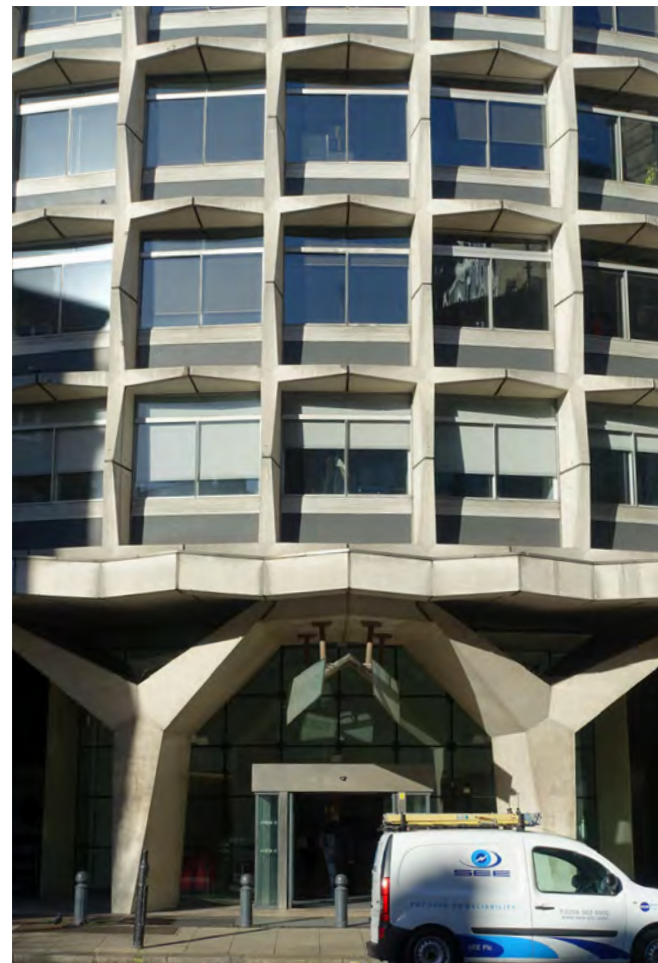




Existing building Photographs

4.4 Facade Refurbishment

4.4.1 Existing Facade Appraisal

The façade to both the Tower and Kingsway are the key defining feature of this brutalist landmark. The listing makes particular reference to this within its reasons for designation:

- * Architectural interest: as one of London's best speculative office buildings, whose arresting yet subtly-handled exteriors reflect many of the 'Pop' themes at play in the contemporary Centre Point development;

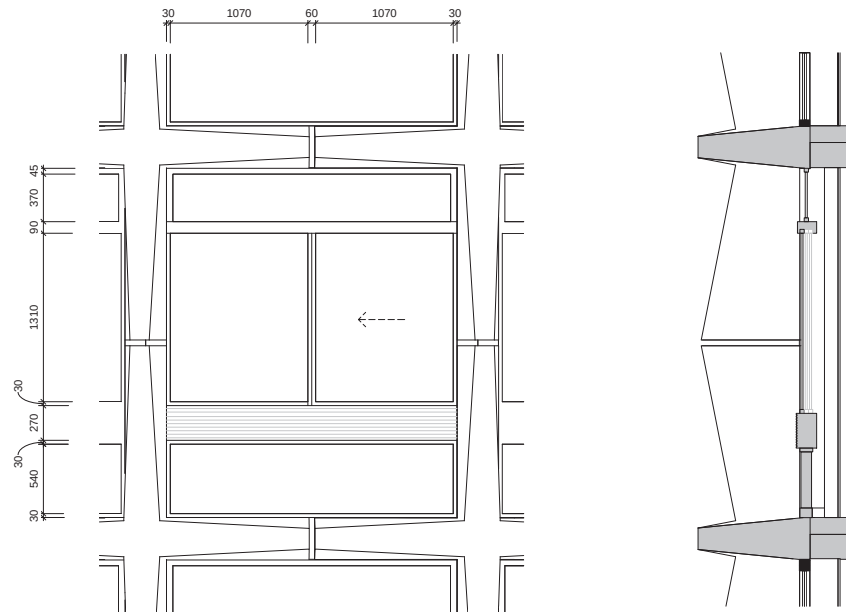
- * Technical interest: for the innovative use of a precast concrete grid, a form of partial prefabrication that allowed for rapid construction without the use of scaffolding, as well as for striking visual effects;

- * Historic interest: as an icon of the 1960s commercial property boom, built by the most successful developer-architect partnership of the day, its assertive styling reflecting the confidence and dynamism associated with the period.

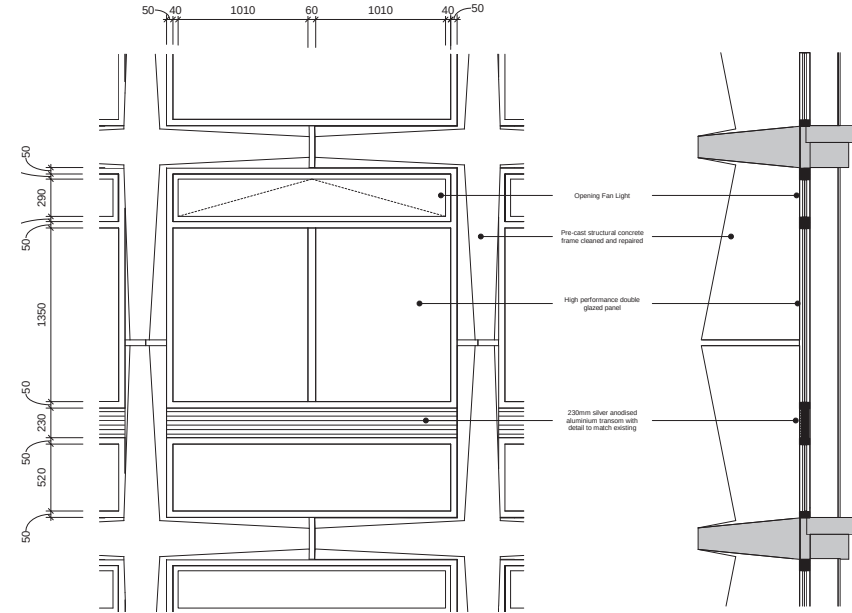
The structural precast concrete façade elements create a distinctive pattern that repeats up its 15 storeys. The precast elements are made up of a series of cruciform elements, sculptural in form and generous depth to create a dynamic façade when viewed from different positions. The ground floor of the building is anchored by a series of 'Y' shaped columns to create a ring of pilotis to the base of the tower.

In stark contrast, the rectilinear block form of the Kingsway building has proportions that reflect more of the surrounding Edwardian buildings. At ground level, as per the tower, the Kingsway block is adorned with sculptural columns to the north and south, both of which are now disrupted by modern glazed interventions.

Given the façade is now over 50 years old, it is beginning to show signs of age, particularly within the precast elements which require extensive cleaning and restoration. Furthermore, the existing single glazed sliding sash windows with secondary internal glazing are built using 1960's technology and do not perform up to the required standard for a modern office building.



Space House - Existing Condition



Space House - Tower Window Replacement

4.4.2 Window Replacement

The proposals seek to ensure the long term future of the asset by replacing all existing fenestration to the tower and Kingsway blocks, moving away from the single glazed units to double glazing to ensure viable running costs and optimise building performance. The proposed units will match the pattern and proportion of the existing fenestration, however it will comprise of an opening fan light, two fixed panes, an extruded aluminium transom to match existing, and a fixed pane below with a SEFAR mesh interlayer – to replace the solid fibreboard material within the existing configuration.

Glazing the lower fixed pane will increase natural daylight and views internally, improving the quality of the office space to be delivered. Externally the pane will read as a solid panel due to the reflective nature of the material. Externally the window pattern will read as per the existing whilst improving the sustainability of the building.

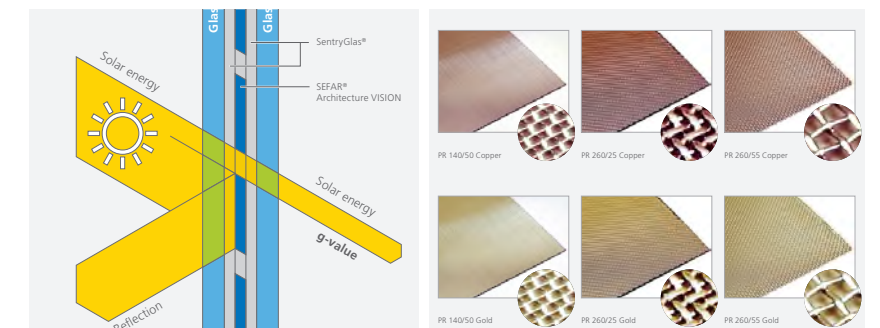
The window frame will be of a silver anodised finish – to match the existing window framing.



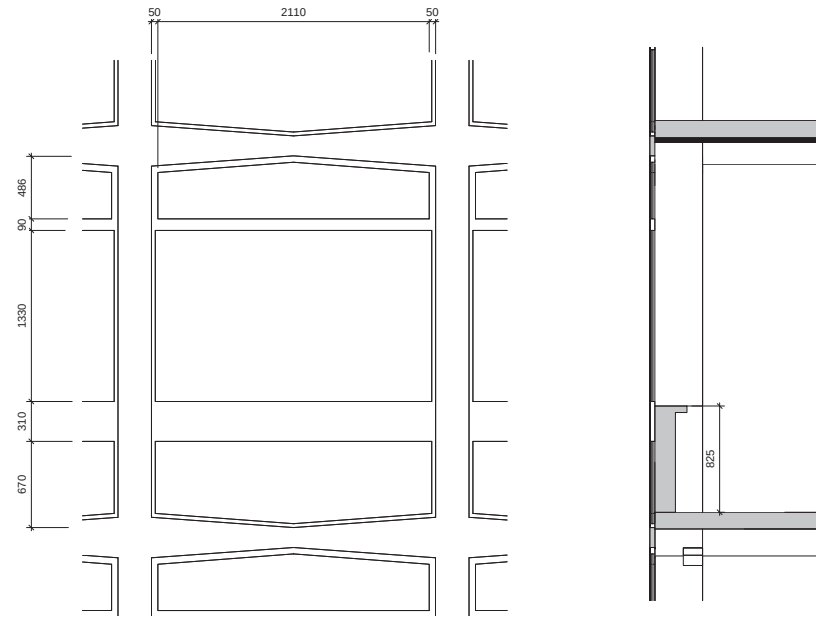
Space House - Existing Photograph



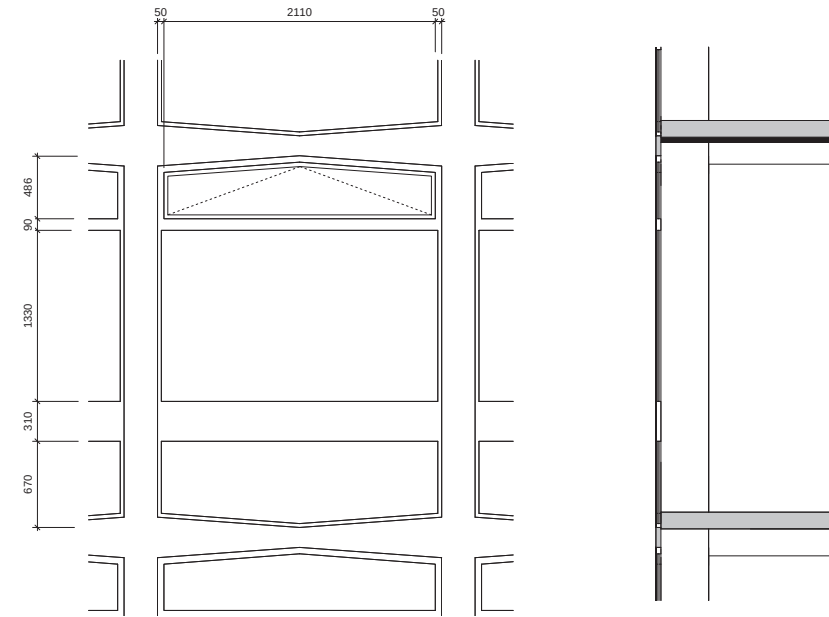
Space House - Illustrative proposed CGI



SEFAR Mesh Interlayer - Shell Centre Precedent



Space House - Existing Condition



Space House - Proposed Condition

4.4.3 Kingsway Window Replacement

As with the tower, the existing Kingsway windows will be replaced with modern double glazed windows with matching fenestration to match the existing.

The lower panel, currently a back painted glass, will be replaced with a glazed lower panel with SEFAR mesh interlayer.



Space House - Existing Photograph



Space House - Illustrative proposed CGI

4.5 Ground Floor Interventions

Throughout the ground floor to both the Tower and Kingsway floor to soffit height slim line glazing will be introduced to reactivate the ground floor frontages and reinforce the flexible retail (A1/A3) units & office entrances as part of the overall public realm improvements. These ground floor glazed interventions will replace the existing modern interventions which currently disturb the existing brutalist landmark. The following key areas are outlined below:

Tower Office Entrance

The existing entrance to 1 Kemble street will remain in its existing location, the existing glazing will be replaced with the proposed glazing which will sit behind the sculptural 'Y' columns; reinforcing the pilotis as standalone features.

Southern Stair

In its current condition, the Kingsway stair case to the south end of the block is currently enclosed behind an aluminium glazed screen that awkwardly cuts through the paired composition of sculptural cross columns.

Seiferts original intention was to allow the Kingsway block to appear as if it was floating, with the composition consisting of the pair of columns with the central mosaic clad staircase that wraps up into the soffit.

By removing the existing glazed screen and introducing floor to soffit glazing to the outer edge of block, the composition of three elements returns and reinforces the original design intent.

Canopy Glazing

Once a petrol filling station, the area beneath the canopy is a desolate and underused part of the site that is in a prominent location with good orientation.

The proposals seek to remove the swathe of blue fencing surround this area and introduce faceted glazing beneath the canopy to create a new flexible retail demise and reinvigorate this part of the site. The faceted glass will mimic the profile of the canopy edge and return back towards the tower just clear of the sculptural Y columns.

Kingsway Flexible Retail (A1/A3)

Currently a series of hard faces and a private office entrance for the office space above, the proposals seek to introduce flexible retail (A1/A3) space along Kingsway and activate the frontage onto both Kingsway and within the proposed public realm between the Kingsway block and Tower.

Kingsway Office Entrance

The proposals look to reinforce Seiferts original intent and repurpose the office entrance, currently in the centre of the block, back to its original location to the North end of the building.





Existing view of tower entrance



Illustrative proposed view of tower entrance



Existing of Kingsway south stair



Illustrative proposed view of Kingsway south stair



Existing view from Kemble Street



Illustrative proposed view from Kemble Street - Daytime



Existing view from Kemble Street



Illustrative proposed view from Kemble Street - Early Evening

4.5.1 Kingsway North Office Entrance

The proposals look to reinforce Seifert's original intent and repurpose the office entrance, currently in the centre of the block, back to its original location to the North end of the building.

Through modern alterations, the sculptural stair, which matched the one seen to the South of Kingsway, has since been demolished to make way for a modern stainless steel stair; a stair which is wholly out of character with the rest of the Bruatlist Landmark.

Through archival research and interrogation of the original structural drawings, we can accurately determine the location and sculptural form of the stair to be able to reintroduce it within its original location.



Historic photograph of Kingsway north, 1960's



Illustrative proposed view of Kingsway north



Existing view of Kingsway Northern corner



Existing view of Kingsway Northern corner



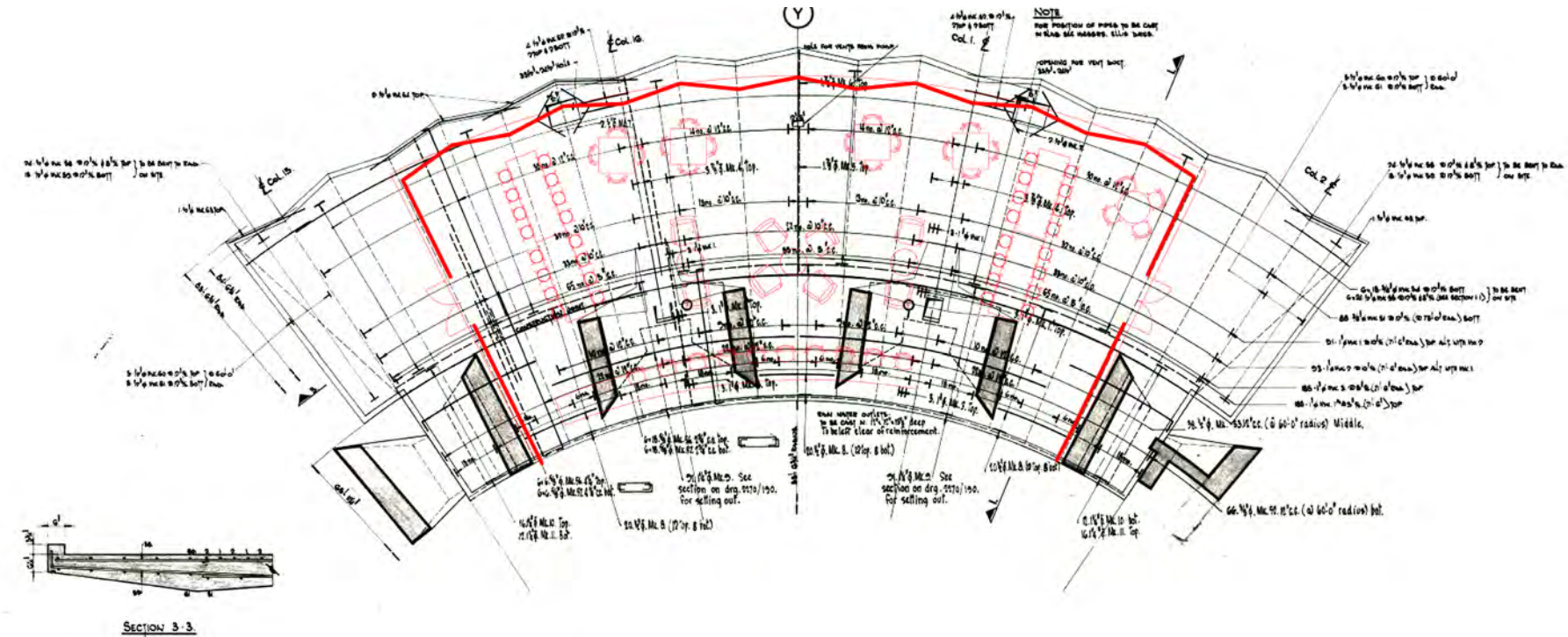
Illustrative proposed view of Kingsway north

4.5.2 Canopy Glazing

Once a petrol filling station, the area beneath the canopy is a desolate and underused part of the site that is within a prominent location with good solar orientation.

The proposals seek to remove the swathe of blue fencing surround this area and introduce faceted glazing beneath the canopy to create a new flexible commercial (A1/A3) demise and reinvigorate and reactivate this part of the site. The faceted glass will mimic the profile of the canopy edge and return back towards the tower clear of the sculptural Y columns.

The proposed flexible A1-A3 land use will mean this part of the site can be bought back into use and enjoyed by members of the public, the residents of the peabody estate as well as students and staff of City Lit.



Existing structural drawing with proposed canopy glazing line



Existing views of the Canopy from Kemble Street and Wild Street



Illustrative proposed view towards the filling station from Kemble Street