

Design & Access Statement

184-192 DRUMMOND ST, LONDON NW1 3HP

External improvements to an existing office building including new corner entrance, level access to ground floor, replacement of pavement lights, and new rear garden area.

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I.0 INTRODUCTION

This Planning design and access statement has been prepared by urban mesh design ltd to assist with the consideration and determination of an application for detailed planning permission for development of building at 184-192 Drummond Street, London (the 'Site').

Purpose & format

I.1 The purpose of this document is to provide information to explain the proposal and to allow the necessary consideration of the development proposals against all relevant planning policy and all other material considerations.

- Section 2 provides background information on the site and its planning history
- Section 3 sets out the application proposal
- Section 4 Access
- Section 5 outlines relevant Statutory Authority requirements
- Section 6 contains information on relevant compliance criteria

Other documents

- I.2 This document forms part of the information which has been submitted with this application, and is to be read in conjunction with the following documents:
- Application drawings and photographs, prepared by urban mesh design ltd; I6D PL PRO 01 – 06 and PL EXT 01-06

2.0 CONTEXT

Urban Context – General area

- 2.1 The site lies within the Euston Area, an area of mixed use buildings that are predominantly commercial office and residential use. The area is currently focusing its development around the redevelopment of Euston Station with the introduction of HS2.

Local Context – local

- 2.2 Drummond St lies North West of Euston Railway Station and runs parallel to Euston Road, a quiet road in comparison to the traffic dominated Euston Road.

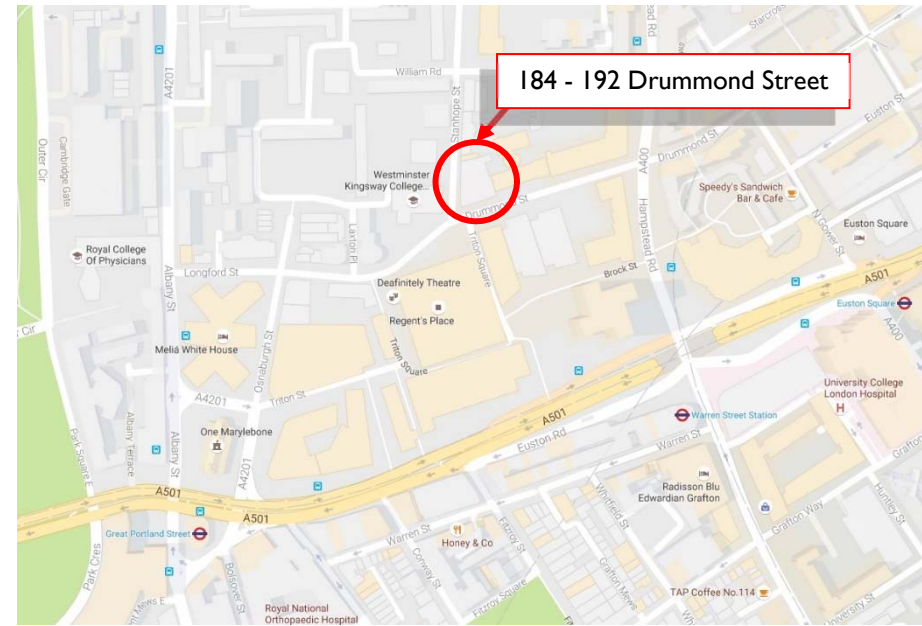
The sectional relationship of the area varies with mixed heights of buildings from 2-7 storeys.

The building is part of a terrace of non descript modern buildings mainly from the 80s/90s. The other side of the Drummond St is the large and recent office development.

Stanhope Street has an eclectic mix of buildings and preserves some of the narrow nineteenth century plots and street layouts with active frontages.

The proposal site is on a corner junction between Drummond St and Stanhope St bounded by Regent's Place high rise developments directly to the south and residential estates to the west and north of the site on Stanhope Road.

The area is likely to change majorly with the development of the HS2 High Speed Rail.



Local context map



184 -192 Drummond St, as viewed from Drummond St

Site Context - building

- 2.3 The existing 1910 building is an industrial 5 storey redeveloped warehouse/ factory building in stock brick with horizontal linear bands of windows creating a strong presence on this corner site. The southern section of the facade has been rebuilt.

The building is listed as a positive non – listed building in the area.

The street elevation is set back from the pavement with a small paved area in front currently housing the refuse bins.

Existing Use

- 2.4 The building is B1 use throughout the 5 floors including the lower ground floor.

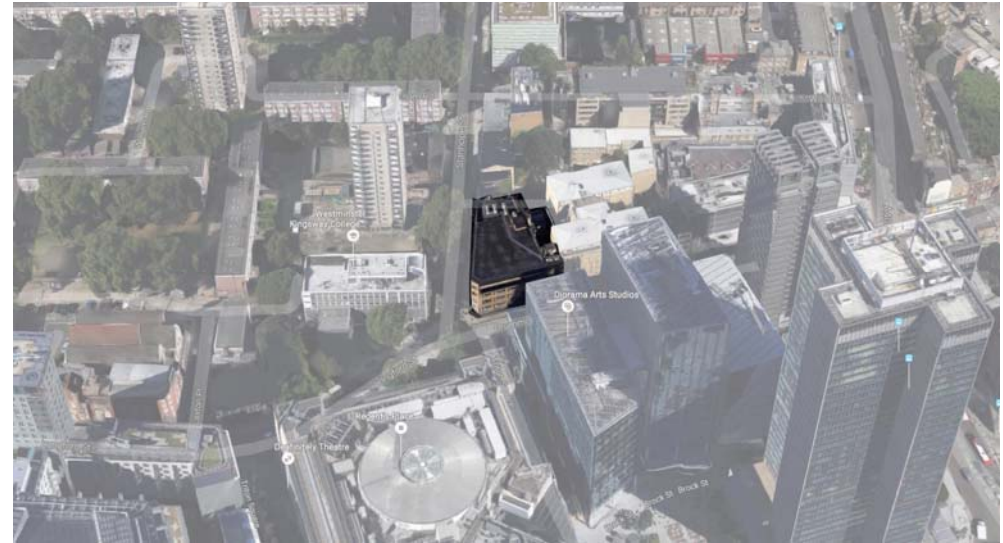
Planning History

- 2.5 The following is the relevant planning history from searches to Camden Council website on 25.08.16:

- 2007/4269/P : The building was granted planning permission for the erection of a new one storey roof extension and new lift core in 2007.
-
- 2010/3468/P - The building was granted planning for a new glazed entrance on Stanhope St in 2010.
- 2014/1647/P & 2011/0279/P - The building was granted planning permission for new condensers on the roof in 2011 and 2014.
- PSX0005255/R2 – The building was granted planning permission for erection of a single storey roof extension in 2002.

Consultation

- 2.6 There has been no Pre-Planning Applications prior to this Full plans application.



184-192 Drummond St, as viewed from above

3.0 PROPOSAL

Proposal aims

- 3.1 The proposal aims to improve the building by forming a ground floor entrance, rationalizing the servicing and increasing light to the basement.

Proposal Description

- 3.2 At ground floor level the proposal aims to improve the building's relationship with the street, providing a new level access entrance at the corner junction of Stanhope St and Drummond St. The design of the new entrance with a burnished metal frame and signage reflects the industrial character of the building and ties in with the existing critical windows.

To the rear of the building, the existing roof to the lower ground floor will be renewed to provide a new garden amenity for the building.

At lower ground floor level, the proposal aims to improve the existing office accommodation, which has a comparatively low ceiling heights; providing new access stair, new WC's and more daylight into the space.

The services will also be rationalized with 2no new external condensers located with other condensers on the roof to serve lower ground floor. This will allow for other condensers to be removed from the lower level.

Opening up pavement lights and additional glazing to low level:

New glazing has been designed to allow for additional daylight to pass into the basement of the building - providing an improved working environment, reducing the need for artificial lighting, and improving the energy performance of the building.

The existing pavement lights are currently covered with a layer of asphalt (a temporary measure to address water ingress). The proposal seeks to reinstate the original design with the integration of new cast iron pavement lights. There will be additional new roof lights to the rear of the building.



Sketch of new low level metal framed glazing and cast iron pavement lights



Precedent of cast iron pavement lights in London ECI



Existing pavement lights along Drummond St

Drummond St / Stanhope St New Corner Entrance

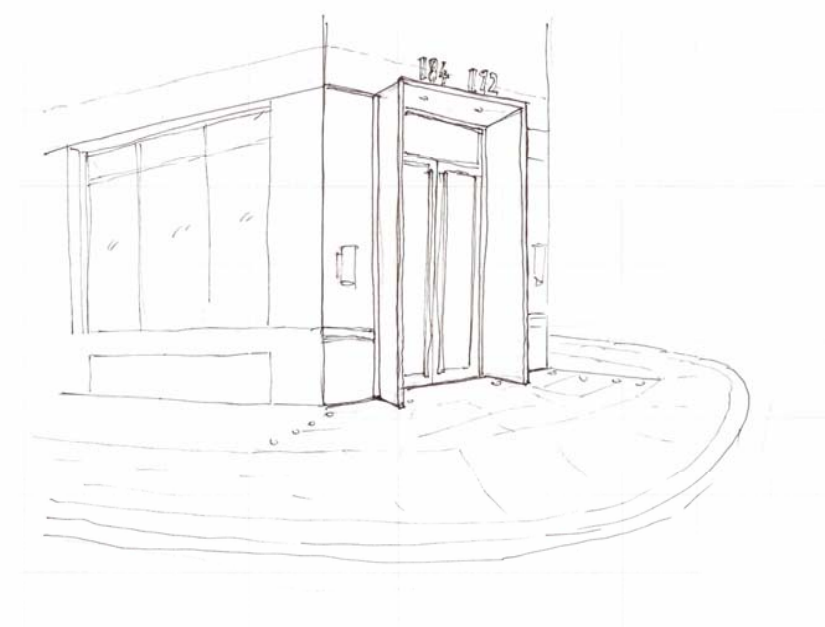
3.3 The proposal introduces a new entrance at ground floor level on the prominent corner of Drummond Street and Stanhope Street.

Prominent Corner

The proposal is for projecting metal frame and oversized metal doors to create a definitive entrance whilst acknowledging the existing language of the building. The proposed new entrance will also incorporate the number of the building - helping the building to be clearly identified. The existing office entrance on Drummond St will have a similar detail to give the building a coherent and improved design.

Level Access

The existing ground floor entrance does not have level access. The proposal introduces a new level access by amending the pavement in front of the new entrance doors.



Sketch of corner entrance



Rendering of proposed corner entrance

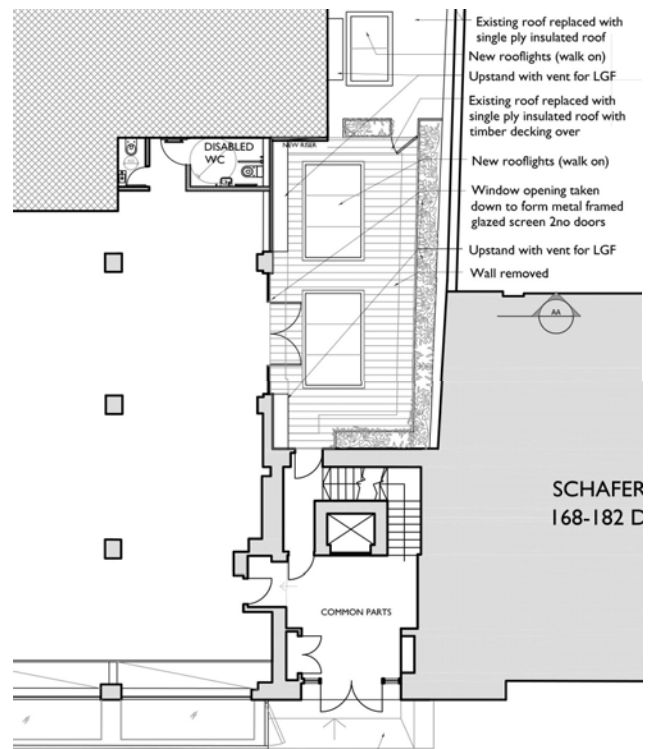


Photograph of entrance precedent

Rear Area Garden

- 3.4 At present, the rear of the building is an unsightly collection of condensers, decrepit roofs and redundant services.

The proposal is to create a small terrace and garden for the use of the office at Drummond Street. Access is via a door way created by lowering an existing rear window. This not only improves the quality of the office space but also the rear area in general, improving the view for those who over-look the area.



Plan of proposed rear garden area

Additional Condensers to the Roof

- 3.5 As part of the proposals, the servicing to the lower ground floor area is being rationalised and improved. The existing boiler and redundant condensers are being removed and two new condensers are to be located with the other existing condensers on the roof.

These condensers will not be visible from the street. They are located behind existing condensers which are also not visible from the street.

4.0 ACCESS

- 4.1 At present there is not level access to the Ground floor office space as there is a stepped entrance from the existing entrance lobby.
- 4.2 The new corner entrance will create level access to the ground floor unit, improving levels of access to the building.
- 4.3 Lower ground floor is accessible from the common parts via the existing lift.

5.0 STATUTORY AUTHORITIES

Building Control

- 5.1 Submission to Building Control will follow RIBA Work Stage 3 activities

6.0 QUALITY STANDARDS AND COMPLIANCE ISSUES

CDM

- 6.1 The development of design proposals for these projects will be undertaken in accordance with the requirements of the CDM regulations (2015).

7.0 CONCLUSION

- 7.1 The proposals offer an opportunity to improve both the office building and the general streetscape around the building by reinstating the original design intent of the glass block pavement lights. Overall these serve to improve, preserve and enhance the character of the building so consent should be granted.