



Design and Access statement

Midland Goods Shed and East Handyside Canopy

Introduction

The site is split over 2 zones, East Handyside Canopy and (first floor) Midland Goods Shed – the space which The Guardian were originally going to use for events. There are a number of previous planning applications in relation to the site. The landlord, Argent has submitted an application for change of use from D1 to B1 on behalf of our client.

Both the East Handyside Canopy and Midland Goods Shed fall under the Listing of the Granary building complex, which holds Grade II listed status.

We are seeking Listed Building consent to carry out the proposed works, to create an office environment to bring the building to life. Our design scheme is sensitive to the existing site, including features and ideas to enhance the space. We understand that there are important aspects to be maintained, such as sight lines and an understanding of the overall volume of this iconic building.

This document should be read in conjunction with the accompanying existing and proposed drawings, scaled at 1:100 at A0.

Existing site context

Dating from 1850, the building started life as a temporary passenger terminal while King's Cross station was being built and was later converted to a goods shed. The East and West Handyside Canopies were added in 1888 to provide covered space for the transfer of potatoes, fish and other perishable goods from rail to horse and cart.

Today it sits as part of the Grade II listed Granary Complex within the Regent's Canal Conservation Area to the north of the King's Cross Central development. Next to University of the Arts London and the main north-south pedestrian thoroughfare, it is one of the last heritage buildings on the site to be brought back to life.



Existing photos - Ground floor

2



3

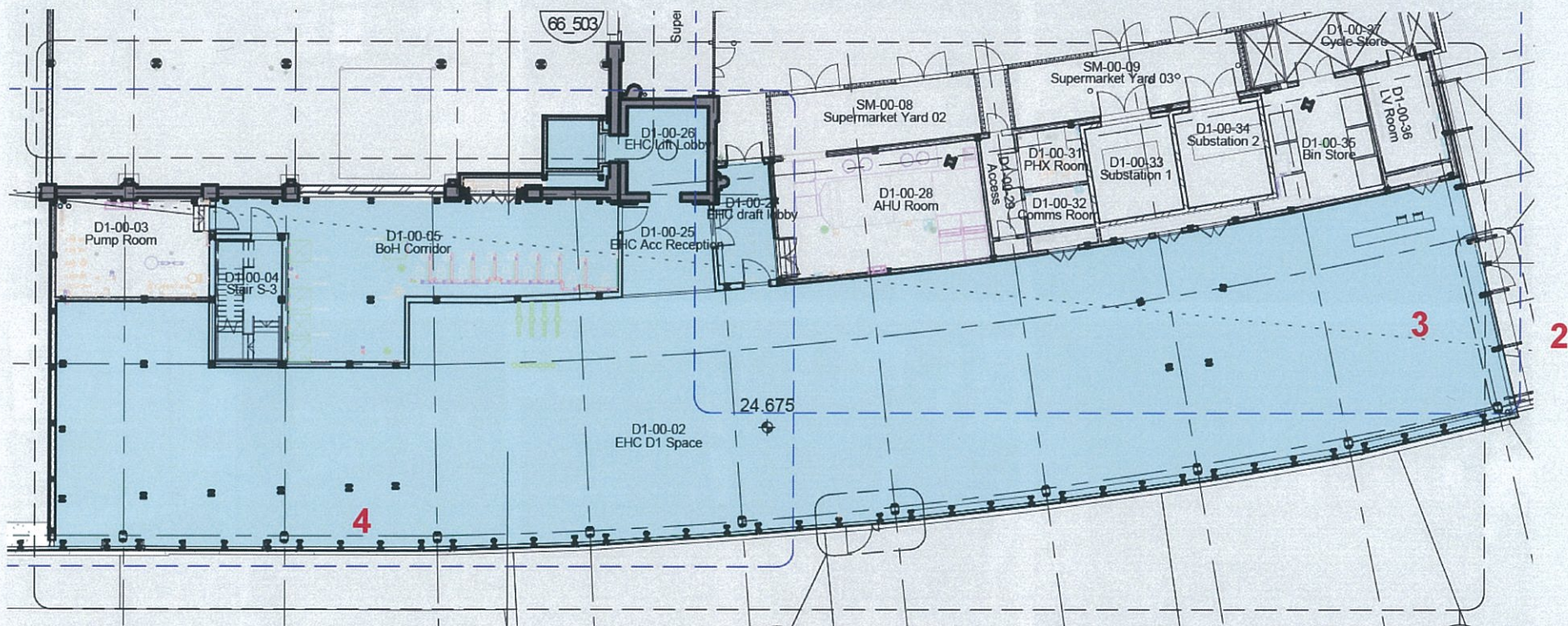


4



Existing plans - Ground floor

The photographs show views of the building features, including the existing building fabric and the new installations by the architect when the building was recently restored/ developed. Our approach is to celebrate the building and its aesthetic - ensuring key parameters are maintained and enhanced. Materials, sight lines and the overall volume of the space (over all floors) must be retained to 'do the building justice'.



Existing photos - Mezzanine floor

5



6



7



8



9

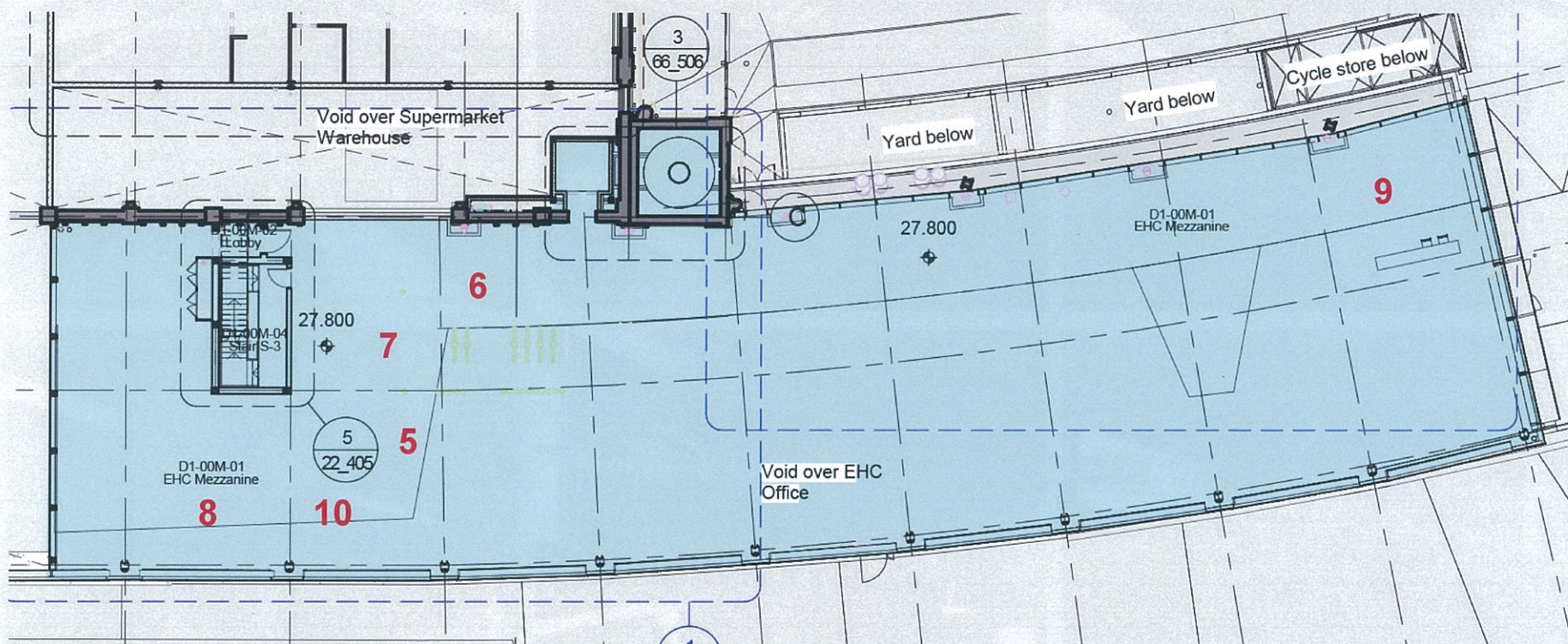


10



Existing plans - Mezzanine floor

We propose no intervention to the existing architectural features of the main building. The existing mezzanine is to be adapted slightly (to enhance the water accumulator and improve the perspective from the north entrance), described later in this document.



Existing photos - First floor

11



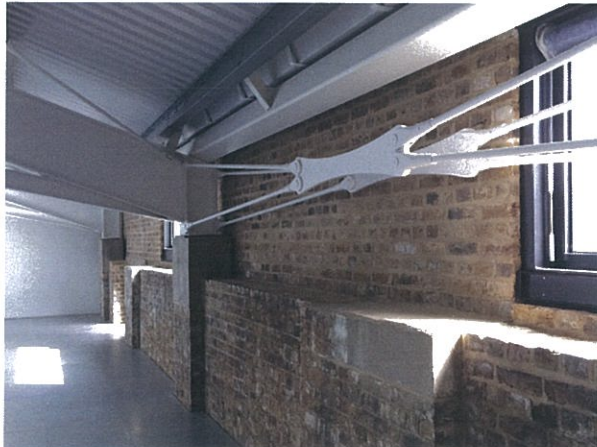
12



13



14



15



16

Existing plans - First floor

Alike the ground and mezzanine floors, this level is an impressive shell. As on those floors, the height of the space could be maximised - offering a different perspective of the vast environment. A new lightweight mezzanine is proposed, described later in this document.

