

Kodak

HOUSE

65 KINGSWAY , WC2B 6TD

DESIGN AND ACCESS STATEMENT

29 NOVEMBER
2019

savills

BARR GAZETAS

Clearbell

 BIDWELLS

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Introduction

Clearbell

Client.....Kings Keeley Limited c/o Clearbell Capital LLP

HOLLIS

Project Manager.....Hollis

BARR GAZETAS

Architect.....Barr Gazetas



Planning.....Savills



Heritage.....Bidwells



Structural Engineer.....Heyne Tillett Steel



MEPH Engineer / BREEAM.....Watkins Payne



QS.....Doig+Smith



Principal Designer.....TFT



Building Control.....MLM



Fire Consultant.....Tenos



Well AssessorCundall



DS/ ROL.....GIA



Waste Strategy.....Arup



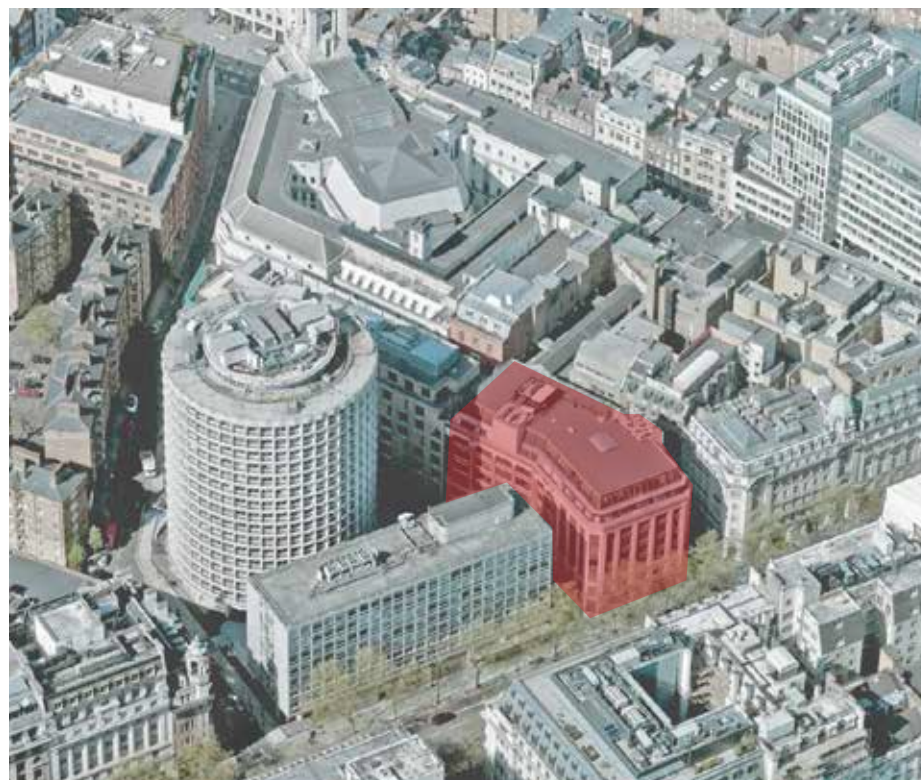
Letting agents.....Knight Frank



Letting agents.....Farebrother

Introduction

1.2 Project Overview and Brief



Clearbell Capital LLP on behalf of Kings Keeley Limited have instructed Barr Gazetas to prepare a Design and Access Statement which sets out plans for the refurbishment of Kodak House, 65 Kingsway, WC2B 6TD. The brief can be summarised as follows:

1. Façades:

- Replace all windows.
- Clean and restore existing façades.
- 6th and 7th floors part re-built and re-clad with materials in keeping with the existing extensions.

2. New ‘Kodak House’ Entrance:

- Restore an entrance off Keeley Street, with new entrance doors, canopy, lighting, and signage. Includes slab level alterations to allow on grade access.

3. Historic Kingsway Entrance:

- Retain and refurbish the existing entrance on Kingsway, in keeping with the existing hierarchy of the façades.

4. Reception:

- Provide an enlarged reception that is accessed off both Keeley Street and Kingsway.
- Include new finishes, lighting, reception desk, seating areas and client suite.
- Retain and refurbish historic features where present.
- Lower slab and create internal stepped access between levels.
- Removal of 3no columns to facilitate reception space.

5. CAT A Office Refurbishment

- Refurbishment of all office floors, common parts, WC's and lifts to achieve occupancy 1:8 per floor.
- Allow for subdivision of floor plates to allow 2 tenant split.
- Expose all existing columns by removing later cladding.
- Removal of 1no column on all office floors to provide a more flexible floor-plate.

6. Core:

- New primary core anchored to Wild Court elevation. Includes removal of 2 no. columns from BF and above, in the localised area to engineer the new core.
- Retain historic staircase and connect to new core.
- New lift shaft serving all levels.
- Secondary escape stair repositioned to facilitate new layout.
- Plant and risers relocated to suit.
- Improved disabled access and circulation.

7. Occupier facilities:

- Provide new bicycle parking at BF.
- Provide new shower, WC's, locker, drying room and changing facilities at BF to BCO guidelines.
- Some plant relocated to roof level, to facilitate new accommodation.
- Removal of 1no columns to facilitate layout.

8. Terraces:

- Provide communal amenity terrace at 8th floor.
- Provide consolidated plant area enclosed at roof level.

9. Sustainability, Wellbeing and Connectivity:

- BREEAM Excellent targeted.
- WELL Gold certification targeted.
- Wired Score Platinum targeted.

NOTE: These proposals do not seek to create additional massing at roof level.

Introduction

1.3 Site Location

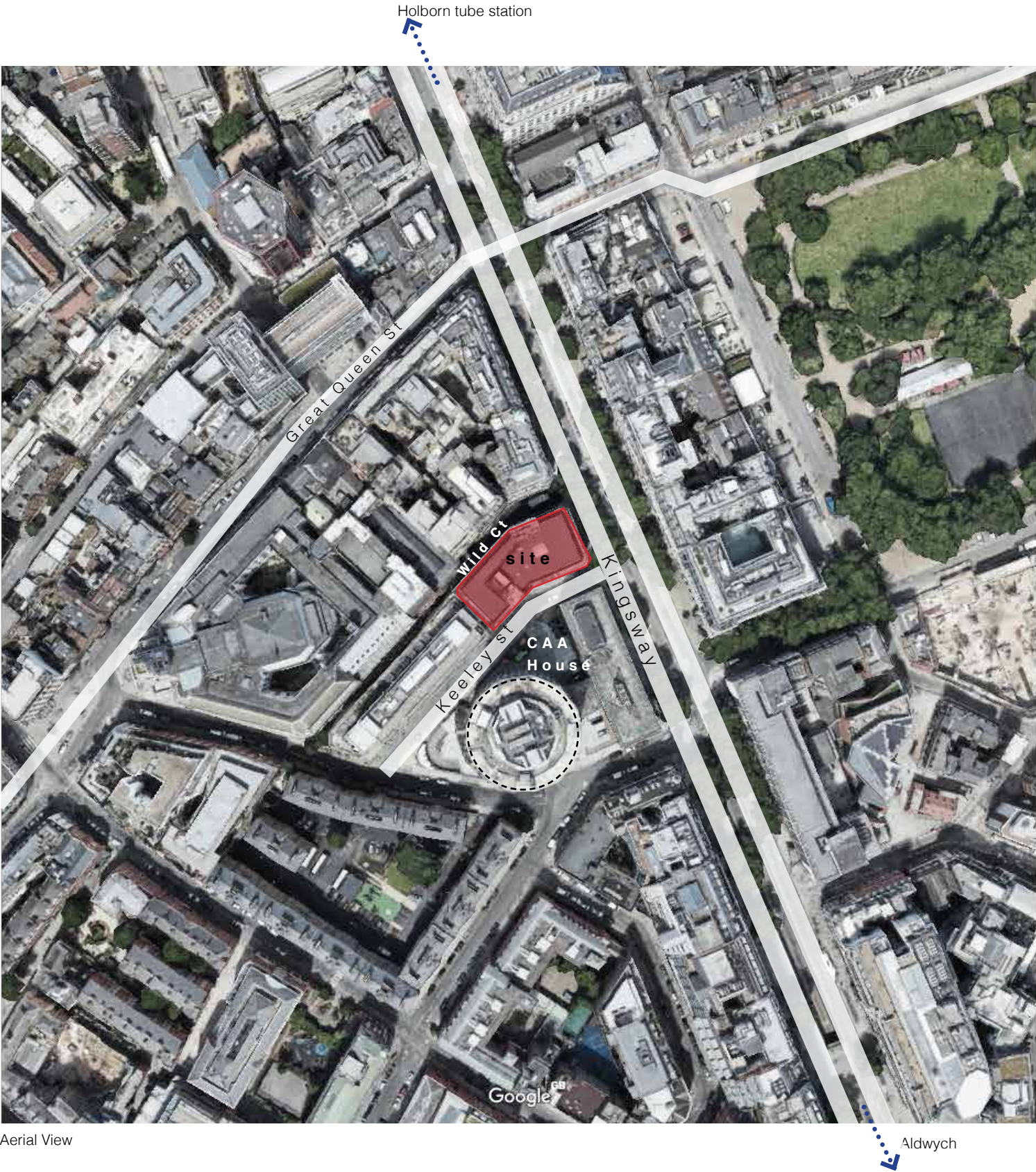
The building is located in the London Borough of Camden, between Holborn and Aldwych, half way down Kingsway and is bound by Keeley Street to the south and Wild Court to the north.

Originally built as the European headquarters of the Kodak Company, the building now comprises of B1 use from Ground Floor to 7th floor.

The entrance to the office building is on Kingsway with additional Ground Floor A3 and A1 uses on either side of the Kingsway entrance.

There is a Basement level housing plant and storage. In addition to this, some of the floor is currently occupied by a D2 operator.

The existing A1, A3 and D2 units at ground and basement floor will remain in occupation throughout the project.

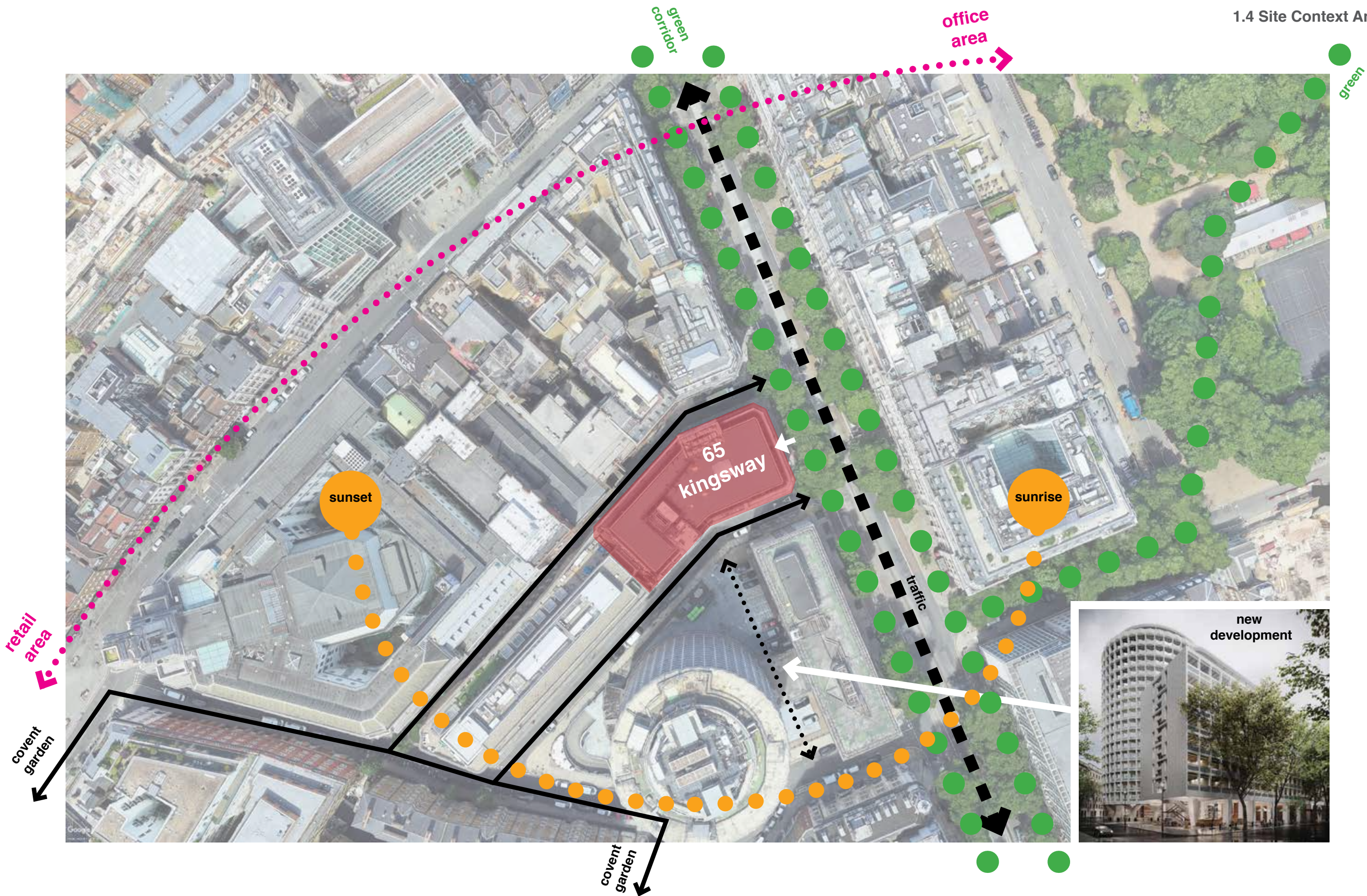


Aerial View



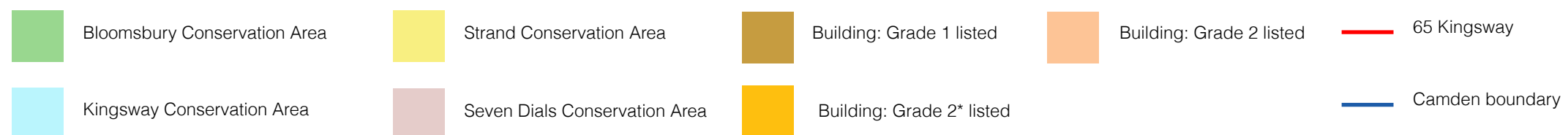
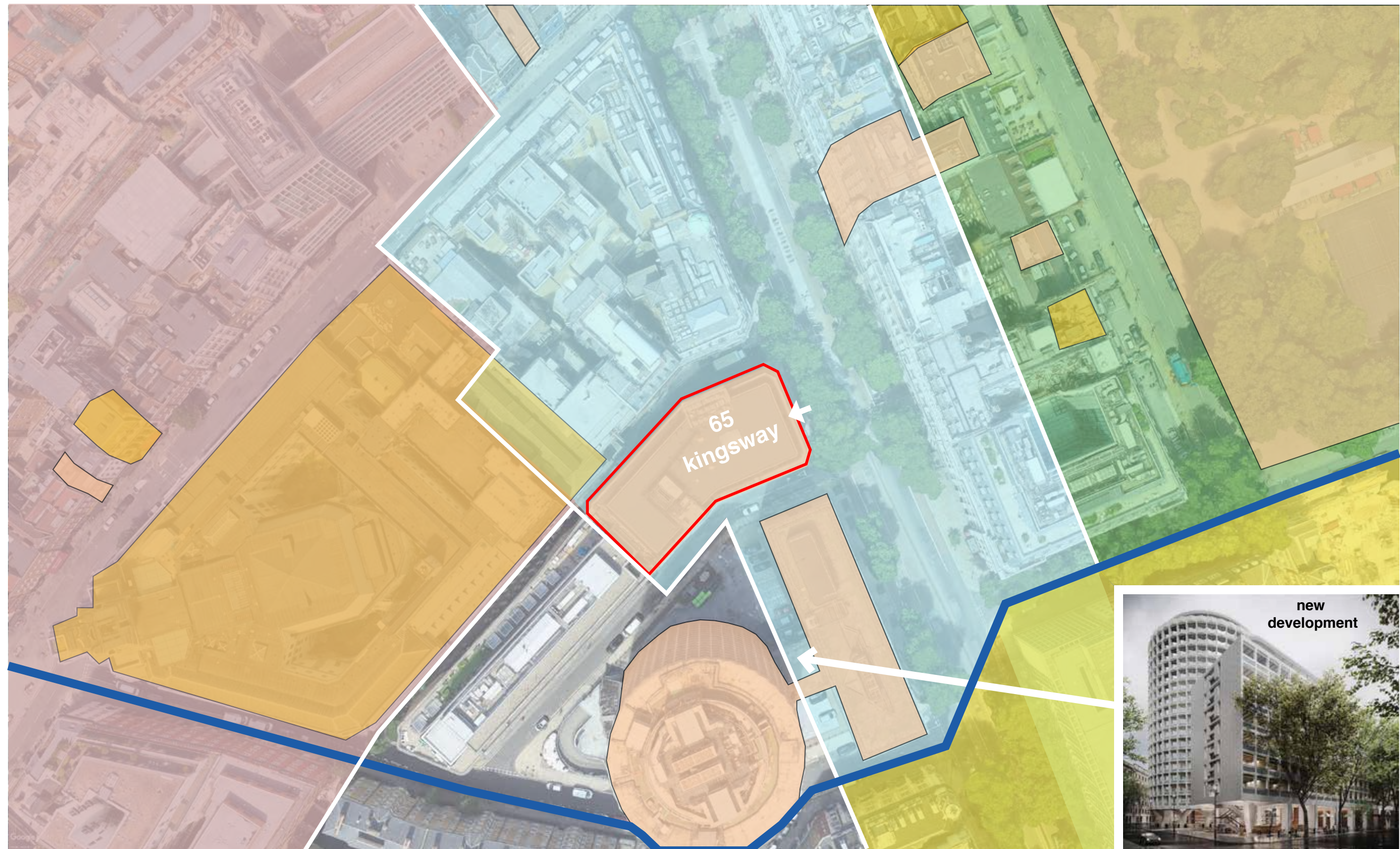
OS Map

 **65 Kingsway**



Introduction

1.4 Site Context Analysis



BARR GAZETAS

Introduction

1.5 Building History



Kodak House - 1911. Note: Original window design



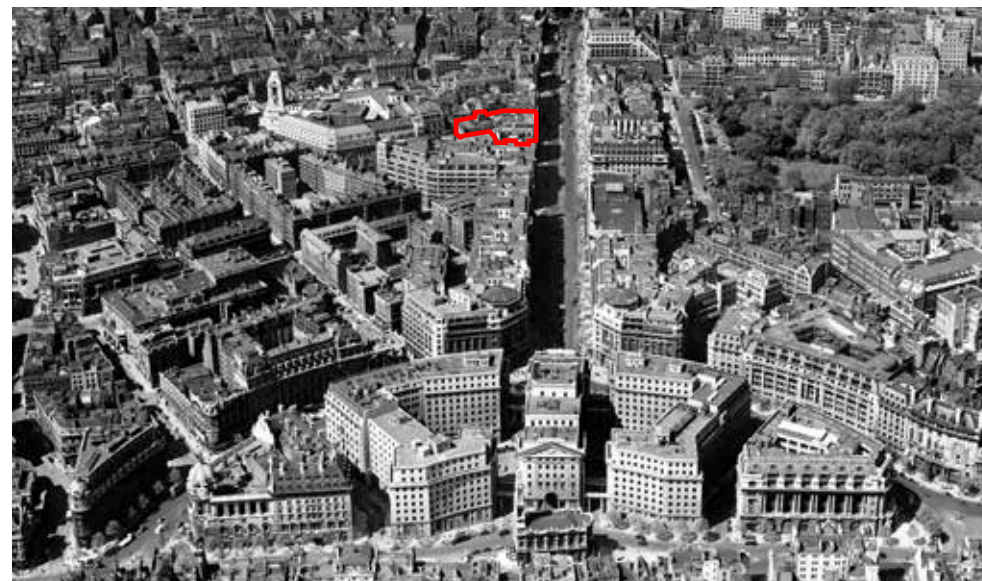
Gallaher House -1925 Note: 6th floor extension



65 Kingsway - 2019 . Note: 1980's 7th floor extension



First Floor reception hall. Showing marble columns, mosaic flooring, partitions, and coved ceilings.



Historic aerial view

— 65 Kingsway

65 Kingsway is one of the earliest examples of a purpose built open plan office block in London. The building has been altered significantly over the last 100 years.

Building Chronology:

1911:

Built as the European headquarters of the Kodak company. Designed by the architectural practice of Sir John Burnet and Partners with Thomas Tait as the job architect. Built as a six-storey (plus basement) modern office block.

1925:

The building is acquired by the Gallaher Group, a United Kingdom based tobacco company. A 6th floor extension is constructed.

1986:

The top (7th) floor attic storey is constructed.

Key features can be summarised as:

Façades:

- The Kingsway facade is clad in Portland stone on a Norwegian granite base.
- The Keeley street side is of heather red bricks.
- The Wild Court side is of white glazed bricks.
- Original window design with industrial style proportions.

Entrances:

- The Kingsway entrance had a marble vestibule and a marble staircase and a first floor reception area with marble and mosaic floor and screens made from wood and glass.
- The building was also accessible from Keeley Street.

Interiors:

- The board room at first floor was lined with Spanish mahogany and there were marble columns throughout.
- The Kodak shop had floors made of oak blocks while the private offices were of linoleum.
- Materials originally used in the building include bronze, glazed bricks, granite, mahogany, marble, Portland stone, red brick, reinforced concrete, steel frame.

Introduction

1.6 Planning History - by Savills



Savills have reviewed the Council's online planning record. There is an extensive history for the property and the most relevant applications are set out in the table within this page.

The site was subject to the creation of an additional floor at 7th floor level in 1986, and has since undergone a number of refurbishments and occupier fit out installations both to the office space and the associated facilities.

Reference No.	Description	Decision
2019/1897/L	Replace 4 no. existing columns with new structural frame	Granted 29 May 2019
2018/3024/L	Refurbishment of basement space for gym with installation of mezzanine and services and removal of infill masonry	Granted 3 September 2018
2017/2090/L	External and internal alterations to the shop, including 2 externally illuminated projecting signs and internal advertising vinyls	Granted 26 May 2017
2016/6969/L	Various internal alterations to 4th floor offices	Granted 2 February 2017
2015/4654/L	Reinstatement of external door on south-east corner of building; provision of new entrance to basement on Keeley Street elevation and internal alterations in association with a change of use of part of ground floor and part of basement	Granted 21 December 2017
2015/4096/P	Change of use of part of ground floor from office use (Class B1a) to retail use (Class A1) and change of use of part of the basement from office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2); reinstatement of external door on south-east corner of building; provision of new entrance to basement on Keeley Street elevation; and associated works	Granted 21 December 2015
2015/2748/L	Internal refurbishment of existing offices at basement, ground, first and second floors	Granted 15 July 2017
2011/5860/P	Installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1).	Granted 6 February 2012
2011/5855/L	Works in association with the installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1).	Granted 6 February 2012
2010/4844/P	Retention of 3 x air-conditioning condenser units, and associated pipe work, to roof of office building (Class B1)	Granted 14 December 2010
2010/0797/L	Installation of 3 x air conditioning condenser units to existing roof, including additional service runs within the 6th and 7th floor levels	Granted 3 August 2010
2010/0795/P	Installation of 3 x air conditioning condenser units to roof of office building (Class B1)	Refused 3 August 2010
PS9704664	Removal of bronze anodised aluminium windows, infilling of old window apertures with yellow stock bricks and rendered masonry to match existing surrounds	Granted 11 September 1997
8600977	The erection of an additional floor at 7th floor level and its use for offices	Granted 14 August 1986
8600847	Conversion of a loading bay into office accommodation and the re siting of an existing shop unit	Granted 30 July 1986



01. Summary of Camden Feedback Relating to Barr Gazetas Pre-App 09.09.19

The purpose of the first, introductory meeting, which was held on site, was two-fold:

- To enable the Officers to visit site and gain access internally. A full building tour took place, albeit Officers chose not to go up and onto the roof of the building; and
- For Barr Gazetas to present their scheme in person, face-to-face with Officers, and to enable identification of key features during the course of the ‘walk-around’, e.g. the columns to be removed, former Kodak House boardroom layout and fireplace original position, and so on.

The meeting went well, and it was agreed that Officers would follow-up with the Applicant team, a week or so later, having completed internal Camden consultations focussing on design and conservation matters.

Primarily, 5 key points arose, which we summarise here:

- (Rose Todd) RT – Noted the variation of louvres on Keeley street and how the scheme proposed to ‘tidy’ this;
- RT – queried the location of the historic fireplace on the first floor level;
- Project team explained the first floor Arena 8 application is separate to our proposed scheme;
- Project team - requested confirmation for an early buy in on the soft strip; and
- RT – noted the bay windows inside and how they were hidden/ covered by the ceiling.

02. Summary of Camden Feedback Relating to Barr Gazetas Pre-App 23.09.19

Façades and Entrance Strategy

- Alterations proposed on Keeley Street are considered to be positive for the building and creates a good link
- Removing the bay structure creates a visual improvement and integrates well
- (Rose Todd) ‘RT’ - ‘Currently the elevation on Keeley St appears to have been randomly infilled, the proposals aim to rejuvenate this space’
- The Officers consider this to be a good space for a secondary entrance
- RT - Window replacement ‘looks better’ and is an improvement

Layout Reconfiguration and Office Space

- RT - need to look at the harm of moving the toilet block / but notes the toilets were added in the 1970s, and before the building was listed
- RT - ‘relocation is not necessarily a bad thing if it improves rationalising’
- RT - good justification will be required for the removal of the columns i.e. need to assess whether the removal would cause any harm
- RT - The north elevation is the best location for the lifts - it is the least harmful location. Need to further demonstrate and justify that this is a benefit to the building i.e. a modern office requires this facility, improved open plan floor, removal of lift run etc.

First Floor Office Space

- RT - no views on the removal of the screen - need to justify why the current partition is not a major contribution or a major significance

Terrace and Extension

- RT / (Elaine Quigley) ‘EQ’ - the nature of the roof extension is the most problematic and not the best way of extending
- RT - wondering whether it would be better to re-design this in a more integrated design extension, more complimentary and not another ‘hat’
- RT /EQ - Would like other comparable examples of other buildings with roof extensions – need more justification for the roof other than Grade A office space
- RT - ‘The principle of the massing of the roof extension and justification for the roof terrace would be acceptable’
- RT – Need to consider the 1920s roof extension and maybe the loss of this for something more comprehensive and innovative
- RT – Agrees that the bronze material finish would be acceptable

03. Summary of Camden Feedback Relating to Barr Gazetas Pre-App 04.10.19

A meeting was held to review options for the roof treatment following the negative feedback received on the initial proposals. The key points analysis for this are:

- RT was comfortable with the demolition of the 1920’s extension if the result was a better quality roofscape.
- Scheme 05 was the preferred option and represents an opportunity to do something striking and special.
- It was noted that this would be significantly more costly and longer to deliver.

04. Summary of Camden Feedback Relating to Barr Gazetas Pre-App 30.10.19

This meeting was held to review and clarify progress made thus far. Support was given by the Officers towards the base scheme application and further comments were provided in respect of the enhanced scheme as follow:

- The Architects and Heritage consultants presented the scheme proposals to Officers.
- RT- was unhappy with the current extension on the existing building and expressed how the extension does not work well as a substandard scheme on such a revolutionary building.
- EQ- felt that the most successful approach would be one that considers how the enhanced scheme will incorporate roof plant which would be acceptable in terms of heritage and design on a listed building.
- RT- expressed concerns of the two thirds, a third getting taller and queried whether the extension could be set back and the terrace to the front reduced in order to move the bulk away and to further evolve the design.
- RT- Noted that the scaling down of the enhancement scheme must still be economically viable for the applicant and are mindful of this.

Introduction

1.8 Development Context

The building sits alongside two significant developments.

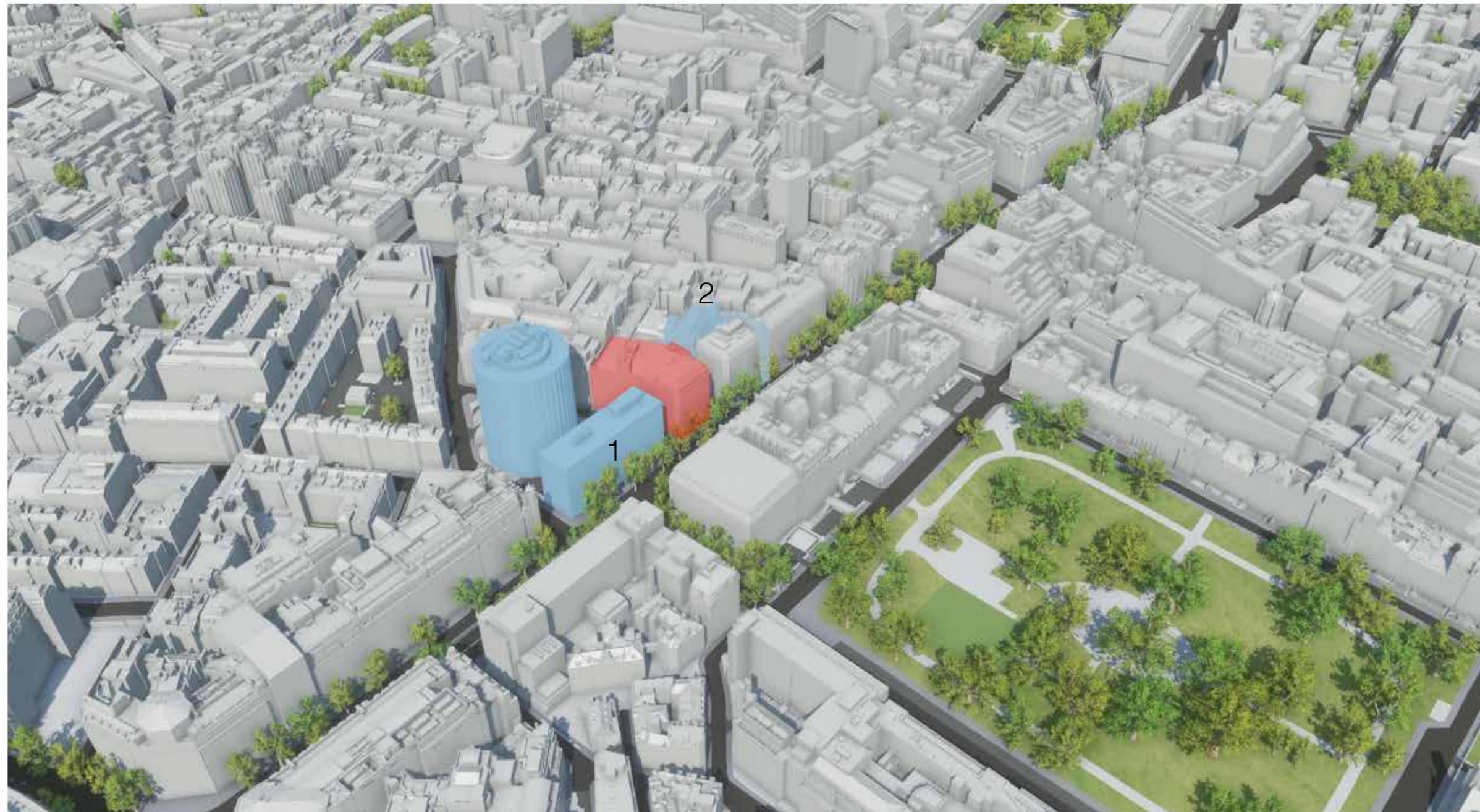
1. CAA House
2. 75 Kingsway / 4 Wild Court.



1. CAA House



2. 75 Kingsway / 4 Wild Court



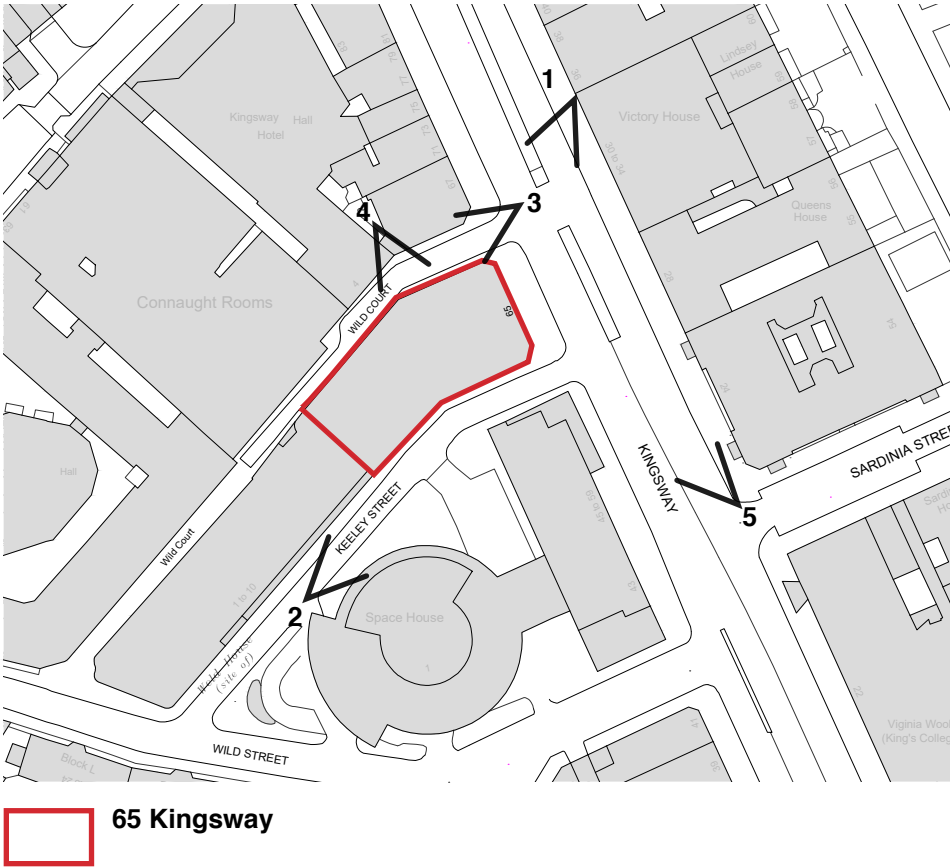
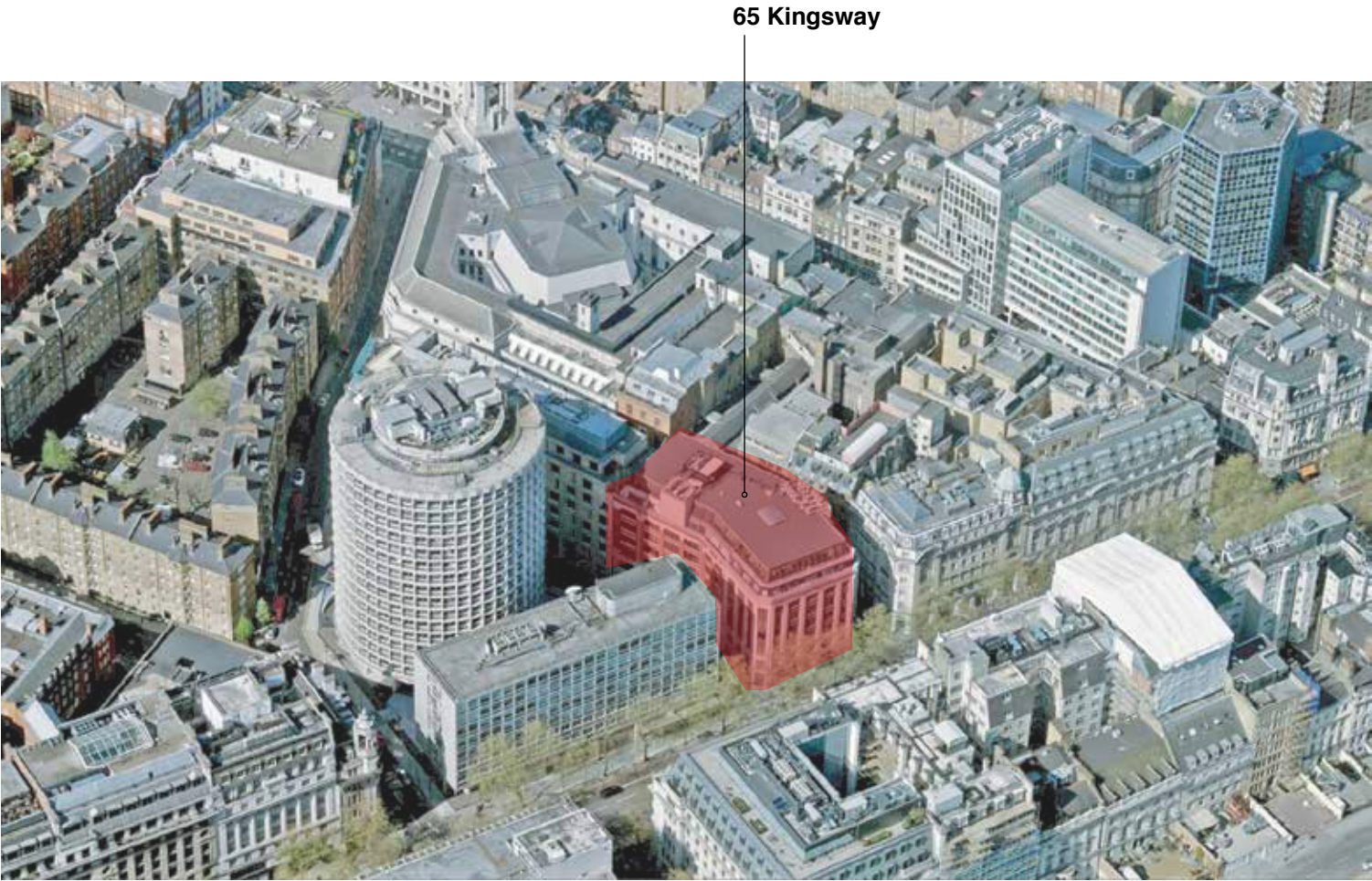
65 Kingsway

Neighbouring developments

Existing Building

Existing Building

2.1 Existing External Photographs



View 1: From Kingsway



View 2 : Up Keeley Street



View 3: Down Wild Court



View 4: From Wild Court



View 5: From Kingsway

Existing Building

2.2 Existing Internal Photographs



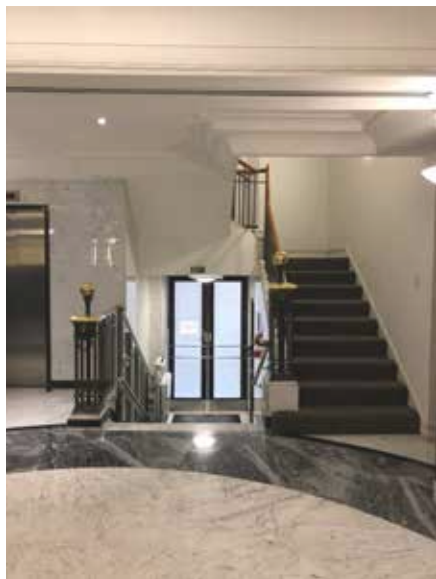
First Floor reception hall



First Floor fireplace



Kingsway entrance



Ground floor reception hall



Typical office floor



View out to Wild Court



View out to Keeley Street



Rear stair



Main stair



WC's



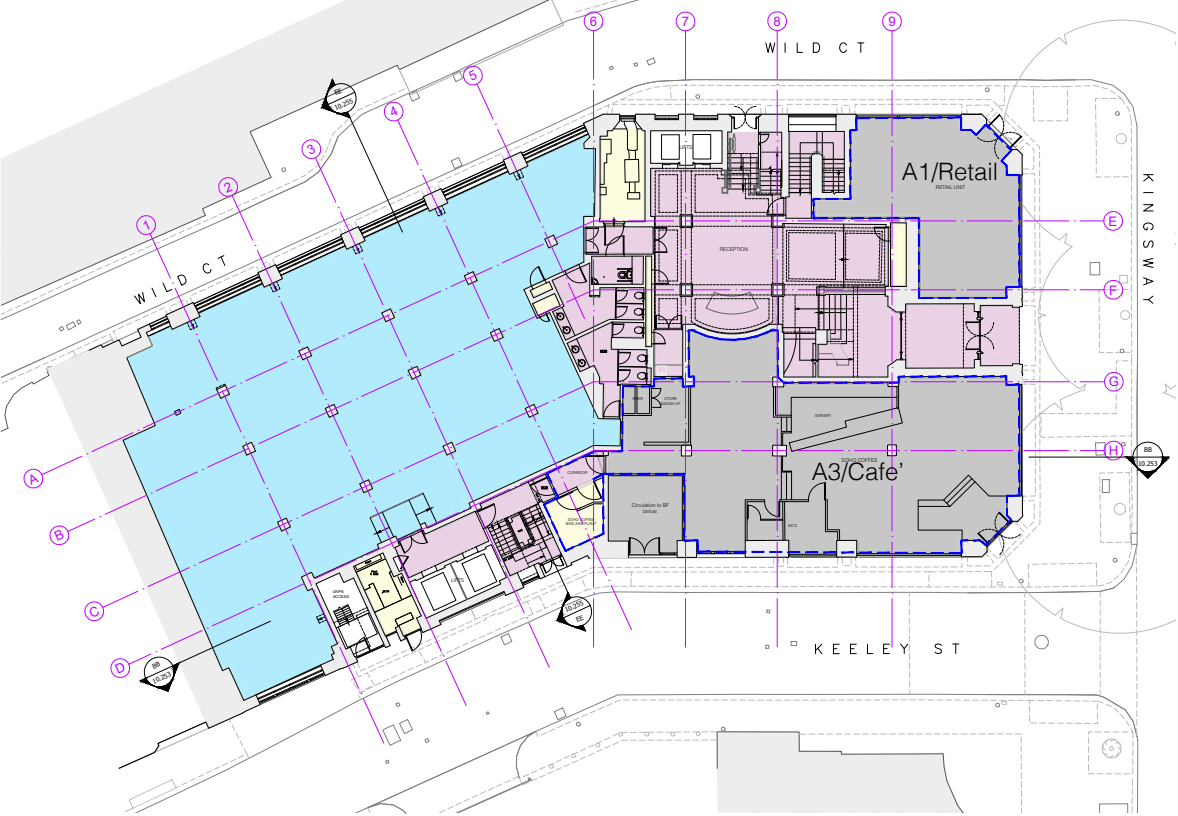
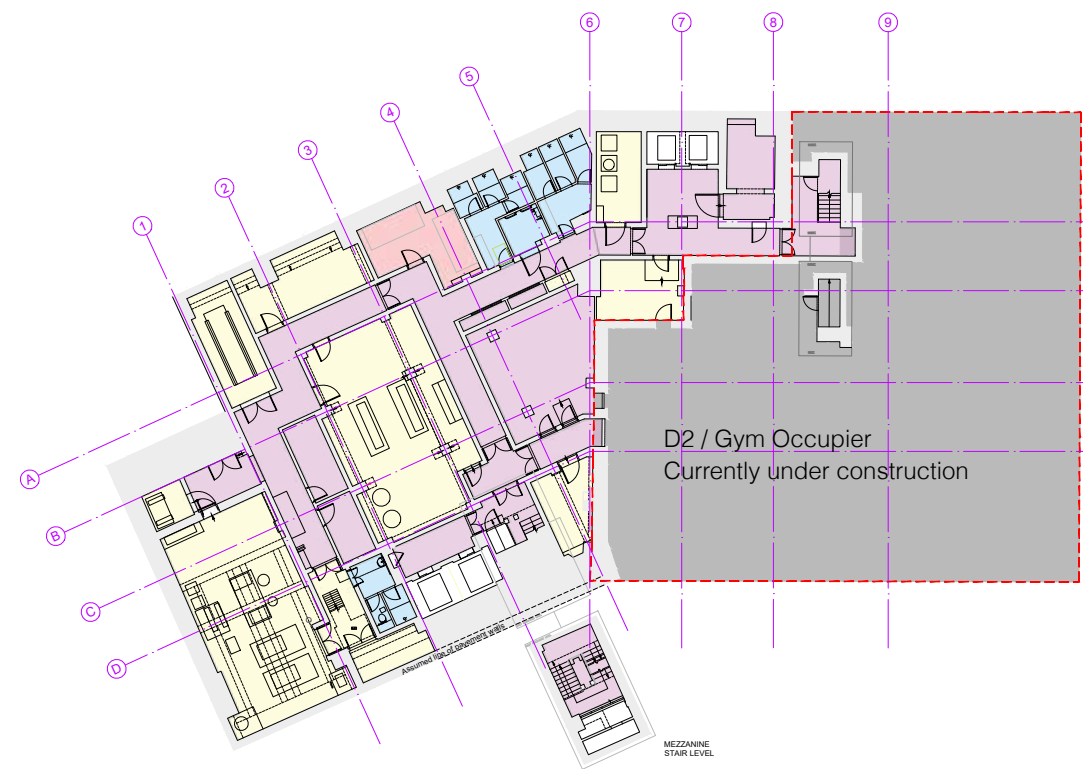
Showers and lockers



Cycle store

Existing Building

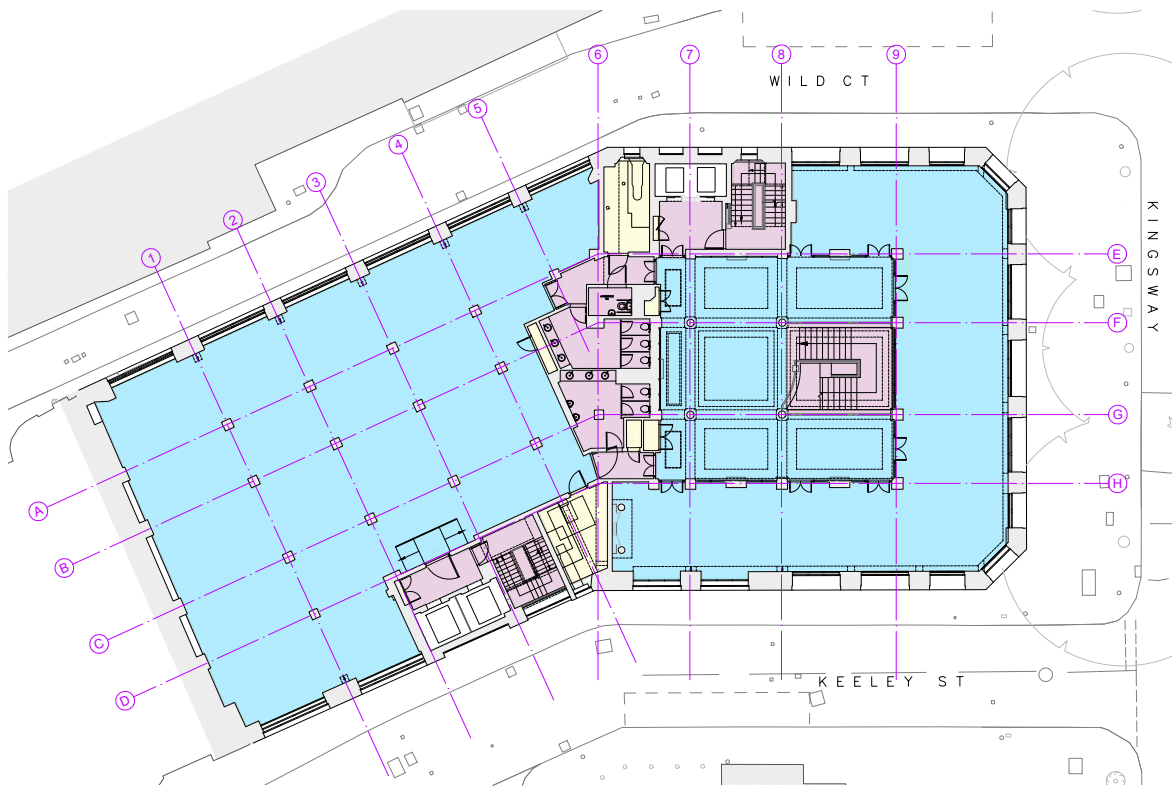
2.3 Existing Land Use



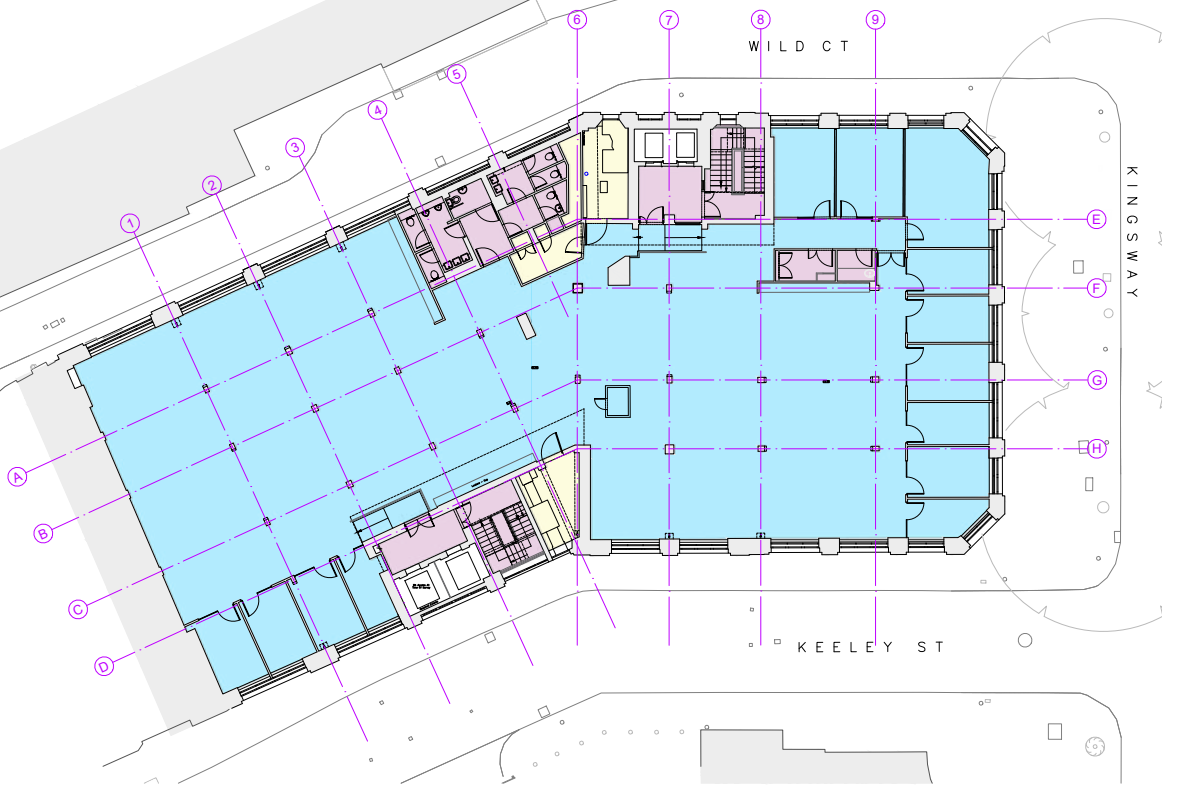
- Existing Walls
- Commuter facilities
- Plant / Risers / Services
- Common parts
- Cycle storage
- Not in scope

Basement Floor

Ground Floor



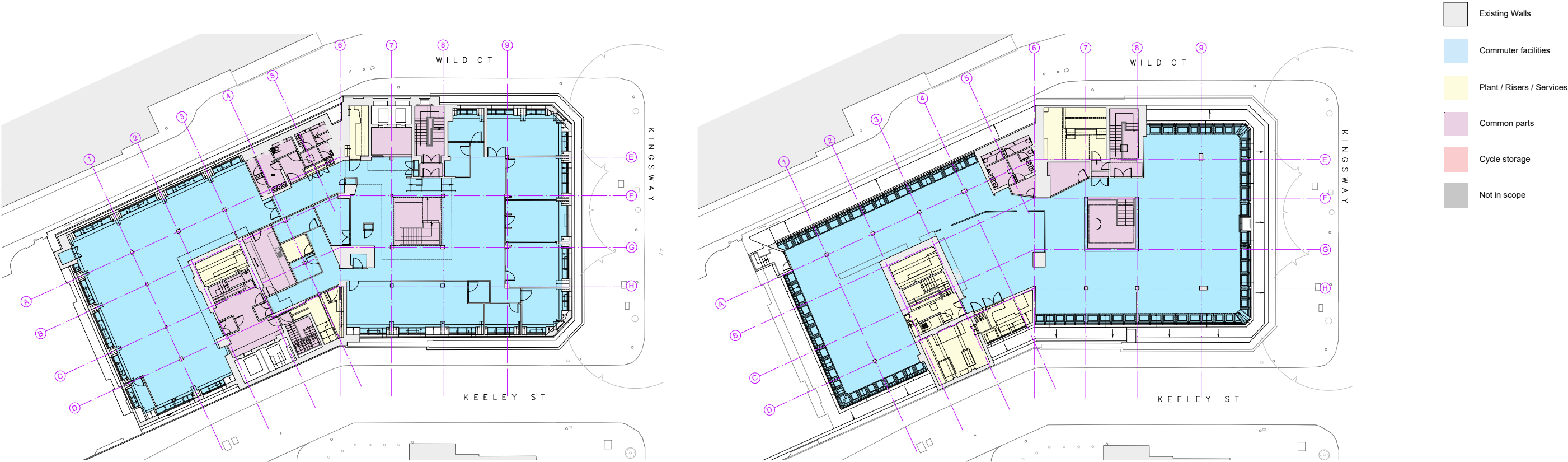
First Floor



Typical Floor - Second to Fifth

Existing Building

2.3 Existing Land Use



Sixth Floor

Seventh Floor

EXISTING							
Floor		NIA		GIA		GEA	
		m²	ft²	m²	ft²	m²	ft²
Basement	Storage / Plant	78.9	849	586.6	6,314	586.6	6,314
Ground	B1	398.3	4,287	666.9	7,179	739.2	7,957
First	B1	644.7	6,940	976.1	10,507	1,065.0	11,464
Second	B1	817.0	8,794	983.6	10,587	1,068.0	11,496
Third	B1	809.0	8,708	978.5	10,533	1,066.0	11,474
Fourth	B1	820.2	8,829	973.9	10,483	1,066.0	11,474
Fifth	B1	818.3	8,808	978.1	10,528	1,066.0	11,474
Sixth	B1	706.0	7,599	933.5	10,048	991.0	10,667
Seventh	B1	555.5	5,979	804.0	8,654	856.4	9,218
Total		5,647.9	60,794	7,881.2	84,833	8,504.2	91,539
TOTAL B1		5,569.0	59,945	7,294.6	78,519	7,917.6	85,225

Heritage Considerations



The following assets are located within the application site and may be affected by future proposals for the adaptation of the site:

- Kodak House – Grade II Listed Building
- Kingsway Conservation Area

In order to satisfy sections 16, 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and National Planning Policy it is necessary to determine the significance of the assets noted above, and determine the impact of any proposals upon that significance. The proposed development seeks to better reveal the significance of the building, whilst ensuring its continued viable use and occupation.

The accompanying heritage assessment has found that overall, Kodak House is considered to hold a moderate/good level of significance in heritage terms as a result of the survival of material and plan form as well as its historic and communal value. The Kingsway Conservation Area is considered to have maintained much of its Edwardian commercial character and is therefore considered to hold a good level of significance in heritage terms. The contribution of Kodak House to the Conservation Area stems from its classic simplicity, thought to be ‘the only building of architectural importance in Kingsway.’ As with many of the surrounding structures whose principal frontage stands on Kingsway, the side elevations of the building are much less noteworthy. Therefore, Kodak House is considered to make a good contribution to the Kingsway Conservation Area.

Opportunities and Constraints

1. Columns

The Kodak building has undergone numerous alterations over time. While the building has retained many of its original columns, these have been encased in substantial layers of cladding, removing the original sense of volume within the internal spaces. Celebrated for its simplicity when first built, it is thought that the majority of the columns would have originally occupied a slimmer square foot print, allowing the openness of the floor plans to be appreciated and highlighting the innovative structure.

Although the building's simplified Neo-Classical external façades and floor plan are generally still legible, late twentieth century renovation works have removed an appreciable understanding of a turn of the century building at the upper levels. Works such as suspended ceilings

and generic modern office fit out, created an anonymous appearance. The restoration of a slimmer profile to these columns, stripping them back to their original width would be of huge benefit to appreciating the core significance of the building as an early steel framed office block.

2. First Floor Lobby

Alterations to the lobby and loss of the cashier's desk and original screens to the board room at first floor have removed a sense of this historic circulation within the building at these locations as well as changing the material character of these spaces. Alterations to the fabric in these locations is therefore considered to have a reduced impact, given their current limited contribution to the significance of the space.

3. Keeley Street Elevation

The function and historic appearance of the Keeley Street elevation is presently partially obscured, with the original service entrance blocked in and later louvres installed at ground floor. This prevents an understanding of how the ground floor and basement levels functioned as a secondary entrance into the building, as well as introducing incongruous materials into the facade.

4. Roof

Similarly, the appearance of the late twentieth century roof extension to the seventh floor is entirely without interest, and lacks a responsive approach to the materiality of the host building. It is noted the existing later addition lift overrun to the roof intrudes on views of the building from the surrounding conservation area and the loss of the original windows to the external façades exacerbates the late twentieth century character. The present screening to existing plan is also considered inadequate resulting in an untidy and shabby character.

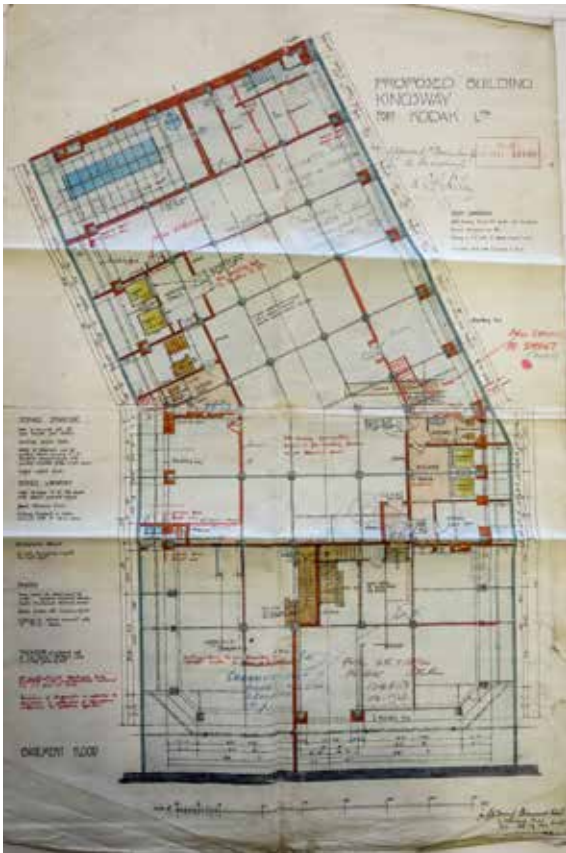
5. Historic Fabric

There are however some original features still in situ, as noted on the significance plans, including the location of the staircase adjacent to the Kingsway entrance, the decorative fixtures to the main entrance and remaining original columns.

Heritage Considerations

3.2 Historic Drawings

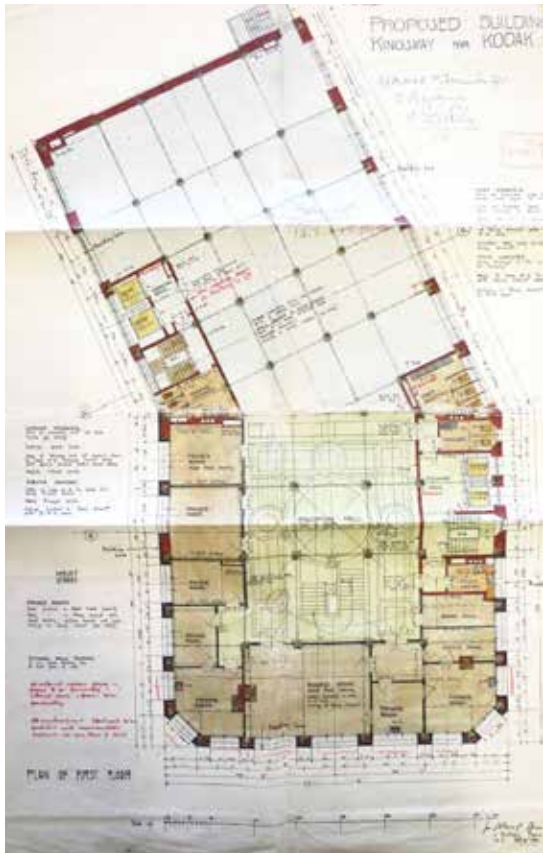
Kodak House was designed for Kodak in 1910. The drawings alongside reflect the original proposal comprised of 6 storeys (plus basement).



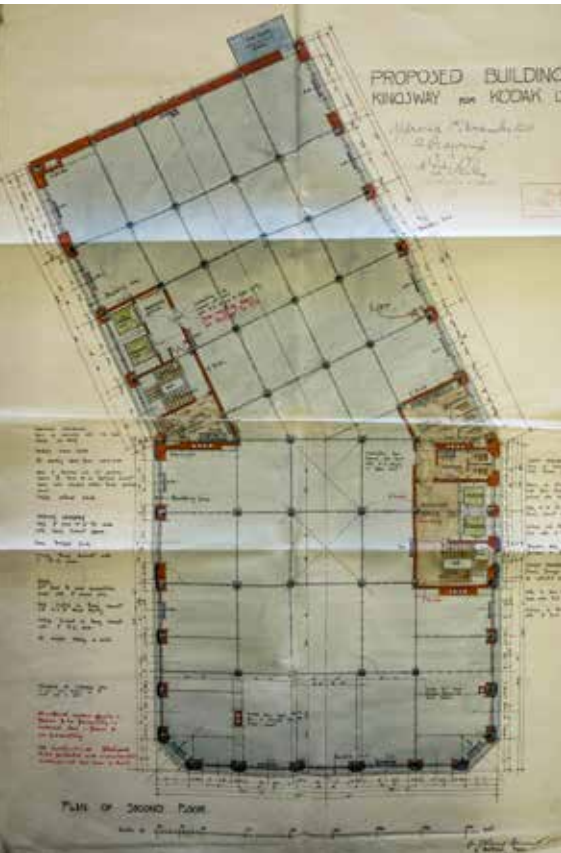
Basement Plan 1910



Ground Floor Plan 1910



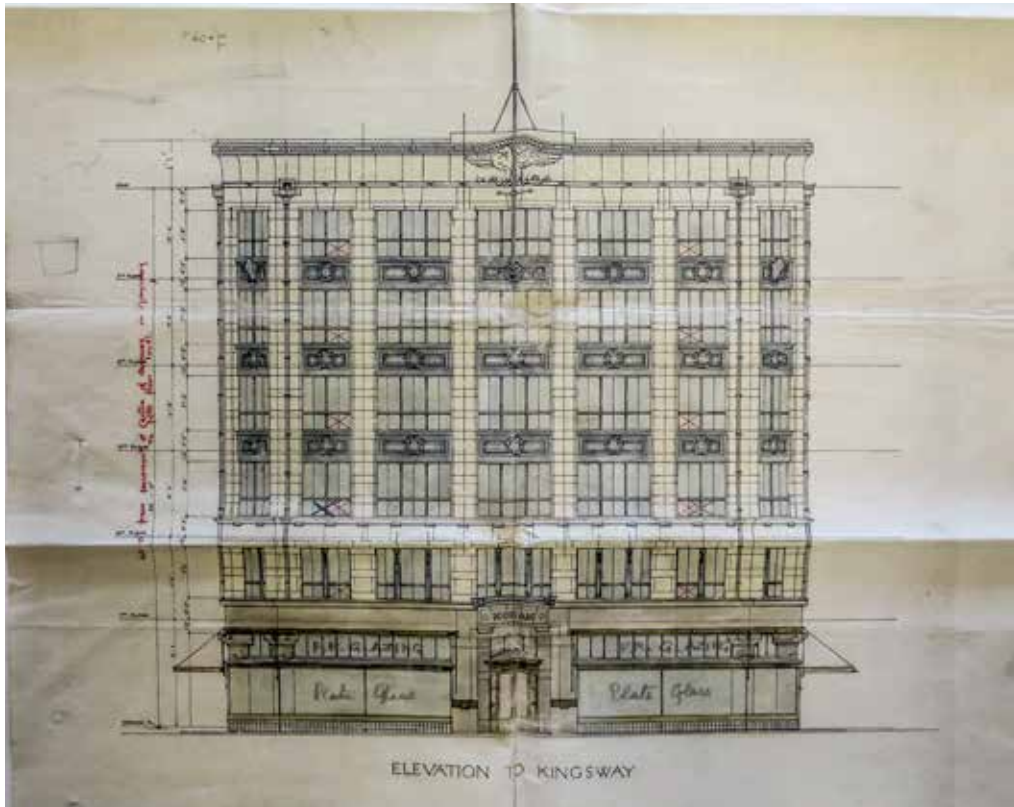
First Floor Plan 1910



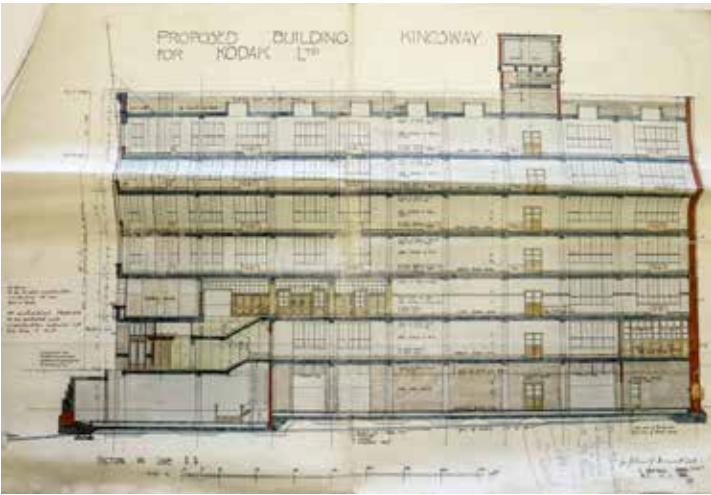
2nd - 5th Floor Plan 1910



Archive Elevation of Keeley Street



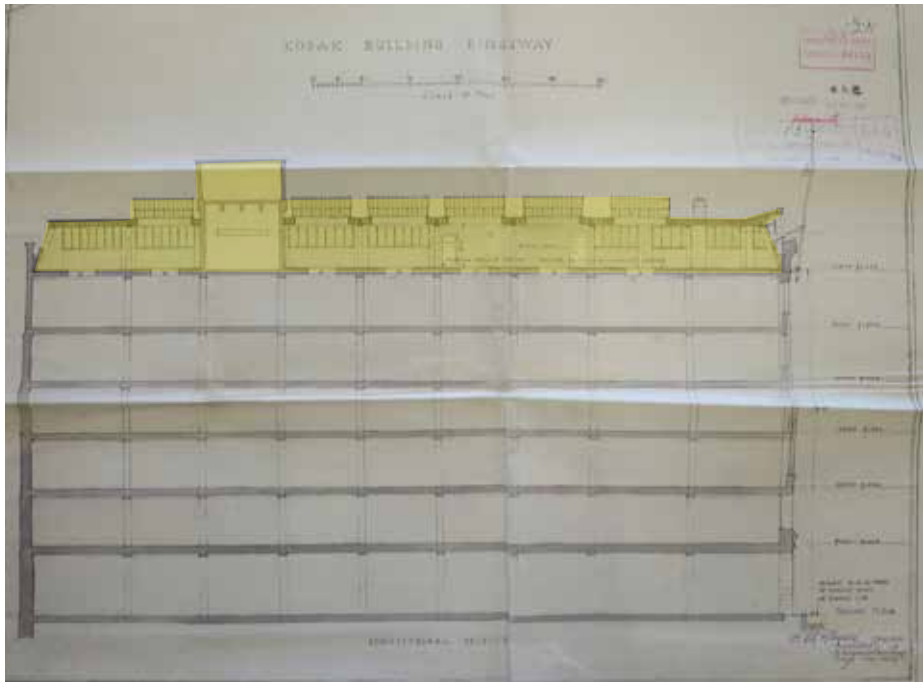
1910 Archive Kingsway Elevation



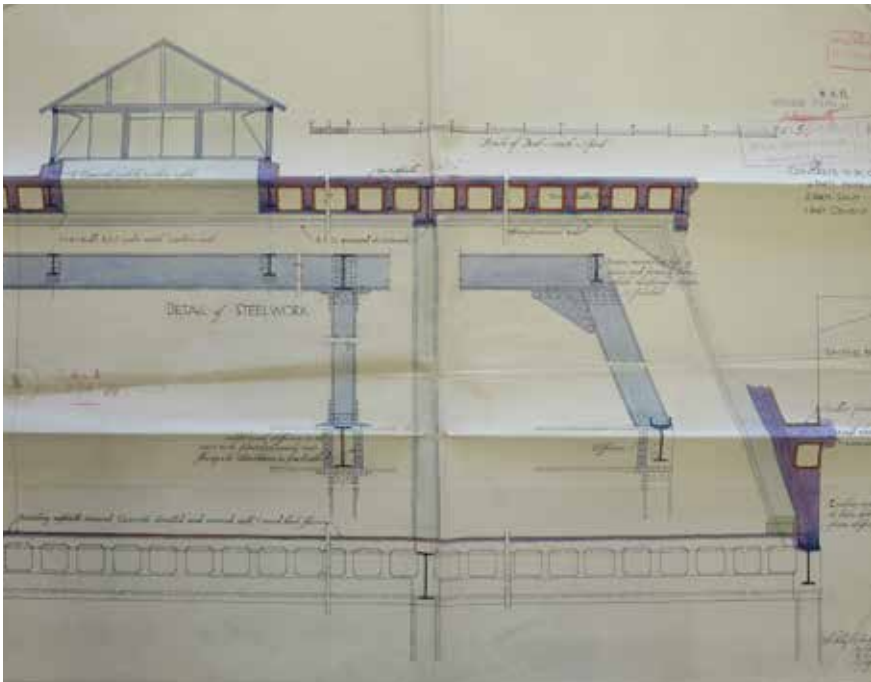
1910 Archive Section

Heritage Considerations

3.3 Historic Extensions



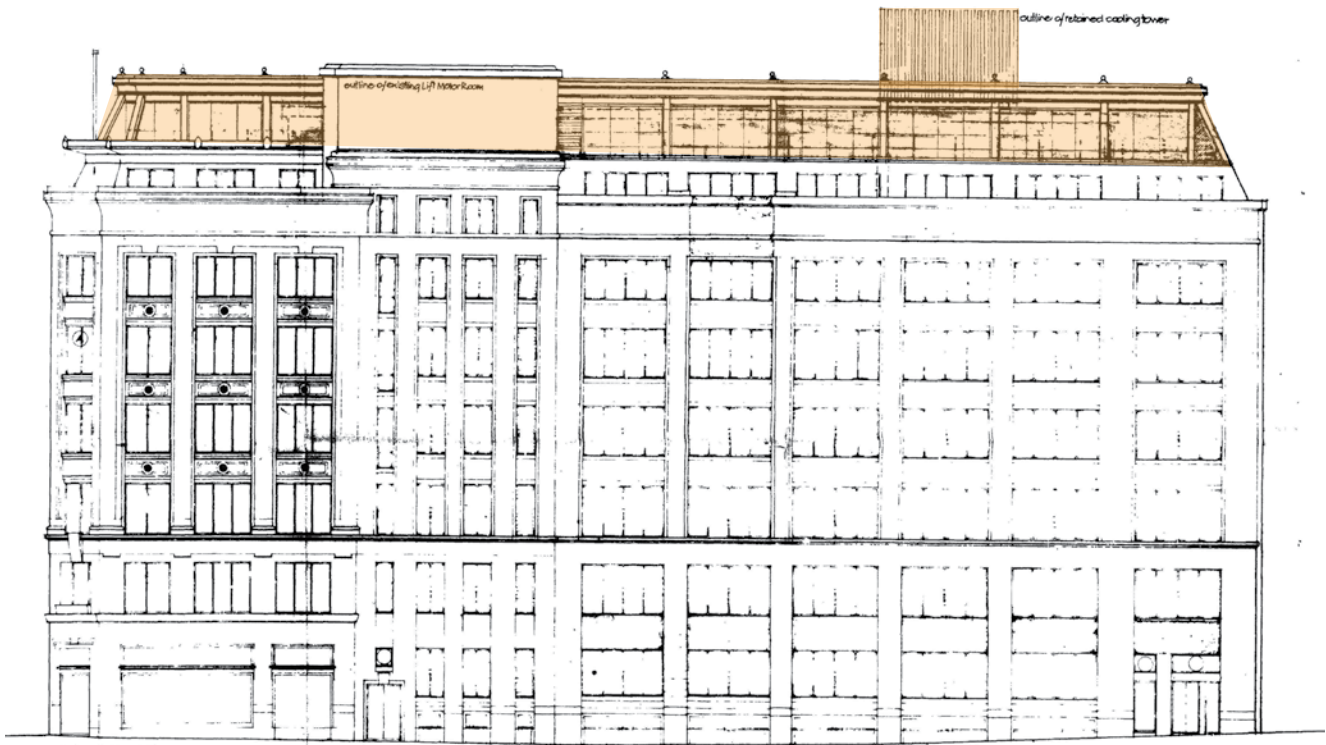
1925 Archive Sections



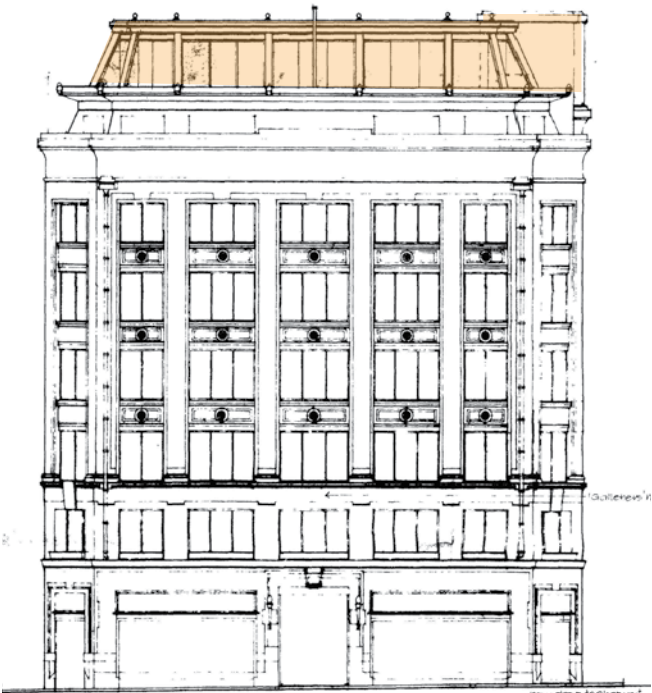
Photograph showing building with the 1925 extension

In 1925 a single storey extension was added to the original building at 6th floor. These works included the instillation of a bronze metal entablature to a portion of the existing parapet facing Kingsway.

1925 Extension - 6th floor



1986 Archive Sections



1986 Archive Elevation

An additional extension was approved in 1986 for a mansard extension on top of the 1925 extension. Indicated by the 1986 archive section and elevation alongside

1986 Extension - 7th floor

Heritage Considerations

3.4 Historic Photographs



The historic photographs in this page show that the building’s exterior is of a simplified Edwardian Neo-Classical architectural style and is an early British design for an open plan office block.

The Kingsway elevation contains the principal entrance into the building, which has the most decorative features within the external façades. The entrance is formed of a stone collection moulded door surround, with a projecting scroll keystone, this is flanked by bronze touches. Wrought iron gates are shown to have led into a marble vestibule and a timber multi-paned glazed doorway.

The fenestration to the building originally featured multi-paned Crittal casements as can be seen in the ‘front Elevation’ pictured alongside. Today these have been completely replaced with modern units however. The ground floor shop windows have also all been altered.

Internally the building has undergone numerous alterations to its plan form corresponding to changing requirements for the space and changing fashions. The ground floor entrance hall and first floor lobby areas have retained a marble clad appearance, however comparison to historic photos and plans shows the loss of the wall separating the ground floor hall from the shop floor area seen in photos from the 1970s. Analysis of these images also shows the replacement of the marble floor at first floor and removal of the original glazed screens to the board room and surrounding the reception area.

Further alterations include the reorganisation of the plan form beyond the reception area. This space was once open plan, with a ‘cashiers desk’ separating the landing at first floor from the full extent of the main office. Screens and a toilet block were later introduced, enhancing the sense of enclosure in this area.

Following late twentieth century redevelopment, the original volume and location of the first-floor boardroom has been lost, including removal of the Spanish mahogany panelling which can be seen in the images alongside. The fireplace, its mantelpiece, hearth and its timber surround however appear to have survived, repositioned within the first floor and reoriented.



Front elevation



Historic entrance on Kingsway.



Historic entrance on Kingsway. Note: original window design and proportions



Ground Floor entrance hall - 1970's
Note: separating wall.



Ground Floor Kodak shop 1970's



First floor Reception. Note: original floor



Board room



First floor office panelling



Boardroom fireplace

Heritage Considerations

3.5 Significance Plans



This page shows a number of illustrative plans by Bidwells, which indicate the residual significance of each room/rooms on each floor level of the building. The significance of each room is considered to be formed by a combination of its remaining evidential, aesthetic, historic and communal values, and its place within the overall plan-form or hierarchy of the building.

Refer to Bidwells Heritage Statement for a summary of significance.



Basement Floor



Ground Floor



First Floor



Second - Fifth Floor



Sixth Floor



Seventh Floor

- Likely Original fabric
- Later 20th century or altered fabric
- modern fabric of no interest

Heritage Considerations

3.6 Heritage Assessment of Proposals - By Bidwells



This section will provide a summary of the assessment undertaken by Bidwells, please refer to the full Heritage Statement for the complete analysis.

The proposals seek to undertake a sympathetic redevelopment of the site to better reveal its significance. A site visit by the application team together with extensive historic research has shown that there are several opportunities to better reveal the historic character and interest of the building, improving the contribution to the surrounding conservation area.

The proposals have therefore sought to make these improvements, focusing on stripping away later cladding and unsympathetic alteration, restoring the internal character of the building, focussing on the principal spaces at the first and ground floors lobbies. The replacement of the existing unsympathetic windows to all façades are welcomed in particular. This together with the removal of extensive layers of cladding to the remaining historic columns, repair work to the cracking within the main façade, and resolution of the presently cluttered roofscape are all considered to be enhancements.

An assessment of the building's significance has found that presently the current overall appearance of Keeley Street façade is of a closed-off, inaccessible elevation, save from small service doors. This creates a sense of dislocation from the rest of the structure and prevents an understanding of the original function of this façade, which formed an important part of the whole building's circulation. The proposed improvements to the Keeley Street façade are found to be an enhancement, retaining the character of a secondary subsidiary elevation, whilst removing unsympathetic late twentieth century alteration and opening up some of the later infill masonry to the original loading bay.

It is noted that the principle of internal alterations has been accepted by the council in previous applications, commenting that due to waves of refurbishment the interest of the building resides in what remains of the open historic floor plan, decorative main façades and entrance lobbies at first and ground floor. Therefore whilst it is acknowledged that the proposals will necessitate the loss of some early 20th century fabric, it is considered this fabric is less sensitive to change and the opportunity to otherwise enhance the appearance of 65 Kingsway with sensitively designed proposals outweighs this loss.

The proposed works to the roof have been carefully considered to improve existing views of the roofscape, without adding bulk to the existing profile. The present contribution of the roofscape to the significance of the building is very low following late twentieth century additions and poor repair of the 1920s bronze parapet. The screening of plant work, provision of an eighth floor terrace, rebuilding of the seventh floor with a sympathetic material pallet and restoration of the bronze 1920s addition alongside the partial recladding of the sixth floor is therefore considered to have a neutral impact to the conservation area, whilst resolving the present incongruous and unresolved appearance of the roof. Equally these works are considered to have a neutral impact on the significance of the listed building.

As part of the proposals to the interior, the design includes the loss of five columns the floor plan per floor, located as follows:

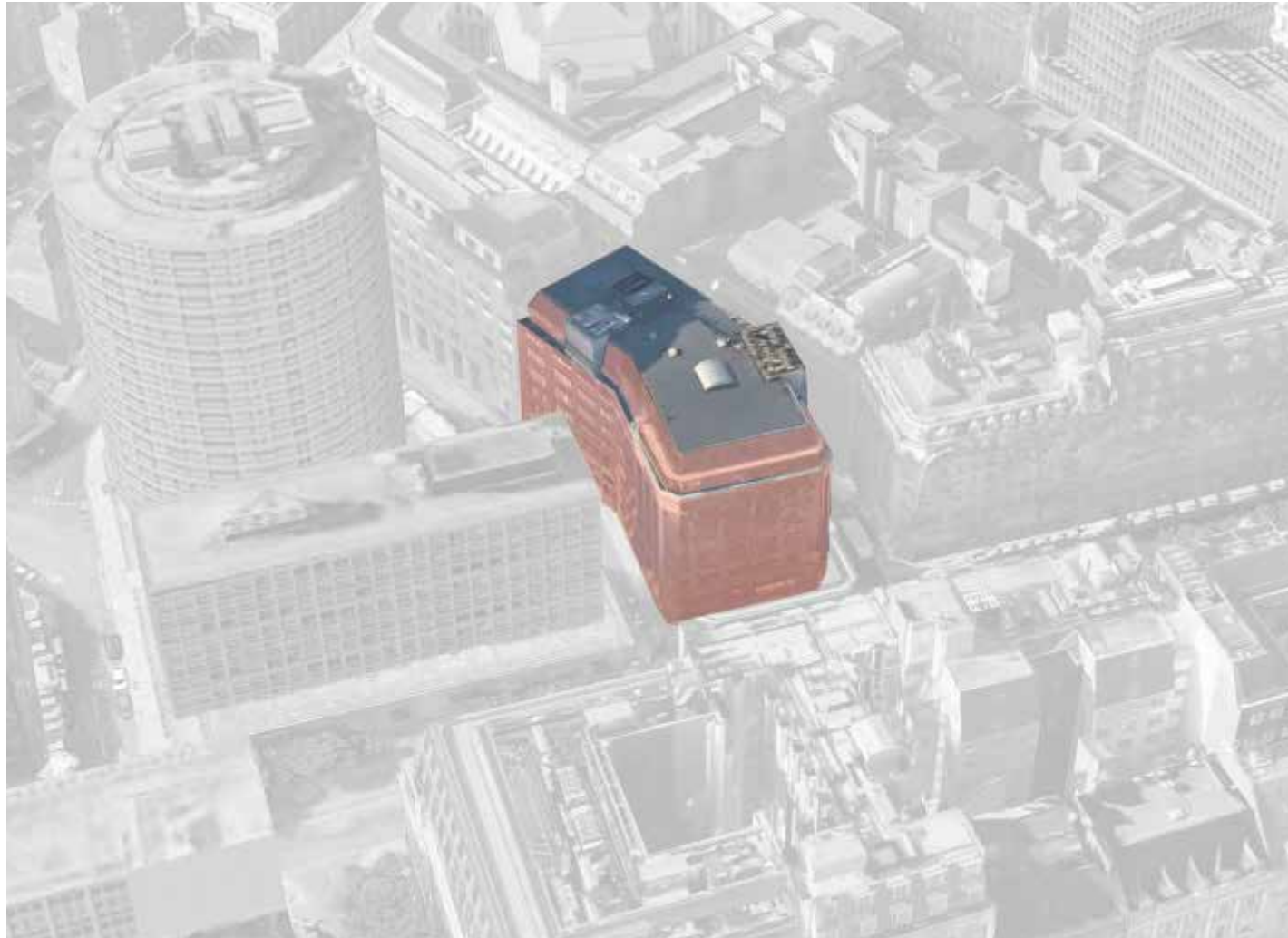
- From level one to the top floor, one column will be removed within the new open plan office floor plate, and two columns removed adjacent to the new core construction, resulting in the removal of three per floor in total.
- From the proposed Keeley Street reception at ground floor it is proposed that three columns are removed, as well as two adjacent to the northern core, resulting in five in total.
- From the basement level, two columns will be removed to allow the new core construction, and one column removed to allow the new facilities layout, resulting in three in total.

Care has been taken in the design of the internal spaces to preserve the appearance of a steel supported open plan structure, reflecting the core significance of the building. As such the internal character of the building, with large open plan areas supported by columns will remain. It is therefore considered the loss of the columns is outweighed by the improvements to the external facades, restoration of decorative detail and important repair work.

The heritage assessment has therefore found that the proposals have an overall neutral impact, upon the Conservation Area and Listed Building. The proposals are thus considered to be acceptable and in line with all relevant Local and National Policies and Conservation Area guidance. We therefore see no reason in heritage terms why the scheme should not be viewed favourably by Camden Council.

Development Proposals

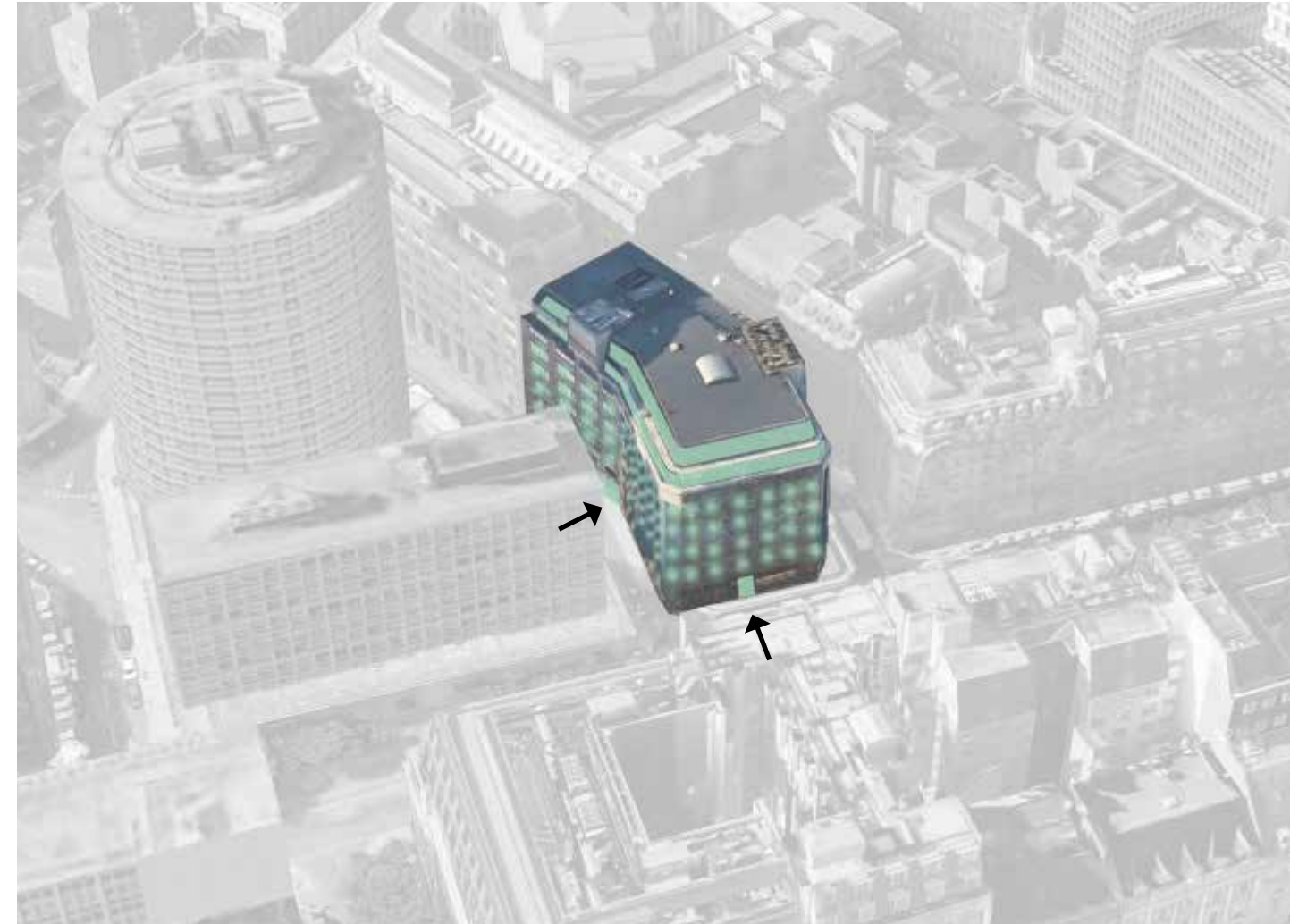
01. Façades retained




 Retained façades

- Clean and restore existing façades.
- Restore 6th floor historic extension to Kingsway elevation.
- Re-clad remaining part of 6th floor mansard storey in sheet metal in keeping with the historic bronze.

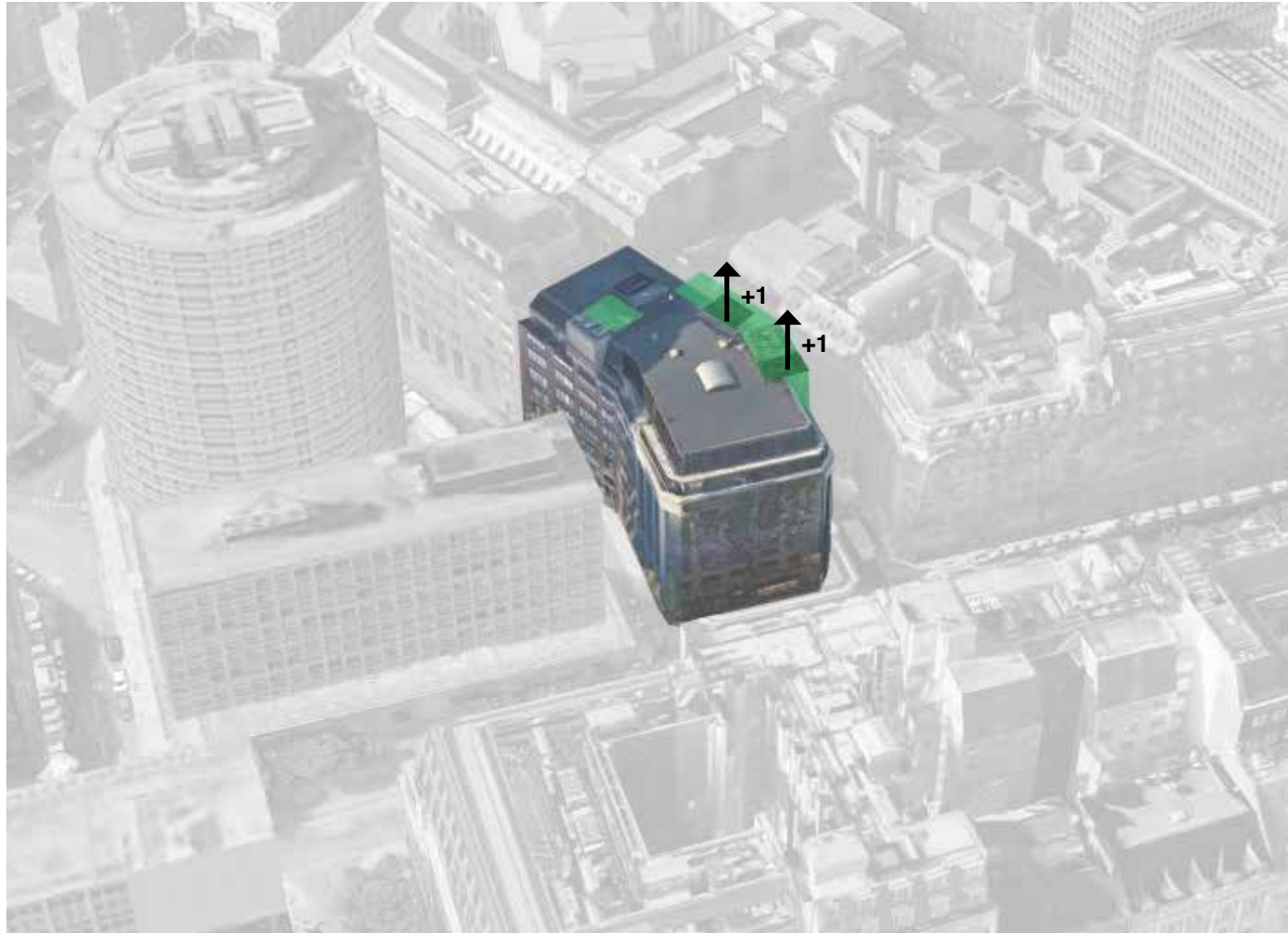
02. Windows replaced, New and refurbished entrances



 Windows and Entrances

- Replace all windows.
- Provide a new 'Kodak House' entrance off Keeley Street.
- Kingsway entrance retained and sensitively refurbished in keeping with the existing hierarchy of the façades.
- New reception accessible from both Keeley Street and Kingsway to serve B1 areas. Removal of 3no columns on Ground Floor to facilitate new reception.
- Retain and enhance historic features.

03. New cores and Refurbished Office Space



- New cores
- Stair and lift

- New primary core anchored to Wild Court elevation. Includes removal of columns in the localised area to engineer the new core.
- Retain historic staircase and connect to new core.
- New lift shaft serving all levels
- Secondary escape stair repositioned to facilitate new layout
- Refurbishment of all office floors, common parts, WC's and lifts to achieve occupancy 1:8 per floor.
- Expose all existing columns by removing later cladding.
- Removal of 3no columns per floor. (1no to facilitate office layouts, and 2no to facilitate new core.)
- Provide new bicycle parking, shower, WC's, locker, drying room and changing facilities at BF to BCO guidelines.

04. New Façades, Roof Terrace and Plant



- 1925 extension retained and cladding refurbished
- 1986 extension re-clad and part re-built
- New plant enclosure
- New terrace

- Provide communal amenity terrace at 8th floor.
- New consolidated plant enclosure at roof level.
- 7th floor and existing roof slab to be demolished and re-built to allow for terrace and plant. New 7th floor facade to be clad in sheet metal in keeping with the historic bronze.
- 6th floor part retained part re-clad.

Façades Strategy

Façades Strategy

5.1 Keeley Street Elevation - Existing



Keeley Street elevation

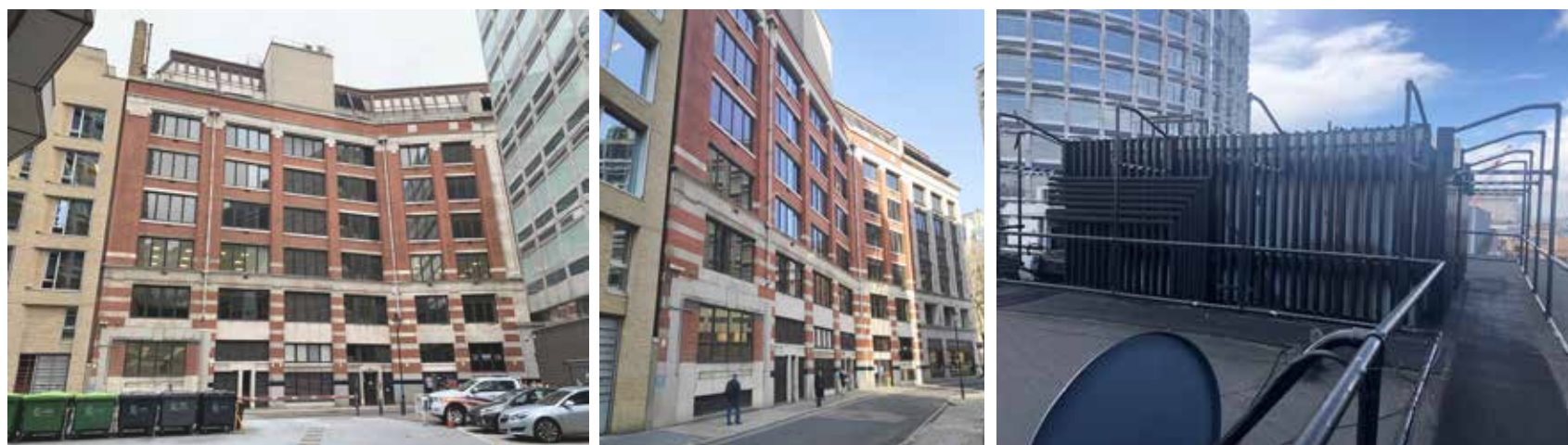
General characteristics of the Keeley Street façade can be summarised as:

- Zone A features higher quality materials including Portland Stone, Granite and Bronze.
- Zone B is constructed of lower quality materials including red brick with stone banding.
- A heavy horizontal band divides the elevation between 1st and 2nd floors.
- The building was extended at 6th floor in 1925.
- The building was unsympathetically extended at 7th floor in 1989.
- All the original windows along the Keeley Street elevation at street level have been replaced.
- The original loading bay entrance is now blocked.
- Elevation is cluttered by louvres that ventilate both the existing secondary core and the plant.
- The secondary core also cuts through both the 1925 and the 1989 6th and 7th floor extensions, creating a very visible bulk.
- The plant is installed at roof level, mainly above the core structures. Currently there is an unsightly metal screen around the plant on Keeley Street side.
- Ad hoc and cluttered plant has a negative impact on the roofscape
- Base and middle storey facade requires restoration.
- Parts of the 1925 and all of the 1989 storeys are in a very poor condition and have reached the end of their design life.

PAYE have carried out a review of the existing façade and have identified areas where steel frame corrosion, which is at an early stage, is causing cracking.

Based on site observation, the Structural Engineer proposes that the scope of repair works includes stone masonry repairs and re-pointing to cracked joints identified. Works should also allow for replacement and appropriate detailing of new guttering/roof finishes/rainwater downpipe connections to address current issues with water ingress through the façade to the embedded steel frame.

An option for a more intrusive façade repair, if found to be required, would be to remove isolated façade stones, remove the corrosion from the existing steelwork, reprotect the steelwork with a surface applied product and replace the existing stone. This approach will be discussed with the London Borough of Camden and Bidwells and would be carried out whilst minimising the impact on the fabric of the building and preserve areas of significance



Existing Keeley Street Elevation

	1980's sloping roof extension		Existing lift core
	1920's bronze extension with projecting canopy.		Base storey bays
	1920's low quality extension to rear of building		Location of original loading bay
	Existing windows		Out of scope

Façades Strategy

5.2 Keeley Street elevation - Proposed



Keeley Street elevation

The proposals for Keeley Street elevation are summarised as:

- All windows replaced with a design to match historic windows
- Historic loading bay is visually reinstated.
- Louvres to basement floor services and substation rationalised and integrated with the overall facade design
- New entrance to Kodak House and separate cycle entrance within two Ground Floor bays
- Sloping plant screen added at roof level to hide previously cluttered services
- Existing stair core cutting through 6th and 7th floor extensions removed and new secondary stair core proposed
- Restoration of historic façade including bronze spandrel panels and red brick cleaning

- Existing roof outline
- Light blue square: New slim profile metal windows to match historic proportions
- Green square: New Kodak House entrance
- Purple square: New cycle entrance
- Red square: Historic loading bay visually reinstated
- Light green square: UKPN access maintained
- Orange square: Bronze mansard extension retained. New windows
- Yellow square: Mansard extension retained and re-clad at 6th floor plus new windows. Mansard re-built plus new cladding and windows at 7th floor
- Light yellow square: Plant
- Grey square: Out of scope



Historic Elevation. Note: Loading bay is unblocked, and original proportions of the windows

Façades Strategy

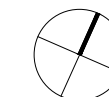
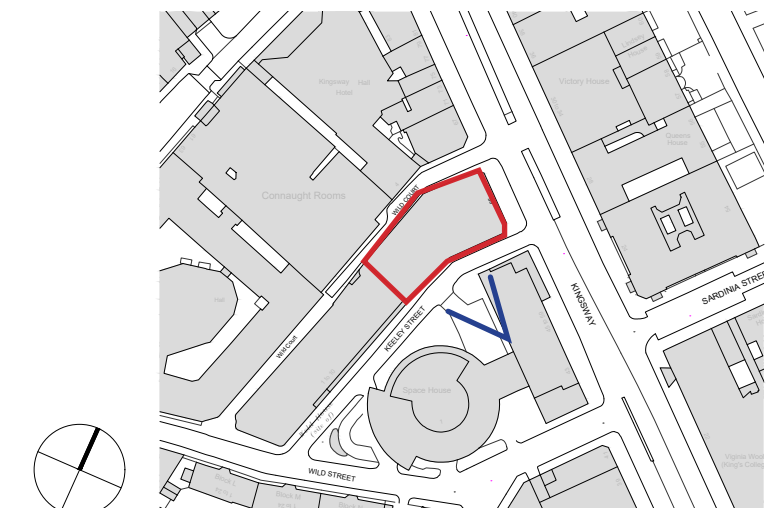
5.2 Keeley Street elevation - Proposed

The material palette proposed for the 6th and 7th floor is guided largely by the existing facade.

Currently a large extent of the facade to the existing 6th and 7th floor extensions is in a bad state or of a poor quality. We propose to replace the facade material at 6th floor (rear of building) and the entire 7th floor with a metal cladding with a bronze finish, to tie in with the 1920's extension on Kingsway elevation.



Keeley Street elevation



65 Kingsway



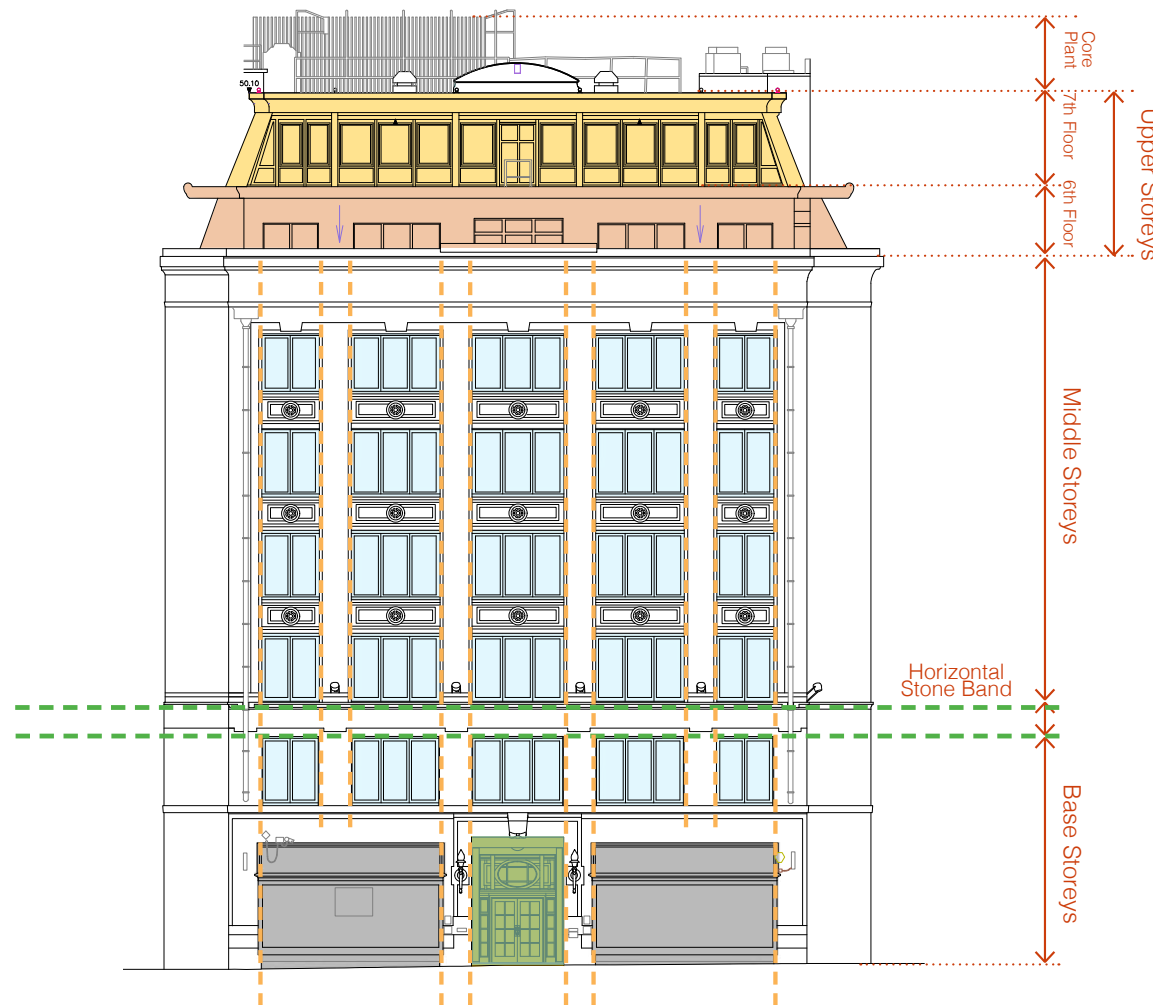
1-10 Keeley Street Kodak House Kingsway 28 Kingsway

Context elevation



Façades Strategy

5.3 Kingsway Elevation - Existing



Kingsway elevation

General characteristics of the Kingsway facade can be summarised as:

- Kingsway facade features quality materials including Portland Stone, Granite and Bronze.
- A heavy horizontal band divides the elevation between 1st and 2nd floors.
- The building was extended at 6th floor in 1925.
- The building was unsympathetically extended at 7th floor in 1989.
- All the original windows have been replaced.
- The existing entrance has been cluttered by signage and services.
- The plant is installed at roof level, mainly above the core structures. Currently there is no plant enclosure or screen.
- Ad hoc and cluttered plant has a negative impact on the roovescape.
- Base and middle storey facade requires restoration and repair due to cracking.
- The 1925 extension at 6th floor features a projecting canopy and bronze detailing and requires restoration.
- The 1989 extension at 7th floor are in a very poor condition and has reached the end of its design life.

PAYE have carried out a review of the existing façade and have identified areas where steel frame corrosion, which is at early stage, is causing cracking as explained on page 29.



Existing Kingsway Elevation

- Existing windows
- 1980's sloping roof extension
- 1920's bronze extension with projecting canopy.
- Existing historic entrance
- Out of scope