

1 and 3-7 Stamford Street: Proposed Works

5.1.1 1 and 3-7 Stamford Street Renovation
Vision

This chapter discusses in detail the proposed alteration, restoration and future of 1 and 3-7 Stamford Street. Retaining and restoring these designated heritage assets will enable the people of Southwark to enjoy them for years to come.

Our aim for 1 and 3-7 Stamford Street is to secure the long-term conservation of the listed buildings by enhancing the building's aesthetics and placing them at the heart of a new vibrant public realm. The ambition is to provide a new function for the buildings longevity and to restore the external fabric to the original design intent, enhancing its presence on the streetscape.

The proposal seeks to place the listed buildings at the heart of the placemaking vision for the proposals, whilst having a direct connection to The Assembly Room and Hatters Yard. The address "Hatters Yard" will be synonymous with the 18 Blackfriars Road scheme and the prominent listed buildings will act as a marker on the corner junction of Blackfriars Road and Stamford Street.

An enlarged Public House will remain on the ground floor, with new openings allowing direct access to Hatters Yard. The Knowledge Hub on the upper levels will provide functions such as a food incubator and education centre, becoming a local neighbourhood landmark.

Along with a change of uses, the listed buildings will be altered and restored through the removal of modern additions, repair of the existing fabric and new interventions.

The new Podium, connecting to the west and south, has been designed to correspond to the setting of the two listed buildings, whose proportion and rhythm has informed the Podium façade.

The overall vision for the designated heritage assets is for them to become central to the community; a place to meet, work and play. By re-purposing and improving these buildings, more people will be able to use, interact with and appreciate these heritage assets.

Right:
Photograph of 1
Stamford Street and 3-7
Stamford Street - 2021



5.1.1 1 and 3-7 Stamford Street Renovation

Proposed Alterations - Front Elevations

There are a number of restoration works and alterations being proposed for both 1 and 3-7 Stamford Street, along with the removal of the rear wing of 3-7 Stamford Street.

Over time, both buildings have been added to, altered, and adapted for modern use, resulting in a weakening of the overall historic condition. We intend to repair the damage and implement all new alterations in sympathy with the character of the buildings.

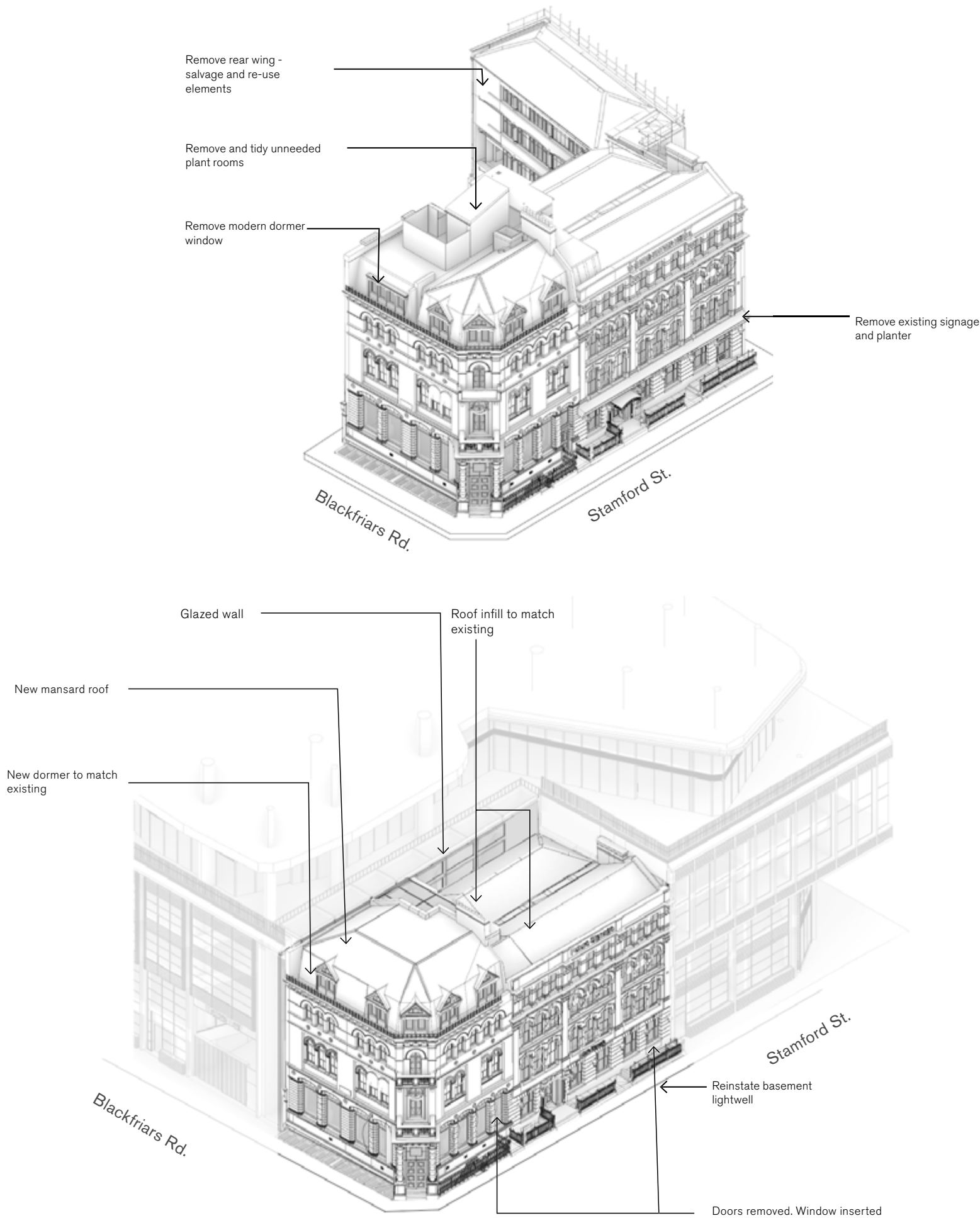
To both the northern and eastern facades bordering Stamford Street and Blackfriars Road, a series of interventions are planned to enhance the listed buildings. Reinstating two ground floor windows which were turned into doors in the 20th Century would return the facades to its former condition, with the windows to the upper floors improved, retaining as much historic material as possible.

The windows to the front facades are likely to be original and will be further studied to ensure as much of the existing material can be reused as possible. Poor quality modern secondary glazing will be removed and replaced with new, double glazed units behind the existing original windows.

A portion of 1 Stamford Street's roof will be improved with the addition of a new mansard and dormer to replace the modern east elevation addition, which will match the existing heritage roof.

Modern plant rooms that currently sit on the roof will be removed where possible to create a less cluttered roofscape, providing room for new infill roofs that are designed as an extension of the existing heritage roofs of both 1 and 3-7 Stamford Street.

Top:
Existing Axonometric - From North East
Bottom:
Proposed Axonometric - From North East



5.1.1 1 and 3-7 Stamford Street Renovation

Proposed Alterations - Rear Elevations

As part of the overall vision for the project, the rear wing of 3-7 Stamford Street is removed. The rear wing has 3 walls which are of poor architectural quality and intended to be party walls, whilst the fourth (east façade) is similar in style and quality to the south façade of the main building. As noted in the Heritage Assessment by DIA in regards to removing this wing: *"Although an original part of the building, the significance of the rear return has been somewhat diluted through piecemeal alterations, with the windows and large amounts of the brickwork being later additions. It is for these reasons that the level of harm caused by its demolition would be 'less than substantial'".*

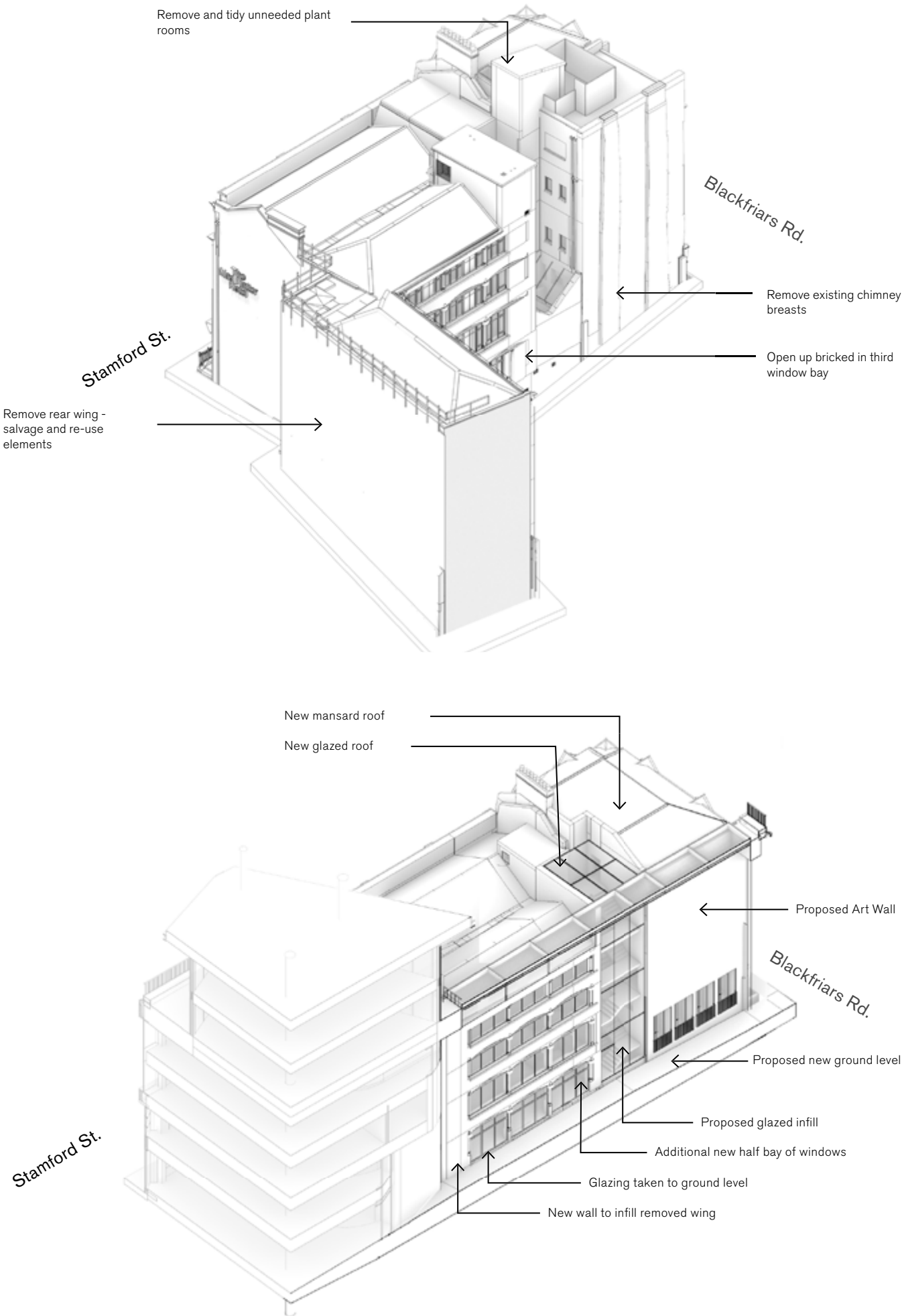
We would seek to partly negate this harm through salvaging and reusing elements within the refurbishment of the rear elevation. The rear elevation of 3-7 Stamford Street has been heavily altered and its appearance would be improved through the installation of any salvageable materials and features. Bricks and cast iron columns will be used to restore the patchwork south elevation of 3-7 Stamford Street.

The removal of the rear wing allows the creation of Hatters Yard, which connects Blackfriars Road to the Rotunda. Removing the rear wing allows for a generous route through and the rear of the buildings to be celebrated by providing a visual asset to this space.

Additionally, a new glazed core will be installed in the existing lightwell between 1 and 3-7 Stamford Street. This would allow circulation around the new building, whilst physically linking the two heritage assets. By making this element glazed, people in the newly proposed Hatters Yard are able to see its internal brickwork through the modern intervention.

The following pages look more closely at specific elements of the listed buildings.

Top:
Existing Axonometric - From South West
Bottom:
Proposed Axonometric - From South West



5.1.1 1 and 3-7 Stamford Street Renovation

Windows - Existing Condition and Proposal

The majority of the windows on the northern and eastern elevations across both buildings are presumed to be original and vary in number depending on the level they are on and the elevation on which they appear.

The Ground Floor of 1 Stamford Street has an open plan, with four tall rectangular windows to the Blackfriars Road elevation and three tall rectangular windows to the Stamford Street elevation. All window joinery on this floor appears modern, with secondary glazing also installed to each of the windows.

On the upper levels of 1 Stamford Street original sash windows of varying quality are topped with brick arches externally. To provide modern building requirements, secondary glazing systems have been installed to provide thermal and acoustic comfort to tenants.

With the exception of the Mad Hatter Public House at Ground Floor, 3-7 Stamford Street appears to be of a similar construction, with original wooden sash windows and poor quality secondary glazing behind.

It is proposed that all windows are surveyed to provide a clearer picture of their current quality. Assuming most windows are of a satisfactory quality, the proposal would look to restore the existing windows and provide a replacement modern secondary glazing system behind. If the survey shows any of the original sash windows are damaged or need replacing, careful documentation will be conducted and the opinion of DIA and the Conservation Officer will be sought.

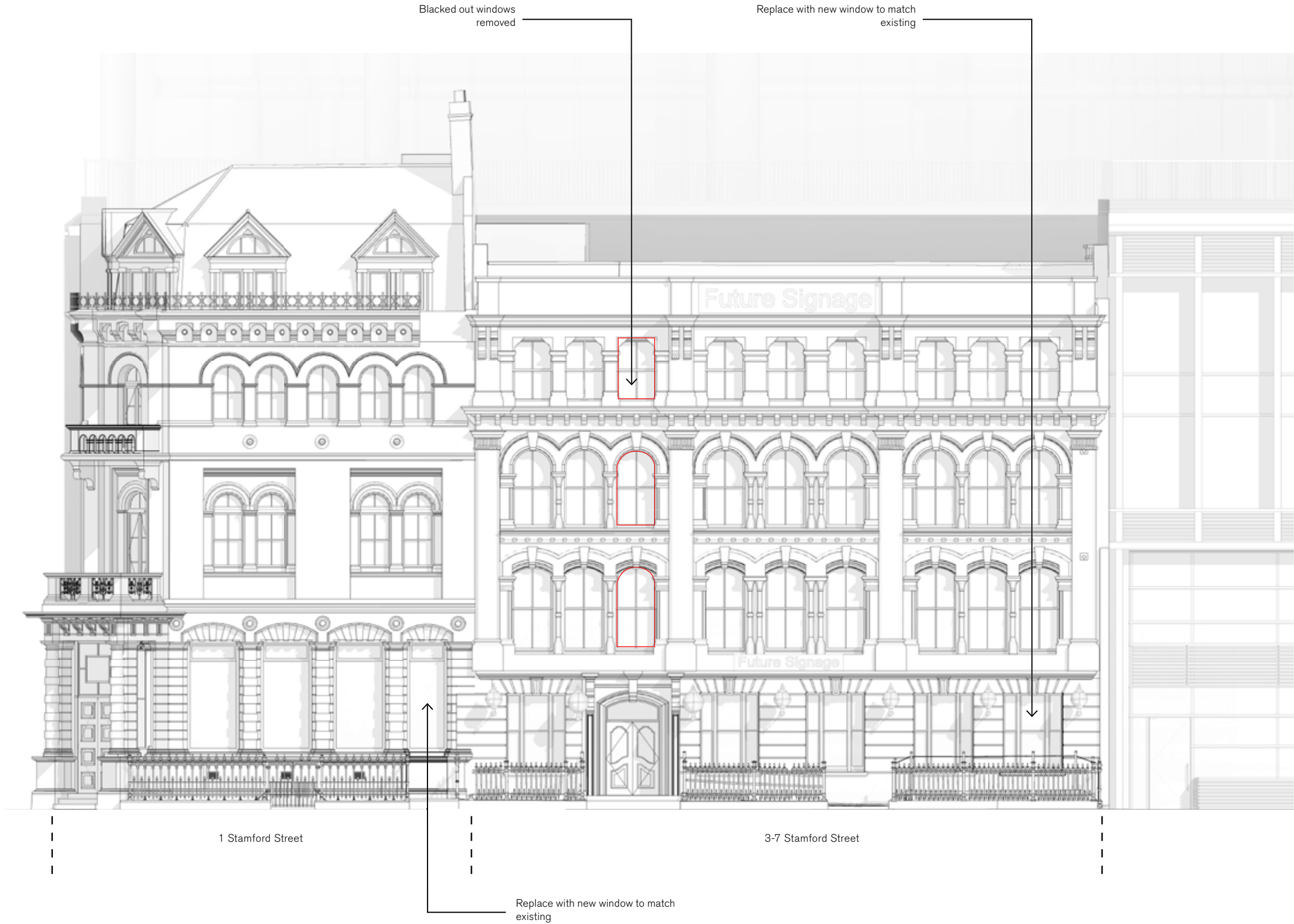
Some windows on 3-7 Stamford Street are currently blacked out, either by being blocked up or with a film applied to the glazing. The proposal intends to reintroduce clear glazing in these areas to align with all other windows.

Top Left:
1 Stamford Street -
Level 01 Sash Windows
Bottom Left:
1 Stamford Street -
Basement Level
Top Right:
1 Stamford Street
- Ground Floor
Rectangular Windows
Bottom Right:
Blacked-out windows



5.1.1 1 and 3-7 Stamford Street Renovation

Windows within Proposed Elevation



Above:
Proposed 1 and 3-7 Stamford Street
North Elevation Showing Extent of
Heritage Windows

5.1.1 1 and 3-7 Stamford Street Renovation

Mansard Roof - Existing Condition and Proposal

The existing roofs vary significantly across 1 and 3-7 Stamford Street.

1 Stamford has a mansard roof which is visible from the street, with four pedimented dormer windows. A straight-headed four window dormer on Blackfriars Road is a newer addition.

With regards to 3-7 Stamford Street, DIA's Heritage Assessment notes that:

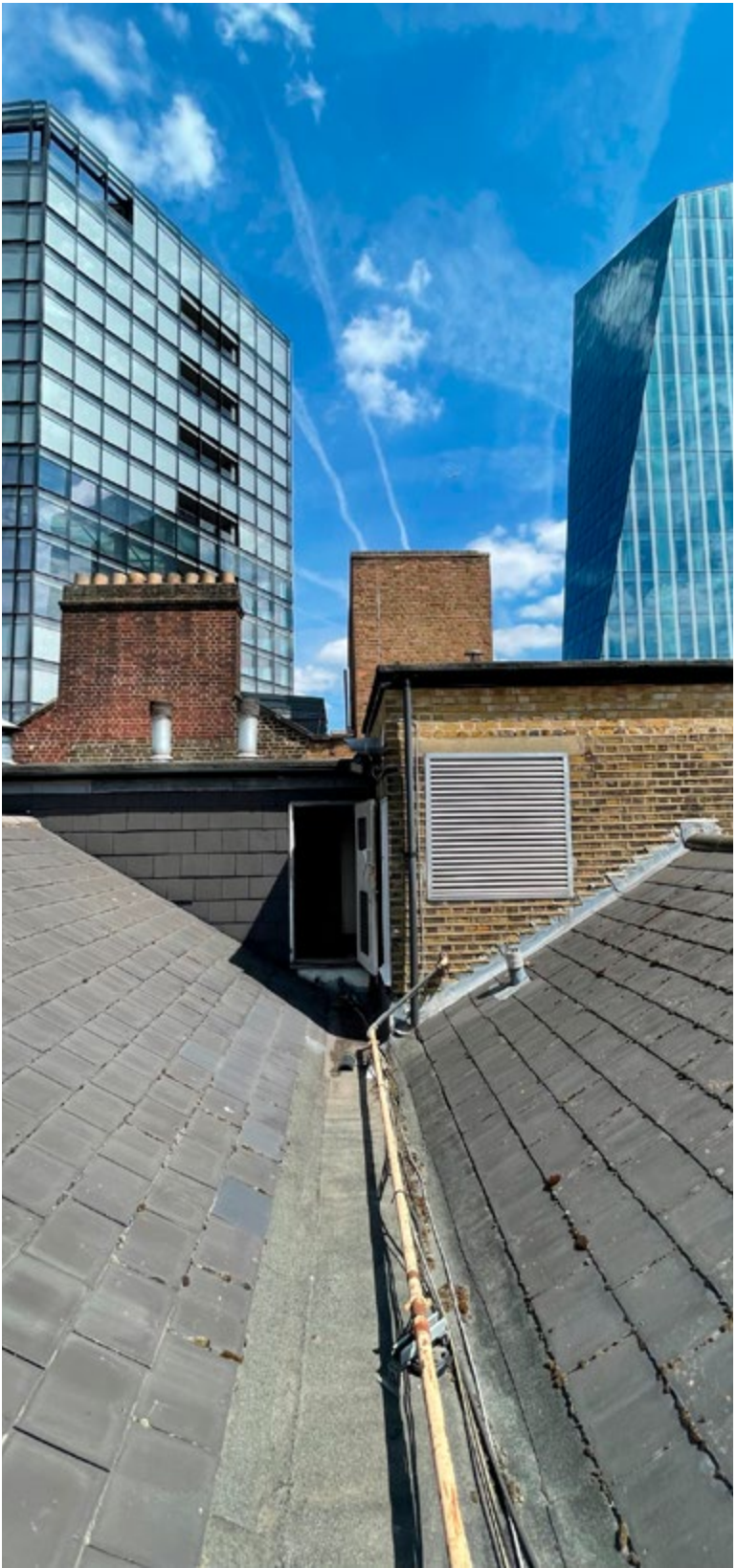
"The roof ... is formed of three parts, with a pitched roof and a parallel hipped roof to the main body of the building, and a hipped roof to the rear return. The slates appear to be later replacements. An incongruous flue protrudes from the southern end of the rear return roof, which is also fitted with metal balustrade railings around the southern and western parapet".

The proposal for 1 Stamford Street is to remove the newer four window dormer and associated mansard roof behind it, as well as the plant rooms on the roof, to install a high quality mansard that would replicate the appearance of the northern most portion of existing roof. Set within this mansard would be an additional pedimented dormer at the south east side of 1 Stamford Street to match the existing and create a more unified and sympathetic roofscape.

The proposal for 3-7 Stamford Street will see unused modern plant rooms removed and a modern lift core removed. The existing roof will then be repaired around the new circulation core. Care would be taken to preserve slate tiles and timber roof joists from the rear wing for reuse.

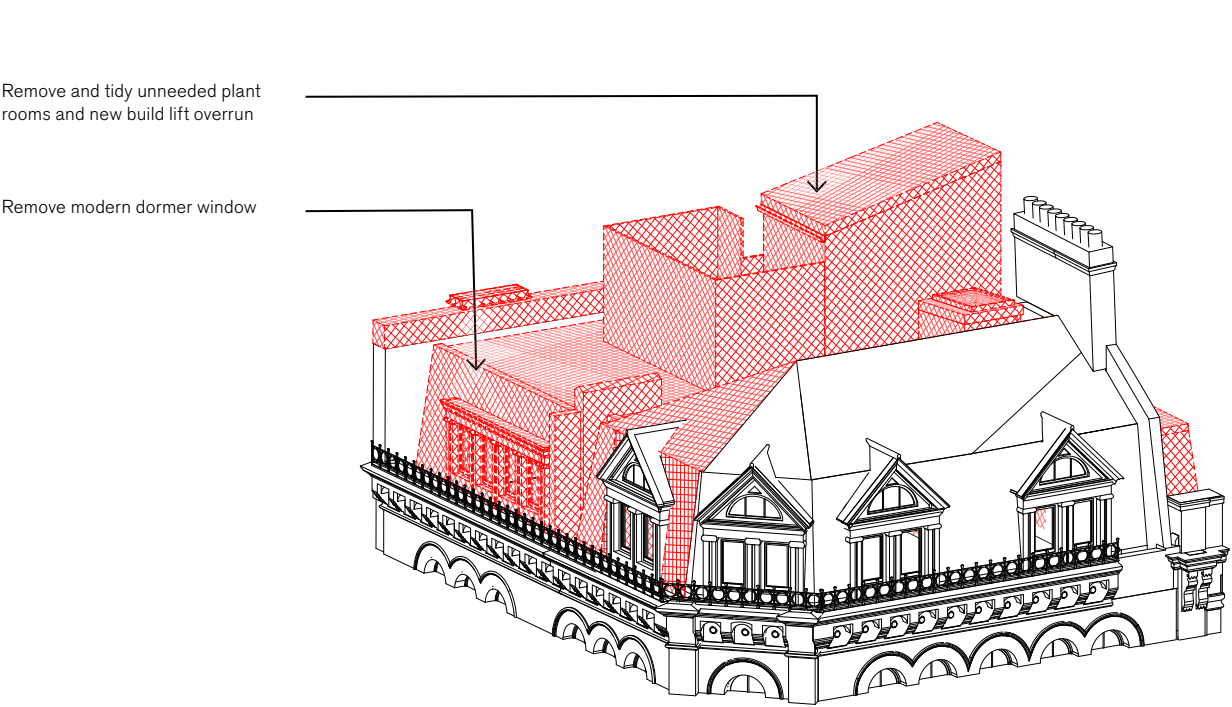


Top Left:
1 Stamford Street - Level 04
Bottom Left:
1 and 3-7 Stamford Street Northern Elevation
Top Right:
3-7 Stamford Street Roof - Looking West
Bottom Right:
3-7 Stamford Street Roof - Looking East

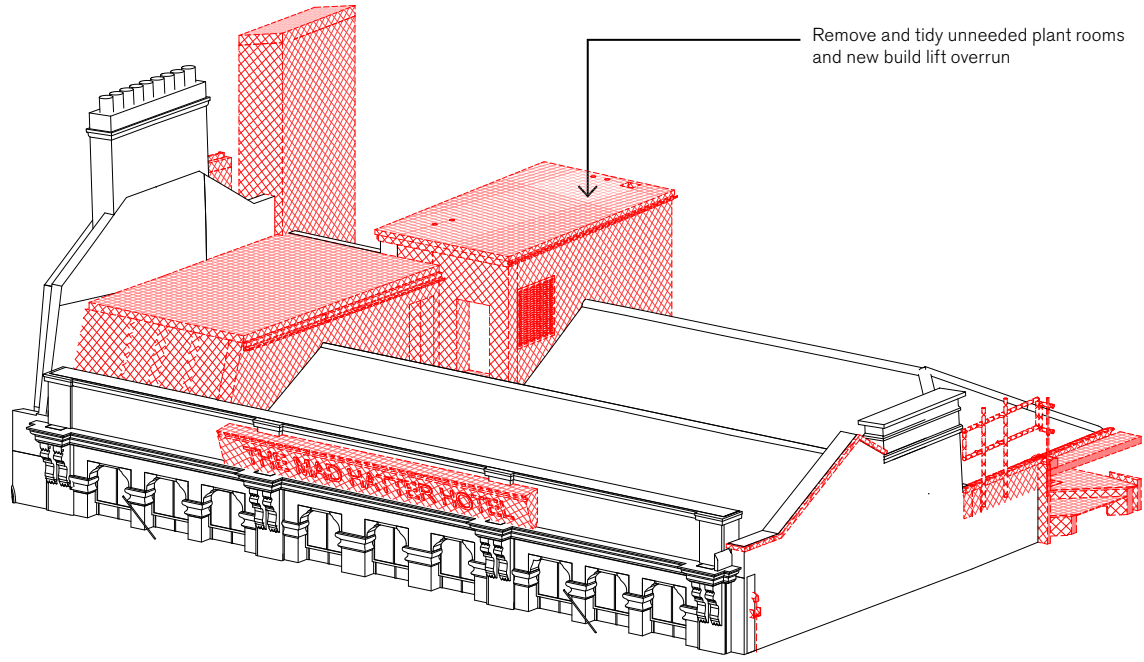


5.1.1 1 and 3-7 Stamford Street Renovation

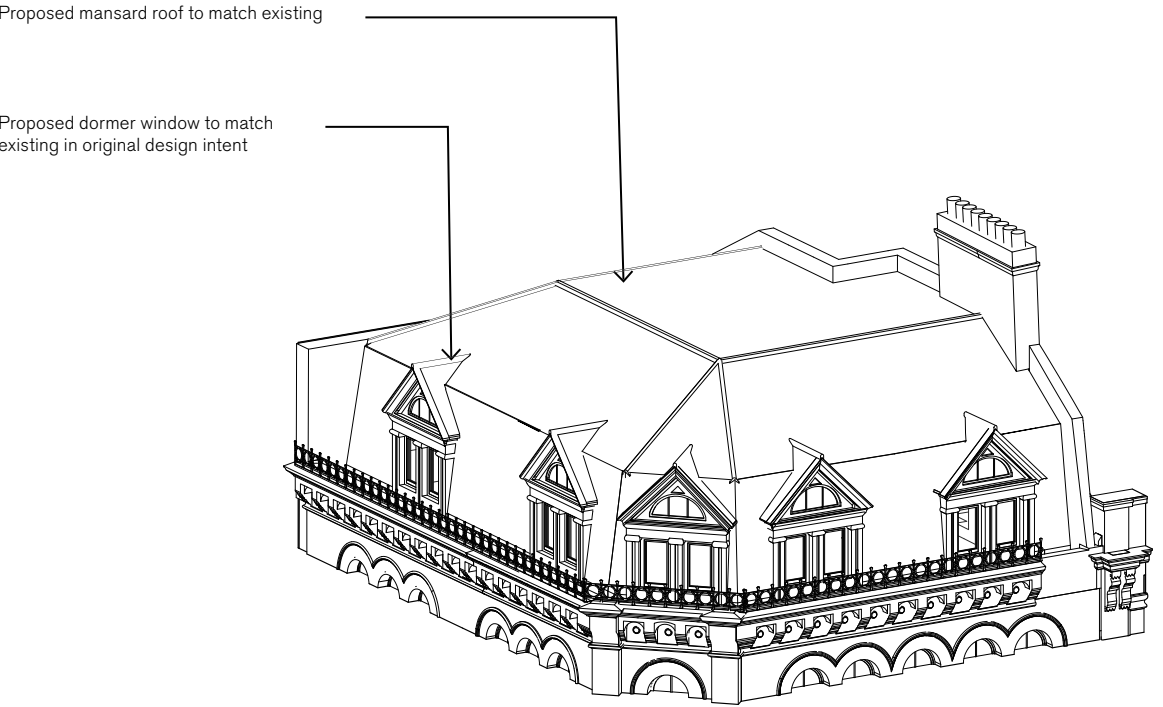
Mansard Roof - Existing Condition and Proposal



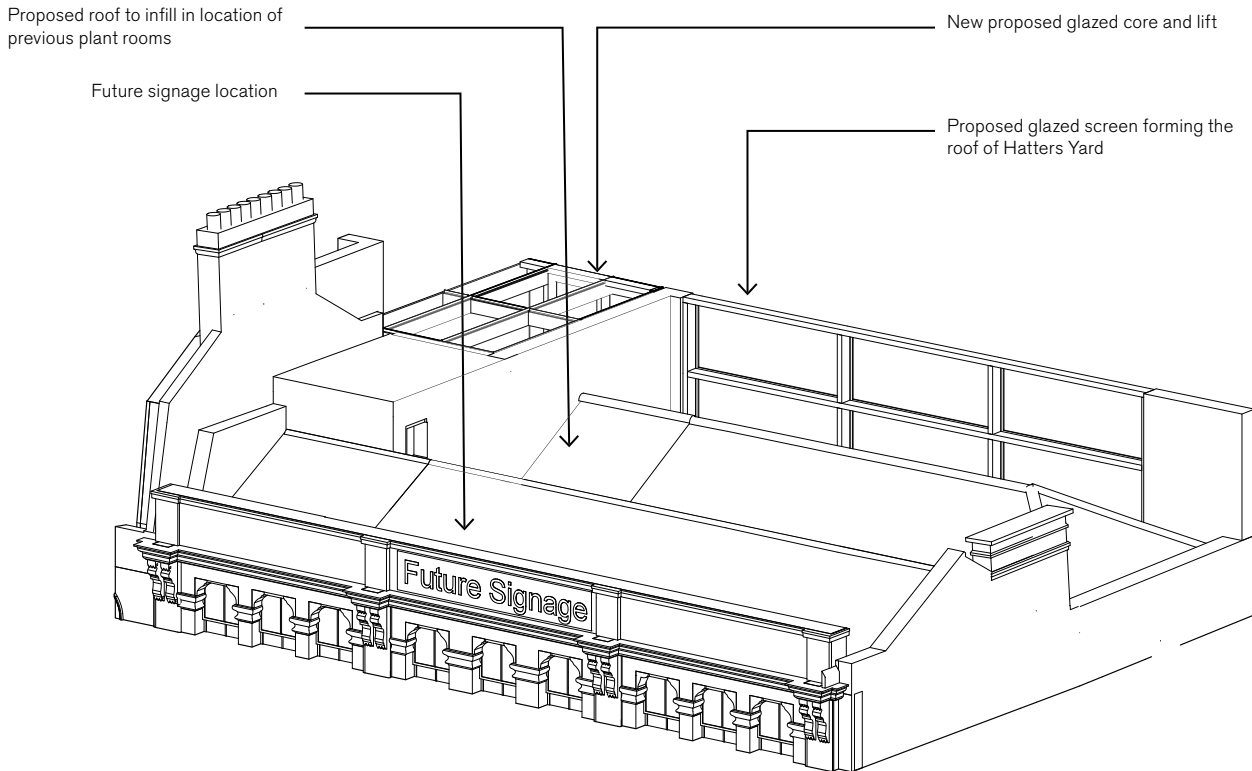
Above:
Existing 1 Stamford Street Roof North East Axonometric



Above:
Existing 3-7 Stamford Street Roof North East Axonometric



Above:
Proposed 1 Stamford Street Roof North East Axonometric



Above:
Proposed 3-7 Stamford Street Roof North East Axonometric

5.1.1 1 and 3-7 Stamford Street Renovation

Rear Elevation - Existing Condition and Proposal

The rear elevation, in conjunction with the rear return, has been heavily altered over the last 100 years. As noted in the Heritage Assessment by DIA:

“Whilst the segmental brick fenestration arches are likely original, the fenestration has been replaced with modern uPVC windows, large areas of brickwork have been replaced, and openings to both the rear elevation and the east elevation of the rear return have been partially infilled. Modern incongruous ventilation grilles and plant equipment have also been fixed to both elevations.

The consequence of these unfortunate alterations have resulted in patchwork elevations, which whilst displaying a remnant of their former industrial appearances, appear mostly untidy and incoherent”.

The proposal seeks to rejuvenate the tired rear elevation with careful removal of modern elements and a considered approach to the heritage assets.

At present, the windows on the south elevation fill two and a half bays, with the arched brickwork continuing for three bays. The proposal intends to remove the modern brickwork infill to return the windows to their original three bay form.

To allow the building to function as a modern, flexible space which sits within the wider development, a new core is required to ensure the building complies with all access requirements. The scheme proposes infilling the lightwell between the two buildings with a full height glazed panel, allowing not only light in to the core, but permitting views in to the heritage asset.

As previously noted, the removal of the rear wing will bring many benefits to the overall scheme. Of the four sides to the rear wing, three of them are blank facades of low quality, with the third facade providing elements that can be reused in the updated rear facade. At present the path to this portion of the building is sloped, with awkward levels and unseemly ducts, ventilation and a loading bay shutter. By creating a new step free route through the development the overall quality of the listed buildings will be improved.

The creation of the Hatters Yard behind the listed buildings will give locals the opportunity to interact to the building.

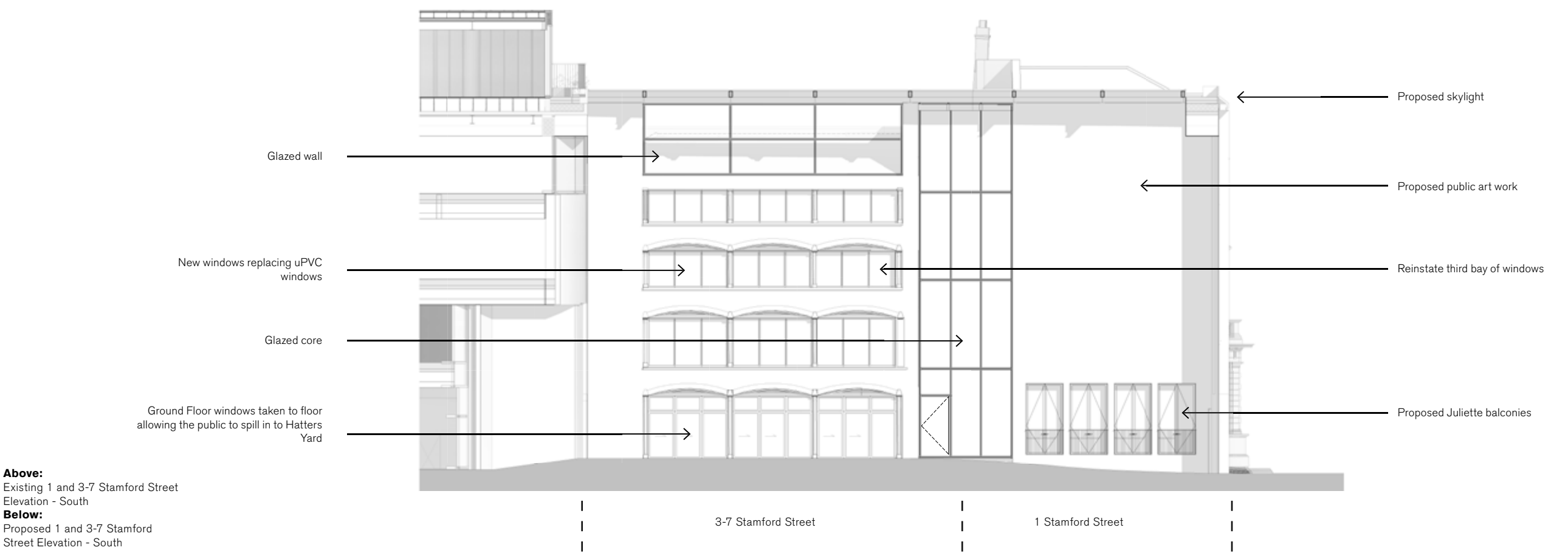
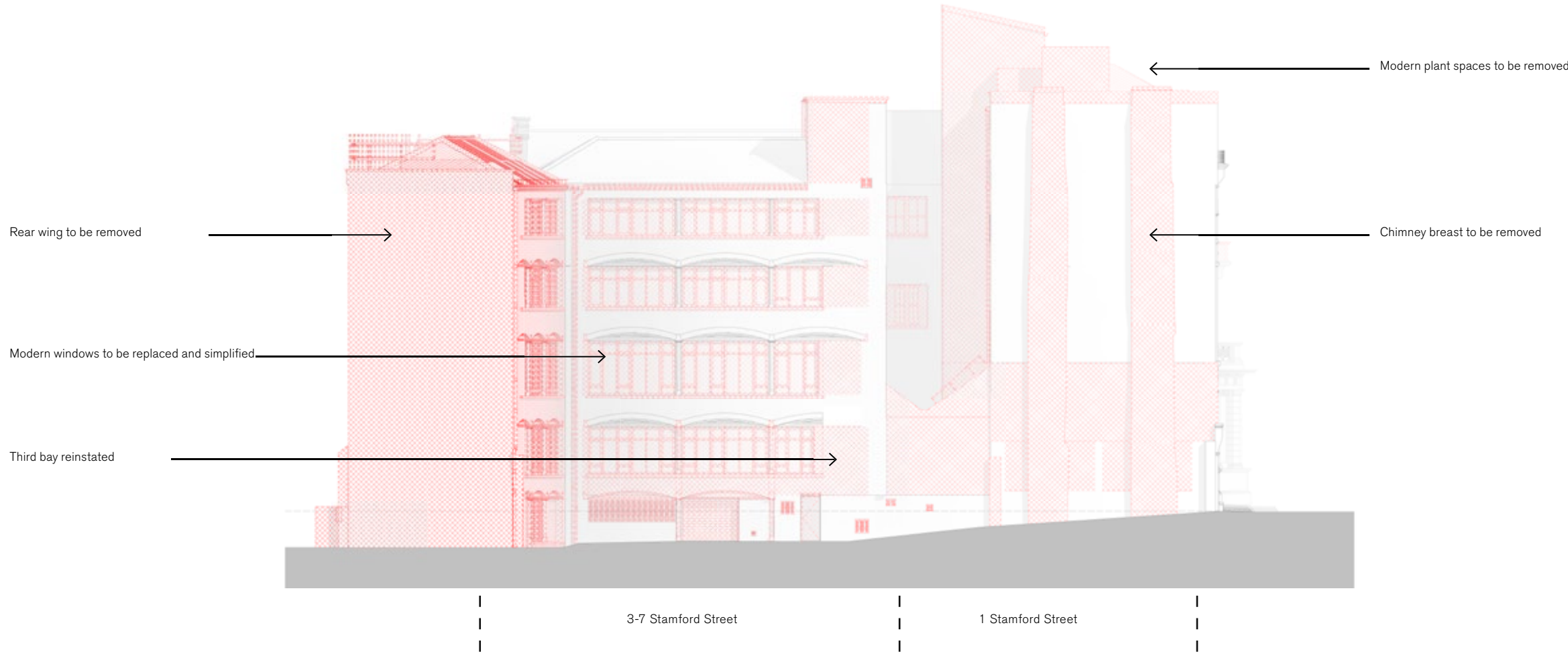


Top Right:
Rear of 1 Stamford
Ground Floor - 2021
Bottom Right:
Rear of 1 Stamford
Lightwell - 2021
Top Left:
Rear of 3-7 Stamford
Street - 2021
Bottom Left:
Rear of 3-7 Stamford
Street - 2021
Bottom Middle:
Rear of 1 Stamford
towards Blackfriars
Road - 2021



5.1.1 1 and 3-7 Stamford Street Renovation

Rear Elevation - Existing Condition and Proposal



Above:
Existing 1 and 3-7 Stamford Street
Elevation - South
Below:
Proposed 1 and 3-7 Stamford
Street Elevation - South

5.1.1 1 and 3-7 Stamford Street Renovation
Main External Changes

There are many positive alterations proposed to the external facades of 1 and 3-7 Stamford Street to ensure the buildings are free from clutter, incongruous signage and are generally brought up to a high standard to match that of the proposed 18 Blackfriars Road development.

Subject to a detailed survey, any redundant electrical equipment, such as lighting, junction boxes or cabling would be removed to ensure clean facades free from visual clutter.

Items associated to 3-7 Stamford Street's former use as a hotel, such as the signage at roof level, would be removed, with the potential for future signage in the same location if needed. Items relating to the public house, such as menu boards and modern signage are also removed to create an uncluttered appearance, with only minimal, suitable signage retained.



Hotel signage to be removed and potentially replaced with new sympathetic signage

Flag poles to be surveyed and retained where possible



Electrical equipment and clutter to be removed where no longer required



Blocked up windows to be reinstated

Windows to be surveyed and repaired or replaced where necessary.



Public House signage to be removed

Entrance canopy to be removed

Public House menu and associated lighting to be removed

Top Left:
3-7 Stamford Street
Upper Levels
Bottom Left:
3-7 Stamford Street
Blocked Windows
Top Right:
3-7 Stamford Street
Equipment
Bottom Right:
3-7 Stamford Street
Public House Signage



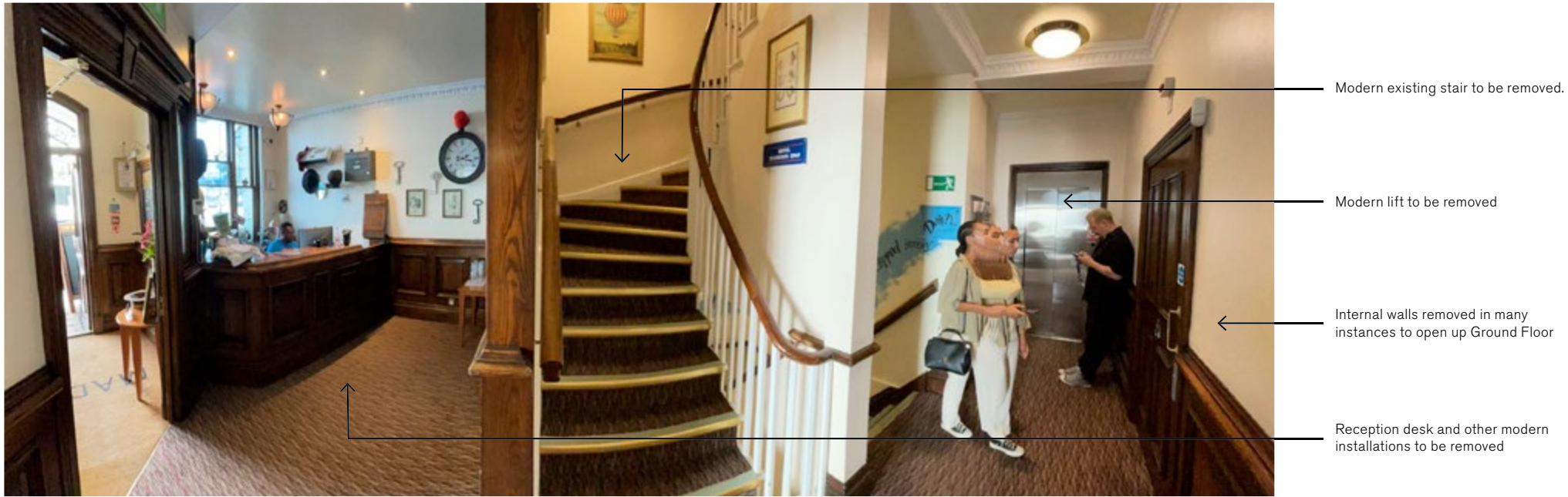
5.1.1 1 and 3-7 Stamford Street Renovation
Main Internal Changes

Internally, the proposal intends to remove a large number of modern fixtures, fittings and internal walls to create a generous, open floor plate that allows flexibility for the future uses of 1 and 3-7 Stamford Street.

Wherever possible, existing internal heritage items will be maintained and repaired.

In some instances, the proposal removes historic fabric, such as the timber winder staircase and a chimney breast at fourth floor level in 1 Stamford Street. This is to enable the spaces to meet current design standards. All new interventions will reuse where possible and be sympathetic to the listed buildings.

All historic features to be removed will be subject to a thorough photographic survey.



Top
3-7 Stamford Street
Reception
Bottom Left:
1 Stamford Street
Existing Staircase
Bottom Right:
1 Stamford Street
Chimney Breast

5.1.1 1 and 3-7 Stamford Street Renovation
Main Internal Changes

Any heritage elements exposed during construction, such as original cast iron columns, will be retained where possible



Chamfered wall supports to be retained

Heritage timber floorboards to be repaired and retained

Heritage coffered ceiling to be retained

Entrance door architrave detailed to be retained

5.1.2 Hatters Yard

Introduction

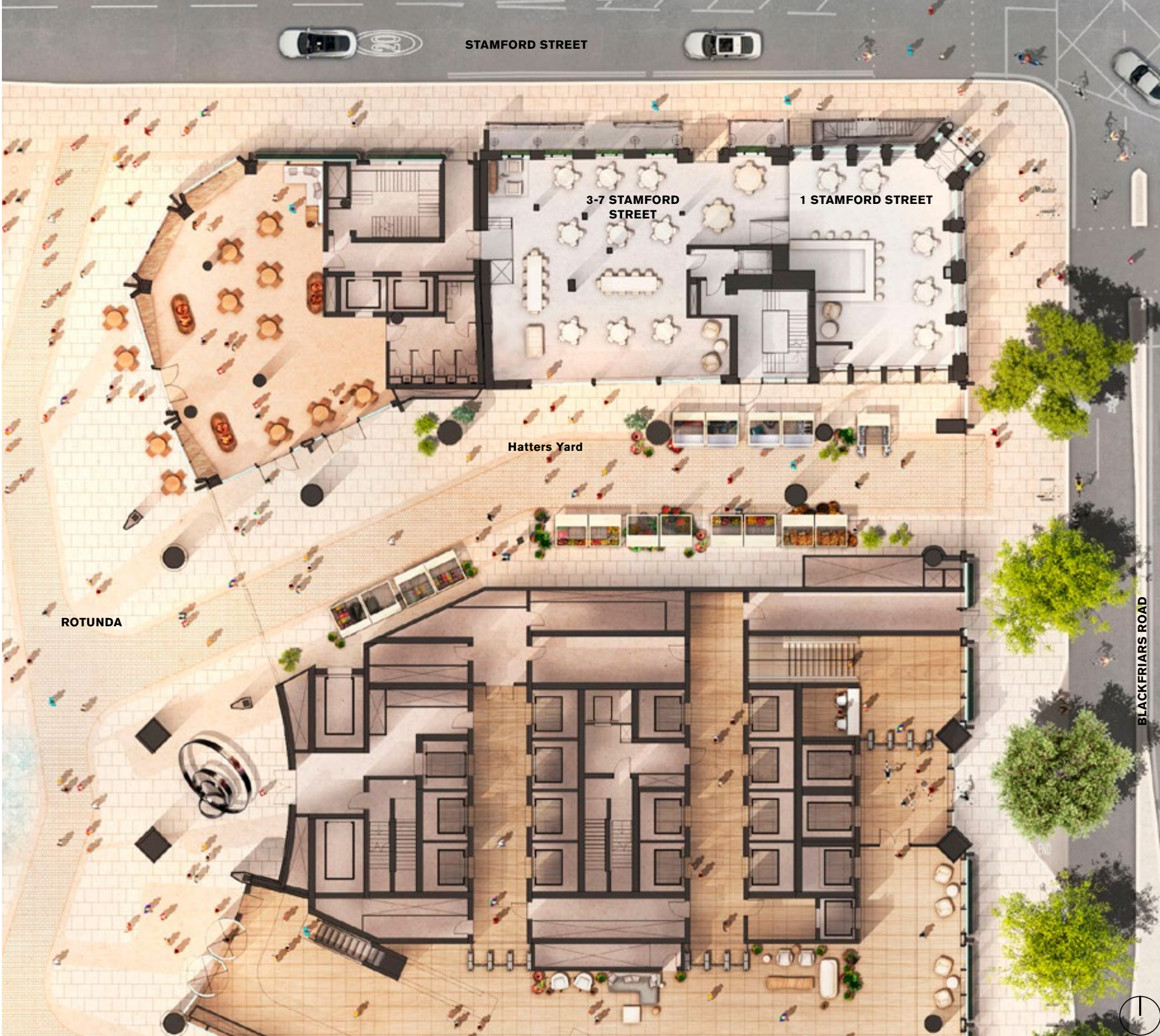
To complement the redevelopment of 1 and 3-7 Stamford Street, Hatters Yard has been proposed to the rear of the listed buildings linking to the public realm in the Rotunda.

In reference to the area's historical ties with the hat making industry this area is to be called Hatters Yard, a new food and beverage destination in Southwark. A new Public House can be found on the Ground Floor of 3-7 Stamford Street.

Hatters Yard is a space to meet, gather, eat and drink. As a social hub which encourages engagement and art, the space will host a calendar of events that is further enhanced and supported by the Public House and The Assembly Room.



Below:
Ground Floor Plan -
Proposed
Left Bottom:
Victoria Market Hall
Left Top:
Old Spitalfields Market



5.1.2 Hatters Yard

Proposed Visualisation



