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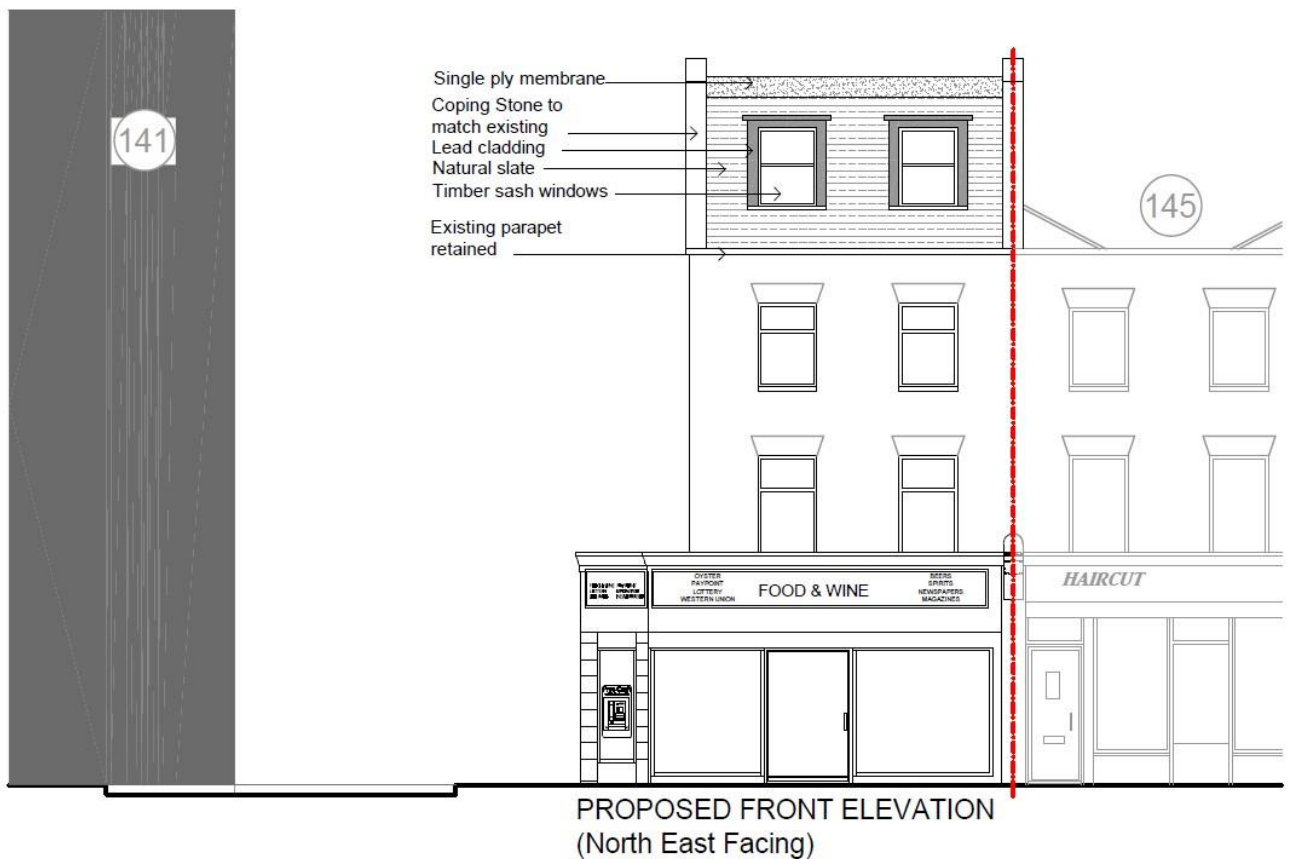
Design and Access Statement

Mansard Roof extension

at

143 Kings Cross Road

London WC1X 9BN



1. Site Location

The site is located on West side of Kings Cross Road at its junction with Wicklow Street and opposite a junction with Pentonville Rise and Wicklow Rise. Kings Cross Station is a short walk away to the North West.



2. Surroundings and Context

The site comprises a three storey end of terrace corner building with a flat roof and a parapet wall. The first and second floor element of the building is set back by 2.2m. The building was rebuilt in 1950 (ref AR/TP.57547) which explains the concrete flat roof in contrast to the London roof present in adjoining properties. A much taller three storey corner building of The Northumberland Arms is located to the South East and a Six storey block of flats to the West. The rear of the property used to be a garage which has been demolished and replaced with a contemporary two storey house with basement.



East View



South View

3. Existing Accommodation

3.1 Currently there is a newsagents shop at ground floor level and residential accommodation upstairs with main entrance on Wicklow Street. Residential accommodation comprises a fully self contained studio flat on first floor and two single bedsits on second floor level which share a bathroom located on first floor.

3.2 A Large leafy tree located at the corner of Wicklow Street and Kings Cross Road conceals the upper stories from view for most of the year.



East View



West View

4. Proposal

4.1 The proposal is for internal alterations involving enlarging the first floor self contained studio by removing the shared bathroom on first floor level. The smaller of the second floor bedsit is removed and replaced with a shared bathroom serving the second floor bedsit and the newly created bedsit on third floor. The alterations will considerably improve existing accommodation and will create generously sized dual aspect bedsits.

4.2 The flank wall will be raised in second hand London Stock bricks to match existing. The Mansard roof will be covered with natural slate and dormers windows will be clad with lead. Timber sash windows are proposed to improve the outlook.

4.3 The height of the traditional mansard roof will be lower than that of both adjoining buildings The Northumberland to its South East and the block of flats to the West.

4.4 Considering the corner location of the site, it is considered appropriate to raise the height of the building.

4.5 Given that the residential property at the rear is located in the West, the additional storey will have no adverse impact on the amenities of adjoining properties. .

4.6 The upper stories of the terrace is set back and the proposed mansard roof will be further set back creating a setting back effect from street level.

4.7 The mansard roof extension will be partially concealed behind the large leafy tree located in front of the property.

5. Access and Parking

5.1 The site is well served by public transport and no alterations to access or parking is proposed as part of this application.

6. Conclusion

6.1 The proposed extension will greatly improve the existing accommodation and provide dual aspect bedsit in a sensitively designed mansard roof extension.

6.2 The roof extension will not have any adverse impact on adjoining properties.