

## Design & Access / Planning Statement

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

Revision A

### 1. 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.

### 2. Background

Full Planning Permission was granted recently, 10/03/15, ref. 2015/0118/P for installation of a walkover rooflight and paving to the front forecourt. Now that a new tenant for the lower floors has been found we are looking to alter the proposals to the front to suit their requirements, internalise the walkover rooflight, separate the entrances, improve accessibility, detail their signage requirements, and also include for refurbishment of the upper floor windows.

### 3. Ground Floor Rooflight (including materiality)

The previously approved front rooflight has now been internalised, so this is not now a planning matter. We wanted to make clear that this has now been omitted.

### 4. Proposed Ground Floor Forecourt (including materiality)

The previous approval retained (just re-tiled) the existing stepped forecourt area and railings. We are now proposing to remove this stepped area completely, and replace with a new Portland Stone tiled forecourt to match a number of similar front areas along Gray's Inn Road and across London. By re-constructing this area it will allow us to lower the step without compromising the head height below, and thus improve accessibility. The street is quite sloped, but by dropping down to pavement level to the south end of the strip we will have level access suitable for wheelchairs onto the forecourt, and then into the building. There will still be a very small step to the north end still, but much lowered.

We are also proposing to remove the existing railings, which would otherwise restrict wheelchair access. The neighbouring property to the south has done this, as well as many properties along the street, and allows an improved connection with the pavement, and to the second entrance we are creating.

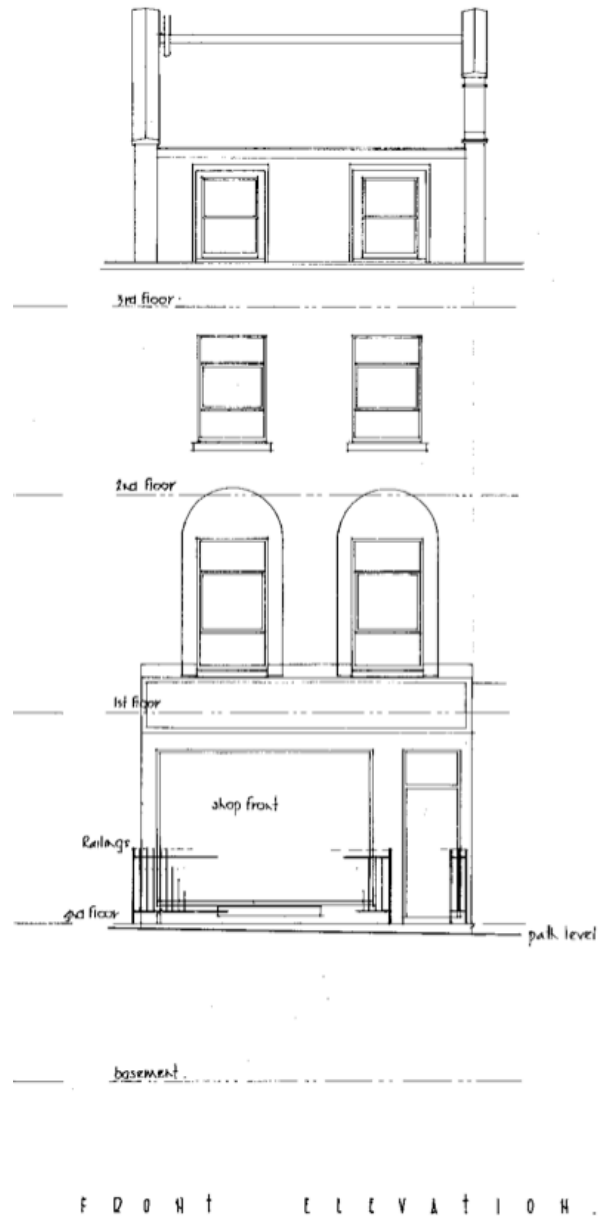
### 5. Proposed Projecting Signage (including materiality)

We would also like to fit a projecting sign above the *existing door* to the property. 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.

*This was all previously approved in 2015/0118/P but the location has now been altered only.*

#### 6. Proposed Glazed Shopfront (including materiality)

Below is a drawing from the planning application made on September 2000 (PSX0004759 L14/30/17), which shows the existing shopfront before the two existing sash windows were added as part of this permission:



We are proposing to restore this appearance to some degree to allow for increased visibility to the ground floor as befits a high street premise. The existing opening will be almost fully restored to the size above, with the shop front glazed with a minimally framed grey powder coated aluminum frame and own access door. There will be a stall riser below the glazing, also clad in aluminium.

We will clad the remaining areas of render in aluminium to match the glazing framing (as these areas are now too narrow to take render). The existing door and fanlight above will be decorated to match as well.

## **7. Proposed Fascia Signage (including materiality)**

Above the new shopfront we are also looking to reinstate a fascia strip (as per the original pre-2000 shopfront) to the full width of the shop front. This will be clad in Portland Stone (or similar) tile, to create a high quality background for a cut-out aluminium logo for 'Proman Recruitment' as shown on the drawing. Stone clad fascias can be seen on the 5 shopfronts to the north of this site on this side of the street, and will provide a high quality, durable, permanent background for any future change in tenant / logo. There will be 3no. swan light fittings overhead, to light the sign statically and well below the maximum permitted luminance levels. The fittings will be powder coated in grey to match the aluminium framing.

In accordance with items 8.12 and 8.13 of the Camden Design Guide, the type and appearance of the illuminated sign is sympathetic to the design of the building on which it is located. The method of illumination is of a traditional nature, due to the age of the building. The illuminated sign is not flashing or intermittent.

## **8. Daylighting/Overlooking**

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

## **9. Access**

The existing access arrangements are significantly improved by providing an additional door into the property and the lowering of the forecourt to allow wheelchair access.

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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