

15th October 2009

PLANNING APPLICATION – DESIGN STATEMENT

34-38 EVERS Holt STREET, CAMDEN, LONDON. NW1 1DA.

Introduction

This application relates to the proposal for 6 new flats over 'Secrets' nightclub and the refurbishment and change of use of the office space of the nightclub into a self contained 4-bedroom house. The new development also accommodates bicycle storage for 6 bicycles at ground floor level and kerbside collection for non-recyclable and recyclable waste for both the flats and house. 'Secrets' nightclub is located on the corner junction between Eversholt Street and Doric Way in Camden, North London.



View of the black rendered façade of 34-38 Eversholt Street with the 9 storey Euston House in the background.

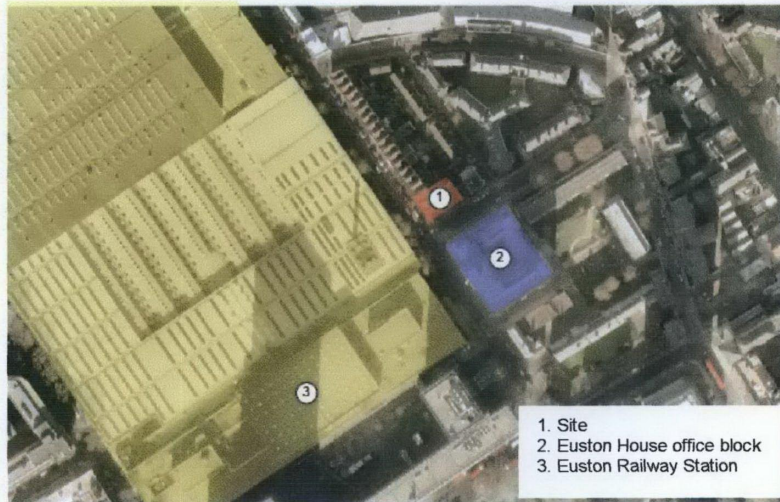


Existing view of the Corner of Eversholt Street and Doric Way.

Character of the Urban Area

The site is located within a dense urban area of central London. The properties that relate to this proposal are at the end of a long Georgian terrace on the East side of Eversholt Street adjacent to Euston railway station on the corner of Doric Way. Properties along the Georgian terrace are 3 storeys in height and typically have shops or cafes at street level with residential flats above. The blank face of Euston station, approximately the same height of the proposal, flanks the opposite side of Eversholt Street. The side street of Doric Way has a more varied street-scene with circa 1930's flatted developments featuring mansard roofs and dormer windows on the North side whilst 'Euston House' a large scale, 9 storey office block dating from the 1930's dominates the South side of Doric Way.

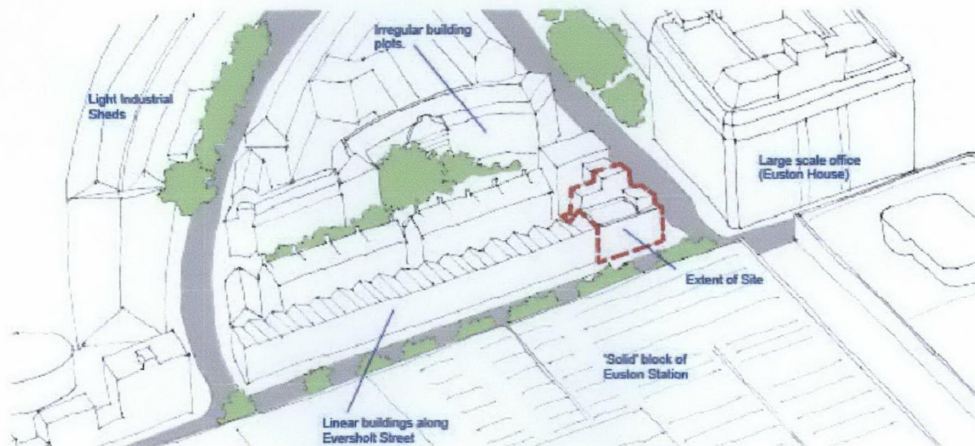
The immediate area surrounding the site features buildings that are typically of a similar age or older and are typically Georgian 3 storey, flat fronted terraced properties built to the pavement edge, with basements and small rear gardens. To the North of the site lies light industrial sheds. The area has a mix of residential, commercial and light industrial buildings of varying scale within the local vicinity.



The Location Plan showing differing scales of adjacent buildings.

Local materials to residences in the area are generally London stock brick, painted render and white painted windows. Roofs are typically slate, with butterfly roofs hidden behind rendered or brick faced parapet walls. The terrace of properties along which 34-38 Eversholt Street is located feature butterfly roofs behind parapeted walls. The majority of these properties are finished in brick whilst the remaining few, including 24-28 Eversholt Street feature a render finish.

Currently there are no trees or greenery on the site however on the opposite side of Eversholt Street exists a line of mature trees, which soften the impact of the blank faced of Euston station wall. Being in a dense urban area there is little greenery in the immediate surroundings, however we have illustrated within this application that the green spaces of St James Gardens and Coram's Fields are within 200m and 500m of the site. In addition, the large open space of Regents Park lies approximately 600m to the West of the site. Please see enclosed: **Walking distances to open space** diagram.



Sketch of the building form and character of Eversholt Street

EVERSHOLT STREET

WALKING DISTANCES TO OPEN SPACE

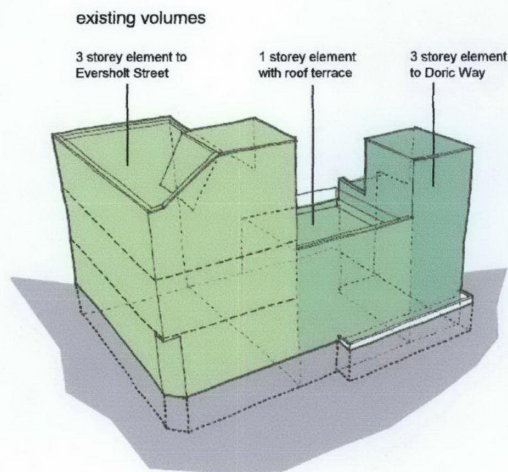
Martin Evans
Architects

Sept 09



Existing Site

The site comprises a single storey building that is 'bookended' by two number three-storey volumes. One of these volumes face onto Eversholt Street and the other faces the side street, Doric Way. The entrance to the nightclub is positioned centrally on the Eversholt Street elevation. The nightclub accommodates the basement and ground floor level of the single storey volume and the three storey volume on Eversholt Street of which upper floors are residential flats. These 2 large flats currently occupying the 1st and 2nd floors are accessed via a side door on Doric Way. The other three-storey volume on the site accommodates the nightclub offices and staff 'back-of-house' areas. Access to the three-storey element on Doric Way is via the main entrance to the nightclub on Eversholt St whilst the original entrance door located on Doric Way is currently used as an emergency fire escape.



The buildings on the site are in a fairly poor state both internally and externally and are looking rather tired. The three storey volume along Eversholt Street is dressed in black painted render, whilst the single storey and three storey elements behind are painted in white render. Internally the existing flats on the 1st and 2nd floor are in need of refurbishment and are large enough to be divided into smaller flats that will still provide generously sized living spaces that are in accordance with local policy.

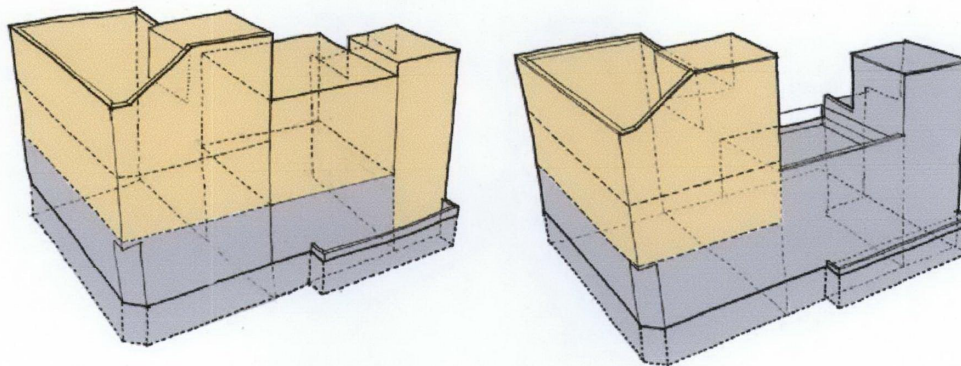
Above the single storey element there is a large paved terrace which is accessed via the 1st floor hallway to the flats. This terrace is a rather tired and unattractive amenity space for the current residents of the flats.

The Proposal

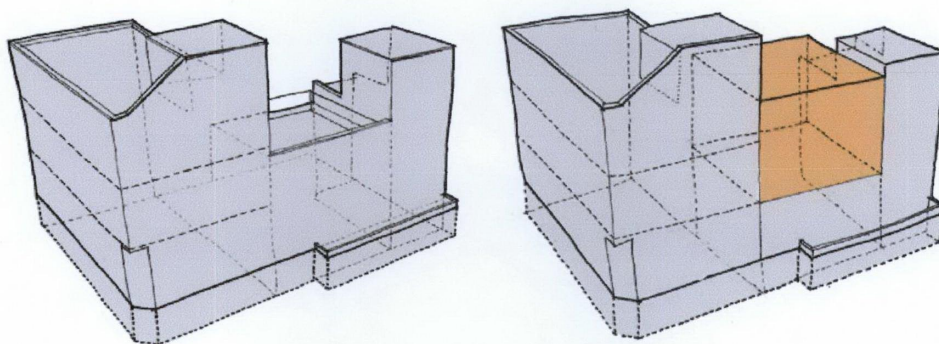
The proposal retains the nightclub but includes applying for a change of use of the nightclub office space, currently occupying the ground, 1st and 2nd floors of the three storey volume on Doric Way, into a self contained, 4 bedroom house with a separate entrance that makes use of the existing front door to Doric Way. The proposal also relates to dividing the 2 flats on the 1st and 2nd floors above the nightclub into 4 flats: 2x1bed and 2x2bed. The final intervention relating to this proposal is to create a contemporary 'insertion' of two 2bed flats over two storeys above the single storey element. This element will read as a light insertion to make use of the 'book ended' space between 3 storey elements. The completed proposal will total 6 flats, 4 more than is currently on the site and will comprise of 2no.1bed, 4no.2bed and in addition a 4 bed roomed house. Please see diagrams below explaining added and existing volume and uses.

The size of the existing terrace will be reduced to accommodate the flats of the 'inserted' volume. The remaining space (of approximately 50sqm) will be divided to serve two flats facing the space at first floor level. The existing concrete privacy screen on the terrace will be partially retained as well as new timber screens will be introduced to prevent any overlooking to and from proposed property. A further terrace will be proposed on the flat roof of the inserted element to serve as communal amenity space. The proposed roof top terrace will be accessed through the communal staircase. The roof space above three storey house facing Eversholt Street will remain un-changed apart from change of the position of the exit doors from the existing stairwell enclosure to face new roof top terrace.

Those amenity spaces will be attractively screened and paved and soft landscaping and low level planting will be introduced to create attractive outdoor areas. The new house will also feature a small rear balcony at ground level (built partially on top of a sunken outdoor space from the clubs kitchen which will be retained) as well as small first floor balcony. Proposed balconies will be screened from both: properties at No. 40 Doric Way and Edith Neville Cottages.



■ - night club including 'back of house' areas ■ - housing



■ - existing volume ■ - added volume

The design

The existing properties at 34-38 Eversholt Street have some interesting features and details particularly on the Façade on Eversholt Street itself. The greatest attributes of the buildings are the large, Georgian proportioned windows along the Eversholt façade and the opportunity to create an attractive amenity spaces for the flats at first and third floor level. The 3-storey volume facing onto Doric Way reads as a separate building altogether and as a result offers itself to be a separate house

The proposed elevations will be restored and re-decorated in their existing colours. Existing windows will be replaced together with all existing ground floor door frames. The new two storey insertion between the two three storey volumes will be sitting flush with the wall below and will read as a modern, light weight, glazed structure. Full height sliding doors will be proposed to the proposed living rooms with dark painted infill panel in between.

Privacy and screening

There is little overlooking from the proposed properties to any private gardens or windows of other residential units. The biggest issue is the lack of privacy afforded from Euston House, the large office property on the opposite side of Doric Way. The new insertion element will go some way to obscure the view of the amenity space from the middle floors of the Euston House. The proposed roof top terrace will be screened to give the residents more privacy from Euston House.

Waste and recycling

Storage space for waste and recycling bins for all the flatted properties are to be provided within the site boundary, directly off the pavement along Doric Way. The bin storage provision for the flats is 1 x1100l eurobin for non-recyclable waste and 3 x360l bins for separated recyclable waste whilst the house has allocated storage for 1x360l bin for non-recyclable waste and a 55l green box for doorstep recycling. The bin storage provision is illustrated on the drawings and that size and amount of provision has been confirmed by Gary Andrews of Street Environment Services at Camden Council. The 4 bedroom house has its own bin storage space which is located adjacent to the front entrance to the property.

Internal layout and room sizes

The internal layouts and sizes of the flats are to a high standard and are also compliant with policy of the Camden Planning Guidance 2006 Residential development standards. Please read the attached ***Sustainability Statement*** for a more detailed explanation.

Landscaping

The proposals will comprise a high quality hard & soft landscaping scheme. The garden and terraced areas will be generally laid with decking and have planted borders with evergreen shrubs and hedges. The proposed roof top terrace will introduce planting beds along side both long elevations to provide additional barrier and screening. The metal railings along the pavement on Doric Way will be replaced. The bin and bicycle storage for the flats and the house will be constructed of a light weight steel frame with subtle metal panelling. Accessed through a lockable sliding screens will provide level access and secure enclosure.

Access

Access to the all six flatted properties will be from a communal entrance situated on Doric Way. The four steps up to the entrance, the handrail, landing and the canopy above have all been designed to be compatible with Part M. The proposed flats will all have their front entrance doors directly off the communal hall. The internal staircase that serves the flats will have a clear width of 900mm and will meet the minimum standard of lifetime homes. For further details on accessibility of the proposed development please see: **Life Time Home Standards Statement** enclosed with this application.

Currently there is no provision for parking for the existing premises, either for the 2 flats or the club itself. As part of this proposal an option for parking provision for the site would be to provide membership of a private or an established local car club. This could be the subject of a Section 106 agreement where the developer and then management company could provide membership for all flats for an agreed number of years. This sort of agreement is something that exists in other London boroughs and is an established method of providing limited parking for new development while discouraging individual car ownership in inner London boroughs.

The current Council policy requires provision for secure storage for one bicycle per flat and two bicycles per house (8 bicycles altogether). The site constrains unable us to provide storage for the required amount. The pavement alongside full length of the property on Doric Way is taken over by the external fire escape staircase from the basement of the club, sheltered fire exit from ground floor of the club, steps and sheltered entrance leading to the flats above the club as well as steps to the three storey building housing club office spaces. The only suitable and logical space to locate bicycle storage for this development is adjacent to the steps to the club offices as shown on our drawings. The proposed bike storage provides level access and secure enclosure for 6 bicycles (4 for the flats and 2 for the house). We are introducing 'Sheffield' type cycle stands bolted to the steel frame of the enclosure. For more details regarding appearance and construction of the proposed bike store please see paragraph above titled: *Landscaping* and enclosed drawings.

Camden alongside other Councils supports a *Cycle hire scheme for London*. According to the *Feasibility Study for a Central London cycle hire scheme*: "a minimum of 10,200 docking points with 6,000 bicycles would be required. They would be located at anything between 300 and 400 docking stations. A minimum density of eight stations per km² should be pursued." Information for map below is based on: *Feasibility Study for a central London cycle hire scheme – Final Report, November 2008*.



The locations for future docking stations in the area (shown on the map above) are still being considered and are not fixed. There is a site preparation for the future docking station in the pavement right opposite the proposed development located alongside the Euston House on Doric Way as shown on the photograph. The proximity of the cycle hire docking station to the site makes the cycle hire scheme easy and very accessible for the future inhabitants willing to cycle.

LOCATIONS OF PROBABLE AND POSSIBLE CYCLE HIRE DOCKING STATIONS:

