

193/195 KING'S CROSS ROAD, LONDON WC1

DESIGN AND ACCESS STATEMENT

Use Background and Amount

The premises are a three-storey mid-Victorian terrace property, situated on the south side of King's Cross Road, WC1. Originally a shop with living accommodation above. It is owned by Dodds the Printers Limited and is presently used as their local offices and printing workshop, and has been for some years.

There is a current planning approval to extend the premises on the ground floor at the rear for commercial use. However, Dodds the Printers have obtained alternative premises elsewhere for the printing workshop and it is now their intention to extend the rear ground floor as a flat rather than for commercial use as previously intended. The shop remains as existing.

The proposals are to develop the existing yard and provide a one bedroom flat to current standards and retain part of the open space as a small terrace.

Layout

The layout of the flat will provide good useable areas with a minimum circulation space and rooms to current acceptable space standards. Both habitable rooms face on to the terrace to gain natural light and visual aspect to open space as part of the flat. The existing high brickwork boundary walls have been retained to maintain security, mainly from Chad's Place.

Scale

Scale is domestic to minimum proportions, single storey, to have least effect on the adjoining buildings around the site and particularly on the existing building No 193/195.

Landscaping

No landscaping is possible to this building and none intended. The rear terrace is small and it is assumed the owners/tenants will provide plants or shrubs as they require to soften the visual impression.

Appearance

Appearance of the new proposals will be neat and simple and a design that will fit in with the Victorian style of the existing building. Apart from a reduction in size to two of the windows on the south-west elevation and access to the yard at half landing level blocked in, there are minimum alterations to the rear of the building; and none at the front.

Access

Access to the flats is from King's Cross Road. The same entrance as used by both existing flats on first and second floors. However, the new flat also has a second access direct from Chad's Place into the amenity terrace. Parking does not seem to be too much of a problem, it is understood a residents parking permit system is in operation in this area. It is hoped that bicycles will be the preferred means of transport and storage will be provided in the yard.

R M Partnership

LIFETIME HOMES STANDARDS

Lifetime homes were taken into account with the design proposals of the new living accommodation; which is a flat. In particular, new corridor widths min 900mm have been considered and doorways min 750mm clear. The access into the building already serves the existing flats on the first and second floors and the building is partly restricted by the use of the shop on the ground floor. It was assumed therefore, in the circumstances that design for the Ambulant Disabled should be achieved if possible. In particular the main entrance from King's Cross Road is one step that would be acceptable for the Ambulant disabled.

Generally, sufficient space has been designed within habitable rooms to allow access and manoeuvrability. Switches, sockets and service controls will be provided at appropriate heights between 450 and 1200mm above finished floor level. Regarding resistance to the passage of sound construction will be strictly in accordance with Building Regulations Part E.

It is intended that the new flat will be as user friendly to the Ambulant disabled as is possible within an existing Victorian building.

Regarding the Lifetime Homes Criteria, items 6, 8, 9, 10, 11 15 and 16 can be complied with.