

Argent (King's Cross) Ltd

King's Cross Central

Building Recording and
Analysis:

Stanley Buildings

Specification

February 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

As part of the suite of permissions for the King's Cross Central (KXC) scheme granted by the London Borough of Camden, Listed Building consent has been granted for demolition of the northern of the two remaining Stanley Buildings blocks and planning permission has been granted for a comprehensive redevelopment scheme which includes works of alteration to the southern block to embed it within new mixed use development.

Condition 3 of the Listed Building Consent (2004/2313/L) for the demolition of the Stanley Buildings North block, mirrored in Condition 55 of the Planning Permission (2004/2307/P), requires a programme of 'Building Recording and Analysis'.

Condition 3 of the Listed Building Consent for the Stanley Buildings North block states:

"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 which has been submitted by the applicant and approved in writing by the local planning authority."

Condition 55 of the Planning Permission 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 Realignment of Pancras Road, which is an Enabling Work. The realignment of Pancras Road triggers the demolition of the Stanley Buildings North block.

Initial building recording and analysis (including assessment) of the two Stanley Buildings blocks is to be carried out in advance of the demolition of the North block and the conservation and alteration works to the South block.

This Specification, drafted by IHCM, sets out the scope of this 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.

Further recording and analysis of the two blocks will be carried out in one or more watching briefs as demolition and alteration 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 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 each block 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 will be undertaken subsequently, related to other development phases within KXC. This will be the subject of further future submissions.

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).

2 Objectives of the Building Recording and Analysis

2.1 General

It is proposed to carry out initial recording and analysis of the two blocks, Stanley North and Stanley South, together, so as to document them both as they currently stand, before the demolition of the North block and any conservation and alteration works to the South block take place. Further recording and analysis will be carried out during these later activities. 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 in relation to the realignment of Pancras Road and Listed Building Consent Condition 3 in relation to Stanley Buildings North, as set out in the Introduction, 1 above.
- A general heritage-driven survey and documentation of the buildings, 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 buildings as dwellings.
- Identification of modifications that may have affected their authenticity.
- Documentation of the condition of heritage elements.
- Support to the Architect and Engineer in designing the reuse functions (when such details are in due course brought forward) for the South block, where the historic fabric and features are to be retained.
- Support to Argent for longer-term management requirements of the 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 within February 2007 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 February/March 2007, with site works being completed within a three week period.

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 The Buildings

3.1 Summary description

Stanley Buildings, originally comprising five blocks of overall plan dimensions approximately 20 m by 12 m, were purpose-built in 1864-5 as low-rental 'philanthropic' housing by the Improved Industrial Dwellings Co. Two five-storey blocks remain, identified here as North and South. They are of yellow or white stock brick with early use of concrete for lintels. In each block there were originally four dwellings on each floor (subsequently reduced to two by combining adjacent units), symmetrically placed about the central party wall and accessed by a central walk-up staircase and balconies. The staircase also served the flat roof with a brick parapet, providing space for clothes-drying and children's play.

Kitchens and toilet facilities were located in back extensions, with the overall dwelling layout designed to provide natural lighting and through ventilation of each room. Stairs, balconies and floors of corridors and some rooms are of early reinforced concrete employing wrought iron strips and rods as reinforcement. Other floors are of timber.

The other three former blocks have been demolished, the most recent (to the west of the North block) having been removed to accommodate the extension of St Pancras Station to become the Channel Tunnel Rail Link terminal.

Both blocks are currently unoccupied. Hoardings are being erected around them and they have been handed back to the ownership of the London Borough of Camden. Pancras Road, which originally ran to the west of the blocks, has been diverted and now runs to their east. Elements removed from the recently-demolished block are stored in the two surviving blocks.

Both blocks are listed Grade II and are within the King's Cross Conservation Area.

3.2 Planned works

Listed Building Consent has been granted for the demolition of the North block (see the Introduction, 1 above).

The Planning Permission (2004/2307/P) provides for the retention and refurbishment of the Stanley Buildings South block and its embedment within new development incorporating a range of defined uses for example offices and a primary health care walk-in centre.

4 Recording and Analysis

4.1 Scope of work

It is proposed that the initial recording and analysis to be carried out in this contract should embrace both blocks, to document their condition at the outset of the KXC scheme. This will 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

Grade II listed, the two blocks stand within a 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

Documentary research on the blocks has already been carried out during building assessment studies as part of the Environmental Assessment for the KXC scheme. This and other available documentary material will be made available to the Recording Contractor for tender, who is to avoid incurring unnecessary expense by duplicating detailed research already undertaken.

Further archival sources are to be approached for additional documentary material. The scope of this study is to be agreed with IHCM before it is undertaken.

4.3 Consultation

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

- IHCM (Michael Bussell and Richard Hughes)
- English Heritage (present contact: Zoe Croad)
- London Borough of Camden, King's Cross Team (present contact: Katharine Owen; also for access to the blocks once they have been handed back to Camden)
- Robert Thorne of Alan Baxter & Associates (an authority on the King's Cross area)
- London & Continental Stations and Properties (for recording information on the recently-demolished block)

4.4 Previous investigations

Previous investigations and assessment of Stanley Buildings, based on available documentation and on-site inspection by IHCM, will be made available to the Recording Contractor for tender.

It is noted that the recently-demolished block has been recorded as part of the CTRL project's mitigation measures under the Channel Tunnel Rail Link Act.

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 Stanley Buildings survey work is to be keyed to this site grid both on plan and in level.

4.5.3 Building drawings

A 2-dimensional survey of the two blocks has already been undertaken for the Employer, which formed the basis of drawings submitted with the planning application and application for listed building consent. This may provide a basis for some of the drawings which are listed in Appendix A as to be provided by the Recording Contractor. The tenderer is to study the survey material and to then advise the Employer of the extent of use that will be made of the survey data, which will be made available by the Employer at no charge to the Recording Contractor. This use is to be taken into account in the tenderer's price for the work.

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, external elevations and major rooms within the two blocks, and also 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 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 the existing historic buildings documentation on the two Stanley Buildings blocks (to be provided to the tenderer).
- Be familiar with arrangements for access to the buildings and of the various contractors in possession of 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 Planning Supervisor is PCM Safety (present contact: Martin Perrett)).
- Be familiar with surveys already undertaken for the presence of hazardous materials. (A survey is currently being commissioned.)

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 the two blocks, 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 to record features at roof level and elsewhere).
- 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. Eight paper copies and three electronic copies of the report shall be provided.

- At a time agreed with 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.

Subsequent recording and analysis (which may be the subject of an extension of the initial contract, or may form one or more subsequent contracts):

- During demolition of the North block, at times of salvage collection and storage, and during development ground works. These documentation activities will be carried out with regard to the requirements of Planning Condition 56, related to archaeological matters.
- During future conservation and alteration works to the South block.

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

- Planning Supervisor role for CDM Regulations (PCM Safety: present contact Martin Perrett).
- Right of legal entry to the site (owned by the London Borough of Camden).
- 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

Note: apart from the one overall site plan, drawings are required to be produced for both blocks

Drawing	Scale	Comments
A1 Plans		
Site plan	1:200	To show both blocks and nearest site grid control points
Ground floor plan	1:100	Including adjacent hard landscape features
First floor plan	1:100	
Second floor plan	1:100	
Third floor plan	1:100	
Fourth floor plan	1:100	
Flat roof plan	1:100	Plan view above parapet and chimneys
A2 External elevations		
Front elevation	1:100	
Side (west) elevation	1:100	
Side (east) elevation	1:100	
Back elevation	1:100	To use a single 'developed' elevation, or additional part-elevations, so that all external faces of the back extensions are recorded
A3 Sectional elevations (full height and width)		
Long front-to-back sectional elevation through central corridor from balcony to rear wall of deeper back extension	1:100	Two to each block: one looking to west in one dwelling, one looking east in the other
Long front-to-back sectional elevation through front room, both back rooms and shallower back extension	1:100	Two to each block: one looking to west in one dwelling, one looking east in the other; long section-line may be offset along length to allow clarity of reading
Cross-sectional elevation through both front rooms and balconies	1:100	Looking towards back of block

Cross-sectional elevation through back extensions	1:100	Looking from just inside doors towards back of block to highlight position of original washing, cooking and toilet facilities
A4 Details		
To include:	1:20 and 1:10	
- typical chimney-pots (excluding modern replacements)		
- typical parapet bay with cruciform openings		
- typical balcony balustrading, central column and beams, tie-rods and back-plates restraining column		
- typical dust and ash chute on balcony (roof, typical floor, ground floor)		
- typical decorative rendering around doorways and adjacent balcony wall areas		
- typical window lintels (various types)		
- typical window-frames and surrounds		
- typical decorative ceiling mouldings		
- typical cast iron / decorative fireplaces		
- original or early washing / cooking / toilet facilities		
- adjacent hard landscape features related to the buildings		

Appendix B

Schedule of Photographs to be Produced

Topic	Comments		
B1 Setting	<ul style="list-style-type: none">- Views to and from the blocks- Views taken from nearby buildings where access can be arranged (in particular from the roof of St Pancras Station trainshed and the new station extension roof if this is permitted)	B6 Building condition	<ul style="list-style-type: none">- Generally
		B7 Artefacts	<ul style="list-style-type: none">- As found during initial recording and subsequent demolition or alterations
B2 External elevations and features (including balconies, staircase and 're-entrant' elevations of back extensions)	<ul style="list-style-type: none">- Oblique and rectified- Details to include:<ul style="list-style-type: none">- typical balcony balustrading, central columns and beams, tie-rods and back-plates restraining columns- typical dust and ash chutes on balcony (roof, typical floor, ground floor)- typical decorative rendering around doorways and adjacent balcony wall areas- typical window lintels (various types)- Hard landscape features	B8 The site work in progress	
		B9 Ad-hoc activities by temporary tenants	<ul style="list-style-type: none">- buildings are unoccupied; not applicable in this contract
		B10 Photographs found at archives (number to be agreed)	
B2a Flat roof	<ul style="list-style-type: none">- General- Details to include:<ul style="list-style-type: none">- typical chimney-pots (including modern replacements)- typical parapet bays with cruciform openings		
B3 General internal room views	<ul style="list-style-type: none">- General		
B4 Telephoto of external remote features	<ul style="list-style-type: none">- Brickwork, defects, windows, roofs, chimney stacks		
B5 Internal features and fittings	<ul style="list-style-type: none">- Floors, ceilings, doors, windows- Paint- Wallpaper- Bricklaying patterns- Mortar, plaster and mouldings- Exposed iron 'beams' in ceilings- Kitchen and bathroom services and fittings- Fireplaces and chimney-pieces		

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)

Appendix D

Artefacts and Samples

Artefact	Proposed Sampling
Wallpaper	Remove samples of early wallpaper for conservation and archiving in study collection
Paint	Remove samples for identification of materials and archiving in study collection
(Bricks	Sound facing bricks will be salvaged from North block during demolition if practicable, for use in South block during conservation and alteration works. The Recording Contractor is not required to identify suitable areas of such bricks, as identification will be included in the salvage process of the demolition contract.)
Chimney-pots (excluding modern replacements)	Identify examples in sound condition for subsequent dismantling during demolition of North block and alterations to South block (to be re-used if practicable in first instance for replacement of damaged or missing counterparts in South block during conservation and alteration works; subsequently to be offered to museum or similar institutions; then as architectural salvage)
Balcony balustrading	
Balcony central columns and beams, tie-rods and back-plates restraining columns	
Dust and ash chute boxes	
Decorative rendering around doorways and adjacent balcony wall areas	
Window lintels (not modern replacements)	
Window-frames and surrounds	
Decorative ceiling mouldings (if removal practical)	
Cast iron / decorative fireplaces	
Original or early washing / cooking / toilet facilities	