

Design and Access Statement

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1. Background

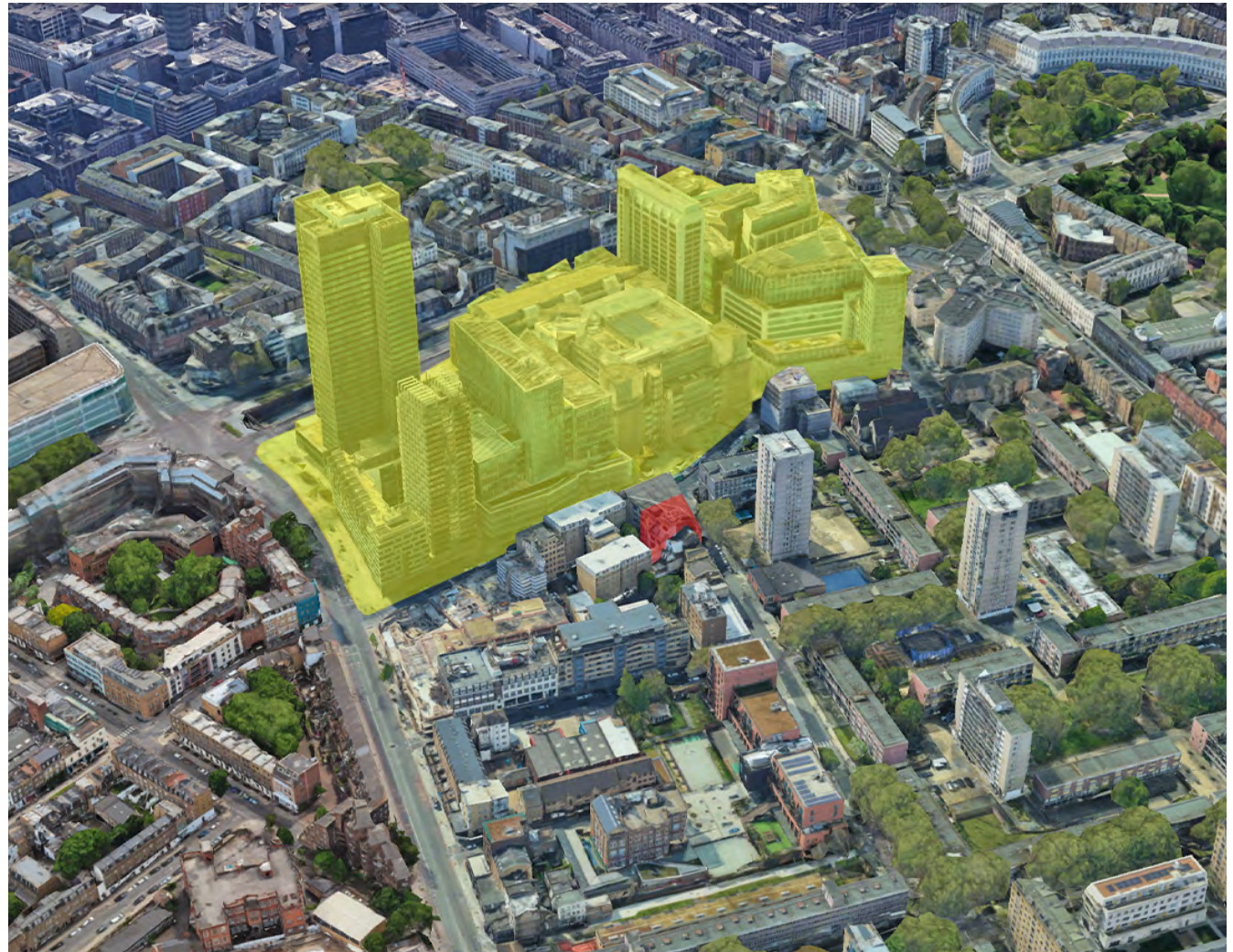
Drummond Street is located in the Euston Area, with nearby buildings of mixed-use, office, residential, and life sciences. It is located on the doorstep of a major rail gateway into the capital with the development of HS2.

Drummond Street lies North West of Euston Railway station and comparatively quieter compared to Euston Road which it runs parallel with. The building is part of a terrace of nondescript modern buildings mainly from the 80/90s. The other side of Drummond Street is home to large and recent office and life sciences developments.

British Land have identified nearby *184-192 Drummond Street*, a 5-minute walk from 1 Triton Square, as the proposed location for a future fit out project, and are looking to improve on the elevation façade for access for future tenants.

Legend:

-  *184-192 Drummond Street*
-  *British Land Regent's Place Campus*



184-192 Drummond Street

2. Building Description

184-192 Drummond Street is on the junction of Drummond Street adjoining Stanhope Street NW1. The site is within a busy commercial area with numerous offices, education buildings, restaurants, shops and residential apartments within the vicinity. Nearby building use includes student accommodation, educational use, offices, life science use, and residential.

184-192 Drummond Street is a locally listed, 5-storey (plus basement) steel framed building faced in stock brick with generous fenestration. The building was constructed in the early part of the 20th century as a furniture warehouse but only a small part of this original fabric survives. It was later converted into office accommodation and underwent a major refurbishment in 2000s.



West Elevation

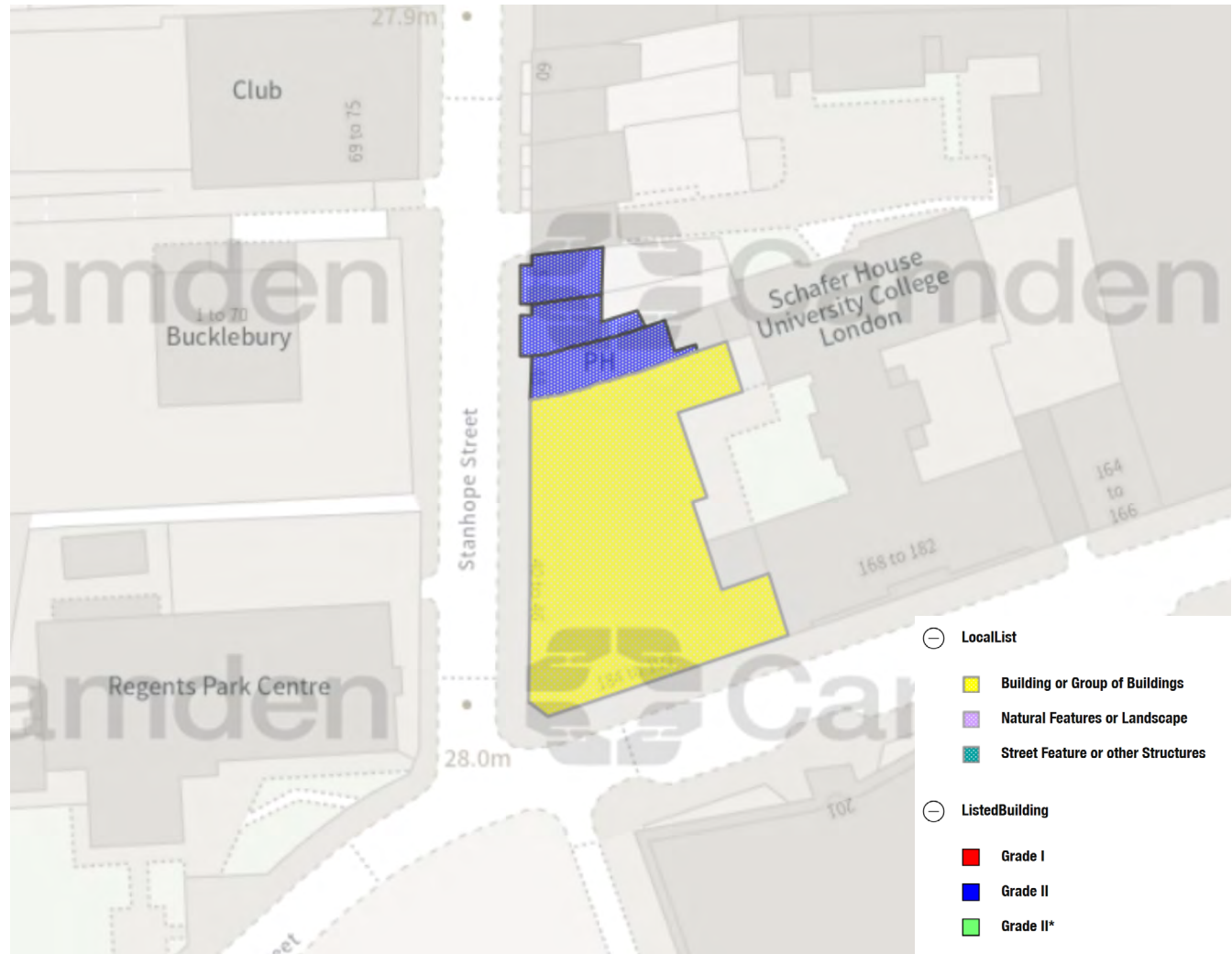
3. Heritage Context

The site, 184-192 Drummond Street, is a locally listed building. It is not situated within a conservation area.

Camden defines its Local List as containing ‘elements of the historic environment that are not already designated but which nonetheless contribute to a sense of place, local distinctiveness and civic pride.’

It describes the site as having Architectural and Townscape Significance as an: ‘early to mid-20th century office building on corner of Drummond Street and Stanhope Street. Of 5 storeys, in stock brick with horizontal linear bands of windows creating a striking street presence and clearly marking this corner site.’

Immediately adjacent to the site, on Stanhope Street, are 3 Grade II listed buildings. These are: the former Lord Nelson Public House, 48, Stanhope Street (c.1889) and 50 & 52 Stanhope Street, two brick built terraced houses of c.1804.



Borough of Camden Listing Map

3. Heritage Context

3.1 Map Progression

The large warehouse building was completed at some point between the publication of the 1895 OS map and the 1915 OS map, probably as a furniture warehouse or manufactory. It replaced a number of individual homes and business premises, some of which are shown by directory evidence as being occupied by small furniture manufacturers and allied trades. Furniture manufacturing had become well established in this part of Camden during the latter part of the 19th century, supplying high-end retailers in central London including Waring and Gillow and Heals’ which were both located on nearby Tottenham Court Road.

The site was badly damaged by bombing during the Blitz of the Second World War. The LCC Bomb damage map (1945) colours the site purple indicating ‘damaged beyond repair’. To the north, terraced properties were coloured green for ‘clearance’ indicating sites to be redeveloped, however as is evidenced today, full clearance was not carried out and Nos 60-48 Stanhope Street were retained. The Site was rebuilt behind a remnant of the retained façade – three bays on Stanhope Street - and continued as a furniture manufacturing workshop as noted on the 1953 OS map.

The post war period saw the slow decline of many of London’s traditional manufacturing businesses such as furniture making and those which survived relocated to larger premises outside of central London. By the last quarter of the 20th century, the site, like many now redundant warehouse buildings were converted into office use.



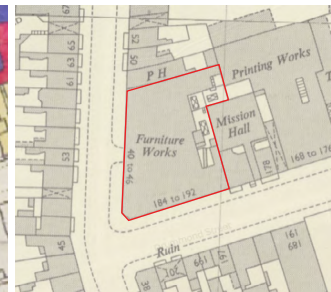
OS 1895 (Extract)



OS 1916 (Extract)



LCC Bomb Damage Map 1945



OS 1953 (Extract)

4. Proposal

4.1 Proposal Aims

British Land is planning to lease the ground floor of 184-192 Drummond Street, and to create a permanent workplace.

The proposals are modest but will greatly improve the continuing economic vitality of the building as well as its appearance and its contribution to the streetscape and setting of nearby listed buildings .

4.1 Proposal Description

The proposal aims to improve the building’s relationship with the street, providing a new entrance between the two main access points by replacing a glazing panel on Drummond St. The new entrance would be designed with a burnished metal frame tying in with the existing windows.

Adding a new entrance would provide the opportunity to consolidate the external bin enclosure through a ready built solution, while ensuring limited impact on public highway.

Internal conditions will also be improved through replacing the existing glazing on the West façade with double glazing, with the same sizing and materiality as the existing windows.



Proposed West Elevation Drawing

4. Proposal

4.3 Access

At present there are two points of main access with all access from the west elevation.

One internal access point on the north side, which steps down into the internal space. One internal access point on the west elevation which steps onto a raised platform that will be demolished.

The new entrance will be recessed to be in line with the existing left access door (Viewed from outside). Creating access to the centre of the floor plate, improving tenant experience and access to the building.

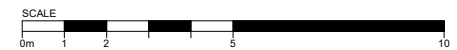
Proposed changes are to tie in to existing building materiality.

The bin enclosure is to be made of similar black powder coated metal/masonry similar to the facade.

Whereas the new replacement glazing is to use the same materiality and layout as the existing facade



Access Diagram



4. Proposal

4.4 Drummond St New Entrance

It is proposed to introduce a new level access entrance on Stanhope Street by (re)opening the southernmost ground floor window.

This new entrance will balance the existing door in the northernmost bay and will be designed with a burnished metal frame to tie in with the existing metal-framed windows. Creating a welcoming entrance while acknowledging the existing language of the building through size, layout and materiality.

The new entrance would provide direct access into the centre of *184-192 Drummond Street* as compared to the two existing access points which step down into the space. This would improve tenant experience, increase the value of the space, and improve ability for the space to function as a knowledge hub and incubator for British Land's Regent's Place Campus.



Existing Access Point



Existing Access Point



Entrance Precedent



4. Proposal

4.5 Consolidated Bin Enclosure

A permanent solution to the existing on-street bin storage, which is an eyesore and detracting to the setting of the adjacent listed buildings, will introduce a low-key and contextually sensitive bin enclosure to tidy up this area, with similar materiality to the proposed entrance.

The solution in question would ensure limited impact on the public highway, being over 2000mm and compliant with the Department for Transport's Inclusive Mobility best practice document. Also improving the streetscape through introducing planting on the bin enclosure.



Impact on Pedestrian Highway



Existing Bin Storage



Impact on Elevation



Bin Enclosure Precedent



Bin Enclosure Planting Options

4. Proposal

4.6 Replaced Glazing

Selected windows at ground and first floor will be replaced with double-glazed units to match existing in order to improve levels of occupier comfort as well as sustainability.

The replaced glazing would not only improve building energy efficiency, but also the internal condition of the space.



West Elevation Replaced Glazing

4. Proposal

4.7 Proposal Heritage Context

The present building is large with 6 wide bays to Drummond Street and 8 bays to Stanhope Street. The main access is on the chamfered corner where Drummond and Stanhope Streets meet and there are further, subsidiary, entrances on both streets. Internally the site is post-war fabric.

The proposals affect only to the three northernmost bays of the Stanhope Street elevation - the surviving part of the original pre-war façade. On closer inspection it is clear to see where the post and pre-war façades meet with the brickwork and window design, although very similar in colour (yellow stock), style (metal framed and multi-paned) and orientation (generous horizontal), being clearly different. The original balance of the elevation was greatly altered post-war and is far from pristine. Below the southernmost ground floor window is brick infill below which indicates either that there would have originally been a door opening here or it may be blast damage repair. The ground floor windows are both timber framed whereas those in the upper floors are metal framed. All are likely to be post-war replacements given the level of blast damage that the building sustained.

4.8 Proposal Effect on Heritage Significance

The proposals have been informed by a careful study of the building's history and context, including a review of earlier phases of alterations which have affected its original fabric and character and the effect of such works upon elements of its heritage significance. Given the importance of the external appearance of the locally listed building and the role it plays in the setting of the adjacent listed buildings, particular attention has been paid to supporting and sustaining its character and appearance.

The proposals include the sensitive remodelling of selected ground floor windows and access arrangements which will avoid harm to the building's significance and deliver whilst enabling the delivery of accessible office accommodation. The proposal also offers an opportunity to fix a key and problematic element of having on-street waste storage by creating a modest bin enclosure with the aim of improving the character and appearance of the locally listed building and the setting of the adjacent listed buildings.

The interventions will be carried out in a sensitive manner using appropriate methods and materials. The demolition of the window at ground floor to allow the introduction of the door, will result in the loss of one timber-framed window, which is likely to be a post-war insertion. The proposals will not adversely impact upon the wider fabric of the locally listed building or cause harm to its interest as embodied in its architectural form or townscape significance but will preserve and enhance these qualities.

The proposals have been developed with due consideration of S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 by preserving the setting of listed buildings and seek to be consistent with the heritage policies of the National Planning Policy Framework and Camden Local Plan as well as Historic England's guidance in relation to heritage assets.



Existing West Elevation Drawing



New bin store,
burnished metal,
planting on top

New double door
entrance with glazing
panel on top, burnished
metal frame

Replacement of glazing with double glazed windows,
in existing structural void above pavement lights

Proposed West Elevation Drawing

5. Conclusion

The proposals offer an opportunity to improve both the office building and the general streetscape around the building by adding a new level access point, consolidating the street side bin enclosure, and replace the existing glazing based on the original building design.

Overall these changes serve to improve, preserve and enhance the character of the building so consent should be granted.



Proposed West Elevation Drawing

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