7 THE PROPOSED SCHEME

The proposed development entails complete demolition of the exiting building to be replaced with a new 6 storey student residential building. The following chapter will describe the proposed development in detail in particular the suitability of the design to its location and any issues relating to accessibility.

7.1 USE

The proposed development retains the uses within existing building with D1 non-residential space on the ground and lower ground floors, and student accommodation (Sui Generis) on floors 1 to 5 above.

The D1 space is speculative and has been designed as shell only for future fit out by prospective tenants. The aspiration is for the D1 space to continue to be genuinely beneficial to the local community. The D1 space is split into two areas, one single storey space at ground floor fronting onto Chalton Street and one two storey space over ground and basement on the west side overlooking Phoenix Road and Clarendon Grove.

In line with guidance in Development Policy 9 (DP9) a mixture of apartment sizes have been provided in the student accommodation. These range from cluster apartments with 6 students sharing to solo studio apartments for single occupants. The 6 bed cluster apartments will be targeted towards second or third year students who likely already know one another and want to rent as a group. This will reduce the demand this sector of the student community currently place on private rented accommodation in the area.

The upper floor studios will be completely self contained bedsits including kitchenette and bathroom. A communal laundry room will be provided on the top floor to reduce the number of washing machines. The student accommodation has been designed to suit DP9 and meets the space requirements set out in Camden's design guidance for Houses of Multiple Occupation (HMO).

Student bedrooms have been designed to be generous in size to accommodate double beds. The bedrooms have been designed around a concept for a separate private study area located in the bay window.

There is a dedicated entrance to the student accomodation on Phoenix Road which will have secure access control. There is a generous student lobby at ground floor and a desk space for a concierge to the student accommodation. There is a south facing roof terrace which can be accessed by all students on the top floor of the building.

In support of these use classes the proposed development also provides safe and secure double stacking cycle storage in the basement, accessed via a passenger lift. Secure and tidy bin stores are provided adjacent to the rear access of the building and there are two plant rooms in the basement.

Clarendon Grove remains as a publicly accessible footpath through the site and the conditions and overlooking are improved to provide passive surveillance of this area.

	Student Flats		Student Bedspaces	WCH Bedspaces
	Studio	6B	Beds	WCH Beds
Fifth Floor	7		7	1
Fourth Floor		2	12	3
Third Floor		2	12	3
Second Floor		2	12	3
First Floor		2	12	3
Ground Floor				
Basement				
TOTAL	**7**	**8**	**55**	**13**

Summary of bedrooms

	Student Flats NIA		Student Circ NIA		D1 Space NIA		Plant Space NIA	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Fifth Floor	185	1,991	39	420				
Fourth Floor	318	3,423	15	161				
Third Floor	318	3,423	15	161				
Second Floor	318	3,423	15	161				
First Floor	318	3,423	15	161				
Ground Floor			33	355	206	2,217		
Basement			56	603	198	2,131	44	474
TOTAL	**1,457**	15,683	**188**	2,024	**404**	4,349	**44**	474

Summary of NIA

	GEA		GIA	
	sqm	sqft	sqm	sqft
Fifth Floor	326	3,509	247	2,659
Fourth Floor	397	4,273	357	3,843
Third Floor	397	4,273	357	3,843
Second Floor	397	4,273	357	3,843
First Floor	397	4,273	357	3,843
Ground Floor	309	3,326	274	2,949
Basement	434	4,672	352	3,789
TOTAL	**2,657**	7,998	**2,301**	6,738

Student Resi GIA		D1 Space GIA		Plant Space GIA	
sqm	sqft	sqm	sqft	sqm	sqft
247	2,659				
357	3,843				
357	3,843				
357	3,843				
357	3,843				
44	474	230	2,476		
69	743	235	2,530	48	517
1,788	19,246	**465**	5,005	**48**	517

Summary of GIA

7.2 AMOUNT

Student Accommodation

The new proposals will provide accommodation for a total of 55 students. The accommodation is arranged as eight apartments over four floors with up to six students occupying each apartment. In addition there are seven single occupancy studio apartments planned for the top floor of the building, set within the roof level.

The scheme provides a total of 1,788sqm student residential floor space (GIA). The six bedroom apartments each have an net internal area (NIA) of 159sqm whilst the studio apartments on the top floor range from 22-33sqm.

The scheme exceeds the recommended minimum of 10% of wheelchair adaptable student rooms. 13no. wheelchair adaptable rooms will be spread across 6 apartments. In addition to this, all apartments and bedrooms are fully accessible to wheelchair visitors.

The student accommodation has been designed to comply with Camden's guidance for HMO's and the boroughs Development Policy 9 which is relevant to student housing. It also takes account of Camden Planning Guidance 1 Housing in particular chapter 3 which is relevant to student housing.

Plant room

Plant space has been calculated on the assumption that the development will connect to the local district heating system. Refer to the Energy Statement for further information.

D1 Space

In accordance with Camden Development Policy 15, it is important that any redevelopment of the site does not result in a loss of D1 floor space currently provided by the existing building.

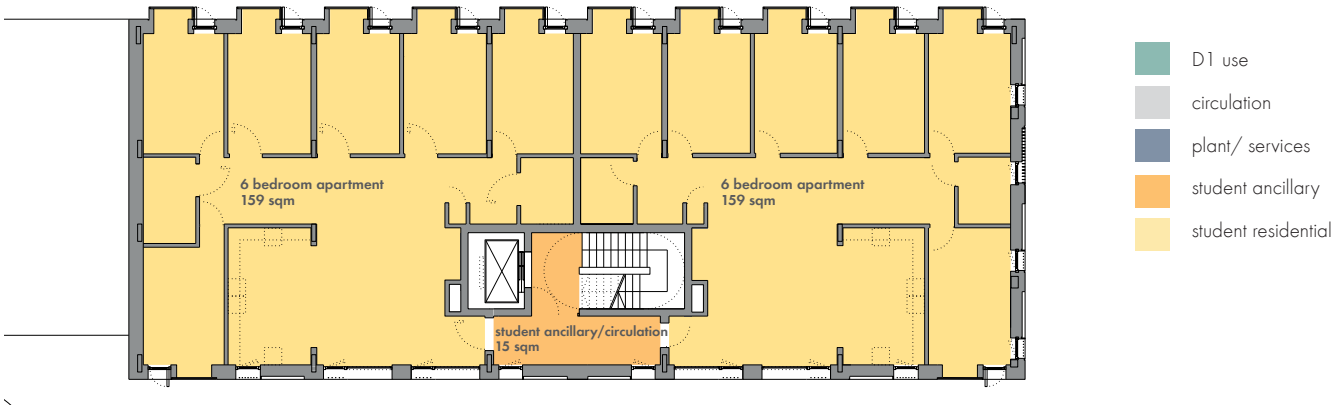
The existing building provides 740sqm of D1 floor space (GEA), this is replaced by 743sqm in the proposed development over ground and lower ground floor.

The existing building provides 380sqm of usable D1 floor space (NIA) excluding circulation and service areas (refer to previous analysis in chapter 3). The new building will provide a total of 404sqm NIA for D1 use over basement and ground floor levels (see following page).

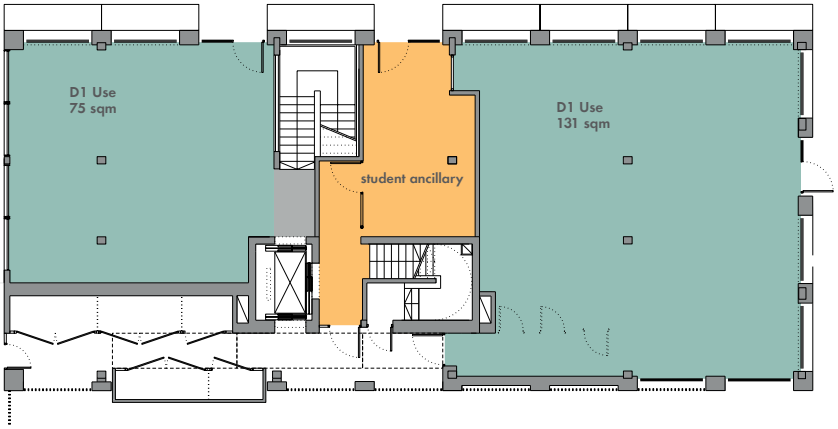
The D1 space provided in the new building will be fully accessible to all and the quality of the space including ceiling height, daylight, views out, services, sustainability and longevity will be greatly improved on the existing.

Bikes and bins

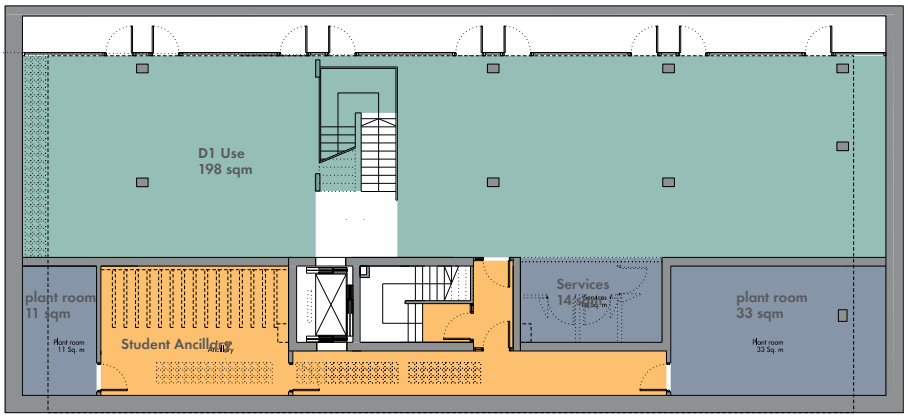
Bike spaces have been calculated based on a ratio of 1 space per 2 students and 1 space per 10 staff in accordance with Camden policy guidance. Refer to chapter 8 for more information on cycle and waste strategies.



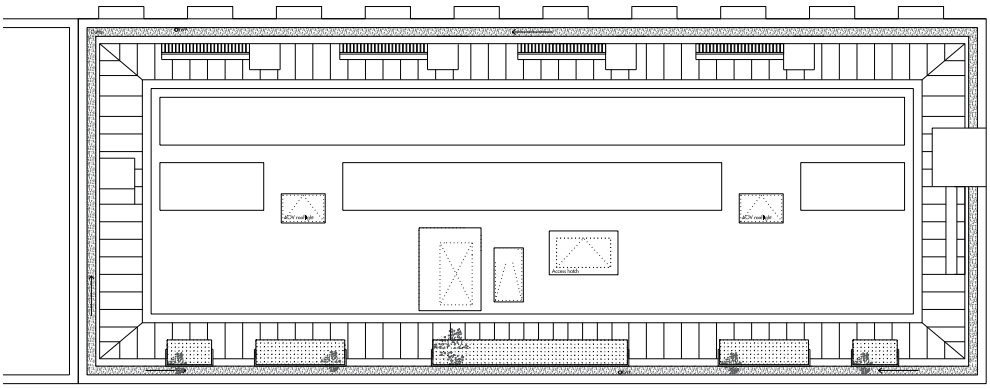
Floor level 1-4



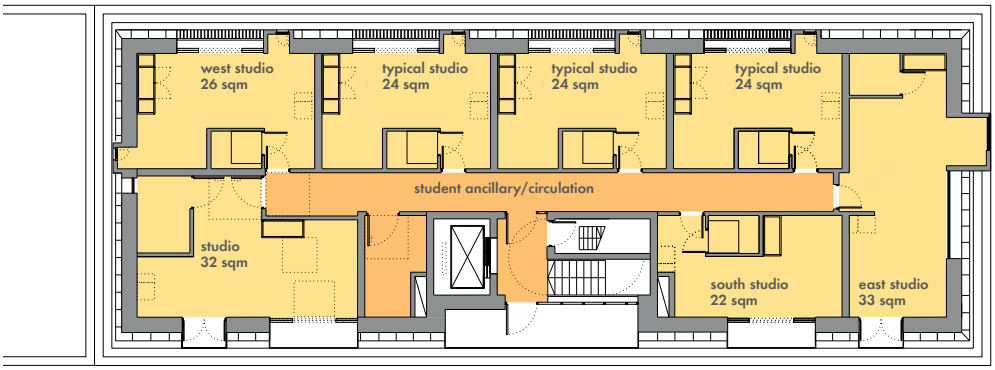
Ground floor



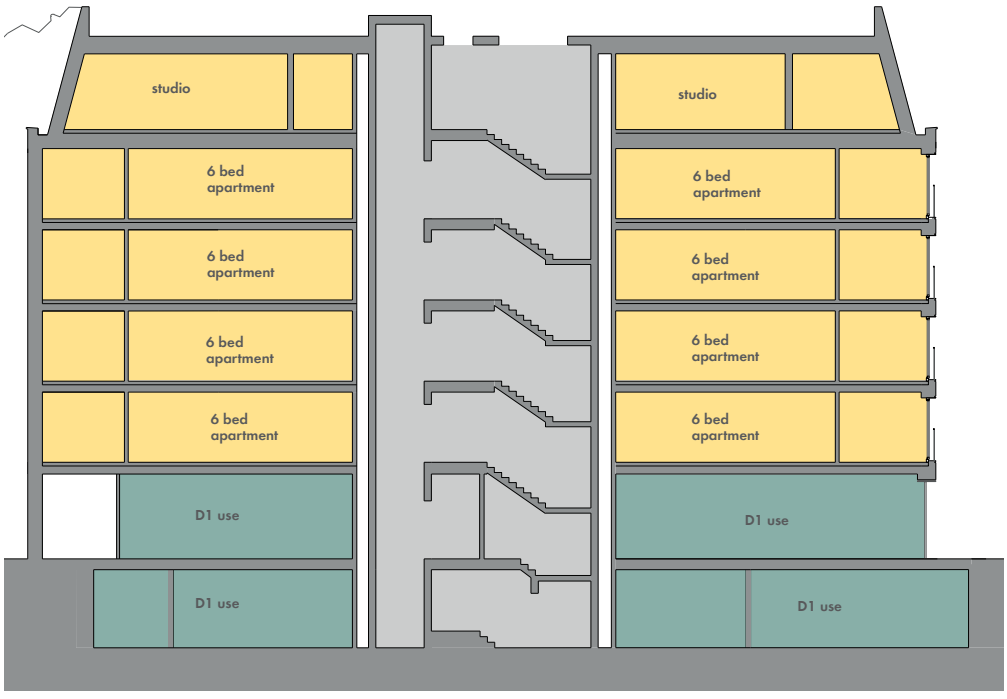
Basement



Roof Plan

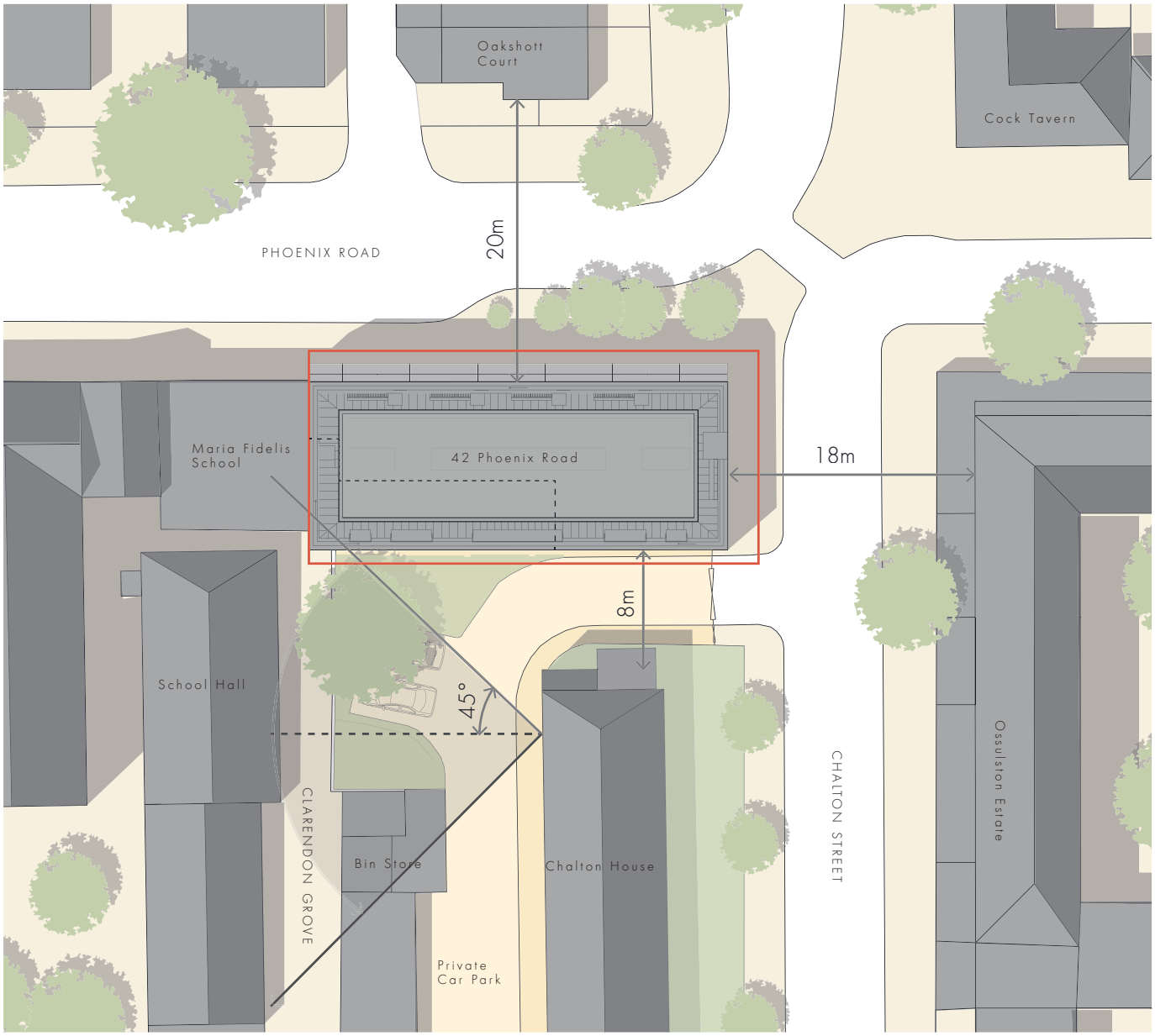


Floor level 5



Chalton House Car Park, looking north

Top floor of existing building, looking south



Proposed site plan

7.3 LAYOUT

42 Phoenix Road fronts onto Phoenix Road and Chalton Street. The existing building is difficult to access with steps up to raised levels. There is no entrance on Chalton Street and service access for the building is through the front door with on-street bin storage. The layout of the new proposal has been designed to address these issues.

Entrance locations

There are two functions in the new building which require separate entrances. The predominant use of the building is student accommodation and therefore the entrance for students is located in a central position on Phoenix Road. There is an entrance to the D1 space located on Chalton Street to monopolise on the fact that the building steps out from the building line at the end of the street. The second entrance to the D1 is on Phoenix Road to the west of the student entrance. All entrances will be made clear to those looking for them and create a level threshold from the public footpath into the building.

Service access

A service access has been introduced at the rear of the building to ensure that the refuse and cycle storage can be kept in a safe and secure location away from the street. The service route will also be used by the D1 space to receive deliveries. The route is accessed via a secure gate off Clarendon Grove which is controlled for students and staff access only. Placing the rear access on Clarendon Grove will result in more footfall through the passageway which is currently under used, improving safety and reducing opportunity for anti social behaviour.

Overlooking, Privacy and Amenity

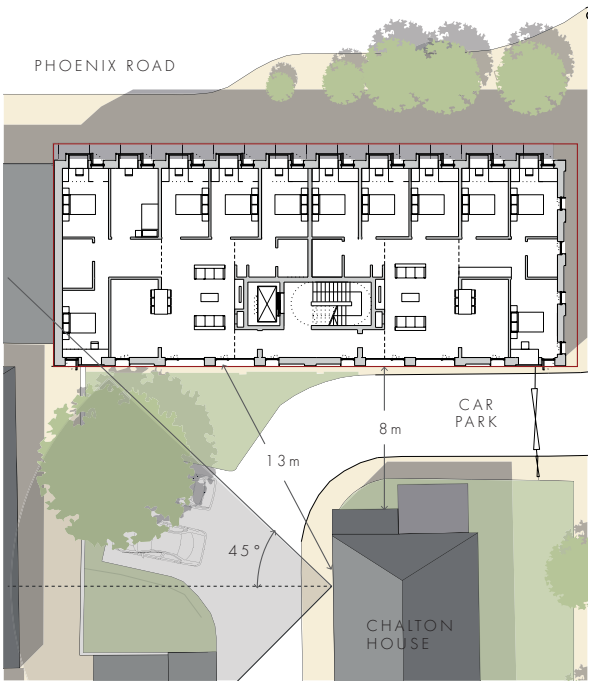
The proposals include an increase in the size of the development footprint – where the rear external courtyard of the existing L-Shape building will be filled in to a building footprint which follows the rectangular shape of the site boundary. This will result in the rear façade of the development proposal moving to the southernmost line of the existing building and closer to Chalton House.

It is important that the increased size of the development does not compromise the privacy for residents of Chalton House and the Ossulston Estate (the only two residential buildings with windows looking onto the site).

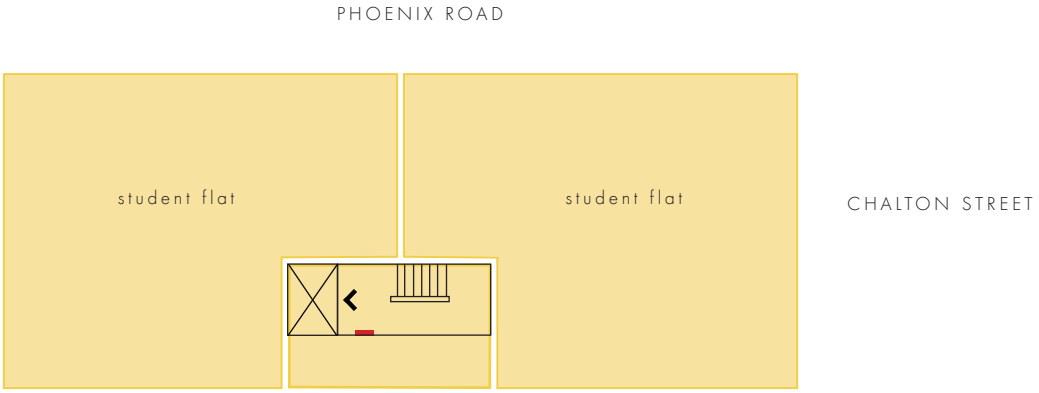
Chalton Street is approximately 18m wide which is a good distance between facing windows into habitable rooms. Due to the directly opposite eye level views shared across the street, the proposed windows on the east elevation have been kept to a minimum size and do not project from the building line. There are no balconies on this elevation.

Due to the blank facade of Oakshott Court, there is no overlooking on the Phoenix Road elevation. As a result, the most pivate function in the building, the bedrooms, have been located on the north elevation. The less private, shared living and dining spaces have been located on the south elevation overlooking the car park (see below).

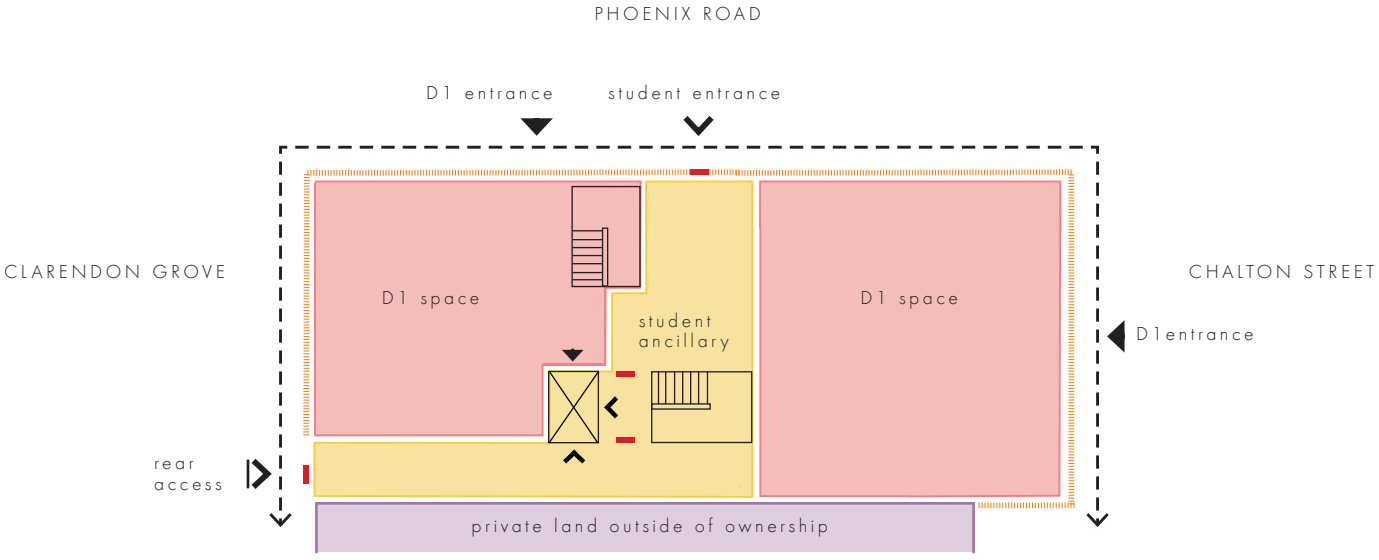
Chalton House is orientated at 90 degrees to the south elevation of 42 Phoenix Road, reducing the opportunity of overlooking in this location. In addition to this, the deck access and front doors of Chalton House are located on the west elevation meaning windows on this elevation are recessed from the façade and small in size. There are no windows on the north elevation of Chalton House which directly faces Phoenix Road.



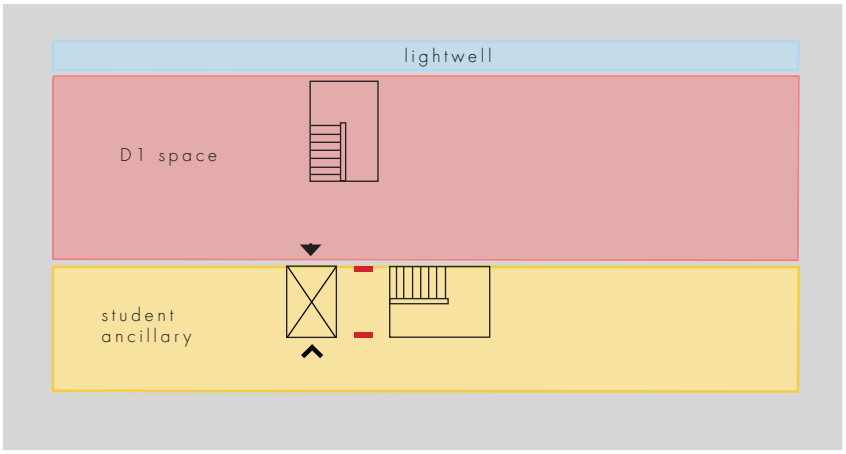
Proposed first floor plan



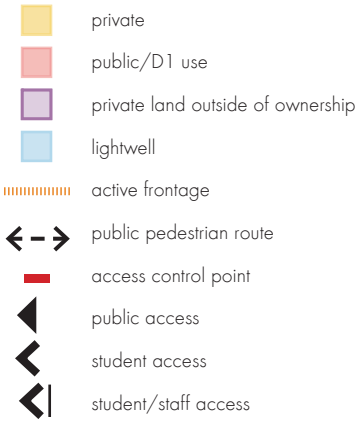
First floor



Ground floor



Basement floor



Basement floor layout

There is a basement in the existing building. The depth and footprint of the existing basement will be increased to form a good quality, usable space with a level floor. The new basement will be single storey and confined to the footprint of the new building. The increase in the size of the basement will have minimal impact on the existing ground conditions.

The D1 space in the basement is naturally lit via the lightwell running along the north side of the building. The room is no more than 7m deep from the glazing line. The circulation stair and lift have been located at the centre of the plan for the most efficient layout – allowing the space to be divided easily in the future. The basement space will have a clear height of 2.7m for daylight and quality of space.

Other uses in the basement include student bike storage and plant room, both accessed via the stair and passenger lift. The basement staircase is separated from the upper floors at ground level so that the stair from the basement can be used by the occupiers of the D1 space for fire evacuation. Other than in a fire, there is no access from the D1 space into the student stair core.

Ground floor layout

The ground floor plan is predominantly for D1 use. The two D1 spaces are divided by the student residential entrance lobby which requires an entrance on Phoenix Road. The eastern half of the D1 space fronts onto Phoenix Road and Chalton Street in a prominent corner location.

The D1 space on the western half of the plan connects via an open stair to the D1 space at lower ground floor level. It is important that the D1 space is accessible to all visitors. As such an accessible lift has been provided between ground and lower ground floor.

The restricted footprint of the building precludes the inclusion of two passenger lifts therefore it is proposed that the main lift is shared between students and visitors to the D1 space. Secure access to the lift will be controlled by fobs to prevent visitors from the D1 space travelling to upper student floors.

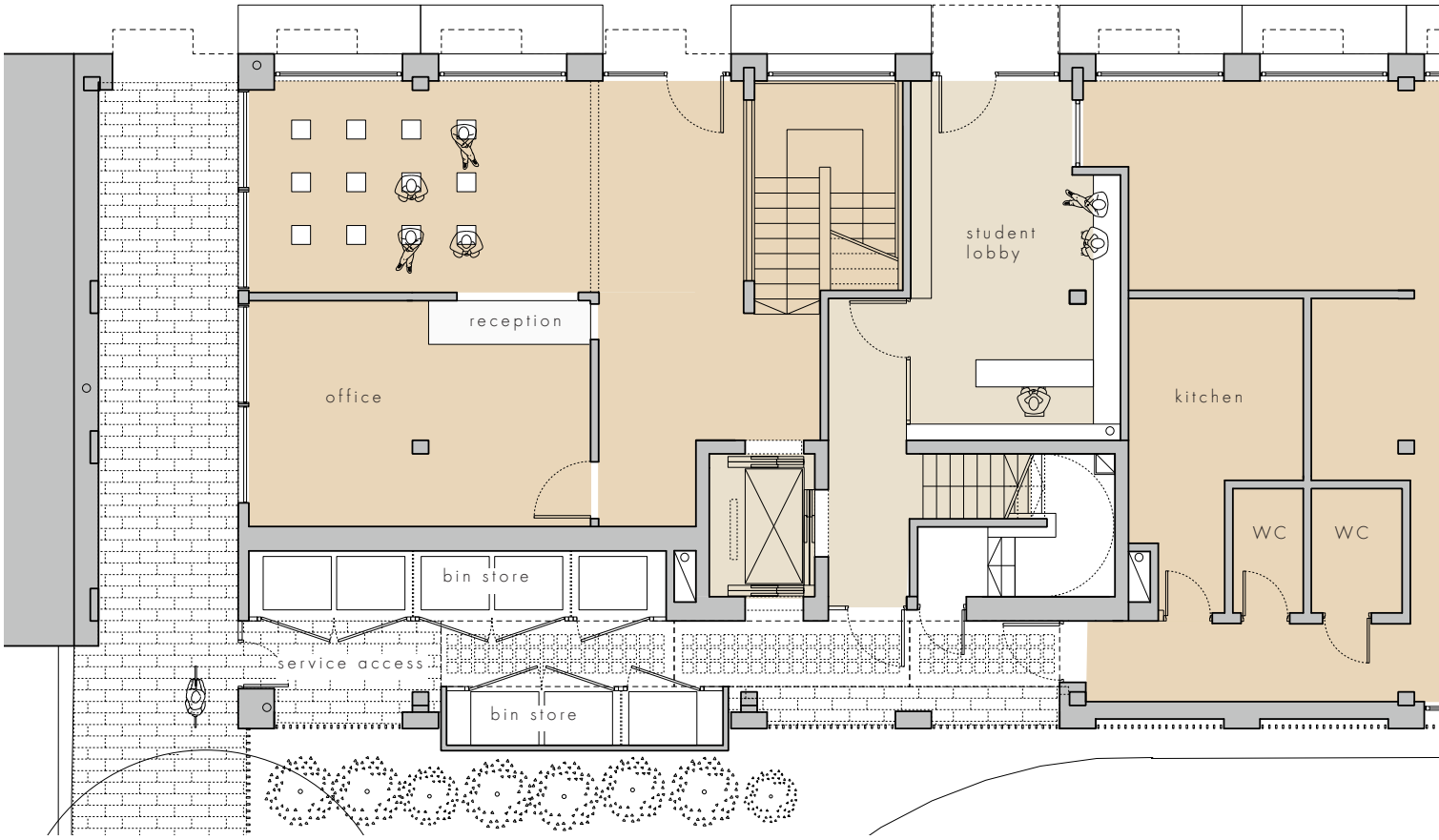
The D1 space has been designed to overlook Clarendon Grove to bring a greater sense of surveillance and safety to this public passageway through an active frontage.

The land directly to the south of the site boundary is private land outside of the applicant's ownership therefore it cannot be assumed that it will be possible to gain access to the development from this side. There is no requirement for access to the building from this side. There are limited ground floor windows looking onto this space and upper floor windows on this elevation open inwards for cleaning purposes.

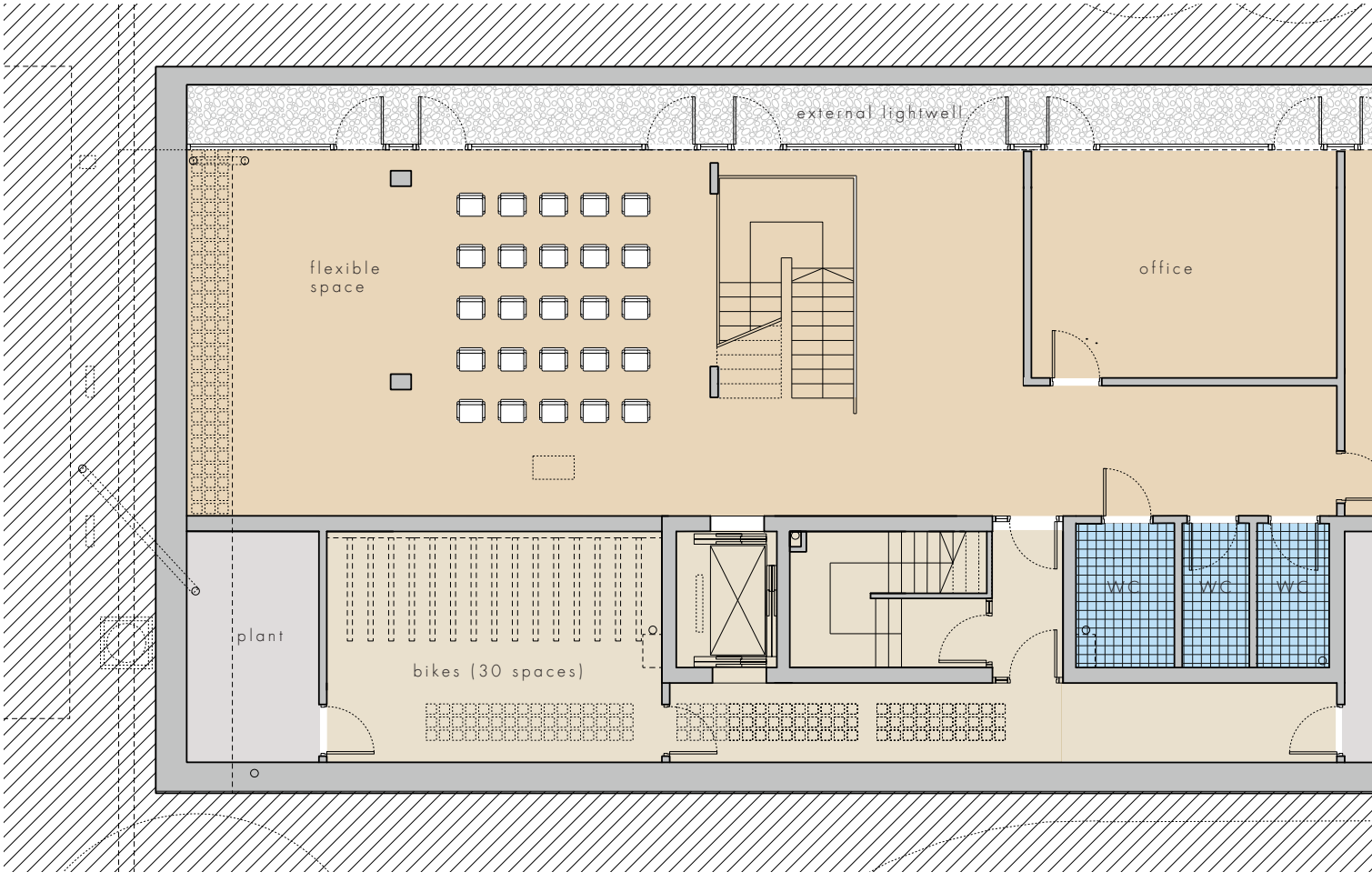
Upper floor layout

The student accommodation is arranged as 6 bedroom cluster apartments where it is possible to fit two large apartments per floor. The most suitable and efficient location for the stair and lift core is at the centre of the building with an apartment mirrored either side. From floors 1-4 the circulation lobby is situated adjacent to the external facade of the building and benefits from natural light and ventilation.

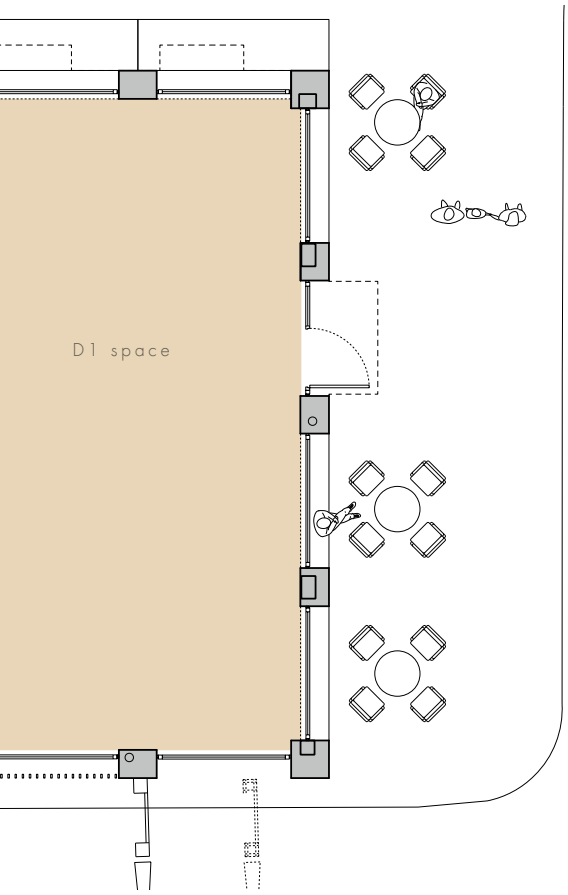
This is mirrored on the 5th floor where an internal circulation corridor provides access to 7 studio flats. This corridor is ventilated and naturally lit via roof lights as it is a the top of the building. The roof is accessed via an access hatch above the main staircase. There are PVs on the roof which will require access for maintenance. These sit below the highest level of the roofline.

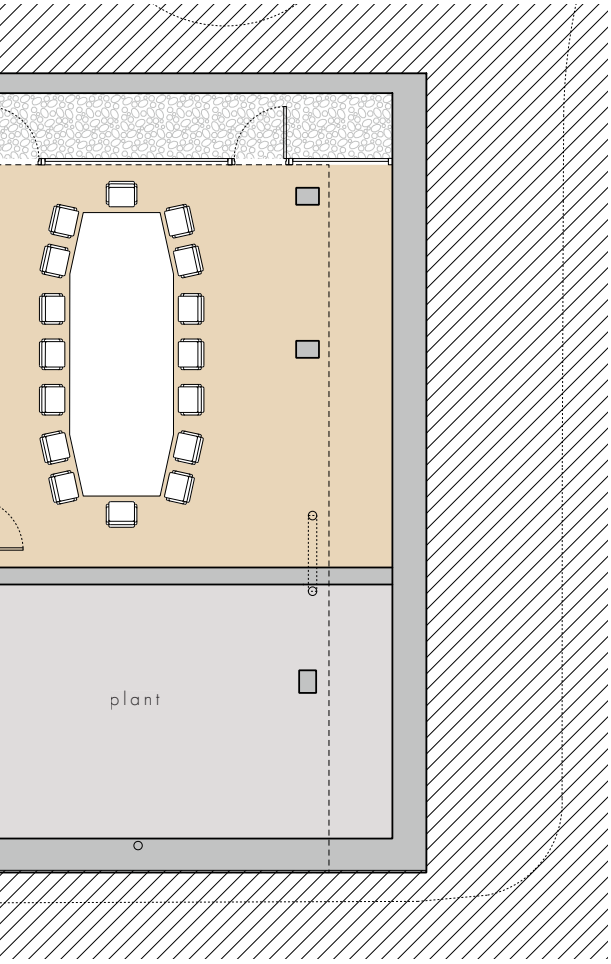


Potential ground floor layout



Potential basement floor layout





Illustrative D1 layout

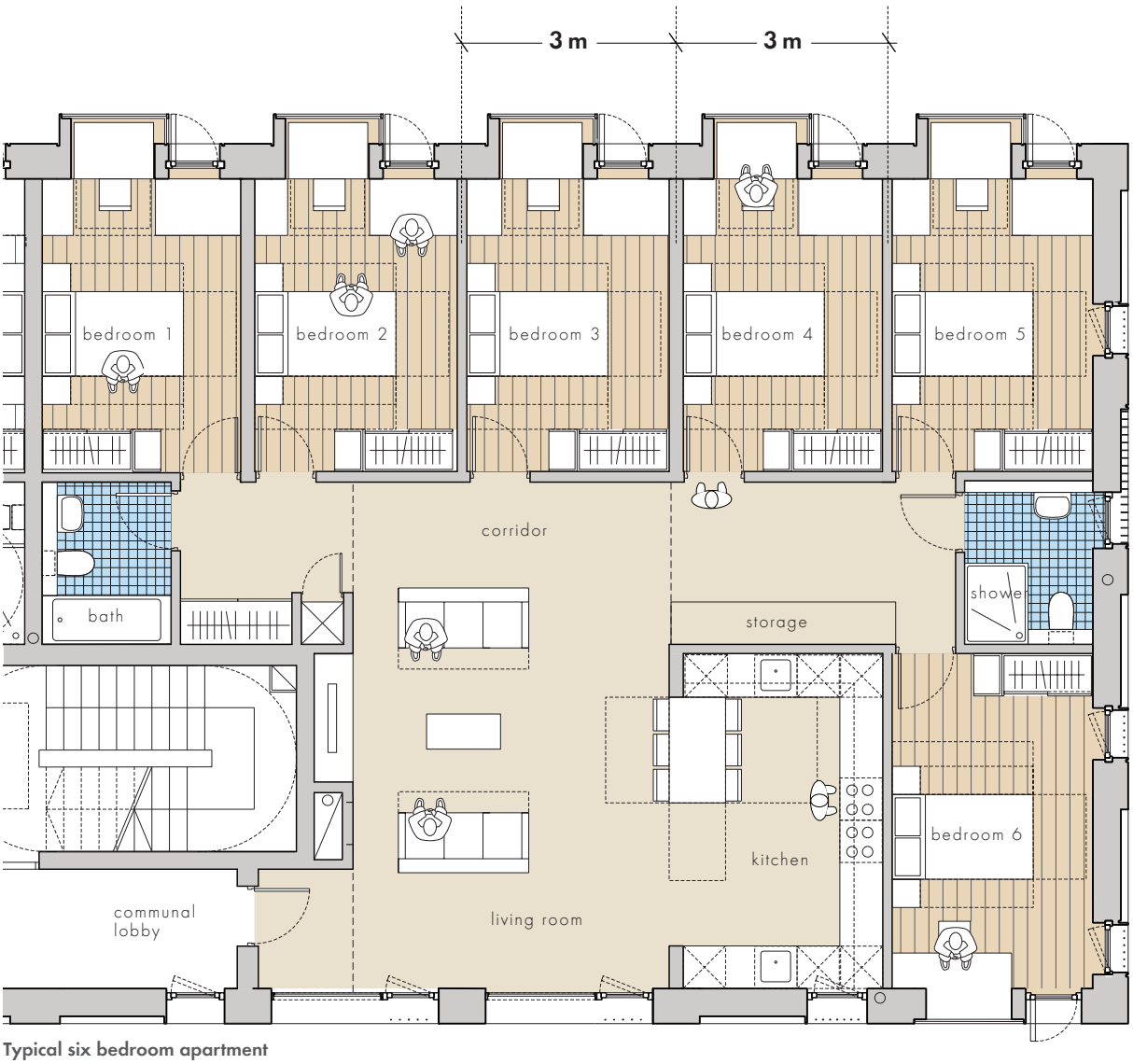
The D1 space is split into one large two storey unit and one smaller, single storey unit on the ground floor only. The drawings shown here give an indication of one of the possible ways that the D1 space could be used by future occupiers. They illustrate the possible division of the space and demonstrate the intention to centralise both stair and lift circulation to make the space as flexible as possible.

Each entrance to the building is generous in width and with a level threshold. The clear ceiling height in the ground floor space is 2.9m and the perimeter walls are predominantly glazed allowing for good levels of natural daylight and open interaction between the space and the public realm outside. Covering over the existing lightwell has meant the Chalton Street pavement could be wide enough for seating to spill out.

The lower ground floor also has a generous ceiling height and is naturally lit and ventilated via the vertical glass wall opening onto the external light well which runs along the north elevation on Phoenix Road. The lightwell will be covered by a grille which is suitable for pedestrians to walk over, thus increasing the width of the pavement.

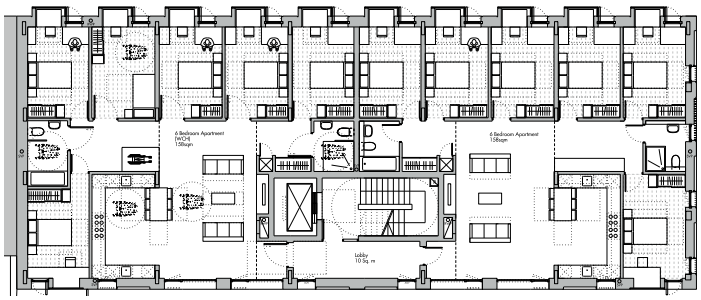
Although not applied for within this application, a potential cafe space could be provided within the D1 area to activate the street corner and supplement the D1 community use. A cafe would also work well in connection to the student use on upper floors. On discussion of the topic at the consultation evening, the local residents were excited by the idea of a community run cafe in this location.

The space has been designed to meet BREAAM Excellent under the multi-residential category.



Typical six bedroom apartment

Typical shared living/kitchen/dining space



bedroom

common room/kitchen

WC

Typical upper floor layout

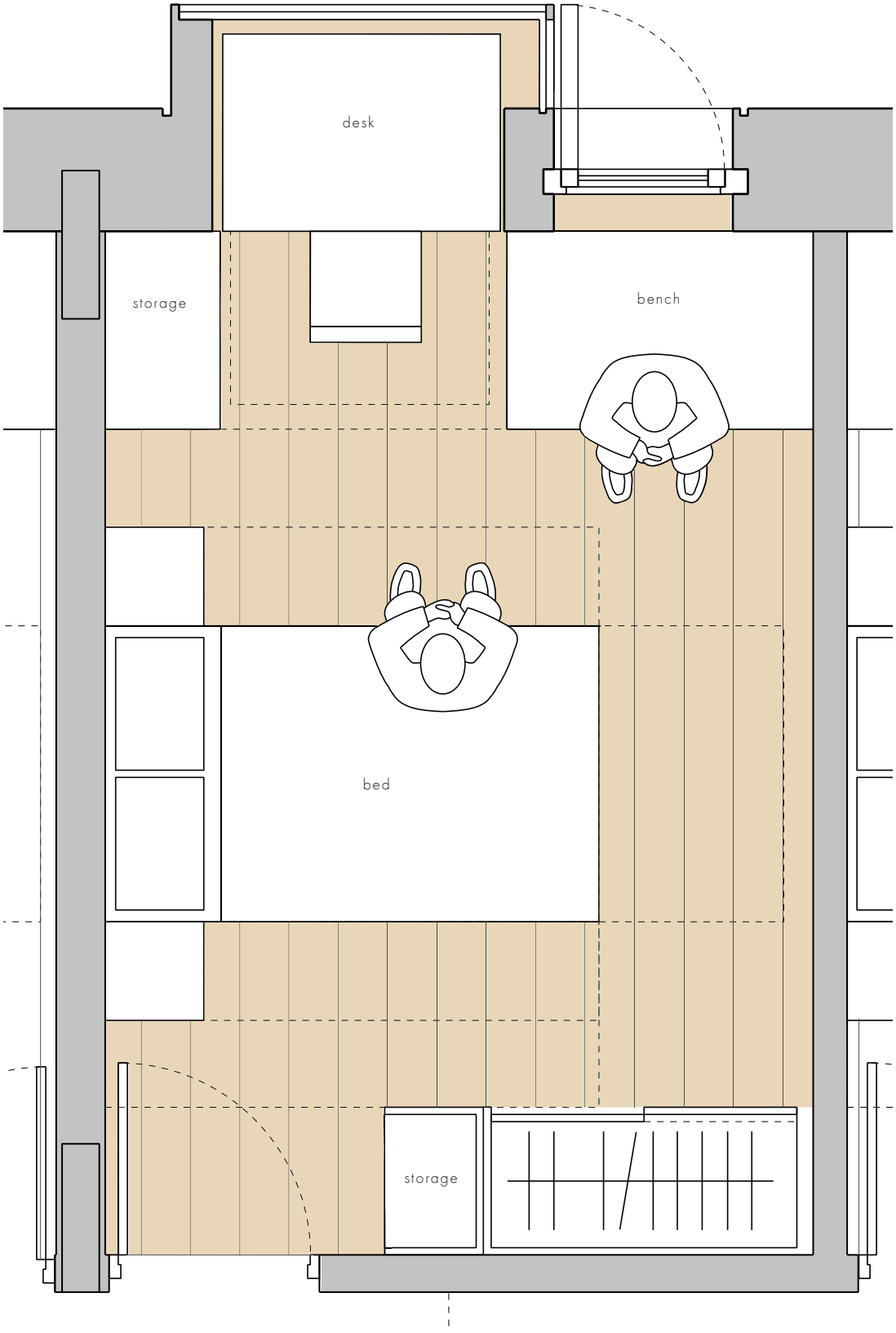
The typical upper floors constitute floors 1 to 4 of the building. These floors each have two, 6 bedroom student apartments per floor with a shared lift and stair core at the centre. These student flats are larger cluster apartments targeted towards post graduate, returner students in second or third year who have already formed friendship groups and want to live together. These groups would typically otherwise rent a shared family sized self contained home in the local area from the private rented sector.

The brief required that students should enter the apartment directly into the living space, ideally with views to outside. This resulted in a shared open plan kitchen/living/dining space on the south side of the building, directly as you enter the flat. As the apartments are open plan, they will be sprinklered as part of the fire strategy.

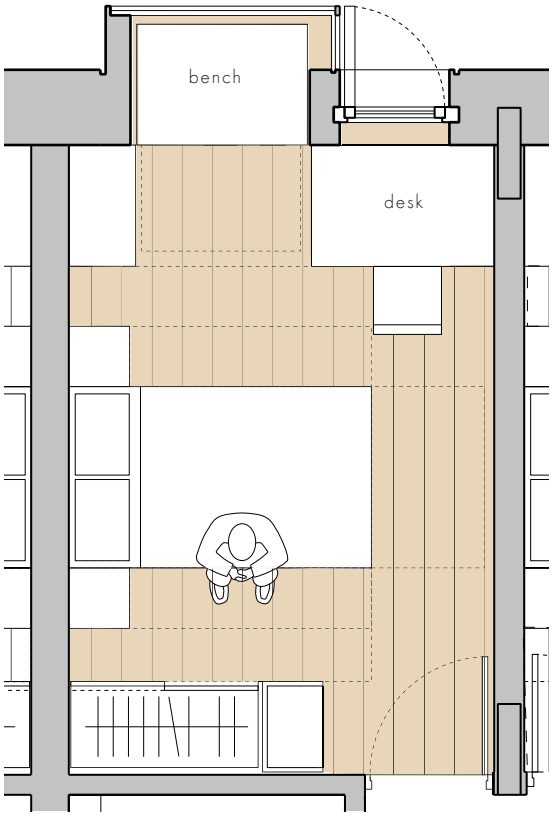
The space allowed in the communal areas has been designed to comply with Camden's guidance for HMO's including the required kitchen facilities, waste storage, bathroom provision and storage space.

To avoid glare from the south, the bedrooms and study areas were orientated to the north, overlooking Phoenix Road. The two bedrooms on the east end of the building have a double aspect onto Phoenix Road and Chalton Street. The bedrooms are based on a 3m module and include a projecting bay window which forms a study area. The circulation spaces within the apartments are generous, as such all rooms are accessible to wheelchair visitors. See chapter 8 for more details on the adaptability of the apartments to cater for wheelchair use.

The flat is divided by a central corridor zone which provides access to all bedrooms with a bathroom at either end. There are two bathrooms per six bedroom apartment. Each apartment has one bathroom and one shower room. The apartments are naturally ventilated through openable windows and heated using underfloor heating.



Typical bedroom layout



Alternative bedroom layout (nts)

Typical bedroom layout

It was part of the applicant's brief that typical bedrooms should accommodate a 1.2m wide bed, a desk, a place to sit and read and ample storage space.

The Phoenix Road facade of the building follows a rigorous grid and has been designed in a series of repeating bays. The component part which forms the basis for this repetition is the typical student bedroom, shown here on the left.

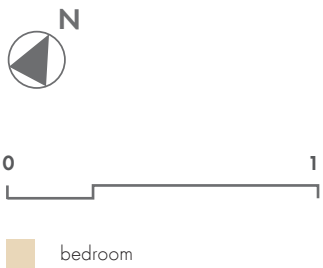
Projecting desk bay & study zone

The concept for the bedroom is focused around the need for private study. The end wall of each room is adjacent to the external north facing windows which create a perfect environment for quiet study. This zone is made up of an openable side window and a fixed projecting bay window.

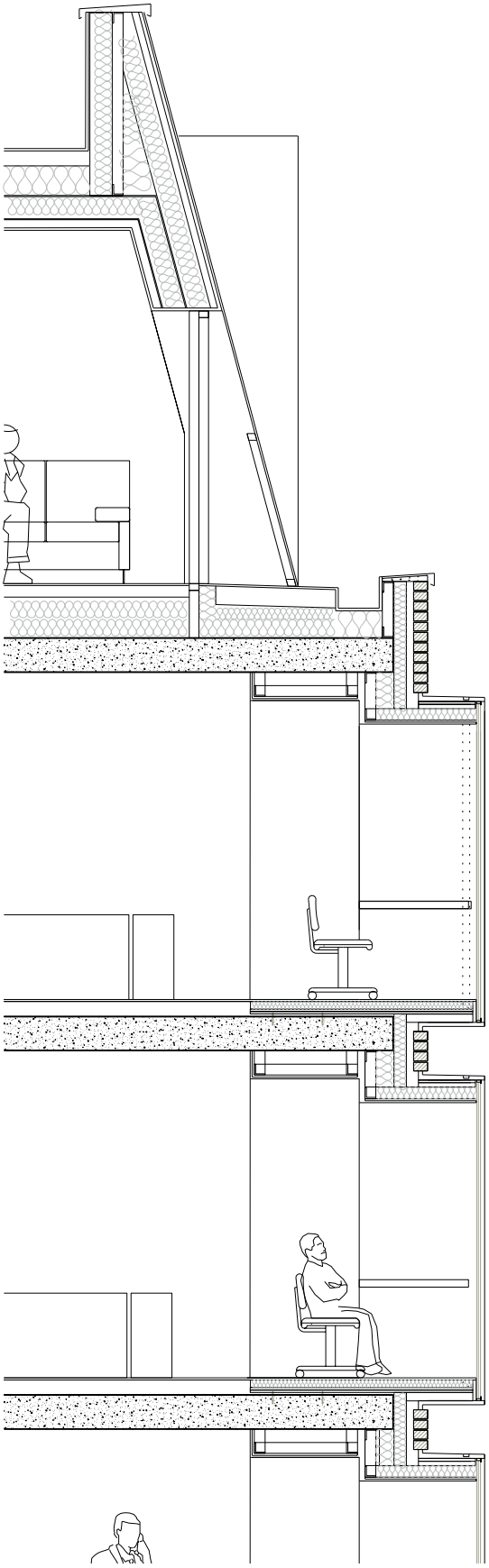
The study zone has been based on a module which is two desk sizes wide. There will be two pieces of furniture in each student room, a desk and a bench which are interchangeable within this space.

The study zone is envisaged as a piece of joinery of which the desk and bench are part.

1:1 mock up of desk bay



Upper level elevation



Section through side window

Projecting Bays

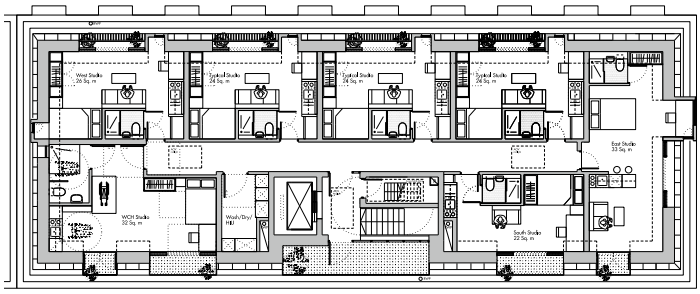
The projecting bays and side window on the Phoenix Road elevation are an important component in the scheme. Their design has been inspired by the projecting bay windows on the existing building.

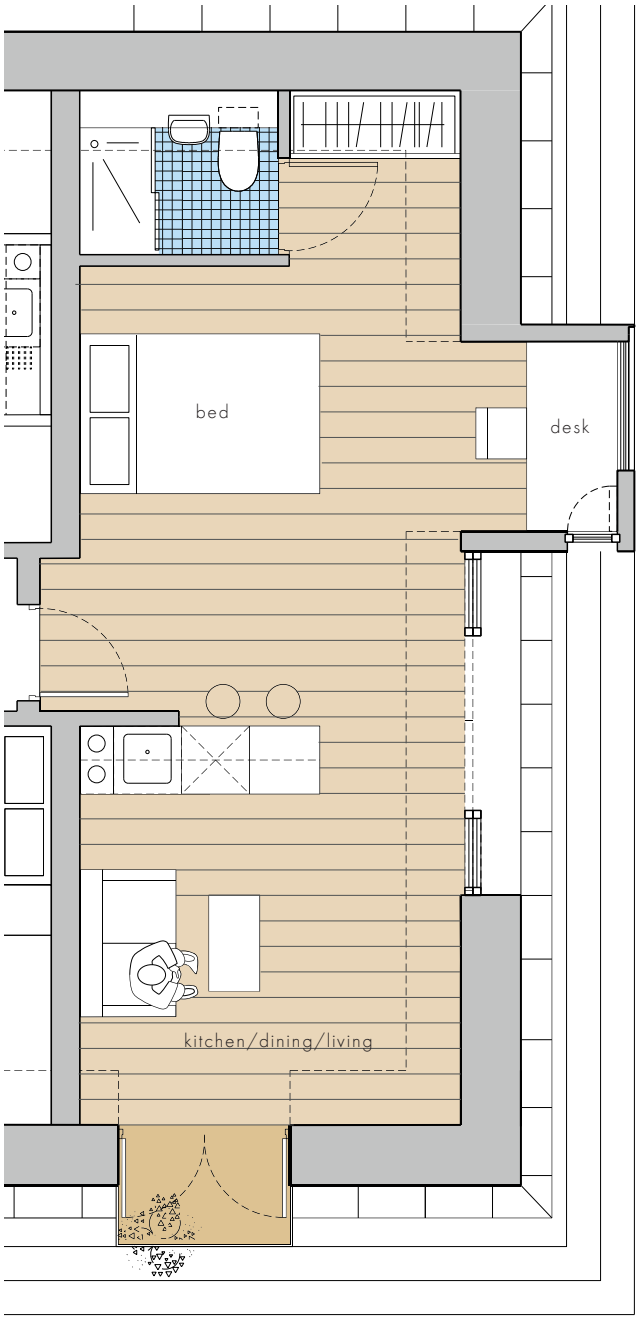
The design of the projecting box has been carefully considered in order to make sure a good level of thermal insulation is maintained through the walls whilst the frames appear elegant and slender, again influenced by the lightness of the filigree type metalwork of the existing building.

The large bay window is lined by a frame of 30mm in thickness. This thin frame has been achieved by bonding the glazing unit to the insulated walls behind, covered with an opaque etched perimeter on the back of the glass. The projecting boxes will have a glazed corner to allow good views out when seated at the desk. An outward opening side window is provided to allow for ventilation within the bedroom.

These carefully crafted, asymmetrical boxes are repeated on the north elevation. The component extends from the outside to the inside of the room where the desk and bench joinery creates the end wall of the bedroom. It is proposed that the furniture in the bedroom, the desk and the bench as also designed as a bespoke part of the component.

To achieve a high standard of quality in construction, Allies and Morrison are exploring the possibility that these components could be prefabricated off site. This would also dramatically reduce the construction period and disruption to neighbours as well as ensuring a high quality factory finish.





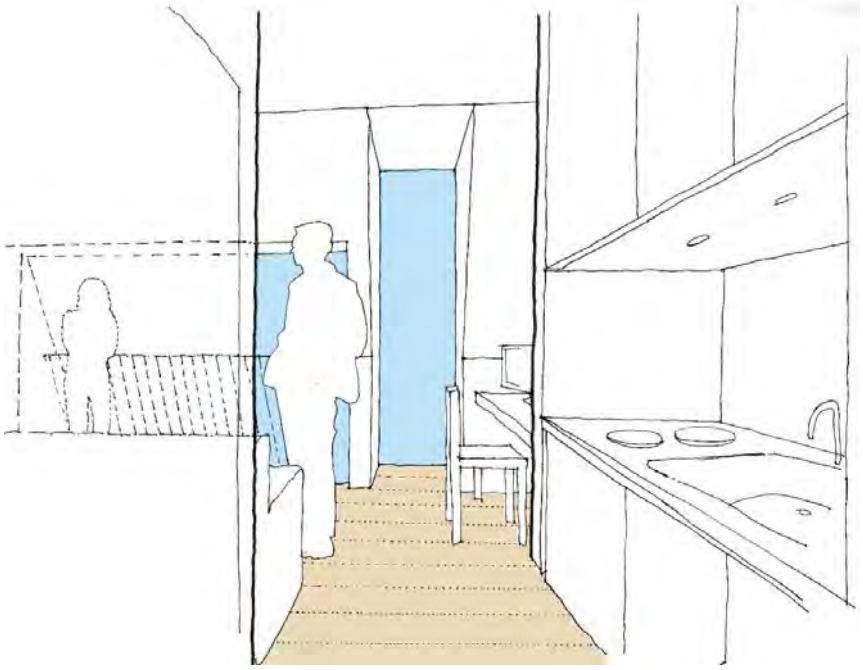
East studio apartment with large projecting desk bay

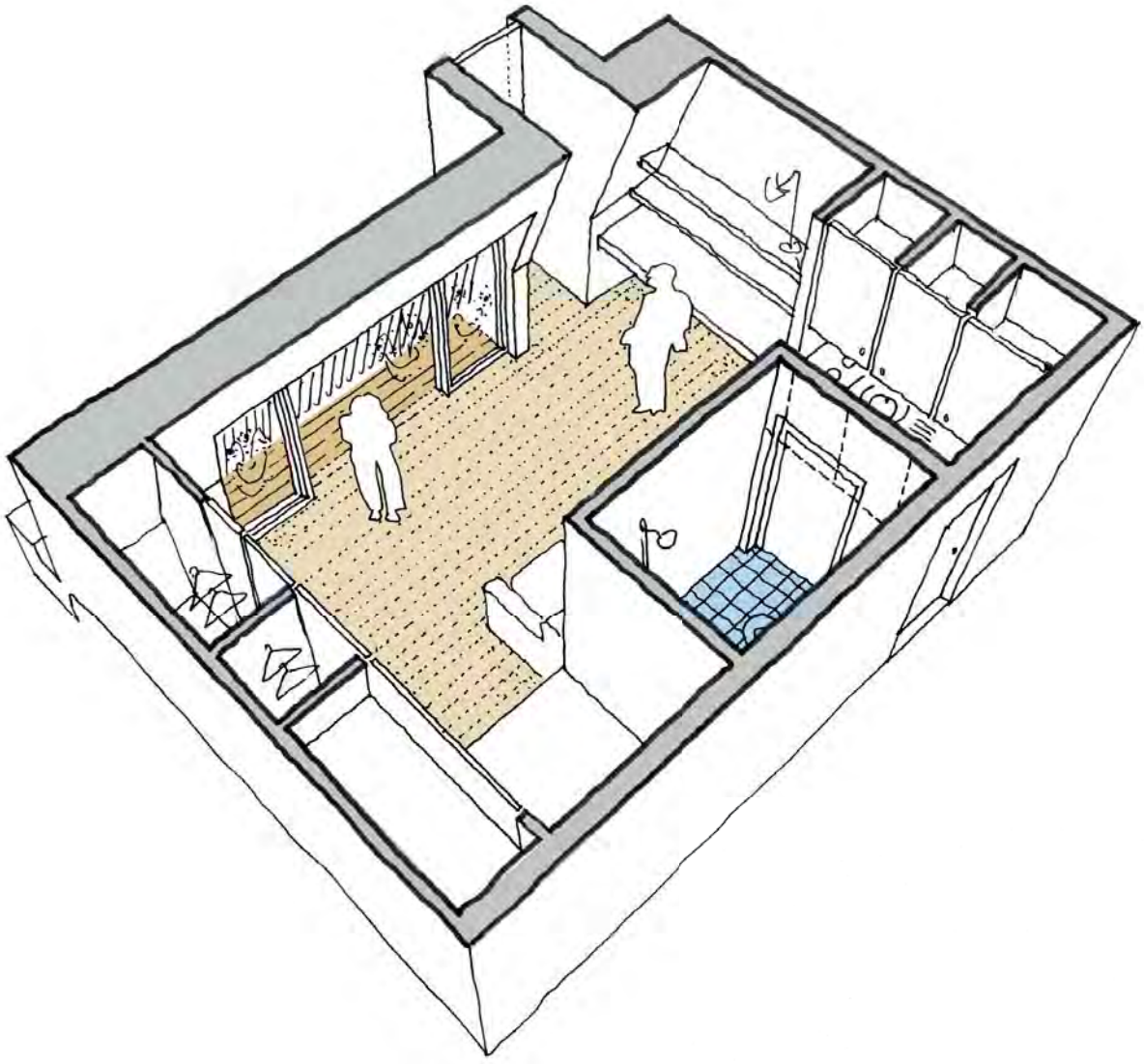
5th floor studio apartments

A&M researched similar student residential projects in the area and found there was a demand for single, studio apartments. The introduction of these studios works towards achieving Camden's policy aspiration for student housing projects to offer a range of room sizes and arrangements.

The studios range in size from 22 – 33 sqm which is consistent with similar projects in the area. There are four typical studios which are identical and overlook Phoenix Road. There is one larger studio which is designed as a wheelchair adaptable apartment, ensuring the units accessible to wheelchair users are spread evenly throughout the typologies within the scheme.

There is one unique long apartment (left) on the eastern end of the building overlooking Chalton Street. This apartment has a large dormer window which forms a desk area for quiet study with a view out across the skyline. This eye-catching dormer is located above the entrance to the D1 space on the ground floor, this architectural device marking the entrance when approaching from the streets around and is a reference to the chimney stacks found in adjacent buildings.





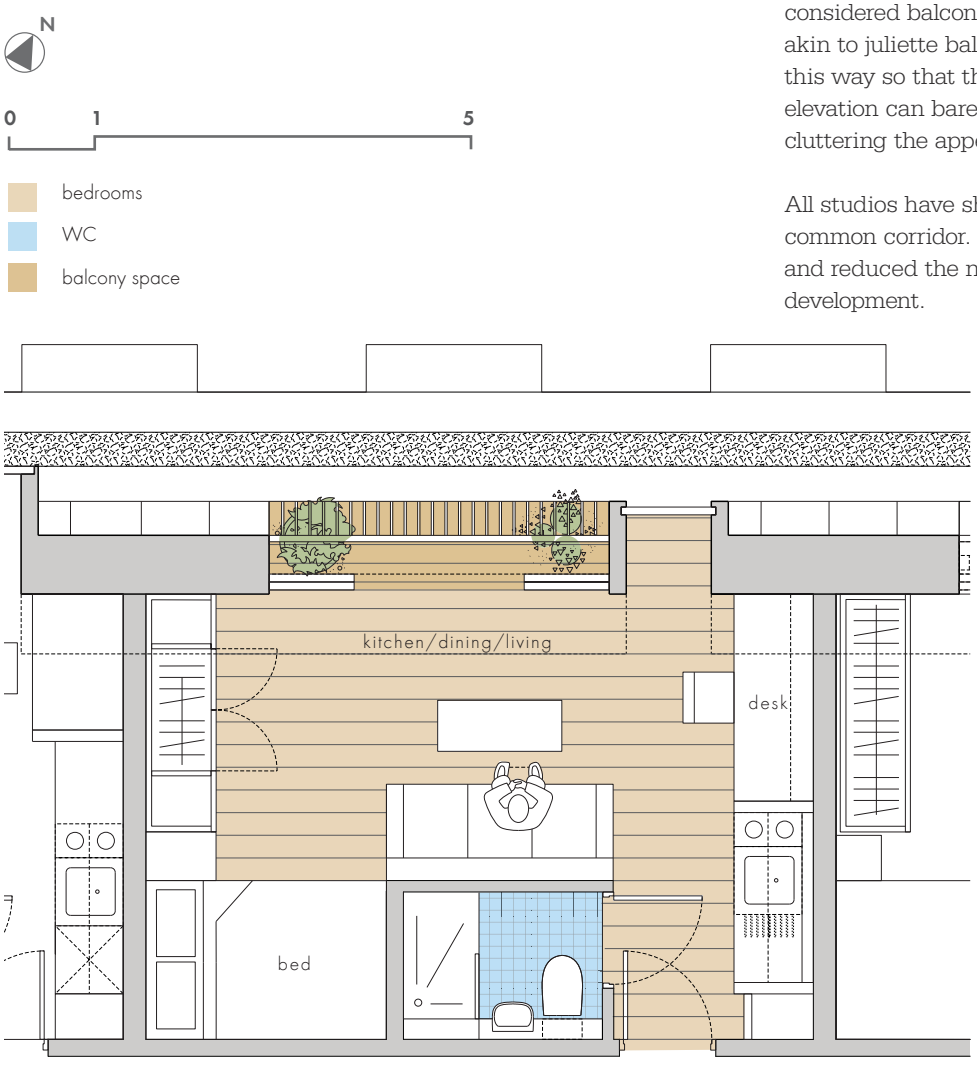
Axonometric view of typical studio apartment

Typical Studio

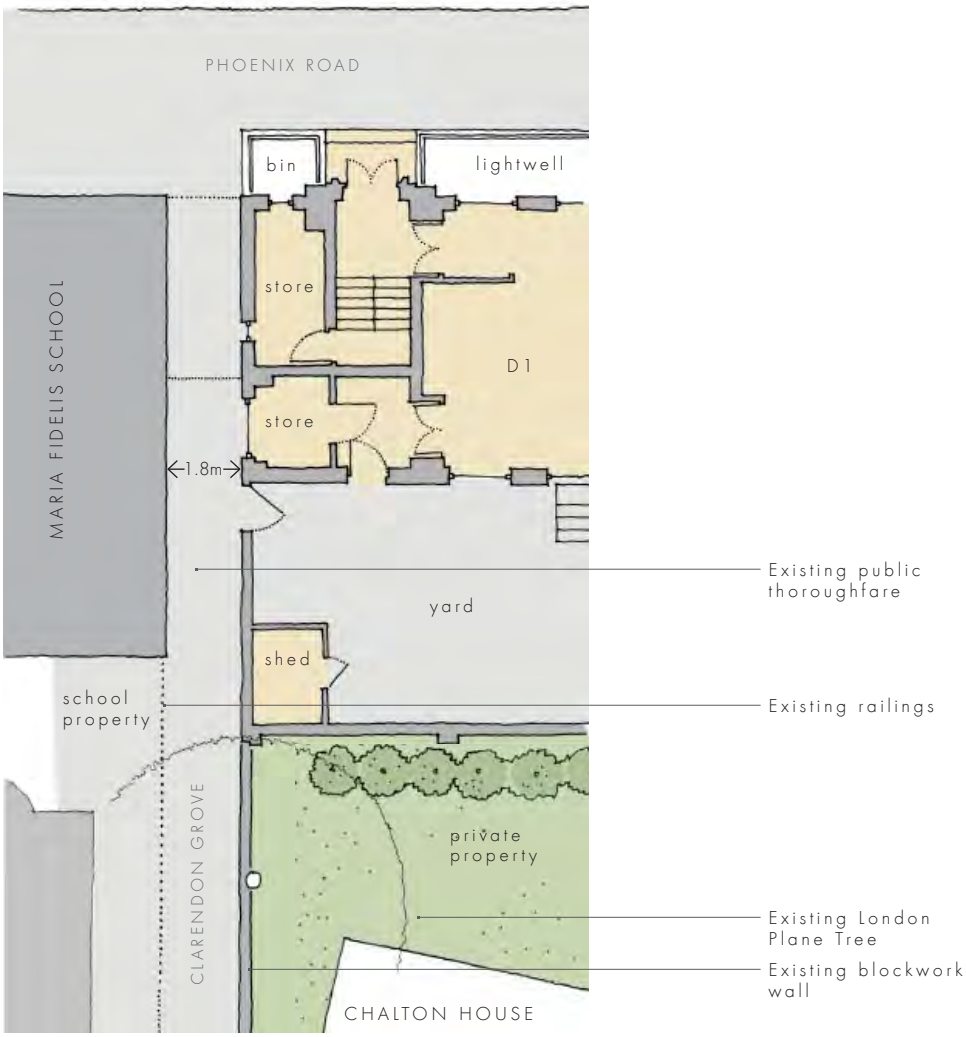
The concept behind the typical studio layout is that you walk into the apartment with a direct view out to the sky to give a sense of openness to a relatively small space. These vertical views are captured through the tall dormer windows which break the roof line. The interior of the apartment is designed for compact living, where every item of furniture and appliance has its place.

The layout is broadly split into a sleeping area and a living area, where the desk is an integral part of the living space. Sliding doors open to a small outside terrace suitable for pot plants. The terraces on the south side of the building are deep enough to be considered balconies but those on the north are more akin to juliette balconies. It has been designed in this way so that the balustrades on the Phoenix Road elevation can barely be seen from the street, avoiding cluttering the appearance of the roof.

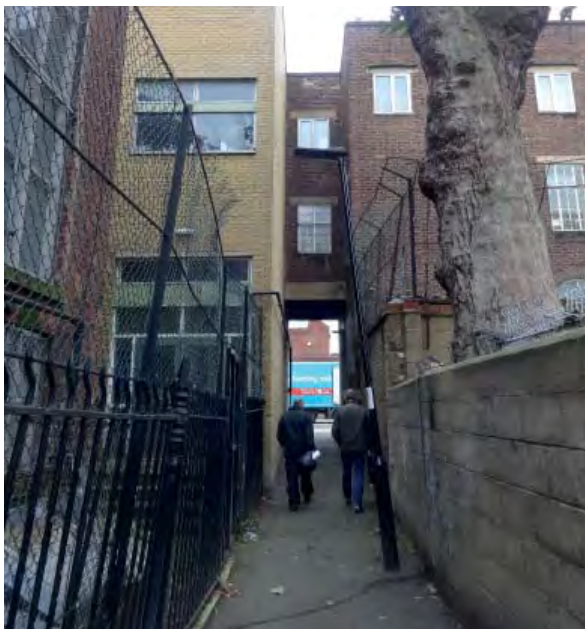
All studios have shared laundry facilities off of the common corridor. This is to free up space in the flat and reduced the number of washing machines in the development.



Typical studio apartment on 5th floor

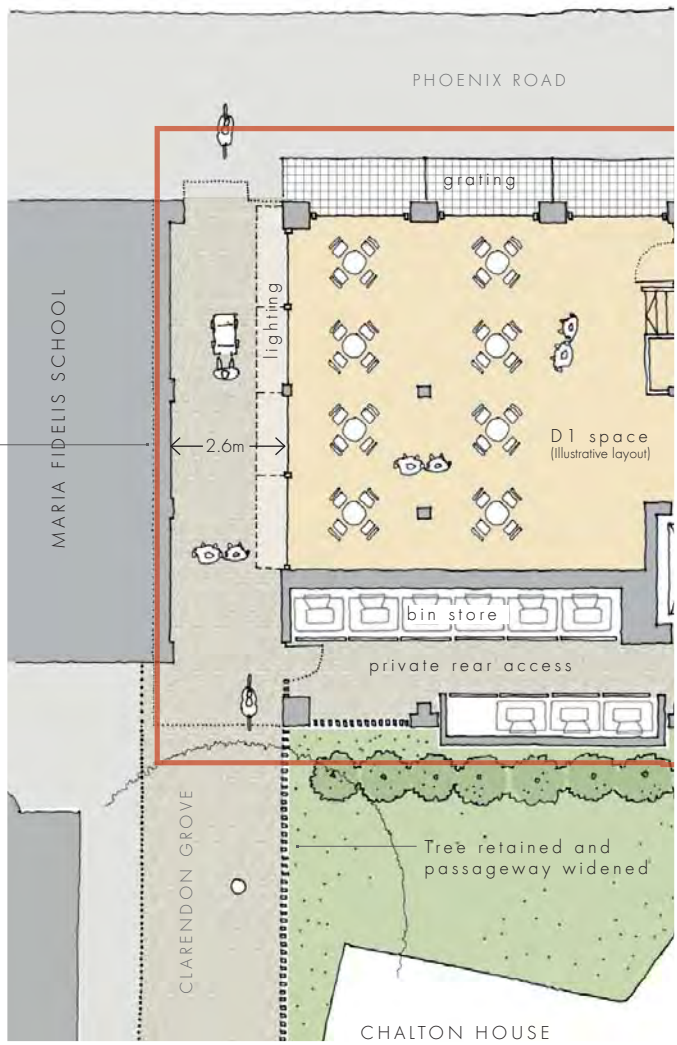


Existing



Clarendon Grove looking towards Phoenix Road

Existing entrance to Clarendon Grove from Phoenix Road



Proposed (with application boundary)

Clarendon Grove Improvements

The redevelopment of the site will bring a fantastic opportunity for improvements to Clarendon Grove. The passageway is currently dark and underused and so suffers problems of crime and anti social behaviour. The proposals will ensure people are coming and going regularly by locating a rear entrance gate off the route into the bike store and back of house servicing. The development will provide passive surveillance onto the passageway by placing windows along one side of the route which look directly into the D1 space. Full height windows will also enhance the sense of openness in the passageway.

The new building will span over the passageway on the upper floors and so the width of the thoroughfare has been increased to maintain a feeling of generosity through the space. The artificial lighting in the passageway will be dramatically improved, including pavement lights with light coming through from the basement space below.

Although not part of this application, the team have given thought to improvements along the length of Clarendon Grove. Open railings would make the route more transparent and some attractive planting and flooring would dramatically improve the public realm.

The details of the Maria Fidelis redevelopment are not yet finalised but the applicant is keen for the two projects to work together, alongside the council, to make Clarendon Grove a safer place for the community of Somerstown. Through careful co-ordination the passageway could be improved all the way down to Drummond Crescent.

Improvement to the passageway is a high prority of the Somers town CIP and the EAP and the applicant has been keen to engage with stakeholders to enable this opportunity.

Proposed entrance to Clarendon Grove from Phoenix Road

Model photo looking east down Phoenix Road

7.4 SCALE

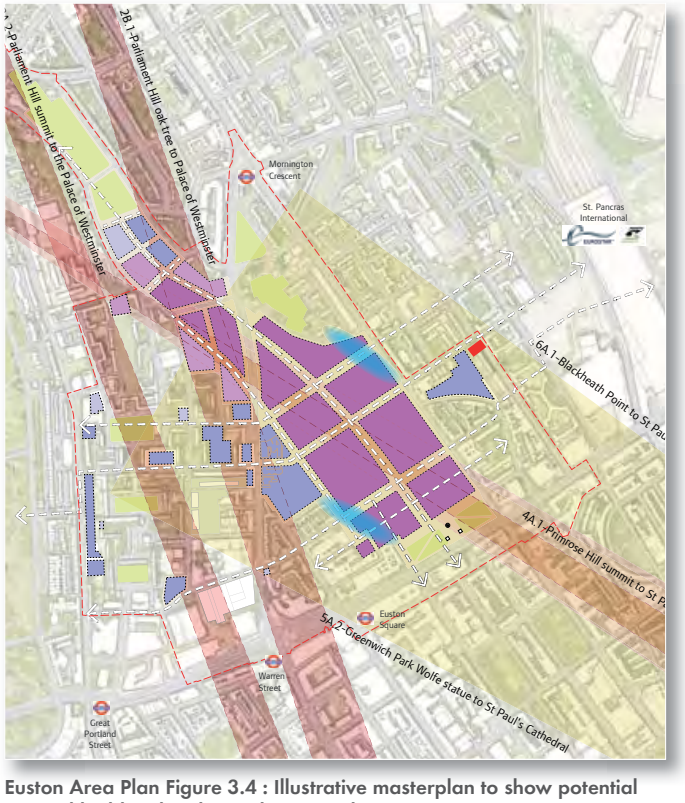
Policy

The site lies within the background assessment area of the Blackheath to St Paul's viewing corridor. The site adjacent to 42 Phoenix Road, the Drummond Crescent site is highlighted as suitable for new development between 5 and 6 storeys tall and up to 18m in height. It is noted that the EAP shows potential building heights within this same viewing corridor of 9 to 10 storeys around Euston Station.

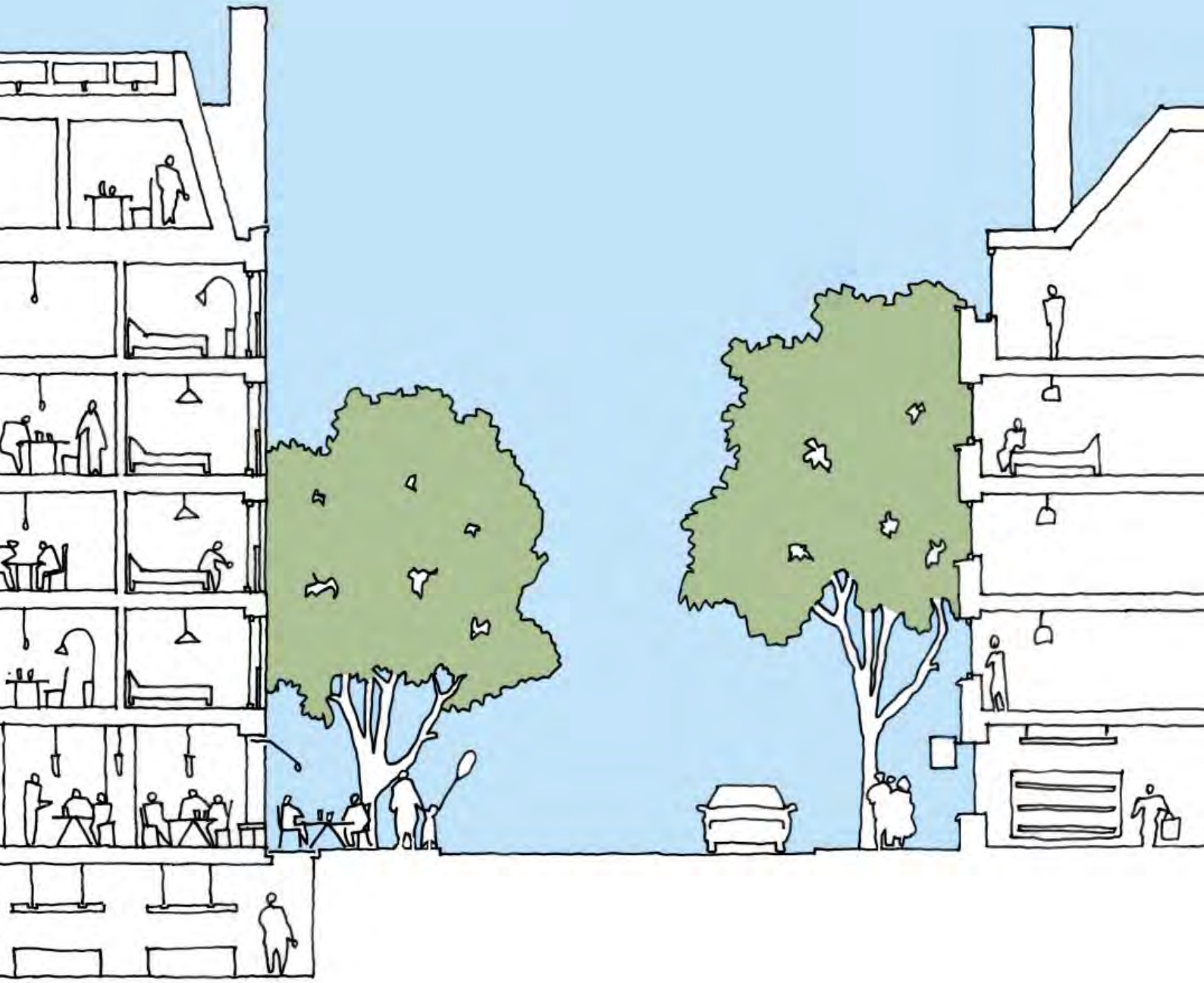
Proposal

The proposed development at 42 Phoenix Road is six storeys tall (ground + 5 storeys) where the fifth storey is within the pitched roof. The proposal stands approximately 18.5m above the street level (which is rising around the building). The building is therefore consistent with the height of many of the mansion blocks in the neighbourhood and will not be discernible in the background within the Blackheath to St Paul's viewing corridor.

The proposed development will cause no harm to the setting or significance of St Paul's Cathedral.



Euston Area Plan Figure 3.4 : Illustrative masterplan to show potential general building heights and Protected Vistas



Section through Chalton Street

Relationship to neighbours

The top of the brick parapet line is no higher that the horizontal parapet line of Chalton House to the south. The new building will sit comfortably amongst the surrounding context and contribute positively to the street scene.

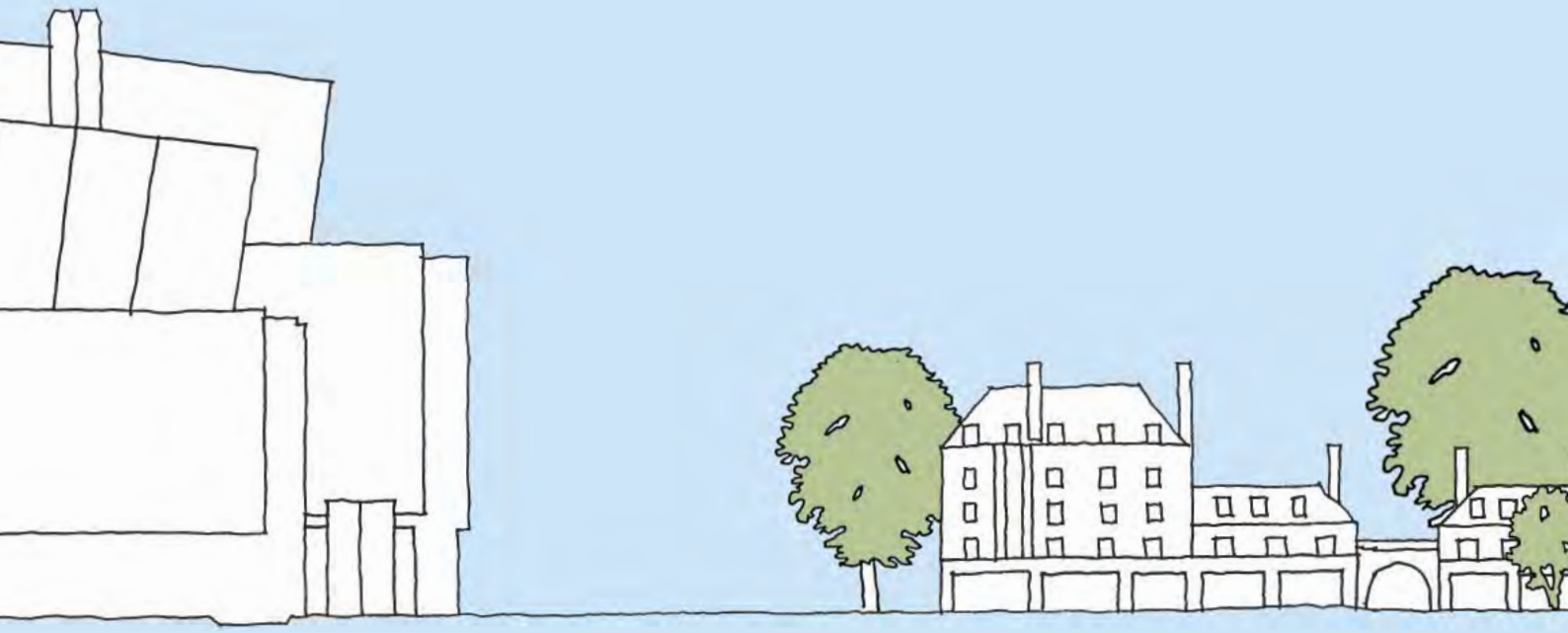
Despite being a storey taller than the adjacent Ossulston Estate, the bulk and massing of the proposed development with its pitched roof, chimney-like dormers, base plinth and repetitive window openings has been designed to compliment the Ossulston Estate and contextual with its taller neighbours.

When looking down Phoenix Road, the development looks in keeping with the surrounding context Similarly, when looking from Chalton Street, the road is 18m wide and the generous gap between the two buildings and the stepping back at roof level means the extra storey is sensitive to the adjacent heritage asset.

The floor to ceiling heights for the residential floors within the new development are similar to those in the existing surrounding buildings of Chalton House and Walker House.

Chalton House

Chalton Street elevation



The Francis Crick Institute

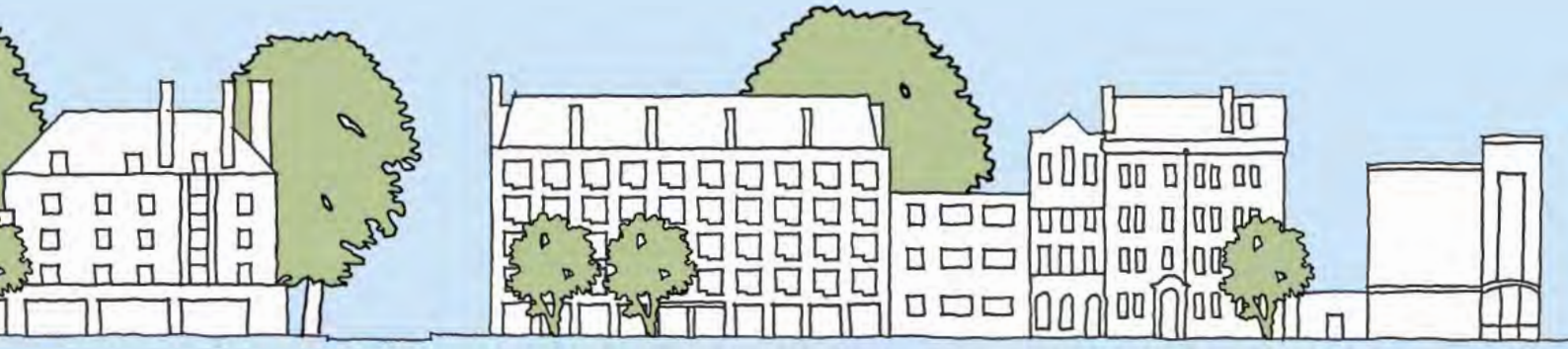
Ossulston Estate

Phoenix Road elevation

Chalton House

42 Phoenix Road

Oakshott Court



42 Phoenix Road

Maria Fidelis School

St Aloysius Convent

Model photo of proposed scheme

Phoenix Road View looking east

Chalton Street View looking south

Chalton Street View