

Following enabling works completion, demolition activity within the main works includes:

Item	Description
SWEC 1	Full demolition of external fabric and associated ramps and railings of the South-West Boiler House and South-West Portacabins including:
SWEC 2	Full demolition and interior strip out of all Level 01 rooms in the existing South-West Boiler House including:
SWEC 3	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/082
SWEC 4	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/S10
SWEC 5	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/084
SWEC 6	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/085
SWEC 7	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/083
SWEC 8	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/1/x02
SWEC 9	Full demolition and interior strip out of all Level 01 rooms in the existing South-West Portacabins including:
SWEC 10	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/001
SWEC 11	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/S20
SWEC 12	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/L265
SWEC 13	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/002

Key:

Site Boundary

Phase Line Boundary

Denotes wall or full height structure to be removed

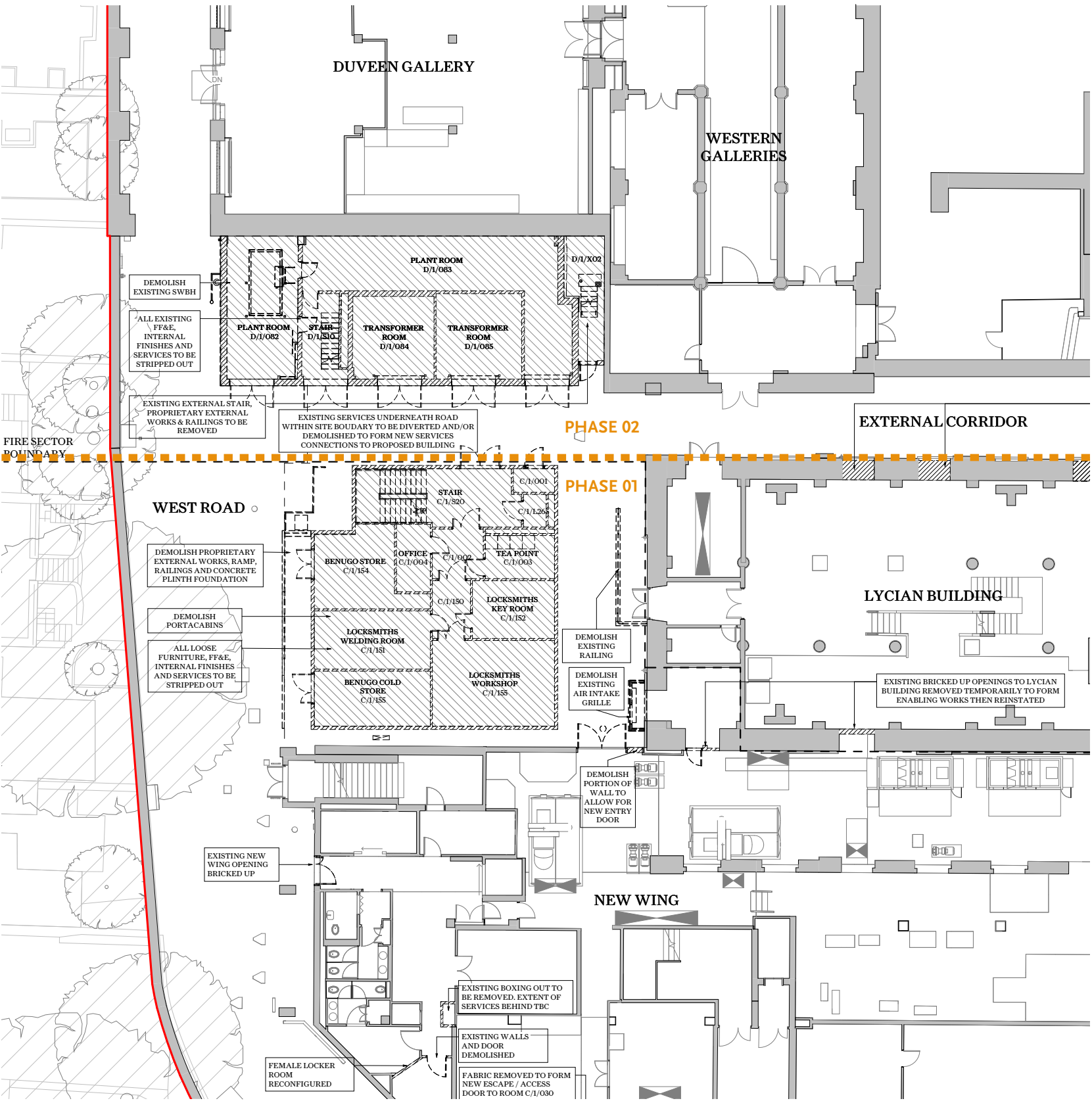
Denotes slab of element beyond in elevation to be removed

Denotes volume of excavation

Right:

Proposed demolition drawing:

Level 01 Plan



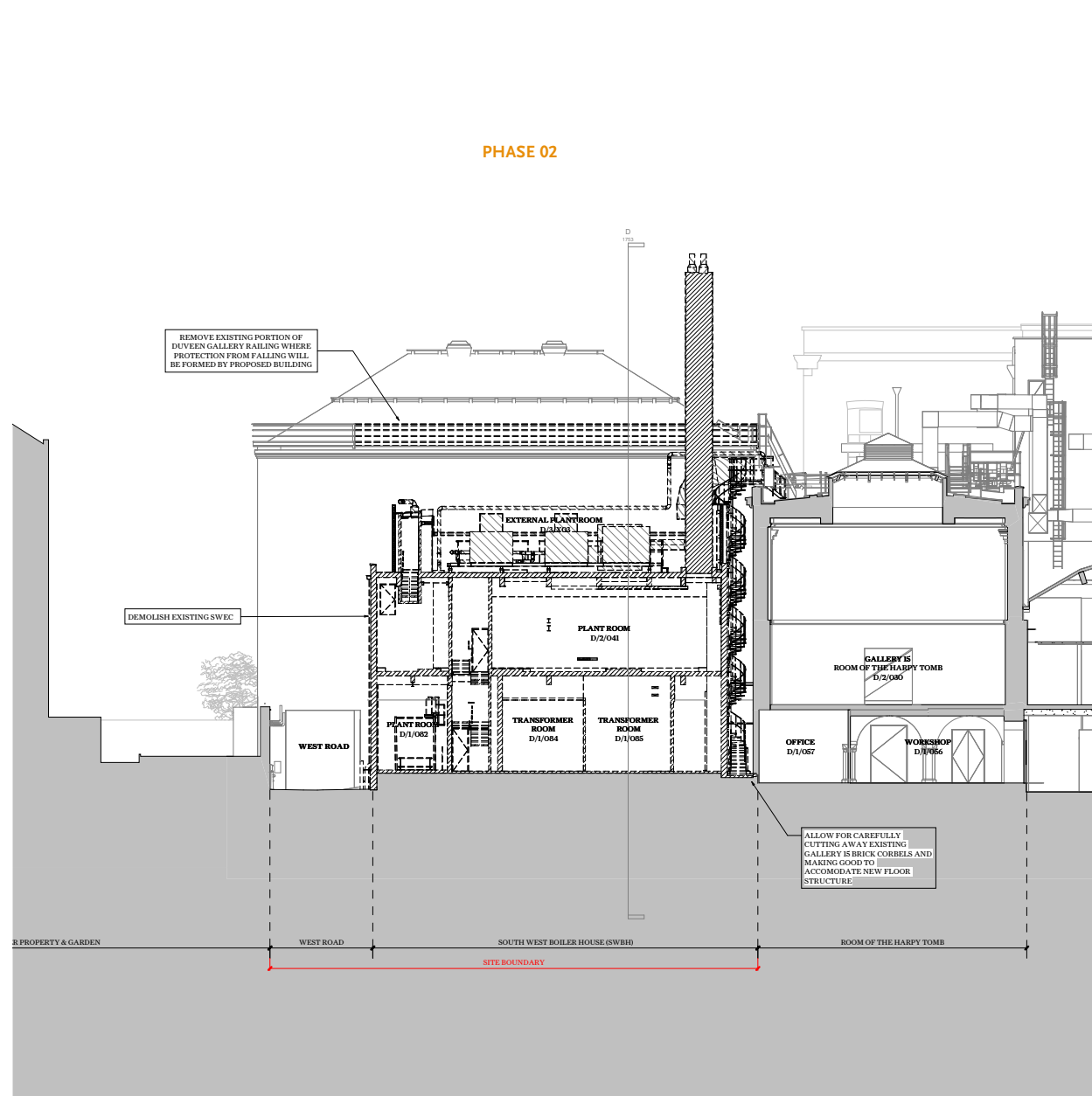
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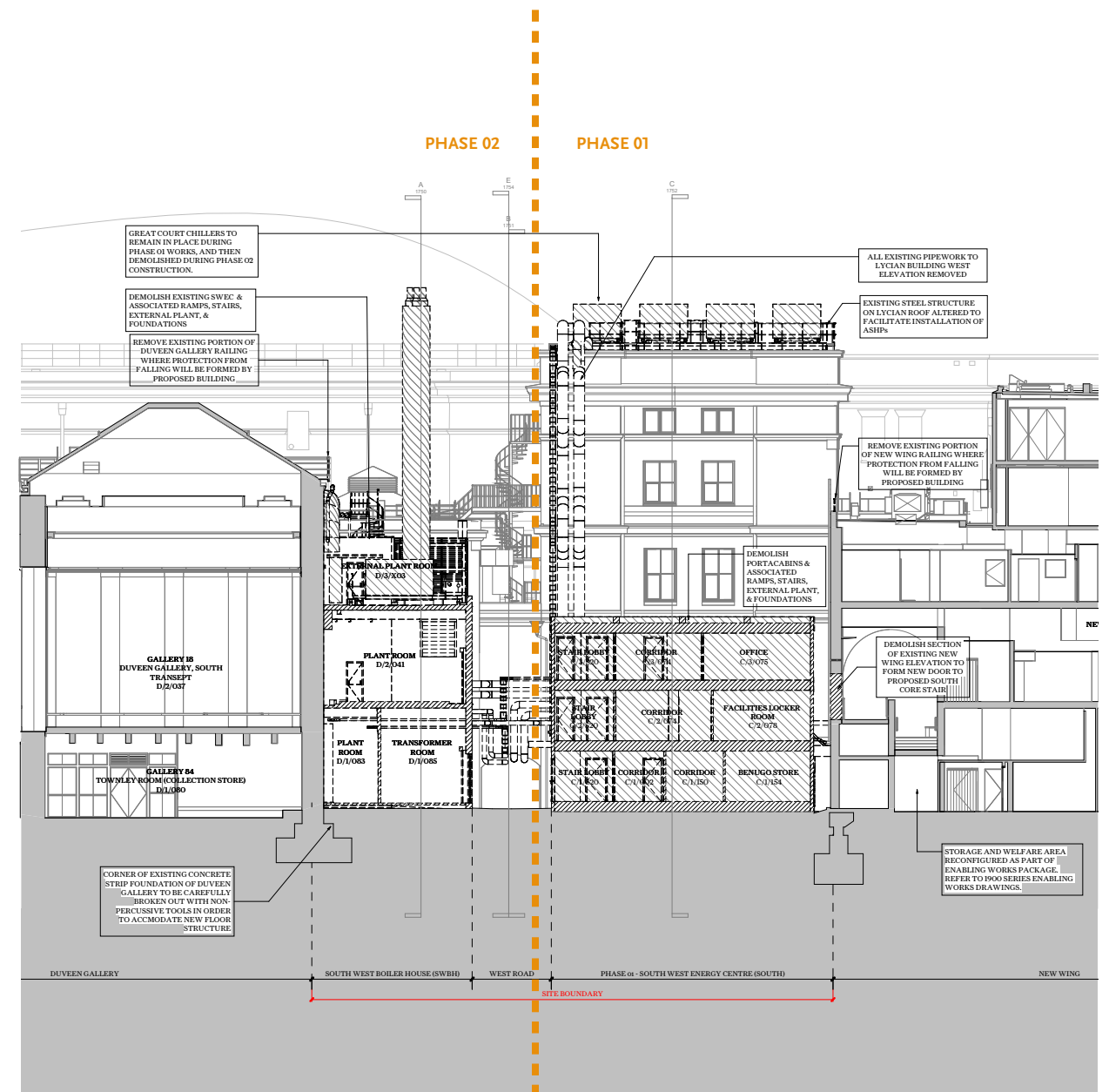
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Proposed demolition drawing:

Sections A-A and D-D



Section A-A



Section D-D

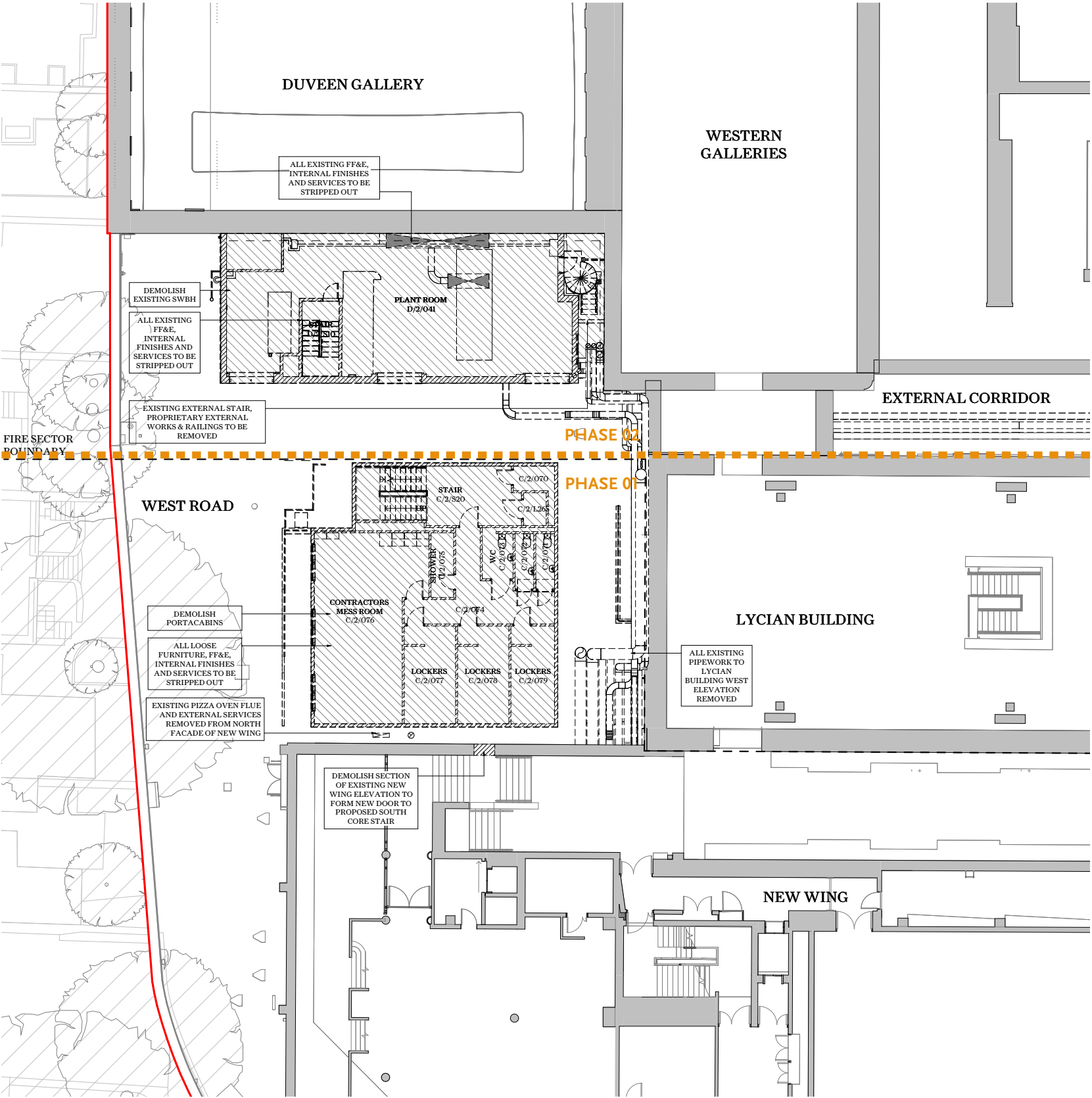
Item	Description
SWEC 14	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/004
SWEC 15	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/154
SWEC 16	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/151
SWEC 17	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/155
SWEC 18	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/156
SWEC 19	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/152
SWEC 20	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/003
SWEC 21	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/1/150
SWEC 22	Full demolition and interior strip out of all Level 02 rooms in the existing South-West Boiler House including:
SWEC 23	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/2/041
SWEC 24	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/2/S10
SWEC 25	Full demolition and interior strip out of all Level 02 rooms in the existing South-West Portacabins including:
SWEC 26	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/S20
SWEC 27	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/070
SWEC 28	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/L265
SWEC 29	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/071
SWEC 30	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/072
SWEC 31	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/075
SWEC 32	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/074
SWEC 33	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/076
SWEC 34	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/077

Key:

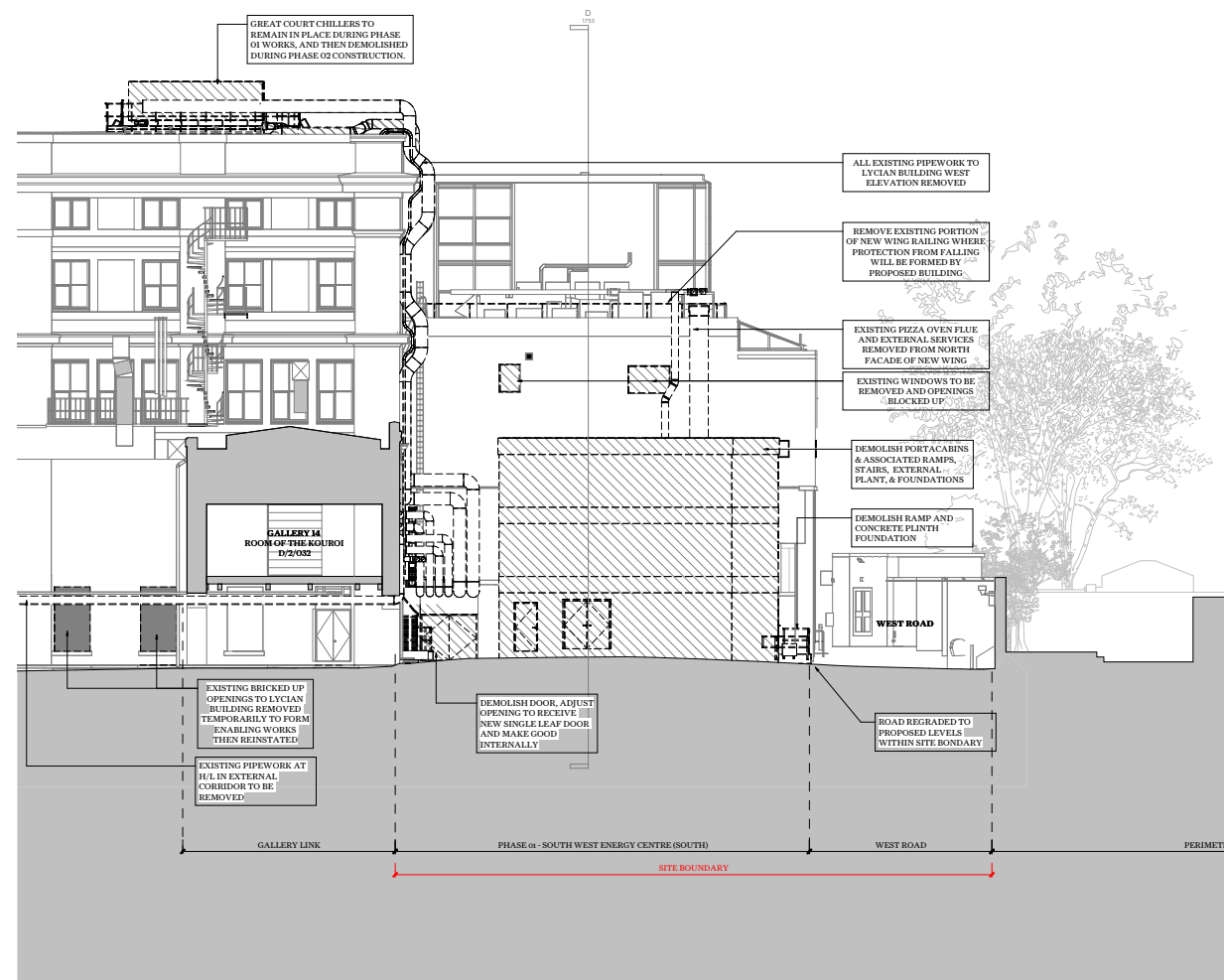
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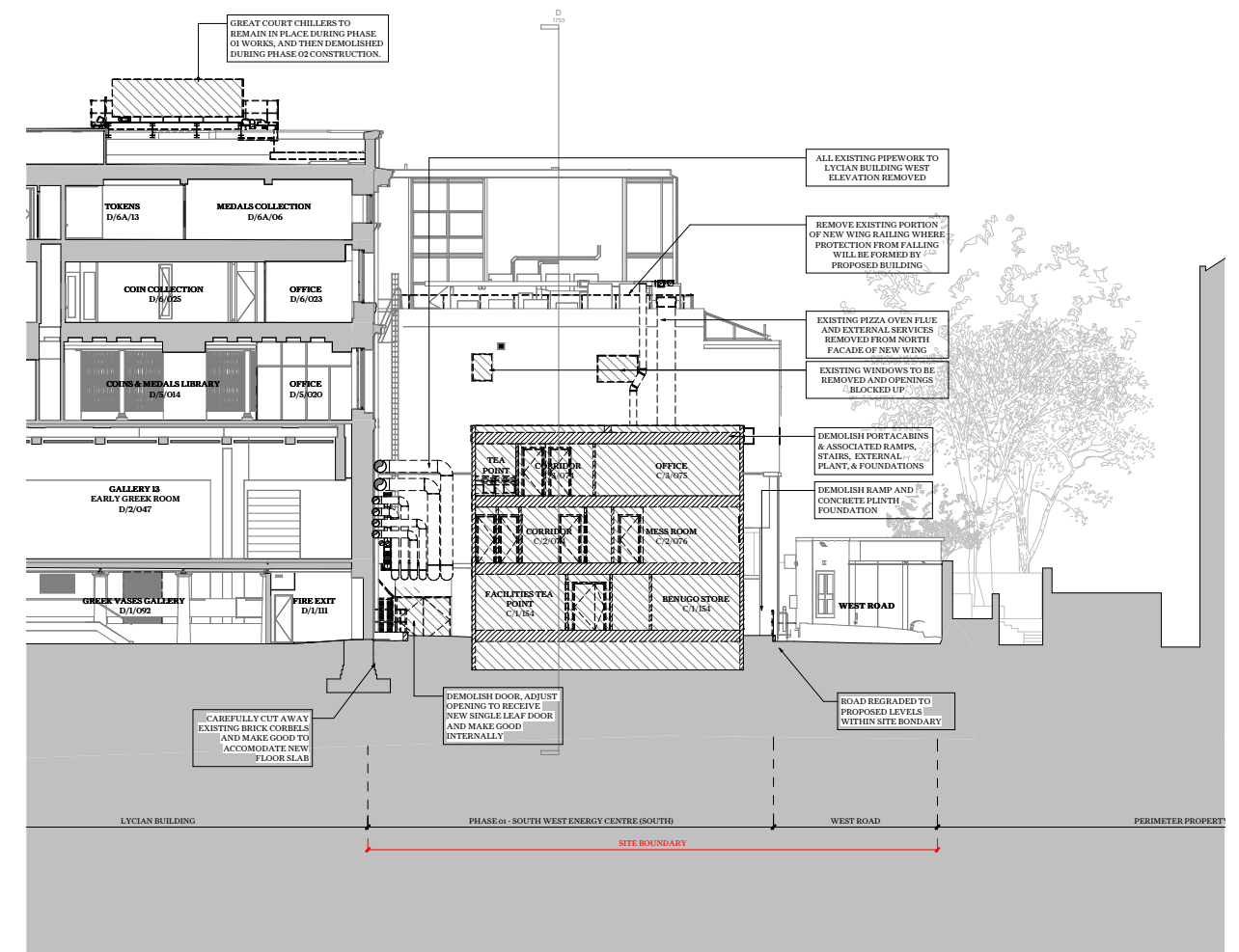
Proposed demolition drawing:
Level 02 Plan



PHASE 01



PHASE 01



Key:



Site Boundary



Phase Line Boundary



Denotes wall or full height structure to be removed



Denotes slab of element beyond in elevation to be removed



Denotes volume of excavation

Right:

Proposed demolition drawing:

Sections B-B and C-C

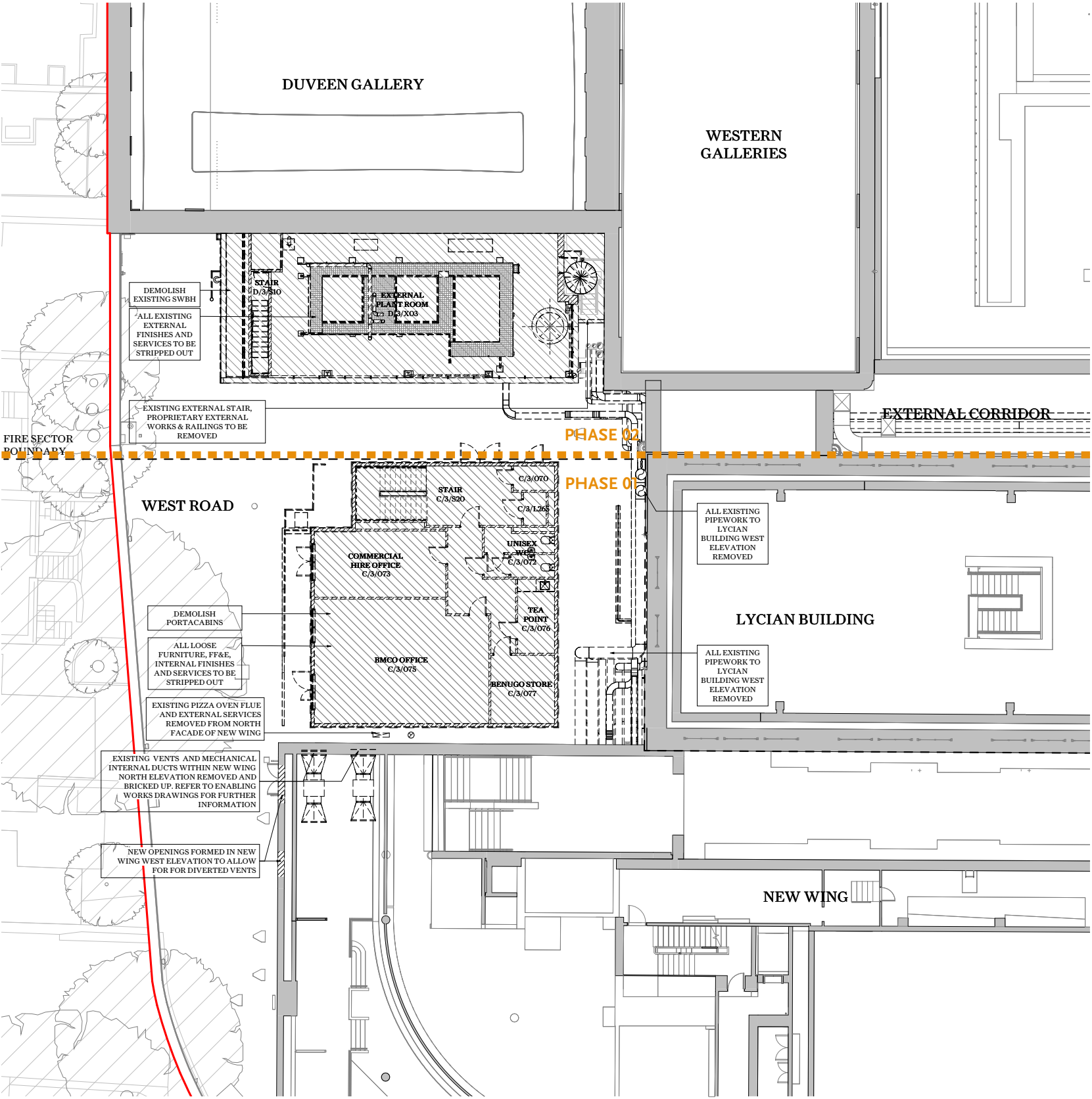
Item	Description
SWEC 35	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/o78
SWEC 36	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/2/o79
SWEC 37	Full demolition and interior strip out of all Level o3 rooms in the existing South-West Boiler House including:
SWEC 38	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/3/Xo3
SWEC 39	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room D/3/S1o
SWEC 4o	Full demolition and interior strip out of all Level o3 rooms in the existing South-West Portacabins including:
SWEC 41	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/S2o
SWEC 42	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o7o
SWEC 43	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/L265
SWEC 44	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o73
SWEC 45	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o72
SWEC 46	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o76
SWEC 47	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o77
SWEC 48	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o75
SWEC 49	Full strip out and removal of all fittings, equipment, plant, and furniture of existing room C/3/o74

Key:

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Right:

Proposed demolition drawing:
Level o3 Plan

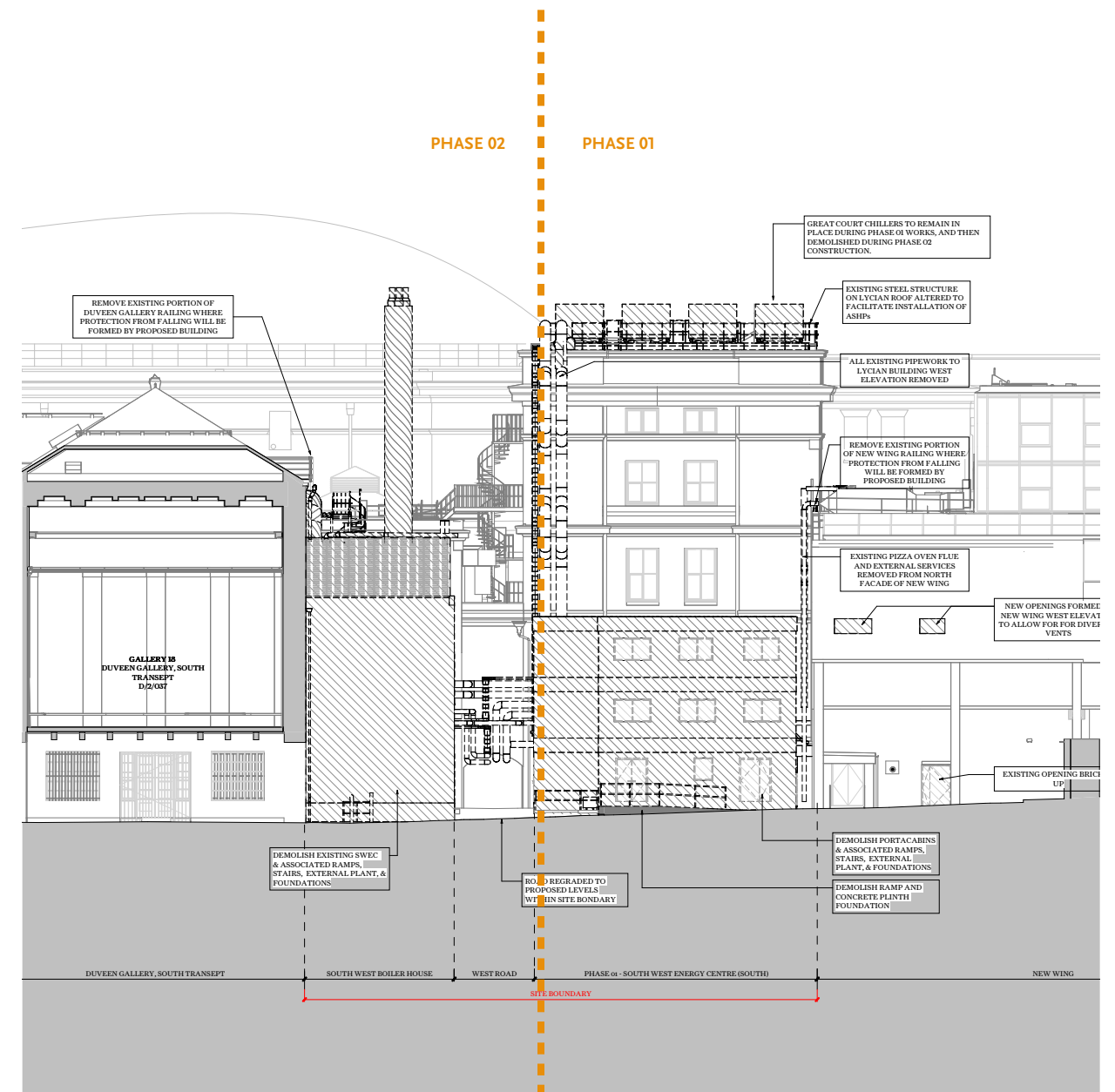
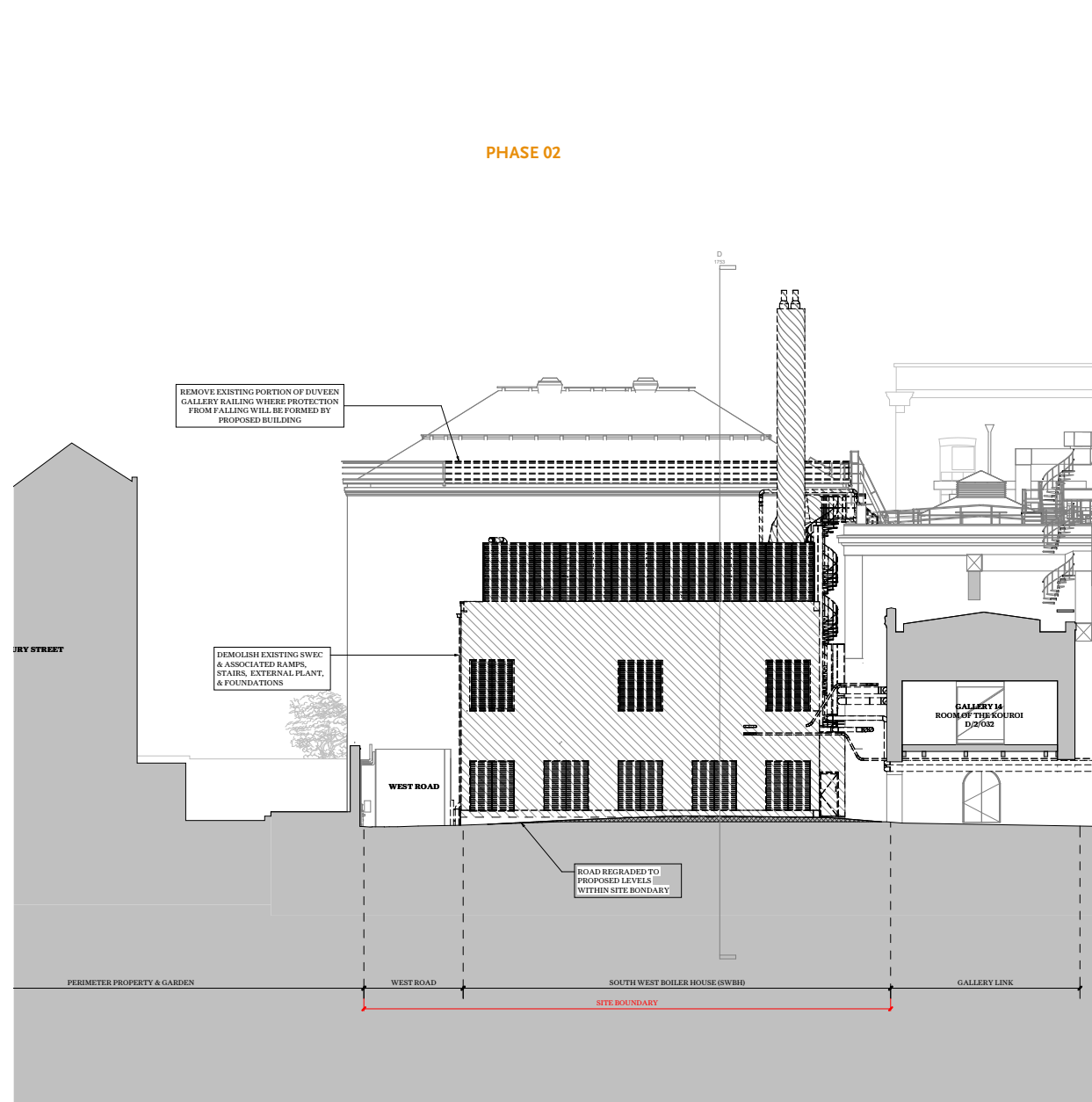


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Right:






Proposed demolition drawing:

Section E-E and West Elevation



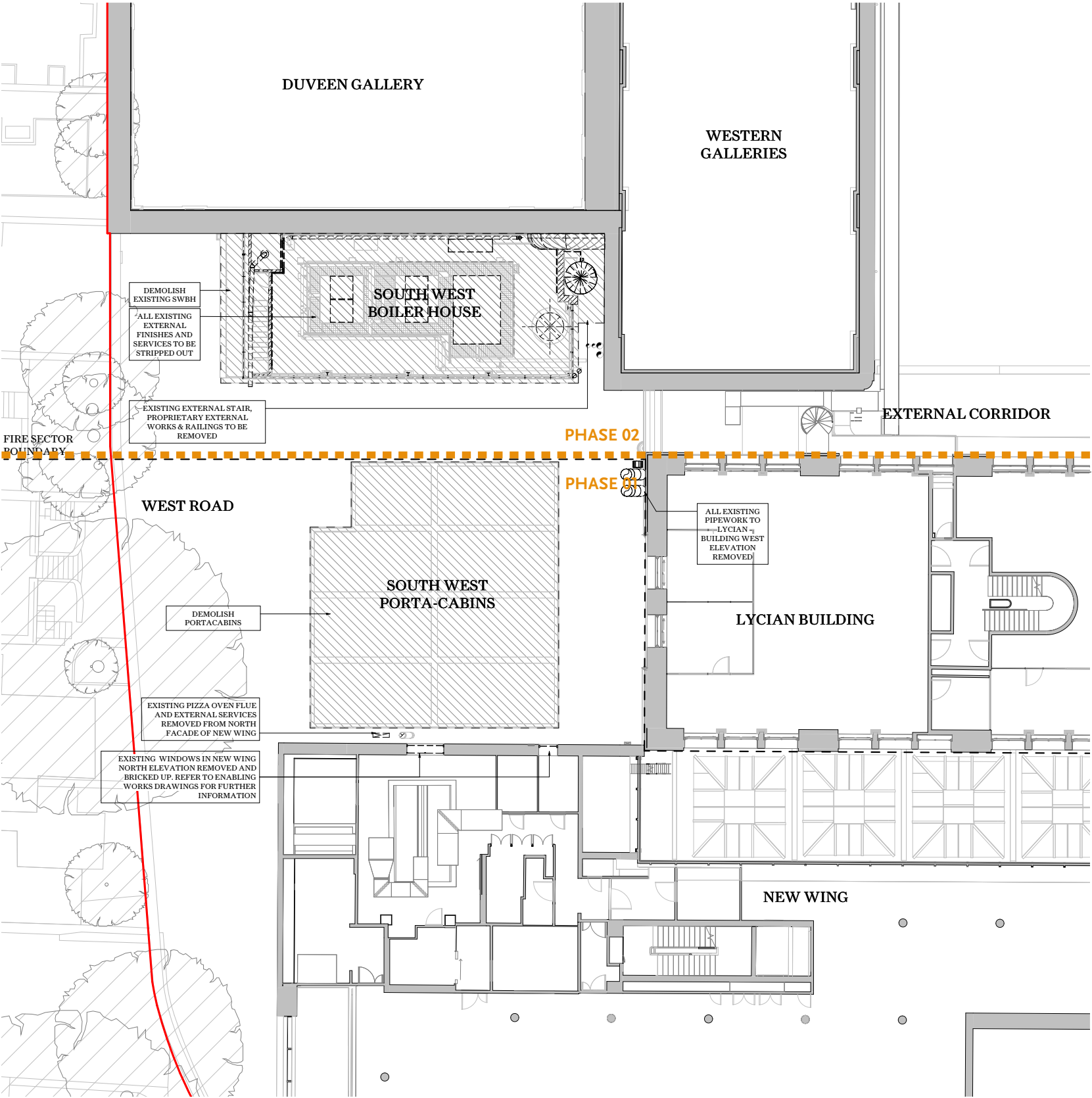
Item	Description
SWEC 50	Full demolition and interior strip out of all Level roof level enclosure to the existing South-West Boiler House including:
SWEC 51	Roof level plant and associated services distribution and access ladders/stairs/walkways.
SWEC 52	Full demolition and interior strip out of all Level roof level enclosure to the existing South-West Portacabins including:
SWEC 53	Roof level plant and associated services distribution and access ladders/stairs/walkways.

Key:

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Right:

Proposed demolition drawing:
Level 04 Plan

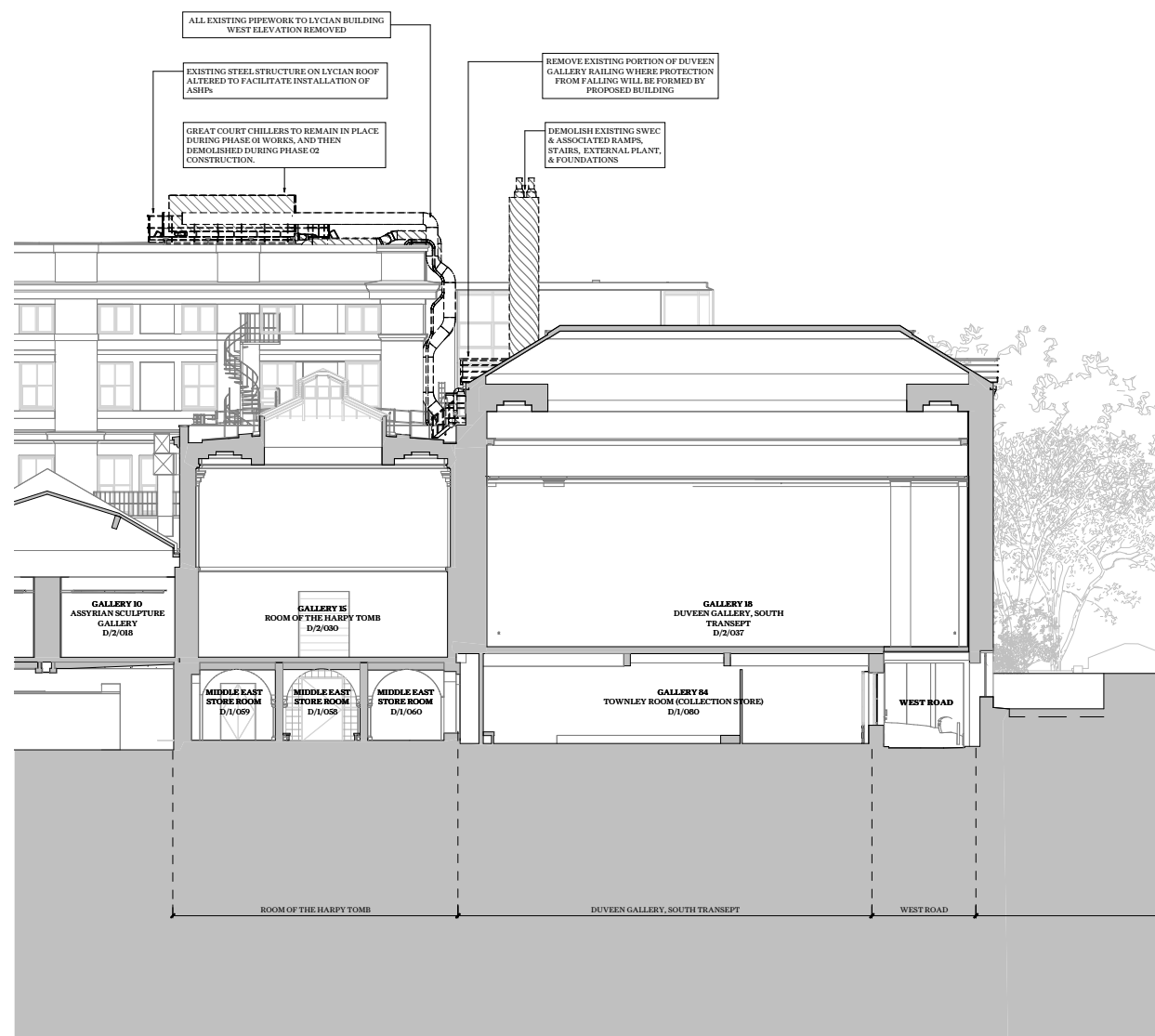


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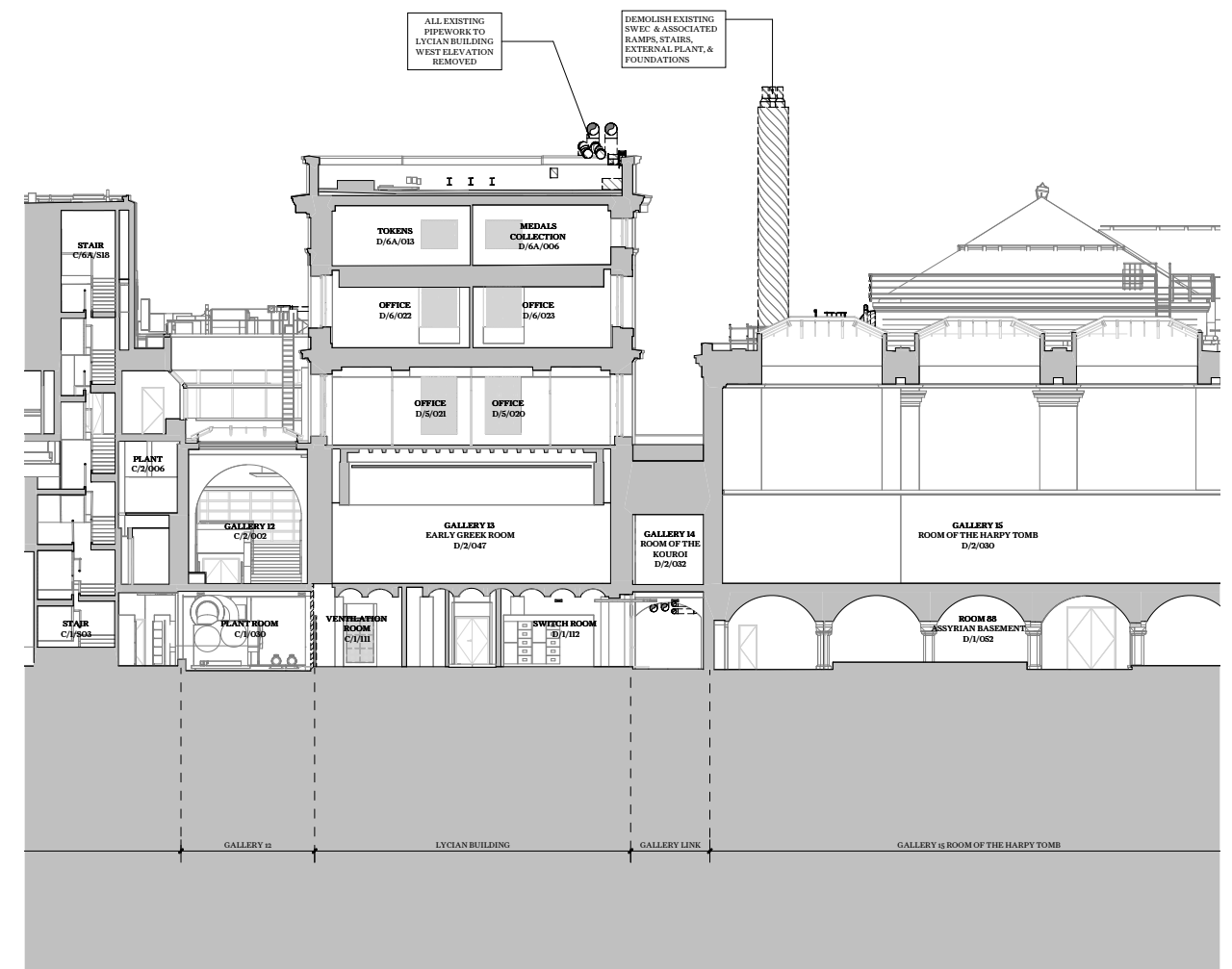
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Right:

Proposed demolition drawing:
North and East Elevations








North Elevation



East Elevation

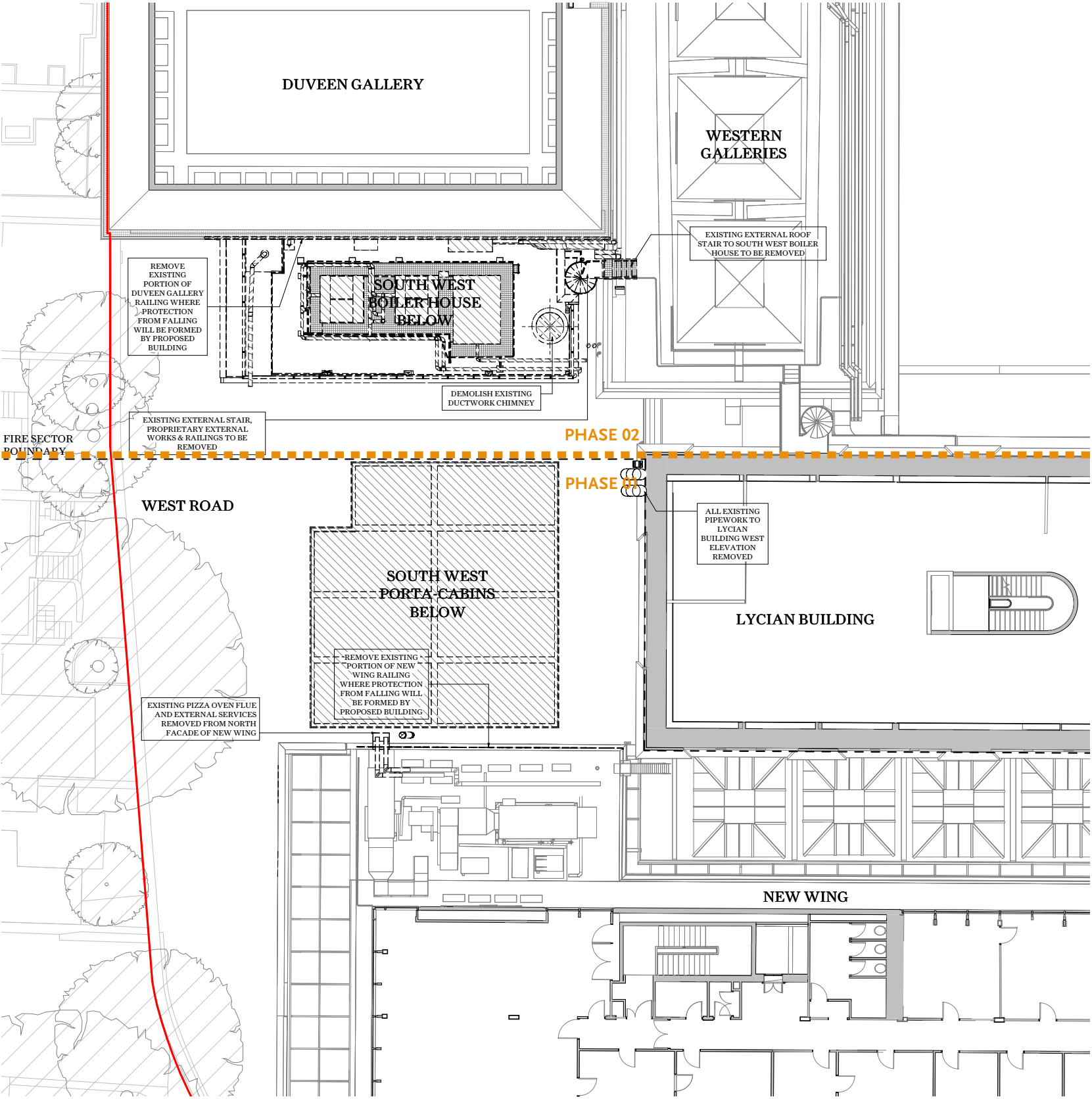
Item	Description
SWEC 54	Removal of existing roof access stair to Western Galleries roof from South-West Boiler House roof
SWEC 55	Removal of portion of existing fall from protection railing on the South Elevation of the Duveen Gallery where protection from falling will be formed by the proposed building
SWEC 56	Removal of portion of existing fall from protection railing on the North Elevation of the New Wing where protection from falling will be formed by the proposed building
SWEC 57	Excavation as required to form new building foundations and associated below ground services connections, distribution runs, and diversions.
SWEC 58	Regrading of existing external road/walkway to form new levels and landings associated with the proposed building entrances and access points.
SWEC 59	Removal of existing Great Court Chillers and associated services distribution on the Lycian Building roof and elevations where these are to be replaced by the proposals.
SWEC 60	Alteration and extension of the Lycian Building Rooftop Chiller supporting external walkway to make good for receipt of proposed rooftop air-source heat pumps.
SWEC 61	Careful removal of portion of existing foundation corbels/strip foundation to the Duveen Gallery to allow for newly proposed foundation/ground floor slab.
SWEC 62	Careful removal of portion of existing foundation corbels/strip foundation to Gallery 15 to allow for newly proposed foundation/ground floor slab.
SWEC 63	Careful removal of portion of existing foundation corbels/strip foundation to the Lycian Building to allow for newly proposed foundation/ground floor slab.
SWEC 64	Careful removal of portion of existing foundation corbels/strip foundation to the New Wing to allow for newly proposed foundation/ground floor slab.

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Right:

Proposed demolition drawing:
Level 05 Plan



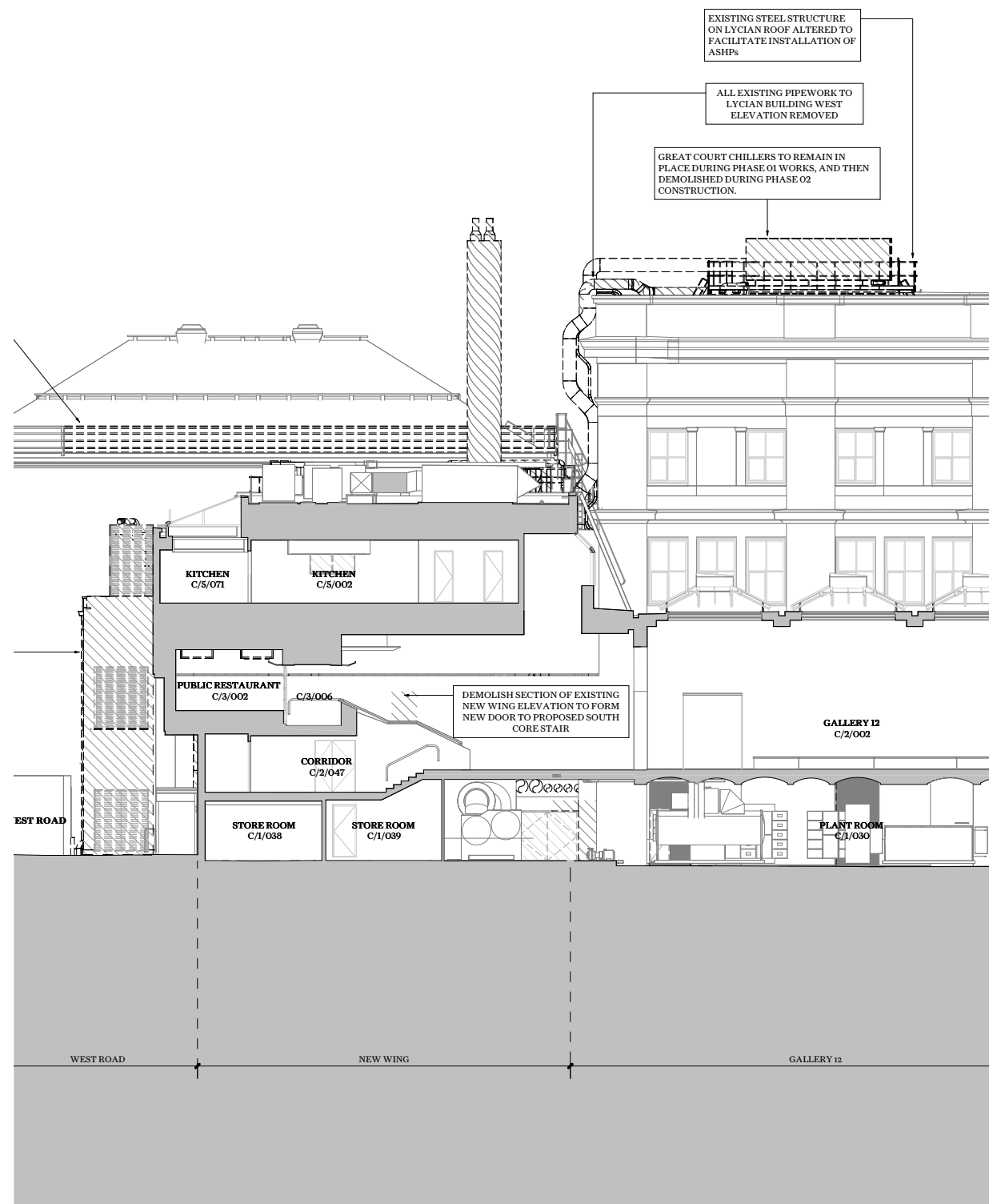
Key:

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Right:

Proposed demolition drawing:

South Elevation Phases 1 and 2



South Elevation

1.2 THE INCOMING SUBSTATION (ISS) SITE

1.2.1 Demolition Works Summary

Currently, 3 No. portacabins containing contractor maintenance welfare exist on the proposed ISS Site. Though only one of these sits on the footprint of the proposed new ISS, all three are proposed for demolition as they are not fit for purpose and detrimental to the significance of the setting of the White Wing. Their removal will therefore bring an improvement to the appreciation of the Estate on approach from Montague Street. An existing blocked up basement tunnel between 1/1A Montague Street and The White Wing is also proposed, including a nearby external railing and gate which is in a state of disrepair.

Top left clockwise:

Proposed demolition plan showing the location of the 3 existing portacabins to be removed, along with the ramp over the blocked tunnel between 1/1A Montague St and the White Wing and the existing railing between the tunnel and the northernmost portacabin.

Existing site photo showing the current position of the northern portacabin and adjacent dilapidated railing outside the White Wing. This area often attracts ad-hoc waste and materials storage.

Existing site photo showing the current position of the southern portacabin outside the White Wing. This area often attracts ad-hoc waste and materials storage.

Existing site photo showing the current position of the central portacabin outside the White Wing. Note the loose gravel finish to the Site.

Temporary demounting or relocation of some external features will also be required or is proposed in order to facilitate the construction of the works.

Lastly, excavation will be required to form new underground services trenches and distribution runs on the site and the area is proposed to be relandscaped.



1.2.2

Heritage of the Existing Buildings on Site to be Altered or Demolished

The existing buildings on the ISS site are all temporary portacabins not suitable for long term use and are of poor quality. Consequently they are detrimental to the setting of neighbouring listed buildings, in particular the White Wing, which is of High Significance.

The landscaping under the portacabins is generally loose gravel north of the White Wing's external stair, and tarmac to the South of the White Wing's external stair. These areas are proposed to be re-landscaped as part of the works.

Additionally, there are 2 No. Existing lampposts adjacent to the north-east and south-east corners of the White Wing. The southern lamppost was moved closer to the corner of the White Wing in 2006 as part of works to form the South-East Gate. As part of the proposals it is intended the northern lamppost will be moved to the equivalent location adjacent the north-eastern corner of the White Wing to restore symmetry to the street fronting elevation and provide adequate room for plant maintenance and access.

The two most northern bays of the external street cast iron railings and plinths, which have their own listed status, will need to be temporarily demounted to facilitate the construction of the proposals, and reinstated as existing upon completion of the proposed construction. The railings will be stored within a secure location with the Museum's back of house area for the duration of the works.

Top left clockwise:

Existing site photo looking north showing the existing central portacabin outside the White Wing frontage to Montague Street.

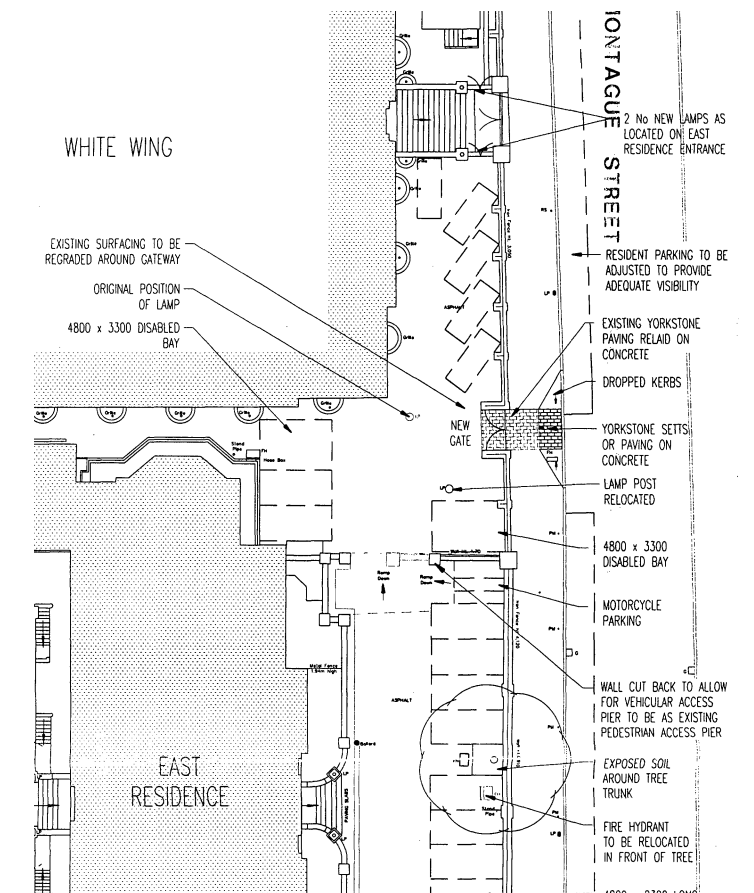
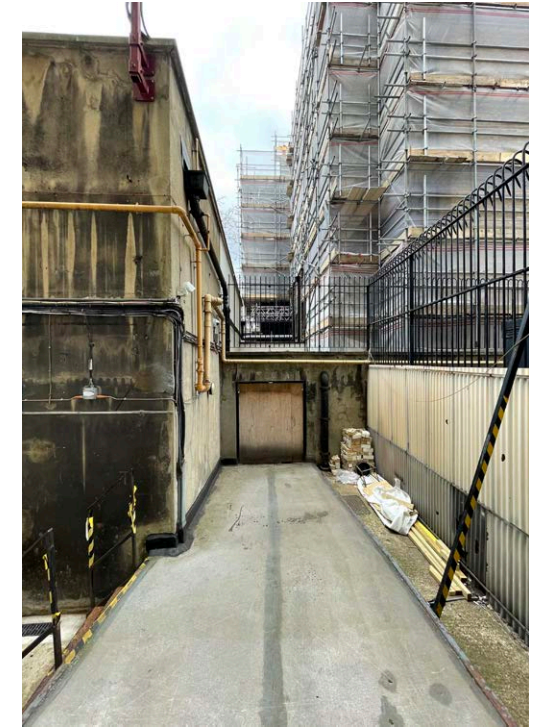
Existing site photo looking north showing the existing southern portacabin outside the White Wing frontage to Montague Street.

Existing site photo looking north showing the exiting ramp covering an unused bricked up tunnel at basement level on the Western side of the ISS Site.

Plan dated 1996 showing the original position of the southern external White Wing lamp prior to its existing position.

Existing site photo showing the current position of the southern external lamp following its relocation in 1996.

Existing site photo showing the northern external lamp position against the northern and central portacabins. As part of the proposals the portacabins will be removed, the area re-landscaped, and the northern lamppost moved to match the relative position of the southern lamppost to restore symmetry to the street elevation.



1.2.3

Heritage of the Existing Adjacent Buildings

The ISS Site is bound by/neighbours:

- 1/1A Montague Street to the North (Grade II Listed)
- The Old Drill Hall / Hirayama Studio to the West (Grade I Listed - Medium/Neutral Significance)
- The White Wing to the South-West (Grade I Listed - High Significance)
- The Listed Museum external railings fronting along Montague Street to the East.

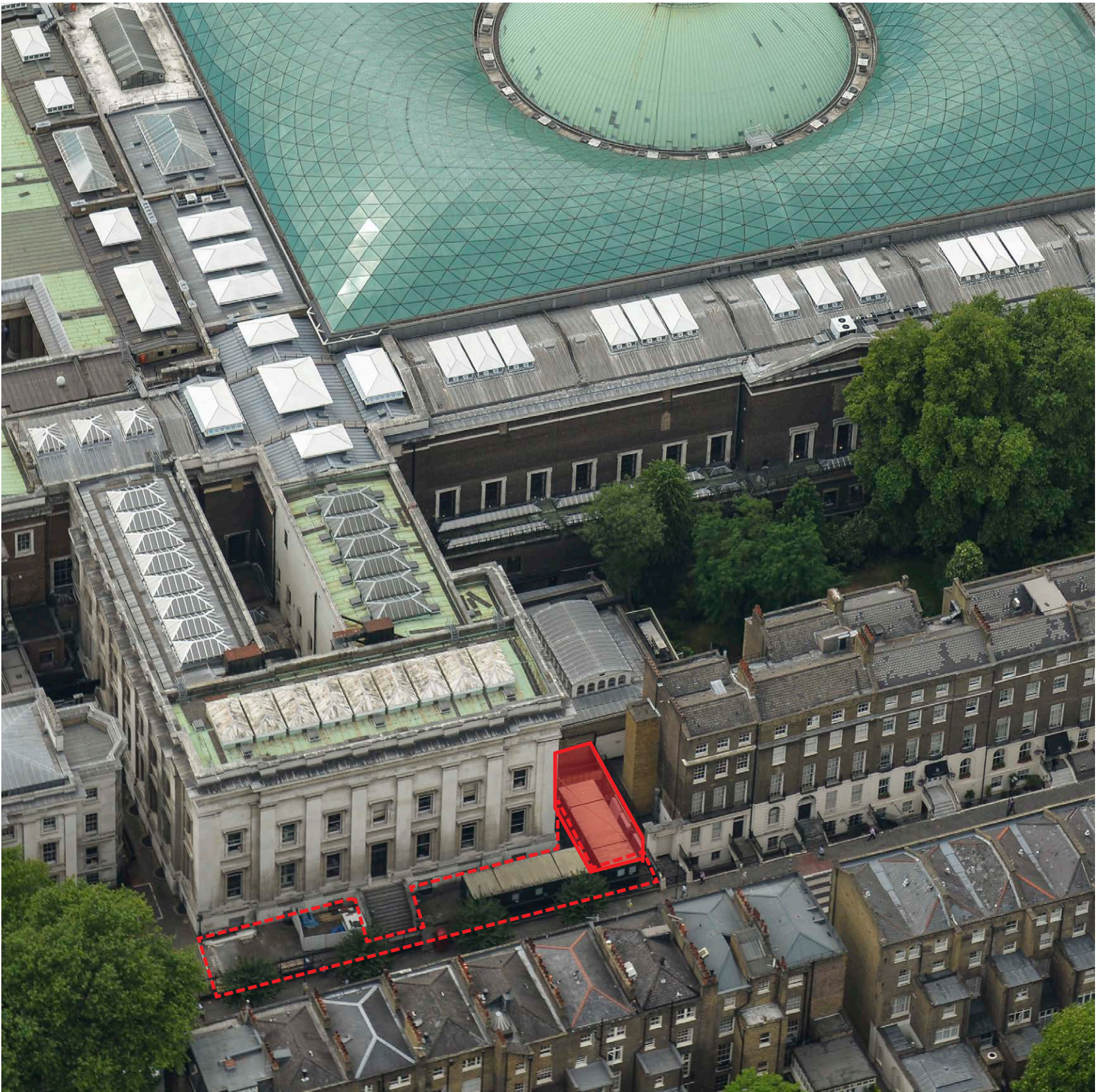
Key:

Extent of the proposed ISS Building Site

Proposed area of landscaping following removal of existing SE Portacabins

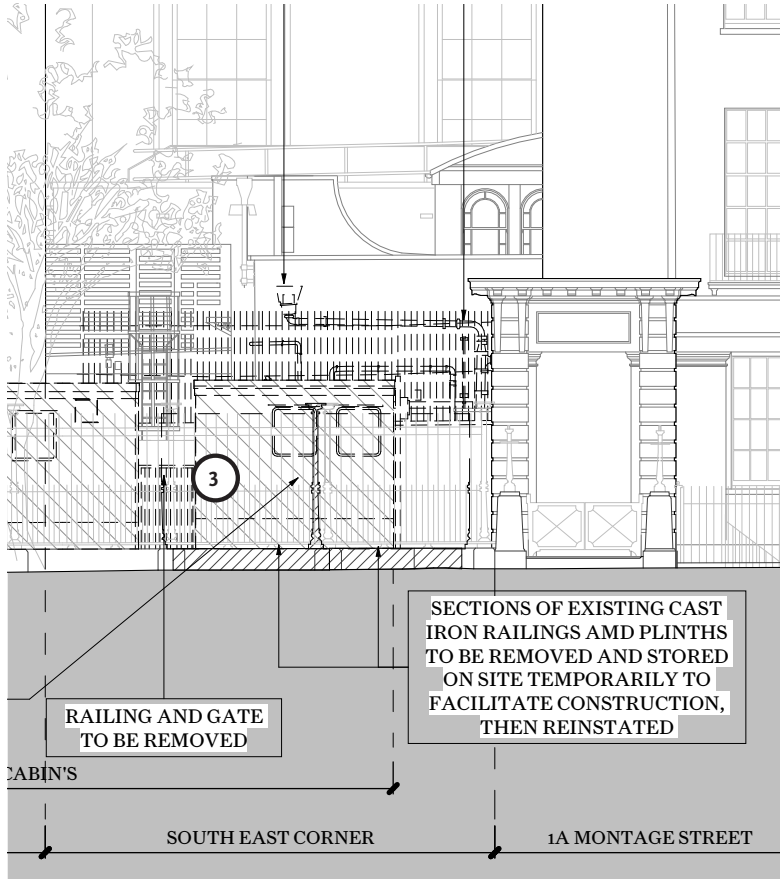
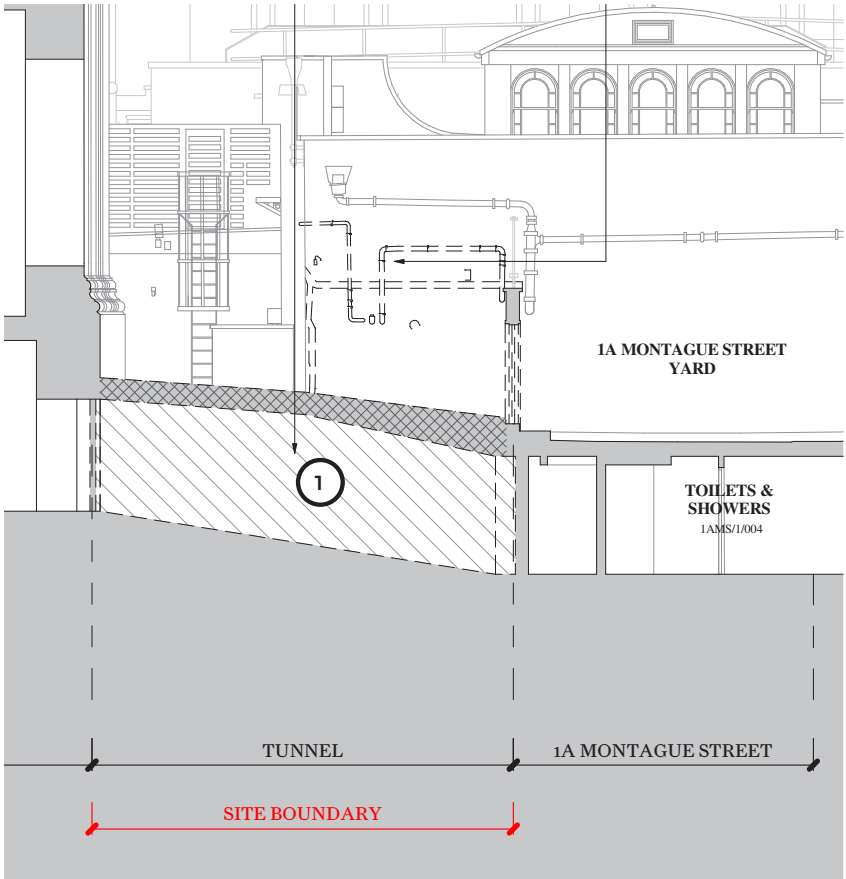
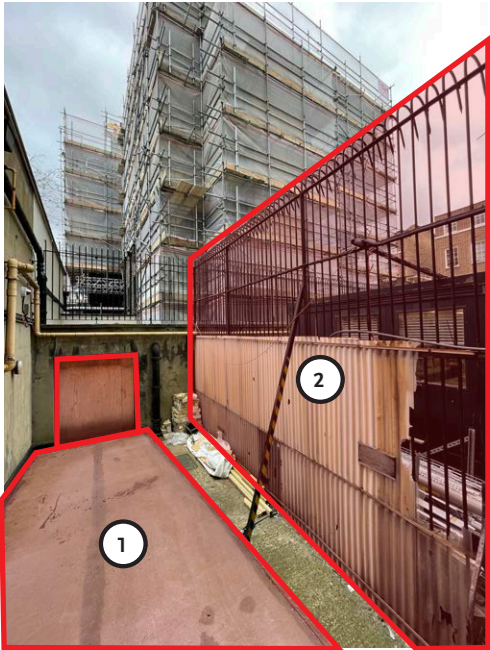
Right:

Aerial view of the ISS site



There are a number of external elements which will be effected either temporarily or permanently by the proposed works:

- ① There is an existing ramp in the north-western corner of the site adjacent the Hirayama Studio which forms the roof of a blocked up tunnel between the White Wing basement and the basement of 1/1A Montague Street. This ramp will be demolished as part of the works, and the existing plywood blocked up door at ground level bricked up enable the new ISS to be constructed.
- ② Similarly, an existing rear railing and gate set back from the street, partially covered by dilapidated polycarbonate sheeting, will be permanently demolished. It is not of any particular historic significance and its removal will not alter the appreciation of the setting of adjacent listed buildings.
- ③ The two northernmost bays of the listed railings and masonry plinths fronting Montague Street will need to be temporarily demounted and stored safely on site in order to facilitate the construction of the new building and UKPN trench connection to Montague Street. Upon completion of the works, the railings and plinths will be reinstated as per the existing condition.



Top left clockwise:

Existing site photo showing the external ramp over the tunnel between 1/1A Montague Street and the White Wing.

Existing site photo showing the existing perimeter cast iron railings.

Proposed Montague Street elevation with the extent of railings to be temporarily removed during construction indicated.

Proposed demolition section through the external ramp over the tunnel between 1/1A Montague Street and the White Wing.

- ④ There are currently two existing ornamental external lamposts at the north-eastern and south-eastern corners of the White Wing. The south-eastern lampost was relocated to its existing position in 1996 as part of the South-East Gate formation, and will be retained in its current location shown on the plan adjacent.
- ⑤ The northern lampost currently sits further off the White Wing facade, and will be relocated to match the relative position of the south-western lampost in order to restore symmetry to the White Wing East Elevation.

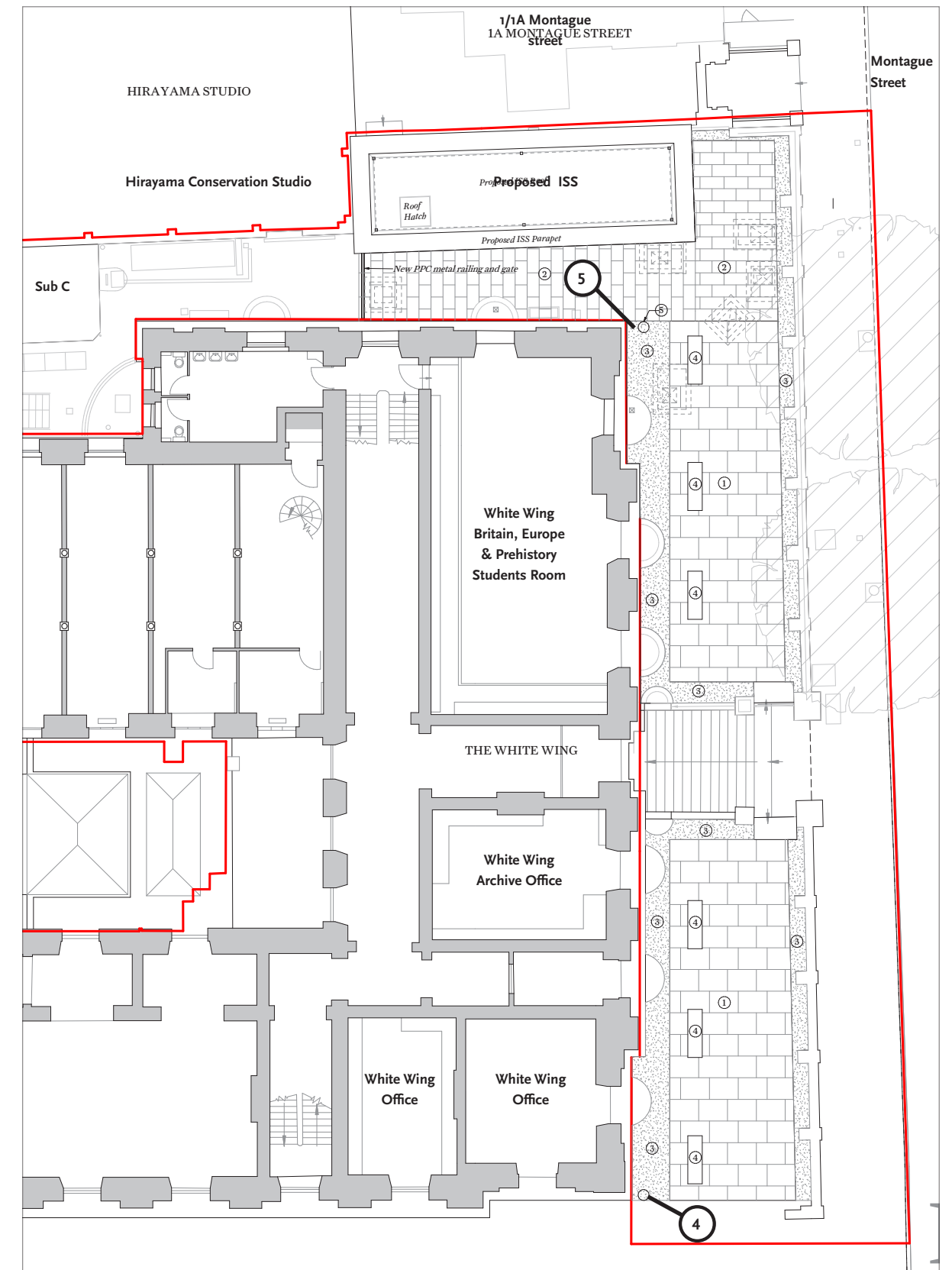


Top left clockwise:

Existing site photo showing the northern external lamp position against the northern and central portacabins. As part of the proposals the portacabins will be removed, the area relandscaped, and the northern lampost moved to match the relative position of the southern lampost to restore symmetry to the street elevation

Proposed ISS site landscaping plan

Existing site photo showing the current position of the southern external lamp following its relocation in 1996



1.2.5

Illustrated Schedule of Demolition Works: Main Works

Demolition works proposed for the ISS Site include:

Item	Description
ISS 1	Demolition of entirety of 3 No. existing portacabins on the site including all existing proprietary foundations, footings, ramps, railings, services and other associated external elements and all internal services and FF&E.
ISS 2	Excavation/demolition of redundant blocked up tunnel between Level 01 of White Wing and 1/1A Montague Street Basement. Works include blocking up of opening in party wall currently shuttered with plywood.
ISS 3	Existing metal and polycarbonate sheet railing and gate adjacent tunnel to be demolished.
ISS 4	Excavation of the existing landscaping and ground to allow for new services trenches, foundations, and services diversions/installations as part of the proposed works.
ISS 5	Demount two northern bays of existing Montague Street railings and masonry plinths and store on site. To be reinstated as per existing arrangement upon completion of the works.
ISS 6	Demount existing decorative lamppost to north-eastern corner of the White Wing and retain for reinstatement in new position as indicated on proposed drawings.

Key:

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Phase Line Boundary

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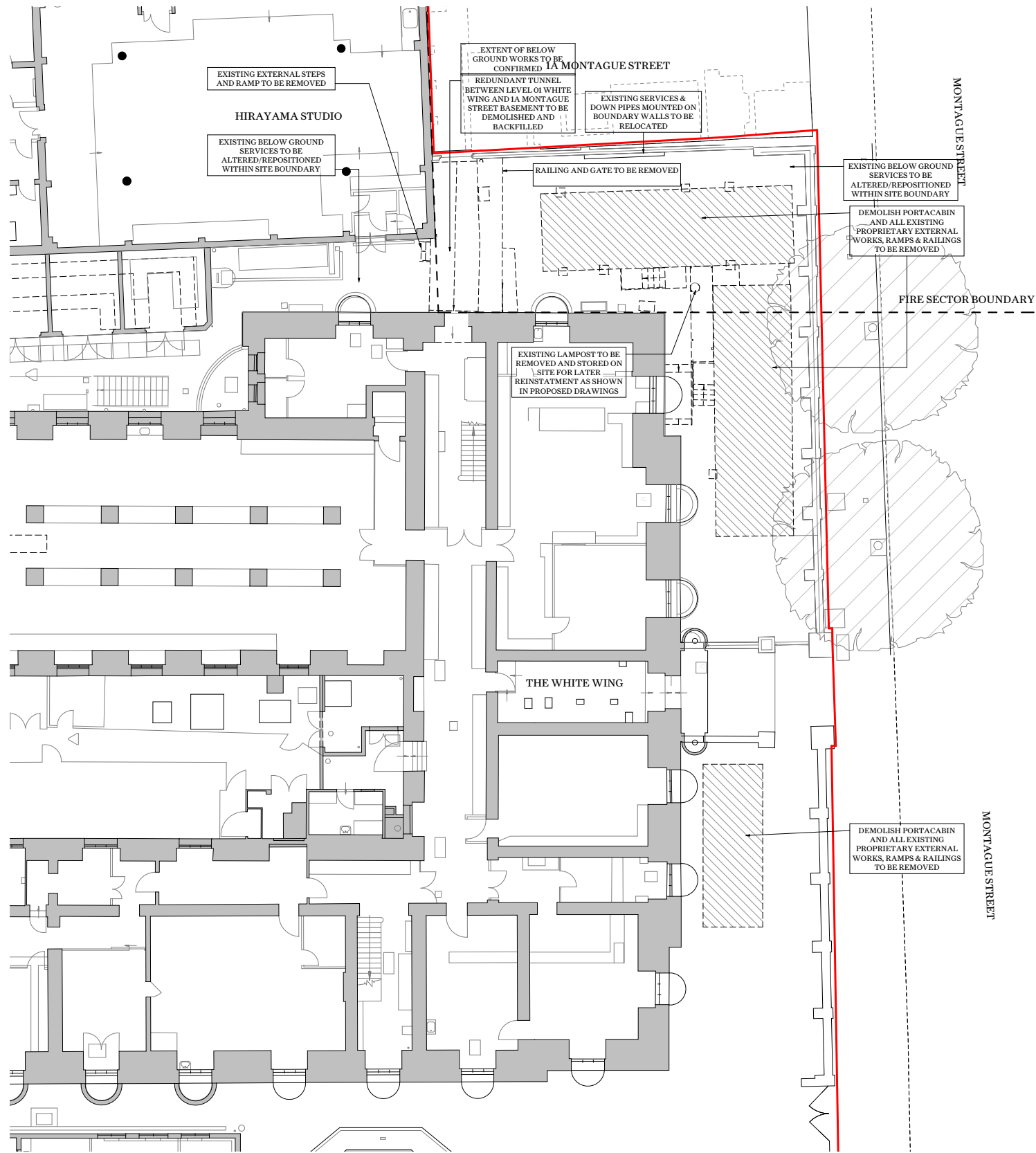
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Denotes volume of excavation

Right:

Proposed demolition drawing:

Level 01 Plan



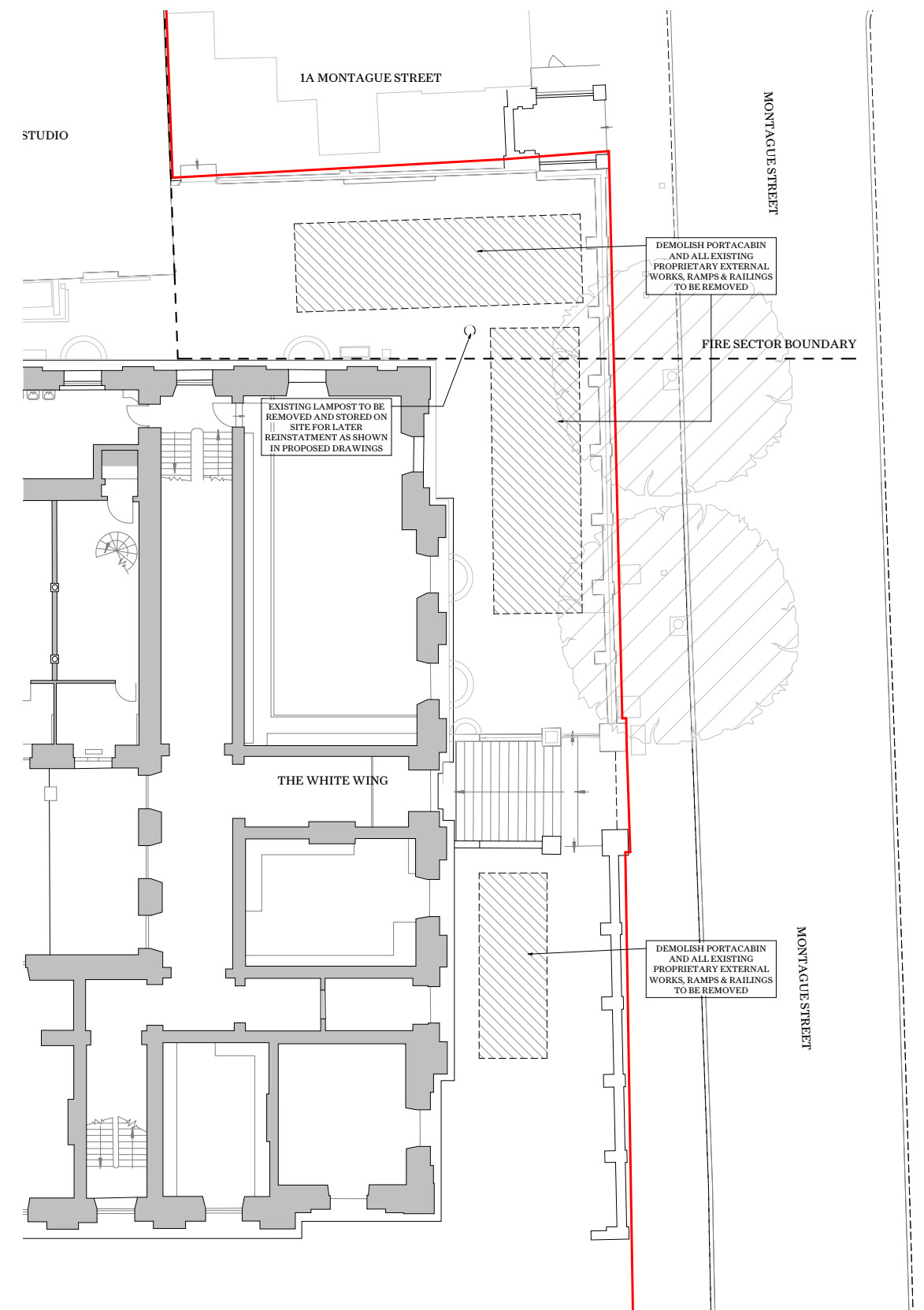
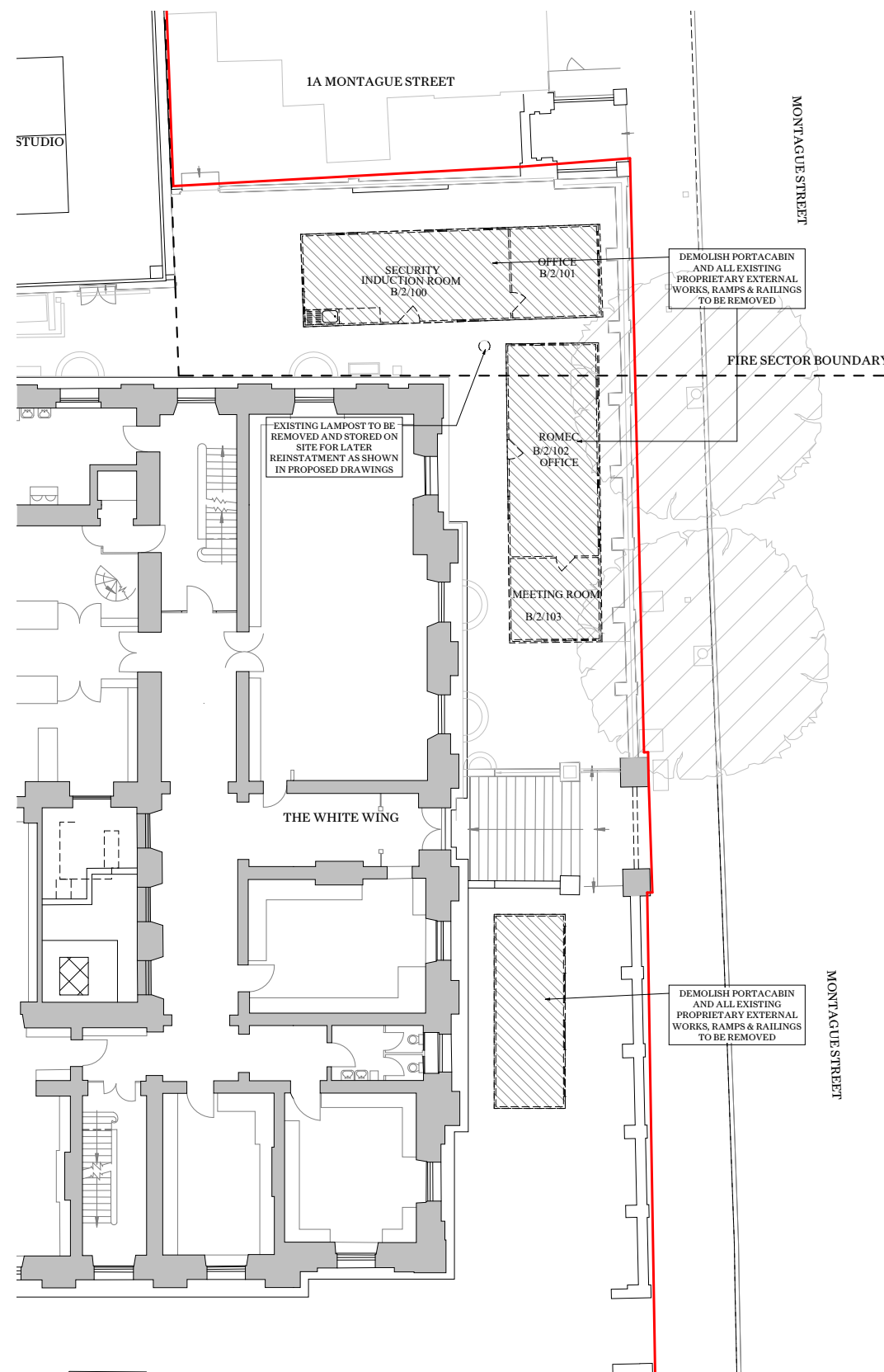
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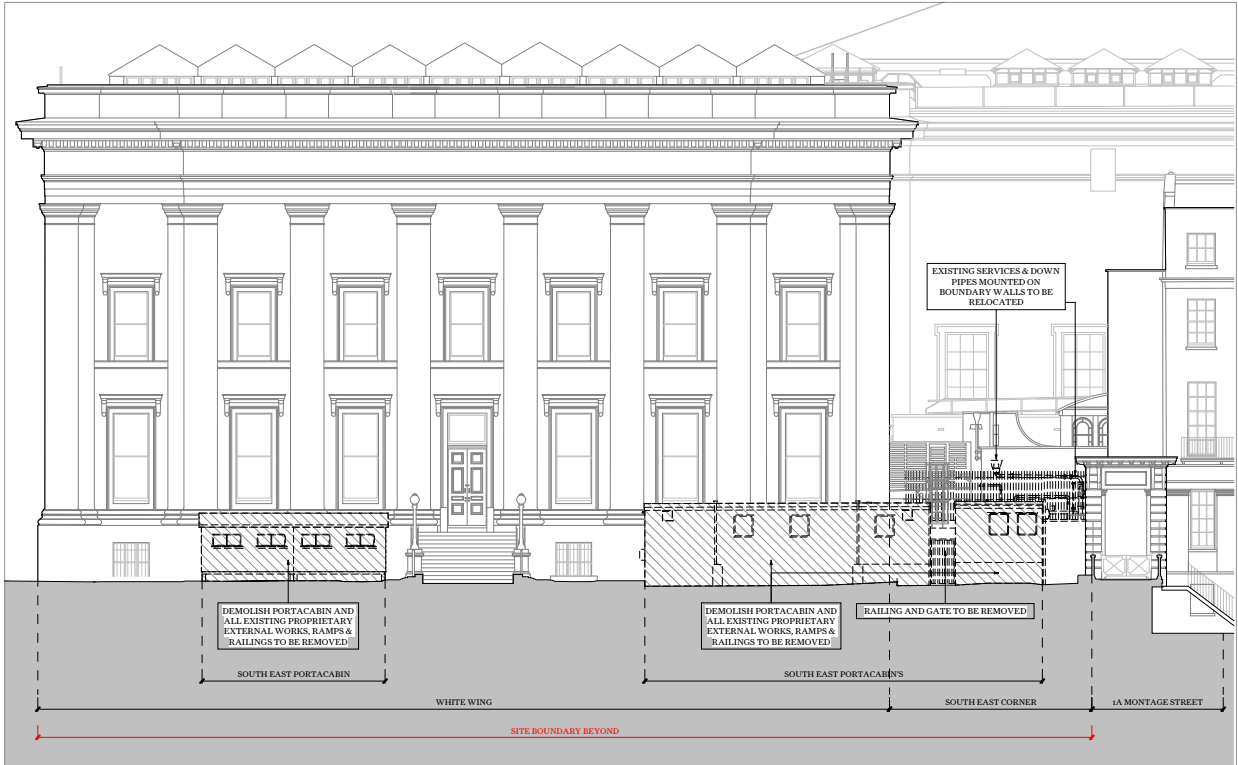
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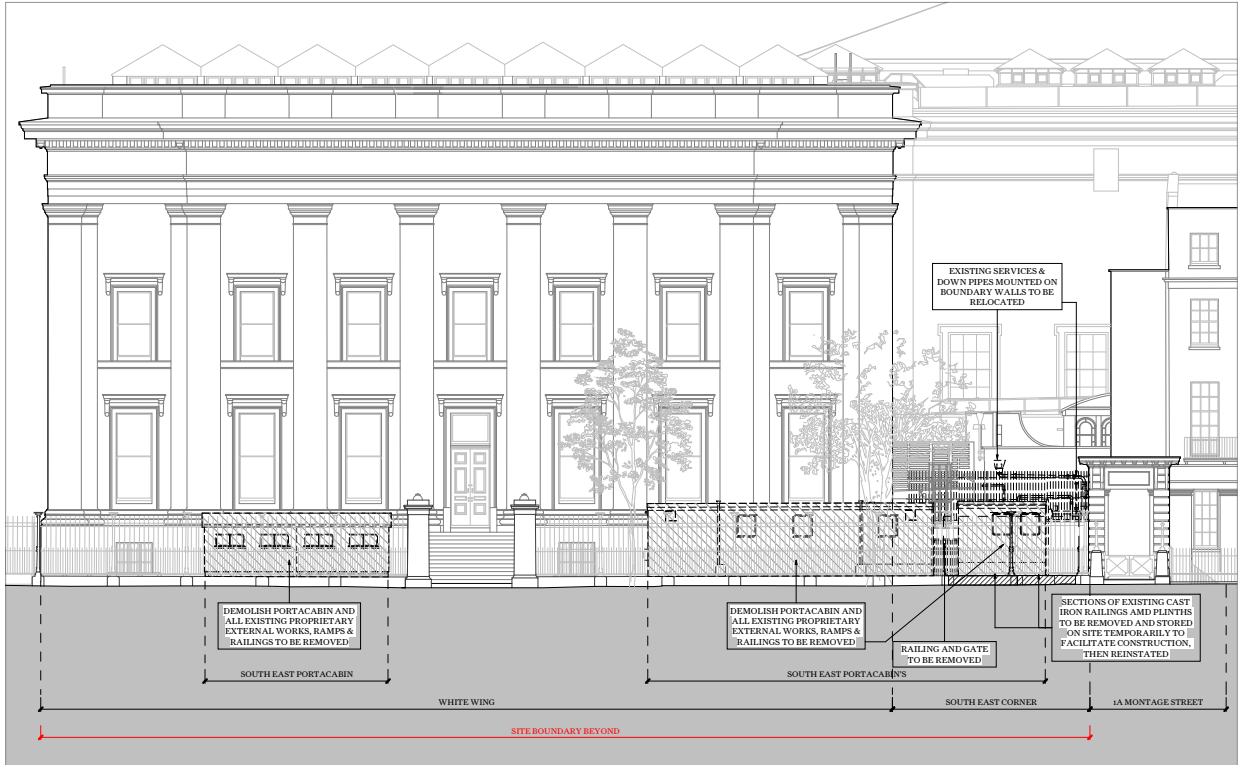
Proposed demolition drawing:

Level 02 & 03 Plans





East Elevation A



East Elevation B

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Top left clockwise:

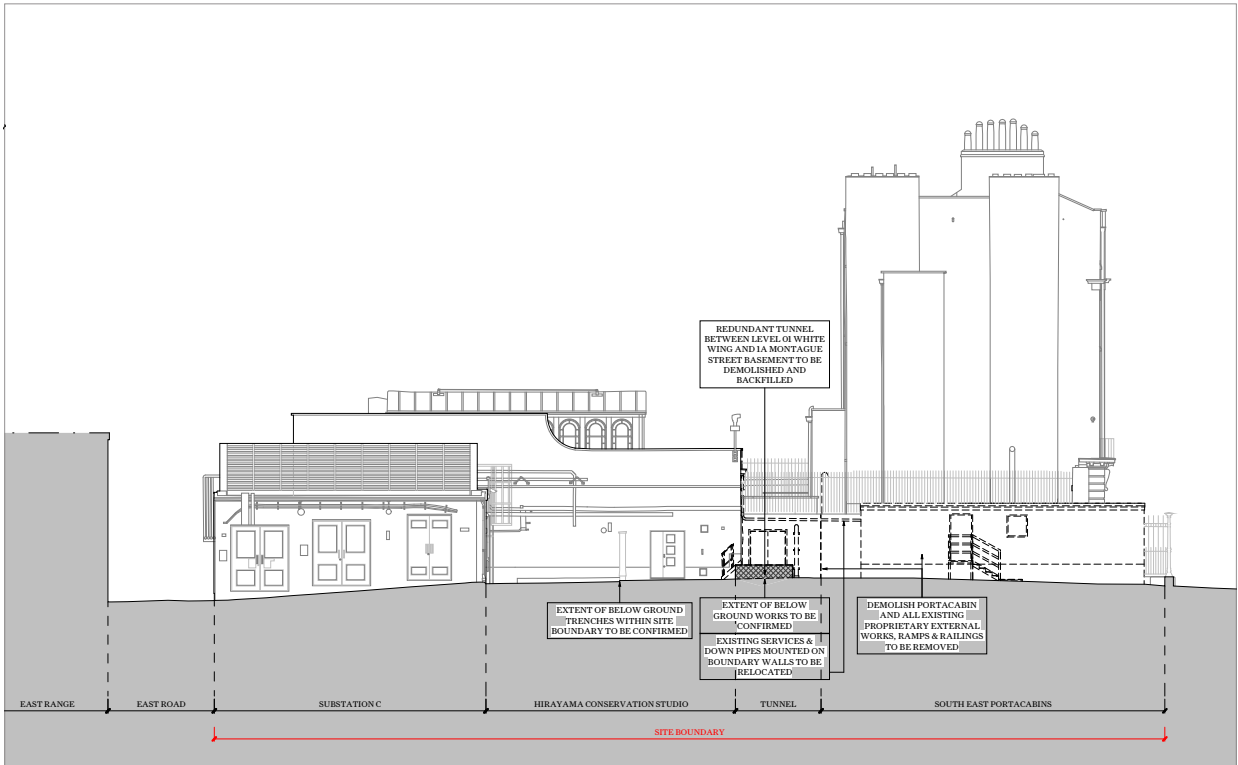
Proposed demolition drawing:

East Elevation A

East Elevation B

North Elevation

South Elevation



South Elevation



North Elevation

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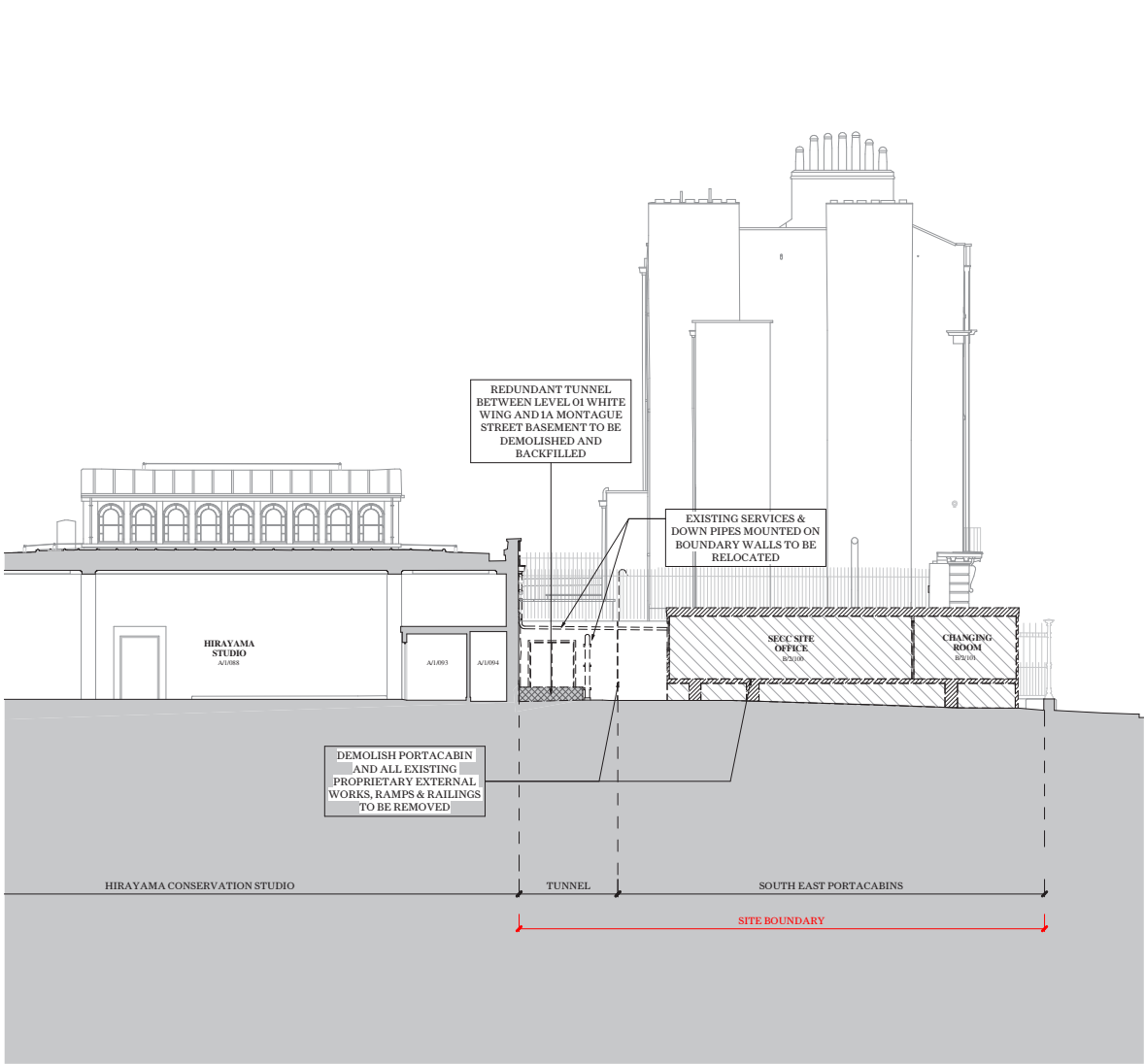
Left to right:

Proposed demolition drawing:

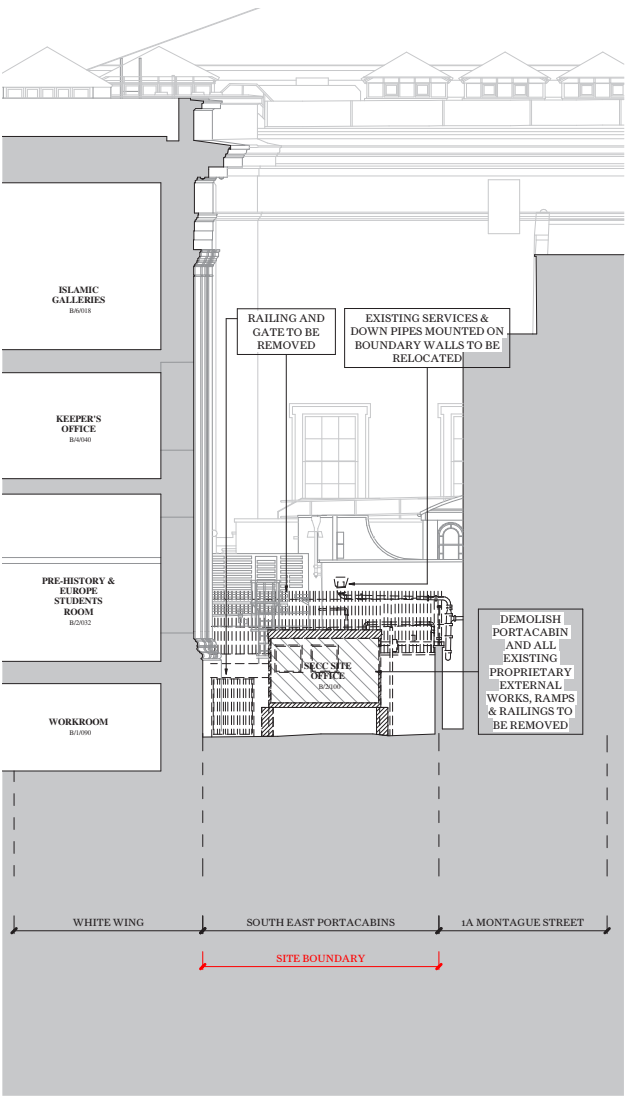
Section A-A

Section B-B

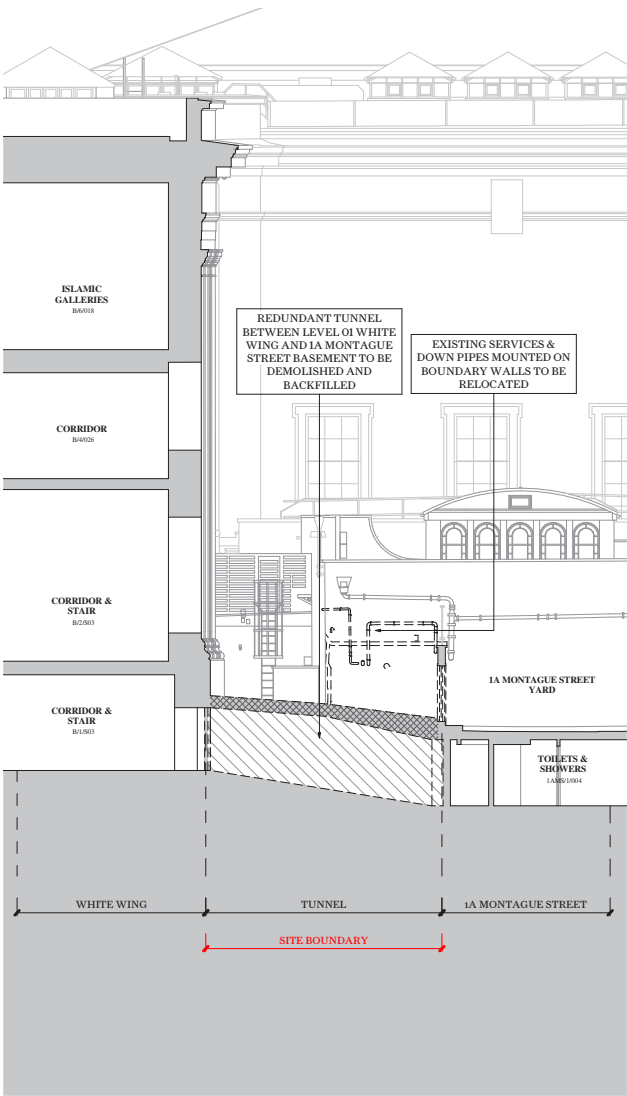
Section C-C



Section A-A



Section B-B



Section C-C