

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/12/2007
		N/A / attached		<b>Consultation Expiry Date:</b>	21/11/07
<b>Officer</b>			<b>Application Number(s)</b>		
Antonia Powell			2007/5106/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Eastern Range Building King's Cross Station Euston Road London N1 9AP			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details of hidden historic features pursuant to condition 4 of the listed building consent dated 15/03/06 (2006/0040/L) for Renewals, refurbishment and upgrading works to existing offices, including re-planning of internal arrangements, provision of DDA compliant access arrangements, a new southern office entrance, full mechanical and electrical installations including new mezzanine floor and creation of new mansard plant room areas.					
<b>Recommendation(s):</b>		<b>To Approve Details (Listed Building)</b>			
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>English heritage responded stating that the submitted details are considered satisfactory to meet the requirements of the condition.</p> <p>GLAAS London Region responded confirming the method statement for the Building Archaeology Watching Brief on Eastern Range Refurbishment and Construction of Platform Y, accords with English Heritage guidelines.</p> <p>Site Notice – No responses were received</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

### Site Description

King's Cross Mainline Railway Station, Euston Road. Listed Grade I

Railway terminus. 1850-52. By Lewis Cubitt (architect), and Sir William and Joseph Cubitt (engineers). Yellow stock brick. 2 train sheds (originally 1 for arrivals, the other for departure) closed by monumental plain brick screen of 2 glazed semicircular openings, framed with recessed arches (echoing the train sheds behind) with central and flanking towers; ground storey obscured by late C20 additions. Central tower with rectangular clock turret with pyramidal roof, eaves cornice and weather vane. To the west, 3 storey 3 window office block with booking hall and service rooms at rear; 1st floor with thin, debased Venetian windows, cornice at 2nd floor level, 2nd floor segmental-arched sashes (flanking bays tripartite), cornice. On east side, an extension with archway to the cab drive (now bricked up); rusticated surround to arch and quoins; cornice above which 3 tripartite sashes and parapet.

### Relevant History

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### Relevant policies

London Borough of Camden Replacement UDP 2006 Policy B6

## Assessment

Condition 4 of Consent 2006/0040/L states :-

“Any hidden features which are revealed during the course of the works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention and/or proper recording, as required by the Council”.

This proposal has been submitted as a proactive measure. Its purposed is to mitigate delays to the on-site construction work caused by suspension of the work in accordance with condition 4 above.

Agreement to this proposal should allow work to continue and previously hidden features recorded, unless the exposed elements are of a very high significance. In such cases the local planning authority will be notified in the usually way.

The proposal includes comprehensive measures to ensure hidden details are retained in situ, recorded and only removed if their removal forms part of the consented work.

The report details the:

Training and Awareness that is to be undertaken to ensure that hidden historic features are dealt with an appropriate way. The measures include:

- Site Induction including a heritage briefing
- Work Package Plans
- Task Briefing

Watching Brief – this is to be undertaken by Graham Abrey, the contractor's Historic Advisor and monitored by Kevin Murphy, Network Rails Heritage Advisor.

Building Recording - It is intended that all further building recording work within the Eastern range will be produced as a document which will be read in conjunction with the existing building record which has been submitted to discharge Condition 3 of the same Listed Building Consent (2006/0040/L).

The submission details the following recording methods :- Written Accounts, Photographic Records, Drawing Records and a Construction Photographic Record.

The completed record will be submitted to the Local Planning Authority when an appropriate archive will be agreed.

GLAAS also commented by letter dated 16<sup>th</sup> January 2008, that after the completion of the building recording and watching brief that a report is to be compiled on the results. Two copies of the final report will be needed. One to be lodged with GLSMR. In addition an OASIS form is to be provided with the report The archive must also be deposited at the London Archaeological Archive and Research Centre in accordance with the Museum of London guidelines. This can then be undertaken in correspondence with the below-ground archaeological elements of the project.

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