

Argent (King's Cross) Ltd

King's Cross Central

Building Recording and
Analysis:

Shared Service Yard and
Access Ramp

Specification

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June 2007

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

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1 Introduction

Enabling Works are being brought forward within the King's Cross Central development to form a Shared Service Yard and Access Ramp immediately to the west of King's Cross Suburban Station. This includes an area currently known as the Milk Dock after its use, in part, for the handling of rail-borne milk for London. Details of these Enabling Works are being submitted pursuant to conditions attached to the Outline Planning Permission (ref. 2004/2307/P).

Condition 55 of the Outline Planning Permission, and Condition 3 of the Conservation Area Consent for the demolition of various buildings and structures, including the Milk Dock Walls (Item 10 on parameter plan KXC011) (ref. 2004/2320/C), both require a programme of 'Building Recording and Analysis'.

Condition 55 of the Outline Planning Consent states:

"No works shall take place in relation to each phase of the Development... until the applicant, their agent or successors in title has secured the implementation of a programme [of] assessment, recording and historical analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority."

In this case, the relevant "phase of the Development" is the Enabling Works to form a Shared Service Yard and Access Ramp. These Enabling works trigger the demolition and excavation of the Milk Dock area including some vestigial standing walls.

Condition 3 of the Conservation Area Consent includes essentially the same requirement as Condition 55 of the Outline Planning Permission.

This Specification sets out the scope of the proposed building recording and analysis work and defines the standards to which it is to be executed.

IHCM (International Heritage Conservation and Management) is the Historic Buildings Consultant to the Employer for this work, Argent (King's Cross) Limited.

In view of previous recent clearance and other works in this area, little building fabric remains, and so the scope of this recording is limited. Further detail is contained in section 3.1.

Further recording and analysis of building fabric will be carried out if required, in one or more watching briefs as the Enabling Works proceed in due course. This work too is to be carried out to the standards defined here. This may be the subject of an extension of the initial recording contract, or may form one or more subsequent contracts.

A Recording Contractor with appropriate expertise will be appointed to carry out each stage of the work. Continuity will be a consideration in the appointment of the Recording Contractor(s) for subsequent stages, with the requirement for a single integrated documentation to be completed for archival purposes.

This Specification directs the contents of the Written Scheme of Investigation prepared by the commissioned contractor, Pre-Construct Archaeology Ltd. The two documents are submitted together for approval by the London Borough of Camden (LBC).

Similar recording and analysis of other buildings and structures has been approved and will be undertaken for other development phases within KXC.

Recording and analysis are generally to conform to the recommendations and guidance in English Heritage publications:

- *Understanding historic buildings: a guide to good recording practice* (2006)
- *Measured and drawn: techniques and practice for the survey of historic buildings* (2003)
- *Metric survey specifications for English Heritage* (2nd edition, 2003).

Note

This specification is one of a series prepared for the recording of particular buildings or groups of buildings in the King's Cross Central scheme. They have common content in regard to general requirements for recording, together with specific requirements for each building or group of buildings, based on the nature of the site, the heritage potential and the works proposed.

2 Objectives of the Building Recording and Analysis

2.1 General

It is proposed to carry out initial recording and analysis of building fabric in the area of the proposed Shared Service Yard and Access Ramp including the Milk Dock walls. Further recording and analysis will be carried out if required, in one or more watching briefs as the Enabling Works proceed in due course. This may be the subject of either an extension of the initial contract, or may form one or more subsequent contracts.

The objectives of the recording and analysis are:

- To meet the requirements of Planning Condition 55 and Conservation Area Consent Condition 3 in relation to the Enabling Works generally, and to the Milk Dock walls in particular, as set out in the Introduction, 1 above.
- A general heritage-driven survey and documentation of the fabric, with drawings photographs and written accounts. This undertaking will provide 'factual' baseline data and also record the 'as-found' character.
- Identification of original elements and features, related to the functioning of the area mostly as a railway site.
- Identification of modifications that may have affected their authenticity.
- Documentation of the condition of heritage elements.
- Support to Argent for longer-term management requirements of any retained heritage elements.
- Documentation to assist in the identification of elements and artefacts to be salvaged.
- Provision of information supporting and defining objectives for any necessary future documentation.

The resulting documentation is to be deposited in the English Heritage National Monuments Record Centre (NMRC) at Swindon, with the London Borough of Camden's Planning Department, and with the Museum of London.

2.2 Programme of work

2.2.1 Commissioning the works

The commissioning of the heritage survey and documentation works will be completed prior to works commencing, as a result of either the nomination of a specialist Recording Contractor or a standard tendering process leading to the appointment of the Recording Contractor.

2.2.2 Site works period

The commission is planned to start in October 2007, with constructional site works being completed over several months.

2.2.3 Reporting period

Draft documentation of the commission shall be submitted within four weeks of the site works being completed.

The issue of the final version of the report shall be two weeks following receipt of comments from Argent and IHCM.

Transfer of the archive to the National Monuments Record, Camden Planning Department, and the Museum of London would be within four weeks of receiving instruction from IHCM.

3 Buildings and Structures

3.1 Summary description

When King's Cross Station opened in 1852, the area of the Enabling Works was largely occupied by tightly-packed terrace houses in generally narrow streets, although Upper Edmund Street, serving the station and soon afterwards the Great Northern Hotel, was wider. This road was later renamed Cheney Street, and subsequently Cheney Road. In 1863 the Great Northern Railway constructed three single-track tunnelled connections with the newly-built Metropolitan Railway to the south. Two were on the east side of the station and one on the west, within the Enabling Works area – the Hotel Curve Tunnel, on a descending line diverging westwards towards the westbound Metropolitan Railway between the Great Northern Hotel and the Western Range building. This tunnel was last used by railway trains in the late 1970s.

Subsequent congestion of the station platforms led to the construction in 1875 of two further tracks with platforms outside the western wall of the main station, to serve local suburban traffic. This area, with its own independent roof, was known as King's Cross Local (and later King's Cross Suburban).

Continuing pressure on both passenger and freight accommodation led to further expansion to the west of the station. The area was cleared of its original housing, and was occupied instead by dock sidings for milk, horses, and carriages. Figure 1 shows the site in 1914 (from a large-scale Ordnance Survey map), with the proposed Enabling Works superimposed.

The southern part of this area, now known as the Milk Dock site, has been cleared and is currently occupied as a construction site for the Underground Station Redevelopment. North of this has been cleared and is a surface car park. Much of the former railway building fabric has been demolished and removed, although the flank walls and portal of the Hotel Curve Tunnel remain, together with vestiges of the former Milk Dock walls abutting the Suburban Trainshed of King's Cross Station and other building fabric.

The scope for recording of above-ground features pre-dating these recent clearances is therefore limited essentially to the walls forming the tunnel entrance, and the vestigial remains of the Milk Dock walls. The tunnel is sited approximately in the centre of the Shared Service Yard (see Figure 1.). On the 1914 map, on which Figure 1 is based, the tunnel was immediately to the west of a circular feature – a disused locomotive turntable – abutting the Suburban trainshed. The tunnel now accommodates services.

This area is within the King's Cross Conservation Area.

3.2 Planned works

It is proposed to construct the Shared Service Yard and the Access Ramp; the scheme proposals are shown on the drawings within this submission.

With the exception of the flank walls and portal of the Hotel Curve Tunnel, no other existing building fabric will remain here on completion of the Enabling Works.

4 Recording and Analysis

4.1 Scope of work

The building recording and analysis to be carried out in this contract should cover the area to be occupied by the proposed Shared Service Yard and the Access Ramp including the Milk Dock walls, with other adjacent areas to be covered in later phases of development, to provide a single overall record.

The scope of the work will embrace the following activities, as set out in the English Heritage guide *Understanding historic buildings: a guide to good recording practice*:

- Documentary research
- Consultation
- Investigation
- Survey and drawings
- Photography
- Written account

The area is part of the King's Cross Conservation Area and between the two major Grade I listed railway buildings – King's Cross Station, and St Pancras Station which includes the former Midland Grand Hotel. Accordingly it is proposed that the recording work will be to level 4 as described in the English Heritage practice guide.

4.2 Documentary research

On the Employer's instructions, Network Rail has to date not been approached for records relating to areas it or its predecessors formerly occupied. It is proposed that the Recording Contractor should approach Network Rail as part of this recording contract, to identify and review available material. Other archival sources are also to be approached for additional material.

4.3 Consultation

Consultation is to take place with the following parties, to take advantage of specialist and local knowledge of the area and the commission's objectives:

- IHCM (Michael Bussell and Richard Hughes)
- English Heritage (present contact: Michael Dunn)
- London Borough of Camden, King's Cross Team (present contact: Charles Rose or Antonia Powell)
- Robert Thorne of Alan Baxter & Associates (an authority on the King's Cross area)

4.4 Previous investigations

No information is available on any previous recording work that might have been undertaken in this area when it was cleared.

4.5 Survey and drawings

4.5.1 General

The Recording Contractor is to adopt techniques for surveying and measurement that allow the production of the drawings scheduled in Appendix A.

In addition, the techniques are to be suitable for their potential incorporation in a Geographical Information System (GIS) that is being considered for the overall KXC scheme. For instance, a user of a GIS system would be able to instantly identify structures and artefacts on a site, whereas a non-spatial alternative would require analysis time to identify features that may be affected by construction works.

To facilitate this it is anticipated that, in general, survey data will be captured electronically.

Survey, measurement and preparation of drawings are generally to follow the guidance in the English Heritage publications *Measured and drawn: techniques and practice for the survey of historic buildings* and *Metric survey specifications for English Heritage*.

4.5.2 Site grid and survey control

A 3-dimensional topographical survey of the KXC site is being undertaken to a specification produced by Arup. This will establish permanent ground markers and define the overall site grid, which will be oriented with the Ordnance Survey National Grid. Information on the location of markers and the site grid will be provided to the Recording Contractor for tender.

The recording work is to be keyed to this site grid both on plan and in level.

4.5.3 Building drawings

No previous records are evident.

4.5.4 Printed drawings

Drawings for the archive record are to be printed on durable paper.

4.6 Photography

Photographic recording is primarily to be carried out using silver-based black-and-white film. Format should preferably be medium-format or larger.

Supplementary colour photography is to be carried out to illustrate, at a minimum, the flank walls and portal of the Hotel Curve Tunnel, the remaining traces of the Milk Dock walls, and significant details.

Photographs for the archive record are to be provided as prints (10 by 8 inches or similar size) on durable photographic paper.

Photographs of features and artefacts should contain a scale.

The photographic archives will include a representative sample of the black-and-white negatives.

The types of photographs required for this commission are defined in Appendix B.

4.7 Written account

The written account should cross-refer to any available existing documentary recording and summarise its findings, but should not reproduce or rehearse it in full. The intention is that such existing work will be deposited with the work of the Recording Contractor.

Appendix C contains topics to be addressed in the written account.

4.8 Digital archive records

In addition to the paper copies described above, three copies of the complete recording archive (drawings, photographs, and written account) are to be provided on CD. One of these is to be passed to

the Employer; the other two are to be lodged with the English Heritage National Monuments Record Centre (NMRC) at Swindon and the London Borough of Camden's Planning Department.

5 Actions by the Recording Contractor

5.1 Before submission of tender

- Be familiar with arrangements for access to the area and of the various contractors and other parties in possession of the Milk Dock and adjacent site(s) (to be provided to the tenderer).
- Be familiar with the draft Health & Safety Plan under CDM Regulations (to be provided to the tenderer; the Employer's CDM Co-ordinator is PCM Safety (present contact: Doug Warden).
- Be familiar with surveys already undertaken for the presence of hazardous materials. (It is assumed that such a survey was undertaken as part of the site clearance previously, and that this is available through the Employer's CDM Co-ordinator.)

5.2 At tender

- Submit details of the tenderer's Health & Safety policy as an Employer.
- Submit a Written Scheme of Investigation for the recording and analysis of building fabric in this area, incorporating the requirements of this Specification and setting out proposals for equipment and methodology for achieving the required standards of archival recording.
- Submit particulars of public liability and professional indemnity insurance policies.

5.3 On appointment as Recording Contractor

- Adopt Health & Safety Plan and implement its requirements.
- Confirm constraints that may affect the site works including live services, asbestos and unsafe locations (including working at height).
- Obtain an archaeological site code from the Museum of London and a unique reference from the National Monuments Record.
- Carry out the contracted recording and analysis.

5.4 During the site works

- Attend weekly progress meetings, presenting a short written progress report.
- Conduct tours for interested parties.
- Log of questions and enquiries.

5.5 On completion of work on site

- Provide the recording report in draft four weeks following the completion of site works, and issue the final report two weeks after receiving comments on the draft from IHCM.
- Lodge the final report both as paper and electronic copies with the English Heritage National Monuments Record Centre (NMRC) at Swindon and with the London Borough of Camden's Planning Department.
- Provide to English Heritage a completed NMR OASIS form.
- Lodge the archives including a copy of the final report with the Museum of London.

5.6 Documentation during other investigations of the buildings

- Recording of opened-up locations by drawing and photography, should there be engineering investigations that require intrusive exploration works taking place during the commission period.

6 Facilities to be Provided to the Recording Contractor

The Employer will provide the following facilities and services to ensure that the works can be carried out to satisfy the commission's objectives and methods:

6.1 General

- CDM Co-ordinator role for CDM Regulations.
- Right of legal entry to the site.
- Existing heritage-related documents.

6.2 Technical

- Engineering and live service drawings.

6.3 Facilities

- Office and temporary storage facilities (adequacy of security to be agreed with the Recording Contractor).
- Temporary messing accommodation, with heating or lighting responding to the time of year and climatic conditions.

7 Facilities to be Provided by the Recording Contractor

7.1 General

The Recording Contractor shall provide or arrange through the Employer for the following:

- All electricity and lighting necessary for working conditions.
- Washing and lavatory facilities.
- Site induction to ensure safe working methods by building surveyors, archaeologists and approved visitors.
- PPE for all staff and up to five designated visitors.
- First Aid kit.

7.2 Technical

- All survey and recording equipment and materials.
- Containers and packaging for samples and movable artefacts.

Appendix A

Schedule of Record Drawings to be Produced

<u>Drawing</u>	<u>Scale</u>	<u>Comments</u>
A1 Plans		
Site plan	1:200	To show Hotel Curve Tunnel with its portal and flank walls, location of any other building fabric features including remaining parts of the Milk Dock Walls, and nearest site grid control points
A2 External elevations		
East flank wall of Hotel Curve Tunnel	1:50	
West flank wall of Hotel Curve Tunnel	1:50	
Portal of Hotel Curve Tunnel	1:50	
Remaining sections of Milk Dock Building and Walls	1:50	
A3 Sectional elevations (full height and width)		
None required		
A4 Details		
Dependent on extent of surviving fabric	1:20 and 1:10	

Appendix B

Schedule of Photographs to be Produced

Topic	Comments
B1 Setting	- Views across the area
B2 External elevations	- Oblique and rectified, of Milk Dock Walls, and walls and portal of Hotel Curve Tunnel entrance
B3 General internal room views	- Not applicable
B4 Telephoto of external remote features	- Not applicable
B5 Features and fittings	- Old pipes and cables - Bricklaying patterns - Mortar and plaster and mouldings
B6 Building fabric condition	- Generally
B7 Artefacts	- As found
B8 The site work in progress	- Not applicable
B9 Ad-hoc activities by temporary tenants	- Not applicable
B10 Photographs found at archives (number to be agreed)	

Appendix C
Contents of Report

Topic	Comments
C1 Introduction	<ul style="list-style-type: none">- Background to the commission- Planning conditions- Objectives- Programme- Constraints- Acknowledgements
C2 Methods	<ul style="list-style-type: none">- Research- Survey- Documentation- Photography- Sampling- Consultation with specialists- Meetings
C3 Outputs	<ul style="list-style-type: none">- Drawings- Photographs- Samples- Accounts- Appendices registering the produced database
C4 Written account	<ul style="list-style-type: none">- Description of the building- Findings of the site work including phasing- Analysis of the documentation processes
C5 Conclusion	<ul style="list-style-type: none">- Main findings- Outstanding objectives- Recommendations
C6 Figures, drawings, and photographs	<ul style="list-style-type: none">- A good selection of each
C7 References	
C8 NMR OASIS Form	<ul style="list-style-type: none">- Completed form for lodging, with or without report, with English Heritage
C9 Appendices	<ul style="list-style-type: none">- Log of all collected baseline data resulting from the commission (drawings, photographs, samples, artefacts)

Note: it is proposed that a single report will be completed for all of the work in this area (as described in 4.1). Therefore the initial report on the Shared Service Yard and Access Ramp should be planned and drafted so that it is capable of being expanded to incorporate subsequent findings when the other elements of recording work have been undertaken.

Appendix D

Artefacts and Samples

Artefact	Proposed Sampling
Dependent on extent of surviving fabric	To be agreed

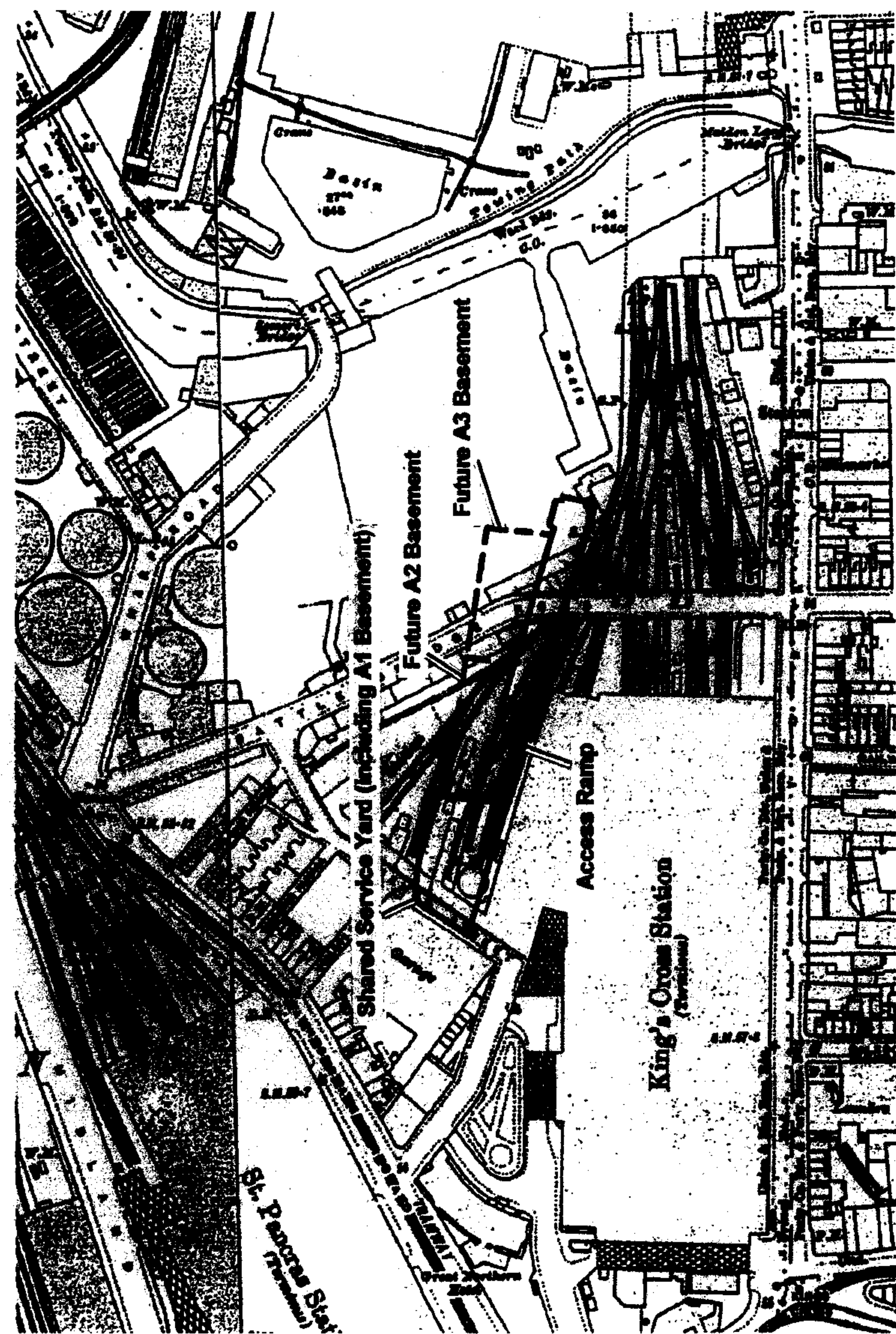


Figure 1 The site in 1914, with the areas of the Shared Service Yard and the Access Ramp indicated by solid lines