

DESIGN AND ACCESS STATEMENT 65 KINGSWAY REFURBISHMENT



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1 BACKGROUND

1.1 Introduction

This Design and Access Statement has been prepared to accompany and support the Listed Building Application for 65 Kingsway for internal refurbishment of the existing offices at basement, ground, first and second floors.

1.2 Objectives

This design statement establishes a rationale for the refurbishment of the existing offices.

The purpose of this document is to explain how the proposal has been arrived at and why the refurbishment is considered beneficial.

The design statement explains the design principles and concepts that have been applied to the proposal, namely:

- An explanation of the quantity and type of the development proposed
- An explanation of the principles behind the refurbishment and in particular the approach to those areas of the building considered of architectural merit with regard to the listing of the building
- An explanation of access to and within the site



fig 1.1 External image of 65 Kingsway



fig 1.2 First Floor Reception

2 SITE CONTEXT

2.1 Site Location

Kingsway is a busy 'A' class road running North to South between High Holborn and Aldwych. The area is well served by public transport with Holborn, Temple and Covent Garden stations within a short walk. The local area is covered by numerous bus routes.

2.2 Site Description

65 Kingsway encompasses numbers 61-65 and is sited approximately half way along the west side of Kingsway, bordered by Wild Court and Kemble Street.

The site is within the Kingsway Conservation Area and is listed Grade II.

The building was constructed in C1911 as a direct commission for Kodak.

65 Kingsway is an office building consisting of Basement, Ground and First to Sixth floors with roof top mounted plant. The proposed works relate only to Basement, Ground, First and Second floors.

2.3 Land Use

The current development is office use Class B1 with a small A1 retail unit (clothes) to the North West Corner fronting Kingsway.

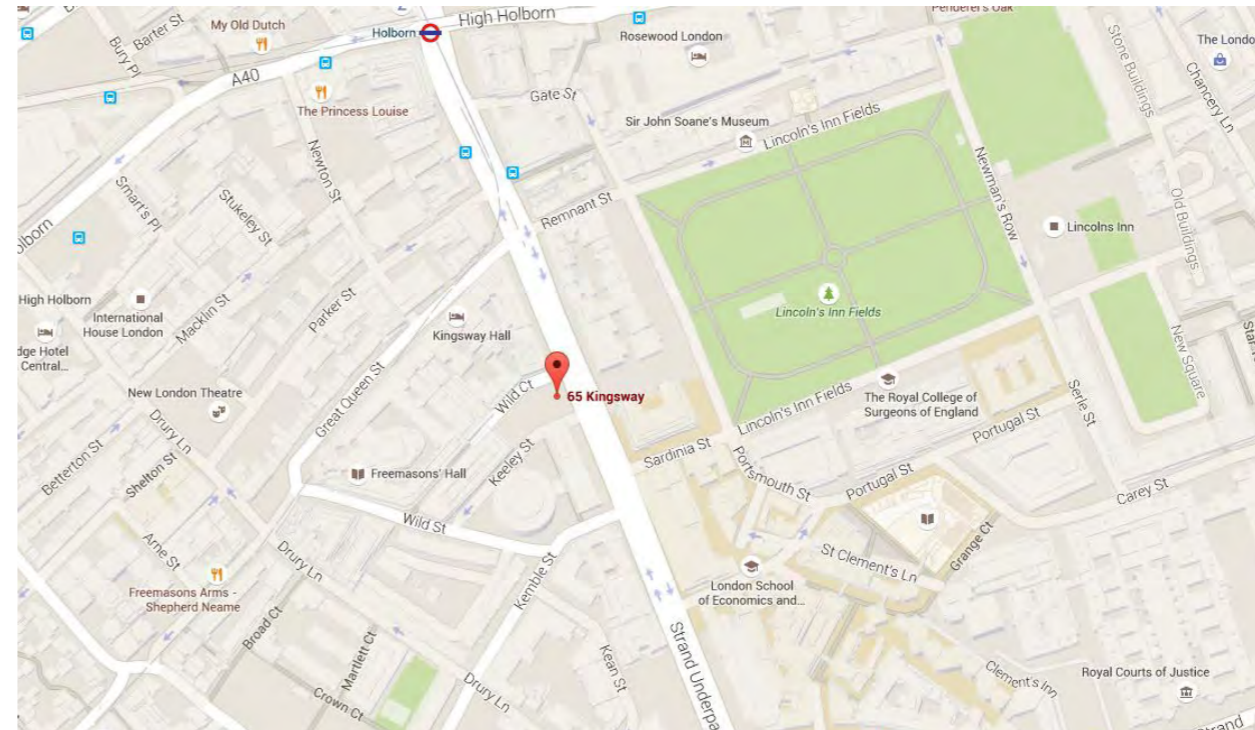


fig 2.2 (Source: Google Maps)



fig 2.3 Ordnance Survey: Licence Number 100022432

3 PLANNING CONSIDERATIONS

3.1 Conservation Area

65 Kingsway is located within the Kingsway Conversation Area.

The Camden Conservation Area Statement defines the character of the area as one of tree lined streets and stone buildings giving an air of grandeur with recent increase in café/retail use which has enlivened the street scene.

65 (63) Kingsway is noted as 'A Portland stone building which establishes the scale of Kingsway when approached from the south. The building has classic simplicity but has decorative detail to the roof and superb bronze entrance doors'.

3.2 Building Listing

The building is designated Grade II and the listing description notes:

Office block, incorporating Nos 61 & 65. c1911. By Sir John Burnet and Partners (job architect Thomas Tait) for Kodak; later attic storey. Built by Allen Construction Co. Steel framed construction with Portland stone facing and bronze spandrel panels emphasising the method of structure. Bronze roof canopy with antefixae masks. EXTERIOR: 6 storeys, basement and C20 attic storey. 5 window bays to main frontage, splayed 1 window corner treatment and 7 window bays to return. Windows with post 1973 glazing; originally 6 light casements with leaded panes. Plate glass ground floor frontage. Central doorway with bolection moulded surround and flanked by bronze torches. Plain stone continuous sill at 1st floor level; square-headed recessed windows. Stone pilasters between bays rise from 2nd floor level; they have bases but not capitals and lead flush into the top frieze. Coved stone cornice with band of Greek fret ornament. INTERIOR: has good original staircases, the principal staircase to 1st floor level of marble with bronze handrail. Other features may remain behind partitioning. HISTORICAL NOTE: an early example in London of an office block treated in a straightforward manner. Although a pioneering work of modern design it evolves from an Edwardian Neo-Classical design, stripped of almost all ornament and with a Beaux Arts axial plan. Burnet made a study tour of America in preparation for this project. The detail appears to be by Thomas Tait: despite Burnet's doubts about the lack of usual decoration, the client liked the simplicity.

The building in reality however is broadly split internally between ornate/areas of interest and general contemporary B1 office areas. The interior has clearly undergone a number of refurbishments and occupier fit out installations both to the office space and the associated cores/WC's etc.

Fig 3.2 identifies the areas considered of importance and these are as follows:

- 1 Ground Floor entrance, reception and staircase up to first floor
- 2 First Floor reception area

To lesser extent areas where the original building fabric is evident although not of high quality include:

- 3 Vertical circulation core and lift core adjacent Wilde Court
- 4 Vertical circulation core and goods lift adjacent Kemble Street
- 5 First floor meeting rooms

The remaining areas are typical contemporary office interiors with suspended ceilings, carpet tile floor, fluorescent lighting and partitioning.

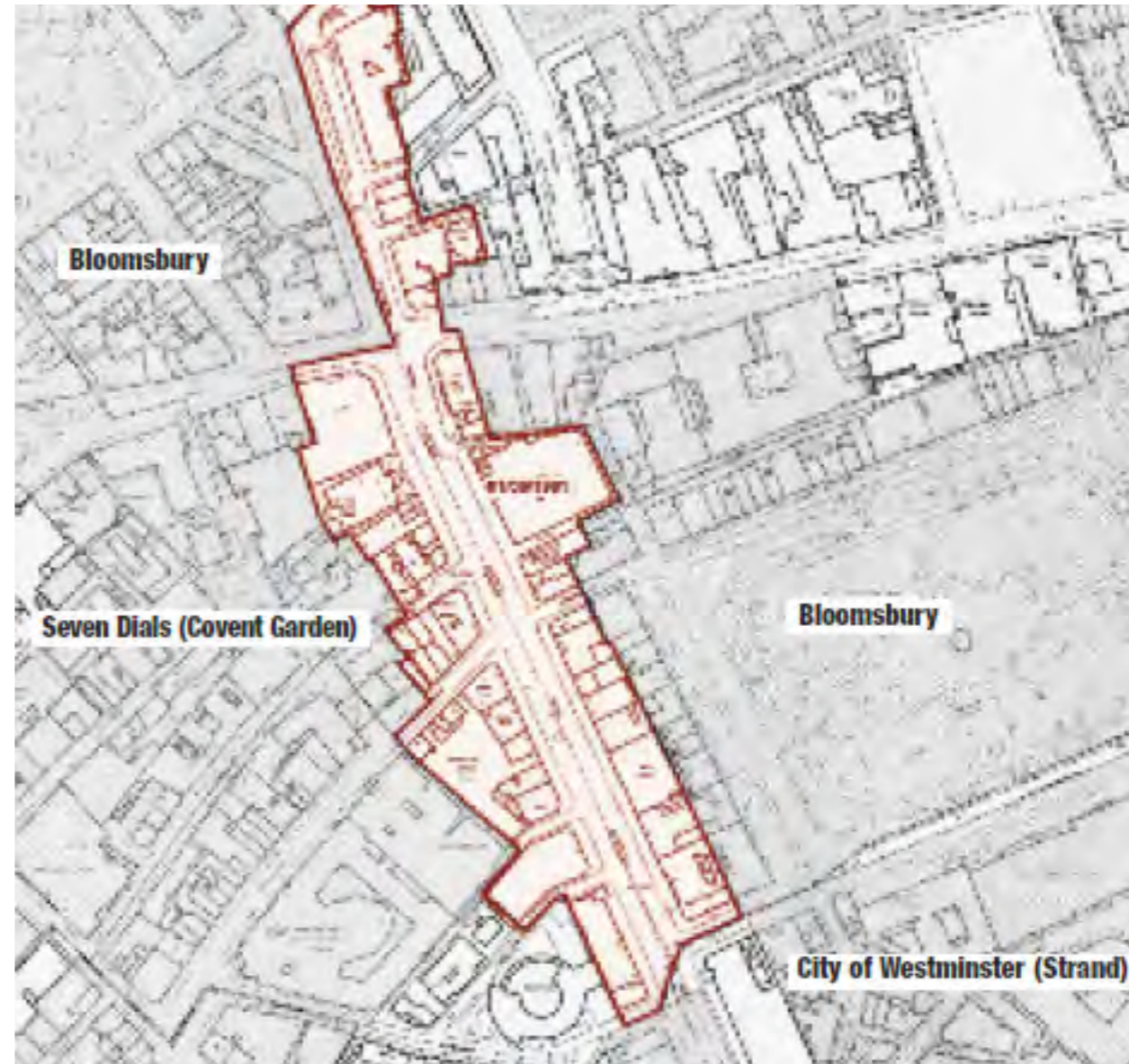
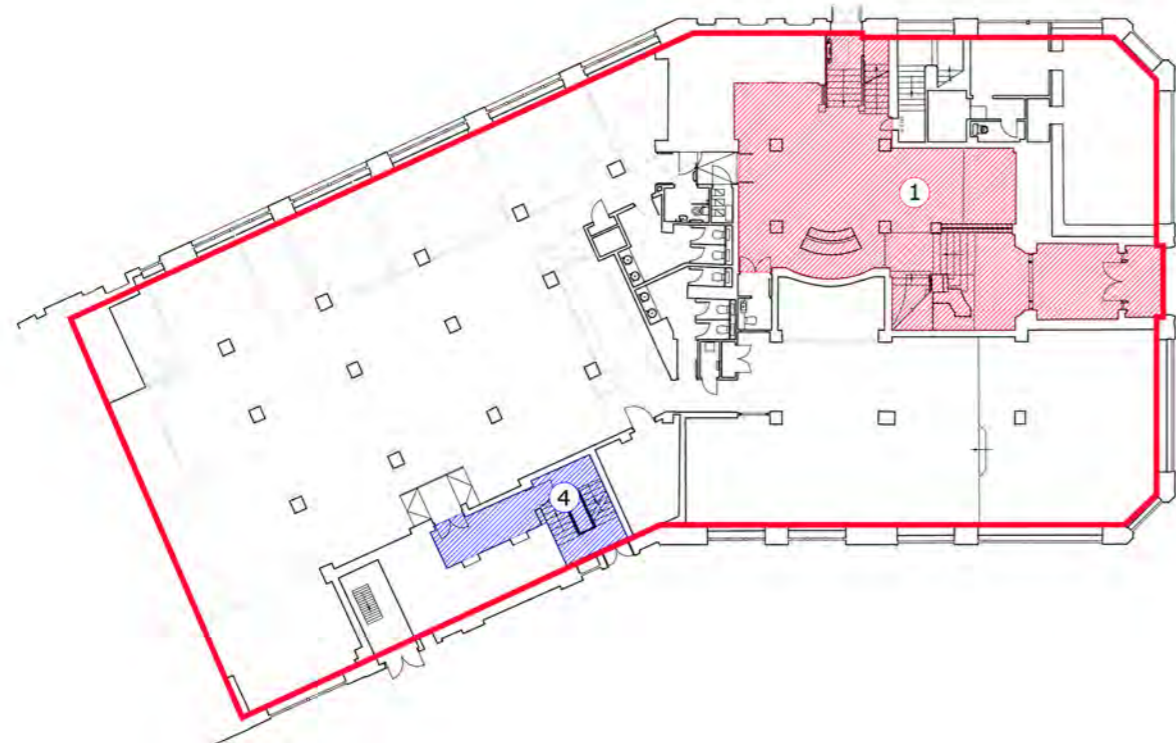


fig 3.1 Kingsway Conversation Area

Ground Floor Plan



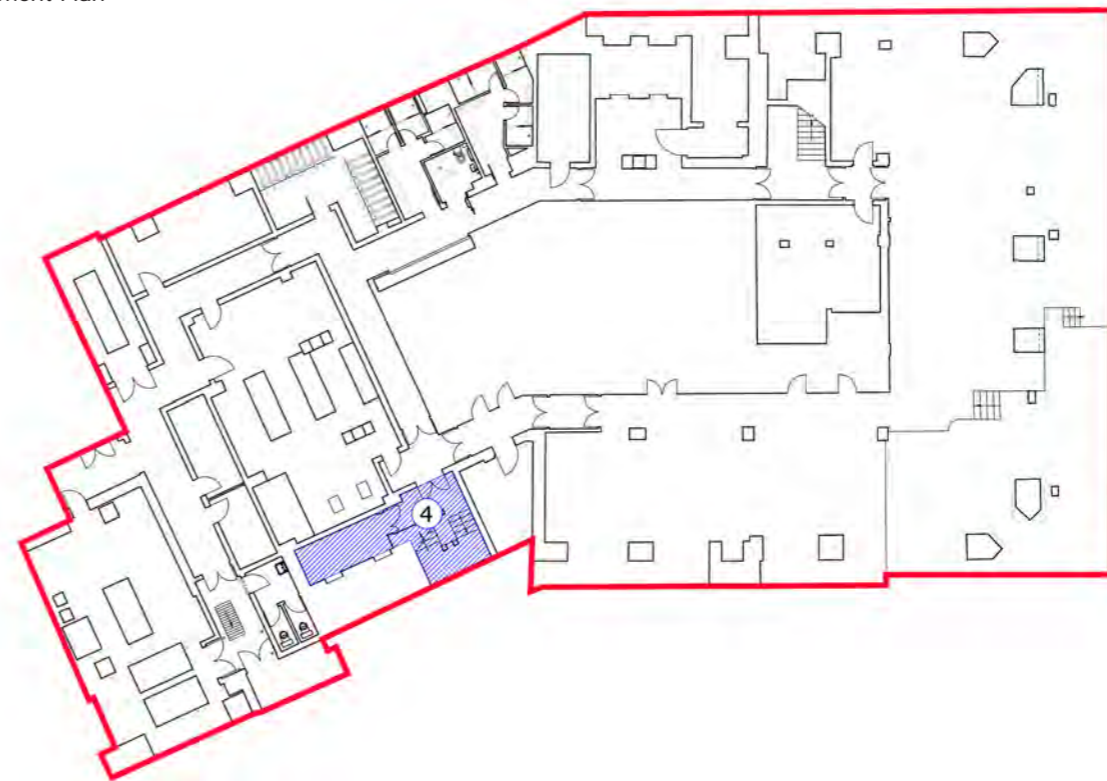
First Floor Plan



Second Floor Plan



Basement Plan



- Site boundary
- Lesser Area
- Area of merit

fig 3.2 Floor Layouts

4 DEVELOPMENT PROPOSAL

4.1 Overview

The existing use of the areas forming part of this application is offices, use Class B1, no change is proposed to this.

No change is proposed to the gross internal area of the building.

No change is proposed to the external elevations of the building.

Very little change is proposed to the principal/noted areas of the building at ground floor and first floors (refer to 4.2). These interventions are designed to be capable of removal at a future date.

The majority of the proposed works are to the general tenanted office areas and cores and to elements which did not typically form part of the original building and are considered to be of little historic interest (refer to 4.3).

Works to the basement consist of removal of existing redundant partitions and provision of new cycle storage and changing rooms (refer to 4.4).

4.2 Areas of Note

The principal internal area of note within the building is the ornate marbled ground floor entrance and reception which continues via a wide marbled staircase to a similar area at first floor level.

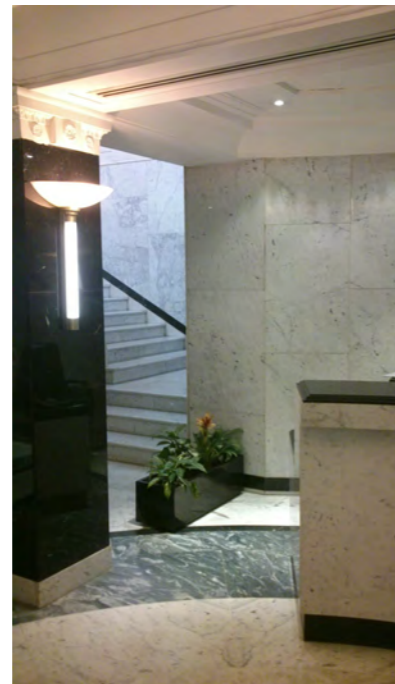
The ground floor forms the main building reception with access direct from Kingsway and a secondary access via Wilde Court. Both street entrances have steps up, leading to the reception, and the building currently is therefore inaccessible to chair bound disable persons.

The first floor area is currently being used as a separate reception by the vacating tenant of the ground, first and second floor space to which the refurbishment relates.

Works proposed to these areas are limited to respect the integrity of the existing space and are proposed as follows;

4.2.1 Glazed screen at reception desk flank:

A simple obscured glazed screen is proposed to the flank of the reception desk adjacent to the steps up from the main entrance. This is proposed in order to shield the view in to the operating side of the desk which can look untidy. In addition the screen can serve a dual purpose allowing a simple tenant board to be incorporated via removable transfer lettering on to the face. Fixings will be minimal and where required to existing stone work will be located on joint lines to allow ease of making good if removed.



Existing reception area and desk



Proposed glazed flank screen

4.2.2 Seating Area:

Within the main reception there is an existing small seating area with an adjacent low level planter which is raised above general floor finish level.

The proposal is to remove the existing planting and infill the appropriate areas with a contrasting marble. This will enable the area to be used as additional seating while at the same time allowing the original layout and design to be read. The works will include a separating membrane between old and new works to allow reinstatement of the planter in the future if required.



Existing seating and planter area



Proposed modifications

4.2.3 Disabled Chair Lift:

Currently no access is available for chair bound disabled persons. The entrance from Wilde Court is level with the external pavement and linked via a straight flight of steps up to the main reception.

The rationale for selecting this location is provided in Section 5.2.

It is proposed that a simple fold down chair hoist is provided at this location together with the addition of electronic actuators to the external doors to allow chair bound access direct to reception. The lift will be supported via fixings to the existing adjacent stonework and metal balustrading. Wherever possible fixings to stonework will be in to joint locations and to metal balustrade via modifications/brackets that are capable of subsequent removal.

The lift illustrated below is the generic type proposed however this will need to be developed together with a specialist supplier to ensure a good fit and minimal disruption of the existing fabric. The lift will be coloured similar to the adjacent metalwork which is bronze/brown.



Existing stepped entrance from Wild Court



Typical proposed fold down disabled chair lift



4.3 General Office Areas

The majority of the works to be carried out relate to the general office areas of the building to the rear of the ground floor, rear of the first floor and the whole of the second floor including relevant toilet cores.

It is clear that these areas are of little or no relevance to the buildings listed status being of contemporary design and installation. All areas have suspended mineral fibre modular ceilings concealing a retro fitted air conditioning installation of fan coil units, ducts and electrical works. The offices themselves are fitted out to various cellular layouts with contemporary partitioning. Toilet cores again are of contemporary design and clearly not original to the building.

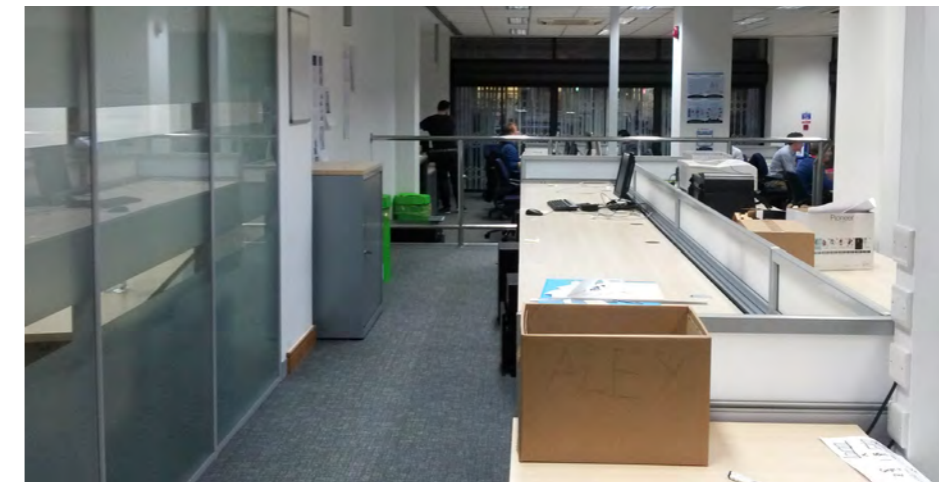
With the vacation of the offices on lease termination it is proposed to return the areas to open plan 'Category A' finish for re-letting on the open market. These works will include replacement of the air conditioning system, replacement of the suspended ceiling, general re-decoration and provision of a new raised floor. The new raised floor will be of minimal height which will be compensated by lifting the suspended ceiling by a similar amount. Shallow and discreet ramps are included to deal with the transition and no works effect any of the 'areas of note'.

Within the core local re-configuring is proposed to open up the layout generally, provide additional sanitary accommodation within a similar footprint, reinstate/remove tenant additions and provide a complaint disabled WC where none currently exists. These proposals are shown in detail within the relevant planning drawings.

No works are proposed to the existing/original external windows that would affect the external elevation.



Typical existing office areas



4.4 Basement

At basement level the area is subdivided into a number of redundant store rooms, plant rooms and an existing WC facility. Currently there is informal use by some tenants of part of the basement for bicycle storage accessed from the secondary goods entrance in Kemble Street. The area is typically of very low quality. It is proposed generally to remove partitions to open up the front area of the basement. In addition it is proposed to re-configure the WC provision to provide dedicated male, female and disabled toilet/shower facilities with properly organised and secure dedicated bicycle storage adjacent for tenant use.

Access will remain as current provision via Kemble Street.



Typical existing basement areas and existing basement shower areas

5 ACCESS

5.1 Transport

65 Kingsway is a busy A class road and a principal thoroughfare between High Holborn and Aldwych. The area is very well served by public transport with Holborn, Temple, and Covent Garden stations within a short walk and numerous bus routes covering Kingsway and surrounding roads.

5.2 Accessibility

There are three entry points to the building, none of which currently allow access for a chair bound person as all positions have steps from street level to ground floor/reception level. In order to allow chair bound access a suitable lifting platform would be required to be installed, ideally allowing passage to the building main reception and adjacent lifts from which all remaining floors can be reached.

The main entrance from Kingsway has a low stepped threshold onto the street which would prevent wheelchair use and in addition two sets of double doors would also need to be negotiated. The chairlift would also be very visible and difficult to install within the current layout of entrance steps and stonework.

The good entrance at Kemble Street is again stepped and exits direct in to tenant space at each upper level and so is not suitable for use.

The existing entrance from Kemble Street is level with the adjacent carriageway allowing wheelchair access from street. There is only one single set of double doors to be negotiated which can be suitably actuated. Access is a straight line from entrance doors up a single straight half flight of steps, which arrive directly in to the building main reception. A wheelchair stair lift can be installed in this location to facilitate roll on - roll off access in and out of the building and the location is both more practical and more discreet than the main entrance steps, but still arrives at the main reception as do all other able bodied visitors. For these reasons this location has been selected as the preferred disabled entrance position.

From main reception access to remaining floors can be gained via the existing lifts. In addition within the office areas, new compliant disabled WC accommodation is to be provided as part of the core refurbishment.

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