

DESIGN AND ACCESS STATEMENT

FOR FACADE WORKS AT
CRAVEN HOUSE
WC2

11.10.11



PROJECT DESCRIPTION

This document forms the Design and Access Statement for a full Planning application for works to the main entrances and front facade at Craven House, 121 Kingsway, London, WC2B 6PA.

The application will be submitted by Barr Gazetas on behalf of the applicant and owners of the building, Parker Tower Unit Trust. The Design and Access Statement will be written to meet the requirements of article 4C of the Town and County Planning order 2006.

Craven House is an eight storey building that was constructed in 1906 & designed by Sir Henry Tanner Junior, an architect who was also involved in the rebuilding of Oxford Circus. The building is located within the Kingsway Conservation Area and is identified as a building of Merit but does not have listed status.

The building use class is currently A1 *shops* at ground and basement levels and B1 *offices* to the upper floors and provides 23,625sqft of accomodation. There are currently three separate entrances serving the building: The central entrance serves the office floors and the two adjacent entrances serve the ground and basement levels.

The proposals described in this document will not affect the existing uses but will improve the street presence of the building and the accessibility of the existing entrances. This it is proposed, will be achieved by replacing all of the windows to the upper floors to match existing; cleaning of the stone facade at all levels; And works to the ground floor entrances including the replacement of the existing doors and fenestration with glazed units to each individual arch and providing level thresholds to each individual entrance. The decisions made during the design process have been mindful of the success of the newly refurbished shopfronts at Victoria House that can be located 400m to the north.

The works descibed in these proposals will take place concurrently with additional internal refurbishment works and a separate change of use application to A3 use. The implimentation of these facade refurbishment works will be dependent on the outcome of the change of use application.



Key:
▶ Main Entrances to the building

0 20m. 40m. 60m. 80m. 100

Location Plan 1:1250





Entrance to office floors



Ground floor entrances



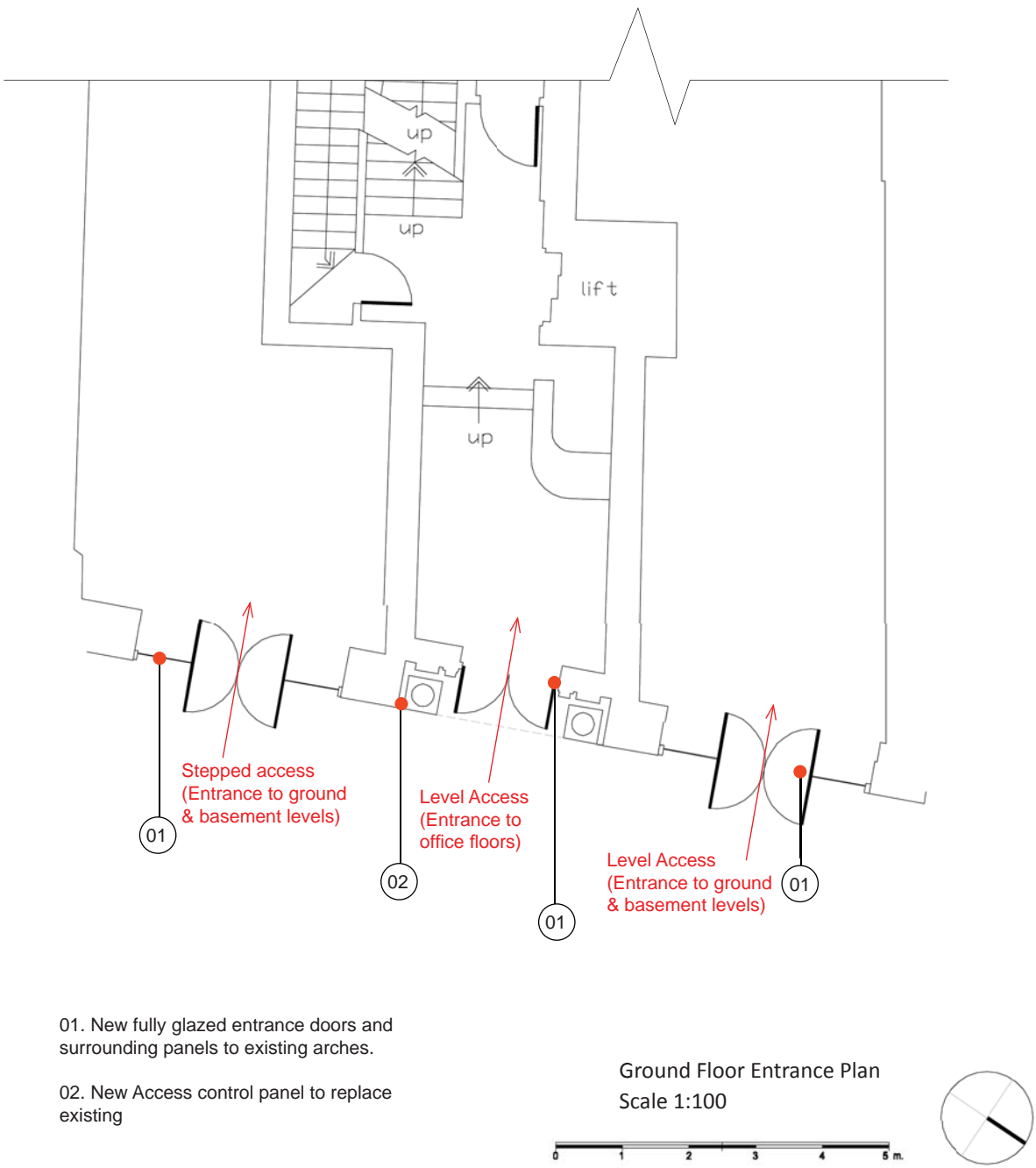
Front facade



View from opposite pavement



View of building looking North



01. New fully glazed entrance doors and surrounding panels to existing arches.

02. New Access control panel to replace existing

Ground Floor Entrance Plan
Scale 1:100

AMOUNT AND USE

The proposals described in this document will not alter the size of the building in terms of floor area or height but will work within the existing constraints of the site to improve and update the buildings appearance.

The buildings uses will not be changed as part of the proposals set out in this document

LAYOUT

The existing layout will not be amended by the proposals set out in this document. The building entrances are retained in their original position but the existing doors will be removed and replaced with glazed units with minimal anodised aluminium framing and frameless glass swing doors.

The windows to the upper floors of the front facade will be replaced in their existing positions and the window openings in both amount and size will not be changed.

The existing access control system to the office floors will be removed and replaced with a high quality stainless steel unit and retained in the existing position.

SCALE

The proposals are considered to be in keeping with the scale of the building and are comparable to similar modern interventions to neighbouring buildings and other buildings on Kingsway.

ACCESS

The existing building is situated a short walking distance from a wide variety of public transport nodes. Holborn Station is less than a 2 minute walk away and there is access to the bus routes on both Kingsway and High Holborn. There is also a cycle hire point less than 5 minutes walk away.

As detailed design progresses, care will be taken to ensure that the choice of materials and colour scheme provides appropriate levels of visual contrast between adjacent surfaces, control fixtures and fittings to ensure usability for the visually impaired.

Level access will be provided to the right hand hand retail unit and office entrances. Every effort will be made to create a level threshold to the left hand retail entrance but, subject to internal levels, this may have to remain stepped as existing.

APPEARANCE

The proposals seek to improve the presence of the existing entrances and to refurbish the external finishes to the front facade. As the building is described as an unlisted building of merit, fully renovating its appearance is a key objective of the proposals. All redundant plant, fixtures and fittings will be removed and the facades will be thoroughly cleaned and repointed and original details restored. All windows will be replaced with high quality glazing and timber frames to match the existing.

The proposals will seek to improve the appearance of the building at street level. Currently the two side entrances are dark and unwelcoming. The replacement of the heavy dark timber frames with glazing will lighten the construction and allow them to stand out as part of the streetscape. Low iron glass will be used to reduce reflection, allowing a clear view from the pavement into the internal areas creating far more inviting entrances. The existing glass doors and stainless steel canopy to the central entrance will be removed and replaced with frameless fully glazed doors and over panel. The door systems will be a high quality finish with minimal fixings. The glass doors and side/overpanels will be set within slender anodised aluminium frames helping to further define the archways to the ground floor elevation.

The stonework to the front facade is visibly dirty, especially surrounding the main entrances. Cleaning this facade will brighten the elevation and restore the stone to its original intended appearance. Subtle uplighting is proposed to both the main facade and within the pedament over the office entrance for security and to improve the buildings night time presence

These proposals are in line with Policy K1 of the Kingsway Conservation Area Statement that states, “New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context”



Regent Street



Victoria House - Holborn



Examples of fully glazed shopfronts in the local area

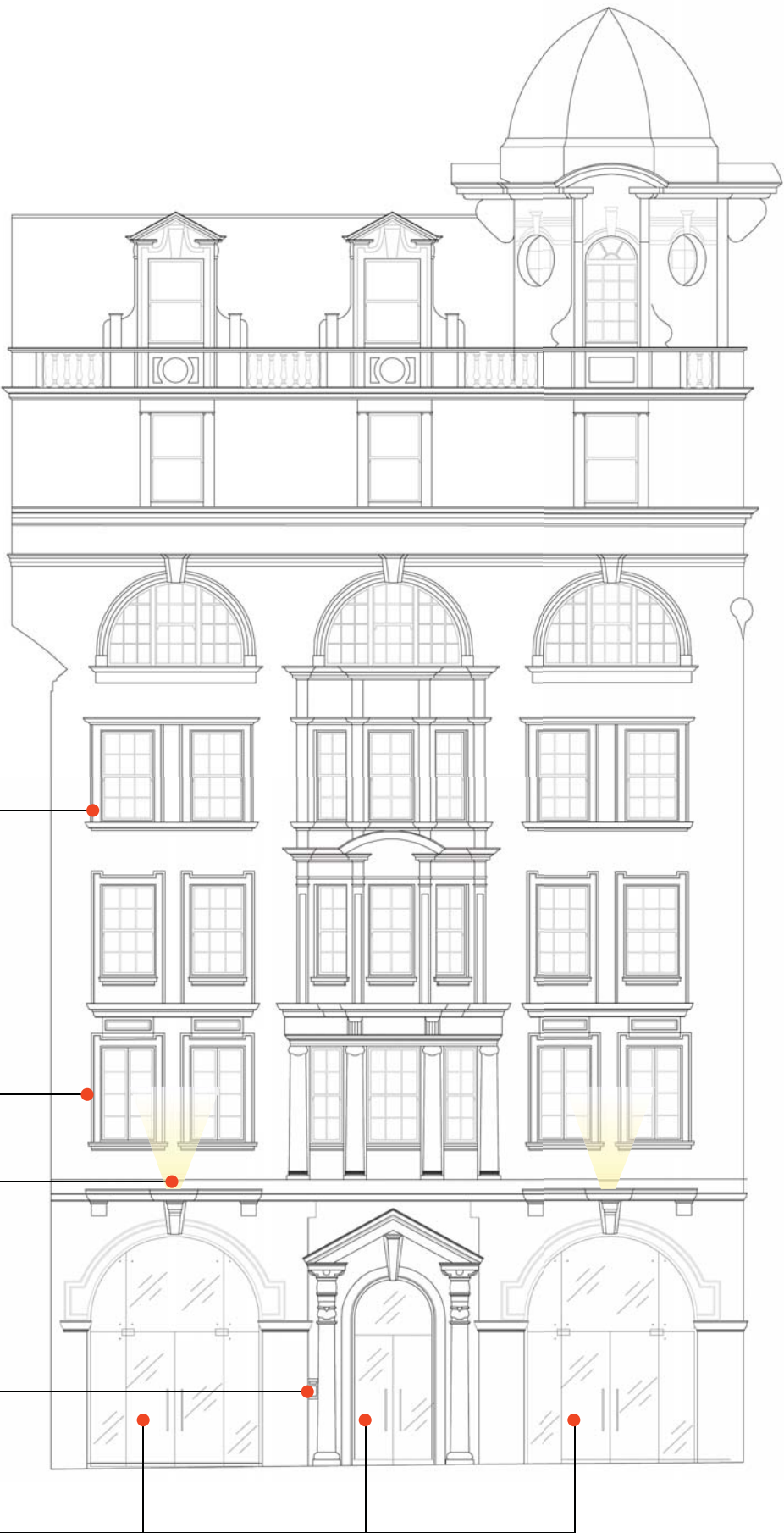
Existing windows 1st to 6th Floor removed and replaced to match existing size, colour and material

Facade cleaned & stone restored to its original intended appearance

Uplighting to either side of the facade

New stainless steel access control system to replace existing

New fully glazed entrance doors to semi-circular arches



CONCLUSION

The proposals detailed within this document are intended to upgrade and enhance the level of finish to both the main entrances and external finishes of this striking building.

The proposed glazed units to the ground floor are intended to be both subtle and high quality and have been designed in accordance with the Kingsway Conservation Strategy Policy K17. This states that “Nos.111-123 Kingsway have semi-circular arched framing. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and their loss would be strongly resisted.” The design is intended to reflect this and further define the arches with a glazed, modern intervention

The proposals will upgrade the existing access arrangements to offer level access to each entrance where possible. Inclusive Access and Design has been considered as far as the constraints of the existing building allow.

The designs seek to create a welcoming building entrance with improved street presence both during daytime and night that does not encroach on the busy streetscene of Kingsway.

