

1.0 Project:

3 Britannia Street. London. WC1X 9JT (application ref. **2015/2124/P**)

2.0 Project Scope:

3 Britannia Street is a property located within the King's Cross Conservation Area. Dating from the late 19th Century it is considered, along with its immediate neighbours, to be a building that makes a 'positive contribution' to the area.

The property features three above-ground storeys, with a ground floor infill extension to the rear and a small, uninhabited half-basement. It is currently divided into two flats, following the conversion of the original shop at ground floor into a self-contained flat. One flat occupies the ground floor, while the other flat occupies the two upper floors. Outdoor amenity space is confined to a small 1.5m² lightwell for the ground floor flat, whilst both flats utilise the roof of the ground floor extension, without balustrades or compliant access.

The property's owners are planning to renovate the external fabric of the building (including windows and masonry) and thoroughly refurbish the ground floor studio flat, with a newly compliant external terrace area above a re-built ground floor kitchen extension to the rear.

This design statement supersedes that registered on 30 November 2015 (2015/2124/P) and DMCA Architects Design Statement Revision A, issued on 10 August 2016.

2.1 Summary of Works (exterior):

- Demolition of existing rear extension and first floor terrace within the confines of the party walls, to be replaced with new glazed wall adjacent to an enlarged lightwell and new roof structure, incorporating a large, structural glass rooflight and timber decked terrace above. Terrace to feature perimeter balustrades to protect from falling. The terrace is designed to utilise similar materials to the terrace at the rear of 5 Britannia Street.
- New terrace access door on the south elevation at first floor terrace level, within revised structural opening to provide a compliant threshold.
- Brickwork re-pointing and localised repairs to stonework sills and copings where required to south and north elevations.
- Removal of uPVC windows on the south elevation, to be replaced with new timber sliding sash windows in keeping with adjacent properties.
- The external pipework on the south elevation will be consolidated and re-routed to improve the aesthetic of the south elevation.
- Existing ground floor shopfront and front door on the north elevation to be demolished and replaced by a more appropriate, traditionally styled shopfront, in accordance with Camden guidelines. The new shopfront is more in-keeping with the context of the street, but unique to the property to maintain the variety found in traditional London street scenes.

- No changes are proposed to the roof.

2.2 Summary of Works (interior):

- Ground floor to be raised locally by 450mm above the existing half-basement in order to provide sufficient headroom in the basement so it may become habitable. The newly raised floor will incorporate a section of opalescent structural glass, allowing light penetration into the new basement.
- As part of the demolition works, the opening within the rear structural wall of the original house will be widened at ground floor to provide a wider through-route between the open-plan studio living spaces and the upgraded kitchen extension.
- Basement to be upgraded, with new slab, waterproofing to the floor and walls and dry-lining throughout. A new timber staircase will provide access and a new shower room and WC will be installed.
- New staircase is proposed between ground and first floor, in order to address the revised ground floor levels and to provide improved access to the terrace at first floor.
- It is proposed to utilise the existing chimney for a gas flue serving a gas fire at ground floor.

2.3 Scheme Benefits:

Currently 3 Britannia Street is a run-down property in need of sensitive renovation internally and externally. The proposed works will improve the exterior of the property significantly, benefiting Britannia Street and the neighbourhood as a whole. The proposals are in keeping with the architectural context, immediate neighbours and the listed Derby Lodge.

2.4 Scheme Impact:

It is not anticipated for the works to have any negative impact on adjacent properties.

The newly enlarged lightwell at ground floor is enclosed by a 2.6m tall wall at the boundary with 5 Britannia Street, meaning there is no overlooking from the ground floor of No.3 into any habitable spaces at No.5. The wider expanse of glazing within this lightwell is no more overlooked from No.5 than the smaller lightwell located here previously. The room adjacent to the newly enlarged lightwell is now a kitchen, meaning any unintentional overlooking from No.5 is considerably less intrusive than before, when this room was a bedroom.

Although not safe in its current layout, the flat roof above the extension at the rear of the property has been used as a terrace for some time. It is understood that there are currently reciprocal views between both property's terraces, and this will be maintained without negatively impacting on either property. The upgraded first floor terrace will provide much needed amenity space for both flats, accessed from the common staircase. The terrace proposals include a revised terrace door, enabling safe access to the space and balustrades around the perimeter to protect from falling. Tall screening for privacy around the terrace has been avoided in order to minimise shadowing / shading impact on neighbouring properties. New planters are proposed to the east boundary of the terrace to provide a softer, planted boundary between 3 Britannia Street and the proposed redevelopment works for 159-163 Kings Cross Road (2012/2648/P).

A large structural glazed rooflight is positioned above the ground floor kitchen and any overlooking from adjacent properties is considered insignificant. At night, black-out blinds could be employed if there was a concern that adjacent properties could be negatively impacted by light pollution.

3.0 Variations to November 2015 Application:

Since the application was registered on 30 November 2015, the Client has decided to omit the proposed full basement extension. As a result, a Basement Impact Assessment (BIA) is no longer required and a number of the documents require substitution.

3.1 Superseded Application Documents:

The following documents registered on 30 November 2015 are to be replaced with those new documents listed in Section 3.2 below. Please redact the following:

Drawing Name	Reason for Redaction
Basement Impact Assessment (Revision A) (31 March 2015)	Basement omitted from scheme
Design and Access Statement	Superseded by Design Statement
Existing and proposed drawings	Superseded
Existing and proposed elevation (shopfront)	Superseded
Proposed section (shopfront)	Superseded

The following document from 30 November 2015 is still relevant:

Drawing Name
Site Location Plan

3.2 New Application Documents:

Drawing Name	Drawing No.	Revision No.
Basement – Existing and Proposed Plan	A-PL(20)B1-501	A
Ground Floor – Existing and Proposed Plan	A-PL(20)0-501	B
First Floor – Existing and Proposed Plan	A-PL(20)1-501	B
Second Floor – Existing and Proposed Plan	A-PL(20)2-501	B
North Elevation - Existing	A-PL(25)M-201	A
North Elevation - Proposed	A-PL(25)M-501	A
South Elevation - Existing	A-PL(25)M-202	A
South Elevation - Proposed	A-PL(25)M-502	B
Longitudinal Section AA - Proposed	A-PL(26)M-501	B
Longitudinal Section BB - Proposed	A-PL(26)M-502	B
Longitudinal Section CC - Proposed	A-PL(26)M-503	B
Shopfront Plan, Elevation and Section - Proposed	A-PL(25)0-601	A