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

24 Marshalsea Road
London SE1 1HF
Telephone 020 7089 1470
Fax 020 7378 1274
Email info@morey.co.uk
www.moreysmith.com

- 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