

DESIGN, ACCESS AND HERITAGE STATEMENT

The Rocket, 120-122 Euston Road, London, NW1 2AL

January 2018

The JTS Partnership LLP

Chartered Surveyors • Chartered Town Planners

Number One, The Drive, Great Warley

Brentwood, Essex

CM13 3DJ

Regulated by RICS

Site

Client: Mitchells and Butlers Retail Ltd

Our Ref: 8745

Prepared by: UR

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INTRODUCTION

The Rocket lies at the corner of Euston Road and Charlton Street, and comprises Nos. 120 and 122 Euston Road.

No. 120 is a Grade II listed building. It was listed in May 1974, with the main building, which is set back from the Euston Road, being three storeys with attic.

No. 122 is not listed and comprises three storeys with attic dormers.

The Euston Road forecourts, of both properties, have been filled-in with a large, single storey, 4-bay extensions. There are single storey structures, and a small yard, to the rear.

The Rocket lies within short walking distance from Euston railway station, Euston underground station, St Pancras International Station and Kings Cross railway Station and underground. It is a short 20 minute walk to Regents Park there are bus stops, serving multiple routes, in proximity

PLANNING HISTORY

The planning history for 122 Euston Road includes the following entries:

REFERENCE	DESCRIPTION	DECISION	DECISION DATE
9400757	Change of use of the ground floor from retail to an extension to the public house next door and associated works of alteration to the external frontage as shown on drawing numbers 946-108/001 005 & 007.	Grant Full or Outline Planning Permission.	21-07-1994
LSX0204899	Creation of 2 no. openings in existing internal (party) walls at second and third floor levels and associated works, as shown on drawing numbers: 402-11; 402-10; 402/01A; 402/ 104; 402/05B; and schedule of works report 'cost plan no 1', fax dated 19/12/2002 by Nigel Felton of McAndrew Watts&Co.	Refuse Listed Building Consent	25-02-2003
PSX0205202	Change of use of first, second and third from ancillary residential accommodation to Public House (Class A3) to 1 x 1-bed self-contained flat and 8 x bedsits (Class C3 and Sui Generis).	Refused	25-02-2003
2005/0173/A	Installation of internally illuminated projecting box sign, installation of trough light to externally illuminate existing lettering at fascia level and the	Refused	06-04-2005

	installation of lighting to decorative columns below fascia level.		
2005/0513/L	Installation of internally illuminated projecting box sign, installation of trough light to externally illuminate existing lettering at fascia level and the installation of lighting to decorative columns below fascia level.	Refused	06-04-2005

The history for No. 120 Euston Road is

REFERENCE	DESCRIPTION	DECISION	DECISION DATE
8570022	Internal and external works of refurbishment including the renewal of the parapet wall around the front extension and the reinstatement of the columns and cornice to the ground floor in fibre glass. (As shown on four unnumbered drawings).	Grant List.Build. or Cons.Area Consent	17-04-1985
9170116	Internal and external alterations including (i)Replacement of entrance lobby and doorway on Euston Road frontage with new window bay (ii)Erection of single storey toilet extension to rear on Chalton Street side (iii)Internal alterations to alter entrance lobbies remove timber bar counter and glazed screen and create new raised floor area as shown on drawing numbers B90246 - 1C and B90246 - 6D	Refuse List.Build. or Cons Area Consent	23-07-1992
9100870	The retention of a 1.5m satellite dish situated on the flat roof to rear of building as shown on drawings nos. 1/2 2/2 site plan and one photocopied photograph.	Grant Full or Outline Perm. with Condit.	17-09-1991
9170161	The retention of a 1.5m satellite dish situated on the flat roof to rear of building as shown on drawings nos. 1/2 2/2 site plan and one photocopied photograph.	Grant List.Build. or Cons.Area Consent	17-09-1991
9280094	Display of (a)one x externally illuminated hanging sign on the corner of Chalton Street and Euston Road (b)one x externally illuminated fascia sign to both Euston Road and Chalton Street	Grant Approval for Advertisement	10-09-1992

	elevations (c)seven x metal lanterns on either side of the main entrances as shown on drawing number 926-125-005A.		
9200523	Erection of rear extension at ground floor for use as ladies` WC and minor external alterations to the entrance doors on the corner of Chalton Street and Euston Road as shown on drawing numbers 926-125-004C 926-125-005A 926-125-008A 926-125-009A 926-125-010B and 926-125-016 revised by letter on 6 August 1992.	Grant Full or Outline Planning Permissn.	20-08-1992
9270108	Internal and external refurbishment and WC extension as shown on drawing numbers 926-125-004C 926-125-005A 926-125-008A 926-125-009A 926-125-010B and 926-125-016 revised by letter on 6 August 1992.	Grant List.Build. or Cons.Area Consent	20-08-1992
9470156	Works of alteration and demolition involving a break through of the existing internal party wall into the adjoining shop at ground floor level as shown on drawing numbers 946-108/001 005 & 007.	Grant List.Build. or Cons.Area Consent	21-07-1994
9400757	Change of use of the ground floor from retail to an extension to the public house next door and associated works of alteration to the external frontage as shown on drawing numbers 946-108/001 005 & 007.	Grant Full or Outline Planning Permissn.	21-07-1994
ASX0004140	Display of externally illuminated fascia and projecting sign and internally illuminated hanging sign, as shown by drawing numbers 0703/008, 0703/026, 2 drawings by Ashleigh Image Business (i) elevations, (ii) details of signs, and letters from Chapman Warren dated 8th May 2000 and 12th April 2000.	Grant Approval for Advertisement	23-05-2000
LSX0004135	Internal & external alterations involving new partitioning and signage, as shown by drawing numbers 0703/001A, 0703/002A, 0703/003A, 0703/004A, 0703/005D, 0703/006A, 0703/007, 0703/008, 0703/025, 0703/026, 0703/027, Ashleigh Image Business 2 drawings (i) elevations,	Grant L B Consent with Conditions	23-05-2000

	(ii) details of signs, and letters from Chapman Warren dated 8th May 2000 and 12th April 2000.		
LSX0204899	Creation of 2 no. openings in existing internal (party) walls at second and third floor levels and associated works, as shown on drawing numbers: 402-11; 402-10; 402/01A; 402/ 104; 402/05B; and schedule of works report 'cost plan no 1', fax dated 19/12/2002 by Nigel Felton of McAndrew Watts&Co.	Refuse Listed Building Consent	25-02-2003
9100352	Erection of single storey Toilet Extension to Rear of premises and Internal alterations to ground floor area of listed building. Including replacement of doorway on Euston Road frontage with new window bay.*(Plans Submitted).	Withdrawn after Reg'n (not used on PACIS	08-05-2003
2003/0656/L	Display of internally illuminated fascia and projecting signs.	Refused	14-08-2003
2003/0965/A	Display of internally illuminated fascia and projecting signs.	Refused	14-08-2003
2006/1357/P	Installation of 4 no. awnings to side elevation of public house (Class A4).	Granted	23-06-2006
2006/1359/L	Installation of 4 no. awnings to side elevation of public house (Class A4).	Granted	23-06-2006
2006/2113/A	Continued display of externally illuminated fascia signs, externally illuminated first floor projecting sign and two brass lanterns to public house (Class A4).	Granted	25-07-2006
2006/2117/L	Continued display of externally illuminated fascia signs, externally illuminated first floor projecting sign and two brass lanterns to public house (Class A4).	Granted	25-07-2006
2010/3540/L	Internal works to ground floor and first floor level to provide additional bar space to public house.	Granted	06-09-2010

HERITAGE SIGNIFICANCE

The list description for No. 120 Euston Road reads as follows:

CAMDEN TQ2982NE EUSTON ROAD 798-1/89/417 (North side) 14/05/74 No.120 Rising Sun Public House II Public house. 1899. By Shoebridge & Rising. For Cannon Brewery. Red brick with stone bands and dressings and steeply pitched slate roofs. Main building, 3 storeys and attic, 1 window, corner turret and 2

window return to Charlton Road; set back from Euston Road with single storey extension of 1 bay, splayed corner and bay return filling forecourt. Granite public house frontage with pilasters with enriched capitals and banded shafts supporting fascia with projecting cornice and blocking course. 3 round arched entrances (1 on corner & 2 on return); windows with large round-arched light and small panes in spandrels. Main building with square-headed 2-light sashes flanked by pilasters and with enriched aprons. Egg and dart main cornice at 3rd floor level. Attic storey in large Flemish gables; west gable with windows in round-arched recesses and segmental topped enrichment; south gable with carved plaque of the sun rising over the sea and inscribed "Rebuilt 1899". Corner turret with enriched panels and ornamented lead dome with finial. INTERIOR: retains original office and bar screen.

The historic significance lies in the four storey (three storeys and attic) main building at No. 120 Euston Road. The single storey extension over the Euston Road forecourt is also of some interest.

Although forming part of the public house, no part of No. 122 is listed. The key features of No. 120 Euston Road include:-

Ground Floor Main Building

1. General layout and volume of spaces
2. Decorated plastered ceiling.
3. Fireplace at northern end of main customer trade area.
4. Bar and back bar fittings.
5. Internal timber lobby.
6. Panelling to service corridor
7. Stairs up to the second floor.

Ground Floor Front Extension

1. Internal lobbies.
2. Bar and back bar fittings.
3. Office 'cubicle' (now store).

First Floor Main Building

1. General disposition of rooms and spaces.
2. Some original doorframes, coving, doors and skirting boards.
3. Fireplace in south western room.
4. Balustrade and stairs up to second floor.

The external appearance, and features, of the building (and particularly that of the main structure), is also a key feature of its character.

THE PROPOSAL

The public house kitchens are located in the basement of the single storey structure at the rear of No. 120 Euston Road (drawings 2331/01 and 2331/02), with the extract duct rising vertically through the ground floor and emerging onto the roof. It then runs horizontally, across the roof, back towards the main building, before turning, again, to rise up the southwest elevation to a height of some 3.5m above the roof, where it terminates (see

drawing 001-419-01A). The system is hidden from view, from all public vantage points, by the three storey listed building.

The adjacent property, the Former Elizabeth Garrett Anderson Hospital at 126-144 Euston Road, has recently been developed and is now the headquarters of Unison. The Company has been approached by its neighbour as it is concerned that the comfort cooling / air conditioning system, installed as part of that development, is drawing in warm air from the kitchen extract system and, as a result, its operation is compromised.

The solution that has been agreed is to extend the extract system, up the southwest side of the listed building to terminate at eaves level (see drawing 001-419-01A). The extended ducting will need to be tied back to the listed building. No other changes are proposed to any other part of the system, including the fans and odour control measures.

DESIGN & ACCESS ISSUES

Use: The proposal does not involve any change of use.

Amount, Layout, Appearance and Scale: These matters are described in the pre-cedding section and on the application drawings.

Landscaping: The proposal does not impact on any landscape features.

Access: The proposal does not raise any access issues.

HERITAGE IMPACT

The extension to the ducting will not, as with the existing system, be seen from any public vantage point. The only physical works to the listed building involve the installation of a number of ties and, as a result, the proposal has no impact on heritage significance.

CONCLUSION

The proposal will allow the comfort cooling / air conditioning system, in the adjacent property, to operate efficiently, without causing any harm to the heritage significance of the listed building.