

93- 99 KINGS CROSS ROAD LONDON WC1X 9LP**DESIGN & ACCESS STATEMENT: NEW FRONTAGE**

The application is for the renewal of glazed frontages in a conservation area.

No 93-95 and no 97-99 are two separate hostel properties owned and managed by Circle Anglia, a social housing organisation.

These works form part of the refurbishment of the ground and basement floors of both buildings to provide a single point of managed entry for the hostel, improve communal areas and provide better accessibility both to and within the buildings.

The frontage will have a new part glazed, part solid appearance. The new main entrance will take the place of an existing flat on the party wall boundary between the two buildings. A new sliding entrance door will provide direct access to the ground floor level which is being lowered to the level of the pavement to give level access. From this point there are two stairs up to the rear ground floor reception level; one of these stairs will convert to a platform lift to allow wheelchair access to the upper rear ground floor level. From here, level access is possible to the café and meeting room in nos 93-95 and to an accessible toilet in the rear of no 95.

The new frontage intends to unify the appearance of the two buildings at street level. Although there are differences in ornamentation at ground and roof levels, the upper floors were clearly designed to read together. The existing pediments, fascias and consoles on the street level frontage will be removed. The new frontage will comprise curtain walling between rendered panels, the latter covering the existing column locations. There will be 3no. projecting rendered portals relating to the rhythms of the existing building and the different functions of the internal areas. These are intended as modern interpretations of the traditional shopfront. The portal over the entrance will include lights on the underside to illuminate the entrance which is in use 24/7. The existing columns, which project to different amounts, will be covered with marine ply panels which will be rendered. The division of the glazing has been determined by the rhythm of the existing columns, the rooms and floor levels within; thus some of the panes will have opaque glazing to allow light in but no views in, whilst some of the panes will have clear glass. Given the location of the building and nature of the internal spaces directly against the pavement, other panes will have coloured transfers added internally to partially obscure views into the spaces within. The entrance will have a sliding framed glass panelled door which will be 1000mm wide to allow for wheelchair access.

The new frontage framing will be powder coated metal frames to RAL 7016 with painted rendered fascia. The signage proposed is the existing name of the building, Dennis Handfield House, and the street numbers – 93-99. This will not be illuminated. The signage will be powder coated metal individual letters fixed to the fascia. The street numbers will be formed of coloured vinyl transfers fixed to the inside of the glass over the front door.

The proposal is to form a bright new modern frontage for the hostels to allow views into and out of the space.

DRAWINGS SUBMITTED :

3237/PA1.10 : Location plan
 3237/PA1.21A : existing basement plan
 3237/PA1.22A : existing ground plan
 3237/PA1.31 : existing front elevation
 3237/PA1.41A : existing sections A & E
 3237/PA1.42A : existing sections B & D
 3237/PA1.43A : existing sections C & F
 3237/PA2.21A : proposed basement plan
 3237/PA2.22A : proposed ground plan
 3237/PA2.31A : proposed front elevation
 3237/PA2.35B : Coloured elevation of proposal
 3237/PA2.41A : proposed sections A & E
 3237/PA2.42A : proposed sections B & D
 3237/PA2.43A : proposed sections C & F

ARP: 3rd Feb 2010