

# PLANNING DESIGN AND ACCESS STATEMENTS

## Supplementary information to Planning Application for

Project

# Giraffe Kiosk Kings Cross Square

Job Ref: 2908  
Rev

DESIGN AND ACCESS STATEMENT	
<b>1.0</b>	<b>Introduction</b>
1.1	The purpose of this statement is to outline and explain the principle and concepts governing the layout, design, scale, accessibility and appearance of the proposed Giraffe Kiosk shopfront, at Kings Cross Square, London, N1C 4AH. This statement accompanies and supports the application made on behalf of Giraffe.
1.2	The Landlord of this building supports the proposals submitted by Harrison on behalf of Giraffe.
1.3	The Landlord has provided the A1 unit with a typical speculative shopfront. The doors to this unit do not suit the operations of Giraffe and therefore alterations are necessary in order for Giraffe to utilise the unit successfully.
<b>2.0</b>	<b>Proposed Design</b>
2.1	The shopfront design has previously been agreed by the Landlord and therefore the proposed changes have to be sympathetic to the existing design. The changes have undergone careful consideration of criteria set out by the operator, the landlord, and requirements of the end users and relevant regulations.
2.2	The main entrance door position is to be positioned at the primary retail route of the internal retail space layout. A second door is to be positioned at the exit route of the internal retail space.
2.3	The shopfront design also provides the Tenant with a signage zone which the Landlord is to provide signage rails to match other retail units

within the Kings Cross Station commercial area. The sign fixing detail has been carefully considered in order for the signage to form an integral part of the shopfront.

- 2.4 The proposed main fascia sign is the current standard for the Giraffe Kiosk brand and clearly identifies the building use.
- 2.5 The fascia material is a high quality stainless steel panel and the signage fixing rails are detailed to match. Again this is a matching detail to other retail units within the Kings Cross Station commercial area.
- 2.6 An internal hanging illuminated sign adjacent the main entrance door and therefore visible to all customers and a clear indication of the entrance.
- 2.7 The proposed materials will be of high quality and sympathetic to the building and the overall current Giraffe Kiosk brand design and concept philosophy.
- 2.8 The proposed external treatment will complement the internal design and overall Giraffe Kiosk brand. The signage material will compliment the modern interior finishes.
- 2.9 The proposed 2 door layout will allow customers to safely pass through the retail space and should avoid any potential H&S issues.

### **3.0 Access**

- 3.1 Level access arrangement off the paved area mall walkway will be achieved for the new entrance and exit positions into the unit.
- 3.2 The access door opening mechanism will conform to the current Building Regulations.

### **4.0 Scale**

- 4.1 The external main entrance elevation and shopfront detailing has been scaled to suit the overall mass of the existing unit within the context of the surrounding walkway areas.
- 4.2 The proposed signage lettering has been scaled to suit the overall mass of the building and shopfront and is in proportion with the relevant fascia detailing and surrounding building signage zones also.