

Design & Access / Planning Statement

In support of application for Full Planning Permission for 291 Gray's Inn Road · London · WC1X 8QJ

REVISION A 10.03.15

Context

No.291 Gray's Inn Road is a terraced self-contained 5-storey office building. It is in the Kings Cross St Pancras Conservation area, but is not a Listed Building.

Proposed Ground Floor Rooflight (including materiality)

We are proposing to improve the quality of the basement office space by adding a rooflight to the front of the property to bring daylight down into the space. The rooflight will be formed with walk on glass which will sit within the existing front paved area which itself will be refurbished.

The walk-on glass rooflight will be set flush with the paving to the front area and centered on the existing windows. It will be minimally framed with powder coated (dark grey) aluminum framing.

The proposed paving will either be a restoration of the existing surfacing, or be tiled with new ceramic or natural stone tiling. It will be non slip.

The overall change in appearance to the front area will be minimal, and this solution is certainly a lot less intrusive than forming a full lightwell (as some properties along Gray's Inn Road have), while the area of glazing is kept to a modest size.

Proposed Signage (including materiality)

We would also like to fit a projecting sign to the left hand side of the ground floor elevation. This will extend 0.65m and be 3.07m from pavement height and set within the demised and enclosed front area (thereby complying with policy). The sign will be illuminated, but only with a subtle glow to the opal glass/Perspex lettering. This will fall well short of the maximum luminescence required by the council. It will be formed in powder coated steel, in a dark grey, the letters will appear white during the day and when lit at night.

Daylighting/Overlooking

There are no affects on any neighbouring property in terms of daylighting or overlooking.

Access

The existing access arrangements are not altered.

Further to the arguments put forward above and in the drawn proposals and the negligible effect on the surroundings we therefore respectfully ask for this proposal to be favourably considered.

prepared by

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