



DESIGN NOTE

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CC:

FROM: Simon Lambert

DATE: 05/12/2022

FILE REF: 31420-HM-BM-DN-XX-0001

PROJECT: Kingsway House, 103 Kingsway, London WC2B6QX

SUBJECT: Ref: 2016/3432/P
Technical Statement – Section 73, Energy Sustainability and Noise

1. Introduction

Hilson Moran are Consulting Engineers appointed by GMS for the redevelopment of Kingsway House for the design of building services engineering services as well as advice on energy sustainability and noise.

The works comprise the demolition of 6th and 7th floors and lift overrun and replacement with double mansard roof and set back 8th floor, with roof terrace above and internal reconfiguration to provide additional office and retail floor space. The works will include the provision of new building engineering services.

This document has been prepared to support the section 73 application.

2. Relevant Planning Documents

Relevant documents associated with the original planning approval are:

- Energy Statement for Kingsway House, Rev03 24/05/2016, Milieu Consult
- Plant Noise Assessment Report, Rev01, 23/05/2016, Auricl Acoustic Consulting
- BREEAM Report Stage 1, RevB, 27/05/2016, Verte Sustainability

3. Technical Statement

The main principles of the design for the building services engineering, energy strategy and the objective for BREEAM 2014 to reach a rating of “Excellent” remain as the original planning application. The amendments to the scheme will not result in additional noise impact over and above those set by condition 6 of the original permission. Therefore, there will be no material change from the consented scheme in these respects.