

REVISION 12/07/2021

ACCESS & DESIGN STATEMENT.-

Re: 107 KINGS CROSS ROAD LONDON WC1X 9LR

To retain rails and stairs to front of the building.

Historical Note:

1. **Below the original front patio were concrete stairs to access the road from the basement. The space over the stairs was covered and used as front patio. However, the space below the patio was used to access the cellar under the public pavement and road was intact.**
2. **Further during the removal of the patio slabs iron bar stabs were found.**
3. **This indicates that rails existed sometimes ago and were cut off during the war.**
4. **On the same block there are basements now which are used for residential purposes and access from the pavement via concrete stairs. Safety is provided with iron rails.**
5. **Massing:** N/A No changes to building floor or volume.
6. Resident parking seems to be designated in the surrounding roads.
7. **Scale:** N/A No Changes to floor area.
8. **Proportion:** Retain steel rails and stairs to front.
9. Door at the front is wide for Disabled access with flat level access from the pavement.
10. **Rhythm:** The rhythm of the building is not affected by the proposals.
11. **Materials:** Steel rails and stairs and painted black .
12. **Landscape:** N/A
13. **Highways-Existing access.** Buses and railways serve the area very well.
14. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE via a flat ramp.