

295 GRAY'S INN ROAD, LONDON, WC1X 8QF

design and access statement

RECEIVED
16 NOV 2009

PROJECT
NO.1345



LOREN DESIGN LTD Architects

UNIT 9, DERBYSHIRE STREET, LONDON, E2 6JQ TEL: 020 7729 4878 FAX: 020 7729 6033

01

1.0 This revised application is in response to the request for additional information from the planning department.

1.01 The revisions come in the form of this updated Design and Access statement accompanied with a requested 1:50 Block Plan (dwg no. BP/01), Plans, Sections and Elevations (dwg no. LP/01, LP/02, LP/03, LP/04) and an updated Submission Drawings Sheet as a part of planning application documentation.

In summary the revisions result in providing 9 bedrooms. The updated drawings show that all rooms not only are adequately lit but also the windows to the roof terrace of no.293 next door (as indicated on drawing LP/01 proposed Second Floor Plan) are not obstructed by these proposals.

Overall the design improves the internal arrangement and provides a modest extension that is pulled back at the top floor rear the same distance from the party wall as the neighbour's building. Overlooking issues are prevented with windows positioned at the rear overlooking the Depot at right angles to the existing windows in adjoining building. Lightwells, rooflights, openable and fixed windows/glazed openings provide plenty of natural light to the habitable spaces, providing good lighting levels.

2.0 Current use.

2.01 The premises have been empty for over two years. Previously the ground floor, basement and first floors had been used as offices. The upper floors offered residential accommodation but were underused and partially empty.

2.02 The basement front 'area' has been covered in and glass blocks inserted to provide some natural light and to enable smoke venting in case of fire.

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Use and Layout

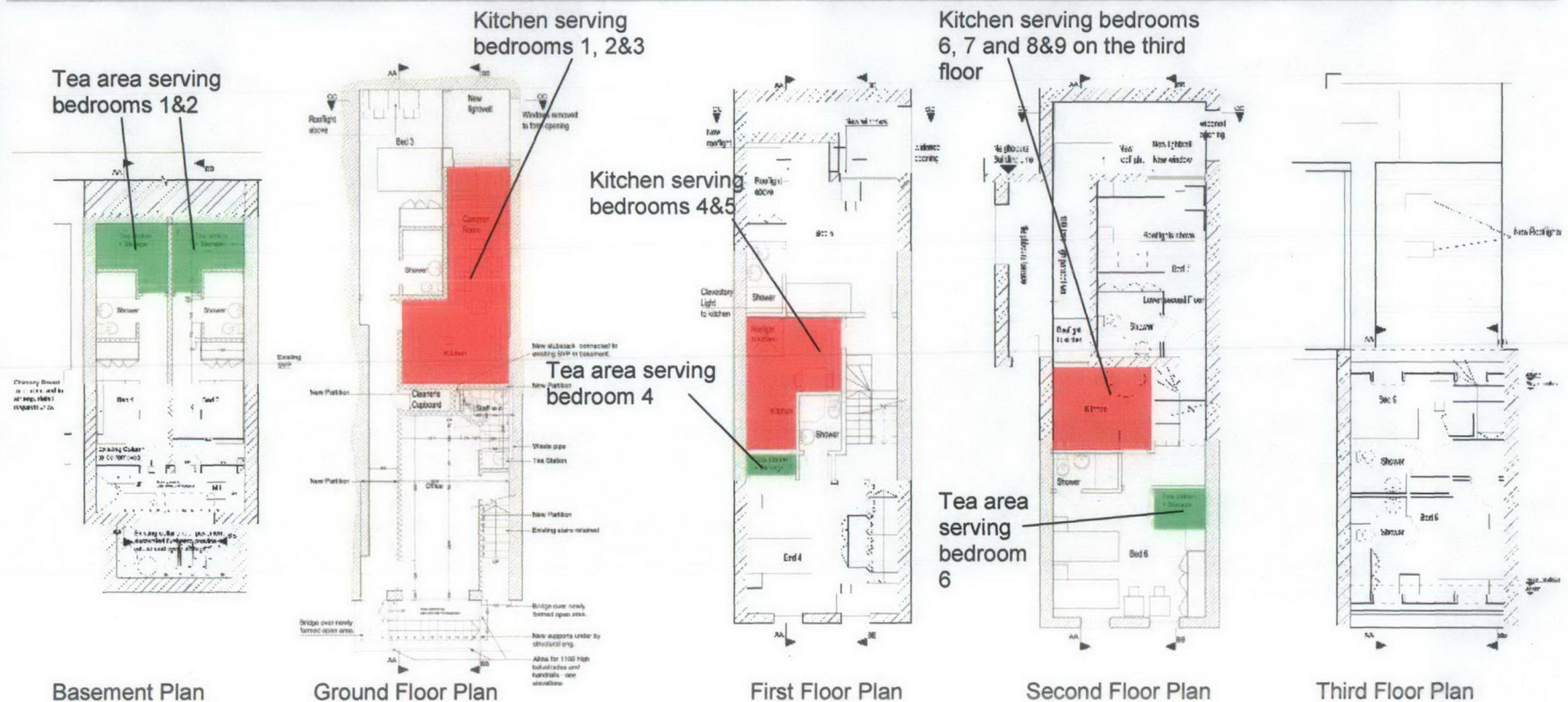
3.0 Proposed use

3.01 Ground floor front is to be kept for office (A2) use while the rest of the building is to be used for student accommodation.

3.02 It is proposed to open up the original area into the basement and to build a new access into the basement from the outside for the rooms downstairs. This will give those rooms adequate natural light.

3.03 All rooms have been planned with en suite facilities and all rooms will have shared kitchens (maximum four rooms sharing). Note that bigger units have kitchenettes to provide tea station and washing up facilities.

3.04 The planning history indicates B1 use on the ground floor, but it was clearly being used as A2 when it was inspected three years ago) we would like to retain the A2 use which would be more appropriate as a shop front.



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Exterior Works- Front Elevation



P1 FRONT ELEVATION

Windows and doors to be replaced with glazed elements

Granite to be removed and wall to be rendered



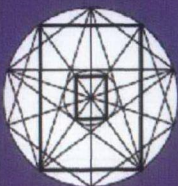
P2 ALL FRONT BALUSTRADES TO BE MATCHED WITH THE EXISTING ADJOINING BUILDING

4.0 Design changes to the exterior of existing building

4.01 The front area is to be opened up to introduce light into the basement. A new stair and railings are to be constructed which will match those used in other local properties along Grays Inn Road.

4.02 The front ground floor is to be refurbished with new totally glazed openings.

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Exterior Works- Rear Elevation

4.03 The rear is to be reconstructed with a new lightwell and extension to introduce daylight to the rear and new roof with rooflights inserted – see LP/02 and introduction above

4.04 The party wall to the north contains openings which will be extended to introduce light at all levels.

4.05 Refer to Plans, sections and Elevations drawings and BP/01 for the context of proposed rear extension.



P3 NORTH FACE OF PARTY WALL TO BE OPENED UP

Existing opening in party wall



P4

View of lower roof looking west.
Area adjacent to corrugated roof to be opened up to form lightwell.



P5 VIEW OF THE EXISTING ADJOINING LIGHTWELL

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5.0 Access

5.01 The premises can be accessed from the public footpath on Gray's Inn Road.

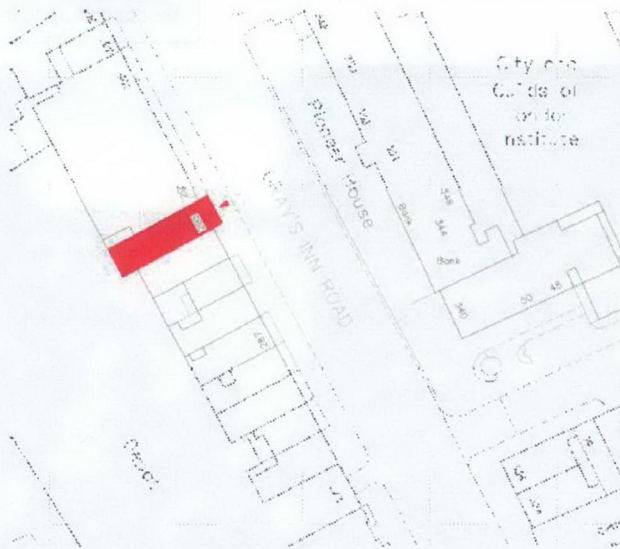
5.02 The entrance to the basement accommodation is at the front of the building via the new external staircase placed within the formed opening. Access to the ground and upper floors accommodation, including the commercial use, is via bridges over each side of the opening and internally via a common lobby and by staircase.

5.03 The flights of external and internal staircases will be designed to comply with part M of the Building Regulations.

6.0 Refuse and Cycle Storage

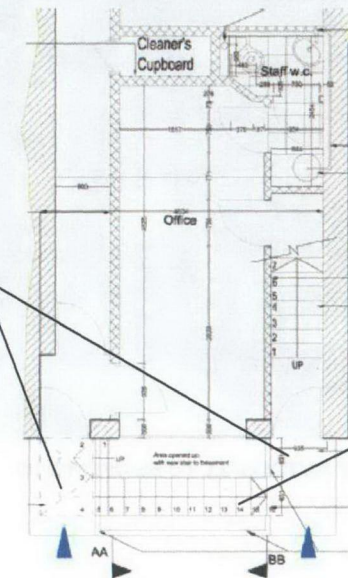
6.01 The refuse storage will be provided in the excavated existing cellar under the pavement, refer to Proposed Basement Plan (dwg PL/02). The storage will include recycling facilities.

6.02 The cycle storage can accommodate 6 bikes.



P6 LOCATION PLAN WITH ACCESS

Entrance to ground floor via bridges



Staircase to basement level

P7 PROPOSED ACCESS TO ACCOMMODATION
GROUND FLOOR PLAN

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Lifetime Homes Standards and Appendix

As we are dealing with existing structure and the proposed development is not the housing scheme some of the standards are not applicable. The list below indicates the criteria that we will comply with.

- (1) Car Parking Width – not applicable
- (2) Access From Car Parking – not applicable
- (3) Approach Gradients – not applicable (existing building)
- (4) Entrances – we will look at ramping at ground floor if it is possible
- (5) Communal Stairs & Lifts – not applicable (existing building)
- (6) Doorways & Hallways - not applicable (existing building)
- (7) Wheelchair Accessibility - not applicable (existing building), may be possible on the ground floor- (see 4 above)
- (8) Living Room - not applicable (proposed use)
- (9) Entrance Level Bedspace - not applicable (proposed use)
- (10) Entrance Level WC & Shower Drainage – to be complied with
- (11) Bathroom & WC Walls - to be complied with
- (12) Stair Lift/Through-Floor Lift - not applicable (proposed use)
- (13) Tracking Hoist Route- not applicable (proposed use)
- (14) Bathroom Layout – only en-suite shower rooms
- (15) Window Specification – to be complied with
- (16) Controls, Fixtures & Fittings – to be complied with

Appendix 1 – 1345 Light Report (see separate document)

Appendix 2 – Evidence of Marketing (see separate documents)

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