

Design, Access and Heritage Statement

Proposed alteration to basement floor layout including removal of partition walls. Insertion of partition walls to form staff room. Reconfigure basement stairs.

42 Kingsway, Holborn, London, WC2B 6EX

Introduction

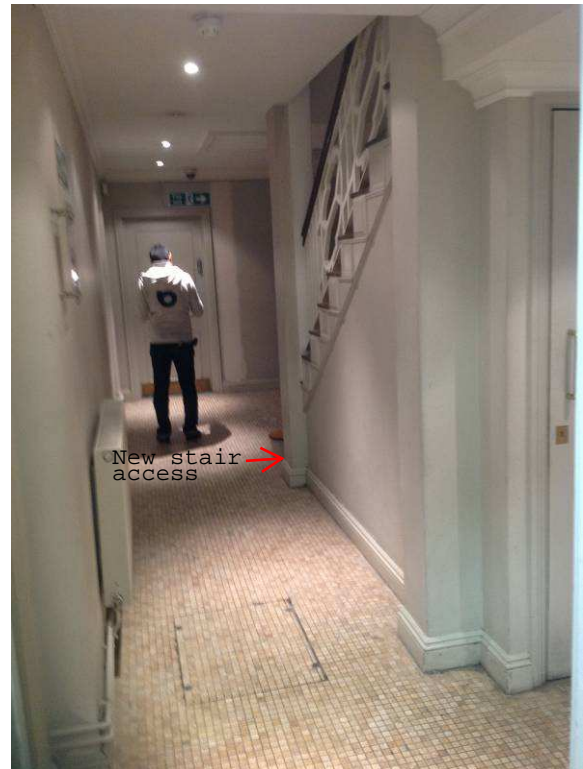
The applicant, Bill's Produce Store, is proposing to operate a restaurant at 42 Kingsway currently occupied by the bar chain "Pitcher & Piano". An improved and enlarged kitchen layout is required for Bill's restaurant, which necessitates the removal of a corridor wall and walls forming the staff toilet and store adjoining the existing kitchen area in the basement. A staff room is also proposed next to the bottom of the basement stairs requiring the last three treads of the stairs to be re-orientated so that they turn the corner alongside the new staff room wall. Listed building consent is sought for these internal alterations to the building.

Design

Appearance, Scale and Layout

42 Kingsway is situated on the north east side of the street to the south east of Remnant Street. It is a Grade II listed building built in 1908-9 with an imposing façade designed by Edwin Lutyens and plan by Pilditch and Company. The building has 6 storeys and an attic. The application relates to the property's basement currently in ancillary use to the bar (Pitcher & Piano) occupying the ground and mezzanine floors. The basement is laid out in rooms containing kitchen, stores, office and toilets. The existing kitchen floorspace is limited to about 27m² and the proposed internal alterations by removing brick and timber stud walls as shown on Drawing No. 4239/1 will increase the working kitchen area by 32m². Photographs submitted with the application (Document No. P4239/1-8) show the appearance of the walls in and around the kitchen. They are clad with modern materials comprising plaster, plasterboard and ceramic tiles. There are no historic features within the rooms such as original wall or ceiling fittings as evidenced by the photographs and room details recorded and approved pursuant to condition 3 of listed building consent

2010/3760/L. There are minor changes proposed to the bottom of the basement stairs involving replacing and re-orientation of the last three treads so that they turn the corner next to the proposed staff room (photographs of stairs are shown below).



Access

There will be no change to the “inclusive” access to the building. A disabled toilet is retained on the ground floor and level access into the building from Kingsway.

Policy Considerations

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works there shall be special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Historic Asset Statement of Significance

National Planning Policy Framework (NPPF) adopted in March 2012 sets out the Government’s policies for conserving and enhancing the historic environment. In determining planning applications, local planning authorities should require an applicant to

describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (paragraph 128 NPPF). In determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131 NPPF).

The building was first listed in 1974 and is Grade II. The description of the listing reads:-

“Office block. 1908-9. With facade and hall by Edwin Lutyens, and plan by Pilditch and Company. Portland stone with rusticated ground, 1st and 2nd floor. Modified Classical style. 6 storeys and attic. Double fronted with 3 windows. Square-headed ground floor openings flanked by distyle-in-antis Greek Doric order pilasters rising through ground and 1st floor. All windows casements with leaded panes except the ground floor which has plate glass. Left hand entrance with head on keystone; right entrance replaced by a window. 2nd floor windows with vertically set sidelights. Architraved 3rd and 4th floor windows. Entablature with modillion cornice at 5th floor level. 5th floor windows with voussoirs and flanked by enriched pilasters carrying secondary cornice below balustraded parapet. Pediment flanked by chimney-stacks.

INTERIOR: not inspected but noted to contain a vaulted hall.

HISTORICAL NOTE: built for William Robinson, proprietor of 'The Garden'. “

An extensive appraisal of the building's significance (including the building's history and assessment of the building's interior and exterior) by Dr Miller¹ was submitted to the Council in 2010 in connection with a planning and listed building application for new uses and alterations to the building (application nos. 2010/3759/P and 2010/3760/L). Both applications were approved. It was noted by Dr Miller that there is very little information about the original interior of the building and in respect of the basement it was always subservient and utilitarian, and does not appear to contain anything of architectural or historic interest. Also, that the basement plan has been altered to create the staff rooms and lavatories used in connection with the ground floor bar. The Council accepted this assessment of the building's significance in determining the 2010 applications and approving the record of modern features in the basement rooms.

¹. Nos. 40 and 42 Kingsway, Camden LB: Building Appraisal June 2010 by Dr Mervyn Miller.

The proposed alterations to the basement layout to create an enlarged kitchen area and staff room are not considered to be significant and will retain the subservient use of the basement space and its utilitarian appearance. There would be no loss of significance by the removal of brick and plasterboard walls in an area of the building which does not possess any features of special architectural or historic interest.

It is therefore concluded that the proposal would not be in conflict with Section 16 of the 1990 Act.

The planning authority is therefore invited to view the application favourably and to **grant** listed building consent.

January 2013