

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4104/L	Ben Olney	10/11/2022 10:58:20	JUST	Please find attached comments from High Speed 1

1. Overall there is insufficient detail to evaluate the impact of the proposed fit out and changes to the character, appearance and significance of the listed building.
2. There is no information on the design of the proposed fit out: the layout, the materials, interface with historic fabric, internal finishes, treatment of the interface with the public concourses on the interior of the listed building.
3. External elevation:
 - a. Clarification to be provided on the proposed treatment of the glazing lights above the transom/fascia panel. These are currently obscured in white whereas it appears that it is proposed to remove this and leave the glazing clear. Without an understanding of the arrangement of the services behind the glazing it is not clear whether these would now become visible (the new ductwork would be visible). In addition the complete run of units in this elevation has obscured glazing at this level and thus to remove it for some of the bays would disrupt the visual continuity of the elevation.
 - b. Proposed ventilation grilles – insufficient detail to evaluate how the grille would fit within the existing joinery and the potential impact on that. Proposed colour – deep Indian red would be incongruous in the elevation and draw the eye to the difference and presence of the grilles. Elsewhere in the station where extraction is integrated within the transom lights these are painted dark grey/black to appear visually recessive. There are deep Indian red grilles used on the external elevation of the building, however these are only for full arch infill and are perforated metal panels. There is no precedence for deep Indian red grilles or grilles on the external elevation of the building.
 - c. Ventilation grilles – the two offset grille locations unbalances the elevation.
 - d. Ventilation grilles – as it is not clear what it is proposed internally it is difficult to assess whether there would be a longer term impact on the building fabric from the use of the system and the emission of fats, oils and grease that will combine with airborne particulates and adhere to the building fabric resulting in discolouration and long term damage. We would suggest that detail of the proposed system, its use and measures to filter output is submitted for approval.
 - e. Signage – although the proposer has attempted to follow the approved signage parameters for St Pancras (set out in the HS1 Guide: Retail Works (approved Heritage Deed HS1-CAM-H88 20/09/2020 Tenant Guide – High Speed 1) there are some inconsistencies – signage should be stainless steel individually cut letters with white opal acrylic faces (if illuminated – these should be internal and not back lit, with 3500-4000k LED consistently spaced with no visible light nodes). The logo should also be opal acrylic and not coloured. This is to provide consistency across the listed building for the fit out of retail units.
 - f. Digital screens – depending on the specification of the screen and how they are used (information should be provided to enable assessment of impact), however if permitted these will have a negative visual impact on the elevation particularly if there are moving images. In the rest of the station digital screens are not permitted on external elevations or shop frontages within the building however they are permitted within the units.
 - g. Low level wall across glazing – it is difficult to evaluate the impact of this without understanding the design, construction and use.
 - h. Vinyls to 1500mm FFL across one bay (bay with door on right hand side of elevation) – these introduce a new strong horizontal emphasis in the elevation and changes the character of the bay.
 - i. Proposed dark grey vinyl – this is proposed for use within a bay (far right hand side) that is currently obscured with white / off white and thus there is precedent for this, however as stated above all the units along the elevation have white obscuration above the transom/fascia panel and to introduce a new colour in one bay will change the character of the elevation.

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j. Need to ensure that the correct ironmongery (ie that which has been approved for the station overall including these units) is replaced / repaired / reused and no other elements added to the joinery.
