



New Flaxman Terrace House. Rear of 137 Euston Road
London WC1 H8

Design and Access Statement Document
Prepared for Marwin Securities LTD
March 2015
REF 2925

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9. Schedule of Architects Drawings

2. Location Plan

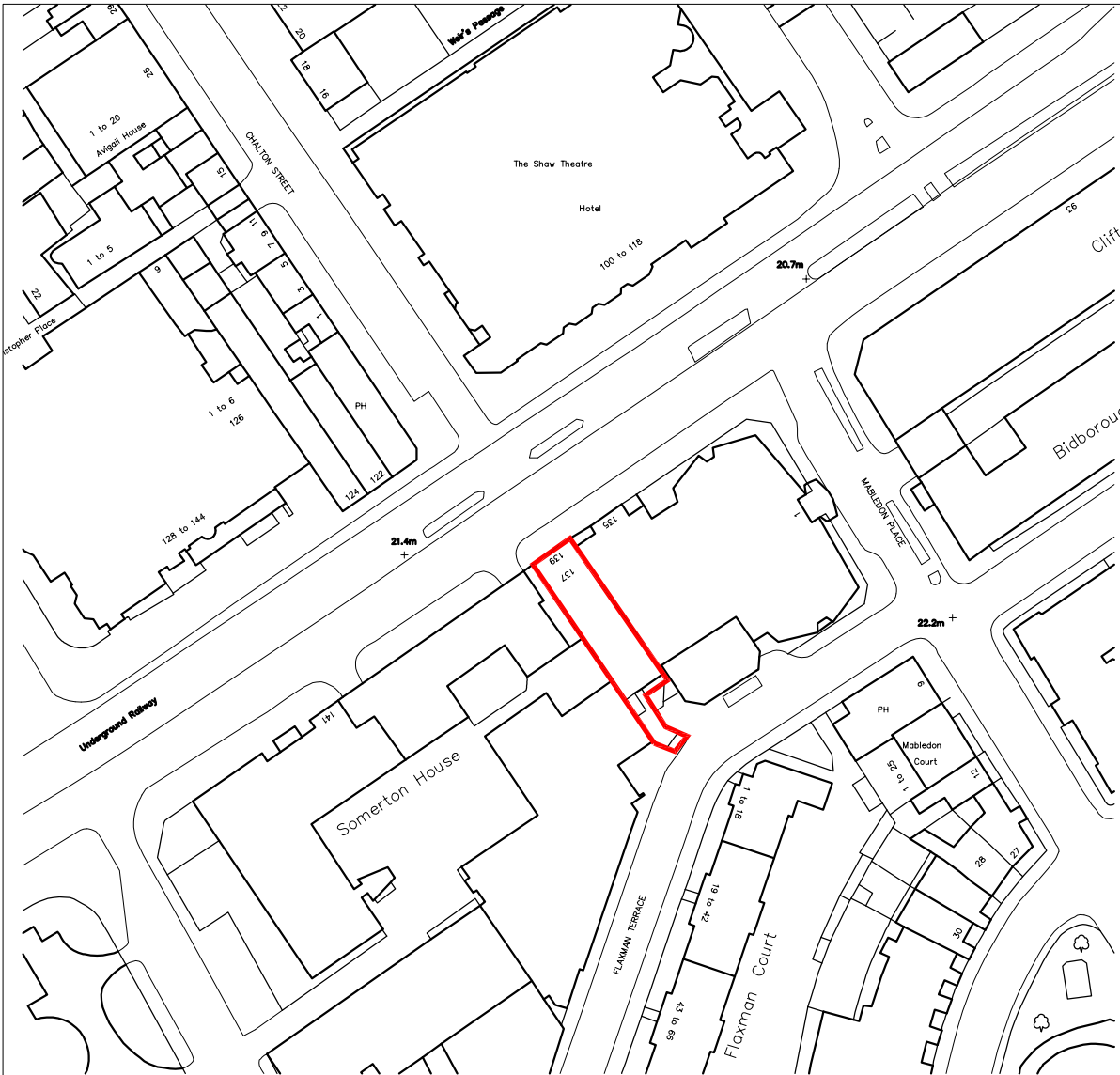
1 Introduction

This planning application submission is prepared by MRPartnership on behalf of Marwin Securities Ltd.

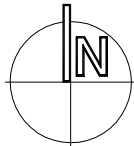
The document sets out the development proposals for the area to the rear of 137 Euston Road, London facing onto Flaxman Terrace.

It is proposed to construct in the available empty space a 2 bedroom House facing onto Flaxman Terrace.

The site and building are not listed and not within a conservation area.



Location Plan
1:1250



3 Site & Surroundings

The site is open land in Flaxman Terrace, at the rear of 137 Euston Road an office building. The applicant is the owner of the land and 137 Euston Road.

Flaxman Terrace is a quiet road and the site is south facing. Many of the buildings in Flaxman Terrace are residential and more off a domestic scale compared to those on the Euston Road.

Our site is at the change of direction in Flaxman Terrace and can be seen from both directions of the road.

The area at the rear of the office building is poorly organised and inefficient use of the space. Much of the rear land is taken up by an unattractive external metal staircase which would only be used in the case of a fire. The stair is an alternative means of escape for the upper floors (4th, 5th and 6th) of the 137 Euston Road Offices but has no connection at all to the 1st, 2nd and 3rd floors.

There is also a delivery yard and refuse storage for the offices at the rear.

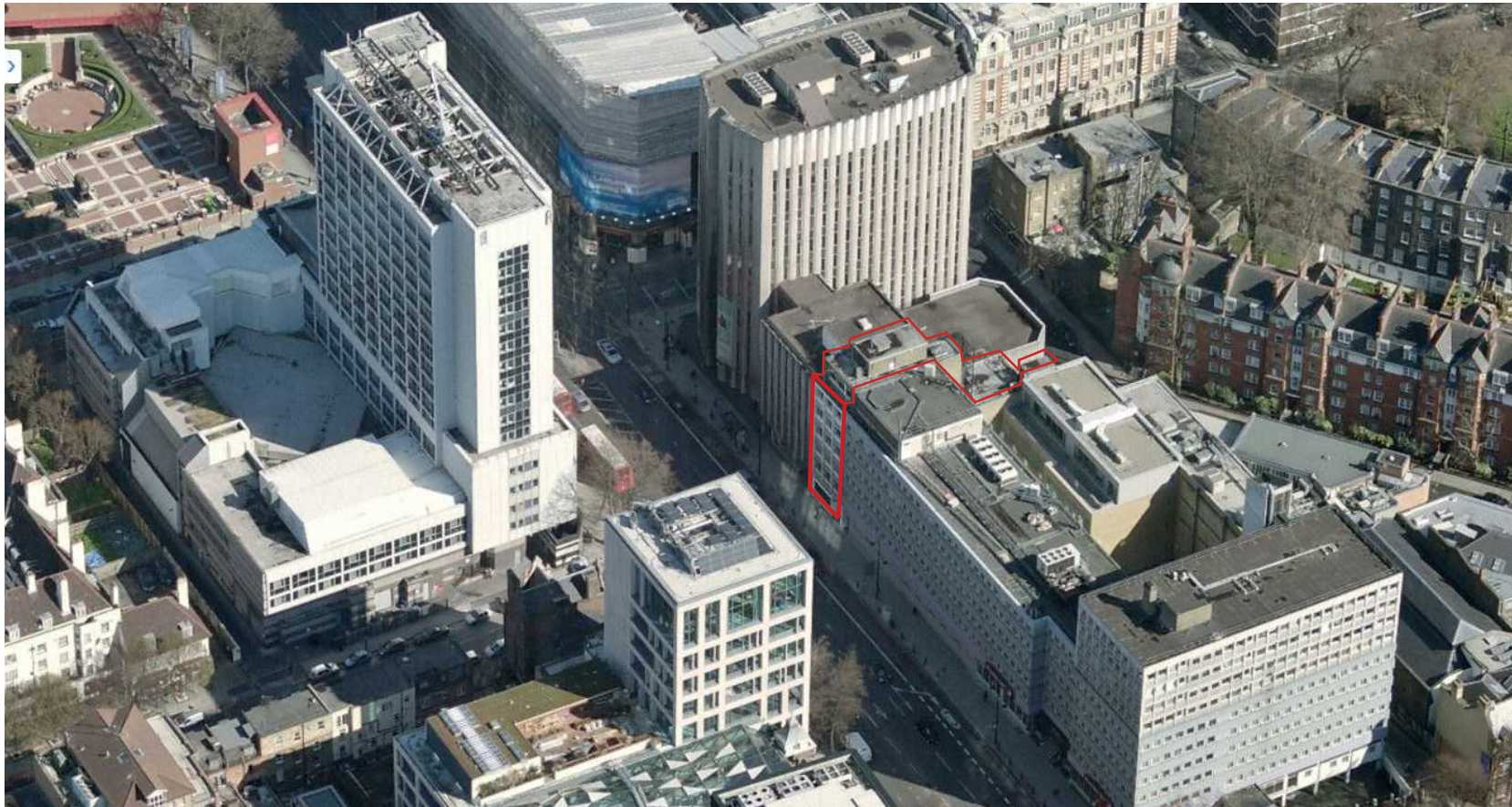
Adjoining sites on the north side of Flaxman Terrace have been developed over the years and an unresolved void in the streetscape exists on our site.



Flaxman Terrace Elevation



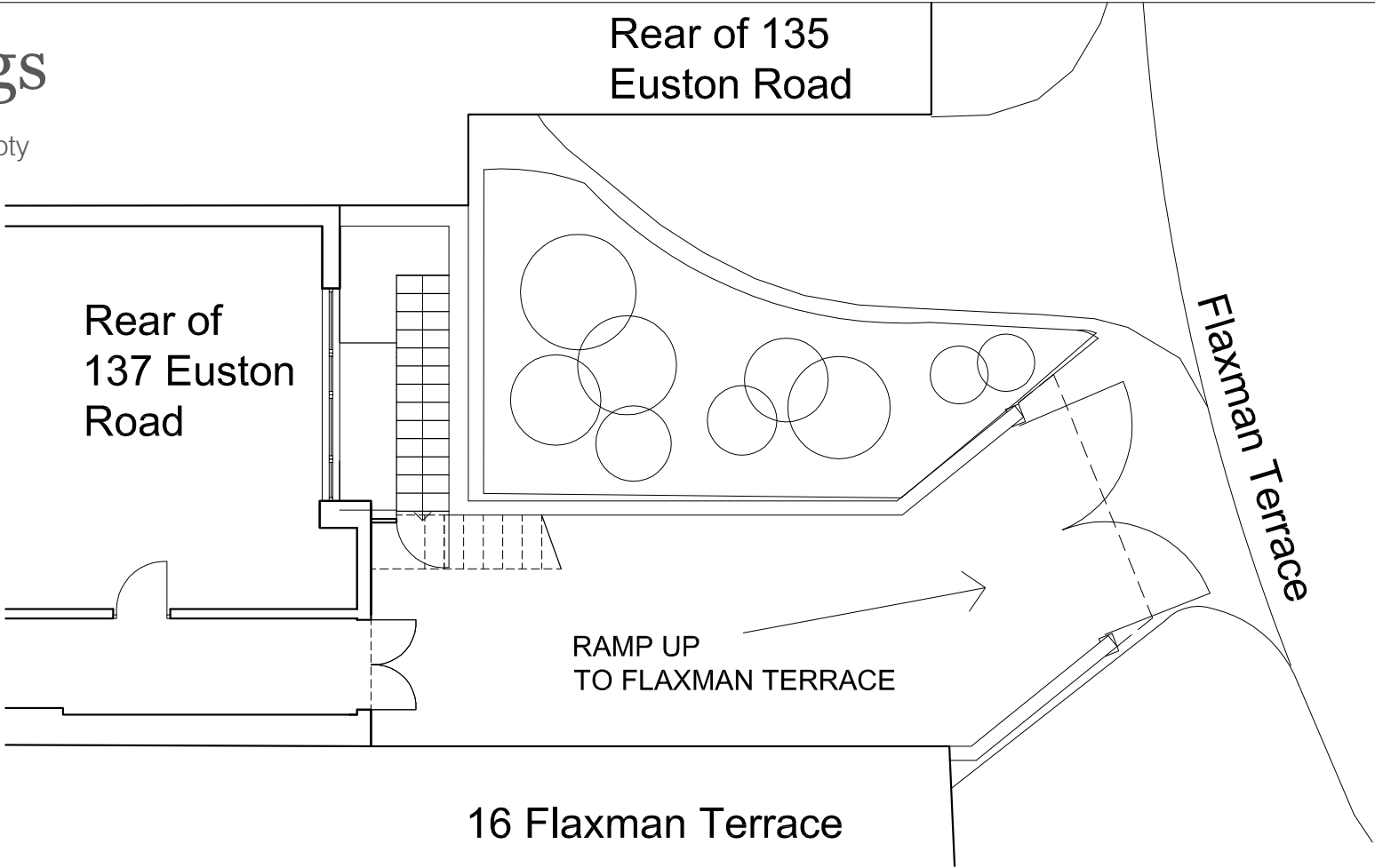
Flaxman Terrace Elevation



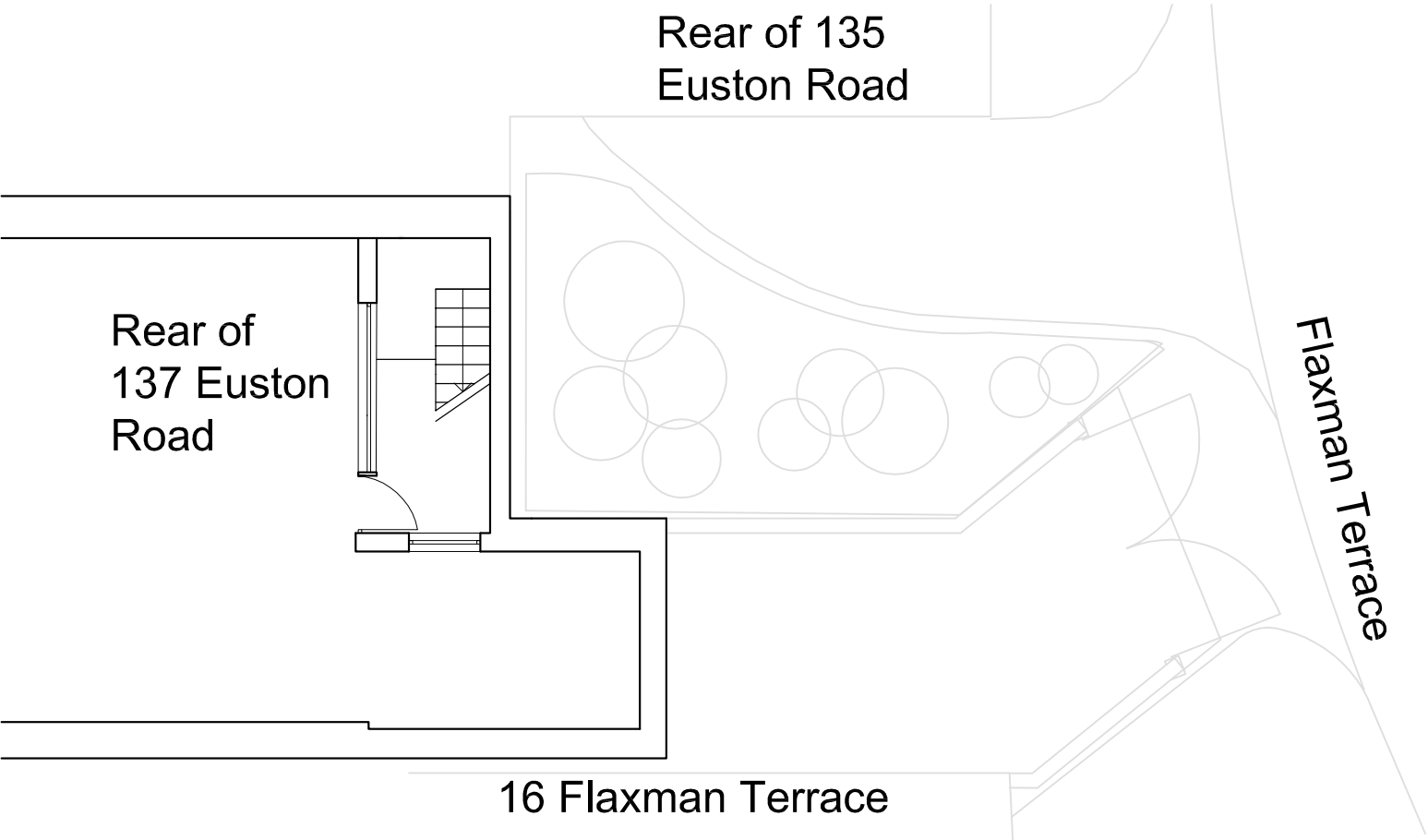
137 Euston Road aerial view from the North West

4 Existing Drawings

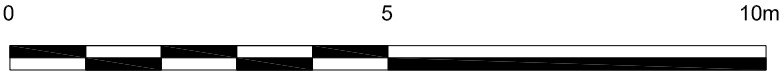
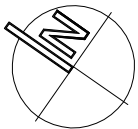
The 'Site' at the rear of 137 Euston Road is empty



1 EXISTING GROUND FLOOR PLAN
060 Scale: 1:100@A3

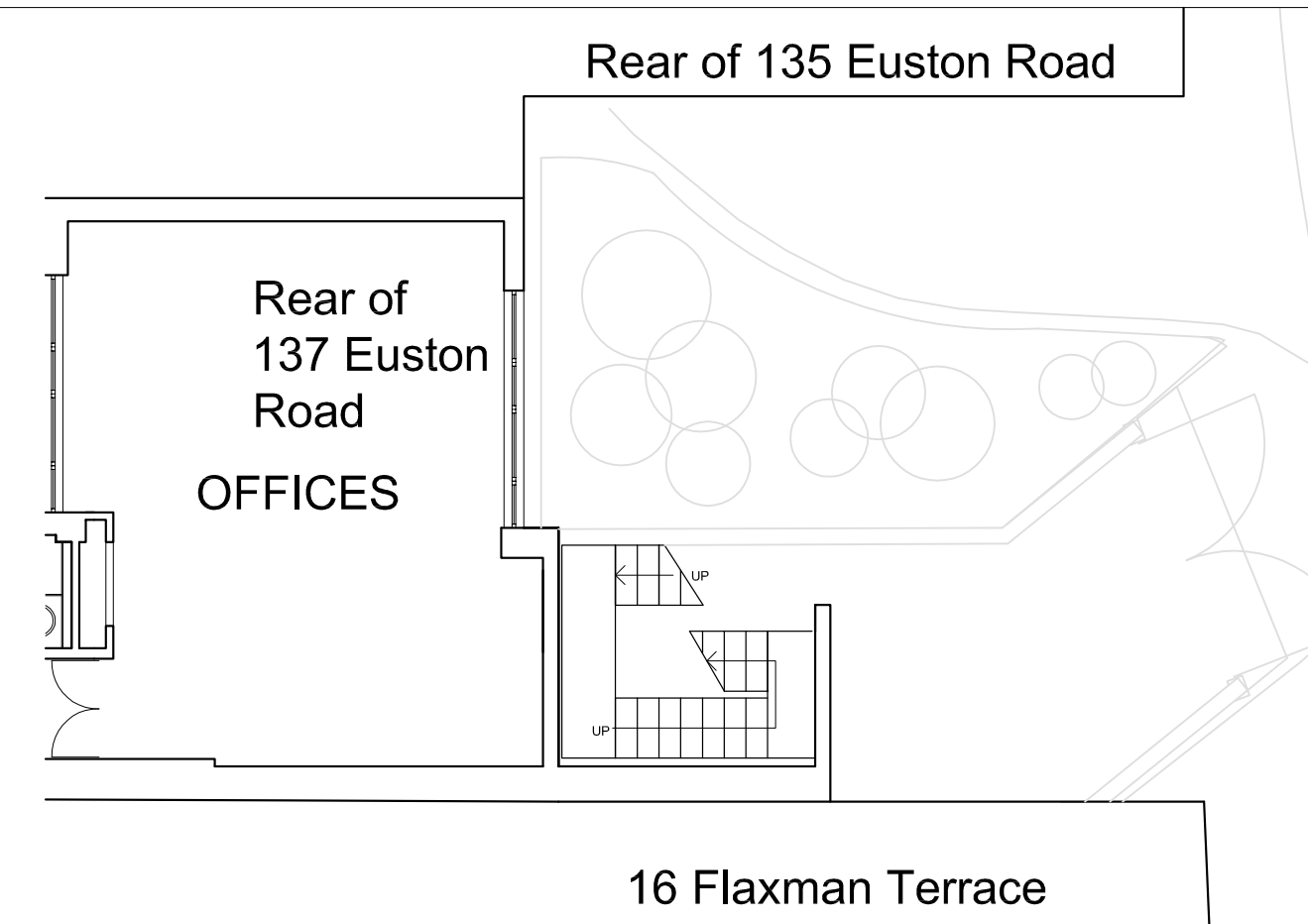


2 EXISTING LOWER GROUND FLOOR PLAN
060 Scale: 1:100@A3

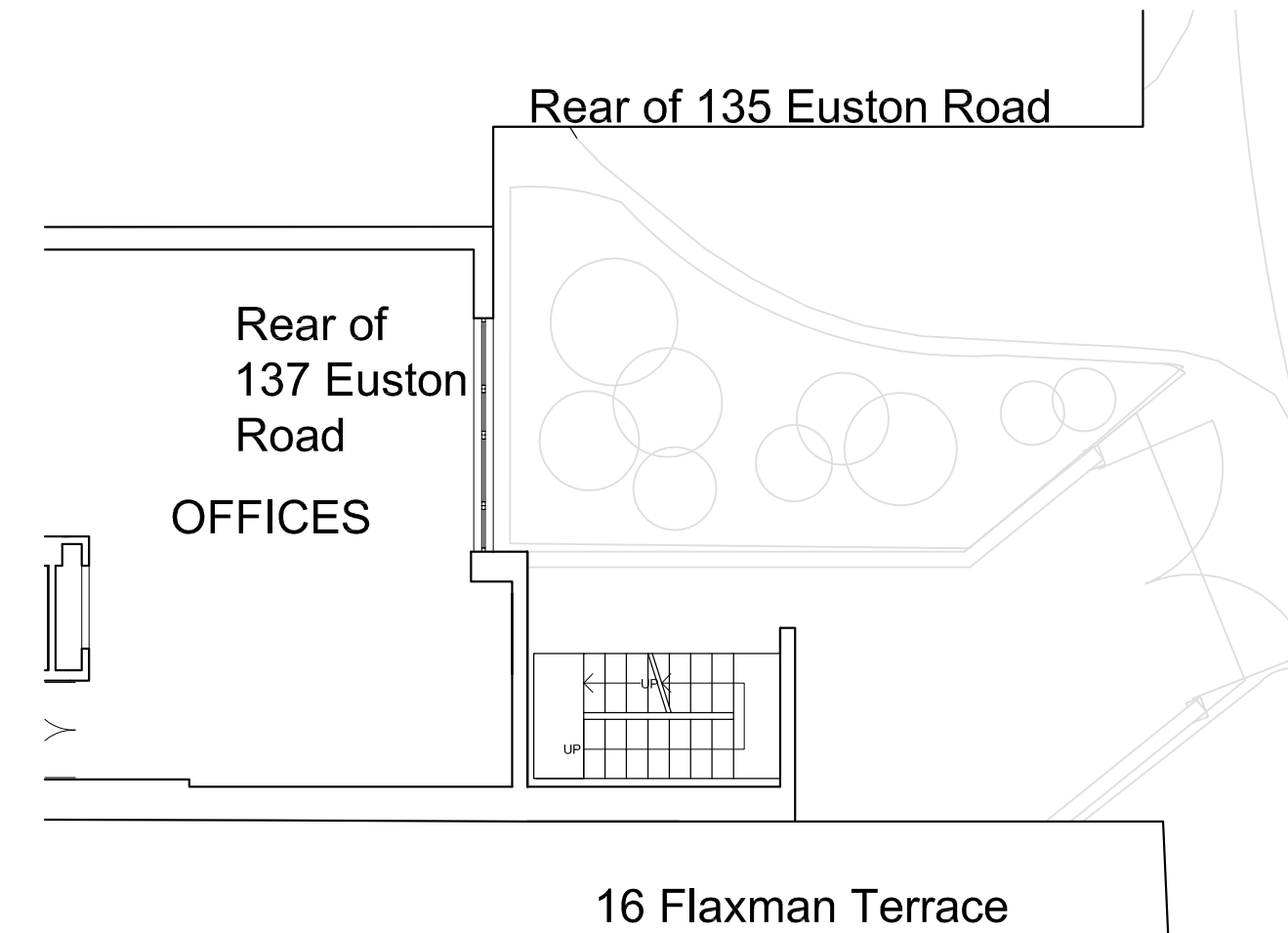


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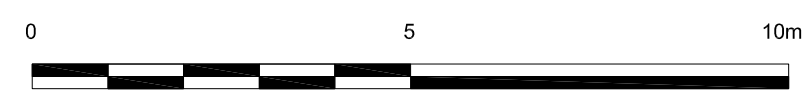
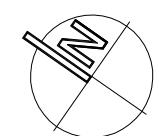
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PROJECT REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING EXISTING LOWER GROUND AND GROUND FLOOR PLANS		
DATE: FEB 2015	<div>M.R PARTNERSHIP</div> ARCHITECTS & INTERIOR DESIGNERS <div>41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186</div>	
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1
061 EXISTING FIRST FLOOR PLAN
Scale: 1:100@A3

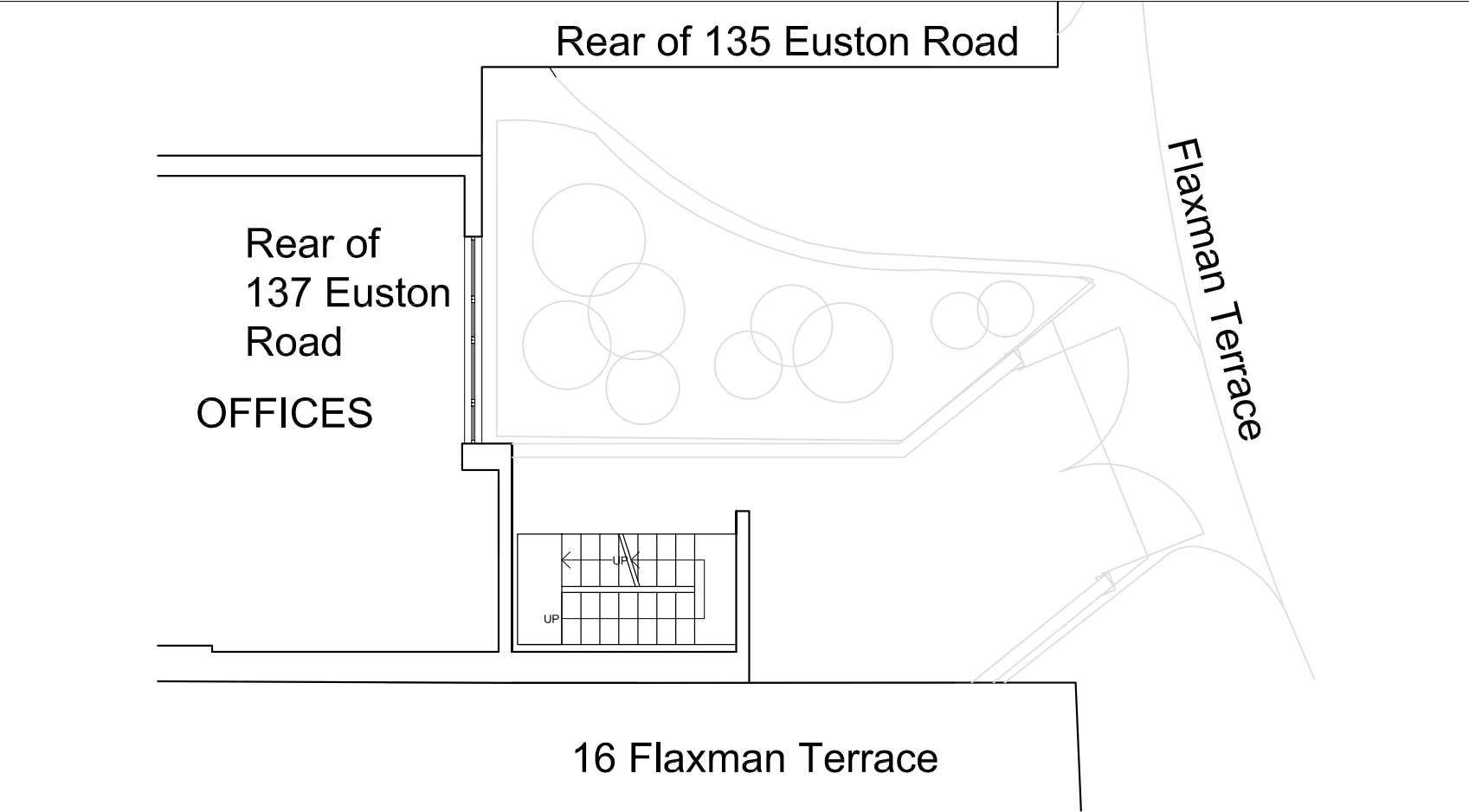


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061 EXISTING SECOND FLOOR PLAN
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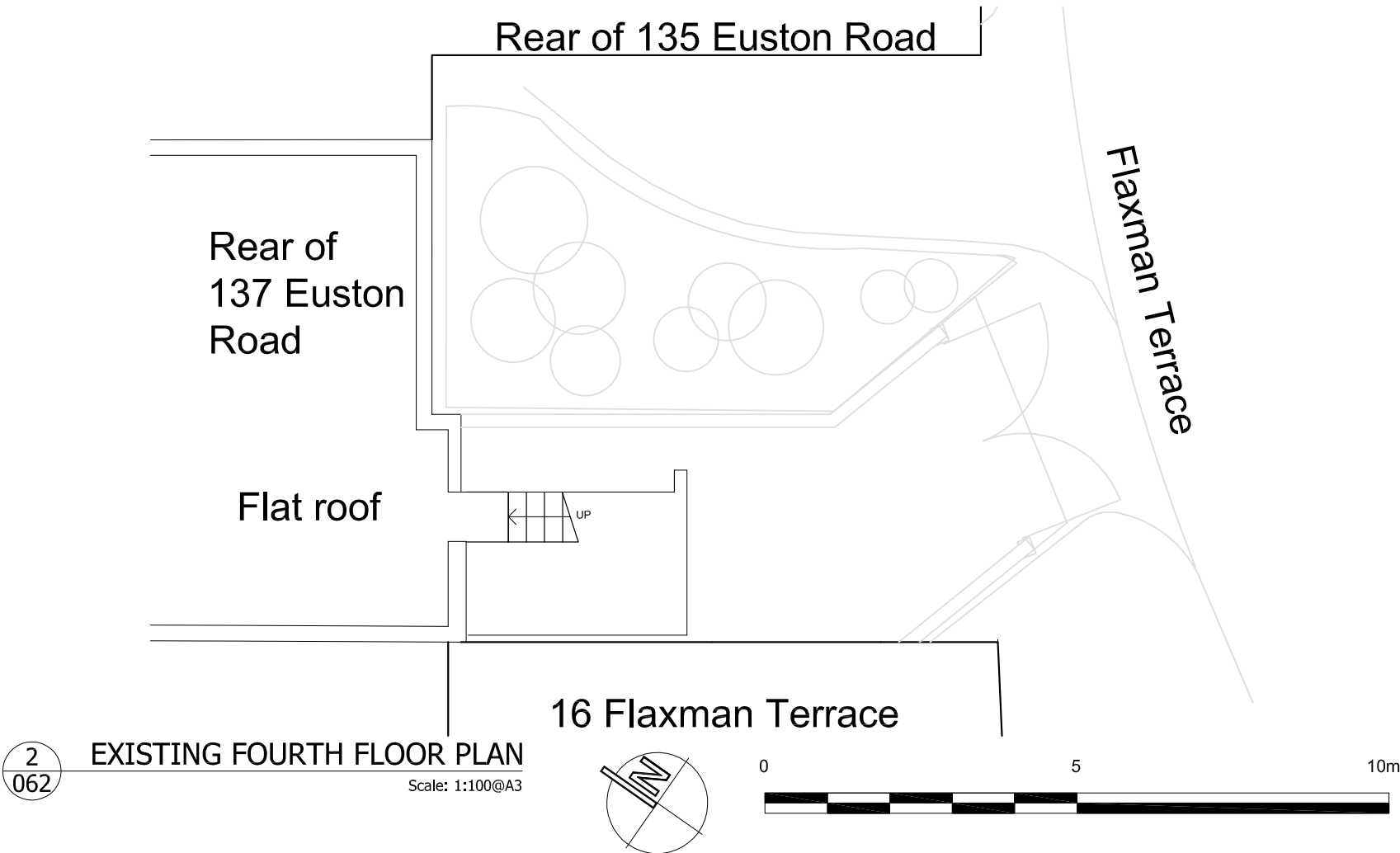


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DRAWING EXISTING FIRST AND SECOND FLOOR PLANS		
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1
062 EXISTING THIRD FLOOR PLAN
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2
062 EXISTING FOURTH FLOOR PLAN
Scale: 1:100@A3

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DRAWING EXISTING THIRD AND FOURTH FLOOR PLANS		
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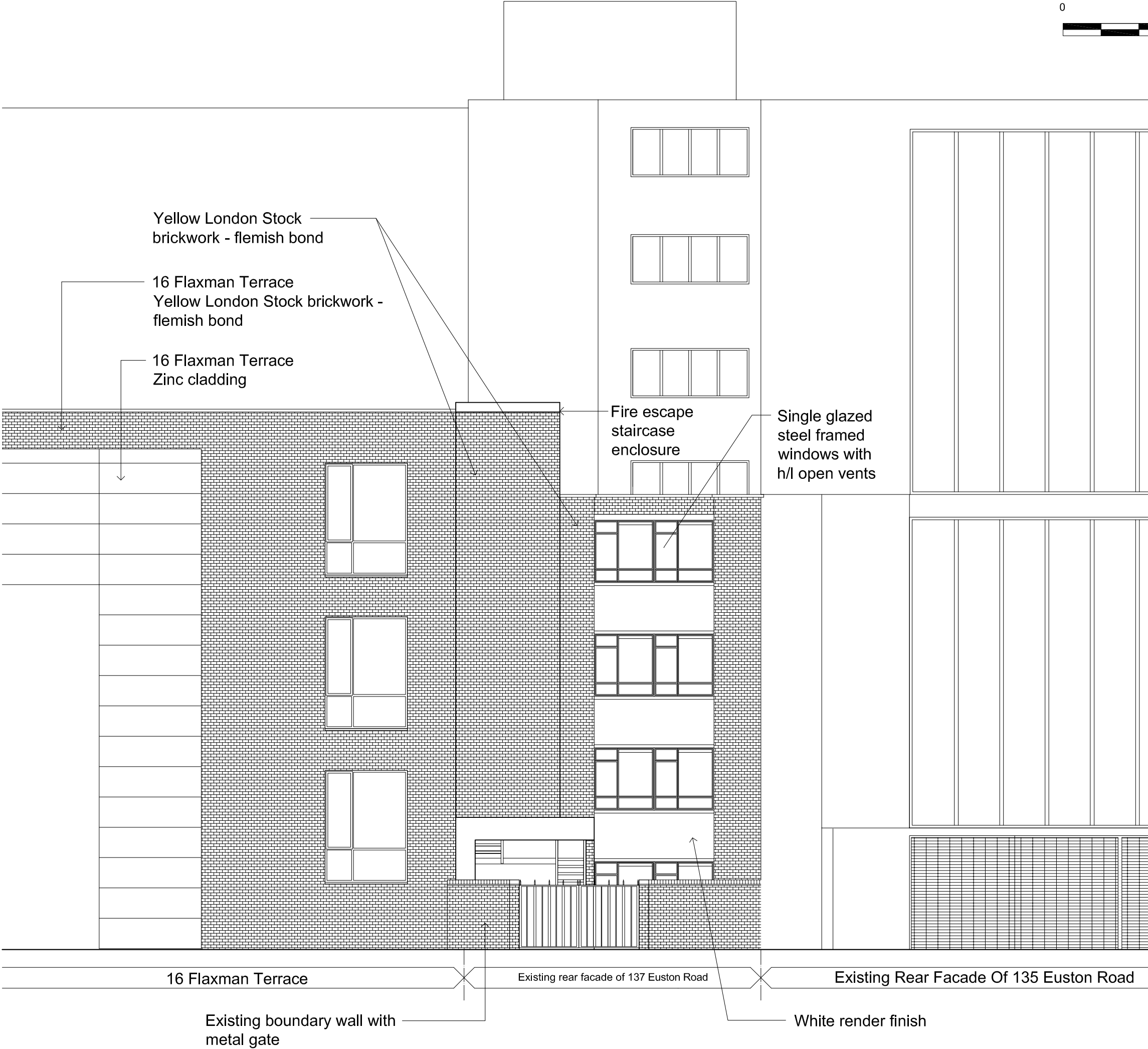
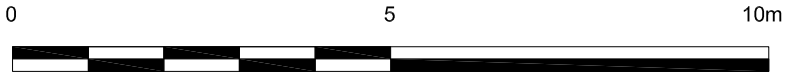


1
063
EXISTING FIFTH FLOOR PLAN
Scale: 1:100@A3

2
063
EXISTING SIXTH FLOOR PLAN
Scale: 1:100@A3

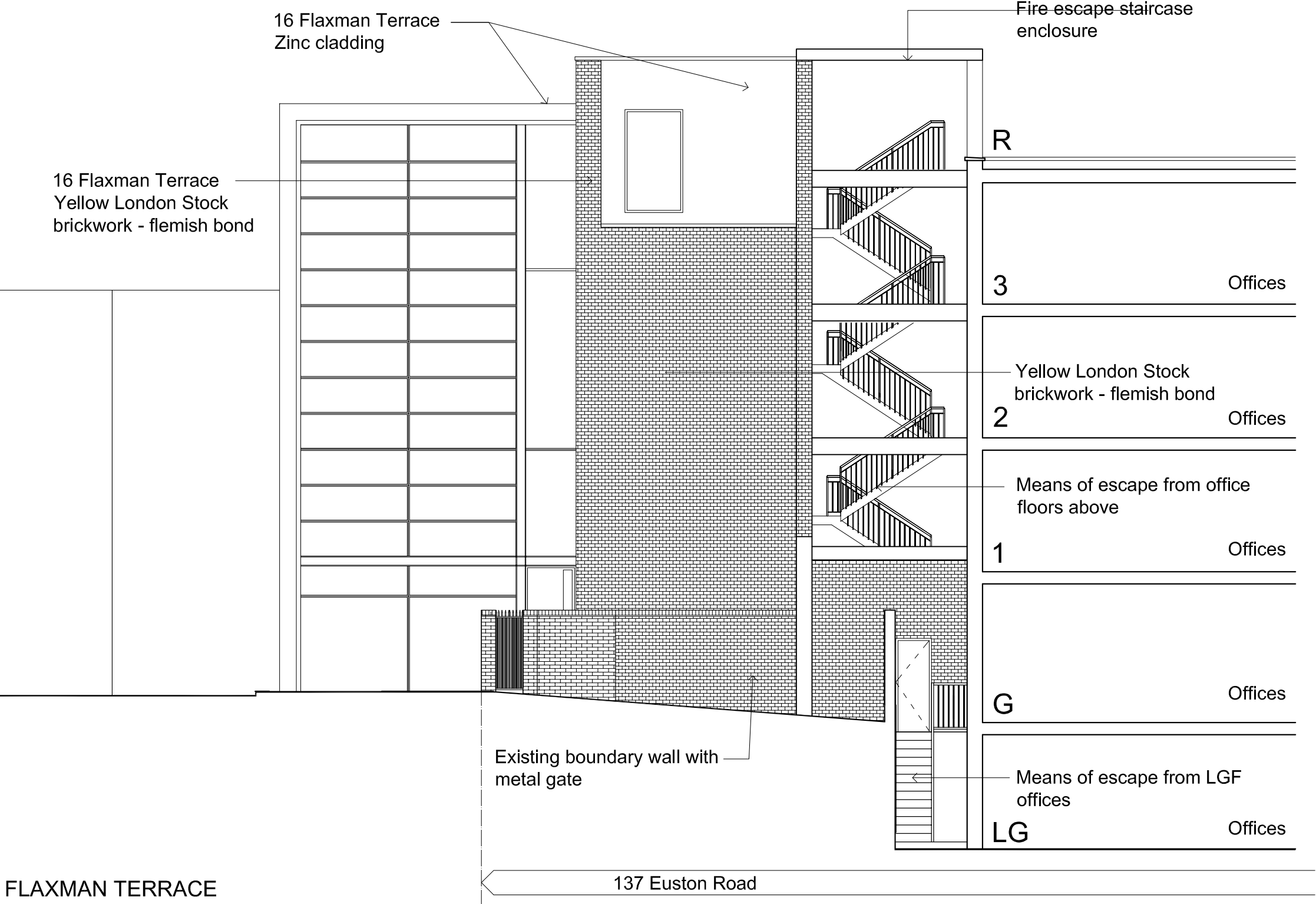
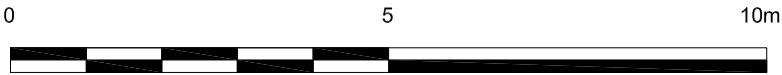
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REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
EXISTING FIFTH & SIXTH FLOOR PLANS		
DATE:	<div>M•R PARTNERSHIP</div> <div>ARCHITECTS & INTERIOR DESIGNERS</div> <div>41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186</div>	
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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	EXISTING REAR ELEVATION FLAXMAN TERRACE	
DATE: FEB 2015	<div>M.R PARTNERSHIP</div> <div>ARCHITECTS & INTERIOR DESIGNERS</div> <div>41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186</div>	
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PROJECT		
REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
EXISTING FLANK ELEVATION FLAXMAN TERRACE		
DATE:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS 41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
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DRAWING NUMBER:	2925A 067	REV. NO. A

FLAXMAN TERRACE

5 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/3390/P	137 Euston Road London NW1 2AA	Replacement of all front elevation windows with double glazed windows, installation of new door and alteration to shopfront at ground floor level. Insertion of new doors and balustrade at sixth floor level in connection with creation of terrace to office (Class B1).	FINAL DECISION	27-06-2014	Granted

6 Pre- Application Discussion

A proposal for two flats at the rear of 137 Euston Road was included in the pre application submission sent to Camden on the 15th May 2013.(2013/3018/PRE)

Neil Quinn the Planning officer kindly set down in his response of the 9th September 2013 his comments and requirements for the proposed new residences.

Land Use

Policy DP2

In principle the proposal for residential at the rear is considered as acceptable and complies with Camden's Development Policies.

Policy DP5

40% of the residential needs to be 2 bedroom units
(The new proposed house is for two bedrooms (100%))

Design

Policy CPG1

The proposed part 5 storey/6 storey extension was deemed to be too high and not subservient to the main office building.

(The proposed new house has been reduced in height to 4 floors)

The use of render is not welcomed

(The new house is in London Stock to match the adjoining extension)

Standard of Residential Accommodation

Must comply with Policy CPG2 and the Mayors Supplementary Housing Design Guidance.
(The new 2 bedroom house fully complies)

Private amenity space (terraces) are required.

(A new roof terrace has been provided)

Windows to provide adequate sunlight/daylight and ventilation

(All the new rooms fully comply)

Adequate internal storage and for waste and recyclable storage required

(full compliance)

Policy DP6 Lifetime Homes

Meets all requirements where practically possible within the constraints of the site.

Amenity

A BRE Sunlight/Daylight assessment is required

(Enclosed, with full compliance)

Overlooking was confirmed to not be an issue.

7 The Proposals

General -

The site at the rear of the 137 Euston Road office building facing onto Flaxman Terrace is pivotal to the street as it occurs at its change of direction and can be seen from the east and west.

At present a void exists in the street at the rear of the office building with only an external escape staircase and a low level wall defining the site.

The proposals are to create a two bedroom house accessed from Flaxman Terrace through their own dedicated entrance hall.

At entrance (Street) level there are facilities for refuse and recyclable waste externally and within the entrance hall for post and secure bicycle storage. . The existing facilities of escape, delivery and servicing of the offices have also to be retained through the replanning of the rear area and all are accommodated.

The existing alternative means of escape staircase to the rear of the offices will be retained and reconfigured to a more efficient layout. This stair will also provide an alternative means of escape, at all levels, for the new house.

The new house has a living/dining and kitchen area at first floor, a bedroom and bathroom at second floor and a second bedroom and bathroom on the third floor.

The area of the 2 bedroom house totals 93m² and complies with the mayors spatial requirements

The House is predominantly south facing catching clear sunlight and provides excellent views to the east and west along Flaxman Terrace.

With such a prominent location the architecture and design is of a high standard with a composition using traditional materials suitable to its location.

To the east of the new house , in Flaxman terrace, a large planted external area is formed to the rear of the 135 Euston Road works which our building will provide an appropriate backdrop to.

On the roof of the new house is a terrace of approximate 10m²

Interiors

Each of the proposed rooms has good natural lighting and comply with the mayors space standards.

Exteriors

The proposed London stock brickwork will match that the adjoining new extension and have pronounced header details and coursing for additional interest.

Residential Amenity

A small balcony at second floor level and an approx 10m² roof terrace provide private external space for the house.

There are shops in the locality

Euston Square gardens and Cartwright gardens are also local parks with Regents Park being further to the west.

Sustainability

A full series of Sustainability and Energy Statements have been produced by Syntegra (see enclosed) which shows that the proposed house will be Code 4 of sustainable homes compliant

Photo Voltaic panels have been located on the roof , all south facing, to achieve the required target CO₂ reductions.

Refuse and recycling

Dedicate Refuse and recyclable waste storage and collection facilities have been provided for the new house and also the quantities retained for the existing offices.

Sunlight/Daylight

A full sunlight/daylight report has been produced by Syntegra showing that the proposed house fully complies with the requirements of lighting both for its use and not having an adverse effect on the adjoining buildings

Cycle storage

Secure dedicated cycle storage has been provided for the house within the entrance hall.

Acoustics

A full Noise Impact Assessment is enclosed

7 The Proposals

Accessibility / Lifetime Homes Standards (public transport)

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

Lifetime Homes requirements have been considered as seen in the enclosed list. The compliance also meets all requirements where practically possible within the constraints of the site.

1. Parking (width or widening capability)

No parking on site, drop off location in Flaxman Terrace is available.

2. Approach to dwelling from parking (distance, gradients and widths)

Fully compliant

3. Approach to all entrances

Fully compliant

4. Entrances

Fully compliant

5. Communal stairs and lifts

Stair fully compliant, no lift

6. Internal doorways and hallways

Doors and hallways fully compliant

7. Circulation Space

Whilst the circulation within the House is compliant we have stair access only so wheelchair circulation is not applicable

8. Entrance level living space

Not practically possible within the constraints of the site

9. Potential for entrance level bed-space

Not practically possible within the constraints of the site

10. Entrance level WC and shower drainage

Not practically possible within the constraints of the site

11. WC and bathroom walls

Fully compliant

12. Stairs and potential through-floor lift in dwellings

A stair lift could be installed into the house at all levels but we do not have space for a future lift.

13. Potential for fitting of hoists and bedroom/bathroom relationship

Fully compliant

14. Bathrooms

The bathroom could be adapted but a through lift would not be possible due to site constraints.

15. Glazing and window handle heights

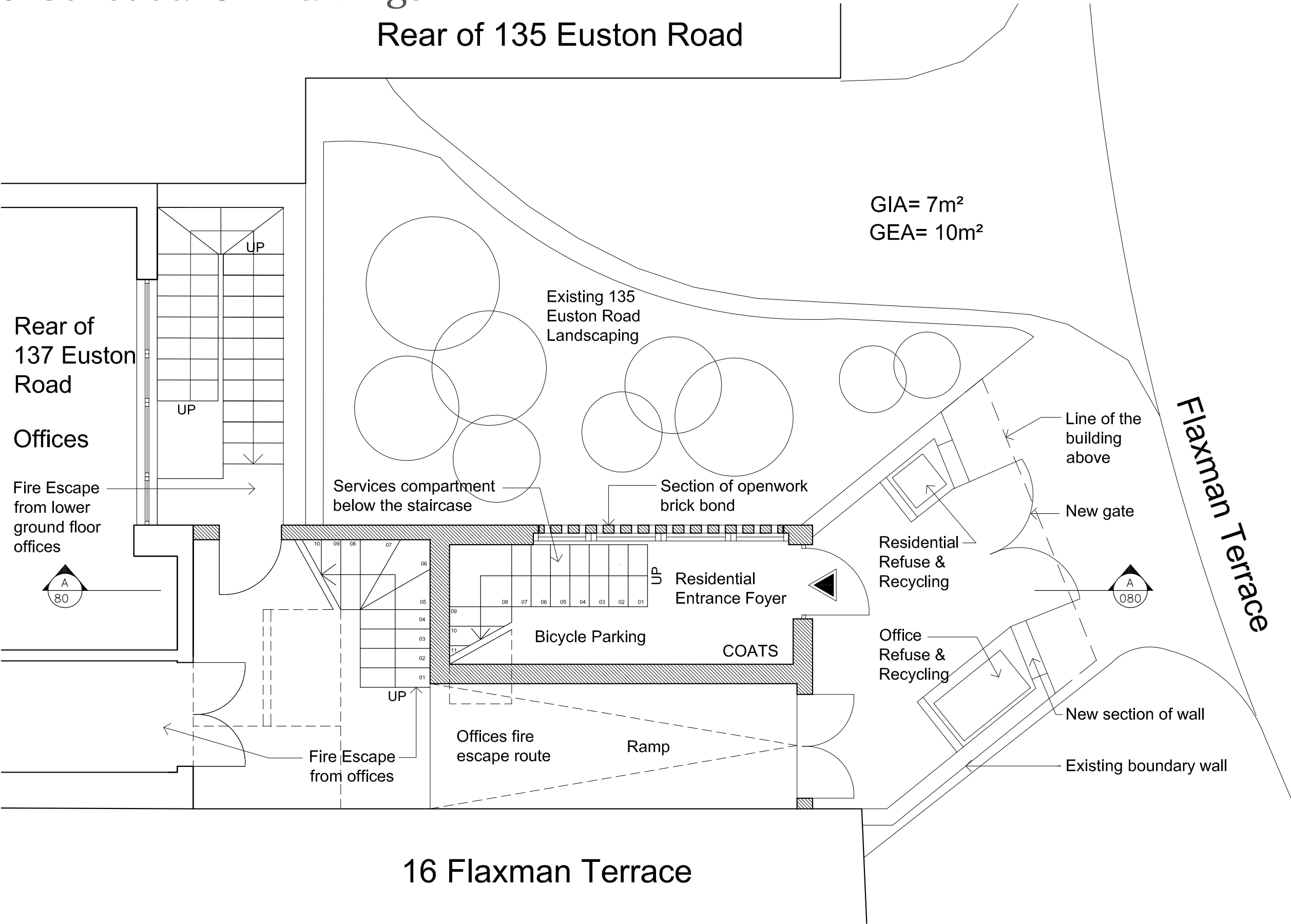
Fully compliant

16. Location of service controls

Fully compliant

8. Schedual & Drawings

Rear of 135 Euston Road



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PROJECT		
REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
PROPOSED FLAXMAN TERRACE GROUND FLOOR PLAN		
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DRAWN:	<div>M.R PARTNERSHIP</div> <div>ARCHITECTS & INTERIOR DESIGNERS</div>	
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070
PROPOSED GROUND FLOOR PLAN
Scale: 1:50@A3

Rear of 135 Euston Road

GIA= 30m²

GEA= 36m²

Rear of
137 Euston
Road

Void

Offices

Openwork brick bond to
allow for ventilation to fire
escape staircase

Alternative means of
escape from 137
Euston Road offices

TV

Living

Kitchen

Dining

Kitchen/ living/
dinning= 25m²

Fire
Escape

UP

UP

16 Flaxman Terrace

1
071

PROPOSED FIRST FLOOR PLAN

Scale: 1:50@A3

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REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
PROPOSED FLAXMAN TERRACE FIRST FLOOR PLAN		
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
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Rear of 135 Euston Road

GIA= 28m²
GEA= 33m²

Rear of 137
Euston Road

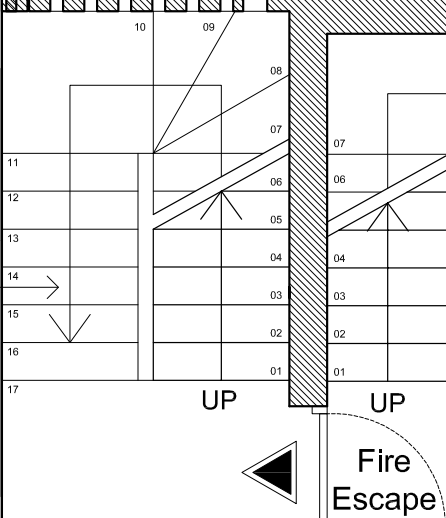
Offices

Void

BATHROOM= 3m²

Openwork brick bond to allow
for ventilation to fire escape
staircase

Alternative means of
escape from 137
Euston Road offices



Fire
Escape

Balcony

Bedroom 1

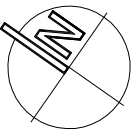
BEDROOM= 18m²

16 Flaxman Terrace

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DRAWING PROPOSED FLAXMAN TERRACE SECOND FLOOR PLAN		
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1 PROPOSED SECOND FLOOR PLAN
072 Scale: 1:50@A3



Rear of 135 Euston Road

GIA= 28m²
GEA= 33m²

Rear of 137
Euston Road

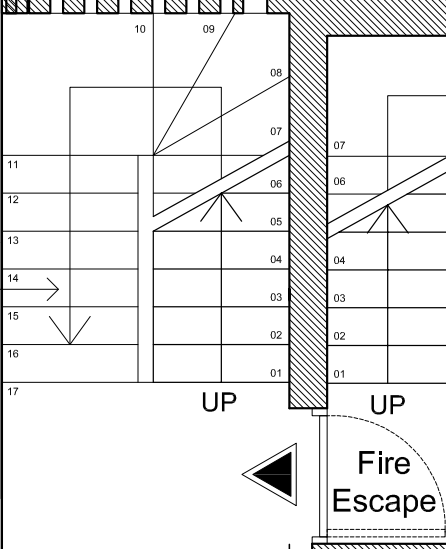
Void

Offices

BATHROOM= 3m²

Openwork brick bond to allow
for ventilation to fire escape
staircase

Alternative means of
escape from 137
Euston Road offices



16 Flaxman Terrace

BEDROOM= 18m²

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DWG FILE:		
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1 PROPOSED THIRD FLOOR PLAN
073 Scale: 1:50@A3

Rear of 135 Euston Road

Void

Roof of rear
of 137 Euston
Road Roof

Openwork brick bond to
allow for ventilation to fire
escape staircase

Retractable
rooflight

Glass
Balustrade

Timber
Decking

Photovoltaic
Panels (4 x 1.6m²)

Roof Terrace
(10m²)

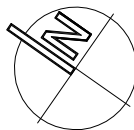
PV Panels
service
access gate

Wall mounted
condenser serving
the new residential
unit

Alternative means of
escape from 137
Euston Road offices

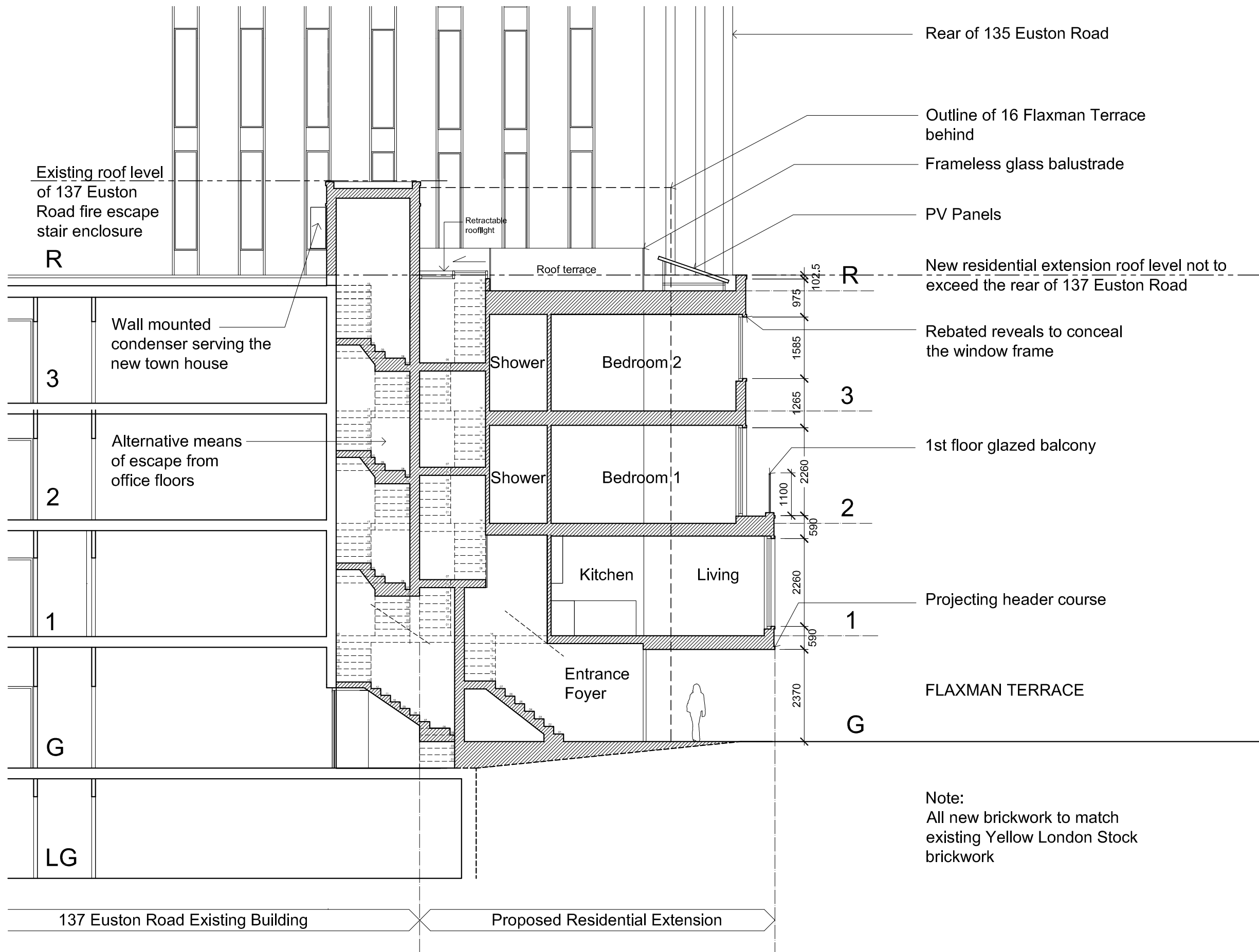
16 Flaxman Terrace

1
074 PROPOSED ROOF PLAN
Scale: 1:50@A3



PLANNING APPLICATION

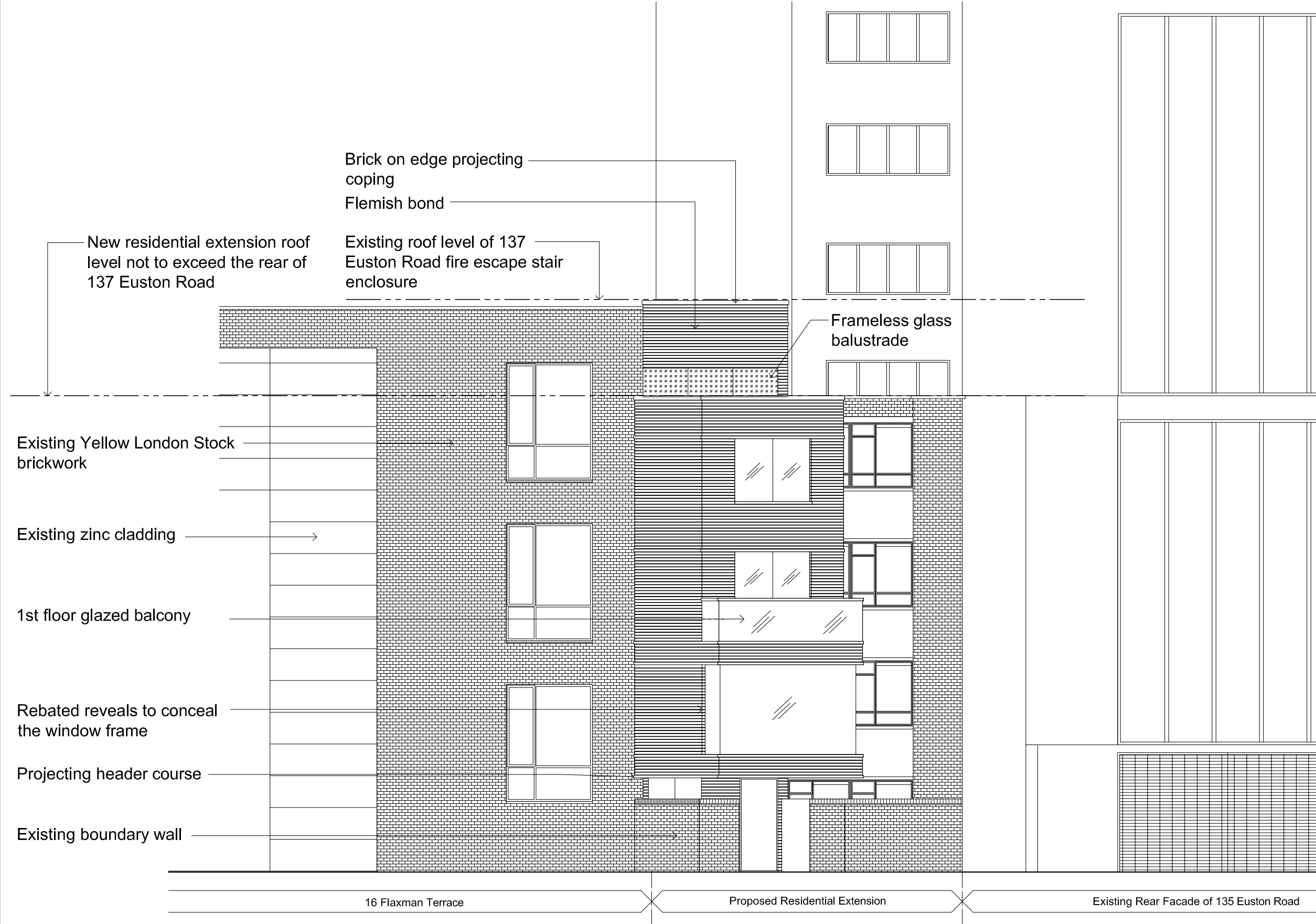
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
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PROJECT REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING PROPOSED FLAXMAN TERRACE ROOF PLAN		
DATE: 27 FEB 2015	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
DRAWN:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
SCALE: 1:50@A3		
DWG FILE:	DRAWING NUMBER: 2925A 074	REV. NO. A



PROPOSED SECTION A-A
Scale: 1:100@A3

PLANNING APPLICATION

27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
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PROJECT REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING PROPOSED FLAXMAN TERRACE SECTION A-A		
DATE: 27 FEB 2015	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS 41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DRAWN:		
SCALE: 1:100@A3		
DWG FILE:	DRAWING NUMBER: 2025A 080	REV. NO. A

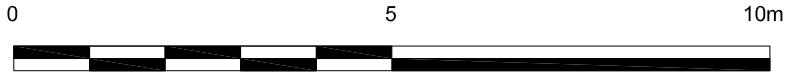
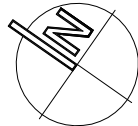


Note:
All new brickwork to match
existing Yellow London Stock
brickwork

1
081

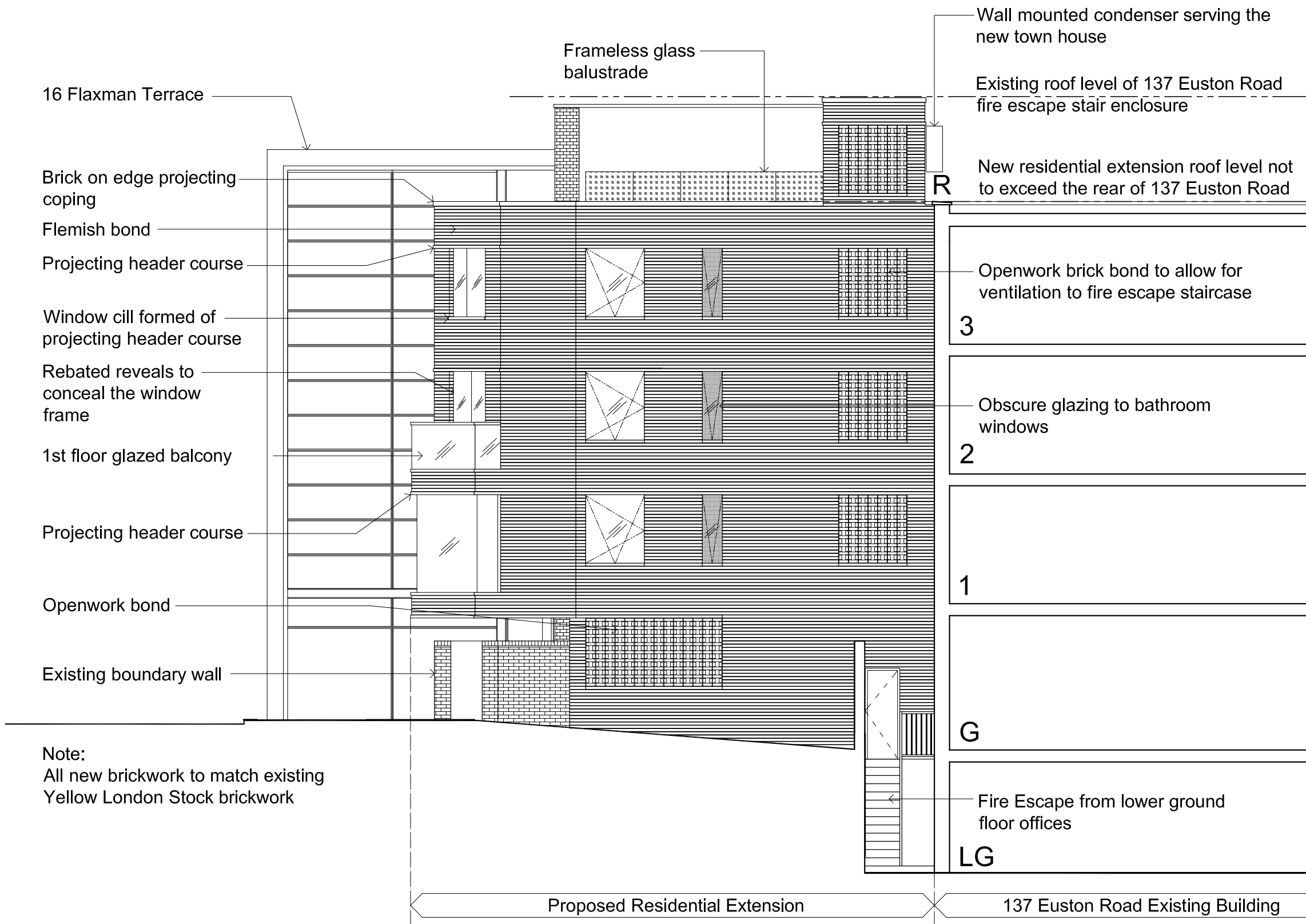
POPOSED FLAXMAN TERRACE ELEVATION

Scale: 1:100@A3



PLANNING APPLICATION

27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
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PROJECT		
REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
PROPOSED FLAXMAN TERRACE ELEVATION		
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP	
SCALE:	ARCHITECTS & INTERIOR DESIGNERS	
1:100@A3	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER:	REV. NO.
	2925A 081	A



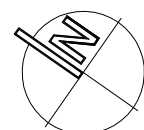
PLANNING APPLICATION

27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.		
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PROJECT REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING PROPOSED FLAXMAN HOUSE FLANK ELEVATION		
DATE: FEB 2015	M·R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS 41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DRAWN:		
SCALE: 1:100@A3		
DWG FILE: DRAWING NUMBER: 2925A 082	REV. NO. A	

1
082

PROPOSED FLANK ELEVATION

Scale: 1:100@A3





View of new Flaxman Terrace House from the South



View of new Flaxman Terrace House from the East

9 Schedule of Areas

Site Area 42(m²)

Area of Accommodation (proposed new house)

	GIA (m²)	GEA (m²)
Ground	7	10
First	30	36
Second	28	33
Third	28	33
<hr/>		
Total	93	112

Area of Amenity (proposed new house)

(m²)

Second Floor balcony	2.1
Roof terrace	10

10 Schedule of Architects Drawings

Existing

2925 050	Location Plan	1:250 @A3
2925 060	Lower Ground & Ground floor Plan	1:100 @ A3
2925 061	First & second floor Plan	1:100 @ A3
2925 062	Third & Fourth Floor Plan	1:100 @A3
2925 063	Fifth & sixth Floor Plan	1:100 @A3
2925 066	Rear Elevation	1:100 @A3
2925 067	Flank Elevation	1:100 @A3

Proposed

2925 070A	Proposed Ground Floor Plan	1:50@A3
2925 071A	Proposed First Floor Plan	1:50@A3
2925 072A	Proposed Second Floor Plan	1:50@A3
2925 073A	Proposed Third Floor Plan	1:50@A3
2925 074A	Proposed Roof	1:50@A3
2925 080A	Proposed Section A-A	1:50@A3
2925 081A	Proposed Elevation	1:50@A3
2925 082A	Proposed Flank Elevation	1:50@A3