

Historic Buildings Impact Assessment

- for the property known as -

65 Kingsway, London WC2B 6TD

(Fourth Floor Offices)

- for -

ARK

in support of the

Planning and Listed Building Consent Applications

Ref: RJR/1571

Date: January 2017

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1.00	INTRODUCTION	
1.01	This document is submitted to support the proposals for altering the existing first floor office space at 65 Kingsway, London WC2.	
1.02	The works involve internal alterations only.	
2.00	SUPPORTING INFORMATION	
2.01	The current layout of the floor is shown on existing drawing reference: 140804 As Built Drawing's GA_4F.	
2.02	<p>The proposed work areas are as shown on:</p> <ul style="list-style-type: none"> • The specification reference: Spec for works 4th floor, 65 Kingsway WC2B 6TD • The drawing reference: floor plan demolition zones. 	
2.03	Photographs of the existing space are shown in Appendix B	
3.00	ASSESSMENT OF PROPOSED WORKS	
3.01	65 Kingsway is a Grade II Listed Building and lies within the Kingsway Conservation Area. There have been a many internal changes to the property over the years with alterations to each floor of the building. We understand that it was originally constructed as an office building.	
3.02	The building is an island building with a façade on Kingsway	
3.03	The works are considered to be minimal with no impact on the structure and all alterations are to modern and recently fixed partitions and finishes.	
3.04	The works are required to reinstate the floor layout to its previous condition.	
4.00	EXISTING ACCOMODATION (To be read in conjunction with Appendix A)	
4.01	The existing office floor comprises a modern office with meeting rooms to the perimeter of the floor plate and a central tea point/staff area.	
4.02	There are no original surfaces or fixtures visible except the windows. These have internal secondary glazing.	
4.03	All original fixtures and fittings have been removed at some stage. We are not aware when this occurred but suspect that it may have been circa 1950s.	
4.04	The existing ceilings are perforated metal suspended ceiling tiles with modern recessed light fittings. There are some areas of plasterboard ceiling and the structural soffit above is bare in cast in situ concrete.	
4.05	The floors are metal faced raised access floors throughout with carpet tiles overlaid. Some areas are finished with sheet or vinyl tiles.	
4.06	The windows are painted steel vertical pivoting windows which will be unaffected by the works. Windows frames are brown. These will not be affected by any proposals.	
4.07	The existing internal doors to the common parts we believe are not original. They are not ornate and will not be affected by the works.	

4.08	The main façade is finished with a plain stone with some cornices. The windows are set out in vertical runs incorporating a metal spandrel panel between floor levels. These will not be affected by these proposals. The main parts of the flank facades are finished in common brick some glazed and some unglazed.	
5.00	PROPOSED WORKS	
5.01	This application relates to the proposed alterations pursuant to the scheme now submitted for Listed Building Consent.	
5.02	Alterations to the internal configuration of the office space to mainly open plan.	
5.03	<p>The removal and reinstatement works comprise:</p> <ul style="list-style-type: none"> • Area 1 on the demolition zones drawing – remove large kitchen and staff area and reinstate as open plan office. • Area 2 on the demolition zones drawing - modify partitions around the space to previous layout. • Area 3 in the demolition zones drawing – reinstate disabled toilet / shower back to a post room. 	
6.00	CONCLUSIONS	
6.01	The architectural and historic interest in the building and its contribution to the conservation area lie principally with its Kingsway elevation. It forms part of the planned townscape when looking along Kingsway.	
6.02	The front and other elevations are not affected by the proposals.	
6.04	The scheme submitted addresses the property well. The internal alterations do not compromise the character of the building. The alterations are necessary for compliance with lease provisions.	
6.05	The proposals would thus represent the owner's intention to reinstate part of the floor back to open plan office. It is hoped that officers can therefore support this Listed Building Consent applications.	

APPENDIX A

Existing & Proposed Drawings

Drawings and specification relating to the proposals and included in the Listed Building Consent application:

- a. 140804 As Built Drawing's GA_4F
- b. 140804 As Built Reflected Ceiling
- c. floor plan as previous
- d. floor plan as proposed
- e. floor plan demolition zones
- f. Spec for works 4th floor, 65 Kingsway WC2B 6TD

APPENDIX B

Photographs



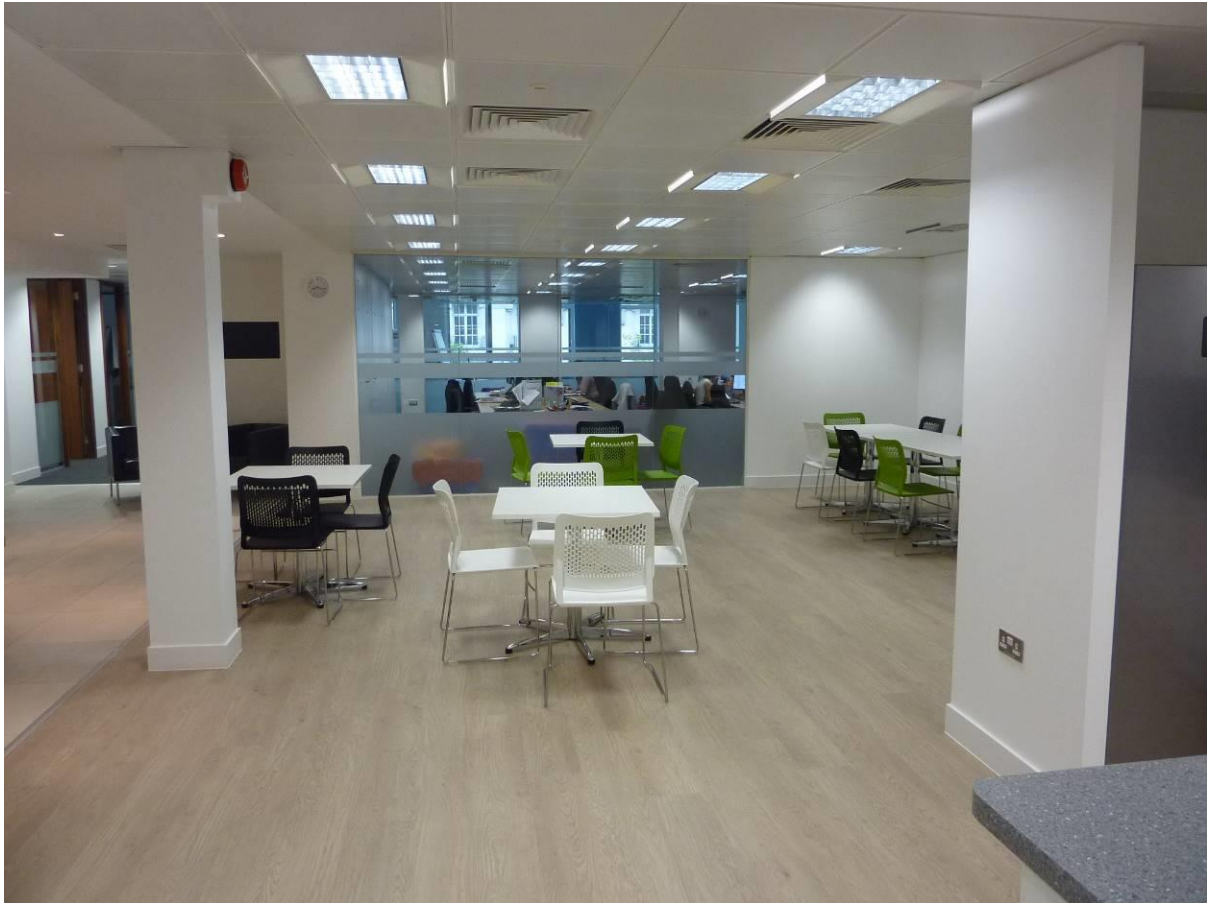
Existing ceiling and lighting.



Tea point/staff area #1.



Tea point/staff area #2.



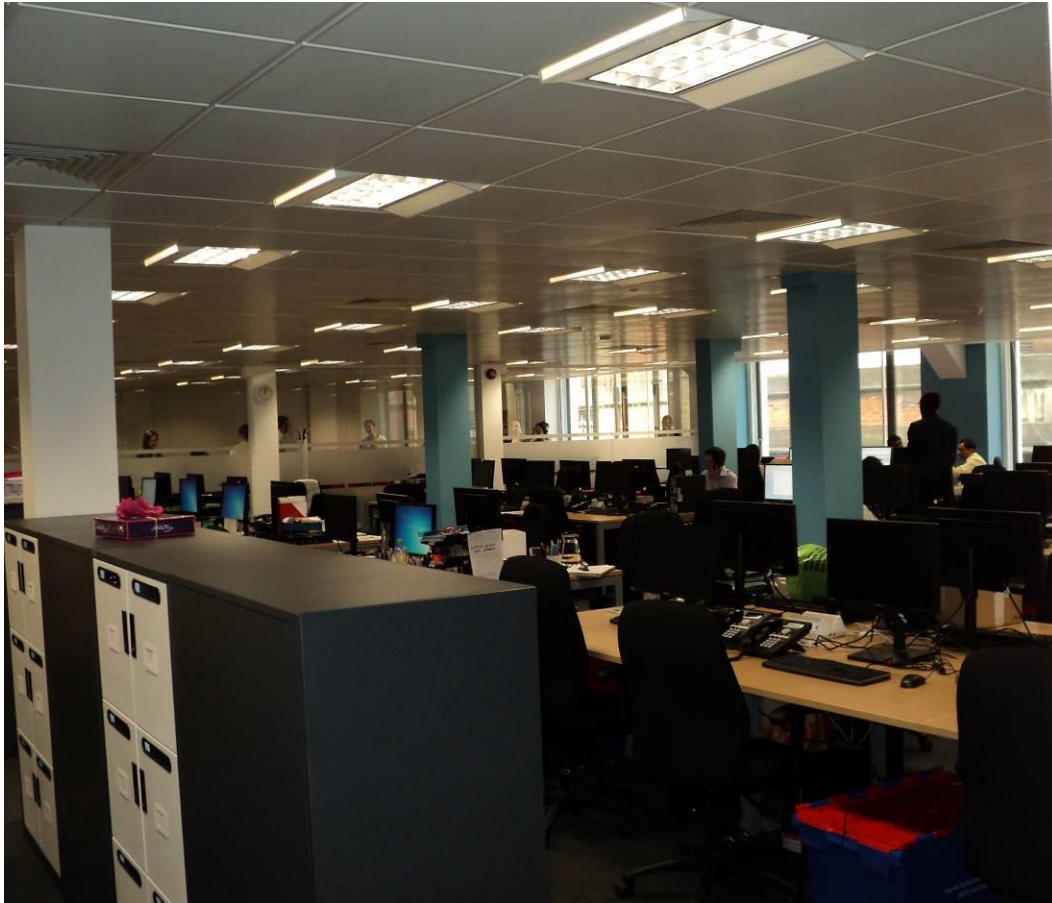
Tea point/staff area #3.



Tea point/staff area #4.



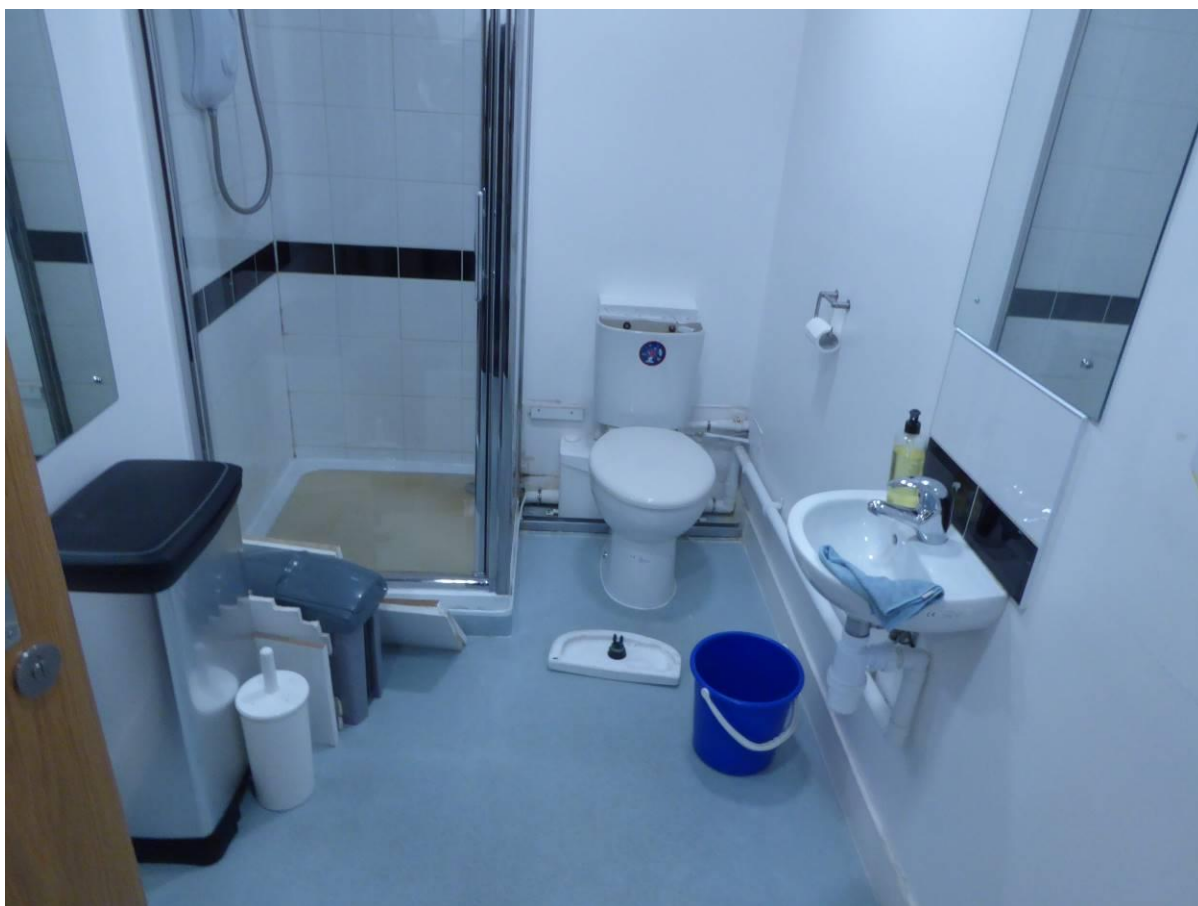
Open plan office #1



Open plan office #2.



Disabled toilet #1.



Disabled toilet #2.



Comms room.