

- a Royal Veterinary College (10 mins)
- b Central Saint Martins (10 mins)
- c University College London (12 mins)
- d UCL School of Pharmacy (14 mins)
- e SOAS (17 mins)
- f Birbeck (17 mins)
- g London School of Hygiene and Tropical Medicine (20mins)
- h King's College London, Strand Campus (34mins)
- i Central School of Speech and Drama (50mins)

- no.42 Phoenix Road
- universities
- student accommodation



### Proximity to universities

There over 330,000 student places at universities in central London, many of which are in close proximity to Somers Town including, SOAS, UCL, and most recently, Central St Martin's. The site is also located within walking distance of many of Camden's Higher Education Institutions. It is in walking distance to all of the universities listed in CPG 1, DP9 as Camden based HEFCE-funded Higher Education Institutions (HEI's). The time taken to walk to each of these HEI's is listed below (walking time according to Google Maps).

- 8min University of London (School of Advanced Study)
- 10min Royal Veterinary College
- 10min Central St Martins
- 12min University College London
- 14min School of Pharmacy
- 17min SOAS
- 17min Birbeck
- 20min School of Hygiene and Tropical Medicine
- 34min King's College London, Strand Campus
- 40min University of the Arts
- 50min Central School of Speech and Drama

### EAP, 'Knowledge Quarter' and 'Medical City'

The Euston Area Plan sets out a vision for Euston to be at the heart of a nationally significant cluster of higher education, medical and specialist medical research institutions around the Euston Road and Bloomsbury.

There are plans to further enhance this specialist role and attract new medical industries here. These types of uses are likely to attract high numbers of students who want to live in the area.



Public routes for improvement in EAP

### Public Realm

For pedestrians approaching the site from the south, there is currently no entrance on Chalton Street and it is necessary to walk around the building to find the front entrance. There is currently no access to the rear of the site and deliveries/refuse collection takes place from the front. The application proposals will address this issue by providing access at the rear.

The existing building has a hostile relation to the street with railings and light well creating a void between pedestrians and the building. The application proposals will improve the relationship to the street by omitting the railings and lightwell and in turn, widening the pavement, in line with the aspirations of the EAP.

There is an existing path to the west of the site called Clarendon Grove. This historic route connects Phoenix Road to Drummond Crescent. A narrow alley lined with solid blockwork walls, Clarendon Grove is not currently a safe route for pedestrians and is reported to be a common spot for crime and anti-social behaviour.

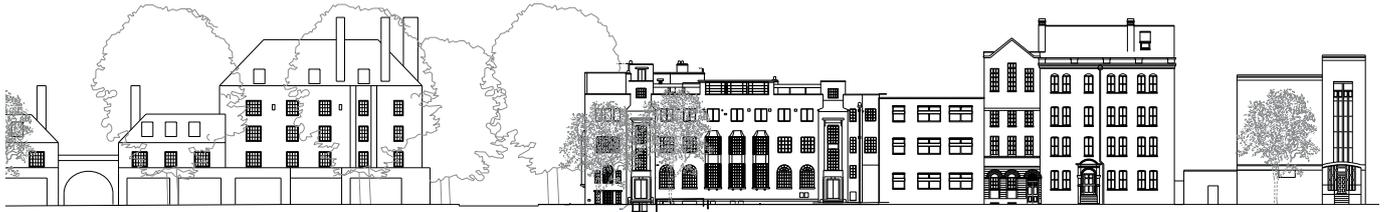
This route has been a priority problem for Camden for more than 20 years. It is part of the CIP that the redevelopment of Maria Fidelis School should improve Clarendon Grove. We understand that this is not included in current plans for the school and therefore intend to include improvements to this route as part of our application. The application proposals for 42 Phoenix Road will address some of the issues related to Clarendon Grove by providing an increase in natural surveillance and overlooking, improved lighting and a wider route.



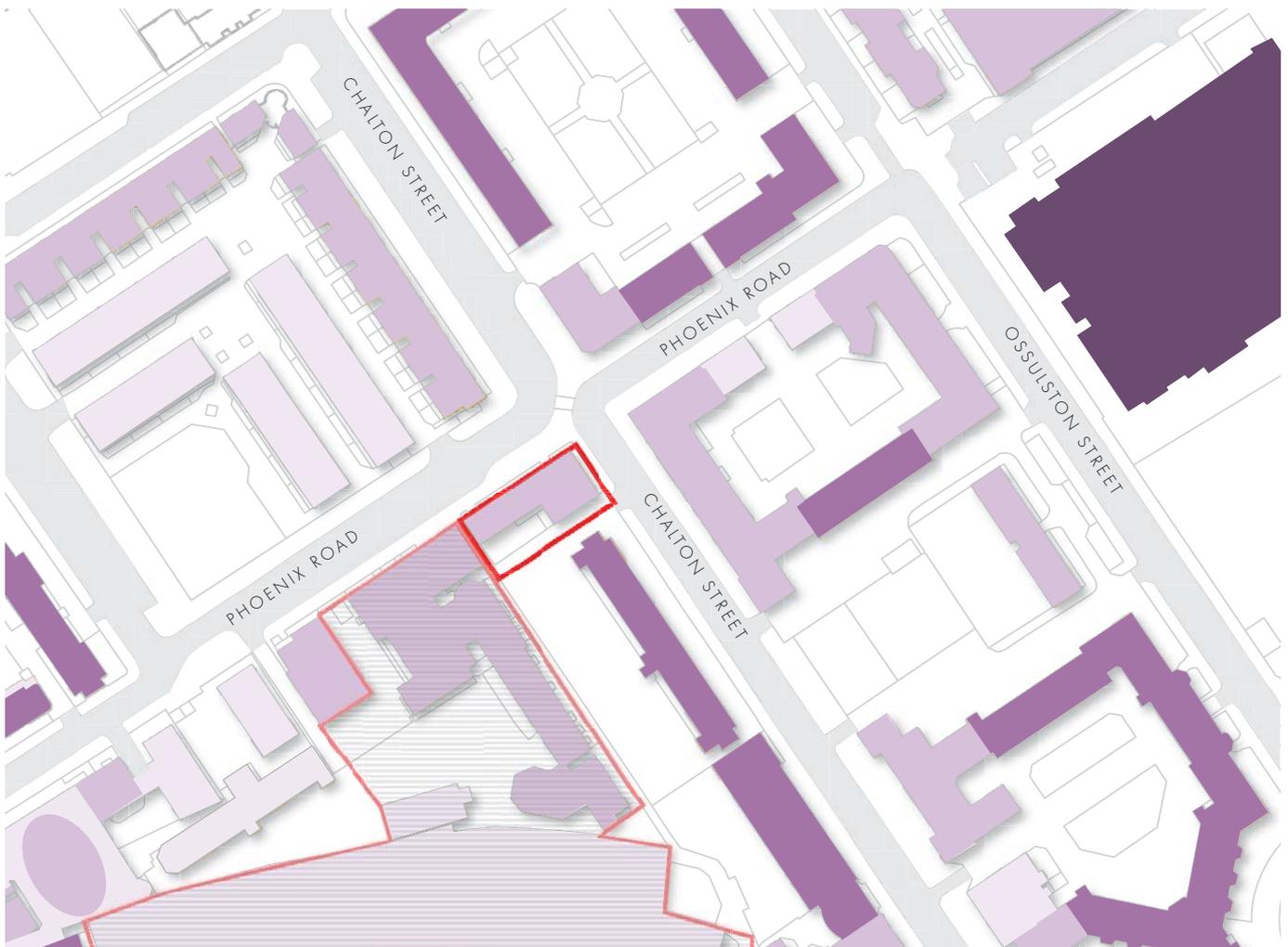
Clarendon Grove, existing looking north



Chalton Street looking west



Phoenix Road looking south



Building heights

- 1-2 floors
- 3-4 floors
- 5-6 floors
- 7+ floors
- no.42 Phoenix Road
- Euston Area Plan boundary
- 5-6 floors suggested in EAP for future development

## 2.6 URBAN FORM

### Scale

The scale of typical residential buildings in the area is between 5 and 7 storeys tall. The council-built residential blocks are generally slim, dual aspect blocks, either arranged in a linear form or around a courtyard. Plot frontages for residential blocks tend to run approximately 50-70m in length along the street. The blocks tend to share the same floor to ceiling heights and have residential units at ground floor.

The Francis Crick Institute is a recent development at the eastern end of Phoenix Road, adjacent to St Pancras Station. At approximately 50m tall, the development is dramatically larger than any other building along Phoenix Road. Along with the residential tower proposed on Brill Place, these buildings signify a changing skyline along the eastern edge of Somers Town.

### Character

Chalton Street is characterised by flat masonry facades with windows of regular size and spacing which terminate at a horizontal parapet line. Beyond this line, the roofs are typically pitched with dormer windows and large chimneys at regular intervals which dominate the skyline.

### Street Frontage

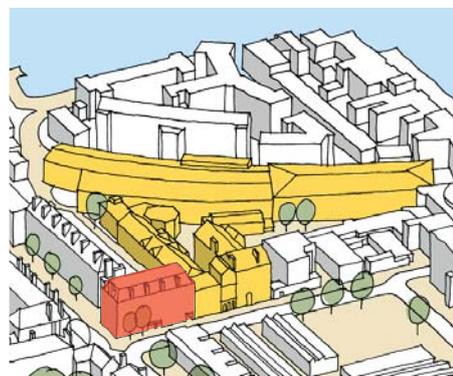
There is a mixture of shop frontages along Chalton Street; although the continuous row of activity along the west side of the street is broken by the railings of Chalton House creating a defensible zone in front of windows into residential flats at street level. The set back of Chalton House allows 42 Phoenix Road to step forward of the building line, giving it added prominence on the corner.

Phoenix Road lacks the regular composition of Chalton Street and the architecture appears more of a piecemeal nature. At 3 storeys, Oakshott Court is lower in scale than surrounding buildings and has a communal garden fronting the street which creates a break in the street frontage. This introspective design has no engagement with Phoenix Road and rejects the aspirations in the EAP.

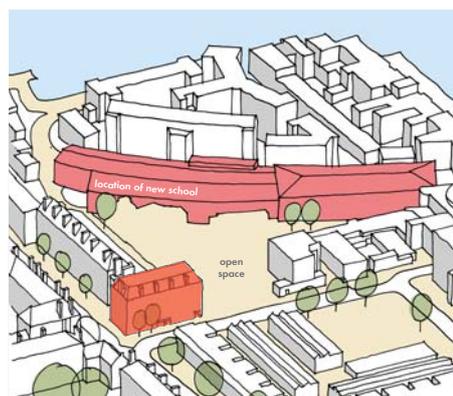
### Future

Consultation with DfE has indicated that the current proposals for the redevelopment of the Maria Fidelis School may result in demolition of the school buildings which currently front onto Phoenix Road, including the large red brick school hall.

A playground is currently proposed in the location of these buildings with potentially open space fronting onto Phoenix Road. In this context, 42 Phoenix Road could become a stand alone building, increasing the responsibility of the building to complete the corner of Phoenix Road and Chalton Street in a confident manner.



Maria Fidelis School possible demolition (No.42 in red)



Possible playground onto Phoenix Road  
– still subject to stakeholder consultation