Heritage Statement

Development Name	Address	Applicant
Globe Wharf	205 Rotherhithe Street London SE16 5XX	Pete and Amanda Hibbs of Flat 113 Globe Wharf

Planning & Listed Building Consent application for Flat 113 Globe Wharf
Application date: March 2020

History & Location
Globe Wharf is a Grade II Listed residential development on the south bank of the River Thames. Situated on Rotherhithe Street on the northern most point of the river, as it meanders through Rotherhithe/Surrey Quays on the south bank and Wapping on the north, Globe Wharf was originally constructed as grain warehouse in 1883 and later used as a rice mill. The building was bombed during World War II suffering extensive damage, with the decline in the London docks thereafter the building subsequently fell in to disrepair. As a prominent example of Victorian warehouse construction the building was listed in 1983. In 1998 the building was converted by Berkeley Homes into 138 flats occupying the building's six floors.

Image 1 - Globe Wharf circa 1900

Today, the building is positioned between two modern riverside developments with King & Queen Wharf to the West and Sovereign Crescent to the East; both constructed within the last 30 years. The Jubilee Trail pedestrian and cycle route runs along the east and west sides of the development with vehicle access to Sovereign Crescent also on the west side. The building is situated immediately in front of Lavender House, a 1930s residential flat development (located on the South side of Rotherhithe Street).

Image 2 - Globe Wharf today

The above photograph shows Globe Wharf as seen from the centre of the Thames, King & Queen Wharf can be seen to the right and Sovereign Crescent to the left.

Image 3 - Aerial Maps of Globe Wharf

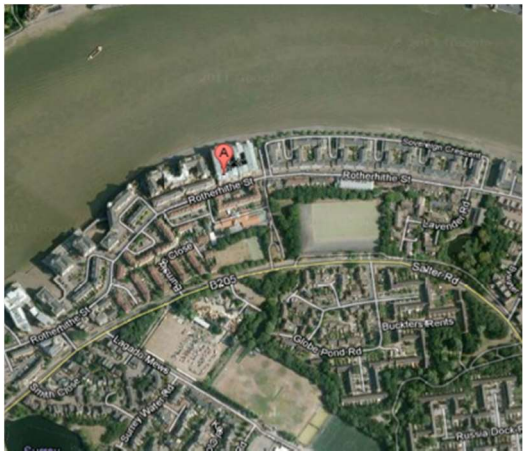
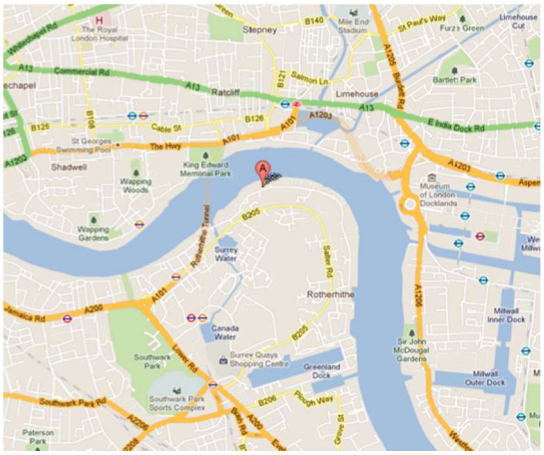


Image 4 – Map showing location of Globe Wharf



More information about the building's history can be found at www.globewharf.com/history

The Modern Development

The conversion into residential accommodation by Berkeley Homes in the late 1990s required significant development. A number of original features have been maintained including the exterior, some interior walls, iron support pillars, wooden roof A-frames, purlins and some other timberwork. The building otherwise has been materially developed with the addition of a new aluminium roof, new windows and doors, new internal brick (structural) and partition walls, stairs and lifts as well as the usual internal changes needed for residential living. The conversion included the installation of c.35 conventional Velux roof lights servicing a number of the top floor flats and stairwells.

Images 5 and 6 - Globe Wharf view from Rotherhithe Street & Internal


The plan of the building is approximately rectangular with flats situated around three courtyards. The building is taller than any of the surrounding developments and the low pitch of the roof hides it from street level view or materially from any surrounding developments. The roof structure itself contains a number of connected perimeter and internal roofs.

Images 7 and 8 - Globe Wharf Roof


Image 7 (above left) shows the roof above Flat 113 Globe Wharf, looking south, and shows the buildings perimeter wall (top left) that conceals sight of the roof from the street and neighbouring developments including Lavender House opposite. Image 8 (above right) shows the view looking eastwards from the roof of Flat 113, showing solar panels installed on one of the west-facing roof pitches and other skylights installed in the roof (e.g. top left).

Background and Justification

Preservation of the original window openings has been an important step in retaining the character of the original warehouse building, however this has preserved that exterior windows reduce in size from each floor to the one above as can be seen in images 2 & 5 above. The impact is particularly significant on the fifth (top) floor where windows are around half the size of those on the first floor. However the fifth floor flats benefit from high ceilings and a significant amount of exposed brick and wooden timbers as they sit immediately below the pitch roofs.

Consequently, and particularly for flats on the fifth floor, living spaces are darker on the upper floors. This results in electric lighting being routinely required, the living environment being less attractive and it being more difficult to appreciate the building's unique features. The contrast can be seen clearly between flats on the fifth floor and those on the first floor which benefit from large external windows.

Images 9 and 10 - Globe Wharf Internal showing difference in natural light between 5th and 1st floors

Image 9 (left) shows the living room of a flat on the 5th floor and Image 10 (right) shows the living room of a flat on the 1st floor. The warehouse features are enhanced by the additional light afforded by larger windows installed to flats on lower floors of the building.

The problem of natural light is particularly pronounced in the kitchen and living rooms, which are long (c. 15m) but narrow (c.4-5m) and have just a single, small window to provide all natural light for most of the flat. Bedrooms are provided with internal (courtyard facing) windows / doors, which provide sufficient illumination for these rooms but have no impact on the living or kitchen areas.

Berkeley Homes evidently recognised this issue with the installation of many traditional Velux windows in Globe Wharf's roof, as can be seen in the image below. However, these were installed almost exclusively on riverside flats and the developer stopped short of providing these for all top floor flats. There are around 42 skylights currently installed across the whole roof (see image 11 below).

Image 11 - Globe Wharf plan view showing locations of existing roof lights

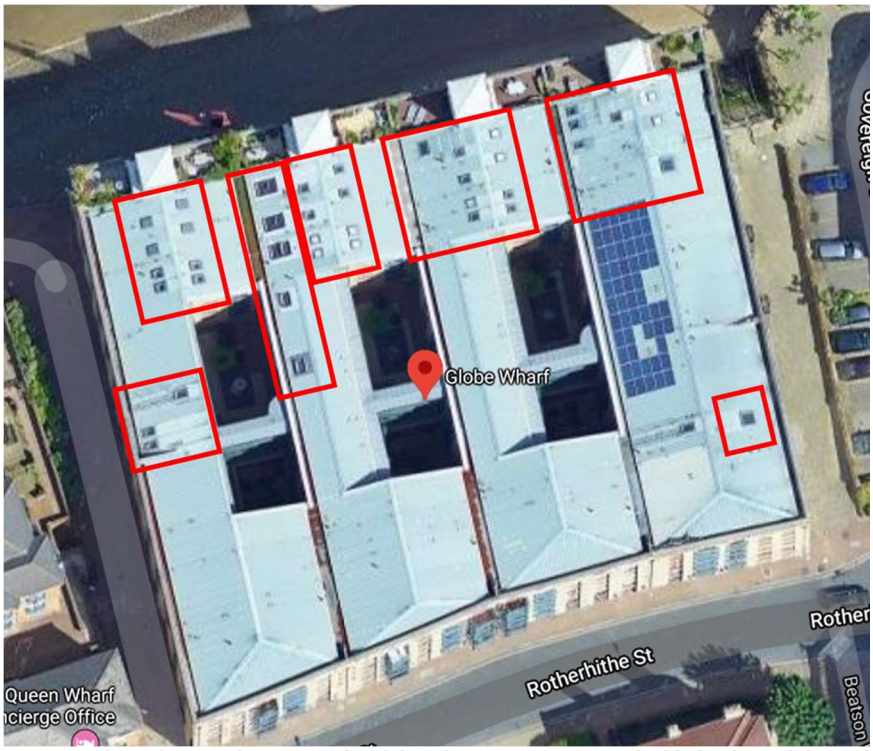


Image 13 above shows a plan view of the Globe Wharf roof. Roof areas highlighted in red show where roof light windows are currently installed.

Appendix

Miscellaneous photographs of Globe Wharf roof and view of roof from 5th floor walkway

Interior views of existing roof light windows in Globe Wharf