

DESIGN AND ACCESS STATEMENT 65 KINGSWAY - CHANGE OF USE

REVISION LOG

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1 BACKGROUND

1.1 Introduction

This Design and Access Statement has been prepared to accompany and support the Change of Use Application for 65 Kingsway for part of the ground floor and part of the basement from B1 office to A1/A3/D2 - retail/leisure.

1.2 Objectives

This design statement establishes a rationale for the change of use.

The purpose of this document is to explain how the proposal has been arrived at and why the change of use 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 change of use and how it would be integrated into the existing Listed Building
- An explanation of access to and within the site



External image of 65 Kingsway

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 Keeley Street.

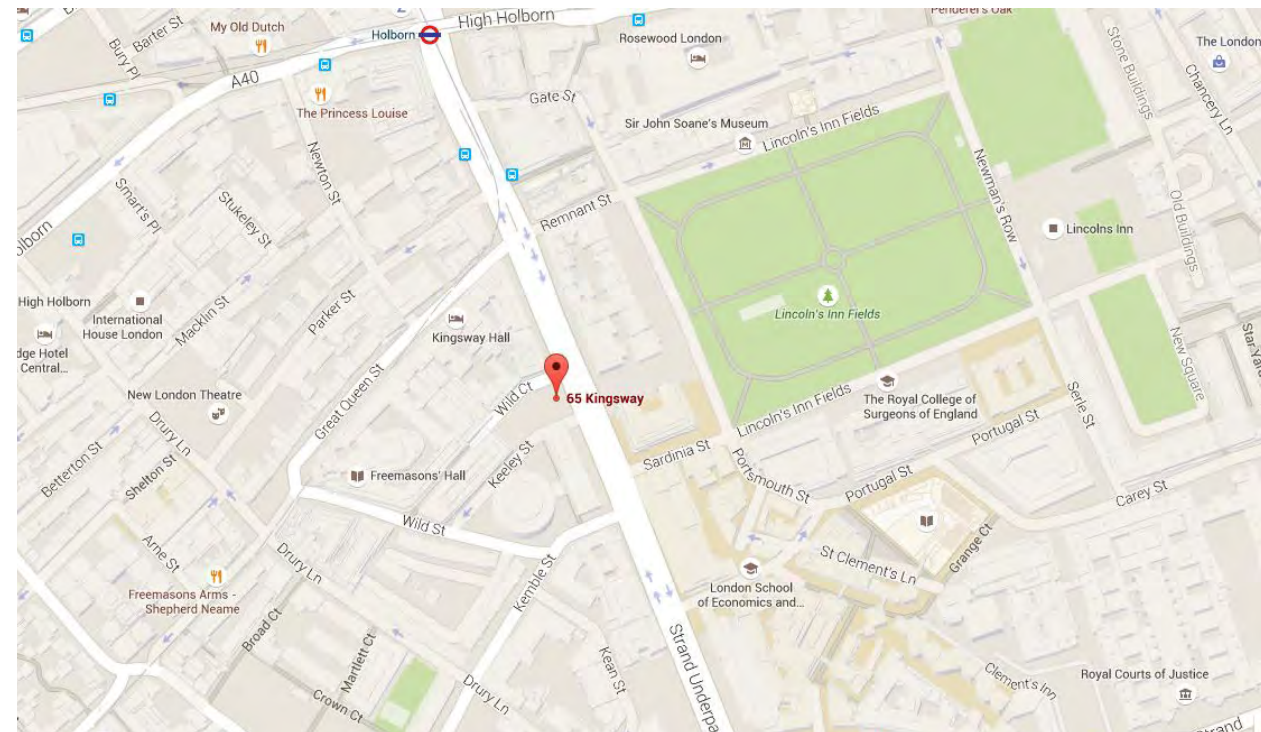
The site is within the Kingsway Conservation Area and is listed Grade II.

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

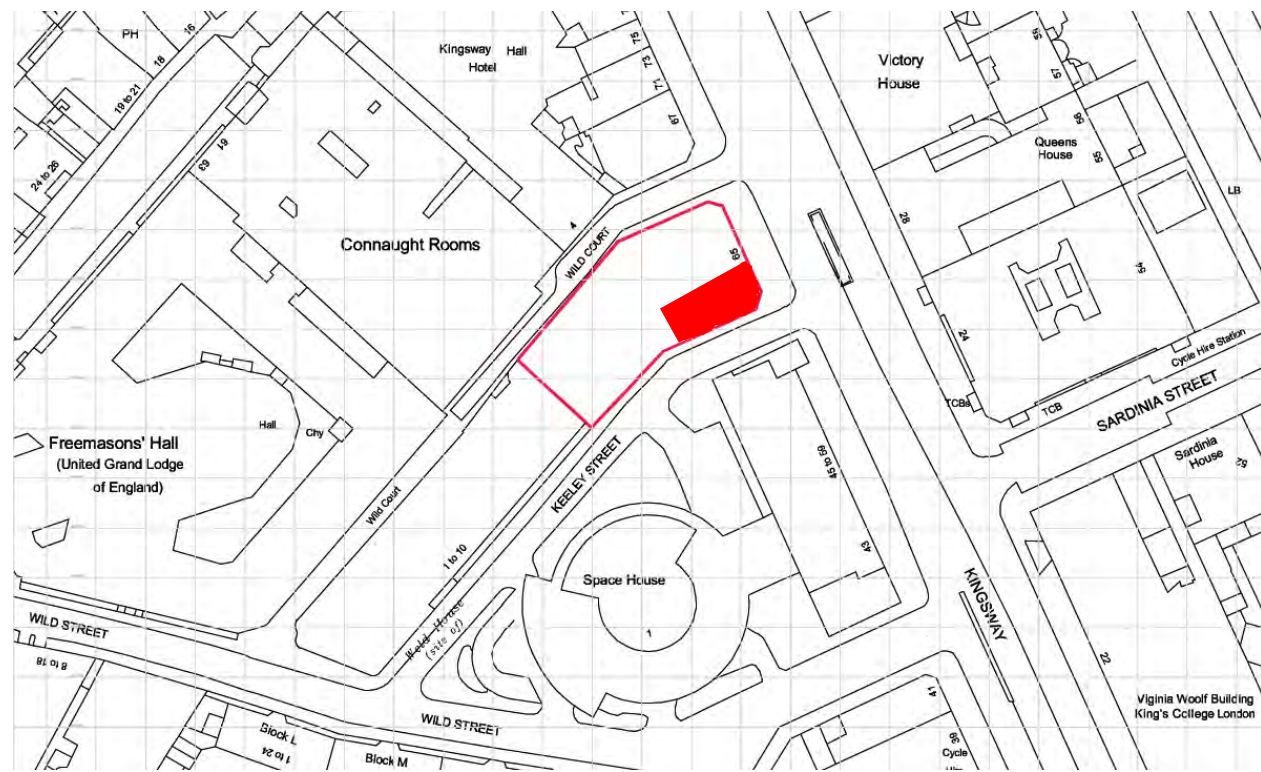
65 Kingsway is an office building consisting of Basement, Ground and First to Sixth floors with roof top mounted plant. The proposed works relate only to part Basement and part Ground floors.

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.



Source: Google Maps



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.

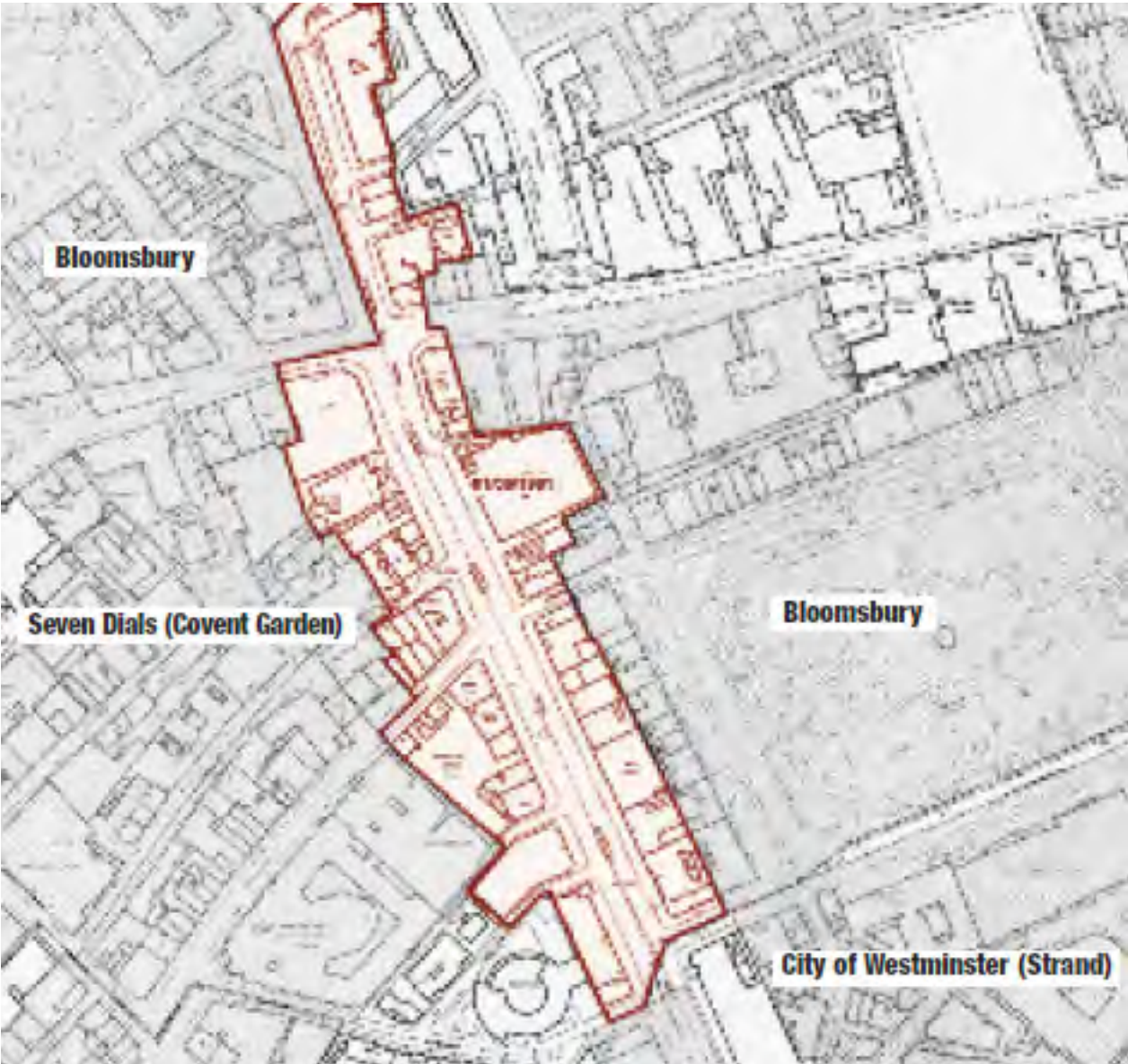
Fig 3.2 identifies the areas considered of importance and these are as follows:

- 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 Keeley Street
- 5 First floor meeting rooms

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

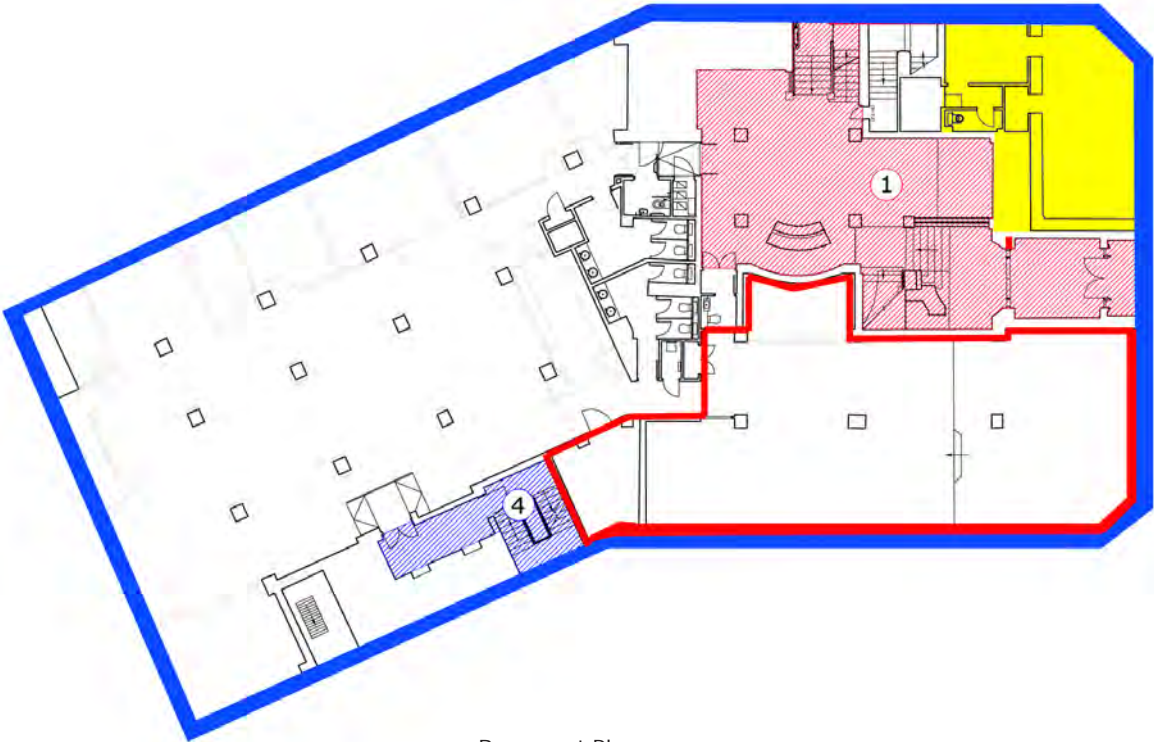


Kingsway Conversation Area

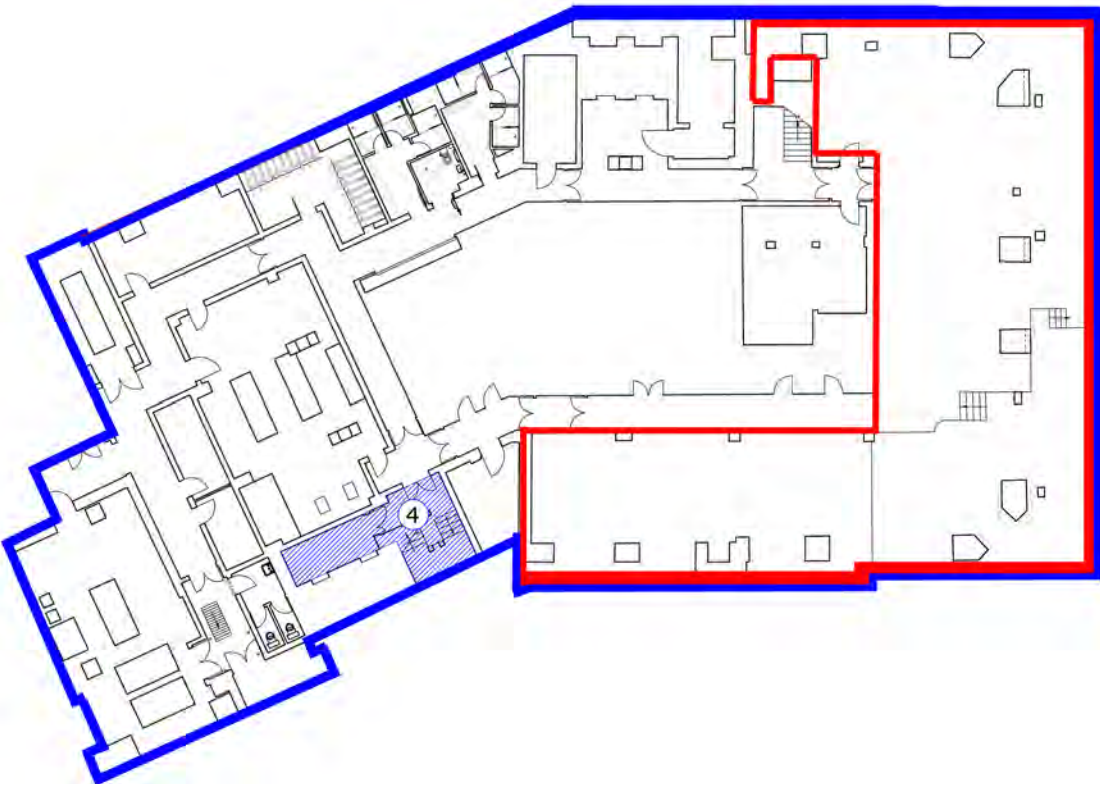
As noted to the north west corner of the building at the junction of Kingsway and Wilde Court there is a small A1 clothes retail unit. This unit is accessed directly from the street and again there is little of merit within the demise.

At basement level the building is largely plant space to the rear half, with the front half primarily low grade ancillary storage serving the offices and retail unit or vacant similar space.

Ground Floor Plan



Basement Plan



- Building Boundary
- Site boundary
- Lesser Area
- Area of merit
- Existing Retail

4 DEVELOPMENT PROPOSAL

4.1 Rational

The majority of buildings in Kingsway were constructed between 1900 and 1922 and these buildings generally consisted of office at upper levels and shops at ground floor. The predominance of shops at street level still remains and it is considered to be an area of secondary frontage and part of the Holborn (High Holborn, Holborn and Kingsway) zone, one of the three principal shopping areas within the Camden Central London Frontages.

The conservation Area Statement for Kingsway notes that ‘recently there has been an increase in retail and café use which has changes and enlivened the street scene’.

The corner of Keeley Street and Kingsway already houses an established and successful clothes retail business.

The inclusion of a similar unit to the opposite corner would provide additional retail space to this lively and busy street; it can be incorporated with very minimal change to the listed building and without causing harm.

In addition to providing space at ground floor level which would make good use of a poor and somewhat disconnected area of office space and provide a positive impact on the street scene the proposal would also open up for viable retail or leisure use a significant portion of the basement of the building which is currently vacant, underutilised low grade ancillary storage space.

Uses that are considered viable for the proposed area include non-food retail, food retail, cafes, restaurants and the like and in addition facilities such as gym use.

For this reason multi-use is sought for A1, A3 and D2 use classes.



Kingsway - Street Image



Front of Building



View from Keeley Street Towards Kingsway



View from Wild Court Towards Kingsway

4.2 Overview

The existing use of the areas forming part of this application is offices, use Class B1, it is proposed to change this to use class A1/A3/D2 – retail and leisure.

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

Minor change only is proposed to the external elevations of the building.

No 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 proposed change of use is to an isolated area of offices and to areas of redundant basement storage, the majority of which is vacant.

There will be negligible change to any areas of note regarding the buildings listing, save introduction of one new set of double doors to the façade.

4.3 Change of Use

4.3.1 Ground Floor - Proposed Retail Area

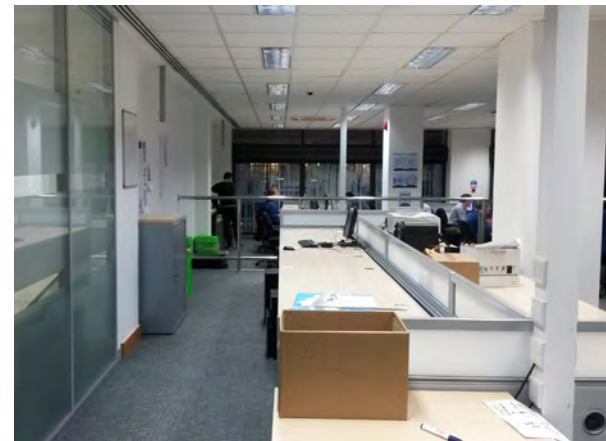
As indicated the area at ground floor for which change of use is sought constitutes a remote leg of office space located behind the main reception and fronting Kingsway and Keeley Street, believed originally to have been the Kodak showroom. It is proposed to enter this space via the splayed section of the building immediately on the street junction. The location of the entrance would sit well with the existing building façade design and would mirror the location of the existing retail unit to the opposite corner of the façade.

Internally the slab would be modified and dropped to allow level access from the street with stepped access up and location for a simple chairbound access hoist.

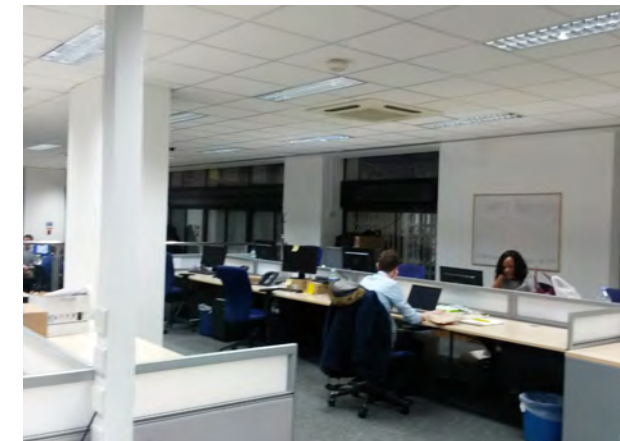
Externally at the new entrance location new doors will be provided and it is intended that these will be contained within the existing stone surround and would match those to the existing retail unit.

Delivery access if necessary will be available through the side entrance to the building in Keeley Street and via the existing staircase and goods lift provision.

The drawing illustrates 2 viable locations for potential stair connection to basement, there are further possibilities and it is likely that any finite design and location would be in accordance with the specific needs of an incoming tenant.



Ground Floor Internal



Basement Space Internal



4.3.2 Basement - Proposed Retail Area

The area for which change of use is sought at ground floor is currently redundant and vacant storage area which has historically been used as ancillary space for the office and existing retail areas.

Remaining areas of storage serving the offices together with various plant areas will be maintained. There is currently a Listed Building Application (ref: 2015/2748) for provision of showers and bike storage as part of a refurbishment of the office space at upper levels.

The space is of varying floor levels but with a good floor to ceiling height throughout, there is no natural daylight to the basement.

The proposed area has good connectivity to the Keeley Street entrance of the main building. Two lifts and an adjacent staircase are accessible from the street without needed to cross separate demises.

A second staircase on the north west of the proposal is again accessible from the space to provide alternative escape in the event of an emergency.

Locations have been identified as indicated on the drawings which would enable an internal accommodation staircase and/or hoist to be provided linking the ground floor and basement space. However, while this demonstrates that the areas can be connected it is likely that the final solution will depend on the requirements of incoming tenants.

4.3.3 Servicing and Access

As noted the existing side entrance in Keeley Street will provide access direct to the rear of both the ground floor and basement spaces and is sited well away from the busy thoroughfare of Kingsway.

This entrance consists of a staircase and two number adjacent goods/passenger lifts all of which are capable of use without interfering with any other adjacent uses – principally tenanted office space.

An internal refuse store has been located at ground floor immediately adjacent to the Keeley Street entrance. It is expected that final arrangements for collection of refuse will need to be agreed with the council when the specific tenants are identified.

To facilitate potential A3 use within the ground or basement area a location has been identified which would allow an extract duct to a kitchen or similar facility to be taken full height through the building to discharge at roof level. The location of the duct is as illustrated and included within the relevant drawings.



Existing Retail Unit



Corner/Door Existing Retail



Corner Photo - Proposed Door Location

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

A new entrance is proposed to the existing building located on the short corner/splayed façade section at the junction of Kingsway and Keeley Street. Currently the internal slab at ground floor level in this location is raised above street level.

It is therefore proposed that the new entrance doors will be provided with actuator control with relevant push button locations internally and externally to facilitate use.

Within the new space itself the existing slab is to be broken out and replaced with an area of slab at street level to effect level access.

The junction between the lower and upper slab levels Part M compliant steps will be provided and a location for the installation of a disabled hoist.

As the retail unit will be only constructed to 'shell' specification the final location and type of hoist together with all other relevant disability considerations such as W.C provision, visual contrast, heaving reinforcement and the like will be expected to be developed and installed specific to the ultimate incoming tenant.

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