

# SPCC



## St Pancras Cruising Club

New clubhouse and visiting boater facilities

## Design statement for design revisions

To accompany non-material amendment planning submissions

St. Pancras Cruising Club  
St Pancras Yacht Basin  
Camley Street  
London N1C 4PN

February 2017

## Revision record

<b>Revision</b>	<b>Date</b>	<b>Comment</b>	<b>Author</b>
Draft	06-Feb-2017	Issue for discussion	TG
A	05-Apr-2017	Submitted with Non-Material application	TG

# Background

## Consented scheme

The rebuilding of the SPCC clubhouse has been subject of discussion and consideration by the club for many years but was galvanized by a report by Halcrow engineers in June 2008 expressing concern over the structural condition of the building, with an addendum in 2012 considering the building beyond repair. Manalo & White were appointed in 2010 to prepare a scheme for the rebuilding of the clubhouse resulting in a submission for planning approval in 2014. The scheme was given consent on 9 October 2014 under reference 2014/4871/P.

This document is to provide information on proposed variations to the consented scheme and does not supersede the principle Design and Access Statement [772-03-002] submitted by Manalo & White in July 2014. The drawings presenting the minor amendments are SPCC-02-101-P2 and 102-P2 and are to replace those prepared by Manalo & White numbers 772-03-204 & 205.

## Reasons for revisions

Since the scheme was developed and planning consent obtained the members of the St Pancras Cruising Club have considered a number of alternative options for the re-building of their clubhouse. The decision was made in November 2016 to proceed with the re-development generally in the form consented. The internal arrangement and exterior appearance of the M&W scheme were accepted as the way forward, however a number of items were raised by members which were felt to need further design development.

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# Roof form and material

The design and detailing of the workshop and the terrace covering was felt by members to be both unattractive and a maintenance problem, the move away from profiled metal to a corrugated fibre-cement was considered an inferior material choice.

### Aesthetic:

- The consented design has a double pitched 'shed' attached to the north-west corner to form the workshop which was considered a backward step for a new clubhouse where the intention was to have a clean simple building to replace the miscellany of extensions to the former clubhouse. No one at the meeting liked the separation. Options of a single reverse pitch or even a return gable were considered but there was a preference for reduction of the pitch to the main roof and extending that to cover both the main building and the workshop to the rear.

### Maintenance:

- The introduction of the double pitched roof to the workshop creates a valley gutter to the main roof. Due to the presence of the three trees in the garden immediately to the south of the building, clearance of gutters is a regular job in the autumn months and the valley gutter would require an access ladder and edge protection to meet H&S requirements. The use of fabric for the covering of the terrace to the same profile as the workshop roof also creates a

valley gutter but it is unclear how this could ever be accessed safely with a fabric roof covering to one side.

### Design Life:

- The construction of the workshop as part of the steel frame and roofing of the main building was not considered practical by the steelwork contractor leading to this being built as an independent timber frame with different roofing – literally a shed tacked on the back of the main building. That construction would not have as good a design life as the main building. The anticipated life of the fabric covering to the terrace would be even less than that of the workshop construction.

### Material selection:

- The proposed black corrugated fibre-cement roofing material in the consented scheme also has maintenance issues requiring “Fragile Roof” signage and the use of crawling boards for access. This would be difficult to implement as a maintenance strategy as the work is carried out by club members during monthly working parties. The black colour would be highly susceptible to dirt and is considered inappropriate for a roof colour in the urban environment of St Pancras.

### Proposal:

The revised drawings submitted have the whole footprint of the building under a single pitched roof giving a much cleaner appearance. The roof profile to the public elevation, viewed from across the canal, remains unchanged from the consented scheme, the pitch having been reduced to maintain the same ridge height as consented. The roof to the rear elevation, viewed mainly by members from their boats but also from the Eurostar trains, will be capable of easy maintenance and thus retain a clean and uncluttered appearance.

The members’ preference for a roof to match the existing clubhouse and dry dock was investigated; however the colour that these are now, whether original or faded, is not available. An alternative green would not be suitable as this would clash with the adjacent dry dock. The use of a matching material to the existing clubhouse and dry dock is the most appropriate and the proposal is to use a Kingspan KS 1000 insulated panel which has a similar profile to the dry dock roofing.

As noted above a pure black colour, particularly at the low pitch of the clubhouse roof, would show dirt and stains from day one. The proposal is to use the Anthracite colour [RAL 7016] which retains the dark neutral tone of the consented material, is less susceptible to dirt staining and also references the slate roofing colour of the Lock Cottage and many other canal side buildings. The selection additionally blends with the colour palette of the Gasholder development on the opposite bank of the canal.

The provision of rooflights was reconsidered during the development of the roof profile. The installation of a rooflight near the apex of the roof would require a motorised and sloping blind to black out when projection of slides or film was wanted and this has been deleted. With the main roof now extending over the terrace, rooflights have been introduced to that area increasing the light input through the terrace glazed doors. A third rooflight on the same alignment gives daylight to the workshop.

## External wall finish

The consented scheme shows vertical boarding with diamond cut-outs described as “Timber Cladding”. As this scheme was not developed further by the original designers it is unclear what detail form of ‘cladding’ was proposed or the wall construction and weather proofing.

### Proposal:

The developed design for the wall construction and finish is a heavily insulated timber frame between the steel portal frames clad externally in shiplap weatherboarding matching the finish to the dry dock. The latter has proved hard wearing and easily maintained over the past 15 years.

As weatherboarding relies on the overlap of the boards to form a drip and create a weather-tight construction the orientation has been corrected to horizontal. The mixture of black staining and white painting has been retained as shown on the consented scheme.

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## Windows

The consented scheme satisfied members’ desires and the arrangement remains generally as shown on the consented drawings. There are a couple of minor changes though.

### Proposal:

The North-east elevation showed a shutter/bench to the outside of the bar area but omitted to show the window to that, although all were shown on the section B-B. This window is now shown on the amended drawings.

The South-east elevation showed a two pane window with a drop down shutter to the clubroom beside the main entrance. Investigation of the section indicated a high cill was needed to achieve that arrangement, preventing views out of the clubroom to the garden. The amended design has a single pane window with a side hinged shutter and lower cill height allowing views out as evidenced on section C-C.

There is no change proposed to the finish of the windows which remains as dark grey.

## Signage

The consented scheme shows no informative signage, merely a large 'StPCC' graphic next to the canal side entrance. The club is SPCC not StPCC and the graphic would be painted over during the three year painting maintenance schedule.

### Proposal:

The club has a standard signage with white lettering on a mid blue background as displayed on the main gate from Camley Street as well as around the clubhouse and garden. New signage, on aluminium panels to replace the previous plywood ones, has recently been purchased and painted, awaiting the signwriter to complete the graphics. The principle sign giving general information and contact details for passing boaters is shown adjacent to the canal side entrance on the amended drawings.

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## Visiting boaters' facilities

This part of the development is being progressed in partnership with the landlord, Canal and Rivers Trust. Whilst the double pitched roof cover and associated enclosure to the diesel tank, diesel pump and elsan pint are unlikely to change other items remain to be agreed and the design concluded.

The pump-out facility is under discussion with a fully packaged self-service machine being the principle option. Recent changes to regulations relating to the proximity of potable water supply to foul water disposal will also require modification to the locations of these.

The VBF are therefore not included in this application and are shown "In abeyance" on the drawings. A future application will be made for these once discussions have been concluded and the design finalised.