

DESIGN & ACCESS STATEMENT



TO ACCOMPANY A SUBMISSION TO CAMDEN COUNCIL
FOR PROPOSED ALTERATIONS AND EXTENSION TO

David Gallagher Associates
268 The Flower Market
New Covent Garden Market
London SW8 5NB
Telephone 020 7834 9474
info@dga-architects.co.uk
www.dga-architects.co.uk

TABLE OF CONTENTS

1.0	INTRODUCTION	5
2.0	OVERVIEW OF SITE	7
2.1	Existing buildings	
2.2	Change of use at ground floor and basement	
2.3	Historic status of site	
3.0	DESCRIPTION OF PROPOSALS	8
3.1	The proposal	
3.2	Proposed Rear Extension	
3.3	Proposed Pavement Lights	
3.4	Proposed Internal Residential Alterations	
3.5	Proposed Internal Commercial Alterations	
4.0	PRE-APPLICATION MEETING AND INITIAL FEEDBACK	12
4.1	Bulk & height	
4.2	Daylight & sunlight	
4.3	Sustainability measures	
5.0	HERITAGE	13
6.0	SUMMARY OF DESIGN APPROACH	14
7.0	ACCOMMODATION STANDARDS	15
8.0	ACCESS	15
	APPENDICES	
i	Drawings and photographs of site context	
ii	Drawings of Existing Buildings	
ii	Drawings of Proposed Buildings	

1.0 INTRODUCTION

This pre-application document has been prepared by David Gallagher Associates (DGA), Chartered Architects, on behalf of our client KCC 1 Ltd and is submitted in support of a pre-application submission to the London Borough of Camden for proposals at 17 & 19 Chalton Street, London NW1 1JD.

The location of the site close to the Euston Road, almost equidistant between Euston and Kings Cross/St Pancras stations, makes it an ideal location for this type of residential provision, providing affordable rental accommodation near to transport facilities and employment opportunities.

The proposals seek to provide 4 no. additional HMO bedrooms at 17-19 Chalton Street, and this report will demonstrate that with an architecturally sensitive rear addition, the number of HMO bedrooms in the two properties can be increased from 12 to 16 in total.

The Project Team

Client	KCC 1 Ltd
Planning	DP9
Architect	DGA Architects
Daylighting consultants	Delva Patman Redler



Site location showing major roads and rail links



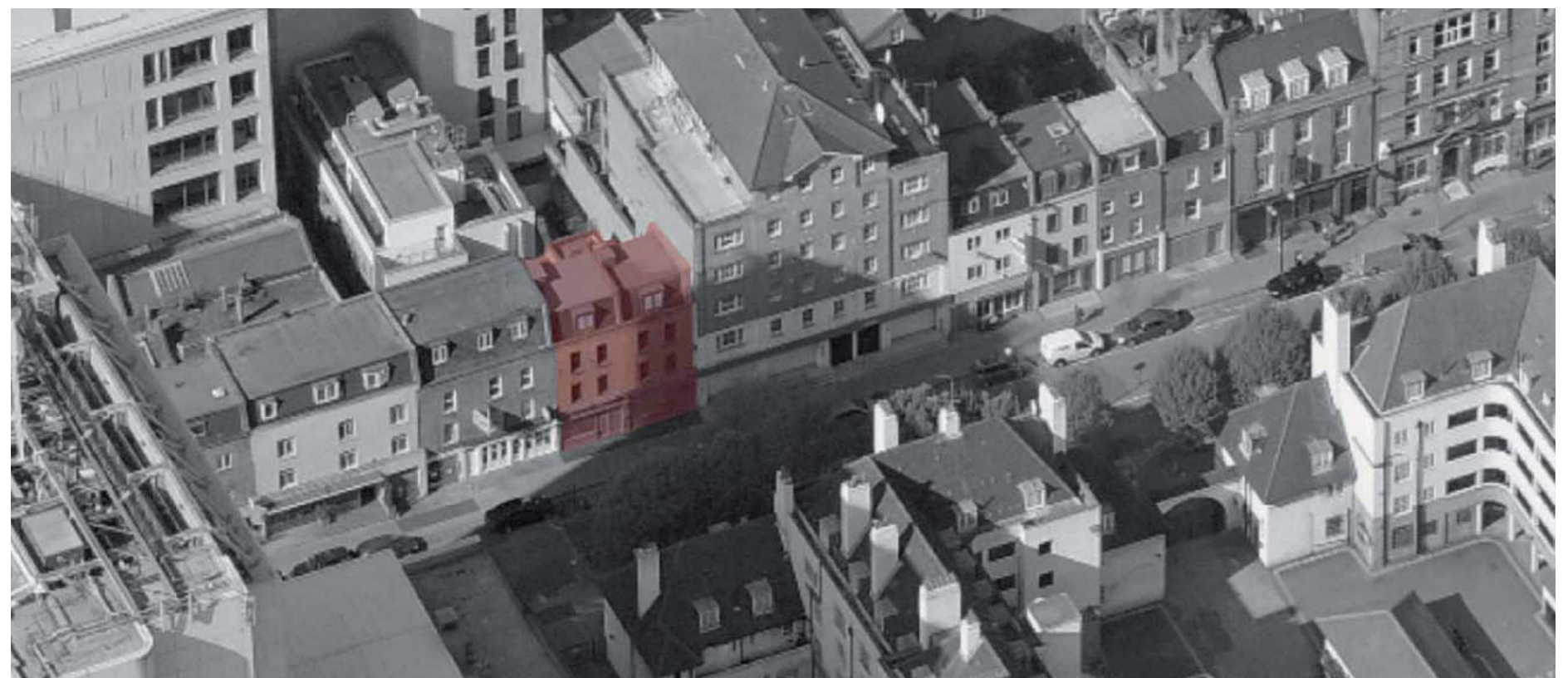
17 & 19 Chalton Street - existing buildings in street context

2.0 OVERVIEW OF THE SITE

- 2.1 Existing buildings** - Nos 17 & 19 lie close to the southern end of Chalton Street within 70m of Euston Road, and front on to the start of a widened portion of the street which caters for the Friday street market. The two properties were originally built as separate 3-storey plus basement terrace properties, with commercial ground floors presenting similar shop fronts to the street. Separate planning permissions were granted to both 17 and 19 in 1984 allowing the addition of a mansard roof storey to each and the conversion of each of the properties to a 3-storey maisonette above the basement & ground floor commercial units. Both permissions have been implemented.
- 2.2 Change of use at ground floor and basement** - The commercial units were used as a massage parlour/brothel prior to being closed down in 2013. Planning reference number 2013/6782/P sought a change of use for both units from massage parlour (Sui Generis) to office (Class B1). Permission was granted in December 2013.
- 2.3 Historic status of site** - 17 and 19 Chalton Street are not listed buildings nor is either one within a Conservation Area. Furthermore, the properties are not considered to be heritage assets and have no designation under local heritage listings.



O.S. Map - Site outline in red



Aerial view of Chalton Street - Existing buildings at 17 & 19 in red

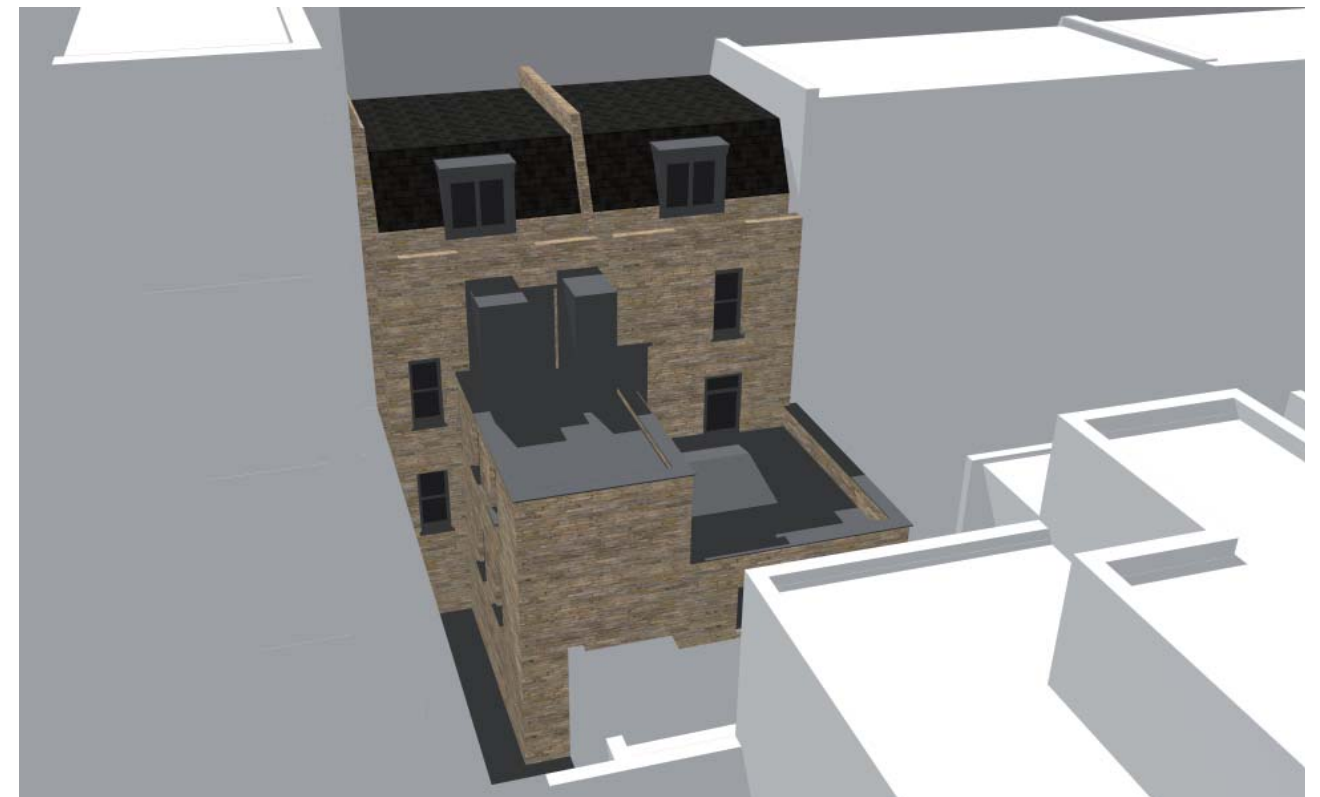
3.0 DESCRIPTION OF PROPOSALS

3.1 The proposal - is to extend both 17 & 19 Chalton Street to the rear within Camden's Design Policy, to consist of:

- (a) The addition of 2 floors to the existing rear return of no. 17, rising from 1 to 3-storeys.
- (b) The addition of 1 floor to the existing rear return of no. 19, rising from 2 to 3-storeys.

Minor works to the front forecourt which will enhance the quality of light at basement level in the office units are also proposed, namely:

- (c) the reintroduction of natural light to basement by providing pavement lights over the former lightwells in the land behind the public footpath.



Existing buildings as viewed from rear



Proposed rear extension



Rear of neighbours to south (1-15 Chalton Street)



Rear of 15, 17-19 and 21-27 Chalton Street

3.2 Proposed Rear Extension – both 17 and 19 Chalton Street currently extend to the rear boundary within a narrower footprint than the main building. No 17 terminates at ground floor and No 19 at first floor. The proposal is to add 1-storeys to the existing rear extension to No 19, and 2-storeys to No 17.

The adjoining property to the rear and side (west and south) of 17/19 is 1-5 Christopher Place, occupied by an educational facility called the Speech, Language and Hearing Centre. The Centre has an external walled amenity area which lies just to the west of the rear boundary.

An analysis of the daylight/sunlight impact on this amenity area of an extension to 17/19 was carried out by a daylight/sunlight consultant. Although no significant detrimental effect would arise even if the proposed extension was carried up vertically from the rear boundary, it was decided however to step the rear wall of the proposed extension away from the boundary at each level to minimise the sense of enclosure. By stepping the rear extension, the two upper recesses move sufficiently away from the rear boundary to allow for the insertion of windows, which are envisaged as having obscured glass lower sashes.

In addition, the roof of the top of the extension has been angled to further minimise the sense of enclosure and maximise daylight to the western neighbour.



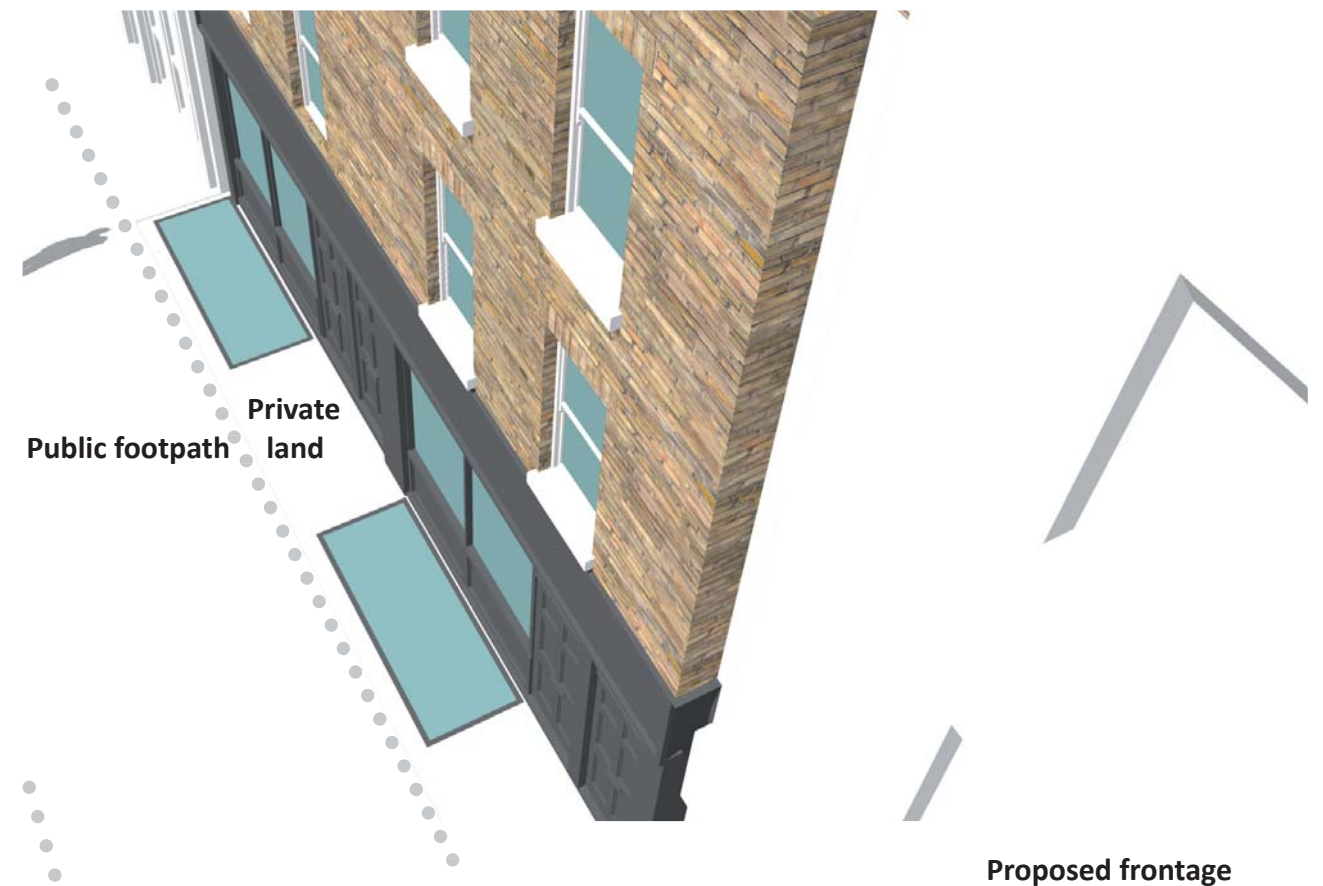
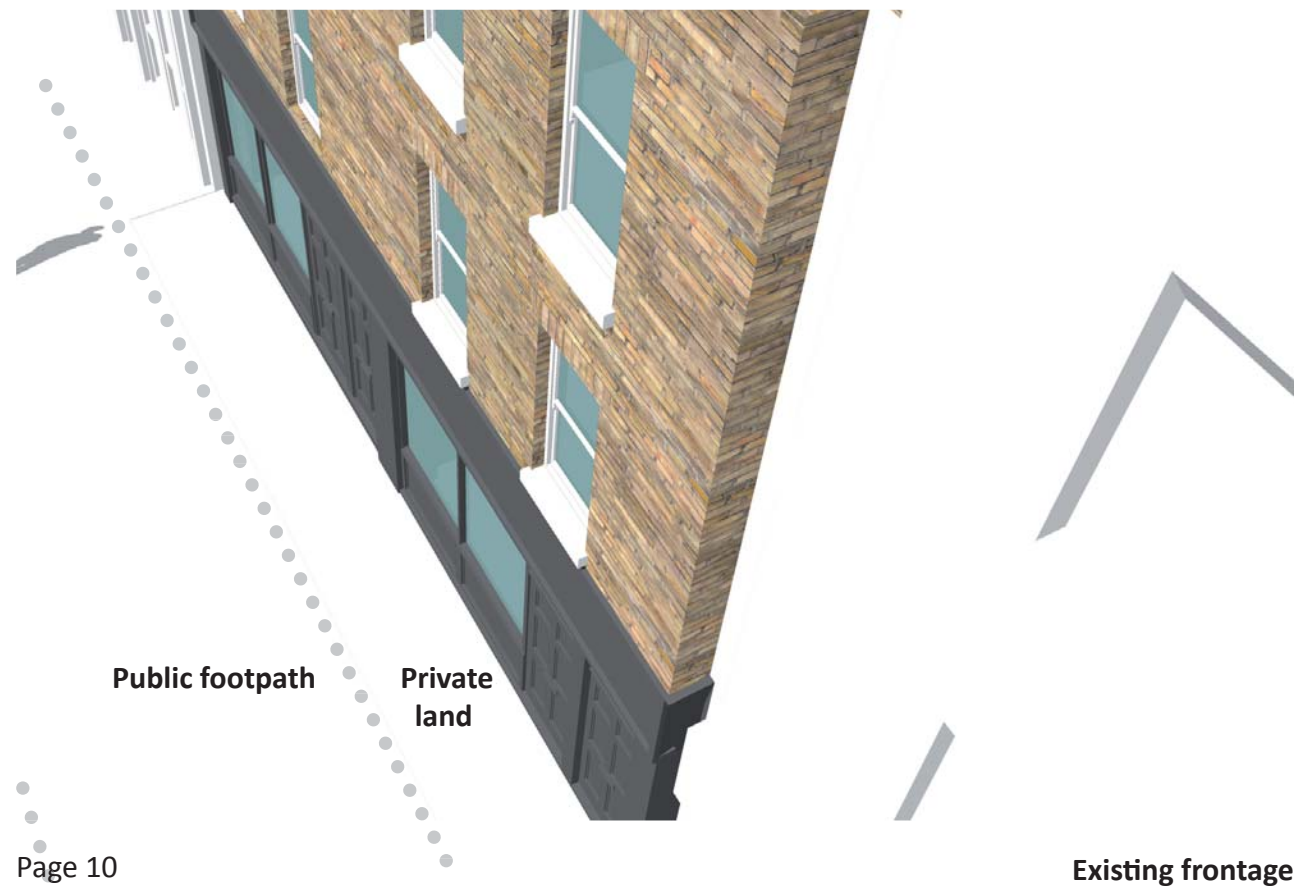
Rear of existing buildings



Rear of proposed buildings

3.3 Proposed Pavement Lights – the basement portion of each commercial unit is devoid of natural light or ventilation at present. It is proposed that daylight be re-instated in each, and that this be achieved through the provision of pavement lights in the area of the former lightwells in a privately-owned forecourt area within the curtilage of the property.

The former lightwells connect the main basement with substantial vaulted areas beneath the public footpath. With pavement lights overhead, the basement of each unit will receive daylight from the east, similar to other spaces on the front façade. This will transform the quality of the basement spaces to the benefit of occupants.



3.4 Proposed Internal Residential Alterations – Nos 17 and 19 are currently separate properties each containing ground floor/basement commercial units and a 6-bed C4 HMO on rear ground and upper floors. The proposal is to change the two 6-room C4 HMOs to two larger sui-generis HMOs, resulting in an overall increase in units from 12 to 16 bedroom units. 17 Chalton Street will contain 8 rooms with shared facilities and 19 Chalton Street will contain 8 rooms with shared facilities. Each HMO will maintain separate access.

3.5 Proposed Internal Commercial Alterations – the proposed addition of pavement lights will offer natural light to all parts of the B1 office space, enabling basement areas to receive natural light as well as ground floor.

Note: Refer to Appendices for accompanying detail drawings

Key to proposed floor plans
Red B1 office units at ground floor and basement level
Blue HMO at 17 Chalton Street
Yellow HMO at 19 Chalton Street



4.0 PRE-APPLICATION MEETING AND INITIAL FEEDBACK

One pre-application meeting with the LPA's Officers has been held to date, with proposals for a larger scheme discussed. The main concerns which were expressed by Officers are outlined below, as well as how each of those concerns has been addressed by the design team in preparation for this submission.

4.1 Bulk & height - Camden's Planning Officer identified that there was scope for a **sympathetically designed rear extension**. Assuming the footprint of the existing upper ground level, the rear extension which had previously been put forward sought to extend vertically by 2- and 3-storeys.

In light of the Officer's comments, the proposal has been pared back to a vertical extension of 1- and 2-storeys. The upper storey of this extension has been **stepped back** from the rear boundary, with its **roof angled** to minimise the sense of enclosure and maximise daylight to the SLHC to the west.

An earlier proposal to **extend the main buildings vertically** by one storey was deemed unacceptable in principle.

4.2 Daylight & sunlight - The installation of two open **lightwells** to the street frontage was discussed and Camden's Planning Officer felt that this element of the proposals should be reconsidered, owing to the shallow nature of the front forecourt.

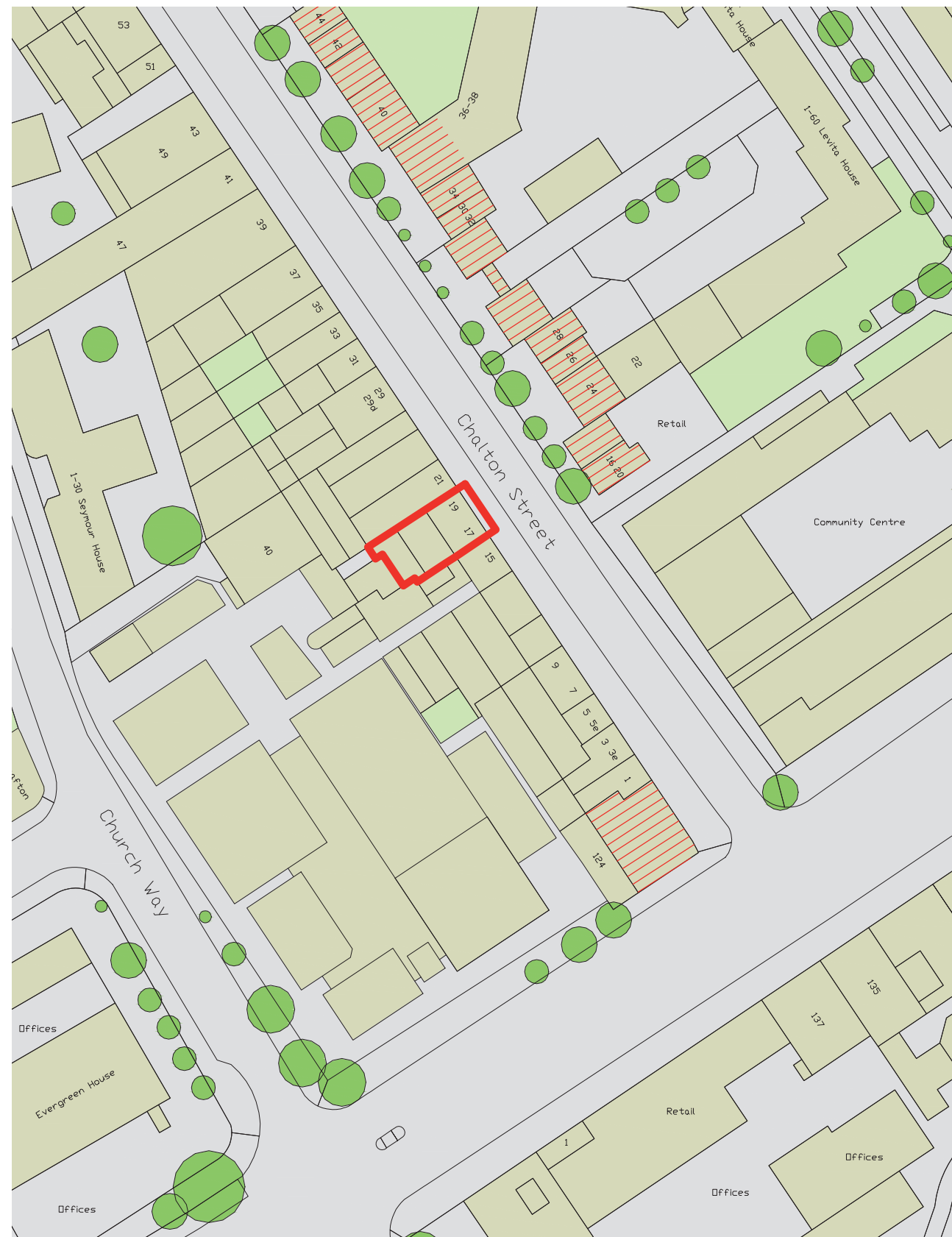
The scheme has responded to the Planning Officer's comments in this regard, with proposals for the **re-introduction of natural light** to the **basement and vaults** is to be achieved by means of two **pavement lights** set in the forecourt area.

As discussed previously, the rear extension has been stepped back and angled in response to concerns over daylight in the SLHC amenity space which is located to the west of the rear boundary. A **detailed analysis** of the impact of the proposed rear extension on its neighbours has been completed by daylight consultants DPR.

4.3 Sustainability measures - The officer drew attention to **Camden policies CS13 and DP22**, which require that new developments in the borough incorporate sustainable design and construction methods. To this end, the proposals for 17-19 Chalton Street incorporate numerous sustainability measures.

All habitable rooms and shared kitchens will benefit from **natural ventilation**. Mechanical ventilation is only used to improve ventilation to the 4 no. shared washrooms which are located in the middle of the floor plan.

While not a requirement, the newly built extension would seek to achieve **Code for Sustainable Homes (Level 3)** to exceed the requirements set out within the Building Regulations. Furthermore, all sanitary fittings will incorporate **water conserving technologies**, including dual flush cisterns and flow restrictors to baths & showers. The roof of the new extension will also incorporate new rain water goods to limit rain-water run off.



5.0 HERITAGE

17-19 Chalton Street is not located within a Conservation Area nor are any of the adjoining buildings listed.

According to **English Heritage** there are **two Grade II-listed buildings** in the vicinity of the site:

1. *Levita House* - Block of flats and adjoining shops on opposite side of street.
2. *120 Euston Road* - Public house at junction of Euston Road & Chalton Street.

The site and its heritage context may be summarised as follows:

- 17-19 Chalton Street are **much altered** and of **low significance**, with a **high capacity for change** in townscape terms.
- The **context** of the buildings is **much altered** and it is particularly worth noting that the **adjacent property** to the north at 21-27 Chalton Street is of considerable foot-print and **deviates from the established rear building line** of the terrace.
- The **proposal maintains** the historic **building line** to the upper part and affects the much altered and **less visible** lower parts as is **typical** along the terrace.
- The scale and proximity of the **adjacent property** to the north significantly **reduces** any **impact** the proposals would have on the **townscape** at the rear.
- The **traditional form and materials** of the proposal will make a positive contribution to the **local character** and distinctiveness of the area.
 - This corresponds with a stated objective of the National Planning Policy Framework (2012) paragraph 131, calling on local planning authorities to take account of “the desirability of new development” making “a positive contribution to local character and distinctiveness” when determining planning applications.
- The proposals will not affect the **setting of listed buildings** and the extension would **not feature in shared views** of the listed buildings.

Left: A map of the site context showing listed buildings

6.0 SUMMARY OF DESIGN APPROACH

1. The two properties are not Listed or in a Conservation Area.
2. The proposal is for part 1/part 2 additional storeys to the rear return.
3. The proposed rear extension has been stepped and angled to minimise the sense of enclosure to the rear adjoining neighbour.
4. No overlooking or loss of privacy to any adjoining property.
5. The proposal respects local character, integrating well into its surroundings.
6. The buildings' appearance as seen from Chalton Street will not change.

7.0 ACCOMMODATION STANDARDS

HMO Bedrooms, Bathrooms and Kitchens – all rooms have been upgraded and sized to conform to the latest Environmental Health HMO standards as defined in Sections 254 to 260 of the Housing Act 2004.

The 2 existing C4 HMOs comprise 12 bedrooms in total; of these 6 are located in No.17 and 6 are in No.19.

With the proposed extension these will become 2 sui-generis HMOs comprising 16 bedrooms in total, of which 8 will be in No. 17 and 8 will be in No. 19. The increase in gross internal area arising from the addition of these 4 units is 48.3 sq.m.

All bedroom sizes comply with the latest HMO standards, as do the size and provision of kitchen units and appliances, bathrooms and sanitary fittings. Natural light and ventilation provision to each habitable room is in accordance with Environmental Health standards.

8.0 ACCESS

17/19 Chalton Street has excellent local and strategic public transport links. The Underground and Overground stations of Euston and Kings Cross/St Pancras are less than 1km away and provide commuters with a direct access to the City and the West End, as well as direct access to all areas north of London, and Eurostar links to the continent. The closest Underground station is Euston Station which is 0.2 miles west of Chalton Street, and a comprehensive network of bus routes provides transport to the surrounding area and also into the City centre.

The means of access and escape will be upgraded as far as possible in a building of this type, with level thresholds from the common parts into each unit, and the width and enclosure of all new lobbies and corridors in the common parts conforming to current Building Regulations. New fire alarm and emergency lighting systems will be installed throughout.

The existing buildings do not offer wheelchair access from street level due to the constraints of their traditional layout and construction.



Long elevation 9-39 Chalton Street