

Delegated Report		Analysis sheet		Expiry Date:	24/11/2006
		N/A		Consultation Expiry Date:	19/10/2006
Officer			Application Number(s)		
Katharine Owen			2006/3604/L		
Application Address			Drawing Numbers		
St Pancras Chambers (Midland Grand Hotel) Euston Road & Midland Road London NW1 2QR			Protection method statements by Kenford Builders Ltd. Drawing No.10166 A 9908 A; 10166 A 9909 A; 10166 A 9910 A; 10166 A 9911 A; 10166 A 9912 A; 10166 A 9913 A; 10166-a-32-c-001; Condition 6 Protection Works; Schedule Of works to doors and door surrounds, fixtures and fittings & fireplaces; M&E fixtures and fittings, drawing Heritage Retention 23101/DTE Oct 05; Specification; Room Data Sheets.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
Submission of details of the security and protection of interior features against accidental loss, damage or theft during the building work, pursuant to condition 6 of the listed building consent granted on 12/07/06 (2004/3322/L) for the restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new West Wing.					
Recommendation(s):		Granted			
Application Type:		Approval of Details (Listed Building)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	English Heritage considered the submitted details to satisfactory to meet the requirements of that part of the condition.					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comments.					

Site Description

St Pancras Chambers is a grade 1 listed building, located on the north side of Euston Road and bounded by Pancras Road to the east and Midland Road to the west, within the King's Cross Conservation Area.

Relevant History

1996: St Pancras Station, which adjoins the Chambers immediately to the north, was confirmed as the new London terminus for the Channel Tunnel Rail Link (CTRL) under the CTRL Act. Works for the construction of an extension to the north and for the restoration of the train shed are at an advanced stage.

2006: planning permission (2004/3319/P) and listed building consent (2004/3322/L) were granted with a Section 106 Agreement. The proposal is for the restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing to Midland Road containing 190 hotel guestrooms at 7 levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new West Wing.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan, 2006:
B3, alterations and extensions – complied with;
B6, listed buildings – complied with; and
KC11, heritage - complied with.

Assessment

General

The proposal forms part of the conditions attached to the listed building consent that was granted in 2006 (2006/3322/L), for the restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing to Midland Road containing 190 hotel guestrooms at 7 levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new West Wing.

The enabling works are proposed to commence shortly.

Condition 6

This application is for the discharge of condition 6.

Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details and an agreed list of features shall be submitted to and approved by the Council as LPA before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council. Particular regard should be given to the following items:

- a) All chimneypieces and overmantles;
- b) All panelled or boarded doors; and
- c) All original decorative glazing.

Proposals

Workmanship would be overseen by RHWL's heritage architect who is based on site.

The door leaves would be protected with plywood sheet, not fixed to the doors themselves. All doors, frames etc would be individually labelled. Frames would be boxed round, as would fanlights with plywood sheets, no fixings to be made to the fanlight frames themselves.

The internal windows and borrowed lights would be protected on both sides with plywood sheet, not fixed to the items themselves.

Stonework would be protected by bubble wrap securely taped and boxed round with plywood sheet, no fixings to stonework.

Balustrades and handrails to be protected by bubble wrap securely taped and boxed round with plywood sheet, no fixings to the items.

Timber stairs risers and landings to be protected by polythene sheeting and plywood sheets.

Mosaic floor tiles to be protected with polythene sheets or bubble wrap, taped, no fixings to tiles.

Walls (painted, dados and wall coverings) to be protected with minimum polythene sheets and hardboard. No fixings to be made onto walls.

Highly decorated ceilings to be protected with polythene sheet on timber sub-frame.

Niche painting on the grand stair to be protected by polythene sheeting with timber sub-frame.

Retained windows to be protected with plywood sheet on timber sub-frame.

Fireplaces to be protected with boxing as shown on the drawing, with a plastic visibility panel to check their retention.

There will be 24 hour security and a cctv system. All visitors would be monitored. Items of particular interest would be visited on a regular basis by security staff. Rooms for storage would be locked.

The letter of 26.9.06 from RHWL states that Manhattan Loft Corporation Ltd has in place insurance cover for items in store on and off site, and in transit, amounting to £3 million.

The proposals set out by Kenford for the items above provide further detailed technical specification

Assessment

The proposals are a sound method of protecting the fabric, in such a way as to prevent damage. They cover all contingencies. They have been developed after discussions with Camden and English Heritage staff.

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