

## Summary

A detailed PPS 5 assessment of the existing building and the design proposals has been undertaken by KM Heritage and is included within the application documents. In summary:

- The appeal and charm of the elevational treatment of the south wing onto Euston Road should be retained
- The Stephenson Way facade is unrelated and unconnected to the Euston Road Facade, while the Stephenson Way facade makes little positive contribution to the conservation area
- The existing courtyard from is unhelpful to the adjoining premises in light and air terms, being fully built out to the west and eastern boundaries
- The change in levels between the Euston Road wing and the rest of the building are ill suited to the socially inclusive agenda which champions access for all
- The proposed use is ill suited to the majority of the existing building form and structure





Section 4

Design Development

# Design Proposal

## Proposed Ground Floor Layout

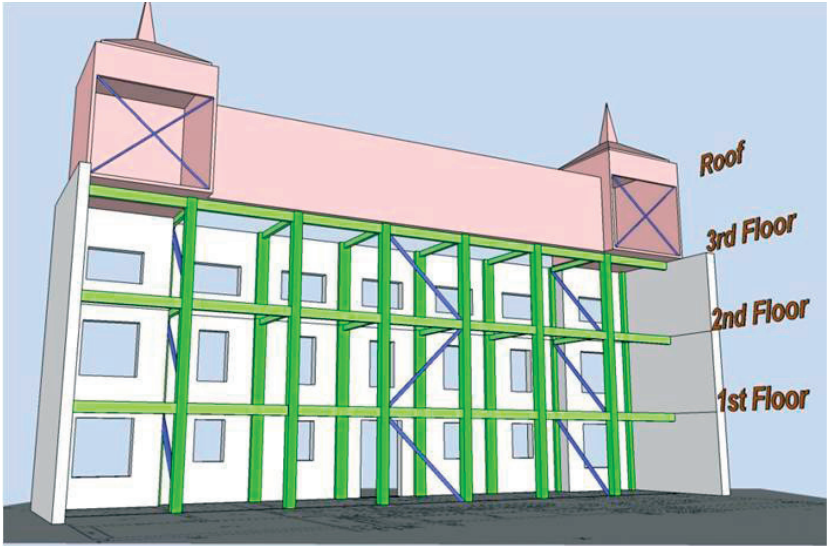
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### Proposed Plan

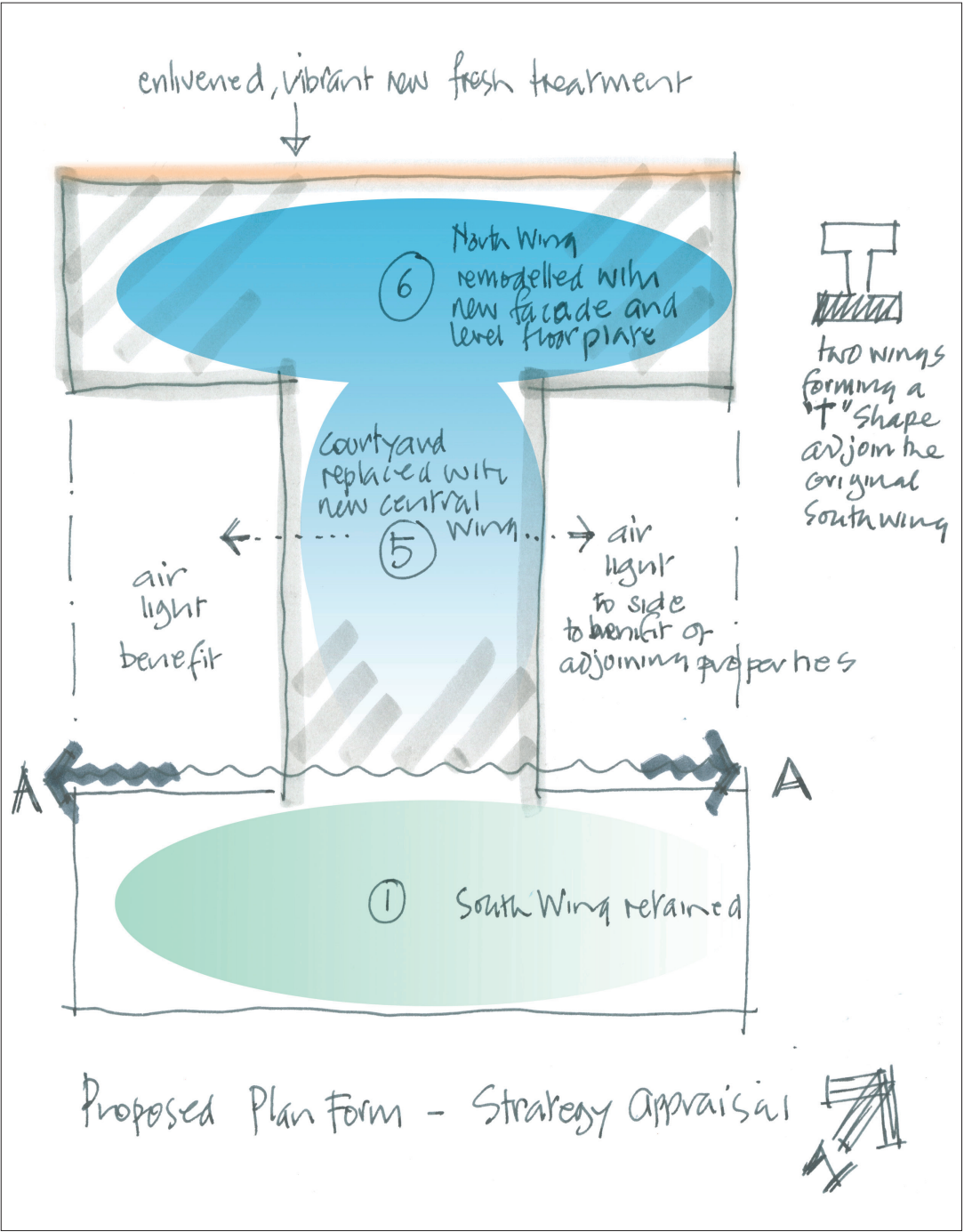
Analysis suggests that the existing building fabric and structure facing onto Euston Road lends its self to adaptation. Whilst the northern portion of the building is unsuitable for adaptation crucially the southern façade features and its structure are retained in their entirety.

In retaining the front facade and structural bay, the existing courtyard form (somewhat uncomplimentary referred to in the development planning as the “doughnut” plan) would be replaced by a more neighbour friendly “I” shaped plan, as shown on the diagram opposite.

While this approach pragmatically addresses footprint matters it can also be seen that the building is particularly resilient and adaptive to sensitive change vertically, especially at the front where the set back nature of the “host” south wing steps back and terminates at a much lower level than its two adjacent neighbours. This, aligned to the strength and clarity of Green’s original composition give us a number of opportunities in terms of a vertical extension above the set back line he established in his original composition.

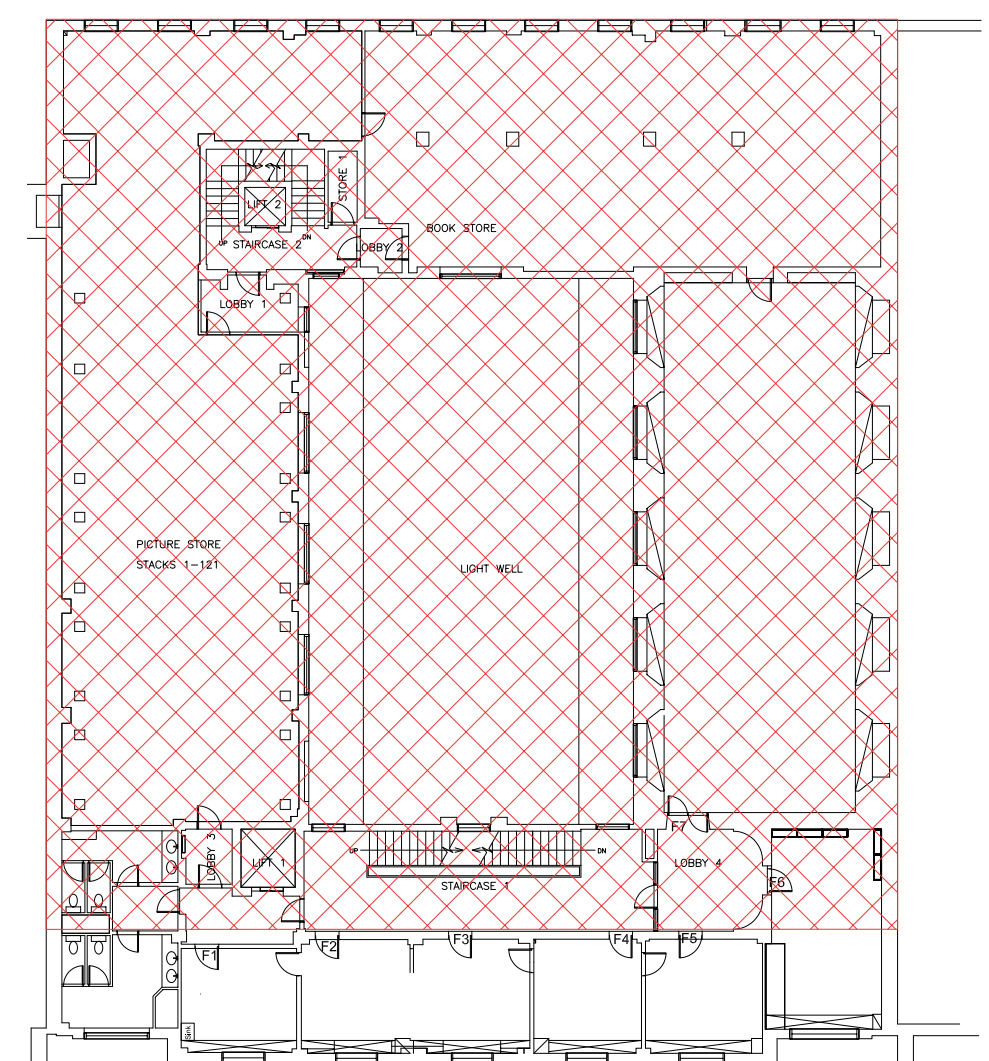
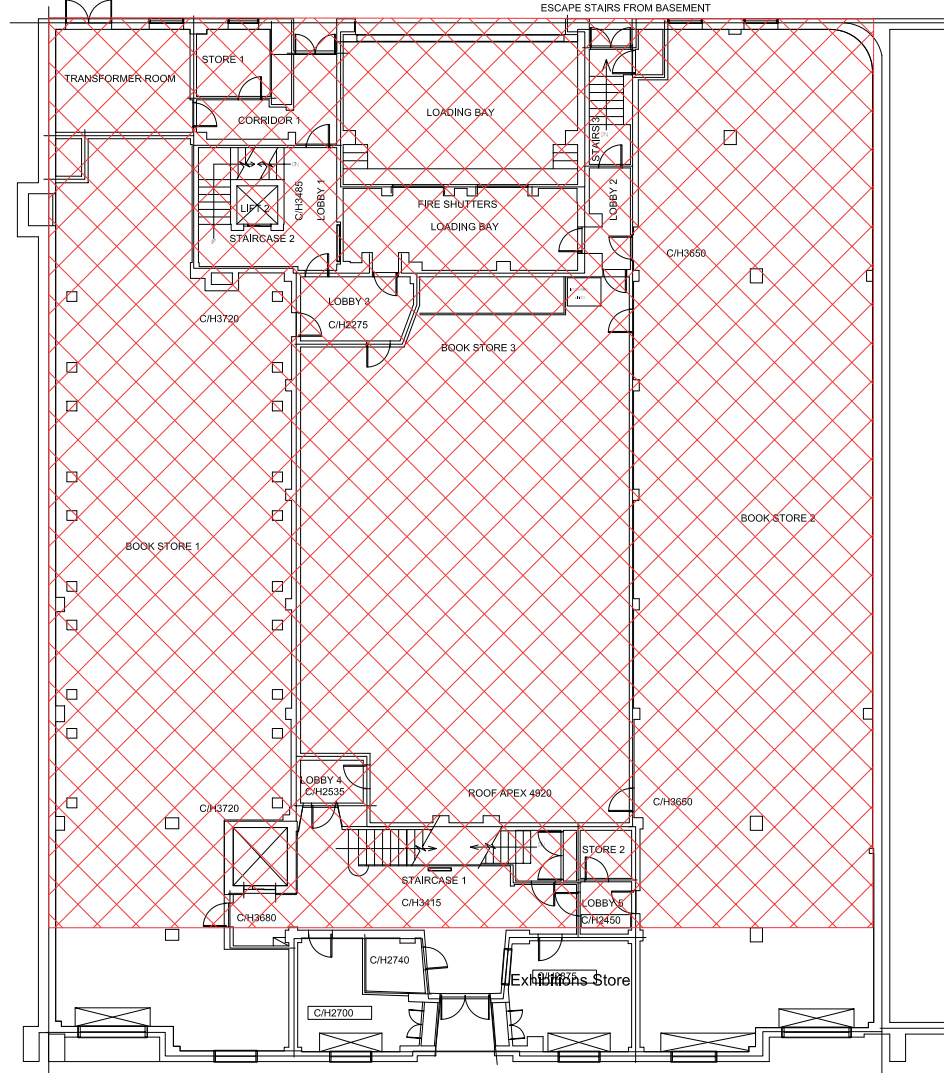
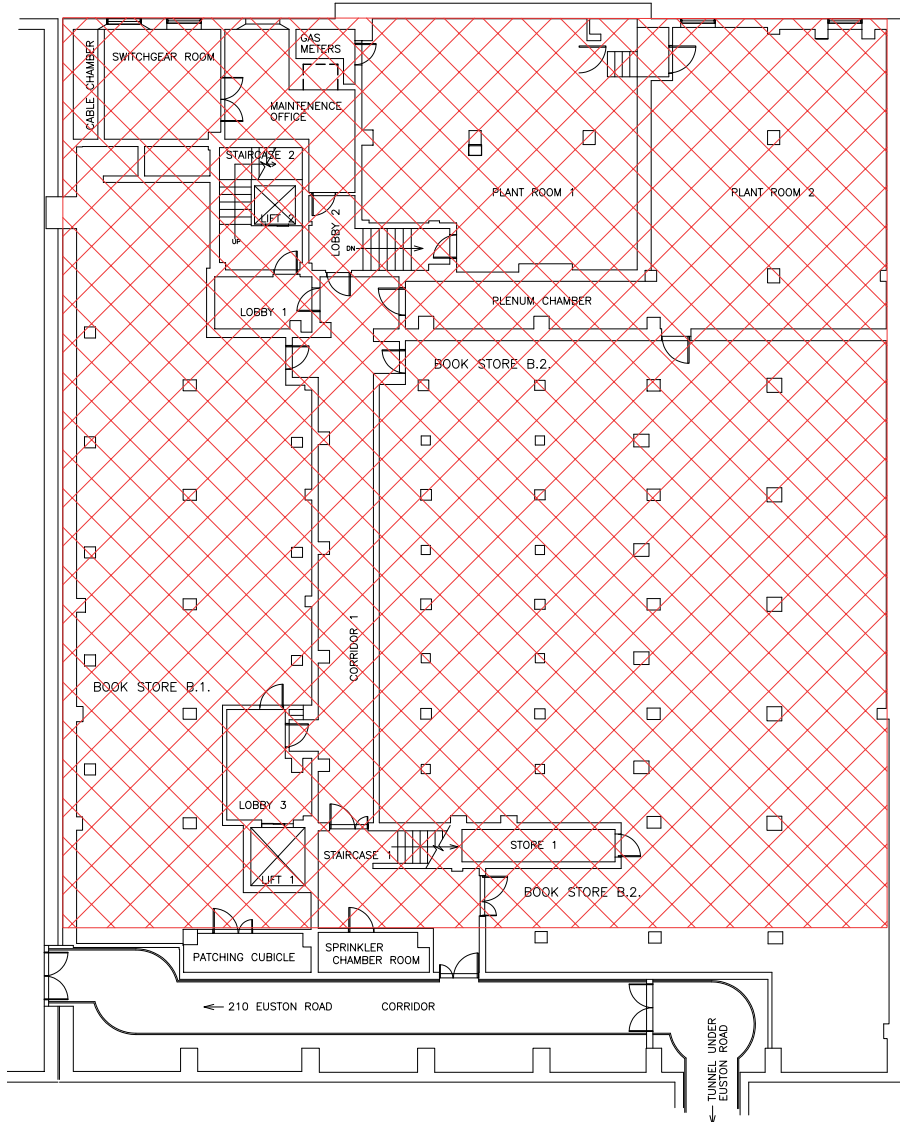


Extract from structural report



GROUND FLOOR (200)

FIRST FLOOR (200)

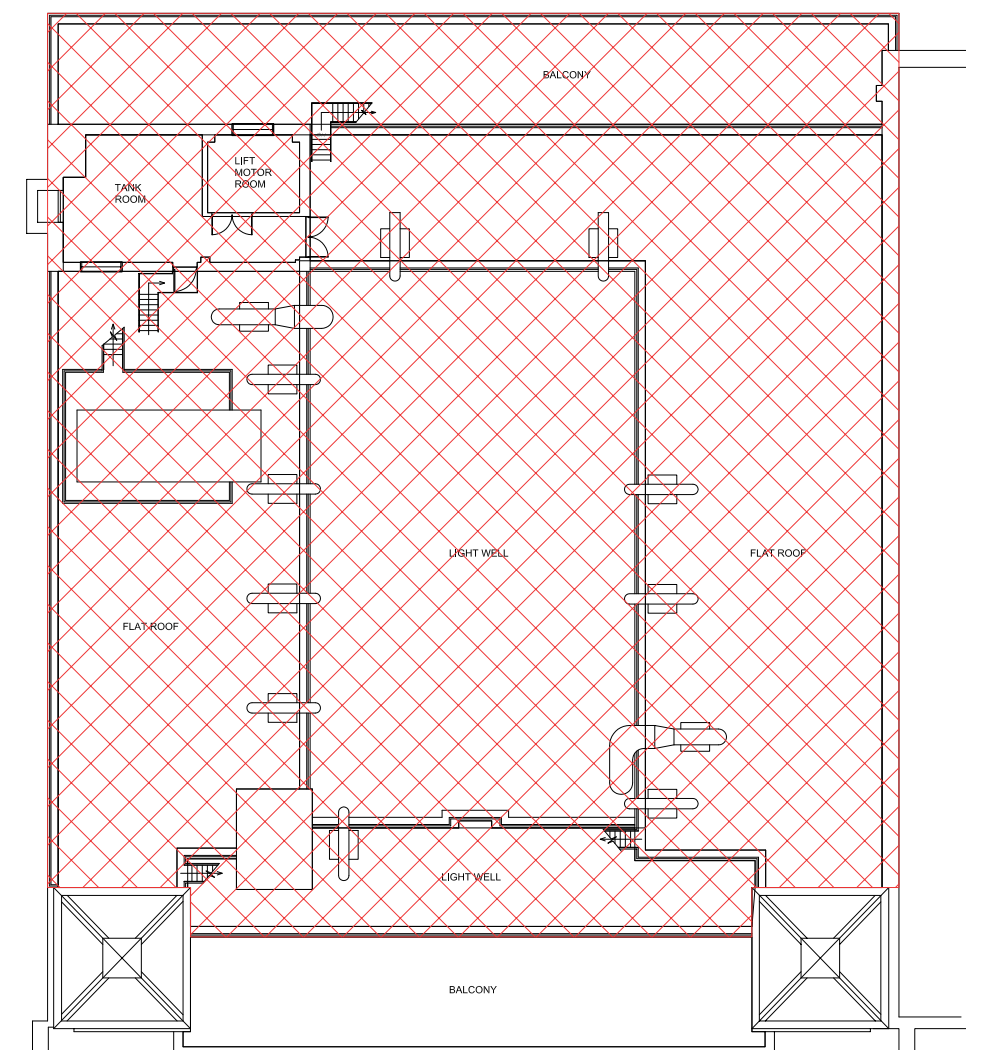
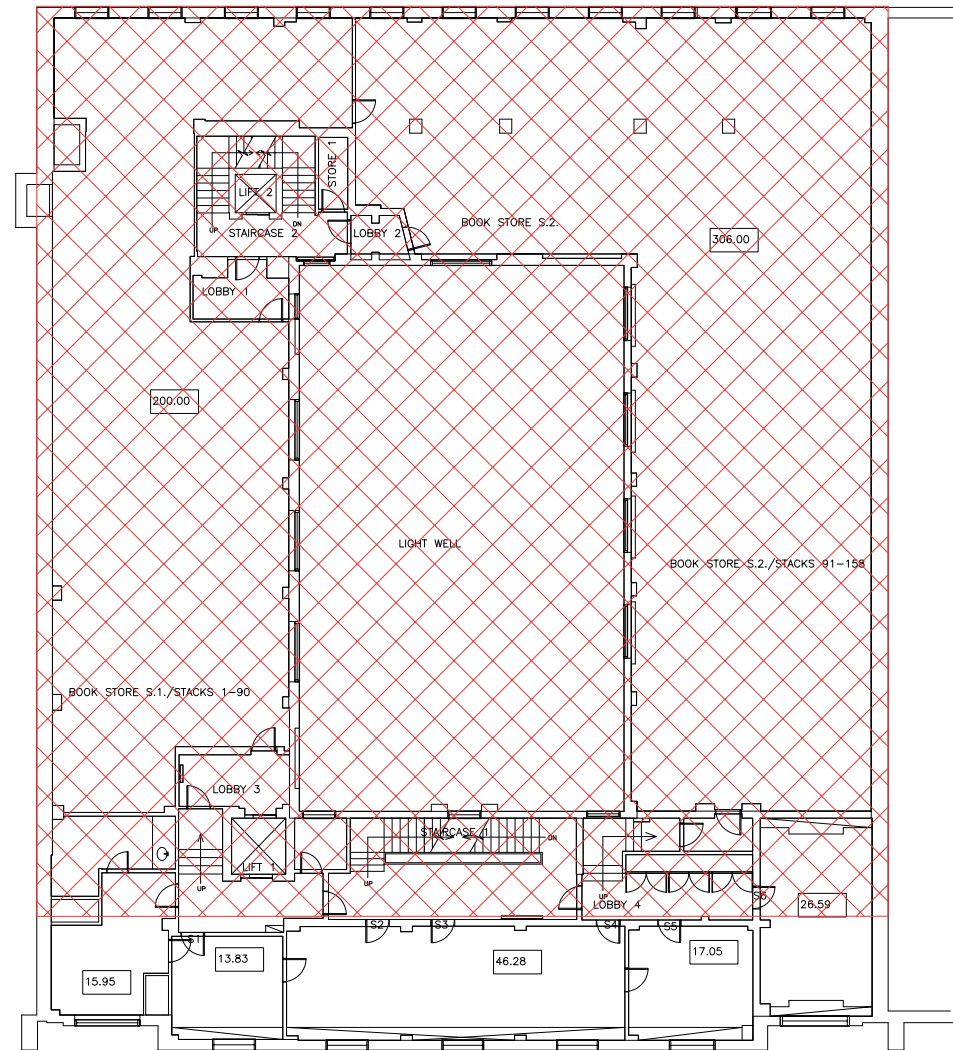
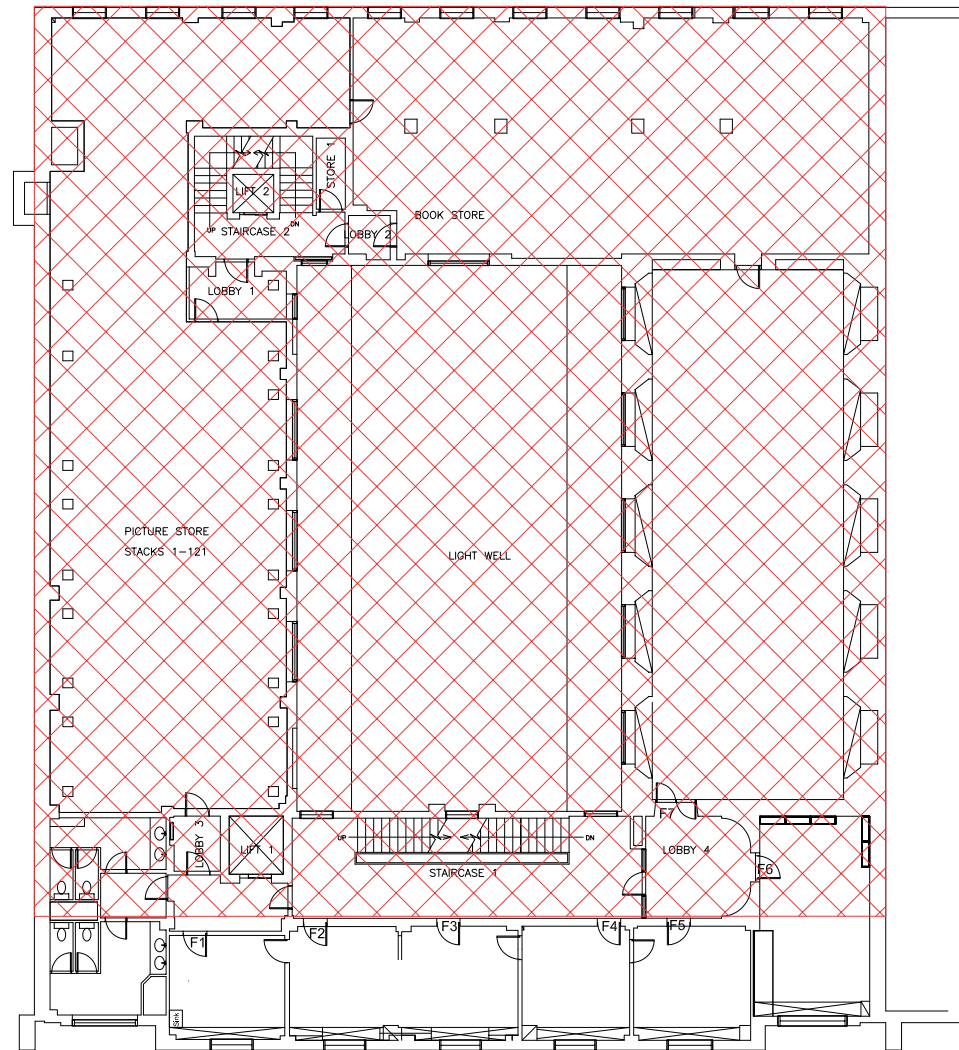


 HATCH INDICATES  
APPROXIMATE  
EXTENT OF  
PROPOSED  
DEMOLITION



## SECOND FLOOR (200)

ROOF PLAN (200)



 HATCH INDICATES  
APPROXIMATE  
EXTENT OF  
PROPOSED  
DEMOLITION

