

**DESIGN AND ACCESS STATEMENT FOR REFURBISHMENT WORKS TO
S2 KINGS CROSS SQUARE, EUSTON ROAD, LONDON, N1C 4DE**



Image 001: Existing front elevation

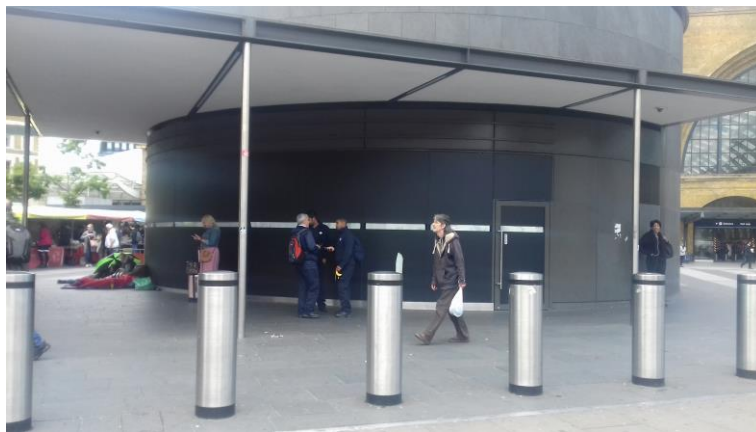


Image 002: Existing side elevation



Image 003: Existing rear elevation

AMOUNT OF DEVELOPMENT

The development involves the installation of signage and vinyl graphics, internal roller shutters, three TV screens and replacement of the left hand door with a window to match existing. This is a kiosk type operation with customers being served through hatch windows.

Shopfront:

The existing shopfront is to remain, with the extreme left hand door being replaced with a window to match the existing. All new glazing works to be in accordance with safety glass BS6206.

Internal recessed punched and glazed roller shutters to be installed for added security.

Signage:

Three fascia signs are proposed:

- Two no. to have aluminium panel finished blue to match RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan with 70mm 0/all built up stainless steel and acrylic rimless letters, internally illuminated by white LEDs.
- One slimline internally illuminated badge sign box. Sign to be constructed from 10g aluminium stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan with white lettering and orange Quattro dots to Pantone 1235C. Lettering and Quattro dots illuminated only.

Right hand windows and door to have internally applied vinyl film with graphics depicting monochrome images of Greggs' products to obscure back of house operations.

LAYOUT

The unit is an existing retail outlet within the old ventilation shaft in Kings Cross Square. It is currently vacant, having previously traded as Doodle. The area is to be used for retail sales to the general public with the remainder of the building used for ancillary uses, ie preparation and staff room.

APPEARANCE

The appearance will not alter significantly.

ACCESS

The new entrance will be level with the pavement, as we propose forming an internal ramp, with automatic sliding doors which are locked open during trading hours that provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

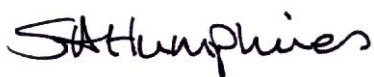
We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building lies within the peripheries of the Grade 1 listed Kings Cross Station and within a Conservation Area. Our proposed development is sympathetic to its environment and the commercial operations in this location.

Signed Applicant



Date 5 November 2019