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Project:
135 Kings Cross Road,
London,
WC1X 9BJ

Supporting Documentation

DESIGN & ACCESS STATEMENT

This document has been prepared by Extension Architecture on behalf of the applicant in relation to the proposed Development at 135 Kings Cross Road, London, WC1X 9BJ.

Description of Works:

Additional storey above existing lower ground floor rear extension and proposed mansard roof extension to facilitate additional bedroom & living space for individual residential unit. Retention of restaurant space on the ground and lower ground floors.

Introduction

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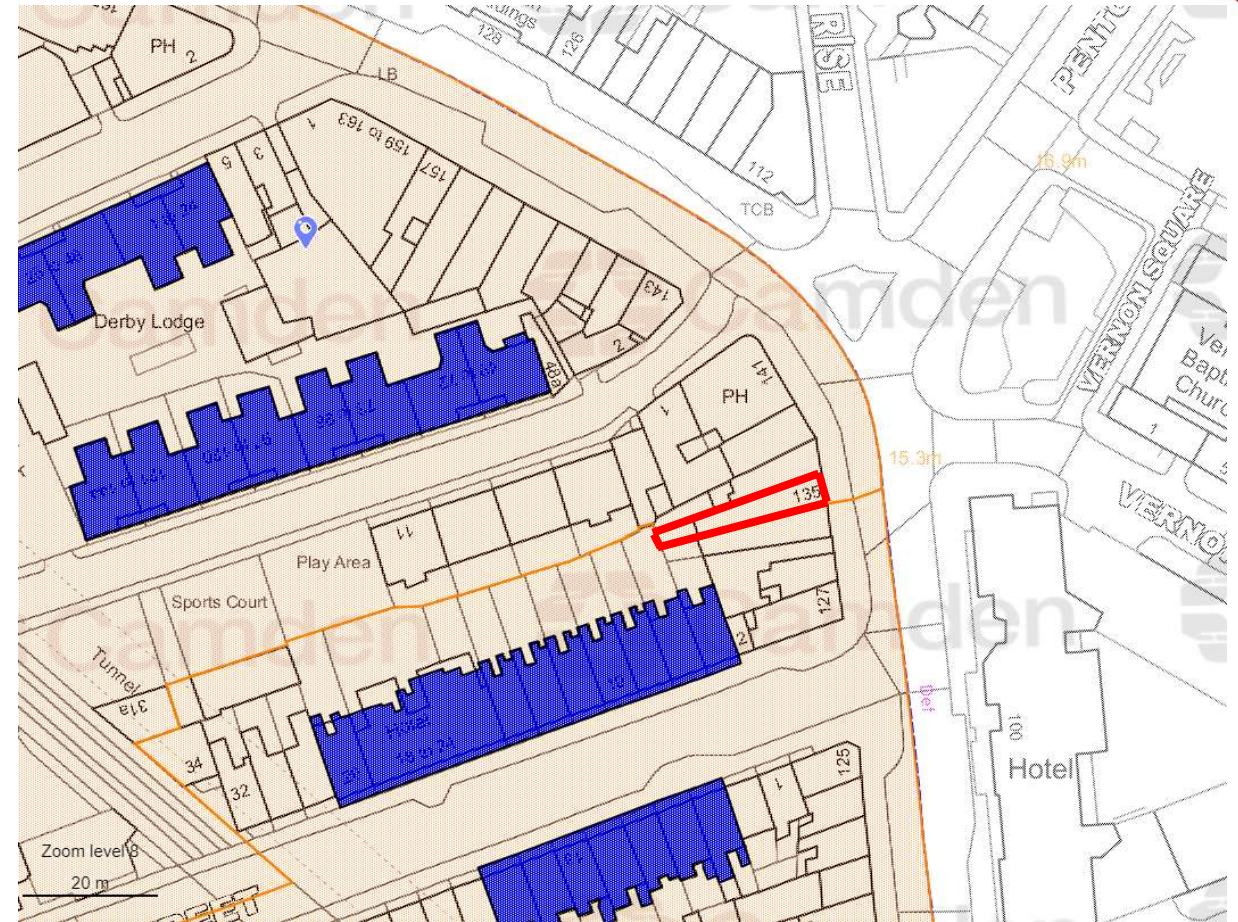
Site Context

1.0 Introduction

1.1 This statement provides further background information supporting the householder planning application on behalf of Ms Michelle Lei for the proposed, “additional storey above existing lower ground floor rear extension and proposed mansard roof extension to facilitate conversion of existing three storey dwelling to HMO with x3 studio flats and x3 single bed-sits with shared kitchen & dining space. Retention of restaurant space on the ground and lower ground floors,” at address 135 Kings Cross Road, London, WC1X 9BJ.

1.2 This statement will present the site in the context of planning policy of the Camden London Borough Council with specific reference to the Kings Cross / St Pancras conservation area and the Camden Residential Design Guidance.

1.3 By assessing the site, its constraints, its situation and context, this statement will demonstrate the suitability of the proposal and how it interests with the local planning authority's policies and development management guidance.



Conservation Area Map of Kings Cross / St Pancras Conservation Area showing 135 Kings Cross Road in Red.



3D Ariel View of the Proposed Development site in red.

2.0 Site Context

2.1 The existing property is situated at the junction between King's Cross Road, Penton Rise and Vernon Rise in the London Borough of Camden.

2.2 At present, the property is split in use, with the ground and lower ground floor in use as a restaurant "Laoma" providing Chinese cuisine, and the upper floors are in use as a single residential unit with x4 sub-standard bedsits.

2.3 The proposed development site resides in an area of PTAL 6b, demonstrating its excellent transport links throughout London.

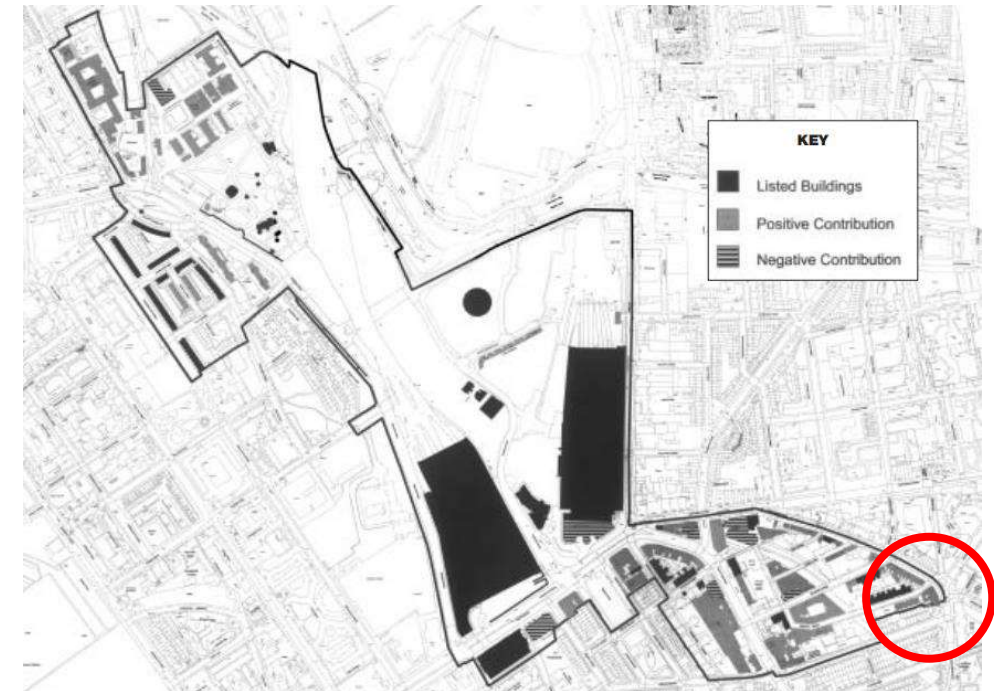
2.4 The property is set within the King's Cross / St Pancras Conservation area, and borders the Bloomsbury conservation area also. The conservation area was first designated in 1986, and extended in 1991 to include Kings Cross Road where the property is situated.

2.5 As shown to the right, an extract from the conservation area statement suggests that the property is a part of a group of terraces that provide a positive contribution to the conservation area, and therefore designs must demonstrate respect and reflection of the existing local context.

2.6 The row of terraces featuring no. 135 present a cohesive and distinct appearance, however, a variety of materials and colours feature on the existing façade (shown to the right) demonstrate that there is scope for renovations and improvements.

2.7 The majority of the immediate vicinity comprises mostly of flats and Homes of Multiple Occupation. Those on the main roads are situated above commercial units. Those on the side roads present mostly as 4-5 storey buildings with lower ground levels included. Larger blocks in the context include those along Wicklow Street, Britannia Street, Penton Rise & Weston Rise.

2.8 The existing property presents as a 3 storey dwelling at the front, however, a basement floor with direct rear access makes this a 4 storey building.



Map extracted from the conservation area statement showing the location of the proposed development site, demonstrating its 'positive contribution'



Street Elevation showing 135 King's Cross Road in red.

Planning History

3.0 Planning History

Relevant Planning History of the Site

AS9804791 - The continued display of an internally illuminated projecting box sign at first floor level. (as shown on photographs marked A and B) – **Refuse 15 Oct 1998**

30541/R - The erection of a new shop front. – **Granted – 10 July 1980**

Similar proposals in the area include:

Address	Case Number	Description	Decision	Date
141 King's Cross Road London WC1X 9BJ	2019/4428/P	Change of use of first and second floors above existing pub from short term let accommodation to 78 bed hostel use (Sui Generis).	Grant	12 Dec 2019
133 King's Cross Road London WC1X 9BJ	2008/1110/P	Change of use from Class A3/A4 (bar & restaurant on basement, ground & first floor) and Class C3 (flat on top floor) to Class B1 (basement & ground floor) and Class C3 (self contained residential masionette on first & top floor.	Grant	02 May 2008
137 Kings Cross Road London WC1X 9BJ	2004/1820/P	Demolition of existing rear extension and erection of part basement / ground / 1st floor / 2nd floor rear extension. All in connection with the change of use of the basement, ground and upper floors from offices (class B1) and non-self contained residential accomodation (class C3) to office (class B1) and 4 self contained flats (class C3).	Grant Subj. to Section 106	11 Aug 2004
133 KING'S CROSS ROAD LONDON WC1X 9BJ	2012/1200/P	Erection of basement to second storey rear extension and new mansard roof extension to create third floor (following demolition of existing rear extension), in connection with change of use from bar/restaurant (Class A3/A4) at basement to first floor and residential unit at second floor to three (1x 1-bed & 2x 2-bed) self-contained residential units (Class C3) (maisonette at basement and ground floor level, flat at first floor level, and maisonette at second and third floor level) and associated alterations.	Grant Subj. to Section 106	08 Mar 2012
139 Kings Cross Road, WC1	PS9904544	Conversion of vacant 1st and 2nd floors of property into 1 x 1 bedroom and 1 x 2 bedroom self contained flats including rear extension and new mansard roof extension, alteration to front elevation and new terrace at 3rd floor level, as shown by drawing numbers 707.01, 707.02 Rev A, 707.03, 707.05 Rev B, 707.06 Rev A, 707.08 Rev B & 707.10 Rev A.	Grant	03 August 1999
137, King's Cross Road, W.C.1	L15/12/11/29025	Construction of an additional floor at roof level and alterations to the front and rear elevation, including the provision of a new shopfront.	Grant	06 Dec 1982

Design

4.0 Design

Internal

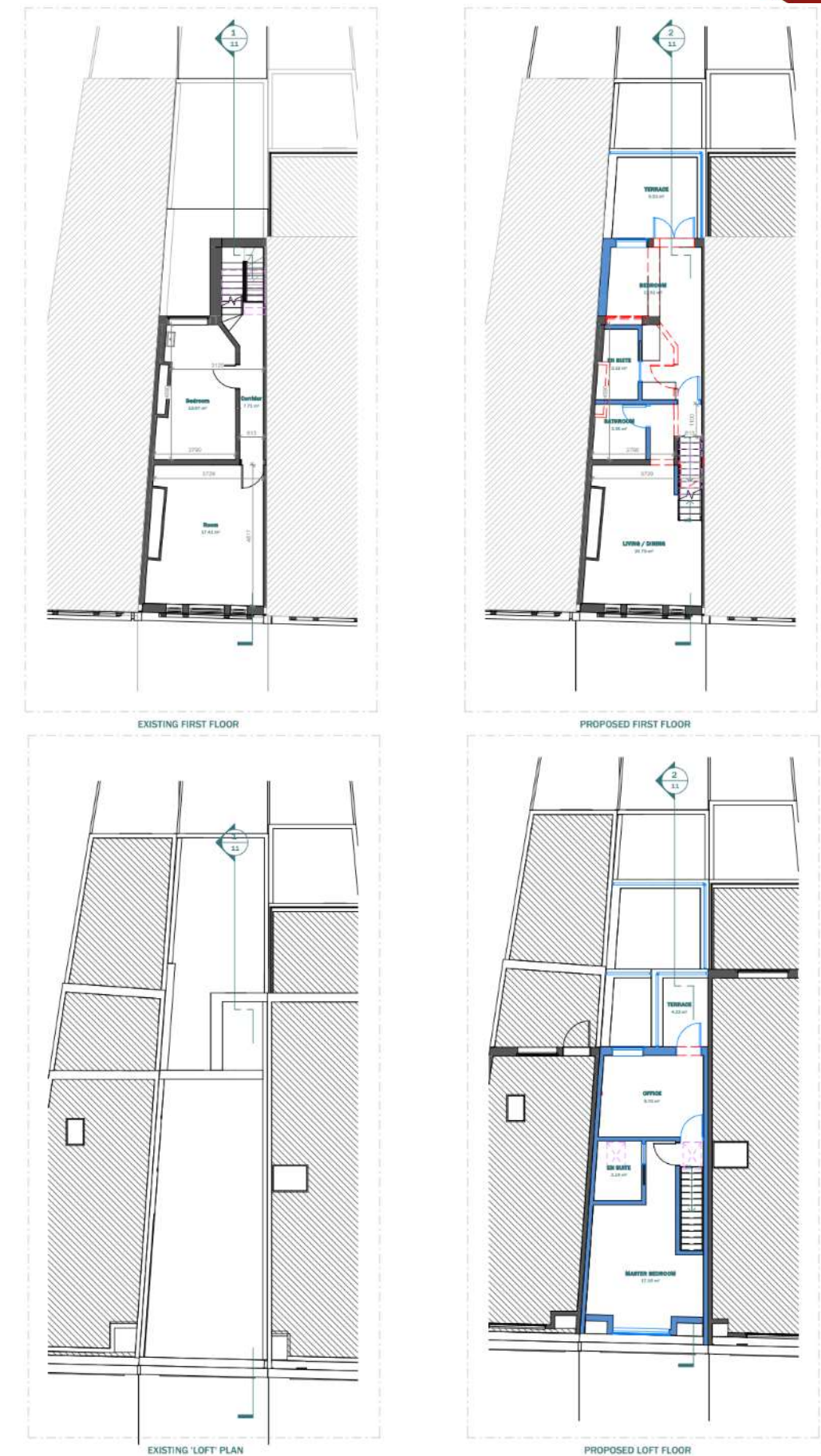
4.1 The proposed development site currently facilitates a Chinese Restaurant at Ground & Lower Ground levels, plus 4x existing bedrooms at first and second floor levels as an individual residential unit.

4.2 The lower ground floor is to be retained as existing, in use as a kitchen for the commercial unit.

4.3 The proposed rear extension at ground floor level will provide additional seating for the commercial unit in order to replace the space lost by means of the separate access created for the residential unit. The existing staircase will be retained for use solely by the commercial unit. A new staircase, accessible from the frontage, will provide direct access for the residential unit on the upper floors.

4.4 There are to be several internal reconfigurations on the first & second floors to create a more suitable living arrangement for modern day living. Each floor will also have access to it's own private amenity space in the form of a roof terrace, surrounded by min. 1.7m high obscure glazing to avoid privacy/overlooking issues.

4.5 The proposed mansard roof extension will facilitate an additional x1 bedroom & x1 office space alongside access to a small private amenity space.



Existing (Left) & Proposed (Right) Ground & Loft Floor Plans

Design

4.0 Design (Continued)

External

4.10 The proposed extension on the ground floor will sit upon the existing lower ground floor rear extension in order to retain the footprint of the existing building and remain subordinate to the host dwelling. The rear element is not visible from King's Cross Road, and therefore it is considered that the existing character of the street scene will not be affected.

4.11 In addition to this, the extension will not extend beyond the existing neighbour at no. 137 Kings Cross Road, in order to remain visually subordinate and not create a disturbance to the occupiers of this adjoining neighbours.

4.12 No. 133 Kings Cross Road benefits from an existing four storey addition, and thus it is considered that the proposed works will not have an overbearing impact on the property or it's occupants.

4.13 The proposed mansard loft extension will match the appearance of nos. 133 & 137 in order to create continuation of the street scene and preserve the local character. This will include a mansard front elevation with x1 dormer window, flat roof with strategically placed skylights, and a flush rear elevation in order to remain in-keeping with the adjacent neighbours and existing building.

***NOTE: Subject to a granted application, a second application will be submitted detailing the extended extraction system in order to comply with environmental health concerns. This should be added as a condition to any decision notice.**

4.15 The rear elevation has been designed to mitigate impact on the amenity of adjoining neighbour no. 137 by means of a staggered elevation, only extending over x1 storey as opposed to no. 133s x3 storey addition.

4.16 The proposed extensions would materially match the existing property – namely Yellow Gault Brick – in order to protect the character of the existing dwelling and surrounding area in respect of the CA.



Existing (Left) & Proposed (Right) Front & Rear Elevations

Design

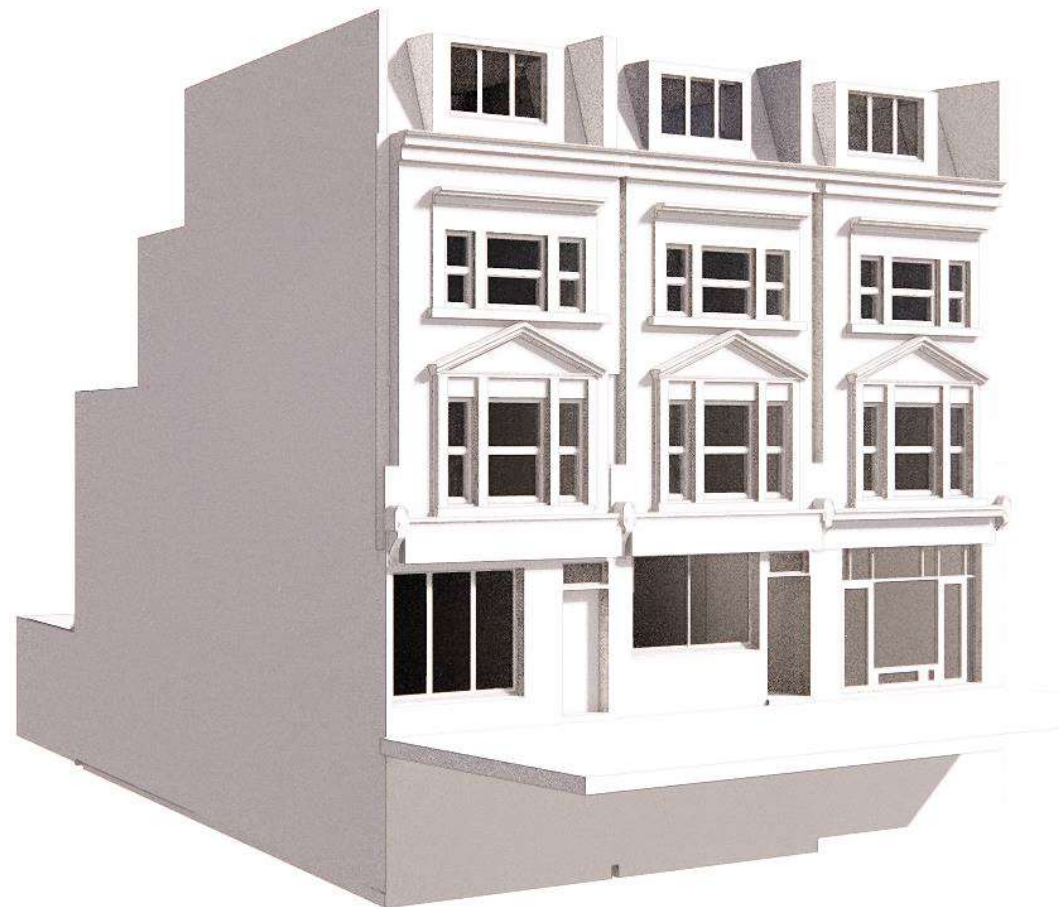
Existing Front 3D Visual



Existing Rear 3D Visual



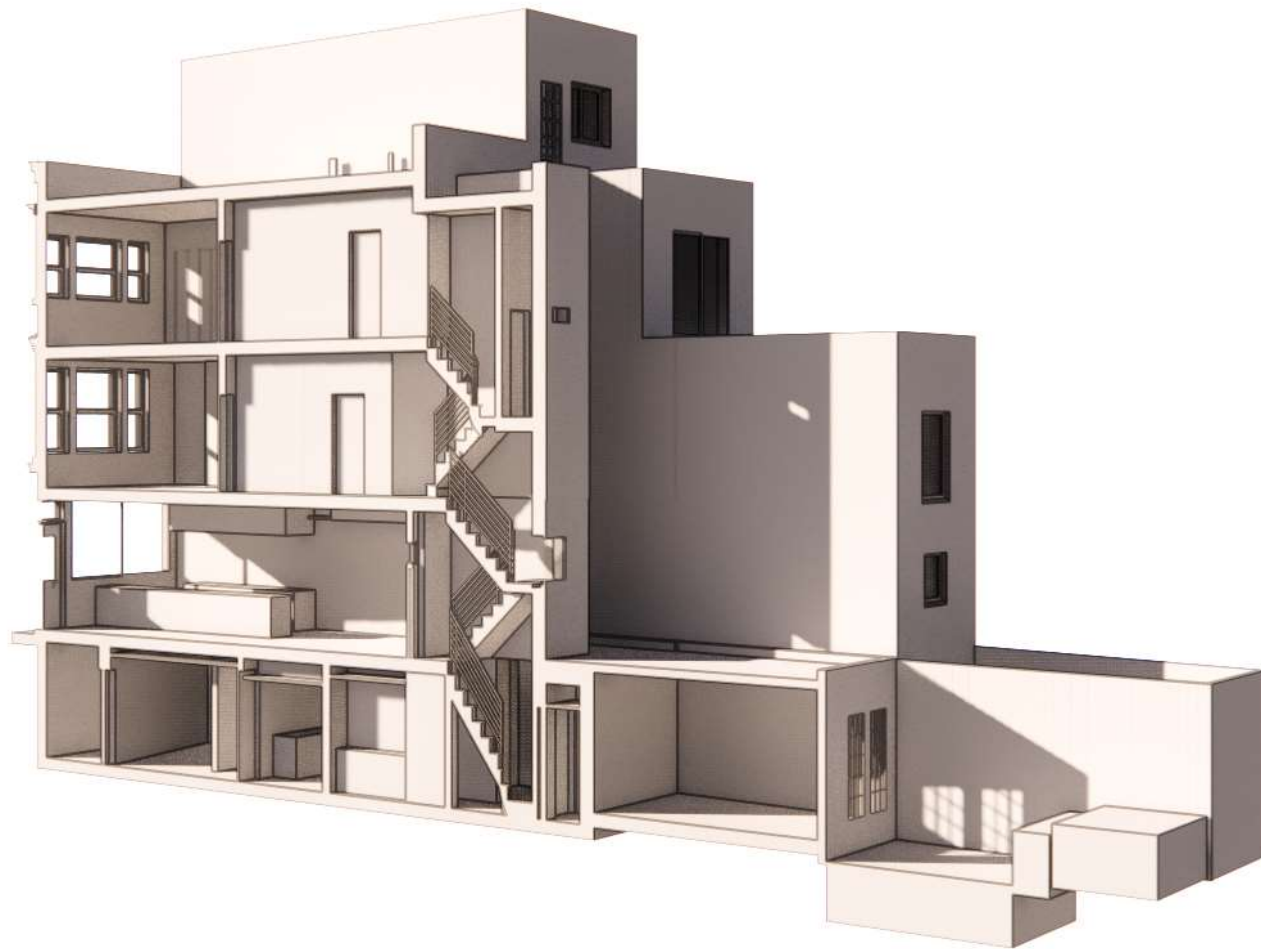
Proposed Front 3D Visual



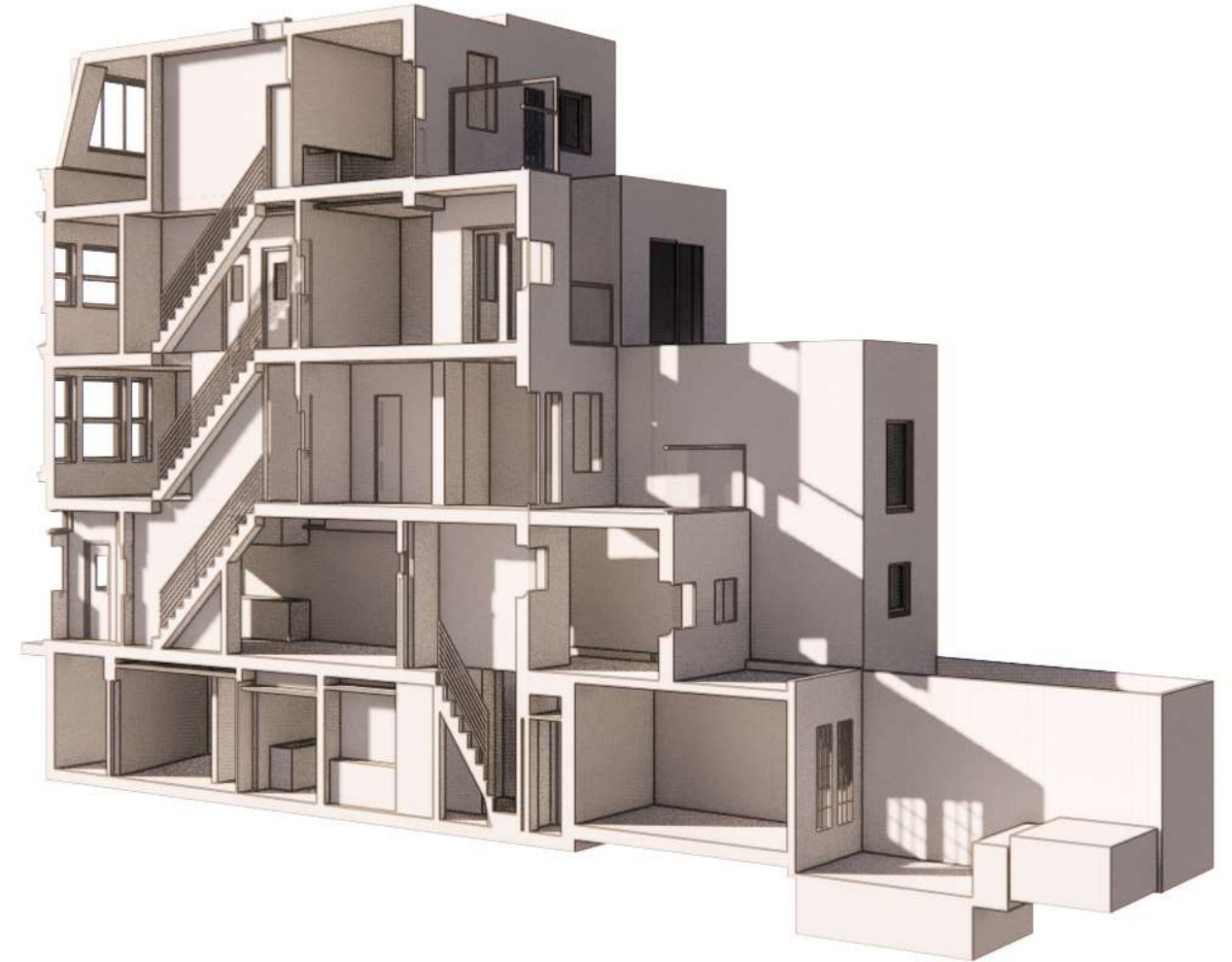
Proposed Rear 3D Visual



Design



Existing 3D Section



Proposed 3D Section

Development Policy Considerations

5.0 Development Policy Considerations

5.1 National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regard to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- An economic role
- A social role
- An environmental role

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then local authorities must take the position of presuming that an application must be given permission. This presumption in favour of sustainable development is, therefore, the core, fundamental base as from where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

7. Requiring good design

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development.

This due to the important design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

"[LPAs should]...always seek to secure high-quality design and a good standard amenity for all existing and future occupants of land and buildings."

5.2 King's Cross / St Pancras Conservation Area Statement

The Conservation Area Statement describes Kings Cross Road as one of the, "principle roads linking King's Cross to the City of London," "lined with a mix of early 19th century terraces and larger scale institutional buildings."

"King's Cross Road

4.2.128 The eastern boundary to the Conservation Area runs down the middle of King's Cross Road. The western side of King's Cross Road is lined with residential terraced buildings with retail units at ground floor level, interspersed with larger office and retail buildings and public houses."

"The buildings at nos. 129-137 date to the mid 19th century and are varied in scale and detailing: nos. 133-137 are a terrace of 3 three-storey yellow stock brick houses with poor quality modern shopfronts inserted into a historic surround. The elevations have bold treatment to the tripartite windows with triangular pediments at 1st floor and square headed windows at 2nd floor. No. 131 is a four storey yellow stock brick building with a simply detailed elevation. A poor modern shopfront has been inserted into an earlier surround. No. 129 is of three storeys with one, simply detailed window per floor. A steeply pitched mansard has been added."

Conclusion

6.0 Conclusion

6.1 The proposed extensions have been proposed to be subordinate to the host dwelling in respect of the conservation area, with a proportionately scaled massing to limit the negative impacts on adjoining occupiers.

6.2 The features of architectural interest as noted in the CA Appraisal are due to be retained in their entirety in order to protect the historic nature and architectural integrity of the immediate and wider context.

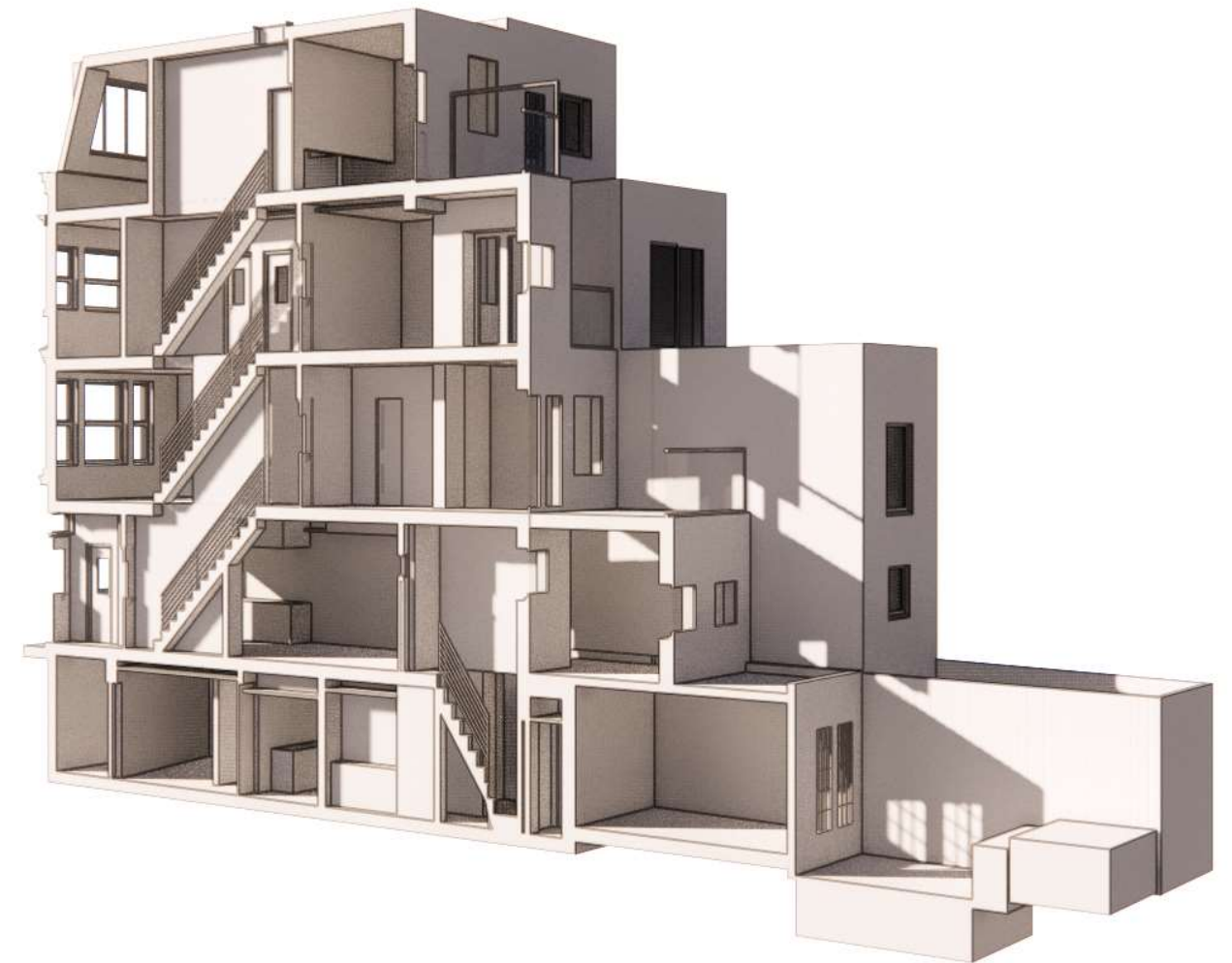
6.3 The proposal looks to retain the use of the property as an individual residential unit, thus there is to be no additional noise or nuisance generated by future occupants.

6.4 The neighbouring extensions in the immediate vicinity provide suitable development precedents to justify the rear and mansard extensions with regards to the protection of local amenity and provision of additional residential space.

6.5 As with these precedents, the proposed extensions would utilise materials to match the existing in order to respect the character of the area, specifically from a heritage perspective.

6.5 As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans and elevation visuals.

6.6 For the reasons set out in this document, we believe that the application for development should be considered acceptable by Camden London Borough Council.



Proposed 3D Section - 135 Kings Cross Road

Appendix 1 – Site Photographs



Rear Elevation



Rear Elevation – Lower Ground Floor



Front Elevation