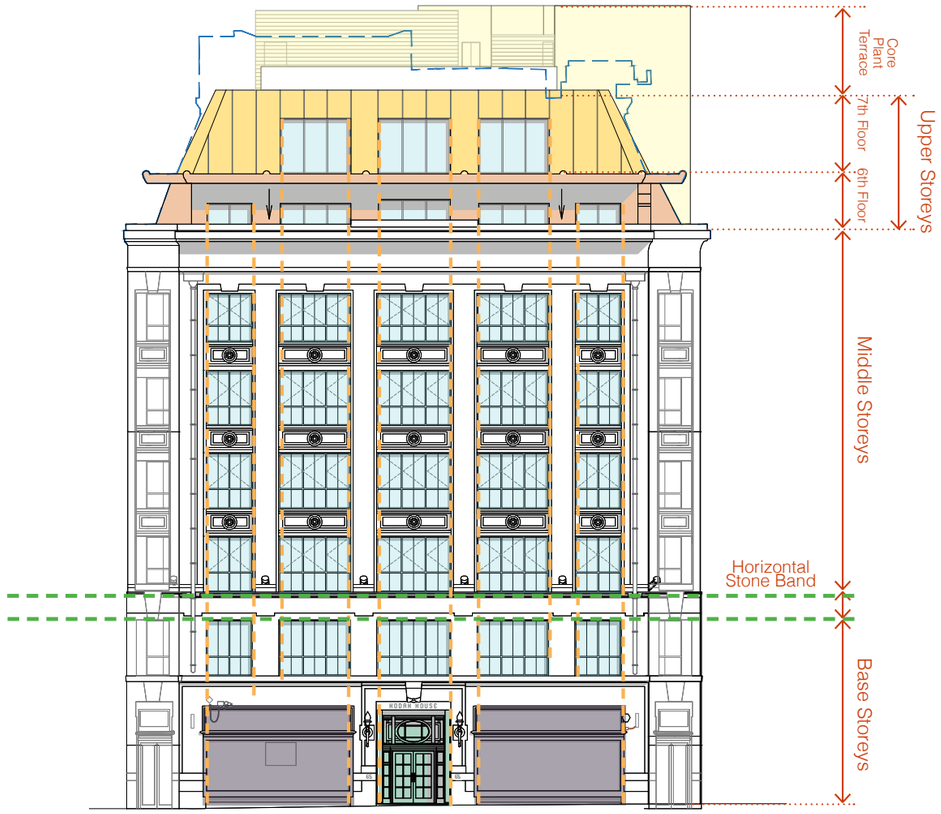
Façades Strategy

5.4 Kingsway Elevation - Proposed

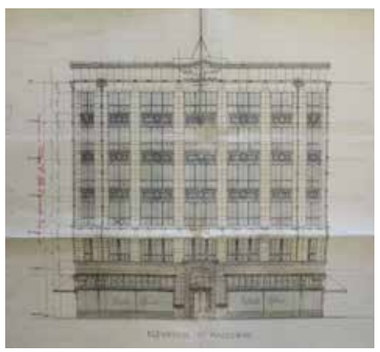


Kingsway elevation

The proposals for Kingsway elevation include:

- Restoration of historic façade.
- Refurbish 65 Keeley Street entrance including new signage, lighting and historic features.
- All windows replaced with a design to match historic windows.
- Sloping plant screen added at roof level to enclose previously cluttered services.

- Existing roof outline
- New slim profile metal windows to match historic proportions
- Bronze mansard extension retained. New windows
- Mansard extension retained and re-clad at 6th floor plus new windows. Mansard re-built plus new cladding and windows at 7th floor
- Plant and core
- Existing historic entrance refurbished
- Out of scope



Historic facade and windows

Historic replacement windows

Portland Stone

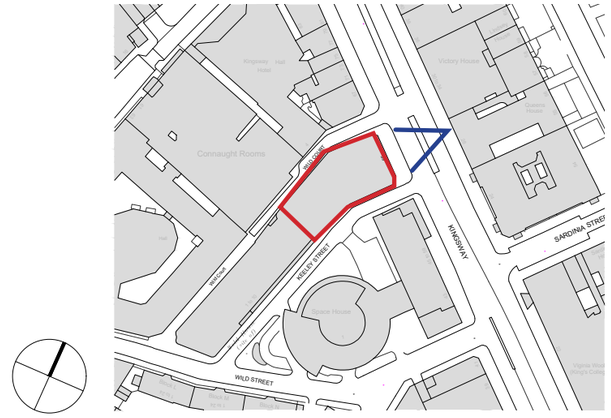
Façades Strategy

5.4 Kingsway Elevation - Proposed

Kingsway elevation

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 proposed to replace the facade material at 6th floor (rear of building) and entire 7th floor with a metal cladding with a bronze finish, to tie in with the 1920's extension on Kingsway elevation.

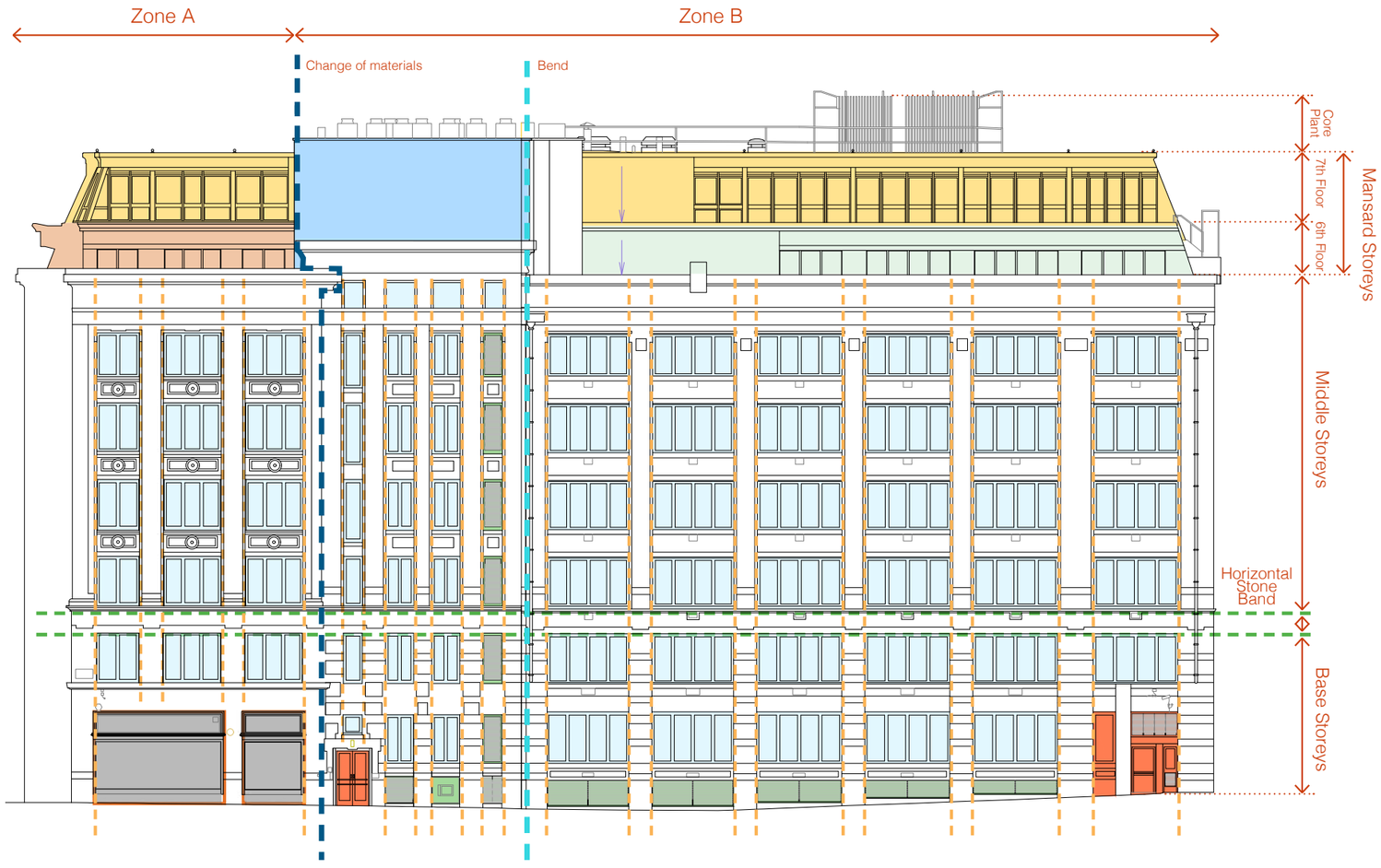


65 Kingsway

Context elevation

Façades Strategy

5.5 Wild Court Elevation - Existing



Wild Court Elevation

Existing Wild Court Elevation

General characteristics of the Wild Court facade can be summarised as:

- Wild Court facade features Portland stone, white glazed bricks 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 along the Wild Court elevation have been replaced.
- 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 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 early stage, is causing cracking as explained on page 29.

1980's sloping roof extension

1920's bronze extension with projecting canopy.

1920's low quality extension to rear of building

Existing windows

Existing entrance points

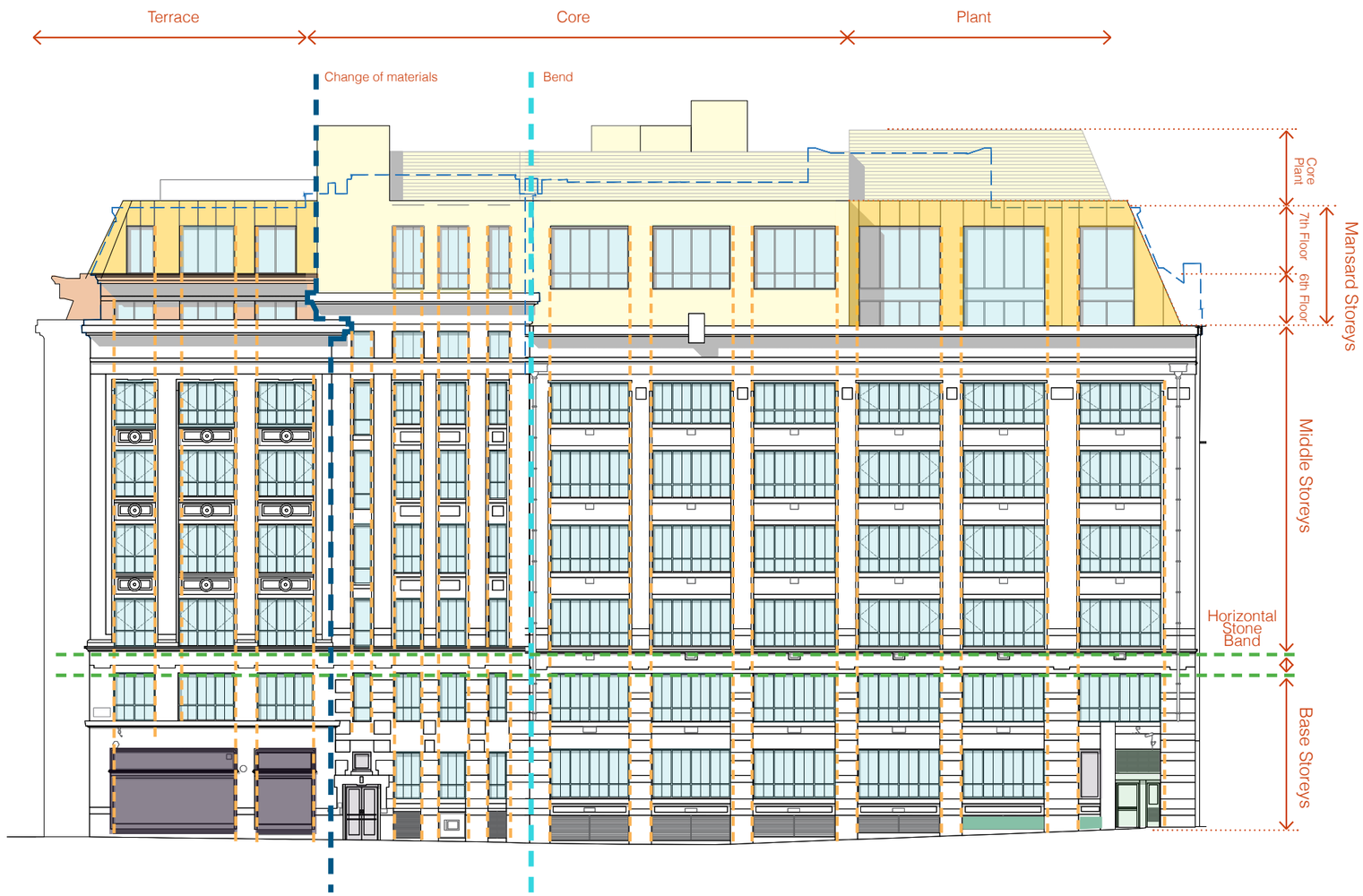
Existing lift core

Services grilles

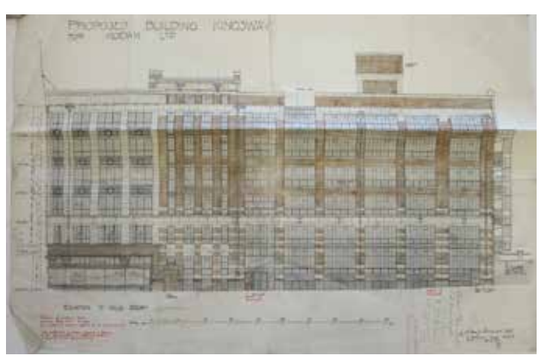
Out of scope

Façades Strategy

5.6 Wild Court Elevation - Proposed



Wild Court Elevation



Historic facade and windows

Glazed bricks white

Portland stone

The proposals for Wild Court elevation include:

- All windows replaced with a design to match historic windows.
- Sloping plant screen added at roof level to enclose previously cluttered services.
- Restoration of historic façade.

Existing roof outline

New slim profile metal windows to match historic proportions

New louvres

UKPN access maintained

Bronze mansard extension retained. New windows

Mansard extension retained and re-clad at 6th floor plus new windows.
Mansard re-built plus new cladding and windows at 7th floor

Plant

Out of scope

Façades Strategy

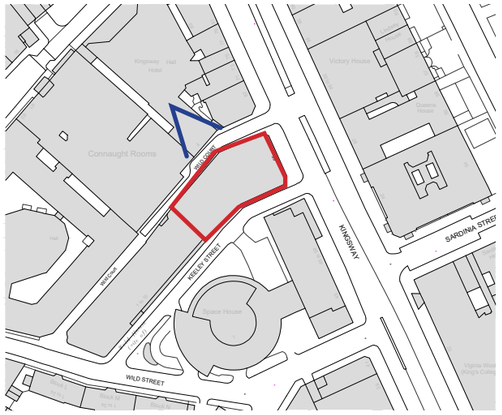
5.6 Wild Court Elevation - Proposed

Wild Court Elevation

Context elevation

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. The core extension on Wild Court clad will be clad in glazed white bricks to tie in with the existing facade material below.

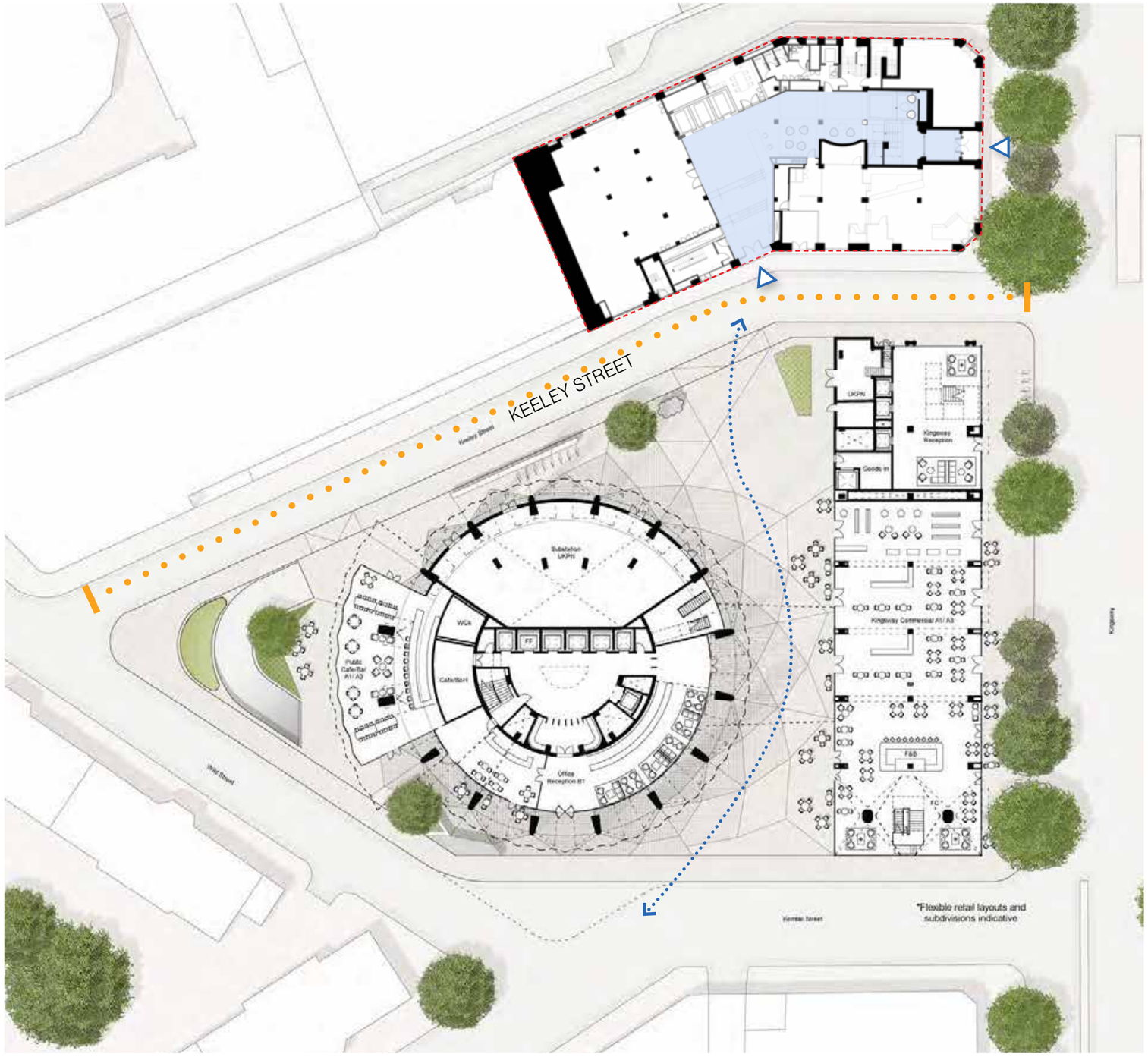


65 Kingsway

Entrances

Entrances

6.1 Public Realm Improvements



Proposed Space House Public Realm by Squire&Partners

This page shows the proposals for the public realm enhancements currently part of CAA House consented works as well as potential plans for pedestrianisation of Keeley Street.

The creation of a new entrance off Keeley Street connects the building to the new public space and activates this frontage.

Application Site

Kodak House reception space

Potential pedestrianisation / traffic calming on Keeley Street

Space House proposals by Squire&Partners - Planning application no. 2019/2773/P

Entrances

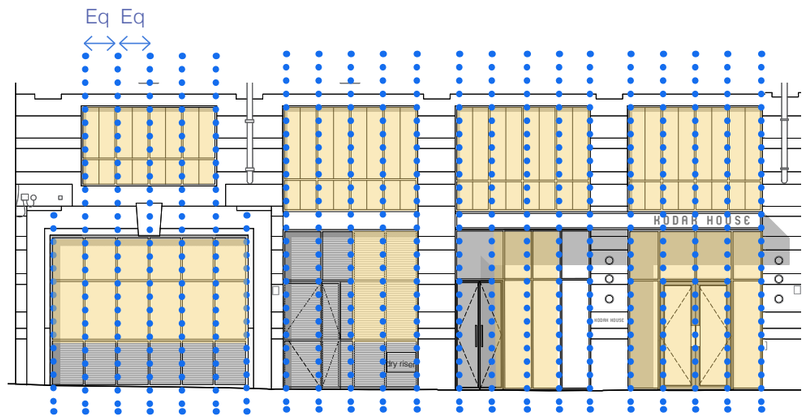
6.2 Proposed Kodak House Entrance

BARR GAZETAS

The office entrance will tie in with the existing Keeley Street facade materials and design but will also differentiate itself from the surrounding retail frontages by utilising a different aesthetic and greater street presence. The materials will also be consistent with the reception space.

Glass

Solid / louvered

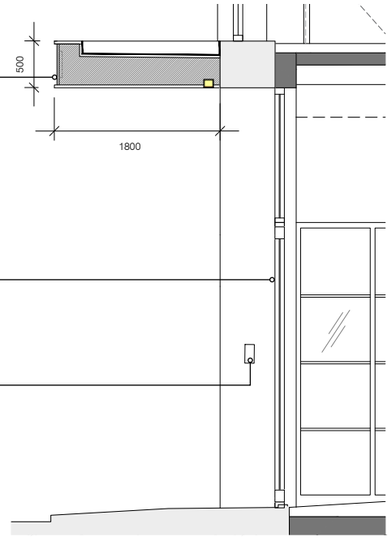


Kingsway Facade principles sketch

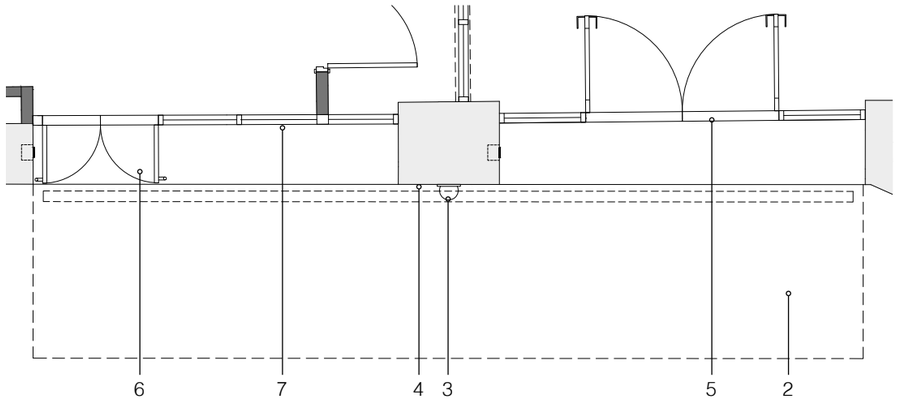
Entrances

6.2 Proposed Kodak House Entrance

Elevation



Section



Plan

1. New double glazed crittal style slim line windows. Black colour
2. New black metal entrance canopy with integrated illuminated signage and lighting
3. New wall mounted circular bulb lights. Brass finish
4. Existing red brick facade repaired and cleaned
5. New metal framed, double glazed entrance doors. Black colour.
6. New solid metal bike entrance door. Black frame colour. Brass finish ironmongery
7. Fixed minimal black metal frame glazed panels
8. New metal pull handles with engraved lettering Brass colour
9. Laser cut metal signage. Brass finish
10. Access control panel. Black metal finish

The key principles of the proposed entrance design are:

- Projecting canopy over entrance
- Fully glazed bay to access reception
- Partially glazed bay onto stairs
- Substation access retained
- Original loading bay visually reinstated
- New lighting and signage
- New metal frame windows at upper levels to match original windows design

Key Plan

65 Kingsway

Keeley Street Elevation

Entrances

6.3 Historic Entrance to 65 Kingsway

Existing Elevation

Proposed Elevation

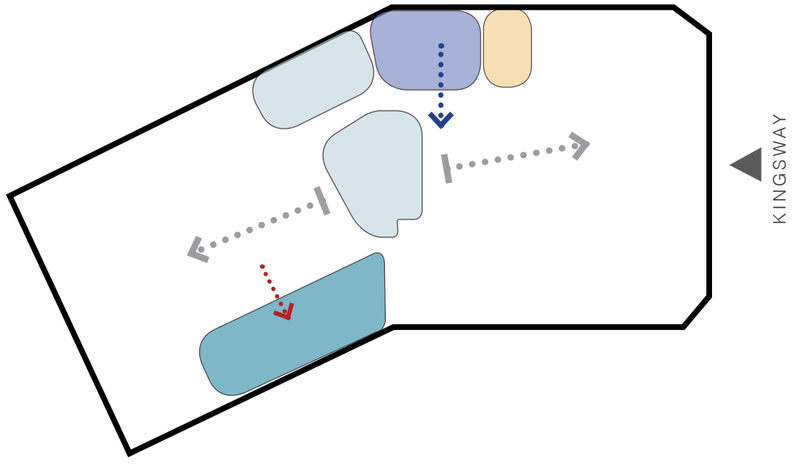
The key principles of the proposed entrance design are:

- Stone sensitively cleaned
- New backlit soffit with wire grid
- New brass signage
- Historic door, gate and features retained and french polished
- Floor cleaned

Layout Reconfiguration & Office Space

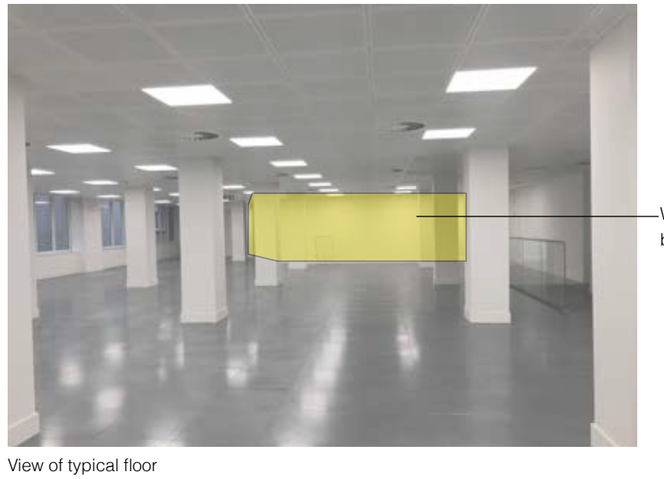
Layout Reconfiguration & Office Space

7.1 Core - Opportunities and Constraints

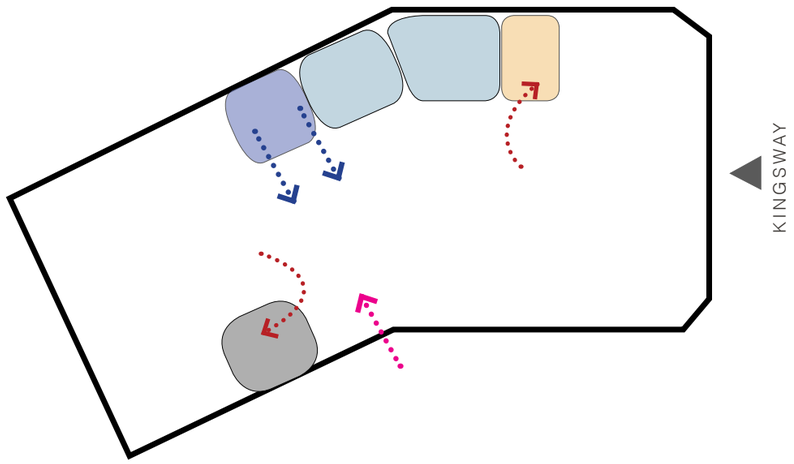


01. Existing Floor Plate Analysis

- Floor plate is divided by the modern central WC's block
- 2 sets of lifts on either side of floor plate
- Arrival experience not suitable for modern office



View of typical floor



02. Proposed Reconfiguration

- Consolidate core on northern elevation
- New lift position aligns with new entrance at ground floor
- Incorporates historic stair within core
- Combine front and back side of the building as original floorplate

Precedent image - open floor plate

Primary lifts and stair core

Secondary lifts and stair core

Listed stair

WC's core

New secondary stair

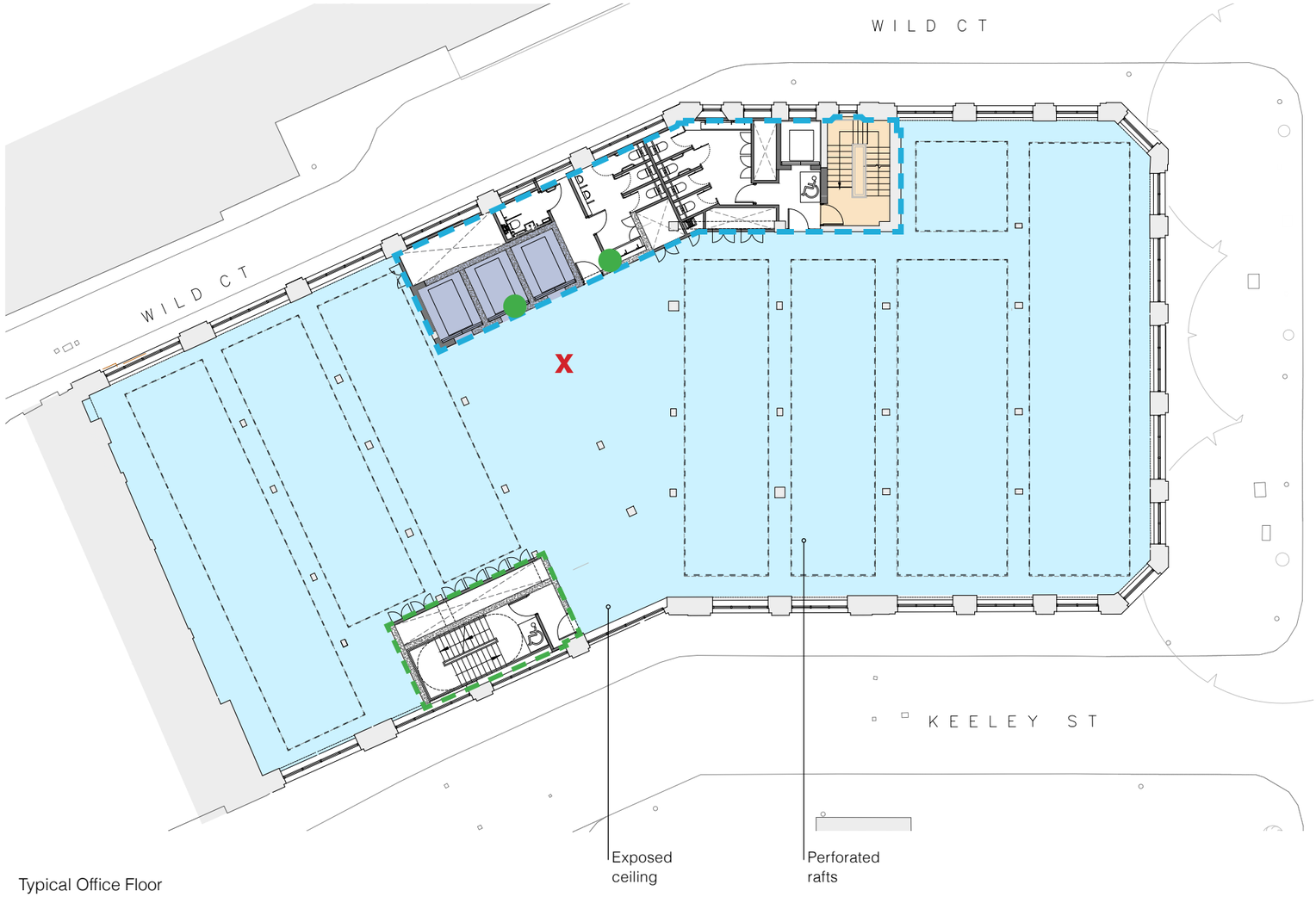
In

Out

GF entrance point

Layout Reconfiguration & Office Space

7.2 Typical Proposed Office Floor



Typical Office Floor

Primary Core

Secondary stair

Lifts

Retain historic staircase

B1 office

Raft ceiling overhead

Columns removed as part of core relocation - all floors.

x Columns removed as part of reception and office enhancements

Scope of work to the typical office floor includes:

- Reconfiguration of the core with new WC's, lifts and secondary stair linking all floors.
- 3no. columns removed per floor to facilitate core relocation and improve floor plate flexibility
- Modern linings removed from columns and original steel exposed and painted
- New raised access floor installed throughout
- New windows installed on all elevations, to match historic design
- Retain and restore historic staircase
- Raft ceiling design with partly exposed services

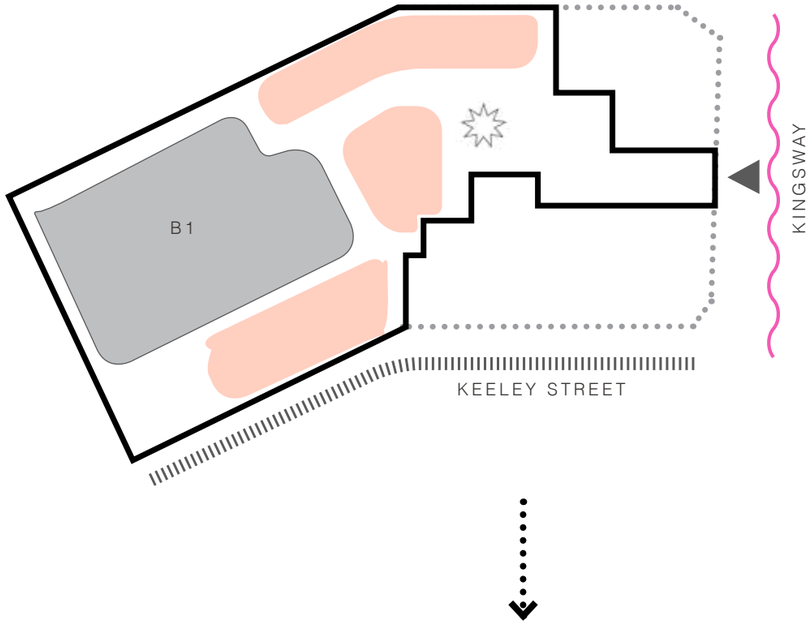
Extract from Bidwells Historic Report:

The scheme seeks the removal of a small number of columns, including one towards the centre of the floor plate and two within the proposed northern core, per floor. While this will result in the loss of some historic fabric, the special interest and contribution of the columns to the significance of the building is in their cumulative appearance, creating an open plan floor space supported by steel structures rather than in the intrinsic historic value of the fabric. The proposals seek the removal of a very small proportion of these supports, retaining over twenty columns per floor, and the overall impression of a historic steel structure will remain and be better revealed following the strip back of later cladding to the columns. Therefore while the loss of the columns, as part of the original fabric of the building, will result in a degree of harm, this level is considered to be negligible and remaining within the spectrum of less than substantial harm overall. The proposals fundamentally retain the contribution of columns to the special interest of the building and are in line with proposals the Council have previously consented, including the removal of columns in the basement of the building.

Precedents Images

Layout Reconfiguration & Office Space

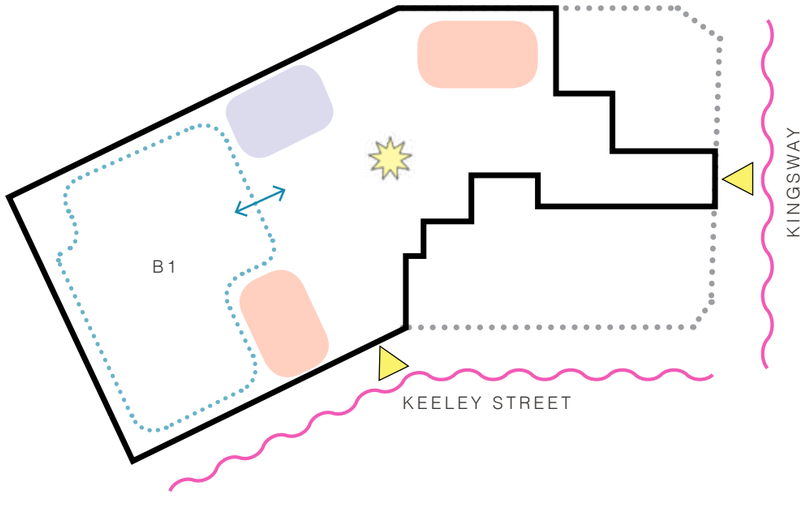
7.3 Ground Floor - Opportunities and Constraints



01. Existing Ground Floor Analysis

- One entrance from Kingsway to main reception
- Main reception is small, with limited visual presence from the street.
- B1 office at the rear of the building is confined and dark
- Blank elevation on Keeley street facade. Blocked predominantly by louvres.
- Keeley street facade impacts negatively on neighbouring spaces

Photographs of existing reception



02. Proposed Ground Floor Reconfiguration

- Create an enlarged reception.
- Historic Kingsway entrance is retained.
- Create a new Kodak House entrance from Keeley Street positioned opposite the new lifts.
- Facade is opened up and activated on Keeley Street
- B1 office directly connected to reception

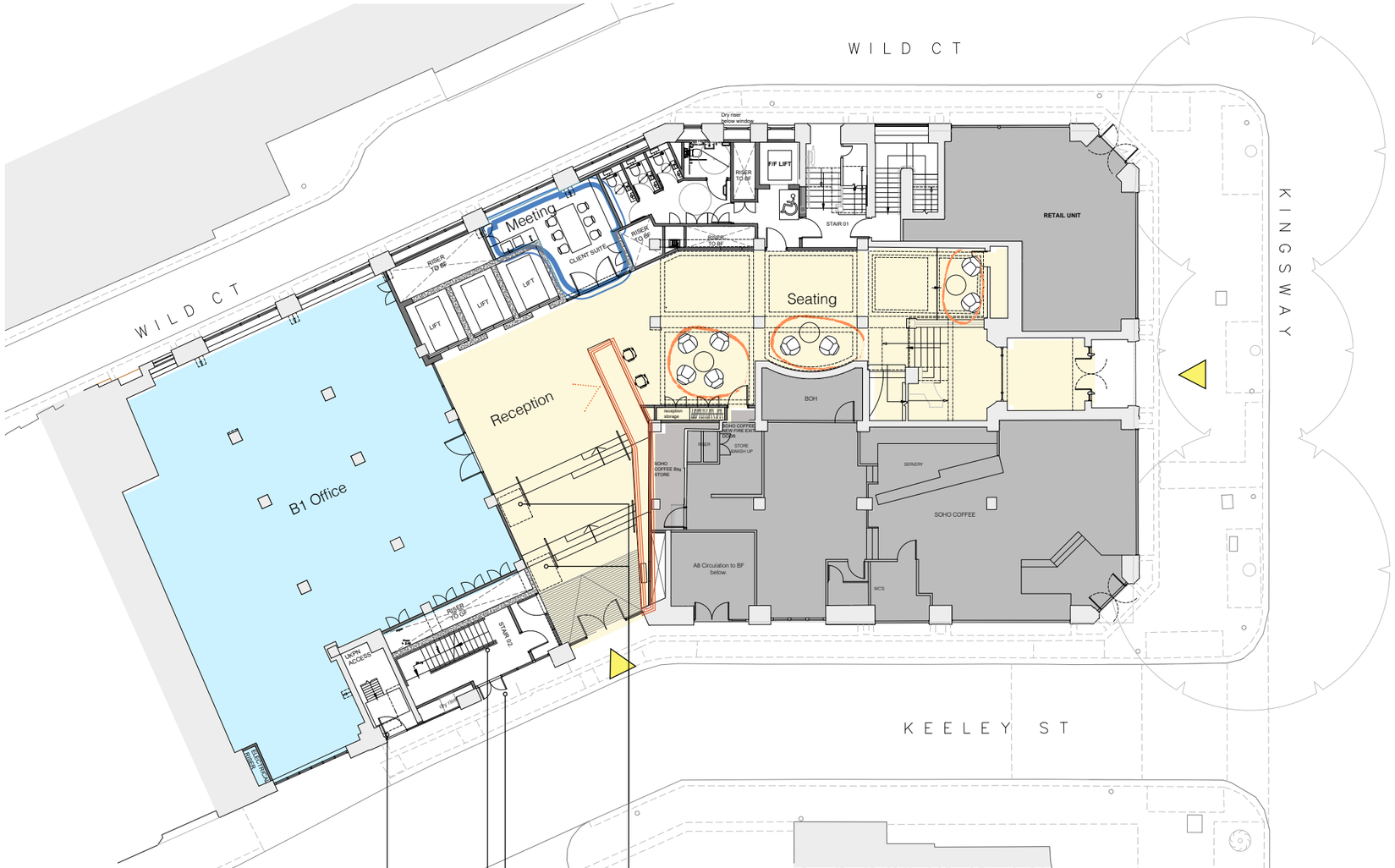
Reception

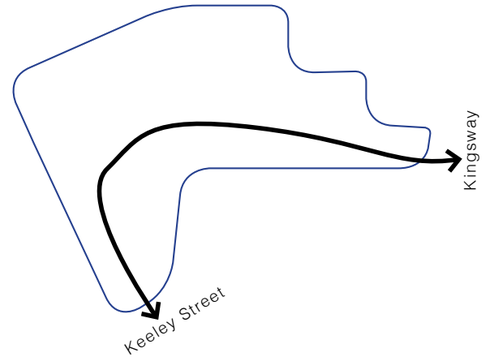
Circulation / services

New Lifts

Layout Reconfiguration & Office Space

7.4 Proposed Ground Floor Plan





Concept Plan

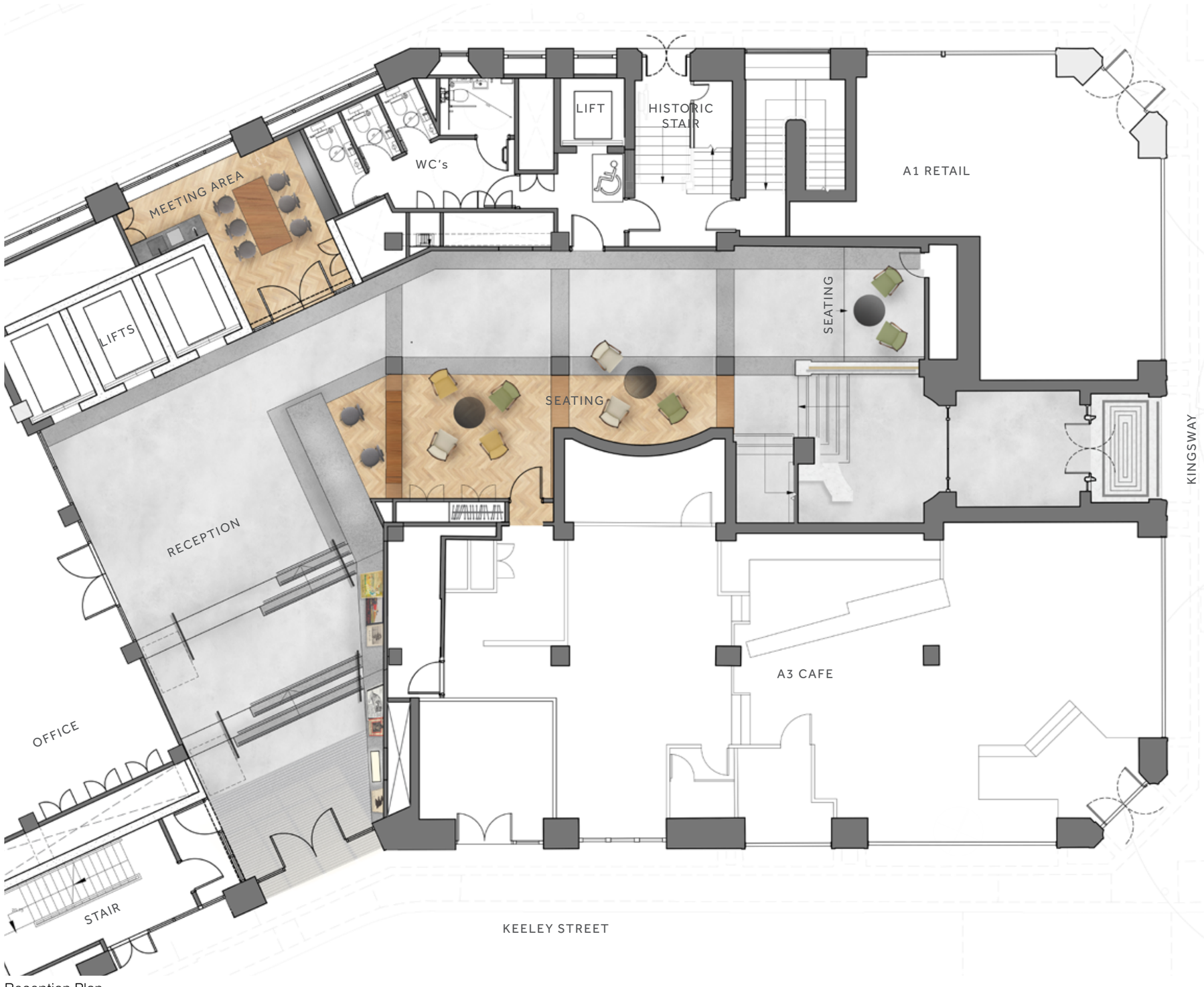
Ground Floor

B1 Reception

B1 Office

Layout Reconfiguration & Office Space

7.4 Proposed Ground Floor Plan



Reception Plan

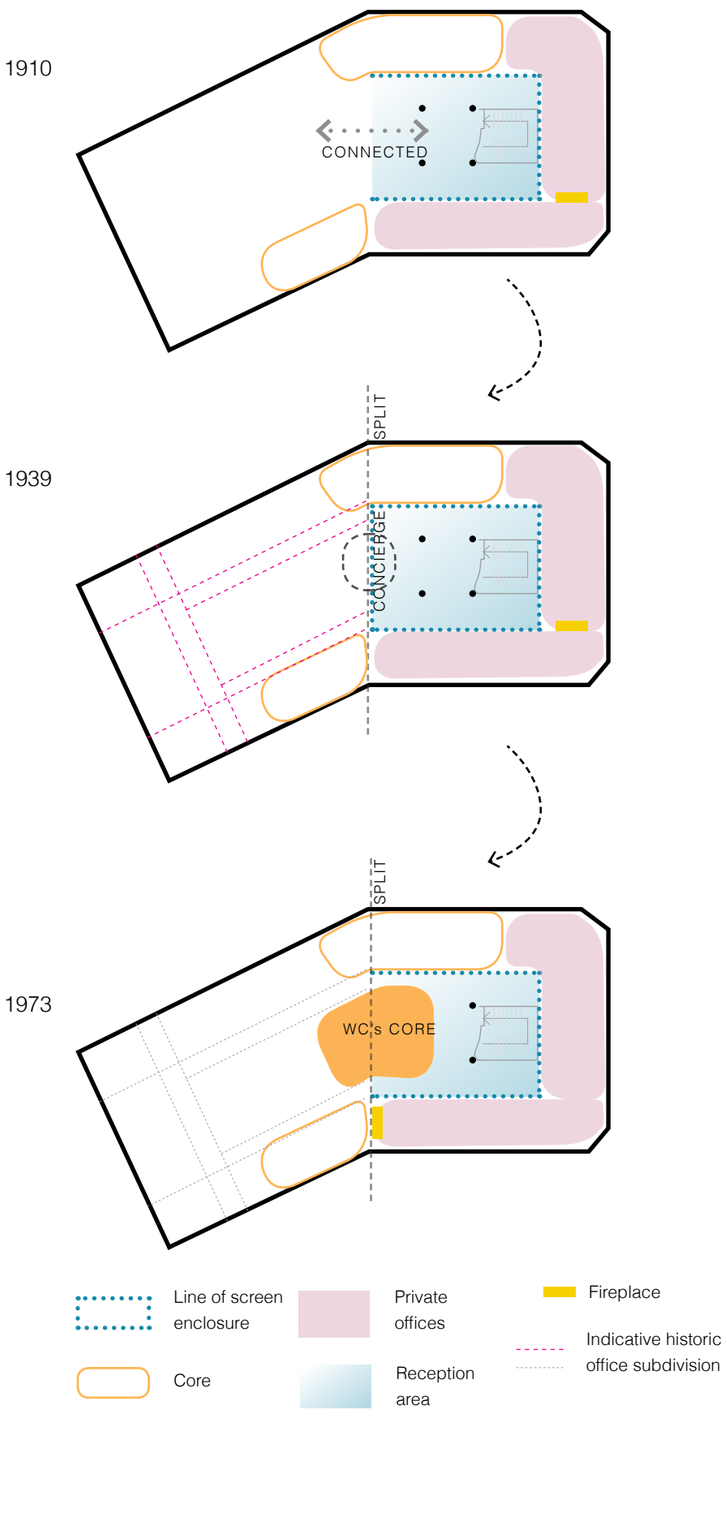
The key features and materials of the new Kodak House reception are:

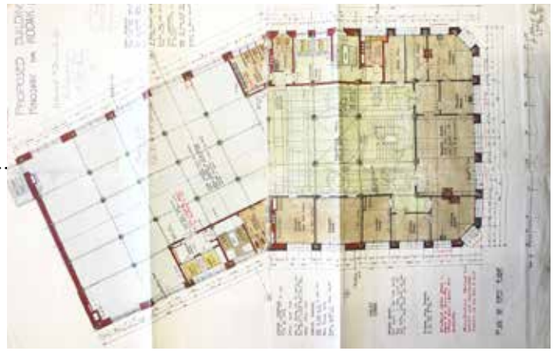
- Double flight, full width bleachers with staggered steps
- Sesame lift (platform lifts integrated within bleachers)
- New passenger lifts in line with new entrance
- Plinth and reception desk
- Black metal Crittal partitions with fluted glass
- Kodak style castellated beams
- Whole building meeting facility
- Photographic studio style light fittings
- Waiting area including storage
- Exposed structural ceiling
- New signage
- Slab level alterations to allow on grade access from Keeley Street
- 3no columns removed
- High end floor finishes
- Historic ceiling retained, refurbished and adapted where necessary
- Historic stair to first floor retained and refurbished

Layout Reconfiguration & Office Space

7.5 First Floor Historic Plans Analysis

First Floor Plan Form Evolution

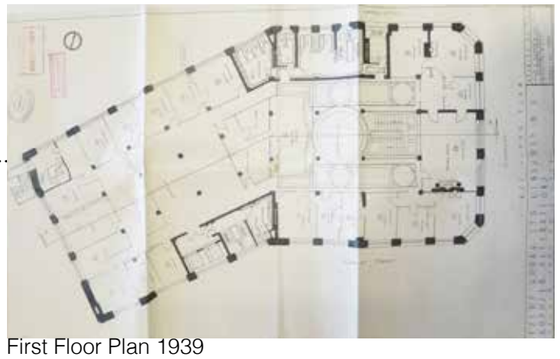




First Floor Plan 1910

1910 Plan form

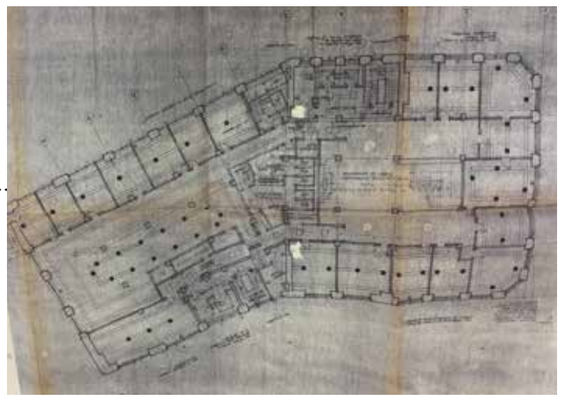
- Cores located on Wild Court and Keeley St perimeters
- Reception area open to the rear of the floor plate



First Floor Plan 1939

1939 Modified Plan Form

- Rear of the floor plate is heavily subdivided
- Floor plate is split by concierge area



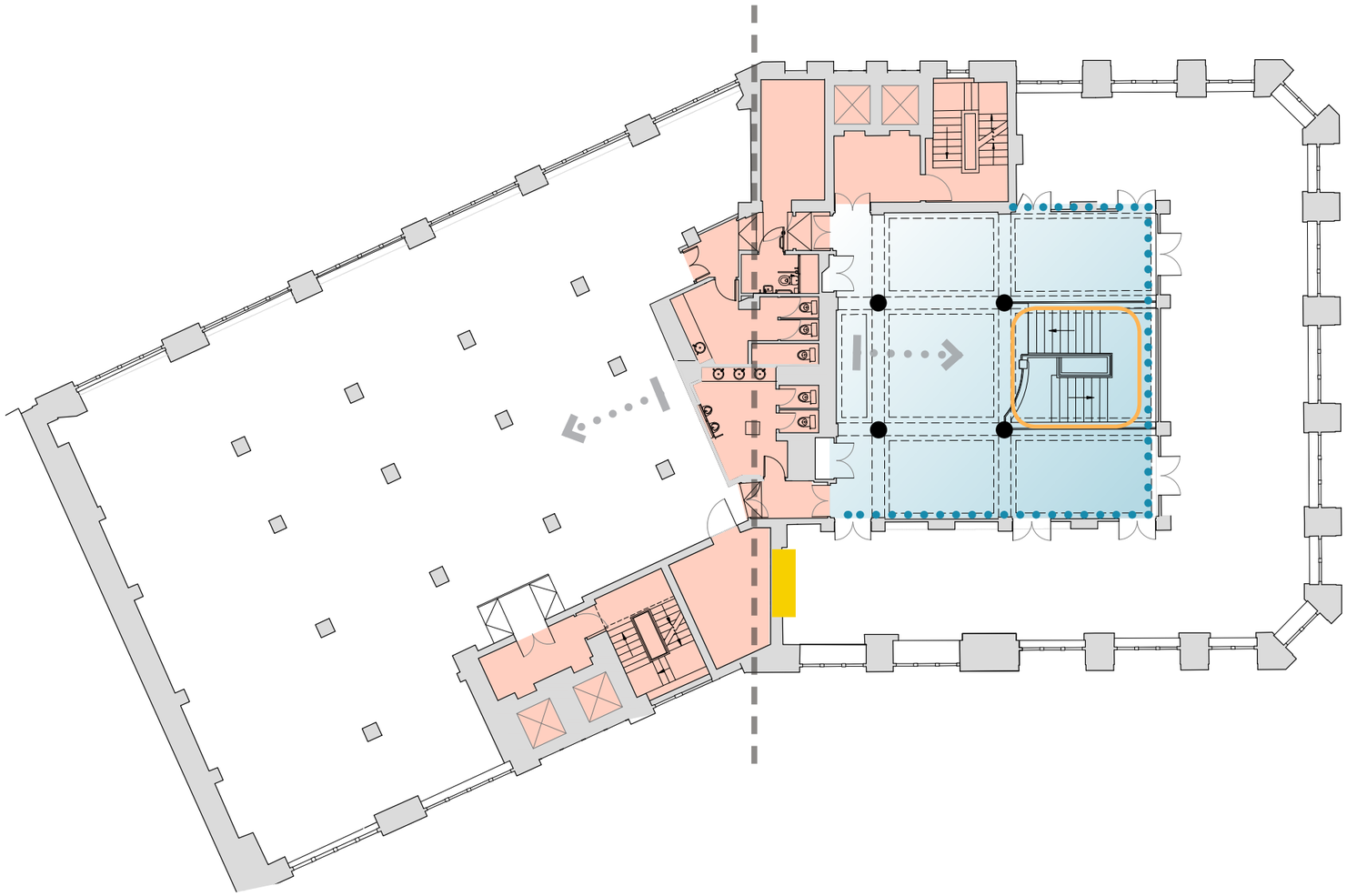
First Floor Plan 1973

1973 Modified Plan Form

- Fireplace is relocated.
- Rear of the floor plate is still subdivided but reconfigured
- Concierge area converted into WC's block

Layout Reconfiguration & Office Space

7.6 First Floor Existing Plan Analysis



Existing First Floor Plan

The first floor is unique to the rest of the floors in that it retains some of the original features of the historic first floor reception area.

In analysing the existing we have identified negative and positive contributors to the space. We proposed to alter or remove the negative contributing elements.

- Modern Pendant light fittings of a dated style
- Modern Glazed screens of a dated style
- Modern Marble floor finish that is of a dated style

✱ Historic Coved ceilings - built with asbestos insulated boards

- Historic Marble-clad columns
- Historic stair and railings
- Historic mahogany fire place

Modern glazed screen enclosure

Historic Fireplace.

Modern Marble floor.

Historic marble clad round columns

Historic Stair and Railings

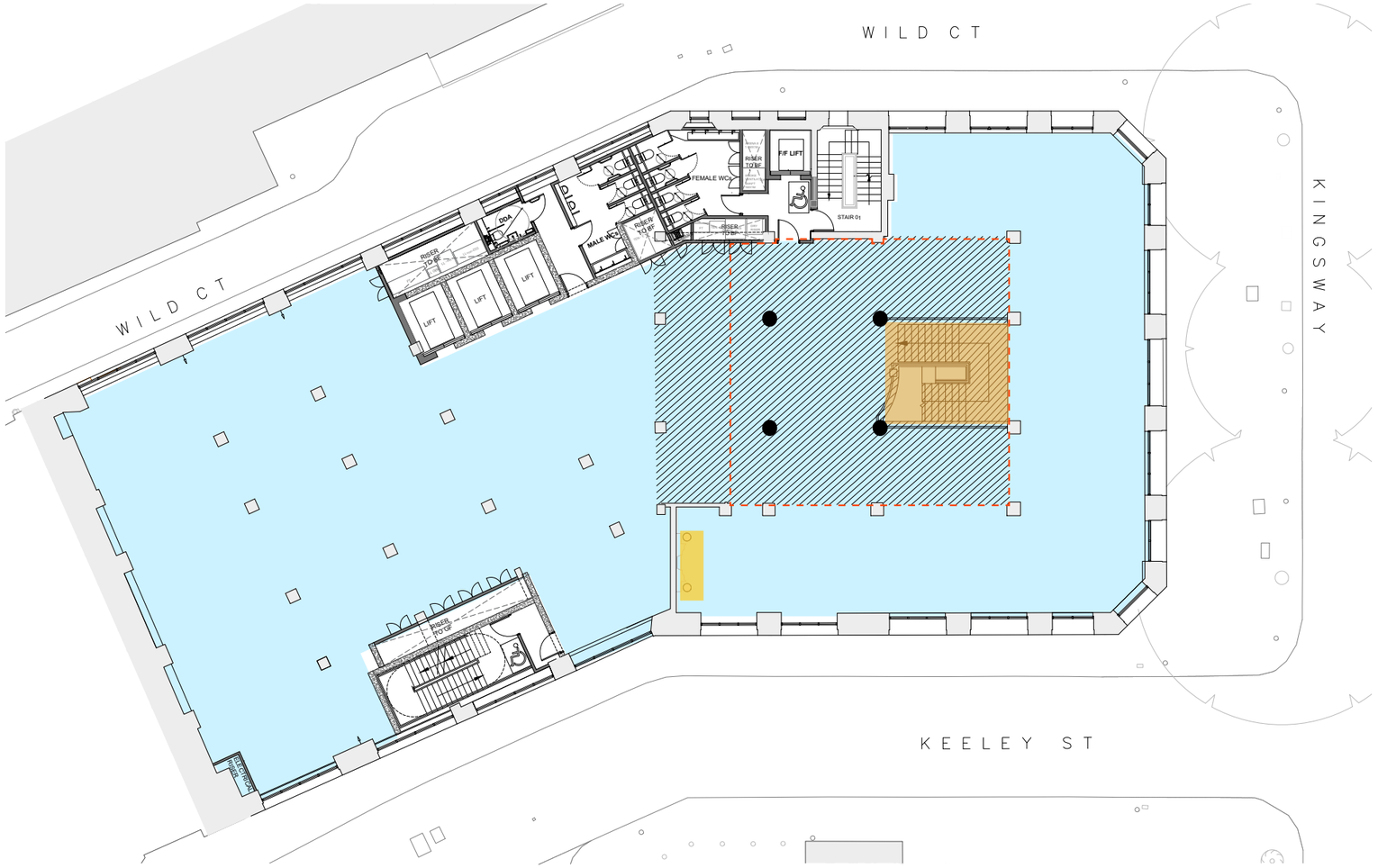
Historic coved ceilings (asbestos)

Core splitting floorplate

Historic Fireplace.

Layout Reconfiguration & Office Space

7.7 Proposed First Floor Plan



Proposed First Floor Plan

The refurbished First Floor will provide:

- B1 office to the same standard as the floors above
- Sensitively restored stair, balustrade, marble columns
- Coved ceiling replaced like for like with non asbestos materials
- New quality floor finish within the extent of the historic reception area and on historic stair

View of First Floor . 1972

Restored Historic marble clad round columns

Coved ceilings replaced like for like

Office

Restored historic staircase

Restored historic fireplace

New quality floor finish

Terrace

Terrace

8.1 Proposed Terrace

Proposed terrace plan

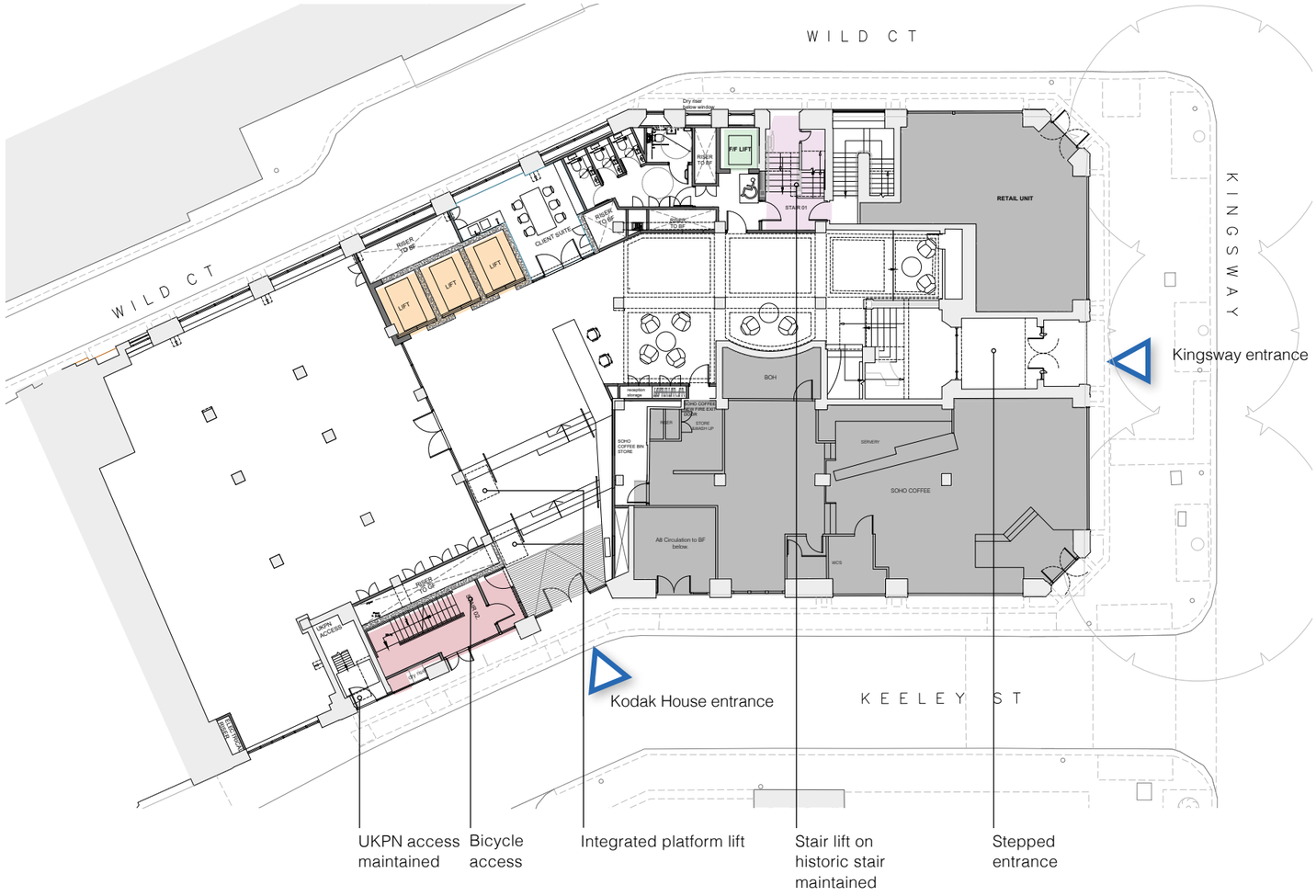
Communal terrace area: 195 m²

Precedent Images

Access

Access

9.1 Access Provisions and DDA Compliance



Ground Floor Plan

Passenger lifts

Primary stair

Services lift

Secondary Stair

Access

An entrance from Keeley Street has been planned to create level access to the office building. It is proposed to lower part of the existing ground floor slab and introduce 2no platform lifts to achieve this. From the reception 3no. passenger lifts will give access to all levels; the basement will only be served by two of these lifts and 1no lift will access the proposed terrace at roof level.

A stair lift on the historic stair to Wild Court is currently used for DDA access and will be maintained.

The existing historic entrance from Kingsway is going to be restored and will remain a stepped entrance in order to preserve its historic character.

The UKPN access from Keeley Street will be maintained. A separate access for bicycles is also created from Keeley Street.

A new services lift accessible from Wild Court via a protected lobby and will serve all levels from basement to seventh floor.

Internal Circulation

The existing historic staircase will be refurbished and linked to the proposed core and a new accommodation stair is proposed to the Keeley Street side of the building. Both stairs will serve all levels and will provide means of access and escape from the building. The new protected stair is accessible from basement level through to roof level via a hatch and will include for a DDA refuge at each level. The existing protected original stair is accessible from the basement level through to the seventh floor, and will be extended to the roof.

Access

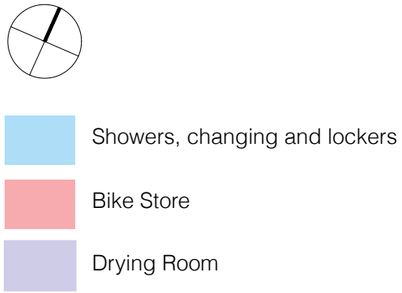
9.2 Cycle Parking Spaces and Facilities

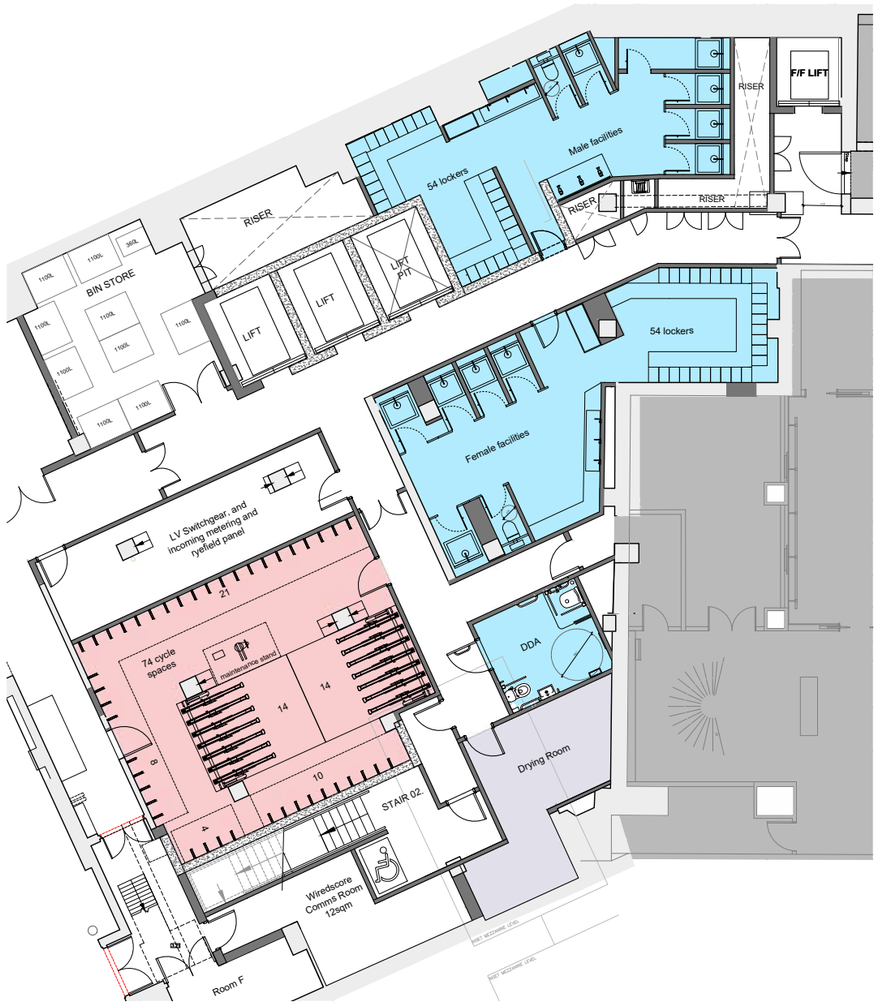
The occupier facilities will be located in the basement and will include: a cycle store, male and female changing rooms including showers, lockers, sinks and WC's, an accessible WC/shower and a drying room.

The facilities include:

- 74 bike spaces
- 108 lockers
- 1no. Bicycle maintenance station
- 5 male and 5 female showers
- 1no. DDA WC Changing Shower
- 1no. drying room

The above figures comply with BCO, Planning and BREEAM Standards.





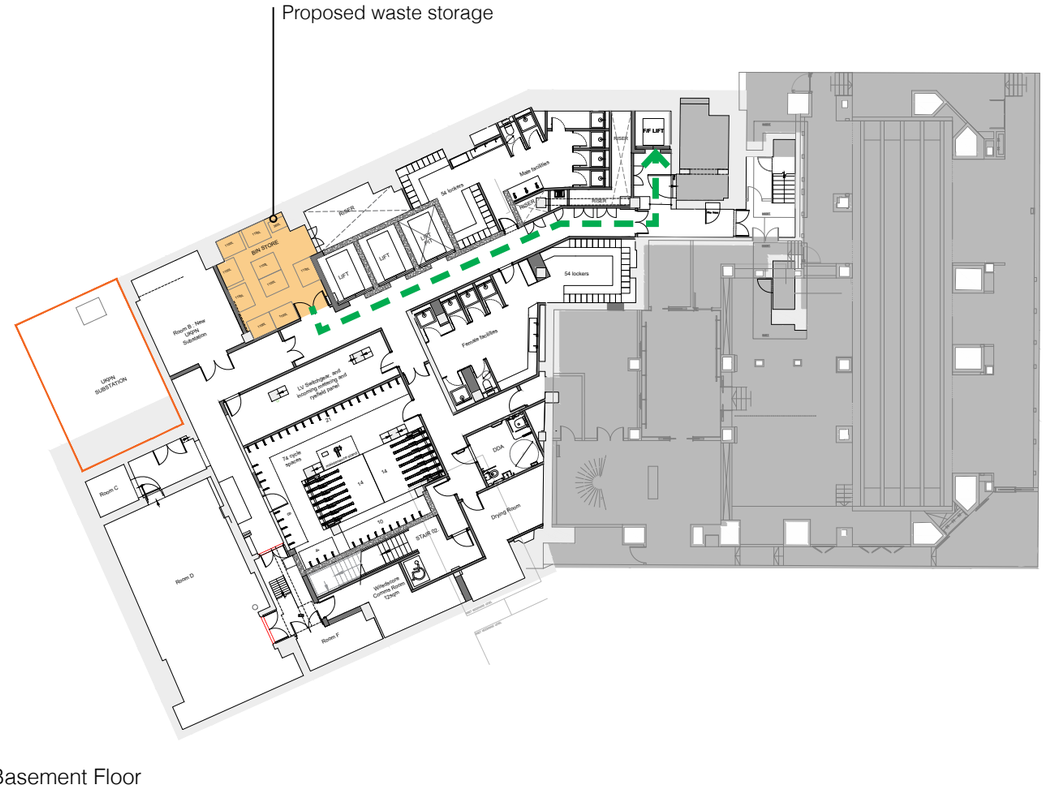
Basement Floor Plan

Precedent images

Access

9.3 Waste Management

ARUP



Basement Floor

Ground Floor

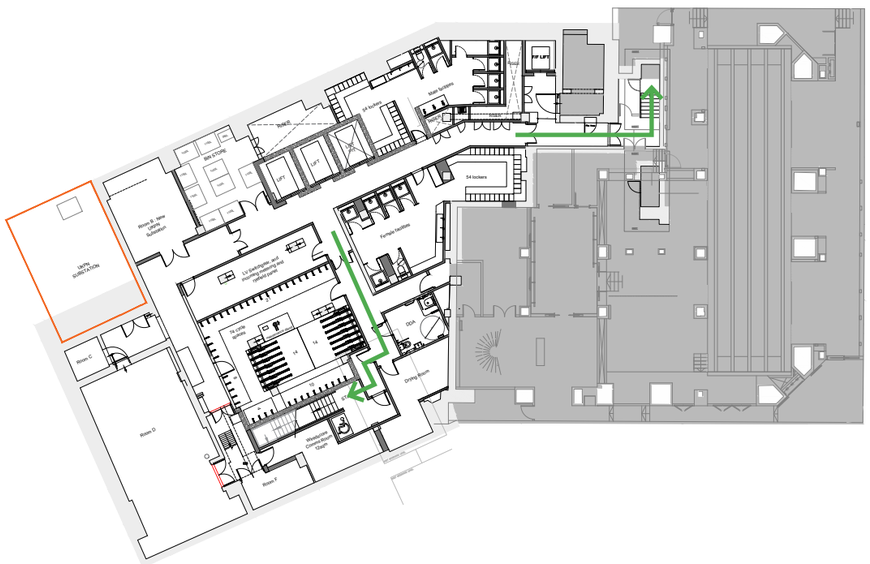
The development provides a combined waste and recycling storage with an area of 25 m^2 which will house:

- 1 No. 1,100 litre eurobins compactor for compacting paper waste;
- 4 No. 1,100 litre eurobins for compacted paper waste;
- 3 No. 1,100 litre eurobins for residual waste;
- 1 No. 1,100 litre eurobins for cardboard waste;
- 1 No. 1,100 litre eurobins for plastics waste; and
- 1 No. 360 litre eurobins for mixed metal waste.

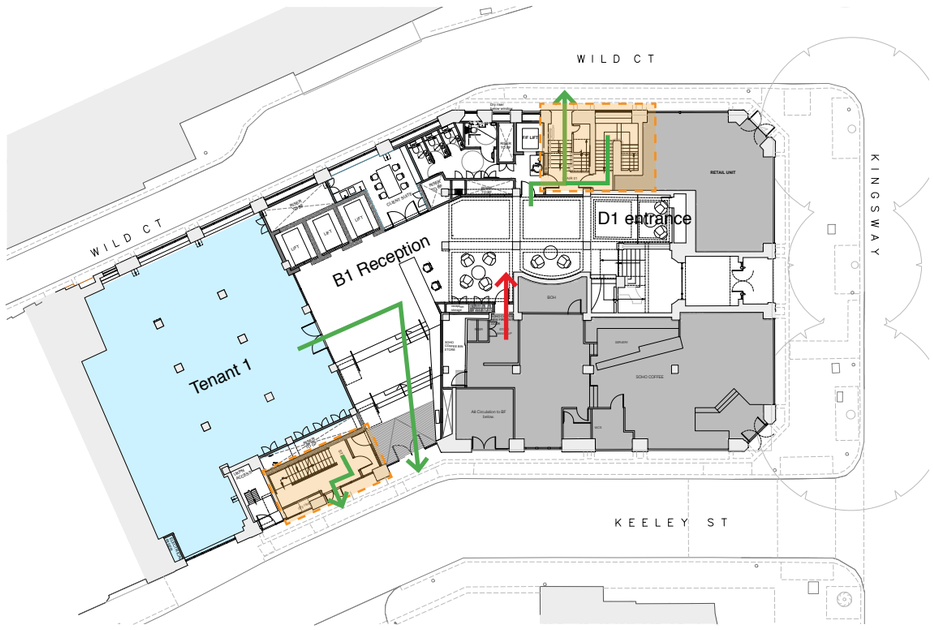
The bins are going to be taken out to Wild Court through the services lift.

Access

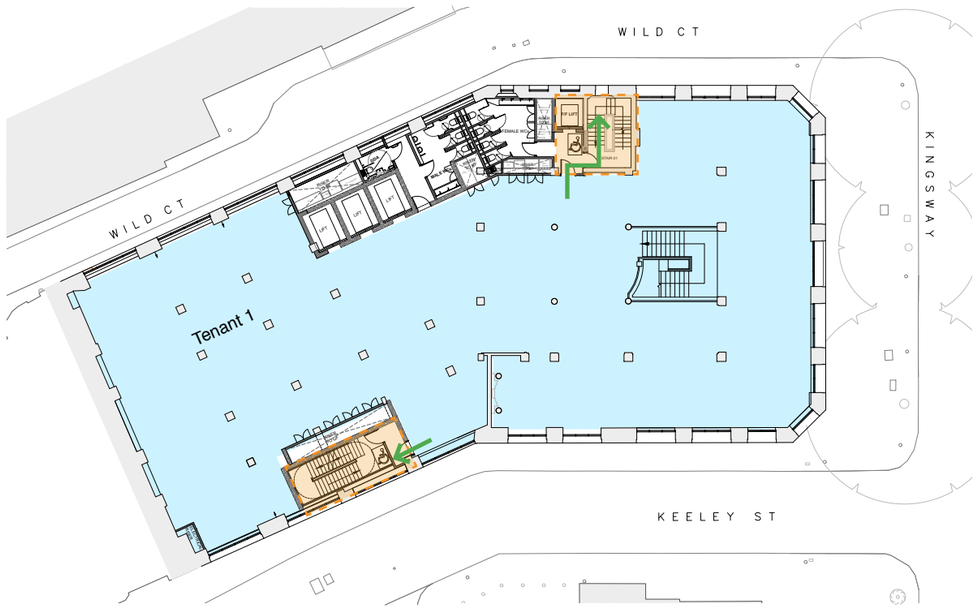
9.4 Circulation and Fire Escape Routes



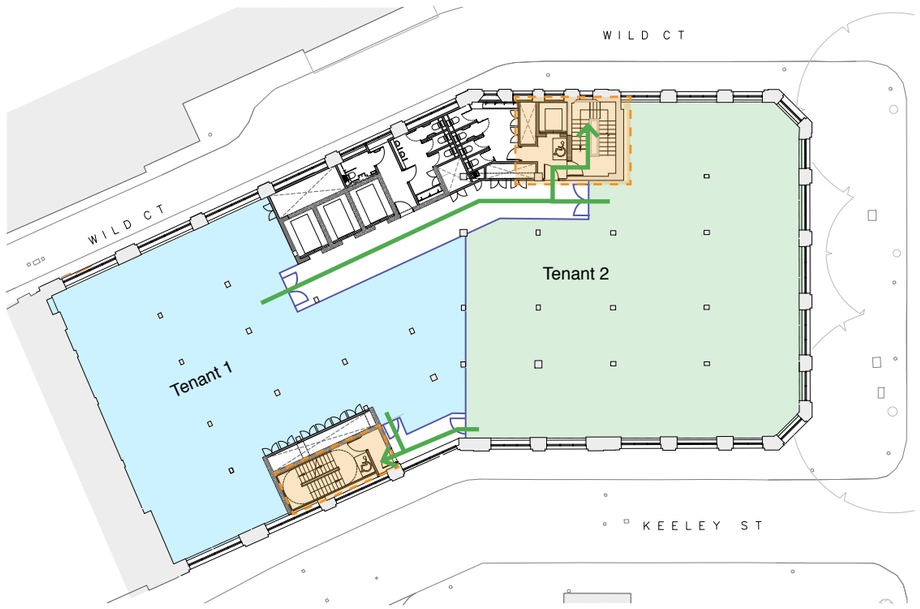
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Typical Floor Plan

Escape at Basement Floor

Escape from the basement will be either via the existing historic stair to Wild Court or the new secondary stair to Keeley Street through a protected corridor.

Escape at Typical Office Floor

The existing historic stair to Wild Court and the new secondary stair to Keeley Street will provide two means of escape from all office floors to street level. If the typical office floor is split into two tenancies, additional protected corridors will need to be built so that both tenancies can access both escape routes.

Escape at Ground Floor

Escape from the ground floor will be through the reception to either Keeley Street or Wild Court via a protected corridor. The existing A3 unit will escape through the office reception.

Escape at First Floor

Escape from the first floor office will be either through the secondary stair or through the primary core.

Escape at Roof Level

Escape from roof level and terrace will be via the existing historic stair.

Escape

Escape through a different demise

Protected escape route

Access

9.5 Secured by Design

Feedback was received in relation to this project from the Secured by Design officer. The meeting took place on site on 18th September 2019.

The key areas discussed were:

- Points of access to the building
- Multiple uses in the building and necessity for access and movement within the building to be addressed so that any potential cross over between uses are protected.
- Current and proposed reception design and importance of entrance(s) visibility from reception desk
- Access to the occupier facilities at basement floor
- Access to the offices
- Access to the communal terrace

The following elements of the design were suggested by Camden Council Secured by Design officer and will be implemented in further design phases:

Internal

- Access control to basement floor facilities (encrypted fob) recommended and to include for door to cycle store and showers/ lockers.
- Cycle store door to be PAS24 2016
- Preference for lifts to have destination control
- Access control to both stair cores from reception and office floors required (FOB access control)
- Where escaping through different demises is required by the fire strategy relevant doors should be either alarmed and visually controlled with cameras or be supplied with magnetic locks which release only in case of fire

External

- GF entrance from Wild Court requires access control
- Where achievable due to the building being Listed and within a conservation area, new external doors should always be security rated to a minimum of PAS24:2016 with a minimum of two magnetic locks positioned two thirds from the top and bottom of the frame and integral within the door unit.
- The use of ‘Sold Secure’ products within the cycle storage area itself is recommended to allow for three points of locking (both wheels and the frame are required to be secured).

Overall there are no major issues being created by this proposal and the officer cannot forsee it causing any major issues to the local area. As long as security is considered throughout the application and that crime prevention is followed once the building is in use then the risks associated with crime should be reduced.

Sustainability

The sustainability targets are as follows:

BREEAM Excellent

The development is being subjected to a BREEAM assessment under the 2014 Non-Domestic Refurbishment & Fit-Out Full Assessment. Various workshop sessions and reviews have taken place with the project team with the purpose to identify the key elements that will be adopted and progressed going forward. The assessment has shown that a' Very Good' rating is achievable and a route to achieve 'Excellent' has been identified. The development target is to achieve a BREEAM rating of Excellent. The project team is committed to achieving this target.

The project is targeting the full available score for the reduction in consumption of water i.e.

- Wat 01 Water Consumption
- Wat 02 Water Monitoring
- Wat 03 Water Leak Detection

The existing building has been thermally modelled along with the proposed scheme and this shows that there is a predicted reduction in carbon emissions of circa 25% between the existing and proposed schemes. This has been achieved primarily by the following measures:

- The use of air source heat pumps in their variable refrigerant flow format.
- The installation of LED lighting.
- The provision of lighting controls to include presence detection and daylight dimming to the perimeter zones.
- Upgraded glazing thermal performance.

WELL Gold

The project is targeting Gold accreditation.

Cundall has carried out two preliminary Core and Shell WELL assessments for the proposed redevelopment of 65 Kingsway in London. They indicated that all the preconditions are achievable.

Considerations for early design stages:

The following key considerations are recommended:

- Air Quality

– Ventilation rates, CO2 sensors, air filtration;

– VOC levels in internal finishes, Asbestos/ Lead/ PCB surveys;

- Water testing against all contaminants suggested by WELL and space allocation for water filters if required
- Daylight fenestration and solar glare control, lighting performance

– Window sizes, workstations location, internal blinds, lighting levels;

- Nourishment

– Tea point facilities and wash hand basin/ sink sizes, provision of breakout spaces;

- Fitness

– Promote staircase design, cycling and showers/ changing facilities;

- Comfort

– Designing for inclusivity and disability, self-closing doors to toilets and cleaner's cupboard;

- Acoustic testing

– Exterior noise intrusion and glazing performance;

– Internal and mechanical equipment sound levels;

- Mind

– Biophilia-planting on roof and terraces and internal planting, ceiling heights.

Areas

Areas

10.1 Area Summary

The areas within this page are based on single occupancy per floor of the building.

Measurements are based on survey information provided (Not Validated).

EXISTING

Floor		NIA		GIA		GEA	
		m²	ft²	m²	ft²	m²	ft²
Basement	Storage / Plant	78.9	849	586.6	6,314	628.0	6,760
Ground	B1	398.3	4,287	666.9	7,179	739.2	7,957
First	B1	644.7	6,940	976.1	10,507	1,079.0	11,614
Second	B1	817.0	8,794	983.6	10,587	1,078.0	11,604
Third	B1	809.0	8,708	978.5	10,533	1,078.0	11,604
Fourth	B1	820.2	8,829	973.9	10,483	1,078.0	11,604
Fifth	B1	818.3	8,808	978.1	10,528	1,078.0	11,604
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
Roof		0	0	0	0	0	0
Total		**5,647.9**	**60,794**	**7,881.2**	**84,833**	**8,605.6**	**92,631**
TOTAL B1		**5,569.0**	**59,945**	**7,294.6**	**78,519**	**7,977.6**	**85,871**

PROPOSED

Floor		NIA		GIA		GEA	
		m²	ft²	m²	ft²	m²	ft²
Basement	Commuter Facilties / Plant	0.0	0	586.6	6,314	628.0	6,760
Ground	B1	250.5	2,696	672.8	7,242	739.2	7,957
First	B1	791.5	8,520	976.1	10,507	1,079.0	11,614
Second	B1	819.7	8,823	983.6	10,587	1,078.0	11,604
Third	B1	815.8	8,781	978.5	10,533	1,078.0	11,604
Fourth	B1	806.8	8,684	973.9	10,483	1,078.0	11,604
Fifth	B1	810.2	8,721	978.1	10,528	1,078.0	11,604
Sixth *	B1	742.0	7,987	933.2	10,045	984.3	10,595
Seventh *	B1	632.7	6,810	822.0	8,848	866.0	9,322
Roof	Terrace and core	0.0	0	40.8	439	51.4	553
Total		**5,669.2**	**61,023**	**7,945.6**	**85,526**	**8,659.9**	**93,215**
TOTAL B1		**5,669.2**	**61,023**	**7,359.0**	**79,212**	**8,031.9**	**86,455**

PROPOSED B1 UPLIFT AGAINST EXISTING

FLOOR		NIA UPLIFT		GIA UPLIFT		GEA UPLIFT	
		m²	ft²	m²	ft²	m²	ft²
Ground Floor	B1	-147.8	-1591	0.0	0	0.0	0
First	B1	146.8	1580	0.0	0	0.0	0
Second	B1	2.7	29	0.0	0	0.0	0
Third	B1	6.8	73	0.0	0	0.0	0
Fourth	B1	-13.4	-144	0.0	0	0.0	0
Fifth	B1	-8.1	-87	0.0	0	0.0	0
Sixth	B1	36.0	388	-0.3	-3	-6.7	-72
Seventh	B1	77.2	831	18.0	194	9.6	103
Roof	Terrace and core	0.0	0	40.8	439	51.4	553
TOTAL B1 UPLIFT		**100.2**	**1078**	**58.5**	**630**	**54.3**	**584**

NOTES:

- Areas are subject to design development and will be adjusted following Building Control, Section 20, Fire Stratey, M&E and Structural input as the scheme progresses
- Measurements based on Hollis Measured Survey 2019
- Based on single occupancy floors

Appendices