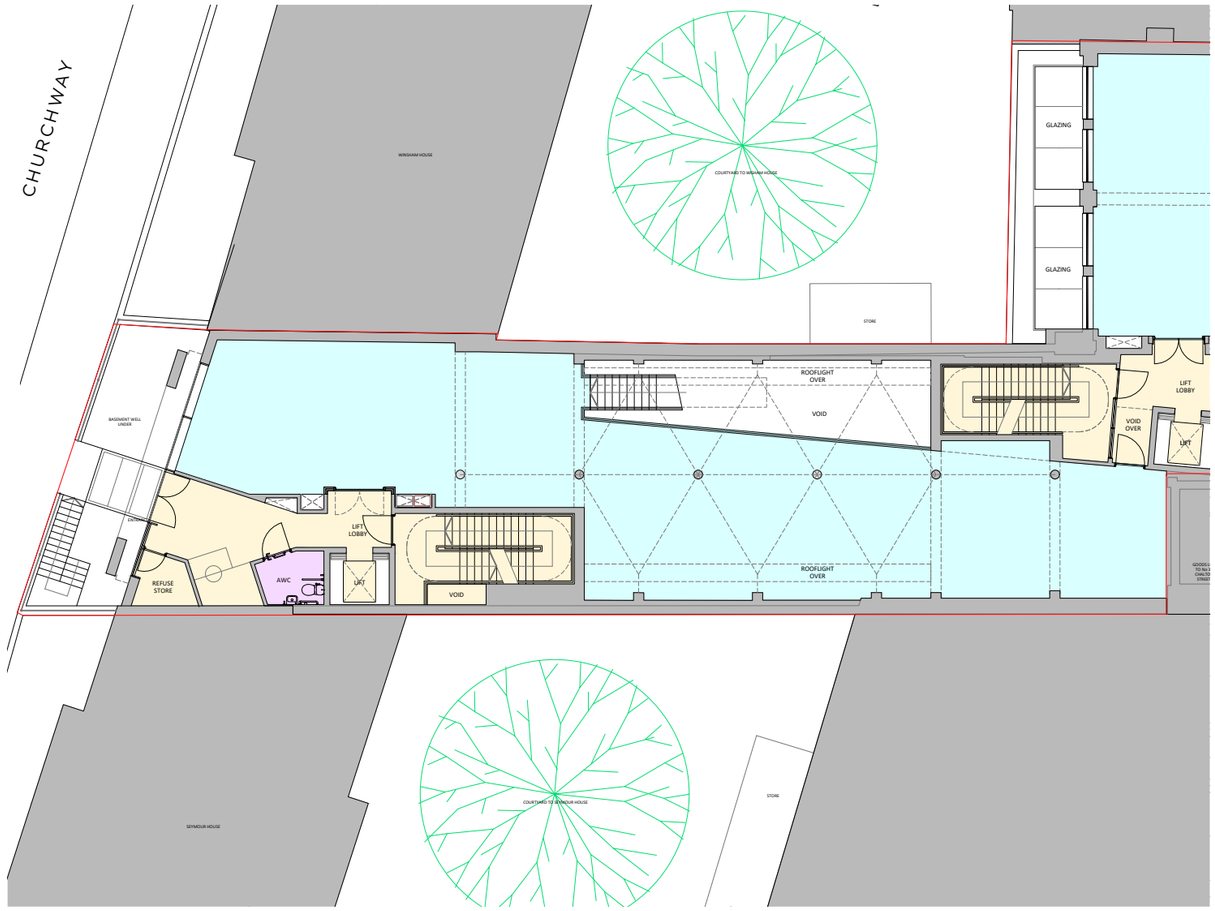
4.0 PLANNING CONTEXT
4.01 THE CONSENTED SCHEME

A number of design moves relating to the consented schemes plan layouts pertain for the scheme proposed within this application. These include the following considerations:

- Retention of existing basement structure.
- A set back building line off Churchway
- A new primary entrance formed off Churchway
- A single core, located on the south eastern corner of the new Churchway building
- A bin store located off the primary facade on Churchway
- Long stay bike stores located at basement level
- Passenger lift serving all floors, including basement level.



Consented ground plan

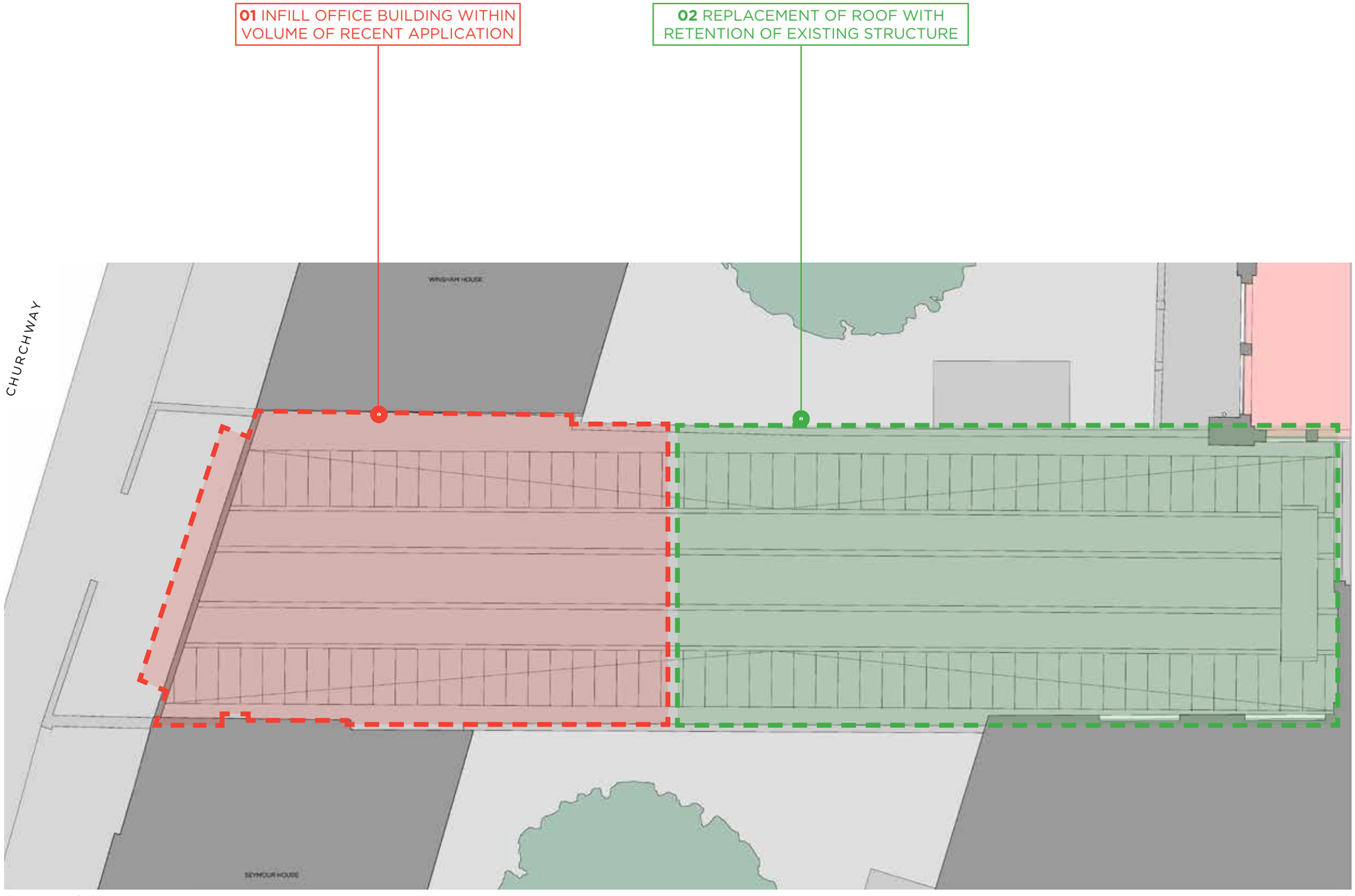
Consented basement plan

5.0 THE PROPOSED BUILDING
5.01 TWO BROAD ELEMENTS

The proposals broadly comprise 2 elements, as follows:

01 The provision of new office space at basement, ground, first and second floor, with a set-back third floor, within the 'gap site' on Churchway. This new office space is broadly within the agreed volume and massing of the previous planning application scheme (2016/6599/P).

03 The part-replacement of the roof to the low, industrial structure that will connect the proposed office development on Churchway with the existing building at No.41 Chalton Street.



Existing roof plan

5.0 THE PROPOSED BUILDING
5.02 PROPOSED GROUND FLOOR PLAN

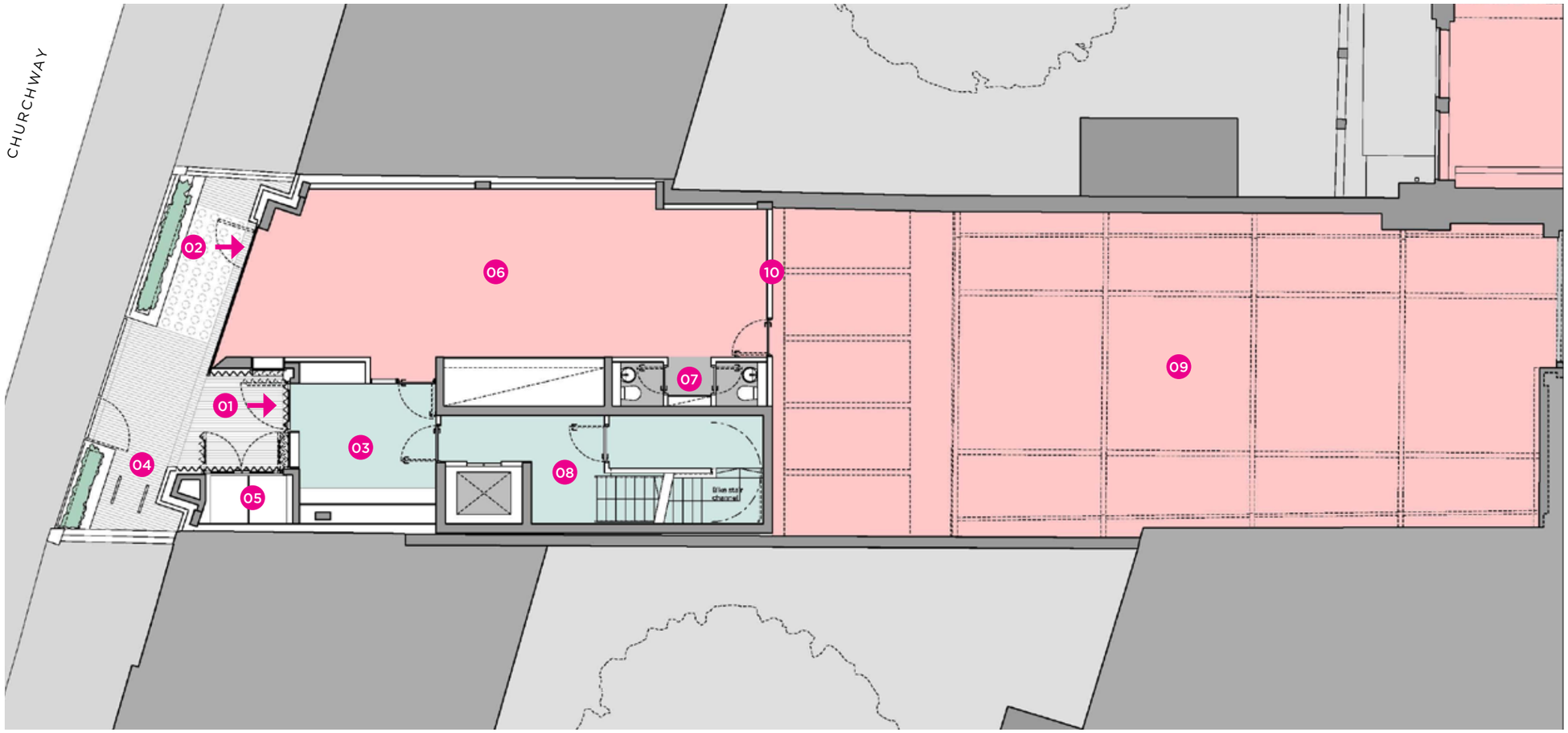
The ‘gap-site’ at Churchway is filled with a new volume that accommodates office use. A dedicated ground floor entrance provides covered access to a generous office entrance within the new Churchway building.

The main entrance lobby gives access to the principle core and the ground floor accommodation. In addition , a dedicated entrance (to the north) gives direct access to the ground floor accommodation.

An appropriately sizes bin store can be accessed directly from Churchway. Short stay bike parking is provided externally.

The proposed entrance sequence and active frontage at Churchway provide a newly enlivened ground condition.

A new boundary wall, aligned with the proposed rear elevation of the new Churchway block, will separate the Churchway accommodation from the existing ‘shed’ structure. The ‘shed’ structure will be accessed from No.41 Chalton, with a secondary means of escape to this space provided through the new Churchway block.



Key
01 Main entrance to Churchway building
02 Ground floor office entrance
03 Entrance lobby
04 Short stay bike parking
05 Bin Store
06 Office
07 WC
08 Core to office space above & below
09 Office accessed from 41 Chalton Street
10 Partition

Proposed ground floor plan

5.0 THE PROPOSED BUILDING
5.03 PROPOSED BASEMENT LEVEL PLAN

The existing basement structure is to be retained, with a re-configured office space proposed to the western end of the site. A new partition wall (aligned with the rear elevation to the new Churchway block above) is proposed to separate the new office space from the existing basement area to the east.

The main Churchway core is brought down to the basement giving disabled access to the lower office level, but also to the shower and locker provision which provide a central resource to all of the tenants in the new Churchway block.

Long-stay bike parking is provided at basement level, and can be accessed via the passenger lift or by utilising the proposed stair bike channel.

Pavement lights (located within the boundary of the application site) are proposed in the soffit to provide natural light to the lower level office accommodation.

A new boundary wall, aligned with the proposed rear elevation of the new Churchway block, will separate the Churchway accommodation from the existing 'shed;' structure. The 'shed' structure will be accessed from No.41 Chalton, with a secondary means of escape to this space provided through the new Churchway block.

Proposed basement level plan

Key
01 Plant
02 Lockers & changing
03 WC/Shower
04 Disabled WC
05 WC
06 Office
07 Core to office space above
08 Long stay bike store
09 Office accessed from 41 Chalton Street
10 Partition

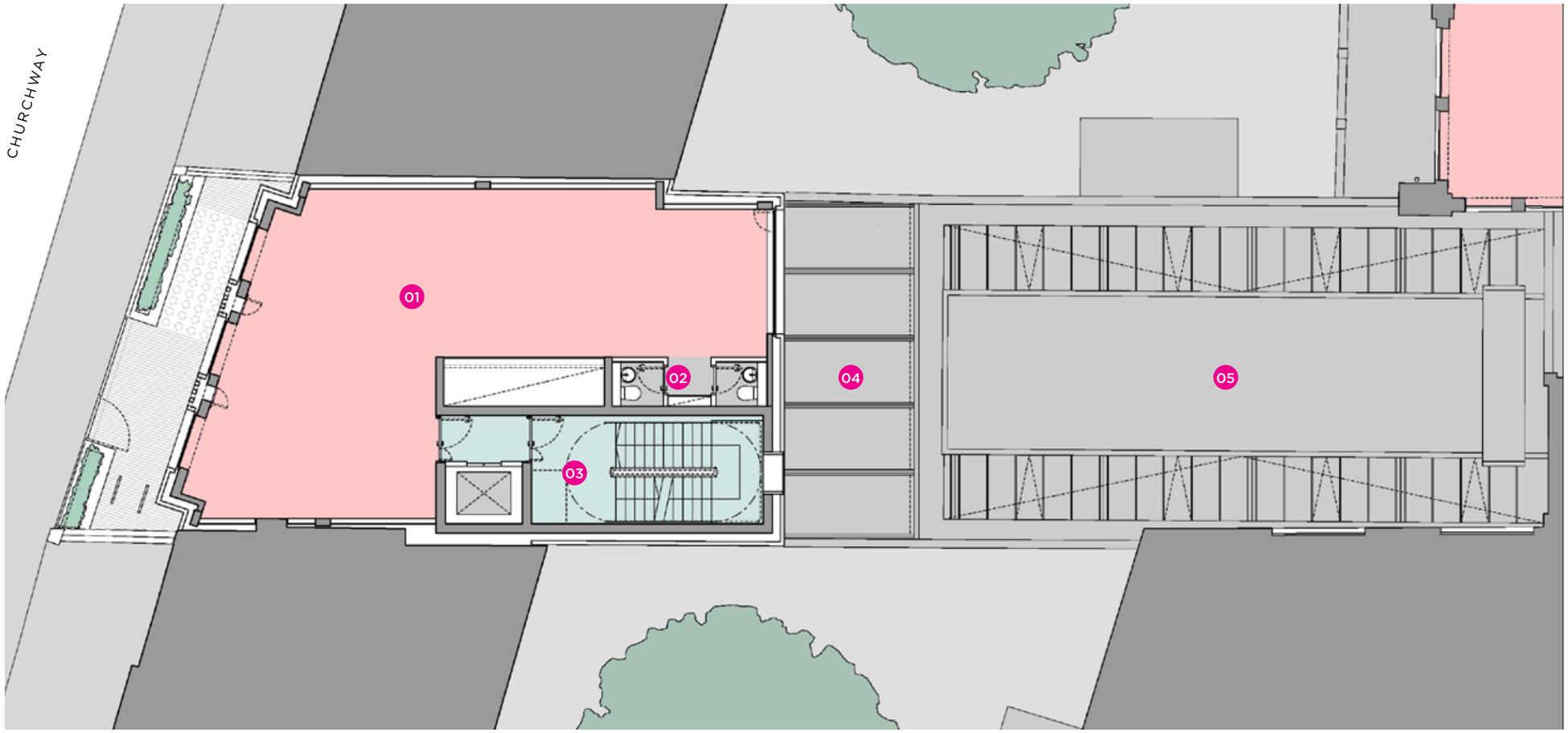
5.0 THE PROPOSED BUILDING

5.04 PROPOSED FIRST & SECOND FLOOR PLAN

The proposed Churchway accommodation creates a double aspect office floor plate serviced by a simple core containing the stair and lift. WCs are accessed directly off the floor plate. The volume of the Churchway block broadly falls within the recent planning application massing.

The remaining roof covering of the existing industrial shed is replaced. A new rooflight is proposed to link the new Churchway block with the replaced section of roof.

Replacement roof and glazing fabric will compliment the retained steel roof structure, providing better daylight to the existing office space below, and an improved visual amenity from the neighbouring properties, existing building at 41 and 43 Chalton Street and our proposed Churchway block.



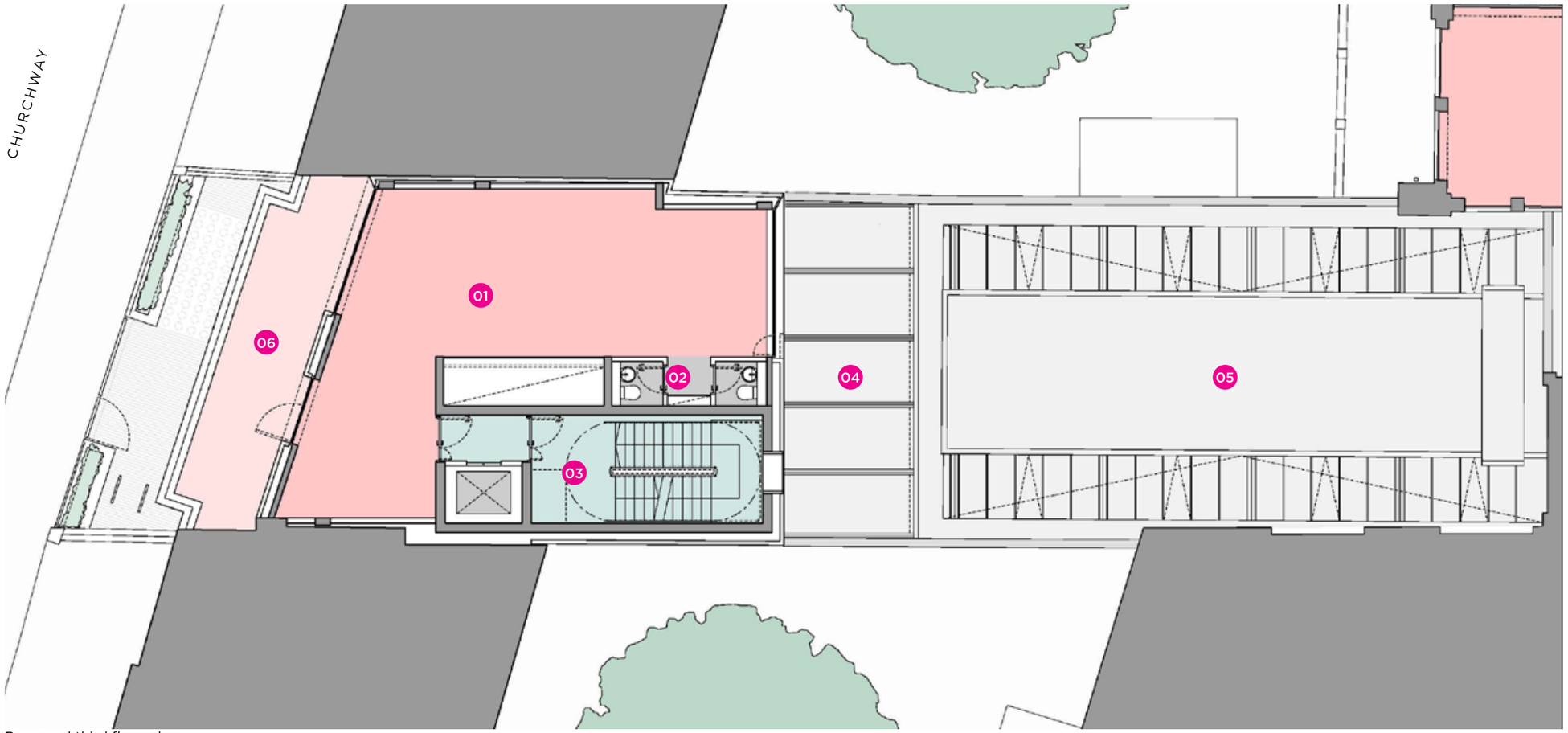
Key
01 Office
02 WC
03 Core to office space above & below
04 Rooflight
05 Replacement roof

Proposed first and second floor plan

5.0 THE PROPOSED BUILDING

5.05 PROPOSED THIRD FLOOR PLAN

The third floor of the Churchway block sets back from the street edge, largely in line with the previous application, providing a terrace space to the third floor accommodation.



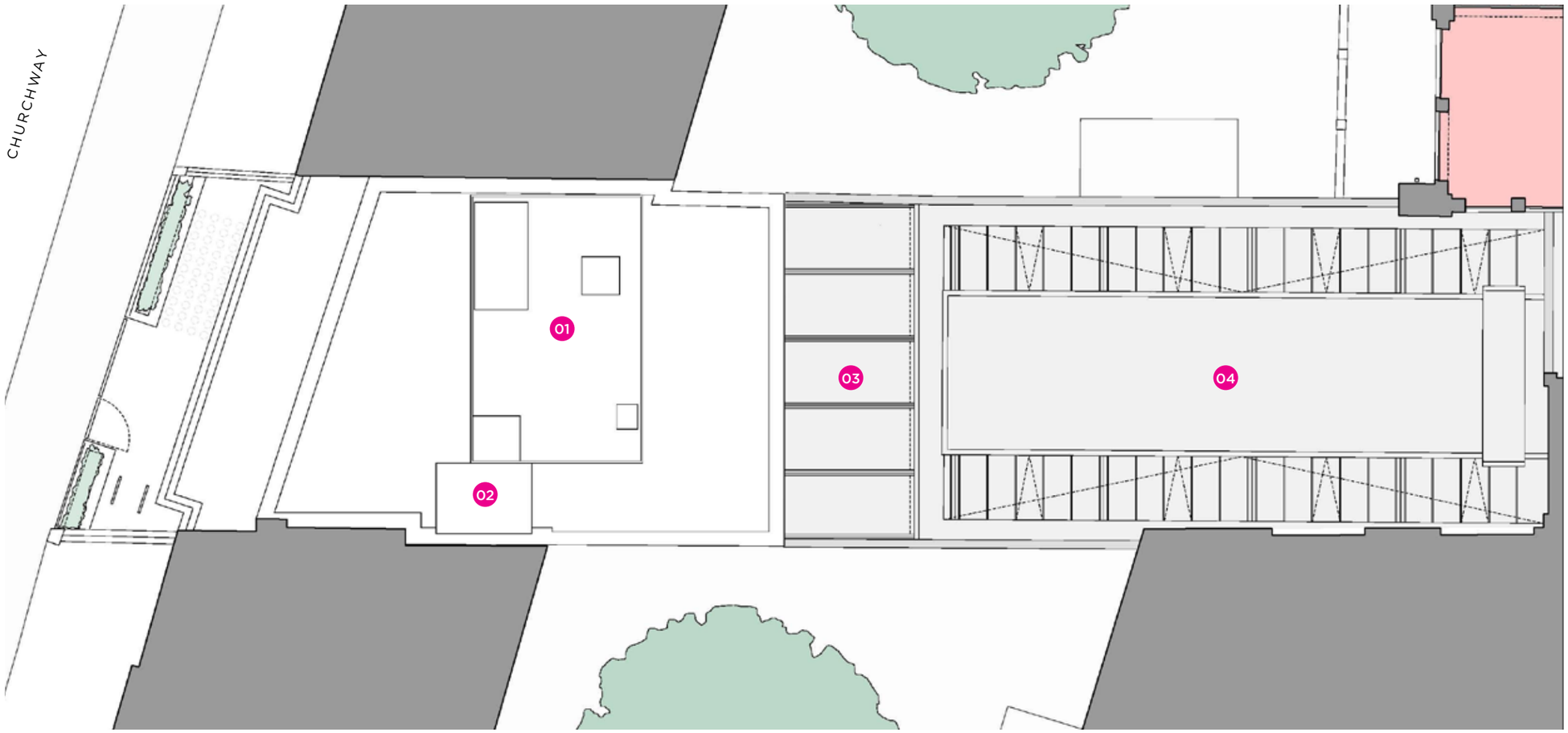
Key
01 Office
02 WC
03 Core to office space above & below
04 Rooflight
05 Replacement roof
06 Terrace

Proposed third floor plan

5.0 THE PROPOSED BUILDING

5.06 PROPOSED ROOF PLAN

A roof plant enclosure, largely in line with the recent application is proposed at roof level.



Key
01 Roof plant enclosure
02 Lift overrun
03 Rooflight
04 Replacement roof

Proposed roof plan

6.0 CHURCHWAY ELEVATION

6.01 THE CONSENTED CHURCHWAY ELEVATION

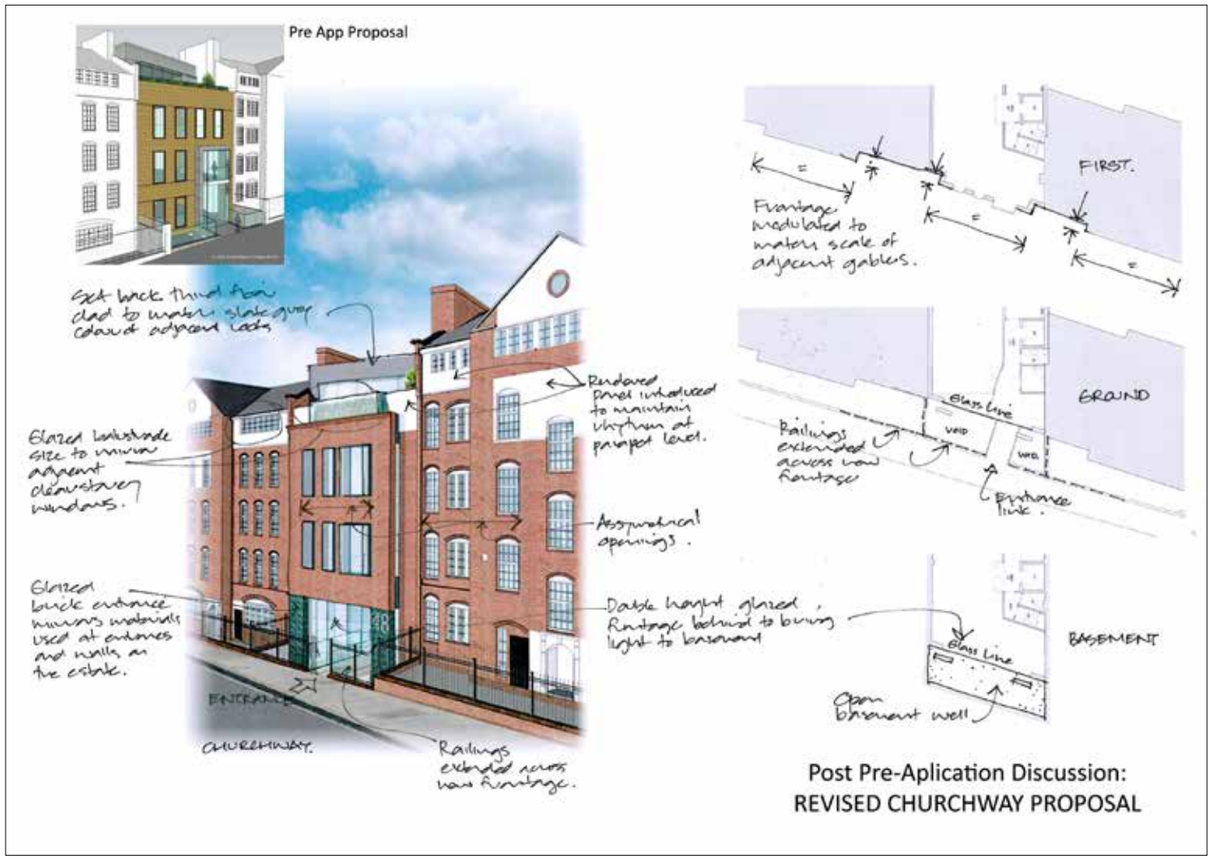
In broad terms, the elevational treatment of the consented scheme responded to its neighbouring context. The use of red brick as the primary facing material, with a pronounced front 'bay' echoed the prevailing character of the adjacent mansion blocks.

The shoulder height of the primary elevation relates to its neighbours, with a set back third floor that provides a roofscape not out of keeping with the adjacent properties.

Notwithstanding, our proposal looks afresh at the existing context in order to shape our response. In summary, these include the creation of a more defined 'bay', a series of regular apertures that directly reference the rhythm of the adjacent mansion block, the removal of the out-of character external lightwell and alignment of the upper set back floor with the principle facade.

Consented Churchway elevation

Consented Churchway render



Consented scheme pre-app notes

6.0 CHURCHWAY ELEVATION

6.02 THE CONSENTED CHURCHWAY SETTING OUT

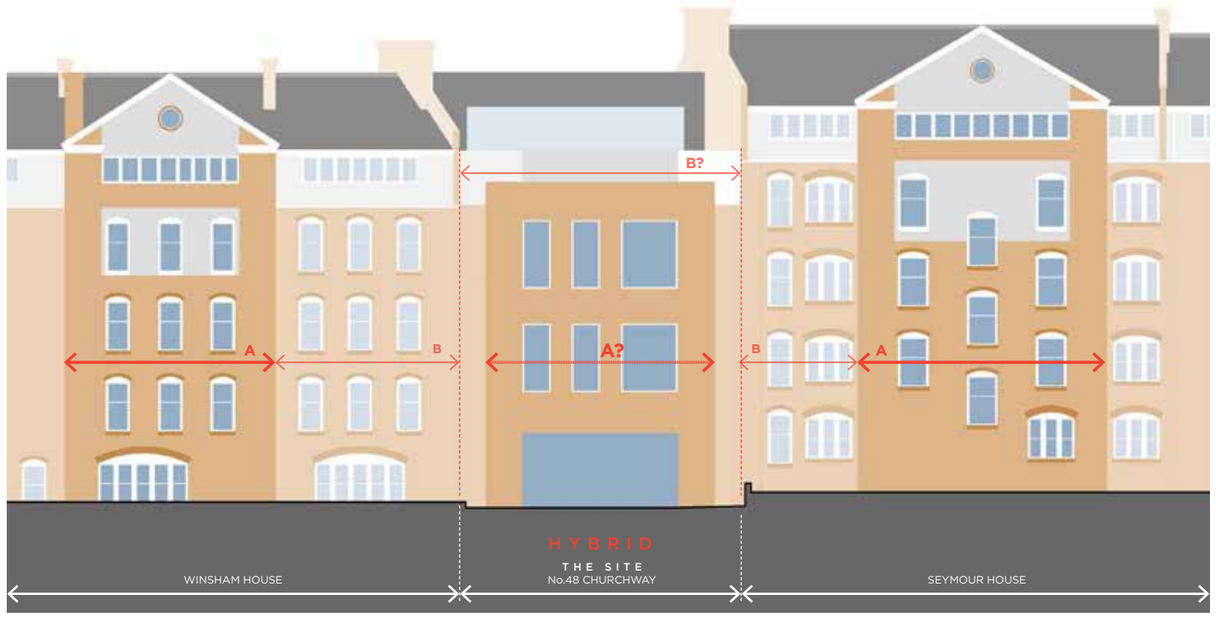
In broad terms, the setting out principles of the consented scheme takes it cue from the rhythm of pronounced bays established by the mansion blocks on Churchway.

However, on closer inspection the existing rhythm of the mansion blocks comprises a major (A) and minor (B) composition. The major elements comprise a brick bay, fenestrated with regular openings and topped with a gabled roof. The minor element is set back is set back topped with a stucco band and slate roof above.

The site falls between two minor bays and, as such, it seems reasonable to expect that any new proposal for the gap site to acknowledge the feature of the major (A) bay.

In fact, the consented scheme does both; it is part major and part minor in its language. It proposes an expressed red-brick bay of the gabled mansions, but applied to a secondary backing with stucco head. It is both major and minor at once.

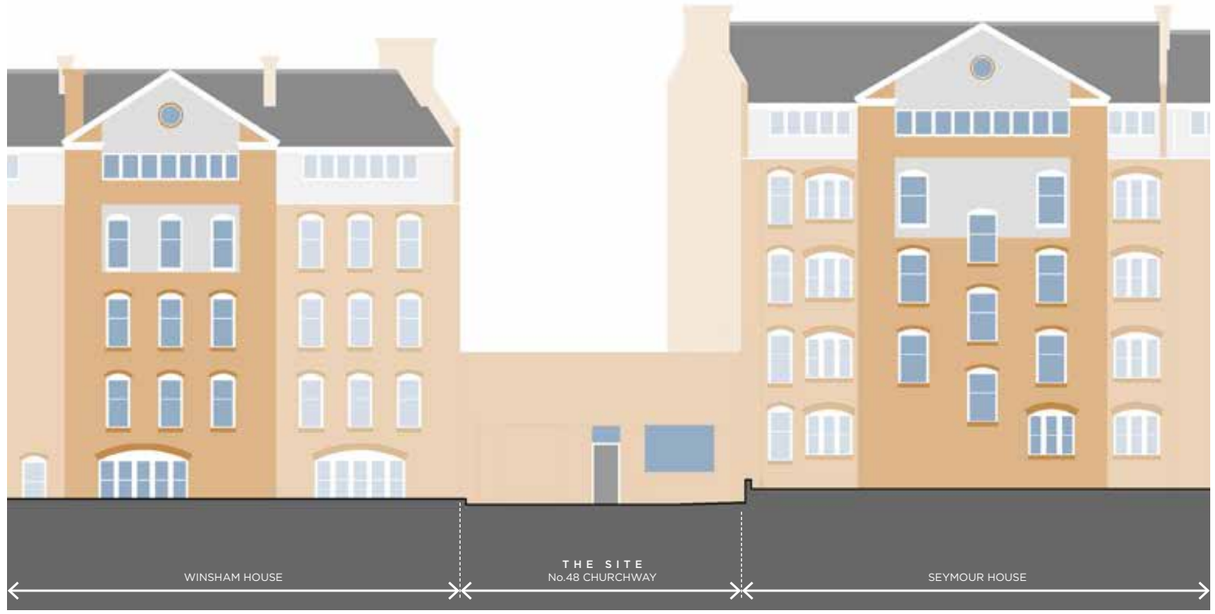
Existing Churchway elevation diagram



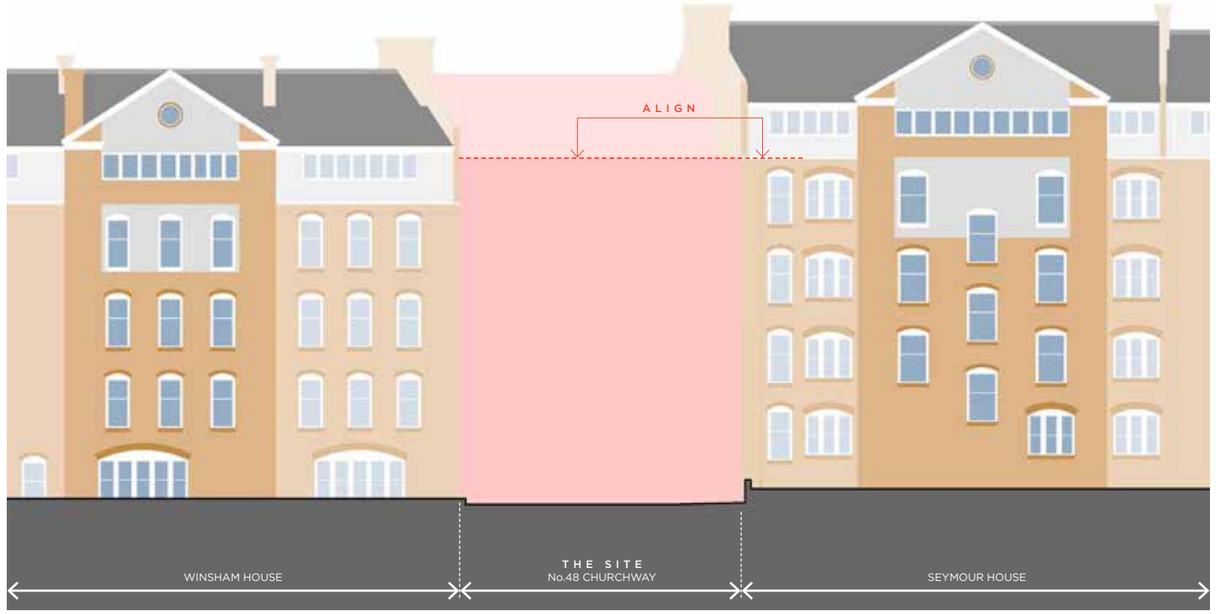
Consented Churchway elevation diagram

6.0 CHURCHWAY ELEVATION
6.03 PROPOSED CHURCHWAY SETTING OUT

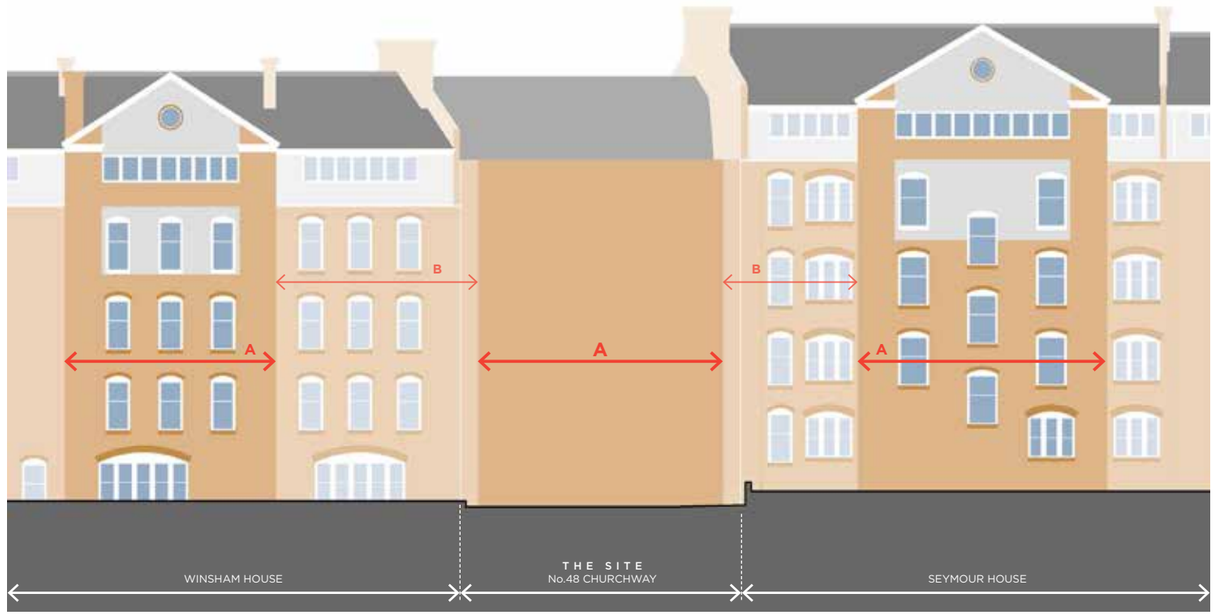
Elevational diagrams explain the setting out principles of the proposed Churchway facade.



01 The existing site.



02 An aligned shoulder height to the neighboring mansion blocks.



03 A taller projecting central 'bay' completing the rhythm of projecting bays along Churchway.

04 Three vertically aligned openings, informed by the vertical organization of neighboring apertures, are proposed in the projecting bay.

6.0 CHURCHWAY ELEVATION
6.03 PROPOSED CHURCHWAY SETTING OUT

05 A larger, more generous ground floor opening, further animating the streetscene.

06 Asymmetrical alignment to the upper set back apertures and increased generosity to size of openings.

07 Secondary layer of embellishment provided through detailing to heads/cills and 'hit and miss' brick.

08 Continuation of the prevailing street frontage of low brick walls and metalwork railings.

6.0 CHURCHWAY ELEVATION
6.04 PROPOSED ELEVATIONAL TESTS

With the general setting out principles established for the Churchway elevation, more detailed tests were carried out.

Materiality was explored, with the prevailing red brick that characterises the Churchway mansion blocks applied as the primary facing material. The use of concrete bands, bases, heads and cills were investigated as a secondary material as a means of amplifying the proposed building. This results in a building that perhaps over distinguishes itself from the mansion blocks as a modern infill building.

Various options have also been tested relating to the proportions and position of openings to the ground floor, together with the treatment to the street frontage.

01 Red brick with symmetrical ground floor piers

02 Red brick with asymmetrical ground floor piers

03 Red brick with a single concrete band

6.0 CHURCHWAY ELEVATION
6.04 PROPOSED ELEVATIONAL TESTS

Continued testing of the façades materiality and detailing, together with the organisation of the ground floor condition has led to a more refined and better proportioned elevation.

04 Red brick with thick, secondary concrete bands and head details

05 Red brick with an expressed concrete base and head details

06 Red brick with an enlarged ground floor opening with asymmetrical infills

6.0 CHURCHWAY ELEVATION

6.05 EXISTING AND CONSENTED CHURCHWAY ELEVATION

Existing building
The existing building onto Churchway is a single storey, creating a 'gap' site between the 5 storey mansion blocks either side of the site.

Consented scheme
The four storey scheme fronting Churchway, proposed a wider palette of building materials. The projecting bay drops below the prevailing shoulder height established by the white render, with a set back fourth storey that does not align with the principle volume. Instead, the set back floor is set at a right angle to the boundary walls.

Existing Churchway elevation

Consented Churchway elevation

6.0 CHURCHWAY ELEVATION
6.06 PROPOSED CHURCHWAY ELEVATION

The proposal continues the simple use of materials seen in the mansion blocks on Churchway.

Red brick is proposed as the primary facing material, with embellishment and detailing to the heads and cills, reflecting the treatment to the existing mansion block façades.

Further subtlety to the facade is provided with the use of 'hit-and miss' brickwork on the first and second floor, providing an additional layer of visual depth that offers greater thermal comfort through the provision of natural ventilation to the office spaces within.

Simple, vertically aligned window openings create a symmetrical projecting bay, with a larger single opening at ground level. The more generous ground level opening includes a large portion of 'shop' glazing, enhancing the views of office activity and creating an asymmetrical treatment at ground level that helps animate the streetscene. Further interest is added by articulated entrance doors and a separate, externally accessed, bin store.

The proposed boundary treatment reinstates the black metal railings above low red brick wall which is consistent with the eastside of Churchway. The proposal follows the height of the lower wall and railing height of the northern mansion block.

Proposed Churchway elevation

6.0 CHURCHWAY ELEVATION

6.07 EXISTING AND CONSENTED STREETSCENE

Existing building
The existing building onto Churchway is a single storey, creating a 'gap' site between the 5 storey mansion blocks either side of the site.

Consented scheme
The four storey scheme fronting Churchway, proposed a wider palette of building materials. The projecting bay drops below the prevailing shoulder height established by the white render, with a set back fourth storey that does not align with the principle volume. Instead, the set back floor is set at a right angle to the boundary walls.

Existing building on Churchway looking south

Consented scheme on Churchway looking south

6.0 CHURCHWAY ELEVATION
6.08 PROPOSED STREETSCENE

The proposal continues the simple use of materials seen in the mansion blocks on Churchway.

Red brick is proposed as the primary facing material, with embellishment and detailing to the heads and cills, reflecting the treatment to the existing mansion block façades.

Further subtlety to the facade is provided with the use of 'hit-and miss' brickwork on the first and second floor, providing an additional layer of visual depth that offers greater thermal comfort through the provision of natural ventilation to the office spaces within.

Simple, vertically aligned window openings create a symmetrical projecting bay, with a larger single opening at ground level. The more generous ground level opening includes a large portion of 'shop' glazing, enhancing the views of office activity and creating an asymmetrical treatment at ground level that helps animate the streetscene. Further interest is added by articulated entrance doors and a separate, externally accessed, bin store.

The proposed boundary treatment reinstates the black metal railings above low red brick wall which is consistent with the eastside of Churchway. The proposal follows the height of the lower wall and railing height of the northern mansion block.

Proposed scheme on Churchway looking south

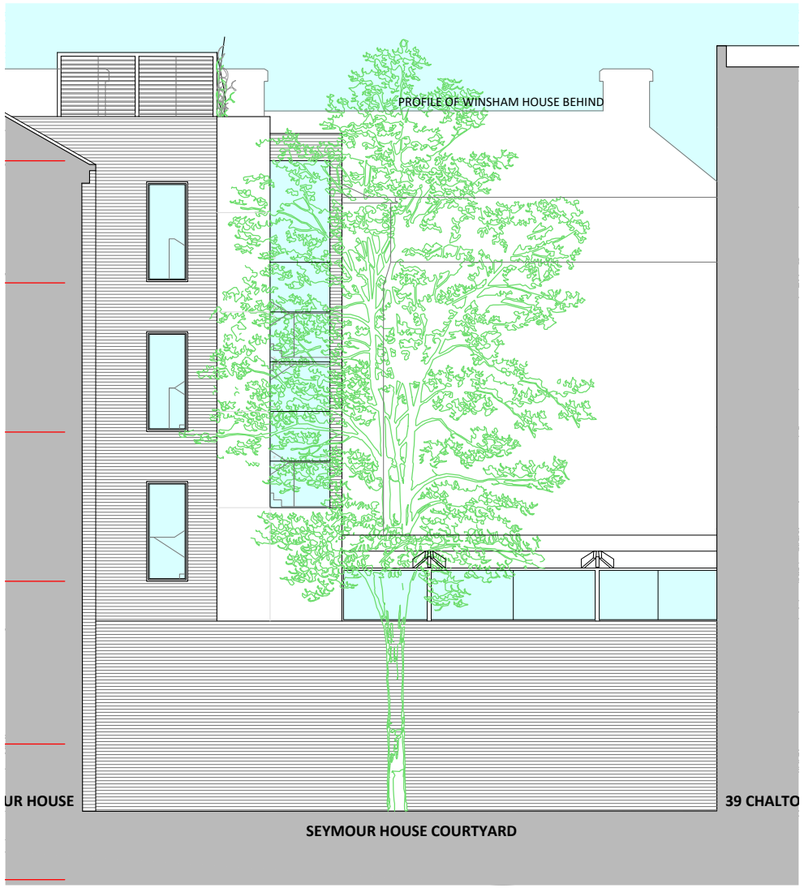
7.0 REAR APPEARANCE
7.01 THE CONSENTED SCHEME

The consented scheme proposed a contemporary rear elevation to the Churchway block, made up of large format glass with a central brick pier with further window openings.

Additional side windows were shown on the south facing elevation, with a plant enclosure included at roof level.

An entirely new 'link' building between the Churchway block and No.41 Chalton Street was proposed.

Consented rear elevation



Consented south elevation

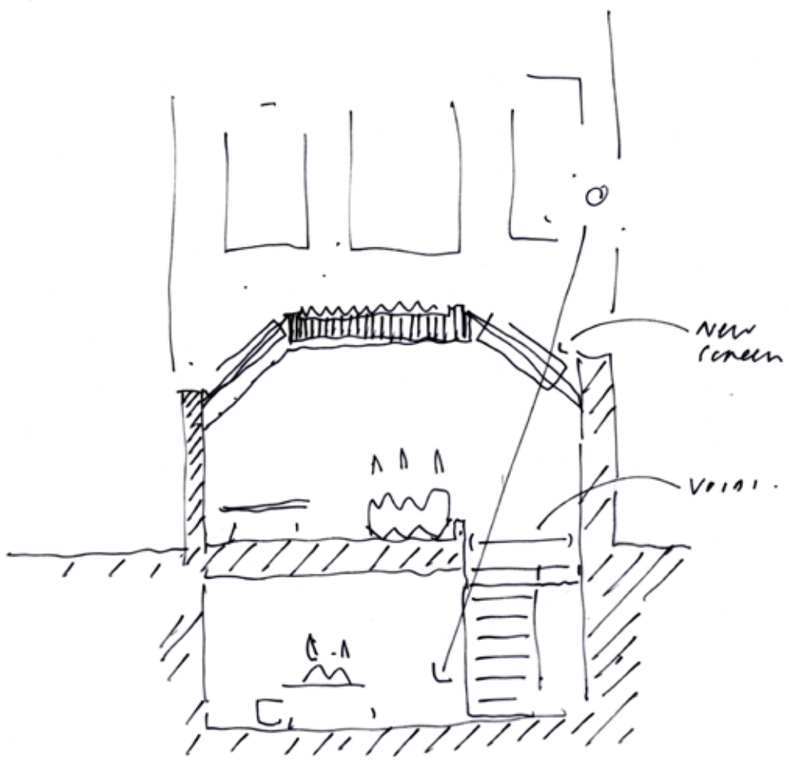
Consented rear view render

7.0 REAR APPEARANCE
7.02 PRE-APPLICATION STRATEGY

Whilst the strategy for the replacement ‘shed’ roof was discussed at pre-application stage, the appearance to the rear of the proposed Churchway block remained largely under-developed.

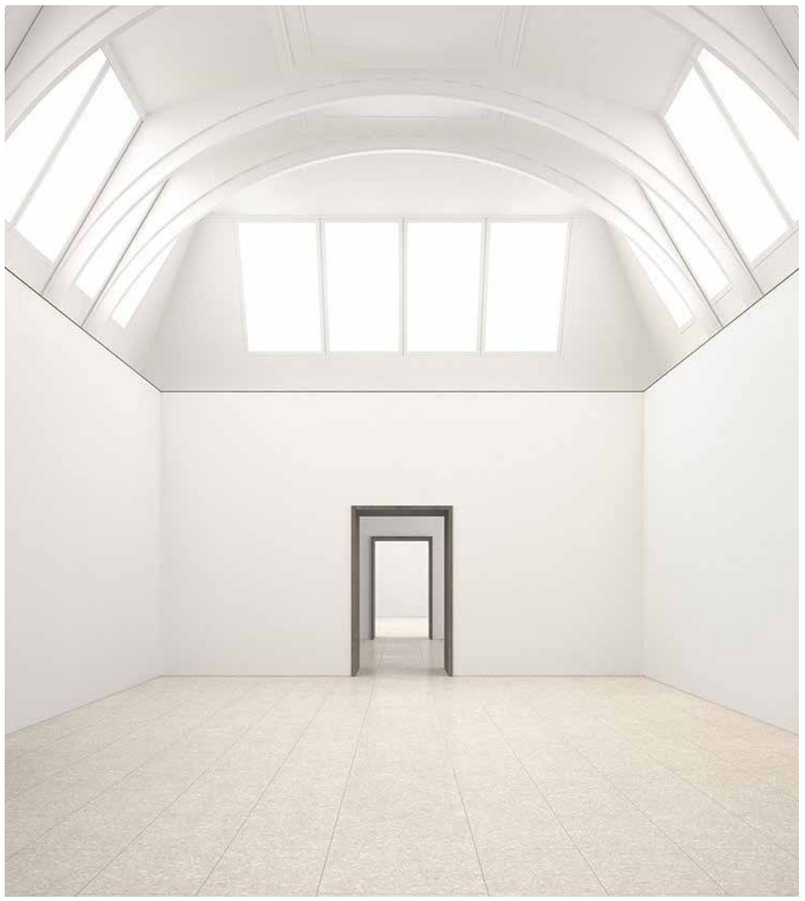
Replacement ‘shed’ roof
The principle of replacing the tired ‘shed’ roof with matching materials, but retaining the existing steel structure was proposed and subsequently supported at pre-app stage.

Rear elevation
An elevation formed of brickwork with simple punched openings was discussed at pre-app, with further testing and detail required at planning application stage.



Concept sketch for ‘shed’ building

Anish Kapoor studio, Caseyfierro Architects



Gabrielle Jungels-Winkler gallery, Royal Acadamy. David Chipperfield

7.0 REAR APPEARANCE
7.03 PROPOSED REAR ELEVATIONAL TESTS

Detailed testing of materiality and composition of the rear elevation was carried out.

The location of the internal stair restricted the more formal elevational treatment established on the Churchway elevation. This has in part led to a less restrained approach to the design of the rear elevation.

01 Blank wall relative to stair core, with vertically aligned window openings to office floors. ‘Hit and miss’ brickwork to first and second floor, and perforated metal cladding to third provide natural venting to the offices.

02 Single stair landing window and aligned upper stair window, with vertically aligned window openings to office floors. ‘Hit and miss’ brickwork to first and second floor, and perforated metal cladding to third provide natural venting to the offices.

03 Single stair landing window, with larger misaligned openings to the office floor.

04 Single stair landing window and aligned upper stair window, with larger misaligned openings to the office floors. ‘Hit and miss’ brickwork to first and second floor, and perforated dark metal cladding to third provide natural venting to the offices.

05 Single stair landing window and aligned upper stair window, with larger, misaligned recessed openings to the office floors. ‘Hit and miss’ brickwork to first and second floor, and perforated metal cladding to third provide natural venting to the offices.

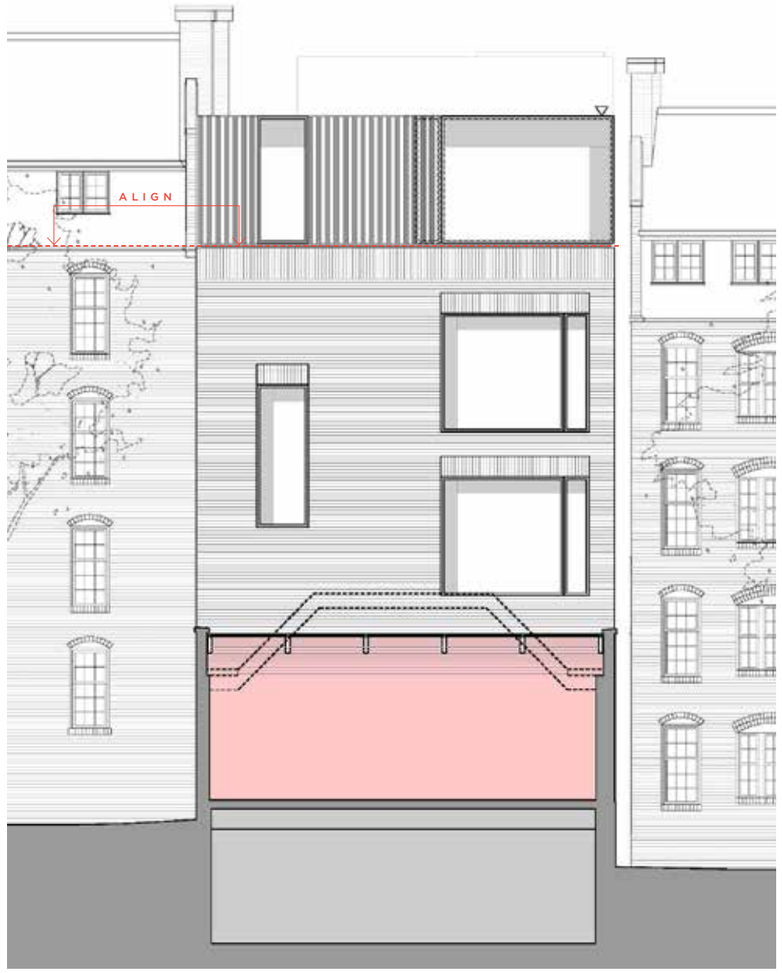
06 Single stair landing window and aligned upper stair window, with larger, misaligned recessed openings to the office floors. Opening casements to first and second floor, and perforated dark metal cladding to third provide natural venting to the offices.

7.0 REAR APPEARANCE
7.04 PROPOSED REAR ELEVATION

The replacement shed roof gives way to a new rooflight that serves to link the existing shed roof structure to the new Churchway block. Simple metal steel work forms the rooflight, which sits below and spans between existing boundary walls.

The strategy for the principle volume to the rear of the new Churchway block looks to share the same language as the proposed brick fronted elevation onto Churchway, albeit with a changing tone in its brickwork to match the rear of the mansion blocks, and more generosity to its punched openings. The top of the new brick work volume alignes with the upper brick line of the mansion block to the south.

The rear of the third floor, unlike the brickwork volume below, physically connects around to the front of the building. As such, and owing to its relationship to the roofs of the neighbouring mansion blocks, the same grey coloured metal cladding is proposed for the upper most floor. As a result, as is the case in front elevation, the third floor is treated as part of the Churchway roofscape.



Proposed rear elevation drawing

Proposed rear elevation

8.0 MATERIALS
8.01 CHURCHWAY TREATMENT

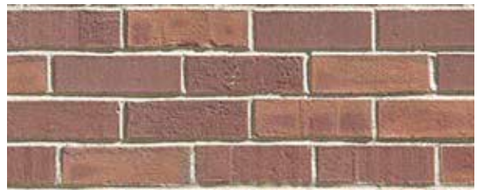
The proposed materials reference the adjoining mansion blocks on the east side of Churchway. The main facing material is red brick, characteristic of the Churchway mansion blocks.

As is the case with the mansion blocks, playful application of the red brick is used to establish key datums on the facade and to express the window openings through embellished head details.

A deep soldier course punctuates the head of the projecting bays at ground level. Soldier coursing is repeated to the top of the second floor as a means of terminating the primary volume of the projecting bay and signalling the buildings principle shoulder height.

The windows and ground floor entrances/openings are set behind brick reveals, with white anodised aluminium frames proposed as a reference to the neighbouring white sash windows.

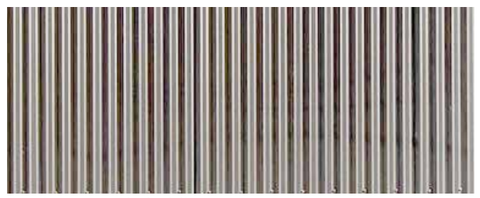
The top, set back third floor is treated as part of the Churchway roofscape, owing to it's alignment with the neighbouring roofs. Grey coloured metal cladding distinguishes this set back floor from the primary brick volume, with its tone and colour relating visually to the mansion blocks' slate roofs.



01 Brick to approximate the red brick used to face the front elevations of Churchway mansion blocks.

02 White anodised aluminium frames

03 'Hit and miss' brickwork



04 Grey metal cladding

Proposed Churchway elevation

8.0 MATERIALS
8.02 REAR TREATMENT

The primary facing material to the rear is proposed to be a lighter yellow 'london stock' brick, to approximate the tone of brick used to the rears of the neighbouring mansion blocks.

The same language of brick detailing established on the Churchway elevation is proposed to the rear with embellished brick heads to openings, and a top band of soldier coursing to define the proposed break in materials, thereby mimicking and tying into the neighbouring condition of brick giving way to stucco. In addition, slim profiled concrete cills are proposed to the punched openings within the primary volume.

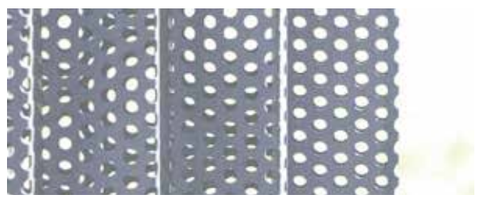
White anodised metalwork is proposed for the window and rooflight frames.

As with the Churchway elevation, the third floor is treated as part of the Churchway roofscape. Grey coloured metal cladding distinguishes this floor from the primary brick volume below, with its tone and colour relating visually to the mansion blocks' slate roofs.

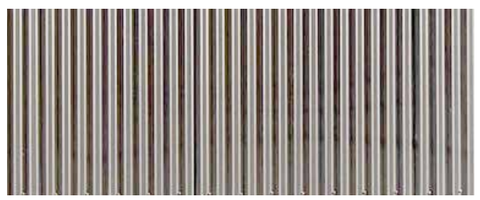
The metal cladding is perforated strategically, with casement windows located behind in order to allow for natural ventilation to the third floor.

01 Brick to approximate the London stock brick used to rear of neighbouring mansion blocks

02 White anodised aluminium frames



03 Perforated grey metal cladding



04 Grey metal cladding

Proposed rear elevation

9.0 ACCESS
9.01 INCLUSIVE DESIGN & DESIGNING OUT CRIME

The proposed development has been designed with the consideration of the principals of inclusive design including visitors, staff and the wider community.

The site is accessed off eastern public highway to Churchway.

The proposed scheme promotes step-free access. Level access is maintained externally and internally, with a single core containing an 8-person lift serving every floor of the building.

Level thresholds are proposed across the scheme, with unobstructed access into the building off the street at Churchway and level access proposed to all parts of the building, including the terrace at level 03.

A disabled WC is proposed at basement level, in close proximity to the lift.

Designing out Crime
The pre-application scheme was reviewed by the Metropolitan Police's Design Out Crime Officer in May 2018.

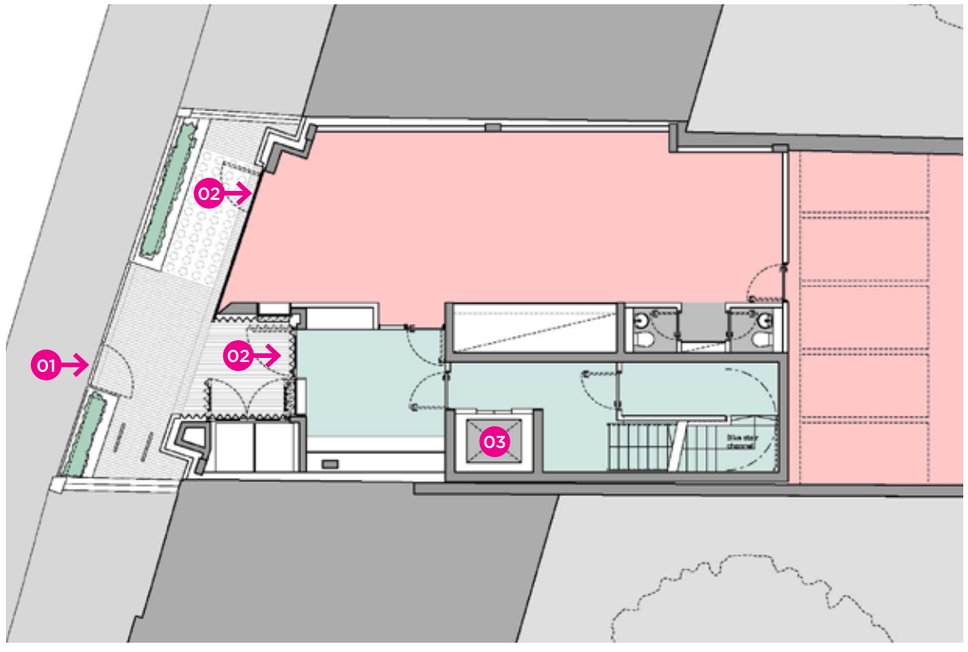
The Officer supports the proposed development, and confirmed that the scheme would not generate or create fear of crime in the area owing to the following points:

- Open frontage on Churchway allows for natural surveillance onto the public realm.

- The low wall and railing create a defensive barrier to the front window without obstructing aspect out.

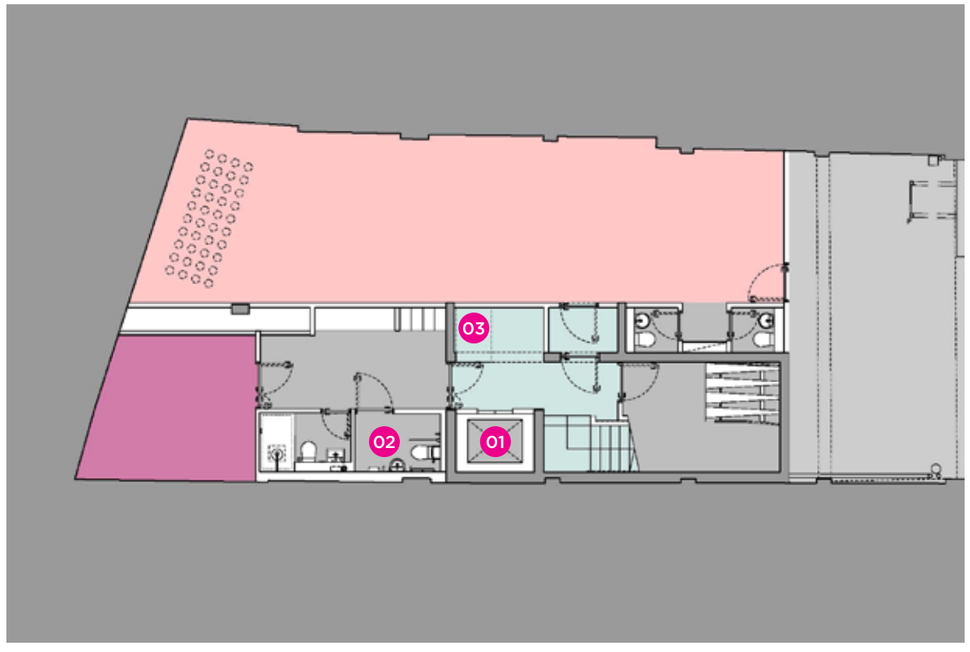
- Planting to the Churchway frontage creates a greater visual deterrent, causing potential intruders to 'stand-out'.

Key
01 Level access off public highway
02 Level access into recessed entrance doors
03 Lift



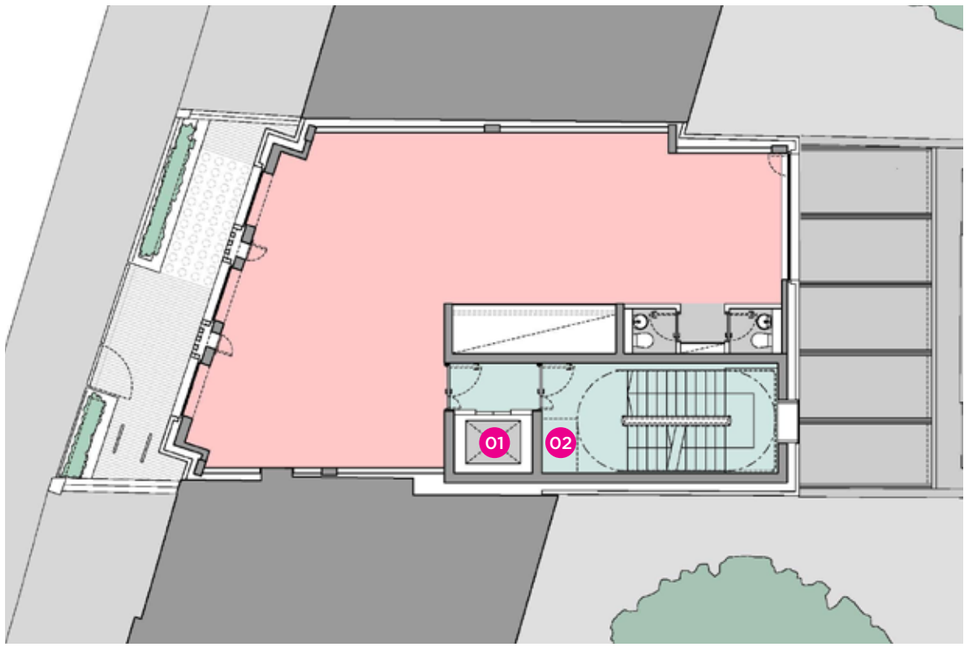
Proposed ground floor plan

Key
01 Lift
02 Accessible WC
03 Disabled refuge



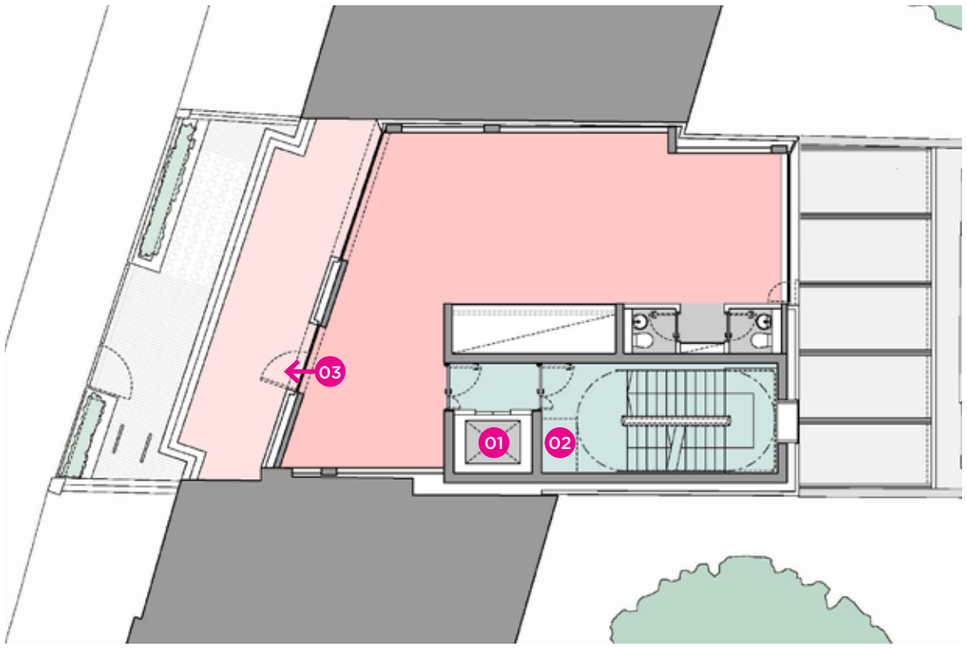
Proposed basement level plan

Key
01 Lift
02 Disabled refuge



Proposed first and second floor plan

Key
01 Lift
02 Disabled refuge
03 Level access to terrace



Proposed third floor plan

9.0 ACCESS
9.02 TRANSPORT

Caneparo Associates have been appointed to provide transport planning advice in relation to the proposed scheme at 48 Churchway.

Pedestrians
The site is accessible on foot, with the surrounding pedestrian network providing connections to the local public transport facilities.

The central location of the site affords excellent accessibility opportunities on foot; the site is a 2 minute walk from Euston Station, where overground, underground rail and a number of bus routes can be readily accessed. The site also sits within close proximity to Camden and St Pancreas.

A new primary pedestrian entrance is proposed fronting Churchway, at the front of the site.

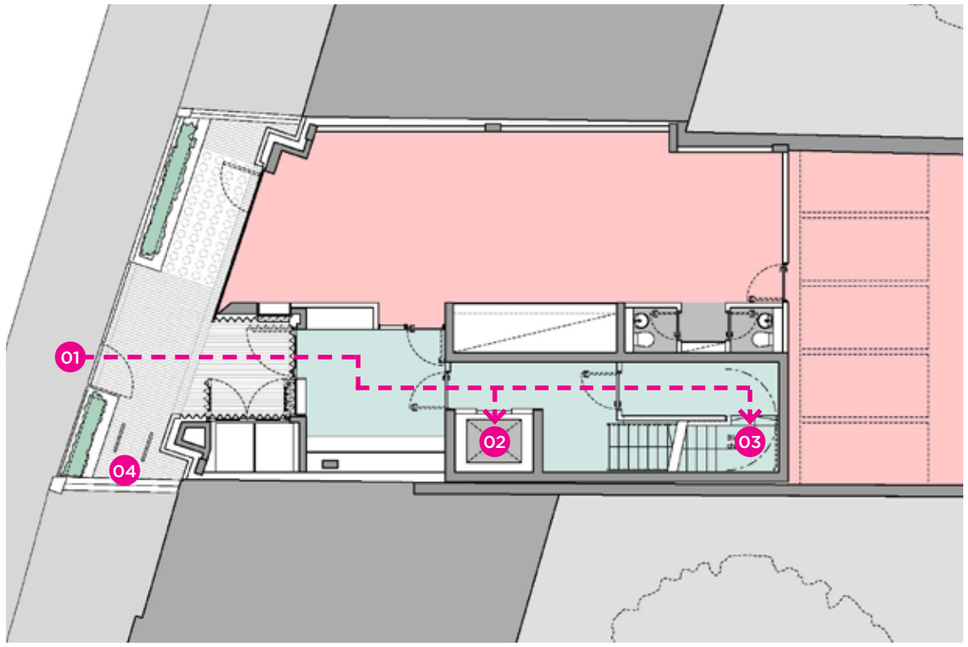
Cyclists
Cycle parking will be provided in accordance with the Draft London Plan (2017). A dedicated cycle store will be provided at basement floor level offering secure, sheltered cycle parking for employees and visitors to the site.

The cycle store will have a total of 8 long-stay cycle parking spaces using a two-tier stacking system. The store will be accessible via lift or the bike stair channel provided between ground and basement level.

In addition, a shower room is provided at basement level, with changing facilities/lockers equalling the number of cycle parking spaces also provided.

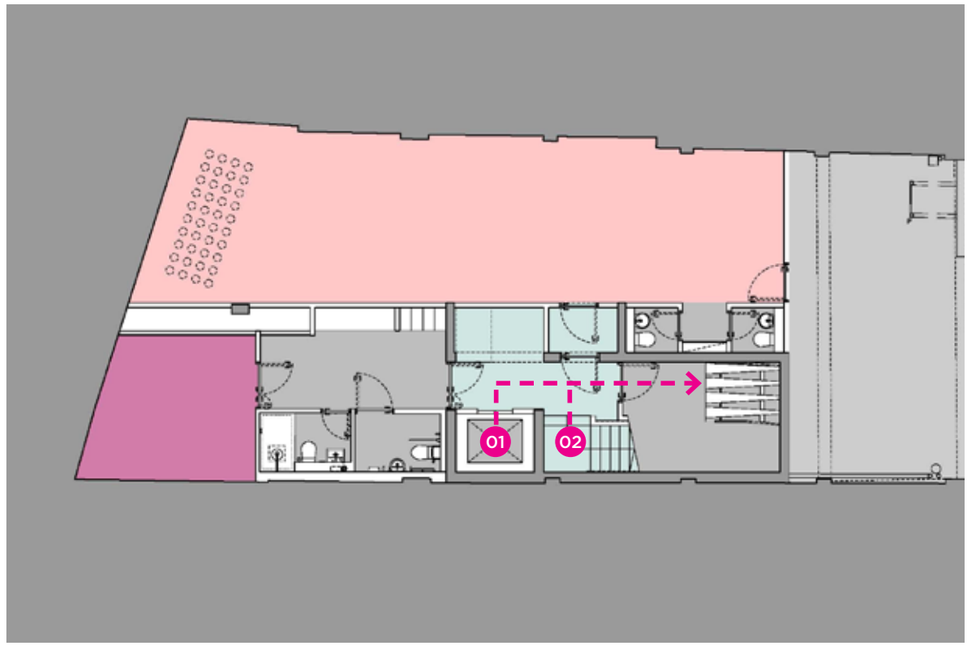
Two “Sheffield” style cycle stands are located externally, within the secured frontage facing onto Churchway, providing short-stay cycle parking.

Key
01 Route to secure basement cycle store
02 Lift access to basement cycle store
03 Stair bike channel to basement cycle store
04 Short-stay cycle parking



Proposed ground floor plan

Key
01 Lift access to basement cycle store
02 Stair bike channel to basement cycle store



Proposed basement level plan

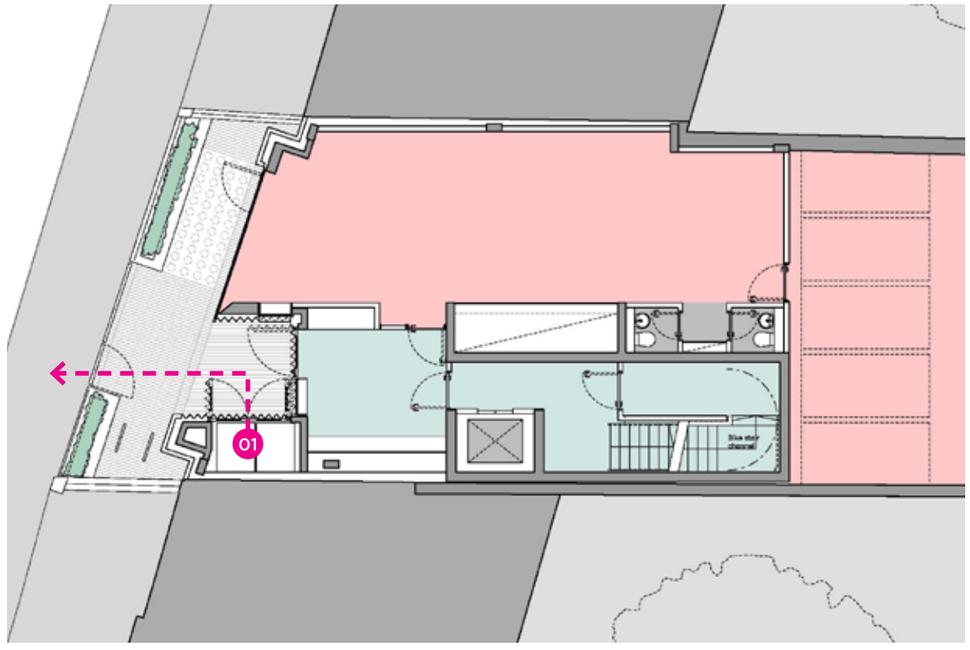
9.0 ACCESS
9.03 REFUSE & RECYCLING

Caneparo Associates have been appointed to provide refuse and recycling advice in relation to the proposed scheme at 48 Churchway.

It is proposed that all servicing associated with the proposed use, including refuse and recycling collection, will be undertaken on-street from Churchway, in line with the existing servicing arrangements for the existing use and adjacent properties.

A designated refuse and recycling store is conveniently located within the recessed entrance to the proposed building, externally accessed, directly off Churchway.

Key
01 Refuse & Recycling Store



Proposed ground floor plan

10.0 SUMMARY

This report follows on from the supportive pre-application advice received in March 2018 (ref:2018/0815/PRE). It documents and illustrates the design of the proposals for the application site at 48 Churchway.

The site's historic, current and emerging context has been analysed in order to enable an appropriate response to be proposed. In addition, the previously 'consented scheme' has been carefully considered as part of this application. Indeed, the formal pre-application feedback found this proposal to be "an improvement on the previous scheme that better responds to its site".

This report describes the design development and testing stages. The organisation of the final proposals are explained, and are shown in relation to the existing street scape scene. The materiality of the design and the building's access strategy have also been documented.

11.0 APPENDICES

11.01 APPENDIX A: AREA SCHEDULE

The following area schedule was prepared by Rider Levett Bucknall in September 2018.

AREA	NEW BUILD				REFURBISHMENT		
	NIA (m2)	GIA (m2)	GEA (m2)	NET:GROSS	NIA (m2)	GIA (m2)	NET:GROSS
BASEMENT					223	308	72%
GROUND FLOOR	59	114	131	52%	168	168	100%
FIRST FLOOR	84	122	137	69%			
SECOND FLOOR	84	122	137	69%			
THIRD FLOOR	61	99	115	62%			
TOTAL	**288**	**457**	**520**	**63%**	**391**	**476**	**82%**

AREA	NEW BUILD				REFURBISHMENT		
	NIA (ft2)	GIA (ft2)	GEA (ft2)	NET:GROSS	NIA (ft2)	GIA (ft2)	NET:GROSS
BASEMENT					2,400	3,315	72%
GROUND FLOOR	635	1,227	1,410	52%	1,808	1,808	100%
FIRST FLOOR	904	1,313	1,475	69%			
SECOND FLOOR	904	1,313	1,475	69%			
THIRD FLOOR	657	1,066	1,238	62%			
TOTAL	**3,100**	**4,919**	**5,597**	**63%**	**4,209**	**5,124**	**82%**

TOTAL WORKS AREAS:	NIA (m2)	NIA (ft2)	GIA (m2)	GIA (ft2)	NET:GROSS
	679	7,309	933	10,043	73%

11.0 APPENDICES

11.02 APPENDIX B: PLANNING APPLICATION DRAWINGS

17009_AL_[00]_001	Site Location Plan
17009_AL_[00]_002	Existing and Proposed Site Plan
17009_AL_[00]_100	Existing Basement Floor Plan
17009_AL_[00]_101	Existing Ground Floor Plan
17009_AL_[00]_102	Existing Roof Plan
17009_AL_[00]_110	Proposed Basement Floor Plan
17009_AL_[00]_111	Proposed Ground Floor Plan
17009_AL_[00]_112	Proposed First Floor Plan
17009_AL_[00]_113	Proposed Second Floor Plan
17009_AL_[00]_114	Proposed Third Floor Plan
17009_AL_[00]_115	Proposed Roof Plan
17009_AL_[00]_200	Existing West Elevation
17009_AL_[00]_201	Existing South Elevation
17009_AL_[00]_202	Existing North Elevation
17009_AL_[00]_210	Proposed West Elevation
17009_AL_[00]_211	Proposed South Elevation
17009_AL_[00]_212	Proposed North Elevation
17009_AL_[00]_300	Existing Longitudinal Section
17009_AL_[00]_301	Existing Cross Section
17009_AL_[00]_310	Proposed Longitudinal Section
17009_AL_[00]_311	Proposed Cross Section