Rolfe Judd
Architecture

6277 **88 Kingsway Planning Application** Proposed Rooftop Alterations - Proposals, Context & Design Analysis October 2020

Rolfe Judd
Architecture

HOLBORN CENTRAL

88 Kingsway Planning Application Proposed Rooftop Alterations

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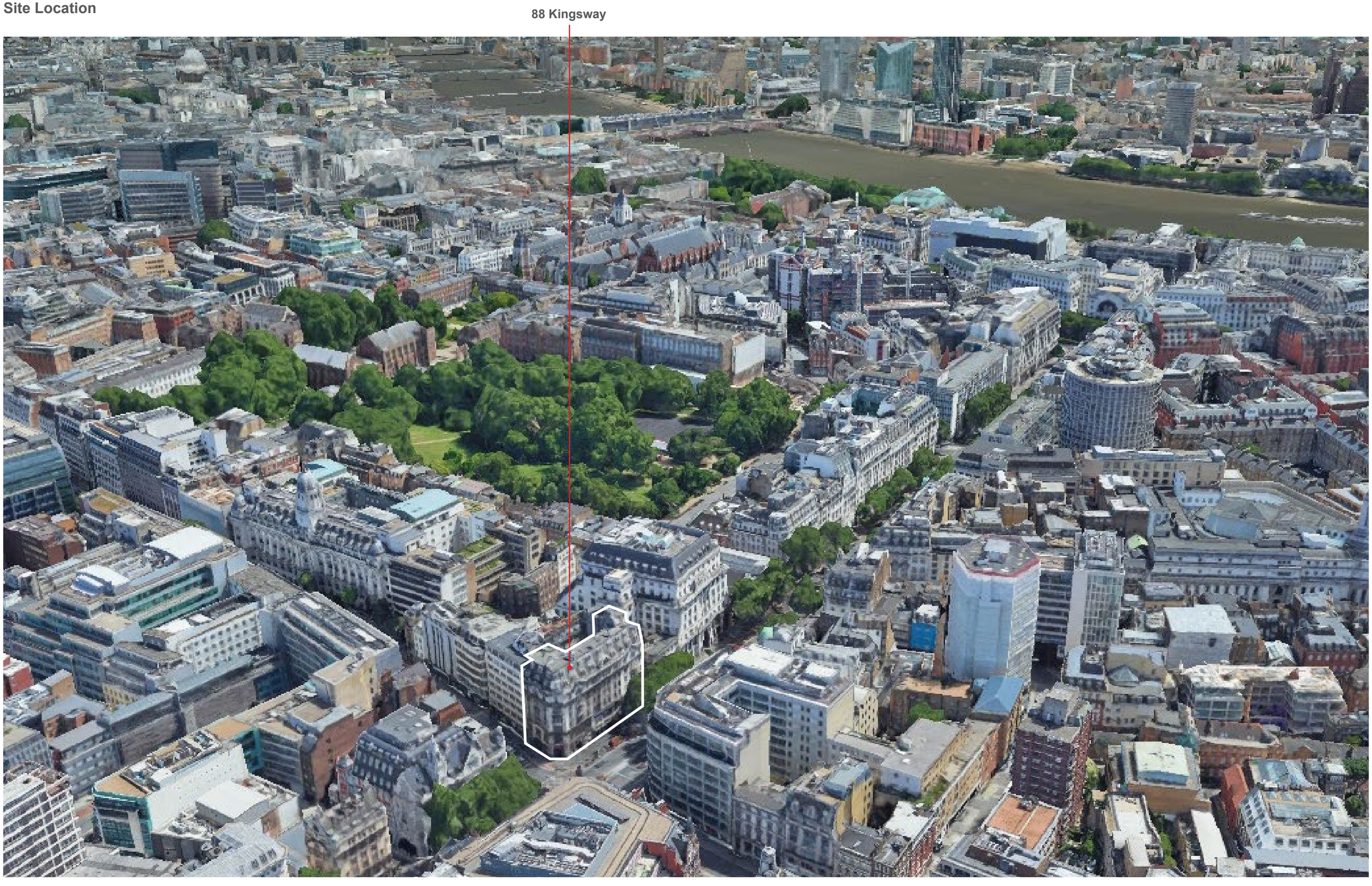
1.0 INTRODUCTION

This report has been prepared on behalf of Holborn Station Property Ltd by Rolfe Judd Architecture Ltd. The document outlines proposed changes to the rooftop of the office building at 88 Kingsway, London, WC2B 6AA. The proposed changes to the building as presented in this document directly relate to a holistic refurbishment of internal office spaces to levels 2 through 7 and include changes to the ground level reception entrance facade at the corner of Kingsway and Gate Street. This application does not take into account the Tube Station or the retail units at the ground level or basement of the building as this does not form part of the proposed works.

This report has been prepared to illustrate the design and provide justification for the proposed changes which require planning permission at the rooftop of the building. The format of this document presents the existing and proposed conditions as well as detail into the design, configuration and materiality of the proposals. The proposed alterations to the building have been designed utilizing recently completed survey information as a reference and the illustrative 3D views have been generated through the use of Vu.City.

2.0 CONTEXTUAL ANALYSIS

Site Location

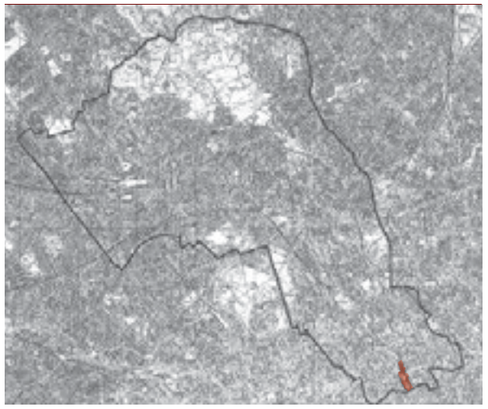


2.1 THE KINGSWAY CONSERVATION AREA

88 Kingsway & The Kingsway Conservation Area

88 Kingsway sits within the London Borough of Camden, within the Kingsway Conservation Area. The London County Council created The Kingsway Conservation Area at the turn of the 20th century, sandwiched between Lincoln's Inn and Covent Garden, between the City and the West End. Creating a link between central London and south of the River Thames. The southern end of Kingsway falls within the City of Westminster.

In 1898 the LCC agreed a scheme for the development of a road linking Vernon Place in the north to the Aldwych in the south. This scheme completely altered the character and appearance of the area. The majority of buildings in Kingsway were constructed in a relatively short period between 1900 and 1922. The London County Council attempted to introduce order and coherence by introducing a new scale and character to the streets replacing the intensely congested streets and courts. The redevelopment was guided by general constraints on height and materials. The sites lining this new thoroughfare were developed as a series of prestigious commercial buildings in a neo-classical style, generally uniform in materials, scale and massing and following a consistent building line. As such, it provides a complete example of large scale Edwardian architecture. Pevsner says "It still retains much of its Beaux Arts panache, lined with commercial buildings on a colossal scale." Generally the buildings have shops at ground floor level and offices above.



Map of Camden & The Kingsway Conservation Area

Map of The Kingsway Conservation Area Location

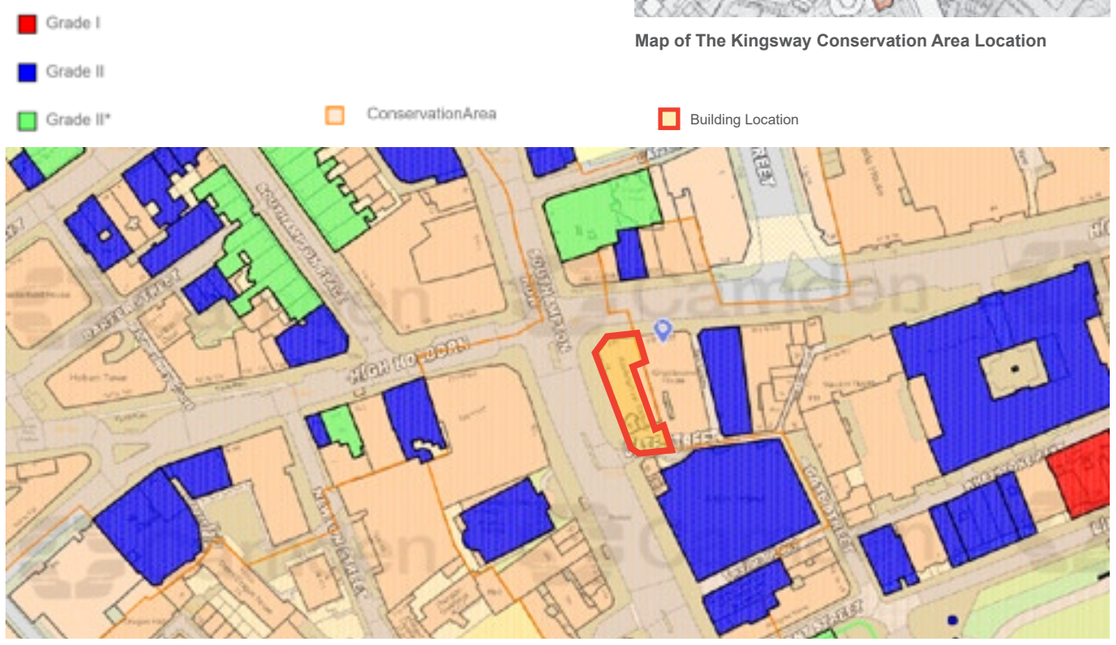


Image of Camden Interactive Conservation Map

88 Kingsway History

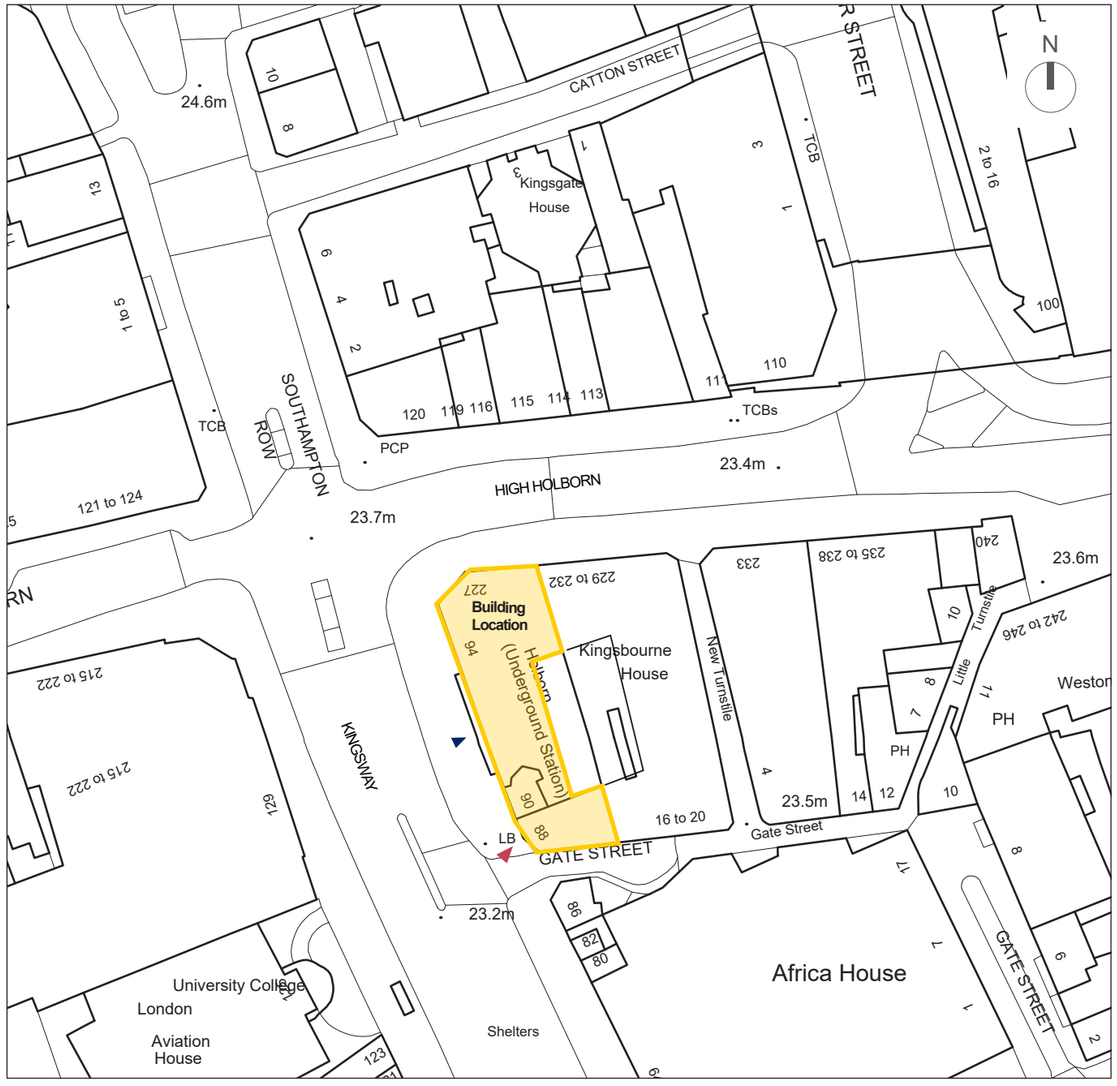
88 Kingsway was completed around 1906 in the Edwardian style which defines much of the conservation area. The building includes the Holborn Station Entrances with the main entrance off of Kingsway Road and a smaller entrance off of High Holborn. The original station (pictured to the right) and surrounding lower levels which were originally designed by Leslie Green using his typical grand arched bay frontages. Uniquely, 88 Kingsway is constructed in stone rather than the standard red glazed terracotta typically employed in the rest of Green's stations of the era. This was due to planning regulations imposed by the London County Council which required the use of stone for façades in Kingsway. The station entrance and exit sections of the street façade were constructed in granite with the other parts of the ground, first and upper floors in the same style, but using Portland stone. Located at the junction of two earlier tube railway schemes, the station was opened by the Great Northern, Piccadilly and Brompton Railway (GNP&BR).

Holborn Station was modernised in the early 1930s to replace the lifts with escalators. The station frontages on Kingsway and High Holborn were partially reconstructed to modernist designs by Charles Holden with the granite elements replaced with plain Portland stone façades perforated with glazed screens.

The image to the right shows the original station frontage, before the 1930's reconstruction. The main shop in view is a branch of Lipton's, the famous tea and grocery shop chain whose brands live on although the shops are long gone.

Image of 88 Kingsway with Original Ground Level Facades Including Tube Entrance (Prior to the 1930's Redevelopment)

2.2 CONTEXTUAL ANALYSIS



OS Map - Site Location

Aerial View - Site Location

Building Location

Office Entrance

Holborn Tube Entrance

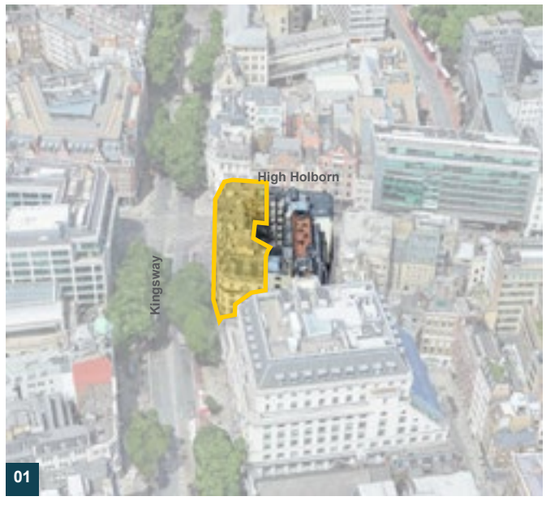
Site Location & Context

Site Location:	88 Kingsway
Use:	Office (Retail & Tube Entrance at Ground Level)
Listed Building:	No
Conservation Area:	Kingsway Conservation Area

88 Kingsway is situated on the corner of Holborn High Street (the A40) and Kingsway Road (the A4200) to the Southeast of the interchange. It forms Western part of a block with Kingsbourne House, which it also shares a central courtyard with. Both buildings sit over Holborn Station, with the main entrance centred at the base of the main 88 Kingsway facade along Kingsway Road. The building sits within the Kingsway Conservation Area and resides in the London Borough of Camden.

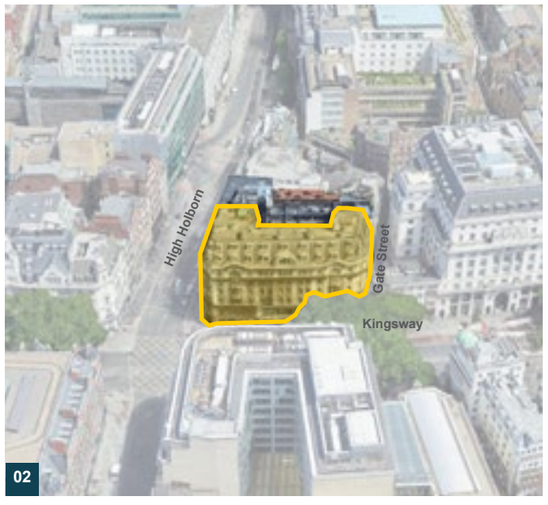
2.3 SITE AND CONTEXT

Views of Building Within the Local Context



01

Aerial View - Looking North

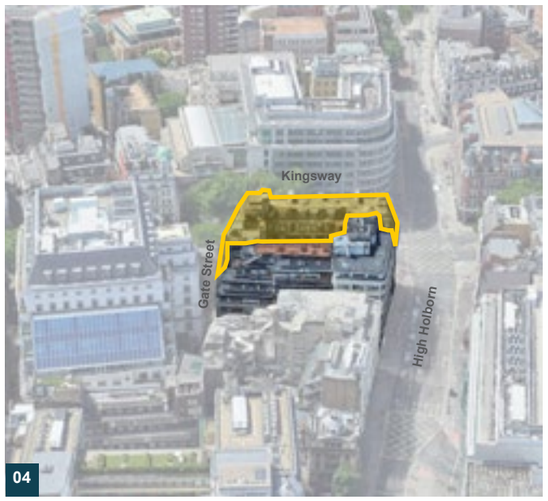


02

Aerial View - Looking East

03

Aerial View - Looking South



04

Aerial View - Looking West

2.4 EXTERNAL BUILDING PHOTOS

01

View of 88 Kingsway House From Corner of High Holborn and Kingsway

02

View of 88 Kingsway House From Corner of High Holborn and Kingsway

2.5 EXTERNAL BUILDING PHOTOS

01

View of Kingsbourne House and Adjacent 223 High Holborn (Left) & 88 Kingsway House (Right)

03

View of 88 Kingsway House - Kingsway Elevation With Tube Entrance & Office Entrance

02

View of 88 Kingsway House Corner on High Holborn and Kingsway

04

View of 88 Kingsway House Entrance and Gate Street

3.0 PROPOSED WORKS

The proposed works as described in this document represent the planning related design elements which directly correspond with the comprehensive refurbishment of the internal existing office spaces from levels 2 - 7 and the ground level reception at the corner of Kingsway and Gate Street. The current office space is not fit for purpose. In order to better establish the marketability and overall quality of the building's office space within the local marketplace, the mechanical systems need to be fully upgraded and the internal spaces re-finished and fitted. The new plant on the roof will ensure Grade A servicing to the office space.

There have been several options which have been explored in order to provide the required mechanical plant to service the refurbished office space. These are explained on the next page. However due to the constraints of the building and site, the only technically feasible place to put the plant is on the roof of the building.

The following proposal will bring the quality of the office space into the 21st century and provide future tenants with high quality, grade A office space for years to come.

Illustration of Proposed Works

4.0 SUMMARY OF OPTIONS EXPLORED

The proposal seeks to have the least possible impact to its surroundings. While alternatives were explored, due to the existing constraints and conditions of the building, they did not meet the appropriate requirements to facilitate the required level of services. The alternative options explored are as outlined below:

1 **Roof Width - Along the length of the roof, its a maximum of 5.5m wide and the space is populated with existing features such as the chimney structures and skylights. In spite of the existing conditions, through the following various workshops and co-ordination exercises the design team has achieved a working proposal to fit the necessary plant kit required in the remaining space.**

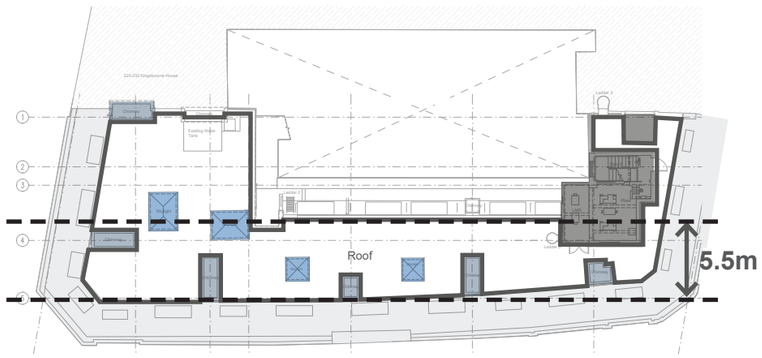


Image of Existing Roof

2 **Level 01 Lightwell - It has been advised that the lightwell on Level 01 is not a suitable location to house the plant equipment for several reasons.**

- **The poor air quality in this area would mean the output of the plant would reduce and there may be a need to oversize the units to compensate.**
- **The poor air quality also means the equipment will have to work harder to achieve the same output, meaning more power is demanded and so the lifespan and overall efficiency of the equipment is reduced.**
- **The central issue is the loss of heating, particularly in winter periods where condensation building up on heat exchange condensers is likely to become a continual problem in such a confined space. Over time this effect is compounded to the extent that the air in the lightwell is so cold, heating to the space is being continuously lost. This could become a health and safety issue and the problem is worsened when multiple condensers are located in a small amount of space such as the lightwell.**

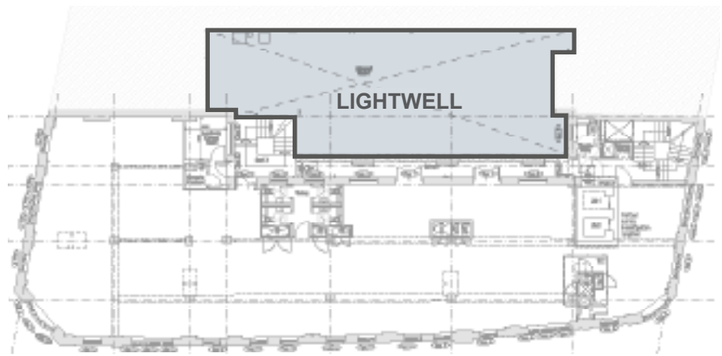
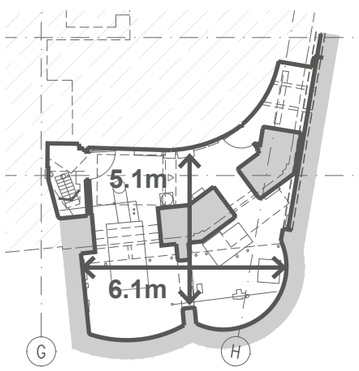


Image of Existing Level 01 Lightwell

3 **Basement - The basement within the demise of the office space is extremely small significantly confined at only around 6.1m x 5.1m and contains existing parts of the structure which further reduce the usability of the available space. Access to this area is extremely poor and therefore housing and maintaining the services area in this location is not feasible.**



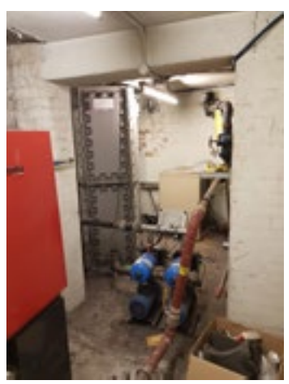
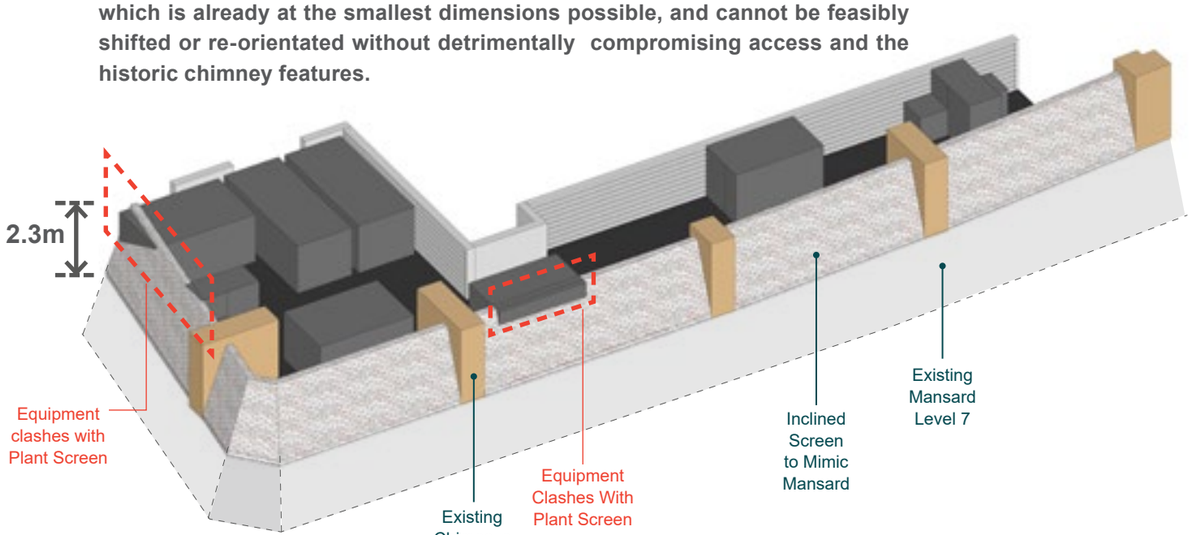


Image of Existing Basement and Basement Access

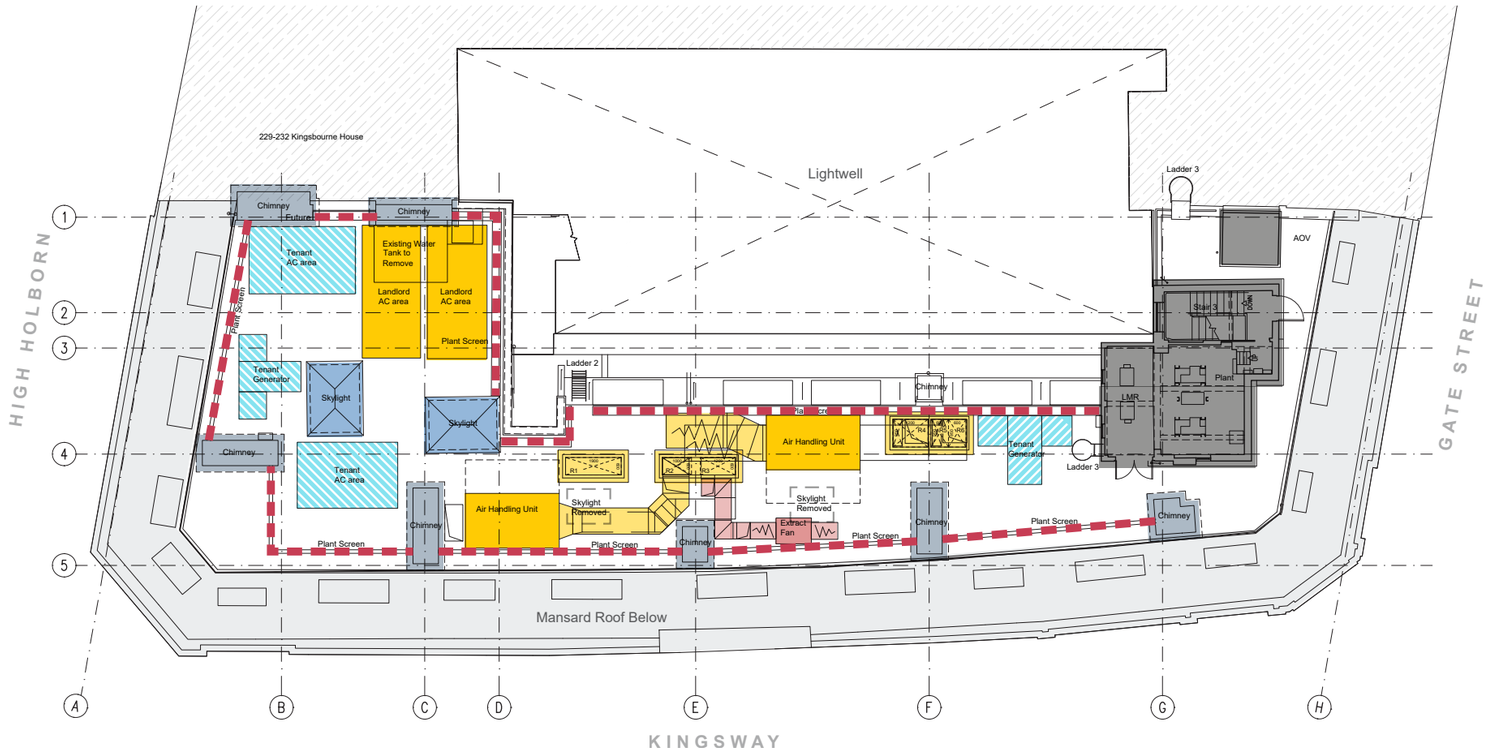
4 **Mansard Roof - In order to minimize the impact of the visual impact of the added plant at roof level, two options were explored. The first was using the an inclined screen which mimics the angle and aesthetic of the mansard roof below. However, this clashes with the proposed layout of the plant equipment, which is already at the smallest dimensions possible, and cannot be feasibly shifted or re-orientated without detrimentally compromising access and the historic chimney features.**



4.1 SUMMARY OF OPTIONS EXPLORED

The design team explored an initial option which provided space for future tenant equipment with plant screens positioned accordingly while remaining offset from the roof edge as much as feasibly possible. However, to further reduce both the amount of plant equipment and plant screens, the future tenant provisions were omitted and the plant area and screens were limited to the equipment required to serve the building currently which significantly reduced the overall space occupied at roof level.

Alternative locations for the plant were also explored, which included utilising the space surrounding the lift motor room and other surrounding spaces, however due to the associated ductwork of the equipment and the restricted size of the roof area, the space required for access and maintenance of equipment would be mitigated and therefore wouldn't be feasible.



Roof Plan - Initial Option Containing Future Tenant Provisions

Legend

- Louvred Plant Screen
  (Max 2.3m High From Roof FFL & Setback From Chimney Frontages on Street Elevations)
- Existing Chimney Structures
- Existing Skylights
- Existing Stair/Plant Room
- Landlord Plant
- Tenant Plant
- Extract
- Removed Skylights

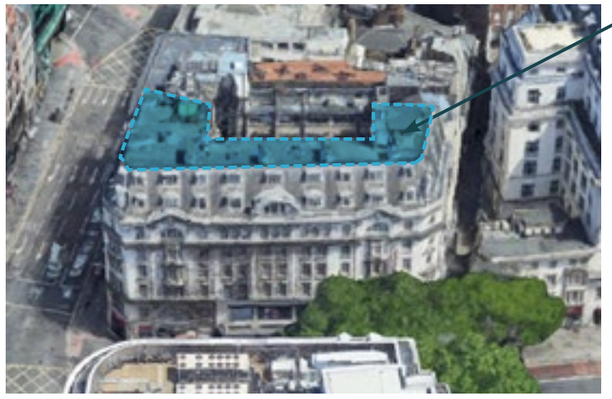
Roof Plan - Reduced Plant Equipment and Plant Screens

5.0 DETAILED PROPOSALS ROOFTOP PLANT

Existing & Proposed Roof Plans

As part of the works, in order to service the office floor plates with modern ventilation, electrics, plumbing and data, it is necessary to provide new plant at the roof level. Doing this will modernize the building for decades to come and ensure a healthy and comfortable environment for the tenants of the building.

Due to the new plant at the roof level, acoustic screening is required around the elevations of the roofs to ensure that the surrounding buidling's are not adversely affected. This has the added benefit of providing a visual wrapper to the plant items, which mediates acoustic impact to the surrounding buildings and the visual impact to the nearby office buildings and the views from the street below. The proposed plant screens have been offset from the existing roof edge as far as feasibly possible and maintain a height of 2.3m to match the maximum height of the equipment, meaning the proposed screens have been kept at the lowest possible height while still providing the required level of acoustic and visual protection.

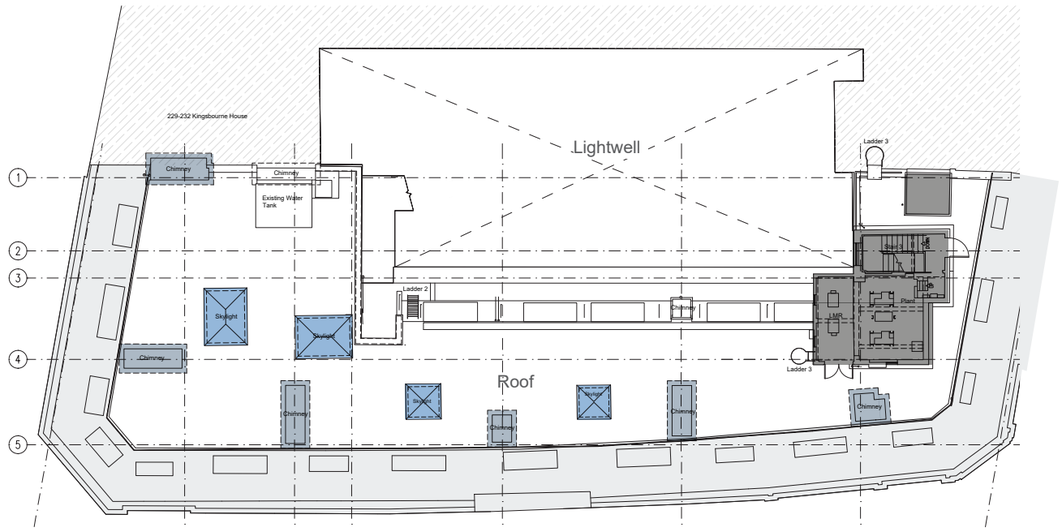


01 New Plant at Roof To Ensure Building Functions as A Modern / Grade A Office Building.

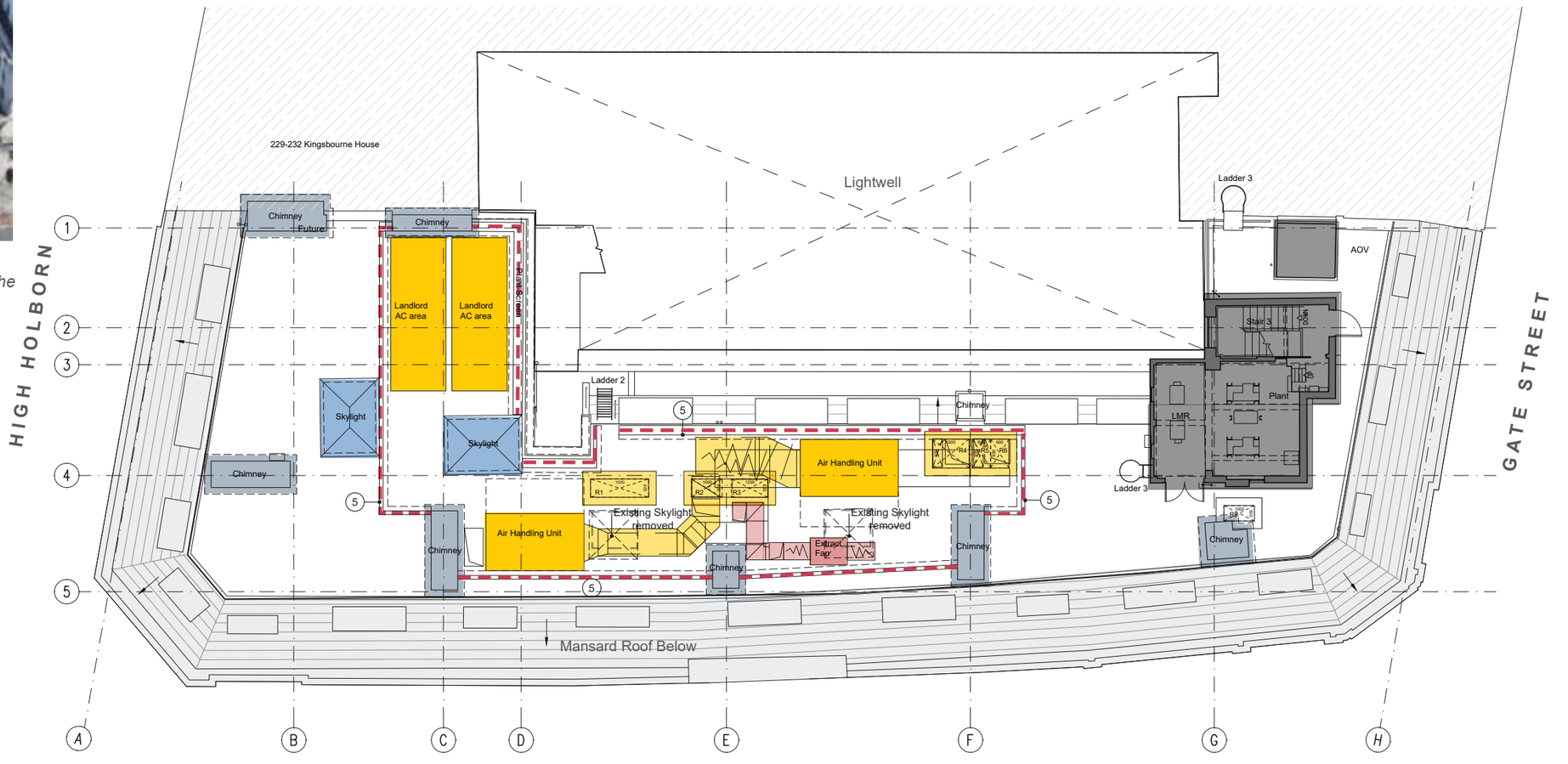
Note: All Plant is a MAXIMUM of 2.3m high or less, and within the overall height of the surrounding plant screen.

Legend

- **Louvred Plant Screen**
  (Max 2.3m High From Roof FFL &
  Setback From Chimney Frontages on Street Elevations)
- **Existing Chimney Structures**
- **Existing Skylights**
- **Existing Stair/Plant Room**
- **Landlord Plant**
- **Extract**
- **Removed Skylights**



Existing Roof Plan



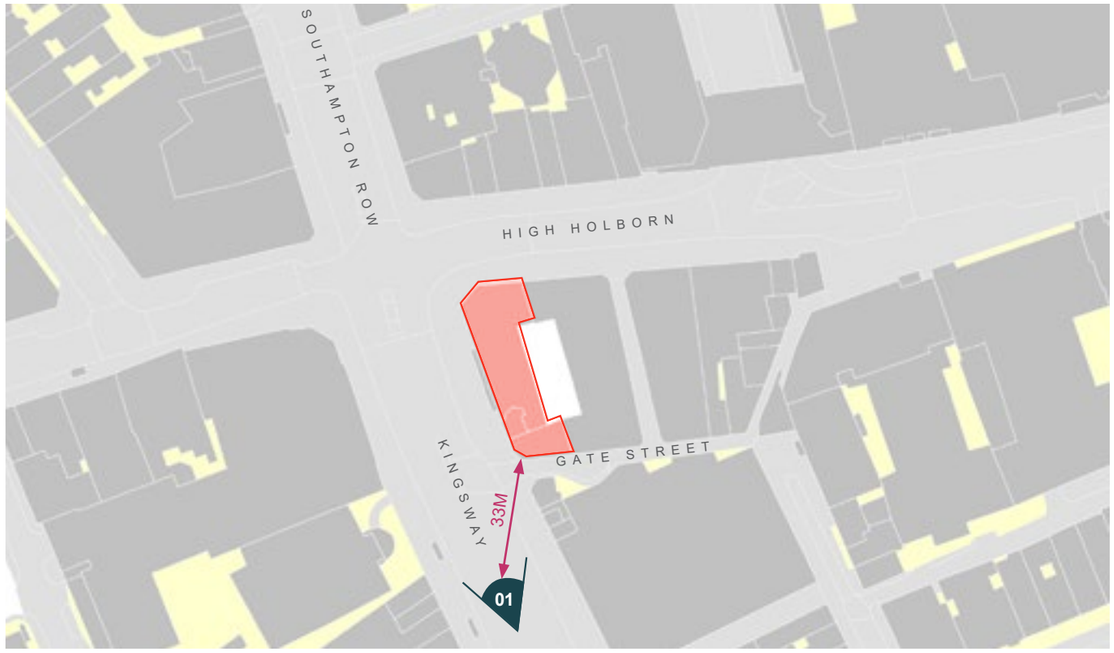
Proposed Roof Plan Showing New Plant

6.0 SUPPORTING VIEWS VIEW 01 - KINGSWAY LOOKING NORTH

Existing & Proposed Views Showing Affect of Rooftop Plant

The following images have been produced from Vu.City, and illustrate the before and after profile of the 88 Kingsway Building Roofline to demonstrate the effect of our proposal. The views have been selected in conjunction with Savills, our planning consultant on the project. The views show the building form four vantage points at the centreline of the adjacent roads, Southampton Row to the North, High Holborn to the East and West, and Kingsway from the South, in order to provide a comprehensive understanding of the potential impact of the plant. As illustrated by the views, there is little to no impact to the majority of the street views, with perhaps the most change evident on the view below, looking east from High Holborn. However, the view illustrated the effectiveness of the plant screen, which mitigates the impact of the plant by creating a continuous simple and sympathetic back drop to the chimney profiles which retain their rightful prominence.

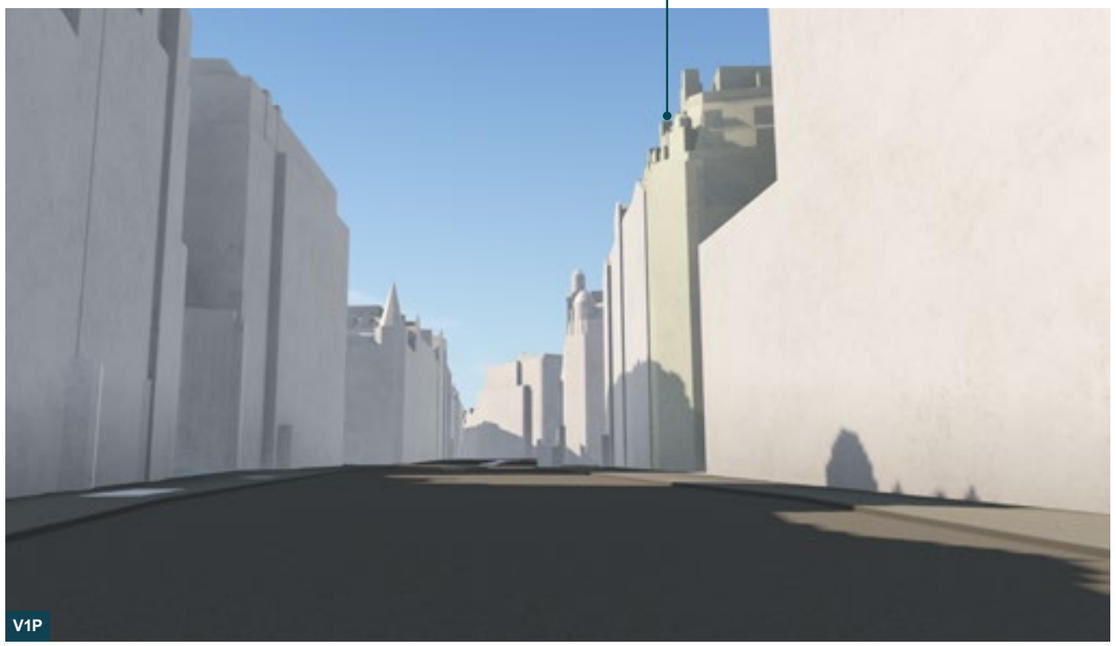
Existing View



Kingsway: Looking North

Legend

Proposed Plant Screens at Roof Level



Proposed View With Proposed Plant & Screens

6.1 **VIEW 02** HIGH HOLBORN LOOKING WEST

High Holborn: Looking West

Existing View

88 Kingsway

Legend

Proposed Plant Screens at Roof Level

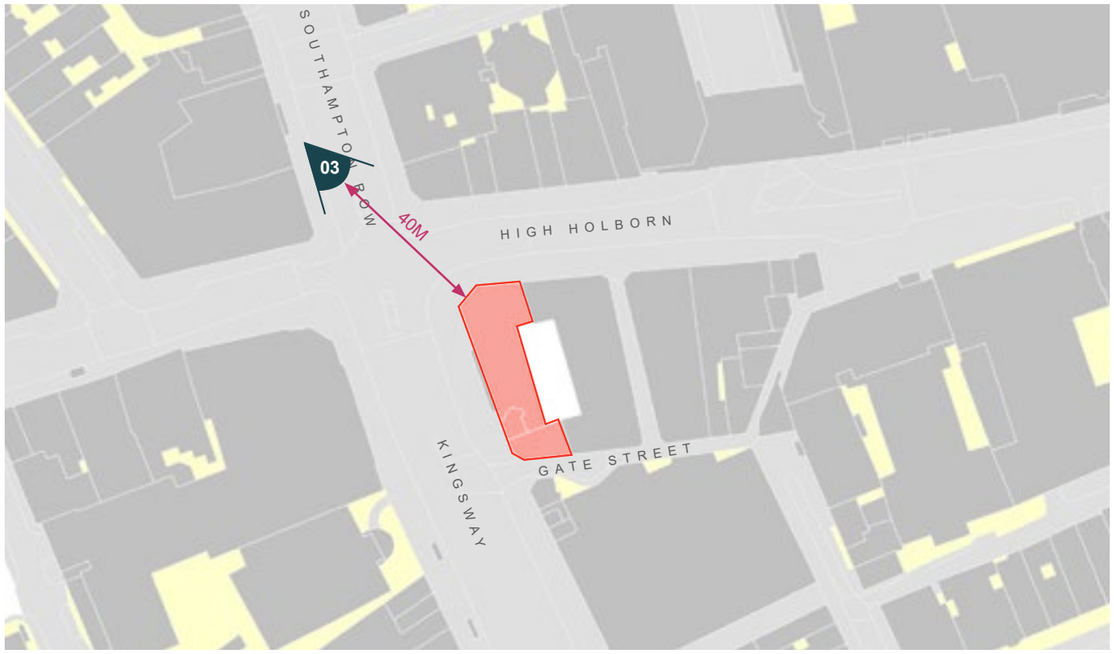
Plant Screen Not Visible

Proposed View With Proposed Plant & Screens

6.2 **VIEW 03** HIGH HOLBORN LOOKING EAST

Existing View

88 Kingsway



Southampton Row: Looking South

Legend

Proposed Plant Screens at Roof Level

Plant Screen

Proposed View With Proposed Plant & Screens

6.3 **VIEW 03** INDICATIVE PHOTOMONTAGED VIEW LOOKING EAST

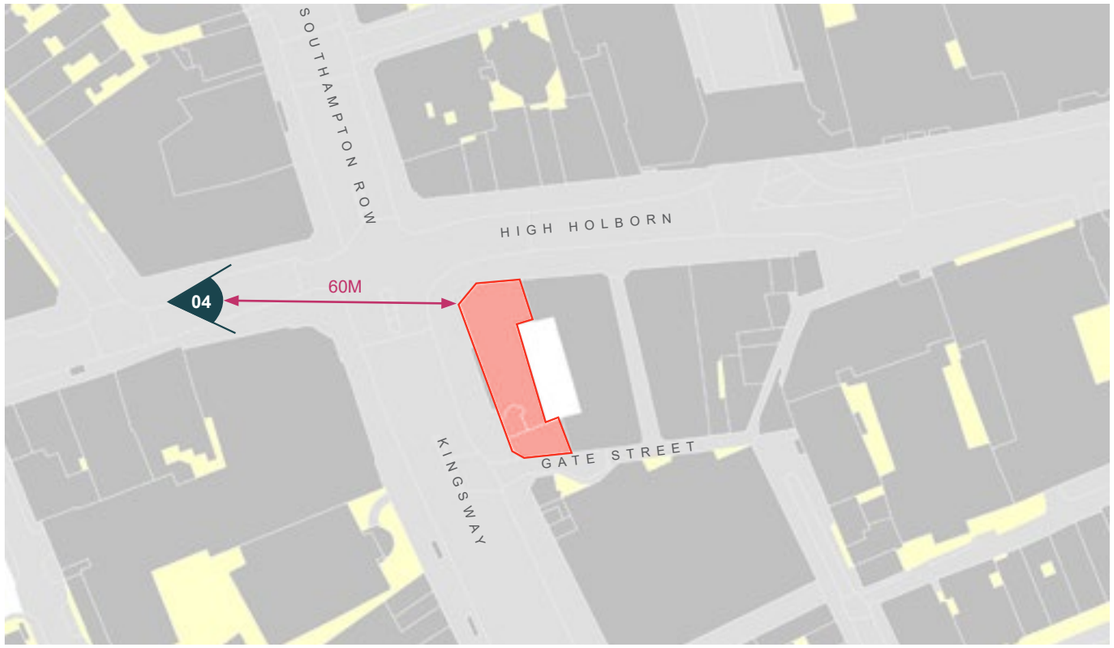
Existing View

Proposed View With Proposed Plant & Screens

6.4 **VIEW 04** HIGH HOLBORN LOOKING EAST

Existing View

88 Kingsway



High Holborn: Looking East

Plant Screen

Proposed View With Proposed Plant & Screens

6.5 VIEW 04 INDICATIVE PHOTOMONTAGED VIEW LOOKING EAST

Existing View

Proposed View With Proposed Plant & Screens

7.0 LOCAL EXAMPLES ROOFTOP PLANT

Local Precedents of Roof Plant Installations

In order to aid in the justification of our proposal, we have compiled a series views of precedent buildings within the local conservation areas which exhibit a variety of services and plant on their roofs. Some of these examples provide screening (which we must provide in order to control acoustics and impacts to neighbouring properties), and some do not. Based on these examples, it is apparent that the placement of plant and services on rooftops across the locality is standard practice. Further, in relation to these precedents, our proposal attempts to deal with the plant in a more sympathetic fashion by providing continuous screening around the whole of the roof area, creating a uniform backdrop to the profile of the roof.

137 - 144 Holborn Tower, High Holborn

70 Kingsway, Africa House

Central Saint Martins Innovation Centre, Fisher Street

110 High Holborn

7.1 LOCAL EXAMPLES ROOFTOP PLANT

1 Southampton Row

77 Kingsway

16 Great Queen Street

Caa House, 1 Kemble Street

8.0 ROOFTOP **PLANT** ACOUSTIC LOUVRE SCREEN

Proposed Plant Acoustic Louvre Screen Appearance & Colour

In order to limit acoustic impact of the new proposed plant on the rooftop to the neighbouring properties, an acoustic rated plant screen is required around the majority of the roof area. The proposed louvres are horizontal in profile, made out of painted aluminium profiles. The proposed louvres are to be painted light gray in order to lessen their impact to key views, and to allow them to blend in with the sky. The minimalist detailing, lightweight appearance and horizontal nature of the louvres a suitably contrasts to the robust, heavy and stoic vertical nature of the existing chimneys. The screen is stepped back from the face of the chimneys to ensure that a fitting hierarchy remains between the historic profile of the chimneys and the new modern louvre profiles.

318 High Holborn

5 Haldon House, High Holborn

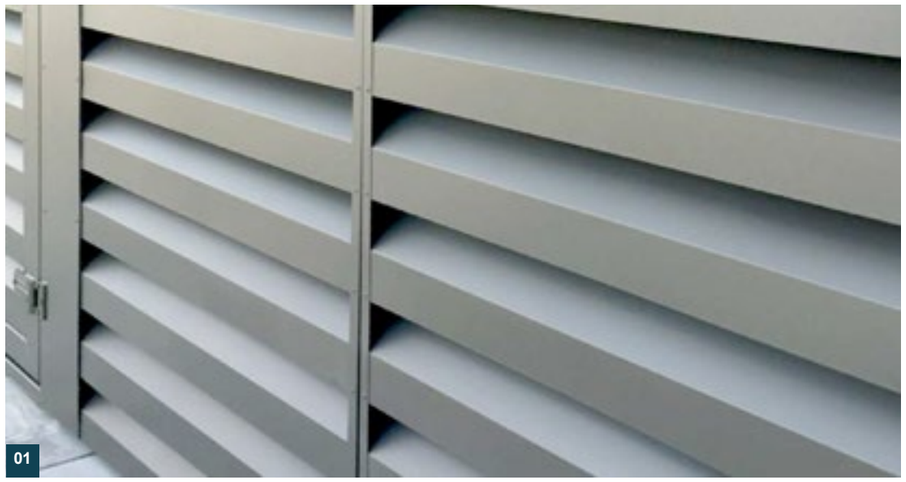
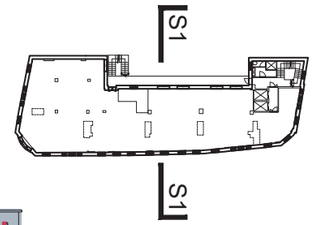


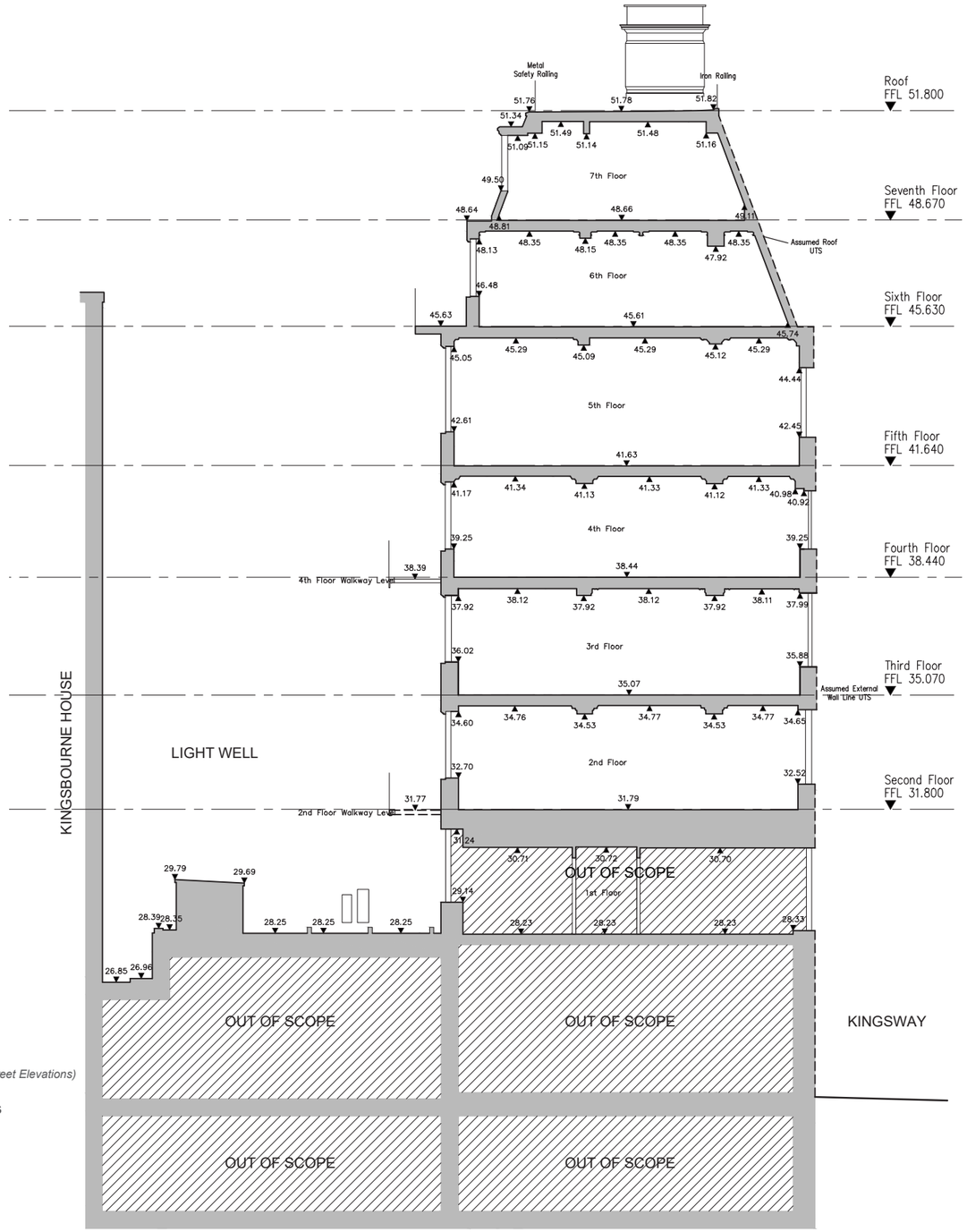
Image of Acoustic Plant Screen In Proposed Colour Light Gray (PPC Aluminium)

Image of Acoustic Plant Screen In Proposed Colour Light Gray (PPC Aluminium)

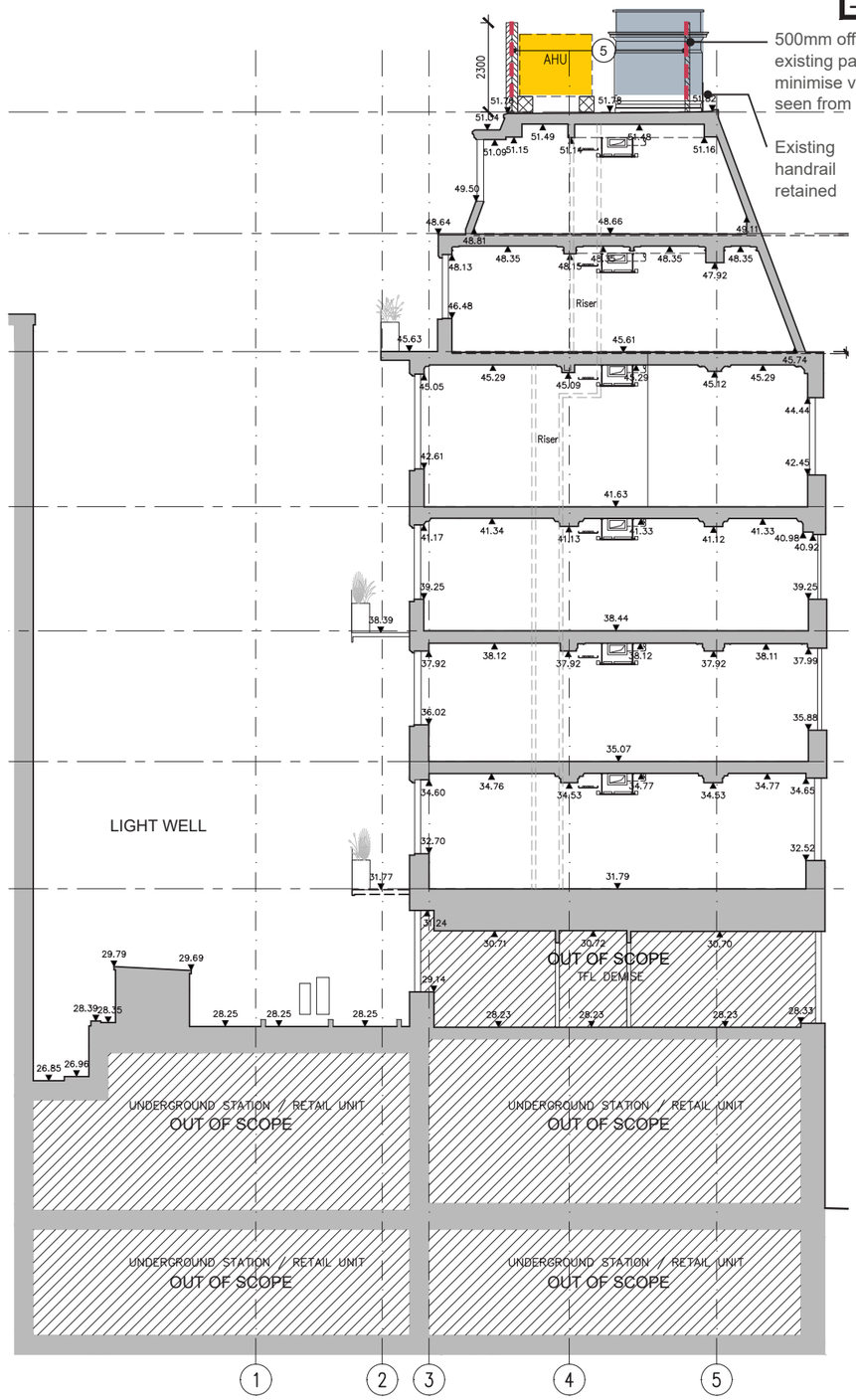
9.0 ROOFTOP PLANT

Proposed Cross Section S1





EXISTING: Cross Section of Building Rooftop



PROPOSED: Cross Section of Building Showing Proposed Plant at Rooftop

Legend

- **Louvred Plant Screen**
  (Max 2.3m High From Roof FFL & Setback From Chimney Frontages on Street Elevations)
- **Existing Chimney Structures**
- **Existing Skylights**
- **Landlord Plant**
- **Tenant Plant**

9.1 ROOFTOP PLANT

Existing Kingsway Elevation

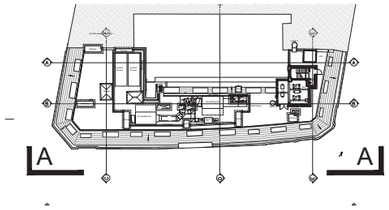
Legend

Louvred Plant Screen
(Max 2.3m High From Roof FFL &
Setback From Chimney Frontages on Street Elevations)

Existing Chimney Structures

EXISTING: Long Elevation of Building

9.2 ROOFTOP PLANT

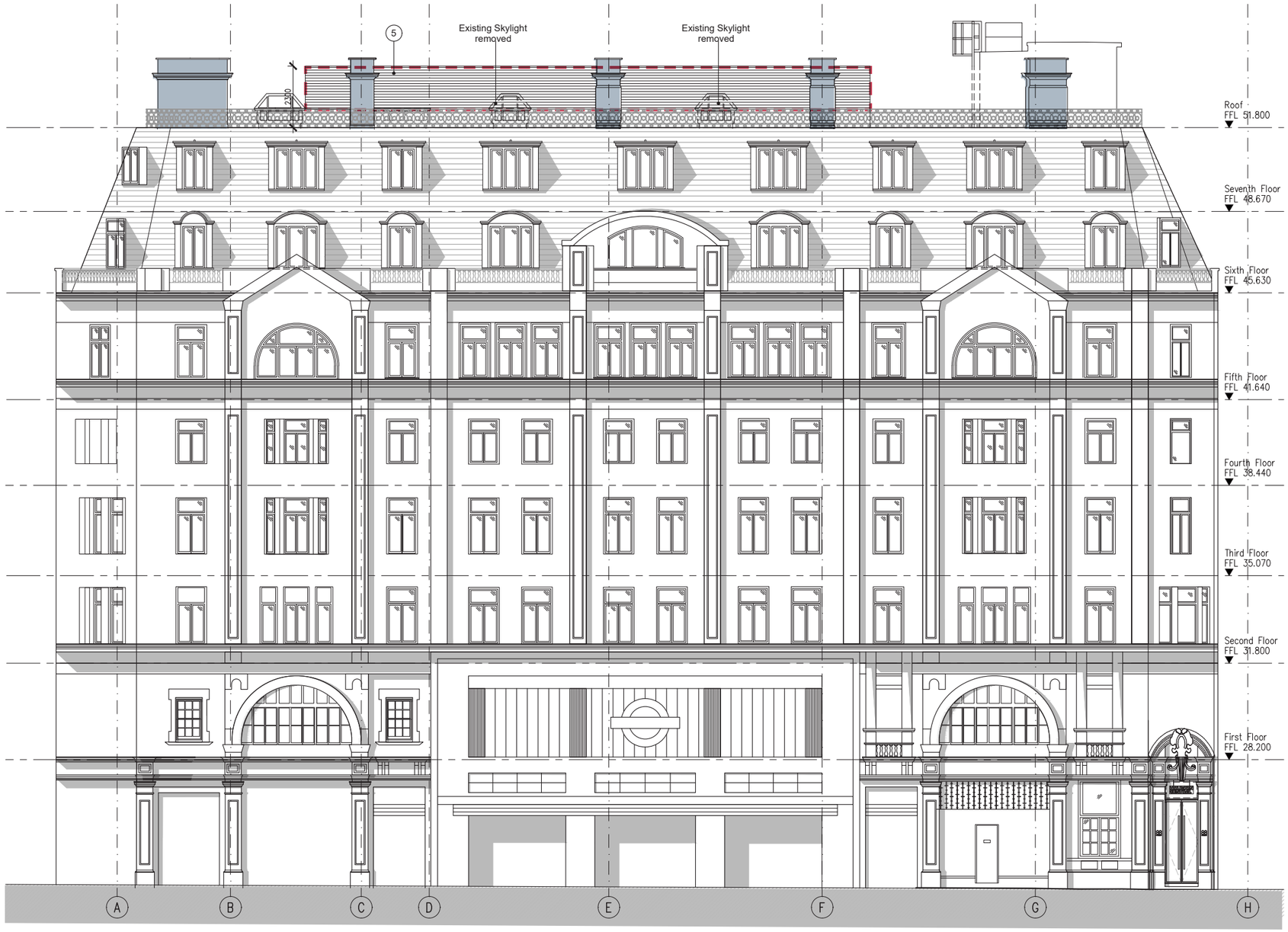


Proposed Kingsway Elevation

Legend

Louvred Plant Screen
(Max 2.3m High From Roof FFL &
Setback From Chimney Frontages on Street Elevations)

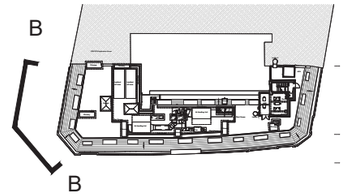
Existing Chimney Structures

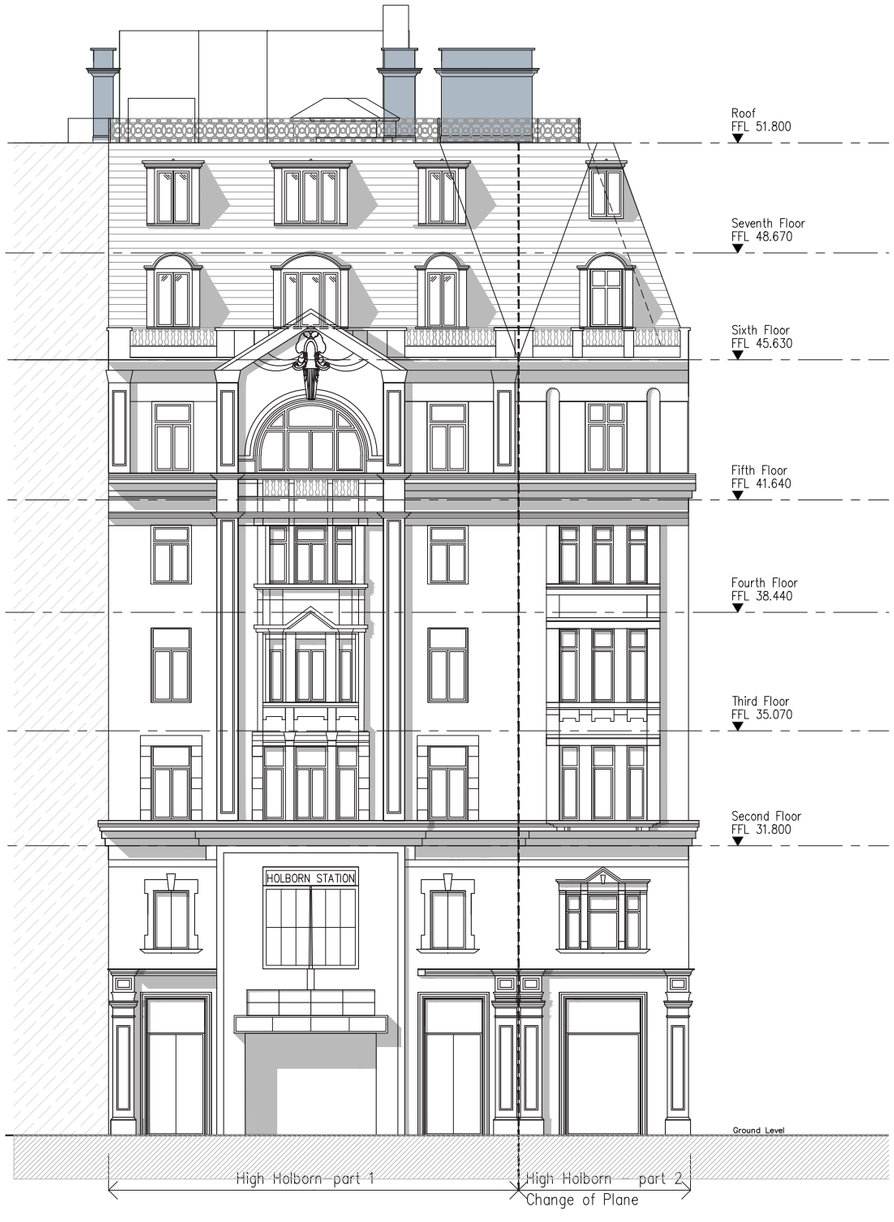


PROPOSED: Long Elevation of Building Showing Proposed Plant at Rooftop

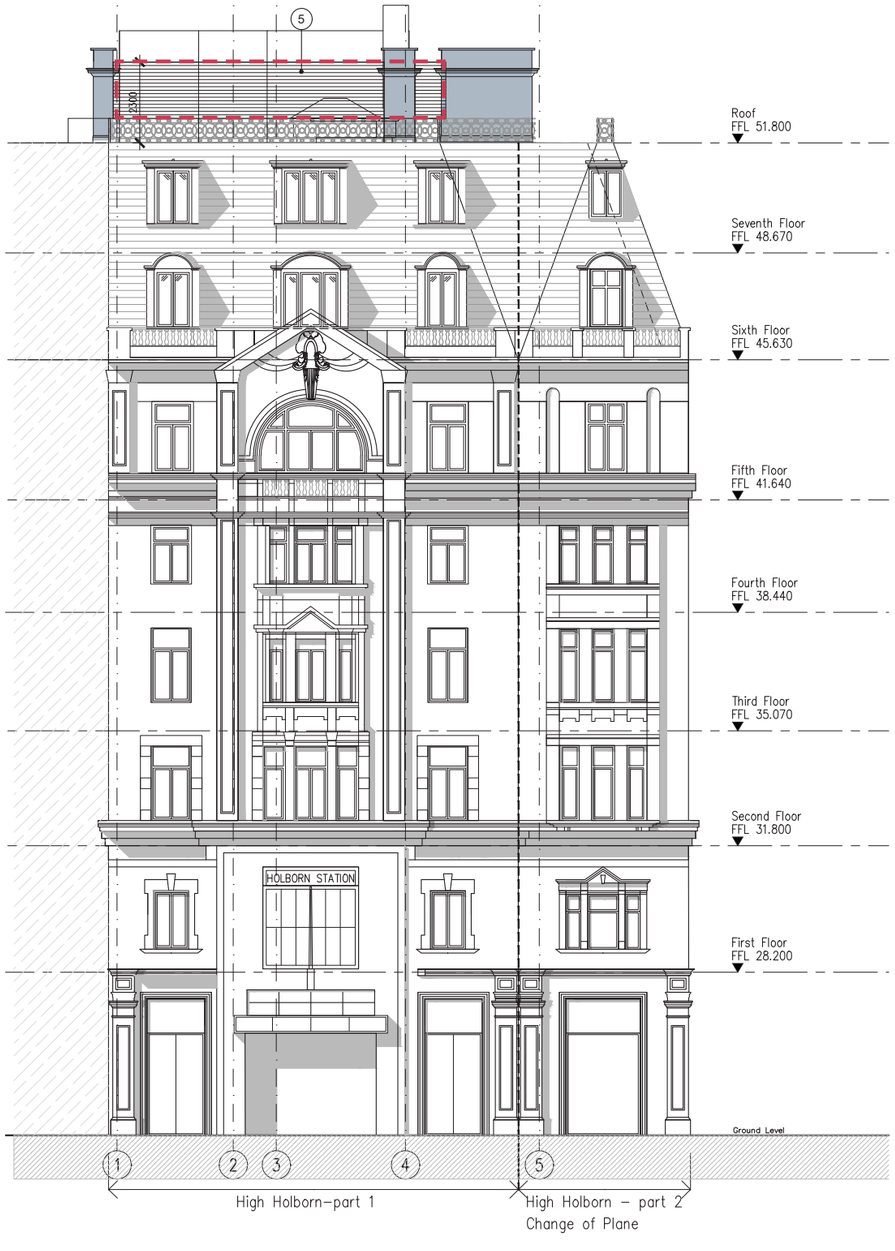
9.3 ROOFTOP PLANT

Existing & Proposed High Holborn Elevation





EXISTING: High Holborn Elevation



PROPOSED: High Holborn Elevation

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