

42 Phoenix Road

Welcome to this exhibition about new plans for the future of 42 Phoenix Road.

Over the last 20 years attitudes toward access for all, the environment and quality of accommodation have changed dramatically. Apart from being tired, 42 Phoenix Road falls well short of all these 21st century requirements, with no street level access, no insulation, single glazed windows and a myriad of small rooms and narrow corridors.

At a time of dramatic improvements within Somers Town, Findlay Estate Company would like the opportunity to invest in a brand new sustainable building to provide bright, modern and accessible accommodation to enhance the character and amenity of the area.

We are keen to hear what local people think about our ideas before we submit a formal planning application later in the summer. Please fill out a questionnaire or speak with one of our team.

Award winning architects, Allies and Morrison are working with a team of specialists to develop our ideas. As can be seen from this exhibition, investigation into adapting and modernising the existing building created more problems than it solved.

We soon realised that the design of a new building would not only solve the access and environmental issues, and address important community problems of crime and anti social behaviour in Clarendon Grove, but also be a positive asset to the character of Somers Town for the future.

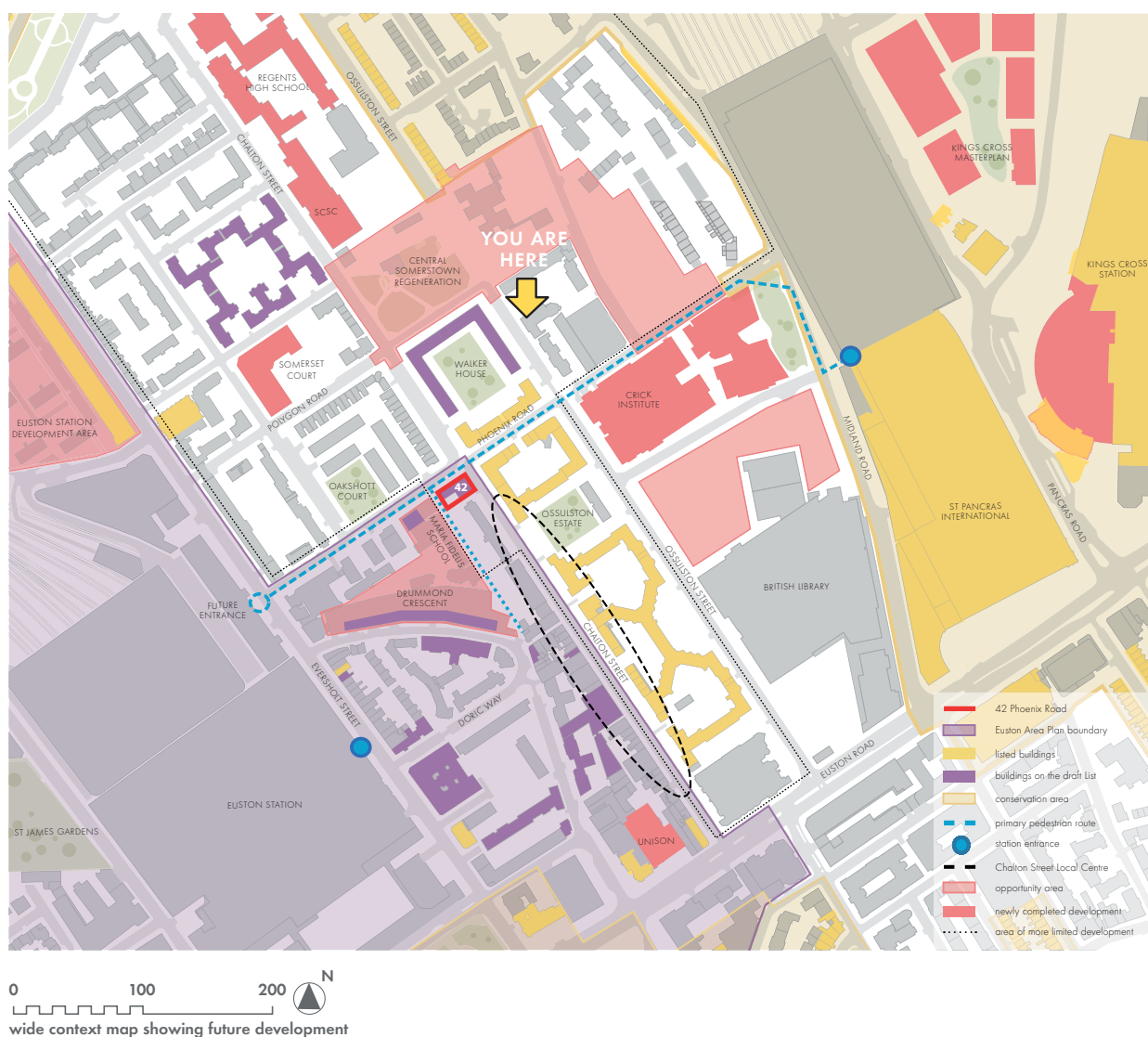


Location

Somers Town is a vibrant residential community sandwiched between Kings Cross and Euston. The character of the area is defined by tall, attractive residential buildings, tree lined streets, open community gardens and the award winning Ossulston Estate.

Phoenix Road is an increasingly popular pedestrian link between Kings Cross and Euston stations. The Euston Area Plan identifies the need to enliven activity along the road, attract new street front businesses, improve pedestrian links and reduce crime and anti social behaviour.

Number 42 is well placed to contribute to the streetscape from its prominent corner position at the crossroads of Phoenix Road and Chalton Street.



Local Context

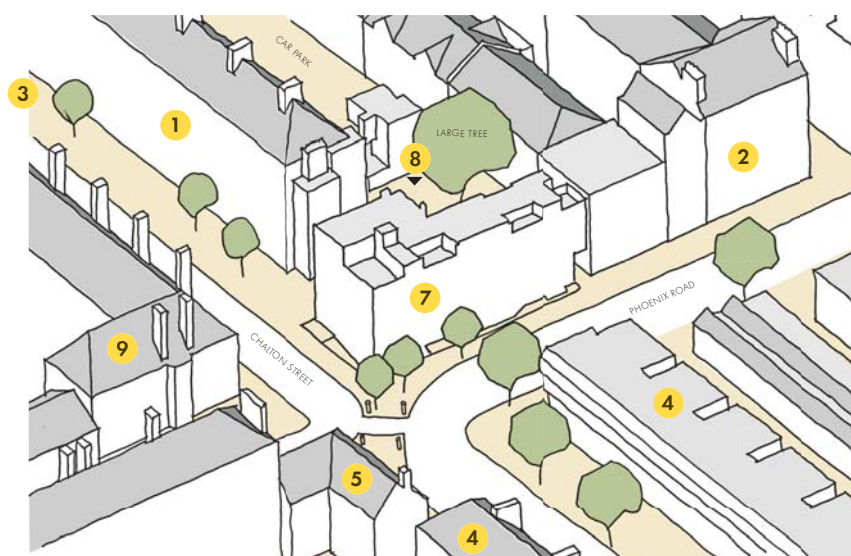
The site is bounded by the car park of Chalton House to the rear and the Maria Fidelis School to the side. Next to its boundary with Maria Fidelis is the pedestrian underpass to Clarendon Grove, linking Phoenix Road with Drummond Street.

This footpath has been a notorious location of crime and serious anti social behaviour for many years and a constant source of concern to the local community.

Opposite the site are the Ossulston Estate and the Cock Tavern - both Grade II listed buildings.

Built in the 1930's the building was occupied by Camden Council until 1992, following which, the lower floors were used by Hopscotch Asian Woman's centre with student accommodation above.

Unfortunately a combination of reduced funding and no disabled access meant Hopscotch relocated in 2011. The lower floors now being used temporarily by Fine Tutors, with student accommodation retained on the upper floors.



42 Phoenix Road front



42 Phoenix Road rear (showing existing tree)



Chalton House



Maria Fidelis School



Popular 'Somers Town Coffee House'



Oakshott Court and Walker House



The Cock Tavern



Chalton Street Market



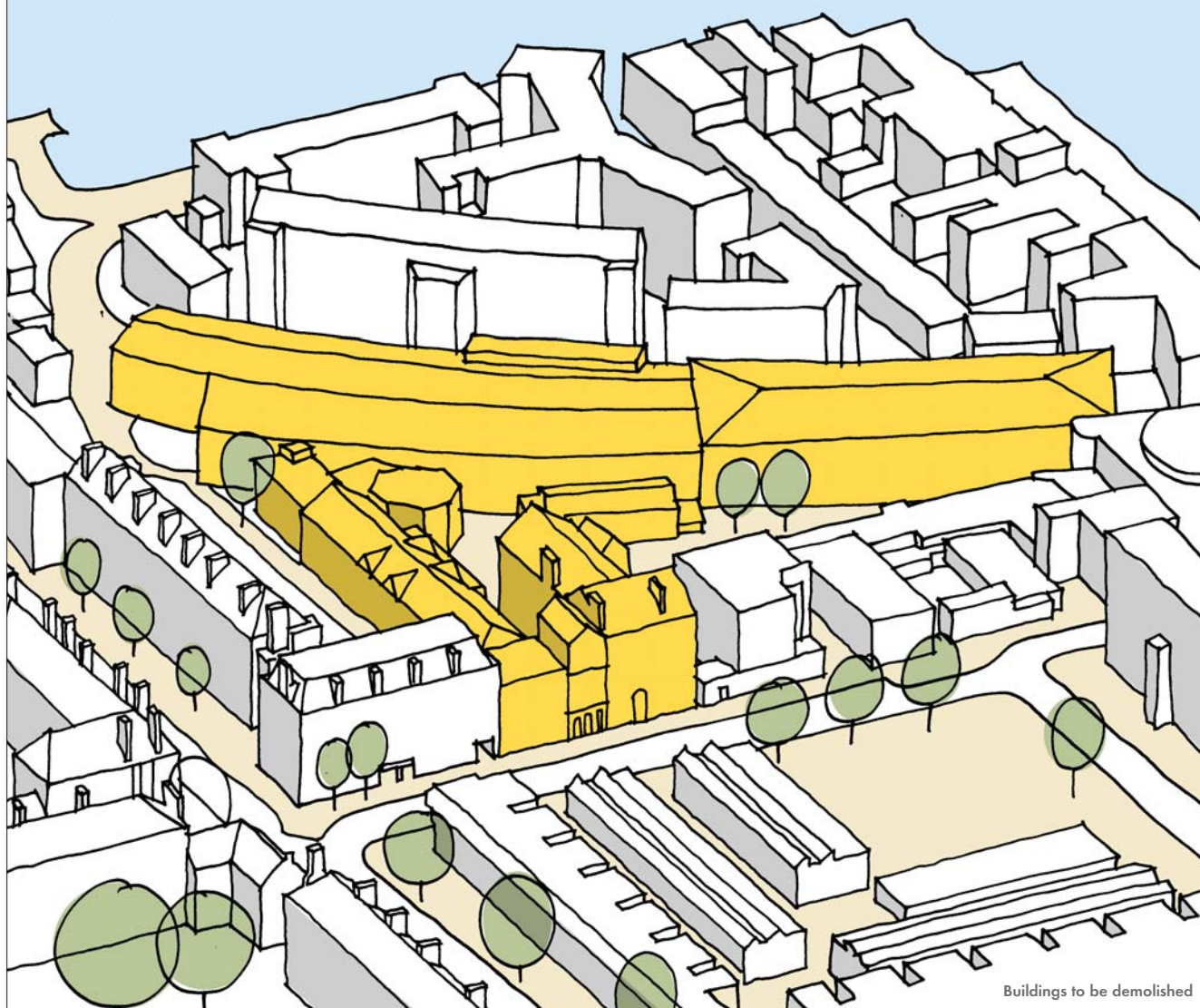
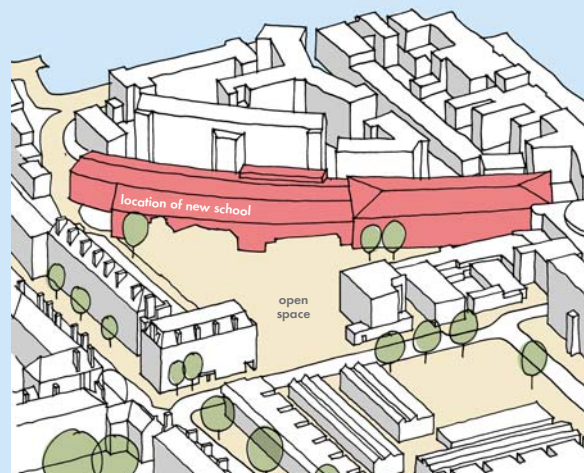
Grade II listed Ossulston Estate

Maria Fidelis School

Number 42 is adjacent to the Maria Fidelis school on Phoenix Road, which the press recently announced is about to undergo a dramatic transformation. An entirely new school is to be built, combining the existing upper school with the soon to be closed lower school from North Gower Street.

Ownership of the Police garages on Drummond Crescent has now been transferred to Maria Fidelis, which is to be replaced by a new building for 1000 pupils.

Once complete, the existing school buildings on Phoenix Road are to be removed and the area landscaped to provide the necessary open ancillary areas the new school will require. The intention is that the new school building will be completed and ready for occupation by pupils in September 2017.



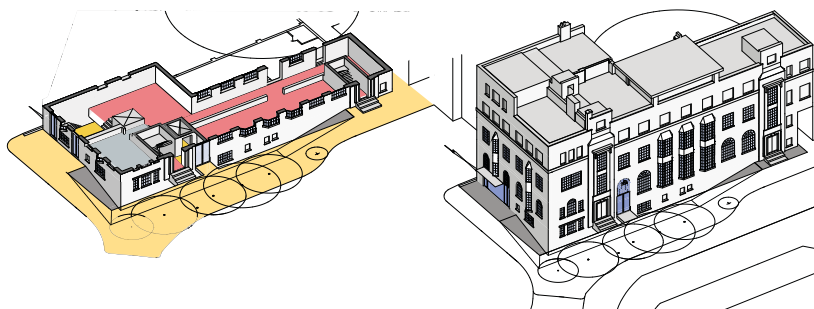
Buildings to be demolished

Investigating Re-use

As the building is on the Local List, Allies and Morrison have undertaken considerable work to explore numerous options for retention and reuse of the ground and first floor façade. All of which introduced more problems than they resolved, but the following are the three principal possibilities:

1 INSTALL LEVEL ACCESS WITH LIFTS AT ENTRANCE LOCATIONS

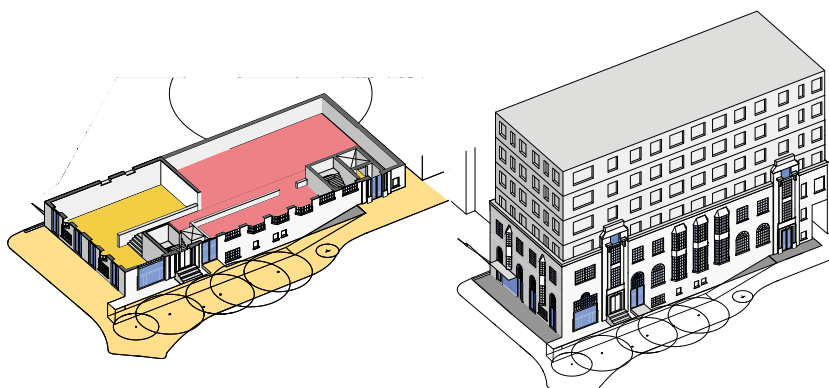
Not a viable option because the many level changes inside the building would require multiple internal lifts to access all areas. This would result in a dramatic loss of internal space for occupiers and be disproportionately expensive to undertake.



2 INCREASING THE SIZE OF THE EXISTING BUILDING

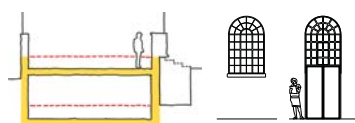
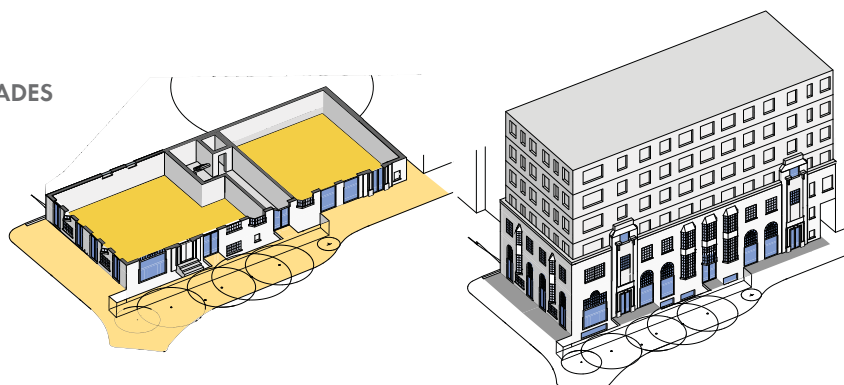
Investigated as a way to offset the cost of access and fabric upgrades, whilst increasing the internal space for occupiers.

The extensions would significantly harm the appearance of the existing building and negate any possibility of preserving its attractive features.



3 REMOVE ALL OF THE EXISTING FLOORS AND ONLY RETAIN FAÇADES

Whilst resolving the problem of level access and internal efficiency, it would require extensive alteration to the retained façades, with the likely removal of the building from the Local List.



Existing Building

42 Phoenix Road is on Camden Council's list of local buildings which contribute to the identity of the area. Although of little historical significance, it's recognised for the prominent corner location it occupies, and the attractive appearance of the ground and first floors with their light and distinctive windows.

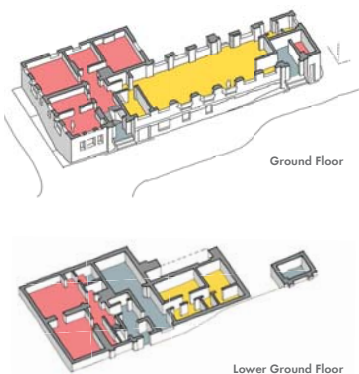
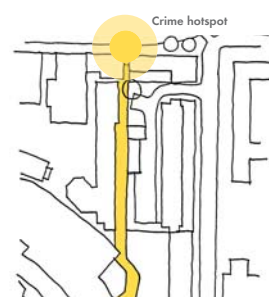
Despite these qualities, the existing building has become prohibitively expensive to maintain, heat and occupy and no longer fit for purpose.

EXISTING BUILDING CONSTRAINTS

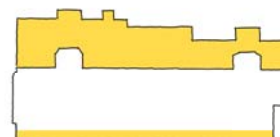
- 1 The steps up from the street and multiple level changes inside prohibit access for all, so we can't make the building accessible.



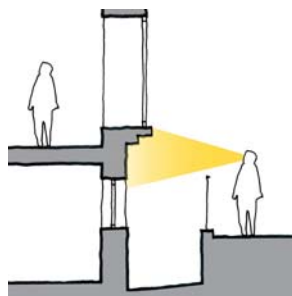
- 3 The public footpath, Clarendon Grove, passes through number 42 as a narrow, dark passageway, known to be unsafe by local residents.



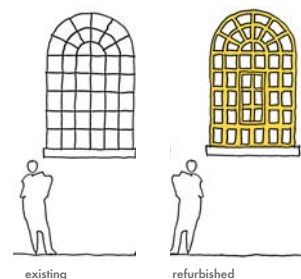
- 4 The building has had various poor quality, unattractive alterations over the last 60 years, particularly at second and third floors which have significantly compromised the qualities of the original building.



- 2 The raised ground floor, railings and lightwell restrict views into the building from the street and result in a blank façade which prevents activation of Phoenix road.



- 5 Any attempt to upgrade the building to meet modern access and environmental standards would have to remove all of the features which currently make the building an attractive contribution to the area.



A New Building

Having looked carefully at the attributes of the existing building and the character and qualities of the neighbouring Somers Town area, we arrived at 9 objectives for the design of the new building:



ACCESS FOR ALL



**REDUCE CRIME AND
ANTI SOCIAL BEHAVIOUR**



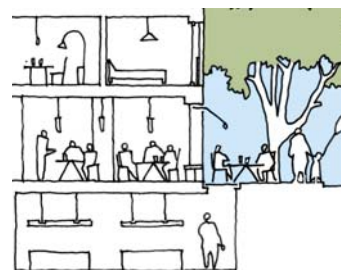
AN ACTIVE STREET FRONT



**HIGH QUALITY SPACES AT
GROUND AND BASEMENT**



**INTRODUCE A CAFE ON THE
CORNER**



**DE-CLUTTER AND
WIDEN PAVEMENTS**



**REFLECT ATTRIBUTES OF THE
EXISTING BUILDING**



**HIGH QUALITY STUDENT
ACCOMMODATION**



A SUSTAINABLE FUTURE

Street Activity



Preliminary Plans

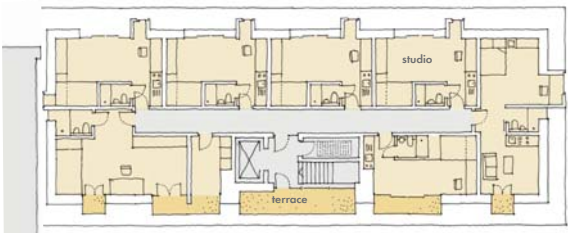
USE

We plan to retain D1 use on the ground and lower ground floors but provide vastly improved quality of space. With purpose-built, modern accommodation for 55 students at floors 1-5

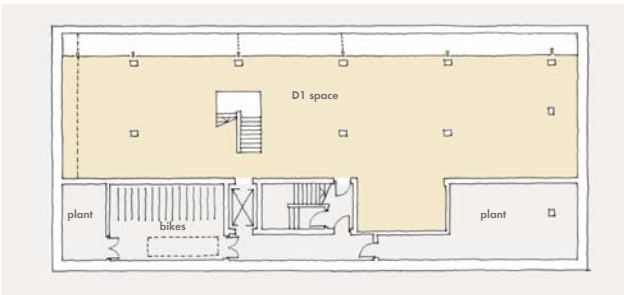
We would also like the opportunity to include a cafe on the corner of Phoenix Road and Chalton Street, to work in conjunction with the D1 use, activate this important corner and complement the existing parade of shops.



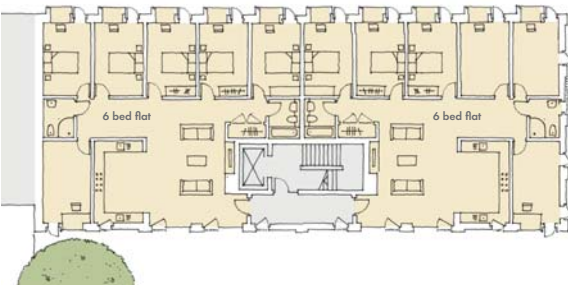
ground floor



fifth floor



lower ground floor



first to fourth floor



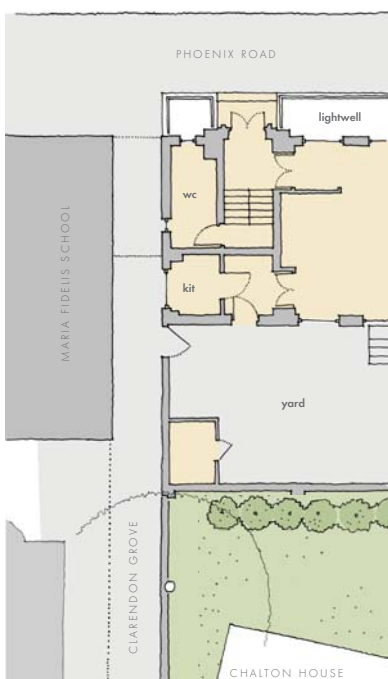
Clarendon Grove

A new building will be a fantastic opportunity for improvements to Clarendon Grove. We intend to widen the passageway and improve overlooking by placing windows into the ground floor space alongside the passage.

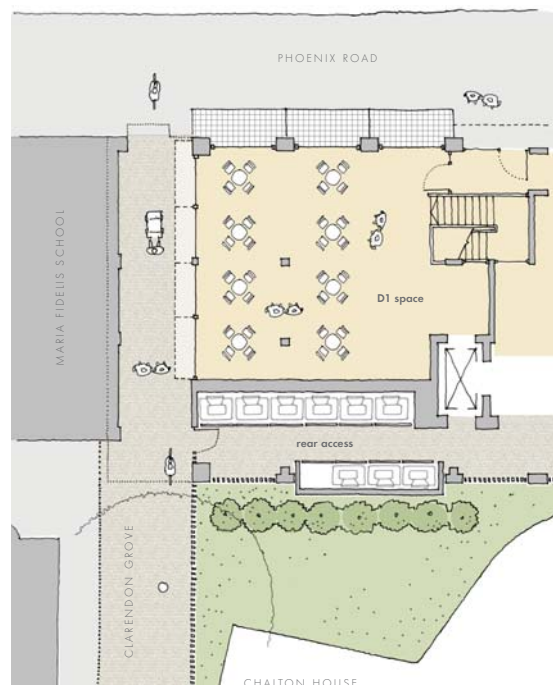
The lighting will be dramatically improved and a gate leading to the bike store and back of the building will ensure people are coming and going regularly.

Through careful co-ordination with Camden Council, we believe the passageway could be improved all the way down to Drummond Crescent.

EXISTING



PROPOSED



entrance to Clarendon Grove from Phoenix Road

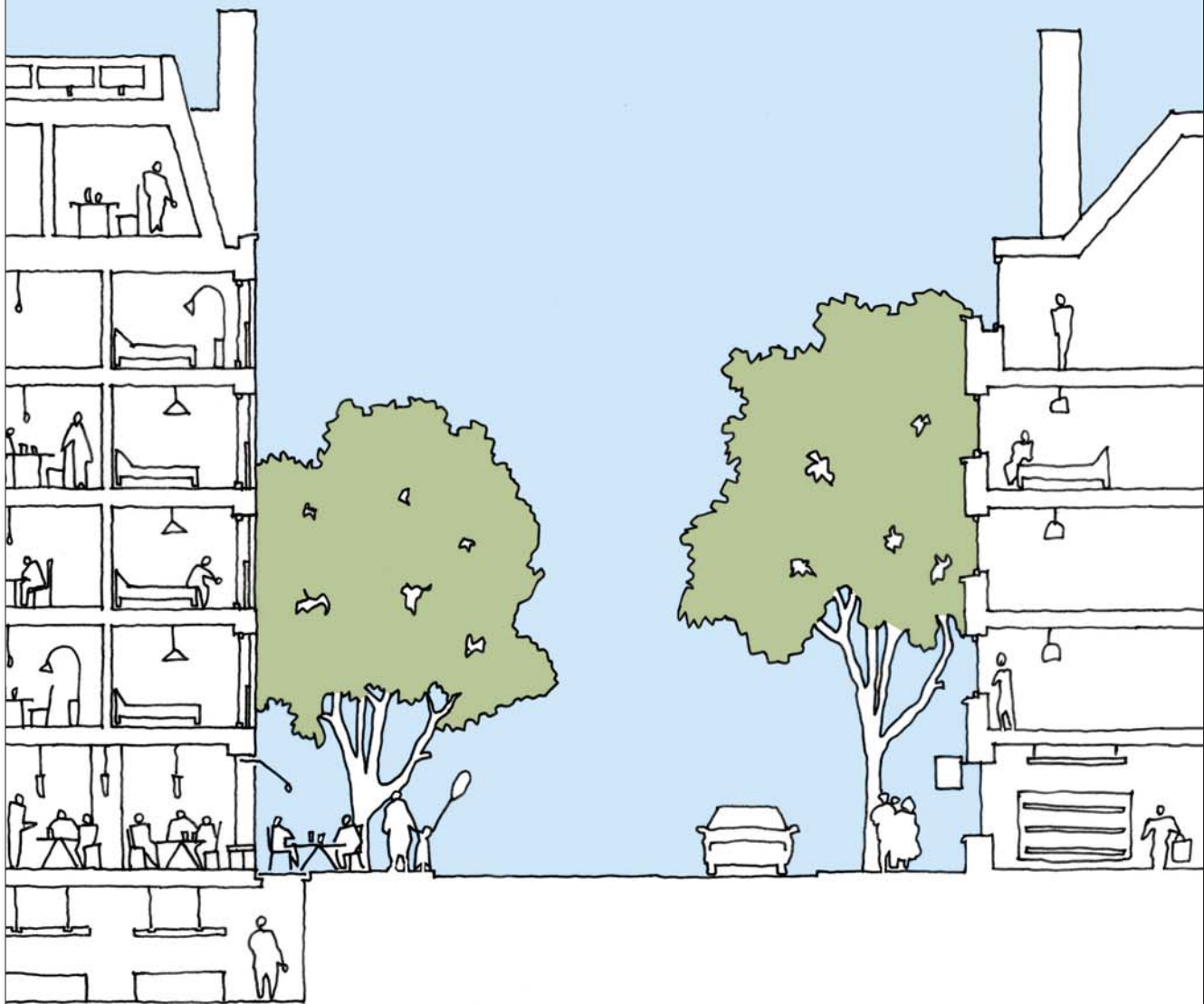


new entrance to Clarendon Grove from Phoenix Road

Relationship To Neighbours

The new building would be on the same footprint as the existing and, although a storey taller, would respect rather than dominate the parapet line and height of its neighbours.

Potential loss of privacy and light have been carefully considered, with a step back at the upper level and smaller windows on the east and south facade to respect the privacy of Chalton House and Ossulston Estate.



Section through Chalton Street showing 42 Phoenix Road and the Ossulston Estate

Scale and Massing

Buildings in the surrounding area are predominantly between five and six storeys tall, with a distinct parapet line and steeply pitched roof with dormer windows.



CHALTON STREET ELEVATION



PHOENIX ROAD ELEVATION





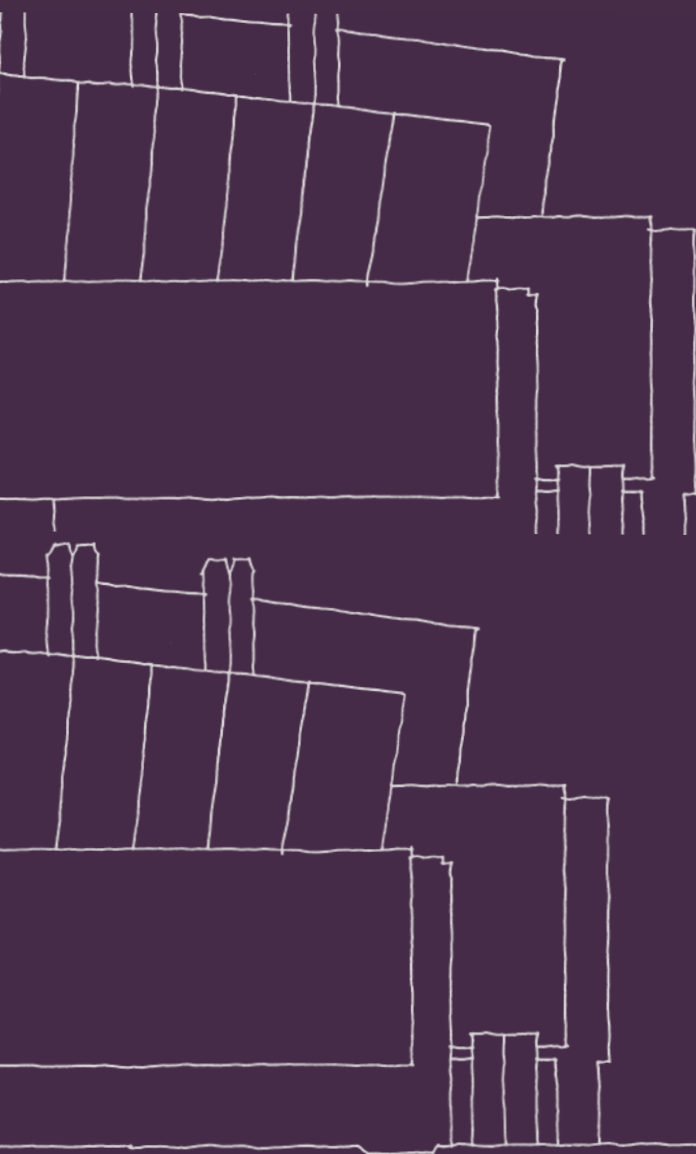


View looking south down Chalton Street

E APPENDIX

E.1 FINANCIAL VIABILITY FOR RETENTION AND REFURBISHMENT OPTIONS

The following information was prepared by Gardiner and Theobald cost consultants in relation to the retention feasibility options studied by Allies and Morrison.



Allies and Morrison

85 Southwark Street
London SE1 0HX
telephone +44 20 7921 0100
web alliesandmorrison.com
email info@alliesandmorrison.com



David Bonnett Associates

Studio One 32 Indigo Mews, Carysfort Road
London, N16 9AE
telephone +44 207 275 0065
web www.davidbonnett.co.uk
email enquiries@davidbonnett.co.uk