

REVISION 3/01/2019

ACCESS & DESIGN STATEMENT.-

Re: 107 KINGS CROSS ROAD LONDON WC1X 9LR

Change of Use from Nail Salon to Restaurant for English & Turkish Food.
Kings Cross Road is a busy business road with the International Railway Stations of Kings Cross and St Pancras nearby.
Our research showed that a restaurant with take away facilities will serve well the local residents and travelling people from the stations.

1. **Massing:** N/A No changes to building floor or volume.
2. Resident parking seems to be designated in the surrounding roads.
3. **Scale:** N/A No Changes to floor area.
4. **Proportion:** N/A No changes to external finishes.
5. Door at the front are wide for Disabled access with flat level access from the pavement.
6. **Rhythm:** At the rear a Horizontal compact Vent Extractor will be provided. It will be provided and fixed by specialists bearing in mind filtration of area, noise and grey colour to suit.
7. **Materials:** N/A Timber Partitions and plaster boards. .
8. **Landscape:** N/A
9. **Highways-Existing access.** Buses and railways serve the area very well.
10. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE via a flat ramp.