St. Pancras Chambers

Listed Building Consent

Condition 9: Submission1: Builderswork at Basement level

The enclosed package relates to the submission of BWIC Services (as discussed at the Liaison meeting with Camden and English Heritage 15/12/06).

It is intended to categorise the BWIC as follows:

- a. Multiple cored holes
- b. Rectangular openings
- c. Combined rectangular + cored

We will follow a structured procedure for submission of details. The initial submission relates only to type "a" cored holes. Subsequent submissions will deal with specific rectangular openings.

The packages will be broken down into areas of the building, to make the review process more manageable. This will be structured as follows;

Level	Areas of Building				Notes
	South	West	Barlow		
	Chambers	Chambers		· ·	
B'ment	-	No 1	-		
Grd	No 9	No 2	-		
Р	No 10	No 3			
1		No 4			
2		No 5			
3		No 6	-		
4			-		
5			-		

Designates Main Contract Areas, as opposed to Enabling Works scope

It is intended that subsequent submissions will be combined as the degree of content is significantly reduced.

Submission No 1: - Basement West Chambers

We have included a copy of the Basement West Chambers M&E Services drawings and associated BWIC drawings resulting from the distribution in these areas. The initial consideration is for the cored holes element only.

To explain the rationale for the current proposals, we have outlined the approach below.

The philosophy of distribution within the West Chambers is in line with that used within the South Chambers. To protect the most sensitive areas, particularly at Platform, First and Second floors, the Services have been arranged generally to distribute vertically through these areas, to minimise horizontal distribution disturbance. To achieve this, it is necessary to distribute horizontally elsewhere to serve these riser locations. In considering the relative sensitivities of the areas, we selected the B'ment and Grd floors as minimising the impact on the most "Significant" areas. In addition, the B'ment and Grd floor levels house the

accommodation for the Health Club and Kitchens, both relatively heavily serviced areas. The main plant has been located within the original Boiler-house vaults to North-end of Ground Floor and the Ventilation within the Basement vaults at the South end of West Chambers.

The set of May 06 Detail Design drawings identify the servicing within the Basement associated with this requirement to distribute horizontally to lessen the impact elsewhere. However, the initial design highlighted a number of areas where a concentration of services resulted. Consequently, we have further developed the distribution strategy to lessen the impact of these Services.

As part of the explanation of the co-ordination process we have followed we have included a copy of the following:

- 23101/DD/M/201/2 West Chambers Ground Floor Heating and Cooling Layout Sheet 2 of 2 (copy annotated with notes)
- Sketch 23101/EH/EW 01 Ground Floor Boiler Room Builderswork
- Sketch 23101/EH/EW 02 Ground Floor Boiler Room Builderswork Corridor Arch
- Sketch 23101/EH/EW 03 Basement Pool Area Builderswork
- Sketch 23101/EH/EW 04 Basement Pipework Distribution
- Sketch 23101/EH/EW 05 Ground Floor Pipework Distribution

The copy drawing 201/2 identifies 2No Arches and 1 No wall position where the extent of services would require a full-width hole to accommodate the total number of services routed. The piped services run from the adjacent Boilerhouse and along the corridor to drop in a number of riser locations to route through to Basement plant. As these 2 No arches form an integral part of the structural stability, it was felt that this would be too significant an intervention.

Sketches EW 04 & 05 indicate the alternative route to "by-pass" the Grd Floor corridor for main services passing through to Basement, by routing these via the raised floor void in the adjacent Reception area, and re-entering the building further along via an existing window opening in the lightwell and drop through to Basement by this route. A number of services just serving room on Grd Floor are, necessarily, retained in the Ground Floor corridor. This has the effect of "equalising" the extent of services at both levels to minimise the extent of significant intervention in any one location.

The amended Service routing as per Sketches EW 04 & 05 is reflected in the accompanying BWIC package of drawings for the Basement level.

In addition, by way of a detailed example of the co-ordination with the existing building, Sketches EW 01,02 & 03 for the Ground Floor Boiler house, show where services are offset to run via exiting openings or recesses to minimise the extent of new penetrations required.

As a result of this detailed consideration, the resulting scheme has minimised the extent of impact and intervention on the building as a whole, summarised as follows:

- 1. Philosophy of a vertical distribution system serving the upper levels to minimise horizontal distribution at the most Highly Significant levels
- 2. Location of the horizontal zones at Grd an d B'ment, as lesser Significant areas, to reduce the impact on the Highly Significant areas above.
- 3. Additional refinement of the distribution via the Reception floor void to minimise services passing through the Corridors
- 4. Detailed co-ordination with existing window s or recesses to minimise the number of new openings required in the structure.