

Caruso St John Architects

St Pancras Commercial Centre
Planning Condition Discharge Report, Condition 08, Facing
materials July 2022

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Document Control

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1.0 Introduction

1.1 The nature of this document

This document forms part of a pack of information to discharge condition 8, facing materials, from planning application 2019/4201/P which was submitted in August 2019 and granted full planning permission in December 2020. In July 2019 a non-material amendment section 96a application (2021/3447/P) was submitted and was approved in August 2021. In October 2021 a section 73 material amendment application was submitted and was approved in April 2022. The document has been prepared by Caruso St John Architect on behalf of W.RE. Condition 8 states:

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

This report seeks to locate and describe the selected materials so they may be understood in conjunction with the manufacturers specification details and site materials. An overview of the scheme and local character is followed by key facade conditions separated into two building types, commercial and residential.

1.2 The professional team

The report has been prepared with the assistance of the following professional team:

Applicant	Camden Property Holdings Ltd
Developer	W.RE 8 Richmond Mews, London, W1D 3DH
Architect	Caruso St John Architects LLP 1 Coate Street, London, E2 9AG
Contractor	BAM Level 32, Citypoint, One Ropemaker Street, London EC2Y 9AW
Planning and affordable housing consultancy	Gerald Eve LLP One Fitzroy, 6 Mortimer Street, London, W1T 3JJ
Project manager	Blackburn and Co. No 1. Clink Street, London, SE1 9DG
Townscape	Peter Stewart Consultancy, Somerset House, London, WC2R 1LA
Structure and facades	AKT II limited 1 Old Street Yard, London, EC1Y 8AF
Services, fire and sustainability	Norman Disney Young 4 Chiswell Street, London, EC1Y 4UP
Landscape	Jonathan Cook Landscape Architects 3A Iliffe Yard, London SE17 3QA
Transport and movement	Urban Flow 16 Brewhouse Yard, London, EC1V 4LJ
Rights of light surveyor	Point 2 17 Slingsby Pl, London WC2E 9AB
Acoustics	Hann Tucker Associates Duke House 1-2 Duke Street, Woking, Surrey, GU21 5BA



Aerial view of the site from the north with the St Pancras Commercial Centre outlined in red

1.3 Local character

The design team have made a careful survey of existing buildings in the neighbourhood as a precursor to developing a design concept for the proposed building. Immediately adjacent to the site are three public houses made primarily of brick with white detailing, large windows, strong string courses, projecting cornices, and intensely coloured red or green tiles. Looking more widely, there are several six-storey buildings including Goldington Mansions, Centro Buildings and St Pancras station that are predominantly red with details picked out in white or buff. Made of brick and stone, these facades are characterised by a strong horizontal organisation of large windows separated by structural piers. The roof levels are set back and clad with grey slate or with lead. This part of Camden also contains interesting ex-industrial yards and mews spaces enclosed by buildings of varying heights.



The Constitution Public House opposite the north east corner of the site



St Pancras Station



Goldington Mansions, 500m south of the site



The Centro Building, 100m west of the site



Left The Golden Lion Public House opposite the south west corner of the site



Right The yard of Lymehouse Studios on Lyme Street, 120m north west of the site

1.4 Overview of the design

The office building has a largely horizontal emphasis with relatively wide proportions. The double bay structure reinforces the static feeling made by the strong stone spandrel panels and white vertical pilasters. The proposed structure consciously relates to the width of the Royal Veterinary College and the proposed colours correspond with nearby mansion blocks and warehouse buildings.

The market apartment building has a finer structure and bridges between the scale of the office building and the more modest Victorian terraced housing further north on Royal College Street. The affordable housing building is a storey taller with a smaller footprint and is more upright, occupying the corner of the site and relating closely to the Constitution Public House. Both buildings have substantial loggias that are omitted on the topmost floor to reduce their profile. The apartment building facades have a vertical emphasis with a delicate array of white pillars sitting against panels of tile and brickwork. The windows have a smaller scale reflecting the domestic uses inside, but the loggias mean that the office and residential buildings have a material connection and form a coherent group. The composition of the apartment building facades is more complex and shifting as the block adapts to different streets. The facades also dematerialise towards the top.



Royal Collage Street elevations

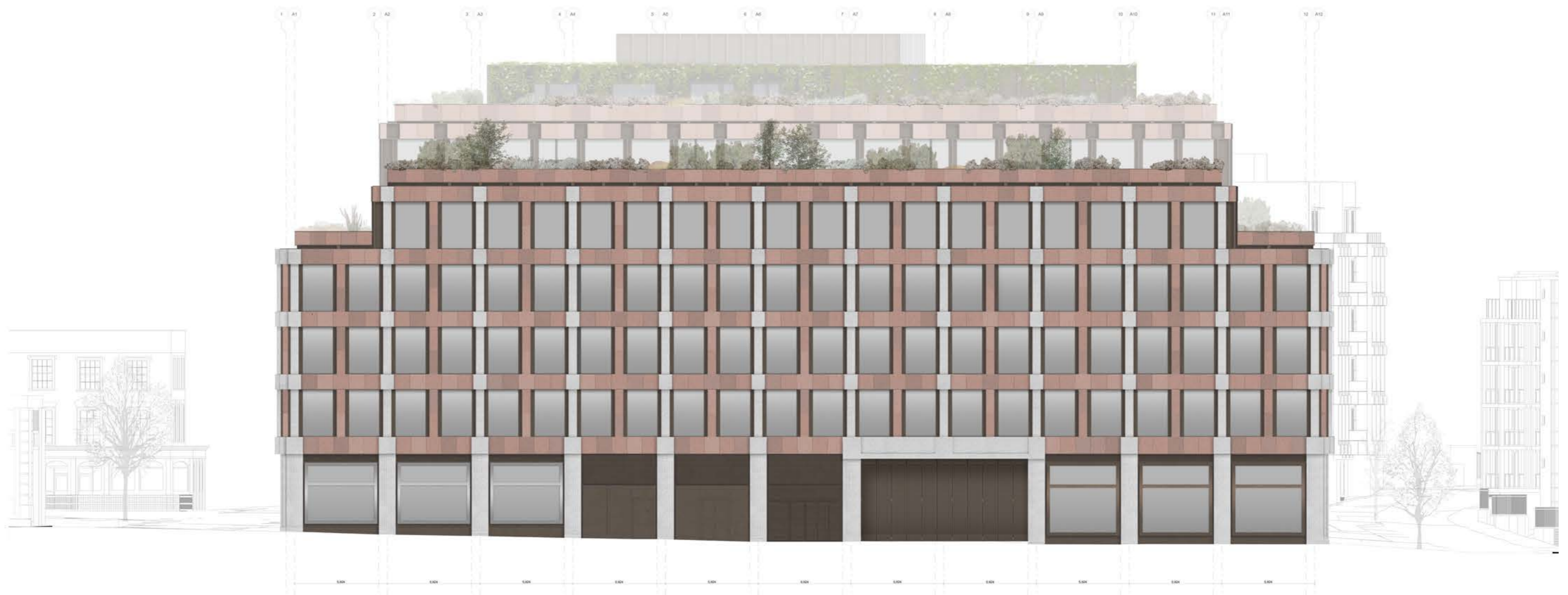


St Pancras way elevations

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Georgiana Street Elevations



Pratt Street elevation

2.0 Commercial building

2.1 Ground floor type 01 - Royal college Street



2.2 Ground floor type 02 - St Pancras Way

