

357 EUSTON ROAD & 44 WARREN STREET
London **W1**

Design and Access Statement

April 2022

Summary

This design and access statement describes a planning permission for conversion of the offices at 357 Euston Road & 44 Warren street to a single dwelling.

The application is being submitted in the context of a previously approved application 2015/5928/P.

The main amendments are:

- General changes to internal floor layouts.
- Facade windows and entrance doors replacement.
- Add of an internal lift between ground and first floor
- Ground and Basement level to be retained as office space
- Upper levels design for residential use

We trust that the London Borough of Camden will support this proposal which will enable to use of the property for both office purpose whilst also providing a single family dwelling.

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Fig. 1 Aerial View of the zone

1. Introduction

The proposal relates to the offices at 357 Euston Road & 44 Warren Street, London NW1 3AL.

The proposal presents internal changes on the floor layouts of the existing building, aiming to convert it from office usage to one single dwelling/ house usage on the upper level and retaining the office space for ground and basement floors.

This statement is to be read in conjunction with the following documents:

- Existing drawings
- Demolition Drawings
- Planning Application Drawings

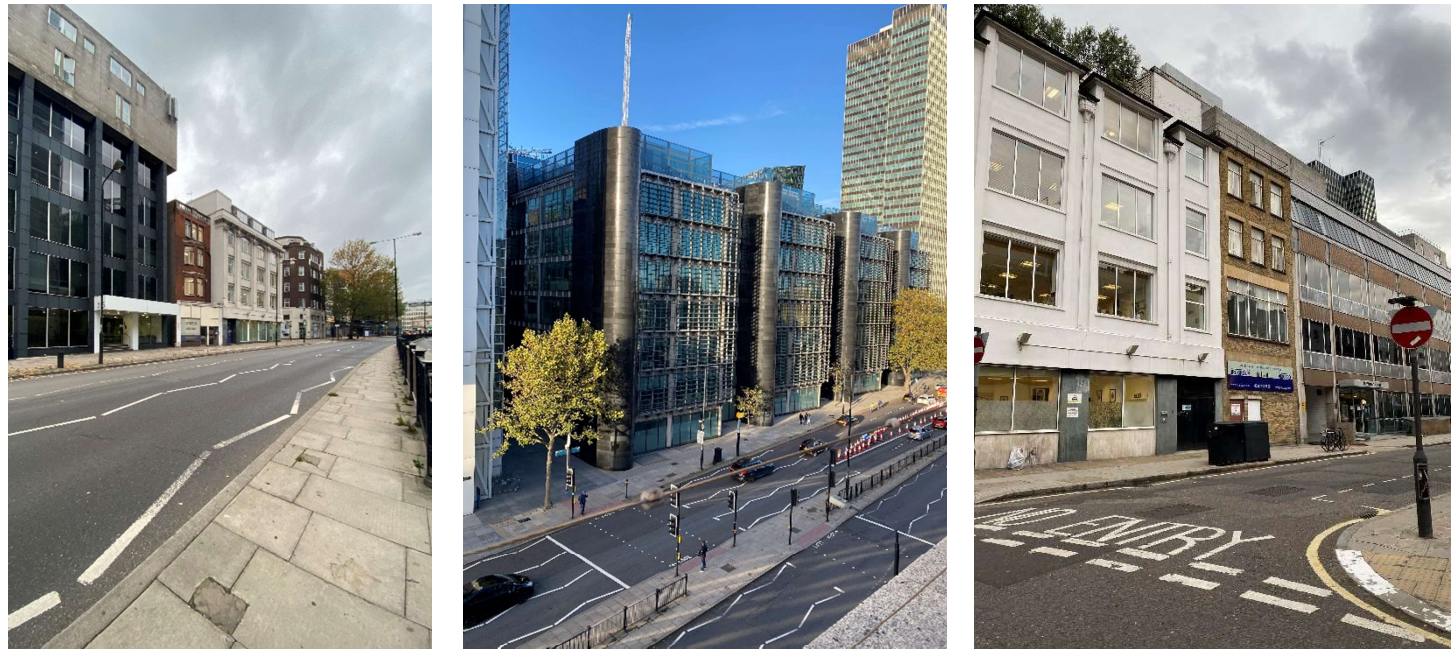


Fig. 2,3,4 Images Around the Site, Euston Road and Warrant Street Side

2. Context - Setting and Visibility

The site is on Euston Road in Central London, opposite the regenerated area of 388, Euston Road.

357, Euston Road is sandwiched between No 355 (National Union Rail Track Building) and 359 Euston Road.

The site is located equal distance from Great Portland Street and Warren Street Underground Stations. In addition, Euston Road is served by a number of bus routes serving the rest of London.

To the South of Warren Street is the Fitzroy Square Conservation Area.



Fig. 5 Site Location and Visibility

3. Site Analysis and Existing Building

The existing property is a brick building with a very narrow frontage. The building extends the full width of the block with access and frontage at both 357, Euston Road and 44, Warren Street.

The site is orientated from North West on Euston Road to the South East on Warren Street, positioned between 359- 355 Euston Road / 42 - 45 Warren Street. The existing building, is set back from the the adjoining National Railway Building (355 Euston Road) to Euston Road. The site abuts the National Railway Building to Warren Street.

The existing 4 storey Euston Road elevation, is constructed with traditional solid wall construction with red facing brick externally on Euston Road side and brown brick at Warren Street side. The shop frontage at Ground Floor Level is in framed glass. There is also a projecting bay window at First and Second Floor Levels.

The Warren Street elevation is less elaborate with punched in windows at upper levels and small domestic sized doors at Ground Floor Level.

There is a vehicular access point for the National Railway Building adjoining (the East boundary) the application site off Warren Street. A light well within the centre of the existing building provides natural lighting and is shared with the adjoining neighbour 359, Euston Road /42, Warren Street.

The existing 4 storey building is a mixed use. The Basement Level is currently used as storage (B8), while the other levels including Ground Floor are offices (B1).

Access within the building is very inefficient, with stairs in various locations making access difficult.

The Third Floor office space has been marketed and has remained empty.

Also the current warehouse storage space at Basement Floor, as well as the office space have had very little market demand.

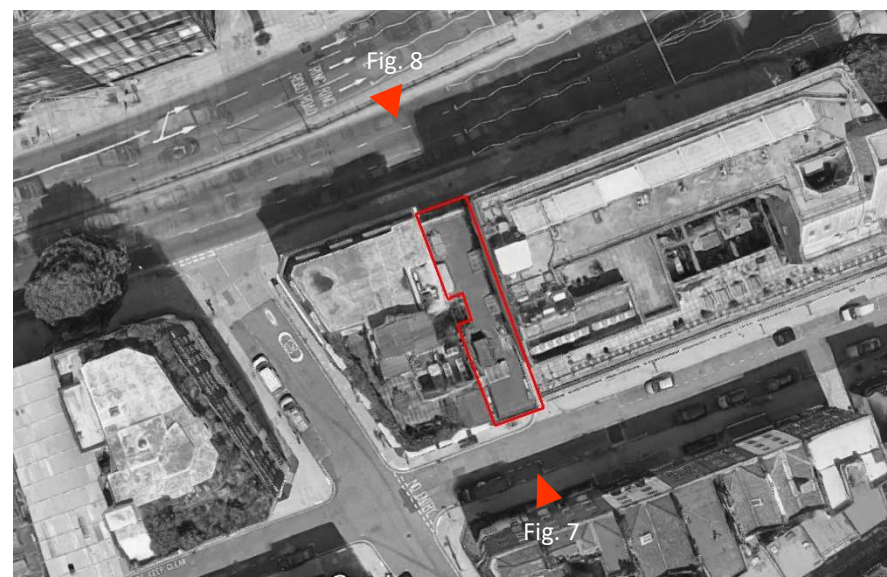


Fig. 7 Existing Warren Street Frontage



Fig. 8 Existing Euston Road Frontage

4. Summary of the Proposal

The proposal of 357 Euston Road/44 Warren Street consists of a four storey building with office use in basement and ground floor and with single dwelling for a family.

The building is proposed to be accessible from Euston Road and Warrant Street by foot and vehicle access on the Warren Street. The vertical accessibility inside the building is reached by the existing main stair which connects all the levels and a proposed lift which goes from ground floor to first level.

Externally the building facade will be cleaned and repaired where required and existing windows are to be replaced with critall windows.

In general in the existing floors the changes are on the layouts internally to offer a suitable functions for a house space on upper levels (1-3) and retain office space for ground and basement level.

4.1 Description of the floors

Ground Floor

In the Ground floor will be three entrances. The right entrance on the Euston Road gives direct access to the stairs connecting to the levels above and the left entrance is for the office use.

In Warren Street the entrance give access to the office space and also directs to the lift, connecting the ground floor with the first floor.

The existing light well will be retained by cleaning and doing the necessary repairs and window replacements.

The existing GIA of the Ground Floor consists of 124.5 SQM and the Proposal provide 124.2 SQM

Basement Level

This level will be retained for office use and connects to the ground floor by the main existing staircase.

The existing GIA of the Basement consists of 137.8 SQM and the Proposal provide 137.3 SQM

First Floor

This floor presents a spacious kitchen and dinning area with the view to the Warren Street while on the Euston Road side it is the living area. The utility and other communal spaces are placed on the corridor.

The existing GIA of the First Floor consists of 123.1 SQM and the Proposal provide 122.7 SQM

Second Floor and Third Floor

The Second floor is design with three master bedrooms and third floor layout offers two large master bedrooms.

The existing GIA of the Second Floor consists of 123.6 SQM and the Proposal provide 122.8 SQM

The existing GIA of the Third Floor consists of 120.4 SQM and the Proposal provide 121.5 SQM

Fourth Floor

This is the roof floor which will be used for building maintenance purposes.

We trust that the London Borough of Camden will support this proposal which will enable to use of the property for both office purpose whilst also providing a single family dwelling.

NOTE: Please follow the Pre Planning, Proposal Drawings, attached on the application to get a clear view of the description.

5. References

The design work for the proposal of 357 Euston Road/44 Warren Street has been based on previous planning application around the area which have similar characteristics as building types and planning proposal.

- Application Ref: 2016/2046/P

Address: 19 Fitzroy Square, London, W1T 6EQ.

Proposal: Change of use from offices (B1a) to single dwelling house (C3) with external alterations including replacement roof and access platform, new doorway with access bridge, air conditioning units and air source heat pump.

- Application Ref: 2012/4512/P

Address: 357 Euston Road, London, NW13AL

Proposal: Erection of single-storey extension to create fourth floor and external alternations to the Euston Road and Warren Street elevations to provide 1x2 bed residential unit with terrace (Class C3), including change of use at basement and ground floor levels from storage use (ClassB8) to offices (Class B1) to residential use (Class C3) to provide 3x2 bed units.