HERITAGE STATEMENT

Apartment 2.02 - St Pancras Chambers
London
NW1 2AR

Apartment owner - Mrs K Bash and Mr D Kennedy **28.04.2018**

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1.0 - INTRODUCTION

1.1 This heritage statement has been prepared to support an application for listed building consent for alterations which are confined to the interior of Apartment 2.02 St Pancras Chambers.

1.2 It aims to set out clearly the heritage assets that are present in the apartment and how the proposed alterations have been designed and located so as to minimize their impact.

1.3 The proposed alterations have been discussed informally on various occasions with Mr Brian Duffus, representative of the building owner (The Manhattan Loft Corporation), who has a thorough knowledge of the building construction and its most recent renovation (when apartment 2.02 was created) and who advised on areas of specific historical sensitivity within the apartment.

1.4 This statement is intended to be read with the accompanying plans and photographs which constitute the principle information

2.0 - BACKGROUND TO THE REPORT – Identifying the heritage asset

2.1- St Pancras Station and the former Midland Grand Hotel building is Grade 1 listed and dates from 1876 and was designed by Gilbert Scott and forms part of the larger St Pancras station complex.

The former Midland Grand Hotel building is situated on the Northern side of the Euston Rd, facing south and Apartment 2.02 is situated at the front of Old Midland hotel building directly above the new hotel entrance lobby.

- List Entry Number 1342037
- The building is listed under the planning act 1990 as amended for its special architectural or historic interest
- The building was first listed on 07.11.1967
- With the latest amendment to that listing on 11.01.1999
- An extract from the English Heritage listing states that:

Railway terminus and hotel, comprising train shed, terminus facilities and offices, ancillary buildings, taxi stand, war housing: including substructure and storage areas to sides and rear, and structures to the forecourt. Station, 1865-1869; former Midland Grand Hotel, 1868 – 76, both by George Gilbert Scott.

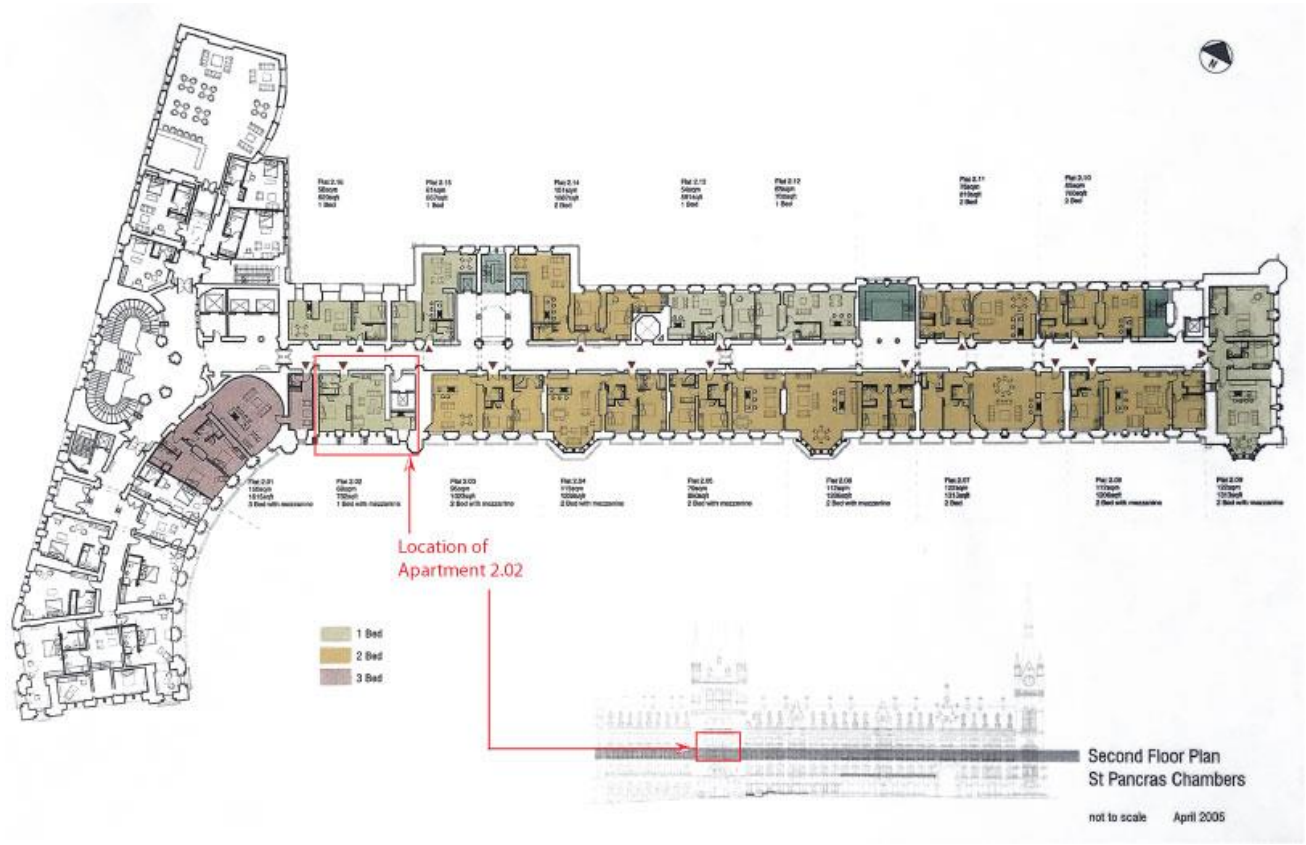
Style: monumental, picturesquely composed Gothic Revival building of 23 windows flanked by towers and a curved 10 window wing to the west.

Interiors of the former Hotel;

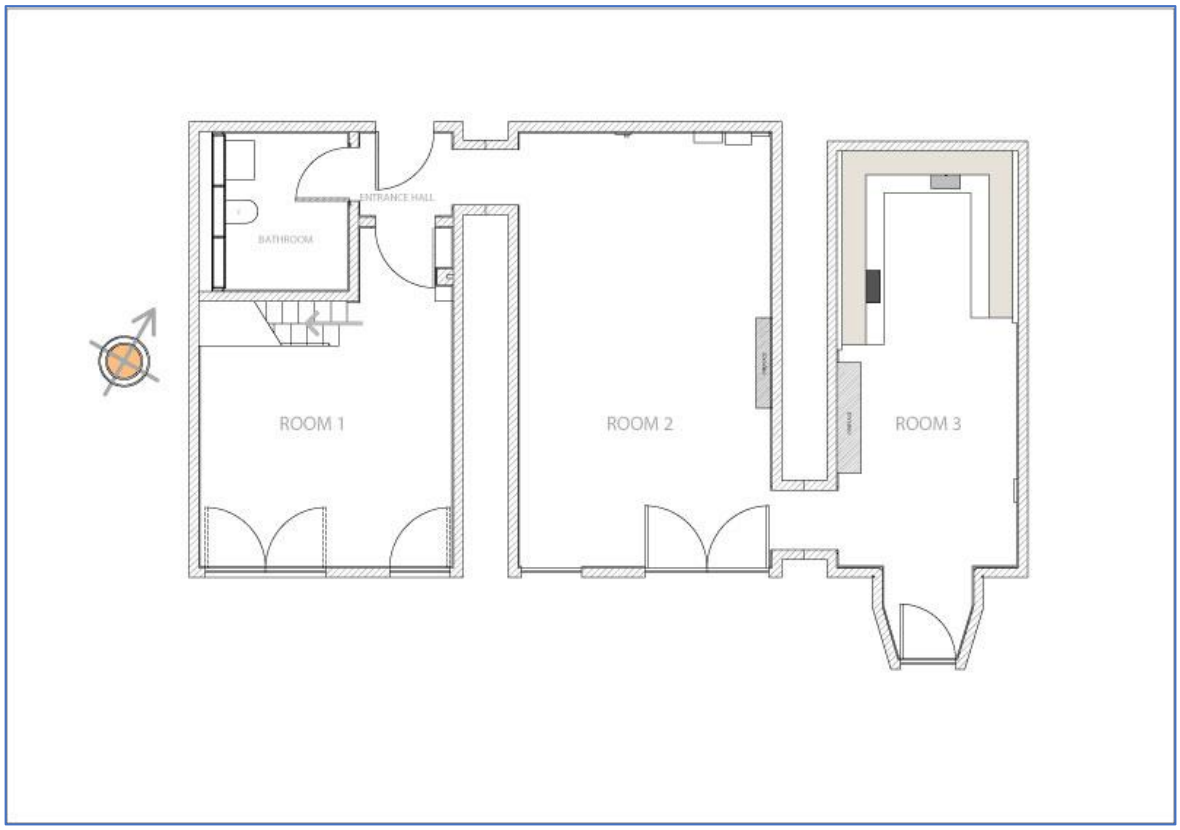
The 500-bedroom hotel closed in 1935 and was used as offices but has retained many original features, fixings and fittings including tiles in fine ecclesiastical Gothic and Queen Anne Revival styles. There are several interiors of exceptional architectural interest.

2.2 - The prestigious former Midland Grand Hotel underwent a major renovation in 2005 - 11 by The Manhattan Loft Corporation when the new St Pancras Renaissance Hotel complex was created along with the St Pancras Chambers set of apartments maintaining the prestigious character and status of the building. Apartment 2.02 was created during this renovation as an 87sq. m self-contained single bedroomed apartment with mezzanine and new kitchen and bathroom.

2.3 - The apartment is situated at the front of the former Midland Grand Hotel on the second floor above the main entrance to the new St Pancras Renaissance Hotel. The exterior aspect of the apartment forms part of the original building façade, in the main tower. Access to the apartment is



from the communal corridor on the second floor of the building within the St Pancras Chambers complex.



Current layout of apartment 2.02

The apartment is made up of three main rooms, a mezzanine space, an entrance hall and bathroom.

2.4 - The Entrance Hall

The small entrance hall has doors on all 4 walls leading to the 3 adjacent rooms and the main apartment entrance.
The ceiling is at full height in this space with the original cornice work and picture rail around all four walls.
The flooring is of softwood floorboards, (original to the building) with wooden skirtings between the door surrounds.
The door surrounds and doors leading to rooms 1 and 2 are original as is the main entrance door framing and door whilst the bathroom door and surround is of a different style and is contemporary to the formation of the new bathroom space.
There is no dado rail in this space.
There is a single wall mounted light for lighting provision.

Room 1 was divided up when the new apartments were created during the buildings main refurbishment in 2005. A new mezzanine space was created at the northern end of the room which also formed the new bathroom space below with separate entrance from the entrance hall.

2.5 - The Bathroom

A new bathroom space was created at floor level with a new drylined partition on one side with a dry lined sub-wall created on the western side which contains the services for the bathroom and is currently fronted with the bathroom fittings which comprise of a basin, toilet and bath with wall mounted storage above which also conceals an air extraction unit and electrical and plumbing service points.

The bathroom has a contemporary ceramic tile floor with electric under floor heating and is set slightly higher than the entrance hall floor boards. There is a simple wooden threshold strip defining the junction between the two floors. There is lighting provided under the cabinets and recessed into the plasterboard ceiling.

2.6 - Room 1

A new steel framed mezzanine space was created above the bathroom where the water heater for the bathroom is situated in a built-in cupboard with its associated pipework which is boxed into a drylined sub-wall that has been built against the original internal partition and matches in with the original picture rail.

On the northern wall of the mezzanine there is an original fixed window frame at picture rail level looking out onto the communal corridor. The flooring in this room is non-original with chipboard panels fixed to the old sub-structure and currently finished with a fitted carpet.

The original ornate plaster cornicing also follows the entire room including the mezzanine space.

The skirting boards in the main part of the room are of original plaster with a slightly different new wooden profile on the new partition wall.

The southern aspect of the room has 3 original full height windows and framing which forms part of the original façade of the building.

The staircase to access the mezzanine space is built into the new bathroom partition wall and incorporates storage below the stair space. It has a contemporary steel and glass balustrading.

There are 2 purpose-made MDF socket outlets mounted on the skirting just below the skirting profile.

There is a single cable for lighting provision coming from the wall (not currently in use) in the main part of the room and a cable outlet at mezzanine level and otherwise no fixed lighting provision in this space with only a switched circuit accessible on the skirting mounted socket boxes.

There is an original picture rail that runs around the whole room including the mezzanine space where it has been incorporated into the new cavity wall and cupboard that house the water heater and piping.

There is no dado rail in this room.

2.7 - Room 2

The southern aspect of the room has 3 original full height windows with original brass fittings and framing which forms part of the original façade of the building.
The room has a full height ceiling with original ornate plaster cornicing and the original picture rail running around the entire room.
On the northern wall there is an original fixed window frame at picture rail level looking out onto the communal corridor.
There is an original dado rail also running around the room, currently broken by the electrical cabinet that has been installed over the face of it.
There are 4 skirting mounted MDF socket boxes in the room that incorporate standard mains three pin sockets, three pin lighting circuit sockets and aerial sockets.
There is no fixed lighting provision in the room.
The flooring is of softwood floorboards (original to the building) that have been re-surfaced and re-laid and varnished.
The skirting boards are original made of plaster and wood in places and is painted.
The main electrical services come into the apartment on the north wall of this room and are currently housed within the above mentioned electrical cupboard, an MDF cabinet construction which houses the main consumer unit, data cabling, mains electrical meter, wi-fi router and water heater programme unit.
There is also the original figured stone fire surround and mantelpiece on the eastern wall of the room. The fireplace is currently boarded over behind the stone fire surround. There is no hearth apparent in the room with the floorboards running up to the internal boarding.

2.8 - Room 3

This room was originally used as a linen store room and as such the detailing of the cornicing and windows differs from that of the other two main rooms and is much simpler in character.
This room has a much smaller original window with brass espagnolette fittings on the southern wall set into a deep arched reveal within the thick outer wall of the main building with original plaster detailing to the corners of the reveals.
The flooring is of softwood floorboards (original to the building) which have been resurfaced and re-laid and varnished.
The ceiling is at full height and there is a simple plaster cornice running around the whole room as well as a picture rail.
There is no dado rail in this room.
There is the original door surround on the doorway leading to room 2 with a wide panelled lining but no door in this opening.

There is an original plain stone fire surround and mantelpiece on the western wall of the room with a stone hearth set flush with the wood floor which protrudes slightly into the room. The fire place is apparent and has an exposed brick lining.
This room was reconfigured during the last major renovation and a new dry lined wall was added on the northern wall, over the full height of the room which conceals the original entrance to the room as well as the mains water, the electricity as well as other building service pipes for other apartments. The east and west walls that join this back wall have drylined sub-walls to a height of 2.1 metres which protrude into the room by approx. 3 metres on either side, which house electrical wiring and to which the currently installed fitted kitchen is attached.
There is also an access panel on the northern dry-wall lining to access the service pipes.
There is no provision of fixed lighting in this room, apart from the under-cabinet lighting which is present in the kitchen area.
There are two MDF box socket units in the room mounted on the skirting boards.
Other sockets are also present in the new drylined sub walls in the kitchen area.
There are wall mounted data sockets also present.

3.0 – PROPOSAL AND DESIGN INTENT

Listed Building Consent is sought for proposed alterations to 4 main elements all contained within the apartment interior:

3.1- The installation of a new lighting system and associated wiring and reorganization of the existing electrical supply and consumer unit and the installation of a new picture hanging rail.

3.2- The installation of a new floating floor throughout the apartment.

3.3- Alterations to the existing bathroom space and installation of new bathroom fittings.

3.4- The installation of a replacement kitchen and other fitted furniture including a new room partition screen.

3.1 - The installation of a new lighting system and associated wiring and reorganization of the existing electrical supply and consumer unit and the installation of a new picture hanging rail.

One of the principle elements of the proposed alterations is the installation of a lighting system which will offer a comprehensive lighting solution for the three main rooms of the apartment.

3.11 - In the apartment at present, there is minimal lighting provision with only switched sockets at floor level, two rather randomly placed cable outlets in Room 1 and one in the entrance hall as well as some under cabinet lighting in the kitchen and bathroom areas.
The combination of the high ceilings and natural light from only one side of the apartment coupled with the need to avoid using the ceiling area above the picture rail due to its heritage status, create a challenging set of constraints for a new lighting system.

3.12 - The aims of the new system are to provide -

- Good overall energy efficient lighting provision, as well as specific lighting for wall and floor mounted artworks and background lighting to illuminate the original room cornicing.
- The ability to alter the lighting provision in the future without further affecting the fabric of the building.

3.13 - The system shown in the attached drawings is designed to provide for these aims whilst involving the minimum intervention in the fabric of the building and avoiding the ceiling and cornice area.

3.14 - The system is constructed as a simple painted aluminium lighting support frame that is mounted on adjustable steel wall brackets fixed along two walls in each room. The brackets are chased into the plaster of the walls and fixed directly into the brick using chemical anchors with the bracket wall plate subsequently plastered over to conceal the fixings. There is a single point of cable entry into the support frame structure in each room. This is on one of the wall brackets located closest to the existing power supply with the cabling concealed within the structure of the wall bracket from the point of entry. The cabling from the existing supply to this bracket would be chased into the existing plaster and subsequently plastered over.

3.15 - The support frame and brackets are designed to be anonymous functional elements within the space, positioned in such a way that minimizes their visual impact on the lines of sight to the room cornicing above while also keeping to a minimum the wall fixings required and the structural loading being placed on the wall brackets and support frame.

3.16 - The design of the wall brackets and the lighting support frame requires a minimum of wall chasing to get the power from their existing sources to the lighting system with all subsequent cabling and connections from the single point of entry in each room, made and concealed within the lighting support frame and brackets.

3.17 - The lighting support frame will provide support for a triple circuit track lighting system that will be installed on the underside of the support frame and a simple LED tape strip light mounted on the top face of the support frame, that will provide up-lighting of the room cornicing.

3.18 - A variety of different energy efficient LED luminaires can then be attached to the track light system for the various needs of the client with three circuits in operation in each room to give added flexibility. These can be reconfigured in the future without the need for further incursions into the fabric of the building.

3.19 - The reconfiguration of the existing electrical supply boxes within a new piece of freestanding furniture in Room 2 which is designed to better suit the character of the room, will also enable the original dado rail feature of the room to be re-instated.

3.191 - The installation of a discrete new painted aluminium picture hanging rail below the existing wooden picture rail in all three main rooms, is designed to enable art works to be hung on cables which hook directly into the new rail and can be changed and moved without the need for repeated wall fixings to be drilled into the walls.

3.192 – The existing entry phone system will be moved to the left from its current position on the northern wall to sit behind the open door through to the entrance hall, making it less conspicuous in the room.

3.2 - The installation of a new floating floor throughout the apartment

3.21 - The flooring in room 1 is a chipboard floor laid flush with the floor in the entrance hall and rooms 2 and 3, with the junction between the two situated on the threshold of the doorway to room 1 from the entrance hall. It is currently carpeted creating a height difference with the original floor on the threshold.
The flooring in the entrance hall and rooms 2 and 3 is of softwood floorboards, original to the building, that were lifted from the entire building at the time of the building renovation in 2005 – 11. They were then re-planed then surface nailed and varnished. The boards currently in situ are as such not necessarily original to the rooms as this was the last apartment to be completed at the time of the renovation (as due to its location above the main entrance it was used as the main hoist point for the upper floors). It appears from the condition of the flooring that the boards used were the ones left after all the other apartment floors had been re-laid.

3.22. - The quality of this softwood flooring and the overall finish is noticeably very poor compared to other apartments in the building. Some of the floorboards are of different widths creating large gaps between the boards and have multiple nail holes (old and new) and splits and are generally of poor quality. The polyurethane varnish used is badly marked and discoloured and has unfinished areas where the varnish was applied around fitted furniture that has been subsequently removed. In general, the condition of this flooring and its finish is not in keeping with the overall prestigious quality and status of the apartment and its fine architectural detailing.

3.23 - There is also an issue of draughts and cold, as the apartment is situated above the main entrance lobby of the Hotel where there is a large passage of external air and the apartment does not benefit from the heated space of another apartment below. This coupled with poor fitting boards and edge finishing contribute to the issues encountered of draught and cold in the apartment.

3.24 - After consultation with the building management representative Mr Brian Duffus, the building management are not willing to allow the lifting and replacement of the existing flooring including the chipboard sub-floor in room 1 and the subsequent disruption that this would cause.

3.25 - The proposal to lay a new floating engineered solid Oak floor with acoustic underlay would:
- greatly improve on the quality and durability of the existing floor finish while maintaining the existing character of the rooms.
- create continuity between all the floors in the apartment.
- improve the thermal and acoustic insulation of the existing floor and so help address the draught and cold issues experienced in the apartment at present.

- The purpose made edge detailing and specifically profiled secondary skirting would create a sympathetic and non-invasive junction between the new floor and the existing building.
- The new floor can be laid with minimal effect on, and would act as a protective layer to, the existing structure and as such would be a completely reversible alteration.

3.26 - The proposed new floor will have a defined solid wood plank appearance and will use a grade of Oak that allows some knots and surface defects as is currently present, with 200mm wide boards laid in the same direction as the original floorboards to maintain the character of the existing floor. This new floating floor is laid by gluing each board together to create in effect a floating raft over the surface of the existing floor with an acoustic underlay sandwiched between the two. There are no surface fixings required and it is left completely independent of the existing floor to allow for the natural movement of the wood. The flooring is kept in place around the perimeter by a secondary skirting board which prevents any potential lifting of the flooring and also covers the expansion gap that is required to be left to allow for the natural movement of the new floor. The new flooring will be finished with an oil finish that will gain a natural patina and will gradually darken with age and use, and with proper maintenance will not require sanding back for re-finishing unlike the current polyurethane floor finish. The harder Oak surface of the flooring will also be much less susceptible to surface marking than the relatively soft pine boards.

3.3 - Alterations to the existing bathroom space and installation of new bathroom fittings

3.31 - The reconfiguration and rationalization of the existing bathroom arrangement is designed to better suit the space requirements of the client.

3.32 - The reconfiguration uses the existing service provision which is concealed behind a stud wall lining, installed during the last major renovation of the building.

3.33 - To improve the quality of the environment in the apartment, it is proposed to remove the existing internal plasterboard wall linings of the bathroom space, to enable the installation of new acoustic insulation in the partition stud walls and ceiling of the bathroom, prior to relining with plasterboard and skim finish. The walls will then be clad with cedar wood panelling around the bathroom fittings and with fabric panels further away from the basin and toilet area.

3.34 – There would be a new stone/ceramic floor laid over the existing floor tiles to raise the level of the bathroom floor in line with the intended new floating floor.

3.35 – The existing water heater for the bathroom located in a built-in cupboard on the mezzanine level would be removed to be replaced by a direct supply water heater located in the vanity unit that houses the basin as the supply needs for hot water would be greatly reduced in the proposed new bathroom configuration. The pipe boxing currently situated behind the bath / shower would also be removed as this would be redundant in the new bathroom layout.

3.4 - The installation of a replacement kitchen and other fitted furniture including a new room partition screen.

3.41 – The new kitchen is designed to make use of the existing service provision present in the existing kitchen layout, maintaining the stud sub-walls.

3.42 – The re-designed kitchen is intended to create a more intimate space within the difficult proportions of the room, which cater for the culinary requirements of the client whilst preventing the functions of the kitchen from dominating the character of the whole room. The new kitchen design will rationalize the existing services to better reflect the needs of the client and will add a new boiling water tap to the new sink arrangement.

3.43 - The installation of a glazed partition screen (an original steel side window from Sidney R J Smith's Tate Gallery on Millbank with a new wooden frame) in Room 3 is designed to divide the tall space between the intended kitchen/library area at one end and a seating/living room area at the other end of the room, creating two distinct areas of use within the room whilst not impeding the minimal natural light in this room from the single window on its southern wall.

3.44 – The new fitted library units are designed to provide a decorative solution for badly needed storage for the client's book collection currently not provided for in the apartment whilst at the same time helping to create a division of space within the room (with the help of the new window partition), enabling the room to fulfil its dual role.

4.0 - ASSESSMENT OF IMPACT AND MITIGATION

The elements of the proposed alterations and their likely impact and the mitigation proposed are assessed with regards to the specific elements of the scheme.

4.1- Installation of the new lighting system.

4.11 - The proposed lighting system and support structure was carefully designed after consultation with Mr Brian Duffus, representative of the building owner The Manhattan Loft Company who gave guidance with regards to the location of the electrical services and the fixing of the support structure to minimise their impact on the fabric of the original building.

4.12 - The proposed light support structure system shown in the attached drawings for the three main rooms in the apartment requires fixings to be made and cables chased into the existing masonry walls, but these are designed to require the least intervention possible in the fabric of the building.

4.13 - The support frame and brackets are designed to be anonymous functional elements within the space, positioned in such a way that minimizes their visual impact on the lines of sight to the room cornicing above while also keeping to a minimum the structural loading being placed on the wall brackets and support frame.

4.14 - The system requires a minimum of wall chasing to get the power from their existing sources at floor level to the lighting system with the structure designed so that all subsequent cabling and connections from the single point of entry in each room, can be made and concealed within the structure of the lighting support frame and brackets.

4.15 – The new system will enable the lighting in each room to be reconfigured in the future without the need for further incursions into the fabric of the building. A variety of different energy efficient LED luminaires can be attached to the track light system for the various needs of the client allowing flexibility without alterations to the installed support structure.

4.16 - The LED tape up-lighting circuit uses the installed lighting structure to illuminate the cornicing enhancing the character of the period features in the room.

4.17 – The installation of a new cabinet to house the electrical boxes enables the re-instatement of the dado rail in room 2 which better suits the proportions and character of the room than the existing provision. The re-installation of this boxing also allows for the rationalization of some of the existing data cabling provision which is deemed largely obsolete now.

4.2 - Installation of a new floating floor

4.21 - The proposed new floating floor is designed to improve the quality of the floor finish in the whole apartment, creating continuity between all the three main rooms while not affecting the existing structure, it being a completely reversible alteration.

4.22 - It will also help to address the draught and cold issues currently experienced in the apartment, whilst improving the acoustic insulation of the floor with regards to other building occupants.

4.23 – The proposed new flooring has been specifically chosen as an engineered board with a solid Oak surface layer that is laid as a floating raft over the existing floor. It would have a similar defined solid wood plank appearance and will use a grade of Oak that allows some knots and surface defects as present in the existing floor, with 200mm wide boards laid in the same direction as the original floorboards in order to maintain the character and feel of the rooms in the apartment.

4.24 - The new floor will be will be finished with a natural oil finish that will with regular maintenance and re-oiling gain a natural patina over time. European Oak generally tends to darken with age and exposure and the natural oil finish we propose using will not impede this process, as unlike a varnish finish, it is absorbed into the wood structure allowing the wood surface to mature naturally over time. This is as opposed to the surface finish maturing, as happens with a varnish, which then requires sanding back, (once the surface layer wears down) to enable re-finishing, so losing the natural patina the wood has gained over time. This coupled with the harder surface of the oak flooring will create a high-quality floor that will improve with age and use and be generally more in keeping with the overall architectural quality and status of the apartment.

4.25 - The purpose made edge detailing and secondary skirting has been specially designed to satisfy the technical requirements for the laying of the new floor, creating a sympathetic junction

between this and the existing building whilst being completely reversible. It is designed to have a minimal effect on the existing structure whilst adding an architectural detail, creating a high-quality edge finish to the new floor and its intersection with the existing building fabric.

4.26 - The installation of the new floor would be achievable with a minimum of disruption to the rest of the building and its occupants which whilst in place would serve to protect the existing flooring and plaster skirting and would generally help to enhance the overall quality of the apartment and its period detailing.

4.27 - The flooring contractor, Turgon Ltd has been specifically chosen for their careful and sympathetic response to the requirements of laying a floor in such a historically sensitive environment. They have previous experience of laying new floors in such environments and have produced a clear set of installation guidelines to minimize the impact on the building and its occupants. (Please see attached data sheet SPC 2.02.31 + 32)

4.3 -The bathroom alterations

4.31 - In the bathroom the alterations have been confined to the already designated and serviced areas preventing further incursions into the historic fabric of the building for the re-routing of services. The new bathroom plan would re-use the existing services, maintaining the existing service voids created by sub-walls within the apartment during its last major renovation.

4.32 - The addition of the new sound insulation in the stud walling and the wood and fabric cladding will improve the quality of the lived environment particularly in the bathroom but also in the apartment as whole and will not affect the original building fabric.

4.33 - The replacement of the existing flush door with one of the same style as those of the rest of the apartment, in solid wood will improve the continuity and proportions of the interior joinery, particularly in the entrance hall space.

4.4 - The kitchen alterations

4.41 - The work to the existing kitchen area of the apartment is limited to the same area currently in use and utilizes the same service provision housed behind the contemporary stud walls that were created for that purpose.

4.42 - The new library shelving units make use of the existing sub-walls for their fixing, preventing the requirement for new fixings in the existing building fabric. These provide new storage provision whilst also creating a partition of the space to improve the quality of the environment within the room.

4.43 - The installation of the newly restored window as a new partition screen does require fixings to be made into the existing building fabric in the walls and floor but these have been designed to be as minimal as possible whilst providing the required support. The screen provides a decorative addition of similar age to that of the building which will not impede the small amount of natural light present in this room whilst helping to address the awkward proportions of the room and enable the creation of two distinct areas within the room.

5.0 - CONCLUSION

Apartment 2.02 is part of the Grade 1 listed former Midland Grand Hotel situated within the larger St Pancras Station complex. The St Pancras Chambers, which was formed by the major renovation work that was carried out in 2005 – 11 to the whole building, created the present layout of the apartment with new kitchen and bathroom provision.

5.1 – The proposed alterations to the apartment have been carefully designed and specified to be consistent with the policies broadly outlined in the National Planning Policy Framework - section 12, 'Conserving and enhancing the historic environment', as well as more specifically in the English Heritage Conservation policies and Guidance Note, particularly No's 138 – 145.

English Heritage guidance note 138 for new work and alterations states that -
New work or alterations to a significant place should normally be acceptable if:

a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
b. The proposal would not materially harm the values of the place, which where appropriate, would be reinforced or further revealed;
c. The proposals aspire to a quality of design and execution which may be valued now and in the future;
d. The long-term consequences of the proposals can from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

These issues are expanded on in the subsequent notes 139 – 145 and are relevant to the decisions that have been made in the design process for this proposal.

5.2 - The proposed alterations to the apartment will have no effect on the exterior aspect of the listed building and will build upon the basic layout created by the past renovation work to improve the overall quality of the environment within the apartment and to positively contribute to the apartment's heritage character.

5.3 - They have been purposely designed, specified and located to provide solutions to this end, whilst avoiding as much as possible any potential harm to the historic fabric of the building. Where this intervention is impossible to avoid every effort has been made in the design and location of these alterations to ensure that its impact on the heritage value of the building has been reduced to a minimum. All the proposed alterations are reversible with minimal enduring impact on the present condition of the building's heritage.

5.4 - The formation of the proposed plans has been discussed and advised upon at various stages during the design process with Mr Brian Duffus (the representative of the builder owner) as well as Mr Charles Rose, Camden Council's Principal Heritage Officer as part of the pre-application process.

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