

The Hilton London Euston
Upper Woburn Place
London WC1H 0HT



HERITAGE STATEMENT

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1.0 Introduction

1.1 This Heritage Statement has been prepared in support of an application for Listed Building Consent for works to "Hilton London Euston Hotel" a Grade II listed building, Upper Woburn Place, London WC1H 0HT. Permission is sought for the following:

- alterations to the layout of the first floor to create a new accessible guestroom;
- rooftop extension to provide additional guestroom;
- footprint reduction of existing plant/ lift overrun;
- height increase to lift/ plant at roof level;
- extension of existing stair for alternative means of escape.

1.2 The statement provides the background information on the building and a description of the proposals, and is set out under the following sections:

Section 2 gives a general description of the existing building and the background to the proposals;

Section 3 provides an overview of the relevant planning history;

Section 4 describes the proposals;

Section 5 draws conclusions with respect to the proposals.

1.3 The following is a list of drawings, which accompany the planning submission:

3915/	009	Proposed 1 st Floor Accessible Guestroom
	010-A	Proposed 5 th Floor Roof Extension
	011	Proposed Elevations (sheet 1 of 2)
	012	Proposed Elevations (sheet 2 of 2)
	013-A	Proposed Roof Plan
	014	Proposed Sections C-C and D-D
	100	Site Location Plan
	104-C	1st Floor Plan as existing
	107-C	4 th Floor Plan as existing
	108-A	Roof Plan as existing
	109-A	Elevations as existing (sheet 1 of 2)
	110-B	Elevations as existing (sheet 2 of 2)
	111	Sections A-A and B-B as existing

2.0 General Description of Existing Building

- 2.1 The Hilton London Euston is located in the Bloomsbury Conservation Area and comprises a former terrace of 5 houses, No. 1-3 Endsleigh Gardens, dating from circa 1824-5 by Thomas Cubitt. The buildings have been converted to hotel use, the most recent renovation of which was completed by Morrison Design Architects in 1991 which included the rear extension block and conservatories, which was known as the Cora Hotel. The Grade II listing relates to the external appearance of the building (list entry number 798-1-165891). The statutory description of this building is as follows:

Includes: Nos.1-3 Cora Hotel ENDSLEIGH GARDENS. Hotel, formerly a symmetrical terrace of 5 house-bays linked by a single storey extension to a terrace in Endsleigh Gardens, of which 4 house-bays survive (the corner block and former Nos 1-3 Endsleigh Gardens). c1824-5. Built by Thomas Cubitt. Restored 1989. Yellow stock brick and stucco ground floors with plain 1st floor band; end and central bays of terraces rusticated. Slated mansard roofs with dormers.

EXTERIOR: 4 storeys, attics and basements. House-bays with 3 windows each. The former 1 storey link has been built up to 4 storeys to match the terraces, but retains the stucco parapet at 1st floor level. Upper Woburn Place terrace: house-bays projecting in progression towards the centre bay. Round-arched ground floor openings. All former doorways converted for use as windows except southernmost house with simplified pilaster-jambs, cornice-head, patterned fanlight and panelled door; centre bay with C20 hotel entrance and canopy. Central bay with 4 Corinthian columns, flanked by bays with pilasters, all rising through 1st and 2nd floors to support the continuous stucco entablature at 3rd floor level. Gauged brick flat arches to recessed sash windows; 1st floor casements with continuous cast-iron balconies. Parapet above attic storey with plain stucco band.

Endsleigh Gardens terrace: projecting block at east end with 3-window return to Upper Woburn Place. All former doorways converted for use as windows except westernmost house with round-arched doorway with simplified pilaster-jambs, cornice-head, patterned fanlight and panelled door; doorway of easternmost house with prostyle-in-antis Ionic portico with half glazed door and radial patterned fanlight. Projecting east block with paired Corinthian pilasters rising through 1st and 2nd floors; return with 2 pilasters and paired pilasters at angles, the outer bays slightly projecting. One house-bay of former central composition at west end with pilasters rising through 1st and 2nd floor. All carrying continuous stucco entablature at 3rd floor level. Gauged brick flat arches to recessed sash windows; projecting block tripartite. 1st floor casements with continuous cast-iron balconies; central window architraved with console bracketed pediment, flanked by casements with console bracketed cornices. At 3rd floor level all pilasters carried up to stucco band on parapet with plain pilaster strips.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas with foliated and urn finials with scroll brackets.

(Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103).

- 2.2 The houses that make up the Hotel comprise basement, ground floor and four upper floors. The fourth floor is mansarded and there is a lift overrun and plant room located at roof level on the original portion of the building. There are back-of-pavement lightwells to the road side with generally separate under pavement vaults.
- 2.3 During the conversion to hotel use the residential properties have undergone major internal alteration. However, the fenestration locations and cross-walls broadly unchanged.

- 2.4 The Hotel currently comprises some 150 no. rooms/suites. There is currently a running planning application for internal alterations which would see the room count increase to 156.
- 2.5 The current hotel has two restaurants, one in the basement and another in the ground floor conservatory. The associated kitchens and food stores are located within the basement.
- 2.6 There are two passenger lifts serving basement to fourth floors with the overrun housed within a slate clad extension to the roof. There is also one service lift serving basement to fourth floors.
- 2.7 There are currently limited accessible guestrooms.
- 2.8 In terms of construction, the building generally comprises yellow stock solid brick outer walls with stucco at ground floor levels. The elevations to Upper Woburn Place and Endsleigh Gardens have Corinthian columns which run from first to second floors with a continuous stucco entablature at third floor level. There are attached cast-iron railings to balconies and ground floor level light-well areas, these have foliated and urn finials with scroll brackets. The existing solid brick cross-walls generally remain. A section of the original rear wall was rebuilt during the 1990's as cavity wall construction. The newer projecting rear wing is also of cavity masonry construction. The floors comprise floorboards on timber joists underdrawn with plasterboard ceilings to the original portion of the building. The rear wing comprises concrete floors underdrawn with plasterboard ceilings. The mansard level of the later addition comprises timber stud clad in artificial slates. The roofs to all wings are constructed from timber joists.

3.0 Relevant Planning History

- 3.1 There is currently have a planning application running for the internal alterations Ref. 2014/1177/L.

"Internal alterations to include the creation of 6 no. additional guest bedrooms (inc 1no. disabled room) and gym/treatment area to ground floor level, with function/office space at basement level with associated rooflights."

- 3.2 The above application has been made to deal primarily with works relating to internal alteration which do not materially affect any of the remaining original structure of the townhouses.

4.0 Proposed Refurbishment and Alterations

- 4.1 The premises since the 1991 refurbishment and extension has traded successfully, however as such become tired and in need of refurbishment. Whilst this work is ongoing, the applicant proposes to take the opportunity to enhance the quality and appeal of the property as a whole, and to increase the number of guest rooms in the Hotel from 150 to 156 under the aforementioned application and to a total figure of 164 meet increasing customer demand. It is to remain as an Hilton branded hotel. As part of this application we would be seeking to increase the accessible stock of the hotel with the conversion of an existing guestroom to meet current Part M regulations which can be achieved with the increased guestroom numbers.
- 4.2 The new extension proposed within this application is to be sighted on the rear wing which was originally designed and built in 1991. The intent is to extend the existing mansard roof which is at 70 degrees to form the new fifth floor. This floor is to be situated behind the existing slate and louvered clad lift overrun, tank house and air handling enclosure. This enclosure is to be rebuilt as part of the works and set back by approx. 300mm and increased in height by 800mm. The main extension would not be seen from any of the adjoining street levels. See fig.1, existing lift overrun high lightered in red.



Fig.1

- 4.3 In order to facilitate the proposed guestroom extension, the existing staircase which runs along the existing party wall to the adjoining property, would be extended up with a slate tiled enclosure to match the existing enclosure. This enclosure is to be located hard up against the blank gable wall of the adjoining property seen in fig.1,

5.0 Conclusion

- 5.1 The intention of the proposals is to retain the existing listed building which would remain unaltered. The significant changes to the listed building would be alteration to the later addition of the slate tiled enclosure and the existing stair extension at roof level all of which is designed to ensure that the significance in the Listed Building is sustained.
- 5.2 The new extension is to be housed behind the existing lift overrun enclosure which is only just visible at ground street level, therefore the proposed extension would not be seen at this level.