



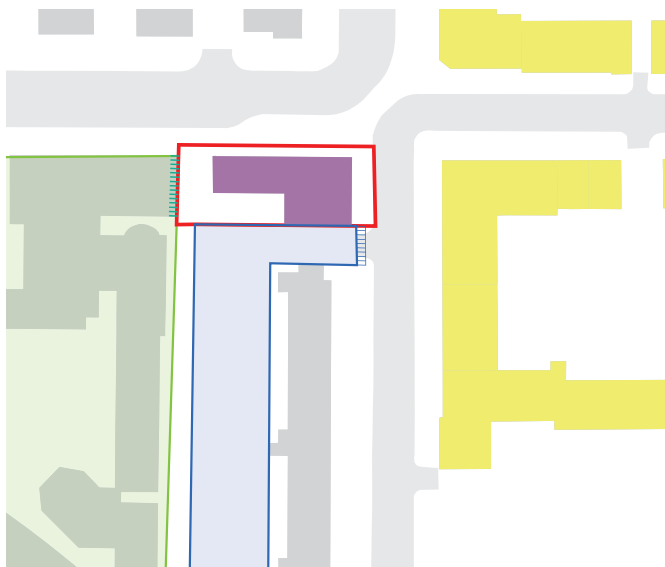


## 4 CONSTRAINTS AND OPPORTUNITIES

Our initial analysis has shown that there are significant constraints related to the retention of the existing building. In order to assess the feasibility of all the options for development of the site we have taken a wider look beyond the site boundary at the constraints and opportunities which exist in the surrounding area.

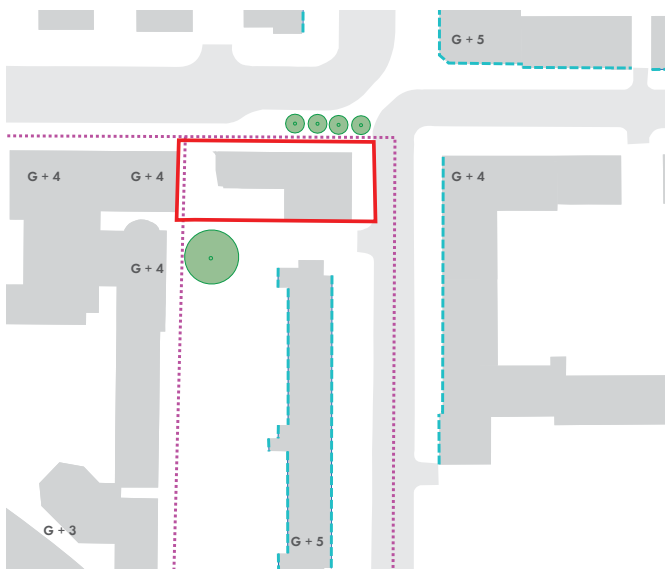
Somers Town is a rapidly changing area and this site could be pivotal in bringing future opportunities to Phoenix Road.





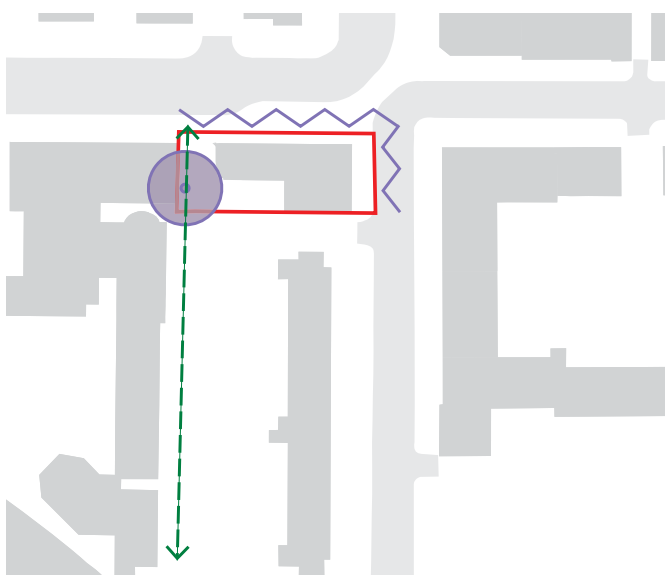
- listed buildings
- school buildings are on local list - to be redeveloped but details unknown
- private land of Chalton House
- party wall condition
- locked gates
- On a local list

Site constraints – development zones and listed buildings



- G + ?** storey heights
- existing underground services
- neighbouring residential windows

Site constraints – existing features



- street noise and pollution
- crime and anti-social behaviour hot spot
- public right of way

Site constraints – routes and pollution

## 4.1 CONSTRAINTS

The following constraints have influenced the design response to the site and the evolution of that design over the last few months.

### Designated areas

The existing building is on Camden's local list of non-designated heritage assets. The site is adjacent to both a Grade II listed building (the Ossulston Estate) and a locally listed non designated heritage asset (the Maria Fidelis School).

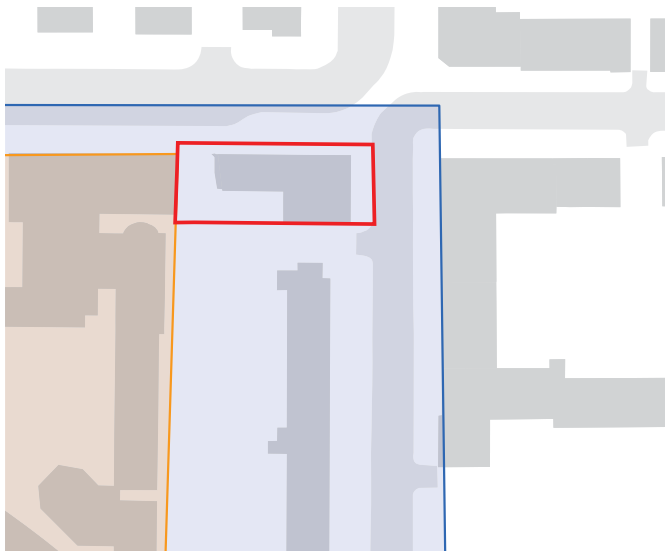
Any development on the site should first consider the historical setting and be sensitive to the surroundings in a new design. The site also lies in the background of the Blackheath to St Paul's viewing corridor.

### Existing features

There are existing services running in the pavement around the site and in particular a sewer pipe under Clarendon Grove. There is a mature London plane tree outside the south-west corner of the site and four less mature trees within the pavement on Phoenix Road. The intention is to retain all trees on the site. The average surrounding building height is between 5&6 stories and this should be respected. The site has a party wall condition and the land to the rear of the site is controlled with gates for private access only.

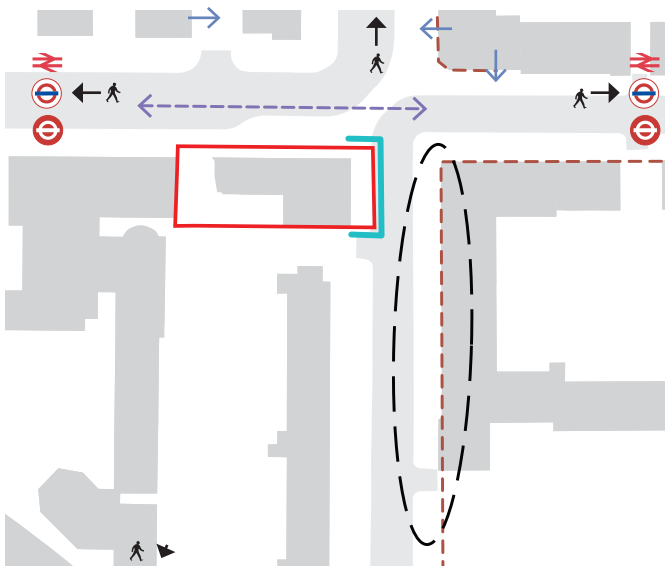
### Environmental

Privacy and daylight amenity should be retained for neighbouring residential windows which look on to the site. Noise and air pollution levels will be low but should be considered at the junction of two traffic routes. Clarendon Grove is recognised as a crime and anti-social behaviour hotspot.



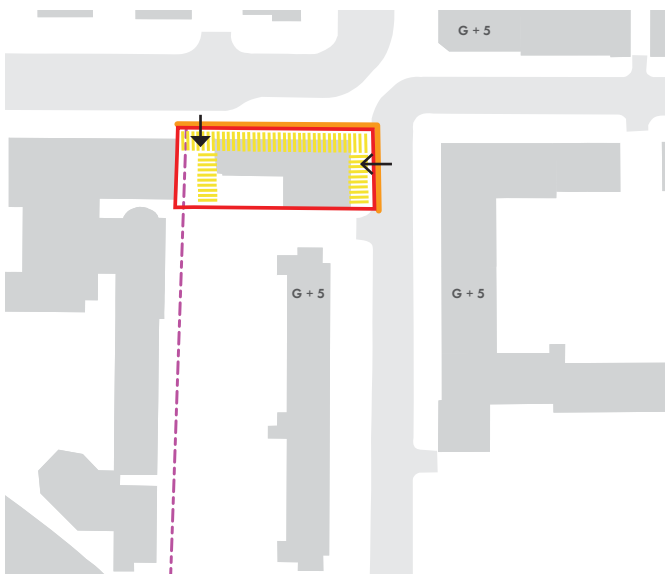
- in the Euston Area Plan
- adjacent school development on similar programme

Site opportunities – development zones



- Chalton Street local centre
- ← outlook from surrounding residential buildings is not directly opposite
- ↗ prominent corner
- existing active frontage
- ↗ universities within walking distance
- ↔ key pedestrian route between stations

Site opportunities – existing features



- ← opportunity for new entrance off Chalton Street
- |||| opportunity for active frontage
- Clarendon Grove needs improved public safety
- opportunity to remove lightwell and widen pavement
- ← opportunity for rear service access

Site opportunities – what can be created



## 4.2 OPPORTUNITIES

The following opportunities have influenced the design response to the site and the evolution of the design.

### Designated areas

The site lies within the EAP encouraging new development opportunities to activate street frontages onto Phoenix Road and attract new uses to the area. The site is adjacent to an upcoming redevelopment site, Maria Fidelis School. It has a prominent frontage onto Chalton Street which is also identified in the EAP for new uses and activation of the street frontage. The building enjoys an open aspect on three sides and is in a relatively quiet area.

### Existing features

The existing building steps forward of the building line announcing itself at the end of the street. The site is extremely well connected to public transport and within walking distance of ten universities. Phoenix Road is growing in popularity as a major pedestrian thoroughfare. There are some existing shops on the other side of the street. There are good views to the north over the low rise Oakshott Court. The north light will be ideal for desks in student bedrooms. Despite being surrounded by residential buildings very few of these windows look directly on to the site so there is a good level of privacy.

### Future Opportunities

The existing building does not have an active frontage and this is something which could improve the street. The existing public passageway will allow access to the rear of the building for servicing away from Phoenix Road. Removal of the existing railings and lightwell will increase the width of Phoenix Road and Chalton Street pavements and improve the relationship of the building to the public realm. Introducing a new use, such as a cafe could bring much needed activity to the street, making it safer for pedestrians in the evening. Clarendon Grove, a persistent hotspot for crime and antisocial behaviour, could be widened and public safety improved.

A new building will allow for access for all and the quality of the existing D1 space would be improved. Improved environmental and economic efficiency could be achieved if a connection made to the new district heating network.



**1** Access for all



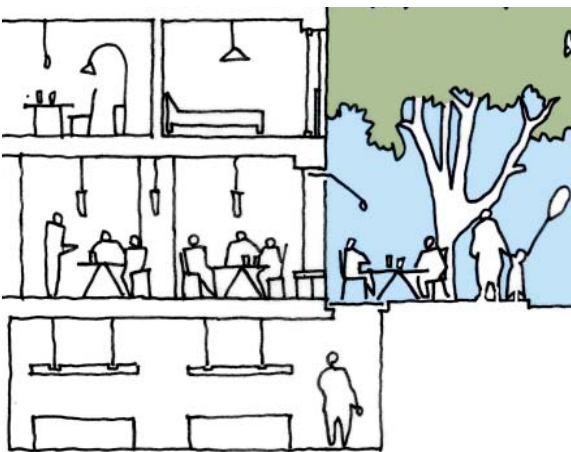
**2** An vibrant street front



**4** Introduce an active use on corner



**5** A safer public realm



**7** De-clutter and widen pavements



**8** Reflect attributes of existing building

## 5 DESIGN OBJECTIVES

In considering the redevelopment of the site we have looked carefully at the attributes of the existing building and the character and qualities of the neighbouring Somers Town area. We have 9 objectives which the redeveloped site should achieve:

### 1. Access for all

Create a clear entrance and pavement level threshold into and around the building which is accessible to all.

### 2. A vibrant street frontage

The building occupies a prominent corner location and will contribute to the life and vitality of the street.

### 3. High quality spaces for the ground and basement

Provide bright, modern flexible space on the lower floors which are environmentally and economically efficient for occupants. To provide facilities which could benefit the local community and contribute to the vibrancy of the streets.

### 4. Introduce other active uses on the corner

To seize on the opportunity to engage with passers-by and to spill out onto the widened pavement and respond to the EAP and Camden aspiration for the vibrant local centre which Chalton Street will become.

### 5. A safer public realm

Improve public safety by providing passive surveillance with windows onto a wider Clarendon Grove passageway, giving careful consideration to materials and lighting.

### 6. High quality student accommodation

Provide well-managed apartments that are designed and built to a high specification

### 7. Declutter and widen pavements

Remove the existing lightwells and railings, widening the pavements and removing bins and bikes from the public footpath.

### 8. Reflect attributes of the existing building

Reinterpret the character of the existing brickwork and the lightness of the metalwork and compliment the adjacent Grade II Listed Building (Ossulston Estate) & surrounding context by respecting the height, form and materiality of the adjacent housing character.

### 9. A sustainable future

Achieve a BREEAM Excellent rating through the design of a flexible, thermally efficient, robust building that utilises the district heating system and includes solar panels for renewable energy and hot water sources.



## 3 High quality space at ground and lower



## 6 High quality student accommodation



## 9 A sustainable future