



ARGENT

Mr Richard Kirby
King's Cross Team
London Borough of Camden
Town Hall
Argyle Street
WC1H 8EQ

19 February 2007

Dear Richard

**King's Cross Central: Listed Building Consent 2004/2313/L
Stanley Building North
Condition 3**

I enclose, for approval by the Council, a written scheme of investigation for a programme of building recording and analysis at Stanley Building North, pursuant to Condition 3 of the Listed Building Consent.

The written scheme of investigation has been prepared by our nominated contractor, Pre-Construct Archaeology Ltd. We propose that Pre-Construct Archaeology would carry out the works.

I also enclose the corresponding specification for the written scheme of investigation, prepared by our specialist advisers, IHCM.

Please note that we have already submitted both the written scheme of investigation and the related specification as part of our submission for the approval of details of the works to realign Pancras Road (submission dated 14 February 2007).

As before, we have provided 6 sets of the documentation.

I trust that the submission includes all of the information required to enable Camden Council to approve quickly the proposed programme of building recording and analysis.

Yours sincerely

Robert Evans
Director

Encl

cc Roger Groom, LCR
Edwin Davies, DHL Logistics

STANLEY BUILDINGS
King's Cross
London NW1

London Borough of Camden

Written Scheme of Investigation for
Building Recording and Analysis

National Grid Reference: TQ 3009 8319

February 2007

**Written Scheme of Investigation for Building Recording and Analysis of Stanley
Buildings, King's Cross, London NW1**

National Grid Reference: TQ 3009 8319

**Written by Alex Rose-Deacon
PCA
February 2007**

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1 BACKGROUND

- 1.1 Stanley Buildings are two of a number of historic buildings that are located in the vicinity of King's Cross and St. Pancras Stations and the former King's Cross Station Goods Yard. They are part of King's Cross Central, a major regeneration development scheme. Outline Planning Permission (2004/2307/P) for that scheme was granted in December 2006, subject to certain conditions.
- 1.2 The Enabling Works for the development include the realignment of Pancras Road and this triggers the demolition of the Stanley Buildings North. Listed Building Consent has been granted for the demolition (2004/2313/L).
- 1.3 Condition 55 of the Planning Permission states:
- "No works shall take place in relation to each phase of the Development ...until the applicanthas 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."
- 1.4 In this case, the "phase of the development" is the realignment of Pancras Road as an Enabling Work.
- 1.5 Condition 3 of the Listed Building Consent states similarly:
- "No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."
- 1.6 This document forms the Written Statement of Investigation (WSI) for the building recording and analysis of both Stanley Buildings and responds to a specification for the heritage recording works prepared for the developer by International Heritage Conservation and Management (IHCM)
- 1.7 Pre-Construct Archaeology Ltd. (PCA) is a Registered Archaeological Organisation with the Institute of Field Archaeologists (#23).
- 1.8 Stanley Buildings lie to the west of King's Cross Station, on land bounded by the diverted Pancras Road to the north-east, Stanley Passage to the north-west, the St Pancras Station extension to the south-west, and Clarence Passage to the south-east.
- 1.9 The buildings were constructed in 1864-5 by the Improved Industrial Dwellings Company, as low-rent 'philanthropic' housing. Named after Edward Henry Stanley, the company's director, they were

intended to provide safe and hygienic accommodation for industrial artisans and their families, and were amongst the earliest examples of this type of housing in London. They provided completely self-contained accommodation, and originally comprised five similar five-storey brick-built blocks with four dwellings on each floor, each containing a living-room, one or two bedrooms, a wash-house, and a W.C. Access was via an external open staircase and balconies. The flat roofs provided drying space and secure playing areas for children. Subsequently, the four dwellings on each floor were merged into two, and ownership of the blocks was passed to the local authority, the London Borough of Camden.

- 1.10 Three of the five original blocks have been destroyed or demolished, by bombing during World War II, for road improvements and most recently the CTRL works. The two surviving blocks (Nos. 11-20 in Stanley Buildings North, facing onto Stanley Passage, and 21-30 in Stanley Buildings South, facing onto Clarence Passage) are currently boarded up.

2 THE MITIGATION

- 2.1 The mitigation involves the preservation by record of the structures to be removed or altered by the development. The building recording will take the form of a Level 4 record of the structure, as set out in English Heritage *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006), in advance of the works.
- 2.2 The PCA recording will fully conform to the IHCM specification.
- 2.3 The record will take the form of drawn plans of all the floors of the building where there is safe access. Drawings will be made of all elevations, and a photographic survey will be undertaken of the building. The survey will incorporate a written report and description.
- 2.4 All works will be undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers: *Analysis and recording for the conservation and control of works to historic buildings* (1997)
 - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
 - British Standards Institution: *Guide to the principles of the conservation of historic buildings* (BS 7913) (1998)
 - English Heritage (Clark, K.): *Understanding historic buildings and their landscapes for conservation*, (2001)
 - English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3 - Standards and practices in archaeological fieldwork in London*
 - English Heritage (Clark, K.): *Informed conservation* (2001)
 - English Heritage: *The presentation of historic building survey in CAD* (2000)
 - IFA: *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (1999)
 - Royal Commission on the Historic Monuments of England (now part of English Heritage): *Recording historic buildings: a descriptive specification*, 3rd edition (1996)
 - English Heritage: *Understanding historic buildings: a guide to good recording practice* (2006)
- 2.5 Pre-Construct Archaeology has been provided with all available existing plans and sections by the client, and will use these to inform more detailed recording of the structures.
- 2.6 Site perimeter hoarding/fencing and general security is the responsibility of the client or their agent.
- 2.7 The erection of all scaffolding is the responsibility of the client or their agent.
- 2.8 The two buildings were visited on 29th November and are currently empty. Health & Safety procedures and a risk assessment will be undertaken prior to commencement of works.

3 METHOD STATEMENT

3.1 Access and Safety

- 3.1.1 During site work PCA will give reasonable access to the site to the client and their representatives, subject to the health and safety requirements at the site. Such access may be deemed necessary in order that the client is satisfied, through site inspections, that the works are being conducted to proper professional standards and in accordance with the agreements made.
- 3.1.2 All relevant health and safety legislation, CDM, COSHH regulations and codes of practice will be respected.
- 3.1.3 There is a duty of care for the client to provide all information reasonably obtainable on contamination and the location of live services before site works commence.
- 3.1.4 Any site perimeter hoarding, maintenance of gate access and general site security is the responsibility of the client or their agent, unless Pre-Construct Archaeology is instructed to the contrary. The costs of this will be additional to that quoted.

3.2 Recording Systems

- 3.2.1 A unique-number site code will be agreed with the Museum of London.
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London and by English Heritage.
- 3.2.3 The site archive will be so organised as to be compatible with the other archaeological archives produced in the Local Authority area. This requirement for archival compatibility extends to the use of computerised databases.
- 3.2.4 A 'site location plan' indicating the site north and based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared.
- 3.2.5 A full photographic record of the investigations will be prepared. This will include medium format black and white and colour negative film, illustrating the building setting, external elevations, internal room space types, and features and fittings. Record shots of all spaces will be taken with a digital camera. The photographic record will also include shots to illustrate the site work in progress, and any relevant photographs found at the archives. The transparencies will be mounted in suitable frames for long-term curation in preparation for deposition with the archive.

3.3 The Recording Work: Scope

- 3.3.1 The buildings are irregular in plan with the main access off Pancras Road. The surviving building to the north-west has been vacant for some time and is in a relatively poor state of repair. The building to the south-east is in a better condition.
- 3.3.2 The buildings are of five storeys and have no basements or attics. It appears that all areas will be safely accessible, although only a small area of the building to the north-west was inspected. The recording will take the form of documentary research, full photographic survey (medium format), measured survey (both manual and electronic), and written description and analysis.
- 3.3.3 The balconies of the buildings contain several decorative elements including ironwork and plaster mouldings. These will be recorded by manual detail drawings.
- 3.3.4 The external elevations of the buildings and the surrounding hard landscaping will be recorded by electronic survey and photography.
- 3.3.5 The setting and major views of the buildings will be recorded photographically.
- 3.3.6 Fabric analysis will be undertaken of internal and external materials used in the construction of the buildings, and samples taken where required. Fabric analysis of the ceramic and stone materials used in construction will be undertaken using the London System of fabric classification.
- 3.3.7 Samples of materials will be taken to form part of the archive.

3.4 Recording: Methods

- 3.4.1 The purpose of the work will be to create an accurate record of the buildings and the fabric exposed by the works, which will enhance the existing understanding of the structures.

- 3.4.2 The recording will take the form of manual and electronic measured survey, producing plans, elevations and sections, a photographic survey, and fabric analysis of the historic and recent building sequence, materials and technology and techniques used. A written description will be produced.

Measured Survey

- 3.4.3 The measured survey will be undertaken by hand and electronically. The survey will be undertaken to produce conventional architectural drawing, executed according to the English Heritage (2006) specifications.

3.4.4 The survey will include:

- A site plan, drawn at 1:200
- Plans of all floors, drawn at 1:100
- A roof plan, drawn at 1:100
- External elevations, drawn at 1:100
- Four sectional elevations, two cross-sectional and two long, drawn at 1:100
- Detail drawings, drawn at 1:20 and 1:10, recording features related specifically to tenement building function, ornamentation of mouldings, external rails and balustrading, window structures, fireplaces and chimney stacks (as scheduled in Appendix A of the IHCM Specification).

3.4.5 All drawings will be produced digitally using AutoCAD (2004/2006) following English Heritage guidelines and using an appropriate layering system. All drawings will, wherever possible, be tied into the overall site grid and the Ordnance Survey National Grid. Plans, sections and elevations will be printed at a scale of 1:50, 1:100 or 1:200, depending on the level of detail to be shown. Roof trusses and other elements may need to be drawn at a scale greater than 1:50. Details will be drawn at 1:20 or 1:10.

3.4.6 The AutoCAD drawings will be constructed in a way which will be compatible with the GIS being developed for the whole Kings Cross Central scheme, and the data will be provided in appropriate formats for incorporation into the GIS.

3.4.7 The survey work on the Stanley Buildings will be keyed into the two-dimensional topographical survey of the King's Cross site undertaken by Plowman Craven and Associates. The survey work may also be tied into a three-dimensional electronic laser survey of the Stanley Buildings; this will be dependant on the timing of site works.

3.4.8 All drawings will be produced to a sufficient standard that they may offer support to the Architect and Engineer in designing the reuse functions where the historic fabric and features are to be retained, and to Argent for longer-term management requirements of the retained heritage elements.

Photography

3.4.9 Medium format black and white photography will be used to record evidence of the sequence of construction, elevations, typical and unusual spaces and architectural details, and important fixtures and fittings. This will be supplemented by colour photography, which will be used to illustrate external elevations, major rooms and significant details. Record photographs of each internal space will be taken with a digital camera. Photographs will also be made of the general context of the buildings. For exterior photographs the original design and period of the various phases will be taken into consideration, so that there are photographs of historically important views of the buildings in their landscape.

Fabric Analysis

3.4.10 Descriptive and interpretative notes will be made of the buildings and their construction, recording and analysing function, materials, phases, sequences, historical techniques used, missing fabric, fixtures and fittings (both former and current). Materials (brick, stone, timber, metal, render and mortar) will be identified and dated during the works. The recording of the building fabric will be undertaken using a

modular pro-forma system based upon English Heritage levels of recording as defined in *Understanding historic buildings: a guide to good recording practice*. The information will be entered into a Microsoft Access database for the purposes of generating an electronic record that may be usable with GIS systems. Where the building fabrics are deemed to be of national or regional importance materials will be sampled analysed and dated by a specialist, where appropriate or practical. Where the sensitivity of the fabric precludes sampling the material will, where possible, be identified in-situ.

3.4.11 Following the main phase of recording, fabric samples will be taken during the demolition of the north block and alteration works to the south block (as scheduled in Appendix D of the IHCM Specification). This work will be undertaken by a buildings archaeologist and will be charged at a standard day rate.

Written Description

3.4.12 A report will be prepared based on the above record, describing the form and function of the building. It will present the results of the building recording and indicate the direction of any further work arising from it, before it is taken forward to publication.

3.5 Post-Recording Report

3.5.1 The report will be fully illustrated with plans, sections, elevations and photographs, and will outline the results of the work. The direction of photographs taken will be indicated within the report. There will be an analysis of the buildings' architecture, development and changing historic functions and operation. The report will cover all of the topics listed in Appendix C of the IHCM Specification, and will take the form laid out in paragraph 3.5.3 (below).

3.5.2 The buildings' significance in terms of their architecture and operation will also be analysed within a local, regional or national context. The report will identify the significance of the findings and the level to which they require publication, which will meet the 'minimum requirements' set out in Appendix 7 of the English Heritage *Management of Archaeological Projects* (1991).

3.5.3 The report will have the following contents:

Introduction
Historic background
Building descriptions
The development of the buildings (including their fixtures/operations and the historic sequence)
Architectural context
Discussion and conclusions
Fabric description appendix
Survey drawings (plans, sections & elevations; details of important architectural features)
List of photographs

3.6 Treatment of Finds and Samples

3.6.1 Although no artefact finds are envisaged, if located they will be retained as part of the site archive.

- 3.6.2 In the unlikely event of finds of national or regional importance being encountered they will be treated in a proper manner and to standards agreed in advance with the recipient museum. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation's *Conservation Guidelines No.2*. Metal objects of importance will be x-rayed and then selected for conservation (except in those cases where the nominated representative of the LPA agrees that this will not be necessary).
- 3.6.3 Ceramic (pottery, clay tobacco, building material fabric and brick form) reference collections may be referred to for descriptive and analytical purposes in order to ensure that terminology is consistent.
- 3.6.4 Samples of building material considered to be of specific importance to the Listed status and history of the buildings or are of other regional or national importance will be taken where appropriate and practical, unless precluded by the sensitivity of the material. Any samples thus taken will receive the appropriate level of cleaning, conservation and archiving according to the guidelines set out in the United Kingdom Institute for Conservation's *Conservation Guidelines No.2*.

3.7 Reports and Archives

- 3.7.1 The integrity of the site archive will be maintained. Any finds and records will be available for public consultation. Appropriate guidance set out in the Museum and Galleries Commission's *Standards in the museum care of archaeological collections* (1992) and *Towards an accessible archaeological archive: the transfer of archaeological archives to museums: guidelines for use in England, Northern Ireland, Scotland and Wales* (SMA, 1995).
- 3.7.2 If finds are not to be donated to the appropriate Museum, arrangements will be made for a comprehensive record of all relevant materials (including detailed drawings, photographs and descriptions of individual finds), which can instead constitute the archaeological archive.
- 3.7.3 The minimum acceptable standard for the site archive is defined in *Management of archaeological projects*, 5.4 and Appendix 3. It will include all materials recovered (or the comprehensive records of such materials as referred to above), and all written, drawn, and photographic records, including a copy of all reports relating to the investigations undertaken. It will be quantified, ordered, indexed, and internally consistent before transfer to the appropriate museum. It will also contain a site summary and brief written observations on the artefactual and environmental data.
- 3.7.4 United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long term storage (1990) will be followed.
- 3.7.5 An assessment of the results of the work, even if negative, will be bound into the client report for submission to the LPA and the GLSMR as soon as possible after the completion of archaeological works.

- 3.7.6 Minimum requirements for public dissemination is for SMR report forms to be submitted to the LPA as soon as possible of within 6 months of completion of fieldwork, and the provision of a short paragraph summary of the results for publication in a local journal. Such publications will meet the minimum requirements set out in Appendix 7 of *Management of Archaeological Projects* (1991), and derive from a 'phase 2 review' as defined in the same document.

4 RESOURCES AND PROGRAMMING

- 4.1 The amount of recording will be dependent on the duration of the demolition process and the level of safe access available to the buildings. The fieldwork is likely to take ten working days, although these may not be continuous, depending on achieving safe access to the buildings.
- 4.2 Documentation of the demolition of the north block and alterations to the south, and associated materials sampling (as scheduled in Appendix D of the IHCM Specification), will be undertaken and will be charged separately at a standard day rate. The timetable and duration of this recording stage will be dictated by the timetable and duration of demolition and alteration works.
- 4.3 Accommodation, toilet facilities and full washing facilities for the attendant archaeological team will be arranged with the client.
- 4.4 The Health and Safety policies of Pre-Construct Archaeology Limited will be followed and in accordance with all statutory regulations. The work will conform to existing site policies and procedures.
- 4.5 The site team will consist of a historic buildings analyst, a survey team and a photographer. Additional assistants will be required to assist with recording.
- 4.6 The report will be prepared as soon as possible after completion of the fieldwork and will be submitted to the client and to IHCM in draft for comment and appropriate amendment. Eight copies of the final report shall be issued to the client two weeks following receipt of comment, for onward distribution to IHCM, English Heritage and the London Borough of Camden. At an agreed date, copies of the report will be lodged in the LAARC, the Camden Local Studies Library and the English Heritage National Monuments Record at Swindon.