



DESIGN AND ACCESS STATEMENT
294 GRAYS INN ROAD, WC1X

Rev A 18 July 2014

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INTRODUCTION

The 'Design Statement' has been completed by CH Architects for the proposed alterations to the roof structure of 294 Grays Inn Road, London, Holborn WC1X 8DX to provide an additional 2 bedroom flat.

This document sets out this information.

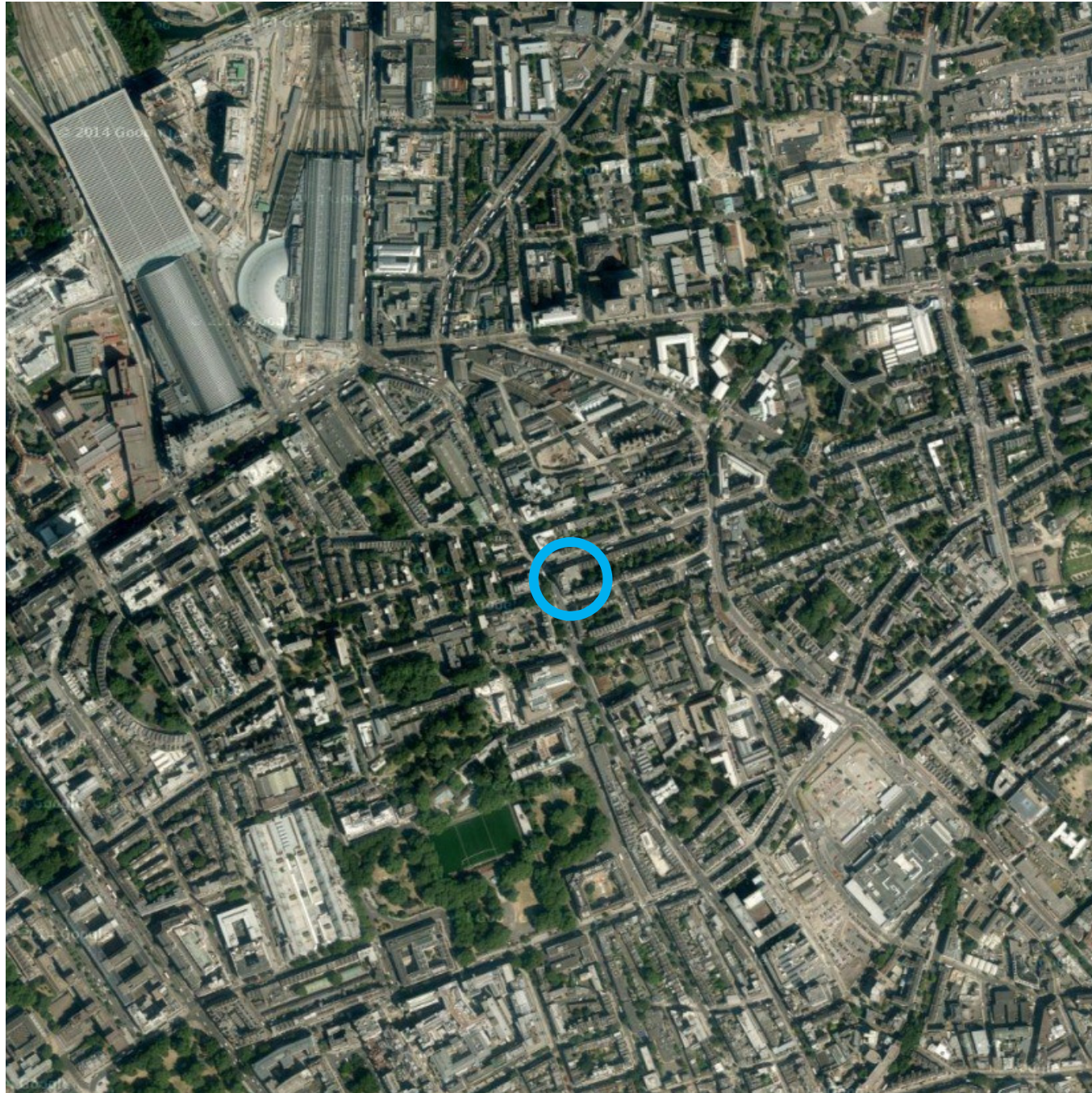
This report should be read in conjunction with the drawings listed on page 4.

Rev A 18/07/2014 Issued for information

LIST OF DRAWINGS

00_001	LOCATION PLAN	1:1250
20_201	SECOND FLOOR PLAN – PROPOSED	1:50
20_202	THIRD FLOOR PLAN – PROPOSED	1:50
20_203	ROOF PLAN – PROPOSED	1:50
20_221	SECTION AA – PROPOSED	1:100
20_222	SECTION BB – PROPOSED	1:100
20_231	WEST ELEVATION – PROPOSED	1:100
20_232	SOUTH ELEVATION – PROPOSED	1:100
20_401	SECOND FLOOR PLAN – EXISTING	1:50
20_402	ROOF PLAN – EXISTING	1:50
20_421	SECTION AA – EXISTING	1:100
20_422	SECTION BB – EXISTING	1:100
20_431	WEST ELEVATION – EXISTING	1:100
20_432	SOUTH ELEVATION – EXISTING	1:100

LOCATION



Site in broader context

SITE



Aerial view

PLANNING HISTORY

8900351 24/07/1989 Erection of a mansard roof to provide a one bedroom flat

Granted

EXISTING BUILDING

294 Grays Inn Road is a 19th century three storey, corner terrace property in Kings Cross. The property is at the northern end of Grays Inn Road.

The property has a flat roof which is accessible by an existing stairway from the second floor. The brickwork on the terrace is yellow London stock.

The property is on the corner of Grays Inn Road and Frederick Street. The Grays Inn Road elevation matches the adjoining property at 296 Grays Inn Road which features commercial space at ground level with two upper floors. 298 Grays Inn Road features a further floor within a mansard roof. The Frederick Street properties all feature mansard roofs.

The ground floor commercial space is currently accessed from Grays Inn Road whilst the upper floors are accessed from the residential entrance on Frederick Street.

The site is situated within Sub Area 14 of the Bloomsbury Conservation area.

PROPOSAL BACKGROUND

294 Grays Inn Road is currently a mixed use property with commercial space at ground level and two upper residential floors.

It is proposed to replace the existing flat roof with a mansard roof that will accommodate a new two bedroom flat. The proposal maintains the commercial space at ground level and the existing flats on the first and second floor.

The property has previously had an application granted for the erection of a mansard roof.



Existing Grays Inn Road elevation in context



Existing Frederick Street elevation in context

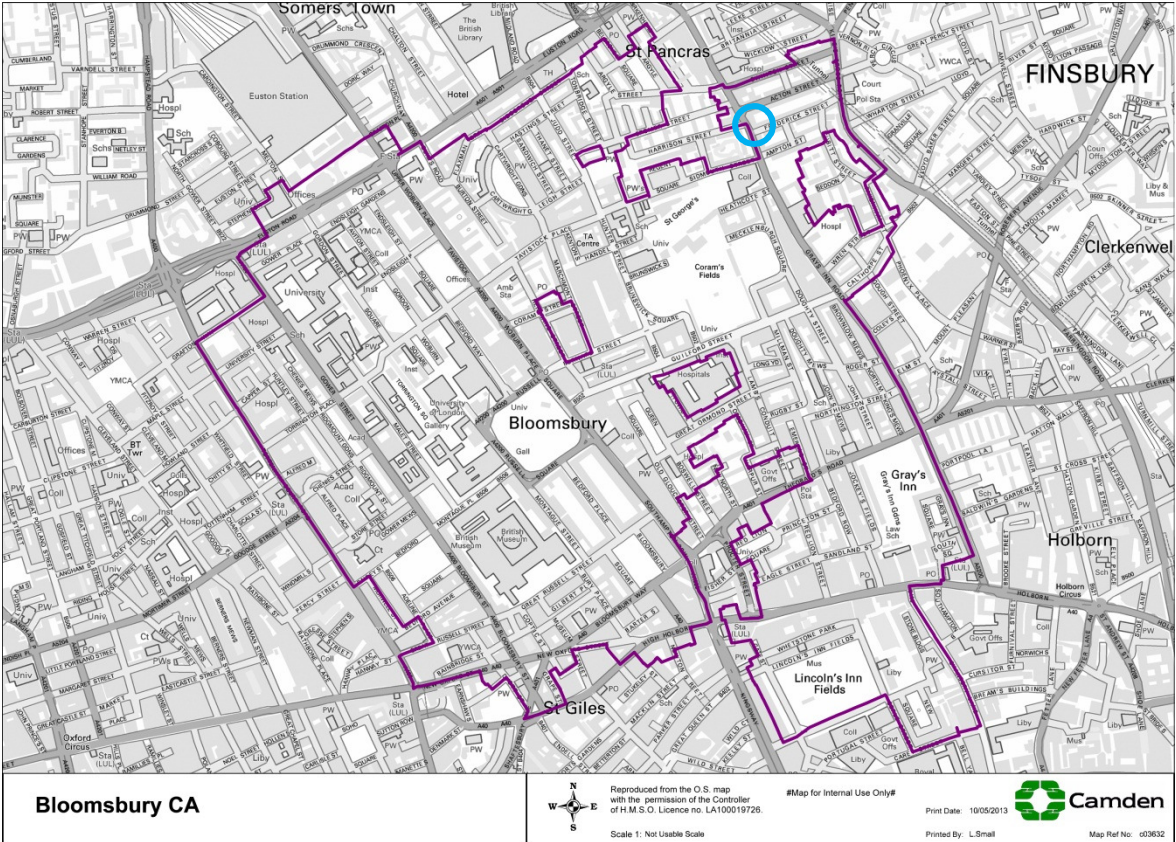
CONSERVATION AREA

The site is situated within Sub Area 14 of the Bloomsbury Conservation Area.

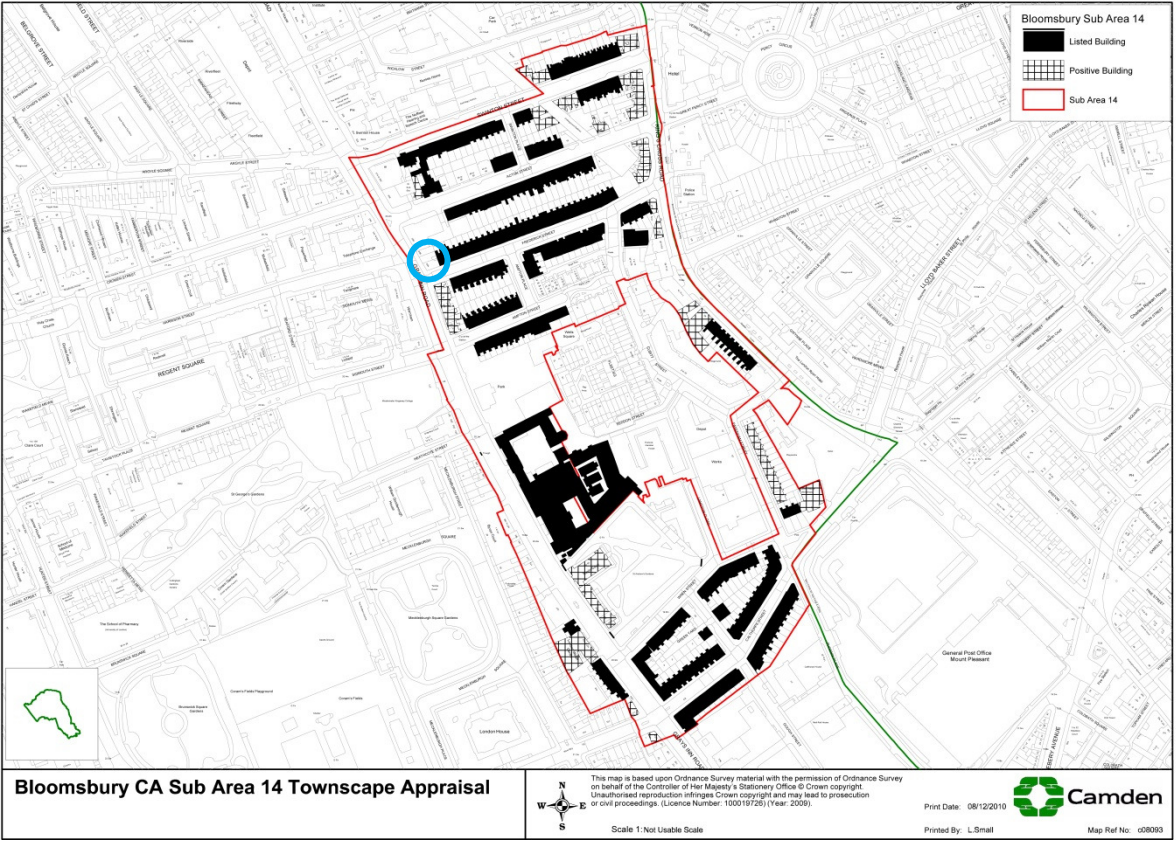
This sub area is situated on the eastern edge of the Bloomsbury Conservation Area, east of Grays Inn Road, and abuts the boundary with the London Borough of Islington. It comprises an area of mainly terraced housing built on the Swinton and Calthorpe Estates to the east of Grays Inn Road.

The property is not listed or identified as being a positive building. The adjoining terrace along Frederick Street is listed; these properties will not be affected by the proposed works.

No demolition of the property or structure will be undertaken during the proposed works.



Bloomsbury Conservation Area map



Bloomsbury Conservation Area map, Sub Area 14

PROPOSAL

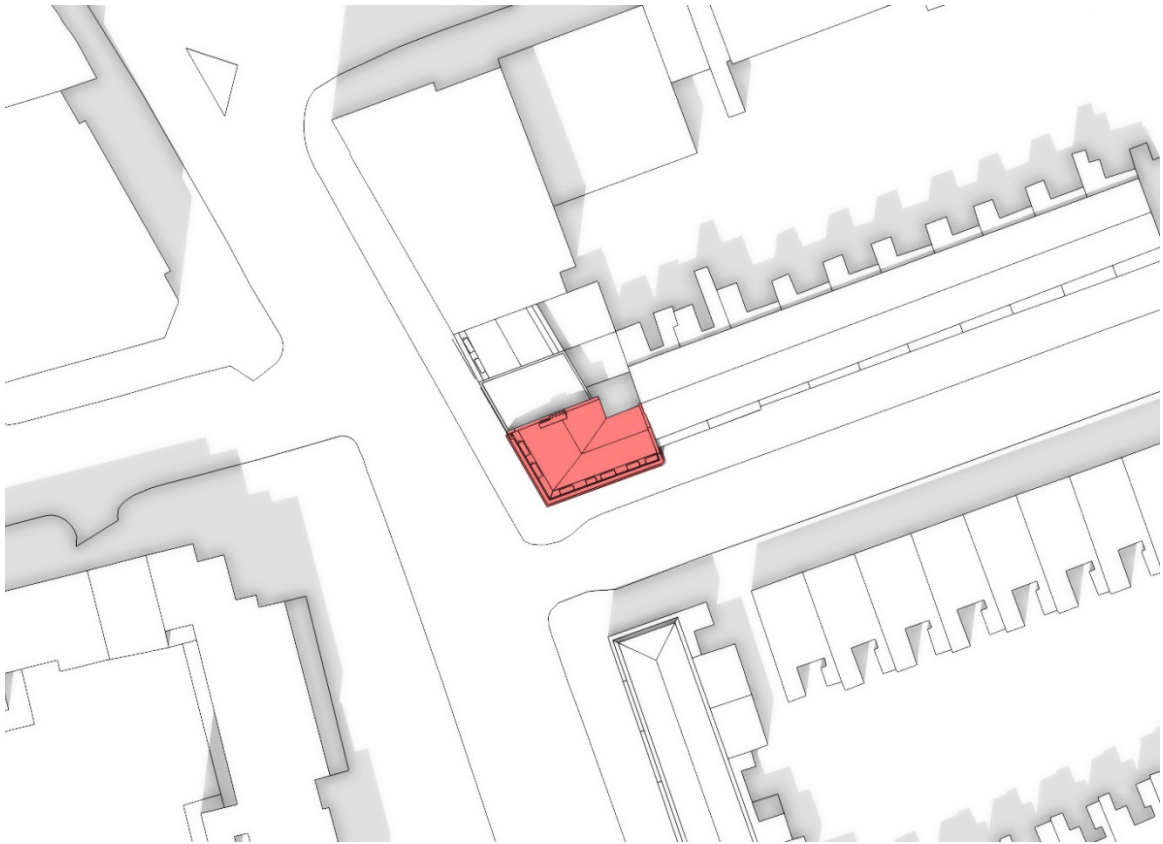
DESIGN CONSIDERATIONS

MASSING

It is proposed to replace the existing flat roof with a new mansard roof. The height of the proposed roof will match the height and form of the existing mansard roof on the adjoining property 72 Frederick Street. The proposed roof will be set within the existing parapet wall on the south and west sides of the building. The northern party wall and existing chimney stack will be raised in line with the new roof as per Camden Planning Guidance.

Dormer windows are included in the roof proposal, these are confined to the lower pitch and line through with the windows on the floors below. The scale and the volume of the dormer windows will be in line with similar dormer windows on surrounding buildings.

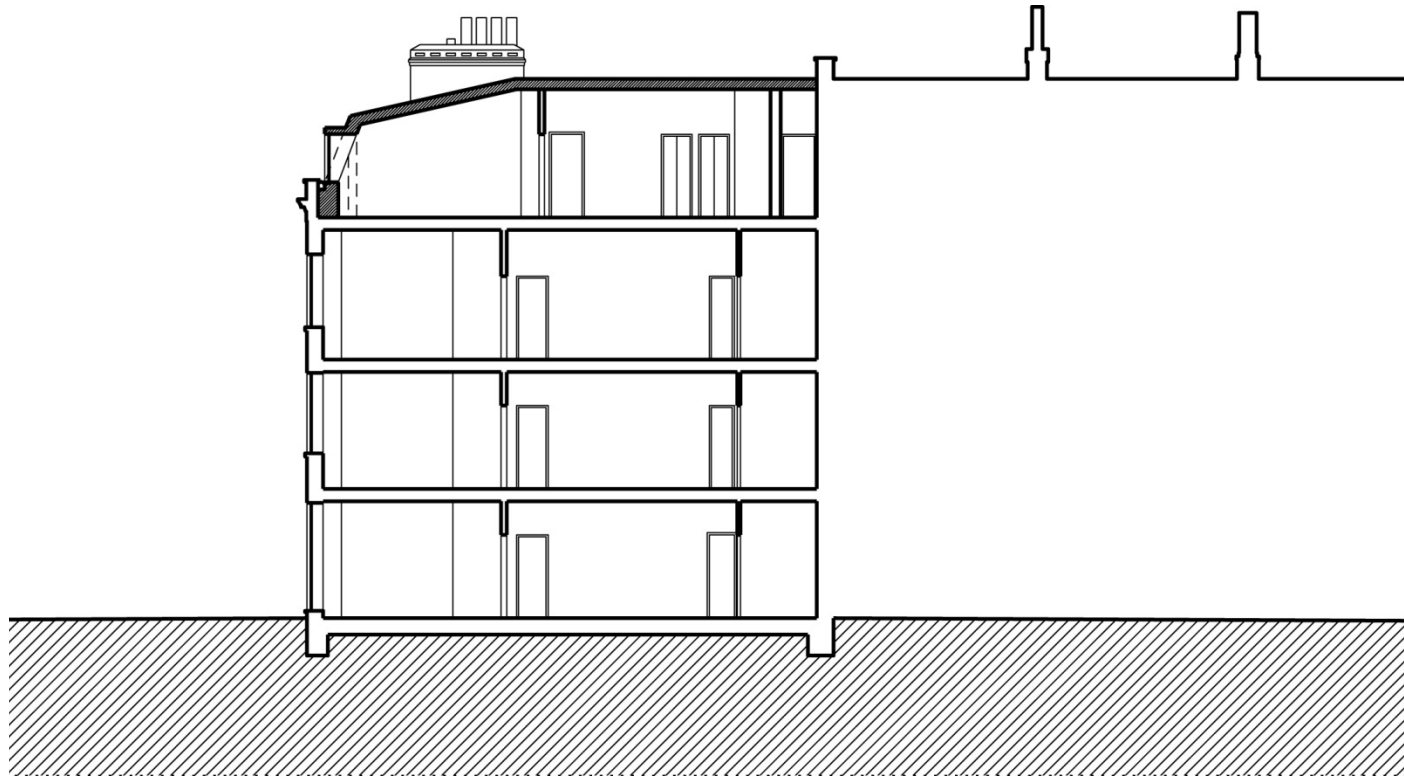
The new mansard roof creates a more symmetrical approach from Gray's Inn Road to Frederick Street by reflecting the mansard roof at 292 Grays Inn Road.



Site in context



Massing model



Site section: height of adjacent roof

LAYOUT

The layout of the existing building will remain the same. The only changes to the existing building layout are the new entrance door to the flat from the second floor common stair landing and refurbishment of the existing timber stair to roof. The refurbishments will be to modern standards in line with statutory requirements.

The proposed mansard roof will accommodate a two bed, three person flat that is compliant with the London Plan. The total GIA for the proposed flat is 65m². The layout includes the following;

- Combined living/kitchen/dining space (25.2m²)
- Double bedroom (12m²)
- Single bedroom (8m²)
- Bathroom
- Entrance hall
- Storage

MATERIALITY

The proposed mansard roof is to be clad in reconstituted slate tiles to match the surrounding buildings along Grays Inn Road and Frederick Street. The dormer windows will be clad in zinc.

The raised party wall will be constructed of London stock bricks to match the existing brickwork. The existing chimney will be raised as far as practical.

SUSTAINABILITY

The proposal is for a roof extension, the existing lower floors and external fabric will remain unchanged. The structure will be built to improved thermal comfort and air tightness standards. All new building elements will comply with current building regulations with regard to thermal performance and energy efficiency.

NEIGHBOURING AMENITY

The proposed structure will not have a detrimental impact on the amenity of the neighbouring properties through either noise disturbance, loss of access, overlooking or loss of sun or day lighting.

LOCAL TRANSPORT

The property is in close proximity to several public transport links. London King's Cross Station is a 6 minute walk from the property and Acton Street bus stop is directly opposite the property on Grays Inn Road. There are also several Barclays Cycle Hire points within walking distance of the property.

LIFETIME HOMES

Below is a Lifetime Homes Assessment of the proposed development based on the 16 point checklist. It is important to note that due to the existing site constraints some of the criteria are either not applicable or not possible to achieve.

1. Parking

No parking on site as per existing.

2. Approach to dwelling from parking

No parking on site as per existing.

3. Approach to all entrances

As per existing

4. Entrances

a. Be illuminated

The front entrance to the property is already well lit enough by street lights in the area. The proposed entrance to the third floor flat will be well lit by new lights in the communal stair/landing.

b. Have level access over the threshold

The proposed flat will have level access from the communal stair.

c. Have effective clear opening widths and nibs

The proposed entrance to the new flat will have a minimum clear opening of 800mm.

d. Have adequate weather protection

The main entrance to the building will remain as per existing.

e. Have a level external landing

An area of 1200mm x 1200mm has been allowed outside the proposed flat entrance and is clear of any door swings.

5. Communal stairs and lifts

a. The existing stair to the roof of the property will be refurbished to meet Lifetime Homes requirements.

b. No lift provision is included in the proposal, as per existing.

6. Internal doorways and hallways

Due to no lift provision, wheelchair users are not able to get to the flats and therefore this guidance is not applicable for the new flat. However all internal doorways in the proposed third floor flat will have a minimum clear opening of 775mm.

7. Circulation Space

Not applicable: no lift provision, however circulation spaces have been maximised where possible inside the proposed flat.

8. Entrance level living space

The flat is on one level.

9. Potential for entrance level bed space

The flat is on one level

10. Entrance level WC and shower drainage

The flat is on one level.

11. WC and bathroom walls

All new walls will be capable of firm fixing and support adaptations for ambulant disabled.

12. Stairs and potential through-floor lift in dwellings

Not applicable, the proposed flat is across a single storey.

13. Potential for fitting of hoists and bedroom/bathroom

Not applicable, as there is no lift provision it is unlikely that a person living in the proposed flat would require a hoist in either a bedroom or the bathroom.

14. Bathrooms

Not applicable as no lift provision.

15. Glazing and window handle heights

The dormer windows in the living/dining/kitchen space allow people to see out when seated. At least one opening window in each habitable room is approachable and usable by a wide range of people.

16. Location of service controls

Any service controls needed to be operated or read on a frequent basis, are within the height band of 450mm-1200mm from the floor and at least 300mm away from any internal corner.

DAYLIGHT ASSESSMENT

Assessment

The proposal has been carefully assessed in terms of its impact on daylight to the existing and adjoining buildings in accordance with the Building Research Establishment (BRE) code. The impact of the proposal on adjacent properties is not significant.

The method used to assess the impact is summarised as follows: In general, a building will retain the potential for good interior diffuse daylighting provided that on all its main faces:

Method A/ no obstruction, measured in a vertical section perpendicular to the main face, from a point 2m above ground level, subtends an angle of more than 25° to the horizontal;

or

Method B/ if A/ is not satisfied, then all points on the main face on a line 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.

The method used for calculating B/ is in accordance with BRE 'Site Layout Planning for Daylight & Sunlight', A Good Practice Guide, Appendix A Section A2 Use of the skylight indicator.

or

Method C/ if the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight. Therefore if the new building skylight component/ Existing building (former value) skylight component = $x > 0.8$ then enough skylight should still be reaching the window of the existing building being analysed.

or

Method D/ if the centre of a main window of a habitable room of the next-door property lies on the extension side of a 45° line from the corner of the extension back to the window wall in both plan and elevation, then the extension may cause a significant reduction in the skylight received by the window.

Summary

The proposal satisfies the Method A requirements and has no impact on adjacent / adjoining properties.

PLANNING POLICY CONTEXT

LOCAL POLICY

Camden Core Strategy 2010

CS6. Providing quality homes

“6.4 To provide well-designed homes, proposals will need to address all the policies in the Core Strategy. In addition, Building for Life criteria set a national standard for well-designed homes and neighbourhoods. These have been prepared by a partnership of agencies led by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation.”

“6.8 The Council has a target of 8,925 additional homes for the plan period of 2010-2025 (595 homes per year), including 6,550 additional self-contained homes (437 homes per year).”

6.15 Of the 12,250 homes anticipated in the housing trajectory, we expect just over 60% to be provided in Camden’s growth areas, split primarily between King’s Cross, Euston, Tottenham Court Road, West Hampstead Interchange, with limited additional provision at Holborn.

“6.39 The Council’s dwelling size priorities are as follows:

- for market housing – homes with 2-bedrooms are the highest priority, homes with 3-bedrooms and 4-bedrooms or more each have a medium priority.”*

CS13. Tackling climate change through promoting higher environmental standards

“13.8 A building’s use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re-using buildings and materials and the size and location of the development. In addition to design and materials, a building’s internal heating and cooling design, lighting and source of energy can further reduce energy use. Policy DP22 – Promoting sustainable design and construction in Camden Development Policies provides further guidance on what measures can be implemented to achieve an environmentally sustainable building. The Building Research Establishment’s Environmental Assessment Method (BREEAM) and the Code for Sustainable Homes provide helpful assessment tools for general sustainability. Further details on these assessment tools can be found in Development Policy DP22 and our Camden Planning Guidance supplementary document.”

CS14. Promoting high quality places and conserving our heritage

“14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.”

REGIONAL POLICY

London Plan 2011

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

Policy 3.2

Improving health and addressing health inequalities;

D New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.

Policy 3.5 Quality and design of housing developments

Strategic

A Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

Planning decisions and LDF preparation

B The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people

C LDFs should incorporate minimum space standards that generally conform with Table 3.3. The Mayor will, and boroughs should, seek to ensure that new development reflects these standards. The design of all new dwellings should also take account of factors relating to 'arrival' at the building and the 'home as a place of retreat', have adequately sized rooms and convenient and efficient room layouts, meet the changing needs of Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process

Policy 5.2 Minimising carbon dioxide emissions

Planning decisions

A Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- 1 Be lean: use less energy*
- 2 Be clean: supply energy efficiently*
- 3 Be green: use renewable energy*

D as a minimum, energy assessment should include the following details:

Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services

Policy 5.3 Sustainable design and construction

Strategic

A The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

Planning decisions

B Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

Policy 5.9 Overheating and cooling

Strategic

A The Mayor seeks to reduce the impact of the urban heat island effect in London and encourages the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

Planning decisions

B Major development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:

- 1 minimise internal heat generation through energy efficient design*
- 2 reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls*
- 3 manage the heat within the building through exposed internal thermal mass and high ceilings*
- 4 passive ventilation*
- 5 mechanical ventilation*
- 6 active cooling systems (ensuring they are the lowest carbon options).*

Policy 7.1 Building London's neighbourhoods and communities

Planning decisions

B Development should be designed so that the layout, tenure, and mix of uses interface with surrounding land and improve people's access to social and community infrastructure (including green spaces), the Blue Ribbon Network, local shops, employment opportunities, commercial services and public transport.

C Development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.

- D The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.*

Policy 7.2 An inclusive environment

Strategic

- A The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments:*
- a can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances*
 - b are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment*
 - c are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways*
 - d are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.*
- B The Mayor will assist boroughs and other agencies in implementing accessible and inclusive design in all development proposals by updating the advice and guidance in the Supplementary Planning Guidance 'Accessible London: Achieving an inclusive environment'; by continuing to contribute to the development of national technical access standards and by supporting training and professional development programmes.*

Planning decisions

- C Design and access statements submitted with development proposals should explain how, following engagement with relevant user groups, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards such as British Standard BS 8300:2009 have been complied with, and how inclusion will be maintained and managed.*

Policy 7.4 Local character

Strategic

- A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.*

Planning decisions

- B Buildings, streets and open spaces should provide a high quality design response that: a has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass b contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*

- c is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings*
- d allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area e is informed by the surrounding historic environment*

Policy 7.6 Architecture

Strategic

- A Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.*

Planning decisions

B Buildings and structures should:

- a be of the highest architectural quality*
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c comprise details and materials that complement, not necessarily replicate, the local architectural character d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings*
- e incorporate best practice in resource management and climate change mitigation and adaptation*
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g be adaptable to different activities and land uses, particularly at ground level h meet the principles of inclusive design*
- i optimise the potential of sites.*

NATIONAL POLICY

National Planning Policy Framework

National planning policy for sustainable development includes a large number of legislative documents and guidance notes. These include the Code for Sustainable Homes, 2006; the UK Sustainable Development Strategy, 'Securing the Future', 2005; PPS1 – Delivering Sustainable Communities, 2005; and Sustainable Communities: Building for the Future, 2003

Section 7 - Requiring good design

SUMMARY

The proposed design should be approved as it

- Provides a sensitive and considered mansard roof extension which is consistent with the adjoining properties and general architectural context
- Respects the unity and integrity of the existing building.
- Has minimal visual impact to the street scene and the public realm.
- Will be constructed to contemporary sustainable standards in terms of thermal comfort and air tightness.
- Provides a positive housing contribution, addressing the housing shortage in London and in particular the Borough of Camden.
- Complies with the Local planning policies, particularly with Camden Core Strategy 2010: CS6- Providing quality homes, CS13-Tackling climate change through promoting higher environmental standards, CS14-Promoting high quality places and conserving our heritage.