

PROPOSED REPLACEMENT WINDOWS & OVERCLADDING TO FRONT FACADE, 24 – 32 STEPHENSON WAY, EUSTON, NW1 2HD

KPP Architects

DESIGN & ACCESS STATEMENT



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1.0 Introduction

This Design and Access Statement has been prepared by KPP Architects Limited on behalf of the building owner, the Holdsworth Group, to support an application for Full Planning Approval for minor works to a commercial property located at 24 - 32 Stephenson Way in Euston. The proposals detailed in this document are limited to the replacement of the existing windows to floors 1 to 4 on the Stephenson Way elevation, the overcladding of the entrance storey facing and stair tower to Stephenson Way, and new external signage and lighting.

KPI

ARCHITECT:

The site is located on Stephenson Way, a one-way cobbled street connecting North Gower Street and Euston Road with Euston Street and Euston Square. It is a highly accessible location with a PTAL of 6b (highest achievable). Euston station is 200m to the east, Euston Square Underground Station is 100m to the south, and Warren Street Underground Station is 250m to the west.

The immediately surrounding area is home to a number of academic institutions, hotels, student accommodation, offices and local amenities. The site is located within the Central London Area and within the Euston Area Plan and is within the designated Euston Local Plan Growth Area. The area is mixed in terms of uses with residential and commercial uses throughout the locality.

In 2019 Planning Approval was granted to add a rooftop extension to the existing building, to add a 6th floor and roof terrace, and some of the existing atrium spaces were infilled to create more floor space at lower floors. The reference for this approval is 2019/2733/P. This approval also included the addition of a new insulated render system to the front façade to improve the thermal efficiency of the building and to present a neater, more modern street frontage.

The new application to which this Design & Access statement refers, seeks to further upgrade the existing building by improving the street elevation with new windows to this facade, and the new overcladding of the ground floor and stair tower with an anodised aluminium mesh to the main building entrance and generally provide a more harmonised street frontage.

This Design and Access Statement was prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.





2.0 Site Analysis

The building, subject of this application, is Nos. 12 - 23 Stephenson Way in Euston. While the building is in close proximity to several Conservation areas it is not within a designated area. It is sited immediately outside the Bloomsbury Conservation Area and is to the east of the Regents Park Conservation Area. The building is not Listed.

2.2 THE SITE

The application site area measures 957m2 and the building has for some time been leased as office space. The immediate surroundings of the site are generally characterized by buildings of a much greater scale than the application property as demonstrated by the contextual photos of the area around the application site.



2.3 EXISTING SURROUNDING CONTEXT

VIEW OF THE APPLICATION SITE FROM THE EAST OF STEPHENSON WAY

VIEW OF NEARBY NORTH GOWER STREET



VIEW OF EUSTON ROAD

VIEW OF THE JUNCTION OF EUSTON ROAD AND N. GOWER STREET









ABOVE: THE FACADE OF THE WESLEY HOTEL TO EUSTON STREET WHICH BACKS ONTO THE APPLICATION SITE; THE BRICKWORK AND CRITTALL WINDOWS REFLECT THE ORIGINAL FACADE OF THE APPLICATION BUILDING. BOTH MAY WELL HAVE ORIGINALLY BEEN PART OF THE SAME COMPLEX OF BUILDINGS, THE EUSTON METHODIST CENTRE

EXISTING VIEW OF THE APPLICATION SITE FROM THE EAST OF STEPHENSON WAY

3.0 PROPOSALS

3.1 USE

The property will remain as leased office space. The previously approved rooftop extension and internal reworking and addition to the current floor areas has built on the fundamental suitability of this building to create high quality, modern office space. Subsequently, the proposed replacement windows and overcladding of parts of the street frontage are intended to bring the remaining elements that characterized the original building in line with the more modern approach to the buildings refurbishment.

ARCHITECT

3.2 EXTENT

This application proposes to replace all of the existing windows to the upper floors of the south facing frontage to Stephenson Way, with the exception of the windows to the new rooftop extension, which would remain as existing. Similarly the relatively new existing windows and glazed doors to the ground floor entrance area will be retained and in order to provide a more conspicuous entrance procession, are proposed to be overclad with a metal mesh in a combination of the same bronze anodized finish to match the existing rooftop extension, and Corten steel to highlight the main entrance to the building which is also announced by a new black aluminium canopy over the entrance doors.

While the existing windows to be replaced are not especially old and not in poor condition, the desire to replace them is more to do with the modernization works that have taken place since.

The existing rooftop extension presents a more modern aesthetic than was previously the case and so theres now exists something of a disconnect between the intended aesthetic for the building and the current windows which presumably at an earlier date were chosen on the basis that they mimicked the form and detail of the original Crittall windows. Any questionable heritage value that was derived from the aping of the original fenestration with a white u-pvc replacement seems to have been lost anyway, and its fair to say that the compromised 'historic' aesthetic achieved does not work well at all with the more recent development of the property, and perhaps the changes that are afoot to its wider context.

Moreover, the characteristic form of Stephenson Way has also since been affected greatly by more recent developments in the wider area. Currently under construction, the new sub-station and venting facility for London Underground will change the nature of Stephenson Way significantly, bringing a fundamentally more modern feel to the street with its enigmatic presence. The material tones of the two buildings will work well together, the tone of the glazed ivory white faience tiles of the new substation building is not dissimilar to the existing render finish on the application site, and the proposed works to Nos. 24-32 will further establish a more modern approach to the buildings facade that will also sit well with the new substation building.

It remains to be seen what difference the proposals for the new Euston station building nearby will make to the character and life of Stephenson Way.





A CGI view of the replacement London Underground Sub-station & Vent building currently under construction at the east end of Stephenson Way, soon to occupy the previous site of Wolfson House.

3.3 APPEARANCE



The proposed windows to intermediate floors are in a finish to match the Bronze Anodized aluminium of the existing rooftop extension. The majority are proposed to sit flush with the face of the existing rendered wall finish, with a recessed surround, partly to reduce the likelihood of damage to the render in the process of changing them, but also to create a narrow shadow gap between the new frame and the existing render, so that the window reads as a defined pod, differentiated from the render surface around it.

Additionally, the intention is that some of the new windows will include a matching, projecting surround that extends beyond the existing render to provide some depth to articulate an otherwise flat façade. Within this projecting surround, the frame of the window will sit either flush with the outside of the surround, or deeply recessed into the surround. The composition of flush and projecting windows will articulate the façade by introducing a pattern of shadows, either inside the depth of the window surround or cast onto the surface of the render to express the added depth of the window reveals. Where applicable, the internal reveal depth will be expressed in timber, a warmer material, as a means of concealing any fixings and insulation to enable a sound and thermally efficient installation of the new window units.

The proposed material for the framing of the windows and any associated surrounds and trims is intended to match the finish of the existing rooftop extension. A Bronze Anodized finish presents a complementary colour to the off whites of the existing render and will work well with the general tones of the street as a whole. Red and brown brickwork characterize the street frontages as well as the frequent use of off white renders and in a variety of methods and elements of the existing street frontage.

The same finish is proposed for the majority of the mesh cladding that would be applied to the ground entrance storey, and the existing stair tower to the right hand side of the existing building in order to announce the entrance procession to the building and generally provide the modernised façade that would then reflect the quality of office accommodation available within.

The proposed mesh would be formed into framed panels that would be tailored to suit the existing elements of the building, these panels would then be fixed through the existing render to the original masonry of the front wall, with discrete aluminium brackets set only behind the mesh itself.

The various proposed materials for the overcladding and replacement windows

Bronze Anodised aluminium mesh



Cor-ten steel mesh



and Bronze Anodised framing and surrounds to new windows







Part Elevation to Stephenson Way

Plan details of the varying treatments of the proposed new windows and their surrounds

3.3 APPEARANCE

The intention of the proposed replacement of the existing windows, apart from the general modernization of the building and improvements to its thermal efficiency, is to try to create a more dynamic street frontage to the building which is somewhat at odds with some of the other improvements that have been made over recent years. The previous decision to replace the old Crittall windows with u-pvc approximations of the same has left the central body of this façade somewhat flat and staid. We feel that the combination and contrast between the flush glazing on some of the proposed windows, deepset reveals and the projecting surrounds of others will articulate the façade in a way that it currently is not, and begin to establish a rhythm to the elevation that will work very well in its context.

The goal of the proposed mesh overcladding of parts of the façade and the entrance storey, again apart from a general modernization of the building as a whole and hopefully an equally improved public perception of the same, is to highlight the entrance areas of the ground floor in the interest of clear navigation and understanding of the building and its subdivisions.

All things considered, we feel that the proposed changes would fall much more in line with the current situation which, as it stands feels somewhat in limbo between its original form and the style and materiality of the rooftop extension and the modern high quality office space within.



clear varnished oak surround to interior of existing window opening





FULLY FLUSH WINDOW INSET;

Bronze Anodised aluminium framed window unit with matching recessed flashing to create shadow gap between frame and existing render finish

FLUSH WINDOW IN PROJECTING SURROUND;

Bronze Anodised aluminium framed window unit with matching projecting surround

DEEP SET WINDOW IN PROJECTING SURROUND;

Bronze Anodised aluminium framed window unit with matching projecting surround

4.0 SUSTAINABILITY

4.1 SUSTAINABILITY STATEMENT

The proposed new windows will be very thermally efficient and will complete the thermal envelope of the external walls that adding an insulated render system have begun, and build on the improvements to energy use the addition of the rooftop extension has undoubtedly made. UK Building Regulations requirements have recently upgraded the U-value (a measure of heat loss though the external fabric of a building) that new windows are required to meet, so in replacing the older windows there would be a demonstrable improvement in the energy use of the building in terms of its heating demand. In addition to this, the framing to modern windows tend to be the weakspot for heat loss, so with their relatively uncluttered areas of glass these windows will perform proportionally better than the existing windows with their frankly excessive framing.

The decluttering of the window patterns will also help with the light levels that can be expected in the interior of the building. Less framing will mean more direct transfer of light also benefitting the buildings energy usage in reducing the current reliance on artificial lighting as well as providing higher quality, naturally lit office space.

With these proposals completing this new thermally efficient envelope coupled with the previous works to extend at roof level and the internal refurbishment involving new, much more efficient mechanical systems, the application building will be significantly improved in terms of its energy use and suitability as ongoing high quality office space even in light of recent events and the far reaching changes to the way we can and should use energy in our buildings.

5.0 CONCLUSION

The proposals seek planning approval for minor works to the façade of the existing building in order to further progress the program of modernization that has already begun and has made great strides in producing much higher quality office space befitting of its ideal location in the heart of the bustling Euston area.

The proposal is respectful of the surrounding area and is sympathetic to the site. The form, detail and material specification of all the proposed elements have been considered in light of the existing context and the need to improve both the useability and desirability of the lettable office space, but also to improve the public perception of the building in an area that is likely to see great changes and improvements to its immediate location in the coming years.

Together with the drawings accompanying this application we hope that this Design and Access Statement will demonstrate that these proposals will contribute to providing high quality modern office accommodation while respecting and preserving the qualities of the existing building and the character of its wider context.

As such, we hope that the Local Authority will support this application

KILMARTINPLOWMAN&PARTNERS Lodge House, 12 Town Street, Horsforth, Leeds, LS18 4RJ t. 0113 239 0460 e. architects@kpp-leeds.co.uk w. www.kpp-leeds.co.uk