C1.1

Fireplace Strategy

FLAT 27

ROOM T1
FIREPLACE T1
RETAINED

Salvage requirements:

Mantel shelf
Mantel surround
Mantel inset
Fireback
Grate

ROOM T2
FIREPLACE T2
REMOVED - RELOCATE TO T5

ROOM T3
NO PHOTO
MISSING - REPLACE WITH SALVAGE

Salvage requirements:

Mantel shelf
Mantel surround
Mantel inset
Fireback
Grate

ROOM T5
FIREPLACE T5
RETAINED

Salvage requirements:

Mantel shelf
Mantel surround
Mantel inset
Fireback
Grate

ROOM T6
FIREPLACE T6
RETAINED

Salvage requirements:

Mantel surround
Mantel inset
Grate

FLAT 28

ROOM T9
FIREPLACE T9
RETAINED

Special features:

Curved insets
Bracket

Salvage requirements:

Mantel inset
Grate

ROOM T11
FIREPLACE T11
REMOVED - RELOCATE TO T2

Salvage requirements:

Mantel surround
Mantel inset
Grate

ROOM T14
FIREPLACE T14
RETAINED

ROOM T15
FIREPLACE T15
RETAINED

Salvage requirements:

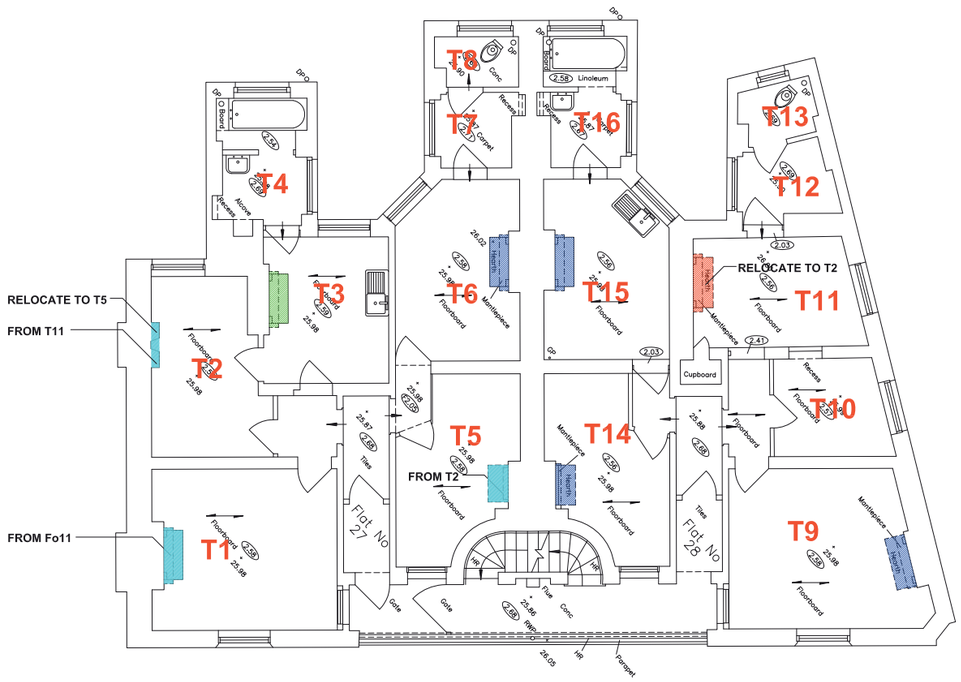
Mantel surround
Mantel inset
Grate

THIRD FLOOR FIREPLACE STUDY

SDA Drwg No. 212/PD/114

Fireplace Strategy

C1.1



NOTE:

T3 FROM SALVAGE CONTAINER

KEY

- **TO BE REMOVED AND RELOCATED WITHIN STANLEY BUILDING**
- **TO BE RETAINED**
- **FROM SALVAGE - FROM WITHIN STANLEY BUILDING**
- **FROM SALVAGE - FROM NORTH STANLEY BUILDING CONTAINER**

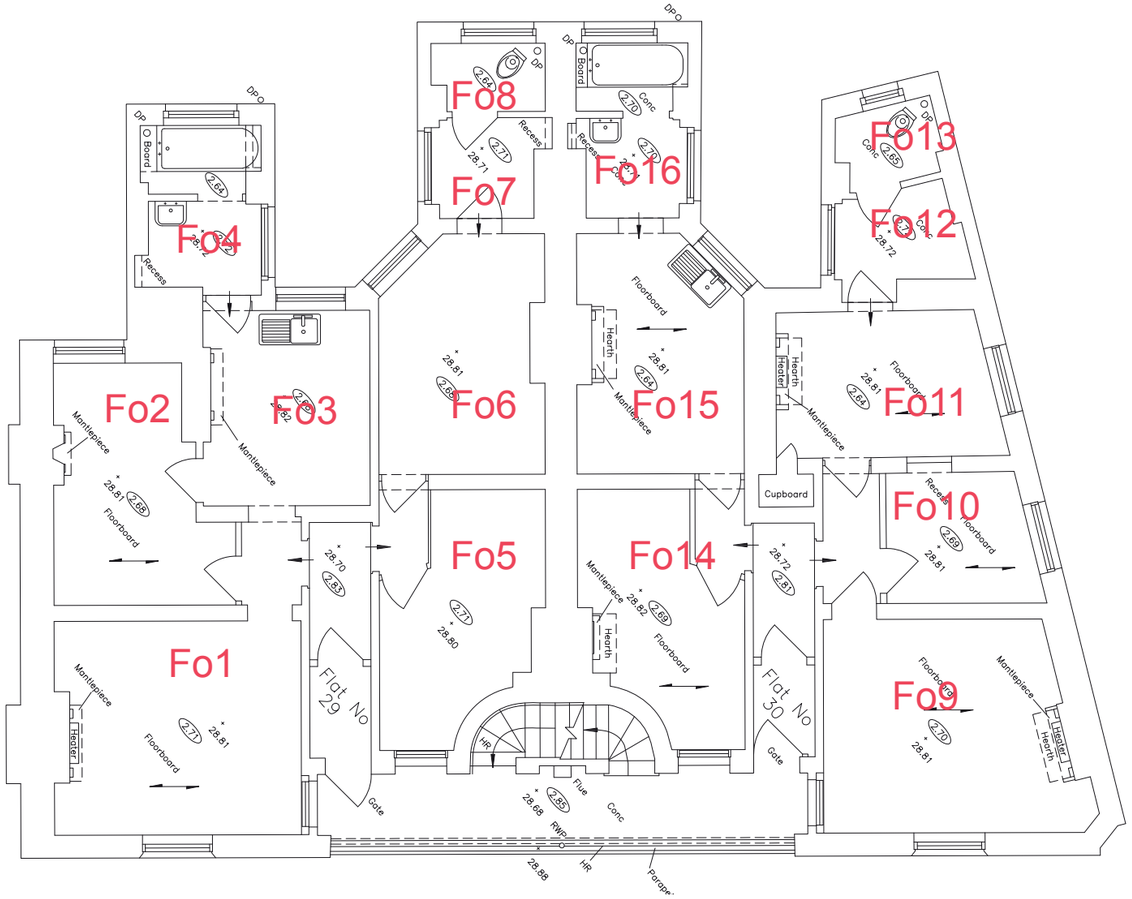
OVERLAID TO PLOWMAN CRAVEN SURVEY

EXISTING: THIRD FLOOR PLAN FIREPLACES 1:100 @ A3

JOB TITLE ARGENT (KING'S CROSS) LTD. STANLEY SOUTH BUILDING (KXC - E1) KING'S CROSS REDEVELOPMENT	JOB NO. 212	DRWG. TITLE EXISTING: THIRD FLOOR PLAN FIREPLACES	STATUS PLANNING
		DRWG. NO. 212 / PD / 123 (A3 ORIGINAL FORMAT)	REV: / SCALE: 1:100
Studio*downie* ARCHITECTS LLP	TEL: +44 (0) 20 7269 7745 studiodownie@studiodownie.com	All dimensions to be checked on site by the Contractor and confirmed with the Architect prior to construction. Do not scale off this drawing.	Drawn by: EDC / DATE: 05/04/12

C1.1

Fireplace Strategy



FLAT 29 FLAT 30

EXISTING: FOURTH FLOOR PLAN

SDA Drwg No. 212/PD/115

Fireplace Strategy

C1.1

FLAT 29

ROOM Fo1
FIREPLACE Fo1
RETAINED

Salvage requirements:

Mantel surround
Mantel inset
Grate

ROOM Fo2
FIREPLACE Fo2
REMOVED - RELOCATE TO Fo5

Salvage requirements:

Grate

ROOM Fo3
FIREPLACE Fo3
RETAINED

Salvage requirements:

Mantel inset
Mantel surround
Grate

ROOM Fo5
FIREPLACE Fo5
RETAINED - REPLACE WITH SALVAGE

Salvage requirements:

Mantel Shelf
Mantel surround
Mantel inset
Fireback
Grate

ROOM Fo6
FIREPLACE Fo6
RETAINED

Salvage requirements:

Mantel inset
Mantel surround
Grate

FLAT 30

ROOM Fo9
FIREPLACE Fo9
RETAINED

Special features:

Curved insets
Bracket

Salvage requirements:

Mantel inset
Grate

ROOM Fo11
FIREPLACE Fo11
REMOVED - RELOCATE TO T1

Salvage requirements:

Mantel surround
Mantel inset
Grate

ROOM Fo14
FIREPLACE Fo14
RETAINED

Salvage requirements:

Mantel inset
Grate

ROOM Fo15
FIREPLACE Fo15
RETAINED

Salvage requirements:

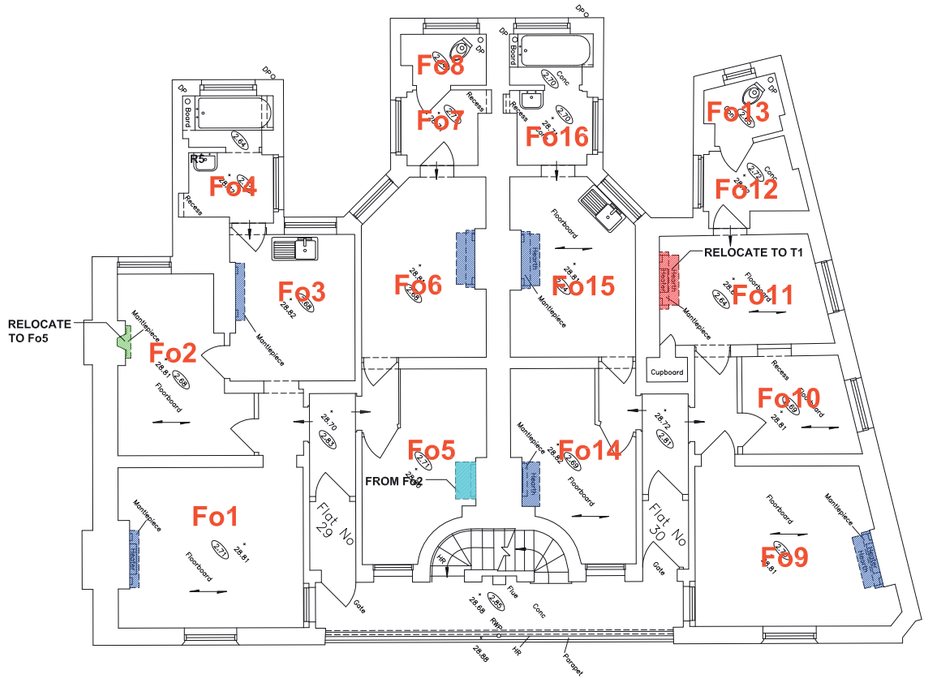
Mantel surround
Mantel inset
Grate

FOURTH FLOOR FIREPLACE STUDY

SDA Drwg No. 212/PD/116

C1.1

Fireplace Strategy



NOTE:

Fo2 FROM SALVAGE CONTAINER

KEY

- TO BE REMOVED AND RELOCATED WITHIN STANLEY BUILDING
- TO BE RETAINED
- FROM SALVAGE - FROM WITHIN STANLEY BUILDING
- FROM SALVAGE - FROM NORTH STANLEY BUILDING CONTAINER

OVERLAID TO PLOWMAN CRAVEN SURVEY

EXISTING: FOURTH FLOOR PLAN FIREPLACES 1:100 @ A3

JOB TITLE ARGENT (KING'S CROSS) LTD. STANLEY SOUTH BUILDING (KXC - E1) KING'S CROSS REDEVELOPMENT	JOB NO. 212	DRWG. TITLE EXISTING: FOURTH FLOOR PLAN FIREPLACES	STATUS PLANNING
		DRWG. NO. 212 / PD / 124 (A3 ORIGINAL FORMAT)	REV: / SCALE: 1:100
Studio*downie* ARCHITECTS LLP	TEL: +44 (0) 20 7269 7745 studiodownie@studiodownie.com	All dimensions to be checked on site by the Contractor and confirmed with the Architect prior to construction. Do not scale off this drawing.	Drawn by: EDC / DATE: 05/04/12

Existing Doors

C1.2

The existing exterior and interior doors within the Southern Stanley Building do not meet the modern fire, acoustic and accessibility requirements and therefore are unable to be re-used as part of the building's refurbishment.

New solid wood reproduction doors will match the existing quarter panel design, with internal doors having laminated glass in the top two panels.

C1.2

Existing Doors

FLAT 29

STUDY OF EXISTING DOORS

SDA Drwg No. 212/PD/130

Existing Ceilings

C1.3

The existing floor build-up does not meet the requirements of current fire and acoustic separation. In particular, the lath and plaster ceilings would not provide an effectual fire protection to the timber joists which would become exposed in the event of fire and fail within minutes based on accepted charring rates. A new plasterboard layer fixed to the underside to encapsulate the lath and plaster ceiling will provide the necessary 30-minute protection in conjunction with the sprinkler system.

Many of the existing lath and plaster ceilings are in a poor condition. Where practicable, the ceilings will be repaired and refurbished prior to the installation of new plasterboard for acoustic insulation and fire protection. However, there may be instances where the ceilings are beyond repair or have to be replaced as part of the proposed internal demolition works. In these cases, new plasterboard linings with a skim coat will be fitted.

Floor boards will be carefully lifted so that the existing ceilings can be retained wherever practicable and new acoustic insulation and plasterboard separation can be installed. The floorboards will then be replaced and fixed. A new tongue and groove plywood levelling layer will provide a resilient seal to smoke and noise.

C1.3

Existing Ceilings

Large area if ceiling missing, extensive patch repairs to existing ceiling, areas of blown plaster

Cracking, painted areas, some sagging - areas of blown plaster

tile covered ceiling, papered ceiling, signs of move-ment - loose areas of plaster

Large area if ceiling missing, remaining loose

Large area if ceiling missing, areas of bulging, loose or blown plaster

4th floor concrete soffit - to be removed

STUDY OF EXISTING PLASTER CEILINGS

SDA Drwg No. 212/PD132

Existing Wall Linings

C1.4

The existing plastered walls are in poor condition on the ground and 4th floors where moisture penetration and build-up has been worst.

The existing wall build-up does not meet the requirements of current fire and acoustic separation.

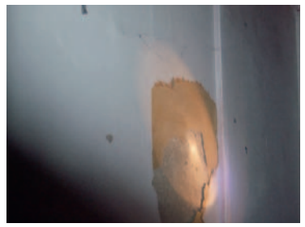
The existing walls will be retained and repaired where practicable, unless replacement is necessary as part of the proposed demolition works.

A new acoustic plasterboard lining, will be fixed to the existing walls and linings, where retained.

C1.4

Existing Wall Linings

Papered, damp, blown areas



Painted, papered, plaster exposed

Papered, peeling, damp areas

exposed brickwork where fireplace taken away

STUDY OF EXISTING PLASTER WALLS

af

SDA Drwg No. 212/PD/134

Existing Wall Linings

C1.4

painted, areas of plaster blown, internal brick

under window damp areas, painted, paper, boarded - falling away

painted, cracking, blown plaster

4th floor, serious damp, papers and paints falling away, plaster wet

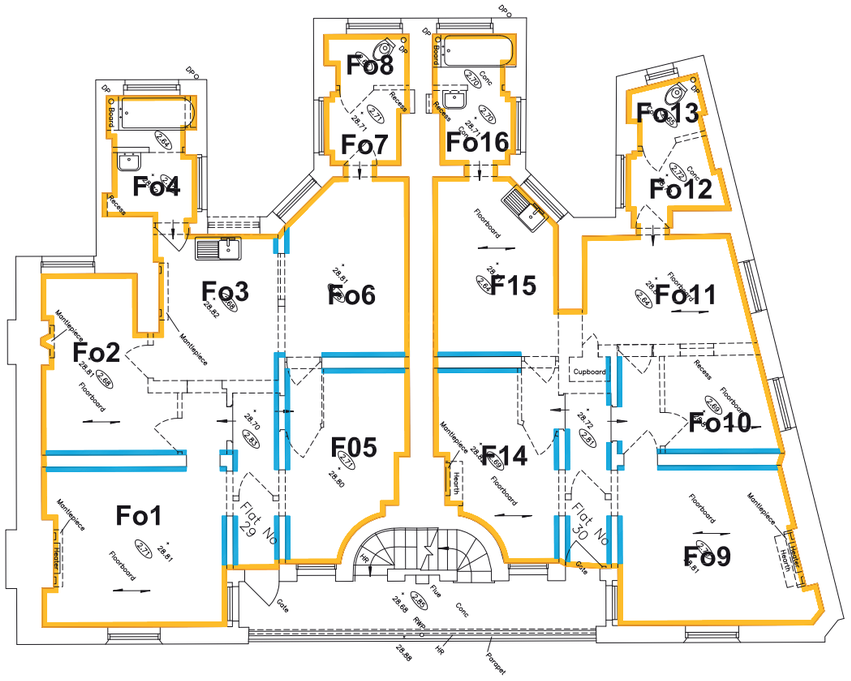
STUDY OF EXISTING PLASTER WALLS

ah

SDA Drwg No. 212/PD/135

C1.4

Existing Wall Linings



Plaster Walls

- Existing wall cover's include wall paper, vinyl wall paper, painted

- Areas of cracking, areas of blown plaster, areas of damp (especially in corners)

- Internal dividing walls especially, numerous holes for shelving units since removed, and also shelving units to be removed during soft strips will leave further holes, some large random holes (unexplained)

KEY

LIME BASED PLASTER (perimeter)
Remove papers, recent finishes

ACOUSTIC PLASTERBOARD (Internal walls)
Remove papers, recent finishes and existing plaster

OVERLAID TO PLOWMAN CRAVEN SURVEY

JOB TITLE ARGENT (KING'S CROSS) LTD. STANLEY SOUTH BUILDING (KXC - E1) KING'S CROSS REDEVELOPMENT	JOB NO. 212	DRWG. TITLE STUDY OF EXISTING PLASTER WALLS (FOURTH FLOOR PLAN)	STATUS PLANNING
		DRWG. NO. 212 / PD / 125 (A3 ORIGINAL FORMAT)	REV: / SCALE: 1:100
Studio*downie* ARCHITECTS LLP	TEL: +44 (0) 20 7269 7745 studiodownie@studiodownie.com	All dimensions to be checked on site by the Contractor and confirmed with the Architect prior to construction. Do not scale off this drawing.	Drawn by: MO / DATE: 05/04/12

STUDY OF EXISTING PLASTER WALLS FOURTH FLOOR PLAN 1:100 @ A3

Northern Stanley Building Salvaged Items

C1.5

This section sets out observations from a visual inspection of the contents of the containers storing salvage items from the Northern Stanley Building. Following that, a summary of the proposals for the Southern Stanley Building is provided referencing opportunities for re-use or explaining why re-use would not be possible.

The EC Saints Demolition Salvage Register is set out as Section C1.6.

C1.5

Northern Stanley Building Salvaged Items

A review of the items salvaged from the Northern Stanley Building was undertaken to assess which items could be practically incorporated into the proposals for the Southern Stanley Building. The salvage is stored in 4 containers with other items placed on the ground adjacent. Using picture number CIMGO320, the containers from left to right are numbered 01, 05, 02 and 04.

Some items were removed from the front of the containers to allow a visual inspection of the full depth and a summary of the content of each container is listed below.

Consideration can be given to the possibility of re-using the items available both internally and externally with an approach guided by issues including:

- The condition of elements stored in the containers
- The condition of the equal elements on / in the building
- Clarification of original features on / in the building
- Relating any approach to the future use of the building

As an example a few of the existing doors (some possibly original) in container 04 were measured and varied in width – 730mm / 745mm / 725mm / 800mm. None of these meet DDA access requirements and considerable upgrade work would be required to meet sound and fire requirements for any future use of the building. For the latter requirements this could involve testing to achieve a certificate.

The replacement of any existing architectural features on the Southern Stanley Building with those salvaged from the Northern Stanley Building (e.g. windows/balustrades) should be assessed against the likely lifespan of those already found on the building.

CIMGO320

Northern Stanley Building Salvaged Items

C1.5

Container 01

- 45 chimney pots with 37 with ‘feature’ that matches existing Southern Stanley Building (CIMO324)
- One large window of 6 panes / two bottom fixed (CIMGO323)
- 5 larger stone lintels (CIMGO327)

CIMGO327

CIMGO323

Container 05

- 12-15 fire placed with mantelpiece / surround (CIMGO315 + 316)
- 8 chimney pots with 2-3 ‘feature’ types
- 8 sliding sash windows 4 / 4 panes

CIMGO324

CIMGO315

CIMGO316

SDA Drwg No. 212/PD/137

C1.5

Northern Stanley Building Salvaged Items

Container 02

- 6no. windows
- 4no. doors
- 40no. 4.1m x 157mm wide floorboards (CIMGO305)
- Metal ash shutes
- Metal fire surround and grating

CIMGO305

Container 04

- 25-30 large windows 6 panes / two fixed bottom (CIMGO329)
- 80-100 doors flat and panelled (CIMGO329)
- 4 metal fire place surrounds

CIMGO329

SDA Drwg No. 212/PD/138

an

Northern Stanley Building Salvaged Items

C1.5

Adjacent to Container 04:

- 53 sections of balcony balustrade (CIMGO335 + 339)
- 13 metal fire surround (CIMGO340)
- 14 lintels
- Various posts (CIMGO337)
- 1-10 metal fire gratings (CIMGO330)
- 1-10 central panel for fire place (CIMGO341)

CIMGO335

CIMGO339

CIMGO340

CIMGO337

CIMGO330

CIMGO341

SDA Drwg No. 212/PD/139

C1.5

Northern Stanley Building Salvaged Items

General pics:

- CIMGO306, 300

CIMGO306

CIMGO300

SDA Drwg No. 212/PD/140

ap

Northern Stanley Building Salvaged Items

C1.5

Retaining Existing Materials, Reuse and Salvage

The complete strategic overview is set out in the Conservation Plan. As a summary key points are set out below.

- The aim is to minimise loss or damage to the existing Southern Stanley Building.
- The first aim of salvage will be to reuse within the Southern Stanley Building.
- Where possible salvaged items from the Northern Stanley Building will be integrated.
- Due to the proposed level of alterations to the Southern Stanley Building, there is limited scope for re-use of salvaged items from the Northern Stanley Building.
- Items removed from the Southern Stanley Building will be salvaged, e.g. original doors and windows to the Stanley Wrap interface.
- Original ironmongery and door furniture will be salvaged and stored as it is not compatible with modern accessibility standards.
- Walls and ceilings, and their surface finishes, will be retained and repaired where practicable.
- Windows will be retained and repaired where possible. Non-original windows will be removed and replaced with existing salvaged windows from the Northern Stanley Building.
- Original floorboards and joists will be retained and repaired where practicable or original salvaged floorboards from the Northern Stanley Building will be reused.
- Original chimney pots will retained or where modern or damaged, original salvaged pots from the Northern Stanley Building will be reused.
- Original fireplaces will be restored, original fireplaces from the Northern Stanley Building will be reused

C1.5

Northern Stanley Building Salvaged Items

Some bricks may be salvaged

Chimney pots can be salvaged

Concrete lintels may be salvaged

Window frames can be salvaged

Floorboards can be salvaged

Complete fireplace and grates can be salvaged

Northern Stanley Building Salvaged Items

C1.5

Some complete mantelpieces can be salvaged

Some insets can be salvaged

Some parts of mantel jambs may be salvaged

Some grates can be salvaged

Retaining Existing Materials, Reuse and Salvage

The following list should be read in conjunction with the Northern Stanley Building Salvage Register in Appendix C1.6.

The following salvaged items have been identified as being suitable for re-use in the Southern Stanley Building as necessary:

- Full frame windows, with some adjustment and refurbishment,
- Fire place, small size. 5no. required
- Fire place, large size, 5no. required.
- Metal grates and inner parts, various required, especially if good condition.
- Tall chimney pots, approx. 30 required.
- Window lintels, if existing cannot be restored with localised repairs.
- Floorboards, to replace areas of clinker aggregate concrete floors removed from rear sculleries. Aim to salvage for use the floorboards over the clinker in the front rooms.
- Brickwork for localised repairs and re-building.

The following items are considered unsuitable for re-use within the Southern Stanley Building:

- Doors do not comply with current requirements for fire separation, acoustic separation or for accessible widths and ironmongery.
- Balcony balustrade metalwork and beams are not required.
- Chute parts are not required.

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E. C. Saints Demolition
Refurbishment Specialists Ltd

STANLEY BUILDING NORTH

SALVAGE

ECS-001 ***REGISTER***

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 29/05/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	29No, 18doube and 11 single	Flat12/ST.B.	Contain.Nr1	Full frame windows	From DSC00536 to DSC00540	4No in very bad conditions
2	49No Interior doors	Flat 12/ST.B.	Contain.Nr1	Single doors, no frames	DSC00544 DSC00545	
3	7No Coal Tube Parts	Flat 19/ST.B.	Contain.Nr1	Different length sections	DSC00541 DSC00542	One broken

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 30/05/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: ……

Nr.	Identifying Number/ Tagged Item	Original Location	Locatio Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Flat 20/Door/B	ST.BUILD.	Contain.Nr2	Interior Doors	DSC00552	Doors
2	Flat 20/Door/F	ST.BUILD.	--	--	DSC00553	marked
3	Flat 20/Door/C	ST.BUILD.	--	--	DSC00554	with
4	Flat 20/Door/i	ST.BUILD.	--	--	DSC00555	small
5	Flat 20/Door/h	ST.BUILD.	--	--	DSC00556	letters
6	Flat 20/Door/j	ST.BUILD.	--	--	DSC00558	Haven't
7	Flat 19/Door/D	ST.BUILD.	--	--	DSC00559	been
8	Flat 19/Door/G	ST.BUILD.	--	--	DSC00560	given in
9	Flat 17/Door/j	ST.BUILD.	--	--	DSC00561	the map
10	Flat 17/Door/i	ST.BUILD.	--	--	DSC00562	supplied
11	Flat 17/Door/D	ST.BUILD.	Contain.Nr2	Interior Doors	DSC00563	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 30/05/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	29No, 18doube and 11 single	Flat12/ST.B.	Contain.Nr1	Full frame windows	From DSC00536 to DSC00540	4No in very bad conditions

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 31/05/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Locatio Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Flat 11/Door/C	ST.BUILD.	Contain.Nr2	Interior Doors	DSC00573	
2	Flat 11/Door/G	ST.BUILD.		--	DSC00574	Doors
3	Flat 11/Door/B	ST.BUILD.		--	DSC00575	marked
4	Flat 11/Door/k	ST.BUILD.		--	DSC00576	with
5	Flat 15/Door/C	ST.BUILD.		--	DSC00577	small
6	Flat 16/Door/k	ST.BUILD.		--	DSC00578	letters
7	Flat 18/Door/k	ST.BUILD.		--	DSC00579	Haven't
8	Flat 15/Door/G	ST.BUILD.		--	DSC00580	been
9	Flat 12/Door/D	ST.BUILD.		--	DSC00581	given in
10	Flat 18/Door/j	ST.BUILD.		--	DSC00582	the map
11	Flat 15/Door/D	ST.BUILD.		--	DSC00583	supplied
12	Flat 12/Door/C	ST.BUILD.		--	DSC00584	
13	Flat 16/Door/G	ST.BUILD.		--	DSC00585	
14	Flat 15/Door/B	ST.BUILD.		--	DSC00586	
15	Flat 15/Door/F	ST.BUILD.		--	DSC00587	
16	Flat 16/Door/j	ST.BUILD.		--	DSC00588	
17	Flat 15/Door/i	ST.BUILD.		--	DSC00589	
18	Flat 16/Door/h	ST.BUILD.	Contain.Nr2	--	DSC00590	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 31/05/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Locatio Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
19	Flat 14/Door/k	ST.BUILD.	Contain.Nr2	Interior Doors	DSCOO591	Doors
20	Flat 14/Door/G	ST.BUILD.	--	--	DSCOO592	marked
21	Flat 15/Door/G	ST.BUILD.	--	--	DSCOO593	with
22	Flat 14/Door/B	ST.BUILD.	--	--	DSCOO594	small
23	Flat 13/Door/D	ST.BUILD.	--	--	DSCOO595	letters
24	Flat 15/Door/j	ST.BUILD.	--	--	DSCOO596	Haven't
25	Flat 16/Door/D	ST.BUILD.	--	--	DSCOO597	been
26	Flat 13/Door/G	ST.BUILD.	--	--	DSCOO598	given in
27	Flat 14/Door/i	ST.BUILD.	Contain.Nr2	Interior Doors	DSCOO599	the map
						supplied

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 06/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Fire place, coast H-8	Flat/12 Room/C	Contain.Nr2	Small size, slightly damaged, yellow painted	DSC00615 & DSC00687	
2	Fire place, coast H-2	Flat/14 Room/C	Contain.Nr2	Small size, good condition, not painted	DSC00616 & DSC00686	
3	Fully equipped fire place coast H-9	Flat 11/ Room/B	Contain.Nr2	Large size, dismantled in good condition.	DSC00614 & DSC00679 DSC00681	
4	Fully equipped fire place coast H-15	Flat/20 Room/B	Contain.Nr2	Large size, dismantled in good condition.	DSC00620 & DSC00682 DSC00683 DSC00684	
5	Grate H-1	Flat/11 Room/F	Contain.Nr2	Good conditions, dismantled	DSC00703	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 07/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: ....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Fire places surround metal coast	Flat Nr20	Contain.Nr1	Metal coast, no equipped with interior parts	DSC00602 DSC00604 DSC00606 DSC00607 & DSC00670 DSC00671 DSC00672 DSC00673 DSC00675	
2	Inner fire places parts 5No packs with 10 items each	Flat Nr20	Contain.Nr1	Metal pieces from inner fire places	DSC00600 DSC00601 DSC00608 DSC00611 & DSC00665 DSC00666 DSC00667 DSC00668	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 07/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

3	35 No fire places concrete surround	Flat 20	Contain.Nr1	Concrete slabs, different shapes and sizes	DSC00603 DSC00612 DSC00613 & DSC00669 DSC00	
4	6 No Fire places metal coast surround	Flat 20	Contain.Nr1	Metal coast		
5	6 No Fire places metal coast surround	Flat 20	Contain.Nr3	Metal coast		
6	20 No floor timbers	Flat 20	Contain.Nr3		DSC00674	
7	4 No chimney pots	Flat 20	Contain.Nr3		DSC00609 & DSC00676	
8	4 No Fire places metal coast surround	Flat 20	Contain.Nr3		DSC00673	
9	7 No window frames	Flat 20	Contain.Nr3		DSC00677 DSC	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 08/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Flat 13/Door/h	ST. Building	Contain.Nr2	Interior Doors	DSC00695	All doors
2	Flat 14/Door/h	ST. Building	Contain.Nr2	Interior Doors	DSC00696	marked
3	Flat 13/Door/k	ST. Building	Contain.Nr2	Interior Doors	DSC00697	with
4	Flat 13/Door/h	ST. Building	Contain.Nr2	Interior Doors	DSC00698	small
						letters
						haven't
						been
						marked on
						the map
						supplied

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 11/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	13No balustrades DAMAGED	ST.BUILD. roof	Contain.Nr3		DSC00700 DSC00699 DSC00714 DSC00715 DSC00716	
2	11No Balustrades GOOD conditions	ST.BUILD. roof	Contain.Nr3		DSC00714	
3	10No handrail parts	ST.BUILD. roof	Contain.Nr3		DSC00718	
4	10No yellow chimney pots	ST.BUILD. ground floor	Contain.Nr3		DSC00717	
5	5No red chimney pots	ST.BUILD. ground floor	Contain.Nr3		DSC00717	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date:12/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	Fire places	Flat18/Room/B	Contain.Nr3		DSC00620	
2	Fire places	Flat19/Room/F	Contain.Nr3		TO	
3	Fire places	Flat17/Room/C	Contain.Nr3		DSC00664	
4	Fire places	Flat19/Room/C	Contain.Nr3			
5	Fire places	Flat18/Room/C	Contain.Nr3			
6	Fire places	Flat17/Room/E	Contain.Nr3			
7	Fire places	Flat17/Room/F	Contain.Nr3			
8	Fire places	Flat19/Room(F)	Contain.Nr3			
9	Fire places	Flat20/Room/E	Contain.Nr3			
10	Fire places	Flat20/Room/A	Contain.Nr3			
11	Fire places	Flat16/Room/D	Contain.Nr3			
12	Fire places	Flat15/Room/F	Contain.Nr3			
13	Fire places	Flat15/Room/C	Contain.Nr3			
14	Fire places	Flat16/Room/F	Contain.Nr3			
15	Fire places	Flat/13Room/B	Contain.Nr3			
16	Fire places	Flat15/Room/B	Contain.Nr3			
17	Fire places	Flat15/Room/A	Contain.Nr3			

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date:12/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
18	Fire places	Flat16/Room/E	Contain.Nr3			
19	Fire places	Flat15/Room/E	Contain.Nr3			
20	Fire places	Flat14/Room/A	Contain.Nr3			
21	Fire places	Flat13/Room/A	Contain.Nr3			
22	Fire places	Flat12/Room/F	Contain.Nr3			
23	Fire places	Flat16/Room/B	Contain.Nr3			
24	Fire places	Flat12/Room/A	Contain.Nr3			
25	Fire places	Flat11/Room/C	Contain.Nr3			
26	Fire places	Flat11/Room/A	Contain.Nr3			
27	Fire places	Flat17/Room/A	Contain.Nr3			
28	Fire places	Flat18/Room/A	Contain.Nr3			
29	Fire places	Flat18/Room/E	Contain.Nr3			
30	Fire places	Flat17/Room/B	Contain.Nr3			
31	Fire places	Flat16/Room/A	Contain.Nr3			
32	Fire places	Flat13/Room/E	Contain.Nr3			

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date:12/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	2No cupboard doors H-14	Flat20/Room/C	Contain.Nr2	White painted. no frames	DSC00719	
2	1No fire place H-15	Flat20/Room/B	Contain.Nr2	Concrete surround slabs, slightly damaged	DSC00720	
3	1No cupboard set, doors plus frames yellow frames H-19	Flat15/Room/A	Contain.Nr2		DSC00721	
4	1No cupboard set, doors plus partly frames, white painted H-24	Flat11/Room/A	Contain.Nr2		DSC00722	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	54No floor boards	ST. Building North	Contain.Nr2	Different lengths, from 2m to 4m	DSC00732 DSC00733	
2	1No early toilet	ST.B. Flat/14	Contain.Nr2		DSC00828	
3	4No cupboard doors	ST.B.Flat/15 Room/A	Contain.Nr2		DSC00731	
4	1No cupboard door H-25	Entrance	Contain.Nr2	Large door plus frames	DSC00729	
5	3No window frames H-20, H-21 AND H-23	Flat13/G, 14/D and 14/B	Contain.Nr2		DSC00734	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 19/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: .....

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	1No window frame H-16	ST.B. Flat/17 Room/A	Contain.Nr2		DSC00737	
2	1No window frame H-17	ST.B. Flat/17 Room/E	Contain.Nr2		DSC00735	
3	10No ash chute parts	ST.B. North. ground to 5th floor	Contain Nr2	3No long and 7No short length	DSC00736 DSC00740 DSC00741	
4	6No lintels, interior placed over the windows	ST.B. Flat/17, 19 in the back rooms	Contain Nr2		DSC00739	
5	4No chute joints	ST.B. Balcony	Contain Nr2		DSC00738	

Contractor: E. C. SAINTS DEMOLITION LIMITED
Building: STANLEY BUILDING NORTH
Date: 28/06/2007
Location of storage: Stanley Building North
Registrar's Name: Altin Lleshi
Registrar's Signature: ……

Nr.	Identifying Number/ Tagged Item	Original Location	Location Of Storage	Brief Description (type, size, condition, function.)	Photographs Ref. Nr.	Special Notes
1	30No balcony balustrades	ST. BUILD. ALL FLOORS	Contain.Nr4	Almost all of them in good conditions	DSC00777 DSC00778	
2	4No balcony colons	STANLEY BUILDING	Contain.Nr4	Not mechanically damaged	DSC00766 DSC00767	
3	10No balcony handrails	ST. BUILD.	Contain.Nr4	Good conditions	DSC00774	
4	6No balcony beams	ST. BUILD.	Contain.Nr4	From the three upper floors they are cut in halves for removal with MEWP	DSC00779	
5	6No concrete decorative mouldings	ST.BUILD.	Contain.Nr4		DSC00771 DSC00772 DSC00773	
6	13No small items (bolts, metal plates and bars)	ST.BUILD.	Contain.Nr4		DSC00770	
7	1No Window frame H-13	ST. BUILD. Flat20/Door A	Contain.Nr4			

Appendix D

Southern Stanley Building Listing Description

D

Southern Stanley Building Listing Description

D

Building Details:

Building Name: STANLEY BUILDINGS, FLATS NUMBERS 21-30

Parish: CAMDEN TOWN

District: CAMDEN

County: GREATER LONDON

Postcode:

Details:

LBS Number: 476989

Grade: II

Date Listed: 11/03/1994

Date Delisted:

NGR: TQ3010383182

Listing Text:

CAMDEN

TQ3083SW CLARENCE PASSAGE

798-1/85/1818 (North side)

11/03/94 Stanley Buildings, flats Nos.21-30

GV II

CAMDEN

TQ3083SW CLARENCE PASSAGE

798-1/85/1818 (North side)

11/03/94 Stanley Buildings, flats Nos.21-30

Philanthropic flats. 1865. By Matthew Allen for the Improved Industrial Dwellings Company under the guidance of Sydney Waterlow. Materials and treatment of architectural elements identical to flats 1-20 in Stanley Passage to the north (qv) with which this block forms a group. 5 storeys. One window to end ranges flanking 2-bay balcony-stair recess; balconies enclosed by cast-iron lattice railings and supported by cast-iron columns and lintels. 2-window range to right return with segmental-arched windows, the lintels cast from concrete and panelled. Left-return rendered to all but top storey. Ablution and scullery towers to rear.

INTERIORS not inspected. Stanley Buildings form a group with the King's Cross Gasholders, Goods Way (qqv) and Barlow's great shed to St Pancras Station, Euston Road (qv). Among the earliest blocks built by Waterlow's influential and prolific IIDC, Stanley Buildings are in addition an important part of a dramatic Victorian industrial landscape.

Listing NGR: TQ3010383182

Appendix E

Structural Assessment in Relation to Clinker Concrete
(Arup, 2009)

E

Argent (King's Cross) Limited

Stanley Building

Structural assessment in relation to clinker concrete

June 2009

Job number 68310-81

Ove Arup & Partners Ltd
13 Fitzroy Street, London W1T 4BQ
Tel +44 (0)20 7636 1531 Fax +44 (0)20 775 3894
www.arup.com

ARUP

Document Verification

Job title	Stanley Building	Job number	68310-81
Document title	Structural assessment in relation to clinker concrete	File reference	
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		Name	Richard Henley		Richard Henley
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document Verification with Document ✓

Contents

1 Introduction

The proposals for Development Zone E1 include the comprehensive refurbishment of the Stanley Building, taking it from a building designed and constructed as social housing to a walk-in medical centre. In terms of the physical demands to be made of the building it could equally be converting it to an office or office like use.

The principle of refurbishment raises three matters for the existing structure.

- The spatial constraints arising from the layout of the internal walls, creating relatively small room sizes. Most of the walls being load-bearing: -
    - Supporting floors and the roof;
    - Supporting the chimneys;
    - Contributing to the overall stability of the building;
    - Contributing to the local stability of both the internal and external walls.
- The relatively low floor to ceiling heights and the relatively thin overall floor and roof plates.
- The structural capacity of the existing floors and their ability to accept greater imposed load (moving from a private domestic occupation to a more public access), new openings (vertical and horizontal) for new building services.

Associated with this is the ability of the existing floors as an overall construction to satisfy fire and acoustic separation requirements. These are important aspects but are not considered in this paper. In addition, investigations have confirmed that clinker concrete is present in a number of locations which has required detail consideration, which is summarised within this report.

2 A note on clinker concrete

In the past the use of clinker as an aggregate for concrete was quite common because it was inexpensive and readily available. The material is not used today primarily because during the 1920's several problems were experienced which resulted in considerable investigation by the, then, Building Research Station. A result of those investigations was the virtual banning of its use in reinforced concrete and its effective classification as a "Deleterious Material".

The material is widely known to be problematic and the principal concerns with clinker aggregates are:

- High sulphate content. Clinker aggregate concrete is very susceptible to damp - water reacting with the sulphates leads to corrosion of metal embedded or in contact with the concrete. This would include the embedded iron bars which are known to form the "reinforcement" within the clinker concrete floors at the Stanley Building
- A large drying shrinkage and moisture movement. This may significantly reduce, or indeed eliminate, the ability of thin slabs to arch, so leading to a loss of support.
- In the case of an overloading the failure would be brittle; that is sudden, without warning.

In general clinker concrete exhibits fragility and weakness; this makes repair difficult and significantly reduces its capacity to support local load-bearing fixings (services hangers and handrail feet, for example). Such slabs will be susceptible to point load failure.

Clinker concrete slabs will have low inherent fire rating which may be further reduced by the presence of unburnt material in the aggregate. As noted above, the implications surrounding fire insulation are not addressed in this report.

3 Design proposals

It is proposed to replace the clinker floors and roof due to the inability to justify the structural properties and hence the satisfactory retention of these elements.

This structural conclusion has been the result of the structural consideration of two aspects in relation to the performance of the clinker concrete: -

- The changes that will be necessitated to the edge support;
- The direct load-bearing capacity.

Alternative means of supporting the floors and roof, such as the casting of additional slabs or beams over or under these items, has been considered however this is not practical due to the restrictions on headroom within the existing building.

The Conservation Officer has suggested reconfiguring the uses within the PCT centre to limit loadings required within the rooms containing clinker concrete floors. The Conservation Officer has also requested confirmation that the PCT will utilise the facility in the long term. These two requests are to an extent contradictory since reducing the flexibility of room usage by locally limiting floor loadings will naturally limit the PCT's ability to accommodate future staffing and operational changes, so making the property less usable. It would also create a complex, and perhaps undeliverable, building management to ensure that such occupancy restrictions are enforced at the operational and day-to-day level.

3.1 Edge Support

In meeting the spatial requirements of the PCT, the wall configurations are by necessity being changed in some areas. In doing so, the edge support conditions to the concrete slabs will be affected. It is noted that the scheme indicated in the Initial Conservation Plans whereby secondary walls are removed to create a useable space would have the same effect.

It is likely that misconception has to-date prevailed in thinking that this edge support is only to function for vertical reactions. In fact the supports perform a second critical function - to act as confining supports. This is illustrated on the sketch *Stanley Building Second Floor; Clinker Concrete Floor.*

The brittle and suspect nature of clinker concrete means that even the minor movements typically experienced during the course of construction could be liable to compromise the structural integrity of the slab edge support. By comparison, movements of up to 6mm were experienced within the GNH Arcade works despite the considerable lateral bracing employed. In respect of clinker concrete, this could be sufficient to seriously compromise the load-bearing properties and would also result in the requirement to carry out verification load testing at the completion of the refurbishment works. It would also not be possible to obtain a warranty for this item of works from a commercial contractor and hence the defect risk would remain with the owner in perpetuity, effectively making the property unmarketable and providing a significant obstacle to insuring the building

3.2 Direct Load Bearing Capacity

Structural investigations were carried out in November 2008 which included material sampling by Bureau Veritas. Core samples were taken for both strength and chemical testing and the results set out in the Bureau Veritas report.

The clinker concrete was found to be so friable and fragile that only 2 of the 10 cores samples taken could be strength tested. That is to say 8 out of 10 samples failed the strength testing altogether. The estimated strengths being 3.0 N/mm² and 7.0 N/mm²; which is quite low (compare this to a common modern concrete of 30 N/mm²).

There are three characteristics of the clinker concrete slabs that inform the situation:-

- The clinker concrete has no tensile strength;
- The reinforcement is in one direction only;
- The clinker concrete is friable and fragile.

The first two characteristics tell us that: -

The slabs do not perform as pure bending structures, as would be the case for modern reinforced concrete slabs.

In the case of an overloading the failure would be brittle; that is to say sudden and without warning. The opposite to what is expected of modern reinforced concrete structures. This means that factors of safety as used for modern reinforced concrete are not applicable as a benchmark.

The third underscores the brittle failure condition and the selection of appropriate factors of safety. It also tells us that any interference to the clinker concrete or its edge support could quite easily lead to progressive degradation of the slabs requiring remedial works/repair. Even setting aside considerations such as time and cost, it is well known that making structural repairs to clinker concrete is technically very difficult.

Notwithstanding the change in condition of the edge support, in assessing the floor for loading a reasonable question to ask is that the clinker concrete floors have performed adequately up to now with no obvious signs of structural misbehaviour as floors, so why not for a PCT or similar use.

In this respect it is noted that conceptually there will be a change of loading expectation moving from a private domestic occupation to a commercial one.

We do not know what the original load expectations were, so it is not possible to make a direct comparison.

Based on the structural arrangement defined on the attached sketch *Stanley Building Second Floor; Clinker Concrete Floor* some simple calculations have been undertaken to gauge the loading situation.

For the current situation reference is made to BS 6399-1:1996 for domestic occupation – self contained single family dwelling units. This provides for an imposed load of 1.5 kN/m² uniformly distributed or 1.4 kN imposed, concentrated.

For material properties: from the investigations, the indicative characteristic compressive strength for the clinker concrete strength of 3.0 N/mm². For the wrought iron bars a permissible bending strength of 77 N/mm² (from SCI 138 – Appraisal of existing iron and steel structures – 1997), this is a reasonable figure as a first assessment but would need to verified in order to make justification calculations.

For the proposed occupancy – offices for general use - giving an imposed load of 2.5 kN/m² uniformly distributed or 2.7 kN imposed, concentrated.

The outcome of this first pass calculation suggests:

The clinker concrete can arch between with embedded bars for the domestic and office loading.

The embedded bars for the domestic loading operate at a bending stress around just over a half of the conjectured permissible.

For the office load the embedded bars are too close to the conjectured permissible to be comfortable about their adequacy.

The cross bar is a problem because it is not possible to determine with certainty its make-up. The 85 mm downstand part is certainly not adequate for the domestic loading (by a factor of 10); by observation therefore the cross bar must be something more substantial with its top embedded in the clinker concrete. Based on the result of the embedded bars,

however, it would be reasonable to expect the same outcome for the office load.

On the basis of even this initial numerical assessment and that surrounding maintaining the existing slab edge supports, the office loading question is a serious one (since it looks as if we would overload the embedded bars for example, and there is considerable verification processes required).

To make justification by calculation alone (without load testing) it would be necessary to carry out intrusive investigations to all areas of the clinker concrete to be sure and unambiguous about the fine construction detail of every part. It would also be necessary to take a several wrought iron samples of the cross bars to establish the engineering properties. Such investigations will themselves cause structural damage to the floors which would compromise the current state of the structural integrity.

Load testing would ultimately have to be carried out for each area to be retained. On current calculations the office loading will be close to the floor capacity. Given the brittle failure characteristic there would be a high risk that structural damage will be caused. Clearly loads are applied and increased incrementally during a load test, but this does not address the brittle failure matter which would remain.

Since it is not possible to extrapolate from the results of this type of load testing, it would also have to be carried out as a verification method after the refurbishment works to the structure and fabric have been completed. This clearly creates an unacceptable level of project uncertainty.

BS 6089 and Concrete Society Technical Report 11 have been referred to by the Conservation Officer and in our analysis we note that these documents are strictly only applicable for modern concrete made with natural aggregates.

Clinker concrete fails that test on both grounds; but these tests are used for lack of anything else with appropriate informed interpretation.

The Conservation Officer has highlighted the following guidance notes: -

- BRE info paper 2/95 Guidance for engineers conducting static load tests on building structures, 1995
- BRE – Digest 402 static load testing: Concrete floors and Roof Structures with buildings BRE 1975

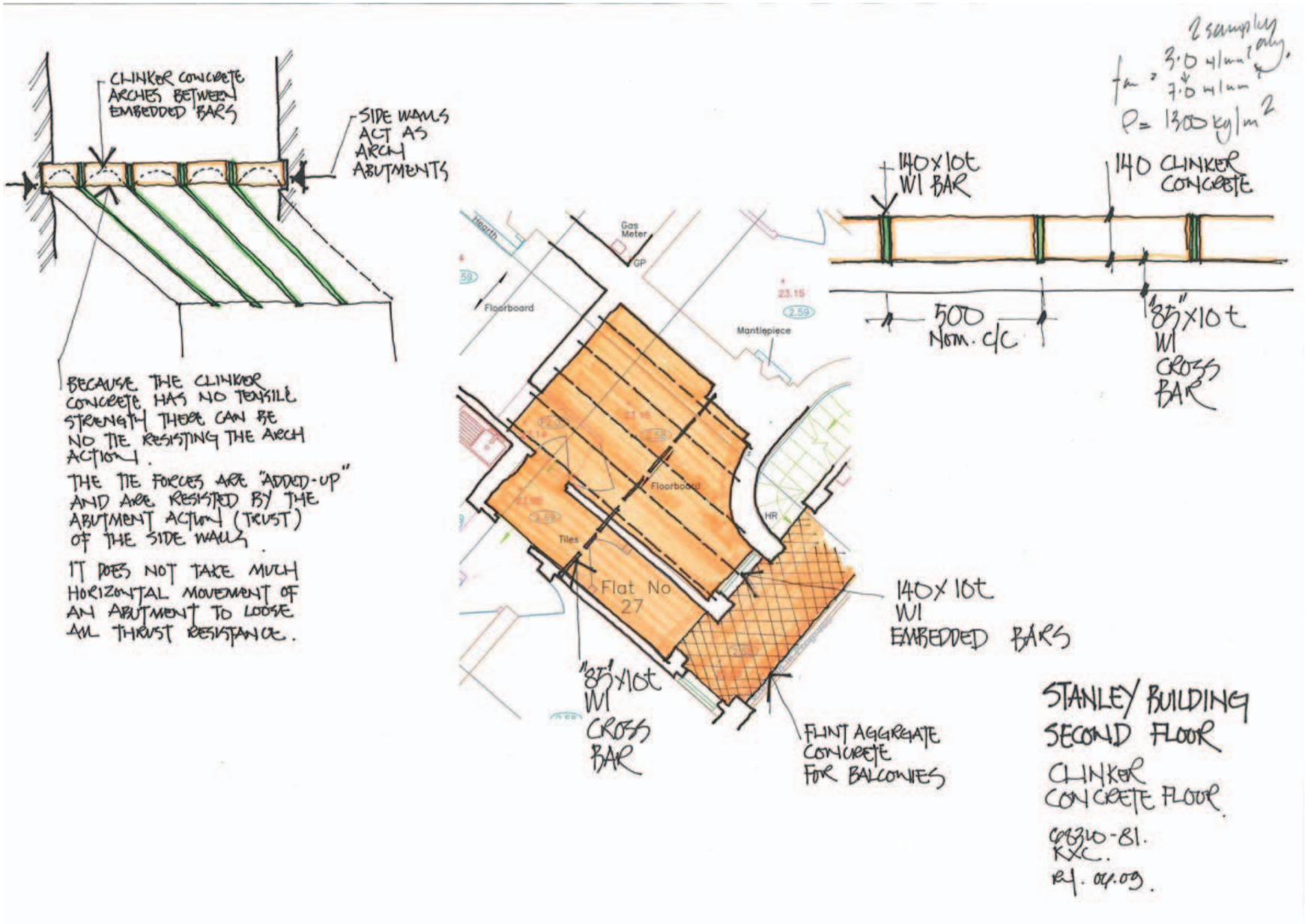
These provide guidance on the static load testing of concrete floors and roofs and due regard would be paid to these in any tests undertaken. In this instance static load testing as a means of verification is not considered an appropriate approach due to the reasons given in this report.

4 Conclusions

It is proposed to replace the clinker floors and roof due to the inability to justify the structural performance and hence the satisfactory retention of these elements.

- The clinker concrete is friable and fragile; 8 out of 10 samples failed the compression testing;
- Edge support conditions will be altered through the course of construction works which is a probable outcome even if the floors were somehow to be kept in situ;
- Alternative methods of support are not possible due to the headroom constraints of the existing building;
- Inability to warrant the construction leading to consequential marketing, value and insurance problems;
- To verify loading criteria, load tests would always be needed at the completion of the refurbishment works, leading to an unacceptable level of project uncertainty.

5 Sketch


CLINKER CONCRETE ARCHES BETWEEN EMBEDDED BARS
SIDE WALLS ACT AS ARCH ABUTMENTS
BECAUSE THE CLINKER CONCRETE HAS NO TENSILE STRENGTH THERE CAN BE NO TIE RESISTING THE ARCH ACTION.
THE TIE FORCES ARE "ADDED-UP" AND ARE RESISTED BY THE ABUTMENT ACTION (THRUST) OF THE SIDE WALLS.
IT DOES NOT TAKE MUCH HORIZONTAL MOVEMENT OF AN ABUTMENT TO LOOSE ALL THRUST RESISTANCE.
Gas Meter
GP
Hearth
Floorboard
Mantlepiece
Floorboard
HR
Tiles
Flat No 27
2 samples only.
140x10t W1 BAR
140 CLINKER CONCRETE
500 Nom. c/c
87½"x10t W1 CROSS BAR
140x10t W1 EMBEDDED BARS
87½"x10t W1 CROSS BAR
FLINT AGGREGATE CONCRETE FOR BALCONIES
STANLEY BUILDING
SECOND FLOOR
CLINKER CONCRETE FLOOR.
KXC.

Appendix F

Extract from the Heritage Baseline Study
(IHCM, 2004)

F

14 STANLEY BUILDINGS

BUILDING NAME
STANLEY BUILDINGS

LOCATION
On east side of former route of Pancras Road north of German Gymnasium with Cheney Road to north-east, between Stanley Passage to north and Clarence Passage to south

CLIENT REF.	EH INVENTORY REF.	IHCM REF.	LINKED EH REFS.
14	V	V	-

NATIONAL GRID REF.	REPORT BY	DATE
TQ 3009 8319	MNB, MTT	April 2004

Listed Grade II
Within King's Cross Conservation Area

1 DESCRIPTIVE SUMMARY

1.1 Constructed 1864-5 as purpose-built low-rental 'philanthropic' housing by the Improved Industrial Dwellings Company. Two five-storey blocks remaining from the original five blocks. Yellow stock brick with early use of concrete for lintels and other features. Flat roofs provided for clothes-drying and children's play area. (See Figure BD7 in Part 2.)

1.2 Each block symmetrical about central party wall. Originally four dwellings on each floor, entered by central staircase and balconies on front elevation. Pairs of dwellings later combined. Kitchens and toilet facilities in back extensions of blocks, overall dwelling layout designed to provide natural lighting and through ventilation to each room. Stairs, balconies, and floors of corridors and some rooms built of early reinforced concrete.

1.3 Currently boarded up and standing within Channel Tunnel Rail Link (CTRL) construction site.

2 HISTORICAL AND FUNCTIONAL SUMMARY

2.1 The Improved Industrial Dwellings Company was founded in 1863 at the inspiration of Sydney Waterlow, a City printing magnate, later to receive a knighthood and to be Lord Mayor of London, and a future campaigner in Parliament on housing matters.

The company's foundation was a philanthropic response to the problems of the industrial artisans and their families, who were often living in squalid conditions in overcrowded and filthy tenements. Waterlow funded the construction in 1863 of Langbourn Buildings in Mark Street, Finsbury (now demolished), which served as the prototype for Stanley Buildings and other housing schemes built by the company. The design was developed by Matthew Allen, a builder, from that for model cottages designed by Henry Roberts and constructed for the Great Exhibition of 1851, or from earlier flats in Birkenhead. Allen was also responsible for construction.

2.2 Stanley Buildings were named after Edward Henry Stanley (later 15th Earl of Derby, a politician and son of the Prime Minister of that name), who was a Director of the Improved Industrial Dwellings Company.

2.3 Stanley Buildings, constructed in 1864-4, were among the earliest of the company's projects, and its largest to date. They provided completely self-contained accommodation, unlike other philanthropic housing which often provided communal washing, toilet, and/or cooking facilities. They comprised five similar brick-built blocks housing a total of 104 families, with four self-contained dwellings on each floor comprising a living room, one or two bedrooms, a wash-house with sink and a copper for clothes-washing, and a w.c. Access was via an external open staircase and balconies. The flat roof provided drying space for washing and secure play space for children.

2.4 Subsequently, the four dwellings on each floor were merged into two, and ownership of the blocks passed to the local authority, the London Borough of Camden.

2.5 Of the five original blocks, the more westerly of the two blocks facing onto Clarence Passage was destroyed by bombing during World War II. The block facing onto Pancras Road was demolished for proposed road improvements c.1960. The more westerly of the two blocks facing onto Stanley Passage was demolished in 2001 to make way for the extended platforms and concourse being built at St Pancras Station as part of the CTRL works. The two surviving blocks (Nos. 11-20, facing onto Stanley Passage, and 21-30, facing onto Clarence Passage) are currently boarded up and standing within a CTRL construction site.

3 DESCRIPTION

3.1 The Stanley Buildings site was originally rectangular, with Pancras Road to the west. The street to the east at the time was then a narrow alley (Pancras Walk), renamed Cheney Street when King's Cross Station was extended into the Milk Dock site in the late 19th century, and finally became Cheney Road. To the north was Red Lion Passage (later renamed Stanley Passage), and to the south Clarence Passage.

3.2 On Pancras Road, the south-west corner was occupied by a three-storey brick building, originally a public house (demolished 2001), with a four-storey shop and dwelling next to it, while at the north-west corner was the westernmost of the five original blocks of Stanley Buildings. This block and the four-storey building were demolished for proposed road improvements c.1960.

3.3 At right-angles to these buildings, fronting onto the two passages and with an enclosed yard (later garden) between them, were the remaining four blocks of Stanley Buildings, grouped as semi-detached pairs. These are now reduced to two blocks, as noted in 2.5.

3.4 The two surviving blocks are of five storeys, built probably in "white" Gault brickwork

(now heavily soot-stained) in Flemish bond, with a flat roof. Each floor now contains two flats (originally four) laid out on a plan reflected symmetrically about the central party wall. The living rooms and bedrooms are located in the body of the blocks, with a rear extension to each original flat, housing a scullery and w.c. This layout allows each room to have a window, careful thought being given in the design to natural lighting and through ventilation, particularly for the facilities in the rear extensions. The provision of separate toilet facilities to each flat was progressive at this time.

3.5 The front elevation of each block consists of central balconies recessed between solid end bays. The end bays each contain a single line of windows for the front rooms of the outermost two of the four original dwellings. The ground floor of these bays is faced with painted stucco, moulded with deep dummy joints to simulate ashlar masonry. Painted stucco is also used to frame the upper windows in these bays, plainly on the top floor but with triangular pedimented heads on the first to third floors. Windows, here as on the rear elevations, are timber-framed and of an uncommon arrangement, with twin opening casements each with two panes (some now replaced by single panes), above a lower fixed light with two panes. These lower lights were originally of ornamental ground glass, eliminating the need for blinds, and were fixed to prevent young children falling out. Sills are of cast stone, that is selected-aggregate concrete carefully compacted and finished. At roof level is a corbelled brick cornice.

3.6 From ground floor level, an enclosed spiral cast stone staircase centred on a party wall rises to serve the central balconies on each floor. These are supported by a central circular cast iron column and wrought iron beams, with light and elegant wrought iron lattice grilles providing the balustrades. The columns are restrained laterally by twin tie-rods just below each balcony soffit, anchored by bolting into a cast iron plate in the back of the central stairwell wall.

3.7 A relatively recent addition has been the provision of a lockable door and grilles at ground floor level, to improve security.

3.8 Painted stucco is extensively used to form pilasters and other features behind the balconies. The pilasters have decorated capitals with an oval emblem and inverted Ionic scrolls. A more practical feature is a vertical chute, originally provided for disposal of ash and dust, sited within the stairwell. This has small cast iron doors at each level.

3.9 From either end of each balcony originally led a short passage which in turn led to the two entrance doors of the four dwellings on each floor. This passage now leads to the front door of the enlarged single dwelling formed from two original, smaller, flats.

3.10 Behind the balcony, one on either side the central staircase, single windows light the front rooms of the innermost two of the original four flats. These are of different design from the windows on the front wall elevation of the outermost two flats, being narrower but with eight panes and segmental-arched heads.

3.11 The rear elevations are plainer, although the shallow-arched window lintels have twin recessed panels. Like the window sills, these are believed to be of cast stone (concrete). The window frames are similar to those on the front wall elevation, although in some the lower fixed lights have been replaced with timber infill.

3.12 The original east end elevation differs on the two surviving blocks. On the northern block it is plain, while on the southern block there are two windows at each floor, of similar style to those on the rear elevations.

3.13 The west elevations as seen today are in fact the exposed party walls between

surviving and demolished blocks. That on the southern block, exposed during or after World War II, has been refaced with render, retaining the projecting chimney breasts of the lost block. A steel cat ladder has been installed between these breasts from roof level to ground, providing an alternative means of escape in the event of fire. The more westerly of the two northern blocks was demolished in late 2001, briefly exposing the plastered party wall and chimney breasts before these were clad with sheeting to provide weather protection. This exposed elevation has recently been refaced with yellow stock bricks.

3.14 Large chimney stacks rising above the flat roofs are a distinctive feature of the buildings, with pairs of stacks being located on each end elevation and above the party wall. They have numerous chimney pots. Every room was originally provided with a fireplace for a coal fire. There was a cooking range in the living room, and the wash-houses at the rear had a 'copper' for boiling clothes, both also being coal-fired.

3.15 The staircase in each block leads up to the asphalted flat roof, culminating in a brick stair housing, itself with a flat roof. The roof is enclosed by a parapet, mainly of brick with recessed panels each having a central '+' opening, but repeating the latticed grille balustrading on the front elevation over the balconies.

3.16 The structure of the blocks is of some interest. Matthew Allen adopted an early form of reinforced concrete, motivated partly by cost but also it would seem by the wish to reduce the risk of fire which in multi-storey buildings could spread rapidly from one dwelling to its neighbours through combustible timber floors.

3.17 A saving of some twenty-five per cent over 'ordinary' materials was claimed from the use of concrete. It was described, accurately, as "light artificial stone" in an account of the slightly earlier Langbourn Buildings, on which the design and construction of Stanley Buildings appears to be very closely based. Clinker, coke, or similar material was mixed with Portland cement in the proportions 1:4. Strips of wrought iron were placed between the front and back walls, with transverse iron rods. The concrete was typically 4 inches (102 mm) thick, with floorboards laid above it on battens. Such construction was indeed 'fireproof'; it more effectively resisted the effects and spread of fire than did timber floors. It was certainly used for the staircase, balconies, entrance passages, and adjoining front rooms either side of these passages, which would safeguard the escape routes out of the block in the event of fire. It was also used for the rear wash-houses, although whether this was to guard against fire from the coal-fired washing-copper or against rotting of timber from spilled water is unclear. Other floors within each flat were of traditional timber boarding and joists.

3.18 A further advantage claimed for this material was its lightness, which led to savings in the size and cost of walls and foundations. Although not lighter than timber when used in floors, it was certainly lighter than, and cheaper than, the brick or orthodox lime concrete arches generally used in fireproof construction. It was also clearly cheaper than natural stone or brickwork when used for window sills and lintels.

3.19 Internal inspection of several dwellings suggests that the interiors of the blocks have been relatively little altered since construction, although modern cookers and other fittings may be expected to have replaced the original ranges in some at least of the dwellings.

4 PHASING ANALYSIS

4.1 The five original blocks were built in one campaign in 1864-5, during which time the

German Gymnasium was also being constructed immediately to the south. Since then, three blocks have been destroyed or demolished. The surviving two blocks show little evidence of external alteration since construction, apart from the security doors and grilles provided at ground floor level.

4.2 Internally, the original four dwellings on each floor have been reduced to two by combining each pair either side of the central staircase, providing more rooms in each but without other major alterations. Internal fittings such as ranges may be expected to have been modernised, although some early surviving items were noted in inspections made relatively recently.

5 FUNCTIONAL AND RELATIONAL ANALYSIS

5.1 Stanley Buildings were a relatively early contribution to the provision of affordable low-rental accommodation for the working man and his family, which was and continues to be a social need in cities such as London. The Improved Industrial Dwellings Company was one of the leading philanthropic organisations attempting to meet this need.

5.2 The planned construction of the Midland Railway's London extension, terminating at St Pancras, necessitated extensive demolition and clearance of the densely-packed streets on the west side of what was then called Old St Pancras Road. The siting of Stanley Buildings was therefore entirely logical as a contribution towards rehousing those displaced by these works.

5.3 The longer sides of the plot for the dwellings were along the two alleyways to north and south, and so it made good sense to organise the block layout so that they were entered off these rather than off the shorter roadway frontages to east and west. The design made full use of the available footprint, so there was minimal space for gardens. However, the flat roofs offered areas for clothes-drying and play space for children.

5.4 The design of each dwelling gave careful attention to natural lighting and ventilation, each room having an opening window and the overall layout providing a through flow of air. This reflected concern over the health hazards in typical slum dwellings, where overcrowding and unhygienic conditions were endemic. Attention was also paid to propriety and convenience, each dwelling having its own scullery and w.c. in a somewhat cramped rear extension.

5.5 At the same time, economy of construction was an essential consideration, and this was doubtless why Matthew Allen enthusiastically adopted cast stone, that is to say concrete, for structural use in floors, stairs, and lintels, and in window cills. Lightly reinforced, the concrete staircases, balconies, and passages provided a fireproof escape route from the dwellings.

6 LISTING CITATION

6.1 The citations for the two blocks differ slightly in wording. Both are given below.

6.2 11-20 (facing onto Stanley Passage):

6.3 "Philanthropic flats. 1865. By Matthew Allen. For the Improved Industrial Dwellings Company under the guidance of Sydney Waterlow. Painted stucco to ground floor where it is treated as rustication, and to the full-height, balconied recesses and

window architraves. Brick in Flemish bond to projecting ranges; moulded brick to cornice; roof parapeted.

6.4 "EXTERIOR: 5 storeys. Brick ranges of 2 *[sic]* windows each, alternate with 2-bay balcony ranges to produce a bay rhythm of A:B:A:B:A. Balconies supported by cast-iron columns and enclosed by railings in a lattice pattern; the rear walls of the recesses with segmental-arched openings and pilasters with stylised Ionic capitals; the balcony fascia composed of a simple metal beam. All windows to brick ranges flat arched. Utilitarian style to rear elevation dominated by ablution and scullery towers. Returns unfenestrated.

6.5 "INTERIORS: not inspected.

6.6 "Forms a group with flats Nos 21-30 Clarence Passage (qv) to the south, and with the King's Cross Gasholders, Goods Way (qqv) and Barlow's great shed to St Pancras Station, Euston Road (qv). Among the earliest blocks built by Waterlow's influential and prolific IIDC, Stanley Buildings are in addition an integral part of a dramatic Victorian industrial landscape."

6.7 21-30 (facing onto Clarence Passage):

6.8 "Philanthropic flats. 1865. By Matthew Allen for the Improved Industrial Dwellings Company under the guidance of Sydney Waterlow. Materials and treatment of architectural elements identical to flats 1-20 in Stanley Passage to the north (qv) with which this block forms a group. 5 storeys. One window to end ranges flanking 2-bay balcony stair-recess; balconies enclosed by cast-iron railings and supported by cast-iron columns and lintels. 2-window range to right return with segmental-arched windows, the lintels cast from concrete and panelled. Left-return rendered to all but top storey. Ablution and scullery towers to rear.

6.9 "INTERIORS: not inspected.

6.10 "Stanley Buildings form a group with the King's Cross Gasholders, Goods Way (qqv) and Barlow's great shed to St Pancras Station, Euston Road (qv). Among the earliest blocks built by Waterlow's influential and prolific IIDC, Stanley Buildings are in addition an important part of a dramatic Victorian industrial landscape."

REFERENCES

Mays, J. A. Ground plan and elevation of Langbourn Buildings, Mark Street, Paul Street, Finsbury Square, designed and erected for Mr. Alderman Waterlow by Mr. Matthew Allen: with descriptive notes and an appendix. Robert Hardwicke, 1863. (Langbourn Buildings, since demolished, were the prototype scheme on which Stanley Buildings were very closely based.)

Tarn, J. Five per cent philanthropy: an account of housing in urban areas between 1840 and 1914. Cambridge University Press, 1973.

Tarn, J. The Improved Industrial Dwellings Company. Transactions of London & Middlesex Archaeological Society, 22, 1968, 43-59.

Watson, I. Five per cent philanthropy: model houses for the working classes in Victorian Camden. Camden History Review, 9, 1981, 4-9.

SUMMARY: THE HERITAGE IMPORTANCE OF STANLEY BUILDINGS

ARCHITECTURE AND FABRIC

The surviving two of the originally five blocks of Stanley Buildings are an early example of philanthropic workers' housing development by the Improved Industrial Dwellings Company. They exhibit economical but durable multi-storey construction and high density usage of the site.

The symmetry of the front elevations, in particular, is both logical and aesthetically satisfying. The mid-Victorian use of stucco to simulate ashlar masonry at ground floor level, in decorated pilasters, and around window frames complements the plain brickwork elsewhere.

The rear extensions provide washing and toilet facilities for the exclusive use of each dwelling. The overall design of the dwelling plans gave particular attention to natural lighting and through ventilation, with each room having a window.

The early use of lightly-reinforced concrete in floors, balconies, and staircases is a notable innovation in such buildings as a means of providing 'fireproof' construction, but was also recognised at this early time as an economical and practical alternative to more traditional forms of construction.

The flat roofs are relatively uncommon in buildings of this period (the 1860s) and afforded space for clothes-drying and children's play on a compact urban site.

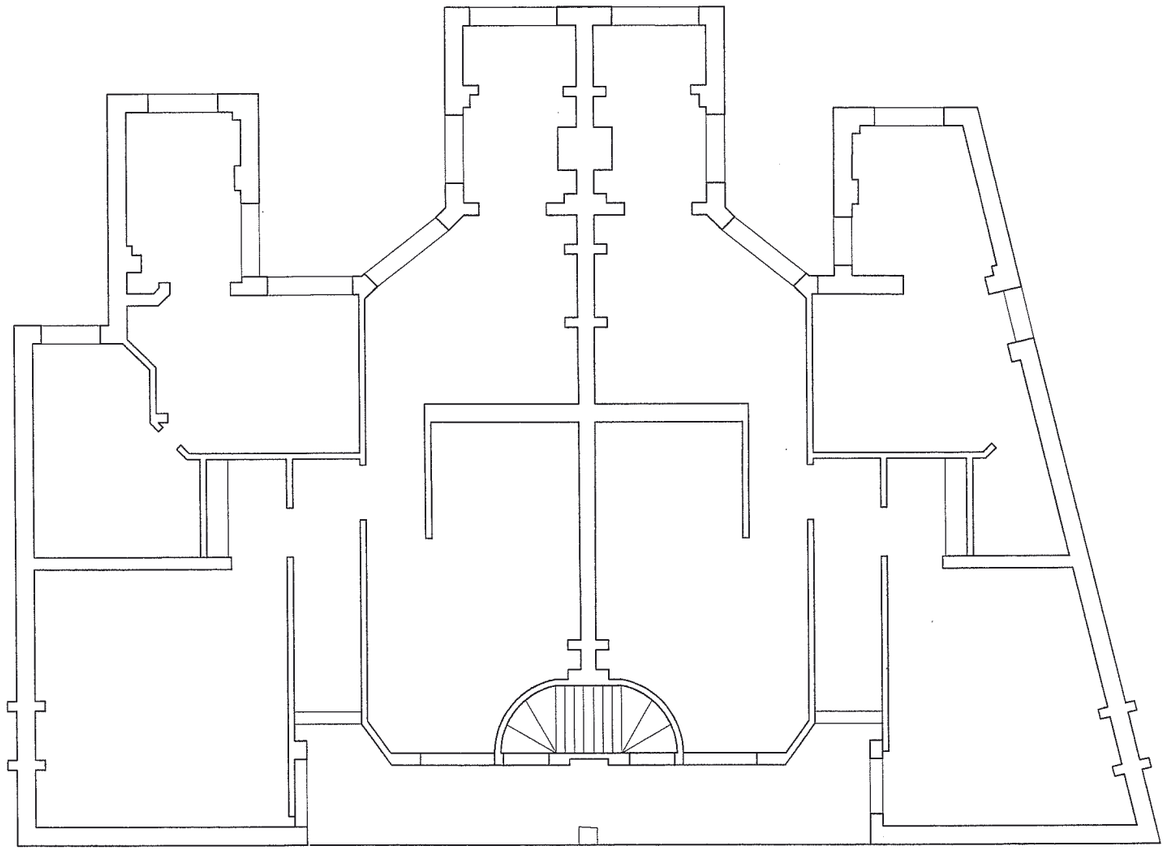
SETTING

At the time that Stanley Buildings were erected, the surrounding area was already a well-established industrial landscape, with the gasworks to the north and King's Cross Station to the east and south, soon to be joined by the substantial massing of St Pancras Station trainshed to the west. The immediately surrounding small streets and passages were paved with setts, now safeguarded in store.

The buildings provided much-needed 'affordable housing' in this densely-developed area, and in recent years have become a distinctive residential feature in a largely 'gritty' urban area.

However, recent demolitions in preparation for the CTRL works have resulted in the loss of much of the cohesion of this area. Stanley Buildings and the new deck extension to St Pancras Station stand in awkward juxtaposition, exacerbated by the realignment of Pancras Road.

SIGNIFICANCE RELATED TO TYPE	The surviving blocks are among the earliest examples of purpose-built philanthropic workers' housing, many of which have since been lost to wartime bombing, so-called 'slum' clearance, or general urban redevelopment. Although pairs of the original dwellings have subsequently been merged to form larger flats, the buildings remain externally and internally very much as originally built.
SIGNIFICANCE RELATED TO INTANGIBLES	As the listing citation states, Stanley Buildings were an important part of a dramatic Victorian industrial landscape. This made it a particularly sought-after location for filming and advertising photography.



Plan of typical floor of block

Front elevation

0 5m

1:100

By courtesy of Porphyrios Associates

ARGENT ST GEORGE, LCR & EXEL
King's Cross Central
Heritage Study, Part 2
Stanley Buildings
Figure BD7

King's Cross

5 Albany Courtyard
Piccadilly
London
W1J 0HF

T +44 (0)20 7339 0400
www.kingscrosscentral.com