



Apartment 2.09 St Pancras Chambers  
Listed Building Consent  
Design and Access / Heritage Statement  
November 2012  
Rev A



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		London
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## 1.0 INTRODUCTION

### 1.1 Background

This Design, Access and Heritage Statement supports the Listed Building Application for apartment 2.09 St Pancras Chambers for the consent to carry out small scale alterations within the apartment. The owner of 2.09 would like to carry out the improvement alterations to make better use of the available space by adjusting the layout of the mezzanine floors, which is described within this document and the accompanying existing and proposed drawings. The proposed alterations remove an existing storage loft floor and replace it with a lower thinner mezzanine floor to create a new walk-in wardrobe and ensuite, with an access link via the bedroom to link through to the existing mezzanine floor.

### 1.2 St Pancras Chambers

St Pancras Chambers forms part of the Grade 1\* listed St Pancras International Station. The chambers have recently undergone a complete transformation by the developer Manhattan Lofts Corporation into luxury apartments. Apartment 2.09 is a double height unit consisting of two cube rooms to form a 1 bed apartment, first being a main living space and the second forming a bedroom. The apartment is located at the end of the main corridor which continues through into this apartment to separate the two main rooms to then provide a study and small mezzanine gallery.



## 2.0 POLICY CONTEXT

### 2.1 CS14 - Promoting high quality places and conserving our heritage

This is a core strategy of the Local Development framework, as described in the Camden Planning Guidance, which requires Design Excellence in the proposals for alteration and use. This document has been studied and adhered to for this application.

### 2.2 DP25 – Conserving Camden's heritage

Conserving Camden's rich heritage of historic and modern buildings is of primary importance which is set out in the Development Policies. The design proposal for apartment 2.09 has been prepared together with consultation with Camden Council and a keen eye on the preservation of the existing historic fabric of the St Pancras Station building.

## 3.0 DESIGN PROPOSAL

### 3.1 Layout

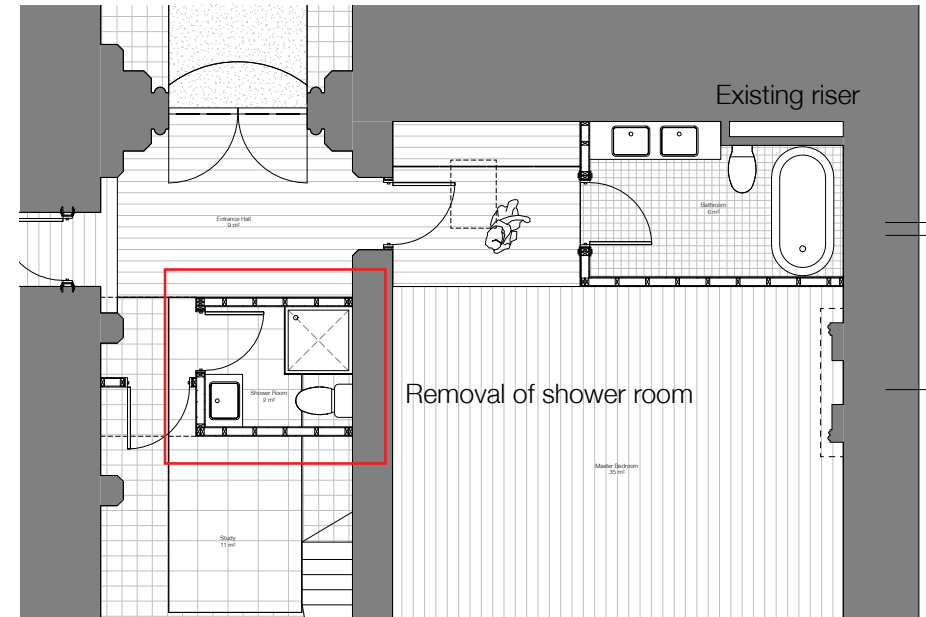
The proposals outlined in this document seek listed building permission for the removal of the existing shower room on the lower level of apartment 2.09, and the creation of a new mezzanine floor in place of the existing storage loft floor. The two mezzanine floors, new and existing, are then joined by link walkway meeting through the bedroom/study existing masonry wall of the apartment.

The existing shower room on the lower level was created during the recent refurbishment works in forming the St Pancras Chambers and is located far away from the main service riser of the building. Due to this there have been constant plumbing problems for the owner. It is for this reason the owner would like to remove the shower room and relocate this to form a new ensuite stacked above the existing bathroom to keep the plumbing located together.

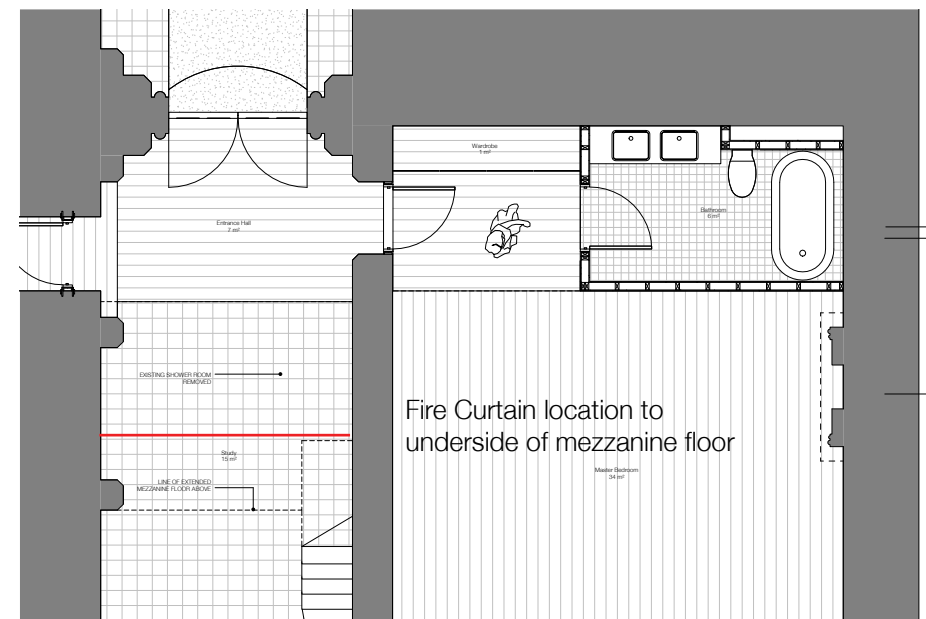
The location of this shower room also blocks natural light into the entrance hallway from the main southern elevation glazing. Removing this shower room will open up the hallway and allow more light in and create a more welcoming and pleasant environment. The final concept for removing the shower room is to re-introduce the original Sir Gilbert Scott concept to continue the main hallway through to the end of the building and preserve this vista as you enter the apartment.

Aside from removing the shower room the remainder of the lower level of apartment 2.09 will remain the same.

For fire safety it is proposed to introduce a fire curtain in the same location as the previous shower room wall. This will be coordinated with the building control officer following listed building consent.



Existing Second Floor Plan

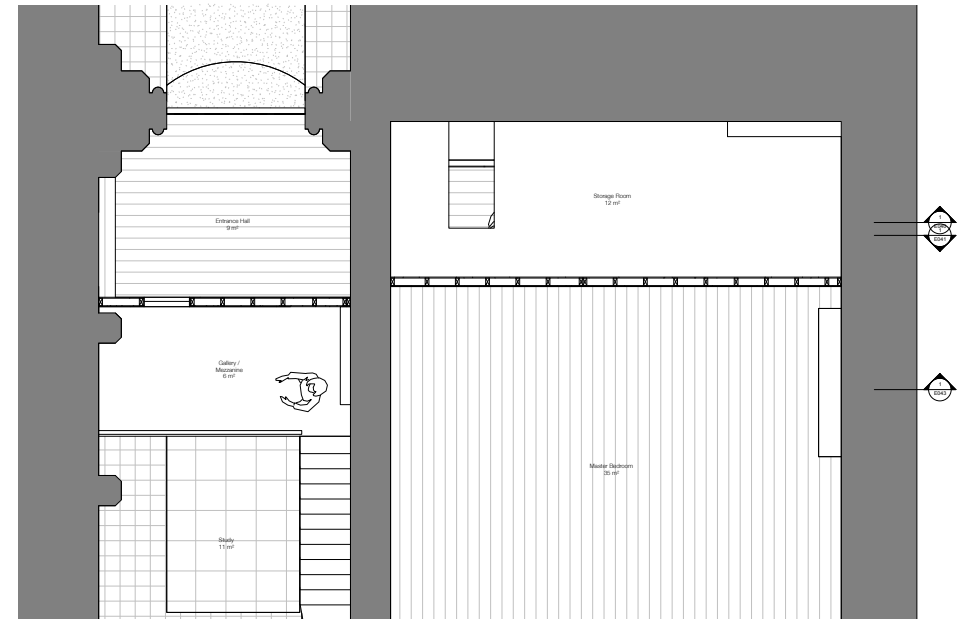
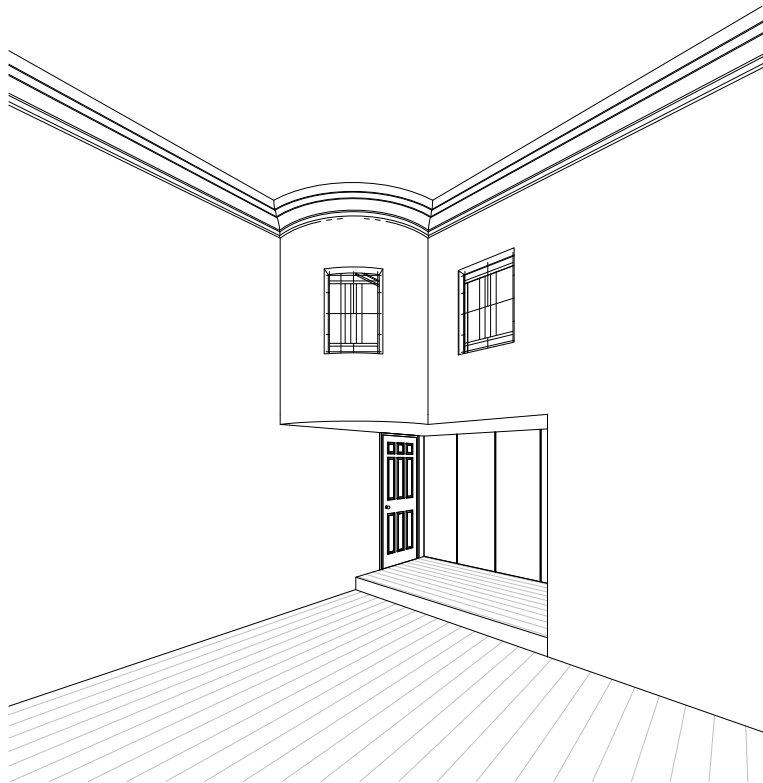


Proposed Second Floor Plan

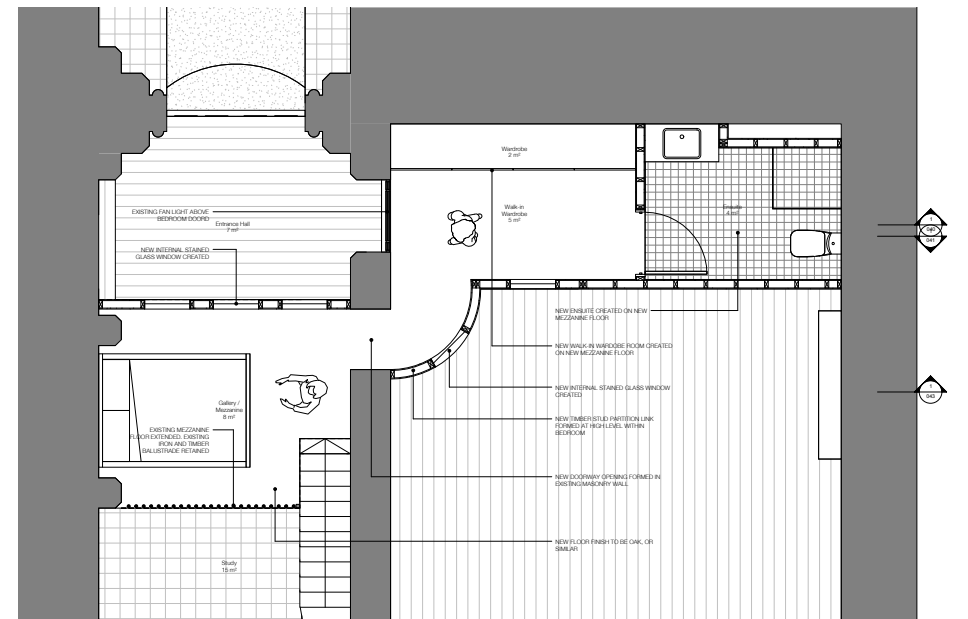
There are currently two mezzanine floors opposite sides of a main thick masonry wall within the apartment. The storage loft mezzanine floor is awkward to access from below for the owner and is deemed a poor use of space. The existing gallery mezzanine floor is very small and cannot be used for any particular purpose, again a poor use of space. The proposed design looks to connect these two spaces through a rotunda walkway within the bedroom volume.

The new mezzanine floor will be a very thin floor to achieve the desired head room above and below, and will run through the existing masonry wall above the existing bedroom door.

The new mezzanine will provide a walk-in wardrobe for the newly formed bedroom where the existing mezzanine is, and a new ensuite located above the existing bathroom on the lower level.



Existing Mezzanine Floor Plan



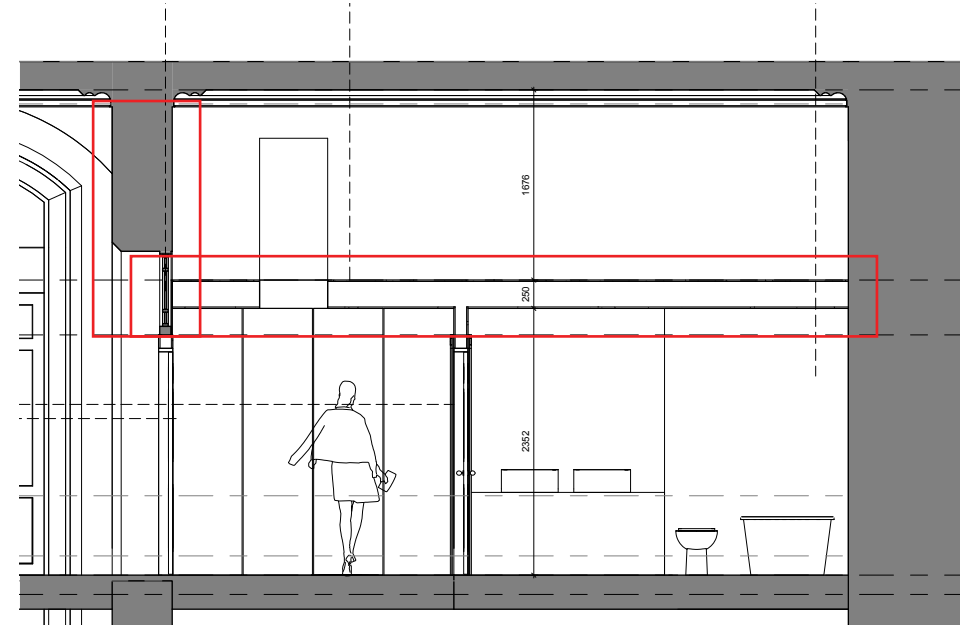
Proposed Mezzanine Floor Plan

### 3.2 Removal of Storage Loft

To create the new walk-in wardrobe and ensuite level the existing storage loft floor will need to be removed as it positioned too high to be used as an adequate mezzanine floor. Thus a new thin mezzanine floor will be created to provide adequate head room for use above and below.

The existing storage loft floor will be removed with care so as not to damage any of the existing grade 1\* listed structure, even to the recent new additions to the building which all now fall under the grade 1\* listing.

The boiler which is located within the storage unit will remain in the same location, as will all the plumbing to and from this.



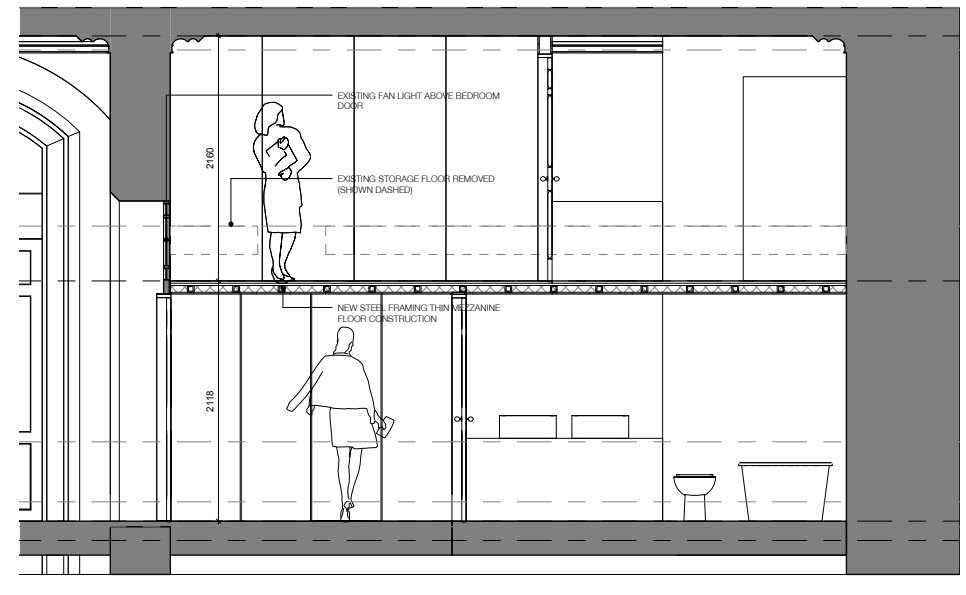
Existing Section



Existing Storage loft level



Existing Storage loft level



Proposed Section



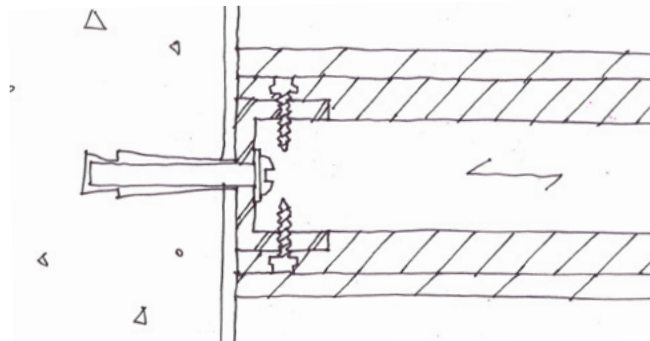
### 3.3 New Mezzanine Floor

It is proposed that the existing mezzanine floor is to be kept, to minimise disruption, and to form the new thin mezzanine floor around this. To make the existing mezzanine floor a more usable space it is requested this be extended towards the southern elevation by under 1m.

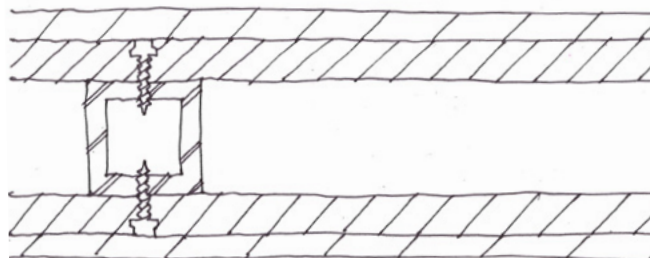
The new thin mezzanine floor will be constructed out of a square section steel frame running between the two existing walls, for the mezzanine bedroom, the walk-in wardrobe and ensuite. The fixings detail to the existing fabric will be by setting a C-channel against the plasterboard masonry wall and fixing with an anchor bolt. This fixing method has been proposed due to it being the most sensitive way of fixing and causing minimal impact on the existing historic fabric. (Please see construction sketch detail below).

#### Electrics and lighting

All switches and sockets to be surface mounted with exposed conduit. New lighting to be surface mounted also with exposed conduit. There will be no chasing-in to existing plasterwork.



Proposed anchor bolt fixing to existing masonry wall



Proposed steel frame mezzanine floor construction

15mm Oak flooring (or similar)  
22mm Ply

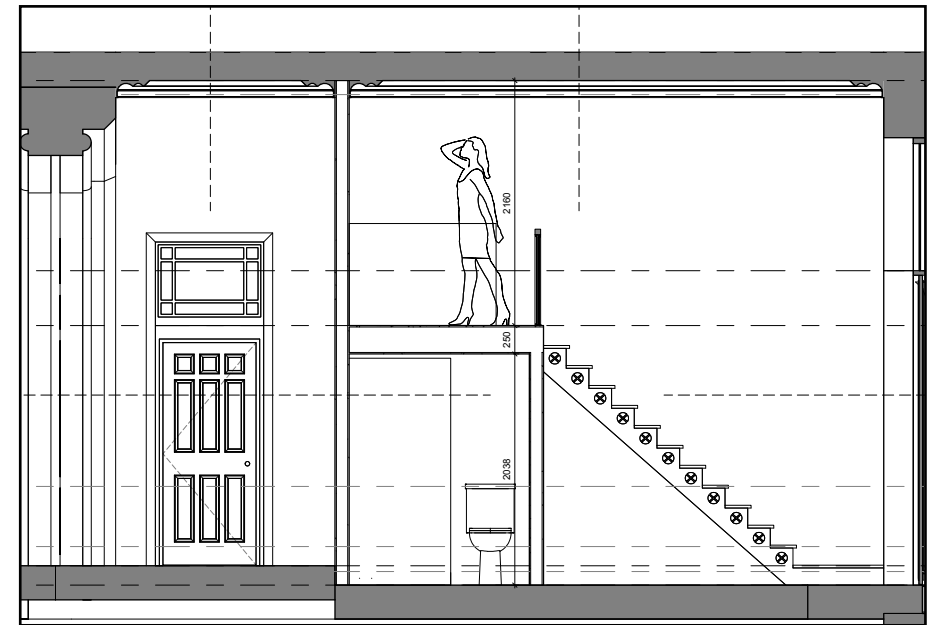
60mm Steel SHS

22mm Ply  
12.5mm Plasterboarding

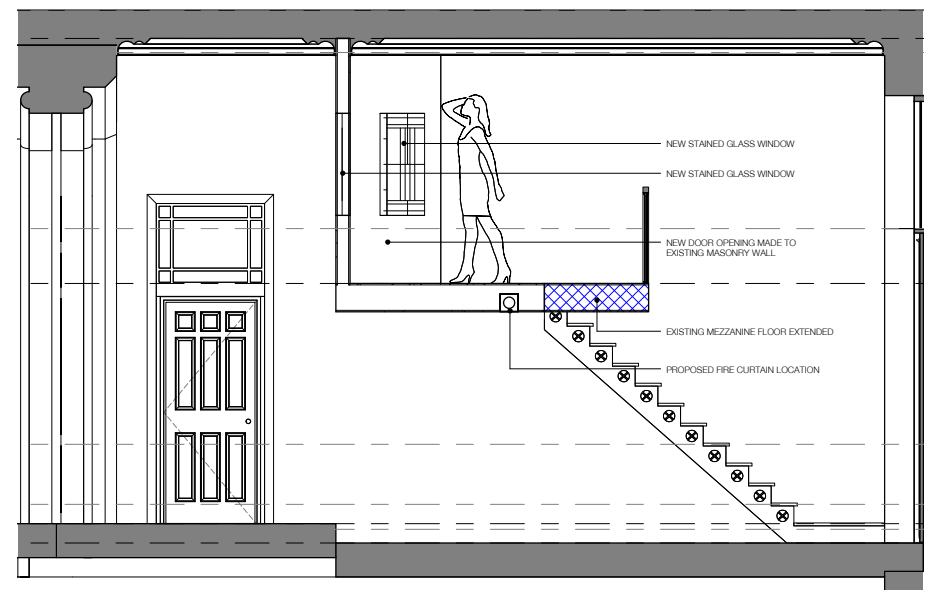
15mm Oak flooring (or similar)  
22mm Ply

60mm Steel SHS

22mm Ply  
12.5mm Plasterboarding



Existing Section



Proposed Section



## 4.0 ACCESS

### 4.1 Site Access

The site is located on the corner of Euston Road and Pancras Road. Access to Apartment 2.09 is via the St Pancras Chambers entrance from Euston Road.

### 4.2 Vehicular Access

Vehicle traffic will use the main access to the forecourt off Euston Road.

### 4.3 Pedestrian Access

Pedestrian access will be via the St Pancras Chambers entrance from the forecourt off Euston Road.

## 5.0 HERITAGE STATEMENT / CONCLUSION

- The designs for the alteration works for Apartment 2.09 have come about through careful consideration of the existing design of the building and an appreciation for the historic nature of the building.
- The proposals aim to create a better use of space with minimal impact to the building. We feel this has been created with the proposals submitted here for consent.
- The removal of the existing shower room opens up the entrance hallway and provides a lighter more welcoming entrance.
- All cornicing detail will be retained and will be worked around in the formation of new walls and careful demolition.
- The proposed works will be carried out with high quality craftsmanship which will complement the existing building.
- The new ensuite has been situated above the existing bathroom to align the services which then negates the need to run new piping through the apartment and cause excess disruption.
- The fixings for attaching the new mezzanine floor to the existing fabric have been designed so as to create minimal impact to the existing building fabric. The anchor bolt fixings will fix through the plaster to the masonry behind. The minimal amount of plaster will be removed from the existing walls in this fixing process.
- The new door opening for the link walkway created in the existing masonry wall is located away from the existing bedroom/hallway door and fan light above.
- All electrical sockets, switches and lighting will be surface mounted with exposed conduit.
- All existing doors within the flat to be removed will be reused for the new doors to the ensuite and walk-in wardrobe rooms.

In conclusion the proposals submitted for listed building consent here have been thoroughly considered over the course of a year, with input from many consultants; from building managers and construction managers within St Pancras Chambers; with Charles Rose, Conservation Officer at Camden Council; structural engineers and historic literature on the St Pancras International Station from the British Library resources.

We feel this design proposal fulfils the owners desire to make the best use of the layout of the apartment whilst creating the minimal impact and change to the original grade 1\* listed fabric.  
It is therefore kindly requested that permission be granted for this application.