

Applicant:
Good Harvest Group

Agent:
HUT Architecture
3rd Floor, 35-39 Old Street, London, EC1V 9HX

Site Address:
245 Gray's Inn Road, London, WC1X 8QY



H302_Gray's Inn Road

Design & Access Statement

Supporting information to Planning Application April 2014



245 Gray's Inn Road WC1X 8QY
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1.0 Executive Summary

This planning application seeks permission for the following works:

Front Elevation:

- New glazed entrance doors c/w powder coated aluminium frame
- New projecting modern bay window c/w powder coated aluminium frame
- Replacement frameless clear storey glazing
- New powder coated aluminium fascia
- New projecting powder coated numerical signage

Rear extension

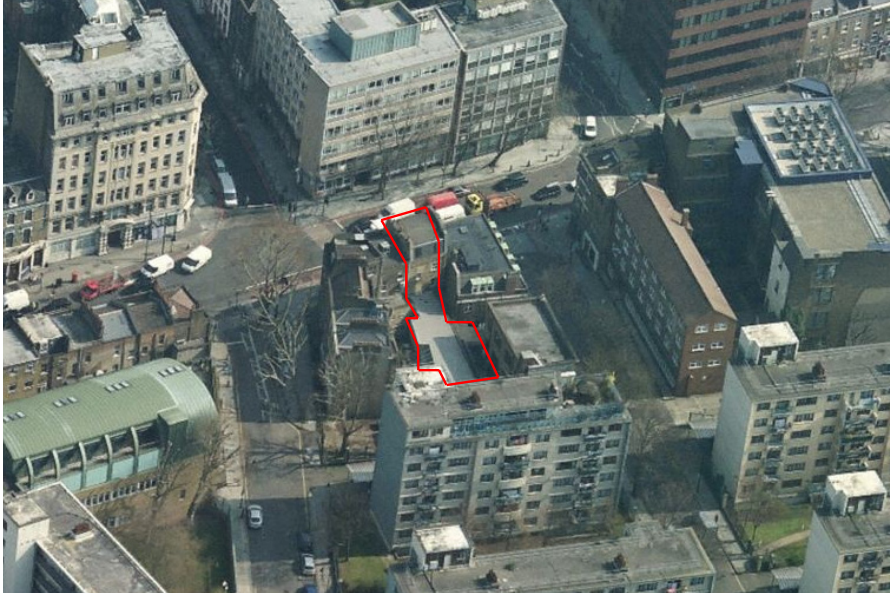
- New enlarged skylights to existing rear extension roof

It is felt that the above proposals will dramatically improve, modernise and rationalise the building's front elevation whilst helping to better animate the street scene. Due consideration has been given to the character and appearance of the conservation area through a sensitive approach to scale, design and materiality.



Aerial view

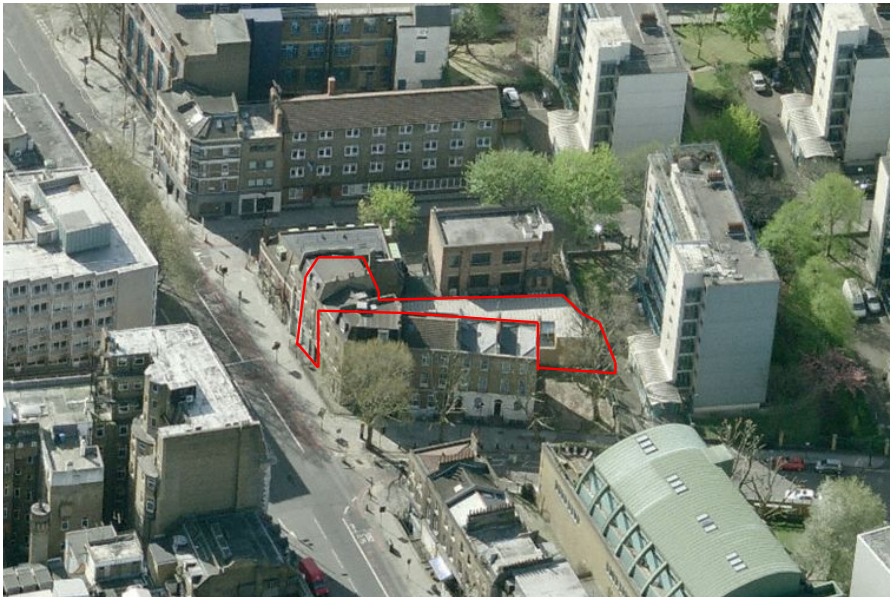




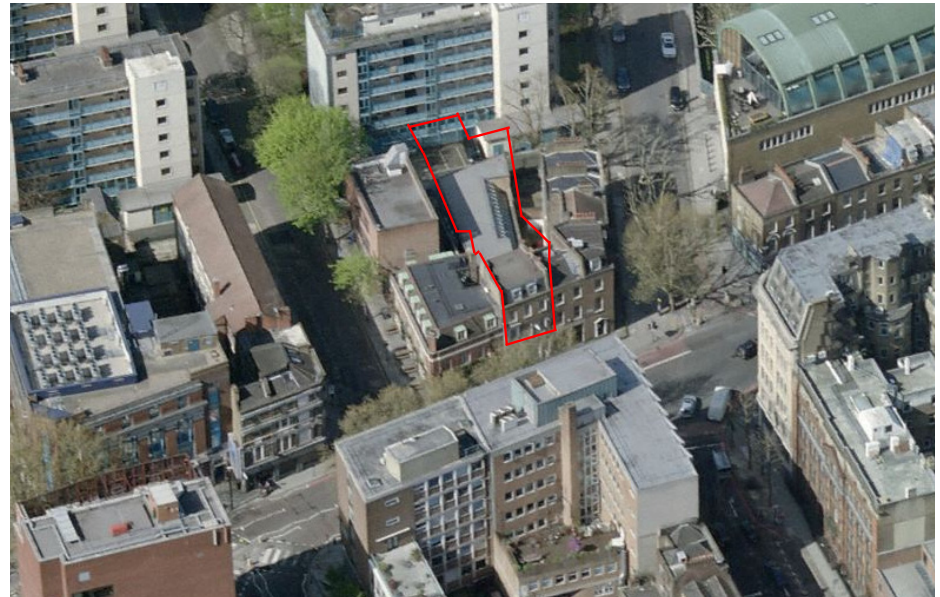
Bird's Eye south view



Bird's Eye north view



Bird's Eye east view



Bird's Eye west view

2.0 Introduction

2.1 This Design and Access Statement has been written to accompany a Full Planning application for modest remodelling of the ground floor front elevation and replacement rooflight to the existing rear extension.

2.2 The Application is made by HUT acting as agent to the Good Harvest Group.

3.0 Policy Context

3.1 The proposal has been informed by the following policies:

- NPPF 2012
- The London Plan 2011
- Camden Core Strategy and Development Policies 2010
 - CS5 – Managing the impact of growth
 - CS14 – Promoting high quality places and conserving our heritage
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden’s Heritage
 - DP26 – Managing the impact of development on occupiers and neighbours
- Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- Camden Planning Guidance 2011 (as amended)
- Bloomsbury conservation area appraisal and management strategy 2011

4.0 Contextual Appraisal

4.1 The Project & Site

The application site is located on the west side of Gray's Inn Road. The property is not listed but is located within Bloomsbury Conservation Area.

4.2 Site Description

The existing property that fronts Gray's Inn Road is a 4 storey brick terraced property with two entrances; one to the office space to the rear and one to the upper residential units. No changes are proposed to the upper floors of residential accommodation.

The existing property has previously been extended to the rear to accommodate two floors of B1 office space. The only proposed changes to the rear extension are to enlarge the existing rooflights to provide better light levels to the office accommodation.

4.3 Existing Character and Appearance

The proposal is sensitive to the existing character, scale and appearance of the property and area. Care has been taken to ensure that the proposals are also in keeping with other recent additions to the street in order to maintain the existing character of the area. The choice of materials are sympathetic to the existing building.

It is felt that the alterations are in keeping with local precedent and Camden's Local Development Plans.



Gray's Inn Road Street View 1



Gray's Inn Road Street View2 2



Existing office entrance doors



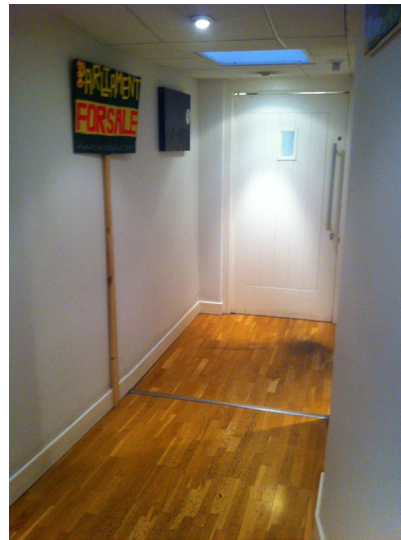
Existing reception window



Existing clear storey glazing



Existing small plastic rooflights



Existing small plastic rooflights

5.0 Design

5.1 Key Proposals

Front Elevation:

- New glazed entrance doors c/w powder coated aluminium frame
- New projecting modern bay window c/w powder coated aluminium frame
- Replacement frameless clear storey glazing
- New powder coated aluminium fascia
- New projecting powder coated numerical signage

Rear extension

- New enlarged skylights to existing rear extension roof

5.2 Access

The existing roads and footpaths will not be affected by the proposals.

5.3 Noise & Light Pollution

The increase in artificial light emitted and thus light pollution from the proposals will be negligible.

5.4 Overlooking

It is felt that overlooking will not be increased by the proposed works.

5.5 Landscaping and Trees

Existing landscaping will not be affected by the proposal.

5.6 Sustainability

New bike racks will be installed to the rear external courtyard to promote sustainable transport for office employees.



Proposed street view

6.0 Conclusion

This design has been carefully considered so that the character of the Bloomsbury Conservation Area is maintained. The proposal seeks to improve the quality of the existing building. All of the works are orientated around improving the sustainability of the building, and making for a comfortable space for working. The choice of materials, scale and design are complementary to the existing building. It is firmly believed that the development represents a high standard of architecture, and that the design, scale and access have been carefully considered in arriving at the submitted scheme.

The support of the local planning authority is respectfully requested in granting planning permission with this application.

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property
- Aims to conserve and build upon the nature of the area
- Is part of a sustainable development
- Is a positive enhancement to the area
- Will not increase noise levels or light pollution