



Welcome to this first in a series of regular newsletters updating the local community on Seaforth Land's plans to sensitively refurbish Space House at One Kemble Street and 43-59 Kingsway in Holborn to provide high quality office space with modern flexible retail space at ground floor level as well as improved public realm.

As you may be aware, the team are preparing to commence construction work in the coming months at this iconic, Grade II listed building.

In this newsletter, you will find:



Information about our plans to refurbish Space House.



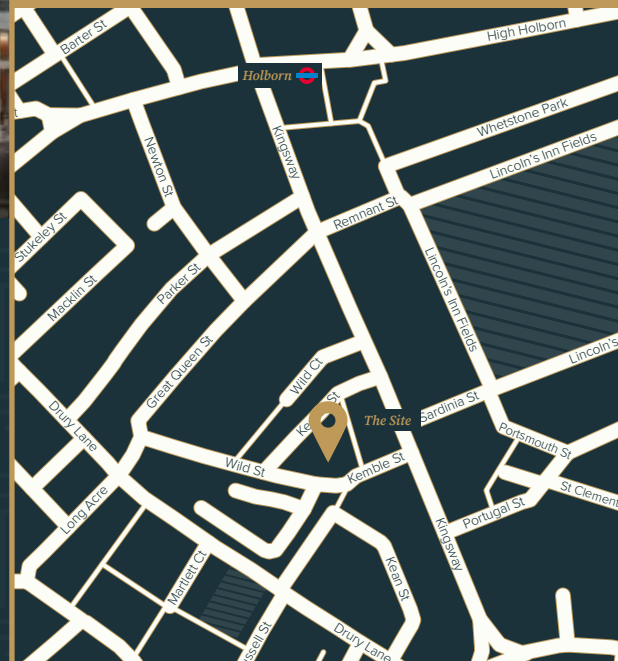
Details on how you can comment on our draft Construction Management Plan (CMP).



Our outline construction programme and overview of upcoming works.



Information on how we will keep you regularly informed and ways of getting in touch with us.



You can find further information on our website:

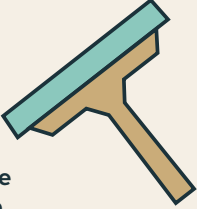

spacehouseproposals.co.uk

ABOUT THE SCHEME

Space House is a landmark Grade II listed building set across two interconnected blocks and is well known for its innovative architecture and façade, with a striking grid-like façade made of pre-cast concrete. It was completed in 1968 as an office development and was first occupied in 1975 by the Civil Aviation Authority after being empty for the first seven years.

In November 2019, we obtained planning permission and listed building consent to sensitively refurbish the building and are now preparing to commence the main construction works on-site.

The revitalisation of this landmark building will preserve and enhance this Grade II listed building, allowing people to work and socialise in and around outstanding 20th Century architecture by,

 <p>Cleaning and refurbishing the existing façade.</p>	 <p>Creating modern workspaces through an interior renovation.</p>	 <p>Building two new floors of office accommodation within the tower on Kemble Street to replace the existing rooftop plant.</p>
 <p>Delivering a modest single storey extension to the Kingsway block.</p>	 <p>Breathing much-needed life into an unwelcoming part of London, with new public, flexible retail and event space at basement and ground floor levels.</p>	 <p>Public realm improvements.</p>

THE TEAM



Seaforth Land is a London based real estate investment company specialising in central London.

This is the company's second project in Camden. We are proud to be delivering a scheme which will significantly improve and revitalise this special building and deliver a number of new employment opportunities and workspaces for the borough.

We are committed to working with the local community on this important project and would be keen to hear of any local initiatives and programmes we may be able to support or partner with.



Erith has been appointed to carry out the enabling & demolition work phases for the site.

The Erith Group is a family run, employee owned trust, founded in 1967 by Tom Darsey. The company has an excellent health and safety record and acknowledged reputation for their good liaison and engagement with the communities they visit. This is at the core of the company's ethos.



Project Manager



Planning Consultant



Architect



Communications Consultant

CONSTRUCTION MANAGEMENT PLAN

Outline construction programme

◆ Enabling works (pre-implementation phase)
July to September 2020



◆ Start of demolition works
Autumn 2020



◆ Main construction works
Spring 2021 to Autumn 2022

BEING A CONSIDERATE NEIGHBOUR

We are now consulting with the local community on our draft Construction Management Plan (CMP).

The CMP outlines how we will ensure that the construction works will be managed safely and to the highest standards, minimising noise and disruption to neighbours.

You can download a full copy of our draft CMP by visiting our website

spacehouseproposals.co.uk

TRAVEL SAFETY

- ◆ The primary access route for vehicles is expected to be via Wild Street merging onto Kemble Street.
- ◆ All unloading and loading activities will take place on the site. Engines will be turned off immediately once vehicles enter the site.
- ◆ Vehicles will then leave the site by following the one-way system on Keeley Street, turning left onto Kemble Street and then finally turning left onto Kingsway. There will be two egress gates, one which exits onto Keeley Street and one that exits onto Kemble Street.
- ◆ Traffic marshals will guide vehicles to and from the site.
- ◆ No roads will need to close during the duration of the works, except for the erection of a crane during demolition works for two days. This would normally be over a weekend to minimise traffic disruption. Residents will be notified well in advance of this taking place.
- ◆ Ensuring pedestrian and cycle safety is maintained around the site during construction is a priority and traffic marshals will be present to manage this.

COVID-19

Erith are fully committed to keeping their workforce and neighbours safe during this time, with all works following the guidelines set out in their COVID-19 management documents which can be accessed on their website.

Seaforth Land requires all contractors to abide by Camden Council's requirements for building and construction and the Considerate Constructors Scheme, whereby contractors will commit to giving the utmost consideration to their impact on neighbours and the public.

WORKING HOURS

We are proposing that construction works will only take place during the following days and times. These will need to be agreed by Camden Council following this consultation of the CMP:

- ◆ **Monday to Friday:** 8.00am – 18.00pm (with any 'noisy works' restricted on a voluntary basis to the hours of 8.00am – 10.00am, 12.00pm – 14.00pm, 16.00pm – 18.00pm). This is in line with Camden Council's guidance for construction.
- ◆ **Saturday:** 8.00am – 13.00pm (If agreed by Camden Council, no 'noisy works' to take place).

NOISE AND DUST

- ◆ Noise, dust and vibration monitors will be installed, providing real time monitoring with text and email alerts sent to the project team if agreed levels have been breached. When an alert is received the works will cease.
- ◆ Acoustic barriers will be installed to mitigate noise.
- ◆ A monarflexed scaffold will be installed before demolition works to protect nearby buildings and residents from dust.

HOW TO COMMENT

If you would like to share your views on our draft CMP, you can get in touch with us via:



spacehouse@londoncommunications.co.uk



0800 307 7965



spacehouseproposals.co.uk

Please send your comments by 26 July 2020.

We will then share the draft CMP with your feedback (which will remain anonymous) to Camden Council for their approval before demolition and the main construction works begin.



Proposed view of the front entrance from Kemble Street



Proposed view from North Kingsway



Proposed view of the forecourt from Kemble Street

UPCOMING WORKS: SUMMER TO AUTUMN

The initial enabling works will include the 'soft strip' of the building, which is the process of removing all non-structural elements inside the building to facilitate the refurbishment works.

In the following weeks/months, we will continue to prepare for the commencement of the main construction works, including:

- ◆ Establishing the site welfare for our workers, including toilet and washing facilities.
- ◆ Putting up hoardings around the site.
- ◆ Removing asbestos.
- ◆ Continuing the internal 'soft strip'.
- ◆ Decommissioning the existing electric and mechanical services.
- ◆ Installing temporary services.
- ◆ Erecting the scaffolding around the building.

KEEPING YOU REGULARLY UPDATED

During the construction programme, we will provide regular updates through our newsletter and our dedicated website:

spacehouseproposals.co.uk

- ◆ Notices will also be put up around the site outlining any up and coming activities.
- ◆ We are committed to ensuring we follow current Government guidelines on Covid-19 and will not be able to offer any face-to-face drop-in sessions for the foreseeable future.

CONTACT US

If you have any questions about the works, please do not hesitate to contact us:



Lottie Colquhoun on 0800 307 7965



spacehouse@londoncommunications.co.uk



spacehouseproposals.co.uk

Contact Erith's Community Liaison Manager Cherrie O'Kane:
Cherrie.o'kane@erith.com / 07894 259321

The Erith Senior Project Manager, Paul Millar, is now on site on a daily basis and will be pleased to provide any assistance. He can be contacted by:

Emailing Paul.Millar@erith.com
Calling 07584 233922