

**94-104 EUSTON STREET
LONDON NW1**

**DESIGN AND ACCESS
STATEMENT**

JUNE 2010

INTRODUCTION

This design statement is submitted in support of an application for full planning permission on behalf of the building owners Realrole Ltd.

The application relates to the basement and part of the ground floor formally used for over 20 years for storage and warehouse at basement level and as a loading bay at ground floor level. The basement is part of a four storey terraced building. The ground and upper floors are used as offices. The building is of traditional construction with external elevations in yellow stocks brickwork or painted render. The building is not listed or in a conservation area.

The planning application seeks to improve the environment and general appearance of the building by using the former loading bay for refuge and cycle storage for the occupants and users of 94-104 and 105-113 Euston Street which are in the ownership of the same company, and by providing light and air to the basement area which will continue to be used as warehouse and storage (Class B) under the 1987 Town and Country Planning Acts within the constraints imposed by the existing building.

The proposals within this statement arise from an analysis of the needs and demands of potential occupants and users of the surrounding area. This design statement demonstrates the positive impact the scheme will have on the area.

THE APPLICATION SITE

The application site is located to the north of Euston Road and has frontage within a terrace facing south onto Euston Street. Euston Street is occupied by a mixture of residential and office users. It is well located in terms of public transport and close to Euston mainline station, Warren Street and Euston Square tube stations and many bus routes. It is within walking distance of a major hospital and university compounds. Vehicular access is restricted particularly for large vehicles.

The area in the immediate vicinity of the site includes a mix of uses including offices, residential, hotels and restaurants within buildings of varying heights, ages and architectural styles. Buildings adjacent to the site are built in traditional load bearing brickwork but do not form a uniform façade.

The application site and the ground floor of 94-104 Euston Street was previously used for many years as a distribution centre by a group of universities who were forced to relocate because of the cost of loading and unloading and moving by hand packages and parcels and the difficulties of getting large transport to and from the site.

IMMEDIATE CONTEXT

The application site comprises the basement and ground floor loading bay of an existing four storey building. The upper floors are used as offices.

The application site is part of two buildings in the same ownership. 94 to 102 Euston Street were built around 1900 with the elevations on the upper floors in yellow stock brickwork, the lower floors are finished in painted stucco render. At some point it appears a lightwell between the building and back edge of the pavement was closed over first with glass blocks set in concrete and later with asphalt. This application includes a proposal to open up part of this lightwell and reinstate cast iron railings with finials to match adjoining buildings. The loading bay at 104 Euston Street was built as part of the redevelopment of the site in approximately 1940 and is built in multi red stock brick on the upper floors with stucco render to the ground floor.

There is no off-street parking or refuse disposal facilities.

DESCRIPTION OF PROPOSAL

Client Brief

The client's brief requests improvement to the existing warehouse and storage space by opening up the original lightwells on Euston Street to allow as much light as possible into the basement. The proposal is also to lower the basement floor by about 300mm to increase headroom. The works will also involve the formation of off-street facilities for the collection of storage of refuse and re-cycling material from offices at 94 to 102, 104 and 105 to 113 Euston Street and create a bicycle parking facility at 104 Euston Street for the occupants of the above offices and existing residential units at 104 Euston Street.

The principal components of this brief are:-

- To provide high quality accommodation in a location where there is a high demand.
- To enhance thermal efficiencies and hence reduce dependency on carbon fuels.
- To reduce the need for transport to and from work.
- To restore and recondition the façade treatment to enhance the setting of the building and the street generally.
- To provide facilities for re-cycling and storage.
- To provide facilities for bicycle parking.

DESIGN OBJECTIVES

The planning application proposes the upgrading and reuse of a redundant basement and loading bay in the following manner:-

- Removal of slabs between the back edge of the pavement and the building to recreate a lightwell allowing light and ventilation to the basement.
- Lowering of existing basement slab to provide adequate head room.
- Installation of windows at basement level to match those above.
- New entrance doors to the office building at 94, 100 and 102 Euston Street to match each other and improve the general appearance.

- Reinstatement of cast iron railings to the lightwell to match adjoining.
- Use of an existing loading bay for refuge storage/recycling and for bicycle parking to meet the needs of the occupants and to improve the environment of the street.

COMPOSITION MASSING AND DETAIL

The application site sits within an area of mixed architectural styles building and heights and plot sizes.

The proposal seeks to maintain and restore the existing structure which will be reinstated with matching materials.

The historic plan form, floor structure, walls, and internal partitions are to be retained where practicable with minimal structural alteration. There are no special internal features.

ACCESS STATEMENT

The applicant is committed to high quality design and recognises the importance of creating an attractive safe and user friendly environment which everyone should be able to access and use. It also recognises the benefits of inclusive design and that any barrier to entry by the disabled or vulnerable should be removed wherever possible. Disability here refers to mobility problems that could be caused by those with hearing difficulties or loss of sight, as well as the more obvious physical and mobility disability. Consequently the design process has paid regard to creating an inclusive environment for the benefit of all.

1. (a) The design process was formulated by first evaluating the access restrictions imposed by the existing building then having regard to what changes could be reasonably incorporated into the existing building to improve the current position.
- (b) The evaluation showed that the existing building functioned poorly, without level access from the street access.

- (c) This access audit has identified that due to the constraints of the existing building it will NOT be possible to completely reconfigure the arrangements for the building.
 - (d) Disabled Parking Spaces cannot be provided within the site which is built up to its boundaries.
2. All entrance doors will be clearly distinguishable from the facades and be visible when closed. Visibility will be maintained from both sides of the doors. Additional means of escape will be incorporated allowing exits by three routes from the basement.
 3. Additional measures relating to entrances will be taken at detailed design to comply with all the requirements of the Building Regulations.
 4. Where possible all new internal doors have a clear opening of 900mm and are provided with 300mm leading edge. Door furniture is yet to be specified but will be designed to give a high level of personal security.

CONCLUSION

This design statement seeks to set out the various objectives and parameters, which have been taken into consideration when preparing the proposals for this development. It also illustrates the methodology adopted to arrive at a considered appropriate design solution.

It is considered that the design solution, presented in this application, is consistent with the present uses and character of this location. As such it is fully within the spirit of the Council's policies, by creating a proposal that provides efficient, high quality and environmentally friendly accommodation. This proposal will contribute to maintaining and developing further the vitality of this area of Camden.

Through careful application of design and town planning strategies, together with the selection of appropriate high quality materials and details, it is considered that this proposal makes a positive contribution to the street and enhances the character and appearance of the area.