

07 June 2014

DESIGN & ACCESS STATEMENT.-

Re: REAR EXTENSION & ROOF EXTENSION TO FLAT C, 293 GRAYS INN ROAD LONDON WC1 X8QF

Use & Size: The building at 293 Gray's Inn Road is located at middle of a row of terrace buildings. The usage of the buildings varies from offices & cafes to residential units. The main building is five storeys including the basement.

The first, second and loft floors are used as three self-contained flats

The purpose of the proposed extensions is to improve the quality of the existing flat C.

Please note that the building is in need of repair and this is an opportunity to carry out the extensions and renovate the building externally and the flats internally.

1. CHANGES:

- i. FLAT C- Rear Extension on Roof of back addition.
- ii. FLAT C- Mansard- Raise existing mansard roof and add a floor between.
- iii. Raise parapet walls.

2. **Massing:** The overall increase in floor area is 8%.

3. **Scale:** The third floor rear extension is relatively small and forms only a small part of the building. Further in raising the mansard and adding a floor between creates about 51sq.m floor area. The vertical dimensions to the rear extension are similar to the heights of the existing flat. The dimensions of the mansard are the same as the exiting mansard apart from stepping it away from the road by about 1.0m.

4. **Proportion:** The rear extension windows are similar in design and size to existing windows. The Mansard dormer windows are same in size as existing.

5. **Rhythm:** The proposed changes to the building will bring the outlook of this building in harmony with the adjacent building. The buildings to the right are much higher in height than 293 Gray's Inn road. Also the storage building at the rear, its apex is much higher than the apex of 293 Grays Inn road.

6. **Materials:** The internal walls and floors are constructed of timber, floor boards and plaster boards. Sound proofing regulations will be satisfied according to Building Regulations. **The new external walls and windows will be similar to existing.**
7. **Landscape:** N/A –
8. **Highways-Existing access.** The area is served very well by buses and railways.
9. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.