

JONATHAN A LAW & ASSOCIATES

ARCHITECT'S
DESIGN
HERITAGE
ACCESS
STATEMENT

JULY 2015

73

GRAYS INN RD
LONDON
WC1X 8TP

for

Grays Inn Rd
Investments Ltd

JALA

ARCHITECTS
URBAN DESIGNERS
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Ref: 327-DASstatement-20150707

SPECIALISTS IN WORK WITH HISTORIC BUILDINGS AND CONTEXTS

73 GRAYS INN ROAD, LONDON WC1X 8TP

ARCHITECT'S DESIGN & ACCESS STATEMENT

in Support of an Application for

Planning Approval

for

the rectification of non-conforming air-handling installation to the rear of No 73 Grays Inn Road, including roof-mounted plant at first floor level, and high level duct termination - relating to council enforcement ref - RS/PE/EN15/0459.

1.0 INTRODUCTION

1.1 In 2004, permission was granted (Ref:2004/0678/P) for the retention of air-conditioning units at the rear of the building. Since that time it is apparent that some further work of addition or alteration has been carried out for which a further consent is required. Permission is also sought for the addition of silencers either side of the kitchen extract fan to further reduce noise levels.

1.2 Jonathan A Law & Associates, (JALA), were appointed in June 2015, to present a scheme for the air-handling installation, in a manner likely to provide an acceptable acoustic solution and likely to preserve the character of the existing building and context.

1.3 JALA is an architectural practice with over 30 years' experience working with historic buildings and contexts.

1.4 This Design & Access Statement was prepared by Jonathan Law of JALA on 07 July 2015, to accompany an application for Planning Approval.

1.5 Please accept this statement as an addendum to the applications.



2.0 EXISTING SITE, BUILDING, CONTEXT & CONDITION

2.1 The building forms part of a terrace of properties situated on the western side of Grays Inn Road, approximately 150m north of its junction with Clerkenwell Road, in the London Borough of Camden, within the Bloomsbury Conservation Area.

2.2 The site footprint amounts to some 100m², with a the plot width of 5.86m; the low-level rear roof extending to a depth of approximately 7.8m.

2.3 The building's present appearance dates to the late 1950's or early 1960's but this is likely to result from the substantial rebuilding of an earlier structure. The building was raised by an additional storey in 2008.

2.4 The building now comprises four floors of private residential accommodation, over a restaurant, which extends back across the entire site at ground floor level, enclosed by a low-level roof at first floor level.

2.5 Various uses overlook the rear of the building from the adjoining Grays Inn Road terrace and from the rear of North Mews to the west, including office and residential.

3.0 THE PROPOSALS

Layout & Amount

3.1 Approval is sought for alterations to the existing restaurant's air handling installation including:

- i. fitting new, compliant, upward-discharging, duct termination to the existing kitchen extract flue.
- ii. fitting new silencers above and below the existing kitchen extract fan, to bring noise levels to at least 10dBA below background noise levels.
- iii. fitting acoustic enclosures to the large and small Fujitsu air-conditioning units, to bring noise levels to at least 10dBA below background noise levels.

Appearance

3.5 Externally, the front elevation of the main building remains unaltered; the proposed external alterations restricted to the rear elevation.

3.6 The new construction will be finished in materials appropriate to the character of the existing installation, and matching existing adjacent finishes where appropriate; zinc galvanised metal.

3.8 The proposed works will therefore preserve the existing character and appearance of the rear of the property.

Access

3.9 Access to the roof-mounted plant is via the first floor landing window.

Amenity of Adjoining properties

3.10 The design of the new installation has been informed by the outcome of an initial BRE Daylight Analysis. No daylighting issues were found. The proposals will not cause any significant loss of amenity to the adjoining properties.

4.0 CONCLUSION

4.2 It is considered that the proposals the subject of this application, have been designed to safeguard from visual harm and to preserve and enhance the character and appearance of the existing building.

4.3 The proposals, the subject of this application, will not cause harm to the living conditions of neighbouring properties in terms of overlooking, privacy, or through any significant loss of daylight, sunlight, outlook or loss of amenity.

4.4 It is concluded, therefore, that the proposed development is in accordance with the NPPF and relevant Policies of the council's Local Development Framework.

5.0 PHOTOGRAPHS

- 5.1 View of rear elevation of the subject property, looking up from the low-level rear roof.



- 5.2 View showing the existing low-level roof lights and roof-mounted equipment, including the two un-housed air-conditioning units.



6.0 DRAWINGS

The following A3 drawings form part of the application documentation:

General

327/1300A	Site Location	1:1250
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Existing

327/B/1301	High & Low Level Roofs - Existing	1:100
327/B/1302	Rear Elevation and Section AA - Existing	1:100 and 1:50

Proposed

327/B/2301	High & Low Level Roofs - Proposed	1:100
327/B/2302	Rear Elevation and Section AA - Proposed	1:100 and 1:50