



Demolition in Unit 4

The Unit was used as a swimming pool up until the 90s, and as such has character and interest which we have sought to preserve. Aside from the door required to access the area there is no demolition required.

We have not ascertained there are any heritage features hidden by the pool installation, but the contemporary lowered ceilings, plant equipment and partitions were removed in the refurb of 2018 and the space is pared back to heritage brick walls and render, and necessary, modern internal walls which separate the demise from the rest of the hotel, and sound and fireproofing.

We do not believe removing the floor will reveal heritage features, as it was excavated to make the pool area leaving a void where the floor once was. There is also significant risk of water ingress as the site lies below canal level.

Temporary, removable studio and cosmetic changes will be made. All changes have been approved by Bureau Veritas and conform to building regulations. The work seeks to create a sympathetic warehouse aesthetic. Meaning as little modification as necessary is required.