

Kings Keely Limited
January 2021



HERITAGE ADVICE NOTE
KODAK HOUSE, 61 – 65 KINGSWAY

1.0 Introduction

- 1.1 This note has been produced to support an amended application for consented refurbishment works to 61-65 Kingsway, prepared on behalf of Clearbell Capital LLP (LPA ref: 2019/6088/P and 2019/6270/L).
 - 1.2 This note assesses the impact of the amended proposals upon the significance of the heritage asset noting any changes from that of the consented scheme. This includes an assessment of impact to the Grade II listed Kodak House, as well as the surrounding Kingsway Conservation Area.
 - 1.3 This note should be read in conjunction with the Heritage Statement for the original application, which includes a detailed analysis of the historical development of the building as well as an assessment of significance.
-

2.0 Amended Proposals

2.1 The proposals seek a number of minor amendments to the consented application.

2.2 The consented works comprised:

“Alterations to the existing building including recladding of the 6th floor extension together with new window openings, rebuilding and recladding of the 7th floor extension with new window openings, installation of new plant screen on the roof, replacement of all windows, reinstatement of window openings and new entrance on the ground floor Keeley Street elevation, installation of new canopy, metal signage detailing "Kodak House" on Kingsway entrance and on new Keeley Street entrance, creation of communal terrace, green roof and associated railings at 8th floor level all in association with the existing mixed use building.”

2.3 The amended scheme retains the consented proposed enhancements to the building. This includes:

- The recladding of the 6th and 7th floors;
- The removal of the unsightly existing lift over-run;
- The rationalisation of plant work to the roof;
- Renovation and improvements to the Keeley Street elevation to restore a historic appearance, and;
- The replacement of the existing non original windows with metal Crittal style frames.
- Improvements to fenestration detail

Proposed Amendments

Removal of Columns

2.4 The consented scheme included the removal of a number of columns from the floor plate. The amended scheme includes a reduction in the number of overall columns to be removed, as well as an amendment to the location of a small number of the removed columns. This is due to a reorganisation of the core and services. It is proposed that an additional column is retained across all floors at grid line 5A, whilst two individual columns at first floor to Grid C/4 and D/4 are proposed to be removed.

2.5 This amendment is considered to not alter the existing assessment of impact from that of the consented scheme. The special interest and contribution of the columns to the significance of the building has been found to reside in their cumulative appearance. The amended proposals are considered to continue to retain the overall character of an open floor plate supported by steel columns. As such, the amended proposals fundamentally retain the contribution of columns to the special interest of the building and are in line with the philosophy of previously consented schemes for the building which also granted permission for column removal.

New Partition at Ground Floor

2.6 The amended proposals include the insertion of a partition at ground floor, located to the top of a small flight of steps from the main entrance. Comparison to historic photographs show the existing character of this area to have been altered, following the loss of the partition enclosing the shop floor to the north. The enclosure of this space is therefore seen as a neutral impact, understood to reinstate the historic enclosure of this space as indicated in Figure 1. Therefore, while this is an amendment to the consented proposals, it is not considered to effect the existing determined impact of the consented scheme.



Figure 1. View of entrance lobby, note solid wall seen to the right of the image and timber and glazed partition beyond. The amended proposal can therefore be understood to be a reinstatement of a historic partition which is illustrative of the original use of the space.

Alteration to Lift Core and Riser

- 2.7 The amended proposals include the slight movement of the consented position of the lift core by 300mm, adjusting the proportions of the structural wall of the core and altering the overall core footprint across all floors. It is also proposed that minor alterations are made to the riser wall, adjusting openings and the position of the exterior riser wall. These alterations also see the removal of the fire fighting lift. These changes are not considered to affect the impact of the consented proposals, given both the small scale of the change when viewed in context of the size of the core and riser as well as when viewed in relation to the entire building. This change will not result in a change to internal views of any features of interest nor meaningfully alter the existing circulation within the floor plan or impact historic fabric. This amendment is therefore found to have a neutral affect on the impact of the consented proposals.

Alteration to External Finishes at Roof Level

- 2.8 The amendments include the finish of the vertical core and existing stair extension in white render. While the consented proposals include a finish of glazed brick to these elements, it is noted that the existing finish of the plant works appears to be of scored concrete. Notwithstanding the very limited views to these elements due to their elevated position above street level and visually sheltered position adjacent to Wild Court, the change from the existing concrete render to a white render finish is considered an overall improvement. Similarly where the lift extension overrun and terrace entrance lobby walls face the plant, these will also be finished in grey metal cladding. Due to the lack of sight lines to these elements and existing quality of the elevations at roof levels, the amendments are considered to retain the overall enhancement of the consented proposals.

New Fire Escape Route for Soho Coffee, including Replacement of External door to Keeley Street Elevation

- 2.9 This amendment includes the creation of a new internal stair for Soho Coffee at ground floor, requiring a small amount of additional demolition at ground floor as well as a new access door and louvres to Keeley Street. The significance assessment of the building has found that the small amount of demolition will impact already altered fabric, and the internal area of the building in this location presently is considered to reflect a modern contemporary character in line with the existing use as a commercial café. The installation of a new stairs is therefore not found to impact upon any historic fabric nor change the existing character of the building, or alter this area's contribution to the significance of the building as a whole. Similarly the external doors to be replaced are modern and without interest, and its loss is considered to have a neutral impact.

Reduction in Demolition to Floor Slab

- 2.10 Investigative works have shown that the full extent of the consented demolition to the floor slab is not required, resulting in a reduction to the loss of the floor slab to the majority of floors. The location of demolition of slab is also altered slightly at second floor, with demolition required at Grid B/3-5 to C/3-5, however the overall quantum of fabric lost at this level is comparable to that of the consented scheme. This amendment is therefore not considered to alter the impact to the significance of the listed building from that of the consented scheme.

Alteration to Roof Layout

- 2.11 The overall extent of the proposed terrace has been reduced, and an additional door created to access the plant enclosures, as well as a walkway installed to allow for maintenance. These alterations increase the set back away of the terrace from the Kingsway and Keeley Street elevations and the new door and walkway will not increase the height of the proposed screen to the plant. These changes are therefore not considered to affect the impact of these elements from the consented proposals.

Installation of Additional Transfer Beam to Second Floor Slab

- 2.12 The amended proposals include the installation of transfer beams to the second-floor slab in order to provide additional support to the structure above. This allows a reduction in depth to the consented transfer beams to the first-floor slab, minimising the alteration to head height at ground floor. This is considered an improvement to the consented scheme preventing the need for a negative impact on head heights, whilst remaining within the philosophy of the consented scheme.
-

3.0 Conclusion

- 3.1 The amended proposals have been found to have no effect upon the determined impact of the consented proposals. The amendments have been found to be of a similar scope, allowing for the reduction in demolition to historic fabric in several instances. Where new interventions are proposed, these has been found to only impact modern fabric and areas with already altered circulation. We therefore find no change to the impact of the consented scheme upon 61-65 Kingsway or the Conservation Area.
-



BIDWELLS