

PLANNING & HERITAGE STATEMENT.

For The

Proposed Offices Over Three
Additional New Floors.

AT

**1 Chalton Street,
London,
NW1 1JD.**

Prepared by:



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Introduction.

This Planning and Heritage Statement has been prepared in support of the Planning Application for the following development at 1 Charlton Street, London, NW11 1JD.

The works proposed are as follows:

Redesigning of the existing basement/single story ground floor unit with new offices over, incorporating staff areas, extended up three additional floors with mansard roof. Offices will be accessed via a separate front entrance.

This document seeks to describe the impact of the proposals and to justify the appropriateness of the construction works required within the context of the building.

The Site and Surroundings.

1 Chalton Street is located at the south end of Chalton Street which is located in the Somers Town area between Euston and Kings Cross stations. Chalton Street runs approximately North West from Euston Road and intersects with a number of other roads.

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.

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.

Chalton Streets design character is extremely varied, from attractive Georgian buildings, 1960's and 1970's apartment buildings and a number of examples of contemporary architecture. Buildings range from 3 to 6 storeys. The pavement on either side vary in width. Adjacent 1 Chalton Street is 'The Rocket' public house which is a grade II listed building and forms the corner of Euston Road and Chalton Street.

Reason for the Proposals.

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.

Although housing is the priority land use of the Local Plan, policy G1 states that to meet Camden's objectively assessed needs up until 2031 an additional c.695,000sqm of new office floor space is required. Accordingly, Policy E1 states that the council will direct new office development to the growth areas, Central London or town centres in order to meet this forecast demand. Policy E2 (Employment premises and sites) states that the council will encourage the provision of employment premises and sites in the borough. This property is located in Central London and in a highly sustainable location.

The Proposals:

The proposal is to erect an additional three storeys upwards over 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 public house. 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 and comments received at the pre application advice meeting 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.

The intention is to develop a scheme which is sympathetic and in character with the context of the site and neighbouring properties. The proposals have been carefully designed and will be in character with the remainder of Chalton Street.

Pre Application Advice:

A pre-app meeting was held at the Council's offices on the 03/09/2019. The main issues which were raised included:

- Land Use,
- Design and Heritage,
- Managing impacts of the development,
- Transport,
- Sustainable design and construction,

Land Use

Based on plans produced prior to the meeting, the uplift in office (B1a) space was 134 sqm. Following the reduced storey level as advised in the meeting, the office uplift is now 100sqm. Plus the proposed retail (A1) space of 62sqm, the total sqm of proposed floor area is 134sqm.

(all GIA* sqm)	Retail (A1)	Office (B1a)	Total
Existing	71.5	0	71.5
Proposed	62	100	162
		Total uplift:	+90.5sqm

*Gross Internal Area

It was noted that policy G1 states that to meet Camden's objectively assessed needs up until 2031 an additional c.695,000sqm of new office floor space is required. Accordingly, Policy E1 states that the council will direct new office development growth areas, Central London or town centres in order to meet this forecast demand. Our proposal is located within Central London in a highly sustainable location and very highly accessible by public transport. Therefore, this site is a suitable location for new employment floor space and the principle of this uplift is supported in policy terms.

The ground floor and basement level will be retained as a retail unit. New access stairs for the first floor and above results in a reduction in the size of the retail unit by 9.5sqm. As the unit is located within a designated Neighbourhood Centre, the re-provision of retail unit will be necessary for the scheme to be supported. The inclusion of a retail unit is therefore welcomed.

Design and Heritage

It was advised that the development responds and respects the local character and to preserve Camden's heritage assets and their setting to comply with Policy D1 & D2. I believe our design achieves this, aluminium shop front will match existing design, horizontal banding and rendered panel will match the adjoining shops, double glazed timber sash windows will match the design of adjoining shops, facing brickwork and brickwork features will match adjoining buildings. The proposal will match the adjacent building in terms of height, materials used and finishes as close as possible.

Along Chalton Street, heights and styles of properties vary however; there is a general consistency in the parapet/shoulder height at three stories. Our proposal will look to match this height with a mansard roof finish. Original proposal height was higher however this has been reduced following pre-application advice.

Transport

Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough; Policy T2 seeks to limit the availability of parking in the borough and requires all new developments in the borough to be car-free; Policy T3 seeks improvements to transport infrastructure in the borough; and Policy T4 promotes the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road. The Councils/ Mayors policies therefore seek to promote sustainable modes of transport and dis-incentivise the use of private vehicle travel.

Currently no cycle parking is included within the proposal, to make such provision it would require a removal of a larger area of the ground floor commercial unit to the extent that this unit would be reduced to a use as a kiosk only. Given the policy preference for the promotion of the neighbourhood centre, the lack of provision is therefore not objectionable in this instance given the high PTAL score for the site. If necessary following inspection from transport officers, a financial contribution could be arranged to fund the installation of short stay spaces (Sheffield stands) on the adjacent footway.

In support of policy T2, an obligation will be secured via a s106 legal agreement to remove the rights to apply for on street parking permits from the property.

A draft Construction Management plan will be submitted to note what measures will be taken to avoid potential damage to adjacent foot/highway and avoid impacts to local amenities and traffic conditions.

Sustainable design and construction

Policy CC1 requires all developments to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation, Policy CC2 requires development to be resilient to climate change by adopting climate change adaptation measures.

It was noted that the proposal would not be of a sufficient scale to warrant the need for a full energy / sustainability statement however below in this document, it states how the development minimises the effects of climate change and meets the highest feasible environmental standards that are financially viable during construction and occupation.

Our proposal does not include additional excavations to the existing basement floor and therefore a Basement Impact Assessment (BIA) will not be necessary.

During the pre-application advice meeting, the potential for the commercial unit to be secured as a flexible A1/A2 permission was discussed. This could permit the use of the unit for purposes described as 'Financial and Professional Services'. A travel agents would fall within class A1. Should this permission be sought, we will look to following guidance document 'CPG Town Centres (March 2018)' and this statement will be updated to discuss this element of land use assessment if required.

It was stated that this application will likely require both Camden and Mayoral CIL payments. The CIL will be charged at a rate per square metre based on proposed floor space of development (Gross Internal Area). Chalton Street is located in Zone A of the Borough and therefore the tariff for office development is £45 per sqm.

Relevant planning History:

The following planning history is relevant to this site:

No.1 (Application Site)

TP103351/16579: Planning permission was granted on the 06/12/1963 for the 'installation of new shop front and use of ground floor as a retail shop'

Rocket Public House, 120/122 Euston Road (adjacent)

TP8707/6451: Planning permission was refused on the 18/09/1961 for 'The redevelopment of the site of 120/122 Euston Road, by the erection of an office block'

8570022: Listed build consent granted on the 17/04/1985 for the 'Internal and External works of refurbishment including renewal of the parapet wall around the front extension and the reinstatement of the columns and cornice to the ground floor in fibre glass'

9170116: Listed build consent refused on the 23/07/1992 for the 'Internal and External alterations including (i) Replacement of entrance lobby and doorway on Euston Road frontage with new window bay (ii) Erection of single storey toilet extension to rear on Chalton Street side (iii) Internal alterations to alter entrance lobbies remove timber bar counter and glazed screen and create new raised floor area'

9200523: Planning permission was granted on the 20/08/1992 for the 'Erection of rear extension at ground floor for use as ladies WC and minor external alterations to the entrance doors on the corner'

9400757 & 9470156: Planning permission and listed building consent was granted on the 21/07/1994 for the 'Change of use of the ground floor from retail to an extension to the public house next door and associated works of alteration to the external frontage'

2019/2124/P & 2019/2737/L: Application registered (pending decision) for the 'External alterations comprising of new tiled floor, works to glazing panels, tiled fascia and associated works' & 'Full internal refurbishment of public house, including alterations to internal lobby, bar servery, walls and floor finishes'

Nos. 122 Euston Road (adjacent – prior to amalgamation with pub)

TP19729/15929: Planning permission was granted on the 01/02/1940 for ‘The erection of a single storey extension to the existing factory to form a store and cold store on land at the rear of No.1 122 Euston Road, St Pancras.’

20553: Planning permission was granted on the 11/06/1975 for ‘The retention of a single storey extension for storage purposes at the rear of 122 Euston, N.W.1’

10082: Planning permission was granted on the 29/01/1971 for the ‘Retention of a single storey extension at the rear of 122 Euston Road, Camden, for a further limited period’

Nos. 124 Euston Road (adjacent)

TP19729/14376: Planning permission was refused on the 14/05/1963 for ‘The redevelopment of the site of No. 124 Euston Road, St. Pancras, by the erection of a building comprising part-basement and ground floors and part-basement, ground and seven floors over, for use as showroom, stores and offices’

L13/11/G/37038: Planning permission was granted on the 08/03/1984 for ‘The change of use from retail to restaurant with takeaway facilities’

8500294: Planning permission was granted on the 22/05/1985 for the ‘Erection of a new shopfront and the insertion of a new window in flank wall’

9300467: Planning permission was granted on the 06/01/1994 for the ‘Change of use of part ground floor and basement from Retail use within Class A1 of the Town and Country Planning (Use Classes) Order 1987 to use as a Drop-In Centre within Class D1 of the same Order and the installation of two shopfronts to front and side elevations’

Listing Details:

This property is not located within a conservation area or is a listed building however adjacent and in close proximity to the property sits listed buildings

The Rocket

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 Rocket’ public house was listed under the Planning (Listed buildings) Act on 14th May 1974. The grade II Listed building has a listing entry number of 1342072.

“This list entry was subject to a Minor Amendment on 02/08/2017

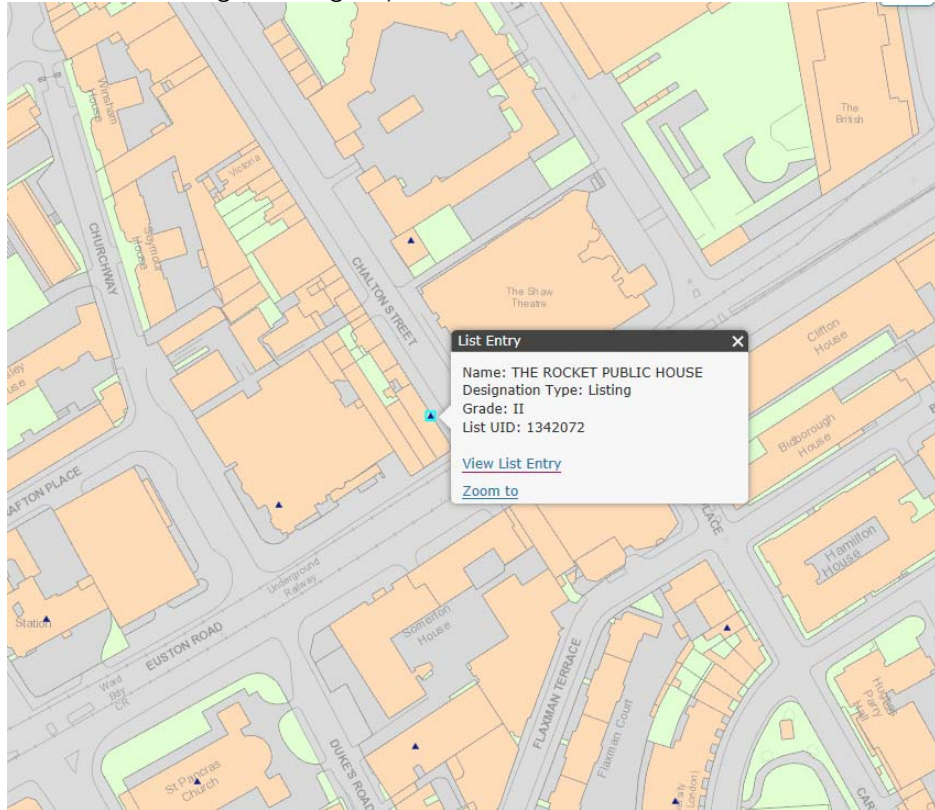
CAMDEN EUSTON ROAD (North side) No.120, The Rocket Public House

II Public house. 1899. By Shoebridge & Rising. For Cannon Brewery. Red brick with stone bands and dressings and steeply pitched slate roofs. Main building, three storeys and attic, one window, corner turret and two window return to Charlton Road; set back from Euston Road with single storey extension of one bay, splayed corner and four bay return filling forecourt. Granite public house frontage with pilasters with enriched capitals and banded shafts supporting fascia with projecting cornice and blocking course. Three round arched entrances (one on corner and two on return); windows with large round-arched light and small panes in spandrels. Main building with square-headed two-light sashes flanked by pilasters and with enriched aprons. Egg and dart main cornice at third floor level. Attic storey in large Flemish gables; west

gable with windows in round-arched recesses and segmental topped enrichment; south gable with carved plaque of the sun rising over the sea and inscribed "Rebuilt 1899". Corner turret with enriched panels and ornamented lead dome with finial.

INTERIOR: retains original office and bar screen."

(Sourced from www.historicengland.org.uk)



Levita house

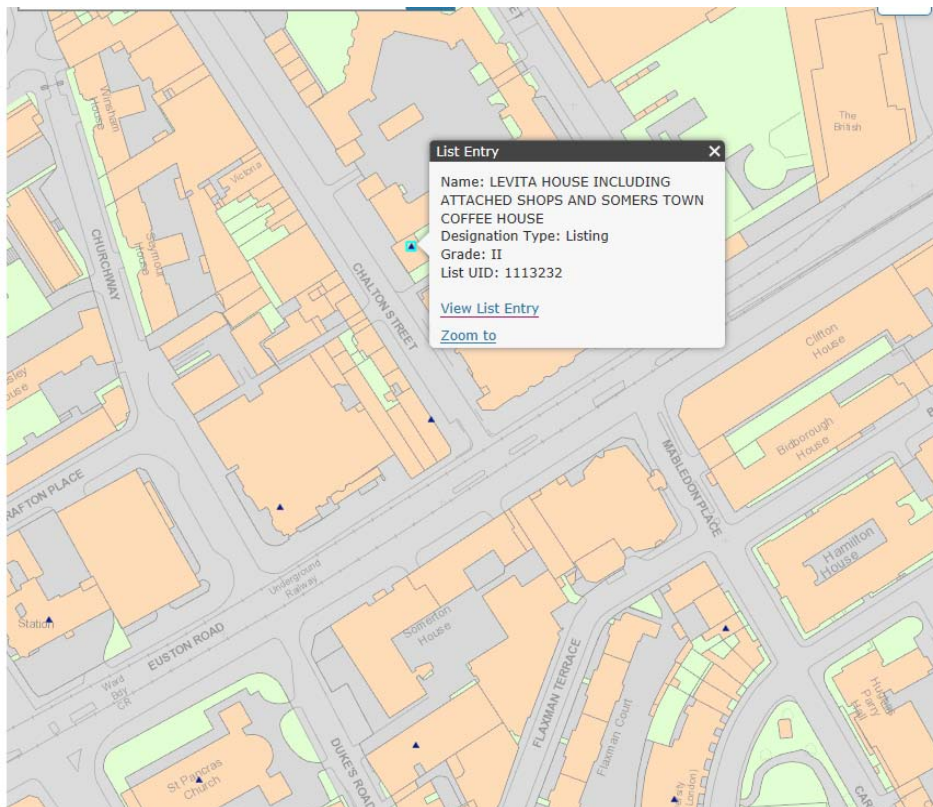
Opposite further north of Chalton Street is Levita House including attached shops and Somers Town Coffee House. This a grade II listed building, first listed on 13th December 1996.

"13/12/96 GV II Includes: Nos. 16A-76A Levita House, attached shops, screen and Somers Town Coffee House CHALTON STREET. Blocks of council flats and attached shops and coffee house/tavern forming part of the Ossulston Estate; frontages to Ossulston Street, Chalton Street and Weir's Passage. 1930-31. To the designs of the LCC Architect's Department under G Topham Forrest. Flats and shops: load-bearing brickwork rendered with coloured roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. Hipped pantiled roofs with dormers and tall chimney-stacks. PLAN: central spine on north-south axis with four diagonal spines from angles joined to north and south blocks to form enclosed courtyards; enclosed courtyard to west, open to east. EXTERIOR: five and four storeys plus attics. Windows mostly flush framed sashes with exposed boxing. Balconies designed to make the voids above them read as holes punched in the building. Eastern range has central courtyard block of ground floor portico with outer bays of projecting balconies and inner bays of flush rectangular balconies grouped 2:3:2 to three upper floors; top floor has round-arched voids. Diagonal flanking wings have alternating canted bays.

North and south-eastern facing blocks with central round-arched vehicle entrances above which long rectangular voids with bowed fronts; top floor of three round-arched voids and central projecting semicircular balcony, all with cast-iron balustrade. Flanking bays of long rectangular voids with three vertical slits beneath each. Outer bays of paired sashes in shallow full height recesses. Other facades are variations to this style using voids, axes and massing to effect; southern facade has Lombardic frieze to parapet.

Western courtyard is enclosed by a range of single storey shops with central fluted Doric screen flanked by pillars having fielded finials to angles. Coffee house/tavern: the Somers Town Coffee House on Chalton Street forms the southern part of the entrance to the northern courtyard. 1927-8, believed to be by Halsey Ricardo. Rendered and painted brickwork. Pantiled hipped roof with tall chimney-stacks, dormers and coved cornice to projecting eaves. Two storeys, attic and cellars. Five windows and four window left hand return. Public house frontage of central transom and mullion window with small panes flanked by similar windows with central part-glazed doors. First floor slightly recessed sashes with exposed boxing. INTERIOR: not inspected. HISTORICAL NOTE: despite policy to house as many Londoners as possible on outlying cottage estates, pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation. This complex forms a group with Chamberlain House, Phoenix Road (qv) and the southern block of Walker House, Phoenix Road including The Cock Tavern (qv). Listing NGR: TQ2988482762"

(Sourced from www.historicengland.org.uk)



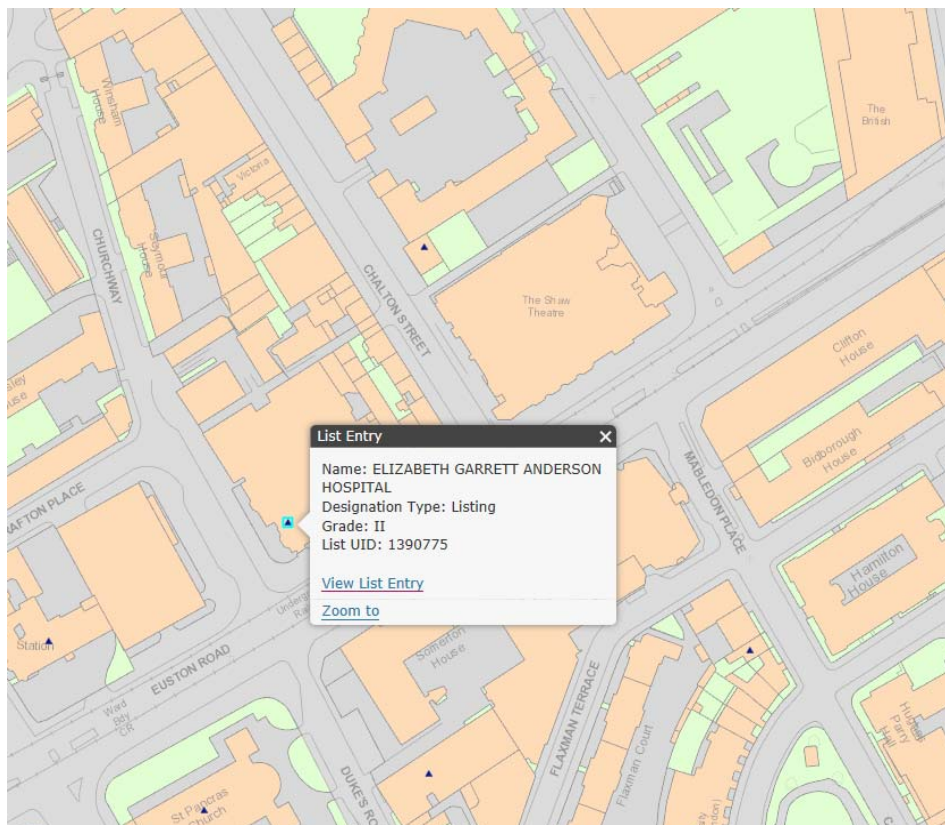
Elizabeth Garret Anderson Hospital

To the rear of 1 chalton street is the grad II listed Elizabeth Garrett Anderson Hospital.

"Hospital for Women. 1889-90 by J.M. Brydon. Stock brick with red brick dressings in the Queen Anne style, timber cupola, tiled roof. PLAN: rectangular front block parallel with the Euston Road, linked to administrative block along Churchway. Later additions to north and east of lesser interest. EXTERIOR: Frontage block on Euston Road: three storeys and attic. Four-bay front with entrance to left, with projecting porch of red brick, with a moulded arched opening flanked by blocked pilasters. Central chimney stack (truncated), with a cut brick cartouche within a pedimented aedicular surround, reading FOUNDED 1866, at 2nd floor level, alongside a long framed inscription panel. Rusticated quoins of red brick. Segmental-arched windows, originally 6/6-pane sashes (now replaced with UPVC copies), with keystones over centre. Modillion cornice in brick. Mansard roof with a pair of windows within a brick surround abutting the chimney

stack; lesser dormers to either side. To right, beyond a recessed link, is a single bay tower of three storeys, the former topped with a weatherboarded superstructure supporting an ogee roof: the ground floor is open, with an altered (formerly arched) opening; the first floor has a segmental-arched window, the second a 6/6-pane sash window within a rusticated, pediment-topped surround, and the third has a round window within a rusticated surround, flanked by pilasters. The west-facing return elevation of the frontage block has a two-storey canted bay to ground and first floors, with a segmental pediment enriched with cut brick decoration at the top. At second floor level is a Venetian window, set within a depressed relieving arch. Three small windows within the gable end. EXTERIOR: former administrative block on Churchway: linked to frontage block with arched, infilled, balconies. Three-bay front with central canted bay to centre. Paired windows to ground floor, tall, 9/9-pane sashes to first floor, 6/6-pane sashes to second. Modillion cornice. Attic storey with tall centrepiece, behind which was formerly a tall ornamental spirelet on an octagonal base. South-facing gable end with truncated chimney stacks, formerly linked with an arch. INTERIOR: much altered. Some memorial plaques over former bed positions remain in situ. HISTORY: this hospital was opened in 1890 as the New Hospital for Women, and was the first purpose-built hospital devoted to women doctors, treating female patients. The foundation stone had been laid by the Princess of Wales in 1889; Brydon exhibited drawings of the building at the 1890 RA. Elizabeth Garrett Anderson (1836-1917), had led the movement for women doctors, and had founded a hospital ward at her dispensary in Marylebone in 1874. The Euston Road hospital combined teaching hospital provision (it initially had 42 beds) with premises for the Women's Medical Institute, situated on the ground floor of the frontage block. The lay-out of the hospital was originally distinguished by a circular ward block at the north end, and by open connecting balconies between the blocks (subsequently in-filled), reflecting the direct involvement of Florence Nightingale and her nephew Sir Douglas Galton. The hospital subsequently expanded considerably, to north and east, in the 1920s, which replaced the circular ward block with a large rectangular block. Only the first generation buildings are included within this listing. Although somewhat altered externally and internally, they possess very considerable historic interest as the country's first proper hospital for women. The frontage block on Euston Road is of particular interest as it is architecturally the most impressive surviving part, and because it originally contained the Women's Medical Institute on the ground floor, with wards on the upper floors."

(Sourced from www.historicengalnd.org.uk)



SUMMARY:

The proposal develops a scheme which is sympathetic and in character with the context of the site and neighbouring properties. All original features will either be preserved or sympathetically replaced to match the existing.

The proposal is considered to positively contribute to the character, appearance and setting of the existing and surrounding buildings.

The proposals are considered entirely appropriate with regard to character and setting.

The proposals do not conflict with the London Borough of Camden Local Plan.

The proposals have been discussed with the Local Authority's Planning Officer and Conservation Officer to ensure that their requirements are met and as a result we trust that approval can be granted.