

DESIGN ACCESS STATEMENT

1.0 BACKGROUND

The property comprises of a pair of adjoining vacant terraced buildings on the west side of Gray's Inn Road close to the road junction with Argyle Street and is located within the Central London Congestion Charge Zone.

Planning permission has previously been granted for six residential self contained flats to the upper parts of the property. The application number for this approval is 2006/5177/P.

This Planning Application relates solely to the ground floor frontage.

2.0 USE

The property is located within a mixed use location where retail, offices and residential uses are prevalent. Including the proposed residential flats on the upper floors of these properties and existing use on the ground and basement.

3.0 AMOUNT

The property lies within the Kings Cross Conservation Area. The proposed frontage is to have regard to the statutory requirements to preserve or enhance the character appearance of the Conservation Area.

The proposed frontage is planned to enhance the character and appearance of the Conservation Area by providing a modern façade in keeping with similar facades within the same area of Gray's Inn Road.

4.0 LAYOUT

The frontage includes proposed reinstatement of lightwells with glazing over the top that affords good natural light to the basement.

5.0 SCALE

The modern frontage fits comfortably with the adjoining properties and other frontages of recent developments with this area.

6.0 LANDSCAPING

There is limited opportunity to provide landscaping other than to the front elevation where modern lightwells with complimenting stainless steel and glazed guardrails are proposed.

7.0 APPEARANCE

The application proposes to improve the existing frontage; enhancing the appearance of the premises.

Design Statement

The property is located on a prominent street and can be seen from surrounding roads. The elevations at ground floor of the buildings are generally in poor condition. The proposed frontage will provide the opportunity to significantly improve the outside appearance of the building and contribute to the character of the area.

The frontage is proposed to be constructed in timber frame and glass to provide a modern and traditional frontage to the building.

The new ground floor frontage as proposed is to provide the opportunity to significantly enhance the physical appearance and quality of the front of the properties, contributing to the visual quality of the building and street scape of Gray's Inn Road.

8.0 ACCESS

The properties are situated on the west side of Gray's Inn Road. Numerous bus routes pass the property. Kings Cross, St Pancras, Euston and Thames Link Stations are all within a short walk of the property and Kings Cross Underground Station is served by Northern, Victoria, Piccadilly, Circle, District and Metropolitan Lines.

The proposed frontage is to have level access to the entrance doors.

9.0 CONCLUSION

The proposed frontage alterations will greatly improve the appearance of the premises and surrounding area without compromising the architectural integrity of the building. Detail consideration has been given to the layout, scale, landscaping, appearance and access to provide a modern, sustainable and accessible frontage.

We trust you will find the enclosed information sufficient to determine the application and we look forward to a swift and positive outcome. However, should you require any further information please do not hesitate to contact Colin Martin at this office.

Yours faithfully



Fresson & Tee Ltd

Enc.

cc. Mr J Orenstein