

# **3 Britannia Street London WC1X 9JT**

## **DESIGN AND ACCESS STATEMENT**

The property is a 1-bedroom mid terrace house and situated within the Kings Cross Conservation Area.

The property has entrance directly from the street without any step thresholds. Once inside, the internal layout suffers from the property being narrow. On the flat ground floor, as the plan stretches towards the back, the narrowness has led to an awkward layout of spaces. For example the final room can only be accessed by going outside, and the WC can only be reached by going through a bedroom. There is a semi basement with head room of 1600mm that can be extended and the head room will be 2600mm providing much needed additional space.

Kitchen/dining/living and bedroom and bathroom are very cramped and not user friendly. Above the single storey rear section is a roof terrace, which currently can only be accessed through climbing through the window from the main stairwell landing.

The client wishes to convert their property from an awkward one bedroom property into a well-proportioned and well-planned family-sized two bedroom flat for them to live in. We propose to improve the ground floor and the semi basement layout considerably by extending the basement with light well in pavement. We propose to install a roof light flush with the new decking and roof to the rear of the property to create a more rectangular internal space which is easier and more efficient to plan. The rear roof will upgrade and will harmonise with No 5 Britannia Street.

Side staircase will provide be altered to provide much easier and direct access to the new up upgraded roof terrace. A flush skylight will ensure that natural light still penetrates the ground floor, and the bathroom/wetroom will be move in a more convenient location in the basement.

The existing parapet being higher to allow for the butterfly roof construction, the new floor level can sit quite low in relation to the parapet wall (approx 1.1m down) so no additional balustrade will be needed. The overall result is that from directly opposite the building the roof extension can hardly be seen at all. The roof terrace would be drained towards the existing rear of the property connecting to existing downpipes.

We also plan to give the improve building façade. This includes the replacement of the sash to the front on ground floor with a "shop front", and the re-pointing or replacement of decaying bricks to conserve the property from further problems. The "shop front" window will also be remade and will be in-keeping with the area and harmonise with No 5 Britannia Street and will be inline with the advice given in the appropriate section Camden Planning Guidance. The lower panes of glass would be etched to prevent people looking directly into the property.

Overall the building will become a larger and better planned property which will be substantially more useable as a home. We feel the proposal does not substantially impact the appearance of the property, and in some ways will give meaning to the overly large chimney stack. Finally the general re-wiring, re-pointing and the replacement of the windows means that the property as a whole will look and be in better condition and so will make a better contribution to the appearance of the local area.