



Architecture & Interior Design

Kings Court

2 - 16 Goodge Street

On behalf of E&A West End Properties Ltd.

Design and Access Statement

August 2023

Rev A

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DMBA are pleased to provide the following Design & Access Statement for the Interior Refurbishment of Kings Court, 2-16 Goodge Street, on behalf of E&A West End Properties Ltd.



Kings Court
Camden
London
W1T

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Introduction

Kings Court

Introduction

E&A have the pleasure of presenting the design proposal for the site at 2 - 16 Goodge Street, Kings Court, Camden.

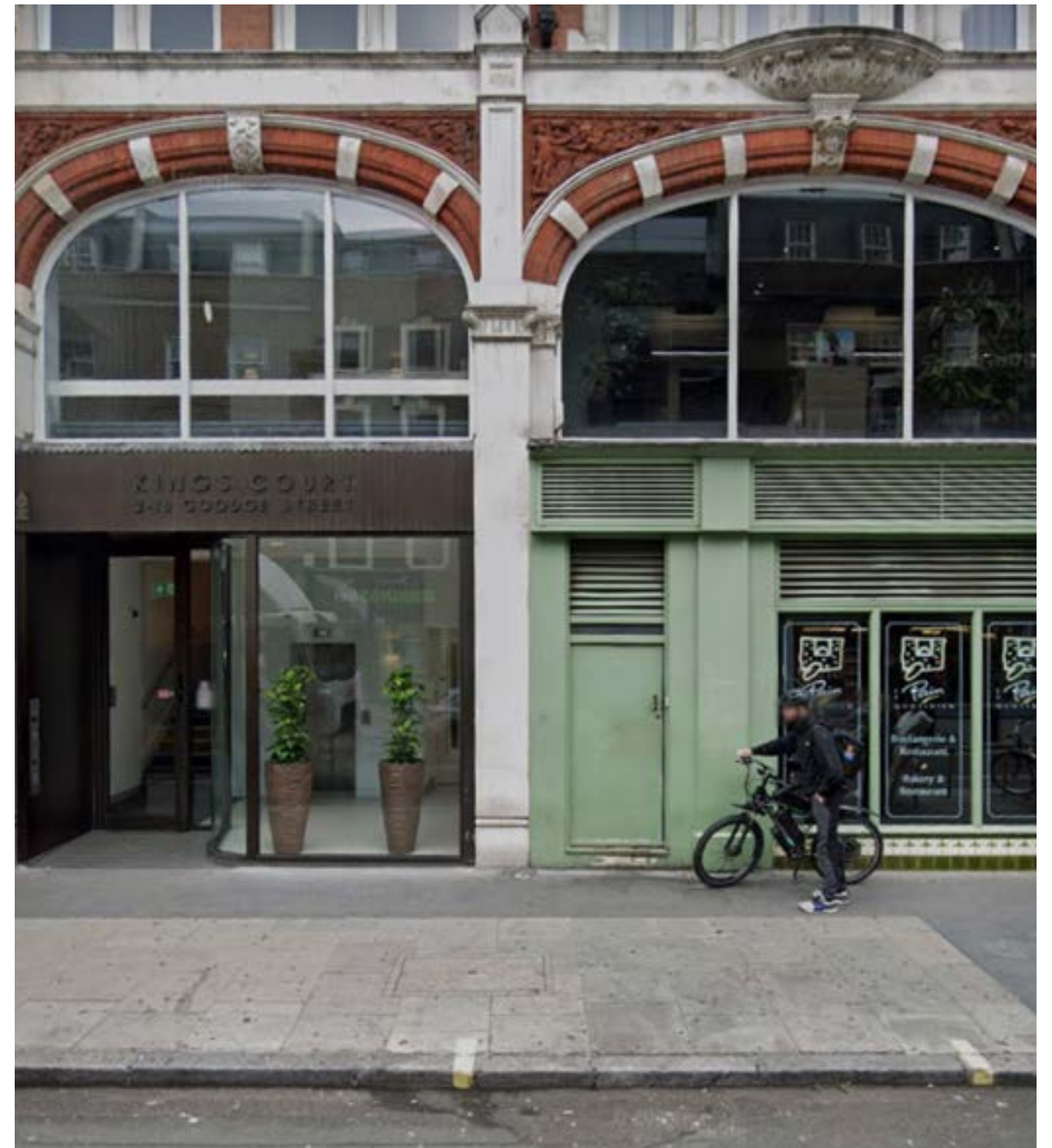
This document has been prepared by DMBA on behalf of the applicant to present the design and access statement for the interior redesign of the communal circulation areas of Kings Court.

The site is a designated heritage asset and Grade II listed building

The proposal consists of a redesign of the existing interior circulation spaces and ground floor lobby, to better reflect the sites heritage with a simultaneous contemporary aesthetic.



2-16 Goodge Street



Exterior Street View of Kings Court Entrance

Estates and Agency Group

About

Estates and Agency Group

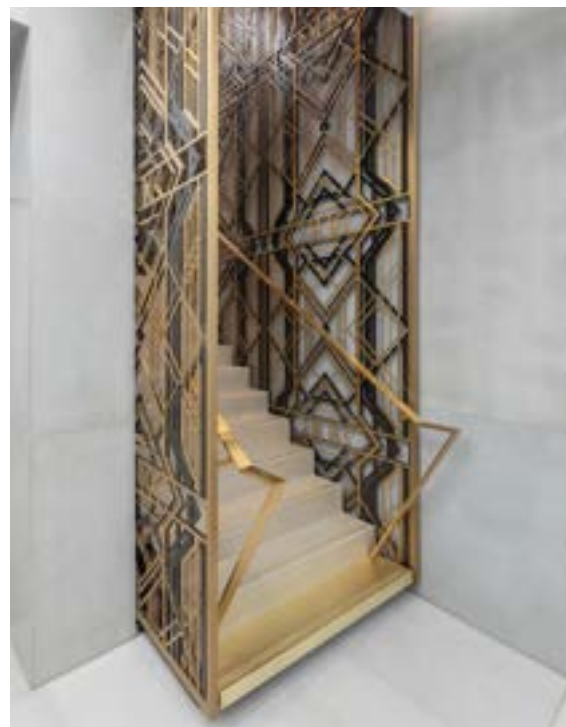
The Estates & Agency Group is a long established privately owned business investing in and improving by way of active management, refurbishment and development, quality properties in prime locations.

Selected Portfolio



Axtell House, Soho

Axtell House is a fine Victorian building situated on the corner of Beak Street and Warwick Street, just off Regent Street. In 2017, upon E&A securing vacant possession, Axtell House was the subject of comprehensive reconstruction and refurbishment. In particular, the core of the building was removed and repositioned, the 4th to 6th floors were totally removed and reconstructed, the office entrance was completely remodelled, and a striking roof garden and meeting space were added.



Kings Court, Fitzrovia

The building was once the famous Catesby's Linoleum Emporium, built in 1904 by Edward Catesby in a flamboyant Free Renaissance style with Arts and Crafts influences. The ornately carved stonework and startlingly red Swedish Virgo Granite facings make this, after much careful modernisation, a striking home to a mix of quality businesses. This impressive building comprises part of the Estate & Agency Group's holdings in Tottenham Court Road, Goodge Street and Whitfield Street, London, W1. amount to 30,000 sq ft. of retail and 42,000 sq ft. of quality office space.



About

Estates and Agency Group

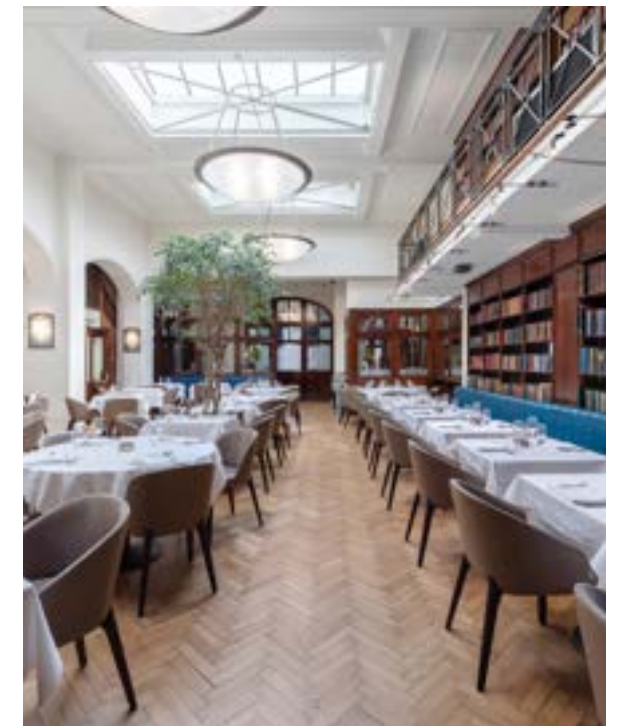
85 Picadilly, Mayfair

85 Piccadilly is one of London's most prestigious addresses. The street is home to The Ritz Hotel, The Royal Academy, Fortnum and Mason and the Japanese Embassy. The property itself overlooks Green Park, and has been in the E&A portfolio since the Company was acquired in 1979. This freehold forms a central holding within the E&A Portfolio. The property comprises fourteen apartments, together with HIDE, a substantial Michelin Starred Restaurant set over three storeys. The Michelin Star was awarded in HIDE's first year of operation, and it was also recipient of the GQ UK Restaurant of the Year Award 2019.



The Old Westminster Library, Westminster

Formerly The Old Westminster Library, this is an imposing historic Grade II listed building which was first opened to the public in 1893. After very sympathetic restoration and conversion it now provides residential accommodation on the upper floors and is home on the ground, mezzanine and basement to the award winning destination restaurant The Cinnamon Club, which allows customers to dine in the elegance of the preserved old library.



DMBA

About Us

DMBA

DMBA is a practice of award-winning Architects and Interior Designers, with a continuous commitment to the very best in architectural design and delivery.

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DMBA is a diverse, dynamic practice, born out of decades of solid experience. We aim to continue to grow in a fair, sustainable, and equitable way for all, taking our dedicated team with us. We are currently a 16-strong practice and have recently moved into a stunning studio in Borough. We are driven to create beautiful, deliverable architecture which benefits the communities in which it is placed. Our team represents decades of solid experience across multiple sectors, with each of our team members have honed their craft in much larger architectural practices. We understand the financial and time commitments our clients make, so we use our time wisely, delivering viable projects which fulfil the brief and offer delight and intrigue. We work across many sectors including affordable house, private high-end residential, commercial offices and complex refurbishments and extensions to listed buildings.

Our collaborative approach to Planning not only ensure everyone's voice is heard, but it also allows us to establish a scheme proposal which has a smoother journey through the planning process, avoiding costly delays and redesigns. We have long-established working relationships with Project Managers, Structural Engineers, Landscape Architects and MEP Engineers, which allow us to test proposals quickly and keep projects within given timescales.

We have personally worked with the following client and contractor teams over the course of our professional history.

Selected Clients

Canary Wharf Group
Capital & Counties
DPK Development
E&A Group
LabTech
Nuveen
Marriot
Thackeray Estates
Vengrove
WeWork

Contractors

Canary Wharf Group
CWG Contractors
Delcon
Ellmer
McLaren
Morgan Sindall
Red

Site Location

Site Plan

Site Location

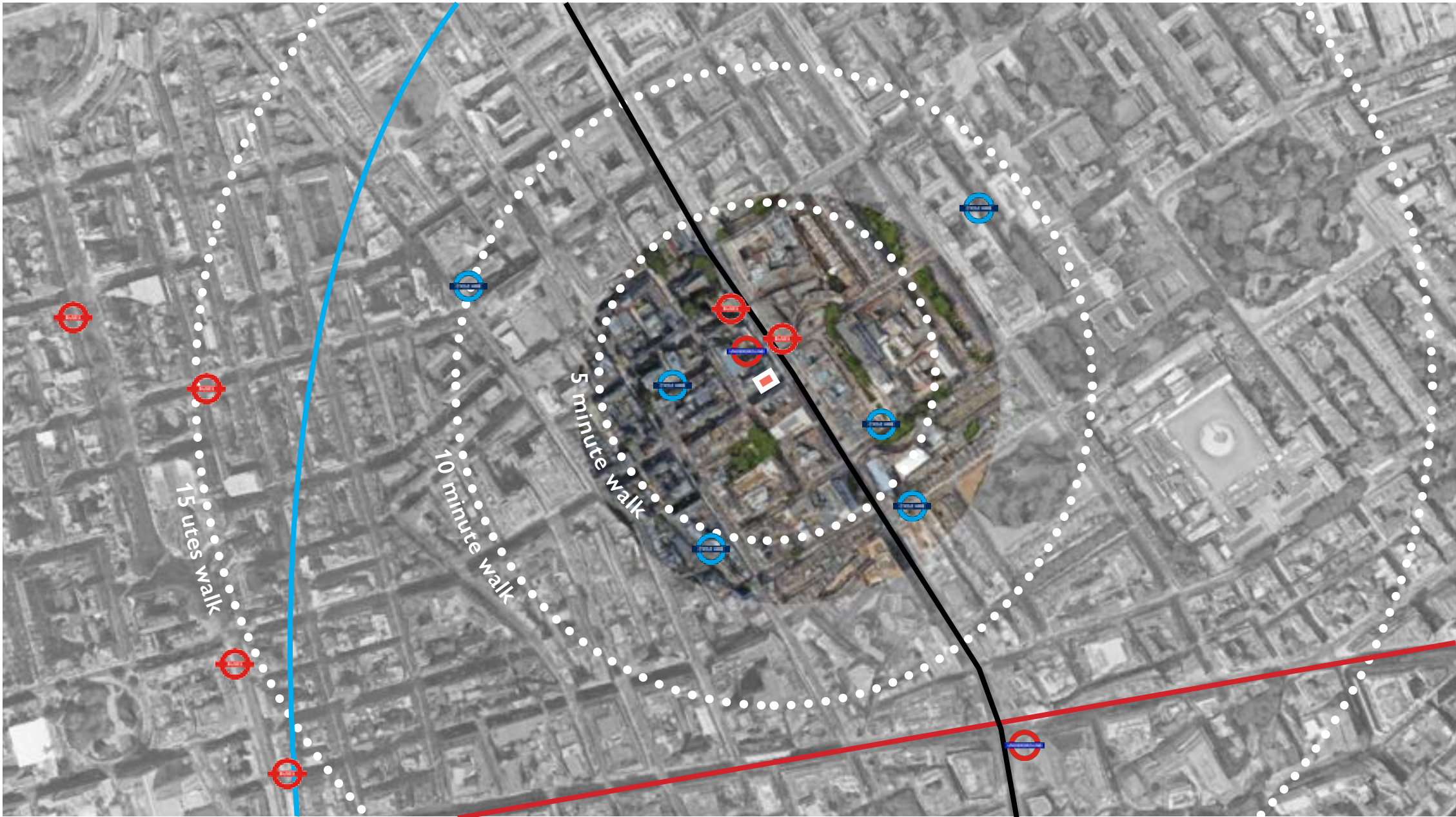








 Site Boundary

Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Transport Links

Site Location

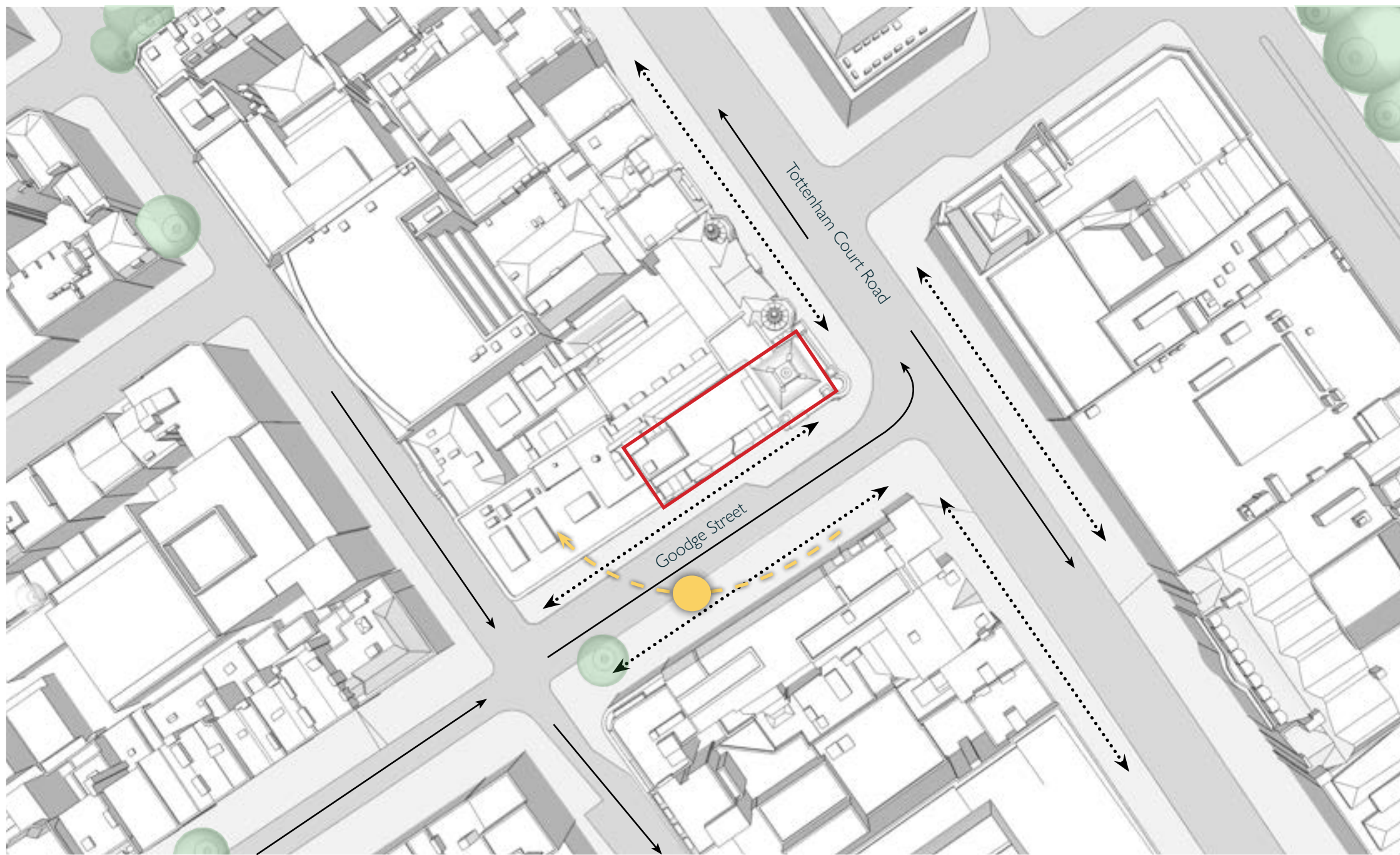


- | | | | |
|---|---------------------|---|---------------|
|  | Bus Stop |  | Northern Line |
|  | Cycle Hire |  | Central Line |
|  | Underground Station |  | Victoria Line |

The site is well situated with connections to a multitude of transport links. Goodge Street underground station can be reached within a five minute walk; hosting the Northern line. There are also a substantial amount of cycle hire points and bus stops within 10 minutes from the site.

Site Analysis

Site Location



- Vehicle access
- Pedestrian access
- Kings Court, 2 - 16 Goodge Street

Existing Building

3d Visual

Existing Building



--- 2-16 Goodge Street

3D Visual

Existing Building



..... Location of internal core to be refurbished

Existing External Elevation

Existing Building



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Features

Existing Building

The building is characterised by paired arches to the first and second floors, and a Venetian arch motif to the third and fourth floors. The Goodge Street side of the building comprises of four storeys with attics. The facade is made up of red brick and Portland Stone-faced gabled fronts with arch-headed openings to ground and first floor windows.

There are spandrels of cut brick at second floor level, the central of which depict scenes of lino printing and sales. Keystones at first floor level can be seen to be decorated with 'C & S' (for Catesby & Son). A large oriel is located at the central second floor window flanked by columns, while the other windows have simple stone mullion and transoms. The third floor windows are tripartite, with Jacobean-style turned mullions of stone and aprons of cut brick below. There are gables to the attic storey, the central of which has a tripartite window with a stone surround.

The elevation of the building on Tottenham Court Road is a detailed example of the Free Renaissance style. The ground floor is a four bay arcade, clad in red granite and divided by Ionic columns with bases of black granite. The first and second floors are grouped as a six bay arcade of tall arche-heade windows. There are decorative spandrels to the arches at second floor level, made of cut brick or Portland stone.



Entrance to Kings Court on Goodge Street

Development Objectives

The Vision for Kings Court

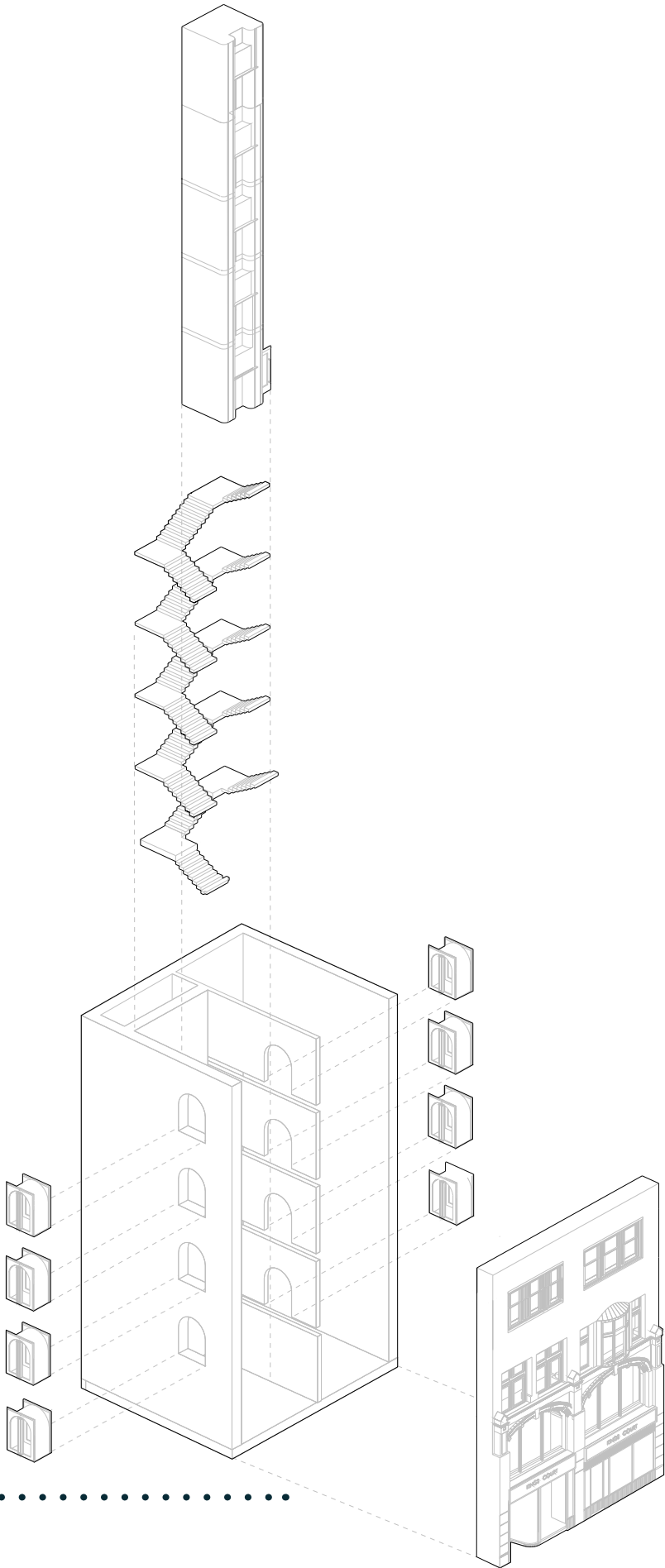
Development Objectives

DMBA and E&A Group see potential for a beautiful piece of interior architecture that creates a long-term, high quality office space in the heart of the West End.

This area of London is currently going through huge regeneration, anchored by the nearby new Tottenham Court Road Crossrail station, along with multiple new building projects on both sides of Charing Cross Road.

The current interior aesthetic, functionality and efficiency of Kings Court, in particular its communal areas, does not match its prestigious location. Our vision for the building is to create an impressive and dynamic scheme that both complements and enhances its location. We aim to substantially upgrade the experience for the user of the building through comprehensively refurbishing the existing interior design of the main circulation through the building.

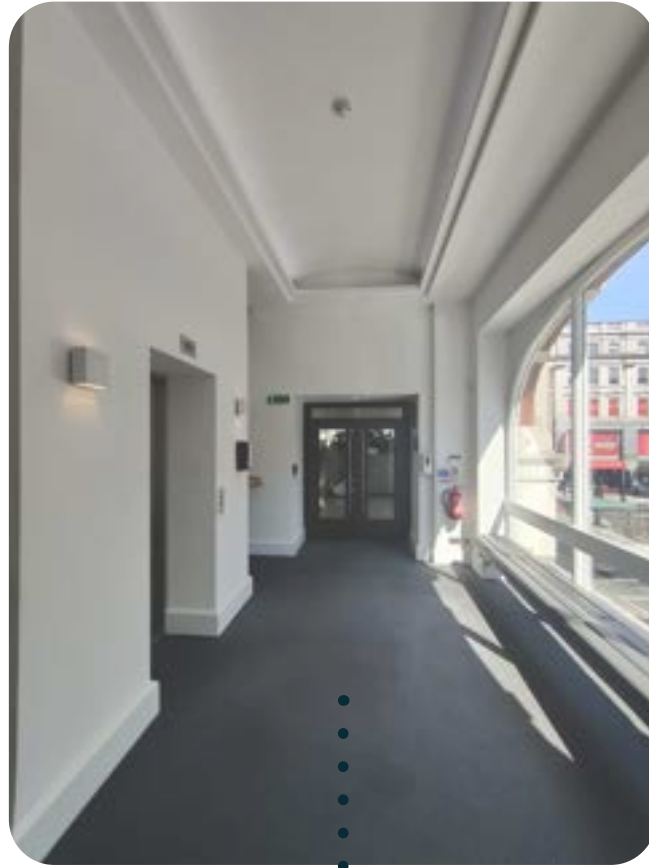
The design solution is focused on a material palette change and classic detailing, which seeks to create a unique office environment which will leave a lasting impression for users. Aged bronze cladding, rich stone and a reflection of the curves on the existing facade on the interior, develop an environment that is welcoming and refined. The visual language of the interior is to be carried up throughout the building's core, to create a scheme that feels considered and cohesive.



The design seeks to upgrade the interior communal areas, in particular the doors, stair wells and lift core while leaving the existing facade untouched

Site Opportunities

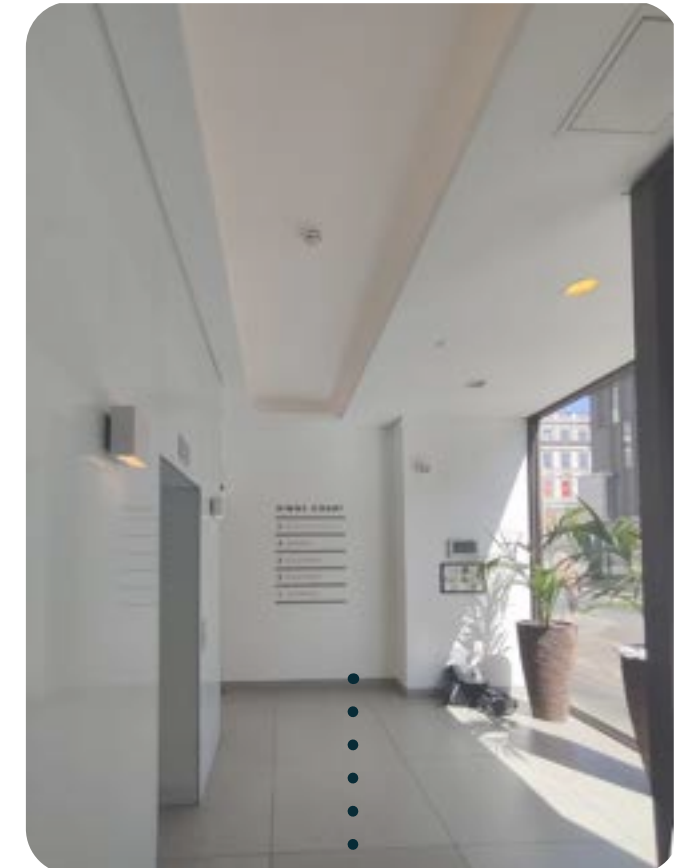
Development Objectives



- Outdated furnishing and generic interior
- No sense of identity and cohesion between lobby and core areas



- Current interior does not align with the design of the facade
- No lighting design strategy and a lack of atmospheric lighting
- Handrails are institutional and low quality



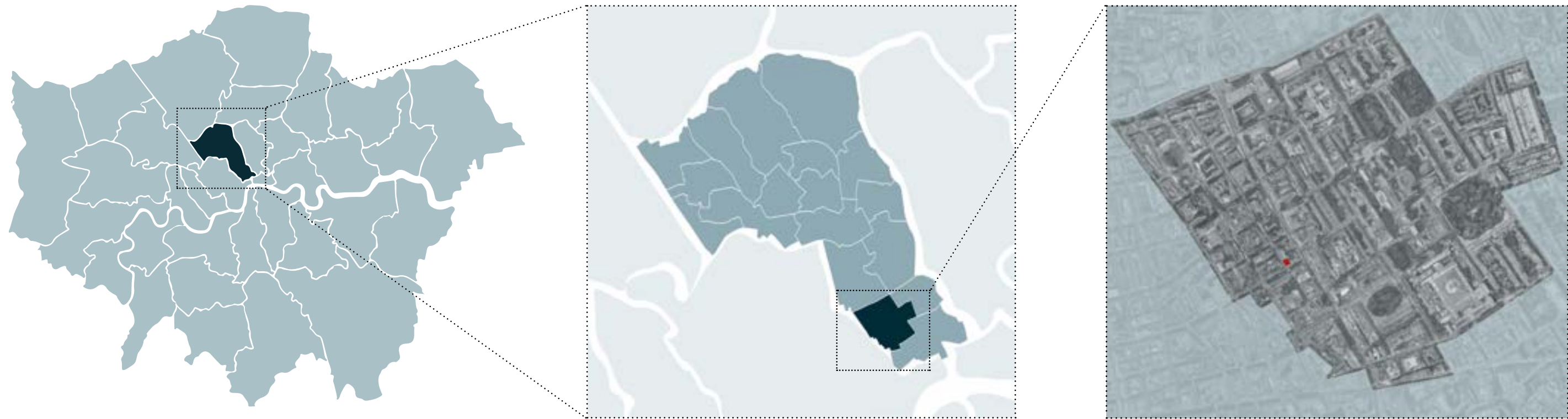
- Empty, unwelcoming entrance lobby without a sense of arrival

Site, Surrounding Area and Planning History

Location

Site, Surrounding Area and Planning History

Street Address	8 Goodge Street
Postcode	W1T 2QA
Borough	London Borough of Camden
Ward	Bloomsbury
Heritage Category	Grade II



Kings Court is located just within the Bloomsbury Ward around the southwestern boundary within the London Borough of Camden.

Surrounding Context

Site, Surrounding Area and Planning History



History & Heritage

Site, Surrounding Area and Planning History

Goodge Street was developed by John Goodge in the mid-18th century with typical four storey, two bay town houses. A wine merchant was located on the corner of Goodge Street and Tottenham Court Road with a clear distinction evident between the commercial nature of Tottenham Court Road and residential nature of the side roads off of it.

The general grid pattern of the streets around Goodge Street has not changed substantially from the time of the Ordnance Survey (OS) map of 1871. It is characterised by narrow building plots on either side of the road. A public house was in operation at this corner until it was absorbed into Catesby's Department Store in 1923.

The Kings Court building was built in 1903 and can be seen on the OS map of 1916. At its time of construction, other commercial development was happening to the east of Tottenham Court Road, with larger footprint buildings reflecting more modern architectural styles. The building was designed in the Free Renaissance style by Henry Alfred Whitburn FRIBA. It was built to house the Catesby's Department Store, which had already existed on part of the site since 1885. The Goodge Street area did not change much in the second half of the 20th century, and the narrow plot width can be seen up to, and after, the OS map of 1975.

The building itself is characterised by a red brick facade with extensive Portland Stone dressings, granite faced lower floors, slate and bronze-tiled roofs.



1871 ordinance survey boundary map



1894 ordinance survey boundary map



1916 ordinance survey boundary map



1951 ordinance survey boundary map

Site Photos

Site, Surrounding Area and Planning History



1. External View of Kings Court



2. External View of Kings Court Facade



3. Facade of neighboring Le Pain Quotidien



4. Ground Floor Lobby



5. First Floor Window Internal Image

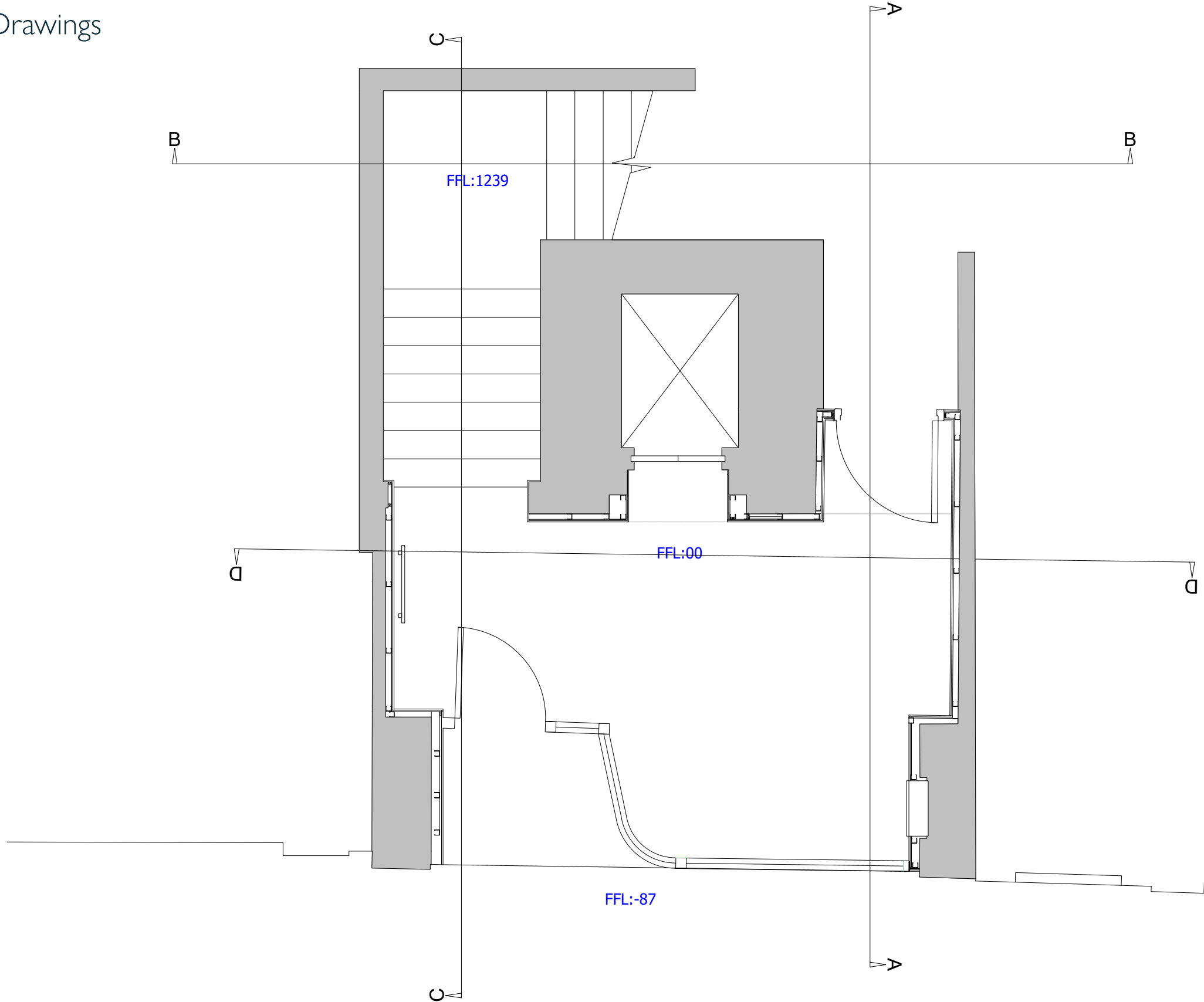


6. Second Floor Core Internal Image

Existing Drawings

Existing Ground Floor Plan

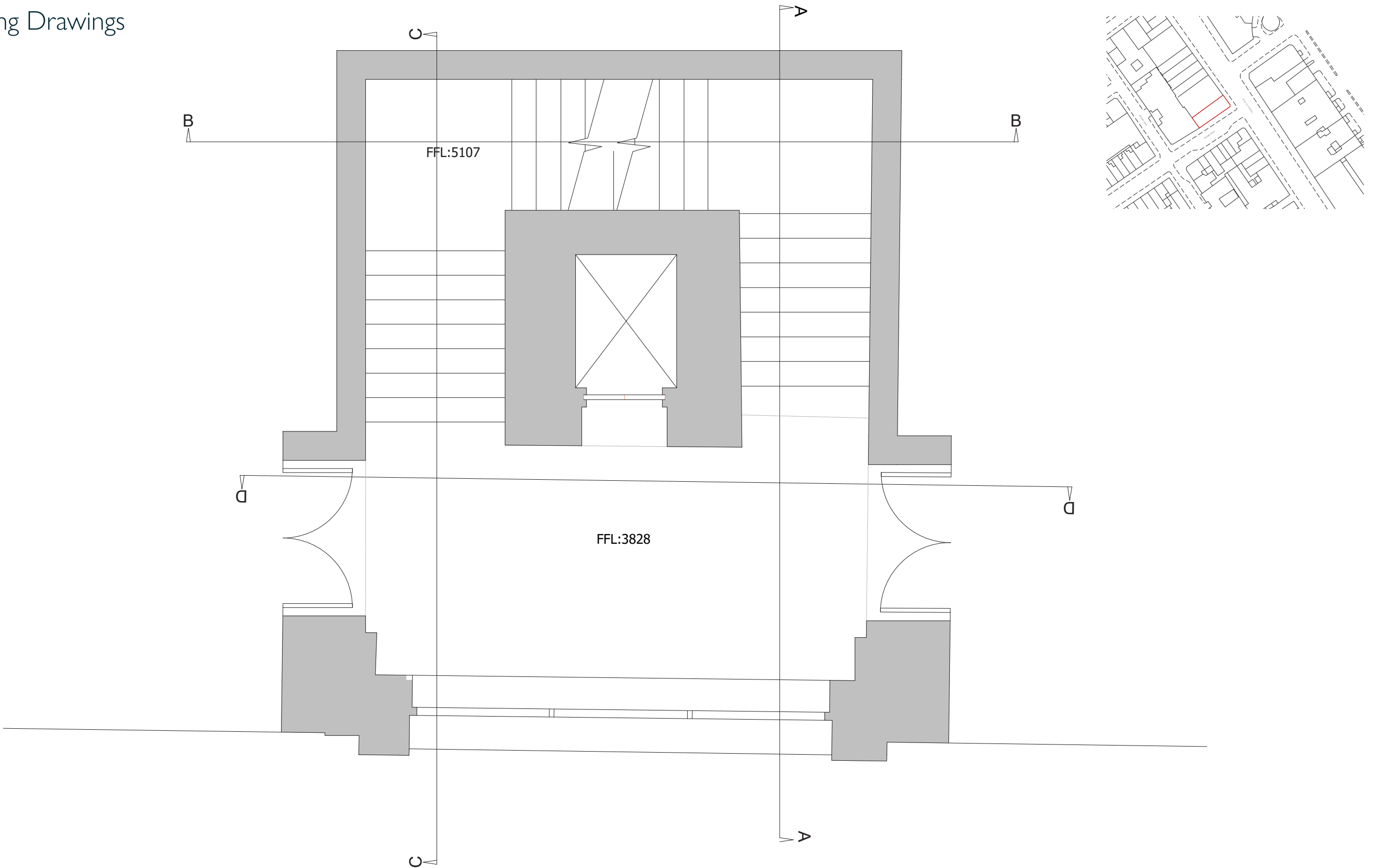
Existing Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing First Floor Plan

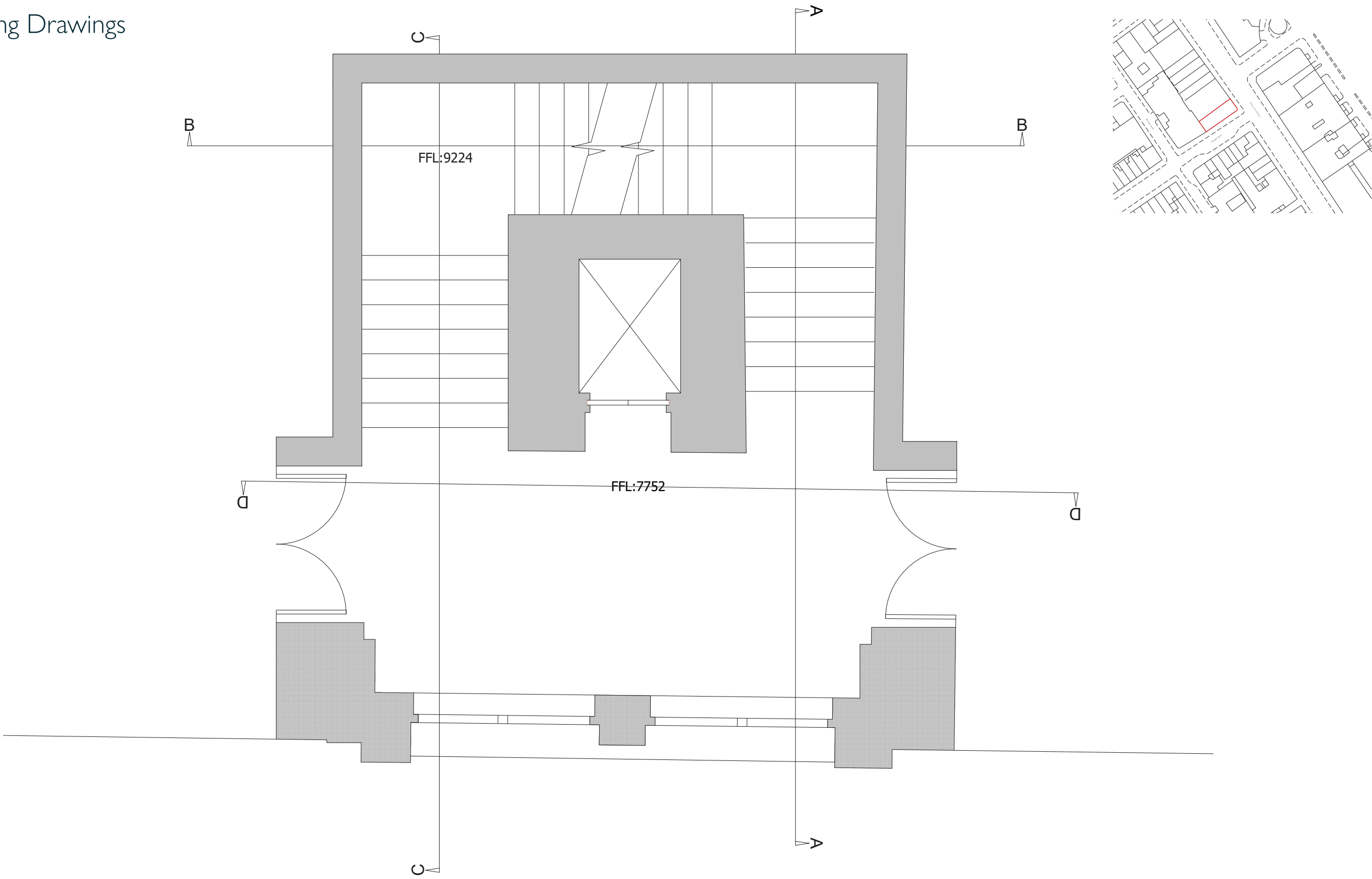
Existing Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing Second Floor Plan

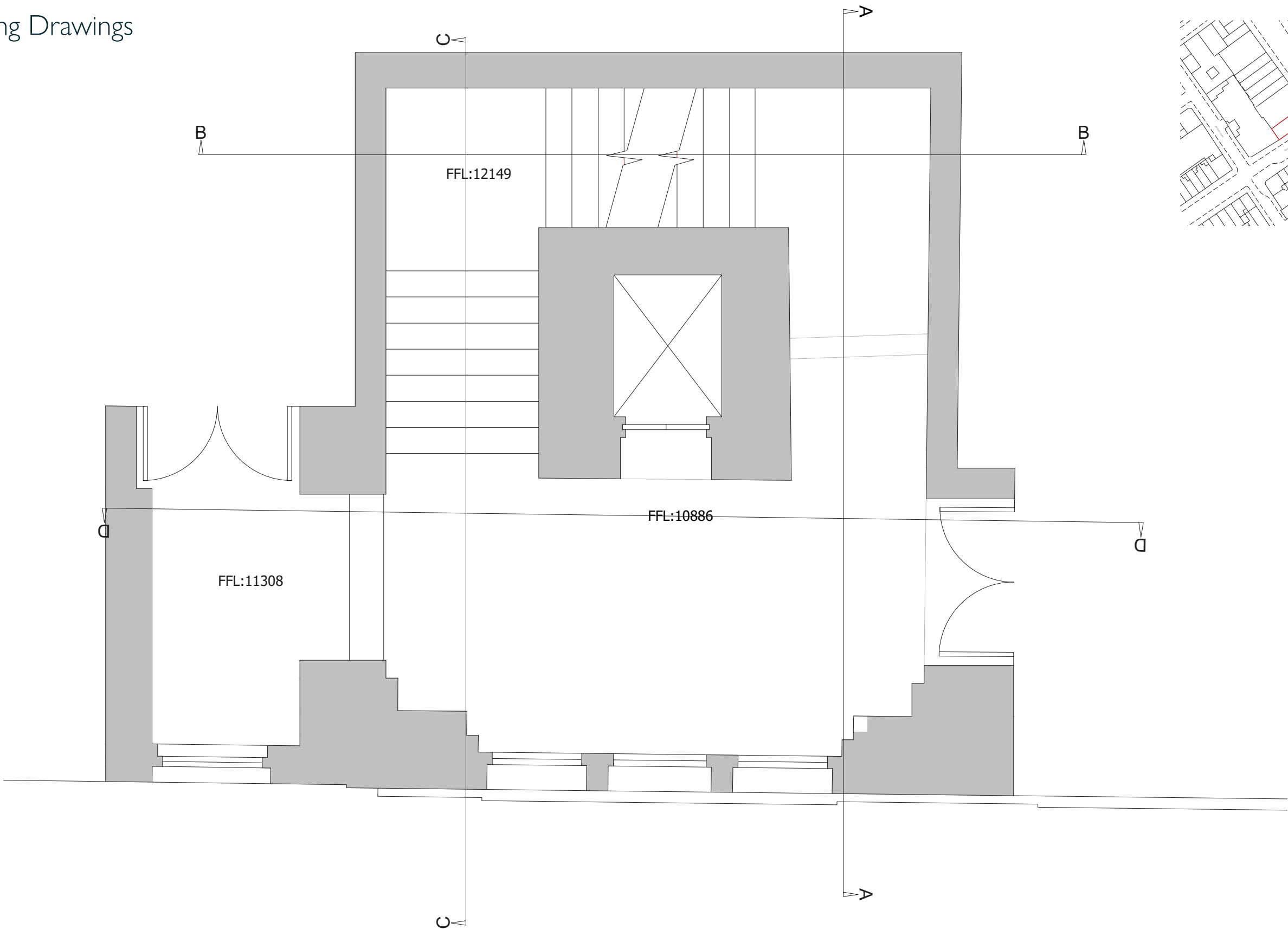
Existing Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing Third Floor Plan

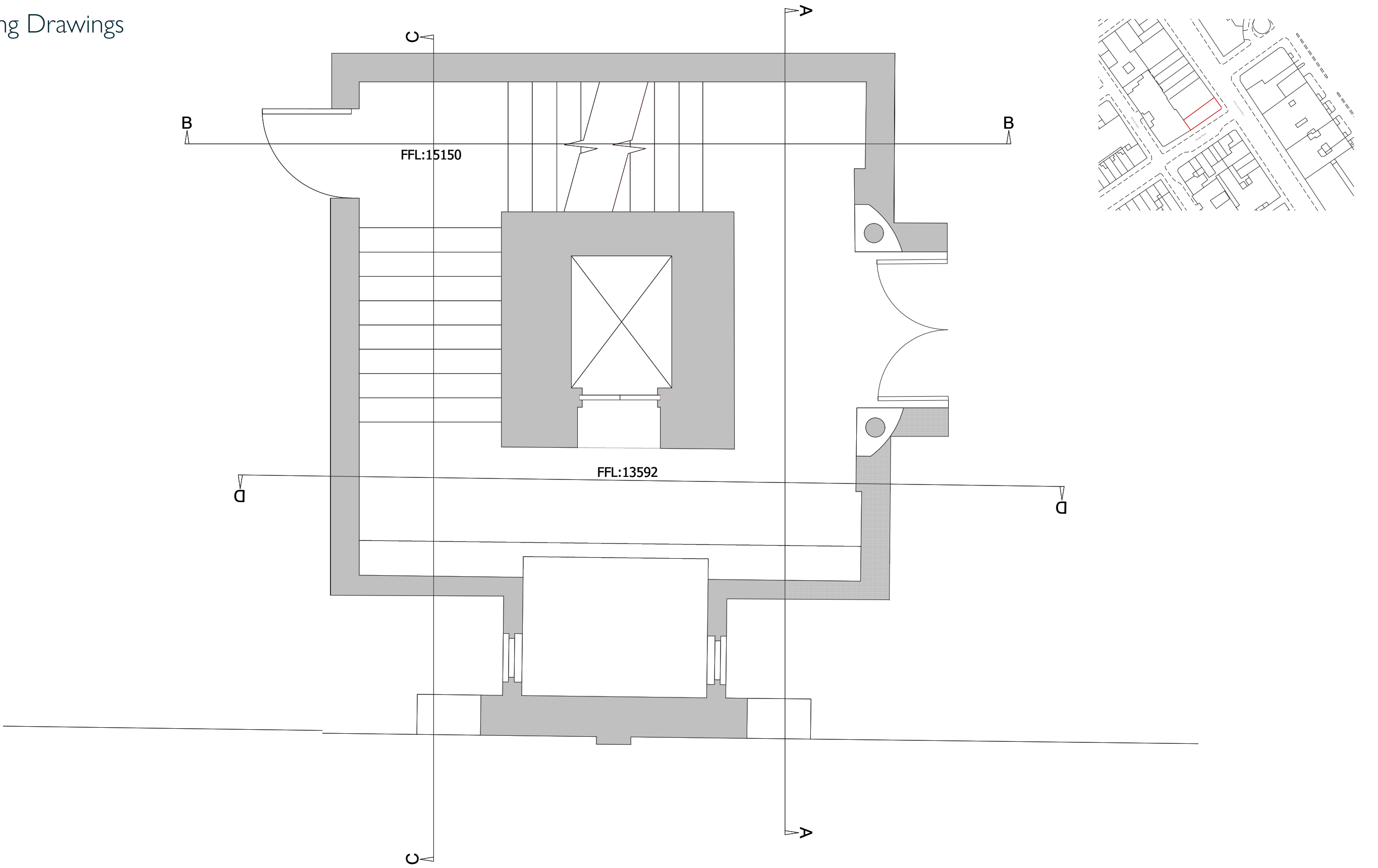
Existing Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing Fourth Floor Plan

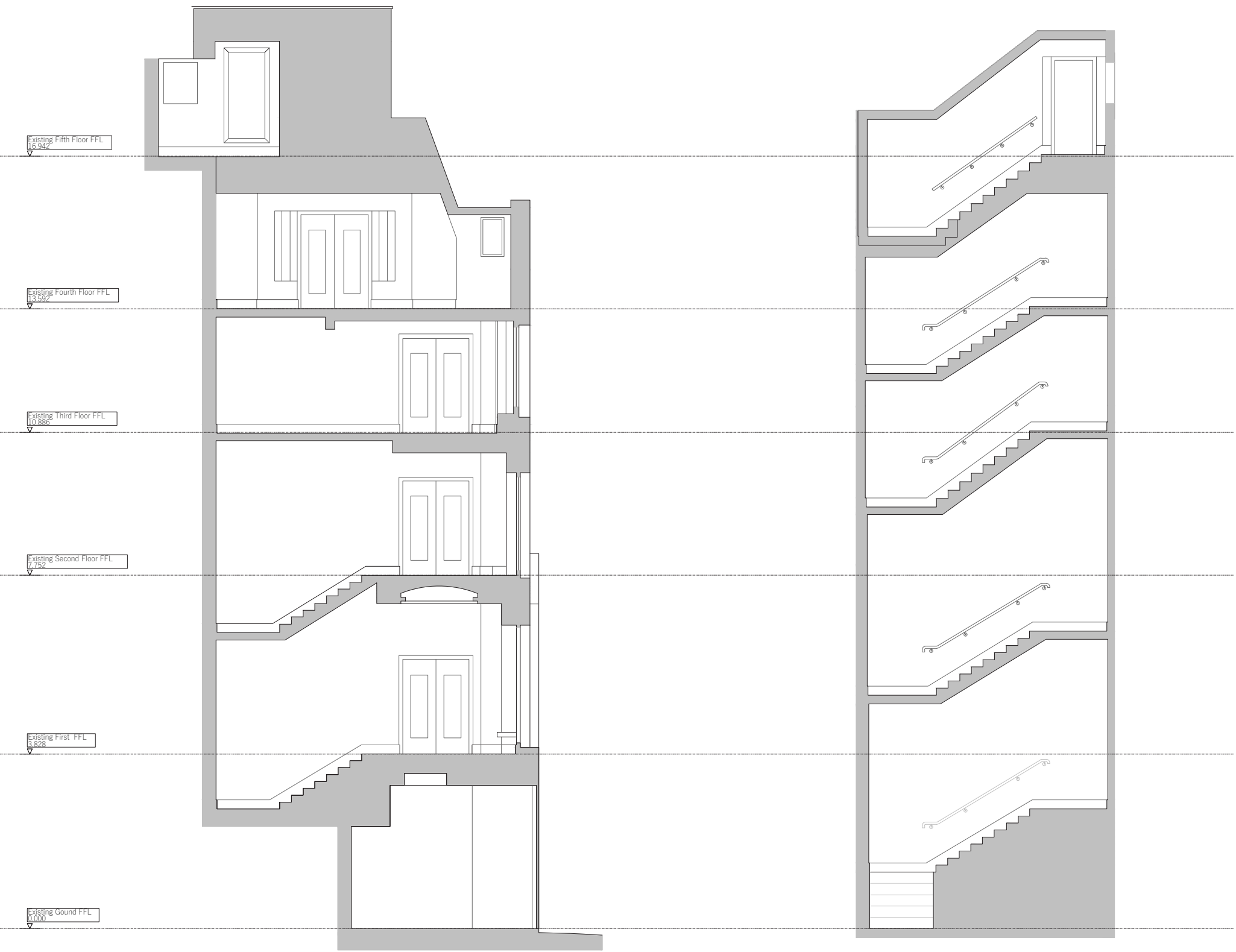
Existing Drawings



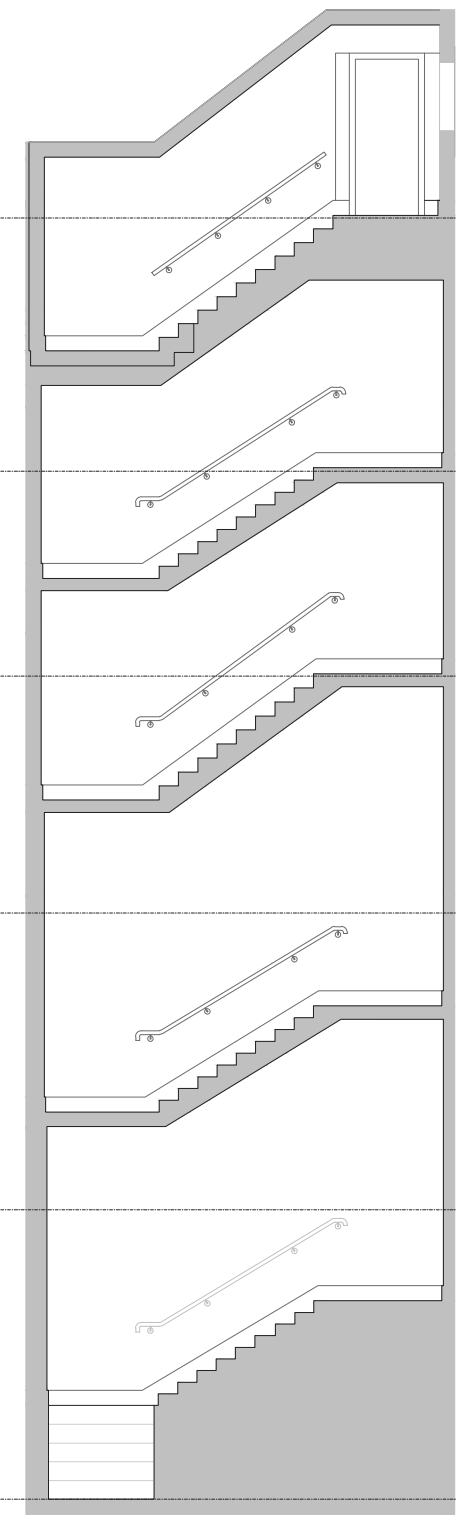
Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing Sections

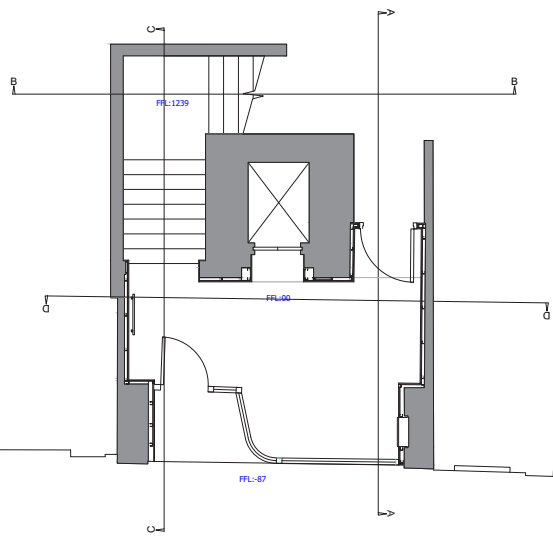
Existing Drawings



1 Existing Section AA
Scale 1:50 @ A1



2 Existing Section BB
Scale 1:50 @ A1



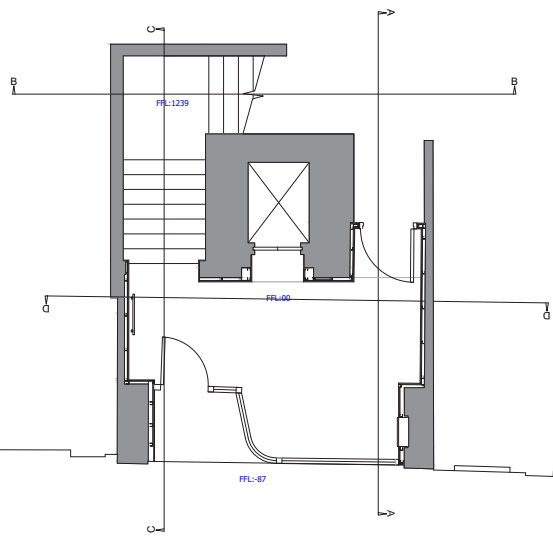
Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Existing Sections

Existing Drawings



1 Existing Section CC
Scale 1:50 @ A1



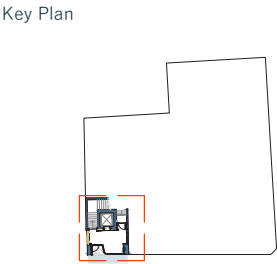
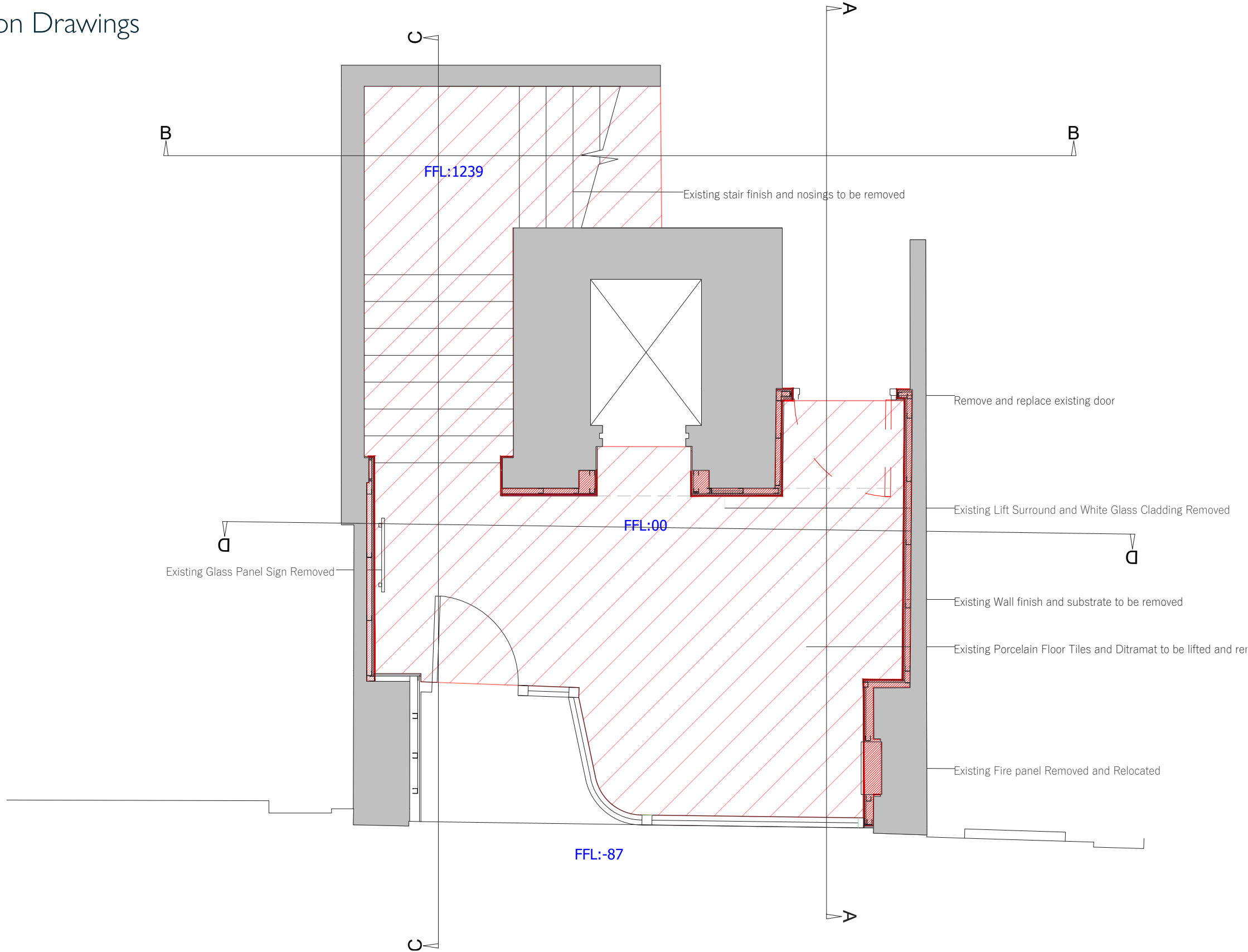
2 Existing Section DD
Scale 1:50 @ A1




Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Demolition Drawings

Ground Floor Demolition Plan

Demolition Drawings

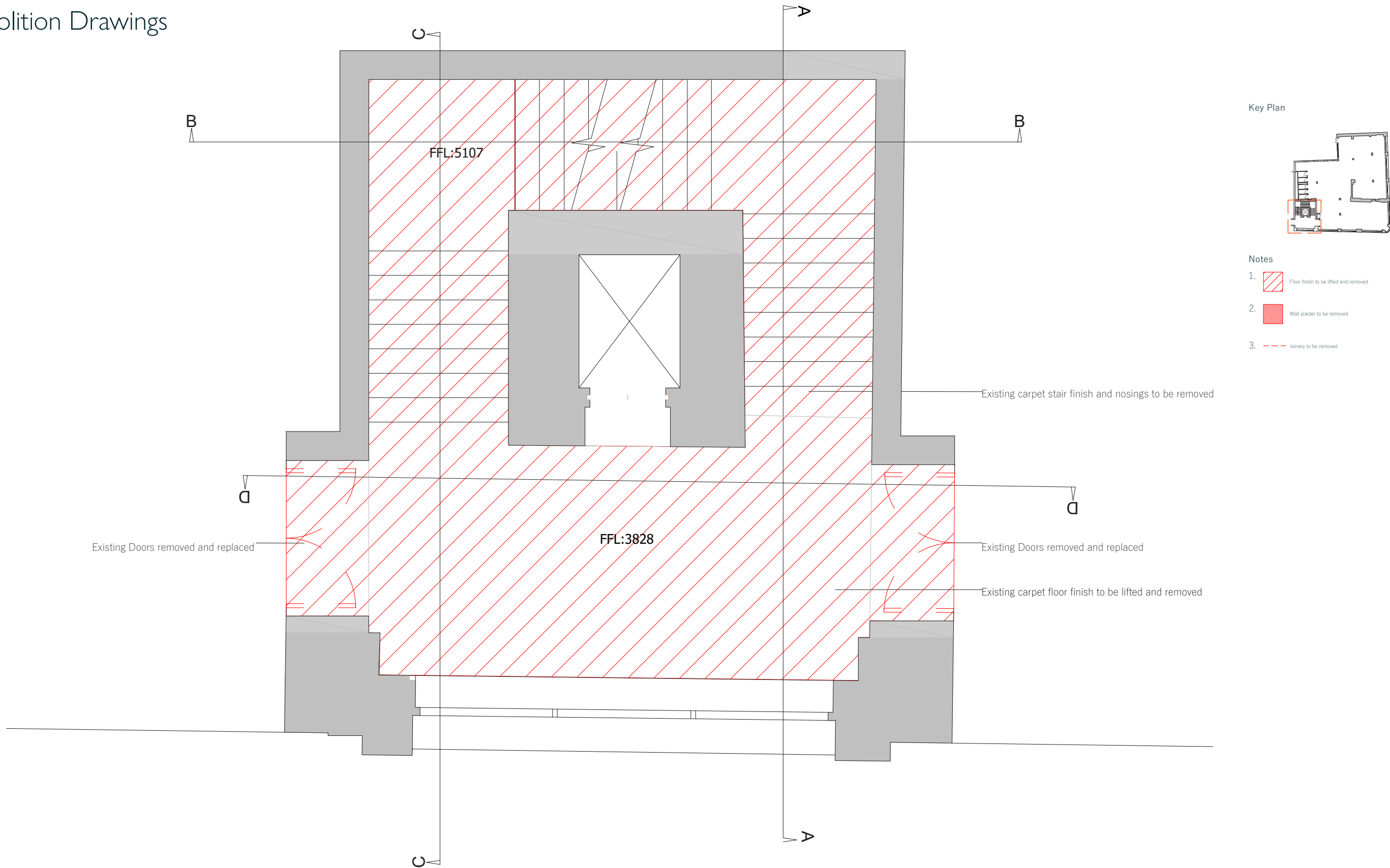


- Notes
1.  Floor finish to be lifted and removed
 2.  Wall plastering to be removed
 3.  Joinery to be removed

Note: Drawing not to scale, please refer to planning pack for scaled drawings.

First Floor Demolition Plan

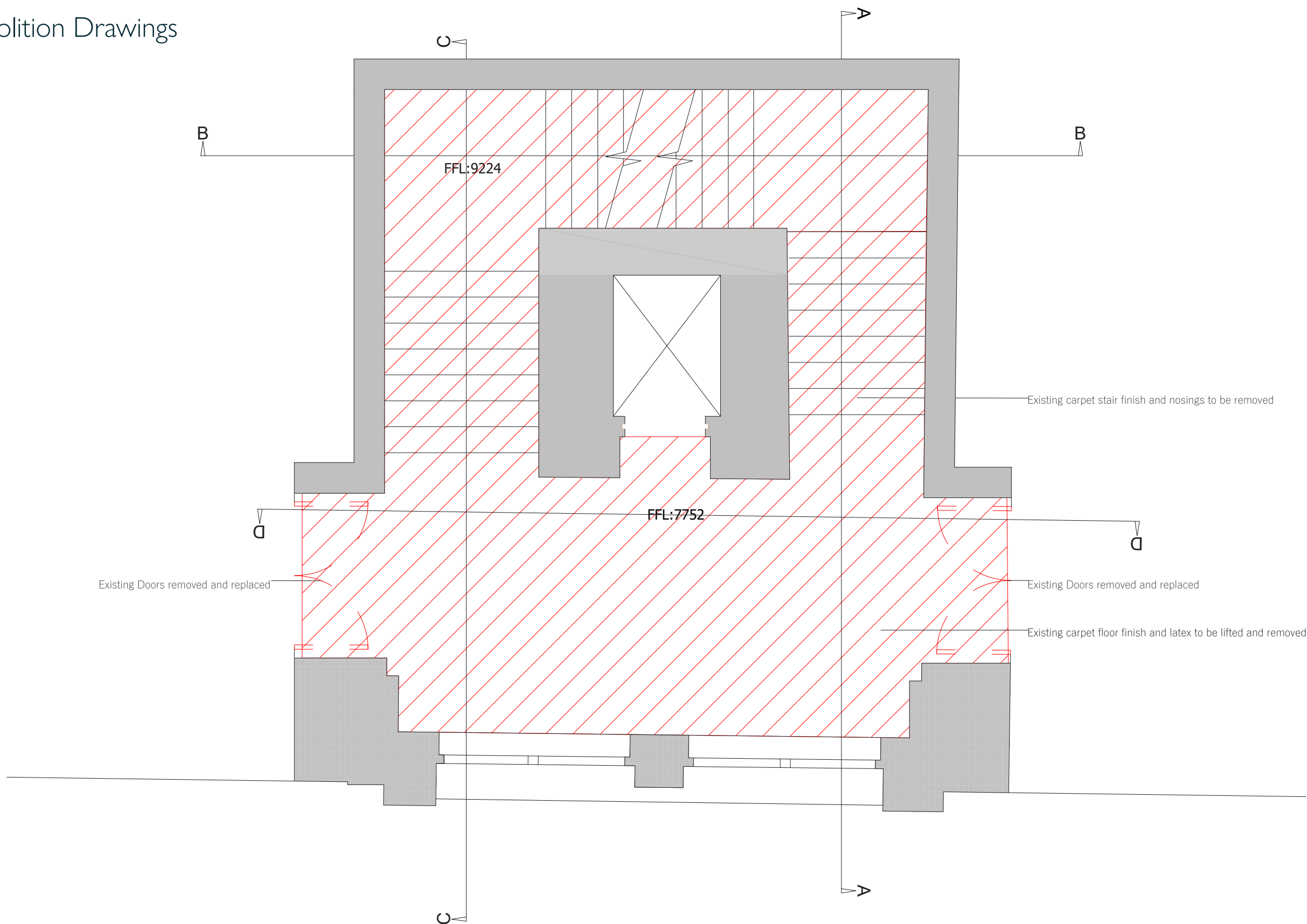
Demolition Drawings



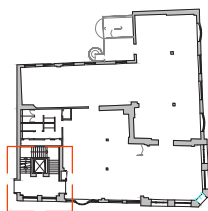
Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Second Floor Demolition Plan

Demolition Drawings



Key Plan



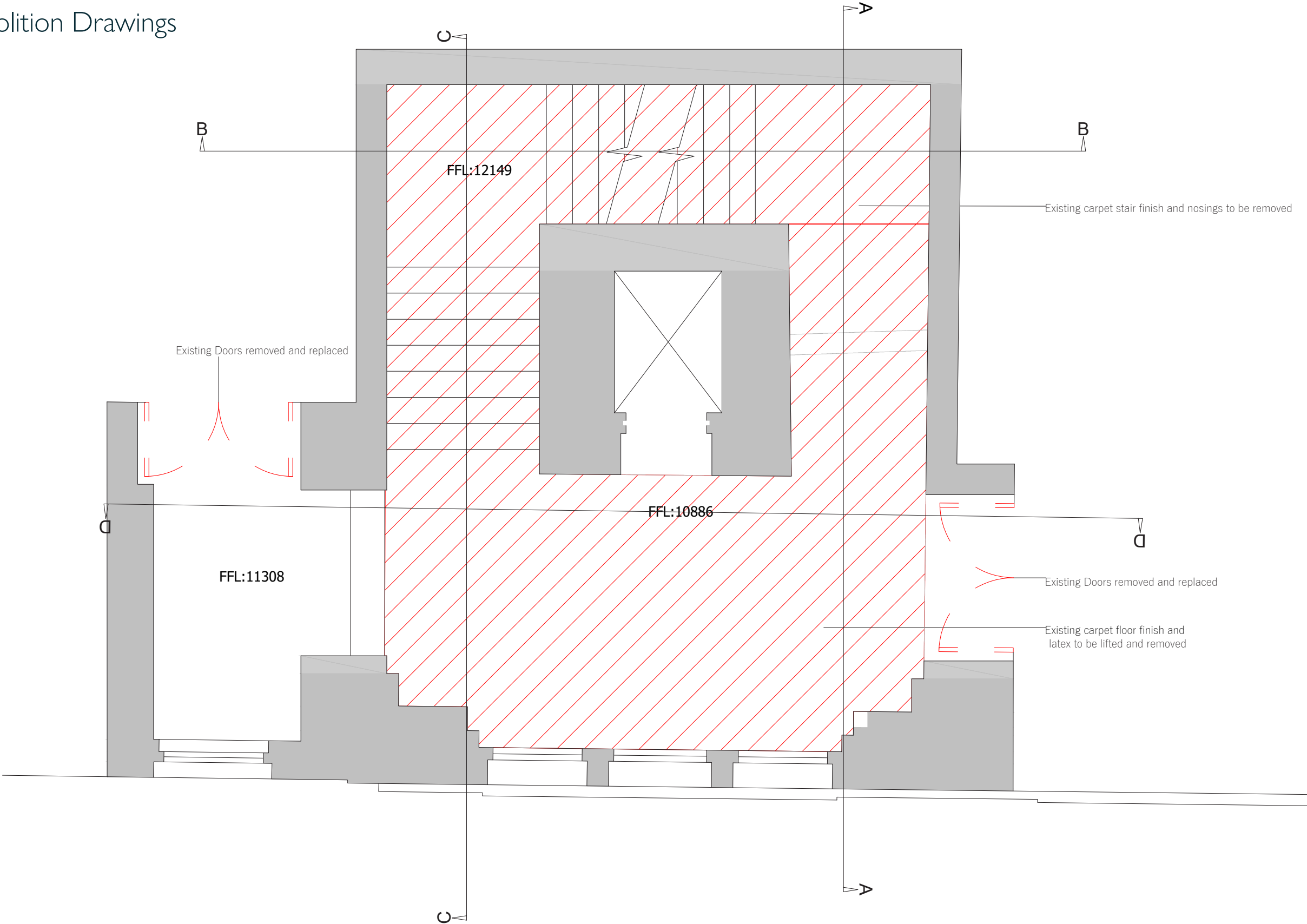
Notes

- 1. Floor finish to be lifted and removed
- 2. Wall plaster to be removed
- 3. Joinery to be removed

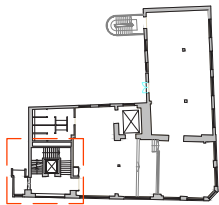
Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Third Floor Demolition Plan



Demolition Drawings



Key Plan



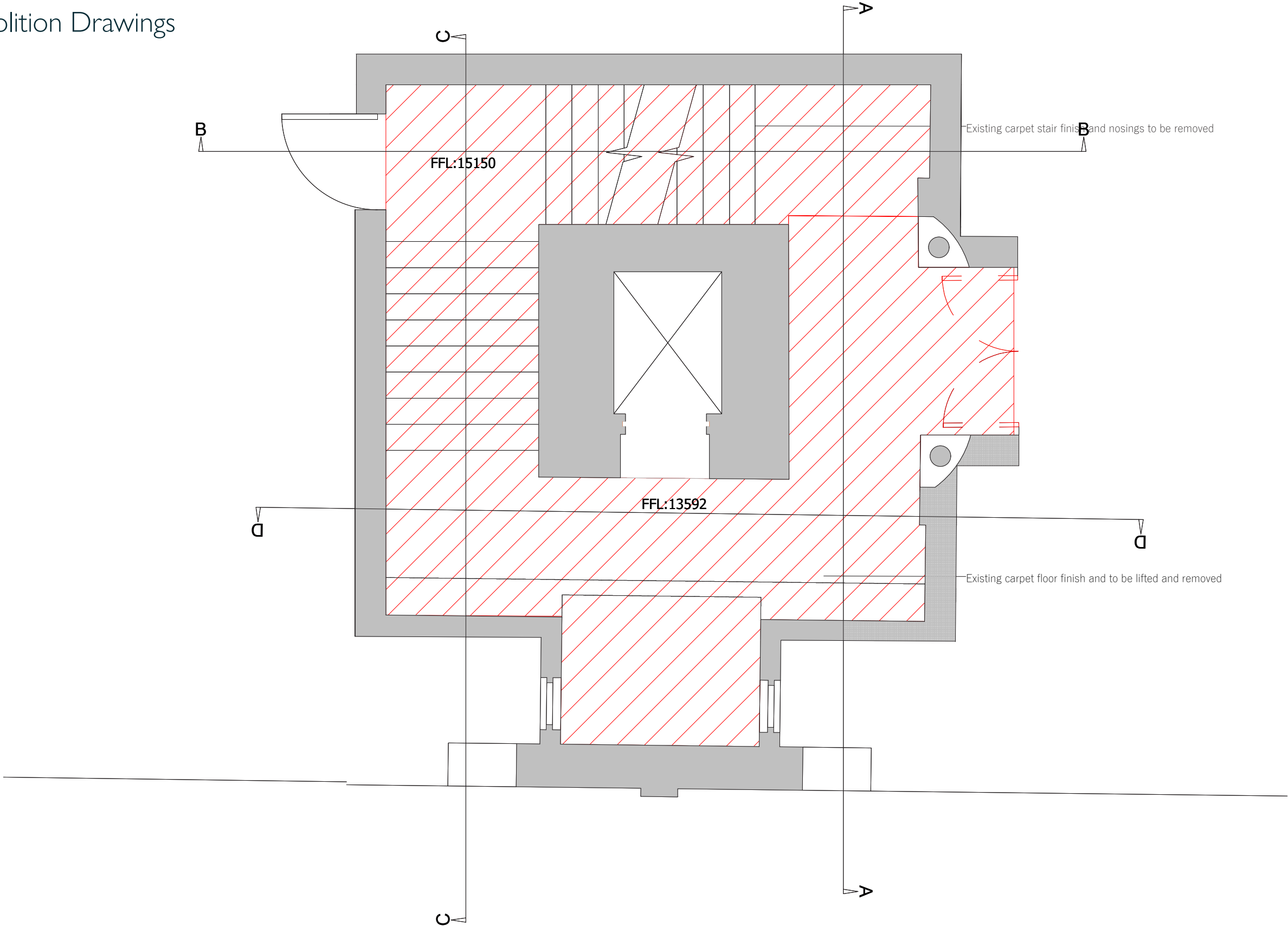
Notes

- 1.  Floor finish to be lifted and removed
- 2.  Wall plaster to be removed
- 3.  Joinery to be removed

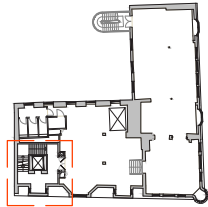
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Fourth Floor Demolition Plan

Demolition Drawings



Key Plan



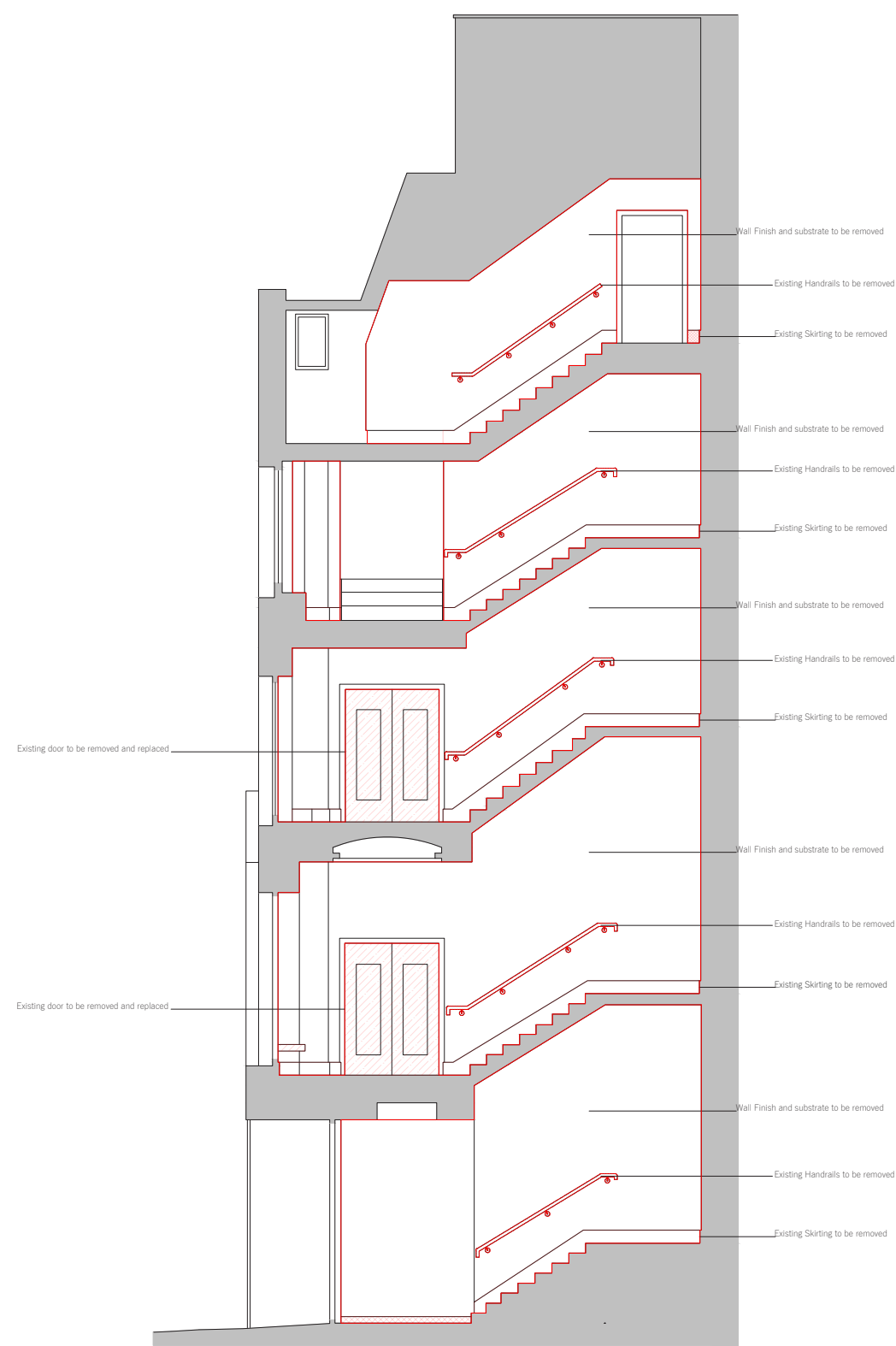
Notes

- 1. Floor finish to be lifted and removed
- 2. Wall finish to be removed
- 3. Joinery to be removed

Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Demolition Sections

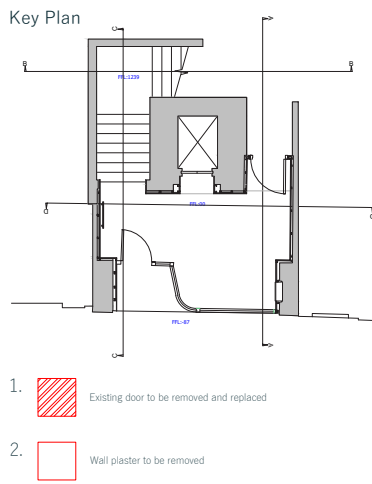
Demolition Drawings



1 Proposed Demolition Section AA
Scale 1:50 @ A1



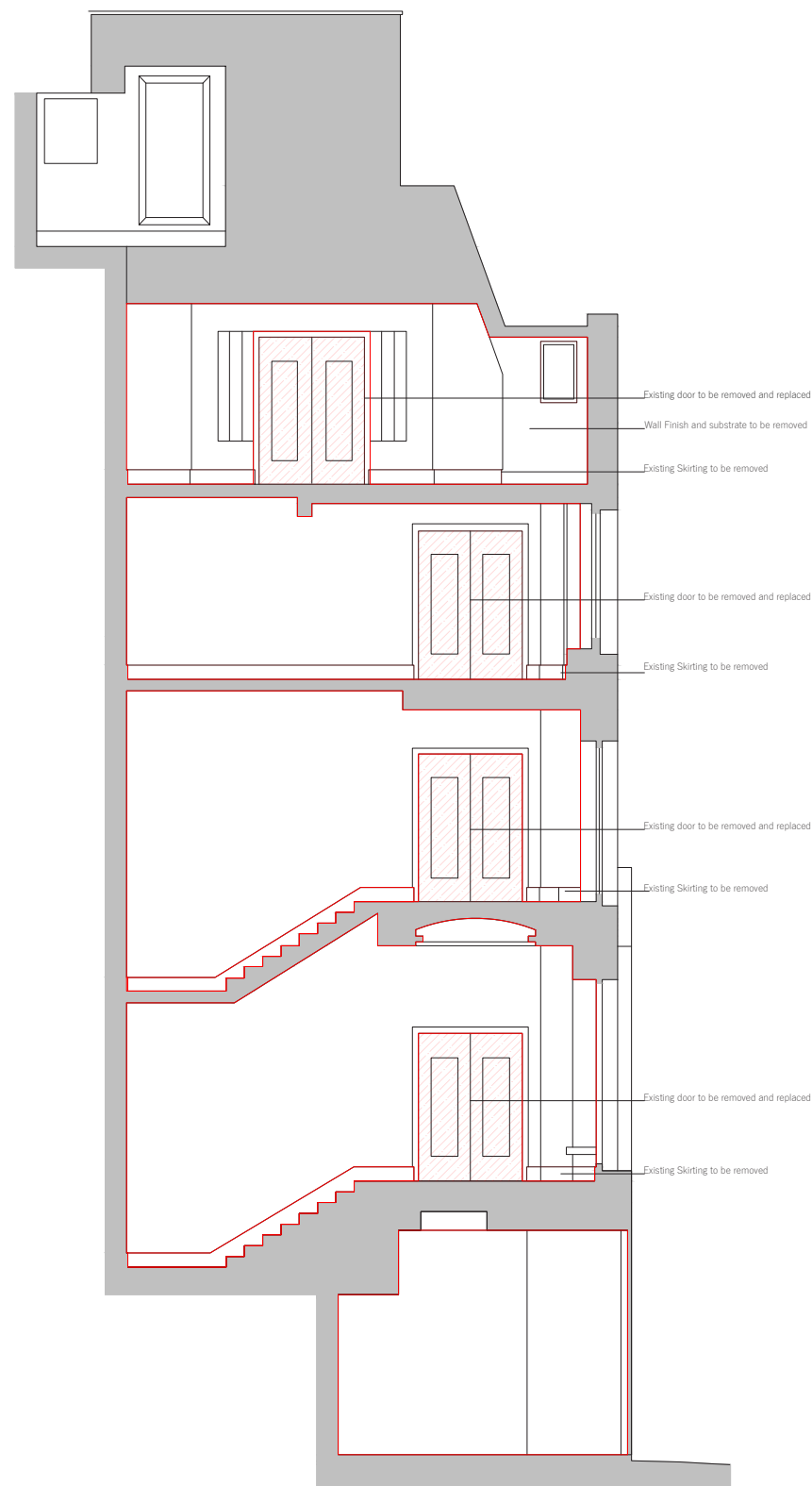
2 Proposed Demolition Section BB
Scale 1:50 @ A1



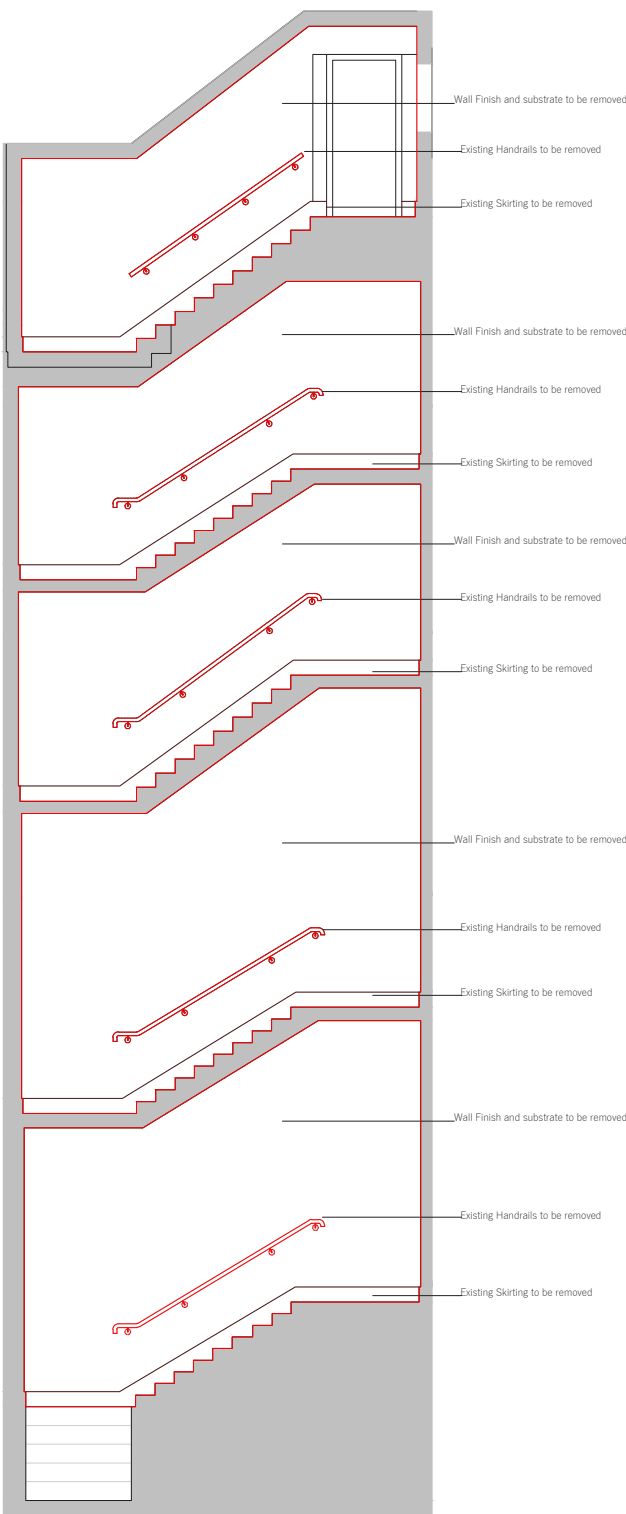
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Demolition Sections

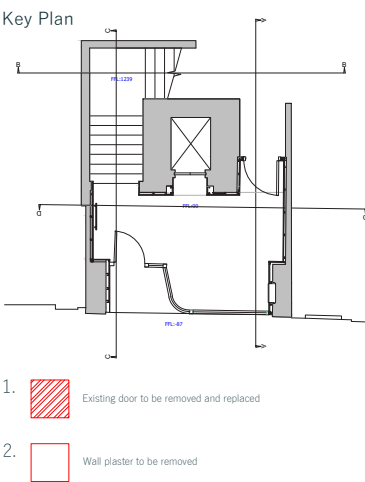
Demolition Drawings



1 Proposed Demolition Section CC
Scale 1:50 @ A1



2 Proposed Demolition Section DD
Scale 1:50 @ A1



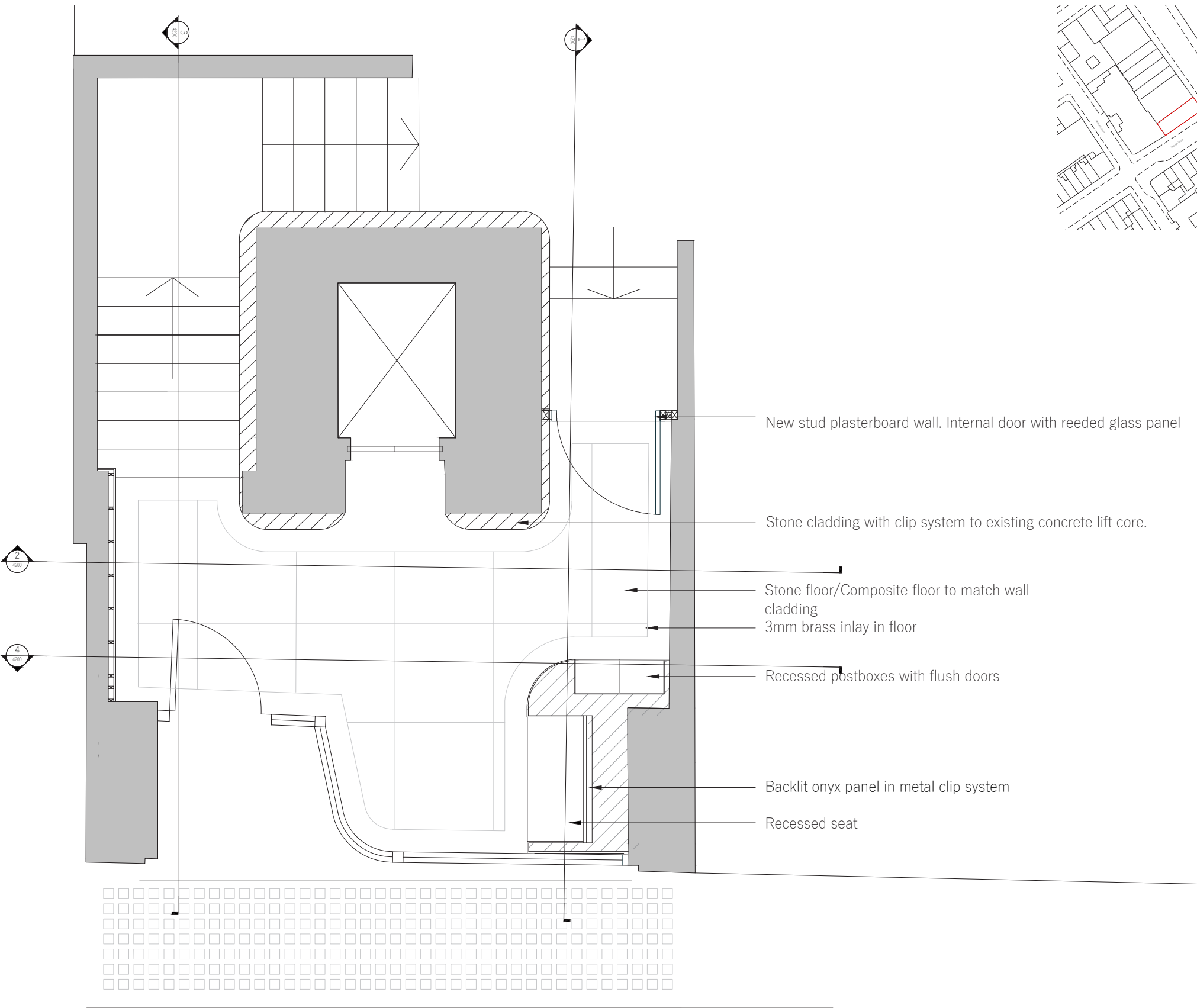
Note: Drawing not to scale, please refer to planning pack for scaled drawings.



Proposed Drawings

Proposed Ground Floor Plan

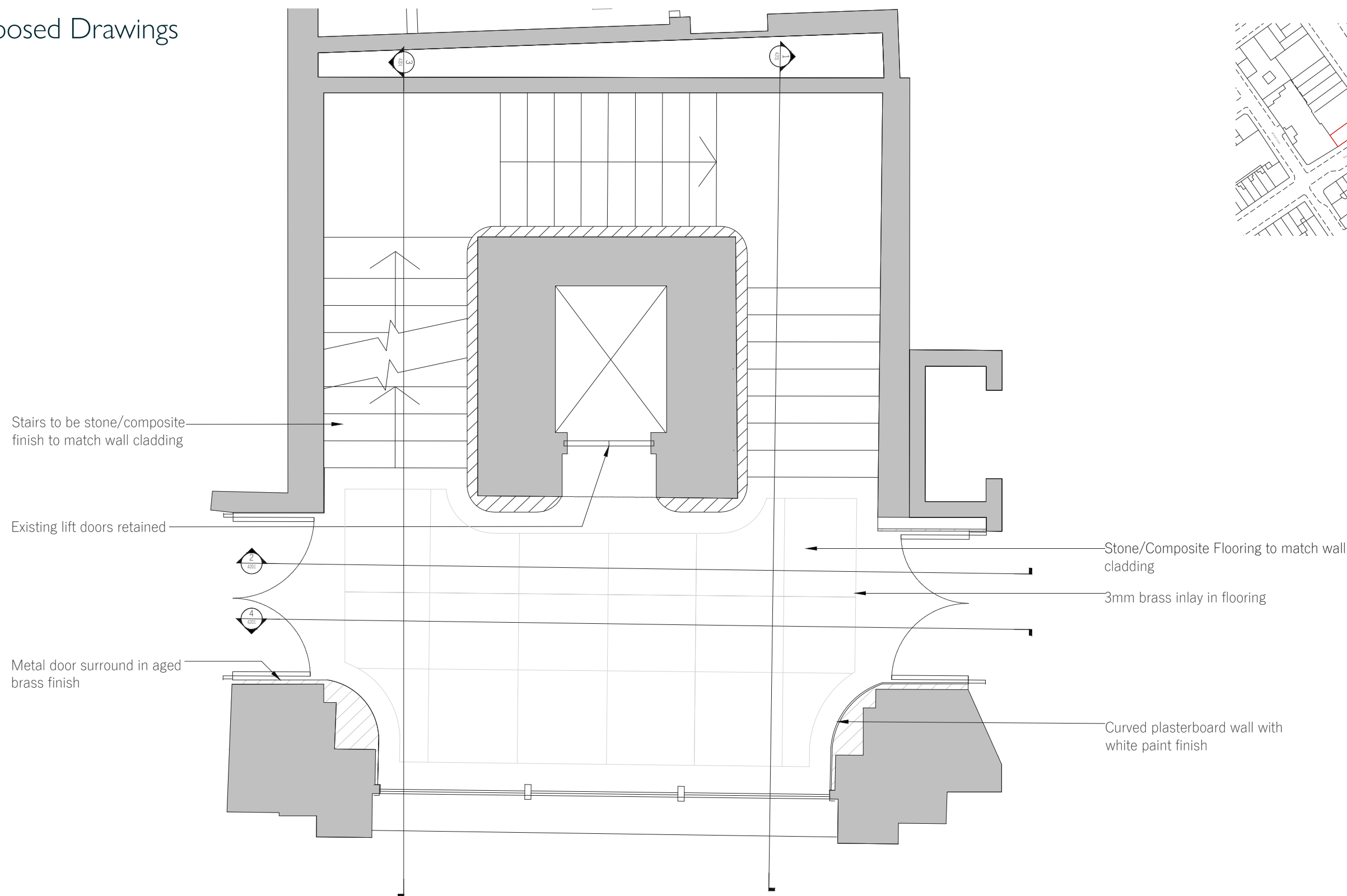
Proposed Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Proposed First Floor Plan

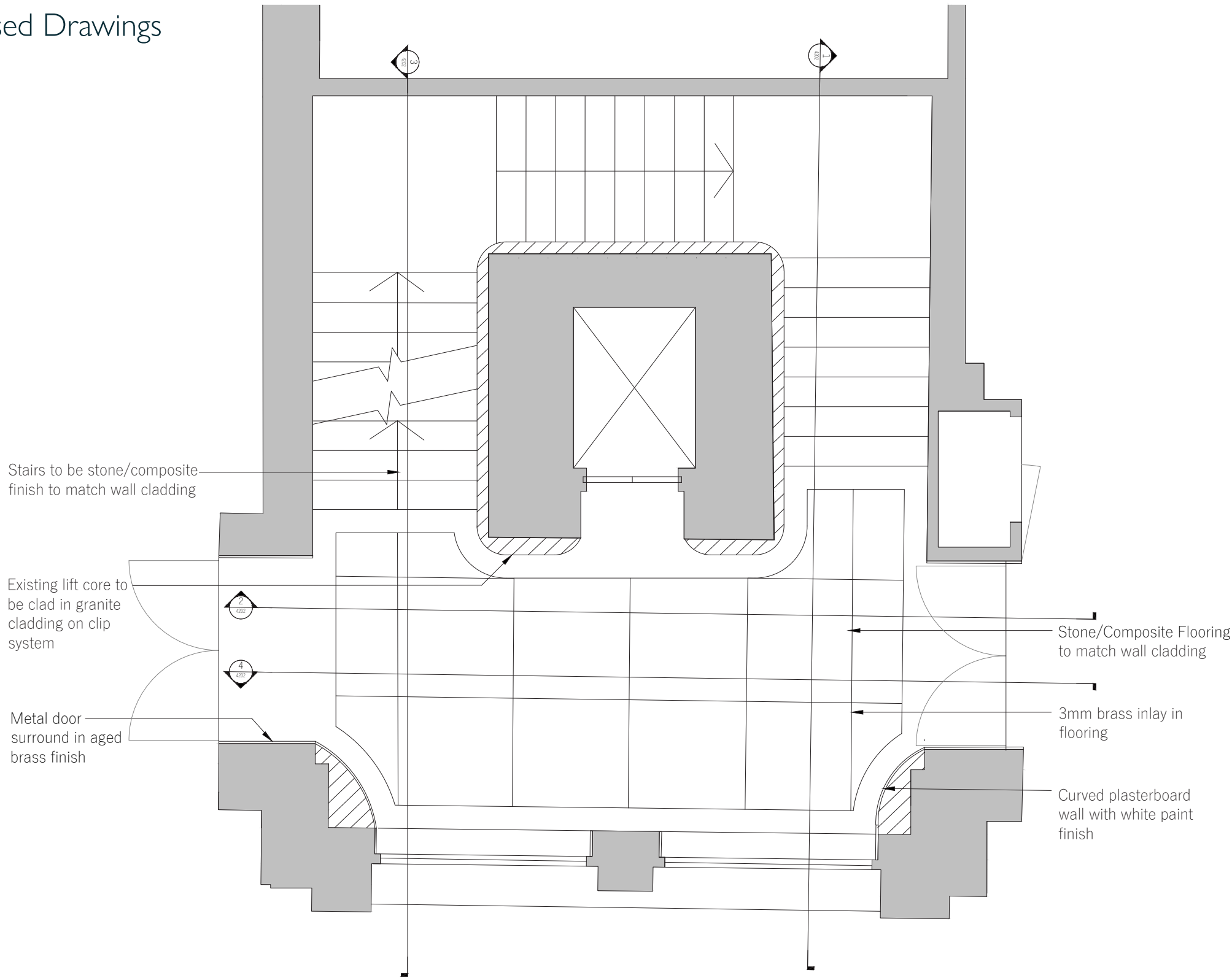
Proposed Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Proposed Second Floor Plan

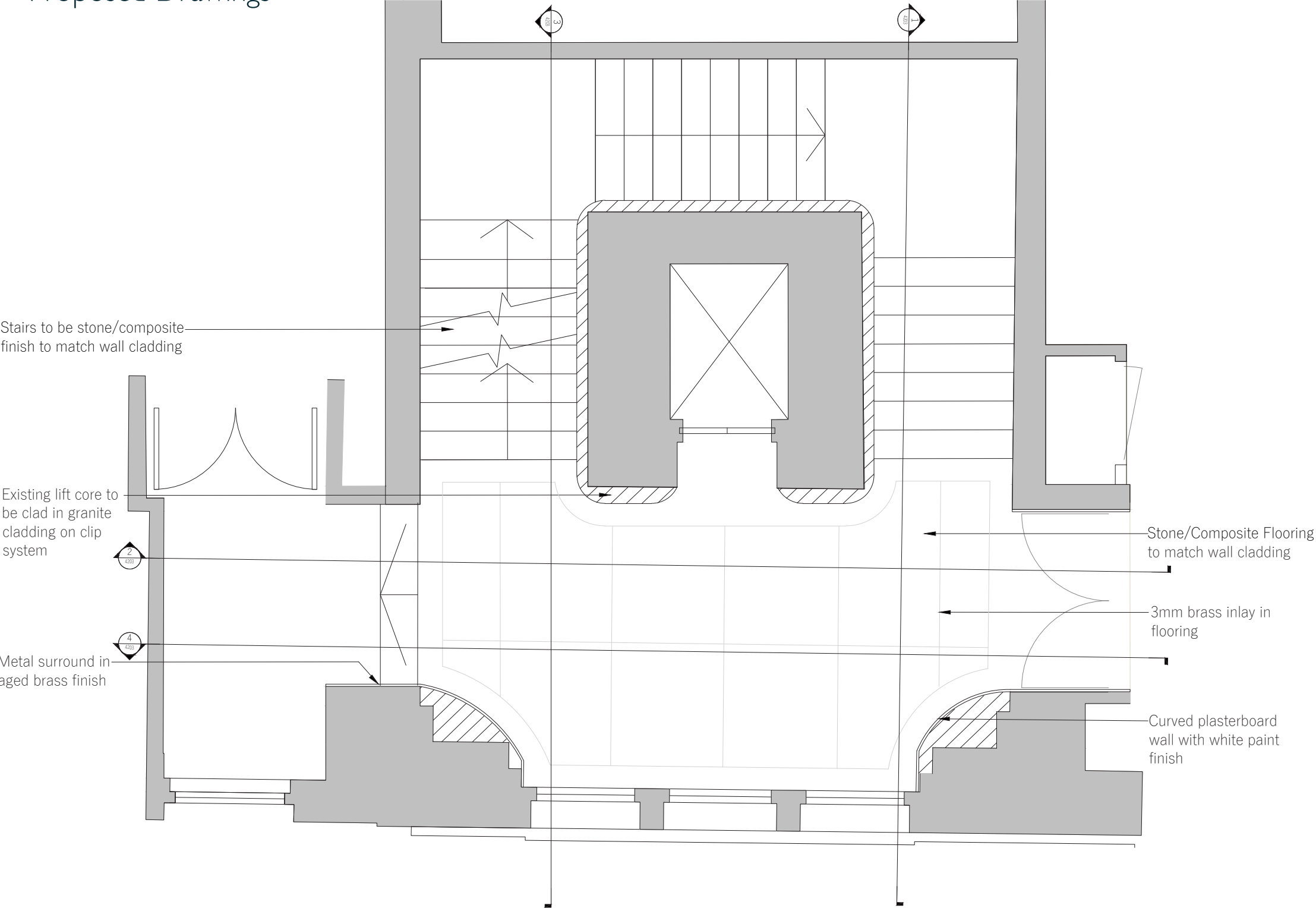
Proposed Drawings



Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Proposed Third Floor Plan

Proposed Drawings

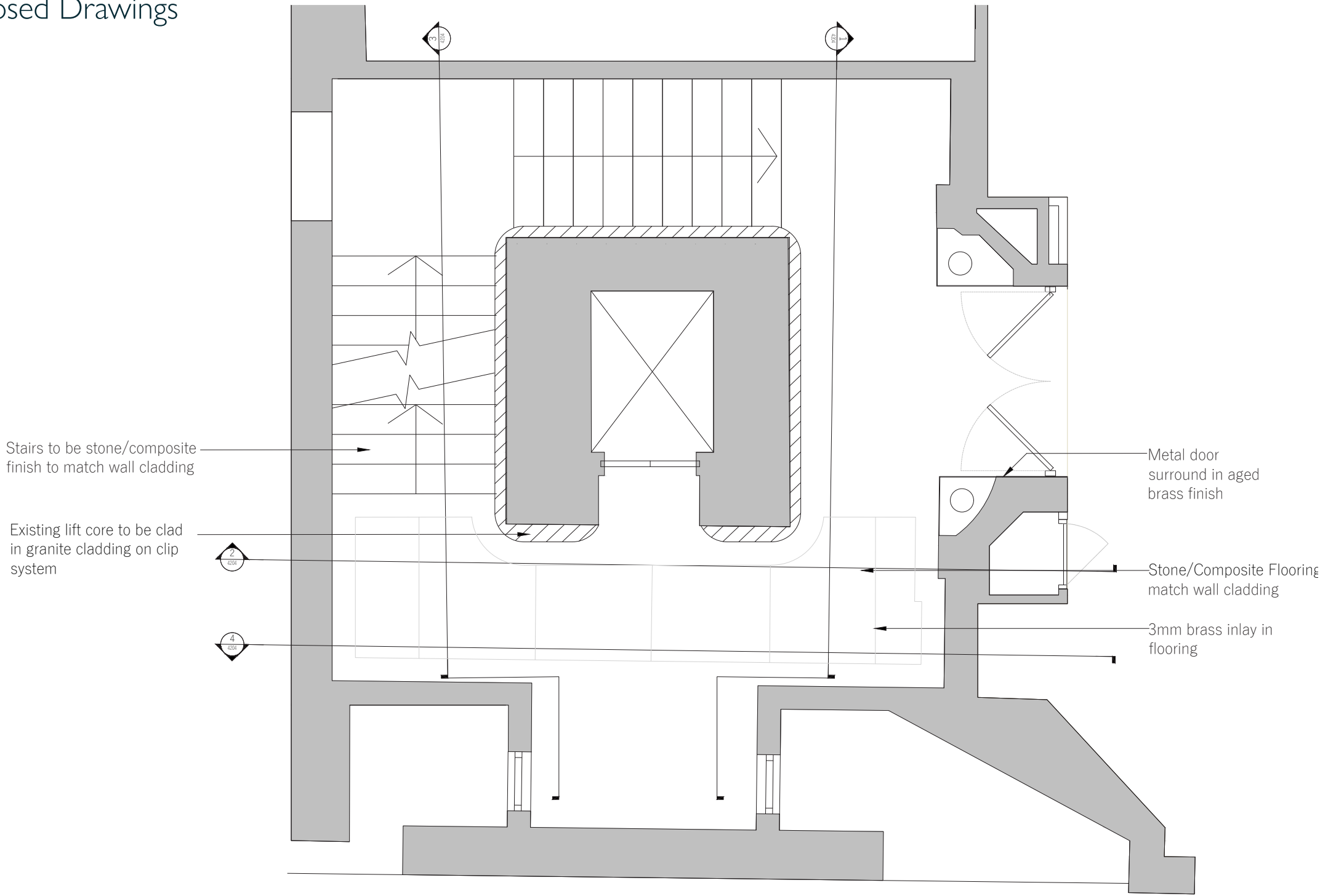


Note: Drawing not to scale, please refer to planning pack for scaled drawings.



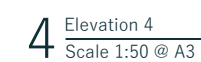
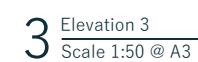
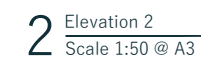
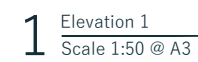
Proposed Fourth Floor Plan

Proposed Drawings



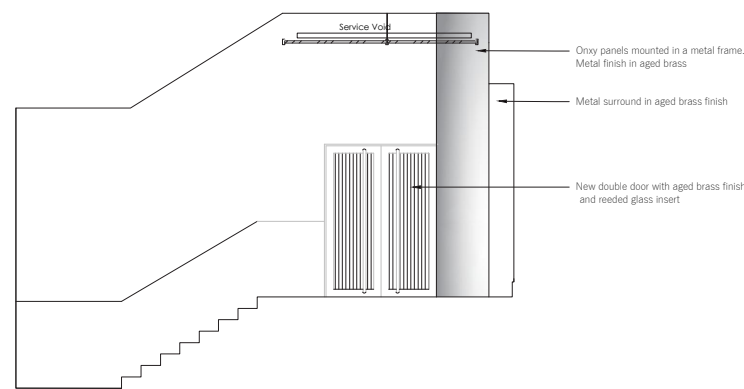
Note: Drawing not to scale, please refer to planning pack for scaled drawings.

Proposed Drawings

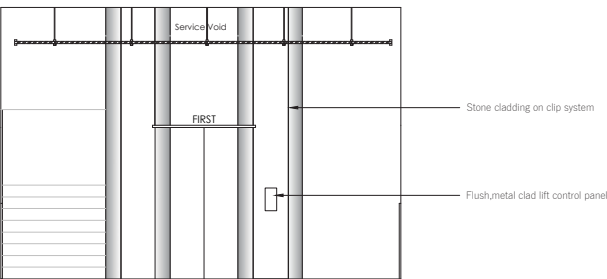


Proposed First Floor Elevations

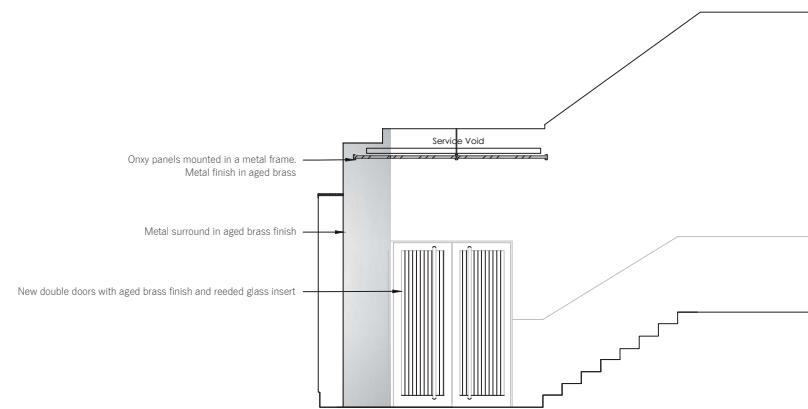
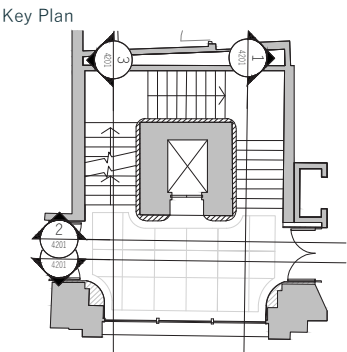
Proposed Drawings



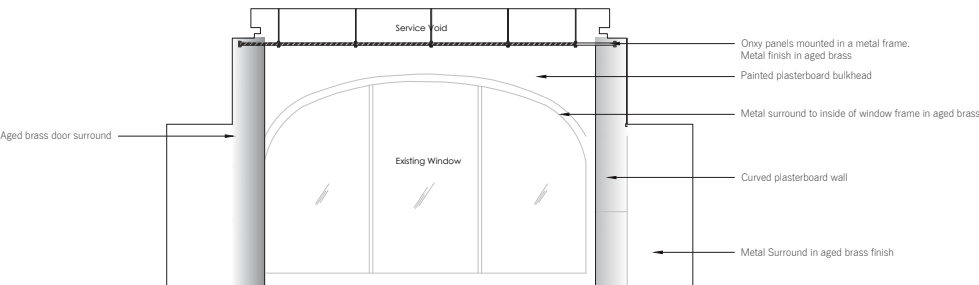
1 Elevation 1
Scale 1:50 @ A3



2 Elevation 2
Scale 1:50 @ A3



3 Elevation 3
Scale 1:50 @ A3

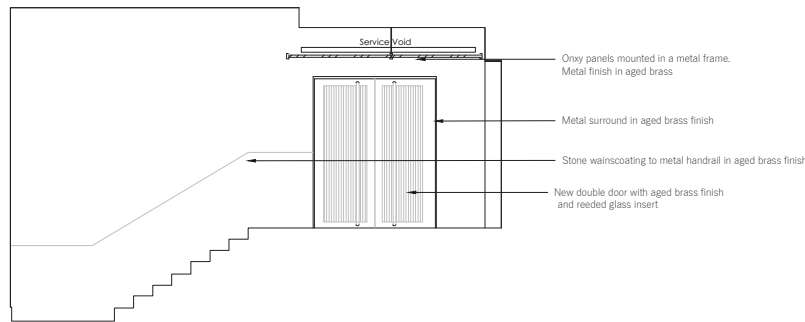


4 Elevation 4
Scale 1:50 @ A3

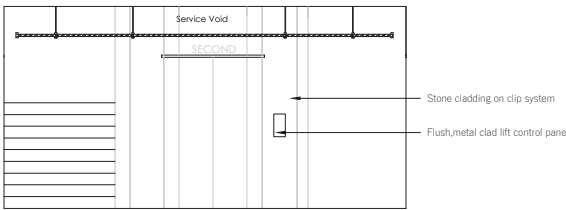


Proposed Second Floor Elevations

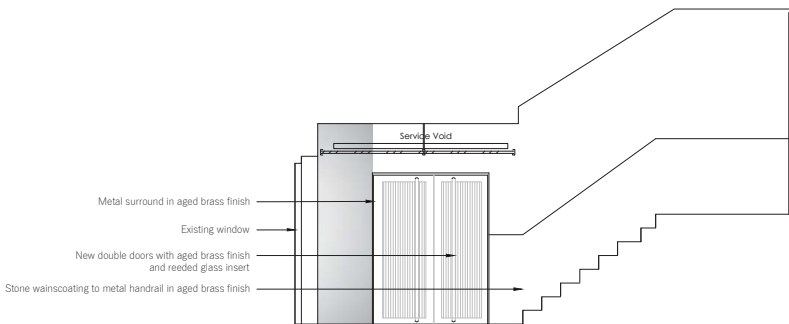
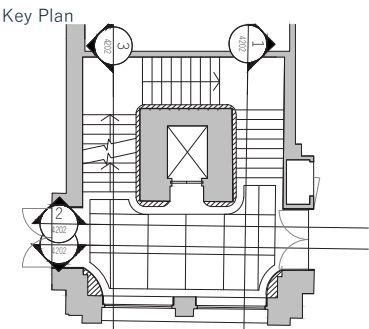
Proposed Drawings



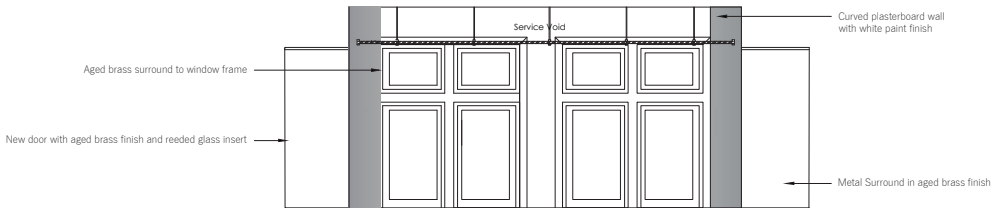
1 Elevation 1
Scale 1:50 @ A3



2 Elevation 2
Scale 1:50 @ A3



3 Elevation 3
Scale 1:50 @ A3

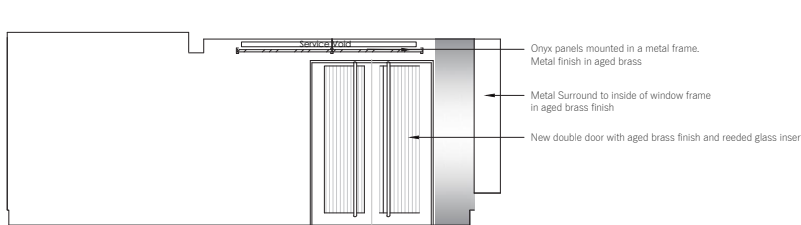


4 Elevation 4
Scale 1:50 @ A3

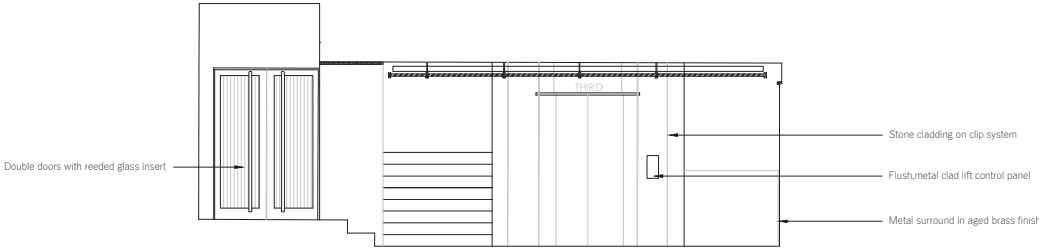


Proposed Third Floor Elevations

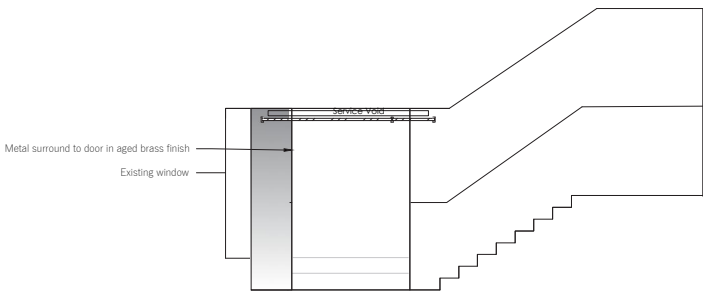
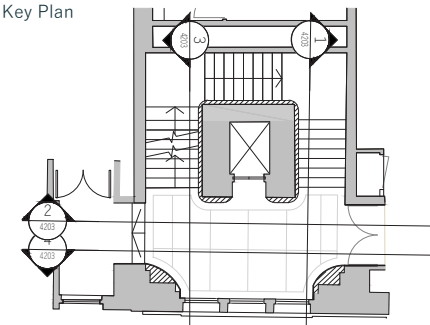
Proposed Drawings



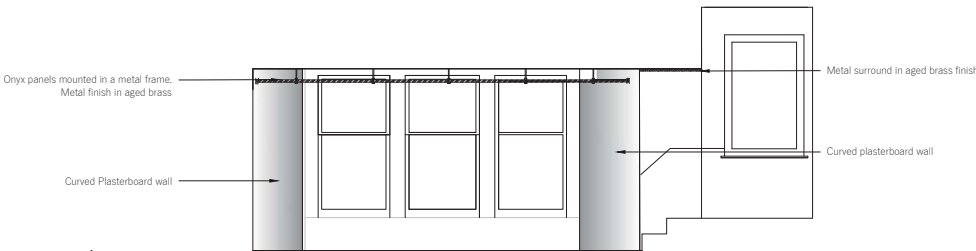
1 Elevation 1
Scale 1:50 @ A3



2 Elevation 2
Scale 1:50 @ A3



3 Elevation 4
Scale 1:50 @ A3

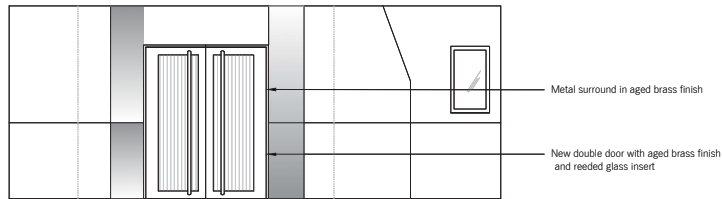


4 Elevation 4
Scale 1:50 @ A3

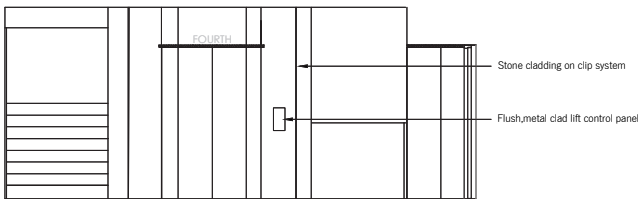


Proposed Fourth Floor Elevations

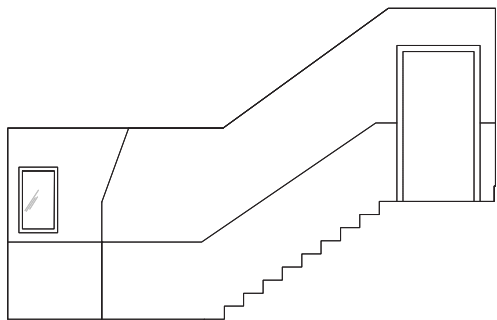
Proposed Drawings



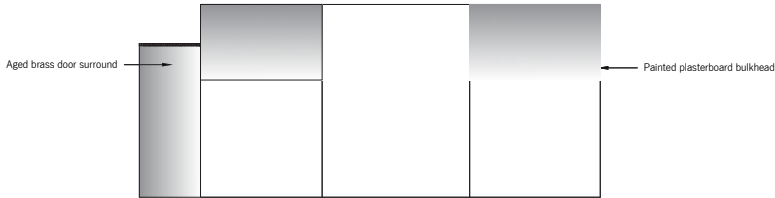
1 Elevation 1
Scale 1:50 @ A3



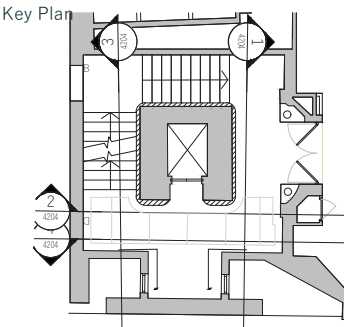
2 Elevation 2
Scale 1:50 @ A3



3 Elevation 3
Scale 1:50 @ A3

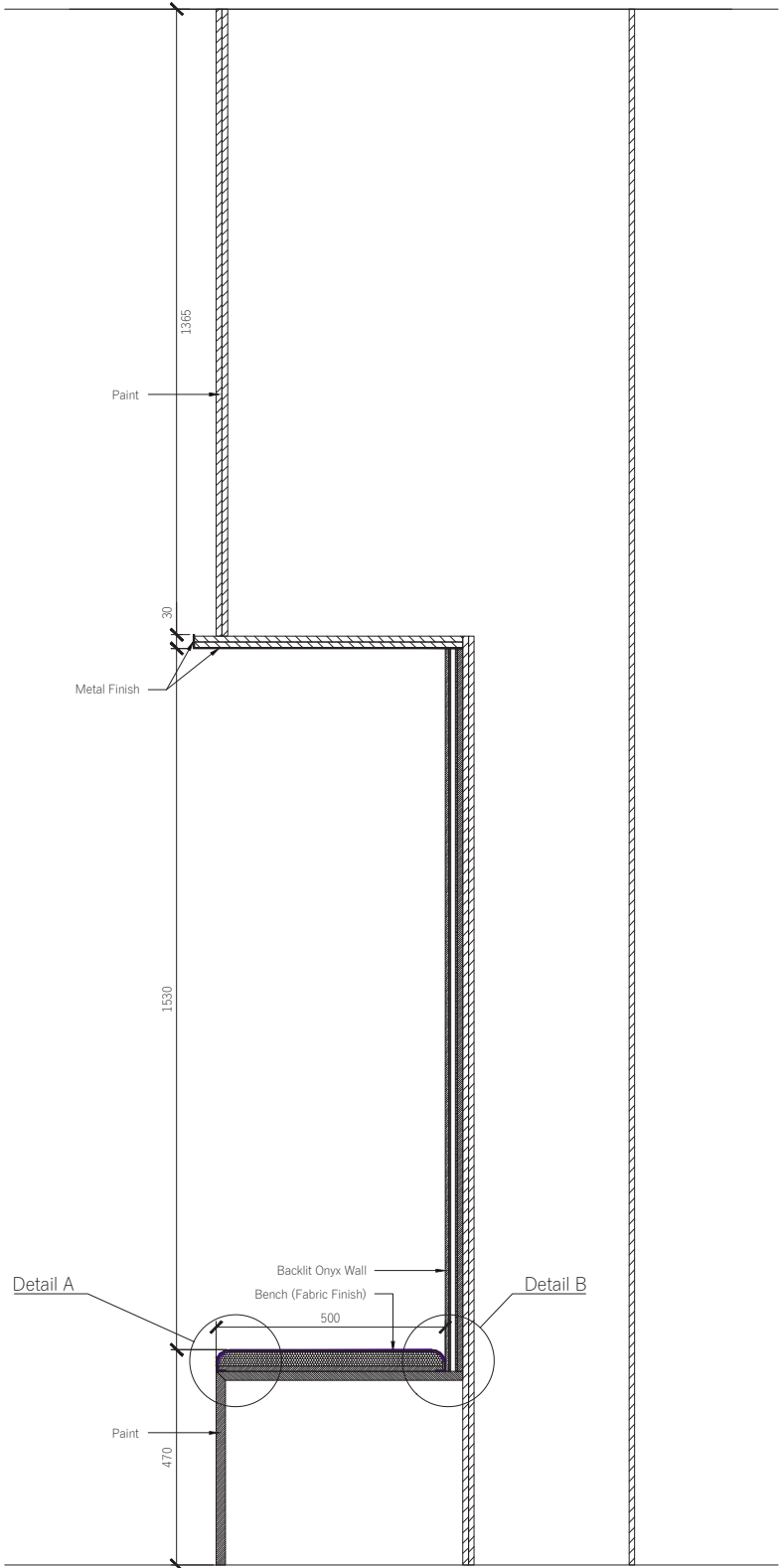
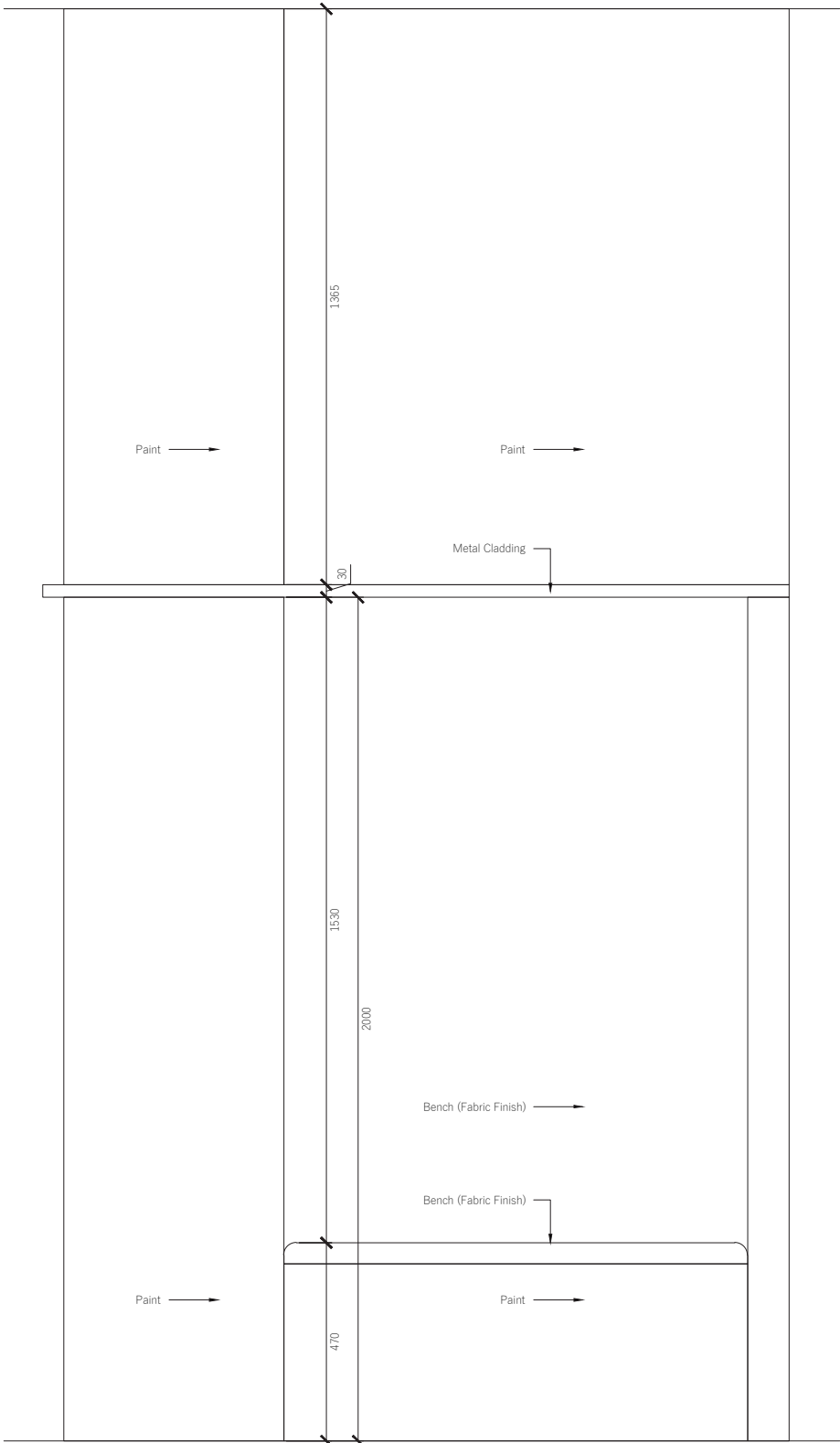


4 Elevation 4
Scale 1:50 @ A3



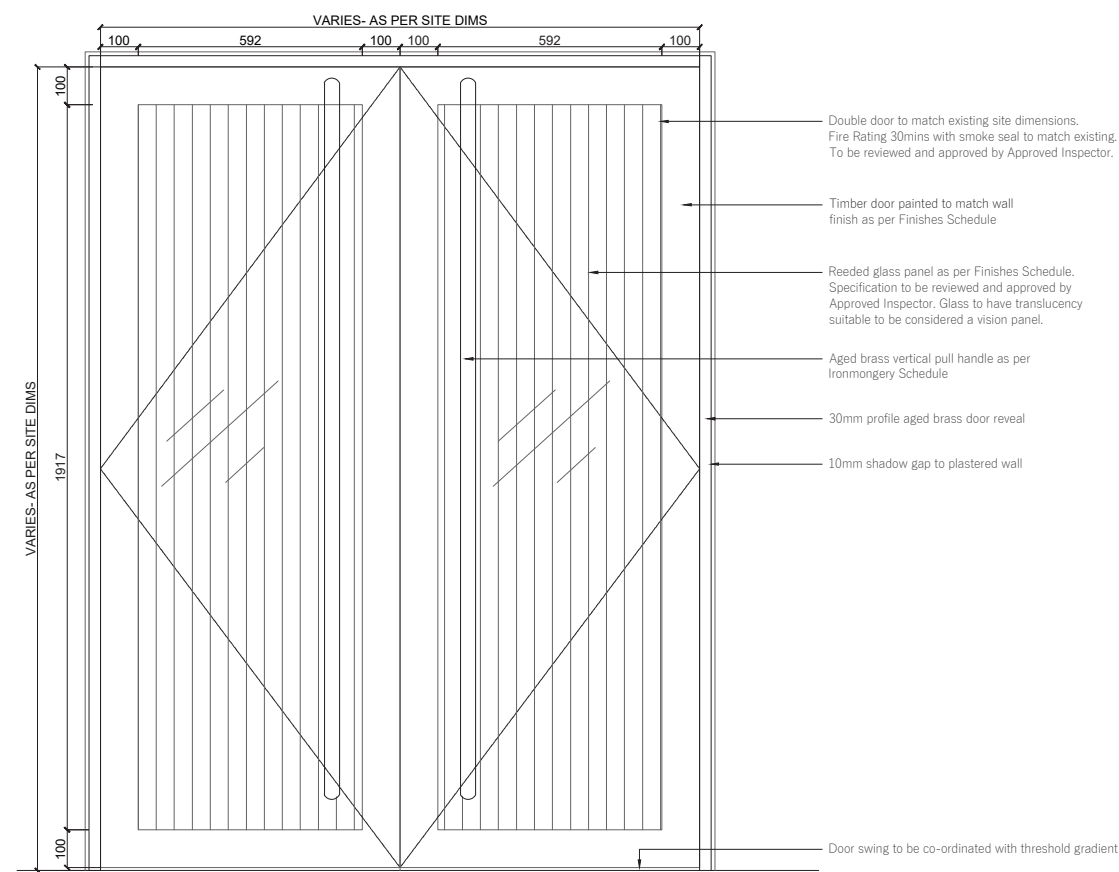
Design Details- Proposed Bench

Proposed Drawings

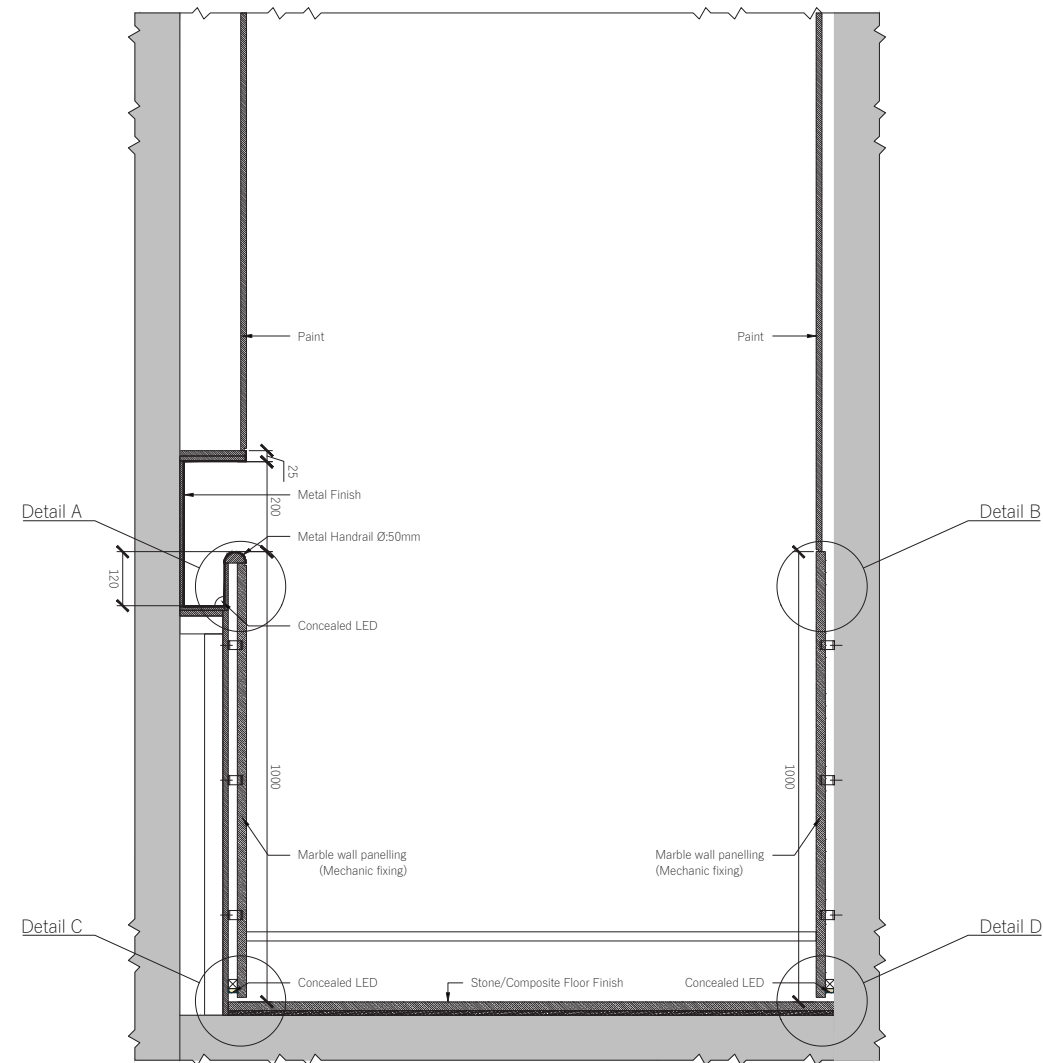


Design Details

Proposed Drawings



Proposed Door Design



Proposed Stair Design

Proposed Visuals

Ground Floor

Proposed Visuals



Ground Floor

Proposed Visuals



Ground Floor

Proposed Visuals



Stair and handrail design

Proposed Visuals



First Floor

Proposed Visuals



First Floor

Proposed Visuals



Materials

Proposed Visuals



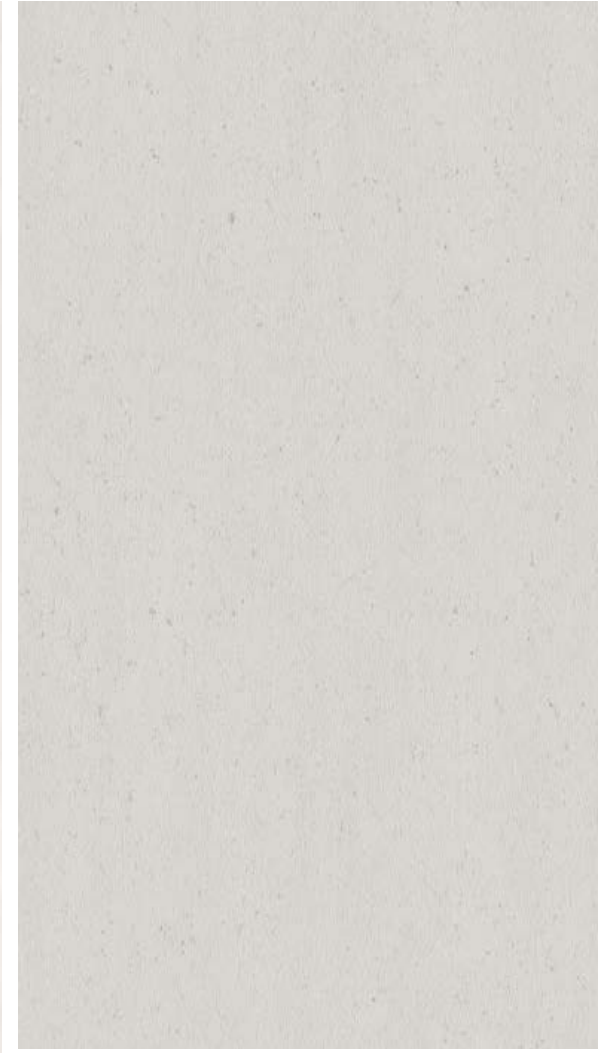
Portland Stone



Aged Brass



White Onyx



White Plaster

Conclusion

Summary of Proposal

Conclusion

Through high quality architectural design and interventions which respond to the context and historic nature of the building, this proposal seeks to create a unified sense of space in the communal areas of 2-16 Goodge Street.

The design features new flooring, ceilings, wall panelling and signage. It aims to improve the usability of the of the building, ensuring it will be fit for future occupiers for years to come.





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