



## Aviation House,

125 Kingsway

Camden

Design, Access and Heritage Statement

December 2018

- 1.0 Introduction**
- 2.0 Site Description**
- 3.0 Listing Information**
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**1.0.1 Permission if sought on behalf of WeWork for:**

*Application is made for minor alterations to the exterior of Aviation House, 127 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 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

4.0.3 2013/0050/L – Cleaning and repair of front elevation of existing offices – GRANTED

4.0.4 2008/0305/L – Installation of DDA compliant intercom unit at front entrance – GRANTED

4.0.5 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

4.0.6 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

4.0.7 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

4.0.8 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 constitute minor amendments to the external fabric of the building to the rear of the site.

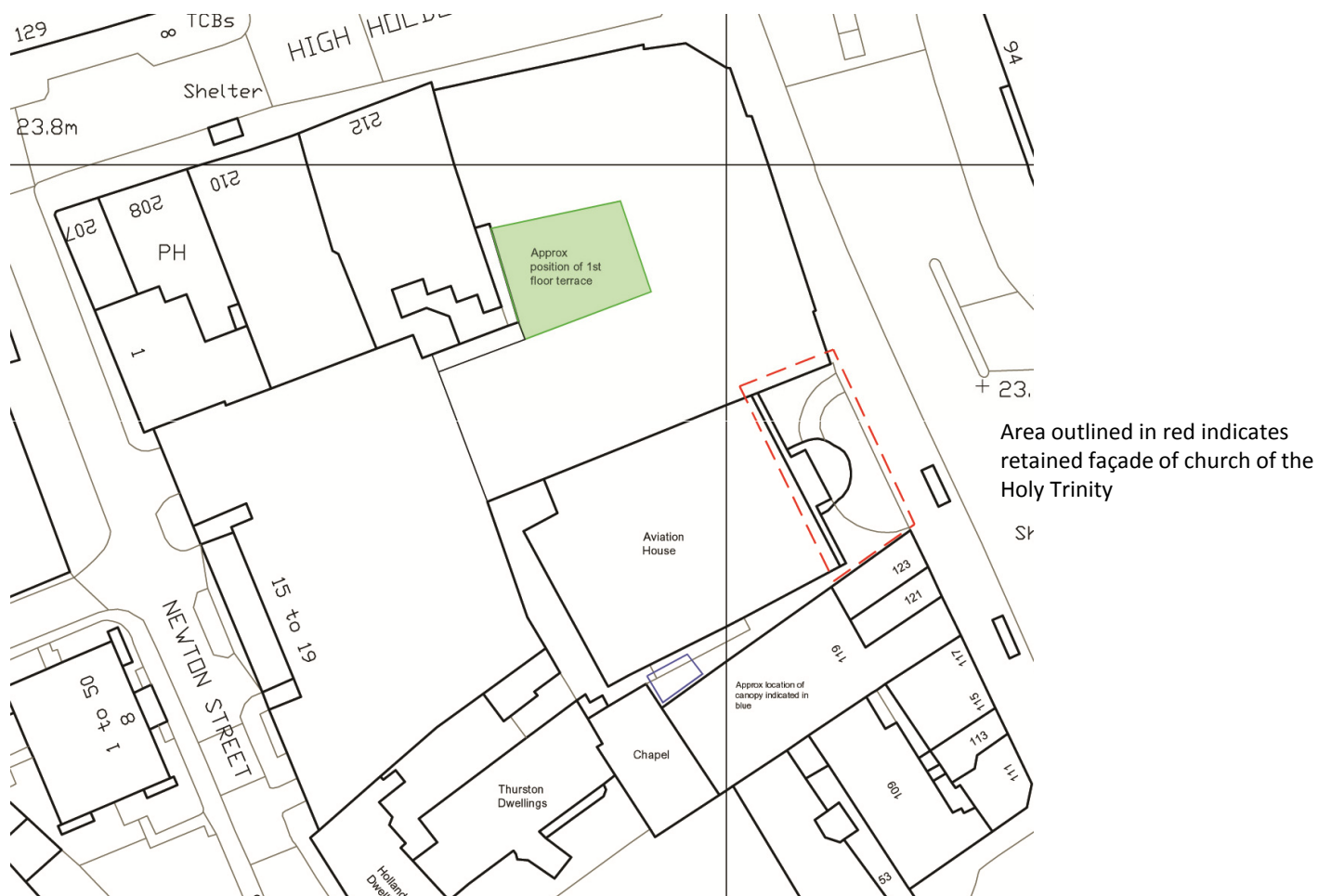
5.0.2 It is proposed that new doors be installed to the existing curtain walling to the first floor to allow access to the flat roof area, to provide amenity space for the office occupants. The curtain walling proposed to be altered is within the new build element of the building granted permission in 1998. As shown on the plan below, it is remote from the original church façade and therefore would not have a detrimental effect on the heritage status of the building.

5.0.3 It is further proposed that the balustrade to the terrace as outlined above is upgraded to provide safe access in line with current Building Regulations and health and safety best practice.

5.0.4 It is proposed that gate access is provided to the end of the terraced area to allow access to the small walkway leading to Aria House for maintenance purposes only. WeWork members will not have access to this area, nor will they be able to access the roof terrace from the existing door in the curtain walling to West side of the building

5.0.5 Proposals to the ‘chapel’ annex space of the building include replacement of the existing doors and lightweight canopy to cover the route from the main building to this ancillary space to the West of the site. The use of the covered walkway will allow better utilisation of the annex space throughout the year. The position of the proposals to the rear of the site mean that they are not visible from the street at Kingsway.

5.0.6 Substantial works to the building result in only the façade of the original church remaining, facing out to Kingsway. None of the proposed works have a direct impact on the retained façade.



6.0.1 As described in the previous section, the proposals look to improve accessibility to facilities for all building users.

6.0.2 The upgrade of the balustrade to the terraces (proposed and existing) are wholly to improve the health and safety of building users. As can be seen from the accompanying drawings, the balustrades at present are industrial in nature and do not provide adequate guarding for users. The current requirement that sphere of 100mm should not be able to pass through edge protection would clearly not be passed in the present location.

6.0.3 The insertion of doors to access the roof terrace will be carried out in a manner which will allow full accessibility to amenity space to all building users.

6.0.4 The covering of the walkway to the annex building, will provide safe and covered access for disabled and able bodied users alike. It is proposed that the frame to the canopy is subtly lit using LED lighting. The units can all be cleaned from ground level using pole system. Similarly lighting can be replaced using a simple access ladder.

6.0.5 The improvements to the entrance doors to the annex building will also improve the visibility into the space and therefore reduce the possibility of collision at the entrance point.

6.0.6 Clearly the proposals are to be assessed within the confines and constraints of an existing building and the context that this sets. However, it is proposed that the alterations and modifications to the existing building will improve access for all building users.



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 modifications and 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 proposals for alterations 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:

- Does not propose a change in use to the existing office space
- New entrance doors to terrace, and upgrading works to balustrades are carried out to the 1998 remodelled section of the building.

- The Annex ‘chapel’ building, although ancillary to the main church building and within the curtilage of the Listed Building is not thought to be of significant heritage value in itself and it is not felt that the proposals have adverse effect on this building

- The proposals increase the accessibility of the building and support facilities to all building users

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

