



# ARDING AND HOBBS

## WEBINAR

### JULY 2020

# 1.0 EXISTING BUILDING



## 1.0

### EXISTING BUILDING

#### 1.1 Henry Arding & James Hobb Henry

Henry Arding and James Hobbs were the founders of Wandsworth textiles company, Arding & Hobbs, which started as a drapery shop on Wandsworth High Street in 1867.

In 1884, they expanded from other premises at the corner of Falcon Road and Battersea Park Road, opening a store closer to Clapham Junction Station costing £8,000. This became Arding & Hobbs' flagship store.

The Grade II listed building sits alongside other notable Battersea buildings from the same era including The Falcon pub and The Grand Theatre.





# 1.0

## EXISTING BUILDING

### 1.2 Historic Photos



1908



1909 Fire



1912



1922



1.0  
EXISTING BUILDING

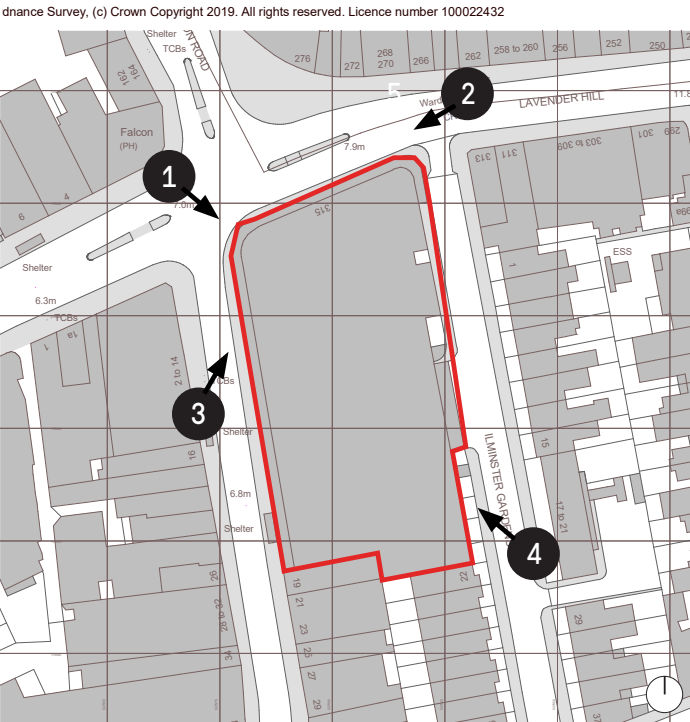
1.3 Existing Photos



Corner Elevation on St John's Hill / St John's Road



Elevation on St John's Road



OS Location Map



Corner elevation on Ilminster Gardens / St Johns Hill



Ilminster Gardens Elevation



# 1.0 EXISTING BUILDING

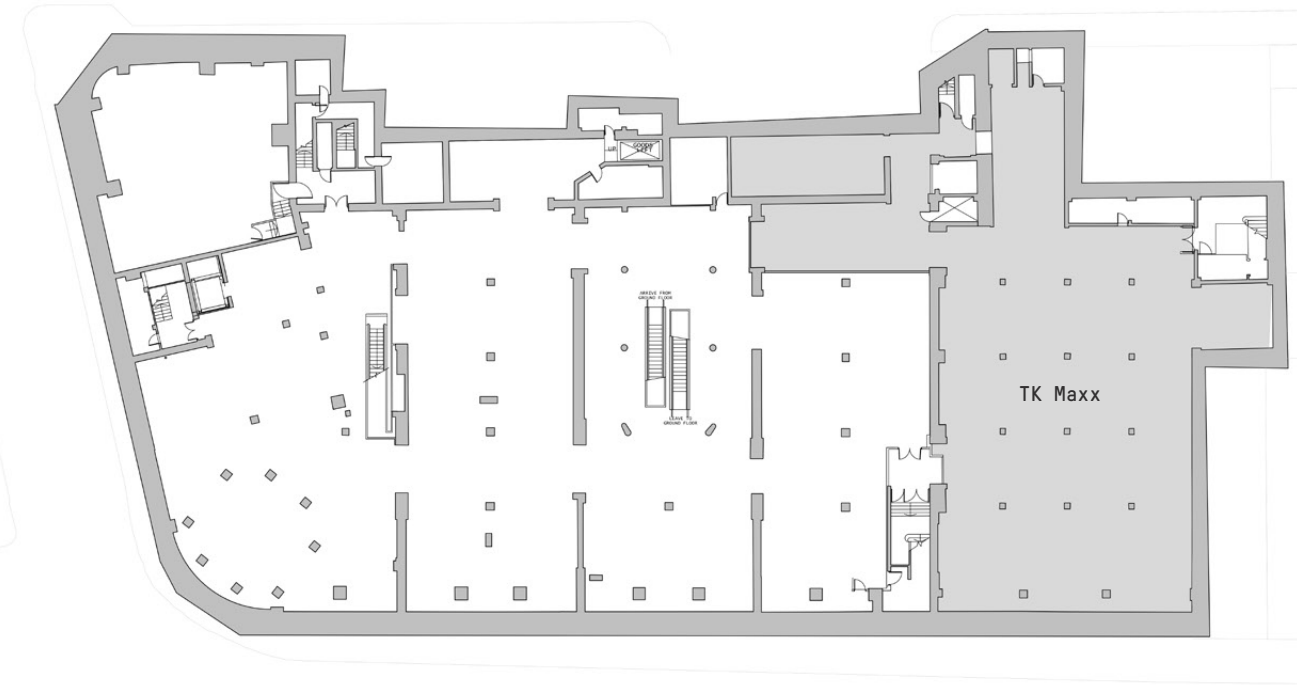
## 1.4 Heritage Features



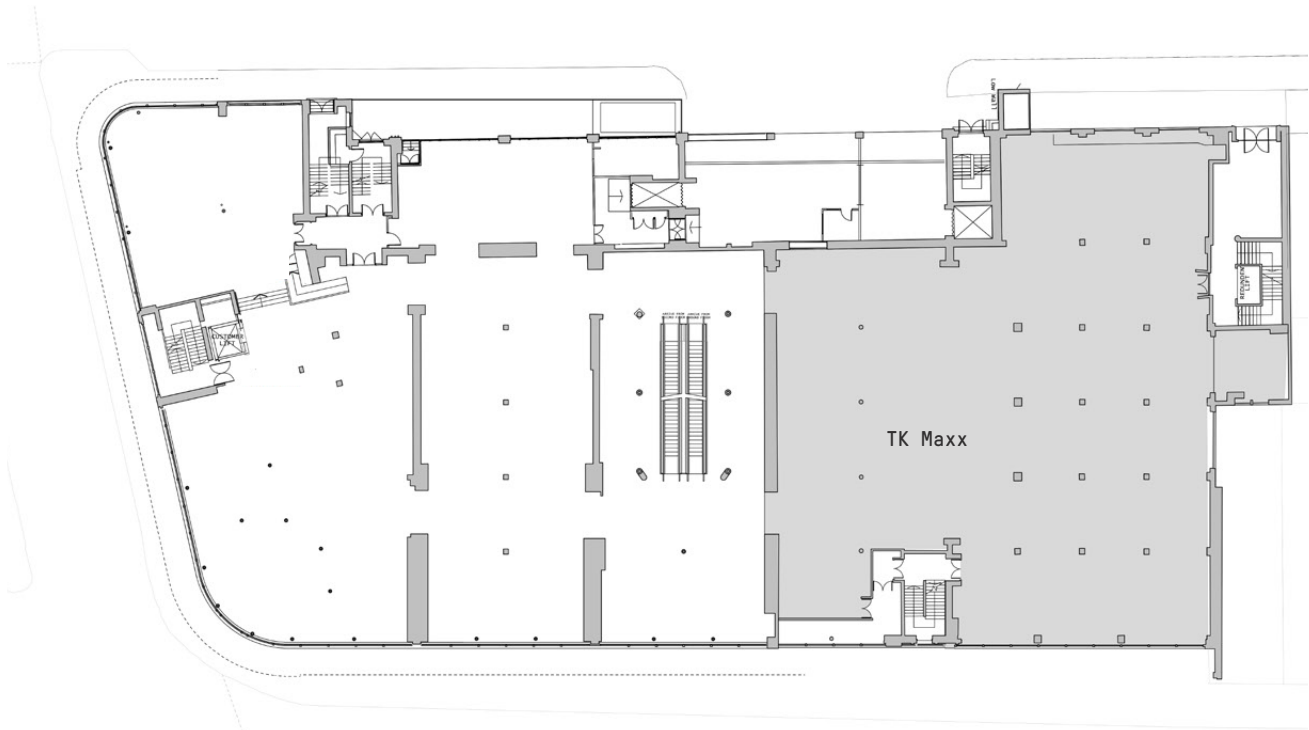


1.0  
EXISTING BUILDING

1.5 Existing Plans



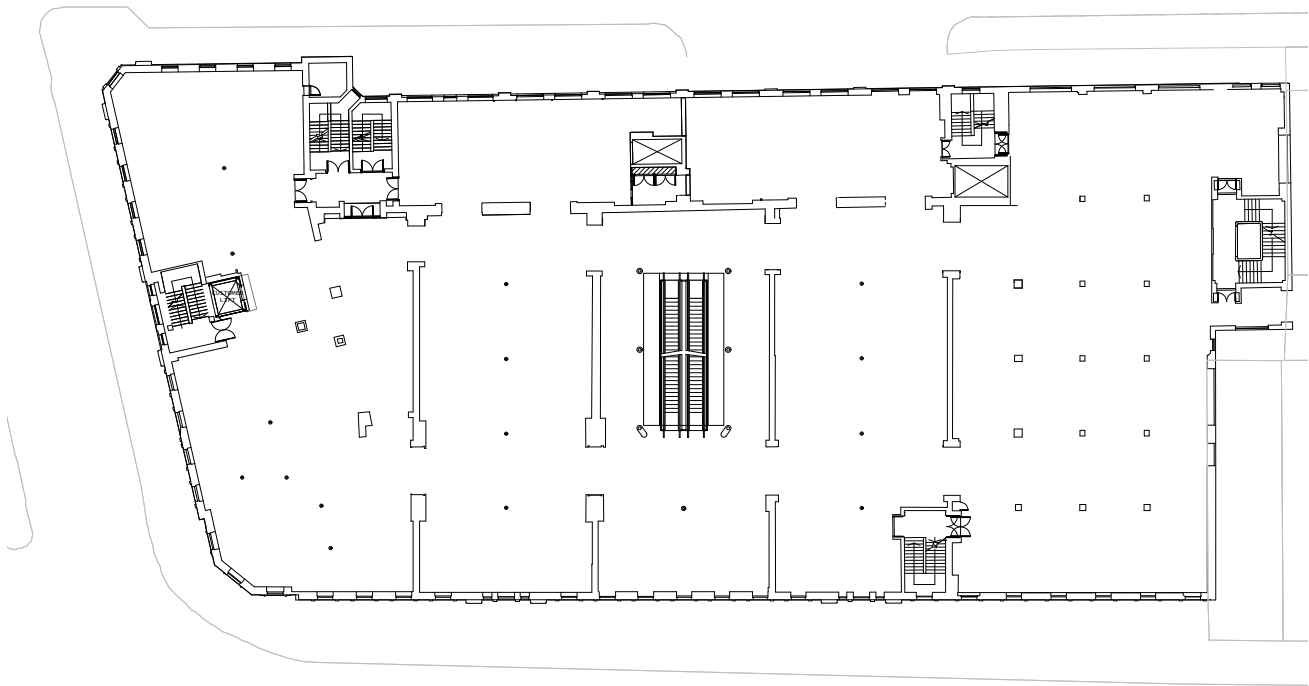
Existing Lower Ground Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan

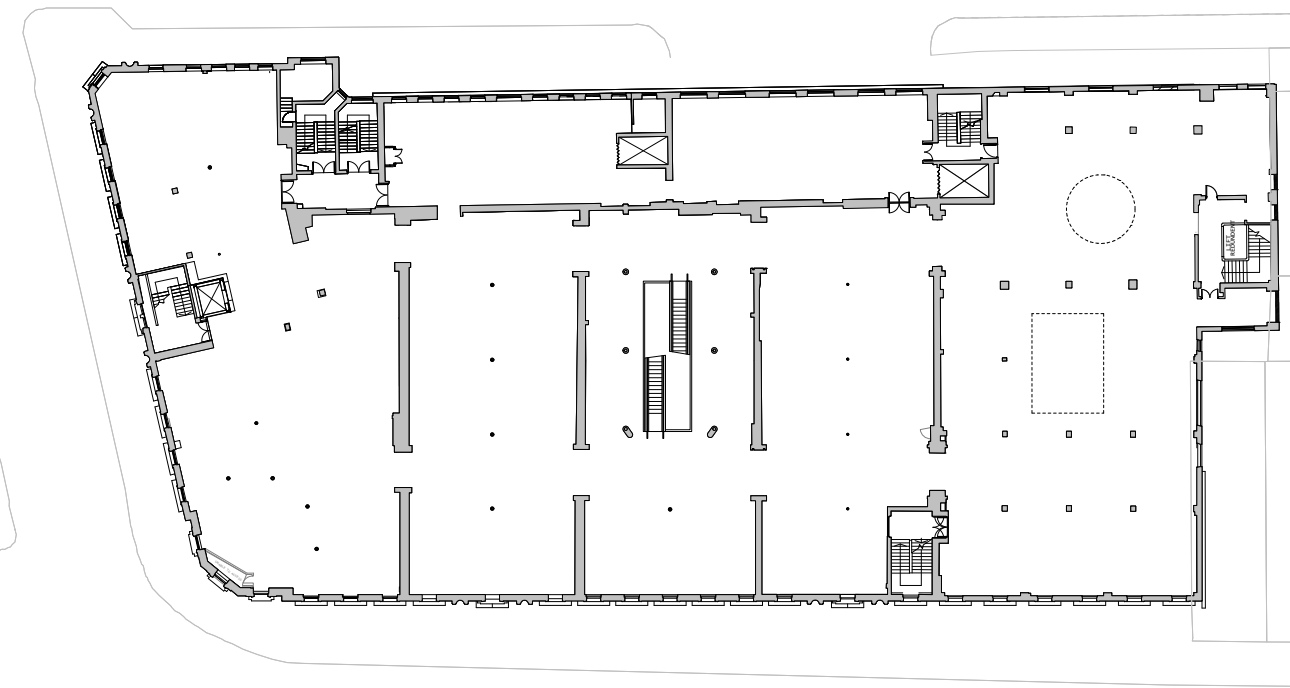


Existing Second Floor Plan

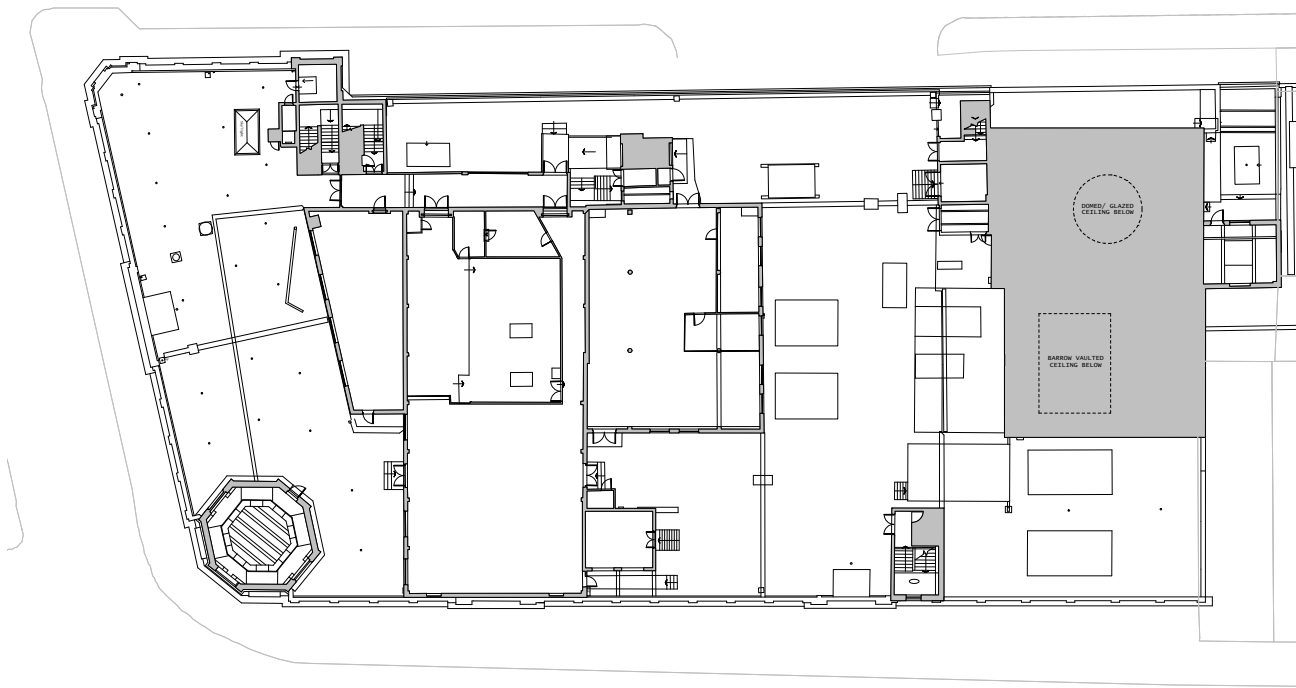


1.0  
EXISTING BUILDING

1.6 Existing Plans



Existing Third Floor Plan

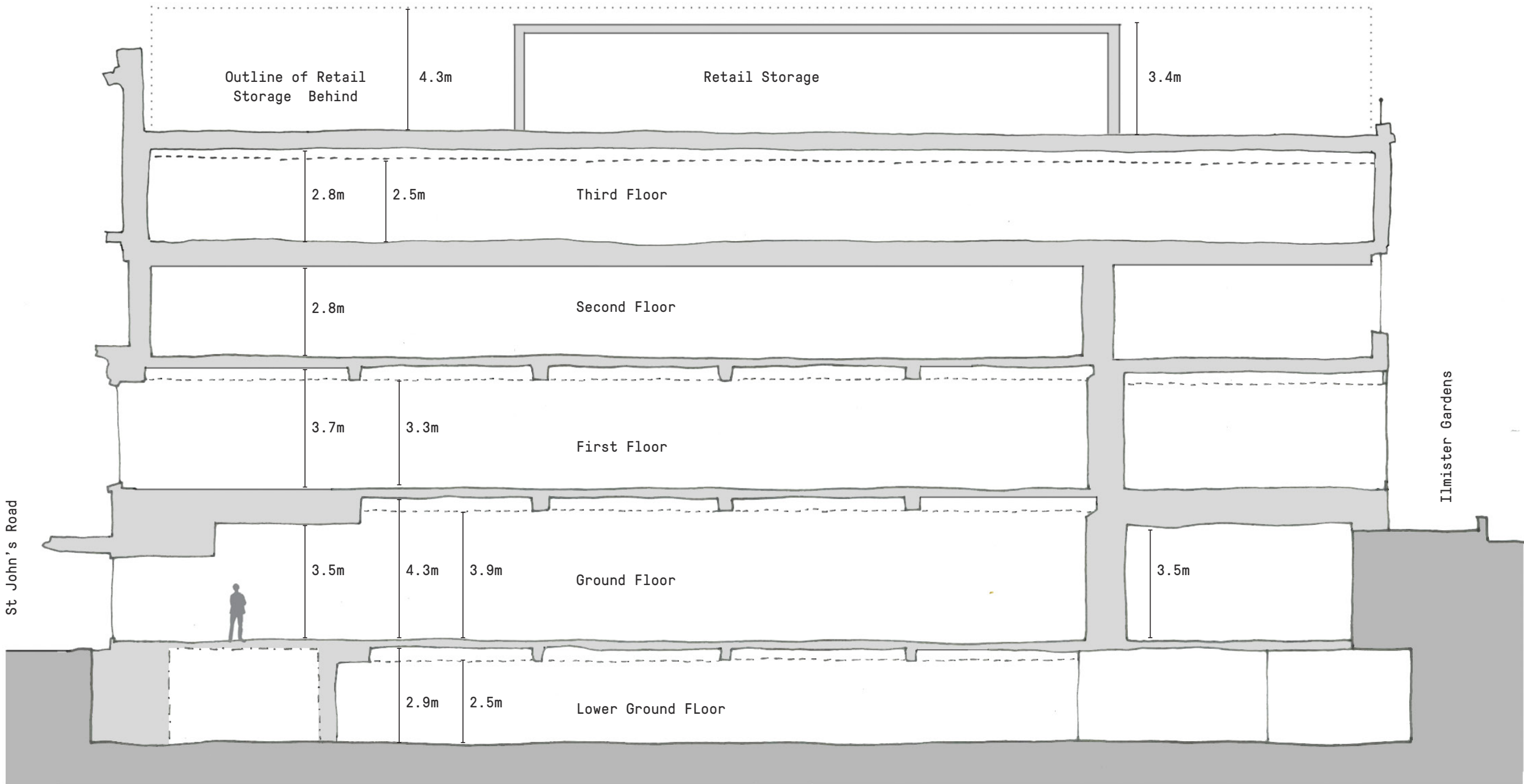


Existing Roof Plan



1.0  
EXISTING BUILDING

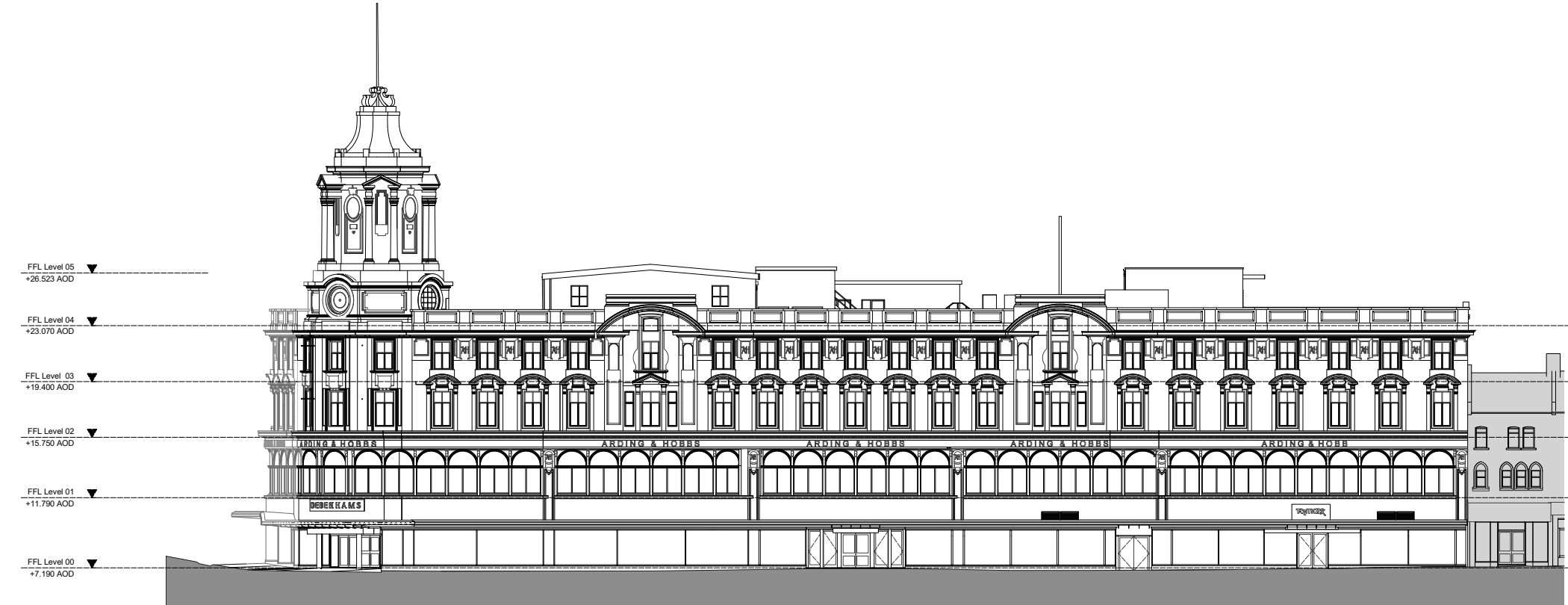
1.7 Existing Section



Section AA

1.0  
EXISTING BUILDING

1.8 Existing Elevations



Existing St John's Road



Existing St Ilminster Garden



## 1.0

### EXISTING BUILDING

#### 1.9 The Focal Point of Clapham Junction

Arding & Hobbs is looking forward to the next chapter in its history, preserving its heritage and increasing its contribution to Clapham Junction town centre.

We asked locals: What do you think about the Arding & Hobbs building? With just shy of 1000 responses, here is a snapshot of what was said...

“A loved and attractive icon for the area.”

“A key heritage asset and anchor unit in the townscape.”

“It’s a beautiful building, that’s part of Clapham Junction’s DNA.”

“It’s a beautiful Edwardian building.”

“It adds tremendous character to the street.”

“It is a distinctive building”

“An elegant piece of architecture”

“Landmark, part of Clapham’s identity”

“Beautiful local building, part of our local culture”

“Magnificent Grade II listed building”

“Grand old building with rich history”

1.0  
EXISTING BUILDING

1.10 Vison for the Future

It is well known that our high streets continue to face challenges as the way we shop changes. TK Maxx has a long lease and will continue to trade as part of any future investment in the building. Debenhams will not reopen in Clapham Junction.

After our extensive engagement, we understand that weekday trade is struggling. Our vision seeks to create a mix of uses, preserving the building’s heritage, bringing vibrancy to the ground floors through flexible retail uses and creating unique, modern office space on the upper levels. As an iconic building, this combination of uses will generate footfall boosting trade for the whole town centre.

Debenhams’ departure brings forward the next chapter in Arding & Hobbs history and this is our vision:

[Data based on 978 responses]

- + Retain the building as a local landmark and focal point through sensitive restoration and enhancement
- + Promote a mix of commercial and leisure uses, creating greater flexibility, including modern retail space
- + Consider opportunities for sensitive additions to the building
- + Create high quality, contemporary office space at the upper levels bringing additional jobs to the town centre
- + Improve relationships with neighbours through rationalising the servicing
- + Promote sustainability

This is how local residents responded to our vision:

- + 94% said it is important/very important to restore the building sensitively
- + 78% said it is important/very important to provide flexible retail uses
- + 57% said it is important/very important to enhance the building for modern usage



# 1.0 EXISTING BUILDING

## 1.11 Vison for the Future





# 2.0 PROPOSALS FOR THE BUILDING



## 2.0

### PROPOSALS FOR THE BUILDING

#### 2.1 Key Design Moves

We are committed to celebrating the heritage of the Arding & Hobbs building and delivering proposals that will:

- + Prioritise re-establishing this Battersea landmark
- + Reference 1920s styles and other heritage features
- + Choose materials and design to complement the existing façade
- + Retain flexible retail space at the ground and lower ground floors
- + Deliver high-quality, contemporary office space at the upper floors to bring new jobs to the area
- + Consider other potential space such as a restaurant or café
- + Include a sensitively designed new roof extension, consolidating the existing unattractive structures
- + Refurbish the Ilminster Gardens elevation
- + A new terrace at the fourth floor connected to the office space
- + Improve the management of servicing and deliveries

[Data based on 978 responses]

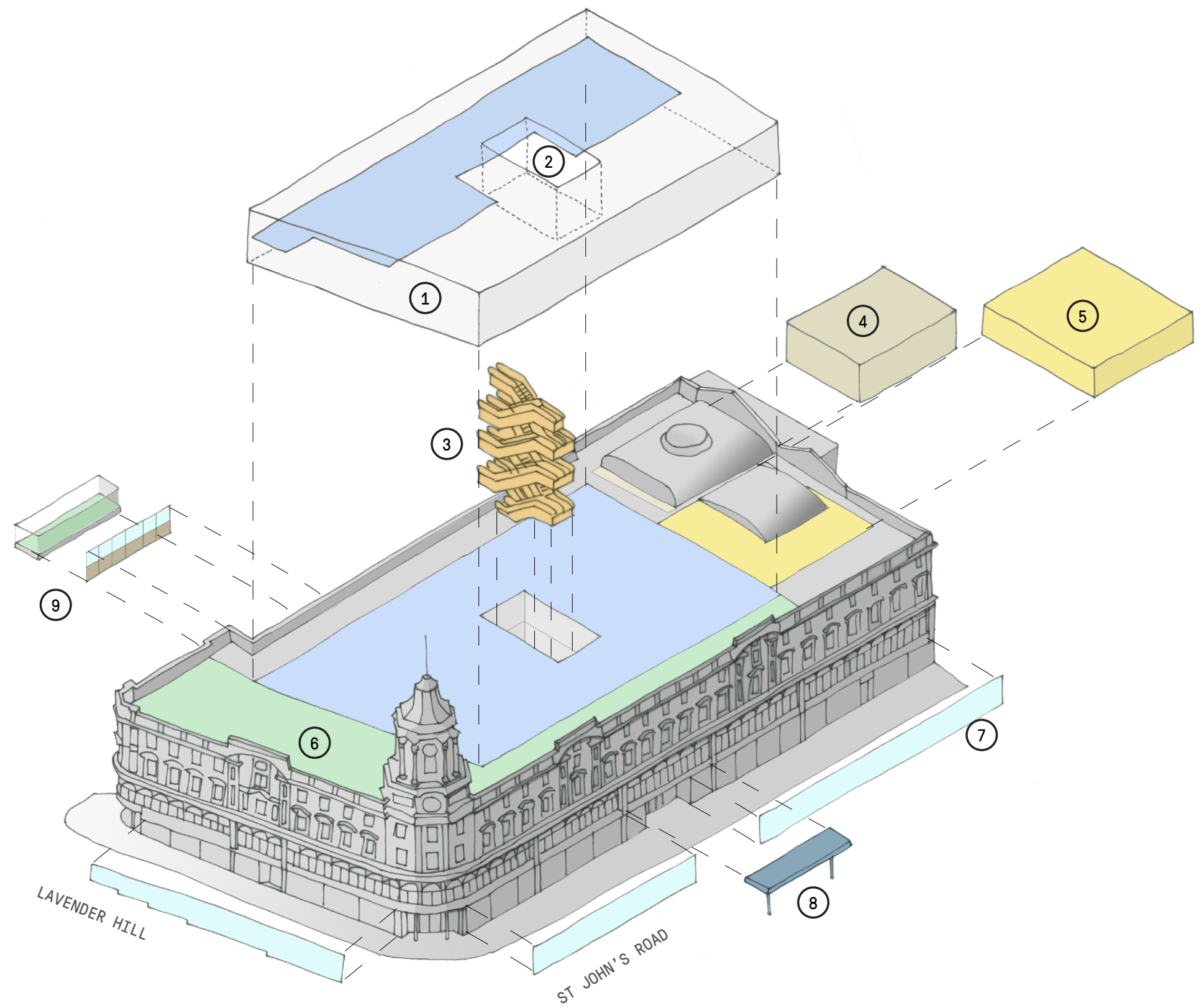


## 2.0

# PROPOSALS FOR THE BUILDING

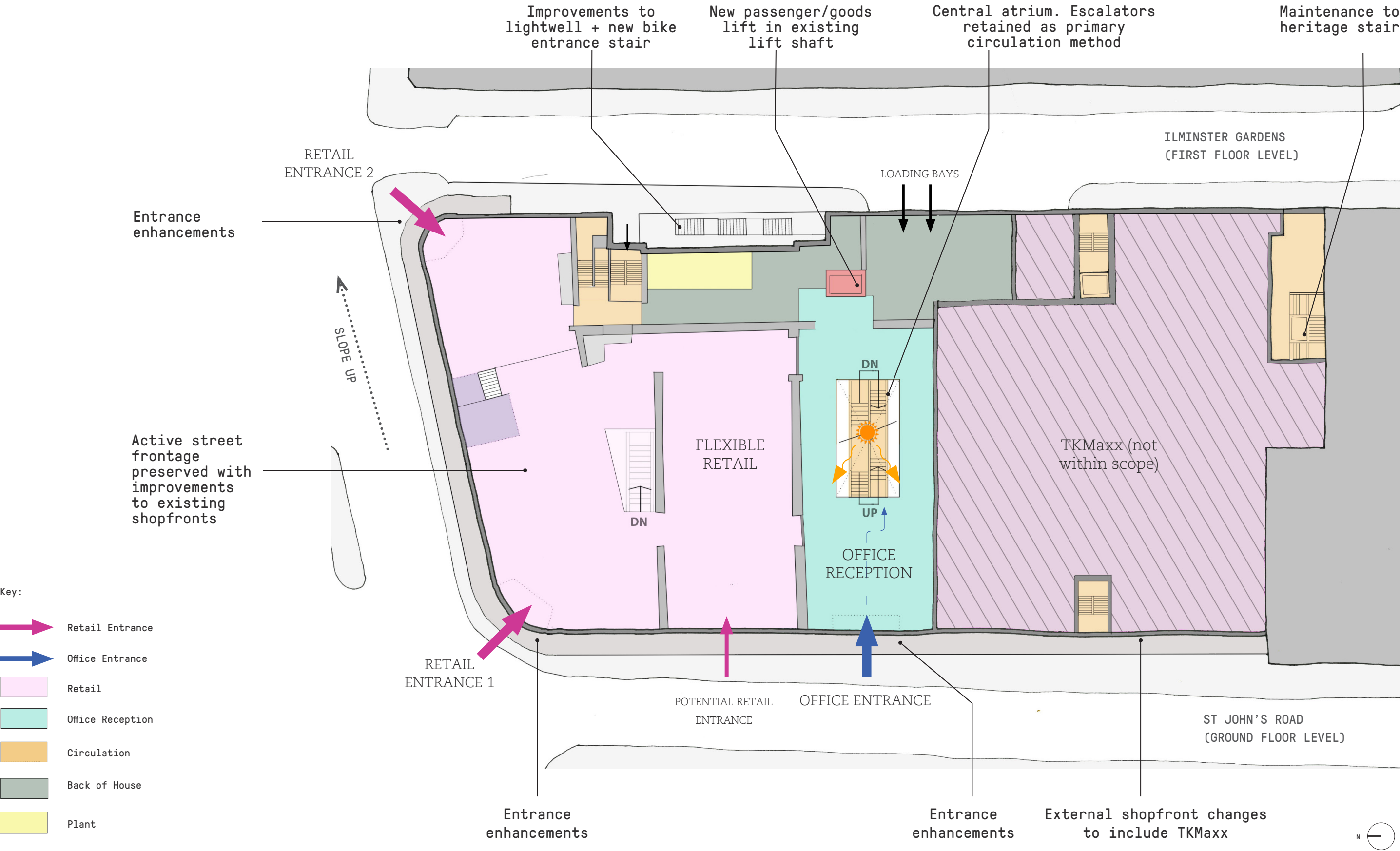
## 2.2 Key Design Moves

- ① New roof extension
- ② Roof-light to atrium
- ③ Escalators as primary circulation method
- ④ New protective enclosure to historic dome
- ⑤ New protective enclosure to historic barrel roof with plant above
- ⑥ New terrace
- ⑦ Canopy removed and shopfronts replaced / height extended
- ⑧ New entrance to office
- ⑨ Works to Ilminster Gardens elevation and lightwell



2.0  
PROPOSALS FOR THE BUILDING

2.3 Access and Circulation

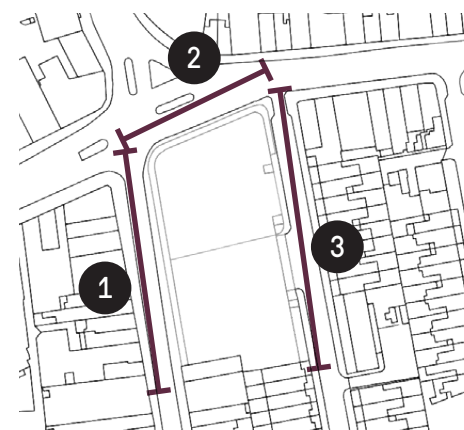








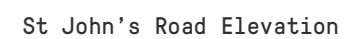
## PROPOSALS FOR THE BUILDING

A full facade survey of the building is proposed, including assessment of existing build ups and indicative U-values of windows.

Cleaning and local repairs to existing the stonework and windows are proposed in line with the highlighted elevations and include restoration to the heritage windows on the 1st floor. Proposed works to the ground floor shops fronts are detailed on the following pages.



	Heritage timber windows surveyed, cleaned and with local restoration
	Stone / Windows cleaned and local repairs
	Entrances refurbished / altered
	Alterations to GF Shop-fronts





## 2.0

### PROPOSALS FOR THE BUILDING

#### 2.5 Historic Shop-fronts

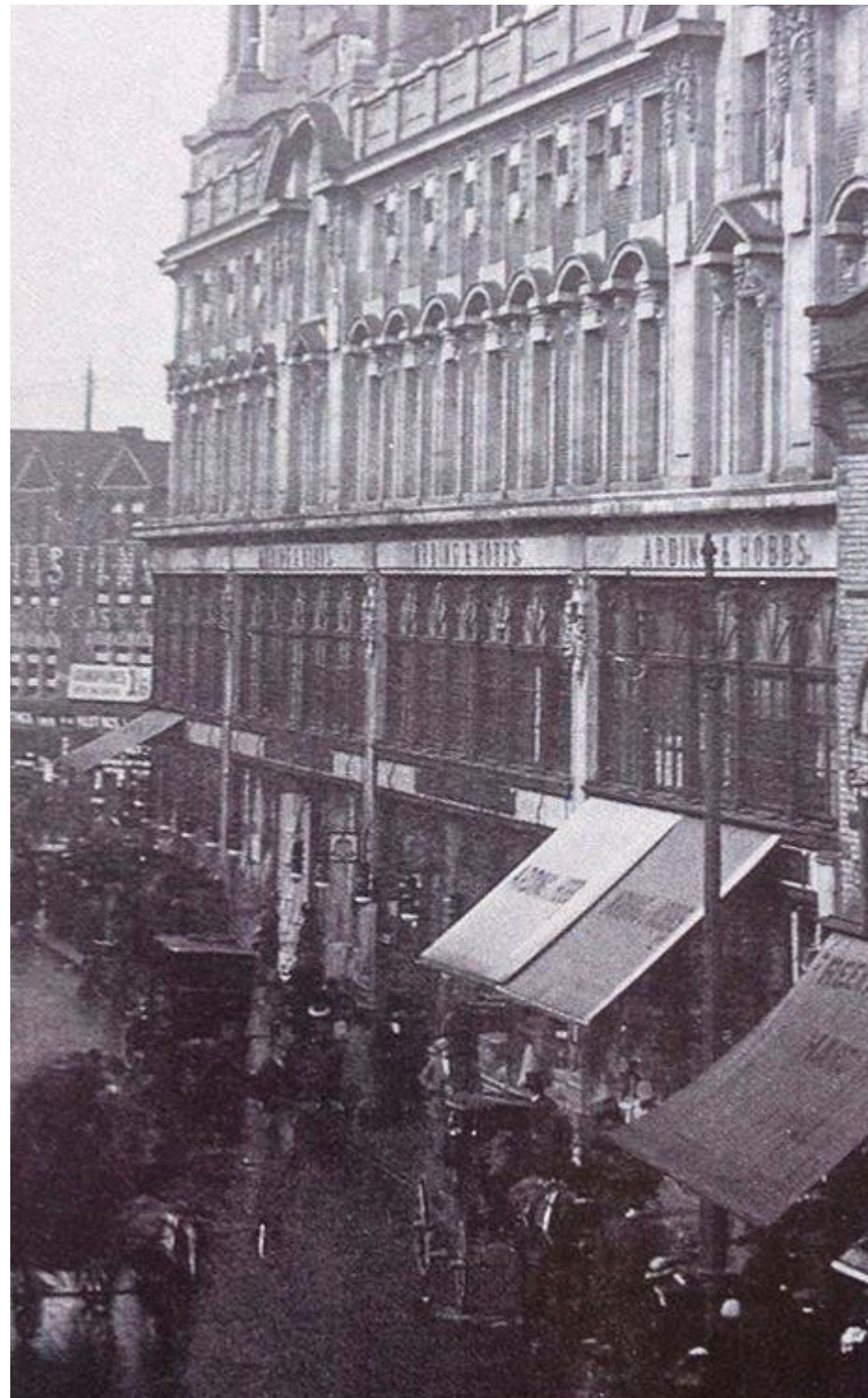
Historic photos show the building before the canopy was added. Awnings are instead located above the windows and the ground floor has an elevated feel.



St John's Road 1912 showing original shop-fronts



1910 Historic Drawing



St John's Road / St John's Hill 1920s



St John's Road / St John's Hill 1960s



St John's Road / St John's Hill 1960s Detail



## 2.0

### PROPOSALS FOR THE BUILDING

#### 2.6 Existing Ground Floor

The existing ground floor shop fronts and canopy were installed in a renovation in the 1970s.

There is little connection between the historic windows at first floor and the dated ground floor frames which detract from the building.

The canopy also has an oppressive feel with unsightly stonework above from previous renovations.

The entrances to the building are also dated without street presence. The low head height at the entrances unwell-coming and create a dark recess.



Shopfront along St John's Road



Shopfront along St John's Road



St John's Hill Entrance



St John's Road Entrance



2.0  
PROPOSALS FOR THE BUILDING

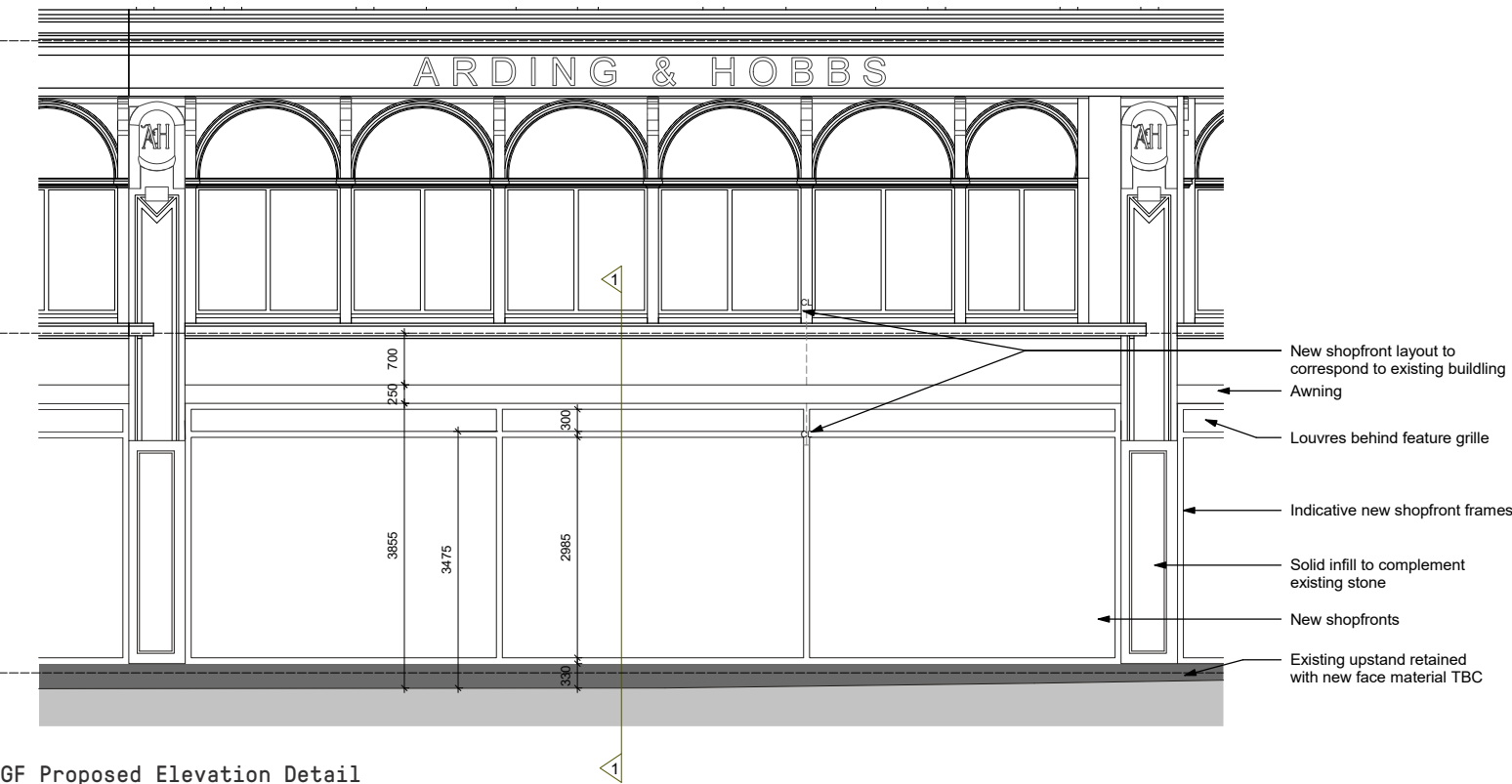
2.7 Proposed Shop-front Detail

Elevation and section details of the proposed ground floor show possible gains in head height.

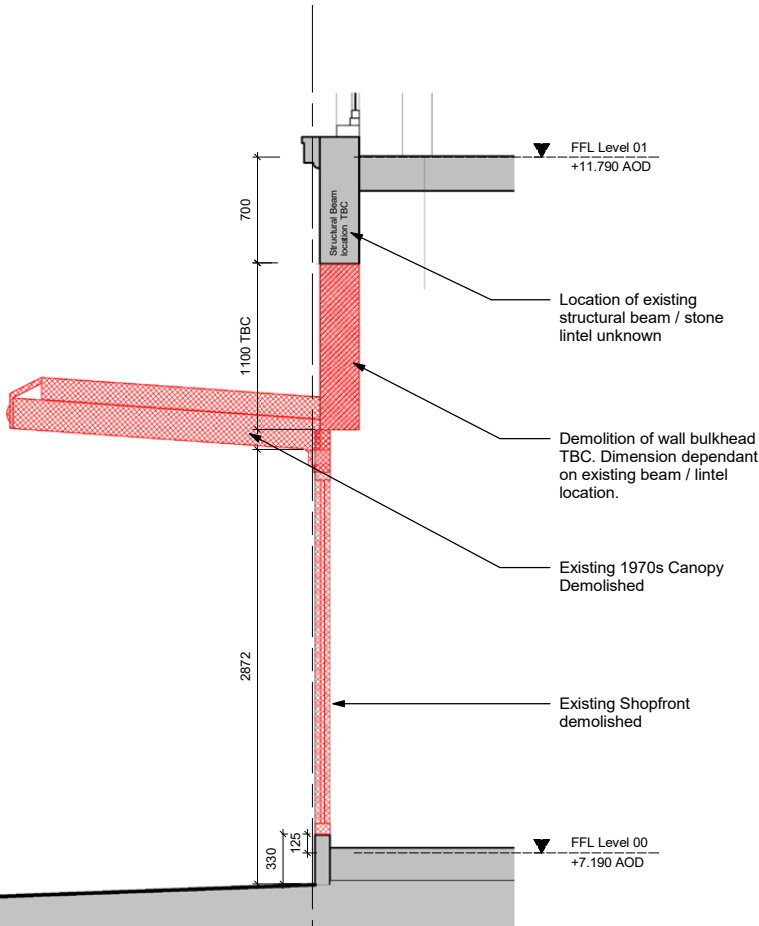
Demolition of the existing bulkhead is dependant on the location of the existing structural beam / stone lintel within the facade.

On site investigations during the next phase of work will allow conformation of the maximum shop front heights.

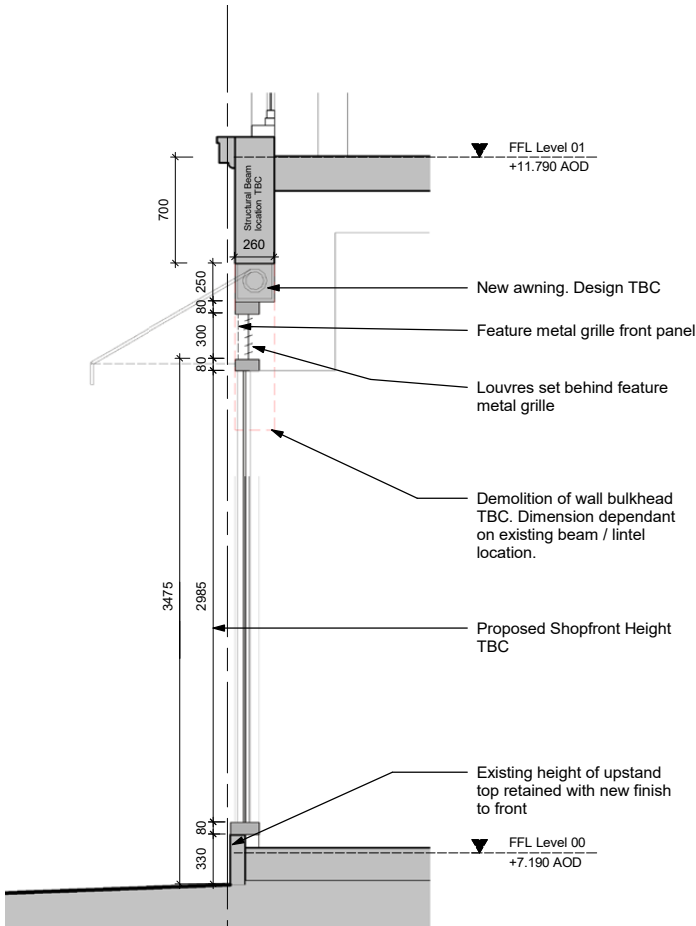
Louvred panels will provide necessary venting requirements with the metal grilles sitting in front. The design of the metal grilles relating to the existing building, creating a feature.



GF Proposed Elevation Detail



Section 1 - Demo



Section 1 - Proposed



2.0  
PROPOSALS FOR THE BUILDING

2.8 Proposed GF Coloured Elevation





## 2.0

### PROPOSALS FOR THE BUILDING

#### 2.9 Ilminster Gardens

As part of restoration and enhancement proposals for Arding & Hobbs, the building on Ilminster Gardens will undergo a sensitive transformation:

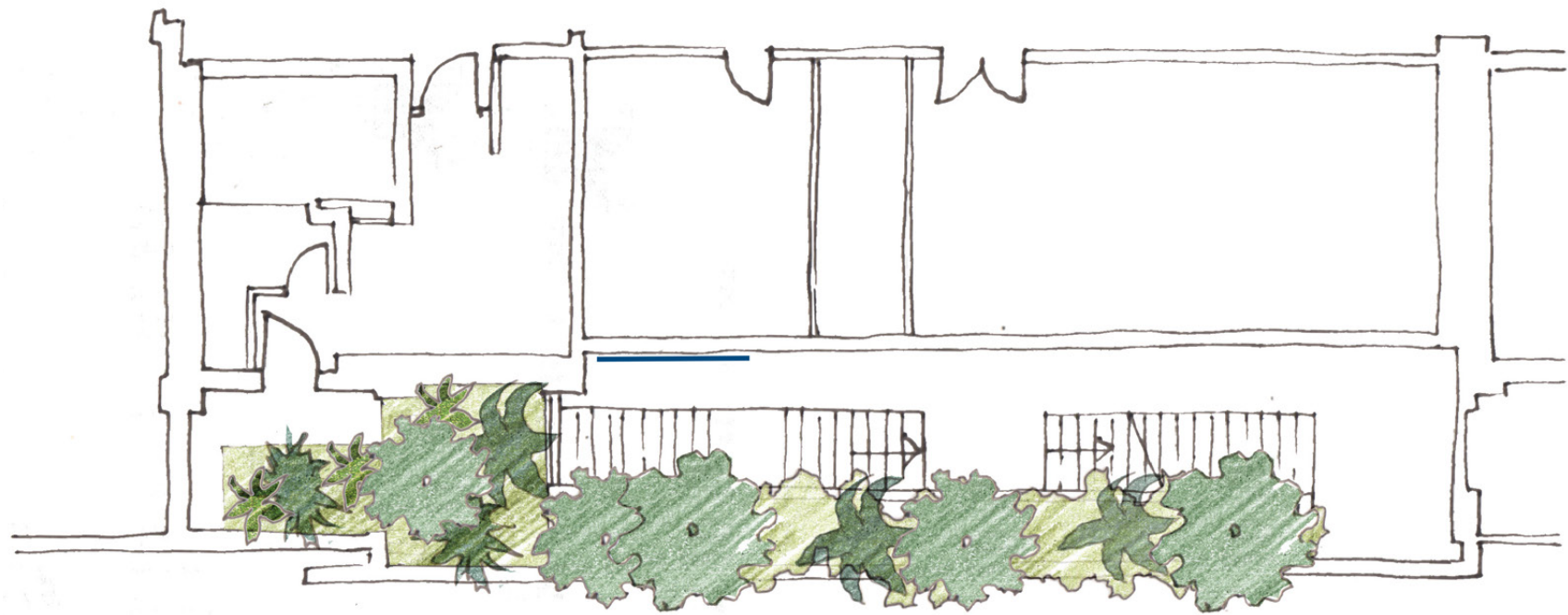
- + Improve the Ilminster Gardens elevation by repairing the brickwork and stonework
- + Restoring the heritage windows, retaining stained glass and clean with local repairs
- + Removal of unused access door and stairs
- + Extensive planting





2.0  
PROPOSALS FOR THE BUILDING

2.10 Lighwell Planting Sketch



Ground floor plan



Elevation



Exotic mix of tree ferns, fig trees, palms, grasses and hanging planting.



Hanging/spilling planting along lightwell planter walls.



Shade tolerant rich ground cover planting with taller elements including tree ferns and figs.

# 3.0 ROOF EXTENSION



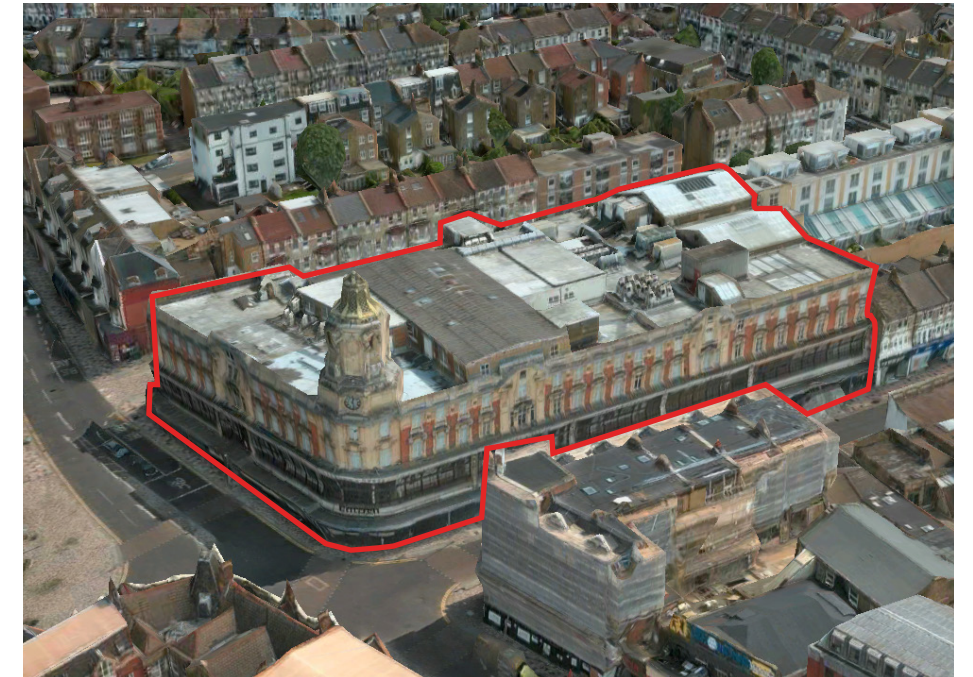
## 2.0

### PROPOSALS FOR THE BUILDING

#### 3.1 Existing Roof

As shown in the images the existing roof is cluttered with many structures. The previous insensitive, poor quality extensions detract from the building and are unsightly at street level.

A roof extension is proposed, designed to be discrete and enhance the uses of the building and clearing the existing roof clutter / insensitive previous extensions.





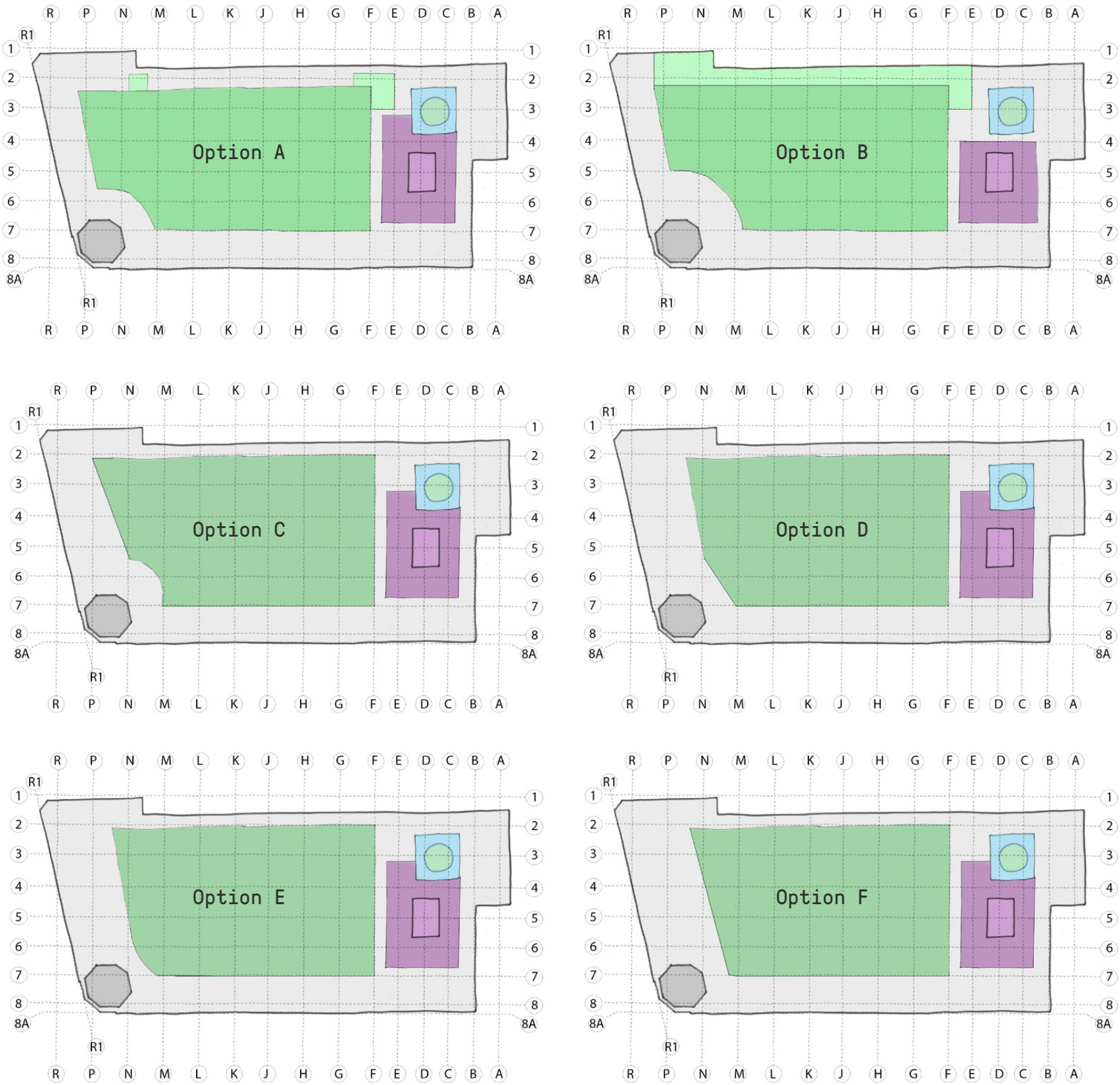
2.0  
PROPOSALS FOR THE BUILDING

3.2 Roof Extension

Options for different extension footprints were explored, testing the size, shape, set back and relationship to the cupola.

The importance of maintaining uninterrupted views of the cupola along the east - west axis was noted.

Option F was preferred for this reason as well as the parallel form of the north facade to the existing building.



Existing Roof

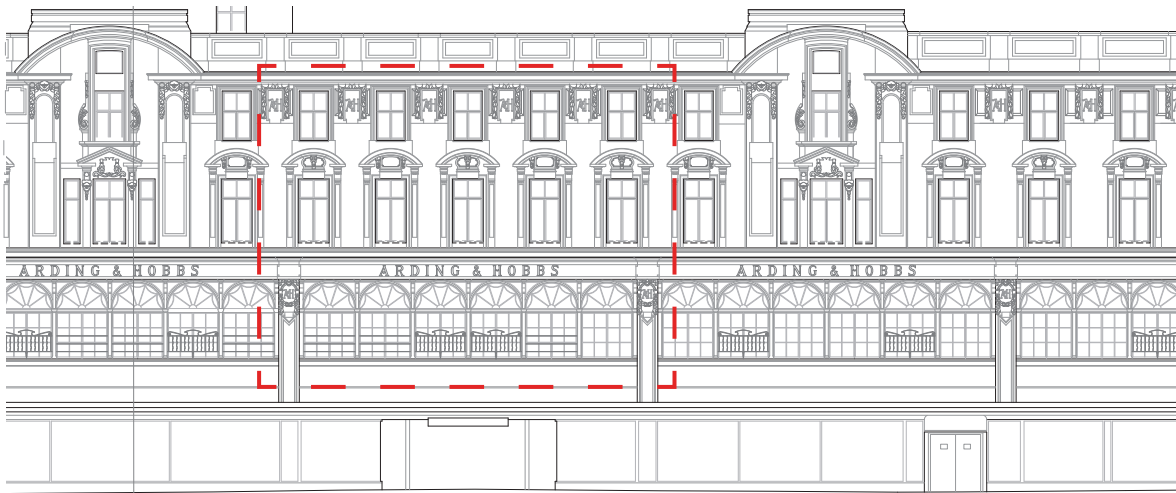




2.0  
PROPOSALS FOR THE BUILDING

3.3 Form Study

The contours, rhythm and module proportion of the existing facade was analysed and existing curves found.



St John's Street Elevation



Elevation Bay Detail



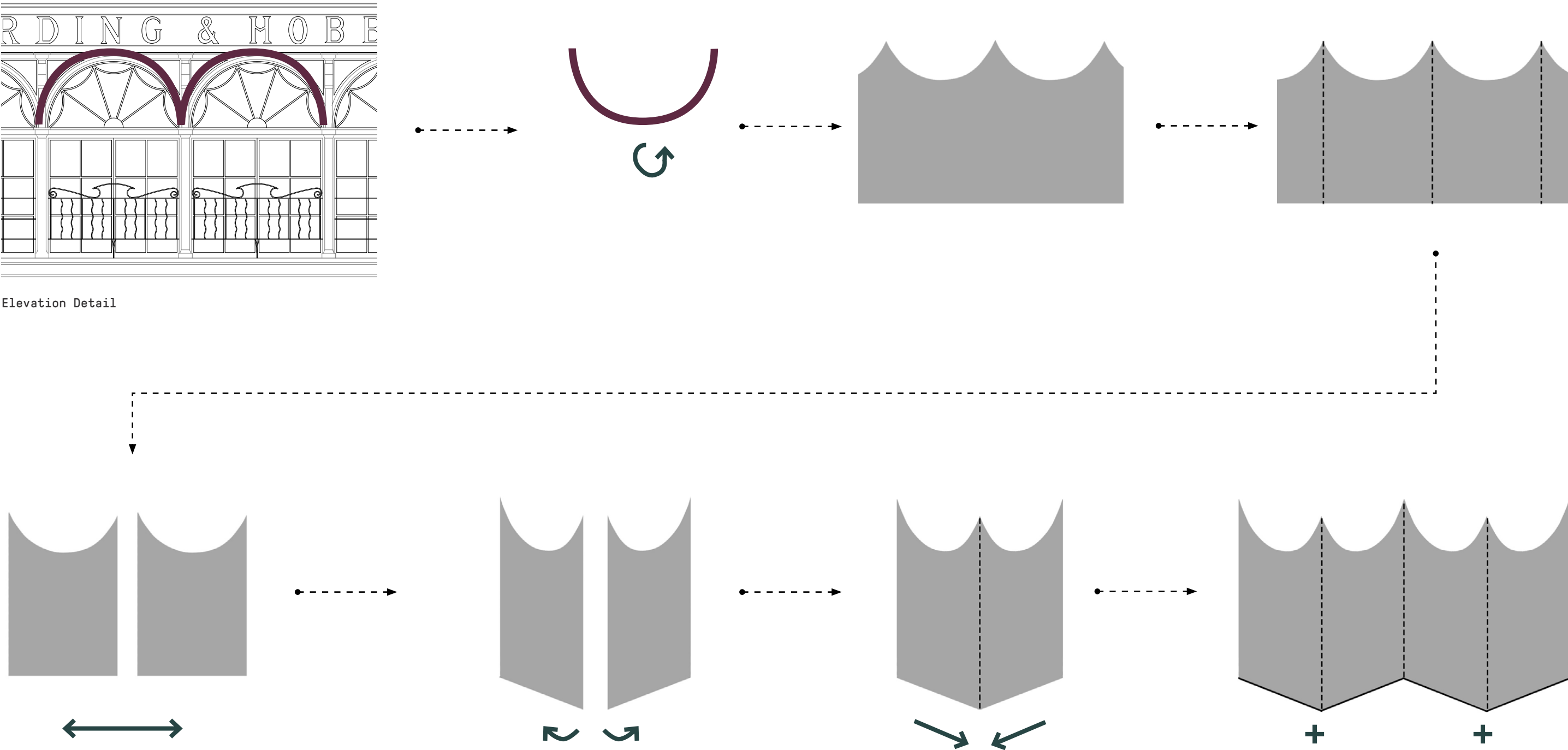
Facade Profile Curves

2.0  
PROPOSALS FOR THE BUILDING

3.4 Curve Study



Elevation Detail



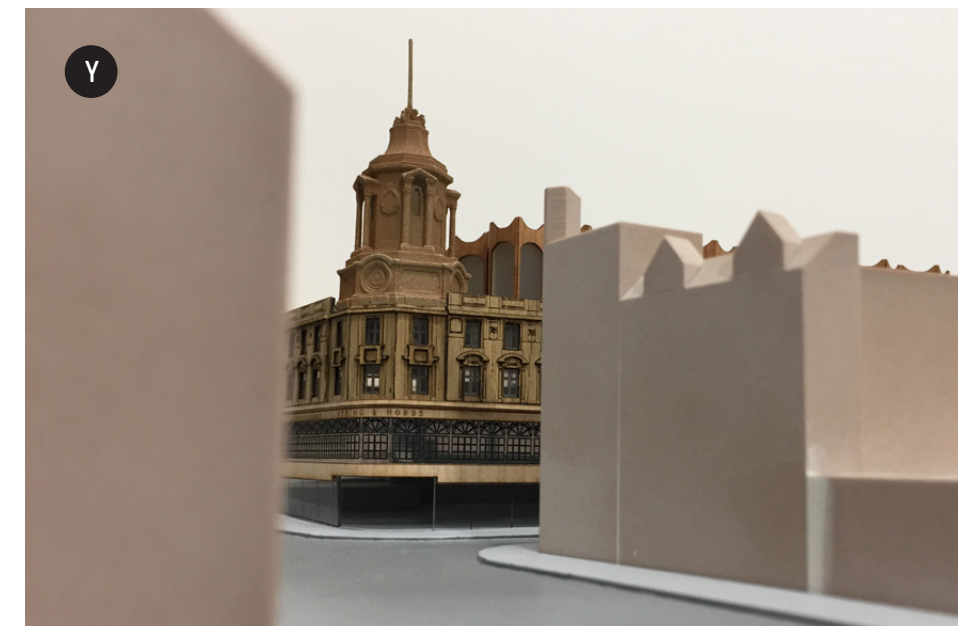
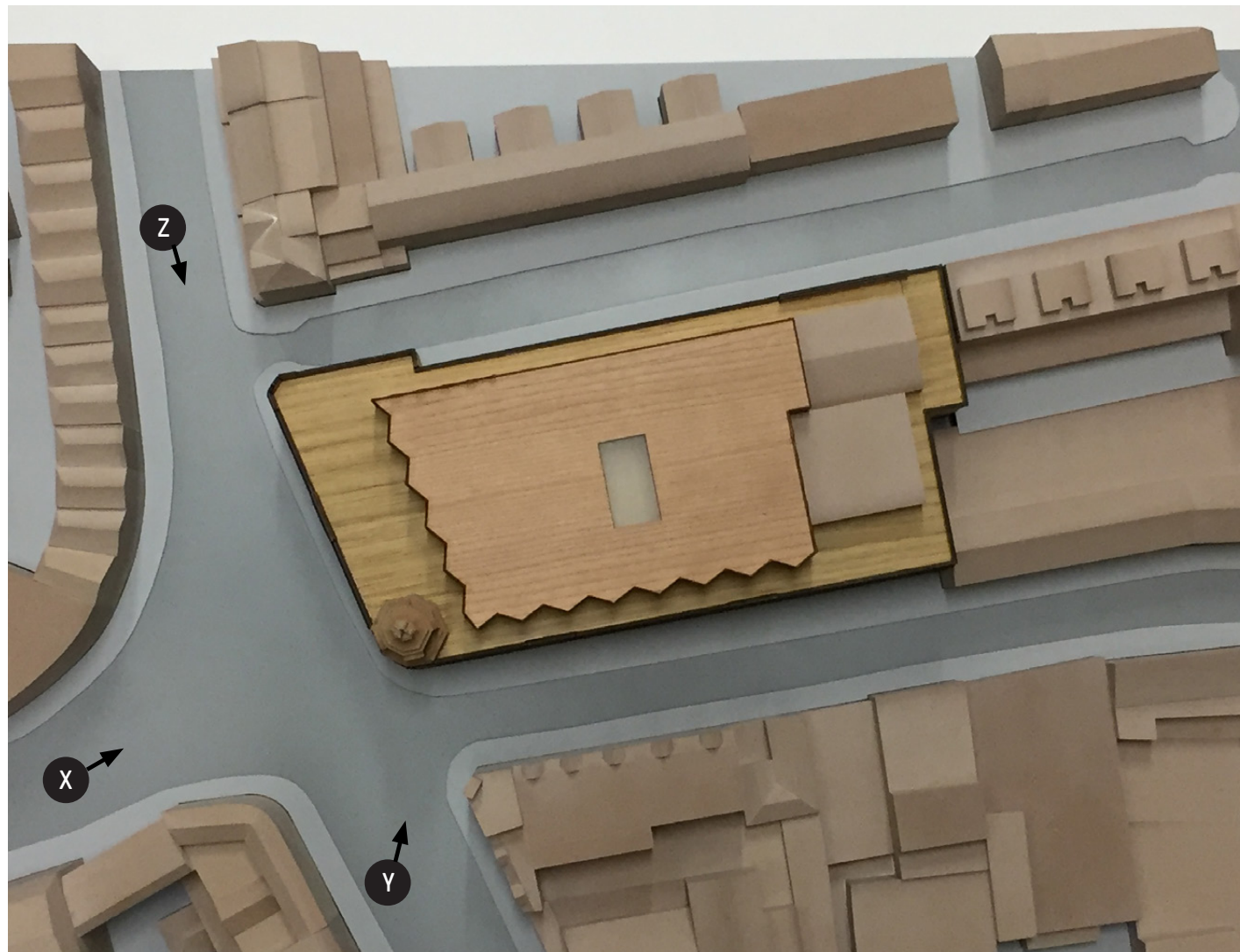


## 2.0

### PROPOSALS FOR THE BUILDING

#### 3.5 Preferred Form Model Photos

The preferred curved facade form was tested in more detail, considering the key site views.





## 2.0

### PROPOSALS FOR THE BUILDING

#### 3.6 External Detail View

External renders exploring views into the extension and the facade panel appearance.



View Detail Material Opt A



View Detail Material Opt B



View Detail Material Opt C



Exterior Render View



## 2.1

# PROPOSALS FOR THE BUILDING

### 3.7 Indicative Street View





# 4.0

# INTERNAL

# DESIGN



## 4.0

### INTERNAL DESIGN

#### 4.1 Internal Visualisation

Internally it is proposed that the roof of the extension is constructed out of Glulam beams, and metal with columns layouts relating to the existing grid of the building.

A CLT ceiling is proposed as indicated.

Varying alternative ceiling options were explored with the diagonal beam being preferable from a structural and visual perspective as well as practical considerations of creating less wastage when being manufactured.



Curved Diagonal Beam Option



Flat Beam Option



Extension Visual



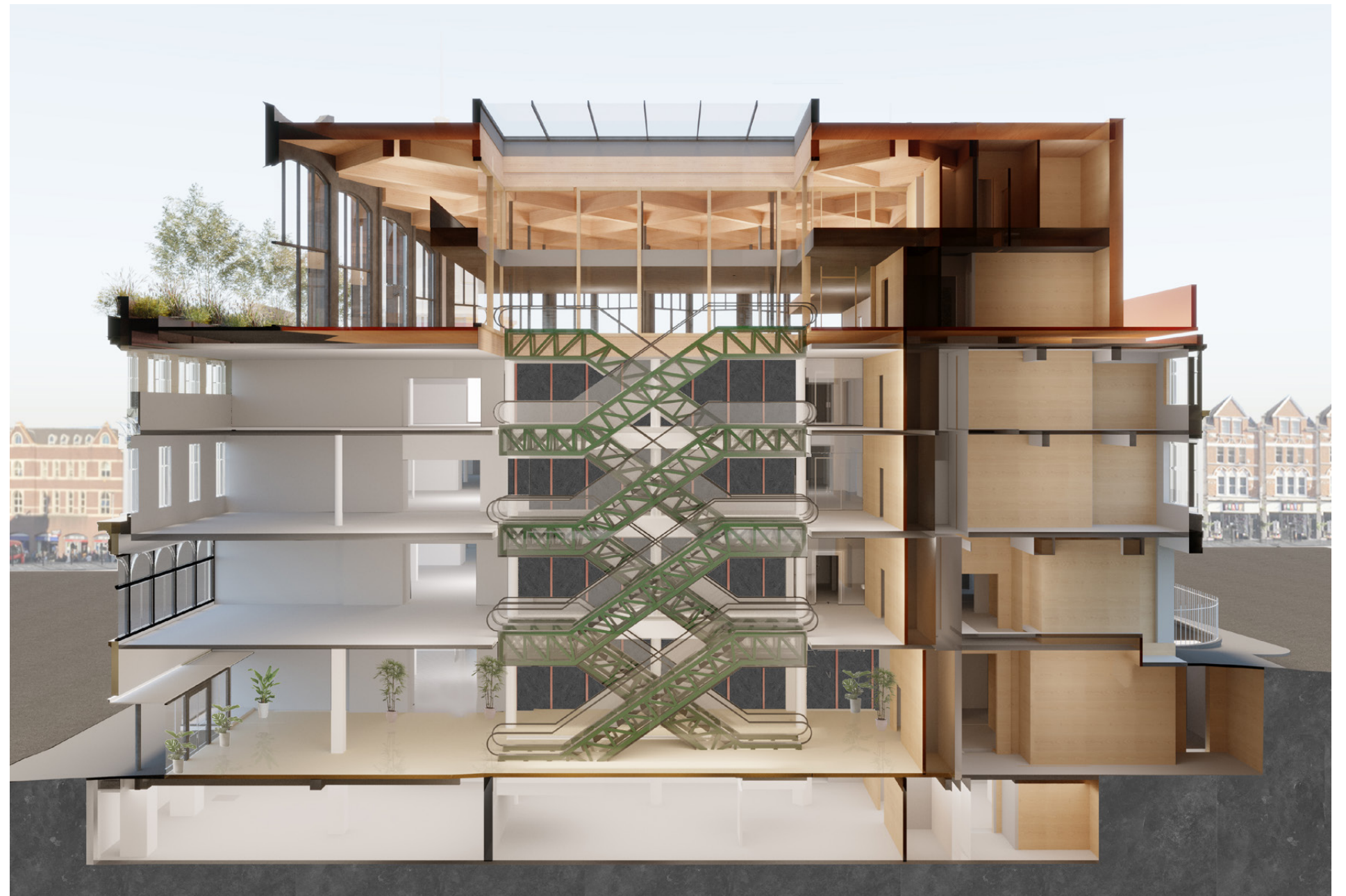
## 4.0

### INTERNAL DESIGN

#### 4.2 Atrium

A new glazed roof light is proposed over the existing central atrium, increasing the daylight into the floor plates. Historic records show that originally there were two light-wells within the building, as highlighted in red in image 1.

Both light-wells were filled in at some point during the multiple renovations of the building. The dates of these changes are unknown, however the central light-well is still being shown remaining in the OS survey map from 1949.



Proposed WIP Atrium Section

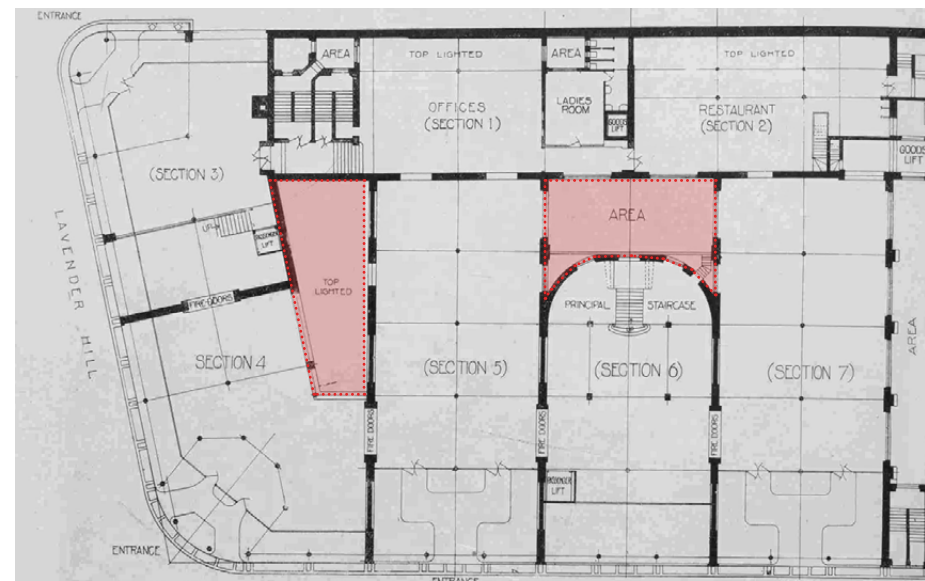


Image 1: Ground Floor Plan 1911 (RIBA Library).

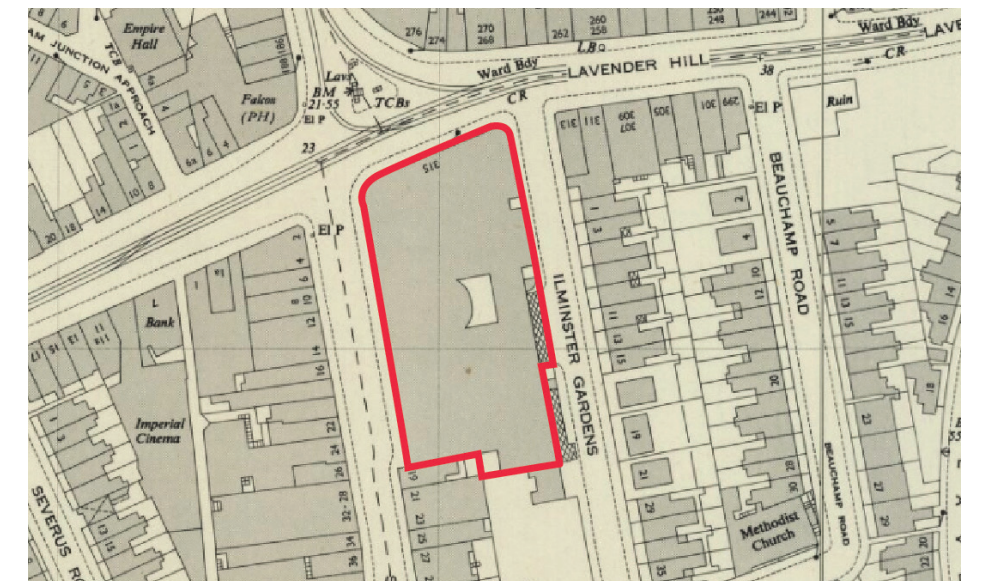


Image 2: 1949 Ordnance Survey



## 4.0

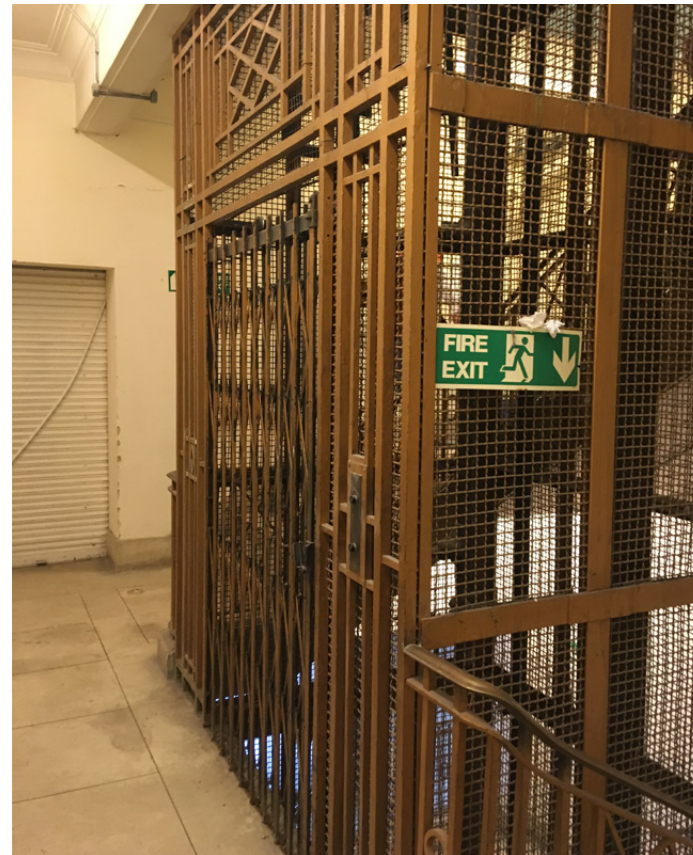
### INTERNAL DESIGN

#### 4.3 Heritage Features

The proposal seeks to celebrate and refurbish the heritage features of the building, many of which are hidden from view or in disrepair.

Original features in the staircases will be brought back to life and investigations will be taken out to explore the viability of required works to reinstate the Stair 4 lift or the create a feature out of it.

Improvements to the existing entrance from Ilminster Gardens has been considered as well as the link to the 3rd floor heritage dome. The first floor timber windows will also be surveyed and repaired where needed.



Stair 4 Lift Shaft



Stair 4 First Floor



Feature Ceramic Stair Tiles



Feature Timber Doors



Feature 3rd Floor Dome



Feature 1st Floor Windows



## 4.0

### INTERNAL DESIGN

#### 4.4 Heritage Features - Cupola

The existing Cupola is currently derelict with an unused water tank sitting in the eaves.

It is proposed to restore the Cupola with options considered to create a meeting room and events space or possibly a small bar offering amenity to users of the terrace.

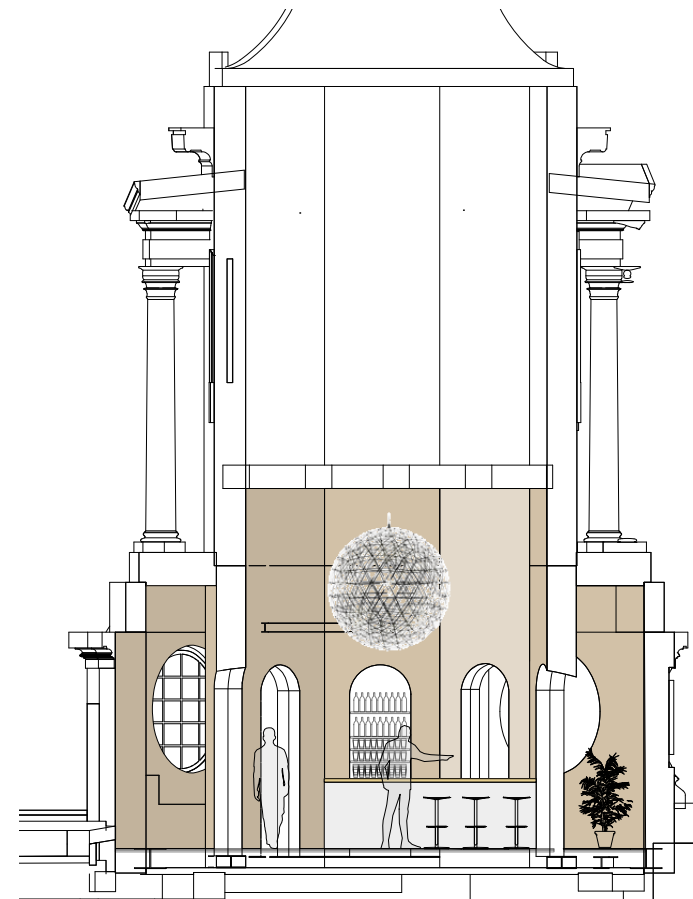
There is also the opportunity to repair the clock-face and stone work.



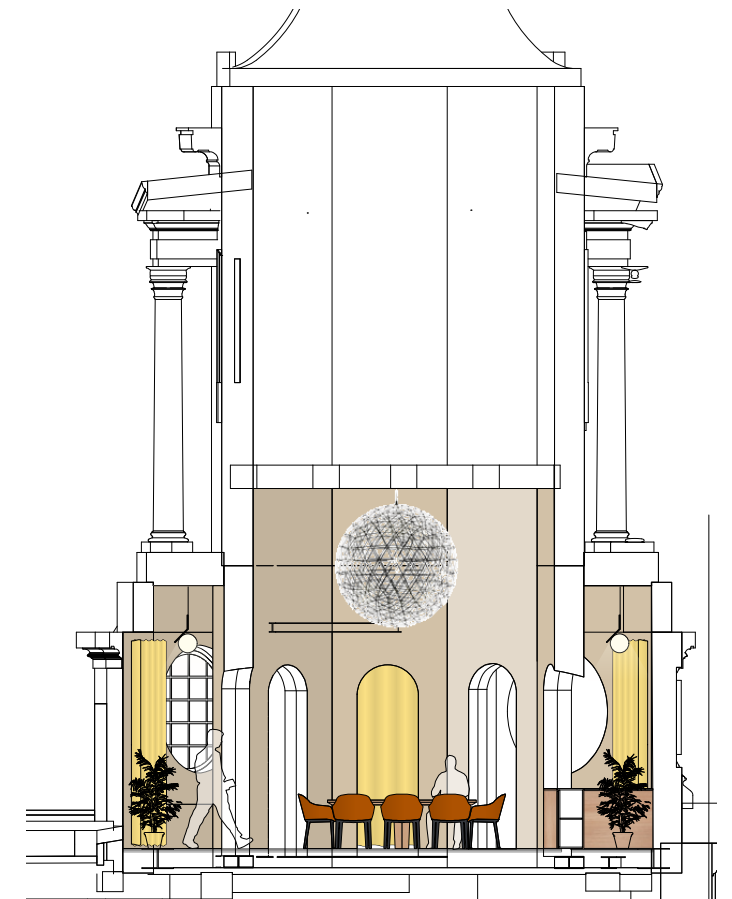
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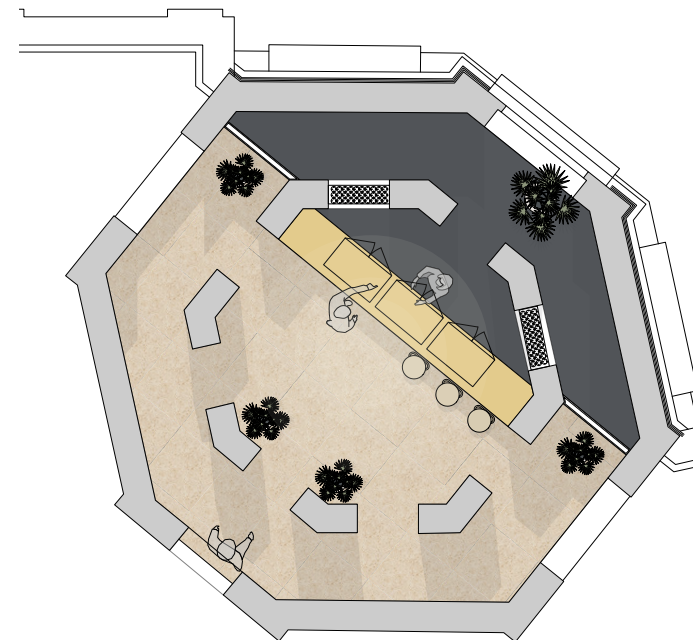
Existing Internal Photo



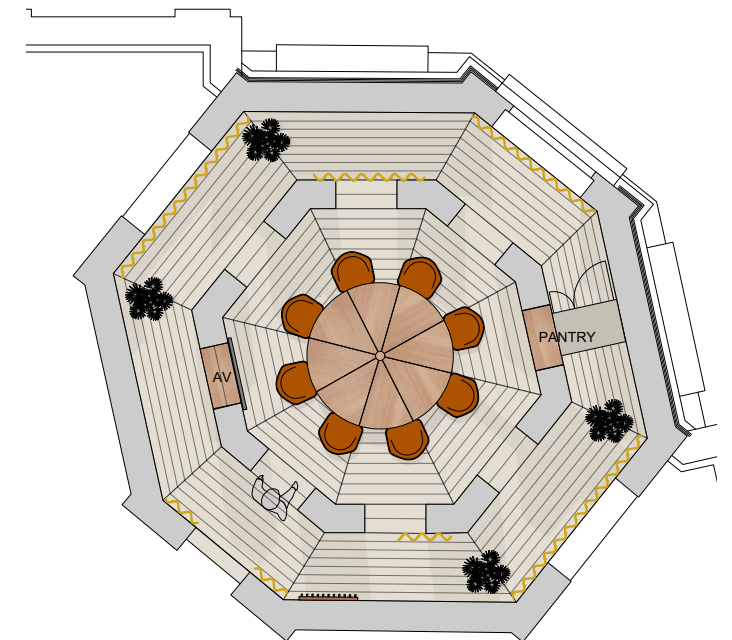
Section: Bar Option



Section: Meeting Room Option



Plan: Bar Option



Plan: Meeting Room Option



## 4.0

### INTERNAL DESIGN

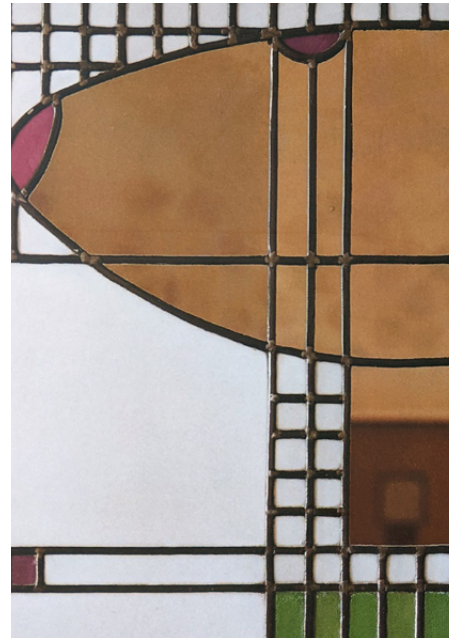
#### 4.5 Interior Design

The interior design of the building will reference 1920s styles and the heritage features within the building such as the dome on the 3rd floor.

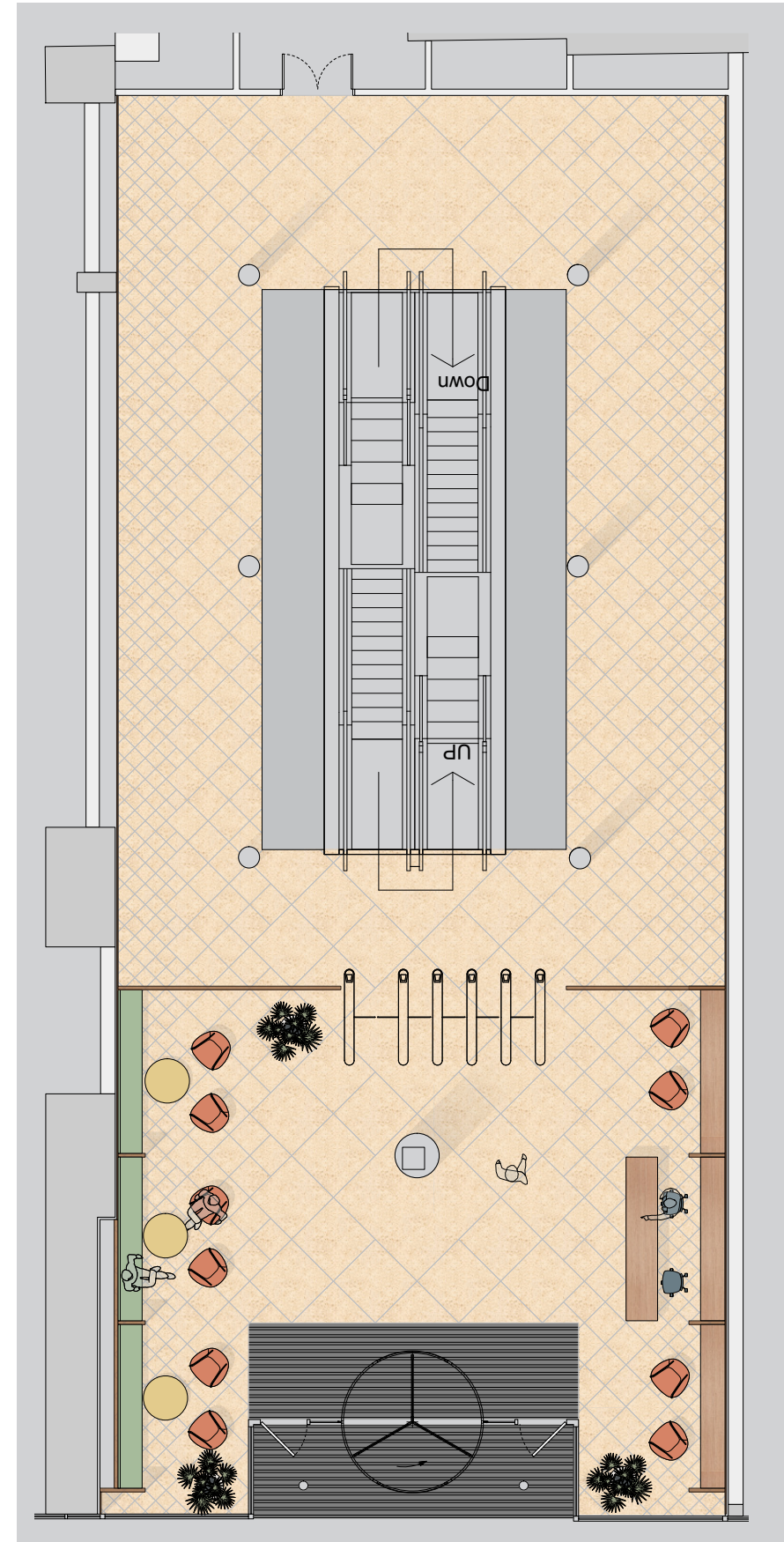
The proposed material pallet will also complement the existing building with detailed metal work and timber joinery.



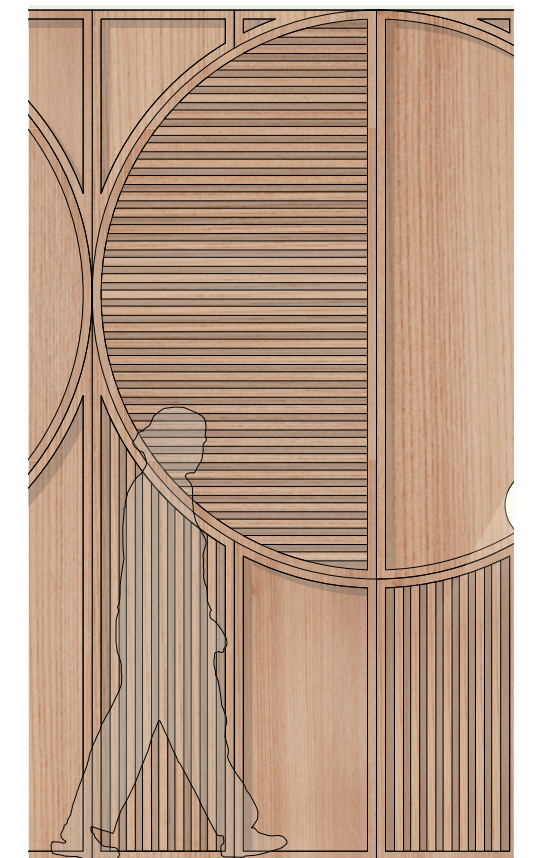
Heritage 3rd Floor Dome



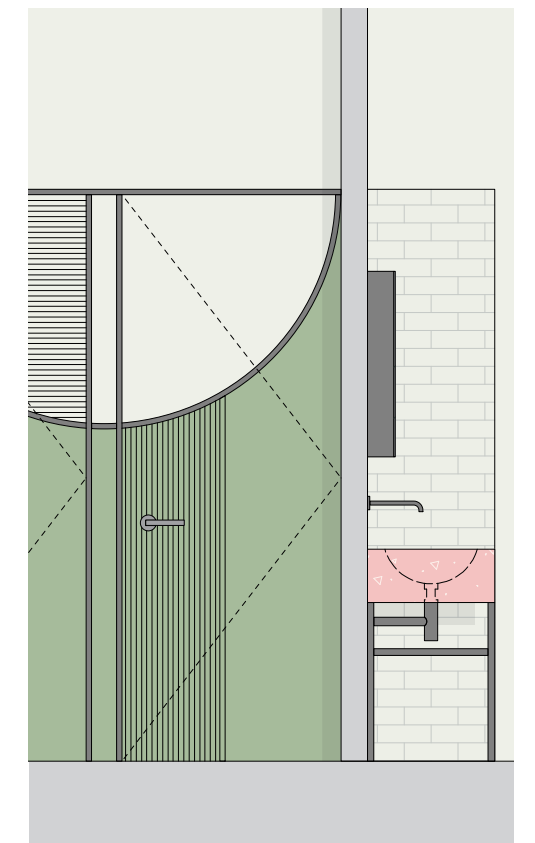
Material Reference Images



Indicative WIP Reception Plan



Indicative WIP Atrium Panel Elevation



Indicative WIP Wash room Elevation



The proposals are subject to planning approval by Wandsworth Council.

Find out more about the proposals, participate in the public consultation and share your views:

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