

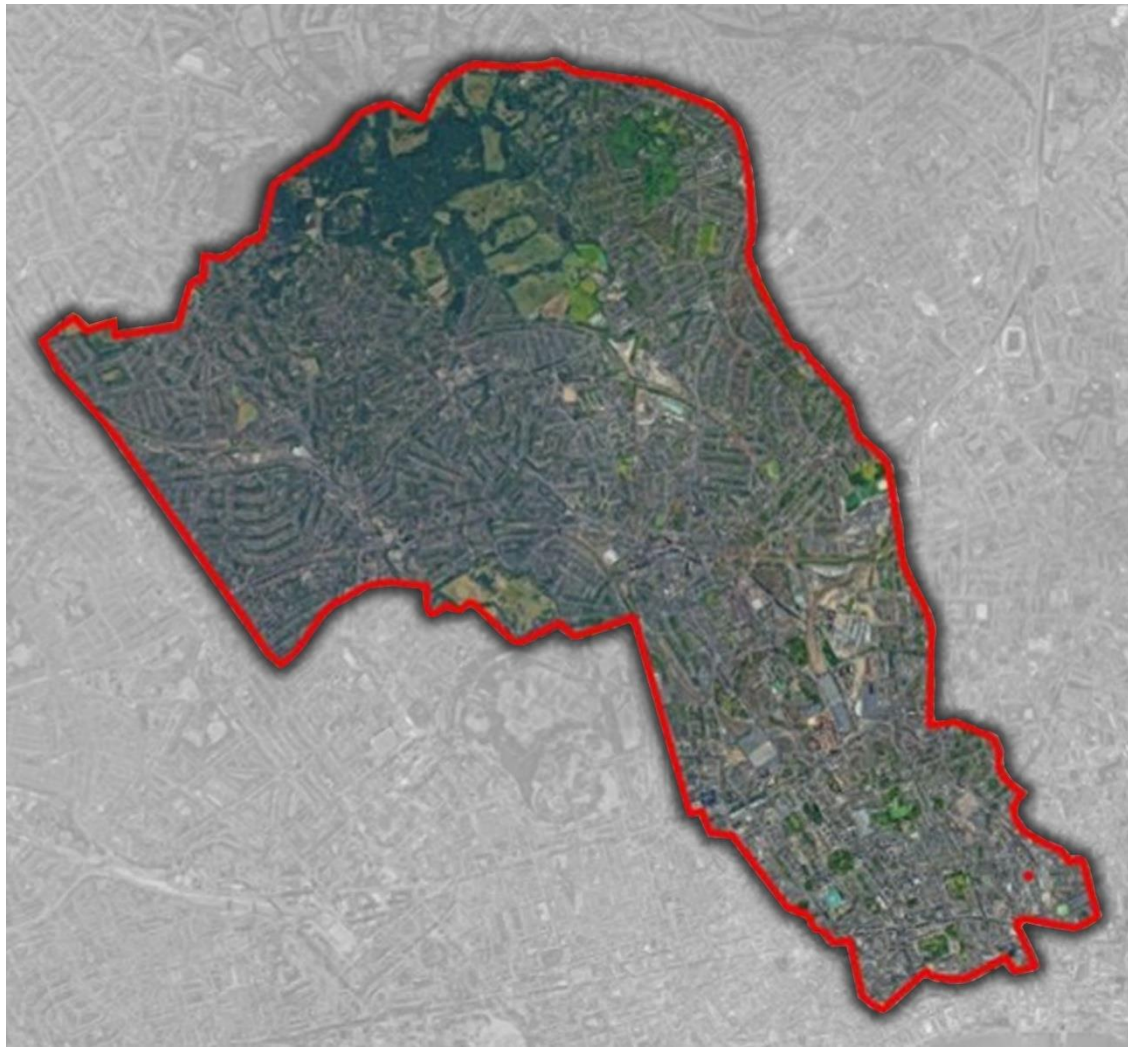


Design and access statement: 52-54 Gray's Inn Road London WC1X 8LT  
8 new rear Balcony and minor alteration to the flue and windows and changes to the ground floor shop

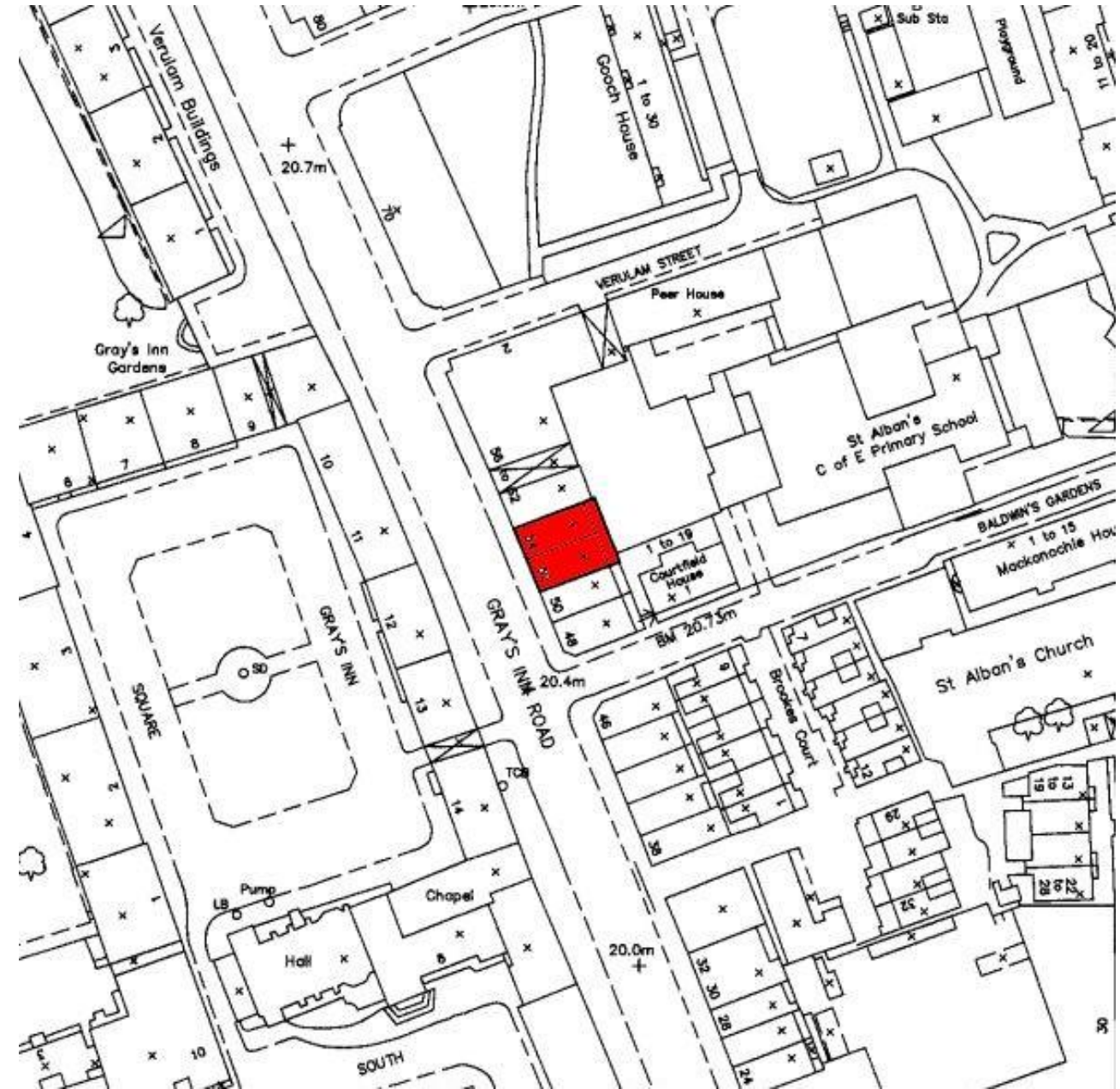
- 1.1 - Site Location
- 1.2 - Site
- 1.3 - Surrounding Site
- 1.4 - Site Analysis noise mapping / flood risk

- 2.0 - Site Analysis
- 2.1- Previous Application

- 3.0 - Proposal



Site location, London Borough of Camden



Site location, 52-54 Gray's Inn Road

This planning, design and access statement has been prepared to support the application for the erection of balconies to the rear of 52-54 Gray's Inn road.

**A. 52-54 Grays Inn Road**

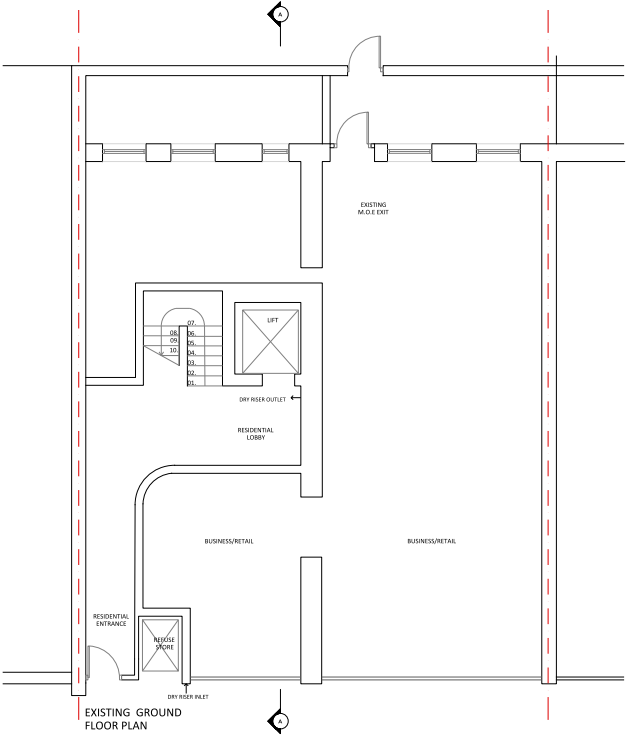
The site consists of a five-story basement, with 9 flats and one commercial unit on ground level. With the additional extant scheme 2021.6143.P (Erection of roof extension and alterations to the fifth and sixth floor to provide two separate flats)

This will be used as existing as works are to be carried out. The rear of the building is of little architectural significance. Comprising a rear wall with a light well down to the basement level on one side, the façade is a grid pattern of sash windows above this is a previous roof extension and on the top is the extant roof extension.



East/ Rear Elevation

West / Gray's Inn Elevation



Ground Floor Plan



Photograph locations

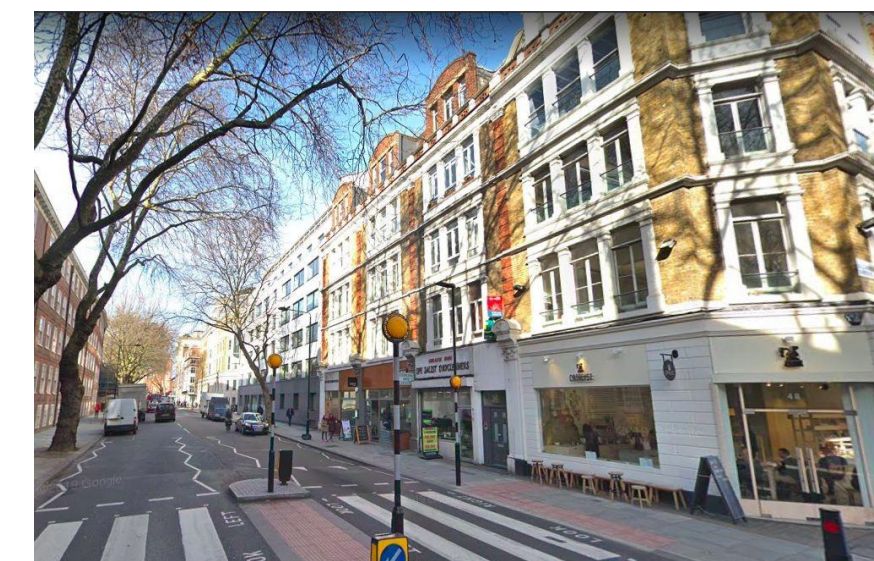
Grays Inn road runs North West to South East, No. 52-54 forms part of a row of four terrace buildings which are largely commercial at ground floor level with residential upper levels. The Neighbouring building to No.54 Grays inn road is a seven-storey office building with a service shed located on the roof.



A. Photograph location A



B. Photograph location B



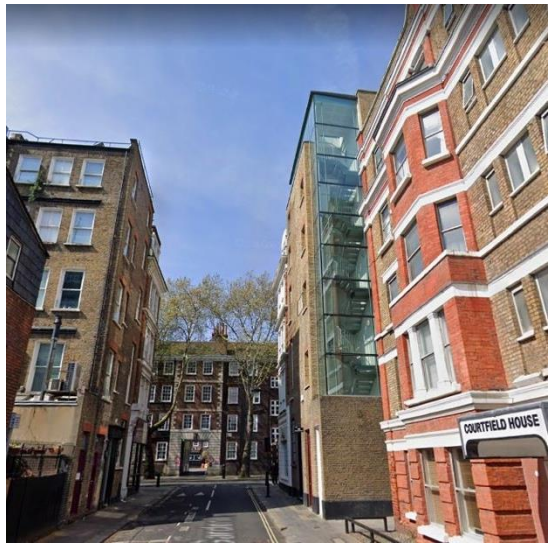
C. Photograph location C



Neighbouring building location plan



A. 60 Grays Inn Road



B. 48 Grays Inn Road



C. 48 Grays Inn Road

### A. 60 Grays Inn Road

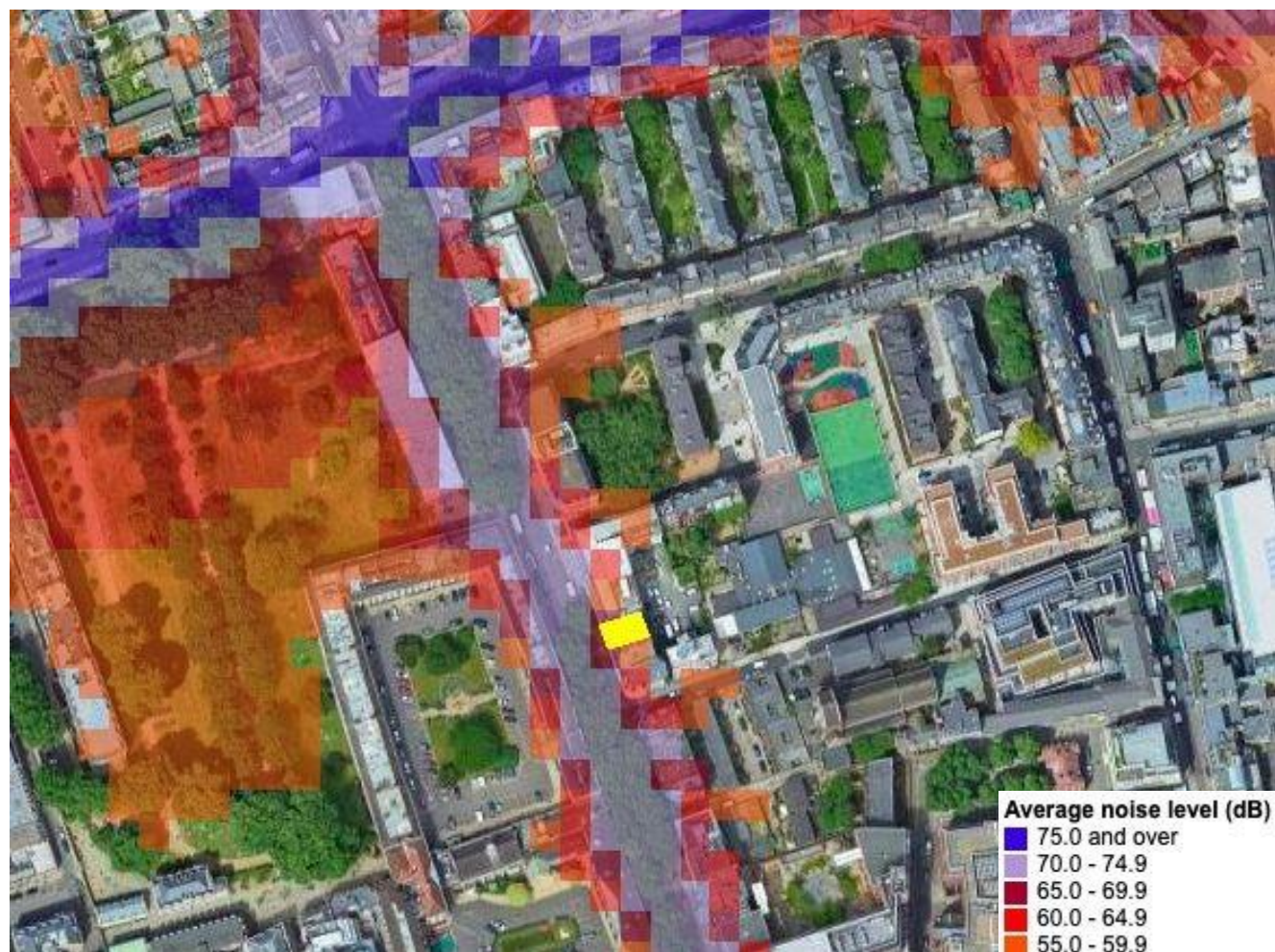
60 Grays Inn Road is located to the north of 52-54 Grays Inn Rd. It is a contemporary seven-storey office block. It has replaced the northern end of the terraces. 60 Grays inn road is elevated above the top level of all the terraces apart from 48 Grays inn road.

### B. 48 Grays Inn Road - Baldwin Gardens

A contemporary extension, in the form of a glazed elevation, has been constructed for the Baldwin gardens elevation of 48 Grays Inn Road. The extension elevates above the neighbouring terraces, including 52-54 Grays Inn Road and almost aligns with the upper levels of 60 Grays Inn Road.

### C. 48 Grays Inn Road - Grays Inn Rd

The extension to 48 Grays Inn road can be viewed from Grays Inn road and its position above the terraces is noticeable at street level, we propose to reduce the impact on the streetscape and use materials similar or matching the existing to mask the extension to 52-54 Grays Inn road.



Noise pollution, 52-54 Grays Inn Rd (Yellow)

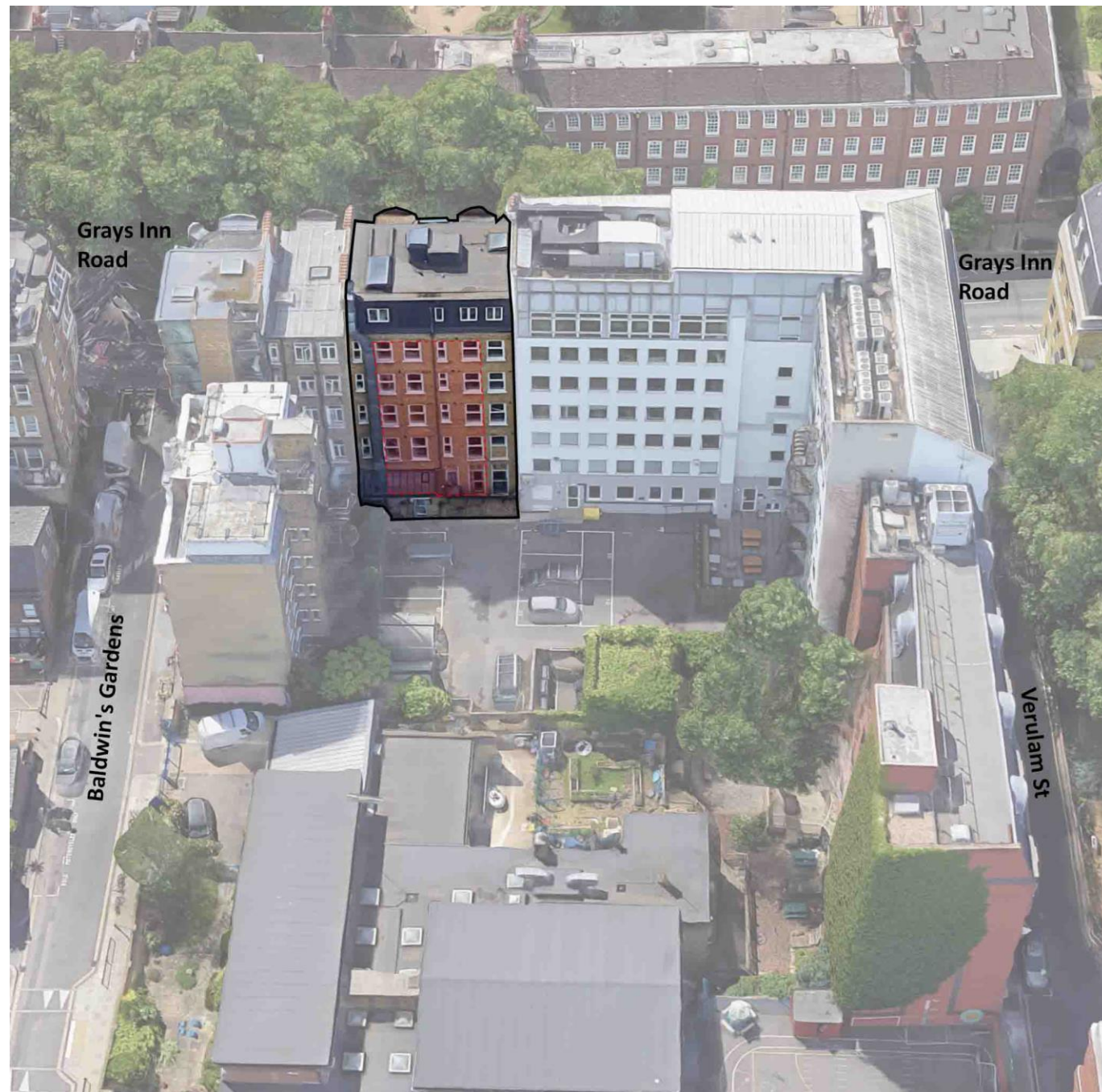
The DEFRA noise levels for the site are indicated above. 52-54 Grays Inn Rd are located within an area of high noise pollution, as such any residential proposal would utilise double or triple glazing in order to reduce external noises.



● [High](#) ● [Medium](#) ● [Low](#) ○ [Very low](#) ⊕ [Location](#)

Flood risk map, 52-54 Grays Inn Rd ( Red )

52 - 54 Grays Inn Road is not located within a flood risk area and we do not propose to increase the surface water area.



Bird eyes view of rear

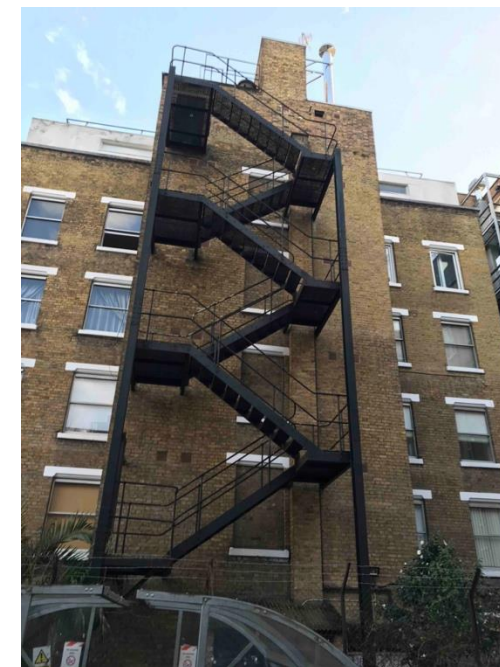
Rear view of the site and the surrounding urban fabric. Directly behind the site is a carpark. There is no building perpendicular to the site within 100m. The potential overlooking from the rear of the court field house would not differ from the current level of overlooking.



Rear car park viewing south



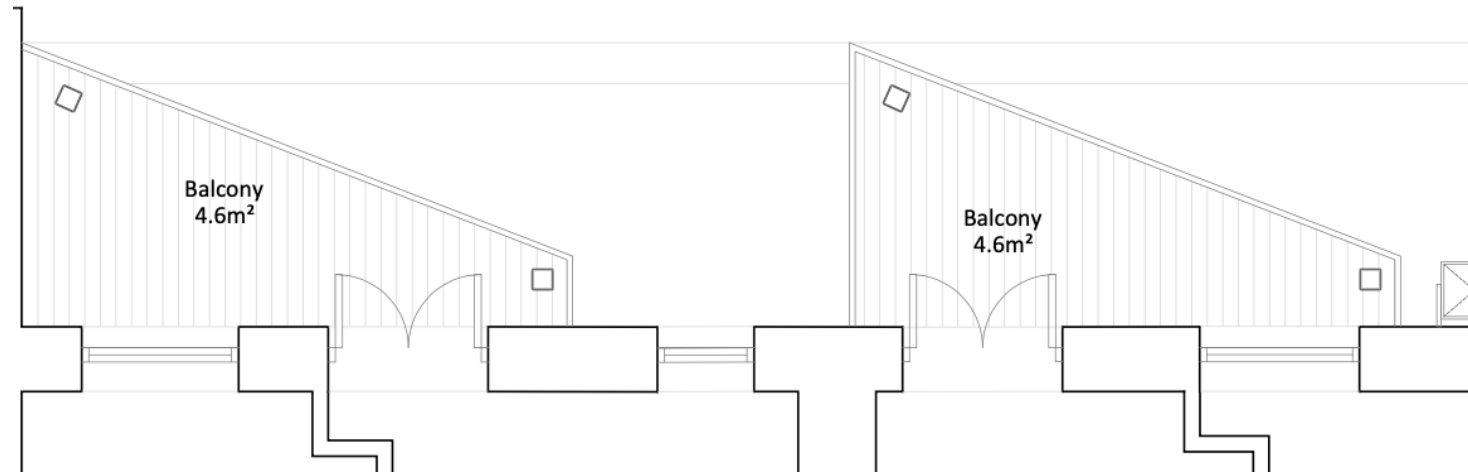
Rear car park viewing East



Rear of Court field house

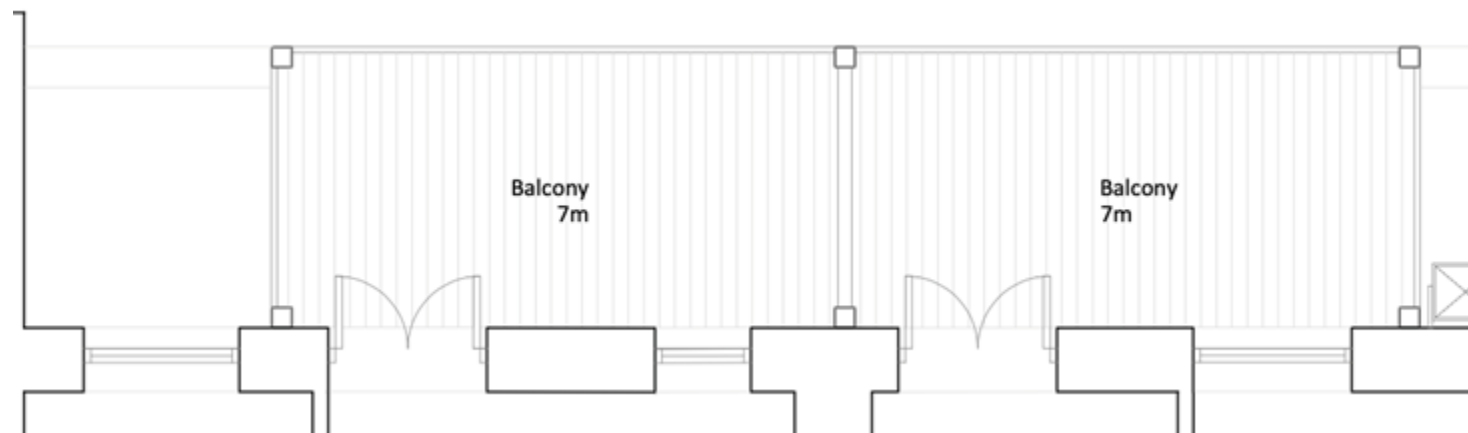


Rear of 60 Grays Inn Road



New layout

The new layout has separate balconies breaking up the massing. The balconies are only triangular shaped having less massing and impact then before.



2024/0557/P

Refused scheme balcony layout

We are proposing six new balconies to the rear of an existing building. Eight new amenity spaces for 8 flats, increasing the quality and livability in line with the London plan retrospectively. Just because the flats happen to be within an existing building does not mean amenity space is of no merit.

Due to the location and fact overlooking is not an issue. This proposal will better the overall built environment. The area has a number of buildings that back onto a carpark. Little design or thought has been taken for the rear back of house. This small lightweight balcony proposal will better the design character of this area and encourage further sustainable design development of higher quality than existing.

We, therefore, support this application and believe it should be approved.

