

Our Ref: 24461/SH/dm
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22 November 2024

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam,

LISTED BUILDING CONSENT
SPACE HOUSE, 1 KEMBLE STREET AND 43-59 KINGSWAY, LONDON, WC2B 4TS

We have been instructed by our client, Maris Interiors LLD, to submit the enclosed applications online via the Planning Portal (PP-13560182) for “*internal fit-out of the 7th floor*” at the above address.

In accordance with national and local validation requirements the following documents are attached in support of this application:

- Completed Listed Building Consent Forms;
- Planning and Heritage Statement (included within this letter);
- Design and Access Statement (included within this letter);
- Completed Community Infrastructure Levy Forms;
- ***BNG** is not relevant to these internal fit-out proposals – the works are de-minimis*
- Site Location Plan;
- Block Plan;
- Schedule of Alterations;
- 7th Floor Existing Floor Plan (drawing no.33194/01/07/EX);
- 7th Floor Ceiling Plan (drawing no.33194/01/07/CP);
- 7th Floor Fire Protection Layout (drawing no.33194/01/07/FP);
- 7th Floor Floor Finishes (drawing no.33194/01/07/FFIN);
- 7th Floor High Level Lighting Layout (drawing no.33194/01/07/HLL_A);
- 7th Floor High Level Lighting Strip Out (drawing no.33194/01/07/HLL-SO);
- 7th Floor Space Plan (drawing no.33194/01/07/SP_B);
- 7th Floor Suspended Ceiling Detail (drawing no.33194/01/07/SCD); and
- 7th Floor Wall Finishes (drawing no.33194/01/07/WFIN).

No application fee is payable as this is Listed Building Consent only.

Site Description

Space House comprises a 17-storey cylindrical building with rooftop plant equipment (1 Kembles Street) which is connected at first and second floor levels by a pedestrian link bridge to a ground plus 7 storey building (43-59 Kingsway)

which fronts onto Kingsway. This application relates to the **7th floor** of 43-59 Kingsway only and the proposals will facilitate the fit-out of the space to our client's specification.

Space House became a Grade-II Listed Building in 2015, and a full listing description has been provided at Appendix 1.

APPENDIX 1

Figure 1. Space House – 1 Kemble Street (Left) and 43-59 Kingsway (Right).



Planning History

The majority of the Site's planning history is contained to the 1970s, prior to the building becoming listed, and largely relates to the uses within the buildings, although more recently, in 2019, permission was granted for an overhaul of the building and the submitted proposals follow the conclusion of the works thereby approved.

The permissions most relevant to this application have been listed below.

- **2019/2773/P** | Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels. – Granted Subject to a Section 106 Legal Agreement 26/11/2019.
- **2019/2790/L** | Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey

set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels. – Granted 29/11/2019.

- **2021/0318/L** | Removal and like for like replacement of windows to the north and south of the Kingsway block, removal of link bridge roof, reconfiguration of the UKPN facade to the Kingsway building and removal of brickwork and replacement with louvres to the Tower UKPN substation. Internal removal of walls and sections of slabs at mezzanine levels to both the Tower and Kingsway buildings and creation of new penetrations through the structural slabs and walls at lower and upper basement, ground, mezzanine, first, third, fifth, eighth and fifteenth floor levels. – Granted 16/03/2021.

Application Proposals

This application seeks Listed Building Consent for the internal fit out of the existing office accommodation at the 7th floor of the Grade II listed building at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS, in order to update and enhance its existing provision. The works consist of the installation of partition walls, a new floor finish, a new lighting plan, and new wall finishes, and have been detailed in the drawings included with this application.

Figure 2. 7th Floor internal layout as existing.

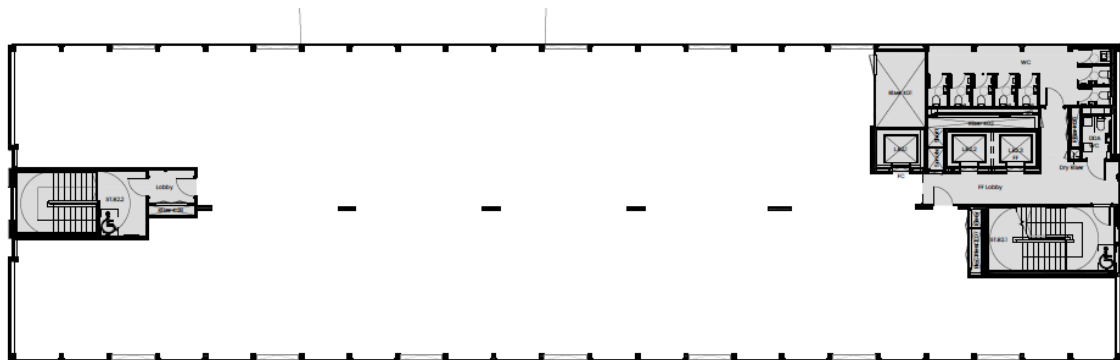


Figure 3. 7th Floor proposed internal layout.



Planning Policy Framework

National Planning Policy Framework (NPPF) (2023)

The NPPF provides the overarching planning policy guidance for development across England. It states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Paragraph 85 states that *“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Paragraph 131 confirms that good design is one of the fundamental factors in ensuring sustainable development, whilst also contributing to creating better places in which to live and work and helps to make development acceptable to communities.

Paragraph 135 confirms that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Similarly, development should create places that maintain a high standard of amenity for existing and future users.

Paragraph 200, outlines that local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance.

Paragraph 205 outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

The London Plan (2021)

Policy HC1 ‘Heritage Conservation and Growth’ states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

Policy D3 ‘Optimising Site Capacity Through the Design-Led Approach’ states that all development proposals should respond to the local context in terms of form and layout, experience and quality and should deliver appropriate outlook, privacy and amenity.

Policy D4 ‘Delivering Good Design’ states that the design quality of development should be retained through to completion.

Policy E1 ‘Offices’ states that improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported, especially within the CAZ.

Policy E2 ‘Providing Suitable Business Space’ outlines that development of B Use Class business uses should ensure that the space is fit for purpose having regard to the type and use of the space.

Camden Local Plan (2017)

Policy D1: ‘Design’ states the council will require that development a) respects local context and character, b) preserves or enhances the historic environment and heritage assets, c) is sustainable in design and construction, e) uses high quality materials, and l) incorporates outdoor amenity space.

Policy D2: ‘Heritage’ states that to preserve or enhance the borough’s listed buildings, the Council will:

- Resist the total or substantial demolition of a listed building;
- Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- Resist development that would cause harm to significance of a listed building through an effect on its setting.

Planning and Heritage Statement

Principle of Development

Space House is a Grade II listed building. As detailed throughout this Statement, the wider Grade II listed building is an existing, contemporary office building internally comprising various commercial tenants across its upper floors.

It is evident that there have been various applications submitted, and indeed works carried out, in respect of the wider application site. Including a number of internal alterations throughout the building to support its previous and current uses.

The application proposals seek to convert the currently vacant 7th floor into an efficient office space. The proposals will allow the ingoing tenant of the 7th floor to provide a more flexible, functional and better suited premises that will meet the specific needs of its user. This is strongly supported by the NPPF, and London Plan Policies SD5, E1, and E2

The proposals relate solely to the internal envelope of the seventh floor and do not involve any change to the extent of its existing floorplate, nor any alterations to the exterior of the building. It is considered that the proposals will significantly upgrade the existing office accommodation and are, therefore, acceptable in principle.

Heritage Considerations

As set out in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

As detailed throughout this statement, the application site comprises a Grade II listed building at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS. The Historic England Listing (Listing Entry Number: 1421847) provides a detailed description of the property, which has been provided in full at Appendix 1.

APPENDIX 1

From the Historic England Listing it is evident that it is the exterior of the building which is considered to be of greatest historic interest and significance. Whilst the listing does make reference to the interior of the buildings, it states that the only feature of interest is the south stair:

*“Were never particularly elaborate and have been much altered in both cases. In the Kingsway block the main feature – originally an external one – is the south stair, whose lower flights form a vertiginous construction with floating concrete treads and white mosaic soffits. The lobby area at the north end has been remodelled and enlarged. Original elements include the floating entrance canopy (now extended) and the black marble revetments to the side wall, with a gilt inscription naming the original architects and builders; the new elements, including the *veneer panelling and the *flying metal stair, are not of special interest. The open plan *office interiors are not of special interest, nor is the *plant room on the roof.*

*The *tower lobby (not of special interest) has been very much altered, with the main staircase to the former first-floor showroom removed and all surfaces renewed; the secondary stair with its terrazzo floor and white mosaic cladding survives behind. The doughnut-shaped *office floors are not of special interest”.*

The application proposals relate solely to the interior of the 7th floor of 43-59 Kingsway and, as such, the exterior of the building will remain unaffected and unaltered as a result of the proposals.

It is clear from both **Figure 4** and the heritage listing that the 7th floor interior is of limited historical or architectural value. From a design perspective, it is considered that the proposals will significantly improve and enhance the use and functionality of the 7th floor to better suit its ingoing tenant by providing high-quality and sustainable office space. This will create inviting, appealing and flexible working spaces to be utilised and enjoyed by its tenant. The proposed partitioning layout will ensure that the primarily open-plan layout is maintained within dedicated, partitioned spaces situated along the floor boundaries. The interior of the building is effectively a ‘blank canvas’ following completion of the 2019 permitted works, and the proposals offer significant scope for improvement internally.

Figure 4. Internal image of the 7th Floor.



Owing to the existing, contemporary context of the application site and the fact that the Council have supported various other internal alterations throughout the building historically, it is not considered that the proposals will have any detrimental impact on any remaining heritage significance associated with the 7th floor or wider Space House.

As such, it is considered that the proposals should be supported on the basis that they successfully comply with and adhere to the relevant national, London-wide and local planning policies, previously summarised.

Design and Access Statement

In accordance with national and a local validation requirement, a Design and Access Statement has been included as part of this Statement, as set out below.

a) Use

The application site comprises existing and well-established office uses. This will not change as a result of the proposals, instead the proposals will simply enhance and facilitate the 7th floor of the premises, ensuring it is suitable and functional for the ingoing occupant.

b) Amount and Scale

The proposals are considered modest in scale and amount and entirely necessary to refurbish and refresh the existing space. The proposals are limited to the interior of the 7th floor of 43-59 Kingsway, and they will not alter or change the existing footprint of any part of the building.

c) Layout and Appearance

The internal layout and appearance of the 7th floor will be significantly improved and enhanced through the installation of new partitioning, finishes and furnishings, to suit the ingoing occupants functions requirements. The proposals will not result in any change to the existing overall floorspace of the building, nor alter any part of the exterior of the Grade II listed building. Windows and external openings are left untouched, too.

d) Landscaping

There is no existing landscaping relevant to the application site, nor is any new landscaping proposed. The proposals simply involve the internal fit-out and refurbishment works to the 7th floor to facilitate its use as high quality office space. As a consequence, BNG is not a relevant consideration, either.

e) Accessibility

Access to and from the 7th floor is currently provided via staircases connected to the ground floor, as well as lifts from the ground floor. These will remain unchanged and unaltered as a result of the proposals and will continue to allow access to and from the 7th floor for all users. Access to the wider building will also remain unchanged.

Conclusions

We therefore trust that you have sufficient information to enable a positive determination of the application, and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours faithfully,





SAM HARPER
Director

Enc.

Appendix 1 – Official List Entry Ref. 1421847

Summary

Speculative office development, 1964-8 by Richard Seifert & Partners (partner-in-charge George Marsh) for Harry Hyams

Reasons for Designation

Space House, an office development of 1964-8 by George Marsh of Richard Seifert & Partners for the developer Harry Hyams, is listed at Grade II for the following principal reasons:

- * **Architectural interest:** as one of London's best speculative office buildings, whose arresting yet subtly handled exteriors reflect many of the 'Pop' themes at play in the contemporary Centre Point development;
- * **Technical interest:** for the innovative use of a precast concrete grid, a form of partial prefabrication that allowed for rapid construction without the use of scaffolding, as well as for striking visual effects;
- * **Historic interest:** as an icon of the 1960s commercial property boom, built by the most successful developer-architect partnership of the day, its assertive styling reflecting the confidence and dynamism associated with the period.

History

The triangular site bounded by Kingsway, Keeley Street, Kemble Street and Wild Street was redeveloped in 1964-8 by the property tycoon Harry Hyams and the architects Richard Seifert and Partners, already at that time in collaboration on the Centre Point scheme half a mile to the west. The existing Edwardian building, Magnet House, was replaced by a new speculative office complex known as Space House. Built by Robert McAlpine and Sons, it comprised two buildings: an eight-storey slab facing Kingsway, with shops and a bank at street level and showrooms and offices above, and a 17-storey office tower behind, its cylindrical form an attempt to avoid infringing neighbouring residents' right to light. The two blocks were connected by means of a two-storey link bridge, and at the subterranean level by a large underground car park, divided into public and private sections and equipped with a small on-site filling station.

As at Centre Point, the architect-in-charge was George Marsh, and the two projects have several features in common, notably the sculptural external treatment with cruciform precast units and massive Y-shaped pilotis. Again, like Centre Point, Space House sat empty for some years after its completion, allowing Hyams to accrue (untaxed) income on its increasing rental value. It was eventually let to the Civil Aviation Authority in 1975, although structural defects in the pilotis and radial beams meant that significant remedial work was required prior to occupation (these were technical faults rather than design flaws however). Major refurbishments in the 1996 and 2003 saw the remodelling. Of the lobby areas in both buildings and, in the Kingsway block, the removal of the shop and bank units and the glazing-in of the open southern stair.

Richard Seifert (1910-2001) was Britain's most successful and prolific commercial architect of the 1960s and 70s. Swiss-born but resident in England from an early age, in 1927 he won a scholarship to study at the Bartlett School of Architecture, where he received a traditional Beaux-Arts education under Professor Albert Richardson. After graduating in 1933 he established his own practice, working on speculative housing schemes in north London. During WWII he served with the Royal Engineers in Burma and India, eventually achieving the rank of Colonel – a sobriquet that followed him throughout his professional life. Seifert's first major building was an office block (later the London headquarters of Woolworth's) in the Marylebone Road, built in a Richardsonian Classical style in 1955. Business picked up in the late 50s with the relaxation of government building controls and the arrival of partner George Marsh (1921-88), who henceforth set the practice's architectural direction while Seifert, with his encyclopaedic knowledge of the planning system and eagle eye for its loopholes, took charge of strategy. The combination of Seifert's legal and tactical brilliance with Marsh's eye-catching, Op Art-esque designs – inspired by Italian and South American architects such as Gio Ponti

and Felix Candela, as well as contemporary US Modernists like Gordon Bunshaft and Edward Durell Stone – allowed the firm to ride the crest of the 1960s commercial property wave, becoming the architects of choice for many developers including the notoriously ruthless Hyams.

Office buildings formed the majority of Seifert and Partners' vast output during the 1960s and 70s. Major projects included Centre Point (Grade II), Drapers Gardens (demolished) and the NatWest Tower in central London, the Alpha Tower in Birmingham (Grade II) and Gateway House in Manchester. Other work included numerous hotels (e.g. the cylindrical Park Tower in Knightsbridge) as well as residential developments, exhibition centres, shopping centres, sports halls and cinemas. Seifert retired in 1985; the practice was carried on by his son John and continues internationally as Sigma Seifert.

Details

Speculative office development, 1964-8 by Richard Seifert & Partners (partner-in-charge George Marsh) for Harry Hyams.

CONSTRUCTION AND PLAN: the development comprises two buildings: an eight-storey slab block (45-59 Kingsway) to the east, and a 17-storey cylindrical tower (1 Kemble Street) to the west, linked at first- and second-floor level by an enclosed bridge. Both blocks combine in-situ concrete construction with a structural outer grid of precast units, the latter allowing for rapid construction without the need for scaffolding. In the Kingsway block, this grid forms the long east and west elevations, with a central row of columns providing additional support for the concrete floor slabs. This block has an 'end core' plan, with circulation and services kept to the north and south ends, leaving the central two-thirds of each floor as a single office space. The tower has a circular concrete core, 67ft in diameter, with six 28ft 6in floor panels and pre-stressed beams spanning across to the external grid. An underground car park fills the whole site below street level, with entrance and exit ramps curving round the base of the tower; this was formerly divided into public and private sections and boasted a small filling station (now removed).

EXTERIOR: the external treatment serves to dramatize the relationship between the Kingsway block, a long rectangular slab with proportions reflecting those of the surrounding Edwardian office buildings, and the tower behind, whose cylindrical form is only glimpsed from Kingsway and becomes fully apparent only on turning the corner into Kemble Street or Wild Street. The connection between the two buildings is asserted through the use, in both cases, of an external grid of tapered cruciform precast units; the distinction between them is brought out in the very different ways in which these units are handled.

In the slab, the units are flat-faced and clad in polished grey granite, with the aluminium-framed glazing and dark-coloured spandrel panels set flush with the surface. The solid end-walls are also granite faced and have tall stair windows whose form recalls an outsize Greek key pattern. At street level, the circulation cores at the two ends of the building are marked by big tapering pilotis of in-situ concrete. The south end, left open at first, has been enclosed by *aluminium and glass screens (not of special interest); the foyer at the north end has been remodelled and enlarged, and the original shop units were infilled to create more office space (the *infill is not of special interest). The bridge element that connects the two buildings is treated like the slab, but with the glazing recessed to form narrow galleries on each side.

In the tower, by contrast, the concrete – a polished white Capstone aggregate resembling Portland stone – is exposed, and the units themselves have sharply angled profiles with the joints emphasised and the glazing set well back. This arrangement, as well as being visually striking, was intended to shed rainwater and act as a brise-soleil. At ground level, the grid is carried on a ring of huge Y-shaped pilotis, like modified, scaled-up versions of the units above. A raking zigzag canopy cantilevers out on the western side, over what was the site of the filling station. The foyer, facing Kemble Street, originally sat within the ring of pilotis but has been modified and enlarged, with new *glass screens and *canopy (not of special interest). Also, within the pilotis are various *service entrances and *utility areas (not of special interest).

INTERIORS: these were never particularly elaborate and have been much altered in both cases. In the Kingsway block the main feature – originally an external one – is the south stair, whose lower flights form a vertiginous construction with floating concrete treads and white mosaic soffits. The lobby area at the north end has been remodelled and enlarged. Original elements include the floating entrance canopy (now extended) and the black marble revetments to the side wall, with a gilt inscription naming the original architects and builders; the new elements, including the *veneer panelling and the *flying metal stair, are not of special interest. The open plan *office interiors are not of special interest, nor is the *plant room on the roof.

The *tower lobby (not of special interest) has been very much altered, with the main staircase to the former first-floor showroom removed and all surfaces renewed; the secondary stair with its terrazzo floor and white mosaic cladding survives behind. The doughnut-shaped *office floors are not of special interest.

SUBSIDIARY FEATURES: the main features associated with the underground parking arrangements are the entrance and exit ramps, which curve sinuously around the feet of the tower pilotis; with the angular flying access stairs also contributing to the drama. The subterranean *parking and service areas themselves are not of special interest.

The original scheme of landscaping has been renewed, and the present *perimeter fence and *security kiosk are not of special interest. The two surviving features are the intake and extractor units to the air conditioning system. The former, at the junction of Keeley Street and Wild Street, is encased within a kidney-shaped sculptural feature clad in white mosaic; the latter, further along Keeley Street, is concealed beneath a polygonal concrete bench.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that these features are not of special architectural or historic interest.

Appendix 2 – Site Photos

