

The Hilton London Euston  
Upper Woburn Place  
London WC1H 0HT



## HERITAGE STATEMENT

Prepared by:



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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:

- removal and replacement of the existing canopy
- formation of new wheelchair platform lift which includes alterations to the existing metal railings
- removal and replacement of existing entrance doors.

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 Then signage itself will be covered by separate application.

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

3915/	060	Proposed & Existing Ground & First Floor Plans
	061	Proposed & Existing Elevations and Sections
	062	Proposed 3D Visuals
	063	Existing Canopy Photographs

## 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-jamb, 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-jamb, 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 with Listed Building Consent for internal alterations which would see the room count increase to 156. There is currently a running planning application for the following:
- i. proposed roof extension which would provide an additional 8 guestrooms and conversion of 1No. room at first floor level into an accessible room.
- 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 has recently been granted Listed Building Consent 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 was made to deal primarily with works relating to internal alteration which do not materially affect any of the remaining original structure of the townhouses.

3.3 There is currently a planning application and listed building consent running for the proposed roof extension Ref. 2014/2303/P & 2014/2586/L

*"Erection of a mansard roof extension to rear wing to create eight additional guestrooms, rear roof extension to principal building to provide means of escape, modifications to existing roof plant enclosure."*

## 4.0 Proposed Replacement of Existing Canopy

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 replace the existing canopy and to enhance the accessible approach to the Hotel to meet current Part M regulations.

4.2 The existing canopy was added to the Hotel during a refurbishment of the Hotel in 1991 and is to be removed as part of this application. This canopy is a solid fully cantilevered structure with a deep fascia which incorporates the 'Hilton London Euston' signage.

4.3 The proposals are to create a lighter and less dominant canopy, but which increases the sense of arrival to the newly refurbished hotel. The design can be seen in detail on drawings and visuals as attached to the application. The canopy is predominantly glass supported on steel/aluminium spandrels and curves in plan. The new canopy occupies a plan area approximately 45% less than the existing.

Although signage will be the subject of a separate application it is worth noting that the proposed signage is to be in the form of individual 'Hanging' signage which will promote visibility for guest arrival from both directions of Upper Woburn Place.

4.4 The other changes to the existing façade are to remove the existing revolving entrance door, the 2No. side doors. These will be replaced with new aluminium revolving door and side doors.

4.5 Currently the Hotel has limited access for wheelchair bound guests. This is to be addressed with the incorporate of a new wheelchair platform lift to the left hand side of the main entrance. The will involve the formation of a new platform at ground level, alterations to the existing metal railings to incorporate a new access gate to match the existing railings.

## 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 'heavy' existing canopy to a light weight glass canopy on a metal structure which will be sympathetic to the existing metal work of the existing facade, all of which is designed to ensure that the significance in the Listed Building is sustained.