

# Camden Building Control

Experts in heritage buildings



## St Pancras Chambers, Euston Road, London, NW1

### Summary of the work

The original building was designed in a Gothic style, by Sir George Gilbert Scott, between 1865-1870, for the Midland Railway Company as a grand Hotel. Its popularity diminished in the 1920's due to a lack of ensuite facilities and the hotel was closed in 1935. The building was used as railway offices for a time and survived the bombing raids of the Second World War, only to be threatened with demolition in the 1960's. Following a campaign by Sir John Betjeman in the 60's, the building was protected and awarded Grade 1 listed status, as an example of high Victorian gothic architecture. In the 1980's the building was closed down due to failure to obtain a Fire Certificate.



In 2005 planning was granted for the building to be redeveloped as residential apartments on the upper storeys and a 5 star Hotel in the

basement, ground, first, and second floor levels. Sixty new residential apartments were completed and sold to the private sector. The Hotel was refurbished and restored and opened for paying guests in Easter 2011. Most of the original architecture was preserved and certain suites furnished in the original Victorian furniture and décor.

Due to the Grade 1 listing, compliance with building regulations had to be handled very sensitively. A fire engineered solution on the principles of the current BS 9999 incorporating a water mist suppression system was installed throughout the building, both in the hotel and the residential apartments. Fire protection to existing timber floors was enhanced using approved proprietary products.

A thorough inspection regime was established in order to ensure that the building would meet Building Regulation standards in terms of both active and passive fire protection measures.

The inspection process was coordinated to enable the rectification of defects through the main contractor and a select team of operatives directly under their control.

Accessibility issues also had to be addressed in a sensitive manner, taking account of the Grade 1 listing. Ramped approaches were incorporated into the main entrances to both the hotel and apartment complex and accessible guest rooms have been provided.

### General information



St Pancras Chambers is one of the most iconic buildings in London and has been seen globally by Harry Potter fans. It is a grade 1 building that has been used in many forms and now provides a luxury hotel together with 60 luxury apartments within the massive roof structure with exposed roof trusses. The rooms facing the rear of the building overlook the newly refurbished platforms for Eurostar trains. There are a limited number of hotel rooms within the existing building and a new large 6 storey hotel was constructed to the side of the main building which is clad similarly to the existing Gothic design.

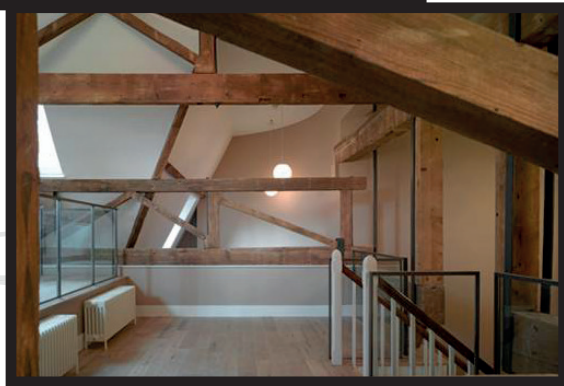
As part of the development, the building went through a material change of use which required improvement to both fire and sound insulation standards as well as enhancement to the thermal insulation

of the fabric of the building considering the historic nature of structure. The existing floor structure was exposed which revealed the earliest form of composite floor construction. The fire resistance of the floor structure was enhanced by the refurbishment of the floors from above and application of special fire resistance spray that was approved for use within listed buildings by English Heritage.

Provision of vertical means of escape proved to be very challenging as due to heritage restrictions, open plan staircases had to be maintained and were used for means of escape and ventilation of smoke. Therefore a very comprehensive fire strategy was developed to deal with the associated risks in the building while making use of mist system, smoke detection and other passive measures to provide a safe means of escape.



## The architect's perspective



RHWL undertook the extensive refurbishment of this Grade I listed London landmark, as well as the construction of a new wing. 244 guestrooms have been created to form a 5-star Marriott Renaissance Hotel together with 68 residences, including 1 luxury penthouse. Major public rooms were adapted for use as restaurants, bars and hotel suites, with a number restored to their original decorative schemes. The famous Grand Staircase was restored to its former glory to become the centrepiece of the hotel.

## About Camden Building Control



The Camden Building Control team are highly experienced, covering all forms of buildings due to the diversity of property in Camden. The team have the expertise to help overcome any challenges from residential to commercial to iconic Grade 1 listed heritage sites. As members of the Local Authority Building Control (LABC) the team can carry out all your Building Control work, anywhere in the country under the LABC Partner Authority Scheme. Contact us for more details of the Partner Authority Scheme.

We can also carry out: access audits, fire risk assessments, SAP/EPC calculations, acoustic testing, air pressure testing and many more discretionary services.

## Contact us

Building Control, Camden Council, 5 Pancras Square, London N1C 4AG

Website: [www.camden.gov.uk/buildingcontrol](http://www.camden.gov.uk/buildingcontrol)

Email: [building.control@camden.gov.uk](mailto:building.control@camden.gov.uk)

Call: 020 7974 6941

### Contact the Architect:

RHWL (now part of Aedas), Ivory House, St Katharine Docks, London E1W 1AT

Website: [www.aedas.com/aedashwl/](http://www.aedas.com/aedashwl/)

Call: 020 7480 1500

Email: [london@rhwl.com](mailto:london@rhwl.com)

All photo credits - Hufton + Crow