

# ST PANCRAS CHAMBERS

APARTMENT 3-10, ST PANCRAS CHAMBERS, EUSTON ROAD,  
LONDON, NW1 2AR

**DESIGN, ACCESS AND HISTORIC STATEMENT**

MAR 2024



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## 1. INTRODUCTION

This statement has been prepared by POB. Architects, on behalf of our client, in support of an application to alter the Grade I listed apartment in St Pancras' Chambers.

The apartment is within the former Midland Grand Hotel building. The hotel was built in the 19th Century in the Gothic Revival architectural style. The hotel closed in 1935 and was used as railway offices until the 1980's. It was converted into its current layout in a major renovation project completed in 2009 by Manhattan Lofts Corporation consisting of 66 apartments on the upper floors and a hotel on the lower floors.

The St. Pancras Chambers building is located on the north side of Euston Road, above St Pancras International Railway Station. The site falls within the Kings Cross St Pancras conservation area.

This application relates to a third floor apartment consisting of three former hotel rooms now providing an entrance, kitchen/ living room, bathroom and two bedrooms.

This document sets out the sensitive design approach to renovating the apartment, maximising the tall spaces and protecting and enhancing the historic features.

## 2. HISTORIC ENGLAND LISTING

Heritage Category: Listed Building

Grade: I

List Entry Number: 1342037

Date first listed: 07-Nov-1967

Date of most recent amendment: 11-Jan-1999

List Entry Name: ST PANCRAS STATION AND FORMER MIDLAND GRAND HOTEL

Statutory Address 1: ST PANCRAS STATION AND FORMER MIDLAND GRAND HOTEL, EUSTON ROAD

Railway terminus and hotel, comprising train shed, terminus facilities and offices, ancillary buildings, taxi stand, warehousing: including substructure and storage areas to sides and rear, and structures to the forecourt. Station, 1865-1869; former Midland Grand Hotel, 1868-76, both by George Gilbert Scott. Train shed, 1865-8 by William Henry Barlow (engineer). Deep red Grippier's patent Nottingham bricks with Ancaster stone dressings and shafts of grey and red Peterhead granite; slated roofs renewed in 1994 in carefully diminishing courses.

STYLE: monumental, picturesquely composed Gothic Revival building of 23 windows flanked by towers and a curved 10 window wing to the west.

INTERIORS: The 500-bedroomed hotel closed in 1935 and was used as offices but has retained many original features, fixings and fittings including tiles in fine ecclesiastical Gothic and Queen Anne Revival styles. There are several interiors of exceptional architectural interest. The entrance hall of Euston Road in the west wing and the ladies' saloon above are said to have been decorated by F Sang. Saloon with arcaded paired columns, trabeated ceilings and other decorations, with balcony over entrance. The Grand Staircase, also in the west wing, is of stone supported on exposed and decorated cast-iron. It is set in a rib-vaulted well, the spandrels to the vaults filled with paintings of the virtues dressed in medieval and classicising garb with the spandrel to the east depicting the arms of the Midland Railway (being consolidated and restored at time of inspection in September 1994). The Coffee Room on the ground floor of the west wing has a crescent-shaped, square-ended plan. It was altered with an overlay of Classical ornament in the late C19 or possibly early C20, but many of the original elements survive, the cornices and ceilings protected behind later partitioning and false ceilings. Main staircase the most dramatic space, the stone treads supported on exposed and expressed cast-iron beams.



### 3. DESIGN AND ACCESS

#### 1. GENERAL DESCRIPTION

The Property is a third floor, single storey apartment.

#### 2. USE

The building is a single occupancy residential property and there is no intended change of use.

#### 3. PROPOSED WORKS

The proposed scope of work includes replacing the modern kitchen with an altered layout and forming a mezzanine platform above the bathroom, accessed via bedroom 2, in place of an existing storage mezzanine. Other works include changes to the electrical installation, decoration, replacement of the bathroom sanitaryware and tiling and new joinery.

No external changes are proposed.

#### 4. APPEARANCE

The new kitchen has been designed to appear like two pieces of furniture within the space. This will allow the original proportions of the room to take precedence. The false wall behind the kitchen will be removed.

A mezzanine will be installed in place of an unused storage space. The existing hot water tank will be removed and electric instant/ more energy efficient hot water products installed within the bathroom. The balustrade to the mezzanine and proposed paddle staircase have been designed in timber as a sculptural element within the space. The proposal allows for the reinstatement of the original cornice and picture rail in bedroom 2 as the whole ceiling will once again be visible in the space.

Existing services will be altered as required including a new waste pipe from the kitchen to run behind the skirting and connect into the existing kitchen waste. The existing sprinkler system will be altered as required by the freeholder.

#### 5. LAYOUT

The position and orientation of the property remains unaffected within the site.

#### 6. LANDSCAPING

N/A.

#### 7. ACCESS

The existing access to the apartment via a main corridor into an entrance hall remains unchanged. There is no car parking associated with the property. No changes to waste/ recycling disposal are proposed.

#### 8. FLOOD RISK

N/A.

#### 9. PLANNING PRECEDENT

The proposal for a mezzanine follows precedent from other apartments within the building including:

Apartment 3-16: APPLICATION 2016/6247/L

Internal alterations involving the installation of a mezzanine deck, staircase and secondary glazing.

Apartment 2-09: APPLICATION 2016/3466/L

Internal remodelling works to grade 1 listed building, including removal of recently installed shower room and storage floor, and installation of mezzanine floor to create open gallery en suite to master bedroom

Apartment 2-01: 2007/2366/L (part of the conversion to residential apartments)

Details of the second stage of main construction works, including new mezzanine floors, pursuant to condition 2(c) of the listed building consent dated 12/07/06 (ref. 2004/3322/L) (for the restoration of

basement to first floors and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second & third floors and at fourth to sixth floors, a new wing on Midland Road containing 190 hotel guest rooms at 7 levels and internal alterations).

#### 10. PLANNING POLICY

The following policies have been considered as part of the design process for the proposed alterations:

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

#### 11. STRUCTURAL DESIGN

A new proposal for the structural design has been included in the application: 'SPARK-2304-R01 Apartment 3-10 St Pancras Chambers Structural Report'

This proposes to replace the existing modern lightweight steel stud wall and ceiling structure with a new timber structure. The new structure will be resin anchored into the existing masonry walls. This method of fixing has been proposed as it has the most minimal impact on the fabric of the building.

The conclusion of the structural report is :

*'1. No modifications or strengthening works are required to the main building structure.*

*2. The lightweight steel ceiling and partition wall should be replaced with a lightweight timber stud partition and ceiling to allow top boards to be added, improved access, and fixing of the paddle stair/balustrade.'*

## 4. HISTORIC IMPACT ASSESSMENT

The existing bathroom, lobby and storage space have been carved out of a once larger room including bedroom 2. The storage space cuts the ceiling coving and separates the existing volume.

The mezzanine proposal helps to maximise the use of the tall ceilings in the apartment. By removing the wall at high level, the whole of the ceiling will once again be visible and the cornice and picture rail will be restored to run the whole perimeter of the space.

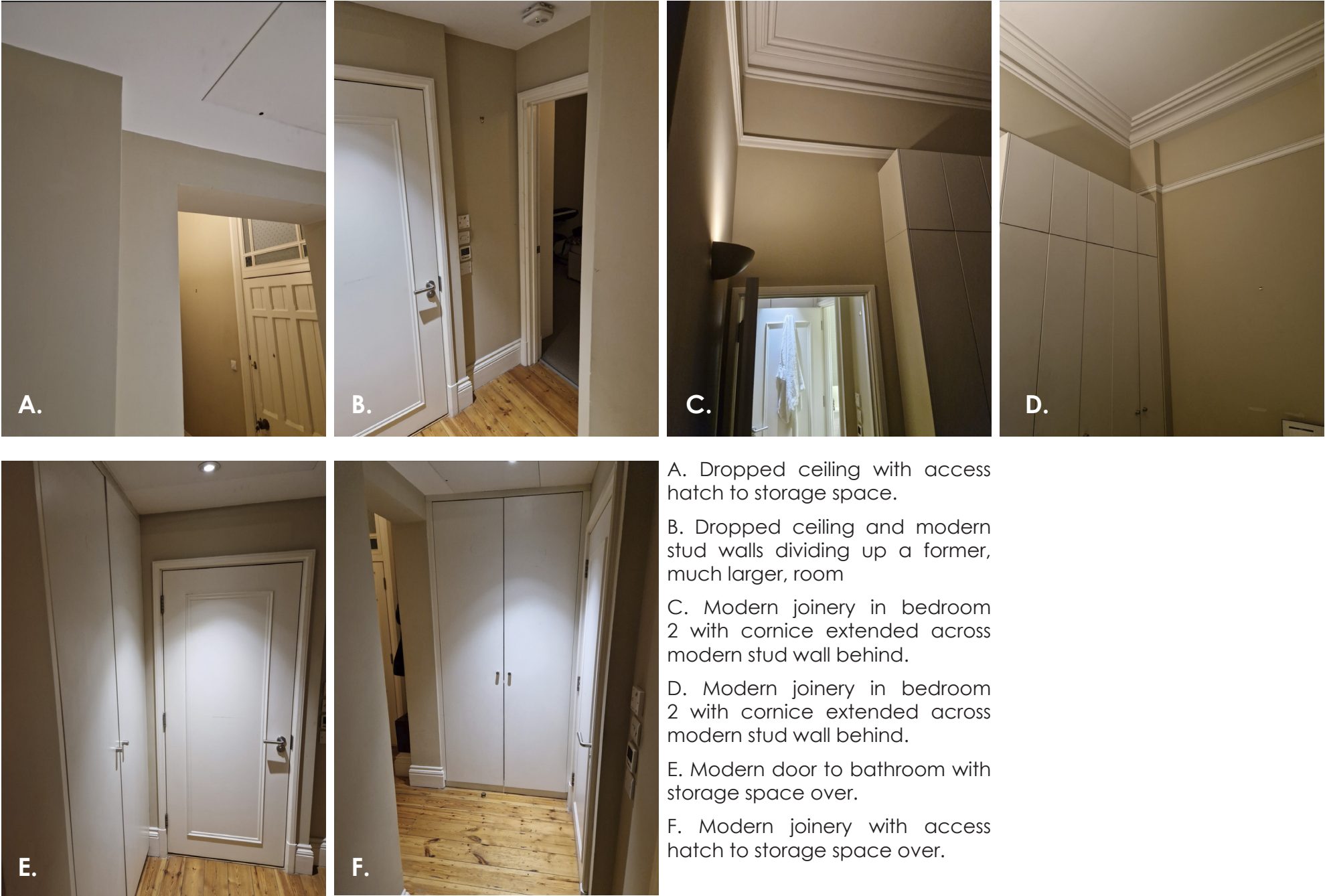
The new kitchen, designed as pieces of furniture within the space, allows the original proportions of the rooms to be restored.

All original features within the apartment will remain including the fireplace, flooring, plasterwork and door and window joinery.

There will be no impact on the street scene as no external changes are proposed.

The proposed work ensures there is no damage to the historic fabric.

## 5. EXISTING APARTMENT PHOTOS



A. Dropped ceiling with access hatch to storage space.  
B. Dropped ceiling and modern stud walls dividing up a former, much larger, room  
C. Modern joinery in bedroom 2 with cornice extended across modern stud wall behind.  
D. Modern joinery in bedroom 2 with cornice extended across modern stud wall behind.  
E. Modern door to bathroom with storage space over.  
F. Modern joinery with access hatch to storage space over.





G. Modern integrated kitchen to be replaced with free-standing furniture.

H. Modern kitchen to be removed. Original features, such as fireplace, to be retained.

I. Modern sanitaryware fittings to be replaced.

J. Modern sanitaryware fittings to be replaced.

## 6. CONCLUSION

The proposal, which follows precedent from other apartments in the building, maximises the use of the tall ceilings in the apartment and enhances the experience of the proportions and details of the original rooms contained within the apartment.

The existing kitchen and above bathroom storage space proposed to be removed are modern additions and there is no loss to historic fabric.

We believe that the proposal will enhance the use, aesthetics and historic features of the apartment.