

DESIGN ACCESS STATEMENT
67 GRAYS INN ROAD, LONDON WC1X 8TL

Description

The property is an existing four storey Grade II Listed Building, with retail unit and ancillary domestic accommodation above.

The building is located within an existing terrace and situated on a busy main road within a terrace of commercial properties adjacent to a zebra crossing close to the junction of Grays Inn Road and Theobalds Road.

Design Process

The existing building is in a poor state of repair. It is intended to carry out refurbishment to the ground floor and basement in order to provide acceptable standard of accommodation expected for a modern commercial space. The access for the unit will remain as existing through a entrance door on the main street. It is intended to provide accessible WC and ramp and new toilet facilities at basement level mainly in the rear of the property.

Listed Building Impact

The materials used in the refurbishment will be sympathetic to with the age and character of the building.

As the ground floor and basement have undergone the most changes, the proposed alterations will not be detrimental to existing space.

It is intended to introduce an opening in the floor between ground floor and basement in order to introduce natural light into the basement in turn reducing the dependency on artificial lighting and thus reducing the environmental impact. It is also intended to reduce the floor level in the basement to provide a useable space and also create a ramp at the shop entrance to create an accessible shop unit.

Design Guidance Followed:

Building Regulations Approved document Part M 2004
BS 8300 2009
RN1B/Dulux Colour and Tonal Contrast Guidance
English Heritage – London Terrace Houses 1660-1860
PPG 15 Planning and the historic environment
Design and Access Statements How to Write, Read and Use Them by CABE-PAS

Carlile Associates
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