mark fairhurst ARCHITECTS

DESIGN & ACCESS STATEMENT

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

OCTOBER 2016, REV D

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1

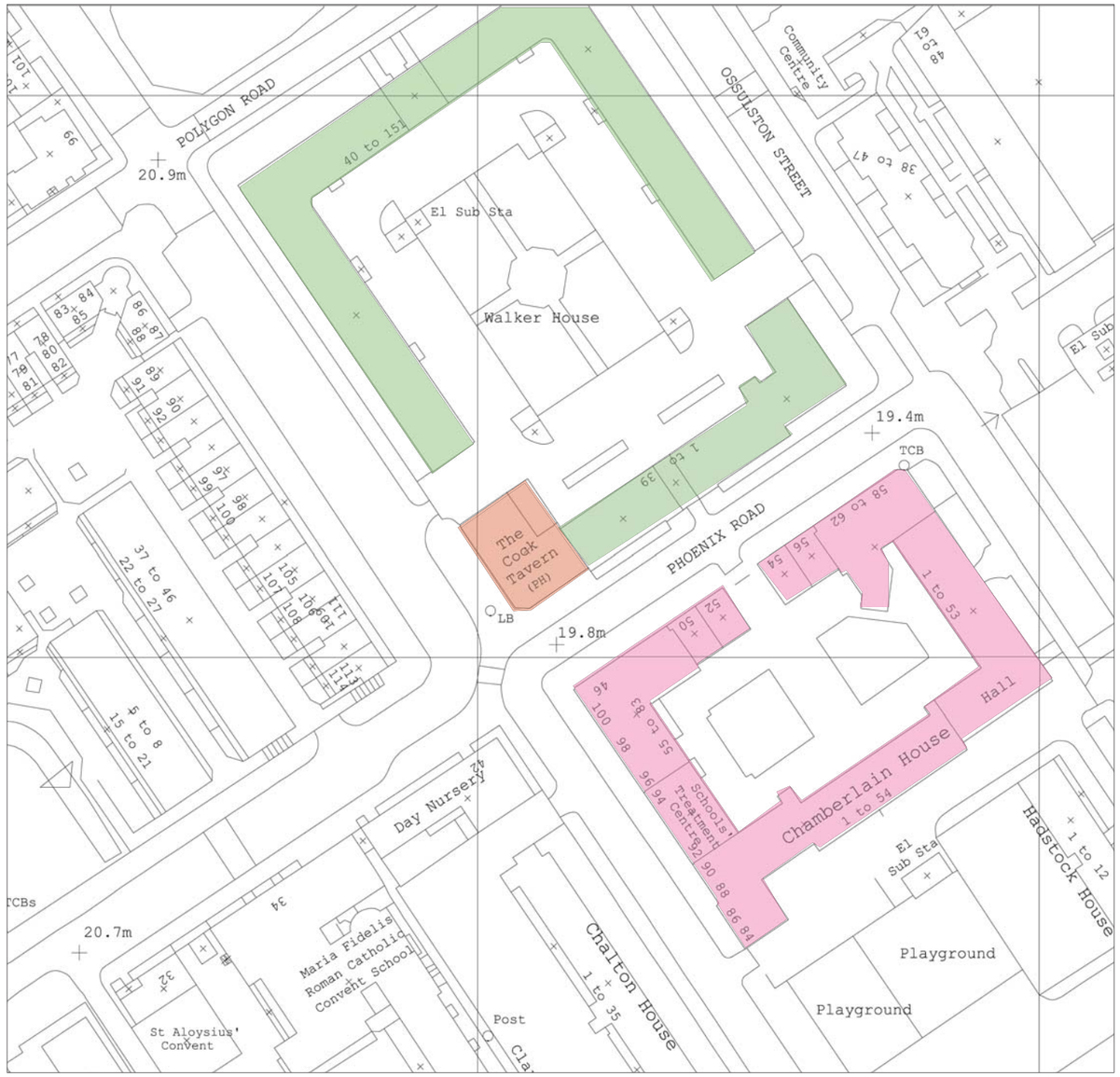
INTRODUCTION

The Design & Access Statement was prepared by Mark Fairhurst Ltd on behalf of Flamestrike Ltd for the refurbishment, conversion and extension of the existing three storey public house to create new public house facilities at ground floor level and five new residential apartments at first, second and third floor levels. The report is to accompany new Listed Building and Non-Material Amendment applications further to the approved applications Ref: 2015/1496/P and 2015/1864/L, for additional work required for the successful conversion of the building. Revisions have been made to the document following discussions with the council regarding the omission of the proposed lobby to the function room stair, the repair and renewal of the existing sash windows and the omission of the proposed internal insulation.

- The revised proposed works now include the following items:
- It is proposed to liaise with London Fire Brigade to agree a suitable fire strategy for means of escape from the first
- floor function room.
- Existing sash windows to be repaired and renewed to match existing.
- New riser to communal staircase.
- New door and partition to lobby to basement at ground floor.
- Alteration to the proposed disabled WC.
- Incorporation of hot water tanks to the residential apartments at first, second and third floors.
- Roof level automatic opening vent (AOV) to communal stair case.
- Revised position to new skylight to the proposed rear extension.

The statement should be read in conjunction with the architectural drawings, heritage statement and window condition survey. A Scope of Works has been detailed in Appendix A.

1. The Cock Tavern, Phoenix Road



SITE PLAN
SCALE 1:1000

The Cock Tavern, Grade: II Reference No: 798-1-131384
Date of listing: Dec 13 1996

Walker House, Grade: II Reference No: 798-1-131384
Date of listing: Dec 13 1996

Chamberlain House, Grade: II Reference No: 798-1-131289
Date of listing: Dec 13 1996

LOCATION

The site is located North East of Euston railway station toward St. Pancreas Station. The building forms part of a 1930's LCC social housing development fronting Phoenix Road. The building and Walker House were Grade II group listed in 1996 along with Chamberlain House opposite and Levita House on Ossulston Street.

Access to the building is restricted to the commercial entrance on the corner of Phoenix Road and Chalton Street, with an entrance to the floors above further along Chalton Street, adjacent to the vehicular access to the courtyard behind.

LISTED BUILDING DETAILS

The building is listed as follows: -
'Location: (North side) Walker House southern block including The Cock Tavern Public House. Street: Phoenix Road. Grade: II
Reference No: 798-1-13139, Date of listing: Dec 13 1996

DESCRIPTION

Block of council flats and attached public house forming part of the Ossulston Estate. 1929-30. To designs of the LCC Architects' Department under G Topham Forrest.
Load-bearing brickwork rendered with coloured roughcast, ground floor channeled to appear as stone; reinforced concrete balconies. Hipped plain tiled roofs with dormers and tall chimney-stacks.

EXTERIOR: flats: 5 storeys, attics and basement. Long range of flats with central round-arched entrance with voussoirs and keystone. Slightly recessed sashes with exposed boxing. Parapet. Public house: 3 storeys and cellar. 4 windows and 6-window return to Charlton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle.

INTERIORS: not inspected. This complex forms a group with Chamberlain House, Phoenix Road (qv) and Levita House, Ossulston Street including the Somers Town Coffee House (qv).

Historical Note: despite policy to house as many Londoners as possible on outlying cottage estates, pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee, to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.'

A historical report on the listed building has been prepared to accompany the application by 178a Planning Consultants which describes the historical importance of the building and context and assesses the proposed development impact on the heritage asset relative to current local and national planning legislation.

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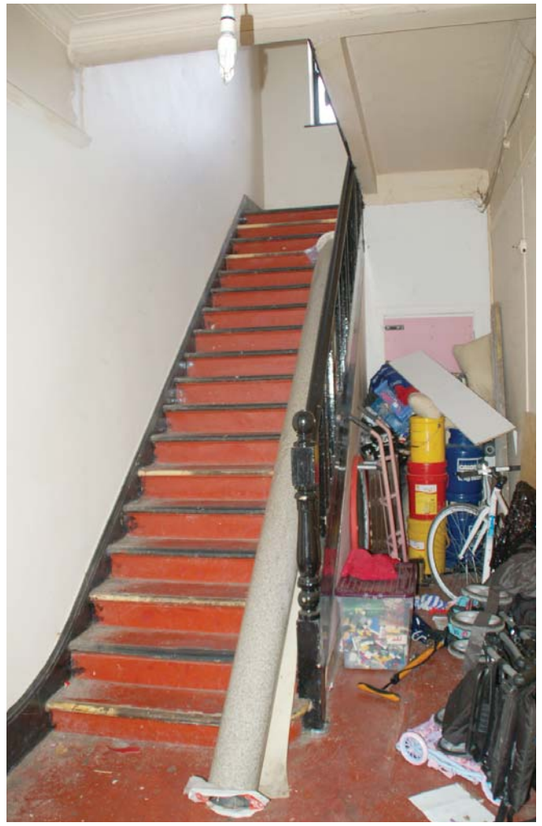

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EXISTING BUILDING

The building appears to retain a similar layout to the original public house with a cellar at basement level accessed via a trap door from the bar, along with an accommodation stair for the North West.

BASEMENT

The basement is formed under the main building facing Chalton Street, setting back from the neighbouring building on Phoenix Road. Large brick piers project into the space supporting the set-back facades on the two frontage elevations above, retaining walls following the shop front façade. A simple down stand steel grid structure supports an in-situ concrete slab to the ground floor, with circular steel columns creating an open storage area. A cold room, located to the centre of the plan, houses the beer barrels constructed from common blockwork; it appears to be a later addition. The existing ceiling height is 2 metres below the down stand beams making it too shallow for public use.

GROUND FLOOR

The ground floor is divided into two lounge areas linked via a central bar. The open plan areas are formed by down stand beams supporting the walls and floor above, supported on hexagonal steel columns with larger piers to the windows. The ceilings are coffered to the steel beams with coving maximising the ceiling heights. The male and female toilets are located in a single storey to the rear with small walled terrace and light well providing natural daylight. The lounges have their own lobbied entrances one on the corner and one to Chalton Street, each lounge has direct access to the toilets and their own original fire places to the flank walls. The accommodation at the upper levels is accessed from a separate door and hall leading to the staircase and rear terrace. A barrel drop is located to the Phoenix Road elevation with set-back used as unofficial parking area.

1. Front lounge bar
2. Private Staircase
3. Rear lounge bar
4. Cellar barrel drop

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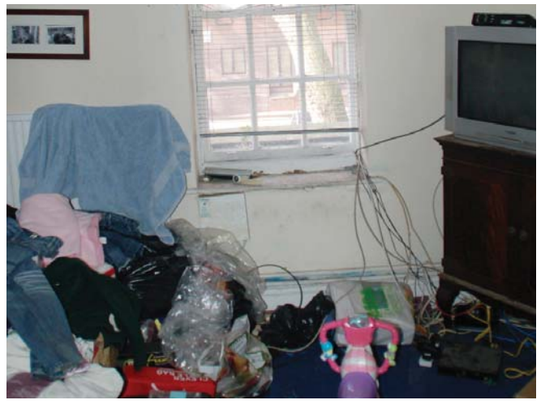

FIRST FLOOR
At first floor, a function room is accessed via a stair direct from the front lounge. The room spans the full width of the building with small bar and access to toilets via a link corridor connecting with the accommodation staircase. There are three other rooms used as bedsits which share communal toilets and shower room.

SECOND FLOOR
The second floor is more cellular with partitions dividing the original room layout creating a number of bedsits and bedrooms, accessed by a central corridor. Communal bathrooms are located above the WC's below. A kitchen is located to the front of the building adjacent to the party wall with Walker House. A dumb waiter links the kitchen to the function room and bar below.

LOFT
The existing loft is accessed via a hatch and loft ladder in the corridor. The loft has a generous pitched roof form with roof access via a hatch leading to the external parapet and gutter for maintenance.

ELEVATIONS
A continuous glazed projecting bay at ground level wraps around the two main elevations and are divided by two and three bays to Phoenix Road and Chalton Street respectively. The glazing is expressed with a continuous fixed fanlight with obtrusive electric ventilation fans above fixed glazed panels. The rear lounge is accessed via a pair of double glazed doors, the front lounge via the pair of double glazed doors to the corner. There is a further pair of double doors and a single door located to the bays facing Phoenix Road, however these are no longer serviced.

1. First floor function room
2. First floor WC
3. Second floor Kitchen
4. First floor bedroom

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The stuccoed piers to the frontage have feint banded rustications which appear to have been obscured by layers of paintwork. The piers are surmounted by simple stepped capitals supporting a heavy fascia along both main facades, surrounded by minuscule beading. Signage boards for the pub are attached to the three facets of the fascia along with spot lighting, additional signage has been fixed to some of the piers lower down. The fascia is surmounted by a concrete coping creating a parapet to the bay window.

The two main facades are punctured by regular sash windows with expressed boxes set within a rough cast rendered masonry. There is projecting signage to both elevations and a curved signboard positioned to the corner. The fenestration to Chalton Street is equally divided into six windows at first and second floor, to Phoenix Road two pairs of two sash windows are centrally justified. Painted steel down pipes with hoppers are located to the ends of the facades.

The flank elevation is plain without windows, the chimney projecting at second floor level projecting high above the parapet line and stone coping. The rear elevation contains smaller windows, more randomly spaced, lighting the bathrooms, WC's, function room and kitchen behind. The rainwater pipes, soil stacks and drainage are more randomly placed, with plastic pipes as well as painted steel used.

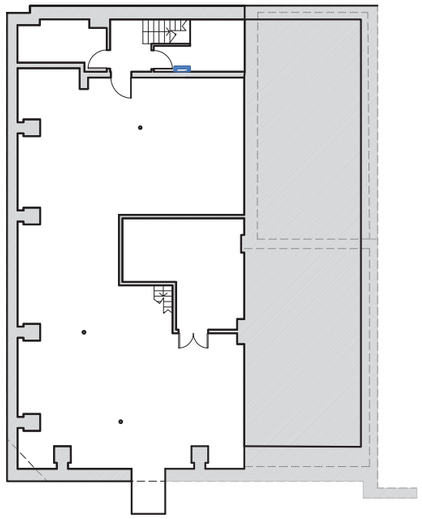
The pitched roof consists of a terracotta interlocking tile with a wave profile. The roof is hipped to the flank wall and abuts the larger party wall to Walker House. Chimney stacks are located at both ends of the building and central to the bedrooms, the stacks are surmounted with distinct glazed terracotta chimney pots.

The building as a whole is shabby and tired, the bar and ancillary accommodation has deteriorated over time and would be considered unsuitable for commercial letting in its current state. The remote location of the kitchen is impractical and the bedsit accommodation require regularisation as no formal permissions and licenses for the residential use have been granted. The external condition of the building requires attention to protect the original sash windows which are in a very poor state of repair (refer to Window Condition Survey). The ground floor bar frontage has been adapted and added to over time with additional signage ventilation and decoration and is in need restoration to complement the understated simpler appearance of the building and it immediate neighbour Walker House.

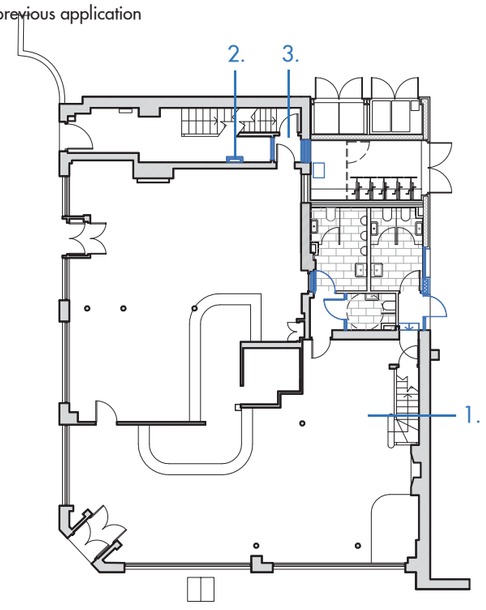
1. View from Chalton Street looking South East
2. View from courtyard looking West
3. South West/Chalton Street Elevation

PROPOSED PLANS

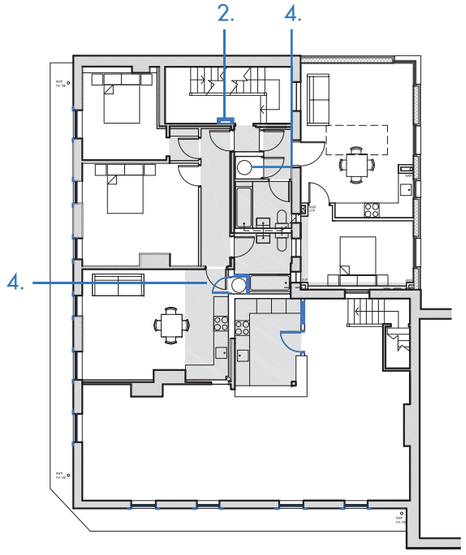
Elements added to previous application



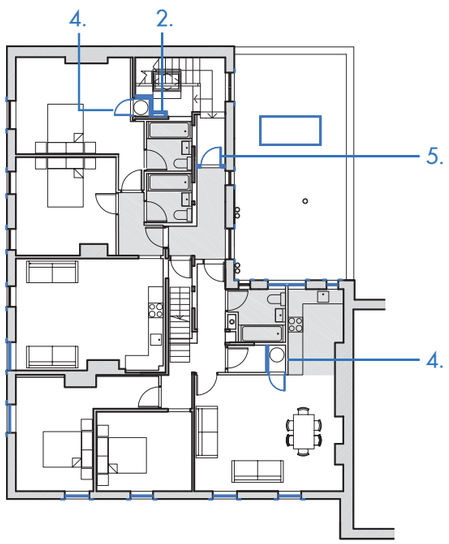
Basement Plan



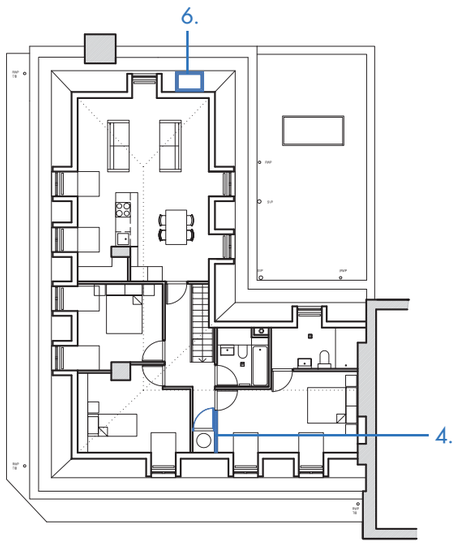
Ground Floor Plan



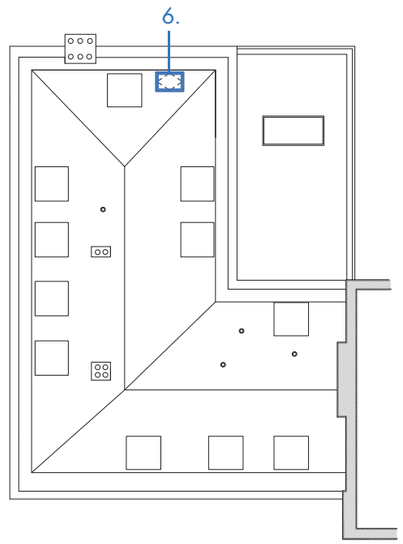
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan

PRE-PLANNING

No formal pre-planning process was carried out, however informal discussions were made with the planning officer regarding the need to apply for Listed Building Consent for the replacement of the windows and the suitability of internal insulation over external insulation.

DESIGN PROPOSAL

LAYOUTS

The principal of the proposals are alterations to the approved layouts (Refs: 2015/1496/P and 2015/1864/L) to convert the existing pub's upper floor into 5 residential apartments and refurbish the communal function room. The changes have been made to improve the quality and performance of the building and to ensure fire safety, whilst at the same time maintaining the existing function and appearance of the public house, thereby protecting the listed building and community asset, and developing the upper floors and light well to the rear.

1. <u>Function Room Fire Strategy</u>

To ensure compliance with the means of escape building regulations it is proposed to liaise with the London Fire Brigade and Building Control to agree a fire strategy for means of escape from the first floor function room.

2. <u>Vertical Riser</u>

A new vertical riser is proposed to the existing communal staircase to enclose new services to the apartments including electricity, telecoms and water pipes. The riser will be light weight fire rated plasterboard partition. The new services will travel horizontally above the existing floor level thereby avoiding and adverse impact on the existing floors.

3. <u>Basement Access</u>

To prevent a conflict between the pub and the residents, the access from the communal staircase has been sealed with a new light weight fire rated plasterboard partition. The access door to the cycle store has been omitted and doorway sealed up. This arrangement allows safe access to the basement for the pub without prejudicing the safe escape for the residents from the upper floors.

4. <u>Water Cylinder Cupboards</u>

A communal boiler has been proposed for the apartments to minimise the intervention of installing individual boilers and flues to every unit. Therefore water cylinders have been introduced to every unit within their own fire rated enclosure. These new cupboards have been integrated without adversely impacting on the approved layouts.

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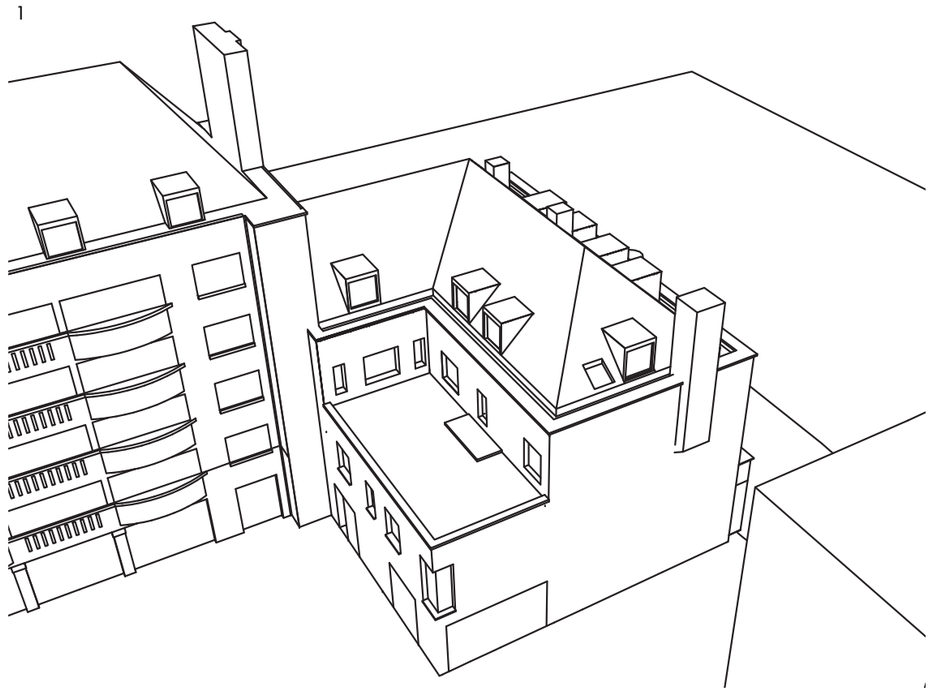

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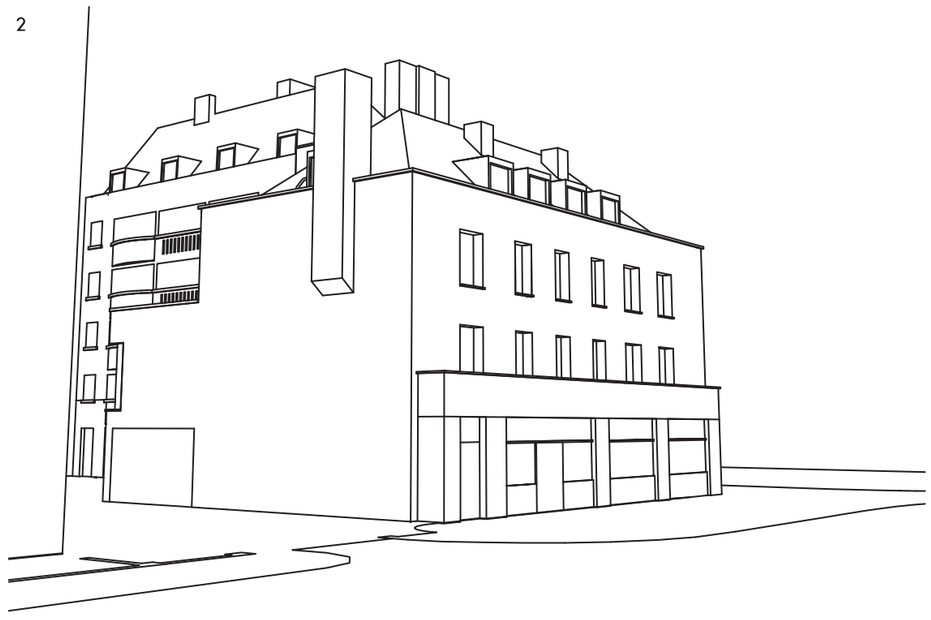


5. Second Floor Fire Door

A new fire door has been introduced to the second floor communal landing to comply with safe means of escape distances.

6. Automatic Opening Vent

To comply with fire regulations, an automatic opening vent is proposed at roof level to allow smoke extract from the communal escape staircase in the event of a fire. The new vent is discretely located towards the rear of the original building and is situated close to parapet level making it unnoticeable from street level.

MASSING

No revisions to the approved massing are proposed.

MATERIALS

Windows

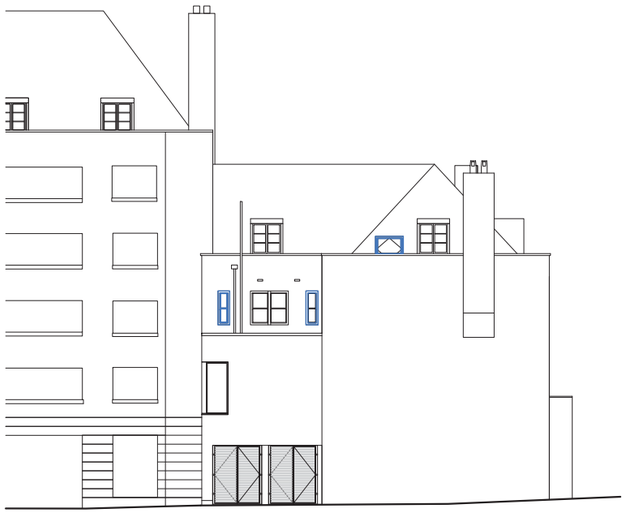
It is proposed to replace the existing sash and casement windows which are considered beyond repair this includes 7 No. windows in total. A survey of the existing windows has been carried out which identifies which windows are beyond repair and which will be repaired. All boxes and cills to the sash windows will be replaced with new timber painted boxes and hardwood cills. Existing catches and handles will be salvaged and restored. Existing sash windows will be repaired and restored to match existing profile, new replacement sash widows will be single glazed to match existing.

1. Aerial View Massing Study
2. View from Chalton Street Massing Study

PROPOSED ELEVATIONS

Elements added to previous application

Proposed North East Elevation



Proposed North West Elevation

Proposed South East Elevation

Proposed South West Elevation

AMENITY
The proposed new windows and wall insulation will improve the acoustic performance of the apartments there by protecting the amenity of the new residents from outside noise.

TRANSPORT
Cycle storage is proposed for the new residential accommodation accessed from the doors to the rear elevation.

DISABLED ACCESS STATEMENT
A minor alteration to access the ground floor disabled WC has been made to provide access from the opposite lobby and to increase efficiency and ease of access. All new doors proposed will comply with disabled requirements highlighted in Part M of the Building Regulations.

REFUSE & RECYCLING
No changes proposed

SUSTAINABILITY
The proposed incorporation of a communal boiler and improved thermal performance of the walls and windows will increase the heat loss performance and energy use of the building.

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CONCLUSION

The approved scheme for the conversion and refurbishment of the Cock Tavern, Phoenix Road into five residential apartments successfully extends the existing building at first floor, retaining and upgrading the existing function room at first floor and renovating the existing public house and external fabric. The conversion of the upper floors provides high quality residential accommodation retaining the important historical fabric of the grade II listed building. The proposed additional changes to the building complement the approved alterations subject to gaining compliance with the Building Regulations whilst respecting the existing listed building. It is therefore respectfully requested the Listed Building and Non-Material Amendment applications are recommended for approval.

1. Proposed view from Phoenix Road/Chalton Street

Appendix A

COCK TAVERN, PHOENIX ROAD, OUTLINE SCOPE OF WORKS
Project Ref: 1250 A
SE = Structural Engineer
CA = Chartered Architect

1.00 General
1.01 Temporary weather protection for the roof and walls during the construction.
1.02 Temporary work supports design for the construction of the structural opening to the roof and new rear extension to SE approval.

2.00 Existing Roof

2.01 New opening for automatic opening vent to be carefully formed to existing roof structure. New timber frames to be installed with ventilated roofing board and breathable membrane. Insulation to be installed internally to studwork with internal vapour barrier.

3.00 Ground Floor Existing Internal Alterations

3.01 The fire strategy for escaping from the function room via the existing staircase through the lounge with enhanced fire protection is to be agreed with the London Fire Bridge.
3.02 New riser to existing communal staircase to the apartments with fire rated flush access panel to enclose services. Light weight fire rated plasterboard partition will enclose electricity, telecoms cables and water pipes. These services will travel horizontally above the existing floor level.
3.03 Access to basement level from communal staircase sealed with new light weight fire rated plasterboard partition. Access door to the cycle store has been omitted and doorway sealed up with painted plastered blockwork wall with painted skirting and coving to match existing.

4.00 First Floor Existing Internal Alterations

4.01 The fire strategy for escaping from the function room via the existing staircase through the lounge with enhanced fire protection is to be agreed with the London Fire Bridge and Building Control.
4.02 New cupboards installed in each residential apartment to contain water cylinders connected to communal boiler. Water cylinders will be located within new fire rated stud work partition enclosures.
4.03 New riser to existing communal staircase to enclose services. Light weight fire rated plasterboard partition with fire rated flush access panel will enclose electricity, telecoms cables and water pipes. These services will travel horizontally above the existing floor level.
4.04 The existing box sash windows are to be renovated and repaired, refer to the Window Survey for details of the existing condition. The boxes to the sash windows are to be replaced with new timber painted boxes and hardwood cills to match existing. Existing sash windows, catches and handles to be repaired and renovated with single glazing to match existing.

5.00 Second Floor Existing Internal Alterations

5.01 New fire rated paneled door to second floor communal landing to match existing installed to comply with safe means of escape distances.
5.02 7No. new painted timber single glazed sash windows to replace existing windows that are beyond repair, refer to Window Survey for details of the existing condition.
5.03 New cupboards installed in each unit to contain water cylinders connected to communal boiler. Water cylinders will be located within new stud partition plasterboard fire rated enclosures.

6.00 Third Floor Existing Loft Conversion

6.01 Automatic Opening Vent installed at rear of building at near parapet level to minimise visual impact and comply with fire regulations.
6.02 New cupboard installed in unit to contain water cylinder connected to communal boiler. Water cylinder located within new stud partition plasterboard fire rated enclosure.

PROPOSED COMPLIANCE WITH BUILDING REGULATIONS

The design of the refurbishment and extension to the Cock Tavern has been considered relative to compliance with the Building Regulations. In most instances compliance is achieved however due to the nature of the listed building certain aspects of the existing building restrict full compliance. This is the case with Part B Fire Safety, Part M Access and Facility for Disabled People, Life Time Homes and Part L Conservation of Heat and Power and Part K Stairs, Ramps and Guards. After initial discussions with the Approved Inspector revisions to the planning and listed building consent were required to satisfy Part B Fire Safety, Part F Ventilation, Part L Conservation of Heat & Power, Part N Glazing and Part M Access & Facilities for Disabled People.

PART A: STRUCTURE - a building needs to be designed in accordance with codes of practice so that dead, imposed and wind loads are safely transmitted through the structure to the ground, without causing deflection or deformation which would impair the stability of it, or adjacent buildings (A1). Consideration also needs to be given to the effects of ground movements (A2) and disproportionate collapse (A3). Further site investigations will be carried out to the existing foundations adjacent to the new extension.

PART B: FIRE SAFETY - this is the largest of the Approved Documents as the subject is both wide-ranging and complex. There are five requirements which, when taken together, aim to ensure that a fire in a building will not endanger the safety of it's occupants, it's neighbours or firefighters.
All buildings (except HM Prisons) need to be designed and constructed to have a means of escape in case of fire to a place of safety outside the building (B1). Internal wall and ceiling surfaces need to be of materials that resist the spread of flame over their surfaces and do not release excessive heat once ignited (B2). The structure of the building needs to have sufficient fire resistance to maintain it's stability for a reasonable period (B3). To prevent fire spreading easily within a building, and to other buildings, fire separations and cavity barriers need to be provided (B3). The external surfaces of walls and roofs need to be of materials, which will restrict the spread of fire over them (B4). The building needs to provide the fire brigade with access and facilities to fight a fire (B5).

- Enhanced fire detection is proposed for the first floor function room to allow fire escape via the existing staircase. This strategy will be discussed and agreed with London Fire Brigade and Building Control to avoid the need for a fire protection lobby.
- A new second floor fire lobby is proposed on the communal landing to ensure in the event of a fire smoke will not prejudice the means of escape.
- An Automatic Opening Vent (AOV) linked to the fire detection system at roof level is proposed to allow smoke extract from the communal escape staircase in the event of a fire.
- At ground floor, access to the basement from the communal staircase and the access door to the cycle store have been sealed and a new 1-hour fire rated plasterboard partition installed to maintain safe escape to residents.

PART C: SITE PREPARATION AND RESISTANCE TO MOISTURE - a building needs to be able to protect it's occupants from the effects of hazardous materials (e.g. Radon) and other substances in the ground (C1 and C2), and from dampness arising from moisture in the ground (C3) and the weather (C4).

PART D: TOXIC SUBSTANCES - toxic fumes from cavity wall insulation must not permeate into any occupied building.

PART E: RESISTANCE TO THE PASSAGE OF SOUND - one of the major complaints against our neighbours is when unwanted noise disturbs us in our homes. Walls separating any building, or part, from dwellings need to resist the transmission of airborne sound (E1). Floors or stairs separating any space from a dwelling need to resist the transmission of airborne sound (E2). Floors or stairs separating any space from a dwelling below the space need to resist the transmission of impact sound (E3).
The introduction of insulated perimeter studwork lining walls to the residential apartments will reduce flanking noise outbreak from into the adjoing flats.

PART F: VENTILATION - the occupants of a building need to be provided with sufficient natural or mechanical ventilation (F1) and certain roof voids need to be ventilated to prevent excessive condensation forming (F2).

- Trickle ventilation is proposed on new windows at second floor to greatly reduce the chance of intestinal condensation and provide adequate ventilation to the apartments.

PART G: HYGIENE - the occupants of buildings must be provided with the use of sufficient sanitary conveniences and washing facilities (G1), and with hot and cold water in dwellings (G2). Unvented hot water storage systems need to be safely installed (G3).

- Water cylinders connected to a communal boiler are proposed in every unit to provide access to hot water.

PART H: DRAINAGE AND WASTE DISPOSAL - foul water (H1) and rainwater from roofs (H3) need to be provided with adequate drainage systems. Where a septic tank, cesspool or settlement tank is provided it needs to be adequately sited, constructed and ventilated (H2). Adequate storage of solid waste needs to be provided (H4).

PART J: HEAT PRODUCING APPLIANCES - fires and boilers burning solid fuel, oil or gas, and incinerators need to be supplied with; sufficient air to permit efficient combustion and exhaust (J1), adequate flues or chimneys to discharge the products of combustion to the outside air (J2), and suitably constructed fire places and flues to reduce the risk of the

building catching fire (J3).

- A communal condensing boiler, located in the new ground floor plant room, connected to water cylinders is proposed to minimise the intervention of installing individual boilers and flues in every unit.

PART K: STAIRS, RAMPS AND GUARDS - most accidents within buildings happen on, or around, changes in level. Stairs, ladders and ramps forming part of a building need to be designed and constructed to offer safety to users moving between levels of the building (K1). Guarding should be provided to protect the users from the risk of falling from stairs, ramps, floors and balconies and from any roof where people normally have access (K2). Where vehicles have access to any floor, ramp or roof, barriers to protect people in or about the building should be provided (K3).

- Existing staircases are being retained at ground, first and second floor.

PART L: CONSERVATION OF FUEL AND POWER - although it is not a matter of health and safety, the Government considers that energy conservation is important enough to be controlled by the Building Regulations. This can be achieved; by limiting heat loss through the walls, roofs, and floors of buildings, by providing thermostatic and timing controls for space and water heating systems, by insulating hot water vessels and pipes, and hot air ducts, and by installing efficient artificial lighting systems.

- The proposed new sash windows at second floor with Slimlite double glazing.

PART M: ACCESS AND FACILITIES FOR DISABLED PEOPLE - this requirement was made to ensure that new buildings are constructed to give the same rights as able bodied people to those unfortunate enough to have impaired mobility, hearing or sight. Provision needs to be made; to allow easy access into and about a building (M2), for suitable sanitary conveniences for disabled people (M3) and for special spaces for disabled people where audience or spectator seating is provided (M4).

- Access to a disabled WC is provided on the ground floor.

PART N: GLAZING - MATERIALS AND PROTECTION - where people are likely to come into contact with glazing in or about a building provision needs to be made to ensure they are not injured by it. This can be achieved by either providing safety glass which will not break on impact, or will break in a way which is unlikely to cause injury, or by shielding the glass against contact (N1). Transparent glazing may need to incorporate features to make it apparent if the danger of collision exists (N2).

- The proposed new sash windows will comply with the approved document incorporating toughened glass where appropriate.