

24 - 32 STEPHENSON WAY, LONDON NW1 2HD

Design and Access Statement

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SITE

Description: 24 - 32 Stephenson Way is a five-storey commercial building with basement and pitched roof over front section of 4th floor. Lift over-run and additional masonry and other structures above roof level.

Date: Mid-20th century.

Authorised use: B1 office.

Listing: Not statutorily listed and not identified as making a positive contribution to the character and appearance of the conservation area.

Location: The site is located within the Central London Area and within the Euston Area Plan and is within the designated Euston Local Plan Growth Area. The site is also within the background consultation area from Blackheath Point. The area is mixed in terms of uses with residential and commercial uses throughout the locality.

Access: The site has excellent public transport accessibility, achieving a PTAL rating of 6b. The site lies in close proximity to numerous Underground stations and bus routes.

Urban Context: Stephenson Way runs parallel to Euston Road connecting North Gower Street round to Euston Street and sits within the Drummond Street and Hampstead Road character area as defined in the Euston Area Plan. The Drummond Street area has a well preserved grid of containing historic regency terraces, with a mix of residential and commercial uses within a tight-knit historic urban grain.

The urban block of which nos. 24-32 forms a part consists of a variety of building ages and architectural styles. The side of the block fronting North Gower Street contains a row of four-storey plus mansard early 19th century townhouses. Nos. 18-22 adjoining the subject site are five-storey 19th century brick fronted warehouses. Wolfson House is a seven-storey building from the late-20th century period. The site of Wolfson House is due to be developed as a replacement London Underground substation and vent shaft with demolition due to commence in 2019. The new structure will be 4 storeys above ground and of contemporary design with a perforated glazed brick facade. This development will introduce further variety to the already heterogenous block scale and character.

LONDON VIEW MANAGEMENT FRAMEWORK

Policies 7.11 and 7.12 of the London Plan establish the London View management Framework, which seeks to designate, protect and manage twenty-seven views of London and some of its major landmarks.

The views designated by the London Plan are classified in four ways. They are panoramas across substantial parts of London ('London Panoramas'); views of landmarks framed by objects in the landscape ('Linear Views'); broad prospects along the river Thames ('river Prospects'); or views of the urban townscape ('Townscape Views'). Each view has specific characteristics that contribute to an appreciation of London at the strategic level.

New development is required to make a positive contribution to the characteristics and composition of the Designated Views. The SPG seeks to provide a method to understand and protect these characteristics in the foreground, middle ground and background of the views, and the landmark buildings within them. It also seeks to protect and enhance the place from which the view is seen.

The SPG makes reference to geometrically defined corridors between the Viewing Place and Strategically Important Landmarks in Designated Views. These corridors are comprised of a Landmark Viewing corridor and a Wider Setting consultation area.

The application site lies within a Strategic Background View, designated as London Panorama 6 Blackheath Point to Central London within the London View Management Framework. Relevant extracts from the Management Plans: London Panoramas are attached on the following pages.



Annotated map of Protected Vista from Assessment Point 6A.1 to St Paul's Cathedral

Visual Management Guidance

Foreground and Middle Ground

- 154 The panorama is sensitive to large-scale development in the foreground and middle ground. There is considerable opportunity, however, to introduce new development if it is sympathetic to the composition and character of the view.
- 155 The western towers of St Paul's Cathedral are integral to the viewer's ability to recognise and appreciate the landmark. Therefore, the Landmark Viewing Corridor of the Protected Vista from Assessment Point 6A.1 incorporates these features.



View from Assessment Point 6A.1 Blackheath Point - near the orientation board (West of the orientation board, close to the railway). 538238.26 176823.1 N. Camera height 47.61m AOD. Aiming at St Paul's Cathedral (Central axis of the dome, at the base of the drum). Bearing 304.9°, distance 7.5km.

Background

- 156 Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers. It should generally not be taller than the base of the peristyle of the Cathedral although the effect of colour, scale, reflectivity and distance from the landmark of new development should be understood and tested.

The London View Management Framework sets out guidelines for the management of views, as illustrated.

The application site sits within the Background - within the Wider Setting Consultation Area.

EUSTON AREA PLAN

The Euston Area Plan is published jointly by Greater London Authority, Transport for London and London Borough of Camden.

The Euston Area Plan discusses building heights, massing and scale in relation to the London View Management Framework, as follows:

General heights that may be appropriate for new development are illustrated in figure 3.4, and are based on an analysis of the surrounding built context and modelling of potential impacts on strategic views.

The general heights shown would allow development that does not encroach into Protected Vistas (Landmark Viewing Corridor and Wider Setting Consultation Areas) identified in the London View Management Framework SPG (LVMF), however, there may be impacts on local heritage assets which would need to be addressed.

The Wider Setting Consultation Areas (background) of View 5A.2 and 6A.1 identified in the March 2012 LVMF indicate a height threshold of up to 30 metres high from approximate ground level. This equates to between 53 metres and 54.2 metres AOD, depending on the ground level which varies across the plan area. Within the Wider Setting Consultation Areas (background) there are potential locations for tall buildings in the shadow of St Paul's Cathedral. In these locations buildings could be up to 60 metres high from approximate ground level which equates to between 82 metres AOD and 84 metres AOD. However, a full justification and demonstration of impacts in terms of the requirements of the LVMF and local views would need to accompany proposals for tall buildings in these locations.

Within the Wider Setting Consultation Areas (background) building proposals taller than 30 metres above ground level (up to between 53 metres AOD and 54.2 metres AOD) should be thoroughly tested against the LVMF. A detailed view assessment should be conducted through the use of Accurate Visual Representation (AVR) that shows location of the proposed development and also illustrates the degree to which the development will be visible, its detailed

form and the proposed use of materials.

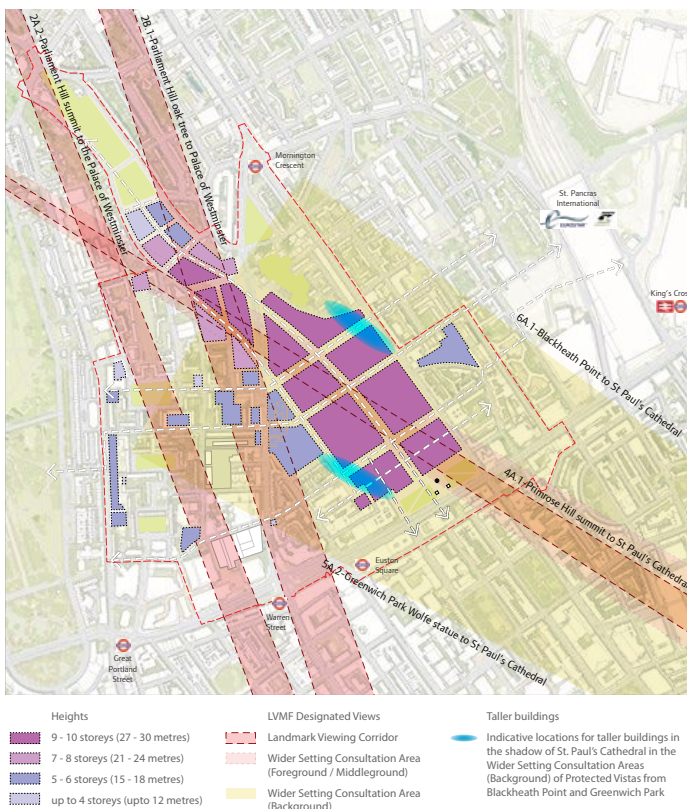


Figure 3.4 : Illustrative masterplan to show potential general building heights and Protected Vistas – these are indicative only, and are assuming storey heights from an average ground level

ASSESSMENT POINT PANORAMA

With reference to the Euston Area Plan and noting that the building proposals outlined in this application are not greater than 30m a detailed view assessment has not been carried out as part of this application.

It is further noted that within the Wider Setting Consultation Area (Background) as illustrated in Figure 3.4 the application site on Stephenson Way sits to the north west of Euston Road with Assessment Point 6A.1 Blackheath Point being located to the south east of the application site.



Panorama from Assessment Point 6A.1 Blackheath Point – near the orientation board

The view from the south east of the application site (see below) highlights buildings of significant height fronting onto Euston Road such that the proposed development would not be visible in the panorama from the Blackheath Assessment Point.



CONTEXT

On the following pages we include context photographs to illustrate the place of 24 - 32 Stephenson Way within the urban block within which it sits and also the scale of the wider context adjacent to and surrounding the block.

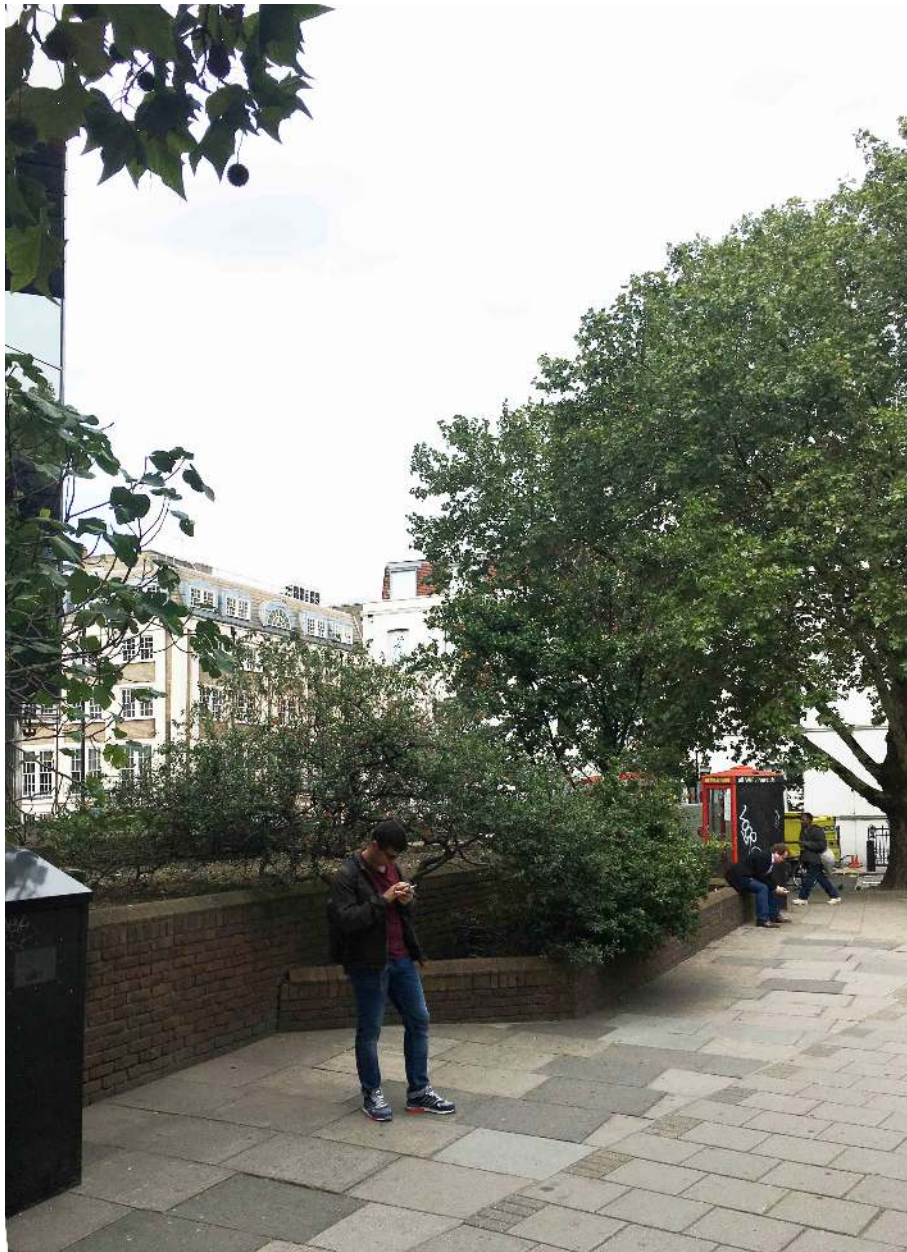


Image 01

24 - 32 Stephenson Way is largely not visible from Euston Road.

A small gap between buildings and landscaping on Euston Road allows a glimpse of the top corner of the existing building.



Image 02

Stephenson Way runs parallel to Euston Road and perpendicular to North Gower Street. From the junction with North Gower Street 24 - 32 Stephenson Way can be seen obliquely on the left hand side.

The proposal is to retain the strong parapet line at the head of the existing fourth floor (above ground) and to form a set back extension at fifth floor. Already at this level is the high double pitched roof over the existing fourth floor which by virtue of being set back is not visible from any of the street level viewpoints. Above the proposed fifth floor extension a sixth floor extension is also proposed however this will be further stepped back, minimising any visual impact from street level, indeed this level will also be set back from North Gower Street.

The roof extension proposed is a glazed structure therefore clearly delineated from the host building and lighter in weight and less solid in expression.



Image 03

Looking west along Stephenson Way numbers 23 - 32 can be seen in the foreground in relation to the tall collection of buildings to the west. The narrow width of Stephenson Way limits the opportunity for views upwards to roof level. As a consequence the set back extension would have minimal if any visual presence from this viewpoint.



Image 04

Moving further east along Stephenson Way and looking west along the street the range of building scales can be seen. At the western end 24 - 32 Stephenson Way can be seen on the right hand side with taller buildings forming a backdrop to the west.



Image 05

A further view from the eastern end on Stephenson Way shows the range of building scales within the streetscape. 24 -32 Stephenson Way is just visible on the right hand side although foreground buildings would obscure any roof extension that might be permitted.



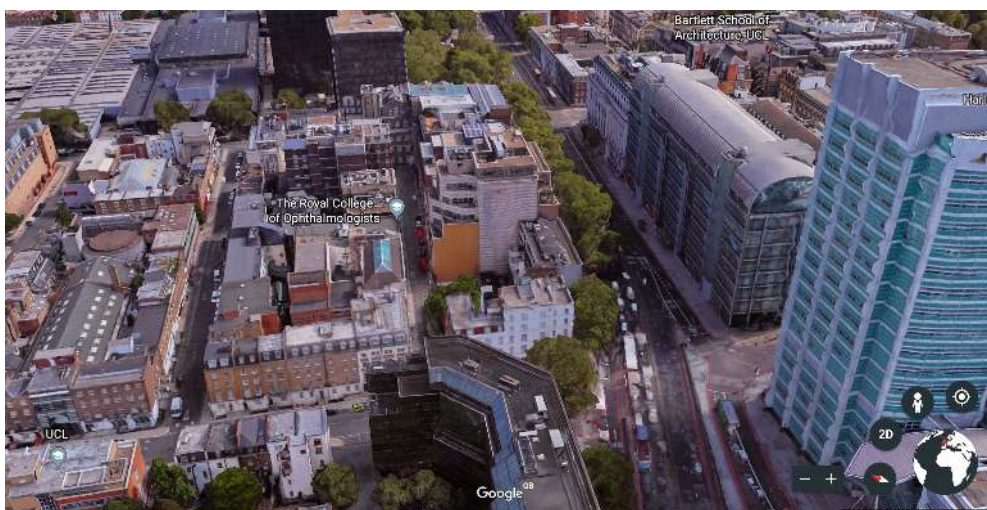
Image 06

To provide further clarification of the building scales along Stephenson Way, this image shows a view looking east from halfway along Stephenson Way.

AERIAL VIEWS

A study of the Aerial views of the urban block and its surroundings illustrates the variety of scale and character within the urban setting

The scale of buildings is not homogenous and a range of heights give the surroundings an uneven yet not unappealing character which connects it the fabric of the wider context, as illustrated in the views below.



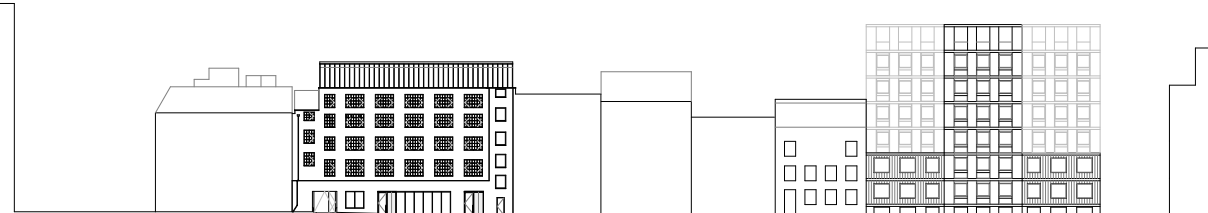
RENDERED VIEWS

On the following pages we provide visualisation views* showing the revised proposed extension.

* All visualisations are prepared through accurate modelling of the existing building, the proposed extension and the eye-level viewpoints from which the photographs were taken.



24 - 32 Stephenson Way _ Render Elevation Proposed



24 - 32 Stephenson Way _ Street Elevation Proposed

NORTH GOWER STREET VIEW

Stephenson Way runs parallel to Euston Road and perpendicular to North Gower Street. From the junction with North Gower Street the proposed single storey set back extension to 24 - 32 Stephenson Way only the west facing flank side of the extension is visible. To minimise the visual impact and bulk at this junction the extension has been set back from the western boundary and the glazed treatment is applied with deep aluminium mullions giving a strong sculptural form and character.

This image can be read with Image 2 of the existing condition, on the preceding pages.



STEPHENSON WAY VIEW _ CLOSE

When viewed from street level in front of the application site (or in front of the adjacent buildings to the east and west of the application site) the proposed single storey set back extension to 24 - 32 Stephenson Way is not visible.



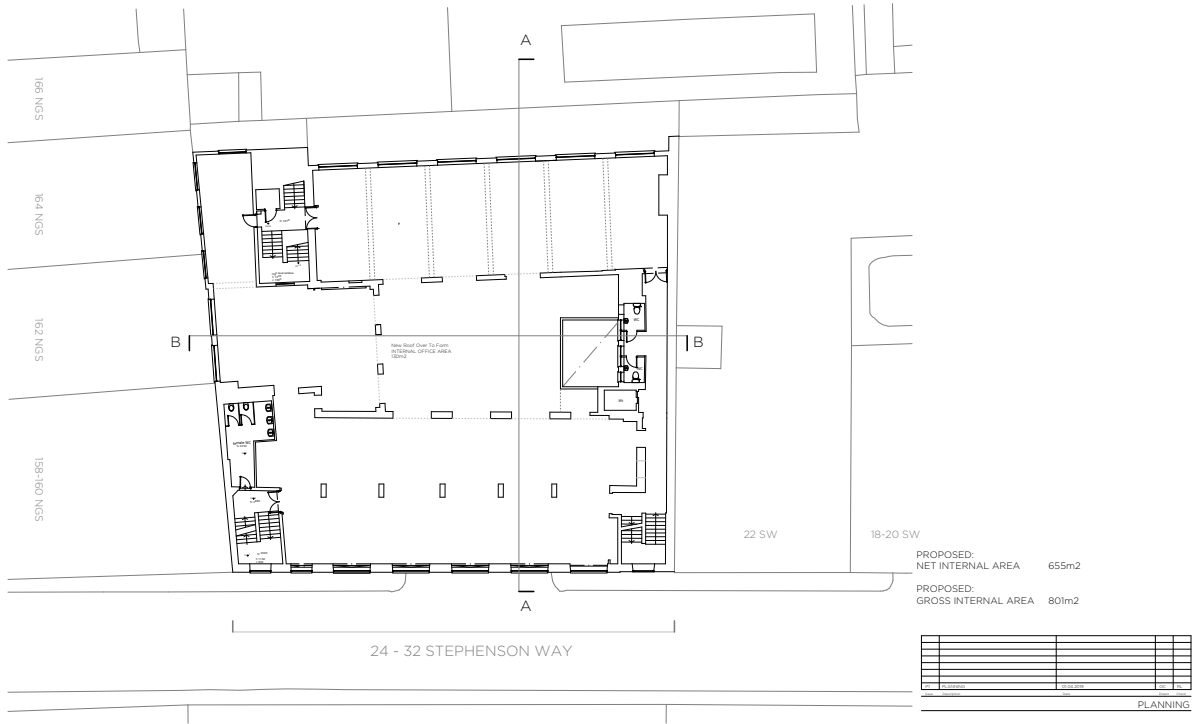
STEPHENSON WAY VIEW _ DISTANT

When viewed from the eastern end of Stephenson Way the proposed single storey set back extension to 24 - 32 Stephenson Way can be partially seen. This view is set against the tall buildings located to the west side of North Gower Street and the taller buildings further towards the west. This view illustrates the heterogenous character of Stephenson Way and its environs with rich variety in the height, character and period of the various buildings. The utility structure due to replace Wolfson House in the foreground of this view will add further character variation.



DRAWINGS

THIRD FLOOR _ PROPOSED



THIRD FLOOR PLAN _ PROPOSED

