

**KIMCHEE PANCRAS SQUARE
UNIT 4, 2 PANCRAS SQUARE, LONDON, N1C 4AG**

**DESIGN AND ACCESS STATEMENT
JULY 2022**

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01 : INTRODUCTION

01. INTRODUCTION

This design and access statement has been prepared in support of a Planning Application for the proposed alterations to the existing glazed shopfront at Unit 4, 2 Pancras Square.

Please note that this document needs to be read in conjunction with the submitted drawings and other supporting documents for further information and clarification.



2D Aerial view of site

1.1 PROPOSAL OVERVIEW

The proposal includes the following elements:

External Works:

- Replacing 2 no. existing fixed glazing with new fully opening bi-folding doors at ground floor level of the West Elevation of Building B4.

1.2 THE APPLICANT

The application is made on behalf of Kimchee Restaurant who currently operates the restaurant in Unit 4, 2 Pancras Square.

02 : EXISTING SITE

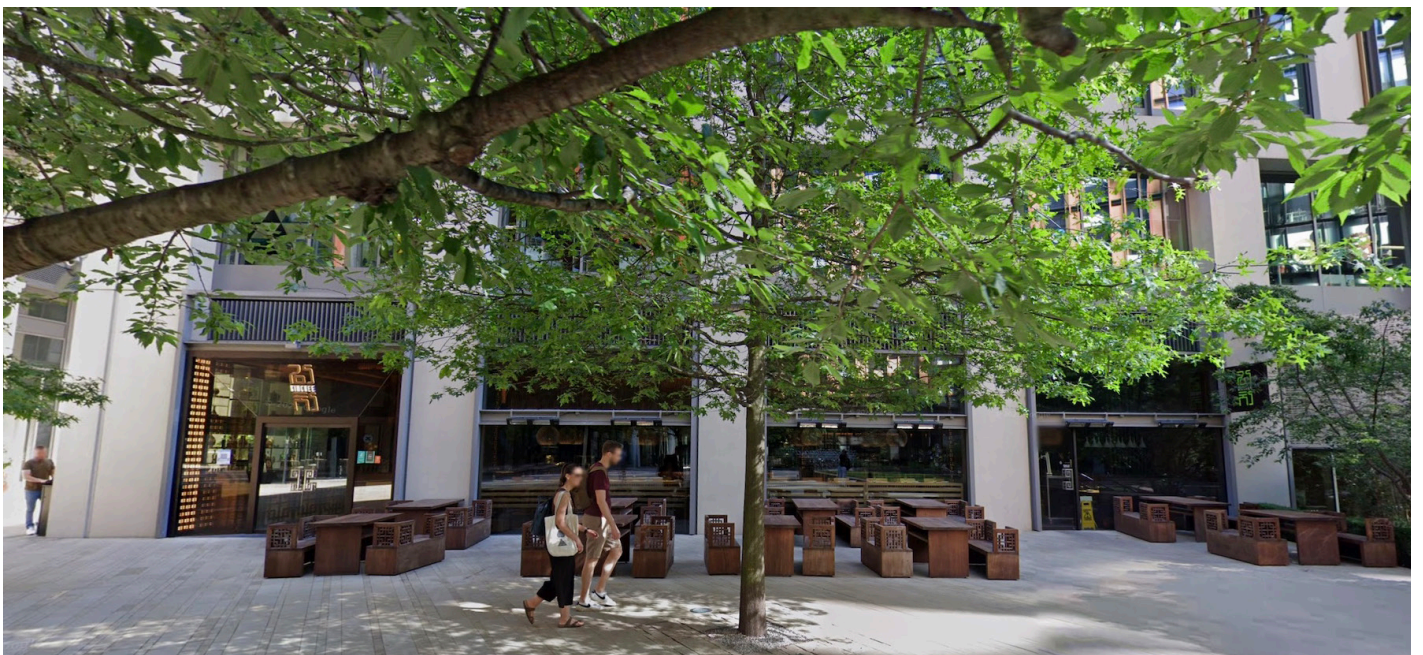
02. EXISTING SITE

2.1 SITE

Unit 4 at 2 Pancras Square forms part of the larger Pancras Square Site Zone B, a development area at the heart of St Pancras. Unit 4 is located on the Ground Floor corner of the overall building and fronts onto a pedestrian square in the centre of the development. The property is not listed, nor is it in a conservation area.

2.2 CONTEXT

The site is located within the Central Activities Zone (CAZ) and the King's Cross Opportunity Area and benefits from excellent public footfall within the locality. Pancras square contains a large amount of office and retail space and is located a short walk from Kings Cross and St Pancras Stations. Further development can be seen on York Way which will increase further office and retail space as well as the number of visitors and pedestrians within the local area.



Street View image of Unit 4, 2 Pancras Square

03 : PLANNING STATEMENT

3.1 OVERVIEW

This Planning Statement is to provide planning justification for the proposed alterations to the existing glazed shopfront at Kimchee Restaurant, Unit 4, 2 Pancras Square. This statement should be read in the context of the wider Design and Access Statement.

3.2 PLANNING HISTORY

2010/0868/P (Granted 25.02.2010):

Submission of reserved matters associated with the erection of a ten storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground floor level within Development Zone B4 as required by conditions 3, 6, 9, 10, 16-23, 27-28, 31, 33-36, 45-46, 48-49, 51, 55-56, 60, 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

2015/6159/P (Granted 08.04.2016):

Change of use of part of the Basement level from Class A1/A2/A3/A4/A5 ancillary retail storage space to Class A3 (restaurant) in connection with existing A3 use a ground floor level.

2016/2451/P (Granted 20.07.2016):

Alterations to western facade at ground floor level in association with A3 use at the site.

2016/2454/P (Granted 07.07.2016):

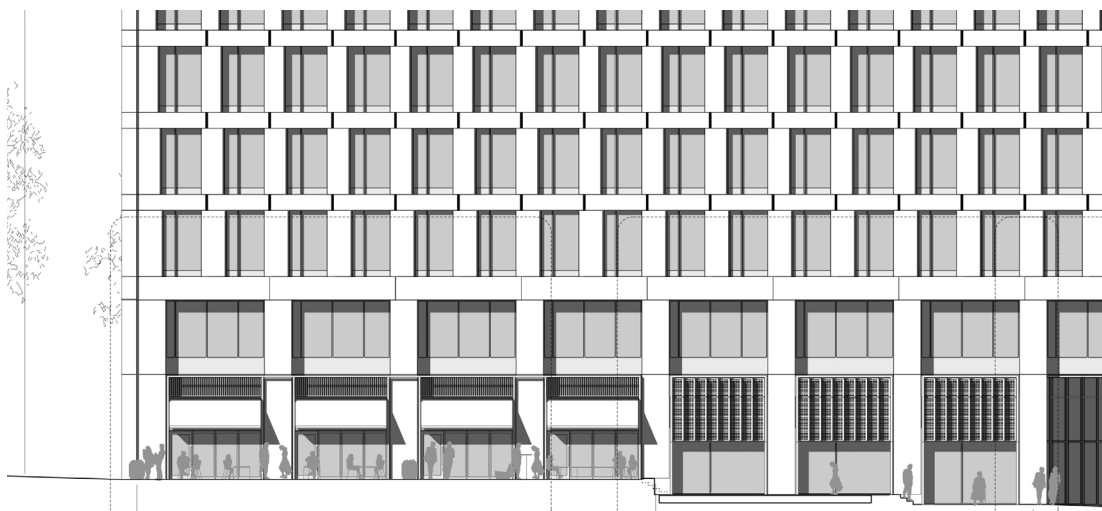
Installation of tables, chairs and planters to front of site in association with ground floor restaurant use (A3).

2016/3755/A (Granted 07.07.2016):

Display of 1 x internally illuminated projecting sign and 1 x internally illuminated fascia sign in association with existing A3 unit.

3.3 PLANNING CONSIDERATIONS

- The proposal is to make alterations to the existing 2 no. fixed glazing and install 2 no. fully opening bi-folding doors.
- The original planning permission granted for the Masterplan scheme (2010/0868/P) shows a similar fully opening system on drawings 280_070_07_100 (Ground floor plan) and 280_070_07_203 (West Elevation). See below extract of the original West Elevation.



04 : DESIGN PROPOSAL

4.1 USE

The existing use is Class A3 and currently occupied by Kimchee Restaurant.

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4.2 AMOUNT

No changes to the existing floor area or volume is proposed.

4.3 LAYOUT

No changes to the existing layout is proposed.

4.4 SCALE AND APPEARANCE

No changes are proposed to the scale and the overall appearance of the building. The materials of the proposed bi-folding doors at ground floor level will be similar to the glazed elements within the overall facade and be made of metal frame and glass.

4.5 DRAINAGE

The site is not within a flood risk area.

4.6 ACCESS

No changes are proposed to the main access into the restaurant. The new openings will be supplementary.

4.7 REFUSE & RECYCLING

No changes are proposed to the refuse and recycling strategy.

05 : CONCLUSION

This Design and Access Statement, together with the accompanying drawings, demonstrates that the proposed alterations to the ground floor glazing are keeping in character of the overall building as well as the surrounding buildings and Masterplan, and therefore, the application is in accordance with planning policy.