

Design and Access Statement

for

Proposed Glazed Extension

for

Peter and Samantha Charles

Apartment S9-04
Plimsoll Building
Handyside Street
Kings Cross
London
N1C 4BP

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Design and Access Statement

1.0 The Property

Apartment S9-04 is a self-contained three bedroom flat on the 9th floor of Plimsoll Building; a mixed use apartment building located within the Kings Cross Opportunity Area.

The upper floors of the Plimsoll Building consist of self-contained residential apartments. The lower floors of the building are occupied by communal use spaces, communal garden, cinema, The Kings Cross Academy, the Frank Barnes School for Deaf Children, car parking and plant rooms.

Plimsoll Building is constructed from a concrete frame clad with dark brown brick panels, off-white smooth and banded precast concrete panels and dark grey metal framed glazed units. Most of the apartments are provided with projecting balconies with dark grey metalwork and glass balustrades. Other apartments, including apartment S9-04, have external terraces created by setbacks in the building.

The property is not within a conservation area.

2.0 Planning History

The Plimsoll Building formed part of the outline application submitted by Argent (Kings Cross) Ltd for the Kings Cross Opportunity Area; ref: 2004/2307/P. It has been subject to subsequent applications for Approval of Reserved Matters.

3.0 Site Context

The Plimsoll Building is a 'standalone' mixed use apartment building located in the north-west part of the Kings Cross Opportunity Area. It is bounded on the south by Gasholder No. 8 Park and the Gasholder Triplets apartment buildings, on the west by the Tapestry apartment building, on the north by Handyside Street. It will be bounded on the east by a further apartment building which is due for construction.

Apartment S9-04 is located on the 9th floor of Plimsoll Building at the southern end of the building. On the south side the apartment faces the Gasholder Triplets apartment buildings and Gasholder No.8 Park, the north side overlooks the central communal garden and the west faces towards the Tapestry apartment building.

The apartment has a large terrace, approximately 121 sq. m., which faces south and west. The south facing terrace has a covered area which is created by the projecting balconies of the apartments above.

4.0 Proposed Extension

The planning application is to seek permission to install full height double 'minimal' metal framed double glazed sliding doors to enclose the terrace area which is under the projecting balcony of the 10th floor apartment. The area of the proposed extension is 23 sq. m.

The fully glazed extension is to create a south-facing enclosed area to enjoy the views provided by the south and west facing terrace.

The metal frames and glazing bars of the proposed sliding doors will be powder coated to match the same dark grey colour used on the existing metalwork elsewhere. The frames of the sliding door and double glazed units will be aligned with the metal uprights and glass panels of the balustrade of the projecting overhead balcony.

The proposed small extension is not visible from street level. It will only be visible from apartments in the Gasholder Triplets apartment building, which face the terrace or at a distance from the top floors of the Tapestry apartment building.

5.0 Sunlight/ daylight and Overlooking

There is no change to overlooking. There is no loss of sun-light to adjoining properties.

6.0 Access

There is no alteration to the access arrangements.

7.0 Conclusion

The proposed glazed extension takes advantage of the projecting overhead balcony to create a fully glazed internal space with minimal disturbance to the existing building fabric.

As the existing terrace is quite large enclosing the terrace area underneath the projecting balcony does not significantly reduce the amenity area of the apartment.

By repeating the structural grid pattern of the balustrade of the balcony above the metal and glass extension will blend in and should have no significant impact on the overall appearance of the Plimsoll Building.

20th September 2016

Steven Pollock