

- 4.1 Access Statement
- 4.2 Design Considerations

Access Statement

Access statements offer a framework for improving the quality of buildings and spaces, by considering the way a building is going to be used and managed from the earliest stage right through the project. In addition to promoting an environment of social inclusion and diversity, the statement can assist in highlighting at an early stage any potential issues of access, thus reducing the risk of potential costly alterations at a later stage.

This Access Statement should be viewed as a document that will develop with the project. The statement will record and explain decisions on accessibility associated with the planning, design and ongoing management stages of the project. It will also provide a convenient vehicle by which particular design decisions that do not follow published best practice still, nonetheless, meet obligations of 'reasonable provision'.

This access statement should be read in collaboration with AWW Architects planning submission drawings, in A3 at the back of this document.

Pedestrian movement - Externally

The apartment entrance and the retail entrance will both remain unchanged as to what is current existing at the property.

The apartments are currently (and will remain) accessed from a communal entrance along Gray's Inn Road. The residential and retail entrance have level thresholds, and are clearly marked with signage that visually contrasts with their background. The street is generally well lit at all times and therefore no additional lighting has not been proposed for the entrances.

Pedestrian movement - Internally

A new lift was seriously considered and explored in order to provide access to the flats by wheelchair users. However after considerable design effort undertaken, the size constraints of the existing building unfortunately do not allowed for a new lift. Therefore there will be no improved disabled access throughout the building or to the new top floor flat.

The existing stair will be continued to the new fourth floor which will comply with current building regulations and reflect the existing layout seen on the lower floors. The new stair treads will be a maximum of 170mm rise, with goings of at least 250mm. Tread nosing will be colour contrasted for those with visual impairments.

Summary

This document outlines the key constraints and opportunities affecting the proposal, the key principles informing the design proposal and illustrates a vision for development to meet its present and future needs.

The strengths of the scheme lies in the following areas:

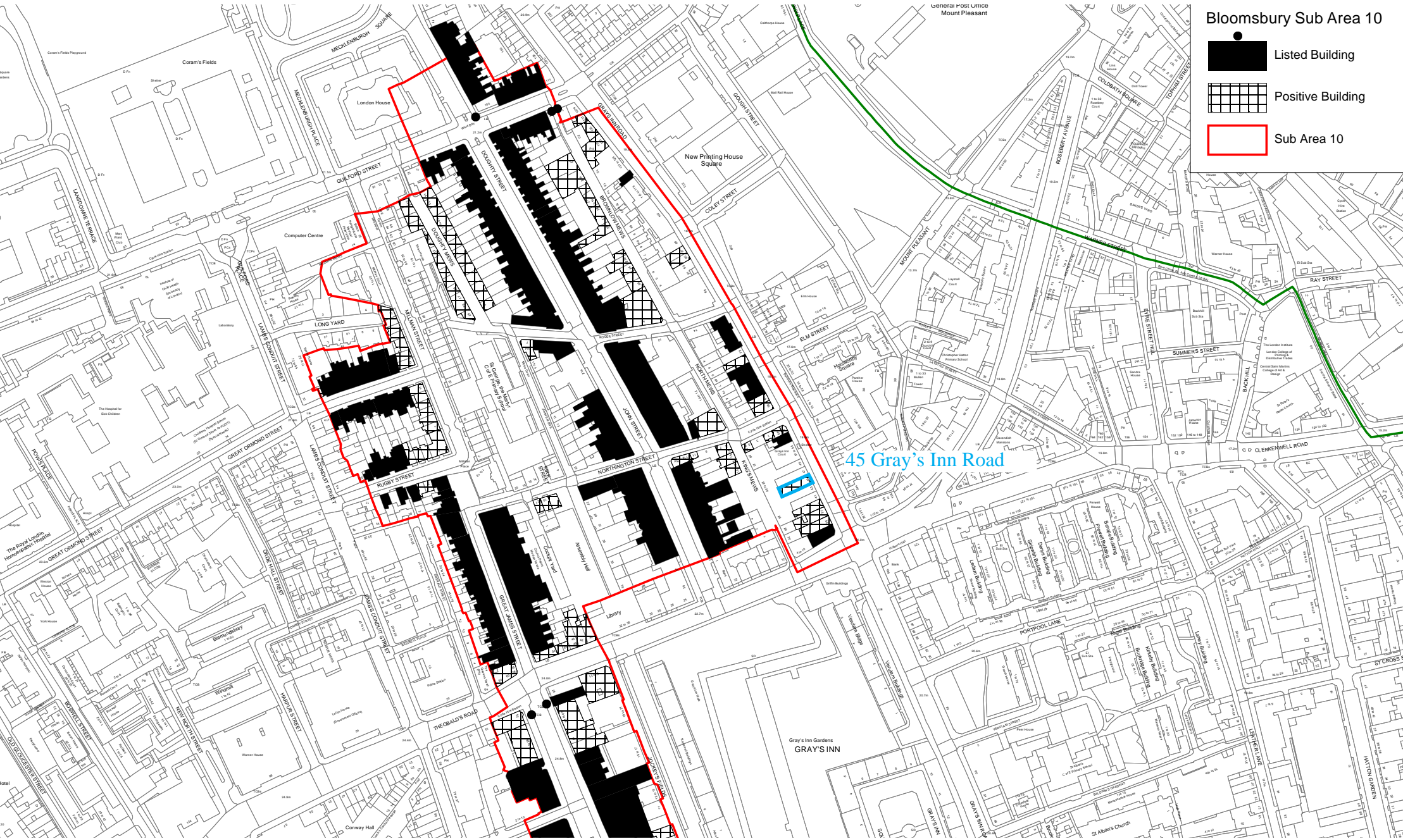
- The external and internal refurbishment of the existing buildings will positively contribute to the immediate Gray's Inn Road area.
- A sensitive and considered mansade roof extension which is consistent with adjoining properties in the street.
- A positive housing contribution by increasing the number of dwellings and addressing the housing shortage in London and in particular the Borough of Camden.

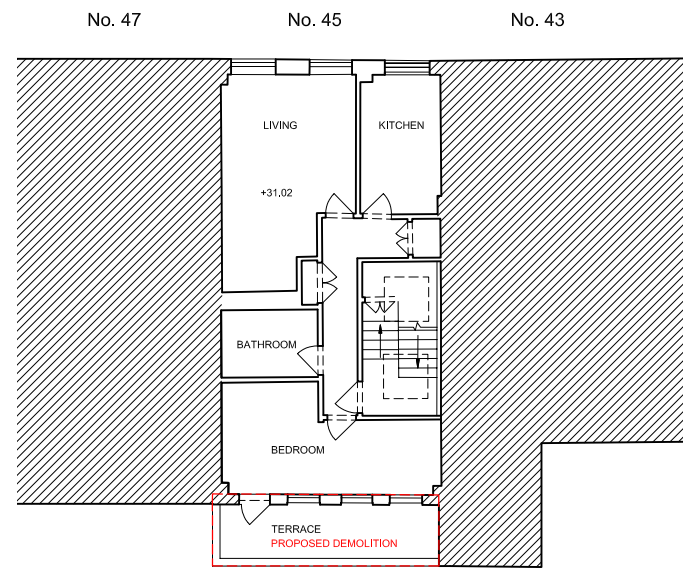
	EXISTING GIA	PROPOSED GIA
Ground Floor	Retail (No45 only) - 80m ²	Retail (No45 only) - 80m ²
First Floor	2 Bedroom Flat - 63m ²	2 Bedroom Flat - 63m ²
Second Floor	2 Bedroom Flat - 63m ²	2 Bedroom Flat - 63m ²
Third Floor	1 Bedroom Flat - 56m ²	2 Bedroom Flat - 63m ²
Fourth Floor	n/a	2 Bedroom Flat - 61m ²

Conservation area appraisal

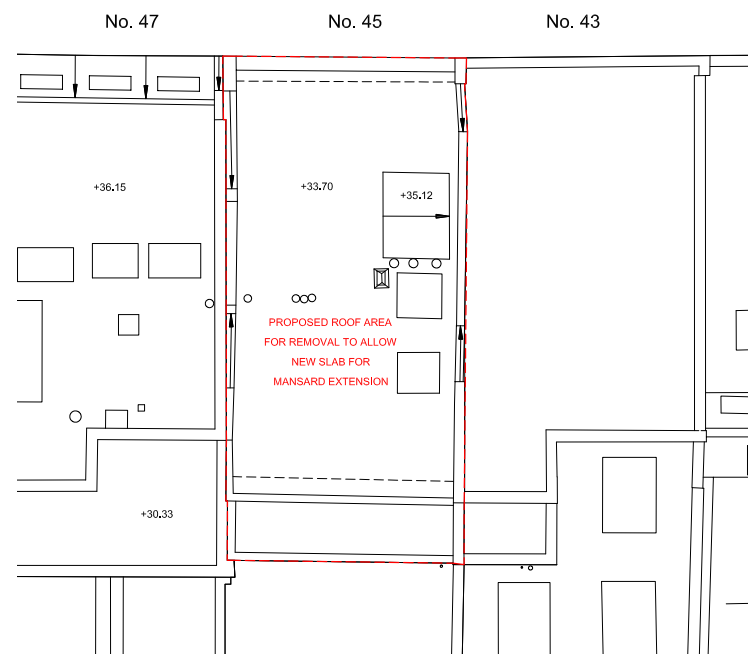
The whole of the site falls within the Bloomsbury Sub Area 10 Conservation Area. We are therefore including with this submission an application for Conservation Approval of the high level rear extension and the mansard extension for no 45 Gray's Inn Road. There are no listed buildings within the site however the properties located at nos 2 and 12-22 Theobald's Road, and at 55 Gray's Inn Road are listed. These listed buildings will not be affected by the works. None of the buildings on the site are locally listed within the Hatton Garden Conservation Area statement.

As shown below, 45 Gray's Inn Road has been identified as a 'positive building' by Camden Council, this will have no implications as the visual appearance of the building will only be improve upon following cleaning works on the facade.





Existing Third Floor Plan

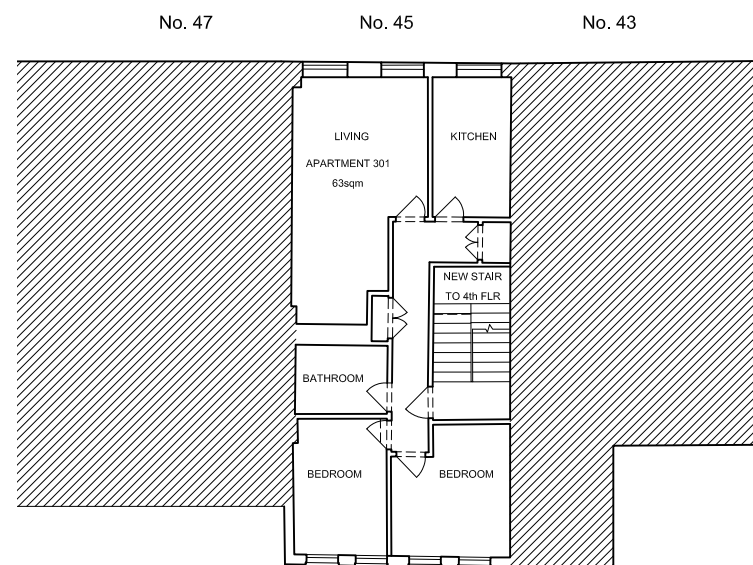


Existing Roof Plan

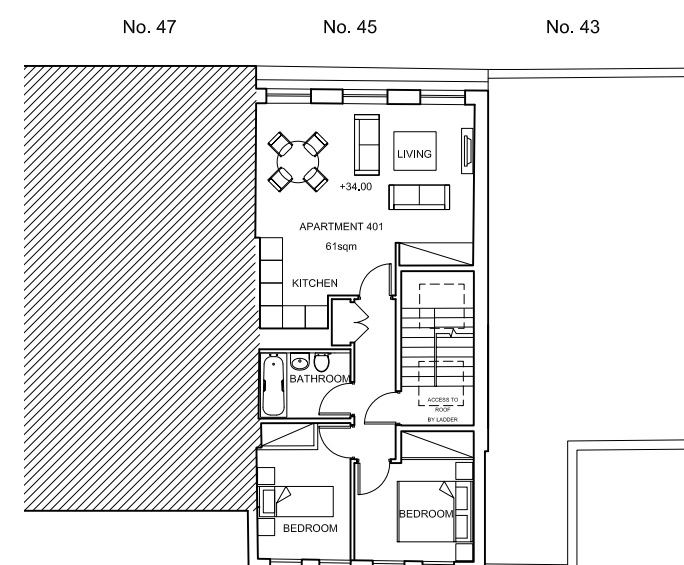
The proposal extends up the existing third floor upper terrace area at the rear of the property. This extension also brings the back of the third floor to align with the rear of 43 Gray's Inn Road.

The roof extension is designed to add one level of fourth floor accommodation as per the adjacent property at 47 Gray's Inn Road.

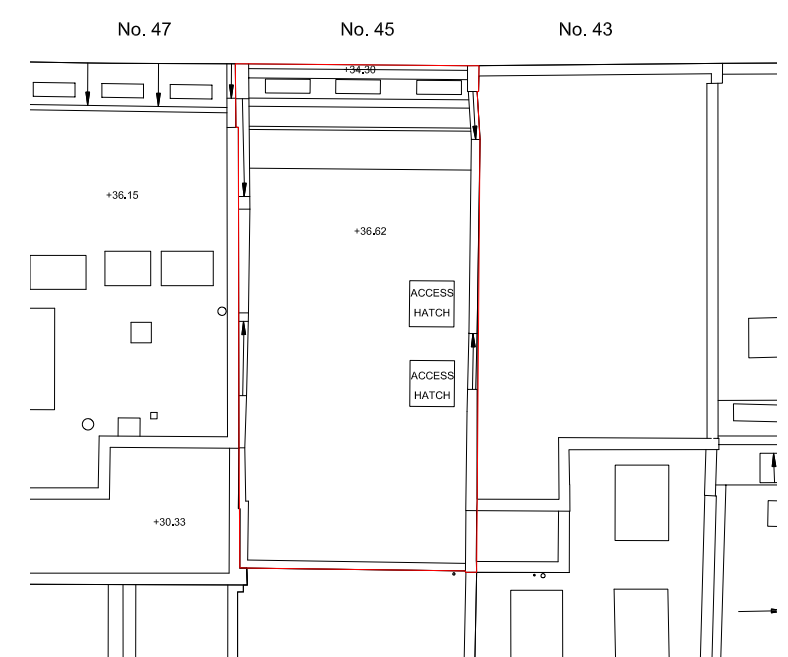
Access to the new roof level will be via an access hatch and ladder (as per the existing strategy).



Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Roof Plan

The existing street elevation from the front of Gray's Road clearly shows the run of properties with mansards extensions stops short of 45 Gray's Inn Road



Existing Front Elevation - Gray's Inn Road



Existing Rear Elevation - King's Mews side

The proposed street elevation from the front of Gray's Road shows how the run of mansards has been continued onto 45 Gray's Inn Road. The height, material and fenestration has been kept constant to ensure that the character of the street has been maintained.

The slight increase in height is due to the slight incline throughout that part of Gray's Inn Road.

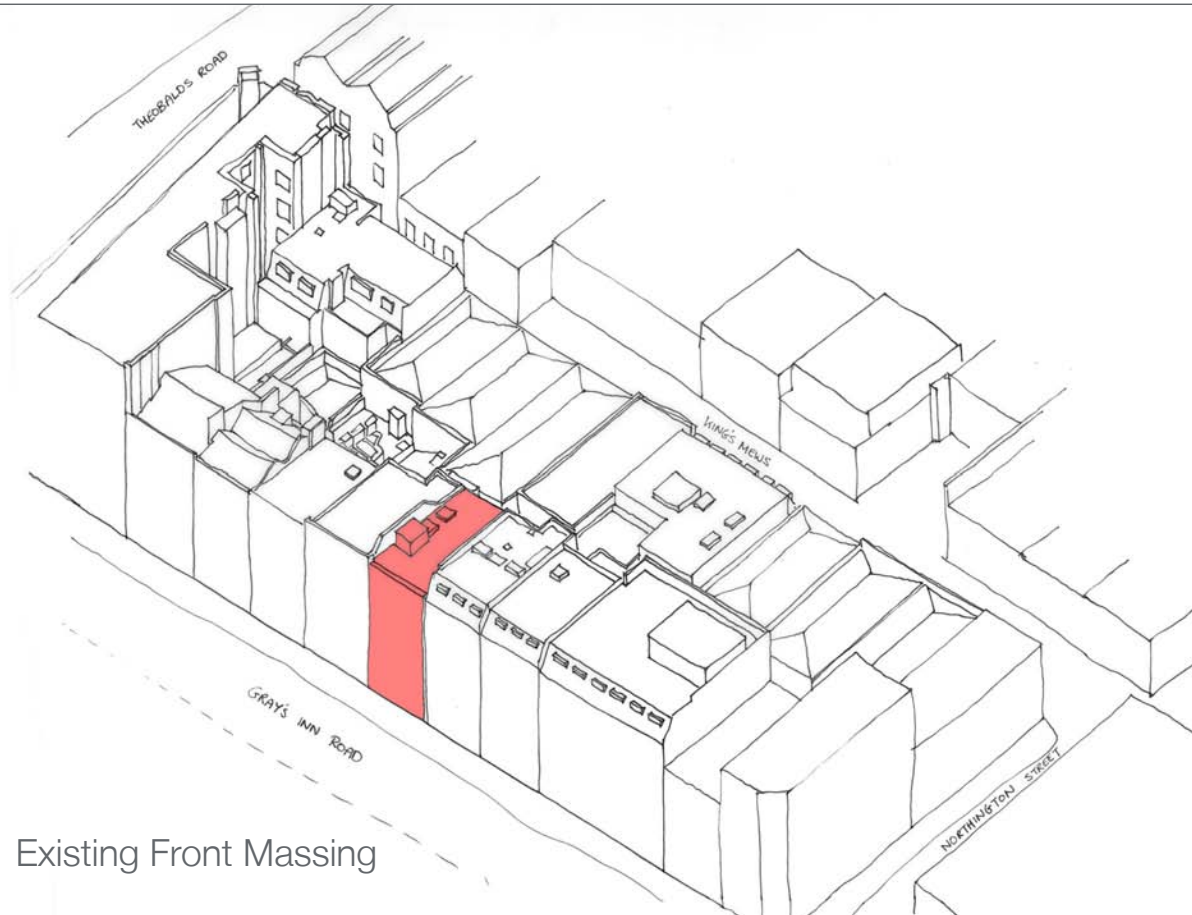


Proposed Front Elevation - Gray's Inn Road

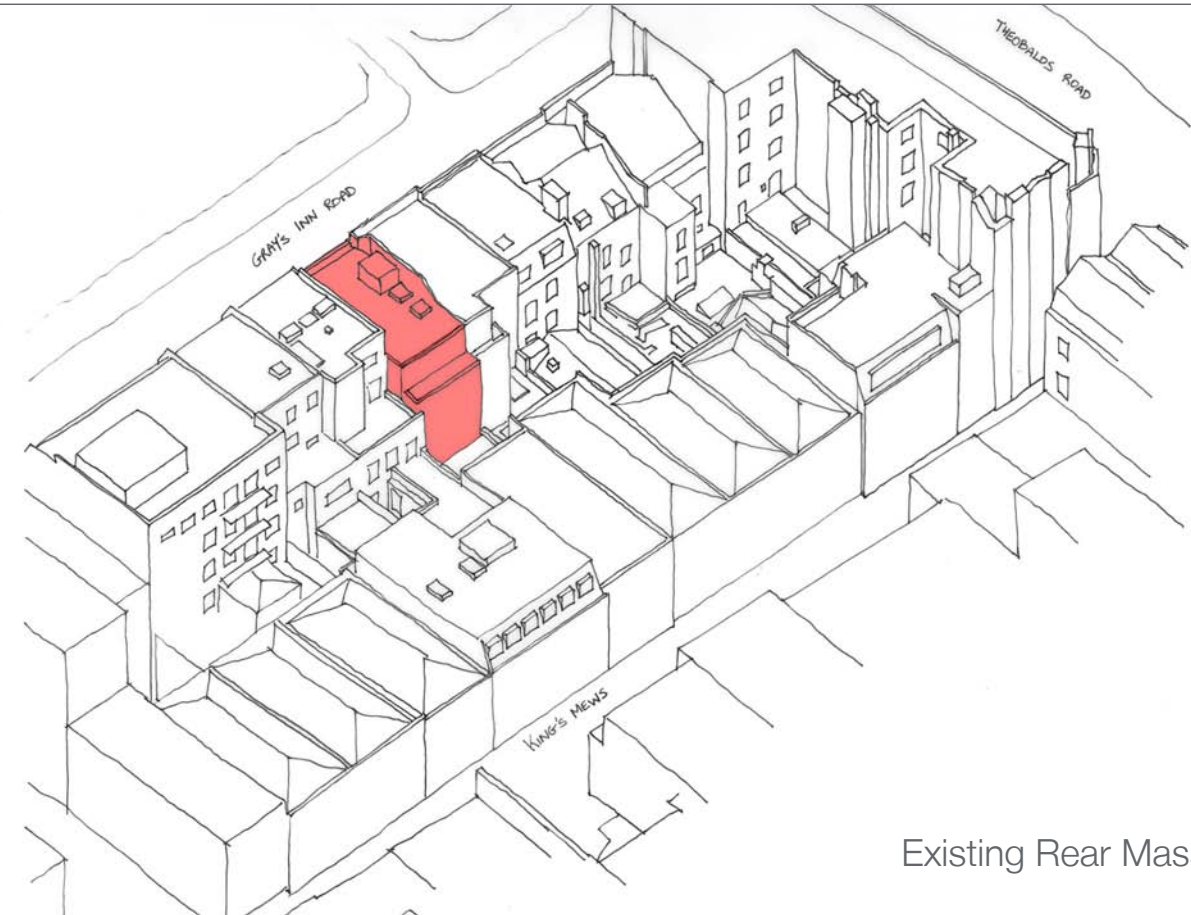
The rear of the property also shows are the roof line has been kept constant with the adjoining No 47 property.



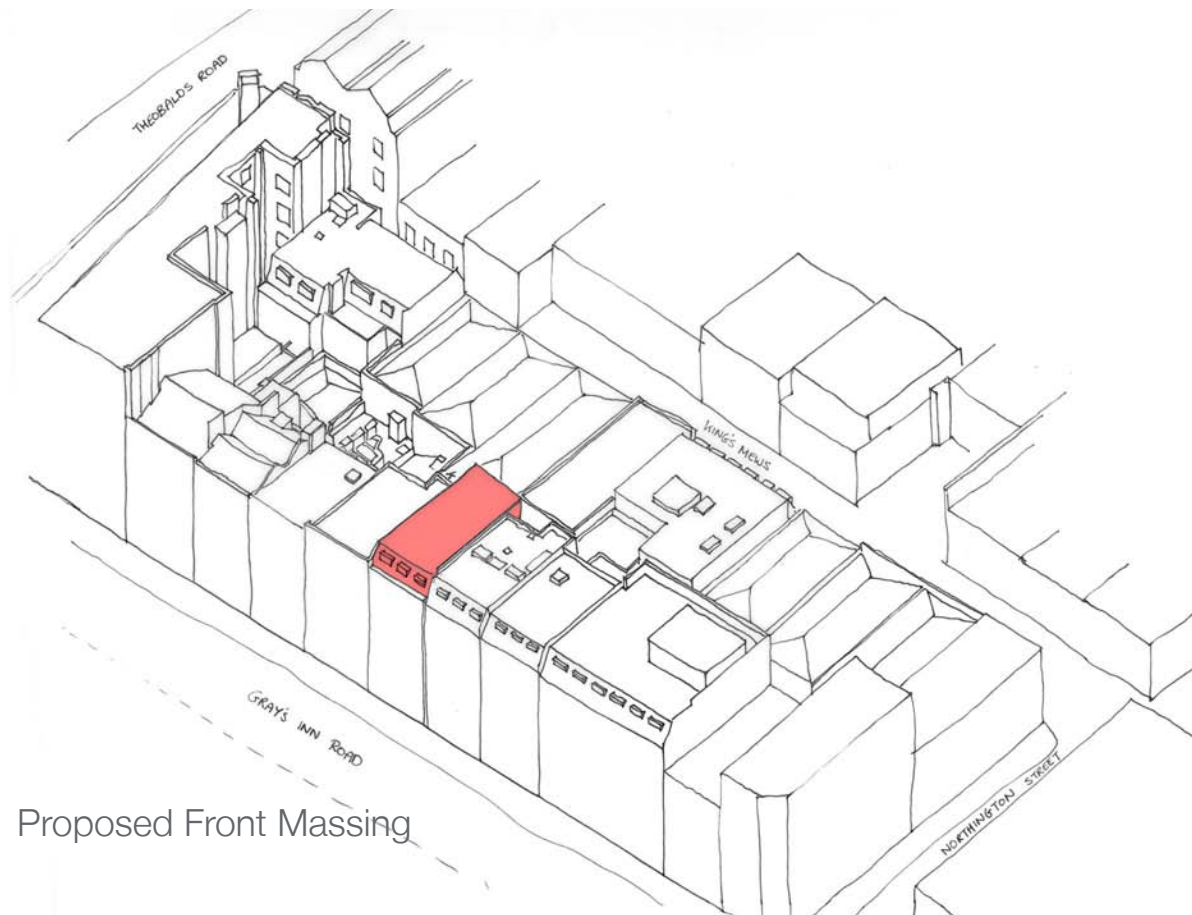
Proposed Rear Elevation - King's Mews side



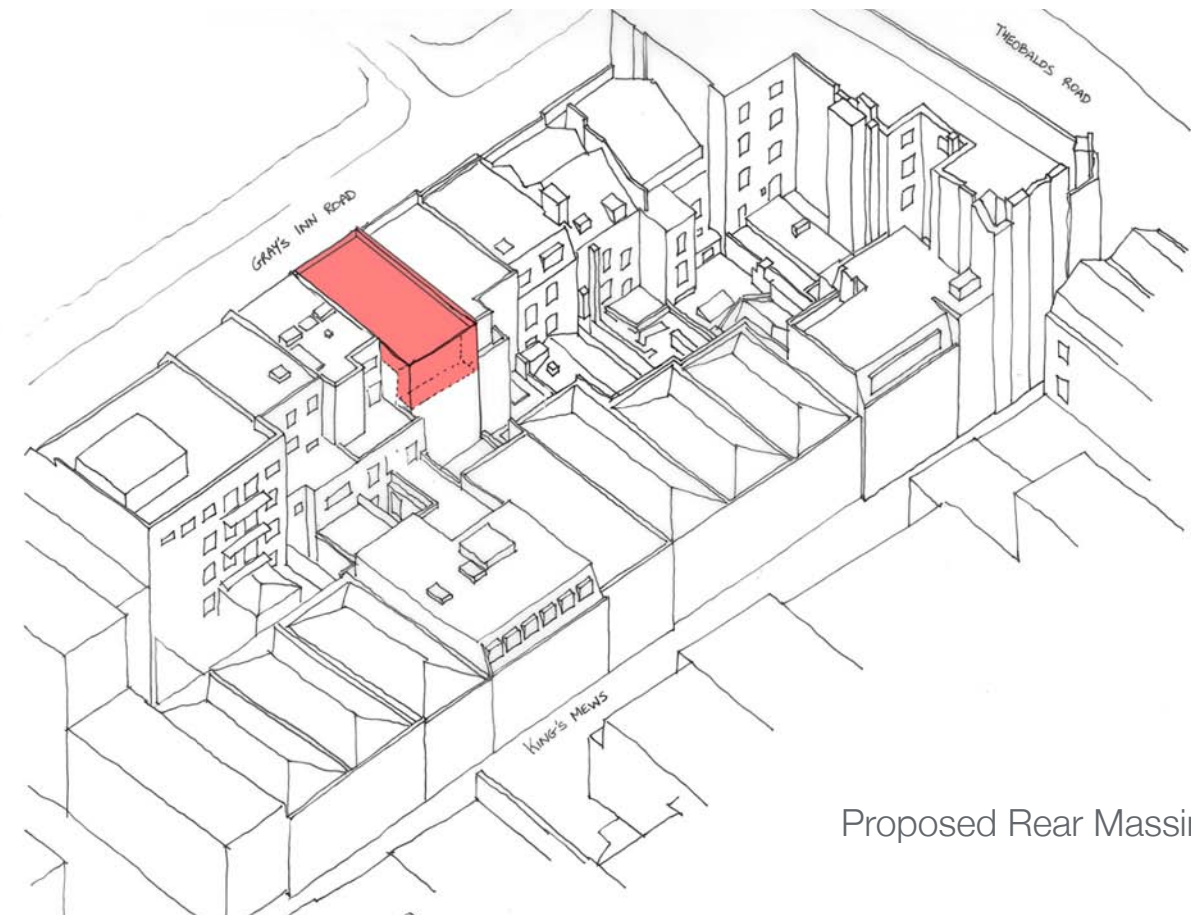
Existing Front Massing



Existing Rear Massing



Proposed Front Massing



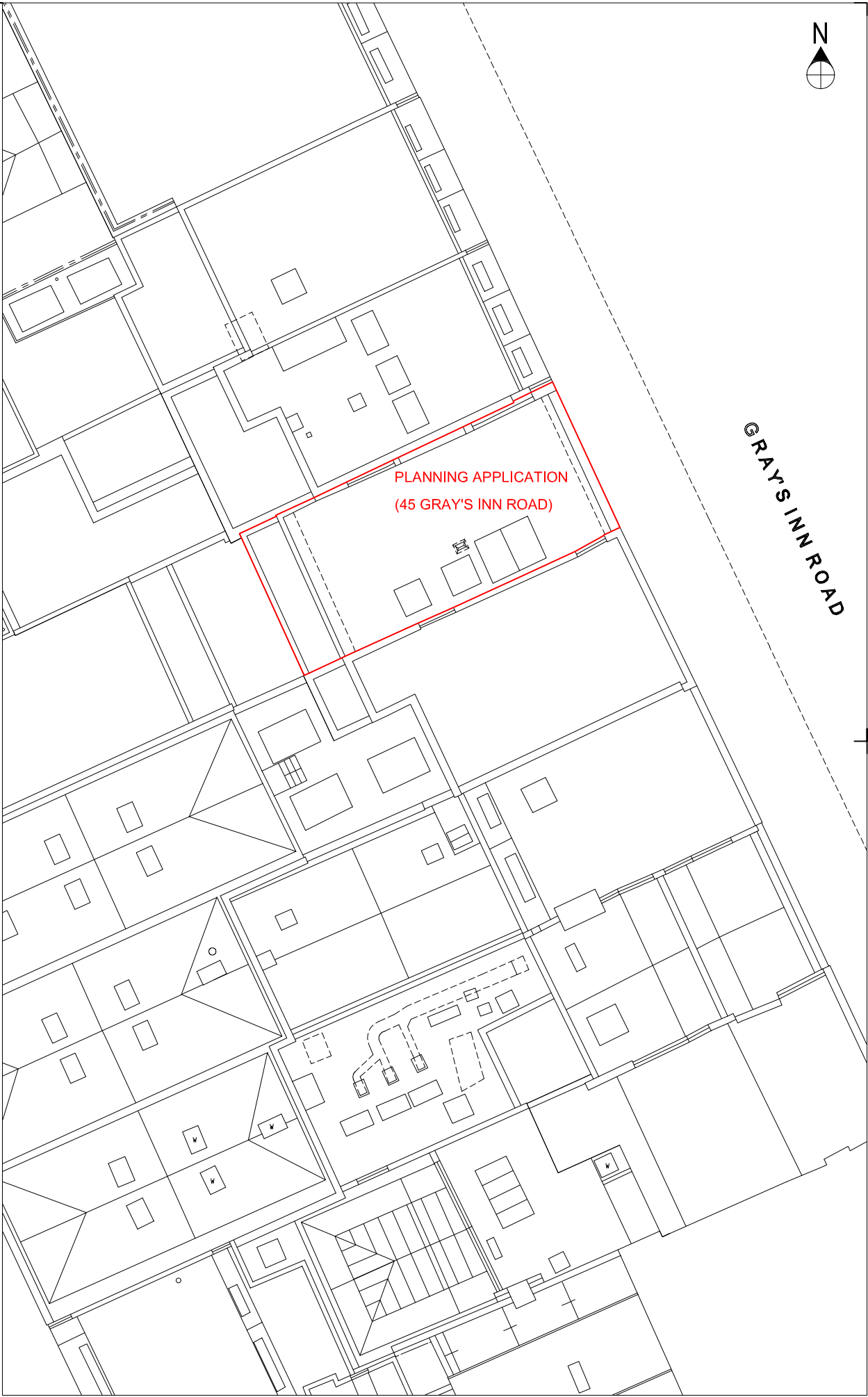
Proposed Rear Massing

Drawings list submitted for this planning application

2957 - 1000	Site Location Plan
2957 - 2100	Existing Basement Plan
2957 - 2101	Existing Ground Floor Plans
2957 - 2102	Existing First Floor Plan
2957 - 2103	Existing Second Floor Plan
2957 - 2104	Existing Third Floor Plan
2957 - 2105	Existing Third Floor Demolition Plan
2957 - 2106	Existing Roof Floor Plan
2957 - 2107	Existing North East Elevation (Front)
2957 - 2108	Existing South West Elevation (Rear)
2957 - 2109	Existing Section
2957 - 2110	Proposed Basement Plan
2957 - 2111	Proposed Ground Plan
2957 - 2112	Proposed First Plan
2957 - 2113	Proposed Second Plan
2957 - 2114	Proposed Third Plan
2957 - 2115	Proposed Fourth Plan
2957 - 2116	Proposed Roof Plan
2957 - 2117	Proposed North East Elevation
2957 - 2118	Proposed South West Elevation
2957 - 2119	Proposed Section



45 GRAY'S INN ROAD SITE LOCATION PLAN 1:1250



45 GRAY'S INN ROAD DETAILED LOCATION PLAN 1:200

Notes			
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A	28-10-11	CD	Issued for Planning
Chkd			NM



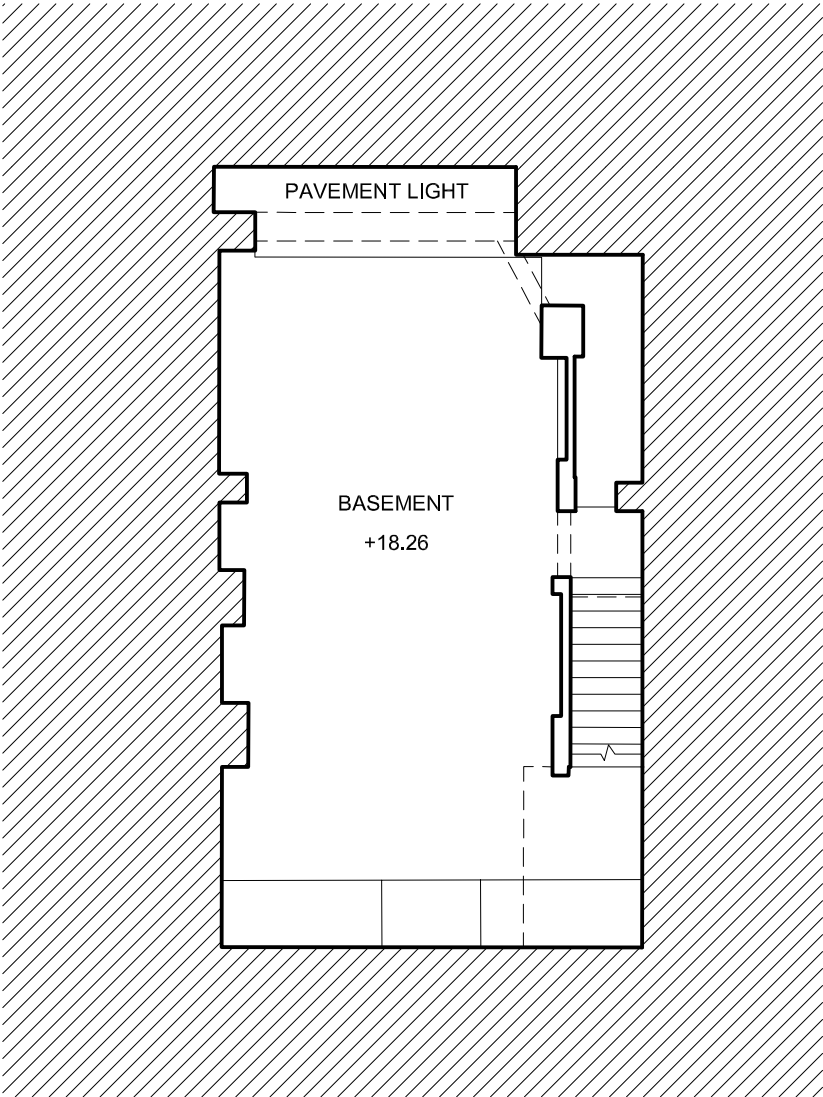
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Project Title		
45 Gray's Inn Road London		
Drawing Title		
Site Location Plan		
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Status	PLANNING	
Project No.	Drawing No.	Revision
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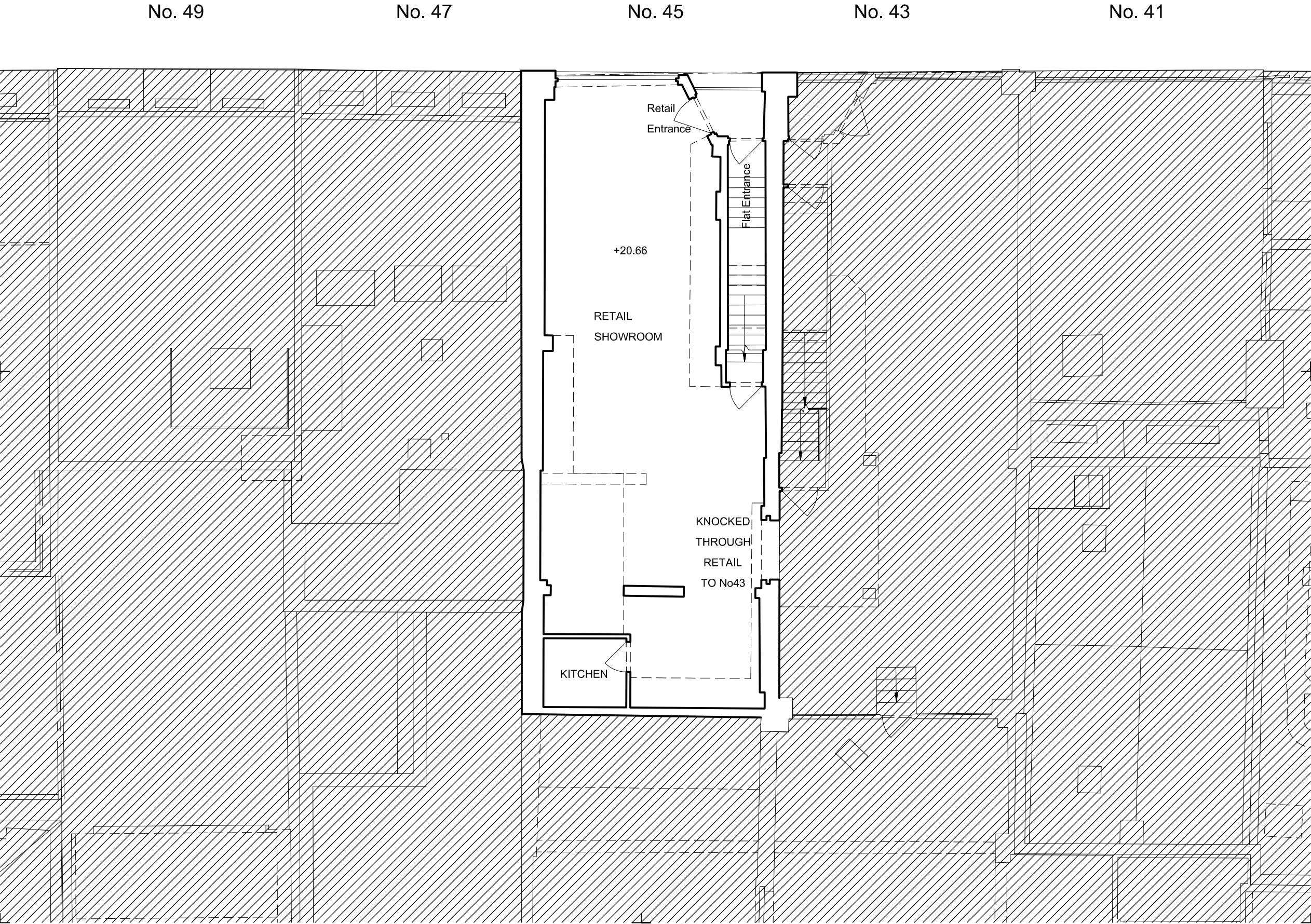
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Project Title
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Drawing Title
Existing Basement Plan

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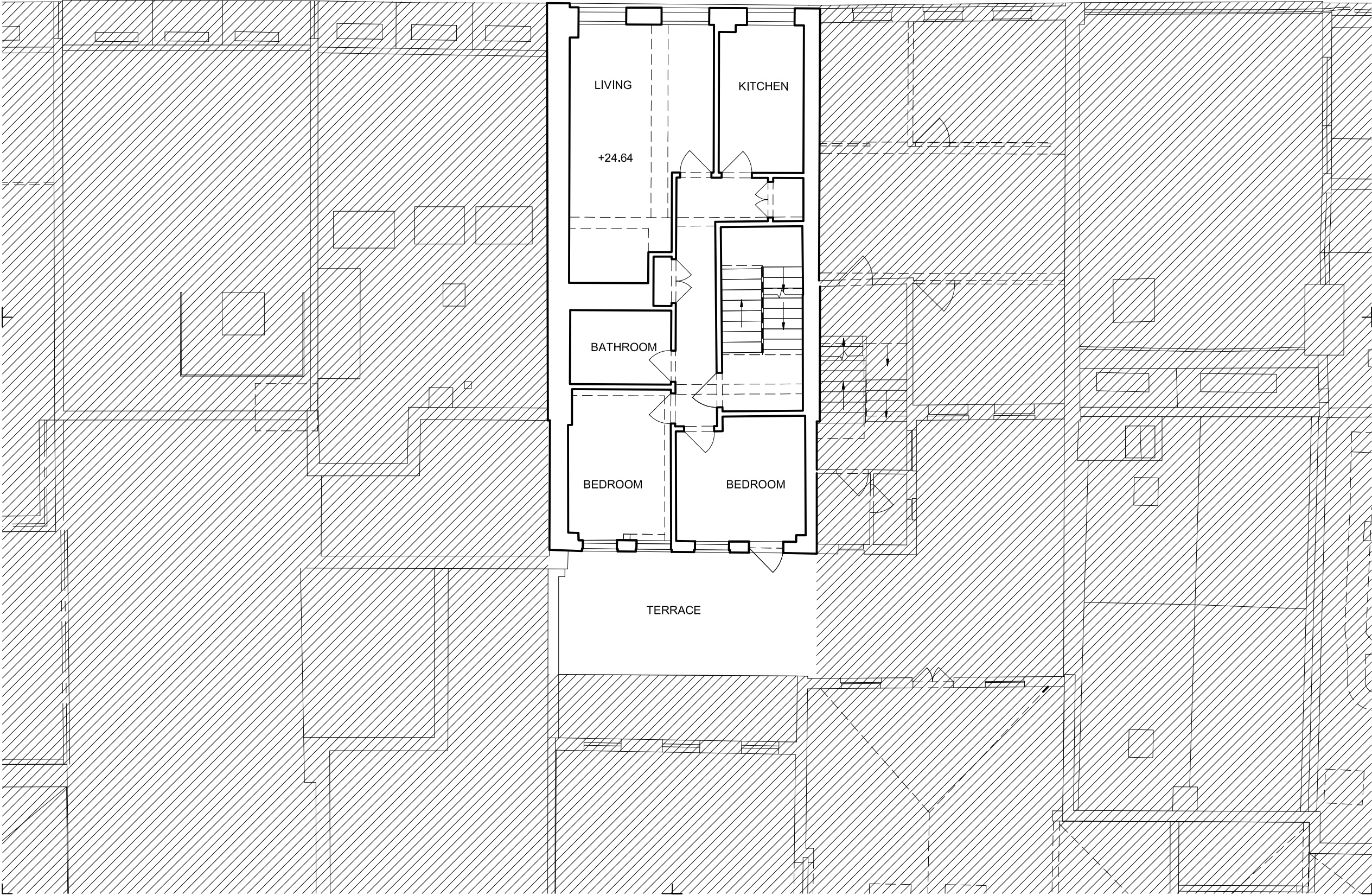
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Project Title		
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Drawing Title		
Existing First Floor Plan		
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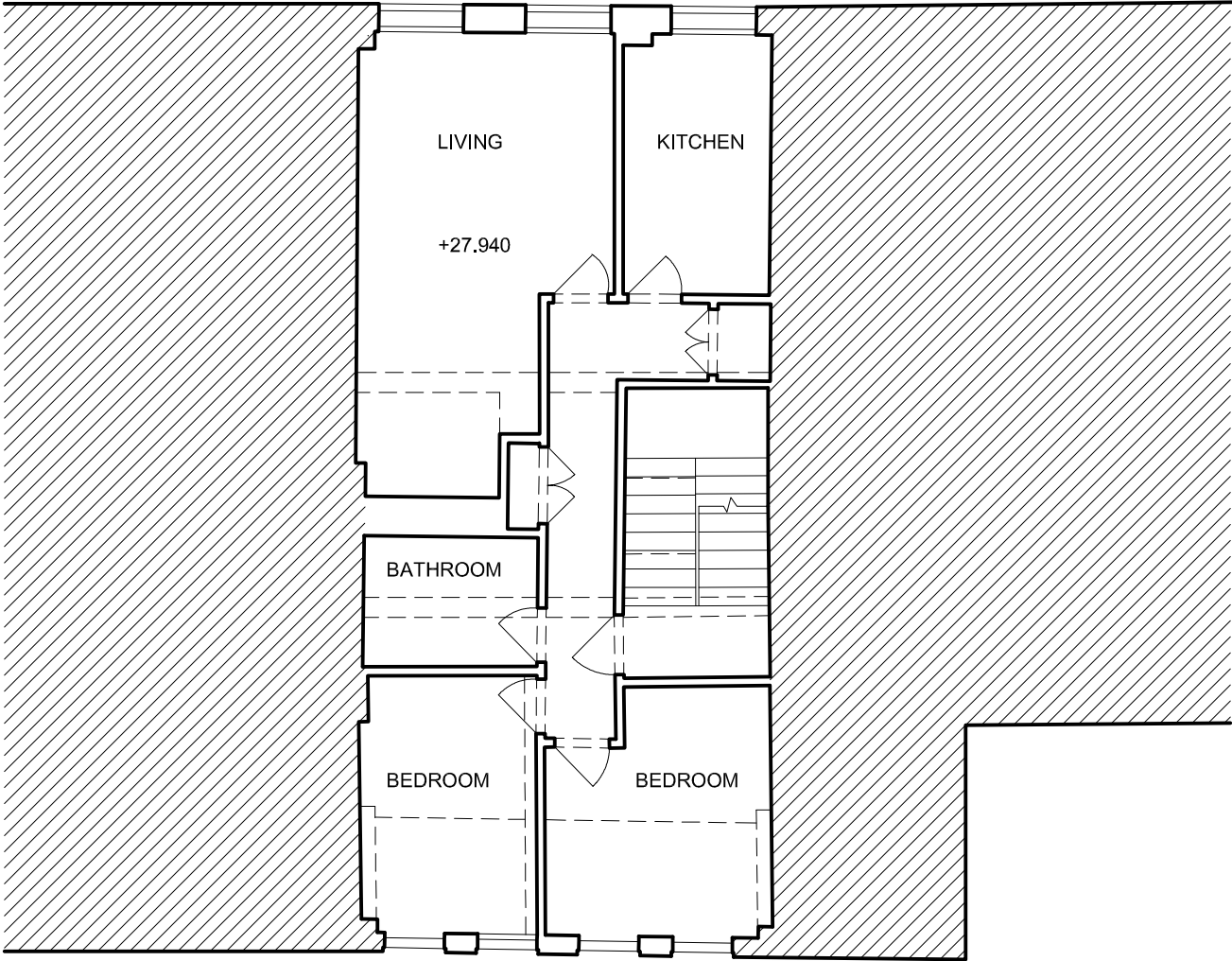
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Project Title
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Drawing Title
Existing Second Floor Plan

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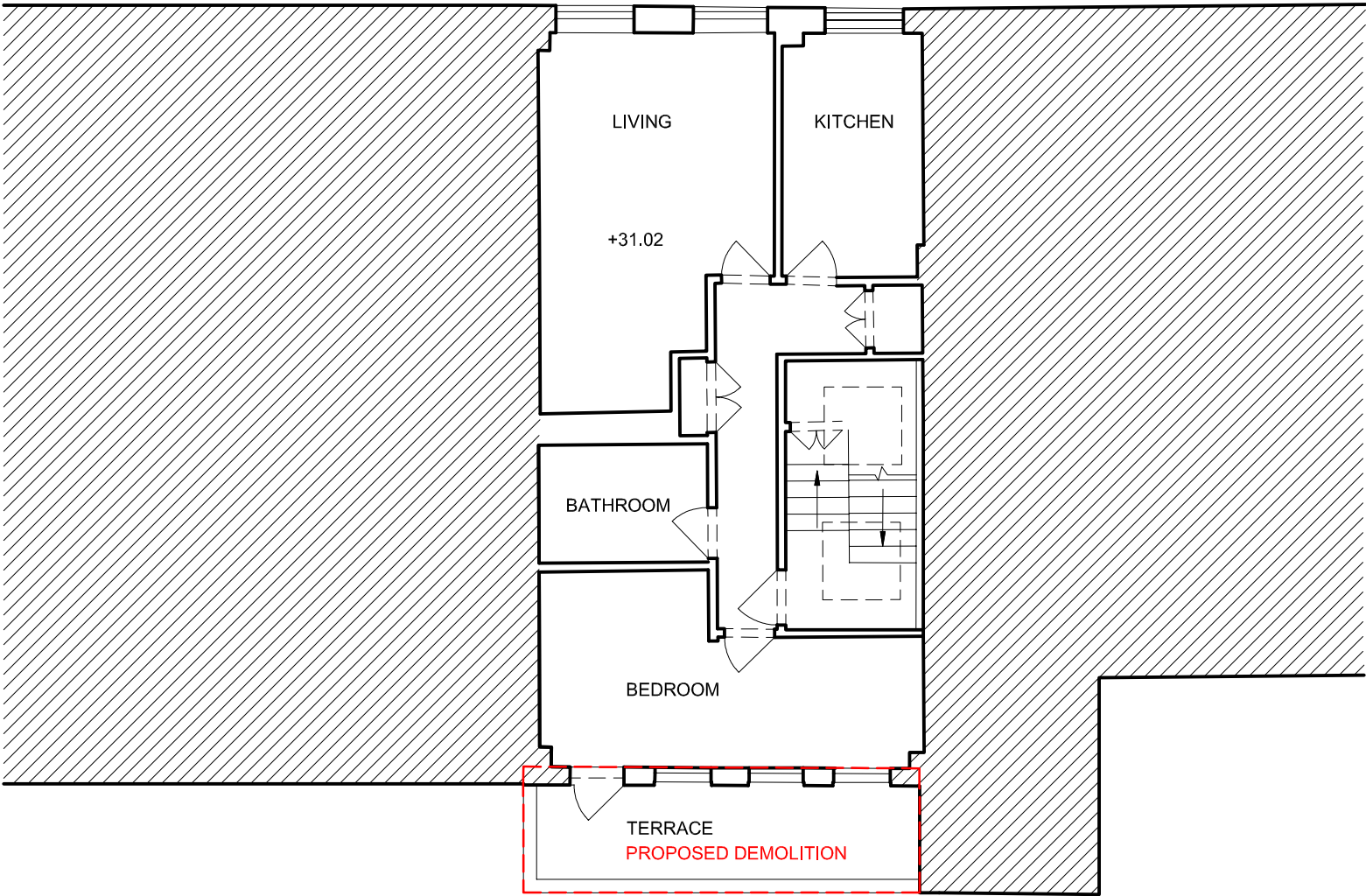
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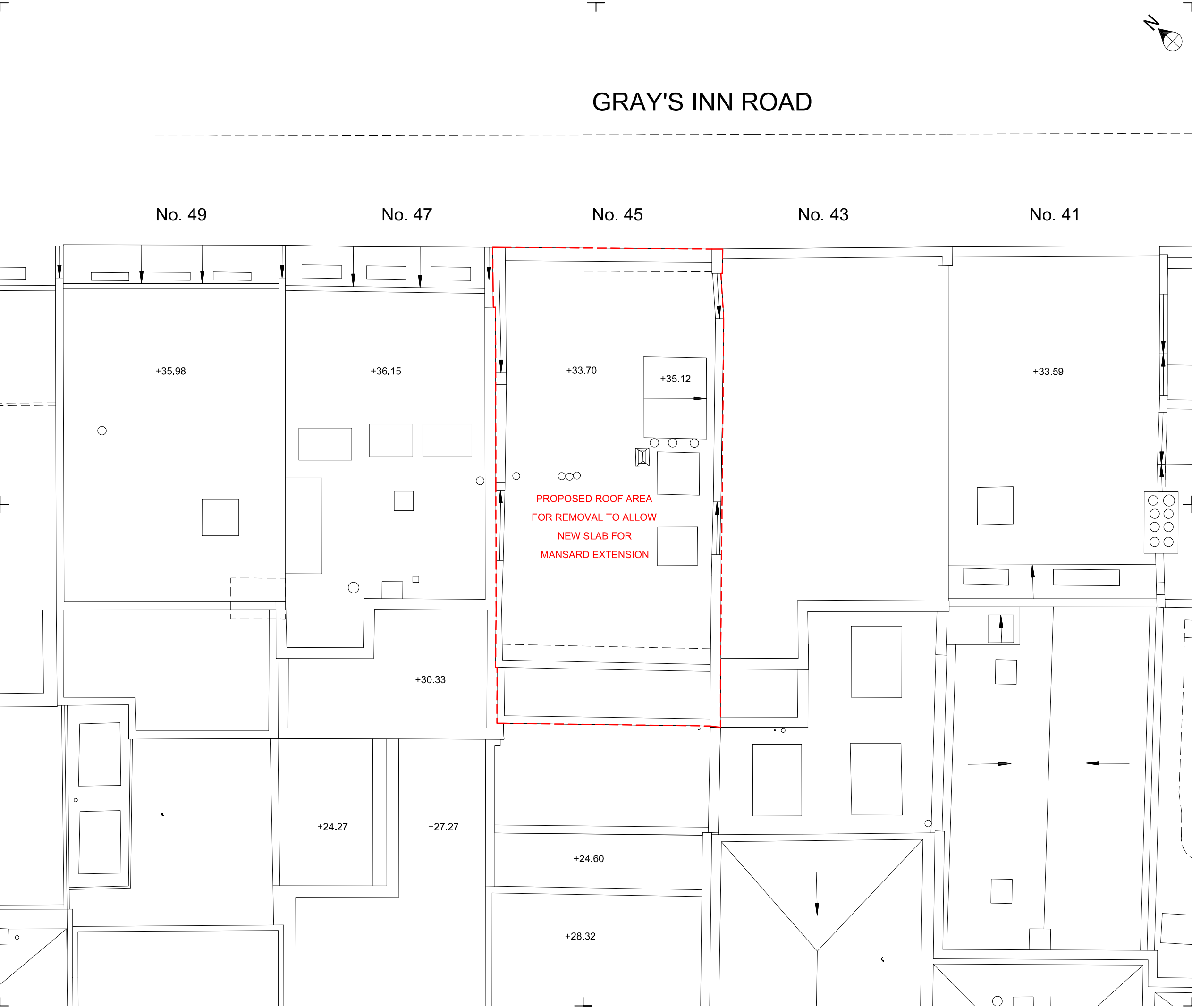
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Project Title		
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Drawing Title		
Third Floor Demolition Plan		
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Project Title
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Drawing Title
Existing Roof Plan

Scale	Sheet Size	Drawn
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Project Title		
45 Gray's Inn Road		
London		
Drawing Title		
Existing North East Elevation		
Gray's Inn Road Elevation		
Scale	Sheet Size	Drawn
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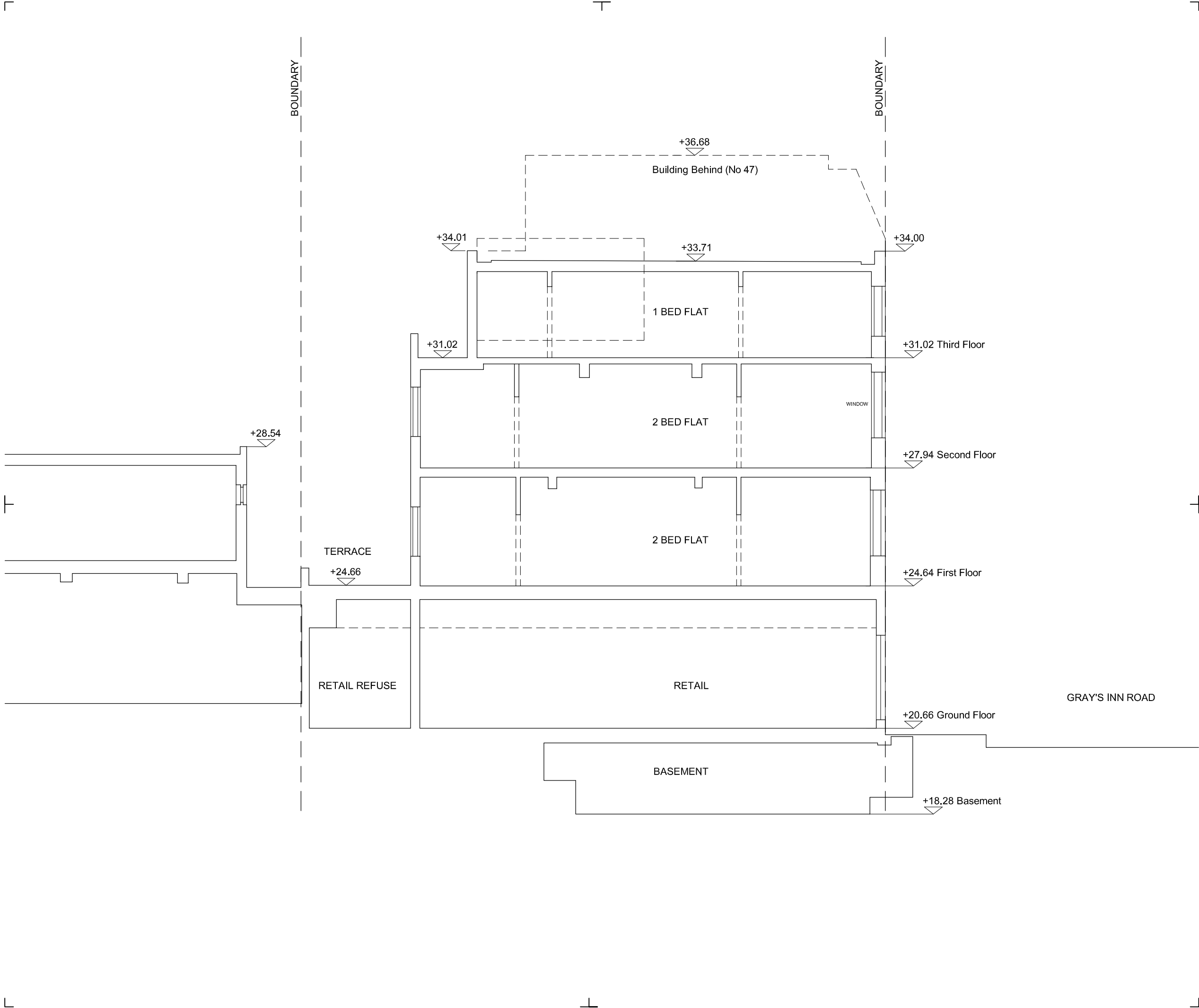
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Project Title		
45 Gray's Inn Road		
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Drawing Title		
Existing South West Elevation		
Rear of Gray's Inn Road		
Scale	Sheet Size	Drawn
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Date	Checked	
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Project No.	Drawing No.	Revision
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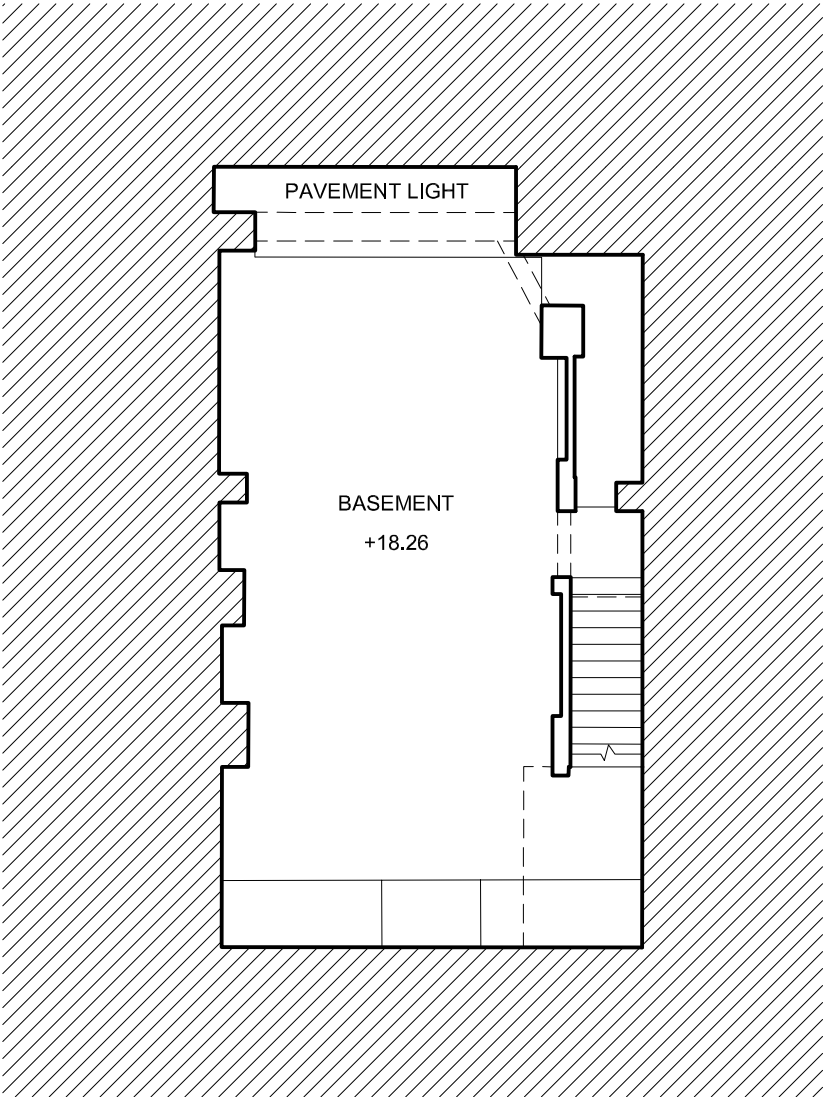
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Project Title		
45 Gray's Inn Road		
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Drawing Title		
Proposed Basement Plan		
Scale	Sheet Size	Drawn
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Date	Checked	
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PLANNING		
Project No.	Drawing No.	Revision
2957	2110	A

GRAY'S INN ROAD



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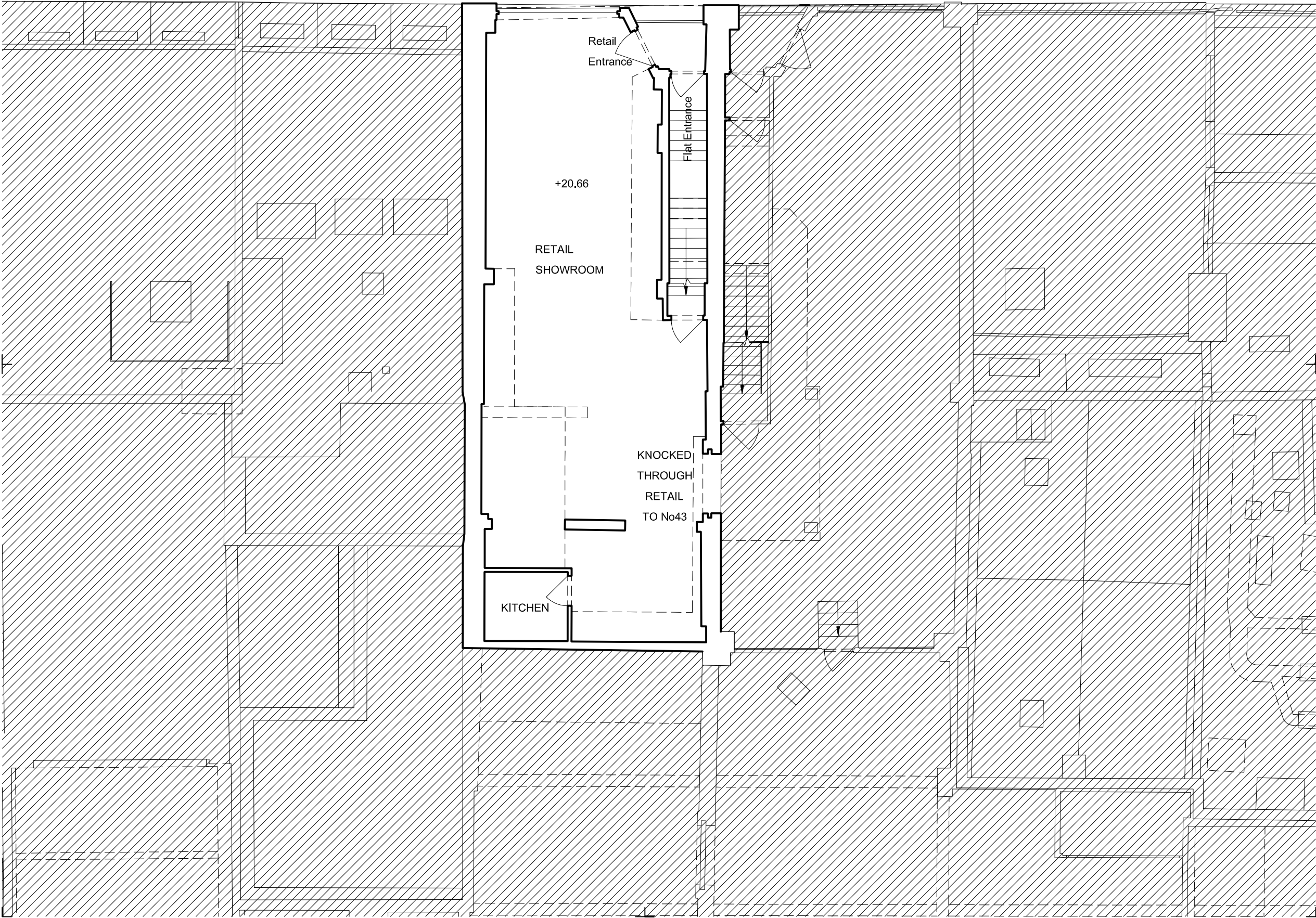
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Project Title		
45 Gray's Inn Road London		
Drawing Title		
Proposed Ground Floor Plan		
Scale	Sheet Size	Drawn
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Date	Checked	
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Status		
PLANNING		
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2957	2111	A

GRAY'S INN ROAD



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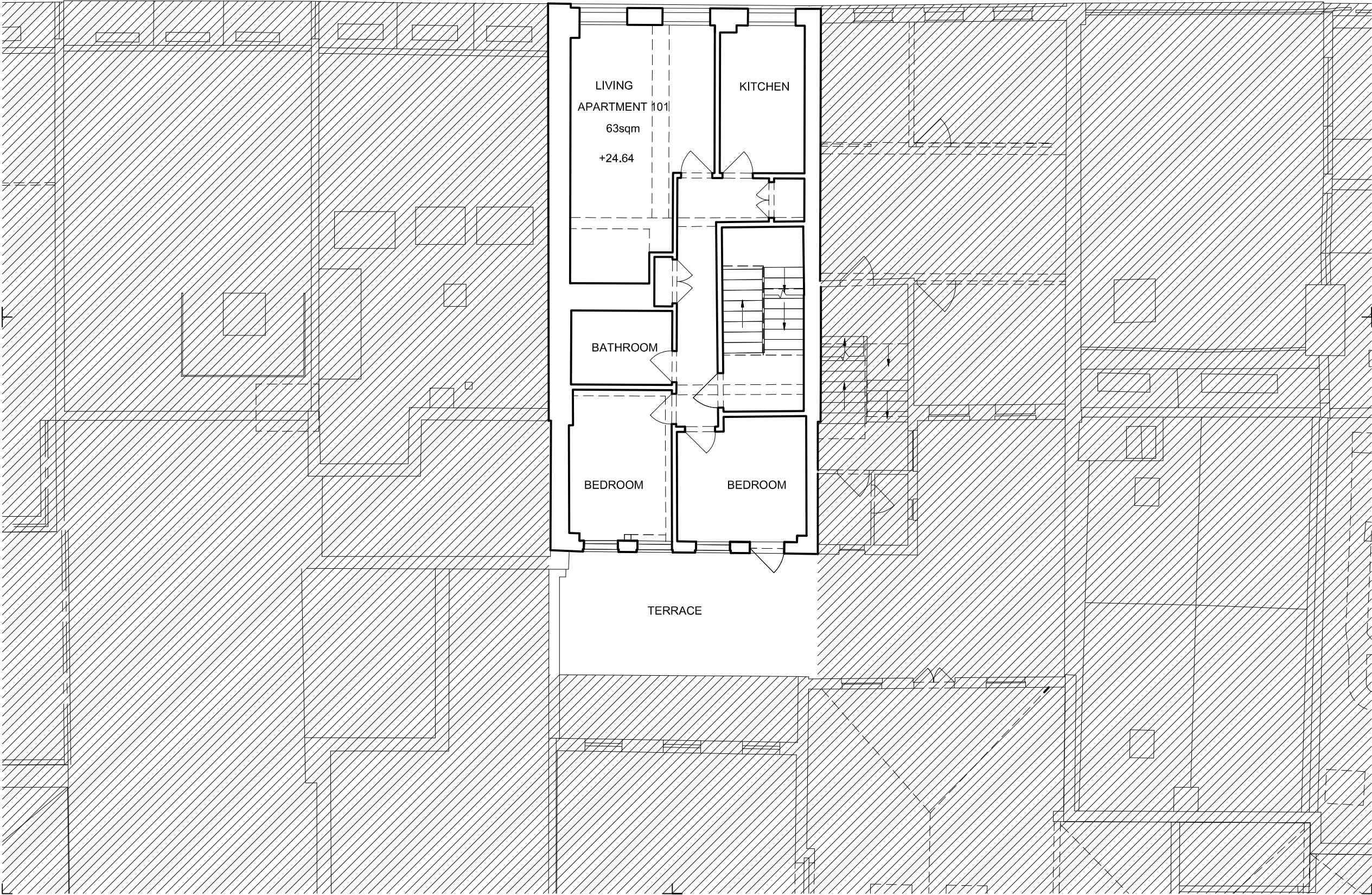
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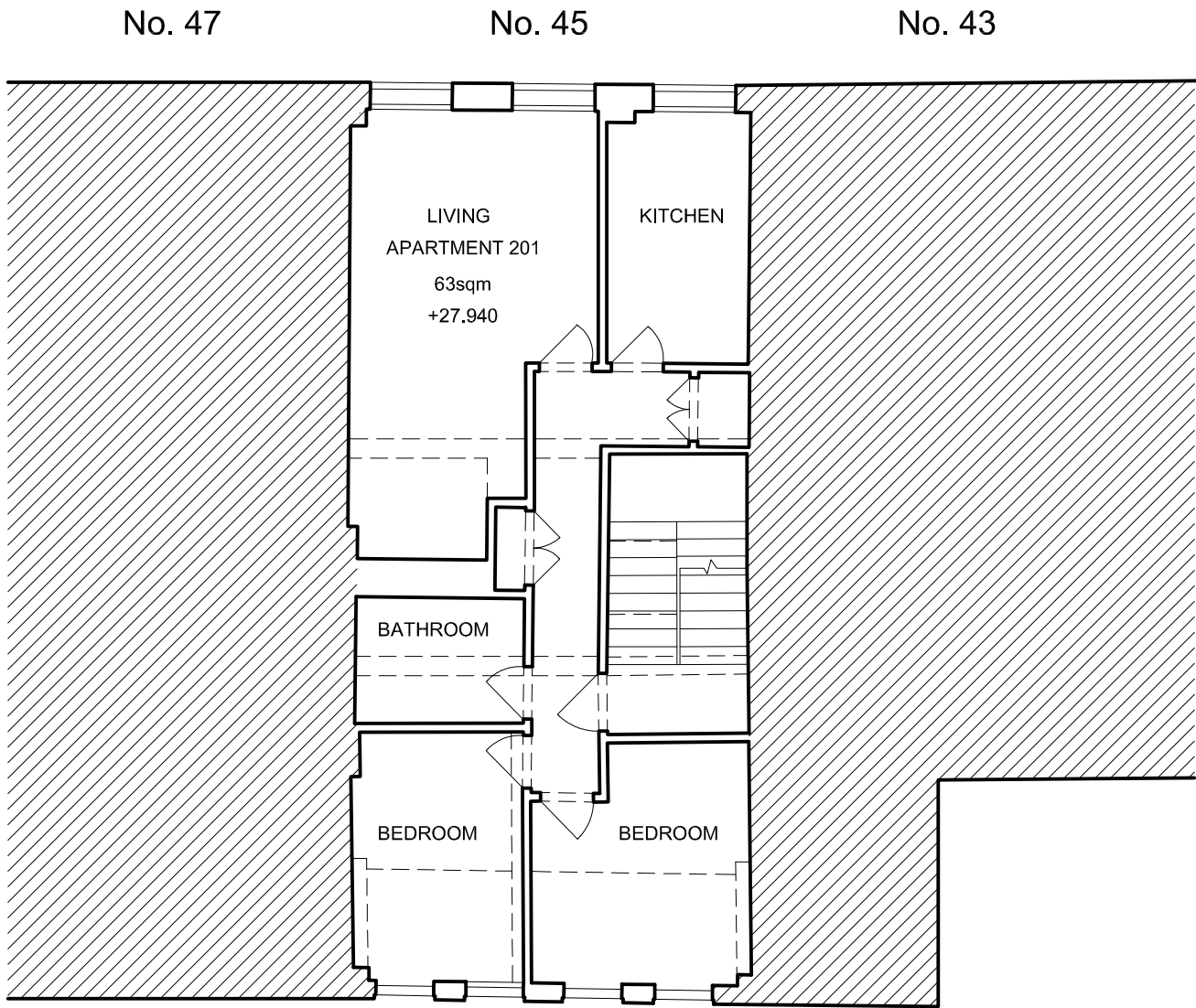
Project Title		
45 Gray's Inn Road London		
Drawing Title		
Proposed First Floor Plan		
Scale	Sheet Size	Drawn
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Date	Checked	
24/10/11		
Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2112	A



Notes
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Rev	Date	Init	Notes	Chkd
A	28-10-11	CD	Issued for Planning	NM

GRAY'S INN ROAD



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Project Title
45 Gray's Inn Road
London

Drawing Title
Proposed Second Floor Plan

Scale	Sheet Size	Drawn
1:100	A3	CD
Date	Checked	
24/10/11	NM	

Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2113	A

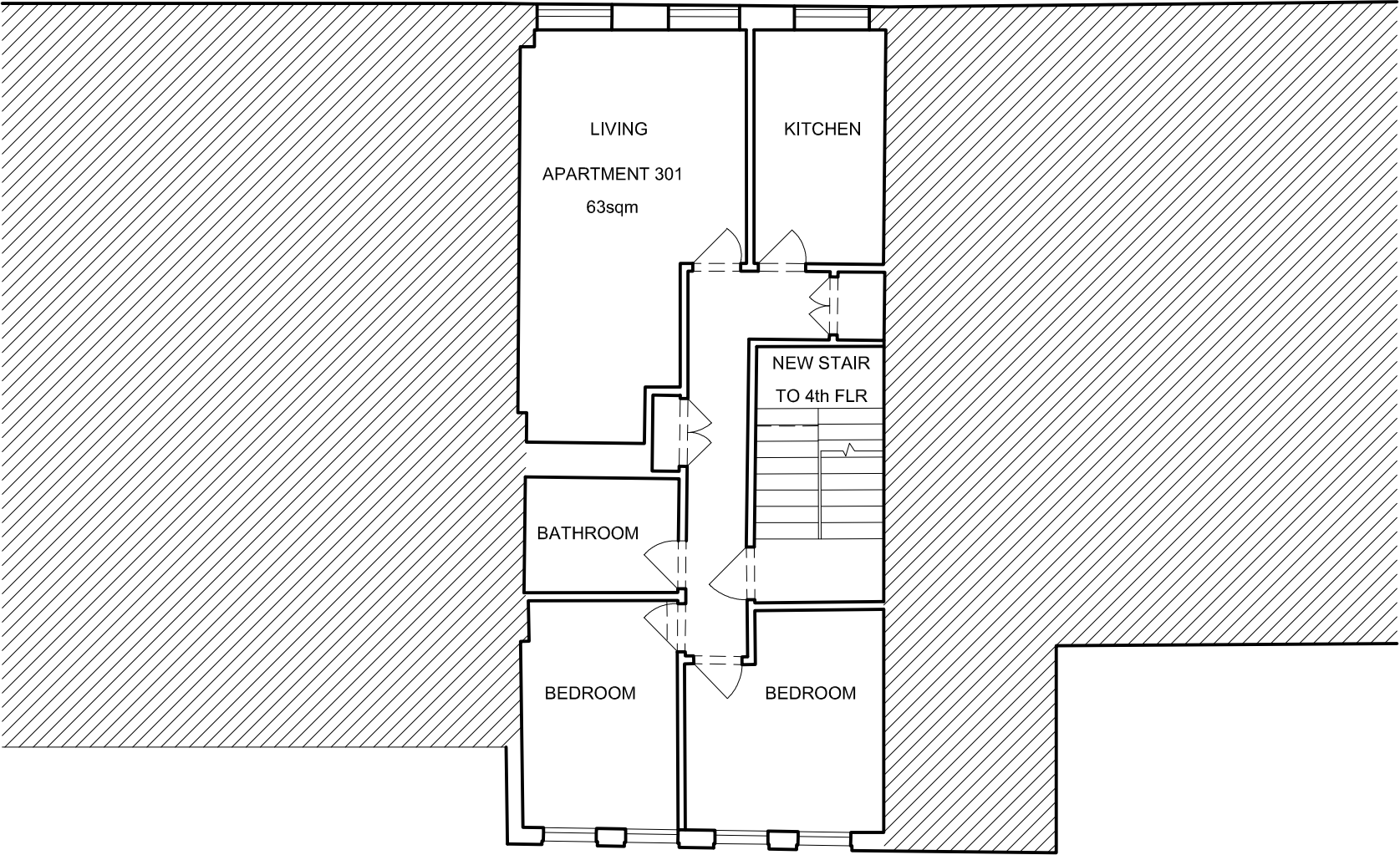


GRAY'S INN ROAD

No. 47

No. 45

No. 43



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Project Title
45 Gray's Inn Road
London

Drawing Title
Proposed Third Floor Plan

Scale	Sheet Size	Drawn
1:100	A3	CD

Date	Checked
24/10/11	NM

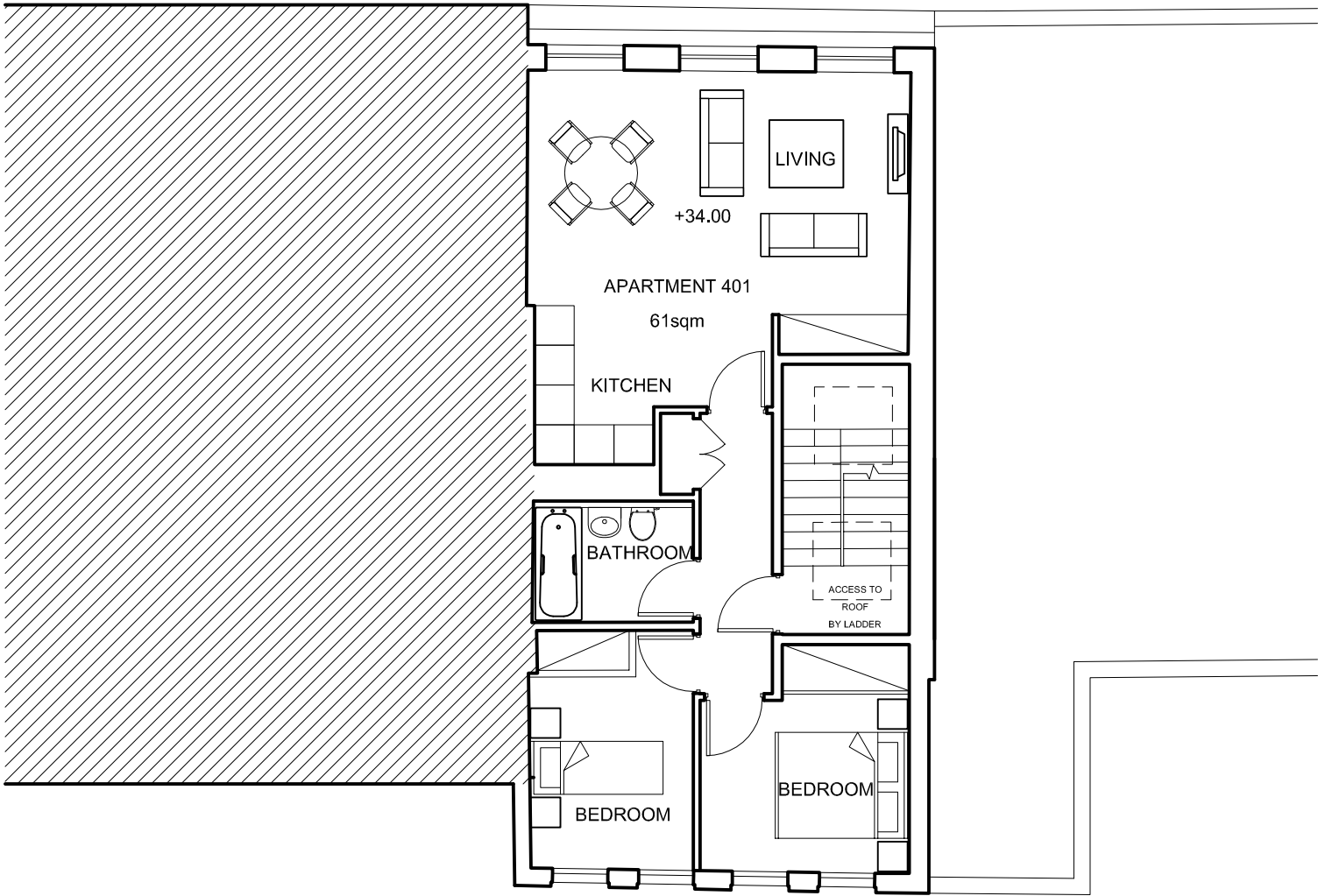
Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2114	A

GRAY'S INN ROAD

No. 47

No. 45

No. 43



NEW INDICATIVE FURNITURE LAYOUT SHOWN

Notes

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Rev	Date	Init	Notes	Chkd
A	28-10-11	CD	Issued for Planning	NM

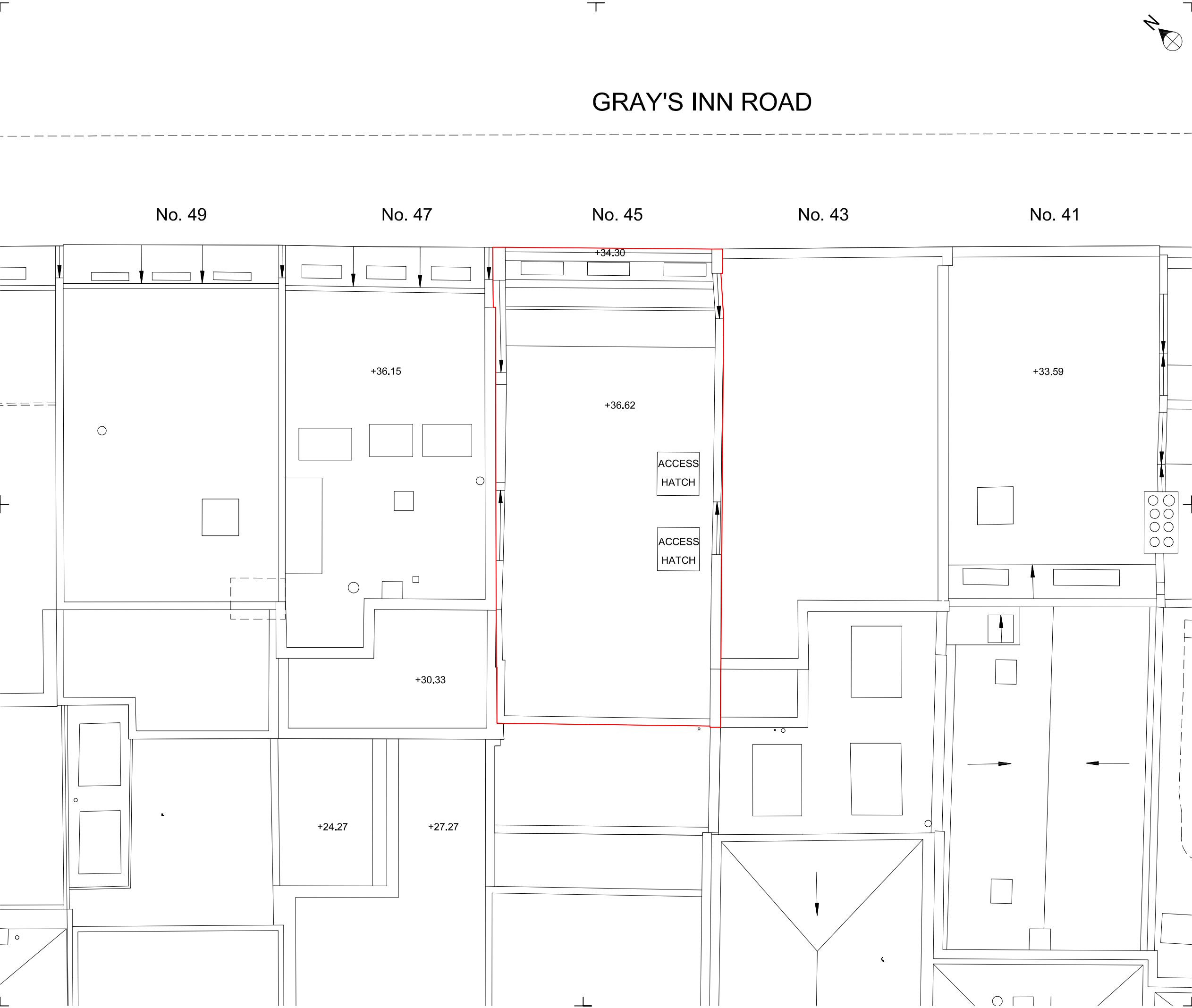
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Project Title		
45 Gray's Inn Road		
London		
Drawing Title		
Proposed Fourth Floor Plan		
Scale	Sheet Size	Drawn
1:100	A3	CD
Date	Checked	
24/10/11	NM	
Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2115	A





Notes

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A	28-10-11	CD	Issued for Planning	NM



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Project Title

45 Gray's Inn Road

London

Drawing Title

Proposed Roof Plan

Scale	Sheet Size	Drawn
1:100	A3	CD

Date	Checked
25/10/11	NM

Status

PLANNING

Project No.	Drawing No.	Revision
2957	2116	A



Notes			
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Rev	Date	Init	Notes
A	28-10-11	CD	Issued for Planning
Chkd			
NM			

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Project Title
Gray's Inn Road
London
Drawing Title
Proposed North East Elevation

Scale	Sheet Size	Drawn
1:100	A3	CD
Date	Checked	
25/10/11	NM	

Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2117	A

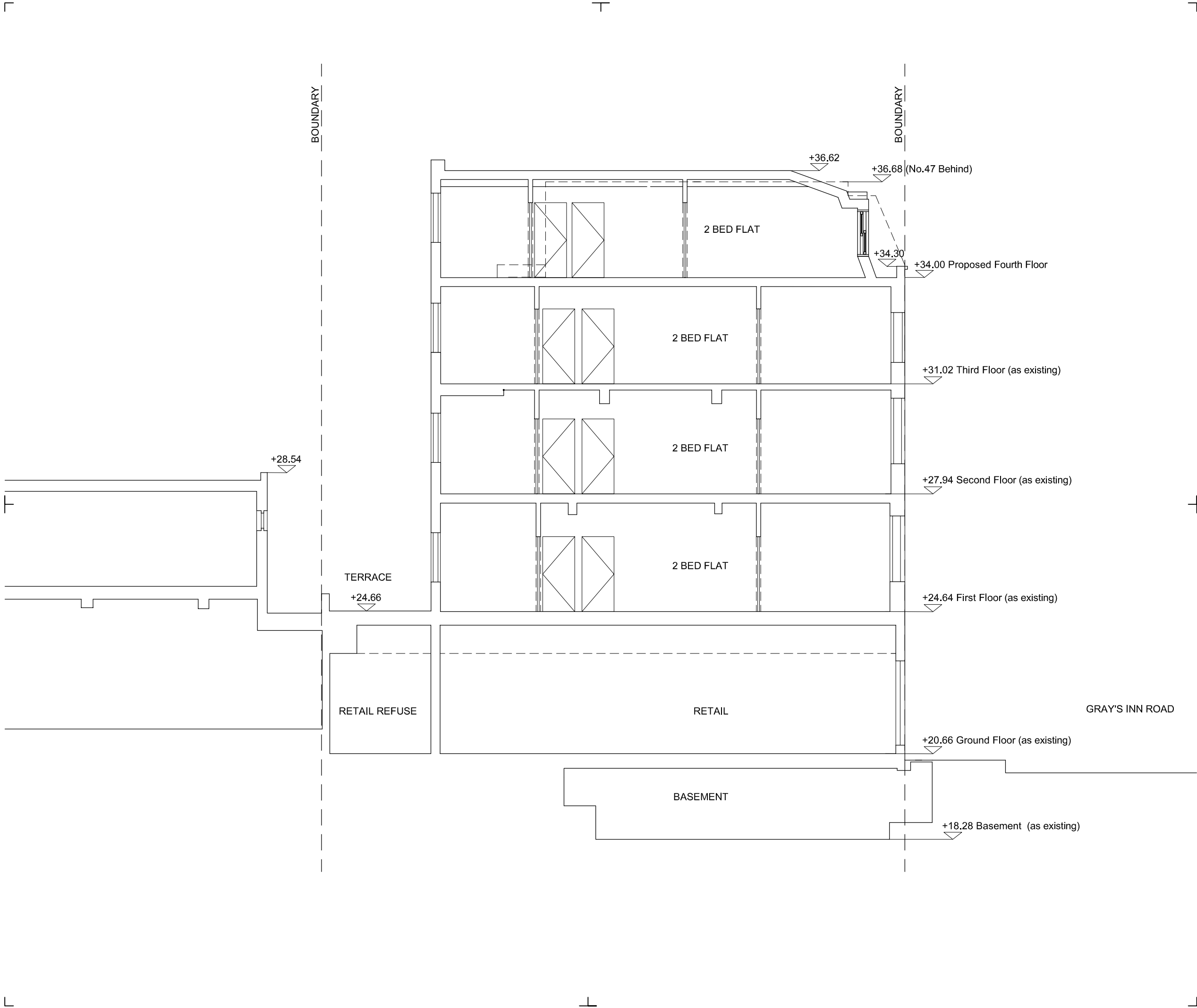
SEE D&A STATEMENT FOR EXTENDED STREET ELEVATION

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Rev	Date	Init	Notes	Chkd
A	28-10-11	CD	Issued for Planning	NM



Project No. 2957	Drawing No. 2118	Revision A
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Notes				
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Rev	Date	Init	Notes	Chkd
A	28-10-11	CD	Issued for Planning	NM

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Project Title
45 Gray's Inn Road
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Drawing Title
Proposed Section

Scale	Sheet Size	Drawn
1:100	A3	CD
Date	Checked	
25/10/11	NM	

Status		
PLANNING		
Project No.	Drawing No.	Revision
2957	2119	A