

St Pancras Chambers

Alterations to West Wing Extension Design and Access Statement

26 August 2009

London

RHWL Architects

Ivory House St Katharine Docks E1W 1AT

RHWL Interiors

Ivory House St Katharine Docks E1W 1AT

tel: +44 (0) 20 7480 1500

fax: +44 (0) 20 7481 4840

email: london@rhw.com

web: www.rhw.com

BS IN 9001:2000 Approval

Certificate No. LRQ 400557

RHWL Architects, Arts Team and RHWL Interiors are all part of Renton Howard Wood Levin LLP, a Limited Liability Partnership.

Registered in England no. OC307685

Registered Office, Ivory House, St Katharine Docks E1W 1AT, England.

Design and Access statement

Design

History

In July 2006 planning permission and listed building consent were granted for the west wing extension fronting onto Midland Road over the station complex, as part of the redevelopment of St Pancras Chambers.

The extension is to be 84m long, 18m deep and 30m high from street level, projecting north from Barlow House. The west wing will not affect station uses at ground floor level, with the hotel guestrooms (10no) starting at platform level. There will be a further 10 guestrooms accommodated within a mezzanine between platform and first floor levels, with the full length of the extension accommodating 34 guestrooms per level from first floor to fifth floor.

The extension is to be built in a style to reflect the architectural language of the existing Grade I listed buildings. The brick and stone façade onto Midland Road will comprise: a series of low arched bays for the station retail at ground floor level (approved under CTRL); two storeys of taller arched windows, each accommodating two storeys of hotel; one row of smaller, pointed arch triplet windows above at 3rd floor level; and two rows of square attic dormer windows within the zinc clad mansard roof. The east elevation facing the Barlow Shed is modern in style, with the fenestration set out along the façade on a modular grid with a row of single dormers in the mansard roof. The windows are set back within bays along the length of this elevation which is clad almost entirely in zinc and hidden from the street.

Proposed amendment to the east elevation

The original proposal was for the windows within each bay to be in groups of three however as the detailed design of the scheme commenced it was felt that paired windows sat more comfortably in the rhythm and size of the bays along this façade. Initial discussions with English Heritage and Camden at the early stages of the redesign were positive and with their full agreement this new proposal was developed. Additionally a louvre vent has been included at roof level for an extract duct and a door at low level to gain access to the undercroft level.

St. Pancras Chambers

Design and Access statement

Access

The original formal entrance to the hotel was via steps from Euston Road through the porte-cochere to the southern end of the west Chambers. This entrance has been retained as a secondary access to a new restaurant and lounge bar from the street; however this will be via the original steps only, as it is not possible to make modifications to this area.

The new principal entrance has been created within the old taxi-way arches in the centre of the building under the western tower and it has been agreed, with the access officer at Camden, that everyone will be able to enter the hotel by the same route; therefore there is a level approach to the main doors. Once inside the building it was deemed acceptable to provide alternative routes to the upper level of the reception area so a new ramp and steps have been designed to comply with the requirements of Building Regulations Part M whilst at the same time being sympathetic to the Grade I listing of the building.

Access from the station concourse can be gained via a set of doors to one side of the bar and another set of doors from bar to the reception area. This is all at the same level.

From the reception there is level access to all public rooms, the Chambers guest lifts and the new west wing guest lifts and stairs. Within the west wing all rooms are accessible.