

05 January 2016

STATEMENT

Re: PROPOSED REAR EXTENSION, 107 KINGS CROSS ROAD LONDON WC1X 9LR

The building at 107 Kings Cross Road is located near the end of the terrace next to the public house. The main building is five storeys including the basement. The rear of the building is facing the Main Railway Line from Kings Cross.

The rear terrace at first floor level is not being used because of the noise and dust generated by the Train Traffic.

Therefore we decided to propose a first floor rear extensions for two main reasons.

1. To utilise a valuable area of the terrace which at the moment is not being used as stated above.
2. It is an opportunity to improve the standard and quality of the existing Flats A This of course will be beneficial to the present people living in them.

The quality and standard of the work will be compatible with the existing building.

3. **CHANGES:**
 - i. Rear extension for first floor flat.
4. **Massing:** The volume of the proposed extension is 9% of the total volume of the existing building.
5. **Scale:** The extension is 3m deep measured nearest to the public house
6. **Proportion:** Doors and windows similar to existing. .
7. **Rhythm:** The rhythm of the building at the front will not change. At the rear some changes are taking place but the building at the rear is not consistent in finishes. The new extension will be built using materials similar to the original.
8. **Materials:** The internal walls and floors are constructed of timber, floor boards and plaster boards. Sound proofing regulations will be satisfied according to Building Regulations. The rear extension will be finished with brickwork similar to the original and the roof is flat as existing.

9. **Landscape:** N/A –Retain Existing patio terrace

10. **Highways-Existing access.** The area is served very well by buses and railways.

11. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.