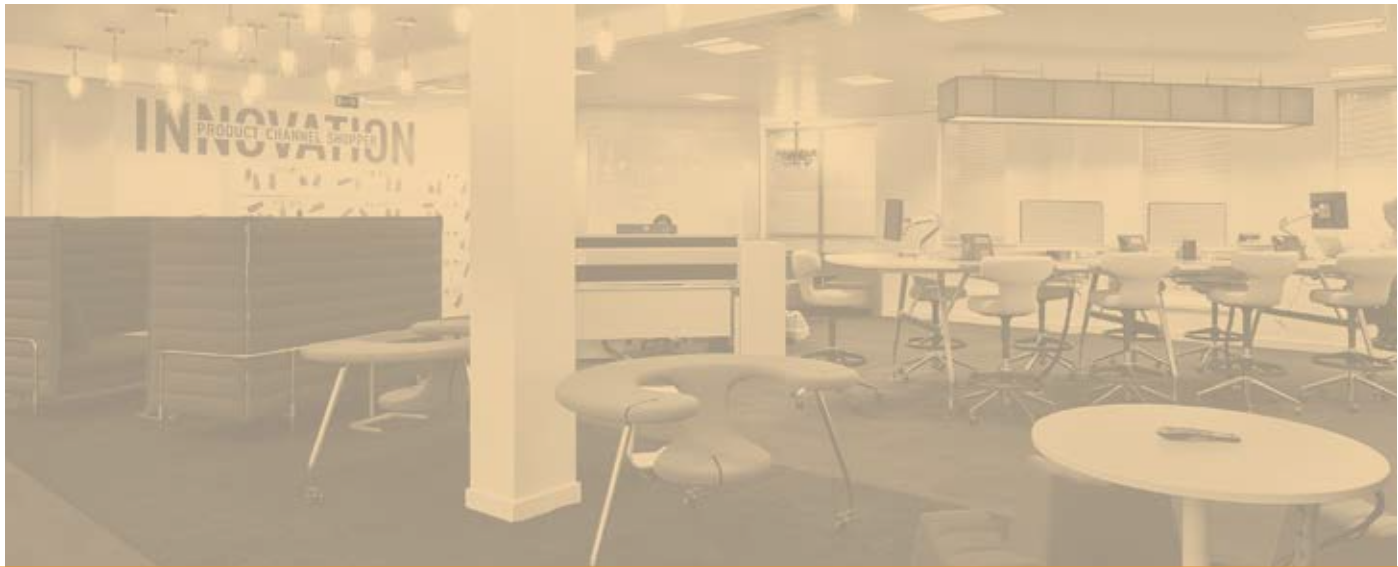
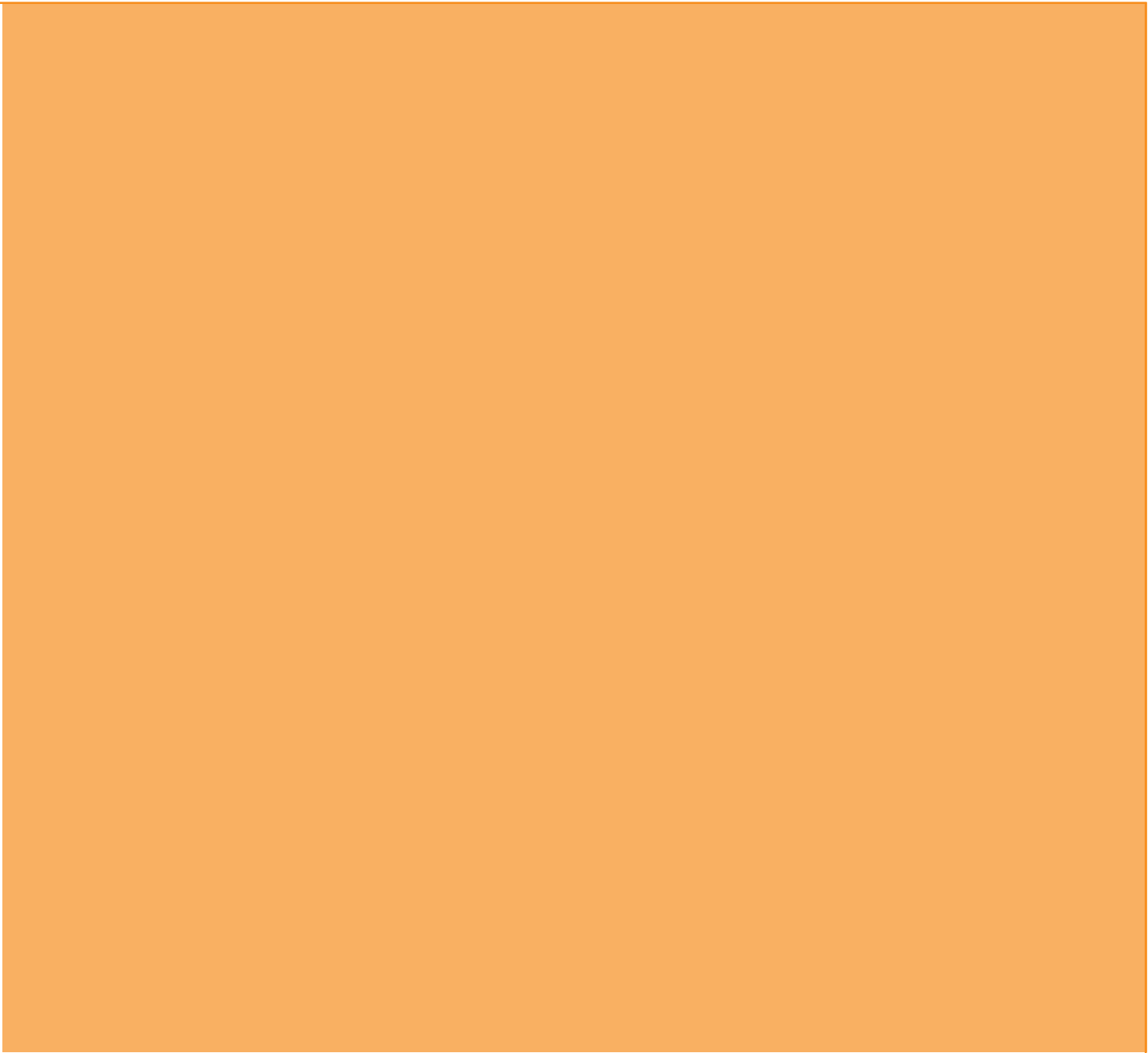


Field & Leeke Street, WC1

DESIGN & ACCESS STATEMENT

JUNE 2021





Introduction & Contents

This Design & Access Statement has been prepared by Orbit Architects in support of a planning application to the London Borough of Camden for the potential reconfiguration and extension of the existing building located at 1-6 Field Street and 14-16 Leeke Street, London and comprises of the following:

The Existing Building and Site

- The Site, Existing Building & Site Photos including Street Facade Photographic Study
- Planning History, Policy & King's Cross Conservation Area
- View Impact Assessment & Listed Buildings
- Tall Buildings
- Site Analysis
- Project History & Evolution

Design & Access Statement

1. Layout, Amount & Use
2. Scale & Massing
3. Daylight Impact
4. Appearance & Materials
5. Landscape & Amenity
6. Air Quality Assessment
7. Noise Impact Assessment
8. Transport Impact & Facilities (Cycles, Refuse etc)
9. Access & Accessibility
10. Energy & Sustainability

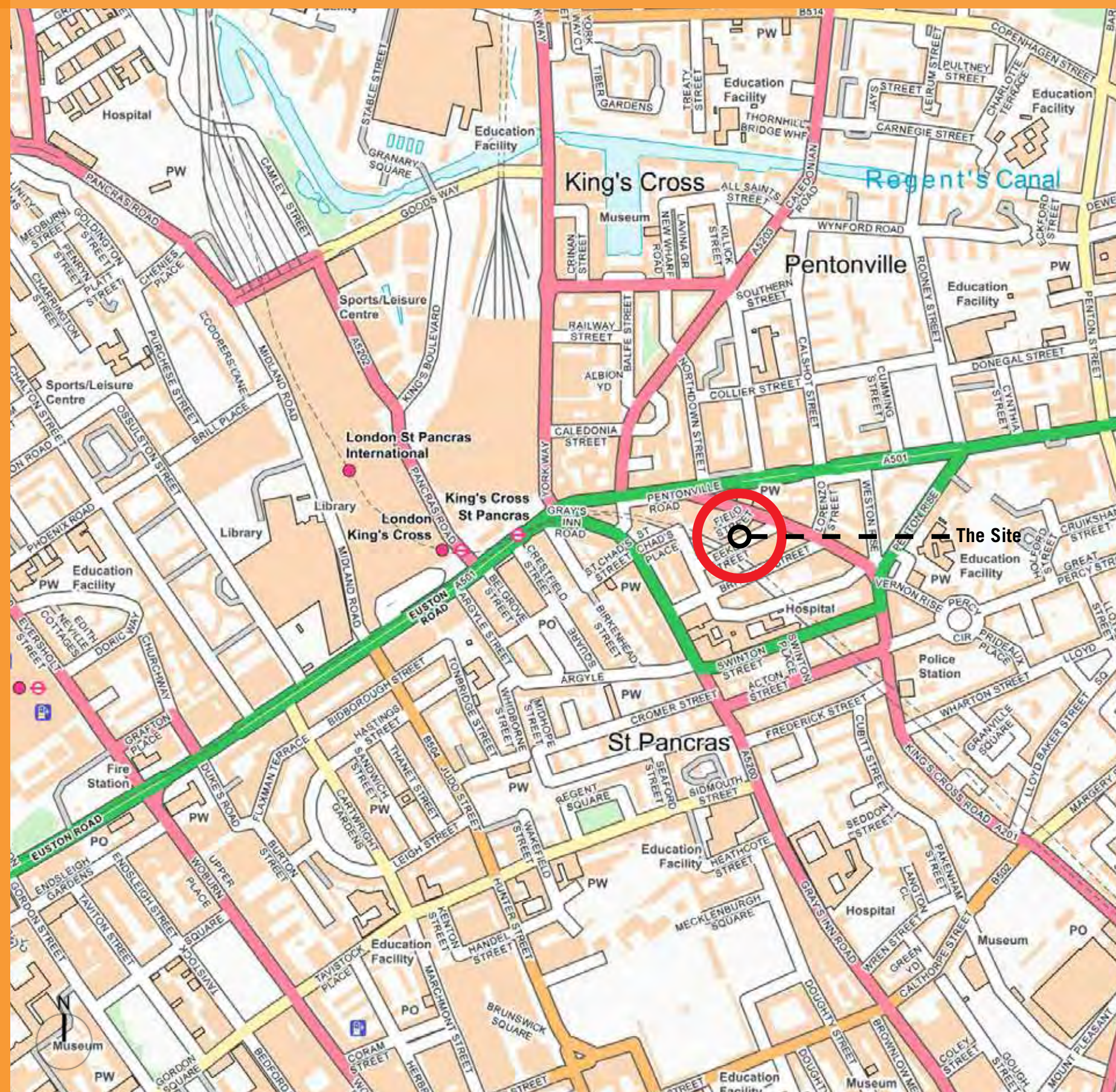
It should be read in conjunction with all other documents submitted as part of the application, particularly the following that have been used in order to generate the design shown:

- Gordon Ingram Associates - Daylight & Sunlight Impact Assessment
- Quinn Ross - Sustainability Statement & Air Quality Assessment
- KP Acoustics - Noise & Vibration Impact Assessment
- TTP Consulting - Transport Statement
- Nexus Planning - Planning Statement

Project No.	1878
Date:	30th June 2021

Note: This report has been prepared by Orbit Architects for PPF Real Estate Nominee and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Orbit Architects unless expressly agreed beforehand in writing.

Field & Leeke Street, WC1



The Site & Existing Building

The existing site is located in the London Borough of Camden and within its King's Cross Conservation Area.

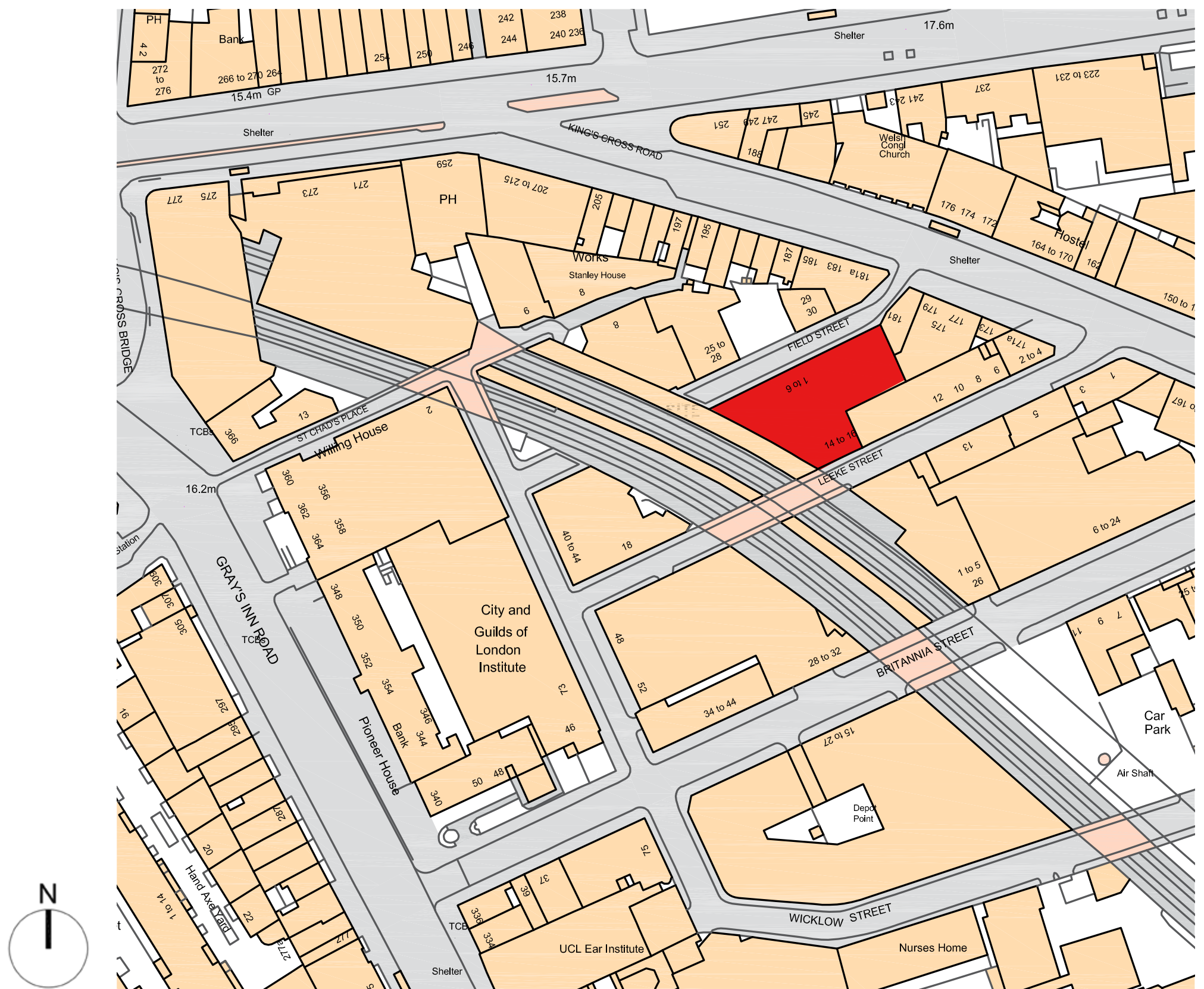
The site area is approximately 560 sqm. It is not listed but does bound some listed building to the north-east that are located on Kings Cross Road (see further information later).

The site is currently occupied by a four storey building that is formed from a more historic two-storey lower level that contains a now vacant recording studio ("The Joint") with a relatively contemporary upper two floors above that contain 7 no residential flats (5 x 1-bed units and 2 x 2-bed units). The existing gross external area of the entire building is approximately 1,714sqm with the recording studio having a gross internal area of circa 1,546sqm and the residential flats 684sqm.

The site is unusual in that it has dual addresses by virtue of spanning between two separate streets: Field Street to the north-west from which The Joint recording studio was primarily accessed and Leeke Street to the south-east which contains the main entrance to the residential flats and servicing entrance for the former recording studio.

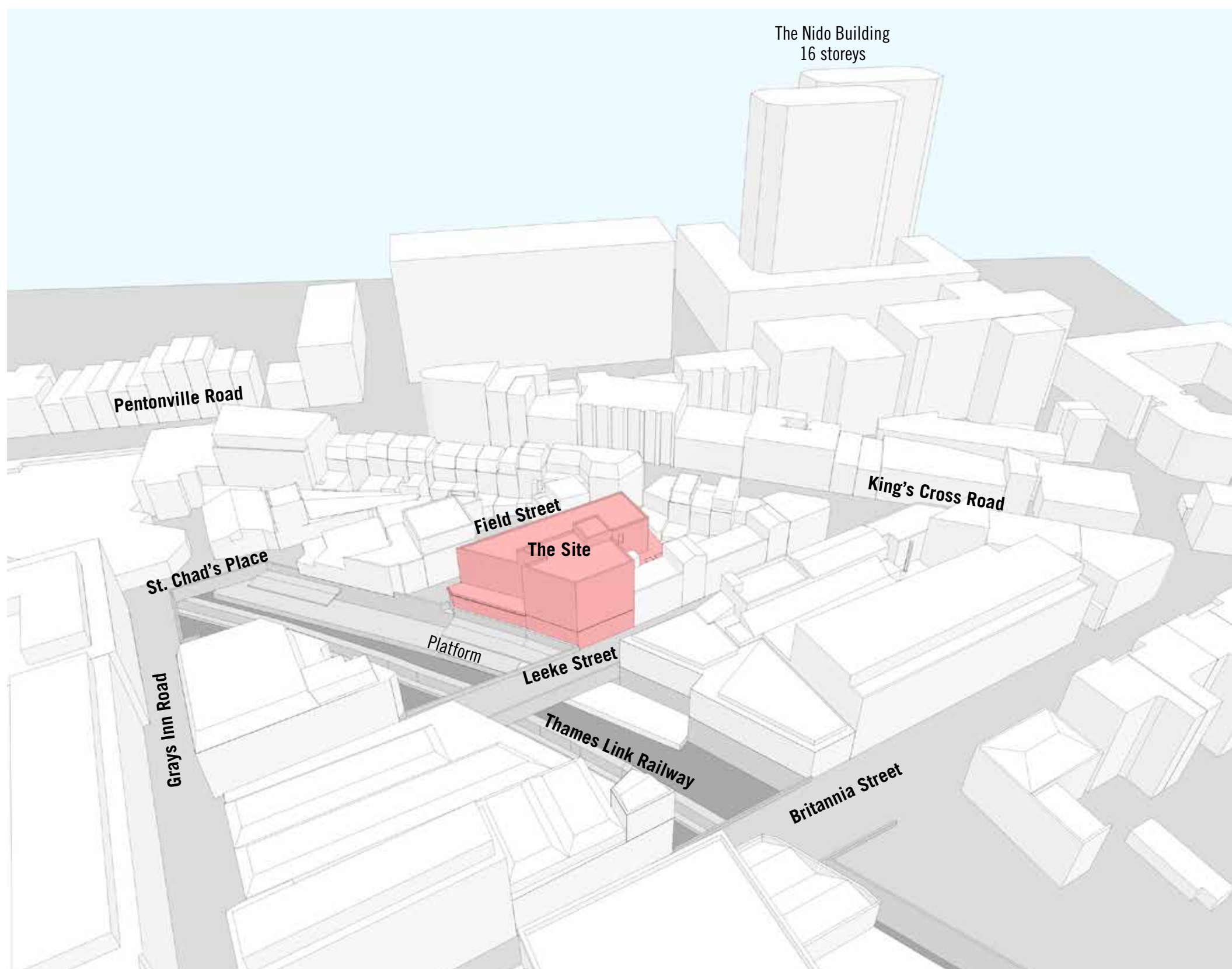
Of these two elevations, the larger is towards Field Street, though a third significant elevation also exists to the south-west that faces towards the existing railway tracks that serve the London Underground's Circle and District Lines and Thameslink railway.

Field & Leeke Street, WC1



The Site & Existing Building

Field & Leeke Street, WC1



The immediate local area that the site is located within is made up of a mixture of historic small footprint buildings of two, three or four storeys that would have been used for light industrial, commercial and retail uses in the past with some also having residential accommodation above.

However, in more recent times these uses have changed and / or redevelopments have meant that some of these buildings have been replaced with new larger taller structures.

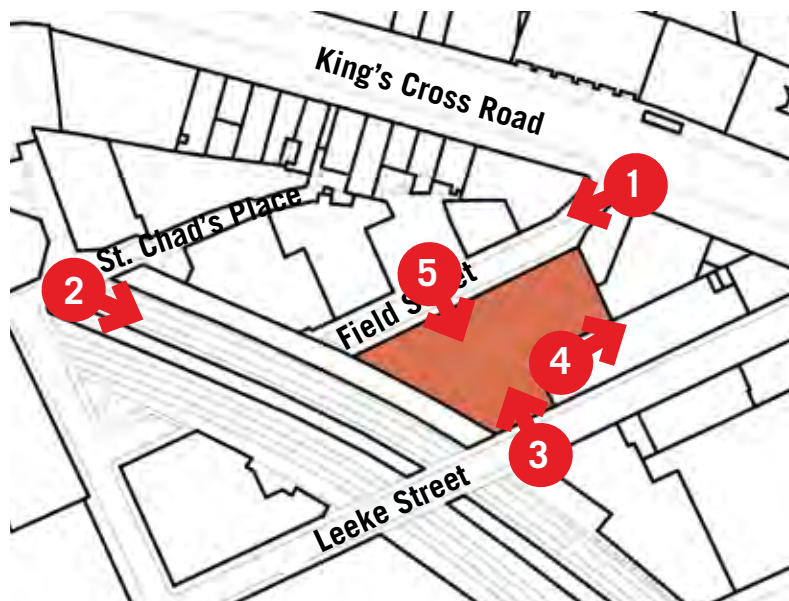
The site therefore nestles within this old and new emerging context. It is uniquely positioned compared to its immediate neighbours with spanning between two streets and being adjacent to the railway line, where taller larger buildings can generally be seen.

Beyond the immediate area, further taller buildings can also be seen, indicative of the increased prosperity and desirability of the area, particularly following the redevelopment of the King's Cross and St. Pancras train stations and land to the north of this where significant large office and residential buildings can be seen..



Existing Building and Site Photos

Field & Leeke Street, WC1



2. The site overlooks Thameslink railway



4. To the back of the site, the upper levels are set in to protect the adjoining buildings.



1. The dead-end cobblestoned Field Street hosts the existing commercial entrance



3. The residential entrance is located at the foot of Leeke Street Bridge which is open to cyclists and pedestrians only.



5. The Field Street facade is finished in London Stock Brick and steel framed windows at ground level with black zinc cladding above.

Local Area Photos

Field & Leeke Street, WC1



2. Public car park directly opposite the site on Field Street



4. 181A King's Cross Road



1. Field Place - 171-181 King's Cross Road. 173-179 are Grade II Listed.



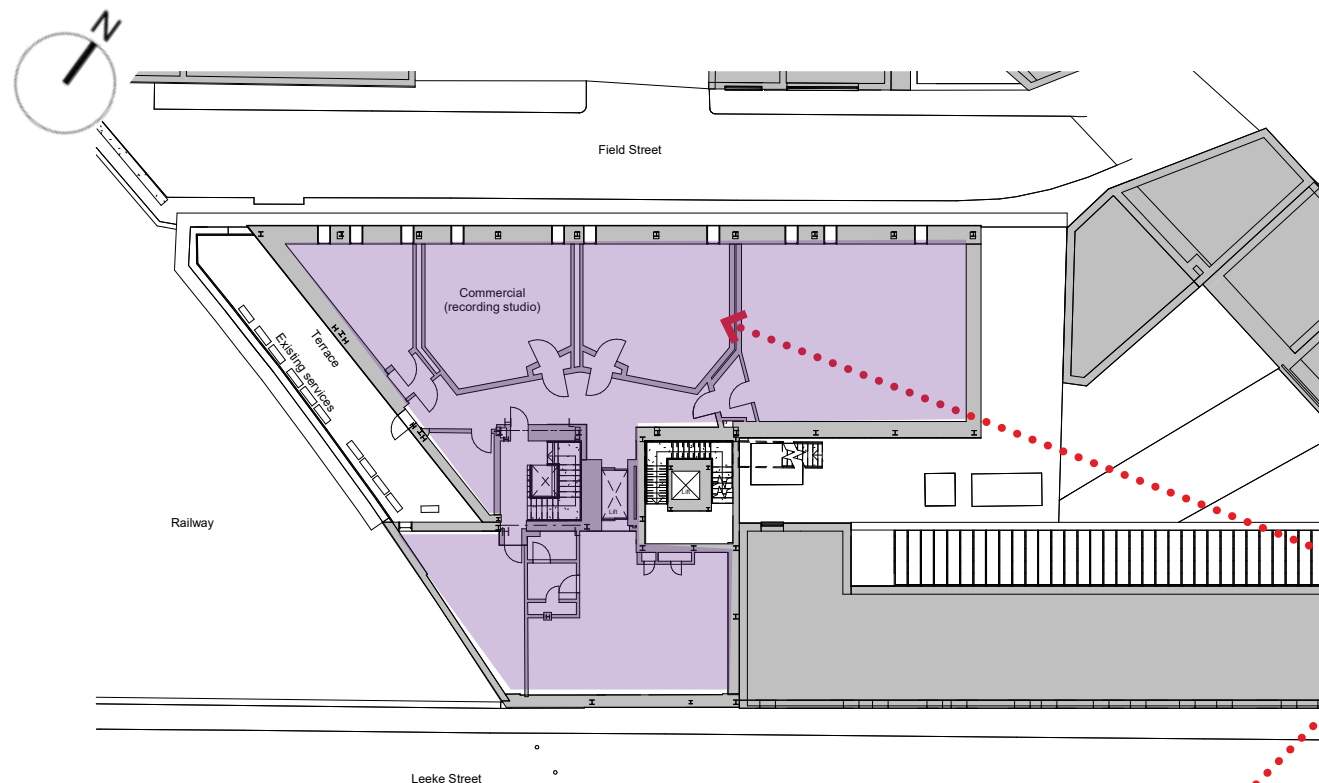
3. Leeke Street



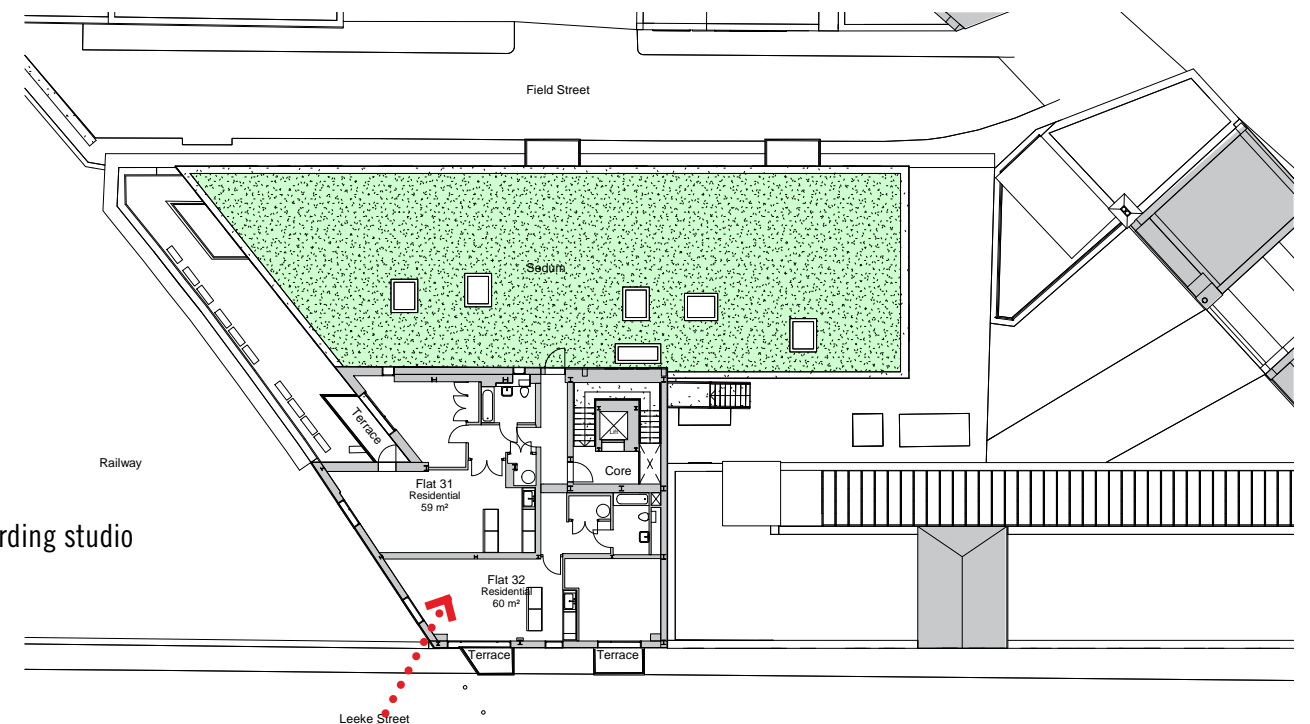
5. St. Chad's Place

The Existing Building

Field & Leeke Street, WC1

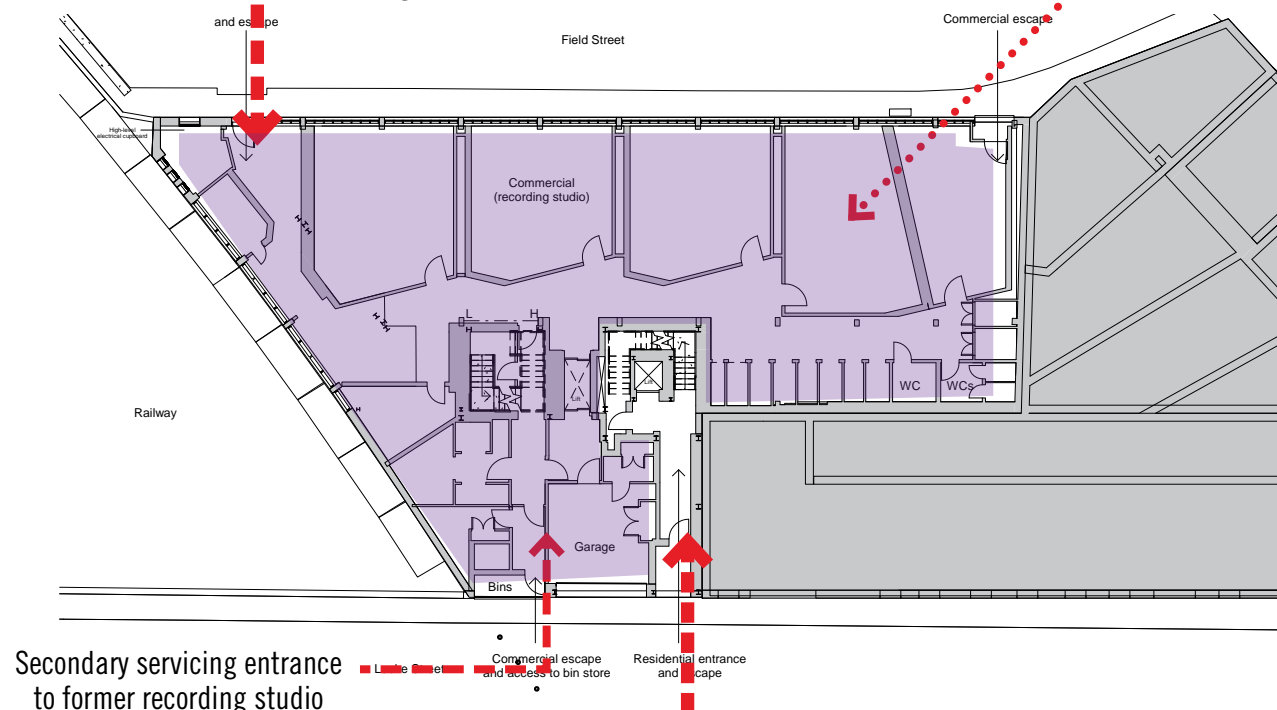


Existing First Floor



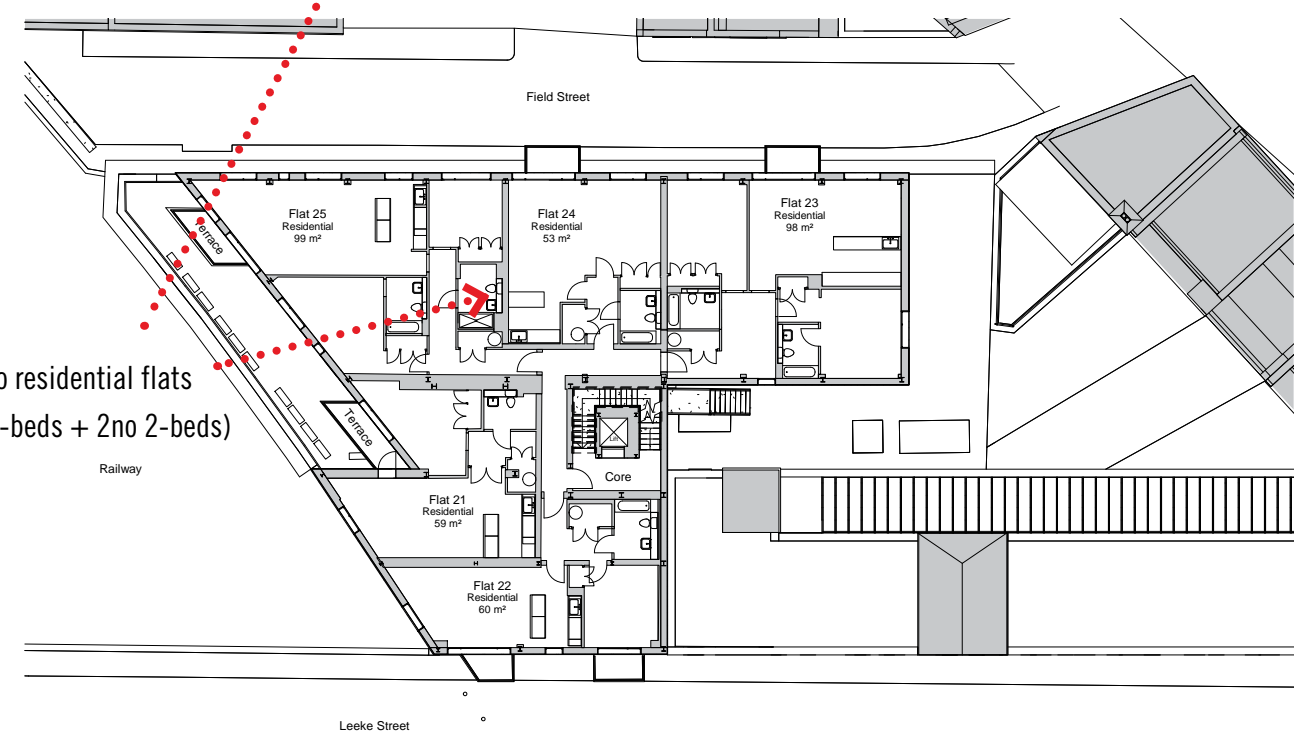
Existing Third Floor

Main entrance to former recording studio



Existing Ground Floor

7no residential flats
(5no 1-beds + 2no 2-beds)



Existing Second Floor

The Existing Building

Field & Leeke Street, WC1

Area Schedule - For all use types:

EXISTING	Based on dwgs D00-10, D00-11,D00-12 and D00-13									
Floor Level	GEA (entire development)		Commercial Use				Residential Use			
			Gross internal area		Net internal area		Gross internal area		Net sales area	
	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
3rd Floor	176	1,894					151	1,625	118	1,270
2nd Floor	463	4,984					426	4,585	368	3,961
1st Floor	462	4,973	392	4,219	n/a*	n/a	19	208		0
Ground Floor	613	6,598	513	5,522	n/a*	n/a	26	279		0
TOTALS	1,714	18,449	905	9,741	0	0	622	6,697	486	5,231

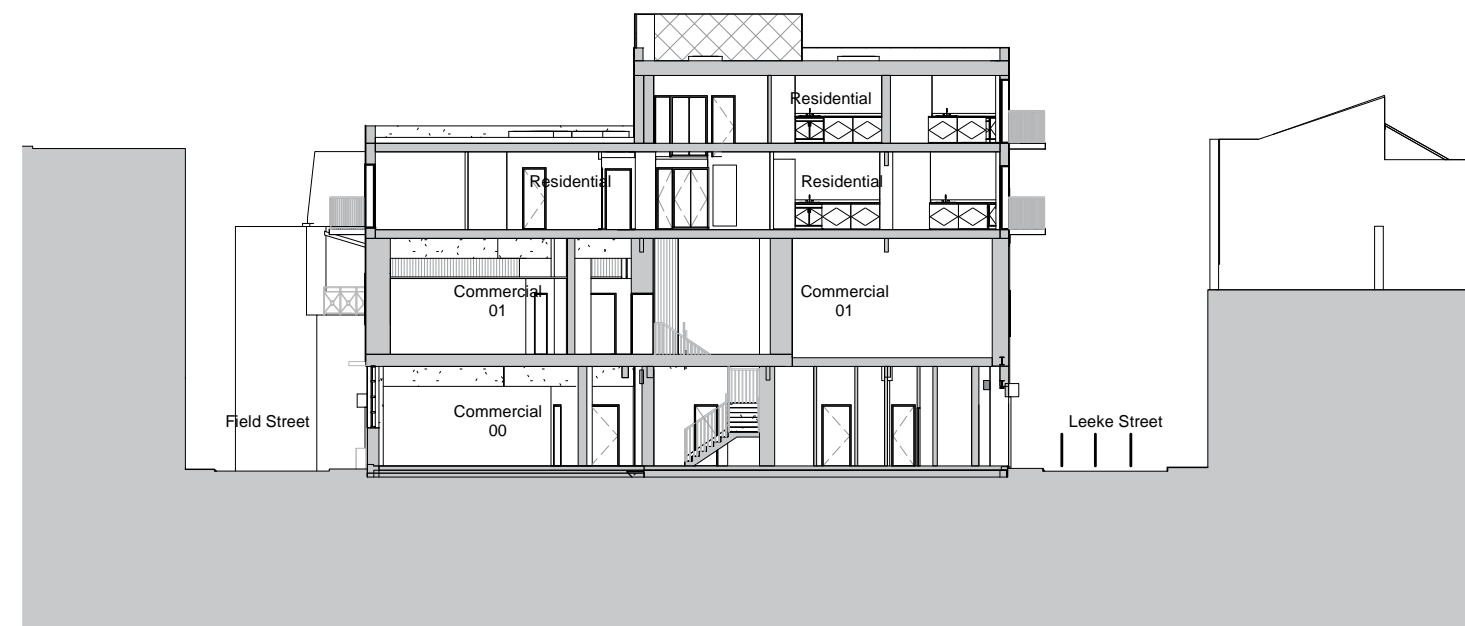
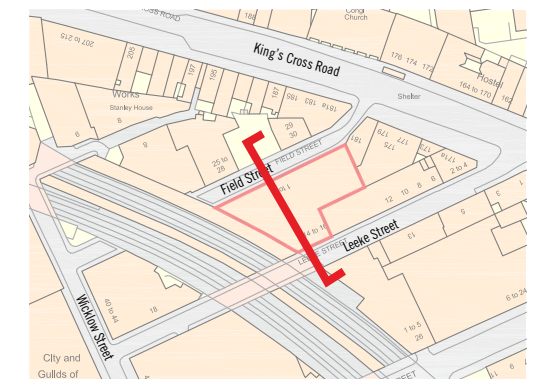
Note: Existing commercial net internal areas not currently available due to existing internal fit out obscuring location of shell and core and recording studio fit-out not having appropriate or proportionate non-net area ancillary spaces to provide a directly calculable area.

Residential:

EXISTING	Based on dwgs D00-10, D00-11,D00-12 and D00-13				
Unit Reference	Residential Unit Type				Net Sales Area per unit (sqm)
	1-Bed 2-Person	2-Bed 4-Person			
Unit 32	1				59
Unit 31	1				59
Unit 25		1			98
Unit 24	1				52
Unit 23		1			98
Unit 22	1				59
Unit 21	1				59
TOTAL	5	2	0	0	484

Unit split % ratio = 71.4% 28.6% 0.0% 0.0%

Total number of residential units = 7



Short Section through the Existing Building looking East

The Existing Building

Field & Leeke Street, WC1



Existing Field Street context elevation



Existing Railway context elevation



Existing Leeke Street context elevation

Street Facade Photos - King's Cross Road

Field & Leeke Street, WC1

The site is situated beyond the street elevation



King's Cross Road (west side)

The site on Field Street



King's Cross Road (east side)

Street Facade Photos - Field Street

Field & Leeke Street, WC1



Field Street (south side)

The site



Field Street (north side)

Street Facade Photos - Leeke Street

Field & Leeke Street, WC1



Leeke Street (north side)



Leeke Street (south side)

Field & Leeke Planning History

Field & Leeke Street, WC1

Built in the early 20th century, the original building was one storey in height and constructed from yellow stock brick with large steel framed windows as was common for light industrial use.

In 2004, planning permission was granted for a new upper floor extension finished in dark grey zinc which can be seen today.

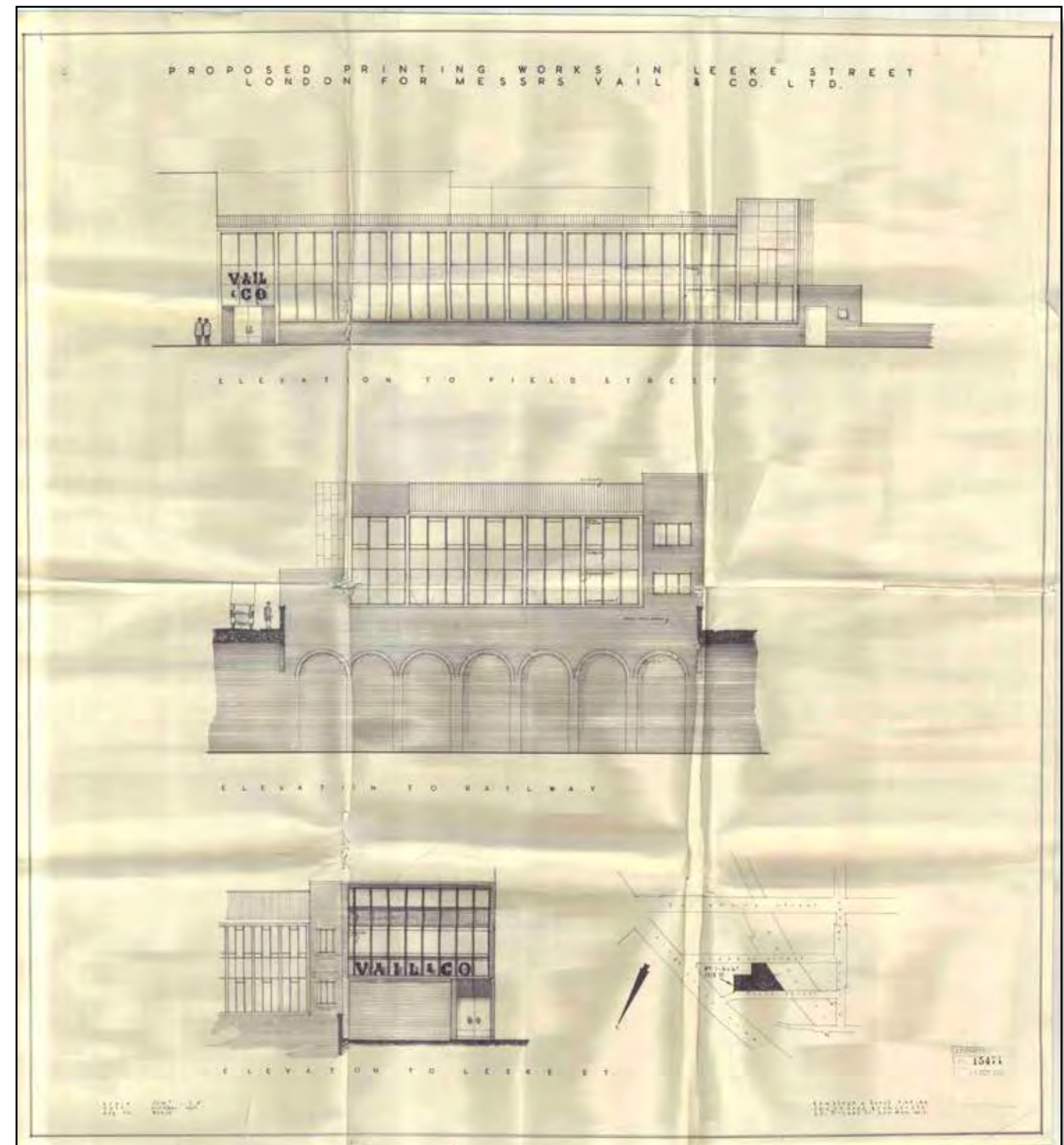
However, site investigations have revealed that the new upper floor cladding system is defective in terms of workmanship and fire separation and requires removal and rectification.



Leeke Street



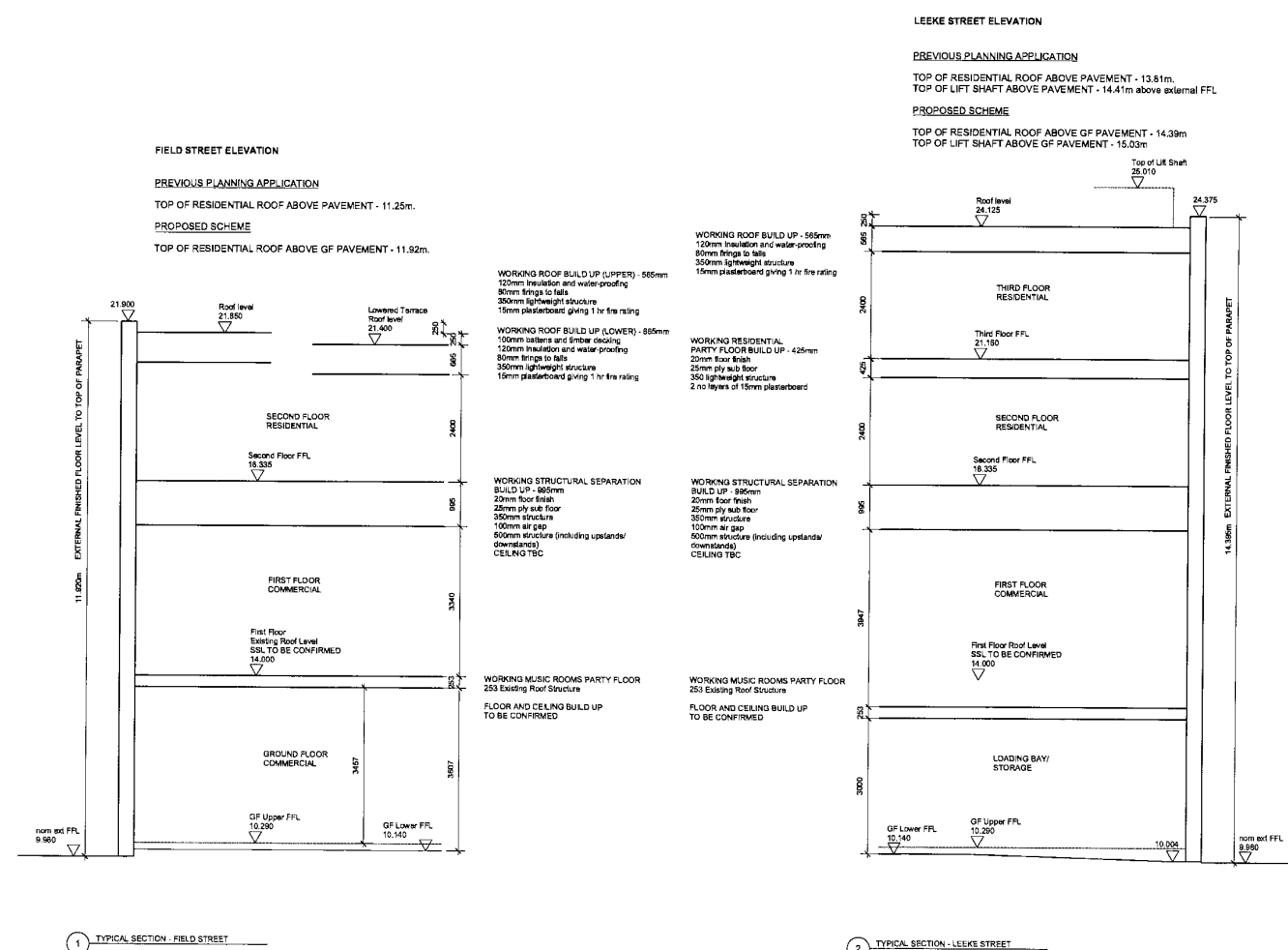
Field Street



Original elevations 1955

Field & Leeke Planning History

Field & Leeke Street, WC1



Leeke Street Elevation



Railway Elevation

Typical diagrammatic cross sections



Field Street Elevation

Extracts from 2004 Planning Permission drawings

The application site is located within the London Borough of Camden and therefore will be subject to their planning policy.

The Council have published a number of planning policy and guidance documents to aid applicants on appropriate applications and associated design decisions.

One of the primary documents is Camden's Planning Guidance - Design (Draft November 2018) document - see page opposite.

As well as the above, other national planning policies may also apply and these are set out in other documents such as the Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standard.

Any future design proposals will need to make use of and reference the above policy documents.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	9p	123	130	137	3.5
	10p	132	140	148	
	11p	141	150	159	
	12p	150	160	170	4.0

8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).
9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Technical requirements

Technical housing standards – nationally described space standard

Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and for use.

st the gross internal floor area and built-in
le 1 below
bedspaces has at least one double (or twin)

space, a single bedroom has a floor area of at 2.15m wide
spaces, a double (or twin bedroom) has a floor

m) is at least 2.75m wide and every other
at least 2.55m wide
of less than 1.5m is not counted within the
used solely for storage (if the area under the
age, assume a general floor area of 1m² within

solely for storage and has a headroom of 900-
feet) is counted at 50% of its floor area, and
it is not counted at all
towards the Gross Internal Area and bedroom
it should not reduce the effective width of the
widths set out above. The built-in area in excess
room and 0.36m² in a single bedroom counts
requirement
height is 2.3m for at least 75% of the Gross

surface of the wall. For a detached house, the perimeter walls are the external walls. For houses or apartments they are the external walls and party walls.

overall GIAs and include an allowance of 0.5m² for fixed services or exchanger.

bathroom, the floor area may be reduced from 39m² to 37m², as shown

athroom, the floor area may be reduced from 39m² to 37m², as shown
compliance.

5

Technical housing standards – nationally described space standard



March 2015
Department for Communities and Local Government

3. Heritage

KEY MESSAGES

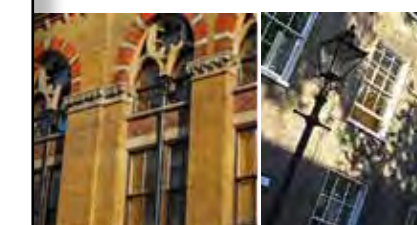
rich architectural heritage and we have a responsibility to where possible, enhance these areas and buildings. We will only permit development within conservation areas and where possible enhances the character and the area. Conservation area statements, appraisals and management plans provide information and guidance on all the conservation areas. Alterations to a listed building are likely to require listed building consent. The designation of 'Non-Designated Heritage Assets' (NDHAs) will also be taken into account in decision-making. Development proposals can and should address sustainability and play an important role in the health and wellbeing of the community.

This section provides guidance on Camden's heritage assets (which include conservation areas, listed buildings and locally listed buildings), their significance and the implications of their status and this section also sets out details on how historic buildings should be managed and access for all.

This section provides further guidance on how we will apply Camden Design and Policy D2 Heritage in order to protect and enhance the borough's heritage assets.

When does this section apply?

This section applies to all applications that may affect any element of the historic environment and therefore may require planning permission or listed building consent.



Liveable	community needs
	<ul style="list-style-type: none"> Development should be adaptable to future needs and responsive to use
Sustainable	<ul style="list-style-type: none"> Development should be compatible with the surrounding area and be able to accommodate uses that work together and create viable places that respond to local needs Development should promote health and well-being Good design should contribute to making places better for people Good design should create safe environments
	<ul style="list-style-type: none"> Development should promote sustainability and efficient resource consumption Development should make efficient use of the site Development should make use of good quality durable materials
Quality public realm	<ul style="list-style-type: none"> Public spaces should be designed to be attractive, safe, secure, uncluttered and accessible to all
Safe and secure	<ul style="list-style-type: none"> Passive natural surveillance Creating a sense of place and community

Understanding and responding to context

Development design should respond appropriately to the existing context by: ensuring the scale of the proposal overall integrates well with the surrounding area; carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area; positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas;

These issues apply to all aspects of a development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage of design, as these elements are often difficult to change at later stages.



Principles of high-quality design

Development should seek to achieve these principles of high-quality design:

- Development should respond positively and sensitively to the existing context
- Development should integrate well with the existing character of a place, building and its surroundings
- Places should be accessible and easy to get to and move through (permeable)
- Development should connect well with existing places
- Places should be
- New development and places should provide recognizable routes and promote active wayfinding
- New development should be legible and enable connectivity and effective movement between sites
- Development should promote adaptability by being responsive to changing social, technological and economic conditions and

Camden Planning Guidance

Design

Draft November 2018

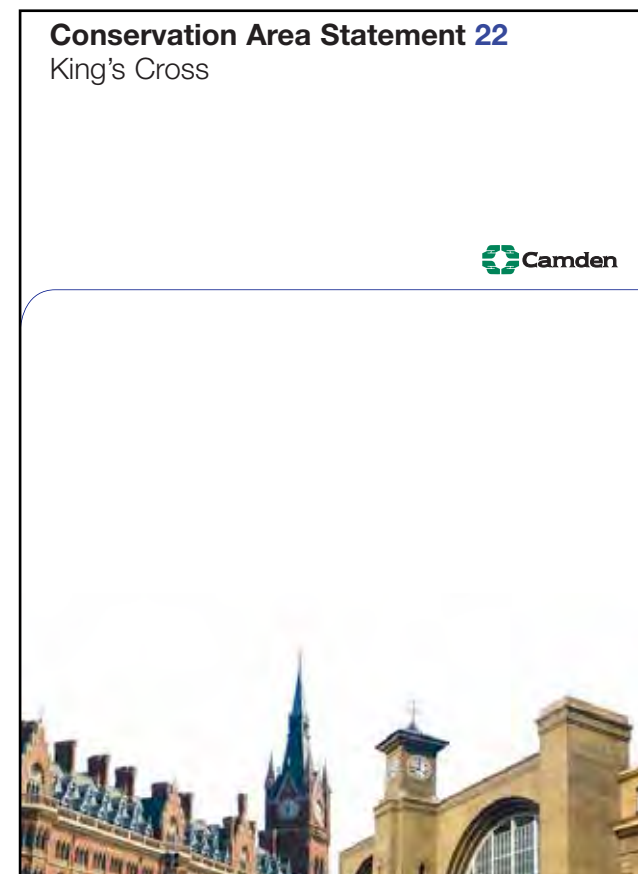


King's Cross Conservation Area

Field & Leeke Street, WC1

As previously noted, the site is located in the London Borough of Camden's King's Cross Conservation Area for which a Conservation Area Statement has been prepared by the Council. This was published in June 2004 which pre-dates the current residential development on the site.

This confirms that the conservation area is further broken down into various sub-areas of which the site is located in Sub-Area 4: Gray's Inn Road. An extract from this document is shown adjacent that indicates the relevant area of the sub-group with the site's location highlighted within:



SUB AREA 4: GRAY'S INN ROAD

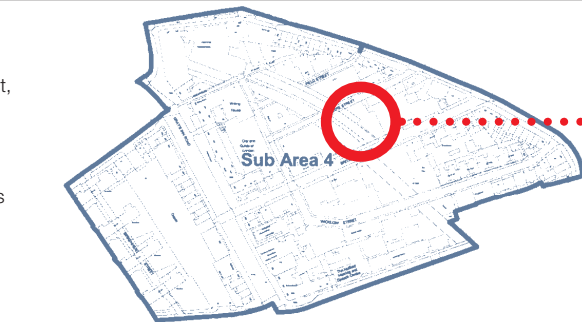
4.2.111 This sub area comprises the area bounded by Pentonville Road and King's Cross Road to the north and east, Swinton Street to the south and the Birkenhead Street Estate to the west. King's Cross Road and Gray's Inn Road are principal roads linking King's Cross to the City of London. These roads are lined with a mix of early 19th century terraces and larger scale institutional buildings. The area between the main roads contains narrow streets paved in granite setts, predominantly lined with later 19th century buildings of former light-industrial and commercial uses, as well as housing, and several vacant sites currently used for car parking. These streets are bisected by the London Underground Metropolitan Line and Thameslink railway cutting, and, despite piecemeal re-development, have a characteristic fine urban grain with broad consistency of building heights and materials. The blocks of the 1950s Birkenhead Street Estate are located against the west boundary of the Conservation Area.

West of Gray's Inn Road

4.2.112 The southern side of St Chad's Street is fragmented, with little consistency in style, scale or building line. Nos. 13 and 14 St Chad's Street are grade II listed, three-storey properties, plus basements, dating to c1827, which have similar elevational detailing to the terraced buildings on the north side: they have square headed windows and iron balconies at first floor level. To the west of these properties, no. 12 St Chad's Street forms the northern entrance to the depot that runs behind the Gray's Inn Road frontage buildings. The entrance and yard has granite sett paving beyond which is a single storey building of no architectural or historic merit, set behind the buildings on St Chad's Street. The adjacent property, no. 13 St Chad's Street, is a three-storey building, which is constructed of stock brick and has a plain façade. At ground floor level, the building has been rendered and large modern windows and contemporary signage introduced.

4.2.113 The seven storey blocks of the Birkenhead Street Estate are adjacent and occupy the area at the western boundary of Sub Area 4. The St Chad's Street elevation to the northernmost block includes open balconies and projecting stairwells, whilst the southern elevation to the slab block fronting Argyle Street is characterised by regular fenestration and recessed balconies. The estate is bounded by a pale orange brick wall with large areas of glazing, and the route of Birkenhead Street through the estate is now a private road.

4.2.114 The building adjacent to the Birkenhead Street Estate on Argyle Street, no. 55, forms the southern entrance to the depot situated to the rear of the Gray's Inn Road frontage buildings. The two-storey mid 20th century building is constructed of yellow brick and has a horizontal band of windows at first floor and vertical windows at ground floor on either side of a wide vehicular entrance, with rendered reveals and mullions.



..... The Site



Gray's Inn Road

4.2.115 Gray's Inn Road is a wide, busy street of one-way northbound traffic connecting King's Cross with Clerkenwell and Holborn to the south. The west side is fronted by a continuous early 19th century terrace (nos 251-309) running between St Chad's Street and Argyle Street, with some of the original buildings replaced by 20th century developments. The eastern side of the road is of a larger scale, was largely re-developed post the late 19th century, and includes educational and medical institutions.

4.2.116 At the junction of Gray's Inn Road and St Chad's Street, nos. 307-309 Gray's Inn Road are three-storey buildings, part of the original terrace, with retail units at ground floor level, which are constructed of London stock

King's Cross Conservation Area

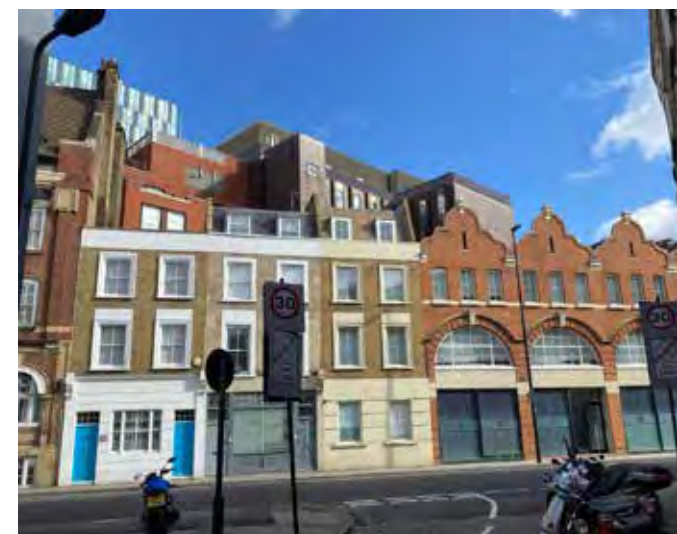
Field & Leeke Street, WC1

4.2.141 Field Street is situated to the south of St. Chad's Place, and is a short street which formerly connected King's Cross Road to Wicklow Street but is now bisected by the railway cutting. On the north side are two and three-storey buildings of late 19th/early 20th century date and which abut the cutting. They are currently in light industrial use. On the south side of the street is an early 20th century single storey building with large metal-framed windows. The former junction with Wicklow Street is currently marked by a short stretch of road at the eastern end of Field Street, which is lined with a tall wire fence that detracts from the street scene. Both ends of the street are surfaced in granite setts which has been unsympathetically repaired in many places with modern materials.

4.2.142 Leeke Street is also a narrow enclosed street surface in granite setts, which connects King's Cross Road and Wicklow Street. To the west of the railway cutting, Leeke Street is fronted by the flank elevations to nos. 40-44 and 46-52 Wicklow Street to the north and south respectively. The former building is a recently renovated former industrial building constructed of stock brick, highly characteristic of this area, but which has had modern windows in untraditional materials and design and a tall, unsympathetic mansard roof added which detract from the character and appearance of the building. Conversely, nos. 46-52 Wicklow Street, which contains the entrance to "Smithy's Bar", represents a successfully renovated former industrial building of end of 19th century date. The two-storey property is constructed of London stock brick with red brick banding and lintels. The building has a contemporary entrance and retains original steel framed windows. To the east of the building at nos. 46-52 Wicklow Street, the Leeke Street bridge over the railway cutting is lined with traditional stock brick walls.

4.2.143 **On the eastern side of the railway cutting, the rear elevation to nos. 1-6 Field Street fronts Leeke Street. It is an undecorated two-storey industrial building, which is constructed of London stock brick and has a wide, prominent blue-painted vehicle entrance.** The adjoining building, no. 6-12 Leeke Street is a two-storey early 20th century building with an unadorned white rendered and painted façade with large steel-framed windows and a central gable feature. The northern side of the street is terminated at its eastern end by the building at nos. 2-4 Leeke Street, which is a three-storey property with a blue rendered and painted façade. On the southern side of Leeke Street, a single storey, red brick garage building with two vehicle entrances flanks the railway cutting. The adjoining properties, nos. 13 and 5 Leeke Street are three-storey buildings of mid to late 19th century date, constructed of yellow stock brick with red brick detailing and timber sliding sash windows above ground floor level.

Both buildings have unsympathetic, blue painted vehicle entrance shutters. No. 5 has timber sliding sash windows whereas no. 13 has modern windows in unsympathetic materials. To the east, the building at nos. 1-3 Leeke Street is a three-storey property with a brightly painted ground floor retail frontage and residential accommodation above. The building is constructed of yellow stock brick and has a curved corner onto King's Cross Road. The Leeke Street entrance to the building is surmounted by a triangular panel that bears the date 1890 and includes a microscope emblem. All of these buildings have simple cornices on parapet walls.



The adjacent text is extracted from the Conservation Area Statement regarding Field and Leeke Street, with text highlighted in bold where this application site is specifically referenced.

Adjacent are also selected photographs taken from within the Conservation Area in order to provide a snapshot of its general feel and appearance which is of a relative low-to-medium height buildings, mostly with brickwork or rendered facades. The street pattern is generally narrow interconnected paved or cobbled terraced streets that interweave between the historically industrial buildings that are now used mostly as commercial offices or for residential apartments.

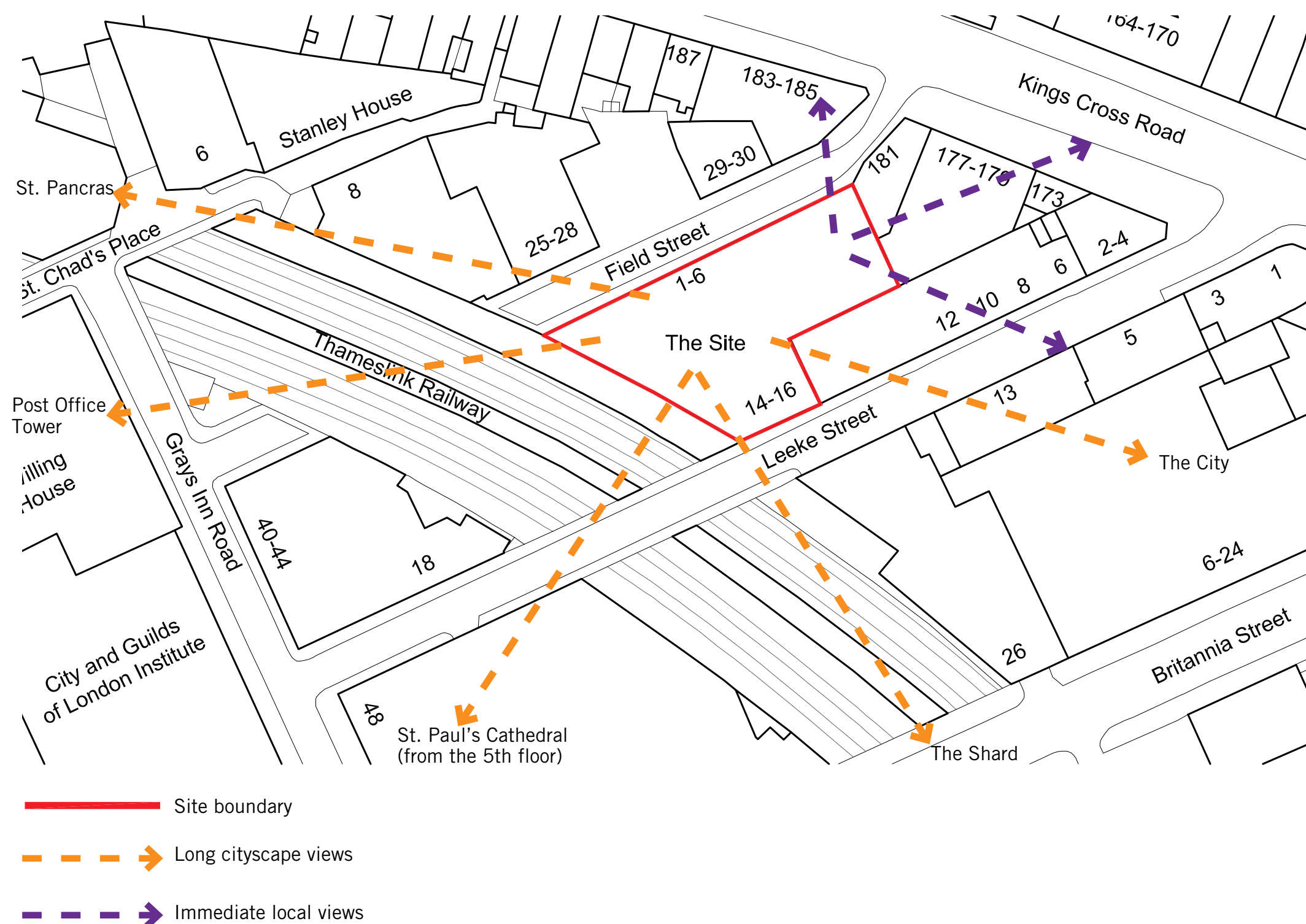
View Impact Assessment

Field & Leeke Street, WC1

From within the site, particularly at roof level, there are a number of long distance views out of the site. These include views of the City, The Shard, Post Office Tower and St. Pancras railway station. However, views of St. Paul's are concealed due to other taller buildings to the south. Research also confirms that the site also falls outside of the St. Paul's protected views zone.

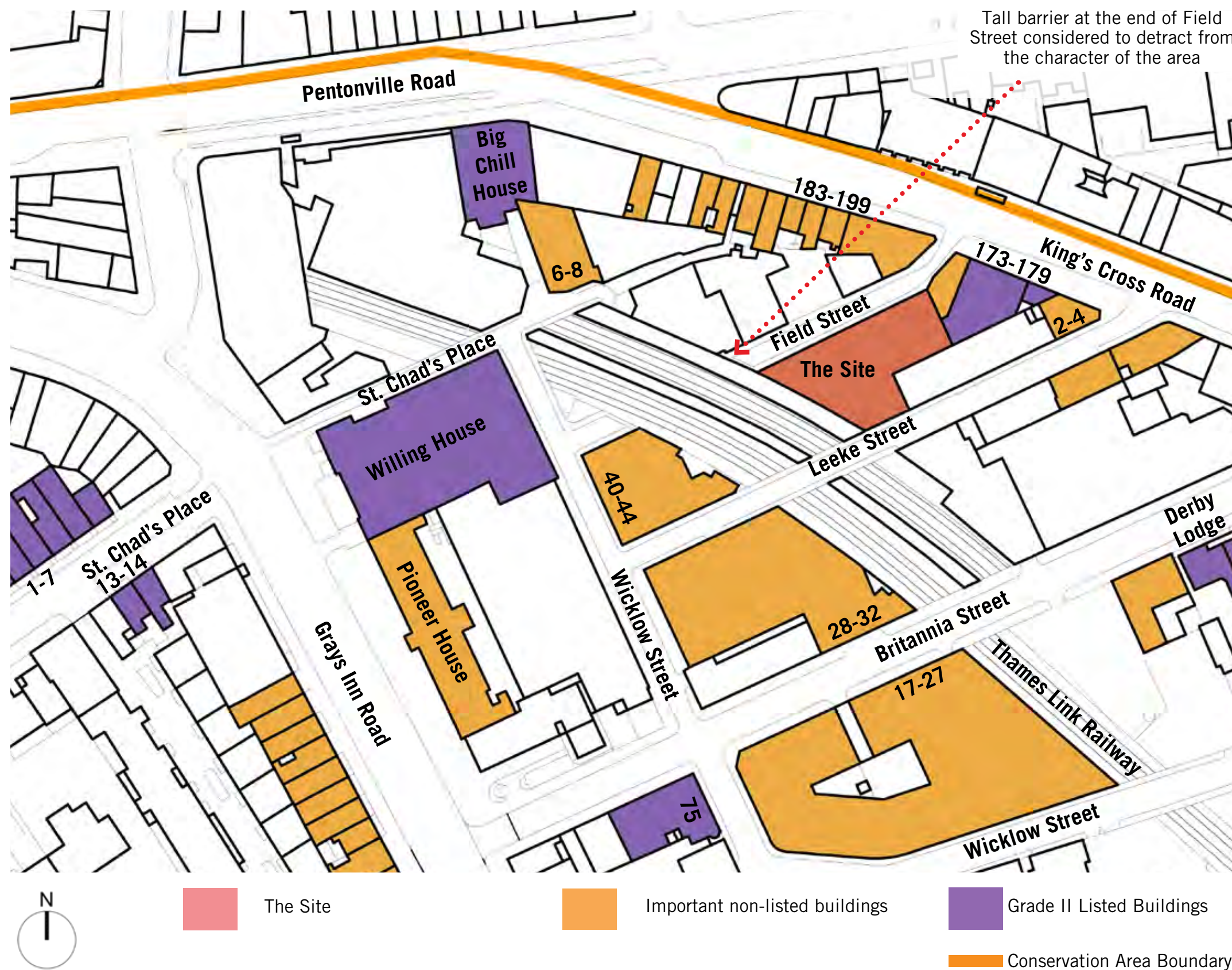
More locally, there are also views from the site to other local neighbouring properties. These are mostly to the north, east and south-east where mostly commercial activities can be seen to upper floors, particularly the upper levels of buildings facing King's Cross Road that appear to have long external roof terrace areas at first floor level to their rear other than No 181 Kings Cross Road whose roof terrace is further elevated in height at circa second floor level.

Overlooking and daylight/sunlight studies will therefore be required to consider the impact of any new development on these amenities and whether they would continue to enjoy appropriate levels of daylight and view.



Listed Buildings

Field & Leeke Street, WC1



Within the local area, a number of Grade II statutory listed building exist, some of which neighbour the site to the east/north-east along with other buildings that although are not listed are considered to be of merit by the local authority. No Grade I or II* listed buildings are located within the area though.

The majority of these buildings derive their status from the positive contribution they make to the local street scene, particularly within the conservation area. Main facades and frontages are therefore important considerations, with rear areas being potentially considered to be of lesser importance.

Any future proposals will therefore need to preserve and enhance these street scene views as well as avoid causing harm to the context and setting of any listed buildings.

The following pages therefore illustrate those buildings that are of particular relevance to the site and its immediate street scene views.

Listed Buildings - King's Cross Road

Field & Leeke Street, WC1

173-179 King's Cross Road
- Grade II Listed

183-185 King's Cross Road
- 19th/20th century

The Site



173-179 are Grade II Listed buildings dating back to 1799. The ground floor is occupied by commercial, while the upper levels are a mix of residential and commercial. Formerly known as Field Place, they are constructed from yellow stock brick and timber sash windows. 179 and 175 have steep pitched mansard extensions, the latter was granted planning in 2015. Since the turn of the century, there have been many external alterations to the rear of these listed buildings including new openings and the creation of raised terraces that adjoin onto our site.

The rear of 175-179 King's Cross Road from our site.

Listed Buildings - King's Cross Road

Field & Leeke Street, WC1



Grade II Listed Edwardian Willing House on Grays Inn Road



Six storey Travelodge to the back of Willing House

Tall Buildings

Field & Leeke Street, WC1

The area immediately local to the site is occupied by buildings of differing heights that range broadly between 3-storeys to 4-storeys, though taller buildings of 5-storeys or more (some significantly more) can be seen beyond.

A number of these are as a result of recent redevelopment and/or extension projects, including some that are either listed or buildings of local significance, suggesting that appropriate additional height can be added to buildings if they are designed in an proportionate and sensitive manner.



2 Storey Height or less



3 Storey Height



4 - 5 Storey Height



5+ Storey Height



Position, direction and no. reference for photograph on following page

Tall Buildings

Field & Leeke Street, WC1



1. 7-11 Britannia Street is not listed but considered to contribute to the character of the area.



2. 6-24 Britannia Street with its top floor extension that was given planning permission in 2003



3. Student accommodation on Britannia Street refurbished and extended upwards in 2013.



4. 34-44 Britannia Street showing Rooftop plant extension from 1998 and more recently refurbished facades.



5. Travelodge on Wicklow Street to the back of Grade II Listed Willing House



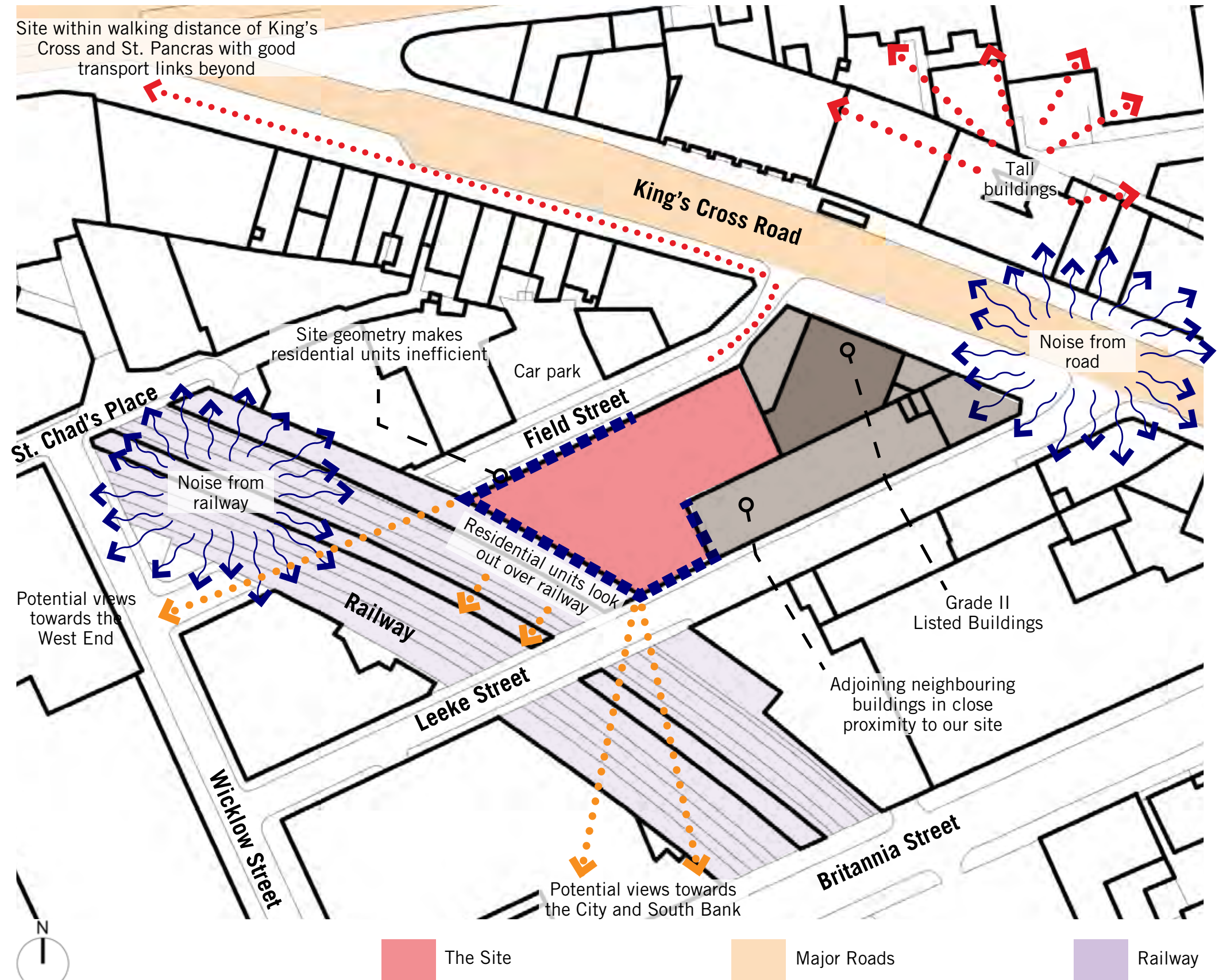
6. View from the roof looking north towards the tall buildings along Pentonville Road

Site Analysis

Field & Leeke Street, WC1

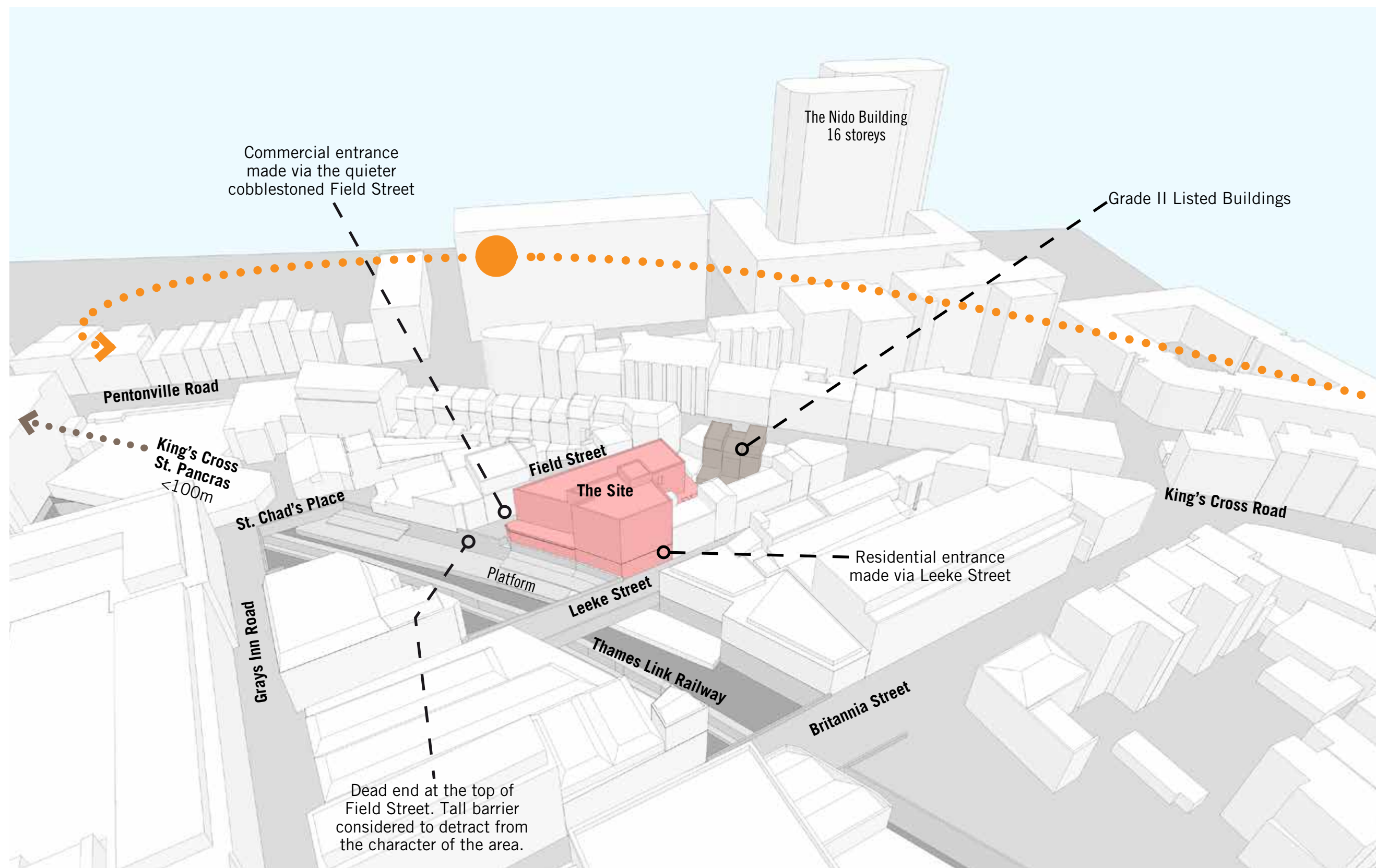
Initial analysis highlights the following main points about the site:

- It is well located to King's Cross and St. Pancras areas benefit from good transport connections, making it appropriate for commercial and residential uses.
- Leeke Street is perhaps the more pleasant and well connected public roadway compared to Field Street with dual access routes and interconnections with the surrounding area as well as a more visually appealing street scene.
- The existing railway line to the south-west provides a set back and opportunity for views out, but has some noise implications.
- The overall height of the building is generally consistent with the local context, though there could be opportunities to add additional extensions in selected locations.
- There are listed buildings adjacent but these are set back away from the existing site and so although these will need consideration, they need not necessarily affect any future development options.
- The existing has 100% coverage and so opportunities to improve amenity and landscape would improve user experience.
- The site's geometry and internal layout, especially at lower floors requires reconfiguration to improve circulation and usable floor area.



Site Analysis

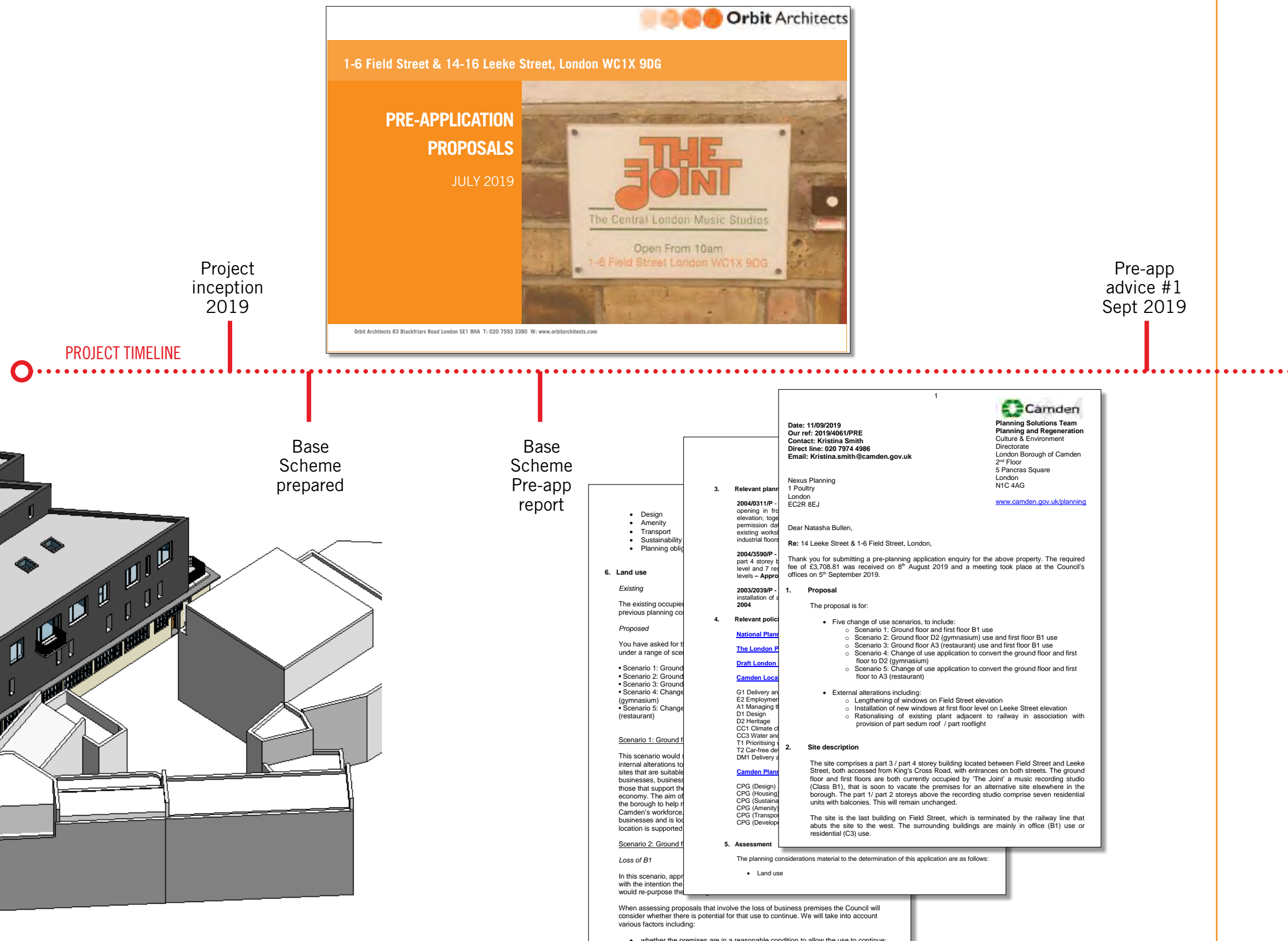
Field & Leeke Street, WC1



Project History & Evolution

Field & Leeke Street, WC1

The design proposals that are represented within this planning application are the result of a number of pre-application discussions with the local planning authority and subsequent design development. Although both the employer and design brief / requirements have changed during this period, these discussions have been generally positive and progressive with the local authority culminating in the scheme that is seen today. Due to the scale of the proposed development, a public consultation event has not been carried out though preliminary discussions are underway with major stakeholders such as the UK Rail Network and similar will be held with others in due course.

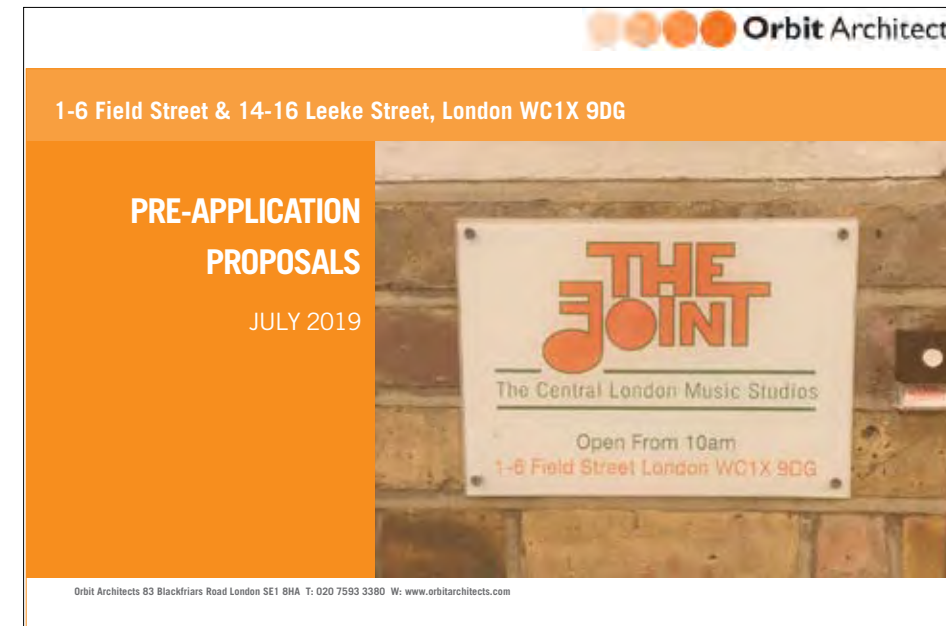


Project History & Evolution

Field & Leeke Street, WC1



Pre-app
advice #2
Jan 2021



Pre-app
advice #3
May 2021

Intermediate
Scheme
prepared

5. Assessment

The planning considerations are:

- Principle of development
- Land use
- Standard of design
- Amenity
- Transport
- Sustainability
- Planning obligations

6. Principle of demolition

The proposal involves the demolition of the lower storey of the existing building. The justification for this is that the upper floors are not work and the demolition would provide a roof extension to the existing building, which would be a better option than obtaining support for the existing building, which would be repeatedly cited noise from relocation of residential units.

Any proposal for substantial demolition, in particular to demonstrate Paragraph 8.16 of the LPP, employed in developing quantities of waste and buildings should always be explored further in this report.

As such, any proposal for the demolition of the existing building, where the demolition is to be used to divert 85% of waste to landfill, will also require developments to consider the specification of materials and construction processes with low embodied carbon content.

It is necessary to understand resource efficiency when comparing the overall impact of a new development with that of refurbishing an existing building. The stages to assess include:

Camden

Planning Solutions Team
Culture & Environment Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG
www.camden.gov.uk/planning

Date: 15/01/2021
Our ref: 2020/5008/PRE
Contact: Kristina Smith
Direct line: 020 7974 4986
Email: kristina.smith@camden.gov.uk

Nexus Planning
1 Poultry
London
EC2R 8EJ

Dear Natasha Bullen,

Re: 14 Leeke Street & 1-6 Field Street, London,

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £3,708.81 was received on 28th October 2020.

1. Proposal

The proposal is for:

- Part one, part two roof extension in association with reconfiguration of building's uses, relocating commercial (Class E) to the western part of the site and residential (Class C3) to the eastern part;
- Elevational alterations including provision of separate commercial and residential entrances;
- Incorporation of roof terraces at first floor upwards.

2. Site description

The site comprises a part 3 / part 4 storey building located between Field Street and Leeke Street, both accessed from King's Cross Road, with elevations and entrances on both streets. The ground floor and first floors are both vacant but were last occupied by 'The Joint' a music recording studio (formerly Class B1, now Class E). The part 1/ part 2 storeys above the recording studio comprise seven residential units with balconies.

The site is the last building on Field Street, which is terminated by the railway line that abuts the site to the west. The surrounding buildings are mainly in office (B1) use or residential (C3) use.

The site is situated within Kings Cross Conservation Area (not identified as making a positive or negative contribution) and the Central London Area.

3. Relevant planning history

2004/0311/P - The construction of a balcony, part demolition of an existing wall to form an opening in front of two new windows and the installation of panelling to the station elevation; together with louvres enclosure for roof top plant as amendments to planning permission dated 13th January 2004 (reg. no 0304067) for the partial demolition of an

Intermediate
Scheme
Pre-app
report

The majority of Council secure access to our system by telephone or email. Please consider the email.

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Neighbouring amenity

- The new extension rear which are the understood to be in these windows is like the existing neighbour application.
- The side extension no.181 Kings Cross extension would sit appear as a full sto to the east and west.

Transport

- A commercial cycle Plan standards as proposed commerc
- It was queried during the extension there is understood there underneath the station which will have new

Sustainability

- The proposal now Statement would be greatest possible regulations. Deep Regulations Part L targets for new buildings improvements against
- All new build residential emissions reduction
- It is understood a building, as well as planning condition encouraged to provide

This document represents information available to you without prejudice any future plan

If you have any queries at

Kind regards,

Kristina Smith BA (Hons)
Principal Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

From: [Kristina Smith](mailto:kristina.smith@camden.gov.uk)
To: [Natasha Bullen](mailto:natasha.bullen@camden.gov.uk)
Cc: [Natasha Bullen](mailto:natasha.bullen@camden.gov.uk)
Subject: 2021/1816/PRE - 14 Leeke Street and 1-6 Field Street, London, WC1X 9HJ
Date: 12 May 2021 16:40:26

Re: 14 Leeke Street and 1-6 Field Street, London, WC1X 9HJ

Dear Natasha,

The contents of this email constitutes follow-up pre-application on the above site. The feedback should be read in conjunction with the feedback provided under re. 2020/5008/PRE (dated 15/01/2021).

The proposals are now as follows:

Housing

- Rear and side extensions at first floor level and internal alterations in association with conversion from recording studio to office floorspace (Class E);
- Additional set-back storey on Field Street elevation at third floor level to provide two additional residential units (Class C3);
- Alterations to elevations on Field Street and Leeke Street.

Massing and design

- At a storey lower and no infill on the railway elevation, the revised massing feels far more comfortable
- Full elevations required for complete assessment
- Whilst only indicative and subject to a complete elevation assessment, general advice was given to reduce the proportions of glazing particularly on southerly orientated elevations due to solar gain considerations. A large amount of glazing, particularly at first floor level is out of character with the former industrial 'mews-like' character of these streets.
- Brickwork slips are proposed in place of the zinc which is understood to be defunct and needs removing. OK with brick slips in principle but care needs to be given as to matching it with the original brick colour / bond. It is noted there is a newer brick type with a less in-keeping brick type on the later additions to the building. How will the contrast between the two be overcome? Alternatively a contrasting brick tone such as grey was suggested. Full details to be provided with an application.
- You are advised to change the glazed balustrades to a more traditional black metal

Base
Scheme
Plus
prepared