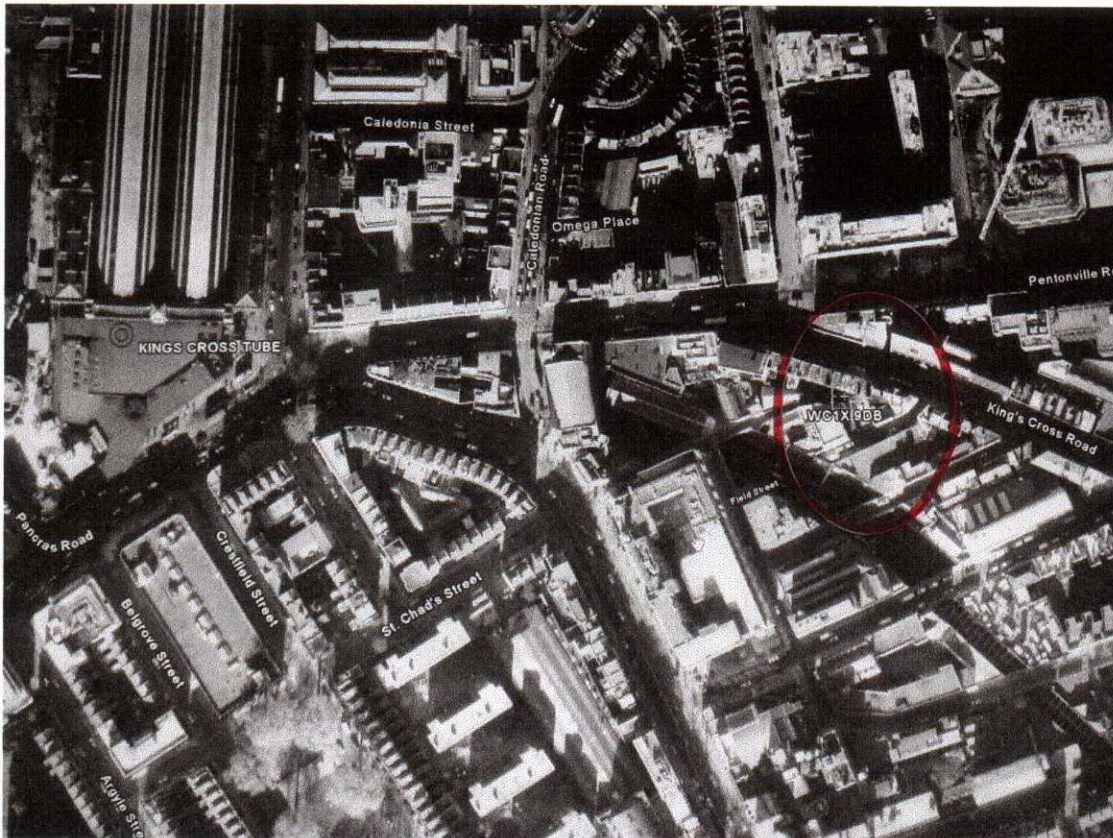


**DESIGN AND ACCESS STATEMENT**  
**FOR THE RETENTION OF THE 1<sup>ST</sup>, 2<sup>ND</sup> AND BASEMENT FLATS**  
**AT 189, Kings Cross Road, London, WC1X 9DB**

London, 15 June 2010



**USE**

The property is on the busy Kings Cross Road, very close to the Kings Cross – St Pangras Station. It is a mid-terrace property in an area of shops with predominately residential upper floors.

**AMOUNT**

This side of Kings Cross Road is occupied predominately by three storey buildings with roof (mansard) extensions. This application proposes to retain the amount and layout as they are at present. That is, three self contained flats in the Basement, first and second floors.

**LAYOUT**

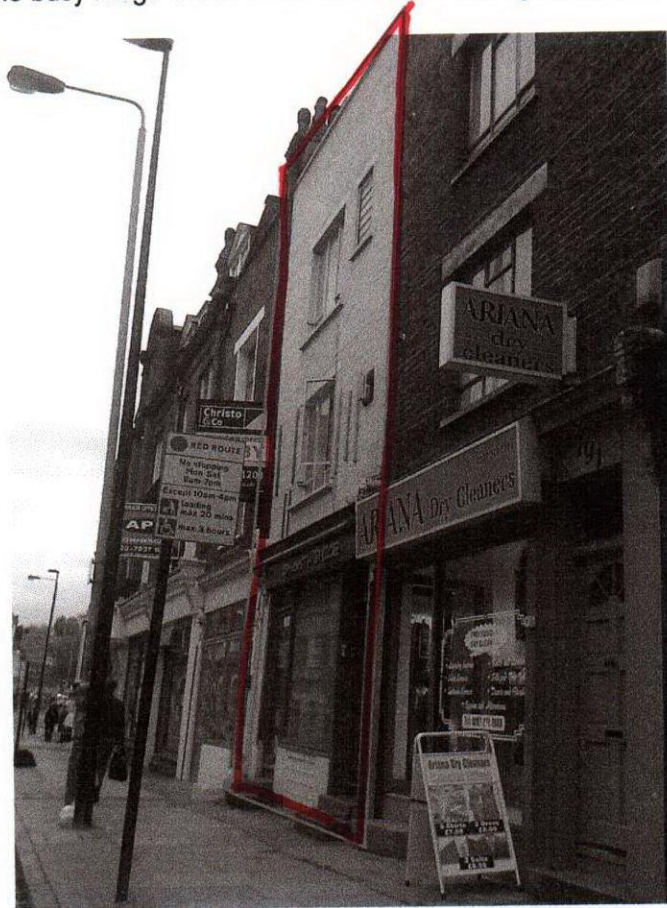
The Ground Floor has a shop-front and access on Kings Cross Road and next to it is the entry door with a lobby with the stairs leading to the upstairs flats. There is a self contained studio flat in the sub-basement and two one-bedroom flats on each floor.

**SCALE**

This road is mainly commercial in nature on the ground floor level with residential uses to the rest. It can not be said that it has a uniform architectural character, but most properties have a uniform width and height.

## LANDSCAPING

The property sits on the busy Kings Cross Road and has no front garden, but it has a small rear patio which is paved.



## APPEARANCE

Kings Cross Road is a busy thoroughfare with a mix of architectural styles and uses. It begun with light industrial and mix commercial / residential and now is mainly residential, shops and offices. With the Kings Cross – St Pangras redevelopment nearby, this run down area is starting to get upgraded and refurbished.

## ACCESS

The property is on the Kings Cross Road and offers close access to the transportation links of Kings Cross – St Pangras station (Tube, National Rail and Eurostar) and Kings Cross Thames Link station. It also offers easy access and proximity to the city.

## ARCHITECT'S STATEMENT

We strongly believe that the retention of the three flats will continue to provide the compact affordable residential units in close proximity to the centre, which are very much needed in this area.

Also, with the close proximity to the new Eurostar London terminal and the city of London, the proposal can also offer a pied-a-terre in the centre of london.

Finally, we believe that this proposal will have a positive effect to the area and will enhance the up-and-coming vibrant character of the street and the neighbourhood.

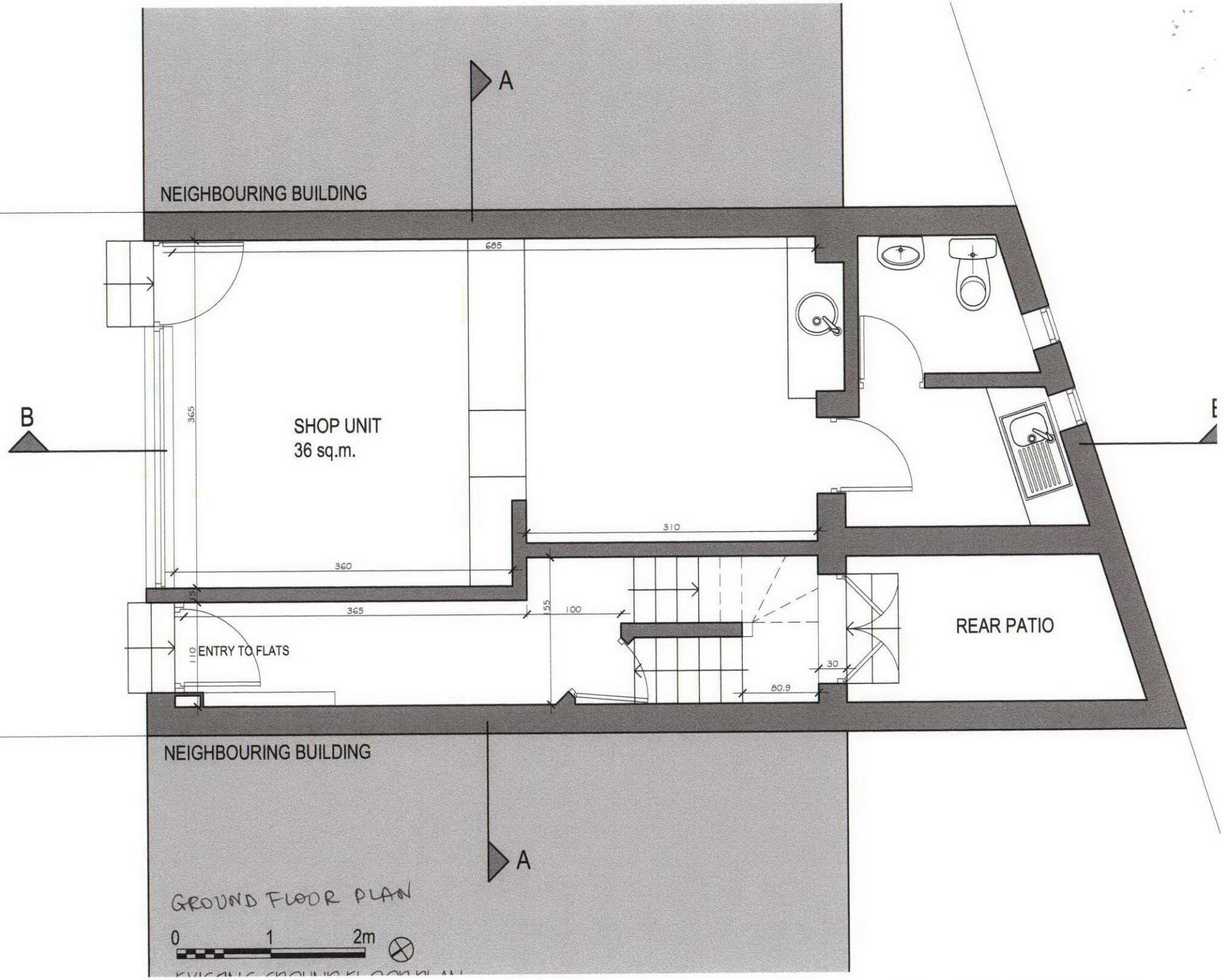
Yours faithfully,

Nicolas Economou  
Architect

187 Kings Cross Road

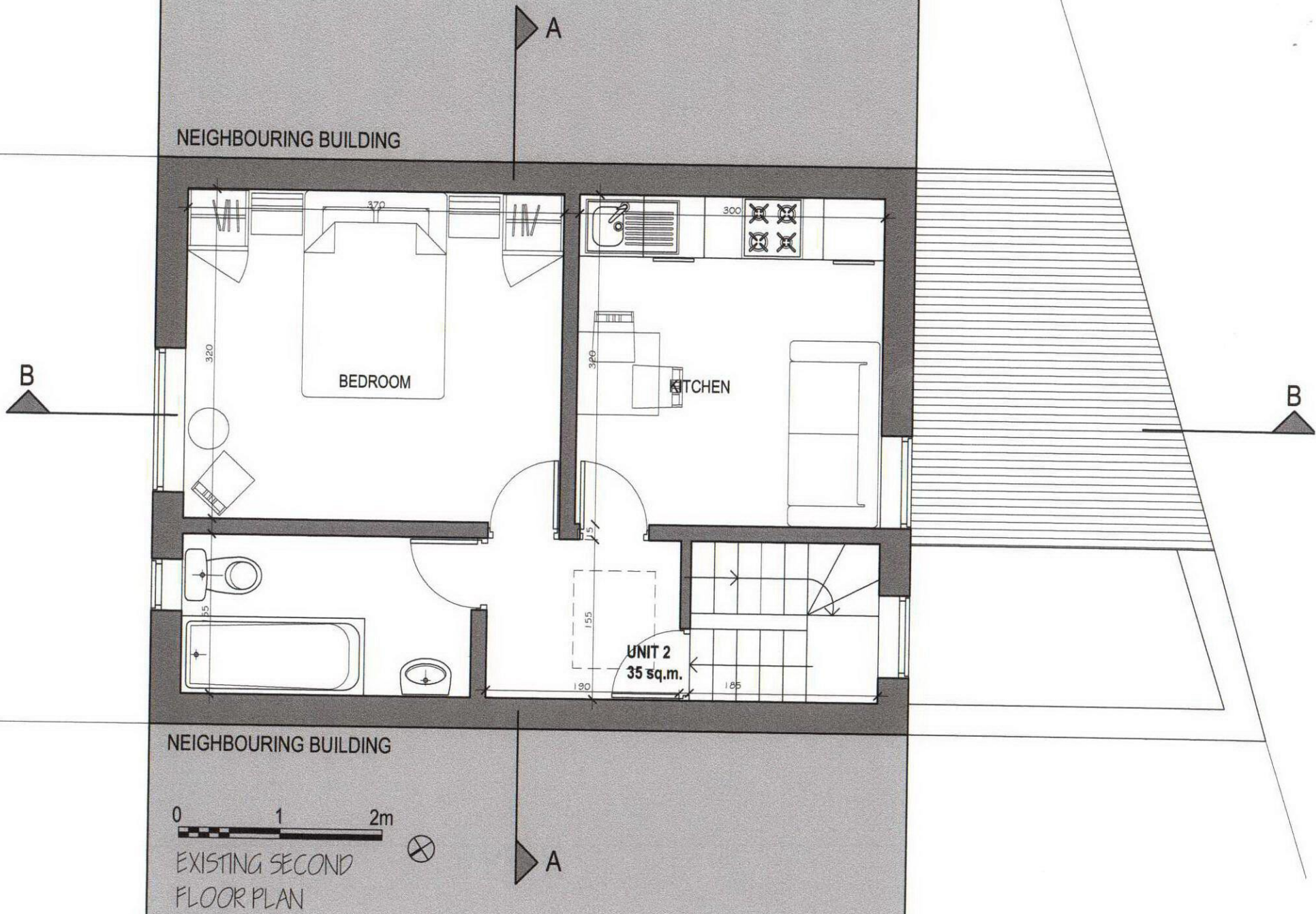
189 Kings Cross Road, WC1X 9DB

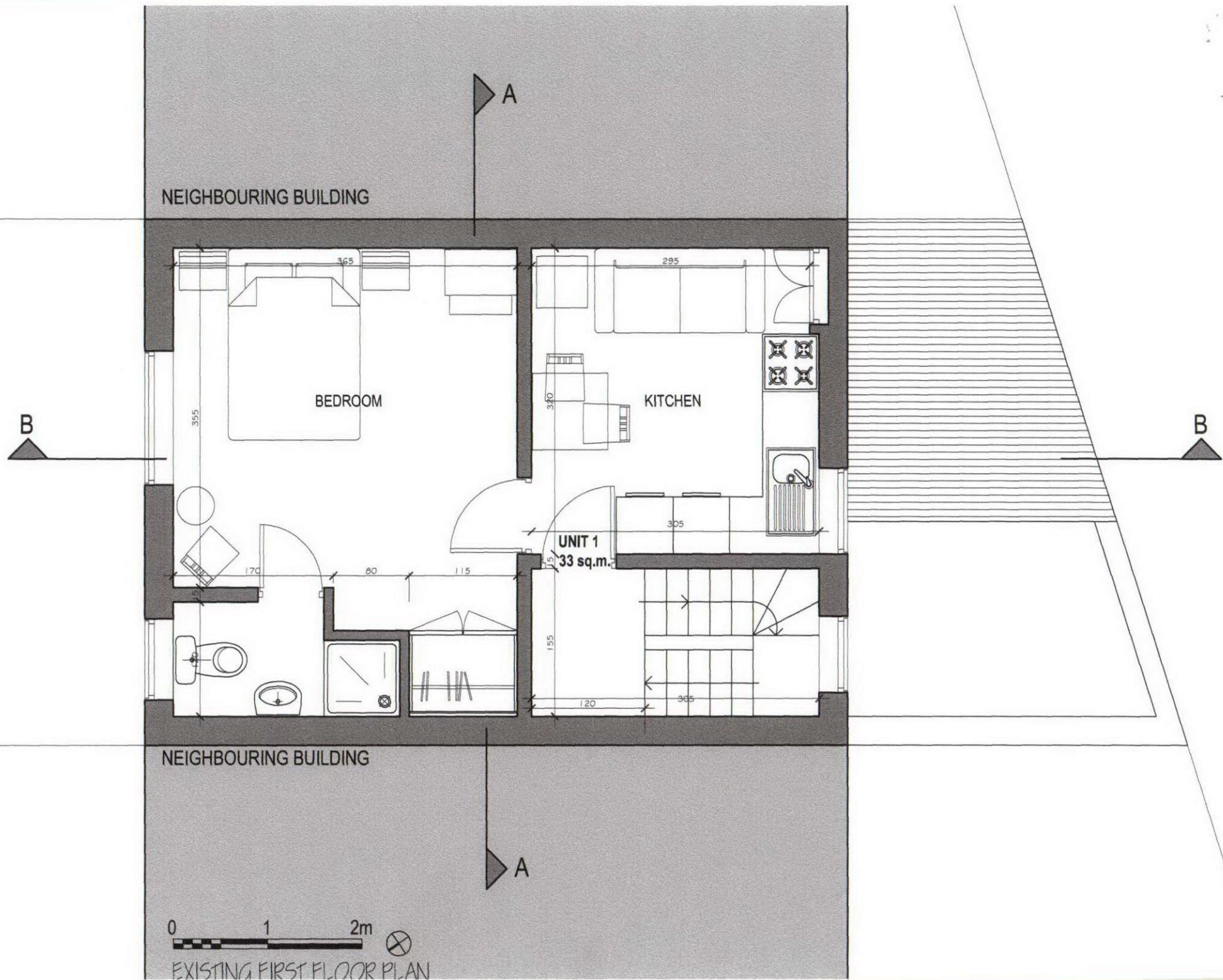
191 Kings Cross Road



GROUND FLOOR PLAN







NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

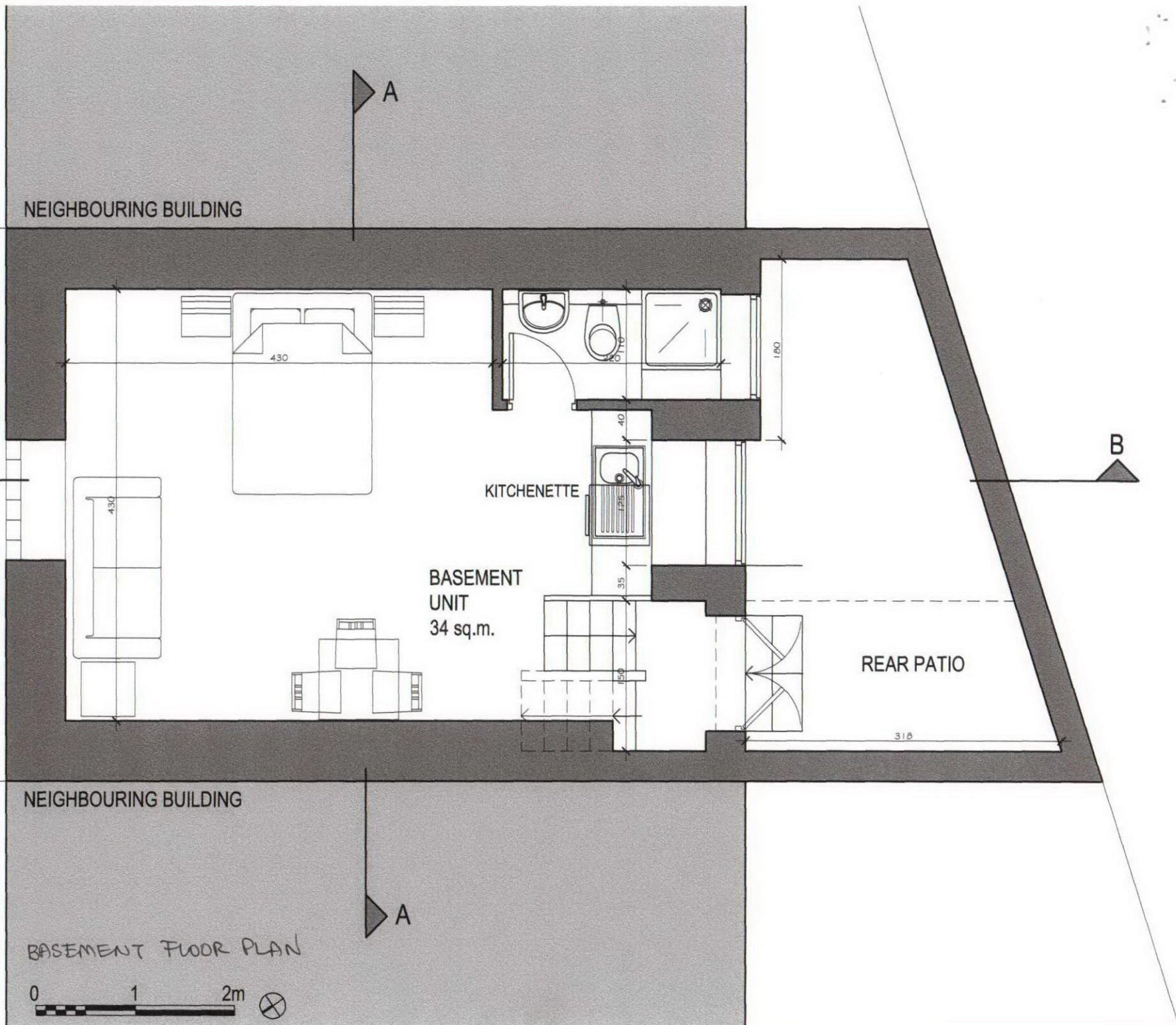
BEDROOM

KITCHEN

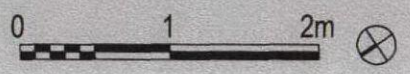
UNIT 1  
33 sq.m.

0 1 2m

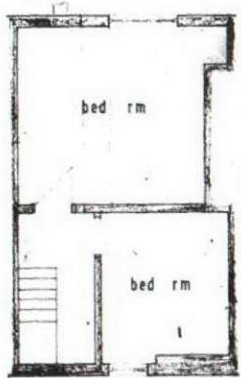
EXISTING FIRST FLOOR PLAN



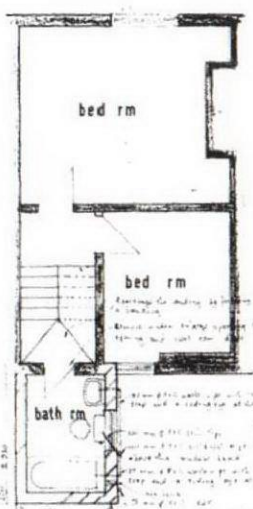
BASEMENT FLOOR PLAN



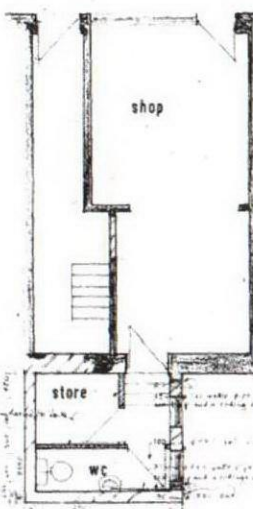
Notes: All works to be done to the approval of the Local Authorities.  
 The size and location of the plan to be agreed to with the Local Authorities under the terms of the Act.  
 The use and location of the plan to be agreed to with the Local Authorities under the terms of the Act.  
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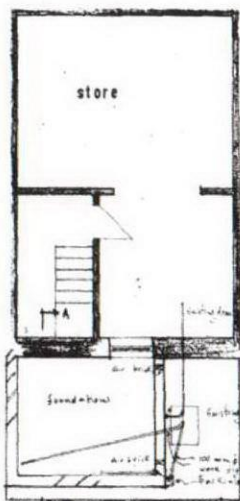
SECOND FLOOR PLAN



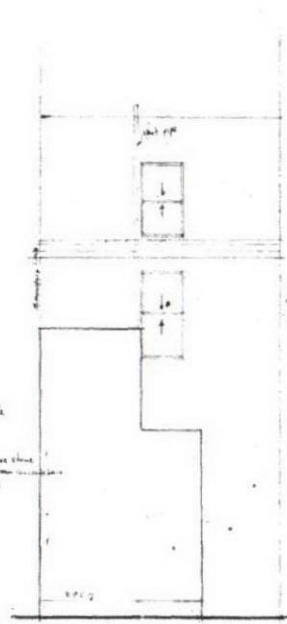
FIRST FLOOR PLAN



GROUND FLOOR PLAN

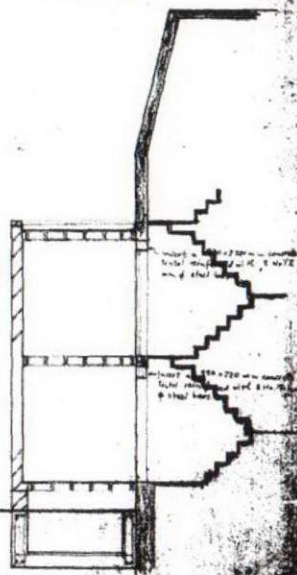


BASEMENT PLAN



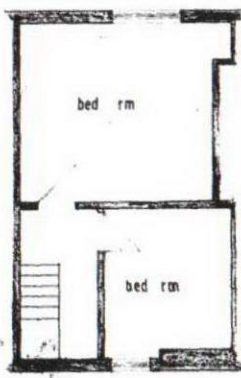
REAR ELEVATION

LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 29 OCT 1980  
 APPROVED  
 PLANS NOT APPROVED  
 ON BEHALF OF THE COUNCIL

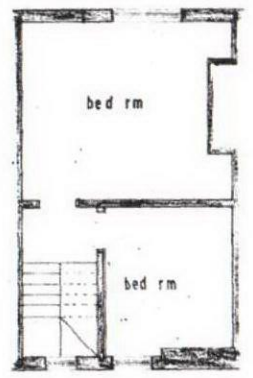


SECTION A-B

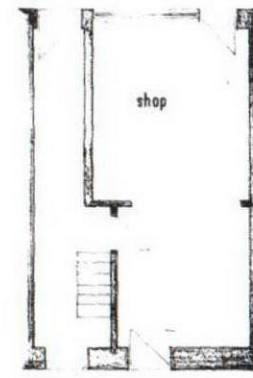
LOCATION PLAN 1:1250  
 PROPOSED PLANS



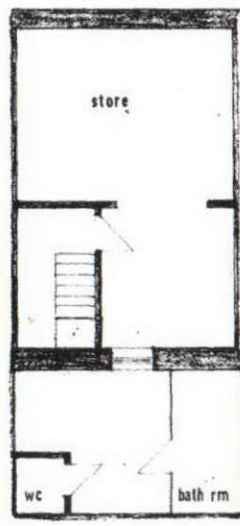
SECOND FLOOR PLAN



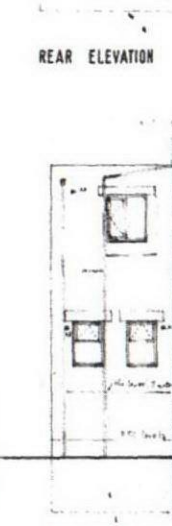
FIRST FLOOR PLAN



GROUND FLOOR PLAN

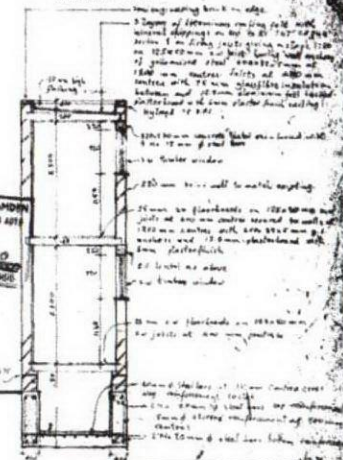


BASEMENT PLAN



SITE ELEVATION

LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 29 OCT 1980  
 APPROVED  
 PLANS NOT APPROVED  
 ON BEHALF OF THE COUNCIL



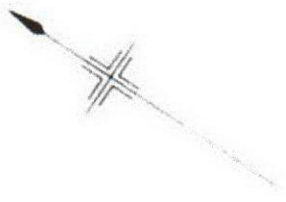
SECTION A-B

PROPERTY: 189 KINGS CROSS ROAD - LONDON NW  
 APPLICANT: JOSEPHINA SKANIO

scale: 1:50  
 date: 8-6-1980

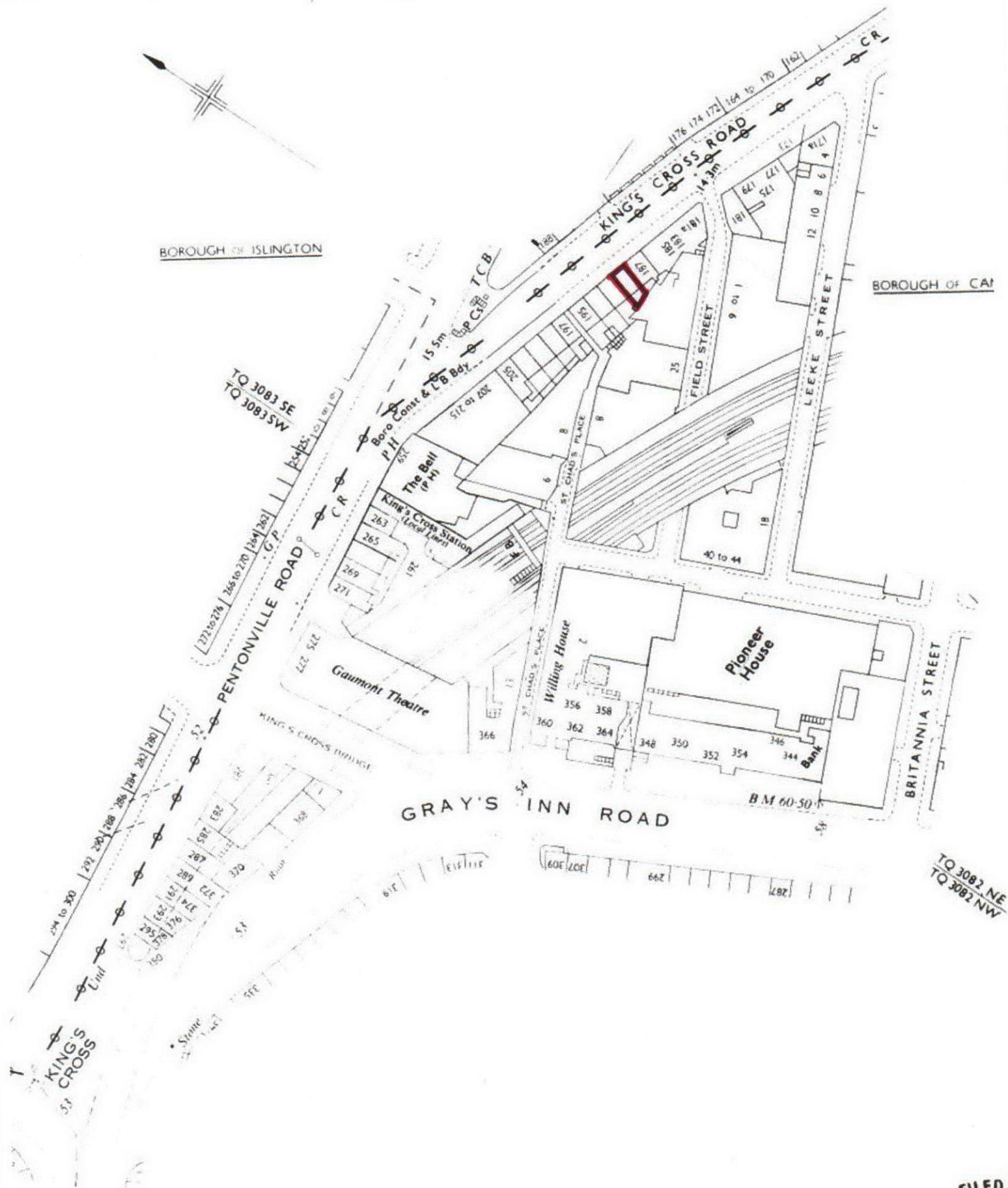
Drawn by C. Constantis  
 29 Rempden Way  
 London E14 3BJ  
 Tel: 3055554

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BOROUGH OF ISLINGTON

BOROUGH OF CAMDEN



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H.M. L.  
M.O.  
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