



Space House

Listed Building and Planning Application - Additional demolition

For Seaforth Land

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	Jan 2021	Listed Building and Planning Application	PCB	CW

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1.0 Executive Summary

This document has been prepared by Squire and Partners to identify the new areas of demolition required for the proposed amendments to the approved development at Space House (refs: 2019/2773/P and 2019/2790/L) and also the proposed amendments to the Kingsway UKPN substation.

These proposals are required in order to meet the enabling works and construction programme and to coincide with UKPN's availability to carry out the works to the Kingsway substation.

A separate section 73 and section 19 application will be submitted at a later date for all of the proposed amendments that were reviewed at the pre-application meetings held with Camden on 25 June 2020 (ref: 2020/2733/NEW) and on 15 September 2020 (ref: 2020/4002/PRE).

In this document we have also identified fabric to be retained which was originally approved to be demolished under planning permission and listed building consent refs: 2019/2773/P and 2019/2790/L.

2.0 New Demolition

There are new areas of demolition that are required for the approved development at Space House (refs: 2019/2773/P and 2019/2790/L).

The majority of the new areas of demolition were identified in the Draft demolition plans and elevations that were issued to Camden with the June pre-application, and were found to be acceptable. The drawings submitted with this application have further refined the sizes and locations of new demolition following detailed design development.

The proposed demolition will not affect the structural integrity of the building. Refer to the accompanying Structural Statement from Pell Frischmann.

The new demolition does not affect areas of special interest in the building and will not remove any sensitive material. The new areas of demolition include:

Planning permission and Listed building consent:

- Removal of windows to Kingsway North and South elevations;
- Removal of windows to mezzanine above Kingsway substation;
- Removal of Kingsway substation west facade (brickwork, doors and louvres) for the upgraded UKPN substation;
- Removal of highlevel brickwork to Tower UKPN substation for new louvres; and
- Removal of the Link Bridge roof to allow for a stronger replacement slab.

Listed building consent only:

- New penetrations through structural slabs and walls at Basement 02, Basement 01, Ground, Mezzanine, First, Third, Eighth and Fifteenth floor levels; and
- Removal of walls and sections of slabs at mezzanine levels to both Tower and Kingsway. As discussed at the June pre-application meeting, following the departure of the previous tenant at Space House, we discovered areas at mezzanine level that were not known previously.

Refer to Appendix B for the proposed demolition drawings.

The proposed areas of demolition submitted in this document are essential for the Enabling Works contractor (Erith) to maintain their demolition programme. Furthermore, UKPN have provided specific dates that they will commit to for the decommissioning of the Kingsway UKPN substation to facilitate the demolition in this area.

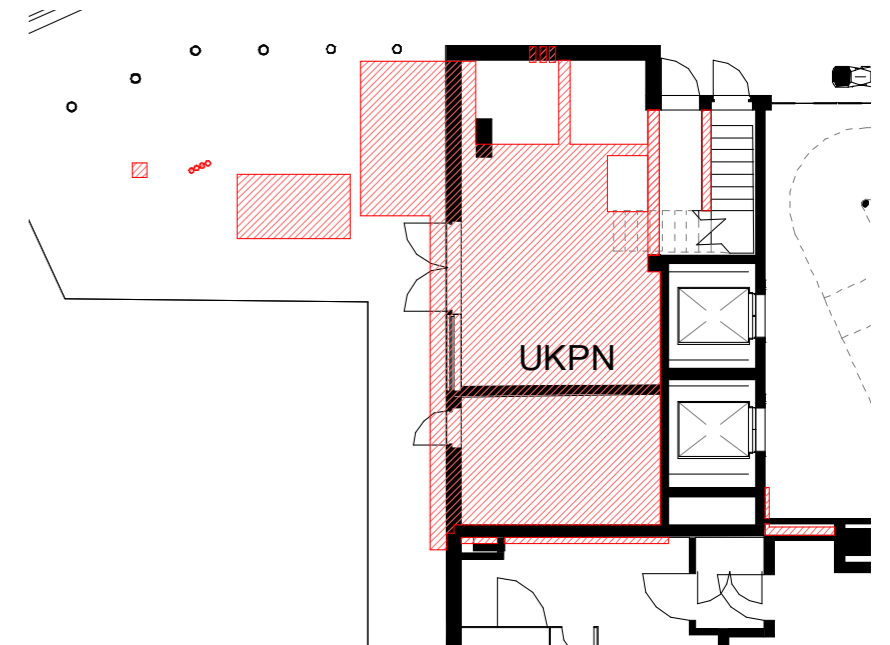
The accompanying Avison Young programme identifies the key dates in the construction programme that are dependent on the approval of this standalone application, as well as the assumed planning timeline.

As these works are essential to meet the programme constraints, we are submitting the demolition drawings for approval in advance of the forthcoming Section 73 and Section 19 amendments applications.

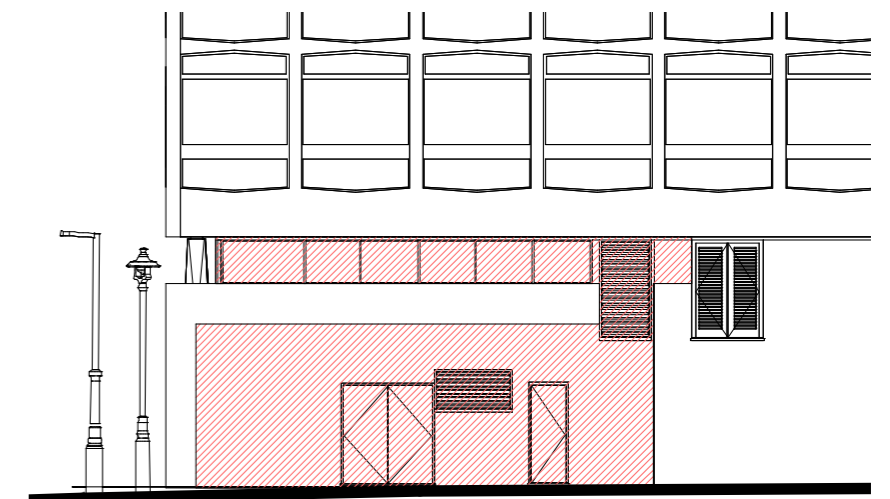
New demolition for the Kingsway UKPN Substation

UKPN have confirmed that the existing Kingsway 11kv substation will need upgrading into a twin substation ahead of the main construction works at the site pursuant to the extant consents, to provide sufficient power for the Space House building. This will require an area of the Kingsway west facade to be demolished to facilitate the substation upgrade.

For details of the proposed UKPN substation design, refer to Section 3.0 and to the drawings in Appendix B.



Extent of demolition to Kingsway substation

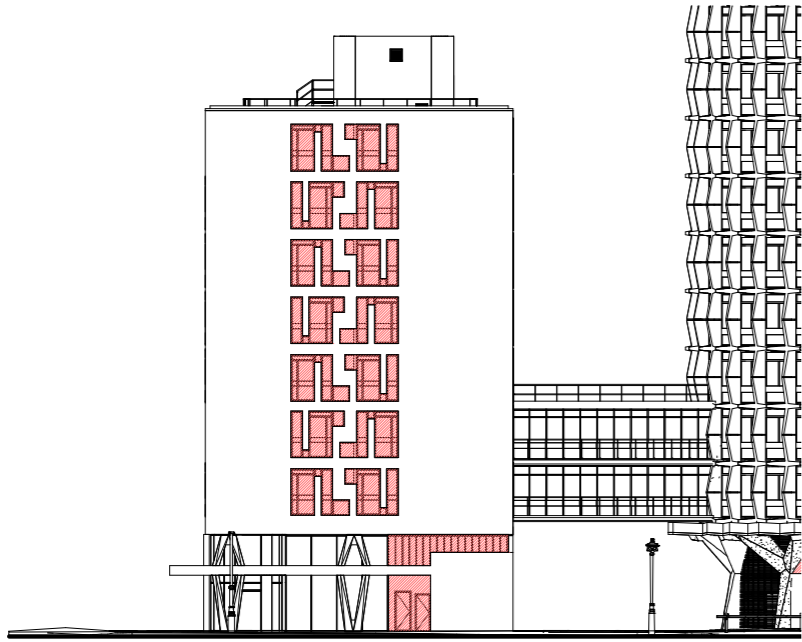


Extent of demolition to Kingsway West Facade

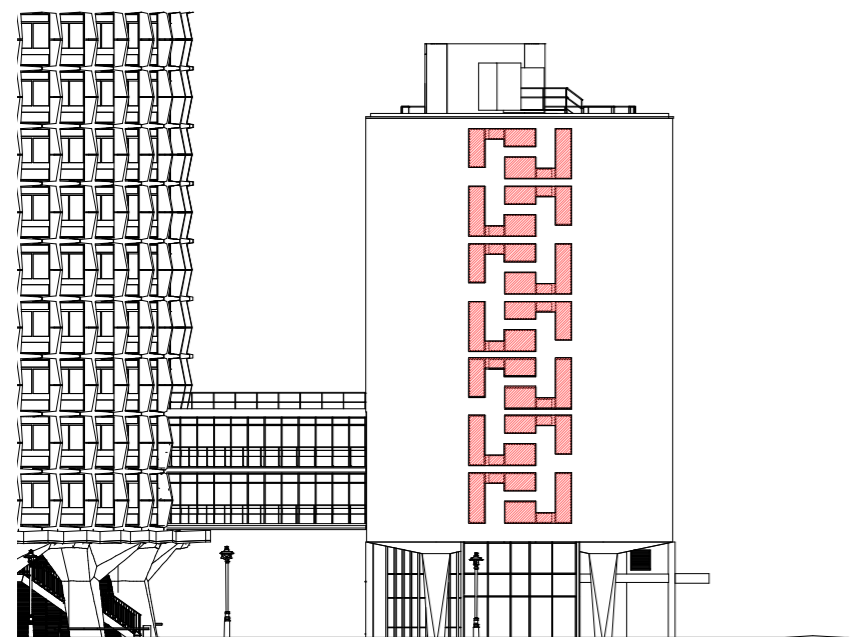
Removal of windows to Kingsway North and South elevations

The removal of the existing and replacement of like-for-like double glazed windows has already been consented for the development at Space House (refs: 2019/2773/P and 2019/2790/L), however the windows to the Kingsway North and South demolition elevation drawings were not identified.

Refer to the proposed demolition elevation drawings in Appendix B that identifies these windows.



Windows to be removed from Kingsway North elevation

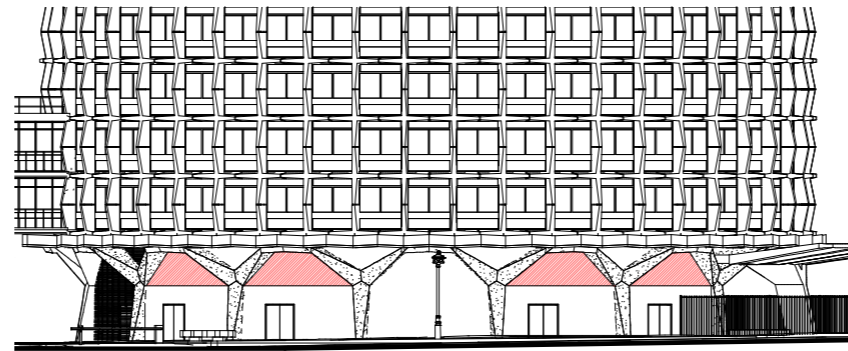


Windows to be removed from Kingsway South elevation

Tower UKPN substation facade

As discussed in the June pre-application meeting, sections of high level brickwork are required to be removed to the Tower UKPN substation. This is to allow for new louvres above the transformer bays that connect to the proposed redirected UKPN ductwork. Further information on the proposed amendments and facade treatment will be included in the forthcoming Section 73 and Section 19 applications.

Refer to the proposed demolition drawings and the proposed elevations in Appendix B.

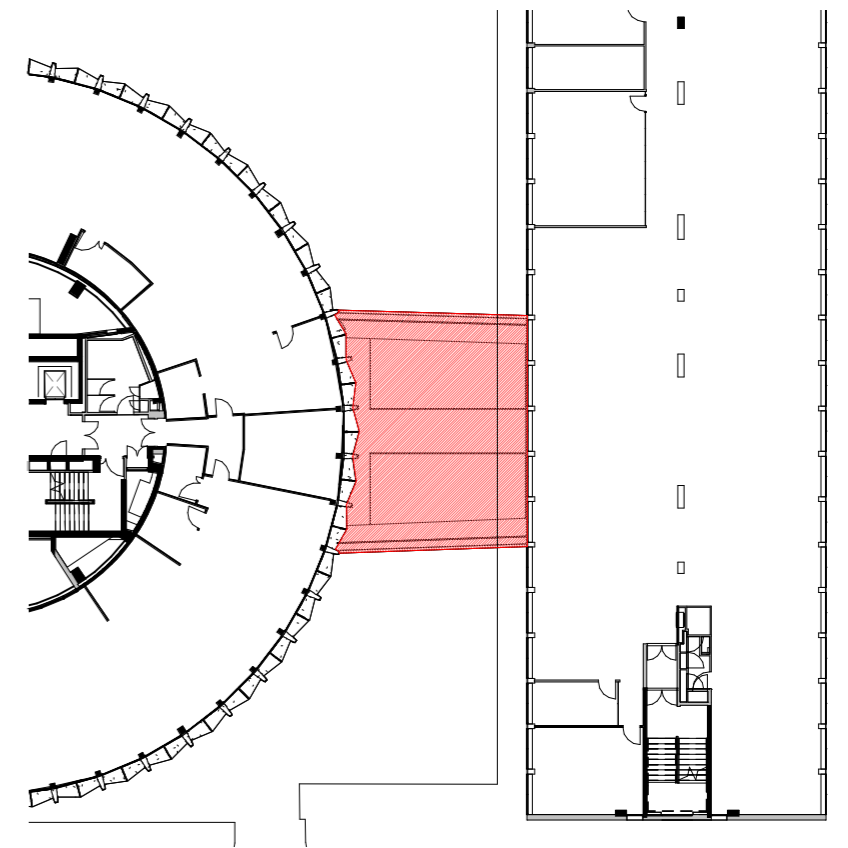


Brickwork to be removed to Tower UKPN substation

Third Floor - Link Bridge Roof Demolition

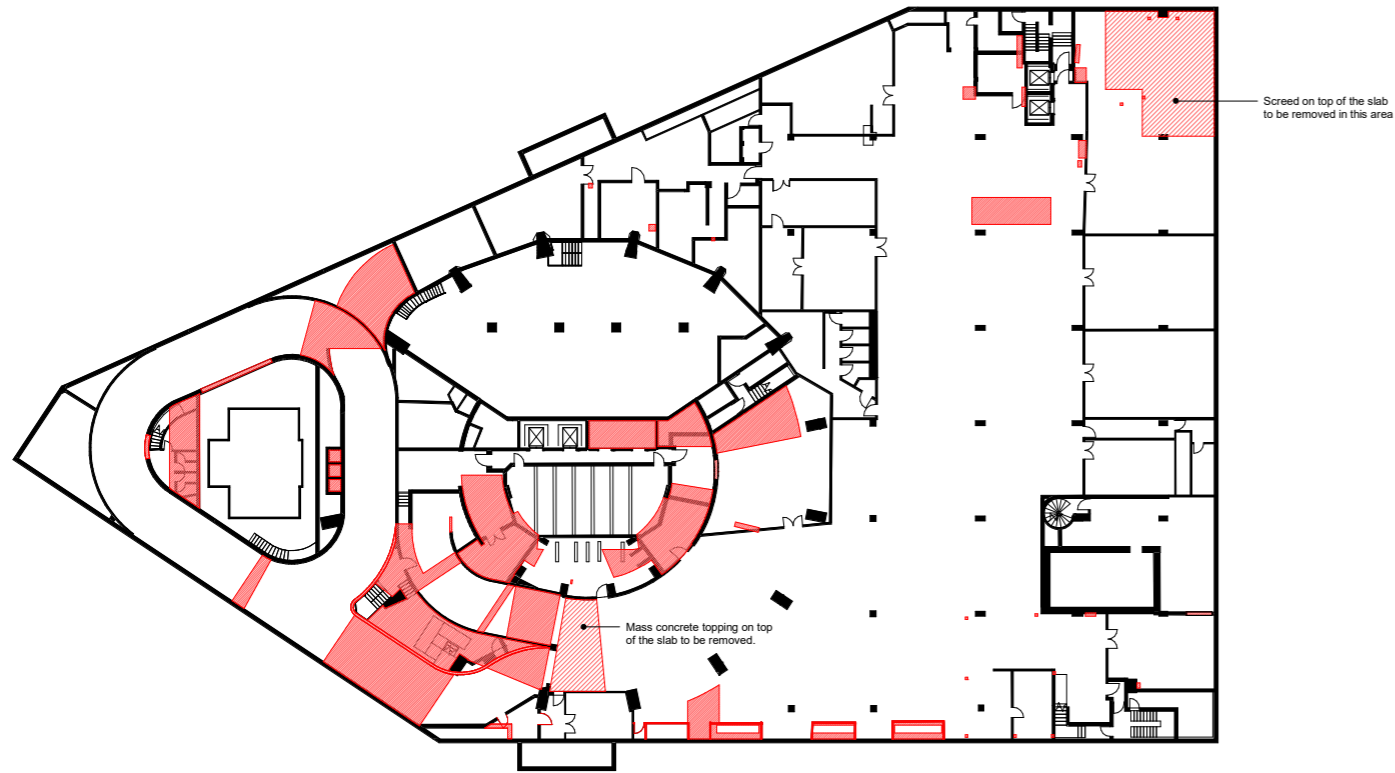
Recent detailed investigations have confirmed that the existing Link Bridge roof is only capable of taking the load of people for maintenance access only. The approved design has doors that open out onto the Link Bridge roof so that it can be accessed by the tenants of the building.

In order for the structure to be able to withstand these loads and act as a terrace, the proposal is to demolish the existing weak slab and to replace it with a stronger new slab. The new slab will not increase the overall height of the link bridge. Further detail of the proposal for the link bridge roof will be included in the Section 73 application that will follow in due course.

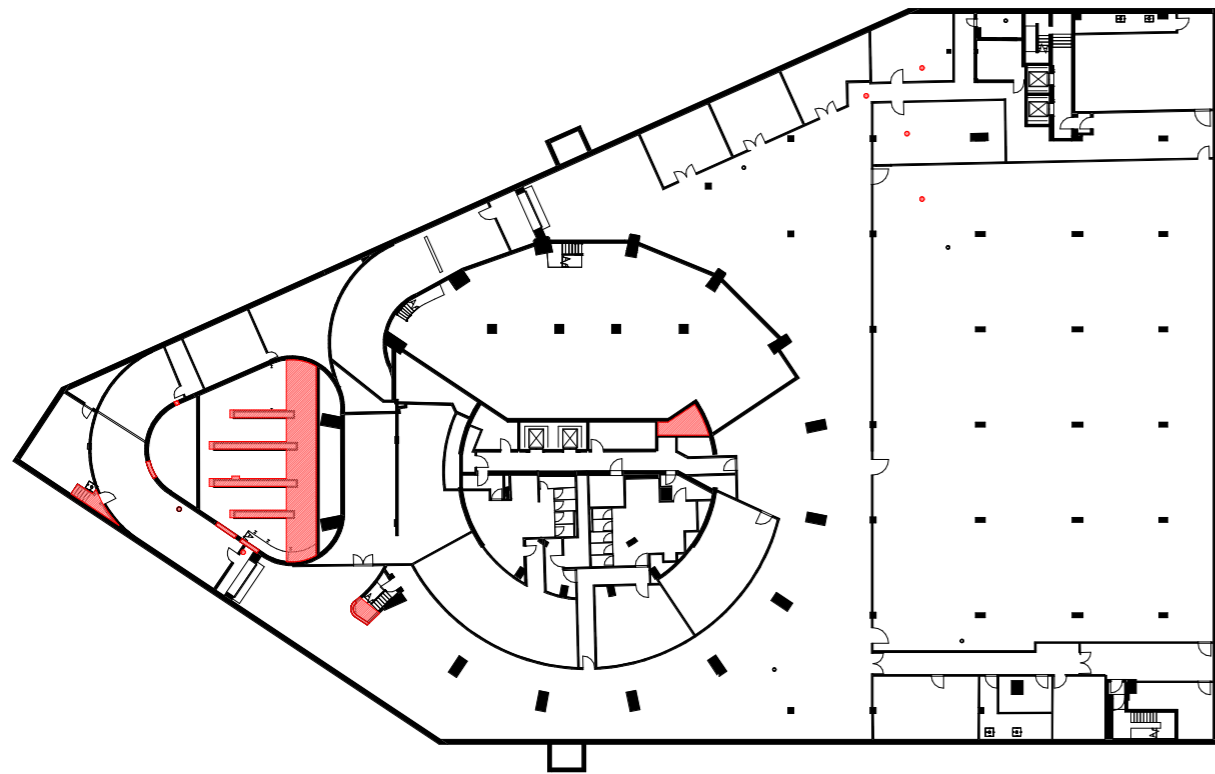


Extent of demolition for Link Bridge Roof

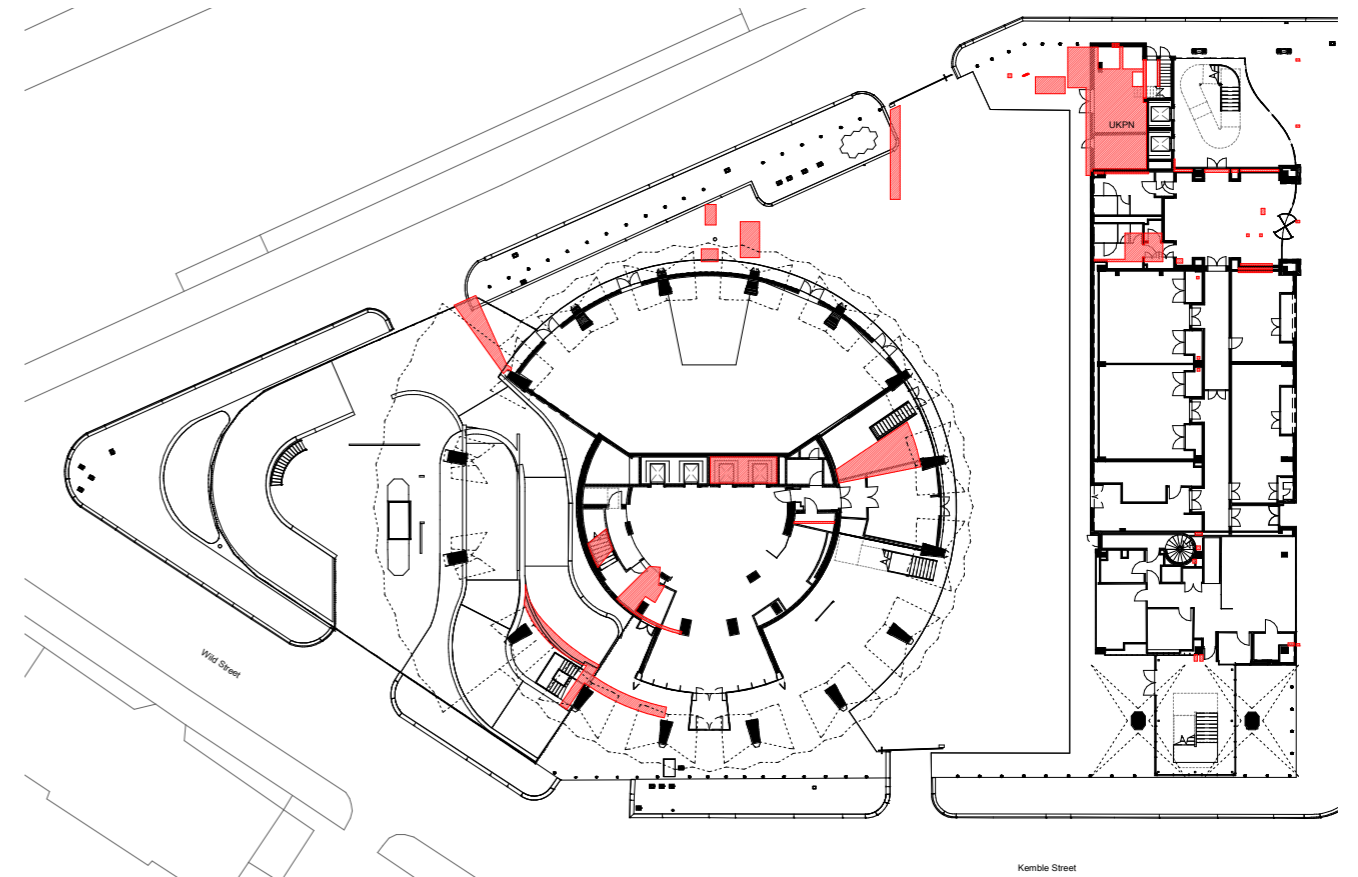
New demolition to structural slabs and walls



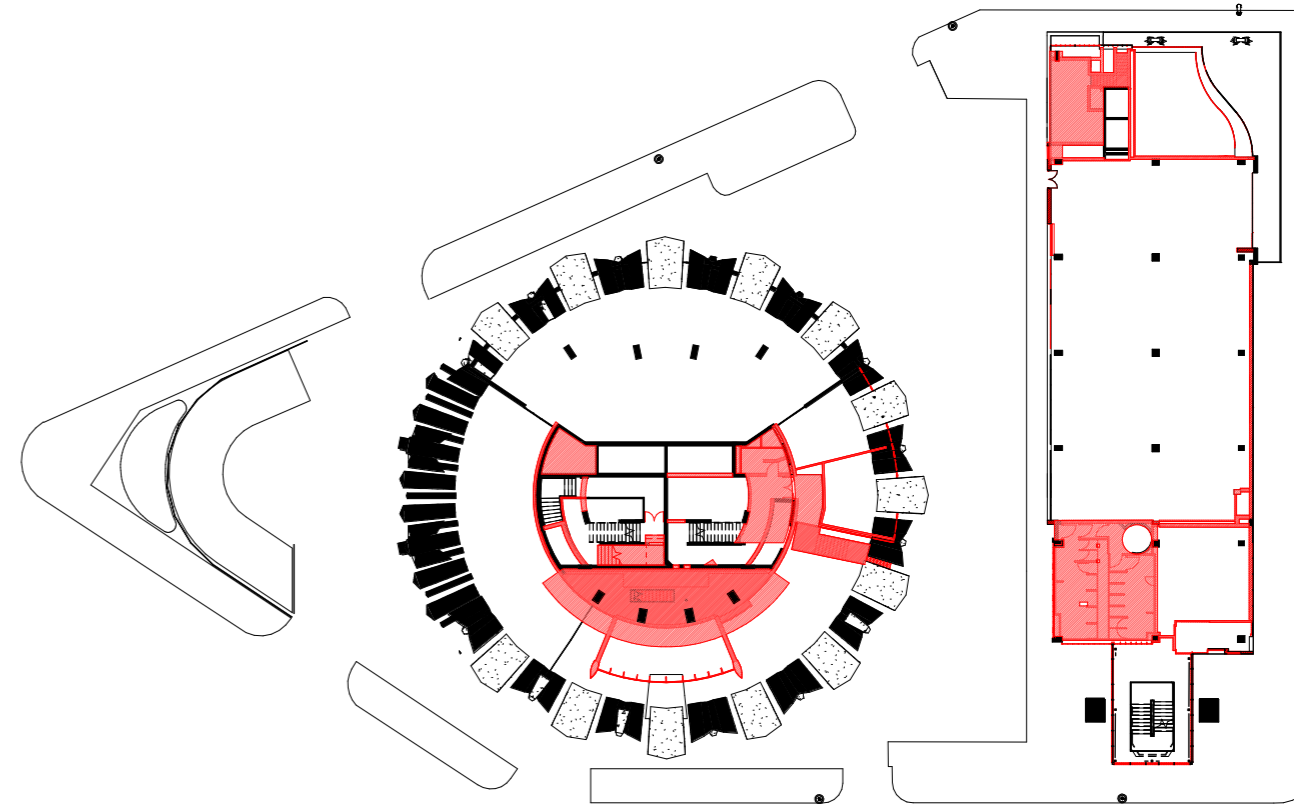
Extent of demolition to Tower and Kingsway at Basement 01



Extent of demolition to Tower and Kingsway at Basement 02

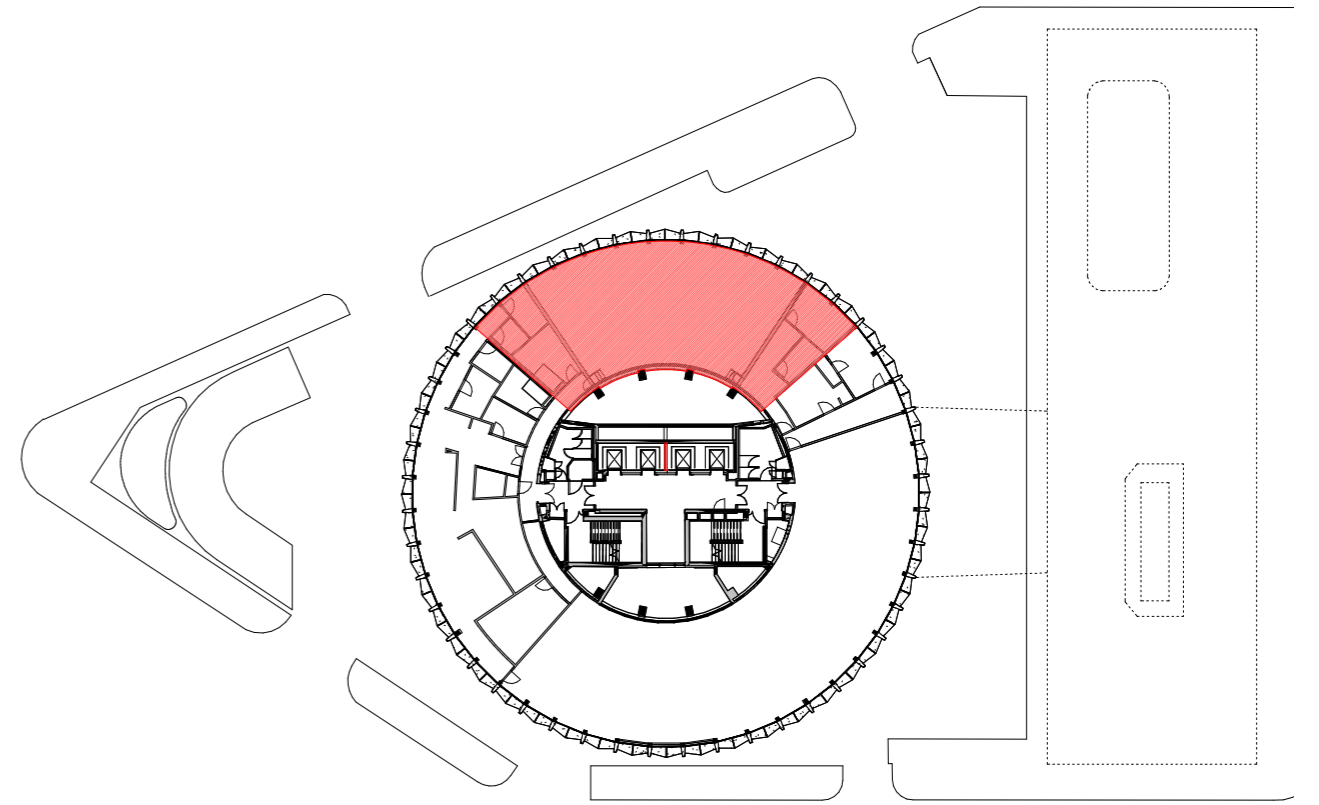
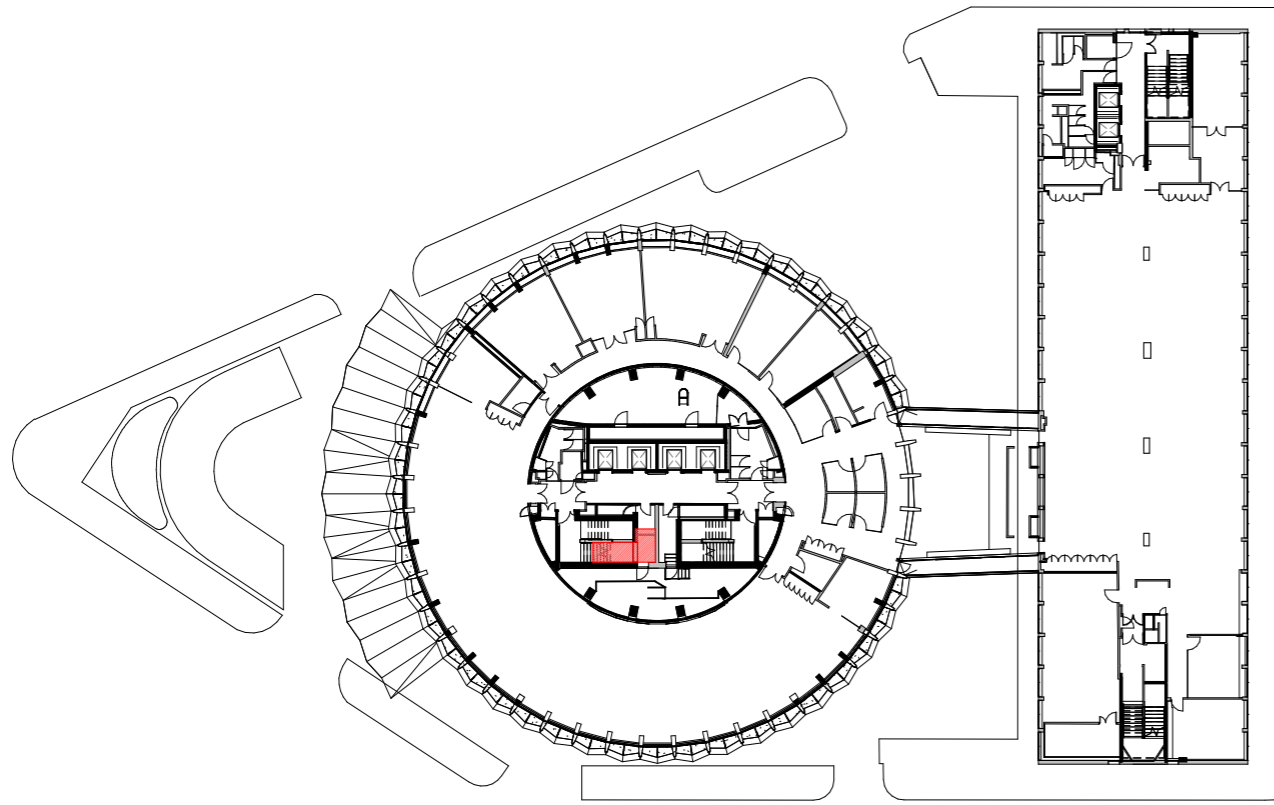


Extent of demolition to Tower and Kingsway at Ground Floor



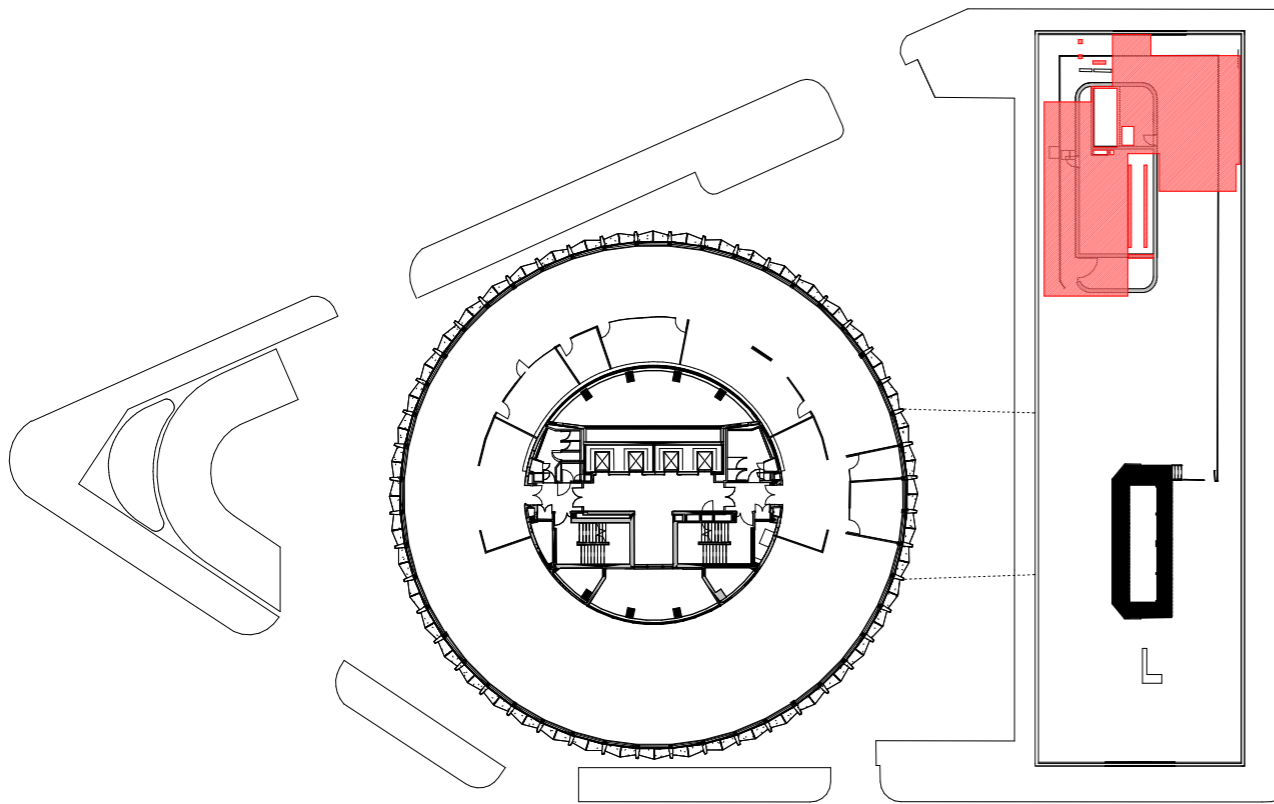
Extent of demolition to Tower and Kingsway at Mezzanine Level

New demolition to structural slabs and walls



Extent of demolition to Tower and Kingsway at First Floor

Extent of demolition to Tower and Kingsway at Fifteenth Floor



Extent of demolition to Tower and Kingsway at Eighth Floor