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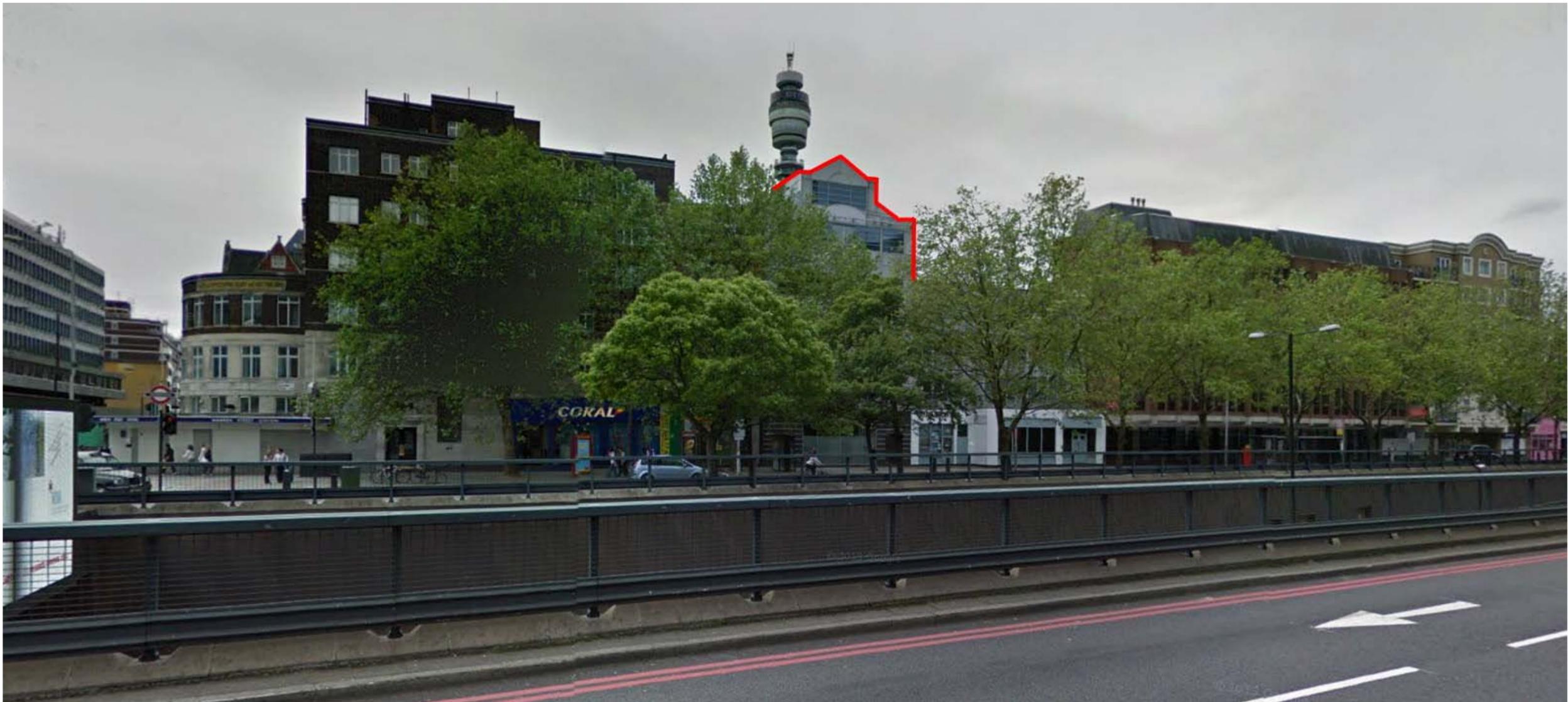
Access

## Introduction

This Design & Access Statement has been compiled by **quantic associates** to describe the proposed development of 297-299 Euston Road NW1 3AQ.

The statement accompanies the planning application submitted to London Borough of Camden for the refurbishment and conversion of the existing building into 7 apartments on the upper floors (second to fifth) and office use on the lower floors (basement to first). The statement was first issued in draft format as part of the pre application enquiry; it has been expanded in response to the officer's comments on the scheme design.

This statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act (2004) and the council's own guidance on the requirements for design and access statements. The structure follows 'Design and Access Statement 2006' as produced by CABE.



**Existing Site**

The site spans between Warren Street to the south and Euston Road to the north. The existing building extends the full depth of the site within the existing building lines on both frontages. It is adjacent to the ongoing Euston Circus Redevelopment. There is a small light well on the western boundary.



Site Location Plan



Warren Street

**Local Character**

The site is located on the boundary of West Euston area which forms part of the London Borough of Camden. The West Euston area is a dynamic and vibrant place; it is however somewhat severed from the West End by the Euston Road which forms one of the main east/west arterial links within the capital. Current developments to the north of Euston Road together with highway improvements will encourage pedestrian movement across Euston Road to the large plaza in Regents Place with its many cafes and bars.

297 -299 Euston Road is located on the south side close to junction with Tottenham Court Road. The streetscape along this section is typical of an urban block; there are variations in height, scale, and building lines. Architectural styles and materials are mixed with some original but mainly redeveloped properties from 1920-90.



## Conservation Area

The site is located just outside the Fitzroy Square Conservation Area. Warren Street is a lively street with the buildings occupied by a wide range of small scale uses; retail, service, restaurant, office, community and residential which is one of the defining characteristics of the area.

Georgian town houses with narrow frontages, 3 and 4 storeys predominate to the south. Railings define the front areas and enclose the basements.

The application site facing Warren Street is a later Victorian warehouse style building which contributes to the streetscape and reflects the increase in scale of the buildings adjacent to Tottenham Court Road.



Larger scale adjacent to Tottenham Court Road



Georgian town houses further along Warren Street

**Design Concept**

Residential use to be provided on the upper floors, second to fifth providing 6 two bedroom and 1 three bedroom apartments.

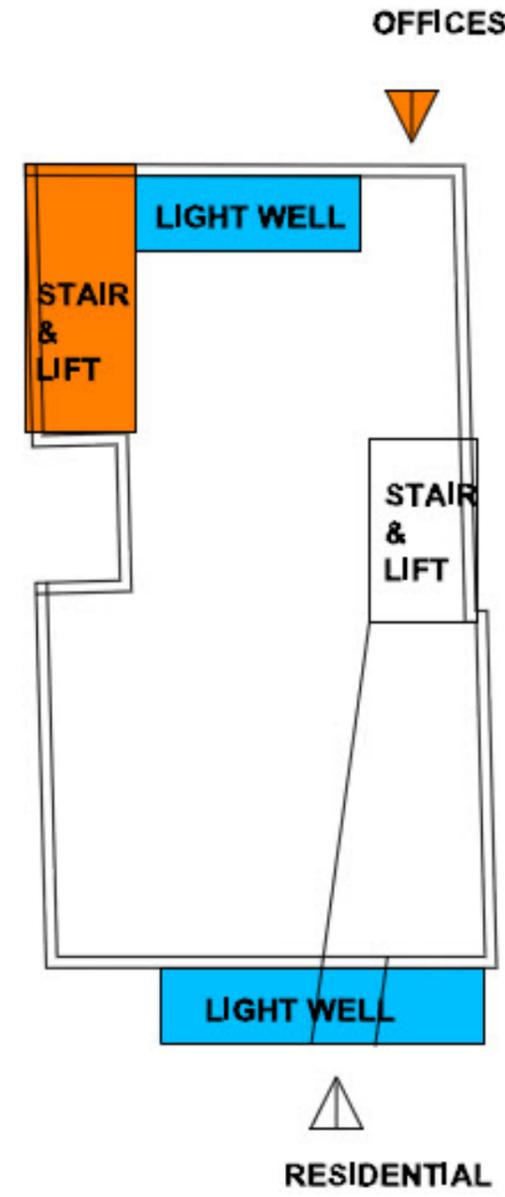
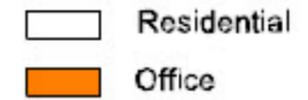
- Stairs and lift to be located in the centre of the building to reduce circulation.
- Winter garden to be inserted on the Euston Road elevation to improve the air quality and sound insulation to the residential units. Glazing to returns increase potential for east/west sunshine on a north elevation.
- All units designed to Lifetime Homes.

Office use to be provided on the lower floors, basement to first floor.

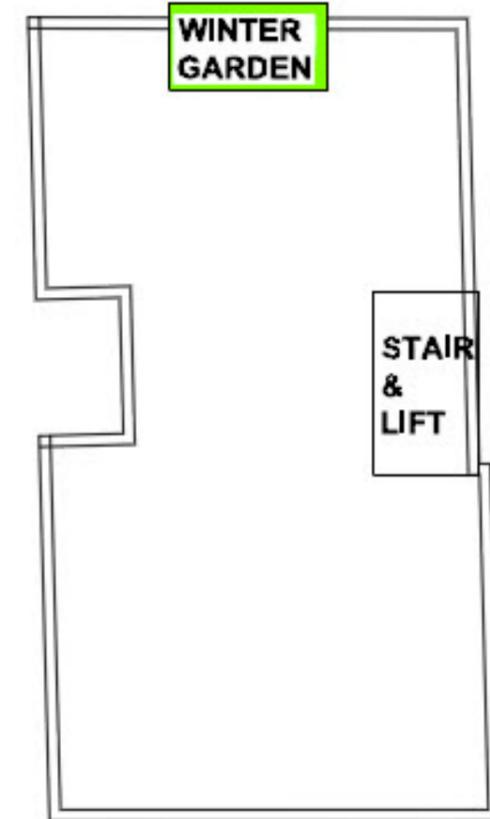
- Stairs and lift to be located in the north west corner to maximise clear space for the office.
- Light wells to front and rear at ground floor level will provide daylight to a previously under used basement.

Externally

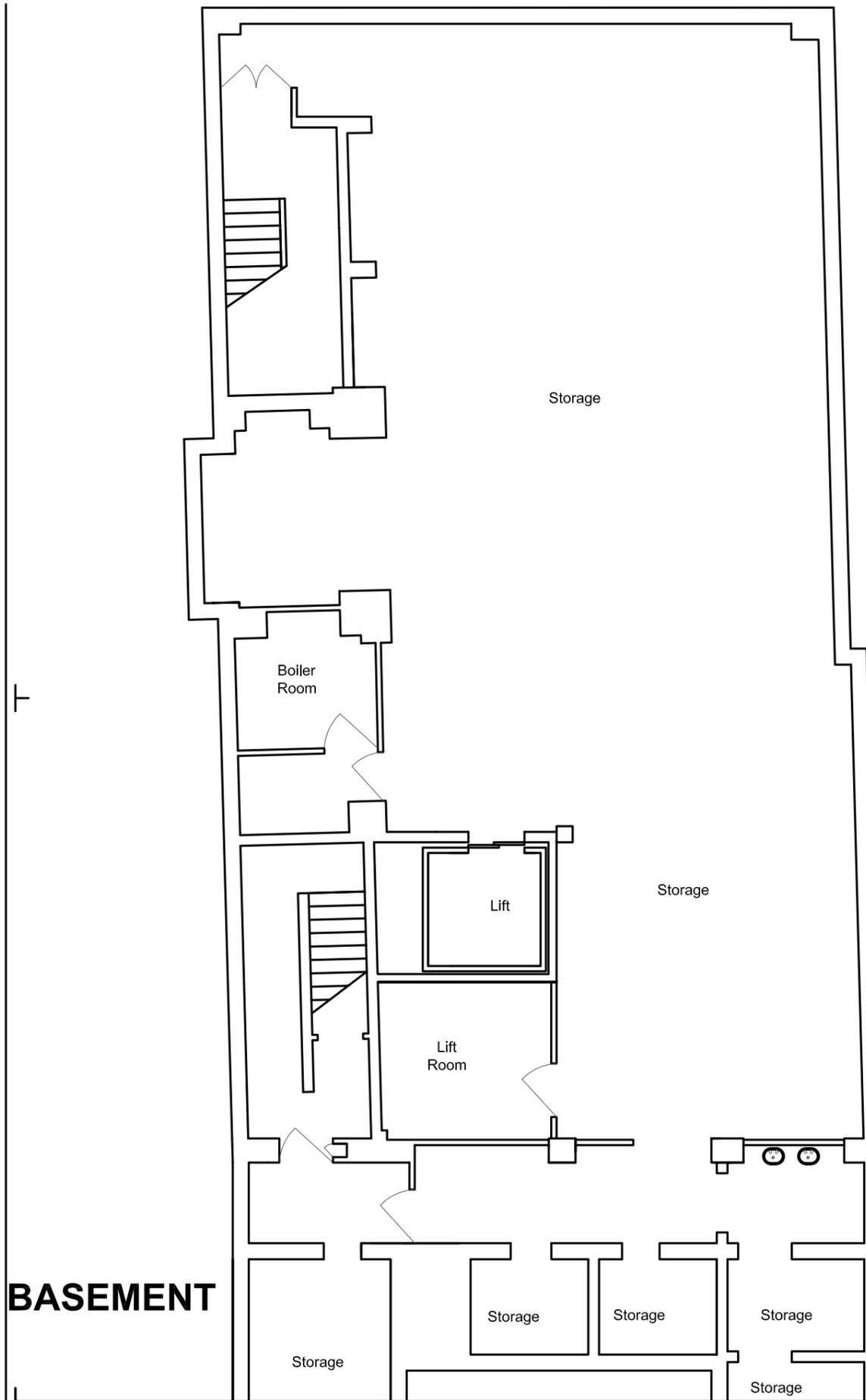
- Office entrance maintained on Euston Road, a prime commercial location.
- Residential entrance located on Warren Street which has a more appropriate environment.
- Public realm is enhanced by the reinstatement of the pavement along the Warren Street frontage.



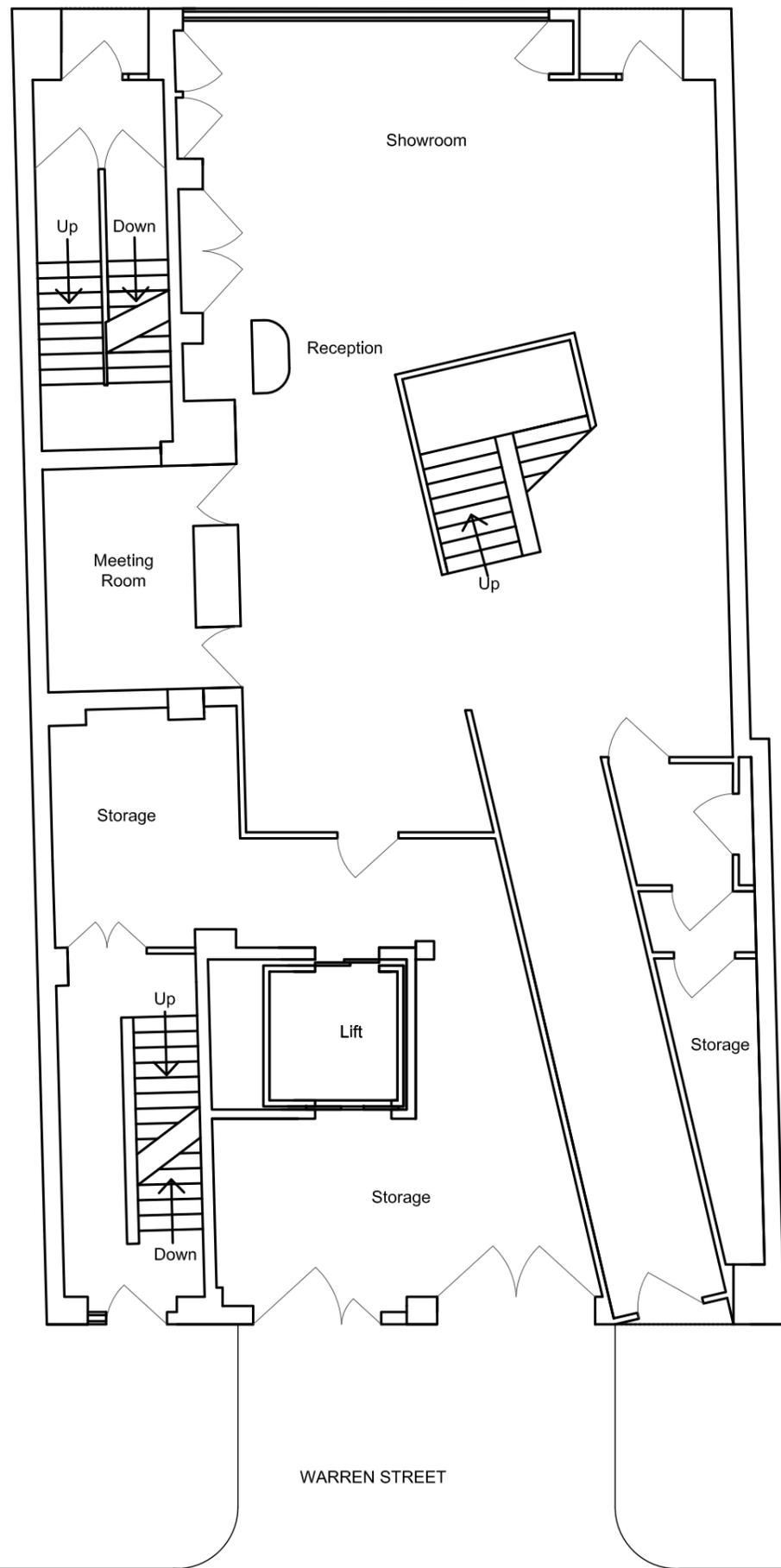
Ground Floor



Upper Floors



# GROUND



2306		
REV	DATE	DESCRIPTION

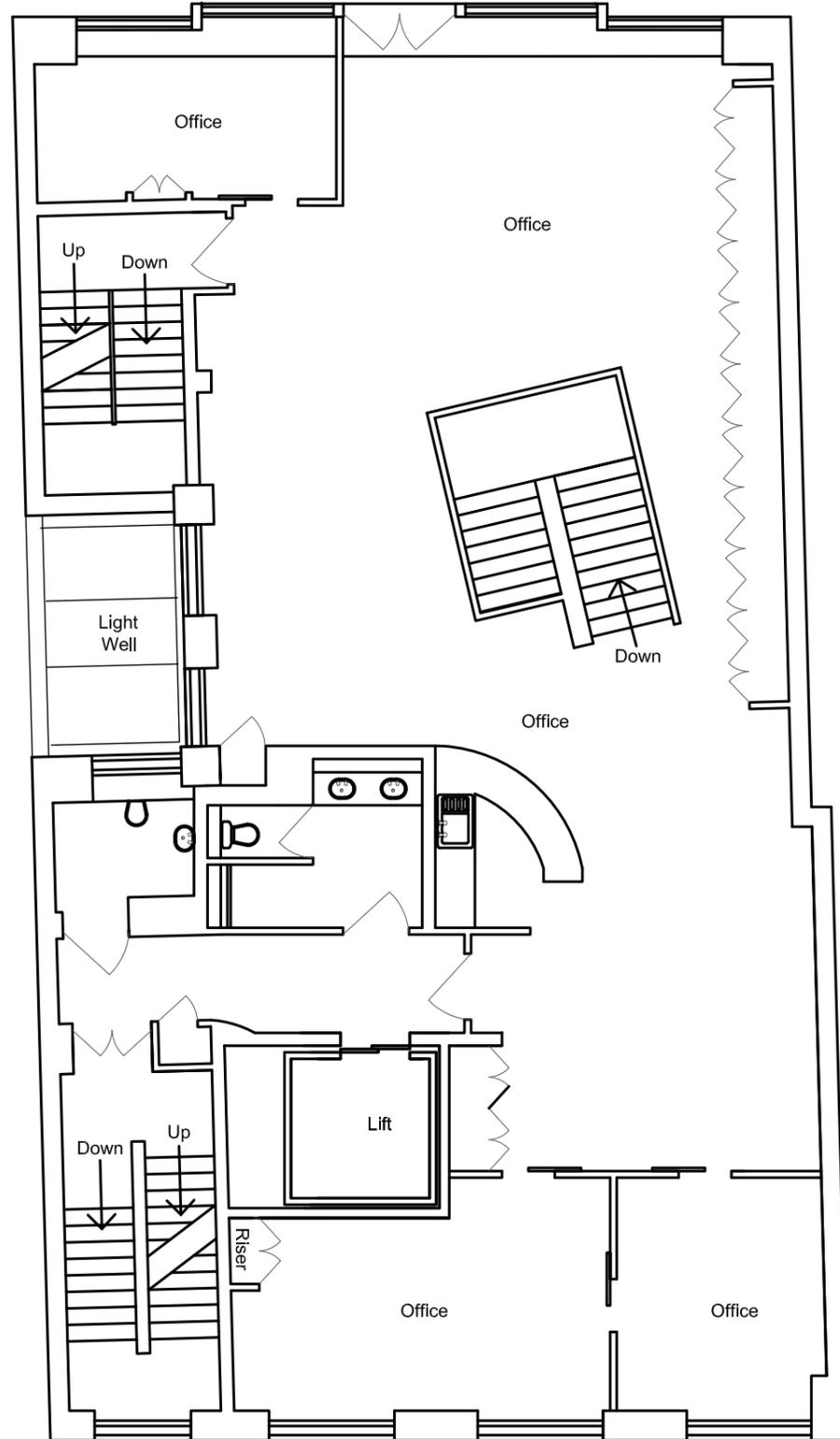
297-299 EUSTON ROAD NW1 3AQ		
REV	DATE	DESCRIPTION

**quantic associates** architects  
+ planners

1 CLUB WORKSPACE THE BARLEY MOW CENTRE  
10 BARLEY MOW PASSAGE CHISWICK W4 4PH  
tel: 020 8749 5771 quantic@quantic.co.uk

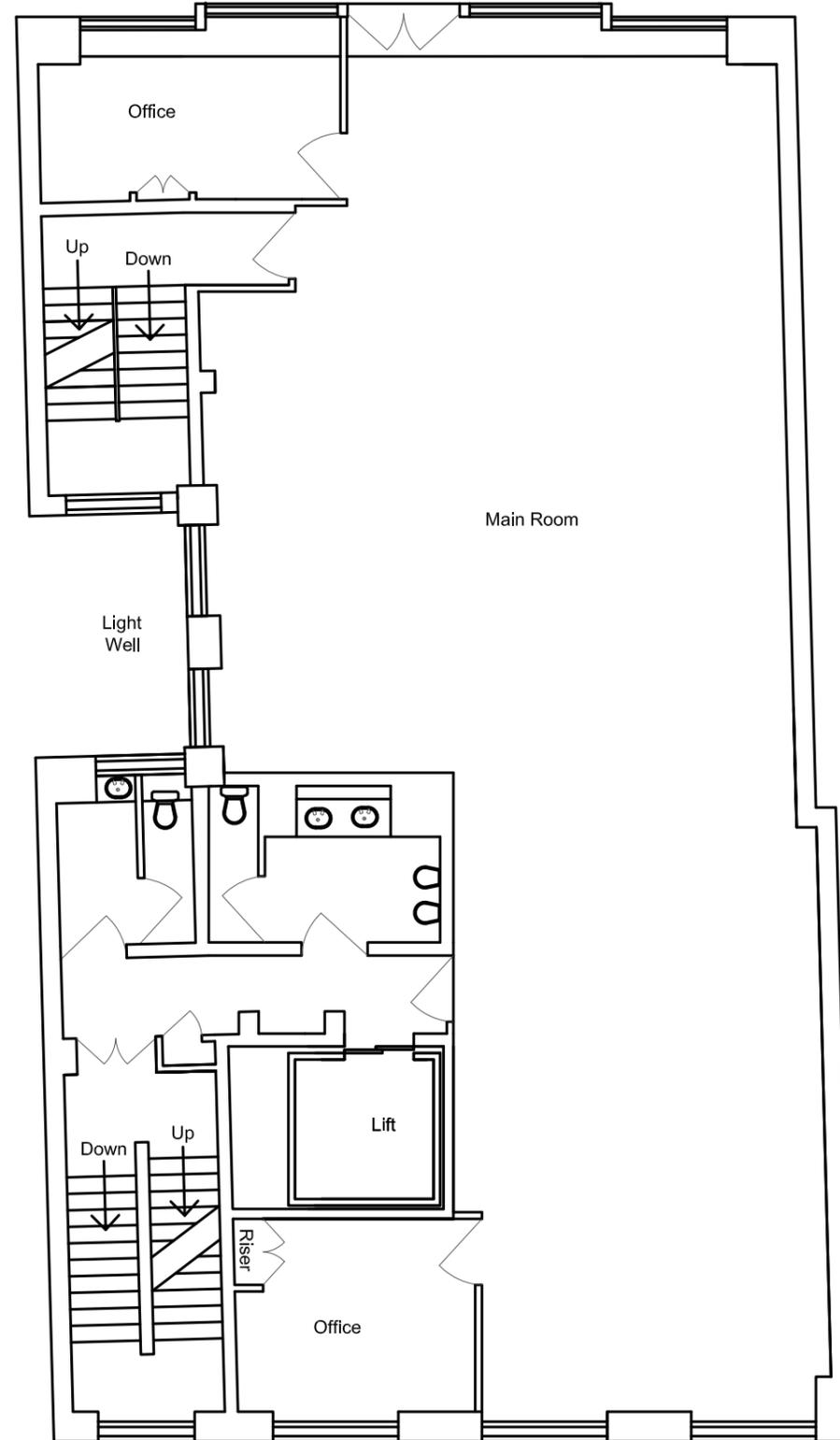
EXISTING PLANS: BASEMENT & GROUND					
DRAWN	CHECKED	DATE	P_SIZE	SCALE	
NM		Sept 2013	A3	1/100	

PLANNING	
	<b>D02.01</b>



WARREN STREET

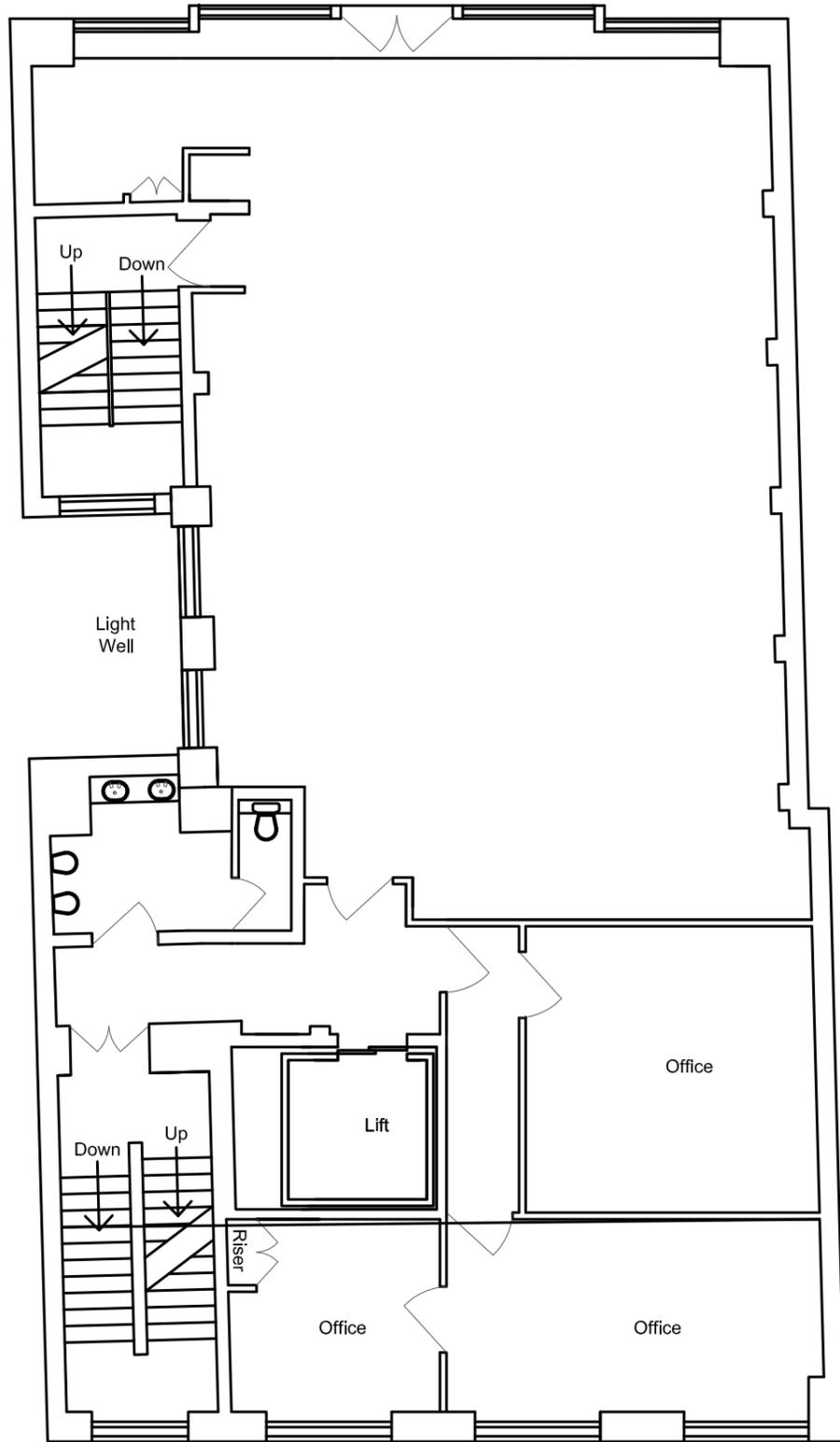
**FIRST**



WARREN STREET

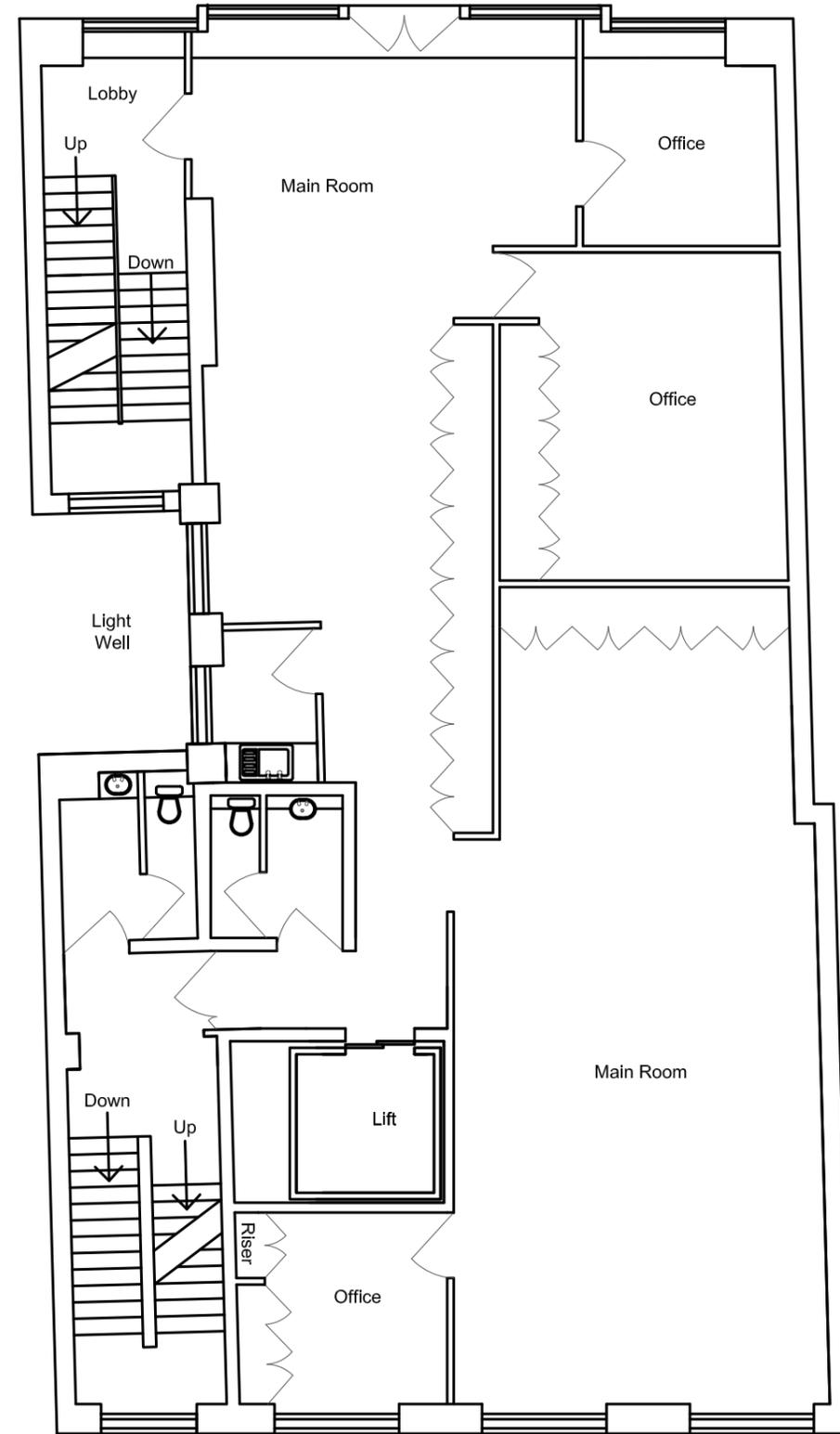
**SECOND**

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>EXISTING PLANS: FIRST &amp; SECOND</b>			<b>PLANNING</b>			
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**THIRD**

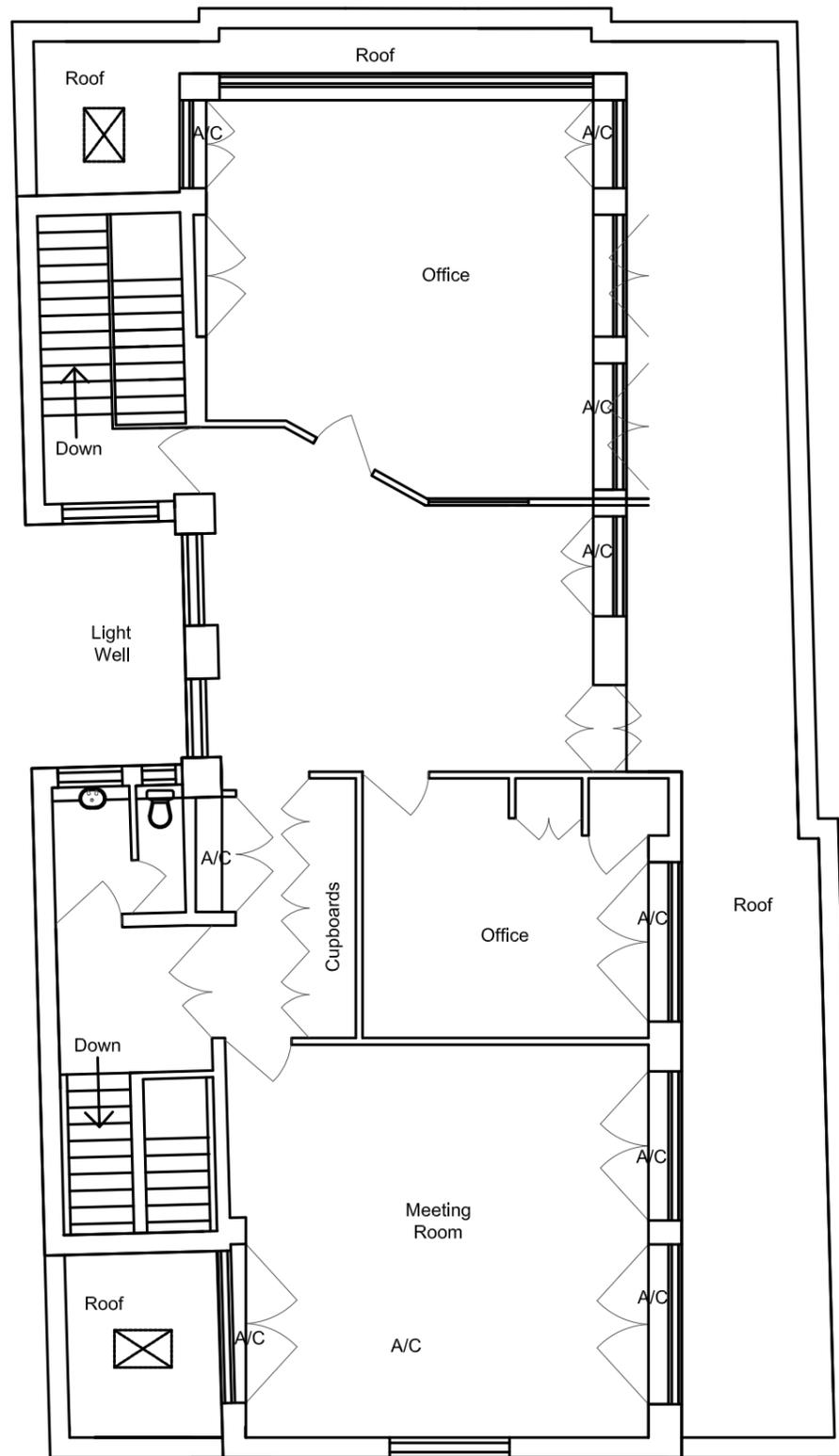
WARREN STREET



**FOURTH**

WARREN STREET

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>EXISTING PLANS: THIRD &amp; FOURTH</b>			<b>PLANNING</b>			
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								



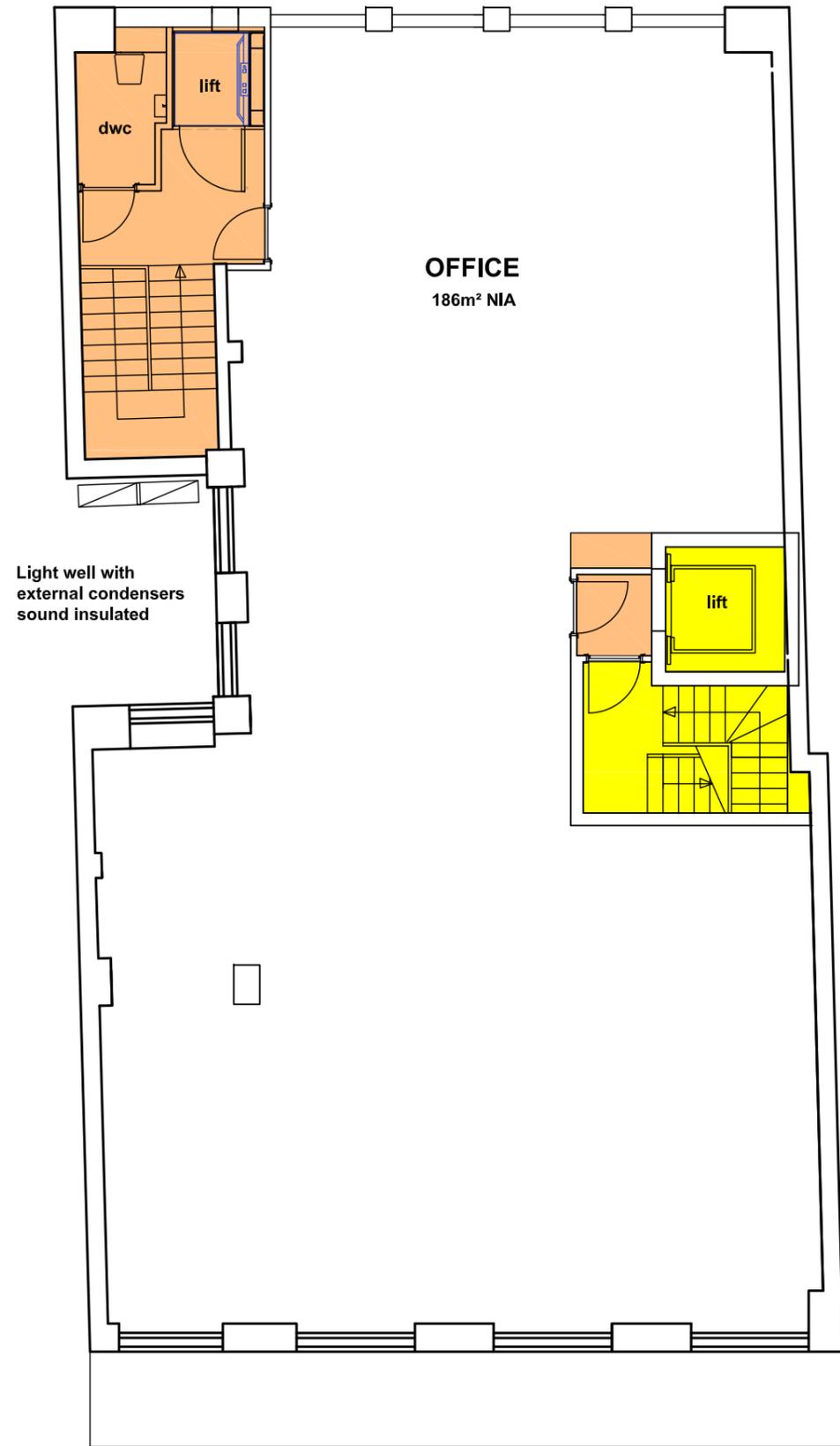
**FIFTH**

WARREN STREET

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>EXISTING PLANS : FIFTH</b>			<b>PLANNING</b>			
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								



EUSTON ROAD

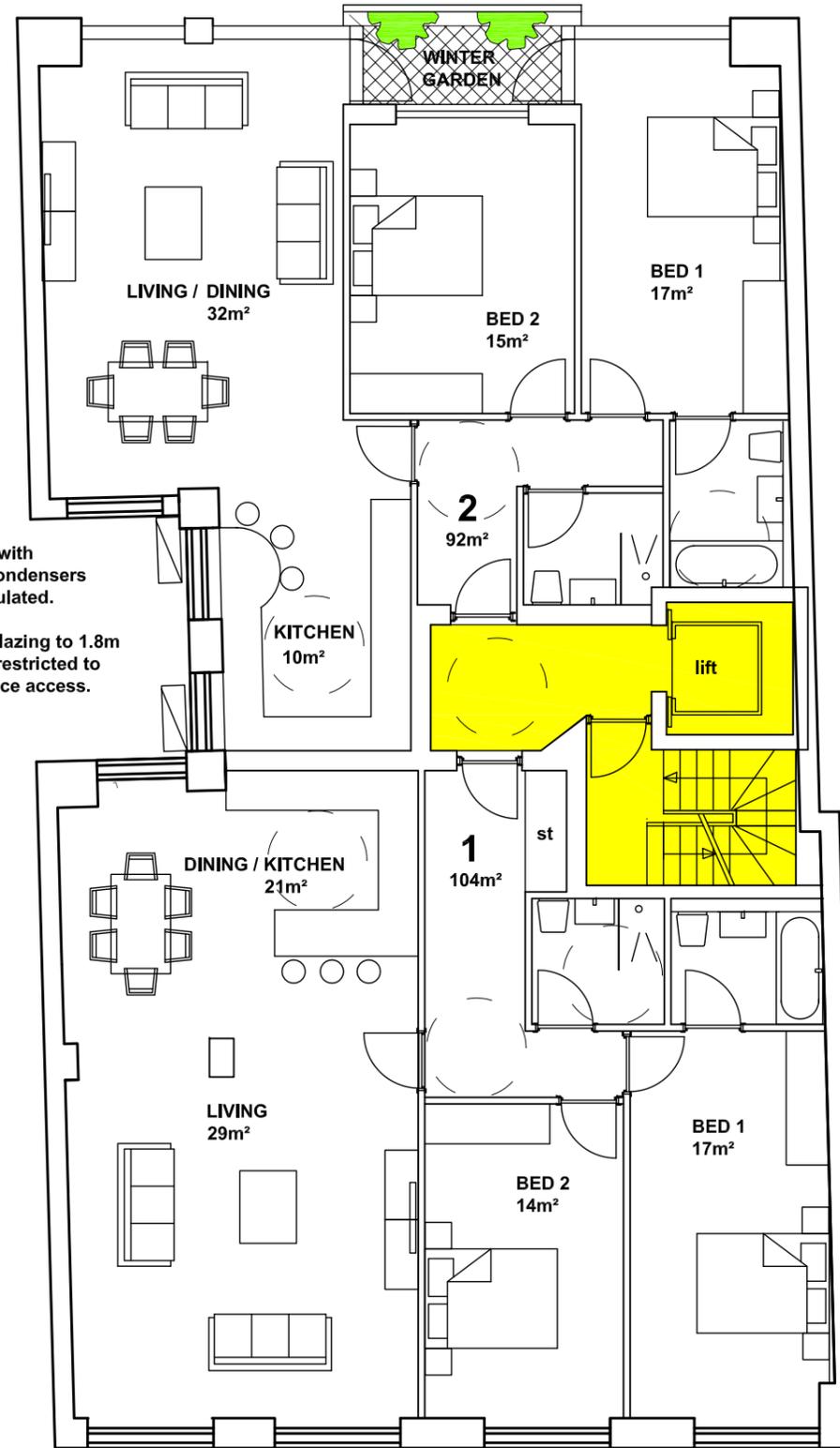


**FIRST**

WARREN STREET

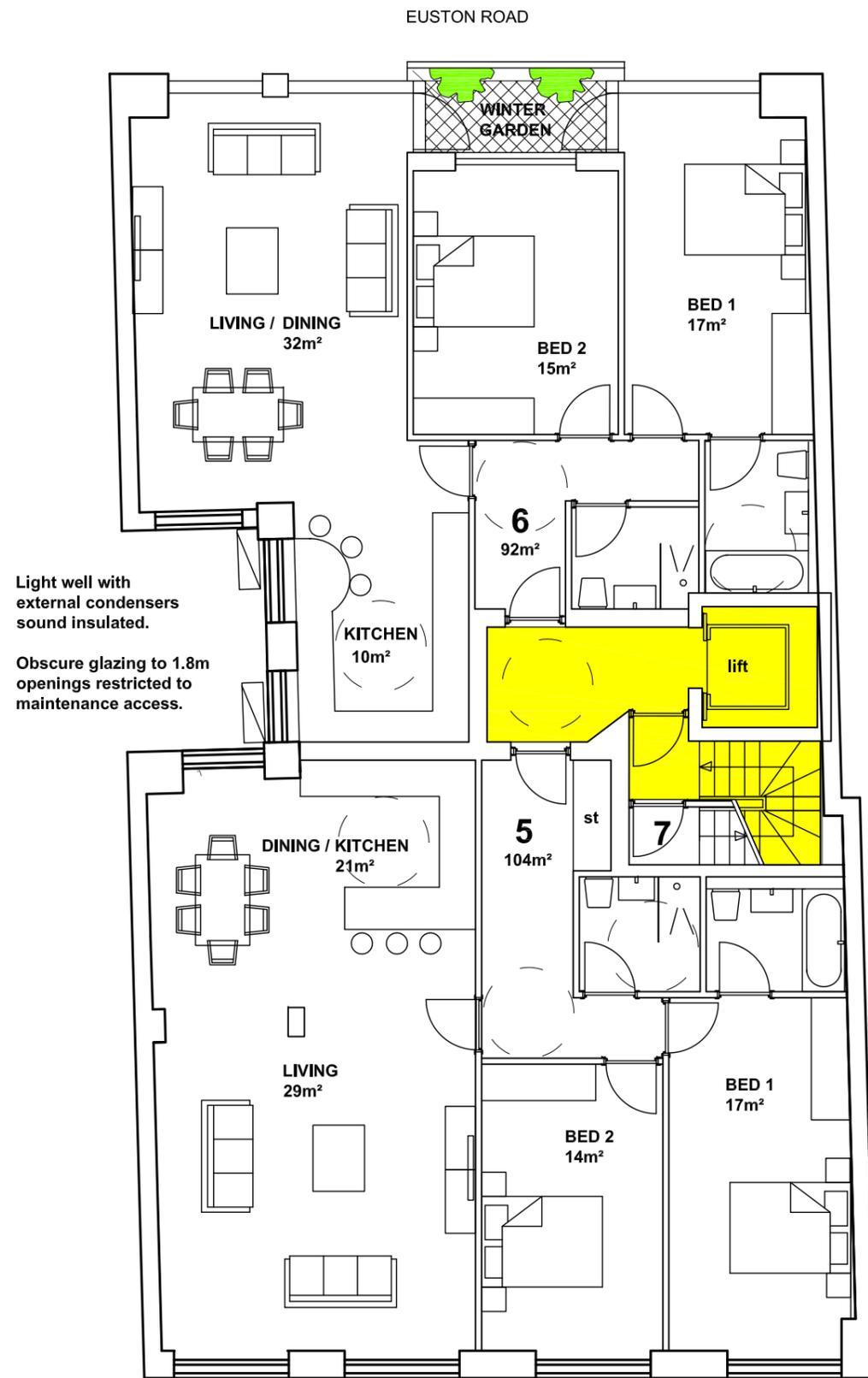


Residential  
Office

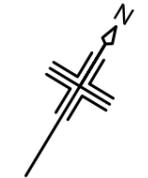
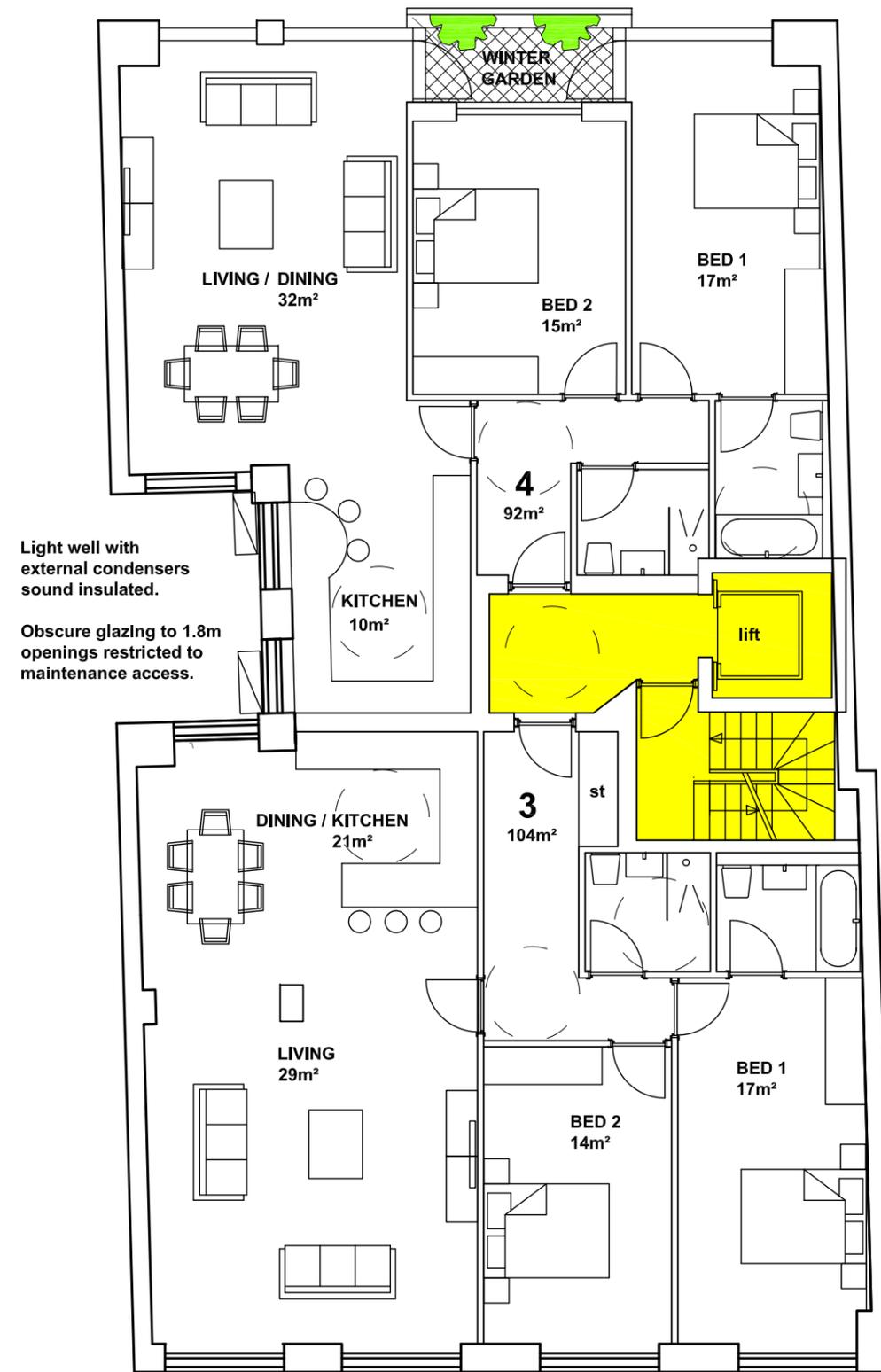


**SECOND**

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>PROPOSED PLANS: FIRST &amp; SECOND</b>			<b>PLANNING</b>			
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								



WARREN STREET



Residential  
Office

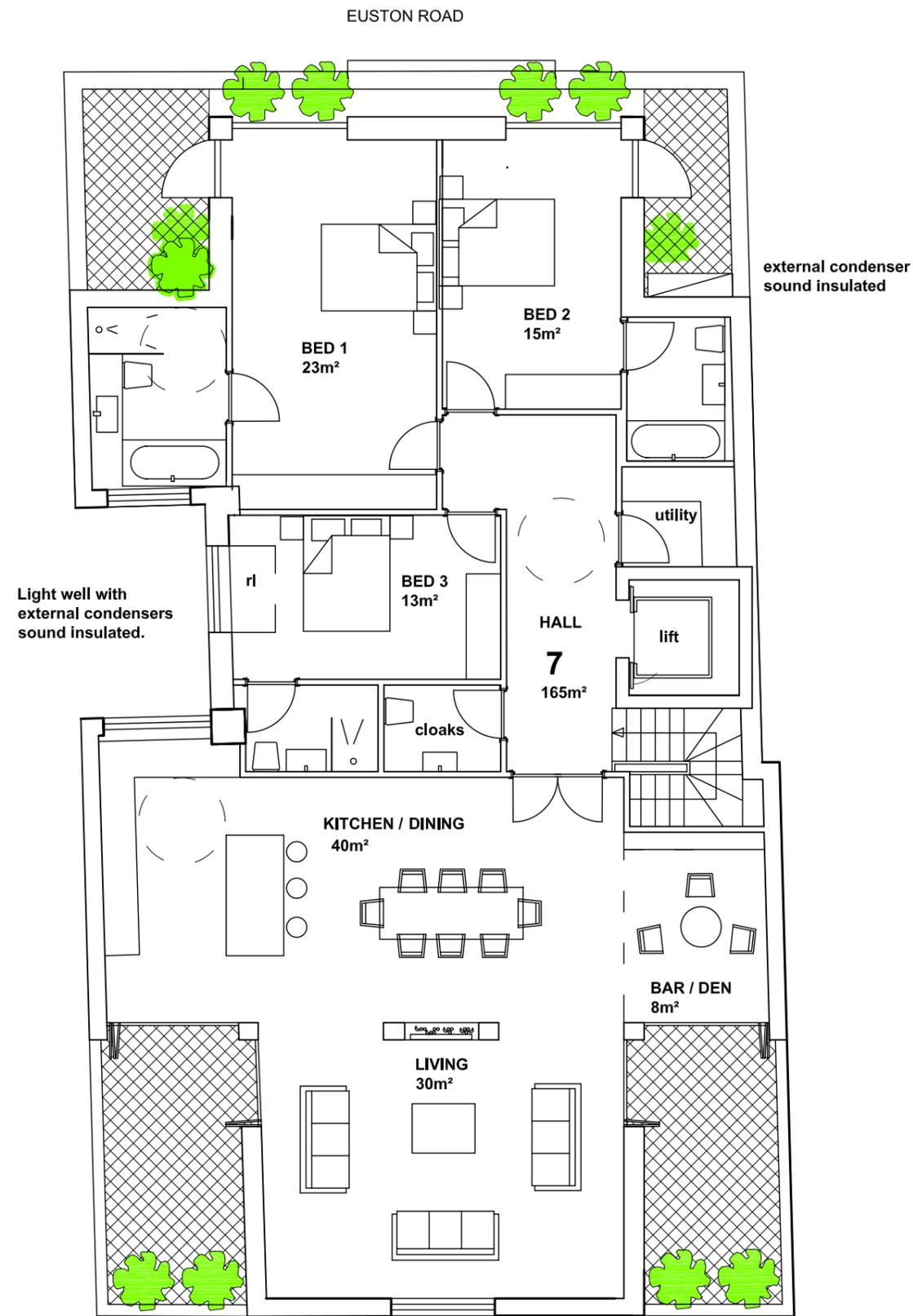
**THIRD**

**FOURTH**

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>PROPOSED PLANS: THIRD &amp; FOURTH</b>			<b>PLANNING</b>			
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								



OVERLAY OF EXISTING AND PROPOSED PLAN



- Residential
- Office

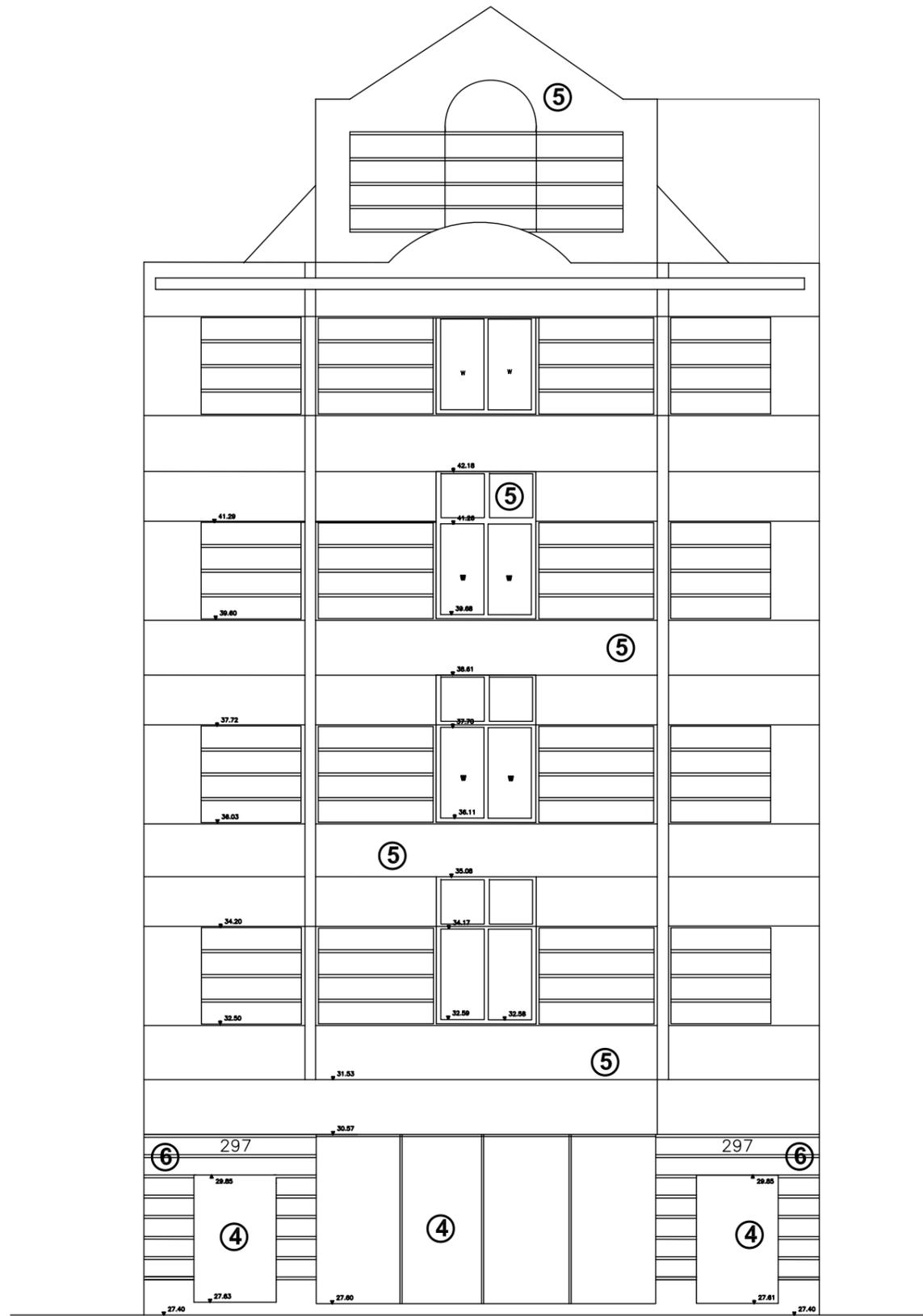
# FIFTH

WARREN STREET

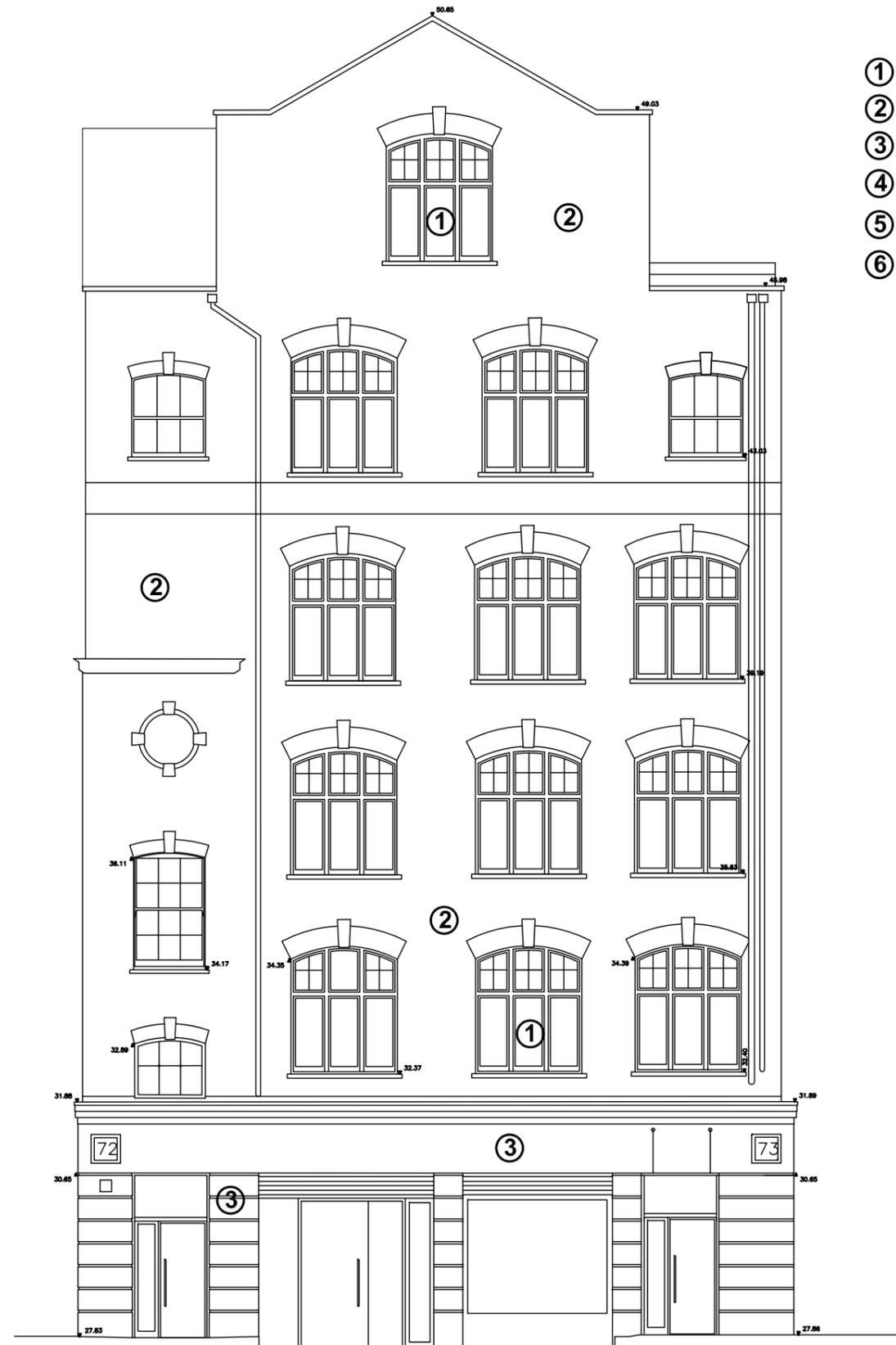
<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>PROPOSED PLANS: FIFTH</b>				<b>PLANNING</b>		
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								

**MATERIALS**

- ① upvc windows
- ② brickwork
- ③ stucco
- ④ glazed screen
- ⑤ grey curtain walling
- ⑥ granite cladding

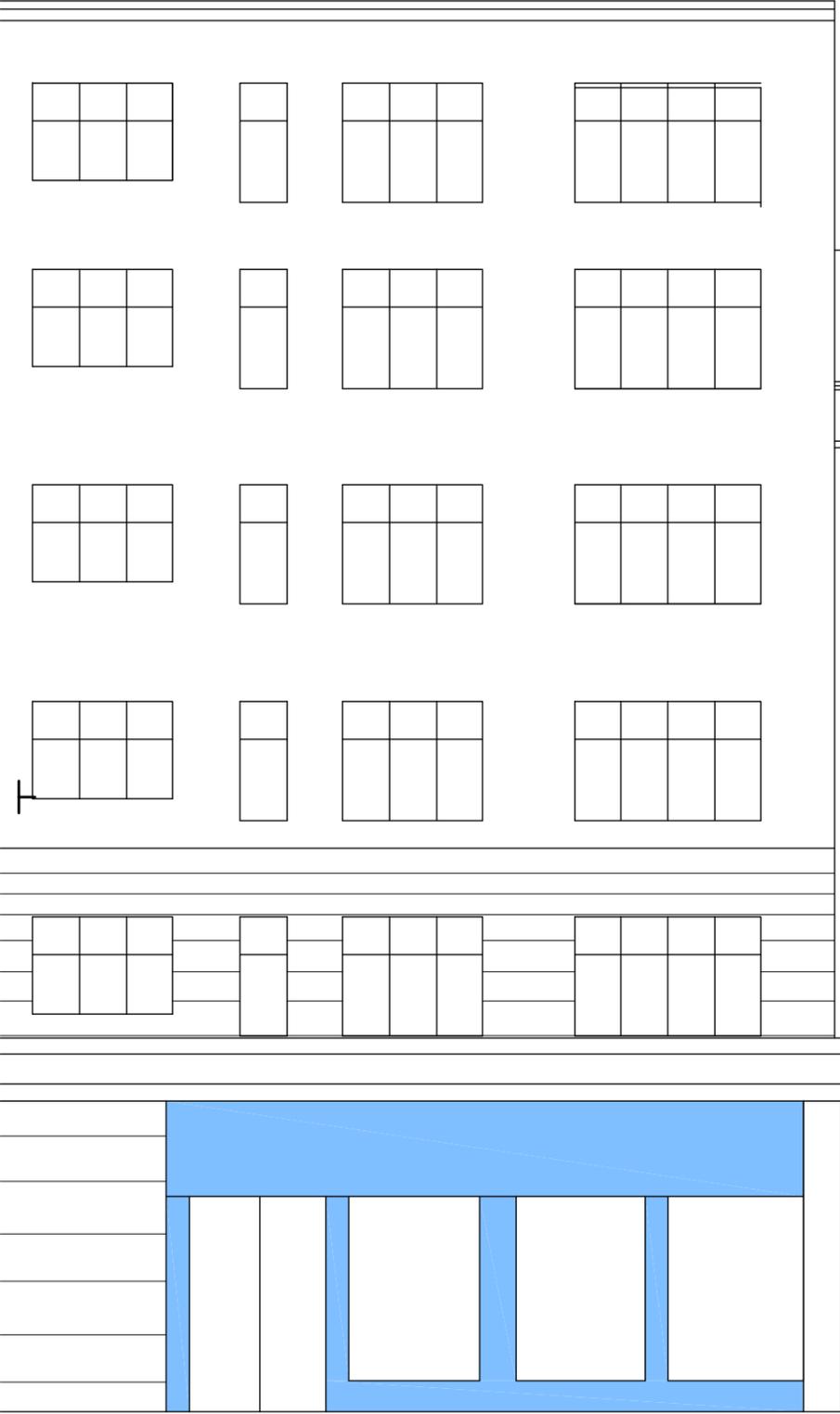


**EUSTON ROAD**



**WARREN STREET**

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>EXISTING ELEVATIONS</b>			<b>PLANNING</b>			
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	P_SIZE	SCALE	<b>D04.01</b>
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								



- MATERIALS**
- ① natural stone rainscreen cladding
  - ② glazed screen
  - ③ curtain walling



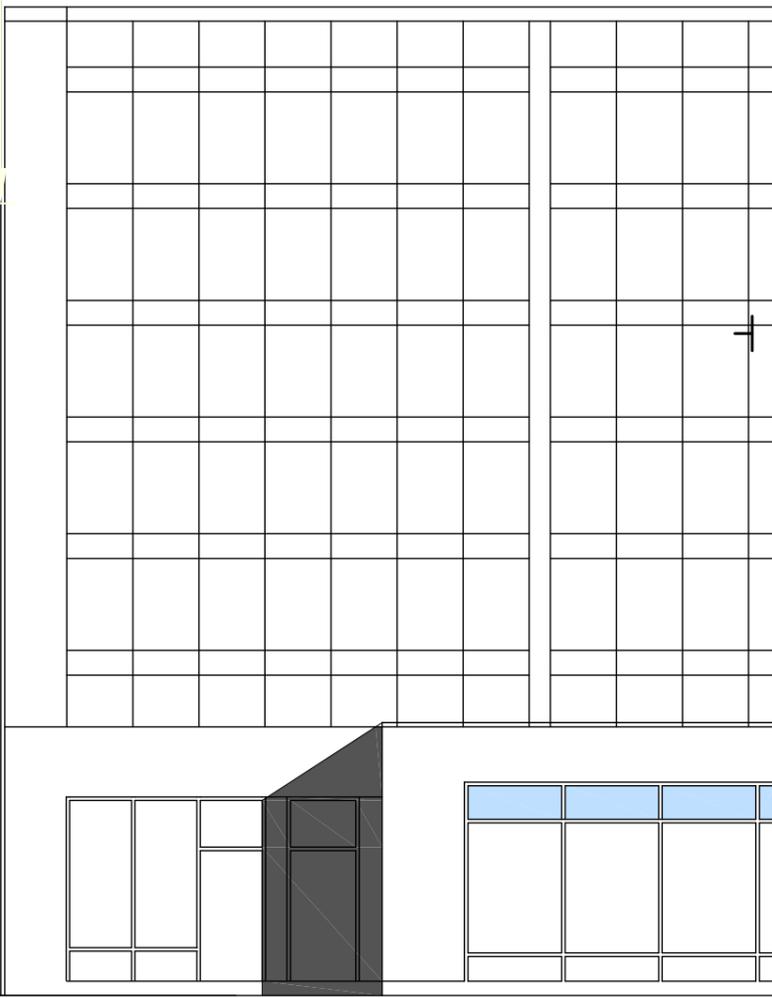
**CONCEPT**  
 Renew existing elevation to suit new uses.

Natural stone rainscreen cladding will firmly anchor the building and unite the varying glazing requirements to suit each use.

Recessed window openings with deep reveals will contrast with the floating glass screen enclosing the winter garden on the upper floors.

A glazed screen at ground floor relates to the scale of the adjacent shop frontages.

Fifth floor cladding to be light and reflecting with glass and solid panels.



<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>PROPOSED EUSTON RD ELEVATION</b>			<b>PLANNING</b>			
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	P_SIZE	SCALE	<b>D04.02/1</b>
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						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								

**CONCEPT**

Existing elevation to be retained with some modifications

Roof extensions are integrated into the roof structure and are back from the building line and will only be visible at high level.

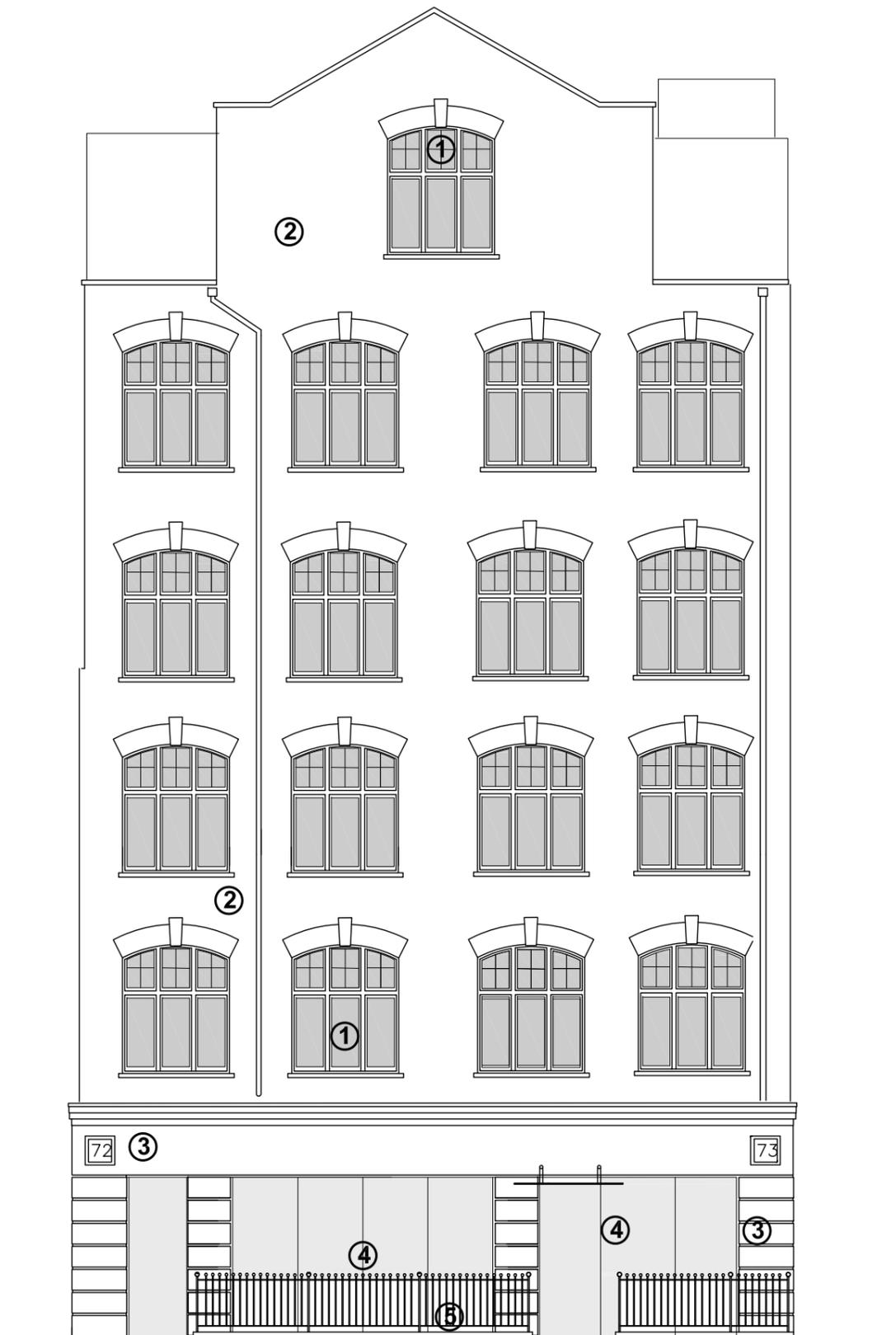
New windows to match existing are introduced where the staircase has been removed.

Increased daylight to the basement: reinstating the original light well with external metal staircase and balustrade, Robust sphere headed Victorian warehouse style balusters are proposed.

Creating a more interactive elevation at ground floor with frameglass screens set into rusticated stucco.

Perforated metal bridge with glass will form the new entrance to the apartments on the upper floors.

Public realm is improved by reinstating the pavement along the site frontage



**MATERIALS**

- ① upvc windows
- ② brickwork
- ③ stucco
- ④ glazed screen
- ⑤ metal railings
- ⑥ glass canopy

PROPOSED WARREN STREET ELEVATION

<b>2306</b>			<b>297-299 EUSTON ROAD NW1 3AQ</b>			<b>quantic associates architects + planners</b>		<b>PROPOSED WARREN ST ELEVATION</b>			<b>PLANNING</b>			
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	P_SIZE	SCALE	<b>D04.03/1</b>
									<b>NM</b>		<b>Sept 2013</b>	<b>A3</b>	<b>1/100</b>	
						1 CLUB WORKSPACE THE BARLEY MOW CENTRE 10 BARLEY MOW PASSAGE CHISWICK W4 4PH tel: 020 8749 5771 quantic@quantic.co.uk								

**Daylight and Sunlight**

The units facing Warren Street have southern aspect and will have good daylight and sunlight.

The units facing Euston Road have a northern aspect with side windows to the east and west which will improve the sunlight to the living room and main bedroom.

The winter garden slab projection is outside the 25° obstruction zone as measured at 2m above floor level and therefore sufficient daylight will enter the room. (BRE Housing Design Handbook)

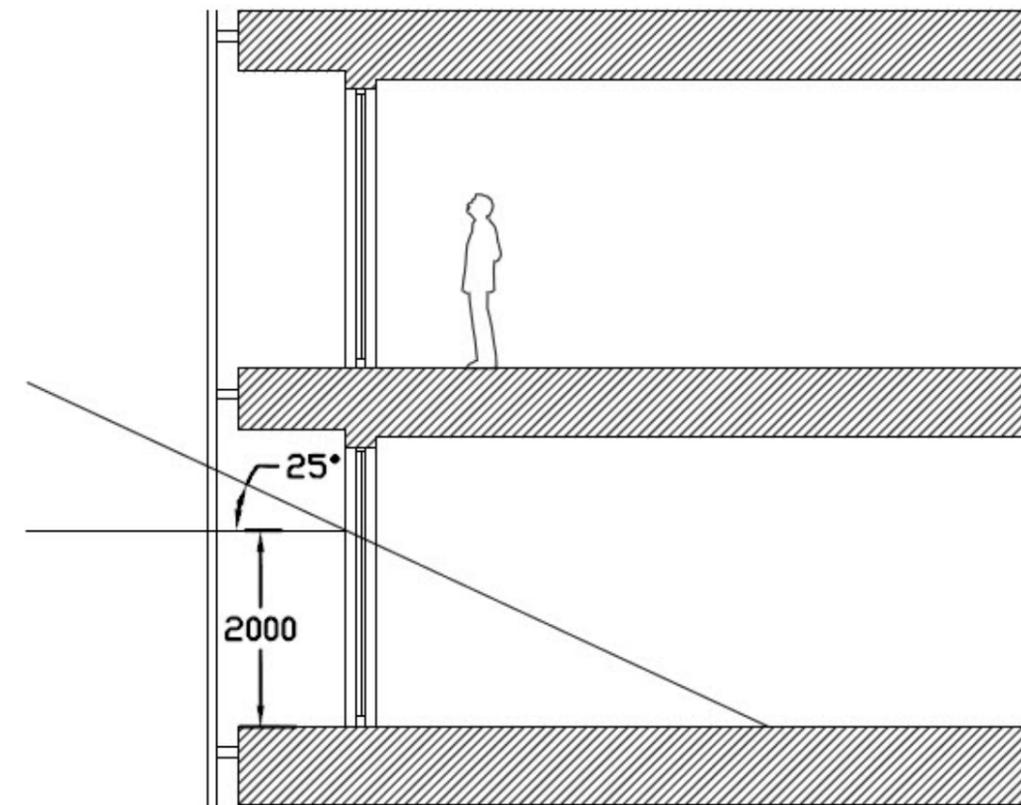
**Noise Levels**

The existing building provides a high level of sound insulation. The occupants do not suffer noise nuisance from the road traffic along Euston Road.

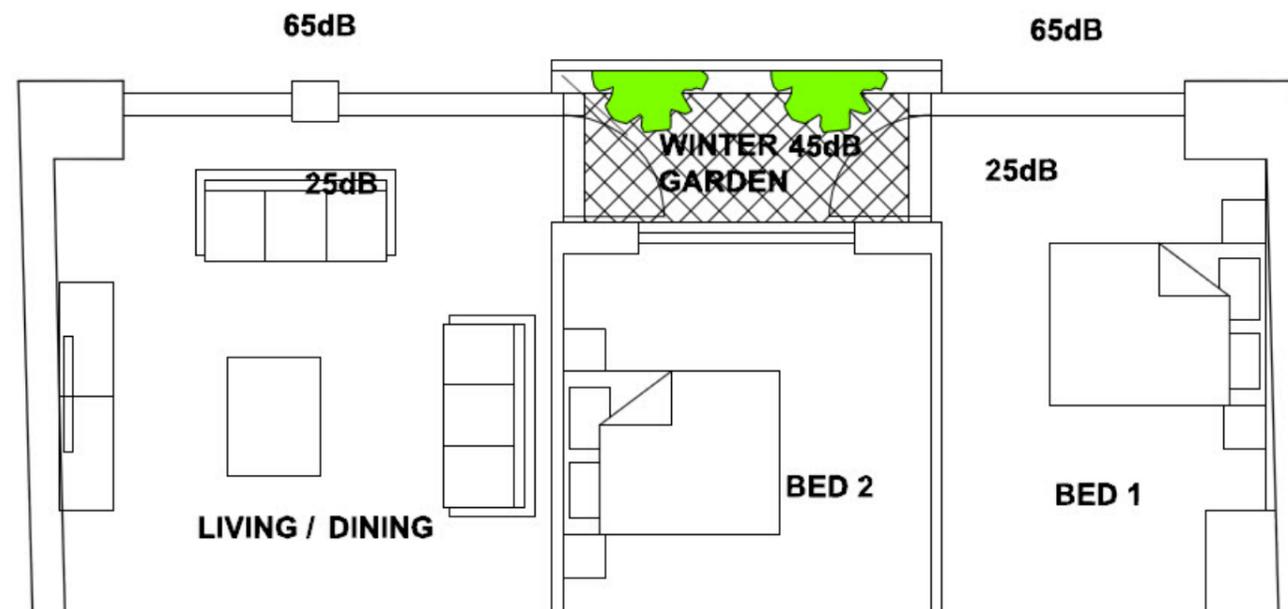
The scheme design includes whole house mechanical ventilation with heat recovery. This will provide ventilation to all rooms without the need for opening windows.

The road traffic noise at second floor level on the Euston Road elevation is estimated at 65dB. The proposed glazing will provide 40dB noise reduction which will comply with the recommended maximum noise levels of 25-30dB in bedrooms.

Openings onto the winter garden will be shielded by the outer glazing which will provide a noise reduction of 20dB.



**EUSTON ROAD PART SECTION**



**EUSTON ROAD PART PLAN**

### Schedules of Areas

The existing floor areas are as follows:

Location	Net floor area	Gross floor area
Basement	228m <sup>2</sup>	257m <sup>2</sup> ex vaults
Ground	168m <sup>2</sup>	231m <sup>2</sup>
First	167m <sup>2</sup>	221m <sup>2</sup>
Second	167m <sup>2</sup>	221m <sup>2</sup>
Third	169m <sup>2</sup>	221m <sup>2</sup>
Fourth	171m <sup>2</sup>	221m <sup>2</sup>
Fifth	119m <sup>2</sup>	147m <sup>2</sup>
<b>Total</b>	<b>1 189m<sup>2</sup></b>	<b>1 519m<sup>2</sup></b>

The scheme design has introduced variations to the floor areas on every floor plan.

- 30m<sup>2</sup> increased area net and gross, by the fifth floor extensions.
- Reduced areas, net and gross, by the introduction of lightwells, winter gardens and balconies.
- Increased net areas on all floors by more economic space planning.
- The existing gross floor area is reduced from 1 519m<sup>2</sup> to 1 483m<sup>2</sup>.
- The existing net floor area is increased from 1 189m<sup>2</sup> to 1 227m<sup>2</sup>.
- The proposed office net floor area is 474m<sup>2</sup>.
- The proposed office gross floor area is 594m<sup>2</sup>.
- The proposed residential net floor area is 753m<sup>2</sup>.
- The proposed residential gross floor area is 889m<sup>2</sup>.

amount

The proposed floor areas are as follows:

Location	Use	Net floor area	Gross floor area
Basement	Office	180m <sup>2</sup>	235m <sup>2</sup>
Ground	Office	108m <sup>2</sup>	152m <sup>2</sup>
Ground	Residential	nil	53m <sup>2</sup>
First	Office	186m <sup>2</sup>	207m <sup>2</sup>
First	Residential	nil	11m <sup>2</sup>
Second	Residential – Flat 1, 2bed.	104m <sup>2</sup>	
Second	Residential – Flat 2, 2bed.	92m <sup>2</sup>	
Second	Residential		218m <sup>2</sup>
Third	Residential – Flat 3, 2bed.	104m <sup>2</sup>	
Third	Residential – Flat 4, 2bed.	92m <sup>2</sup>	
Third	Residential		218m <sup>2</sup>
Fourth	Residential – Flat 5, 2bed.	104m <sup>2</sup>	
Fourth	Residential – Flat 6, 2bed.	92m <sup>2</sup>	
Fourth	Residential		218m <sup>2</sup>
Fifth	Residential – Flat 7, 3bed.	165m <sup>2</sup>	
Fifth	Residential		171m <sup>2</sup>
<b>Total</b>	<b>Residential NIA</b>	<b>753m<sup>2</sup></b>	
<b>Total</b>	<b>Residential GIA</b>		<b>889m<sup>2</sup></b>
<b>Total</b>	<b>Office</b>	<b>474m<sup>2</sup></b>	
<b>Total</b>	<b>Office</b>		<b>594m<sup>2</sup></b>
<b>NIA total</b>		<b>1 227m<sup>2</sup></b>	
<b>GIA total</b>			<b>1 483m<sup>2</sup></b>

## **BREEAM**

The project targets are as follows;

Office                      Very Good

Residential                Excellent (Domestic Refurbishment). Refer to separate pre assessment.

## **Energy and renewable energy**

- The strategy for energy efficiency will be passive measures. The building envelope will be highly insulated to reduce the energy requirements of the building.
- Whole house mechanical ventilation with heat recovery will be provided to all units.
- Air to water heat pumps are being considered for hot water, heating and cooling.
- Comfort cooling may be provided if required.

## **Water**

- Low water use fittings will be specified for the office areas.
- Dual flush cisterns will be specified for the residential areas.

## **Materials and other resources**

- 100% of timber and wood products will be sourced from sustainable sources or will utilise reused or recycled timber

## **Waste management**

- For the office use recycling and refuse storage has been provided in the basement vaults.
- For residential units central storage for refuse and recycling has been provided.

## **Transport**

- Public transport is excellent and includes many local bus, underground and rail services.
- Cycle spaces have been provided for the residential units.

## **Biodiversity**

- New planting will contribute towards Biodiversity.

The scheme has been designed to comply Part M – Access to and use of Building of the Building Regulations.

## **Main Entrances**

- Flush thresholds will be provided to both main entrances.

## **Offices**

- Wheelchair accessible platform lift will serve all floors.
- Wheelchair accessible WC will be provided on all floors.

## **Residential**

- Passenger lift will serve all floors.
- Internally all units are designed to Lifetime Homes standards.