

Construction Skills Centre & Site Accommodation at the Former Maria Fidelis School Site

Design and Access Statement

August 2021



Document no.: 1CP01-MDS_FBM-AR-STA-SS08_SL23-000001

Revision: C 01

Design and Access Statement

Document no: 1CP01-MDS_FBM-AR-STA-SS08_SL23-000001

Revision: C 01

Revision	Author	Checked By	Approved By	Date Approved	Reason for Revision
P 1.1	CA	JSN	APB	02.07.2021	Initial issue
P 1.2	CA	JSN	APB	22.07.2021	Boundary changed
C 01	CA	JSN	APB	03.08.2021	Contract issue

This report has been prepared by:
'This Design and Access Statement has been prepared by the Mace Dragados Joint Venture (MDjv) on behalf of HS2 Ltd and has been submitted in support of a full planning application for a Construction Skills Centre & Site Accommodation at the Former Maria Fidelis School Site.

MDjv takes no responsibility for any dimensions or areas obtained by measurement or scaling from this report and no reliance may be placed on such measurements.

MDjv do not assume any responsibility or liability towards any other person or organisation for the contents of this report. Layouts and dimensions on the drawings included in this report are not to scale. See formal drawings submitted with the application for scale and dimension.

Scope

This Design and Access Statement has been prepared to accompany the planning application for the proposal of a Construction Skills Centre and Site Accommodation development at the former Maria Fidelis School site, Starcross Street, NW1 2LY. Reference should also be made to more detailed supplementary information submitted as part of the application, including the following:

- Planning Statement 1CP01-MDS_ARP-TP-REP-SS08_SL23-990005
- Design and Access Statement 1CP01-MDS_FBM-AR-STA-SS08_SL23-000001
- Flood Risk Assessment 1CP01-MDS_ARP-EV-REP-SS08_SL23-990007
- Acoustic Assessment 1CP01-MDS_ARP-EV-REP-SS08_SL23-990008
- Sustainability Report 1CP01-MDS_ARP-EV-REP-SS08_SL23-990009
- Air Quality Report 1CP01-MDS_ARP-EV-REP-SS08_SL23-990010
- Deliveries / Servicing Strategy 1CP01-MDS_ARP-OM-REP-SS08_SL23-990002
- Transport Assessment 1CP01-MDS_ARP-TM-REP-SS08_SL23-990010
- Travel Plan 1CP01-MDS_ARP-TM-REP-SS08_SL23-990011
- Site Contamination Report 1CP01-MDS_ARP-EV-REP-SS08_SL23-990006
- Public Engagement Report 1CP01-MDS_ARP-SE-REP-SS08_SL23-990002
- Landscape Report 1CP01-MDS_FBM-LS-REP-SS08_SL23-000001
- Construction Management Plan 1CP01-MDS-CL-PLN-SS08_SL20_GF-000003
- Energy Statement 1CP01-MDS_MFL-PL-REP-SS08_SL22-000002
- Lighting Statement 1CP01-MDS_MFL-PL-REP-SS08_SL22-000001

The Team

The Applicant: HS2

Architect: Fraser Brown MacKenna Architects

Landscape Architect: ME Studio

Planning Consultant: Station Design Services Contract (SDSC)

Mechanical & Electrical: Max Fordham LLP

Transport Consultant: Station Design Services Contract (SDSC)

Energy & Services Consultant: Max Fordham LLP

BREEAM Consultant: Station Design Services Contract (SDSC)

Acoustics' Consultant: Station Design Services Contract (SDSC)

Contents

1	Executive Summary	7	5.10	Proposed Sections	44	9	Consultation Process	70
						9.1	Pre-applications Engagement	71
2	Introduction	9	6	Height & Scale	47	9.2	Timeline of Key Events	72
			6.1	Existing Height and Scale of Surrounding Context	48			
3	Context	11	6.2	Scale and Massing of the Design Development	49			
3.1	Site Selection	12	6.3	Sunlight Studies	50	10	Accessibility	74
3.2	Site Location	14				10.1	Wider Context and Public Transport	75
3.3	Site History	15	7	Appearance	51	10.2	Site and Building Access	77
3.4	Site Analysis	16	7.1	Existing Context	52	10.3	User Accessibility	79
3.5	Site Analysis - Surrounding Context	19	7.2	Strategy and Response	53	10.4	Servicing	80
3.6	Site Context: Existing Buildings and Landscape Features	20	7.3	Proposed pattern. Design Approach	54	11.5	Access and Facilities for the Fire Service	81
3.7	Site Photographs	21	7.4	Proposed pattern. Addressing the Human Scale	57	11.6	Cycle Parking	82
3.8	Site Constraints	24	7.5	Elevation Studies	58			
3.9	Site Opportunities	25	7.6	Proposed Elevations	59	11	Other Aspects	83
			7.7	Proposed Context Elevations	62	11.1	Sustainability	84
4	Project background	26	7.8	Proposed Materials	64	11.2	Security	85
			7.9	Vinyl Wrap. Specifications	65			
5	Design Development	28				12	Appendix	86
5.1	Strategy Brief	29	8	Landscape	66			
5.2	Value Tree. Weighted Responses	30	8.1	Introduction. Consented scheme	67			
5.3	Value Tree. Recommendation	31	8.2	Consented Landscape. Open Space Design	67			
5.4	Charrette	32	8.3	Landscape Plan	68			
5.5	Site Strategy Development. The brief	33	8.4	Proposed Building Planting	69			
5.6	Proposed Site Plan	34	8.5	Landscape Management & Maintenance	70			
5.7	Building Operation	35						
5.8	Aerial View of Key Elements	36						
5.9	Final Plan Proposals	37						

Page intentionally left blank

1 Executive Summary

This Design and Access Statement has been prepared by the Mace Dragados Joint Venture (MDjv) on behalf of HS2 Ltd and has been submitted in support of a full planning application for a Construction Skills Centre & Site Accommodation at the Former Maria Fidelis School Site. The Proposed Development is required to facilitate the construction of HS2 Euston Station and to re-provide the Construction Skills Centre which was previously granted consent on the application site.

The addition of the building will provide a high-quality environment for users of both the Site Accommodation and Construction Skills Centre and will provide positive branding for the 'front door' of the HS2 Euston Station construction site. Other benefits of the Proposed Development include:

- Making best use of available land to fulfil the project requirements;
- Supporting the requirements of the local community and stakeholders, by re-providing the Construction Skills Centre;
- Providing sustainable and re-usable solutions to reduce the carbon footprint of the project;
- Providing best lifecycle value for HS2; and
- Delivering construction skills training for the local borough and providing immediate access to construction opportunities on the HS2 Phase One and beyond.
- Pedestrian access to the Site Accommodation would only be from Hampstead Road and through the existing HS2 worksite to the north.

2 Introduction

This report has been produced by the Mace Dragados Joint Venture (MDjv) on behalf of High Speed 2 Ltd (HS2 Ltd), to support a full planning application for a Construction Skills Centre and Site Accommodation at the former Maria Fidelis School site (the 'Proposed Development'). The Proposed Development does not relate to the new Maria Fidelis Catholic School site, located at 1-39 Drummond Crescent.

The Proposed Development would provide:

- Construction Skills Centre ('CSC') on behalf of London Borough of Camden ('LBC'), for which a similar scheme was previously granted planning permission under LBC application reference 2019/3091/P; and
- Site Accommodation facility to accommodate approximately 2,500 site operatives and management staff, including office space, ancillary rooms, WCs, showers and changing rooms, and on-site catering. This is required as part of the High Speed Two ('HS2') railway project and will facilitate the construction of HS2 Euston Station.

The Proposed Development is required for a temporary period of 10 years from occupation and will be removed following the construction of HS2 Euston Station.

A summary of the application and how this report fits into the suite of documents can be found in the Planning Statement.

3.0

Context

Site Analysis

3 Context

3.1 Site Selection

Several options were considered for the location of the Proposed Development and these were assessed against the requirements for the Site Accommodation facility. Requirements for the Site Accommodation include:

- Welfare and canteen for peak labour of 2,500 operatives;
- Site office with 500 desks;
- Availability for the full duration of the project;
- No increase in health and safety risks to operatives and members of the public;
- Mitigation of nuisances (e.g., noise, labour, light, traffic);
- Existing green / open spaces maintained; and
- Within 5 minutes' walk of the main site.

Before selecting the former Maria Fidelis School Site, Starcross Street, MDjv carried out a detailed review of potential alternative locations, including at Euston Square Gardens, to the front of Euston railway station, on the HS2 construction site, and at a number of points along Hampstead Road.

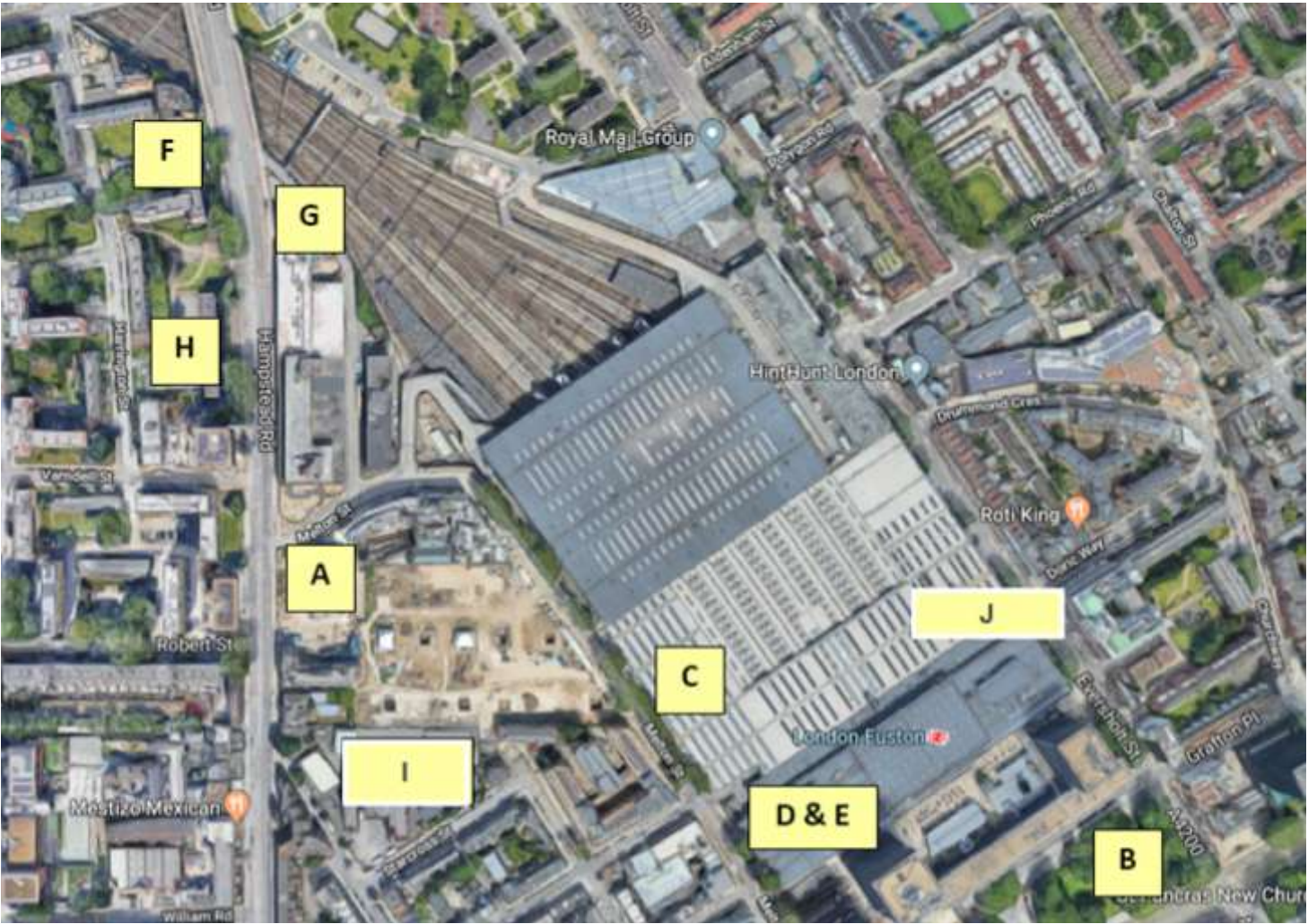
These options did not meet the requirements or had significant constraints (such as extensive basement works on the HS2 site) and so were discounted, with the former Maria Fidelis School site emerging as the most suitable choice. The site met all requirements of the project, whereas no other proposed sites met all the requirements.

It is also considered that the site location makes best use of available land. The site is currently vacant and is directly adjacent to the HS2 construction site. The Proposed Development also maximises the use of land by combining with the Construction Skills Centre which was previously consented by LBC. This supports Policy GG2 of the London Plan and Policy G1 of the Camden Local Plan.

By being located directly adjacent to the HS2 construction site, the site location will also reduce the number of staff walking through the local area from the office to site throughout the working day, thus minimising impacts on the surrounding area.

3.2 Location Options Discounted / Recommended

Key	Locations	Discounts / Recommendations
A	Costain Skanska JV existing location - use the existing CSJV site accommodation location	Would be required to move three times over the life of the programme
B	Euston Square Gardens	Discounted due to clash utilities works and interim taxi rank
C	Existing Parcel Deck-part accommodation with surplus elsewhere	Discounted due to structural integrity issues and not large enough
D	Sainsbury/TOCS - accommodation above Sainsbury store/TOCS	Discounted due to roof loading restrictions and significant issues for removal once other facilities completed in this location
E	Existing TOCS - part accommodation with surplus elsewhere tbc	Discounted as a stand alone option due to size and need to find alternative
F	Hampstead Rd residential site - north of the community garden on the west side of Hampstead Road	Discounted due to construction of rail line and delay of future development till end of build
G	Hampstead Rd Network Rail site - the compound to the east side of Hampstead Road bridge	Discounted due to construction of rail line and would require 2 re-locations
H	Cartmel & Coniston	Discounted as land is not owned by HS2 and implications and timescales of potential acquisition
I	Former Maria Fidelis School Site	One single site for duration of build and within HS2 Act Limits footprint, space for 2,500 (peak)
J	Use a combination of the Podium, existing TOCs, on Eversholt Street and Euston House	Office space restricted, potential to displace existing to new office space, landlords unlikely to agree to welfare requirements/canteen and significantly increased costs



3.3 Site Location

The site is located in the northern part of the former Maria Fidelis Convent School in the London Borough of Camden. The site is currently vacant but had most recently been used as outdoor play space associated with the school and a two-storey ancillary school building, constructed in the 1990s, remains on site.

The land immediately to the south of the site is occupied by the five-storey former school building, which was constructed in the interwar period. Planning consent was granted (subject to completion of s.106 agreement) in October 2020 for the mixed-use redevelopment of the former school building.

The surrounding area is a mix of residential and commercial uses, with Euston Station located to the north east. To the north of the site is the HS2 Euston Station construction site, which was formerly St. James's Gardens.

The site is accessed via North Gower Street to the west and via Cobourg Street to the east. Starcross Street is located to the south of the wider Maria Fidelis site and connects North Gower Street and Cobourg Street. Hampstead Road is located beyond North Gower Street to the west of the site. There are no listed buildings on the site and it is not located within a designated Conservation Area. The buildings on the eastern (no's 190-204) and western (no's 211-229) North Gower Street, located approximately 100 metres to the south of the site, are Grade II Listed. 108 Hampstead Road, located 20 metres to the north east of the application site, is Locally Listed.

The application site covers an area of 2,475 m² (0.24ha).

