

District.

Design and Access Statement

074 . 115 Kings Cross Road Camden . London . WC1X 9NH

September 2021

District.

District Architects

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District Architects have worked successfully with private and commercial clients on a variety of residential schemes across the UK. From bespoke family homes to larger housing developments our focus has always been to create something unique whilst remaining functional and practical. We have been a RIBA chartered practice since 2016.

Introduction

This statement has been prepared to accompany our application for our proposals at 115 Kings Cross Road, Camden. Our application seeks approval for a first floor rear and mansard extension.

These works shall facilitate the formation of a new one bedroom apartment with the existing two bedroom apartment relocated and significantly improved upon. The existing commercial unit is retained.

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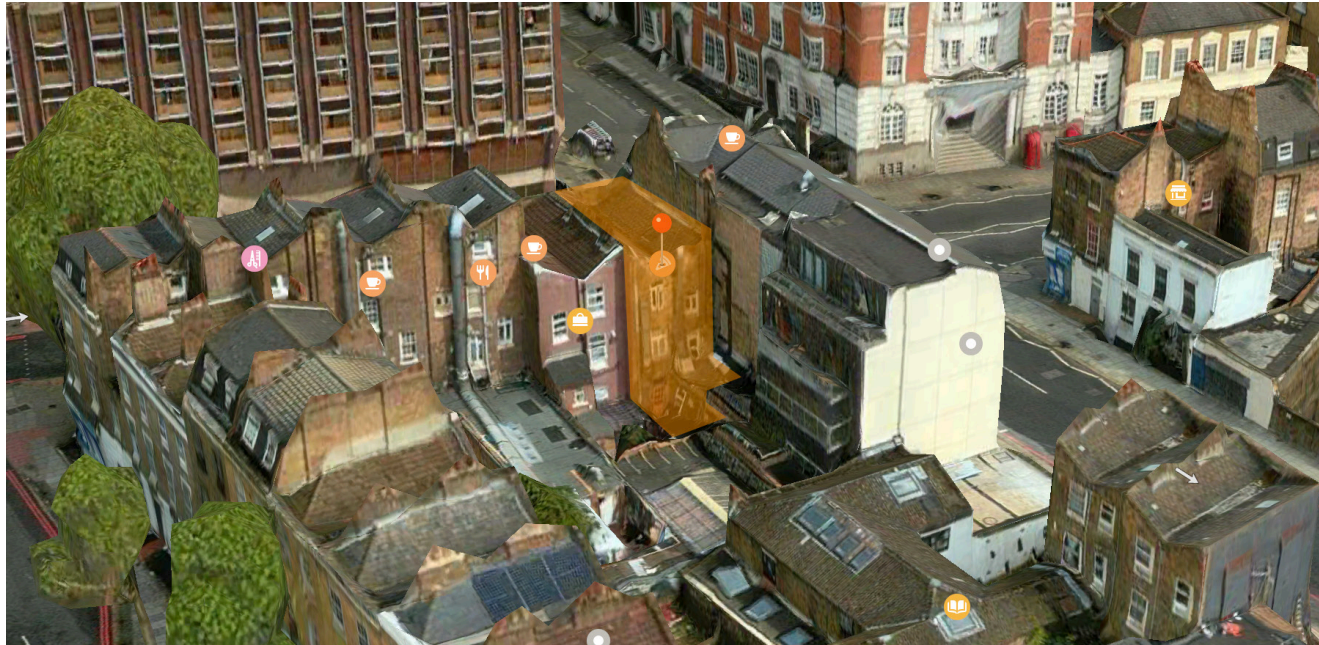
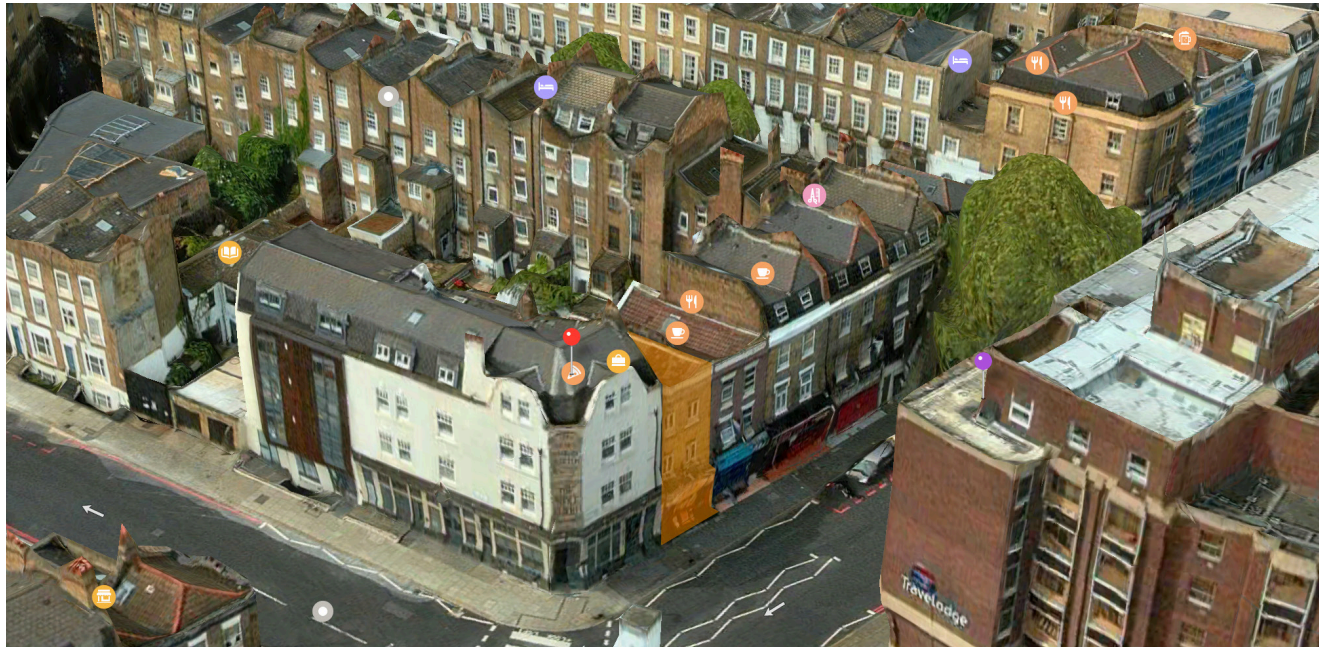


Client Background

Loromah Estates is a family-run business established in 1957 and now in its third generation of family involvement. They have a long standing reputation of delivering residential developments of all scales.

The most recent and most ambitious of which was Churchwood Gardens located in Lewisham South East London. The development has been positively received to the public and within Architectural Press and provides 71 dwellings to the borough.

Fig 1 and 2. Churchwood Gardens in Lewisham, SE23.



Background & Context

115 Kings Cross Road is located in the London Borough of Camden Bloomsbury Conservation Area. A short 5-10 min walk from the busy Kings Cross and St Pancras Station, the street itself is busier with traffic than pedestrians, sitting to the east of the transport interchange sandwiched between predominately residential streets to the west and the substantially larger travelodge to the east.

This specific section of Kings Cross Road is formed as a continuous terrace of 6 townhouse properties all with ground floor commercial units of various use. The southern corner of the street is completed with a public house of more embellished detail, while also being approximately 1-2 storeys taller. To the west No 2 Acton Street, essentially part of the same building as the pub, has been extended in recent years to provide additional apartments all with north facing rear terraces.

The building itself is formed of three storeys with a non-original ground floor commercial frontage formed of a glazed door, window and large signage above. Above this the original Georgian frontage is mostly intact, although the cornice detail above the second floor has marginally deteriorated and the original windows have long since been replaced.

The properties to the north of the pub on the corner of Acton Street are generally consistent albeit the northwestern most 4 have been extended upwards with butterfly topped mansard style roofs providing third storeys. The application property and its immediate neighbour at 117 have butterfly roofs set behind the tall front parapet.

To the rear the property is flanked by the rear wall of No.2 Acton Street. The original windows have long since been lost. It's clear from the rear how the building is dwarfed by the pub to the south more so than from the street frontage.

Fig 3. Above. Front Aerial view. No.115 highlighted in orange.
Fig 4. Below. Rear Aerial view



Bloomsbury Conservation Area

Filled with predominately Georgian style properties, the conservation is a mix of differing townhouses with retail units located on the the larger trunk roads. The area is predominately residential in nature with the majority of the subsidiary roads residential in nature although there are a small number of offices and other uses evident throughout the wider area.

The street frontages are a mix of scales, varying between 3 and 5 storeys. Many of the more modern additions exceed this height yet do little to add to the wider conservation area. Many of the original properties, including many of those directly along Kings Cross Road, have been extended upwards with mansards of various appearance both traditional and modern. The aerial images on the prior page indicate many of these in the immediate vicinity.

The far left image shows the butterfly topped mansards visible to the north of the application site itself completed with projecting lead lined traditional dormer windows. The above right and below images show a variety of mansard style extensions, both traditional and modern in appearance. Both images are show sections along Kings Cross Road, above is the section to the North whilst below is the block immediately to the south.

Existing GF and LGF Commercial Space

The existing commercial unit across the ground and lower ground floor is to be retained albeit with an amended access position. This is due to the requirement to adjust the entrance to the residential section of the building and ensure the entrance and communal area is compliant with current building regulations. The existing commercial space, including storage, totals approx 90 sqm and will remain so, with the only visible change taking the stair from the southern party wall to along the northern party wall.

Fig 5. Above Left . Application site and view north.
 Fig 6. Above Right . View to the north along Kings Cross Rd.
 Fig 7. Below. View to the south along Kings Cross Rd.

Proposal . Design Intention

The sketches opposite indicate the broad design decisions taken to extend the building. The key design decisions taken area as follows.

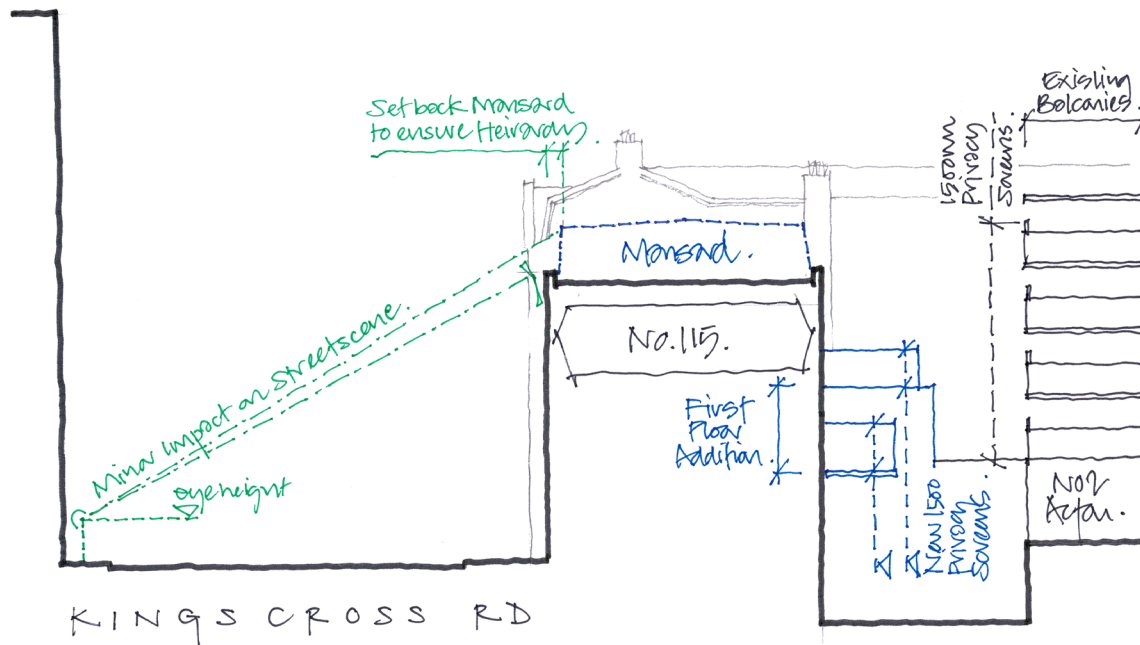
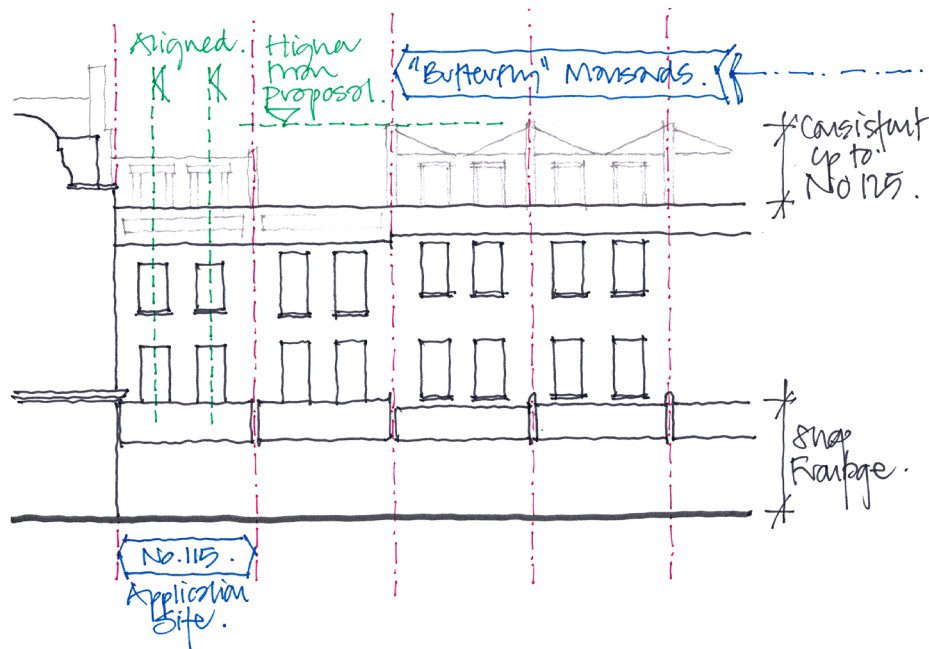
Roof Addition. The new floor levels allow the creation of a new level above the exiting with only a modest increase in height. The new level is no higher, infact far lower than the butterfly style mansards in existnace at No.119 and above as seen in the street elevation opposite.

The mansard is to be completed with lead lined dormer projections to create a more traditional appearance. This would be consistent with the roof mansard additions and integral dormers evident to the North.

Rear First Floor Extension. The first addition element we propose is to raise the existing outrigger by one storey. Considering that the outrigger sits against the much taller north elevation of the corner public house and associated dwellings at No 2 Acton Street the raising of the outrigger here is not considered to have any detrimental issue on the surrounding neighbours in the sense of additional building volume. The addition is essentially kept tight within the corner of the site area and has no impact on the public realm or wider conservation area.

As part of these works we propose the formation of a new terrace at first floor for use by the new one bedroom apartment with a further terrace over the extension for use by the amended two bedroom apartment above. In both instance to prevent any additional sense of overlooking we propose the provision of 1500mm high obscured glass balustrades. This will ensure a lightweight apperance and ensure there is no direct view between the terraces and neighbouring properties. This is consistnet with the terraces along the rear of the recently extended No.2 Acton Street. Furthermore the lower terrace shal be finished with an 1800mm tall screen along the boundary with No.117 Kings Cross.

Fig 8. Above. Sketch Elevation indicating mansard addition.
Fig 9. Below. Sketch Section indicating modest additions.



Existing and Proposed Dwellings

Existing Apartment Condition

One of the main reasons for considering the re-development of the building is the poor condition and size of the existing apartment above the commercial unit.

Whilst the overall dwelling size is good, there is no access to external private space and the bedroom spaces are completely unbalanced.

Furthermore the current access stair is narrow and does not meet current building regulations requirements. Overall it does not provide a safe and secure entrance and exit to the building.

New Dwellings & Areas

The proposed new dwellings provide a good mix on the application site. We propose a simple mix of 1 x 1 bed apartments and 1 x 2 bed apartments.

This mix is proposed given the retention of the retail unit at ground and lower ground floor resulting in a very modest increase of net 1 apartment to the building, thus ensuring a limited impact on the requirements for additional refuse and cycle storage.

As both apartments are limited to 1 and 2 bedrooms in total we consider this to work well with the proposed 'no car' development. This may be less likely were a 3 bed apartment proposed.

All apartments have been configured to provide a minimum head height of 2.5m as per the London Plan and meet minimum space standards. All bedrooms and living spaces meet or exceed the minimum standards required by the London Plan.

The proposed new dwellings areas are as follows:

Apartment 1 . LG & GF . 39 sqm & 5 sqm terrace

Apartment 2 . LG & GF . 79 sqm & 7 sqm terrace

Appearance and Materiality

The current front elevation is extremely important to the street scene and is to be maintained and repaired where required. All new windows to the front and rear elevation are to be timber framed casements to reflect what was believed to be the original window pattern.

The glazing shall be a slimline double glazing to ensure to assist in re-instating the appearance of the perceived original single glazing to the front elevation in particular. The slim glazing shall be formed in a 4/4/4mm double glazing arrangement resulting in a 12mm unit.

To the rear the newly raised brickwork is a yellow multi stock brickwork to match the existing building. The brick is intended to match in terms of size, bond, mortar colour and pointing style as far as is practically possible.

The new terraces are to be finished with obscurated glazed balustrades to ensure a lightweight appearance and not add unnecessary bulk to the rear of the building.

The set back mansard roof addition is to be a traditionally styled slate roof with lead lined projecting dormers to re-inforce the traditional appearance. The set back roof level also reduces the impact of the new floor on the street scene whilst re-enforcing the hierarchy of the existing building.

To the ground floor of the front elevation the extent of glazing and signage to the retail unit is to be retained. Given we cannot be certain of the occupant we suggest the finer details of the materiality, framing and glazing of the retail unit be conditioned with a pre-occupation requirement.

The new entrance door and refuse storage door to the apartment communal entrance are to be overlaid in vertical treated timber to create a flush facade thus ensuring it is of limited impact on the street scene. The timber shall ensure a settled domestic appearance without being immediately obvious to the public.



Fig 10. Obscured Glass Balustrades to Terraces.
Fig 11. Yellow Stock Brickwork, slated mansard & lead dormers.

Private Amenity Space

Due to the narrow nature of the site there is no scope for communal outdoor amenity space. We therefore have ensured that all apartment are provided with individual external private space in line with the requirements of the London Plan 2021. Both apartments are provided with external rear terraces, in line with the space standards of the revised 2021 London Plan. Each terrace is provided with obscured glazed balustrading at minimum 1500mm above FFL to ensure no additional sense of overlooking is caused by their presence.

The lower terrace at first floor provided to the one bedroom apartment is finished with an 1800mm balustrade along the shared boundary. with No.117 to ensure there is no overlooking to the nearest boundary. This arrangement is an improvement upon the rear terraces provided to the apartment directly adjacent at No.2 Acton Street.

Sustainable Design

We are proposing a number of sustainable aspects and will carry out the following at a minimum:

- . Where possible exceed current standards set by Building control when ensuring the thermal efficiency of the walls, windows and roof.
- . Reducing air permeability by improving the passage of fresh and stale air in and out of the building.
- . Installing high efficiency boilers to both apartments.
- . Designing the building to ensure a reduction in thermal bridging to prevent heat loss from the outer walls, where new additions are proposed.
- . Providing adequate waste management allowing sufficient storage for waste materials.
- . Providing energy efficient lighting.
- . Use environmentally friendly materials where possible.

Inclusive Design

The scheme has been designed where possible to satisfy the principles set out within the Lifetime Homes Standard, as a means of best practice inclusive design along with meeting the current Building Regulations Part M.

These have been addressed as follows:

1. Car Parking. The development is to be car free therefore no parking has been provided.
2. Access from Car Parking. As noted above no parking space is to be provided as the development is to be car free.
3. Approach. All access points to the building are along the boundary with no approach across communal land.
4. Thresholds to External Entrance. All entrances are to be designed as level with a maximum of 15mm protrusion.
5. Communal Stairs. The communal stairs have been designed to ensure no higher rise than 170mm and a going no less than 250mm and an overall 900mm clear width.
6. Doors and Hallways. All new entrance doors are a minimum of 800mm clear with a 300mm nib to the side of the leading edge. Internally every corridor is a minimum of 900mm width with clear openings to all doors of at least 750mm.
7. Wheelchair Accessibility. This has not be provided via a lift access as this would result in part loss of the commercial unit. See Point 12 regarding Lift Capability.
8. Living Room. Both Apartments have living space on the arrival level.
9. Two Storey Requirement. The living space at ground floor of Apartment 2 can easily accommodate a sleeping space

10. WC. Provision for shower drainage shall be provided within all bathrooms in both apartments.

11. Bathroom and WC Walls. All walls shall be designed to be enabled to take fixings for handrails and other adaptations between 300mm and 1500mm from the finished floor.

12. Lift Capability. A platform lift can be provided to the first floor apartments 1. Although this would require a minor reduction to the existing commercial units square meterage.

13. Main Bedroom Hoist. A hoist can be accommodated with minor adaptation between the bedroom and bathroom within the upper two bedroom apartment.

14. Bathroom Layout. All bathrooms have been designed to be as generous as possible.

15. Window Specification. All windows are to be set no higher than 800mm from floor level and shall easily operable handles at low level.

16. Fixtures and Fittings. All controls shall be located between 450mm and 1200mm above floor level.

In addition to the above we have proposed that all entrances shall be as level as possible thereby adhering as closely with the Building Regulations Part M as possible.

Affordable Housing Contribution

Where possible we strongly consider as both applicant and agent the potential to incorporate affordable housing into projects. In this instance the works include the formation of only 1 no new dwelling and constitute a net increase of less than 35 sqm of residential floor area.

Therefore the works have not been considered appropriate for affordable housing given the small nature of the proposals.

Flood Risk Assessment

Given that the works are contained mainly to the first floor and above with no works on the lower ground floor proposed at this stage the works are not considered to increase the flood risk of either use within the building.

Relevant Planning Consents

We wish to draw attention to the following nearby consent which have been researched and noted as part of our proposals.

2019/5618/P . 129 Kings Cross Road

Creation of Roof Terrace with Glass Balustrade

2019/3058/P . 129 Kings Cross Road

The erection of extensions at rear first, second and third floors. (and associated other works.)

2012/1200/P . 133 Kings Cross Road

Works included new mansard addition for residential use among others.

2004/1820/P . 137 Kings Cross Road

Various extensions to serve residential purposes including a mansard/roof addition.

2003/2903/P . 2 Acton Street

Conversion including extension and alterations along with rear terraces.

Access

Access to and from the building is not to be amended by the proposal. The primary entrance to the building shall be via the existing entrance along Kings Cross Road for both the commercial unit and apartments.

The only amendment to this sees the existing entrances swapped. This is to facilitate the improved efficiency in the internal arrangement. Alongside the new residential a concealed access shall be formed to the refuse store behind a vertical timber cladding, concealing the presence of the residential entrance and amenity at street level.

The new corridor and stair core form the 60 mins protected enclosure providing escape in the event of fire.

Services and Refuse

It is proposed that the waste services from the new and adapted dwelling be connected to the existing mains sewer via a new service core located around the new stair core.

Currently there is no provision for the existing waste and recycling storage. The application scheme proposes the formation of a new refuse and cycle store accessed accessible alongside and within the newly positioned residential entrance along Kings Cross Road. Within the new storage area there is provision for 1 no 140 litre refuse bin and 2 no recycling containers located over.

Parking Provision

There is currently no parking provision for the 1 no dwellings. The development is proposed to be car free therefore no additional provision for parking has been included. However, as noted above, the scheme proposes the provision for 2 no bicycles stored vertically within a secure store accessed alongside the communal street entrance on Kings Cross Road.

Relevant Policy

The following documentation has been referred to and is understood to have been adhered to in preparation of this submission.

. NPPF, National Planning Policy Framework.

. The London Plan 2021. In particular Chapter 3 Design.

. London Borough of Camden Local Plan 2017.

. Bloomsbury Conservation Area Guidance 2011.

Summary

The proposal seeks permission for a first floor rear extension and mansard roof extension. This is to provide a new one bedroom apartment in addition to the retention albeit reconfiguration and reallocation of the two bedroom apartment. The existing ground and lower ground floor commercial unit is to be retained.

The property currently provides a poorly configured and small two bedroom apartment, awkwardly arranged across the first and second floors.

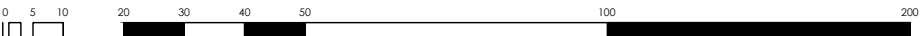
The works provide an opportunity to vastly improve the arrangement bringing the property up to current dwelling space standard including the provision of new external private amenity space.

The modest amendments proposed take reference from the neighbouring buildings whilst the roof addition is set back from both the front and rear elevation to reduce its impact.

Along Kings Cross Road the decorative brickwork elevation is retained with new windows proposed to better reference the likely original timber framed sliding sash windows. At ground level the retail frontage is to be retained with the residential entrance concealed behind a vertical timber cladding.

District.

Appendix
Application Drawings



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note to contractor_use only figured dimensions for construction

115 Kings Cross Road Site Boundary

A	2021.09.09	prepared for submission
--	2021.08.31	first issue

JW	MLR
MLR	DA

rev .	date .	details .	drawn by .	checked by .
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Planning

project

client

job no . 074.

Existing
Site Location Plan

115 Kings Cross Road
Camden . London . WC1X 9NH

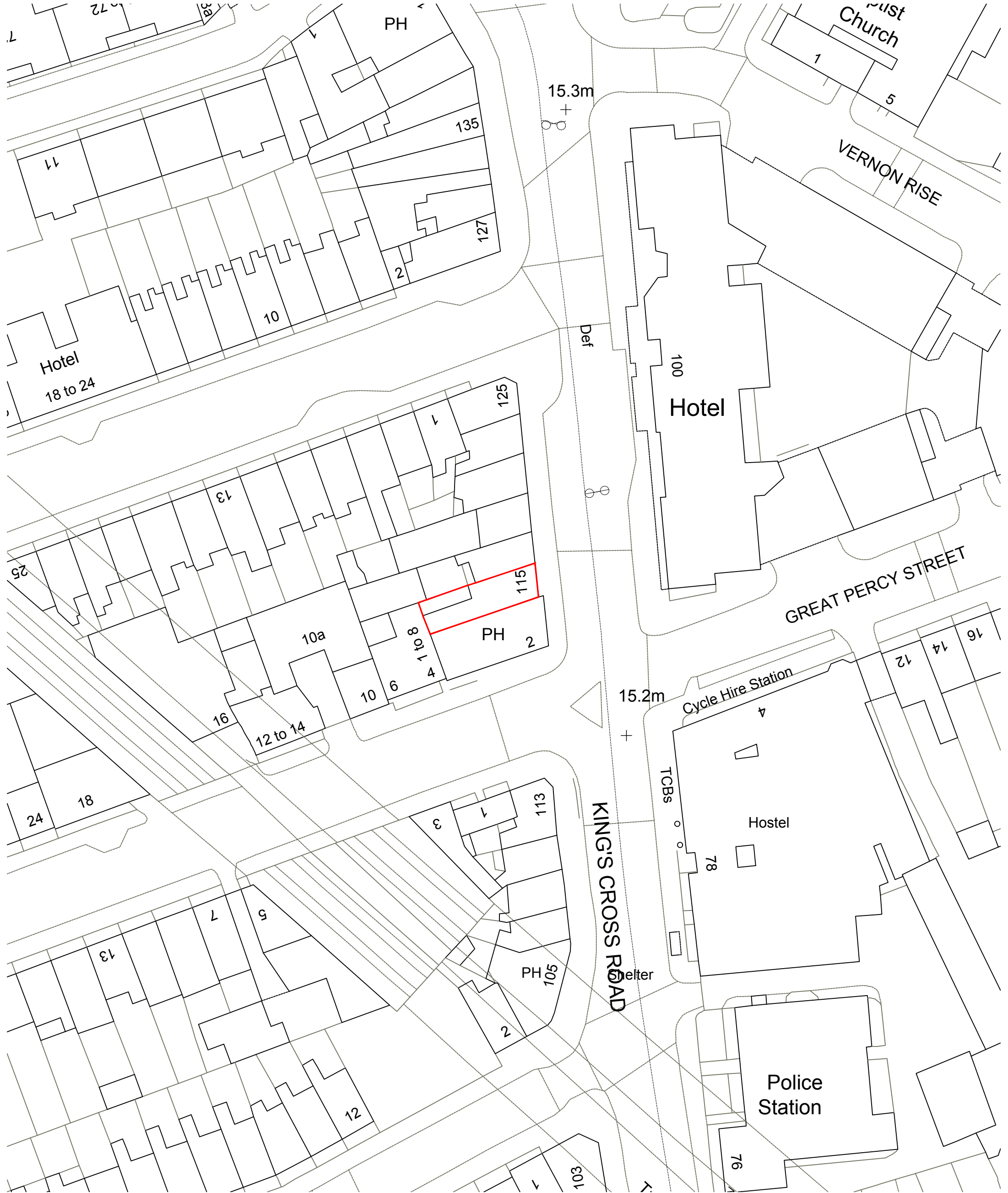
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for and on behalf of Loromah Estates

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note to contractor_use only figured dimensions for construction

Site Boundary

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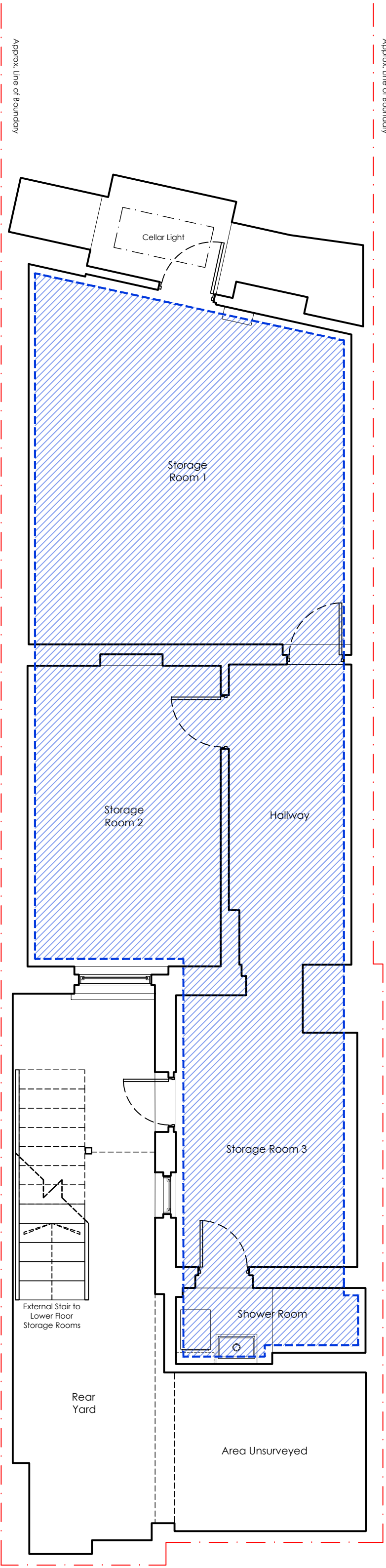
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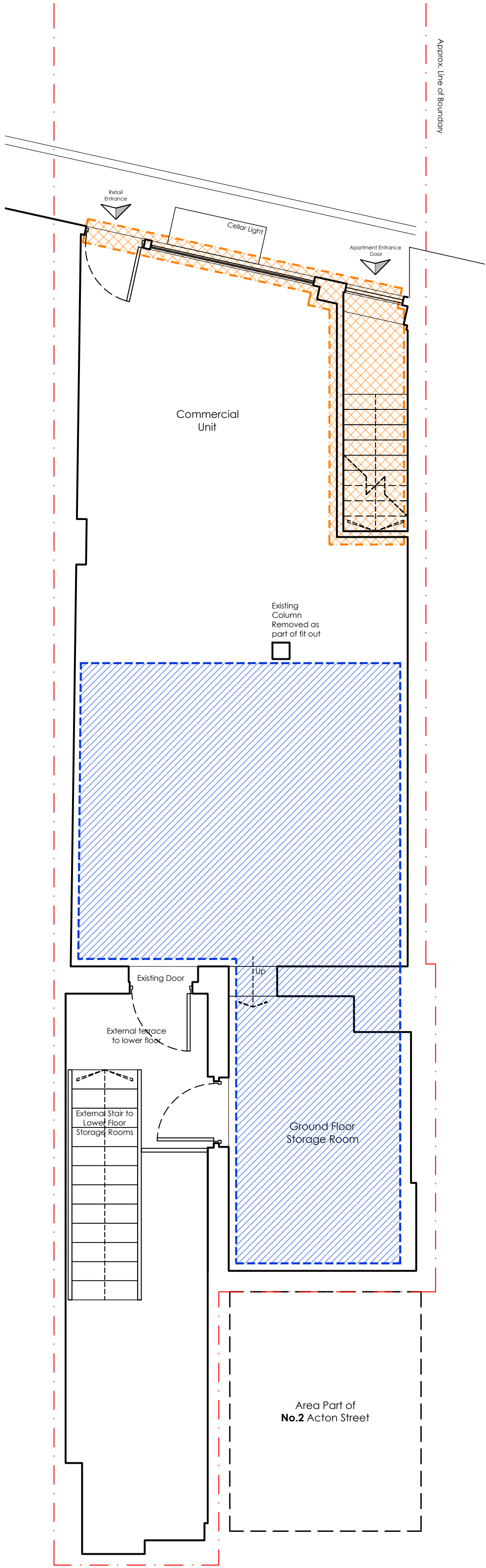
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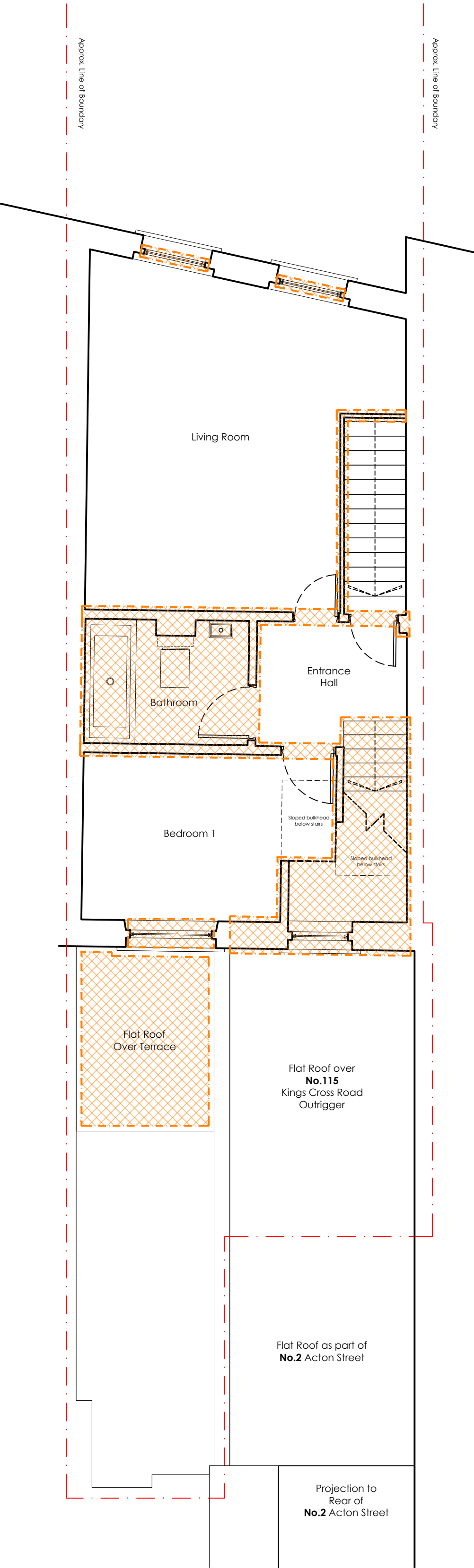
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Existing
Basement . No Works



Existing
Ground Floor



Existing
First Floor




- Note . All Dimensions in mm.
- Demolitions . Area to be demolished
 - No works to be carried out
 - Site Boundary

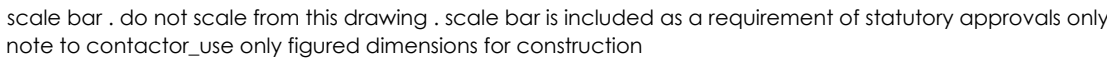


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 Demolitions . Area to be demolished
 No works to be carried out
 Site Boundary

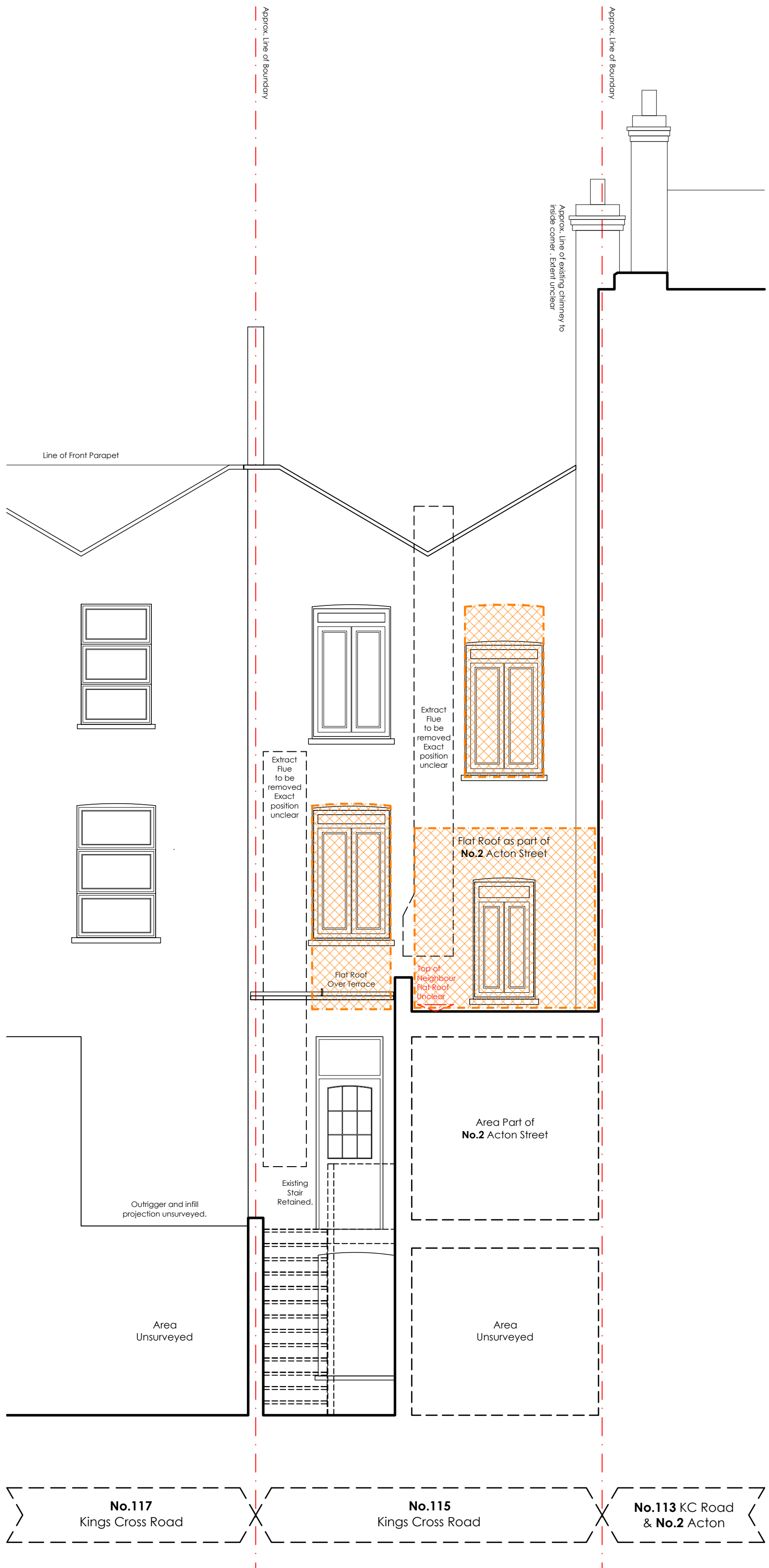


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Planning	Existing . Demolitions			
	Second & Roof Floor Plans			
project	115 Kings Cross Road			
	Camden . London . WC1X 9NH			
client	Wicklow Projects			
	for and on behalf of Loromah Estates			
job no.	074.	(3) stage	.0 type / place	.101 series / number
				
				revision






Existing
Front Elevation . Kings Cross Road



Existing
Rear Elevation . West Facing

Note . All Dimensions in mm.

-  Demolitions . Area to be demolished
-  No works to be carried out
-  Site Boundary

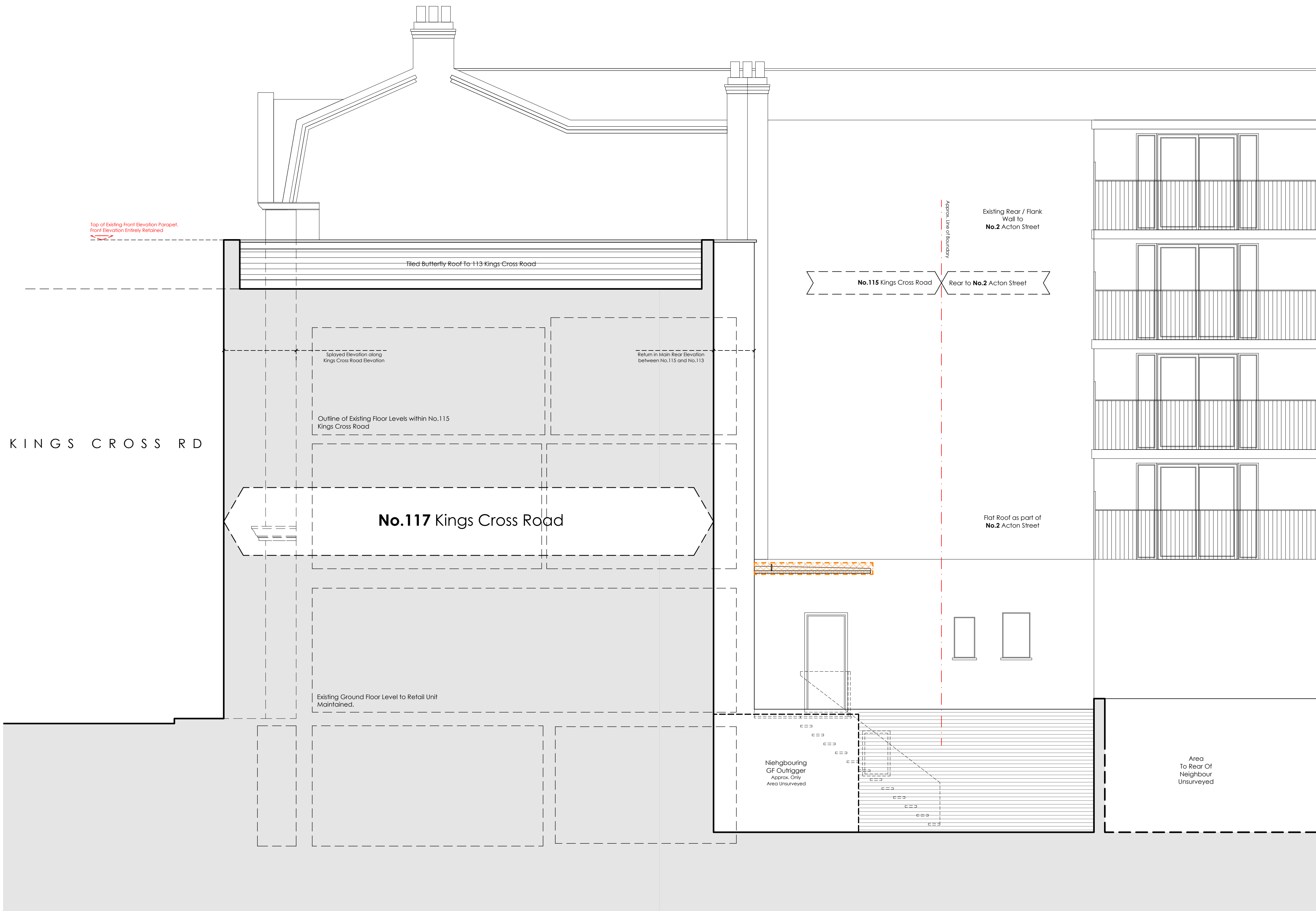
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Planning	Existing . Demolitions Front & Rear Elevations
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client	Wicklow Projects for and on behalf of Loromah Estates
job no . 074.	(3) stage . 0 type / place . 200 series / number . A revision






Existing
North Elevation . Cross Section Through No.113 Kings Cross Road



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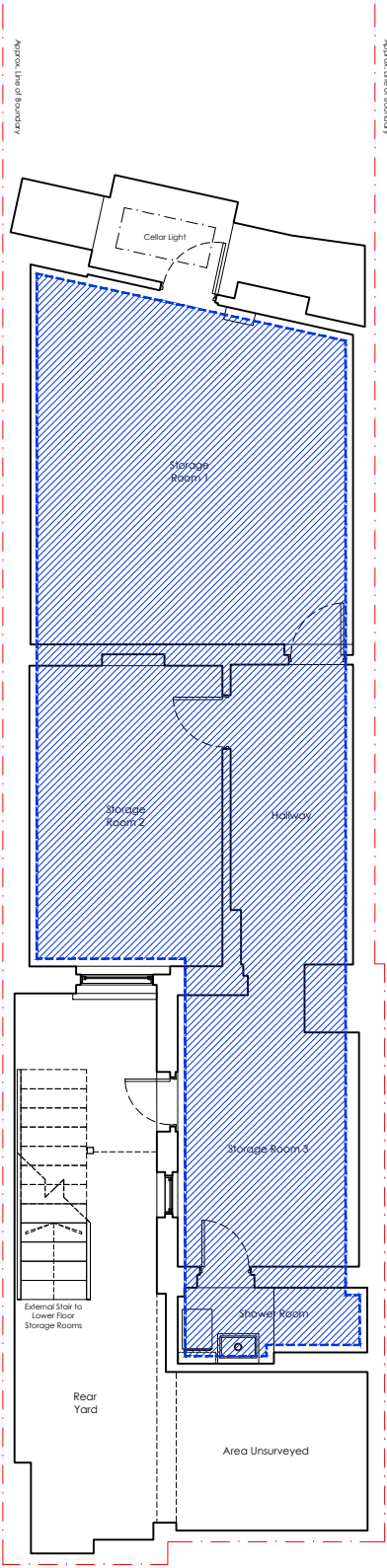
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-  No works to be carried out
-  Site Boundary

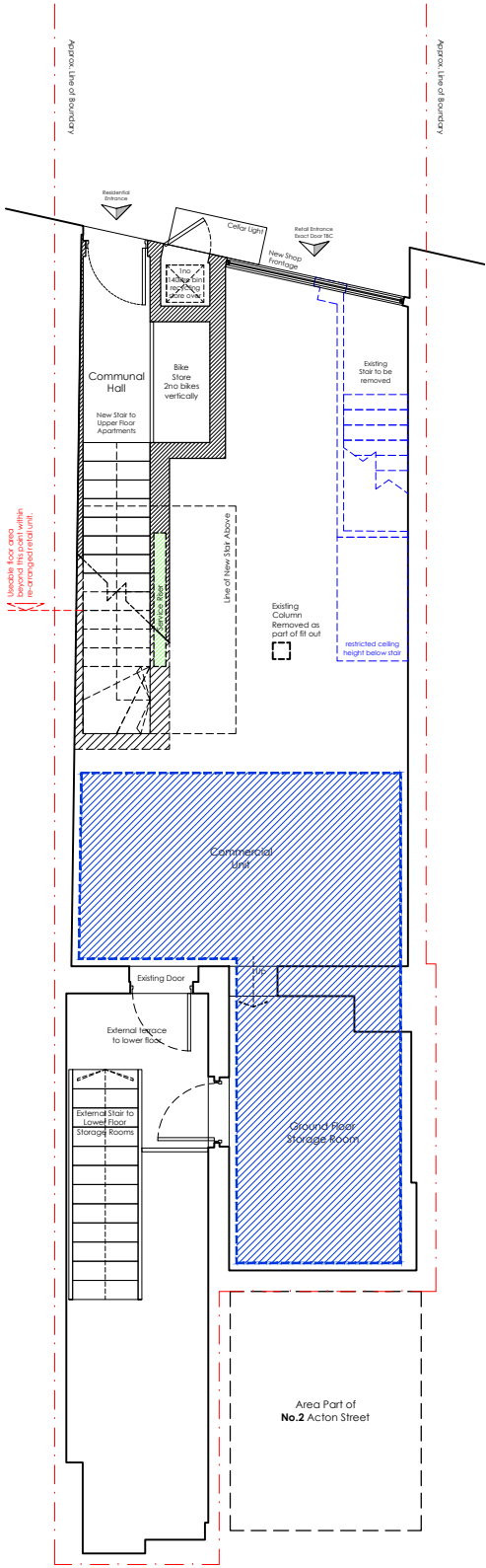
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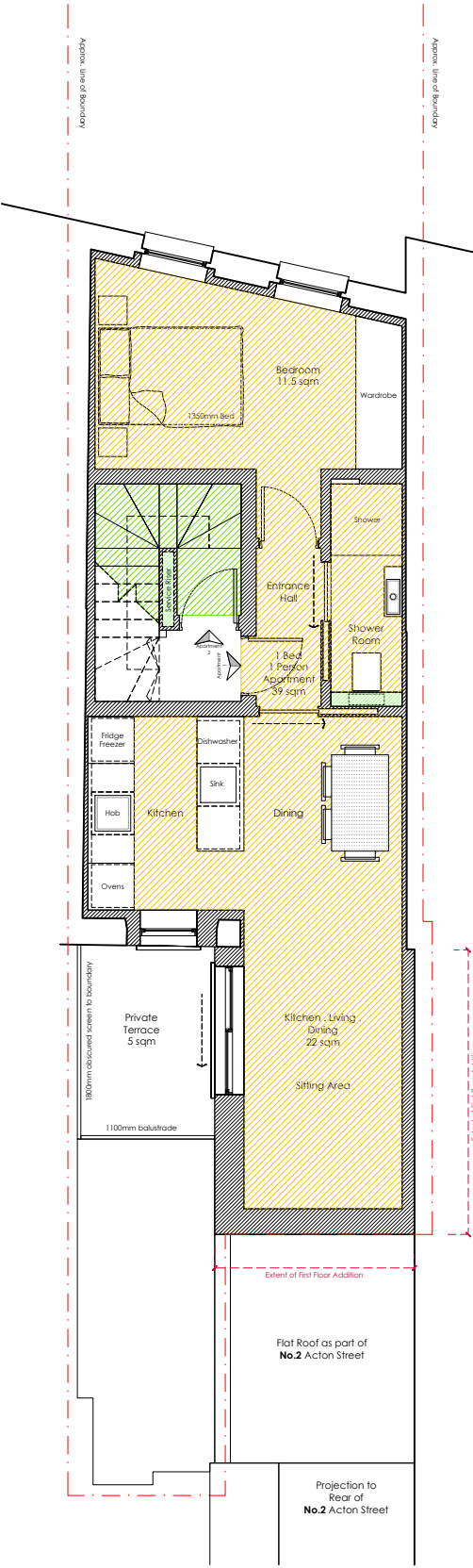
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Proposed
Basement . No Works



Proposed
Ground Floor

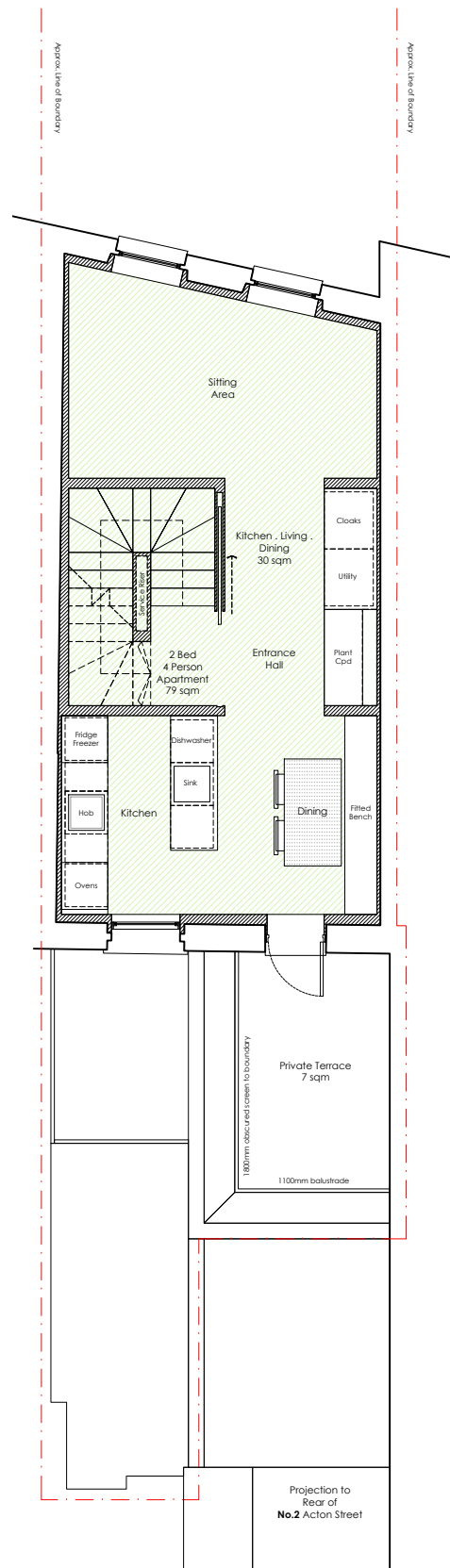


Proposed
First Floor

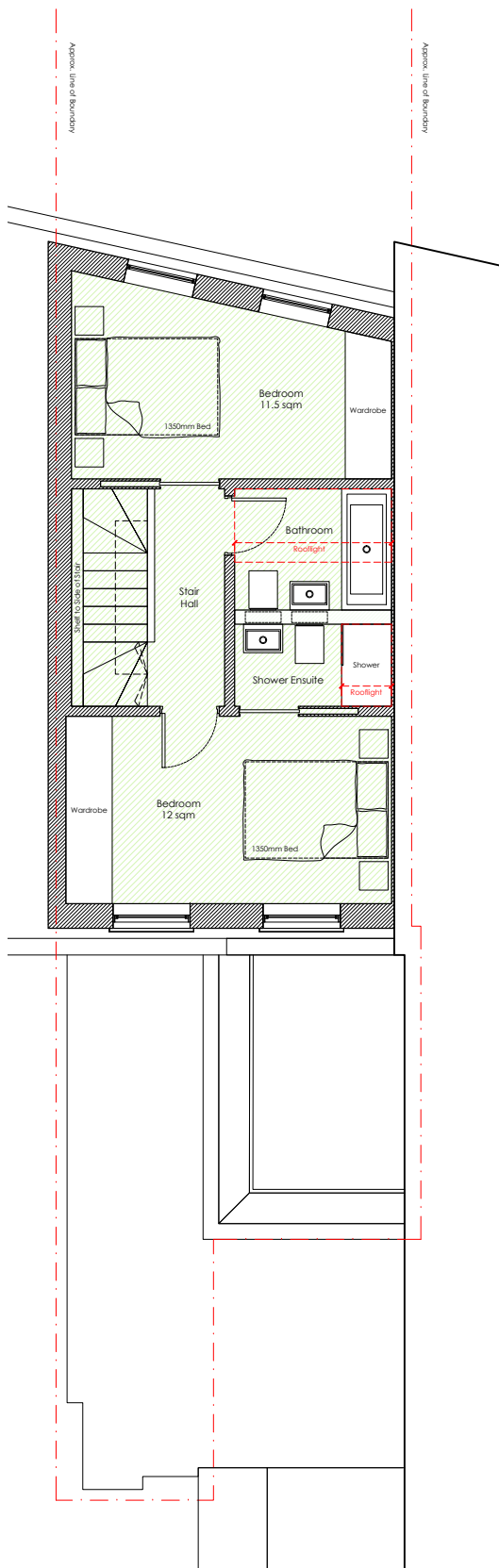
- No works to be carried out
- Apartment 2 . 2 Bed . 4 Person . 79 sqm & 7 sqm terrace
- Apartment 1 . 1 Bed . 1 Person . 39 sqm & 5 sqm terrace
- New walls and floors.
- Existing Building
- Site Boundary

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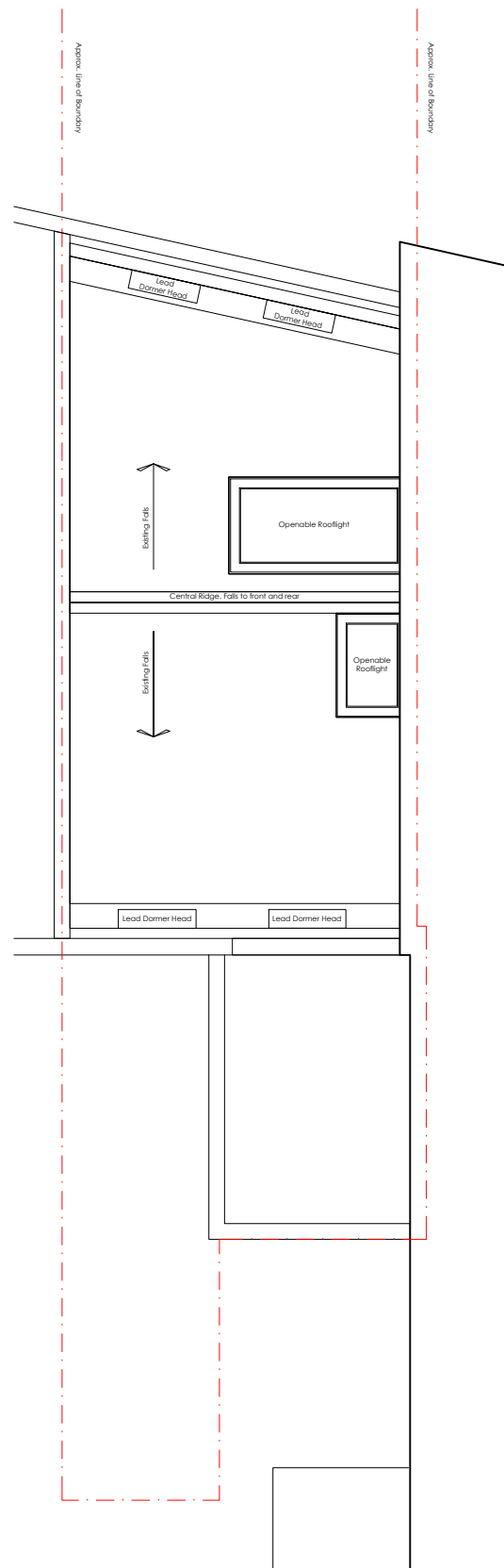




Proposed
Second Floor Plan



Proposed
Third Floor Plan . New Mansard



Proposed
Roof Plan

- Apartment 2 . 2 Bed . 4 Person . 79 sqm & 7 sqm terrace
- Apartment 1 . 1 Bed . 1 Person . 39 sqm & 5 sqm terrace
- New walls and floors.
- Existing Building
- Site Boundary

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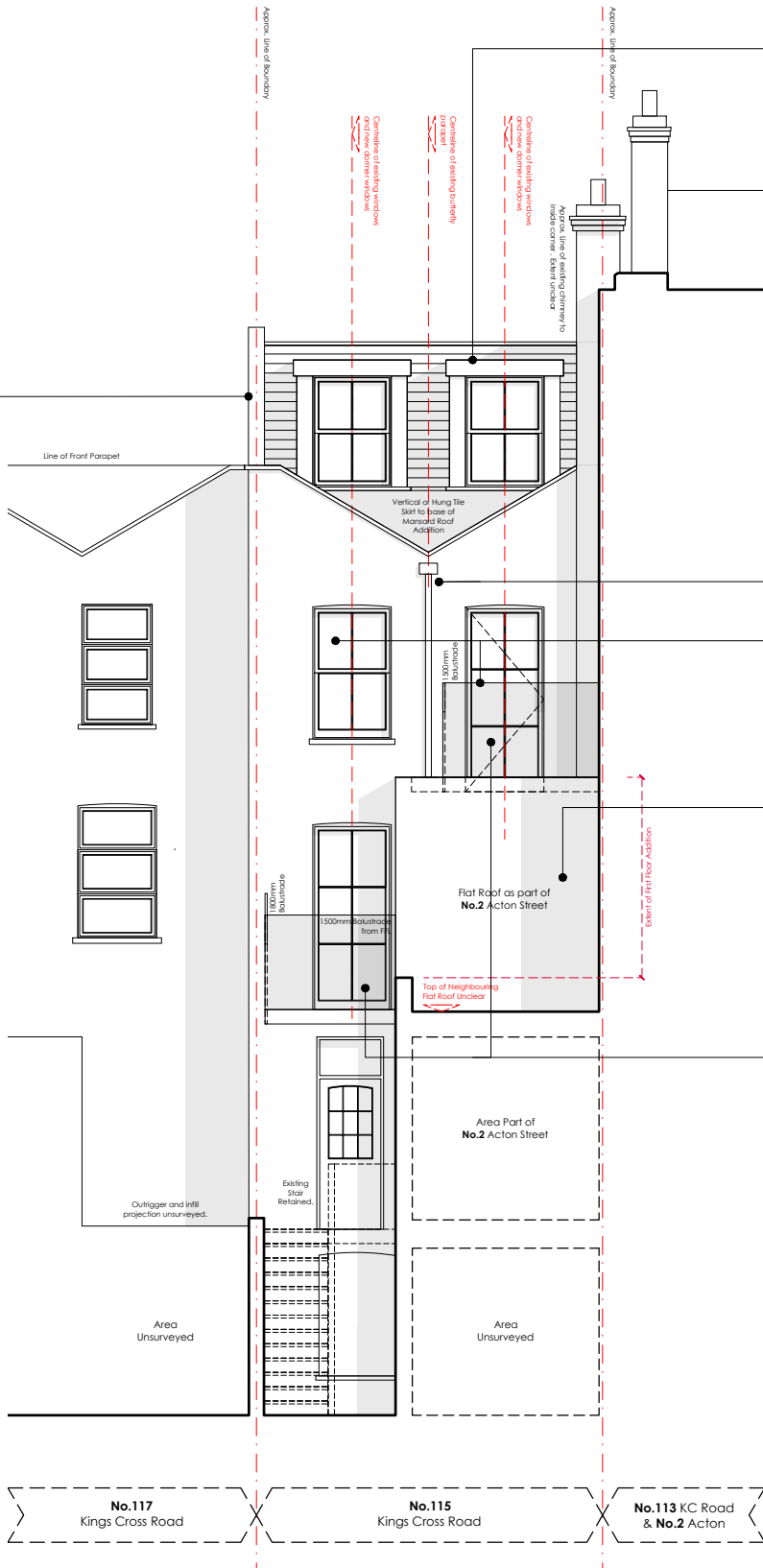
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client	Wicklow Projects for and on behalf of Loromah Estates	
job no . 074.	(3) stage . 1 type / place . 101 series / number	_B revision



Proposed
Front Elevation . Kings Cross Road

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Proposed
Rear Elevation . West Facing

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Traditional style mansard
slated roof with projecting
lead lined dormer
windows to reduce the
impact of the additional
floor.

Traditional style mansard
slated roof with projecting
lead lined dormer
windows to reduce the
impact of the additional
floor.

Raised brickwork to match
existing to form new party
structure with twice
weathered coping stone.

Existing decorative cornice
and parapet retained and
refurbished.

All Existing brickwork,
openings and details
including glazed bricks at
ground level retained and
restored. All Windows
above ground level
replaced with new timber
framed double glazed
(slimline double glazing)
sliding sash windows,
appropriate to original
appearance and the
remainder of the
conservation area.

Existing retail and
apartment door frontage
adapted to suit new
internal arrangement.

Vertical timber cladding to
apartment frontage,
refuse store and
apartment door to
conceal residential
section.

New cast iron central
downpipe to rear
elevation.

New and existing windows
to rear elevation to be
timber framed sliding sash
consistent with the original
appearance and wider
conservation area.

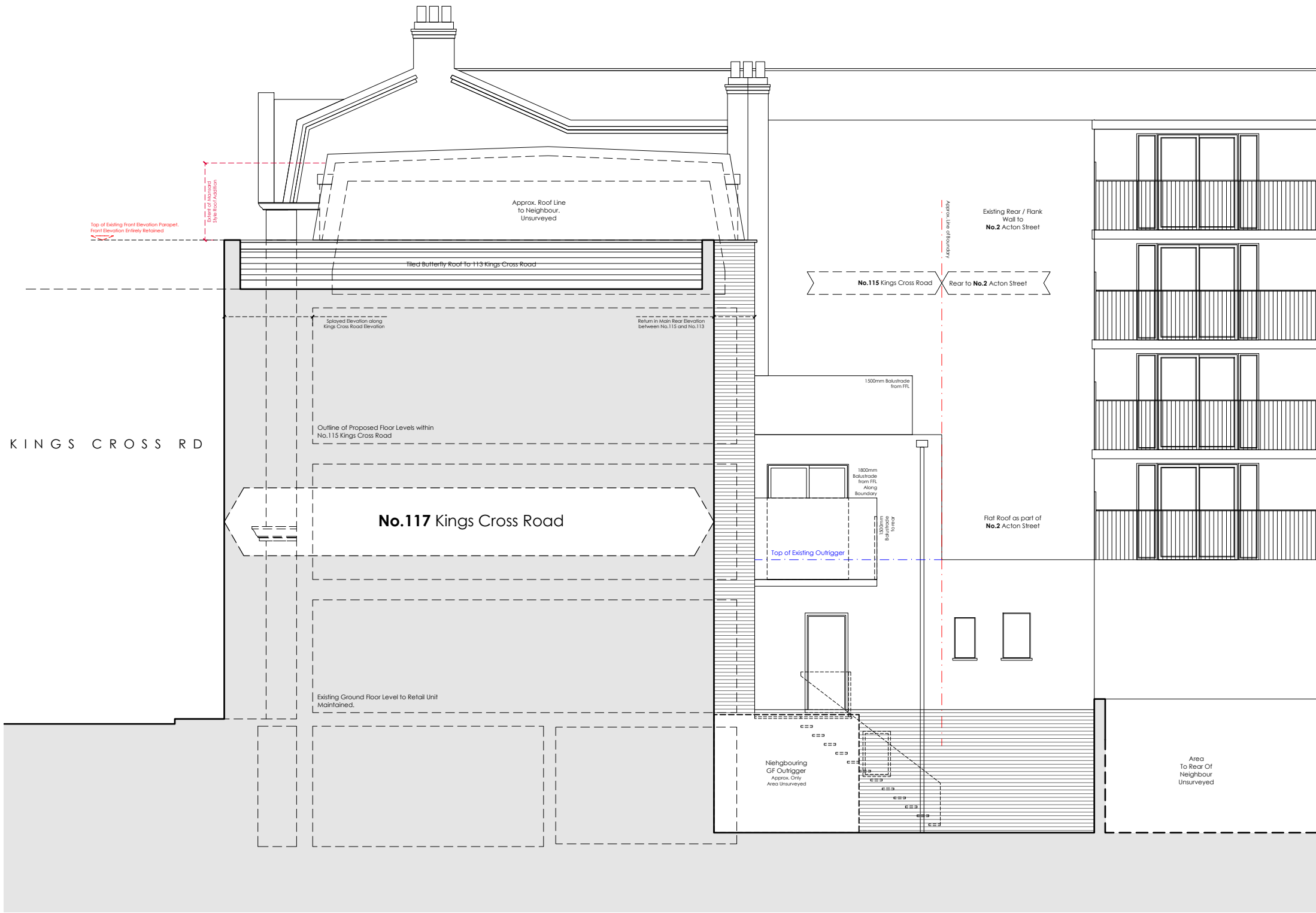
Brickwork elevation to rear
and inside to new first floor
addition with brick,
bonding and pointing to
match existing exactly.

New private external
terraces formed with
150mm minimum obscured
glass balustrades with
additional 1800mm
balustrade to lower
terrace along boundary.

- Apartment 2 . 2 Bed . 4 Person . 79 sqm & 7 sqm terrace
- Apartment 1 . 1 Bed . 1 Person . 39 sqm & 5 sqm terrace
- New walls and floors.
- Existing Building
- Site Boundary

B	2021.09.09	prepared for submission	JW	MLR
A	2021.08.31	prepared for planning submission	MLR	DA
--	2021.08.31	first issue	MLR	DA

rev . date . details . drawn by . checked by .



Proposed
North Elevation . Cross Section Through No.113 Kings Cross Road

- Apartment 2** . 2 Bed . 4 Person . 79 sqm & 7 sqm terrace
- Apartment 1** . 1 Bed . 1 Person . 39 sqm & 5 sqm terrace
- New walls and floors.
- Existing Building
- Site Boundary

B	2021.09.09	prepared for submission	JW	MLR
A	2021.08.31	prepared for planning submission	MLR	DA
--	2021.08.31	first issue	MLR	DA

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1.100_A3
1.50_A1

District.

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Planning	Proposed Plans Front & Rear Elevations	
project	115 Kings Cross Road	
client	Camden . London . WC1X 9NH	
	Wicklow Projects	
	for and on behalf of Loromah Estates	
job no . 074.	(3) stage . 1 type / place . 200 series / number	_B revision



rev .	date .	details .	drawn by .	checked by .
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job no. 074. (3) stage .1 type / place .300 series / number B revision