

18th AUGUST 2017 (REVISION A – 09.10.2017)

Ref: GSA936

## **DESIGN AND ACCESS STATEMENT**

13 LEEKE STREET, LONDON

### **General**

This statement is to be read in conjunction with all other materials submitted in support of the current Planning Application for the above address. Please refer to the submitted planning drawings for further information. Arrangements to inspect the site can be made with Guy Stansfeld Architects Limited.



Figure 1 - Existing Site

### **Site**

The building site is located in the King's Cross Conservation Area adjacent to the Paul Hamlyn Foundation, which is a 3-storey building with a roof terrace located at 5-11 Leeke Street. No. 13 Leeke Street appears to have originally been part of the same parcel of land, but was sold off and redeveloped as a small independent residence over two storeys. This residential use was granted in 2010. Since then, the property has been rented out for periods of time, but in the last few years, has had some difficulty in finding tenants.

The King's Cross Conservation Area has been rejuvenated over the last few years, with a number of redeveloped buildings of merit as well as many complimentary new buildings, with contemporary features. This mixture of traditional and contemporary has strengthened the character of the area and added to its identity as one of London's most vibrant and vital neighbourhoods.

### **Proposal**

The Paul Hamlyn Foundation acquired the site within the last year and would like to re-develop it as and annex to their existing offices at 5-11 Leeke Street. The Paul Hamlyn Foundation (PHF), is a national grant-making charity working in the areas of migration, support for young people and the arts, whose mission is:

*... to help people overcome disadvantage and lack of opportunity, so that they can realise their potential and enjoy fulfilling and creative lives ...*

PHF redeveloped their building and moved into Leeke Street in 2012. Since then, Grant-making has increased by £4m and in 2016/17 they gave out 242 grants worth £21.5m. 36 of these were to London based organisations. In addition, PHF very much sees its role as supporting those charities its funds beyond just grant-making and uses its building to

achieve this. They let their premises (free of charge) to charities and other bodies they work with who use the rooms for everything from workshops and seminars to board meetings and interviews. This is in addition to the many events PHF hosts involving organisations from across London and the UK. In 2016/17 they estimate there have been 1,383 attendees at 69 events but the demand is increasing and they would like to be able to offer more space to those working on the charitable issues they prioritise. As the charitable sector is under ever-increasing financial pressure, the feedback they have had is that the availability of affordable meeting space in London is a real issue for many charities and PHF is keen to maximise the opportunities for this in the development of 13 Leeke Street. The intention is to incorporate space which will be made available free of charge to those charitable bodies they work with, as well as incorporate some office space to enable PHF to continue to grow their financial support for the sector.

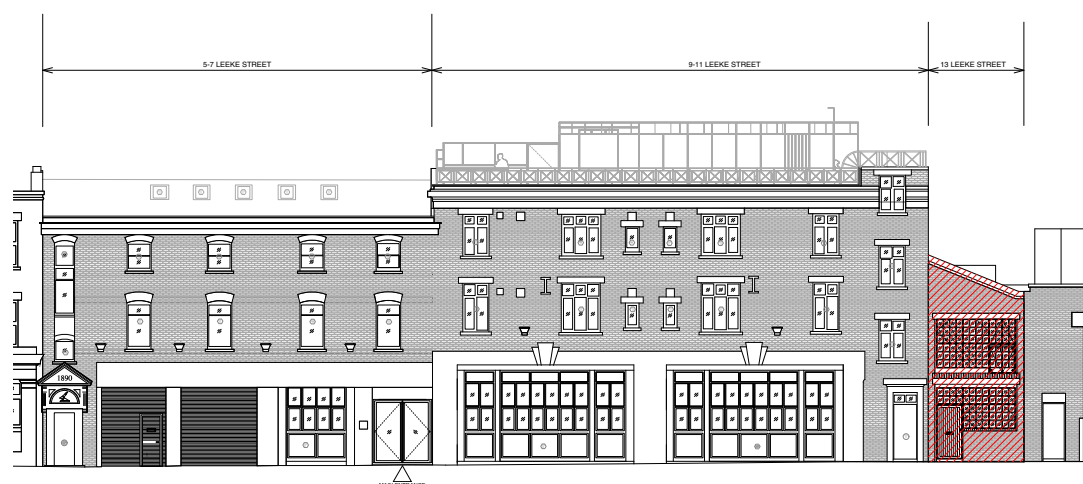


Figure 2 - Existing front elevation

## Use

The property at 13 Leeke Street is currently a single bedroom flat. 5-11 Leeke Street houses the Paul Hamlyn Foundation, which includes office space and meeting rooms. (Figure 2).

The proposed scheme will change the use of 13 Leeke Street from residential space to ancillary meeting rooms and office space for the Paul Hamlyn Foundation.

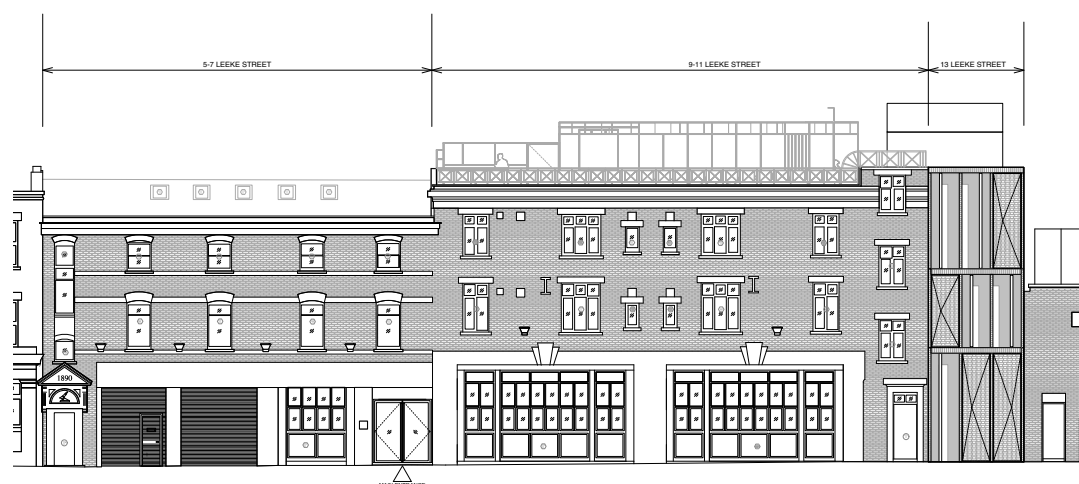


Figure 3 - Proposed front elevation

## Amount

The floor area (GIA) of 13 Leeke Street would increase from 43.5m<sup>2</sup> to 97m<sup>2</sup> (approx.). 5-11 Leeke Street is currently 844m<sup>2</sup>. The annex would bring the total floor area of 5-13 Leeke Street up to 941m<sup>2</sup>

## Layout

The additional floor space from 13 Leeke Street will add meeting rooms, tea points, flexible office spaces and rooftop enclosure, for access to the roof terrace.

## Scale

Taken on its own, the visual scale of 13 Leeke Street will increase by a storey along the street frontage. Additional mass will be added at roof and the rear, which is set back from the main facade. Taken as part of the overall massing at 5-13, the increase is fairly minor, adding 3.5m to a 34m street frontage.

## Appearance

The annex will be in brick to complement the main building. There are a number of different brick colours used on the street. This proposal is to use a red brick to tie into the accent courses on the main building. The façade is to be composed of a grid of operable brick screens in front of fully glazed windows. This will allow PHF to open and close the screens, depending on lighting, privacy and security requirements.



## Landscaping

There are no trees or integrated plantings on the site currently. The only external amenity space for 5-11 Leeke Street is at roof level. The additional stories on 13 Leeke Street will make this roof level more integrated into the building layout by adding a small internal space at that level.

## Access

The existing property is accessed from a ground floor door. The upper level is accessed via an internal staircase. The proposed scheme will be accessed via the main door to the Paul Hamlyn Foundation (located at 5-11), which is a level threshold. New openings in the partywall will allow direct access to the annex at each level. As there is a lift in the main PHF building, each level of the new annex will be wheelchair accessible (except the roof terrace level, which is not currently served by the lift).