

Apt

Euston House
Design and Access Statement

February 2022 - Revision E

ARAX PROPERTIES

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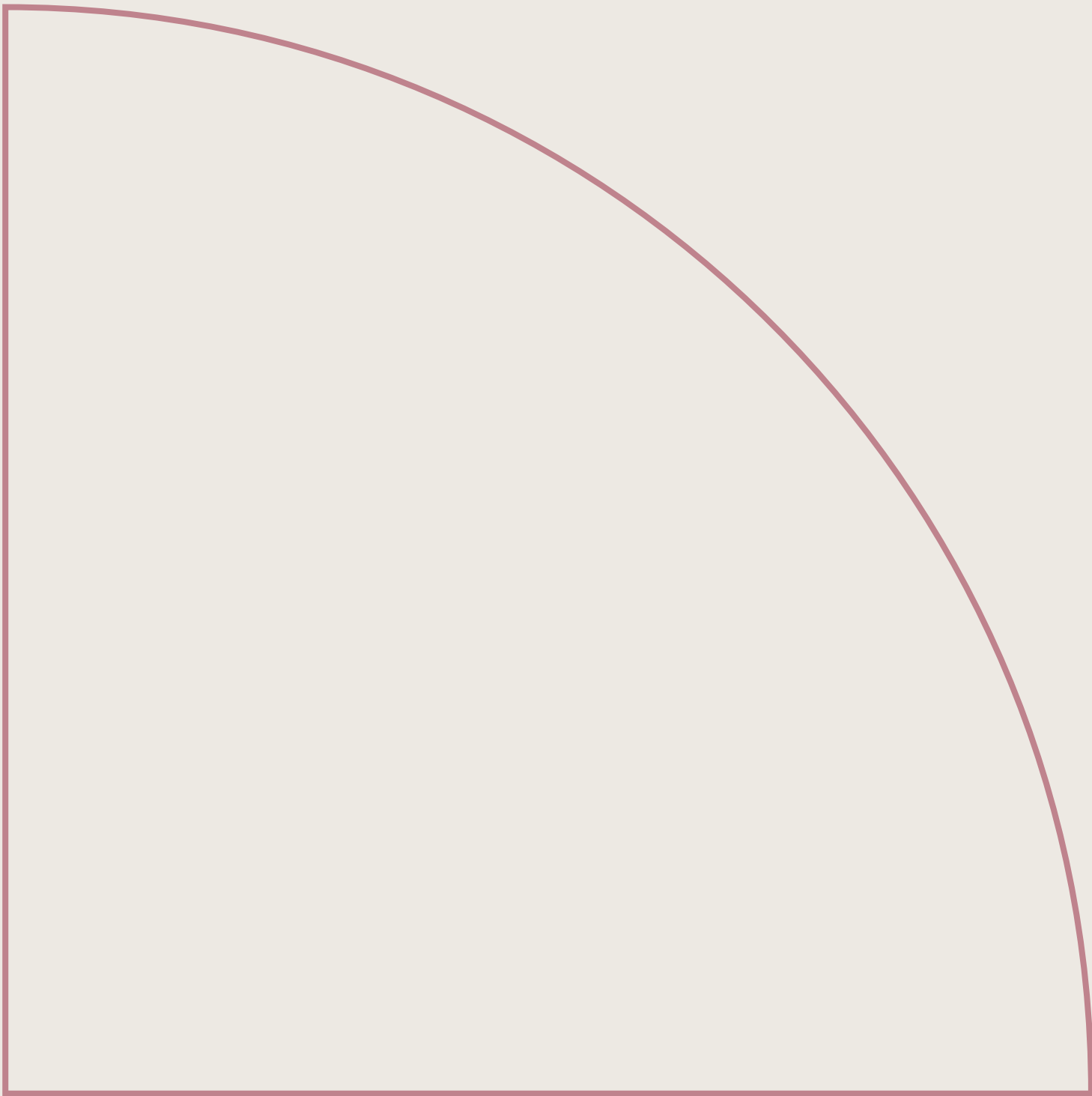
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1.0

Introduction

- 1.1 The Applicant
- 1.2 Apt
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Introduction

Executive Summary

This Design and Access Statement has been prepared by Apt to accompany the submission of a Full Planning Application made on behalf of Arax Properties Limited ('the Applicant') to the London Borough of Camden ('the Council') for external alterations, upgrades and modifications at Euston House, 24 Eversholt Street, London NW1 1AD ('the site').

The building comprises 9 office floors above basement, with plant on the roof level. There are setback external terraces with metal balustrades on level 7 and 8 to the north, south, and west sides of the building, used by office occupiers on those floors.

The planning application seeks planning permission for the following description of development:

External alterations including the construction of an atrium roof, external roof terrace at level 9, the installation of balconies at levels 1 – 8, the removal of the existing atrium roof at level 1, additional Class E floorspace at levels 7 and 8, and a new cyclist entrance at Lancing Street with associated plant at roof level.

The alterations and upgrades comprise of a series of sympathetic modifications which would address existing issues including poor quality and constrained arrival experience, lack of external amenity space and poor energy performance.

The proposed development would address these issues in an environmentally considerate way, with a range of interventions being delivered with end user experience in mind. The proposals include the provision of external amenity balconies, a roof terrace, improved end of journey experience, and the replacement of redundant plant with modern energy efficient equipment.

The objective of these improvements is to ensure Euston House is brought in line with modern day requirements, with the various interventions all seeking to ensure that the building provides a range of amenities that entice workers

back to the office as the London employment market rebounds after the COVID-19 pandemic.

The Design and Access Statement outlines the key design opportunities investigated by the team. The proposed development comprises of upgrades to the existing building, which include:

- Roof over the atrium above plant level
- External roof terrace on Level 9
- Office space added on Level 7 and Level 8
- Balconies at Level 1 – 8
- Removal of existing atrium roof at Level 1
- New entrance for cyclists on Lancing Street

The Applicant's vision is to provide high quality offices (Use Class E) by upgrading the existing site to align with the needs of a contemporary commercial occupier.

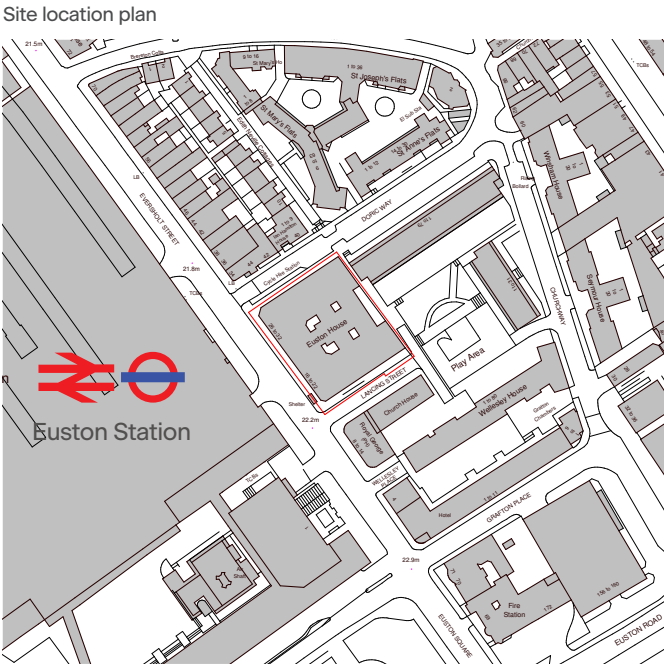
Proposals include new shared communal spaces and amenity areas at Lower Ground, Ground and Roof level plus cosmetic improvements to the existing accomodation. The proposed alterations reflect a sustainable approach by reusing the existing fabric of the building with targeted and proportionate interventions to make the most of its existing qualities, while addressing its shortcomings through the various proposed modifications.

The proposed development delivers fantastic office space that benefits from great transport links due to its proximity to Euston Station which is due to see increased visitor and commuter numbers as a result of future expansion plans to the area. The Site is also well positioned to take advantage of unobstructed views especially to the east where the neighbouring buildings are notably lower.

Project Team

Client	Arax Properties
Architects	Apt
Project Manager	Radcliffes Construction
Structural Engineer	Heyne Tillet Steel
Services Engineer	Hilson Moran
Sustainability consultant	Hilson Moran
Cost consultant	Wheeler Group
Principal Designer	Owl Safety Consultancy
Planning Consultant	Iceni
Heritage & Townscape Consultant	Iceni
Rights of Lights Surveyor	GIA
Fire Consultant	Affinity Fire Engineering
Acoustic Consultant	KP Acoustics

Existing Site



Street view of Euston House from the South corner



1.1 The Applicant

Founded in 2006, Arax Properties is a private real estate investment and asset management company. Arax Properties is headquartered in London and is active in direct real estate and real estate-backed operational businesses across Europe, also having offices in Paris, Berlin and Luxembourg.

Arax Properties establishes joint ventures with major global investors and currently has over £3.0bn of assets under management.



280 Bishopsgate and 125 London Wall, in Central London

1.2 Apt

Apt is an award-winning studio of London based architects founded in 2009 by Robin Partington. The practice became an Employee Ownership Trust in 2018 and rebranded as Apt.

We are a design-led creative business that has successfully delivered buildings at all scales for a range of clients from large corporate organisations and Local Authorities to individuals and family-led development companies.

We have extensive experience of designing and delivering award-winning and innovative BCO 'Grade A' Commercial Offices across the UK, including 1 New Street Square, in the City of London and 400-450 Longwater Avenue, the largest Well Platinum Office in the UK.

We approach each commercial project as a unique challenge, working closely with the client to design inventive spaces that foster creativity, collaboration and flexibility, while still delivering efficiency and commercial value.



The Earnshaw, St Giles



Luminary, City of London



2 Merchant Square Paddington



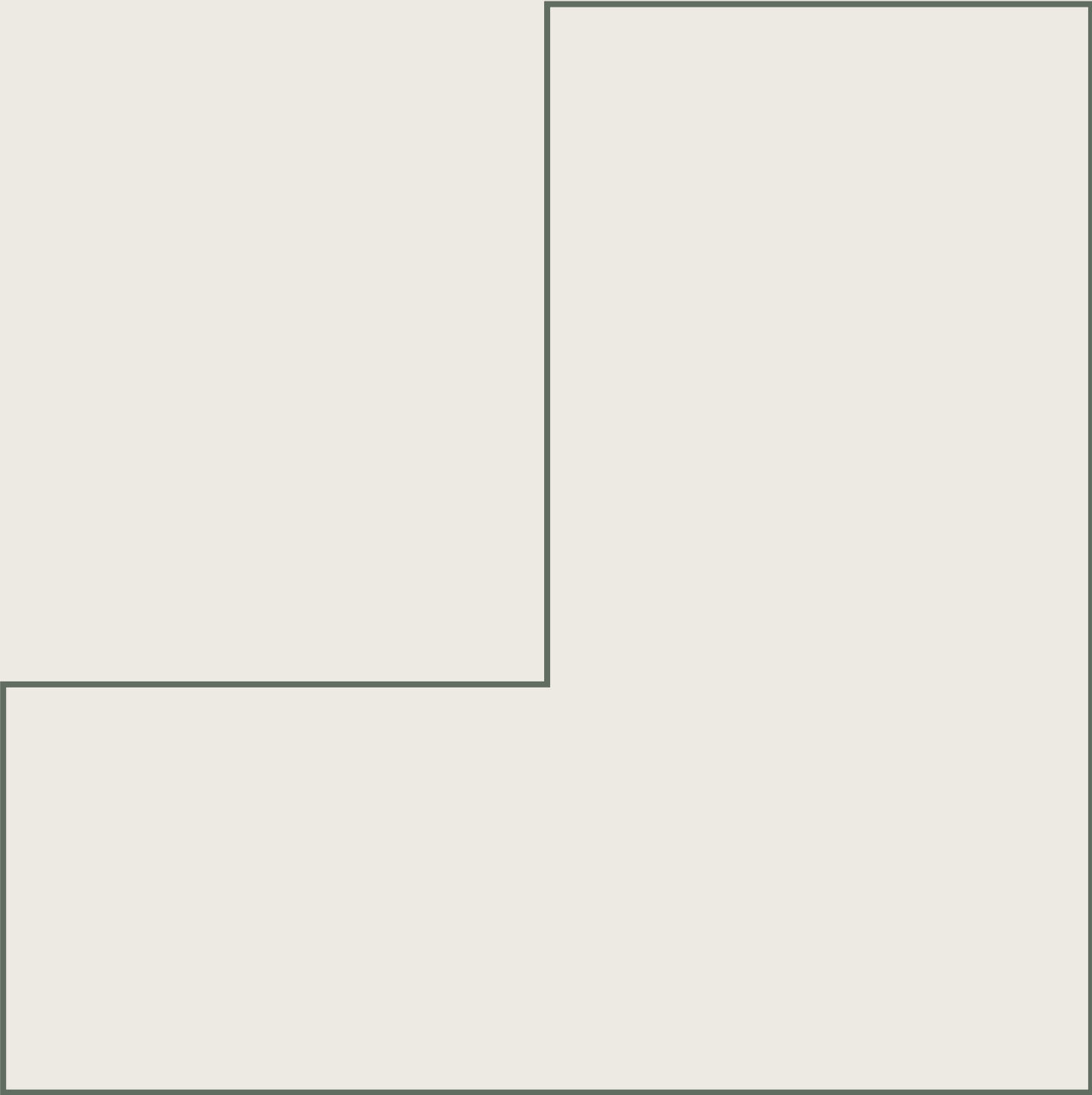
66 Hammersmith Road

1.3 Brief

The current proposals have been informed by ongoing pre-application discussions with the Borough of Camden. The following opportunities have been considered for the renovation of the Site to repurpose the building via a series of sympathetic modifications that address the existing issues in an environmentally considerate way:

- Modernise the existing space and entice people back to the office
- Deliver wellness space - additional external amenity spaces of approx 1,000m²
- New arrival sequence including dedicated cyclist entrance
- Strive for more sustainable office by improving and optimising plant
- Utilise carbon neutral construction materials in new extensions where applicable
- Remove redundant plant on roof and in eastern lightwell
- Improve poor energy performance
- Remove existing L01 roof at the base of the lightwell in need of replacement
- Address areas effected by Regent Street disease
- Complete eastern massing (upper levels and setback facade) and provide opportunities for enhancement
- Improve use of the lightwell on ground floor
- Provide additional external amenity
- Improve the arrival experience





2.0

Site and Context

- 2.1 Site Location
- 2.2 Historic Context
- 2.3 Aerial Views
- 2.4 Site and Surroundings
- 2.5 Site Analysis
- 2.6 Existing Building Analysis

2.1 Site Location






Site Description

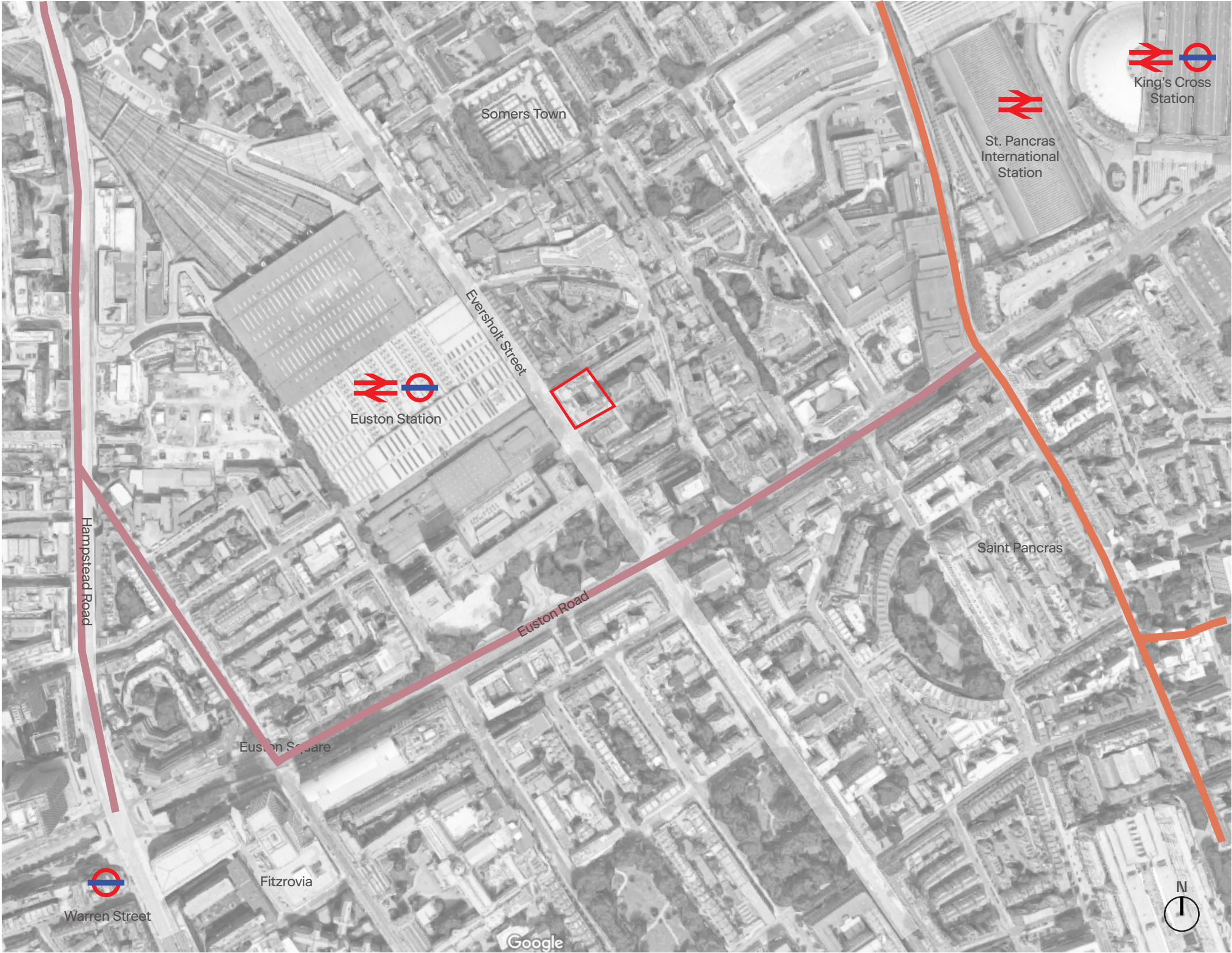
The Site is located within the London Borough of Camden, on the east side of Eversholt Street, directly opposite Euston Station. It comprises of 9 storeys and was a prominent 1930s office building erected for the London, Midland Scottish Railway. It is situated outside both the Bloomsbury conservation area and Euston’s Growth Area.

To the west of the Site lies Euston Station, while to the north runs Doric Way which is comprised of commercial and residential units. Located behind Euston House, to the east, lies the largely residential area of Somers Town. To the south runs Lancing Street, beyond which lies commercial and residential units including the Grade II listed Royal George public house, and St Pancras Church House. In the immediate surroundings there is a mixture of building types, including those associated with Euston Station and those located at the prominent city junction between Euston Road and Eversholt Street.

The Site does not fall under any statutory heritage designations; however, it has been identified as a locally listed building by the London Borough of Camden and falls within the wider setting of the London View Management Framework (LVMF) Protected Vista from Assessment Point 6A.1 (Blackheath Point to St Paul’s Cathedral). The site has a public transport accessibility level (PTAL) rating of 6b, indicating an excellent level of public transport accessibility.

Key

-  The Site
-  Permanent Cycleway
-  Temporary Cycleway
-  Underground Station
-  Railway Station



Well Connected

- The site is extremely well placed to benefit from public transport connections and has a PTAL rating of 6B.
- The site is located adjacent to Euston Station, serving both National Railway services and underground lines. Euston is also the London terminus of the proposed HS2 line, offering connections to Birmingham, Manchester and Leeds.
- It is in close proximity to both St. Pancras International and King’s Cross Stations, which provide international, national and underground services.
- There are numerous bus routes in the surrounding context on Eversholt Street and Euston Road.
- There is a Santander Bike Stand on Doric Way and there are a number of Cycleways in close proximity to the site, which connect into the network of cycle of routes across London.

Planning Policy Framework

The relevant Development Plan for the site consists of:

- The London Plan (2021)
- Camden Local Plan (2017)

Camden Council also has a number of supplementary planning documents / guidance (SPDs/ SPGs) which form material considerations for this application. These documents are known as Camden Planning Guidance and the relevant documents include:

- Access for All (2019)
- Amenity (2021)
- Design SPG (2021)
- Employment sites and business premises (2021)
- Energy efficient and adaptation (2021)
- Transport (2021)

Land use area schedule

The existing and proposed land use area schedule is below:

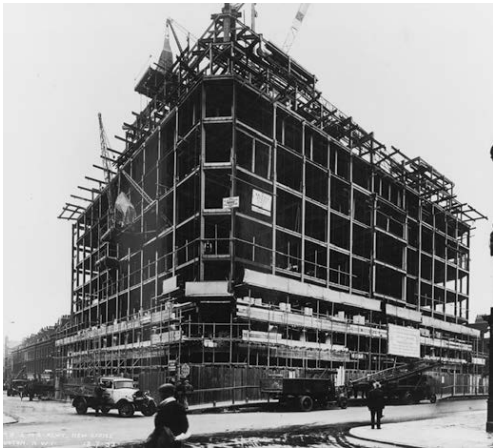
Land Use	Existing sqm (GIA)	Proposed sqm (GIA)	Net change sqm (GIA)
Commercial, Business and Service (Class E)	14,512	14,711	199
Total	14,512	14,711	199

2.2 Historic Context

Euston House is locally listed and noted as a local landmark due to its scale and massing. There are various locally listed and designated heritage assets in its vicinity whose settings may be affected by development here. A full summary of historic development and assessment of identified heritage assets is provided in the accompanying Heritage Statement.

Historic Development of the Site

- In the late 19th and early 20th century, the Site contained fine grain terraced housing, likely related to railway workers at Euston.
- London Midland and Scottish Railway (LMS) was formed between 1921-23 as a conglomerate of various railway companies.
- In 1933-4, Euston House was built as the headquarters for LMS, designed by Albert Victor Heal and William Henry Hamlyn.
- The building has since been altered to support modern offices.



Euston House under construction 1933-34
Source: License pending

Historic Development of the Area

- Following the development of New Road (now Euston Road) in the mid-18th century, this area developed swiftly in the late 18th and early 19th centuries. Euston Square and Somers Town were laid out after 1811
- Euston Station was developed by London and Birmingham Railway Company in 1830s, dramatically changing the character of the area
- The area suffered bomb damage in WWII and saw piecemeal redevelopment in 1950s as a result
- Euston Station was redeveloped in the 1960s as part of the electrification of the railway
- Redevelopment of the immediate vicinity of Euston House in 1970s for housing



Euston House under construction 1933-34
Source: License pending



Heritage asset map
Source: Icen Heritage Statement

- Site
- Locally Listed
- Grade II Listed
- Grade II* Listed
- Grade I Listed
- Bloomsbury Conservation Area
- Kings Cross Conservation Area

- a. Euston House (locally listed) (the Site)
- b. Royal George Public House (Grade II)
- c. Euston Fire Station (Grade II*)
- d. Euston Square and associated heritage assets (Grade II listed lodges, Grade II* war memorial and locally listed Nos.70-71 Euston Square)
- e. Bloomsbury Conservation Area (specifically the Euston Road Character Area)
- f. St Pancras Church (Grade I)
- g. Grouping at Nos.34-70 Eversholt Street (No.68 Grade II listed and the remainder locally listed)
- h. Wellesley House, Seymour House, Winsham House and Grafton Chambers (locally listed)
- i. St Mary's, St Anne's and St Joseph's flats (locally listed)

2.3 Aerial Views

The adjacent aerial views illustrate the form of the building and its relationship with the immediate context.

The asymmetric composition addresses Eversholt Street with a principal elevation articulated with attic storeys and articulated central bays.

The East facade is blank where it adjoins the boundary and features a recessed linking wing that is 2 storeys lower than the main building line.

There are setback terraces to level 7 and 8 on the north, south and west facades, with metal balustrades on top of masonry.

The views illustrate the varied urban fabric that makes up the area, with large buildings to the west and south, and smaller scale perimeter blocks to the north and east. Euston House reads as a city block, fronting the three adjoining streets, whilst also benefiting from the open green space directly to the east.

- Key
- 01. Aerial view looking south-west
 - 02. Aerial views looking north-west
 - 03. Aerial view looking south-east
 - 04. Aerial view looking north-east
- Source: Google Earth

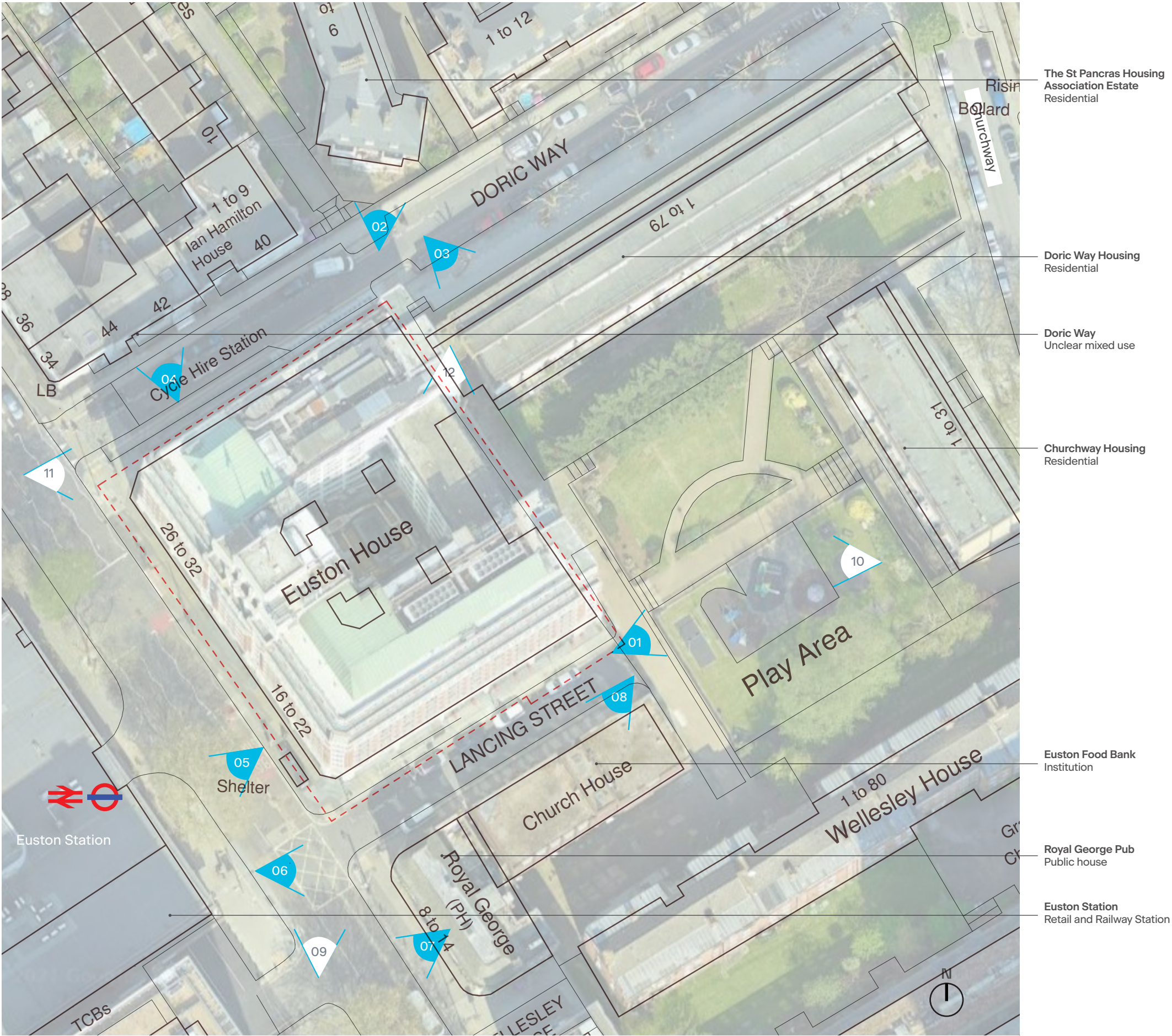


2.4 Site and Surroundings

Location and Context

Euston House is surrounded by a variety of building styles with no unifying architectural character. Although the buildings in the area are mostly residential use offices, hotels and a pub are found to the south of the site.

Euston House is bound on three sides by roads and by a residential development to the east. The front of the building faces Eversholt Street, a 3 lane road with a bus stop, and Euston station directly across the road. The north side of the building faces Doric Way, a quiet road that connects through to Chalton Street via the pedestrian Churchway lane.



Site and Surroundings



View 1 - Housing off Church Way



View 2 - Doric Way



View 3 - Doric Way



View 4 - Doric Way



View 9 - Euston House South corner



View 10 - Euston House East corner



View 5 - Eversholt Street



View 6 - Eversholt Street



View 7 - Eversholt Street



View 8 - Lancing Street



View 11 - Euston House West corner



View 12 - Euston House North corner

Views 1-5, 7 & 11 - Source: Google Street view

2.5 Site Analysis

Character

The site is surrounded by buildings ranging in scale from the 3 storey Grade II listed Royal George Pub to the 10 storey One Eversholt high-rise office. Euston House is of minor historic significance which is recognised by its locally listed status.

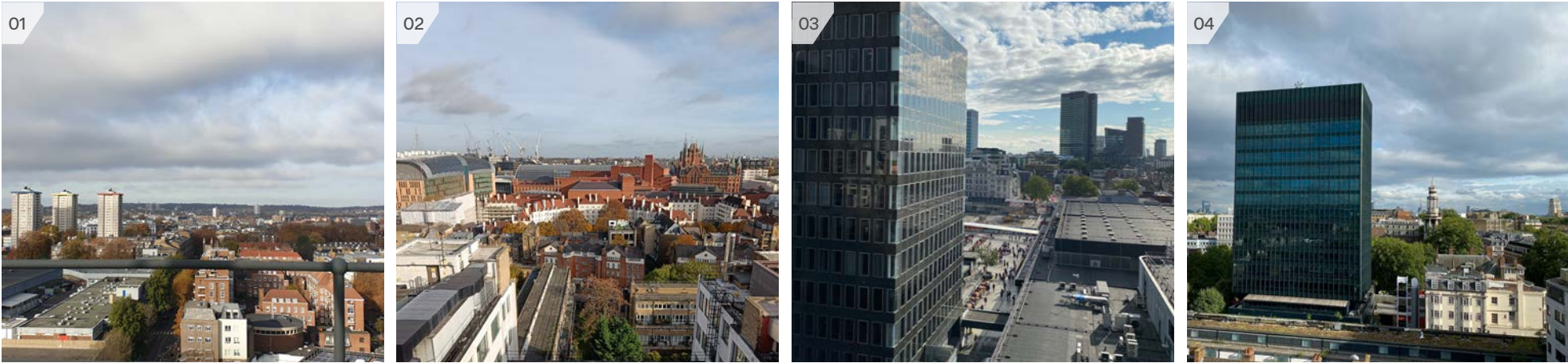
Euston House is part of a group of larger commercial buildings in the area and sits towards the edge of these groupings to its west and south. Beyond the commercial grain are the residential blocks to the north and east. The existing roof level affords views of London's landmarks and heritage buildings, namely, the Grade I listed British Library and St Pancras Station which are clearly visible at roof level.

Euston House has great potential to provide a unique office space in central London. It can take advantage of the building's uninterrupted views across the city of London especially to the east where low rise residential buildings and open green spaces allow views across the city.

Located next to Euston Station, the site is easy to reach by foot. It is convenient both for Londoners and commuters from outside the city in an area with an increasing demand for commercial offices.



- Key
- 01. Roof view looking North
 - 02. Roof view looking East
 - 03. Roof view looking West
 - 04. Roof view looking South



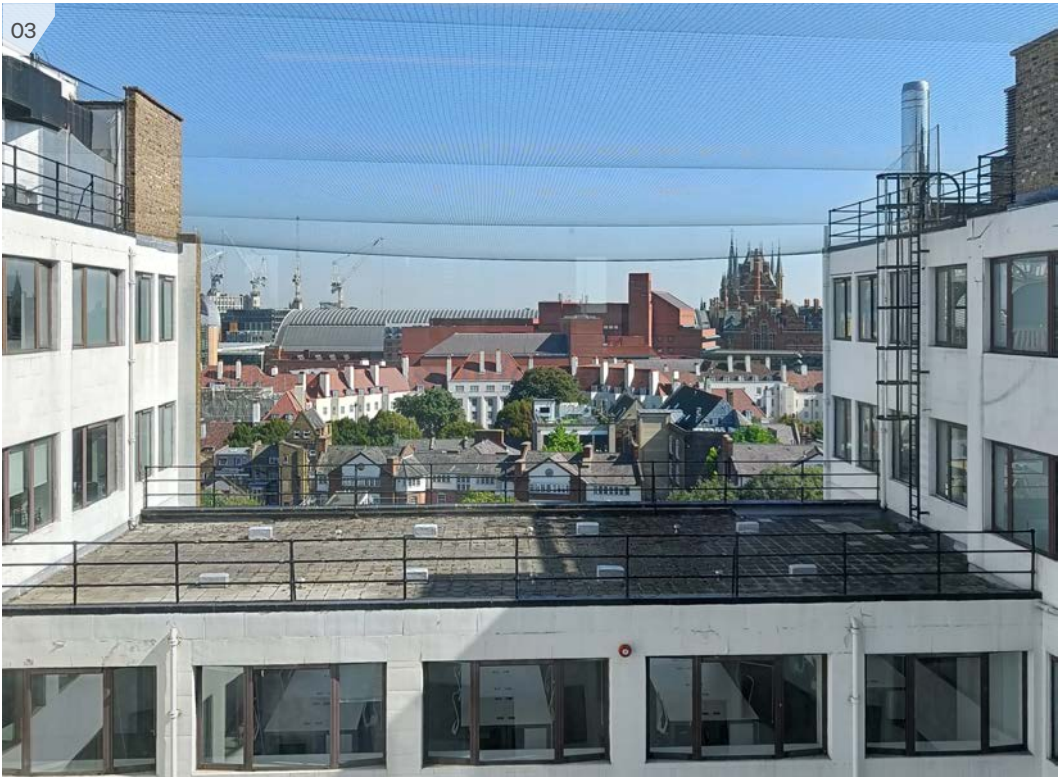
2.6 Existing Building Analysis

The shortcomings of the existing building can be summarised as follows:

- Unscreened, unsightly and redundant plant on roof and in eastern lightwell
- Existing L01 roof at the base of the lightwell is failing and in need of replacement
- Ongoing structural deterioration due to ‘Regent Street disease’
- Poor energy performance
- Incomplete eastern massing (upper levels and setback facade) provide opportunities for enhancement
- Poor use of the lightwell on ground and lower ground floors
- Limited provision of external amenity space for tenants
- Poor quality and constrained arrival experience

Key

- 01. Internal view of existing ground floor roof lights
- 02. View of existing roof lights and plant from above
- 03. Proposed area for floor infill at level 07-08
- 04. Proposed location for new cycle entrance





3.0

Design Development

- 3.1 Opportunities
- 3.2 Ground Floor and Atrium
- 3.3 New Extension Lvl 07-08
- 3.4 Balconies
- 3.5 New Roof and Terrace

3.1 Opportunities

The current proposals have been shaped by the applicant's vision to deliver a high quality, sensitive scheme which responds to the significant regeneration plans in the area by providing a contemporary office space through the renovation of the existing building.

Opportunities presented by the existing building

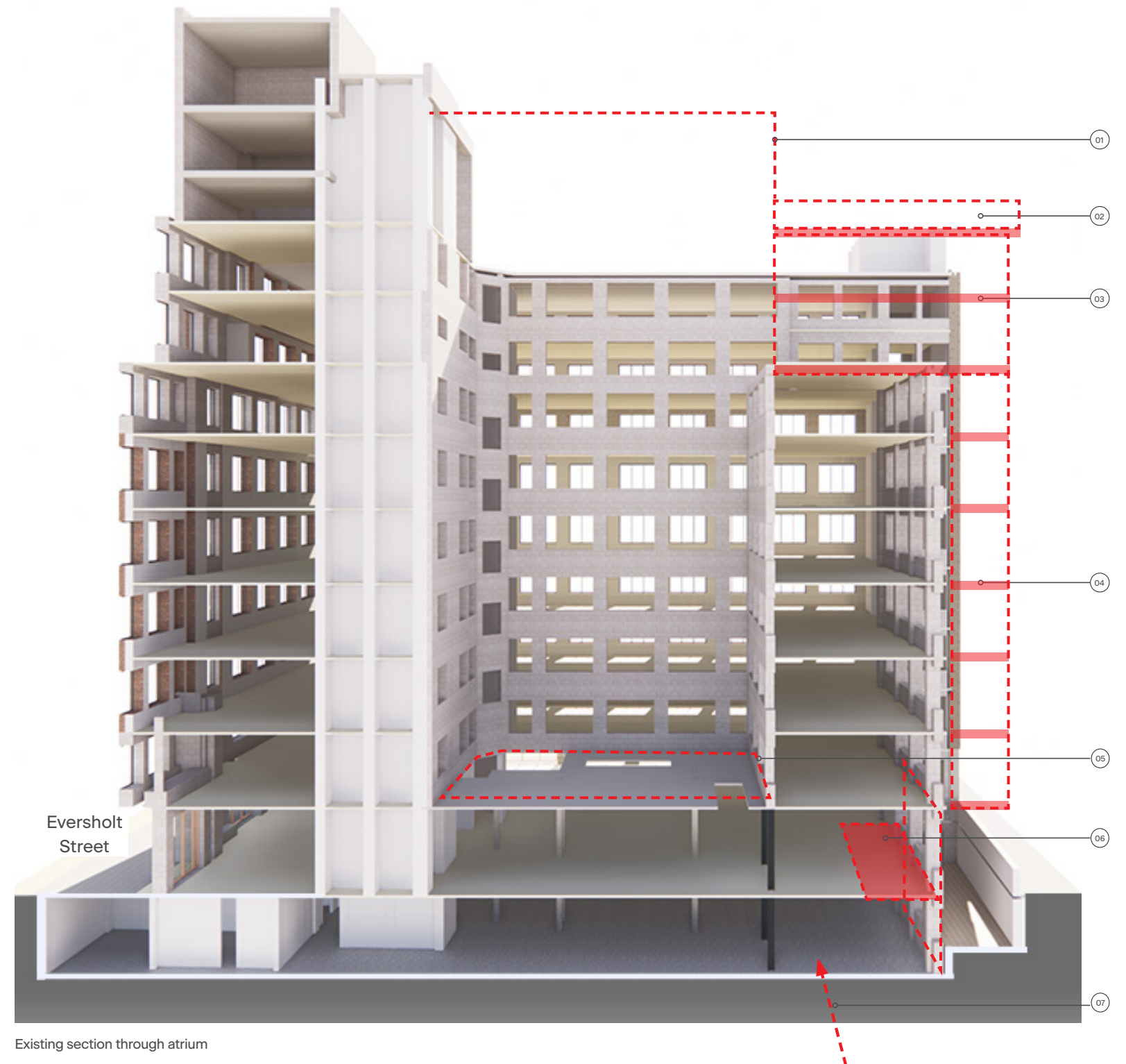
1. Create unifying atrium feature using existing lightwell
2. Optimise plant at roof level to create external amenity space
3. Create additional office space by extending the height of the lower linking wing to match the rest of the building
4. Make use of the inset eastern facade to create external balcony spaces
5. Remove the existing roof at level 01 to create a generous space at Ground Floor
6. Create a lightwell at the east of the Ground Floor to bring more light into the Lower Ground Floor
7. Create a convenient access point for cyclists off Lancing Street



Existing lightwell

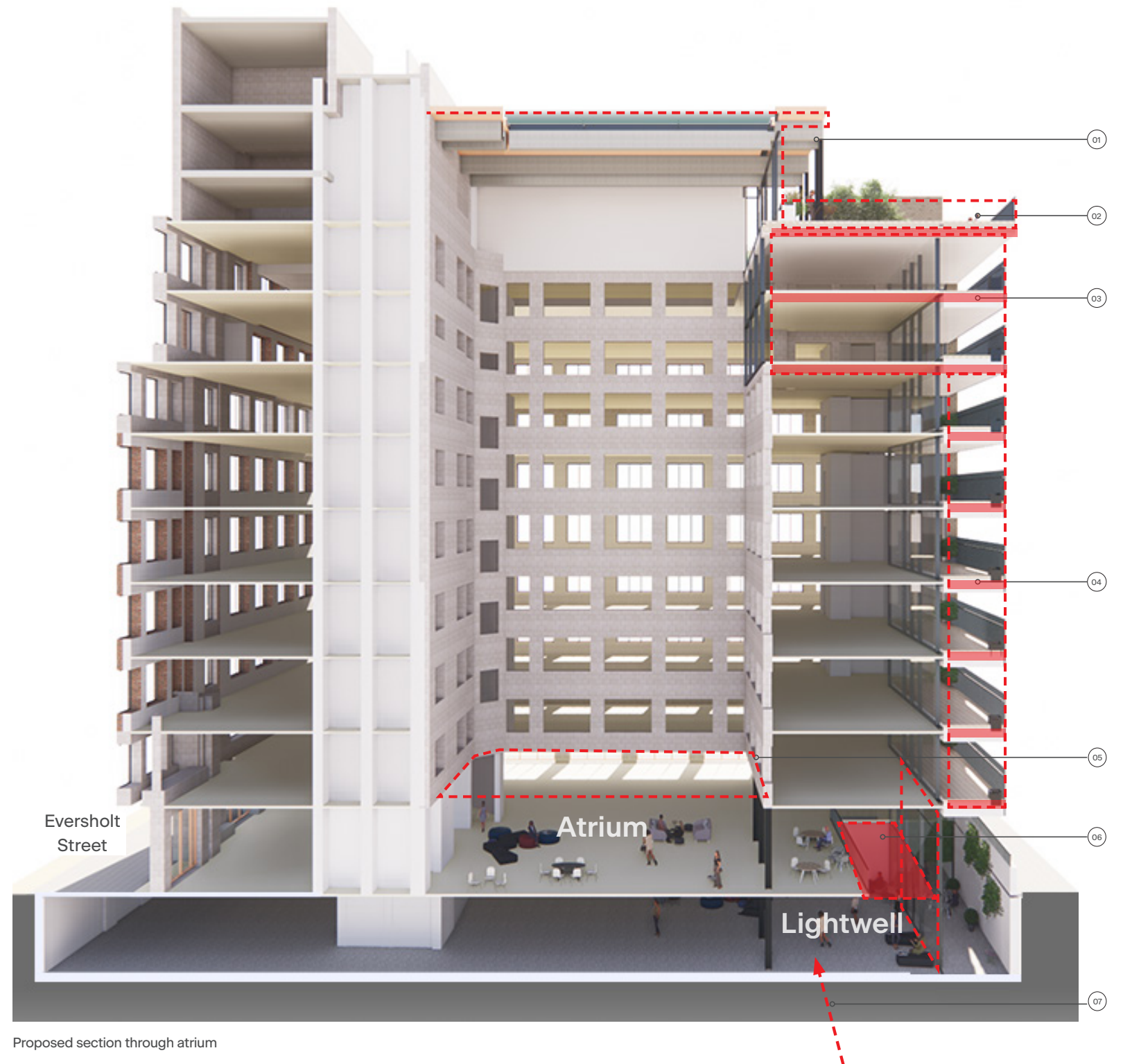


Existing L01 roof



Proposal

1. Roof over atrium added above plant level
2. External roof terrace on L09
3. Office space added on L07 + L08
4. Balconies added L02 - L08
5. Existing atrium roof at L01 removed
6. Lightwell created to the rear of the Ground Floor
7. New entrance for cyclists on Lancing Street



3.2 Ground Floor and Atrium

Proposal

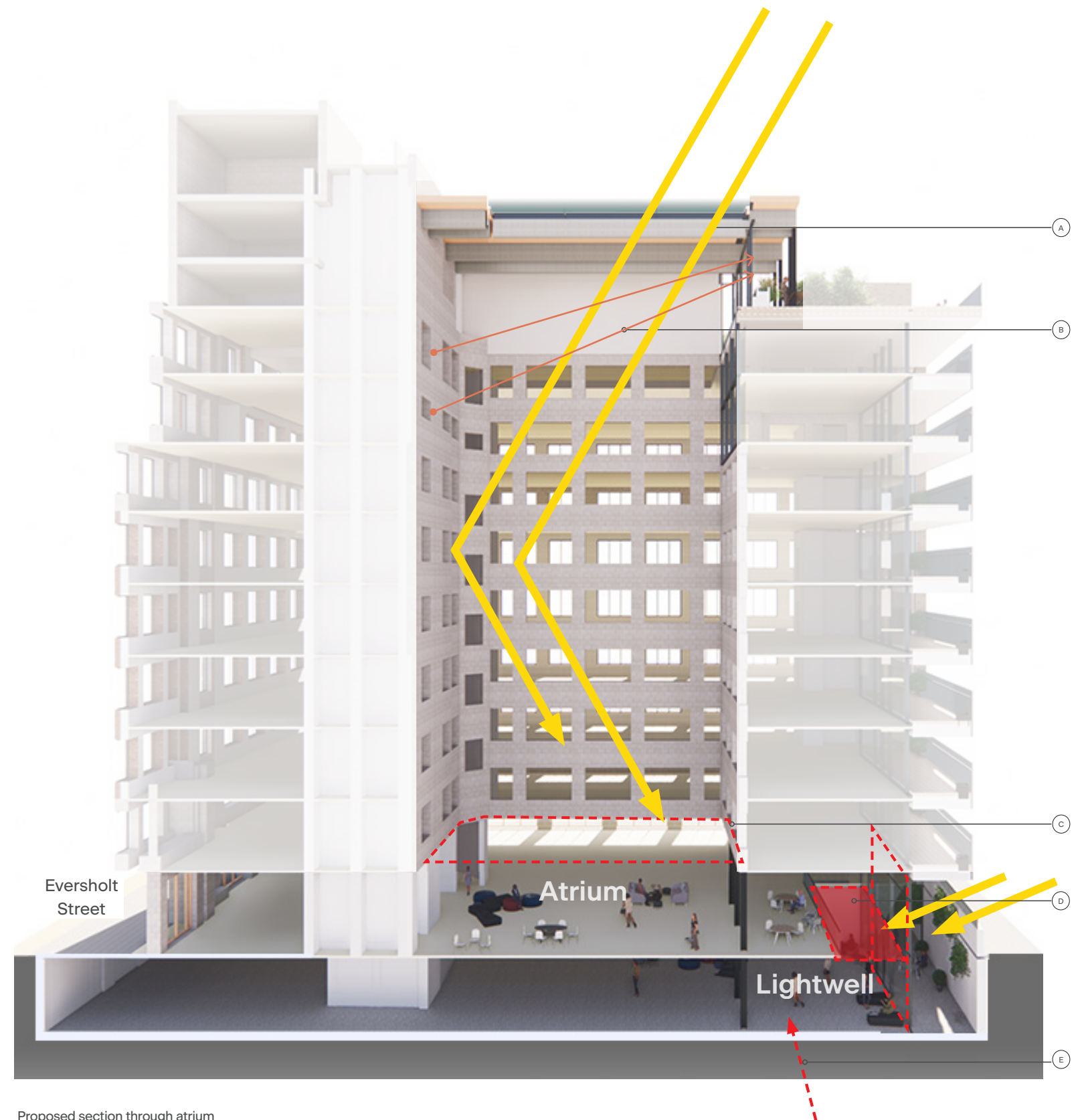
It is proposed to remove the existing L01 roof at the base of the central lightwell and provide a new roof over this central space at the top of the building. This will create a new atrium at the heart of the building, with its floor at GF level adjacent to the passenger lifts. This creates a unifying space throughout the building and improves energy performance by reducing the extent of external facade, as well as providing opportunities for natural ventilation. It also helps to protect the areas of the fabric affected by Regent Street disease, to prevent further deterioration.

A new void is proposed in the ground floor slab adjacent to the eastern lightwell, extending the lightwell down to the lower ground floor level. This creates a better connection between the Ground and Lower Ground Floors as well as allowing more light into the Lower Ground Floor. A new entrance for cyclists is proposed to be created on Lancing Street, providing improved access to end of journey facilities.

- A. New enclosure at roof level
- B. Views to roof terrace
- C. Existing atrium roof at L01 removed
- D. Create double height space
- E. New entrance for cyclists on Lancing Street

Considerations

- Enhance lightwell at the rear to introduce light into the Lower Ground Floor
- Roof enclosure at level 09 to provide generous atrium space and light into the heart of the building



3.3 New extension Levels 07-08

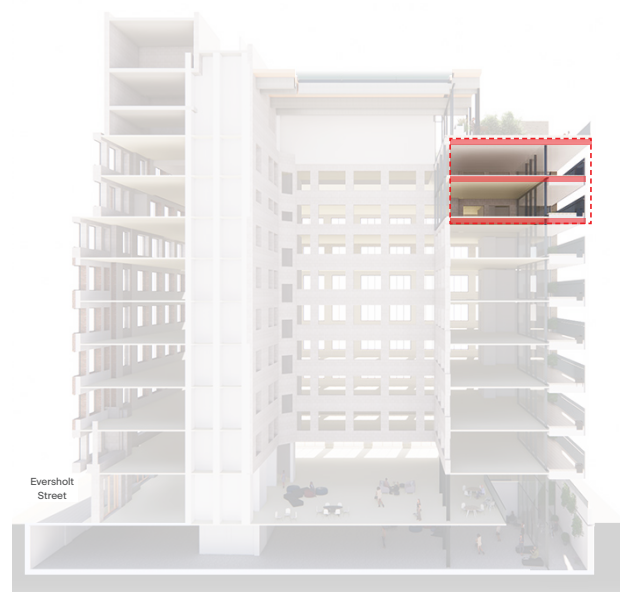
Proposal

It is proposed to create additional office space on levels 07 and 08 by extending the eastern wing upwards to match the rest of the building. This replicates the form of the levels below and improves the usability of these floors by allowing for better office configurations. There are currently terraced setbacks to the north, south, and west facades of the building on levels 07 and 08.

- A. Existing setback terraces with metal railings
- B. Potential for additional office space with balconies

Considerations

- Completing the form
- The increased massing is to be considered for its potential impact on neighbouring amenity in terms of Daylight and Sunlight



Existing South-east elevation



Proposed South-east elevation

3.4 Balconies

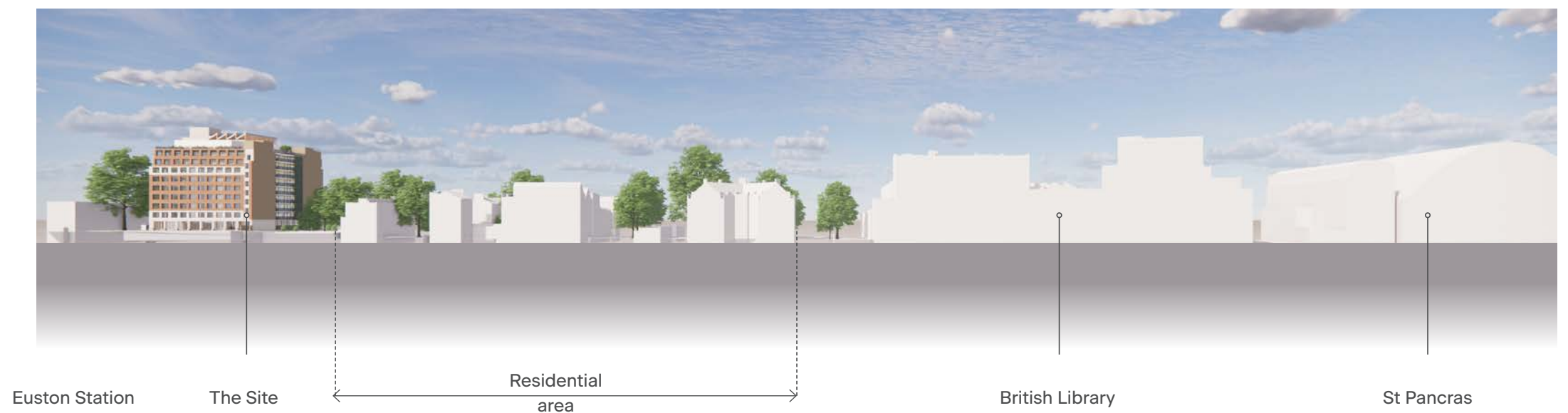
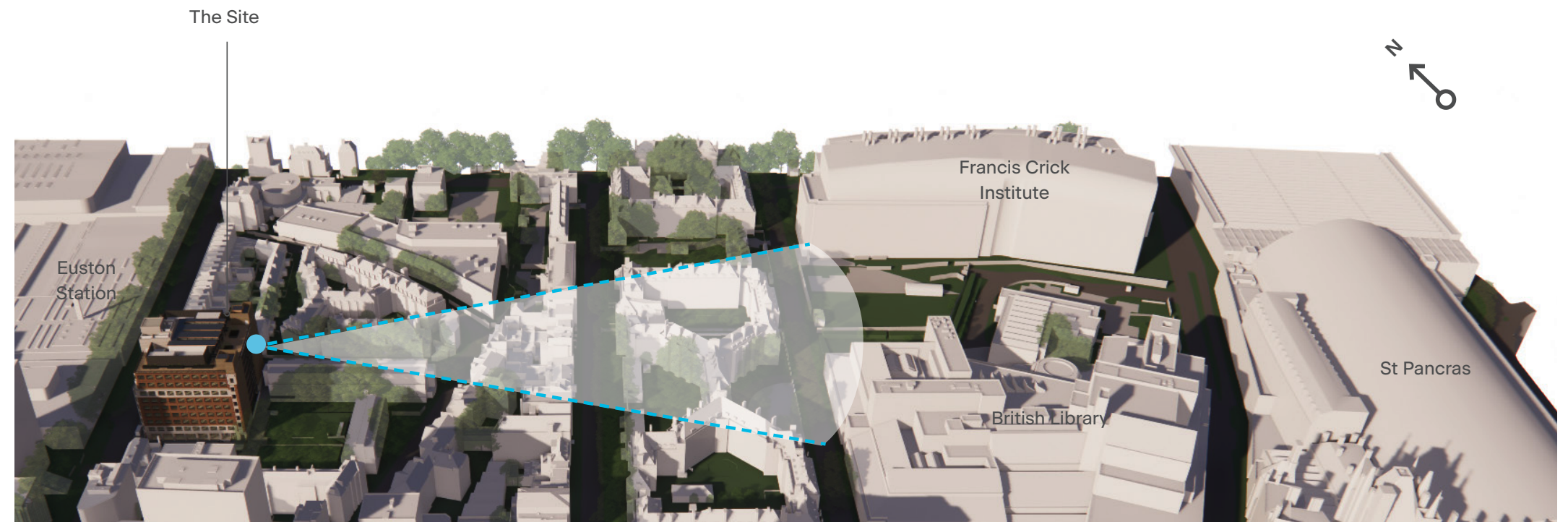
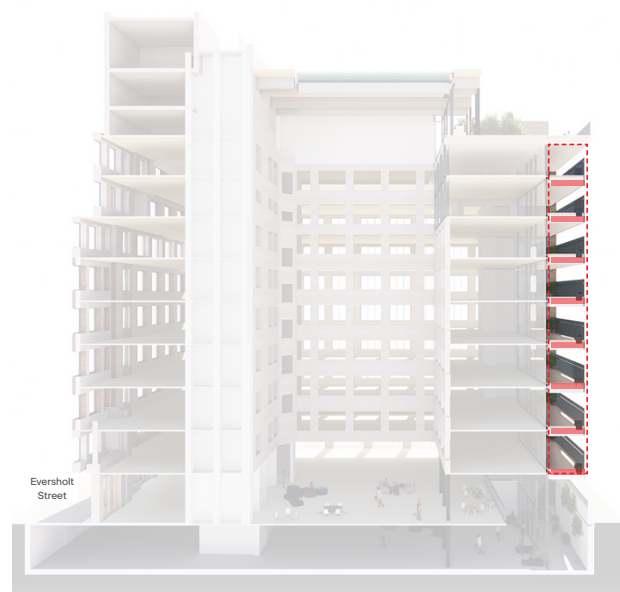
Proposal

It is proposed to use the inset area on the east facade to install balconies, providing external amenity space for the tenants.

- Provide external amenity space for each level L01 to L08

Considerations

- Proximity to the neighbouring residential block
- Control overlooking using green screening
- Best location for the balconies on quieter north-east elevation at the building's rear away from Eversholt Street
- Low-rise and green open areas provide great aspect to the east



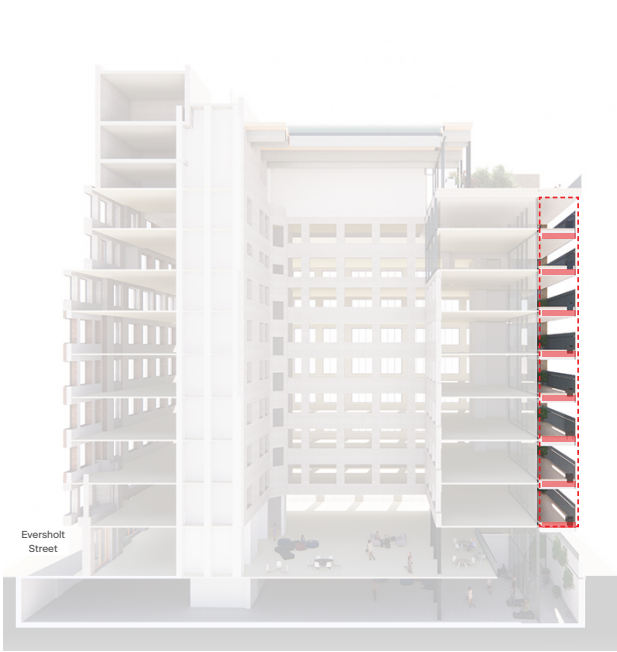
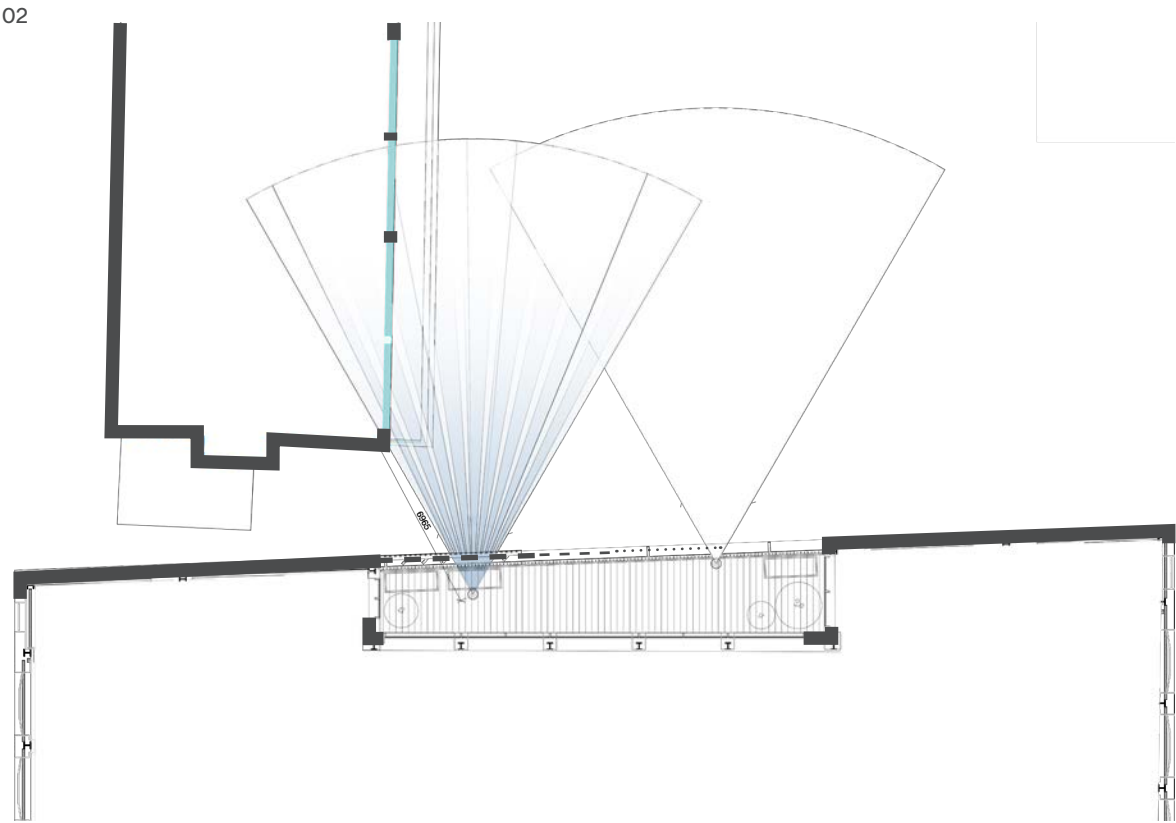
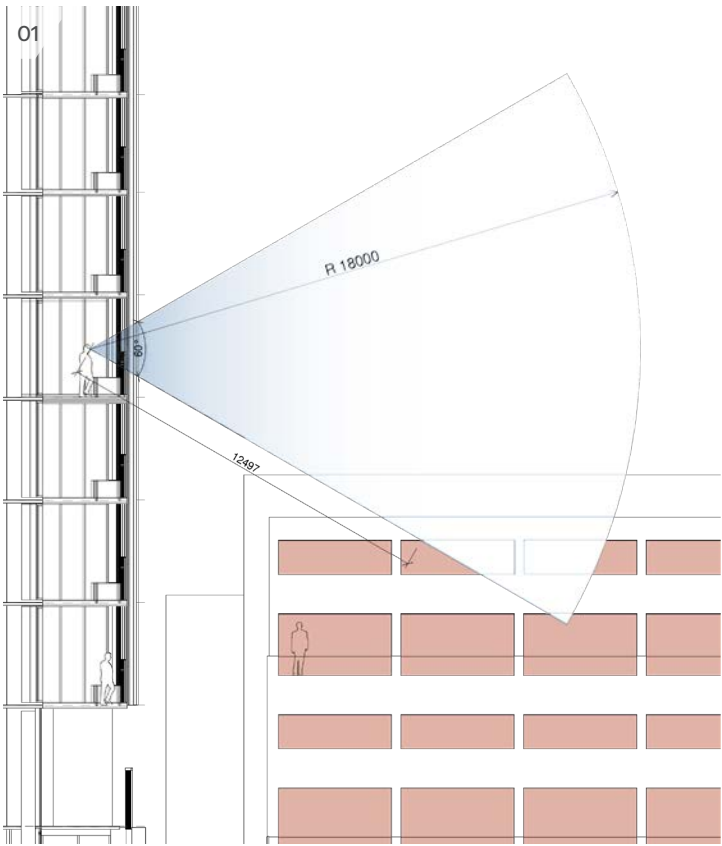
Overlooking

The existing recess in the eastern facade has windows to 3 sides with views to the adjacent green space and residential properties. The design development considered this existing condition and explored solutions to improve amenity for both tenants and neighbours.

Greenery is used to give privacy to the neighbouring residential building. Planters are located on the outer edge of the balconies located closest to the adjacent property, to obscure views using suitable planting as a year round evergreen screen.

In order to define the extents of this, 60° view cones were plotted along the balcony to ensure that there are no unobstructed perpendicular views out from the balconies within 18 metres of neighbouring windows.

- Key
- 01. Overlooking study section
 - 02. Overlooking study plan
 - 03. Site photo looking towards adjacent residential block
 - 04. View towards residential block from level 04 balcony



View from existing window, shows glazed screening on residential neighbours



Proposed new balcony, with green screening

3.5 New roof and terrace

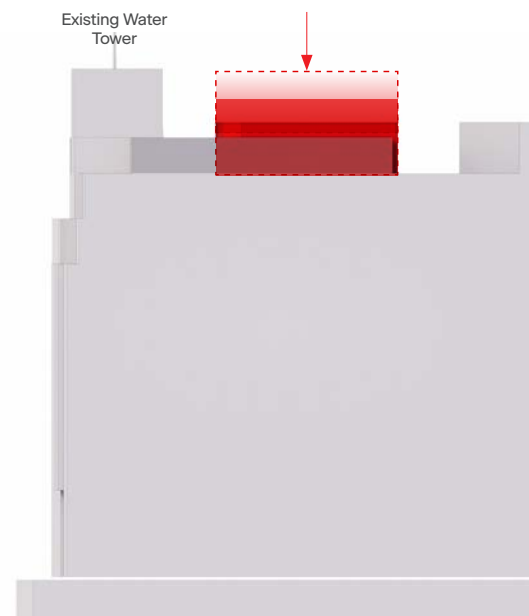
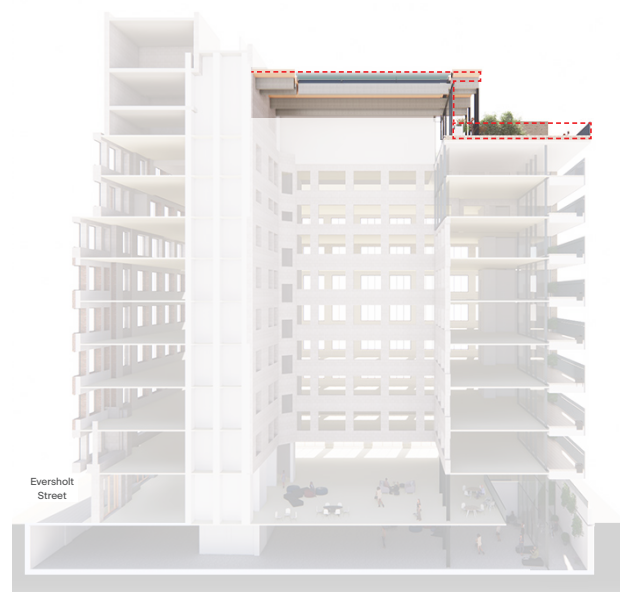
Roof Terraces and Atrium Roof

The existing building has terraced setbacks with metal balustrades at levels 7 and 8. These terraces on the north, south, and west sides of the building have been present since construction and are usable by building occupiers. It is proposed to rationalise the plant layout at roof level, reducing its space take and providing the opportunity to create external amenity space for tenants to enjoy.

Considerations:

- New roof enclosure over the atrium, reduces the external envelope of the building, improving energy efficiency
- New roof protects the existing lightwell facade from Regent Street Disease

- Roof to span across location of existing structure
- Roof mass to be below highest point of existing building
- Impact on townscape lead to the exploration of simpler forms
- Flat roof geometry selected as more suitable geometry
- Proportions of solid and glazing were considered to minimise solar gain, reducing the need for additional cooling whilst still enjoying daylight in the centre of the plan
- Roof extended out over the external terrace to provide covered external amenity space



Massing to respond to existing roofscape and respect the prominence of the water tower to the West



Design development option : Sawtooth option, the townscape silhouette led to the exploration of simpler forms



Proposed flat roof

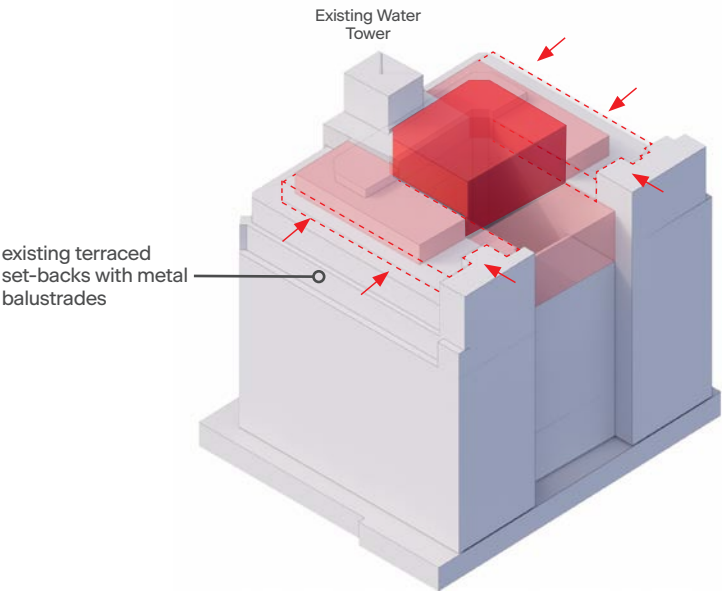
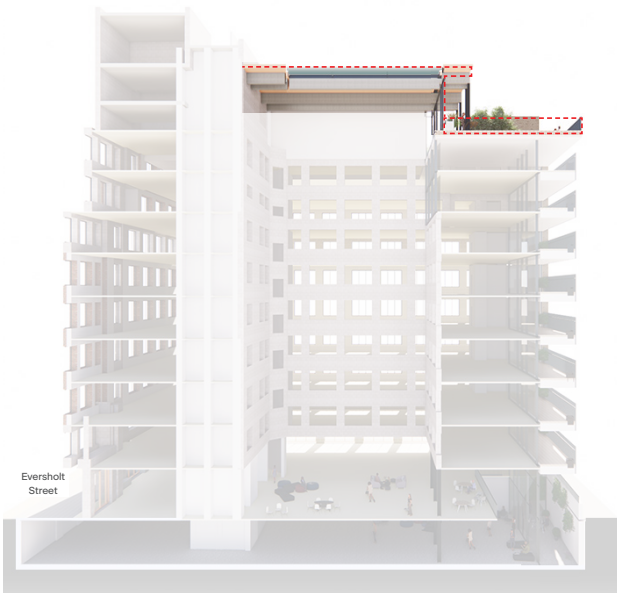
Roof terrace

Considerations

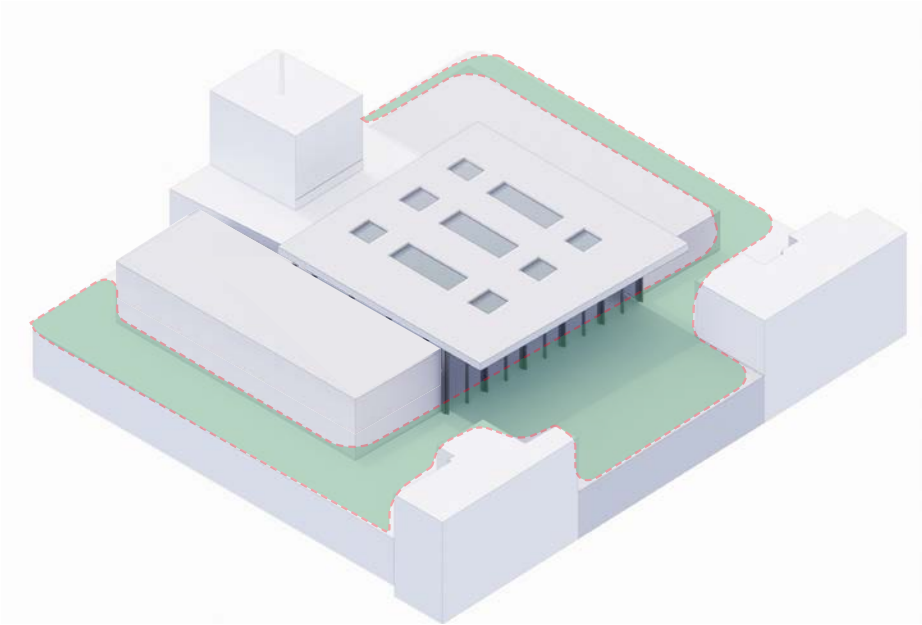
- Plant reconfigured within a new screened area
- External communal roof terrace on L09
- Take advantage of uninterrupted views at roof level

Key

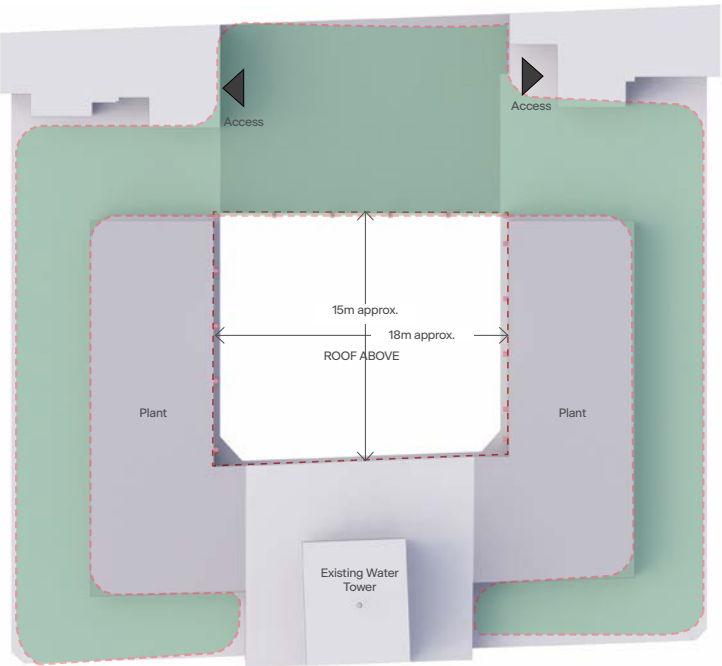
- Plant Area
- New Roof
- New Roof Terrace



Consolidate plant and introduce new roof enclosure



Consolidated plant provides optimised communal roof terrace space around the new roof



Communal roof terrace wraps around the roof and plant enclosure accessed via the rear

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