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KENYON LANE, MOSTON

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FACADE RETENTION APPRAISAL
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SEPTEMBER 2020

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KENYON LANE, MOSTON

PROPOSED RESIDENTIAL SCHEME
FACADE RETENTION APPRAISAL
SEPTEMBER 2020



KENYON LANE, MOSTON

INTRODUCTION

The purpose of this document is to explore a design approach to redeveloping the site of former Adelphi Cinema in Moston through retaining the existing building.

Within this document, the principle design considerations are identified and two possible approaches are further explored with sketch layouts included for each. These are;

Option A – full façade retention

Option B – primary façade retention

The conclusion of this document is that both of these approaches are inappropriate due to several design issues such as the overlooking of neighbouring residential properties, inefficient planning of the building and site and the building's direct frontage onto Kenyon Lane. All of these factors reduce the viability of the scheme.

Not included in this document, but also of consideration is the structural integrity of the existing building and its capability of accommodating residential units. Given the date and purpose of its construction, the building will not be built to thermal, acoustic and fire standards, and would therefore need extensive works to bring it up to standard. These would significantly impact on the viability of the scheme.

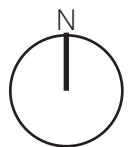


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SITE LOCATION

Key

 Site location



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EXISTING BUILDING

The existing building occupying the site is a former cinema which was built in an Art-Deco style and opened in November 1937.

The cinema operated for 30 years before closing in 1967. The building then remained vacant for several years and suffered from fire damage before being converted into a bingo hall.

The building currently houses a hardware store with the land adjacent used to houses building supplies.



KEY
— Approximate Site Boundary



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DESIGN CONSIDERATIONS

Building frontage

The existing building is located hard-up against the back of the footway along Kenyon Lane. As a consequence, there's little opportunity to provide landscaping along this building edge as a means of offering privacy to ground floor apartments. Subsequently, ground floor apartments would be undesirable and this elevation would need to be activated at ground floor via a different function. This would need to include some form of commercial enterprise, such as a convenience shop, estate agents or similar. However, these are not felt to be appropriate or viable in this location at present. There would therefore be a significant issue in relation to the ground floor, as it is not felt to be suitable for any practical uses. Having an area of unusable, or unlettable space would impact significantly on the viability of retaining the building or its façade, nor would this approach achieve the required activation of the frontage.

Significant building interventions

The existing building currently has a small number of windows on the side and rear elevations. If the building was to be re-purposed for residential accommodation, new window openings would need to be formed on these elevations. This would involve significant work to the building, and would also introduce habitable room windows on the east and west elevations, and on a southern elevation which would be far closer to existing dwellings than the current proposal. The impact on amenity would therefore be far greater, and would have to be given close attention.

Building footprint

The building currently occupying the site was designed as a cinema and therefore has a deep footprint. A consequence of this is that the centre of the footprint doesn't benefit from natural light. This dictates the layout of residential accommodation that can be achieved within the existing building shell as explored in on the following page.



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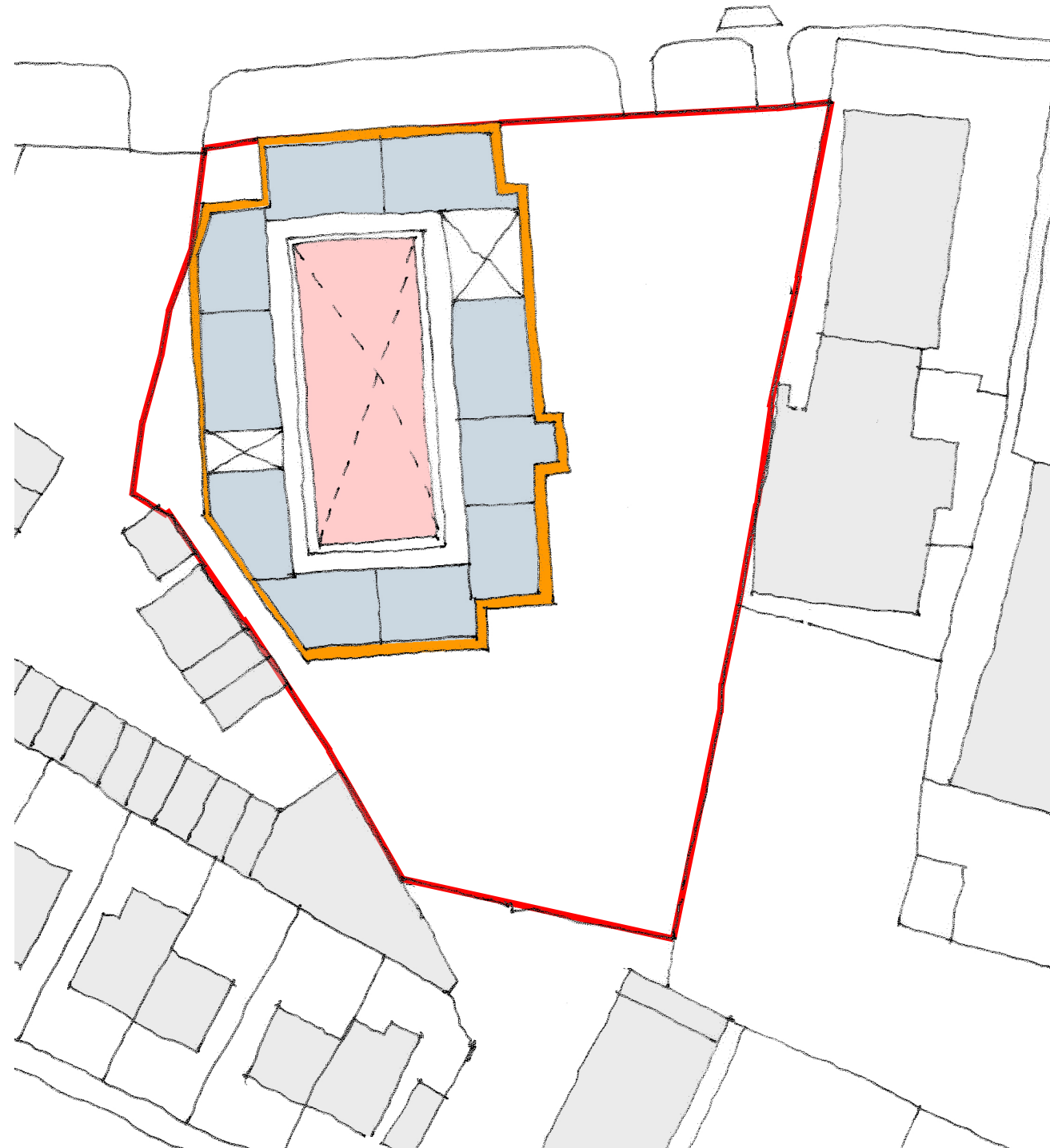
OPTION A - FULL FACADE RETENTION

The adjacent sketch plan shows a design option where all facades are retained and apartments are accommodated within the existing building's shell. The retention of the full building and its conversion to residential use is not possible given the depth of the building. The internal portion of the building does not benefit from windows, and could not be made to be a liveable space. A light well is required. As such, it would not be possible to retain the existing interior.

In addition to the above; the following reasons have also been identified.

1. Windows are required on the side and rear elevations to serve the apartment's habitable spaces. These additional windows may cause overlooking issues to neighbouring residential properties.
2. The deep building footprint creates an inefficient layout with additional stairs required for fire escapes. The area central to the floor plan is unsuitable for residential accommodation as it doesn't benefit from any natural light. This area is approximate 25% of the gross internal floor area. Whilst this area could be utilised as a light well or mothballed, neither of these options are commercially beneficial and reduce the viability of the scheme. Nor is it practical or appealing to the market to seek to use this space for shared working or amenity uses.
3. The existing building is hard-up against the back of the footway along Kenyon Lane. Consequently, ground floor residential units would not be appropriate nor would they be appealing to the market as there is no means of creating a landscape buffer or defensible space.

Note - the above appraisal does not account for the existing building's structural integrity, thermal, acoustic and fire performance. These are significant obstacles which would be prohibitively costly to address.



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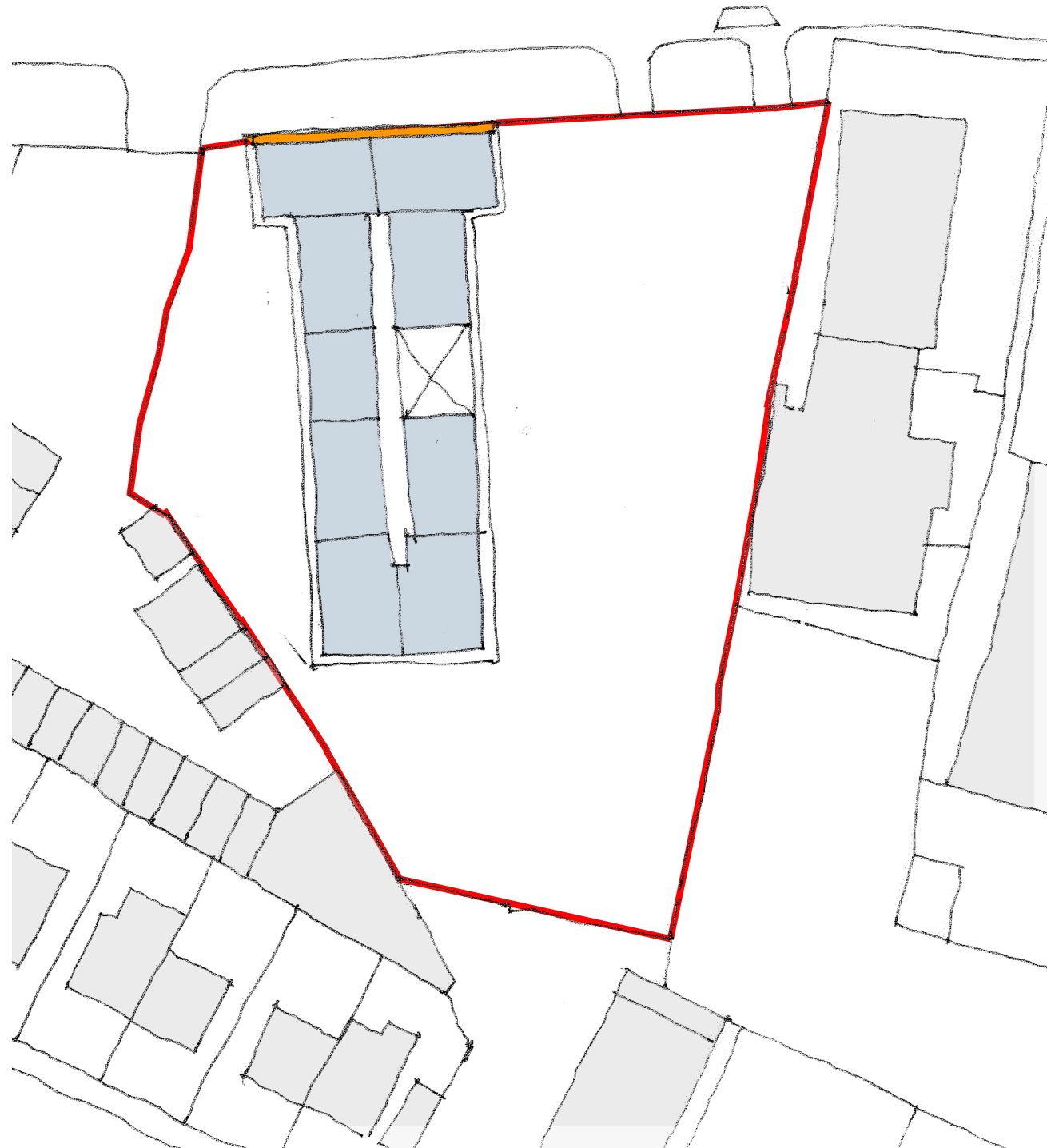
OPTION B - PRIMARY FACADE RETENTION

The adjacent sketch plan shows a design option where the existing building's primary façade addressing Kenyon Lane is retained and new structure and facades are added behind. It is challenging to reconcile the needs of residential development (circulation space, natural light etc) with the frontage that was designed for the long, deep footprint of the cinema. As such, the site is used inefficiently, and the number of residential units which can be achieved is reduced, thereby compromising the development. Lengthening the footprint means that access and parking must be relocated to the east, resulting in less amenity space.

Alternatives have been considered which place the residential footprint behind the frontage at right angles to it, but this is considered to result in an inelegant building form which makes the original façade difficult to read.

1. The existing elevation dictates the buildings position and orientation on the site. This creates overlooking issues to the neighboring residential properties.
2. The existing facade is hard-up against the back of the footway along Kenyon Lane. Consequently, the ground floor suffers from the same issues as discussed previously, that residential uses are not attractive and commercial units are not suitable.

Note - the above appraisal does not account for the existing building's structural integrity, thermal, acoustic and fire performance. These are significant obstacles which would be prohibitively costly to address.



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