

Design Statement

Proposed Installation of Replacement Windows at 344-354 Grays Inn Road

Introduction

This Design and Access Statement has been prepared in relation to the proposed external alterations at 344-354 Grays Inn Road. This statement should be read in conjunction with submitted Planning Statement and drawings.

Proposed Use

The client seeks alteration only to the existing external facades of the premises at mansard roof level including replacement windows and proposed extension of rendered brickwork. The premises will remain in continued use as serviced offices (Use Class B1).

Access / operation

The replacement windows will feature side hung operation which alters the existing operation of the windows as sliding. This serves to enhance the function of the windows and offers a more subtle design approach against the backdrop of the front and rear façade.

Amount

The amount of development is dictated by the existing building envelope. The proposals are to replace the existing aluminium sliding windows and provide 16no. 3 pane and 3no. 2 pane aluminium windows. Further details are provided within the submitted drawings and window specification. As like for like replacements this will ensure the development will have no effect on the setting or context of surrounding properties, maintaining the visual aesthetic of the area.

The proposed extension of rendered brickwork will be minimal and necessary to renovate frost shattered brickwork of arched window surround.

Layout

The windows are proposed within established locations which will ensure no impact is had to the harmony and fluidity of the façade.

Appearance

The appearance of the building will not be materially altered. Indeed, the mansard windows are to an extent screened by existing street planting along the streetscene whilst the rear is not visible from public vantage points.

The proposed extension of rendered brickwork will match existing