
From: Nick Baxter
Sent: 27 June 2023 16:01
To: Planning Planning
Subject: FW: Application 2023/1866/L - HS1 Comments

Importance: High

Hello Planning,



Nick Baxter
Senior Conservation Officer



From: Ben Olney [REDACTED]
Sent: 27 June 2023 15:22
To: Nick Baxter <Nick.Baxter@camden.gov.uk>
Cc: Josie Murray [REDACTED]
Subject: Application 2023/1866/L - HS1 Comments
Importance: High



Dear Nick,
please find attached comments on behalf of HS1 to application 2023/1866/L

1. A general question regarding the inconsistency of treatment of retail units within the overall footprint of St Pancras Station (listed building). Within the international station the listed building consent (Heritage Deed) sets out approved parameters for retail works. It would therefore be reasonable to assume that these should apply equally across the listed building.
2. In terms of the application there are inconsistencies within the design information submitted –
 - a. some drawings state the shopfront elevation window treatment to be white as existing, other drawings state it will be grey. As the other window bays that do not form part of this unit have a white window treatment it should remain white for consistency;
 - b. some drawings state 55" digital screen in shop front, others (01LB-Rev B) state 42" (which is consistent with the extant approval for retail works at St Pancras (although not in shopfronts).
 - c. fascia signage – dwg S6169 -06B has different spec to 01LB-Rev B re colour and materials
3. There is no heritage statement accompanying the application.
4. There are a number of proposed interventions which could result in harm to the listed building:
 - a. Proposed ventilation grilles –

- i. insufficient detail to evaluate how the grille would fit within the existing joinery and the potential impact on that;
 - ii. the two offset grille locations unbalances the elevation – is it feasible to locate both vents in one arch so that they are balanced?
 - iii. it is difficult to assess whether there would be a longer term impact on the building fabric from the use of the system and the emission of fats, oils and grease that will combine with airborne particulates and adhere to the building fabric resulting in discolouration and long term damage. We would suggest that detail of the proposed system, its use and measures to filter output is submitted for approval.
- b. Digital screens in external elevation – the repeating and diminishing arches of the Euston Road elevation to St Pancras are a significant aspect to this part of the building and its relationship to the inclined sweep of the forecourt behind and above. With the porte-cochere of the western elevation they provide the framing elements to the composition of the street facing elevation. The introduction of either graphic or digital representation in this will interrupt the cohesion of the elevation overall. Illuminated, moving content will distract and diminish and introduce an element of harm to this important space.
- c. There are three digital screens proposed above the counter area which will be visible external and in conjunction with the two proposed for the shopfront window adding to the visual impact on the character and appearance of the listed building.
- d. Digital screens on elevation facing internal public areas of station – while there is more scope for the sympathetic introduction of digital screens in this space this should be proportionate and respectful of the character and appearance of this upper level of the station which has a physical and visual connection to the hotel elevation and uses a subservient material palette that does not compete with the original design and materials, including modern conservation finishes. 3m digital screens, a 5m long graphic and an illuminated sign is excessive and should be scaled back.
- e. Digital Screens - depending on the specification of the screen and how they are used (information should be provided to enable assessment of impact), however if permitted these will have a negative visual impact on the elevation particularly if there are moving images. In the rest of the station digital screens are not permitted on external elevations or shop frontages within the building however they are permitted within the units.
- f. Partition walls
 - i. Internal elevation – faux brick wall graphic. St Pancras is renowned for the quality and workmanship of its design and materials, particularly brickwork. A printed vinyl of stretcher bond brickwork is inappropriate in this context and disrespectful. An alternative wall cladding material of high quality with texture (not wallboard) should be utilised.
 - ii. Internal elevation – the treatment of this elevation closes off any connection between the spaces – one door is removed and the other fixed closed and relies on graphics to animate the space rather than allowing a view into the unit and the activity therein.
 - iii. Internal cross partition – not clear how this relates to the brick pier in the shopfront elevation and whether it is proposed to fix into the brickwork which would not be advisable.
 - iv. Partition behind glazed elevation (last bay right hand side when facing elevation) - not clear how this relates to the brick pier in the shopfront elevation and whether it is proposed to fix into the brickwork which would not be advisable.
 - v. Bulkheads – behind glazing – not clear how this relates to the brick pier in the shopfront elevation and whether it is proposed to fix into the brickwork and joinery transom of shopfront which would not be advisable.
 - vi. Bulkhead above counter – this is lower than the proposed bulkhead behind the windows and thus the end elevation will be visible end on externally.
- g. Finishes
 - vii. All walls are proposed to be clad with wall board including the shop front brick piers – it is not clear if it is proposed to fix into the brickwork which would not be advisable as it will result in damage; interface with window joinery not detailed; visibility of wall board externally as part of window.
 - viii. Treatment and relationship of wall board below cill height not detailed and thus relationship to original fabric unclear

- ix. Bump rails proposed to be fitted in back of house area where cages stored behind external elevation – these should not be fixed to brickwork.
 - x. In order to protect the building fabric we would suggest that no fixings are permitted to the brickwork or joinery of the shopfront elevation.
 - xi. Vinyls to 1500mm FFL across one bay (bay with door on right hand side of elevation) – these introduce a new strong horizontal emphasis in the elevation and changes the character of the bay. They will also give a view onto a back of house food preparation function with a different utilitarian lighting design which would dominate the elevation and may not be appropriate in this setting. Suggest that this is full height window treatment to match adjacent.
 - xii. Need to ensure that the correct ironmongery (ie that which has been approved for the station overall including these units) is replaced / repaired / reused and no other elements added to the joinery.
 - xiii. Graphics proposed fixed to brick pier – comment as above re fixing to brickwork.
 - h. Lighting – specification of lighting not given. Station approval is for 3000k max internal lighting.
 - i. Door curtain – states surface mounted – not clear to what. Previous door curtain suspended from soffit.
5. Servicing the unit – as the back of house area is quite large relative to the front of house it is not clear how it is proposed to service the unit with reduced number of doors – concern re potential damage to the external masonry fabric of the building from cages / deliveries etc.

Kind regards



Ben Olney | Planning & Consents Manager

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