

**Planning, Design and Access Statement  
Mainframe, 24 Eversholt Street, NW1 1AD**

**November 2023**

**Contents**

	Page
1. Introduction.....	2
2. Site Description .....	3
3. Planning History .....	4
4. Proposed Works .....	5
5. Planning Policy Assessment .....	5
6. Conclusion .....	6

## 1. Introduction

1.1 Daniel Watney LLP has been instructed to submit a planning application relating to works at Mainframe, 24 Eversholt Street, NW1 1AD.

1.2 Supported by this Planning, Design and Access Statement and a full drawing pack including existing and proposed plans and elevations, this application proposes the following:

*“Proposed minor alterations to façade at the western and northern elevations, including the insertion of two doors and ventilation louvres, and addition of external duct within an internal atrium fully contained within the building envelope”*

1.3 This statement considers the existing site and its context at Section 2.0, with the relevant planning history reviewed in Section 3.0. Section 4.0 outlines the works proposed, whilst Section 5.0 provides an assessment of the scheme against relevant planning policies. Section 6.0 provides a summary and concludes.

## 2. Site Description

- 2.1 Mainframe is a nine-story office building erected in the 1930's, falling within the London Borough of Camden and in close proximity to Euston Station. The site measures 0.16ha in area (see Figure 1 below) and comprises a purpose-built office building in an area of mixed-character. To the north and to the east lies a mixture of commercial and residential uses on Doric Way and more widely the principally residential area of Somers Town. To the south the area is of a more commercial nature.



Figure 1 – Site Location with Red Line Boundary

- 2.2 The area enjoys a varied mix of uses, as well as a varied character in terms of its architecture. The building is not statutorily listed, nor does it fall within a Conservation Area. It has been identified as a Locally Listed Building by London Borough of Camden, as well as falling within the background assessment area of the London View Management Framework view 6A.1 (Blackheath Point to St. Paul's Cathedral). The site also falls within the designated centre of Eversholt Street South, a designation for neighbourhood centres falling within the Central Activities Zone.
- 2.3 The site has a PTAL rating of 6b, the highest rating available. Flood risk mapping indicates that the site is in flood zone one and is not at risk fluvial nor surface water flooding.

### 3. Planning History

3.1 Daniel Watney LLP has reviewed the planning history for the site as made available online by the London Borough of Camden. Where relevant this is reproduced in chronological order in Table 1 below.

Reference	Description	Decision	Date
2011/3120/P	Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251) for the dual use (in whole or in part) of the basement to eighth floor for (B1) offices or (D1) educational purposes with ancillary functions, personal to Learning Tree International Ltd - to extend personal permission to include EC English London Ltd.	Approved	13/09/2011
2013/3027/P	External alterations at ground floor level including installation entrance doors, ramped entrance area and cigarette bins to office (Class B1).	Approved	15/08/2013
2020/4138/P	Variation of condition 1 (personal permission) of planning permission 2011/3120/P dated 13/09/2011 ["(Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251)"] namely to extend lawful use to Class E 'Commercial, Business and Service'.	Approved	28/11/2020
2021/0882/P	Replacement of existing double doors on South East elevation entrance with glazed automatic doors with push pad entry system.	Approved	06/05/2023
2022/0487/P	Various extensions and alterations including a new atrium roof, external roof terrace at level 9, balconies at levels 1-8, removal of the existing atrium roof at level 1, rear roof extension at levels 7 and 8 to provide additional Class E floorspace, and new plant enclosure at roof level.	Approved	26/07/2023
2022/5648/P	Creation of roof terrace at seventh floor level with associated works.	Approved	05/04/2023
2022/5647/P	Replacement of plant machinery at rooftop level	Approved	31/03/2023
2023/2264/P	Proposed insertion of two doors on ground floor and introduction of ventilation louvres	Approved	13/09/2023
2023/3569/A	Installation of 2 non-illuminated projecting signs and 3 fascia signs	Approved	14/09/2023
2023/1440/P	Use of existing external areas at 7th and 8th floor levels on front elevation as balconies, including the installation of balustrades and access doors	Approved	14/09/2023
2023/2915/A	Erection of fascia, wayfinding and projecting signs along the Doric Way, Lancing Street and Eversholt Street elevation of Mainframe, and proposed wayfinding markings to the access ramp adjacent to the Lancing Street Entrance	Approved	14/09/2023

## 4. Proposed Works

4.1 The description of development is as follows:

*“Proposed minor alterations to façade at the western and northern elevations, including the insertion of two doors and ventilation louvres, and addition of external duct within an internal courtyard to the rear of the building”*

4.2 The proposed works are very similar to the works previously approved under 2023/2264/P, with this proposal concerning similar treatment to the opposite side of the building. The proposed door on the Eversholt Street elevation would act as the main entrance/exit to the unit and with the other door proposed on the Doric Way elevation being required to act as a fire escape door. The external duct would be necessary for extraction and is positioned so that it is entirely within the building’s internal courtyard, ensuring it is appropriately screened from external views and would have no impact in terms of visual amenity.

## 5. Planning Policy Assessment

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan currently comprises:

- The London Plan (2021); and
- The Camden Local Plan (2017).

5.3 Regard also needs to be given to material considerations including LB Camden’s Planning Guidance and wider planning guidance including the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

5.4 In the above context, the relevant planning policy considerations relate to the acceptability of the proposal with regards to its impact on visual amenity and in terms of its impact on neighbouring amenity, as well highways impacts. These matters are drawn out in turn below.

### *Impact on Visual Amenity*

5.5 Local Plan Policy D1 (Design) requires all new development to respect local context and character, preserve or enhance the historic environment and heritage assets. With regards to heritage impacts, Policy D2 (Heritage) seeks to protect non-designated heritage assets from harm. Policy D3 (Shopfronts) sets out the requirements for high standard design in new shopfronts.

5.6 Forming a part of a designated neighbourhood centre falling within the Central Activities Zone (the Eversholt Street South centre) the proposed changes would result in a typical and expected commercial design at ground floor level. The proposed doorway on the Eversholt elevation would match the door previously approved on the same elevation for 2023/2264/P and therefore the symmetry of the building would be enhanced improving its design quality. The new door proposed on the Doric Way elevation would not change the dimensions of the glazed windows on the ground floor and therefore maintain a good level of symmetry that the building possesses on this elevation. Additionally, the symmetry of the north western and south western corners of the building would be maintained given both openings into the building remain the same size and scale – notwithstanding that these corners cannot be perceived in any view at the same time.

- 5.7 The consequential removal of the railings is minor and does not impact the character of the building or area (a point referenced by planning officers in the decision notice for the approval 2023/2264/P).
- 5.8 With regards to the introduction of the two proposed doorways, this has the benefit of adding further activity into the street frontage as well as visual interest.
- 5.9 On the proposed louvres on the Doric Way elevation, these would be placed on existing ground and overhead panels (as opposed to any window openings). As such, the change in terms of visual impact would be imperceptible.
- 5.10 Turning to the proposed external duct extraction, this would be entirely situated within the internal courtyard of the building with the building itself providing visual screening on all sides. As a result this element would not be visible from any nearby view, and given the scale of the duct is unlikely to be visible in longer views.
- 5.11 In complying with Policy D3 of the Camden Local Plan, the proposal would be of a design which carefully considers its relationship with the surrounding context as well as Mainframe and its architectural features, would improve community safety and increase natural surveillance through greater activity and permeability at ground floor level, and would improve accessibility credentials for this part of the building by including two new entrances. The external duct to the rear of the building lies entirely within an internal courtyard and therefore has no impact in terms of visual amenity. As such, the proposal would be in keeping with the character and appearance of the area and improve the visual amenity provided by Mainframe.

#### *Impact on Neighbouring Amenity*

- 5.12 Local Plan Policy A1 (Management the Impact of Development) protects the quality of life of occupiers and neighbours, seeking to ensure the amenity of such is protected.
- 5.13 The proposal, amounting to small-scale changes to the elevation at ground floor level, would have no impact on neighbouring amenity (a point reflected by planning officers in the decision notice for the approval 2023/2264/P).

#### *Highways Impacts*

- 5.14 Local Plan Policy A1 (Management the Impact of Development), further to the above, requires consideration of transport impacts in all new development.
- 5.15 The minor elevational changes proposed would have no highways impacts. Turning to the introduction of two doorways, the proposed entrance onto Eversholt Street is appropriately placed in the elevation so that it is sufficiently distanced from the nearby bus stop, and therefore causing no impact on pedestrian traffic. The proposed entrance on the south western corner of the building would also be sufficiently distanced from the pedestrian crossing.



## **6. Conclusion**

- 6.1 This Planning, Design and Access Statement has been prepared in support of a full planning application at Mainframe, NW1 1AD.
- 6.2 The proposal, comprising minor changes to the ground floor elevation which take advantage of existing architectural features of Mainframe, should be considered acceptable in terms of its impacts on visual amenity, neighbouring amenity, and on the highways network. The proposed design is appropriate in the surrounding context, being a commercial area and designated centre falling within the CAZ, as well as within the context of Mainframe itself.
- 6.3 In this context, alongside the supportive local policies E1 and E2 which seek to bolster and protect commercial premises in LB Camden, the proposal should be considered acceptable.