

London Borough of Camden
Town Hall
Argyle Street Entrance
London WC1

My Ref: Grays 293.0

17/06/09

DESIGN & ACCESS STATEMENT.-

Re: CHANGE OF USE OF VACANT BASEMENT - TO TWO BEDSITS at 293 Grays Inn Road London WC1

After consultation with various people and Estate Agents we concluded that there is a demand of small Bedsits for students studying at the University. The Basement Floor has been vacant for a number of years. Its last use was residential. We understand that planning permission has been granted for the basement of 295 Grays Inn Road and has been converted to two bedsits.

1. CHANGES:

- i. Change of use of basement Floor to Two Bedsits.
- ii. New entrance and windows to basement.
- iii. Iron Rails and Stairs.

2. **Massing:** No Change to Existing Volume of building-

3. **Scale:** The design is such that the proportionality of the elements such as the front doors and windows is of similar width and height as adjacent basements. The height is 2.05m as existing doors.

4. **Proportion:** The new entrance doors on the front elevation were designed to provide sun light to the rooms. The width is the same as the existing windows and doors.

5. **Rhythm:** The area for which this application relates is in conservation area. No changes will be made to the external walls above ground level. The Stair Rails and stairs will be of iron and painted black to match similar basements in the area and in particular 295 Grays Inn road. The doors and windows will be made of recycled wood and double glazed. Every attempt is made to maintain the standard and design to fit in the area.

6. **Materials:** The internal walls and floors were constructed of timber. New partitions are of timber stud construction with plasterboard finish. Sound proofing regulations are satisfied according to Building Regulations. New doors and windows will be made of Recycled wood. The Stair Rails and stairs will be of iron and painted black.

7. Landscape: N/A

8. Highways-Existing access. The area is served very well by buses and railways.

9. Access- Disabled. The stairs are of low pitch to be used by disabled persons.

10. Bin safe area is provided.