



Listed Building Consent Application (Reference 2006/3394/L); Condition LB20a;
Proposed new works and interventions in the historic fabric
Document Reference: ENG-REP-SPR-NRB-CHER-0003 . Issue 3

Issue No	Issue/Revision date	Reason for issue
1.0	26/02/2013	For Acceptance
2.0	19/03/2013	Amended to JMP Comments
3.0	23/04/2013	Amended to JMP Comments 15/04

Prepared by	Approved by	Signature
Imran Khan	Imran Khan	

1.0 Introduction

2.0 LB020A - Proposed new works and interventions in the historic fabric

Appendices

Appendix A

Form 003 AFC Architectural Drawings

Appendix B

Room Data Sheets

Appendix C

Material Specification

1.0 Introduction

This document presents the proposal and justification of works that are applicable to Listed Building Condition 20A (LB20A) under application 2006/3394/L, for the renewal and enhancement works detailed in S ã } * q • Á Ô ; [• • Á Û c . at the scope of the P11 as the refurbishment of the Northern Building between grid lines W32-W40.

LB20A is to safeguard the special architectural and historic interest of the building in accordance with the requirements of polices B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Section 20A is subdivided into 19 parts and only the following parts are deemed relevant to KX P11 20A. All new works and interventions in the historic fabric, including

- (ii) The detailed design of the public house and **modified ground floor units of the western range**, including:
 - a) internal and external elevations and plans (minimum scale 1:20)
 - b) details of doors and window frames in elevations (1:20 scale) and section (1:5 scale).
 - c) section, plan and elevation details of roof light, atrium, balcony handrails (1:10 scale).
- (v) Details (at a minimum scale of 1:20) of **typical suspended ceilings proposed on the western range** (justification will be required if the removal of any historic cornices is contemplated). The impacts on the external appearance of windows should be indicated.
- (vii) Details of new cornices within the western range, at 1:10 scale.
- (xii) Details and sections of typical handrails, **balustrades and stairs** and escalators to a minimum scale of 1:20.

The subsequent section makes reference to AFC drawings (Appendix A), room data sheets (Appendix B) and material specifications (Appendix C) to detail the proposed works.

2.0 Proposed new works and interventions in the historic fabric.

The Form 003 (detail design) submission for the Architectural and Structural disciplines for KX P11 was accepted by Network Rail on 29th January 2013.

The new and refurbishment works that relate to LB20A with the relevant drawings are detailed below. The general arrangement drawings should be read in conjunction with the room data sheets.

- (ii) The proposed works is to internally refurbish the Northern building between gridlines W31-W39. The main structural work is; the construction of a new staircase at first floor between gridlines W35-W36, the removal of staircase and floor infill between gridlines W37-W38 and floor strengthening where required.

The room configuration at ground, first and second floors is to primarily remain as existing with minor modification to the modern sections of the corridor walls, and the inclusion of new partitions to sub-divide a few of the rooms. The room layouts are detailed in the following drawings.

- < ARC-DWG-SPR-NRB-CAP-0002 Northern Building Proposed Grd Floor Plan GA
- < ARC-DWG-SPR-NRB-CAP-0003 Northern Building Proposed 1st Floor Plan GA
- < ARC-DWG-SPR-NRB-CAP-0004 Northern Building Proposed 2nd Floor Plan GA

All the internal doors are to be fire rated doors, hence all the existing heritage doors are to be salvaged as per the salvage strategy and new doors & frames installed. The door schedule and details are provided in the following drawings:

- < ARC-DWG-SPR-NRB-CAD-0035 Northern Building Door Schedule sheet 1 of 2
- < ARC-DWG-SPR-NRB-CAD-0036 Northern Building Door Schedule sheet 2 of 2

All the external sash windows are to be retained and refurbished. In the office spaces at ground, first and second floor secondary glazing has been specified to provide sound insulation. In some rooms the requirement is to replace the existing secondary glazing. Most the secondary glazing will be hinged to retain access to the original sash windows. The window and door schedule and details are provided in the following drawings:

- < ARC-DWG-SPR-NRB-CAD-0034 Northern Building Secondary Glazing Sheet 1 of 3
- < ARC-DWG-SPR-NRB-CAD-0037 Northern Building Secondary Glazing Sheet 2 of 3
- < ARC-DWG-SPR-NRB-CAD-0038 Northern Building Secondary Glazing Sheet 3 of 3

- (v) The proposed work is to retain the lath and plaster ceiling wherever possible or alternatively where the extent of repair is excessive to overlay the ceiling with Fireline plasterboard. At second floor the existing plasterboard ceilings are to be replaced with a suspended plasterboard ceiling. In rooms 2/52, 2/53 and 2/49 the existing ceilings if installed to be replaced with insulated dry lining board between the roof rafters. Demountable suspended ceilings are proposed in the office and toilet spaces at ground and first floors with exception to rooms 1/57 where the existing steel

toughing is to be exposed. The building services run through the corridors at first and second floor and the depth of services prevents the installation of a suspended ceiling. A high-level suspended ceiling formed by fireboard is sandwiched between the services and the existing ceiling. The ceiling layouts and details are provided in the following drawings:

- < ARC-DWG-SPR-NRB-CAP-0014 Northern Building Grd Floor RCP GL W32-W35
- < ARC-DWG-SPR-NRB-CAP-0015 Northern Building Grd Floor RCP GL W35-W39
- < ARC-DWG-SPR-NRB-CAP-0016 Northern Building 1st Floor RCP GL W31-W35 High level
- < ARC-DWG-SPR-NRB-CAP-0017 Northern Building 1st Floor RCP GL W31-W35
- < ARC-DWG-SPR-NRB-CAP-0018 Northern Building 1st Floor RCP GL W35-W39
- < ARC-DWG-SPR-NRB-CAP-0019 Northern Building 2nd Floor RCP GL W32-W35 Loft Space
- < ARC-DWG-SPR-NRB-CAP-0020 Northern Building 2nd Floor RCP GL W32-W35 High level . corridor
- < ARC-DWG-SPR-NRB-CAP-0021 Northern Building 2nd Floor RCP GL W32-W35 High level
- < ARC-DWG-SPR-NRB-CAP-0022 Northern Building 2nd Floor RCP GL W35-W39 Loft Space
- < ARC-DWG-SPR-NRB-CAP-0023 Northern Building 2nd Floor RCP GL W35-W39 High level . corridor
- < ARC-DWG-SPR-NRB-CAP-0024 Northern Building 2nd Floor RCP GL W35-W39 High level.
- < ARC-DWG-SPR-NRB-CAD-0025 Northern Building Ceiling Details sheet 1 of 3
- < ARC-DWG-SPR-NRB-CAD-0026 Northern Building Ceiling Details sheet 2 of 3
- < ARC-DWG-SPR-NRB-CAD-0027 Northern Building Ceiling Details sheet 3 of 3
- < ARC-DWG-SPR-NRB-CAS-0060 Northern Building Combined Corridor Services

The new suspended ceilings at ground floor will stop short of the full height glazing and an upstand formed that will be taken through to above the glazing frame. Hence, no visual impact to the external appearance to the glazing. The height and depth of the high level ceiling is detailed on the reference drawings.

(vii) All heritage cornices are to be locally repaired where existing trunking and conduits where taken through the cornices. Large areas of damaged cornices are to be left insitu and no new lengths of cornices are to be installed. No cornices are to be removed, however at first floor the corridor cornices are to be buried.

(xii) A new staircase is to be installed from first to second floor between grid lines W35-W36. The staircase is detailed as a functional staircase, steel structure, concrete infill treads, 50mm tubular steel handrail, and balustrade formed from flat bars. Refer to specification for finishes. The stair layouts and details are provided in the following drawings:

- < ARC-DWG-SPR-NRB-CAD-0040 Northern Building Stair Extension Details sheet 1 of 3
- < ARC-DWG-SPR-NRB-CAD-0041 Northern Building Stair Extension Details sheet 2 of 3
- < ARC-DWG-SPR-NRB-CAD-0042 Northern Building Stair Extension Details sheet 3 of 3

In the preparation of the Form 003 aspects associated with English Heritage were addressed at the bi-weekly meetings arranged by JMP.

On two occasions the meeting continued on site to identify specific areas of works that required EH and LBC input. The key items associated with this condition previously discussed with EH and LBC were:

1. The extent of building fabric of historical interest to remain exposed or buried.
2. The 2nd floor ceilings (with exception to the corridor) to be fireboard, and to align with the existing ceiling line.
3. The 2nd floor roof lights to be buried, with exception to those where the ceiling runs along the roof line.
4. Central Corridor services at 1st and 2nd floor to be exposed to maximize clear head room.
5. First floor cornices to remain exposed with exception in the corridor where a line of fire board will run below and bury the cornice. Lath and plaster ceilings that are extensively damaged to have a layer fireboard fixed to underside.
6. Walls in the corridor are protected by a layer of plasterboard and a low and high level bumper rail to from impact loading from the trolleys.
7. The existing condensers for FCC and M&S cold store have been relocated from the external elevation and the new condensers for those areas will be located in the disused escape stair reference G/42 & G/43.

All outcomes from English Heritage meetings, chaired by JMP and attended by London Borough of Camden, English Heritage, Network Rail and Spence have been in incorporated in the drawings and specifications in Appendix A & C.

Appendix A

Form 003 AFC Architectural Drawings



Appendix B

Room Data Sheets



Appendix C

Material Specification