Welcome to our Public Exhibition

Existing view of Space House from Kingsway

Welcome to the public exhibition of the proposal for Space House.

Seaforth Land is bringing forward proposals to deliver a sensitive refurbishment and modest extension to Space House - otherwise known as Civil Aviation Authority House at One Kemble Street and 43-59 Kingsway in Holborn.

The project seeks to undertake a sensitive refurbishment of the iconic Grade II listed building to provide high quality office space with modern flexible retail space at ground floor level, as well as an improved public realm.

The proposals seek the retention and refurbishment of the existing building whilst adding two new floors of office accommodation to the cylinder and a single storey extension to the Kingsway block.

The revitalisation of this landmark building will preserve and enhance the listed building, allowing people to work and socialise in and around outstanding 20th Century architecture.

This public exhibition gives you an opportunity to:

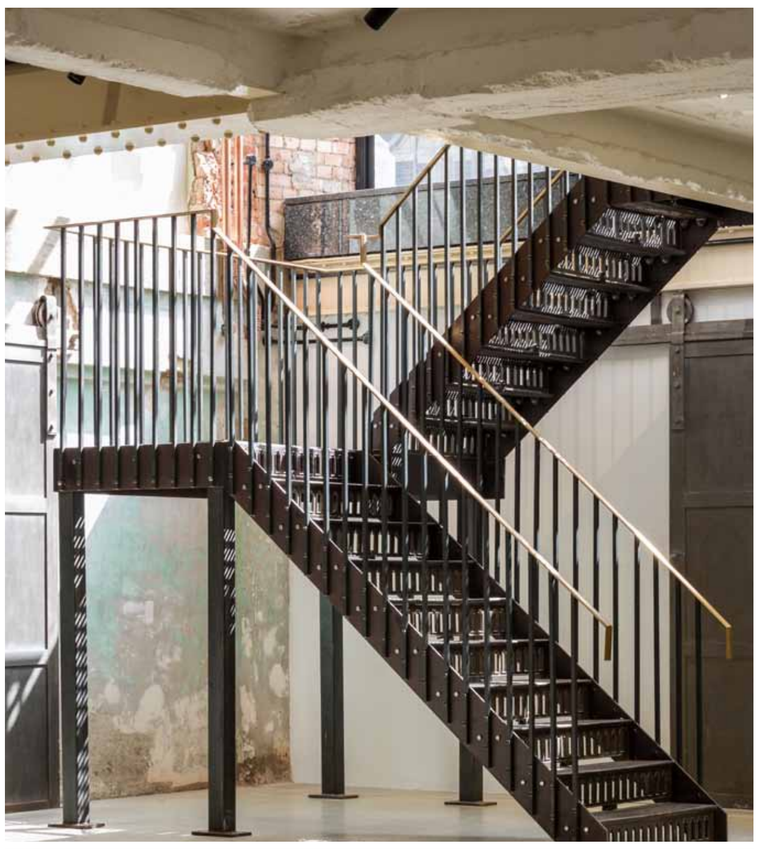
- Learn about our proposals;
- Meet the project team and ask any questions; and
- Share your thoughts

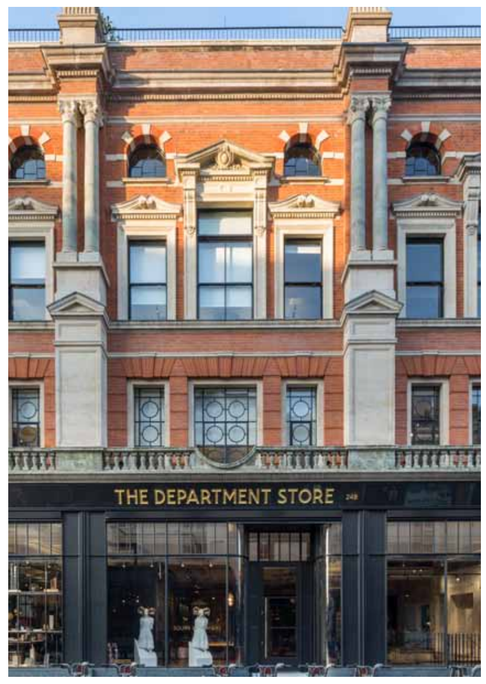
The Project Team

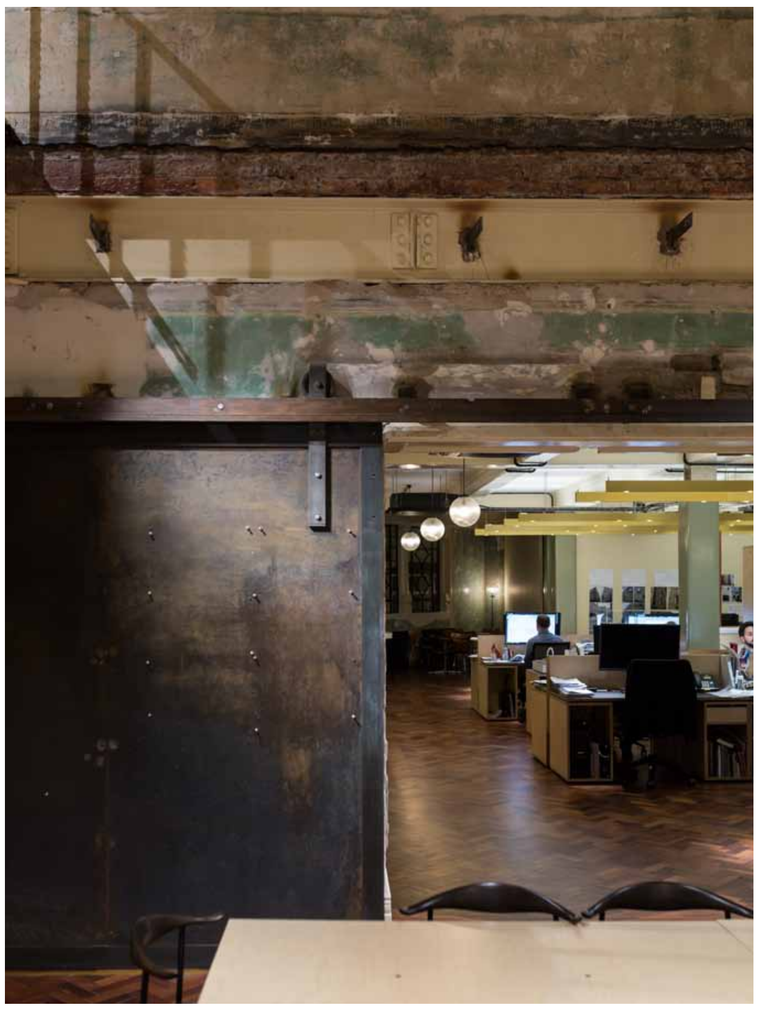
Eight Bleeding Heart Yard- Existing/ Proposed
Seaforth Land

Spitalfields House- Existing/ Proposed
Seaforth Land

Clerkenwell House
Seaforth Land







The Department Store
Squire and Partners

Greencoat Holdings- Gordon House
Squire and Partners

Seaforth Land

Seaforth Land (“Seaforth”) is a London based commercial value-added real estate investment operating company specializing in the Central London. Seaforth’s core business is built on a deep understanding of the needs of global institutional real estate investors. Our mission is to deliver best-in-class investment management with complete transparency and true respect for our fiduciary duty.

Seaforth Land’s business has from the foundation been built for scale. Our in-house team combines best-in-class service providers with our proprietary approach to research, design, and asset management to deliver an innovative yet institutional standard of care to our clients.

Squire and Partners

Squire and Partners are an award-winning architectural practice who have been designing and executing buildings on key sites in the UK and internationally for over 35 years. The practice’s approach to design assumes that every site has its own history, character and needs. Derived from a sense of place, buildings respond to underlying themes of materiality, scale and proportion which are common to their locations, whilst revealing a commitment to contemporary design and detailing.

They have considerable experience and prestige when dealing with the sensitive renovation of existing buildings, including the multi-award winning refurbishment of their own office in Brixton, The Department Store.

Other key consultants are Donald Insall Associates advising on heritage and townscape together with Gustafson Porter + Bowman advising on landscape and public realm. Both have considerable experience in dealing with sensitive heritage buildings and public spaces.

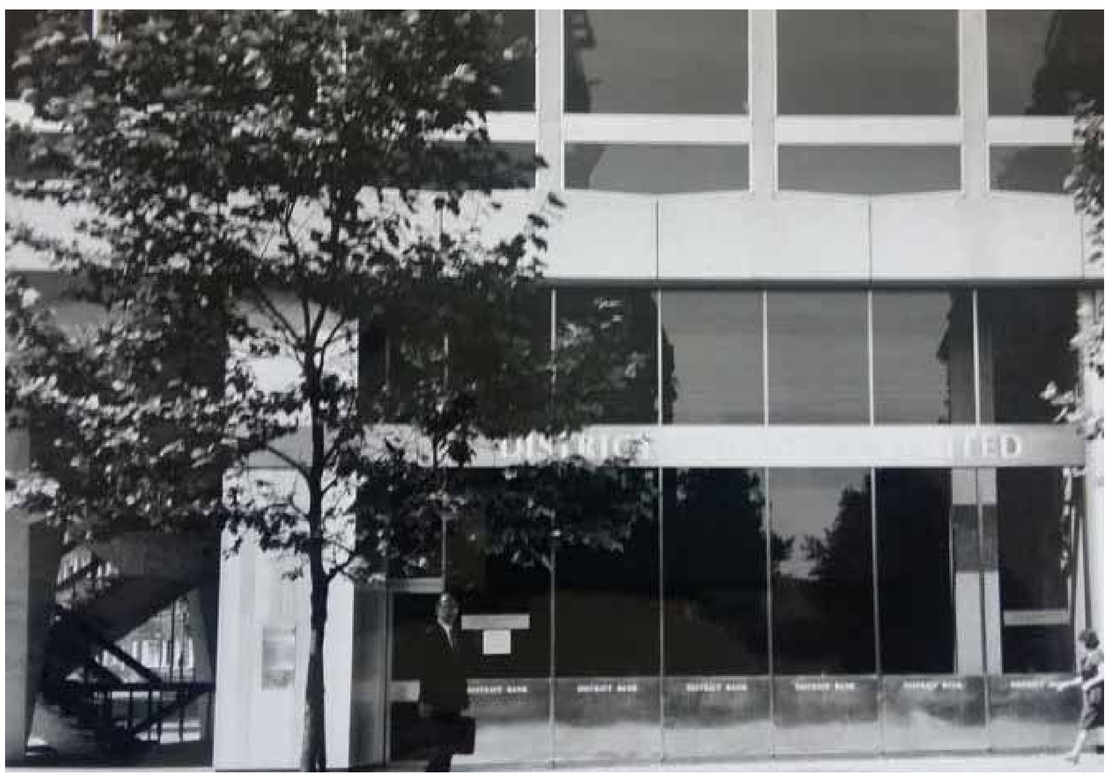
History

An icon of the 1960s commercial property boom, Space House is well known for its innovative architecture and façade, with a striking grid-like façade made of pre-cast concrete.

The distinct figure of the existing building with the tower, Kingsway block and connecting bridge, was justified by the architects as a response to its urban context. The eight-storey block along Kingsway follows the street line of the older and predominantly Edwardian buildings situated along the expansive street of Kingsway.

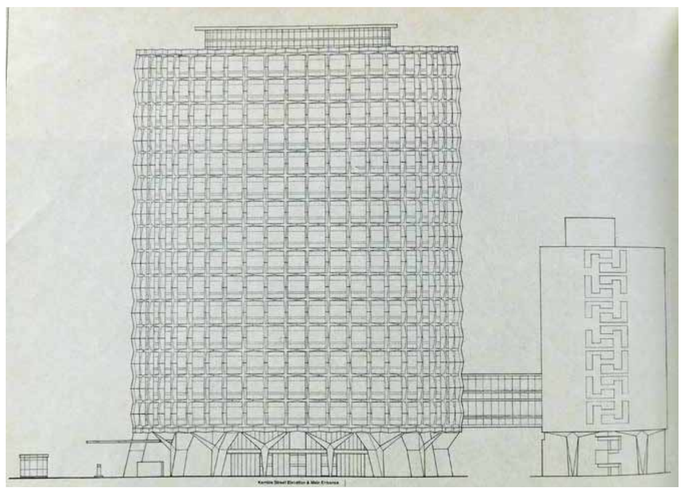
The circular tower rises to fifteen storeys and is set back considerably from the pavement edges, so that the building is an independent figure detached from its lower neighbours. The large area of open ground around the tower is largely designed as a goods, servicing and refuse area which does not add to the existing public realm. The complex ramp arrangement to the west of the tower provides access to extensive underground car parking and storage, but renders the public realm unusable for occupiers of the building and members of the public.

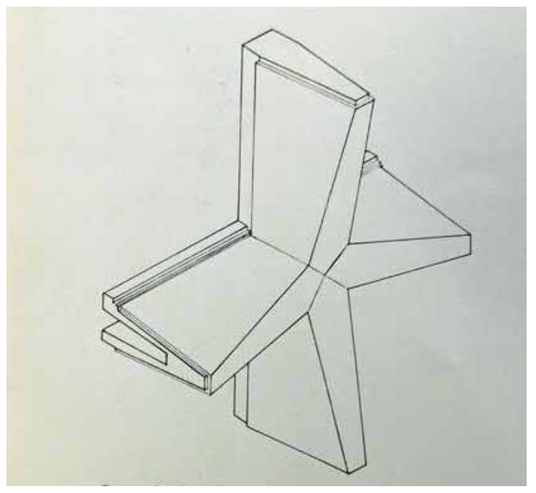
Space House- Illustrative graphic from the original proposal

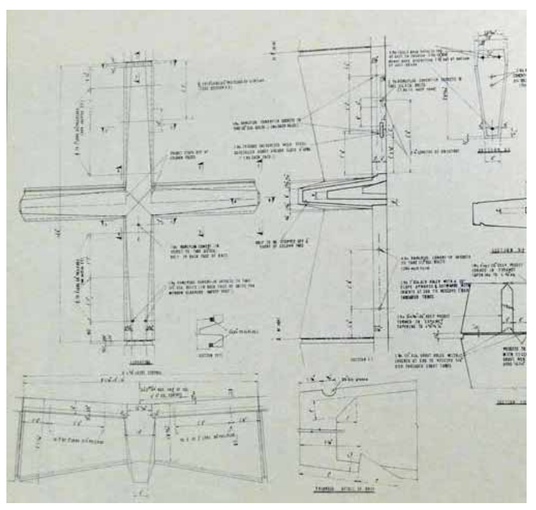


Space House- Existing Ground Floor

Space House was completed in 1968 as a speculative office development for the property tycoon Harry Hyams. The designer was George Marsh, architect at Richard Seifert and Partners, who was also the designer of Centre Point. The two buildings share many features in their architectural approach, being influenced by Modernist architecture from the 1950s. The building was first occupied in 1975 by the Civil Aviation Authority, after being empty for the first seven years. The building was refurbished in 1996 and again in 2003, and the ground floors were substantially remodelled. The internal layout of the building is now no longer fit for a modern working environment and its façade requires urgent interventions to avoid further deterioration.







Archive material showing the original design intentions and site construction

Site and Location

Location Plan

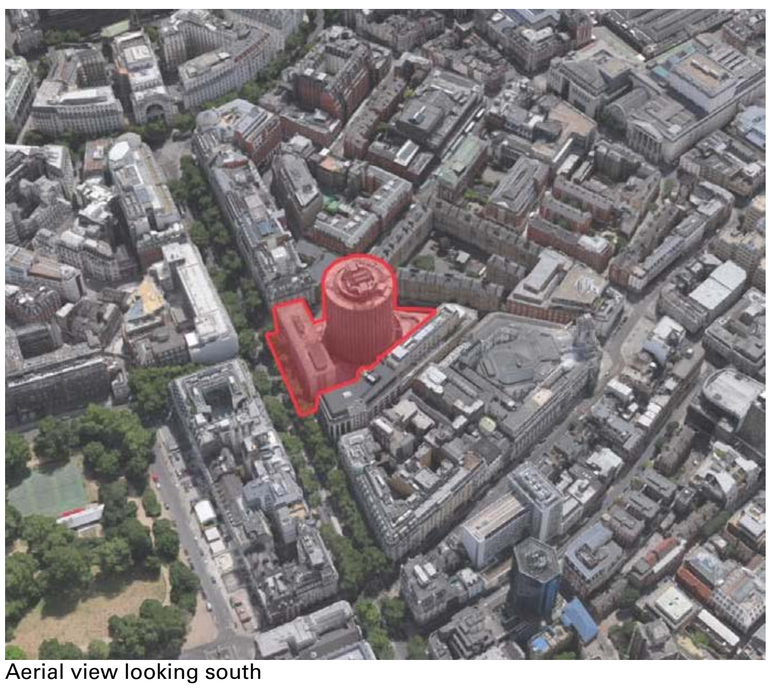
Space House is situated just off Kingsway, north of the Strand, in close proximity to Lincoln's Inn Fields and Holborn tube station. It sits partially within the Kingsway Conservation Area, bordered by the Strand Conservation Area.

The Kingsway Conservation Area to the north of Space House is a good example of 20th Century commercial architecture, contrasting to the Georgian Terraces around Lincoln's Inn Fields, and the smaller buildings of Covent Garden to the south-west.

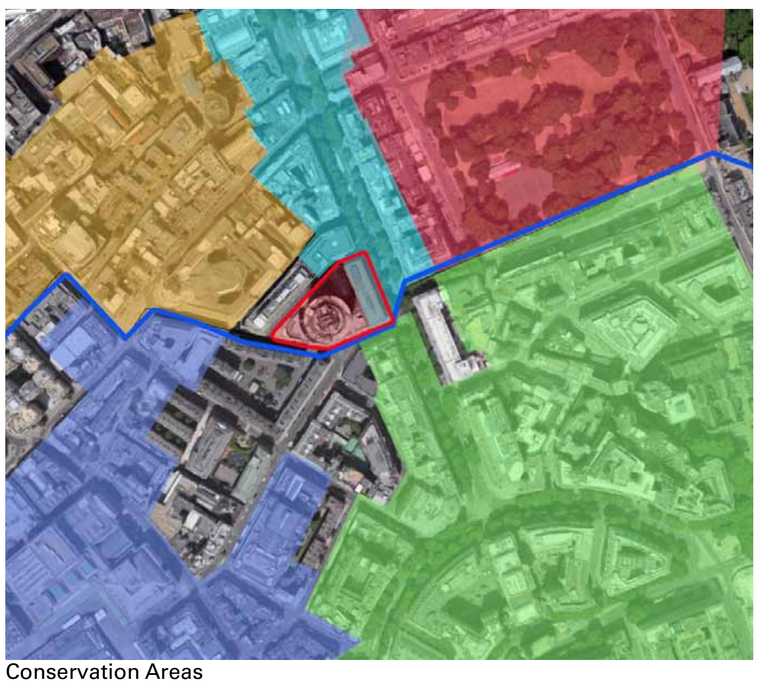
Space House is a Grade II listed building, and is situated near to the Grade II* listed Freemason's Hall. There are a number of other listed buildings surrounding the site which are predominantly Grade II listed.

The materiality of the area is primarily heavyweight stone and brick. Space House responds to this context, exhibiting the design potential of brutalist architecture. The refurbishment looks to celebrate this, whilst enhancing it as a landmark of the area.

The building currently comprises circa 220,000 sq ft of office space, part of which is currently being let to the Civil Aviation Authority until December 2019.

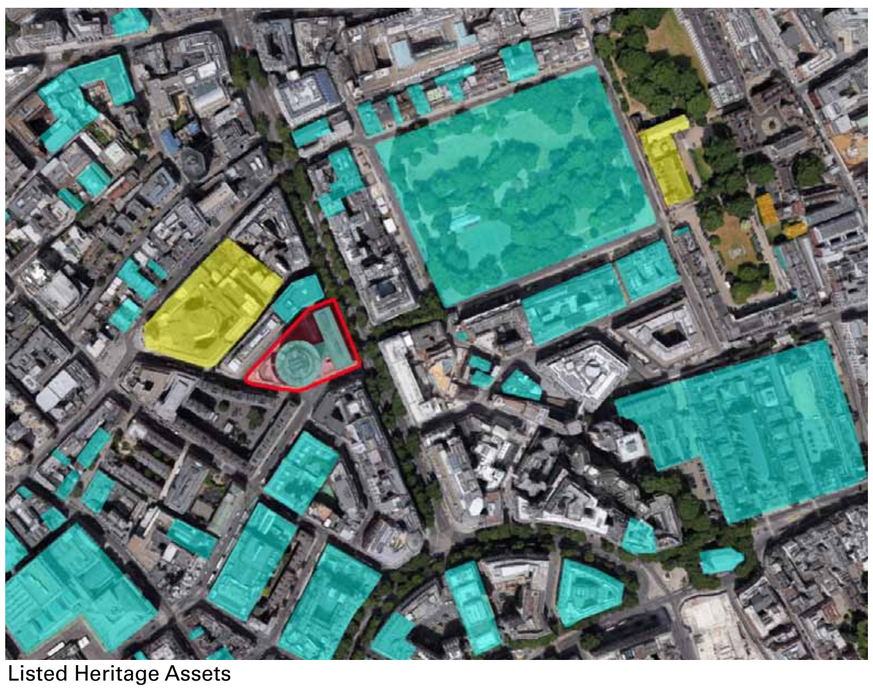


Aerial view looking south



Conservation Areas

- Kingsway
- Strand
- Lincoln Inn Fields
- Covent Garden
- Seven Dials
- Borough Boundary



Listed Heritage Assets

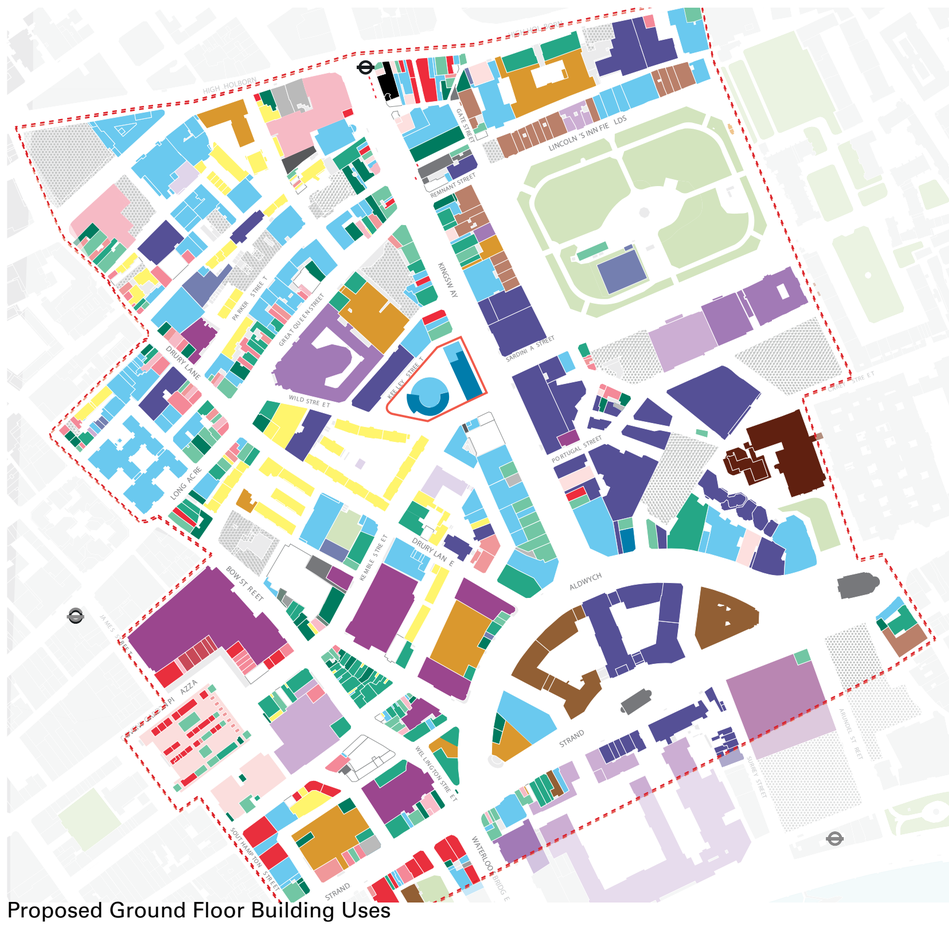
- Grade II
- Grade II*
- Grade I

Key Listed Buildings in the surrounding area

1 - Peabody Estate
2 - Kodak House
3 - Bruce House
4 - Kingsway Chambers
5 - Freemasons Hall

Context

Existing Ground Floor Building Uses

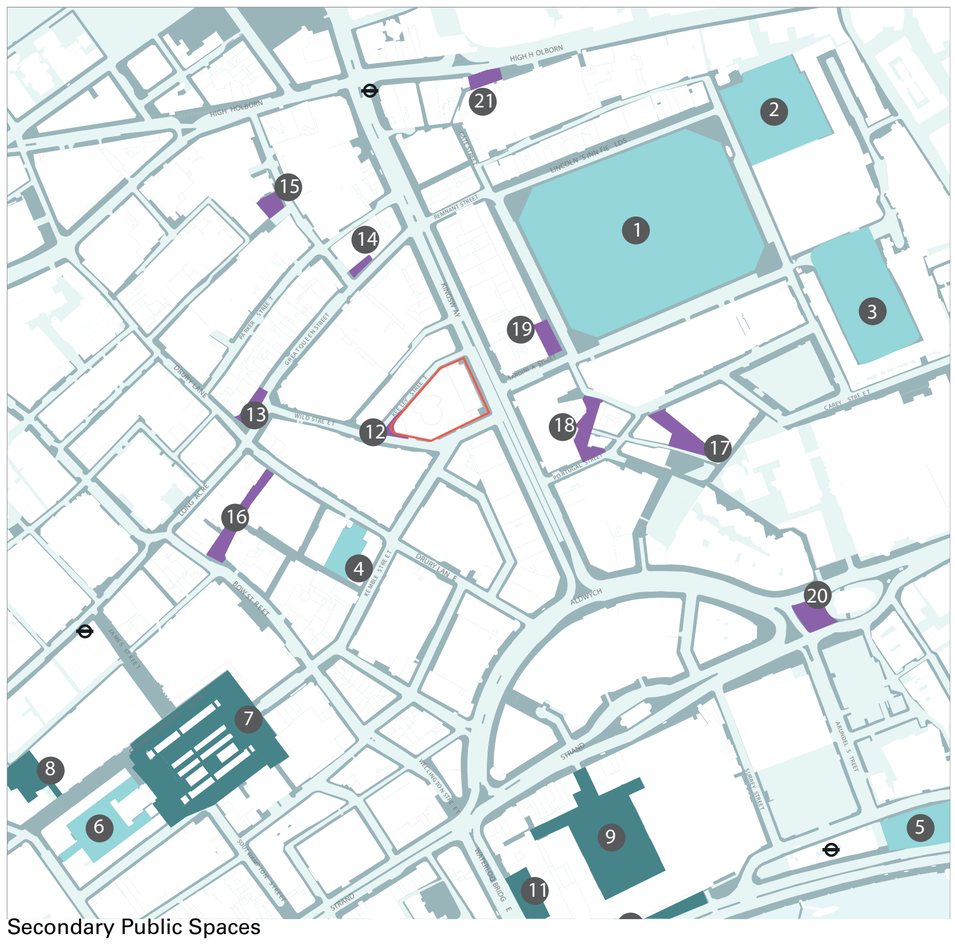


Proposed Ground Floor Building Uses

- Site boundary
- Survey boundary

- High street retail
- Specialist retail
- Luxury retail
- Hair beauty retail
- Local retail
- Flexible Retail
- Bar/pub
- Bank
- Restaurant
- Café
- Offices
- Embassy/High Commission
- Barristers' chambers
- Law courts
- Health/leisure
- Hotel
- Residential
- Theatre
- Museum
- Society/institution
- Community
- Primary/higher education
- Religious
- Transport
- Public WC
- Vacant
- Under construction
- Garage/car park

Primary Public Spaces



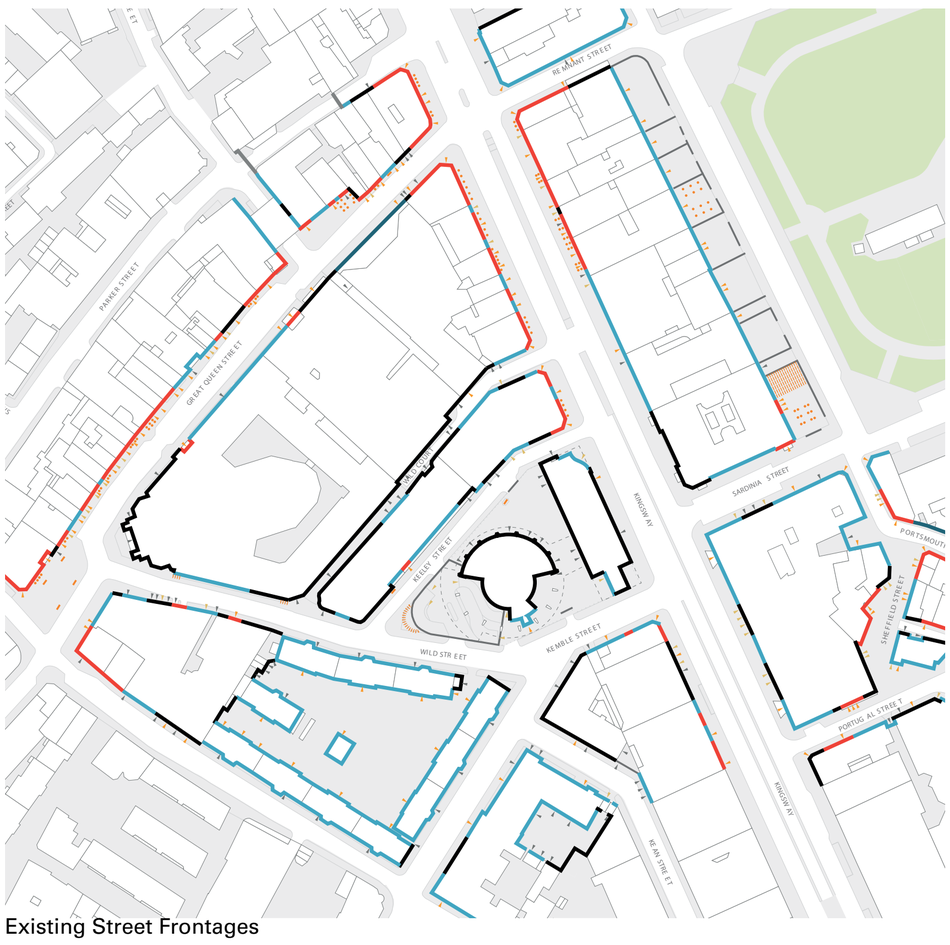
Secondary Public Spaces

- Site boundary
- Pedestrian footways
- Carriageway
- Buildings

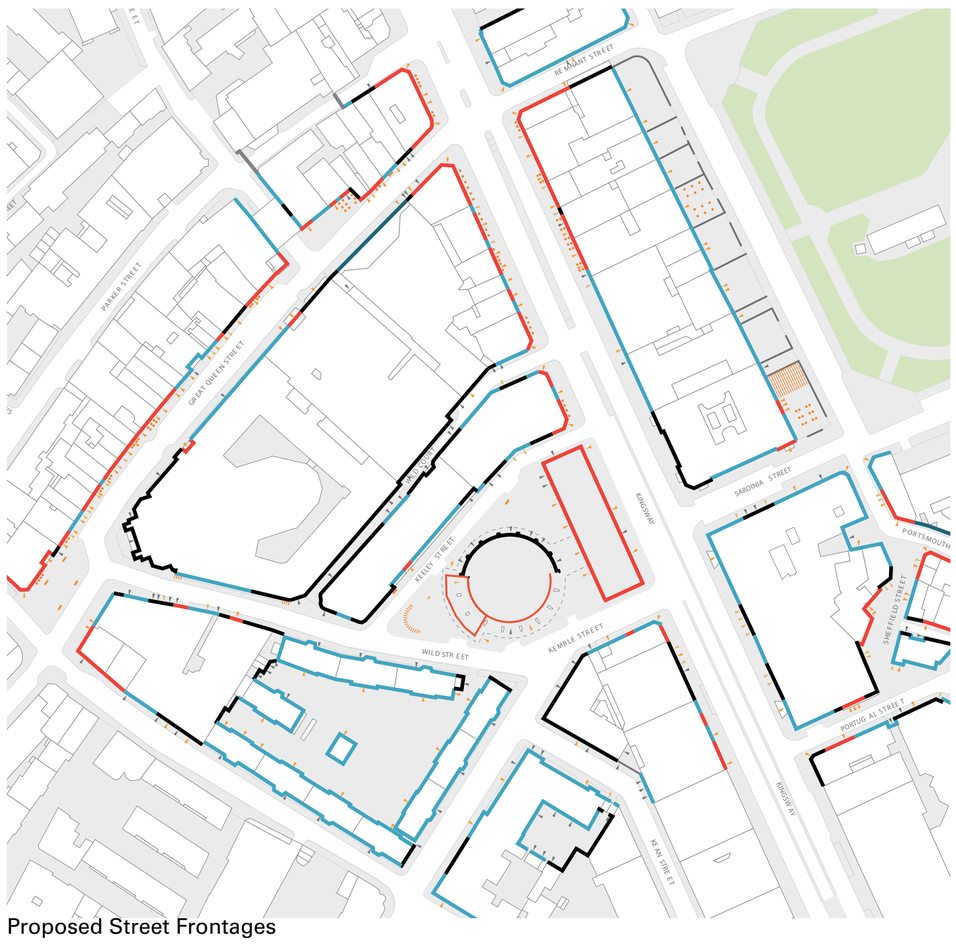
GARDENS
1. Lincoln's Inn Fields
2. Lincoln's Inn Private Gardens
3. New Square
4. Drury Lane Gardens
5. Temple Gardens
6. St. Paul's church yard

FORMAL PIAZZA/ COURTYAI
7. Covent Garden Piazza
8. Floral Court
9. Somerset House Courtyard
10. Somerset House Riverside Terra
11. Somerset House (Waterloo Brid

POCKET SPACES
12. Keeley Street/Wild Street
13. Great Queen Street (west)
14. Great Queen Street (east)
15. Newton Street
16. Broad Court
17. John Watkins Plaza
18. LSE Saw Swee Hock Centre
19. LSE café, Lincoln's Inn Fields
20. St. Clement Danes
21. High Holborn



Existing Street Frontages



Proposed Street Frontages

FRONTAGES
- Active frontage
- Passive frontage
- Blank frontage
- Boundary walls

ENTRANCES
- Main ground floor entrance
- Upper/lower floor entrance
- Service entrance
- Fire escape
- External seating
- Occupied ledges

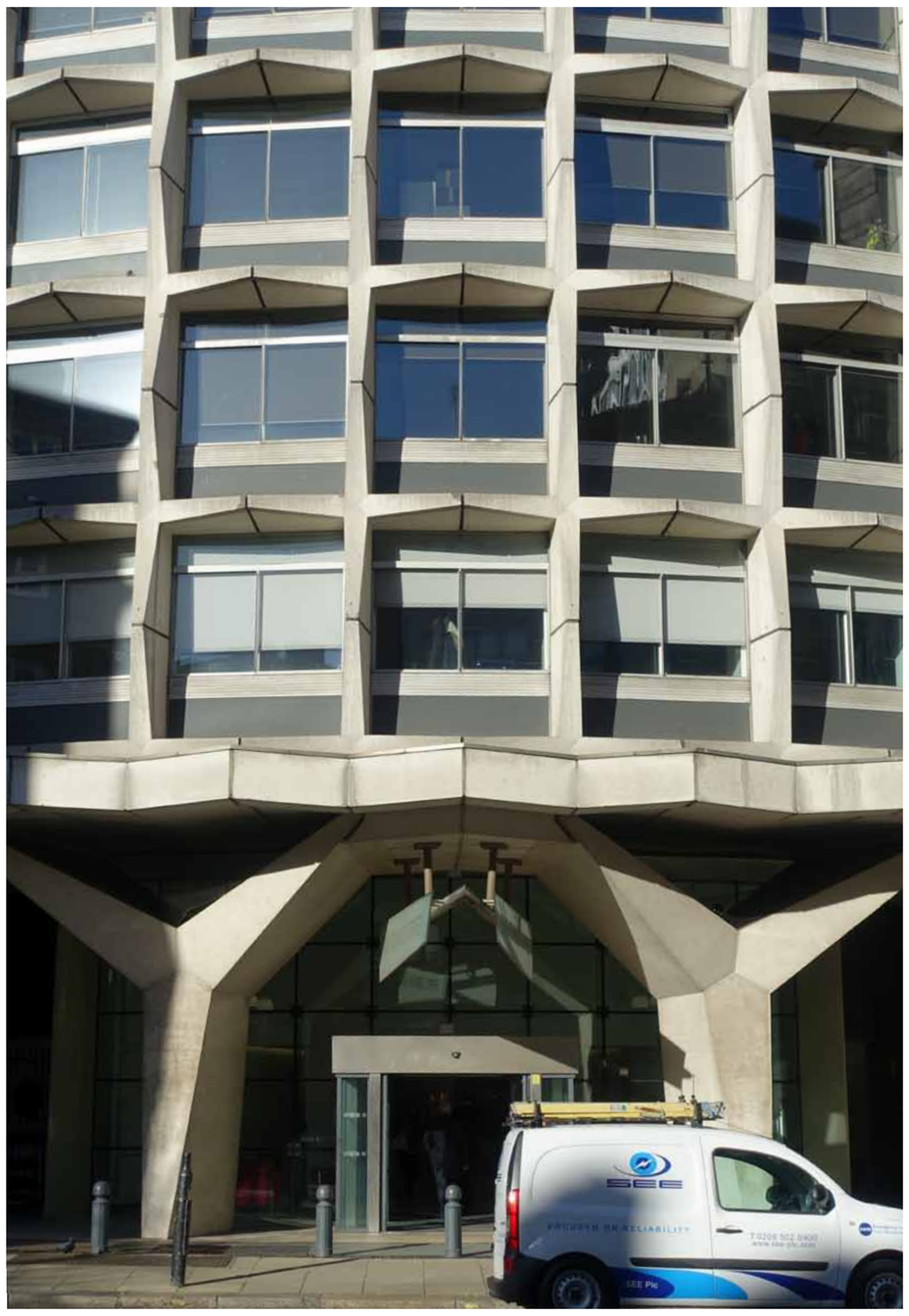
As an inner city area, the predominant land use around the site is offices, with ground floor retail. There are small pockets of residential, such as the Peabody Estate, lying directly south-west of Space House. There are also a number of cultural buildings which, coupled with wide pavements and shopfronts which makes for a vibrant pedestrian area of the city. The proposal allows Space House to contribute to the established charachter of the local area.

The surrounding existing land uses demonstrate that by creating more active street frontages, as well as permeable spaces within the defining concrete forms, the site will be better embeded into its wider context. It also creates a primary public space in its own right, for the benefit of the local community and users of the site.

Proposal

Existing

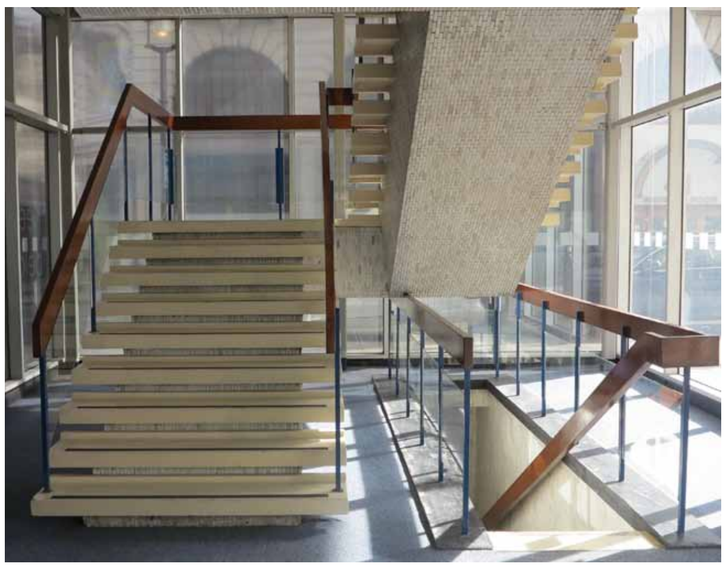
Existing View from South Kingsway



Existing View from North Kingsway

Existing View of Kingsway from Kemble Street

Existing View of The front entrance from Kemble Street



Existing View of South Stair in Kingsway

Proposed

Proposed View From South Kingsway

Proposed View From North Kingsway

Proposed View of Kingsway from Kemble Street

Proposed View of The Front Entrance from Kemble Street

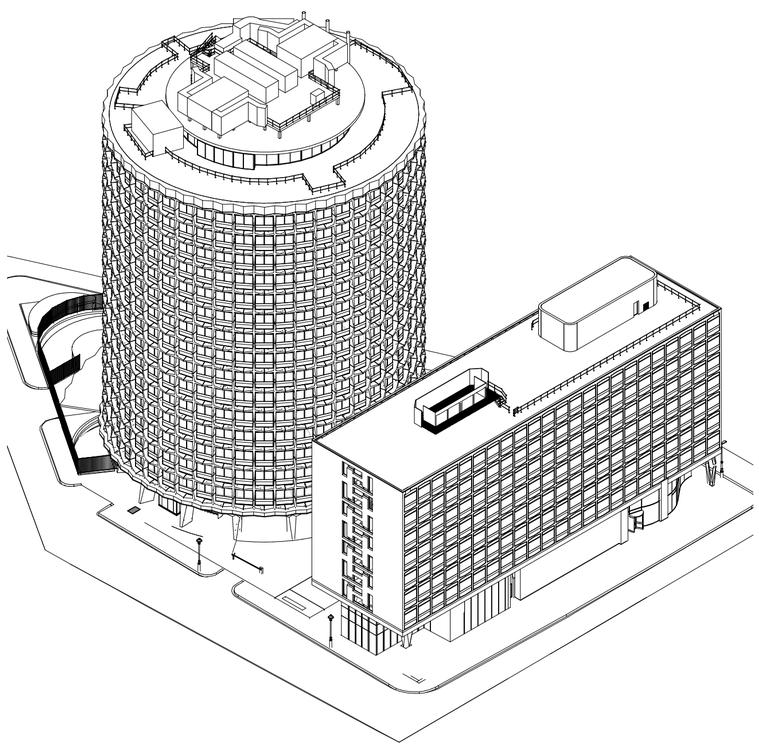
Proposed View of South Stair in Kingsway

Key proposed design improvements include:

- Windows sensitively replaced to upgrade the thermal envelope and make the building more sustainable
- Ground floor frontages re-activated and re-animated through the introduction of flexible retail uses as part of an overall public realm improvement
- Original entrances reinstated and revitalised
- Existing sculptural stairs and columns celebrated
- Sensitive modest extensions that honour the original design intent.

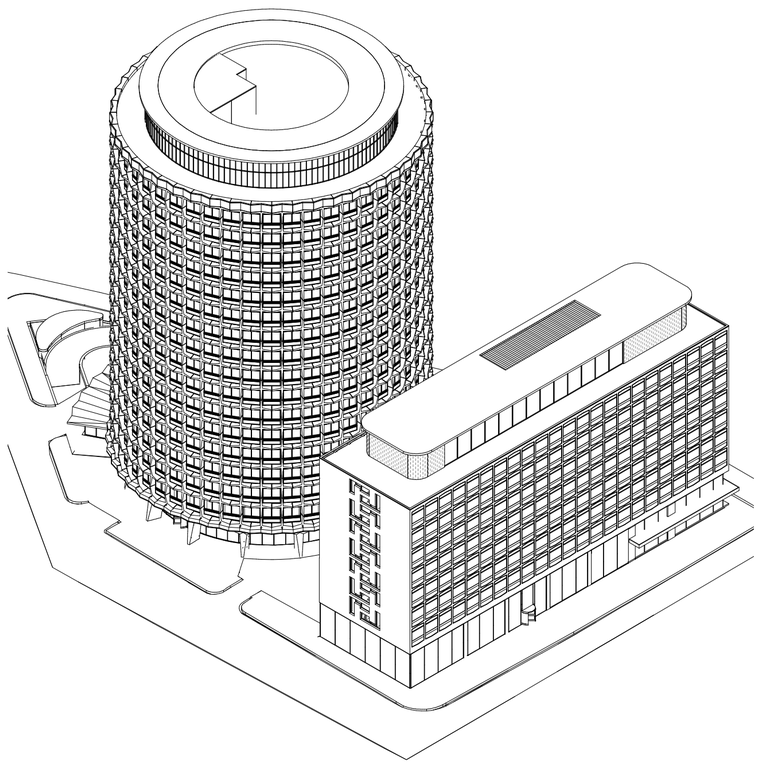
Proposal

Existing

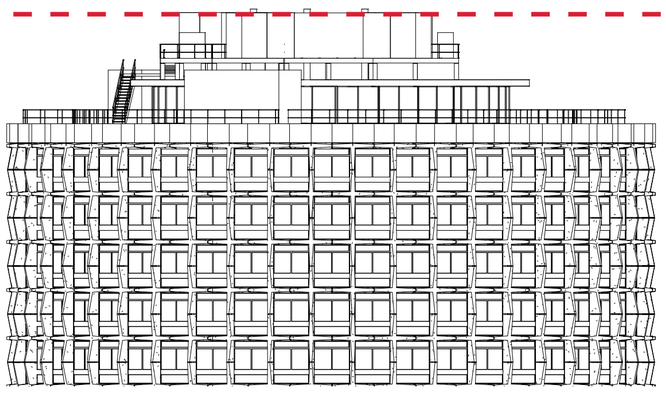


Existing Axonometric View

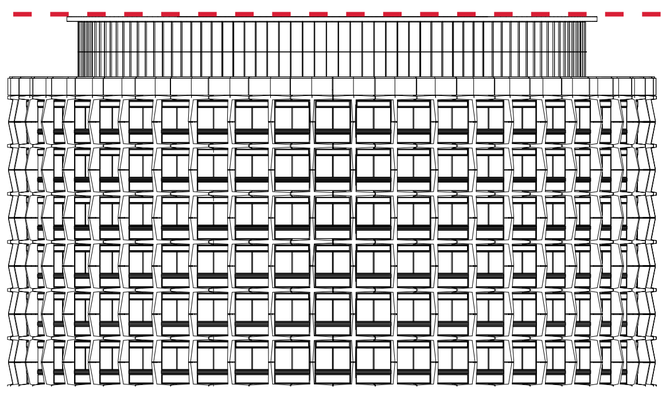
Proposed



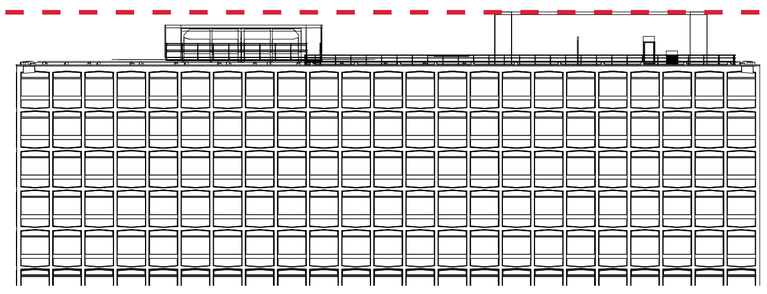
Proposed Axonometric View



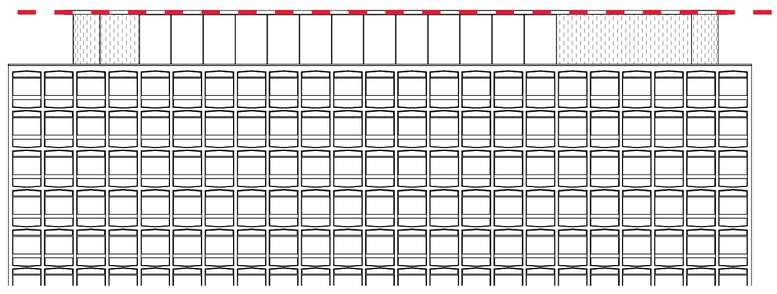
Existing south Elevation- Tower NTS



Proposed south Elevation- Tower NTS



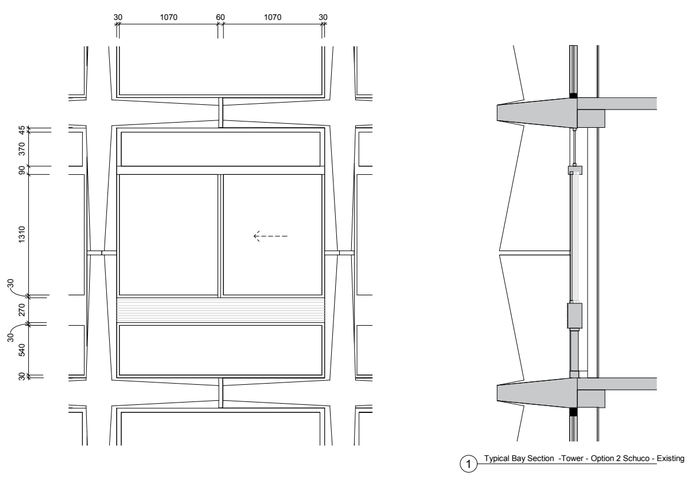
Existing east Elevation- Kingsway NTS



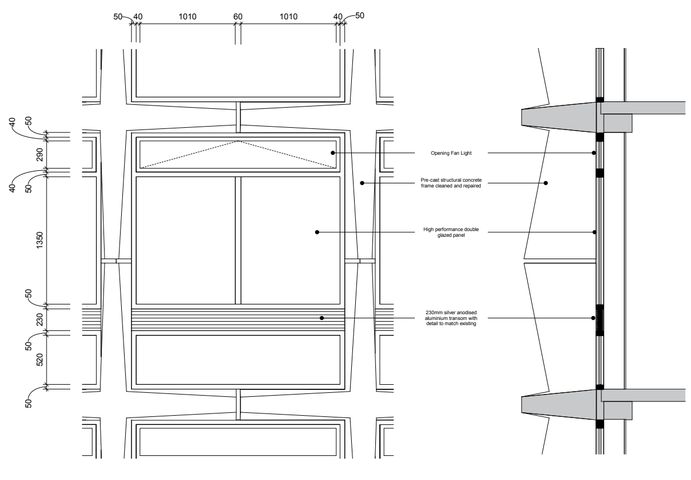
Proposed east Elevation- Kingsway NTS

Photos of existing windows on the kingsway and tower

Renders of proposed windows on the kingsway and tower



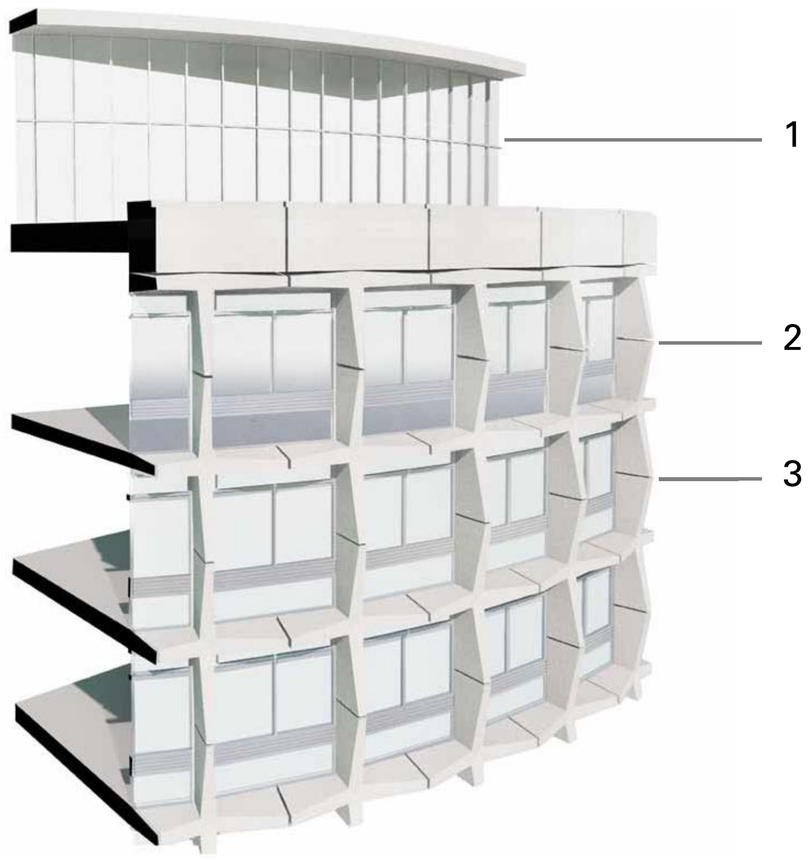
Existing Window Detail NTS



Proposed Window Detail NTS

Since purchasing Space House in May last year, Seaforth Land has been working with world-class architects, Squire and Partners, to revitalise the building and bring it up to modern working standards, and deliver substantial visible benefits, including:

- Revitalise the building's internal layout to bring it up to modern working standards.
- Sensitive external refurbishment as well as a modest extension, reflecting the building's current design.
- Improved rooftop configuration in views.
- Deliver an uplift of new and improved office space, up to 13,412 sq ft.
- Create new retail space at ground floor level, animating and activating the site and increasing natural surveillance.
- Bring major public realm improvements, opening up the site to the public for the first time in years.
- Introduce high quality designs that will create high levels of natural surveillance, improving the relationship between the street and wider area.
- Significant investment into the site to preserve its long term optimum viable use.
- Preserving and enhancing the character and appearance of the conservation area and the listed building



Proposed 3D of Tower Extension

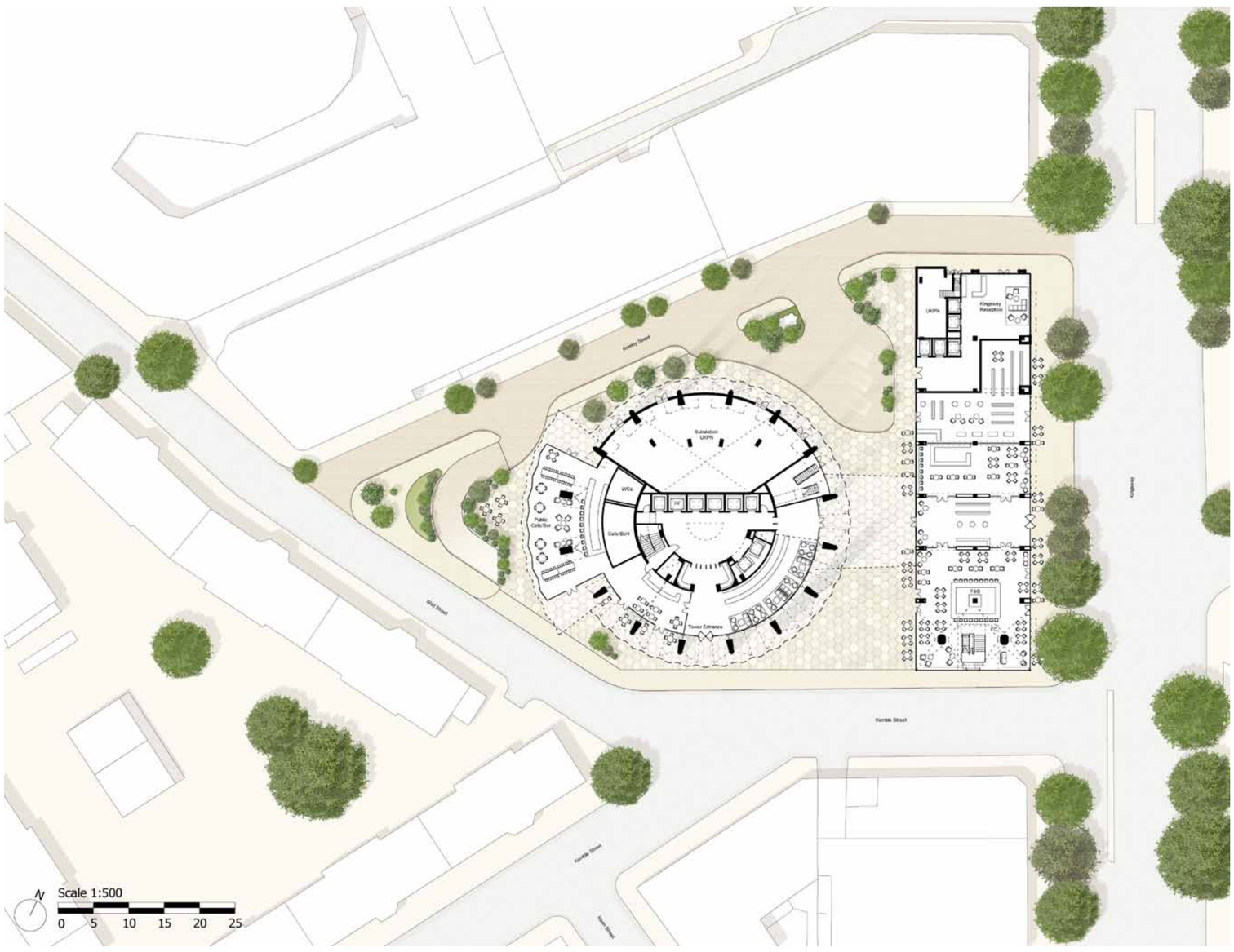
Key Moves

1. New setback top floor to be detailed and appear in design like the original Seifert glazed pavillion-plant sunk into the envelope, consolidating the roofline in local and longer views.

2. New 'facsimile' floor with detailing/material to match existing

3. Existing building retained below

Public Realm & Views



Proposed Ground Floor Plan (indicative representation of the public realm only)

The proposal seeks to enhance the quality of the public realm around the site, restore the ground floor plane to how it was intended to be, and create a much more defined civic space whilst wholly integrating the servicing infrastructure. On site servicing will be discrete, highly managed and become an integrated part of the public realm outside controlled and limited servicing hours.

By removing the gates and creating a much more defined public realm in and around both the tower and Kingsway block, the highly sculptural concrete legs to the tower can be restored to their former glory– encouraging pedestrians to walk closely and through the building in a way that is not achievable in its existing condition, wholly improving the public experience.

A new lease of life to the ground floor frontages will allow for revitalised animation throughout the public realm. Transparency through and across all ground floor demises will begin to activate the space between the buildings. Areas such as the UKPN substation which cannot be animated will be improved with green walls; seamlessly integrating them into the overall look and feel of the proposed public realm.

3D views of proposed public realm strategy (indicative only)

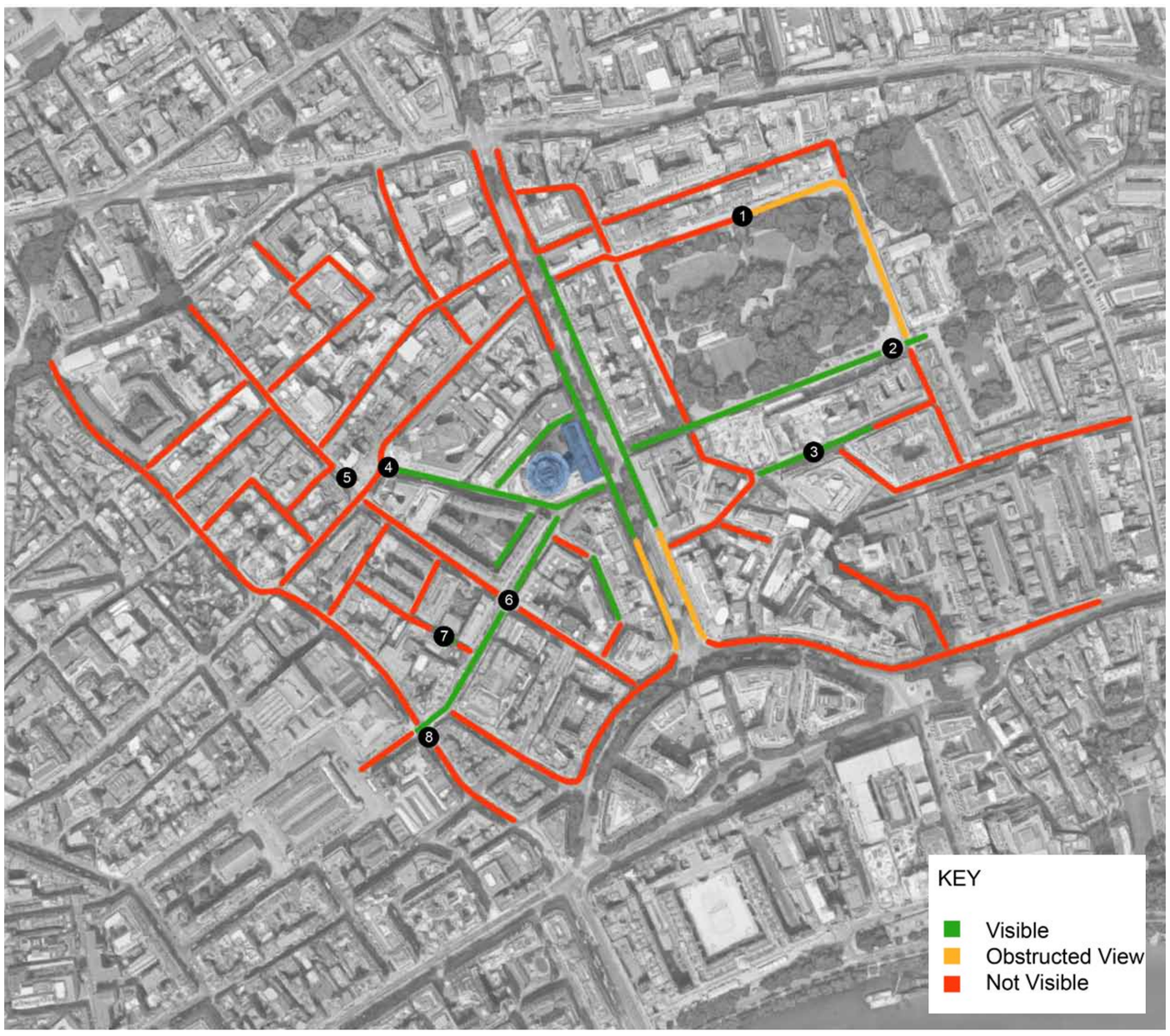
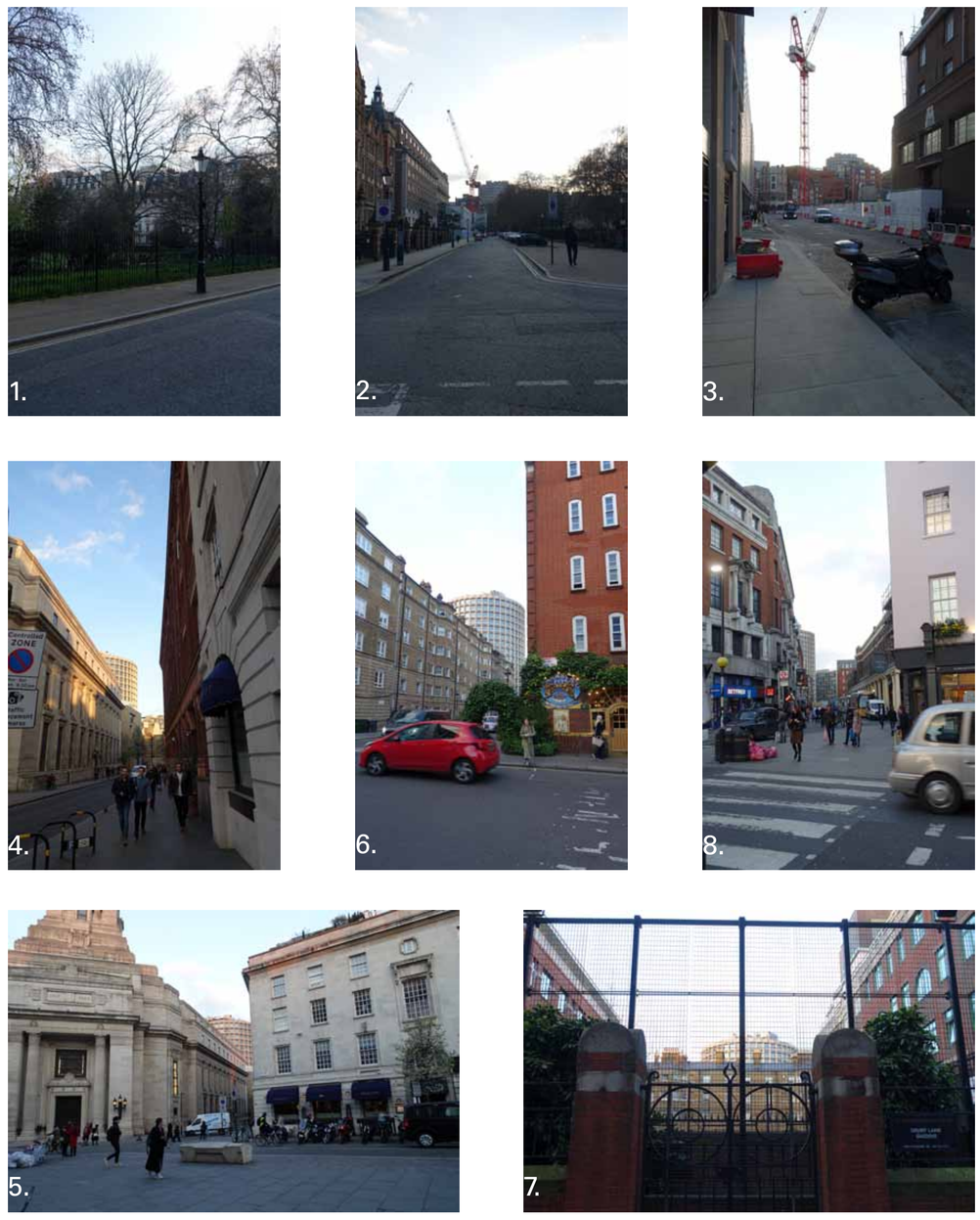


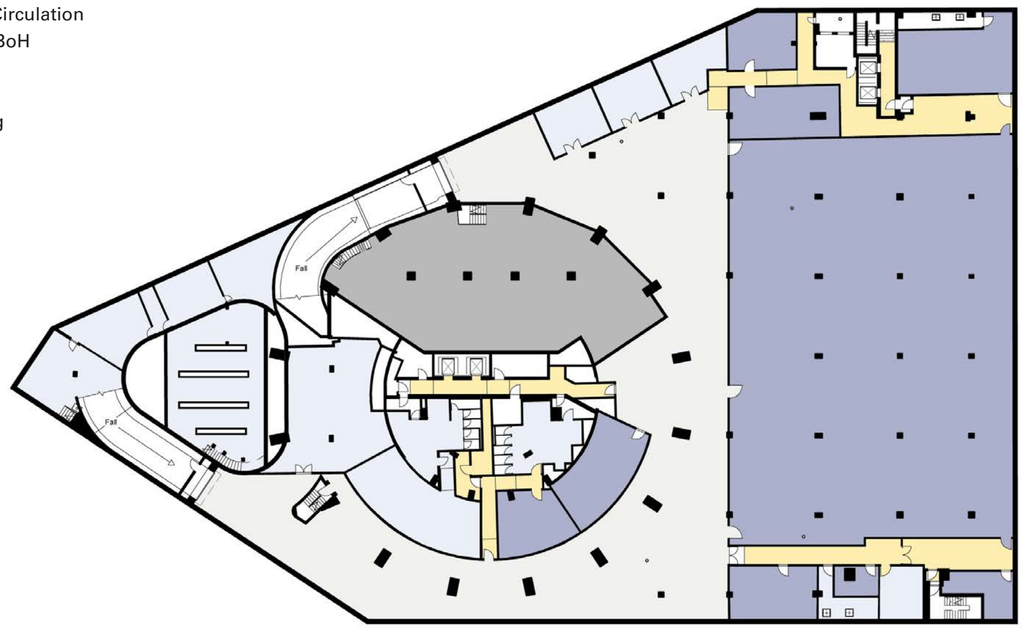
Diagram showing visibility in the local area



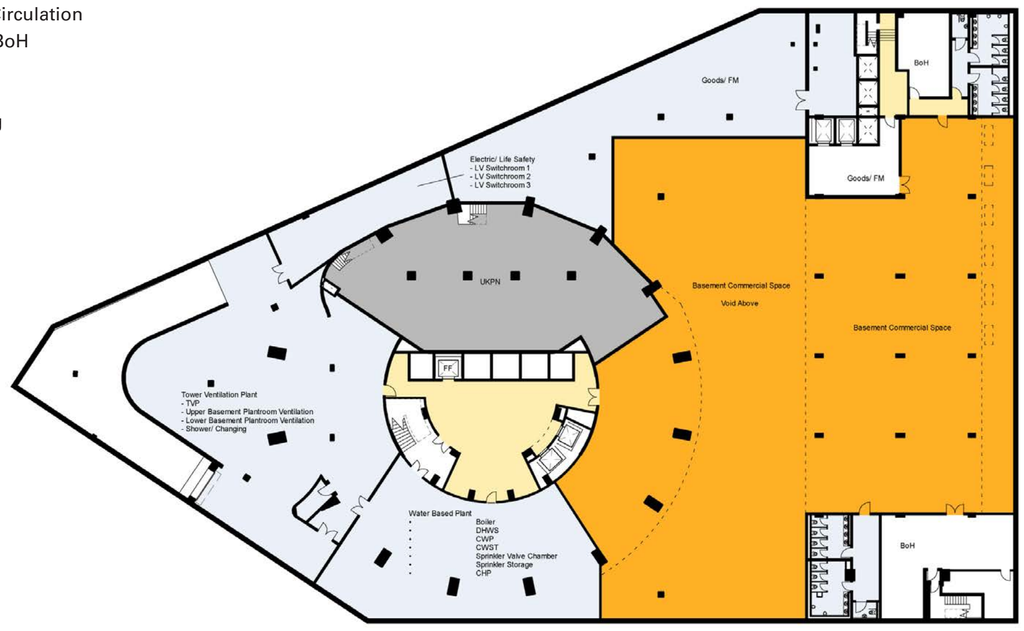
Proposed key views to be tested

Floor Plans

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



Existing Basement 2 Plan



Proposed Basement 2 Plan

Flexible Space (B1, A1,A2, A3, A4)
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Core/ Circulation
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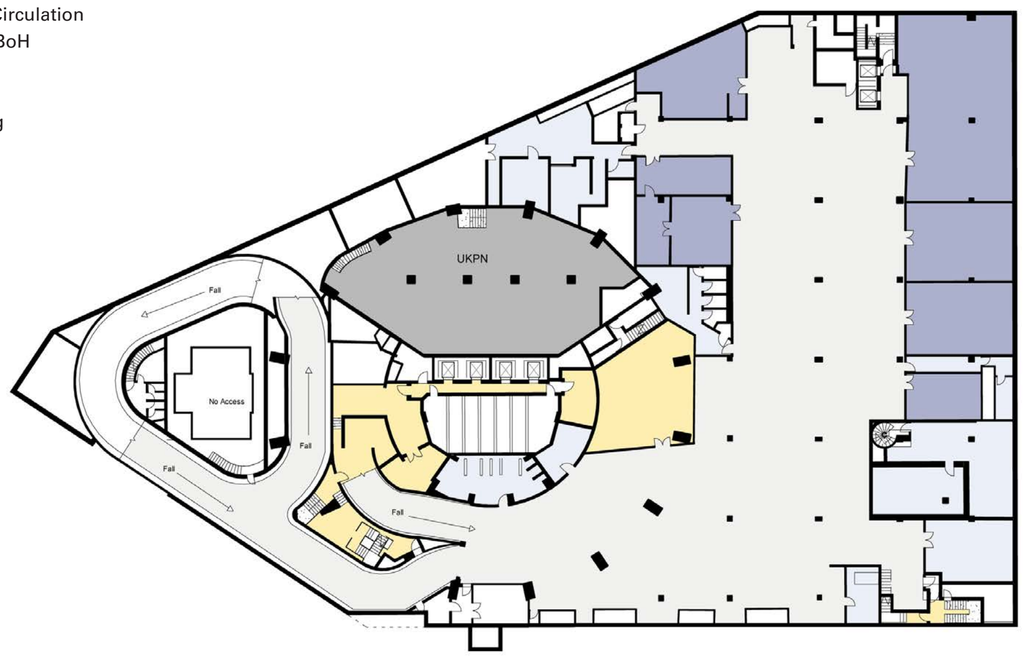
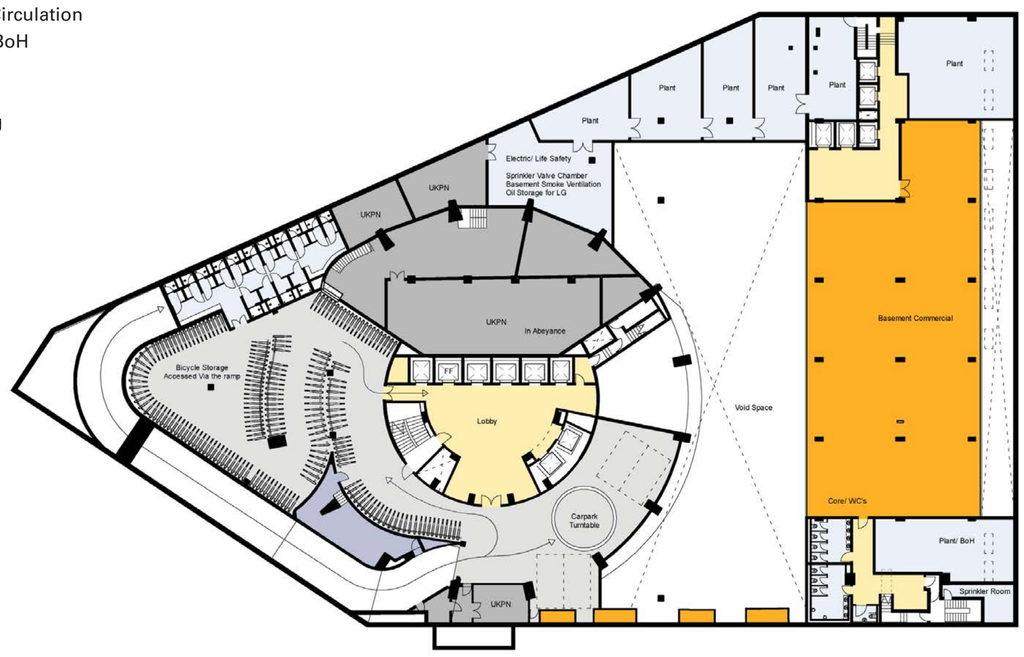


Existing Basement 1 Plan



Proposed Basement 2 Plan

Flexible Space (B1, A1,A2, A3, A4)
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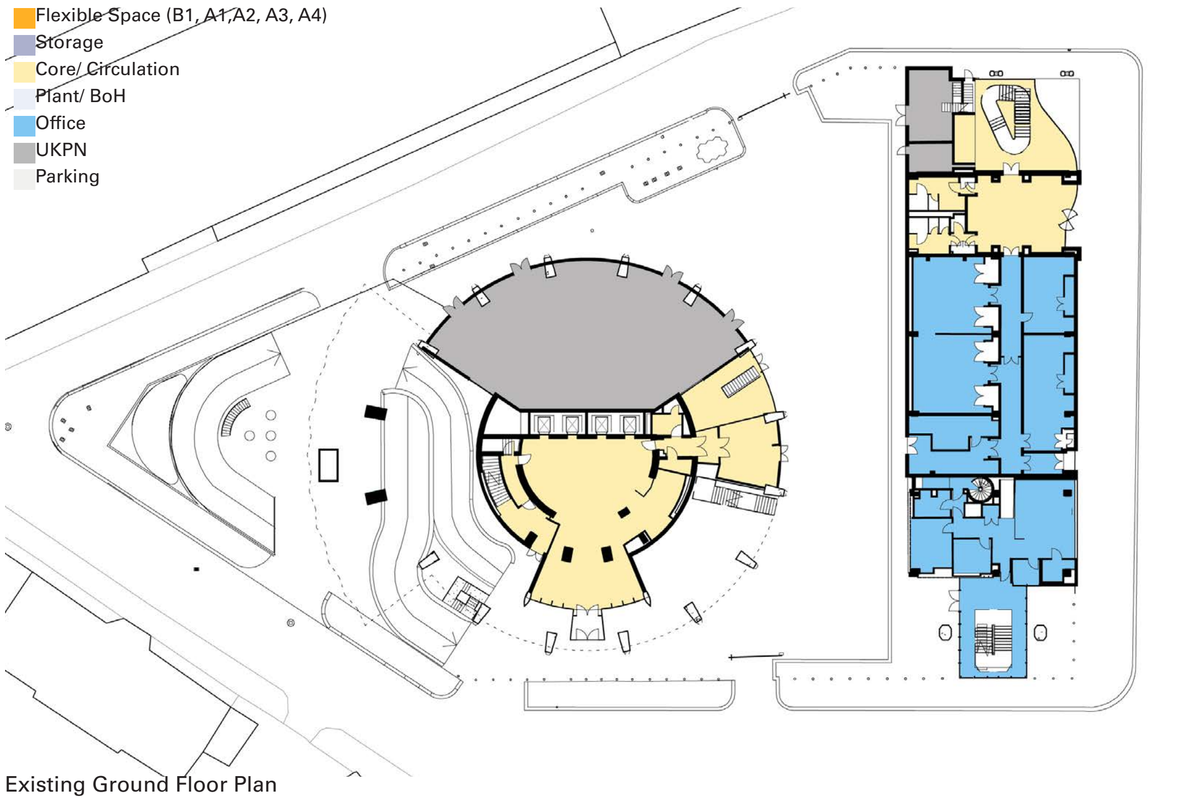
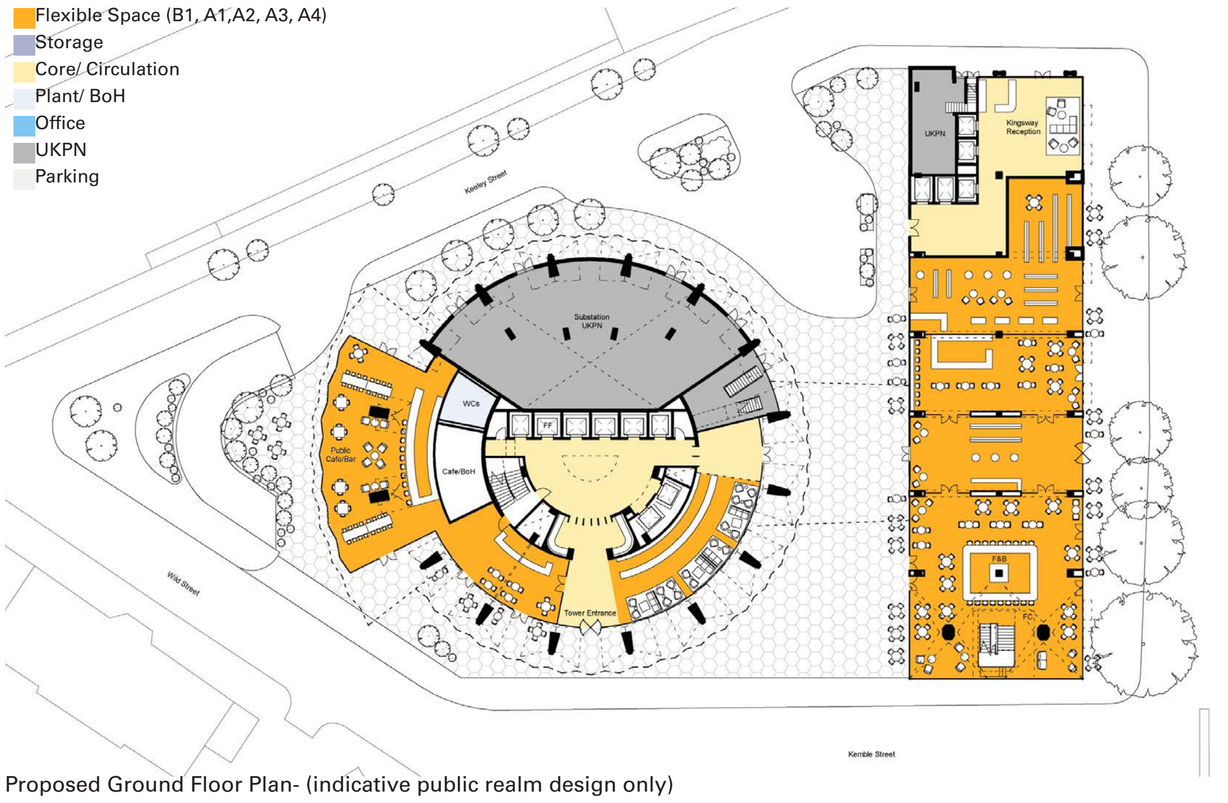


Existing Ground Floor Plan



Proposed Ground Floor Plan- (indicative public realm design only)

Flexible Space (B1, A1,A2, A3, A4)
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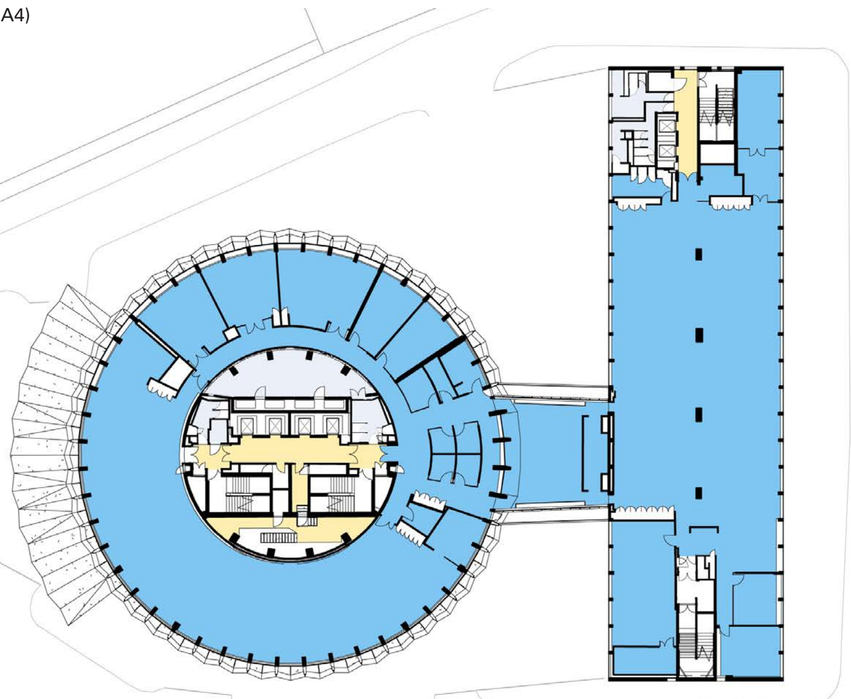
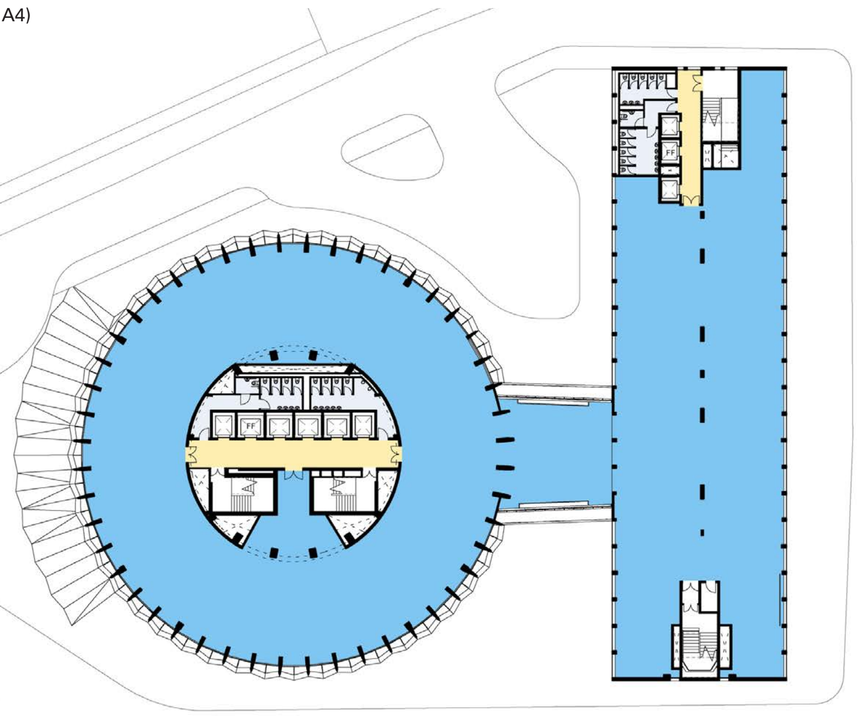
Parking



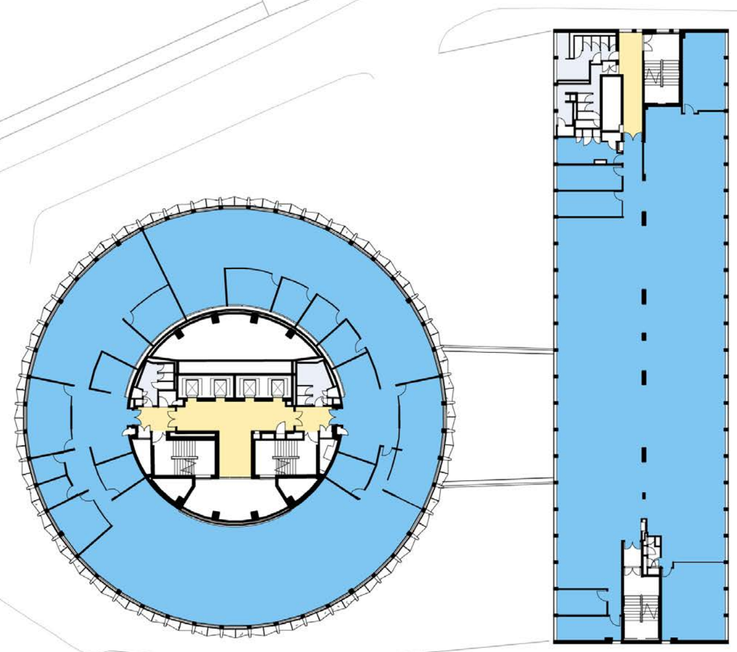
Existing First and Second Floor Plan



Proposed First and Second Floor Plan

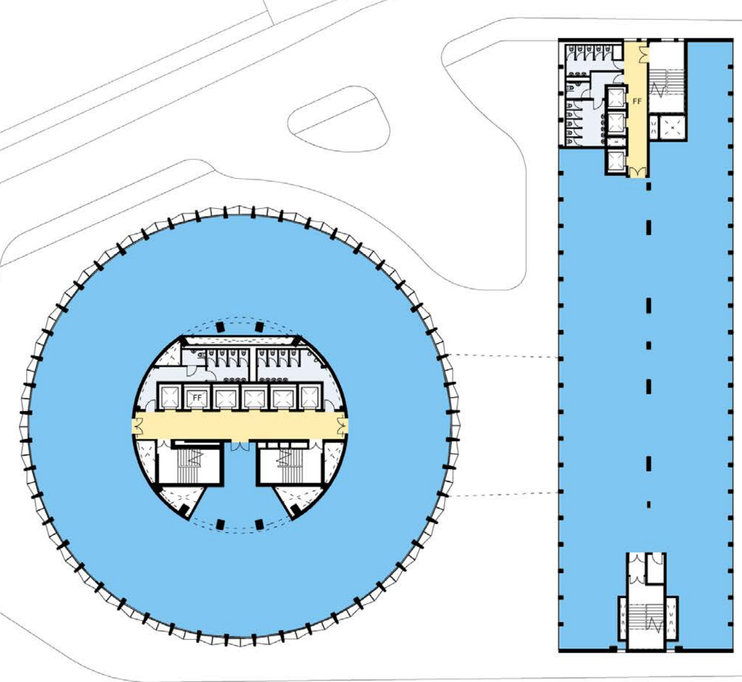
Floor Plans

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



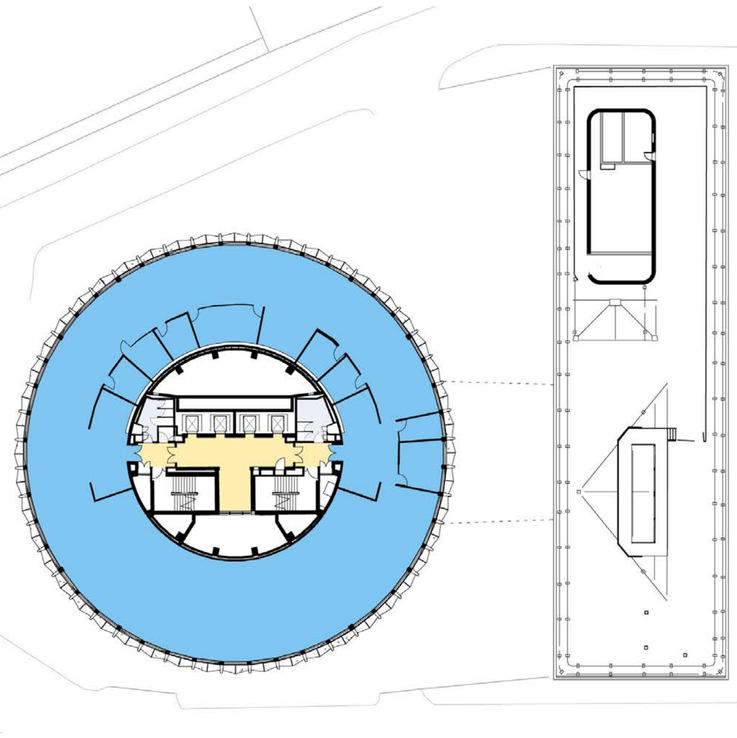
Existing Typical Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



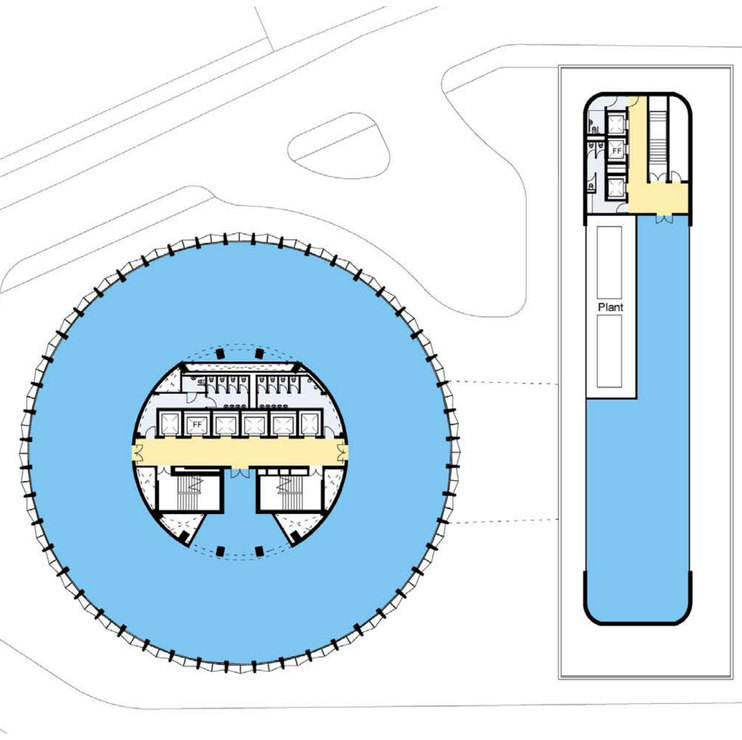
Proposed Typical Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



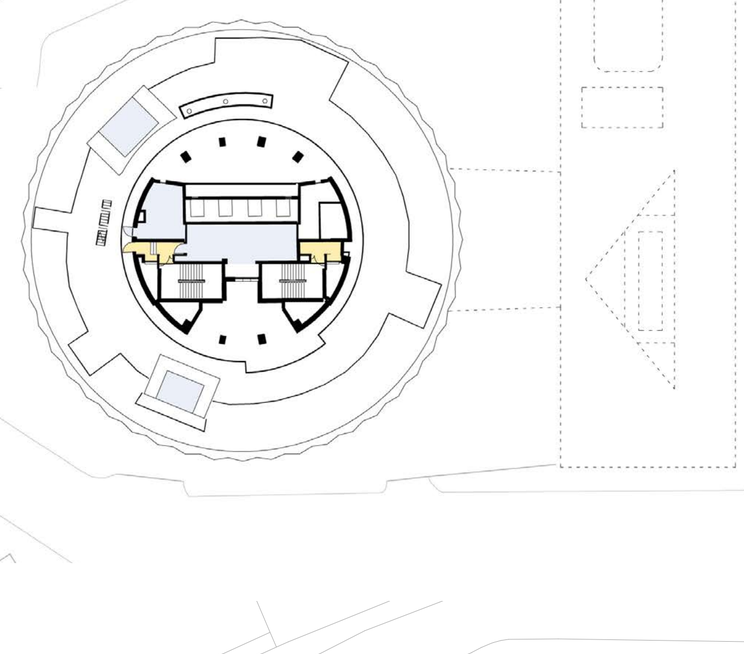
Existing Eighth Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



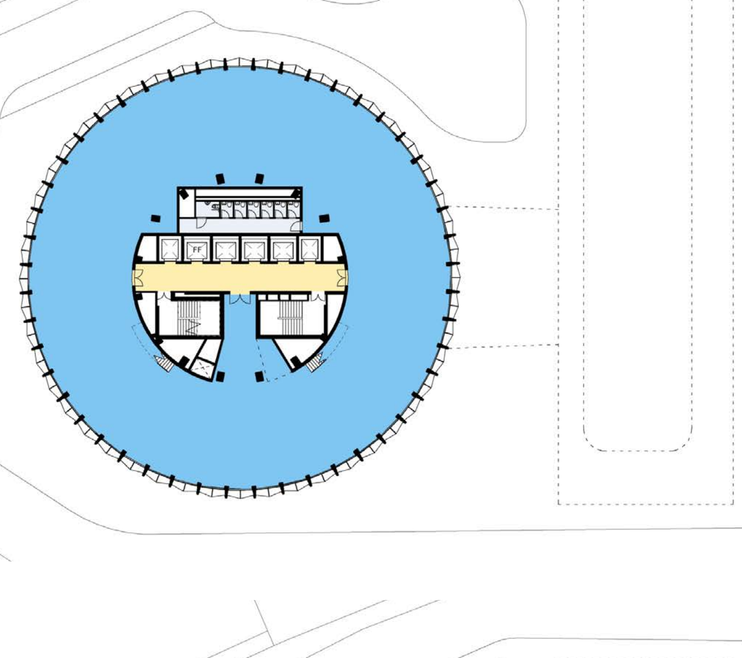
Proposed Eigth Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



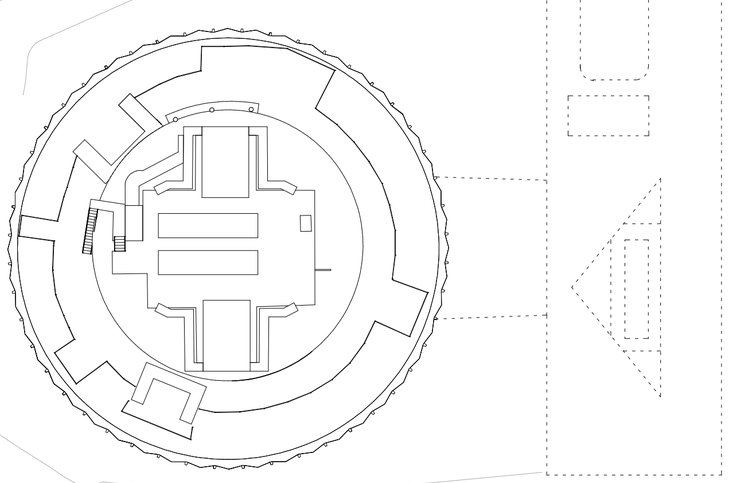
Existing 16th Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



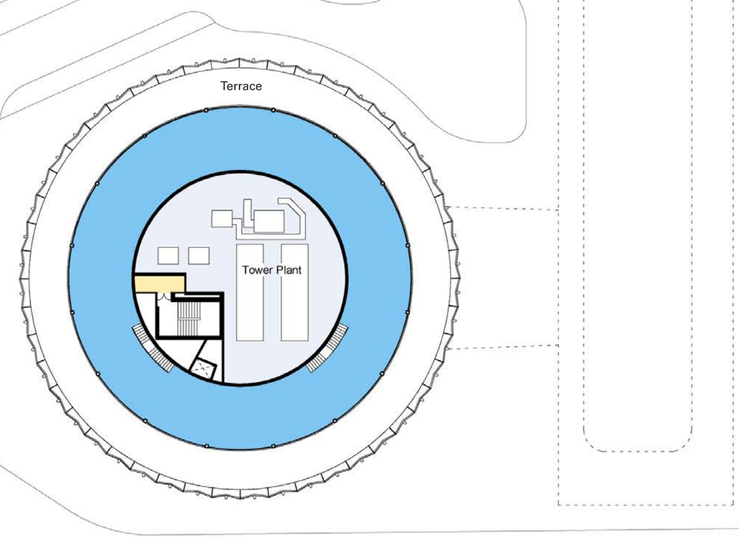
Proposed 16th Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



Existing 17th Floor Plan

Flexible Space (B1, A1,A2, A3, A4)
Storage
Core/ Circulation
Plant/ BoH
Office
UKPN
Parking



Proposed 17th Floor Plan

Benefits & Next Steps

Illustrative proposed view of Space House from Kingsway

Thank you for attending our public exhibition. We hope that you have found this information useful.

In summary, we will preserve and enhance the existing building by:

- Significant investment into the preservation of a Grade II listed building.
- Cleaning and refurbishing the existing façade including the replacing of windows.
- Sensitive internal refurbishment to bring the building up to modern working standards.
- Creating a new public realm and active retail frontages animating the site and opening it up to public use.
- Modest extensions to the existing buildings delivering an increased quantum of office floor area to the site.
- Sustainable design of the building.
- Enhancement of the character and appearence of conservation areas and a listed building.

We would like to hear your views on our proposals before we submit a planning application to the London Borough of Camden in due course.

You can share your views by:

- Filling in a comments card at the exhibition or posting it to us using the stamps and envelopes provided
- Emailing us at spacehouse@londoncommunications.co.uk
- Calling us on freephone: 0800 307 7965
- Filling in our comments form online at www.spacehouseproposals.co.uk

A detailed construction management plan will also be submitted prior to any construction works starting on site, and will consider a number of factors to mitigate disruption to local residents, including the hours of operation, the timing of deliveries to avoid peak times, and the control and monitoring of noise, dust and air quality.