

Design and Access Statement

No. 61 King's Cross Road, London.



Ernest Tsui Architects + Partners

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This Design and Access Statement has been prepared as part of the Listed Building Planning Application for the proposed internal rearrangement and refurbishment to all floor levels of the building at 61 King's Cross Road. This statement should be considered and read in conjunction with the accompanying drawings and reports.

1.0 EXECUTIVE SUMMARY

This Design and Access Statement aims to explain the concept and design principles that will be applied to the internal rearrangement and refurbishment works to 61 King's Cross Road.

This report comprises of the following main elements:

1. Identification of the Site
2. Locality and community
3. Appearance
4. Internal layout arrangement
5. Proposed floor area
6. Sustainability
7. Similar Properties
8. Scale

No. 61 King's Cross Road is within Camden borough, London. The building is listed and it is at the eastern edge of the Bloomsbury conservation area. The Building at No.61 is one of a pair of 3-storey Terrace houses with basement. Built around the mid C.19. The front elevation is a yellow stock brick. They differ from their neighbours at 45 to 59 which are stucco in finish. The proposal seeks to update the property with a sympathetic repair, renovation and refurbishment to rejuvenate for the future life of the building.

The property has proven to be a versatile and adaptable building throughout its history being able to undergo conversion from a family dwelling to offices. The aim will be to change the current class use of the property from Offices under Class E (commercial, Business and Service) to Class C3 (Dwellinghouses). The conversion proposed will create a self-contained flat (1 bed, 2 person) at lower ground/ basement level; with a family house (3 bed, 6 person) to all floors from ground floor to third floor level with an 11 m² roof terrace for the family's amenity.

There are proposed additional walls added to form the bedroom at lower ground floor. The non-heritage 'Jack and Jill' bathroom walls are to be removed at second floor level.

The proposal seeks to create more coherent and usable spaces throughout the property. It is also a fine opportunity to repaint all areas of the house, refurbish existing windows and level all of the sagging floors. Any existing rising damp issues are to be remedied during renovation works.

The overall proposal is as follows.

At Lower ground floor level : The scheme will create usable storage to one of the exterior vaults. The rear study will be converted to a bathroom. Existing stairs leading from lower ground floor level are proposed to be removed. New external stairs are proposed as access down from the main road into the proposed flat 61A. Gated access is proposed at street level. Where cast-iron railings are removed to provide access, a gate will be installed appropriate to the heritage period.

Proposed walls form the new double bedroom, and on the adjacent side, the primary kitchen has space available above appliances and kitchen units for storage. The new lounge leads to the garden area via existing patio doors and a bathroom to the rear of the flat. The existing stair leading from upper ground floor to lower ground floor is proposed to be removed, thereby creating a self-contained home with dedicated access to Flat 61A at the front of the building.

At ground floor level : The existing bedroom/ study is to be retained as a Study. Walls and finishes to be made good. Existing Reception rooms 1 and 2, are to be repurposed as Kitchen/ Dining and Lounge for the family home.

At Upper ground floor, 1st and 2nd floor level : Bedrooms are to be retained. Walls and finishes to be made good. The existing bathroom is to be modernised and finishes made good. All heritage fireplaces are to be retained and boxed out where required to protect original listed architectural features.

At third floor & roof terrace level : a replacement balustrade is to be added to the top of the stairs. And the exterior paving/decking on the roof is to be updated.

There is an accompanying Heritage report looking at the history of the building, all permitted work, as well as national and Camden Council planning Policy. It has indicated that the proposal in principle is sound and the design is both respectful and in-keeping with the building's historic development. This proposal has been drawn up to achieve the client's preferred ideas, in terms of layout and future proofing. The ideas are architecturally feasible and initial conversations with a structural engineer have also confirmed the structural feasibility of the design.

2.0 INTRODUCTION

2.1 On behalf of the client we are submitting this Design & Access Statement to accompany the Listed Building and Change of Use Planning Application for the proposed internal rearrangement and refurbishment throughout the property of 61 King's Cross Road.

2.2 The proposal is submitted with a view to the aspirations of Camden Councils' Unitary Development Plan (UDP) and Listed Building and Conservation Area guidance. Our aim is to create high quality accommodation which enhances the standard and specification of the building. The aim is to provide exceptional spaces for the life of the property.

2.3 The alterations would be both sensitive and scholarly, as to renovate and conserve the building while also addressing Building Regulation standards.

3.0 SITE AND SURROUNDINGS

3.1 The site of the proposed development is facing directly onto King's Cross Road. As part of the A201, King's Cross Road is a main pedestrian, bus and car route between the main tube and train stations in the area. It is located to the south of King's Cross St Pancras Station, north of Farringdon station.

3.2 The site is No. 61 King's Cross Road. It is a prominent building being one of a pair of yellow brick terraces at the end of a series of 10 well preserved listed stucco terraces.

4.0 THE LOCALITY AND THE COMMUNITY

4.1 Local residents benefit from excellent transport links to the road. King's Cross St Pancras station and Farringdon station (the 2024 RIBA Stirling prize winning Elizabeth Line) and Angel tube station are nearby as well; each of these are strong transport hubs allowing access to the tube, trains and buses. These are prime hubs for local, intercity and international travel.

4.2 Many shops and local amenities are close-by, especially toward the area around Angel and the redeveloped King's Cross St Pancras station area. Other shopping areas such as Regent Street, Oxford St are a bus or bike ride away.

4.3 Direct and convenient tube, bus and train services mean that commuters are well provided for too. There is a bus stop outside of the property.

5.0 DESIGN AND APPEARANCE

5.1 Throughout the whole property :

All windows and doors are proposed to be refurbished in-keeping with the original listed building aesthetic. All areas are proposed to be repainted and made good. All floors to be made level. Any existing rising damp issues are also to be remedied and areas made good.

5.2 Lower Ground floor/Basement Vault :

Renovation and tidying of vault, to provide extra storage. Kitchen & Dining room/Reception & Lounge: To be portioned off with a new stud wall forming the double bedroom with new door in-keeping with the heritage period. Area to be repainted and made good. Bedroom & study/Staff Room & WC: To be made good and retained as a Study. Garden : Paving to be refreshed and Aco drain to be added to thresholds.

5.3 Upper Ground floor :

All areas to be repainted and made good. Hall, Reception room 1 & 2 : to be converted into Kitchen/Dining and Lounge. Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing forming a level surface. Existing boards re-laid, with broken boards replaced. Stairs access to the lower ground floor to be removed. Proposed storage room under stairs. No other walls modified at Upper Ground Floor level.

5.4 First Floor :

All areas to be repainted and made good. Hall : Repainted and made good. Bedroom : Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing forming a level surface. Existing boards re-laid, with broken boards replaced. Existing door between bedroom and existing bathroom to be removed. Bathroom : Floor to be made level as above. Repair of the water damaged area of the ceiling. Existing bathroom to be modernised for use as the main family bathroom.

5.5 Second Floor :

Hall : Repainted and made good. Bedroom (Large): Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing forming a level surface.

Existing boards re-laid, with broken boards replaced. Cupboard to be removed.

Bedrooms : Floor to be made level as above. Cupboards to be removed.

Jack and Jill Bathroom: Existing non-heritage walls and doors to be removed.

New stud wall to be added in place as dividing wall between bedrooms; detailed to respect existing room architectural features.

5.6 Third Floor & Roof Terrace :

New balustrade to top of stairs. External Decking and trellis to be replaced like for like.

6.0 ACCESS

6.1 King's Cross Road is well serviced by an extensive bus, train and tube network in all directions and by safe pedestrian access routes.

6.2 On the areas of the proposal where transition is made between spaces the design approach is mindful in maintaining a logical flow between space usage. On the lower ground floor existing unrestricted level threshold access will be retained into the rear garden, leading from the proposed lounge area.

6.3 A new staircase is proposed from street level, King's Cross Road, providing for dedicated access into the new proposed lower ground floor flat 61A. Notably, previous planning application number: 2004/4497/P was approved for Full Planning Permission by Camden Council (approved by Claire Forster-Pratt, Planning Officer) for a new stair to be installed in the same arrangement to the new stair proposed in this application leading from the front entrance on King's Cross Road.

7.0 LAYOUT AND USE

7.1 At Lower Ground Floor level the self-contained flat offers an attractive home with sought after garden space in London. The proposed design makes good use of the lower ground floor and offers additional residential accommodation in the local area.

7.2 At Upper Ground Floor, First and Second Floor level the spaces form a 3 bed, 6 person family home. The Third Floor provides access to the private roof terrace offering external amenity for the family home.

7.3 At all levels the aim is to update the building to be functional and maintain purposeful use for a building that has proved versatile in being able to accommodate uses such as a home and offices in previous incarnations.

7.4 At Third Floor and Roof Terrace level the proposal aims to maintain safety and character simultaneously.

8.0 PLANNING POLICY

8.1 This is a Listed Building, see accompanying Heritage statement which tackles the relevant planning policy in detail.

9.0 SUSTAINABILITY

9.1 Where the roof, ceilings and walls are installed or replaced, an improved building insulation would be applied to achieve standards as set out in Part L of Building Regulations.

9.2 Waste and recycling areas would be retained as existing

10.0 SIMILAR PROPERTIES ON KING'S CROSS ROAD

10.1 Adjacent properties in this residential area have similar characteristics.

However variation exists in the materials visible on front elevations which range from render to brick or brick with mouldings. Many properties in the locality are not listed. However, they are noted as important by the council. So although there have probably been refurbishments along the street respectful of the classic plan of each property, there is invariably great variation on what can be found behind each façade.

11.0 SCALE

11.1 The general concept of the proposed scheme is to maintain the architectural language of the existing property where applicable.

11.2 Any alterations will match the existing aesthetic while simultaneously exerting its subtle unique characteristics.

11.3 The scale and architectural design is kept in accordance with surrounding existing features. All of the proposed design has been in moderation and sympathetic to the existing architecture.

12.0 CONCLUSION

We believe this proposal achieves the following points.

12.1 The refurbishment of this building will create additional accommodation for the Camden area by way of a new 1 bed, 2 person self-contained flat with garden; and above, an attractive sought after 3 bed, 6 person family home with roof terrace.

12.2 The spaces are logical and straightforward to use. Creating a coherent plan for residential use at each floor level, that makes best use of spaces for residential dwelling.

12.3 The materials and details of the proposed development will closely replicate those of the existing property.

12.4 We believe that the proposal has been carefully considered and designed so that the interventions to the building will remain modest whilst being invaluable to the building's current and future end users.

12.5 It is on this basis that we request for planning permission to be granted.



Ernest Tsui Architects + Partners

Units A-J,
Austen House
Station View
Guildford
Surrey
GU1 4AR

