



Apartment 2.09 St Pancras Chambers
Listed Building Consent
Design and Access / Heritage Statement
June 2016

TIM GREATREX
ARCHITECT

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		London
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		London

1.0 INTRODUCTION

1.1 Background

This Design, Access and Heritage Statement supports the Listed Building Application for apartment 2.09 St Pancras Chambers for the consent to carry out small scale alterations within the apartment.

The owner of 2.09 would like to carry out the improvement alterations to make better use of the available space by adjusting the layout within the apartment, which is described 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 station has recently undergone a complete transformation by the developer Manhattan Lofts Corporation into luxury apartments. Apartment 2.09 is a double height unit consisting of three large rooms to form a 1 bedroom apartment, the first being the main living space, the second forming the master bedroom and the third forming a central study area with a mezzanine floor above.

The apartment is located at the end of the main corridor on the second floor of the St Pancras Chambers building.



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

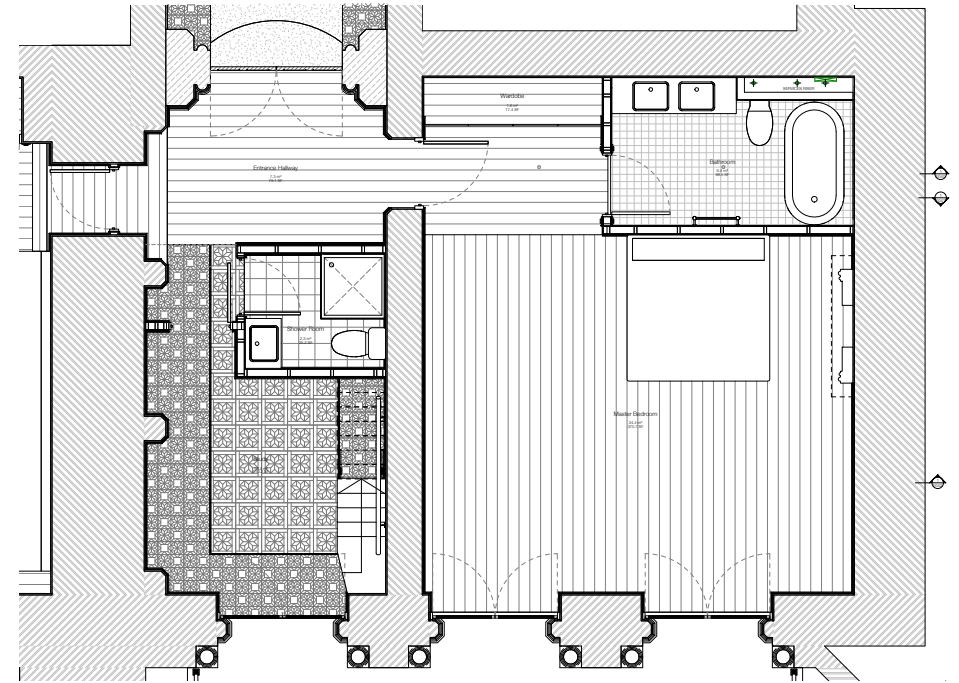
Conserving Camden's rich heritage of historic and modern buildings is of primary importance which is set out in the Development Policies. The design proposal for apartment 2.09 has been prepared together with consultation with Camden Council and focus on the preservation of the existing historic fabric of the St Pancras Station building.

3.0 DESIGN PROPOSAL

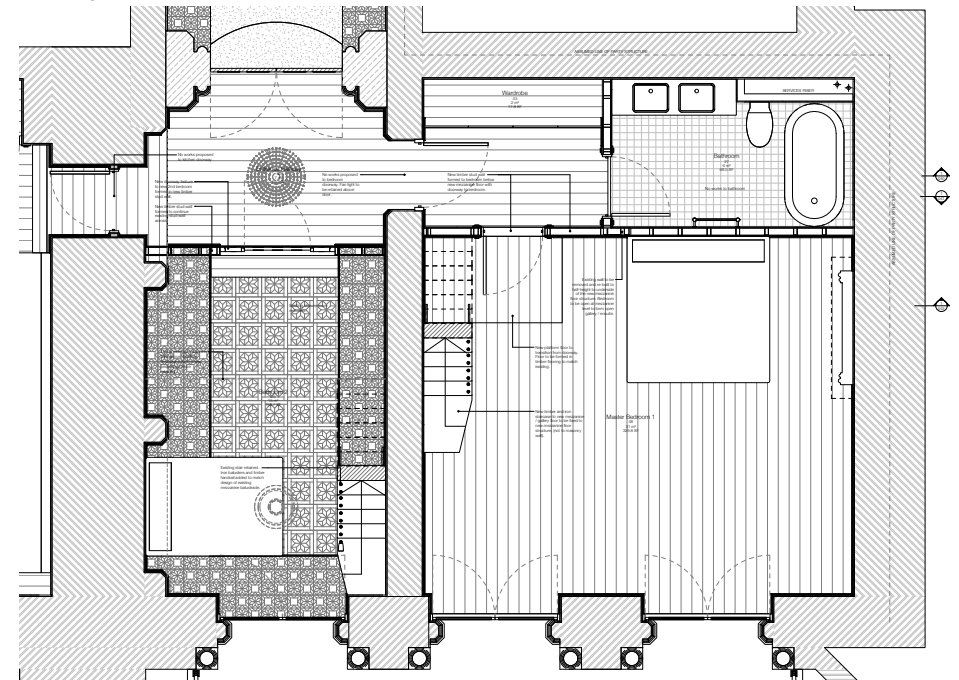
3.1 Layout

The proposals outlined in this document seek listed building approval for the removal of the existing shower room on the second floor of apartment 2.09, and the creation of a new mezzanine floor in place of the existing storage loft floor.

The existing shower room on the lower level was created during the recent refurbishment works in forming the St Pancras Chambers and is located far away from the main service riser of the building. Due to this there have been constant plumbing problems for the owner. It is for this reason the owner would like to remove the shower room and relocate this to form a new gallery en-suite stacked above the existing bathroom to keep the plumbing located together. The removal of this shower room also allows natural light into the entrance hallway through a new glazed entrance door from the main southern elevation glazing. Removing this shower room will open up this area of the apartment to be able to form a new second bedroom with the existing mezzanine floor above.



Existing Second Floor Plan

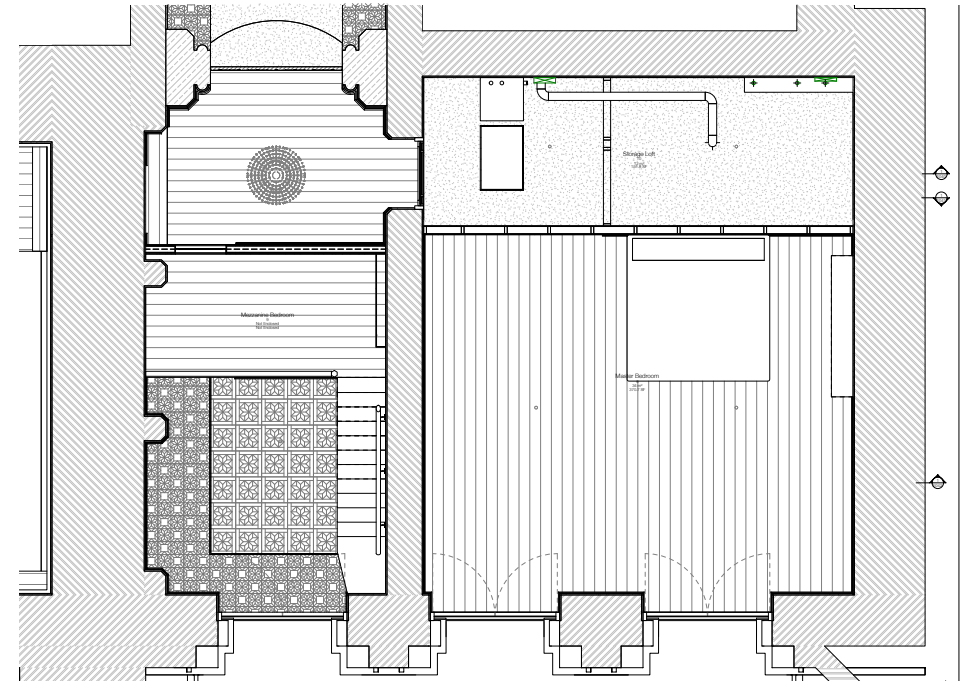


Proposed Second Floor Plan

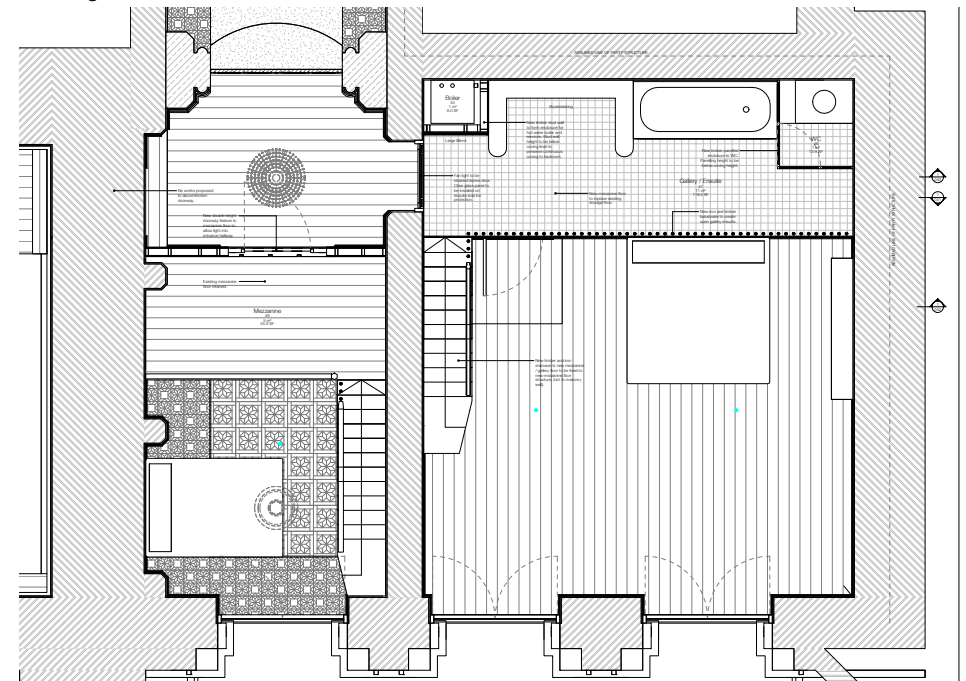
3.1 Layout

Within the master bedroom, above the bathroom, currently exists a storage floor accessed by a drop down ladder. This storage room not only cuts into the ceiling coving and separates the existing room volume, but it also blocks light to the fan light above the bedroom door, which could provide light to the entrance hallway.

It is proposed to remove this storage floor and replace it with a new thin construction mezzanine floor which will form an open gallery ensuite to the master bedroom. The floor will meet the bedroom door at the head of the door to provide the headroom for the level below, and also to provide adequate headroom on the mezzanine floor created above. The fan light sitting above the bedroom door will now have natural light passing through above the mezzanine floor into the entrance hallway below.



Existing Second Floor Mezzanine Plan



Proposed Second Floor Mezzanine Plan

3.2 Removal of storage loft and new mezzanine floor

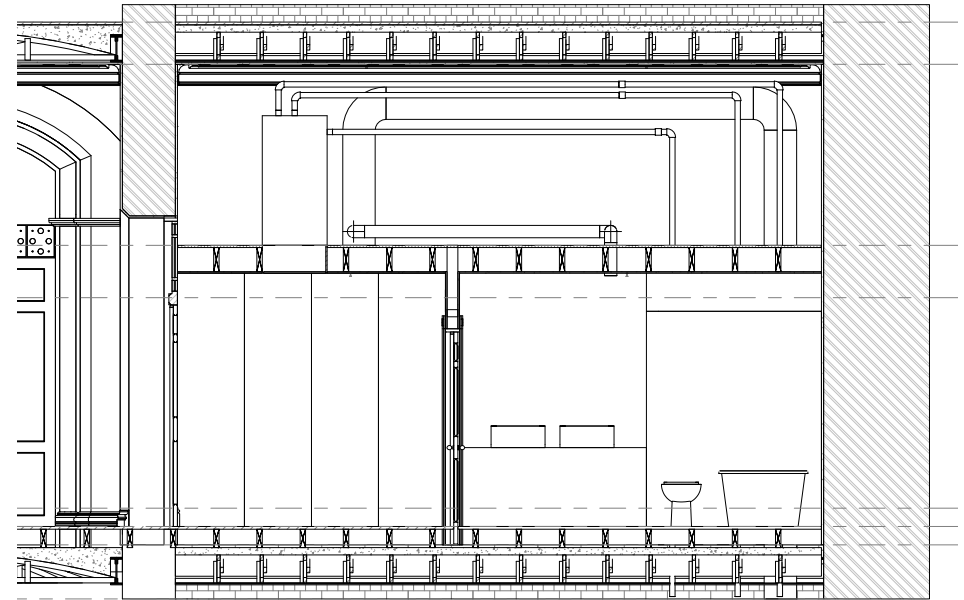
The existing storage loft floor will be removed with care so as not to damage any of the existing grade 1* listed structure, even to the recent new additions to the building which all now fall under the grade 1* listing.

The new thin mezzanine floor will be constructed out of square section steel framing running between the two existing walls.

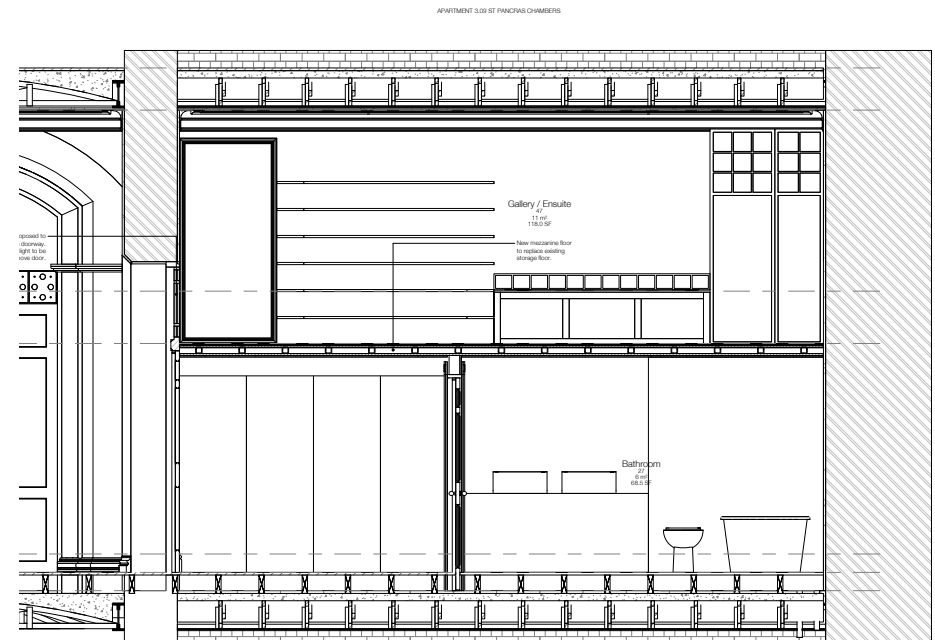
The fixings detail to the existing fabric will be by setting a C-channel flat against the plaster masonry wall and fixed with anchor bolts. This fixing method has been proposed due to it being the most sensitive way of fixing and causing minimal impact on the existing historic fabric.

Electrics and lighting

All switches and sockets to be surface mounted with exposed conduit. New lighting to be surface mounted also with exposed conduit. There will be minimal chasing-in to existing plasterwork.



Existing Storage Floor Section



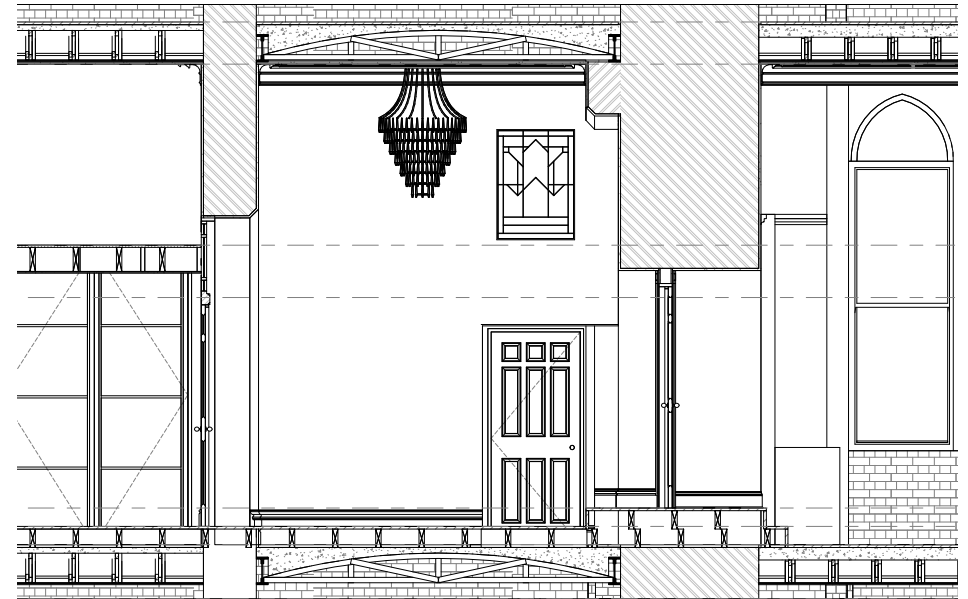
Proposed Gallery Mezzanine Floor Section

3.3 New doorway to new second bedroom

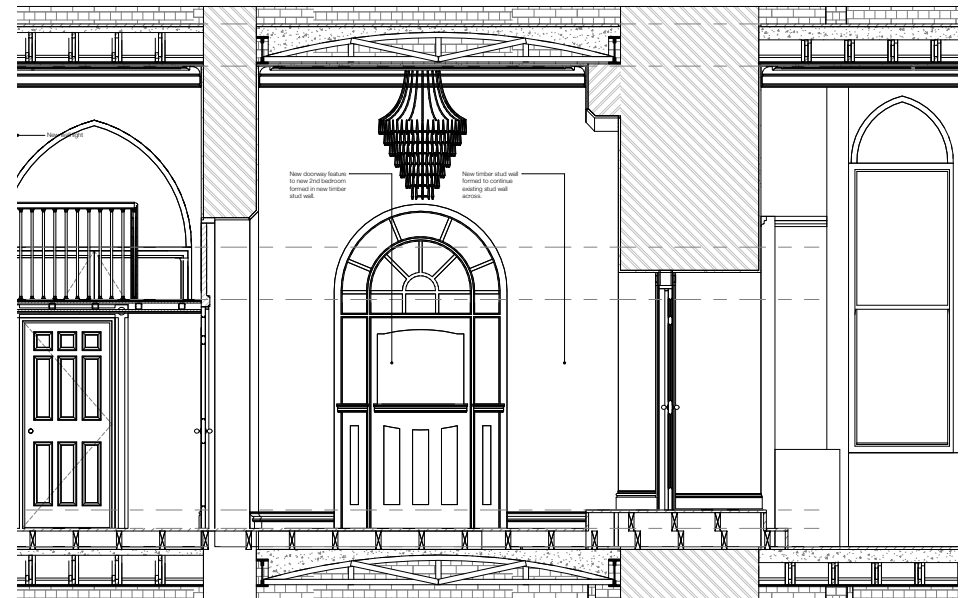
It is proposed the current timber stud wall separating the existing study be re-configured and a new doorway be positioned here to provide an obscured glazed entrance to the new second bedroom. The doorway has been selected as it is period in character and compliments the surrounding grade 1* listed interior.



Proposed doorway to bedroom 2



Existing Entrance Hall Section



Proposed Entrance Hall Section

4.0 HERITAGE STATEMENT / CONCLUSION

- › The designs for the alteration works for Apartment 2.09 have come about through careful consideration of the historic importance of the building.
- › The proposals aim to create a better use of space with minimal impact to the building. We feel this has been achieved with the proposals submitted here for consent.
- › The removal of the existing shower room opens up the entrance hallway and provides a more welcoming entrance with natural light from the east window, through the new glazed bedroom door.
- › The change of use of the study to form a bedroom maximises the use of the apartment without changing the fabric of the layout.
- › The new open gallery en-suite has been situated above the existing bathroom to align the services which then negates the need to run new piping through the apartment and cause disruption. This also removes the need for a macerator, which was repetitively problematic in its previous installation in the apartment.
- › The fixings for attaching the new mezzanine floor to the existing fabric have been designed so as to create minimal impact to the existing building fabric.



Existing Entrance Hallway Perspective



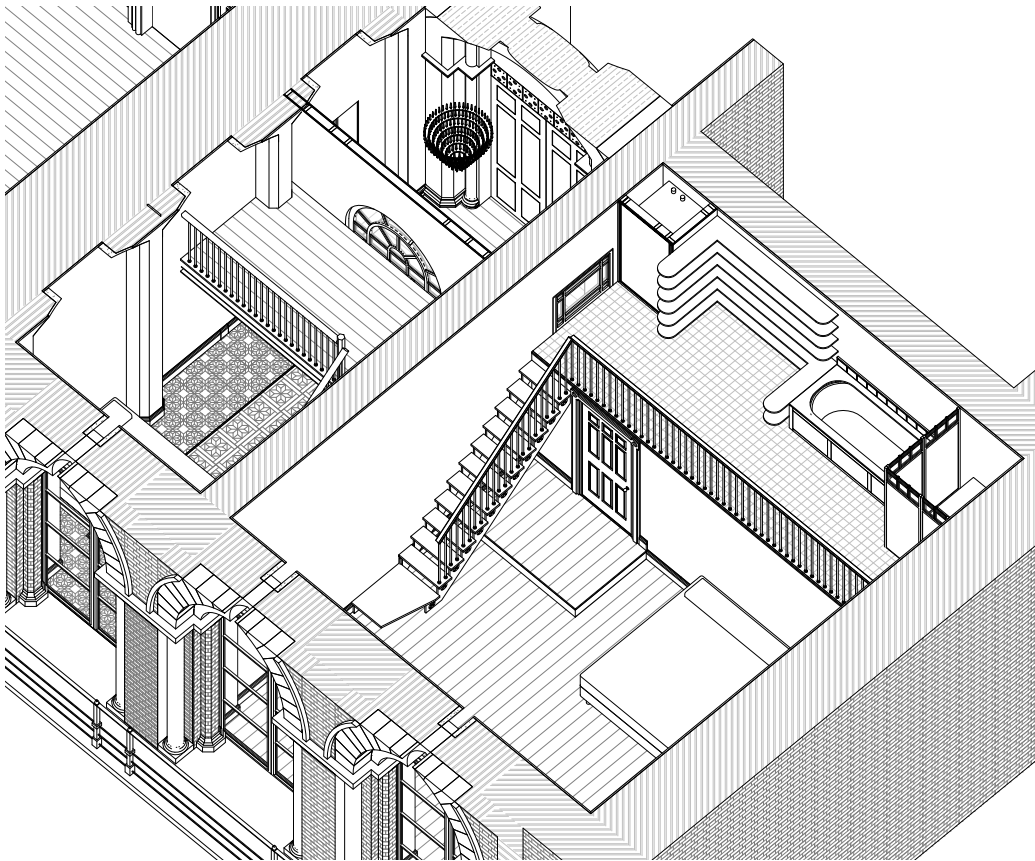
Proposed Entrance Hallway Perspective

4.0 HERITAGE STATEMENT / CONCLUSION

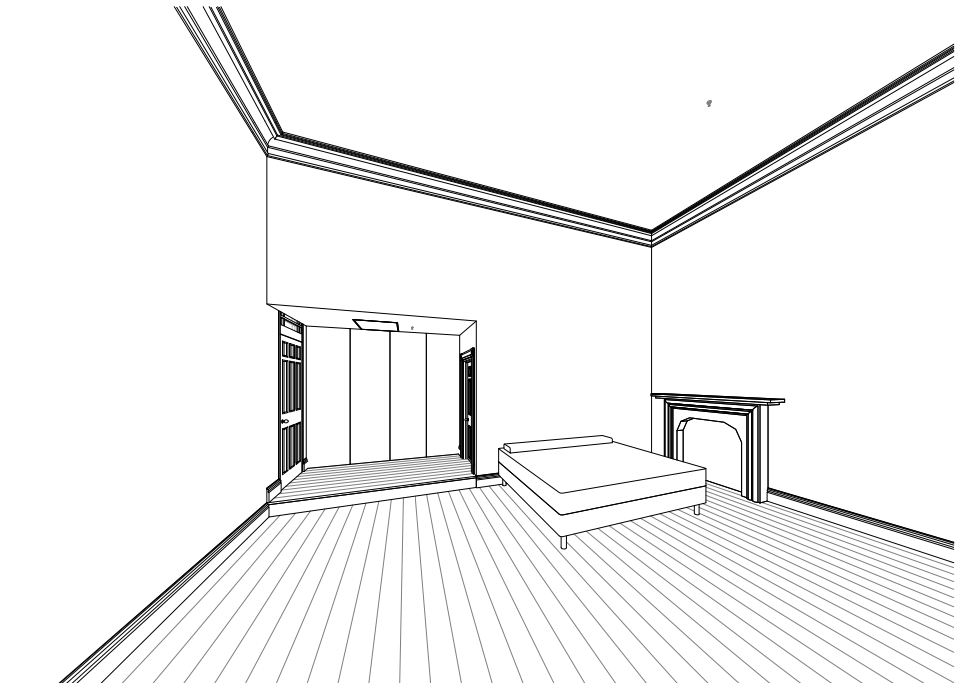
In conclusion the proposals submitted for listed building consent here have been thoroughly considered over the course of a year.

We feel this design proposal fulfils the owners desire to make the best use of the layout of the apartment whilst preserving and having minimal impact and change to the original grade 1* listed fabric.

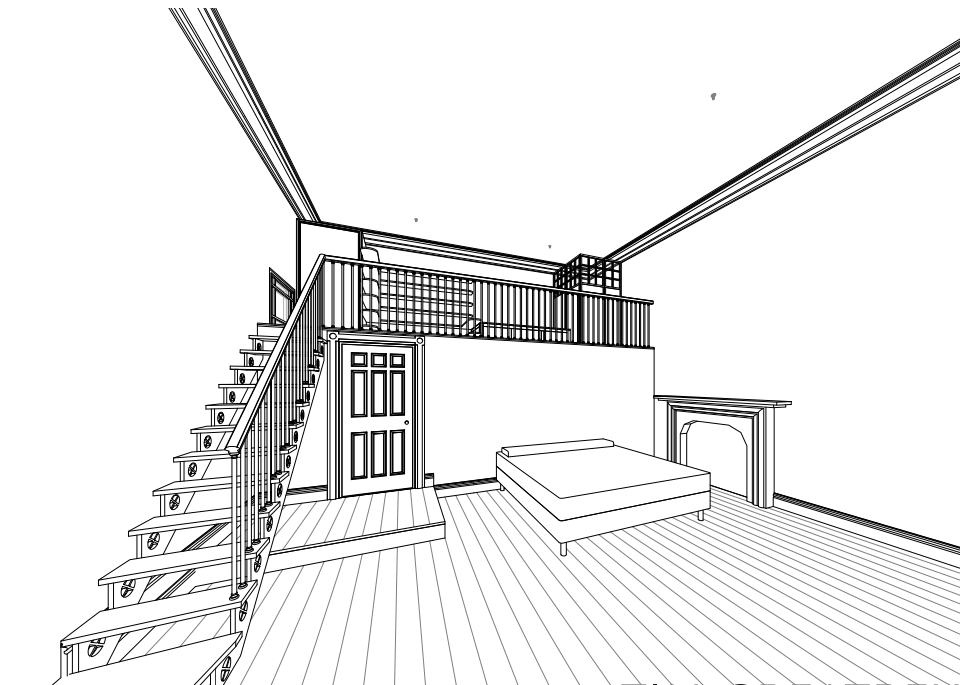
It is therefore kindly requested that permission be granted for this application.



Proposed Axonometric View of Apartment 2.09



Existing Master Bedroom Perspective



Proposed Master Bedroom Perspective

