

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