

LAND TO THE REAR OF
159-163 KINGS CROSS ROAD

WC1X 9BN

16038
Design & Access Statement

Rev A - 10th March 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON



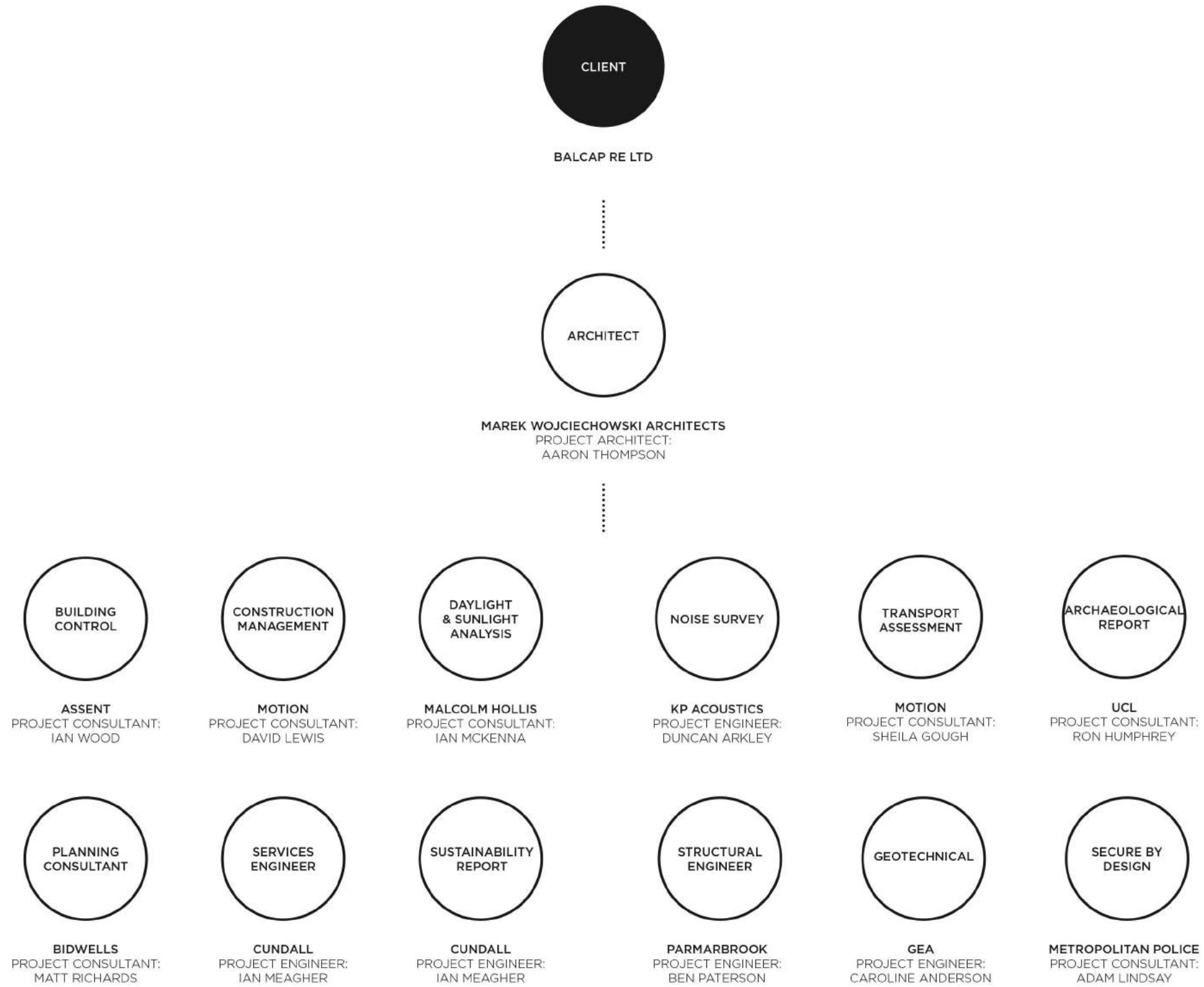
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SECTION ONE:
INTRODUCTION





1.1 PLANNING TEAM OVERVIEW

Marek Wojciechowski Architects have been instructed to prepare a Planning application for the property known as the land to rear of 159-163 King's Cross Road, WC1X 9BN.

The demolition of the existing property and proposed office - as described in the accompanying drawings and visuals in the submission - has been informed by the expertise of various consultants. The diagram on the adjacent page outlines the project team that have worked together to prepare this planning application

During the preliminary stages of the design a number of key consultants were appointed including;

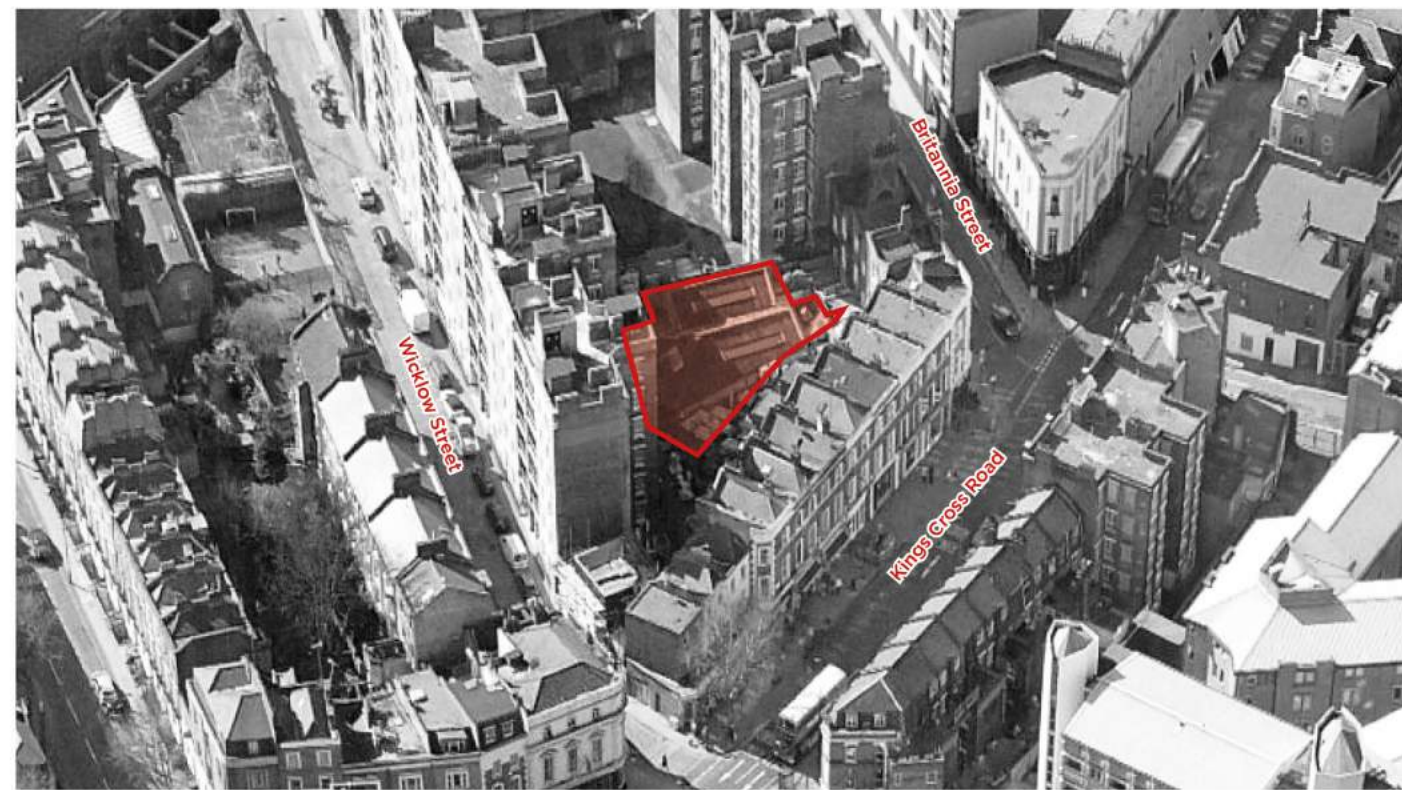
- Planning Consultants
- Daylight & Sunlight Consultants
- Structural Engineers
- Building Control
- Services Engineers

The early input during the initial studies from the consultants identified above have been key in order to identify the critical issues that has helped form the proposal.

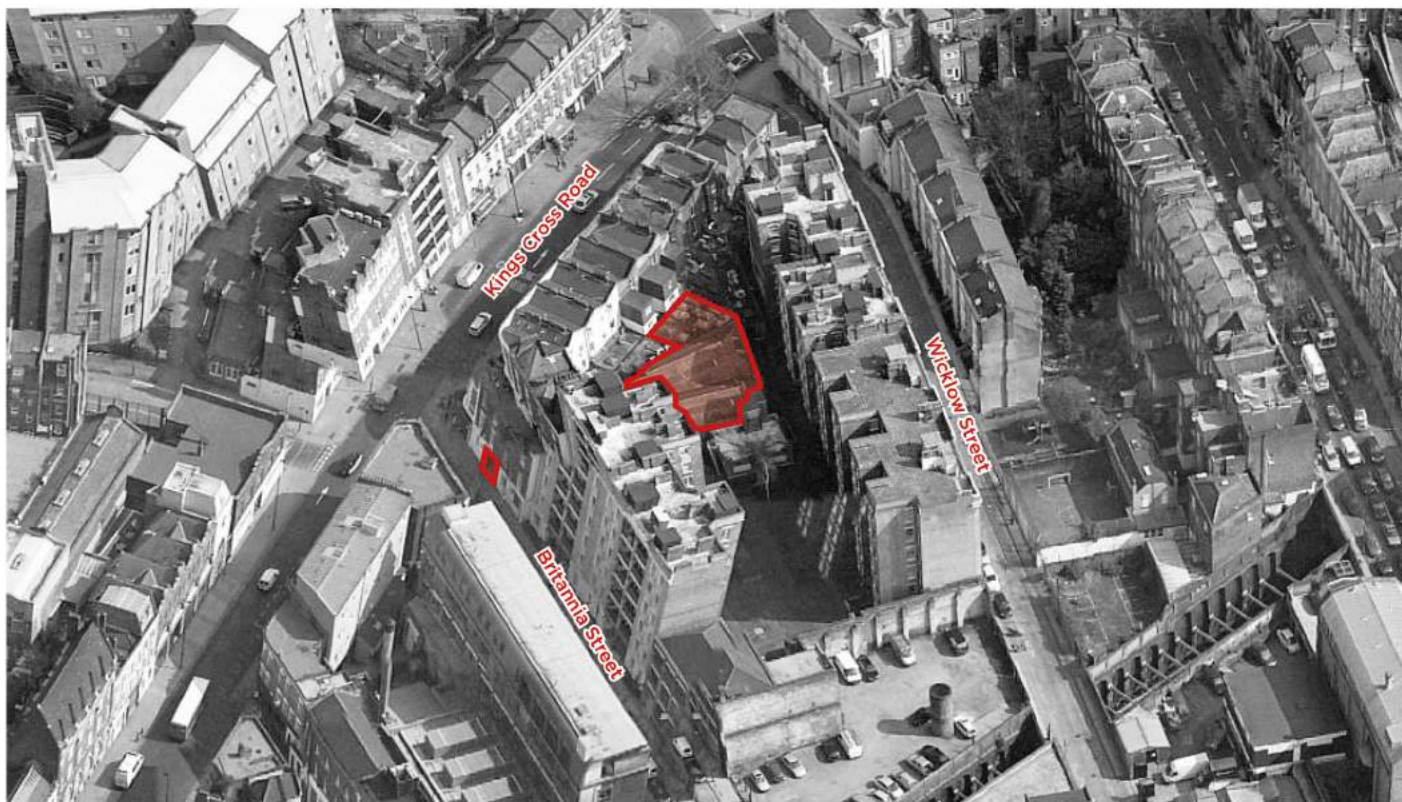




01 Aerial View looking South



02 Aerial View looking West

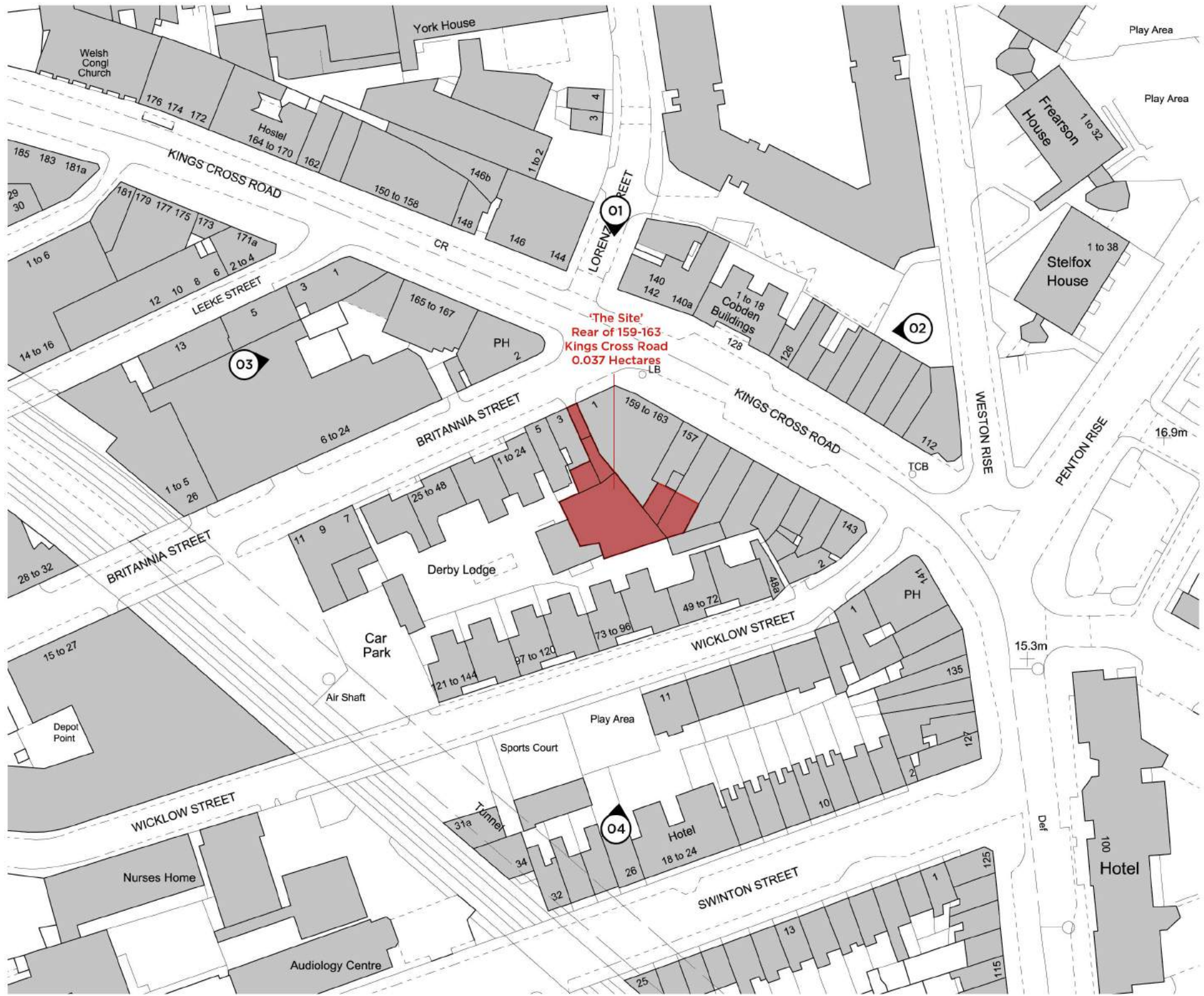


03 Aerial View looking East



04 Aerial View looking North





Site Location Plan
Approx. 1:1000 @ A3

2.0 INTRODUCTION

2.1 The property is situated within a 'land-locked' site and is accessed via a gate between nos. 1 & 3 Britannia Street. The existing property consists of a 2-storey warehouse with a pitched roof, over ground and mezzanine floor levels. The property is not listed, however falls within the King's Cross St Pancras Conservation Area.

2.2 This document relates to the proposed redevelopment of the property to increase the level of employment and quality floorspace on the site, with the re-provision of a flexible business B1 floorspace and flexible dual D1/B1 exhibition floorspace.

2.3 Works related to the above redevelopment are outlined in the visuals in Section 3.0 of this report, and include (but are not limited to):

- Demolition of the existing building and its replacement with a new build over ground, first and second floor and lower ground;
- Excavation of basement floor level to accommodate additional floor space;
- Proposed lightwell providing daylight and ventilation to all floors.

2.4 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.

This document is to be read in conjunction with the supporting Planning and Heritage Statement prepared by Bidwells, submitted with this application.





01 Photograph from the from Britannia Street towards the site entrance



02 Internal photograph showing the restrictive and single entrance to site





03 View away from site to adjoining office building



04 View of the boiler house towards Derby Lodge



05 View towards the site from Derby Lodge

3.0 SITE PHOTOGRAPHS

3.1 The photographs on the following pages illustrates the existing building condition, materiality and the constraints associated with the site.

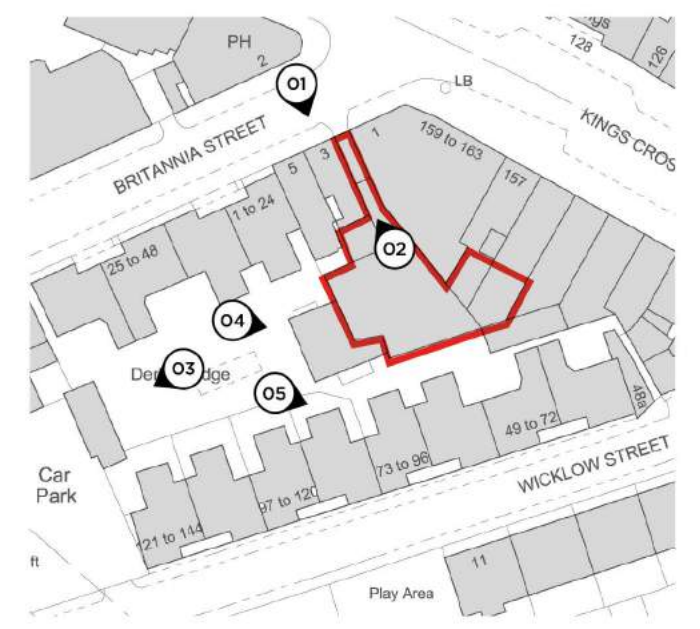
The internal images seen in photograph 02 and the images overleaf illustrates the existing building internal arrangement and the current condition. It has also been noted that the building is primarily being used as a storage facility for the existing mirror workshop, which is apparent from the photographs.

Photographs 04 & 05 indicates the proximity of the neighbouring properties highlighting one of the key constraints of the 'land locked' site.

As can be seen in photographs 02 & 04 (overleaf) the entrance of the site is characterised by the narrow mews like entrance. This is a typical typology which is prominent in the surrounding area where by the sites would have served as a stable or service yard.

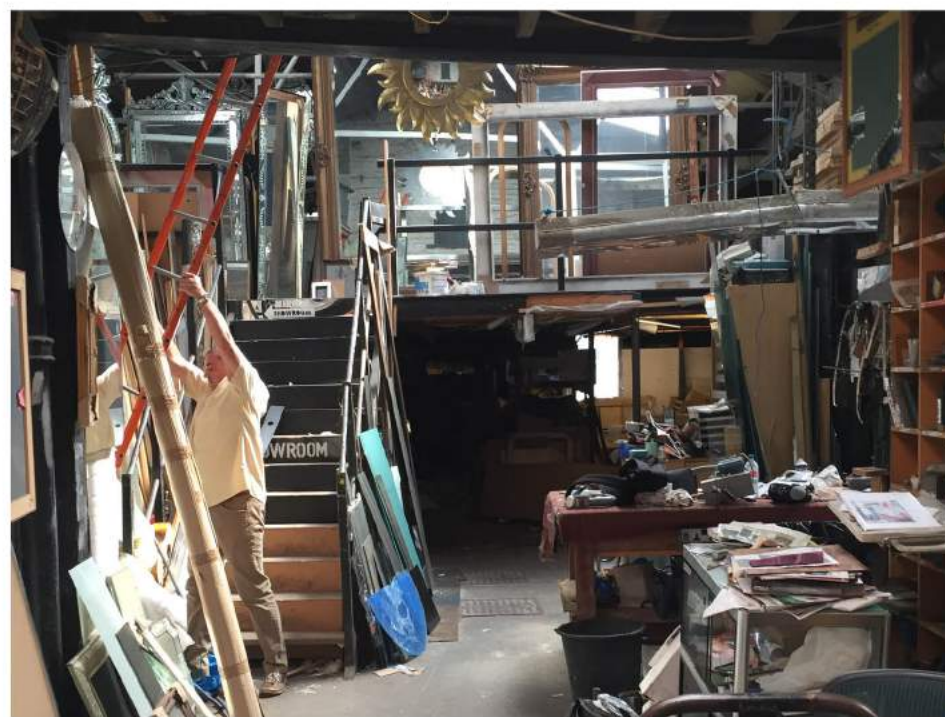
Images 05 & 06 highlights the boiler house which is not associated with the site. The boiler house is fully functional and currently serves Derby Lodge.

KEY

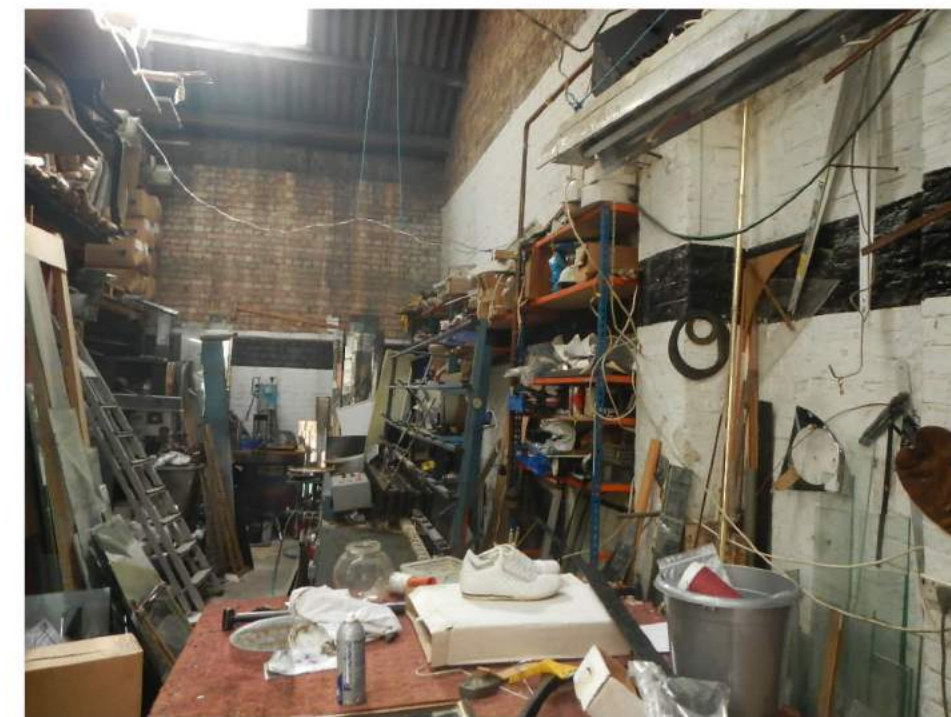




01 View towards the pitched, non-original roof of the warehouse



02 View towards mezzanine level



03 View towards the double-storey high space of the warehouse





04 Internal photograph showing the restrictive and single entrance to site



05 External Photograph showing the existing roof



06 External photograph looking towards the existing roof





1870s

Ordnance Survey Map
King's Cross Road & Surroundings
(Current site boundary in red)



1890s

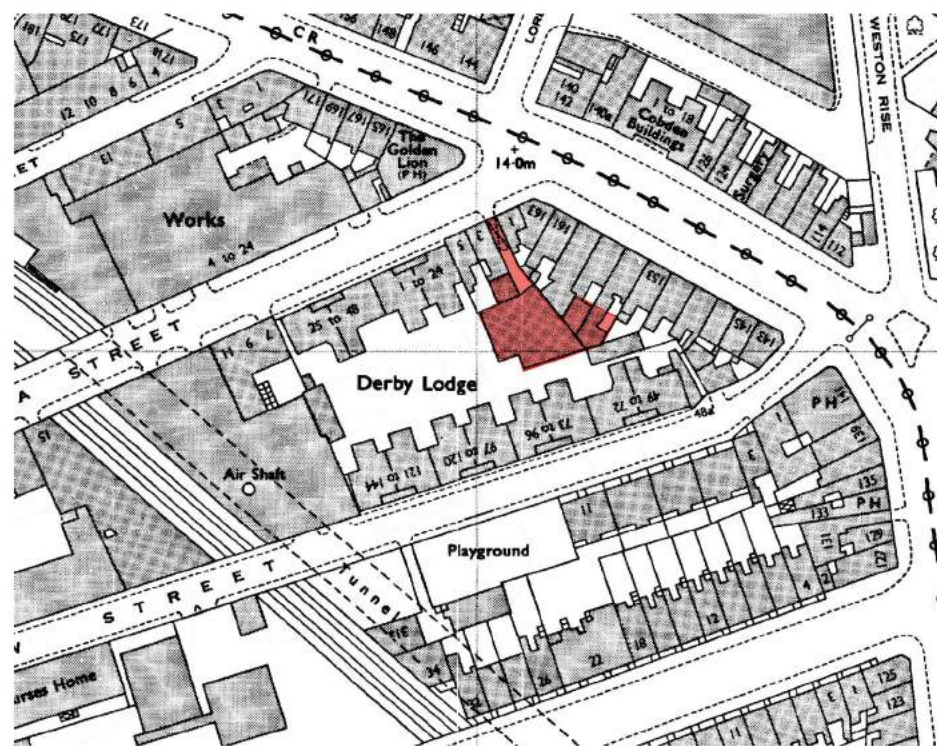
Ordnance Survey Map
King's Cross Road & Surroundings
(Current site boundary in red)



1910s

Ordnance Survey Map
King's Cross Road & Surroundings
(Current site boundary in red)





1970s
Ordnance Survey Map
King's Cross Road & Surroundings
(Current site boundary in red)



2016
Current Ordnance Survey Map
King's Cross Road & Surroundings
(Current site boundary in red)

5.0 SITE HISTORY

5.1 Whilst the Application property is not listed, the neighbouring properties to the Northeast and Southeast, known as 'Derby Lodge', located at nos. 49-144 Wicklow Street and nos. 1-48 Britannia Street are a Grade II listing. The buildings were erected by the Improved Industrial Dwellings Company in 1865. The adjacent buildings at nos. 3-5 Britannia Street and Nos. 149-163 King's Cross Road are highlighted in the King's Cross / St. Pancras Conservation Area as making a positive contribution to the area.

5.2 The property lies within the King's Cross / St. Pancras Conservation Area, which was originally designated in March 1986. The King's Cross / St. Pancras Conservation Area Statement notes that whilst the area is dominated by the stations and its function as the gateway to Central London, there is great variety in terms of the character and appearance of the area.

5.3 The property is located in 'Sub Area 4: Gray's Inn Road' of the King's Cross / St. Pancras Conservation Area Statement, comprising the principal roads of King's Cross Road and Gray's Inn Road and linking King's Cross to the City of London. The Statement notes that:

"These roads are lined with a mix of early 19th century terraces and larger scale institutional buildings. The area between the main roads contains narrow streets paved in granite sets, predominantly lined with later 19th century buildings of former light-industrial and commercial uses, as well as housing, and several vacant sites currently used for car parking. These streets are bisected by the London Underground Metropolitan Line and Thameslink railway cutting, and despite piecemeal re-development, have a characteristic fine urban grain with broad consistency of building heights and materials." (p.40)

5.4 The historic OS maps shown to the left describe the development of the area since the mid-19th century. The OS map of 1870 and 1910 indicate a lightwell to the rear of the application property, although this appears to have been filled-in in the mid 20th century. It is also apparent from the historical maps that the building has been taking on many forms throughout this timeframe.

5.5 With this historic research in mind, the proposal set out in this document looks to respect and enhance the quality and heritage of both the application property and neighbouring listed buildings, as part of the King's Cross / St. Pancras Conservation Area, whilst providing an opportunity to increase employment floorspace in the area.

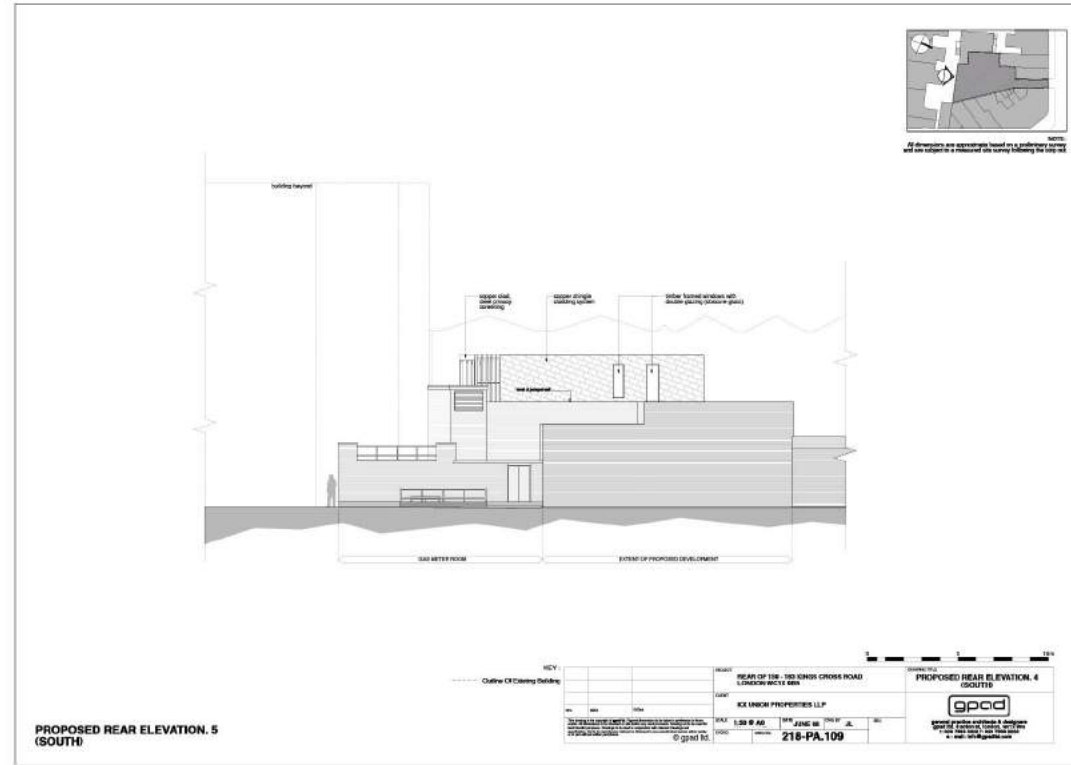




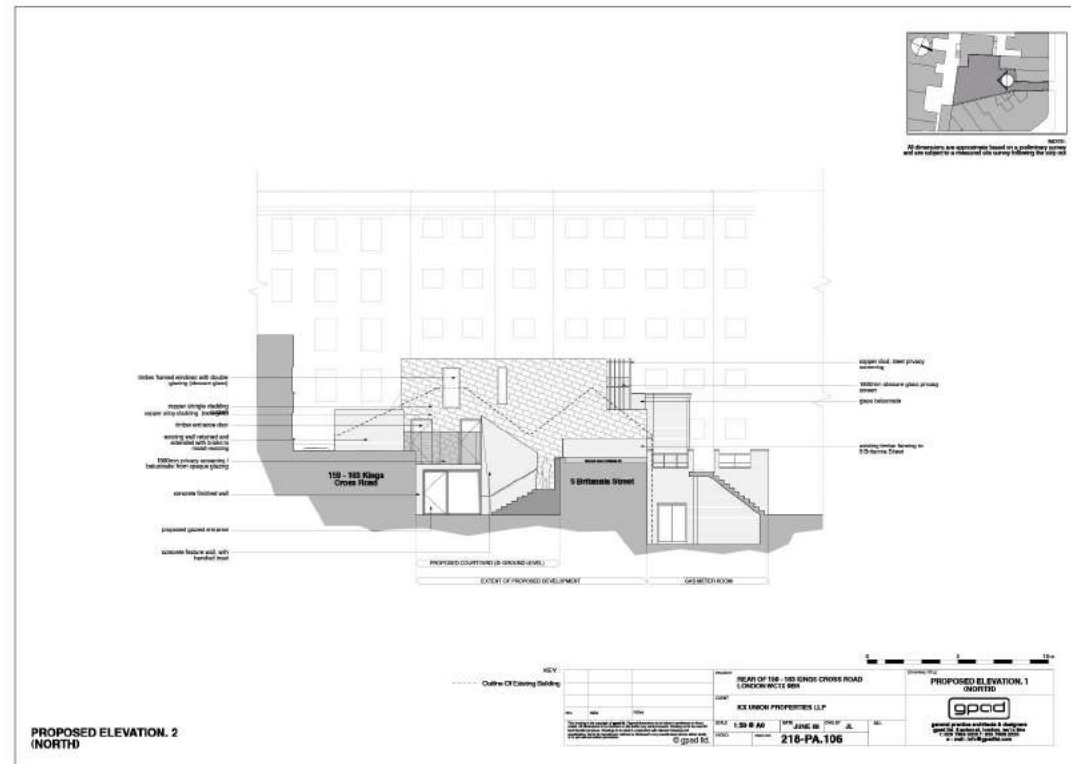
01 Consented (ref:2008/2940/P)



02 Consented (ref:2008/2940/P)



03 Consented Rear Elevation (ref:2008/2940/P)



04 Consented North Elevation (ref:2008/2940/P)

6.0 SITE PLANNING HISTORY

6.1 Planning history available on Camden's planning portal, relating to the Application site at the rear of 159-163 Kings Cross Road are listed below:

**2012/2648/P
June 2012**

Withdrawn application (recommended for approval) for the renewal of a Full Planning Application for the 'Change of use and works of conversion of the existing light industrial building (Class B1c) including extension at first and second floor level, to provide 2 x flexible Class B1 units at ground and first floor levels, and 1 x self-contained residential unit (Class C3) at second floor level.'

**2008/2940/P
May 2009**

Consent granted for the 'Change of use and works of conversion of the existing light industrial building (Class B1c) including extension at first and second floor level, to provide 2 x flexible Class B1 units at ground and first floor levels, and 1 x self-contained residential unit (Class C3) at second floor level.'

**2005/4752/P
December 2006**

Refused application for 'The change of use of the mezzanine first floor from light industrial use (Class B1) to residential flats (Class C3) to provide 4 no. one bedroom flats including works of conversion comprising the installation of roof windows new windows on the southwest elevation and the formation of a lightwell at first floor level.' These refused schemes resulted in the substantial loss of B1 floorspace. This issue in particular was substantially re-examined in the subsequent submission. Reasons included loss of light industrial (Class B1), residential conversion resulting in poor quality accommodation and proposed units not compliant with cycle and parking standards.

**2005/1782/P
May 2005**

Withdrawn decision for the 'Retention of existing B1 unit on the ground floor and change of use of first floor from workshop (B1) to provide 4 one-bedroom flats, including alterations at roof level and front entrance.'

**2004/5097/P
February 2005**

Refused application for the 'Retention of existing B1 unit and creation of 4 no. one bedroom flats above. Alterations at roof level including raising the existing roof profile and creation of new windows and rooflights.'

**2004/3498/P
October 2004**

Refused application for the 'Conversion of mezzanine floor from light industrial (Class B1) to four residential flats (4x1 bed) together with roof extension and associated alterations.' Reasons for refusal same as above.



7.0 NEIGHBOURING PLANNING HISTORY

7.1 A number of similar developments in the surrounding area have been granted consent in recent years:

**2 Britannia Street, WC1X 9JE
November 2014 (ref: 2013/6916/P)**

Consent granted for change of use from A4 (Drinking Establishment) and erection of mansard roof, including erection of 3-storey infill side extension (south side) plus lowering of the existing basement floor to provide 4x 2 bedroom and 4x 1 bedroom dwellings (Class C3).

**159-163 Kings Cross Road,
February 1992 (ref: 9200147)**

Consented application for 'The change of use of ground floor level of 159-161 Kings Cross Road WC1 and rear of 159-161 to "General Practitioners Medical Surgery" (D1 as specified under the Town & Country Planning (Use Classes) Order 1987) as shown on drawings nos. 645/SK1 2 and 3.'

**159-163 Kings Cross Road
December 1991 (ref: 9100237)**

Consented application for 'The change of use of the warehouse(B8) to light industrial B1(C) at the rear of No.163 Kings Cross Road the retention of retail (A1) and residential upper floors at No.163 Kings Cross Road two shop units within the A Class Schedule at No.159/161 King's Cross Road and unrestricted B1 use between shops and B1(C) and upper floors of No. 159/161 Kings Cross Road as shown on drawing numbers 91 212/S1 & SK1 revised by letter dated 12th November 1991 and letter dated 25th November 1991.'

**2 Wicklow Street
May 2006 (ref: 2006/2193/P)**

Consented application for 'Demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car'.

**4-26 Britannia Street
August 2003 (ref: 2003/0804/P)**

Consented application for 'Change of use from offices/warehouse of (part) ground and first floor levels to provide 5x residential units and associated alterations including new lift and refuse store at western end of building.'

**1-6 Field Street / 14 Leeke Street
September 2004 (ref: 2004/3590/P)**

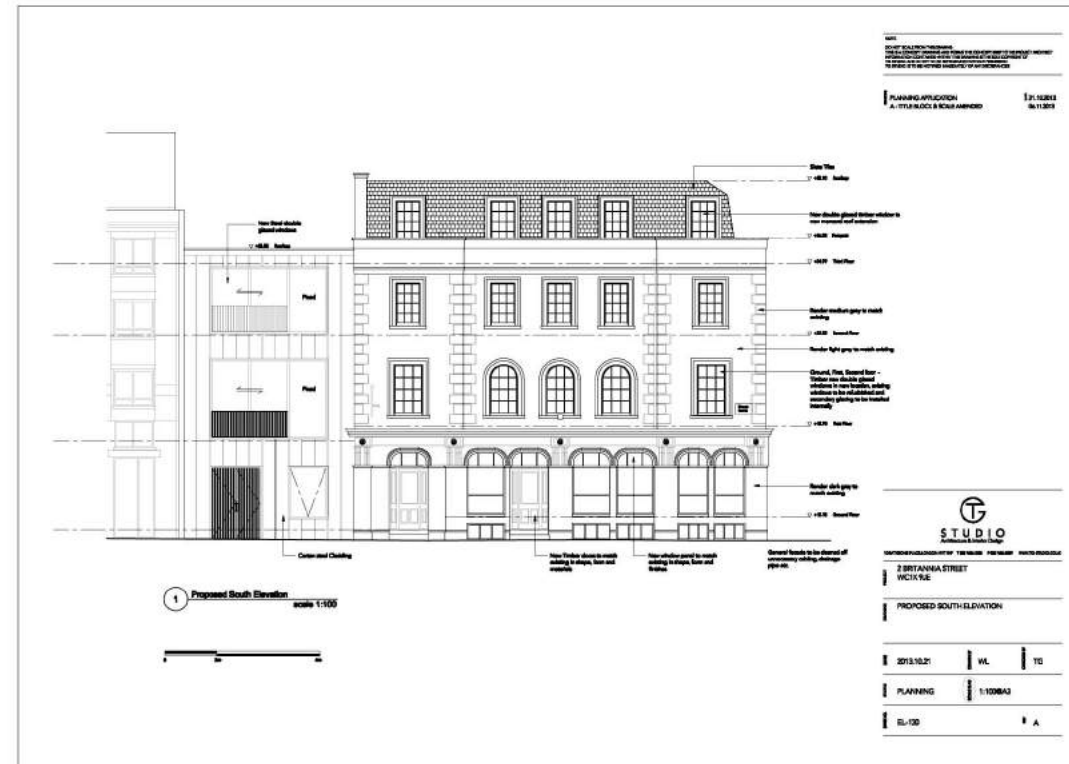
Consented application for 'Partial demolition of existing workshop and extension to form a part 3 part 4 storey building comprising of Class B1 commercial space at ground and first floor level and 7 residential units (5x 1 bed, 1x 2 bed and 1x 3 bed) at second and third floor levels'

**3 Britannia Street
July 2005 (ref: 2005/2624/P)**

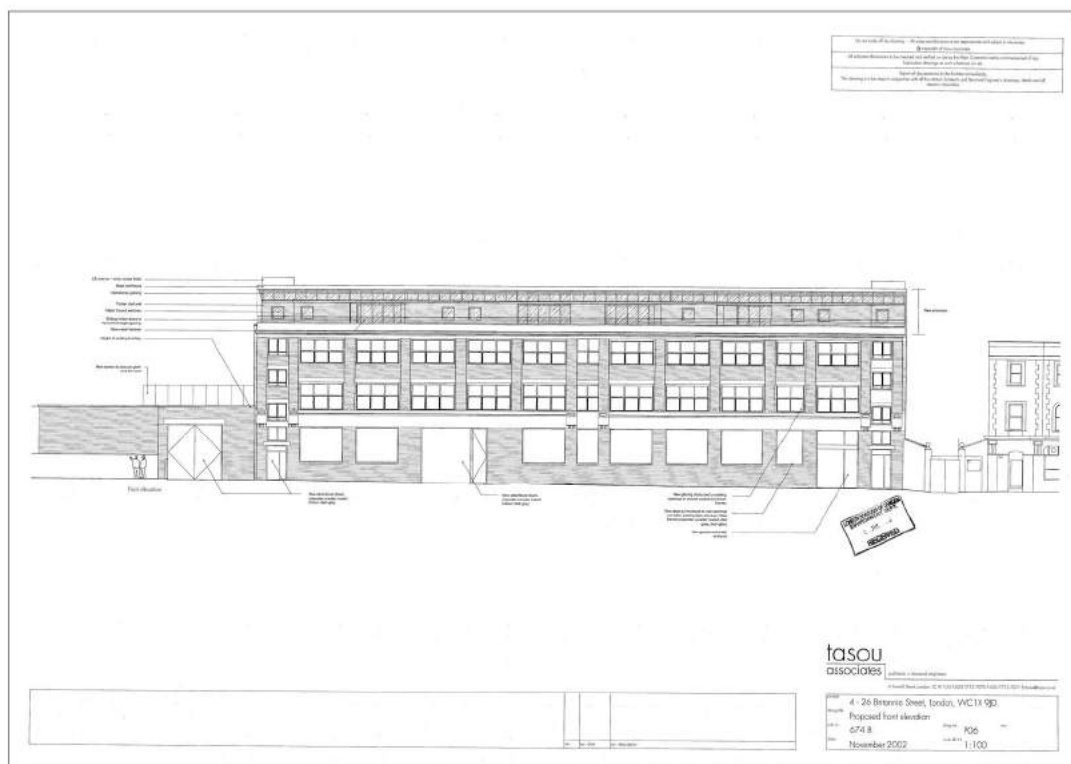
Consented application for 'Change of use of ground floor from office (Class B1) to residential (Class C3) to provide one self-contained flat with the replacement of the ground floor frontage and formation of patio at rear.'



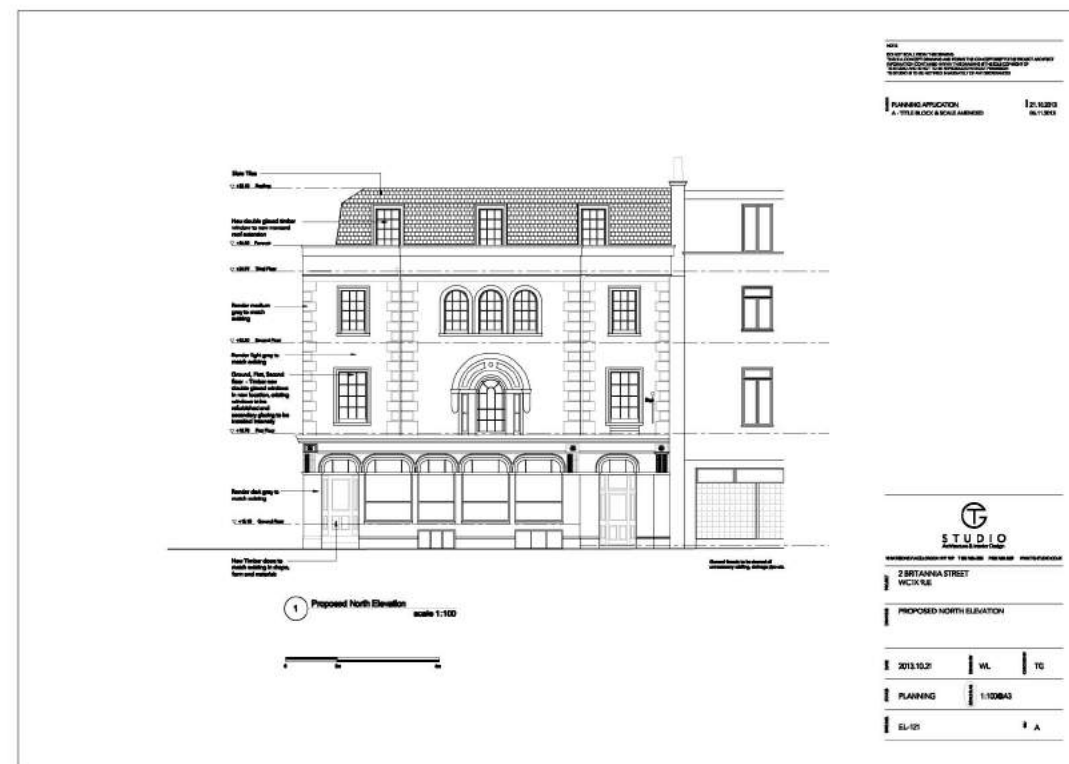
01 2 Wicklow Street, Consented Street Elevation (ref:2006/2193/P)



03 2 Britannia Road, Consented South Elevation (ref:2013/6916/P)



02 26 Britannia Road, Consented Street Elevation (ref:2004/3590/P)



04 2 Britannia Road, Consented North Elevation (ref:2013/6916/P)





National Planning Policy Framework



www.communities.gov.uk
community, opportunity, prosperity

MAYOR OF LONDON



THE LONDON PLAN

THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON
CONSOLIDATED WITH ALTERATIONS SINCE 2011

MARCH 2016

Camden Core Strategy
2010-2025
Local Development Framework



Camden Development Policies
2010-2025
Local Development Framework



Conservation Area Statement 22
King's Cross



Camden Planning Guidance
Basements and lightwells CPG 4
London Borough of Camden



July 2015



8.0 PLANNING POLICY

8.1 The principle areas of planning policy which have been considered in compiling the proposal relate to the proposed gain in office (B1) floor space.

8.2 Office Provision

The London Borough of Camden (LBC) 'Core Strategy' Policy CS.1 promotes the appropriate development in highly accessible locations of the borough, it continues;

"The Council will promote the most efficient use of land and buildings in Camden by seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site; and expecting high density development in Central London, town centres and other locations well served by public transport"

8.3 Policy CS.3 states that highly accessible areas appropriate for development, such as King's Cross, are considered to be suitable locations for the provision of homes, retail and offices, providing that such development is of suitable scale and character for the area. Policy CS.7 further supports the above policies with regards to the protection and enhancement of Camden's centres to serve the needs of residents, workers and visitors.

8.4 Policy CS.8 states that Camden's industries will be supported by safeguarding existing employment sites in the borough that meet the needs of modern industry and employers.

8.5 Camden Development Policy DP13 provides further guidance in order to protect land and buildings suitable for continued business use:

"Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that: c) the level of employment floorspace is maintained or increased; e) premises suitable for new, small or medium enterprises are provided; f) floorspace suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses."

8.6 The proposed scheme looks at replacing the existing poor quality employment floorspace with high-quality, flexible floorspace suitable for modern use.

8.7 Basements

Camden's Development Policy DP.27 provides guidance on the delivery of basements in the borough. It states that the Council require an assessment of the scheme with regards to the impact on drainage, flooding, groundwater conditions and structural stability. The policy also states that the Council will consider the harm to amenity of neighbouring properties, the loss of open space, trees, townscape and amenity value and whether the development would harm the appearance or setting of the property or surrounding area.

Camden's Planning Guidance 4 (CPG.4) provides further guidance on the development of basements and lightwells in the borough, which has been used as an important guide throughout the development of the proposed scheme.

The proposed basement level sensitively provides additional space in a 'land locked' site thus increasing the employment opportunity whilst providing a considerate development.

8.8 Possible Additional Policy

Where it is proposed to redevelop employment land for another business use, including offices, the Council will seek to retain physical features that will enable the flexible use of the premises for a range of business purposes. This will help to maintain the range of employment premises available and is especially important given the limited supply of non-office premises. The typical design features that enable flexible use are:

- Clear and flexible space with few supporting columns;
- Adequate floor to ceiling heights;
- Wide doors / Corridors;
- Loading facilities;
- Large amounts of natural light;
- Availability of a range of units sizes

More information on the demand for different types and specification of business premises can be found in Camden Planning Guidance.

