

7 Birkenhead Street, Kings Cross, London WC1H 8BA

Design and Access Statement

BKS-DAS-001

19.03.15

Introduction and Site Location:

This statement has been prepared in support of the application for planning permission in relation to No.7 Birkenhead Street, London WC1H 8BA. The works comprise of a new mansard roof extension with dormer windows, as well as associated internal remodelling.

Planning History:

Planning Ref: 2009/0632/P , 2009/0632/L

Reinstatement of roof to existing HMO. Granted 17.02.2009

Design Statement

In accordance with Camden Supplementary Planning Guidance CPG1, the design intentions were:

- To reinstate the traditional mansard roof inkeeping with the neighbouring properties
- To provide additional accommodation while respecting the hierarchy and character of the existing building
- To replicate and continue the roofscape in order to maintain the uniformity of the street

The application seeks to construct a roof extension to 7 Birkenhead Street in order to provide additional accommodation and optimize the internal layout. The extension has been designed to reflect and continue the character, massing, and scale of the existing building. The proposed new materials have been chosen from the existing palette, and all new elements are intended to match the original fenestration and features.

Access Statement

7 Birkenhead Street is located in Kings Cross, which is well placed for transport links to Central London and beyond, serving both underground, overground, and international railway networks. No change to the existing access is proposed.