

**The Hilton London Euston
Upper Woburn Place
London WC1H 0HT**



(Fig. 1.)

DESIGN & HERITAGE STATEMENT

Prepared by:



May 2016

| Document History | | |
|------------------|-------------|----------|
| Revision | Comments | Date |
| - | First issue | May 2016 |

Job no. 3915

File ref. F:\admin\3900 SERIES\3915\E\Restaurant Relocation Works\Design & Heritage Statement - April 2016.docx



(Fig. 2.)

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” (see *Fig. 1.*) a Grade II listed building, Upper Woburn Place, London WC1H 0HT. (see *Fig. 2.*)

Permission is sought for the following:

- Proposed relocation of the restaurant from the basement to ground floor level;
- Proposed 4 additional meeting rooms in existing restaurant location;
- Installing a goods lift between basement and ground floor level;
- Proposed 3 additional guestrooms at basement level;
- Installing a wheelchair accessible stair lift on the reception stairs;

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, Design & Access issues;

Section 5 draws conclusions with respect to the proposals;

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

| | | |
|-------|------|--|
| 3915/ | 100 | Site Location Plan |
| | 1601 | Existing Basement Floor Plan |
| | 1602 | Existing Ground Floor Plan |
| | 1603 | Existing section |
| | 1611 | Proposed Basement Floor Plan |
| | 1612 | Proposed Ground Floor Plan |
| | 1613 | Proposed section |
| | 1614 | Basement elevation – Existing and Proposed |
| | 1621 | Proposed Demolition works |
| | 1622 | Proposed Demolition works |

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.

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 of 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 remain unchanged.

Hilton London Euston

- 2.4 The Hotel currently comprises some 156 no. rooms/suites (8No. guest bedrooms at roof level – see *Ref: PP-03156282* and 3No. duplex bedrooms in Atrium space – see *Ref: PP-04241215* awaiting construction totalling 167 No. rooms)
- 2.5 The hotel currently 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 No. lifts to be extended to 5th floor – see *Ref: PP-03156282*.
- 2.7 There are currently 3 No. 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 the following application running on the building:

- *Signage and Lighting - Euston Hilton Advertisement – Ref: PP-04789964. Date: 18/03/2016*
- *Signage and Lighting - Euston Hilton – Ref: PP-04789770. Date: 18/03/2016*

3.2 Below is a recent list of previous planning applications in relation to the hotel:

- *Hilton Euston Hotel – Internal alterations. Ref: PP-03074437. Date: 14/02/2014*
- *Proposed Roof Extension, The Hilton Euston Hotel. Ref: PP-03156282. Date: 01/04/2014*
- *Proposed replacement canopy at Hilton London Euston. Ref: PP-03587976. Date: 08/08/2014*
- *Proposed additional rooms – Ref: PP-04241215. Date: 24/08/2015*

4.0 Proposed Restaurant Relocation, Additional Guestrooms & Lift, Design & Access Issues

4.0.1 Since the extension and refurbishment, in 1991. The hotel 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 with upgraded access to the ground floor restaurant and to add 3 further guest bedrooms on the basement floor.

4.0.2 The new additional guestrooms proposed within this application are to be sited in the existing basement meeting rooms. (See Fig. 3)

4.0.3 The 3 No. existing basement meeting rooms will be relocated into the basement restaurant area and become 4 No. meeting rooms. (See Fig. 4)

4.0.4 The basement restaurant will be accommodated into the existing ground floor restaurant. (See fig. 5)

4.0.5 Basement floor

3 No. additional guestrooms incorporating (refer to plan 3915/1611 Proposed Basement Floor Plan)

- Guestroom B01 – Existing meeting room converted to standard guestroom.
- Guestroom B02 – Existing meeting room converted to standard guestroom.
- Guestroom B03 – Existing meeting room converted to standard guestroom.

Additional window to replace door in basement vault wall adjacent to proposed guestroom B03, see drawing 3915/1614 – Proposed Basement Elevation.

Minor works to reposition the door in proposed guestroom B01.

Minor works to block up the second door in proposed guestroom B02.

New goods lift to be installed in the store room adjacent to the toilets. Redundant store door and associated wall to be removed and new door fitted to corridor outside new lift lobby area. New walls and access doors to be installed in the meeting room behind the lift to house the lift motor room.

4.0.6 Ground floor

New full width stairs and double doors into ground floor restaurant from entrance lobby area.

Goods lift from basement floor to extend up to ground floor restaurant area with new partition wall to conceal lift door from restaurant area and provide a preparation area.

Wheelchair accessible stair lift to be installed on existing stairs from reception lobby.

Existing bar store access relocated to allow for new goods lift and lift shaft wall.

Stairs and double doors between bar and restaurant area removed and wall blocked up.

4.1 Layout

- 4.1.1 The conversion of the additional hotel guestrooms will not impact on the layout of public entrances or servicing at the hotel.

Access between the kitchen and ground floor restaurant will be via a new goods lift going through the existing back of bar area.

4.2 Appearance

- 4.2.1 The existing window fenestration will not be altered and the existing external door to the basement level vaults will be partially blocked up and replaced with a window to match window 'W [-1] 03' on drawing 3915/1601, Existing Basement Floor Plan.

4.3 Access to Services

- 4.3.1 It is proposed to maintain the existing public entrance to the Hotel and Guest Reception currently located at street level.

The existing means of escape are to be unaltered.

5.0 Conclusion

- 5.1 The intention of the proposals is to retain most of the existing listed building which would remain unaltered.
- 5.2 The new additional guestrooms will be housed in the existing meeting rooms.
- 5.3 Relocate basement floor restaurant space to existing ground floor level.
- 5.4 The proposal for these additional hotel guestrooms will help address the increasing demand.



(Fig. 3)



(Fig. 4)



(Fig. 5)