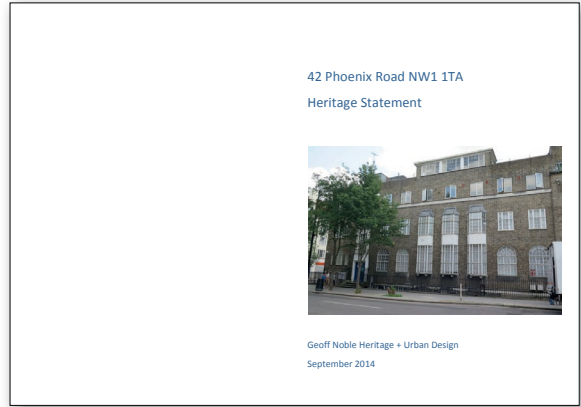
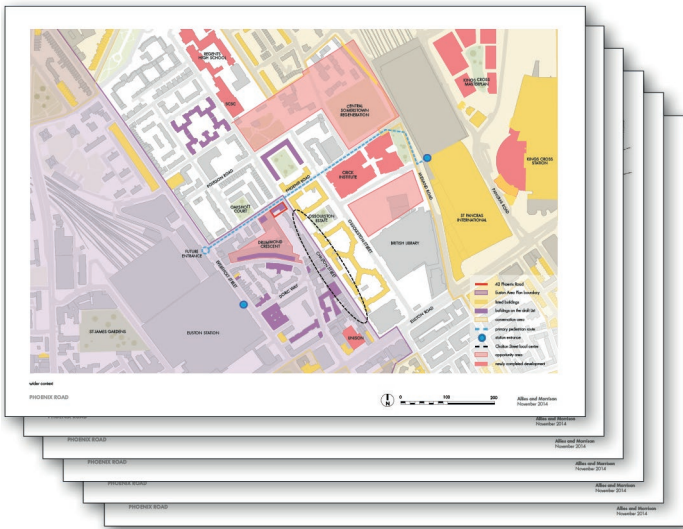


Initial Pre application submission from Simon Corbett Architects



Heritage Report in response to officers official comments



Initial study undertaken by new team



Retention Feasibility Study completed by new team

Pre Application Report

Camden

Reference	20145841PRE
Date Submitted	Initial submission received 13 th March 2014 Further information received on 5 th September 2014, 8 th December 2014 and 10 th January 2015
Site Address	42 Phoenix Road
Proposal	Demolition of the existing building and redevelopment of the site to provide a replacement 7 storey building, comprising D1 (unspecified) on the ground and basement floors and student accommodation (not generic), on the first to sixth floors
Information Submitted	Pre-app form, Pre-planning application pack, produced by Simon Corbett (dated March 2014); Survey of the Existing Condition of the Building, produced by the Findlay Estate Company (dated June 2011); 42 Phoenix Road Heritage Statement, produced by Geoff Noble (dated September 2014); 42 Phoenix Road options document, produced by Allies and Morrison (dated December 2014); Phoenix Road Comparison Study, produced by Allies and Morrison (dated January 2015); Phoenix Road Opportunity Diagrams, produced by Allies and Morrison (dated January 2015).
Agent Name & Address	John Fenton
Camden Officers	Neil Collins, Michelle O'Doherty and Ed Jarvis
Dates of Meetings	12 th June 2014, 5 th November 2014, 13 th January 2015
Date of Advice	10 th March 2015

1.0 Site & Surroundings

1.1 The subject site comprises a part 4, part 5 storey building, including a lower ground floor level, which is located on the corner of Phoenix Road (long frontage) and Chilton Street. The building comprises an L shaped plan form occupying a rectangular shaped plot with a courtyard on its southern edge, which is enclosed by a tall boundary wall. The site is adjacent to Chilton House, to the south, a 5 storey residential building with pitched roof above, which is set back from the street and comprises a rear parking area. To the west the site is bounded by Clarendon Grove, a public footpath running south from Phoenix Road to Doric Way, which the building overalls and adjoins the Maria Fidelis School buildings on the opposite side of the footpath.

1.2 The site is neither statutorily listed, nor located within any designated conservation area, the building has been included within the Council's adopted List of Non-Designated Heritage Assets (adopted January 2015). The building is brick faced and includes delicate steel framed sash windows, large ground floor steel framed arched sash windows and expressed full height circulation core ways with stone cladding and porches. The building has suffered insensitive additions and alterations, although they are not considered to detract from the positive character features of the host building.

1.3 The building currently comprises D1 floor space on the lower ground, upper ground and first floors. The second floor is in use as student accommodation arranged into four units, which appear to fall within the C3 use class, due to their limited sizes. A further self-contained residential flat occupies the uppermost extension on the 3rd floor. The community space had previously been used by the local Asian women's group Hopscotch, until their relocation to

Officer comments



Presentation for public consultation

6 DESIGN EVOLUTION AND CONSULTATION

6.1 SUMMARY OF KEY EVENTS

This chapter will summarise the key stages of the pre application and design evolution process. This chapter should be read in conjunction with the Planning Statement submitted as part of this application.

1. **March 2014: Initial Pre application submission**

2014/5841/PRE

The applicant submitted a pre application document prepared by Simon Corbett Architects.

2. **June 2014: Initial meeting**

A meeting was held with officers to discuss the contents of the document.

3. **September 2014: Heritage Report**

A Heritage Report was submitted to Camden in response to initial comments.

4. **November 2014: New team appointed**

The current design team were appointed to review the proposals. The team met with Camden in November. Following this meeting, Allies and Morrison completed two studies.

STUDY 1: Precedent comparison

STUDY 2: Retention feasibility study

5. **January 2015: Follow up meeting**

A follow up meeting was held with Camden to review the two studies.

March 2015: Officers Comments

The team received formal pre application advice from Camden officers.