
DESIGN & ACCESS STATEMENT

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Student Accommodation

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1.0 SITE CONTEXT

1.1 SITE LOCATION

The site is within an urban block adjacent to Euston Station. It forms part of the area identified for redevelopment of Euston station following the Government announcement of the preferred route for HS2.

The block is bounded by Drummond Street to the north, Melton Street to the east, Euston Street to the south and Cobourg Street to the west. The site has a prominent corner presence at the junction of Drummond Street and Cobourg Street with frontage over both streets and extends into the block, covering the entire central area.

The present buildings on the site were historically used as a car garage / dealership and petrol station; these have been converted into a retail space currently occupied by a specialist camera retailer. The buildings are 2/3 storeys on Drummond Street, and in the middle of the block is a large double height space covered by an extensive pitched roof. The corner of Drummond Street and Cobourg Street is unbuilt. Previously the petrol station forecourt, it is currently used as a car park. There is also a basement over the whole of the site.

Public access into the buildings is currently from the Drummond Street frontage. There is service access via the old petrol station forecourt and via a passage way under the residential properties on Euston Street. The perimeter of the rest of the block has buildings of varying scale and uses.

On the corner of Melton Street and Drummond Street, sharing a party wall with the site, is the locally listed former Charing Cross and Hampstead Railway Underground Station. A 3 storey building in scale with a glazed terracotta arched façade. The arches have been infilled in a haphazard manner. Adjacent on Melton Street is a pair of listed Georgian three storey houses, with basements, with a rendered façade and rusticated base at ground floor.

On the corner of Melton Street and Euston Street is a recently refurbished early 1960's office building of 4 storeys, with a basement used in part as a furniture showroom. Along Euston Street at No.'s 54–56 is a pair of recently built small office buildings of 3 storeys with basements.

Adjacent to No.'s 54–56 is a terrace of 4 houses of 3 storeys, recently built of scale, proportion and materials similar to those of the surrounding Victorian context.

At the corner of Euston Street and Cobourg Street is a 1930's pub on three storeys in brick, with a high chimney at the corner, and a steep pitched roof. Adjoining the pub along Cobourg Street are four early Victorian locally listed terraced houses which have been converted into flats. One of the houses spans across the ground floor access way which provided service access into the site.

Surrounding the block are buildings of larger scale such as the Ibis Hotel directly opposite on the north side of Drummond Street. A primarily brick building with extensive mansards disguising the upper part of accommodation and plant. The hotel has 5 storeys onto Drummond Street rising to 5/7 towards Melton Street. To the south along Euston Street the buildings vary from 3 to 5 storeys.

On the west side of Cobourg Street is a 1960's telephone exchange with a 3 storey block façade in large precast concrete panels. The only relief from the street is a glazed stark enclosure to a staircase.

The immediate context is not only made up of buildings of varied periods, use and scale but is also surrounded and overlooked by much taller larger buildings, particularly to the south east and west, creating a very urban quality to the general context.



FIGURE 1 OS EXTRACT INDICATING SITE BOUNDARY

Key:
□ Site boundary

1.2 SITE PHOTOGRAPH



FIGURE 2 VIEW OF THE PROPOSED DEVELOPMENT SITE FROM NORTH EAST (THE CORNER OF DRUMMOND STREET AND COBURG STREET)

1.3 AERIAL VIEW

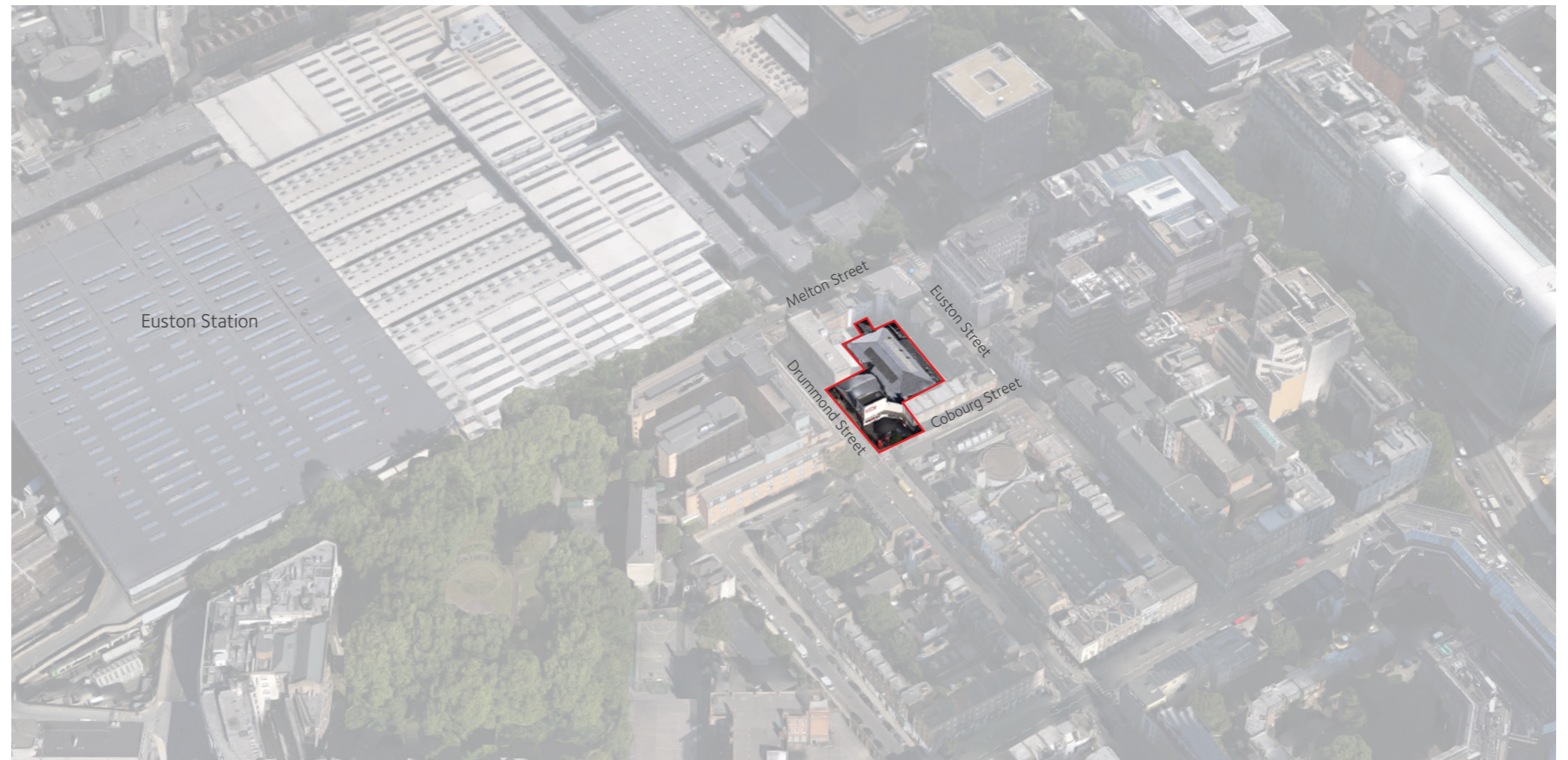


FIGURE 3 AERIAL VIEW OF LOCAL AREA © GOOGLEMAPS

Key:

□ Site boundary



1.4 KEY STREET LEVEL VIEWS OF THE SITE



VIEW A DRUMMOND STREET/NORTH GOWER STREET JUNCTION TO EUSTON STATION



VIEW B DRUMMOND STREET/EXMOUTH MEWS JUNCTION TO EUSTON STATION



VIEW C DRUMMOND STREET/MELTON STREET JUNCTION TO REGENT'S PARK



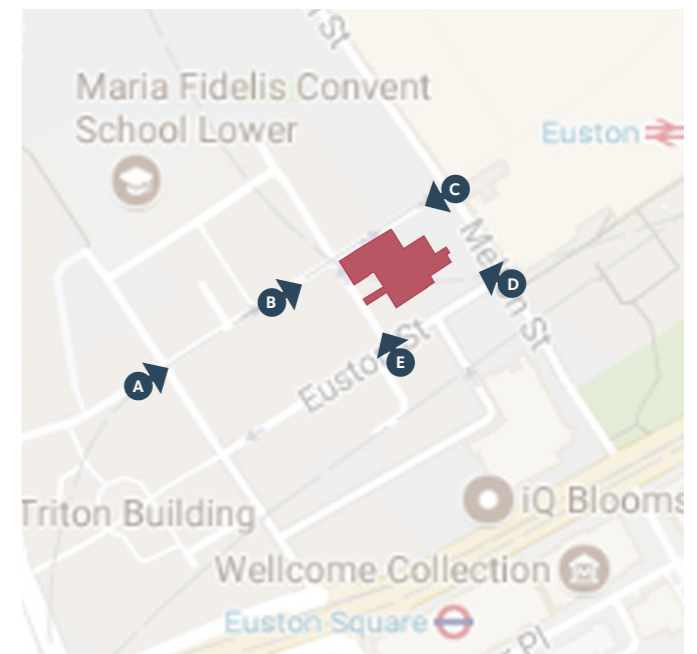
VIEW D MELTON STREET/EUSTON STREET JUNCTION LOOKING NORTH WEST TO IBIS HOTEL



VIEW E EUSTON STREET/COBOURG STREET JUNCTION TO IBIS HOTEL

Key:

 Site boundary



BASEMAP © GOOGLEMAPS

1.5 TRANSPORT LINKS

The site has a PTAL rating of 6B. A wide variety of bus stops are provided in close proximity to Hampstead Road and Euston Road whilst regular underground services are provided at Euston Square, Euston Station and Warren Street all within 600 metres of the site. The site is also adjacent to Euston Main Line Station for both suburban and intercity rail services. Also in close proximity is the Eurostar Terminal at St. Pancras International.

As such, the site is in a highly accessible location with excellent public transport opportunities giving good accessibility to the surrounding university campuses. The scale and nature of the proposed development and the number and quality of public transport services means that it will have no discernable impact on public transport services.

The proposed development seeks to maximise the use of this highly accessible urban brownfield site.



FIGURE 4 SATELLITE VIEW OF SITE SHOWING UNDERGROUND, RAIL AND INTERNATIONAL RAIL STATIONS.
© GOOGLEMAPS

Key:

□ Site boundary



1.6 SUN PATH ANALYSIS

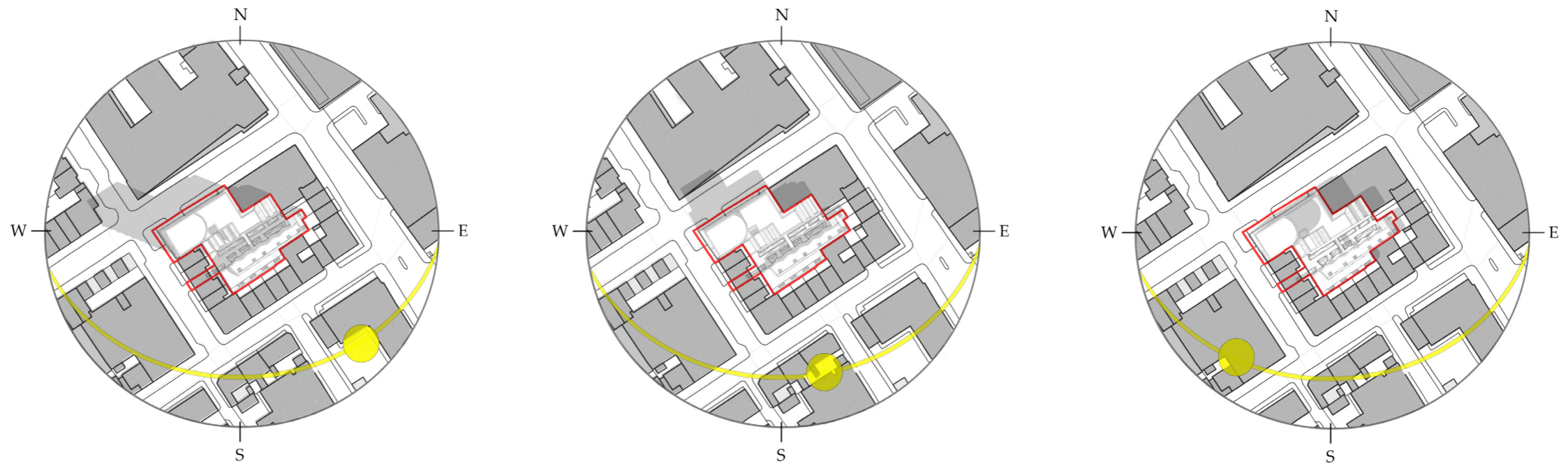


FIGURE 5 SOLAR PATHS AT 0900, 1100, AND 1400