

Proposed ducting

1. Harts Group, Argent and LB of Camden have looked at several different alternative designs and positions for the ductwork. These were discussed on site on Wednesday 25th July. Briefly, these include:
 - a) Using the existing chimney – no longer available as used for the inside restaurant
 - b) Up through the viaduct – less preferable due to impacts
 - c) Below viaduct to the rear – not possible.
 - d) The current strongly preferred general position – albeit the best compromise.
2. Officers requested that the precise position of the duct be amended and the following paperwork prepared after the meeting now reflects that amendment. The Case Officer (JL) has kindly confirmed (26/07/18) that: **"This looks to accord with what was discussed."**
3. The ductwork links between the kitchen and the agreed point of discharge (see updated plans, elevations and details in this bundle). It is needed to take the cleaned air from the kitchen to the open space, beyond the viaduct. The enclosed Heritage Statement by Asset Heritage (email – see next page) concludes on the discussion between the Heritage Officer and the Asset Heritage that: *"All agreed that this was the least visually noticeable location and that the heritage impact was very small and necessary for the functioning of the kitchen."*
4. All the air cleaning plant (aside from the extract ducting) is housed within the canopy of the external bar and so has no visual impact.
5. The duct is concealed under the viaduct within the structure of the viaduct. The duct is no longer to be square in section 500x500mm but a flatter – less intrusive 600mm x 400mm – same for the louvred 'end' of the duct. The duct is proposed to be galvanised black RAL9005 to sit alongside the dark grey of the underside of the viaduct. The matt black louvres (again RAL 9005) are shown on dwg WL-01 rev A.
6. The discharge noise levels will be 10dB below ambient. Odour control will filter out 95% of particulates (electrostatic precipitators, carbon etc – see BUNDLE). The optimum low-level discharge rates will be achieved.

Richard Greenwood
(Benchmark)

Richard

From: Peter Bell <Peter.Bell@assetheritage.co.uk>
Sent: 26 July 2018 09:31
To: Richard
Subject: RE: WCDY - KX - 2018/2441/P following yesterday's site meeting re DUCT with Harts Group + Argent
Attachments: 20180725_114553.jpg

Dear Richard,

Just to confirm the positive outcome of yesterday's site meeting with Jenna Litherland, Alfie Stroud and Alex Bushell of Camden Council, the design team for the Harts Group and representatives from Argent.

Importantly the team from Camden Council confirmed that the only outstanding issue and the reason for the meeting was to discuss the detail of the ventilation duct to the outdoor kitchen to Plaza Pastor at yard level. They expressed no opposition to the duct in principle but wanted to make sure all possible options had been explored in order to minimize the heritage and visual impact of the duct.

Alternative routes (vertical through the viaduct and to the rear/west) were discussed but were quickly ruled out. All were in agreement that the current proposal to run the duct under the viaduct and exit to the east was the most acceptable solution but the precise location for the duct in relation to the primary and secondary steel beams and the exhaust point were discussed at some considerable length.

It was eventually agreed (led by Alfie Stroud) that the most appropriate location for the duct was to run parallel to the southernmost beam as this location was already most affected by conduit and drainage pipes slung from the underside of the viaduct. It also left the second row of historic cast iron columns unencumbered. The duct outlet is to be black in colour and set back slightly from the edge of the viaduct so that it sits appears in its shadow line. My photograph of the 'mock-up' duct in this position is attached.

All agreed that this was the least visually noticeable location and that the heritage impact was very small and necessary for the functioning of the kitchen.

The agreed arrangement is now illustrated on drawing 11584-M18 by Summit Design Ltd.

Kind regards
Peter

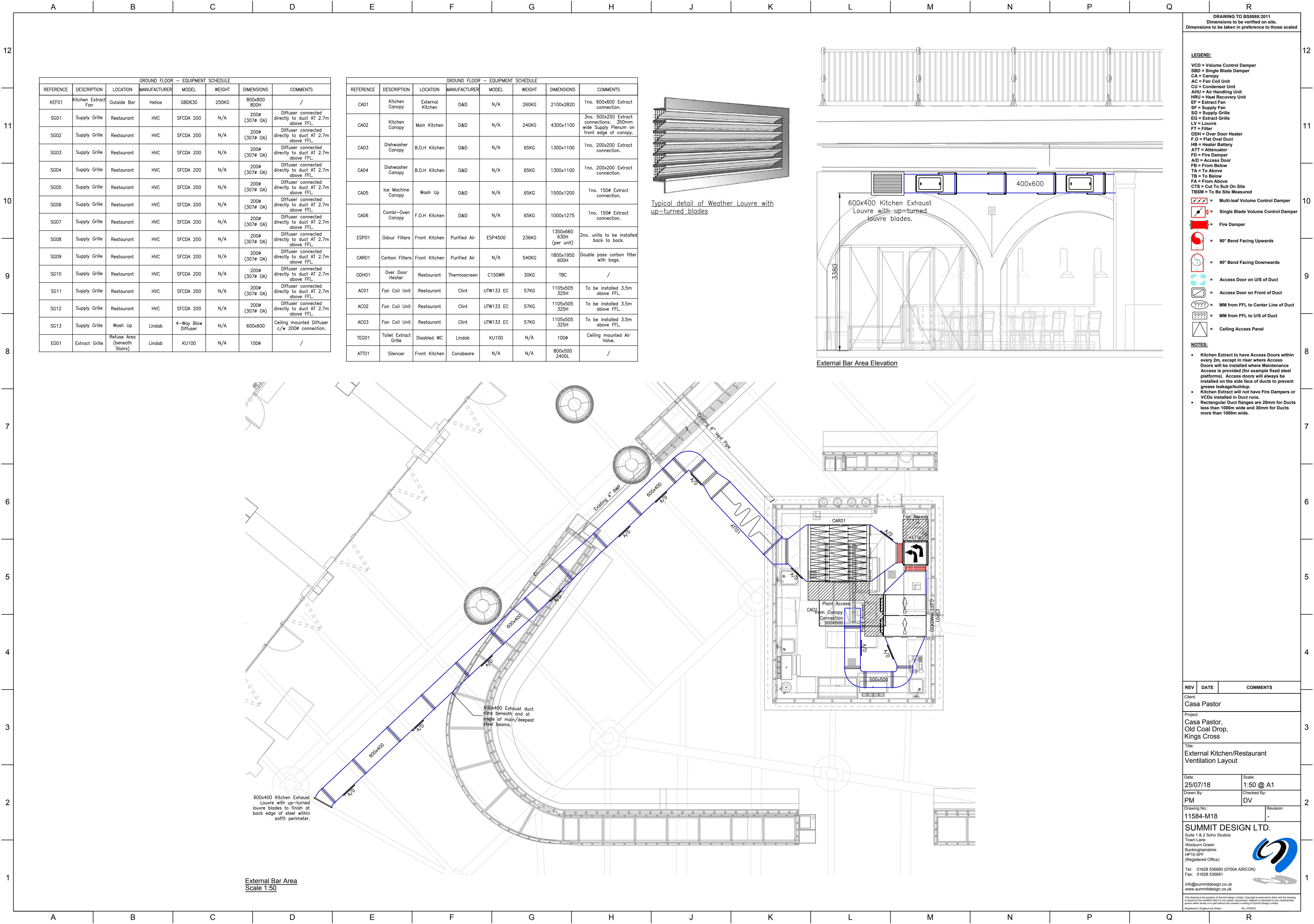
Peter Bell BA MA PDD IHBC
Heritage Adviser

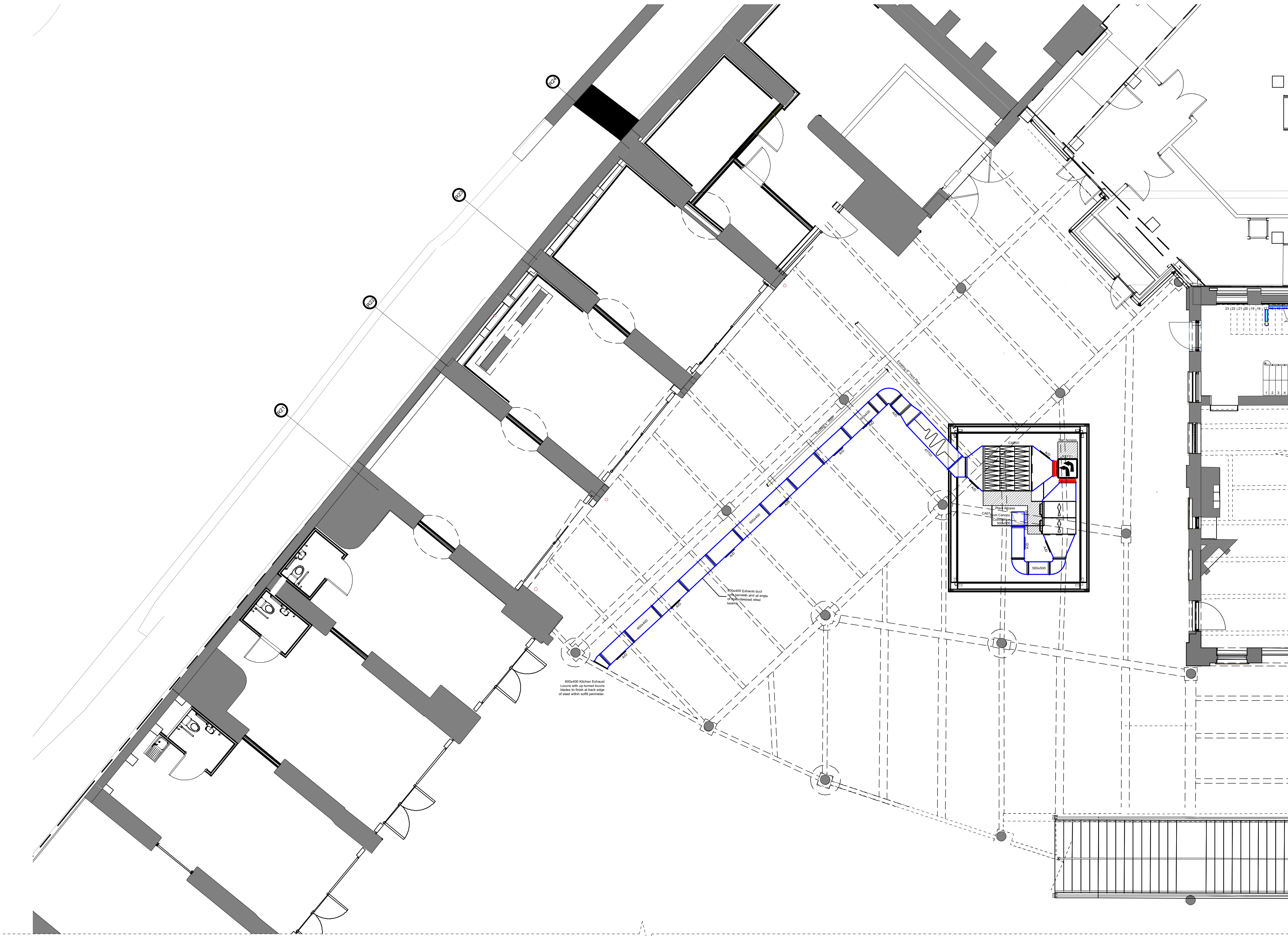


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Notes

1. DRAWING TO BE READ IN CONJUNCTION WITH FULL SET OF DRAWINGS, SCHEDULES, CONTROL BOOK AND INFORMATION FROM LOCAL ARCHITECT, MECHANICAL ENGINEER, LIGHTING CONSULTANTS & OTHER CONSULTANTS.
2. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND CO-ORDINATE WITH DESIGN TEAM PRIOR TO PRODUCTION OF ANY SHOP DRAWINGS, FABRICATION AND COMMENCEMENT ON SITE.
3. ALL COMPONENTS TO BE BASED ON THE DESIGN INTENT DRAWINGS AND ILLUSTRATION GIVEN AND TO THE DIMENSIONS SHOWN. ANY FURTHER DESIGN DEVELOPMENT TO BE ISSUED BY MANUFACTURER AS DETAILED DRAWINGS AND FINISHES SAMPLES FOR APPROVAL BY DESIGNER PRIOR TO MANUFACTURING AND MUST NOT INFRINGE ANY DESIGN COPYRIGHT.
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5. CONTRACTOR TO REFER ALL DISCREPANCIES TO DESIGNER. REFURBISHMENT AND PROTECTION OF EXISTING FEATURES TO BE RETAINED TO BE ASSESSED WITH THE HOTEL AND LOCAL ARCHITECT.
6. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. ANY DISCREPANCIES BETWEEN PROPOSALS WITH BUILDING REGULATIONS TO BE REFERRED TO THE DESIGNER AND LOCAL ARCHITECT.
7. TENDER DOCUMENTATION FOR COSTING PURPOSES ONLY. UNLESS MARKED FOR CONSTRUCTION DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

ALL DIMENSIONS TO BE
CHECKED ON SITE

PLANNING

P1 25.07.18 ISSUED FOR PLANNING

Project

Casa Pastor Kings Cross

Client

Hart Bros Restaurants

Drawing Title

RCP Diagram External Terrace Plan

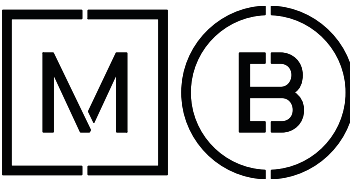
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1:132P	25.07.18

Drawing Number
17007-132P

Revision	Revision Date
P1	26.07.18

Drawn By	Checked By
AG	MC

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P3 25/07/18 REVISED DUCT ROUTE
P2 18/07/18 REVISED VIADUCT FLOOR
P1 21/05/18 ISSUED FOR PLANNING

Project

Casa Pastor Kings Cross

Client

Hart Bros Restaurants

Drawing Title

Proposed External
Elevation

Wine Bar Arches

Scale Date Created

1:50 12.09.17

Drawing Number

17007-710 P

Revision Revision Date

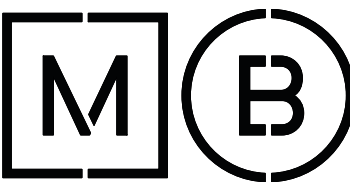
P3 25.07.18

Drawn By Checked By

GG MC

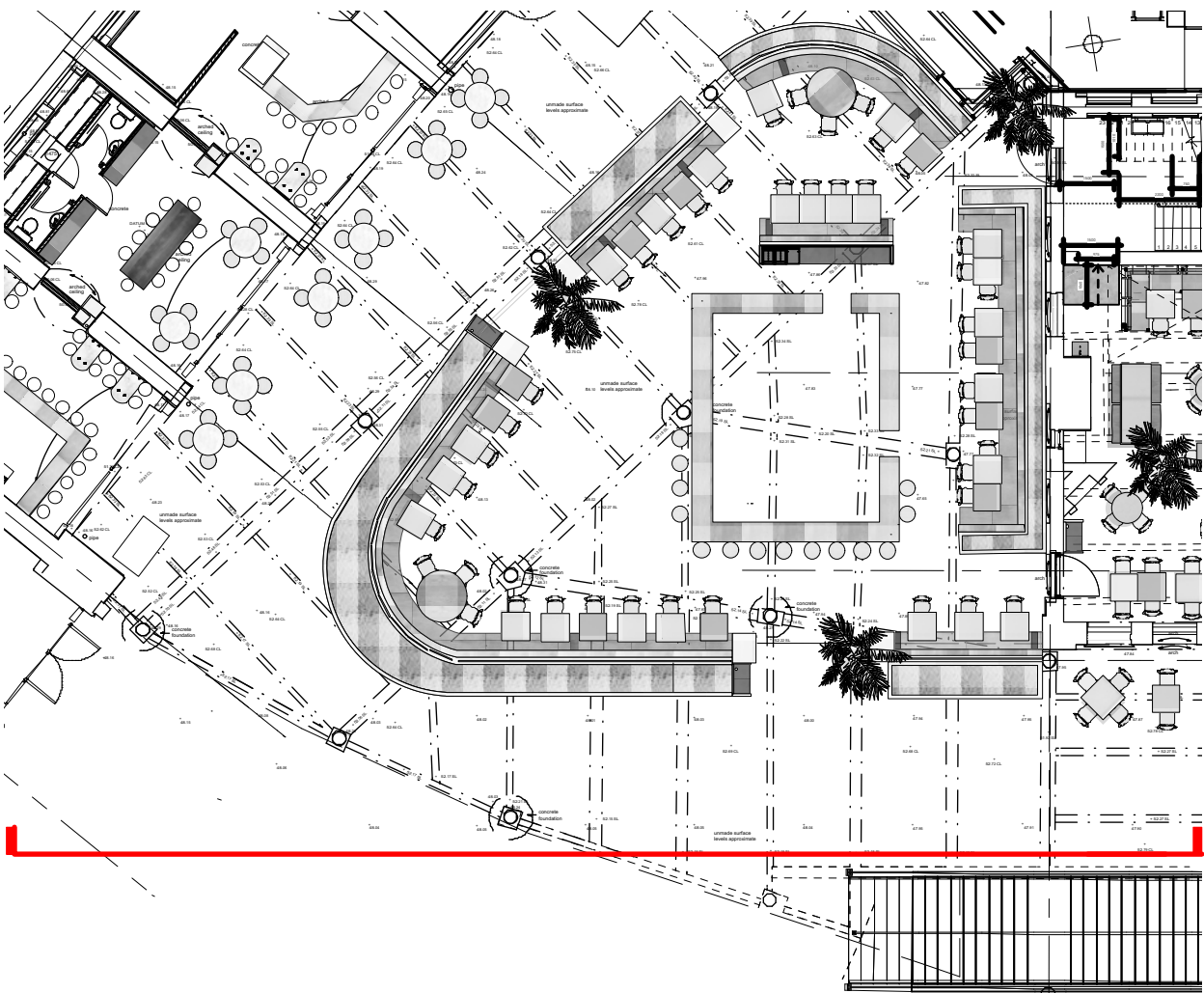
PLANNING

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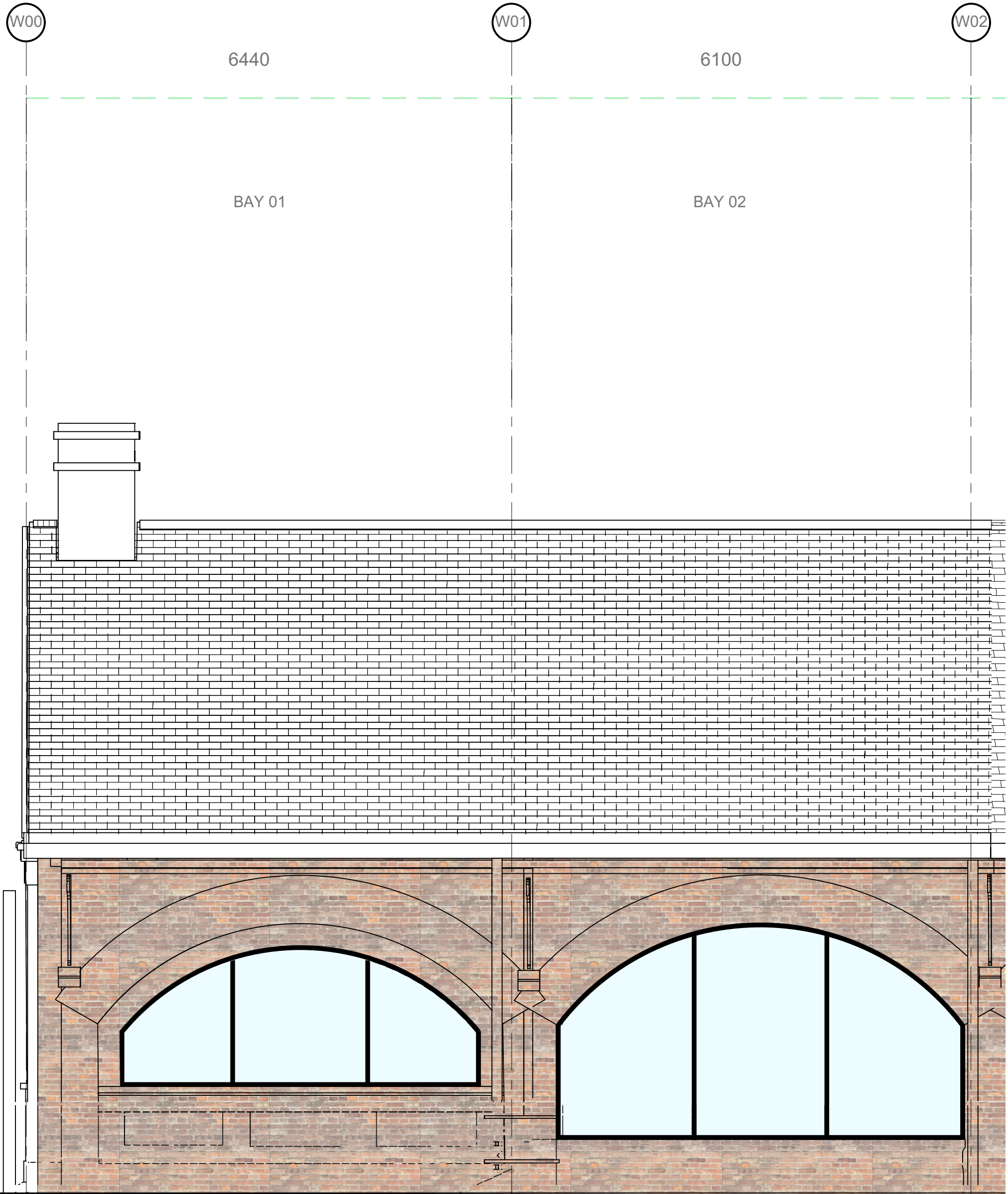


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GROUND LEVEL PLAN
1:200





PLANNING

P2 26/7/18 REVISED DUCTWORK ROUTE
P1 21/05/18 ISSUED FOR PLANNING

Project

Casa Pastor Kings Cross

Client

Hart Bros Restaurants

Drawing Title

Proposed Elevation B

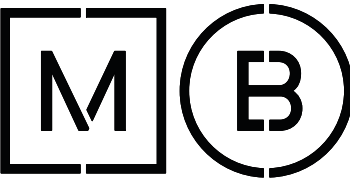
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Drawing Number
17007-211 P

Revision	Revision Date
P2	26.07.18

Drawn By	Checked By
AG	MC

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