

# CLARENCE HOUSE

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**group ginger**

Design and Access Statement  
July 2018





## **CLIENT OBJECTIVES**

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- 01** Change Perception
- 02** Love the Building
- 03** Let the building
- 04** Maximise return on investment
- 05** Retain future flexibility
- 06** Secure a solution which responds to the market requirements
- 07** Meet Rushbond portfolio aspirations and commitment to Leeds city region

# **CLARENCE HOUSE**

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## CLIENT OBJECTIVES

Clarence House is one of only two surviving structures depicted here

01 Preserve Heritage Asset

02 Amplify this to secure identity



Catton & Co. Steel Casting Factory

# HERITAGE VALUE



## CLIENT OBJECTIVES

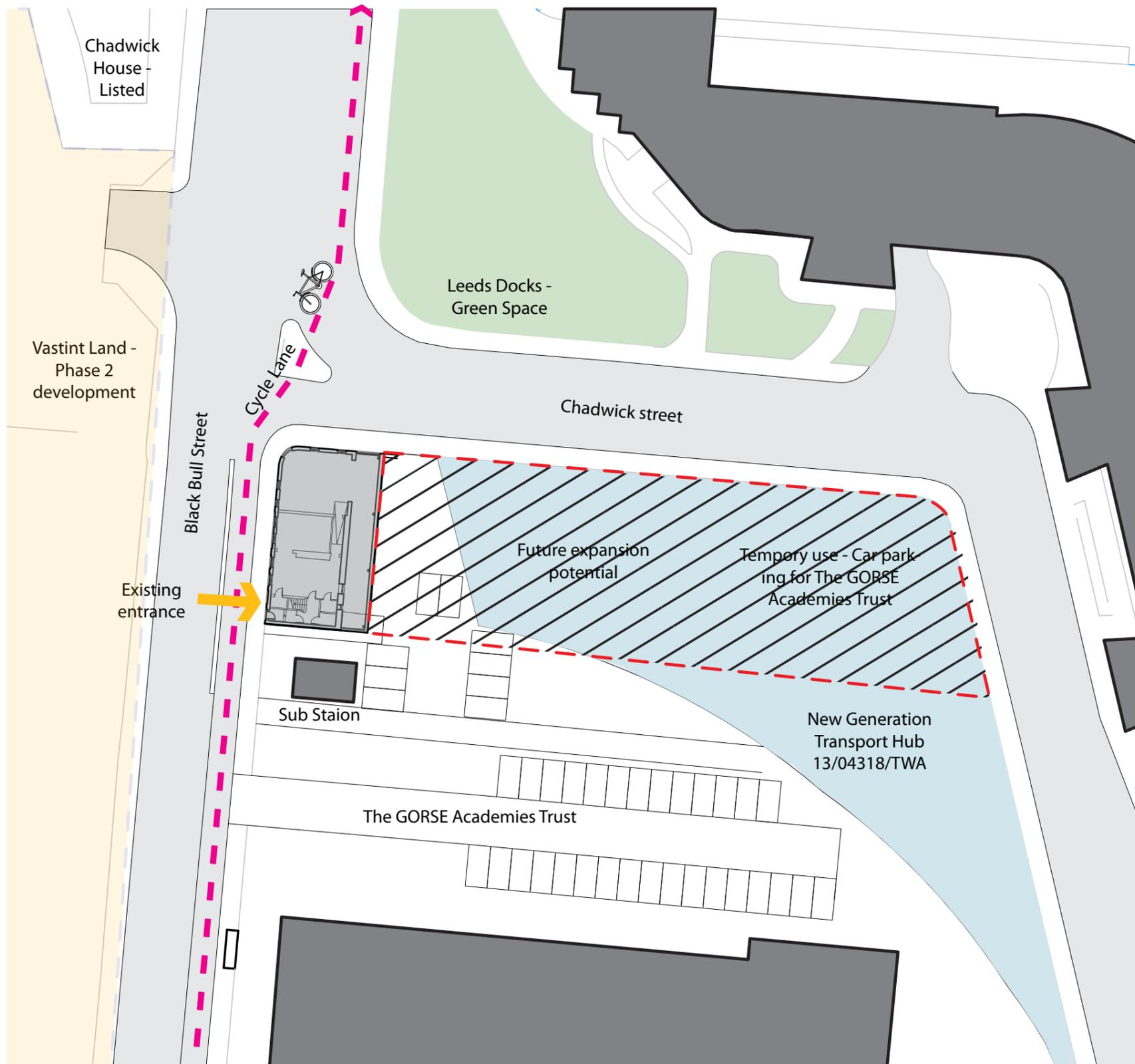
Clarence House is one of only two surviving structures depicted here

**01** Preserve Heritage Asset

**02** Amplify this to secure identity

# HERITAGE VALUE

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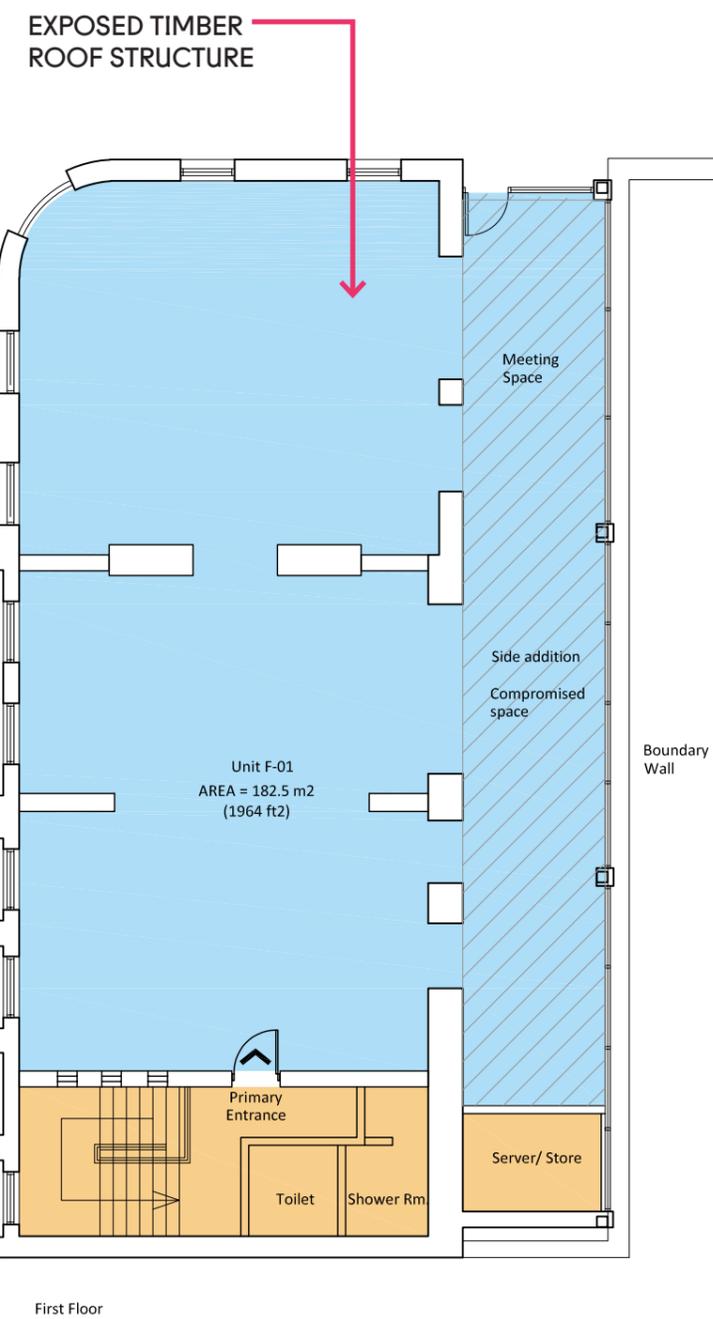
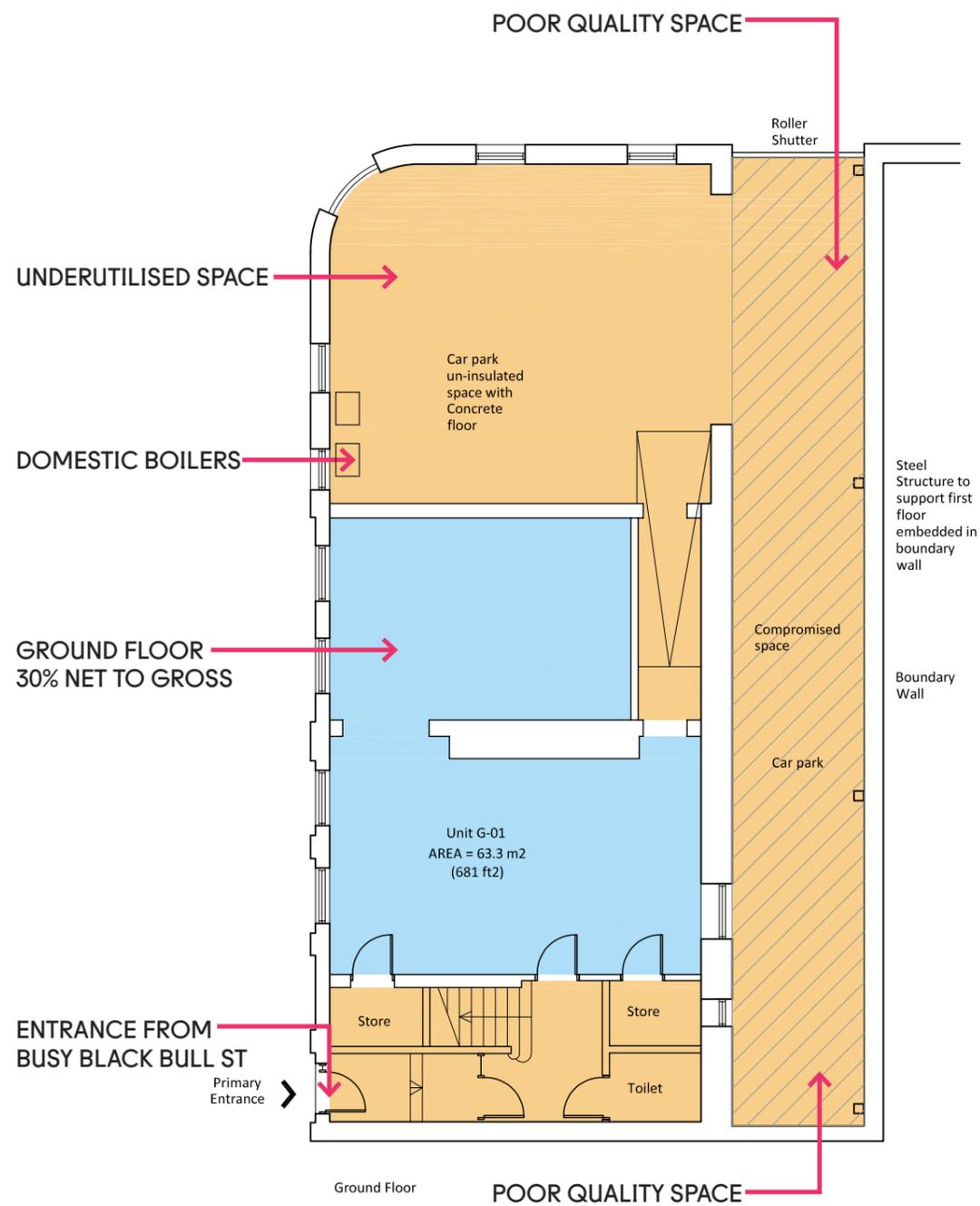


## EXISTING APPROACH

- 01 Black Bull Street, busy 3 lanes of traffic
- 02 Stepped entrance
- 03 Access direct from street, no defensible space
- 04 Cycle route



# ANALYSIS OF EXISTING



## SCHEDULE OF ACCOMMODATION

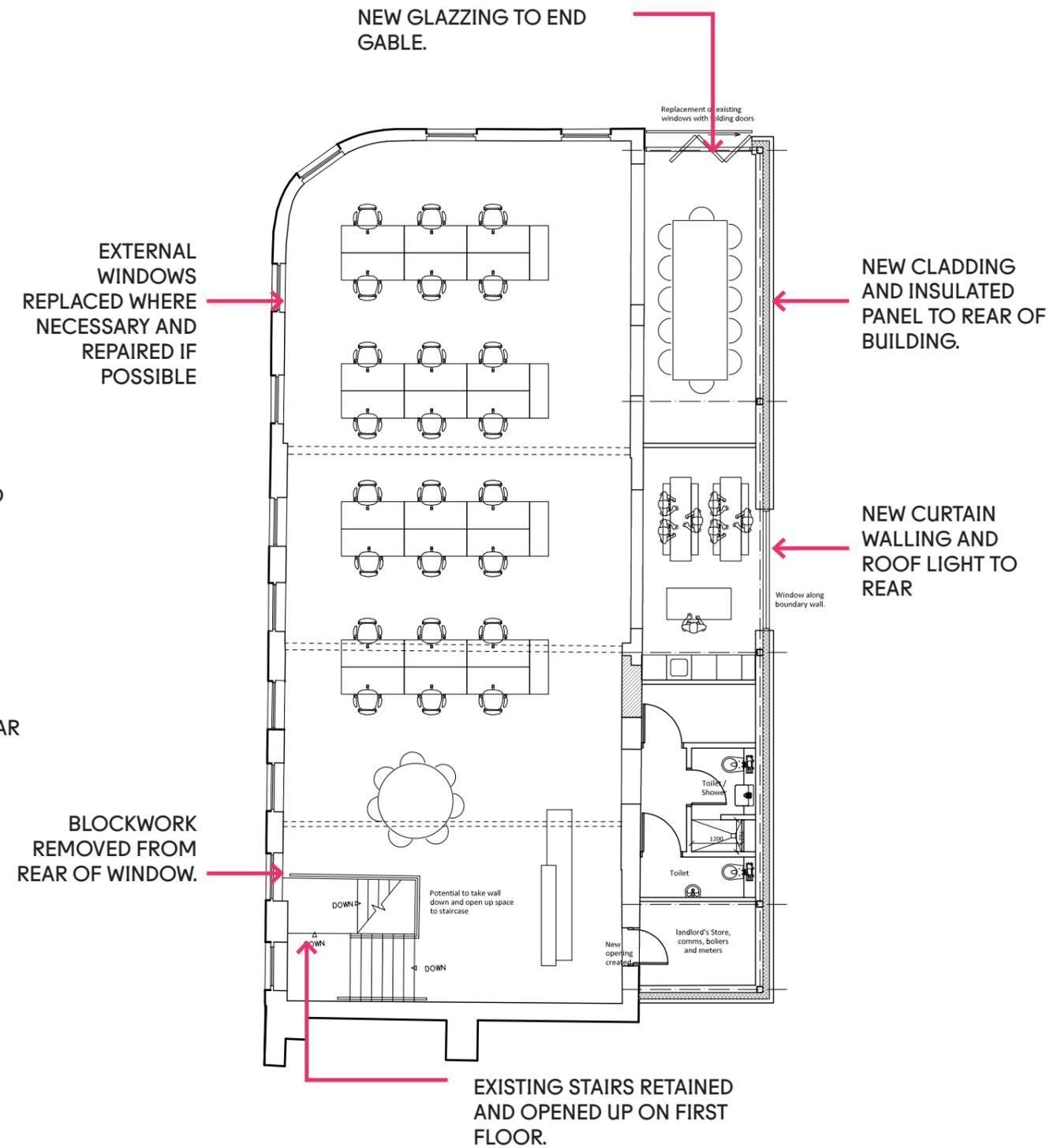
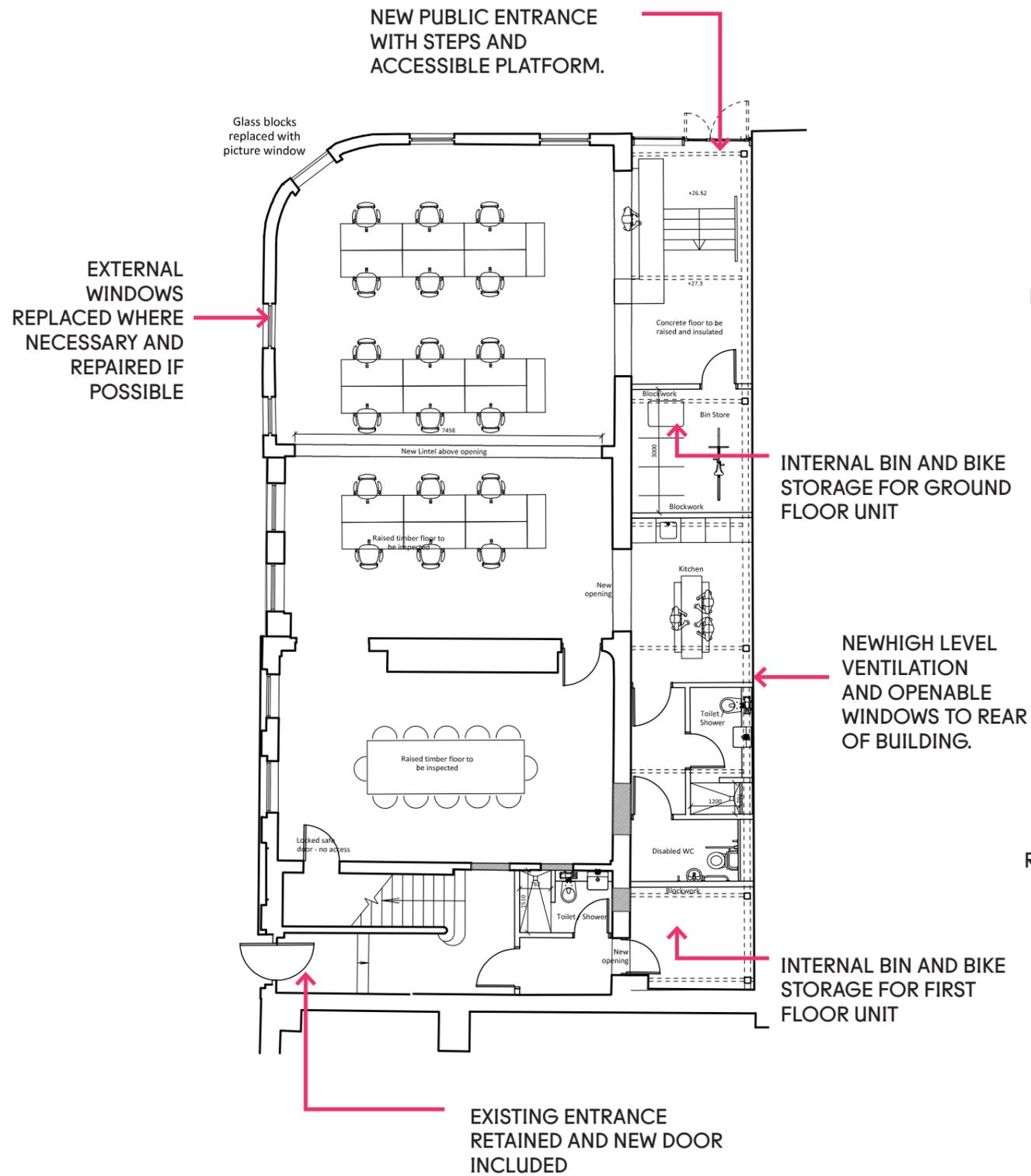
		sq m	sq ft
Ground Floor	G-01	63.3	681
	G-02		
	G-03		
First Floor	sq m F-01	182.5	1964
	F-02	-	-
	F-03	-	-
Second Floor	sq m S-01	-	-
	S-02	-	-
	S-03	-	-
Third Floor	sq m T-01	-	-
	T-02	-	-
	T-03	-	-
	Letable Area	<b>245.8</b>	<b>2646</b>
	GIA	412.8	4443
Net:Gross			60%

## EXISTING CONDITION

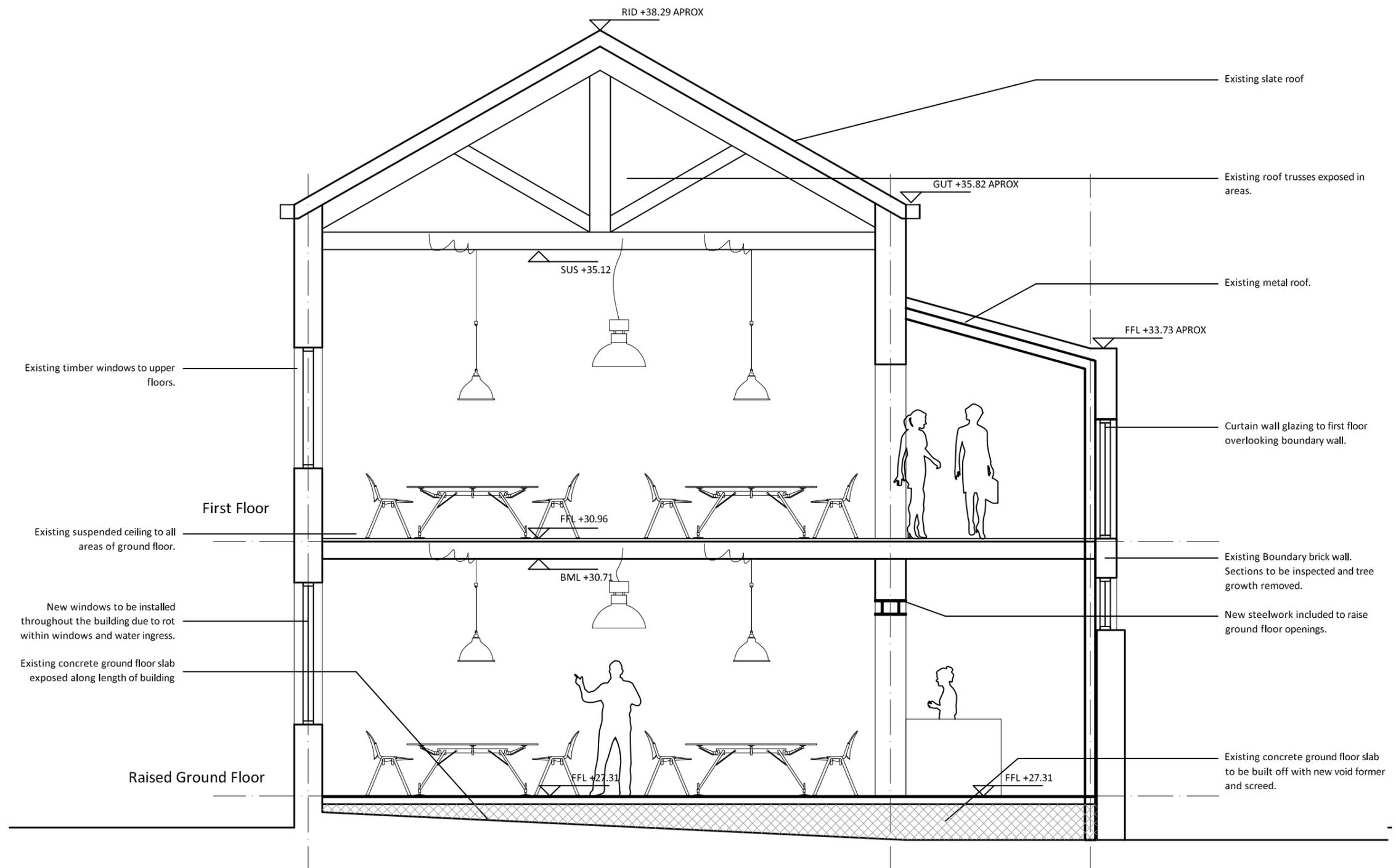
- 01 Single/Double occupancy
- 02 No flexibility
- 03 Character is not utilised
- 04 Inefficient circulation

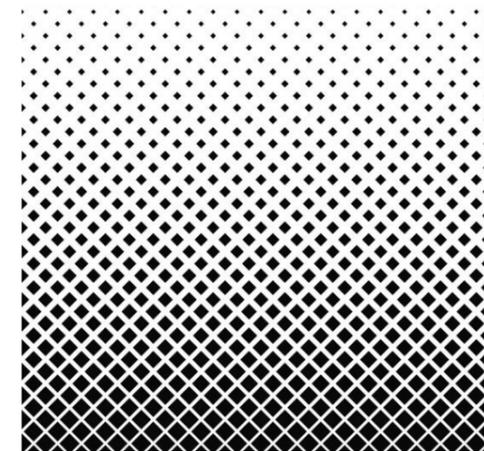
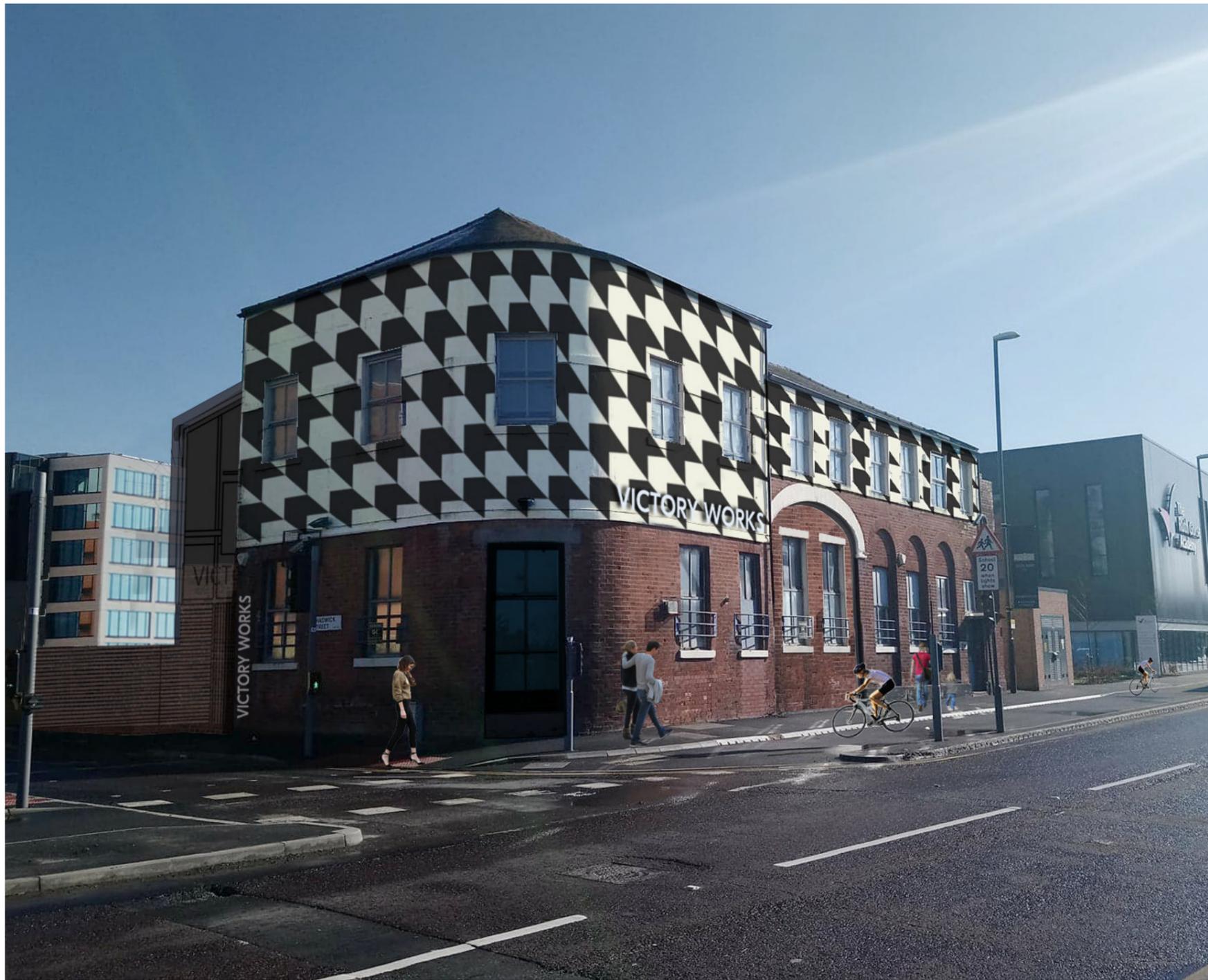


# EXISTING PLANS

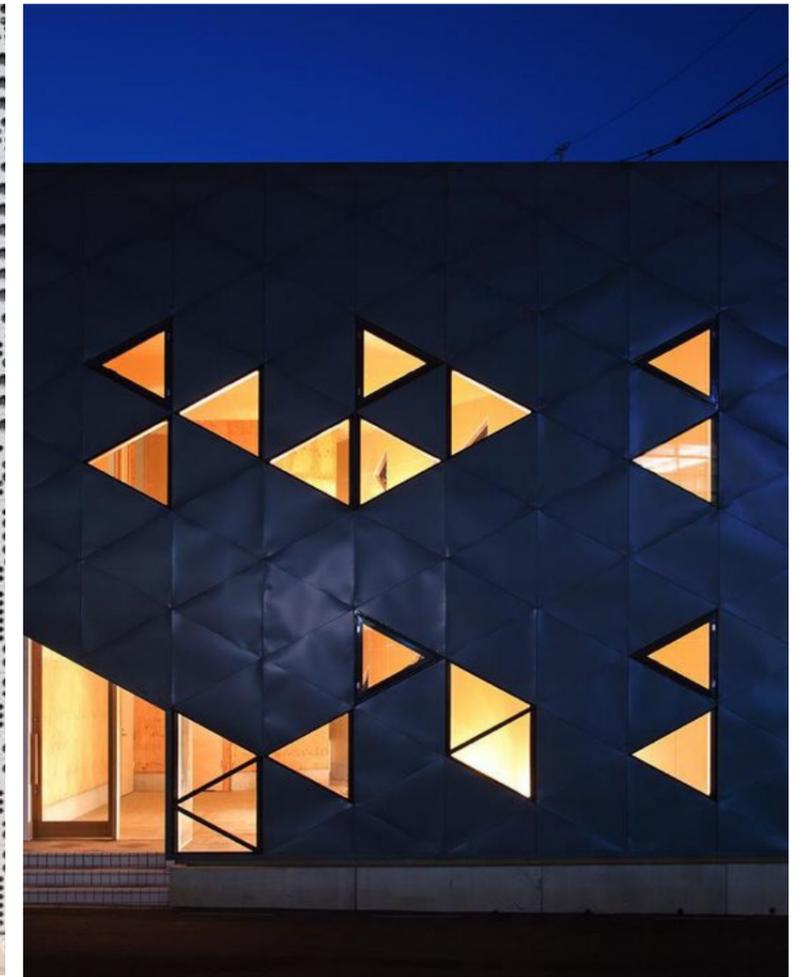


# PROPOSED PLANS





# EXTERNAL LOOK AND FEEL - PATTERN



## EXTERNAL LOOK AND FEEL - ADDITION

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# group ginger

architecture, urban design and creative intelligence

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