



SPACE HOUSE

NEWSLETTER NO 1

MARCH 2022



SPACE HOUSE, 1 KEMBLE ST & 43-59 KINGSWAY

*WELCOME TO OUR NEWSLETTER, WHICH KEEPS
YOU UPTO DATE WITH EVENTS AND PROGRESS ON
SITE*



SPACE HOUSE TOWER

DESCRIPTION OF WORKS

The tower consists of a 16 storey grade 2 listed circular office block which is currently undergoing demolition of the UKPN shaft that runs in the center of the building. The structure consists of a combination of in-situ and pre-cast concrete elements with structural pre-cast concrete elements with structural pre-cast cladding. The main works which commence in April 2022 involve construction of an additional roof top plant areas/terraces, slab infills, façade cleaning, renovation of internal and external heritage elements, window replacement, new and additional lifts, shell and core services and a new toilet block in the core area.



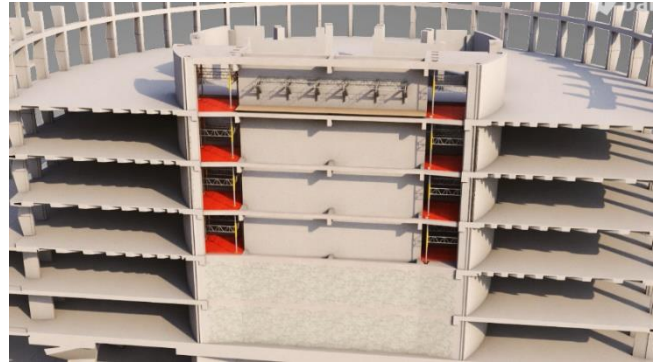
KINGSWAY BLOCK

DESCRIPTION OF WORKS

The Kingsway block consists of a 7 storey rectangular office block. The structure is primarily formed from an in-situ concrete frame with listed stone cladding. The main works consist of structural modification, additional roof top plan areas/terraces, slab infills, façade cleaning, renovation of internal and external heritage elements, window replacement, new and additional lifts, shell and core services and a new toilet block in the core area. The Tower and Kingsway share a two level common basement constructed from in-situ reinforced concrete. The basement works consist of structural enhancements, additional B1 and GF slabs, plantrooms, cycle stores and attendant changing areas and new plant.

WHATS HAPPENING ON SITE

- **Site Handover:** BAM Construction took over the site from Erith on the 4th January 2022
- **Hoarding lights:** The brightness of the lights have been reduced, following a walkabout with residents.
- **Pre-commencement surveys:** Are continuing across Space House.
- **Slabs:** Are being removed to make space for new lift shaft zones.
- **Monaflex:** Was badly damaged by the recent storms, and is being replaced.
- **UK Power Networks:** Scaffolding and protection decks have been erected to commence with minor demolition works to a UK Power Networks shaft in the central core
- **Brickwork:** located on a redundant shaft is being removed.
- **Welfare:** our welfare has been set up within the Kingsway building which we will be moving into imminently with our cabins then to be removed and site entrance moved to the off the Kingsway.



WHATS NEXT

- The project team to continue progressing with current operations and minor demolition works.
- BAM to prepare the site for the commencement of the main construction programme (Spring 2022).
- Continue to issue monthly planning update outlining current and upcoming activities on site.
- Next CWG meeting to be organised for late March/ early April.

ENVIRONMENTAL & COMMUNITY



**British Heart
Foundation**

- **King's Cross Construction Skills Centre:** Young people and students in the local area will be invited to a series of workshops and lessons at the Centre later this year.
- **BAM & City Lit:** We are discussing ways to work collaboratively with CityLit on community projects.
- **Facebook:** Our facebook page is now live, and over the coming weeks we will regularly updating with information about current/upcoming activities on site



If you are interested in working with us on a community initiative or local project, please contact BAM's Social Impact Manager Rachel Phillips: RPHILLIPS2@BAM.COM

The site team:

Construction Manager: David Packham
Project Manager: Emily Hoggins
Project Manager: Kevin Stoney
Senior Site Manager: Nick Bradley
Managing Surveyor: Richard Burchell
Planner: Johnny Lai
Design Manager: Tom Cawley
BAM Services Engineering: Terry O'Brian

Our partners:

Client: Seaforth Land
Architect: Squires & Partners
Project Manager: Avison Young UK
Quantity Surveyor: G&T
Structural Engineer: Pell Frischmann
M&E Consultant: BAM SE
Landscape Architect:
Building Control: SWECO

About BAM

BAM Construction is part of BAM Construct UK which is one of the country's largest construction services organisations with a turnover of more than £900 million. We operate throughout England, Scotland and Wales. Our European parent company is Royal BAM Group which employs over 25,000 people worldwide and has a turnover of €7billion.

BAM is active in the London area, with our regional office only 20-minutes away near Moorgate. We have completed several projects in the Argent development at King's Cross, including the prestigious Coal Drops Yard retail destination. We have successfully handed four new buildings here recently including the new facility for Facebook (T Zone), offices for Nike and Sony Music (S1) and Q-zone which included the new Construction Skills Centre for Camden. We are also carrying out a major refurbishment in Cannon Street, a major redevelopment of Aldgate Art School in Whitechapel and S3 in King's Cross, as well as a new facility at Whittington Hospital.

Considerate Construction Scheme

BAM is a Considerate Constructors Scheme Partner, and we register all our construction sites with the Scheme.

We are committed to being a good neighbour and to being clean, respectful, safe, environmentally conscious, responsible and accountable. Our site is independently inspected to make sure we live up to these aims.

We have control measures in place to eliminate or minimise potential nuisance. However, please raise your concerns with our project team if you spot something we could do better, we are here to help where we can!

Please help us with safety

Construction sites can be dangerous. At BAM our top priority is the health and safety of everyone who works on our sites, the public and the local community affected by our work. If you need to contact us, please ring us or call the site office but do not enter the site.