



81-103 King's Road

Welcome to our Community Meet and Greet event.


We are committed to consultation with residents and the local community.

We appreciate you taking the time to visit our consultation event and sharing your views.


Our Team

Planning permission was approved in June 2024 to redevelop the current building at 81-103 King’s Road to deliver new Grade A office space, modernised retail spaces, and significant public realm improvements.

Since June 2024, King’s Road Property Limited has assembled an expert delivery team with a strong track record in delivering sustainable, design-led buildings. We would now like to take the opportunity to update you on the progress of the project.



Orms
Architecture & Sustainability




Opera
Project Management



DP9
Planning Consultant



Atelier Ten
MEP, Sustainability, & VT




Elliott Wood
Structural Engineering & Sustainability




CHP
Cost Consultants



Trigon
Fire Engineering



Gillespies
Landscape Consultants



Motion
Transport Consultants



Point2
Neighbourly Matters



Leslie Clark
CDM Consultant

Introducing Orms

Orms

Established:
1984

Directors:
John McRae, Colin McColl,
Simon Whittaker, Robert Bird,
Miranda MacLaren & Oliver
Richards (Founder)

Sectors:
Residential, Leisure, Commercial,
Education, Masterplanning
and Refurbishment.

Studio:
100+ employees



160 Old Street, Orms Office



Orms office



Orms office

Introducing Orms

As part of our work to assemble the project team, we have appointed Orms to lead the architectural delivery of the consented scheme.

Orms has extensive experience in creating best-in-class workplace buildings that are flexible and adaptable for a diverse range of occupiers.

Orms strive to understand the needs of occupiers and embed their likely requirements into our designs whilst retaining flexibility and adaptability.

Their design approach is led by finding the right solutions for a site and its context. They do this in an interactive and inclusive manner.

Orms undertake both new build and refurbishment projects:



80 New Bond Street – New Build



Wells House – New Build



The Standard Hotel – Deep Retrofit and Refurbishment



1 Hanover St – Deep Retrofit and Refurbishment



75 London Wall – Deep Retrofit and Refurbishment

Orms - Selected Projects



The Ribbon, 80 Wells St, London W1
M&G Real Estate
New Build



New Oxford Street
Nuveen Real Estate
Refurbishment and Extension



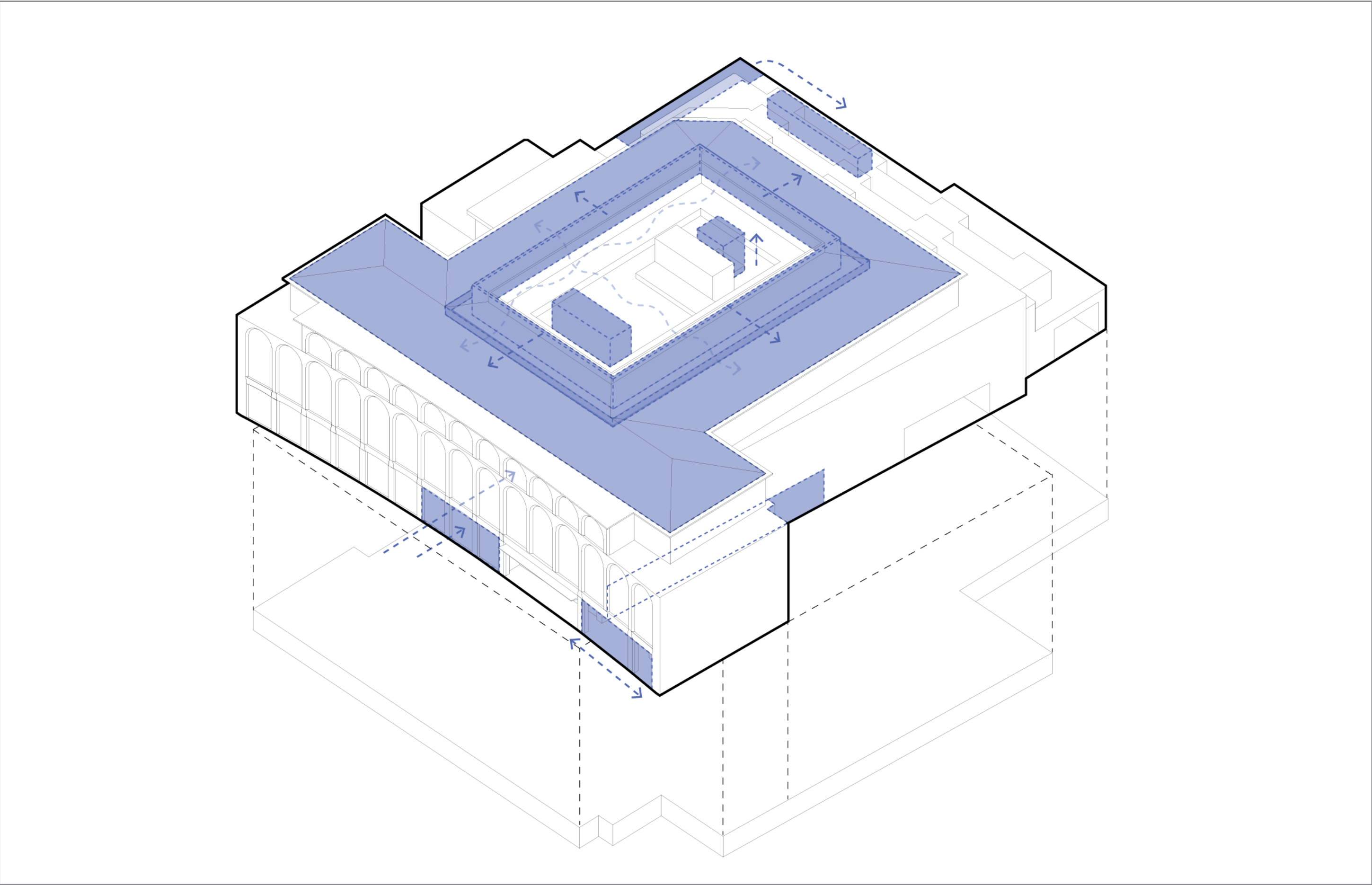
101 Moorgate
Aviva Investors
New Build

Minor Scheme Amendments

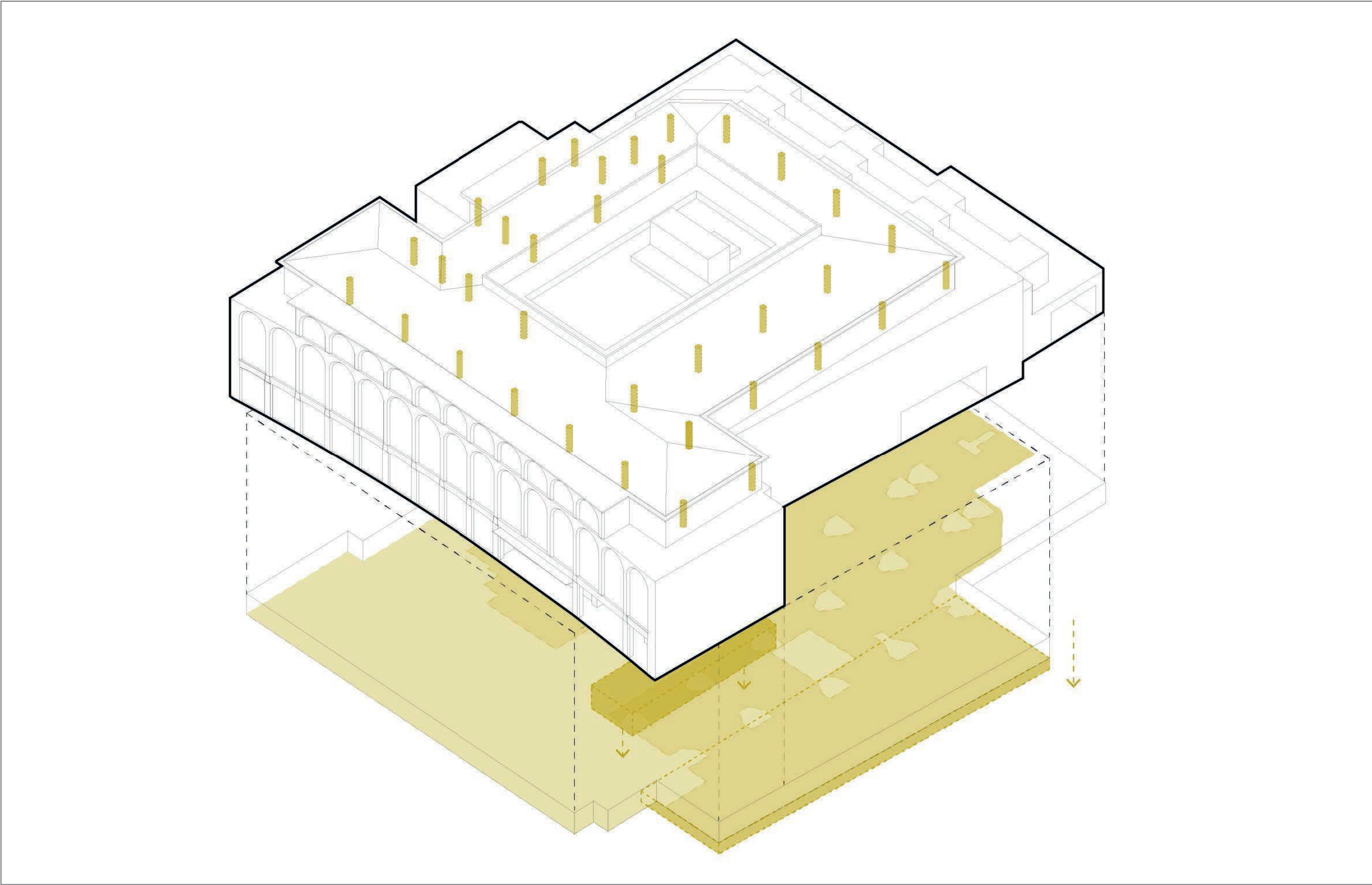
Orms and the design team have undertaken a review of the consented scheme, and supporting information including the fire strategy, alongside new survey information. This review has resulted in the design team identifying several minor amendments that will be required to deliver the consented building.

The design team has also been working to ensure that these changes will deliver on the embodied & operational carbon, and Urban Greening Factor targets in the consented scheme.

External Required Changes



Internal Required Changes



Architecture

- The central office entrance will be relocated to the centre of the front façade.
- The façade will be straightened along the western edge of the building.
- Removal of green shopfront awnings.
- Reduction in size of first floor terrace.

Mechanical, Electrical, and Plumbing

- Minor reconfiguration of plant enclosure and adjustment to roof design to accommodate airflow.
- Extension of goods lift and 2nd stair.
- Below-basement pit to accommodate sprinkler tank.
- Substation provision and cable relocation/protection.

Transport & Landscape

- Widening of service road entry to maintain the existing vehicle access requirements.
- Rearrangement of planting.

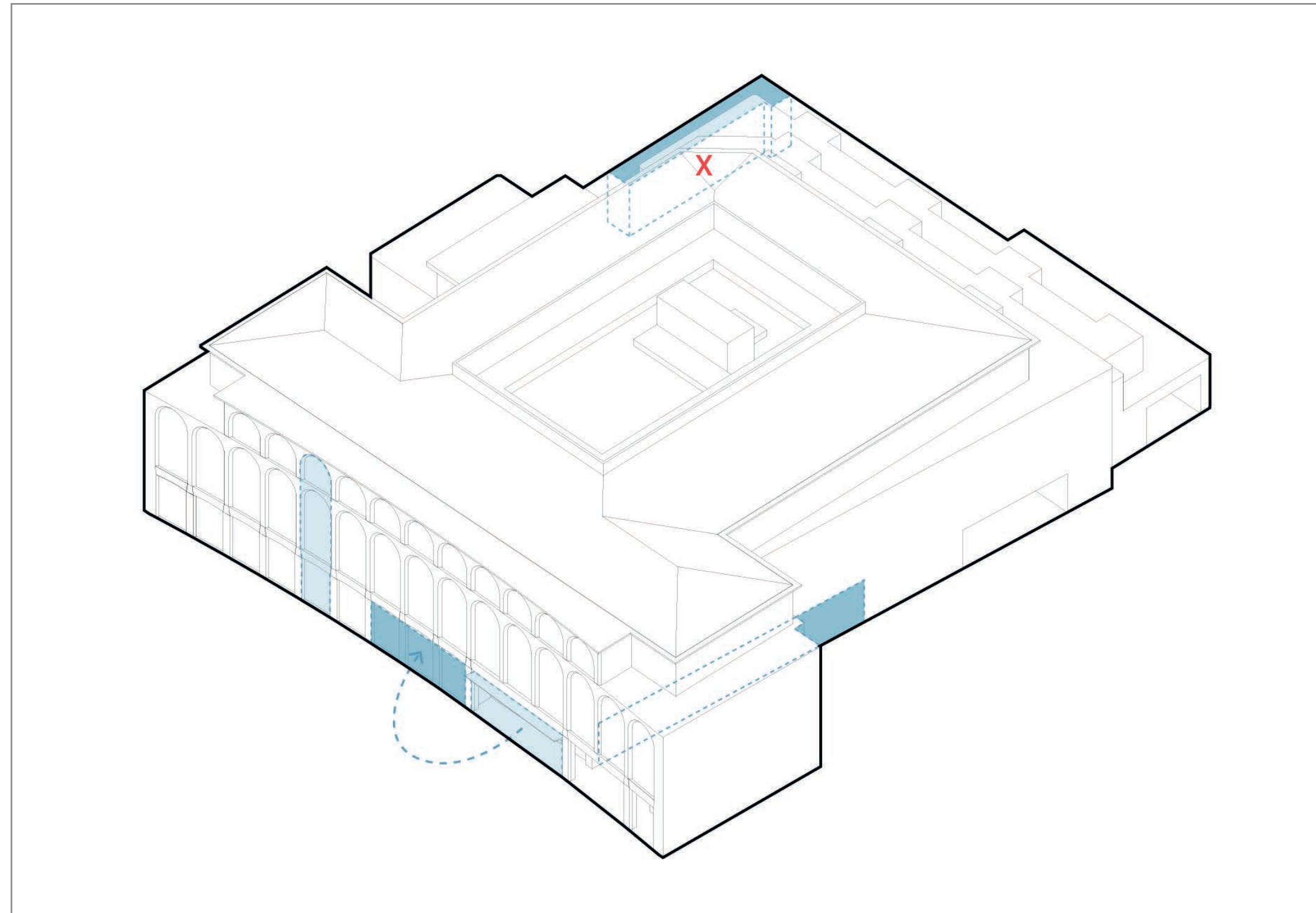
Fire

- Firefighter access from King’s Road to central core
- Escape from third escape stair redirected from Charles II Place.

Structure

- A basement raft slab is proposed instead of piles, as it is a less disruptive construction method.

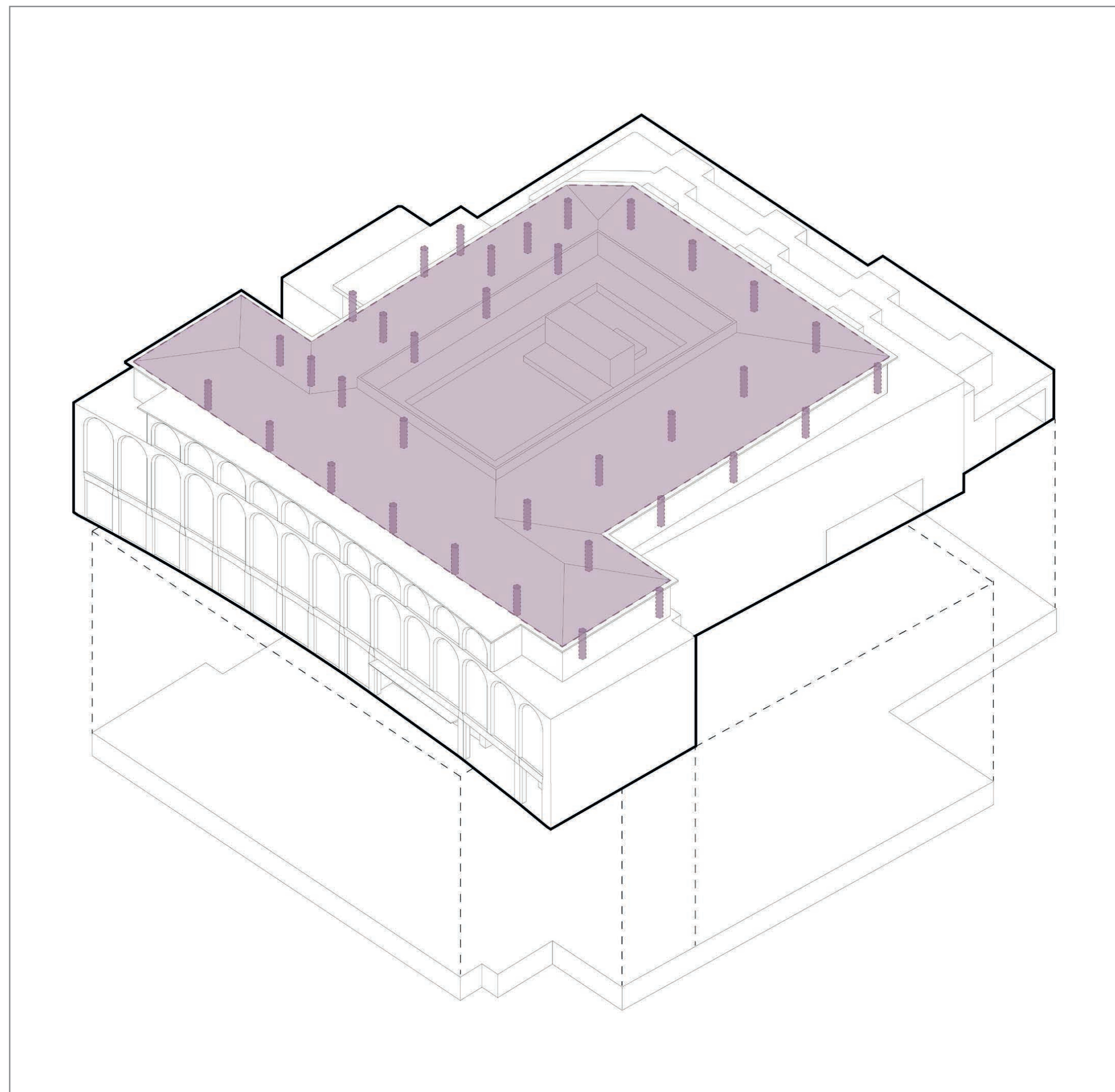
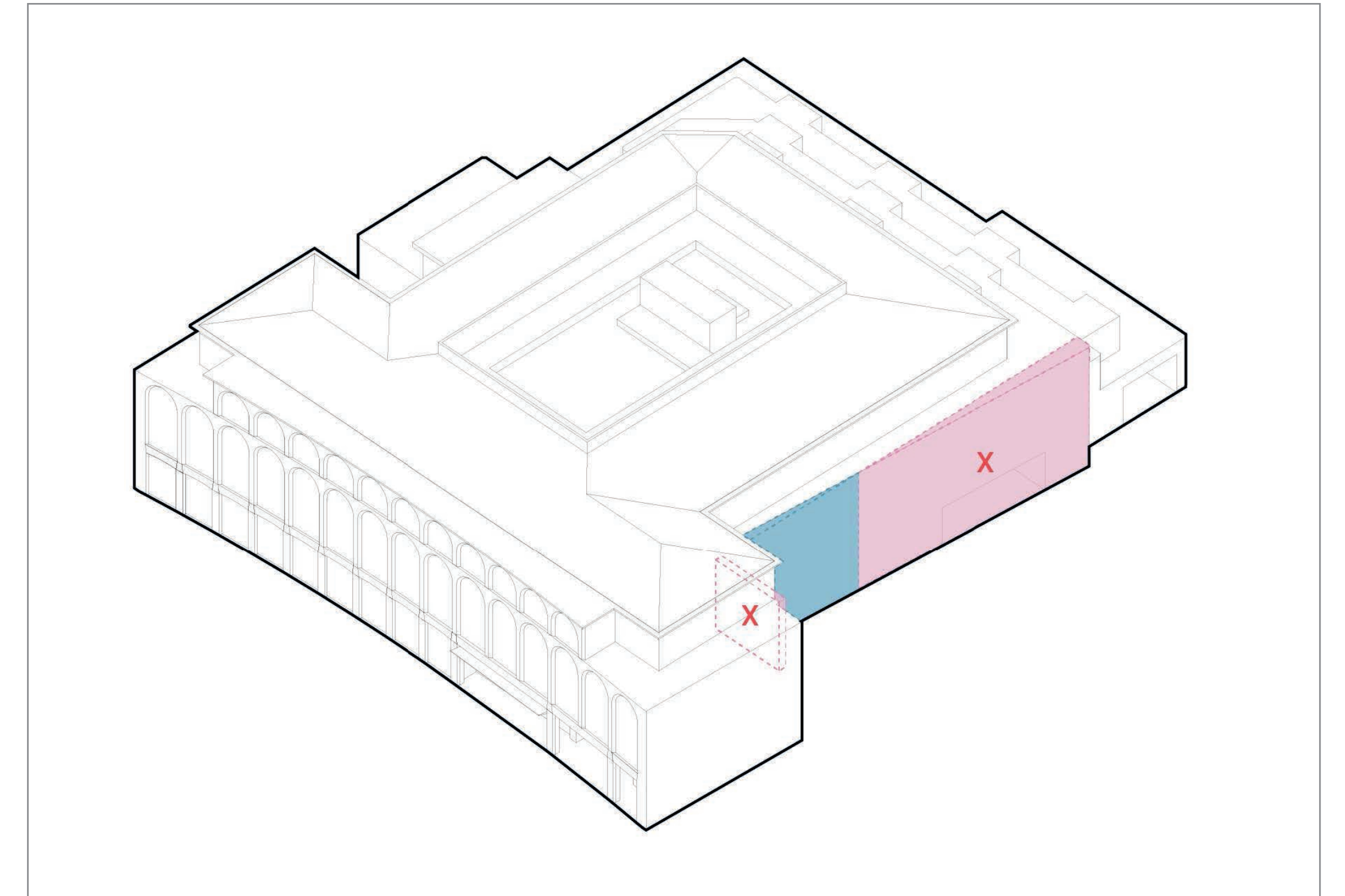
Proposed Architectural Amendments



Architecture

The office entrance has been moved to the centre to support fire access, whilst office and retail spaces have been reconfigured. Minor changes to the ground floor layout to accommodate fire escape routes, while the overall design and materials remain consistent.

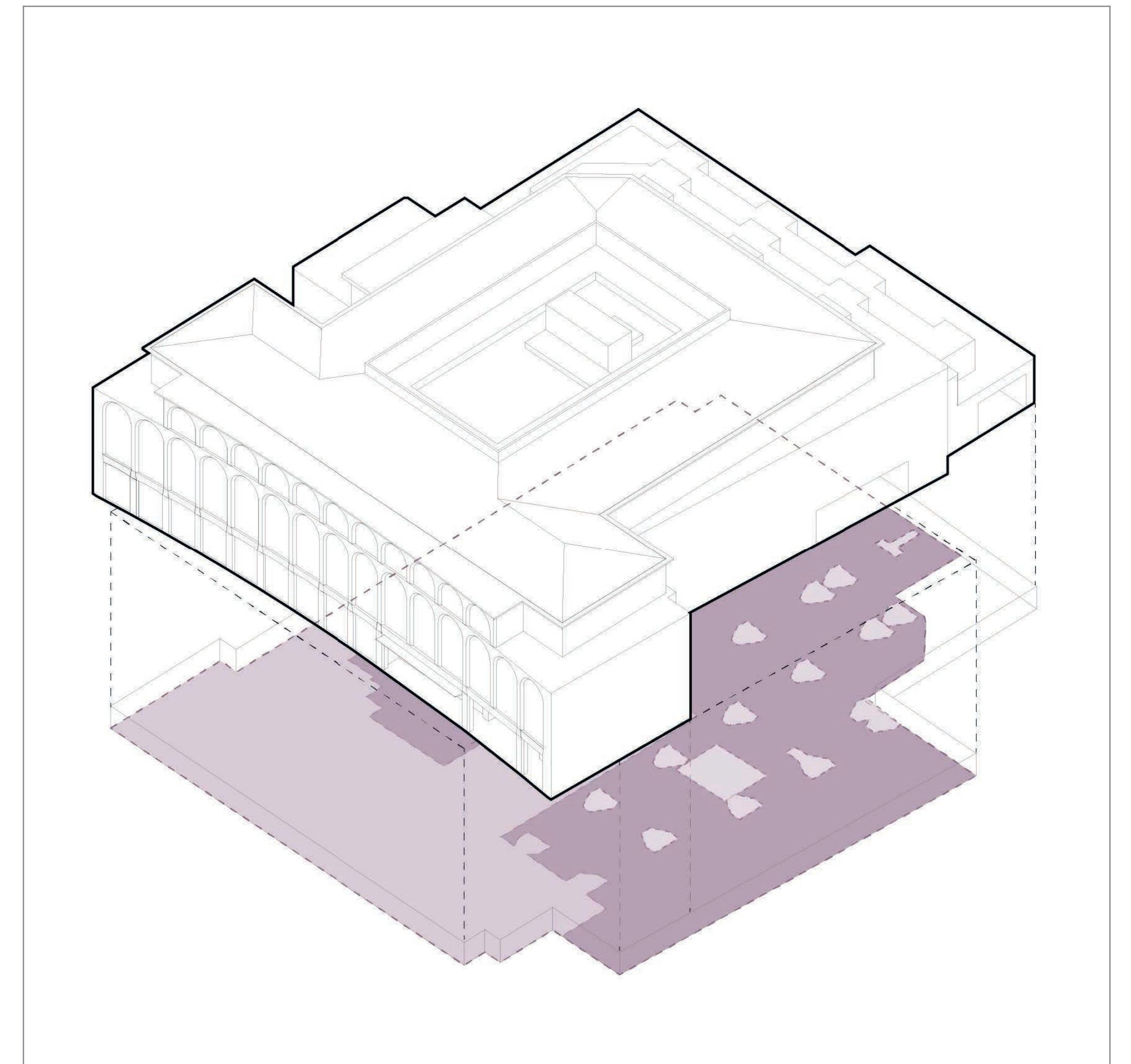
Changes to the west façade will improve access via the service road and simplify the structure, helping to reduce embodied carbon.



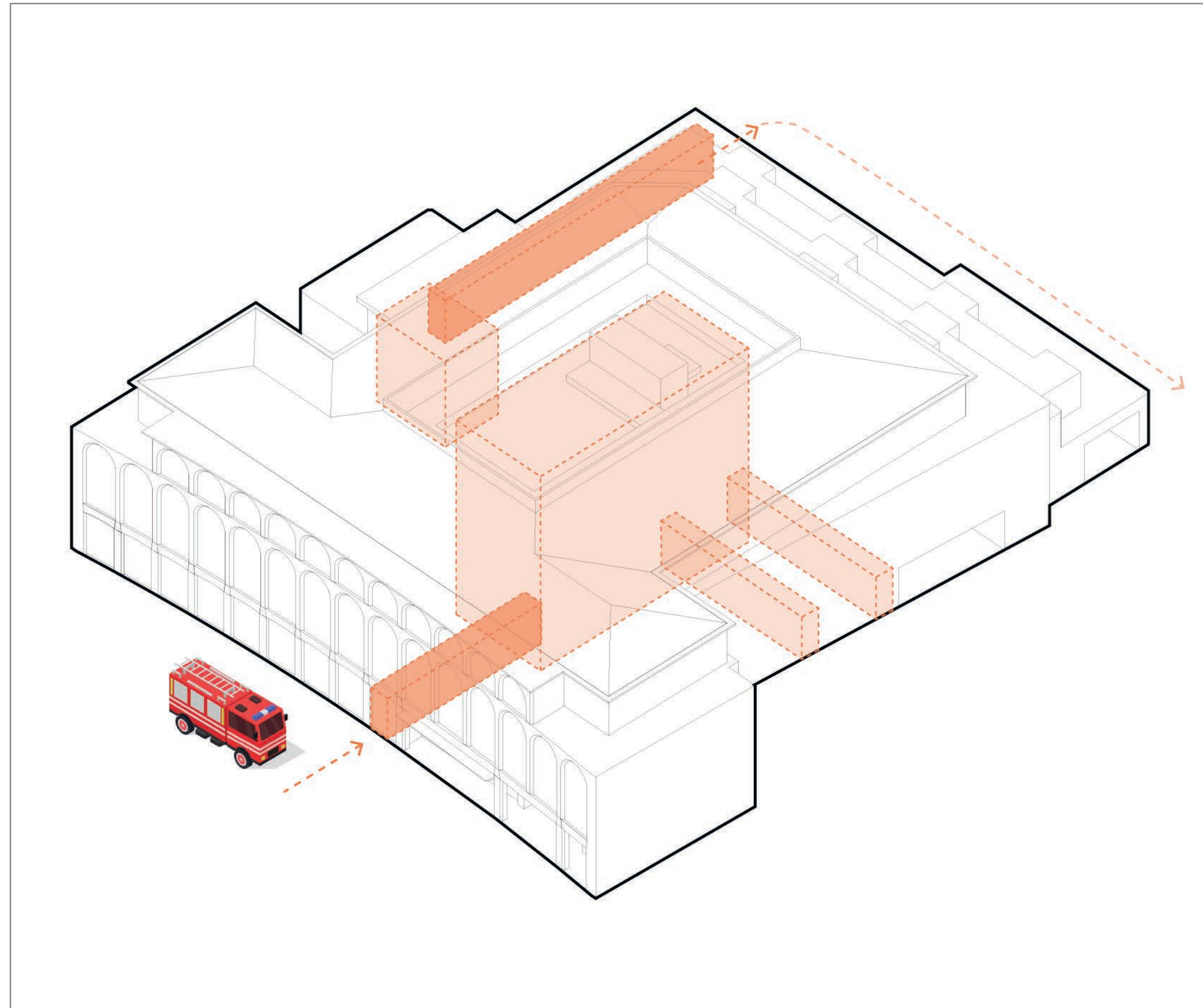
Structure & Civils

The structural design of the roof will change from timber to a flat slab post-tensioned concrete system to support mechanical and electrical requirements, which includes adding columns at the third floor.

In the basement, a continuous raft slab will replace the original pile solution, reducing embodied carbon.

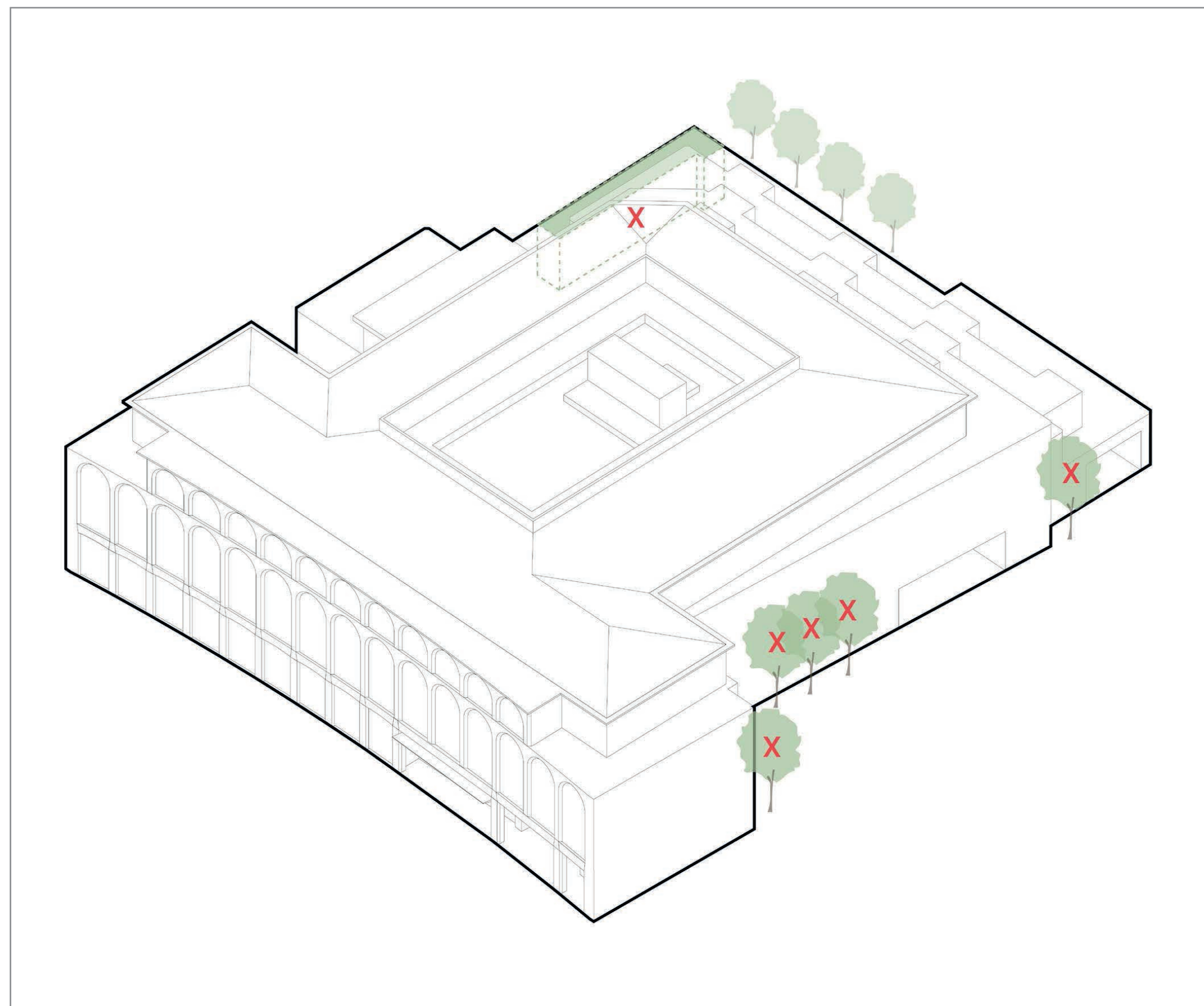


Proposed Architectural & Landscaping Amendments



Fire

The building layout has been improved for safety, with a new firefighting access route and wider stairs for office use. Existing escape routes are being retained or redirected to better suit the site, without adding new exits through boundary walls.



Landscaping

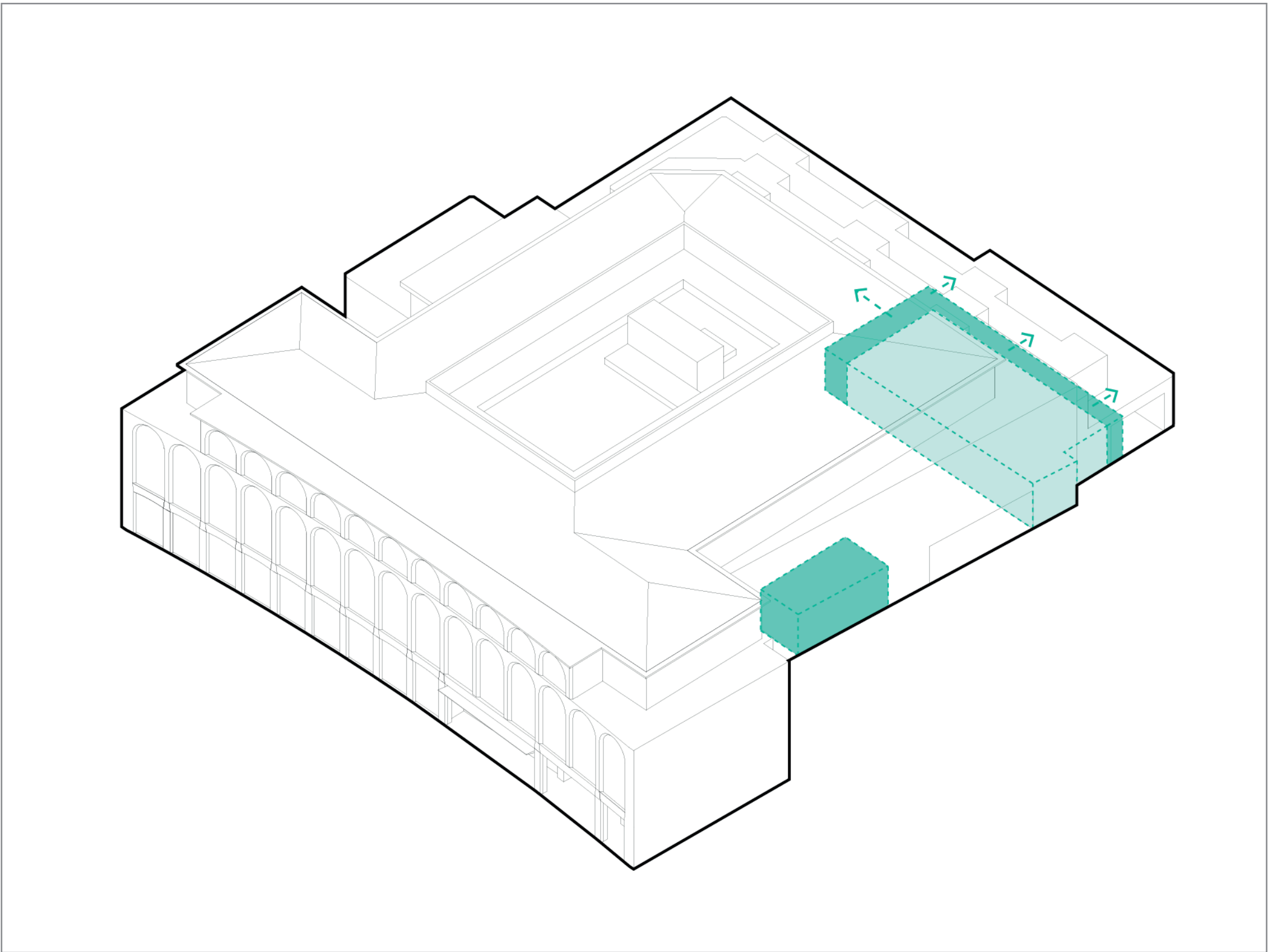
The landscaping scheme is being updated to adjust for the amendments to service road access and pedestrian fire egress routes. Some trees along the service road will be removed for vehicle access, and planting will be rearranged to allow for escape routes. A smaller first-floor terrace allows for a new escape route at the southeast of the building. New greening will be added that includes linear planters along the west side of the service road, climbing plants, and a green roof at the top of the building.



Proposed MEP Amendments

Mechanical, Electrical, and Plumbing (MEP) – Ground Floor

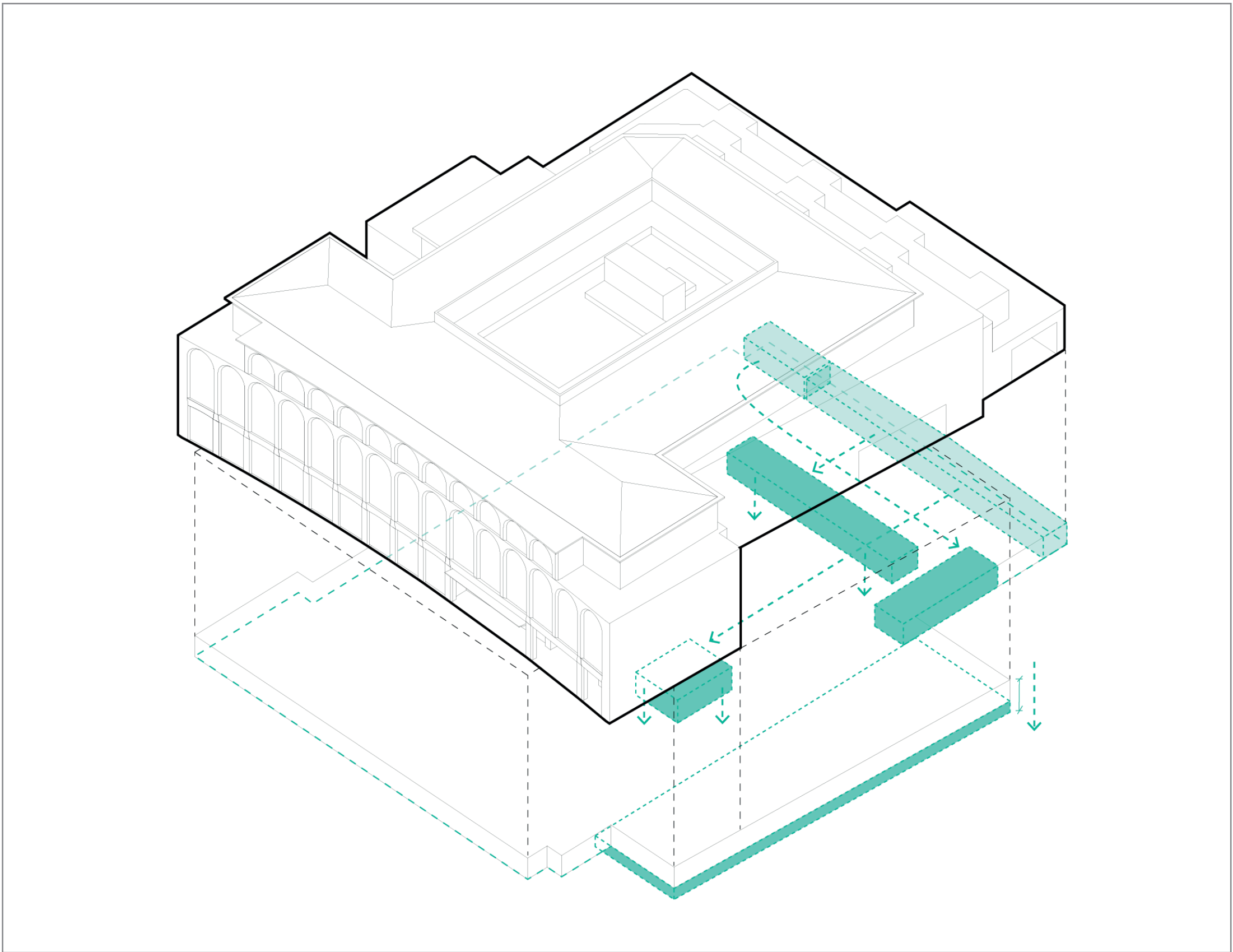
To support increased energy needs, three UKPN substations, including the existing network substation, are now required at ground floor level. This was not allowed for in the approved plans. Existing high level UKPN cables in the car park and service road will need to be moved or protected.



Ground Floor

Mechanical, Electrical, and Plumbing (MEP) – Basement

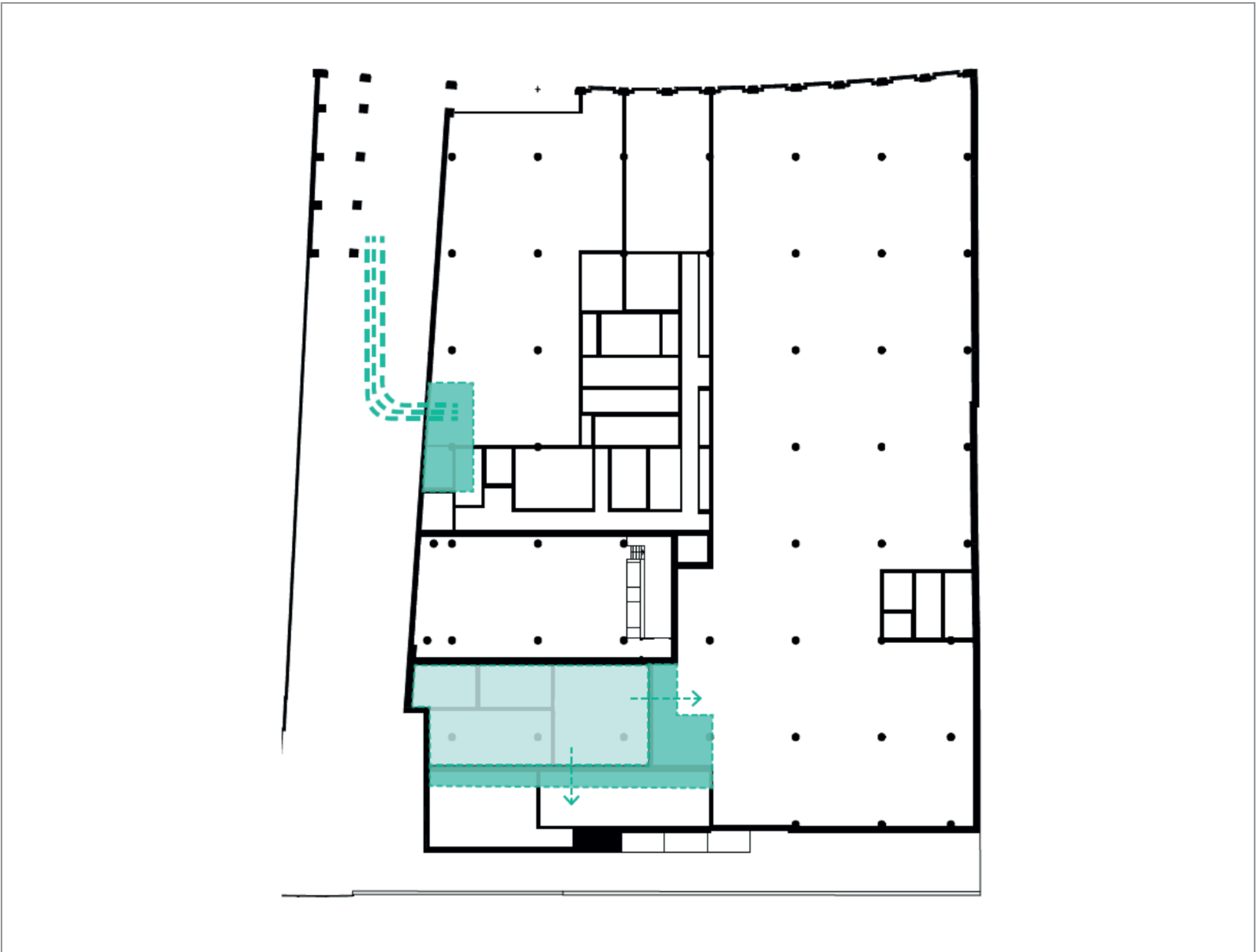
The plant area will be increased in size and height to meet operational needs. The sprinkler tank and 24-hour foul water store will be sunk below the basement slab. Some plant equipment will also be relocated within the car park.



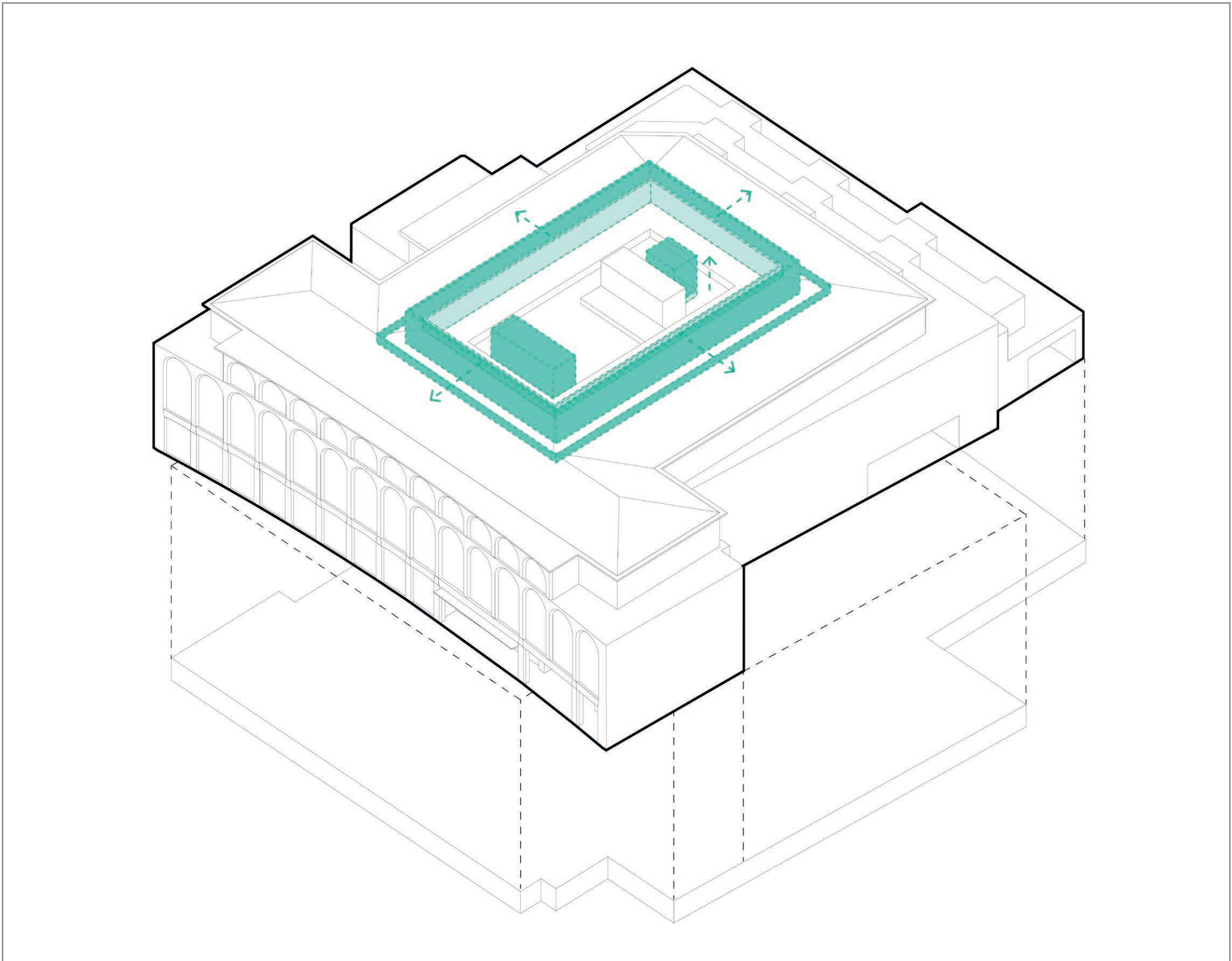
Basement

Mechanical, Electrical, and Plumbing (MEP) – Roof

The proposal involves extending the goods lift and continuing the second stair to the roof to provide safe access for plant replacement and maintenance. The plant enclosure will be enlarged, and a new opening added for better airflow, requiring some roof structure changes. The height of the plant screen will stay the same as previously approved.



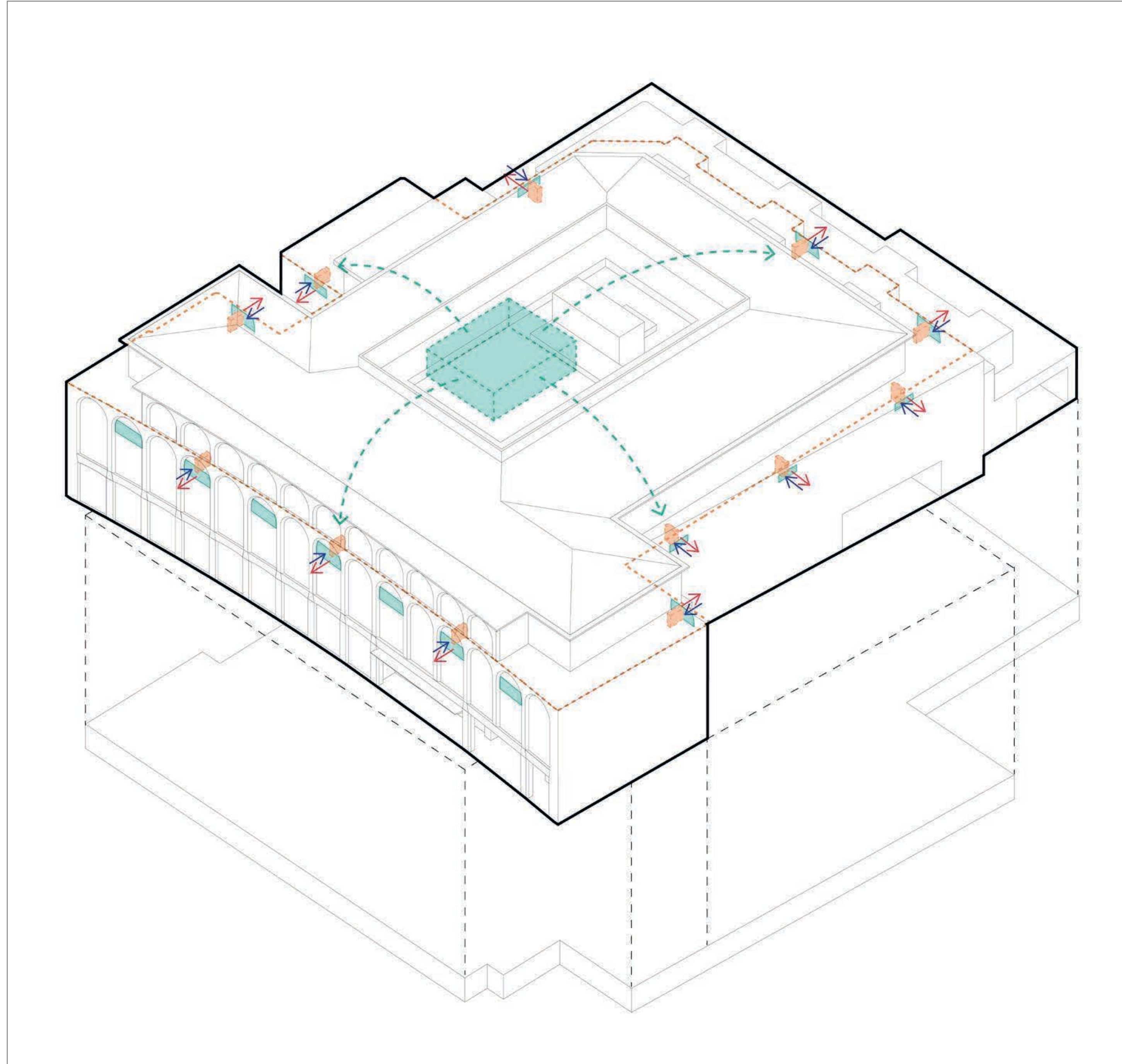
Ground Floor



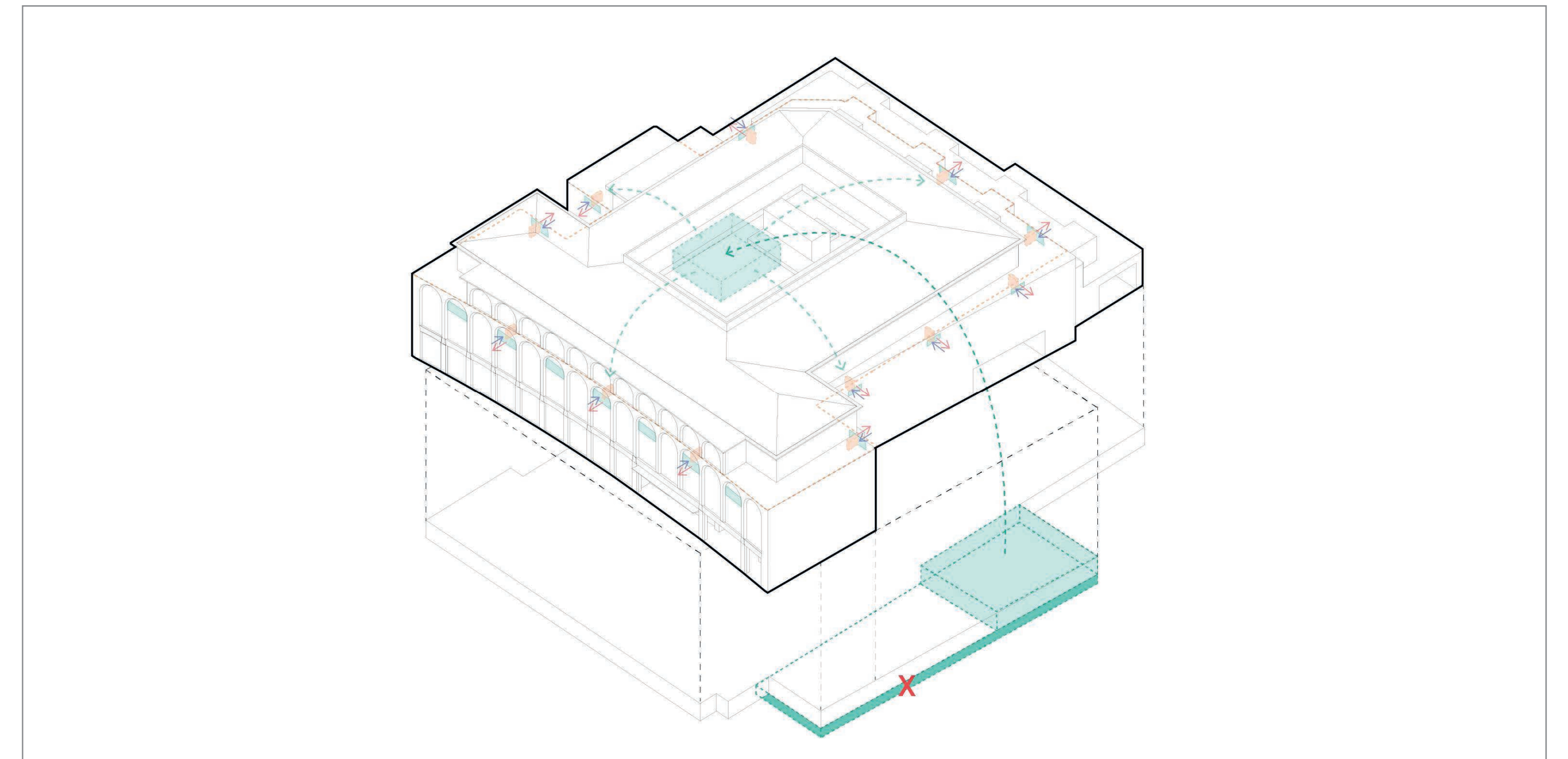
Roof

Proposed Plant Amendments

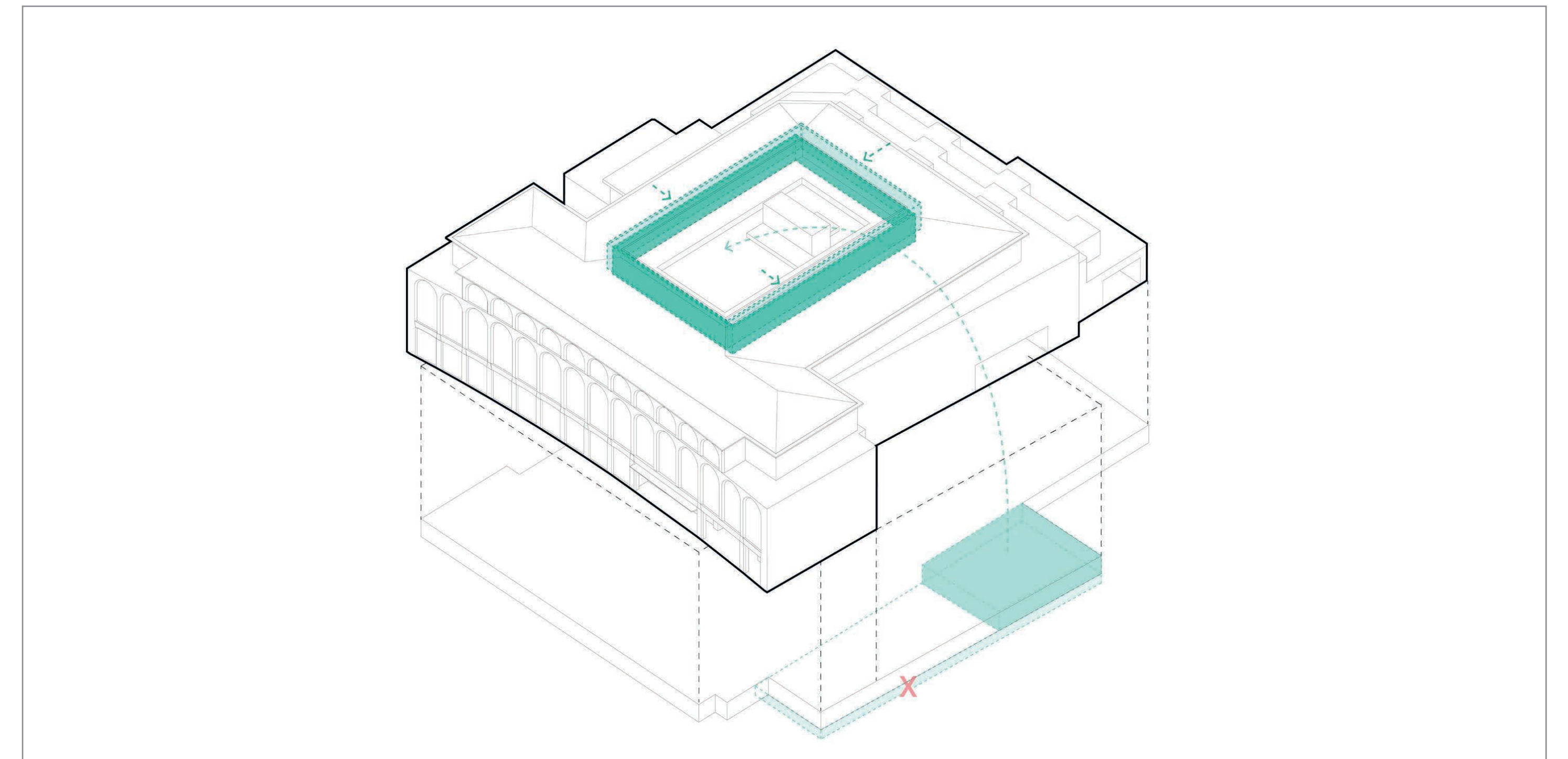
A key mitigation measure to reduce impact on basement and rooftop spaces involves moving away from a centralised MEP solution to an on-floor solution. This reduces the quantity of plant required at roof level and allows the movement of basement plant that is too tall to fit within the basement space but can be accommodated at roof level, without raising the level of the plant screen.



Some rooftop plant equipment will be relocated within the building, integrated into the ceiling design where possible.



Moving other plant, shown in the basement in the approved plans, onto the roof, as well as onto office floor ceilings.



Rearranging the location of plant equipment has helped minimise the required expansion of the plant enclosure, though there is still an overall increase compared to the approved scheme.

Consented & Proposed Elevations

Consented Scheme



View down King's Road



View down King's Road



View down Markham Street

Proposed Amendment



View down King's Road



View down King's Road



View down Markham Street

Conditions

We are seeking to vary several of the pre-commencement conditions to align with the construction and detailed design procurement strategy. This will streamline the overall development programme. Amendments are shown in blue.

No.	Title	Existing Wording	Proposed Amendment
Condition 7	Public Toilets	<p>Notwithstanding the details shown on the approved drawings, prior to commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) floor plans demonstrating provision shall be made for free public toilets suitable for a range of users including disabled people, families with young children and people of all gender identities, including the provision of free unisex toilets and of free ‘Changing Places’ toilets designed in accordance with the guidance in British Standard BS8300-2:2018; and</p> <p>b) details of the ongoing management and cleaning, demonstrating that the toilets and changing places provided would be available to the public during the development’s opening hours and would be maintained safe, well-lit and clean.</p> <p>The development shall be carried out in accordance with these details, and all public toilets at the development shall be made available to the public for free prior to occupation and shall be maintained in perpetuity in accordance with the approved details.</p>	<p>Notwithstanding the details shown on the approved drawings, prior to commencement of development (save for site clearance and demolition) the following shall be submitted to and approved in writing by the Local Planning Authority.</p>
Condition 9	Secure By Design	<p>Prior to the commencement of above ground works details of measures to minimise the risk of crime and meet the specific security needs of the development (informed by the principles and objectives of Secured by Design) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.</p>	<p>Prior to the commencement of above ground works (save for site clearance, demolition and basement works) details of measures to minimise the risk of crime and meet the specific security needs of the development (informed by the principles and objectives of Secured by Design) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.</p>
Condition 33	Contamination – preliminary risk assessment report and proposed site investigation	<p>No development shall commence until a Preliminary Risk Assessment and Proposed Intrusive Site Investigation Design (PSID) for the site and surrounding area are submitted to and approved in writing by the Local Planning Authority. The PSID shall be prepared in accordance with the Environment Agency’s current Land Contamination Risk Management Guidance and the Council’s guidance or any subsequent updates.</p>	<p>No development shall commence (save for demolition to ground floor level) until a Preliminary Risk Assessment and Proposed Intrusive Site Investigation Design (PSID) for the site and surrounding area are submitted to and approved in writing by the Local Planning Authority. The PSID shall be prepared in accordance with the Environment Agency’s current Land Contamination Risk Management Guidance and the Council’s guidance or any subsequent updates.</p>

Conditions

No.	Title	Existing Wording	Proposed Amendment
Condition 37(a)	Energy Performance – including updated Be Lean Assessment	No development shall commence until an updated Be Lean assessment has been submitted to and approved in writing by the Local Planning Authority to demonstrate that energy efficiency measures have been further maximised towards meeting the Be Lean 15% target. The submitted assessment shall include demonstration that the average cooling demand would be lower than the notional building in Part L of the Building Regulations (2021).	Notwithstanding the details shown on the approved drawings, prior to commencement of development (save for site clearance and demolition) the following shall be submitted to and approved in writing by the Local Planning Authority.
Condition 41	Flood Risk and Drainage - Further information required	<p>No development shall commence until the following flood risk and surface water drainage information is submitted to and approved in writing by the Local Planning Authority.</p> <p>Flood Risk</p> <ul style="list-style-type: none">• Details of the suitable pump device (specification and location) to protect the development from sewer flooding. <p>Surface Water Drainage (SuDS)</p> <ul style="list-style-type: none">• Details of the proposed SuDS (green roof, permeable paving and below ground geocellular crates), their location, extent, attenuation capacity, specification, structural integrity, construction, operation, access, and maintenance.• Section/profile drawings of all the SuDS.• Drainage plan to show the location and extent of the proposed SuDS, their outflows, pumps and any flow control devices. The plan should show how surface water run-off will be conveyed to the SuDS, overland flow paths, and any connections to the sewer system if necessary.• A phasing plan if the scheme is delivered in different phases.• Our SuDS proforma with the SuDS details.• Management and maintenance plan for the surface water drainage system. <p>The approved flood risk and surface water drainage (SuDS) measures shall then be fully implemented prior to the first use of the development, made fully functional at all times and maintained thereafter.</p>	<p>No development shall commence (save for site clearance and demolition to ground floor level) until the following flood risk and surface water drainage information is submitted to and approved in writing by the Local Planning Authority.</p> <p>Flood Risk</p> <ul style="list-style-type: none">• Details of the suitable pump device (specification and location) to protect the development from sewer flooding. <p>Surface Water Drainage (SuDS)</p> <ul style="list-style-type: none">• Details of the proposed SuDS (green roof, permeable paving and below ground geocellular crates), their location, extent, attenuation capacity, specification, structural integrity, construction, operation, access, and maintenance.• Section/profile drawings of all the SuDS.• Drainage plan to show the location and extent of the proposed SuDS, their outflows, pumps and any flow control devices. The plan should show how surface water run-off will be conveyed to the SuDS, overland flow paths, and any connections to the sewer system if necessary.• A phasing plan if the scheme is delivered in different phases.• Our SuDS proforma with the SuDS details.• Management and maintenance plan for the surface water drainage system. <p>The approved flood risk and surface water drainage (SuDS) measures shall then be fully implemented prior to the first use of the development, made fully functional at all times and maintained thereafter.</p>

Conditions

No.	Title	Existing Wording	Proposed Amendment
Condition 47	Crossrail 2 Safeguarding	<p>No development shall commence until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:</p> <p>i. Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,</p> <p>ii. Accommodate ground movement arising from the construction thereof,</p> <p>iii. Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.</p> <p>The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building is occupied.</p>	<p>Prior to commencement of development (save for site clearance and demolition to ground floor level) detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the Local Planning Authority which:</p> <p>i. Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,</p> <p>ii. Accommodate ground movement arising from the construction thereof,</p> <p>iii. Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.</p> <p>The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building is occupied.</p>



Conditions

No.	Title	Existing Wording	Proposed Amendment
Condition 52	Ventilation Strategy	<p>Prior to commencement of above ground (excluding site clearance, demolition and basement works) a Ventilation Strategy report in order to mitigate air pollution shall be submitted to and approved in writing by the Local Planning Authority. The Ventilation Strategy report should include the following information:</p> <p>a) Details and locations of the air intake locations on the buildings;</p> <p>b) Details and locations of ventilation extracts, generator flues, to demonstrate that they are located a minimum of 2 metres away from the fresh air ventilation intakes, openable windows, balconies, roof gardens, terraces; and</p> <p>c) If part (a) is not implemented details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5, PM10) filtration with air intakes on the rear elevations to remove airborne pollutants. The filtration system shall have a minimum efficiency of 75% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM2.5, PM10) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016. The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property.</p> <p>Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.</p>	<p>Prior to commencement of above ground works (save for site clearance, demolition and basement works) a Ventilation Strategy report in order to mitigate air pollution shall be submitted to and approved in writing by the Local Planning Authority. The Ventilation Strategy report should include the following information:</p> <p>a) Details and locations of the air intake locations on the buildings;</p> <p>b) Details and locations of ventilation extracts, generator flues, to demonstrate that they are located a minimum of 2 metres away from the fresh air ventilation intakes, openable windows, balconies, roof gardens, terraces; and</p> <p>c) If part (a) is not implemented details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5, PM10) filtration with air intakes on the rear elevations to remove airborne pollutants. The filtration system shall have a minimum efficiency of 75% in the removal of Nitrogen Oxides/ Dioxides, Particulate Matter (PM2.5, PM10) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016. The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property.</p> <p>Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.</p>



Benefits

- Improving vehicle and fire brigade access to and from the building.
- Simplifying construction to improve efficiency, ensuring the building is delivered as quickly as possible to minimise disruption to neighbours.
- Retaining the approved materials and overall appearance.
- Improving the building's functionality for all future users.



View down King's Road



View down King's Road



A New Home for M&S

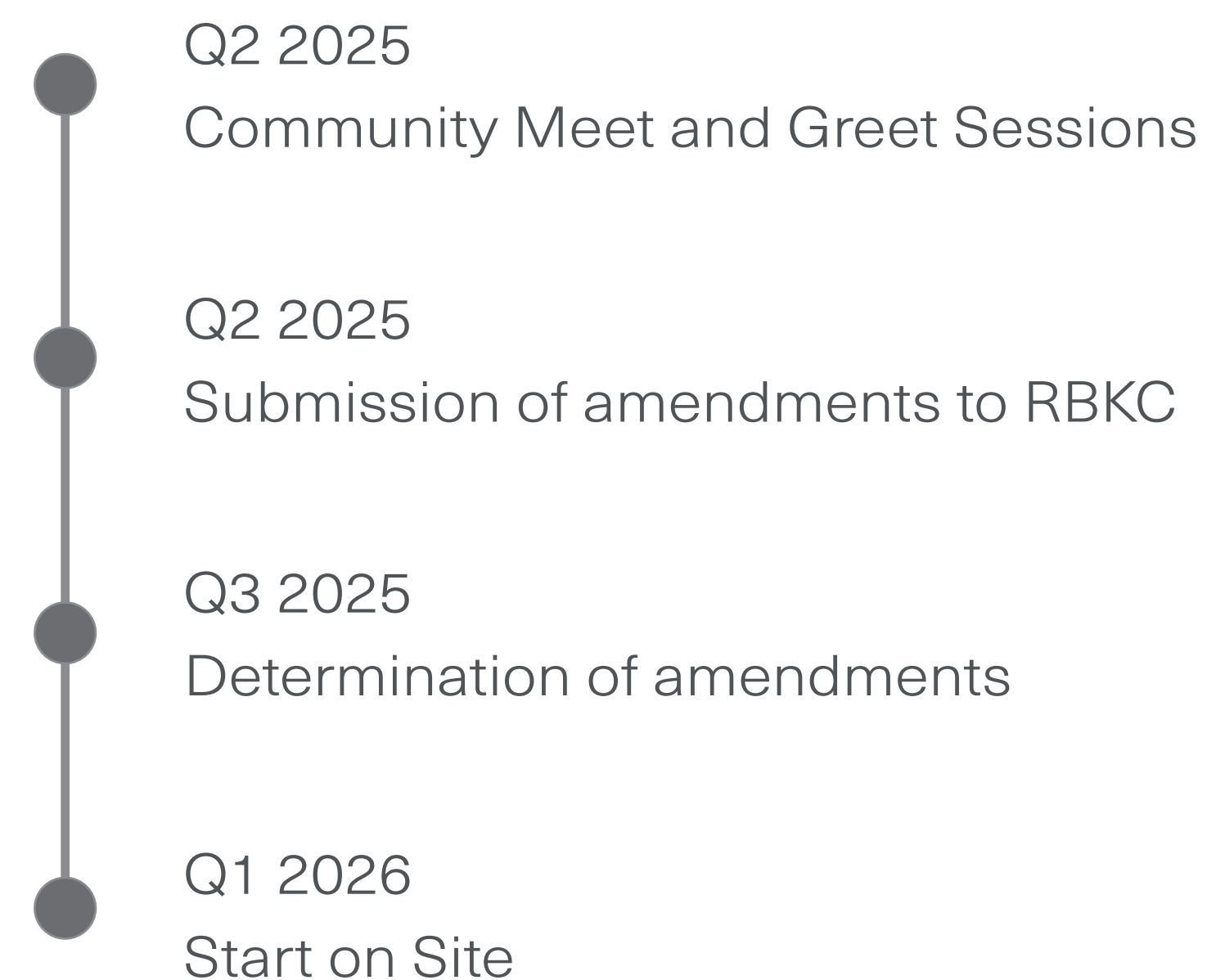


View down Markham Street

Thank You



Project Timeline



Thank you for taking the time to visit our consultation event. We hope you have found it insightful.

We would be very grateful if you could fill out a comment form and hand it to one of the team.

Alternatively, you can get in touch via our dedicated website, email, or by post:

 **81-103kingsroad.co.uk**

 **feedback@81-103kingsroad.co.uk**

 **FREEPOST RESIDENT CONSULTATION**

Finally, we will be holding further consultation update events in the coming weeks and months, so please do keep any eye out for our newsletter communications and we hope to see you again soon!