

DESIGN AND ACCESS
&
HERITAGE STATEMENT

18 Wheat Wharf
27 Shad Thames
London
SE1 2YW

December 2023

DESIGN AND ACCESS / HERITAGE STATEMENT

1. INTRODUCTION

CASA Architecture + Design has been appointed as Architect by applicant for proposed works to flat 18 Wheat Wharf, 27 Shad Thames, SE1 2YW. This document has been prepared in support of the proposed alterations and aims to provide an insight into the current status of the site whilst providing a narrative for the proposal.

This proposal seeks consent for internal reconfiguration works to the flat only.

2. EXISTING BUILDING

Wheat Wharf is a former grain warehouse located on Shad Thames at the junction of Maguire Street. Wheat Wharf is a Grade II listed building having received this status on 20th January 1982. It is early to mid-nineteenth century, 4 to 5-storey timber framed, external masonry load bearing walls and with a pitched slate roof construction. Externally, the building is 4-storeys, extending to a fifth in the central bay.

In the 1990s the building was converted to residential flats on floors 1 to 5 inclusive, with commercial use at the ground floor level.

The interior of the building is believed to be entirely timber-framed with 5 aisles of square posts with bracket spreader caps supporting floors and a queen post roof.
It's an early warehouse revival.

The most striking aspect of the building is the white Suffolk brick front refacing to stock brick gable end that fronts Maguire Street with its uniform presentation of fenestration, and its façade fronting Shad Thames. The more plain, stock brick rear elevation features repetitive fenestration and a number of added balconies.

The Local Authority archives hold the following description of the building:

	SOUTHWARK	
TQ3379	SHAD THAMES	WHEAT Wharf
636-1/5/686	(South side)	
20/01/82	No.29	
	(Formerly Listed as:	
	SHAD THAMES	
	'W11' Warehouse, Butler's Wharf)	

GV

II

Grain warehouse. Early to mid C19. White Suffolk brick front refacing to stock brick walls, pitched slate roof.
EXTERIOR: 4 storeys (5 to central bay), near symmetrical front of 12 bays (an extra bay to right section); stepped brick eaves cornice raised in low broad gable over centre 5 bays. Column of hatch ranks in outer bays of this central section. Ground-floor openings altered, some with concrete lintels. Tripartite windows with timber frames and segmental header brick arches. 6 bay gable end to Maguire Street. Rear elevation has 2 flat-roofed dormer hatches with simple timber beam hoists; small 2-light windows with cambered brick arches and Portland stone sills.
INTERIOR: believed to be entirely timber-framed with 5 aisles of square posts with bracket spreader caps supporting floors and a queen post roof. Open timber staircases.
An early warehouse survival.

3. SITE AND CONTEXT

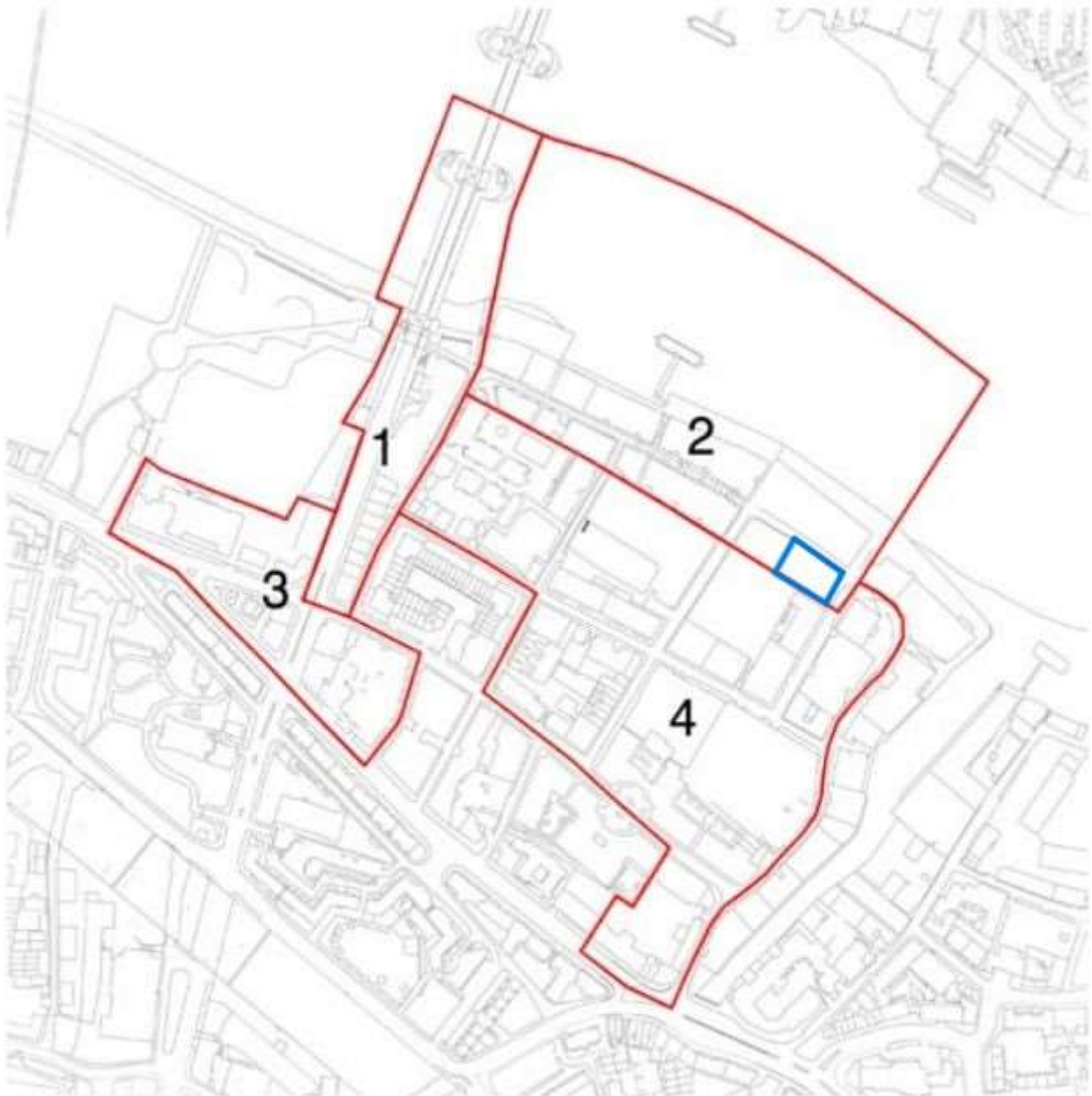
Wheat Wharf stands tall as a grand Grade II listed warehouse from the 1850s, boasting five stories and a sturdy brick exterior. Nestled just north of the Thames Water Pumping Station, its facade along Maguire Street showcases a striking white brick gable adorned with numerous windows. On the flip side, its rear faces the 20th Century Thames Water Operational Shad Thames Pumping Station, boasting a patterned array of windows and added balconies. Access to the building is primarily through Shad Thames.

This architectural gem finds itself within the Tower Bridge Conservation Area, a hub of tightly packed development lining narrow streets. Additionally, it falls within the Borough Bermondsey and River Archaeological Priority Zone, as well as the Thames Policy Area. Within the Tower Bridge Conservation Area, it sits adjacent to sub-area 2: Shad Thames, bordering the territory from the Anchor Brewhouse to Spice Quay.

Surveying the surroundings, the area mainly comprises former mid-rise warehouses, typically spanning four to six stories, along with structures linked to the riverside docks spanning between Tower Bridge and St Saviours Dock. The townscape maintains a uniformity in both building scale and the layout of narrow streets. The land use is a blend of residential spaces within refurbished or newly constructed buildings, interspersed with commercial establishments, particularly at ground level.

The warehouse is flanked to the north by the Grade II listed Butlers Wharf Building, to the east by the former Design Museum and clove Building along Maguire Street, to the south by Tamarind Court, and to the west by a courtyard car park affiliated with Vanilla and Sesame Court.

Positioned in Flood Zone 3a, closely associated with the River Thames, the site benefits from existing flood defences, ensuring protection against high probability flooding.



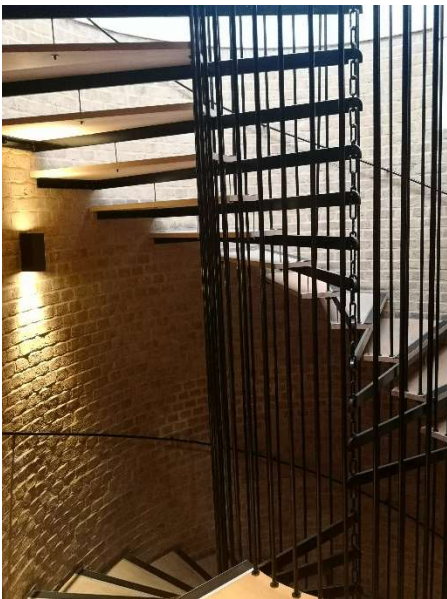
- Sub Area 1: Tower Bridge and its approach
- Sub Area 2: Shad Thames from the Anchor Brewhouse to Spice Quay.
- Sub Area 3: The junction of Tooley Street, Tower Bridge Road and Queen Elizabeth Street.
- Sub Area 4: The substantially re-developed land-ward blocks between Horsleydown Lane and west side of Shad Thames.

Figure 1 Tower Bridge Conservation Area and sub-areas.



Aerial view with Wheat Wharf building outlined

4. BUILDING PICTURES



5. FLAT 18 INTERIOR PICTURES



6. PROPOSED WORKS

The proposal is to reconfigure parts of the interior of the flat.

The main bathroom will become a bathroom accessed from one of the bedrooms, whilst the current ensuite will be assigned as the guest shower room, accessed from the corridor.

New sanitaryware and finishes will replace the outdated interiors.

A new kitchen will be fitted to replace the existing one, with the incorporation of a kitchen island to help the room feel more spacious and increase connectivity with the living area.

Internal decoration including re-painting walls, new lighting and installing new floors will complete the proposed works.

The proposed works will exclude any works to the building structure, windows, window shutters, external walls, roof, roof lights, entrance door and any communal elements of the building. All the proposed works will be exclusively related to the interior of the flat and will not affect any of the elements of the original building.

7. SCHEDULE OF WORKS:

1. Demolition and Removal:

- Removal of existing kitchen fixtures, cabinets, appliances, and bathroom fittings.
- Removal of bathroom 1 door and relocation of bathroom 2 and bedroom 2 door.
- Partial demolition of bathroom partitions and built-in cupboard in bedroom 2.
- Clearing of walls and floors for renovation.

2. Electrical and Plumbing:

- Plumbing and electrical adjustments as per new layout plans.
- Upgrade of electrical controls if necessary.

3. Kitchen Replacement:

- Supply and installation of new kitchen cabinets, countertops, sink and fixtures.
- Installation of new kitchen appliances: cooker, oven, dishwasher, fridge, etc
- New flooring and backsplash installation

4. Bathroom 1 Renovation (existing bathroom):

- Replacement of sanitary ware: toilet, basin, bathtub, and taps.
- Replacement of existing solid partition with a glass block partition between bathroom and bedroom.
- Tiling for walls and floor
- Installation of new lighting fixtures and ventilation.

5. Bathroom 2 renovation (existing ensuite):

- Similar to Bathroom 1 renovation.

6. Internal Decoration:

- Sanding and smoothing of walls and ceilings.
- Installation of acoustic plasterboard between timber beams in living room and bedroom 1.
- Painting walls.
- New flooring throughout the flat.
- Finishing touches like trim, skirting and door hardware.
- Replacement of some of the lighting fittings.

Materials:

The internal finishes are carefully chosen to be sympathetic with the character of the building, maintaining the warehouse aesthetic.

All works will be carried out using methods that are sympathetic to the existing fabric and in line with the Heritage guidelines that are appropriate for a Grade II listed building of this type.

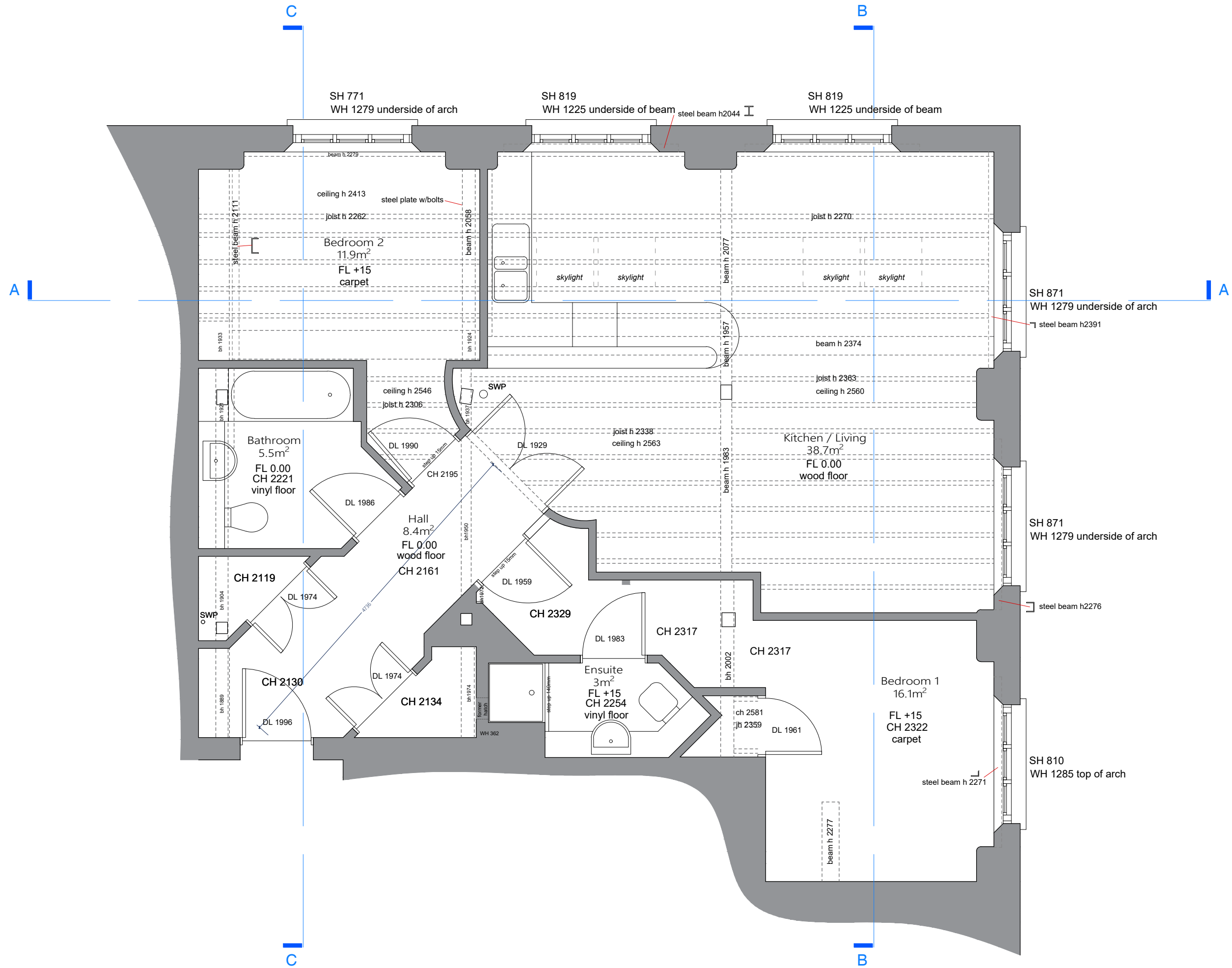
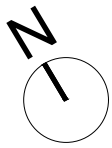
8. ACCESS

The proposed works will have no bearing on existing access arrangements.

9. EXTERIOR

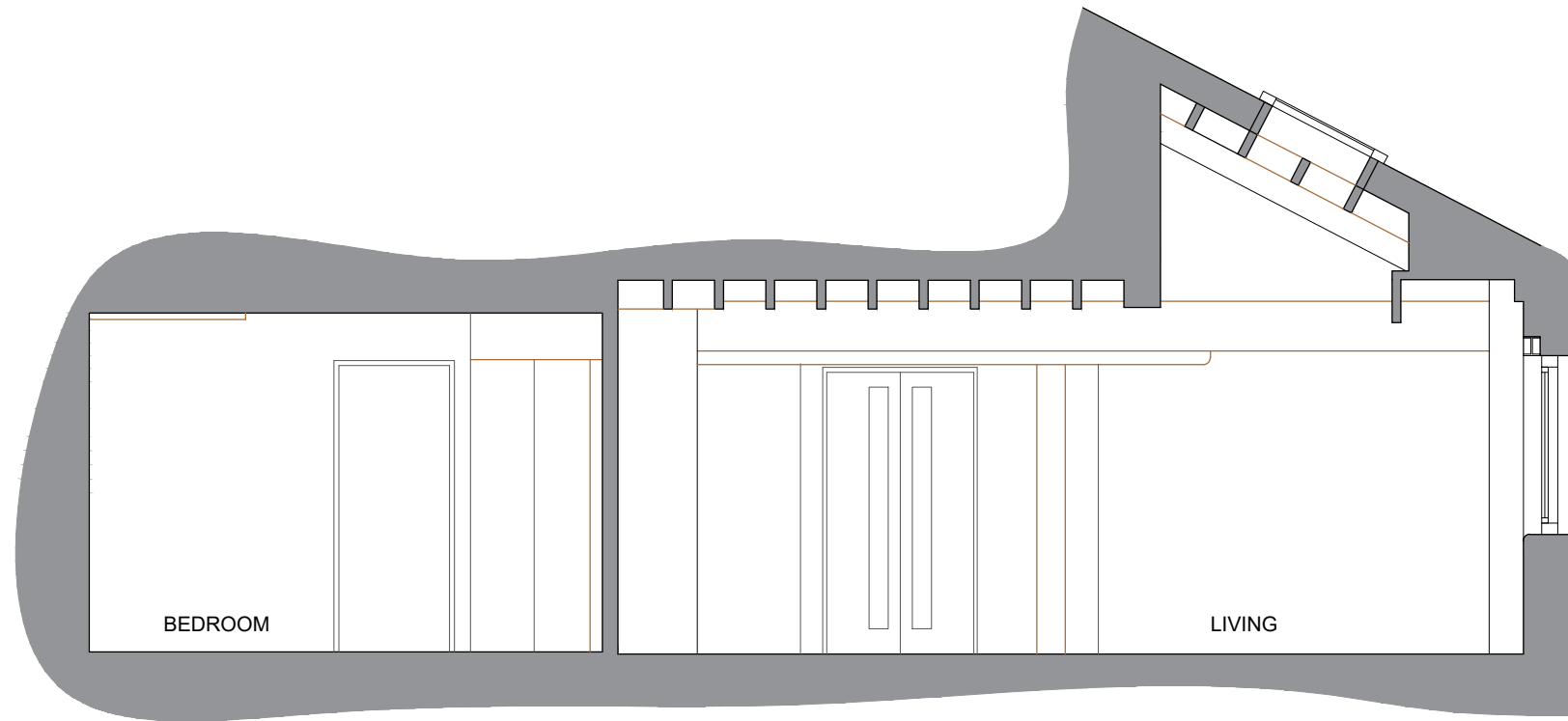
The proposed works will have no bearing on existing exterior envelope of the building, incl. exterior lighting.

10. APPENDIX 1: DRAWINGS

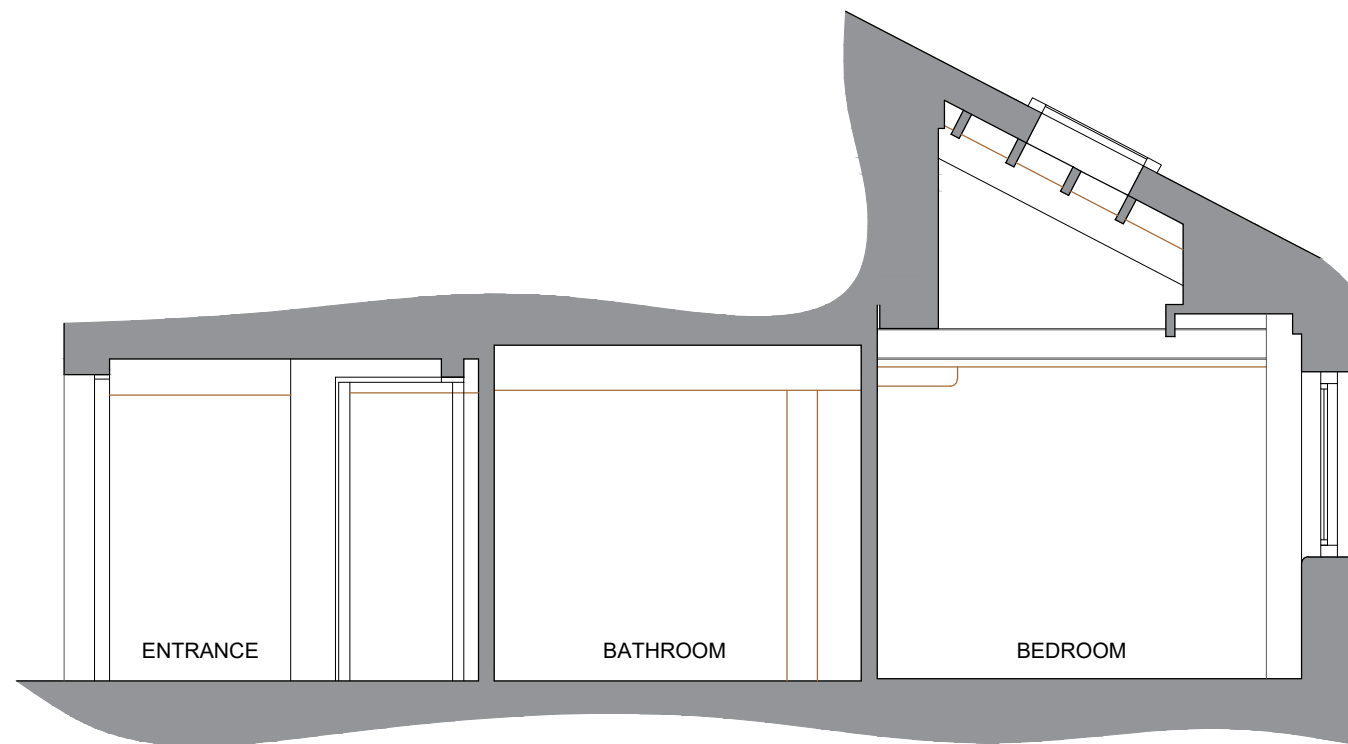




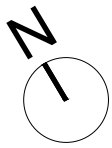
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Demolition

Demolition works to include:

Hall:

- Flooring
- Light fittings
- Partition and door to bedroom 1

Kitchen/Living:

- Kitchen
- Flooring
- Light fittings

Bedroom 1:

- Cupboard
- Flooring
- Light fittings

Bedroom 2:

- Flooring
- Light fittings

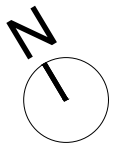
Bathroom:

- Partition
- Flooring
- Tiling
- Sanitary ware
- Light fittings
- Door

Ensuite:

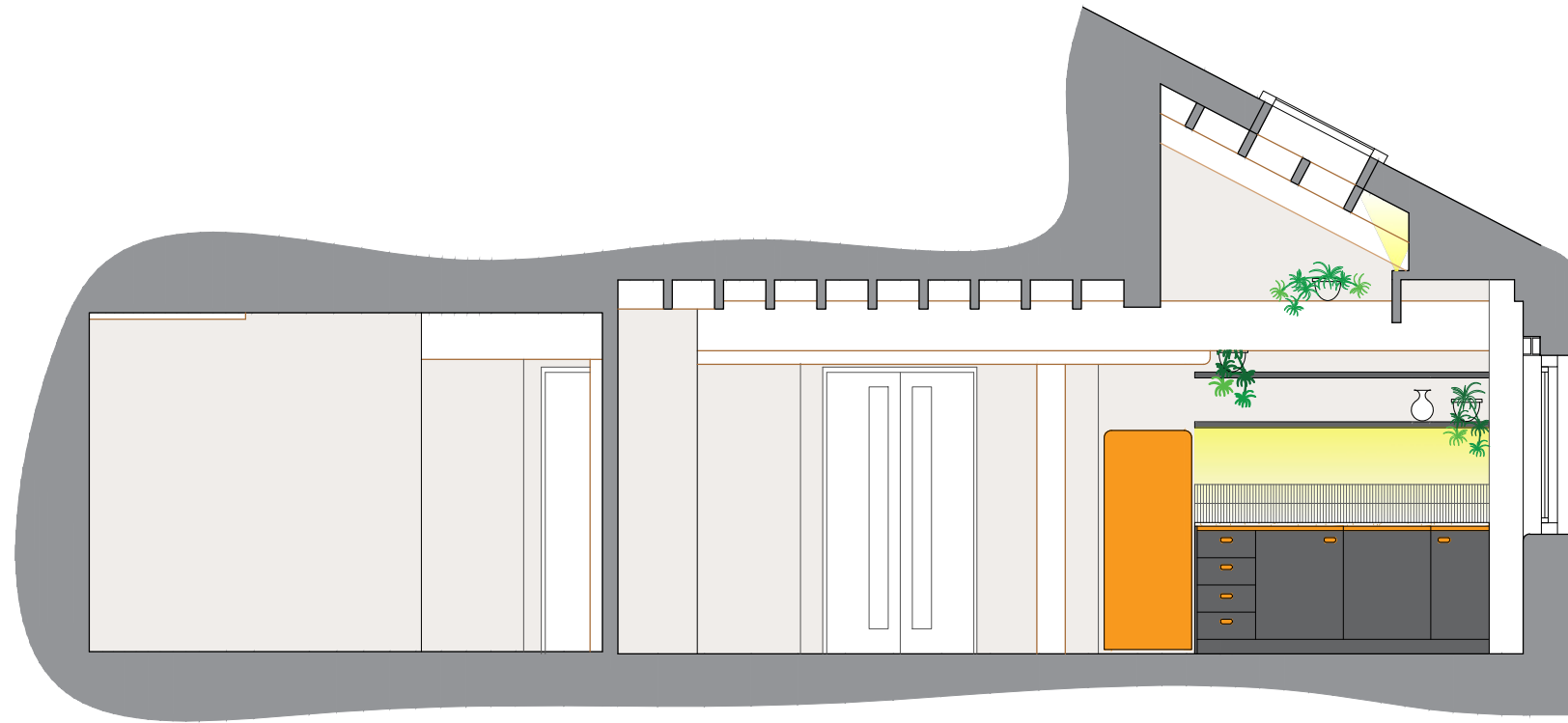
- Partition
- Flooring
- Tiling
- Sanitary ware
- Light fittings
- Door



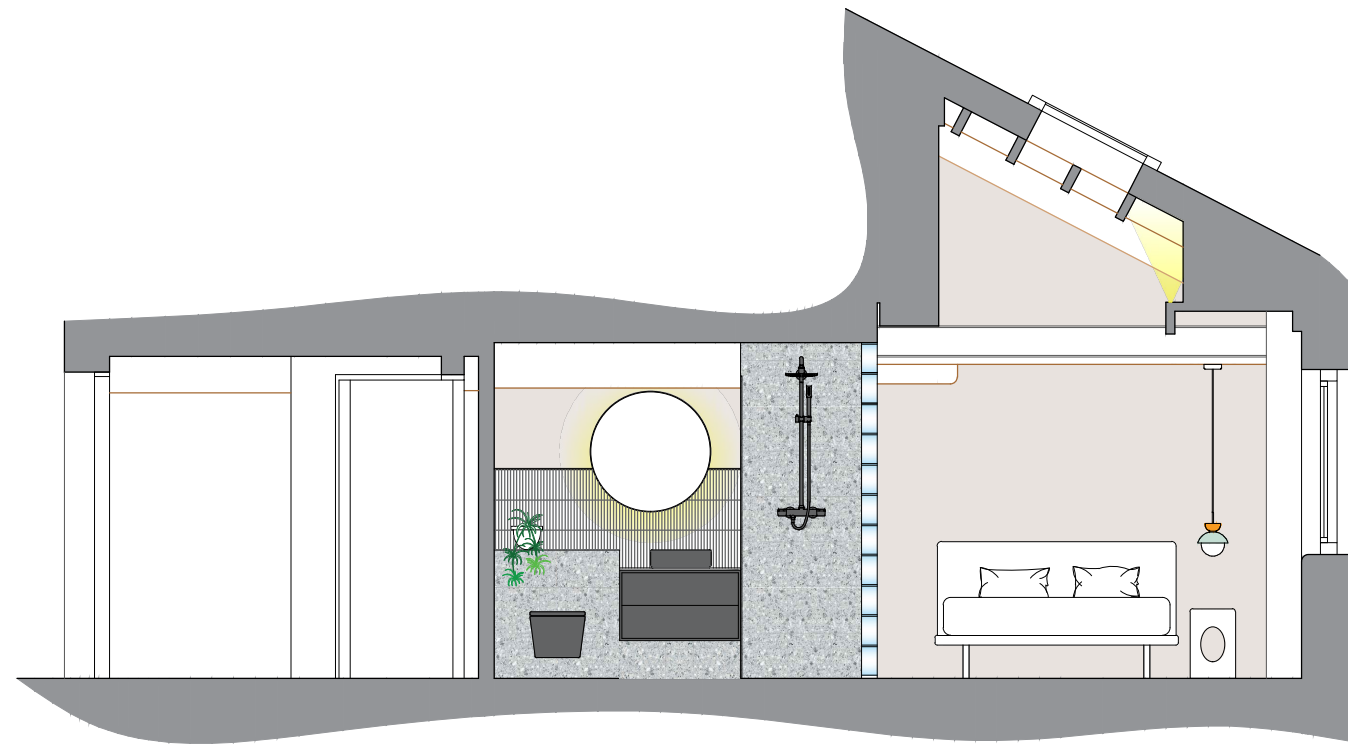




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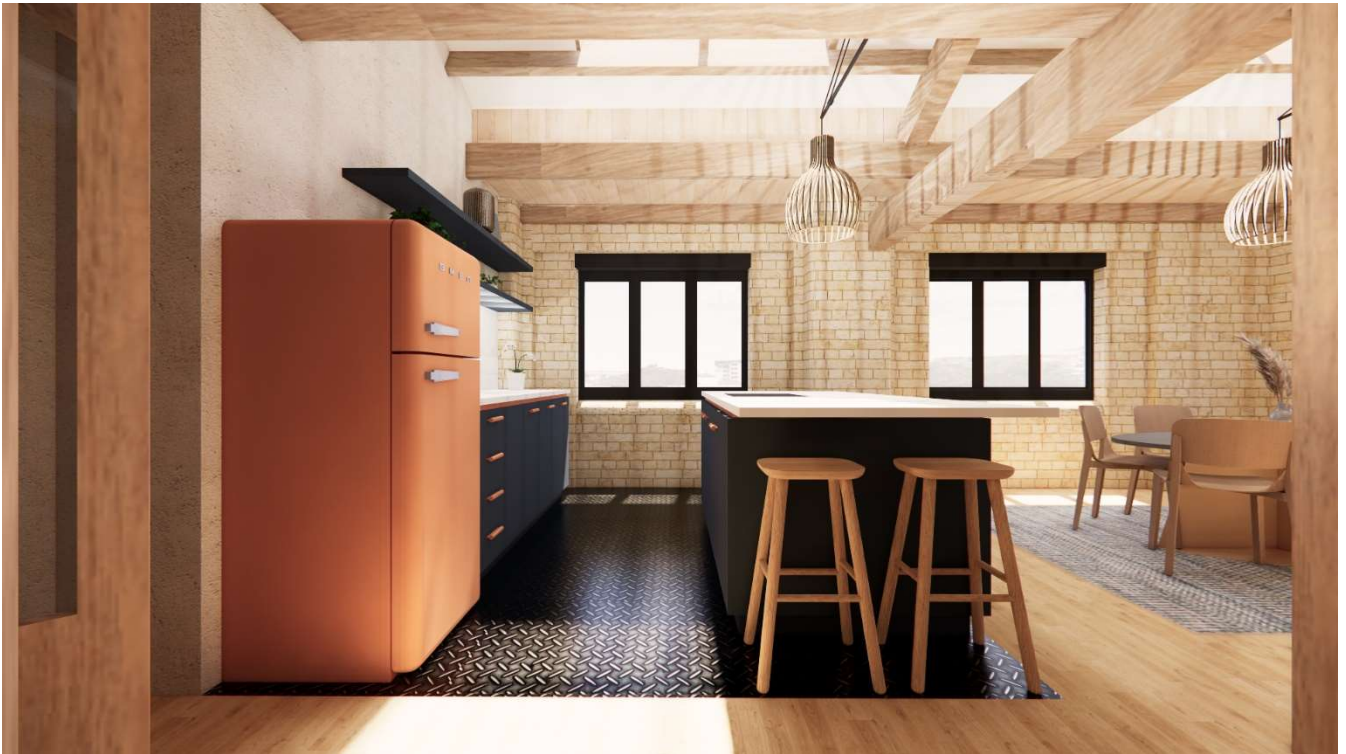
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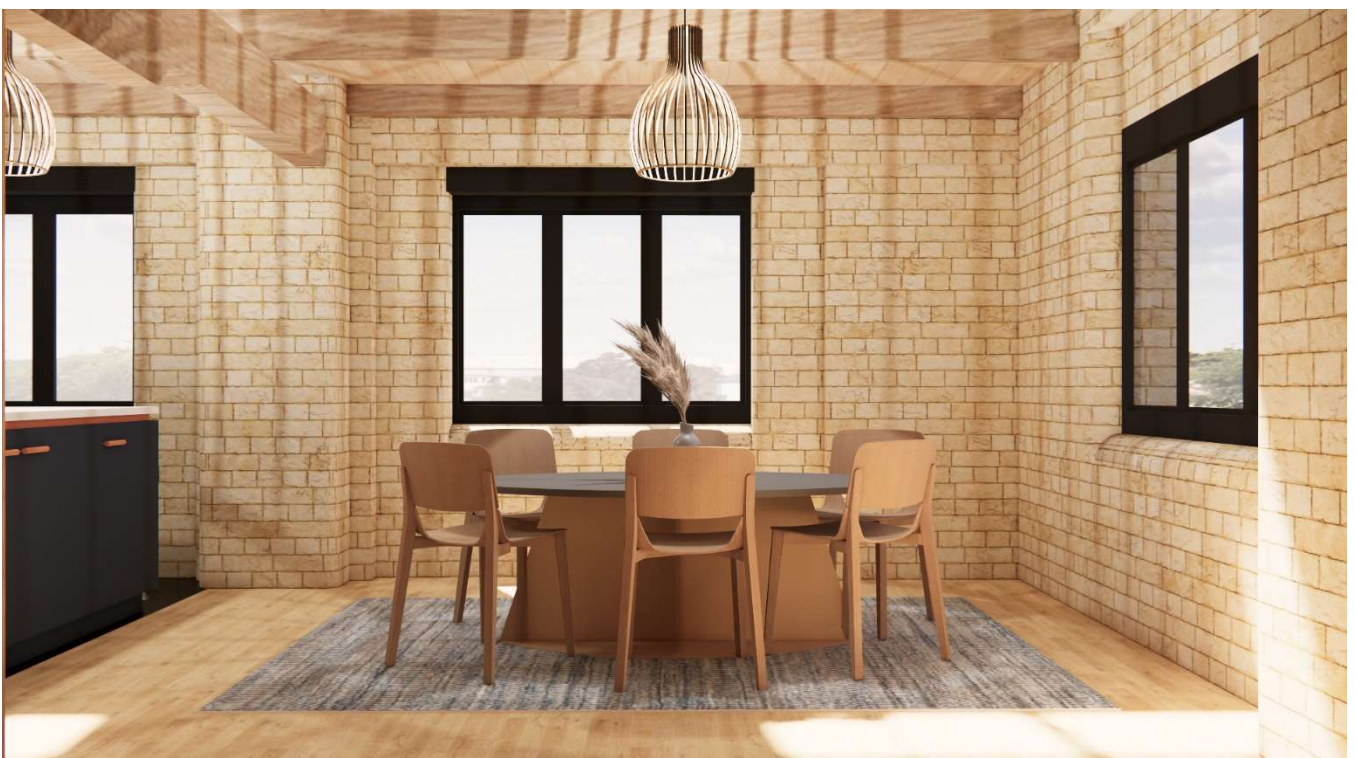
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11. APPENDIX 2: CGIs

1. KITCHEN:



2. DINING ROOM:



3. BEDROOM:



4. BATHROOM:

