

Manalo & White Architects

344-354 Gray's Inn Road

344-354 Gray's Inn Rd, London WC1X 8BX

Replacement Doors Planning Application

Design & Access Statement

25th March 2024

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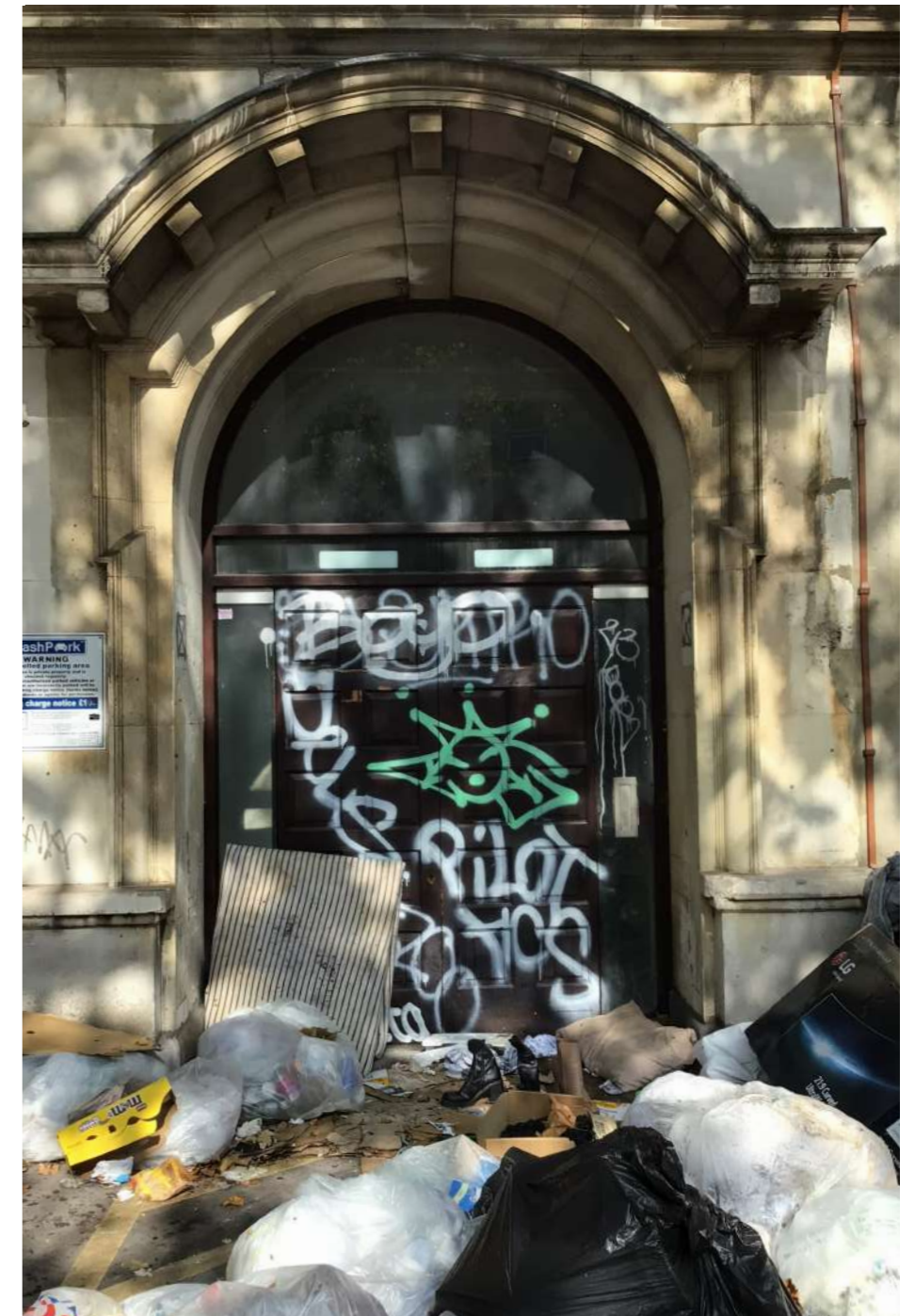


Photo of existing doors

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1.1 Location Plan and Planning Information

344-354 Gray's Inn Rd, London WC1X 8BX

Site Address:
344-354 Gray's Inn Rd, London WC1X 8BX

Application Type:
Planning Application

Development Type:
Replacement of doors to match existing.

Applicant:
Komiko Securities Inc
C/O Globalearn Ltd
46 Gresham Street
London EC2V 7AY

Architect:
Manalo & White

Existing Land Use:
Class E

Proposed Land Use:
Class E (unchanged)



1:500 Location plan

344 Gray's Inn Road applicant ownership boundary

Door Planning Application

1.2 Introduction

This Design and Access Statement (DAS) is in support of the planning application submitted to Camden Council for minor alterations to the front elevation of 344-354 Gray's Inn Road.

The alterations include:

- Replacement of doors to the right forecourt (to match existing doors).
- Reduction of the door setback to align with the adjacent shopfront and to match the depth of the existing left forecourt doors.

These changes are intended to upgrade the appearance of the front elevation, and to reduce the risk of obstructions to the area outside the doorway which is a fire escape route for the upper floors of the building.

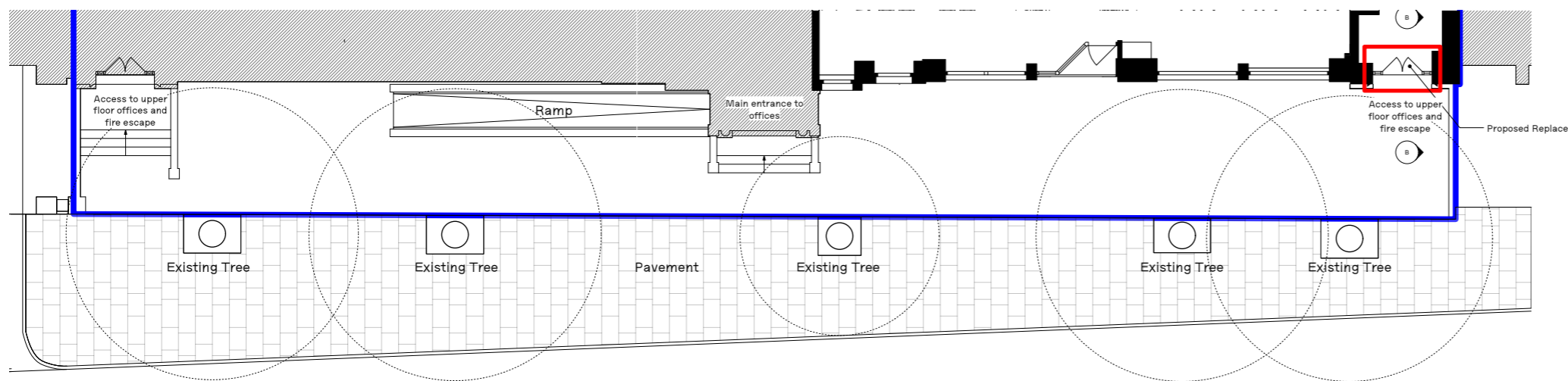
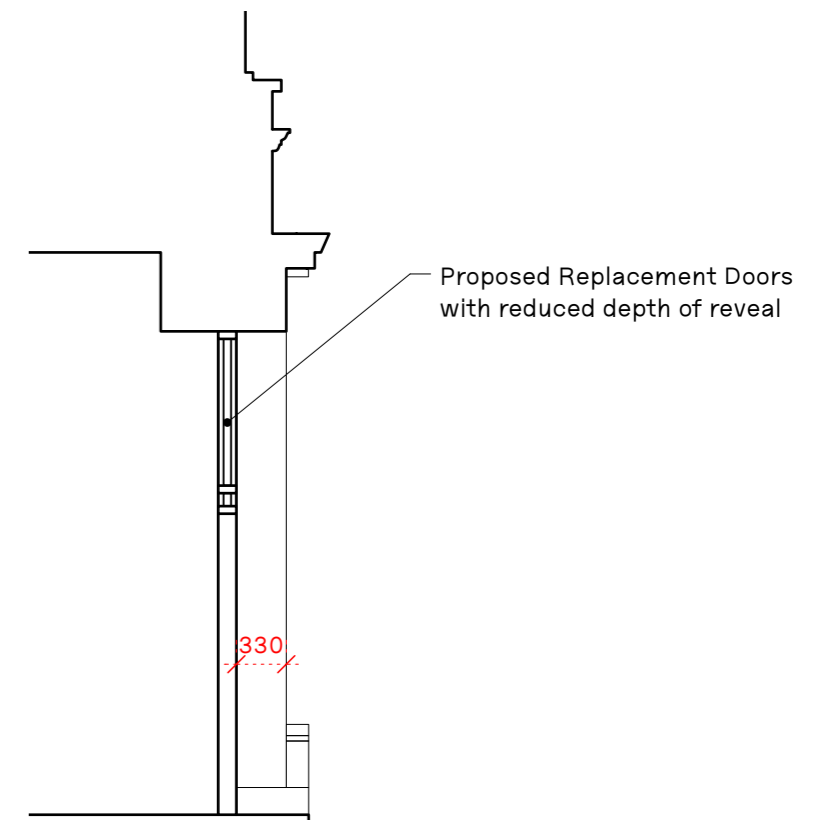
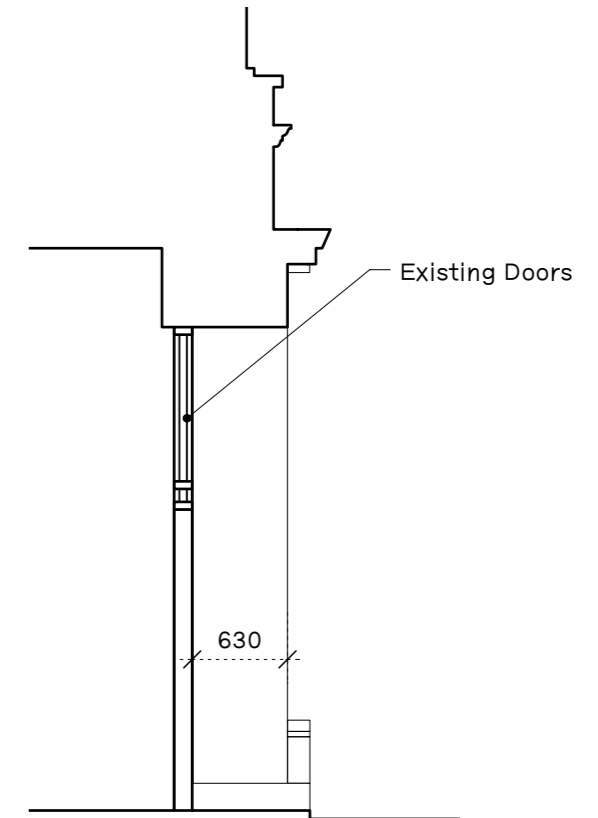
The existing deep recess to the doorway is frequently used for rough sleeping and fly-tipping. The upgrading of the existing door and the reduction of the depth of the external threshold (as shown in the drawings) will mitigate these issues.

This DAS should be read in conjunction with other planning documents submitted as part of this application, including:

- Planning Application - Site location plan
- Architectural drawings (existing and proposed)



The right forecourt doors (right photo) are proposed to be replaced and repositioned at the same depth within the existing reveal as the existing doors to the left forecourt (left photo)



1:50 Proposed Ground Floor Plan: Red boxes indicate the door location that is proposed to be replaced.

1:50 Typical Door Section (Existing and Proposed)

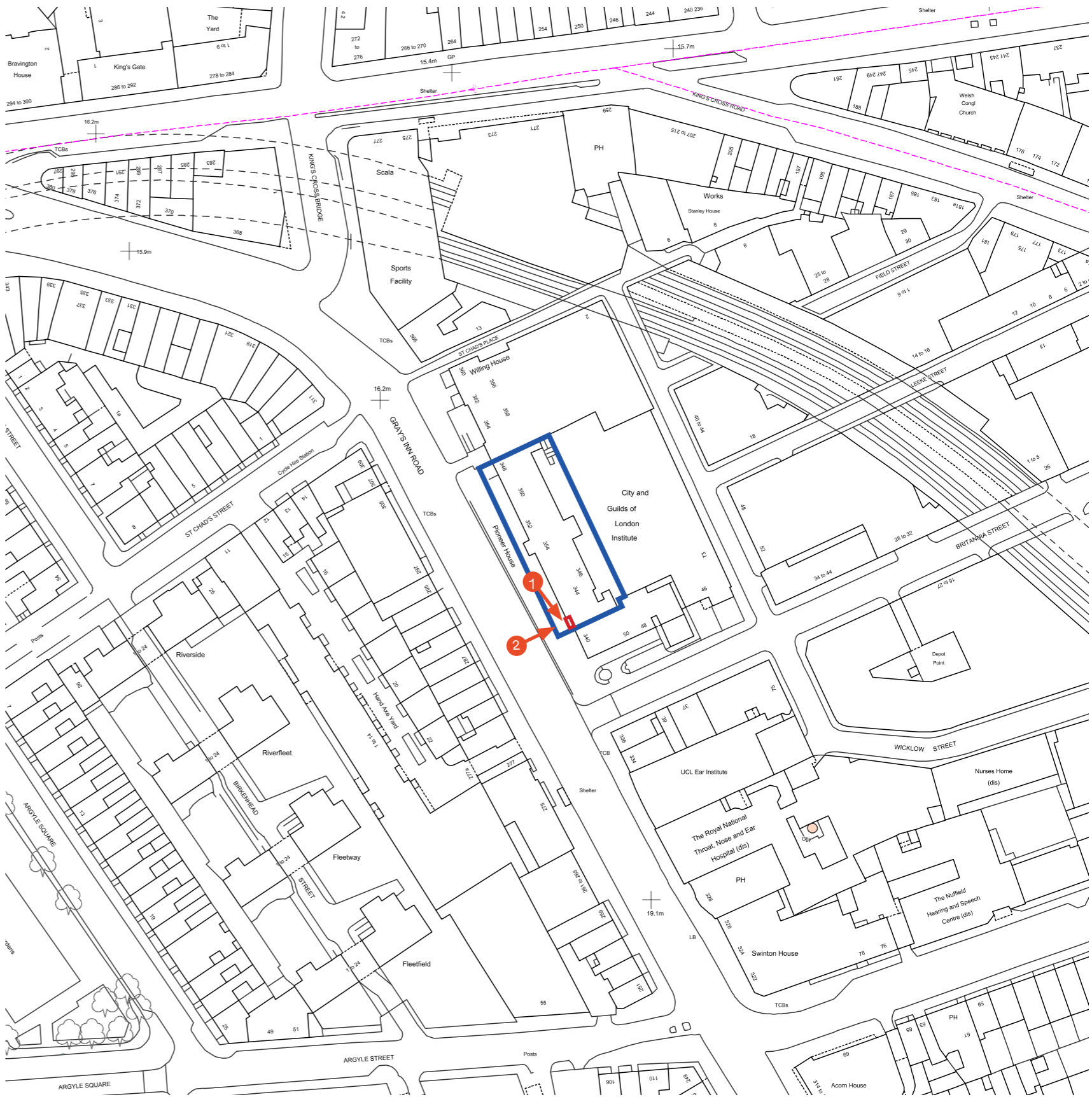
2.1 Existing Site Photos: Front Elevation



1. Gray's Inn Road looking south with view of existing doors to be replaced

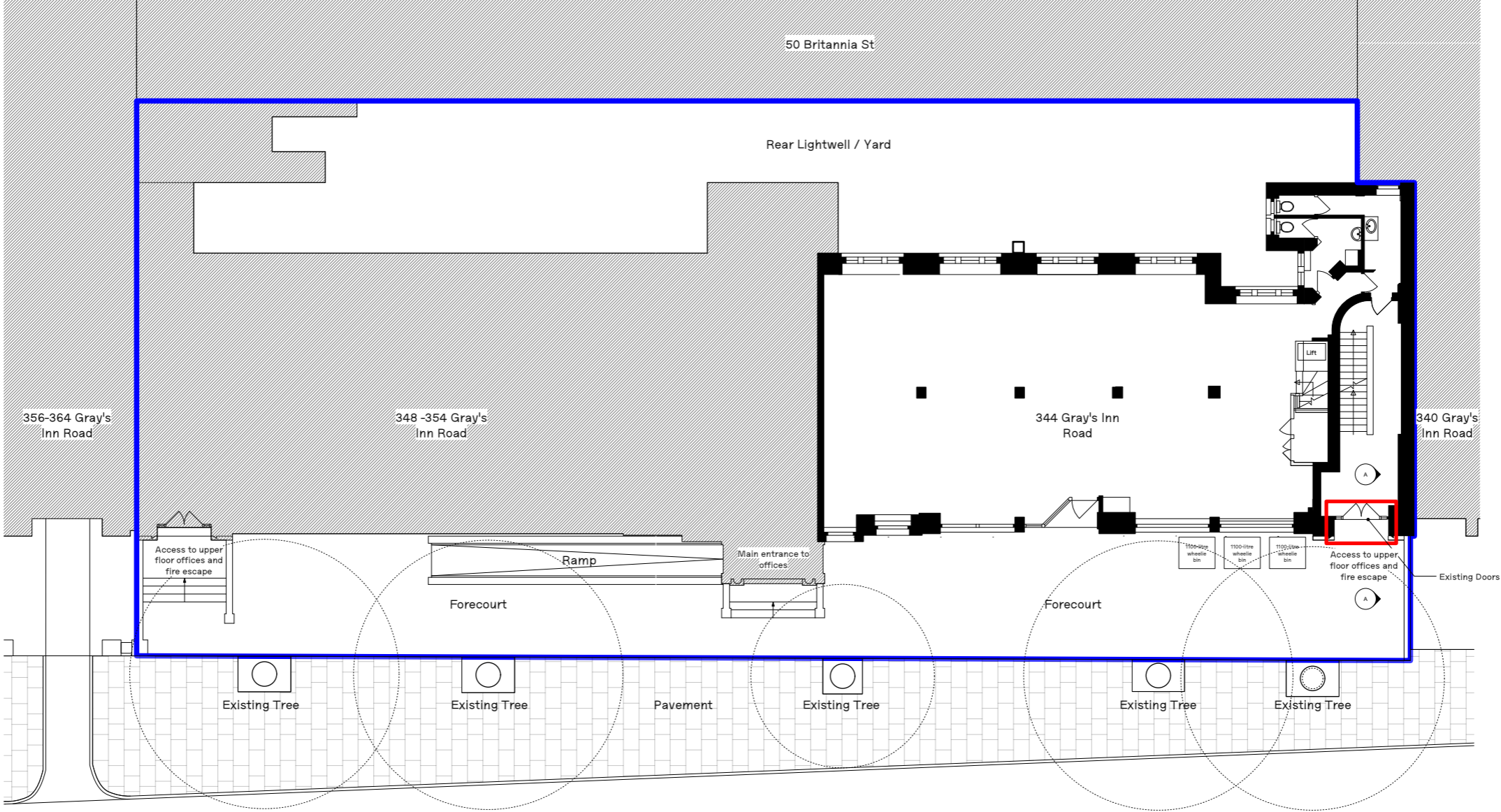


2. Existing doors proposed to be replaced



Site Plan with View Key

3.1 Existing Plan



- ▬ Planning Application
- ▬ Applicant Ownership Boundary

0 1 2 3m

1:50 Existing Ground Floor Plan

3.2 Existing West Elevation



Existing Doors
Refer to 1226 02 0500

356-364 Gray's Inn Road

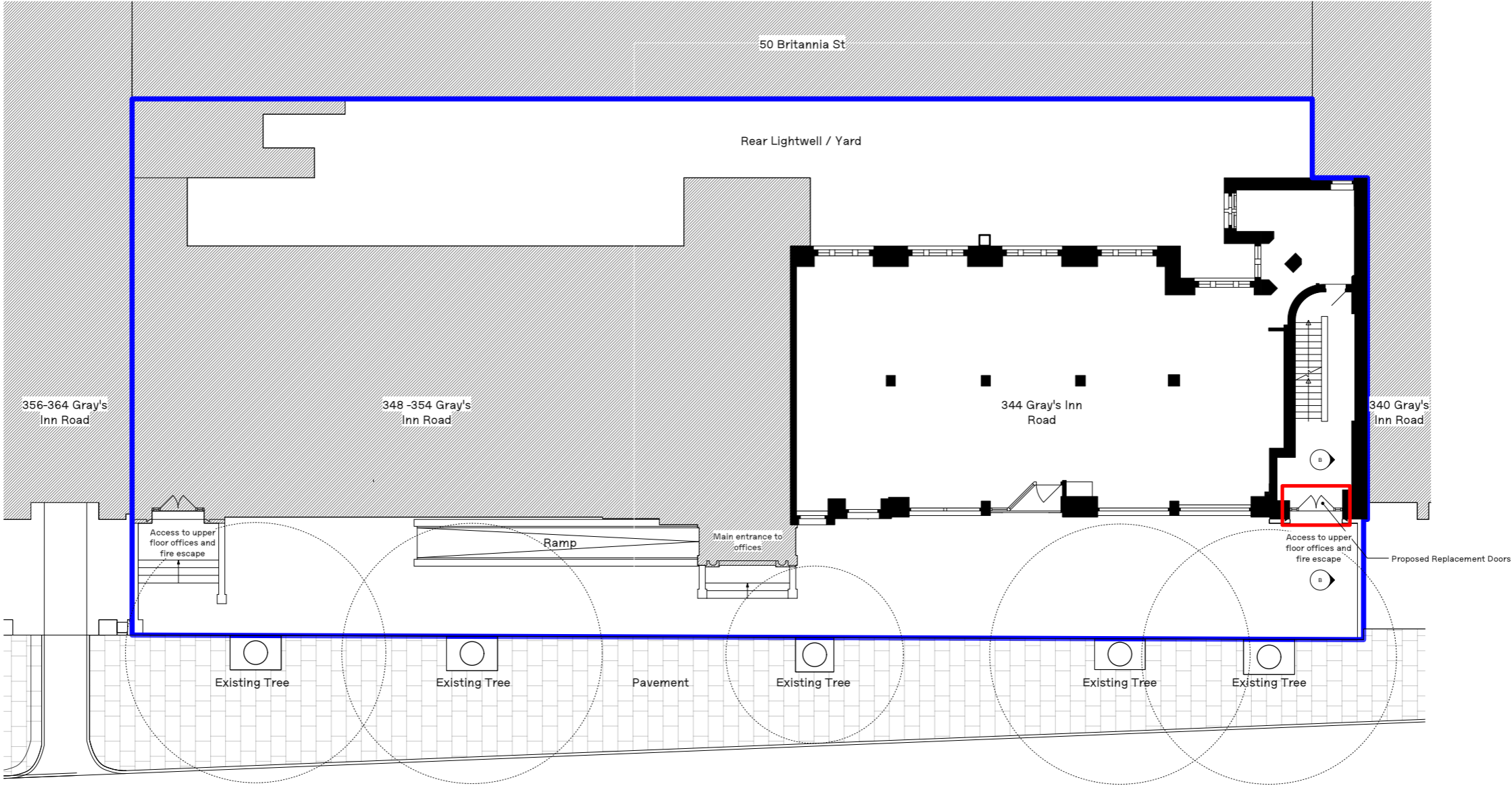
344-354 Gray's Inn Road

340 Gray's Inn Road



1:50 Existing Elevation

4.1 Proposed Plan



— Planning Application
— Applicant Ownership Boundary

1:50 Proposed Plan

4.2 Proposed West Elevation



1:50 Proposed Elevation

