

Euston Lodges, Euston Station
190 Euston Road London NW1 2EF
Heritage Statement

180320

Beasley Dickson Architects

1. Outline

The following Heritage Statement is submitted to Camden Council Planning Department in respect to the proposed improvement works to the East & West Lodges at Euston Station, NW1 2EF.

The Euston Lodges are currently in use as the Euston Tap, a public house.

2. Historical Context + Features

The original Euston station opened in 1837 but was completely rebuilt in conjunction with the electrification of the West Coast Main Line between 1963 and 1968.

The two entrance lodges and the war memorial still survive from the old station and are situated on Euston Road. These lodges, with the statue of Robert Stephenson (located in the Euston piazza) which stood between them, are the only survivors of the formal 1870 layout to Euston Station which, with the Doric Arch, was destroyed in 1962.

The Lodges were designed by JB Stansby, London & North Western Railway company engineer. They are constructed of portland stone with leaded roofs, built single storey and in a rectangular plan form with symmetrical facades on each face.

The construction of the two lodges at the Euston Road end of the station was completed in 1870. At the time of completion one lodge was used for small parcels and inquiries. The bronze statue of Robert Stephenson, by Baron Carlo Marochetti, standing on a base of polished Aberdeen granite, between the lodges, was presented by the Institution of Civil Engineers (Plate 58).

The exterior walls are panelled and rusticated and the quoin stones bear the names of stations in incised and gilded letters. In the pediment (N. and S.) are groups representing England, Scotland, Ireland and Wales, the work of Joseph Pitts. (fn. *) The upper floors are reached by iron spiral staircases.



Engraving of Entrance to Euston Station 1912

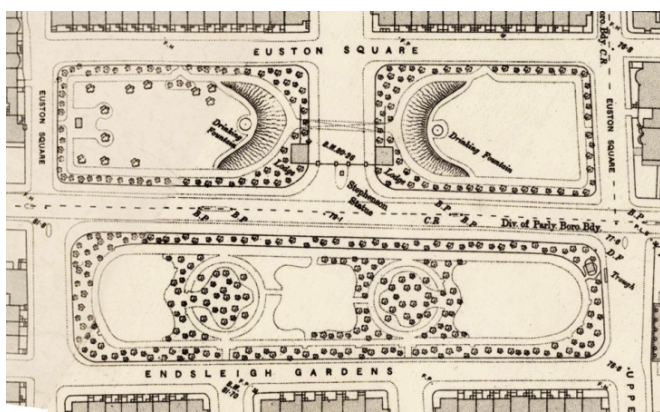
Architectural detailing includes; plain ashlar podiums; blind central arches with mask keystones and linked by impost bands (those facing Euston Grove with doorways and double, panelled wooden doors with overlights). Arches flanked below impost bands with panels and rusticated quoins to impost level at all angles with names of stations served by the company.

The north and south facades are detailed with pediments containing sculptured allegorical figures in relief representing England, Scotland, Ireland and Wales by Joseph Pitts.

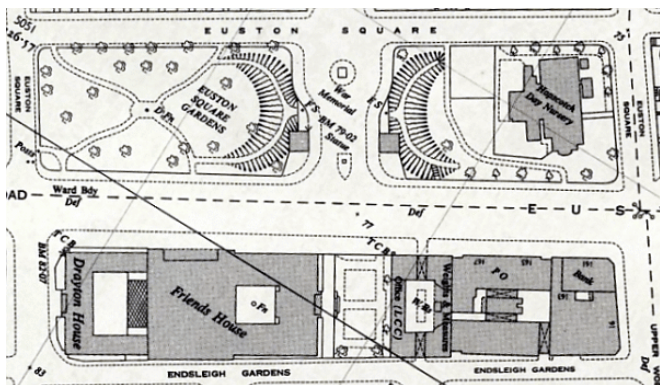
The Lodges were located within the two green spaces making up Euston Square Gardens at the southern entrance to Euston station from Euston Road. The green space to the west has recently been converted into a concreted taxi rank.

3. Listing Information

The two Entrance Lodges are Grade II listed. List Entry Number: 1342042. Date first listed: 14-May-1974



Euston Square: OS London 1893-1896



Euston Square: OS London 1954

4. Current Condition

The context surrounding the West Lodge has recently been developed in conjunction with major works to Euston Station. The western gardens have been converted into a temporary taxi rank and drop off area with concrete hardstanding. This has altered the orientation and approach to the Lodge. The primary pedestrian concourse has been changed with the addition of a concrete walkway around what was previously the rear of the West Lodge.

Modern galvanised metal utility railings have been installed to the west elevation and terrace area as a boundary to the new taxi rank and pedestrian pathway. These low quality railings are contrasting with the original decorative cast iron railings which are located along

the east elevation towards the road entrance to the station. The contrasting railings creates a jumbled, untidy appearance.

Since opening for use as the Euston Tap windows have been reinstated on the north and south elevations of both Lodges in accordance with planning application ref. 2013/6395/L. The windows are oak framed and match the original historical design. Prior to this recent installation the windows had been blocked in with stonework. Currently the west elevation window to the West Lodge opening remains blocked in because this elevation was the rear elevation with less aspect onto a pavement or approach prior to the rearrangement of the site.

The outdoor area to the West Lodge is currently made up of two separate zones; a seating area on raised timber decking, and a service area which is rough grass. These two zones are divided by a section of original brick wall and a change in level.

The service area houses plant including external cooler units, some of which are concealed within a wooden shed abutting the listed building, and some of which are exposed. Feeder pipework to the bar runs through this area creating an cluttered, untidy appearance. There is also a storage area for a number of beer barrels.



Photos showing current approach from taxi rank towards West Elevation

5. The Proposals

New Windows

The applicant proposes reinstating windows to the west elevation of the West Lodge, and east elevation of the East Lodge. The new windows are to be constructed in solid oak with design to match the windows which were installed to the north and south elevations after the 2013 application. The existing and proposed high quality solid oak windows are designed to match the windows removed from the buildings and blocked up. The windows differ from the existing windows only in that they are double glazed. This represents a necessary update to meet modern standards of security, noise attenuation and energy performance. The windows will be fitted into the existing Poris Limestone sill.

The west elevation window will contain the branding of the Euston Tap as a removable frosted manifestation on the glass. Glazing and branding to this elevation will present an active frontage onto the new pedestrian route and taxi area.

No other alterations are proposed to the fabric of the building.

Railings

The proposal is to install new decorative rails to match the original railings and pillars. This will unify the terrace enclosure and improve the view of building and terrace when approaching from the west / taxi rank. Gates tying in with the traditional style of the railing will be installed where required, as shown on drawings.

The original pillars located within the railings will be retained and replicated at changes in direction and new gate locations.

Outdoor Terrace

The proposals will unify the outdoor area by creating a larger seating area with a single finish. The finish will be hardwood decking, matching the colour and finish of the timber windows. The decking will be durable and of a high quality with a smooth surface, including no grooves to prevent the growth of moss and to prevent the deck from becoming slippery and hazardous. Adequate drainage will be provided to the finished area. Decking is a finishing material which can be installed on a lightweight structure meaning the installation can be easily removed for maintenance, and will have no lasting impact on the original listed structure.

The change of level within the external area will be utilised to create a plant and storage space concealed under the decking, hiding the equipment and beer barrels from view, while retaining maintenance access. Currently the external storage is connected to the bar through visible pipework penetrating the building through the redundant window opening. The works undertaken will involve re-routing of this pipe run to reduce its visual impact.



Current obstructed view of north elevation when approaching from Euston



Original cast iron railings and pillar to be replicated.
New metal utility railings abutting pillar

The facilities within the decking area will be separated from the north elevation of the building to allow an unobstructed view of the Lodge. The current shed and other items abutting the wall of the lodge will be removed. A route around the building will be created for users of the terrace. A small section of the existing wall will be cut back to facilitate this route and give a clear view of the north elevation when approaching from the station. This celebrates this heritage asset and increases its prominence.

The larger terrace will also contain the outdoor use of the pub to the terrace area reducing the encroachment on the pavement which currently occurs at busy times.

5. Consultation

The tenant of the two lodges has been in regular contact with the Railway Heritage Trust over the proposed work to the lodge. The Trust are extremely supportive of the proposed works and will support the planning application. Their support is also shown by their interest in contributing towards the additional window conversions, any extension of the Cast Iron fencing (particularly using existing pillars), and the external decking. See appendix for note of support.

Furthermore Network Rail have also been approached for comment on the proposals. They are supportive of the improvement works as described. See appendix for comments.

6. Local and National Policy

See Design & Access Statement for relevant planning policy references.

7. Heritage Impact

The proposals represent a minor operation in respect of their impact on the architectural and historic quality of the two listed lodges. Reinstatement of the two windows will further the positive effect on the visual appearance which has already been enacted by the reinstating of the north and south facing windows. The proposal as a whole requires only a small element of intrusive work, which will be kept to an absolute minimum.





No historic material will be removed from the building

The proposals will enhance the visual appearance and prominence of the original Lodge buildings by providing them with a pleasant and uncluttered setting. The new approach to the West Lodge, via the taxi rank will be improved by the introduction of the new window and traditional railings to match the original cast iron railings.




The extension of the terrace will benefit the use of the Lodge as a public house, which brings amenity to the area, and means the heritage asset is used and appreciated.

Appendix
Consultation

Correspondance between the Agent, Beasley Dickson Architects, and Railway Heritage Trust. Additional consultation was carried out between applicant and RHT prior to this to develop the scheme.

<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge drawings</p>  <p style="text-align: right;">Anna Roper <anna@beasleydickson.com></p> <hr/> <p>RE: Euston Tap / West Lodge drawings 1 message</p> <p>Savage Andy <Andy.Savage@networkrail.co.uk> 10 February 2020 at 16:15 To: Anna Roper <anna@beasleydickson.com> Cc: Jon Dalton <jon@bloomsburyleisuregroup.com>, David Dickson <david@beasleydickson.com></p> <p>Anna</p> <p>This all looks good to me, and what Jon described. Obviously I'll want to see estimates before I can think about a grant figure.</p> <p>Do you have any pictures of the west elevation with a window in place? I've never seen one, although there were such pictures of the south elevations of both buildings, right back to an 1870s engraving.</p> <p>Regards,</p> <p>Andy</p> <p>Andy Savage</p> <p>Executive Director Railway Heritage Trust</p>  <p>Website: www.railwayheritagetrust.co.uk Twitter: @railwayheritage</p> <p>Trustee National Railway Heritage Awards</p> <p><small>https://mail.google.com/mail/u/0/?ik=46630e76c9&view=pt&search=all&permthid=thread-f633a929677380071979778%7Cmsg-f633a1658167023683010089... 1/3</small></p>	<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge drawings</p>  <p>Website: www.nrhta.org.uk Twitter: @NRHAwd</p> <p>1 Eversholt Street LONDON NW1 2DN</p> <p>Mobile 07802 597447</p> <p>From: Anna Roper <anna@beasleydickson.com> Sent: 10 February 2020 14:58 To: Savage Andy <Andy.Savage@networkrail.co.uk> Cc: Jon Dalton <jon@bloomsburyleisuregroup.com>; David Dickson <david@beasleydickson.com> Subject: Euston Tap / West Lodge drawings</p> <p>Dear Andy</p> <p>We understand you have been in discussion with Jon Dalton regarding the proposed improvements to the external area of the Euston Tap / West Lodge. Please see drawings of the proposals attached for your comments and review.</p> <p>A summary of what is proposed below:</p> <ul style="list-style-type: none"> - Decking area extended to the full outdoor area, raised by 1 or 2 steps from the pavement level - Barrel storage and external plant concealed in void below decking. Beer pipelines or 'pythons' relocated to a lower entry point to the building, and again concealed by the decking. - Plant / cooling equipment moved away from the north elevation of Euston Tap to allow the elevation to be viewed without obstruction - Extension of the traditional cast iron railings around the full boundary of the terrace area, with pillars bounding new lockable gates - New window to west elevation, in oak to match other windows with branded fenestration at low level, see 068_PL12_Existing & Proposed West Elevation. <p>Let us know if you have any comments, and if there are further drawings or information which will be required. Do feel free to give me a call if easier to discuss.</p> <p>Best wishes</p> <p><small>https://mail.google.com/mail/u/0/?ik=46630e76c9&view=pt&search=all&permthid=thread-f633a929677380071979778%7Cmsg-f633a1658167023683010089... 2/3</small></p>
<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge drawings</p> <p>Anna</p> <p>Anna Roper Architect</p> <p>Beasley Dickson Architects 1st Floor, 12-20 Baron Street, London N1 9LL</p> <p>+44 203 773 7844 anna@beasleydickson.com www.beasleydickson.com</p>  <p>Beasley Dickson Architects Limited, registered in England and Wales. Registration no. 08932952</p> <p>This email is intended solely for the person to whom it is addressed. This e-mail and any attachments are confidential and copyright protected. If you receive this communication in error, please email info@beasleydickson.com and delete the transmission. You must not copy, distribute or take any action in reliance on it. The views expressed in this email are personal to the sender and do not necessarily reflect the views of Beasley Dickson Architects Ltd. It is the responsibility of the recipient to check this e-mail and any attachments for the presence of viruses. Beasley Dickson Architects Ltd accepts no liability for any damage caused by any virus transmitted by this e-mail.</p> <p>*****</p> <p>The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure. This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.</p> <p>If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.</p> <p>Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail. Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN</p> <p>*****</p> <p><small>https://mail.google.com/mail/u/0/?ik=46630e76c9&view=pt&search=all&permthid=thread-f633a929677380071979778%7Cmsg-f633a1658167023683010089... 3/3</small></p>	<p style="text-align: right;">Beasley Dickson Architects</p>

Correspondance between the Agent, Beasley Dickson Architects, and Network Rail. Additional consultation was carried out between applicant and NR prior to this to develop the scheme.

<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge application</p> <p> Anna Roper <anna@beasleydickson.com></p> <p>RE: Euston Tap / West Lodge application 1 message</p> <p>Taylor Steven (Town Planner) <Steven.Taylor@networkrail.co.uk> 2 March 2020 at 14:20 To: Anna Roper <anna@beasleydickson.com>, Williams Andy <Andy.Williams@networkrail.co.uk> Cc: Jon Dalton <jon@bloomsburyleisuregroup.com>, David Dickson <david@beasleydickson.com></p> <p>Hi Anna,</p> <p>Apologies for the delay in getting back to you. Thank you for sending through the details of your proposals.</p> <p>Generally I am happy with the proposals, and I can see the benefits to both the building and tidying up the area around the lodges.</p> <p>The Local Authority are likely to require more detail on the proposed new decking, particularly the elevations, levels/sections and the interface with the lodge structure, as well as a general justification and explanation of the works. I suspect you will be including most of this in the accompanying Heritage Statement and Design & Access Statement.</p> <p>If you require anything further just let me know.</p> <p>Many thanks</p> <p>Steve Taylor Town Planning & Heritage Manager Property Network Rail 1 Eversholt Street London NW1 2DN M 07920 856544 E Steven.taylor@networkrail.co.uk www.networkrail.co.uk</p> <p>From: Anna Roper <anna@beasleydickson.com> Sent: 26 February 2020 16:17 To: Williams Andy <Andy.Williams@networkrail.co.uk>; Taylor Steven (Town Planner) <Steven.Taylor@networkrail.co.uk> Cc: Jon Dalton <jon@bloomsburyleisuregroup.com>; David Dickson <david@beasleydickson.com> Subject: Re: Euston Tap / West Lodge application</p> <p>https://mail.google.com/mail/u/0/?ik=46630c769&view=pt&search=all&permthid=thread-a%3A7226170770717183787%7Cmsg-f%3A166006290445508191... 1/3</p>	<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge application</p> <p>Dear Andy</p> <p>Further to my voicemail left yesterday and email below, please could we discuss the application for the West Lodge at Euston.</p> <p>Many thanks.</p> <p>Best wishes Anna</p> <p>Anna Roper Architect</p> <p>Beasley Dickson Architects 1st Floor, 12-20 Baron Street, London N1 9LL +44 203 773 7844 anna@beasleydickson.com www.beasleydickson.com</p> <p></p> <p>Beasley Dickson Architects Limited, registered in England and Wales. Registration no. 08932952</p> <p>This email is intended solely for the person to whom it is addressed. This e-mail and any attachments are confidential and copyright protected. If you receive this communication in error, please email info@beasleydickson.com and delete the transmission. You must not copy, distribute or take any action in reliance on it. The views expressed in this email are personal to the sender and do not necessarily reflect the views of Beasley Dickson Architects Ltd. It is the responsibility of the recipient to check this e-mail and any attachments for the presence of viruses. Beasley Dickson Architects Ltd accepts no liability for any damage caused by any virus transmitted by this e-mail.</p> <p>On Thu, 13 Feb 2020 at 10:10, Anna Roper <anna@beasleydickson.com> wrote:</p> <p>Hi Andy, Steven</p> <p>Jon has passed on your details regarding the planning submission for the West Lodge at Euston. Please see attached the drawings of the proposals which have been developed in discussion with the Railway Heritage Trust.</p> <p>Please could you advise on the NR Property planning submission process, and let us know any additional information which may be required - we assume a design and access statement?</p> <p>Do feel free to give me a call if easier to discuss.</p> <p>https://mail.google.com/mail/u/0/?ik=46630c769&view=pt&search=all&permthid=thread-a%3A7226170770717183787%7Cmsg-f%3A166006290445508191... 2/3</p>
<p>18/03/2020 Beasley Dickson Architects Mail - RE: Euston Tap / West Lodge application</p> <p>Best wishes Anna</p> <p>Anna Roper Architect</p> <p>Beasley Dickson Architects 1st Floor, 12-20 Baron Street, London N1 9LL +44 203 773 7844 anna@beasleydickson.com www.beasleydickson.com</p> <p></p> <p>Beasley Dickson Architects Limited, registered in England and Wales. Registration no. 08932952</p> <p>This email is intended solely for the person to whom it is addressed. This e-mail and any attachments are confidential and copyright protected. If you receive this communication in error, please email info@beasleydickson.com and delete the transmission. You must not copy, distribute or take any action in reliance on it. The views expressed in this email are personal to the sender and do not necessarily reflect the views of Beasley Dickson Architects Ltd. It is the responsibility of the recipient to check this e-mail and any attachments for the presence of viruses. Beasley Dickson Architects Ltd accepts no liability for any damage caused by any virus transmitted by this e-mail.</p> <p>.....</p> <p>The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure. This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.</p> <p>If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.</p> <p>Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail. Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN</p> <p>.....</p> <p>https://mail.google.com/mail/u/0/?ik=46630c769&view=pt&search=all&permthid=thread-a%3A7226170770717183787%7Cmsg-f%3A166006290445508191... 3/3</p>	