

187 Kings Cross Road

Application for change of use of commercial space from A3 to B1(A)

Supporting Statement

My clients wish to apply for permission to change the use of the commercial space at ground floor and lower ground floor of this property from A3 to B1(A) office space. The property has been substantially refurbished over the last 18 months. Prior to this, the commercial space at ground level had a range of uses including most recently a taxi firms offices.

The property is not currently in an area identified as retail frontage. We believe that this change would not effect the vitality and viability of the area. Indeed there is a shortage of small office units available in the area. There is no shortage of restaurant/cafe premises located close by. We do not consider that this change would have any detrimental effect on the vibrant area surrounding Kings Cross Station.

Matthew Heywood

Architect

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