

Previous proposals within LBC Workshops

### 3.5.3 LBC Workshops

Further to the formal pre application brochures, a series of workshops took place with LBC to update them on the scheme post the pre application comments and to provide further detailed studies on specific elements of the proposals that had been contentious within the previous pre application meetings.

Discussions revolved around the following key topics.

- Tower extension studies
- Kingsway extension studies
- Ground floor glazed link
- Canopy glazing
- Ground floor tower glazing
- Landscape approach
- Kingsway southern stair studies
- Window replacement studies and interlayer studies for Tower and Kingsway

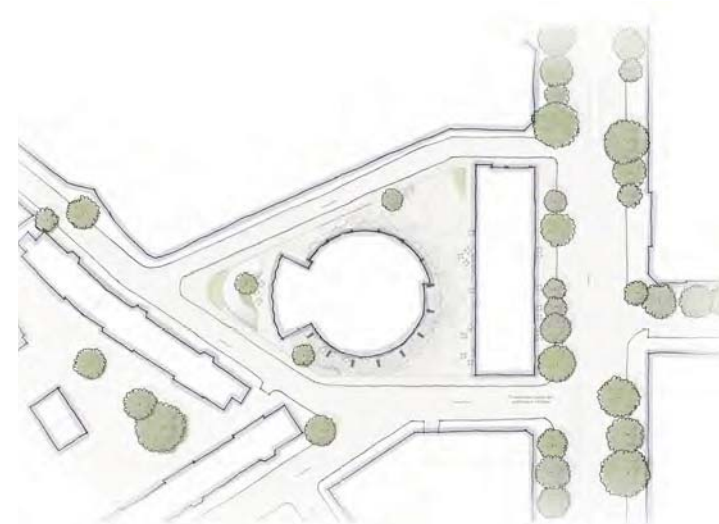
### 3.5.4 Final Pre Application Meeting

The final pre application meeting, held on May 9th, went through final architectural matters including the solidity of the Kingsway extension, mixed use policy and proposed land use across the site.

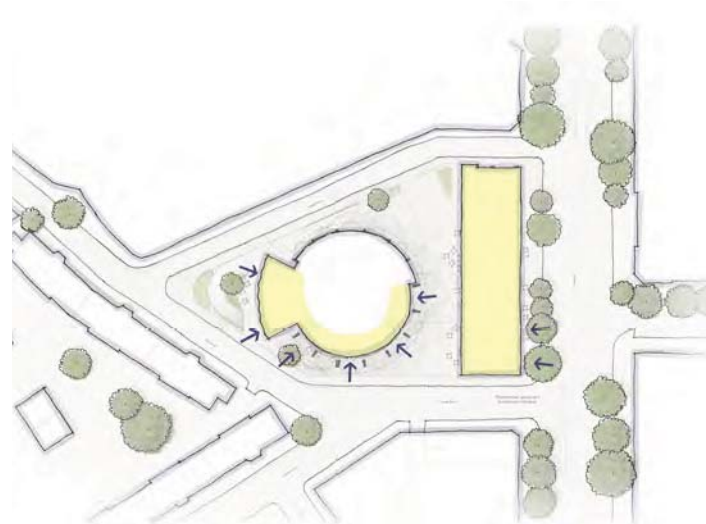
Following these key discussions, a scheme had been agreed in principle which forms the basis of the proposals outlined in the subsequent sections of this Design and Access Statement.



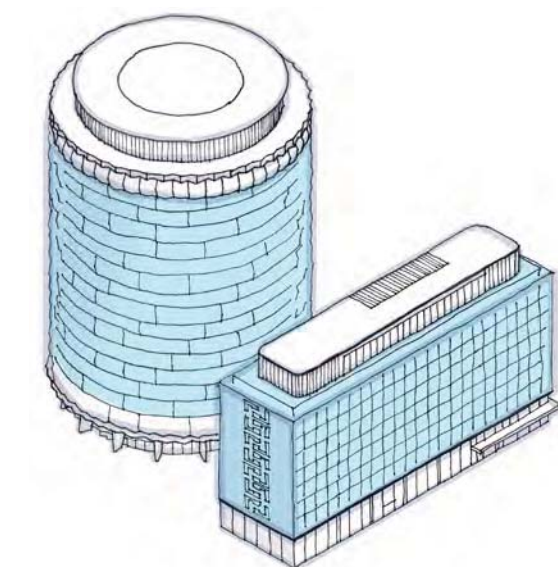




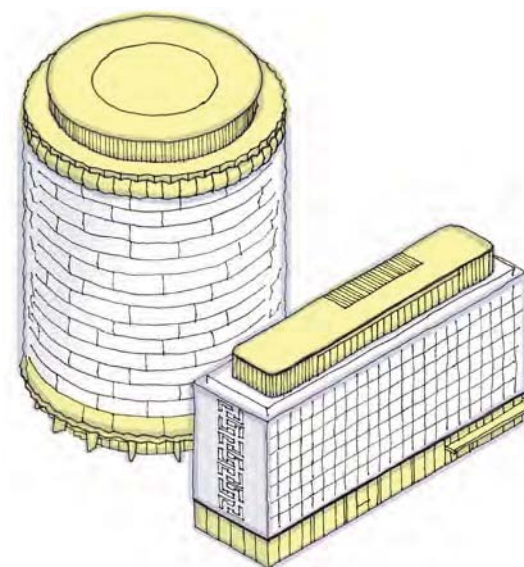
Improve Public Realm



Activate Ground Floor Frontages



Facade Restoration and Refurbishment



Extensions to Tower & Kingsway Block

#### Key Design Themes



Sculpted Brutalism



City + Nature



Pattern



Lifestyle

## 4.0 Proposed Scheme

### 4.1 Key Design Opportunities

The existing building offers many opportunities for refurbishment and revitalisation given its iconic status as a brutalist landmark. The current ambiance around the site is one that is very much underwhelming and that does not reflect the richness of the building that occupies the site. Key designs moves to navigate this issue are outlined below.

- Carefully refurbish, clean and revitalise an iconic architectural landmark.
- Improve the public realm and pedestrian experience
- Activate ground floor frontages and remove large swathes of gates and fences whilst greening the blank UKPN walls.
- Modest architectural extensions which draw reference from the listed building and enhance its landmark quality.
- Concealing of new plant within the extensions to both the tower and kingsway block.
- On site servicing to be discrete, highly managed and become an integrated part of the public realm outside controlled and limited servicing hours.

Given the provenance and location of the asset, this is a building that has the potential to make a significant positive change to the surrounding area. Through the moves outlined above along with a considered approach that addresses the importance of the heritage asset, there is a tremendous opportunity to revitalise an icon and in turn the surrounding area.



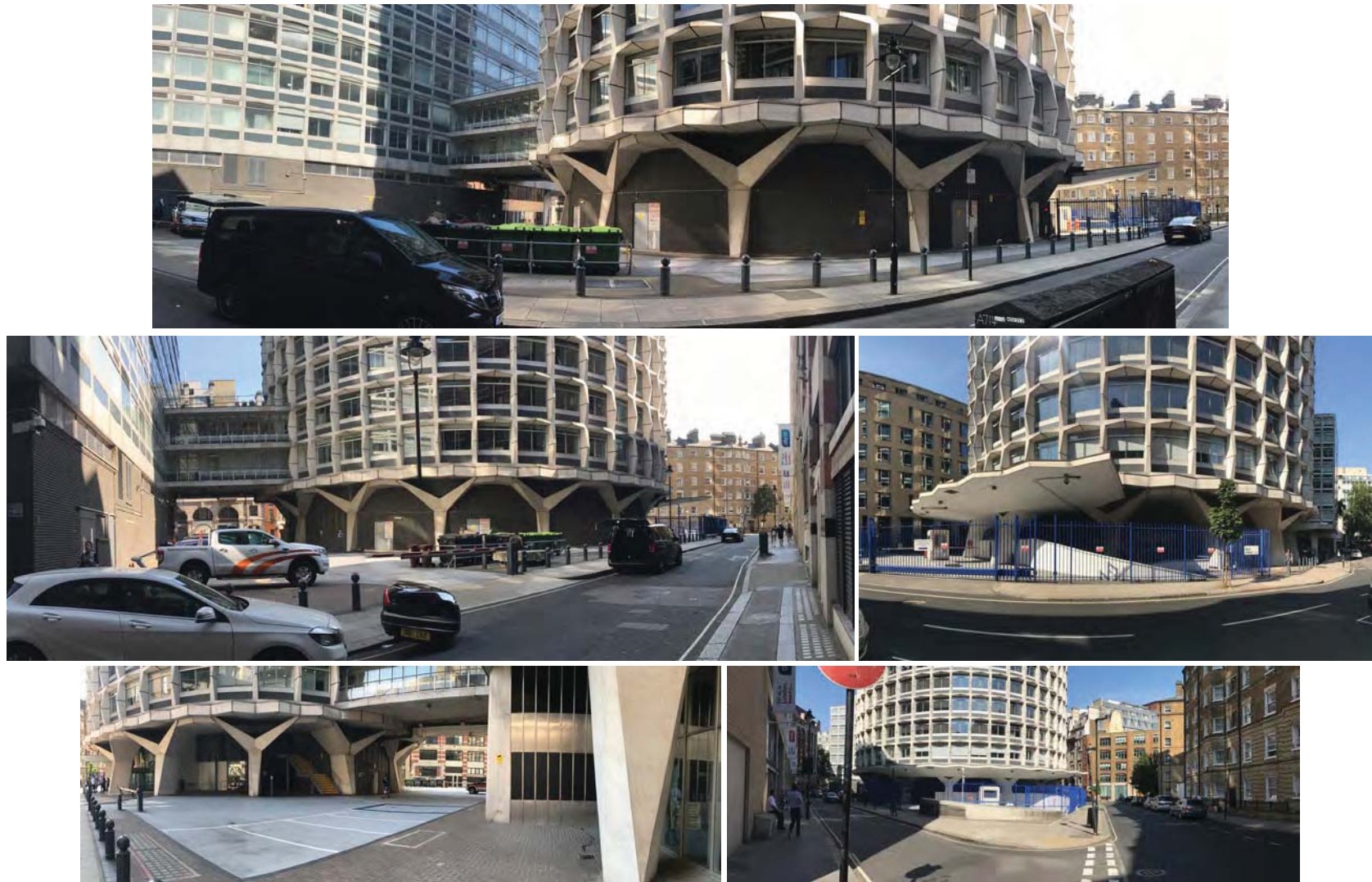
4.2 Ground Floor & Public Realm

4.2.1 Existing Public Realm Appraisal

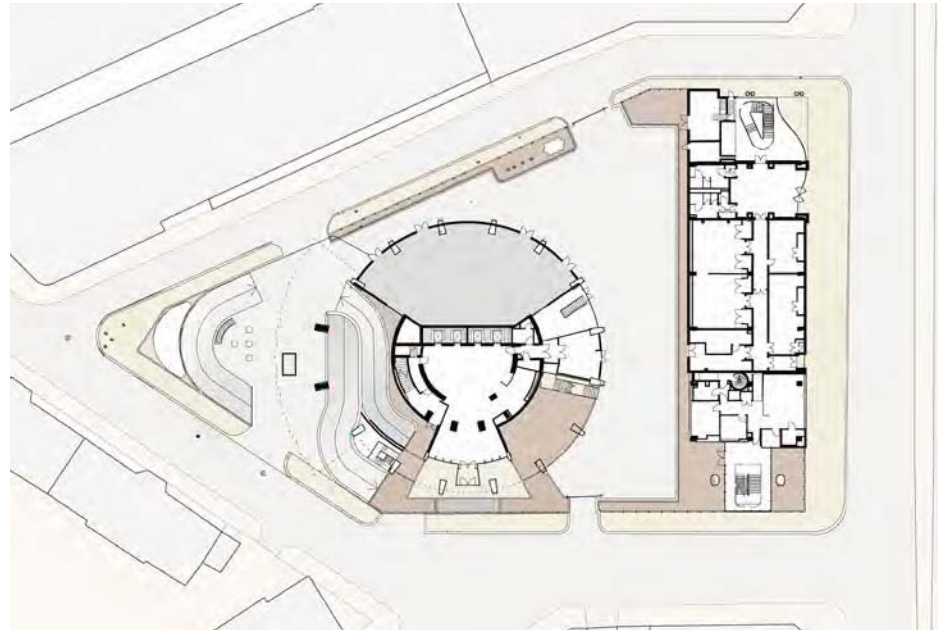
The larger public space consists of the area between the tower and the Kingsway building, opening to the north and south. It is comparable to two well-known public spaces of the same era: The main entrance of the Barbican Centre and the National Theatre. Both these buildings are set in a predominantly hard landscape, segregated from vehicular traffic and host a variety of events and installations, attracting large numbers of visitors. Located between the green space of Lincoln’s Inn Fields and the busy urban character of Covent Garden, the public realm has the potential to support smaller scale activity and provide a moment of pause between the two.

Made up of predominantly blank ground floor frontage and largely inaccessible areas due to gates/increased levels of security introduced by the existing tenants; the existing public realm is an exceptionally uninviting space. Lack of animation across the site and lack of public offerings at ground creates a perception that the building is vacant and unused. The majority of the surface is currently used for servicing, UKPN, parking and refuse; all of which are not integrated appropriately and end up dominating the streetscape next to the narrow footpaths.

For further existing context appraisal of the public realm refer to Gustafson Porter + Bowman’s report.

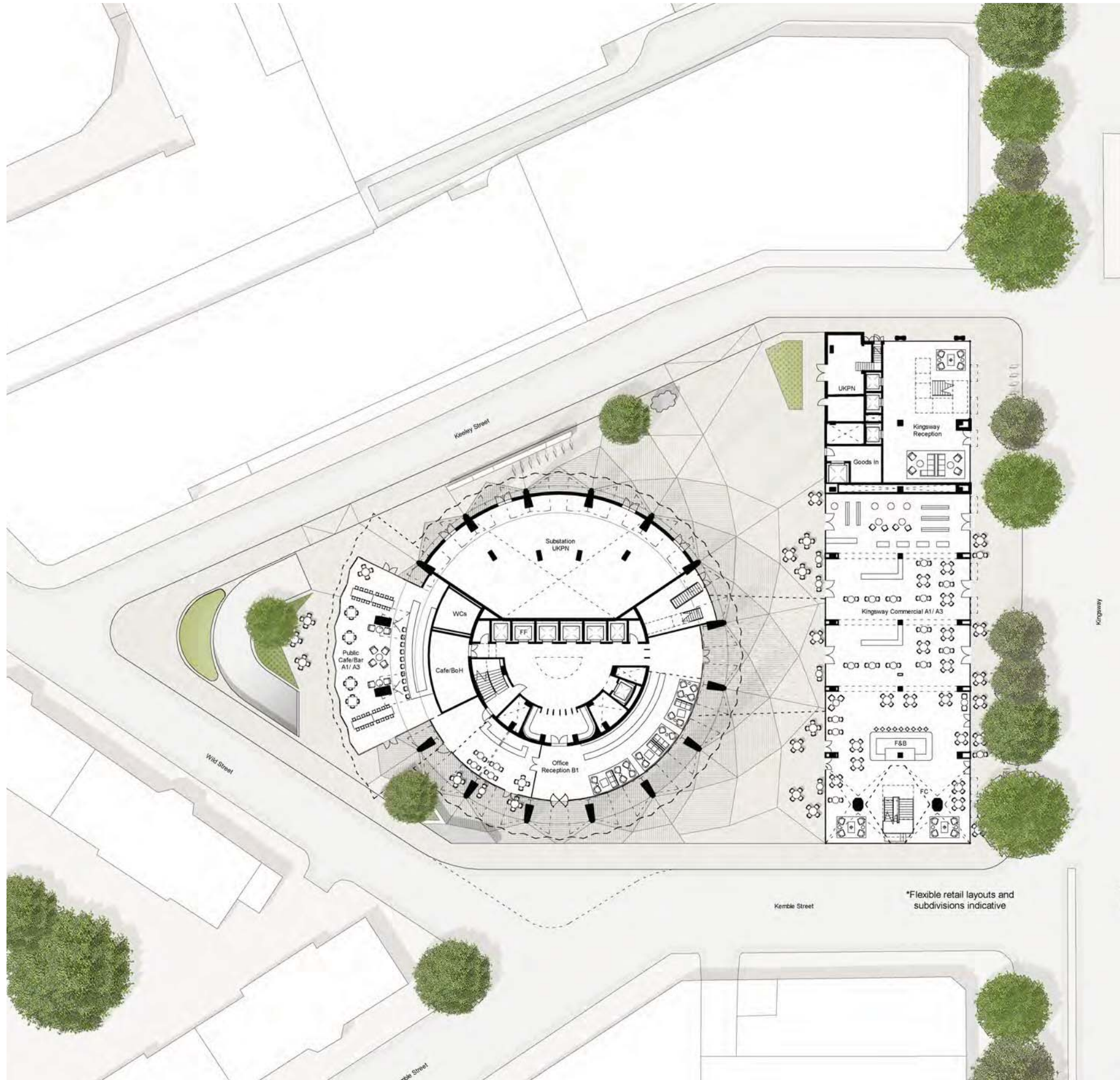


Photographs of Existing Public Realm



Existing Ground Floor Plan





Proposed Ground Floor Plan

#### 4.2.2 Proposed Public Realm

The proposed public realm seeks to enhance the quality of the public realm around the site, restore the ground floor plane to how it was intended to be, and create a much more defined civic space whilst wholly integrating the servicing infrastructure.

By removing the gates and creating a much more defined public realm in and around both the tower and Kingsway block, the highly sculptural concrete legs to the tower can be restored to their former glory – encouraging pedestrians to walk close to the building and amongst the piloti in a way that is not achievable in its existing condition, wholly improving the public experience.

A new lease of life to the ground floor frontages will allow for revitalised animation throughout the public realm. Transparency through and across all ground floor demises will begin to animate the space between the buildings. Areas such as the UKPN substation which cannot be animated will be given a new lease of life with green walls; seamlessly integrating them into the overall look and feel of the proposed public realm.

Refer to Gustafson Porter + Bowman report for full public realm strategy.



4.3 Land Use

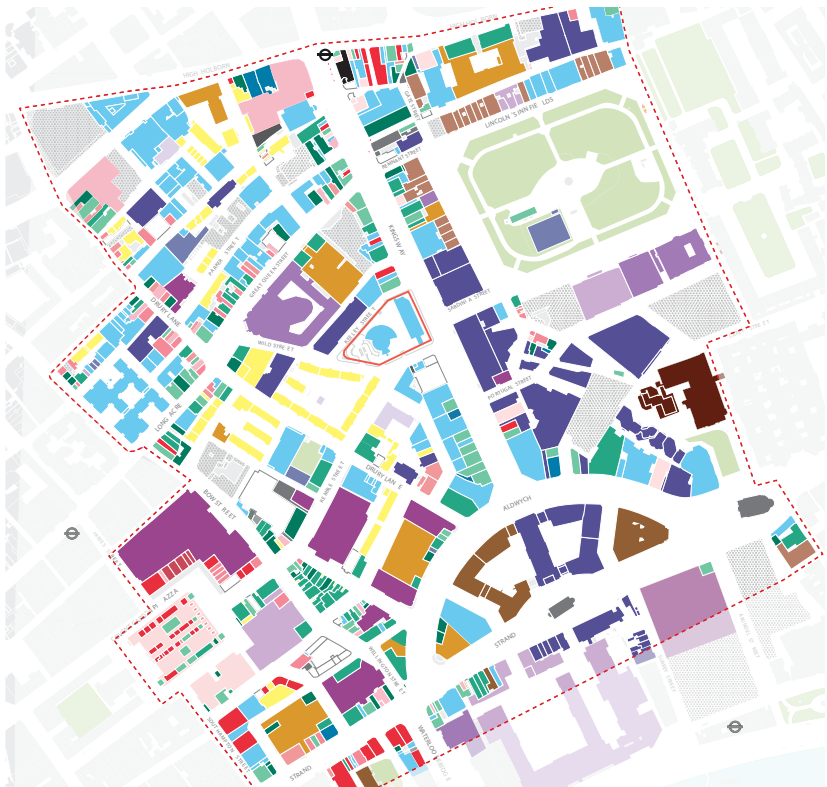
4.3.1 Existing Surrounding Land Use

The area surrounding Space House includes an eclectic and broad variety of uses at both ground and upper floors.

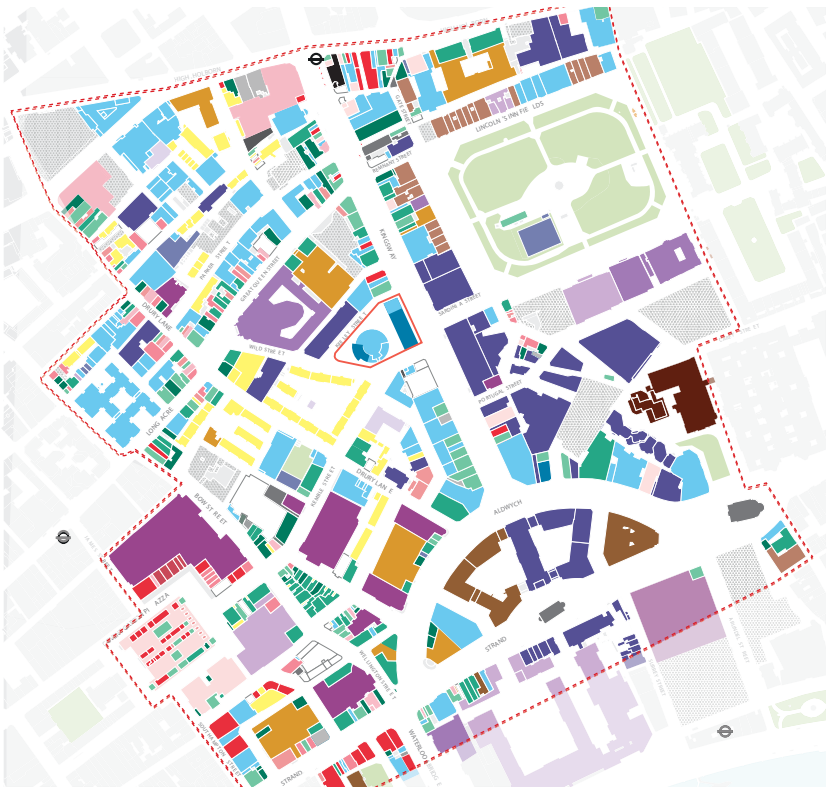
The majority of the buildings in the area are occupied across multiple floors with mostly retail offerings at ground level and offices above.

Retail offerings at ground floor level immediately surrounding the site are dominated by commercial chains and are largely disjointed between the north and south ends of Kingsway.

Ground floor activity currently around Space House is very much neglected, with existing gates and storage areas that detract from the grandeur of the brutalist landmark above.



Existing Ground Floor Building Uses



Proposed Ground Floor Building Uses

Building Uses Key

- |                                 |                         |                          |
|---------------------------------|-------------------------|--------------------------|
| — Site boundary                 | Restaurant              | Museum                   |
| - - - Survey boundary           | Café                    | Society/institution      |
| High street retail              | Offices                 | Community                |
| Specialist retail               | Embassy/High Commission | Primary/higher education |
| Luxury retail                   | Barristers' chambers    | Religious                |
| Hair beauty retail              | Law courts              | Transport                |
| Local retail                    | Health/leisure          | Public WC                |
| Flexible Commercial Space A1/A3 | Hotel                   | Vacant                   |
| Bar/pub                         | Residential             | Under construction       |
| Bank                            | Theatre                 | Garage/car park          |

Frontage Key

- |                  |                            |
|------------------|----------------------------|
| FRONTAGES        | ENTRANCES                  |
| Active frontage  | Main ground floor entrance |
| Passive frontage | Upper/lower floor entrance |
| Blank frontage   | Service entrance           |
| Boundary walls   | Fire escape                |
|                  | External seating           |
|                  | Occupied ledges            |

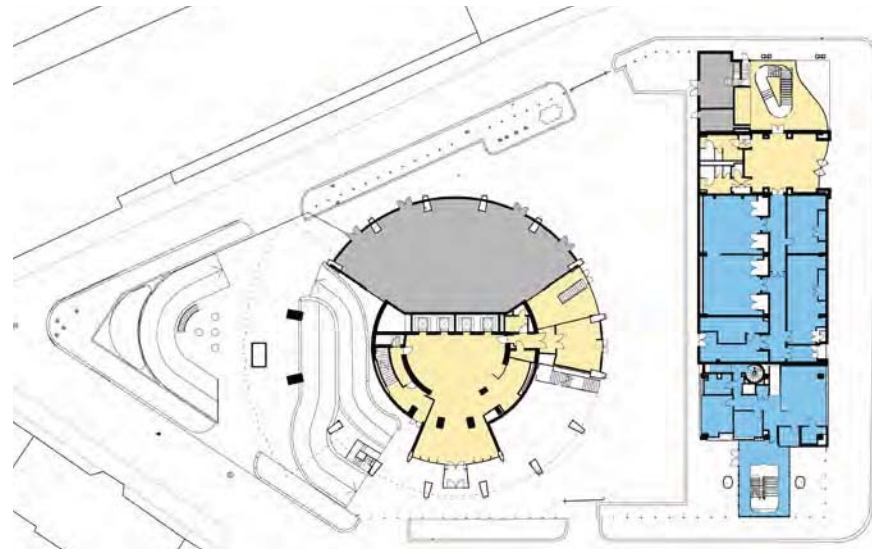


Existing Ground Floor Frontages

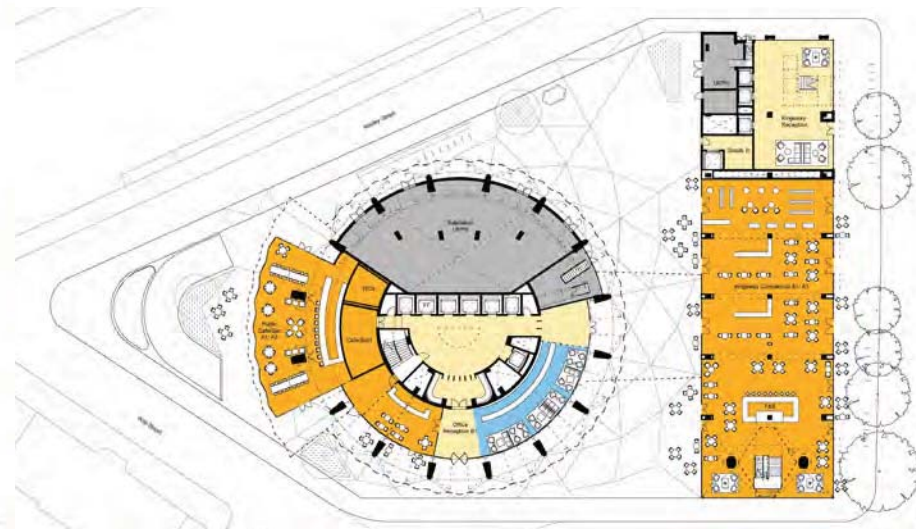


Proposed Ground Floor Frontages

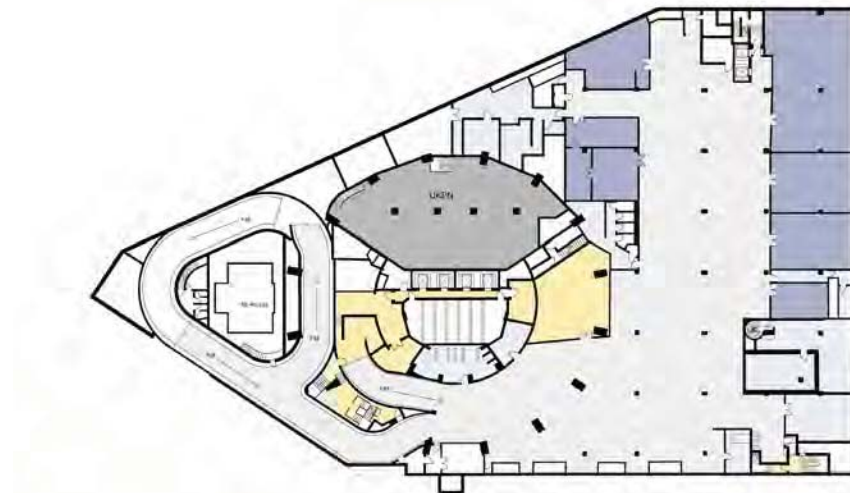




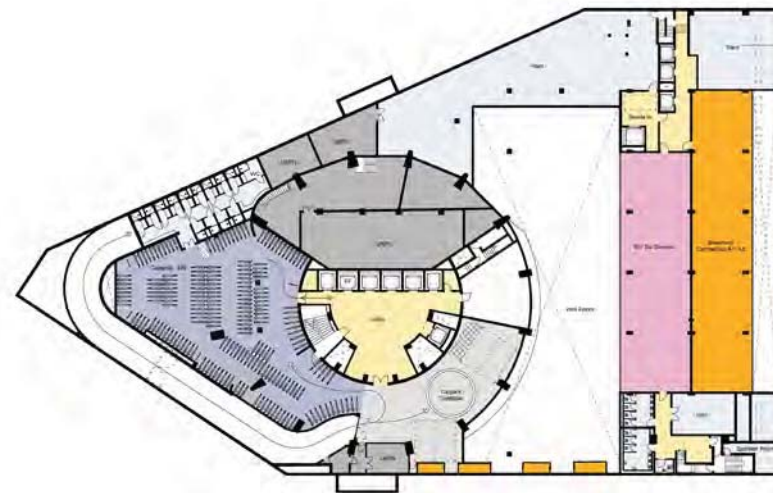
Existing Ground Floor Plan



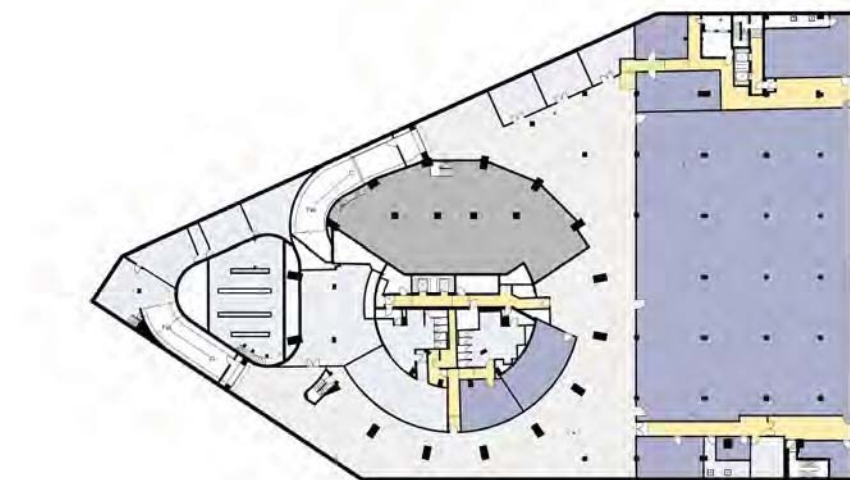
Proposed Ground Floor Plan



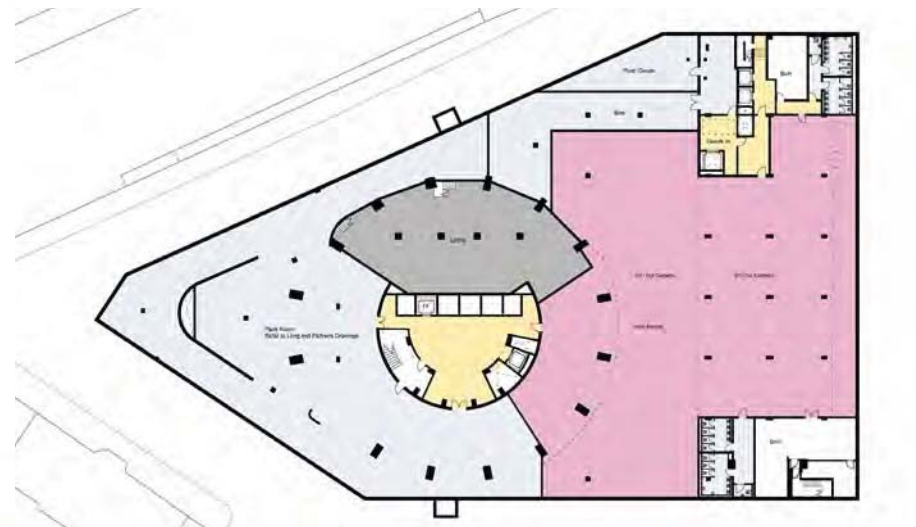
Existing Basement Level 1 Plan



Proposed Basement Level 1 Plan



Existing Basement Level 2 Plan



Proposed Basement Level 2 Plan

#### 4.3.2 Proposed Land Use

It is proposed to retain the principle use of speculative office (Class B1 use) as was the original design intent to the upper floors of both the tower and the Kingsway block.

At ground level the ambition is to activate currently dead frontages with a mix of vibrant retailing (flexible A1/A3) which will bring life to the public realm.

The office entrance to the Tower will remain in its existing location whilst the Kingsway office entrance will be reinstated to the north end of the block, reinforcing Seiferts original intent.

Basement level 1 will offer half ancillary flexible retail (A1/A3) space beneath the Kingsway block with the other half as flexible class B1 / B1 and events space (sui generis), whilst level Basement level 2 will provide, ancillary flexible class B1 / B1 and events space (sui generis) within the double height space and underneath the Kingsway Demise. The remaining areas are occupied by plant, cycle storage and back of house facilities.

UKPN will remain in its existing location at Ground, Basement level 1 and Basement level 2.

- Flexible Class B1 / B1 and Events Space (sui generis)
- Flexible Commercial Space (A1, A3)
- Storage
- Core/ Circulation
- Plant/ BoH (B1)
- Office
- UKPN
- Parking



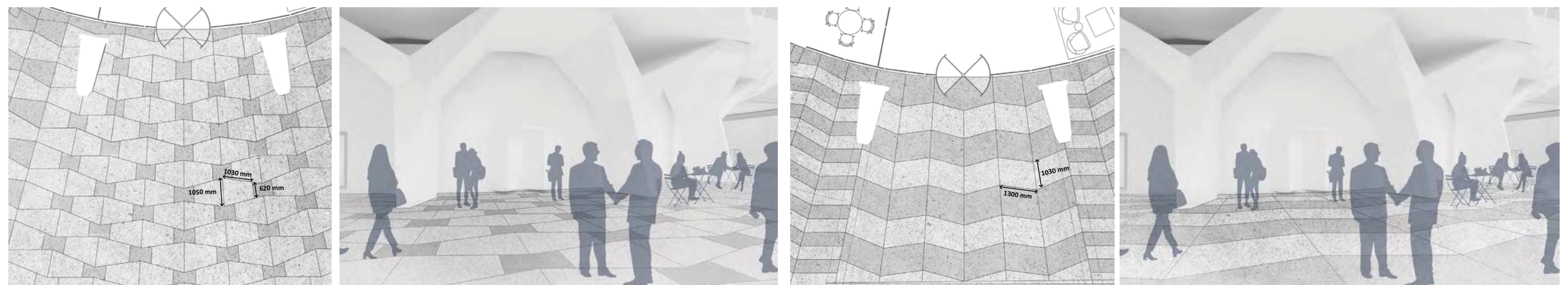
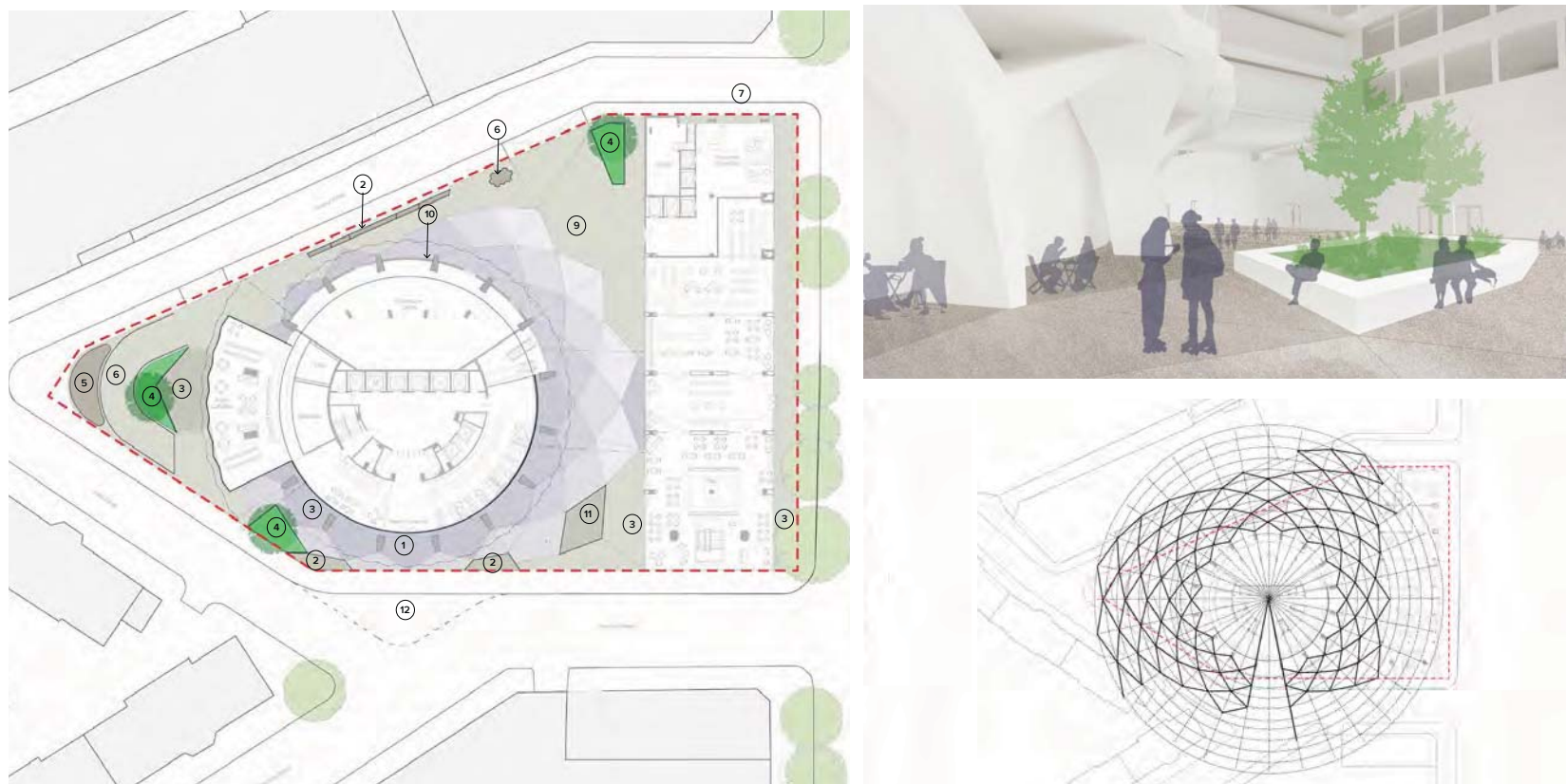
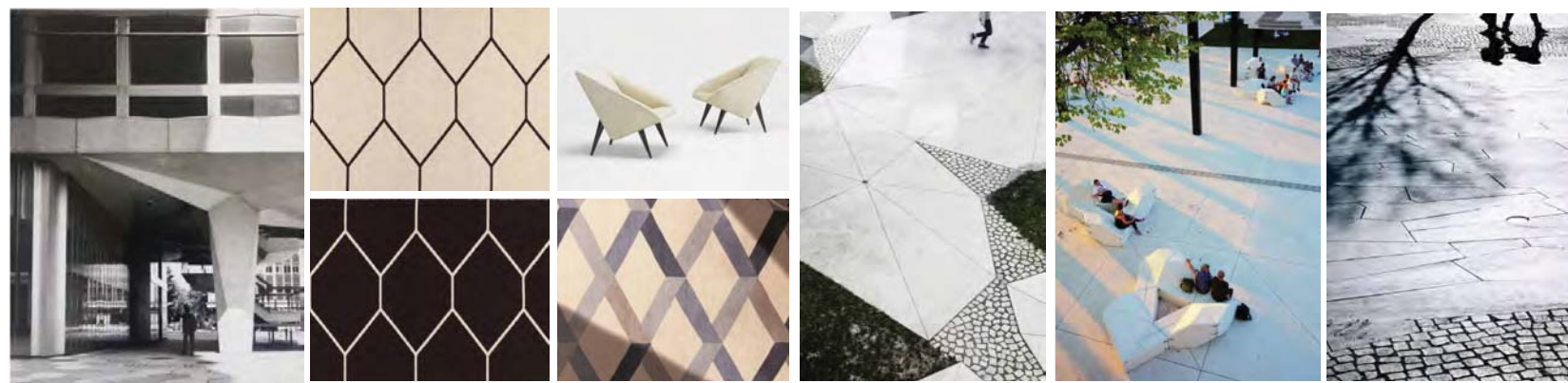
#### 4.2.3 Landscape Approach

Gustafson Porter + Bowman (GP+B) joined the project to provide direction on the landscaping within the proposed public realm.

Drawing on historic photographs and the sculptural geometry of the existing buildings, GP&B's proposals create a new concentric diagrid of hard landscaping with touches of soft landscape to ground the building once more and revitalise the area surrounding the buildings which currently sits derelict and deprived.

The materiality of the hard landscaping draws from the brutalist landmark that surrounds it, offering differing tones of grey picking up on the previous hexagonal landscaping that once adorned the ground floor plane in keeping with the character and appearance of the listed building and conservation area.

For further information on GP+B's landscape proposals, please refer to their report attached as an appendix to this planning application.



GP&B Presentation images - Landscaping Concept and Design