

Ernest Tsui Architects + Partners

~ No. 61~

KINGS CROSS ROAD, LONDON.

DESIGN AND ACCESS STATEMENT

Ernest Tsui Architects + Partners

~ No. 61 ~

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_202D (Proposed Floor Plans)

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 upgrade 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. 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 in like for like materials.

This report investigates the finished proposal. The 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.

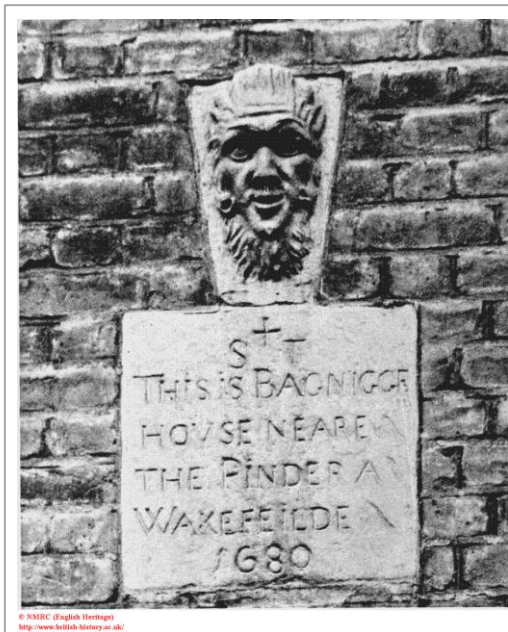
This proposal has been drawn up to achieve the client's preferred ideas, in terms of layout and future proofing. The ideas are architecturally feasible and initial conversations with a structural engineer have also confirmed the structural feasibility of the design.

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

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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.

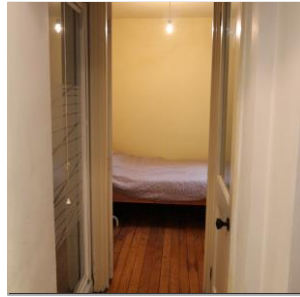


Site and Surrounding Diagram

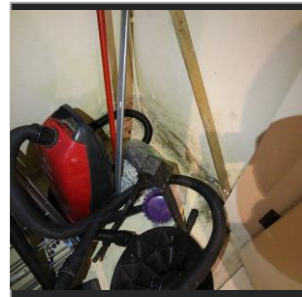
3.0 SITE AND SURROUNDINGS (PHOTOS)



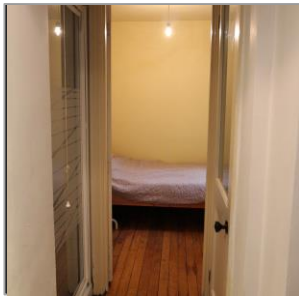
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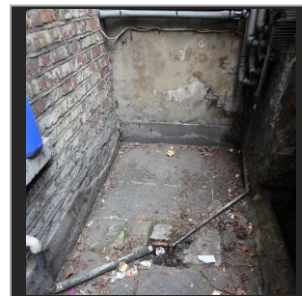
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4.



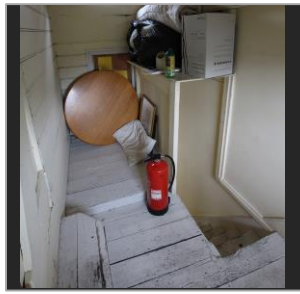
5.



6.



7.



8.



9.

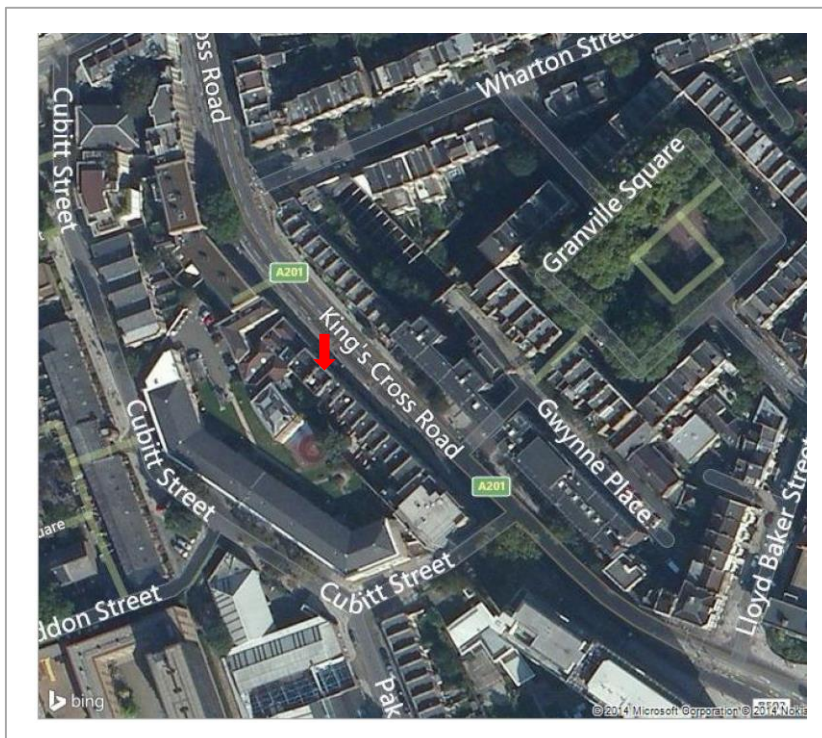
- 1. Front Reception room
- 2. Window to be refurbished
- 3. Incidence of rising damp
- 4. Ground floor bedroom to be bathroom

- 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

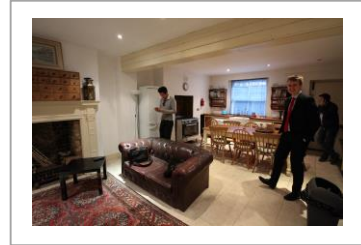
5.1 Throughout whole property: All windows and doors to be refurbished. All areas to be repainted and made good. All floors to be renovated by light sanding or with oak floating flooring to be placed over existing boards apart from areas without floorboards or where plans state different. Rising damp 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.

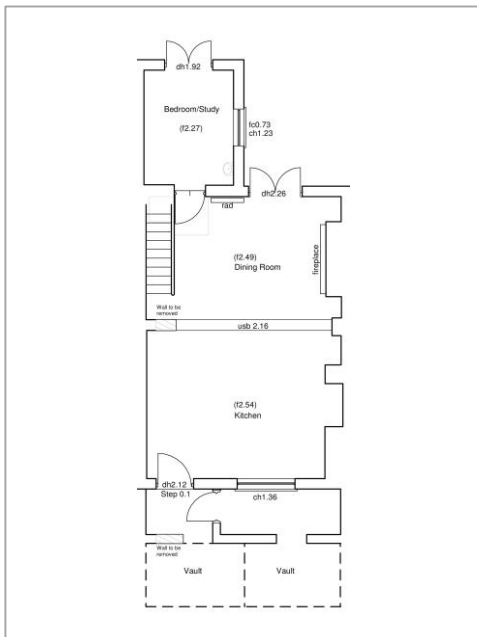
Garden: Paving to be cleaned



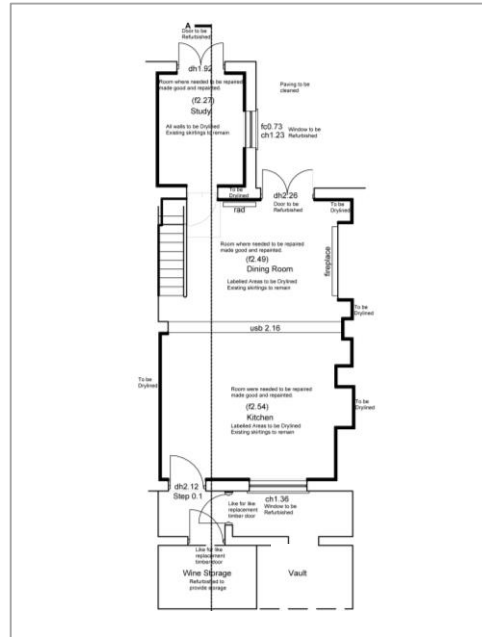
Two views of Kitchen



Precedent images: Kitchen



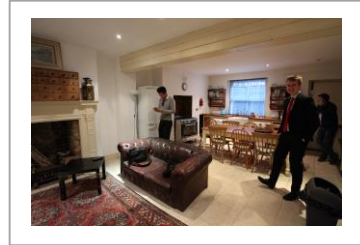
Existing Lower Ground Floor Layout



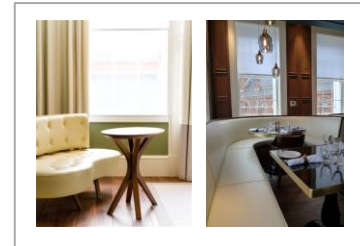
Proposed Lower Ground Floor Layout

5.3 Upper Ground floor

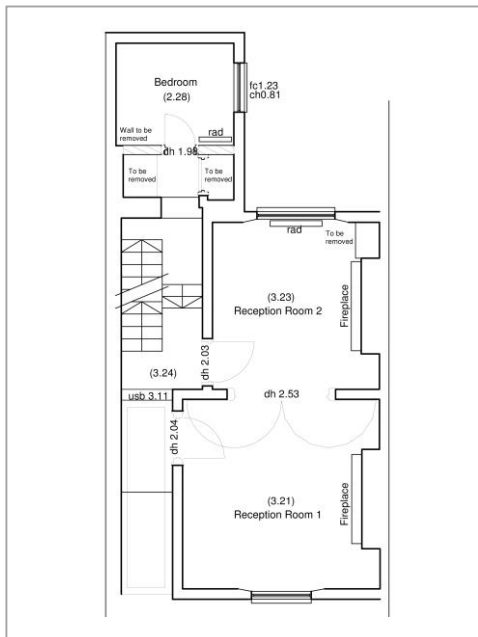
All areas to be repainted and made good.
Hall: to be repainted and made good.
Reception room 1: Floor to be lightly sanded
Reception room 2: Floor to be lightly sanded
Bedroom: To be converted into a bathroom.
 No longer a Bedroom.



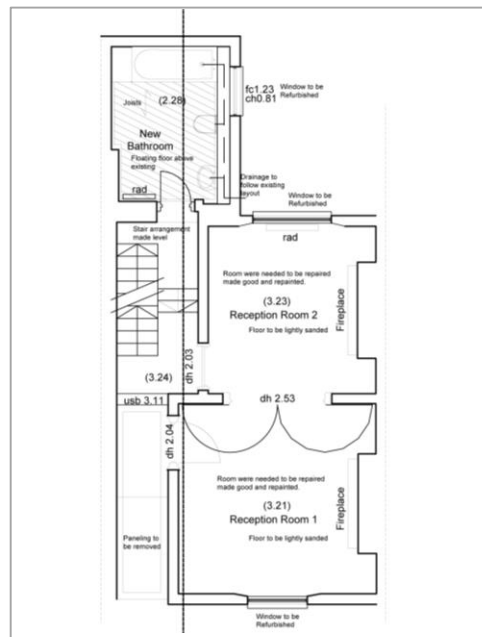
Front door & Rear Reception



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.

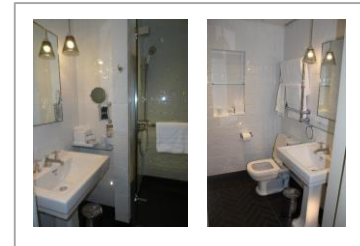
Hall: Repainted and made good.

Bedroom: Oak floating flooring to be placed over existing boards apart from areas without floorboards or where plans state different. Cupboard to be removed.

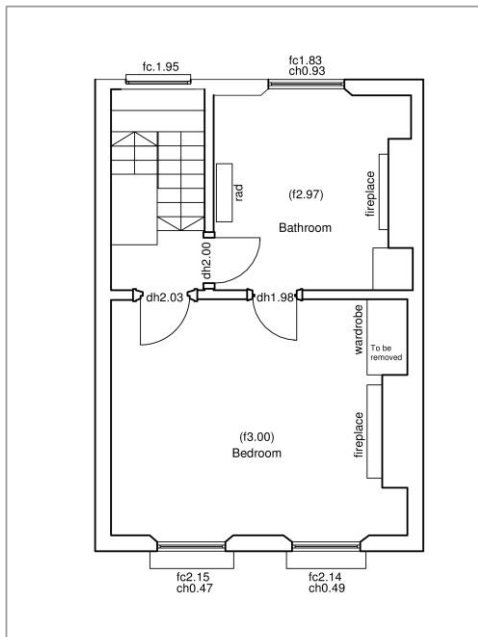
Bathroom: Floor to be treated as above. Repair to water damaged area of the ceiling. In preparation for updated sanitary ware.



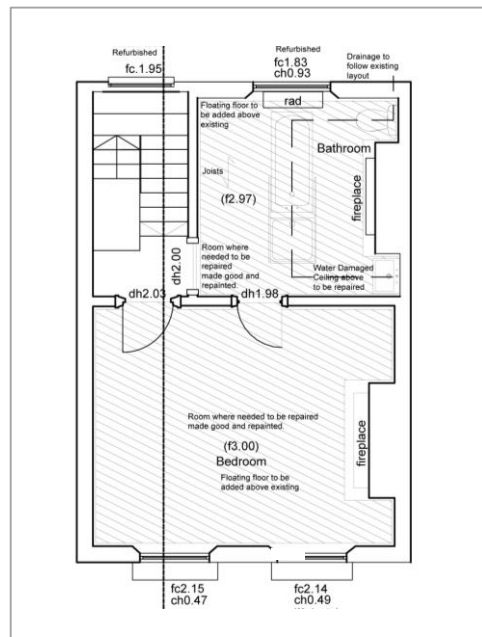
1st Floor Bedroom & Bathroom



Precedent images: Bathroom



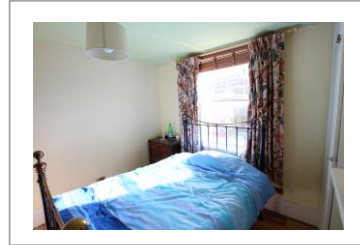
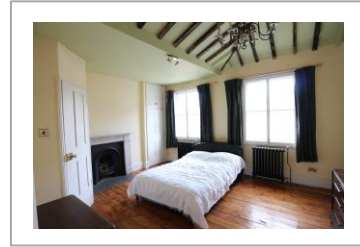
Existing First Floor Layout



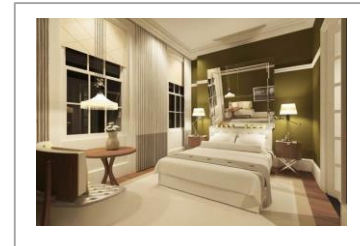
Proposed First Floor Layout

5.5 **2nd Floor**

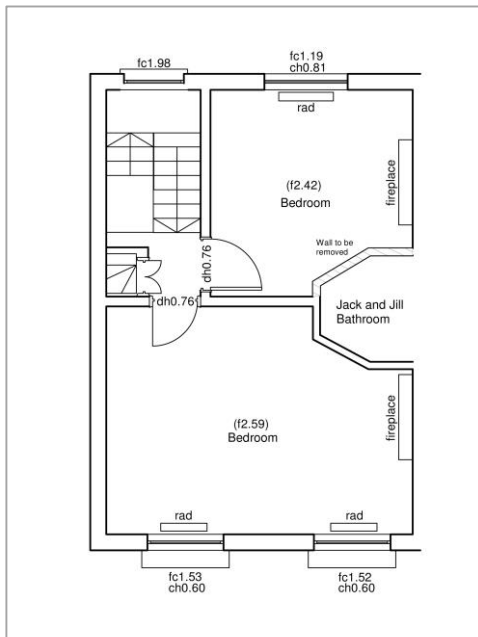
Hall: Repainted and made good.
Bedroom (Large): Oak floating flooring to be placed over existing boards. Cupboard to be removed.
Bedroom Small: Floor to be treated as above. Cupboard to be removed.
Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be 'squared off' with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.



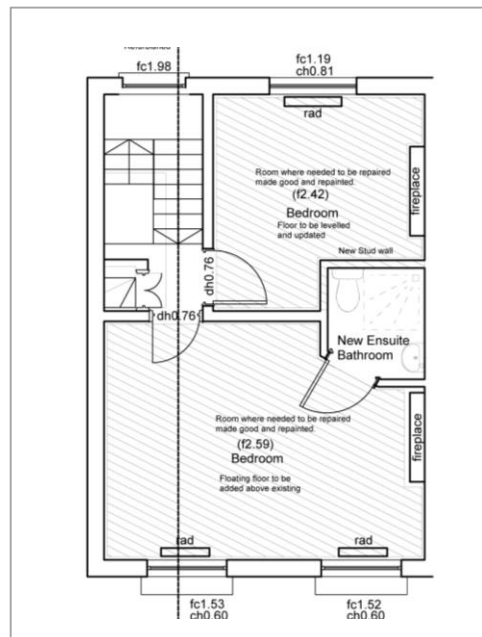
2nd Floor bedrooms.



Precedent images: Bedroom



Existing Second Floor Layout



Proposed Second Floor Layout(see plans)

5.6 3rd Floor & Roof Terrace

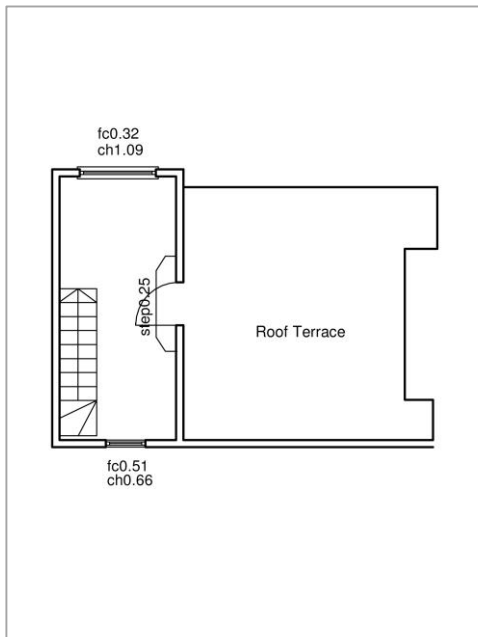
Toughend glass balustrade to top of the stairs. External Decking and trellis to be updated.



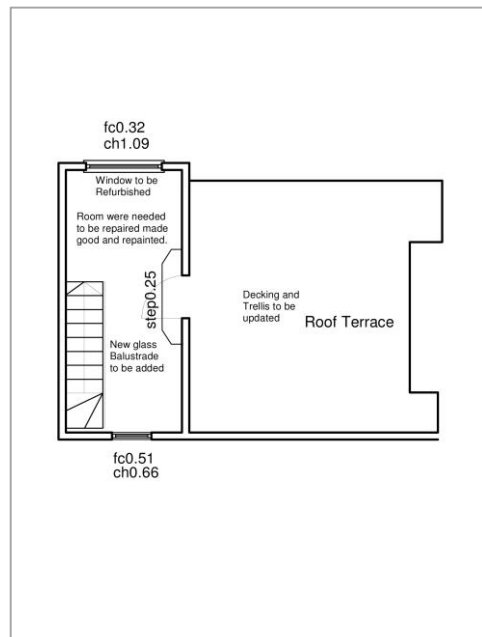
Roof terrace and threshold



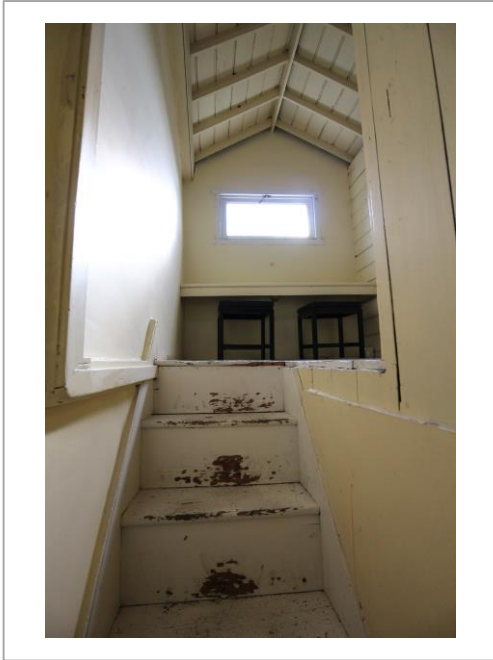
Precedent images: Roof Terrace



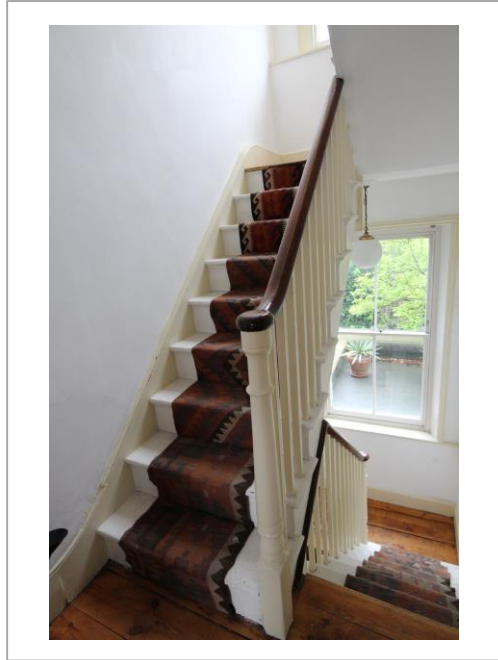
Existing 3rdFloor & Roof Terrace Layout



Proposed 3rdFloor & Roof Terrace Layout



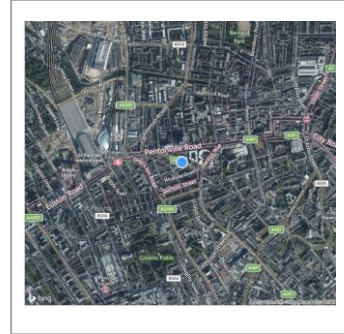
Roof space: Balustrades added. Décor updated



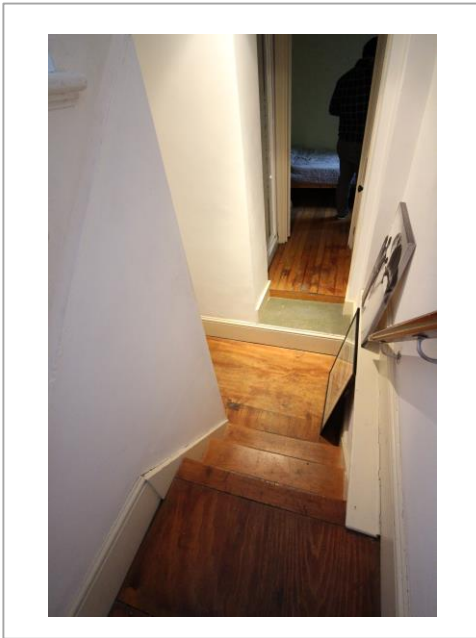
Stairwell: To be repainted and made good

6.0 ACCESS

- 6.1 The street is also well serviced 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 most floors allowing for more flexible use of spaces over time.



Transport near Kings Cross Road



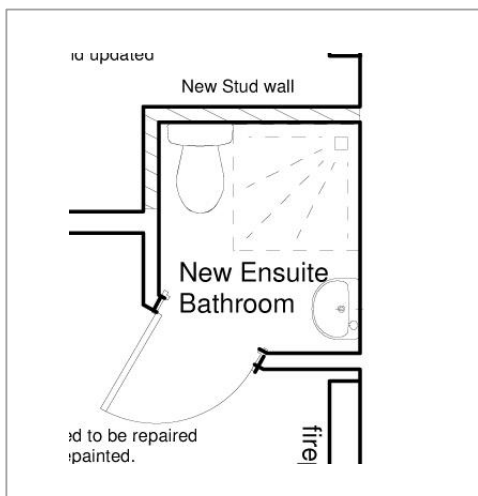
Upper Ground floor Bedroom



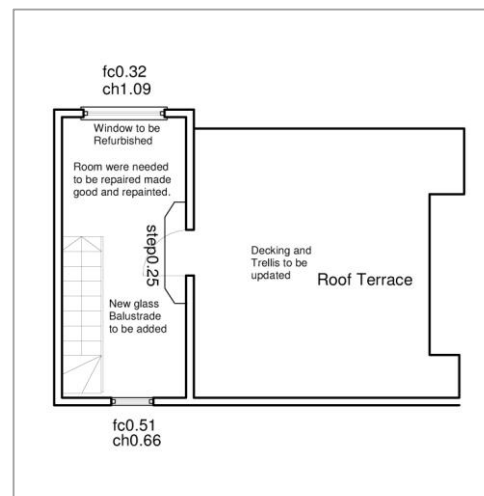
Jack and Jill Bathroom

7.0 LAYOUT AND USE

- 7.1 At 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 the upper floors less.
- 7.2 At 1st and 2nd floor levels the aim is simply to update the sanitary ware and general functionality of the existing bathrooms.
- 7.3 At 3rd Floor and Roof Terrace level the proposal aims to maintain safety and character simultaneously.



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

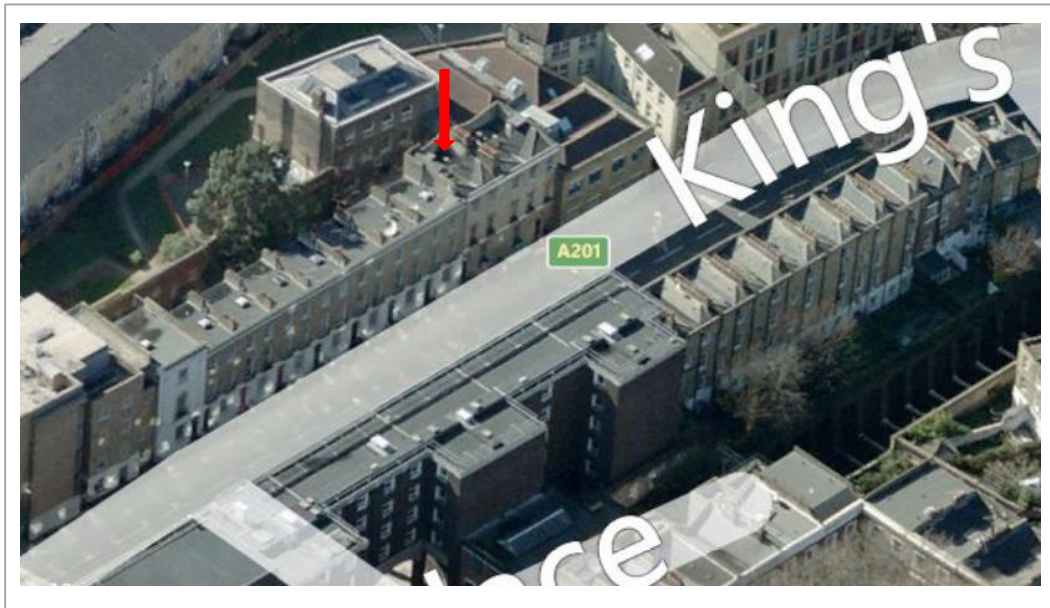
- 9.1 Where the roof, ceilings and walls are installed or replaced, an improved building insulation would be applied to achieve standards as set out in Part L of Building Regulations.
- 9.2 Waste and recycling areas would be retained as existing.

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.

Ernest Tsui Architects + Partners

~ No. 61 ~

KINGS CROSS ROAD, LONDON.

DESIGN AND ACCESS STATEMENT

Appendix A- Planning Drawings

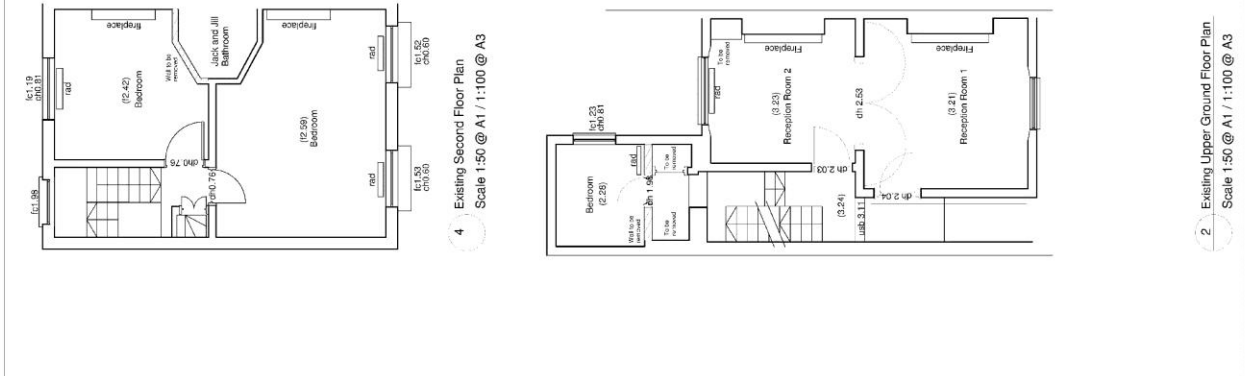
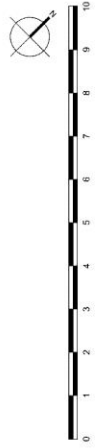
- Notes** © Ernest Tsui Architects and Partners
- 01 All dimensions have been checked and are correct.
 - 02 All dimensions are in millimetres unless otherwise stated.
 - 03 All dimensions are to the centre of the wall unless otherwise stated.
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Notes	Date
Ernest Tsui Architects + Partners	
Project: 61 Kings Cross Road London WC1X 9AJ	
Title: Existing Floor Plans	
Date: 20th June 2014	Scale: 1:50 @ A1, 1:100 @ A3
Drawn: IS	Status: For Approval
Authorised: XXX	Doc No: KSL_EA_002

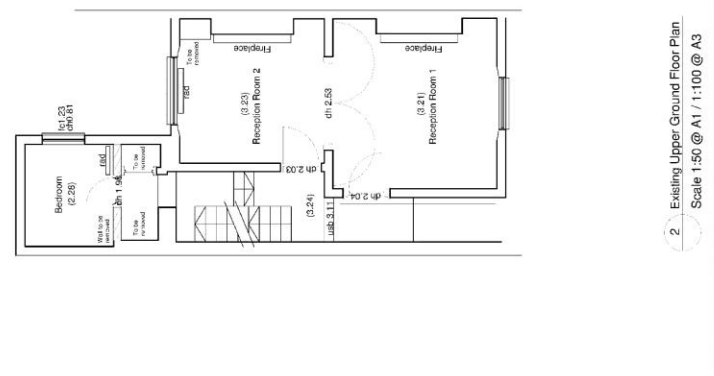


5 Existing Third Floor & Roof Plan
Scale 1:50 @ A1 / 1:100 @ A3

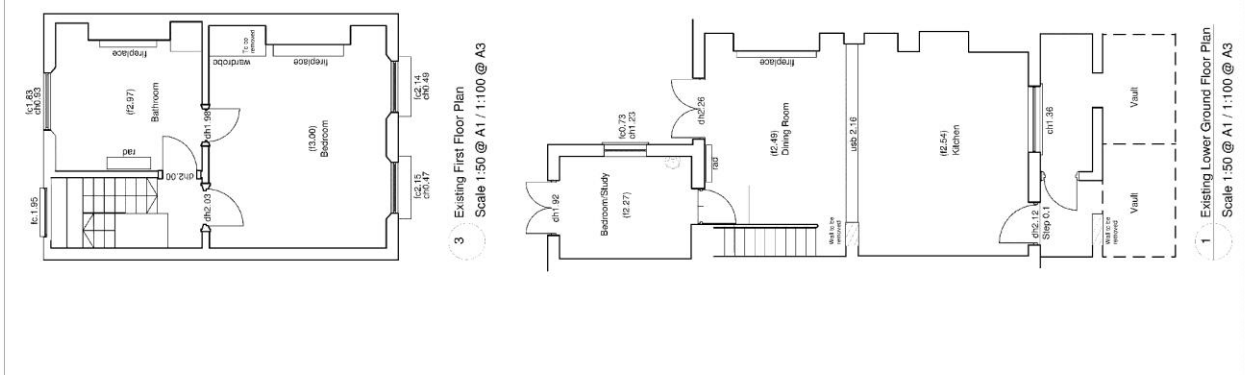
To be removed



4 Existing Second Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



2 Existing Upper Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



3 Existing First Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3

1 Existing Lower Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3

Schedule of Works

61 King Cross Road Overall Renovation and Refurbishment

Throughout whole property. All windows and doors to be refurbished. All areas to be made level with one flooring flooring to be without floorboards or where plain stone is different. Rising damp issues also to be fixed and areas made good.

Lower Ground floor/Basement

Basement area to be made good and provide extra storage for wine. Leds for Ikea timber Kitchen & Dining room. To be area repaired and made good in preparation for updated Bedroom study repaired and made good. Garden: Paving to be cleaned.

Upper Ground floor.

All areas to be repaired and made good Reception room 1: Floor to be Lightly repaired. Reception room 2: Floor to be repaired or replaced. Reception room 2: Floor to be made level as Reception room 1. To be converted into a bathroom. No longer a Bedroom.

3rd Floor

All areas to be repaired and made good Bedroom: New engineered oak flooring to be installed on top of existing. Cupboard to be removed. Bathroom: Floor as above. Repair to water supply. In preparation for updated sanitary ware.

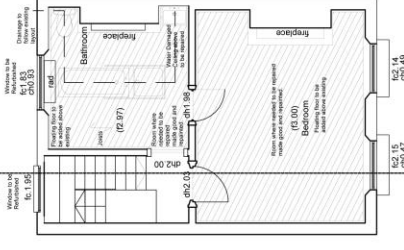
2nd Floor

Hall: Repaired and made good. Reception room: Floor to be repaired. Existing flooring to be laid on top of existing. Cupboard to be removed. Floor as above. Cupboard to be removed. Door to Bedroom: To be converted into a study with new stud partition. To be converted into a study for Bedroom (Large). Replaced into a study and in preparation for new sanitary ware.

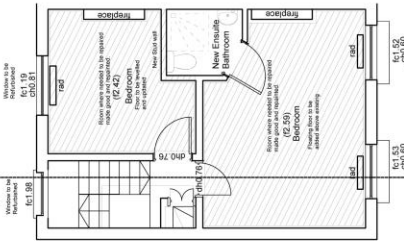
3rd Floor & Roof Terrace

Tighten glass balustrade to top of the stairs. Existing glass balustrade and Treads to be replaced for lift.

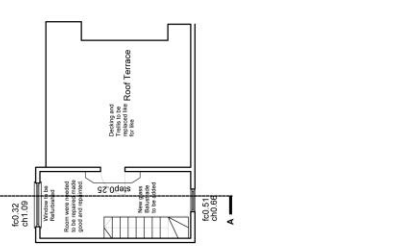
Notes	© Ernest Tsui Architects and Partners
01	All dimensions between walls are in millimetres unless otherwise stated.
02	Revised drawings are marked with a red 'R'.
03	Revised drawings are marked with a red 'R'.
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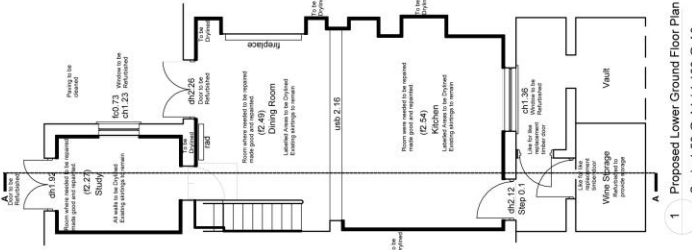
3 Proposed First Floor Plan
Scale 1:50 @ A1/1:100 @ A3



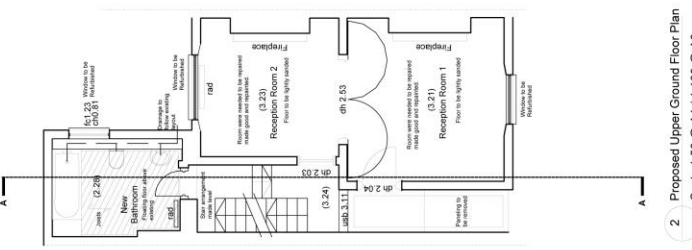
4 Proposed Second Floor Plan
Scale 1:50 @ A1/1:100 @ A3




5 Proposed Third Floor & Roof Plan
Scale 1:50 @ A1/1:100 @ A3



1 Proposed Lower Ground Floor Plan
Scale 1:50 @ A1/1:100 @ A3



2 Proposed Upper Ground Floor Plan
Scale 1:50 @ A1/1:100 @ A3



5 Proposed Third Floor & Roof Plan
Scale 1:50 @ A1/1:100 @ A3

Ernest Tsui Architects + Partners

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

