



ROBERT DAVIES JOHN WEST LIMITED

RIBA Chartered Practice

Design & Access Statement

Project: Proposed Additional Floor
171-173 Gray's Inn Road,
LONDON. WC1

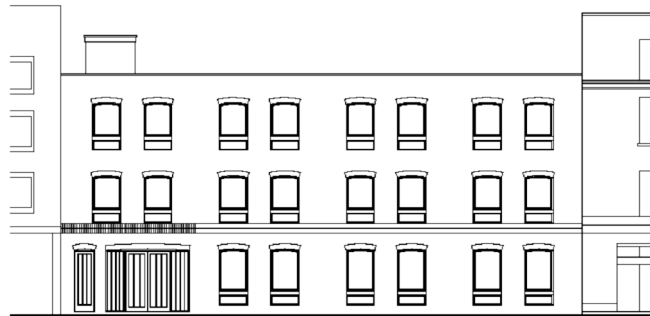
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EXTG. FRONT ELEVATION

NOT TO SCALE AND NOT NECESSARILY
THE ORDER OF WORKS OR THE
WELFARE OF THE PUBLIC.




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PROPOSED DEVELOPMENT,
171-173 GRAY'S INN ROAD,
LONDON WC1
EXTG. FRONT ELEV



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DESIGN

1.0 Introduction

This statement has been prepared in support of a Full Town Planning application for Additional Floor over Existing Office Building at 171-173 Gray's Inn Road, W1. Space created to be used for office use / expansion of existing occupier.

It should be read in conjunction with all other supporting statements, documents, forms and plans.

2.0 Pre-application Consultations

Local Planning Authority: London Borough of Camden

Pre application response 2015/1177/PRE ó Written reply from Zenab Haji-Ismail Dated 31st March 2015. The letter generally supported the proposal subject to consultation with the Conservation Groups and the provision of a supporting Daylight Study.

Conservation Area Consultation: Bloomsbury Conservation Area Advisory Committee and Bloomsbury Improvement Group

Information was issued to these two groups who we believe cover this area. The Chairman of the Bloomsbury Association, Jim Murray, confirmed they have no comments on the proposals, noting the following, '*Grays Inn Road is off our patch (we tend to be interested in West of Southampton Row), and so we are unfortunately unable to take this on*'. We believe this relates to our enquiry to the Bloomsbury Improvement Group.

Despite further attempts to make contact, via email, no further responses has been issued regarding this matter.

3.0 The Site and Context

The site comprises 267.5m² / 0.0268Ha and is ¾ covered by an existing structure comprising 3 storey office building. It is flanked to both sides by office buildings (both being approximately one ½ and one floor taller than the application site).

The Building faces Gray's Inn Road and features residential properties to the rear (21 ó 25 Mecklenburgh Square). These properties are primarily 4 storey, some having loft converted roof accommodation.

Gray's Inn Road is an established commercial employment area.

Site photos and context images

**171-173 Gray's Inn Road
LONDON WC1**



Street View looking North along Gray's Inn Road



Front façade of 171-173 Gray's Inn Road

4.0 Use

The existing use is B1 Office use throughout.

5.0 Amount

SCHEDULE OF ACCOMMODATION

Extg. Ground Floor Gross 221.40m² / Internal net 184.30m²

Extg. First Floor Gross 183.75m² / Internal net 139.74m²

Extg. Second Floor Gross 183.75m² / Internal net 139.74m²

GRAND TOTAL 588.9m² or 6,338ft² Gross External.

**PROPOSED ADDITIONAL – 127.18m² or 1,369ft² Gross External Area
New Office Space 99.75m² / 1,074 ft² (Net Internal Area)**

6.0 Layout

The Application proposal is to add an additional floor over the existing structure. Its face, fronting Gray's Inn Road will continue vertically above the existing elevation with the rear elevation being inset to minimise loss of light to neighbouring properties. The existing tank and lift shaft motor rooms will be brought inside the structure and faced with a mansard structure. Lift shaft will not be extended as this with project significantly above the new roof. Existing internal staircase will be extended to serve the new floor which will be laid out as open plan offices.

A *Daylight & Sunlight Report* carried out to support this application by *MES Building Solutions* in June 2015 concludes, *'in our opinion the proposals accord with the intent and context of the planning guidance in this case'*. There have been minor changes to the layout since the report was prepared and it should be noted the proposed window line has been pushed further back into the site by over 300mm. Thus increasing the distance between the building to the rear and the new window line.

7.0 Landscaping

The areas not covered by building are tarmac hard standing as existing and no additional works are proposed at this level.

8.0 Appearance & Scale

The proposed addition is simple in form and will replicate the existing in materials and architectural style.

The completed extension will largely match its adjacent buildings for height and scale from the front whilst at the rear, the inset nature will not dominate or over power the neighbouring Residential properties some of which may still actually overlook this site.

9.0 Housing & CIL

The gross internal area created is under 100m² and thus CIL payments are not applicable to this application.

10.0 Energy Statement

Not applicable to this application, although it can be confirmed that existing heating plant / systems may be extended to serve the additional space and that the area of flat roof over could be utilised to mount photovoltaic electricity generation panels to aid renewable input.

ACCESS

11.0 Access

The existing site has minimal area of hardstanding restricting any car usage or parking as would be expected in a city centre location. The area is served by several bus routes with train and tube connections being a short walk from the site allowing connections throughout the capital and beyond.

External and internal circulation, including minimum door, corridor and stair dimensions, together with wc requirements are all in compliance with Part M of the Approved Building Regulations.

CONCLUSION

The proposed extension will enable expansion of the existing occupiers, increasing workforce and turnover, all leading to a benefit to the local and wider communities.

The new works are seeking to rationalise the main front elevation with its adjacent neighbours whilst providing a rear profile to avoid over-shadowing others surrounding it.

The area of the extension will provide little additional waste production and we believe the current facilities will cope satisfactorily.

We politely request that this application is recommended for approval.
