



## Aviation House,

125 Kingsway

Camden

Design, Access and Heritage Statement

December 2018

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**1.0.1 Permission if sought on behalf of WeWork for:**

*Retrospective Planning Permission and Listed Building Consent for the installation of mechanical plant and associated acoustic enclosure located externally at basement level to the rear of Aviation House, 125 Kingsway, London WC2B 6NH*

1.0.2 This Design, Access and Heritage Statement should be read in conjunction with the accompanying drawings

2.0.1 125 Kingsway sits within the London borough of Camden. The building is grade II listed and also sits within the Kingsway Conservation Area

2.0.2 Substantial works to the building result in only the façade of the original church remaining, facing out to Kingsway.

2.0.3 The site at 125 + 127 Kingsway was extensively redeveloped following grant of planning permission in July 1999, for demolition of the church (retaining the façade) and building of new office building. (PS9805223)



3.0.1 The listing information below is taken from the Historic England Listing Description

*Date first listed: 14-May-1974 (prior to major works in 1998) though minor amendments were made to the listing information 02/08/17.*

*CAMDEN KINGSWAY (West side) No 125 Aviation House (Former Church of the Holy Trinity)*

*(Formerly listed as Nos.125 AND 127 Church of the Holy Trinity) 14/05/74 GV II*

*Church, redundant in 1994. c.1909-11. By J Belcher and JJ Joass. Portland stone. Rectangular plan with eastern apse and western concave screen wall. Edwardian Baroque style. Concave facade with central semicircular projecting portico of Corinthian columns supporting an entablature, which continues across the flanking walls, and shallow dome surmounted by an enriched urn. Similar urns surmounted terminating pillars of flanking walls. Round-arched niches with entrances below and tablets supported by sculptured angels above, flank the portico. The projected central tower was never built; now with shaped gable appearing behind portico and having an enriched tablet surmounted by a bellcote with cast-iron balcony. INTERIOR: there was also no money to stone face the interior; now white-washed brick with exposed brick above. Tunnel vault roof in concrete with penetrations from the middle north and south windows. All windows tall, round-headed.*

3.0.2 The Kingsway Conservation Area document notes that permission was granted in 1998 for "refurbishment and cladding of front and redevelopment of rear wing with 9 storey building. Front of listed church retained and rear replaced with five storey building."

3.0.3 The significant redevelopment works which have taken place on the site during the last 20 years mean that the only section of the original building which remains is the facade onto Kingsway.

3.0.4 Although this facade is dominant and impressive, to the rear sits a modern office building.

### 4.0.1 Relevant Planning History

4.0.2 2018/4746/L – Internal Fit out works to Aviation House - GRANTED

4.0.3 2018/3590/P and 2018/4006/L for minor external works including use of first floor roof as terrace, canopy over walkway between existing building and annex, alterations to external doors of annex building – currently WITHDRAWN

4.0.4 2017/2818/L - Bricking up of the circular window to the sports hall of Aviation House on the boundary of the approved and implemented scheme of Parker Tower, Parker Street - WITHDRAWN

4.0.5 2013/0050/L – Cleaning and repair of front elevation of existing offices – GRANTED

4.0.6 2008/0305/L – Installation of DDA compliant intercom unit at front entrance – GRANTED

4.0.7 PS9805223 – Alterations to planning permission dated 19-10-1998 for the refurbishment and cladding of the Aviation House office building fronting Kingsway and High Holborn; provision of enlarged retail unit at basement and ground floor and further A1/A2 unit to the Kingsway frontage; the demolition of the rear wing and its replacement with a 9 storey office extension; the demolition of the church building to the rear of its listed facade, replacing it with ground plus 4 storey restaurant/ office building.

LS9805224 – Alterations to Listed Building consent granted on 19-10-1998 for the retention of the church screen with minor alterations, and the demolition and redevelopment of the part to the rear, behind the retained listed church screen – GRANTED

4.0.8 PS9805011 – registered 10-1998 – Amendment comprising the substitution of office floorspace within the approved scheme for the refurbishment and cladding of the Aviation House building fronting Kingsway and High Holborn, the provision of an enlarged retail unit and class A1/A2 unit to the Kingsway frontage, demolition behind church facade and development by a ground and 4 storey restaurant building – GRANTED

4.0.9 PS9704950R1 – registered 04-1998 – The refurbishment and cladding of the Aviation House office building fronting Kingsway and High Holborn and provision of enlarged retail unit at basement and ground floor and further A1/A2 unit to the Kingsway frontage; the demolition of the rear wing and its replacement with a nine storey office extension development; the demolition of the church building to the rear of its listed facade, replacing it with a ground and 4 storey restaurant/ office building – GRANTED

4.0.10 LS9704951R1 – (1998) Retention of the church screen with minor alterations and demolition and redevelopment to the part to the rear, behind the screen – GRANTED

5.0.1 The proposals are to install items of mechanical plant to the rear of the property at basement floor level.

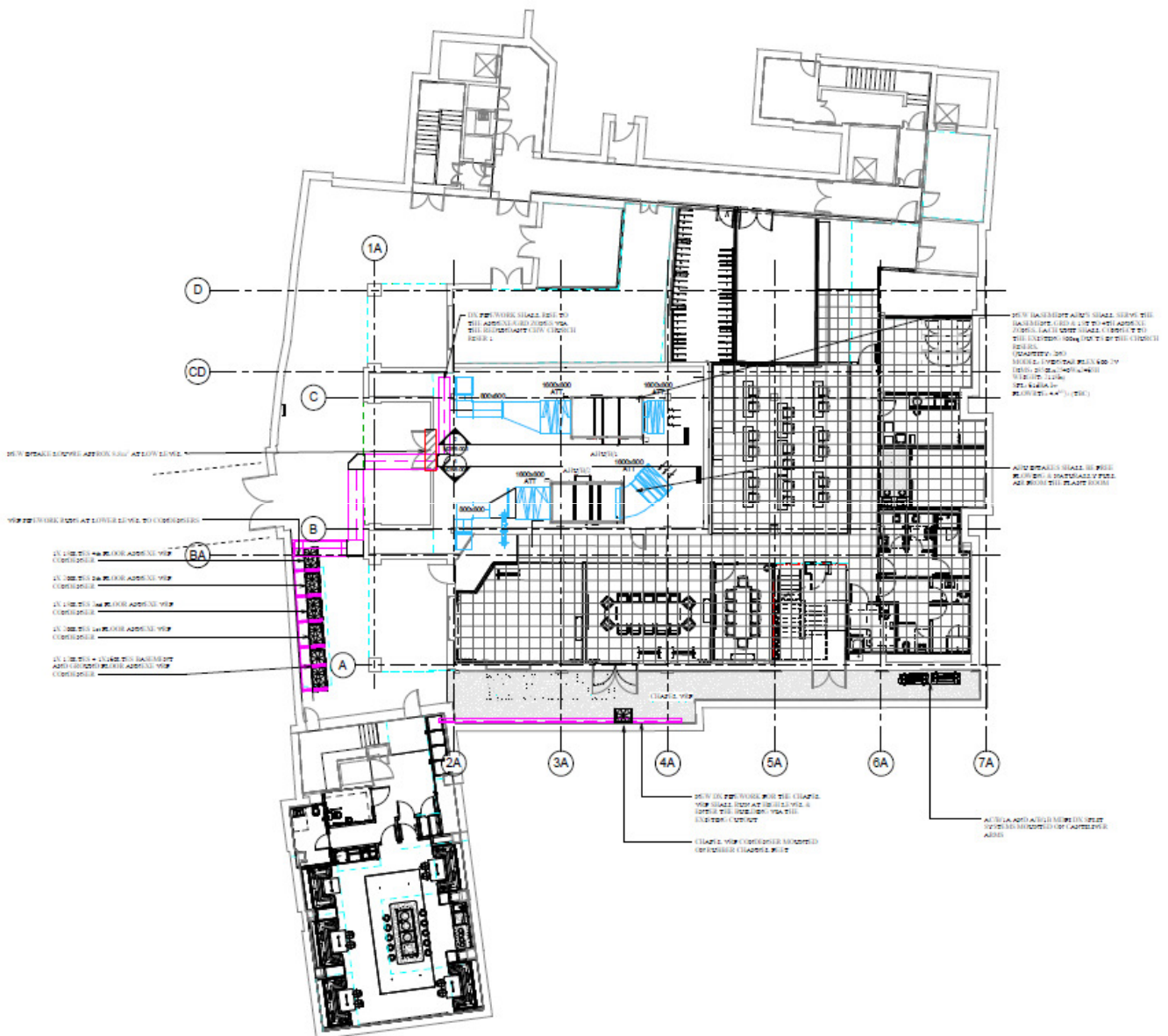
5.0.2 Plant has previously been located in this position and the present situation looks to replace and augment the plant installation with more efficient units, which are sufficient to meet the needs of the current occupier.

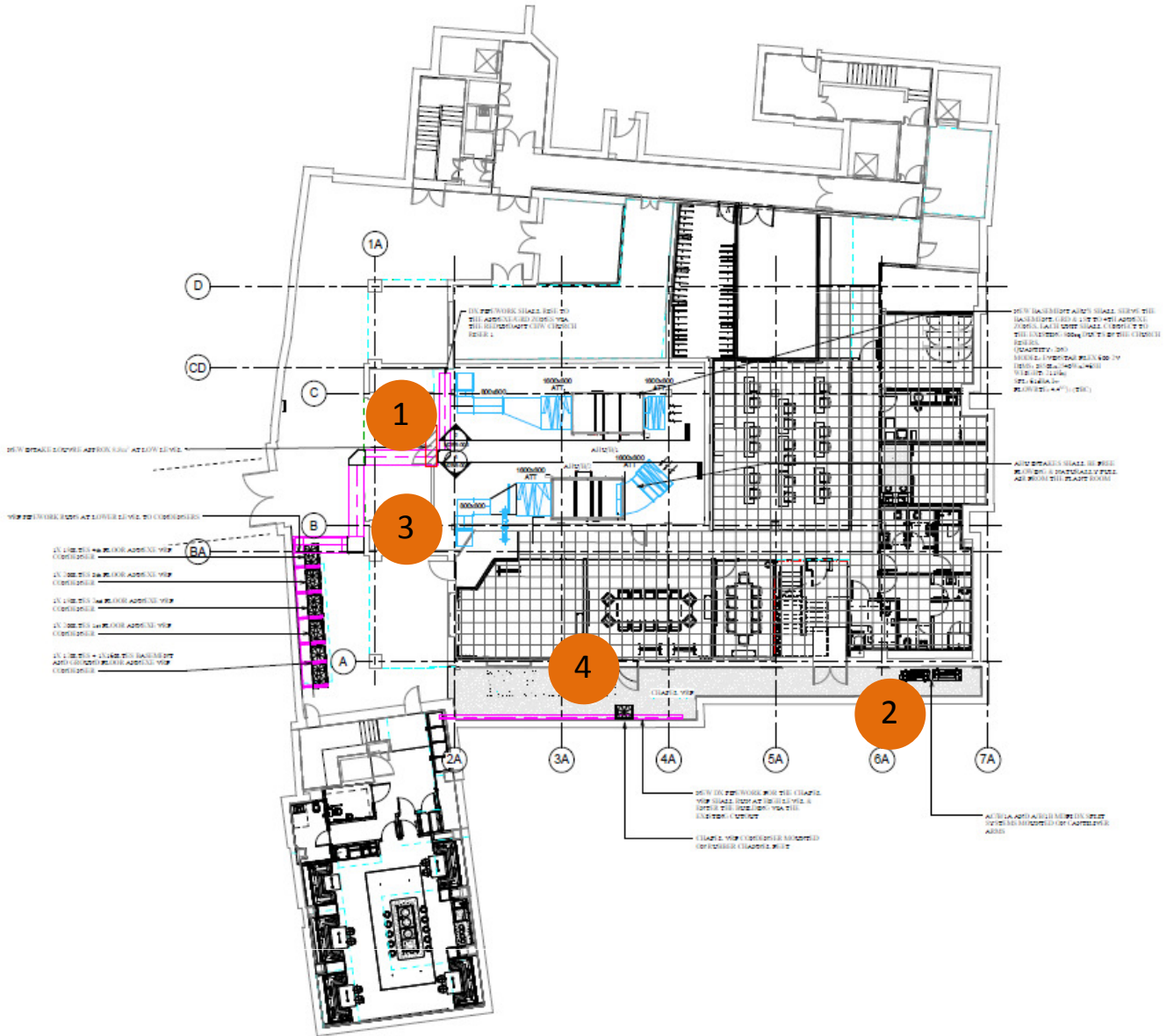
5.0.3 The application is made retrospectively as units have been installed without prior planning approval.

5.0.4 It is recognised that the noise levels of some of the plant sit above the required thresholds as set out by Camden Council. It is therefore proposed that acoustic enclosure is installed to units which require additional attenuation measures. Whilst the plant itself has been installed, the acoustic screen has not.

5.0.5 It is considered that the location of the units allows the installation to sit in the most discreet location possible. The basement level position is surrounded to the perimeter by high walls which screen the view of the plant from surrounding properties. The location to the rear of the building also ensures that the installation cannot be viewed from the street and it is considered that the heritage status of the building is not adversely affected by the works

5.0.6 The larger sections of ductwork serving AHU (shown in blue in the drawing below) are located within a service bay and therefore are screened by the mass of the building. This can be seen in the pictures on the following page





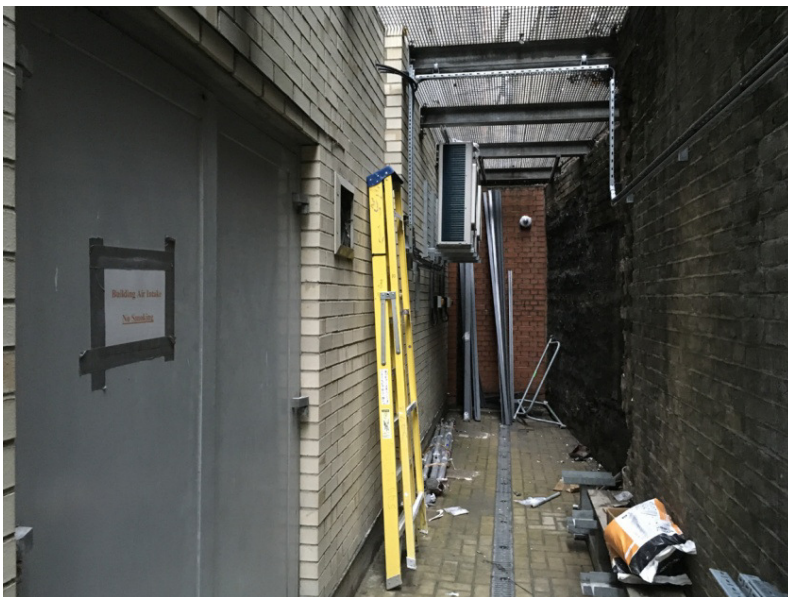
Key Plan for site photographs – on following pages





1 – Ductwork located within service bay – sits within building enclosure

2 – units to side access way. Units are obscured from view with high blank walls to all sides and mesh walkway above





3 – units to rear access way. Units are obscured from view with high blank walls. These units are proposed to have acoustic enclosure built around them to provide noise attenuation.



4 – units concealed within wall reveal

6.0.1 The location of the units is considered to be most appropriate not only in terms of visual impact, but also will assist in access for maintenance. The units are located in an area which is not accessible by general office staff and is in a 'back of house' location. This means that there is no requirement for potentially dangerous access routes to be undertaken when servicing or maintaining the units. There is sufficient space around all units to allow access without hazard to health. Lift access within the main building serves the basement level.

7.0.1 The host building is Grade II listed. And clearly of significance within the local context and beyond.

7.0.2 Previous works to the site and the original church have resulted in the retention of only the original facade with the majority of the original church being demolished and replaced with modern office building as a result of planning permission granted in 1998.

7.0.3 It is noted within the accompanying documents for a withdrawn application for works to the annex ‘chapel’ building that discussion with Camden Council noted this building of being non-listed status.

7.0.4 As has been outlined in this document, although it is recognised that when a building is listed, it is listed in its entirety, the only original section of the church of the Holy Trinity which remains in existence is the retained facade. None of the works proposed in the foregoing has an effect, detrimental or otherwise on the host building.

7.0.5 Further, although many listed buildings do undergo extensive works where part of the original building is recreated in some way in order to preserve the historical essence of the building, this has not been the case with 125 Kingsway. The building to the rear of the retained facade is clearly modern in design and construction and sits as a clear addition.

7.0.6 In this regard it is considered that the proposed works will not have a detrimental effect on the listed status of the building, or the heritage significance of the building or site.

7.0.7 Due to the location of the installations it is also suggested that there is no effect on the Kingsway Conservation Area, the proposals not being visible from the street.



8.0.1 The installation of mechanical plant to Aviation House, 125 Kingsway have been carefully considered within the context of this heritage asset

8.0.2 In summary the proposal as demonstrated:

- Replaces and augments plant which was located in the area.
- Plant is not visible from the surrounding area, being located within the basement area. Proposed acoustic screening to units will provide a solution which does not pose noise nuisance to surrounding neighbours

- The location does not harm or adversely affect the status or setting of the listed building
- The plant is situated in a location which provides ease of maintenance.

8.0.3 We therefore encourage Camden Council to grant Listed Building Consent and Full Planning Permission for this application.

