

Condition
20Aii

Network Rail

**King's Cross Station
Redevelopment
Programme Package 6
GRIP 6**

Listed Building Consent
Application (Reference
2006/3394/L);
Condition LB020;
All New Works in the
Historic Fabric

Job No 123345

Document ref
ENG-REP-G5-OAP-006-
CBSA-0285

**Subsection LB20A ii
Area 3
Booking Hall &
Office Entrances**

Issue 5.0
Issue for Acceptance

RECEIVED
24 MAY 2010

Network Rail

**King's Cross Station
Redevelopment
Programme Package 6
GRIP 6**

Listed Building Consent
Application (Reference
2006/3394/L);
Condition LB020;
All New Works in the
Historic Fabric


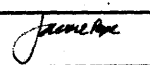

**Subsection LB20A ii
Booking Hall &
Office Entrances**

May 2010

This report takes into account the particular instructions and requirements of our client.
It is not intended for and should not be relied upon by any third party and no responsibility is
undertaken to any third party

Job number 123345-00

Job title	King's Cross Station Redevelopment Programme Package 6 GRIP 6	Job number	123345-00
Document title	Listed Building Consent Application (Reference 2008/3394/L); Condition LB020; All New Works in the Historic Fabric LB20A ii - Area 3: Booking Hall and Office Entrances	File reference	4-05
Document ref	ENG-REP-G5-OAP-006-CBSA-0265 LB20A ii - Area 3: Booking Hall and Office Entrances		

Revision	Date	Filename	All New Works in the Historic Fabric issue 1.0.doc		
Issue 1.0	23/05/08	Description	Issue for Acceptance		
			Prepared by	Checked by	Approved by
		Name	Birgit Bosse	Mark Cannata	John Batchelor
		Signature			
Issue 2.0	15/09/08	Filename	All New Works in the Historic Fabric issue 2.0.doc		
		Description	Issue for Acceptance		
			Prepared by	Checked by	Approved by
		Name	Birgit Bosse	Mark Cannata	John Batchelor
	Signature				
Issue 3.0	09/04/09	Filename	All New Works in the Historic Fabric issue 3.0.doc		
		Description	Issue for Acceptance - Revised in accordance with GRIP6 Value Management redesign scope		
			Prepared by	Checked by	Approved by
		Name	Katrin Meincke	Pauline Nee	Paul Wellman
	Signature				
Issue 4.0	30/04/10	Filename	All New Works in the Historic Fabric issue 4.0 - Subsection LB20A ii - Area 3: Booking Hall and Office Entrances		
		Description	Issue for Acceptance		
			Prepared by	Checked by	Approved by
		Name	John McAsian + Partners	Jacqueline Pope	Paul Wellman
	Signature				
Issue 5.0	07/05/10	Filename	All New Works in the Historic Fabric issue 5.0 - Subsection LB20A ii - Area 3: Booking Hall and Office Entrances		
		Description	Issue for Acceptance		
			Prepared by	Checked by	Approved by
		Name	John McAsian + Partners	Jacqueline Pope	Paul Wellman
	Signature				

Contents

	Page		
1		Introduction	
1.1	5	Purpose of Submission	
1.2	5	Details of Relevant Consent Conditions	
1.3	5	Description of Relevant Works	
1.4	5	Design Approach - Booking Hall	
1.5	6	Design Approach - Office Entrances	
1.6	6	Design Approach - Shop Fronts on the Western Elevation	
1.7	7	Key Plan	
1.8	8	Heritage Sensitivity Plans	
2		Western Range Historical Information	
2.1	10	Historical Information	
3		Booking Hall - Background Information	
3.1	11	Historical Information	
3.2	11	History and Phasing	
3.3	11	Significance	
3.4	11	Existing Context and Fabric	
4		Booking Hall - Revised Proposals	
4.1	13	Variations to Consented Scheme	
4.2	16	Brief	
4.3	16	Design Statement	
4.4	16	Description of the Proposals	
4.5	17	Approach to Repair and Refurbishment of existing features	
5		Office Entrances - Background Information	
5.1	18	Historical Information	
5.2	18	History and Phasing	
5.3	18	Significance	
5.4	19	Existing Context and Fabric	
5.5	19	Conservation Management Plan Policy	
6		Office Entrances - Revised Proposals	
6.1	21	Variations to Consented Scheme	
6.2	23	Brief	
6.3	23	Design Statement	
6.4		Description of the Proposals	
6.4.1	23	Northern Office Entrance	
6.4.2	23	Southern Office Entrance	
6.5		Approach to Repair and Refurbishment of existing features - Northern Office Entrance	25
6.6		Proposed Amendments of Screen G21/D1a	26
7		Shop Fronts on the West Elevation - Background Elevation	
7.1	27	Historical Information	
7.2	27	History and Significance	
7.3	28	Existing Context and Fabric	
7.4	28	Conservation Management Plan Policy	
8		Shop Fronts on the West Elevation - Revised Proposals	
8.1	29	Variations to Consented Scheme	
8.2	30	Brief	
8.3	30	Design Statement	
8.4	30	Description of the Proposals	
8.5	30	Materials	
9		Summary of Revised Proposals	
9.1	34	Summary	

Appendices

Appendix A	
List of Abbreviations	
Appendix B	
Location Map	
Appendix C	
Drawings and Schedules	

1 Introduction

1.1 Purpose of Submission

The Listed Building Consent Reference 2006/3394/L for King's Cross Station Redevelopment includes Condition LB20 requiring approval of all new works. It comprises 19 subsections which will be submitted in stages.

Due to programming and construction considerations section LB20A ii has been further broken down into five areas:

- Area 1 : Pub, Atrium and Public Toilets
- Area 2 : Parcels Yard and Lift T
- Area 3 : Booking Hall and Office entrances
- Area 4 : Platform 8 screens
- Area 5 : Southern Gate line

See key plan in section 1.7 for extent of above areas.

The purpose of this submission is to discharge works to Area 3 : Booking Hall, Office Entrances and Shop fronts on the West Elevation of the WRB; highlighted in blue on the key plan in section 1.7.

The details for the booking hall relate to the shell overlay. Tenant fit out will be subject to a further submission.

1.2 Details of Relevant Consent Conditions

Listed Building Consent Item LB020A ii states:

- a. internal and external elevations and plans (minimum scale 1:20);
- b. details of door and window frames in elevation (1:20 scale) and section (1:5 scale);
- c. section, plan and elevation details of roof light, atrium, balcony handrails (1:10 scale)

This submission is for Area 3 : Booking Hall and Office Entrances. This includes shop fronts on the west elevation. This submission relates to items a + b of LB20A ii above.

As agreed with LBC and EH the general arrangement drawings for item a. are scale 1:50. Details Drawings for item 6 are at scale 1:20 and 1:5. Drawings are contained within Appendix C.

1.3 Description of Relevant Works

Sections 3.0, 5.0 and 7.0 of this report, respectively, describe in narrative form the historic asset and context of this submission for the areas Booking Hall, Office Entrances and Shop Fronts on the West elevation of the WRB.

Section 4.0, 6.0 and 8.0, respectively, describe our proposals in detail for the above areas.

Appendix A lists the abbreviations used.

Appendix B contains the location map.

Appendix C contains the relevant drawings.

1.4 Design Approach - Booking Hall

Concerning the Booking Hall, the Conservation Management Plan Policy 48.1 states:

'Reinstate the Central Block to full functional use on all levels and reinstate the former Booking Hall including full repair of Venetian windows. Consider reinstatement of the appearance of the original coffered ceiling and reinstate connections through to the north. If the original balustrade has survived within the walkway enclosure it should be retained in situ and refurbished and the walkway discretely reinforced as necessary.

Our design approach is outlined below:

- Reinstate the booking hall to its original function and as single volume.
- Retain, reinstate or restore historic features:
 - Reinstate the existing arches on the east internal elevation at ground floor
 - Expose the existing cast iron brackets and retain the 6 surviving York stone slabs at mezzanine level.
 - Restore first floor the door casings and create new door openings
- Our design approach is also to design new additions to the Booking Hall with an aim to complement and enhance the existing and restored original heritage features.
 - Remove modern insertions / alterations.
 - Refurbish and repair original fabric including venetian windows
 - New structural elements designed to be concealed or discrete insertions.

1.5 Design Approach -Office Entrances

Concerning the Office Entrances, the Conservation Management Plan Policy 39.1 states:

'Original lath and plaster ceilings, cornices and decorative finishes should be protected and maintained in good condition. Repairs should be carried out on a like-for-like basis. Finishes should be protected against damage during any major programme of work.

Our design approach is outlined below:

- Repair and refurbish historic fabric and decorative finishes including:

- Plaster ceilings
- Cornices

- Retain and express existing historic features:

- Retain and express existing archway, cornice and ceiling.
- Retain and, where necessary, adapt skirtings and plinths for new timber flooring.

- Mitigate the impact of the raised concourse floor level on historic features:

- Retain and adjust the existing portico screen on the western facade to accommodate the raised concourse level.
- Add a new raised reversible timber floor ramping down to accommodate the 200 mm floor level difference between WCC and Platform 8.
- Adapt staircase interface to accommodate level changes. Existing bottom step overlaid with new flooring existing newell stands in flooring.
- Retain and protect the existing stone threshold, located under the existing Portico screen, in situ with the addition of a new threshold of reclaimed York stone to match the new raised Concourse floor level.

1.6 Design Approach - Shop fronts on the West Elevation

Concerning the new shop fronts on the West Elevation, the Conservation Management Plan Policy 19.1 states:

"Reinstate or enhance the visual prominence of original primary openings: the southern arcade, the large arched opening to the Cab Road and the entrances to the Booking Hall. Prevent installations that obscure rusticated brickwork and where modifications are required, clear glazing is to be preferred over solid infill.

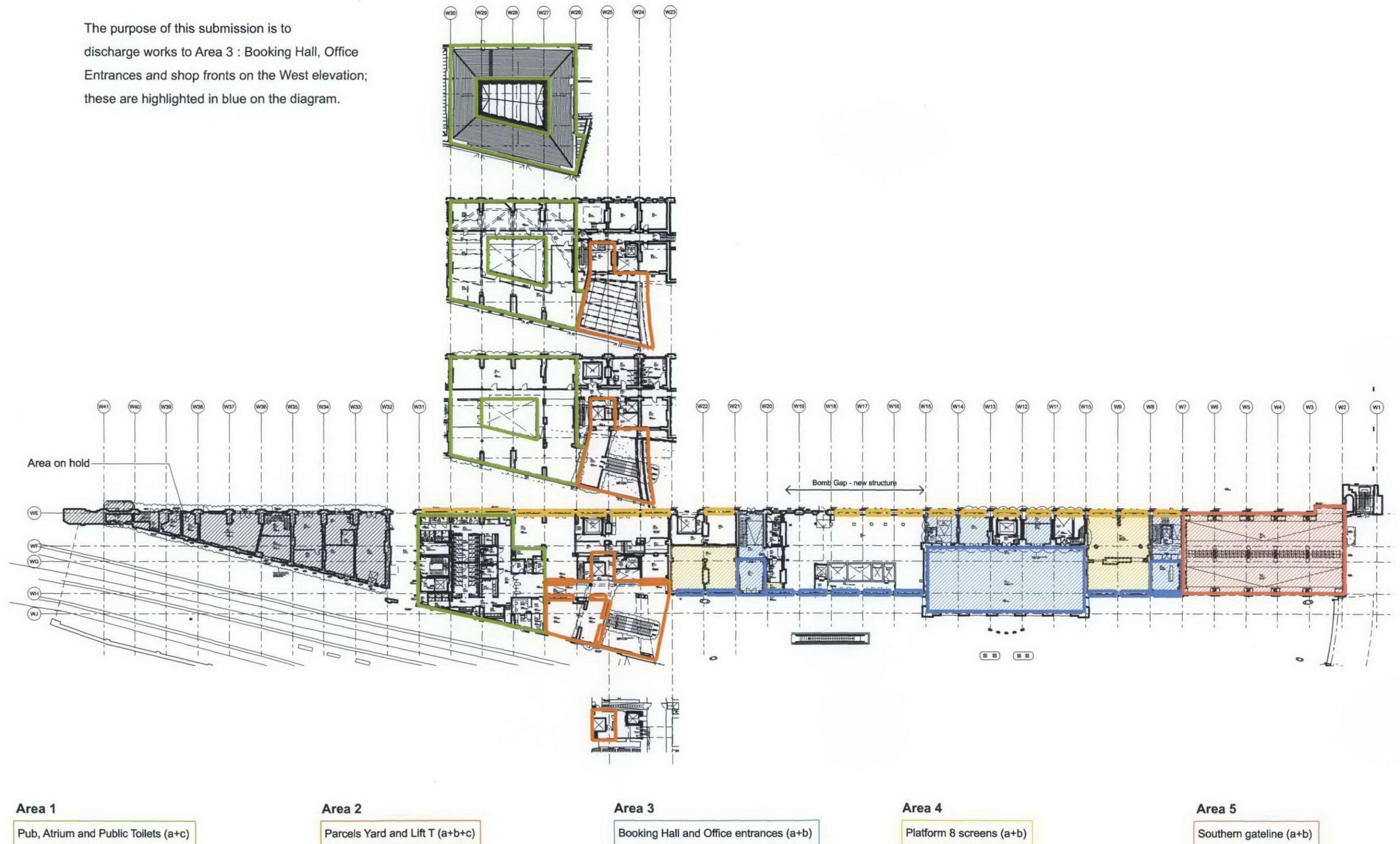
Our design approach is to enhance the visual prominence of original primary openings on the west elevation:

- Adaption of existing openings to form surrounds with high quality brickwork detailing.
- New shop fronts formed within existing window reveals.
- Recess the proposed new shop front facades 50 mm behind the brickwork opening which allows the brickwork opening to 'read' as the prominent element of the composition.
- Retain the Portico in situ (adapting screen as described above).
- Develop structural glazed system designed to required bomb blast requirements with an integrated spandrel for signage at high level, which stands within the brick facade as simply expressed legible additions.

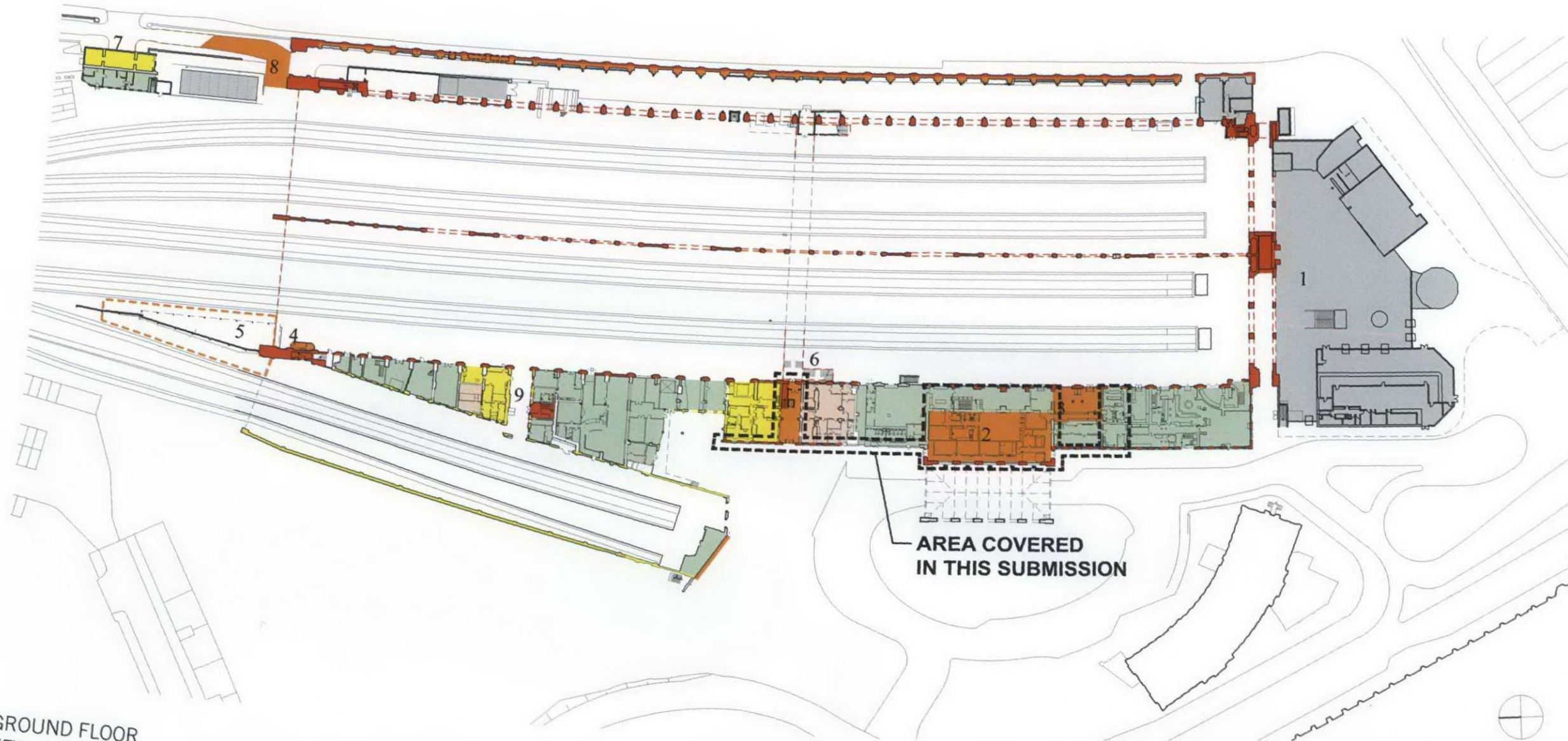
All these works have taken the Conservation Management Plan Policies into consideration and reflect guidance given by LBC and EH in consultation.

1.7 Key Plan

The purpose of this submission is to discharge works to Area 3 : Booking Hall, Office Entrances and shop fronts on the West elevation; these are highlighted in blue on the diagram.



1.8 Heritage Sensitivity Plans

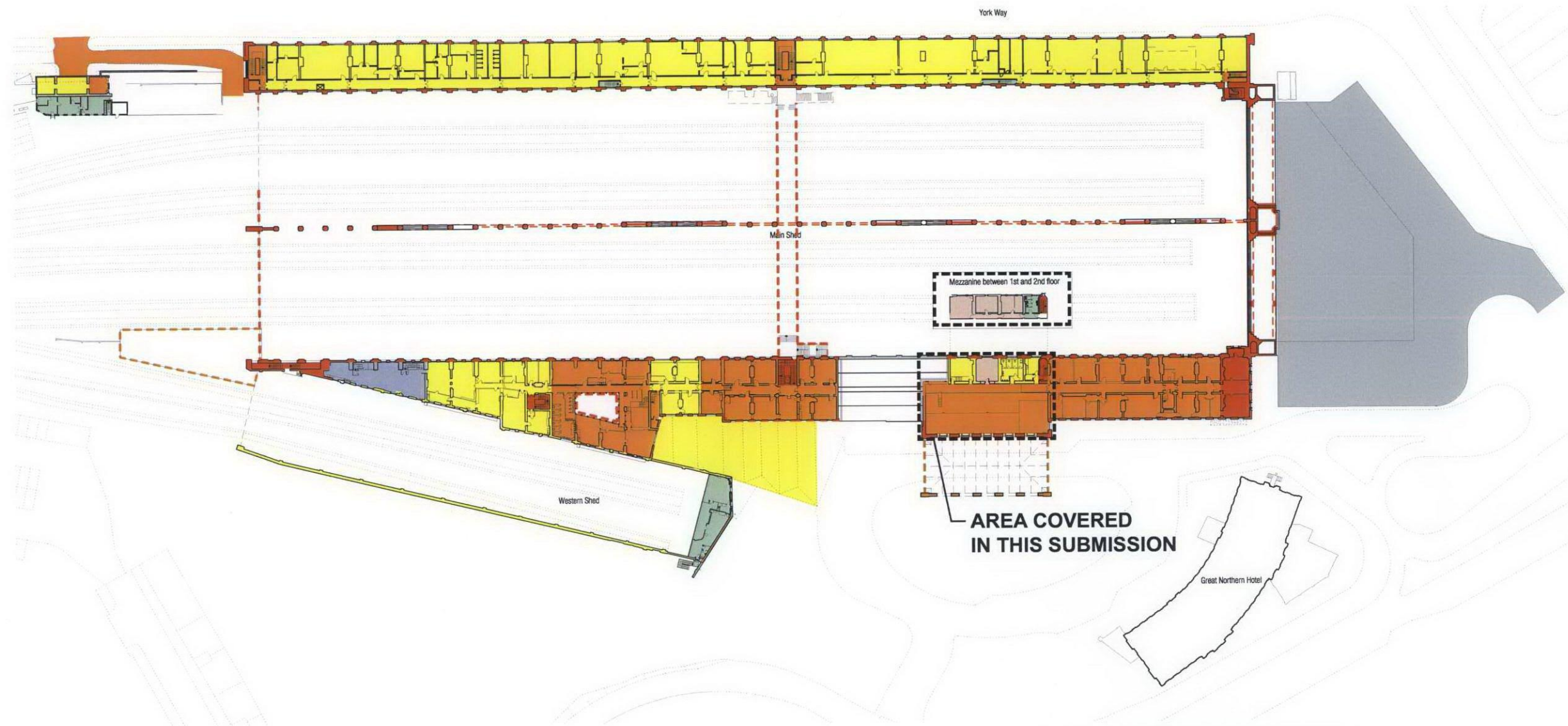


GROUND FLOOR KEY:

- 1 Southern Concourse, 1974
- 2 Former Booking Hall, c. 1852
- 3 Former Second Class Waiting Room, c. 1852
- 4 'Locomotive Inspector's Box', c. 1894
- 5 Victorian Canopy, c. 1894
- 6 Cross Platform Bridge, c. 1873
- 7. Vaulted Abutments to former Battle Bridge Viaduct, c.1873
- 8. Cobbled Cab Road, kerbs + walls, c. 1852
- 9. Connecting passage with decorative glazed brickwork, c. 1876

KEY TO CULTURAL & HERITAGE SIGNIFICANCE

- or HIGH SIGNIFICANCE: Primary elevations, important historical or architectural features and/or historic association
- or SIGNIFICANT: Architectural character or quality and/ or notable features, including potential for major enhancement
- or SOME SIGNIFICANCE: Some surviving decorative finishes or historic interest
- LOW SIGNIFICANCE: Little or no historic or architectural significance, including areas of lost significance through major alteration or loss of finishes
- DETRIMENTAL ELEMENTS: Elements that detract from the architectural and / or heritage significance
- No access available at time of assessment



**AREA COVERED
 IN THIS SUBMISSION**

KEY TO CULTURAL & HERITAGE SIGNIFICANCE

- or **HIGH SIGNIFICANCE:** Primary elevations, important historical or architectural features and/or historic association
- or **SIGNIFICANT:** Architectural character or quality and/ or notable features, including potential for major enhancement
- or **SOME SIGNIFICANCE:** Some surviving decorative finishes or historic interest
- LOW SIGNIFICANCE:** Little or no historic or architectural significance, including areas of lost significance through major alteration or loss of finishes
- DETRIMENTAL ELEMENTS:** Elements that detract from the architectural and / or heritage significance
- No access available at time of assessment**

Western Range - First Floor Plan

2 The Western Range - Historical Information

2.1 Historical Information

The blocks comprising the Western Range are described as follows:

- South Wing - a three storey range of 15 windows with a 3 window return to the south adjacent to the western tower of the main station elevation
- Central Block - the principal and tallest block projecting forward from the north and south wings and originally containing the Booking Hall.
- Bomb Gap - the lost area of the Northern Wing containing a single storey ground floor structure with basement
- North Wing - a four storey truncated range of 8 windows
- Link Building - five storey set back building of six windows between the North West Block (Parcel Office) and North Wing
- North West Block (Parcel Office) - three storey atrium building projecting forward with a south facing angled gable wall to the adjacent Link Building
- Northern Building - a three storey low triangular shaped building terminating at the north end with an original masonry staircase structure.

Except for the small triangular Northern Building, the Western Range was constructed as part of the original station in 1850-52.

The Western Range is a load-bearing masonry structure with yellow London stock brick exposed elevations and chimneys and red stock brick elsewhere, with brick and render plat-bands, painted sandstone cornice and copings, brickwork lintels and stone cills and rusticated brickwork to the Parcel Office and angles of the Central Block.

The eastern perimeter of the Western Range (Platform 8) supports the rib arches to the west roof of the main train shed.

The primary parts of the building (the most visible North and South Wings and the Central Block) housed the most important station offices and passenger facilities. The Wings are largely symmetrical about the Central Block and Booking Hall, the original main point of entry to the station for departing passengers, except that the North Wing has an additional third storey that unbalances what would otherwise be a conventionally ordered classical elevation.

