

PASSFIELD HALLS: LISTED BUILDING CONSENT APPLICATION

HERITAGE STATEMENT

1.0 INTRODUCTION

Located in the Kings Cross St Pancras Conservation Area, Passfield Halls consists of three buildings; 1 – 7 Endsleigh Place, 11 and 12 Taviton Street and 13 Endsleigh Street, all currently in use as Halls of Residence for the London School of Economics (LSE).

All three of the buildings were originally built as speculative terraced housing for the Duke of Bedford by Thomas Cubitt, c.1824 to 1825 and are Grade II listed.

The buildings are in the Regency style, of darkened brick with stucco rendering to the basement and ground floor principal elevations, with a continuous cast iron balcony at first floor level. The principal elevations have tall pilasters of stucco and there are continuous cast iron railings to the perimeter of the site at street level and to the balconies. While externally their appearance much resembles that of the original design, the interiors have been much altered to accommodate their current use.

2.0 PURPOSE OF THE WORK

To ensure that the roofs of all three buildings can be properly and safely maintained by the LSE, guardrails are required to the perimeter of the buildings at roof level. The proposal is necessary for the future continued maintenance of the buildings and their installation coincides with a sequence of repair work to be completed during the summer of 2014.

Such repair works include redecorating windows, stucco render repairs and the repair of cast iron railings; all to match existing.

3.0 IMPACT ON THE LISTED BUILDING AND ITS SETTING

The proposed work relates to the roof level of the buildings only. There are currently guardrails to the front elevations of numbers 2 – 5, Endsleigh Place (the main building) and 11 – 12 Taviton Street, which are made out of circular hollow steel sections, painted black and are in poor condition.

The proposed new guardrails would be out of smaller 32mm sections of circular solid steel, let into the existing coping stones. The railings would be painted RAL colour 7047; a light grey, which would ensure that they disappear visually against the sky behind.

In areas where the copings are particularly fragile or vulnerable to weathering, a new lead weathering would be dressed over the existing copings, all as per detail 1408/C/001. The impact of this on the visual appearance of the buildings would be de-minimus, but would ensure that the building fabric at high level was adequately protected from further weathering and degradation.

In order to comply with The Work at Height Regulations 2005, the guardrails have to be no less than 950mm high from the gutter level, with gaps between intermediate rails not exceeding 470mm. As such, the height of the guardrails above the coping level would be determined by the heights of the existing parapets. Generally, the guardrails will be approximately 800mm above the coping level, so as to be the minimum that they can be.

The proposed work does not result in the loss of any historic fabric, but ensures that the building can be properly maintained by the LSE for many years by providing safe access.

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