



Design and Access Statement & Heritage Statement

Apartment 5.11 ST Pancras chambers

December 2014

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1.0 INTRODUCTION

1.1 Background

This Design, Access and Heritage Statement supports the Listed Building Application for apartment 5.11 St Pancras Chambers for the consent to carry out small scale alterations within the apartment.

The owner of 5.11 would like to carry out the improvement alterations to make better use of the available space by developing the currently unoccupied space above the existing Entrance level with a new Floor that accommodate a Bedroom with an ensuite Bathroom and small storage room, including a staircase to access the new floor.

The proposals are described here within this document and the accompanying existing and proposed drawings.

1.2 St Pancras Chambers

St Pancras Chambers forms part of the Grade 1* listed St Pancras International Station. The chambers have recently undergone a complete transformation by the developer Manhattan Loft Corporation into luxury apartments.

Apartment 5.11 is a double height unit organised with the entrance on the 5th floor where the bedroom is located while the living room kitchen is on the 4th floor.

The apartment is conceived as unique space in which living room and bedroom are connected through a double height space.

2.0 POLICY CONTEXT

2.1 CS14 - Promoting high quality places and conserving our heritage

This is a core strategy of the Local Development framework, as described in the Camden Planning Guidance, which requires Design Excellence in the proposals for alteration and use.

This document has been studied and adhered to for this application.

2.2 DP25 – Conserving Camden’s heritage

Conserving Camden’s rich heritage of historic and modern buildings is of primary importance which is set out in the Development Policies.

The design proposal for apartment 5.11 has been prepared together with consultation with Camden Council and a keen eye on the preservation of the existing historic fabric of the St Pancras Station building.

3.0 DESIGN PROPOSAL

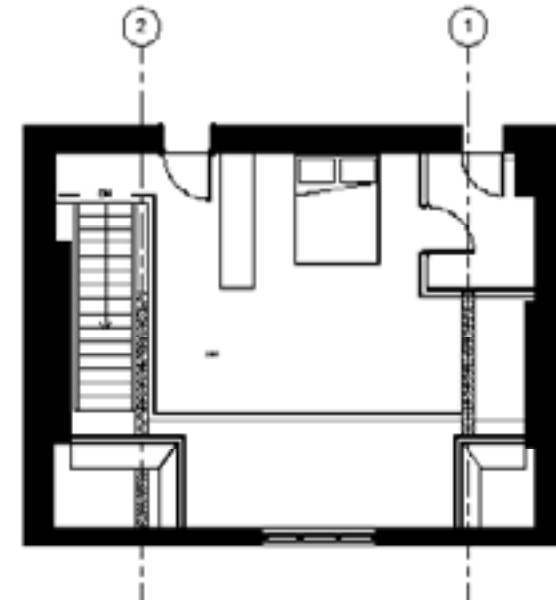
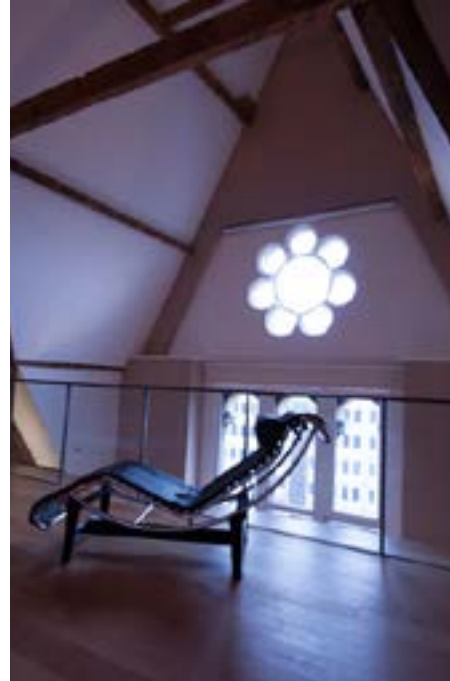
3.1 Layout

The proposals outlined in this document seek listed building permission for the creation of:

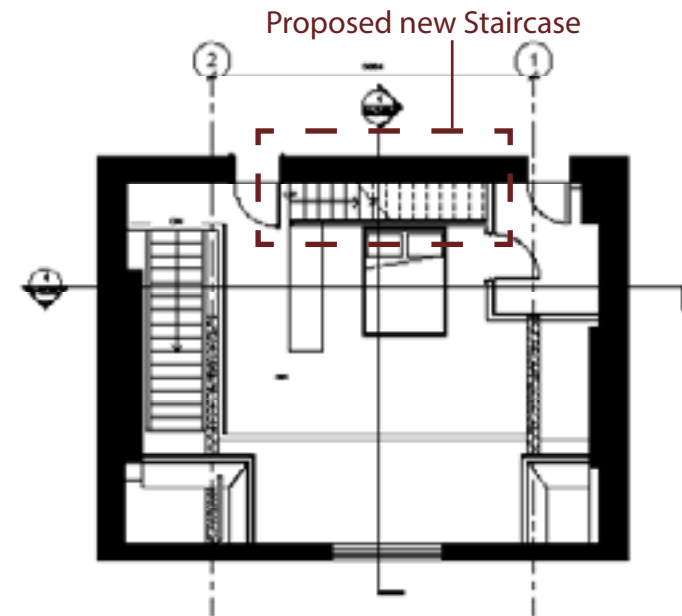
New mezzanine floor above the entrance level on the 5th floor, This will accommodate a new bedroom with an ensuite bathroom and storage room. It is 6.5 m long and 3.5 m wide .

The Proposed new Mezzanine level is defined by the old ceiling level.

There are clear signs on the existing trusses of the previous ceiling joists position and nail marks, also there is indicated with a timber board painted to indicate ceiling level and position.



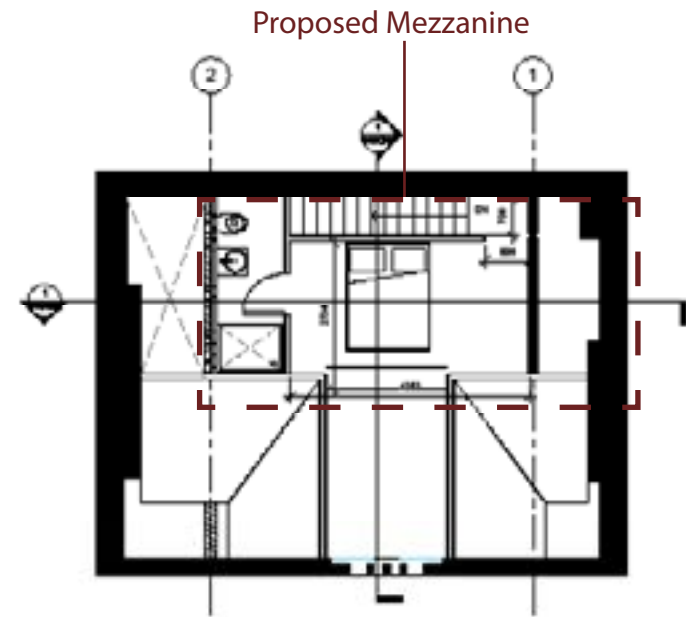
Existing Entrance Level



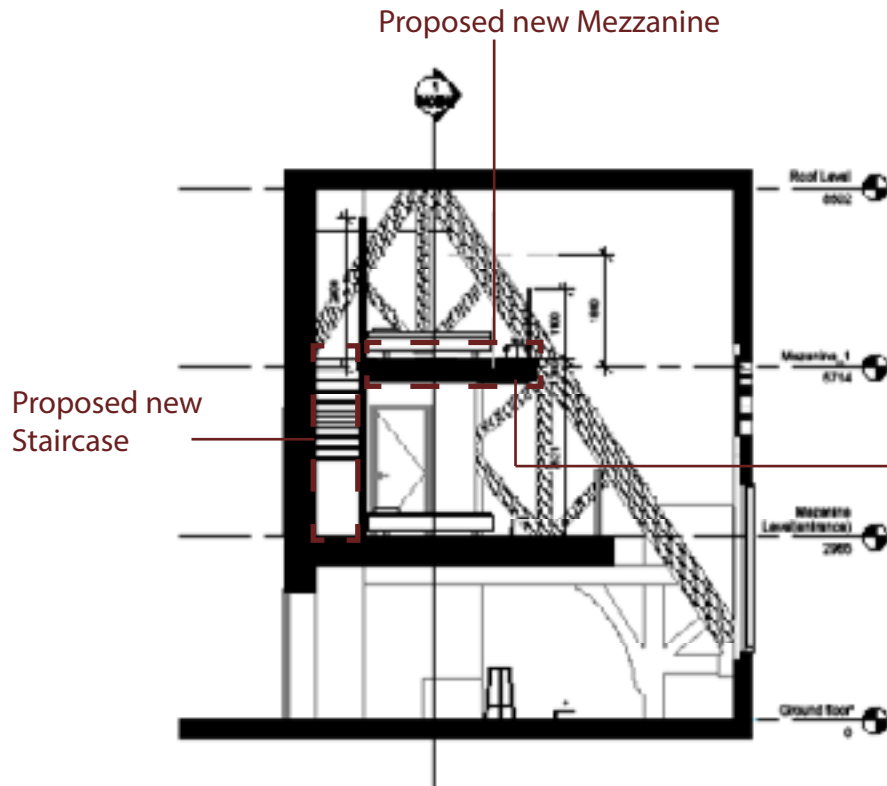
There is a change in the materials used from plasterboard to painted brickwork which clearly defines the interface between the existing ceiling and the roof space above.

A trimming timber runs from valley board to valley board which has nail marks showing the location of the original lathe and plaster ceiling would have terminated.

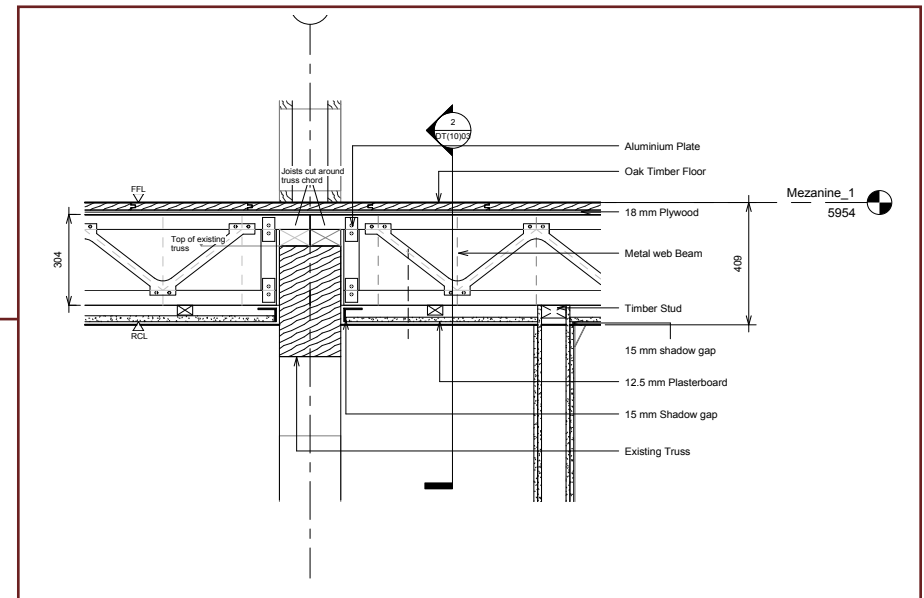
The new wall created to enclose the new Toilet area will be a timber stud wall with plasterboard exterior painted white, and will be taken all the way up to the top of the room.



Proposed Mezzanine Level



Proposed



Proposed Floor Detail

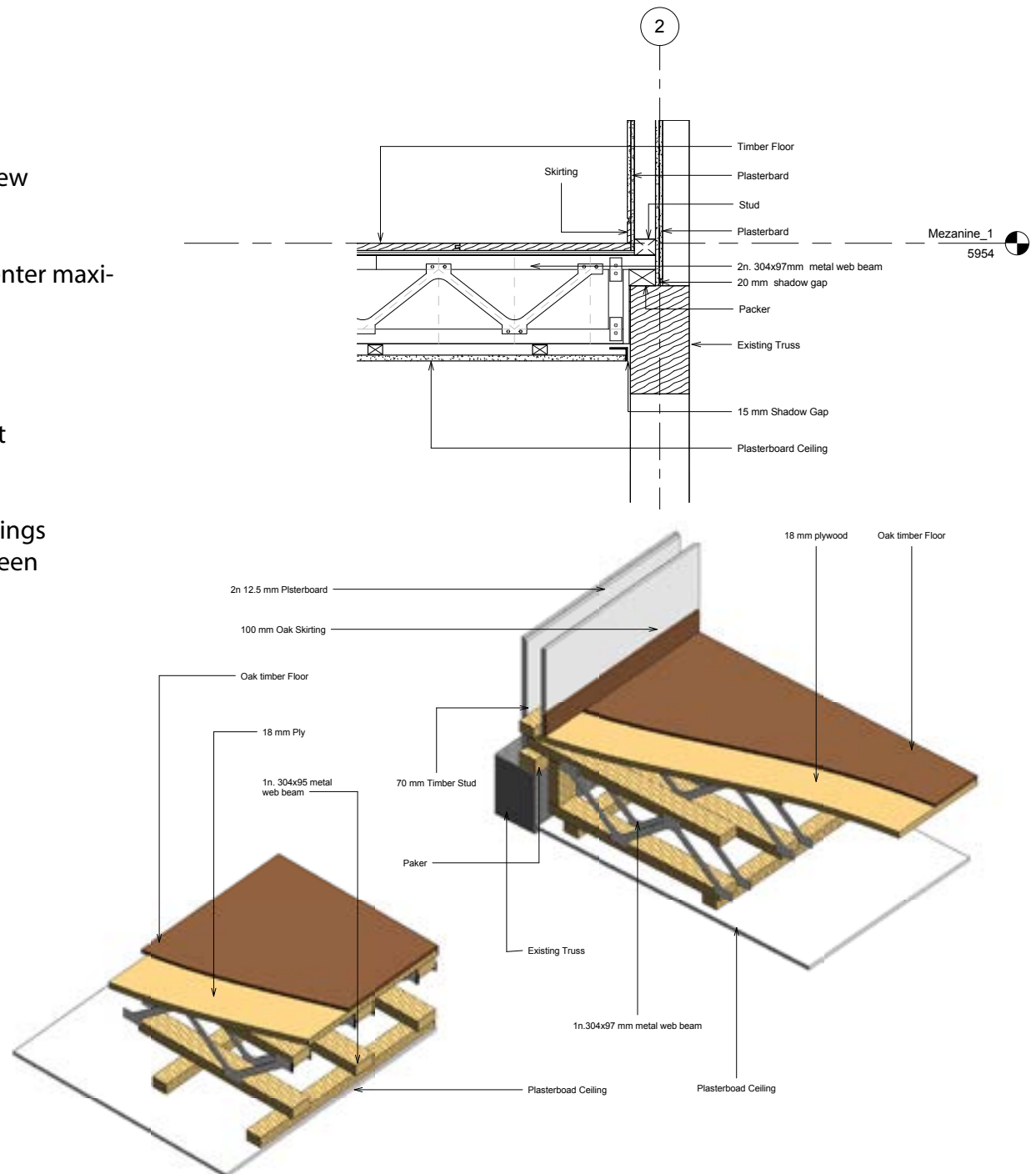
3.2 New Mezzanine Floor

The existing ceiling to the Bathroom will be replaced with a new Floor floor.

This will be built with 1n. 304x97 mm metal web@350 mm center maximum seated on the existing trusses.
Floor Finishes with Oak boards on 18 mm plywood.

The proposed Ceiling will be done in Plasterboard panels on timber stud, with 20 mm shadow gap where the ceiling meet the truss or the wall from the floor below.

All fixings to the existing masonry walls will be anchor bolt fixings with surface mounted steel framing. This fixing method has been proposed due to it being the most sensitive way of fixing and causing minimal impact on the existing historic fabric.



4.0 HERITAGE STATEMENT/CONCLUSION

- The designs for the alteration works for Apartment 5.11 have come about through careful consideration of the existing design of the building and an appreciation for the historic nature of the building.

- The proposals aim to create a better use of space with the minimal impact to the building.

We feel this has been created with the proposals submitted here for consent.

- The new mezzanine will create a more domestic and efficient space, not altering the original nature of the hotel layout.

- The new mezzanine will create a "view point" a visual connection with the outside otherwise impossible, won't stop any light coming through because of his particular build up.

- The proposed works will be carried out with high quality craftsmanship which will complement the existing building.

- The minimal amount of plaster will be removed from the existing walls in this fixing process.