



# 65 Kingsway

London WC2B 6TD

## Historic Building Impact Assessment

(Basement Works) for ARK

In support of the Planning and Listed Building Consent Applications

05/04/2019

Rev: A



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## Introduction

This Historic Building Assessment is in support of the internal refurbishment of the basement to 65 Kingsway to make use of the space as a gym.

The purpose of this document is to explain how the proposal has been arrived at and why the refurbishment is considered beneficial.

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. This includes the basement where brick/blockwork infill walls, suspended floors and ceilings have been constructed to provide storage spaces. 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.



### Demolition plan/ Proposed Works

The brick infill panels to be removed are constructed from bricks that do not appear to match the original piers and are mixed with modern blockwork. Furthermore, they don't appear to be 'toothed-into' the piers and have a modern thistle plaster finish with metal stop beads. In addition to this, the raised floor and suspended ceilings and cable trays are to be removed and are clearly of modern metal construction.

The plan overleaf shows the extent of brick infill walls to be removed, hatched red, and the raised floor and suspended ceilings to be removed are within the areas shaded grey.





### Conclusion

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 viewed from this street. The front elevation and other external elevations are not affected by the proposed works and the internal alterations at basement level, to remove non-original fabric, do not compromise the historic character of the building.



### Site Photos and Key Plan

The plan overleaf details the location of the following site photos.





1.



2.

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3.



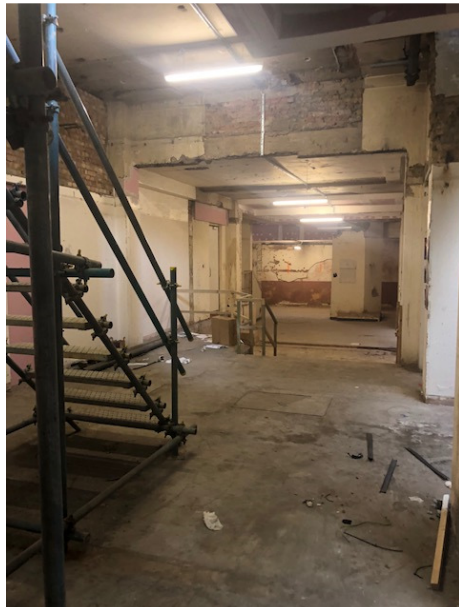
4.

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5.



6.



7.



8.

Detail of modern blockwork to infill wall



9.  
Detail of various brick/blockwork types to infill wall



10.



11.  
Detail of non-original brickwork to infill wall



12.





13.  
Detail of brickwork infill not toothed-in



14.  
Detail of modern thistle plaster and metal edge bead



15.



16.



17.



18.

Detail of modern steel raised floor





19.  
Modern steel raised floor



20.



21.



22.



23.



24.



25.



26.



27.



28.

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29.



30.



31.



32.



33.



34.





35.



36.



37.  
Entrance off Street



This assessment has been prepared by WG+P Architects on behalf of Soho House Design.

Philip Waind RIBA ACA  
Director of Waind Gohil And Potter Architects

David Warden MSc MRTPI  
Planning Consultant

Director / Chartered Town Planner  
DGW Planning



### Addendum

Since the writing of this report, damp related problems have become apparent on the construction site, a permanent solution to this requiring removal of 4 no. secondary columns and a section of partition wall, as shown on the revised plan overleaf. The steel encased columns within the damp area, if retained, would constitute a vulnerability to the tanking of the entire basement which is now being provided.

These appear to be secondary columns, off-grid from the main structure and possibly related to historic modifications, as shown in images 38-43. They differ in design to the original, primary structure columns which have exposed top or base plate steel haunches.

In accordance with the requirements of paragraph 189 of the NPPF this assessment proportionally describes the significance of the heritage asset. Similarly to the already consented demolition work, it is considered that the fabric proposed for removal does not form part of the asset's significance or special interest and that by executing the proposals there would be no adverse effect or harm to the significance of the listed building or conservation area. Accordingly, the test of paragraph 196 of the NPPF is not triggered.

Date:

**05. 04. 2019**

Philip Waind RIBA ACA  
Director of Waind Gohil And Potter Architects



PROPOSED DEMOLITION WORKS



PERMITTED DEMOLITION WORKS

Proposed revised plan.

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38.



39.





40.



41.

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42.



43.

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