

## DESIGN QUALITY STATEMENT

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### 1.00 Introduction:

#### 1.01 Outline of Proposal:

The application proposes the conversion of 61-62 Lincoln's Inn Fields (incorporating 36-38 Kingsway) from B1 office use into a new Club Quarters™ business hotel and 40-42 Kingsway from B1 office use to residential use for Kingsway LIF Holding Limited. The existing restaurant, retail and bar uses are retained and expanded to incorporate a larger proportion of the basement and ground floor areas.

1.02 The existing B1 use within the property has reached the end of its commercial life in this prime city location. It is no longer either attractive or viable as high quality office accommodation. The redevelopment project proposed in this application will extend the life, vitality and commercial use of these buildings within the Borough.

1.03 As explained in the owners design statement<sup>1</sup>, our client has a long and successful track record of returning landmark and listed buildings, both in the USA & UK, into viable and vibrant use as business hotels. Within London, the most recent Club Quarters hotel is the 2006/7 redevelopment of Northumberland House (8 Northumberland Avenue – WC2N).

1.04 As with all potential Club Quarters™ hotel projects, that are developed within city centre locations, the aim and intent is to reinvigorate existing building stock and through this planned investment inject a positive contribution to the both local community and economy. In particular, the development ambitions for this project are to maximise the commercial potential and sustainable mixed-use of the property, retain employment on the site, adapt and enhance the inherent architectural qualities of the buildings and realise a viable development within its sensitive urban context.

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<sup>1</sup> For full script refer to document 676-Owners Design Statement attached to this application.

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- 2.00 Site Location & Existing Building Use:**  
This document should be read in conjunction with the *Photographic Record* attached to this application.
- 2.01 Site Location**  
The Listed Building & Full Planning Application refers to the buildings addressed 61-62 Lincoln's Inn Fields (including 36-38 Kingsway) and 40-42 Kingsway. The buildings reside within the Camden's Borough Ward of 'Holborn and Covent Garden' and fall within the Bloomsbury Conservation Area. 40-42 Kingsway is a Grade II Listed building by the renowned Edwardian Architect Sir Edwin L. Luytens (refer image 1 & 2).
- 2.02 Existing Building Use**  
The existing buildings are in single ownership as the corporate headquarters for Cancer Research UK (CRUK). The buildings are connected internally, between 36-38 & 40-42 Kingsway, at the fourth and third floors respectively.<sup>2</sup> The collected buildings form an "L" shaped plan extending between Lincoln's Inn Fields (east) and Kingsway (west).
- 2.03** The buildings are predominantly B1 office use with ground and basement levels utilised for a variety of retail, restaurant & hospitality uses along with storage areas for CRUK. The main entrance and approach to CRUK is off Lincoln's Inn Fields across the existing open courtyard (refer image 8) of attached *Photographic Record*). The existing retail and hospitality elements are approached from street level on the Kingsway (refer images 12, 13 & 15).

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<sup>2</sup> The transition between buildings, at this location, is level.

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### 3.00 Building Descriptions:

#### 3.01 61-62 Lincoln's Inn Fields (including 36-38 Kingsway)

The building extends the full length of the site and has street frontage to both Lincoln's Inn Fields (61-62) and Kingsway (36-38) and is occupied by Cancer Research UK offices.

3.02 The existing building plan is a 'C' form with a central light well. The principle vertical and horizontal circulation for the building is arranged along the south boundary of the plan. The buildings were comprehensively redeveloped in the 1980's for office use, with only the façade of 36-38 Kingsway being retained as existing. All internal floors and other elevations were removed and demolished. The building was rebuilt as a steel frame with a Hollowcore slab with regular storey heights at 3.6m. A new Portland stone façade was created onto Lincoln's in Fields and the internal light well area was formed as a simple glazed curtain wall system (see images 3, 4 & 5). In total, the building rises eight-storeys above street level, with additional plant at roof level set back into the site. The building includes two substantial basement storeys. The lower basement, which is double storey in height, and the basement level, are primarily utilised as storage and ancillary services for CRUK, with the exception of part of the basement floor to 36-38 Kingsway, which is utilised as kitchen area and stores for the existing restaurant.

3.03 61-62 Lincoln's Inn Fields is fronted by a large open stone paved courtyard. The courtyard is both the pedestrian approach to the building and accommodates parking for six vehicles (refer images 6 & 8). The boundary to the pavement is a low stone wall surmounted with painted metal railings. This detail continues around the two existing light wells in front of the façade and includes the two planters and an external access stair within the entrance approach to the building. The north and south boundaries to the courtyard are painted masonry walls with stone coping.

3.04 The street level frontage of 36-38 Kingsway, consisting of three framed shop-fronts, is occupied by a single retail use and a single restaurant use.

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- 3.05     **40-42 Kingsway<sup>3</sup>**  
This Sir Edwin Lutyens designed building, circa 1906, was completed around 1910 for Mr William Robinson, the proprietor of *'The Garden'* magazine. The building fronts onto Kingsway and abuts 36-38 Kingsway (to the south). The elevation of 40-42 Kingsway extends six storeys above street level (refer image 10) with roof plant above (refer image 32). The 1974 listing of the building notes the exterior street elevations, along with the ground and mezzanine level interiors, as authored by Lutyens. It is less clear as to the extent of his involvement on the remainder of the building. It is generally understood that the executive implementation and design of the office floors was carried out by another architects practice Pilditch & Company. Whilst the building, as a whole, is of architectural interest and exists as an example of a commercial office development of the early 1900's, the emphasis of the listing is directed toward the street façade and the ground and mezzanine floor interiors.
- 3.06     The present ground floor space is a *'Pitcher and Piano'* bar/restaurant occupying approximately two thirds of the width of the building, and its full depth. The bar includes a balcony mezzanine around a central light well (refer images 19, 21 & 23). The single basement level to this building is utilised, by *'Pitcher and Piano'*, as storage & cellar areas. The remainder of the upper floors are occupied as office, training and seminar space by CRUK. The office level floors are of a standard 'H' plan form, defined by two white glazed brick light wells (north & south), which rise from the first to the fifth floors (image 16 to 18).
- 3.07     Both light wells are open to the elements and bring light and ventilation to each floor. The light wells also provide the services risers for the existing soil waste and vent pipes. The northern light well includes a four-storey vertical slot opening into the adjacent light well to the rear of 64 Lincoln's Inn Fields. At the base of each light well is a glazed lantern to allow daylight to filter into the mezzanine areas below (refer images 17 & 18). The other remaining interior features of architectural interest within the building are the 2<sup>nd</sup> floor *'Piano Nobile'* with its distinctive cornice (see

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<sup>3</sup>     A complete appraisal and description of this building is given in Dr. Mervyn Miller's report 676-*Listed Building Appraisal* attached to this application.

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images 22, 26 & 30) and the circulation stair in the north east corner of the site (see images 27 & 29).

### 4.00 Existing Appearance & Scale:

#### 4.01 Outline

The assembled buildings of this proposed development consist of three distinct elevations, all of which share the common facing of Portland stone, with a variety of rusticated features, projecting cornices, entablature and other architectural stone detailing. Visible mansard roof elements are clad with natural slate and typically include dormer windows with pediments.

4.02 Whilst the existing properties along the west terrace of Lincoln's Inn Fields are quite individual in their character, appearance and date of origin. There are two common horizontal lines established for the primary elevations of these buildings.<sup>4</sup> The first level is at four-storeys, the other of six/seven-storeys.

4.03 The four-storey line starts with Newcastle House, at the north end of the terrace, and continues south through the two adjoining buildings. The terrace is then pierced by 63 Lincoln's Inn Fields (the 'Venetian' building, a somewhat stylistic anomaly to its neighbours), whose façade rises to seven storeys. The four-storey visual line returns with 61-62 Lincoln's Inn Fields and continues on through Lindsey House and the adjoining property at 57-58. The remaining two buildings (to the south end of the terrace), with their six principal storey elevations in Portland stone, pick up the 'Venetian' buildings scale and height, close the west terrace and define the six/seven-storey line within Lincoln's Inn Fields terrace elevation.

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<sup>4</sup> For full details of the existing street-scape surrounding Lincoln's Inn Fields refer to document 676-*Conservation Appraisal* attached to this application

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**4.04 61-62 Lincoln's Inn Fields**  
This building has a residential character (refer to images 6 & 9). As a new façade, created in the 1980's, it appears to take its coursing and storey height cues from 63 Lincoln's Inn Fields, the cornice height (separating the third and fourth floors) from 64 Lincoln's Inn Fields and mimics the pedimented dormer window and balustrade features of Lindsey House (59-60 Lincoln's Inn Fields). Whilst the main façade appears scaled in reference to Lindsey House, the existing mansard roof element and receding set-back storeys, appear less successfully resolved and reveal the rear roof-scape of the Kingsway buildings with their associated mechanical plant enclosures and screens (see image 7).

**4.05 36-38 & 40-42 Kingsway (refer to image 1)**  
Both have a robust commercial appearance with visual interest and proportioning devices to carry the eye to the top of each building. 40-42 Kingsway is a Grade II listed building, with particular reference to the quality of its façade. Kingsway is a relatively recent city planning intervention that was introduced by the London County Council as a connection between Holborn and the Strand in the late 1890's. The street was envisaged as a grand tree lined boulevard comparable with other European cities. The existing scale and character of the two Kingsway elevations are typical examples of the architectural vernacular of the Edwardian era and are in keeping with adjacent buildings along the street.

## **5.00 Existing Façades – Detail Description:**

**5.01 61-62 Lincoln's Inn Fields**  
The existing stone frontage of this building is a polite elevation in faux Neo-Classical proportioning which sits relatively comfortably within the elevation of the terrace forming the west side of Lincoln's Inn Fields (refer images 6 & 9). The elevation is four-storeys of Portland stone, with a rusticated ground floor; tall windows with individual flat-corniced capping and a flat architrave framing express the '*Piano Nobile*' floor at first floor. The second floor windows have a simple flat architrave framing with a shadow gap coursing line above. There is a substantial cornice

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separating the third and fourth floors. The fourth floor elevation consists of plain ashlar stonework and punched windows that are capped with a stone parapet balustrade above. The balustrade contains open sections of turned stone spindles, which align with the dormer windows in the mansard roof behind. 61-62 Lincoln's Inn Fields forms the right-hand 'bookend' to provide Lindsey House with pride of place in the centre of a composition of three buildings with similar heights, cornice lines and materials.

- 5.02 The existing mansard roof is two-storeys in height with dormer windows to the first storey (5<sup>th</sup> Floor) and large Velux windows above, both set within the continuous slope of the natural slate roof. Above, and set back by some four and a half metres from the ridge of the mansard roof, are a further two-storeys of accommodation and a roof level louvre screen that are visible from Lincoln's Inn Fields (refer image 7). This vertical set-back elevation of red brick is over clad with roofing slates and false dormer windows in a rather simplistic attempt to make this part of the building appear as a roof element. This attempt at dressing a vertical elevation to look like a roof is let down by the hanging slate, that starts just above the head of the top level of windows, exposing a band of red brick as a parapet to the building (refer image 33). The final component of the existing elevation is a mono-pitched roof plant enclosure clad in aluminium louvres. Including the plant room screen the building rises to a total of nine-storeys above ground level (refer images 7, 31 & 32).

5.03 **36-38 Kingsway**

The ground floor elevation of 36-38 Kingsway comprises of a painted rendered finish with three large and equally sized openings that form the shop fronts and entrances to the retail/restaurant units inside (see images 13 & 15). The fourth opening to the south, both narrower and taller in proportions to the adjacent openings, is detailed in Portland stone. This southern most section of the elevation is distinguished from the remainder of the elevation and culminates in a turret on the sixth floor (see images 13 & 14).

- 5.04 The remainder of the elevation, above the shop-fronts, is a modest composition in Portland stone extending to the fifth storey. Pilasters extend from the second to third floors with detailed stonework above, continuing to the projecting cornice above the fourth floor. A feature gable, also in

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Portland stone, continues above the projecting cornice to the northern side of the elevation. Above the Portland stone elevation are three storeys of natural slate faced mansard roof with dormer windows. The roof plant enclosure caps the elevation with a mono-pitched screen clad in aluminium louvres above the mansard roof. This screen is set back from the mansard edge by two meters and sits approximately four and a half metres from the street elevation.

### 5.05 40-42 Kingsway<sup>5</sup>

The architectural press of the time<sup>6</sup> suggests that this was not entirely a successful elevation or scheme for a modern street and office development. However, it is a listed façade and is consequently a building of architectural merit. The building façade represents an early example of Lutyens design approach and demonstrates his enthusiasm for the work of the Italian mannerist architect Michele Sanmicheli (c.1484-1559). Sanmicheli modernised the fortifications of several Italian cities, notably Verona, where the gateways were impressive features, with heavy rusticated masonry and Doric columns. Influence of this is evident on the exterior ground floor and mezzanine levels to the façade of 40-42 Kingsway. Lutyens packed a great deal of incidents into this façade design, providing an intriguing example of 'getting up the building without repeating himself', in contrast to the other more repetitive façades implemented elsewhere on Kingsway.

### 6.00 Proposed Use:

In outline, the proposed development incorporates the change of use of the existing building of 61-62 Lincoln's Inn Fields to form a new 151 bedroom Club Quarters™ hotel and expands the provision of restaurant and/or retail uses within the site. Five new residential units are created within the upper five floors of 40-42 Kingsway. The proposed alterations and extensions to the 61-62 Lincoln's Inn Fields (incorporating 36-38 Kingsway) will enhance and extend the life of the existing commercial buildings and provide an

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<sup>5</sup> A complete appraisal and description of this building is given in Dr. Mervyn Miller's report *676-Listed Building Appraisal* attached to this application.

<sup>6</sup> 'The Buildings of Kingsway' - *Architectural Review*, Vol. XXXXIII (1915) pp. 125-32.



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opportunity to preserve and reinvigorate 40-42 Kingsway, one of Camden's intact architectural heritage buildings. The project will deliver high quality design solutions that respect the local context and character of the existing site and provide a sustainable and sympathetic redevelopment of these buildings within the Bloomsbury Conversation Area and Lincoln's Inn Fields.<sup>7</sup>

### 6.01 61-62 Lincoln's Inn Fields (incorporating 36-38 Kingsway)

The proposed hotel entrance, and public approach to the building, will occupy the street frontage to 61-62 Lincoln's Inn Fields. The ground floor areas will include the hotel reception, a members Club Lounge and business amenities for the hotel guests. From the hotel entrance, guests will be able to access the building to reach their guest rooms and internally connect to the proposed restaurant at the basement level of the building and also to the guest facilities and conferencing areas at levels -2 and -3.. All remaining floors of the proposed development, above ground level, will be given over to hotel use. Guest rooms will be designed to meet our client's standards for amenity, comfort and quality.

### 6.02 The external courtyard to Lincoln's Inn Fields will serve as an indoor/outdoor extension of the Club Lounge for the hotel. A new doorway is proposed to the front elevation that will connect the two areas. It is envisaged that the future restaurant will provide hospitality services with the Club Lounge and courtyard area. The courtyard is to include hard and soft landscaping features and will be populated, to the northern aspect, with loose tables and chairs. Parasols will provide localized cover and shelter from the elements as required.

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<sup>7</sup> Lincoln's Inn Fields is identified by the Borough as a garden of specific historic interest, a London Square and a site of nature conservation importance.

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- 6.03 As mentioned above, restaurant use will occupy the upper basement level. The lower basements incorporate back of house accommodation for ancillary services to the hotel (staff changing rooms, waste storage, recycling, housekeeping, engineering and management offices.) The proposed restaurant activities & identities are independent from the hotel operations. The public face of the restaurants will be orientated to the Kingsway and publicly accessed from the existing entrance door located on the southern boundary of 36-38 Kingsway. Hotel guests will be able to access the restaurants from within the demise of the building.
- 6.04 As part of the proposed planning application, the existing retail, located on the ground floor of 36-38 Kingsway, will be reduced with the rear wall of the shops moving towards Kingsway. This reduces the A1/A3 retail area by 68 sq meters.
- 6.05 **40-42 Kingsway**  
At basement, ground floor and mezzanine level the existing '*Pitcher and Piano*' bar and restaurant use will remain. This application does not envisage any change to the current demise and A3 use.
- 6.06 The first, second, third, fourth, and fifth floors of this building will be reconfigured as five residential apartments. In previous planning applications<sup>8</sup>, the issue of the sub-division of the floor plates has been explored. The consensus, and approach adopted in this proposal, is that the primary front aspect room of all floors be retained as single volume space. To best utilise these volumes the scheme includes one residential apartment to each of these floors. The use of the front room is to contain the living dining and kitchen spaces of the apartments, with the bedrooms and bathrooms between the light wells and to the east side of the building.
- 6.07 The existing staircase is retained on all floor levels as an inherent architectural feature characteristic of this building type. The stairs and a new lift, within the existing well in the middle of the stairs, will provide a private residential access route from the Kingsway entrance hall at ground floor level. There is also an escape route out to 61 Lincoln's Inn Fields though the Hotel reception via a bridge link at the rear of 40-42 Kingsway. The existing lift car and mechanism, within

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<sup>8</sup> Refer to 676-Planning Statement prepared by Turley Associates.

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the core of the stair shaft, will be replaced with a new structure and lift car.

- 6.08 A new penthouse level, in way of the removed plant enclosures at roof level, is proposed to provide one further hotel guest room. In creating the new penthouse structure we form a new glazed circulation route between 36-38 & 40-42 Kingsway. This new connection will open out toward a new garden terrace to the front of the building at this level.

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### 7.00 - Summary Schedule of Existing & Proposed Development Areas:

ROBERT HUTSON ARCHITECTS					
Job No: 676		Job Title: Club Quarters, Kingsway		Date Modified: 29-09-2009	
	60-61 Lincolns Inn Fields (including 36-38 Kingsway)			40-42 Kingsway	
	Existing		Proposed	Existing	Proposed
Lower Basement	Storage	555	Restaurant 412 Hotel BOH 152		
Basement	Retail Office	653	Hotel BOH 17 Restaurant 400 Kitchen 191 Toilets 37 Retail 0	Retail 173	Retail 173
Ground	Office Retail Recep'	371 207 0	Retail 285 Hotel 336	Retail 153 Recep' 61	Retail 149 C3 Use 61
Mezzanine				Retail 132	Retail 132
First	Office	570	Hotel 570	Office 162	C3 Use 161
Second	Office	570	Hotel 565	Office 161	C3 Use 162
Third	Office	565	Hotel 565	Office 164	C3 Use 164
Fourth	Office	532	Hotel 565	Office 158	Hotel 187
Fifth	Office	455	Hotel 555	Office 149	Hotel 176
Sixth	Office	298	Hotel 534		Hotel 95
Seventh	Office	278	Hotel 518		
Eighth		0	Hotel 518		
TOTALS	5054		6220	1313	1460

Total existing for full project: 6367  
Total proposed for full project: 7680

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### 8.00 Proposed Landscaping, Boundary Conditions & Exterior Lighting Enhancements:

#### 8.01 61-62 Lincoln's Inn Fields (incorporating 36-38 Kingsway)

The main entrance to the hotel will be via the existing courtyard, which also represents the public face of the hotel to the street. In addition, the courtyard will provide the service access associated with the hotel operations<sup>9</sup>. A new glass enclosed feature lift is proposed to the southern side of the entrance utilising the existing light well and providing access to both basement levels. As part of the proposed works to the courtyard the existing light wells, to the front of the building, will be enclosed with in-situ glazed pavement lights. The remaining areas of the courtyard will retain the stone paving along with the stone wall and railing features to the entrance approach to retain the symmetrical appearance. There will a new gate in the existing railing to the north lightwell to form a more private external area. Two new new raised beds, with low level planting & stone surrounds, is introduced to the central part of the courtyard to provide colour, texture and softening of the courtyard whilst maintaining unobstructed views to Lincoln's Inn Fields. The north and north east sides of the courtyard will be allocated for 36 secure, covered cycle parking spaces which are visible from the hotel reception.

8.02 Amenity lighting to the courtyard will be low intensity perimeter fittings designed in a manner to ensure that the environmental impact of light spillage, or light pollution, is kept to a minimum. The fittings will include low energy lamps with the circuits connected to daylight sensors mounted locally. The existing lantern locations to the main entrance door are retained. New bespoke low energy fittings will be introduced which will also provide discrete lighting to the hotel signs either side of the hotel entrance door. Any hotel signage will be subject of a separate advertising consent application.

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<sup>9</sup> Service operations, deliveries and laundry collections will take place out of normal working hours so as not to disrupt normal trading and public access/amenity within the square.

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- 8.03 The existing internal light well to 61-62 Lincoln's Inn Fields is to be lowered to occur at Ground floor level. This will provide a open landscaped courtyard access to the Hotel bedrooms at ground floor level and feature as part of the route to 40-42 Kingsway. The new ground floor inner courtyard will be an aesthetically appealing and unique architectural feature to the rooms overlooking the internal light well. Vegetation will be drip irrigated with low maintenance (and robust) plant species.
- 8.04 **40-42 Kingsway**  
Additional landscaping occurs on the sixth floor & roof level of 40-42 Kingsway. A new roof terrace is created and planted out as a container garden. This will be publicly accessible for the benefit and enjoyment of the hotel guests within the development. A further area of roof planting, onto of the penthouse addition to the building, is proposed as a 'brown' roof installation.
- 8.05 Across the development, our client is enthusiastic about the the inclusion and introduction of the proposed landscaping features to the buildings. We feel these are an appropriate allusion to Mr William Robinson, proprietor of 'The Garden' magazine, but also to the work of Sir Edwin Lutyens and his association with the garden designer Gertrude Jekyll.

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**9.00 Proposed Alterations & Extensions:**

**9.01 Overview - 61-62 Lincoln's Inn Fields & 36-38 Kingsway**

The application proposes the demolition of the existing upper floors and roof plant areas to 36-38 Kingsway and the demolition of the two mansard storeys of 61-62 Lincoln's Inn Fields. In way of the demolitions new floors with lower storey heights are planned. Reconfiguration of the floor plan will regularise the 1<sup>st</sup> to 5<sup>th</sup> floors of proposed hotel floor plates. This will provide both an efficient and rational arrangement of rooms and vertical services within the building. It will also allow the development to compact the upper storeys (achieving four-storeys of hotel accommodation within the previous three-storeys of the redundant office standard).

The reduced storey heights, along with smaller scale roof plant/equipment, will allow the existing overall scale and appearance of the current building elements to be retained to the Kingsway elevation, albeit in a more compact vertical arrangement.

For the Lincoln's Inn Fields elevation the building façade will be unaltered. This will retain the relationship with its neighbours and maintain the harmonious elevation that respects the classical styling and the symmetry of the rest of the buildings on the west side of Lincoln's Inn Fields.

Internally two of the existing lift shafts and one of the existing stair cores are retained (on the south party wall) but the remainder of the vertical circulation is demolished and reconfigured to work with the proposed hotel use. All floors will be comprehensively refurbished for the new uses. The footprint of existing light well to 61-62 Lincoln's Inn Fields is retained and extended the full height of the development (seven-storeys above ground).

**9.02 Overview - 40-42 Kingsway**

As a Grade II listed building it presents some unique challenges to bring the building back into viable use. The building will be refurbished to provide solely residential units with a single hotel room at the rear of the roof level. This

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element of the redevelopment represents a commercial burden, but is certainly an interesting component in the overall scheme of the redevelopment. The design presented in this application sets out a clear architectural strategy for the redevelopment of the building which will ensure its continued use and retain its Listed features.

### 9.03 **61-62 Lincoln's Inn Fields - Exterior Extension & Alterations**

We are seeking to reduce the disorder of these collected elevations by replacing the current high level elevation to 61 Lincoln's Inn Fields with an elevation which is more uniformly residential in its' appearance, more appropriate to its setting and makes a positive contribution to the views from within Lincoln's Inn Fields.

The existing Portland Stone elevation and two storey mansard roof over is not changed.

9.04 The façade of floors above the two store mansard roof to 61-62 Lincoln's Inn Fields will be modified to reflect the change from office storey heights of 3500mm to residential storey heights of 2250mm. With the reduction in storey heights three floors of Hotel accommodation can be arranged within the same height as 2 of the office floors. This is reflected in the fenestration of these floors with 2 columns of three windows set within grey slate elevation that is 5° off being vertical, in line with the current elevation.

9.05 The top storey is a recessed mansard in grey slate at a 45 degree pitch to cap the elevation in the place of the existing louvred plant screen.

9.06 The walls forming the lightwell within the site, visible from oblique angles and from within Lincoln' Inn Fields, are redressed in a rendered finish the colour of Portland stone and with punched windows. This will give a domestic feel to the elevation much more in keeping with the main Portland stone elevation than the existing curtain wall and ribbon windows.



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- 9.08 **36-38 Kingsway – Exterior Alterations**  
The proposal is to retain the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floor Kingsway elevations as existing. There are no planned alterations to this part of the elevation other than that of repair and decorations.
- 9.09 The street level elevation is revised to give a flat head to the shop window with louvred area above making a better fit with the majority of the shop fronts on the street. Shop front modifications in association with future restaurant or retail uses, with their associated signs and advertising, will be subject to separate applications and are not considered as part of this application. The existing entrance (to the south of the elevation) is designated as fire egress and fire fighting access to the building. Just to the north of this there will be a new entrance lobby dedicated to the basement level -1 restaurant floor to the.
- 9.10 The top three floors of the building are to be rebuilt with residential storey heights, incorporating the previous roof plant zone as hotel accommodation and making provision for new more compact plant.
- 9.11 As part of the remodelling and rebuilding of the mansard element the existing Portland stone Dutch gable façade will be raised up one storey and a new simple Portland stone storey inserted below it. The existing octagonal turret, on the right hand side of the elevation, is also raised up an additional storey.
- The new mansard roof, incorporating two stories of dormer windows and a third of flat conservation roof light windows, springs from the top of the fifth floor level. The Portland stone additions are in keeping with the overall design of the building and the reduced extent of the mansard roof forms a more proportioned cap to the building.
- 9.12 To ensure that a clear distinction is retained between the mansard of 36-38 Kingsway and the feature chimneys of the Lutyens Building a vertical shadow gap/valley detail is introduced to the mansard roof on the north side of the elevation.

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- 9.13 **61-62 Lincoln's Inn Fields & 36-38 Kingsway Interior Refurbishment**  
Internally the building will be completely reworked retaining only the structure, one of the stair cores up to 5<sup>th</sup> floor level and two of the existing lift cores. The current ground floor slab has a step down from the east to the west to accommodate the different street levels, with Kingsway being some 600mm lower than Lincoln's Inn Fields.
- 9.14 A new internal connecting stair and lift for the proposed basement levels -2 & -3 is introduced. The hotel lobby approach is only from the Lincoln's Inn Fields side and gives access to the lifts for the building. New lift cars and two new staircases servicing the upper floors will be installed.
- 9.15 **40-42 Kingsway**  
Our overall design approach and objective is to preserve the inherent architectural qualities, appearance and scale to the façade of 40-42 Kingsway. The building, along with the interior elements of the ground and mezzanine levels, as defined in the Grade II listing, will be retained intact but redeveloped to provide a new sustainable residential use. The single proposed addition to the building will be the demolition of the roof top plant, which will be replaced with a single new penthouse (sixth) hotel room. The penthouse, on two sides, is enclosed by a glazed roof pergola structure providing access to the room and a reciprocal escape route between the 2 buildings. As the replacement structure is at the same elevation height as the existing roof plant enclosures there is no increase to the scale of the building.
- 9.16 **40-42 Kingsway - Exterior Refurbishment**  
The proposed modification to street elevation of 40-42 Kingsway will be limited to the façade of the penthouse addition and the pergola as outlined above. The new floor is setback some eleven meters from the bulk of the existing elevation and is not visible or perceptible from the street level.
- 9.17 In detail the proposed Kingsway elevation of the extension will be carried out in a Portland stone coloured render with simple punched windows and new timber sliding sash windows to. The penthouse extension has a flat 'brown' roof area which is bounded by an open, painted metal balustrade. The rear elevation of the penthouse extension will be clad with zinc standing seam walling above the

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existing masonry parapet. All windows, front and rear, will be retained with frames repaired/repainted as required. Any existing architectural ironmongery fittings to the windows are to be retained and a new secondary internal glazing is to be provided to replicate the fenestration of the existing windows. Finally, the inclusion of the new exterior garden terrace at the sixth floor level facing Kingsway will provide a pleasant amenity for the development as well as retaining the existing shared fire escape arrangements/routes across roofs between properties at this level.

### 9.18 40-42 Kingsway - Interior Refurbishment

The strategic design approach for the interior refurbishment of this building is organised in two parts:

1. The retention of the '*Pitcher and Piano*' use at ground, mezzanine and basement levels;
2. Five floors of clearly identifiable new residential use with its own dedicated entrance from Kingsway, and Lincoln' Inn Fields.

9.19 The basement, ground and mezzanine will remain as the '*Pitcher & Piano*' and are largely unaffected by the proposed development work to other parts of the building. They consequently do not form part of the scope of the redevelopment works within this application. However, as part of the enabling works associated with the refurbishment of the 40-42 Kingsway it will provide an opportunity to carefully review the reception entrance corridor to the north of the building on the ground floor with an undertaking to reveal any historic features for record purposes. If there are items of interest and architectural character it may be desirable to reinstate them as part of the general improvements to the residential amenity.

9.20 The existing stair & lift core in the rear north/east corner of the building will be retained from basement to the roof. This will provide the residential means of access to the new C3 areas above mezzanine level and the existing service connection between ground and basement. The important effect of this decision is that the existing features of the staircase are retained in permanent use. As part of the redevelopment works the existing lift car and enclosure would be replaced with a new lift that will service the floors from the basement to fifth

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- 9.21 The existing light wells to the north and south sides of the building, which originally provided light and ventilation to the interior spaces, will be retained for their existing amenity and incorporated as part of the residential scheme. In respect of the north light well, the existing four-storey open slot will remain.
- 9.22 The proposed residential accommodation on floors one, to five creates five studio apartments. The bathroom and kitchen elements to each studio are organised around the interior light wells and feed into the existing and new vertical waste and supply services of the building. The proposed layout is informed by an understanding of how the building was intended to be used and also reflects past planning decisions in respect of residential conversion of this building.
- 9.23 Of the five floors, the second ('*Piano Nobile*') is easily identifiable as having prime importance to the original architectural design. The interior is characterised by 4 metre ceiling heights, elaborate cornicing and tall windows. As such, our design proposals restore the perception the of the single volume grand space. A centralised study area is anchored to the south light well. This open element within the space allows open views of the existing cornice running above and beyond. On other floors we have adopted a design strategy previously used in our other hotel developments for the same client. The design solution has proved successful in providing the necessary amenity to the rooms, delineating clearly what is a new intervention as well as preserving the architectural features and qualities of the host space. This has been on the third floor.
- 9.25 **Summary**  
In summary we believe that the proposed extension and additions, in their design, detailing and use of materials will not detract from the setting or context of the listed building and adjacent properties on Kingsway or that of Lincoln's Inn Fields. Most importantly the existing recessed entablature/pediment and chimney features to the 40-42 Kingsway façade of the building are unaffected when viewed from street level.

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### **10.00 Sustainability & Energy Use within the Development:**

The project will be a sustainable development targeted to achieve a 'Very Good' BREEAM 2008 rating.<sup>10</sup> Our client's operational, environmental and corporate/social responsibility policy supports the conservation and careful use of limited resources. Other measures to achieve energy savings, use of renewable energy sources and water conservation are discussed in the *676-Energy Strategy* report prepared by Elementa Consulting that accompanies this application.

### **11.00 Planning Policy Matters:**

Refer to Turley Associates report, *676-Planning Statement*, that accompanies this application.

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<sup>10</sup> Refer to BREEAM 2008 Preliminary Assessment prepared by Eight Associates which accompany this application.

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### **12.00 Planning Application Summary:**

12.01 The proposed Listed Building and Full Planning application sets out our client's intent to redevelop the existing Cancer Research (UK) headquarters building as a new Club Quarters™ business hotel in the heart of Lincoln's Inn Fields. The key points related to the application are summarised below:

- Change of Use from B1 (offices) to C1 (Hotel) and providing additional hotel accommodation within the city (GLA Hotel Demands Survey 2006);
- Retention and expansion of existing A1/A3 (Shops/Restaurant/Entertainment) Uses;
- Provision of five C3 (Dwellings) units within 40-42 Kingsway;
- Retain and extend the life of the existing buildings with a new vibrant and sustainable mixed-use;
- Retain employment opportunities within the development and provide further economic stimulus through the activities of the hotel and expanded restaurant area within the development;
- Provide an increase and improvement to the biodiversity of the area with proposed green & brown roofs, courtyard planting and the vertical garden feature within the light well of 61-62 Lincoln's Inn Fields;
- Retention and maintenance of an important Edwin Lutyens designed Grade II listed building (40-42 Kingsway);
- Removal of private car use within the development and the addition of secure, covered bicycle parking;
- A sustainable development targeted to achieve a 'Very Good' BREEAM 2008 rating. The current proposal predicts a score of 63.21%, which comfortably exceeds the minimum score of 55% required for this level;
- Alterations and extensions to the façade of Lincoln's Inn Fields to achieve a distinctive and harmonious elevation within the west terrace that improves the setting to Lindsey House and improves the awkward views through to the rear of Kingsway;
- The demolition and reconfiguration of the upper

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storeys to 61-62 Lincoln's Inn Fields (& 36-38 Kingsway) to increase habitable floor area and reduce visible roof plant. This includes new mansard roofs with dormer windows and new stone work to extend the turret feature and gable of 36-38 Kingsway;

- Demolition of existing roof plant enclosures and creation of a new set back penthouse level to 40-42 Kingsway;
- Improve disability access throughout the development.

- 12.02 We believe that the proposed application and development will provide a dynamic, viable and appropriate reuse of the existing buildings within Lincoln's Inn Fields & Kingsway. Our clients have proven, by example of previous London and USA projects, that they are a conscientious and committed developer. The proposed alterations and extensions to the existing buildings will enhance the existing building stock, retain in use an important Grade II listed building and improve the terrace elevation fronting onto Lincoln's Inn Fields
- 12.03 The addition of the Club Quarters™ hotel will make a positive contribution to the life and quality of the area. The hotel amenity will fulfil the local needs of business, government, educational and other 'not for profit' institutions as well as extending the range of vibrant activities available to Lincoln's Inn Fields. Furthermore, the proposed hotel will help to safeguard existing employment opportunities and premises in the Borough and support the ongoing development of Camden's valuable tourist sector.
- 12.04 This is a development that can provide an important component in the portfolio of diverse uses in the Borough and brings both strategic growth and economic stability to the Ward of 'Holborn & Covent Garden'. The application therefore fully supports the authorities objectives for meaningful and sustainable development within the city. We commend this application for your approval.