



PROJECT REF NO. 2925

M•R PARTNERSHIP

ARCHITECTS AND INTERIOR DESIGNERS

PLANNING APPLICATION SUBMISSION

137 EUSTON ROAD  
NW1 2AA

On behalf of Marwin Securities Ltd

MAY 2014

# INTRODUCTION

This application is prepared by M R Partnership Architects on behalf of the applicant Marwin Securities Limited.

The application site is an eight-storey mid-terrace building on the south side of Euston Road. The building is not listed, and not situated within a conservation area. All floor of the building are currently in lawful office use (Class B1)

The existing building has an elevation onto Euston Road at the front and Flaxman Terrace to the rear.

The offices are currently owned by the applicants and let as offices on a floor by floor basis.

The document sets out the development proposals relating to the upgrade of the front (Euston Road) elevation

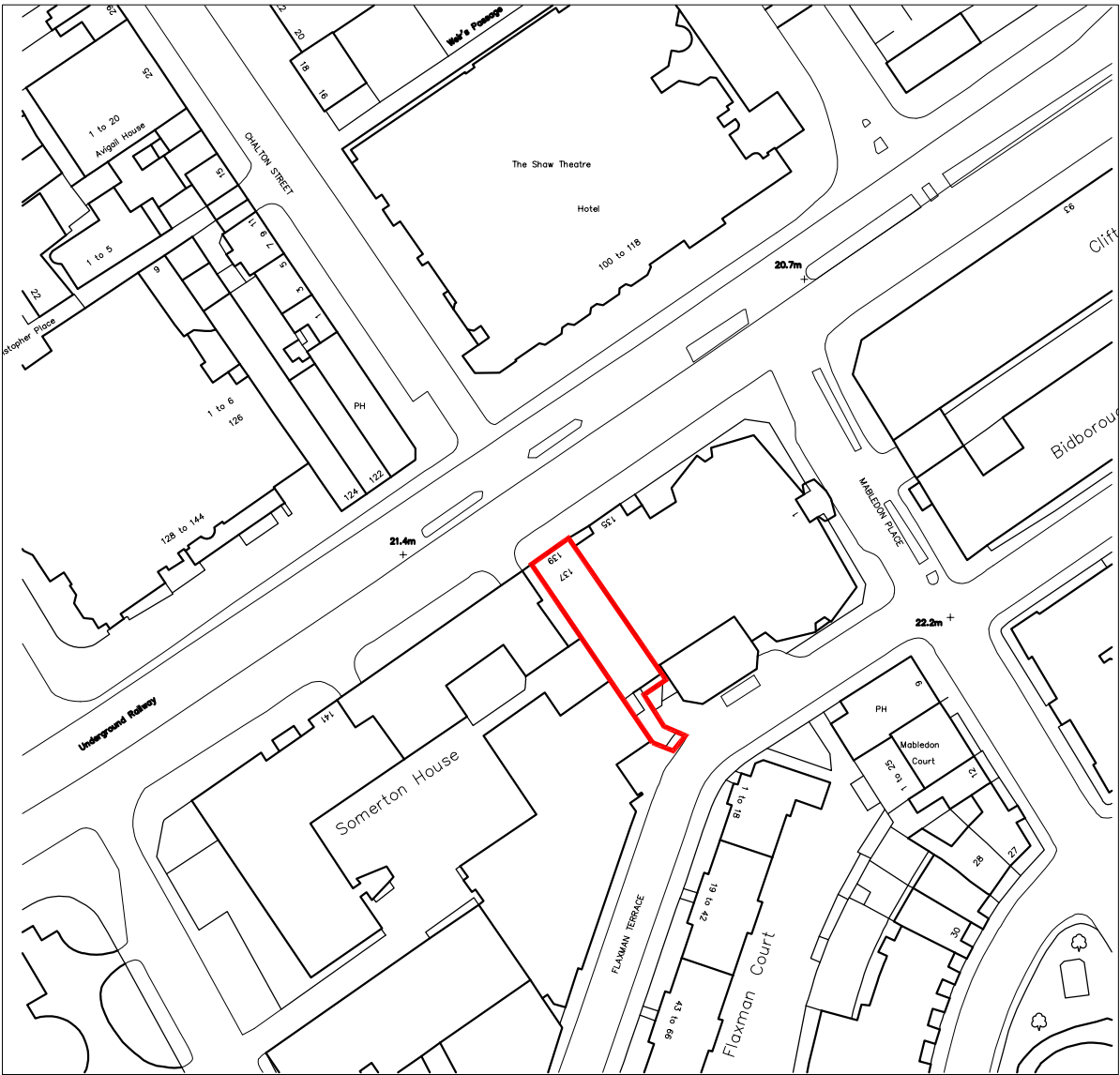
A pre-application advice was received on 9th September 2013 ref: 2013/3018/PRE

# BACKGROUND

The front elevation to the building is looking dated and the glazing does not have particularly good acoustic or thermal properties.

The building is extremely well served by public transport being close to the St Pancras and Kings Cross transport hubs and also within 5 mins walk of Euston Station, overground and underground . Many buses serve the Euston Road.

# LOCATION PLAN



Location Plan  
1:1250



## SITE & SURROUNDINGS

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The building is located between 135 and 139 Euston Road about 20 metres west of the junction with Mabledon Place.

### Elevation

The elevation to Euston Road building is currently concrete faced in a three bay width grid of windows. Within each 'bay' the window sits above a tiled plinth of masonry recessed and setback from the face of the grid as shown on the dwg. 2925 052. The windows are generally metal framed with early double glazing. Some of the windows have failed and exhibit internal condensation.

The front elevation looks out onto the Euston Road which is an extremely busy arterial road.



Euston Road Elevation



Euston Road entrance



137 Euston Road aerial view from the North West

# THE PROPOSALS

We have given careful consideration to all issues raised by Camden Planning Department Ref: 2013/3018/PRE in response to pre application enquiry dated 15th May 2013.

The enclosed proposals are for upgrading of the existing front (Euston Road) elevation,

The adjoining building, No 135 Euston Road , is to undergo a major refurbishment. The upgrade and enhancement of our building 137 will continue the uplift and enhancement of this part of the Euston Road.

## Front Elevation to the Offices

### Ground Floor

The existing ground large tinted glazed panel and high level fixed windows are to be replaced with a metal framed shopfront with stall riser in accordance with Camden Planning Guidance CPG 1 and with response received to the pre application enquiry.

The proposal also comprises of replacement of existing heavy timber framed office entrance doors and fixed screen above with fully glazed metal doors and high level glazed screen as shown on dwg. 2925 062. The new screen and doors to the offices will match the new shopfront appearance.

The ground floor section of the existing elevation will be treated with self coloured self-cleansing Portland stone alike render with 150mm light grey granite plinth at the pavement level.

### 1st to 5th floors

The existing windows and plinth walls in each bay of the existing elevation will be removed and replaced with new glazed panels which will fill each bay.

Within each bay of glazing there will be a colour tinted vertical panel containing windows required to be openable. On each floor the location and arrangement of the tinted and openable panels will be ‘randomly’ located as indicated on the dwg. 2925 062 and enclosed drawing.

The existing concrete grid of three bays per floor would be retained and rendered in a self coloured self-cleansing white render, with the new glazing brought forward.

The new glazing would have current thermal and enhanced acoustic properties.

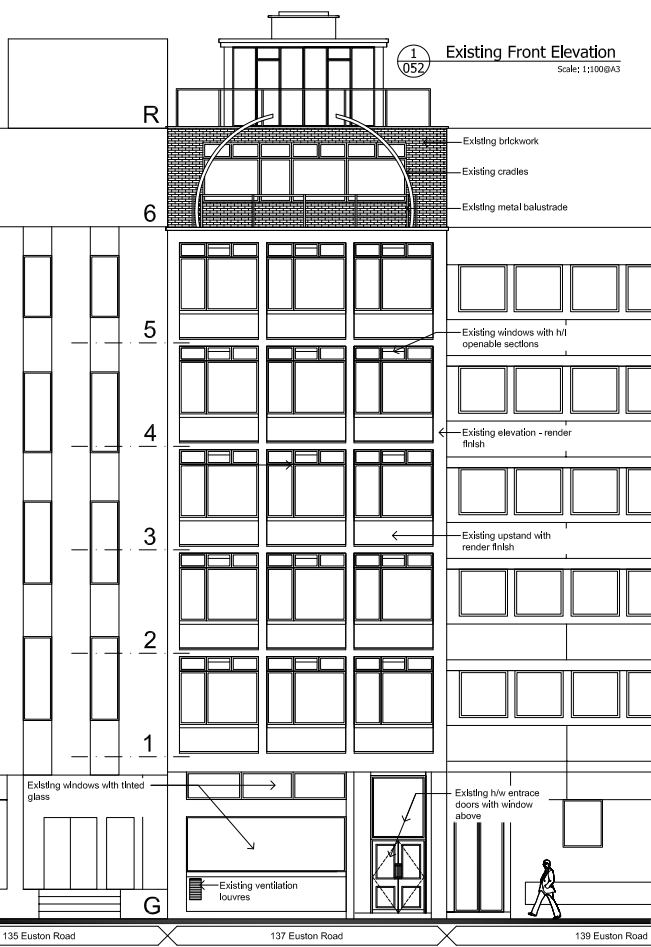
The new arrangement of glazing and windows will still be cleaned externally by the current arrangement of abseiling onto the front elevation.

### 6th Floor

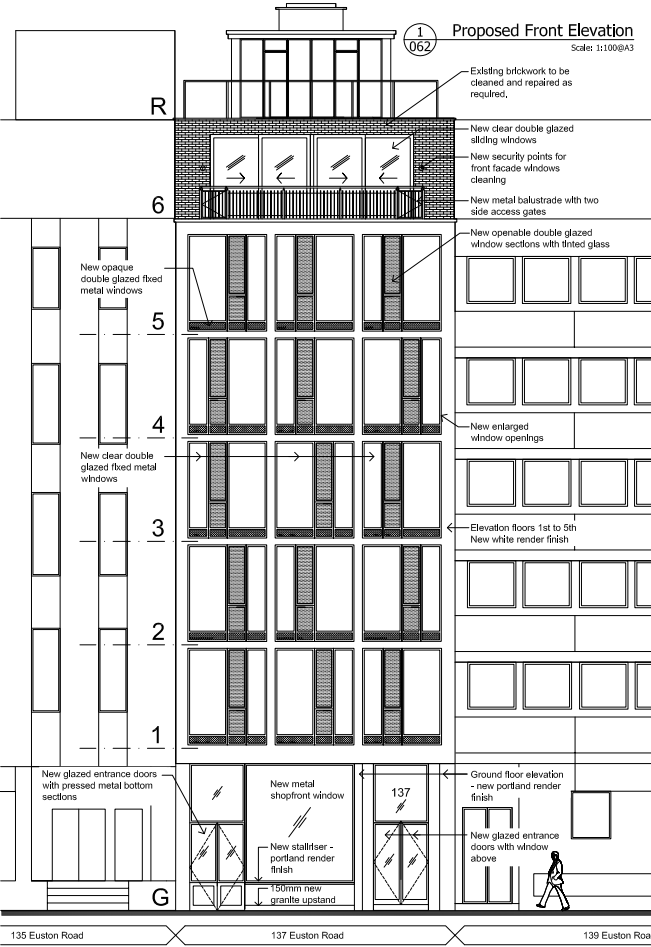
The existing windows and wall below will be removed and replaced with full height sliding windows to enhance the natural lighting levels to the top floor offices and to provide an access for maintenance to the front portion of the flat roof over the 5th floor.

The existing metal balustrade and cradles will be removed and replaced with new polyester powder coated metal balustrade with access gates to both sides for the abseiling windows cleaning

The new arrangement of glazing and elevational treatment would provide an enhancement to the building.



Existing  
Euston Road Elevation



Proposed  
Euston Road Elevation