

# **DESIGN AND ACCESS STATEMENT**

**335 Euston Road, London, NW1 3AD**

Prepared By

**The Gillett Macleod Partnership**

**14<sup>th</sup> August 2024**

## **CONTEXT**

The application site lies on the south side of the Euston Road and is currently occupied by a single storey building housing a shoe repair business. The application site is located within the Central London area.

The current building on site is located within a row of terraced buildings ranging from 2-3 storeys in height. To the east of the terrace there is a 6 storey building. From this information it can be seen that the single storey building on site is an unusual feature in the street scene and represents a large underutilisation of the site.

The site is not within a conservation area and is quite close to the Fitzroy Square conservation area but at a distance which makes the application site insignificant in this respect. The same can be said for the listed buildings at No's 56-68 Warren Street which are close by.

A pre-app report application was submitted to Camden Council on the 23<sup>rd</sup> August 2022 and a report issued on the 27<sup>th</sup> June 2023, reference: 2022/3653/PRE, which has provided a useful tool in the preparation of this application and trust that it will facilitate a prompt decision as our client is keen to progress the project.

## **PLANNING POLICIES**

The following relevant planning policies have been used in the preparation of the proposal:

1. The National Planning Policy Framework, 2021;
2. The London Plan, 2021;
3. The Camden Local Plan, 2017:
  - G1 – Delivery and Location of Growth
  - C1 – Health and Wellbeing
  - C2 – Community Facilities
  - E1 – Economic Development
  - A1 – Managing the Impact of Development
  - A4 – Noise and Vibration
  - A5 – Basements

- D1 – Design
- D2 – Heritage
- D3 – Shop Fronts
- CC1 – Climate Change Mitigation
- CC2 – Adapting to Climate Change
- CC4 – Air Quality

## **DESIGN**

The proposal is to demolish the existing single storey retail unit and erect a 3 storey building plus a basement level. The building would be used as a medical facility with the basement housing a CT scanner. The ground, first and second floors will be used for consulting rooms and ultrasound/echocardiography. The facility will add much needed medical and multi-modality diagnostic healthcare capacity, serving the needs of the local population and beyond.

The proposal has a Mansard style roof that matches the adjoining building at 337 Euston Road which was built approximately 20 years ago.

The application site is not located within a town or neighbourhood centre but it has been confirmed in the pre-app application dated 27<sup>th</sup> June 2023, reference: 2022/3653/PRE, that, given the close proximity of other shoe repair shops and the unviability of the current use that there is no objection in principle for the use of the site as a medical facility.

The proposed elevational treatment has been designed to take into account the comments made in the pre-app report and features two small openings at each level and avoiding a large shop front window which was considered objectionable.

The pre-app report called for various reports to be submitted with the application. In order to show compliance with the various requirements and policies these reports are attached herewith as follows:

- Appendix 1: Air Assessment;
- Appendix 2: Basement Impact Assessment;
- Appendix 3: Construction Management Plan;
- Appendix 4: Light Assessment;
- Appendix 5: Noise Assessment;
- Appendix 6: SBEM Energy Report;
- Appendix 7: Sustainability Statement;
- Appendix 8: Whole Life Carbon Report.

## **ACCESS**

A full disabled standard lift will be provided to all levels and a level threshold will be provided to the entrance of adequate width to facilitate disabled access.

## **CONCLUSION**

The pre-app report accepts that the principle of the proposed medical facility in the form of 3 storey building with basement is accepted. The age and construction of the existing building makes the viability of retaining the existing building unfeasible and given the small size of the building it is not practical to retain the building on site. The proposed design has been adjusted to take into account all of the comments made at the pre-app stage and would fit in with the street scene taking its reference from the adjoining property at 337 Euston Road.