



# WELCOME

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Welcome to our presentation on proposals for the retention and improvement of The Clove Building, 4 Maguire Street, SE1 2NQ. Ahead of our wider consultation on our plans, we are keen to engage with you about the future of this important building, and how it fits in with the local area.

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We hope that our plans for the site will bring a new lease of life to the building, making it a more attractive workplace and lessening its environmental impact.

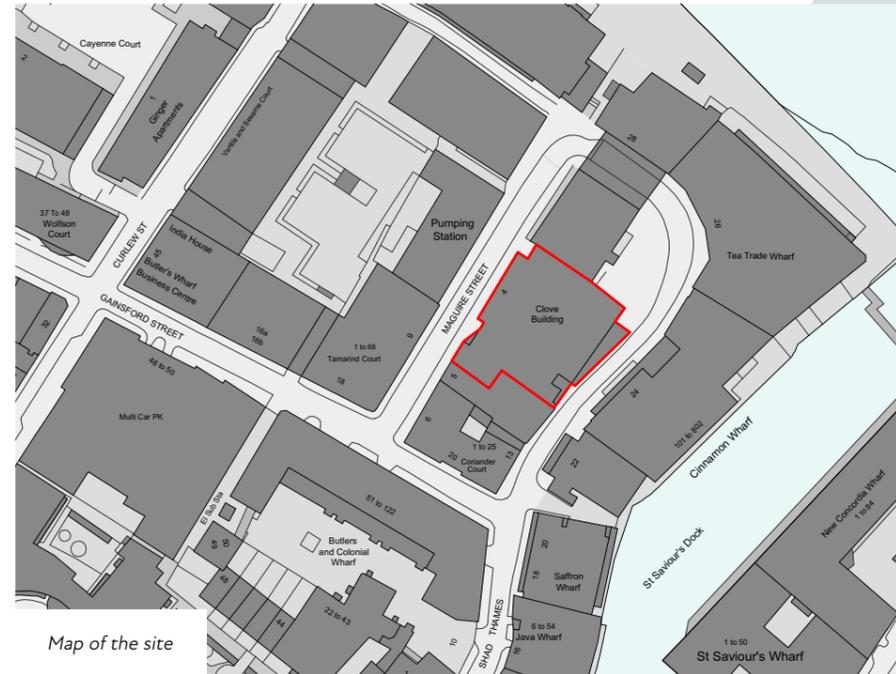
We know that Shad Thames has a unique character, and we know that no-one understands this better than its residents. That is why we are keen to hear your feedback that will help us to better respond to this character, to ensure that it complements its surroundings and considers the wider context of the site.





# SITE CONTEXT

The site is located on the south bank of the river Thames, in the London Borough of Southwark, approximately 300 metres south-east of Tower Bridge. It adjoins the former Design Museum to the north-east as well as Coriander Court, a residential block, and the Anise Warehouse to the south-west. The site is located within the Tower Bridge Conservation Area, which is defined by historic wharves and warehouse buildings.



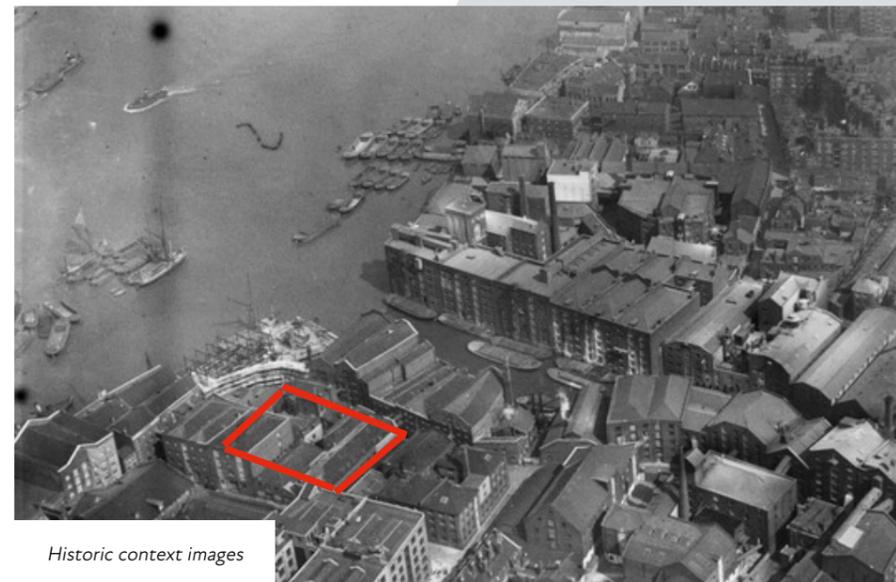
Map of the site



Location Map

Contained within a 1930s warehouse building, The Clove building was converted into offices in the late 1980s. Dorrington purchased the site in 1997 and have refurbished and maintained it as offices ever since.

The Clove Building provides an important source of employment and commercial activity in Butlers Wharf, with the majority of other former warehouse buildings being converted to residential buildings and the relocation of the Design Museum from Shad Thames to Kensington High Street in 2016. With much of the building currently vacant, our plans to create a more attractive and functional office space are essential for securing both existing and new tenants for the future.



Historic context images





## DESIGN AND CHARACTER CONTEXT

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**The dominant architectural character of the area is defined by the historic wharves and warehouse buildings, which generate a consistent townscape through their scale and street pattern.**

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Most the former warehouse buildings in the area have been converted to residential buildings. The Clove Building is one of only a small number of office buildings in Butlers Wharf. These conversions have been undertaken while still retaining the historic, industrial aesthetic of robust brick, timber, and metalwork detailing. Since the redevelopment in the 1980s there are various examples of modernist and post-modernist architecture in the area.

The site sits within the Tower Bridge Conservation area and adjacent to the St Saviours Dock conservation area. The key feature of both areas is the acknowledgment and response to its rich industrial history and the sense of enclosure created by the tight frontages of the warehouses accessed by narrow streets.



# THE EXISTING BUILDING

The existing building sits between Maguire street and Shad Thames with the primary entrance along Maguire street

The building line sits in close to neighbouring building along Shad Thames with more generous separation on the Maguire street elevation.

The street scape is tightly knit with narrow footways along the building edges, particularly along Shad Thames.

A cobbled servicing area is located on Shad Thames at the northern end of the building.

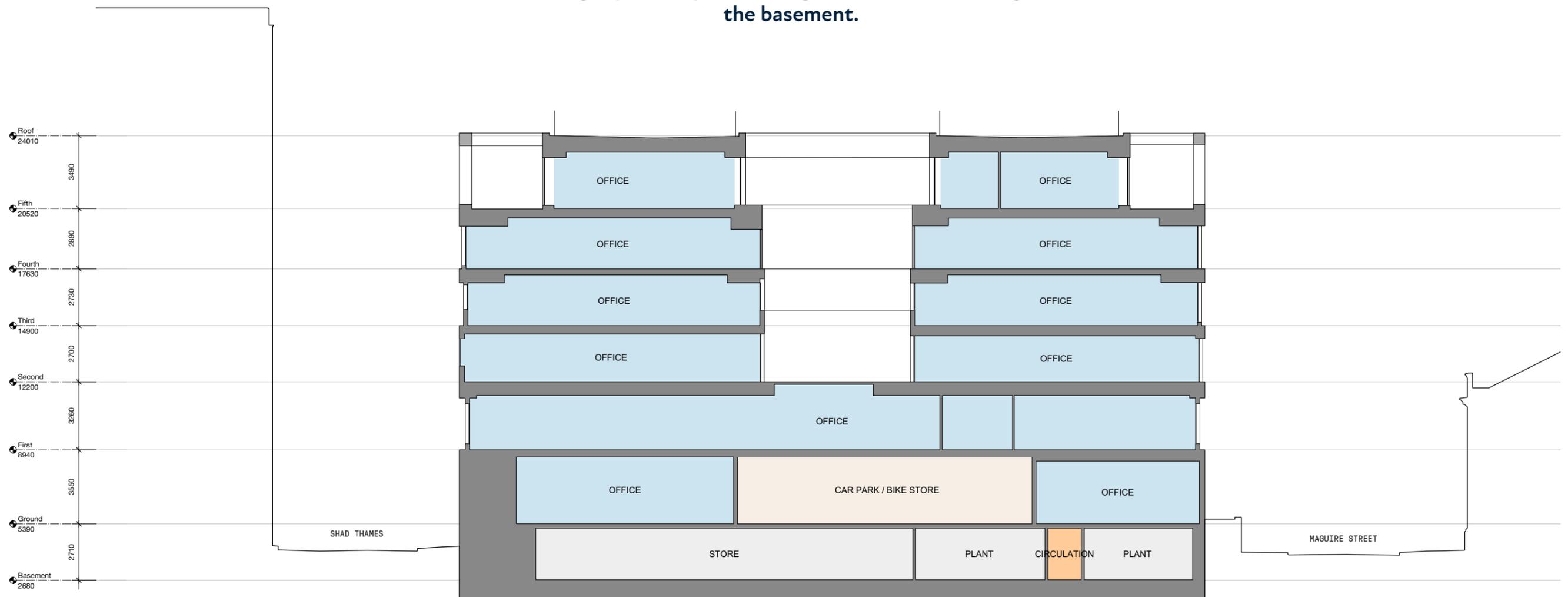
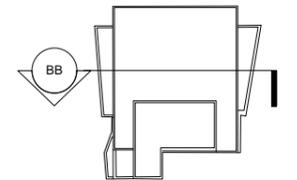




# THE EXISTING BUILDING

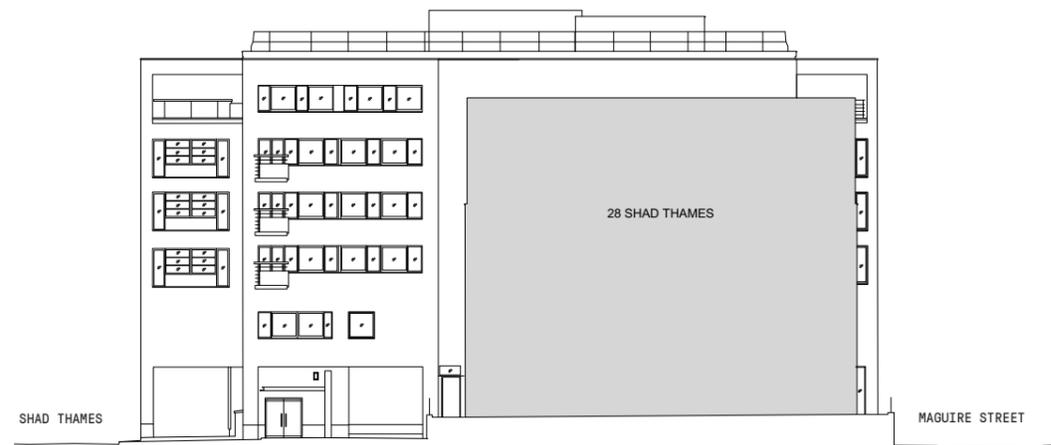
The existing building is ground, basement plus 5 storeys with residential neighbours to the east and west.

The building is entirely office with the exception of a car park and bike storage space on part of the ground floor and storage within the basement.

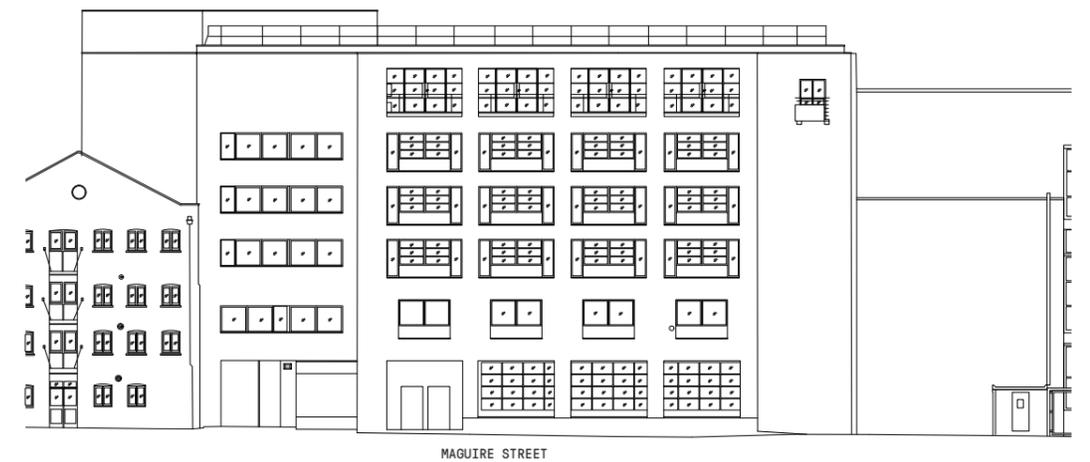




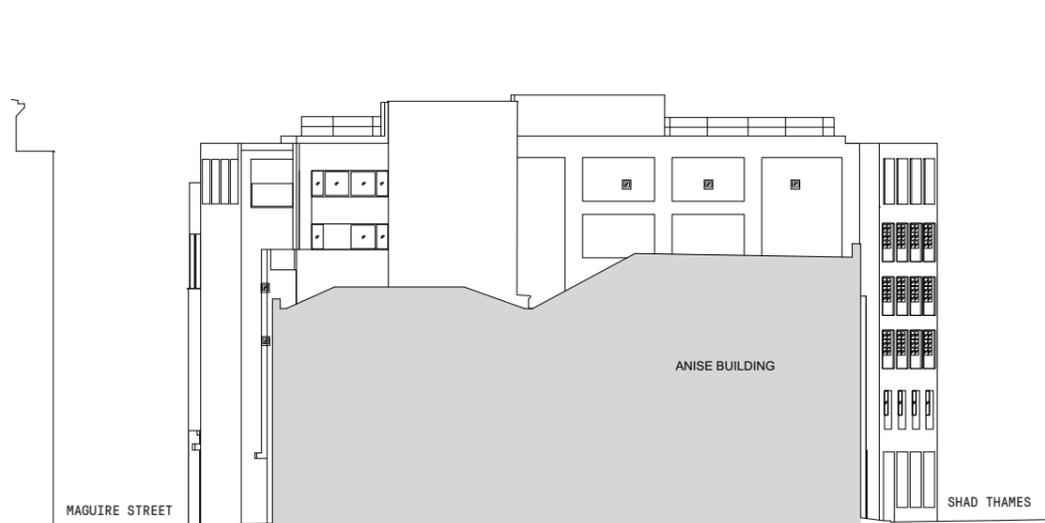
These images show the existing elevations of the building including those along Maguire street and Shad Thames



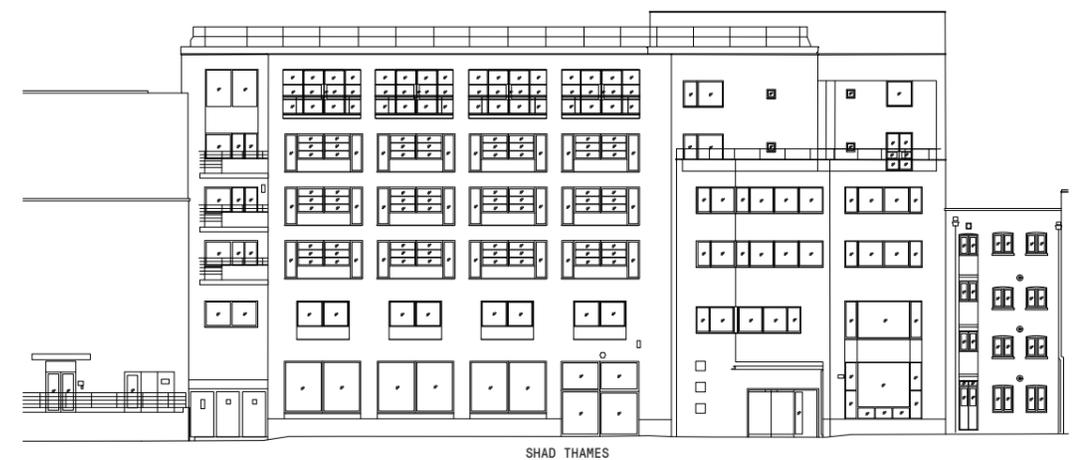
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION





# THE PREVIOUS APPLICATION

## This application:



Proposed extending the existing 5th floor, pushing the massing of the building closer to Cinnamon Wharf than the current proposal

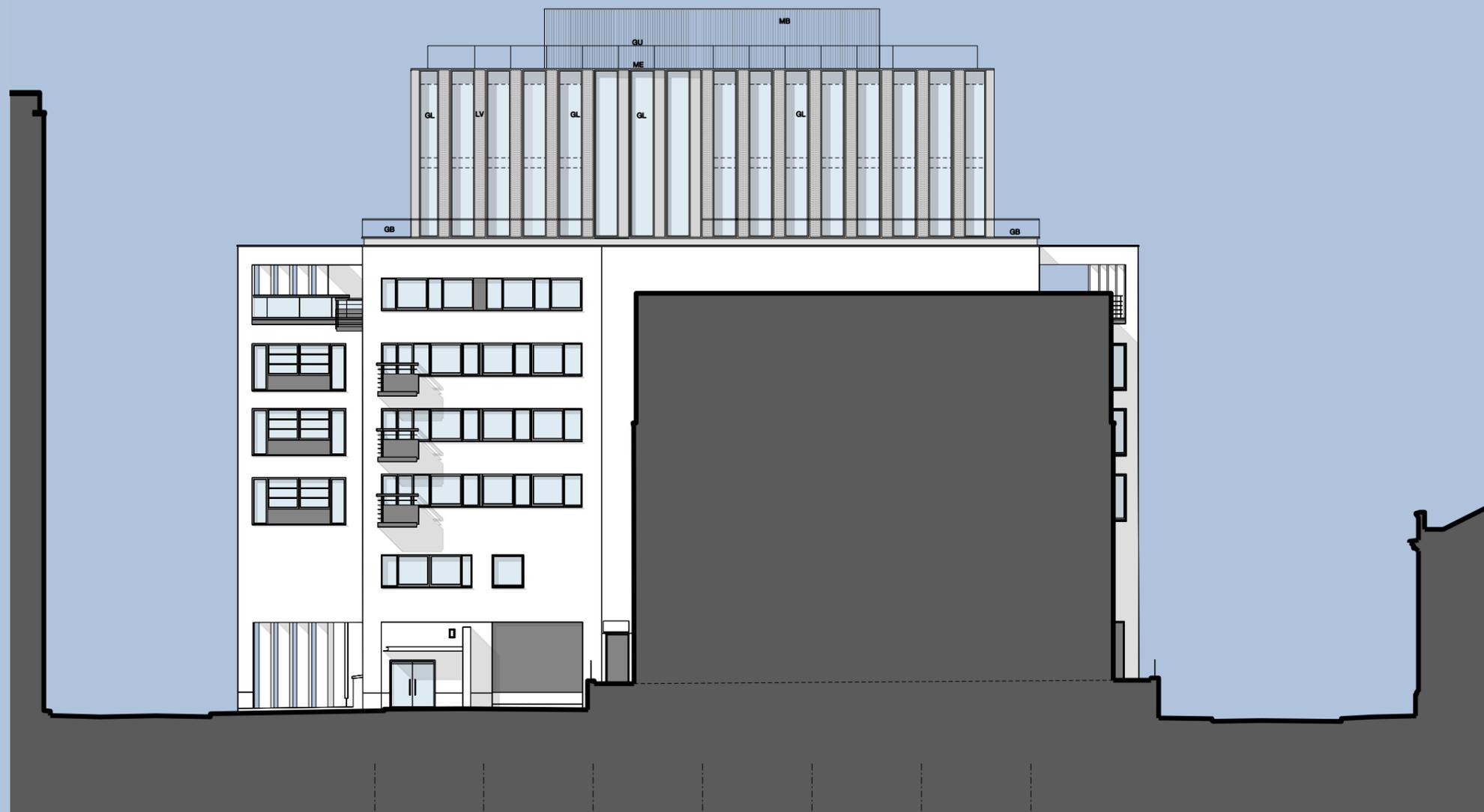


Proposed an additional two full storeys to the current building



Offered little greening or changes to the building at ground level while adding significant massing with little articulation or response to the architectural character of the conservation area

This application was withdrawn in 2011.





# THE DESIGN BRIEF

Our design approach has been underpinned by these core principles:



Update and improve the building and the office space to bring it up to a modern standard to ensure any changes to the building sits comfortably within the conservation area and with due respect to neighbouring properties



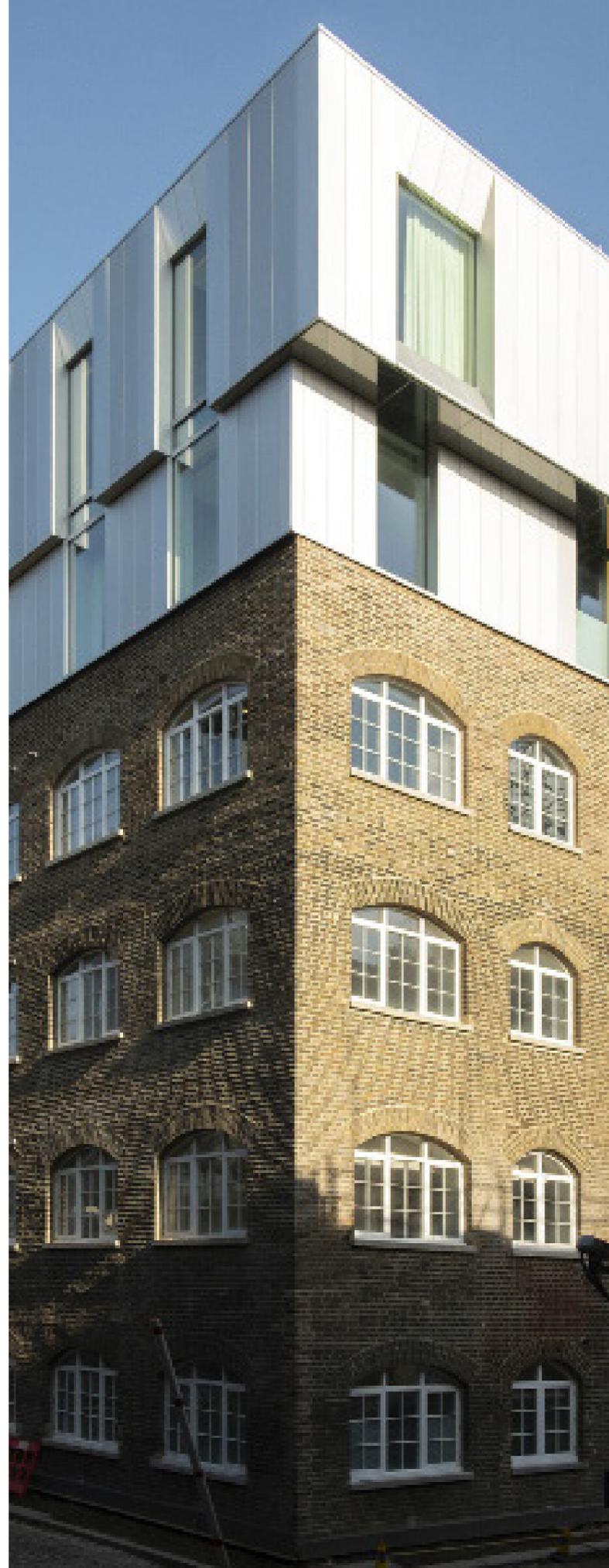
Enhance the work environment and the health and wellbeing for tenants using the building by creating high quality amenity spaces



Improve occupier facilities such as cycle storage and showers



Consider opportunities to improve the sustainability and reduce the environmental impact of the building



The debeauvoir block, Hackney



THE CLOVE BUILDING  
CONSULTATION





# THE PROPOSALS

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**Our proposals for The Clove Building aim to bring a new lease of life to the building, making it a more attractive workplace while improving its environmental impact.**

**Our plans would improve the existing building by:**

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This would be achieved through the provision of an additional 6th floor, which replicates the existing 5th floor footprint, a small extension to the Maguire Street side of the 5th floor and a new rooftop pavilion for offices, with associated landscaping and greening interventions.



Adding new end-of-trip facilities including showers and cycle parking, to encourage sustainable methods of transport to and from the site. This would include the removal of the existing on site carparking



Introducing a landscaped green roof, improving biodiversity in the local area



Providing private amenity space for the building's occupiers.



Reducing embodied carbon by using modern methods of construction, improving the existing building's thermal efficiency, and using lightweight, sustainable materials





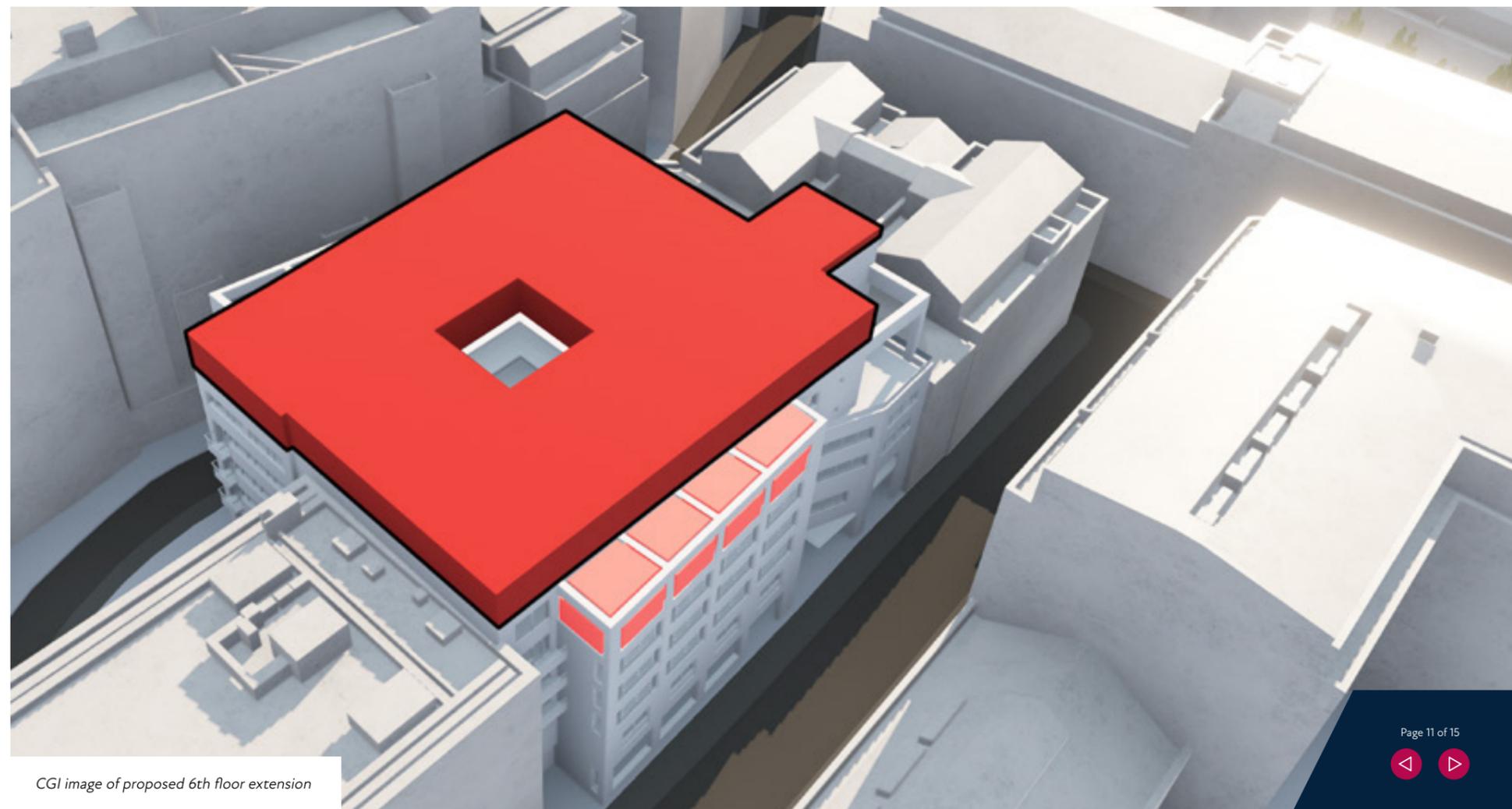
# THE APPROACH TO DESIGN AND MASSING

The proposed changes have sought to respond to the surrounding area and are intended to ensure that the building remains respectful to neighbours and blends harmoniously into the existing streetscape.

## Key changes to the fifth floor include:

-  Infilling the proposed colonnade wing terrace facing Maguire Street to create additional office space
-  The fifth-floor colonnade wing terrace on the Shad Thames elevation remains fully closed to ensure this does not impact on neighbouring residential properties.
-  The addition of a sixth floor in line with the existing 5th floor
-  Maintaining an opened-up terrace along the Shad Thames side of the building to reduce obstructions to neighbouring residents' views.

The layout of the sixth floor will match the setback fifth floor, with the rendered façade and window design delivering a seamless replication of the existing massing.





# ROOF TERRACE

In addition to the new recessed sixth floor, the roof top would now include a new pavilion and landscaped roof terrace.

The pavilion would serve as a dedicated office space and the terrace would deliver a new attractive green feature in place of existing roof top, and associated energy and plant elements.

**The design of this element has been carefully considered to ensure it has minimal impact on our existing neighbours. These considerations include:**



The massing of the pavilion is pushed away from the edges of the building and the setback sixth floor, lessening the townscape impact at street level



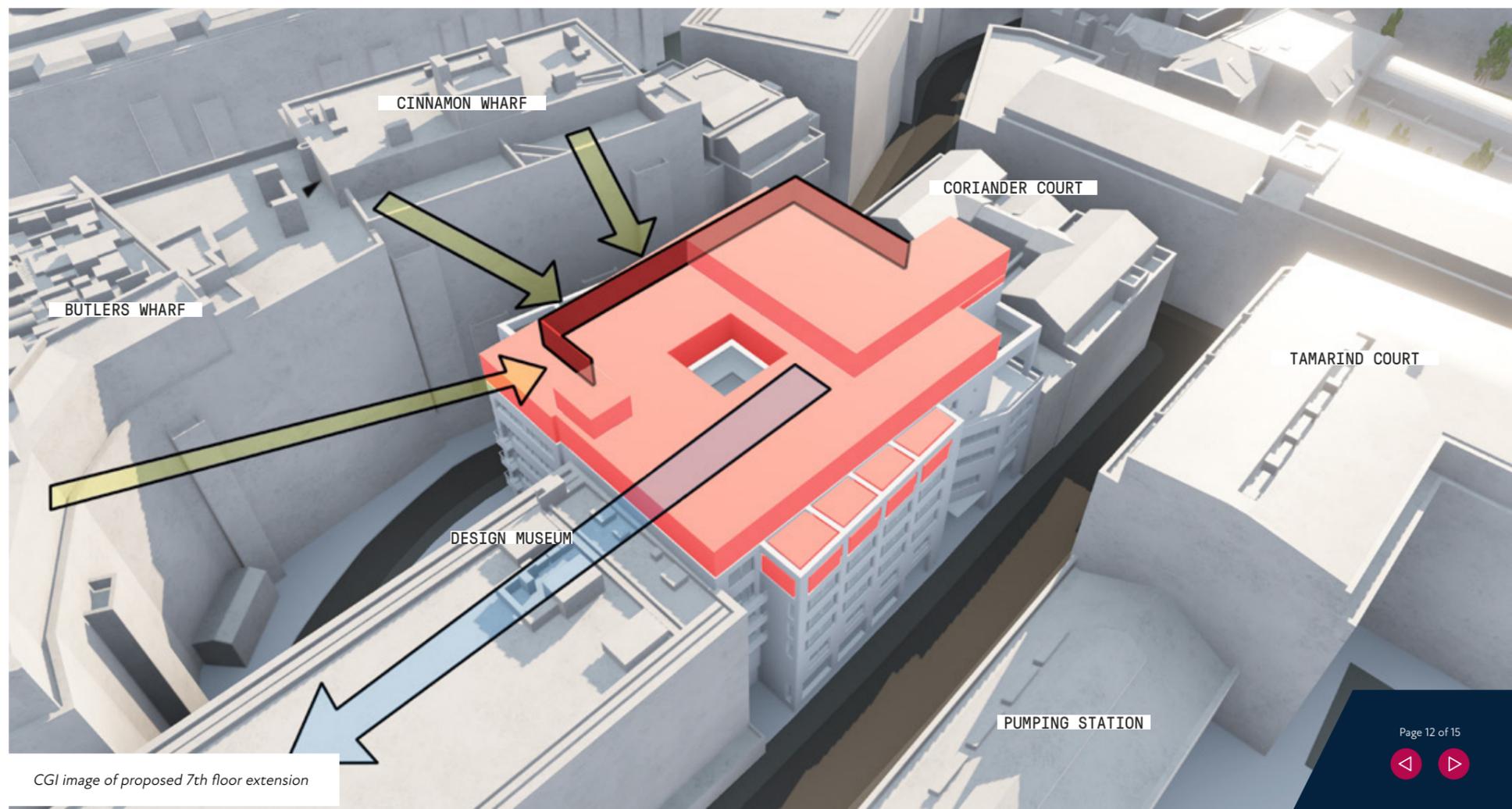
The design of the pavilion will create a buffer zone of sedum roof between the terrace and surrounding residential buildings



High planting will create screening along the eastern edge of the terrace, maintaining privacy for residents in Cinnamon Wharf



Low barriers along the western and northern edges to create outlooks orientated away from neighbouring buildings.



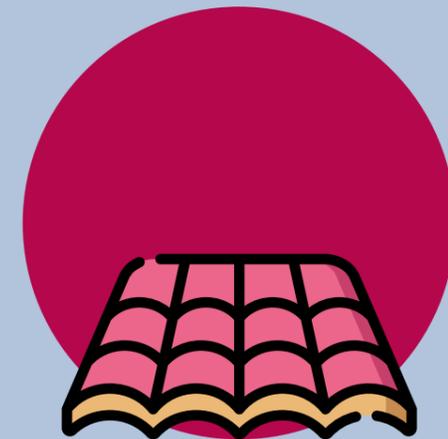


# SUSTAINABILITY

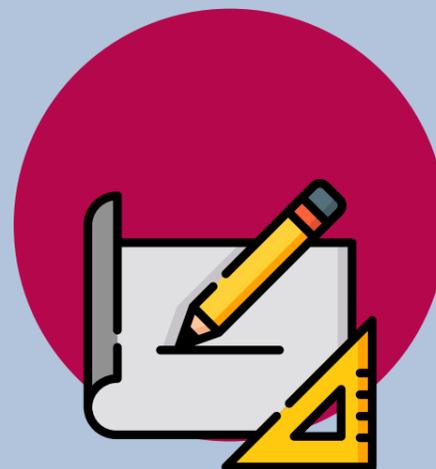
While refurbishing and improving the building, there are a number of opportunities to increase its sustainability and reduce its impact on the environment. These opportunities are at the front and centre of our proposals, and we have taken a series of steps to make the most of them:



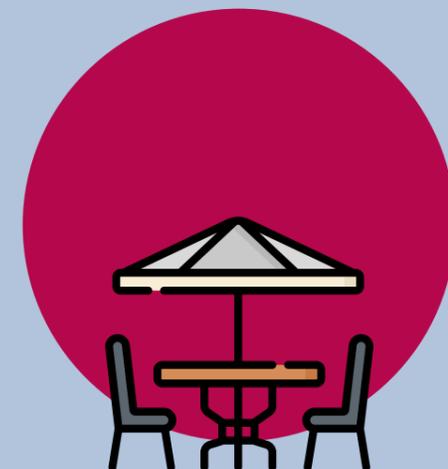
Refurbishing and extending The Clove Building will significantly reduce the embodied carbon of the new development by retaining the existing building, rather than demolishing and re-building the structure



New elements of the façade and roof will be thermally efficient and low maintenance, incorporating robust detailing and material specifications



Modern construction methods for the new upper floors, including modular façade elements and prefabricated panels, will decrease construction waste and accelerate construction times



The new landscaped roof terrace and sedum roof will enhance biodiversity, creating an attractive, green environment in place of the existing hard artificial roof top





# THANK YOU AND NEXT STEPS

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Thank you for taking the time to look through our proposals for The Clove Building. We hope you found this presentation informative and useful.

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We will shortly be starting our wider consultation on the scheme, sharing details of our proposals with the community. We welcome any feedback that you may have, which will inform our plans prior to our consultation.

In the meantime, if you have any questions, or know someone who requires support accessing this information and may require physical copies, please do get in touch with the project team on the details below:

 [Clovebuilding@kandaconsulting.co.uk](mailto:Clovebuilding@kandaconsulting.co.uk)

 0203 900 3676

