

**PASSFIELD HALL ANNEXES 11-12 TAVITON STREET & 13 ENDSLEIGH STREET:
LISTED BUILDING CONSENT APPLICATION**

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This statement is submitted in support of a Planning and Listed Building Consent application for works to install a new fall restraint system to the roofs at parapet level.

The building is currently in use as student Halls of Residence for the London School of Economics. The proposed work is necessary for the School to maintain the roofs of the buildings properly and in accordance with The Work at Height Regulations 2005.

- 1.2 Passfield Hall Annexes consists of two buildings; 11–12 Taviton Street (Taviton annex) and 13 Endsleigh Street (Endsleigh annex).

- 1.3 The buildings are Regency and were built by the ‘master builder’, Thomas Cubitt between c.1824 to 1825.

- 1.4 The buildings are all Grade II listed and set within the Kings Cross St Pancras Conservation Area.

- 1.5 The two annex buildings are connected at the rear by a large garden space, which also forms parts of the Halls of Residence.

- 1.6 The buildings were originally designed and built as speculative terraced houses. Externally their appearance and character has been largely retained, with tall stucco pilasters to the principle elevation and continuous cast iron balconies at first floor level, forming impressive frontages to the street.

Both annex buildings require external repair and maintenance works, including stucco repairs, overhauling of timber doors and windows and the full repair and redecoration of cast iron railings at balcony level; all to match the original design and enhance the buildings’ external appearance and longevity. Such works are scheduled to take place in the Summer of 2015, to coincide with the University Calendar.

Internally the buildings have been much altered to accommodate their current use.

2.0 DESIGN

- 2.1 The proposal is to install a new fall restraint system at roof level to the perimeter to both annexes.
- 2.2 The fall restraint system is necessary for the LSE to properly maintain the buildings at roof level and in accordance with the Work at Height Regulations 2005.

2.3 There are currently existing guardrails let into the coping stones to the front elevation of 11 – 12 Taviton Street. Those railings are approximately 40mm in diameter, painted black and in very poor structural condition, particularly to the Taviton annex, where the railings have completely rusted through. There is evidence of guardrails that have been cut off at low level to the front elevation of Endsleigh Annex, showing strong precedence of guardrails having been previously installed.

The proposal is to remove the existing guardrails to Taviton annex building.

- 2.4 Maintenance is an important part of upkeeping buildings of this period; as is the safe execution of such work. This has manifested itself throughout the requirement for a fall restraint system at Passfield Hall, where a number of other Regency buildings have such systems at roof level (for example, 10 – 12 Endsleigh Street. By installing bespoke, slender stainless steel wires and brackets above the parapet and back from the gutter line, their visual impact on the context would be minimal as they are not visible from street level and a significant reduction visually than that of the black guardrailing found on adjacent buildings.
- 2.5 A full repair of existing first floor balcony balustrade is to be carried out as it is unsafe. We propose to dismantle the existing balustrade, carry out repairs to the existing stone balcony and re-asphalt the surface.
- To enable repair, the balustrades will be fully stripped of all paint, cast and wrought iron repairs made and where necessary replaced with new detail components to match original details in every respect including balustrades and railings.
- The fully repaired railings will then be refixed and leaded into existing balcony stone pockets.
- The balcony surface is to be weatherproofed and a suitable drip formed at the front edge.

3.0 ACCESS

- 3.1 The proposal would not have any impact on existing pedestrians or vehicular routes around the site or in the surrounding area.
- 3.2 The proposal would allow access for maintenance staff and contractors of the LSE to carry out repair works and regular upkeep of the roofs, including clearing the heads of the rainwater pipes and gutters which regularly fill with leaves from the nearby London Plane trees. The proposal would ensure that such personnel could carry out work safely and in accordance with Health & Safety Regulations.

- 3.3 Access to the roof would be restricted to workers or personnel of the LSE for the purposes of roof and building inspection and related work only.

Edward Eastham
Molyneux Kerr Architects
20 March 2015