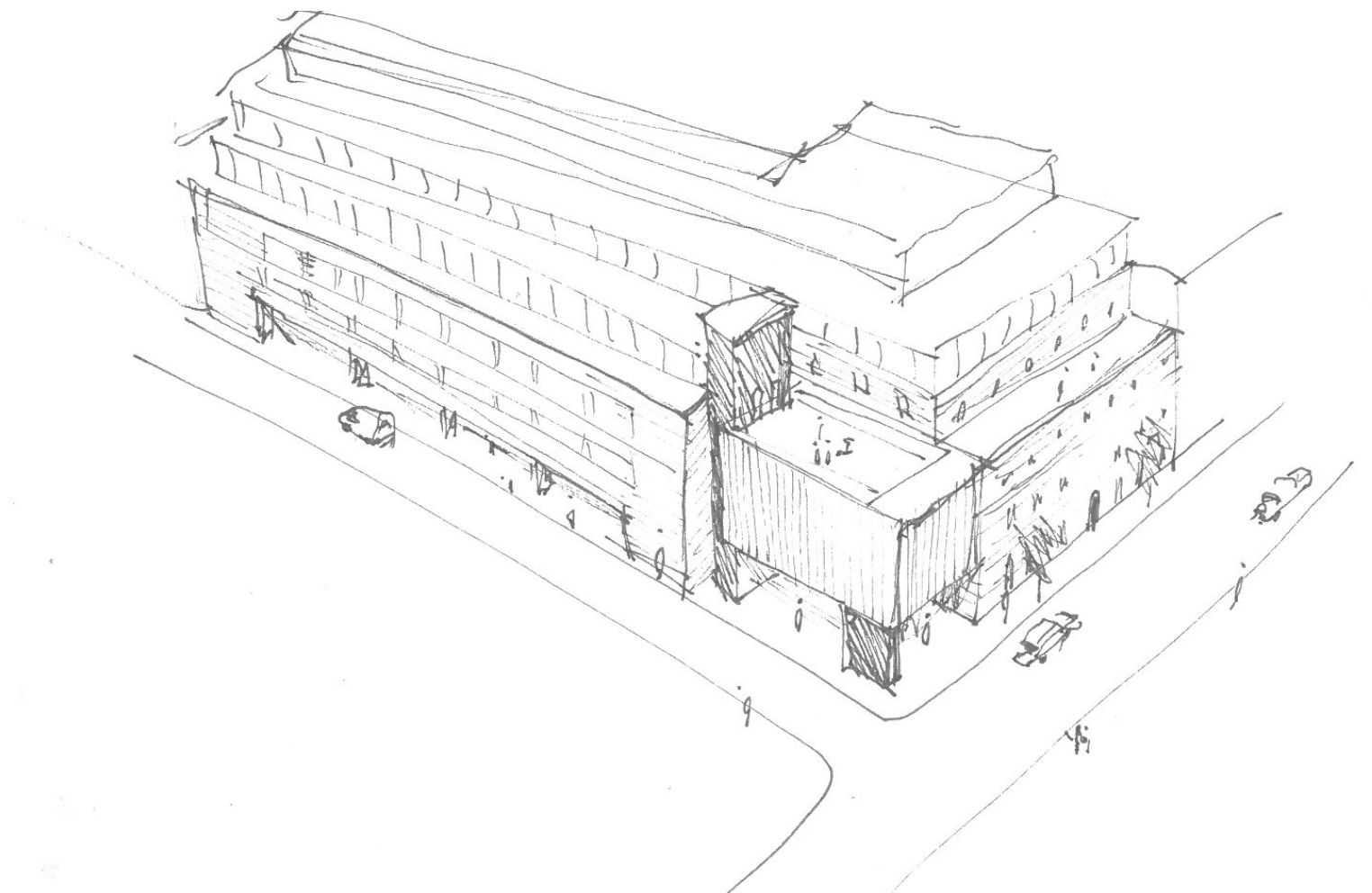




PUBLIC CONSULTATION | **02 FEBRUARY 2017**



## WELCOME

*The purpose of this public consultation is to present a revised proposal for Laser House, 132-140 Goswell Road, which is centred upon the refurbishment and extension of the existing building.*

*As you may know, an application is still with the London Borough of Islington, for the redevelopment of the site to create a new 8 storey office building (ref: 2016/2485/FUL). This has not yet been determined by the Council, but could be withdrawn if residents were supportive of the revised scheme.*

*Rather than the demolition and construction of a new building, the new proposal offers the following improvements on the existing application:*

- *Retention of the existing building;*
- *A reduction in height from 8 storeys to 5 storeys;*
- *Improved Daylight and Sunlight conditions for neighbouring residents;*
- *A new public building for use for community events and exhibitions;*

*This exhibition is intended to give local residents and businesses the opportunity to view and give feedback on the development proposals for Laser House, prior to the submission of a planning application.*



# Northern & Midland Holdings + General Projects Developers

*Northern & Midland Holdings acquired Laser House in 1991 and have a long-term interest in Laser House. They are committed to delivering a quality building for the area.*

+

*General Projects is a real estate developer that imagines, designs and delivers, innovative, inspiring buildings, wholly designed for the creative industries.*

*Drawing on pioneering architecture and cutting edge technology, General Projects seek to establish a new inspiring standard for the ways people live and work.*



## BuckleyGrayYeoman Architects

*Formed in 1997 by Richard Buckley, Fiammetta Gray and Matt Yeoman, BuckleyGrayYeoman is an award-winning architecture and design practice based in Shoreditch, London.*

*The practice has experienced consistent growth over the past 5 years and now employs 70 staff members.*

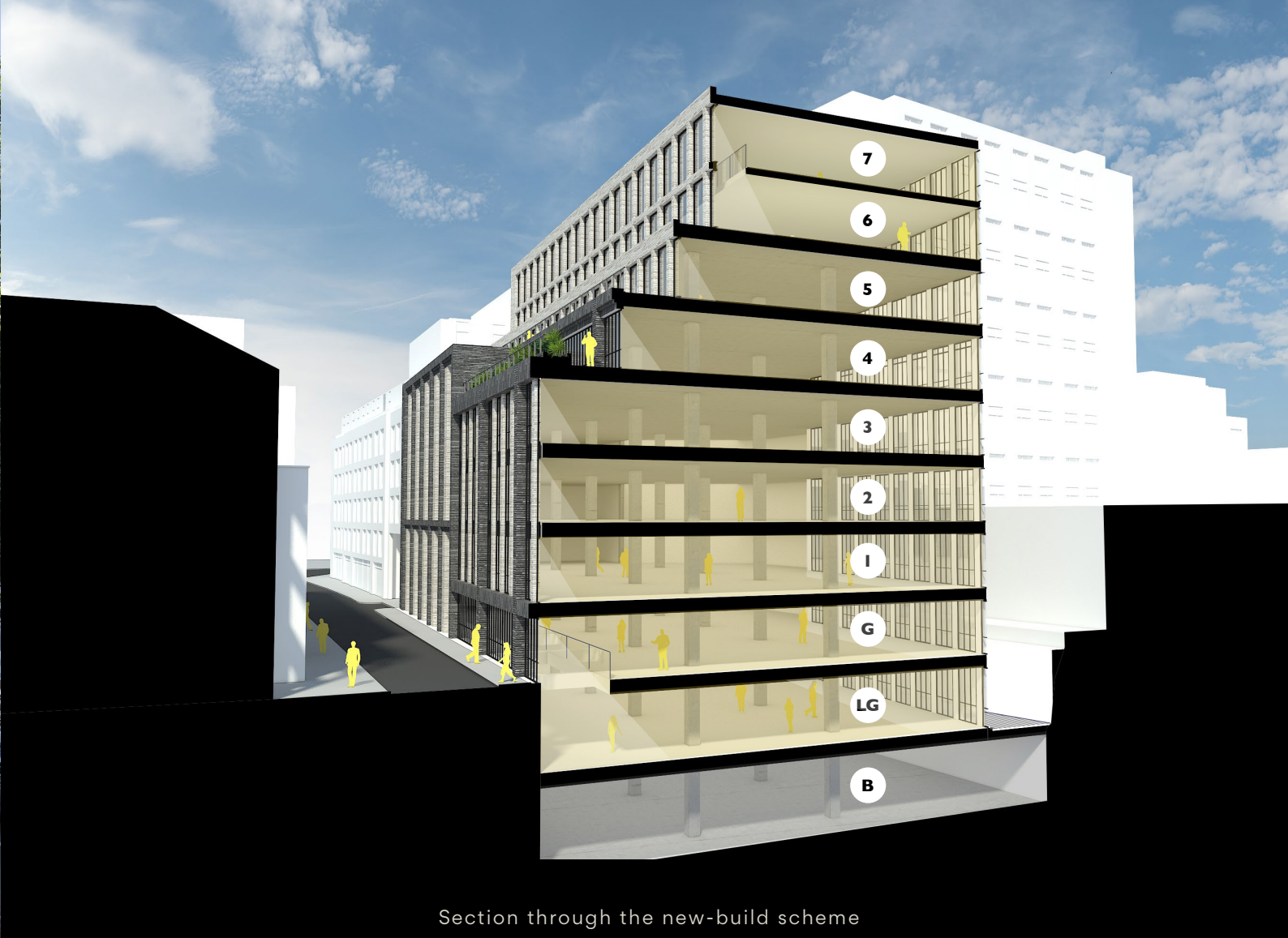
*With an expanding portfolio of work across a range of sectors including offices, residential, retail, hotels, schools and masterplanning, BuckleyGrayYeoman prides itself on delivering projects on time and within budget, regardless of the size or complexity of the challenge. The practice's growing reputation for delivering the highest quality of design has been acknowledged by a number of recent awards.*







Corner view of the new-build scheme



Section through the new-build scheme

## PLANNING BACKGROUND

### The new-build scheme

*An application is still with the London Borough of Islington for the redevelopment of the site to create a new 8 storey office building (ref: 2016/2485/FUL). This has not yet been determined by the Council, but could be withdrawn if residents were supportive of the revised scheme.*

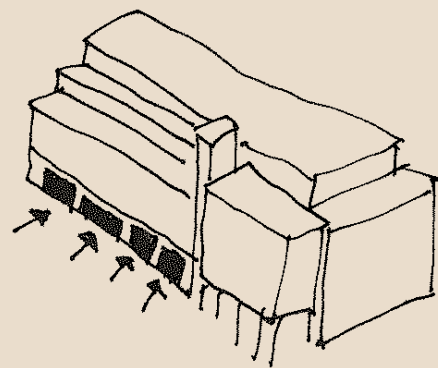
*Following the responses received from neighbours during the Council's period of public consultation, the applicant, Northern & Midland Holdings, is considering an alternative option for the development of the site, which will; refurbish the existing building maximising the office floorspace and bringing the doors and windows down to the ground floor of Goswell Road, add two new floors of offices above, and build a two storey 'art house, community building' on the corner of Goswell Road and Pear Tree Street. This scheme seeks to respond to concerns from the community that:*

- *Some residents like the existing building and consider it could be retained*
  - *The new build scheme is too tall and bulky*
- *The new build scheme will significantly impact on sunlight/daylight and amenity of existing residents*
  - *The new build scheme will obscure views.*

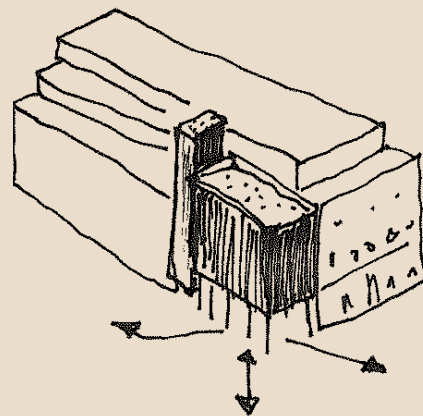


# REFURBISHMENT PROPOSALS

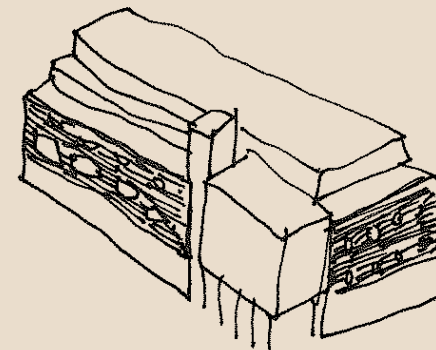
## 1. AN ACTIVE BASE



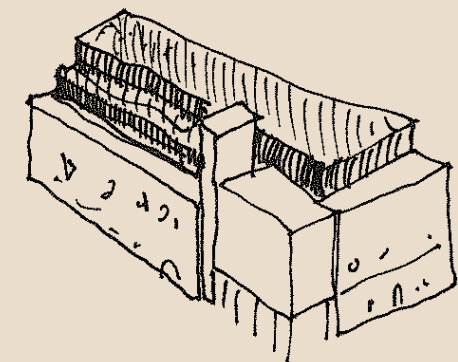
## 2. A PUBLIC CORNER



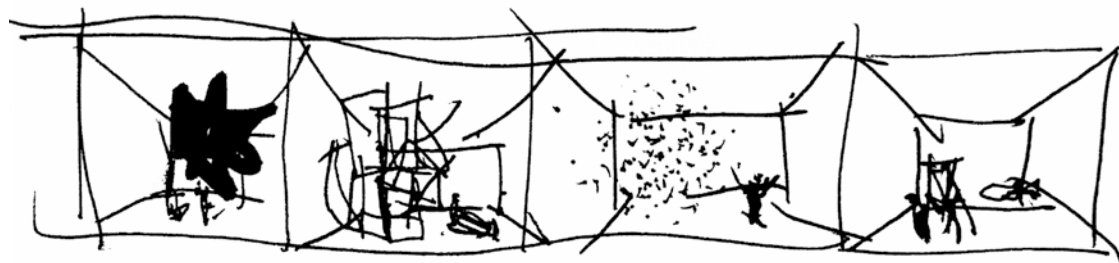
## 3. WORK SPACE



## 4. EXTENDED MASSING







## AN ACTIVE BASE

Flexible commercial units on **Pear Tree Street**

*It is proposed that the existing loading bays fronting Pear Tree Street are converted into commercial units.*

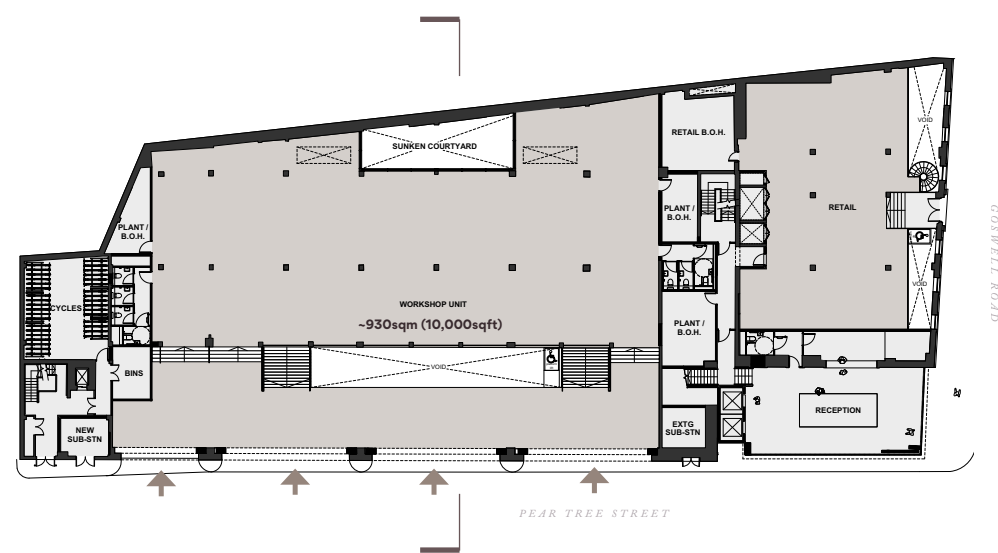
*The units are to be arranged on Ground and Lower Ground floors, and will total circa 1,535sqm (16,500sqft) in net area.*







Section through the Pear Tree Street loading bay units



AS PROPOSED | **GROUND FLOOR PLAN**



AS PROPOSED | **LOWER GROUND FLOOR PLAN**





## AND ON GOSWELL ROAD...

Flexible commercial unit on **Goswell Road**

*The lower floors of the Goswell Road block are proposed to be transformed into a flexible restaurant / retail / office unit. Arranged over ground and lower ground floors, a commercial space of 465sqm (5,000sqft) is provided.*

*It is proposed that the existing building facade is retained and refurbished. It is proposed that the existing ground floor window openings are lowered to street level to provide full-height glazing. This is intended to increase the natural light into the basement and provide active frontages on the streetscape.*

BuckleyGrayYeoman | **Laser House**

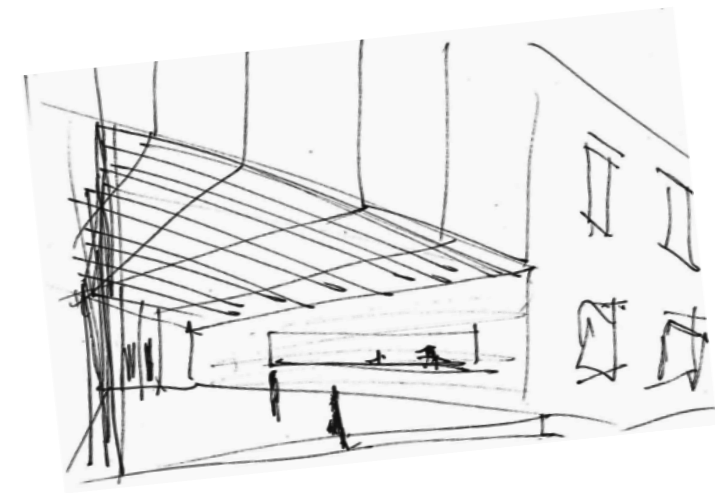


Elevation of Goswell Road commercial unit









## A PUBLIC CORNER

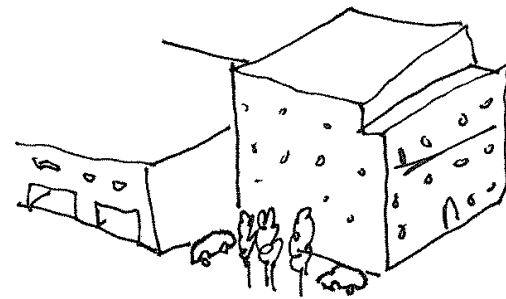
Art / Event / Community space

*The land on the junction of Goswell Road and Pear Tree Street provides the opportunity for a standalone intervention which ties the overall development together, whilst creating a unique facility comprising **art/event/community uses**.*

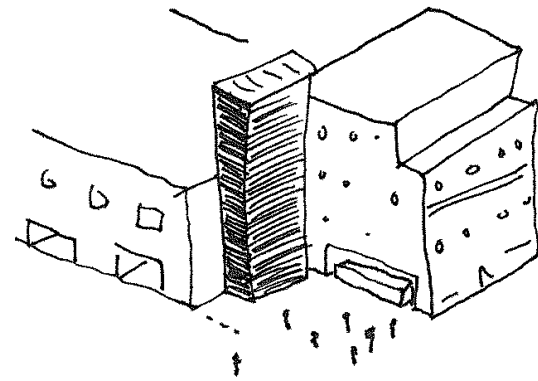
*This intervention is proposed to comprise of:  
a new flexible, double-height volume at first floor level; a new lift core and grade-level reception space (serving both the flexible space and the refurbished office space); a new lower-gallery at ground floor level.*



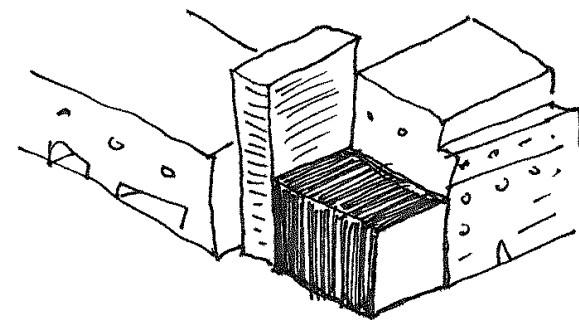
**Existing mass**



**New grade level  
reception and  
lift-core serving  
office space and new  
multi-use facility**



**New flexible art/  
event/community  
facility on the site of  
the old 'White Horse  
& Cross Keys' pub**



**New mass lifted to  
provide access to the  
new facility and  
lower-gallery at  
ground level**

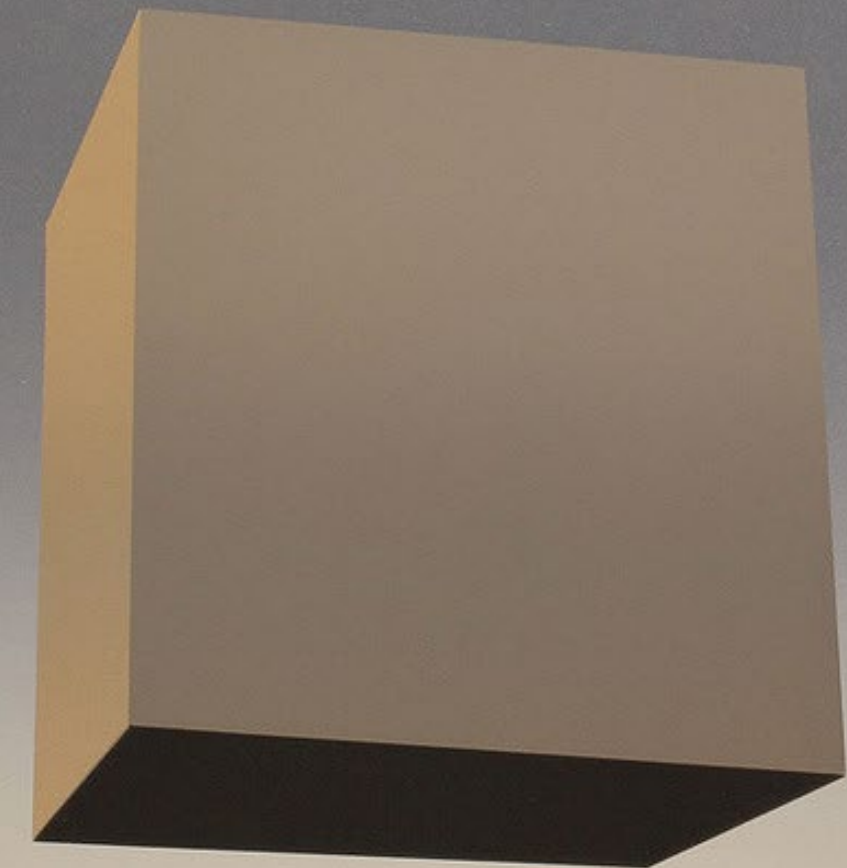
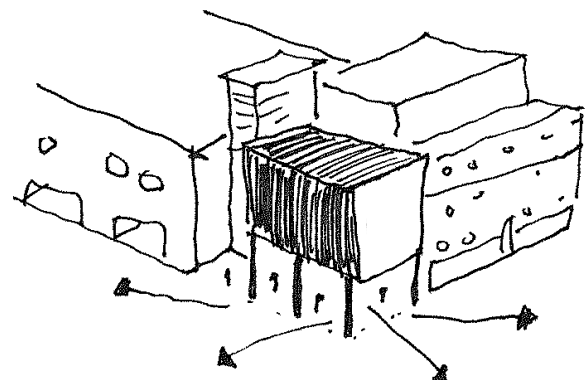
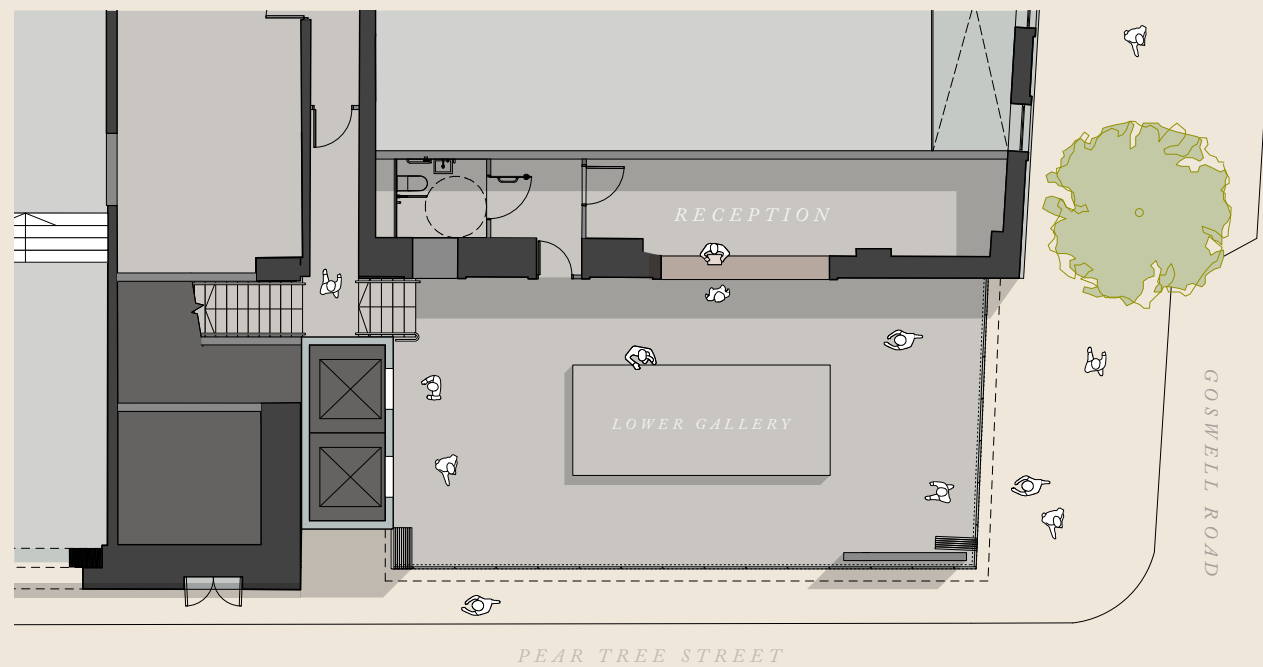
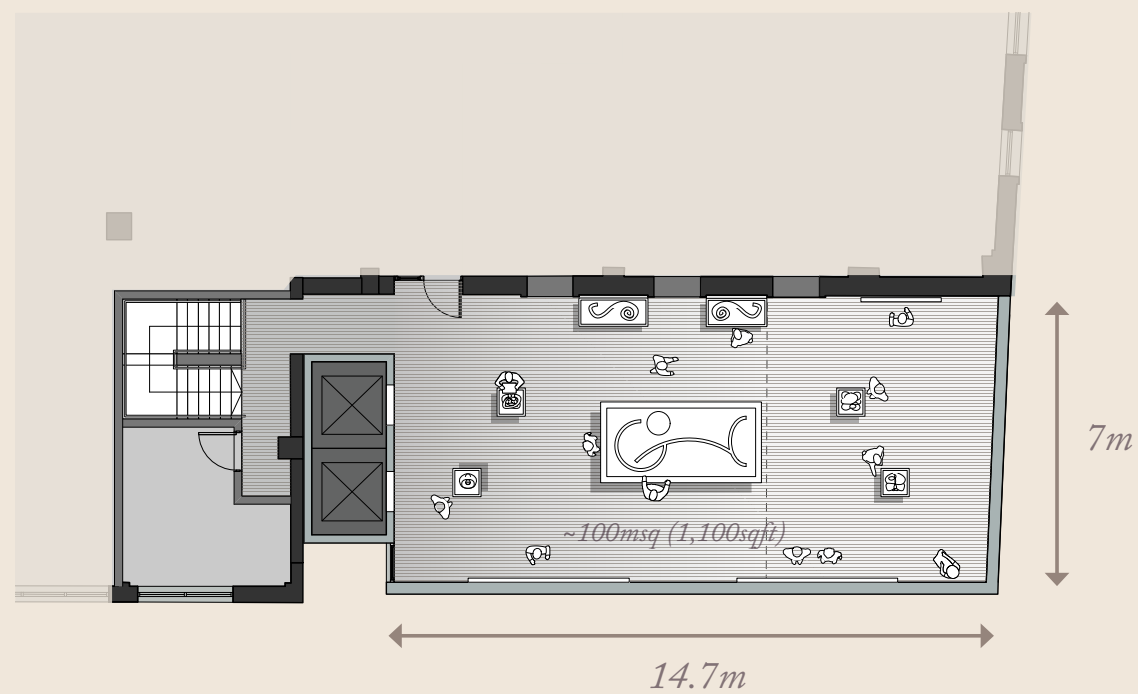


Image: Counting Down by Mehdi Ghadyanloo





AS PROPOSED | **GROUND FLOOR PLAN**



AS PROPOSED | **FIRST FLOOR PLAN**

BuckleyGrayYeoman | **Laser House**



Model section through flexible space



View of lower gallery





Gallery space



Auditorium



Community space





Corner view east down Pear Tree Street



View looking west along Pear Tree Street



View towards corner of Pear Tree Street and Goswell Road



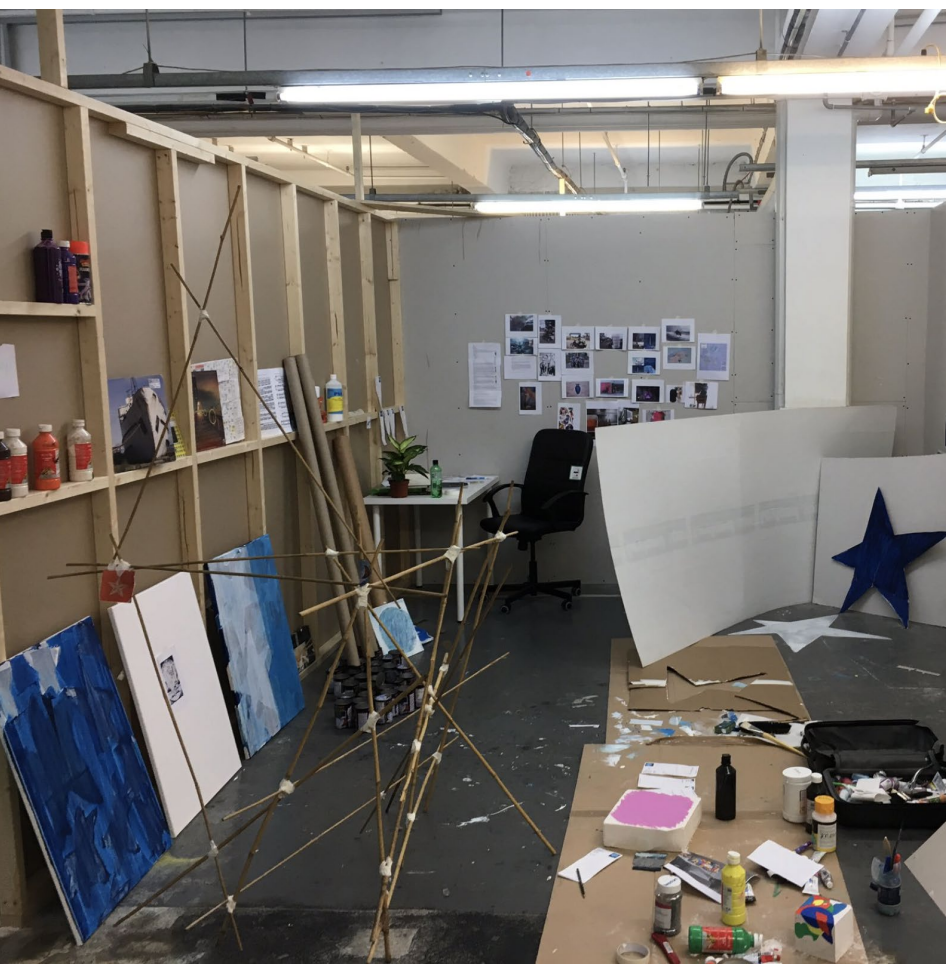
## ART + LASER HOUSE

*Since August 2016, the Client has collaborated with Arebyte to provide truly affordable pop-up arts and creative hub space in the building.*

*The building is now home to 80 individuals, SME's, social enterprise and charities.*

*The spaces are currently used by photographers, painters, sculptors, tailors, weavers, taxidermists, charities, animators, botanists, printmakers, curators, developers, filmmakers, writers, designers, and many more.*

*It is envisaged that the refurbishment of Laser House will reinforce this link with artists, designers and creatives.*







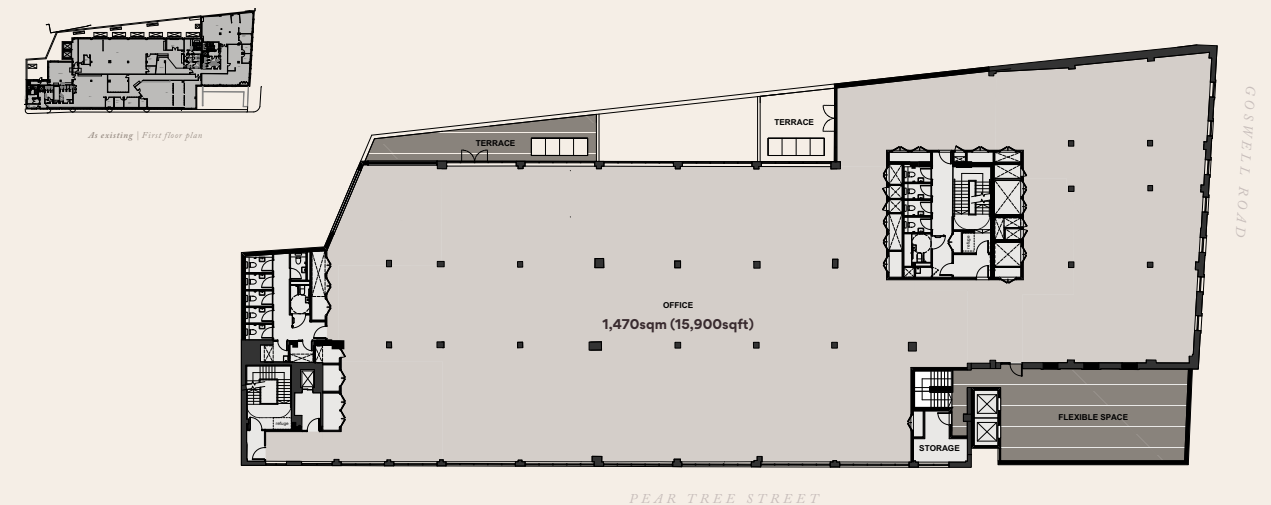
Visual of typical floor

## WORK SPACE

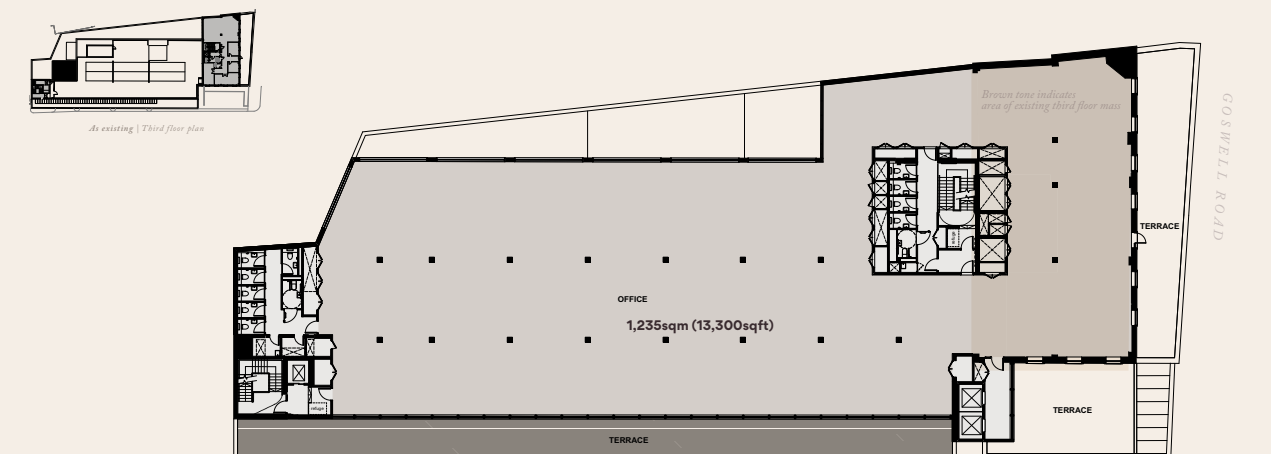
Flexible, modern workspace

*The upper floors of the building will comprise of modern office space. Improvements to the core arrangement will ensure the space is flexible and efficient, and new M+E will be fitted throughout.*

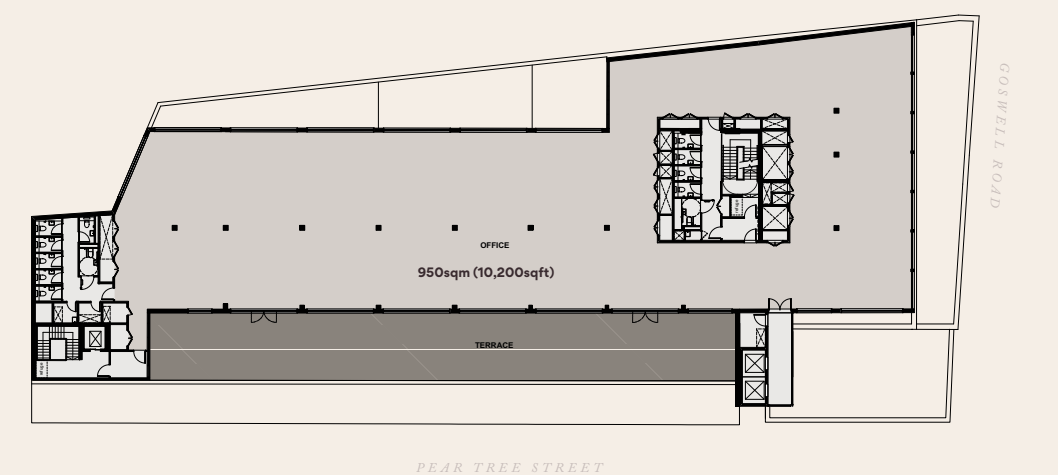
BuckleyGrayYeoman | **Laser House**



AS PROPOSED | **TYPICAL FLOOR PLAN (FIRST + SECOND)**



AS PROPOSED | **THIRD FLOOR**



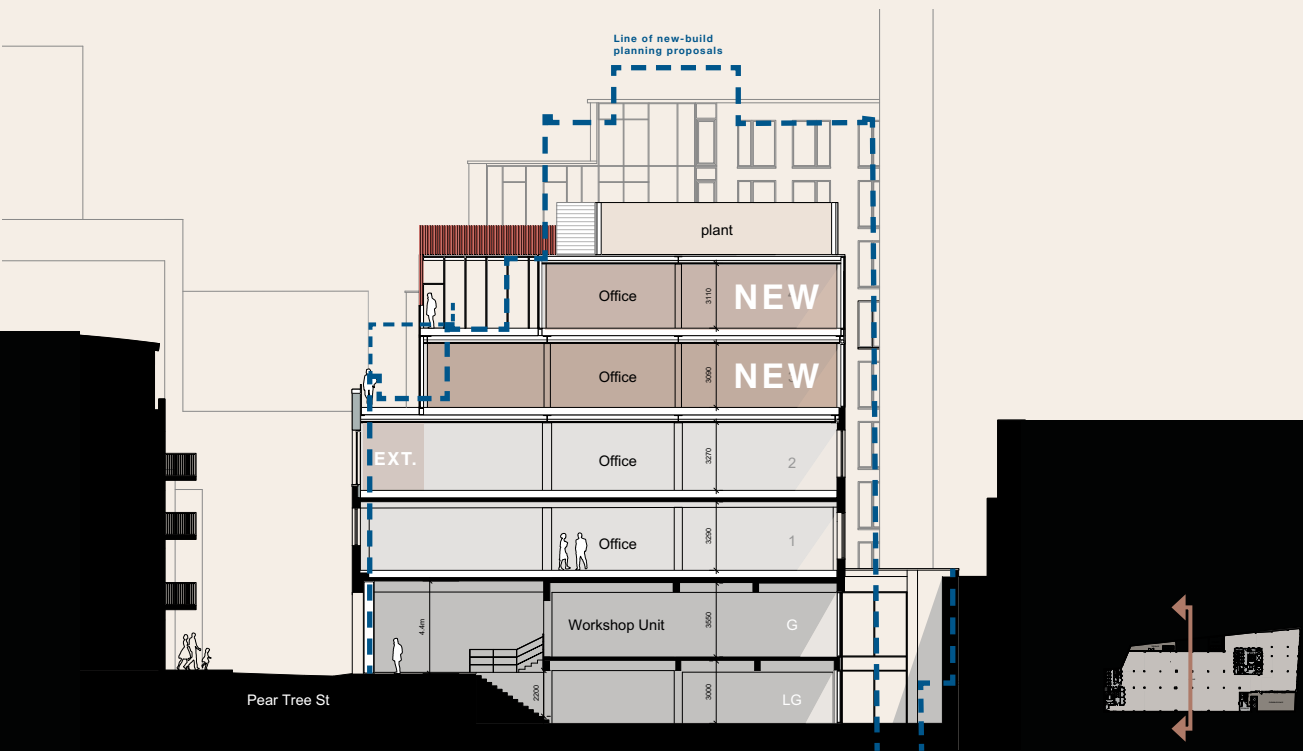
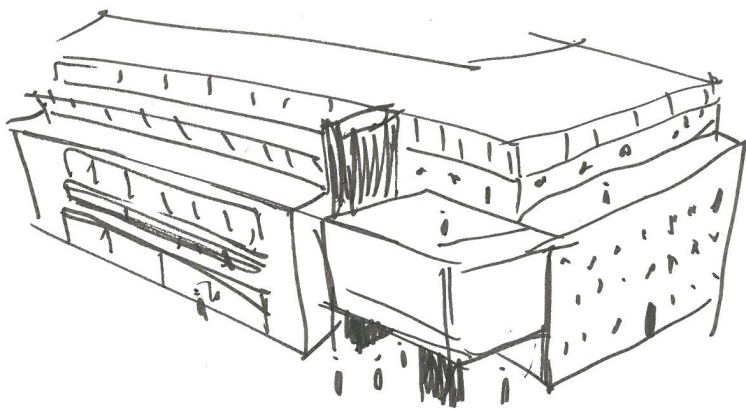
AS PROPOSED | **FOURTH FLOOR**



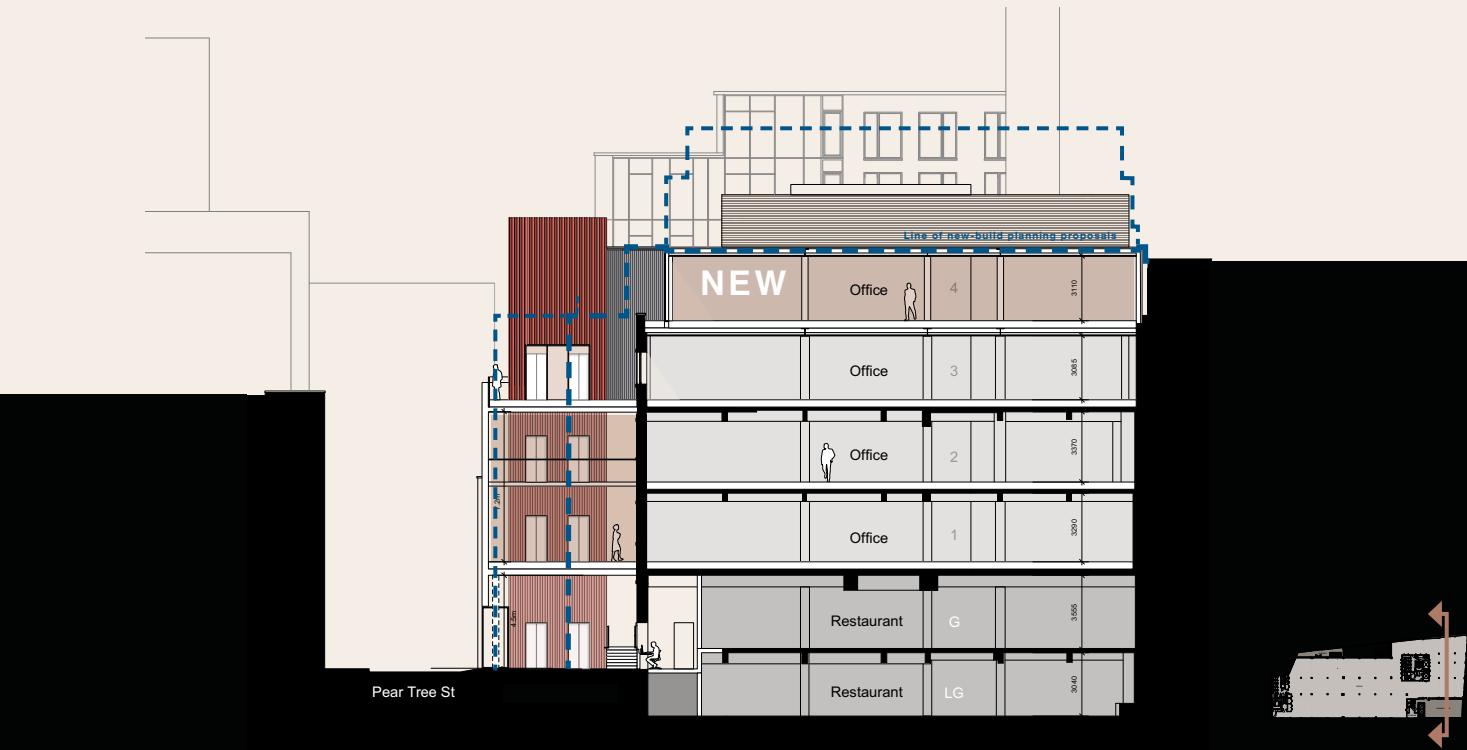
# EXTENDED MASSING

Adding more space

*An opportunity exists to add more space to the top of the building. It is proposed that the block on Pear Tree Street is extended by 2 storeys, and the block on Goswell Road is extended by 1 storey.*

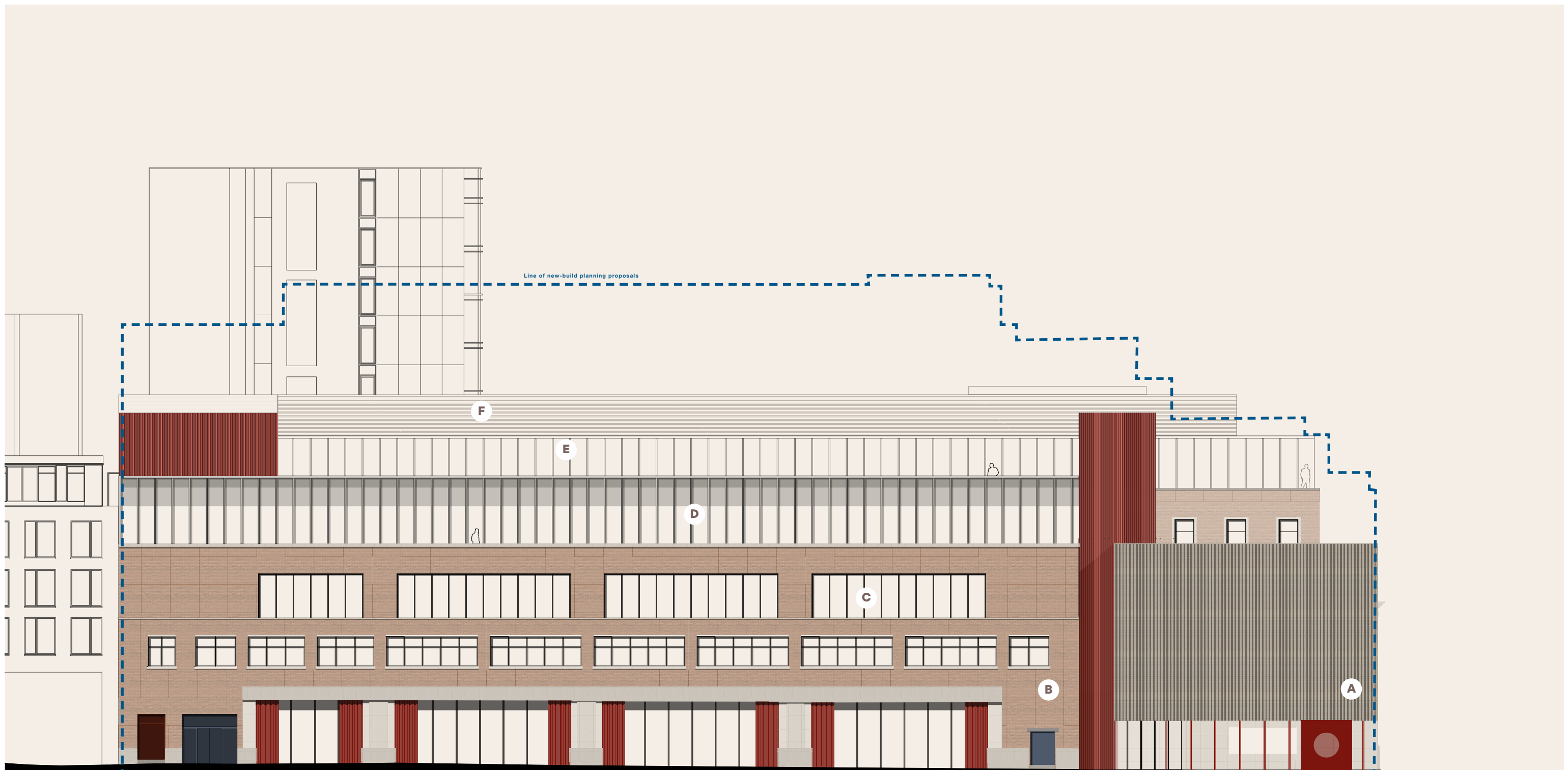


AS PROPOSED | **SHORT SECTION THROUGH PEAR TREE STREET BLOCK**



AS PROPOSED | **SHORT SECTION THROUGH GOSWELL ROAD BLOCK**





**A** \_ New art / event / community space   **B** \_ Ground and first floor facades retained and refurbished   **C** \_ New brick facade to second floor  
**D** \_ New third floor extension   **E** \_ New fourth floor extension   **F** \_ New plant enclosure

AS PROPOSED | **PEAR TREE STREET ELEVATION**