

## **Design and Access statement**

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### **26-30 Cubitt Street, London**

#### **Design**

The proposal involves the change of use for the lower ground and ground floors of the premises in 26-30 Cubitt Street. Currently, the permitted use for both the floors is B1 commercial. The proposal replaces the commercial units with 6 units of 2/3 bed flats. A set of supporting documents have been enclosed together with this application. They were compiled by the property agent, Gales Priggen & Co, who was the marketing agent for the commercial units for the previous owner, Centenary Homes. The documents demonstrate that no demands exist for the commercial units in the proposed premises.

#### **Use**

The site is situated within the Bloomsbury Conservation Area, several strategic viewing areas, the St Pancras Area for Community Regeneration and the Central London Area.

The situation of the site within a long-established neighbourhood means that there is a broad range of community facilities within a 10-minute walk. The location of the site is close to established community, retail and opens space facilities.

The proposal also allocates a storage room at the lower ground floor which can accommodate at least 8 bicycles. All three residential units at the lower ground floor are able to enjoy external terraces.

#### **Transport and traffic**

The site is situated within easy walking distance of Kings Cross Stations, close to Kings Cross Road and Gray's Inn Road, both of which are well served by buses.

#### **Conservation and Urban design issues**

As the proposal only involves a change of use from commercial to residential, the changes to the external envelope of the building are minimal. The only alterations to the external envelope are an increase in window sizes at the rear elevation to allow more natural daylight to the relevant rooms. (As shown on the proposed rear elevations) Apart from that, all the changes occur internally.

## Sustainability

The design was the subject of an Ecohomes Assessment and the original report is enclosed. The rating was anticipated to be 'very good' and on reassessment in the light of the actual construction techniques and design now being implemented, the scoring should be modified as follows:

Existing Score based on Fulcrum EcoHomes report on 3<sup>rd</sup> November 2004 (a copy is attached) 57.2

Additional improvements to the score on the report:

Tra2	Cycle Storage	at the moment	1.2
	Cycle storage for 95% of development		+1.2
Pol4	Flood Risk Assessment	at the moment	0
	Area is not located in a Flood Risk Zone		+1
Mat2	Material Impact	at the moment	0
	Brick External Wall		+0.9
	External Surfacing		+0.3
	Total		+1.2
Man1	Home User	at the moment	0
	Providing simple user guide in each home that covers information relevant to 'non-technical' tenant/occupant on the3 operation and environmental performance of their home, together with information that the user guide is available in alternative accessible formats.		+2.2

Total additional scores from improvements above +5.6

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**New Score on EcoHomes Report = 57.2 + 5.6 = 62.8**

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<35.9=Fail, 36-47.99=Pass, 48-59=Good, 60-67.99=Very Good, >70=Excellent

## Conclusions

The base line assessment demonstrates that a 'Very Good' rating (62.8) is achieved with the scheme as currently envisaged.

**Access**

There is a disabled lift in the main entrance that serves both the ground and lower ground floor. All the staircases are compliant with Approved Document Part M for ambulant disabled people. There will be no change to car access and car parking spaces as the existing premises have no car access and off road parking spaces.