

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT.

FOR THE:

Proposed Offices Over Three
Additional New Floors.

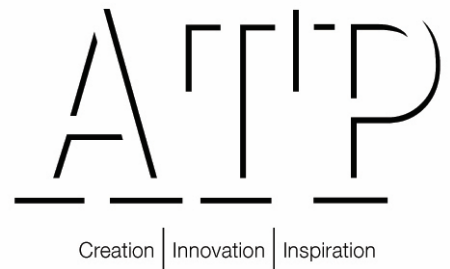
AT;

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PREPARED FOR:

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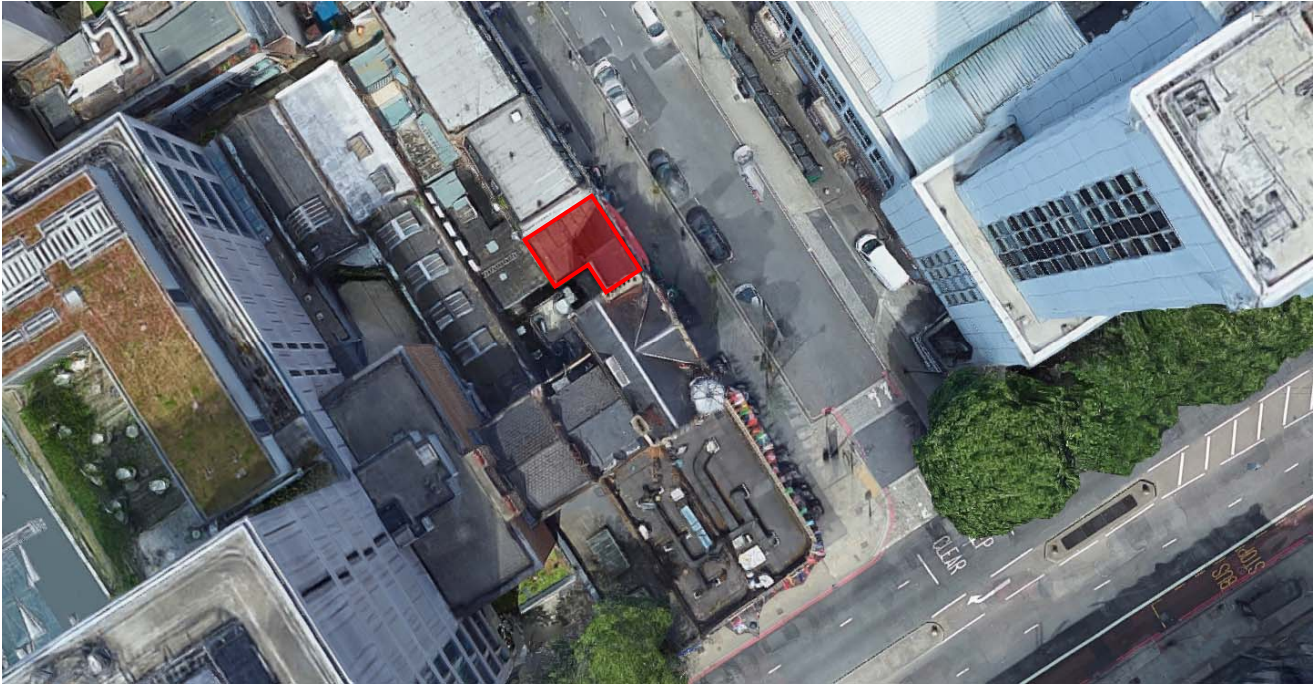
ATP Ref 19162

December 2019

Introduction

This document has been prepared on behalf of Mr J Shah who owns the property at 1 Chalton Street and in support of a Planning Application submission to the London Borough of Camden for the proposed works which includes an upward extension of an existing single story building to provide an additional three floors above. Existing basement and ground floor will require redesigning. First floor and above will be accessed via a new separate front entrance.

The Site



Aerial photo



Elevation showing height in comparison to adjacent building



Elevation showing height in comparison to adjacent Public House 'The Rocket'

Site Description

The site is an end of terrace single story (plus basement) commercial building located towards the western side of Chalton Street. The property currently hosts a retail unit (A1) at ground floor, with ancillary storage in the basement below.

This property is not located within a conservation area, however immediately to the South of the building sits a grade II listed public house named 'The Rocket'. This building is directly adjacent and forms the corner with Chalton Street and Euston Road. 'The Rocket' public house is a heritage asset of national significance.

The building is situated within the designated Chalton Street Neighbourhood Centre, whereby special policies apply to manage the retail and commercial offer of the centre.

The Councils register indicates that this site is subject to a number of underground development constraints, including issues relating to ground stability and subterranean ground water, however the proposal does not include any additional foundations or basement excavations.

The Proposal

Our client has seen an opportunity to up-date the existing facilities to the ground floor/basement unit, along with providing new office development in this highly sustainable location.

The intention is to develop a scheme which is sympathetic and in character with the context of the site and neighbouring properties.

The proposal is to erect an additional three storey upwards to an existing single story (plus basement) building. The proposed building would host a retail unit (Use Class A1) at ground floor/basement level and office accommodation (Use Class B1a) to all floors above. Amendments to basement will only include a minor internal fit out works and replacement for access stairs.

The proposed will reflect that of the existing in both design and materials as far as is practicable but will endeavour to unify the site's overall appearance. Aluminium shopfront to match the design of the existing. Smooth finished horizontal banding over shopfront and rendered panel are to be painted to match public house. White painted double timber glazed sash windows to match the design of the adjoining shops. Facing brickwork and brickwork features are to match those of the adjoining building. Double glazed rooflights to match those of the adjoining building. Slates and mansard roof to match those of adjoining building. The proposal will look to match adjacent building in terms of height, materials used and finishes as close as possible.

The building will be designed to meet or exceed the high energy standards set by the current regulations/policies.

The various other recommendations + comments including access, privacy / security elements at vulnerable windows have been incorporated (as far as is practicable) in both this document and the accompanying plans. Any necessary ongoing improvements and upgrades to the building envelope, structure and services will also be incorporated.

All works will be executed to levels and standards required by the Planning Authority & Building Control departments at the London Borough of Camden including that of essential maintenance, upgrade and safety type items such as the levels of soundproofing and fire resistance.

The proposal has been restricted to the existing building's footprint.

Refuse

Refuse area for the retail unit is currently is kept in the basement storage area. The proposal will look to maintain this. Refuse to be brought outside on collection days.

Refuse areas for the office areas will have to be managed under stairs. On collections days the separated recycling and general refuse can be brought out to be collected.

Collection by both the Local Authority's contractor and private contractors, will not change and will remain as existing.

Parking and Accessibility

The proposal does not include the addition of any car park spaces. This helps to comply with the Local Plan Policy T2 which seeks to limit the availability of parking in the borough and requires all new development in the borough to be car free.

To make provisions for cycle storage, this would require the removal of a larger area of the ground floor commercial unit which in turn would result in the unit being retained as a kiosk only. Although the proposal does not include the provision of cycle storage, cycle racks are provided on the street in close proximity to the property. Opposite the building to the south, 2 cycle racks are located outside Abertini Restaurant. A further 10 cycle racks are located on either side of Euston Road. Further north on Euston Road, there is another 7 cycle racks. I believe this is more than enough cycle space for any uplift in potential cyclists which may occur due to the proposal.

The existing immediate surrounding area is mainly residential with retail / commercial premises along Chalton Street. The area is well served by local roads and frequent bus services to and from Euston Station and beyond. The site has excellent access to public transport and the facilities of the local area.

You can get to the property by bus, train or tube. The site is on bus routes Nos. 168, 205, 30, 390, 73, 91 and W15. The site is only a 6 minute walk from Euston station.

There is restricted parking to the surrounding roads and around the application site.

Access to the retail unit will be maintained. Access to the proposed office areas will be by new staircase, separate from the retail unit, both will be located at the front of the property leading out to Chalton Road.

Waste Minimalisation:

- The type of works proposed will generate a moderate amount of general building waste from the removals of the existing structure, fixtures and fittings, etc.
- It is unlikely that any significant degrees of any waste generated will be re-usable – any that cannot as part of the proposal due to suitability, timing, etc or is found hazardous or uneconomical to re-use elsewhere, will be taken to an appropriate approved centre for re-cycling or disposal. Records of the same will be kept.
- New timbers, joinery, etc that may be used will be from a sustainable source and will be used in preference to others – proof of sourcing will be mandatory.
- As an active water conservation measure, twin flush cisterns are proposed, together with basin & sink taps with spray head nozzles and thermostatic blending valves.
- Careful material estimating will be employed to minimise both waste and cost.

PLEASE NOTE:

NO BURNING OF WASTE WILL TAKE PLACE ON THE SITE

Summary:

By its nature, design and location, the proposal is considered appropriate for the building.

This proposal is well designed and sympathetic to the location and the surrounding properties, in terms of form, detail and materials.

The character of the existing buildings surrounding the site will not be harmed as a result of this development and the amenity they enjoy will not be affected

It is recommended that the Planning Application approval is granted.

Jag Bilkhu

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