

**SITE AT 65 GRAY'S INN ROAD, LONDON WC1X 8TL**

**PLANNING APPLICATION BY KSTTK PROPERTIES**

**DESIGN, ACCESS AND HERITAGE STATEMENT**

***Ref: 1516/TP2/DAH***

**(TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING  
PHOTO SHEET, REF 1516/TP2/P)**

**Introduction**

This Design & Access Statement accompanies the planning application by KSTTK Properties for the construction of a rear terrace over the flat roof below to serve the first floor flat at 65 Gray's Inn Road.

The application property lies within the Bloomsbury Conservation Area and is part of a grade II listed, 3 storey plus mansard, terrace built in 1791. It currently comprises of ground floor shops with rear extensions and flats on the first, second and third (mansard) floors. The rear of the terrace has undergone many alterations, most noticeably the first floor extension, terrace and changes to the fenestration at number 67 ([2009/2432/L](#)).

**Planning Context**

DP24 states Camden's commitment to design excellence and DP25 the conservation of Camden's heritage. Proposals must consider; character, context and the proportions of the existing and neighbouring buildings, and on listed buildings must not harm the special interest of the building. DP26 ensures that development must not have a negative effect on occupiers and neighbours.

CPG1, Housing, reinforces the development policies above and also gives specific guidance relating to the design of terraces. Amenity space is described as being valuable to flats that would otherwise have little or no private exterior space. However concerns that are raised are; overlooking and privacy, loss of daylight, noise, light spillage and security.

**Design and Heritage**

The proposal involves the lowering of the existing 1<sup>st</sup> floor rear sash window cill to accommodate double doors that will open onto a new rear terrace. This will be built over the existing flat roof of the shop's rear extension below. The surrounding party walls provide suitable balustrading on two sides, but that shared with number 67 shall have a

black painted square section steel balustrade, situated 600mm in from the party wall so as to avoid overlooking or loss of outlook and light to the neighbouring rooflight. This will match that already installed at number 67. A slim obscured panel along the rear wall will effectively raise the height to 1800mm and avoid issues of overlooking of the rear of 7-8a North Mews.

Numerous other alterations and extensions have taken place along the rear of the terrace. As a result there is little in the way of existing rhythm or special interest to maintain until above first floor level. However care has been taken to conserve the original balance and proportions of the elevation. The proposed double doors shall be fitted within the existing opening, albeit with a lowered cill. The sides and the arched brick lintel shall remain untouched. The doors shall be white painted timber framed to match the existing sash as closely as is possible. The proposed balustrading will largely conceal the dropped cill from view from the surrounding properties and a glazing bar will be situated at the same height as on the existing window to minimise any perceived change.

Any light fittings that are to be included shall be fitted to the deck and offer low level lighting only. Spillage shall not occur due to the enclosed nature of the terrace.

A terrace already exists next door at number 67. Lightwells to the rear of North Mews further add to an environment characterised by close knit amenity spaces serving the numerous surrounding properties. There can therefore be no further adverse impact on noise levels as a result of this proposal.

### **Access**

A single step is proposed down from the flat onto the terrace.

### **Conclusion**

The proposal will provide valuable amenity space to the first floor flat while preserving the special interest of the building. The nature of the site and the limiting measures proposed will mean that it causes no adverse effect on the amenity and privacy of neighbouring inhabitants. For these reasons the application scheme is considered to accord with current planning policy and the Council is urged to grant planning consent.