

ARENA 8 — DESIGN & ACCESS STATEMENT

ARENA 8, 65 KINGSWAY
APRIL 2019



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1. INTRODUCTION

1.1 This Design and Access statement forms part of the planning application for the refurbishment of the existing disused storage basement at 65 Kingsway into a new affordable gym concept to promote and enhance living.

1.2 The design aims to develop a disused storage basement in a Grade II listed heritage building into a new gym concept of 8 stations incorporating male and female changing rooms and lounge style waiting area.

2. SITE ASSESSMENT

2.1 The subject site is that of a Grade II listed heritage building on the Kingsway, Holborn.

2.2 The proposal will be located in the basement of said building, which once acted as the building storage, this is now disused

2.3 Clere Story glass block pavement lights provide the only source of natural daylight to the space

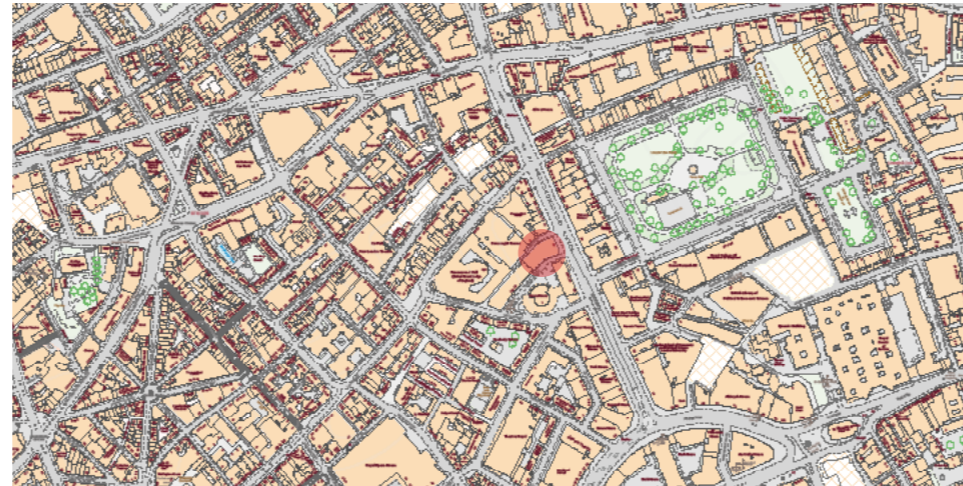
2.4 The Site is accessed through a side entrance, off Keeley Street where a current existing makeshift scaffolding staircase takes you down to the basement

2.5 Other access to the site is via a landlord back of house staircase.

2.6 No MEP services are currently in operation for the site and the plant room currently houses redundant existing equipment

3. HISTORICAL STUDY

3.1 Please refer to the Historical Buildings impact Assessment



4. DESIGN PROPOSAL

4.1 This project plans to refurbish the disused basement at 65 Kingsway through a carefully designed and planned approach to create a new gym concept to benefit the local community

4.2 The new gym will provide a new leisure amenity to the local community and further afield.

4.3 The simplistic design omits any significant structural changes and incorporates the existing layout into the proposal where appropriate.

4.4 Carefully designed specific male and female changing and shower facilities sit below the mezzanine and serve the space

4.5 A simplistic open arena design completes the proposal with no fixed partitions and clever use of the existing columns to separate the spaces.

SCALE

4.6 The proposed refurbishment will be built off the existing footprint and will maintain the original openings. A new mezzanine level will serve as a transition area between street and basement level.

MATERIALITY

4.7 The proposed materials follow and are in keeping with the existing building and aim for a considered and appropriate refurbishment.

4.8 The design encourages a link to the existing, leaving parts of the structure exposed and the original features add to the buildings integrity.

5. ACCESS

5.1 The refurbishment space will be accessed via a side entrance on Keeley Street which maintains its original features.

5.2 Additional access is served via two fire escape/service doors that connect the site to the rest of the building

6. CONCLUSION

6.1 The proposal for a refurbishment of this disused storage space into a new gym concept is a positive one as it is designed to be in keeping with the heritage of the building.

6.2 The refurbishment enhances the amenities of not only the building but serves the local community in health and fitness providing a new performance affordable gym concept.

6.3 There are no adverse effects on the existing building with low impact structural changes. The proposal is sympathetic in both scale and consistent with materiality to the existing building.

6.4 The refurbishment furthers the building from further disuse and derelict state preserving key original features whilst improving the structural integrity following the discovery of damp below the basement slab.

6.5 The proposal encourages social, economic and cultural growth to the community by employing a range of staff and promoting healthy living.

6.6 Overall the proposal enhances the locality and sense of place by providing visitors a place to enhance their lives.

