

Method Statement

Application Ref:

2007/5230/L

Listed Building – Discharge of Conditions Application Condition:

21-a-(vi)

**ALL NEW AND RELOCATED SERVICES INCLUDING RISERS, PIPEWORK, CABLING, AIR
HANDLING EQUIPMENT, HEALTH AND SAFETY EQUIPMENT, COMMUNICATIONS
TECHNOLOGY AND LIGHTING**

Address:

West Granary Office, Western Transit Shed

King's Cross Development, London

Nature of the Proposal

To advise of the interior details proposed for the first and second floor Granary Office and their connections and interfaces with retained historic fabric.

Reason

To comply with the Planning Condition set out under Listed Building Consent 2007/5230/L Condition 21-a-(vi) – 'All new and relocated services including risers, pipework, cabling, air handling equipment, health and safety equipment, communications technology and lighting'

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Proposed Precautions to Prevent Damage to Retained Fabric

- Protect existing fabric from paint, glue, mastic etc. used on nearby new build elements
- Take care in making fixings into existing historic fabric, fixings by sub contractors to be agreed in advance with Main Contractor Supervisors
- When installing new elements, take care to avoid damage to surrounding brickwork and do not leave dimensioning or setting out marks on historic fabric

Method Statement

The proposed scheme requires the installation of new water services, mechanical services and AV equipment in proximity to heritage fabric. The location and setting out of these fittings is identified on the drawings listed below.

The scope includes the installation of new flatscreen display to enable AV presentations within new meeting spaces – these will require limited fixings to the heritage wall.

Where a new staff teapoint facility is incorporated in the second floor granary office, the scope requires the installation of waste pipework within the void behind new carcasses.

New lighting is to be installed within the office space to conform to modern lighting standards.

In the boardroom there is a requirement for new air conditioning units to be concealed within a new joinery wall with ductwork to a grille serving the space at high level.

Attached Drawings

Method Statement

Application Ref:

2007/5230/L

Listed Building – Discharge of Conditions Application

Condition:

21-a-(xxi)

DETAILS OF LIGHTING FIXTURES AND FITTINGS

Address:

West Granary Office, Western Transit Shed
King's Cross Development, London

Nature of the Proposal

To advise of the interior details proposed for the first and second floor Granary Office and their connections and interfaces with retained historic fabric.

Reason

To comply with the Planning Condition set out under Listed Building Consent 2007/5230/L Condition 21-a-(xxi) – 'Details of lighting fixtures and fittings'

Proposed Precautions to Prevent Damage to Retained Fabric

- Protect existing fabric from paint, glue, mastic etc. used on nearby new build elements
- Take care in making fixings into existing historic fabric, fixings by sub contractors to be agreed in advance with Main Contractor Supervisors
- When installing new elements, take care to avoid damage to surrounding brickwork and do not leave dimensioning or setting out marks on historic fabric

Method Statement

The proposed scheme requires a number of new light fittings to be installed on, or in proximity to heritage fabric. The location and setting out of these fittings is identified on the drawings listed below.

New lighting is to be installed within the office space to conform to modern lighting standards.

Attached Drawings

The details and descriptions included in the following drawings will be incorporated into the scope of works. This information demonstrates design intent of junctions between new materials and existing heritage fabric. The General Arrangement Plans contain markers to detail drawings relevant to the condition of this application.

eySmith
MoreySmith
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GA-01-LB	First Floor Western Transit Shed General Arrangement Plan
GA-02-LB	Second Floor Western Transit Shed General Arrangement Plan
DE-LI-LB	New Light Fittings to Heritage Walls

ALL NEW PARTITIONING, INCLUDING RELATIONSHIP TO EXISTING HISTORIC FABRIC

Address:

West Granary Office, Western Transit Shed
King's Cross Development, London

Nature of the Proposal

To advise of the interior details proposed for the first and second floor Granary Office and their connections and interfaces with retained historic fabric.

Reason

To comply with the Planning Condition set out under Listed Building Consent 2007/5230/L Condition 21-a- (xviii) – ‘All new partitioning, including relationship to existing historic fabric.’

Proposed Precautions to Prevent Damage to Retained Fabric

- Protect existing fabric from paint, glue, mastic etc. used on nearby new build elements
- Take care in making fixings into existing historic fabric, all fixings by sub contractors to be agreed in advance with Main Contractor Supervisors
- When installing new elements, take care to avoid damage to surrounding brickwork and do not leave dimensioning or setting out marks on historic fabric
- Where possible, abutments between existing heritage wall and new partitions to be achieved using fixings for framework at head and base to existing, new fabric

Method Statement

As summarised below and indicated on the relevant detail drawings listed, the scope allows for a number of connections between proposed partitions and wall linings with existing heritage material. The drawings outline the scope and extent of new partitions and any relevant abutment details.

The scope allows for the installation of new doors which require connections through the frame into heritage material. The doors are installed in order to subdivide the space to suit the workspaces and offer acoustic separation between offices and meeting rooms.

In areas, heritage material requires plasterboard lining and perpendicular abutments with new studwall partitioning meeting the heritage wall.

The installation of plywood patress to heritage wall to allow fixings for flatscreen display to facilitate AV presentations in the office space.

In order to subdivide the space as required and offer future flexibility, the first floor meeting areas include folding, sliding partitions set within a drylined goalpost frame that abut with the heritage wall.

Attached Drawings

The details and descriptions included in the following drawings will be incorporated into the scope of works. This information demonstrates design intent of junctions between new materials and existing heritage fabric. The General Arrangement Plans contain markers to detail drawings relevant to the condition of this application.

GA-01-LB	First Floor Western Transit Shed General Arrangement Plan
GA-02-LB	Second Floor Western Transit Shed General Arrangement Plan
DE-01-LB	First Floor Detail Drawing AV Wall and Door Frame Interface
DE-31-LB	First Floor Detail Drawing Folding Sliding Wall Within Existing Opening
DE-41-LB	First Floor Detail Drawing Boardroom AV Wall
DE-12-LB	Second Floor Detail Drawing Lining to Existing Wall and Rebate
DE-22-LB	Second Floor Detail Drawing Sliding Door and Partition Connections

Method Statement

Application Ref:

2007/5230/L

Listed Building – Discharge of Conditions Application

Condition:

21-a-(vii)

JUNCTIONS BETWEEN THE RETAINED HISTORIC FABRIC AND THE NEW BUILD ELEMENTS OF THE SCHEME

Address:

West Granary Office, Western Transit Shed

King's Cross Development, London

Nature of the Proposal

To advise of the interior details proposed for the first and second floor Granary Office and their connections and interfaces with retained historic fabric.

Reason

To comply with the Planning Condition set out under Listed Building Consent 2007/5230/L Condition 21-a-(vii) – 'Junctions between the retained historic fabric and the new build elements of the scheme'

Proposed Precautions to Prevent Damage to Retained Fabric

- Protect existing fabric from paint, glue, mastic etc. used on nearby new build elements
- Take care in making fixings into existing historic fabric, all fixings by sub contractors to be agreed in advance with Main Contractor Supervisors
- When installing new elements, take care to avoid damage to surrounding brickwork and do not leave dimensioning or setting out marks on historic fabric
- Where possible, fixings into heritage material to be kept to a minimum

Method Statement

As summarised below and indicated on the relevant detail drawings listed, there are a number areas of work within the proposal that include junctions between existing heritage brickwork and new fixtures and joinery.

On the first floor the scheme includes the installation of new sliding lightweight panel doors over an existing opening in the heritage wall in order to subdivide display areas within the Western Transit Shed and the Granary Office.

The scope allows for the installation of new doors requiring connections through the frame into heritage material. The doors are installed in order to subdivide the space to suit the workspaces and offer acoustic separation between offices and meeting rooms.

In areas, heritage material requires plasterboard lining and perpendicular abutments with new studwall partitioning meeting the heritage wall.

In order to subdivide the space as required and offer future flexibility, the first floor meeting

areas include folding, sliding partitions set within a drylined goalpost frame which abuts with the heritage wall.

The second floor to the Granary Office is to be used as a tea point and communal breakout space for staff. This will require limited fixings to the heritage wall to facilitate the installation of joinery elements.

To suit the new space planning requirements for the office, a new timber extension to the heritage wall is proposed to reducing the width of an existing opening.

To provide AV presentations in the Granary Office there is a proposal for a mirror feature panel within an opening in heritage wall. This will house fixings and connections for a wall mounted flatscreen.

Attached Drawings

The details and descriptions included in the following drawings will be incorporated into the scope of works. This information demonstrates design intent of junctions between new materials and existing heritage fabric. The General Arrangement Plans contain markers to detail drawings relevant to the condition of this application.

GA-01-LB	First Floor Western Transit Shed General Arrangement Plan
GA-02-LB	Second Floor Western Transit Shed General Arrangement Plan
DE-01-LB	First Floor Detail Drawing AV Wall and Door Frame Interface
DE-11-LB	First Floor Detail Drawing Sliding Panel Installation
DE-21-LB	First Floor Detail Drawing Crittal Screen Connections
DE-31-LB	First Floor Detail Drawing Folding Sliding Wall Within Existing Opening
DE-41-LB	First Floor Detail Drawing Boardroom AV Wall
DE-02-LB	Second Floor Detail Drawing Tea Point Connections
DE-12-LB	Second Floor Detail Drawing Lining to Existing Wall and Rebate
DE-22-LB	Second Floor Detail Drawing Sliding Door and Partition Connections
DE-32-LB	Second Floor Detail Drawing Mirror Infill to Existing Opening

The details and descriptions included in the following drawings will be incorporated into the scope of works. This information demonstrates design intent of junctions between new materials and existing heritage fabric. The General Arrangement Plans contain markers to detail drawings relevant to the condition of this application.

GA-01-LB	First Floor Western Transit Shed General Arrangement Plan
GA-02-LB	Second Floor Western Transit Shed General Arrangement Plan
DE-01-LB	First Floor Detail Drawing AV Wall and Door Frame Interface
DE-31-LB	First Floor Detail Drawing Folding Sliding Wall Within Existing Opening
DE-41-LB	First Floor Detail Drawing Boardroom AV Wall
DE-02-LB	Second Floor Detail Drawing Tea Point Connections
DE-32-LB	Second Floor Detail Drawing Mirror Infill to Existing Opening
DE-LI-LB	New Light Fittings to Heritage Walls