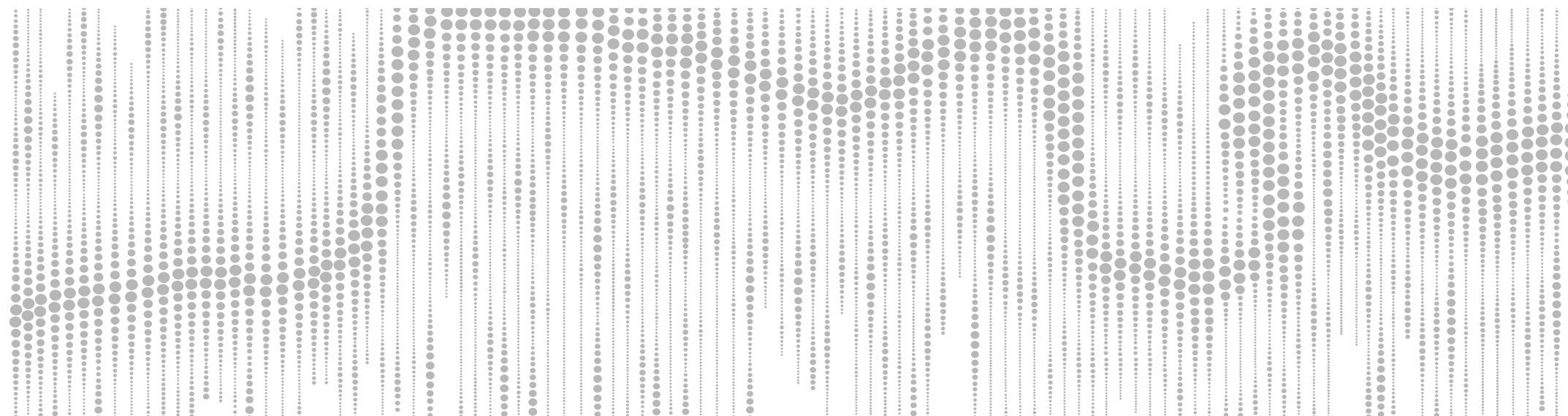
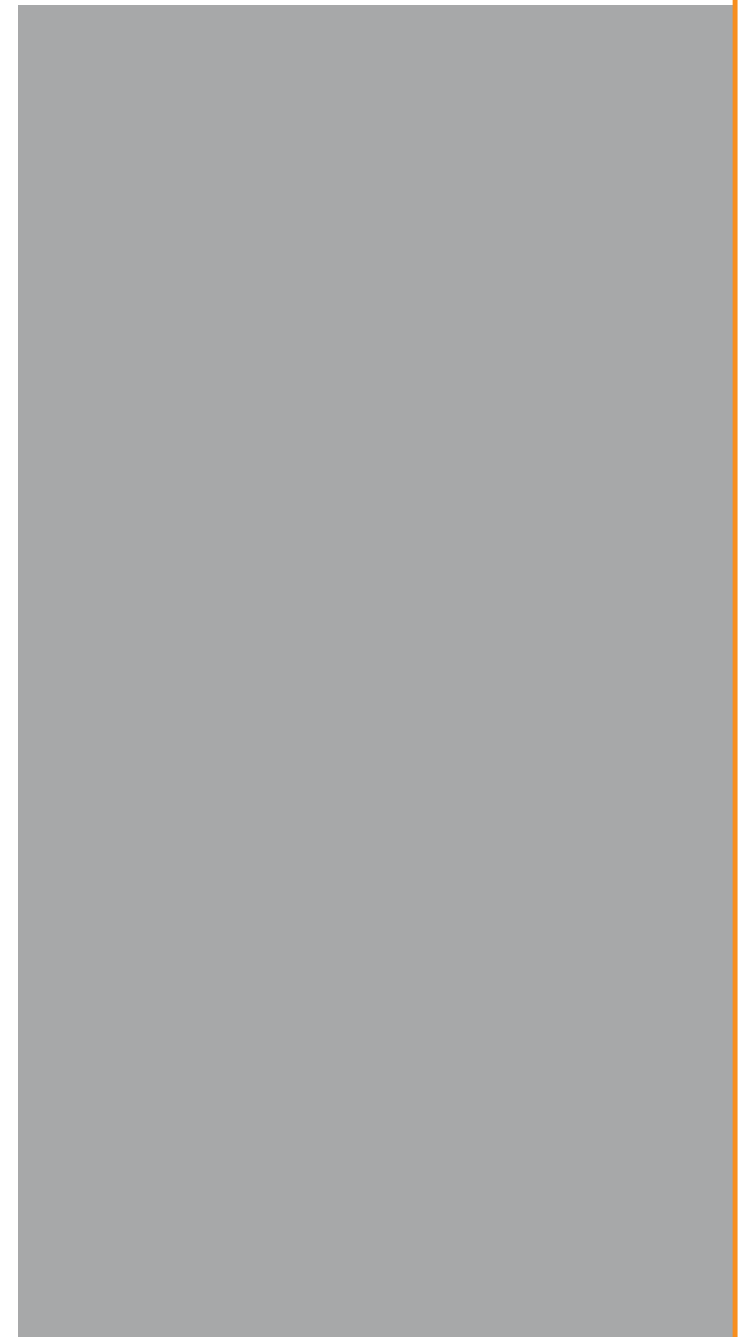


DESIGN & ACCESS STATEMENT

The proposal is to refurbish the former recording studios and return them to conventional commercial office space with a new ground floor entrance on Leeke Street, a first floor side extension to house washrooms and a new roof terrace area adjacent to the railway that will provide amenity space.

A further third floor extension will also create two new residential flats with a new set back low level roof plant enclosure above that will service the building as a whole, and an enhanced residential entrance also on Leeke Street.

Due to inherent fire protection and workmanship defects, the existing building's zinc clad facades require complete removal and in its place a new brick slip cladding will be installed, this being an fire resistant, robust and more contextually appropriate material within the local conservation area.



Design & Access Statement

Field & Leeke Street, WC1

1. LAYOUT, AMOUNT & USE:

The proposed design is to carry out internal refurbishment works to restore the former music recording studio to its lawful business use (Class E) to create new open plan offices on the ground and first floor and construct a new rear first extension to supplement ancillary accommodation as well as a new third floor extension to provide two new two-bedroom residential units (Class C1).

In terms of layout, the proposed design remains entirely within the existing site boundary and broadly similar to that as before. However, it is proposed that the commercial office entrance be relocated to Leeke Street adjacent to the existing residential entrance, this being a more attractive street with dual pedestrian access routes both into and out of the local area compared to Field Street that will be retained for servicing, refuse and means of escape.

The total amount of accommodation to be provided is shown in the adjacent detailed schedules but that in summary is as follows (with %-increases compared to existing adjacent):

- Total Gross External Area = 1,974sqm (15% increase)
- Commercial Gross Internal = 988sqm (9% increase)
- Residential Gross Internal = 804sqm (29% increase)

Two additional 2-bed units will also be created, improving the overall residential accommodation mix.

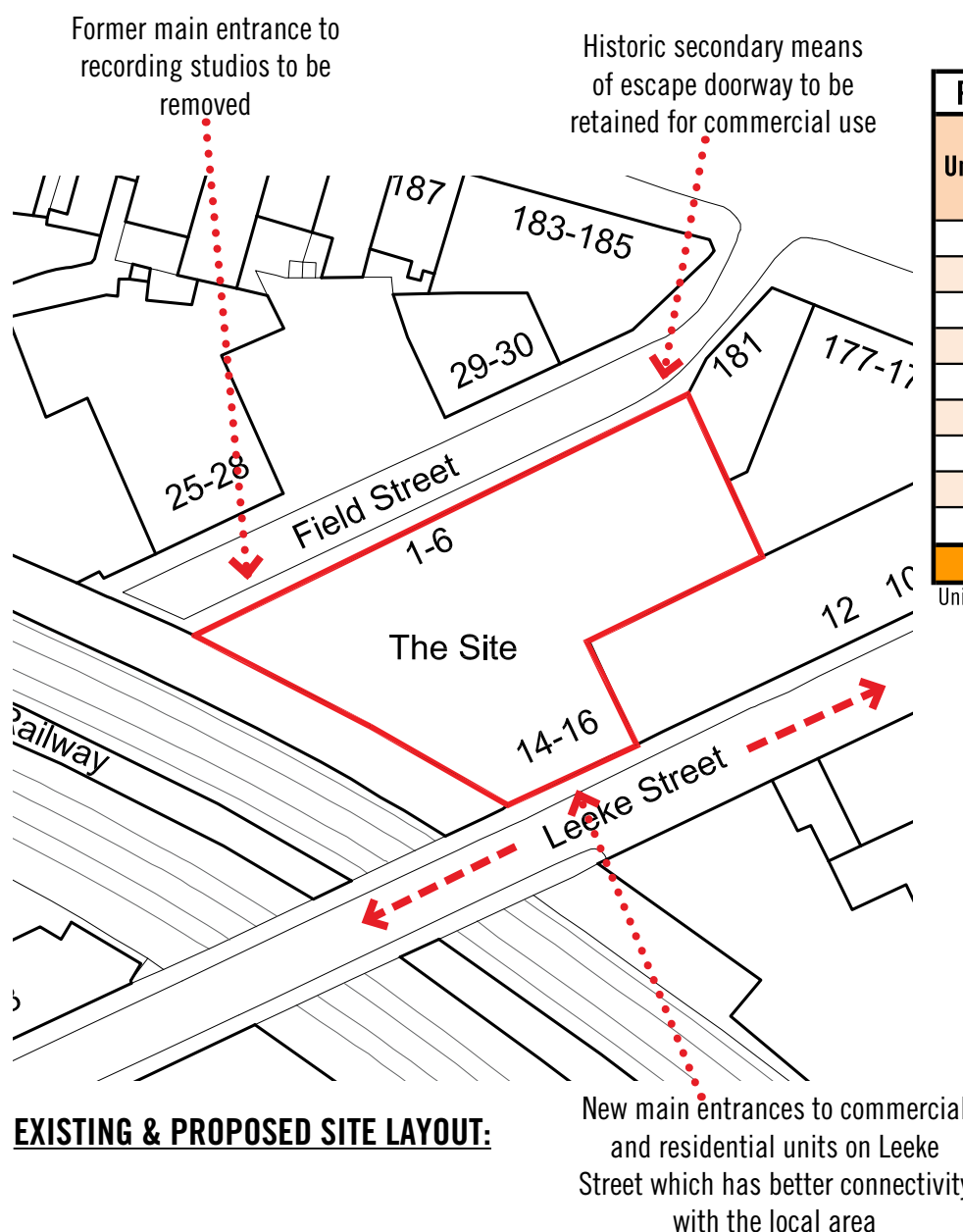
More detailed layouts and associated changes are shown on the following pages with supporting explanatory comments adjacent.

Area Schedule - For all use types:

PROPOSED Based on dwgs D01-10, D01-11, D01-12, D01-13 and D01-14										
Floor Level	GEA (entire development)		Commercial Use				Residential Use			
	(sqm)	(sqft)	Gross internal area		Net internal area		Gross internal area		Net sales area	
			(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
3rd Floor	355	3,821		0		0	323	3,477	267	2,874
2nd Floor	464	4,994		0		0	427	4,596	360	3,875
1st Floor	541	5,823	478	5,145	415	4,467	20	215		0
Ground Floor	614	6,609	510	5,490	394	4,241	34	366		0
TOTALS	1,974	21,248	988	10,635	809	8,708	804	8,654	627	6,749

Commercial Net : Gross ratio = 81.9%

Residential Net : Gross ratio = 78.0%



PROPOSED Based on dwgs D01-10, D01-11, D01-12, D01-13 and D01-14					
Unit Reference	Residential Unit Type				Net Sales Area per unit (sqm)
	1-Bed 2-Person	2-Bed 4-Person			
Unit 34		1			70
Unit 33		1			78
Unit 32	1				60
Unit 31	1				59
Unit 25		1			98
Unit 24	1				50
Unit 23		1			94
Unit 22	1				59
Unit 21	1				59
TOTAL	5	4	0	0	627

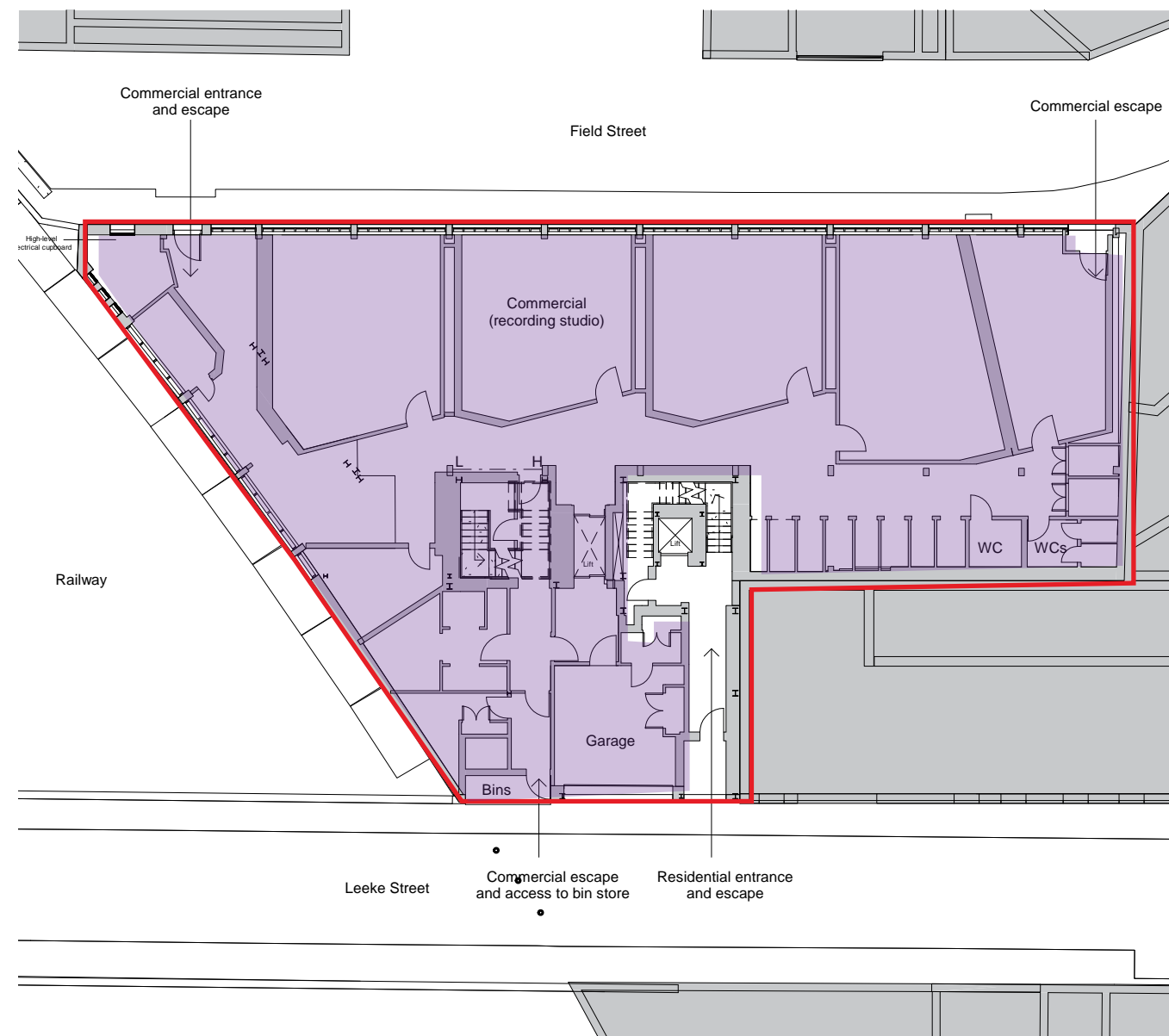
Unit split % ratio = 55.6% 44.4% 0.0% 0.0%

Total number of residential units = 9

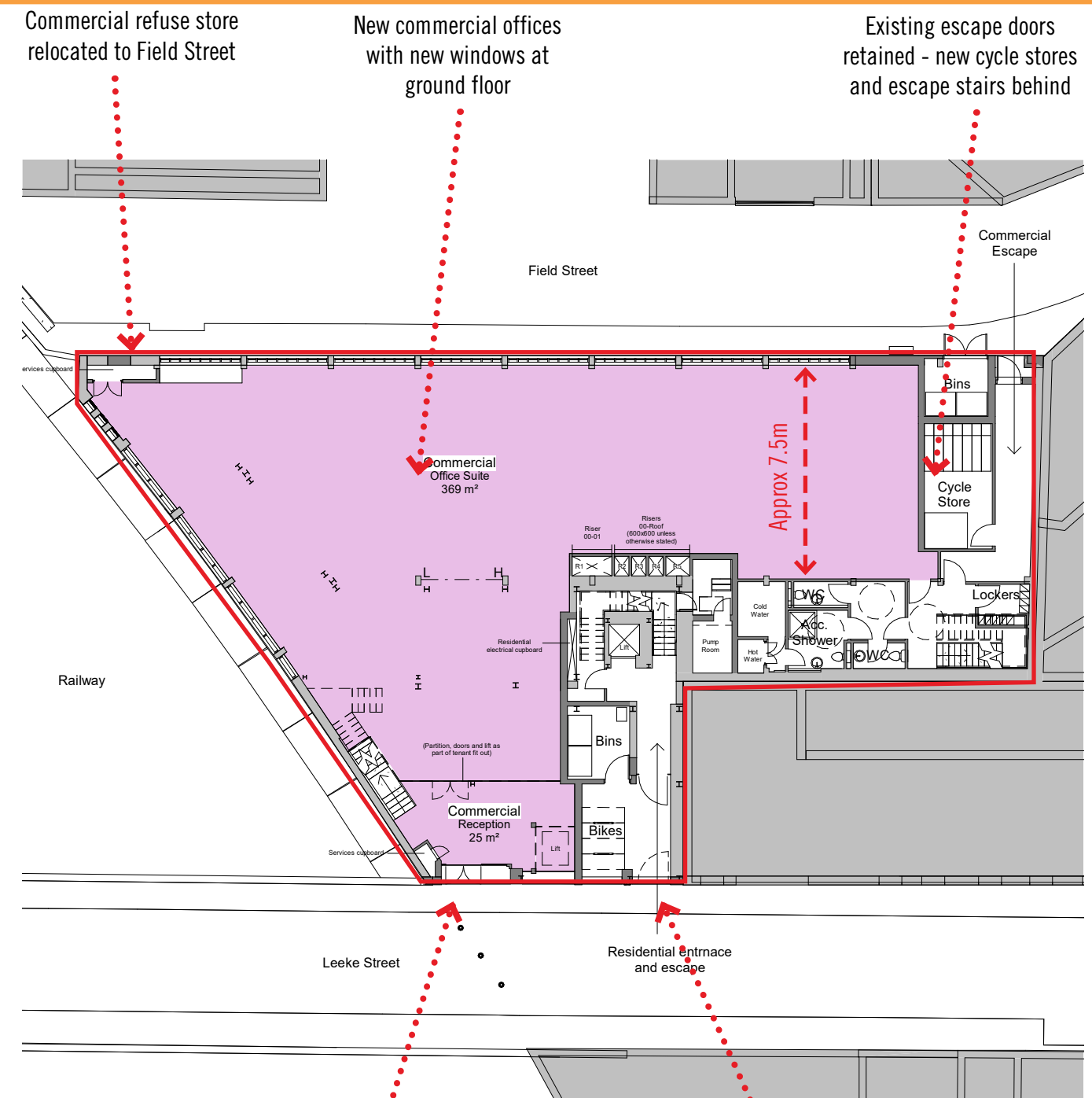
Design & Access Statement

Field & Leeke Street, WC1

Ground Floor:



EXISTING:



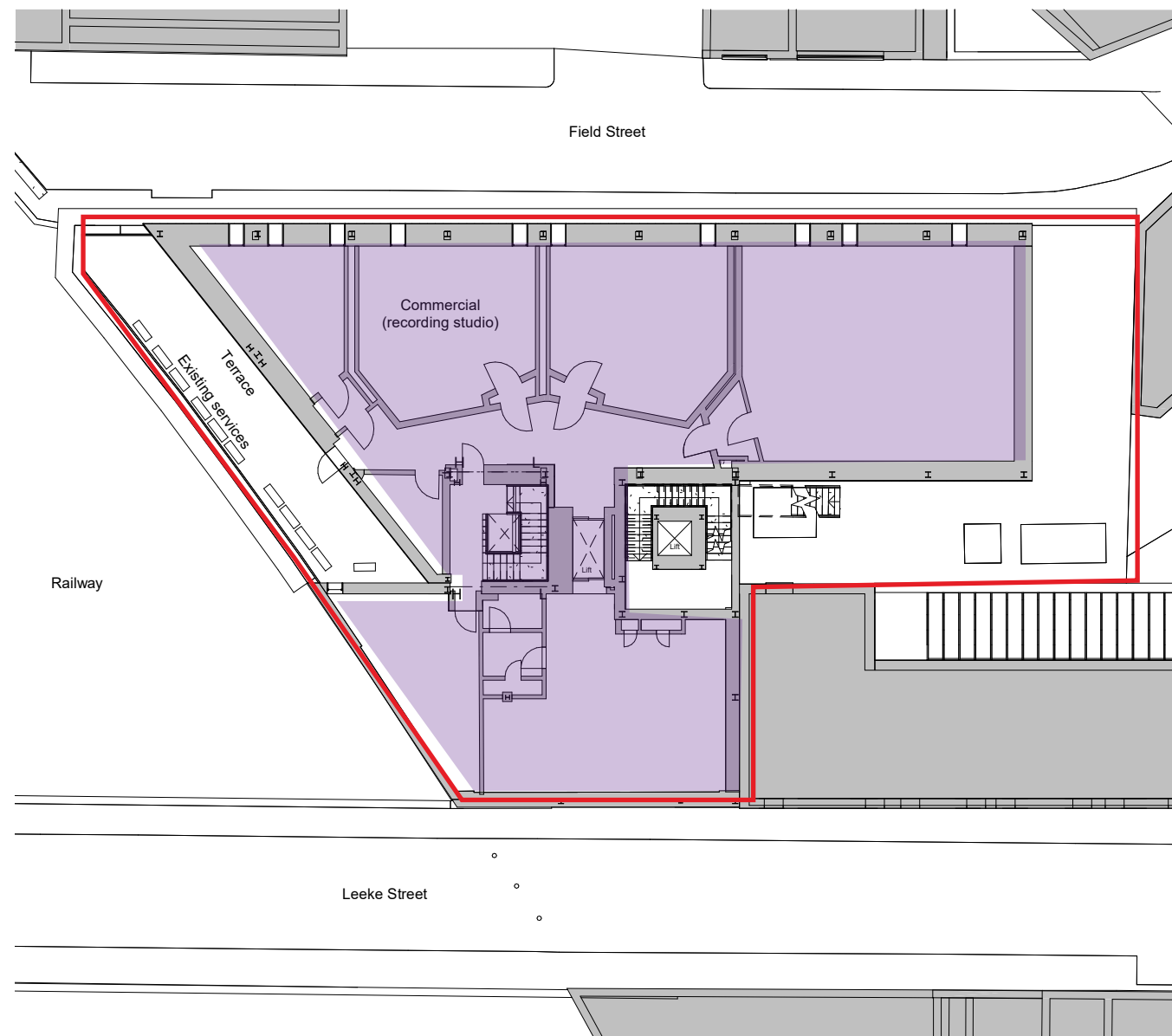
PROPOSED:



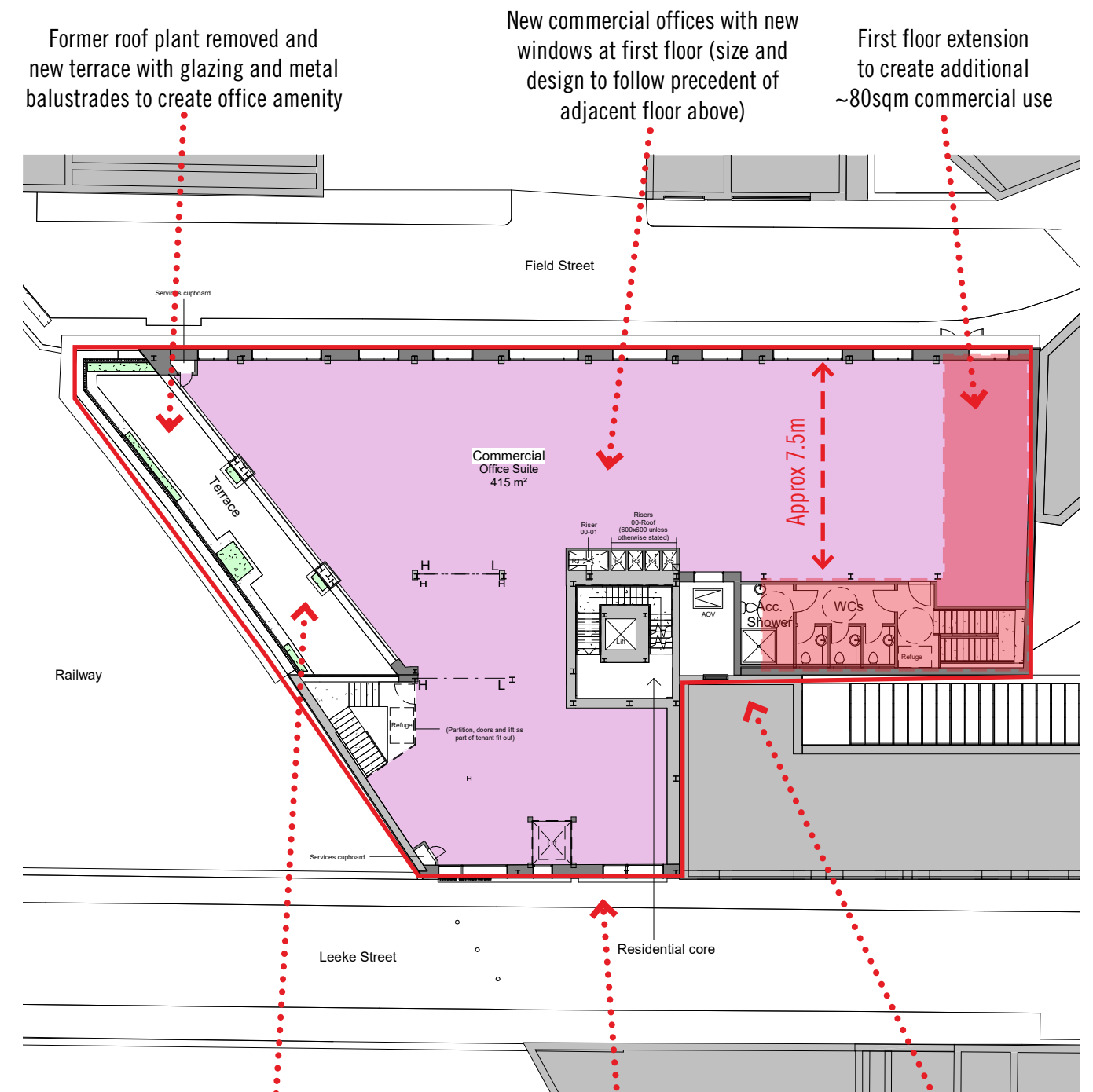
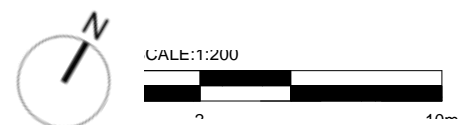
Design & Access Statement

Field & Leeke Street, WC1

First Floor:



EXISTING:



PROPOSED:

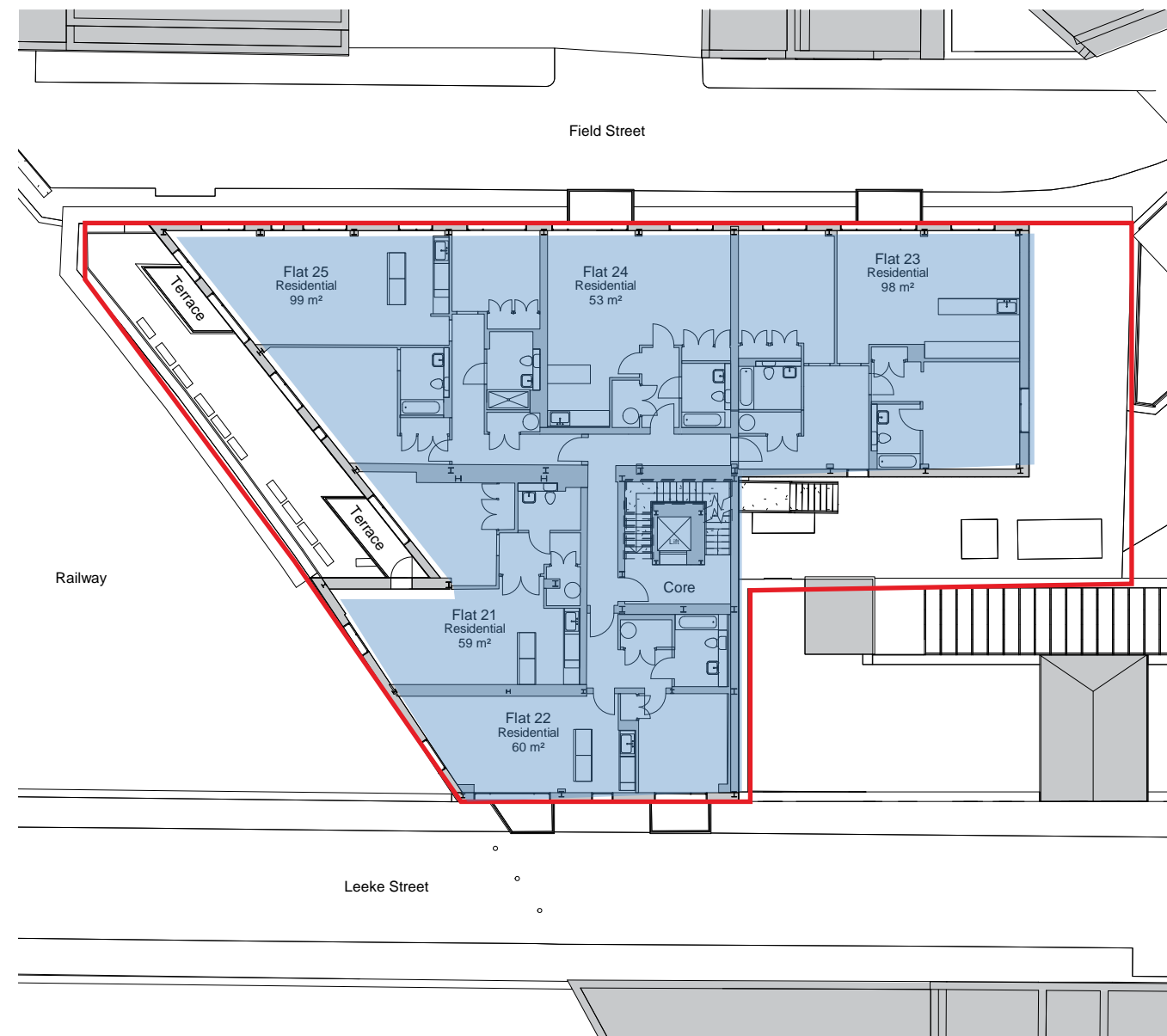
Metalwork facade to be replaced with new brick slip rainscreen cladding system

New windows to facade above office reception / entrance

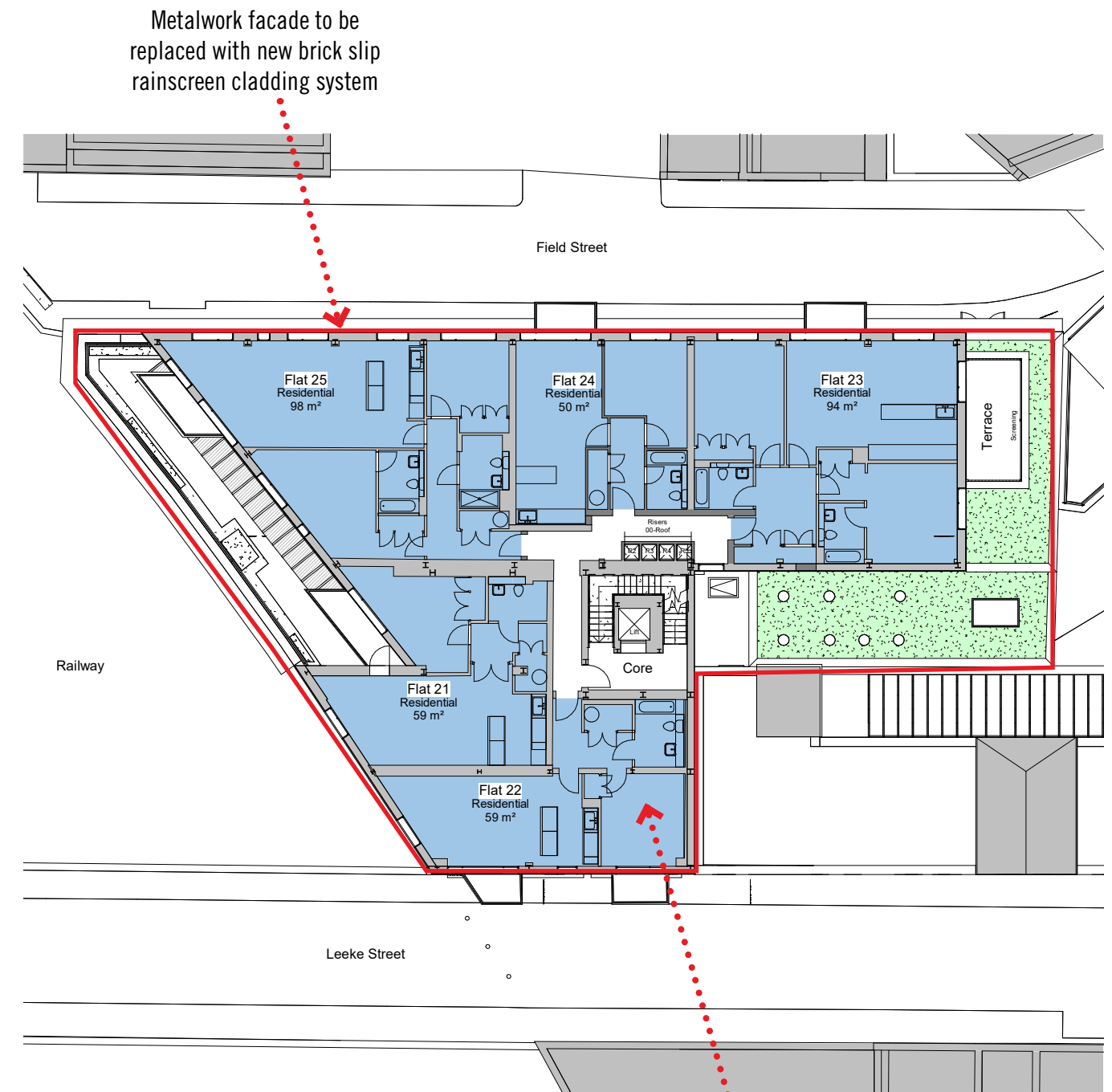
Design & Access Statement

Field & Leeke Street, WC1

Second Floor:

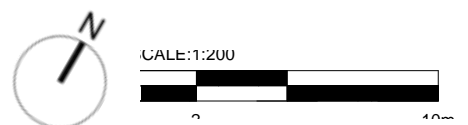


EXISTING:



PROPOSED:

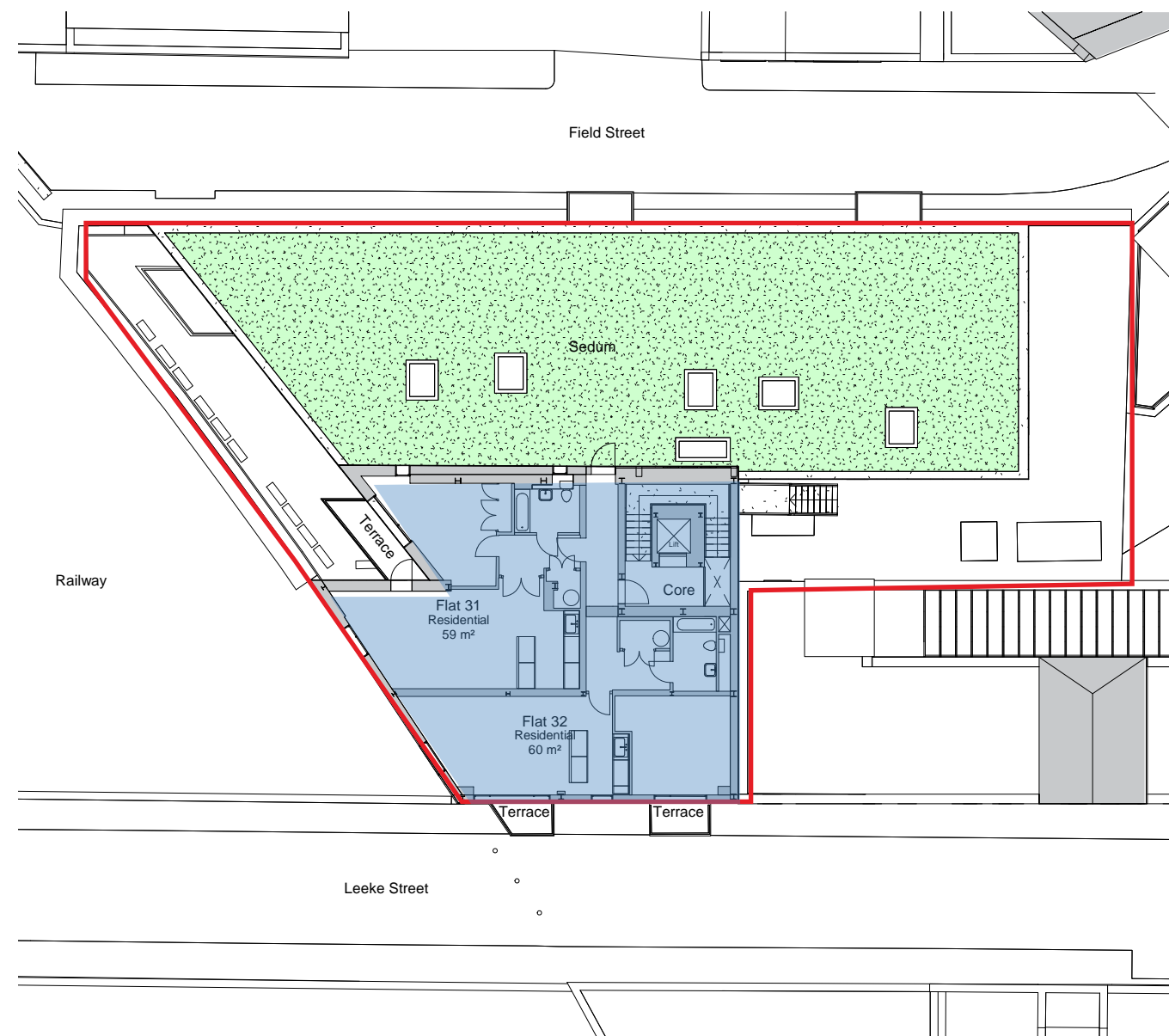
Second floor flats to remain
(internal finishes and fittings
refurbishment works only)



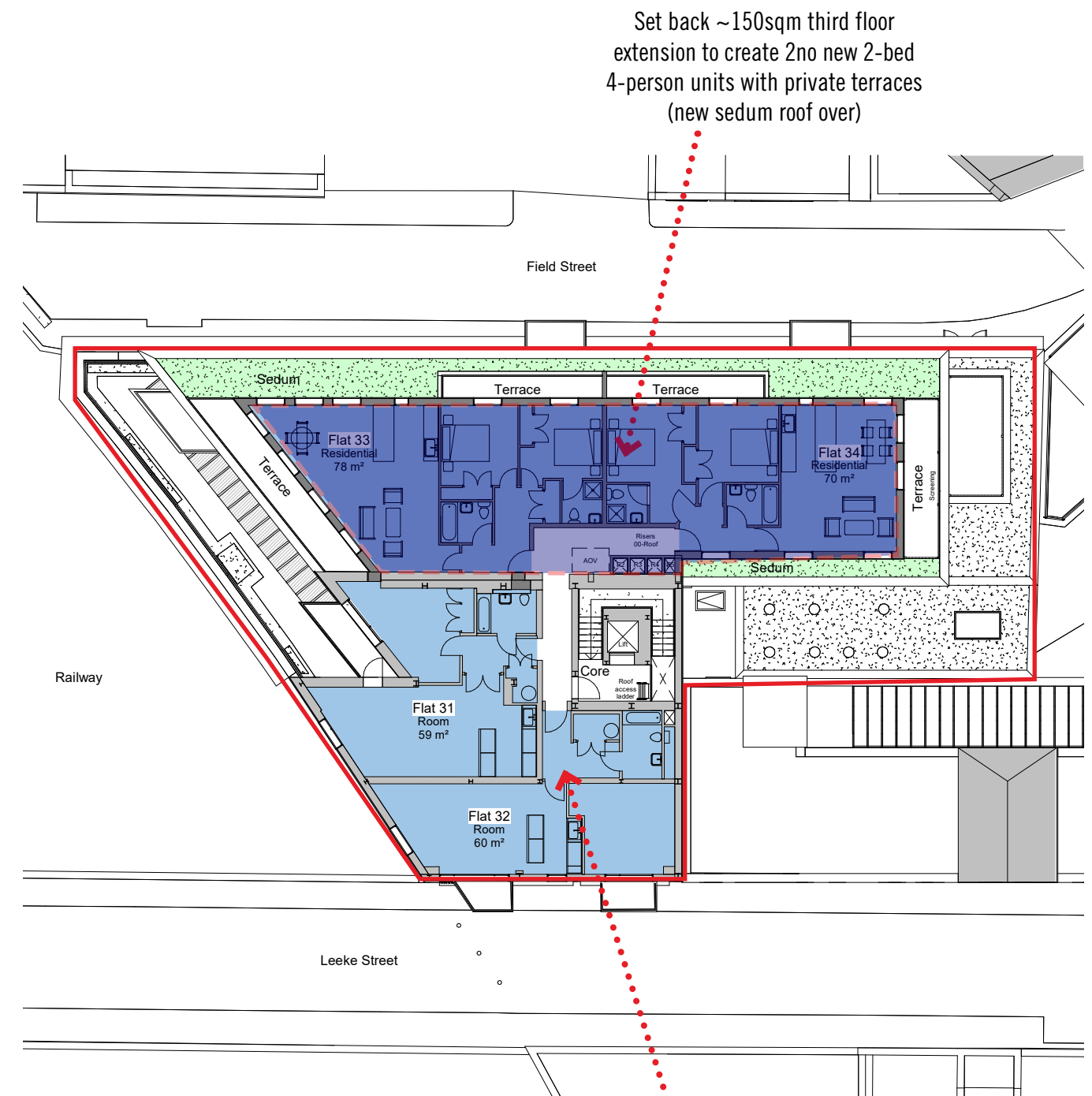
Design & Access Statement

Field & Leeke Street, WC1

Third Floor:

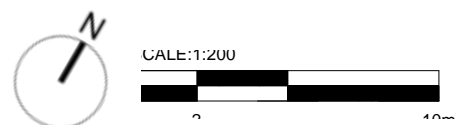


EXISTING:



PROPOSED:

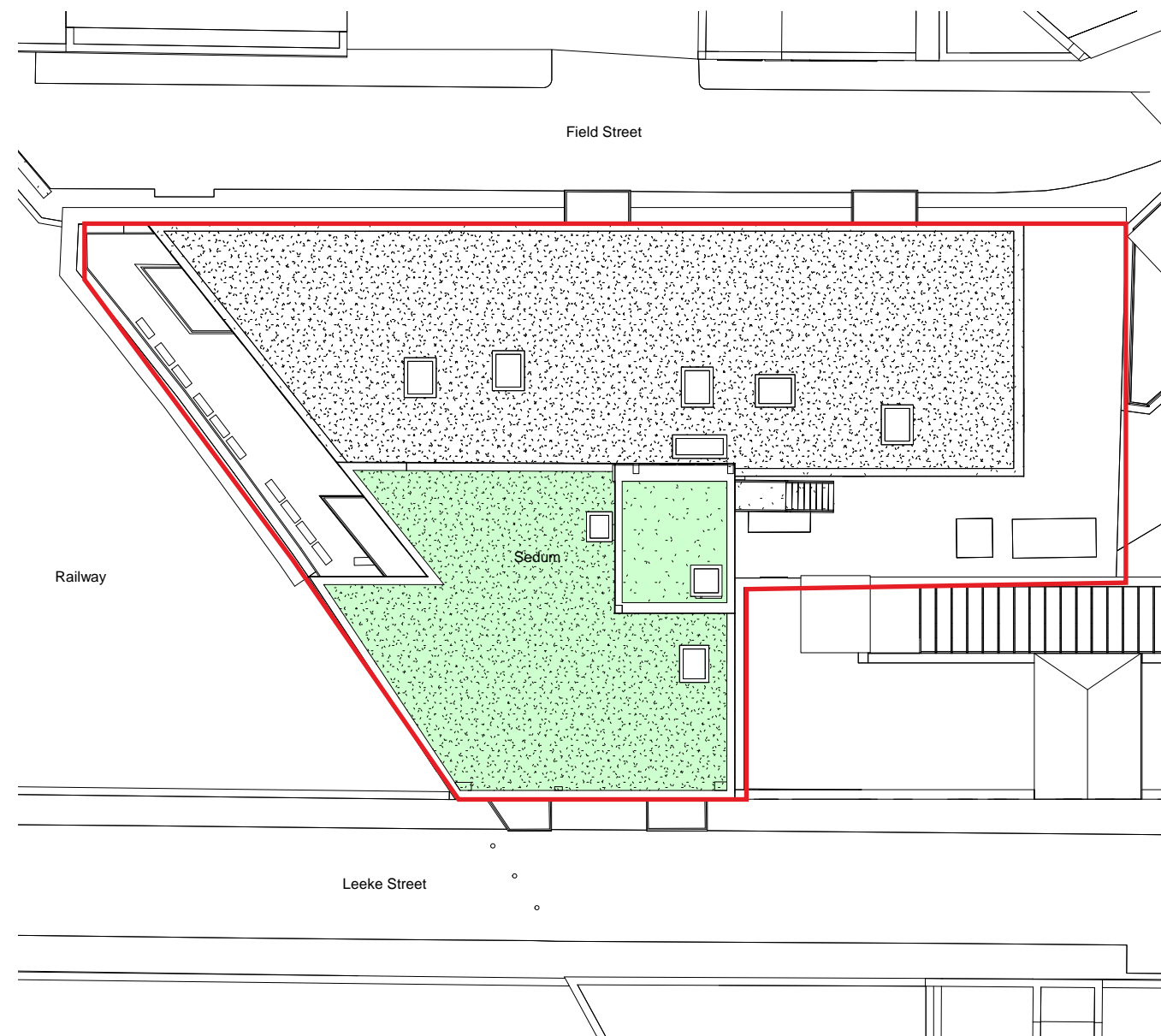
Third floor flats to remain
(internal finishes and fittings
refurbishment works only)



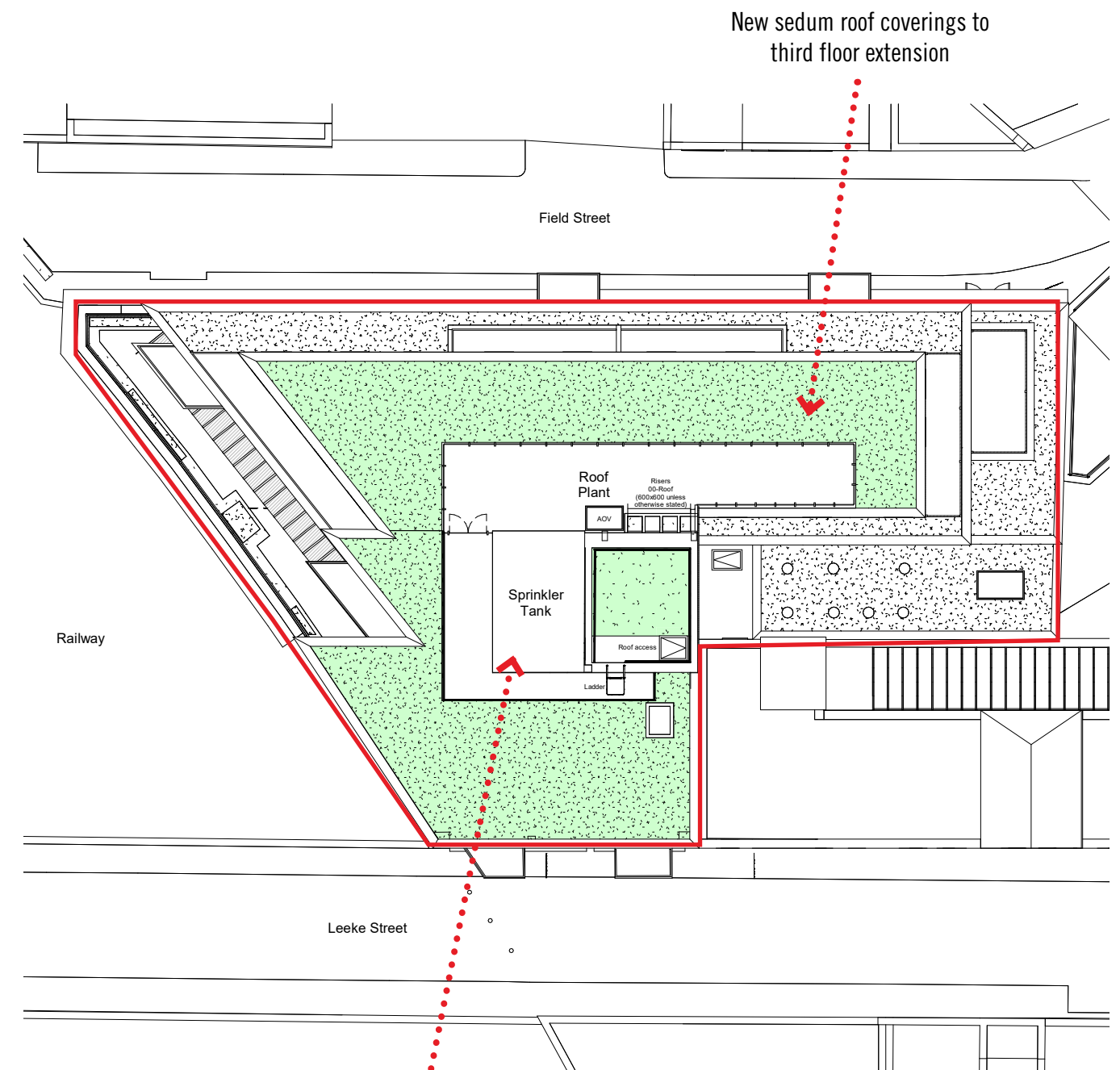
Design & Access Statement

Field & Leeke Street, WC1

Roof Plan:



EXISTING:



PROPOSED:



Design & Access Statement

Field & Leeke Street, WC1

2. SCALE & MASSING:

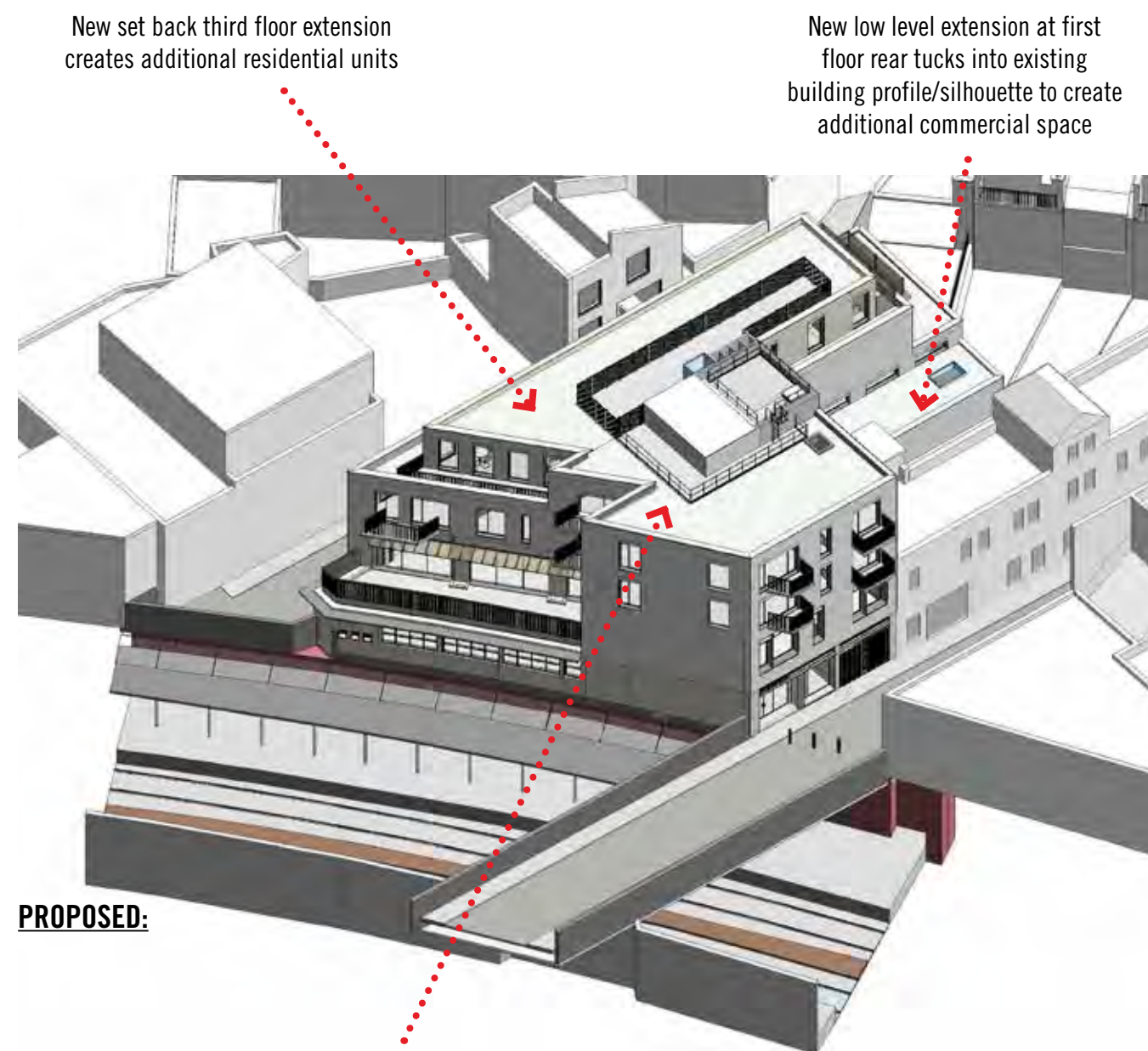
Similar to layout, as the majority of the existing building remains then there will be little overall change to the scale and massing of the proposed building.

The birds eye views below and site cross sections opposite show the existing and proposed development with the new first, third and roof top extensions highlighted. These have been incorporated into areas where they will have little impact by virtue of being set within the overall building's existing massing/shape and/or are set back in order to mitigate any impact on street views or neighbouring buildings.



EXISTING:

Birds eye views looking north

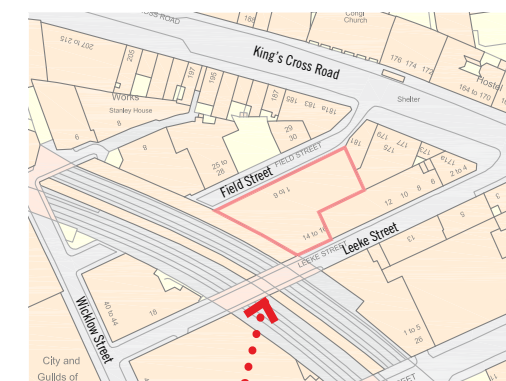


PROPOSED:

Low profile rooftop plant enclosure wraps round existing lift overrun with set back from building edge to mitigate impact on views and neighbouring properties

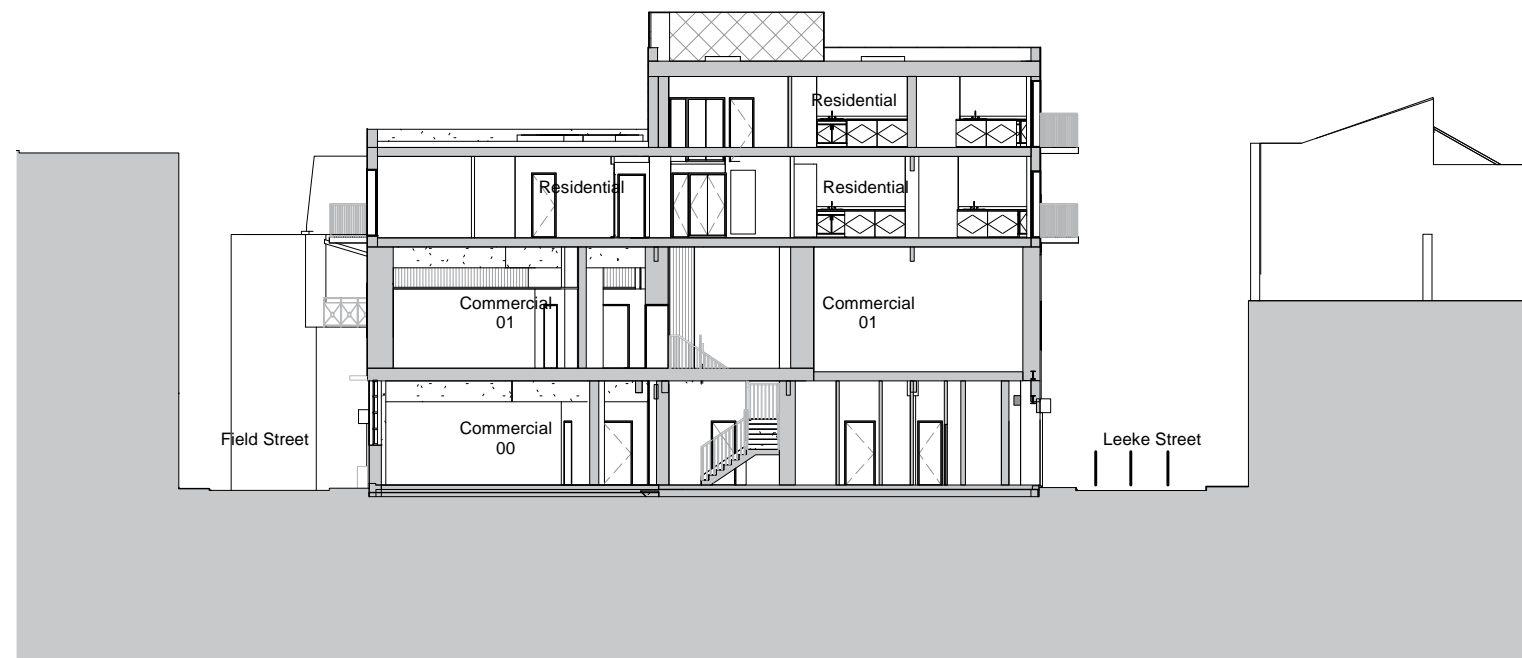
New low level extension at first floor rear tucks into existing building profile/silhouette to create additional commercial space

New set back third floor extension creates additional residential units

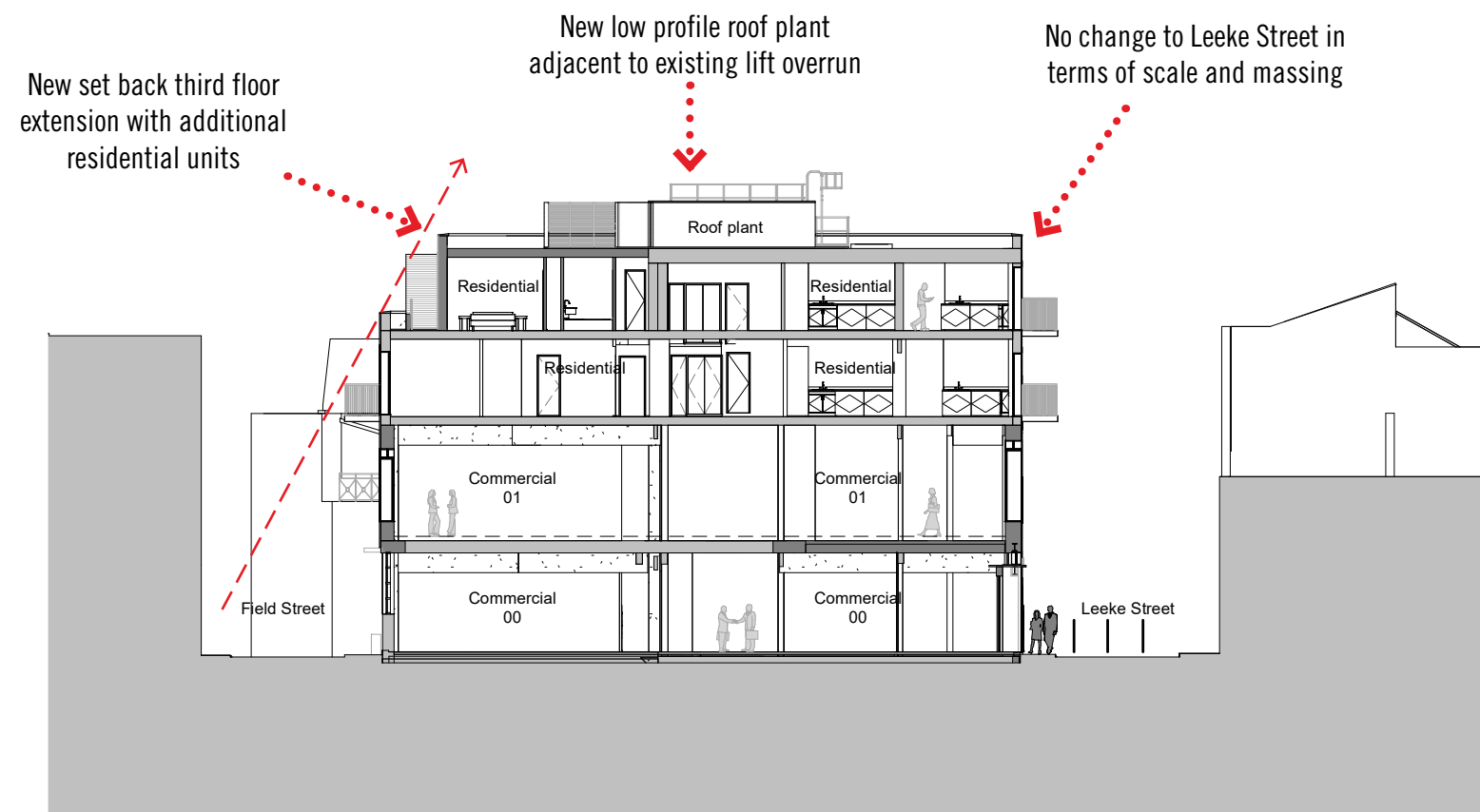


Design & Access Statement

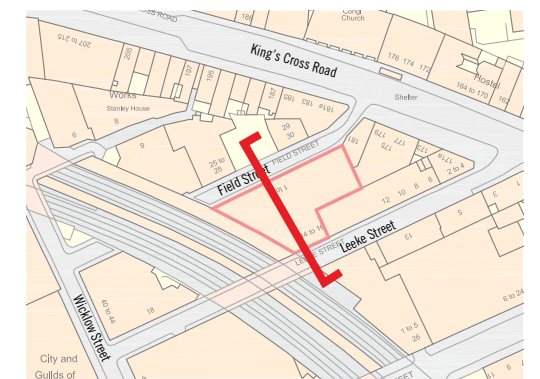
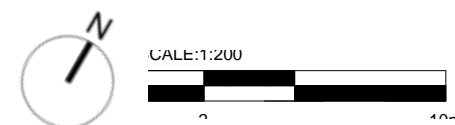
Field & Leeke Street, WC1



EXISTING:



PROPOSED:



Design & Access Statement

Field & Leeke Street, WC1

Street level 3d-studies have also been prepared from key viewpoints around the site to examine the impact of the proposed first and third floor extensions on these views and these are shown adjacent / on the following pages.

These show that there will be little if any change to Field Street and Leeke Street, with new third floor extension showing a minor change to the buildings profile when seen from mid-range views from the opposite side of the railway line (see views B and D on following pages).

To the rear of the site, views have also been prepared to test the outlook and appearance of the new first and third floor extensions on the neighbouring buildings, particularly the listed buildings on Kings Cross Road. These also show that although there is a change to the buildings skyline silhouette, this is not dissimilar to the existing building, with the first floor extensions falling entirely within this profile. The first floor extension will extend out to the existing boundary but due to the proposed clerestory windows at the rear of the proposed first floor office space, this will be lower than elsewhere, further mitigating impact to the first floor Leeke Street neighbouring buildings (which are also relatively 'thin' on plan and that benefit from a dual aspect over Leeke Street as well as to their rear).

Where the first floor extension extends sideways towards the rear of Kings Cross Road, a new flank wall will be created on the boundary. However, most of these properties are commercial use that are set back from the site with long roof terraces between other than No 181 which has an second floor terrace to a residential flat which due to its elevated height will be little affected.

EXISTING:

View A: Looking south-west into Field Street



PROPOSED:



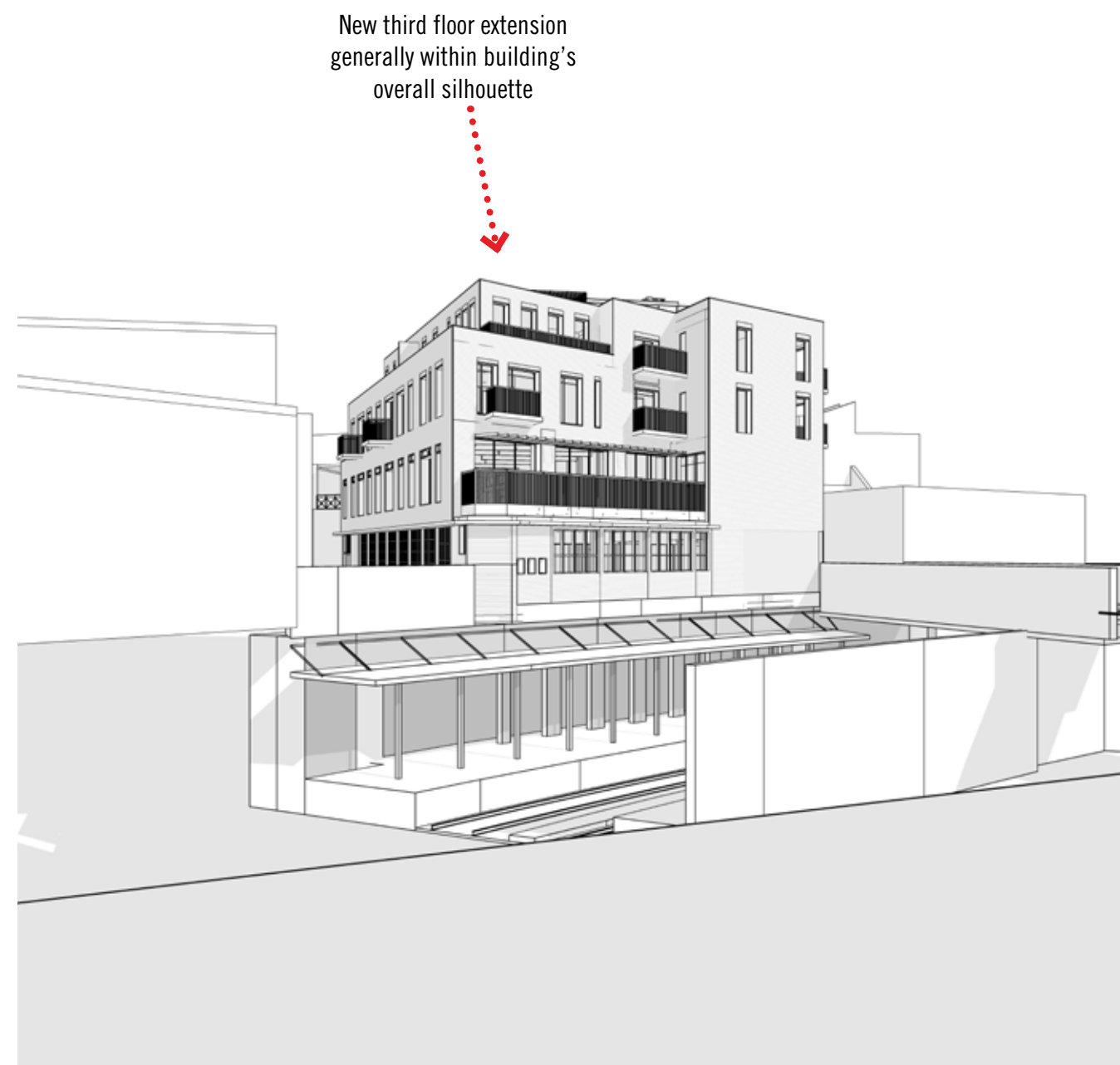
Design & Access Statement

Field & Leeke Street, WC1

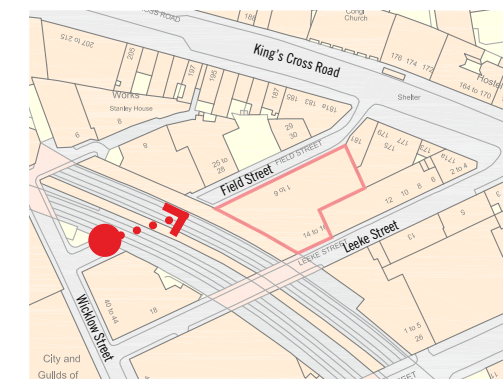


EXISTING:

View B: Looking north-east across railway from Wicklow Street

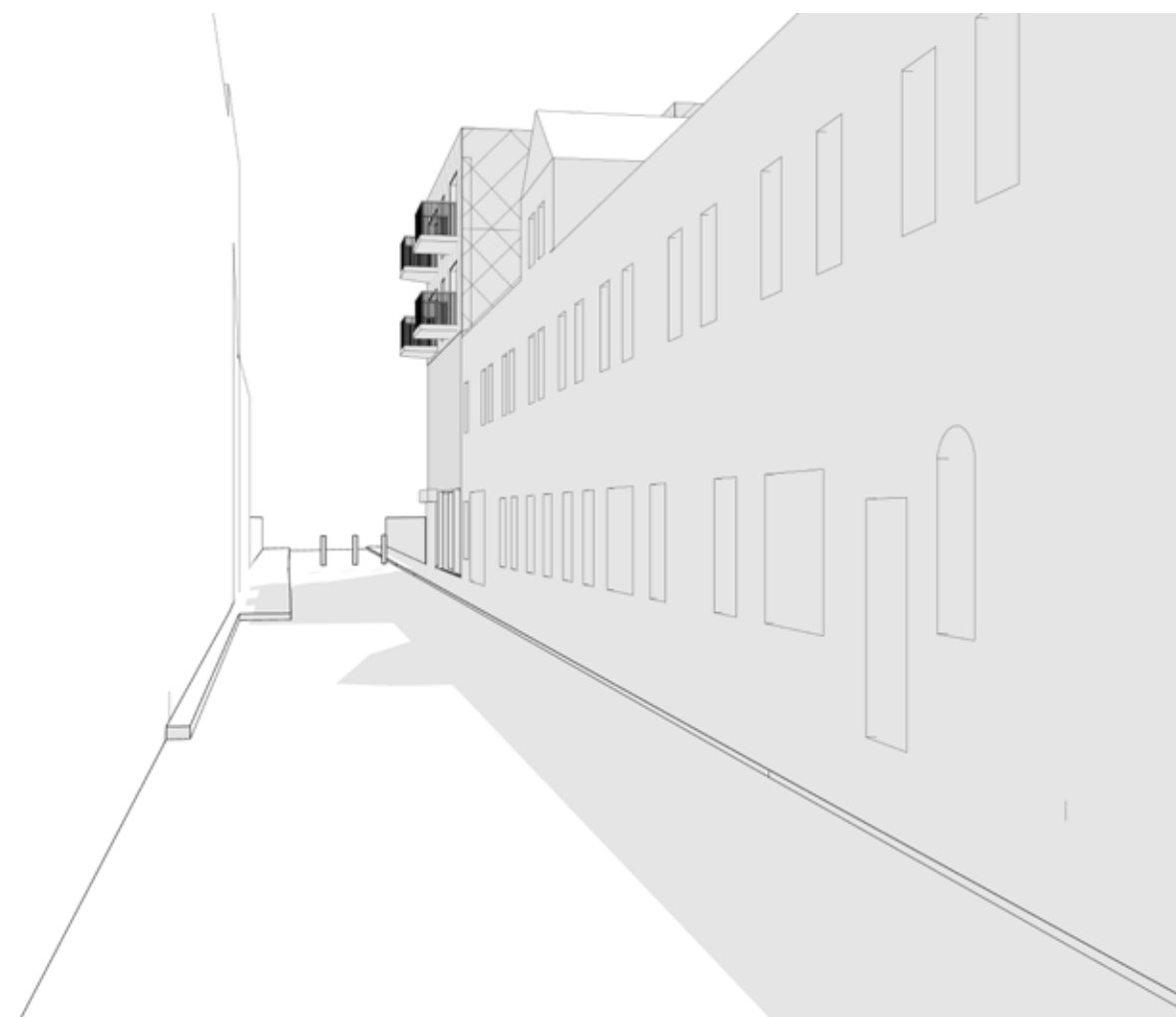


PROPOSED:



Design & Access Statement

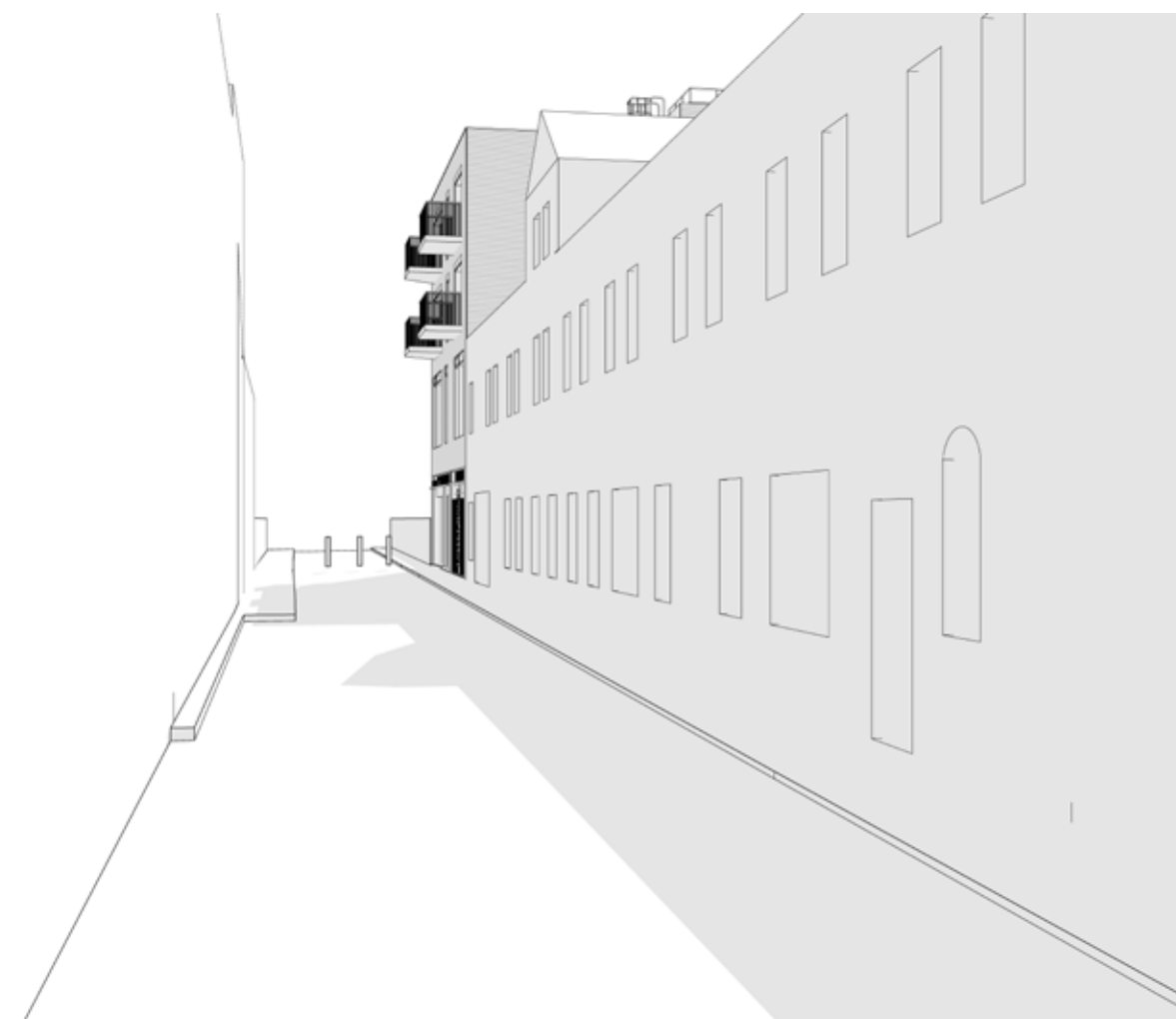
Field & Leeke Street, WC1



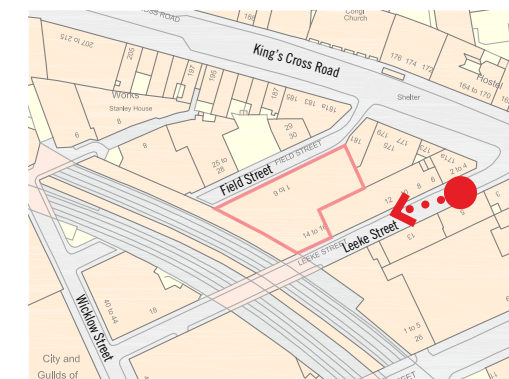
EXISTING:

View C: Looking south-west along Leeke Street

No change to Leeke Street view
and building's silhouette

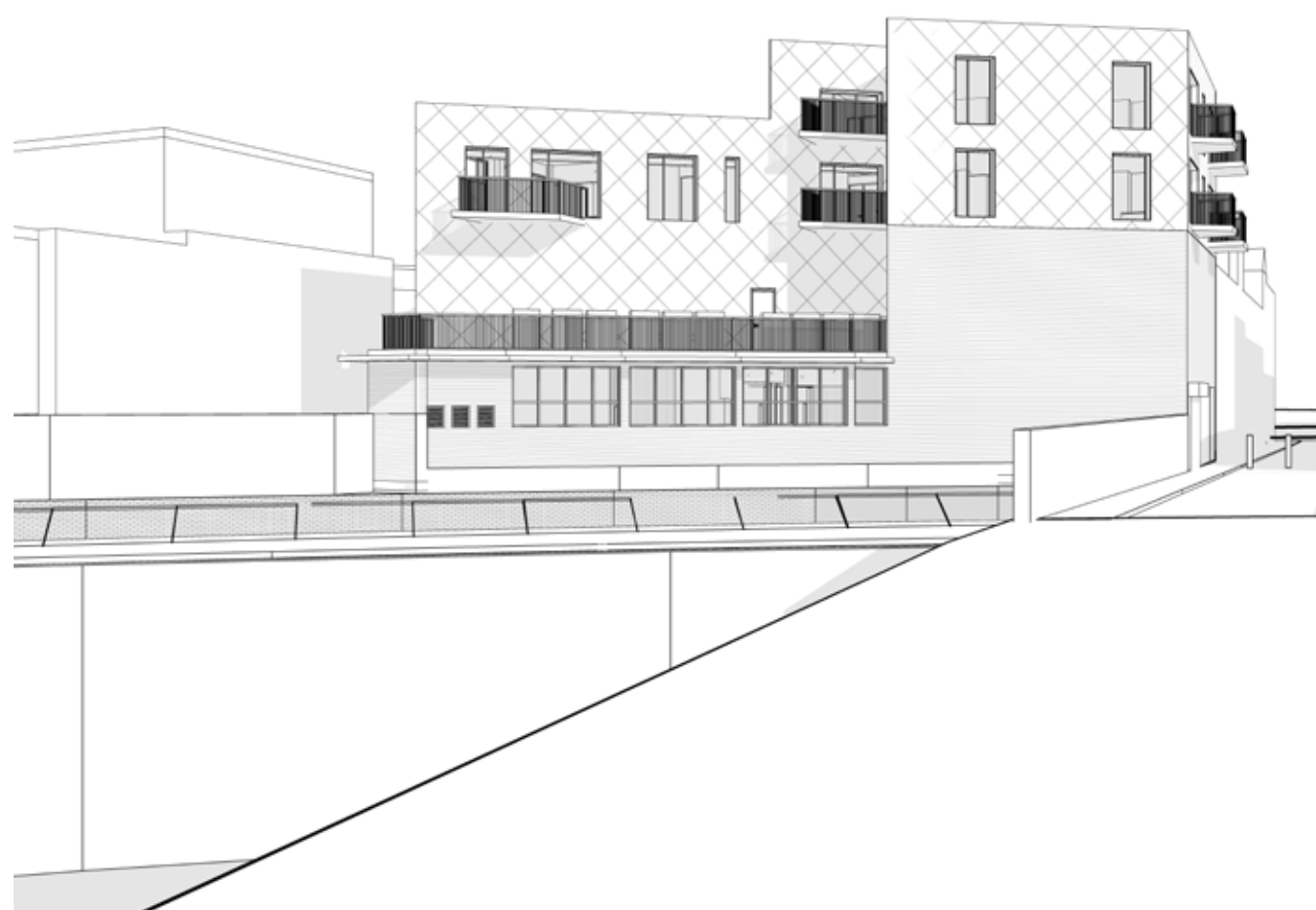


PROPOSED:



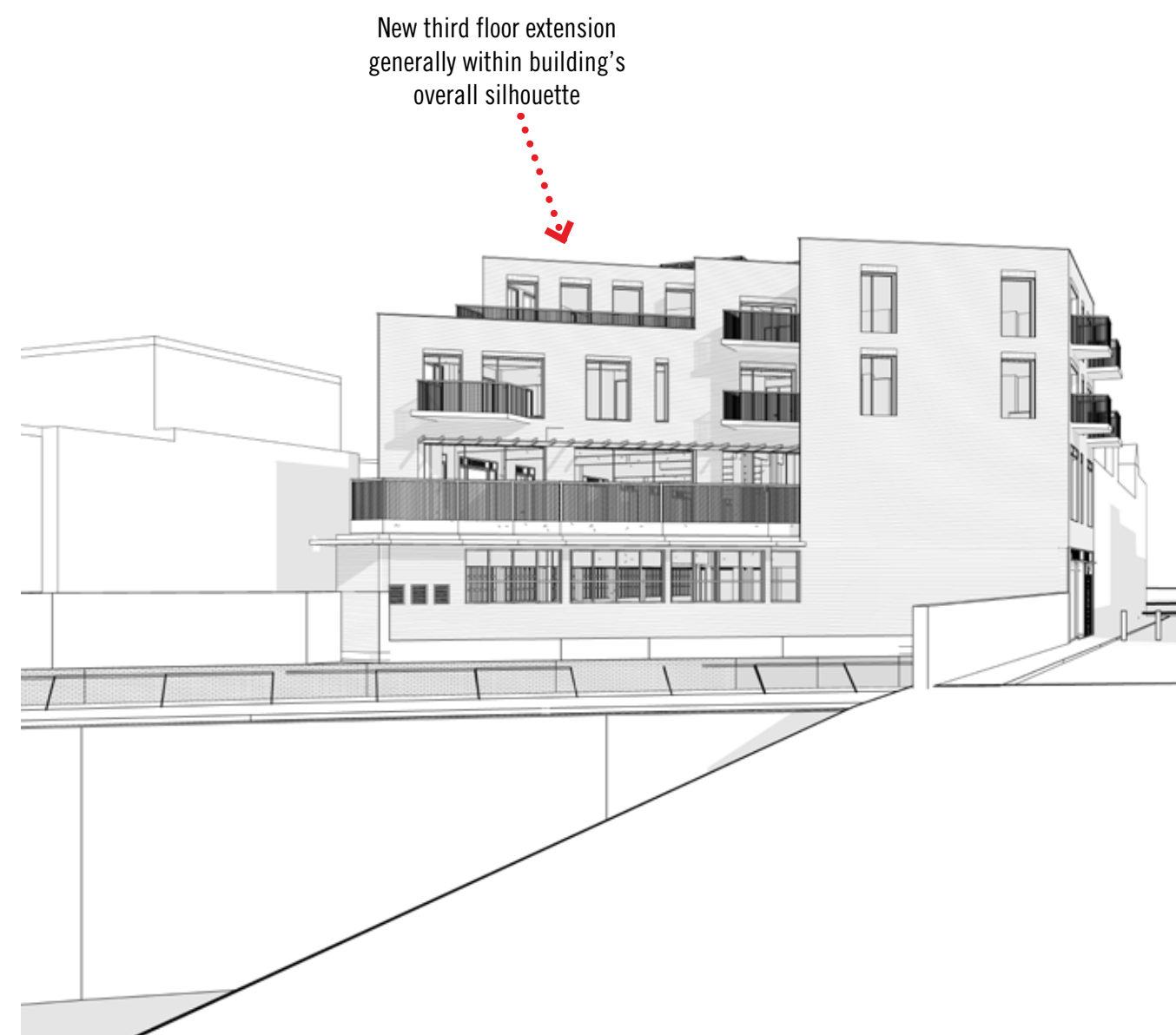
Design & Access Statement

Field & Leeke Street, WC1

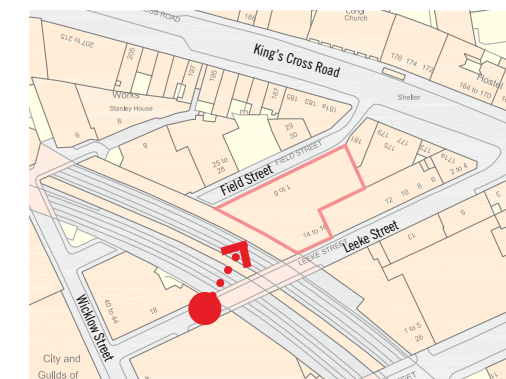


EXISTING:

View D: Looking north-east across from Leeke Street railway bridge



PROPOSED:



Design & Access Statement

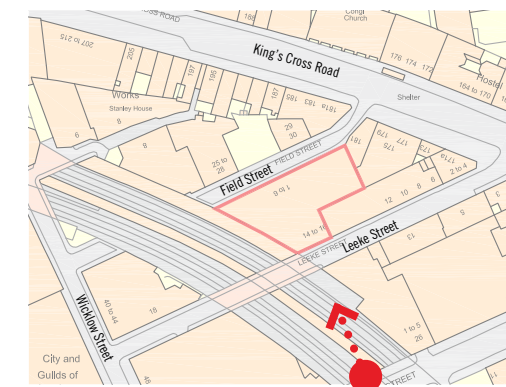
Field & Leeke Street, WC1



EXISTING:

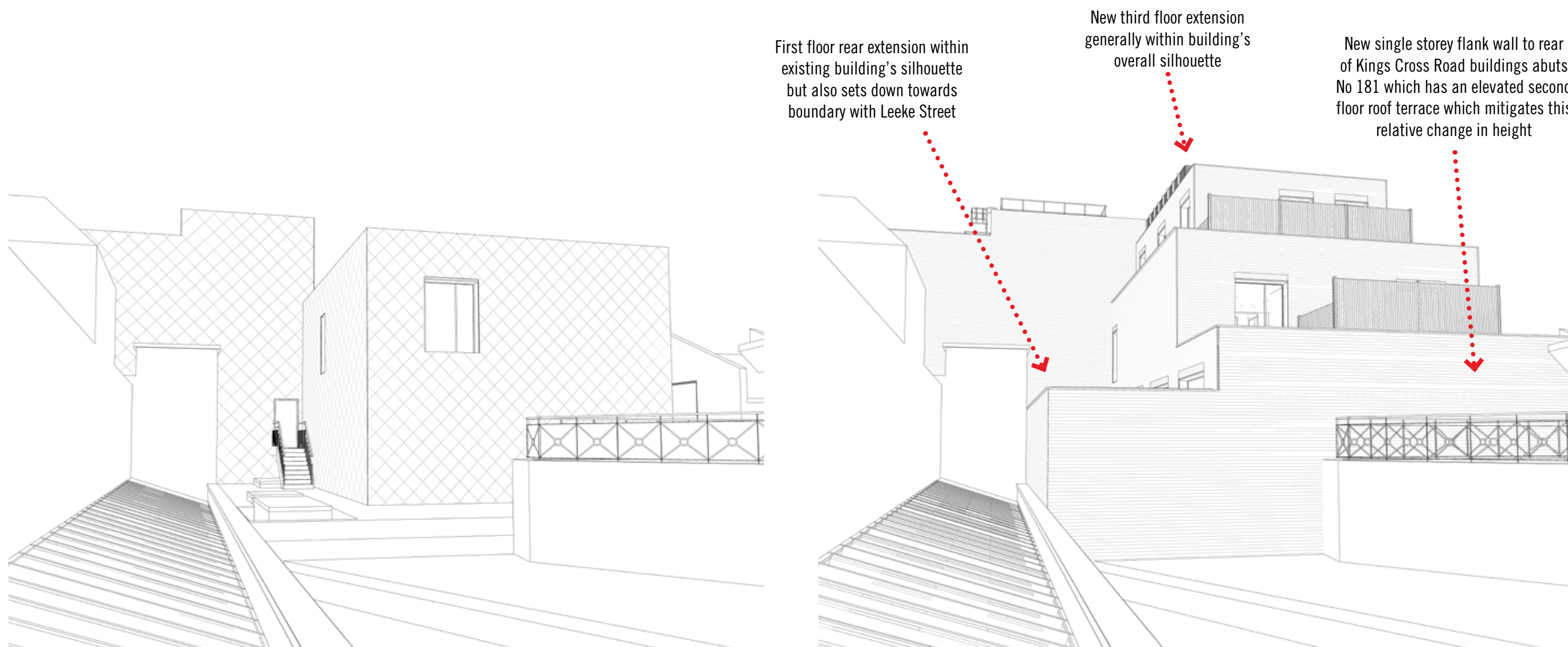
View E: Looking north from Britannia Street railway bridge

PROPOSED:



Design & Access Statement

Field & Leeke Street, WC1



EXISTING:

View F: Elevated first floor looking west across from rear of Kings Cross Road neighbouring buildings

PROPOSED:

