

10 December 2021

DESIGN & ACCESS STATEMENT.-

Re: Stairs-Rails to Lower ground floor and re enstate basement to office. . 107
KINGS CROSS ROAD LONDON WC1X 9LR

The Application of September 2021 for rails, stairs and conversion to Studio flat has been refused.

1. Your concern for the rails and stairs not been compatible with the street scene has been noted and we agree.
2. We did some research about residential basements in (7-9 and 10-12) Acton Road within 20m from 107 Kings Cross Road and we noted that rails are in existence but rather plain, Photos Attached. Therefore, we are proposing to replace existing rails with similar rails in the area. This will resolve the issue of the street scene.
3. Further the refusal for loss of office space. Well, I am afraid we do not agree with this decision as offices are lying empty before the Covid 19 and now with Covid 19 the offices are lying empty.
4. However, my client is prepared to re enstate the basement to an office status.

The proposals are:

- i. New Rails to pavement level and stairs.
- ii. Re enstate basement to office.

The work is carried out at high standard and the residential unit will be durable for a long time.

1. **CHANGES:**
 - i. New Rails to pavement level and stairs.
 - ii. Re enstate basement to office.
2. **Massing:** No additional volume or floor space.
3. **Scale:** N/A- No extensions or external changes.
4. **Proportion:** Windows & External doors to basement.

5. **Rhythm:** The proposals will be compatible with street scene.
6. **Materials:** The internal walls and floors are constructed of timber, floorboards, and plaster boards. Sound proofing regulations will be satisfied according to Building Regulations.
7. **Landscape:** N/A –
8. **Highways-Existing access.** The area is served very well by buses and railways.
9. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.