



DESIGN & ACCESS STATEMENT

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB
FEBRUARY 2021, REV H

CONTENT

Introduction	ii
Location	1
Listed Building Details	1
Existing Building	2
Implementation of Previous Consent and Negotiation with the Council	5
Design Proposals	6
Layouts	
Massing	
Materials	
Amenity	
Disabled Access Statement	
Conclusion	8
Appendix A: Outline Scope of Works	9



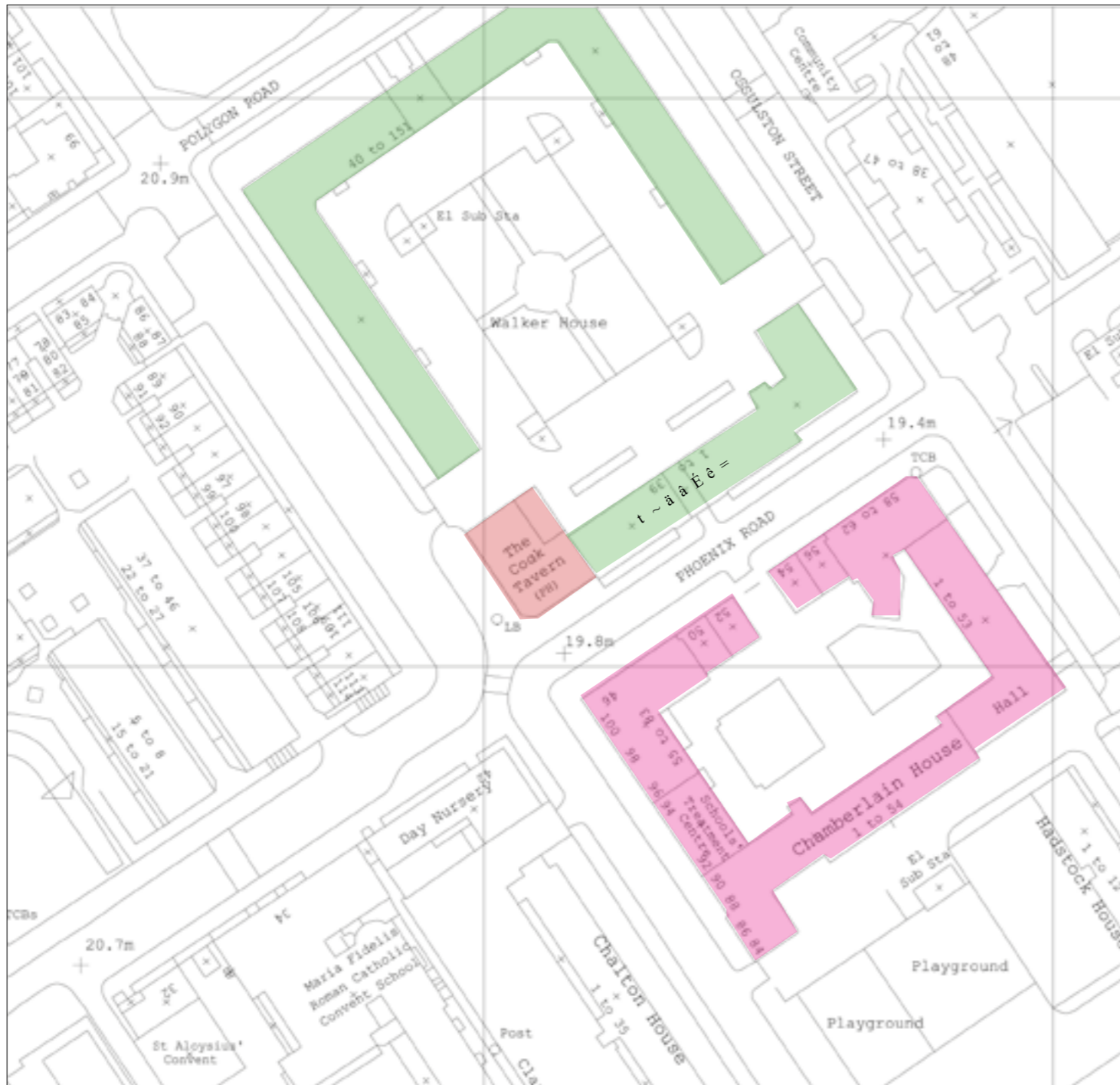
INTRODUCTION

The Design & Access Statement was prepared by Mark Fairhurst Ltd on behalf of Flamestrike Ltd for alterations to the listed building. The report is to accompany a new Listed Building and Planning Application further to the approved applications Refs: 2015/1496/P, 2016/3617/L, 2016/3399/P (NMA), 2017/2948/P, 2019/0611/P, 2019/1481/L, 2020/4196/P, 2020/4192/L for additional work required for the successful conversion of the building. In summary the revisions include: -

- New location of commercial kitchen and lobby from previous consented layout at first floor to basement level.
- New extract on North West elevation to accommodate ventilation to a new commercial kitchen at basement level.
- New two bedroom flat to replace existing function room at first floor level.
- Amendments to layout of existing flats at first floor level.
- Removal of redundant ground to first floor staircase to pub

The statement should be read in conjunction with the architectural drawings and heritage statement. 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. Pancras 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 Ossluston 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

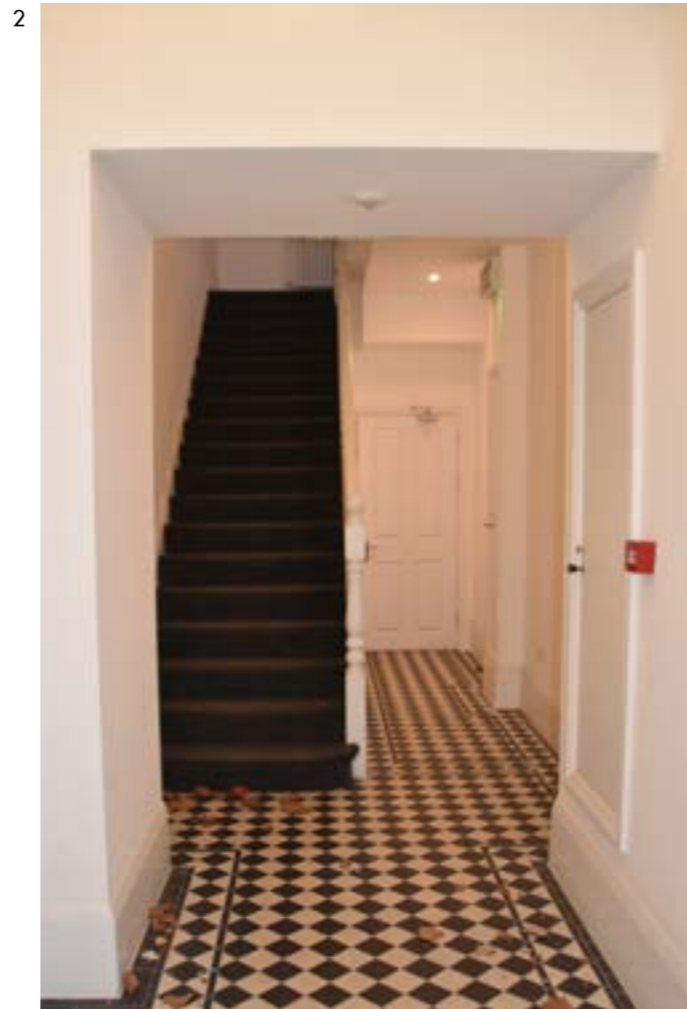
Block of council flats and attached public house forming part of the Ossluston Estate. 1929-30. To designs of the LCC Architects' Department under G Topham Forrest. Load-bearing brickwork rendered with coloured roughcast, ground floor channelled to appear as stone; reinforced concrete balconies. Hipped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



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.

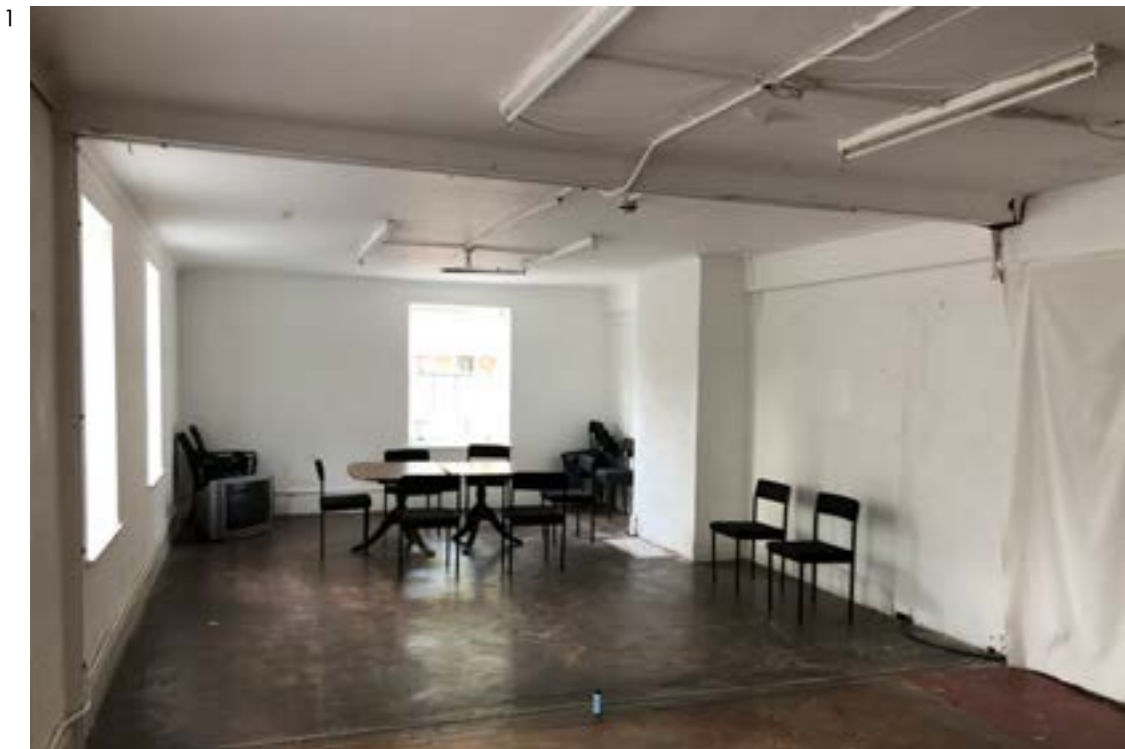
BASEMENT

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 have been recently rebuilt as part of the new extension along with a new plant room, cycle storage and disabled toilet. The lounges have their own lobbied entrances one on the corner and one to Chalton Street. The new residential accommodation at first, second and third floors are accessed via an independent entrance from Chalton Street providing access to the original staircase, cellar, cycle storage and plant room. A barrel drop is located to the Phoenix Road elevation with set-back used as informal parking area.

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



FIRST FLOOR

At first floor, a former function room is accessed via an existing stair directly from the front lounge. The room spans the full width of the building. The space occupies the front half of the first floor, while the rear half is occupied by the two flats and 1x one bedroom flat. These are both accessed by a landing connecting to the existing stair towards the rear. Each flat has a living room, kitchen and a bathroom. In the kitchen to the one bedroom flat, there is a domed opening vent. The hot water tanks and bathrooms are located to the center of the plan, with the bedrooms, living room and kitchen spaces on either side. There is an existing void to the floor where the former dumb waiter was located.

SECOND FLOOR

The second floor is divided into 2x two bedroom flats. These are accessed via a corridor from the existing private stair towards the rear. In this corridor, beside the entrance to the two flats, is a doorway to a second staircase that leads to a flat on the third floor. The corridor has windows which overlook the flat roof to the first floor. One flat has two bathrooms, a kitchen and living space and the other flat has one bathroom in addition to a kitchen/living space.

THIRD FLOOR

The existing third floor has a 1x three bedroom flat. This flat is accessed via a recently built staircase from the second floor. The flat is 'L-shaped' in plan. The staircase leads directly to a central corridor which is the main point of access to the bedrooms, living/kitchen and dining space and bathroom. The flat has two bathrooms; one that can be accessed from the main corridor and the other from the master bedroom. The kitchen, living and dining space is an 'open plan' style with an island dining unit off the center of the space. The third floor has a total of eleven dormer windows.

1. First floor function room
2. Existing staircase to function room from pub
3. Living space in first floor flat
4. First floor function room
5. Kitchen in first floor flat



ELEVATIONS

A continuous glazed projecting bay at ground level wraps around the two main elevations and is divided by two and three bays to Phoenix Road and Chalton Street respectively. The glazing is expressed with a continuous fixed fanlight with 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.

The stuccoed piers to the frontage have faint 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 sash windows have been renovated in accordance with the existing frontage. The former terracotta panels have been painted over and require decoration. Along the roof, the dormer windows are spaced out at even intervals, directly in line with existing sash windows beneath.

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. There are two louvered double doors on the ground floor. On the first floor there is a new structural glazed window. The second floor has three sash windows that have been renovated in accordance with regulations, a larger double panel window at the center with two smaller single panel windows on either side of it.

The pitched roof consists of a terracotta interlocking pantile 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. There are a series of dormer windows evenly spaced apart. The position of the dormer windows is in line with the position of the existing windows on the floor directly below.

1. View from Chalton Street looking North
2. South West facing Chalton Street Elevation
3. View from courtyard looking West

	Email from	Email to	Summary
11.09.2019	Rob Turner Associates John Rowland & Partners	John Rowland & Partners	Approach regarding escape door from party wall surveyor
13.09.2019	Rob Turner Associates	Rob Turner Associates	Suggests taking the matter up with the Neighbourhood Team Camden
23.09.2019	Rob Turner Associates	Harshad Pankhania	Requesting dialogue with MFA regarding opening.
28.10.2019	MFA	Dilip Shah	Chasing emails
28.10.2019	Harshad Pankhania	MFA	Confirmed tenants association did not want an escape door.
01.11.2019	Harshad Pankhania	MFA	Email regarding suggested compensation.
03.11.2019	Councillor Robinson	Harshad Pankhania	Supporting the principal of a new access door.
04.11.2019	MFA	Camden Planning	Proposals issued for escape via the front elevation.
05.11.2019	Camden Planning	MFA	Planning Department's preference is for a rear escape door.
06.11.2019	Camden Planning	Harshad Pankhania	Request to reconsider Councils position regarding the exit door.
27.11.2019	Walker House Tenants and Residents Association		Site Meeting with Residents Association and freeholder.
05.12.2019	MFA	MFA	Confirming acceptance if compensation was offered for a gate fob.
10.12.2019	MFA	Harshad Pankhania	Request for confirmation of cost for gate fob system.
12.12.2019	Camden Planning	MFA	Camden Planning confirm their support for the rear access door.
13.12.2019	Harshad Pankhania	MFA	Confirmation that costs will be established by the council.
13.12.2019	MFA	Harshad Pankhania	MFA Acknowledgement
15.12.2019	Dilip Shah	MFA	Will maintenance costs be included?
18.12.2019	MFA	Dilip Shah	Can council provide a yearly estimate as a lump sum payment is preferred?
29.01.2020	MFA	Harshad Pankhania	Follow up email for update
28.02.2020	MFA	Harshad Pankhania	Follow up email Awaiting process for the fob system from 3 contractors
09.03.2020	Harshad Pankhania	MFA	Acknowledgement
13.03.2020	MFA	Harshad Pankhania	Acknowledgement
17.04.2020	MFA	Harshad Pankhania	Follow up chasing email
28.04.2020	Harshad Pankhania	MFA	Quotation for a new fob and access system for Walker House
29.04.2020	MFA	Harshad Pankhania	Offer of £20,000- + VAT contribution to fob system
16.06.2020	MFA	Harshad Pankhania	Follow up chasing email Acknowledgement and confirmation this had been sent to the management for a decision and chased.
17.06.2020	Harshad Pankhania	MFA	Offer to contact the manager directly.
17.06.2020	MFA	Harshad Pankhania	Follow up email restating offer.
12.08.2020	MFA	Harshad Pankhania	Email requesting assistance with getting a response from the council regarding the exit door.
10.09.2020	MFA	Councillor Robinson	Email in support of the escape door chasing the council for a response to the financial offer.
10.09.2020	Councillor Robinson	Peter Bruce	Conformation the issue had been passed to Chris Fallon
14.09.2020	Peter Bruce	Councillor Robinson	Email for an update on the proposed payment.
17.09.2020	MFA	Chris Fallon	Lobby letter to councillor advising of intention to submit a new planning application removing the function room.
14.10.2020	MFA	Councillor Robinson	

IMPLEMENTATION OF PREVIOUS CONSENT & NEGOTIATION WITH THE COUNCIL

The previous planning and listed building consents 2019/1481/L, 2019/0611/P granted on 2nd and 3rd September 2019 which included the proposed rear emergency exit to the Cock Tavern was based on extensive consultation with planning department and conservation officer to allow the retention of the existing staircase to the first floor former function room with emergency escape provided to the rear. A number of alternative escape solutions were discussed with the Conservation Officer and Head of Building Control including a lobby to both Chalton Street and Phoenix Road or the installing sprinklers to the pub however due to the potential adverse impact of these changes on the listed building it was agreed an escape door to the rear would be the preferred design solution.

Preliminary discussions were made with Camden Housing regarding creating a fire exit to the rear and it was suggested that agreement from the residents at Walker House would be required to allow the Council to approve the new opening to the existing party wall.

Following the granting of the consents we have endeavored to reach an agreement with the Council and residents regarding the construction of the escape door.

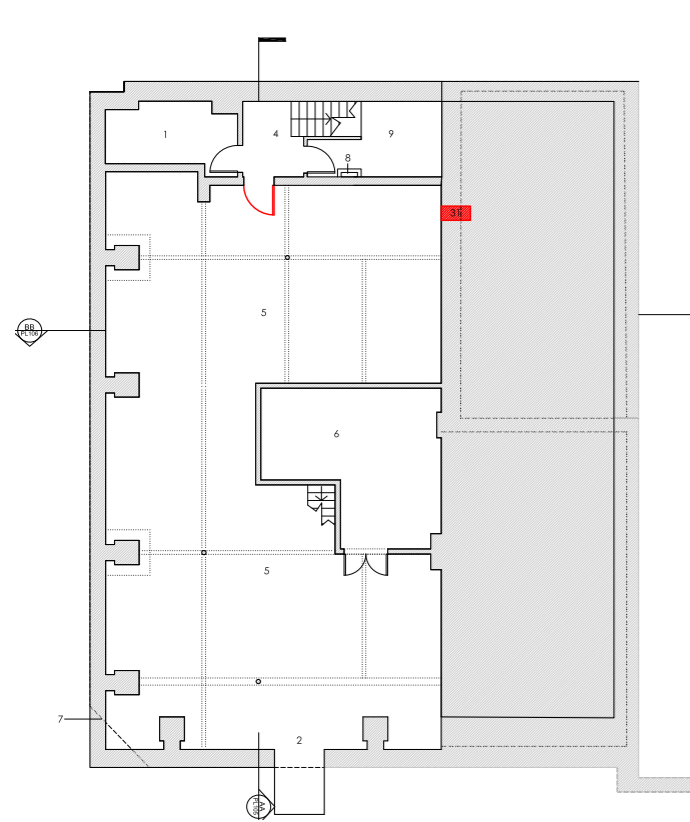
Initially our party wall surveyor, Robert Turner Associates contacted the council's surveyors John Rowland and Partners regarding an agreement for the proposed escape door. As the matter was not a party wall issue it was suggested that we liaise directly with the Council to agree the construction of the door. We have subsequently been in regular contact with the Council to negotiate this agreement. During discussions with the Walker House Tenants and Residents Association it was suggested that the residents could agree to the escape door if compensation was agreed to allow the installation of a new gate fob access to the car park. Following establishing potential costs for this work an offer was made of a financial contribution on 29th April 2020 by the applicant for the gate fob however no response was received from the Council despite many attempts to communicate by us.

Support for the new exit door was received from the Camden Planning department highlighting the benefits to the listed building of the proposal and also from Councillor Robinson regarding improved access.

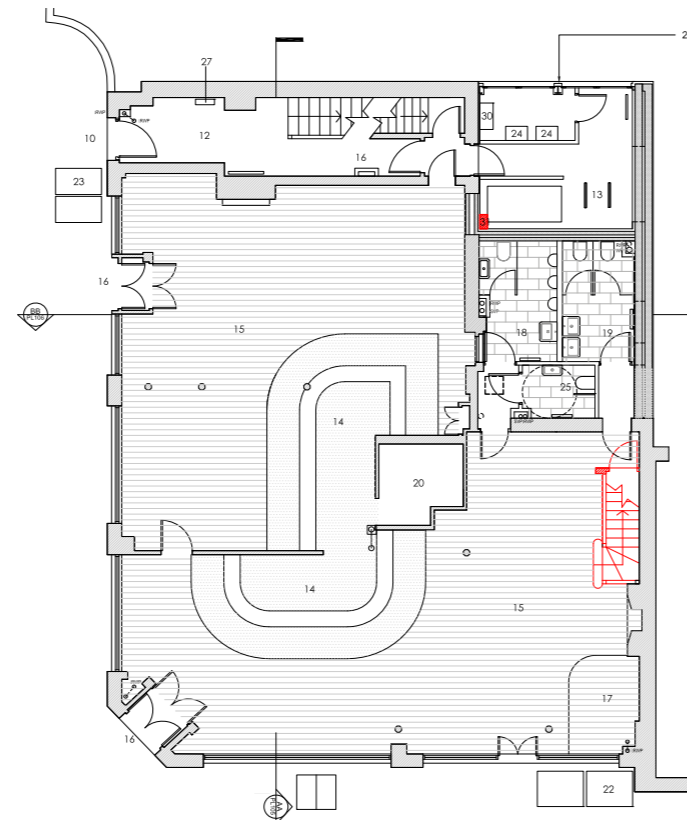
Unfortunately it has not been possible to reach an agreement for the construction of the escape door and as such it has left the first floor former function room unable to be used for public activity due to the emergency escape issues. The applicant has therefore reassessed the use of the first floor former function room which in turn has led to this application to convert the first floor space into a new flat and locate a kitchen for the pub at basement level.

A summary of correspondence of this negotiation is listed in the column to the left: -

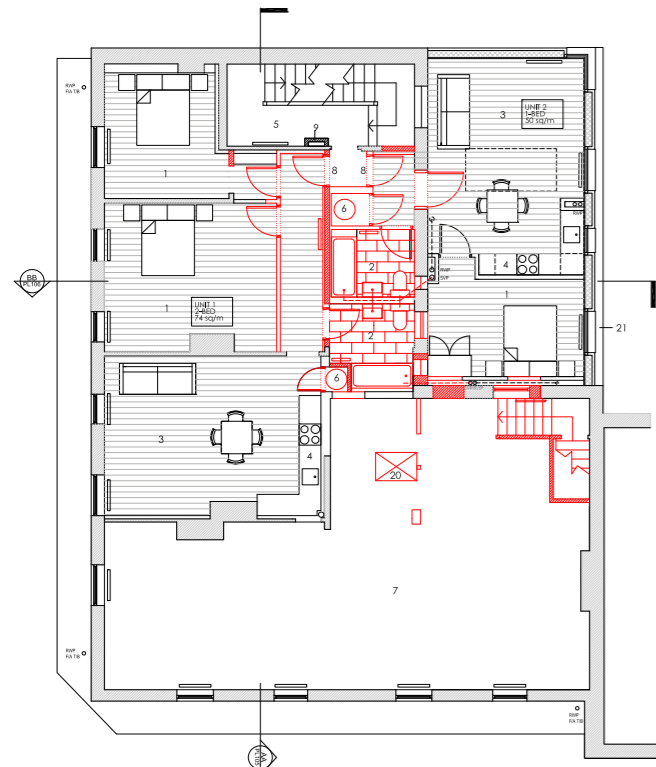
EXISTING PLANS



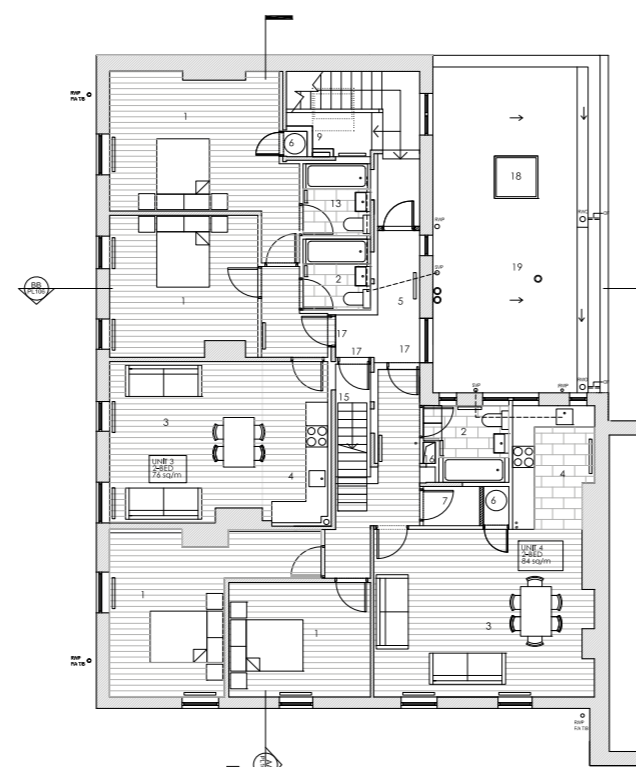
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

DESIGN PROPOSAL

The application seeks approval for the conversion of the former function room into a 2 bedroom flat, alteration to the existing two and 1-bed first floor flats, location of the pub kitchen to the basement level with basement level with associated ventilation.

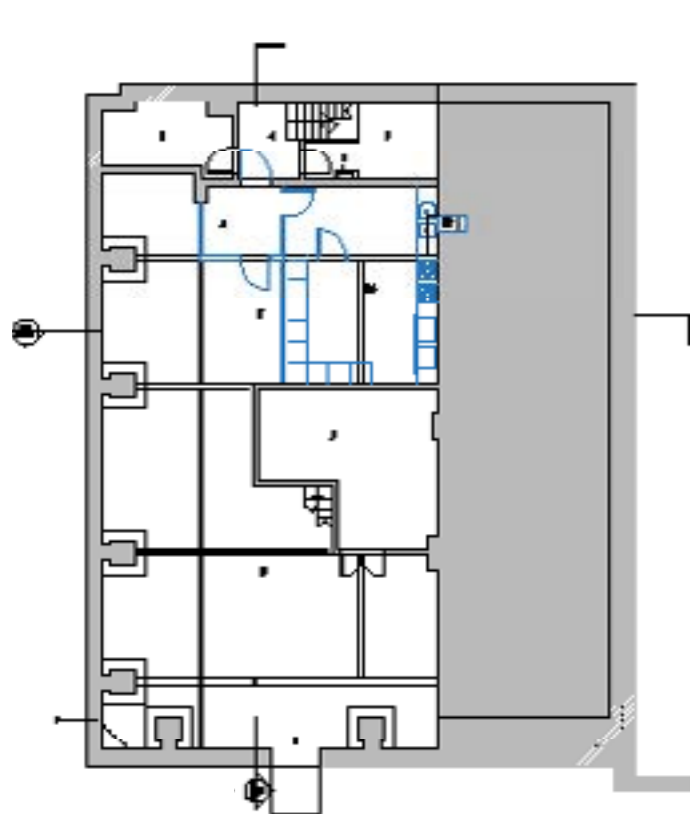
1. **New Commercial Kitchen to Basement**
A new commercial kitchen is proposed at basement level. It is to be positioned towards the rear near the existing boiler room in front of the existing stair to the basement. This is to replace the first floor commercial kitchen approved in planning and listed building consents Ref: 2019/0611/P, 2019/1481/L. New walls will be constructed to allow for a new lobby adjacent to the kitchen. New ventilation ductwork is to be built which will pass vertically through the existing plant room at ground floor. The new kitchen equipment which will include a stove, oven and dishwasher. There will be sufficient area for counter space and storage. The kitchen will replace the former pub kitchen originally at 2nd floor level allowing the pub to offer food to its patrons. Please refer to drawing PL115.

2. **Removal of stair existing function room**
The existing stair to the existing function room will be carefully removed due to the loss of the function room and the staircase providing no further use. The opening to the first floor will be filled with new floor joists and a new ceiling and floor installed to match the existing ceiling/floor build up.

3. **Amendments to layout of existing flats at first floor level**
The layout to the existing flats is to be amended. The bathrooms to both units 1 & 2 will be relocated to allow for a new corridor to the new flat. In Unit 1, the corridor to the bedrooms, is to be moved in slightly to allow room for two new bathrooms and follow the flat layout of the second floor above. The bathroom for Unit 2 is to be relocated near the existing bedroom and a new walk in closet is to be built. The layouts have been carefully amended to create the least change and have minimal impact on the existing layout. The main change is the re location of the bathrooms, the other rooms in the flats are to remain as existing. Please refer to drawing PL116.

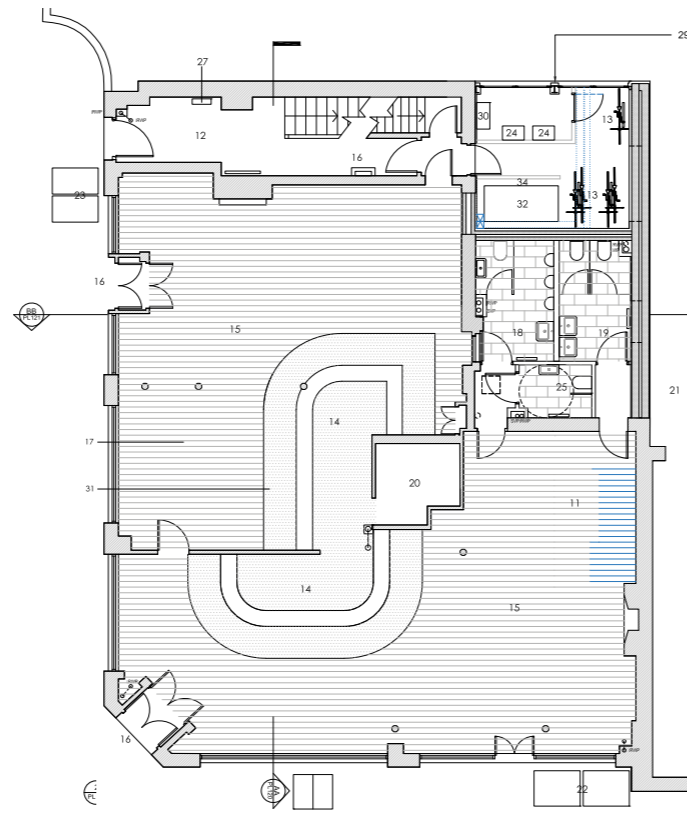
4. **New two bedroom flat at First floor level**
The former function room is proposed to be converted into an spacious 86sqm two bedroom flat. There is an entrance lobby which directly leads to the bedrooms and living spaces. All of the living spaces and bedrooms have windows which face Phoenix Road. Please refer to drawing PL116.

5. **North West Elevation**
The elevation to the North West elevation has minor alterations as a consequence of the new ventilation and heat removal ductwork which will utilise the existing louvres and therefore see no discernible visual difference. Please refer to drawing PL115.

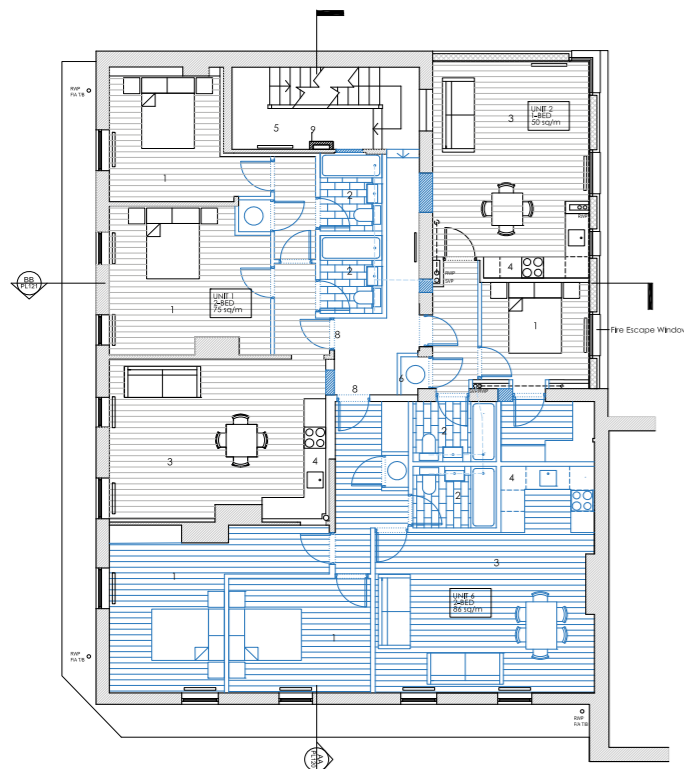


Proposed Basement Plan

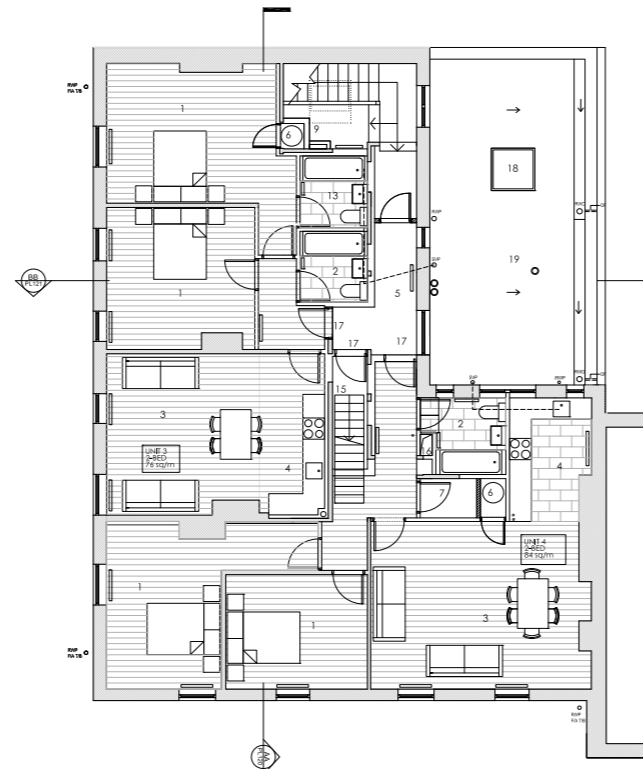
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

MASSING

The massing is to remain as existing

MATERIALS

Windows & Louvres

The materials are to remain as existing as all proposed changes are internal.

AMENITY

During the last planning consent Ref: 2019/0611/P, 2019/1481/L, an environmental noise survey was carried out by KP Acoustics between 09/06/17 and 12/06/17. The purpose of the survey was to determine daytime (0:700 – 23:00) and night time (23:00-07:00) noise emission criteria for the plant unit installation in agreement with the planning requirements of the London Borough of Camden. The results of the survey revealed the site during the day had a noise criterion of 34dB(A) and night time had a noise criterion of 33 dB(A). The results also revealed that the transmission of noise to the nearest sensitive windows due to the effects of the plant installation fully satisfies the emissions criteria set by the London Borough of Camden.

It is proposed to update both the Environmental Noise Survey Planning compliance Report relative to the proposed kitchen extract and Noise Impact Assessment relative to the design of the new compartmentation at 1st level.

DISABLED ACCESS STATEMENT

No alterations to the existing disabled access are proposed.

HERITAGE STATEMENT

The application will be accompanied by a Heritage Statement to assess the proposed changes to the building relative to the Listed Building and relevant local and national planning legislation.

PLANNING STATEMENT

The application will be accompanied by a Planning Statement to assess the proposals relative to the Local Plan and National Planning Policy Framework.



CONCLUSION

The inability to agree the construction of the escape door, with Camden Council housing department, to the rear of the Cock Tavern as approved in the planning and listed building consents Refs: 2020/4196/P, 2020/4192/L, has required the applicant to look at an alternative use for the first floor former function room area. It is therefore proposed to convert this area into a two bedroom flat and locate the commercial pub kitchen to the basement.

The proposed changes to the building include:

- New location of commercial kitchen and lobby from previous consented layout at first floor to basement level.
- New extract on North West elevation to accommodate ventilation to a new commercial kitchen at basement level.
- New two bedroom flat to replace existing function room at first floor level.
- Amendments to layout of existing flats at first floor level.
- The removal of the existing ground to first floor staircase to the function room.

These amendments will complement the previous approved alterations whilst respecting the existing listed building. The new kitchen at basement level will be a useful addition to the pub as it currently has no provision to serve hot food. The alterations at first floor to amend the layout of existing Unit 1 and Unit 2 will allow access to a new spacious two bedroom flat. This will make great use of a space that is currently unsuitable for public use. The alterations will provide Unit 1 with another bathroom and Unit 2 with a new walk-in closet, creating a more spacious flat. The requested amendments listed above intend to enhance the existing listed building aesthetically and spatially with the least impact on its original features and overall character. It is therefore respectfully requested the Listed Building and Planning applications are recommended for approval.

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

1.00 General

2.00 Basement Alterations

2.01 The commercial kitchen is to be installed adjacent to the existing basement stair. New walls will be installed in between the existing structure along with new appliances and fittings including a stove, oven, dishwasher, counters and storage space.

3.00 Ground Floor Alterations

3.01 A new ventilation extract is to be located to the North West elevation behind the existing aluminium louvres to accommodate the new extract duct and heat removal for the commercial kitchen at basement level.

3.02 Building works to be carried out to accommodate new extract for commercial kitchen.

4.00 First Floor Existing Internal Alterations

4.01 Existing stair balustrade to be carefully removed.

4.02 The existing stair to the pub will be carefully removed with a new timber infill added to the stair void creating a level floor. A new infill ceiling will be installed to match the existing ceiling.

4.03 Existing partitions to be demolished to provide access to new 2 bedroom flat as indicated in PL/102

4.04 Sanitary wear and pipe work to be removed

4.05 New timber stud work walls to be installed to create new corridor, new bathrooms and walk-in closet, refer to PL/116/1

4.06 New timber stud work walls to be installed to create new apartment layout, refer to PL/116/1

4.07 Existing walls, architraves and skirting to be retained, restored and redecorated. Original features to be replicated for new studwork walls.

4.08 New apartment fit out to allow acoustic floors and plasterboard ceilings to comply with Building Regulations.

4.09 New electrical and mechanical installations to be installed to comply with the Building Regulations.