

## REPORT

*Subject: Rebirth Of A Legend  
St Pancras Chambers  
Joint Technical Meeting  
17 June 2010*

St Pancras Chambers is not only part of a railway station, it is a legend. It is a magnificent building built in 1867 to 1876 by the Midland Railway Company as the Midland Grand Hotel. It was designed by Sir George Gilbert Scott and it locks the memories of many generations. The chambers were built in a gothic style using materials delivered from the Midlands. The building was first opened in 1873. During its life the building has been occupied not only by visitors to London but has also been used as an office building and by billet soldiers during the Second World War.

In 1967 the building was listed as Grade 1 Heritage Building. In the late 70s the building owners failed to obtain a fire certificate and by 1985 it was completely empty.

In 1995 a health and safety package had been developed. It had been decided that in order to meet the requirements for the current legislation and at the same time to satisfy English Heritage, it needed to be re-developed partly as a hotel and partly as private apartments.

In 2006 a contract was awarded to Manhattan Loft Corporation to re-develop the building into a hotel with 245 room and 66 luxury apartments. A development agreement was signed at the start of the project covering approval of plans and method statements; guarantees and bonds; management of construction interface with CTRL; funding; appointments of building contractor, consultant and the warranties of their services; section 106 requirements covering the obligations to the local authorities and the grant of the lease.

The reconstruction of the building has started and is currently ongoing. Many engineering challenges have been faced during the refurbishment. One of the biggest constraints has been put in place by English Heritage. To overcome their requirements lots of the existing fabrics had to be re-used and lots of new details had to be sent for approval. Another challenge was the layout of the building. It had to meet the modern building standards as well as to accommodate a lot of interventions for the new utilities. Asbestos boards were found in the building and they had to be removed. New lifts and staircases have been implemented into the layout of building and two hour fire resistance has been achieved in the new design. In order to make the project commercially viable it has been agreed a new wing to be built as part of the hotel section.

Despite the challenges faced, the works are on programme and the completion date of the project is considered achievable.