

Whitechapel Gallery

- Constraints

Chapters

Location and boundaries



Page 1

Conservation area



Page 2

Planning Policy



Page 3

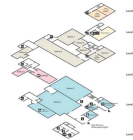
Building Regulations

Page 4

Unavoidable changes

Page 5

Part M - Access to and use of Buildings.



Page 6

New plans and sections

Page 7

Part B - Fire Safety

Part F - Ventilation

Page 8

Part L - Conservation of Fuel and Power

General system strategy

Heating and gas
Daylight
Security

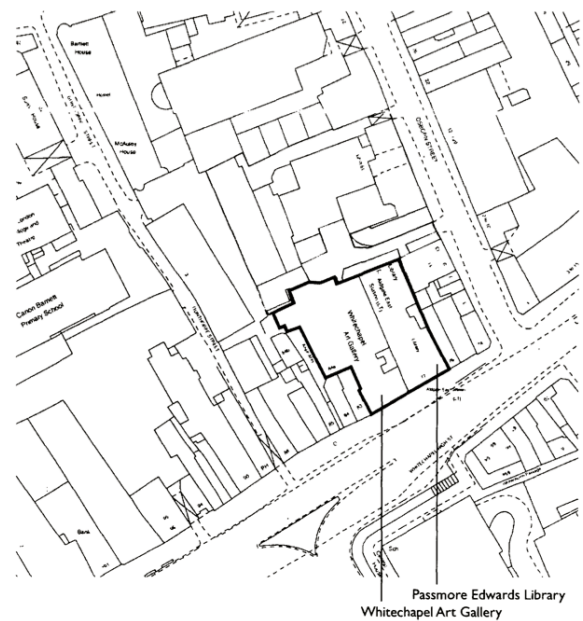
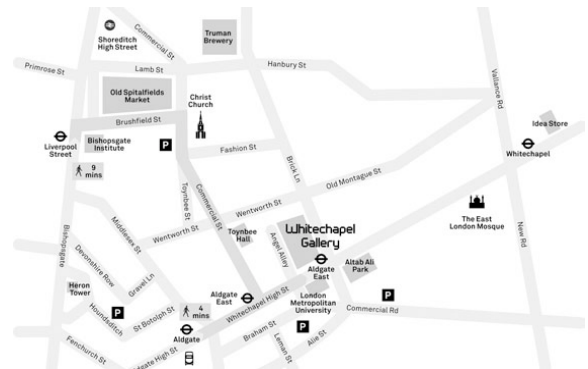
Page 9 - 10



Location and boundaries

The Whitechapel gallery is ideally situated on Whitechapel High Street London E1 which is a main artery from the West and North and the City of London to the East of London and Essex.

The building is limited to the south by the Whitechapel High Street, to the west is confined with the Angel alley, a narrow alley which runs alongside the Gallery building and links the Whitechapel Gallery with the Womens history Library and Toynbee Hall. The boundary on the north side is defined by an undeveloped site to the rear of the galley which thanks the collaboration with the owner of this space.



Conservation area

The design process of Whitechapel Gallery had to face with several constraints which is due to the site's location.

In fact, the Passmore Edwards Library and Whitechapel Art Gallery are both listed as grade II and are part of the Whitechapel High Street Conservation Area. In Tower Hamlet's First Deposit Draft UDP of 2004 they are shown as being within an Area of Archaeological Importance or Potential, and within the Central Activities Zone.

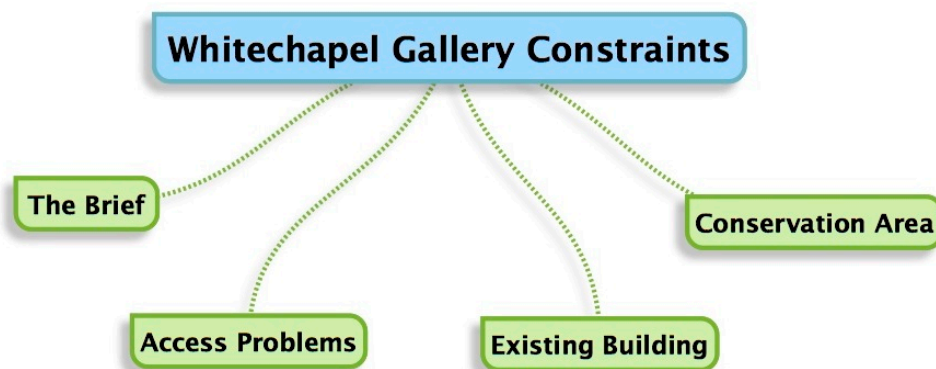
The project was designed to meet the "Listed Building Consent" which prohibits certain works to these buildings. The only works allowed on Grade II Listed building regards the material alteration, the changes to the proportions or balance of the building and extension of existing building.

We strictly adhered to this legislation by engaging a specialist conservation consultant, Richard Griffiths Architects and Ala Baxter Associates which have been appointed to provide us on going advice as the proposal have evolved. They set out a wide range of information on the history of the Library both in term of use and building fabric and



prepared a conservation statement for the Library in October 2002.

Therefore, our brief has been developed with considerable care by the consultants and us to ensure that the proposal are compatible as possible with the fabric of the building.





Planning Policy

Other consultation have been held at early stages of the project, including with English Heritage and London Borough of Tower Hamlets Conservation in March 2004. A separate consultation with the Victorian Society was held in June 2004.

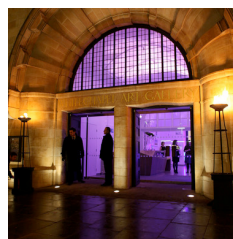
The consultants declared that the conservation of the library building for the proposed exhibition and education uses represents the “optimum viable use that is compatible with the fabric , interior and setting of the historic building “ as identified in Planning Policy Guidance 15, clause 3.9. Therefore, the proposed uses have the considerable benefits of keeping the building in public use.

Planning Policy Guidance 15, clause 3.5 sets out a number of relevant issues for consideration for listed building applications.

The regeneration benefits for the area and community are the following:

- The proposed development will permit the gallery to open all year round with corresponding cultural and economic benefit to the area

- The street front café will bring light and life to the Whitechapel High Street in the evenings, it is proposed to open the main entrance and public foyer in the evening
- Countless school in the borough benefit from the galley education programme. The expanded education spaces will allow to continue this work with more school groups.
- The archive of Whitechapel Art Gallery will be more available and animated by exhibitions.

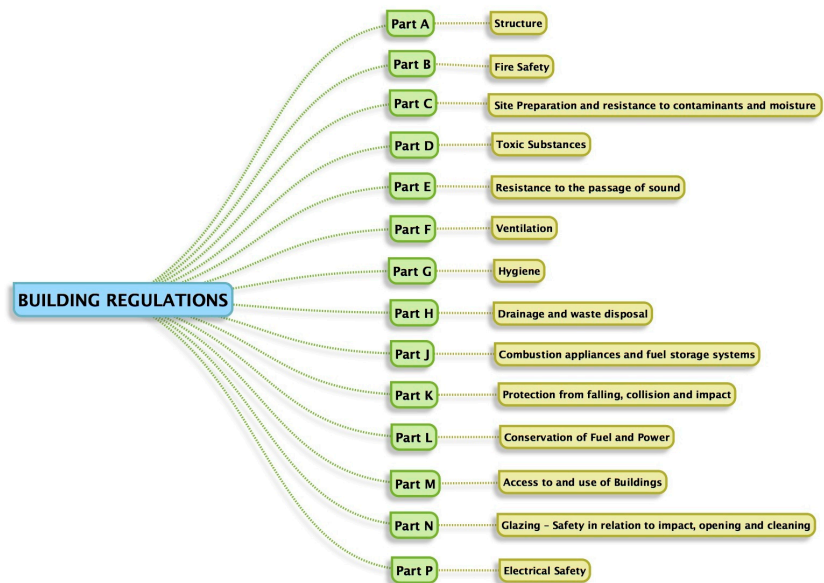




Building Regulations

Apart from the constraints imposed by the Conservation Area statement, which form an important part of the draft planning brief, the proposal has been carried out to meet the Building Regulation Standards.

Building regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. Building regulations approval is required for most building work in the UK. There are currently 14 sections to the buildings regulations and each is accompanied by an *Approved Document*. In each part there are various sub sections to give a more comprehensive breakdown of each criteria:

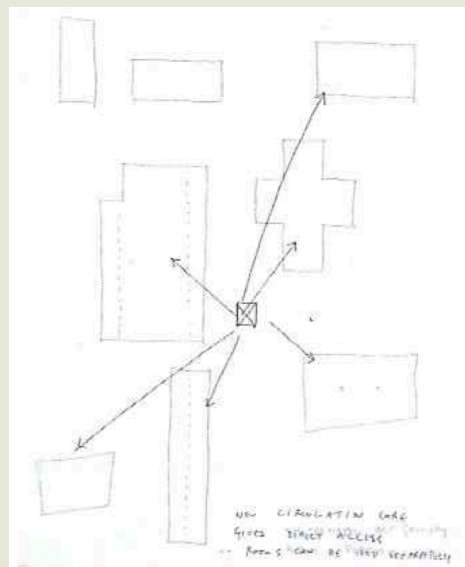
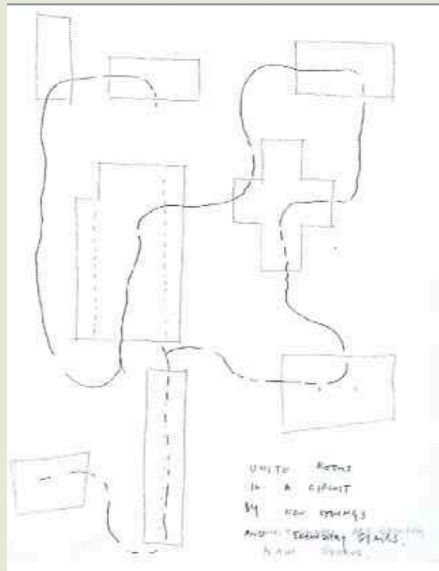
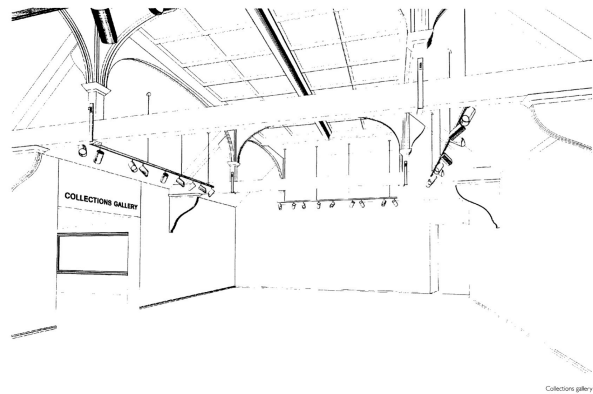


Unavoidable changes

The alterations have been proposed with a view to limiting impacts on the fabric of the building, in particular on those highly significant in the Conservation Statement. However, there are cases where alterations are unavoidable, particularly in the case of the library main stair and the library first floor front room.

The changes are motivated by three primary aims:

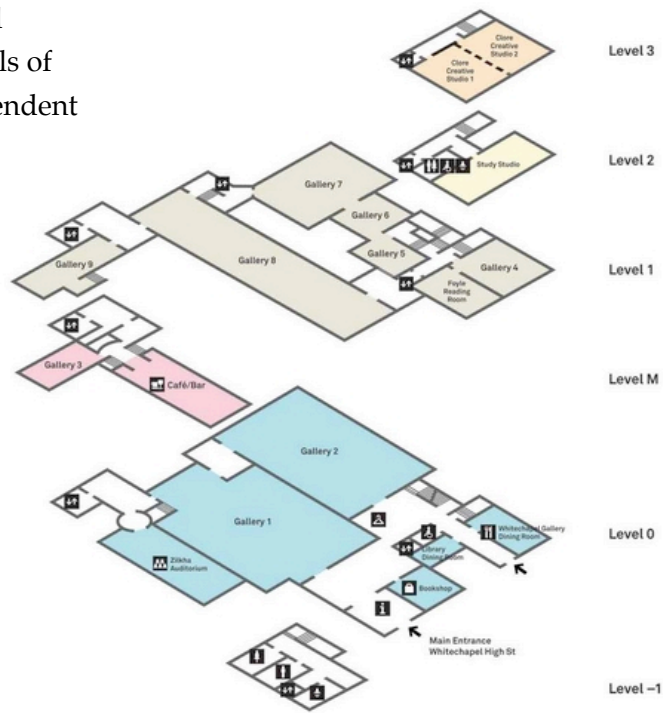
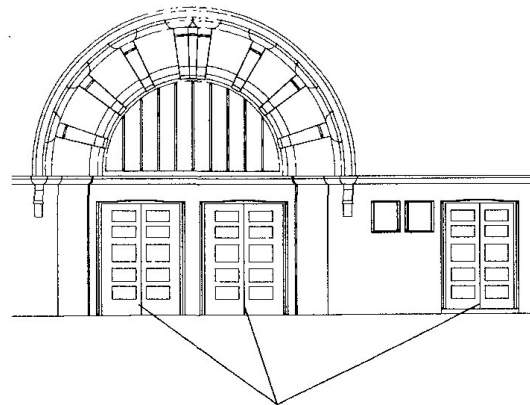
- To create unified circulation for the gallery and library to contemporary standards of accessibility .
- Compliance with building regulation means of escape requirements.
- To adapt spaces for gallery and art use.



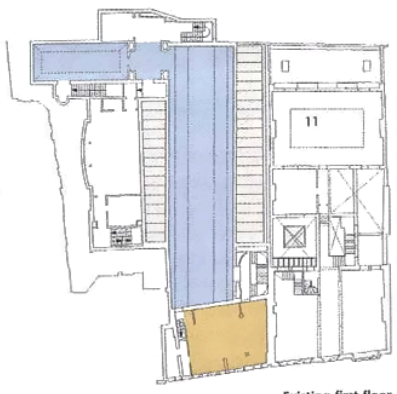
Sketch of Circulation Area

Part M - Access to and use of Buildings.

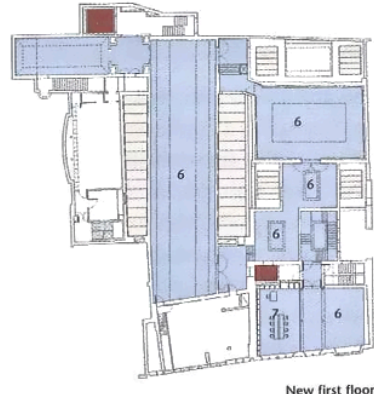
Part M is of particular importance for the location of the Whitechapel Art Gallery. The access to the building had a fundamental role on the design of the project especially because it is limited by the lively main front street: Whitechapel High Street. The main access to the building is through a foyer space, which links the two buildings at ground floor level, as it is important that both buildings are linked in a generous and legible way. This foyer serves to link the gallery entrance, with the existing library stair, which is the principal public stair for the two buildings. The upper flight of the library main stair was rebuilt to link to both gallery and library. The movement between the galleries has been designed as a “gallery environment” rather than a separate circulation core. Therefore, the galleries are linked at both front and rear of ground and first floor, in purpose to permit the visitors to move with ease between exhibitions, in a linked but not one-way circuit. A new lift located on the party wall between library and gallery makes all levels of the building accessible and permits independent access to the four main galleries.



New plans and sections



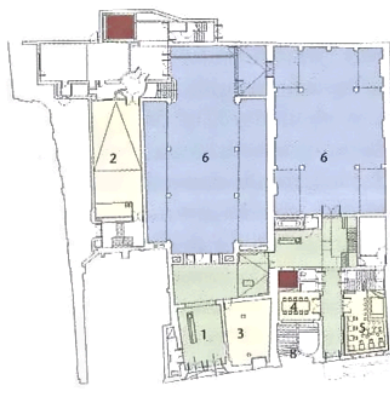
Existing first floor



New first floor



Existing ground floor



New ground floor

New existing ground and first floor plans and sections through the library before and after conversion:

- 1- main entrance
- 2- auditorium
- 3- shop
- 4- dining room
- 5- restaurant
- 6- gallery
- 7- reading room
- 8- station entrance
- 9- offices
- 10- former reading room
- 11- former museum
- 12- Clore studio
- 13- study studio



Part B - Fire Safety

With the expansion of the existing exhibition spaces, the existing means of escape arrangements to the upper floors of the library were no longer satisfactory. Therefore, a single new stair was proposed at the rear of the library front building, giving access to and means of escape from the upper floors.

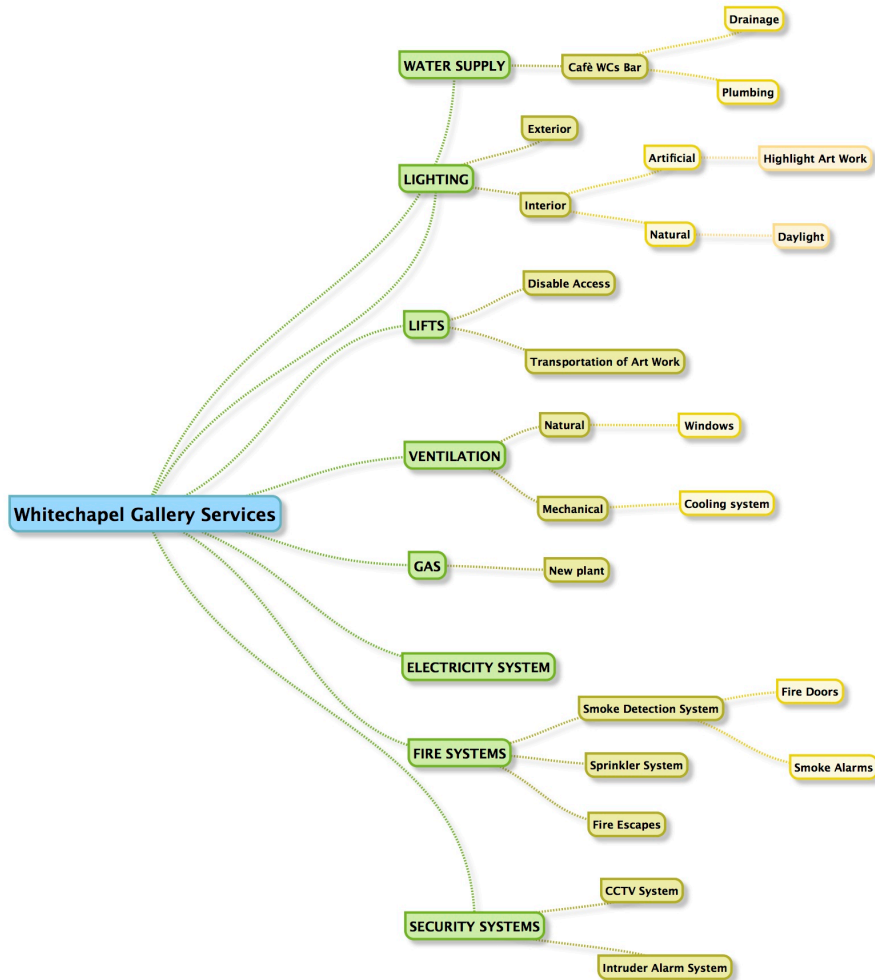


Part F – Ventilation

We aimed to reach the highest standard for the new exhibition space. The former museum is well situated in terms of daylighting but required additional ventilation plant which is located to the rear. The general approach is to use passive solutions such as the use of natural ventilation in lieu of mechanical ventilation. Therefore, where it is possible and appropriate opening windows or roof lights are provided to naturally ventilate the occupied spaces.

Natural ventilation is particularly important to increase environmental quality and reduce energy use. For this reason, mechanical ventilation, which is costly to run and maintain, is kept to a minimum and it is only used where it is absolutely necessary.





Part L - Conservation of Fuel and Power

General services strategy

The Whitechapel has a commitment to being “environmentally responsible” in relation to the embedded energy and energy consumption of the building. This commitment is reflected in the approach to the design and it's associated services systems.

It is important for the long term that the running and maintenance cost are kept as low as possible and the services installation are easy to maintain and operate.

Heating and gas

Our aim was to improve the thermal performance of the buildings but in ways which do not conflict with the historic features. Where there are significant interventions to the existing fabric the aim was to meet the required standards of the Building Regulation Approved Document Part L2- “Conservation of Fuel and Power in Buildings Other Than Dwellings”-

The amount of cold air infiltrating had a significant bearing on the building's heating requirements. Therefore, gas and electricity are provided to fulfil the need in every ambient of the building especially the two cafes and the bar while new fabric have good insulation levels to limit the heat loss and limit solar heat gain.

The new Building Regulation address this issue and impose relatively stringent limits on the air tightness of the building. Careful detailing of all elements ensured good sealing standards. In purpose to reduce the fuel bills, a new efficient heating plant is installed and located in the new plant room at the basement floor level.

Daylighting/ solar control

The daylighting is particular important to increase the environmental quality of the building but it also has an essential aspect as it is used to highlight the different work throughout the gallery. Our approach was to use the extensive application of good natural daylighting throughout the building. For instance, the cafe, education, studio, offices and circulation spaces have a reasonable amount of glazing to reduce the need for artificial lighting by allowing daylight to penetrate. New rooflight were proposed for the ground floor rear library space to improve its daylighting suitable for gallery use.



Security

To guarantee the security to preserve the work of art exposed in the gallery, windows have incorporated security facilities and are generally manually operated. Monitories opening are provided only where are necessary due to access or control requirements.



