

D&A Statement

11-21 Canal Reach
Kings Cross, N1C 4BE

July 2024



DGA Architects

concept | design | delivery

Design & Access Statement

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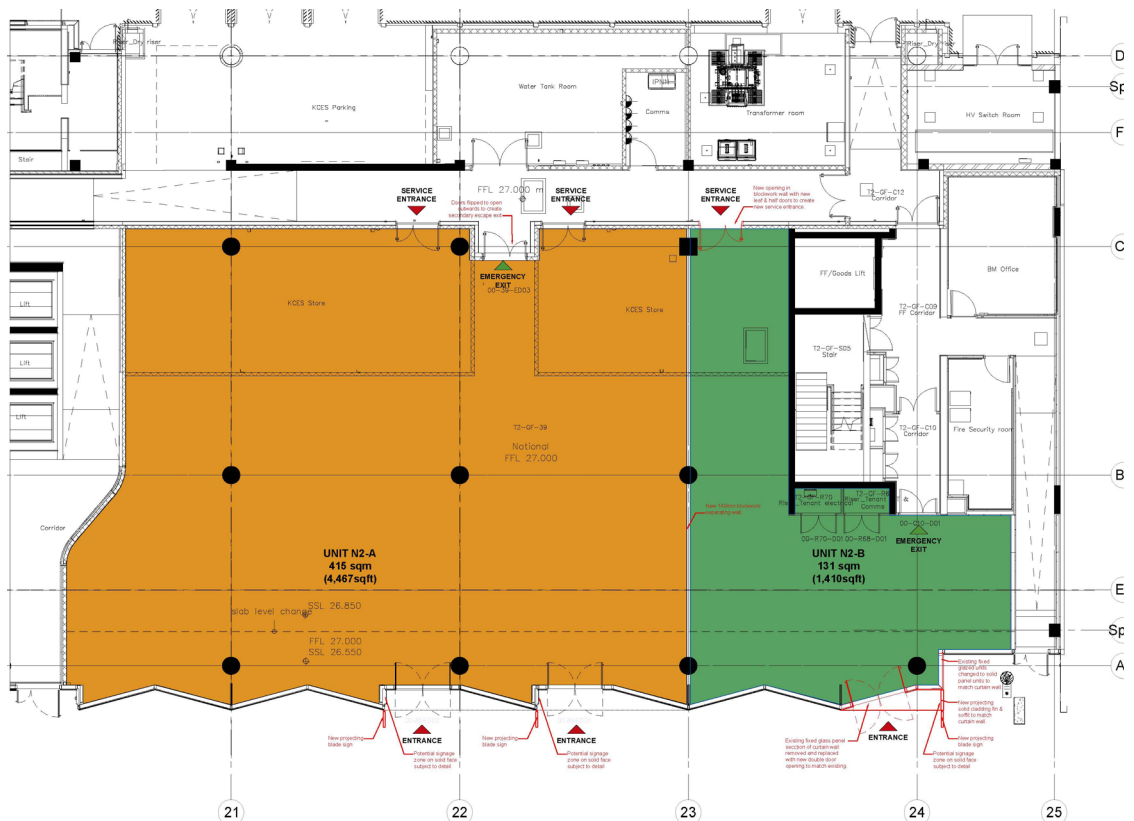
Design & Access Statement

Introduction

This Design & Access Statement has been prepared on behalf of Related Argent Limited in support of a planning application for minor external alterations to the ground floor shopfront to serve the proposed subdivision of the existing commercial unit.

The proposal seeks to facilitate access to the subdivided unit through the introduction of a new entrance and improve on street presence through the introduction of new signage.

Internally, minor works would be undertaken to subdivide the unit into 2 commercially viable separate units each with their own access and servicing arrangements.



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2.0

Site Analysis

Site Analysis

2.1 Location & Current Use

The application site is the ground floor commercial space located in Building T2 at Canal Reach and the unit is currently arranged as a single space designated as Use Class E (the unit came into use under the previously permitted use class B1). The building was granted under applications 2004/2307/P & 2016/3195/P and completed in 2021.

The unit has been occupied by BAM Construction since completion as office space, but is currently unoccupied.

The building sits in a particularly prominent position at the western end of Handyside Street, and on the north western edge of KXC, and runs along the western edge of Canal Reach, alongside the railway track.

The building, particularly the ground floor frontages, underwent extensive design development as part of the original consent, with collaboration between the applicant, building and landscape architects, and in consultation with planning and design officers at the London Borough of Camden ('LBC'), to ensure that the building at ground floor creates an open and active street frontage, whilst successfully housing the proposed mix of uses within.



Site Anaylsis

2.2 Site Photos



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Design

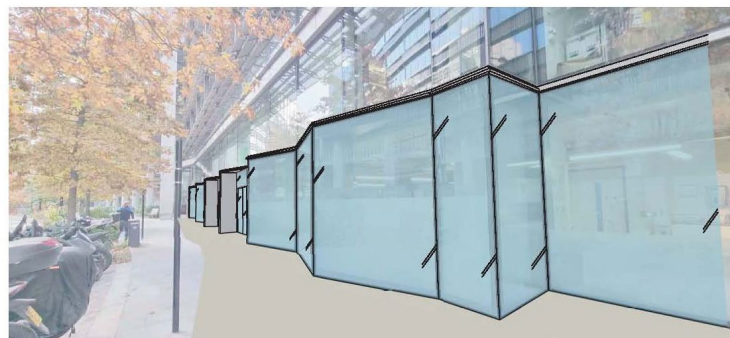
Design

3.1 Design Proposal

Interested parties have expressed a desire for the unit but to comply with Sunday Trading Laws, the retail area of the unit can't exceed 280sqm and their maximum back or house storage requirements are circa 140sqm, therefore the proposal is to subdivide the unit to create a unit of the desired 415sqm and a smaller office unit.

The proposed alterations to the existing facade will be carried out using the same finishes and systems as the existing facade and will create separate entrances to each unit. Servicing of both units will remain via the rear access and servicing bays.

New louvred panels over the doors is proposed to allow for ventilation system connections, and new signage is proposed through the introduction of internally illuminated projecting blade signs & internally illuminated display panels located on the solid return flanks adjacent to each double door entrance. This new signage will aid wayfinding for the units.



EXISTING SKETCH VIEW ALONG CANAL REACH



PROPOSED SKETCH VIEW ALONG CANAL REACH

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4.0

Access

Access

4.1 Accessibility

The commercial units are serviced via the shared Zone T service road which links the units via an undercroft at ground level on the west side. Making full use of the western service road for all servicing, allows the frontage of the building along Canal Reach to remain free to facilitate the building users and house the public entrances, uninterrupted by vehicle movement.

The public realm on Canal Reach benefits from all the advantages of safety and visual appearance this bestows; a ground floor elevation uninterrupted by service doors and an unencumbered public space along the east elevation of the building.

There are nearby cycle stands along Canal Reach to accommodate all commercial space users and employees.

All units have level threshold entrances and fully compliant doors to ensure wheelchair users, ambulant users and users with pushchairs can all access each unit safely and without assistance.

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5.0

Views

