



JOB NUMBER  
17009

JOB NAME  
48 CHURCHWAY

CLIENT  
MOORGARTH LIVING

DATE  
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# DESIGN & ACCESS STATEMENT

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## DESIGN & ACCESS STATEMENT

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## 1.0 INTRODUCTION

### 1.01 SCOPE OF THE APPLICATION

This report has been produced on behalf of Moorgarth Living in support of the planning application for the redevelopment of 48 Churchway, Euston, London.

This report is solely for this purpose. The applicants do not accept any liability to any third party for the contents of this report.

All areas included have been measured from plans produced during concept design stages and are approximate and illustrative only. Further development for the design, measurement and constructions tolerance may affect these areas.

This report details the Client's brief and vision, the primary constraints and opportunities for the site and the core design principles. It also illustrates the specific proposals for each element of the scheme.

This Design & Access Statement should be read in conjunction with all the drawings and documents that make up the Application as detailed in the Planning Statement provided by DP9.



### 1.02 THE APPLICATION

The application is made for the redevelopment of 48 Churchway, London. The application proposes the demolition of the existing single storey building above basement level, broadly within the agreed volume and massing of a previous planning application scheme (2016/6599/P). This previous scheme received a resolution to grant planning permission subject to s.106 at Planning Committee, April 2017.

The proposals are for the partial upgrading of office space at basement level, with construction of a new office building at ground, first, second and partial third floor within the 'gap site' on Churchway. The part-replacement of the low industrial roof to the rear of the new Churchway block, connected to the back of No.41 Chalton Street is also proposed. This replacement roof, prompted by the construction of the new Churchway block, will serve office space accessed from No.41 Chalton Street at ground and basement level.

This application follows a recent pre-application meeting with the London Borough of Camden (Ref: 2018/0815/PRE).



-  Boundary of application site
-  Proposed Churchway Block



Site plan

## 2.0 THE SITE

### 2.01 SITE LOCATION

The site is 48 Churchway, located on the eastern side of Churchway, within the St Pancras and Somerstown Ward. The existing property on the site is not listed and the site is not located in a conservation area.

Churchway is a secondary street which runs north-south, connecting Euston Road (to the south) with Doric Way (to the north). Euston Station is located in close proximity to the west.

The footprint of the existing building extends across the entire site. The western boundary aligns with the mansion blocks located either side of the site, and faces directly onto Churchway. Boundary walls are shared with the adjacent mansion blocks at the Churchway end of the site.

The building extends beyond the rear of the neighbouring mansion blocks, with its single storey external walls forming the boundary to the mansion block courtyards either side of the site.

The eastern boundary of the site is enclosed on three sides by Nos. 39, 41 and 43 Chalton Street. Buildings at No.41 and 43 are owned by the applicant, but are not subject to this application.

### 2.02 HISTORIC CONTEXT

The light industrial building that currently occupies the site comprises ground and basement level, and was built in the mid 20th Century. The buildings service entrance is off Churchway. However, the building extends through to No.41 Chalton Street to the east at ground and basement level.



Site location



## 2.0 THE SITE

### 2.03 URBAN CONTEXT

The eastern side of Churchway is fronted predominantly by 5 storey residential mansion blocks, formed of red brick and stucco. The Edwardian mansion blocks are however broken by the single storey service entrance that currently occupies the site. This utilitarian frontage contrasts with the residential and commercial uses elsewhere on Churchway.

The single storey industrial 'shed' serves to split the Mansion blocks of Seymour House, to the south, and Winsham House, to the north. The 'shed' connects back into the rear elevations of the industrial warehouses accessed from Chalton Street.

These Victorian warehouse buildings, whilst similar in massing terms to the residential mansion blocks, provide a contrasting architectural style, and accounts for the industrial 'shed' structure that currently occupies the site.



Overview of the site looking south east



Overview of the site looking east

**2.0 THE SITE**  
2.03 URBAN CONTEXT



Overview of the site looking south west



Overview of the site looking west

## 2.0 THE SITE

### 2.04 SITE PHOTOGRAPHS

Churchway is a quiet street and predominately lined with apartment blocks of varying age. To both sides of the site are 5 storey red brick mansion blocks.

The mansion blocks to the eastern edge of Churchway are set back from the street, creating a widening of the street scene. Black metalwork railings, set on low brick walls define the front boundary condition to the pavement. Access into the mansion blocks are typically defined by matching metalwork gates set between brick piers.

The shoulder heights of the mansion blocks step up from north to south, following the upward gradient of the street towards Euston Road. As such, there is a clear step in shoulder heights between the two blocks either side of the site.

The red brick frontage onto Churchway is replaced by the use of London stock brick to the side and rear walls of the mansion blocks. Lighter and more yellow in tone, the London stock brick was historically cheaper and was therefore commonly applied to the returns and backs of these buildings.

The housing opposite the site, forming the western edge of Churchway, is a large post-war housing development that appears to be deck access 1960's/1970's maisonettes.



Churchway looking south



Churchway looking north



**2.0 THE SITE**  
2.04 SITE PHOTOGRAPHS



Churchway looking east



Churchway looking east at the site

### 3.0 THE EXISTING BUILDING

#### 3.01 EXISTING GROUND FLOOR PLAN

The existing building is located between the mansion blocks of Seymour and Winsham House. The building's main entrance is located off Churchway, set back off the street and accessed through a front 'service yard'. Access to the building can also be gained through No.41 Chalton street at the eastern end of the building.

The ground floor is entirely top lit, with access to the basement level provided via a single stair located to the western end of the building.



- Key
- 01 Main entrance
  - 02 Reception
  - 03 Office
  - 04 WC's
  - 05 Kitchen
  - 06 Access to 41 Chalton Street
  - 07 Service void

Existing ground plan

### 3.0 THE EXISTING BUILDING

#### 3.01 EXISTING GROUND FLOOR

The existing ground floor consists primarily of a single space, composed of post-modern architectural detailing. The post-modern fit-out conceals the original steel structure, as well as forming large perimeter service voids that significantly reduces the existing floor space.



The eastern end of the ground floor, leading into No. 41 Chalton Street

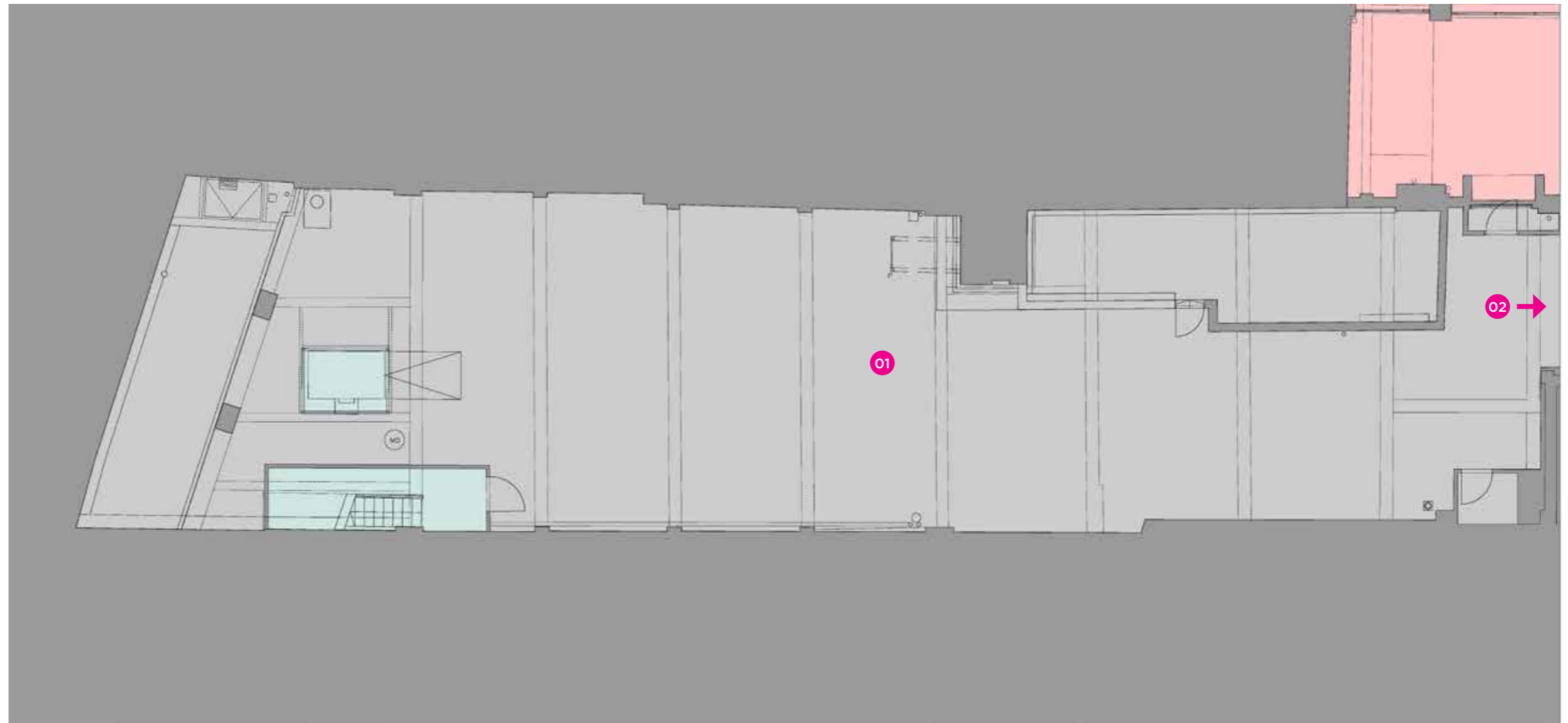


Open plan space that forms the majority of the existing ground floor area, with post-modern fit-out and service voids to the perimeter

### 3.0 THE EXISTING BUILDING

#### 3.02 EXISTING BASEMENT LEVEL PLAN

The basement level extends under the front 'service yard' off Churchway at the western end of the site, with the basement extending through and connecting into the basement of No.41 Chilton Street to the east.



- Key  
01 Office  
02 Access to 41 Chilton Street

Existing basement plan



### 3.0 THE EXISTING BUILDING

#### 3.02 EXISTING BASEMENT LEVEL

The basement is currently under utilised floor area, with generous floor to ceiling height. Large concrete beams span the ceiling laterally, and help give the space a greater sense of scale.

Ad-hoc servicing currently occupy the ceiling zones and walls at basement level.



Basement level looking east



Services currently characterise the ceilings and walls at basement level

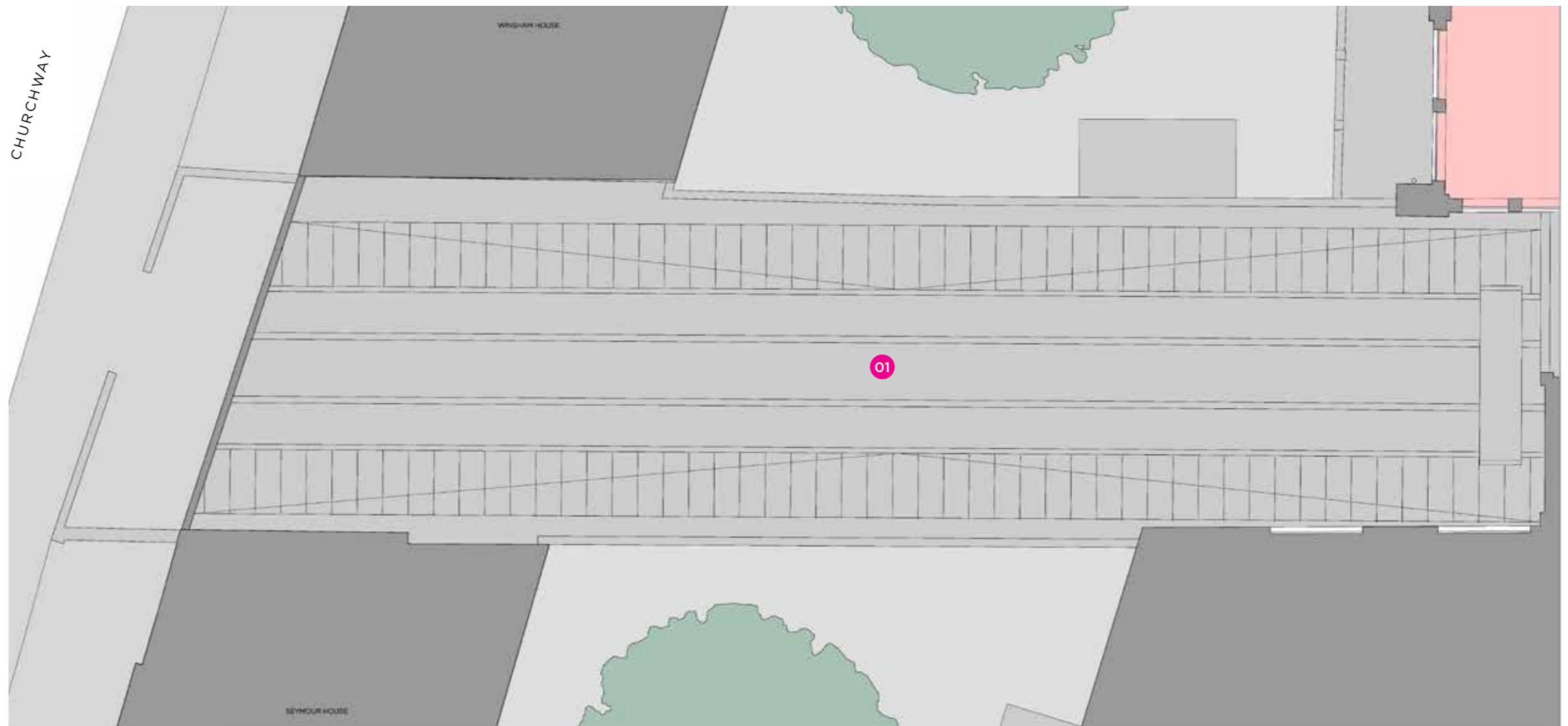
### 3.0 THE EXISTING BUILDING

#### 3.03 EXISTING ROOF PLAN

The existing roof is concealed behind a brick parapet when viewed from street level on Churchway. Beyond this facade line, the roof continues for the entire length of the site, running into the rear of No.41 Chalton Street.

The boundary walls to the neighbouring courtyards extend into parapets, concealing the majority of the roof. However, the top profile of the roof remains visible from inside the courtyard spaces.

The pitched sides of the roof are made of fixed glazing which runs the entire length of the roof structure.



Existing roof plan

Key  
01 Roof



### 3.0 THE EXISTING BUILDING

#### 3.03 EXISTING ROOF

The existing roof sits within the site boundary walls and spans the length of the site. The roof is formed of two glazed sides, with a narrow portion of flat roof either side of the roof providing access for maintenance.



Existing roof looking west



Existing roof, visible above the boundary wall when looking north from Seymour House's courtyard

## 4.0 PLANNING CONTEXT

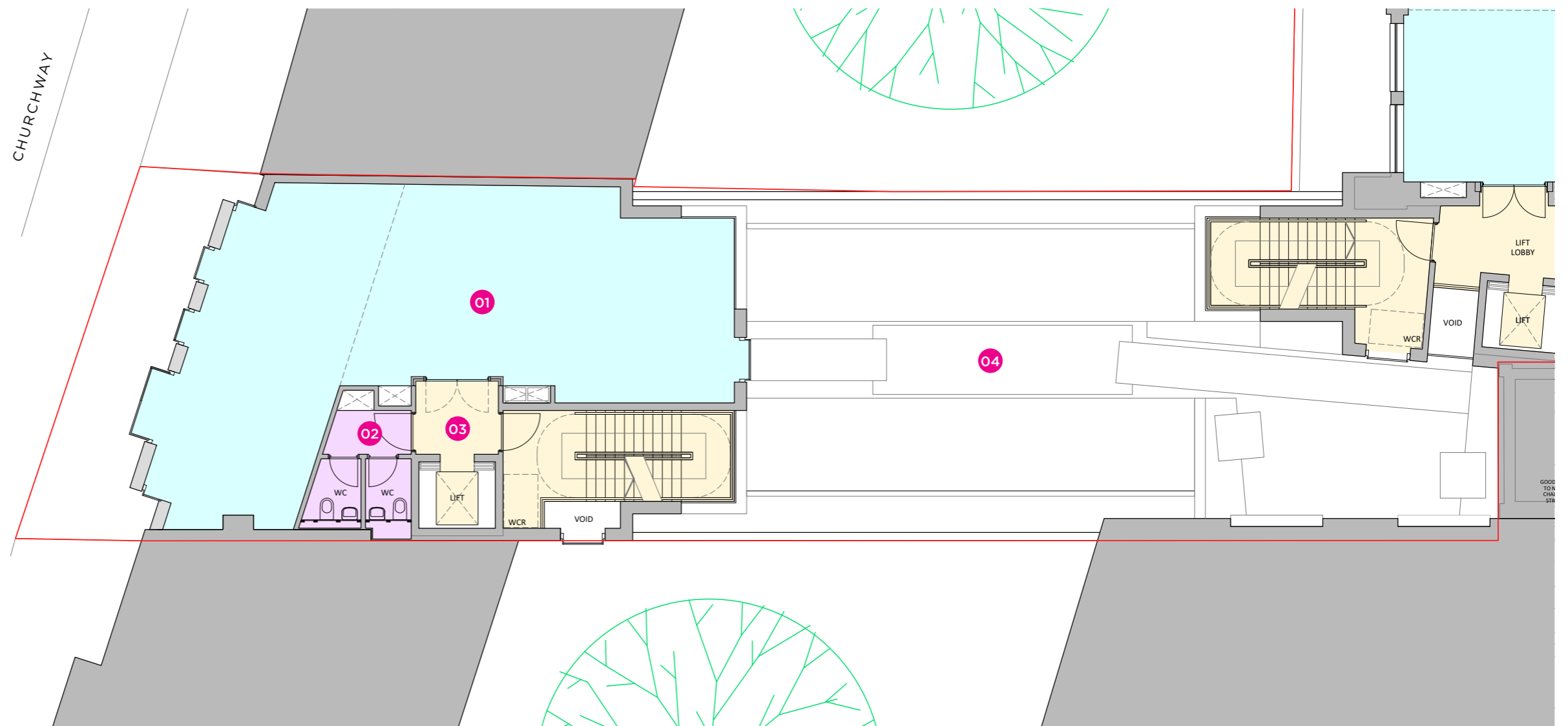
### 4.01 THE CONSENTED SCHEME

There is an agreed resolution to grant planning for the site which creates an important precedent in terms of bulk and massing onto Churchway (2016/6599/P).

This scheme received a resolution to grant planning permission (subject to Section 106 Agreements) in April 2017. For the purposes of this report, this scheme will be referred to as 'the consented scheme'.

Whilst this application included proposals concerning the properties at No.41 & 43 Chalton Street, which do not pertain to this application, the consented scheme did include significant changes to the existing building at 48 Churchway. These included the following:

- A newly developed ground and basement level of commercial space facing Churchway.
- 3 new upper levels of commercial accommodation facing Churchway.
- The rebuilding of the link building between Chalton Street and Churchway.



- Key
- 01 Office
  - 02 WC
  - 03 Core to office space above & below
  - 04 New link building

Consented upper plan