

Room by Room Schedule of Listed Building Works to 42 Kingsway

Refer to drawings PL/033, 034 & 035 for room numbering

Roof

- R1-Lift motor room and over run including the roof access stair and metal railings. These elements are retained. The chimneystack is retained and a new wall is constructed across the remaining width of the rear elevation finished in off white render with 2 windows that replicate the fenestration on the floor below.



- R2 rear roof open area. - The “water storage tank” air condition units and existing roof finish are removed
- R3 middle roof section - The light wells remain. A new roof extension with 1 guest bedroom is built out of set work from the Western edge of the light wells. A glazed open sided pergola runs from 61Lincoln’s Inn Fields to the existing roof access in 42 Kingsway. This provides a covered reciprocal escape route between 61 Lincoln’s Inn Fields and 42 Kingsway. The front elevation, in white render without windows forms a hotel room. The extension is capped with a green roof



Hot and Cold domestic water services, supply and return of the Fan Coil units are distributed horizontally in the depth of the new floor construction, above the existing concrete slab and drop to serve the Hotel floors below within service risers associated with the bathrooms. Extract air ducts are also located within this riser and run to the roof air handling plant. In all cases service drops/risers are located in flat ceiling areas on plan to avoid clashes with the decorative plaster cornices.

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- R4 open roof with shared escape route. - The parapet stonewall to the front elevation and the chimneystacks are retained as they are. The up and over stair to the adjoining 44 Kingsway is retained.

Fifth Floor

- 5.1 Stair and Lift core. – The stair, walls forming the core (with the associated cornice and skirting), lift, lobby corridor (which does not appear to be historical as it lacks any cornice once it passes the east face of the lightwells are retained). The toilets in 5.5 are removed but the separating wall is retained. The Northern window lighting the half landing is retained (see elevation 676-PL-016).

The existing lift structure and cladding forming the existing well enclosure are removed and a new lift and enclosure fitted within the staircase central void. The existing wrought iron landing screens will be retained.

- 5.2, 5.3 & 5.4 – The modern partitions forming this room are removed, and the cornice and skirting made good if there is any damage. The simple existing cornice (see right) and the skirting are retained on all walls, and all new partitions are profiled around the cornice and or skirting. Where the cornice and skirting are incomplete in the bedroom on the rear wall (partially formed from the old stair well) it will be re-run over the width of the room.



- 5.4 Has a chimneybreast on the external wall (shown above) and the original fire surround is intact and will be retained.

- The light wells are retained with the new waste and circular ventilation ducts running in the corners of the wells, as do the existing SVPs, RWP and other wastes, all in circular black painted cast iron (drainage) or metal (air). Wastes are run in the floor void and connect to the new SVPs at floor level through the glazed brick. Toilet connections are above floor level through the glazed brick into the SVPs.



- 5.5 Existing toilet area becomes a shower room with service risers in this location.
- 5.6 Area between the lightwells – On the south side of the room the existing chimney breast is retained (there is no existing fire surround to this breast). The new bathroom area is between the lightwells and it would be possible to have a lowered ceiling in this area for distribution of services. Any existing cornice treatments above the current suspended ceiling could be retained.

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- 5.7 Front room. – This area remains one large open space with no new partitions. The windows to the front elevation remain as existent. There is an existing section of modern dropped ceiling over the central third of this room that will be investigated to see if there is any historical fabric remaining that is salvageable. There will be an air-recycling hood over the hob with air extract through the wall.
- Hot and Cold domestic water services, supply and return of the Fan Coil units and extract air are run vertically. In all cases service drops/risers are located in flat ceiling areas on plan to avoid clashes with the cornice or within the old toilet area adjacent to the stair core.
- The lightwells are retained with the windows made good and secondary glazing added for acoustic and thermal reasons.

Fourth Floor

- The fourth floor is very much a repeat of the 5th floor albeit with a taller ceiling height and slightly more elaborate cornicing. – The stair, walls forming the core, lobby corridor and toilets in 4.5 and the separating wall are retained.
- The exceptions are that there are now chimney breasts remaining on this floor, the door ways formed in the lightwells are within the width of existing window openings with the existing glazed brick window head retained and there is no



modern dropped ceiling section to the front room area (4.7).

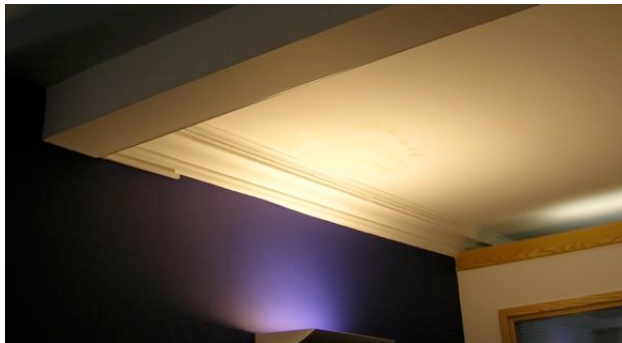
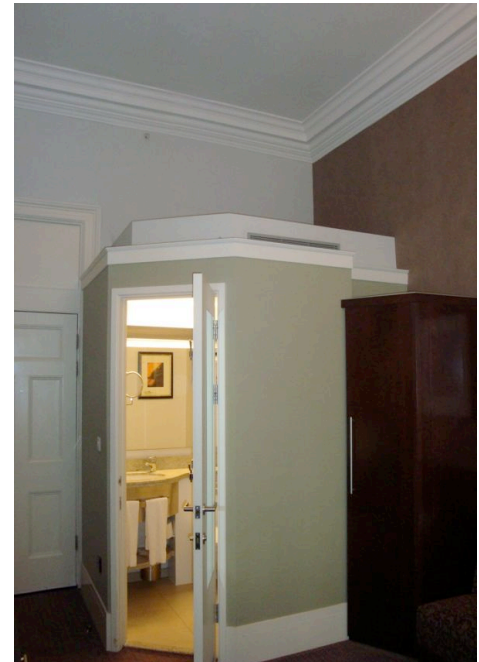
- The toilet moves from between the lightwells to the rear of the building in the centre of the plan.

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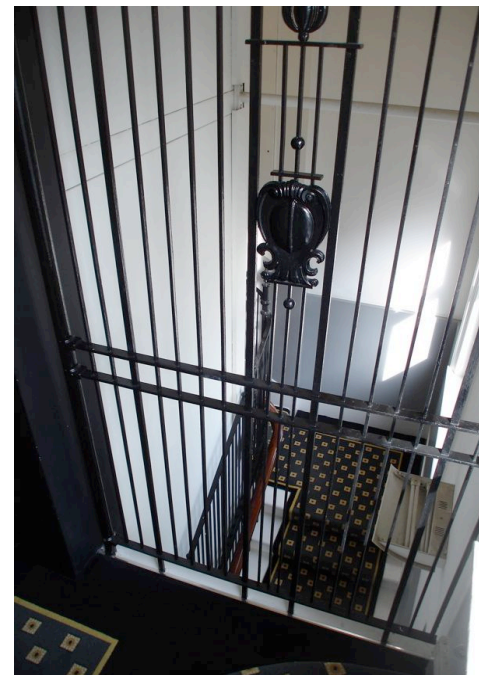
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Third Floor

- This floor is almost a repeat of the upper residential accommodation. The residential floors retain the volume of the original open plan front rooms with bathrooms located between the lightwells (3.6) and contained within enclosures that are only part height within the room. This is a photograph of a Hotel in Northumberland where we have used a similar treatment of the bathrooms as an element of furniture within the rooms to allow the original volume to be expressed.
- 3.1 Stairwell and lift core. The stair is retained with a new hydraulic action lift within the existing stairwell retaining the wrought iron screen. There is a new doorway formed in the southern wall of the stair core allowing the existing cornice to be left undisturbed.



- 3.2 & 3.3 – The modern partitions forming these rooms are removed. It appears that the cornice is complete as the partitions stop short of the room soffit (as shown in the photograph above) however if there is any damage the cornice and the skirting will be made good. All existing corninging will be retained.
- 3.4 - The existing interconnecting doorway through to 36-38 Kingsway and 61 Lincoln's Inn Fields to the east of the southern lightwell is in filled.
- 3.5 – The existing toilets are removed and become a shower room with a new service drop, or service duct is formed in the northwest corner of the room
- 3.6 – Given the ceiling height of 2.9m on this floor, as shown in the photograph above, the bathroom enclosure can stop short of the ceiling to avoid the cornice and allow the full ceiling plan to be visible. The partition walls will be profiled around the existing skirting.



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- 3.7 Open plan front room – All existing cornicing, skirting and windows are retained. The kitchen cabinets are scribed around the existing skirting.
- The lightwells are retained as they are, with the windows made good and secondary glazing added for acoustic and thermal reasons.

Second Floor

- The second floor is very similar to the third floor but is a much grander space with more elaborate cornicing and skirting and a taller storey height with full height windows to the Kingsway elevation. The bathrooms have been pulled back to the east in plan in order that the main space can be read as intended as an open plan "T" shaped space.
- The kitchen cabinets are set at a standard domestic scale with the full grandeur of the cornicing visible above (see section PL/020)



2.7



2.2 looking west

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First Floor

- The First floor to the partition walls are scribed around all architectural features. The room has a compressed ceiling height and simpler architectural detailing than either the second or third floor above but otherwise the layout is identical to the second floor.



- All cornicing and skirtings is to be retained with partitions, cabinets etc. scribed to fit.
- The soil and waste pipes from the residential units above are collected and connected to the existing cast iron SVPs above the level of the roofs to the light wells.



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Mezzanine floor

The whole of the mezzanine floor, the ground floor (with the exception of the entrance lobby) and the basement floor (with the exception of the lift and stair well) is on a long commercial lease to a retail tenant (The Pitcher and Piano Pubic House).

- The mezzanine floor is fully occupied by the Pitcher & Piano. No alterations or additions to the building fabric are envisaged at this level. The only works to this floor will be if the existing down pipes, to which the new services above connect, are found to be defective and in need of replacement. They appear to be buried within the depth of the wall as they pass through the mezzanine floor and they would need to be exposed, removed and replaced and all plasterwork made good.

Ground Floor

- G1, G2 and G4 are occupied by the Pitcher & Piano and are unaltered. Again with the exception of any work required to the existing SVPs, RWPs and other wastes.
- G3 Stairwell and lift core - The stair is retained with a new hydraulic action lift within the footprint of the existing stairwell retaining the wrought iron screen. The boxing in below dado height will be investigated for original features for reinstatement.
- G5 Entrance lobby and corridor to the stair and lift core. - Currently only used as an escape route for the Pitcher & Piano and the offices above, modern wall and ceiling finishes obscure any original features. The floor is of modern tile mosaic and is currently to be retained. The suspended ceiling and any modern wall claddings will be remove to discover any historical features remaining which might be capable of being brought back into use.
- The front door will be refinished and a new door entry intercom fitted, in lieu of the current security camera.



Basement

The only works envisaged for this floor are: -

- B4-lift and stairwell - The existing lift is removed and replaced with a new hydraulic action lift within the same footprint of the existing lift. The stair is retained as is with the current over panelling to dado height investigated to see if there are any historic finishes which can be resurrected.
- B5 & B8 - Repairs or replacement of the existing SVPs, RWPs and other wastes if required and making good of finishes disturbed.
- B10 & B13 - Drainage repairs if required.