

WELCOME



View of how 2 Waterhouse Square could look from Brooke's Market



Current view of 2 Waterhouse Square from Brooke's Market

M&G Real Estate, the owner of Waterhouse Square, and Development Manager CO-RE, are pleased to bring forward proposals to comprehensively refurbish and extend 2 Waterhouse Square.

This drop-in is your opportunity to view our proposals, learn more about the existing site, and share your thoughts before we submit a planning application to Camden Council.

MEET THE TEAM



M&G Real Estate are the owners of the Waterhouse Square site. Their purpose is to help people manage and grow their savings and investments, responsibly.

CO-RE

CO-RE are the development managers for 2 Waterhouse Square. They specialise in large-scale complex projects, working collaboratively to champion great design and value for the long term.

Orms

ORMS are the architects for the project. They bring meaningful solutions to urban life, creating modern structures of clarity, beauty, and rigour, delivering a real and positive impact on people's lives.



Gerald Eve are experienced property consultants and chartered surveyors. Their dedicated teams work across the full spectrum of real estate services, providing advice to give clients the confidence to make better business decisions.








WT Partnership are the project managers, and provides project management, cost management & specialist consultancy advisory services for the property & construction industries.



LCA are the communications consultants for this project. They are a full-service PR consultancy that delivers campaigns, consultations and content to clients across the built environment sector

LEAVE YOUR FEEDBACK

We want to know what you think about the proposals, so please share your feedback by:

-  Talking to one of our team at the event today
-  Filling out one of our feedback forms
-  Calling 0800 307 7969
-  Emailing 2waterhousesquare@londoncommunications.co.uk
-  Heading to our consultation website at www.2waterhousesquare.co.uk



THE SITE



Overview of the site, including the outline for 2 Waterhouse Square (green), as well as 1 Waterhouse Square (pink) and 3 Waterhouse Square (purple)

About Waterhouse Square

Waterhouse Square is located on the A40 Holborn, near Chancery Lane Station, and consists of three buildings. It is a Grade II* listed landmark building in the heart of Holborn that takes its name from its original designer, Alfred Waterhouse. It also sits within the Hatton Garden conservation area.

The site is within walking distance of the newly opened Elizabeth Line at Farringdon station. It is next door to Camden's oldest street market at Leather Lane Market and is also close to Hatton Garden, London's best-know shopping destination for jewellery.



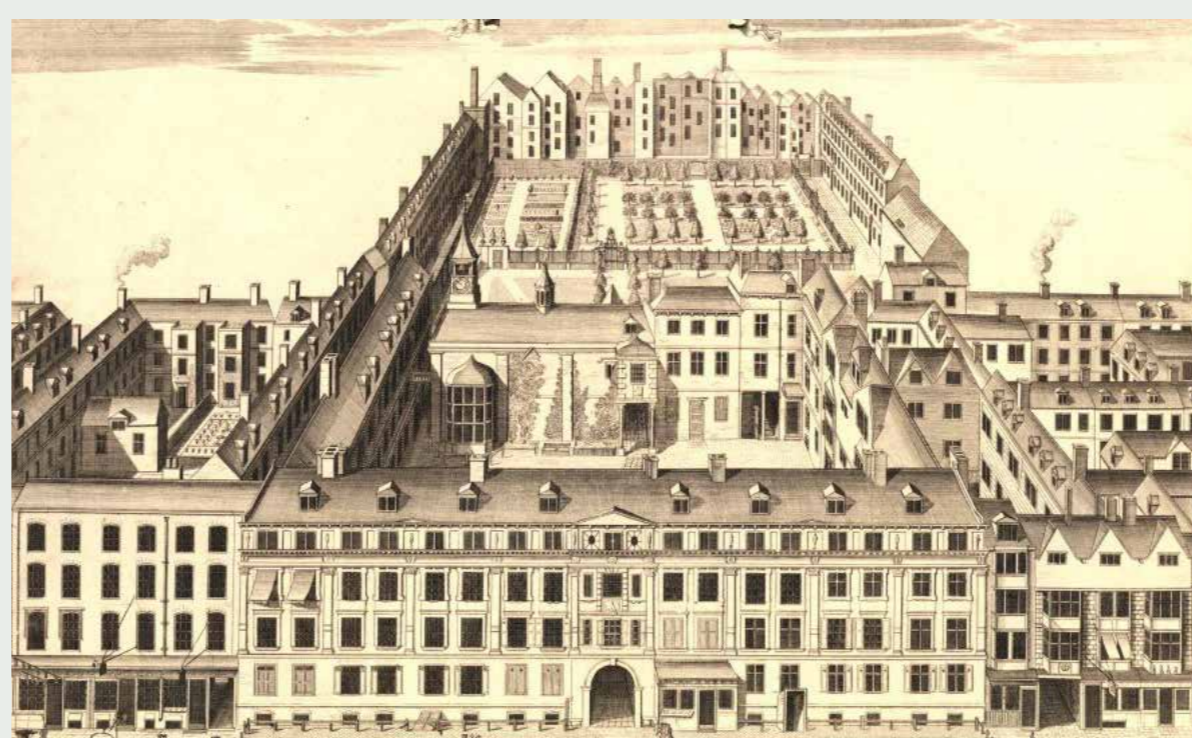
The Waterhouse Square Estate, comprising 2 Waterhouse Square (green) and 1 & 3 Waterhouse Square (pink and purple)



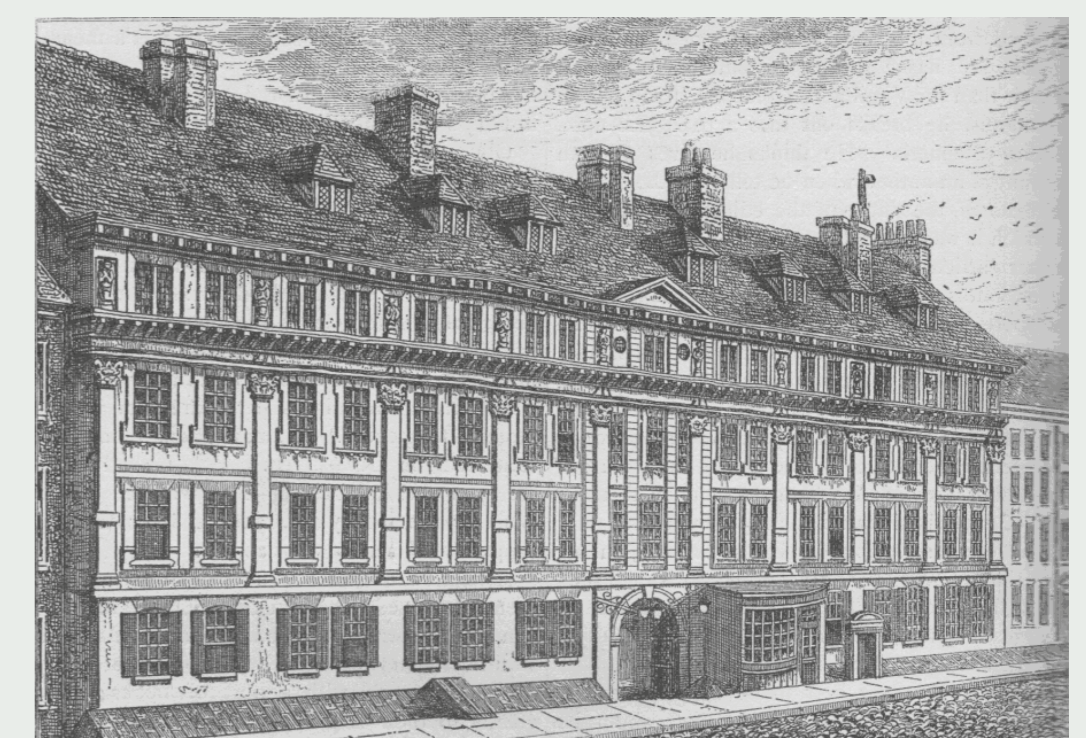
The rebuilt Furnival's Inn, by architect Thomas Hosmer Shepherd in 1828



Charles Dickens's home in Furnival's Inn (1833-36)



Furnival's Inn, engraving from circa 1720



Front Façade of Furnival's Inn in 1754

History of the site

The site was first developed as Furnival's Inn in c.1383 when William de Furnival, leased a boarding facility to Clerks of Chancery, who prepared writs for the King's Courts. By the 15th century it had become a preparatory school for students wishing to be called to the bar by the Inns of Court.

In 1828, Furnival's Inn was rebuilt as apartments, where Charles Dickens briefly stayed as he was writing the *Pickwick Papers*.

The site was redeveloped again in 1879 and was bought by Prudential Assurance Company in 1888. It was redesigned by Alfred Waterhouse, who had also designed the Natural History Museum. In the 1930s the building was renovated by the Architect E.M. Joseph, and in 1972 was granted Grade II* listed status.

The site was then expanded in 1993 to create 2 Waterhouse Square, providing more office space to help meet an ever-growing demand.

OUR PROPOSALS

Currently, 2 Waterhouse sits vacant and unused. It is also very inefficient and does not meet modern standards for an office space.

There are therefore a number of opportunities to not only provide new office spaces in line with modern standards, but also to improve how it interacts with the other buildings on the square through sensitive design:

- The market along Leather Lane creates a vibrant street, and we want to enhance this wherever possible.
- We want to connect up the public spaces around the site to support the Leather Lane market and provide a better journey for visitors.
- Brooke's Market could be better integrated with Leather Lane Market to encourage more people to the area.
- Brooke's Market could be transformed into an attractive public space through carefully designed seating and street furniture.
- We want to transform the existing façade to be more attractive to look at and more in keeping with the Hatton Garden Conservation Area.
- We want to protect and enhance the listed building for future generations.
- There's an opportunity to improve the efficiency and make it more sustainable for the future.



View of 2 Waterhouse Square from Brooke's Market

Our proposals therefore seek to:



Preserve the building's historic commercial use by refurbishing and extending the building, providing exceptional, flexible office spaces built up to modern standards. This will be achieved through a single storey extension, which will be sensitively designed to minimise the impact to views from passers-by and neighbours to the site.



Consider the historic nature of the area through exceptional design, creating a building that better interacts with the rest of Waterhouse Square and Brooke's Market, and sits more sensitively within its wider setting.



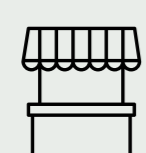
Future proof the building and ensure it meets the standards that businesses expect, through delivering an all-electric building, re-using as many of the existing materials we can, and by attaining the highest sustainability standards possible.



Provide community spaces that everyone can enjoy, such as a new café or restaurant.



Improve public spaces and accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market by providing new entrances through Greville Street and improving the courtyard areas that the buildings overlook.



Provide space that complements and supports the Leather Lane Market traders.

COMMERCIAL AND COMMUNITY SPACE

2 Waterhouse Square will be a high-functioning and efficient office building, whilst providing a number of other improvements to enhance the experience for neighbours preserving the buildings historic commercial use.



We want to preserve the historic commercial use of this site by delivering new and flexible office spaces that can meet the demands of the future, with a single storey extension that will be sensitively designed.



This will strengthen the area as a great location for businesses to call home, with offices that are of the highest modern standards not only in terms of performance, but also efficiency. This will be achieved through delivering an all-electric building that will meet the highest sustainability targets possible.



We're also offering rooftop areas that will include plants and greening for workers to enjoy on their breaks.



There will be a generous provision of long and short stay cycle spaces for workers commuting into the office, as well as high quality changing rooms and showers.



Proposed ground floor layout for 2 Waterhouse Square



Providing new social spaces

We are also looking at providing a brand new space which could be used by the community so that everyone can enjoy the building, such as a new café, auditorium, or restaurant.

*What kind of space do you think would benefit the area?
Let us know by talking to us or filling out a feedback form!*

POTENTIAL SPACES FOR MARKET TRADERS



View of 2 Waterhouse Square from Leather Lane Market

We want to support Leather Lane Market by providing spaces that could be used for traders to help increase footfall and secure its future.

What we've heard so far

From early conversations with market traders at the Leather Lane Market, we've heard a lot of positivity towards more storage spaces for traders at 2 Waterhouse Square.

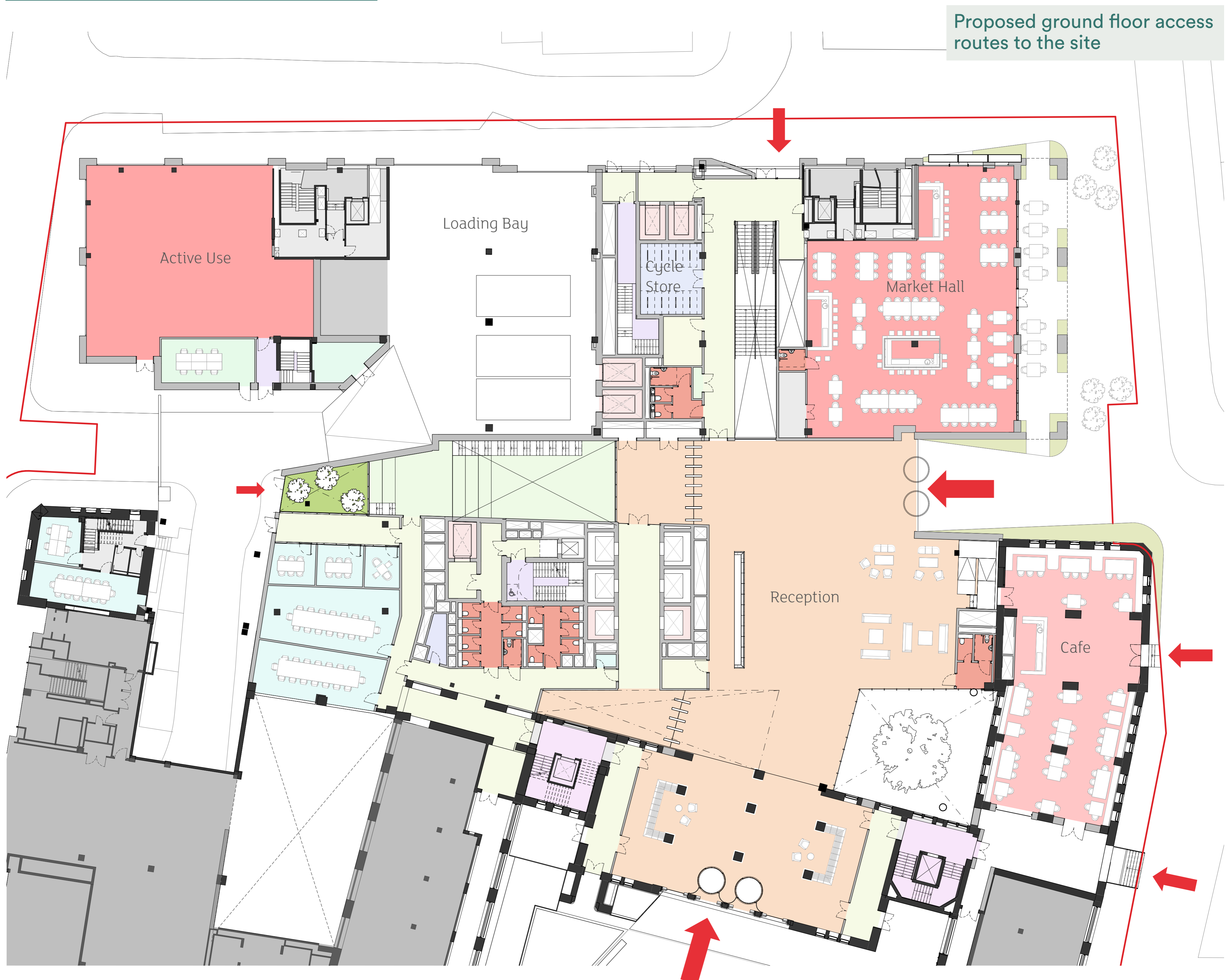
We've also heard how traders would like access to more electricity and charging points. We are looking at incorporating these in our proposals, along with an improved public realm in front of the new entrance and market hall to improve the experience for traders and bring more footfall to the area.



What do you think of our plans to provide spaces for Leather Lane Market?

Let us know by talking to us or filling out a feedback form!

PUBLIC OUTDOOR SPACES



We want to improve accessibility to neighbouring streets and nearby landmarks, as well as the look of these public spaces.

Accessibility will be improved to the site through new entrances on Greville Street.

This will mean an easier journey for people moving from 2 Waterhouse Square through Leather Lane Market and beyond. We hope this will also help to support the long-term business of the market.

We will also improve the courtyard areas that the buildings overlook so that people want to stay and spend time, which will bring life to these spaces and allow more people to see and enjoy this listed building.

We also want to create more of a distinction between the more modern 2 Waterhouse Square and the rest of the historic Waterhouse Estate, creating a new link and entrance between the two buildings.



What improvements would you like to see to the surrounding roads and pavements?

Let us know by talking to us or filling out a feedback form!

A DESIGN SENSITIVE TO THE LOCAL AREA

We want to rethink the design of the building and create something that better interacts within the area.

We have conducted a thorough analysis of the Hatton Garden Conservation Area to inform our designs.

We will draw inspiration from materials and styles of all the different buildings found within the area, including key architectural features such as roofs, chimneys, windows, corners and plinths, in order to celebrate the buildings that characterise this area.



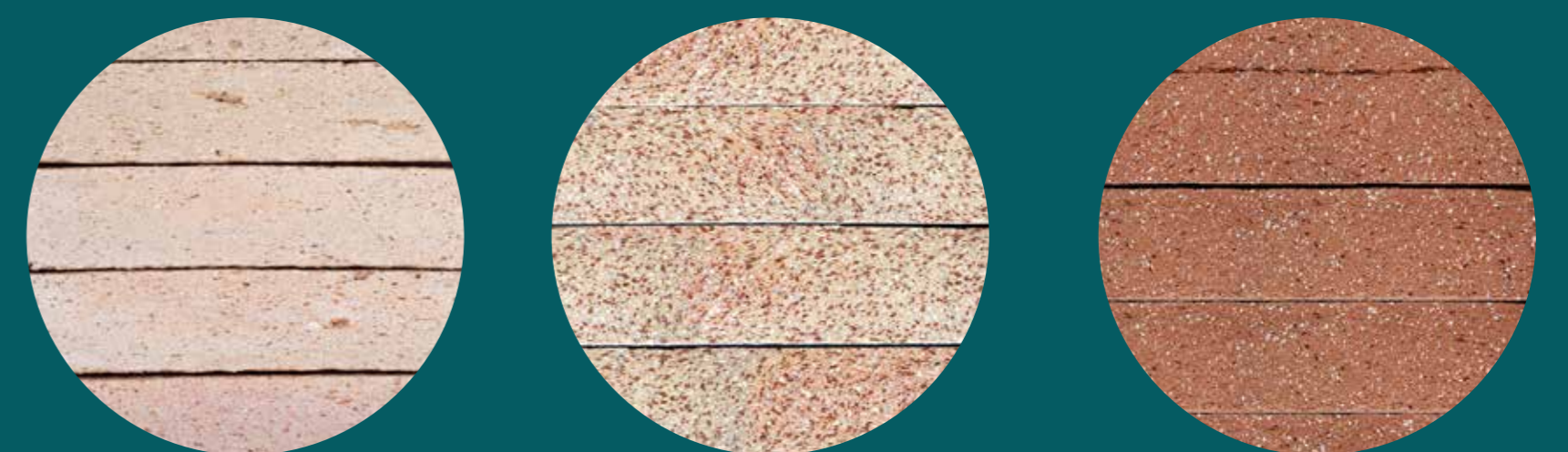
Examples of the features in the Hatton Garden Conservation Area that we will be drawing inspiration from in our proposals

Upgrading the existing façade

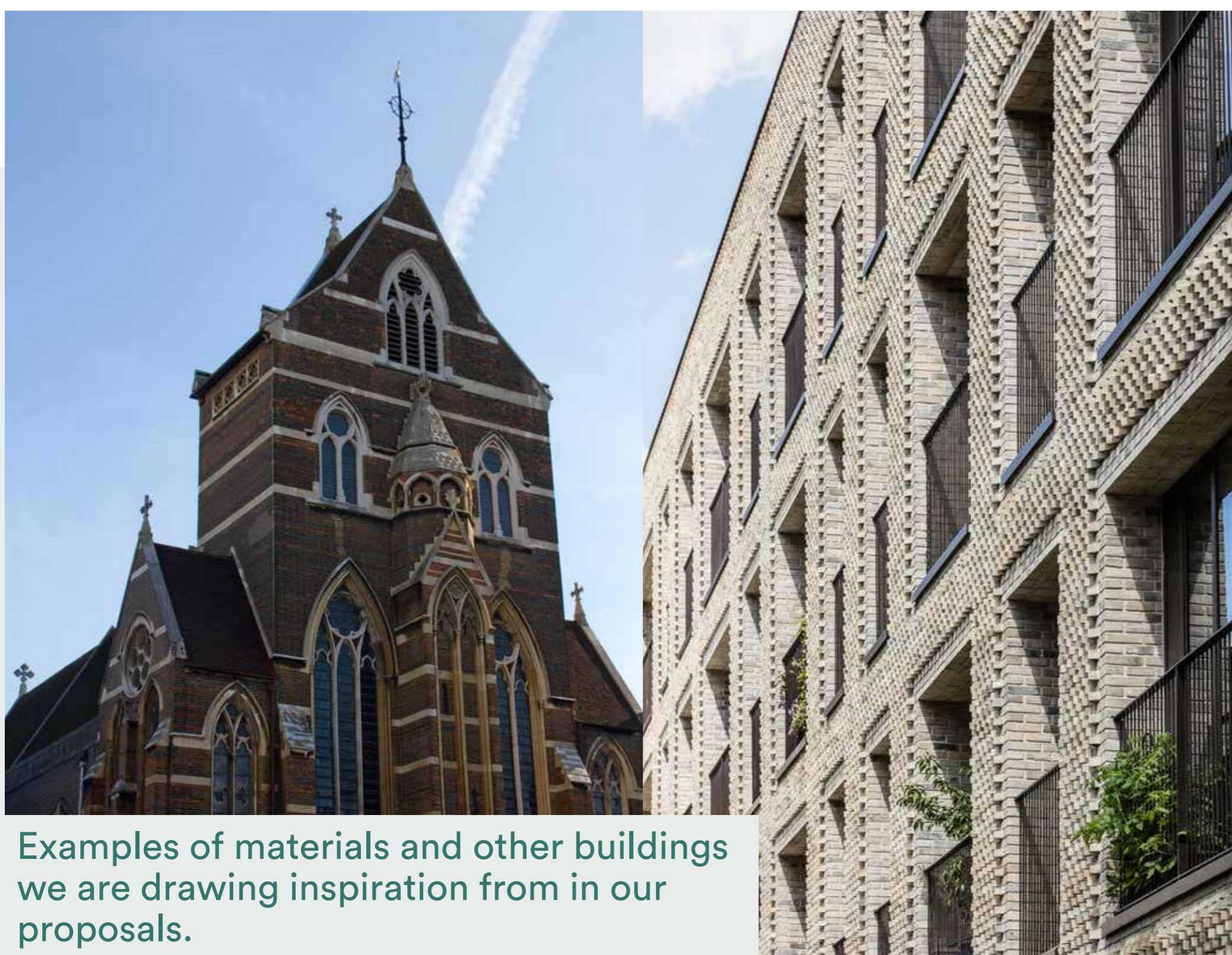
The existing façade was designed in the late 1980's and constructed in the early 1990's. It was first built using methods that are not up to modern standards and there has been more wear and tear over the years. This means that the façade is very inefficient, with lots of air going through the façade and the building.

We will resolve this by first disassembling the existing façade and improving the existing building fabric, fittings and linings so that the building is warmer and much more efficient.

We will reuse as many of the original buildings structure and materials where possible. We are exploring how the granite could potentially be re-used on site. The granite could be incorporated into 'waste based' bricks and used in the new façade.



Precedent images of materials that could be used



Examples of materials and other buildings we are drawing inspiration from in our proposals.

A CONSIDERATE DEVELOPMENT

We will ensure that we are considerate to neighbours throughout construction and on completion.

Construction

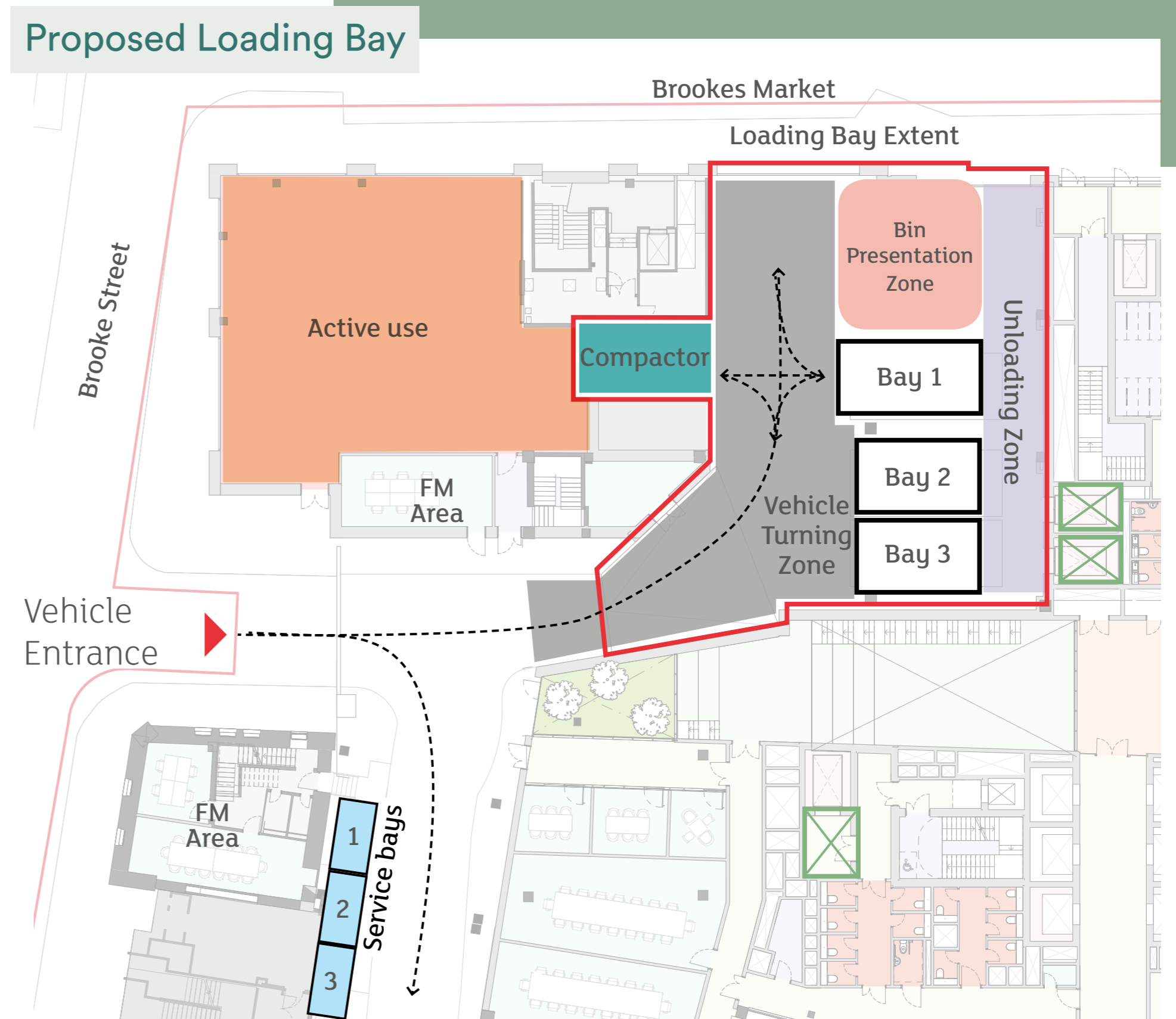
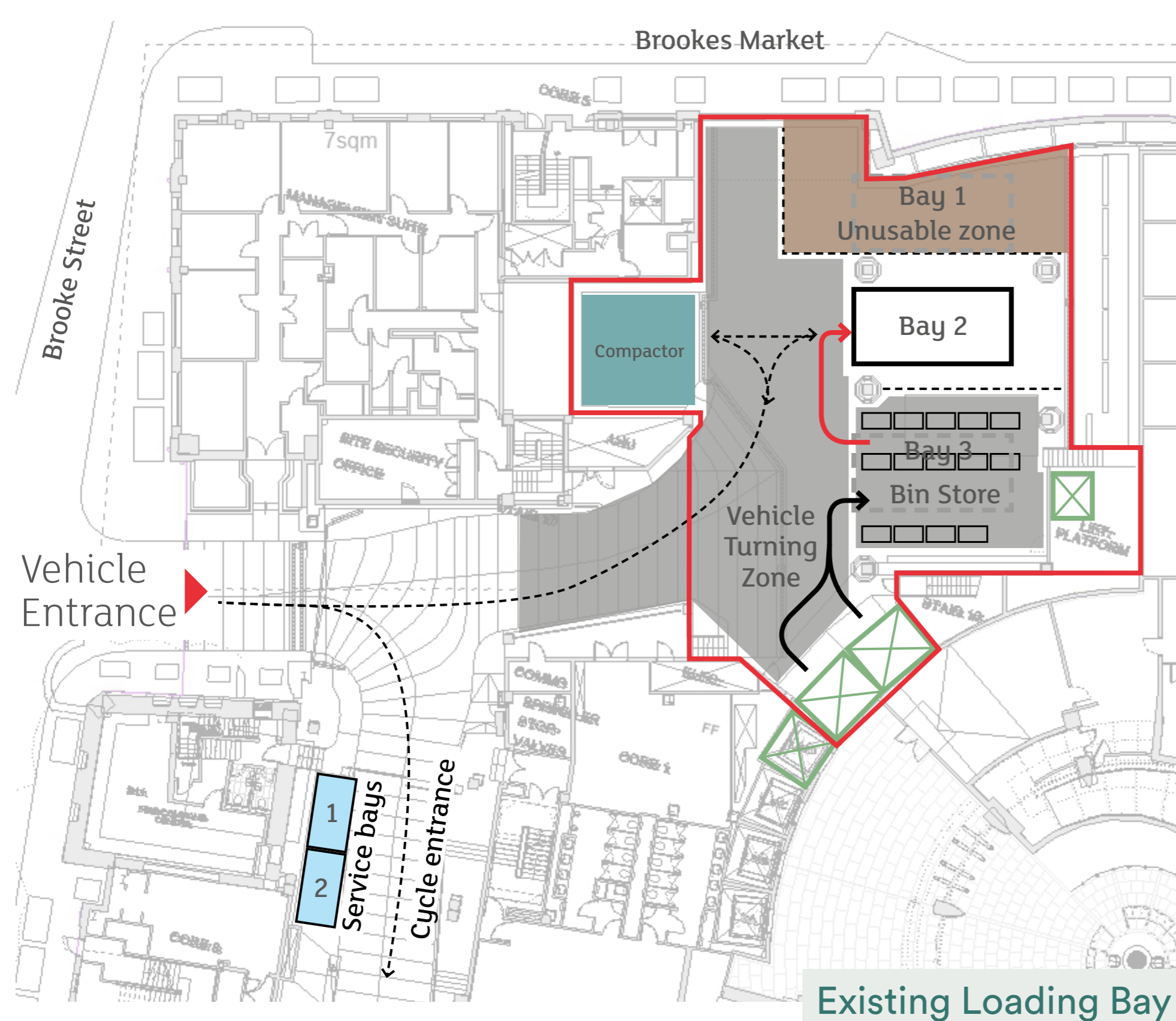
Construction waste will be minimised through adoption of pre-fabrication methods where possible. We will produce a Site Waste Management Plan (SWMP) that will be submitted as part of the planning application which will outline targets for minimising waste and diverting materials from landfill. This will also mean that building materials and waste will be reused on-site as much as possible.

As we are retaining the main structure of the building, we are anticipating excavation waste to be low, however we will make sure to minimise disruption as much as possible through the SWMP.

We'll also set up regular monitoring devices to report on levels of noise and dust so that they are within acceptable levels and don't impact on local people. This, and other measures, will be submitted as part of the Construction Management Plan (CMP) that will be submitted as part of the planning application.

We will also set up a CWG with local residents and representatives so that any issues during construction can be reported directly to the team and dealt with in a timely and efficient manner.

We will also look at hosting events and forums that local people will be invited to, in order to provide more insight into what's going on, and future planned works as further ways local people can engage with us directly.



Servicing and deliveries

Currently, the loading bay for 2 Waterhouse Square is very constrained, with lots of columns and structures impeding deliveries. This means that there are also a very limited number of deliveries able to take place on site (between five and 14 vehicles entering the service yard per day).

Our new strategy includes a new vehicle bay for refuse vehicles, two new vehicle bays for loading and deliveries, and new service bays on the existing car park ramp.

These will significantly improve the turning zone inside the building so that deliveries can take place quicker and more efficiently without the need for trucks to turn on residential roads. This will also mean less traffic on local roads.

SUSTAINABILITY

Futureproofing the building and improving efficiency.

We want to future proof the building and ensure it meets the standards that businesses expect, now and in the future.

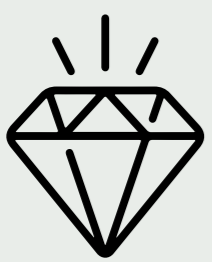
We will be making 2 Waterhouse Square an-electric building, which will greatly enhance the efficiency of the building and significantly enhance the entire Waterhouse Square estate.

The building design is adopting a holistic approach to sustainability. Energy, material and water consumption will be optimised throughout. The existing building structure is also being retained to reduce the level emissions through the construction of the building, while new facades will improve levels of daylight as well as the overall efficiency of the building. Furthermore, the internal spaces will be adaptable for future users to meet wellbeing and comfort demands both now and in the future.

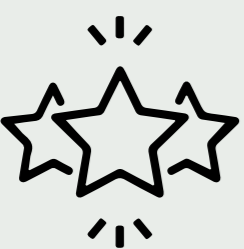
We'll also be:



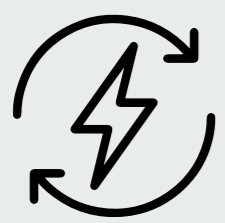
Targeting BREEAM 'Excellent' against the BREEAM Refurbishment and Fit-Out 2014 Scheme, with an aspiration to achieve 'Outstanding'



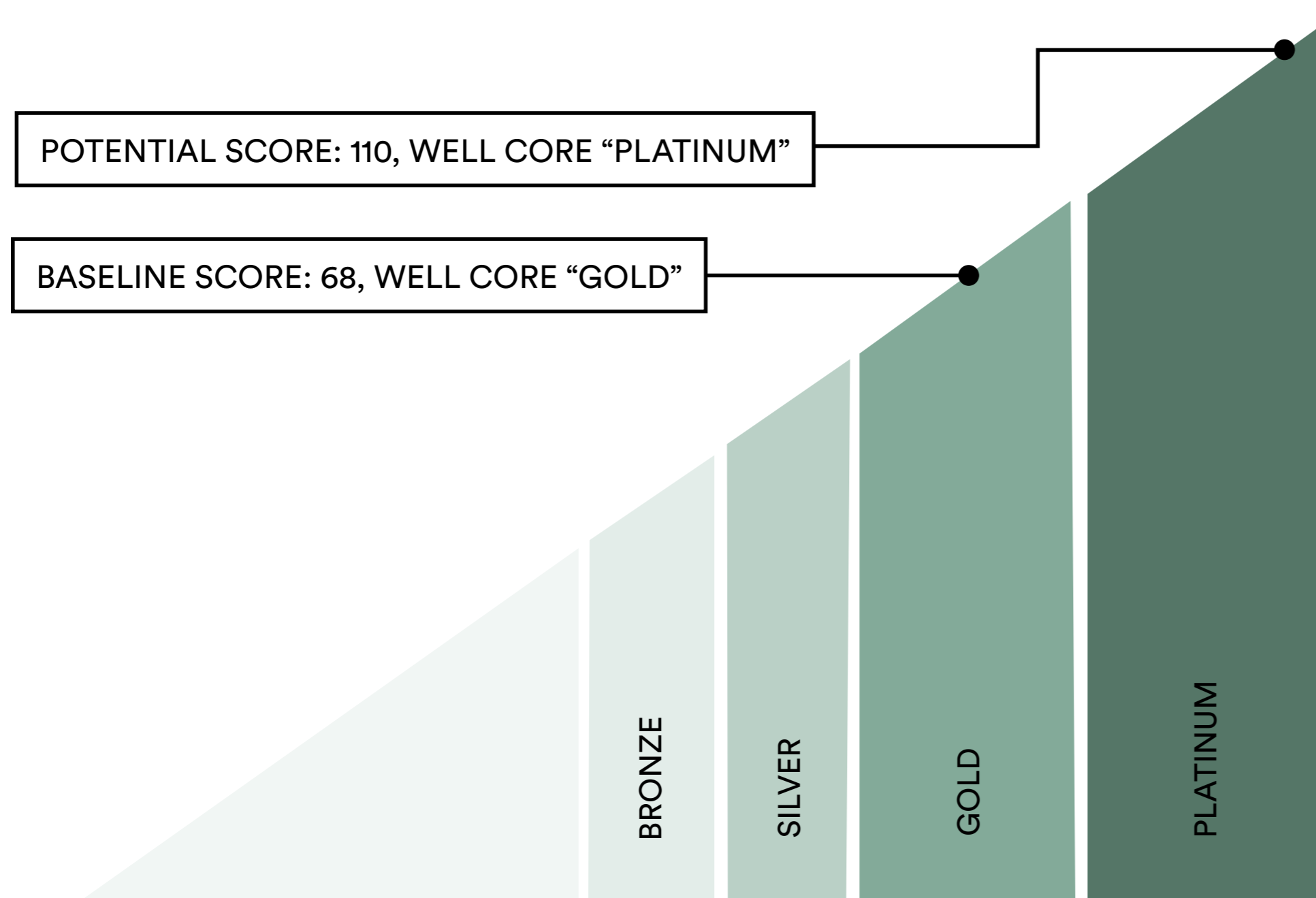
Targeting WELL Core 'Gold', with an aspiration to achieve 'Platinum' – Which evaluates how effectively the building's design and operational measures address factors that affect the health and well-being of its occupants.



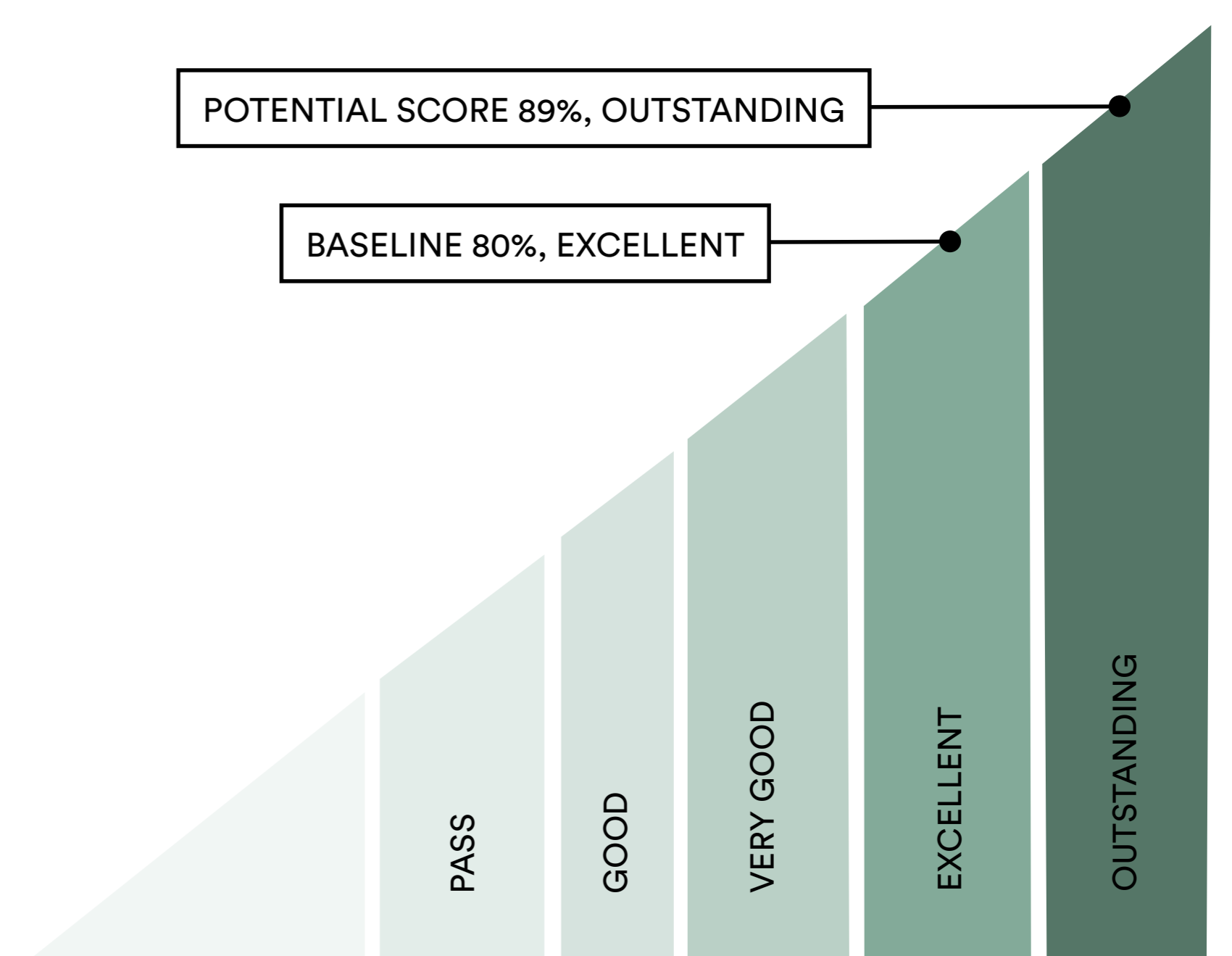
Operational energy will be measured and verified once construction is complete so that the building continues to meet the highest standards possible.



Targeting an EPC rating of B.



WELL V2 scale and anticipated performance scores for 2 Waterhouse Square.

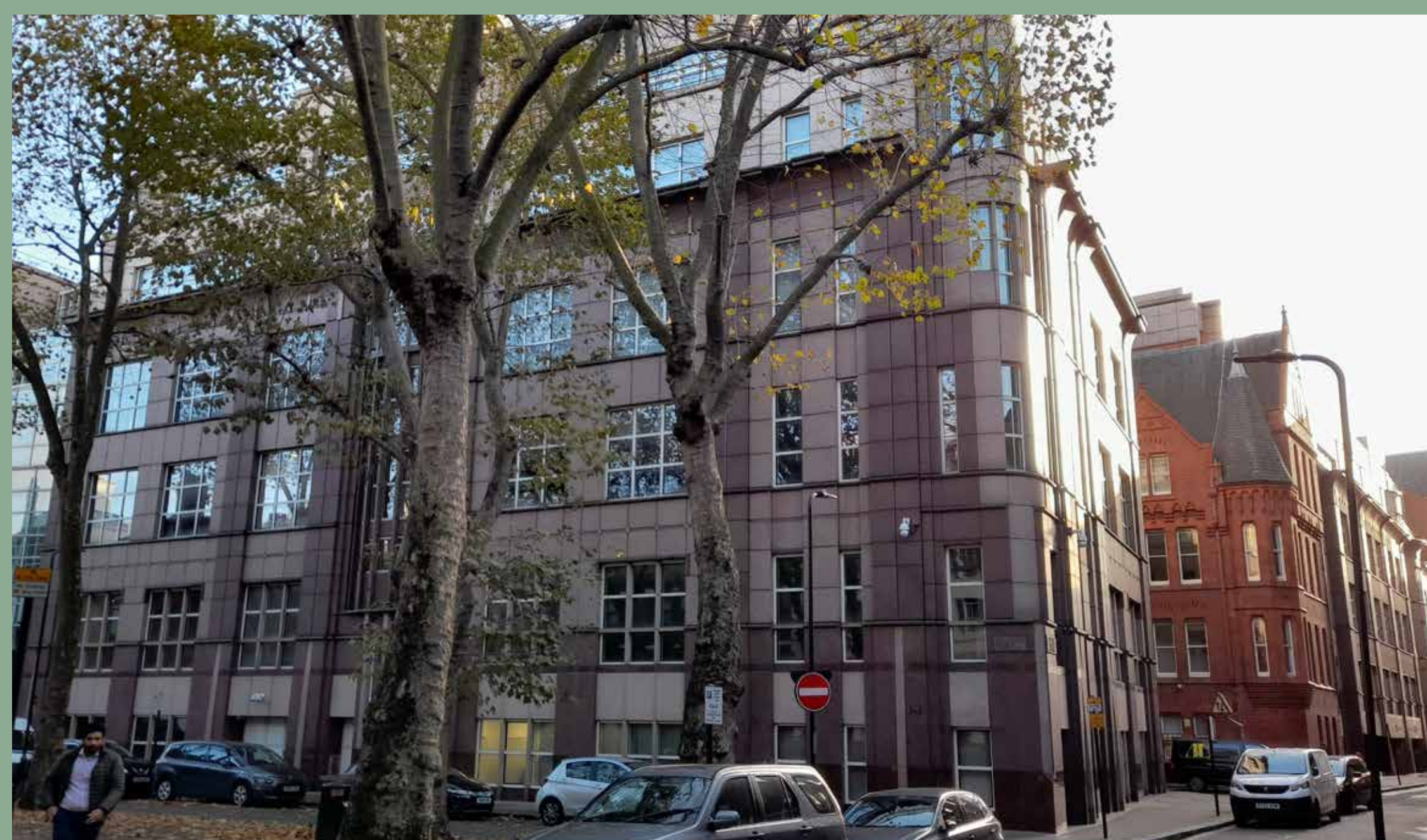


BREEAM 2014 scale and anticipated performance scores for 2 Waterhouse Square

KEY VIEWS

We are proposing to refurbish and extend the exterior of the building by one storey, which would be visible from several streets in the area and allow for the creation of a best-in-class roof terrace.

View of 2 Waterhouse Square from Brooke's Market



View of 2 Waterhouse Square from Greville Street



HAVE YOUR SAY






Timeline



THANK YOU FOR ATTENDING TODAY.

We want to know what you think about the proposals, so please share your feedback by:

-  Talking to one of our team at the event today
-  Filling out one of our feedback forms
-  Calling 0800 307 7969
-  Emailing 2waterhousesquare@londoncommunications.co.uk
-  Heading to our consultation website at www.2waterhousesquare.co.uk

