

The Bath House: A restored landmark providing a multi-purpose cultural space



Original setting until c.1974



Original architectural inspiration:
The Church of the Holy Sepulchre, Jerusalem



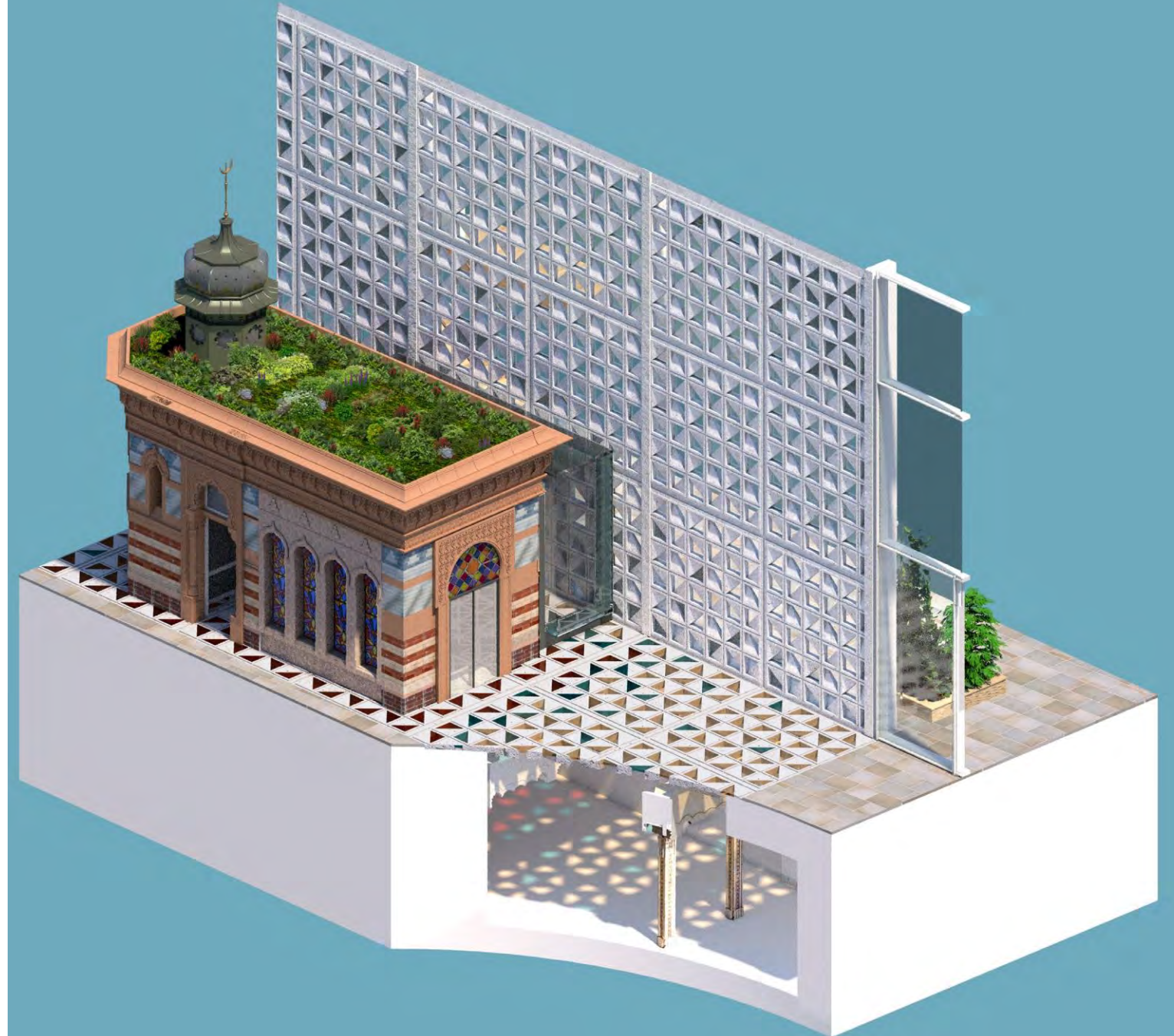
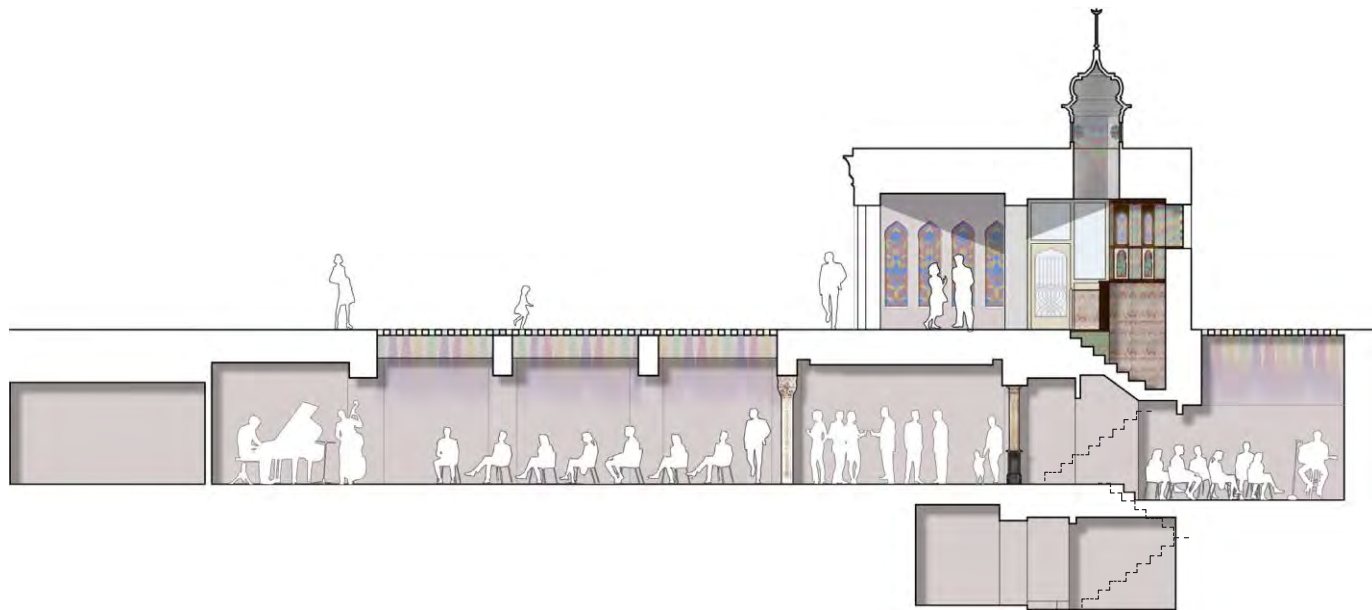
Existing poor quality modifications and surroundings

The Bath House: A restored landmark providing a multi-purpose cultural space

GUILDHALL SCHOOL

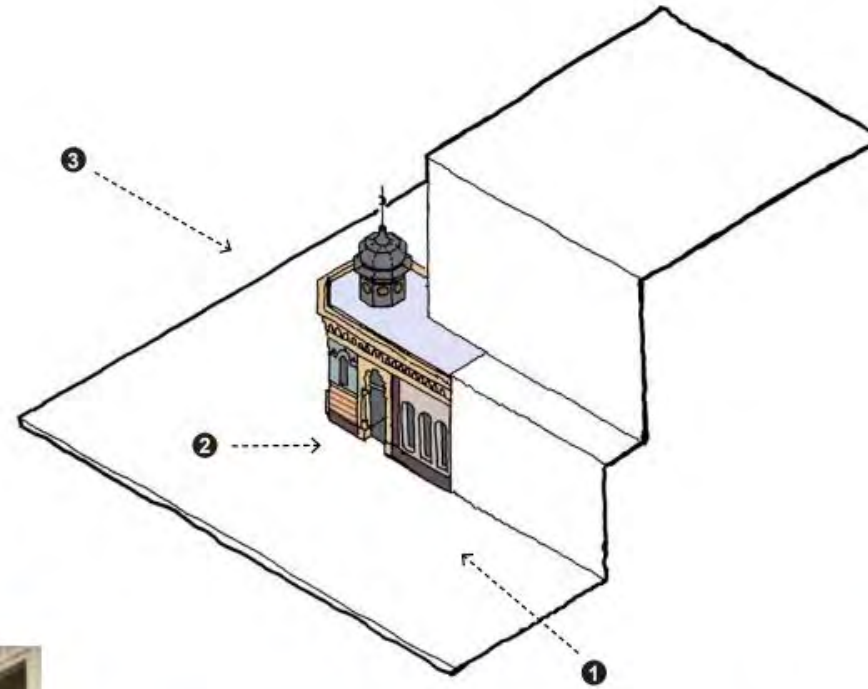
Emerging partnership with The Guildhall School of Music & Drama, with shared aims to celebrate the City's heritage by opening up the Bath House for community, cultural and public use and to:

1. Provide communities in the local area with free space, events and activities
2. Enhance London's cultural offer by providing free and low cost workshop space for Research & Development to performing artists
3. Create a new performing arts venue in the heart of the City, showcasing London's best emerging talent



Historic Condition

The above ground portion of the Bath House was originally constructed as part of the corner of New Broad Street House - it's colour, decoration and illumination acted as a beacon to attract people to the basement bath space. This relationship existed until the c1974 demolition of New Broad Street House and other surrounding buildings.



1 A 1968 photograph showing the kiosk to the Bath House and the neighbouring entrance to Broad Street House. The King's Arms is shown beyond. Scaffolding is present on the cupola to the Bath House indicating some repair works.



2 A view west showing the Bath House and adjoining shops, prior to their demolition.



3 A view west along Bishopsgate Churchyard, with the Bath House's prominent east elevation visible, Dashwood House beyond and the King's Arms in the foreground.



1 View west from public right of way



2 View from the King's Arms open space, showing the enclosed cage with kitchen ventilation.



3 Existing public realm showing the 1970s extension to the Bath House.



4 Aerial view of existing public realm showing the public right of way and the main entrance to the Bath House. The square receives minimal activity and restricts fluid movement across the public realm.



5 Historic entrance to the Bath House facing onto the public right of way, showing original construction and 1970s extension.

Description of exterior

The Bath House is mostly underground of what was the New Broad Street House (now demolished) and partly underneath the Alderman's Walk (the former name of the footpath which crosses the churchyard).

The above ground kiosk still serves as the main entrance to the event space. There are currently screens to hide water tanks and plant room vents. The upper portion has a Moorish styled wall with a proportionate onion-shaped cupola, decorated with a star and crescent.

For more detail, refer to the Heritage Statement prepared by RPS and included with the Townscape and Visual Impact Assessment as part of this application.



Eastern approach to the building from Bishopgate Churchyard



West elevation finished with engineering brick, extension made in the 20th century



Entrance decorated in an ornate Moorish style



Illustrative south elevation



Illustrative north elevation



Illustrative west elevation



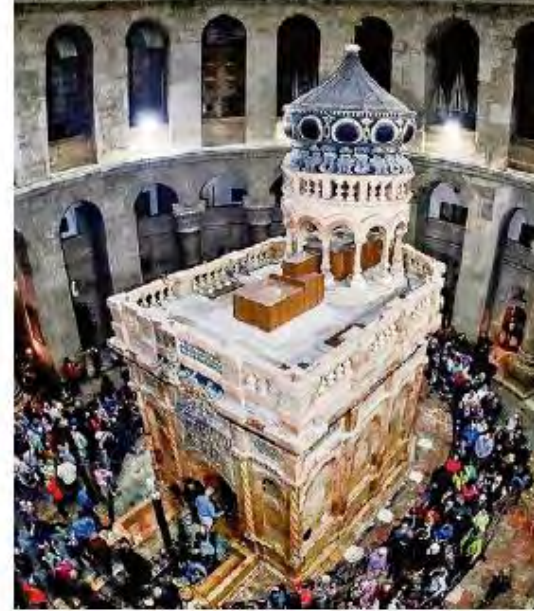
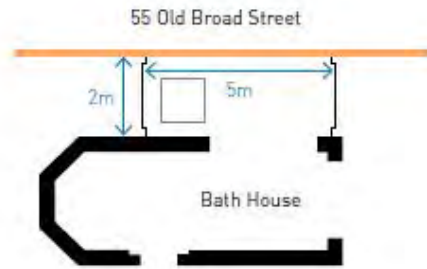
Illustrative east elevation

Proposed exterior

Aspirations for the Bath House are to restore and recondition the building to its original form. The proposal will enhance the quality of the building and celebrate it as a stand alone gem in the public realm.

The glass enclosure is a minimalistic link between the old and the new, respecting the identity of the Bath House and 55 Old Broad Street. The transparent link also serves as an amenity for DDA (Disability Discrimination Act) access to the exhibition space below.

Comments received from CoL on 13th March suggested that "the entrance to the Bath House, including the access lift should be legible and clearly visible in the public realm." The arrangement illustrated over the following pages was developed in response to this.



Inspired by the Church of the Holy Sepulchre



Glass passageway



Illustrative south elevation



Illustrative north elevation



Illustrative west elevation

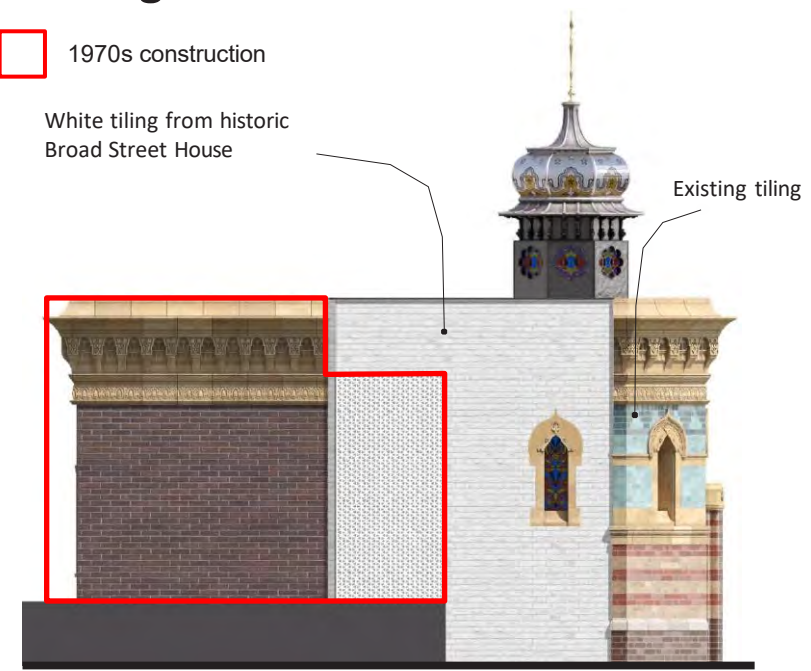


Illustrative east elevation

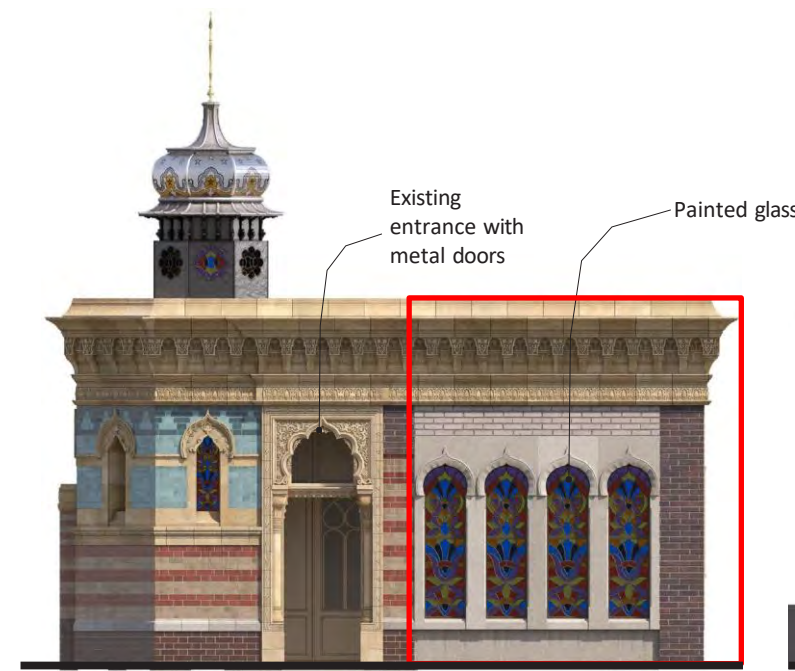
Existing Elevations

1970s construction

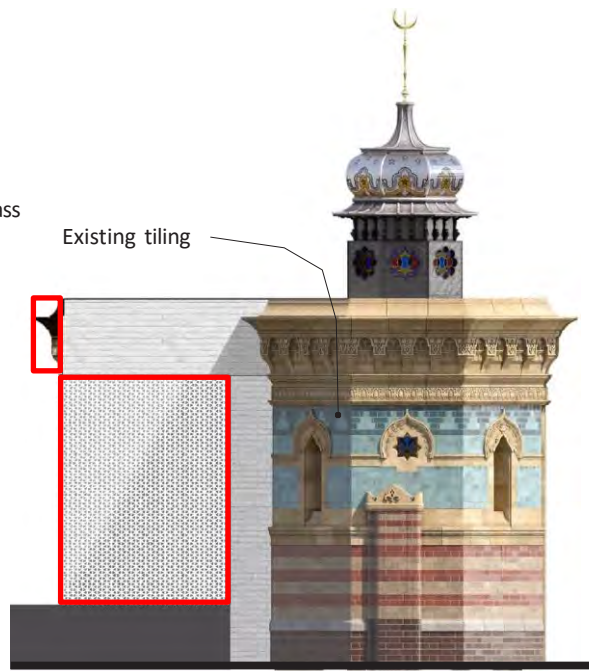
White tiling from historic Broad Street House



Illustrative south elevation



Illustrative north elevation

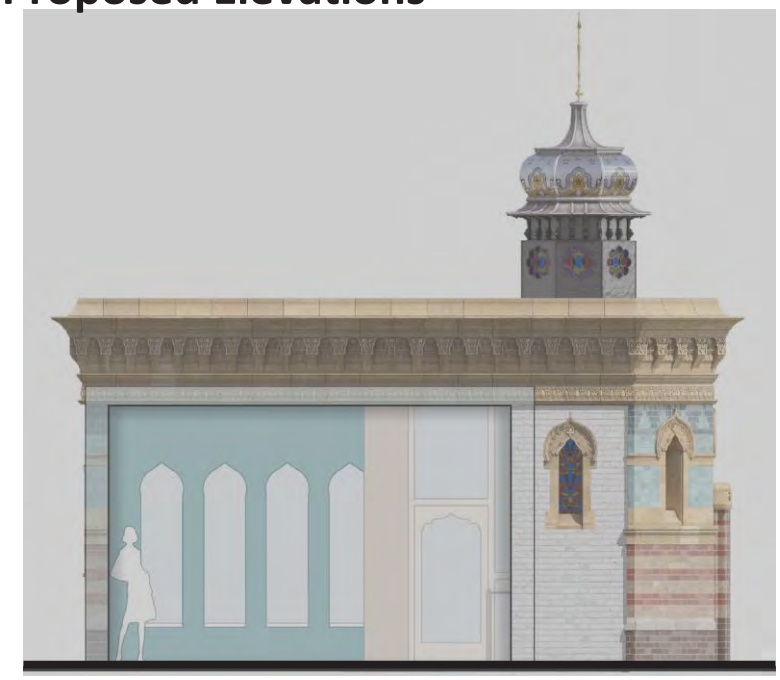


Illustrative west elevation



Illustrative east elevation

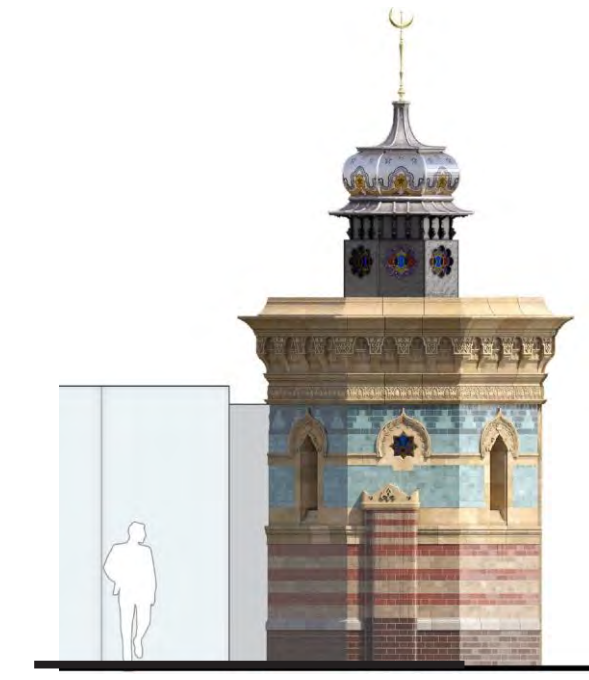
Proposed Elevations



Illustrative south elevation



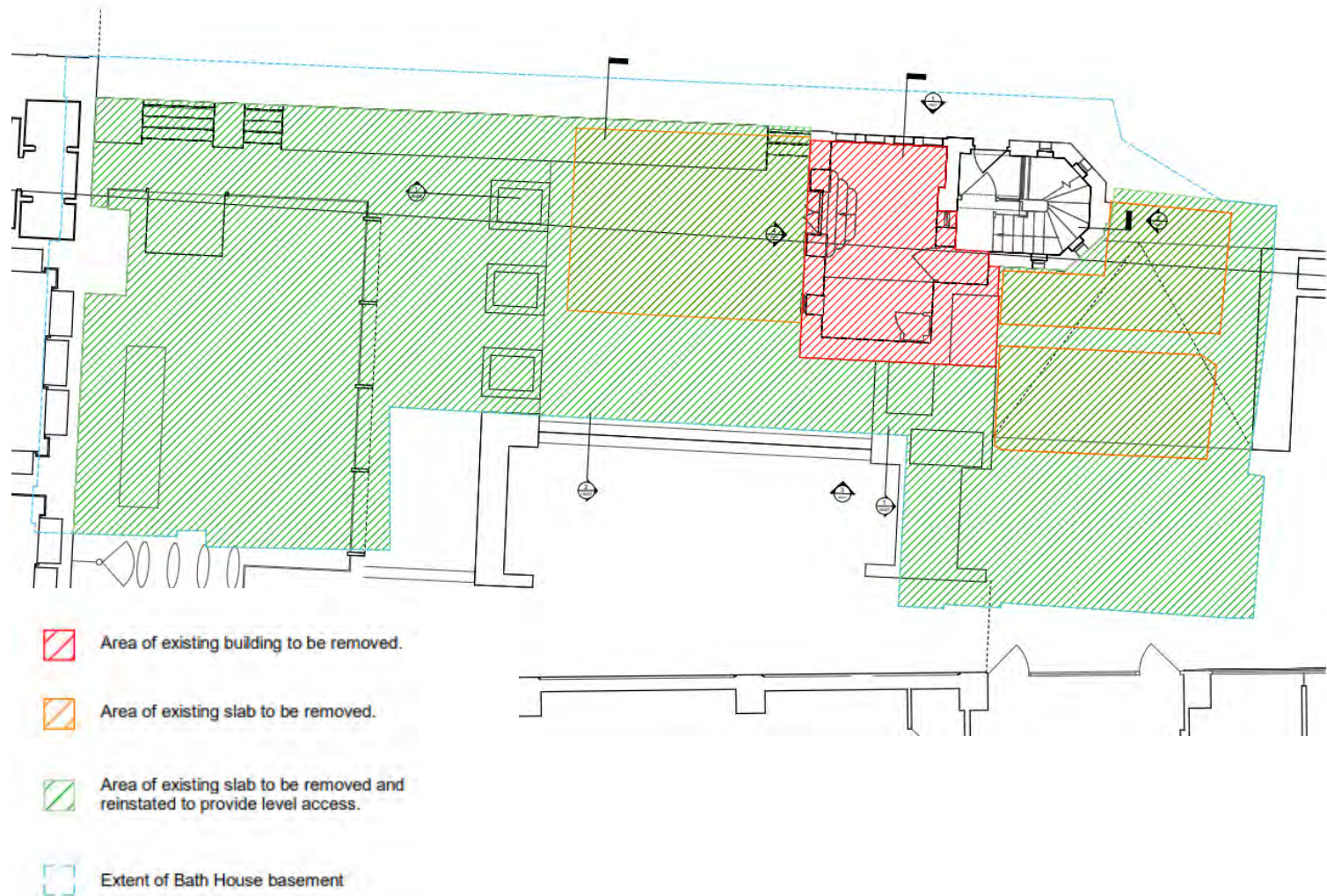
Illustrative north elevation



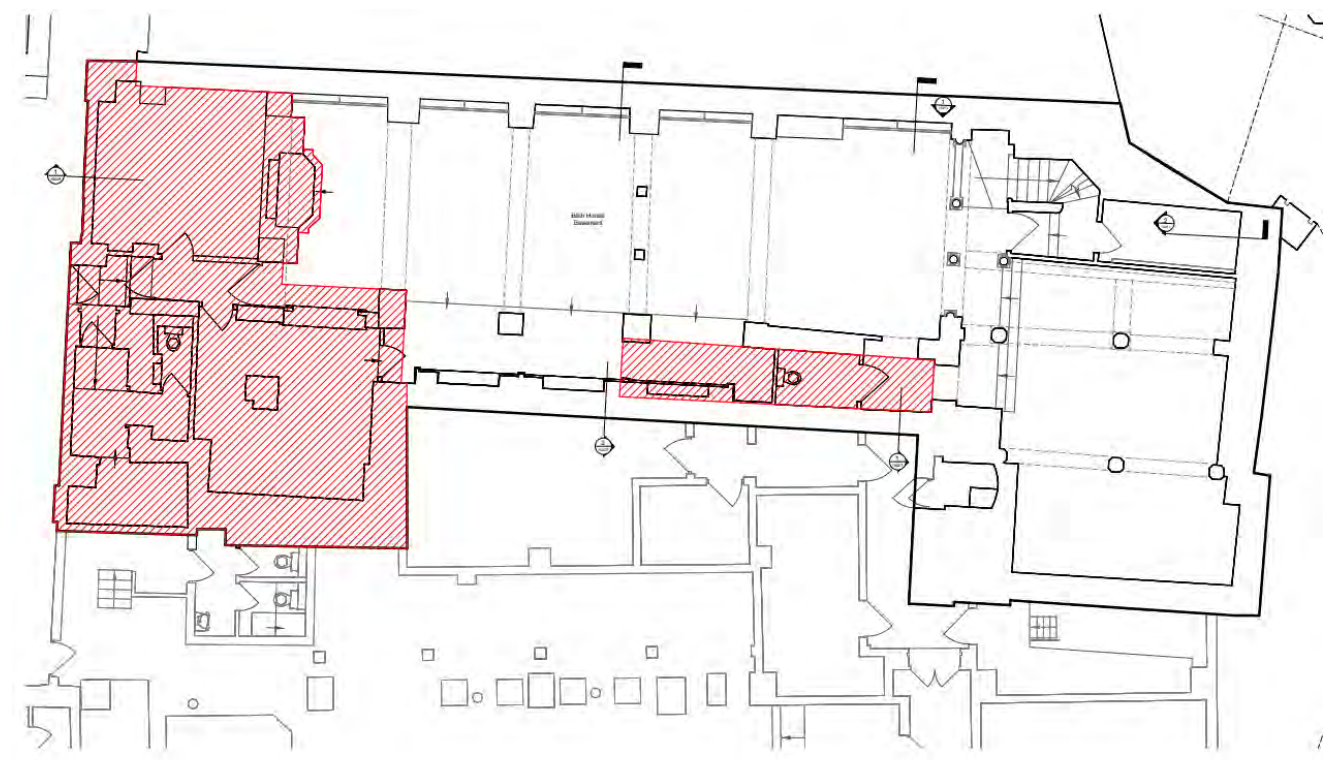
Illustrative west elevation



Illustrative east elevation



Proposed Removal - Ground Floor



Proposed Removal – Basement 1

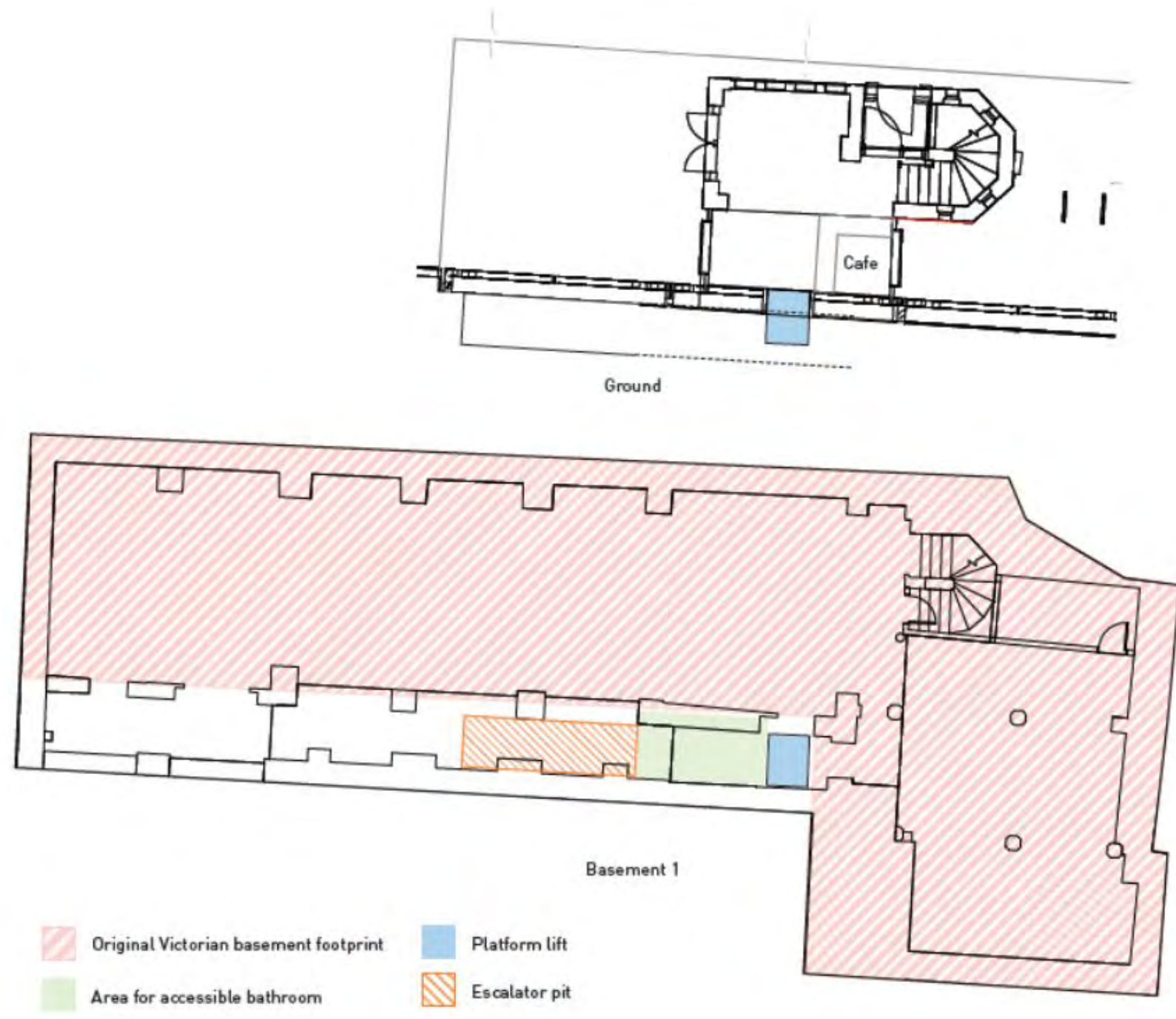
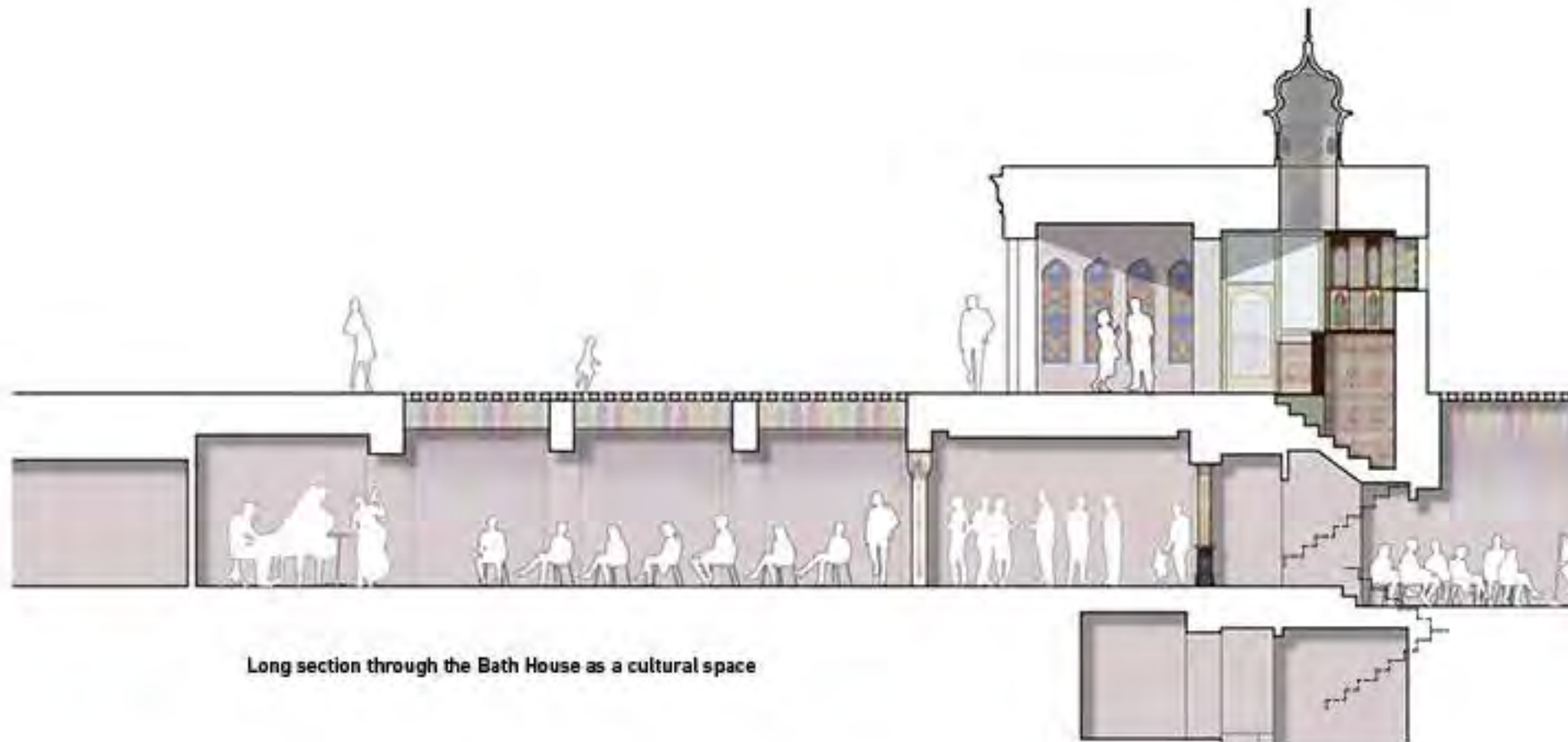
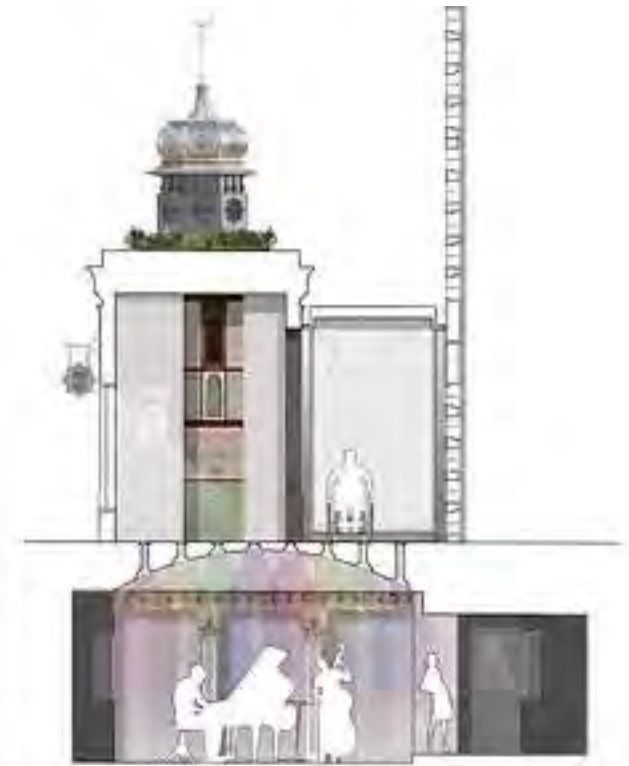


Figure 47: Proposed ground and basement levels, showing the location of the proposed platform lift, which sits outside of the historic basement level.

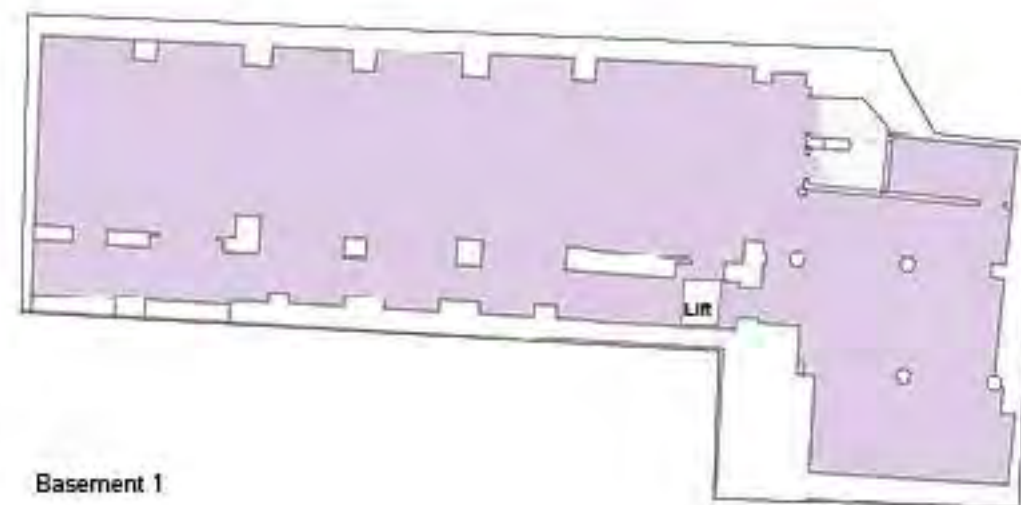
Proposed Ground and Basement Levels - Bath House



Long section through the Bath House as a cultural space



Ground




Basement 1

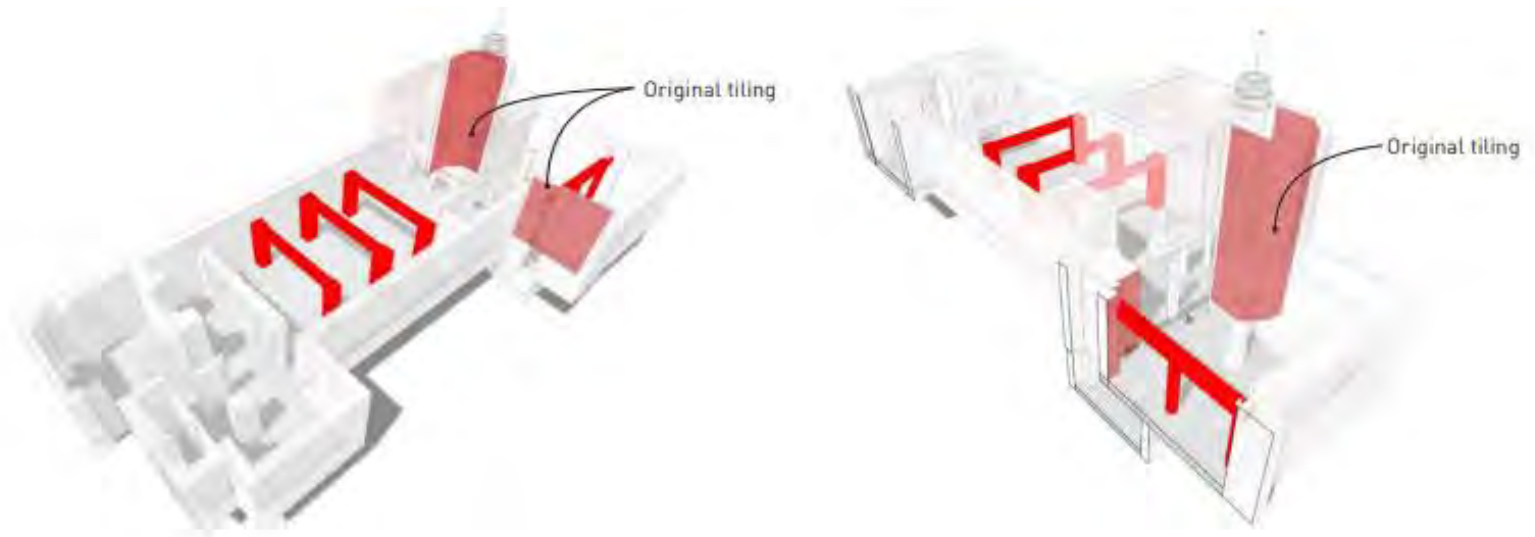


Basement 2

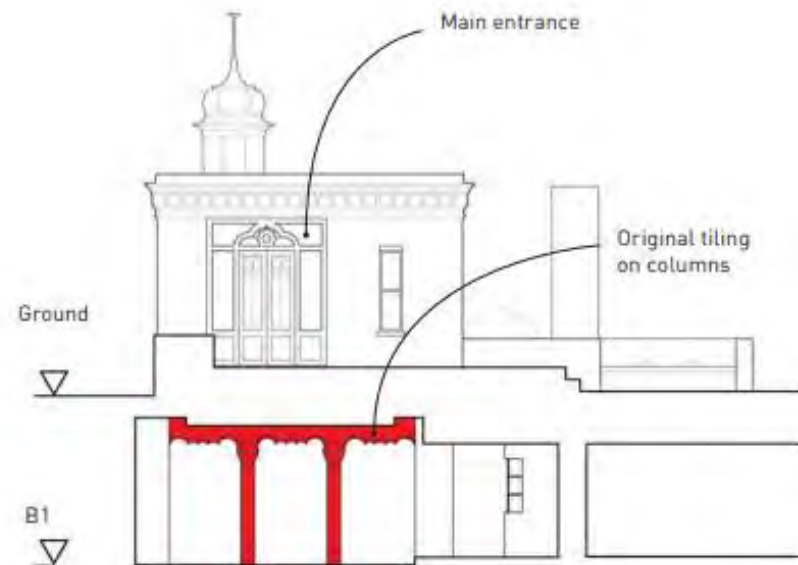
Visible historical features

Several areas of original Victorian tiling are currently visible, retained during the most recent refurbishment. The building is currently occupied, and when possible, further investigations will be undertaken to establish if future architectural details remain beneath current finishes. The intention is that where possible all original features will be retained, repaired and celebrated in the proposal.

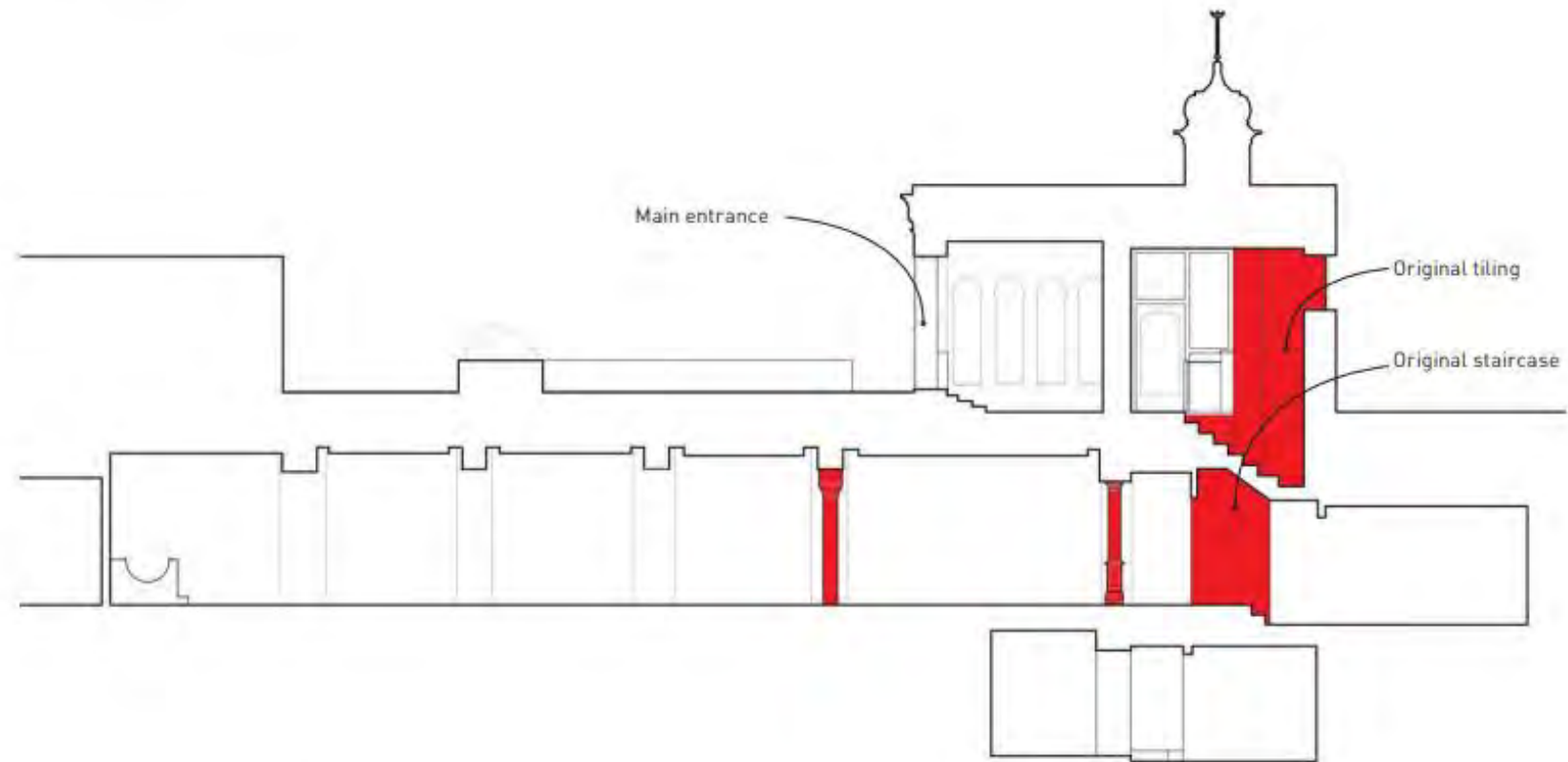
 Visible historical features



3D views of the Bath House

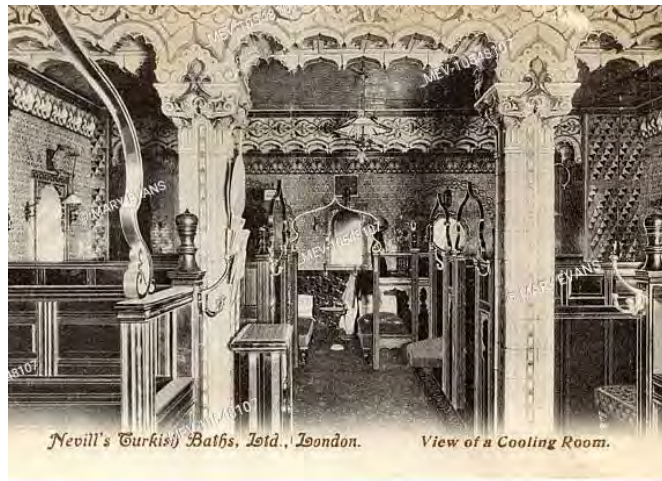


Existing section looking east



Existing section looking north

Continuing heritage investigation and consultation



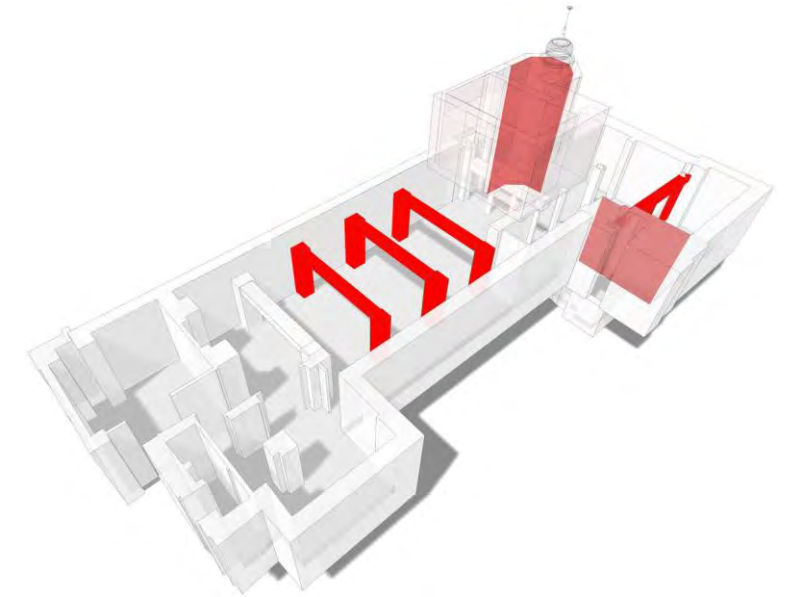
Nevill's Turkish Baths
19th Century



The Gallipoli Restaurant
c. 1967



Existing occupied Bath House



Original internal Victorian
decoration visible today

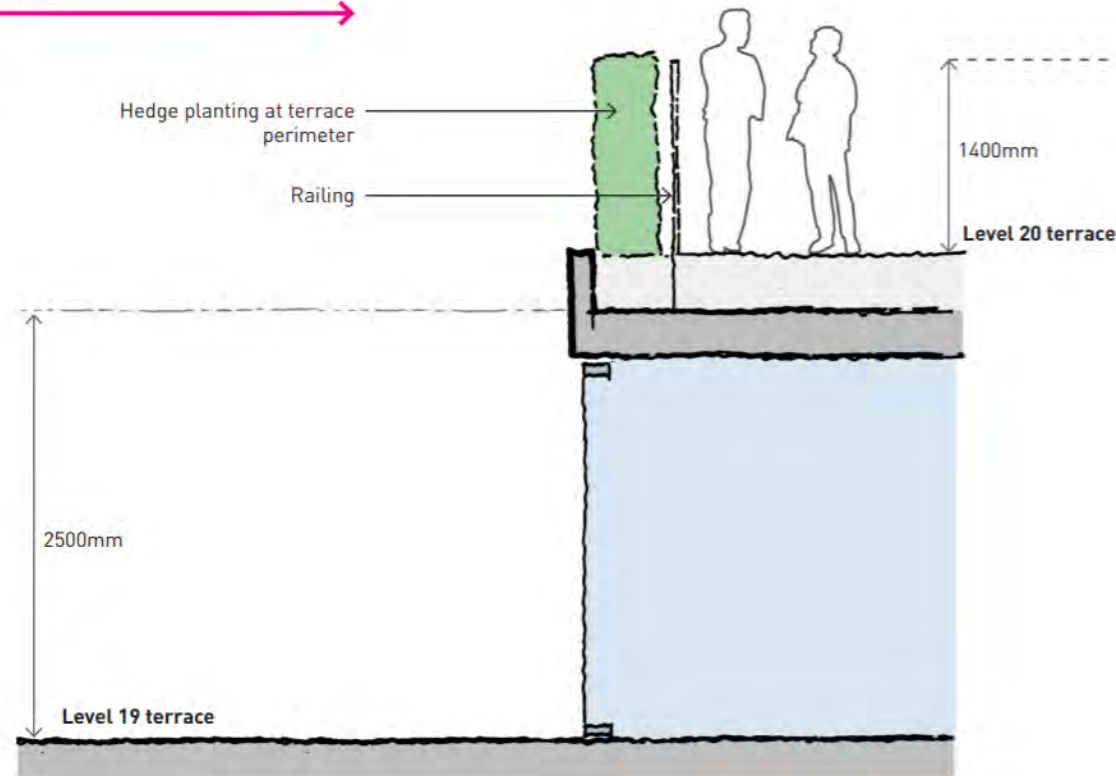
Balustrade

The balustrade of the level 19 terrace has been lowered, and made less visually prominent when viewed in LVMF 15B.1.

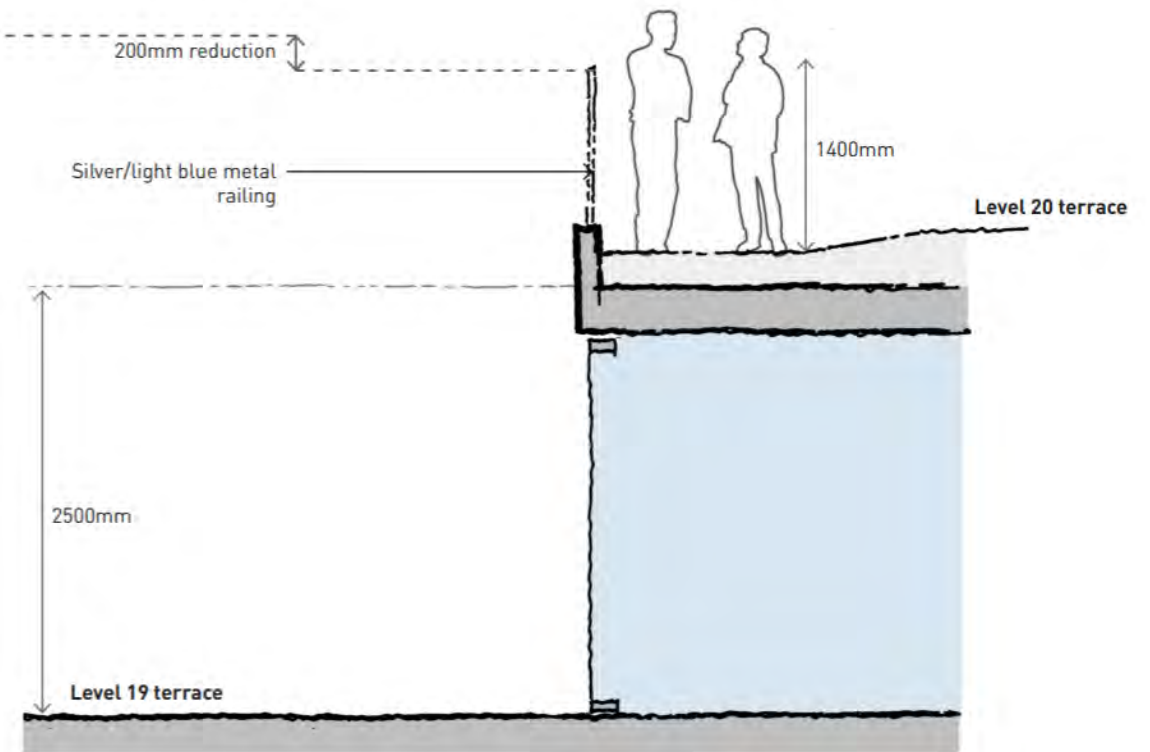
The submitted design included perimeter planting in front of a railing. The revised design omits the planting and lowers the railing, whilst still respecting relevant balustrade height guidance:

Building Regulations Part K	1100mm
CoL Suicide Prevention Advice Note	1400-2500mm
Landsec policies	1400mm

LVMF 15B.1



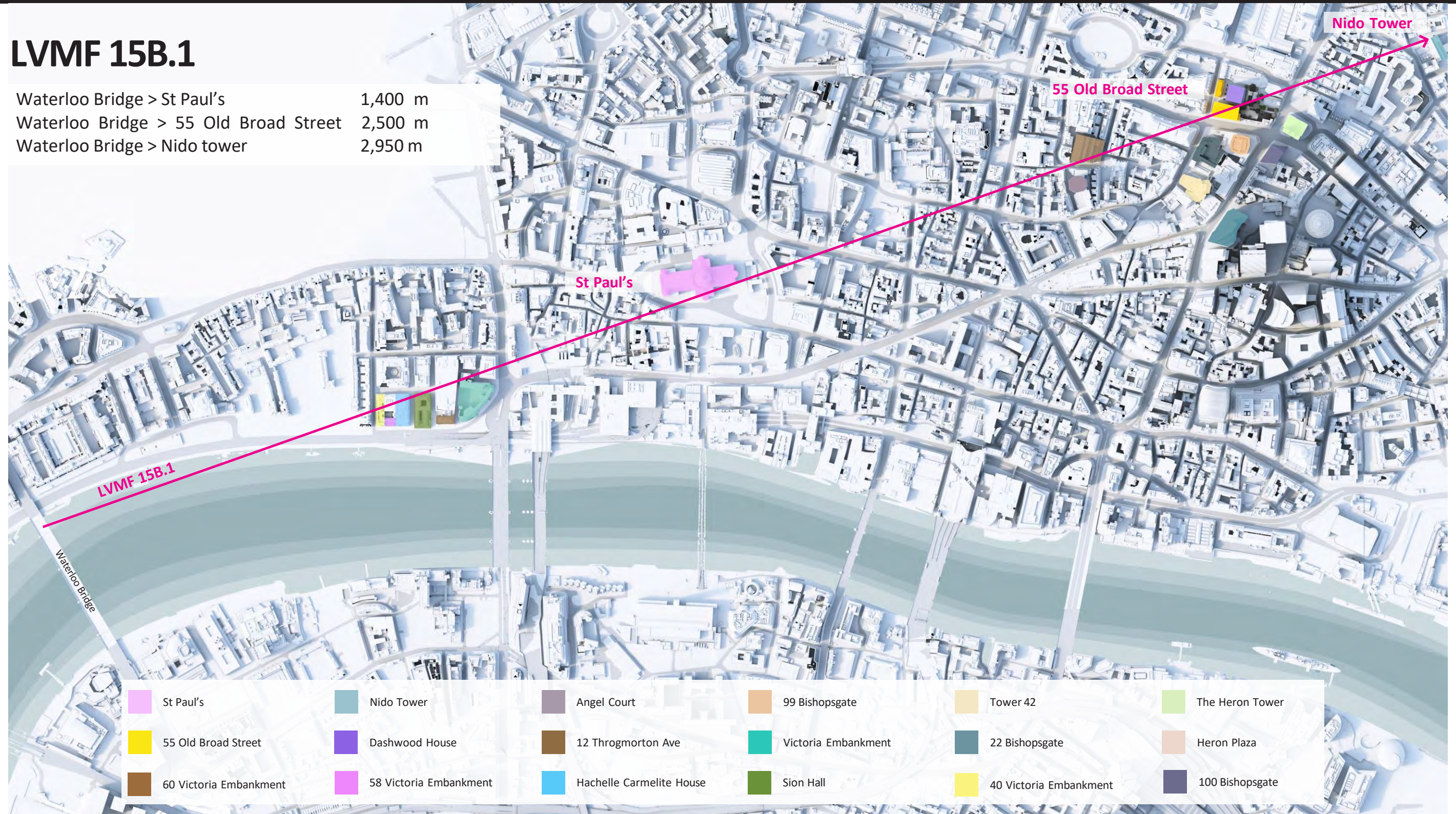
Proposal (submitted)



Proposal (revised)

LVMF 15B.1

Waterloo Bridge > St Paul's 1,400 m
Waterloo Bridge > 55 Old Broad Street 2,500 m
Waterloo Bridge > Nido tower 2,950 m



LVMF 15B.1
Existing

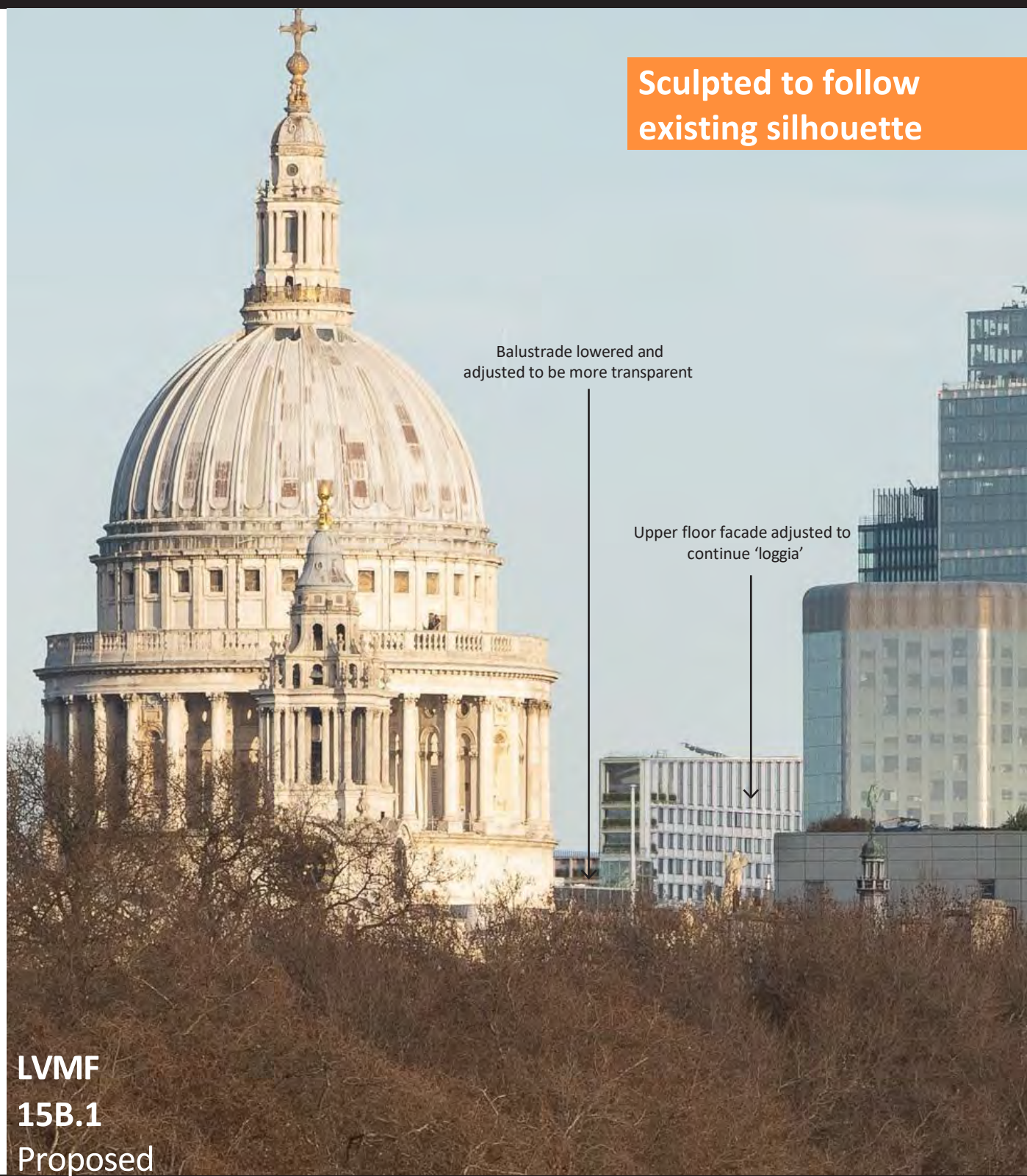


55 Old Broad Street site

Principle of Tall Building



LVMF 15B.1
Existing



Sculpted to follow existing silhouette

Balustrade lowered and adjusted to be more transparent

Upper floor facade adjusted to continue 'loggia'

LVMF 15B.1
Proposed

View 01.1 - LVMF 17B.1



Existing view



Proposed view

View 01.1 - LVMF 17B.1



Existing and Proposed views from THVIA

View 02.1 - LVMF 17B.2



Existing view



Proposed view

View 02.1 - LVMF 17B.2



Existing and Proposed views from THVIA

View 03WS - LVMF 15B.1



Existing view



Proposed view

View 03WS - LVMF 15B.1



View 03WC - LVMF 15B.1



Existing view



Proposed view

View 03WC - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1 - LVMF 15B.1



Existing view



Proposed view

View 03.1 - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1 - LVMF 15B.1: amended post-submission



Existing and Proposed views from THVIA

View 03N - LVMF 15B.1



Existing view



Proposed view

View 03N - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1N - LVMF 15B.1



Existing view



Proposed view

View 03.1N - LVMF 15B.1



Existing and Proposed views from THVIA

View 04 .1- LVMF 15B.2



Existing view



Proposed view

View 04 .1- LVMF 15B.2



Existing and Proposed views from THVIA

View 05 - South of LVMF, Waterloo Bridge



Existing view



Proposed view

View 05 - South of LVMF, Waterloo Bridge



View 06 - LVMF 16B.2



Existing view



Proposed view

View 06 - LVMF 16B.2



Existing and Proposed views from THVIA

View 06.1 - LVMF 16B.2



Existing view



Proposed view

View 06.1 - LVMF 16B.2



Existing and Proposed views from THVIA

View 07.1 - Bernie Spain Gardens



Existing view



Proposed view

View 07.1 - Bernie Spain Gardens



Existing and Proposed views from THVIA

View 09 - Sun Street passage

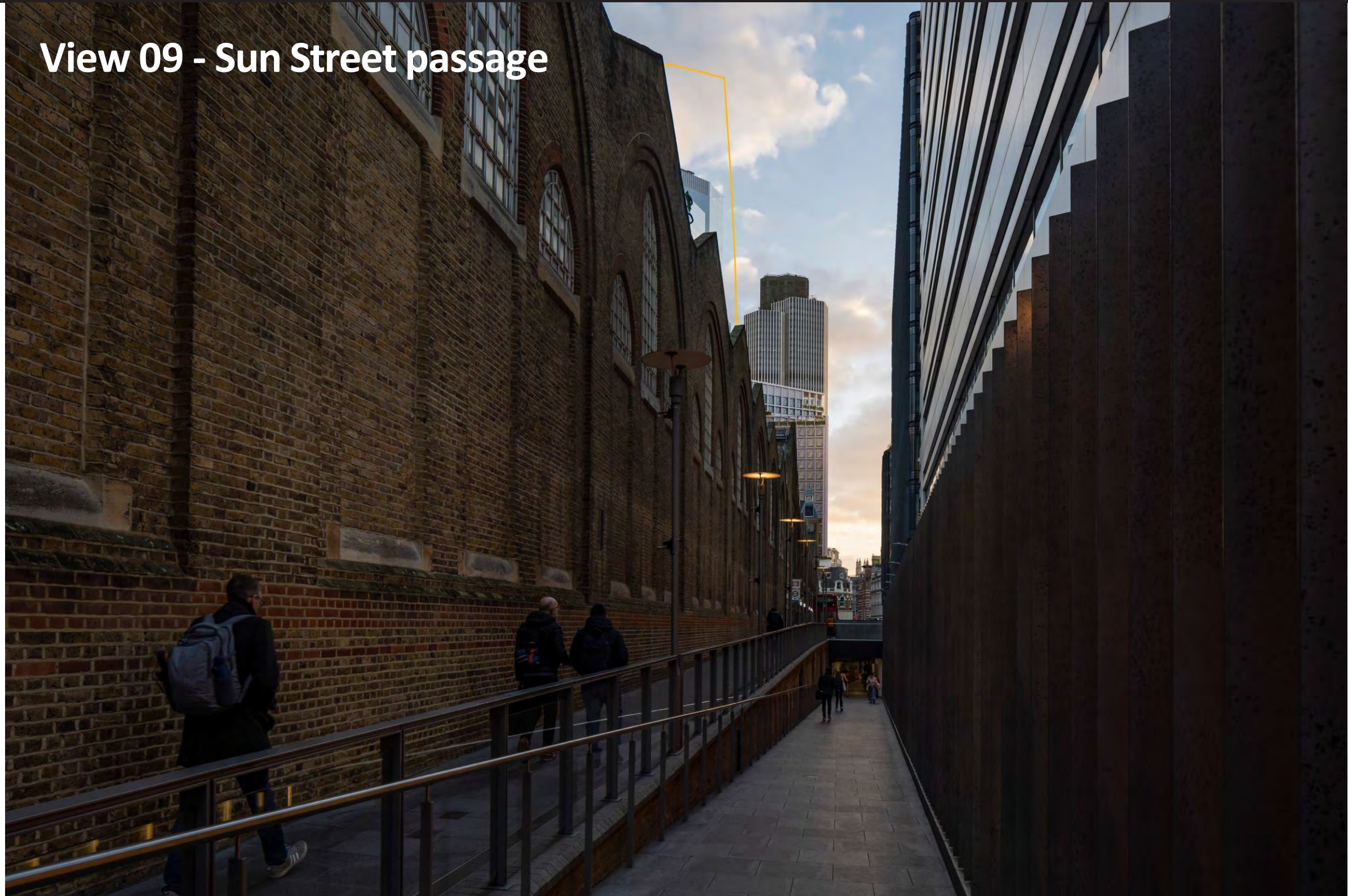


Existing view



Proposed view

View 09 - Sun Street passage



Existing and Proposed views from THVIA

View 11 - London Wall 1



Existing view



Proposed view

View 11 - London Wall 1



Existing and Proposed views from THVIA

View 12 - London Wall 2



Existing view



Proposed view

View 12 - London Wall 2



Existing and Proposed views from THVIA

View 13 - London Wall 3



Existing view



Proposed view