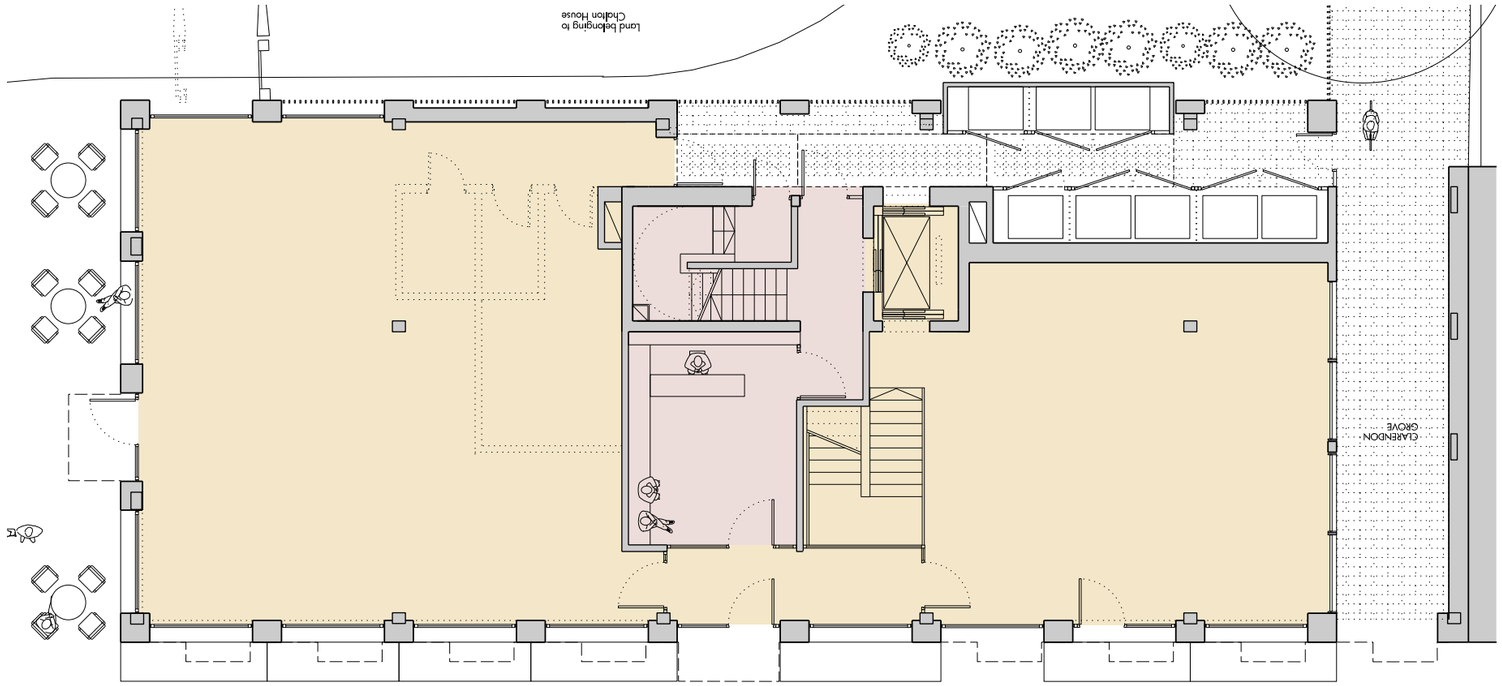
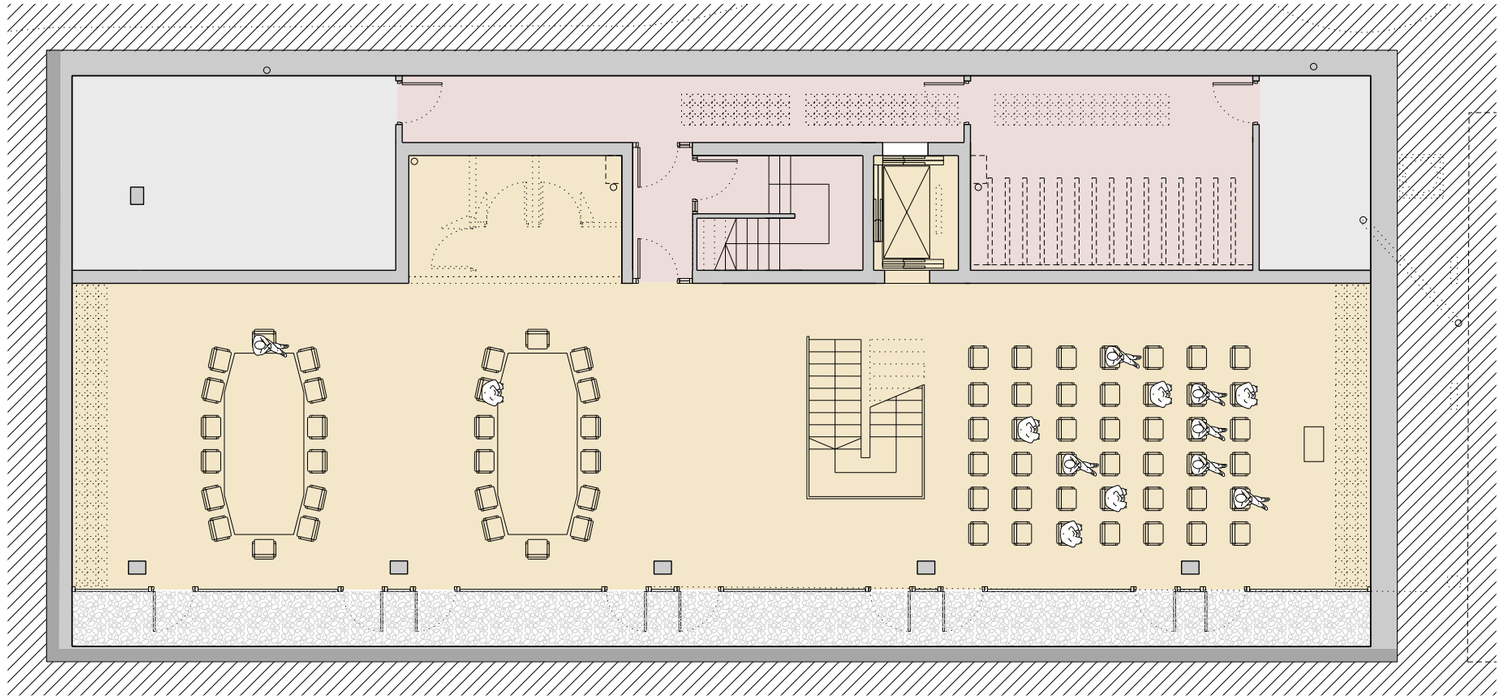


Revised Ground Floor Plan



Revised Basement Floor Plan Example 1

D1 Accommodation

REVISED PROPOSALS

It is proposed that the D1 accommodation is spread over basement and ground floor in the new building. In contrast to the existing D1 accommodation, the replacement space will be accessible to all, with a compliant accommodation stair and passenger lift connecting to street level. The space will be both naturally lit and ventilated and create active frontage onto Phoenix Road, Chalton Street and Clarendon Grove.

Although there is currently no specified end user for the D1 space, officers were informed about discussions with UCL, who could be interested in taking on all of the D1 space. Nevertheless, it is important to ensure the space is as flexible as possible and capable of accommodating a range of D1 uses.

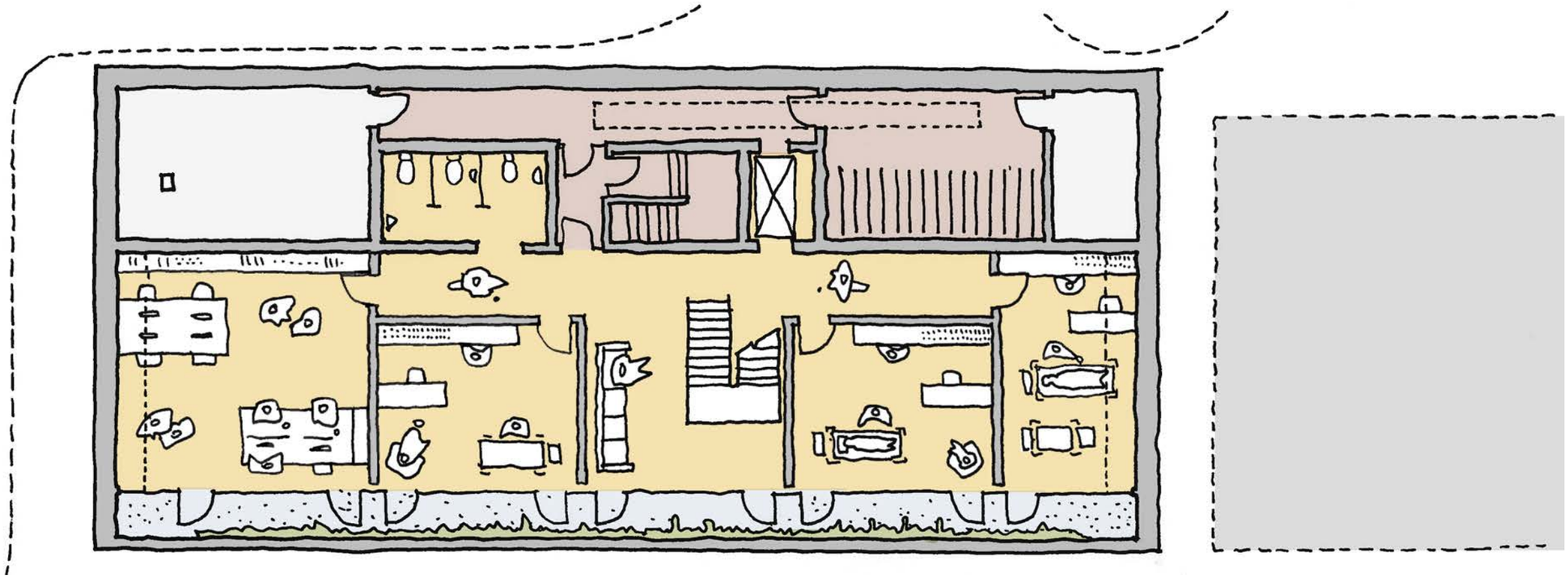
Following a review with officers, we have undertaken the following design amendments to improve the flexibility of the space:

- Removed the need for the second row of columns which previously interrupted the usable floor space at ground and basement level. An increase of 25mm in slab thickness will allow the floor to span onto the wall which aligns with the stair core. This in turn frees up the area to accommodate uses requiring a more open plan arrangement such as lectures, exhibitions, group meetings and gatherings.

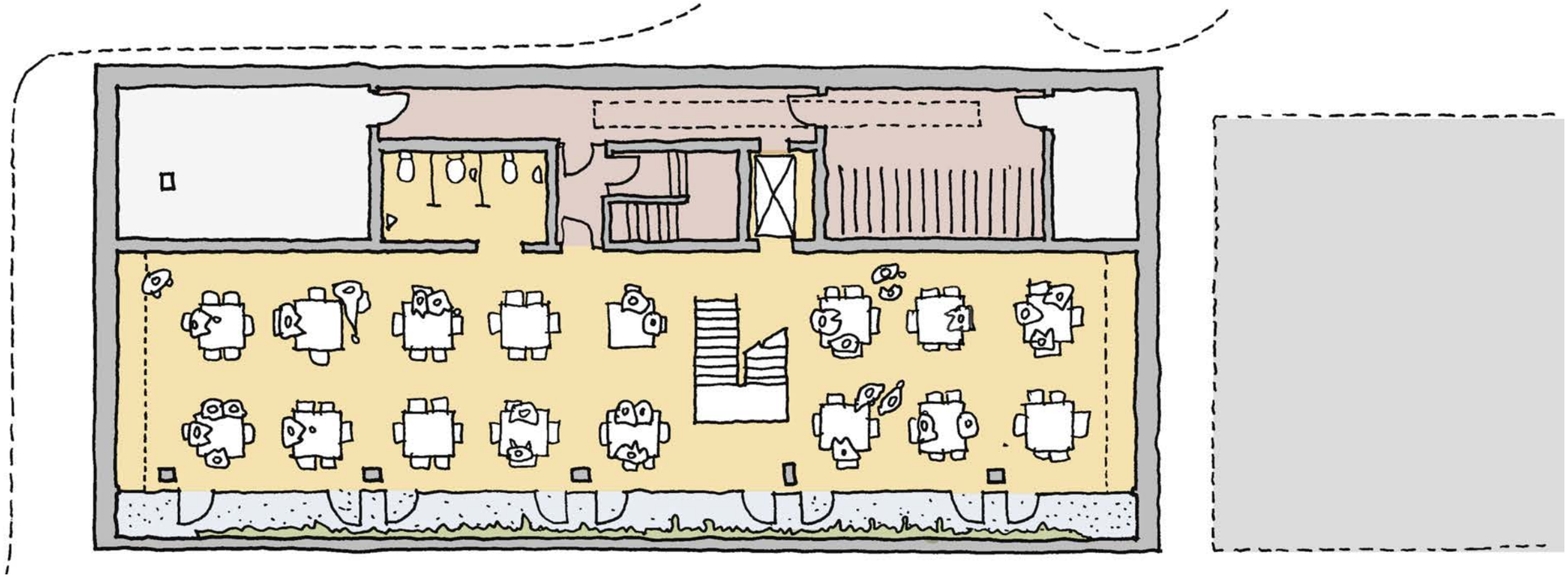
- The position of the D1 accommodation stair could be moved to allow for a connecting entrance lobby at ground floor if required by the end user. This will allow users to move freely between the two D1 spaces at ground floor without leaving the building.

- The floor to ceiling height at ground floor level has been increased from 2.9m to 3.425m to allow for a range of uses to take place, including use of a ceiling mounted projector.

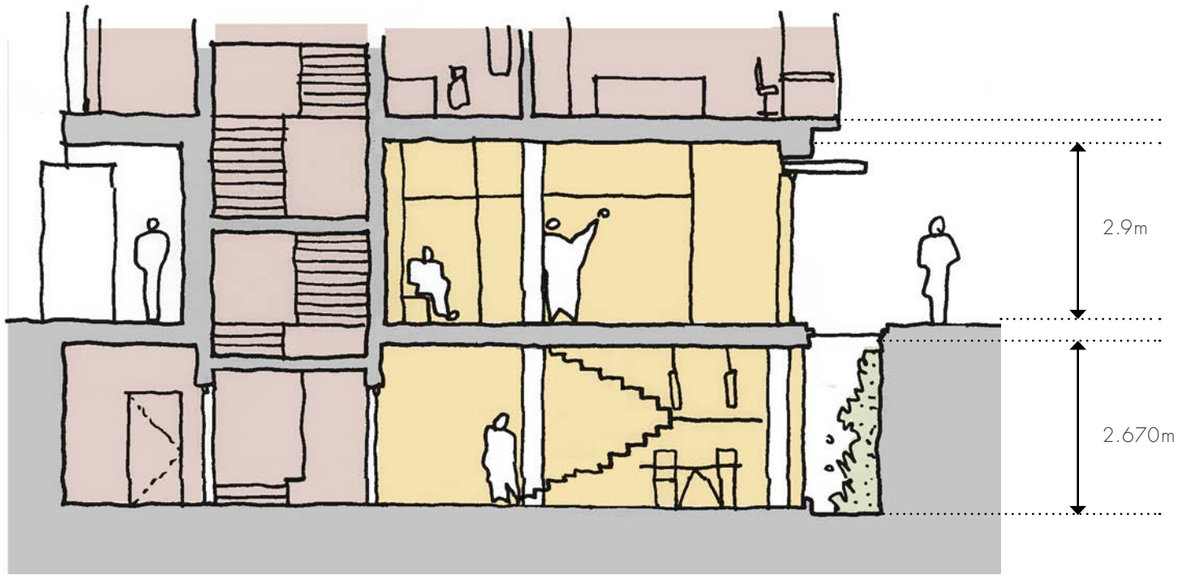
- The floor to ceiling height in the basement will be increased from 2.67m to 2.8m which, will be more than sufficient for most uses. (The team undertook a study and results showed that we could not increase the basement height as much as the ground floor as the floor level of the basement is constrained by drainage invert levels for gravity surface water drainage. Pumping surface water drainage is not a consideration as there is insufficient space in the building for the emergency storage requirements.)



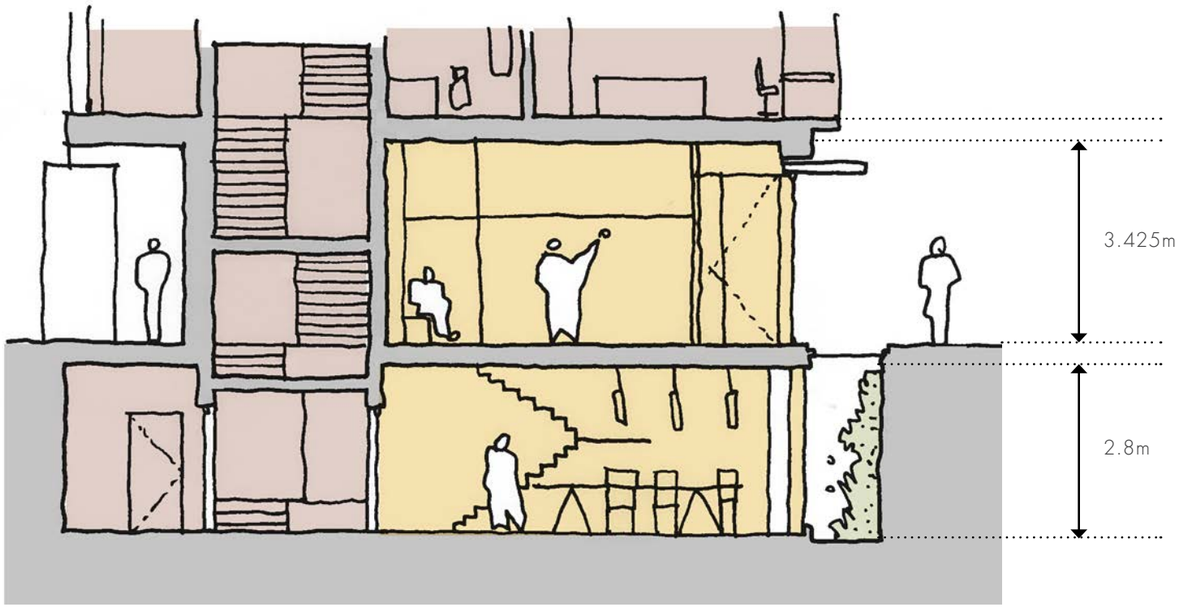
Basement Floor Plan Example 2



Basement Floor Plan Example 3



Cross Section - Heights as drawn in the planning application



Cross Section - Revised heights and columns removed

Alternative layouts

CREATING A FLEXIBLE SPACE

The introduction of these changes allows for a flexible D1 space in which a variety of different uses could take place. Ultimately the internal layout of any building is dictated by the use and user but these plans and cross sections illustrate how flexible the internal layout of the proposed D1 space could be to suit a variety of users.

We have demonstrated a few examples here:

Example 1:

This layout shows the basement capable of accommodating a lecture space which would seat approximately 40 people on one side and allow space for meeting tables on the other. (See previous page)

Example 2:

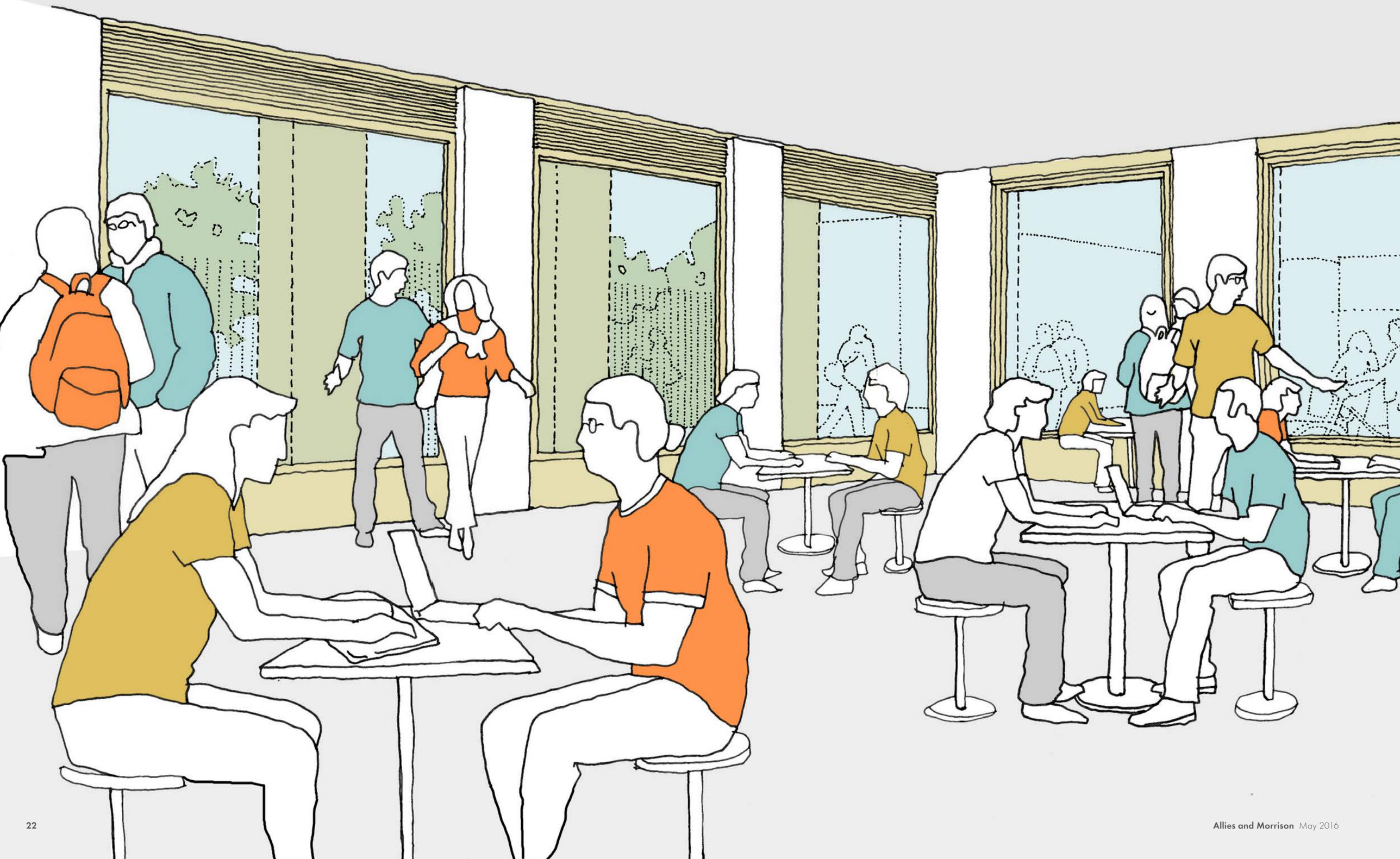
This layout shows the space divided up into four smaller rooms which would suit a community use such as a doctors surgery or dentist. Each individual room would have natural light and ventilation and could be accessed from a main circulation route which also permits access to shared wc's.

Example 3:

This layout is an indication of the amount of people who could be seated at a community event held in the space. There is space for approximately 16 tables seating up to 100 people.

Student Residential Accommodation

D1 use



Internal view of ground floor D1 space looking out over Clarendon Grove

Quality of the space

GROUND FLOOR

Internal space

The reconfiguration of the entrance lobby allows for the flexibility of being able to link the two D1 spaces at ground floor level, providing a more coherent and useful space at street level.

An increased floor to ceiling height of 3.425m will help the space to feel light and airy with good views out to the surrounding streets. With advice from the structural engineer, it has been possible to remove a row of columns from the ground floor space. This will allow the space to be extremely open and flexible in accommodating many different uses.

Early research has shown that local universities could be interested in taking on the D1 space as a student hub or other supporting use to the students. Alternatively, with the scheme approved, the applicant is keen to gather more interest from the local community with regards to letting the space.

External

The increased height of the ground floor improves the visibility of the public frontage to the D1 space. The position of the space at street level allows for level and easy access for all into the building and creates and active and lively street frontage to passersby, moving between Kings Cross and Euston Stations.

In its prominent street corner location, at the junction of two important Somers Town streets, the D1 space provided at ground floor of 42 Phoenix Road will make a lasting contribution to the regeneration of the area. The removal of boundary railings, widening of the pavement, increased visibility into and out of the building and dedicated entrances will result in dramatic improvements to the public realm.

In addition, the floor to ceiling windows will provide a good level of passive surveillance onto the surrounding streets and in particular help to enliven and secure Clarendon Grove.

Proposed D1 space at basement level

Quality of the space

BASEMENT

The basement component of the D1 space contains 210sqm (NIA). The quality of the space will provide a dramatic improvement on the basement of the existing building.

Revisions to the main space mean it could be an open plan, column free area which measures 7m deep by 30m long.

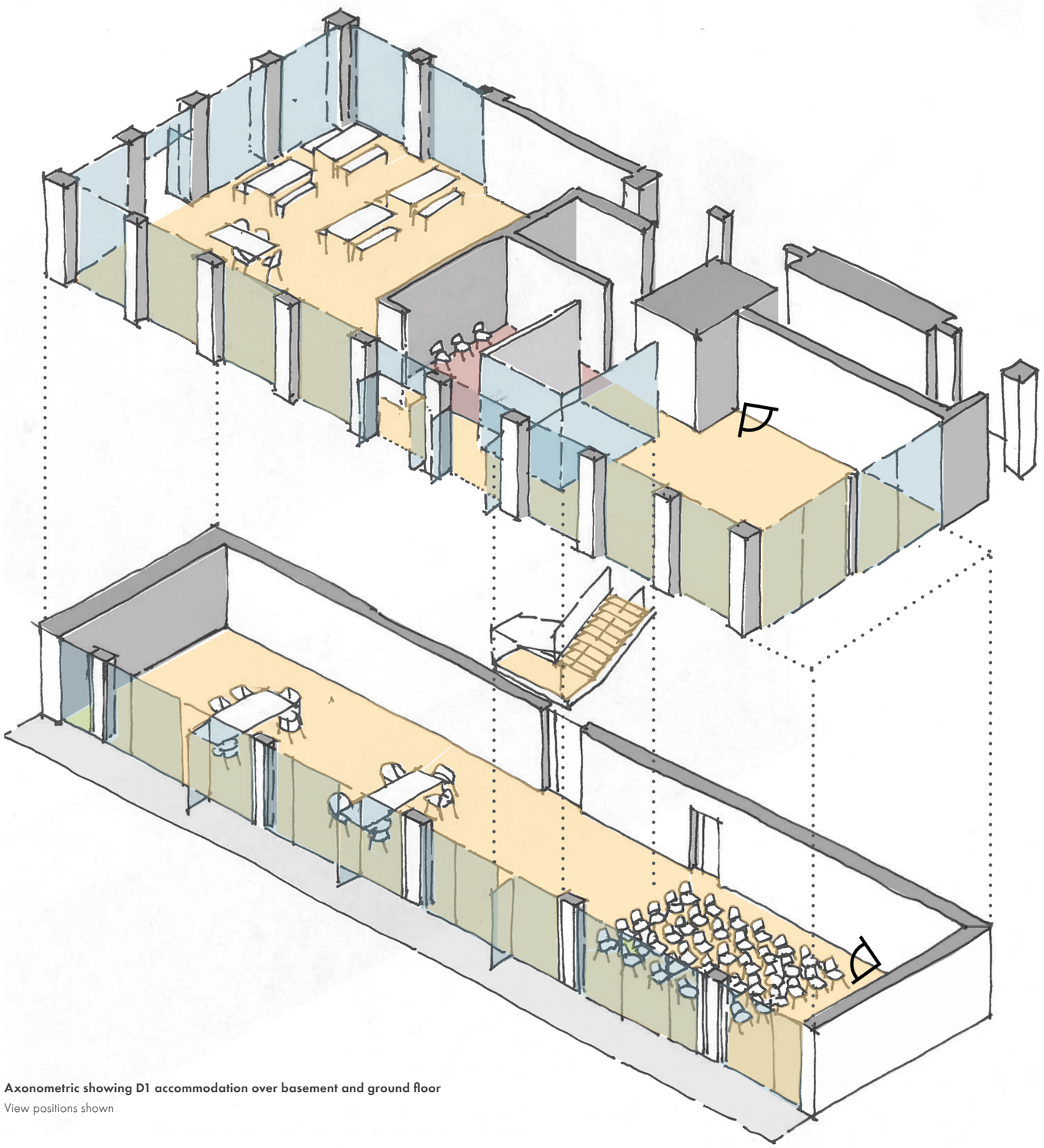
The space is naturally lit from four light sources. These include a floor to ceiling wall of glazing on the northern side, an opening in the slab for the staircase which will bring light from the glazed facade above and two strips of pavement lights at both the east and west end of the space.

The basement is naturally ventilated through glazed doors which open out into the lightwell on the northern side of the building.

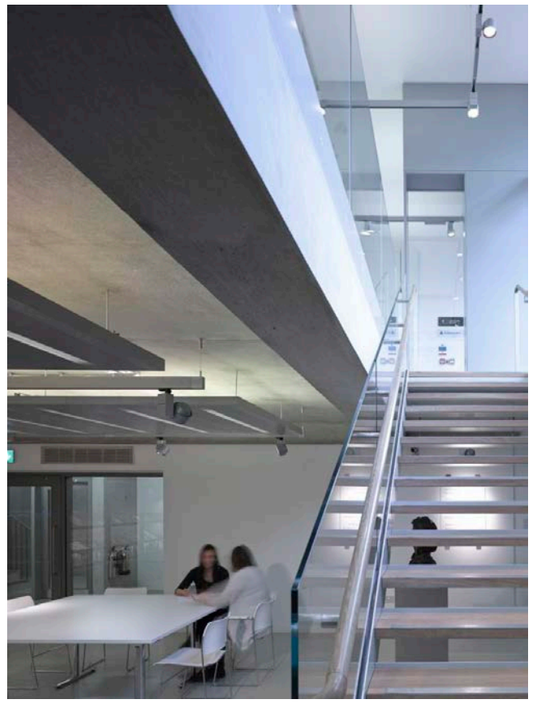
It is proposed that lightly coloured and reflective materials are used on the floors, walls and ceilings to ensure the maximum amount of light is spread around the space.

The stair and lift are arranged around a central circulation area from which the wc's, bike storage and plant rooms can also be accessed.

Wood material is proposed for in built joinery along the rear wall, stair treads and furniture to bring warmth to the space.

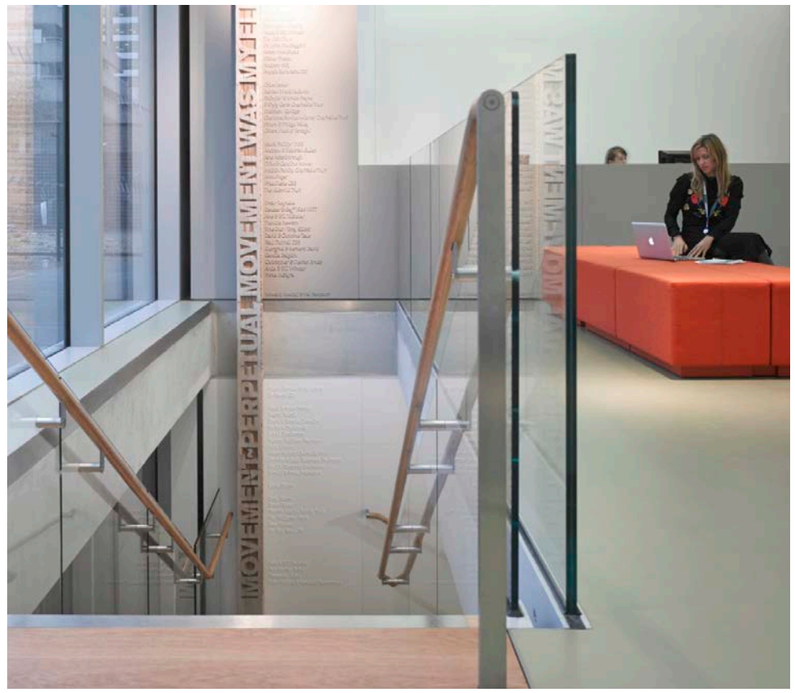


Axonometric showing D1 accommodation over basement and ground floor
View positions shown



Rambert School of Ballet and Contemporary Dance, Waterloo

Rambert School of Ballet and Contemporary Dance, Waterloo



Rambert School of Ballet and Contemporary Dance, Waterloo

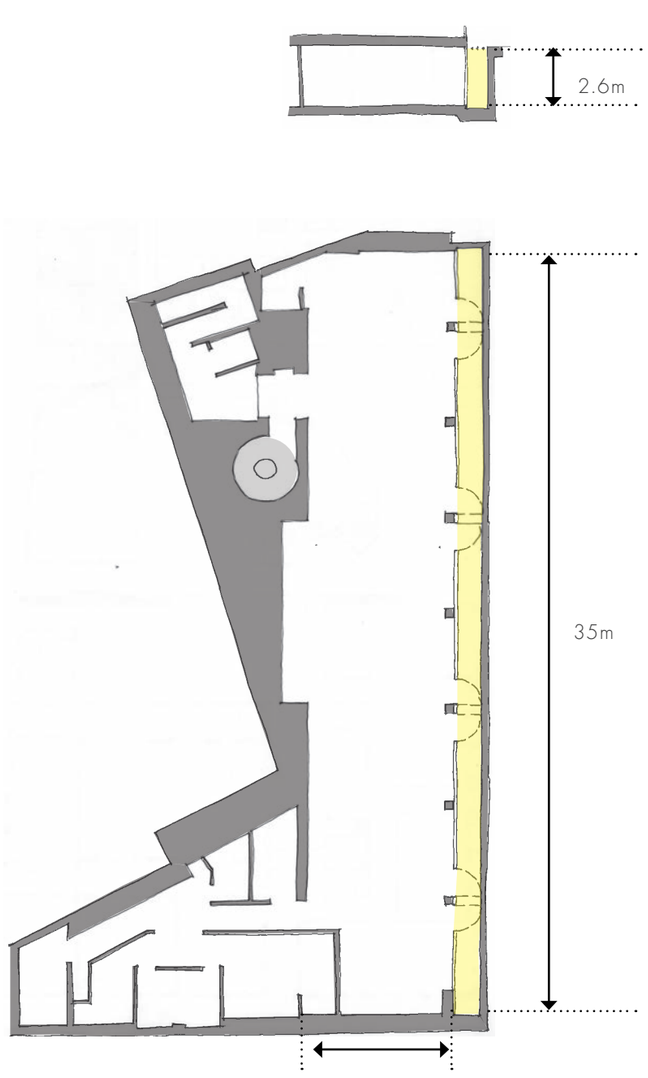
Allies and Morrison Offices, 85 Southwark Street

Similar spaces

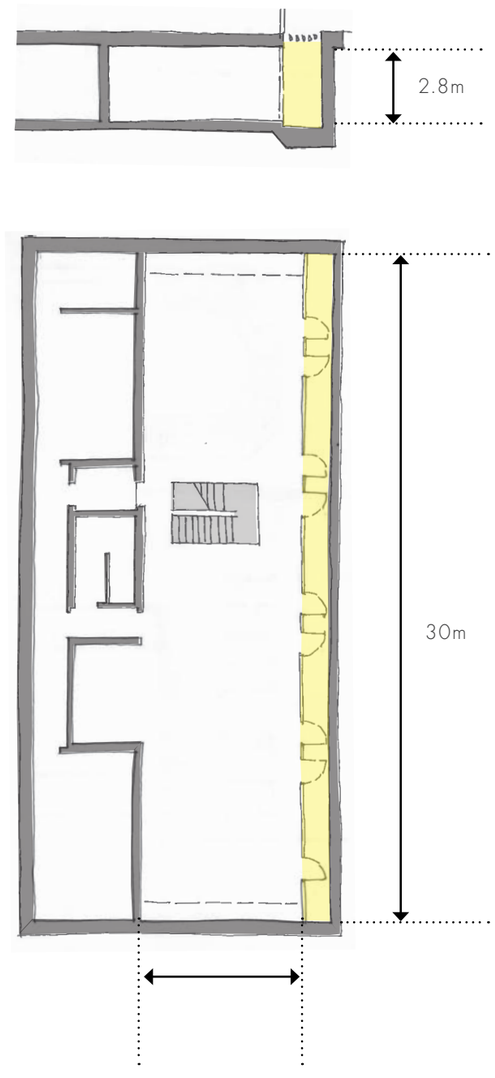
FOR COMPARISON

We have selected two case study buildings by Allies and Morrison which contain a similar basement space. These are the Rambert School of Ballet and Contemporary Dance on the Southbank and Allies and Morrison offices on Southwark Street.

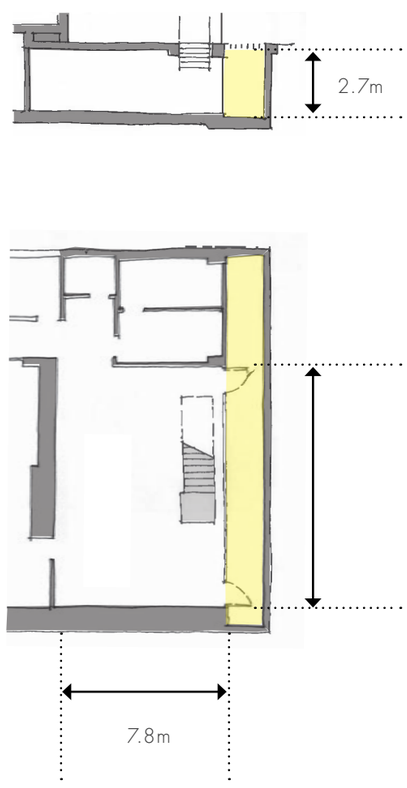
The floor plan of these spaces is similar in size and the floor to ceiling height the same or lower than our proposal for Phoenix Road.



Allies and Morrison offices, Southwark Street



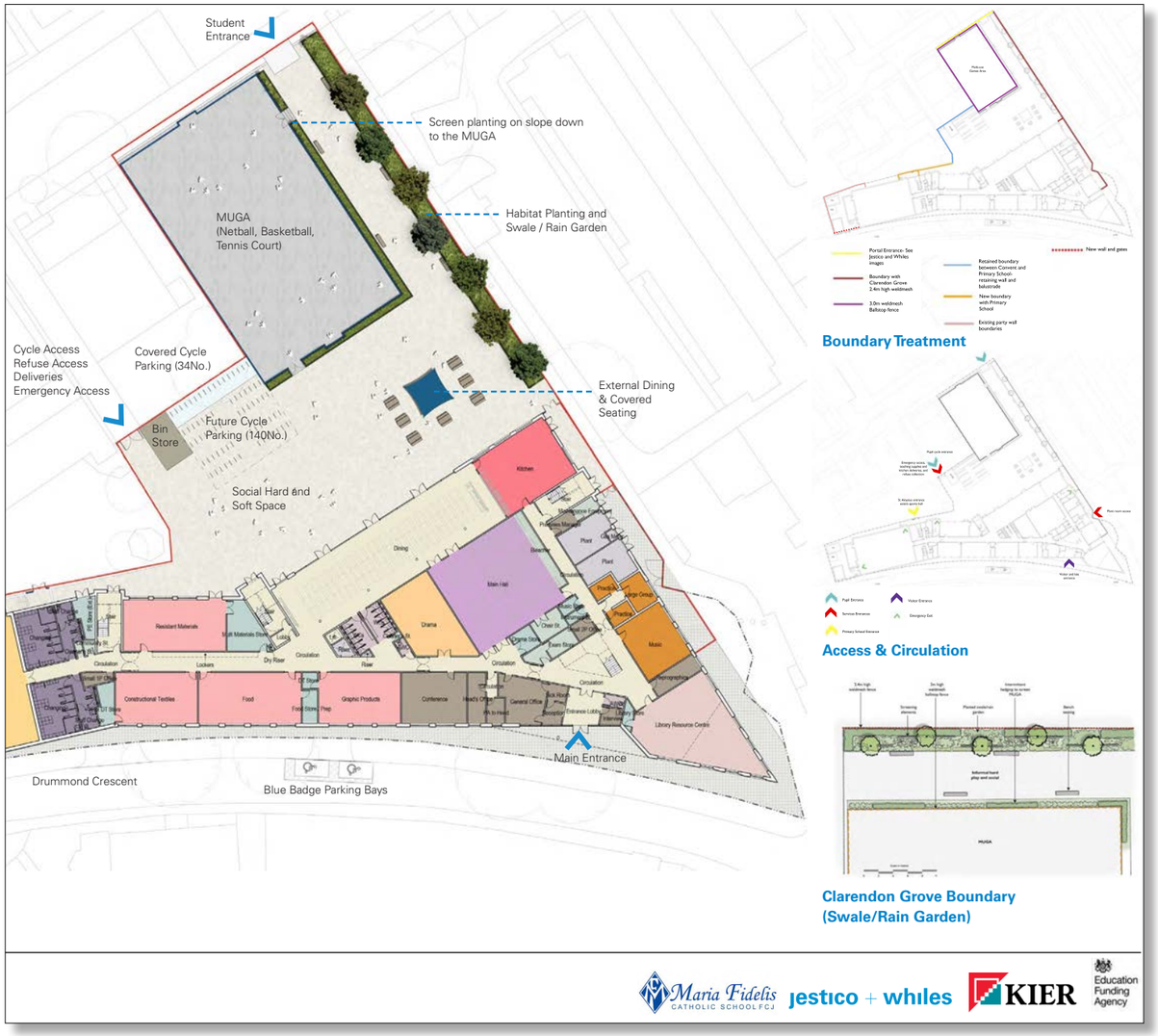
Proposals for 42 Phoenix Road



Rambert School of Ballet and Contemporary Dance, Waterloo

External light well

Existing building on Phoenix Road



Maria Fidelis School Public Consultation Information

Context

Maria Fidelis School

As well as consulting with Camden Council, the design has evolved in response to the anticipated changing context with regards to development proposals for the adjacent Maria Fidelis School.

42 Phoenix Road site shares a boundary wall with the Maria Fidelis Convent School along its western edge. Unfortunately our design team have not been able to consult with the development team for this site but understand that there are proposals for redevelopment of a new school to be located on Drummond Crescent and a playground/MUGA with a new entrance located on Phoenix Road adjacent to number 42.

This can be seen on the drawings (left) which were shown at a public consultation event for the school.

In our revised design for Clarendon Grove we have considered both the existing context on site today and the potential future changes shown for illustrative purposes here.

Maria Fidelis School Public Consultation Information

Maria Fidelis School Public Consultation Information

Clarendon Grove

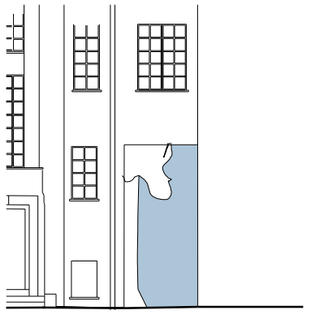
Revsied proposals

The planning application drawings showed a proposal to increase the depth of oversail and lower the height of the passageway at Clarendon Grove. These proposals were not welcomed by the officer and the team have subsequently considered amendments to improve the design.

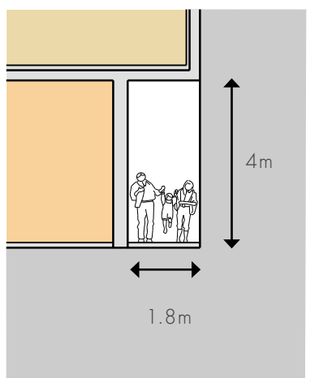
Officers were also concerned over the visibility of Clarendon Grove from Phoenix Road and that it should be more clearly recognised as the entrance to a public route.

The diagrams on the following page compare the existing proportions of Clarendon Grove with those in the planning submission, those suggested by officers and those of the subsequent revised proposal.

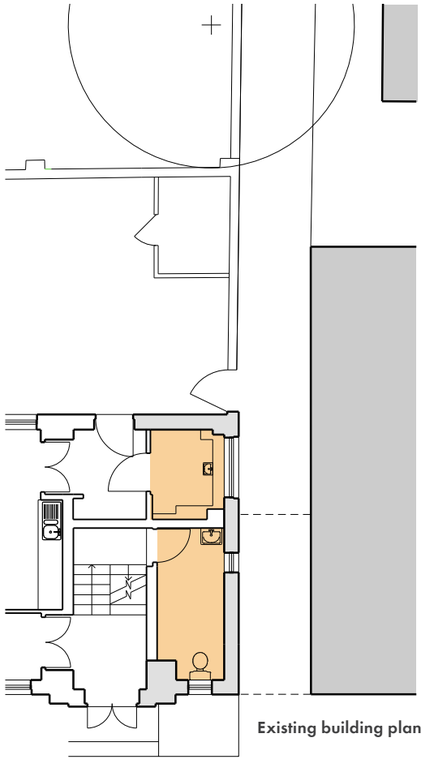
1



Existing building elevation



Existing building section



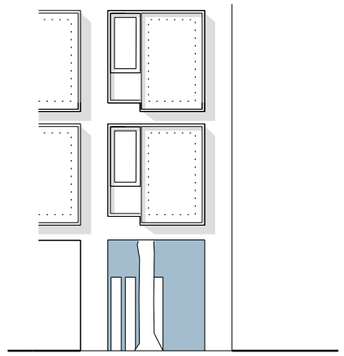
Existing building plan

Existing building

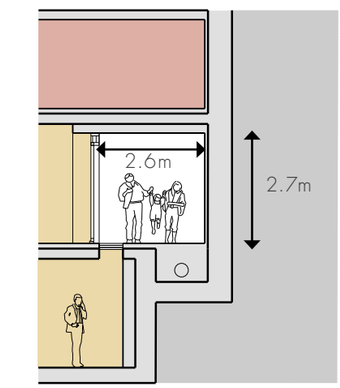
Approaching the site from the west with Maria Fidelis School as existing.

The existing passageway is 1.8m wide and 4m tall

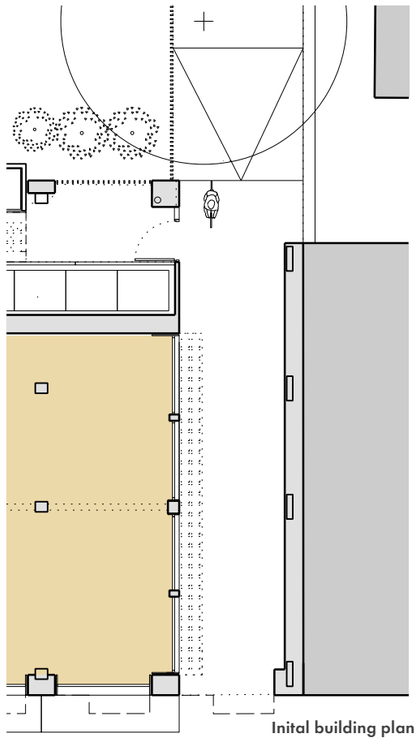
2



Initial building elevation



Initial building section



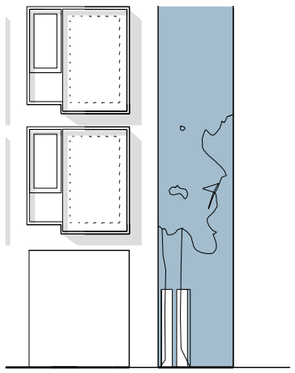
Inital building plan

Initial planning scheme

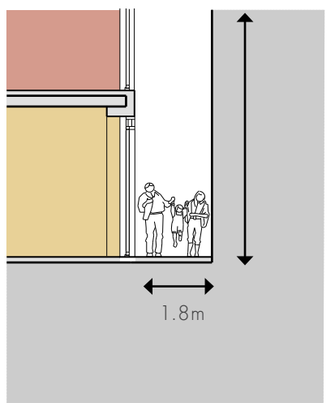
Approaching the site from the west with Maria Fidelis School as existing.

The initial planning scheme proposed a widening of the passageway to 2.6m wide and a reduction in height to 2.7m tall

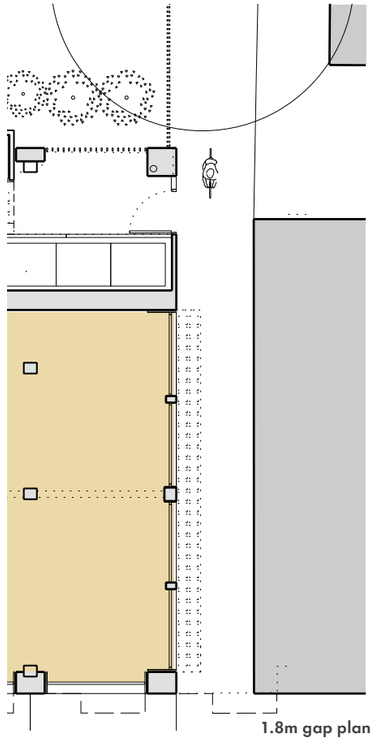
3



1.8m gap elevation



1.8m gap section



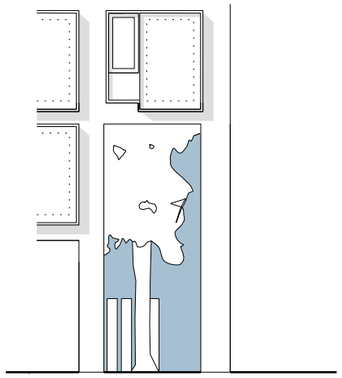
1.8m gap plan

1.8m gap

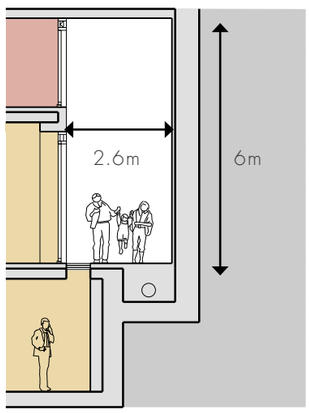
Approaching the site from the west with Maria Fidelis School as existing.

Advice from officers is that the existing oversail should be removed and the existing 1.8m gap should be open to the sky.

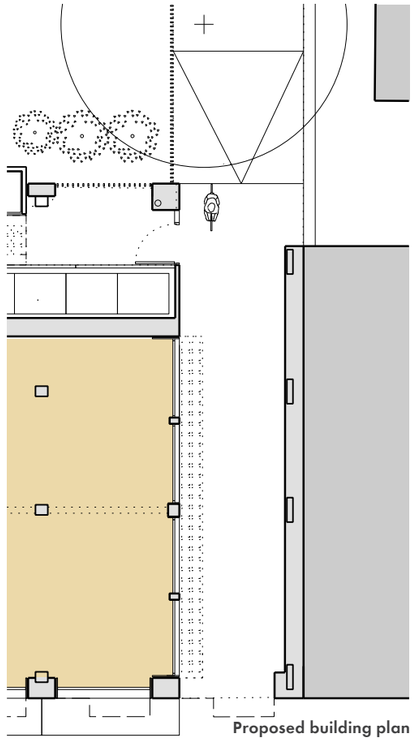
4



Proposed building elevation



Proposed building section



Proposed building plan

As proposed

Approaching the site from the west with Maria Fidelis School as existing.

We propose to increase the height of the passageway to two storeys tall (6m) and 2.6m in width.

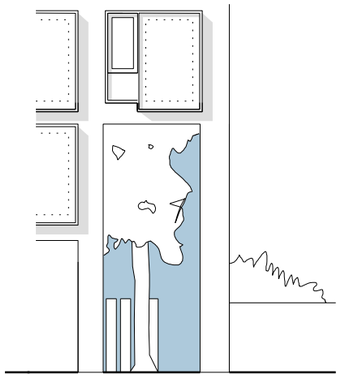
Student Residential Accommodation

D1 use

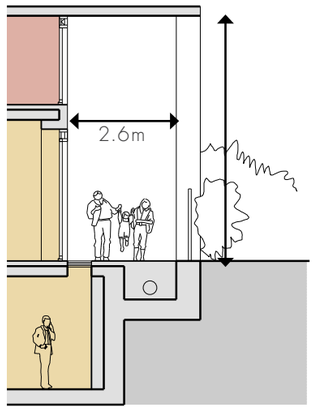
WC's

Sky beyond

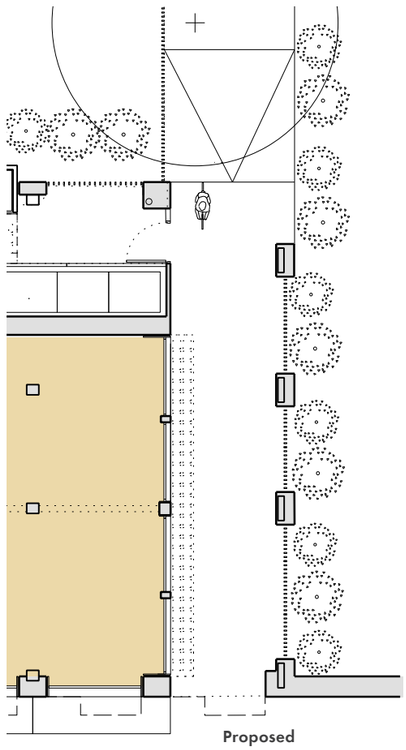
5



Proposed building elevation



Proposed illustrative building section



Proposed
illustrative building plan

As proposed - Illustrative view
Approaching the site from the west with Maria Fidelis School removed.
This illustrative scenario demonstrates what Clarendon
Grove could be like if the adjacent school is removed,
includng planting and natural daylight from the side

Clarendon Grove

Discussion with officers

At our meeting with the Camden case officer and the Somers Town design officer some months after our formal application was registered an issue was raised with regard to oversailing the Clarendon Grove pedestrian walkway.

The existing 42 Phoenix Road building currently oversails Clarendon Grove from the first floor upwards for a part of the overall building depth. Our current proposal retains this oversail, now extending the full depth of the site, but increases the clear width and provides side glazing from the adjacent new D1 unit at ground level plus improved lighting - all as indicated in our existing application.

Camden have suggested that the proposed new building should no longer oversail Clarendon Grove, but should instead leave the existing 1.8m walkway, fully open to the sky, between the existing building and the Maria Fidelis school.

The client and design team have considered the implications of this slot on the townscape qualities, and the internal arrangements of our proposed development.

We believe that the resultant full-height narrow slot between buildings would not contribute positively to the use of the route in terms of quality, safety or security. In townscape terms the route would remain uninviting and discrete.

The retained Maria Fidelis building would require repairs the full height of the party wall. We are not sure on the condition of this fabric but suspect this is fragile.

The impact on the proposed scheme would result in a loss of 9 bedrooms (a reduction from 55 to 46 bedrooms) which would have a negative impact on the financial viability of the scheme.

The proposal

As an alternative solution, within this amendment to rhe planning application we proposed to increase the height of the passageway, making it two storeys with a loss of two bedrooms on the first floor apartment, thus reducing the overall bedrooms from 55 to 53.

We have retained the increased clear width of 2.6m (with a 2.15m wide threshold at either end to allow for the 4 brick wide piers on the north and south elevation). The height is increased from 2.7m in the previous proposal to 6m clear - a 3.3m increase which will bring in more daylight but also sets a heirarchy on the elevation and marks a threshold into this route. There are many successful references for this approach across London.

On the previous page we have illustrated the impact of this revised proposal against the existing condition and our original planning application.

We have also illustrated our proposal with the existing Maria Fidelis buildings adjacent and also with what we believe may come forward imminently in a future planning application as a change to the Maria Fidelis school site.

We believe that this proposal provides a significant improvement to the safety of using this route, provides a positive townscape contribution and character to Somers Town and which, in tandem with the proposed Maria Fidelis school project changes, would render this a strong and coherent pedestrian route.

As proposed
Illustrative view with Maria Fidelis School removed

Entrance to Clarendon Grove
Illustrative view with Maria Fidelis School removed

View into Clarendon Grove
Illustrative view with Maria Fidelis School removed

View through Clarendon Grove
Ilustrative view with Maria Fidelis School removed