



**Listed Building Consent Application (Reference 2006/3394/L); Condition LB06; Demolition Work Approval**  
Document Reference: ENG-REP-SPR-NRB-SWNS-MC2939-B

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A	07/11/2012	For Acceptance
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Prepared by	Approved by	Signature
David Booth	Imran Khan	

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| • | STR-DWG-SPR-NRB-CSF-MC2939-101-B | First Floor Demolition Plan Between Gridlines W31-W39  |
| • | STR-DWG-SPR-NRB-CSF-MC2939-102-B | Second Floor Demolition Plan Between Gridlines W31-W39 |

**Appendix B**

- Location Plan

## 1

### Introduction

#### 1.1 Purpose of Submission

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This document is a submission to partially fulfill the requirements of the Listed Building Consent Reference 2006/3394/LB06.

Kings Cross station is a grade 1 listed building, containing a number of nationally significant historical features. The Northern Building itself is considered to possess categories of historical significance which must be maintained, during the demolition works. Such items are listed below for reference.

- Existing internal walls & finishes
- External Walls
- Ceilings
- Mouldings and Joinery
- Skirting's
- Decorations
- Doors
- Fireplaces
- Exposed Roof Structure
- Screens and paneling

To avoid altering the building's character and maintain the most important Heritage aspects intact, it is the intention of this demolition work approval document to preserve any significant features and where possible salvage any un-used element. This document should be read in conjunction with Spence LTD salvage specification.

The proposed demolition drawings are contained within Appendix A.

There is no demolition proposed within this submission that requires any temporary works

#### 1.2 Details of Relevant Consent Conditions

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##### Listed Building Consent Item LB06 states:

Before any work is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the building, structural engineers' drawings and /or method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by the Council as local planning authority, advised by English Heritage.

The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

This submission relates to the two following areas only:

- Ground Floor Plans Gridlines W31-W39 of The Northern Building
- First Floor Plans Gridlines W31-W39 of The Northern Building
- Second Floor Plans Gridlines W31-W39 of The Northern Building

#### 1.3 Description of Relevant Works

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Section 2.0 of this report describes in narrative form the scope of demolition works to the Northern Building in Package 11 and lists relevant information.

Section 3.0 gives conclusions.

Appendix A contains the demolition drawings.

- STR-DWG-SPR-NRB-CSF-MC2939-100-B Ground Floor demolition plan
- STR-DWG-SPR-NRB-CSF-MC2939-100-B First Floor demolition plan
- STR-DWG-SPR-NRB-CSF-MC2939-100-B Second Floor demolition plan

Appendix B contains the location plan.

#### 1.4 Temporary and Migration of Surveys

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Listed below are a list of preliminary works and intrusive surveys that are to be carried within the Northern Building, prior to any construction works.

- Type 3 Asbestos survey of all ceilings finishes and wall partitions
- Anthrax survey of areas where lath & plaster is identified and requires restoration i.e. walls and ceilings.
- All existing services i.e. small power, lighting to be surveyed prior to any demolition works. Existing services that service other areas of the station to be retained off temporary structures, and all remaining service i.e. small power, conduits, containment to be removed.
- Temporary fire alarm to be installed to allow for the demolition works and the stripping out of the existing fire alarm system.

## 2 Description of Relevant Works

### 2.1 Work areas covered in the submission

This section response to the Listed Building Consent condition number LB06 cover the scope of demolition work planned for the following areas:

- Ground Floor Plans Gridlines W31-W39 of The Northern Building
- First Floor Plans Gridlines W31-W39 of The Northern Building
- Second Floor Plans Gridlines W31-W39 of The Northern Building



## 2.2 Demolition Scope

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The proposal entails a minimal demolition and material alteration of the interior of the Northern Building at Kings Cross.

The principle objective of the conversation is to facilitate various specific operational and retail storage requirements with the ground, first and second floor areas of the Northern Building, whilst working sensitively within the constraints of the historically significant Northern Building.

## 2.3 Methodology

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Prior to carrying out demolition, Building Recording and a Conditions survey have been carried out.

The Preliminaries require the submission of detailed method statements by the contractor to confirm to Network Rail and other Stakeholders that adequate care will be taken and appropriate methods will be used to avoid damage to historical fabric that will remain after the demolition locally. The method statement will relate to technical requirements for demolition, and should be read together with the drawings attached to this document and the salvage specifications and reports.

The preliminaries also require that the contractor proposes method statements for each element of demolition affecting the historical fabric. Method statements will be submitted for approval at the appropriate time during the construction when the contractor has investigated the site conditions and formulated particular methods and sequence of works.

The design has minimised the amount of demolition as to maintain historical fabric with only a necessary minimum of demolition to enable requirements of the refurbished station to be achieved.

Only plasterboard ceilings are to be taken down (Form 003 Architectural reflective ceiling drawing). All lath and plaster ceilings are to be repaired where identified.

The submission is to be read in conjunction with separate submission material covering the repairs to historic fabric. The proposed methods should minimise demolition and loss of historic fabric.

### Ground Floor Proposed Demolition:

1. Staircase to be removed
2. 3No doors to be removed
3. 2No floors to be removed and put into salvage
4. 6No partition to be removed
5. 4No small openings to be made in slab construction

### First Floor Proposed Demolition:

1. Staircase to be removed
2. 12No openings to be made in floor construction
3. 19No doors to be removed
4. 7No partitions to be removed
5. 2No openings to be made in non-loadbearing partitions
6. 1No openings to be made in loadbearing masonry wall
7. Removal of timber floor boards for strengthening to existing joists

### Second Floor Proposed Demolition:

1. 9No openings to be made in floor construction
2. 4No doors to be put into salvage
3. 3No sanitary, Kitchen fittings and joinery to be removed
4. All fittings i.e. small power, lighting to be removed
5. 5No partitions to be removed
6. Plasterboard ceilings to room 2//49 to be removed.
7. Cladding around existing steelwork to be removed
8. 11No doors to be removed
9. Removal of timber floor boards for strengthening to existing joists

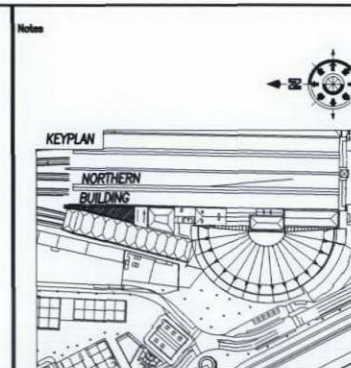
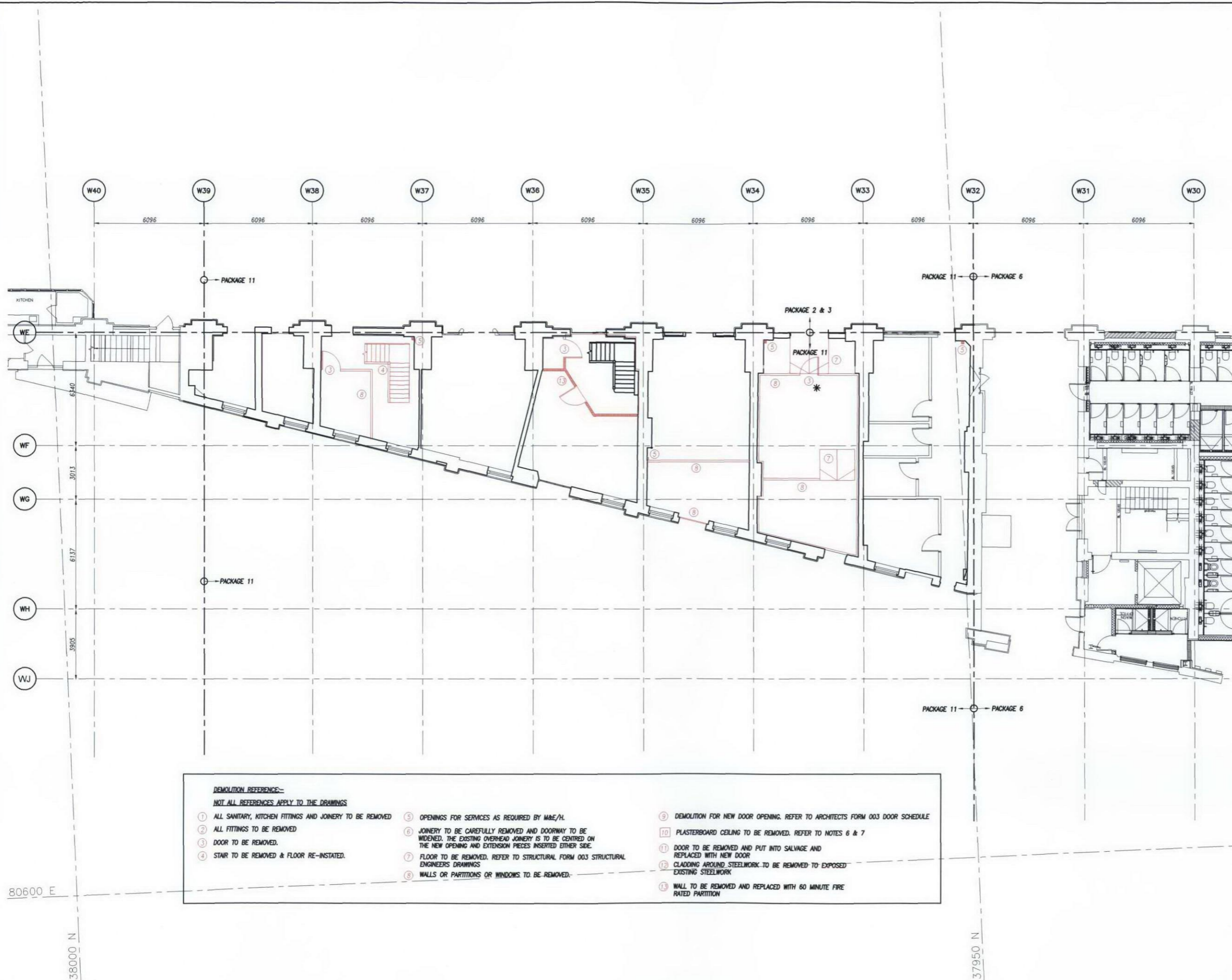
### 3 Conclusions

In order to carry out the redevelopment project 11 of Northern Building, some limited demolition of historic fabric in this Grade 1 Listed building of the station is necessary. The work will be carried out with care and with specific controls on methods used to prevent damage to historic fabric that is intended to remain. Design has minimised the extent of demolition to that required for functional purposes in the new Northern Building of the station, as described in the planning consented scheme.

Method statements for particular elements of demolition will be submitted for approval by the Package 11 Contractor.

Appendix A

**Drawings**



- DO NOT SCALE THIS DRAWING
- REFER TO GENERAL NOTES DRAWING MC2939/STR/001
- KEY:-
  - AREA WHERE ELEMENTS ARE TO BE REMOVED
  - TIMBER JOISTS TO BE STRENGTHENED TO ALLOW FOR PLANT LOADING (7.5kN/m2 + SELF WEIGHT OF PLANT)
  - TIMBER JOISTS TO BE STRENGTHENED TO ALLOW FOR 2.5kN/m2 STORAGE LOADING. DESIGN CRITERIA IS SLS
- SCOPE OF DEMOLITION TO BE CONFIRMED ON SITE PRIOR TO WORKS TO BEING CARRIED OUT.
- \* DOOR TYPE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION WORKS
- ONLY PLASTERBOARD CEILINGS ARE TO BE TAKEN DOWN, WHERE NOTED ON ARCHITECTS FORM 003 REFLECTED CEILING PLAN. ALL LATH AND PLASTER CEILINGS ARE TO BE REPAIRED WHERE IDENTIFIED.
- TYPE 3 ABESTOS AND ANTHRAX SURVEY TO BE CONDUCTED PRIOR TO ANY REMOVAL OF MATERIALS.
- NOTE: SETTING OUT OF THE SERVICE RISERS TO AVOID CORNICES.

**DEMOLITION REFERENCE:-**  
NOT ALL REFERENCES APPLY TO THE DRAWINGS

- |  |   |   |
|--|---|---|
| 1 ALL SANITARY, KITCHEN FITTINGS AND JOINERY TO BE REMOVED | 5 OPENINGS FOR SERVICES AS REQUIRED BY M&E/H.   | 9 DEMOLITION FOR NEW DOOR OPENING. REFER TO ARCHITECTS FORM 003 DOOR SCHEDULE |
| 2 ALL FITTINGS TO BE REMOVED                               | 6 JOINERY TO BE CAREFULLY REMOVED AND DOORWAY TO BE WIDENED. THE EXISTING OVERHEAD JOINERY IS TO BE CENTRED ON THE NEW OPENING AND EXTENSION PIECES INSERTED EITHER SIDE. | 10 PLASTERBOARD CEILING TO BE REMOVED. REFER TO NOTES 6 & 7                   |
| 3 DOOR TO BE REMOVED.                                      | 7 FLOOR TO BE REMOVED. REFER TO STRUCTURAL FORM 003 STRUCTURAL ENGINEERS DRAWINGS   | 11 DOOR TO BE REMOVED AND PUT INTO SALVAGE AND REPLACED WITH NEW DOOR         |
| 4 STAIR TO BE REMOVED & FLOOR RE-INSTATED.                 | 8 WALLS OR PARTITIONS OR WINDOWS TO BE REMOVED.   | 12 CLADDING AROUND STEELWORK TO BE REMOVED TO EXPOSED EXISTING STEELWORK      |
|  |   | 13 WALL TO BE REMOVED AND REPLACED WITH 60 MINUTE FIRE RATED PARTITION        |

B	09/11/12	DB	DRAWING UPDATED TO NR COMMENTS
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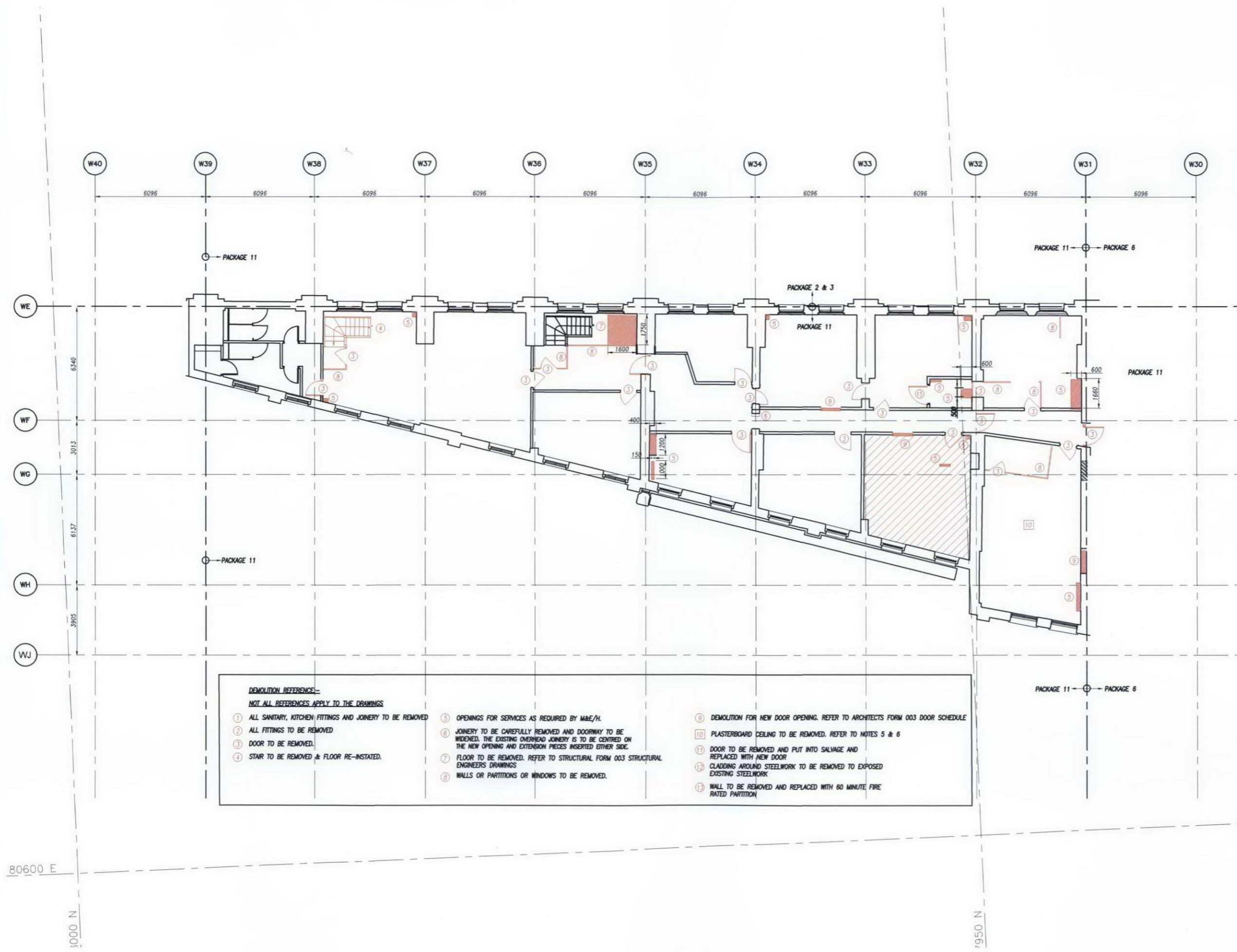


client  
**Network Rail**

job title  
KINGS CROSS STATION  
REDEVELOPMENT PROGRAMME  
NORTHERN BUILDING  
PACKAGE 11

drawing title  
**GROUND FLOOR  
DEMOLITION PLAN**

COMS no.	
drawing status	FORM 002
eng No	ENG-DWG-SPR-NRB-MC2939-100
date	NOVEMBER 2012
drawn	DB
checked	JK
scale	1:100 @ A1
SPR job no.	MC2939



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client  
**Network Rail**

job title  
 KINGS CROSS STATION  
 REDEVELOPMENT PROGRAMME  
 NORTHERN BUILDING  
 PACKAGE 11

drawing title  
**FIRST FLOOR  
 DEMOLITION PLAN**

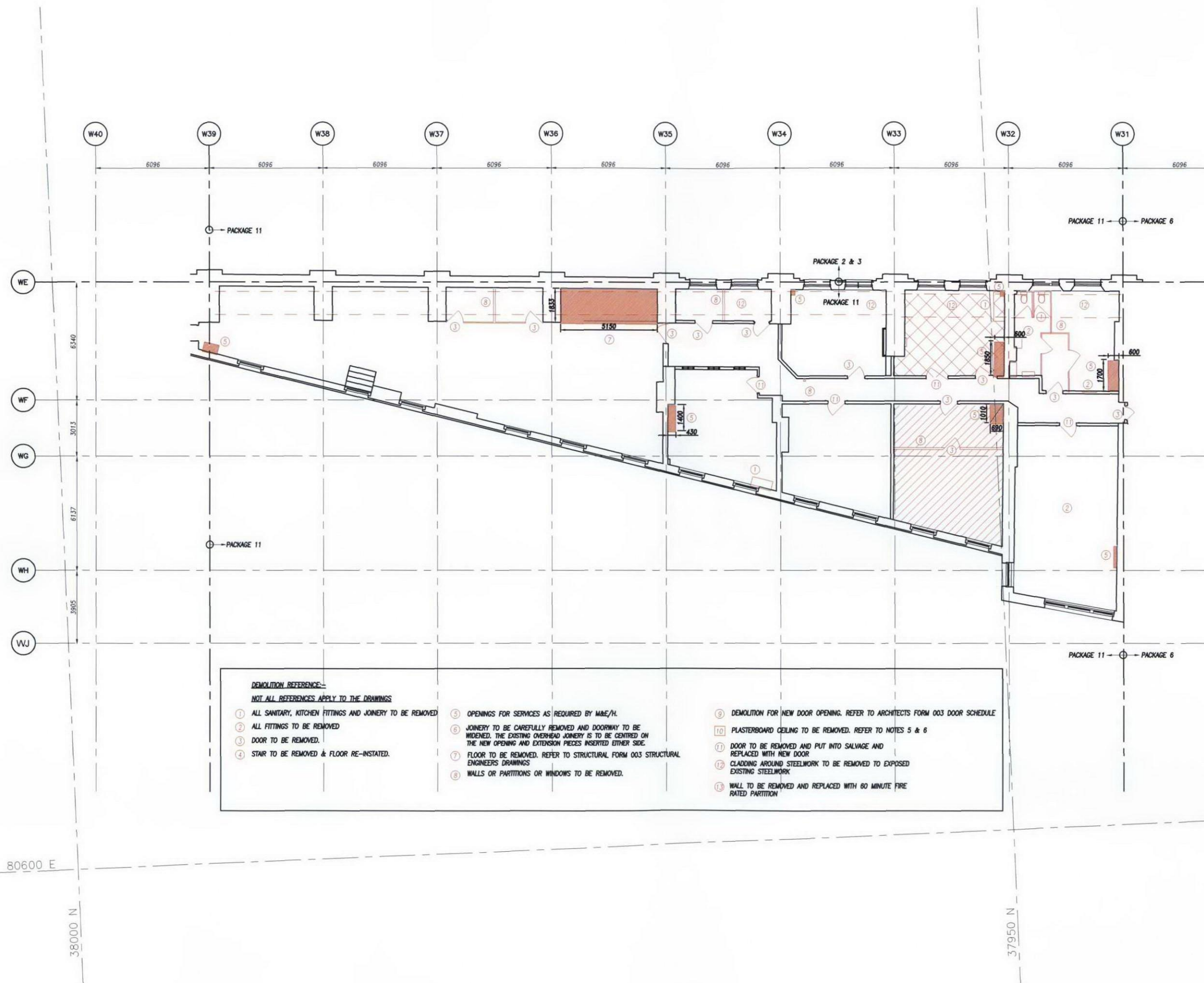
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**ENG-DWG-SPR-NRB-MC2939-101** rev **B**

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 NOVEMBER 2012 scale 1:100 @ A1

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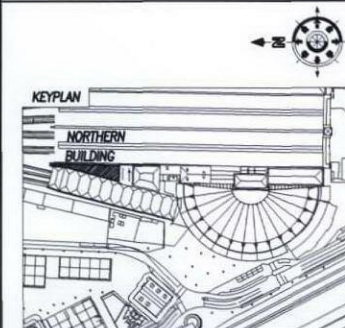


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Appendix B  
Location Map

