

design and access statement

job: 46 gray's inn road
job status: private
job address: 46 Gray's Inn Road
London WC1X 8LR
document number: gir_da_001
date: 11.12.07
document status: planning

This document is the requisite 'design and access statement' for the above application based on a document template provided by CABE.

use

- At ground and lower ground floor level, the building is currently used as a bakery. On 30th July 2002 the tenants were granted planning permission for a fit-out of the retail unit, and the installation of plant at the rear of the building. (PSX0104530) There are no proposals to make any alterations to this retail unit.
Above the ground floor are four floors of empty office space. Each floor is in the region of 75 square metres.
The proposal is to convert these four floors of office accommodation into residential.
It is felt that provision of two 2-bed flats, two 1-bed flats and two studios would be both feasible and an appropriate mix of unit size for this building.
We understand that the council's policies support the creation of residential accommodation in this part of the borough and that the loss of B1a office space here would not be a problem.
- On 26th September 2007, subsequent to a preliminary enquiry made from this office, Camden Council Planning Department wrote to us with the following comments on this scheme:
*"The proposal to revert the upper floors of this property back to residential is acceptable in principal as it complies with policy E2 of the UDP 2006. There is a history of refusals and the dismissing of an appeal in the late 1990's for similar applications. However these applications were determined under different policy, which sought to protect B1a in such central London areas, like this.
In terms of Housing Mix (policy H8) an appropriate mix of units is sought, such as one larger 3 bed. However in this case, given the units would be on upper floors then any a larger unit would not have access to a private amenity space and would therefore not be practical for families. The size and suitability of the property may therefore indicate four 2 bed units would be acceptable in principal. Any application would be subject to a Section 106 for car free for each of the flats."*

appearance

- The proposals do not include for any alterations to the exterior of the building other than the following:
 - 1 removal of air conditioning plant at rooftop level
 - 2 removal of side hung casement windows at first and second floor levels on the Gray's Inn Road and Baldwins Gardens elevations and their replacement with timber frame vertical sliding sashes to match those elsewhere in the building.
 - 3 The building will be redecorated and cleaned at the upper levels to improve its general appearance.
 - 4 At first floor level, the lower panes in the windows at the rear of the building will be replaced with frosted glass to provide screening to the plant which is located outside.

size

- There is no additional volume created within the proposals contained in this application.

scale

- There are no aspects to this application which relate to the issue of scale.

layout

- The only layout alterations are the creation of the apartments on each of the upper floors. The primary circulation in and around the building remains as is.

access

- Our scheme does not involve any changes to access outside of the boundary of the property.
- Inside the building it would not be feasible to make any alterations to the principles of vertical circulation so we have had to leave this arrangement in place.

landscaping

- There are no opportunities to create any landscaping within this scheme.