Design & Access Statement

Aviation House, 125-127 Kingsway, London, WC2B 6NH

1. Introduction

The original facade dates from the early 1910s and was converted from the original Church of the Holy Trinity to an office development circa 1999. The façade was retained and is Grade II* listed.

A scope of works has been created comprising sympathetic façade cleaning and repair with methods and materials suited to the façade's vernacular architecture.

The main elements of work are listed below but the full extent of works can be viewed in the Cushman & Wakefield & Clarkebond specifications:

- Erection of scaffolding and pedestrian protection to Façade.
- Stone cleaning to Portland stone to achieve consistent finish sympathetic to age/character.
- Isolated stitch pinning and sealing.
- Redundant ferrous fixing removal.
- Isolated indent repairs to cracked/damaged stone.
- Repointing to joints.
- Potential repairs to embedded steel in bell tower area.
- Isolated roofing repairs.

Detailed surveys have been carried out by consultants Clarkebond (Structural Engineers). A Copy of their report can be provided on request.

This report highlights current condition and repairs required / methodology that relates to the scope of the survey.

2. Design

The design predominately allows for replacement of existing materials on a like for like basis to preserve the traditional appearance of the property.

Where the stonework is required to be removed, the existing stonework will be re-used wherever possible. However, this may not always be the case and there is likely to be situations where new stone will be procured. Once the contractor has been appointed the method of procuring the new stone can be agreed. Also, the method and location of storing the existing stonework.

No new materials will be introduced to the façade other than like-for like replacements to existing, where repair has not been possible.

3. Access

No alterations are proposed to the methods for accessing the property. Pedestrian access will remain from Kingsway to the building's front door. Scaffolding design will