

# DESIGN & ACCESS STATEMENT

## No.137 Gray's Inn Road

For and on behalf of Ms Alexandra Jose  
October 2011  
REV A



# 1. Introduction

This Design & Access Statement accompanies the application for loft conversion, roof alteration and associated alterations to Flat 3, No.137 Gray's Inn Road, London.

Gray's Inn Road connects High Holborn in the south to King's Cross Railway station in the north. There are various Listed Buildings on Gray's Inn Road and part of it is contained within the Hatton Garden and Bloomsbury Conservation Areas, contributing greatly to the character and appearance of the area. No.137 is not a Listed Building but is situated within the boundaries of the Bloomsbury Conservation Area.

No.137 is a late Victorian / early Georgian terrace property spanning four storeys. The ground floor of the property is an Indian restaurant under Use Class A3 (A5), whilst the three floors above are Residential Use Class C3 (Dwellinghouses).

Flat 3 is on the third floor and includes an attic at 4th floor level. Our proposals include for alteration of the existing rear roof pitch in order to create additional headroom to facilitate an additional storey within the attic. And associated internal alterations.



*Aerial view of the application site*



*Aerial view of the application site - facing north*



*Aerial view of the application site - facing east*





Location Plan

## 2. Planning Context

As described previously the proposed site is located within the Bloomsbury Conservation Area but is not a Listed Building.

The proposed scheme has been designed under the guidance of the London Borough of Camden's Planning Guidance Documents with particular attention paid to Design Sections 4 & 5 for 'extensions, alterations & conservatories' and 'roofs, terraces and balconies' respectively.

A previous application for alteration and extension was refused in September 2011 for the following reasons;

1. Proposed alterations to the front and rear at roof level deemed to be too bulky and therefore detrimental to the wider conservation area.

*The scheme accompanying this application has been designed to ensure are no alterations to the front roof slope and the proposed alterations to the rear roof slope have been significantly reduced.*

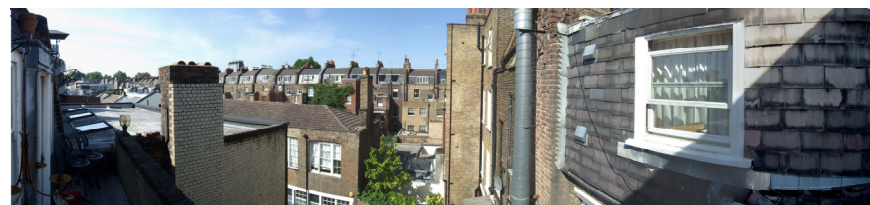
2. The proposed roof alterations and rear terrace would be detrimental to the amenity of adjoining neighbours in terms of loss of privacy, over-looking, sense of enclosure etc..

*The previously proposed extended areas to the rear of the property have been omitted from this revised scheme. Similarly, a slope to the rear roof section has been retained with the addition of only 1no. rear dormer which we believe would not adversely affect the neighbours amenities referenced above.*

For full details of the reasons for refusal please refer to the decision notice for planning application number 2011/3390/P

## 3. Use

The original & existing residential use of flat 3, No.137 Gray's Inn Road will be retained.



Panoramic view to the rear of the proposed site

## 4. Layout

The proportions and layout of the rooms at Flat 3, No.137 Gray's Inn Road is inadequate for single person occupancy. The purpose of the proposed scheme is to provide an additional storey within the roofspace in which to accommodate a larger bedroom and ensuite bathroom with an open plan living, kitchen and dining area downstairs.

In order to provide the additional accommodation, the proposals include for conversion of the existing attic space above. However, the existing roof pitch and the overall height of the ridge relative to the existing attic floor are too low to provide sufficient usable floor area. To solve this issue, the proposals also include for alterations to the rear roof pitch including 1no. Dormer to the bedroom, 1no. Rooflight to the ensuite and lowering of the attic floor level.

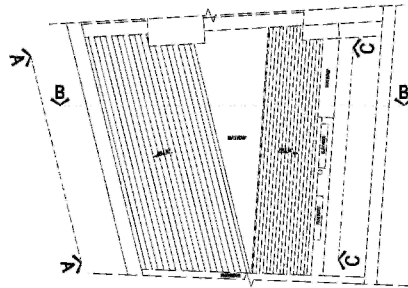
At the kitchen level, the footprint of the flat has been recessed at the rear to provide an external dining area within the enlarged existing rear terrace.

The dining area below the existing front roof pitch will benefit from the 1 ½ storey void overhead.

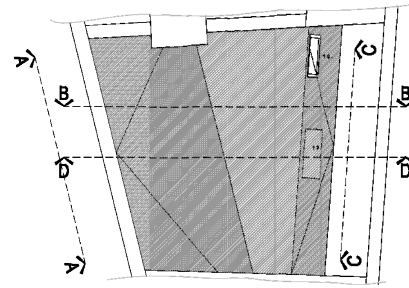
## 5. Access

The vehicular and pedestrian access to the dwelling will remain as existing.

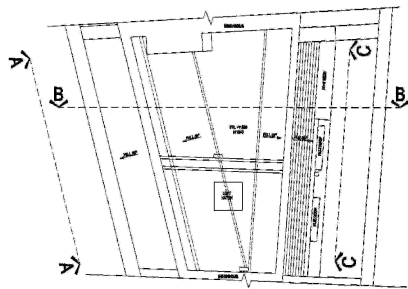
The new internal staircase will be designed and built in accordance with Approved Documents K & M of the Building Regulations



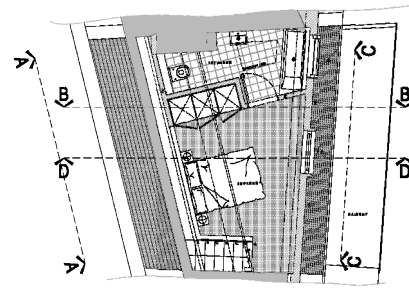
Existing Roof Plan



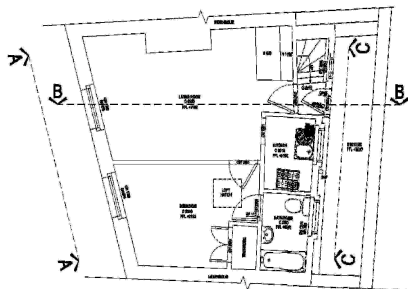
Proposed Roof Plan



Existing Attic Floor Plan



Proposed Attic Floor Plan



Existing Third Floor Plan



Proposed Third Floor Plan

## 6. Scale

As mentioned previously the site is within a Conservation Area and we recognise the contribution of No.137 Gary's Inn Road to the character and appearance of the area in general.

Retaining the existing roofline and ridge heights has been of prime importance despite the fact that Gray's Inn Road is characterised by inconsistent rooflines in terms of both height and style.

There are in fact no alterations proposed to the front of the property and therefore no impact on the conservation area.

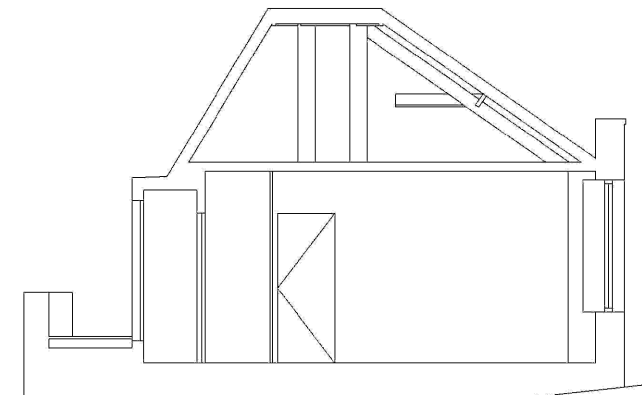
The slight steepening of the rear roof slope will only be partially visible from Brownlow Mews below and will again have little or no impact on the conservation area.

Beyond the altered roof slope the massing of the property will remain within its existing boundaries with no adverse impact on the amenities of neighbouring properties.

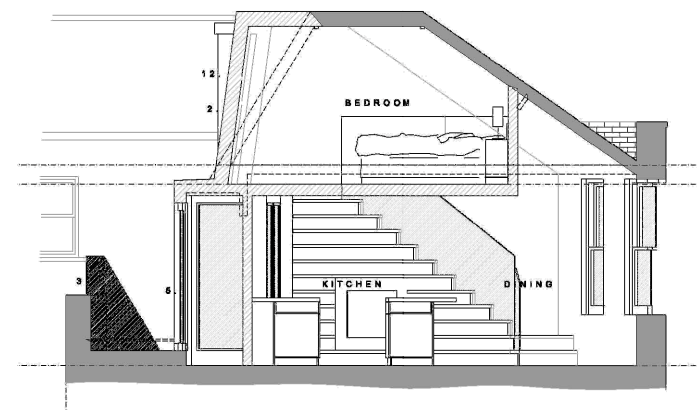
The minor alterations to the roof form will not result in any increase to the overall height of the dwelling.



*Streetscape panorama*



*Existing Section A- A*



*Proposed Section A- A*



## 7. Appearance

Materials which blend in with the existing building and local area have been incorporated within the proposed scheme as is favoured by Camden Borough Council in their guidance for roof extensions. The following materials have been chosen due to their precedence in the local area;

- Red London Stock Brick
- Slate tile

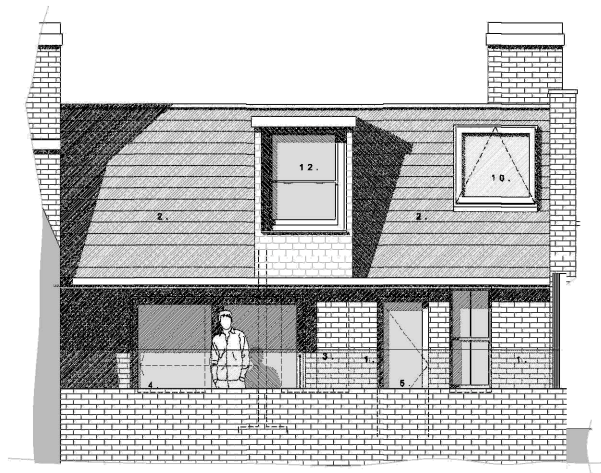
To the rear of the property, some contemporary / modern materials have been specified for their practicality as well as their appearance;

- Laminated glass balustrades
- Double glazed powder coated aluminium framed windows and doors

Given that the site is not easily viewed from street level and that the new / contemporary materials been incorporated only on the rear elevation, we think that this approach is appropriate and will be a positive contribution to the local area.



*Existing Rear Elevation*



*Proposed Rear Elevation*



*Panoramic Photograph*

## 6.Conclusion

Flat 3, No.137 Gray's Inn Road would benefit from the alterations described in this document and the proposed planning drawings submitted as part of this application.

The alterations and extensions would clearly improve the dwelling in terms of its habitable floor area and provide a one bedroom flat with rooms proportioned to modern day standards and contemporary open plan living spaces.

This document also attempts to show that the manner of the proposed alterations will be sympathetic to the local area in terms of scale, massing and general appearance, thanks in part to the 'difficult to view' location of the site.

We believe the proposed alterations will significantly improve the quality of the flat and therefore the housing stock in Camden, and will be a positive contribution to the interesting and varied architecture of the area.

