



Design & Access and Heritage Statement

In support of Planning Permission with Listed Building Consent for No.124 Drummond Street (ref: PP-11692028)

Status: Planning
Revision: A
Issued: 16/11/2022

The proposal outlined within this application for full planning permission with listed building consent (ref: **PP-11692028**) (Historic England List Entry Number: 1322075) seeks to carry out signage improvements to the Drummond Street frontage of No. 124 Drummond Street. A separate application has been made in parallel for consent to display an advertisement (ref. **PP-11692637**).

This shopfront forms a part of Euston Town BID's shopfront scheme, which sits within wider regeneration proposals for the Drummond Street neighbourhood, funded through HS2's Business and Local Economy Fund.

Site Analysis and Heritage Appraisal

No. 124 Drummond Street is located at the intersection of Drummond Street and North Gower Street. The property is situated within the ground and basement floor of the end-of-terrace house of 211 North Gower Street. 211-229 North Gower Street comprises 10 early 19th century terraces, and attached railings, which are Grade II listed. The listing itself is limited to these 10 houses and their appearance on North Gower Street, as follows:

“Yellow stock brick with rusticated stucco ground floor and plain 1st floor band. 4 storeys and basements. 2 windows each. Round-arched doorways with fanlights (No.211 patterned) and panelled doors. No.211 with fluted 1/4 columns; Nos 213-217 and 221 with reeded surrounds; Nos 291 and 223-229 with panelled pilaster-jambs carrying cornice-heads. Gauged brick flat arches to recessed sash windows with glazing bars. Cast-iron balconies to 1st floor windows except No.211 with base of balcony only. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.”

As per the listing details outlined above, No. 211 maintains rusticated stucco on the ground and basement floors with a first-floor band. The original yellow brick stock of the first, second and third floor has also been retained. It is believed that the round-arched doorway with fanlight, panelled doors and fluted column details have also been retained and reflect the original details identified in the listing.

The property of 124 Drummond Street contains a long-established restaurant, whose shopfront and entrance are contained within the flank wall of 211 North Gower Street yet address Drummond Street. Drummond Street is home to a series of long-established businesses and a diverse vibrant community. Most of the traders on the high street share a common cultural background. Half of the businesses have been operating for over 20 years. Many are still family-run, and some were established by immigrant families who settled in the area when they first arrived in England. In this

JAN KATTEIN ARCHITECTS

www.jankattein.com / mail@jankattein.com

277 New North Road / London N1 7AA / UK / +44 (0)20 7704 0604 / Jan Kattein Architects Ltd, registered in England no. 07561630



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regard, No. 124 Drummond Street is intrinsically situated within both the urban context and community of Drummond Street. It is both one of the long-established high street businesses and is also entrenched in the vibrant local community.

Drummond Street features a mix of 3-storey Regency terraces to the east, a small number of other historic properties and modern 3-4 storey 1960-2000 developments to the west, with ground floor commercial units and residential flats above. There is a mix of traditional timber and contemporary aluminium shopfronts and signage of varying heights and quality, with fittings that often obscure original architectural features such as timber shopfronts and original pilasters. Many fascia signs have remained unchanged for many years, are visibly aged and in great need of upgrading; there have been recent additions of poor-quality projecting lightboxes on several properties, in front of external shutter boxes.

124 Drummond Street comprises two aluminium shopfronts, two retractable electric awnings with damaged and discoloured awning fabric, and faded and stained paintwork to the ground floor rusticated stucco. It also maintains two projecting internally illuminated signboxes, which are in poor condition. The aluminium signboxes are over 20 years old, appear damaged and the acrylic signage panels are faded and peeling. The signboxes also serve as the restaurant's primary signage – there is no fascia signboard above the existing shopfronts, or the possibility of neatly introducing a fascia signboard in the future given the very limited space on this masonry façade.

About The Shopfront Scheme

Drummond Street contributes to London's identity as a global multicultural city. It is home to a series of long-established businesses, a diverse community and is located on the doorstep of a major rail gateway into the capital.

The neighbourhood is facing significant challenges. HS2 construction works around Euston Station have displaced many customers and severed strategic connections, and more recently businesses have been further implicated by reduced trade throughout and after lock-down restrictions imposed during the COVID-19 health crisis. High operating costs and fewer pedestrians accessing the area, exacerbate already challenging trading conditions for local businesses.

In 2019, Euston Town worked with Camden Council officers, local businesses, cultural institutions and residents on a vision document to kick-start the economic-, cultural- and social- renaissance of Drummond Street. The recognition of the high street as a key civic space, a cultural destination as well as an important employment provider led to a three-stage action plan, including a range of physical improvements to re-orientate Drummond Street towards the west and reinvigorate the high

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street. This will help to compensate for the severance of the street in the east, the result of HS2 construction works which are to continue for years to come. Funding has been secured through HS2's Business and Local Economy Fund and the Euston Town BID for implementation of the Stage 1 proposals. Jan Kattein Architects, a leading high street regeneration specialist, were appointed by Euston Town in June 2020 to deliver the scheme, including shopfront improvements for up to 20 businesses on Drummond Street.

Design Approach

Our proposals aim to celebrate the diversity and individuality of the independent businesses that characterise Drummond Street, while at the same time restoring order, scale, proportion and materiality in keeping with the architecture and design intention of contemporary and historic buildings. Materials and finishes are designed to be high quality, but with straight-forward and non-specialist maintenance cycles. Some of the alterations and additions we are proposing are consistent throughout the entire proposal, and some are specific to a single shop.

Urban design works best when considered at multiple scales - the scale of the street as a whole and the scale at which the buildings are perceived by pedestrians at pavement level, both have an equal effect on the qualities of an area. Jan Kattein Architects have worked closely with individual business owners on designs for each property to ensure that designs meet both our strategic objectives, whilst also clearly expressing each shop's own identity at the intimate scale of each shopfront. Drummond Street is characterised by a number of independent, vibrant and diverse businesses, particularly specialist restaurants and shops that continue to serve local residents, office workers, commuters and a wider Asian community.

Shopfront Surrounds

Pilasters between shops define the rhythm of the terrace and frame shopfronts and signage. Many of the pilasters and rendered surrounds across the street are in poor condition, with multiple protruding fixtures and aged paintwork. Our façade strategy includes the re-instatement of the divisions between shops, cleaning and removing visual clutter from these surfaces and redecorating.

Signs

Signage significantly contributes to the vibrancy of the high street. The sign is the public face of the shop. It is essential and desirable that each sign is customised individually. The alignment, arrangement and materiality of the sign responds to the host building and is carefully conceived to integrate with its proportions and features, and the arrangement of signage on neighbouring properties. We are proposing to renew fascia signage in timber for traditional shopfronts where

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appropriate, allowing businesses to easily maintain, re-treat or if needed, re-paint to update branding. For contemporary and unconventional shopfronts, we have proposed signage that will be fixed or painted directly onto facade surfaces.

Primary Signage

Main fascia signboards maintain a consistent height in relation to neighbouring properties and generally display only key information about the business (business names, street numbers and logos/icons), through lettering or graphics that are either painted or fret-cut. Elements of this (lettering or icons) will be illuminated through bespoke light fixtures, unique to each individual business.

Secondary Signage

In general, we are proposing that secondary information such as telephone numbers or services information, will be communicated through smaller painted lettering or cut out window vinyls. The style of these will vary, dependent on business types, shop branding and shopfront features, to maintain business identities and create unique designs bespoke to each business.

Lighting

Carefully considered lighting can animate a high street at night, allowing businesses to operate in evenings. Lighting strategies are customised for each individual business, with bespoke LED illuminations concealed above fascia signboards or neatly integrated within cut-out lettering and logos. These fixtures are designed to complement business branding, to illuminate signage in the evenings and generate visual interest. As well as catching the eye of the incidental visitor, our intention is to frame a public realm that feels like a bright and attractive place to visit in the evening. All lighting is designed to minimize glare and maximise energy efficiency.

Roller Shutters

A significant number of businesses on Drummond Street make use of external solid roller shutters, with protruding roller shutter boxes fitted below or behind fascia signage. These solid metal shutters act as blank canvas for tagging and graffiti and can encourage anti-social behaviour. The large shutter boxes associated also obscure original architectural features and create significant visual clutter distracting from signage and business branding. Wherever feasible, we propose to relocate shutters to the inside of the glass or remove them altogether. That way businesses can benefit from 24hr advertisement via their window display and provide a friendly and welcoming aspect on the high street.

Shopfronts

Generally shopfronts will not be replaced. We are proposing changes to a small number of properties, to repair and re-paint timber shopfronts, clean aluminium shopfronts, and tile stall-risers of

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a significant height in colours to suit business branding. Existing glazing will be replaced with safety glass for increased security, in instances where external shutters are to be removed.

Forecourts and Awnings

A small number of forecourts are to be re-tiled, to replace poor-quality existing ground surface-cover. For private forecourts, existing external display furniture and access ramps will be replaced where feasible to improve accessibility and create a more organised, neater and more attractive outdoor trading area. Aged, poor-quality and disused awnings will be removed where no longer required, replaced where they provide useful shelter for outdoor dining or displays, or have their fabric renewed where appropriate.

Design and Heritage Impact Appraisal

The outlined proposal has been designed to be sympathetic to the heritage and appearance of the existing listed building. All proposed works have been limited to the flank wall and commercial frontage facing Drummond Street only. This commercial façade is distinctly different in character to the historic residential frontage, and is a unique and significant contribution to the lively character of Drummond Street, with a prominent position in the centre of the high street.

These works will not touch, change or negatively impact any of the heritage features of no. 211 North Gower Street highlighted by Heritage England in the listing details: the rusticated stucco details on the ground floor; the arched doorway with fluted columns, cast-iron railings and window facing North Gower Street; the upper sash windows with balcony base; and the original yellow brick stock of the first, second and third floor, will all be retained as per existing condition.

The scope of the proposal is limited to the replacement of existing elements that are in poor condition on the No. 124 Drummond Street commercial frontage only. Decorations will be renewed on the ground-level rusticated stucco covering a masonry wall using an appropriate paint, that both improves the appearance and provides suitable weather-proof protection that will extend the longevity of this heritage feature. The fabric of the existing electric awnings will be replaced as they are currently discoloured and stained. New cut-out window vinyls be applied to the interior of the glazing to replace the existing vinyls, support wayfinding and update the business logo.

On the corner of the gable wall, the lower existing internally illuminated projecting signbox will be removed. The upper existing internally illuminated projecting signbox, which has been in place for over 20 years and as such is very faded and in disrepair, will be replaced with a more robust new sign of similar dimensions. This will be made of powder-coated aluminium with cut-out lettering & graphic motifs, reflecting the restaurant's new logo and acting as the restaurant's primary signage.

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The cut-out lettering will be illuminated by static integrated recessed neon tube lighting, which will emit lower levels of illumination than the current internally-illuminated acrylic signboxes. The projection of the new sign will be limited to the projection of the existing signbox it is replacing and the boundary of the private forecourt below.

All proposed works are not intrusive on the building fabric and can be easily reversed in the future if required.

The renewal of existing elements on the commercial frontage, including a new projecting sign to replace the existing one, are essential to the restaurant's future prosperity and the long-term survival of the long-established community of south-Asian restaurants on Drummond Street. The improved frontage will play a key role in enhancing the visibility of this prominent restaurant at the centre of the high street, attracting greater footfall for all businesses on Drummond Street and supporting wayfinding in the wider neighbourhood.

Sustainability Statement

The sustainability strategy is split into three sections, Design, Construction and Use. This allows environmental impact to be considered at all project stages and throughout the entire life cycle of the shopfronts.

1. Design

During the investigation stage every element of the shopfronts was assessed individually. We identified elements for:

- a) retention where possible,
- b) repair or,
- c) replacement where unavoidable.

This strategy will ensure that construction waste is minimised and material resources are protected.

Stakeholder Engagement

An effective way to reduce construction waste is to extend the useful life of the shopfronts as far into the future as possible. Working closely with stakeholders throughout all stages of the design process ensures that:

- a) the design is fit for purpose and helps to promote the specific business;
- b) stakeholders take ownership of the design, its protection, maintenance and repair in the future.

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Lighting

A well-illuminated shopfront and signage advertises the shop at night, enlivens a street and enhances security. Poorly designed lighting causes glare and light pollution and wastes energy. Shopfront lighting will be designed to:

- a) use low energy fittings wherever possible;
- b) use specific task lighting rather than diffuse ambient lighting.

2. Construction

Local Procurement

Using a local contractor based within the borough will limit travel to and from the site.

Materials

Wherever possible renewable and locally sourced materials will be specified. All timber should be sourced from well-managed forests. All insulation products should be manufactured via non-ozone-depleting processes.

3. Use

Maintenance

Many contemporary construction products are classified as “maintenance free”. Maintenance free products such as acrylic shop signs and light boxes are attractive due to their low capital costs but are costly or impossible to repair once they have reached the end of their fixed design life expectancy. Often these products will need to be replaced at the end of their life creating additional construction waste. High quality and well-maintained timber fascias can last many years. Construction materials for these shopfronts will be selected according to the following criteria:

- a) high quality/extended life span;
- b) repairability.

After the expiry of the defects liability period, shop owners will be responsible for maintenance and upkeep. To ensure that maintenance is straight-forward, materials need to be simple and non-specialist so that they can be maintained by local craftsmen.

Accommodating Change

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The high street is a living entity. Shop-uses change, branding changes, ownership changes and security requirements change. These factors manifest themselves in the shopfronts and have informed the current arrangements. A sustainable shopfront is one that can be customised to accommodate change. To provide for this, shopfronts will be designed:

- a) using low-tech construction methods that allow alteration, adaptation and adjustment by local craftsmen;
- b) using paints/finishes that are changeable so they can be customised with corporate colours;
- c) avoiding large constructional elements (internally illuminated sign boxes etc.) that are very specific to a particular business, in favour of more generic but customisable elements.

Access

It is desirable to maintain or improve disabled access where it is feasible to do so. Changes to shopfront entrances will:

- a) maintain existing access thresholds;
- b) maintain level access or
- c) improve existing ramp access.

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