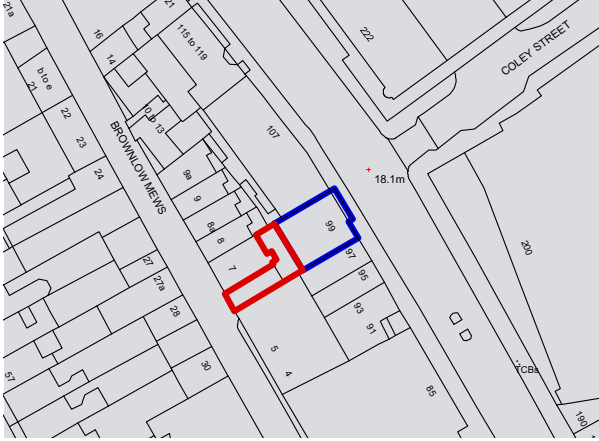


Design & Access Statement

Fanz House, 99/101 Gray's Inn Road,
Pebworth Property Management

February 2017

= Dashed line denotes area development is proposed



Location Plan

Front Elevation of No.7 Brownlow Mews



Top: Courtyard to rear of No.7 Brownlow Mews & 99 Gray's Inn Road

Top: Undercroft to No.7 Brownlow Mews

Bottom: Undercroft to No.7 Brownlow Mews

Bottom: Courtyard to rear of No.7 Brownlow Mews & 99 Gray's Inn

CLIENT: Pebworth Property
Management

SITE ADDRESS: 99/101 Gray's Inn Rd
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PLANNING STATEMENT _

Planning permission is sought for the conversion and redevelopment of an existing disused undercroft and part of a courtyard to the rear of 99-101 Gray's Inn Road to form a residential studio unit and accompanying amenity space.

SITE INTRODUCTION _

The site is located within the Great James Street & Bedford Row part of the Bloomsbury conservation area situated in the Borough of Camden within Central West London. The site is situated to the rear of 99-101 Gray's Inn Road and fronts Brownlow Mews which runs parallel to the south of Gray's Inn road. The site at present is a derelict space that forms part of the fire escape route from the rear of the commercial B1 use building at 99-101 Gray's Inn Road through to Brownlow Muse, which forms part of the land ownership of the applicant. The application site is not listed.

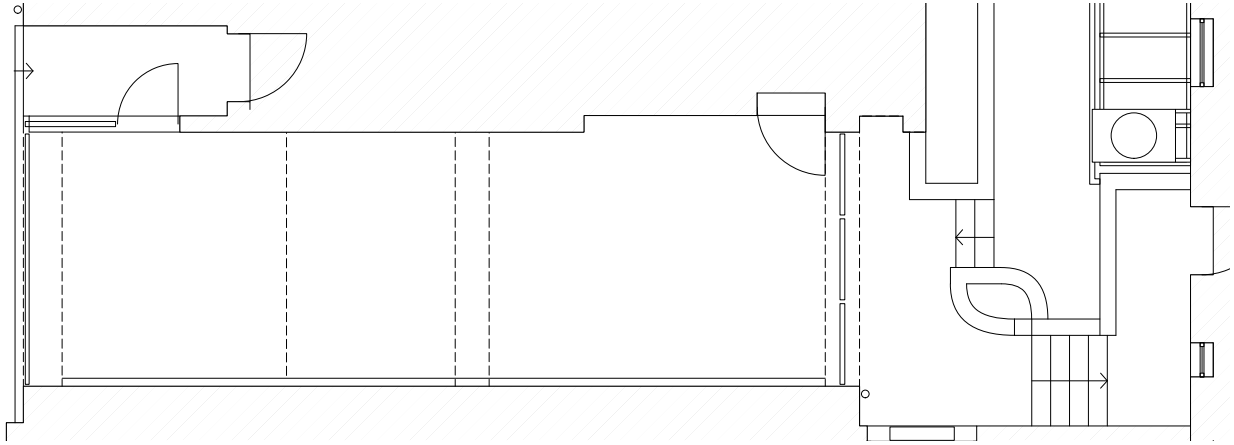
The mews which the proposal fronts is typical in its character, a small scale street with mainly small scale two to three storey buildings with elevations reflected of their original use with larger ground floor openings and smaller to the upper floors. There is evidence of later additions in the form of set back single storey roof extensions and also original buildings that have been replaced with later 20th century buildings. No.7 Brownlow Mews which forms the undercroft space which are proposals relate to is one of these late 20th century buildings. The building lines along the Mews sit directly on the street edge. Materiality consists of mainly brick with timber or later metal windows. Original cobbles survive along the stretch of the mews directly outside of the application site.

The mews mainly has a mixture of small scale workshops, offices and residential use. Where residential use exists at ground floor it is either set back or consists of a garage with entrance door adjacent.

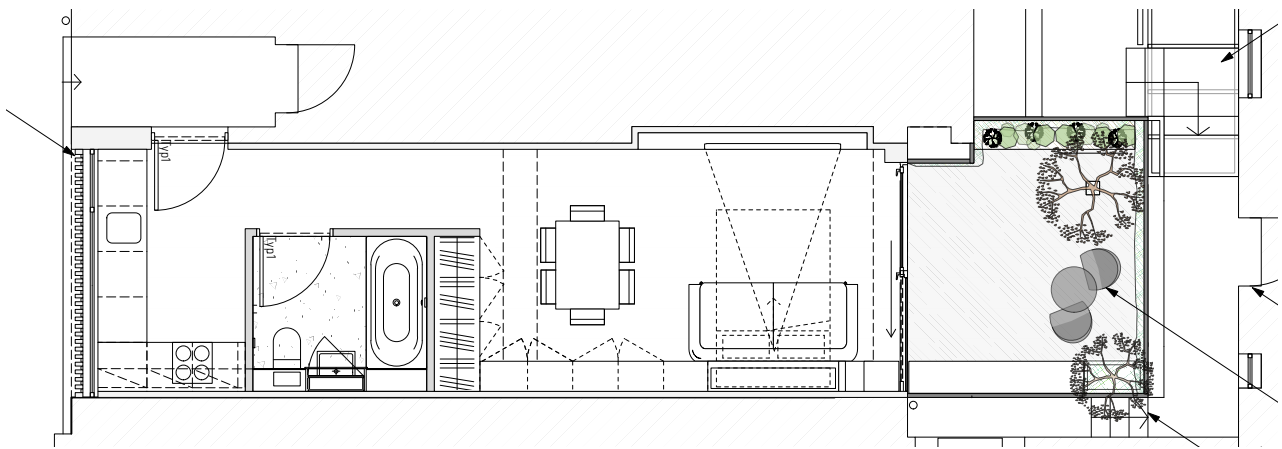
The building which encompasses the proposal site consists of a change of use commercial 20th century four storey building which now comprises residential use units. The conservation area appraisal notes these types of buildings as lesser quality and of less interest to the conservation area. The building sits adjacent and opposite to several listed properties which are typical of Mews buildings and are mixed uses from residential to workshop and office uses as described above. The building backs onto a courtyard shared with a commercial building owned by the applicant, 99-101 Gray's Inn Road.

SITE CONSTRAINTS _

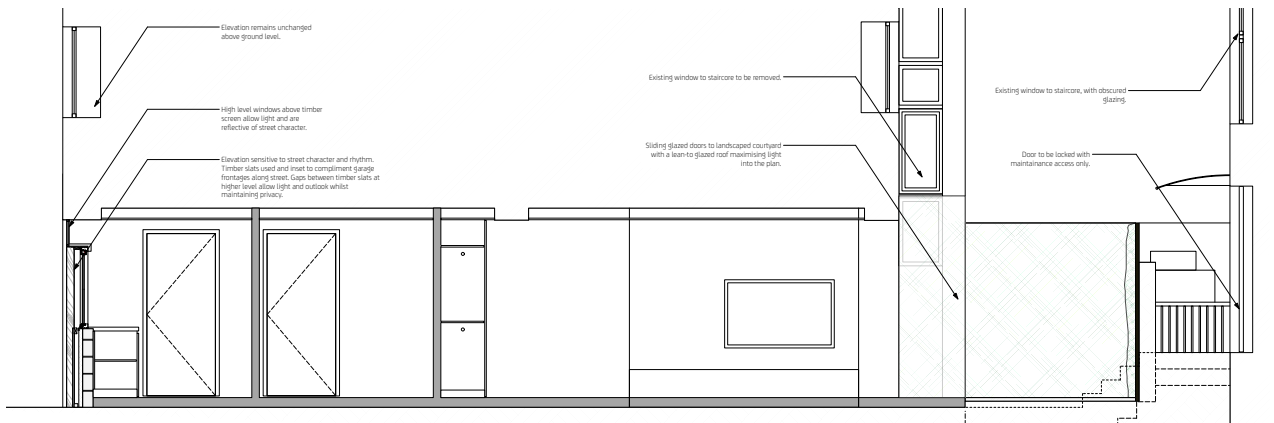
The development proposal is specific to the disused undercroft of 7 Brownlow Mews and the rear courtyard space of 99-101 Gray's Inn Road.. The building being located directly onto the Mews street presents constraints of privacy to habitable spaces and therefore potential issues of light and outlook into and from these spaces. The rear courtyard space presents constraints of poor outlook and amenity. There are no overlooking issues onto the site as windows onlooking are either obscured or serve non habitable spaces.



Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed Section

CLIENT: Pebworth Property Management

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These constraints are sought to be addressed in the proposed design and are explained in the following sections of this document.

PROPOSAL _ The proposal consists of an infill extension to the undercroft of an existing four storey building including landscaping works to the courtyard to provide suitable amenity space. The proposal includes for relocation of plant to the rear courtyard to support the proposal.

DESIGN ASSESSMENT_

Use The site is a disused undercroft which forms part of the fire escape of an existing commercial B1 use building. The proposal seeks change of use to C3 residential.

Amount The development proposal provides an additional 35sq.m (378sq.ft) of residential floor space forming a self contained ground floor studio unit. The proposal provides 10 sq.m of amenity space, which surpasses the London Plan requirements.

Layout The layout is designed in consideration of the constraints of the site. The kitchen is positioned to the front facade onto Brownlow Mews due to the room needing less privacy and outlook than the main living space. The room will be very light and spacious still due to the design and transparency of the facade. The bathroom separates the kitchen from the main living/dining and bedroom studio space with a corridor providing access between the two. This helps to keep the smells and noise impact from the kitchen away from the main living space. The main living space is completely flexible and open plan to suit the changing requirements of studio flats. A joinery wall to one side of the living space houses the sofa and fold down bed to save space and create an adaptive living and sleeping space. The joinery also serves to provide plenty of storage.

The main living space is also positioned here to take advantage of the outlook and connection to the rear landscaped garden space and to take advantage of the natural light provided by a fully glazed facade to the rear.

Scale The proposal is an undercroft infill extension and therefore does not alter the scale of the existing building.

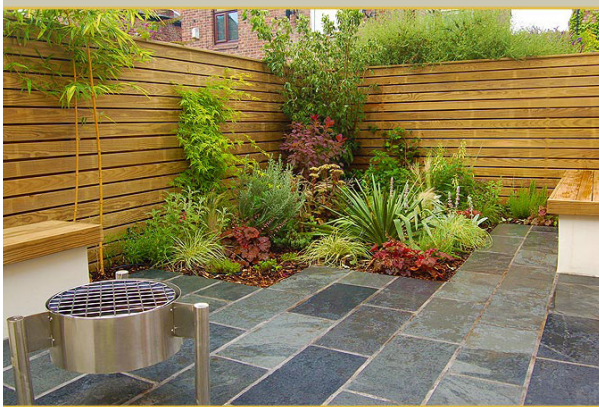
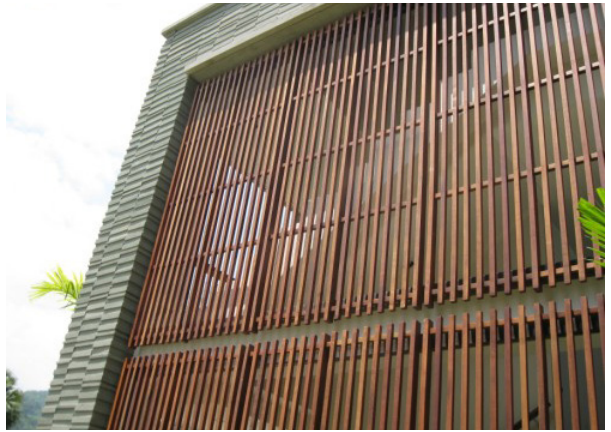
Landscaping Part of the existing rear courtyard is proposed to form the amenity space for the studio unit. The space will be fenced on all sides to create privacy and to mitigate any noise impact. The fence is proposed to have a vertical green wall and climbers to improve outlook from the residential unit. The space will be a mixture of hard and soft landscaping with high quality materials and planting.



Proposed Front Elevation



Proposed Rear Elevation



Top: Timber Screen Facade Precedent

Bottom: Landscape Precedent

Top: Timber Screen Facade Precedent

Bottom: Courtyard Amenity Space Precedent

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Appearance

The development aims to be sympathetic and considerate in its appearance to the surrounding existing listed mews properties through the use of relevant materials and detailing. The front infill elevation looks to draw from that of the adjacent residential and commercial ground floor facades that are typically solid with inset garage doors, entrance doors and high level windows. The proposal intuitively achieves this whilst providing light, privacy and obscured views out through the use of a semi-transparent inset timber screen mimicking that of the garage/workshop doors. The high level windows also draw from the adjacent facades and allow more natural light penetration into the building. This facade solves constraints of privacy, light and outlook.

Access

The rear facade is a completely glazed. It serves to provide plenty of natural light into the apartment and views out into the landscaped garden. The façade is not seen from any public right of way and is not overlooked by any habitable spaces.

Access to the residential unit is provided via Brownlow Mews. The entrance to the studio unit is off of an existing stepped passageway that provided access to flats within 7 Brownlow Mews. The proposal is therefore not suitable for wheelchair access. Disregarding this the property is designed to be fully compliant with lifetime homes meeting all other criteria.

SUMMARY & CONSERVATION STATEMENT

In summary, it is proposed that the application is in keeping with planning guidelines and policies and serves to enhance the conservation area. This is achieved through a sensitive design approach and inherent consideration of the surrounding built environments including scale, form and materiality.

The proposal will serve to provide additional residential units supporting the local policy. The external appearance of the building and street will be enhanced, removing an unsightly derelict space from the Mews frontage and in place instating a sensitive design solution that relates positively to the streetscape and surrounding original Mews buildings.

It is therefore considered that the proposal will provide a positive contribution to the conservation area.