CM1408/1/la.003 Rev.A

PASSFIELD HALL: LISTED BUILDING CONSENT APPLICATION

HERITAGE STATEMENT

1.0 INTRODUCTION

Located in the Kings Cross St Pancras Conservation Area, Passfield Hall Annexes consists of two buildings; 11-12 Taviton Street and 13 Endsleigh Street, currently in use as Halls of Residence for the London School of Economics (LSE).

Both 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, a fall restraint system is required to the perimeter of the buildings at roof level. The proposal is necessary for the repair of existing weathering materials (lead), replacement of existing roof slopes, and to enable the future continued maintenance of the buildings without damage to the roof.
Additional to this is the removal of asphalt coverings to parapets and new lead flashings to parapets, ledges, main cornice cill and window surrounds to stop / remove effects of water staining and absorption into the fabric.
Other such repair works include redecorating windows, stucco render repairs and the full repair of cast iron railings; all to match existing.

3.0 IMPACT ON THE LISTED BUILDING AND ITS SETTING

The proposed work is repair of the facades to match existing and fitting a fall restraint system. 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 fall restraint system comprises stainless steel cable running 1m back from parapet coping full width of each roof section with brackets bolted into the raking cornice. It is proposed to paint the fall restraint system a dark grey (lead colour).

In areas where the copings and cills are particularly fragile or vulnerable to weathering, a new lead weathering would be dressed over the existing copings. 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.

Balconies

Particular repairs are being carried out to the Taviton Annexes balcony railings, which at present are unsafe and heavily corroded. To fully repair the original cost and wrought iron components of the railings they have to be dismantled in their entirety. The repairs, replacement of missing balustrades and stripping of all paint is to be carried out off-site. The railings will then be decorated. These repairs are both critical but will also return the railings nearer to their original condition and clarity of detail.

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.

Molyneux Kerr Architects
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