

3.0 Kingsway UKPN Substation Upgrade

As stated in the previous pre-application meetings, UKPN have confirmed that the existing Kingsway 11kv substation will need upgrading into a twin substation ahead of the main works to provide sufficient power for the Space House building.

UKPN's ventilation requirements for the upgraded substation are larger than the existing condition, and require areas of ground floor and mezzanine slabs to be demolished, along with the removal of brickwork and existing louvres to the west facade.

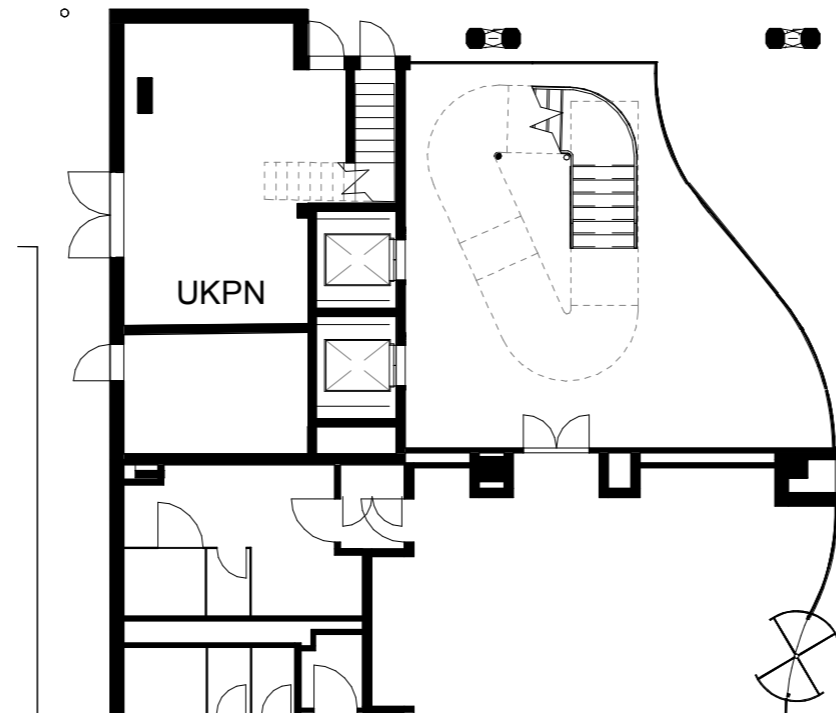
We have included demolition drawings and proposed amendments to the Kingsway UKPN substation in Appendix B.

Following the June pre-application meeting, we received comments from Camden in the letter ref: 2020/2733/PRE regarding the proposed amendments to the substation: "Kingsway west elevation louvre and brickwork changes - the openings appear more coherently arranged. The impact on significance is anticipated to be neutral."

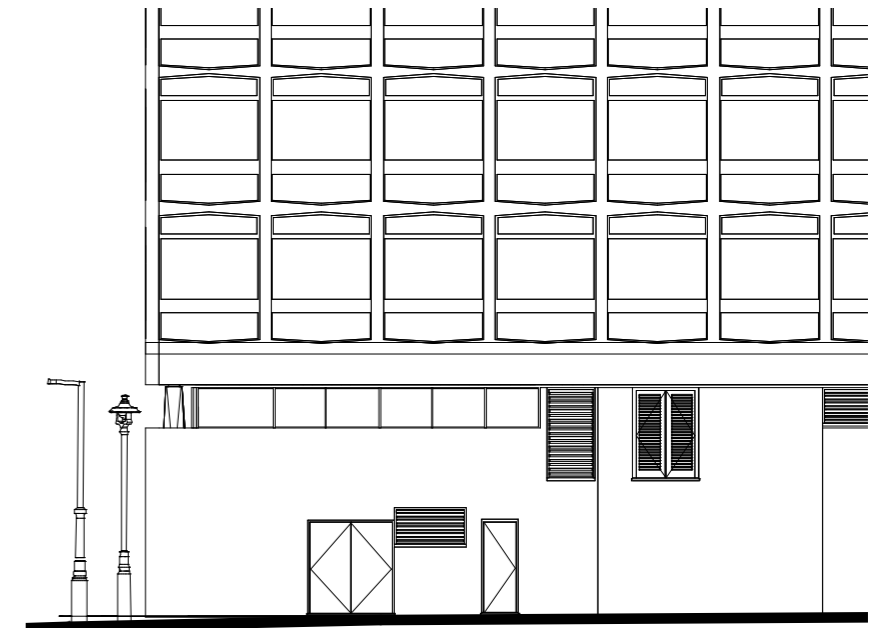
The proposed design has had minor alterations to the scheme presented to Camden in the previous pre-application meetings.

The proposals have been reviewed with UKPN, however the final construction details and samples of louvres are not yet available and require further input from UKPN. The final construction details and samples for the proposed UKPN substation upgrades will be submitted to Camden via Condition 3LBC I) of the Listed Building consent ref: 2019/2790/L.

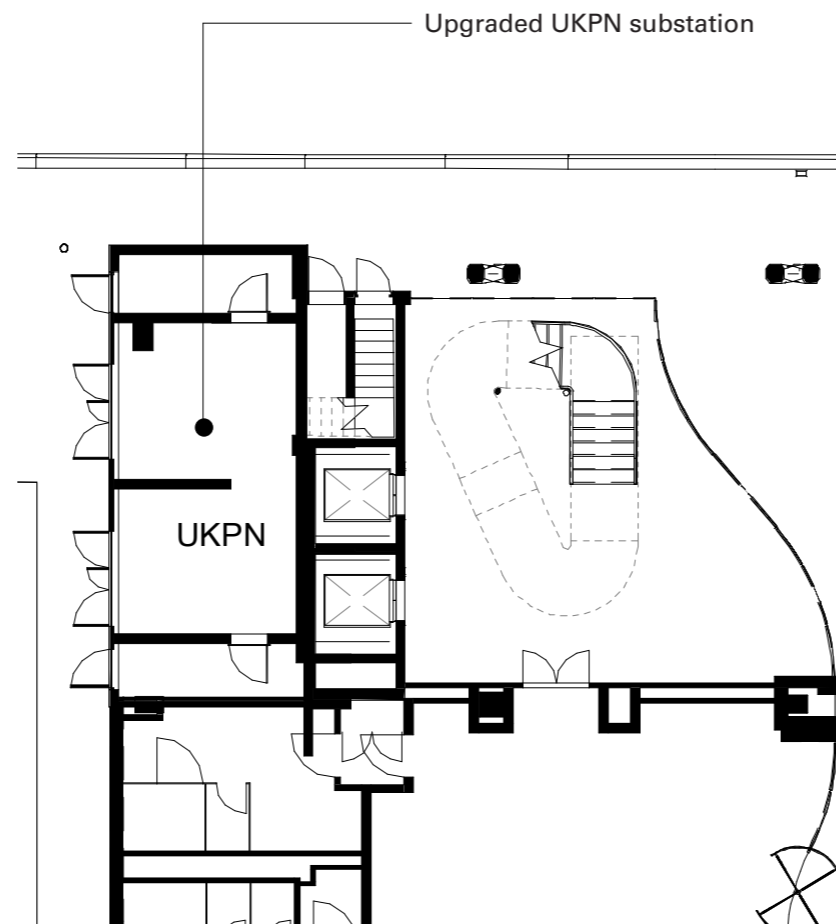
As mentioned in Section 2.0 of this document, the proposed demolition works to the Kingsway UKPN substation have to be implemented very early in the construction programme to accommodate UKPN's availability and in order for Erith to maintain their programme of demolition and subsequent builders work alterations to satisfy UKPN requirements.



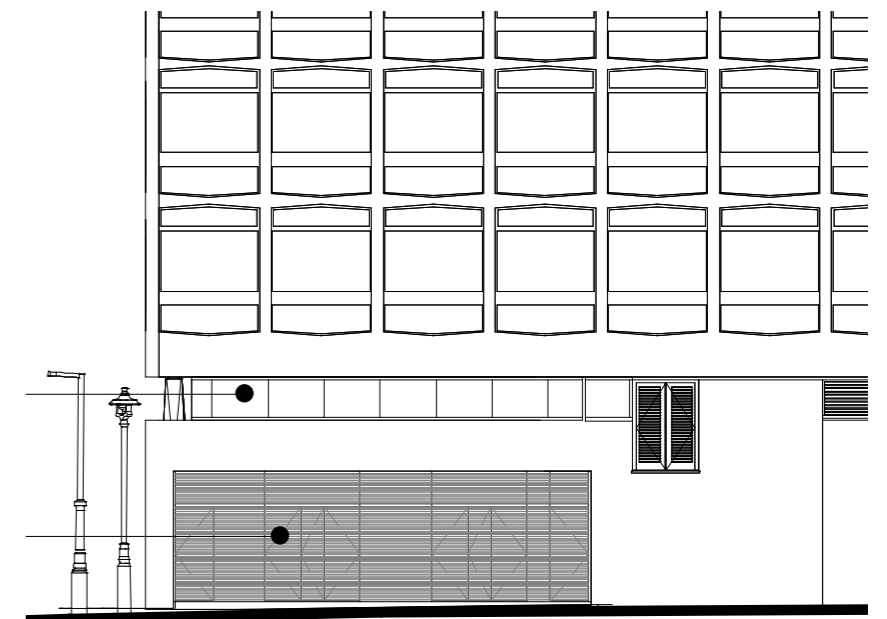
Existing Kingsway Plan



Existing Kingsway West Elevation



Proposed Kingsway Plan



Proposed Kingsway West Elevation

4.0 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).

The detailed design development of the scheme has resulted in a reduction in demolition to listed fabric that was originally approved to be demolished.

The following plan and elevation diagrams highlight in blue the areas of approved demolished fabric that is now proposed to be retained.

The forthcoming amendment application will identify all areas that are to be retained and our proposals for each floor and elevation.

Basement 01

The approved scheme consented the demolition of listed fabric to create a long void along the eastern boundary wall which is used for smoke clearance of the basement 02 level.

As discussed during the pre-application addendum in September 2020, we are proposing to retain this fabric and not create the void because the MEP design now allows for smoke extract ductwork within the Sui Generis space.

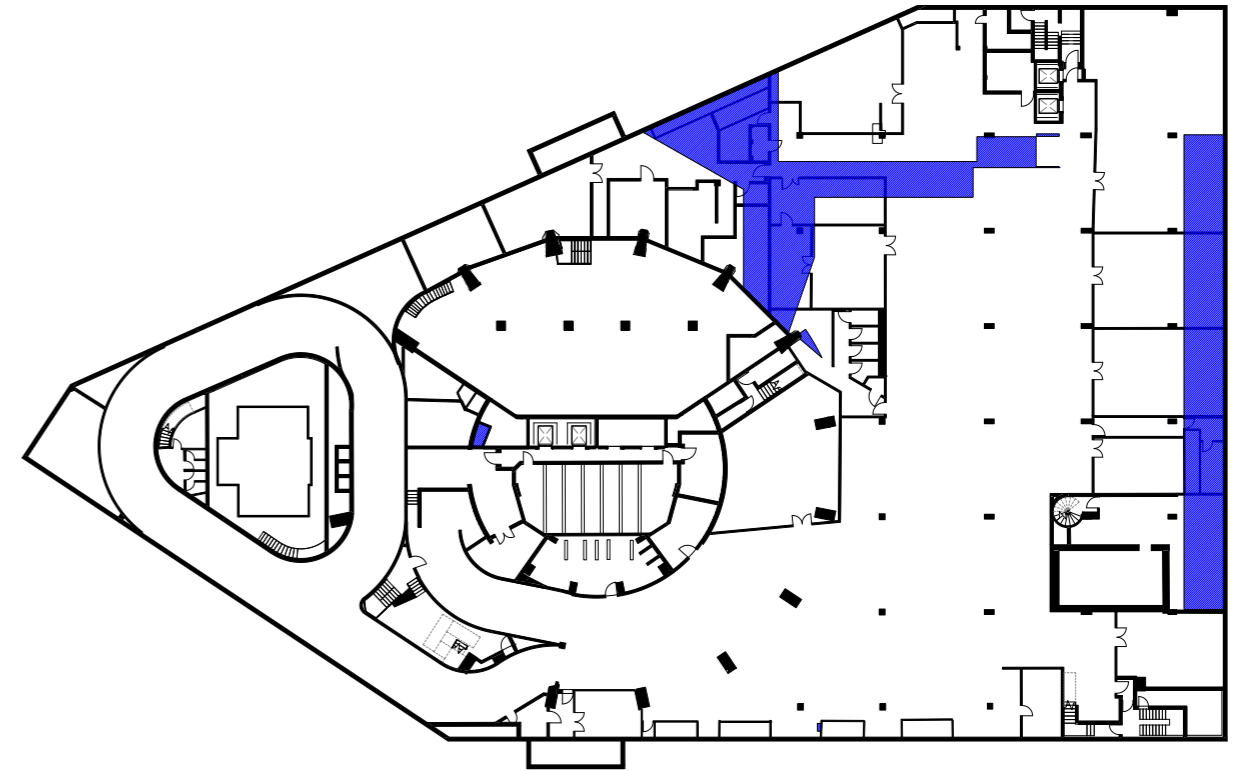
Furthermore, there is another large area of basement 01 slab to the north of the site that has approval for demolition. This is also not required following detailed design development and the proposal is to retain the fabric in this area.

Ground Floor

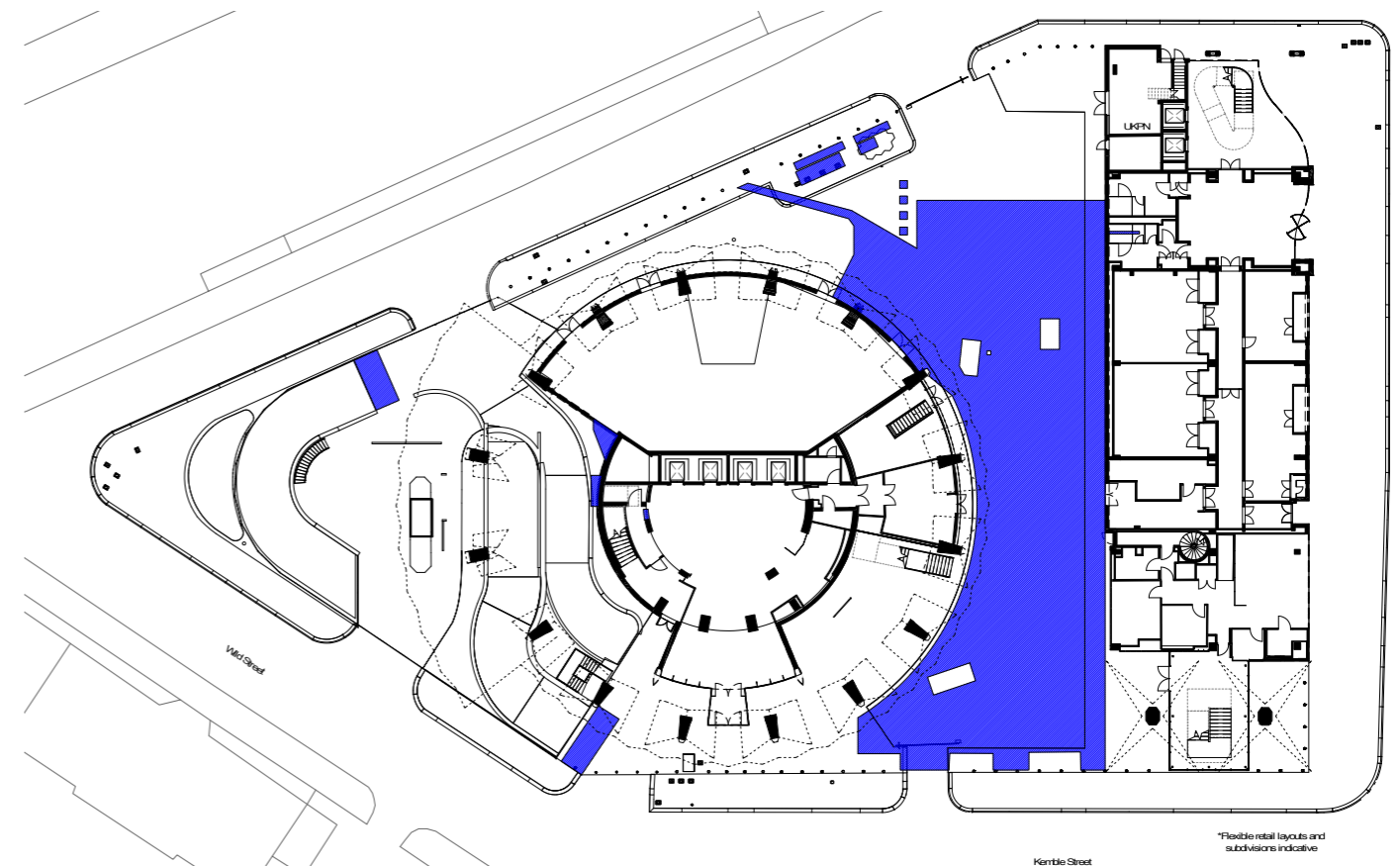
The proposal is to retain as much of the existing ground floor slab as possible between the Tower and Kingsway buildings. The penetrations that remain will be for ventilation ductwork connections. The final location, size and quantity of penetrations in the Ground Floor slab could alter to suit site discoveries once the basement strip out has been completed. Furthermore, the Main Contractor may require minor alterations to suit the final detailed design.

Typical Floors

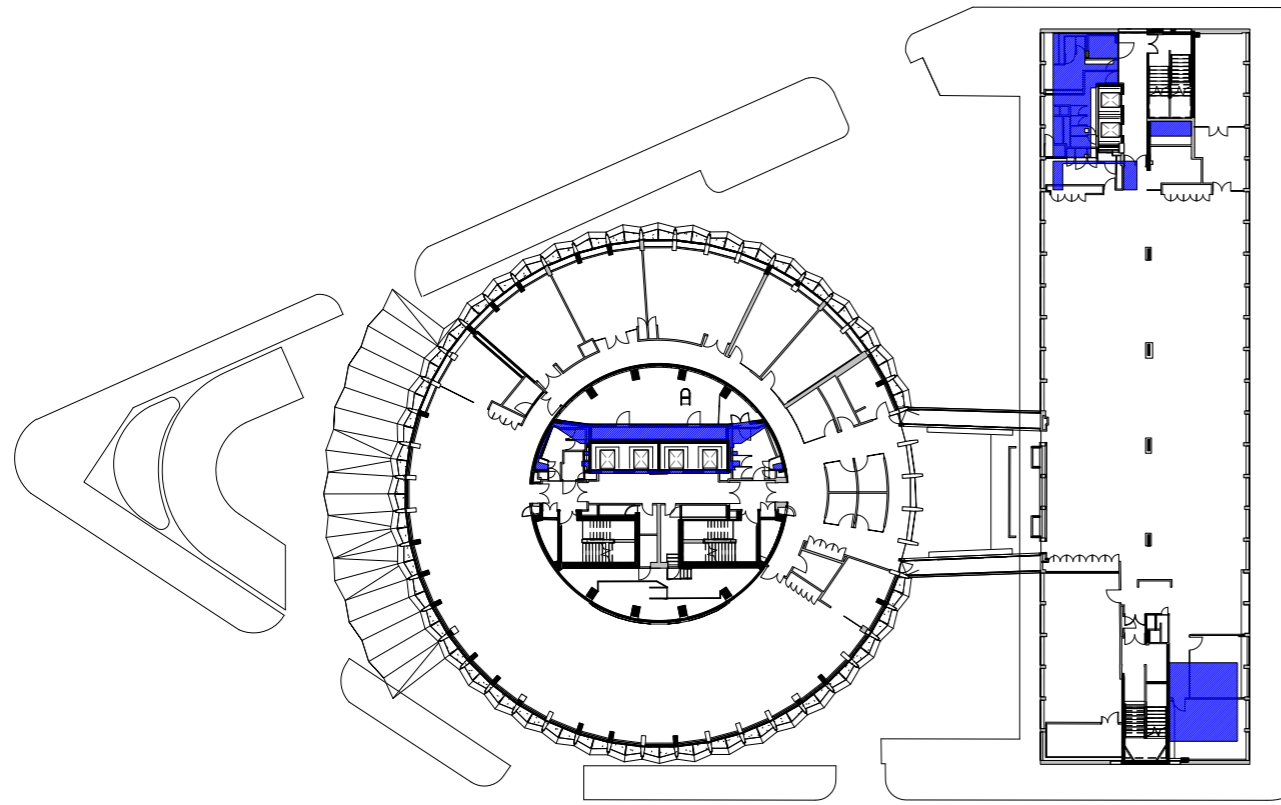
As discussed at the June pre-application meeting, there are areas of structural slabs on the typical levels of both the Kingsway and Tower buildings that are to be retained which have approval for demolition to all typical levels of the Tower and Kingsway buildings.



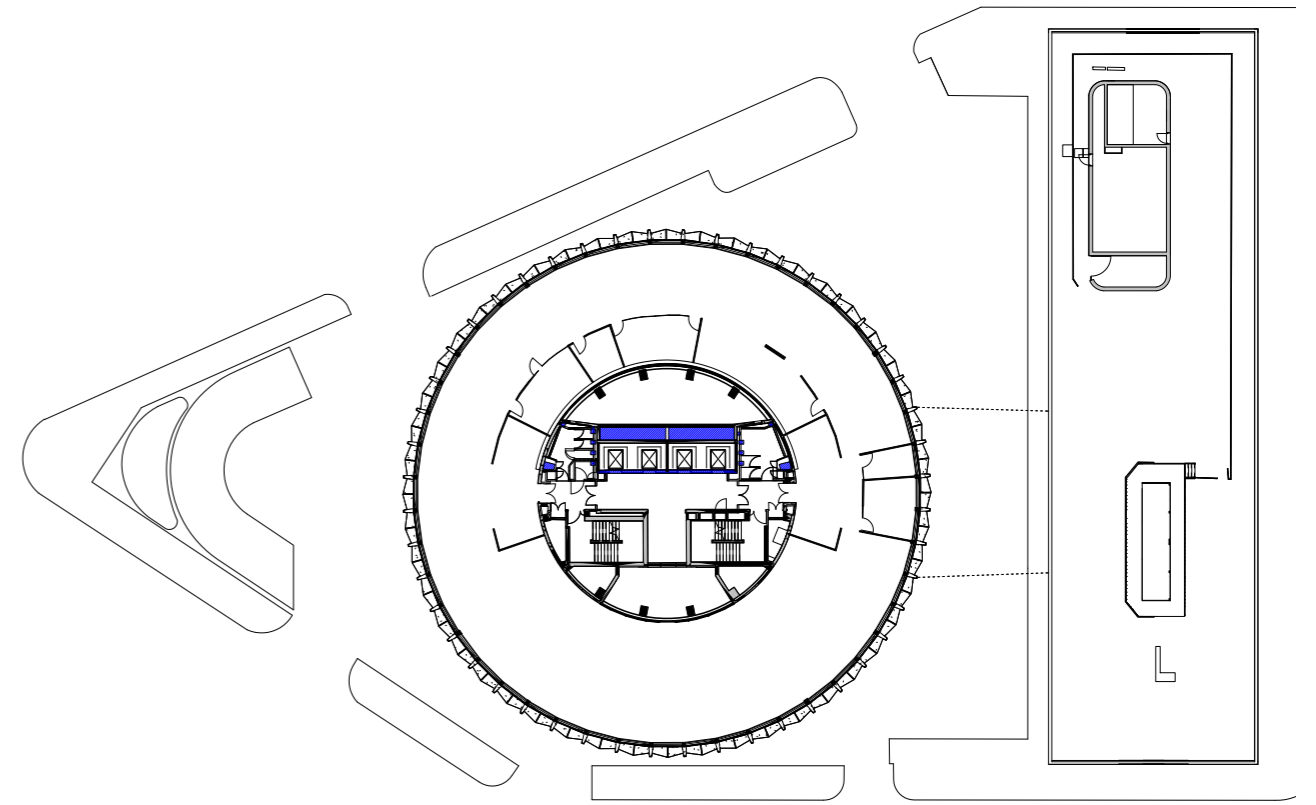
Basement 01 - fabric to be retained that was originally approved to be demolished



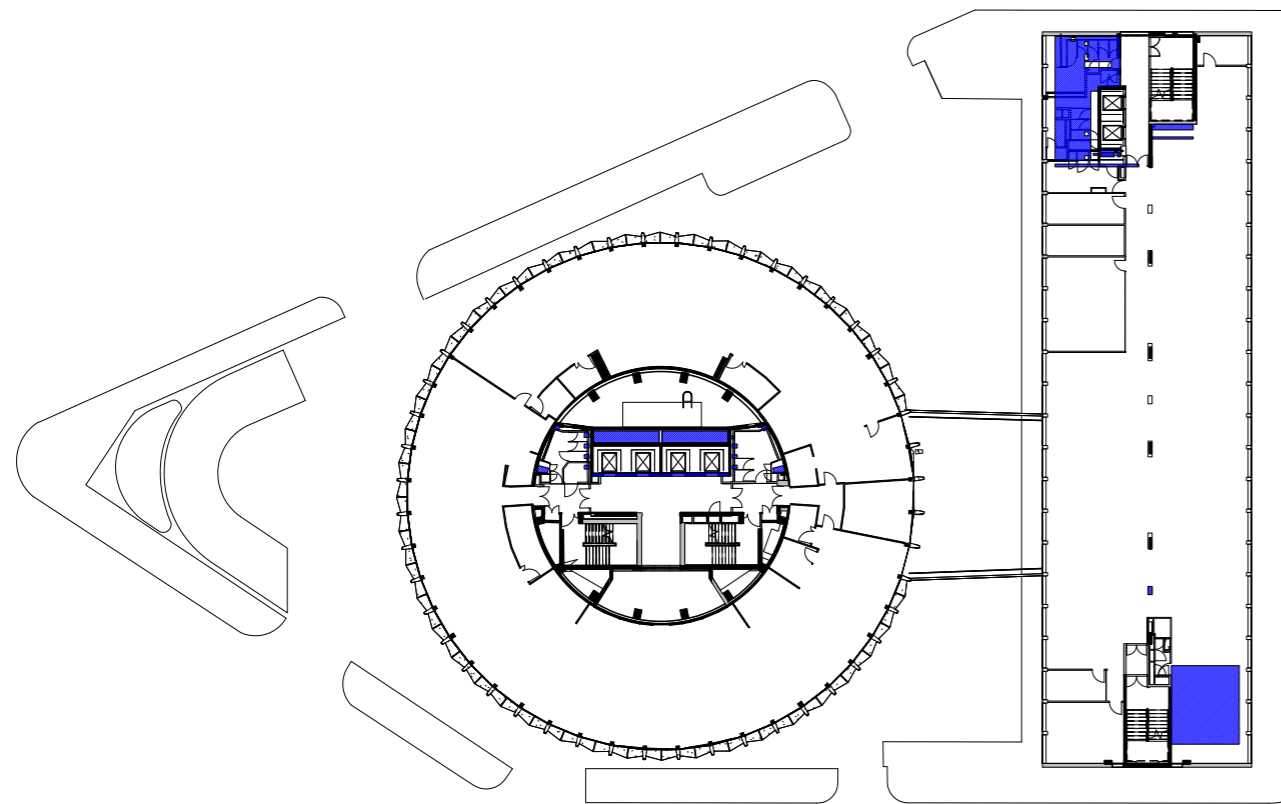
Ground Floor - fabric to be retained that was originally approved to be demolished



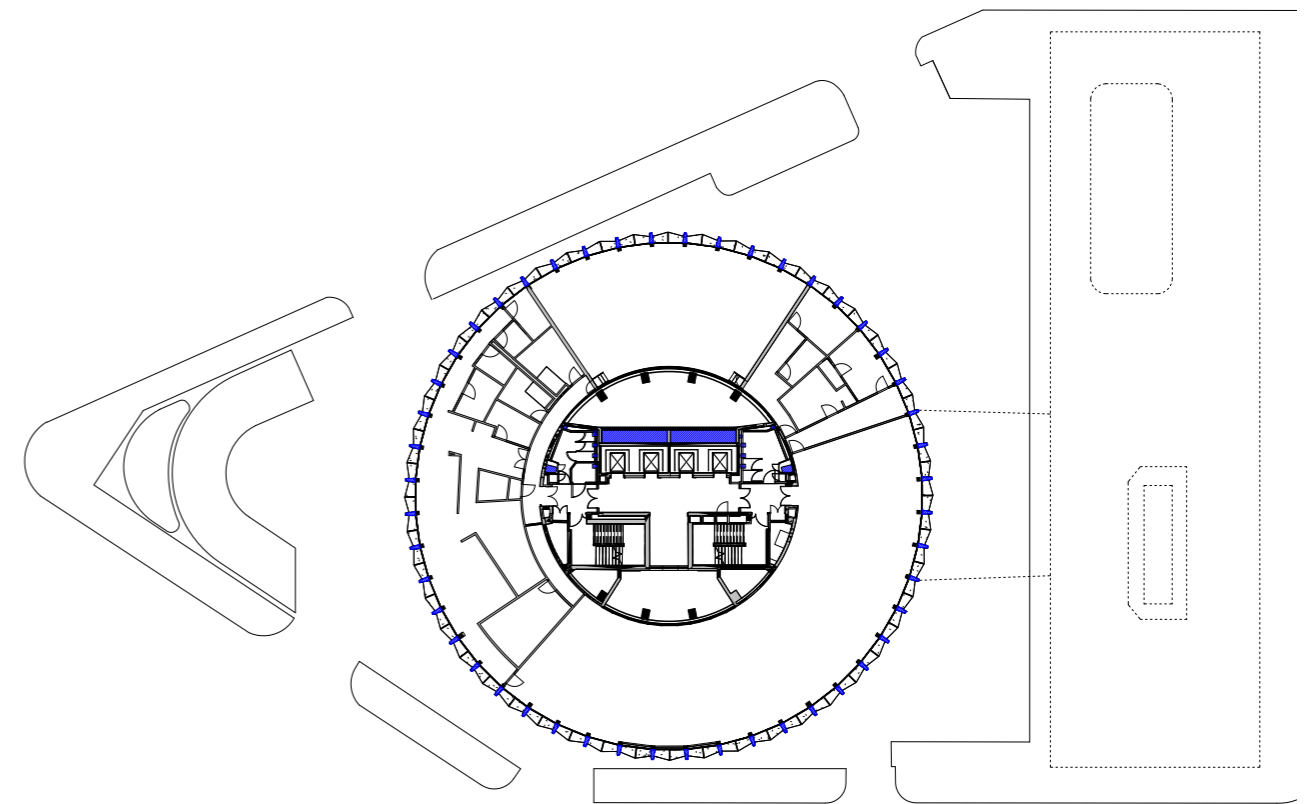
First Floor - Fabric to be retained that was originally approved to be demolished



Eighth Floor - Fabric to be retained that was originally approved to be demolished

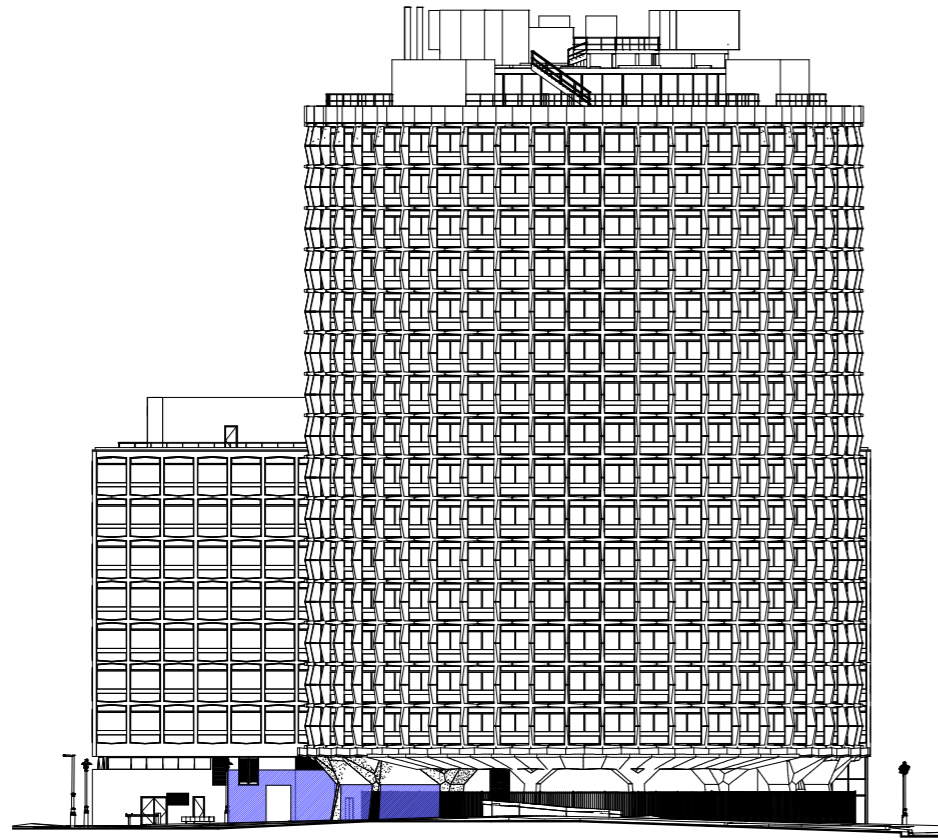


Third Floor - Fabric to be retained that was originally approved to be demolished

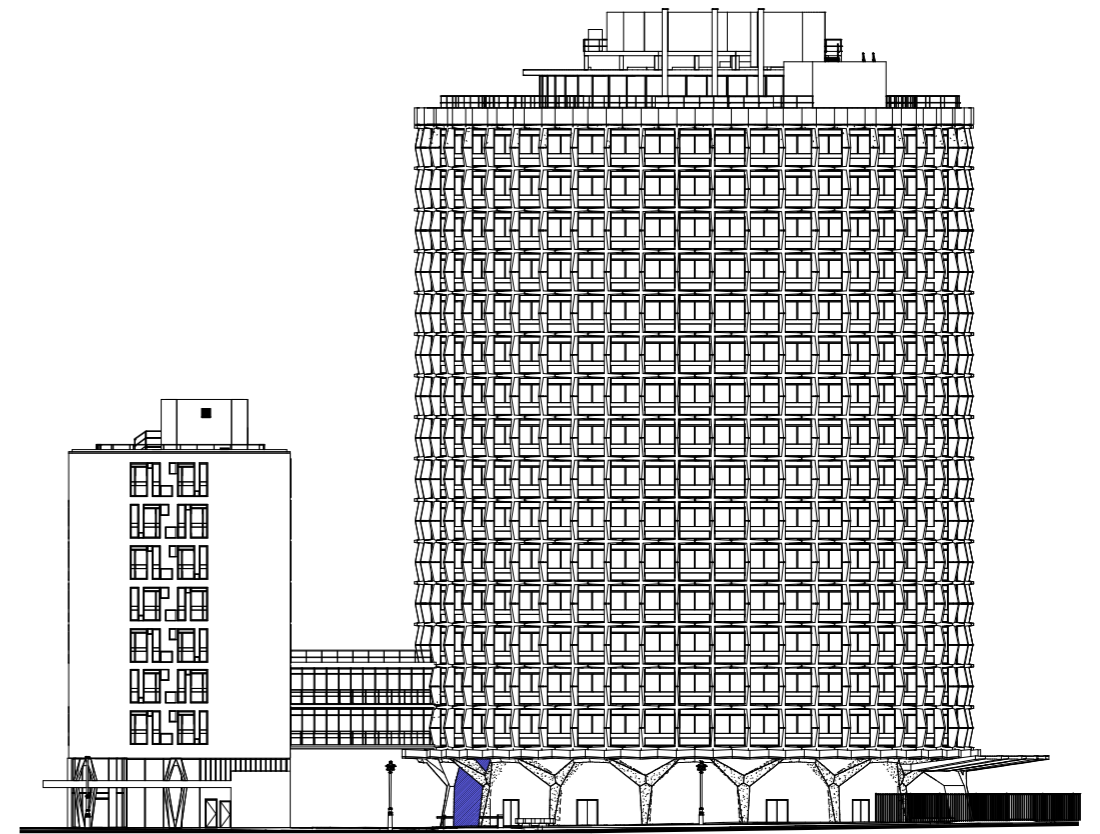


Fifteenth Floor - Fabric to be retained that was originally approved to be demolished

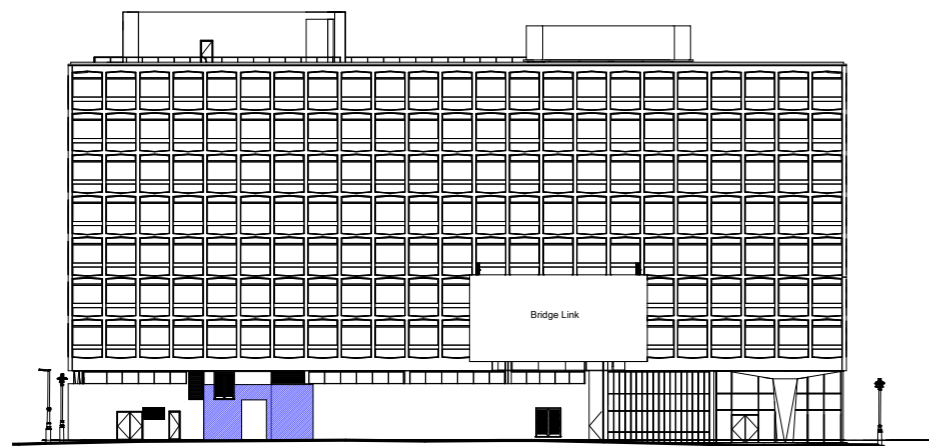
Elevations - Fabric to be retained that was originally approved to be demolished



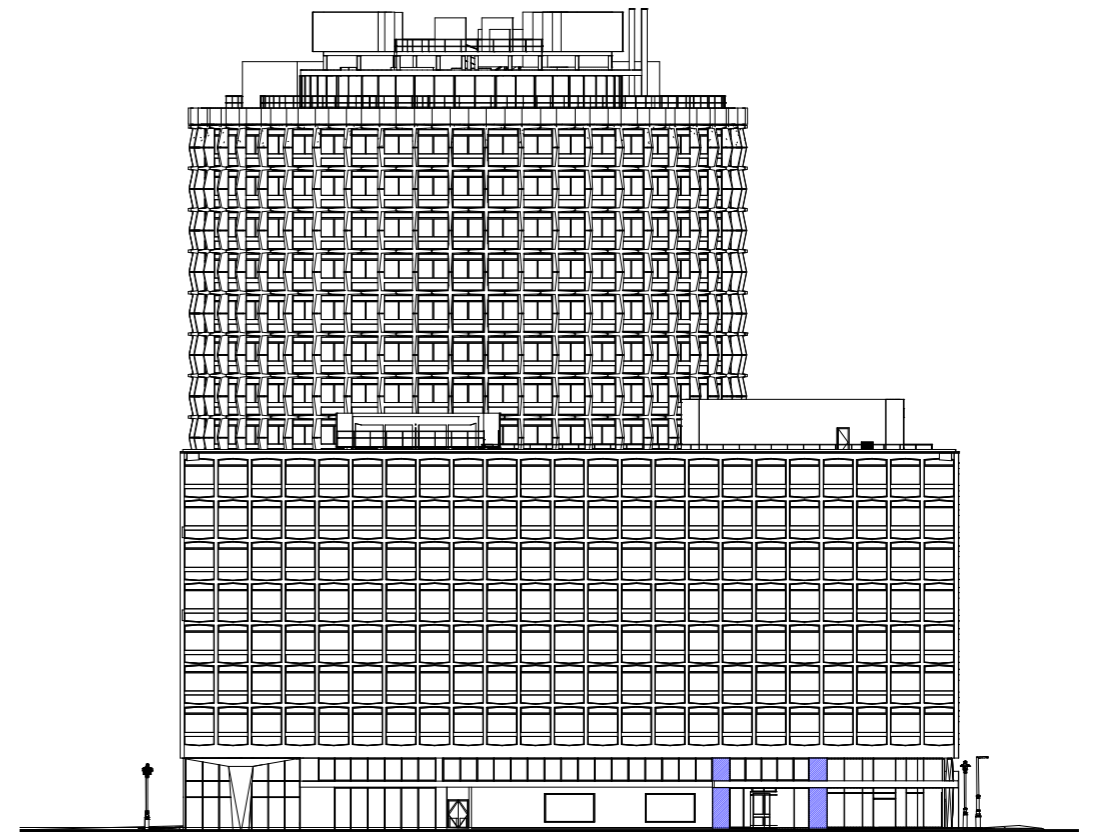
West Elevation - fabric to be retained that was originally approved to be demolished



North Elevation - fabric to be retained that was originally approved to be demolished



Kingsway West Elevation - fabric to be retained that was originally approved to be demolished



East Elevation - fabric to be retained that was originally approved to be demolished

5.0 Demolition Areas

New areas of demolition

Basement 02 = 62.1 m²

Basement 01 = 324.3 m²

Ground Floor = 126.7m²

Mezzanine = 280.2 m²

Level 01 = 9.2 m²

Level 03 = 124.6 m²

Level 08 = 187.1 m²

Level 15 = 249.5m²

Total = **1363.7m²**

Retained fabric which was originally approved to be demolished

Basement 02 = 0 m²

Basement 01 = 270.5 m²

Ground Floor = 668.1 m²

Mezzanine = 0 m²

Level 01 = 100.6 m²

Level 03 = 84.7 m²

Level 08 = 14.6 m²

Level 15 = 0 m²

Total = **1138.5m²**

The proposed additional areas of demolition are offset by the areas of fabric that are to be retained which were originally approved to be demolished, mitigating the overall quantity of additional demolition. This results in approx 225m² additional demolition from the consented scheme.

The forthcoming Section 73 and Section 19 applications will include further reductions in demolition of Listed Fabric that was originally approved to be demolished, resulting in an overall reduction of demolition as demonstrated in the June pre-application meeting. This overall net reduction in demolition compared to the consented scheme is estimated at circa 200m². This figure will be subject to final detailed design.

6.0 Conclusion

The majority of the proposed changes have been reviewed in the previous pre-application meetings with Camden and were found to be acceptable.

The urgent approval of the proposed areas of demolition submitted in this document are essential for Erith to maintain their demolition programme and for UKPN to complete their works to the Kingsway substation early in the construction programme (refer to accompanying Avison Young construction programme) Therefore we are submitting the demolition drawings for approval in advance of the forthcoming Section 73 and Section 19 amendments applications.

The proposals will not affect the structural integrity of the building (see structural statement from Pell Frischmann), and the overall total area of demolition has been mitigated by the large quantity of areas of approved demolished fabric that is now proposed to be retained.

The less than substantial harm caused by the additional areas of demolition will not affect the character and spirit of the design, and will release all of the benefits of the main scheme (see the Donald Insall heritage report submitted with this document)