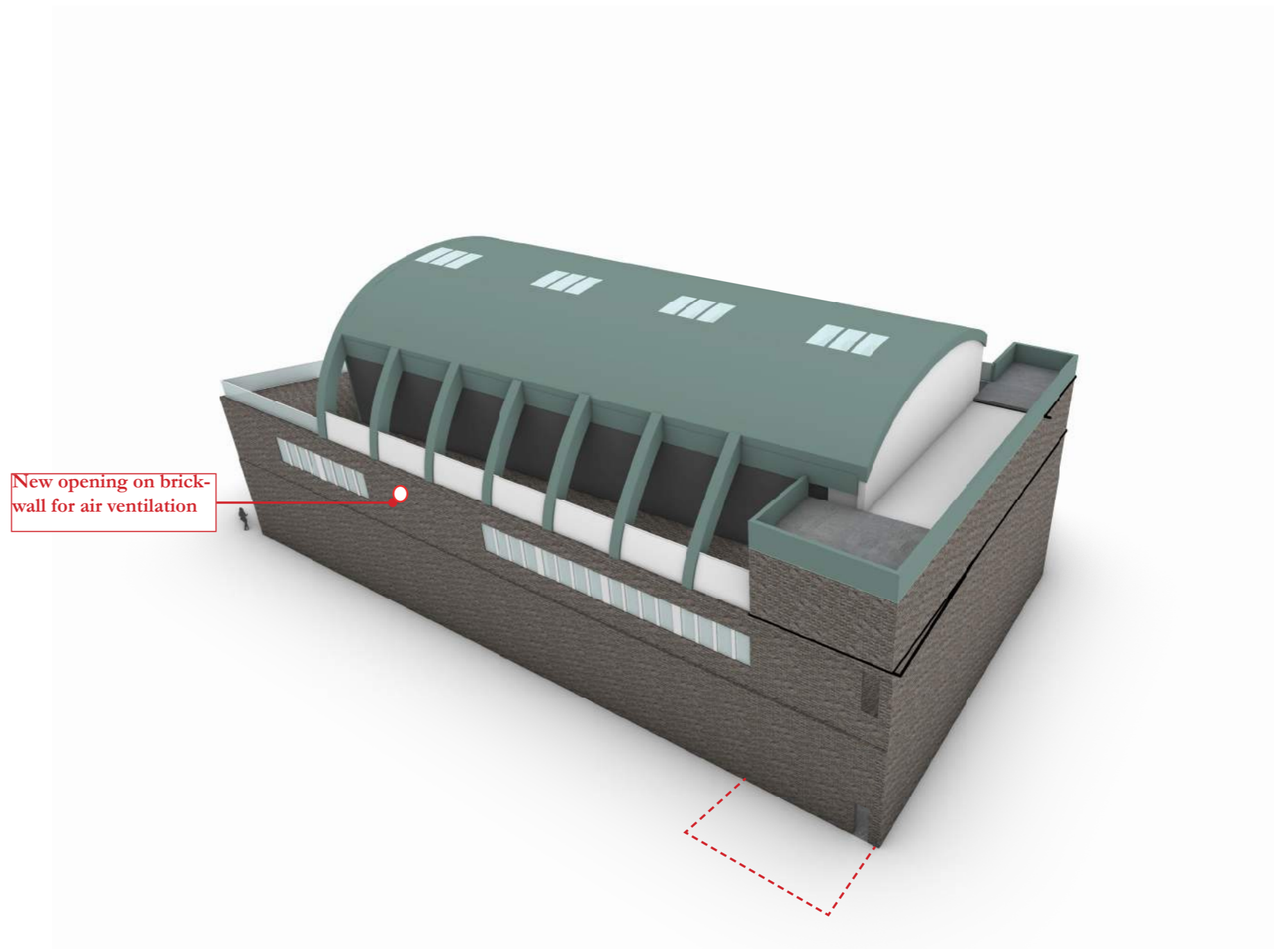


Fig. 3.5.1 Axonometric describing area of proposed alteration

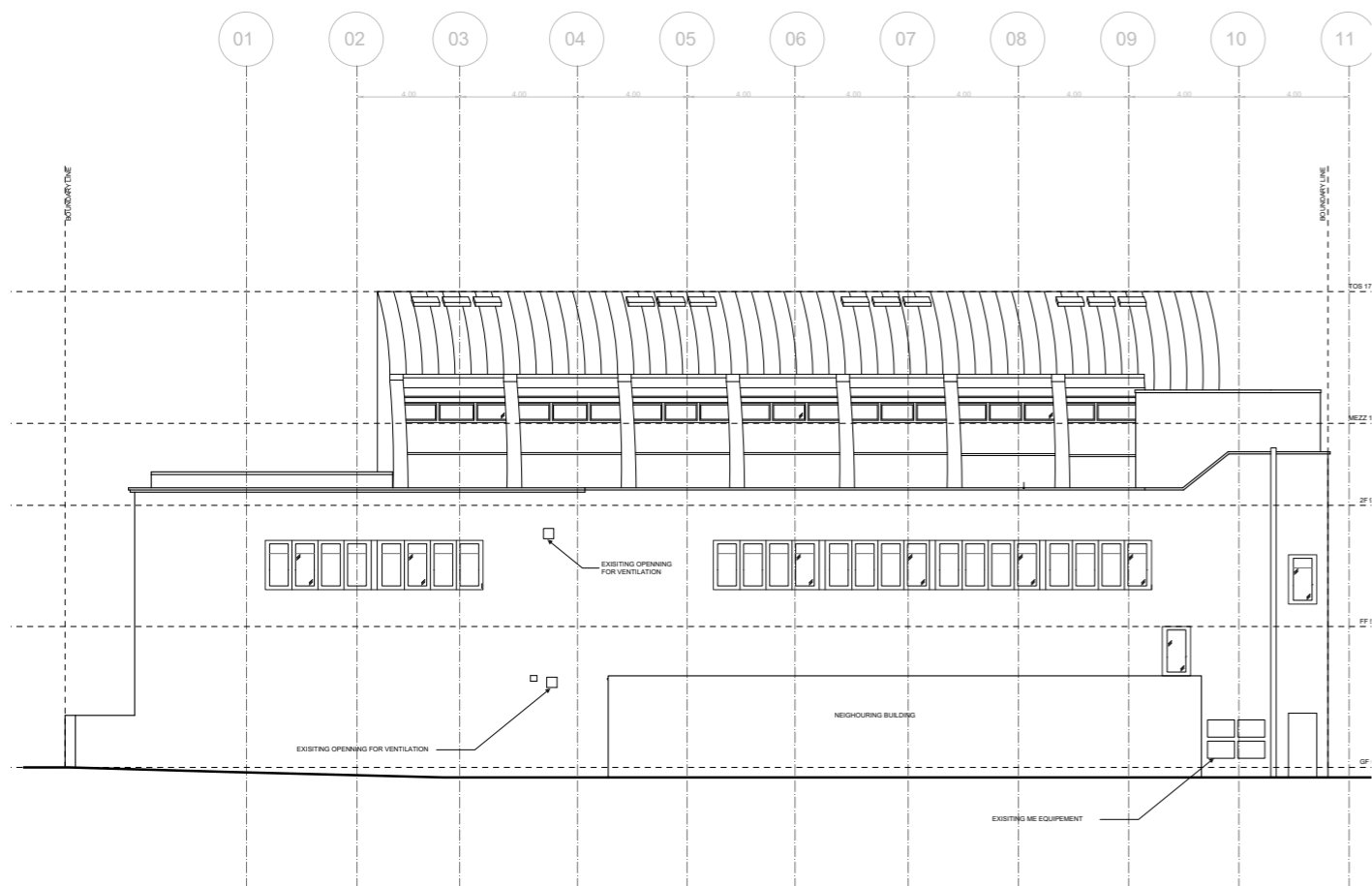


Fig. 3.5.2 Existing East Elevation

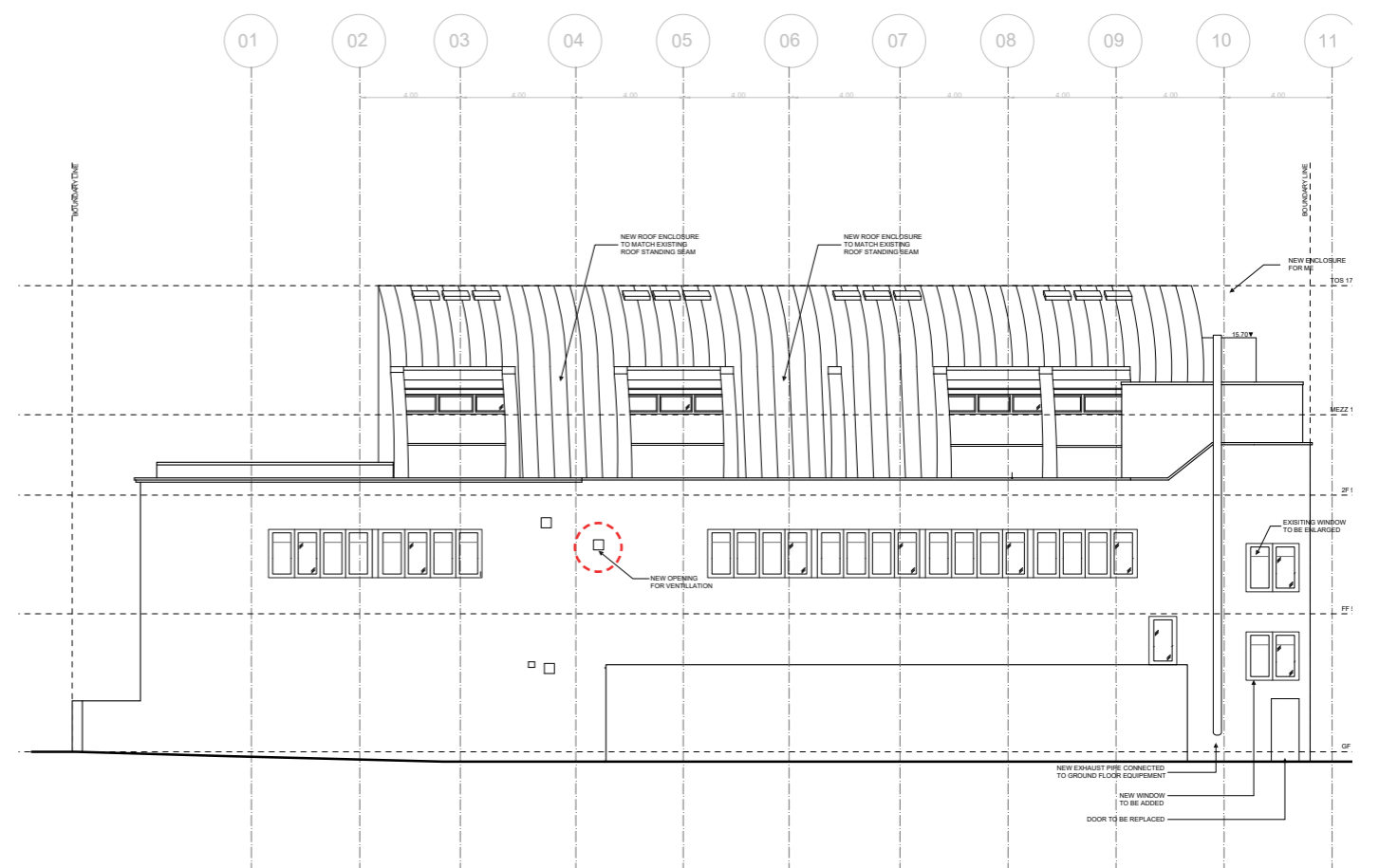


Fig. 3.5.3 Proposed East Elevation

### 3.6 Enlarged and New Windows on Eastern Elevation

At the rear of the building, on the east facade, where an old stair used to be located, it is being proposed to extend and open a new window, in order to gain natural daylight into the office space at both, ground floor and first floor.

The new windows will match in appearance the existing ones, as well as having a frosted film to avoid direct visual connection onto neighbouring buildings.

The openings sit inside the building boundary.

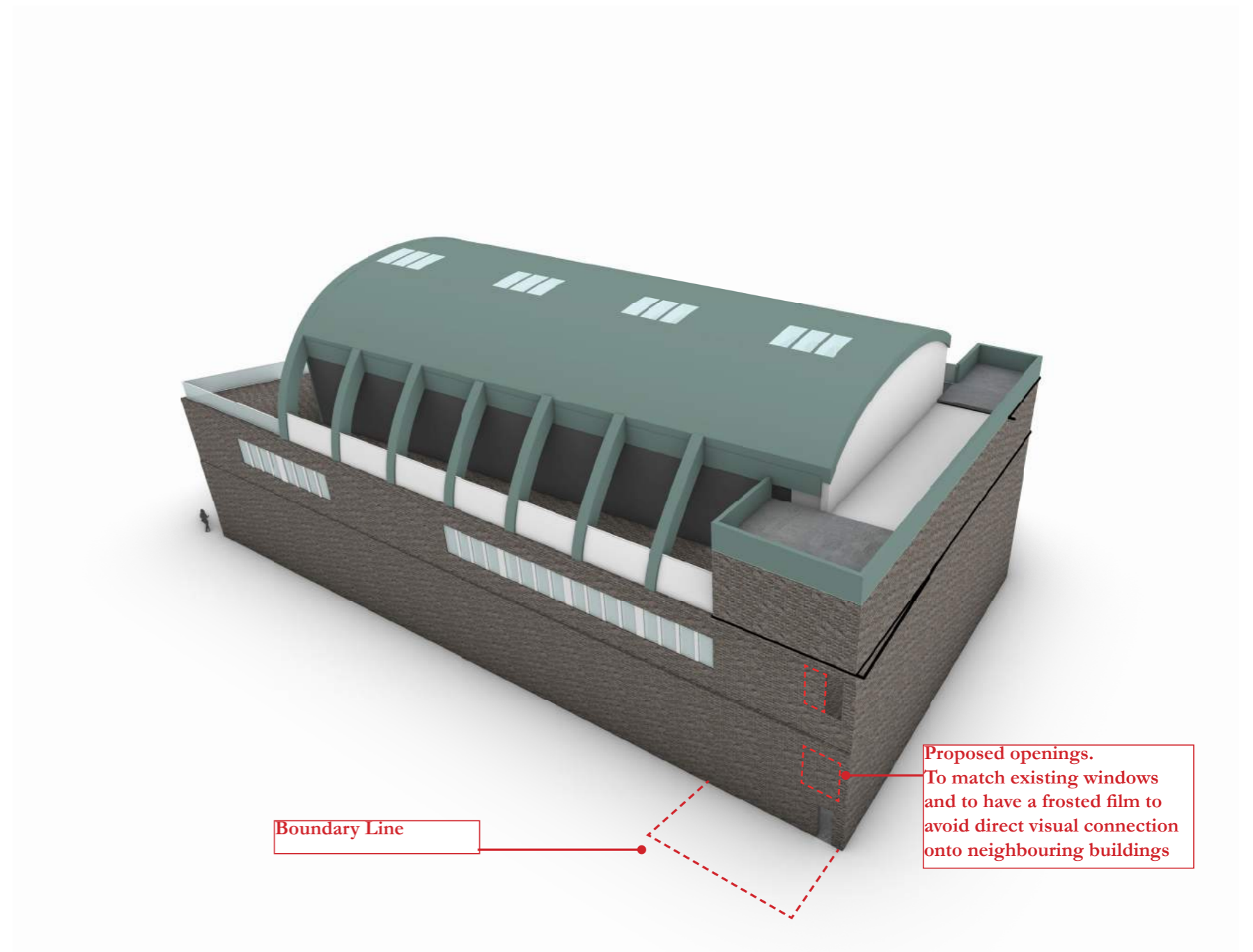


Fig. 3.6.1 Axonometric showing proposed enlarged existing and new window



Existing Window

Fig 3.6.2 Photo existing windows

Proposed openings.  
To match existing windows and to have a frosted film to avoid direct visual connection onto neighbouring buildings

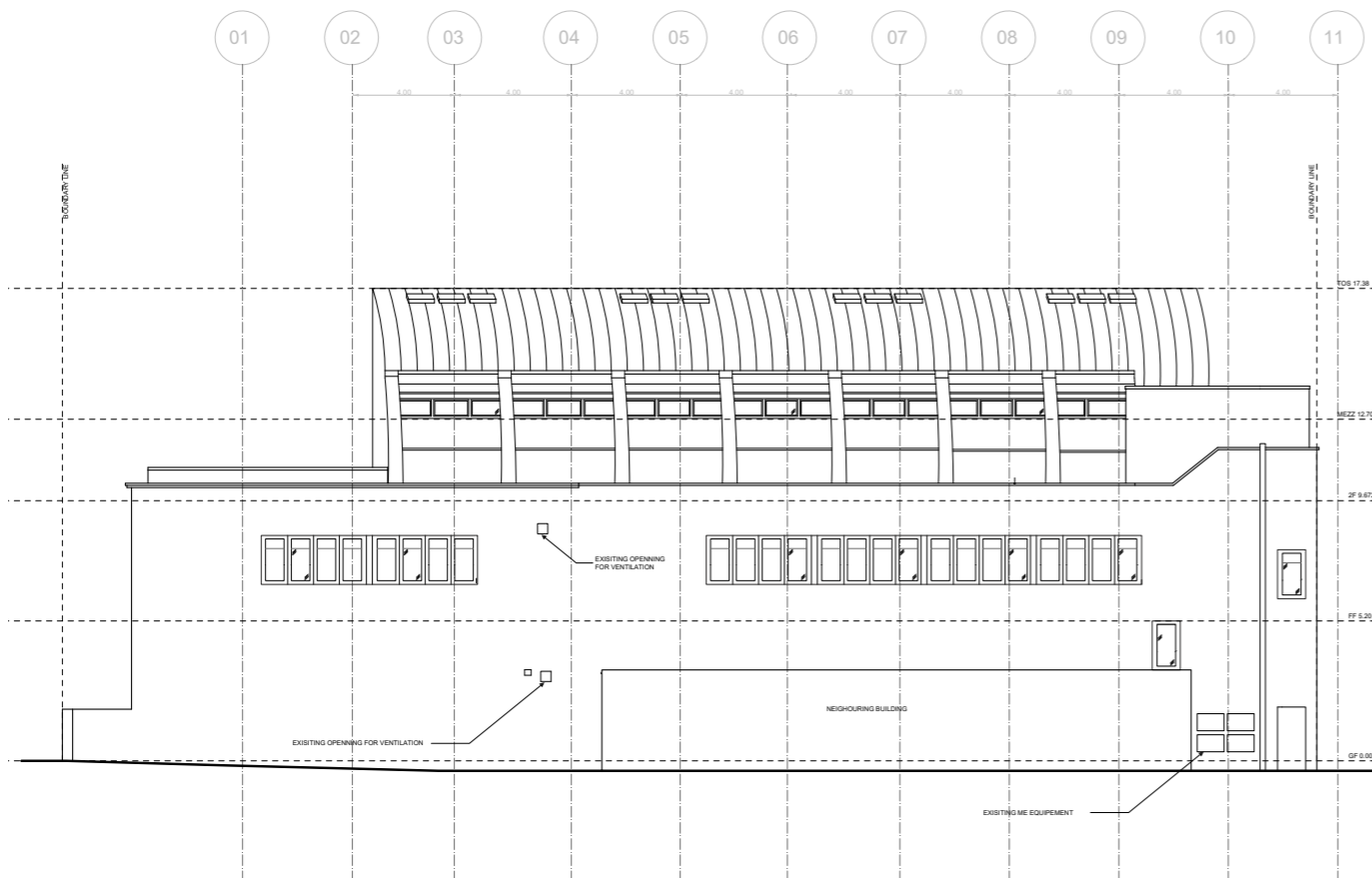


Fig 3.6.3 Existing East Elevation

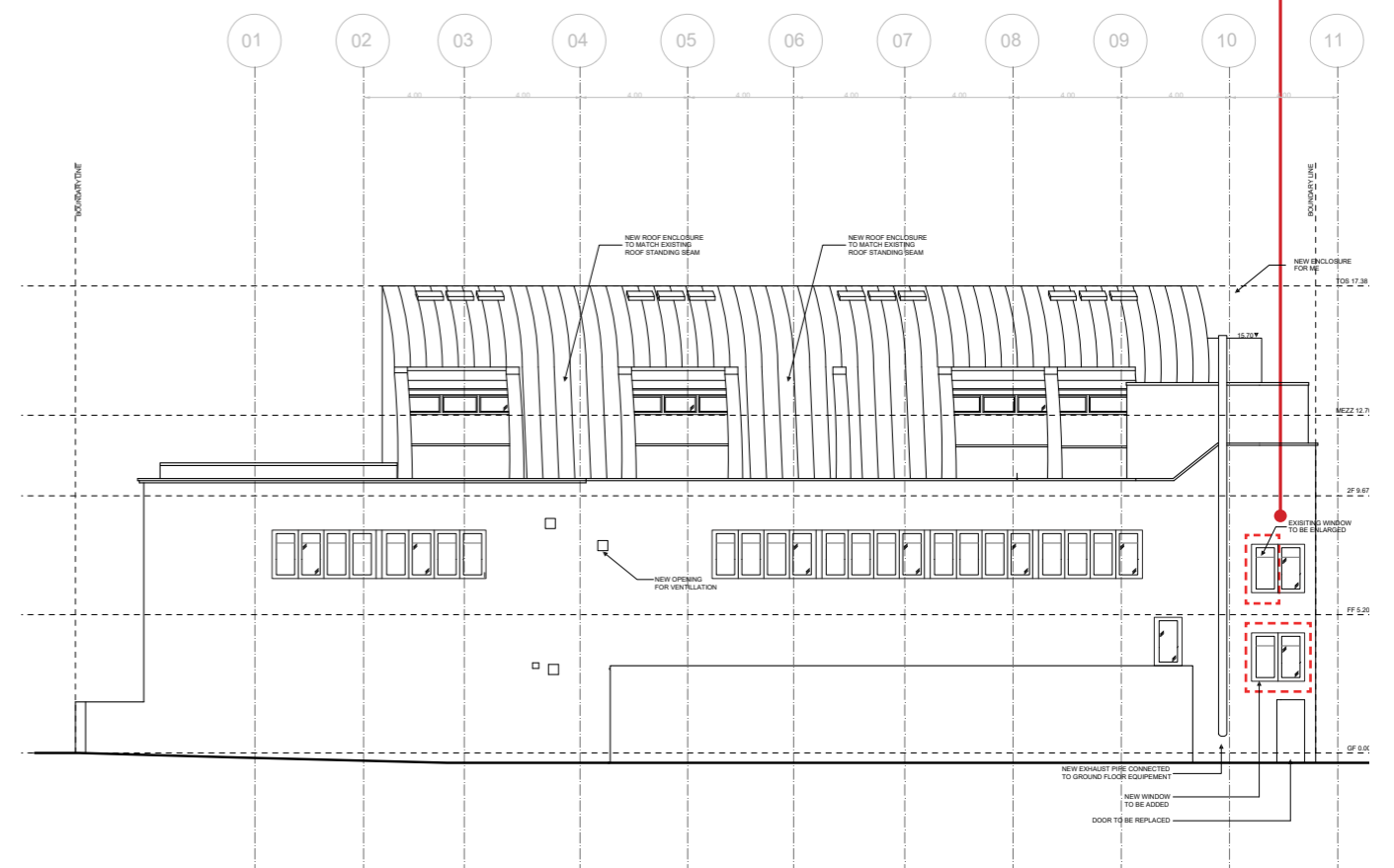


Fig 3.6.4 Proposed East Elevation

### 3.7 New Spaces at Second floor terrace

Two interior spaces are proposed on the east side of the building, at second level.

The new spaces would be sitting where an existing terrace is located, providing additional spaces that open visually onto the building high level terrace.

The enclosure is proposed to be an extension of the existing green copper standing seam roof.

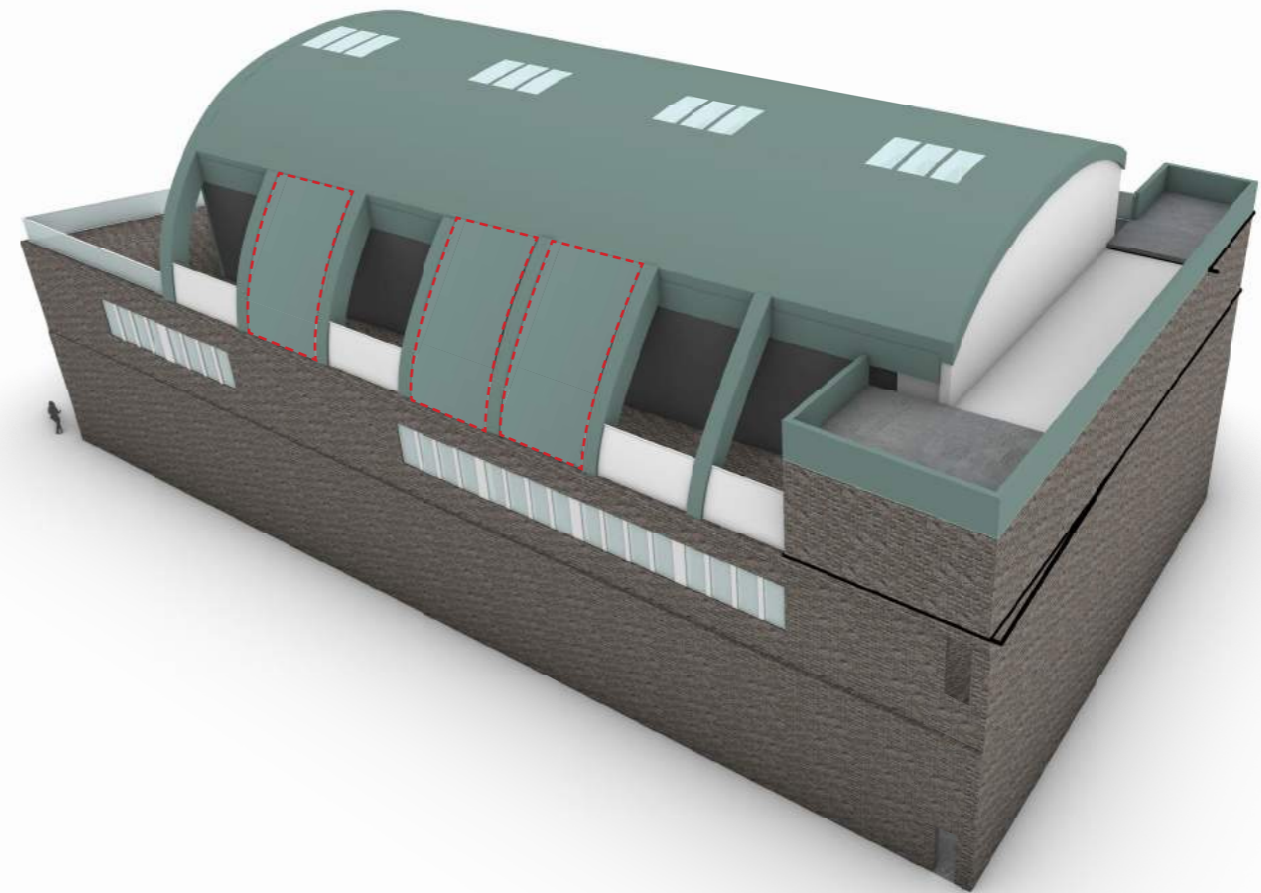


Fig. 3.7.1 Axonometric describing proposed area of intervention





Fig 3.7.2 Aerial view of existing building

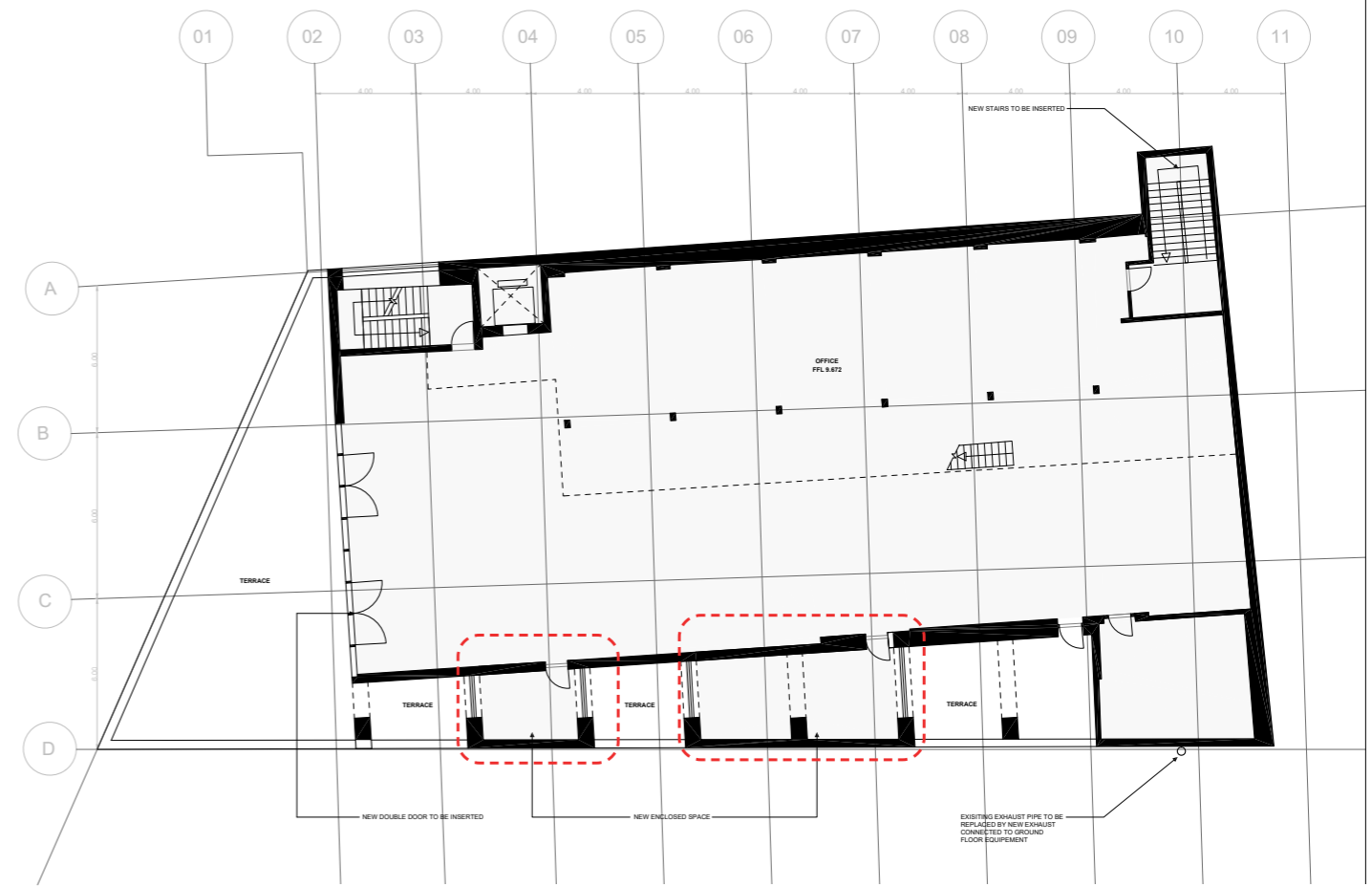


Fig 3.7.4 Proposed Second floor plan

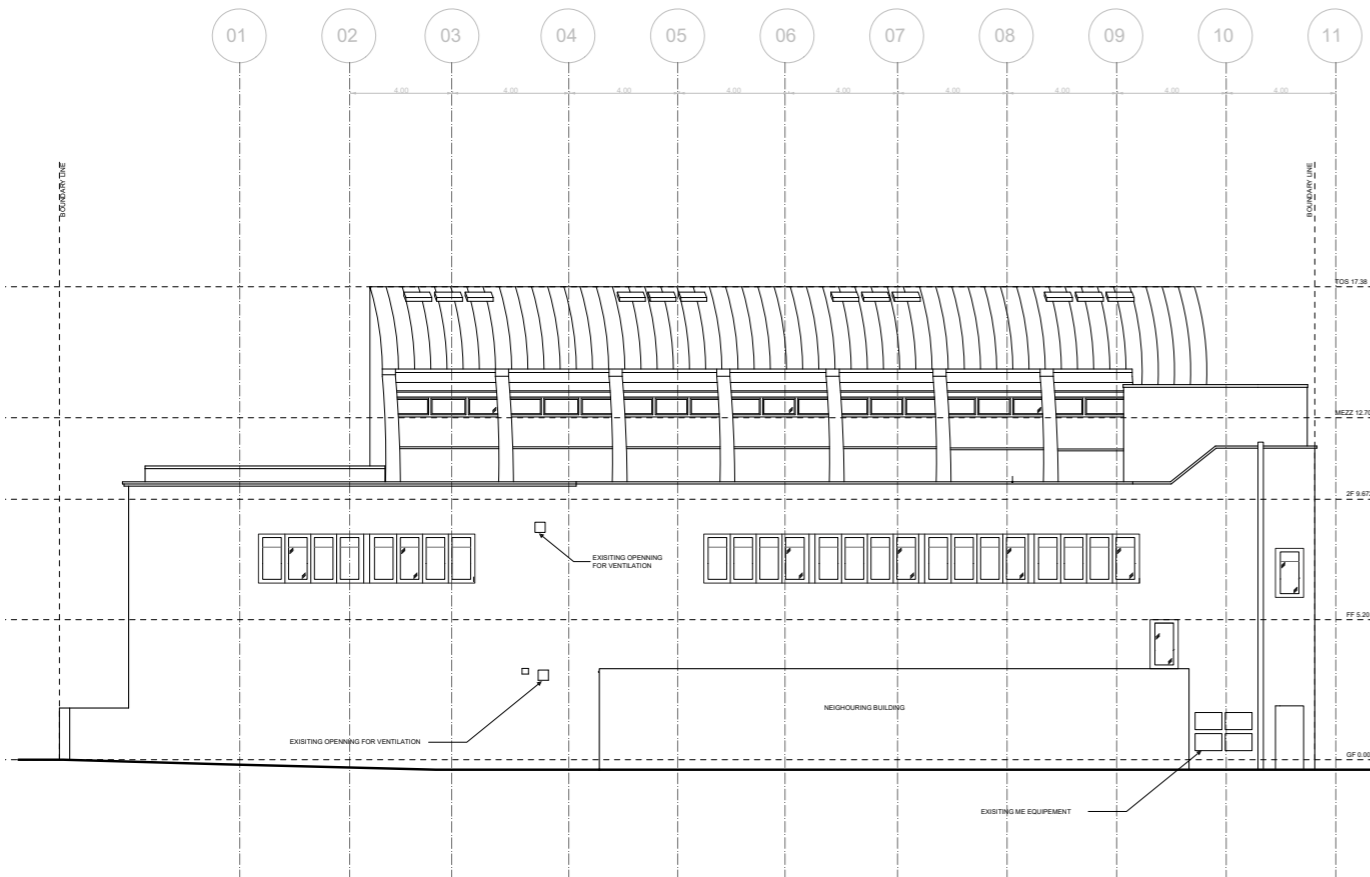


Fig 3.7.3 Existing East Elevation

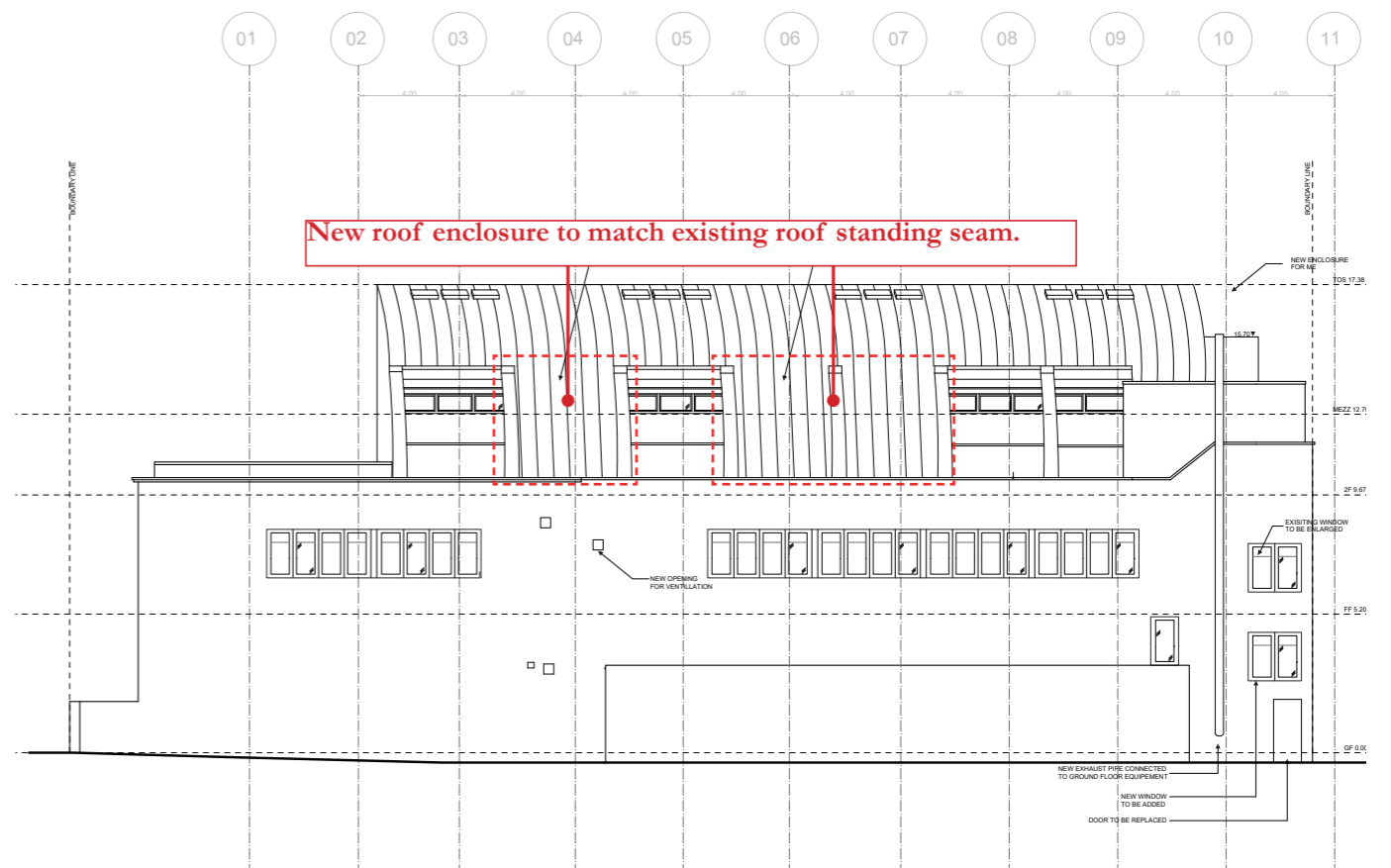


Fig 3.7.5 Proposed East Elevation

### 3.8 General Arrangements

General arrangement plans are displayed in this and the coming pages.

*Left*  
General Arrangement plan describing the proposed Basement Level



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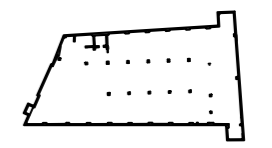
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GROSS AREA 767.00 sqm

REV	DATE	DESCRIPTION

Key Plan



Project Name  
**55 ARGYLE STREET**

Sheet Name  
**PROPOSED BASEMENT PLAN**

Project No. 0473 Sheet No. 00473-HS-B1-DR-A-13-0200

Status  
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*Left*  
General Arrangement plan describing the Ground Floor

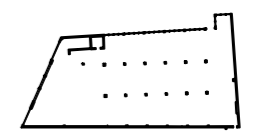


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Key Plan



Project Name  
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Sheet Name  
 PROPOSED GROUND FLOOR PLAN

Project No. 0473  
 Sheet No. 00473-HS-GF-DR-A-13-0201

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*Left*  
General Arrangement plan describing the First Floor



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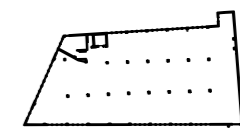
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Key Plan



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**55 ARGYLE STREET**

Sheet Name  
**PROPOSED FIRST FLOOR PLAN**

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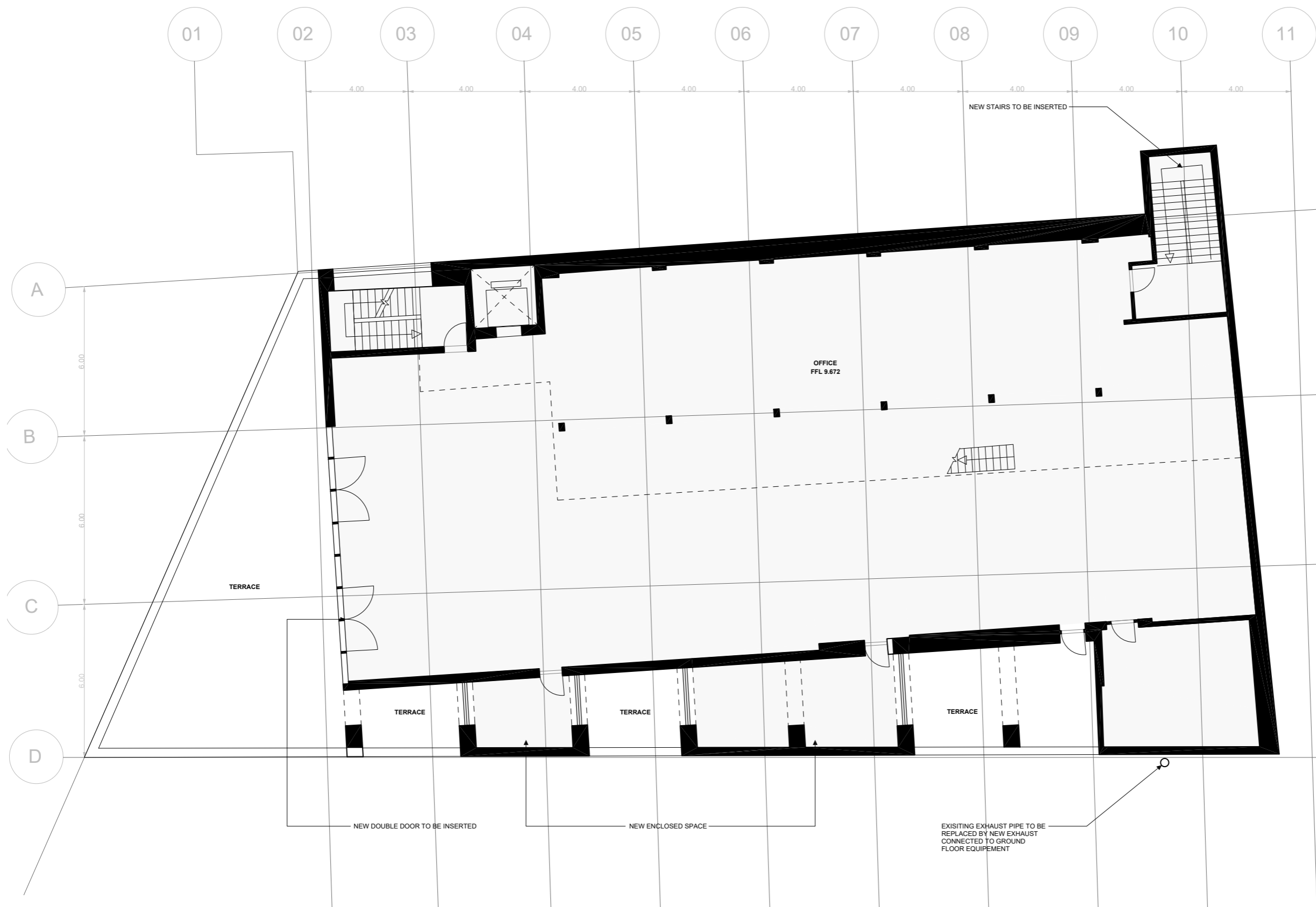
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*Left*  
General Arrangement plan describing the Second Floor





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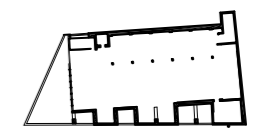
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Key Plan



Project Name  
**55 ARGYLE STREET**

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**PROPOSED SECOND FLOOR PLAN**

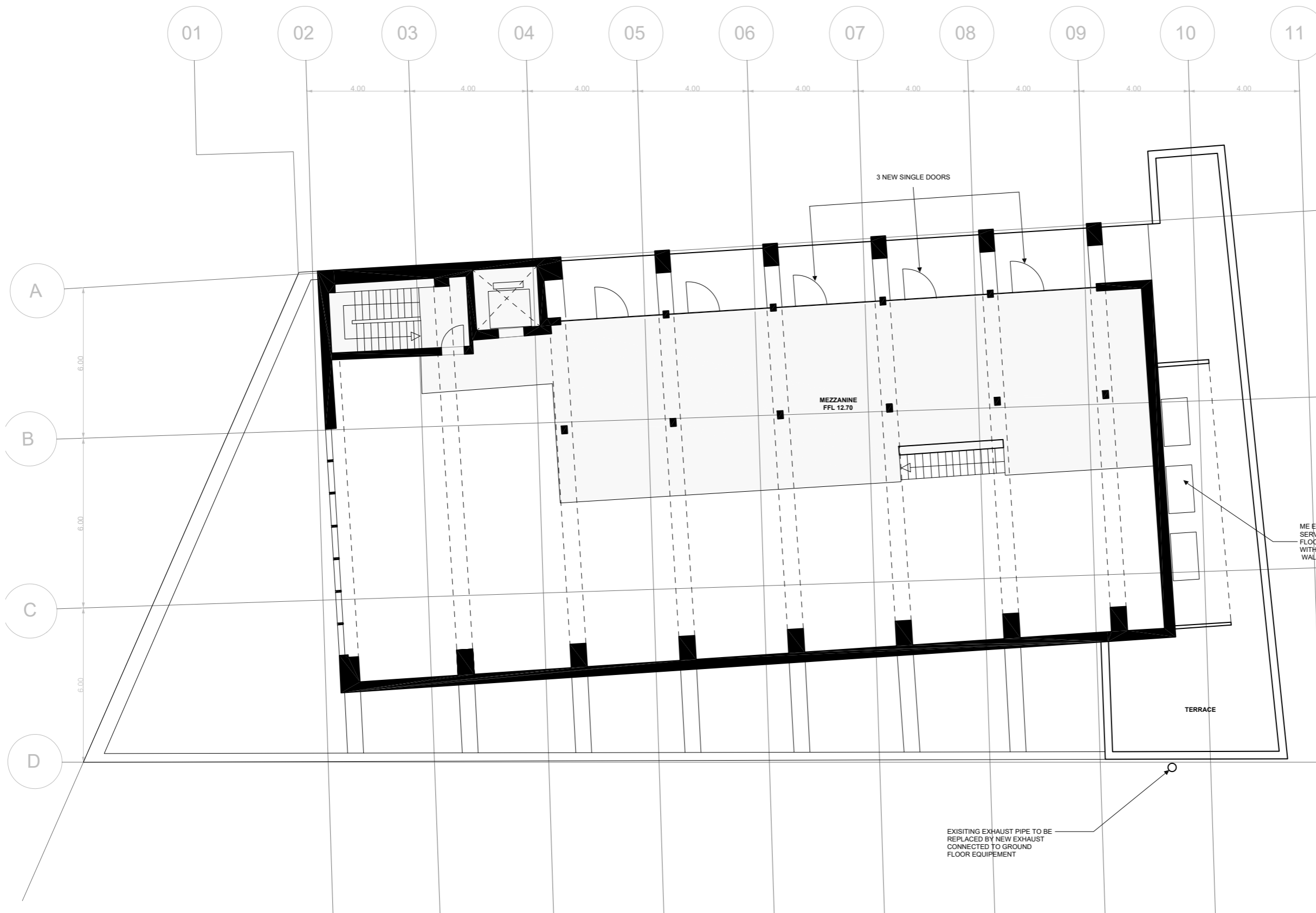
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*Left*  
General Arrangement plan describing the Mezzanine Level



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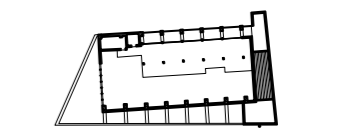
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Sheet Name  
PROPOSED MEZZANINE FLOOR PLAN

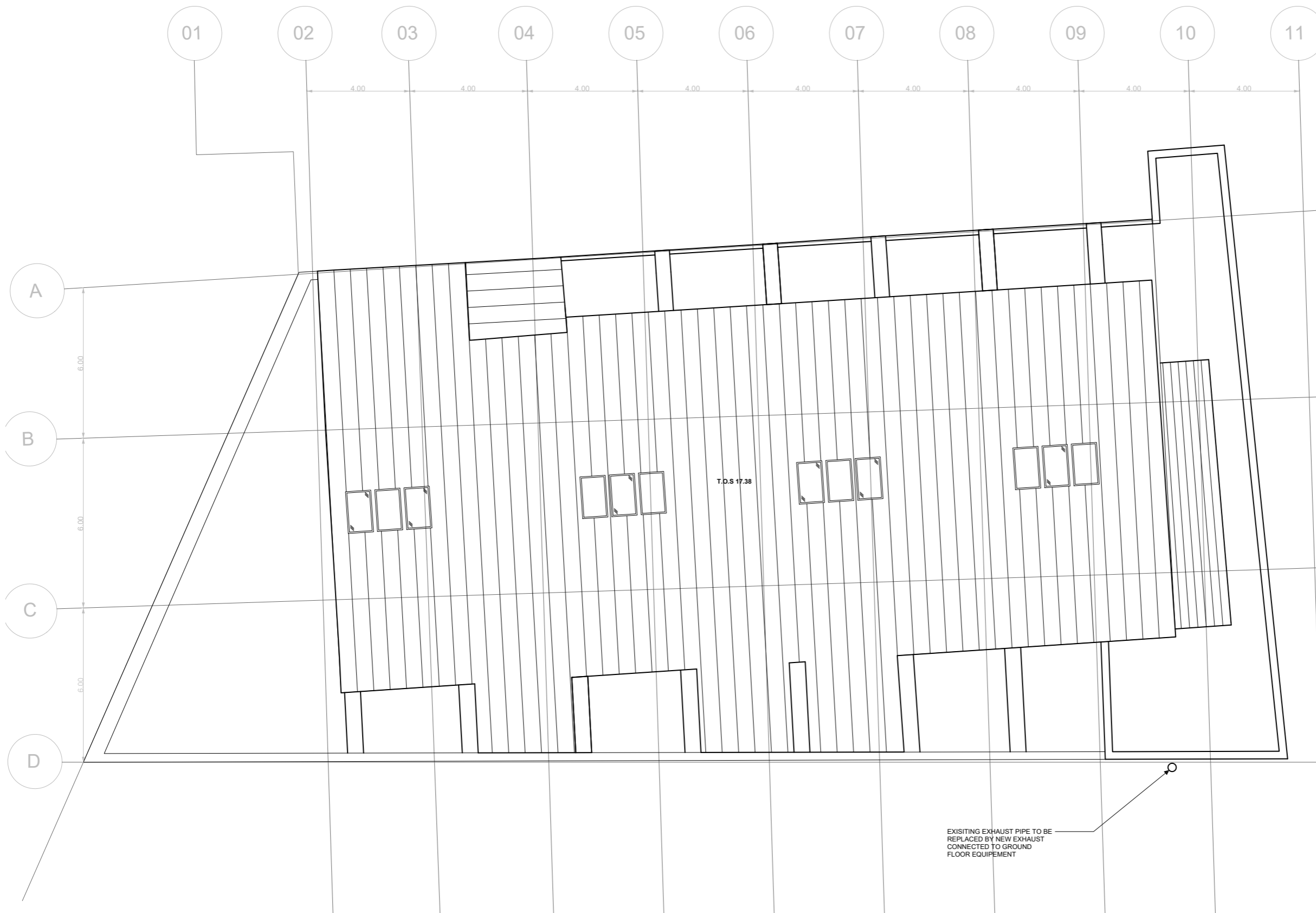
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*Left*  
General Arrangement plan describing the Roof Level



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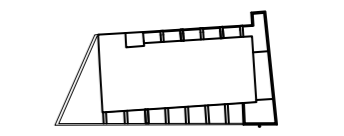
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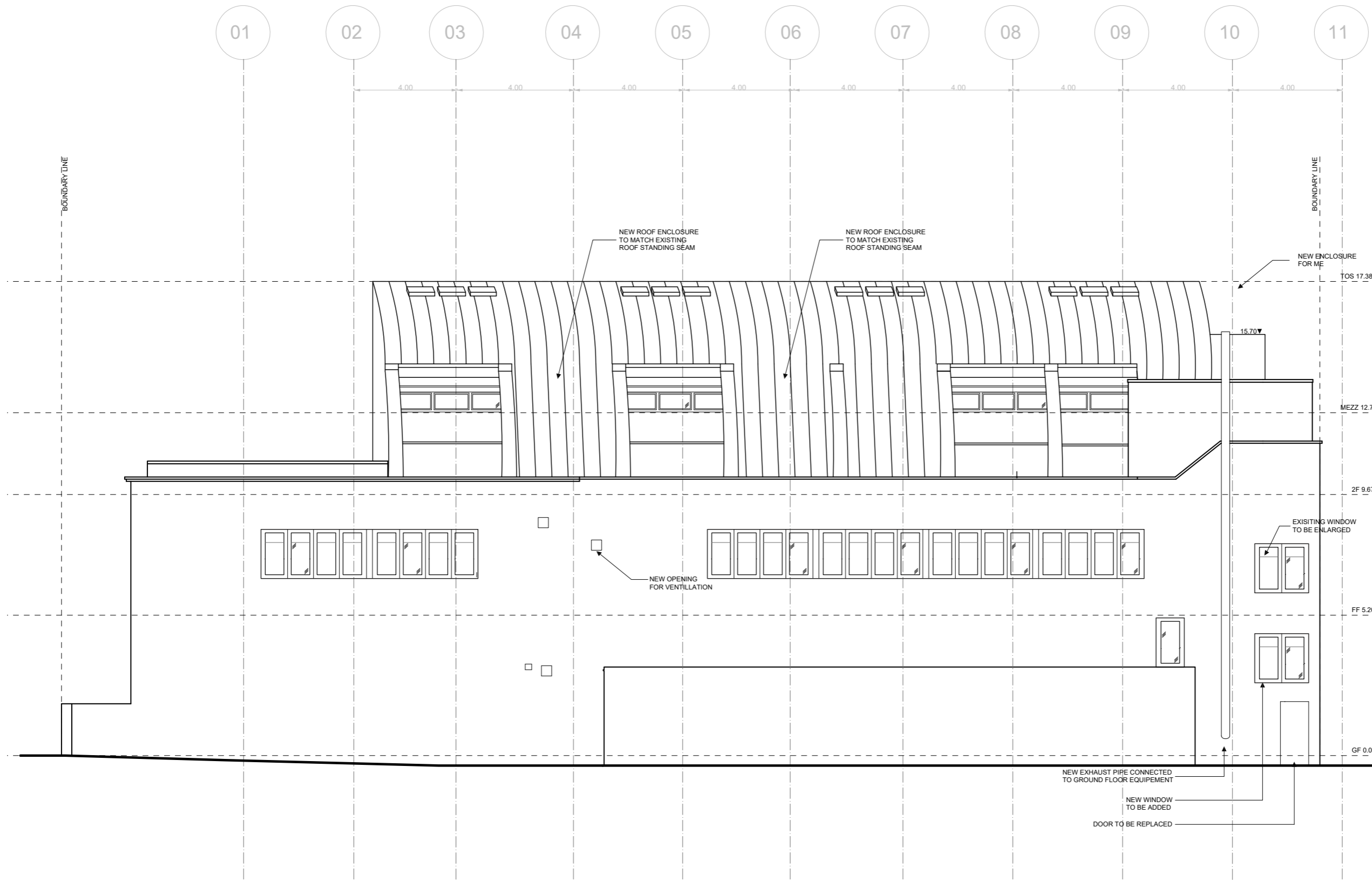
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*Left*  
General Arrangement plan describing the East Elevation

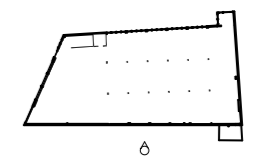
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Sheet Notes

REV	DATE	DESCRIPTION

Key Plan



Project Name  
**55 ARGYLE STREET**

Sheet Name  
**PROPOSED ELEVATION 1**

Project No. 0473  
 Sheet No. 00473-HS-XX-DR-A-33-0400

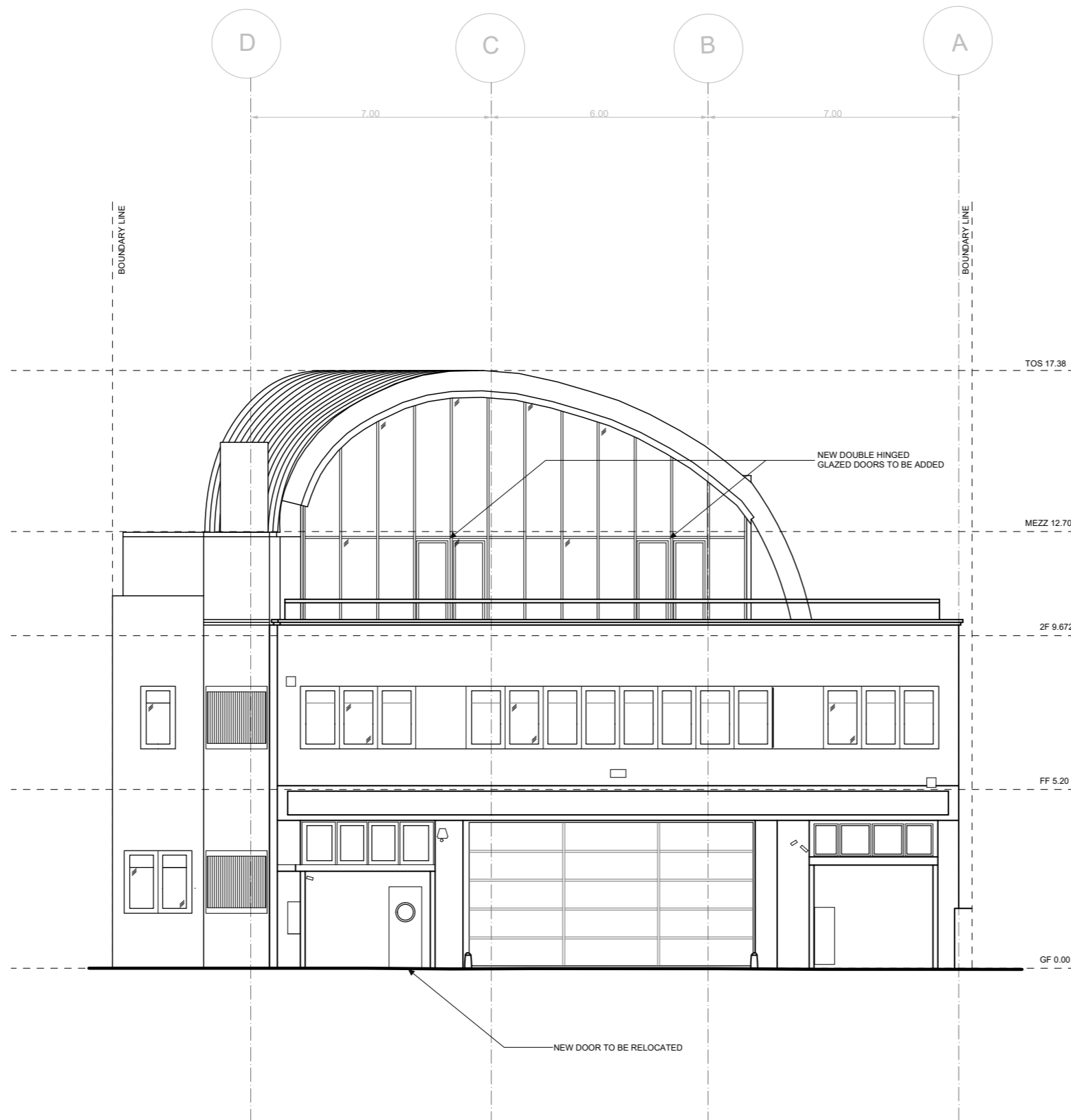
Status  
**FOR APPROVAL**

Date Drawn 22/09/2021	Rev Date	Revision
Size A2	Scale 1:100	Drawn By ET
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*Left*  
General Arrangement plan describing the Front Elevation





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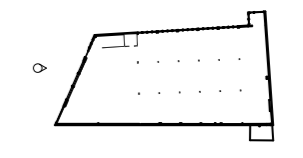
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**Sheet Notes**

REV	DATE	DESCRIPTION



Project Name  
**55 ARGYLE STREET**

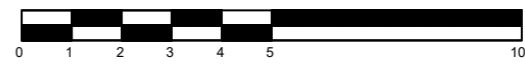
Sheet Name  
**PROPOSED ELEVATION 2**

Project No. 0473 Sheet No. 00473-HS-XX-DR-A-33-0401

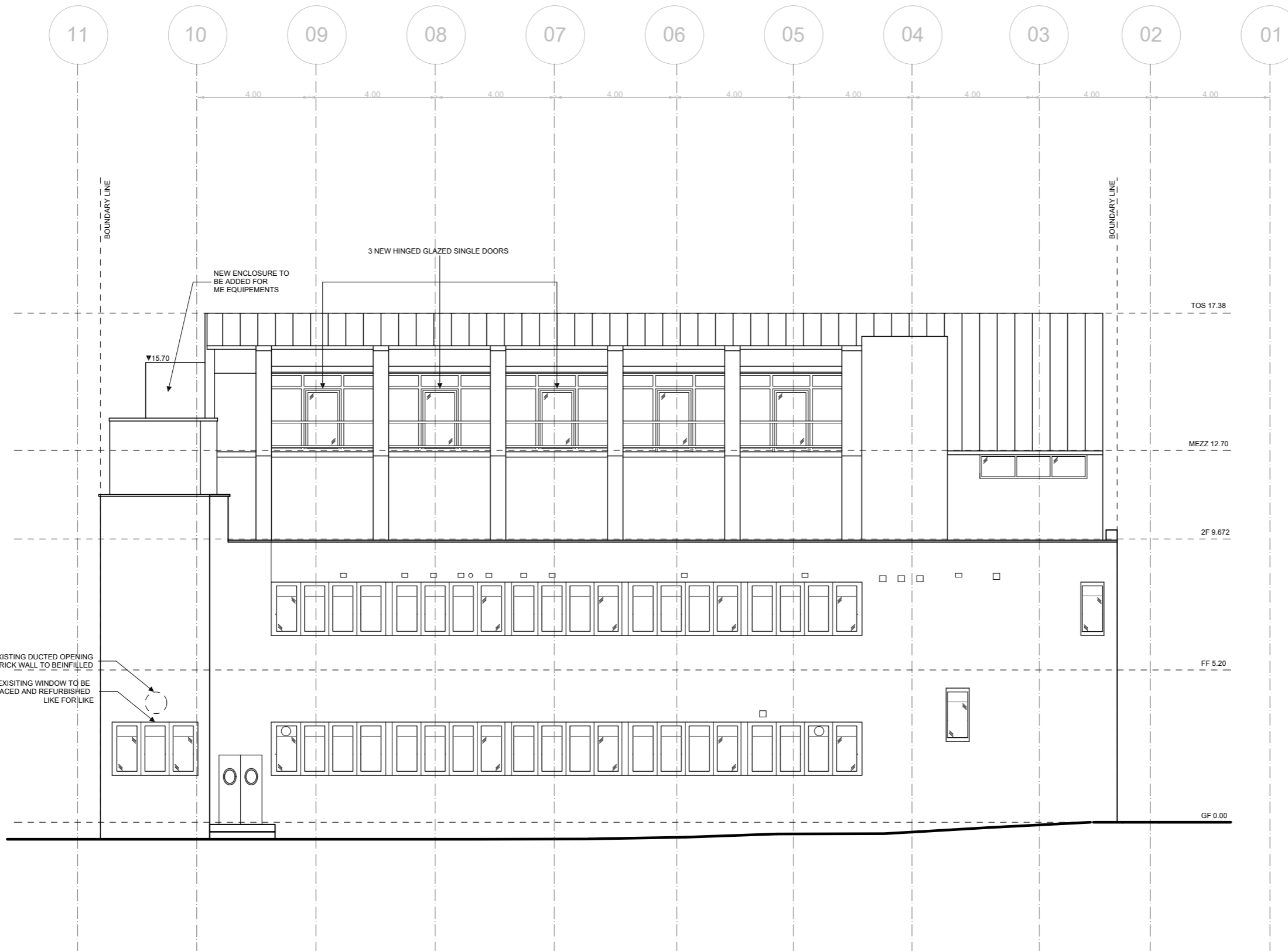
Status  
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*Left*  
General Arrangement plan describing the West Elevation



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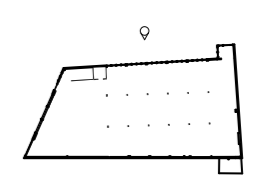
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**Sheet Notes**

REV	DATE	DESCRIPTION

Key Plan



Project Name  
55 ARGYLE STREET

Sheet Name  
PROPOSED ELEVATION 3

Project No. 0473  
Sheet No. 00473-HS-XX-DR-A-33-0402

Status  
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