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1.0 INTRODUCTION

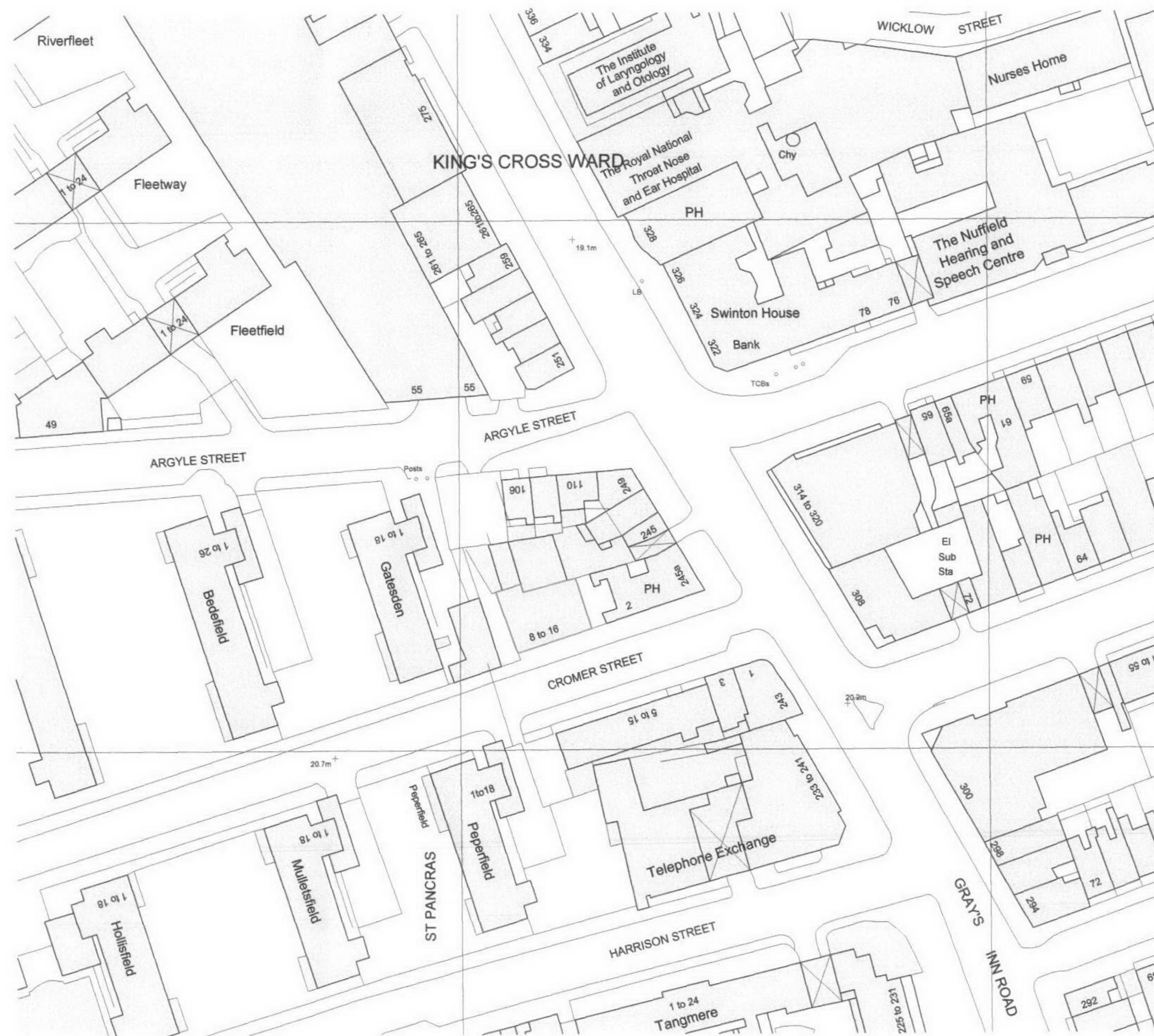
- 1.1 We are applying, on behalf of our client, The Henri-Lloyd Pension Fund, for permission to erect a single storey roof extension, for office use, to the flat roof of 8 - 16 Cromer Street, WC1H 8LH.
- 1.2 By virtue of its location, the site is a sensitive one. This proposal aims to contribute positively to the scale and character of the area whilst enhancing the aesthetics of the existing building.
- 1.3 The following report shows that the proposal has been considered in a manner wholly appropriate to the character, scale and visual amenities of the surrounding area whilst complementing the existing building.

2.0 SITE DESCRIPTION

- 2.1 Location & Use
The site area is situated some 500 metres south of King's Cross Station on the north side of Cromer Road, close to its junction with Gray's Inn Road. (see Location Plan). The site is currently used as office accommodation occupied by Henri-Lloyd Limited. No change to the current established use is proposed.
- 2.2 Conditions of Existing Site
The site contains a three-storey brick-built building of industrial character dating from the 1930s. The fabric of the existing building appears in sound condition whilst still meeting the current Building Regulations. The proposed extension will serve to prolong the useful life of the building.
- 2.3 Existing Adjacent Uses
The surrounding developments are characterised as a mix of offices and residential. A four storey building opposite the Premises, to the south, appears to be in use as offices. Adjoining the site, to the east, is the Lucas Arms Public House and to the west is an eight-storey block of Local Authority Housing. To the north is a modern two-storey office building beyond which is a three/four storey premises fronting Argyle Street which appears to be a mixture of office and residential use.
- 2.4 Character of Surrounding Area
To the west of the Premises the architectural character of Cromer Street is dominated by a number of 1960s eight-storey Local Authority Housing blocks which occupy both sides of the street. To the south and east of the site the buildings are estimated to be of later period, whilst immediately around the corner on Gray's Inn Road the buildings are typically Georgian terraces / town houses. No single style predominates the area, therefore the architectural treatment of the proposed extension could follow a more contemporary approach.



2 AERIAL MAP
1:1000



1 LOCATION PLAN
Scale: 1:1000 @ A3

REV. DATE REVISION NOTES

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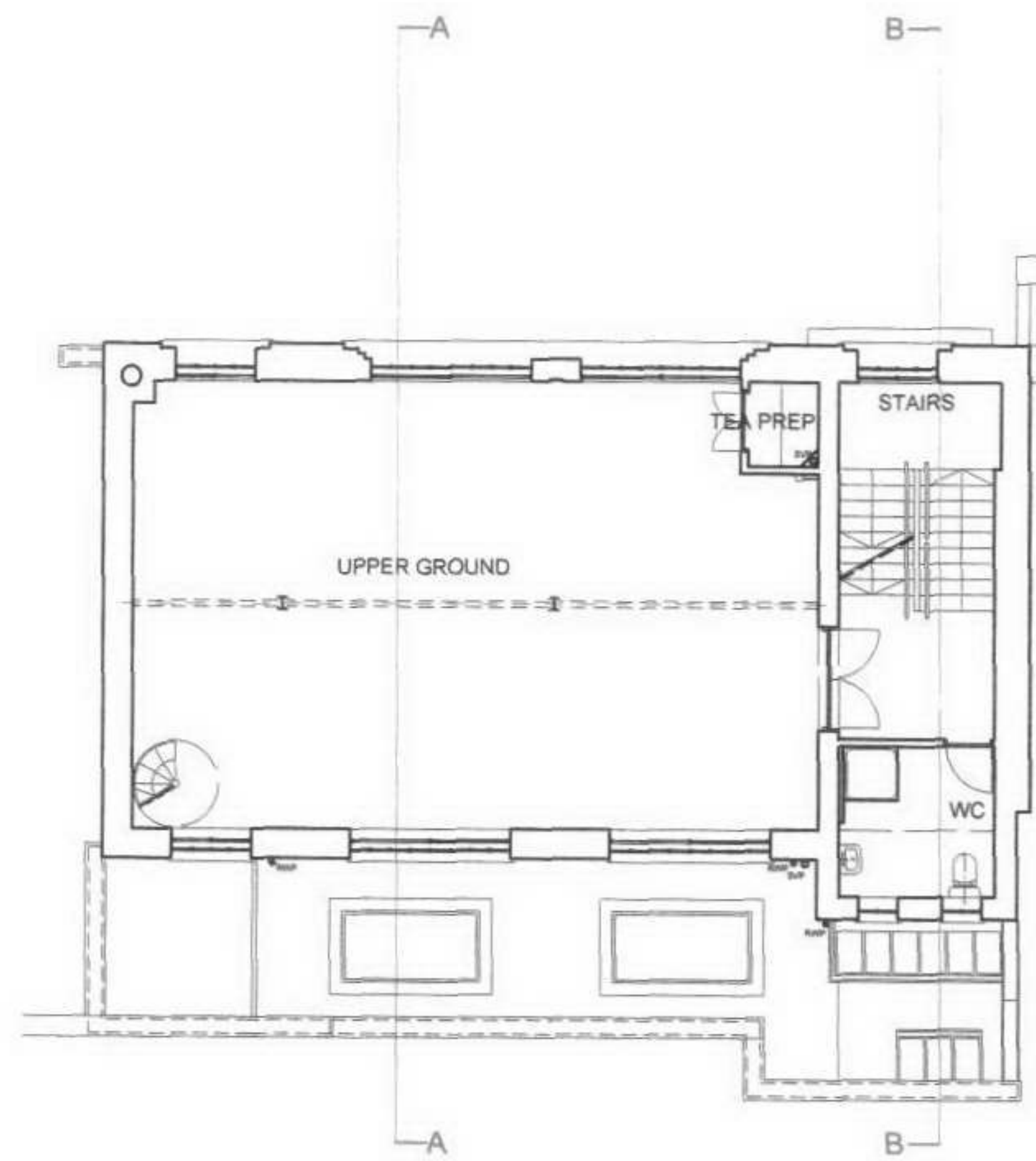


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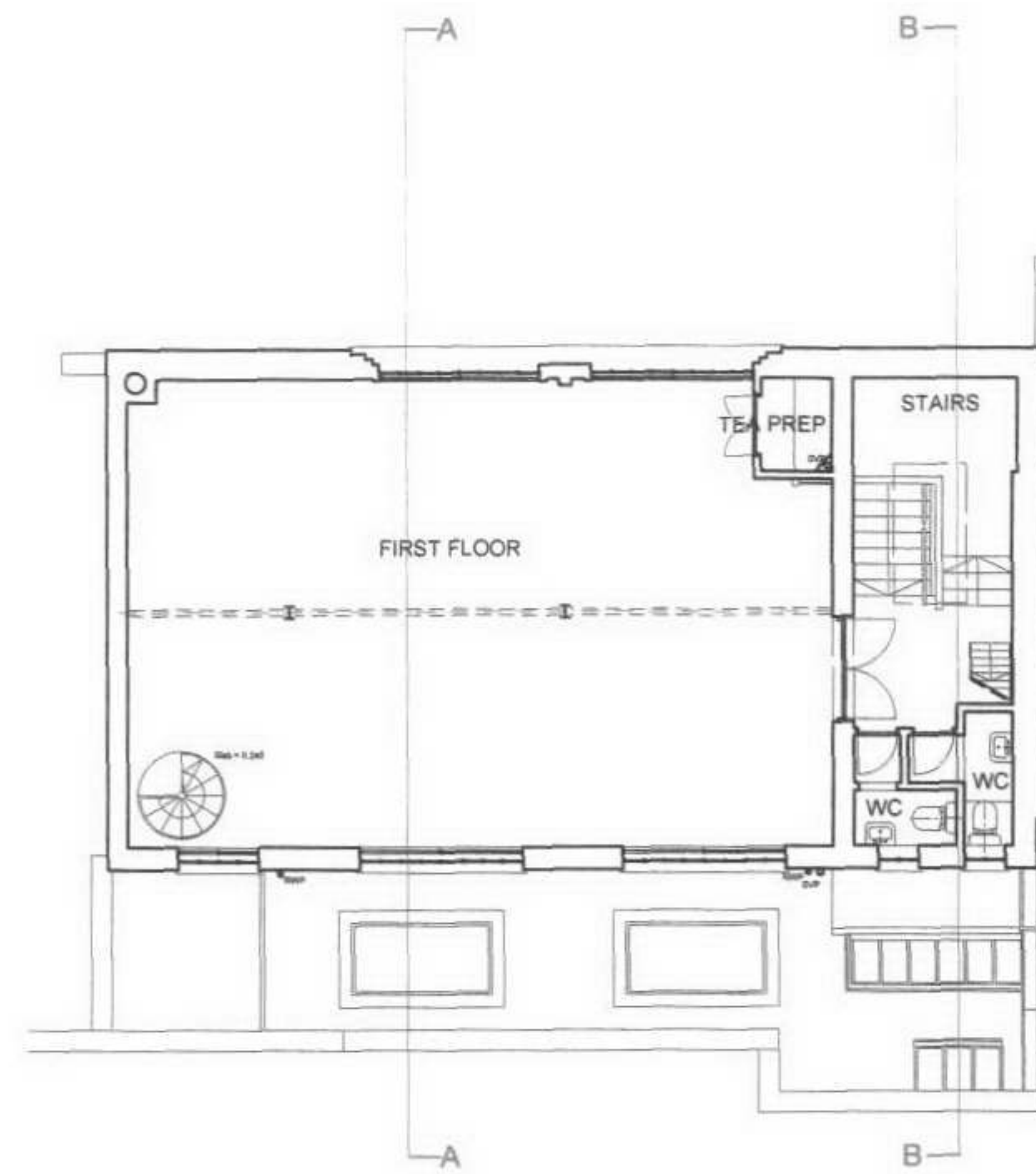
PROJECT
8 - 16 Cromer Street,
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DRAWING TITLE
Existing Arrangement -
Location Plan

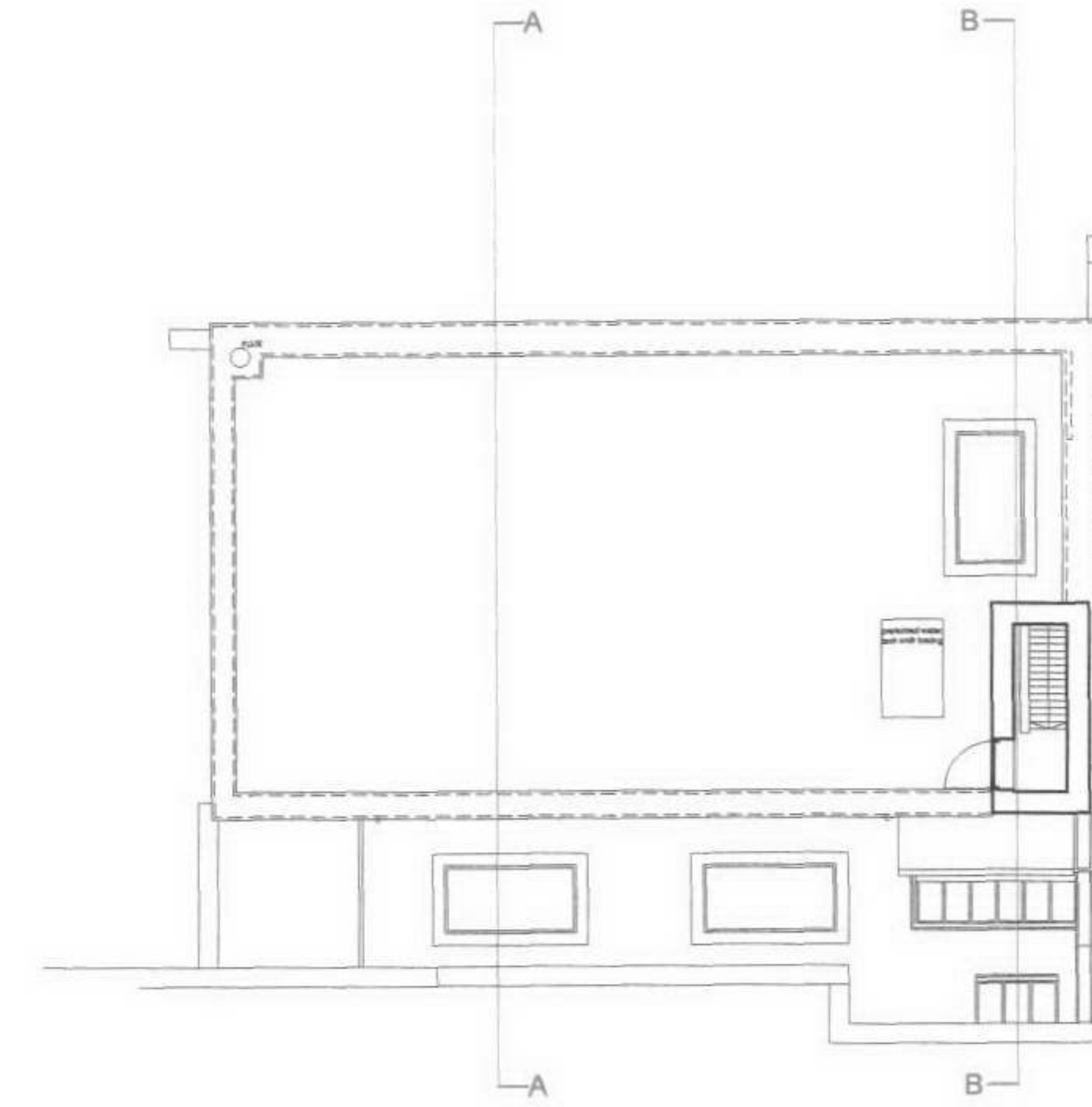
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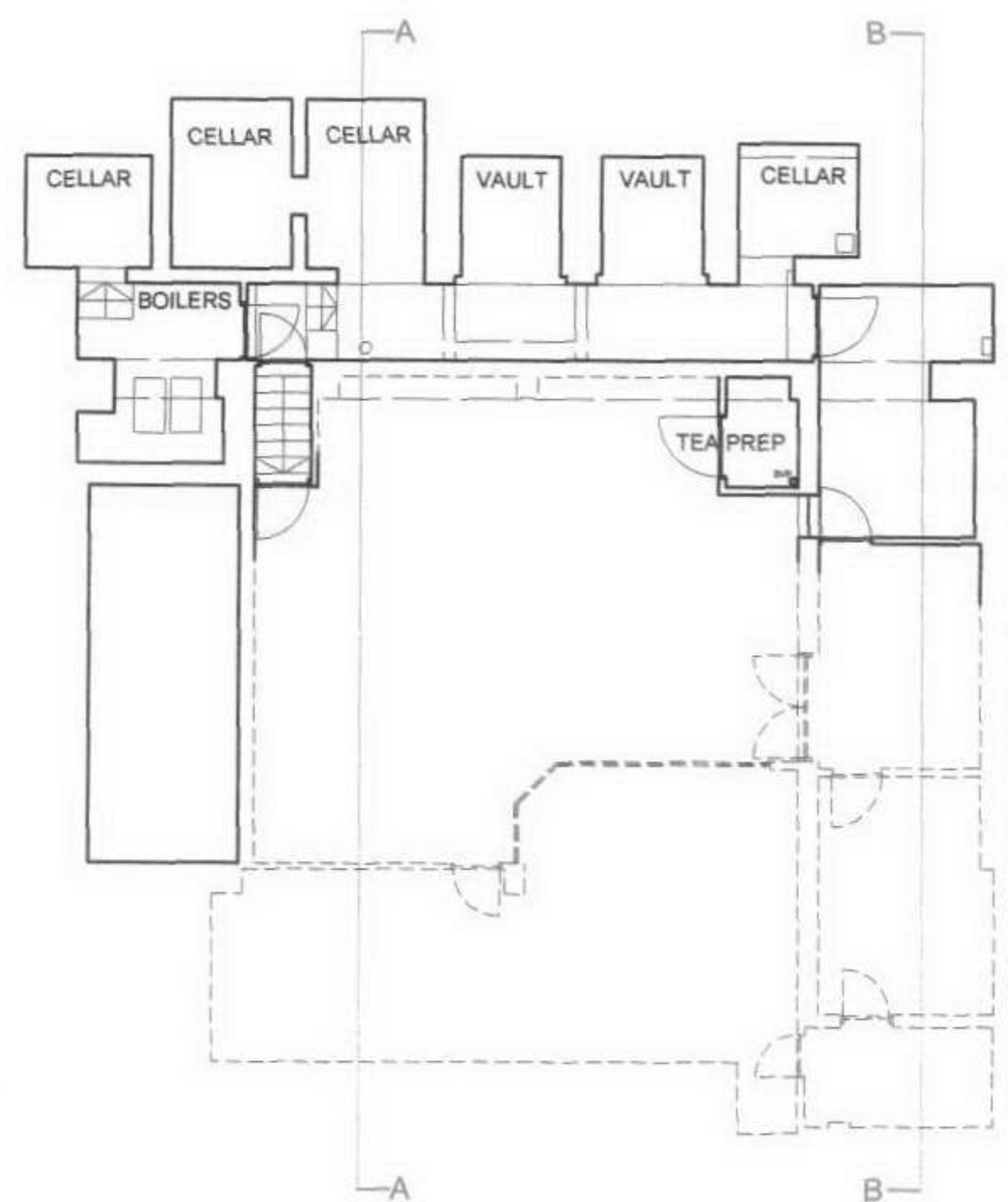
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UPPER GROUND FLOOR PLAN



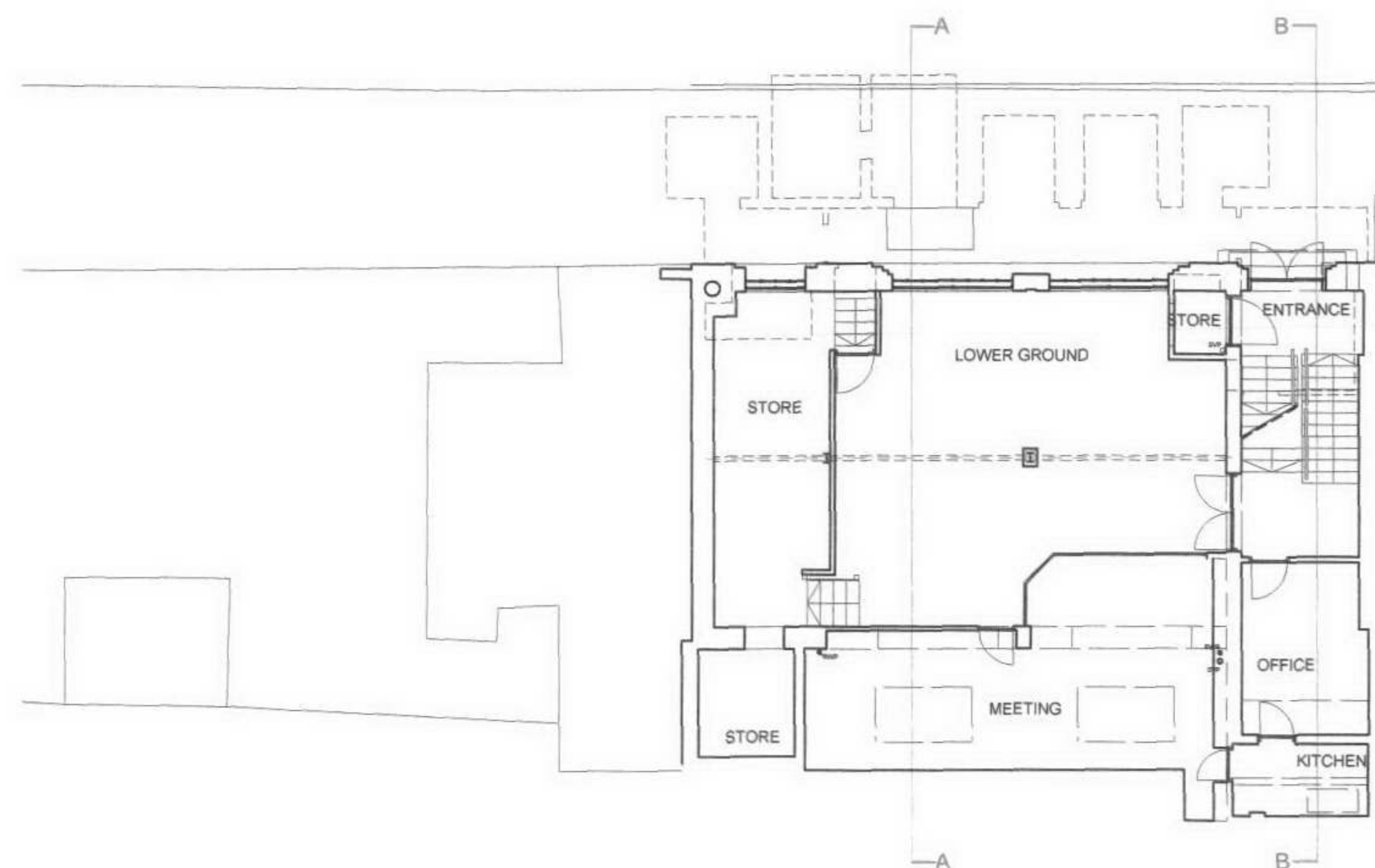
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FIRST FLOOR PLAN



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ROOF PLAN



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BASEMENT FLOOR PLAN



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LOWER GROUND FLOOR PLAN

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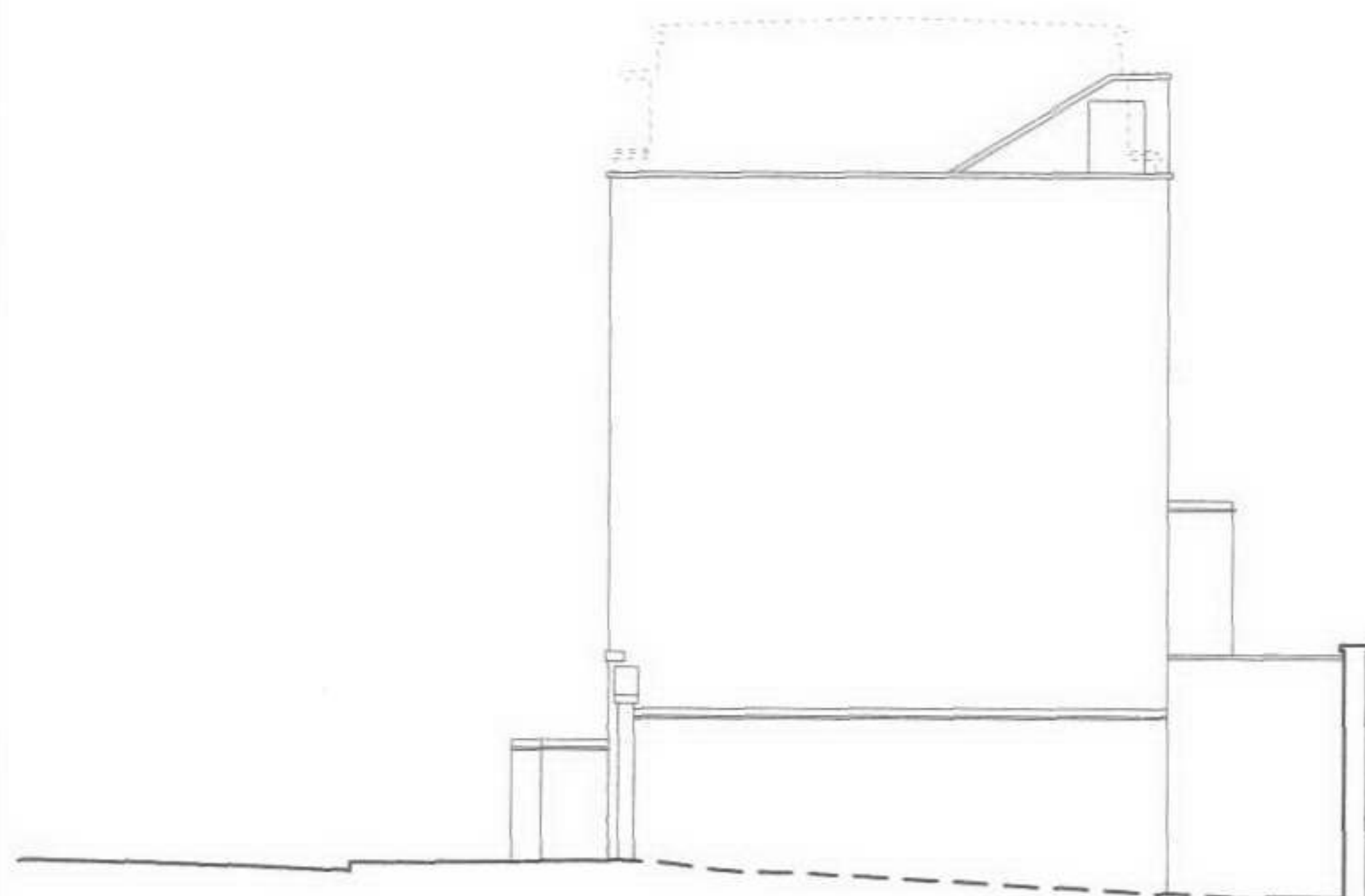
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Existing Arrangement -
Plans

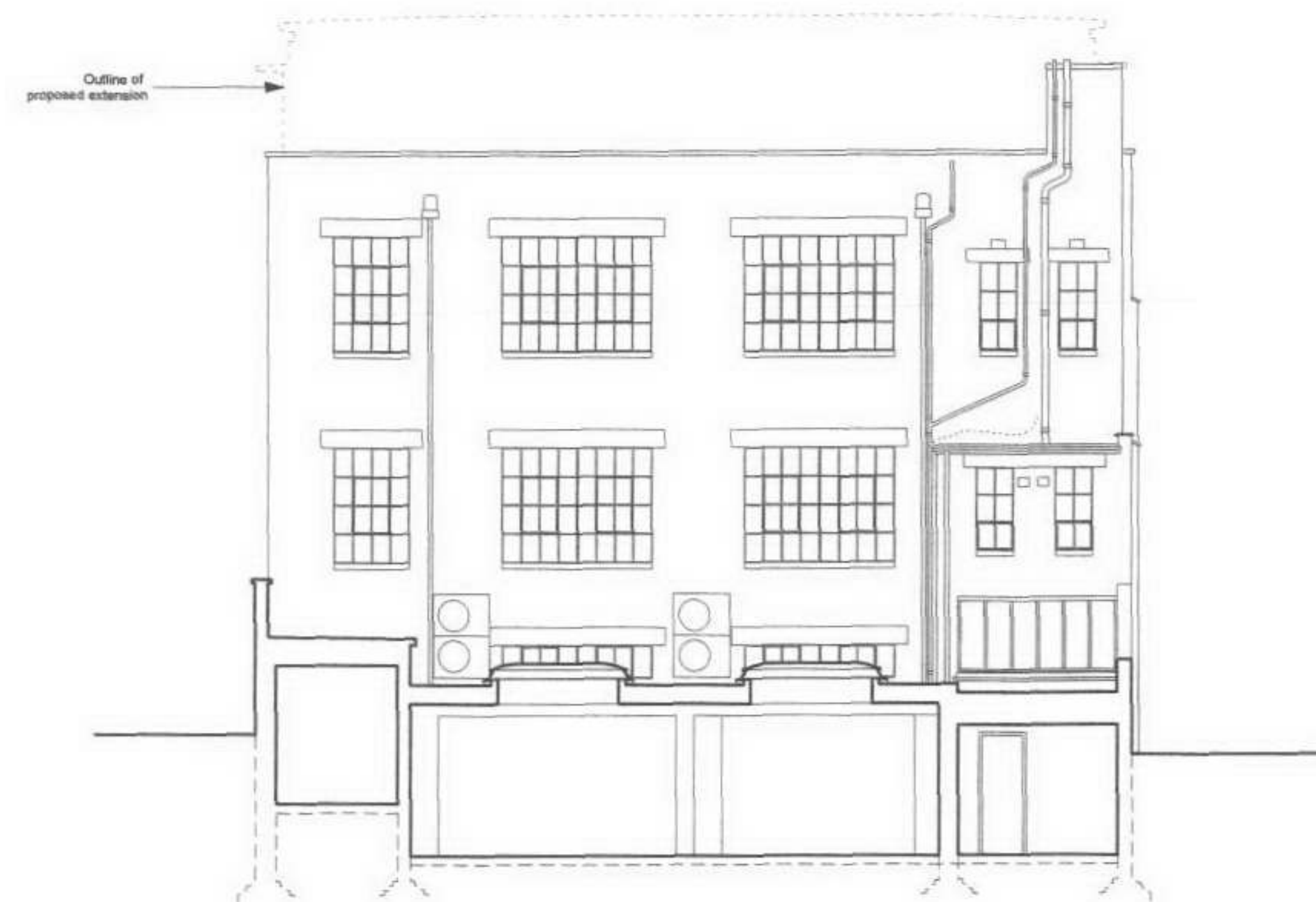
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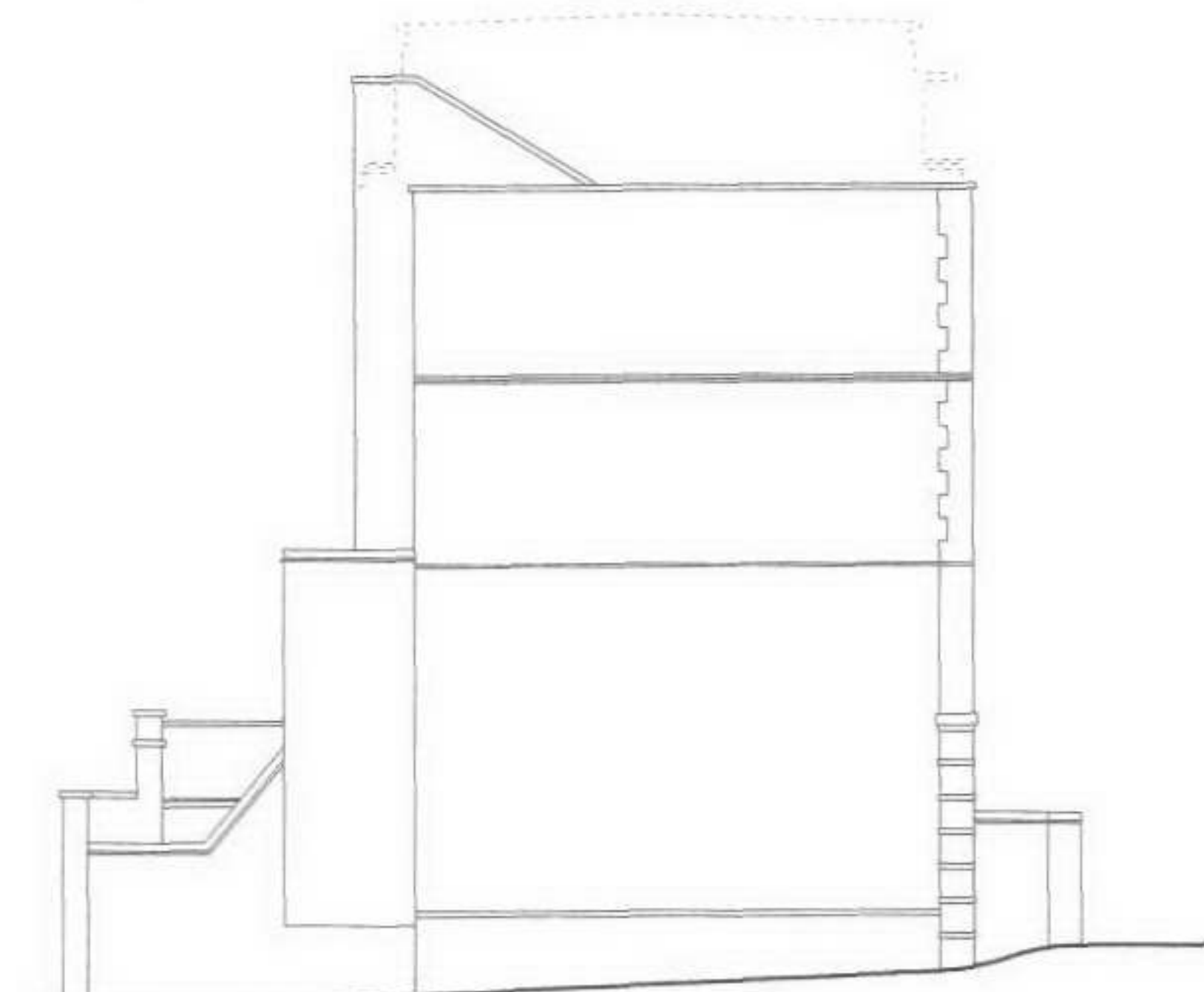
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1.022 SIDE ELEVATION

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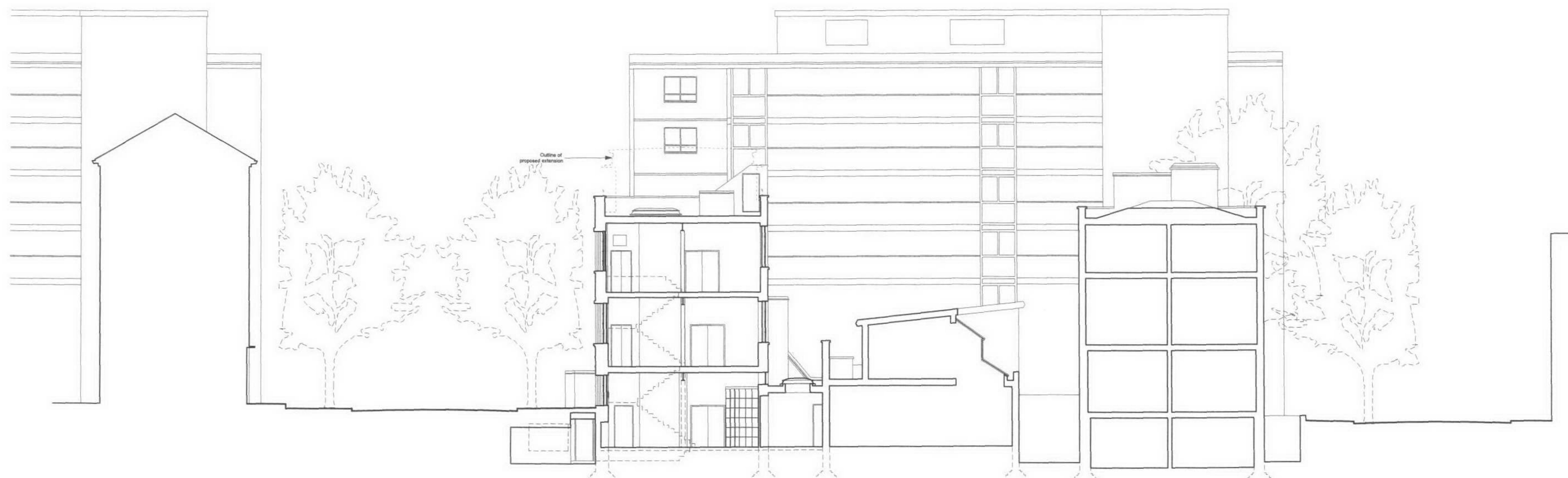
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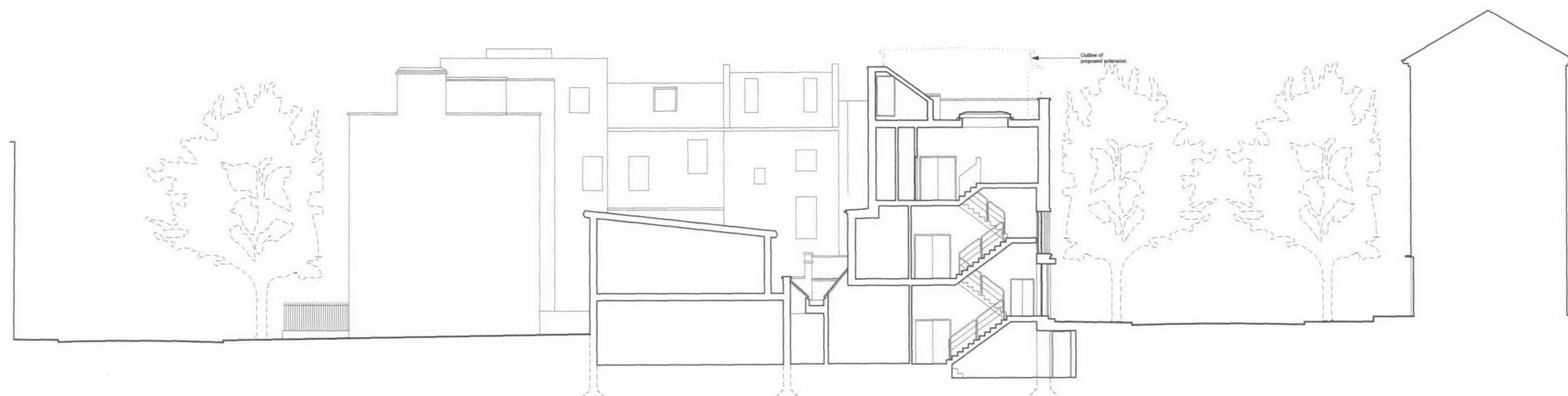
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DISCUSSION
Existing Arrangement -
Elevations

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DRAWING TITLE
Existing Arrangement -
Sections AA & BB

SCALE	DATE
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3.0 DESIGN CONSIDERATIONS

3.1 Brief



- (i) The design solution for the new extension has been generated from our client's requirement to extend their existing office accommodation whilst remaining in the same premises.
- (ii) Our client's instructions required that the new extension should be a design of the highest quality, as light as possible, maximising the usable office area, but with minimum impact on adjoining owners.

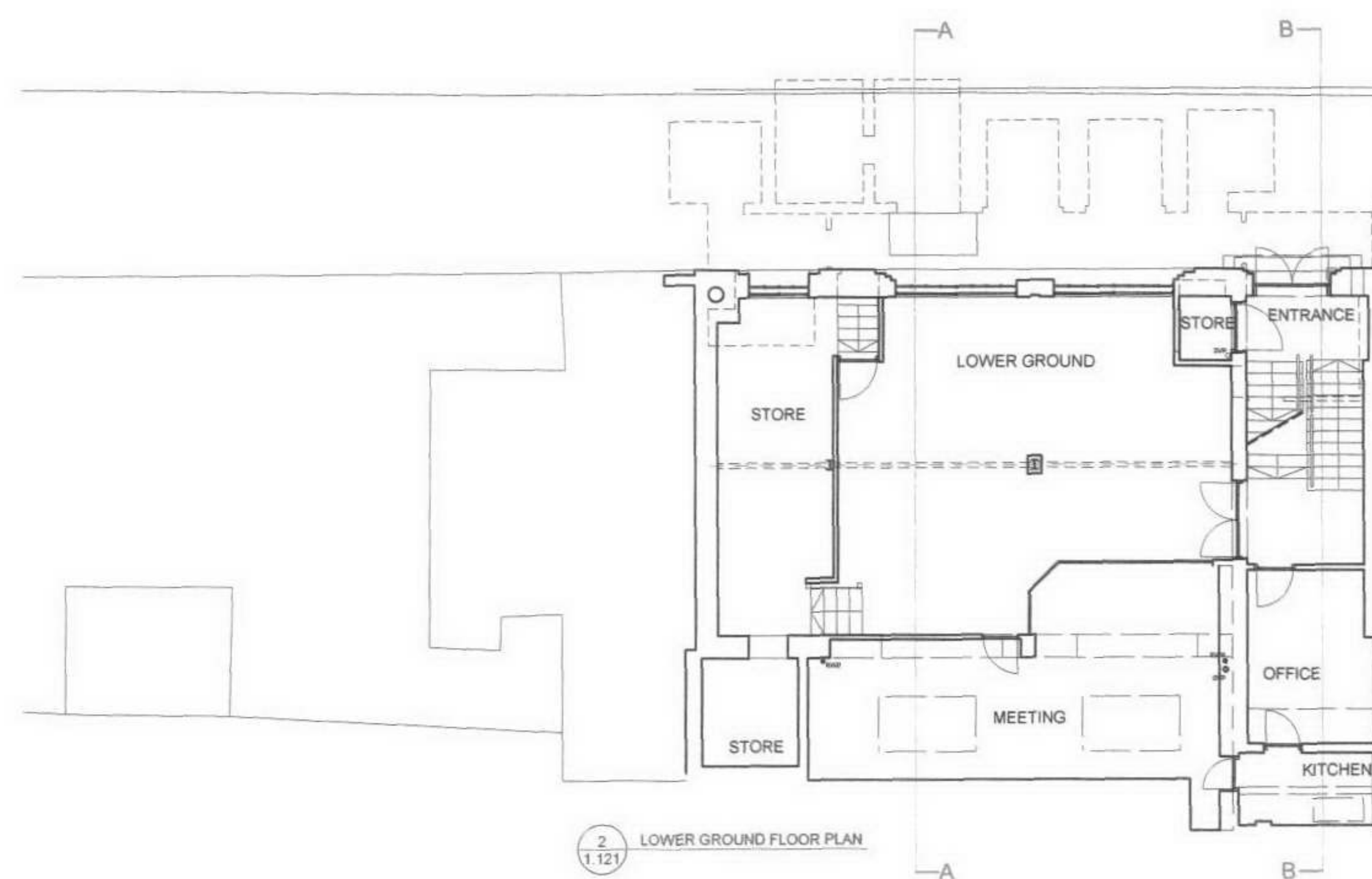
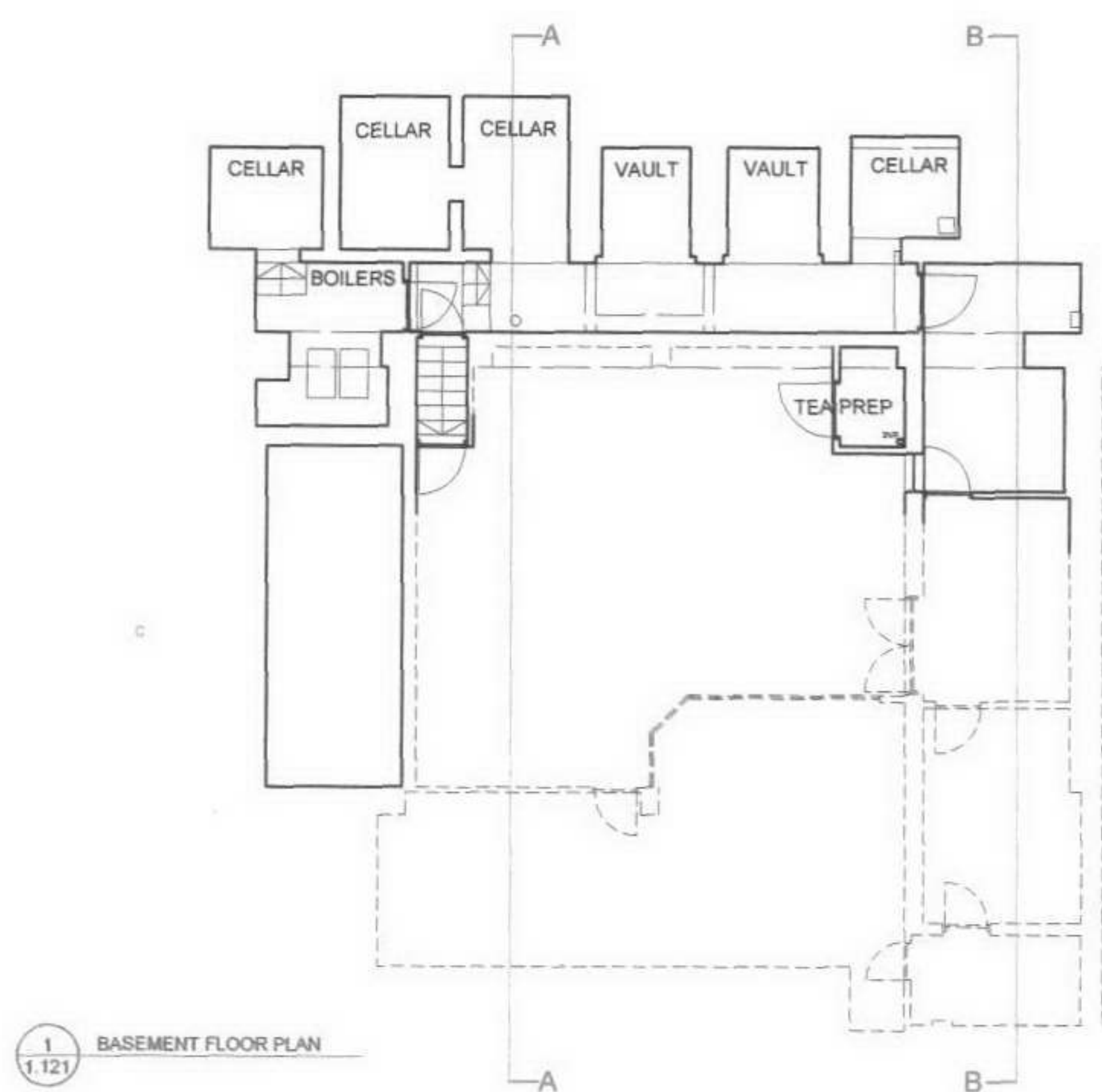
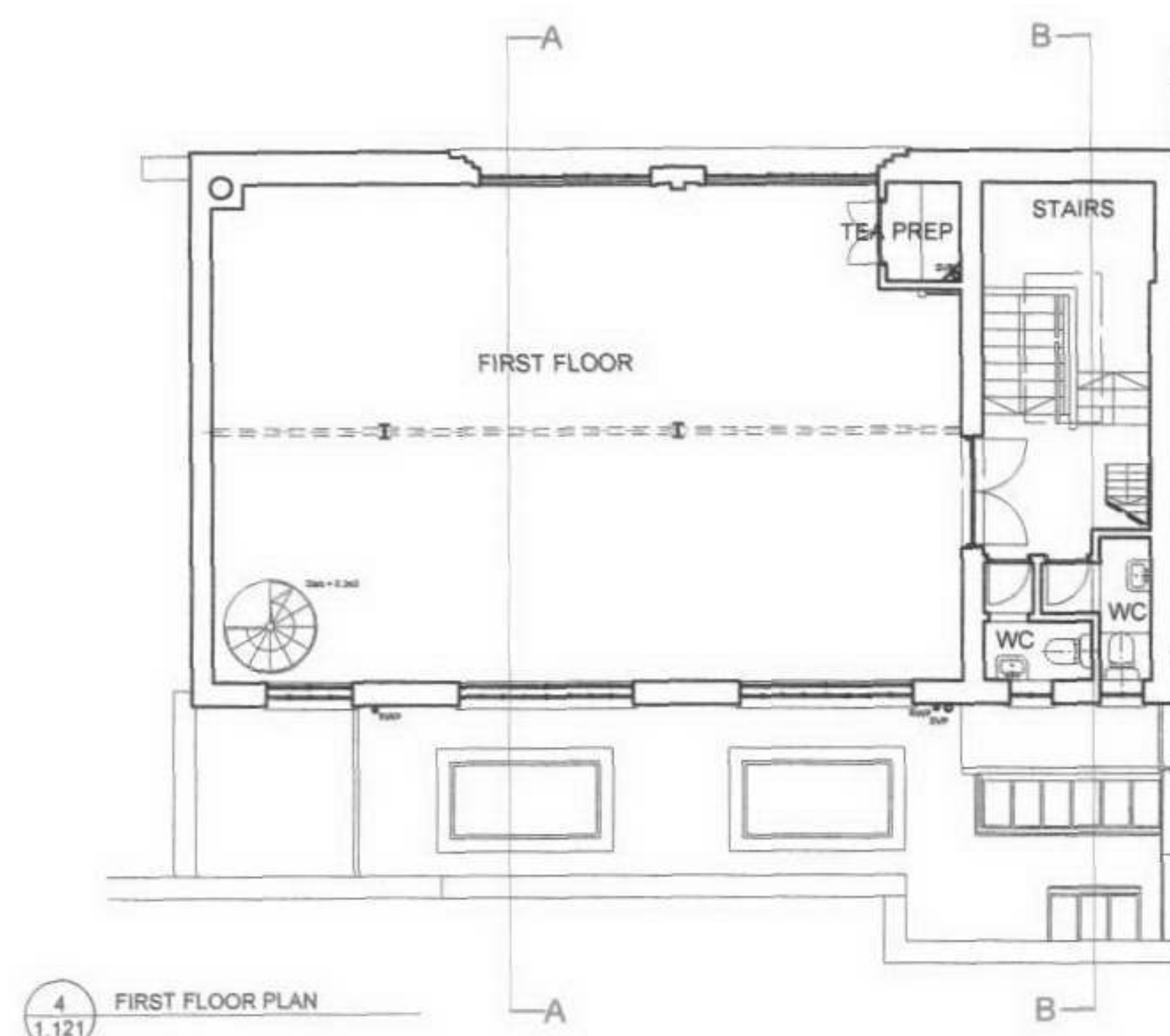
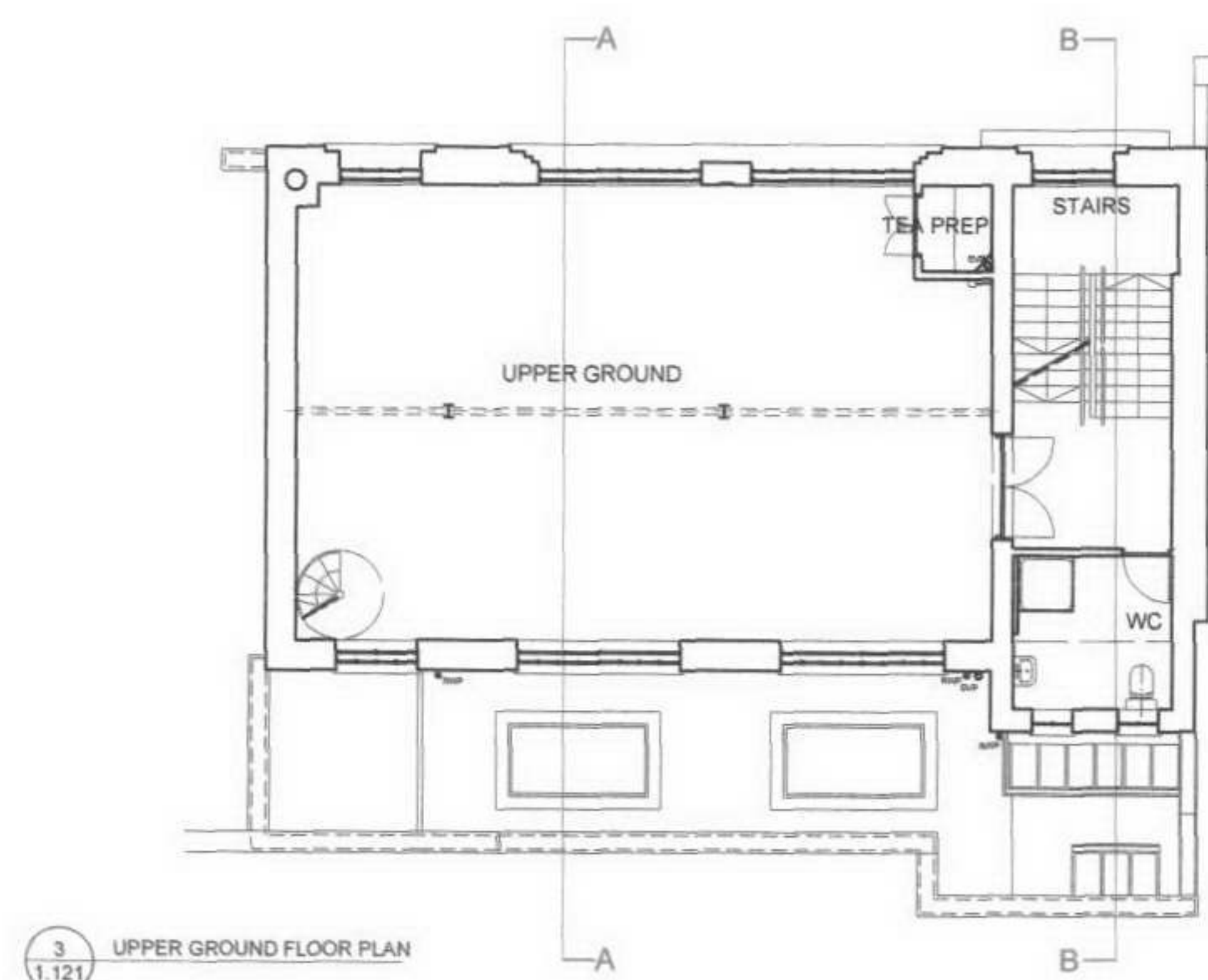
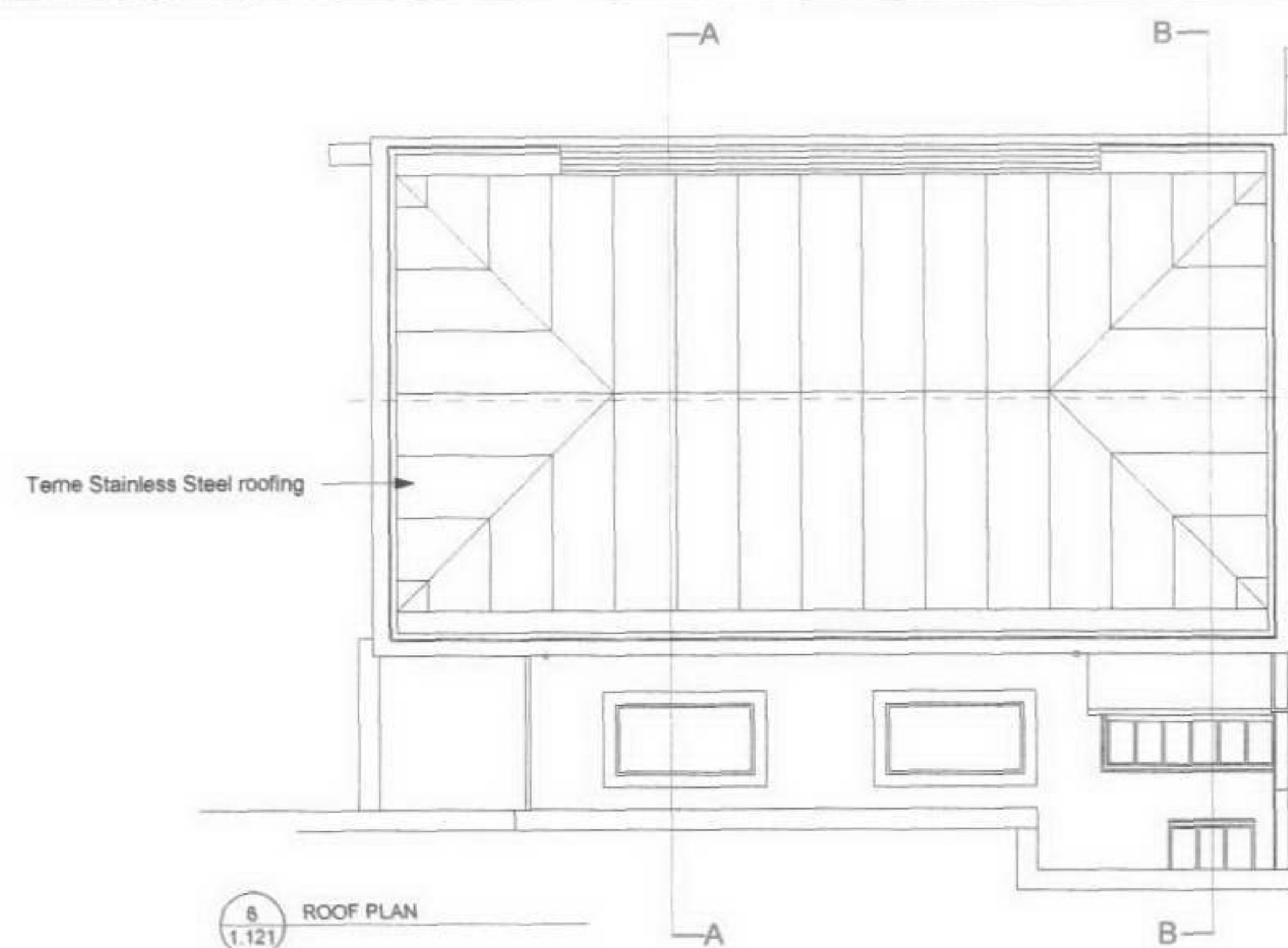
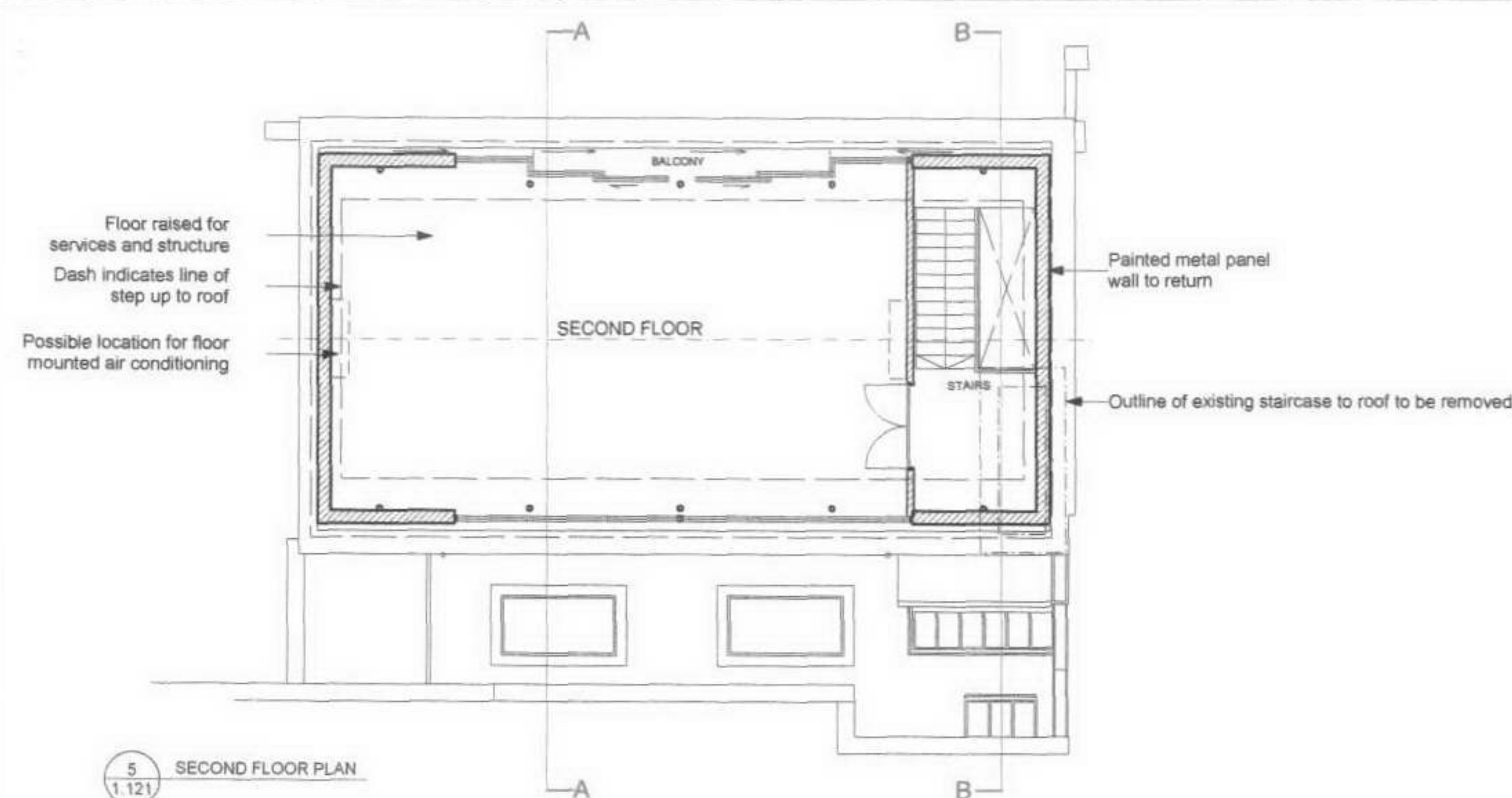
3.2 Demolition

It is intended that only a small portion of the existing building will need to be demolished. This is limited to the brick lean-to on the roof, housing the access stairs to the roof.

3.3 Design Approach

- (i) The existing building is a three-storey 1930s light industrial brick building, with a flat roof hidden behind a parapet wall. Internally the original building remains largely unaffected by the proposed roof extension, other than minor reconfiguration of the existing staircase to the new level. None of the existing boundary walls are affected by the proposal.
- (ii) The new proposed extension is a single storey roof extension incorporating a new metal cornice line above the existing coping. This serves to visually reduce the height of the extension, to support a metal handrail and to mediate between the modern extension and the existing industrial building.
- (iii) The extension will be constructed in glass, which will improve daylighting of the internal areas, and painted standing seamed metal cladding. The horizontal style of the glazing bars serves to reduce the increased vertical impact of the building whilst differentiating it from the existing glazing style below.
- (iv) The vertical standing seam metal cladding on the sides and returns of the extension serve to emulate the strong cubic nature of the building below and emphasise solid corners of the building.
- (iv) However, the general design approach of the new extension is light and contemporary, with extensive glazing on the north and south facades. On the south elevation, sliding doors will be installed which can be pulled back in summer to enable natural ventilation and access to a small central balcony area.

KEY:
 - Proposed walls
 - Existing wall removed



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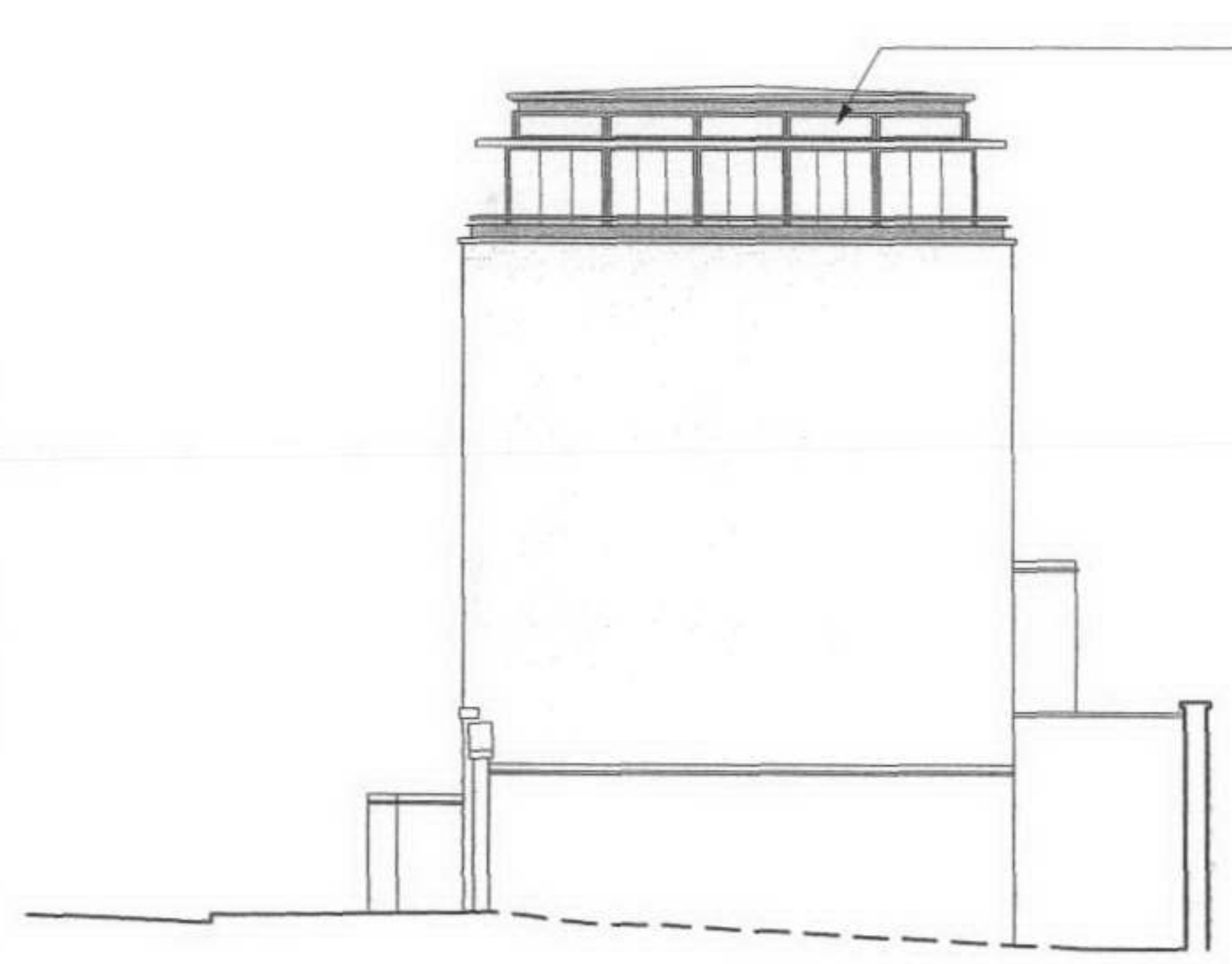
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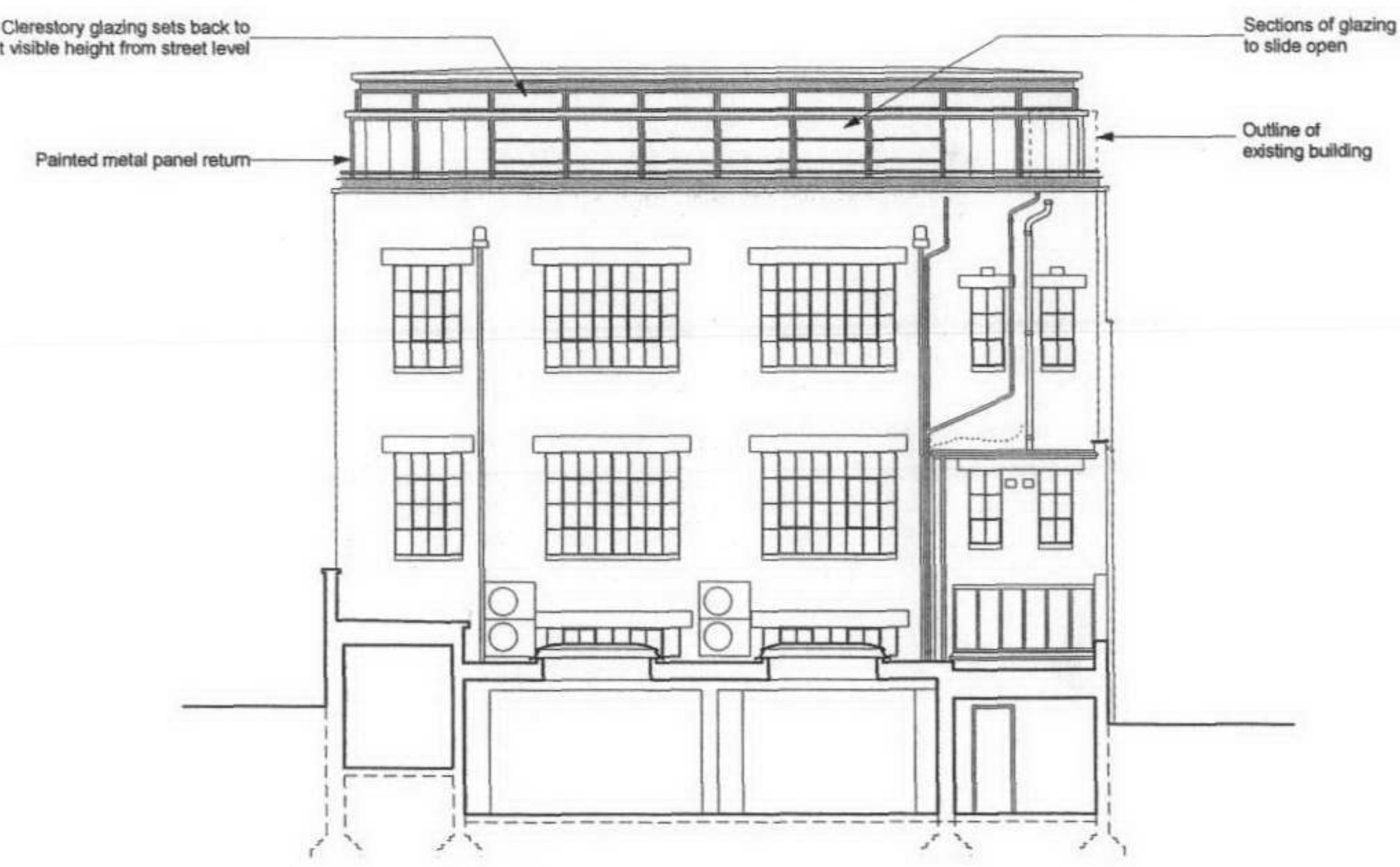
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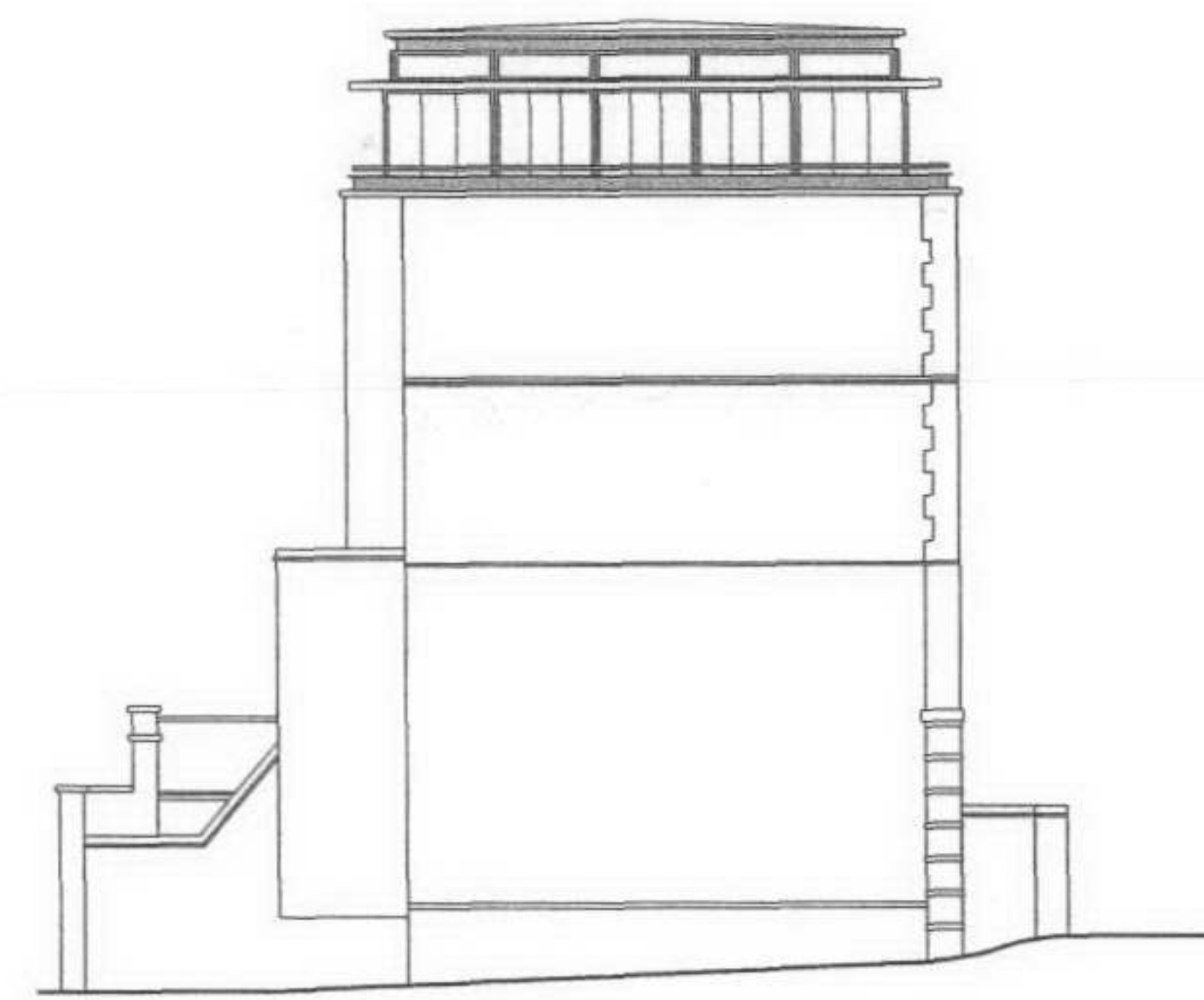
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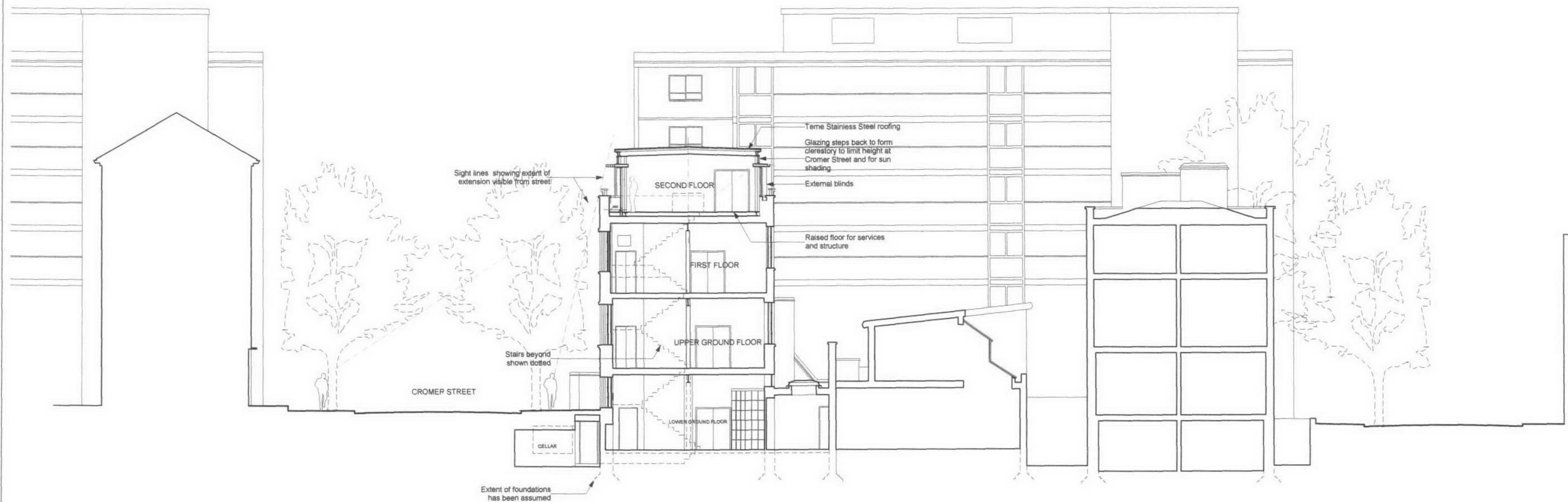
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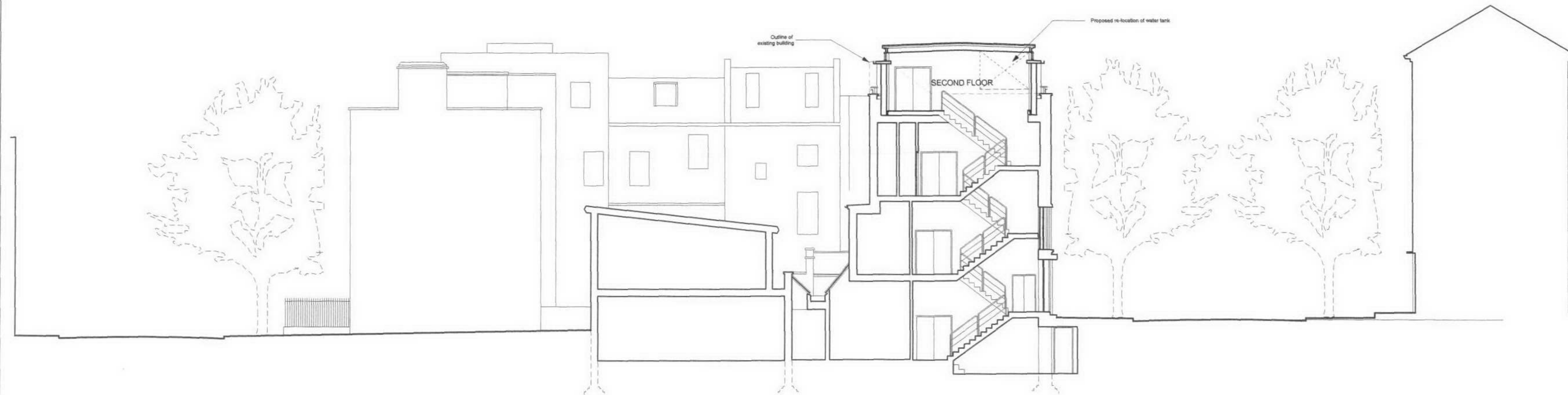
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Elevations

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SECTION BB

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WORKING TITLE
Proposed Arrangement -
Sections AA & BB

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REV. D-1	

4.0 PLANNING & CONSERVATION ISSUES

4.1 Planning History

On 20th July 1998 a planning application for 8 – 16 Cromer Street was submitted by Scott Bailey for the following design:

'Change of use from office accommodation to live/work units, new internal layouts, for the above [8–16 Cromer Street] with enclosure of existing flat roof with exposed metal frame structure and curved insulated roof panel and infill brickwork to match'.

On 27th August 1998 the Planning Application was refused stating the following reasons:

'1. The council have applied the tests of accessibility, size, location and condition carried in the modified justification to policy EC5 of the development plan and, as the site is considered to be suitable for continued business class use, and choice of sites for B Class employment floorspace. This would be contrary to policy EC5 of the Draft Unitary Development Plan 1993 (as amended).

2. The proposed roof extension, by virtue of its excessive bulk and inappropriate shape, would conflict with the architectural language of the host building and would therefore detract from its appearance in a manner which would be contrary to policy EN57 of the Draft Unitary Development Plan for Camden 1934 (as amended).'

On 19th August 1998, following on from the 1998 rejected application, the Planning Officer stated the following observations:

'In principle an additional storey might be acceptable for this property but the design of this and its relationship with the building below needs to be modified. The extension should be set back from all sides of the building. I notice there is a walkway / balcony around the roof top but the overhang and structural support come right to the edge of the building rather than being a separate element. There could be an overhang element but not up to the building edge. The curved roof is not very successful in the context of the ponderous and strong geometric building – flat roof would be better.'

4.2 Proposed Design

The new proposal aims to take account of the Planning Officer's observations by incorporating his comments into the design as follows:

- The extension has been set back on all sides from the existing building's parapet with a further set back at clerestory glazing level.
- The overhang of the proposed roof has been minimised on the side elevations. An overhang has been retained on the front (south) elevation to provide solar shading to glazed areas below. The visual impact of this has been minimised through the use of louvers rather than a solid panel.
- A recessed central balcony has been incorporated into the design of the roof extension relating to the centralised fenestration layout of the existing building below.
- All steel structural supports have been moved to the interior space of the roof extension so that it reads as a single cubic volume, again drawing from and complementing the style of the existing building below.
- The curved roof has been substituted for a flat roof design. This has been visually separated above the main body of the roof extension by introducing clerestory glazing set back from the glazing line below. This aims to limit the visible height of the extension from street level.

The scheme has been properly conceived and designed to reflect and enhance the architectural qualities of the existing building and to ensure that the extension remains subordinate to the main building. Materials for all external finishes will be a sympathetic but modern addition to the existing 1930s building. These will be a mix of glass and painted metal panels which will highlight new surfaces. The glass will be supported on slender horizontal steel sections with two sliding doors to the centre of the front facade.

With regard to the UDP the Premises are located within the Central London Area which, pursuant to policy EC4, is one of the areas identified as having the most potential for an expansion of business development. The Central London Area designation is an acknowledgement that the Premises are within an area dominated by Central London activities, that is, uses of London-wide, national or international significance. It is an area where the preservation and the expansion of such activities are seen as important in enhancing the competitiveness of London as a world city.

Furthermore, the draft London Plan acknowledges the importance of "creative industries" on the London economy stating in policy 3B.10 that *"Boroughs should identify and support the development of clusters of creative industries and related activities and environments and further support should focus on developing creative industries in identified areas to drive regeneration."* The proposal to increase the amount of commercial floor spaces based upon the operational requirements of Henri-Lloyd Limited fall squarely within this policy.

4.3 Planting

From street level the proposed extension is substantially screened by existing trees. No existing trees are to be removed in this proposal.

4.4 Neighbouring built form

- (i) With regard to the neighbouring built form, and in particular the increased height of new development, the majority of properties within the immediately adjoining areas are between three to four storeys higher than the existing building. The proposed roof extension will mediate between the height of the Lucas Arms Public House to the east and Gatesden Local Authority Housing to the west.
- (ii) To the west of the site the 8-storey Local Authority Housing blocks of Gatesden, Bedefield, Peperfield, Mullettsfield and Hollisfield dominate the urban typology and scale of Cromer Street.
- (iii) Backing onto the rear of the property is a collection of single story extensions of mixed architectural character. Behind the site is a two-storey office building beyond which lies an existing three/four storey Georgian building fronting Argyle Street which appears to be a mixture of residential and office use.
- (iv) East of the site, nos. 314 to 320 and 308 Gray's Inn Road, five-storey 1970s/ 1980s buildings terminating the vista along Cromer Street.
- (v) Opposite the site, nos. 5 to 15 Cromer Street, is a four-storey building with a steep pitched roof dating from the 1970s/ 1980s. This building is of a height and scale of the Local Authority Housing to the west.

(vi) North of the site, within easy walking distance, lie the King's Cross St. Pancras underground and mainline railway stations, one of London's main public transport interchanges. With the introduction of the new Eurostar connection this area represents one of the most important development areas in London and a new gateway to and from Europe. Its urban typology remains predominantly inner city industrial which upon completion of the proposed extensive redevelopment will become a unique quarter within London. Much of this industrial character is inherent in the Premises.

(vii) This proposal accords with the form and pattern of development which is currently taking place in the King's Cross and St. Pancras area and can be seen to complement the street scene of Cromer Street.

4.5 Relationship to the Adjacent Conservation Area

The new extensions have been conceived as very high quality design; a lightweight intervention that works sensitively with the existing house. Considered against the background of King's Cross / St. Pancras Conservation Area designation, the proposed extension will be viewed in the context of the wider extensive developments, and will not harm or detract from the nearby Conservation Area. There will be no public perception of visible change to the character, scale and appearance of the Cromer Street vicinity.

5.0 SUMMARY

- The proposal will result in a net increase of only 98.7sqm gross external area to the existing dwelling.
- The proposal will have minimal impact on the amenities of the adjoining owners.
- Architecturally the proposal is high quality design, sensitive to locally distinct styles, and will provide a positive architectural contribution to the existing building.
- The proposed extension will be viewed in the context of higher density and height of the wider street scene, and will not harm or detract from the nearby King's Cross / St. Pancras Conservation Area and there will be no public perception of visible change to the character and appearance of the local area.



View looking west along Cromer Street with 'The Lucas Arms' public house in the foreground to the right.