
From: [REDACTED]
Sent: [REDACTED]
To: Matthew Dempsey
Subject: RE: 65 Kingsway - 2021/4057/P & 2021/4957/L

Follow Up Flag: Follow up
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Hi Matt,

Just to clarify, I have looked at the following:

1. Alterations to 1st floor staircase railings.

The consented works include a new floor finish to the first floor. As such the finished floor level will become approx. 105mm higher in order to accommodate build-ups, services and site condition. This in turn impacts the existing retained historic railings and balustrades as the height is now deemed non-compliant under Building Regulations and handrails are required to be lifted. In order to avoid replacement of the historic railings it is proposed to carefully remove the existing and re-instate these at a compliant height by adding matching decorative inserts at the base. Where required, entirely new railings will be made up of existing matching decorative metal panels that have been previously repositioned to elsewhere on the floor plate. The approach described above allows the existing metalwork to remain largely intact, and a design in keeping with the classical aesthetic of the retained features on the 1st floor. Refer to drgs 20.370 / 20.37 / 20.375 for drawings.

This seems to be the least harmful manner of achieving a compliant height and although it is unfortunate that the original design and proportions will be altered no historic fabric will be lost and there is justification for the works, which have been made necessary by the previously consented scheme. Although the proposed solution is more invasive to fabric than adding a rail above the retained railing, the proposal is less invasive to character than an additional upper rail, and on balance the significance of the railings lies more in their aesthetic and decorative quality than in the integrity of their fabric.

2. New Doors to Keeley Street:

The proposals are for replacement of the existing double doors with a new set of 2no single doors, creating a comparable overall doorway space within the façade. This arrangement is required to suit the fire escape arrangement of F&B unit, and provide access to the BF. The finish of the new entrance doors under the consented scheme.

I don't consider these works to have a detrimental impact on the significance of the building, or its conservation area contribution.

Many thanks,

David

From: Matthew Dempsey <Matthew.Dempsey@Camden.gov.uk>
[REDACTED]

Subject: 65 Kingsway - 2021/4057/P & 2021/4957/L

Hi David,

Hope all is well with you?

Would you mind having a look at 65 Kingsway - 2021/4057/P & **2021/4957/L** and let me know if you have any concerns?

"Replacement of existing double doors on Keeley Street facing elevation with two single doors, associated to ref: 2021/4957/L."

and

*"Replacement of existing double doors on Keeley Street facing elevation with two single doors, **alterations to the internal staircase handrail at ground and first floor level** and associated works."*

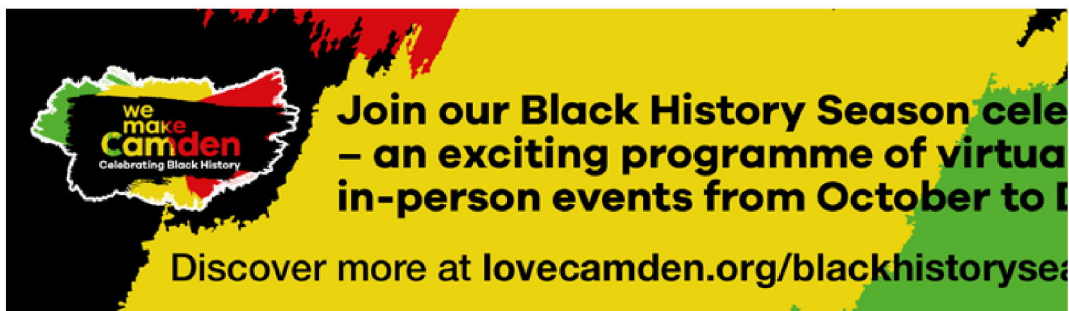
All seems to be fairly sensitively done to me, but wanted to double check before I tell them. I can show and tell at case conference instead if you're busy before then? Cheers!

Kind regards,
Matt

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