

Ernest Tsui Architects + Partners
~ No. 61~
KINGS CROSS ROAD, LONDON.
DESIGN AND ACCESS STATEMENT

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KINGS CROSS ROAD LONDON.
DESIGN AND ACCESS STATEMENT



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Appendix A- Planning Drawings

This Design and Access Statement has been prepared as part the Listed Building Planning Application for the proposed internal rearrangement and refurbishment to the entire building at 61.

This statement should be considered and read in conjunction with the accompanying documents, Heritage statement and particularly the following drawings:

KXR_ETA_002 (Existing Floor Plans)

KXR_ETA_005 (Existing Elevation & Section)

KXR_ETA_202 (Proposed Floor Plans)

KXR_ETA_220 (Proposed Elevation & Section)

1.0 EXECUTIVE SUMMARY

This Design and Access Statement aims to explain the concept and design principals that will be applied to the internal rearrangement and refurbishment works to 61 Kings Cross Road.

This report comprises of the following main elements:

1. Identification of the Site
2. Locality and community
3. Appearance
4. Internal layout arrangement
5. Proposed floor area
6. Sustainability
7. Similar Properties
8. Scale

No. 61 Kings Cross Road is within, the Camden borough, in London.

The building is listed and it is at the eastern edge of the Bloomsbury conservation area.

The Building is No.61 is one of a pair of 3 storey Terrace houses with basement. Built around the mid C.19. The front elevation is a yellow stock brick. They differ from their neighbours at 45 to 59 which are stucco in finish.

The proposal seeks to update the property with a sympathetic repair, renovation and refurbishment to rejuvenate for the future life of the building

The proposal seeks to create more coherent and usable space throughout the property. It is also a fine opportunity to repaint all areas of the house, refurbish the existing windows and level all of the sagging floors.

The overall proposal is as follows.

Deal with rising damp issue and remedy.

At basement level : The scheme will create useable storage to one of the vaults to allow for wine storage. The rear study will be split to create a new WC to service the garden and kitchen and dining areas. At ground floor level: The existing bedroom is to be turned into a bathroom to service the reception areas.

At 1st Floor level: The bathroom ceiling will have water damage repaired.

At 2nd Floor level: The existing Jack and Jill bathroom will be converted into an ensuite to service only one bedroom.

At third floor & roof terrace level: a toughened glass balustrade is to be added to the top of the stairs. And the exterior paving/decking on the roof is to be updated.

This report investigates the finished proposal. There is an accompanying Heritage report looking at the history of the building, all permitted work, as well as national and Camden Council planning Policy. It has indicated that the proposal in principle is sound and the design is both respectful and in keeping with the buildings historic development.

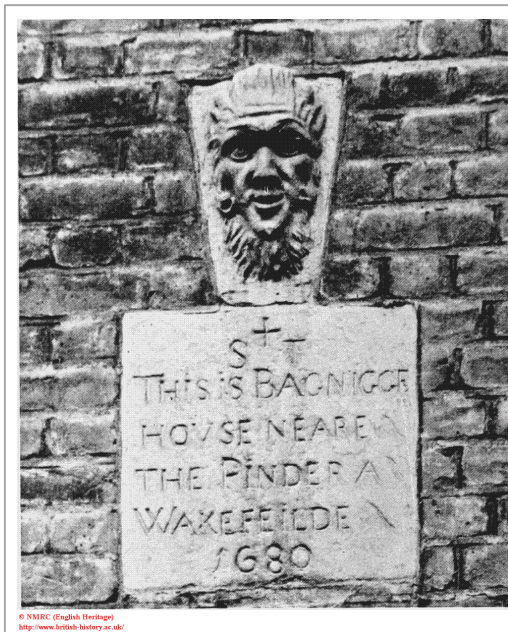
This proposal has been drawn up to achieve the client's preferred ideas, in terms of layout and future proofing. The ideas are architecturally feasible and initial conversations with a structural engineer have also confirmed the structural feasibility of the design.

If you have any queries or concerns please do not hesitate to contact;

Ernest Tsui Architects and Partners
a. 25 Maidenshaw Road, Epsom, Surrey KT19 8HF
m. 07957 650 451
e. ernest.tsui@ernesttsui-architects.co.uk

2.0 INTRODUCTION

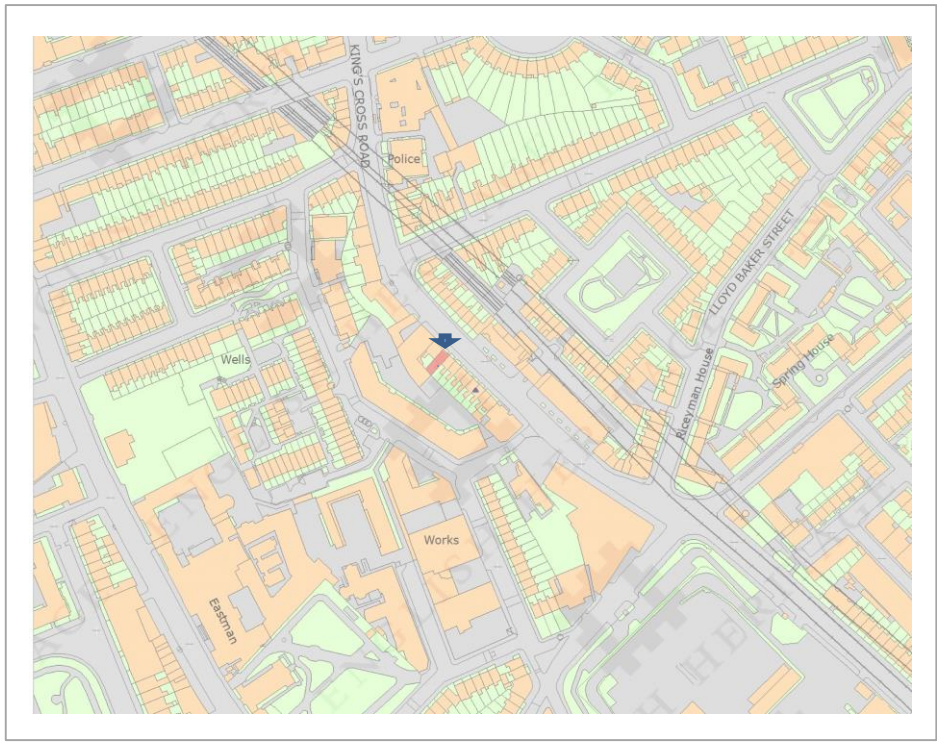
- 2.1 On behalf of the client we are submitting this Design and Access Statement to accompany the Listed Building Planning Application for the proposed internal rearrangement and refurbishment throughout the property of 61 Kings Cross Road.
- 2.2 The proposal is submitted with a view to the aspirations of the Camden Councils' Urban Development Plan (UDP) and Listed Building and Conservation Area guidance. Our aim is to create high quality residents which enhance the standard and specification of building. The aim is to provide exceptional spaces for the life of the property.
- 2.3 The alterations would be both sensitive and scholarly, as to renovate and conserve the building while also addressing Building Regulation standards.



Carved masked keystone to front elevation

3.0 SITE AND SURROUNDINGS

- 3.1 The site of the proposed development is facing directly onto Kings Cross Road. As part of the A201 it is a main pedestrian, bus and car route between the main tube and train stations in the area. It is located to the south of Kings Cross St Pancras Station north of Farringdon station.
- 3.2 The site is No. 61 Kings Cross Road. It is a prominent building being one of a pair yellow brick terraces at the end of a run of 10 well preserved listed stucco terraces.

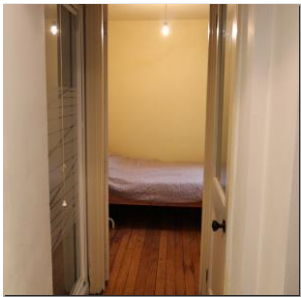


Site and Surrounding Diagram

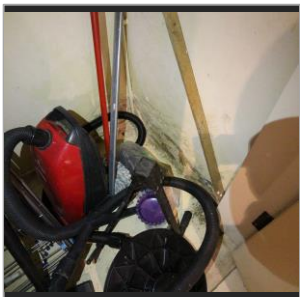
3.0 SITE AND SURROUNDINGS (PHOTOS)



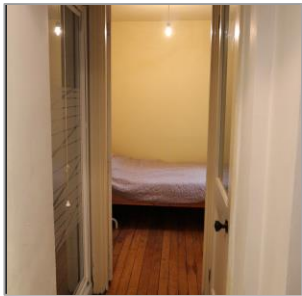
1.



2.



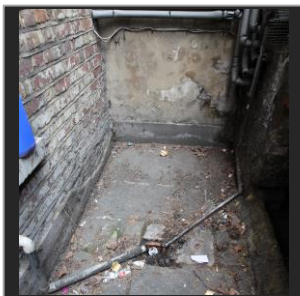
3.



4.



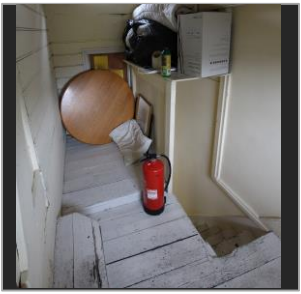
5.



6.



7.



8.



9.

1.

Front Reception room
2.

Window to be refurbished
3.

Incidence of rising damp
4.

Ground floor bedroom to be bathroom
5.

Back garden paving to be updated
6.

Bathroom ceiling to be repaired
7.

Jack and Jill bathroom to become ensuite
8.

Third Floor room top of stairs
9.

Roof Terrace

4.0 THE LOCALITY AND THE COMMUNITY

The Locality

- 4.1 Local residents benefit from excellent transport links to the road.
Kings Cross St Pancras and Farringdon stations and Angel tube station is nearby as well each of these are strong transport hubs allowing access to tubes, trains and buses. And are prime hubs for local and intercity and international travel.
- 4.2 Many shops and local amenities are close by especially toward area around Angel and the redeveloped Kings Cross St Pancras station area. Other shopping areas such as Regents Street, Oxford St are a bus or bike ride away.
- 4.4 Direct and convenient tube, bus and train services mean that commuters are well provided for too. There is a bus stop outside of the property.

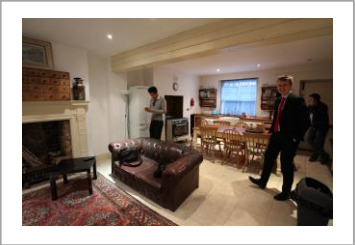


Locality and Context

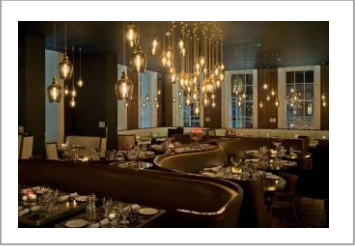
5.0 DESIGN AND APPEARANCE

5.1 Throughout whole property: All windows and doors to be refurbished. All areas to be repainted and made good. All floors to be made level and then oak surface to be placed over existing boards. Rising damp issues also to be fixed and areas made good.

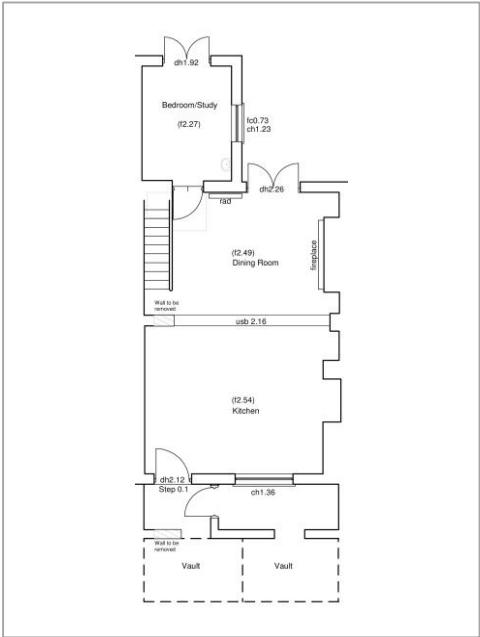
5.2 **Lower Ground floor/Basement**
Vault: Renovation and tidying of, to provide extra storage (for wine).
Kitchen & Dining room: To be area repainted and made good in preparation for updated fitted kitchen unit.
Bedroom/ study: To be portioned off with new stud wall. Plumbing to be fitted to create a shower room with toilet and basin. To be linked to a separate study room.
Garden: Paving to be renewed in York stone and Aco drain to be added to thresholds.



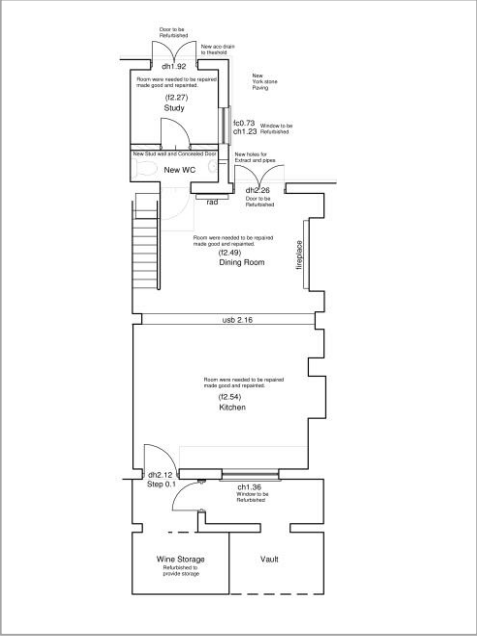
Two views of Kitchen



Precedent images: Kitchen



Existing Lower Ground Floor Layout



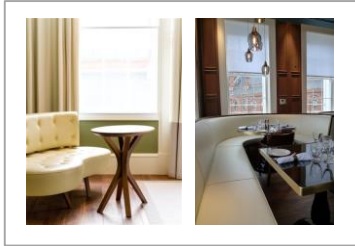
Proposed Lower Ground Floor Layout

5.3 Upper Ground floor

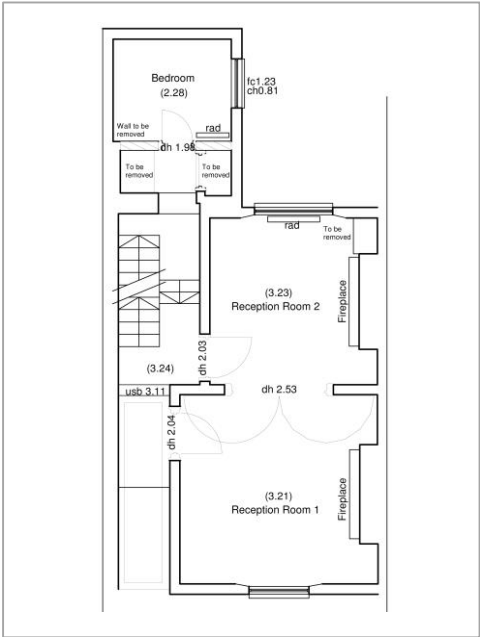
All areas to be repainted and made good.
Hall: The removal of tongue and groove panelling to wall between the entrance and 1st reception room door.
Reception room 1: Floor to be made level.
Existing floorboards to be removed. New joists to be fixed to existing to create level.
Existing boards re-laid broken ones replaced.
New engineered oak flooring to be laid on top.
Reception room 2: Floor to be made level as above. Cupboard to be removed.
Bedroom: To be converted into a bathroom.
No longer a Bedroom.



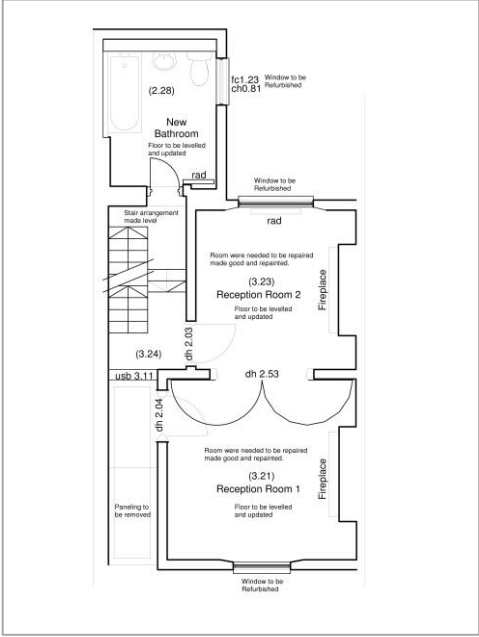
Front door & Rear Reception



Precedent images: Reception



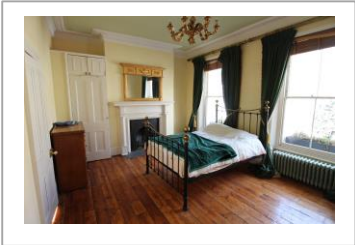
Existing Upper Ground Floor Layout



Proposed Upper Ground Floor Layout

5.4 1st Floor

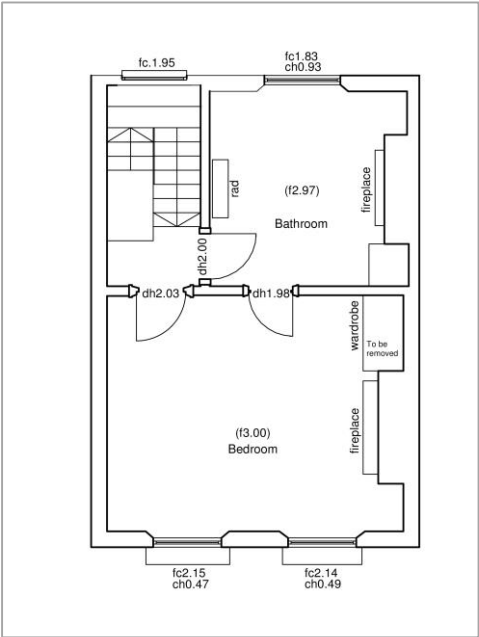
All areas to be repainted and made good.
Hall: Repainted and made good.
Bedroom: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.
Bathroom: Floor to be made level as above. Repair to water damaged area of the ceiling. In preparation for updated sanitary ware.



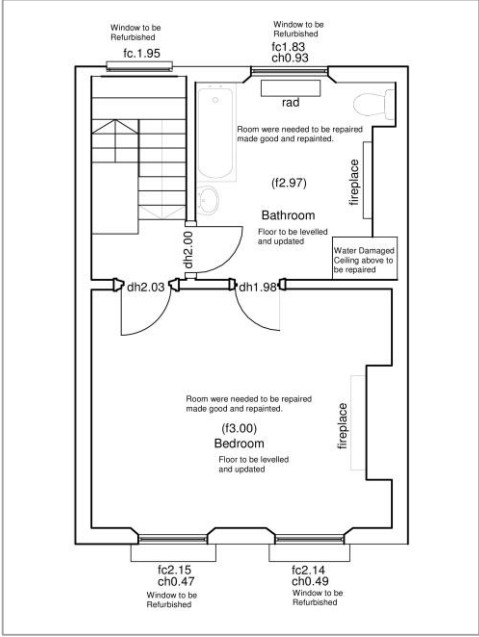
1st Floor Bedroom & Bathroom



Precedent images: Bathroom



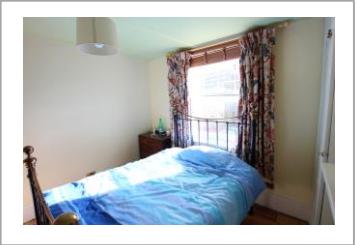
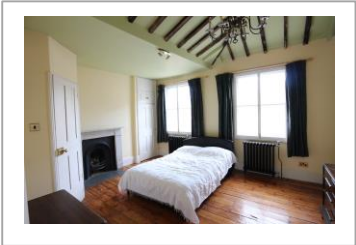
Existing First Floor Layout



Proposed First Floor Layout

5.5 2nd Floor

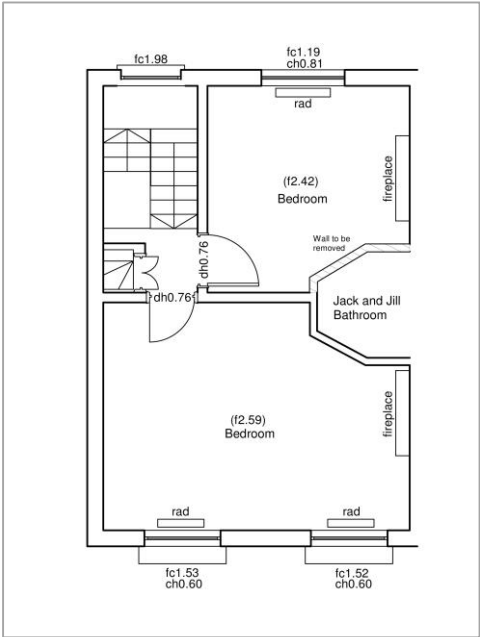
Hall: Repainted and made good.
Bedroom (Large): Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.
Bedroom Small: Floor to be made level as above. Cupboard to be removed.
Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be 'square off' with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.



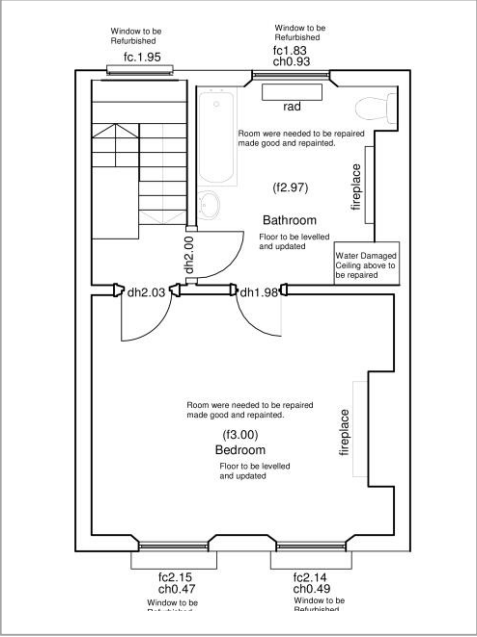
2nd Floor bedrooms.



Precedent images: Bedroom



Existing Second Floor Layout

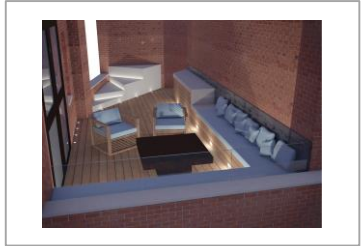


Proposed Second Floor Layout

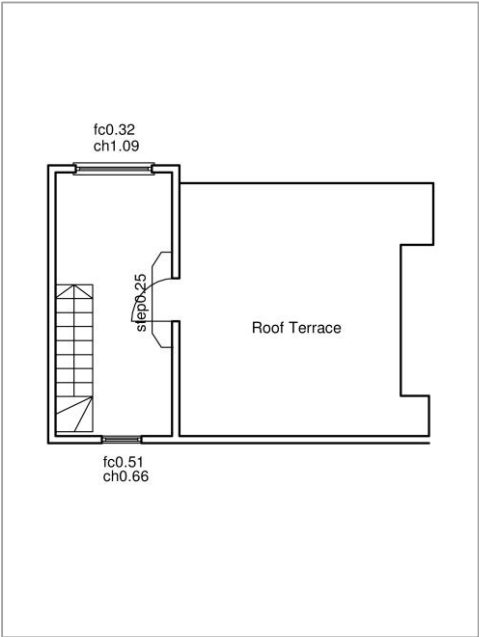
5.6 **3rd Floor & Roof Terrace**
Toughend glass balustrade to top of the stairs. External Decking and trellis to be replaced like for like..



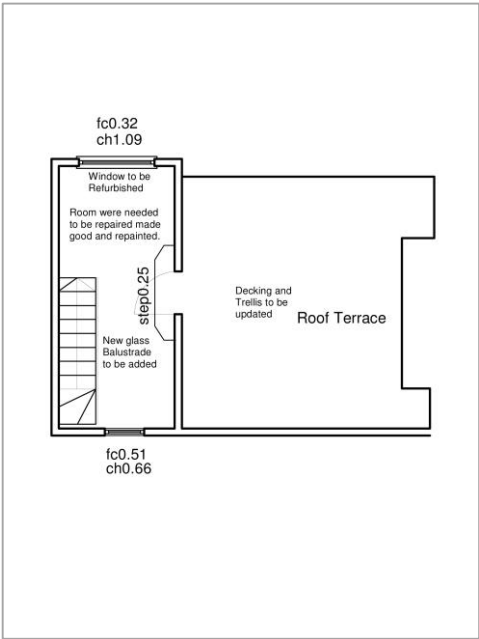
Roof terrace and threshold



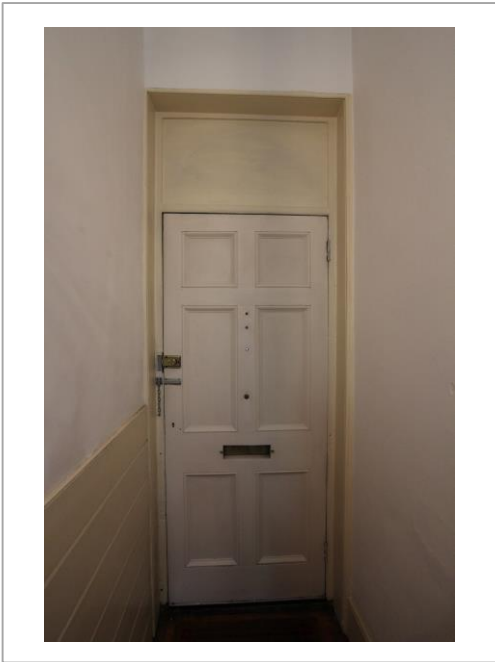
Precedent images: Roof Terrace



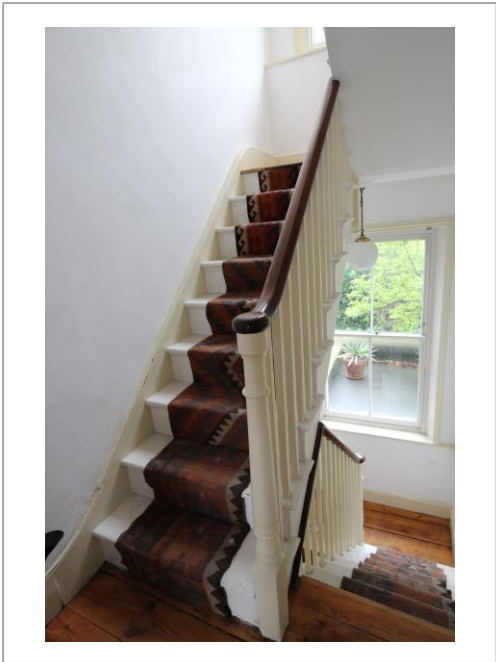
Existing 3rdFloor & Roof Terrace Layout



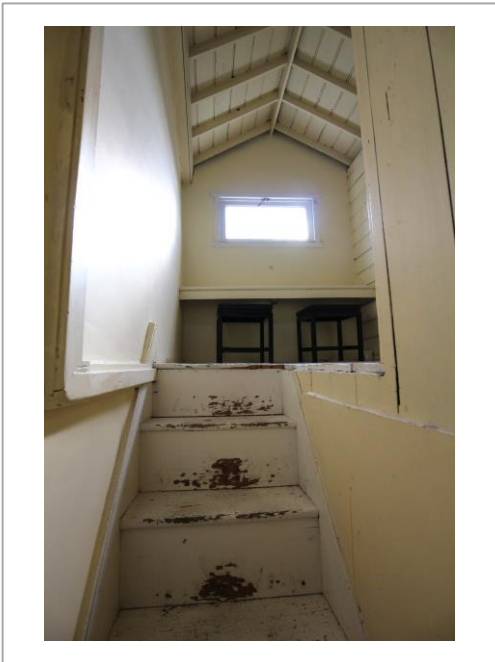
Proposed 3rdFloor & Roof Terrace Layout



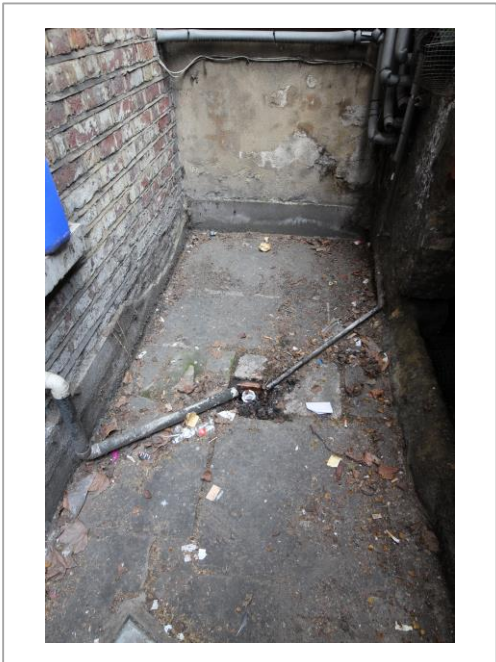
Hallway: the removal of panelling



Stairwell: To be repainted and made good



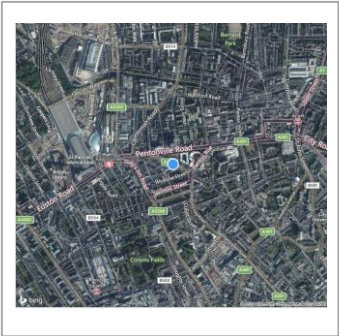
Roof space: Balustrades added. Décor updated



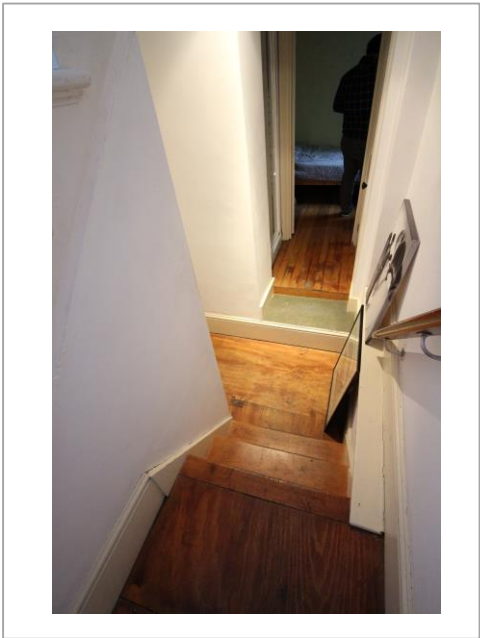
Rear Garden: Stones and drainage to be updated

6.0 ACCESS

- 6.1 The street is also well service by an extensive bus, train and tube network in all direction and by safe pedestrian routes.
- 6.2 On the parts of the proposal where transition is made between spaces the design has been mindful in resolving this. On the lower ground floor existing unrestricted level threshold access will be retained. into the larger area.
- 6.3 There will now be either WC or washing facilities on every floor now allowing for more flexible use of spaces over time.



Transport near Kings Cross Road



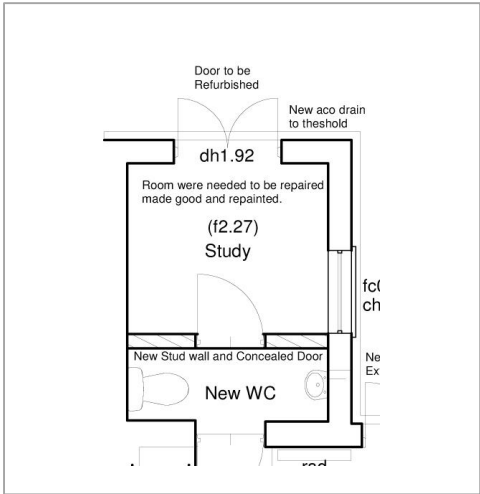
Upper Ground floor Bedroom



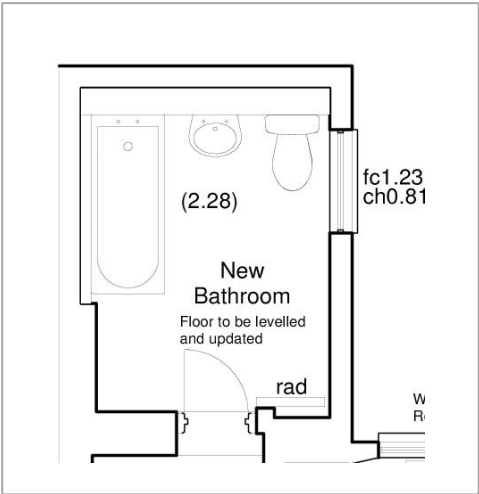
Jack and Jill Bathroom

7.0 LAYOUT AND USE

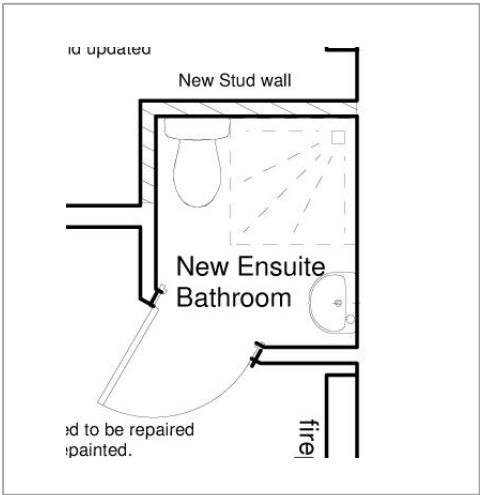
- 7.1 At Lower ground floor level the new WC allows for better access to the facilities from the garden area.
- 7.2 At Upper ground floor level the new bathroom creates full facilities for any overspill for the accommodation above to use sanitary facilities. It also anticipates maybe the need for future residents if choosing to use he upper floors less.
- 7.3 At 1st and 2nd floor levels the aim is simply to update the sanitary ware and general functionality of the existing bathrooms.
- 7.4 At 3rd Floor and Roof Terrace level the proposal aims to maintain safety and character simultaneously.



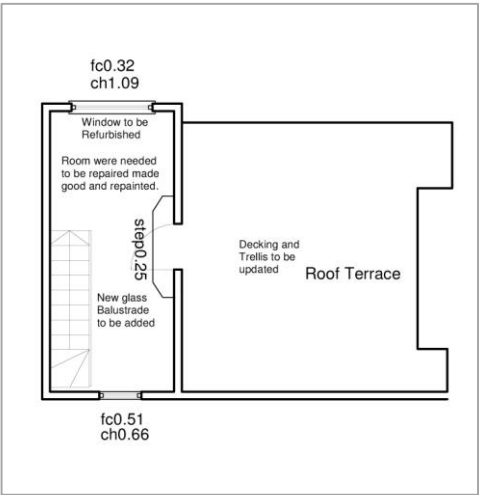
New WC at lower ground floor



New Bathroom at upper ground floor



New ensuite to 2nd floor bedroom



Room to third floor and roof terrace

8.0 PLANNING POLICY

- 8.1 This is a Listed Building see accompanying Heritage statement which tackles the relevant planning policy in detail.

9.0 SUSTAINABILITY

- 9.1 Where the roof, ceilings and walls are installed or replaced, an improved building insulation would be applied to achieve standards as set out in Part L of Building Regulations.
- 9.2 Waste and recycling areas would be retained as existing.

10.0 SIMILAR PROPERTIES ON KINGS CROSS RD

10.1 Adjacent properties in this residential area have similar characteristic. However the variation lies in the materials on the front elevations which ranges from render to brick or brick with mouldings. Many properties are not listed. But are noted as important by the council. So although there have probably been refurbishments along the street respectful of the classic plan of each property there is invariable great variation on what can be found behind each façade.

11.0 SCALE

- 11.1 The general concept of the proposed scheme is to maintain the architectural language of the existing property where applicable.
- 11.2 Any alterations will match the existing aesthetic while simultaneously exerting its subtle unique characteristics.
- 11.3 The scale and architectural design is kept in accordance with surrounding existing features. All the proposed design has been in moderation to the existing architecture.



Area context

12.0 CONCLUSION

We believe this proposal achieves the following points.

- 12.1 The refurbishment of this building will create a better home for the area and will make for a more coherent plan.
- 12.2 The spaces are logical and straightforward to use.
- 12.3 The materials and details of the proposed development will closely replicate those of the existing property.
- 12.4 We believe that the proposal has been carefully considered and designed so that the interventions to the building will remain modest but be invaluable to the buildings current and future end users.
- 12.5 It is on this basis that we request for planning permission to be granted.

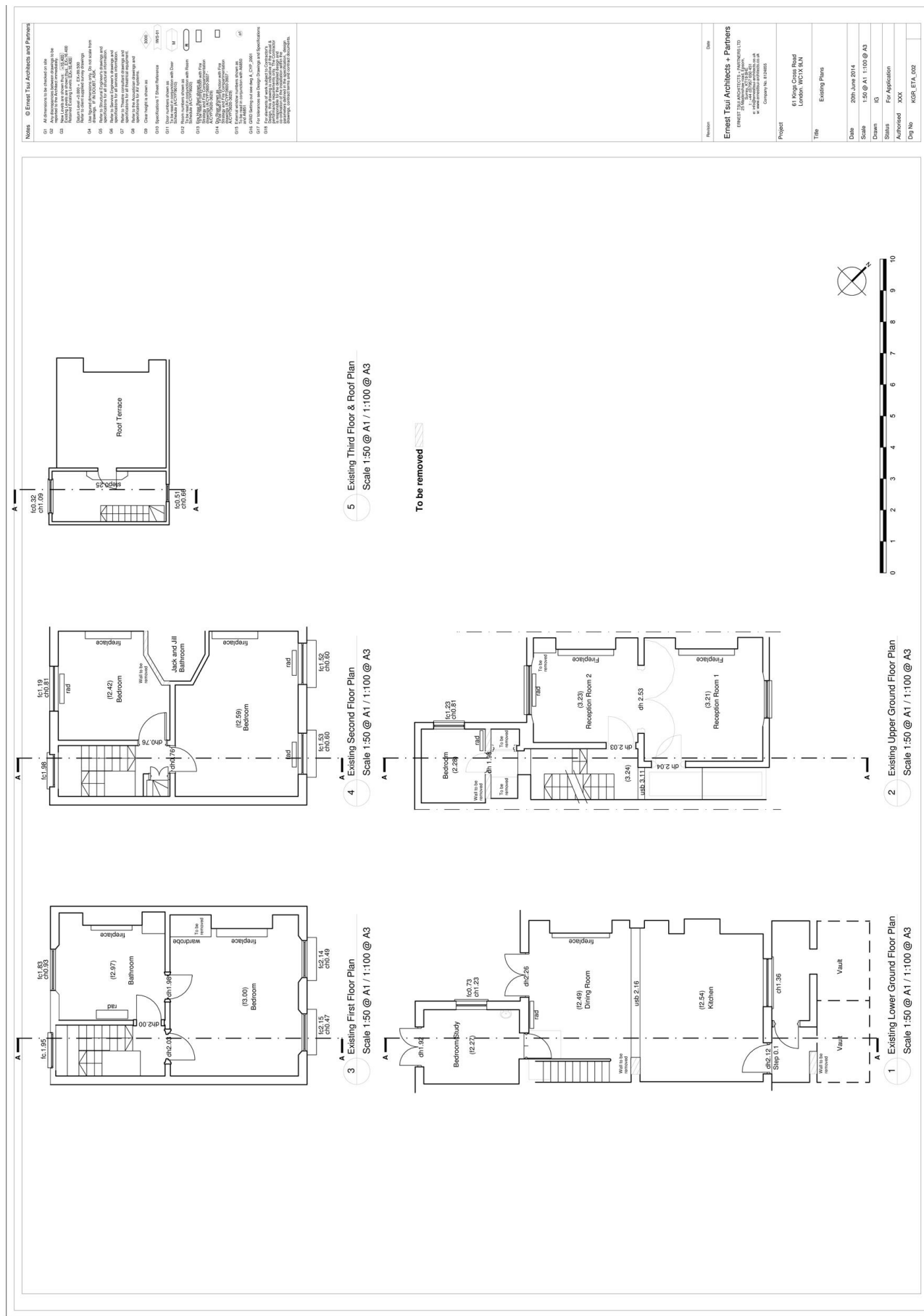
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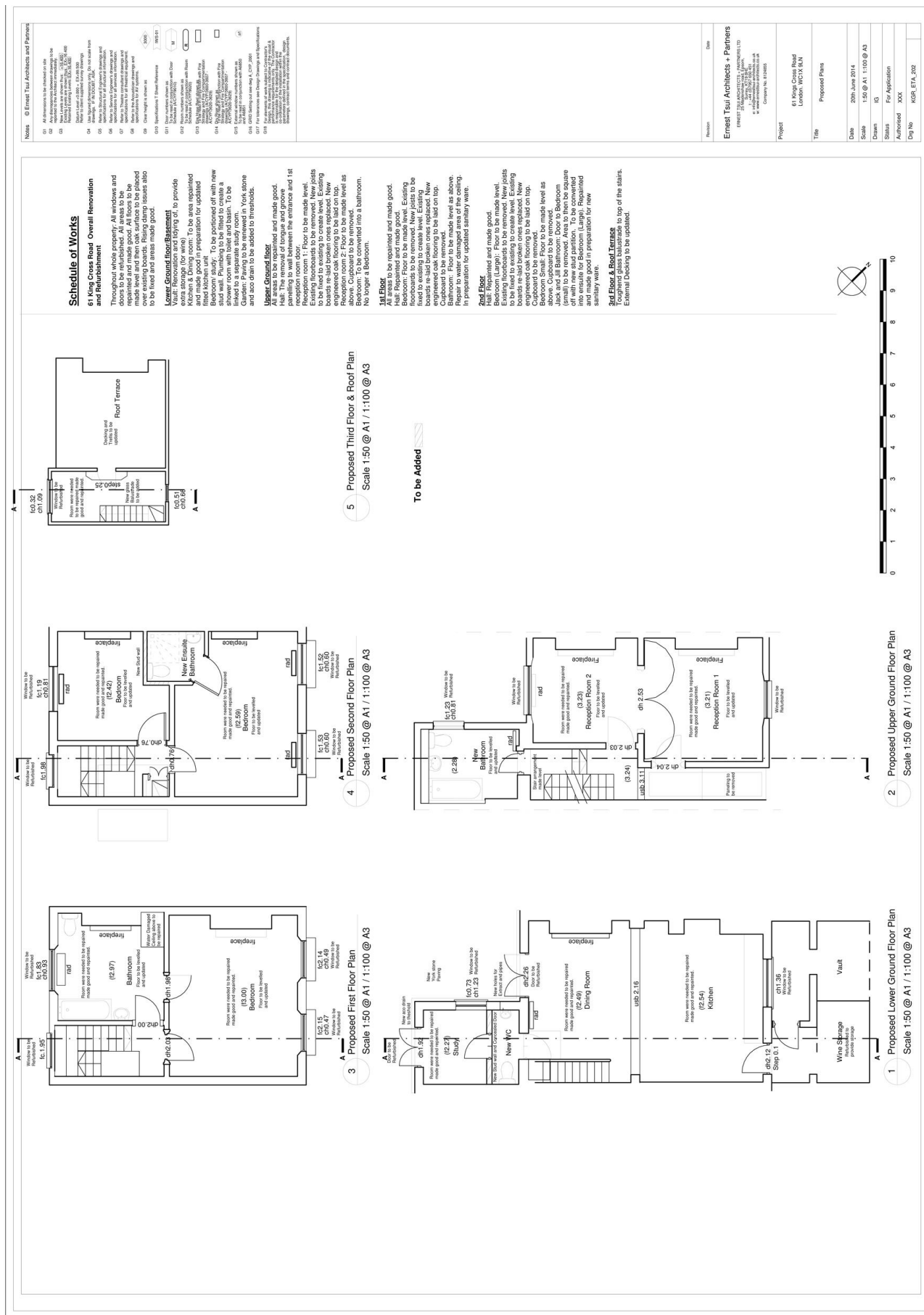
KINGS CROSS ROAD, LONDON.

DESIGN AND ACCESS STATEMENT

Appendix A- Planning Drawings



[illegible]



Notes	© Ernest Tsal Architects and Partners
<p>G1 All dimensions to be marked on site</p> <p>G2 All elevations to be marked on site</p> <p>G3 All elevations to be marked on site</p> <p>G4 All elevations to be marked on site</p> <p>G5 All elevations to be marked on site</p> <p>G6 All elevations to be marked on site</p> <p>G7 All elevations to be marked on site</p> <p>G8 All elevations to be marked on site</p> <p>G9 All elevations to be marked on site</p> <p>G10 All elevations to be marked on site</p> <p>G11 All elevations to be marked on site</p> <p>G12 All elevations to be marked on site</p> <p>G13 All elevations to be marked on site</p> <p>G14 All elevations to be marked on site</p> <p>G15 All elevations to be marked on site</p> <p>G16 All elevations to be marked on site</p> <p>G17 All elevations to be marked on site</p> <p>G18 All elevations to be marked on site</p> <p>G19 All elevations to be marked on site</p> <p>G20 All elevations to be marked on site</p> <p>G21 All elevations to be marked on site</p> <p>G22 All elevations to be marked on site</p> <p>G23 All elevations to be marked on site</p> <p>G24 All elevations to be marked on site</p> <p>G25 All elevations to be marked on site</p> <p>G26 All elevations to be marked on site</p> <p>G27 All elevations to be marked on site</p> <p>G28 All elevations to be marked on site</p> <p>G29 All elevations to be marked on site</p> <p>G30 All elevations to be marked on site</p> <p>G31 All elevations to be marked on site</p> <p>G32 All elevations to be marked on site</p> <p>G33 All elevations to be marked on site</p> <p>G34 All elevations to be marked on site</p> <p>G35 All elevations to be marked on site</p> <p>G36 All elevations to be marked on site</p> <p>G37 All elevations to be marked on site</p> <p>G38 All elevations to be marked on site</p> <p>G39 All elevations to be marked on site</p> <p>G40 All elevations to be marked on site</p> <p>G41 All elevations to be marked on site</p> <p>G42 All elevations to be marked on site</p> <p>G43 All elevations to be marked on site</p> <p>G44 All elevations to be marked on site</p> <p>G45 All elevations to be marked on site</p> <p>G46 All elevations to be marked on site</p> <p>G47 All elevations to be marked on site</p> <p>G48 All elevations to be marked on site</p> <p>G49 All elevations to be marked on site</p> <p>G50 All elevations to be marked on site</p> <p>G51 All elevations to be marked on site</p> <p>G52 All elevations to be marked on site</p> <p>G53 All elevations to be marked on site</p> <p>G54 All elevations to be marked on site</p> <p>G55 All elevations to be marked on site</p> <p>G56 All elevations to be marked on site</p> <p>G57 All elevations to be marked on site</p> <p>G58 All elevations to be marked on site</p> <p>G59 All elevations to be marked on site</p> <p>G60 All elevations to be marked on site</p> <p>G61 All elevations to be marked on site</p> <p>G62 All elevations to be marked on site</p> <p>G63 All elevations to be marked on site</p> <p>G64 All elevations to be marked on site</p> <p>G65 All elevations to be marked on site</p> <p>G66 All elevations to be marked on site</p> <p>G67 All elevations to be marked on site</p> <p>G68 All elevations to be marked on site</p> <p>G69 All elevations to be marked on site</p> <p>G70 All elevations to be marked on site</p> <p>G71 All elevations to be marked on site</p> <p>G72 All elevations to be marked on site</p> <p>G73 All elevations to be marked on site</p> <p>G74 All elevations to be marked on site</p> <p>G75 All elevations to be marked on site</p> <p>G76 All elevations to be marked on site</p> <p>G77 All elevations to be marked on site</p> <p>G78 All elevations to be marked on site</p> <p>G79 All elevations to be marked on site</p> <p>G80 All elevations to be marked on site</p> <p>G81 All elevations to be marked on site</p> <p>G82 All elevations to be marked on site</p> <p>G83 All elevations to be marked on site</p> <p>G84 All elevations to be marked on site</p> <p>G85 All elevations to be marked on site</p> <p>G86 All elevations to be marked on site</p> <p>G87 All elevations to be marked on site</p> <p>G88 All elevations to be marked on site</p> <p>G89 All elevations to be marked on site</p> <p>G90 All elevations to be marked on site</p> <p>G91 All elevations to be marked on site</p> <p>G92 All elevations to be marked on site</p> <p>G93 All elevations to be marked on site</p> <p>G94 All elevations to be marked on site</p> <p>G95 All elevations to be marked on site</p> <p>G96 All elevations to be marked on site</p> <p>G97 All elevations to be marked on site</p> <p>G98 All elevations to be marked on site</p> <p>G99 All elevations to be marked on site</p> <p>G100 All elevations to be marked on site</p>	

<p>1 Proposed Front Elevation Scale 1:50 @ A1 / 1:100 @ A3</p>	<p>2 Proposed Section A-A Scale 1:50 @ A1 / 1:100 @ A3</p>	<p>To be Added</p>
<p>Project</p> <p>61 Kings Cross Road London, WC1X 8LN</p>	<p>Project</p> <p>61 Kings Cross Road London, WC1X 8LN</p>	<p>Project</p> <p>61 Kings Cross Road London, WC1X 8LN</p>
<p>Title</p> <p>Proposed Elevation A - Section A-A</p>	<p>Title</p> <p>Proposed Elevation A - Section A-A</p>	<p>Title</p> <p>Proposed Elevation A - Section A-A</p>
<p>Date</p> <p>20th June 2014</p>	<p>Date</p> <p>20th June 2014</p>	<p>Date</p> <p>20th June 2014</p>
<p>Scale</p> <p>1:50 @ A1 / 1:100 @ A3</p>	<p>Scale</p> <p>1:50 @ A1 / 1:100 @ A3</p>	<p>Scale</p> <p>1:50 @ A1 / 1:100 @ A3</p>
<p>Drawn</p> <p>ES</p>	<p>Drawn</p> <p>ES</p>	<p>Drawn</p> <p>ES</p>
<p>Status</p> <p>For Application</p>	<p>Status</p> <p>For Application</p>	<p>Status</p> <p>For Application</p>
<p>Authorised</p> <p>XXX</p>	<p>Authorised</p> <p>XXX</p>	<p>Authorised</p> <p>XXX</p>
<p>Doc No</p> <p>KCS_EPA_220</p>	<p>Doc No</p> <p>KCS_EPA_220</p>	<p>Doc No</p> <p>KCS_EPA_220</p>

Ernest Tsui Architects + Partners

61 Kings Cross Road, London. - Internal rearrangments
Design and Access Statement

