



Cornerstone Barristers

D&A Statement
19-04-2018

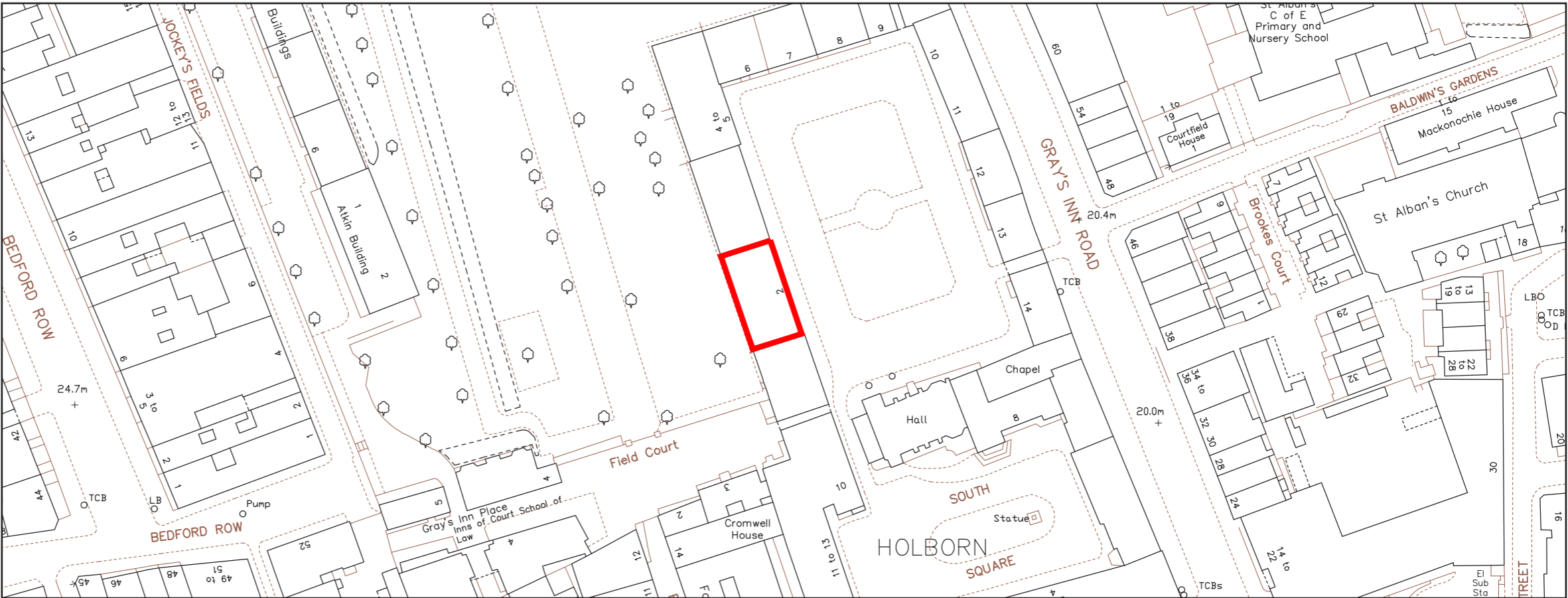


CHAPMAN ARCHITECTS

Chapman Architects have been appointed by Cornerstone Barristers to apply for planning permission for the required additional works at 2-3 Gray's Inn Square. The additional works will include the extension of existing ductwork to improve performance of the existing plant at roof level. The ductwork is located within an existing light well.

Location

2 - 3 Gray's Inn Square, London is a lower ground, ground plus three additional levels building that sits within the Bloomsbury conservation area. The building is currently occupied from lower ground to second floor by Cornerstone Barristers and has recently undergone a refurbishment involving structural and cosmetic alterations. The third floor is currently residential. The neighbouring building (1 Gray's Inn) is a Grade II listed building.

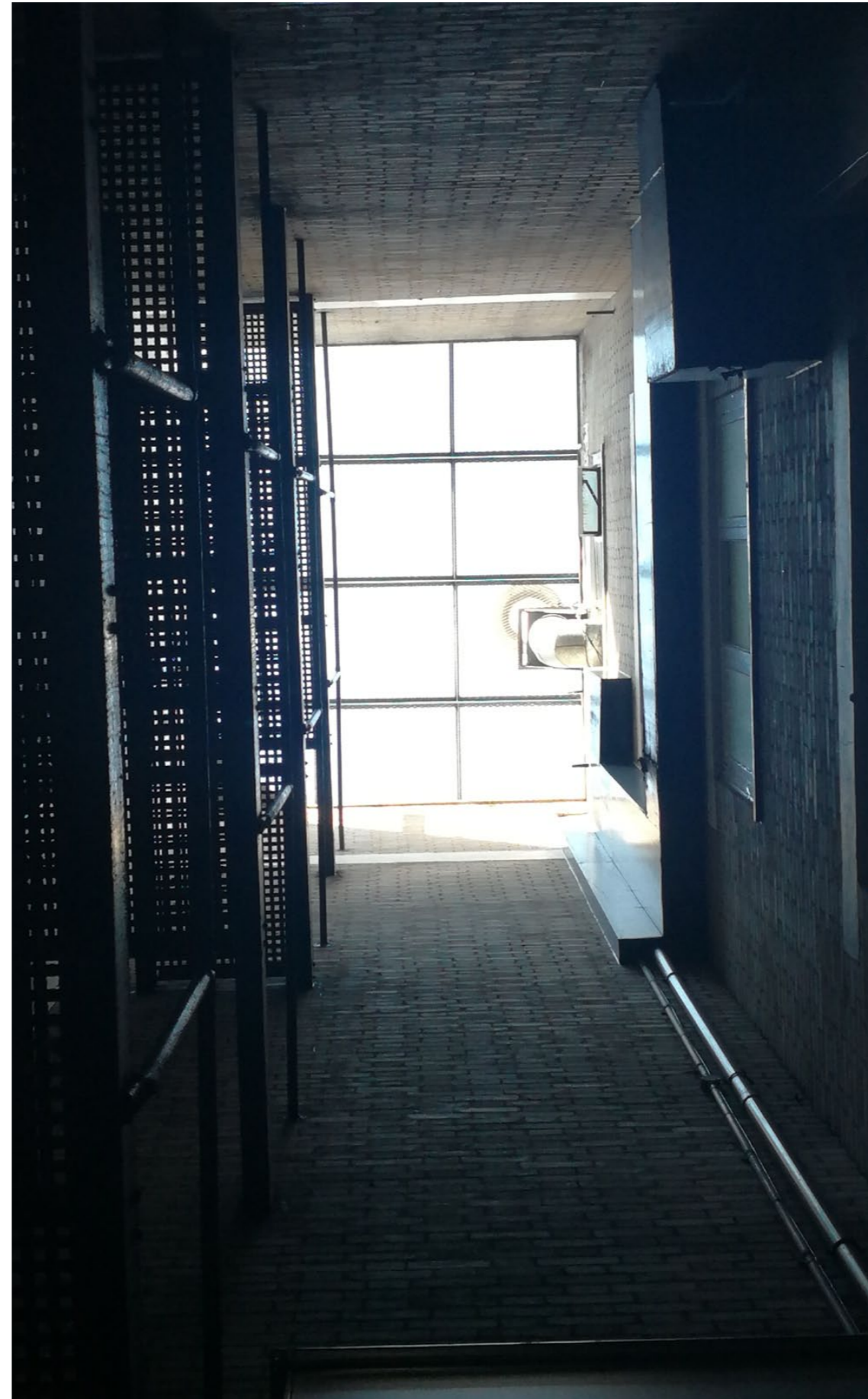


Lightwell Photographs

1.



2.



3.

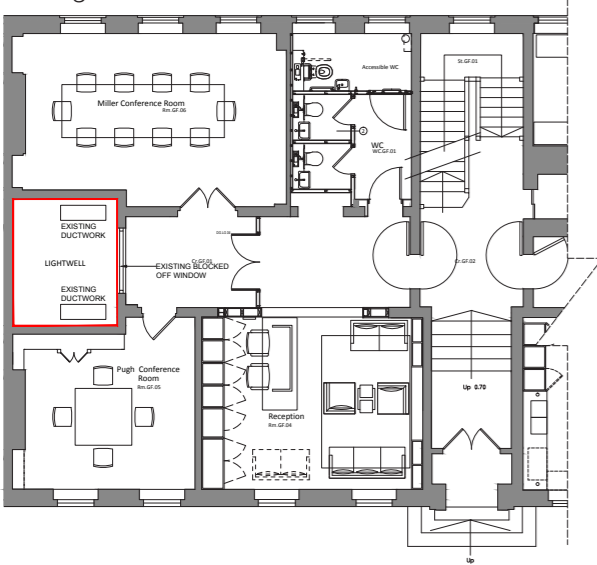


1. Existing lightwell - showing access gantries.
2. Existing lightwell - view of metal grillage above.
3. Existing lightwell - view down to existing ductwork to be extended.

Existing & Proposed Plans

The only alterations to be made to the exterior or interior of the building is the 2 no. duct extensions from ground floor to roof via the existing lightwell. The entirety of the proposed works will be within the existing lightwell and pose no impact on the conservation area or neighbouring properties.

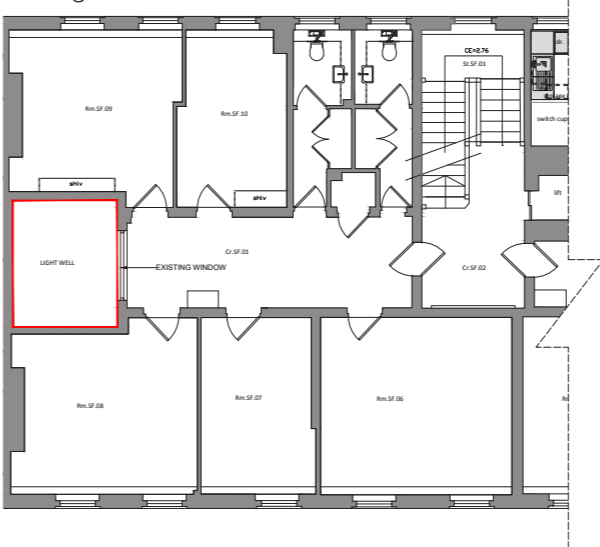
Existing Ground Floor Plan



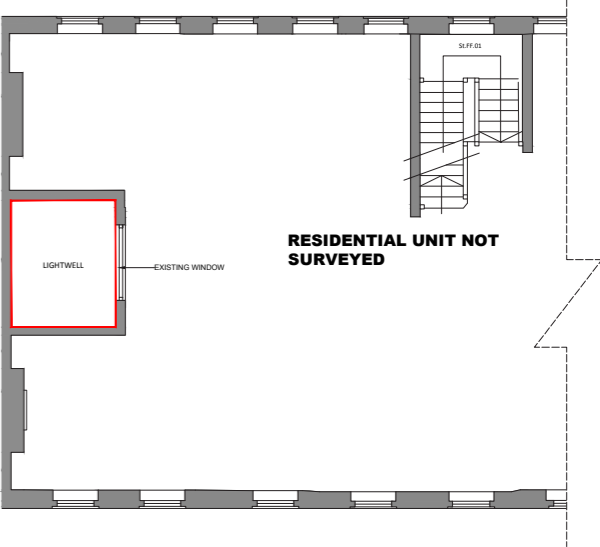
Existing First Floor Plan



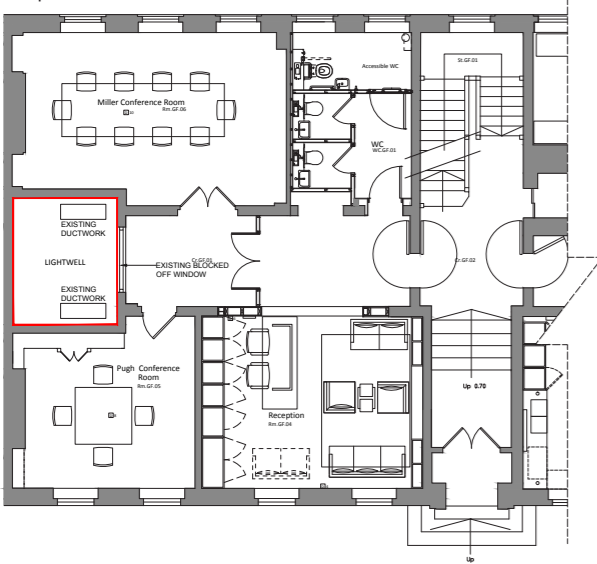
Existing Second Floor Plan



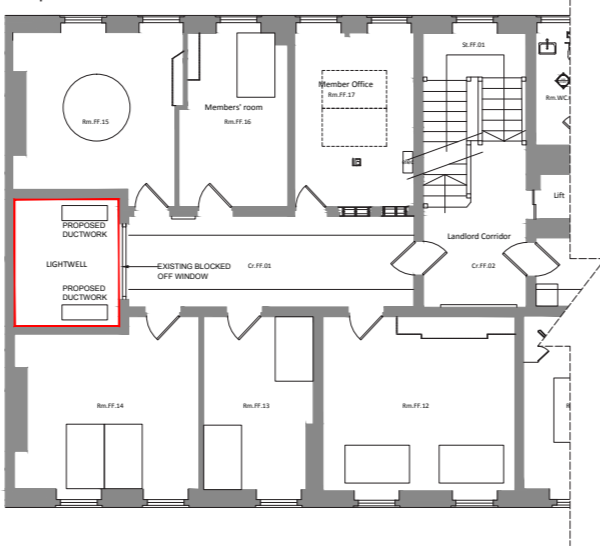
Existing Third Floor Plan



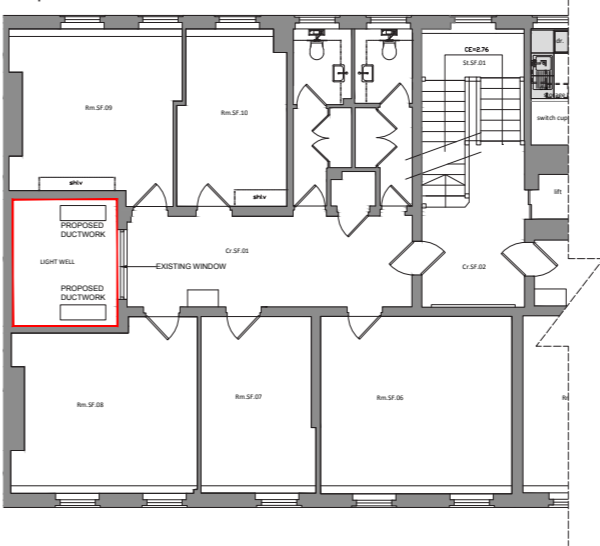
Proposed Ground Floor Plan



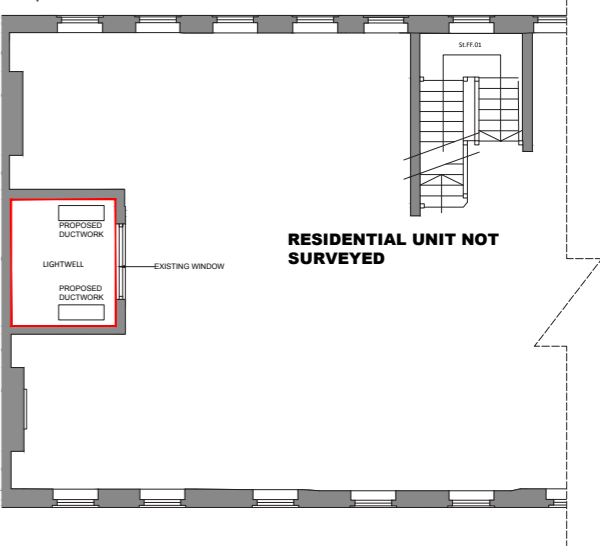
Proposed First Floor Plan



Proposed Second Floor Plan

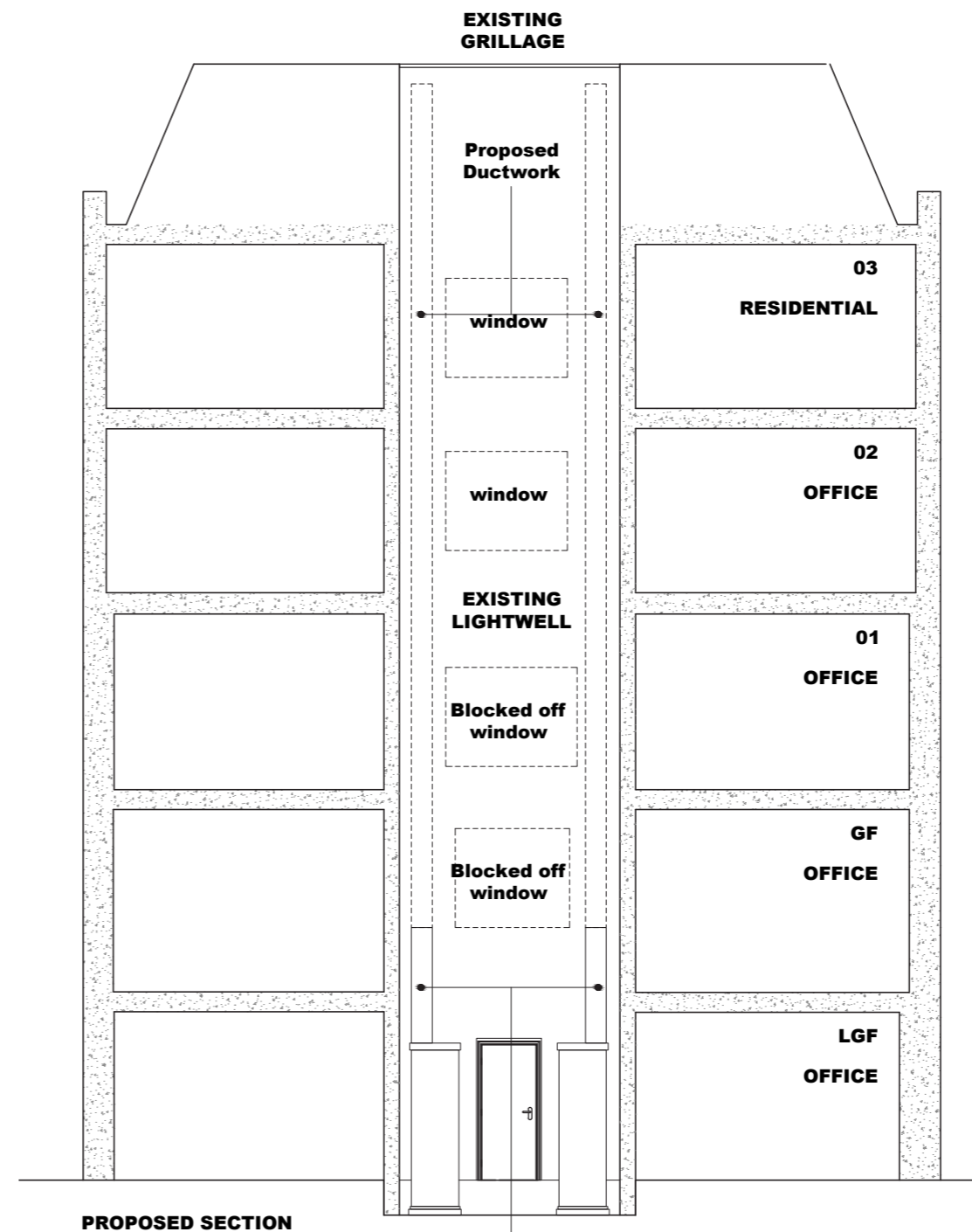
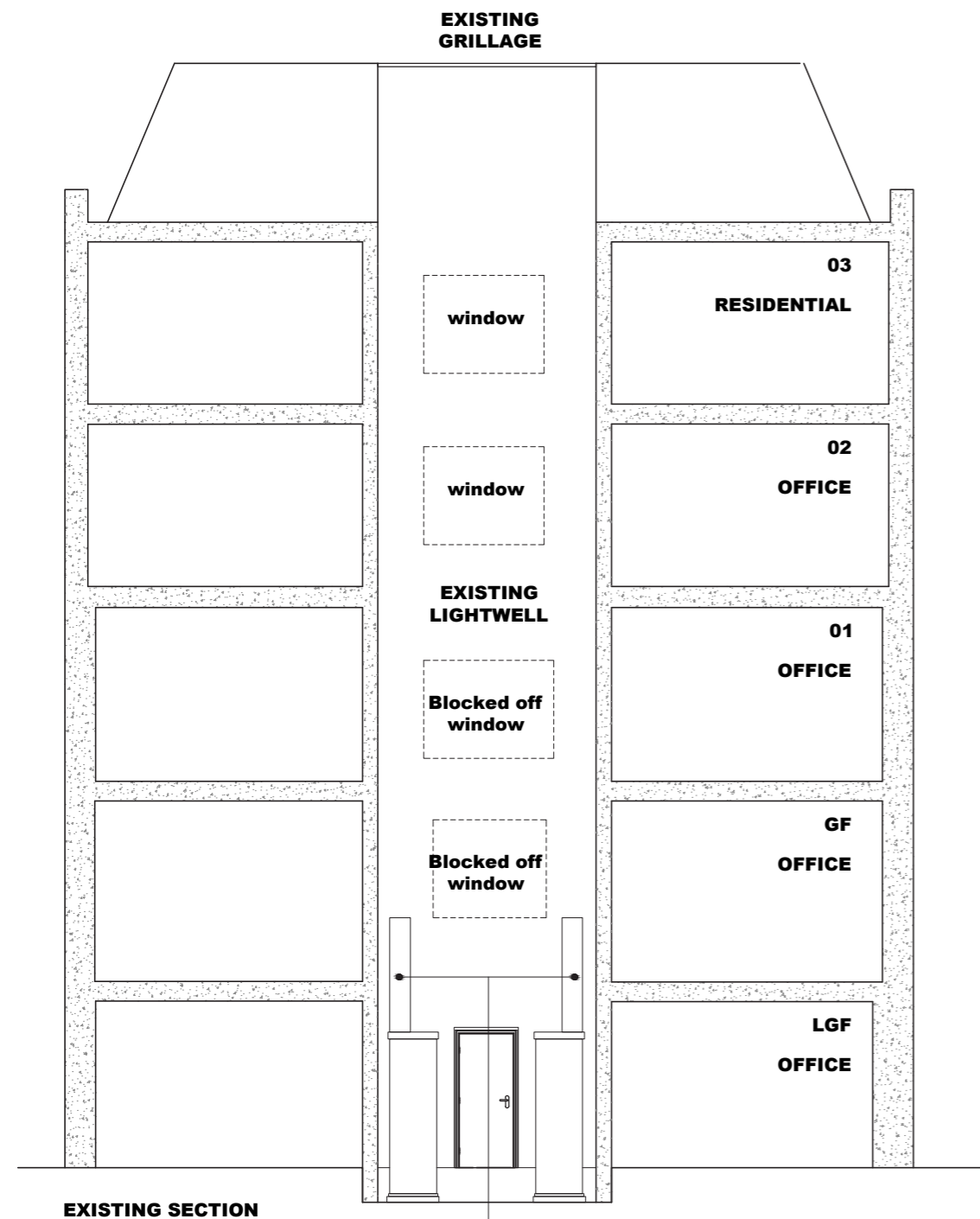


Proposed Third Floor Plan

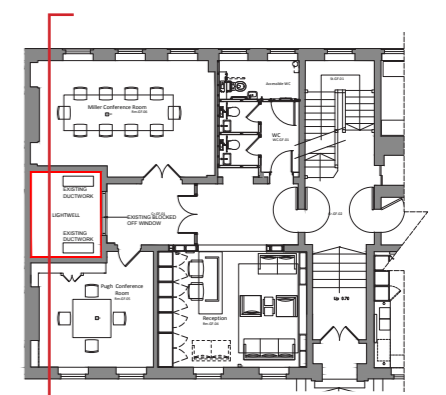


Existing & Proposed Section A

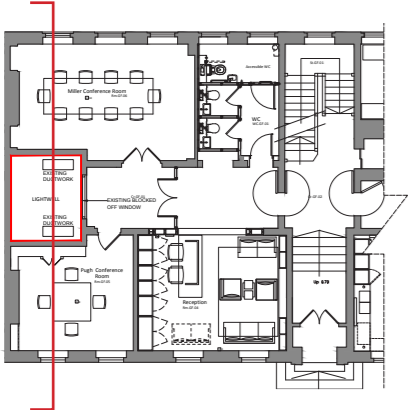
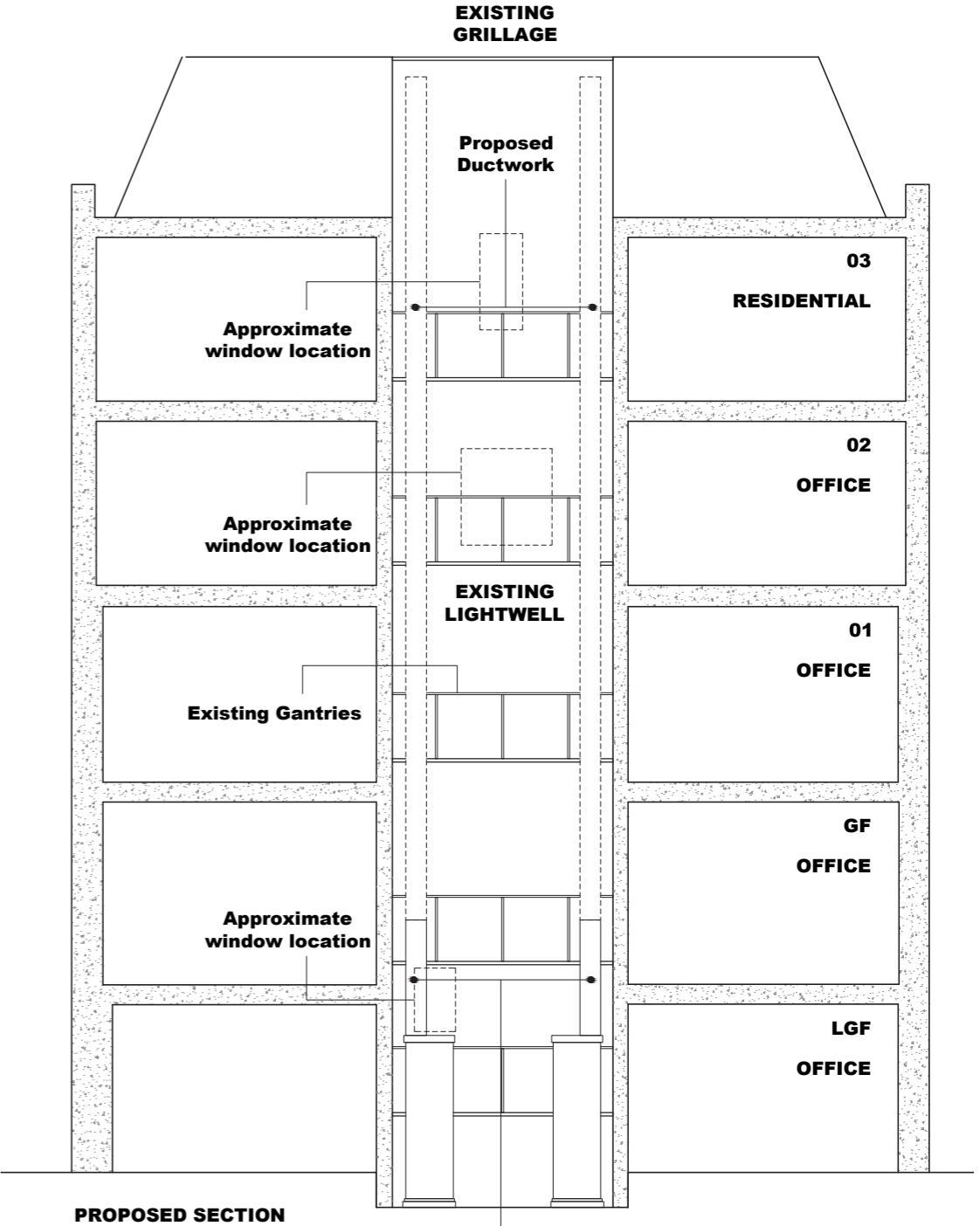
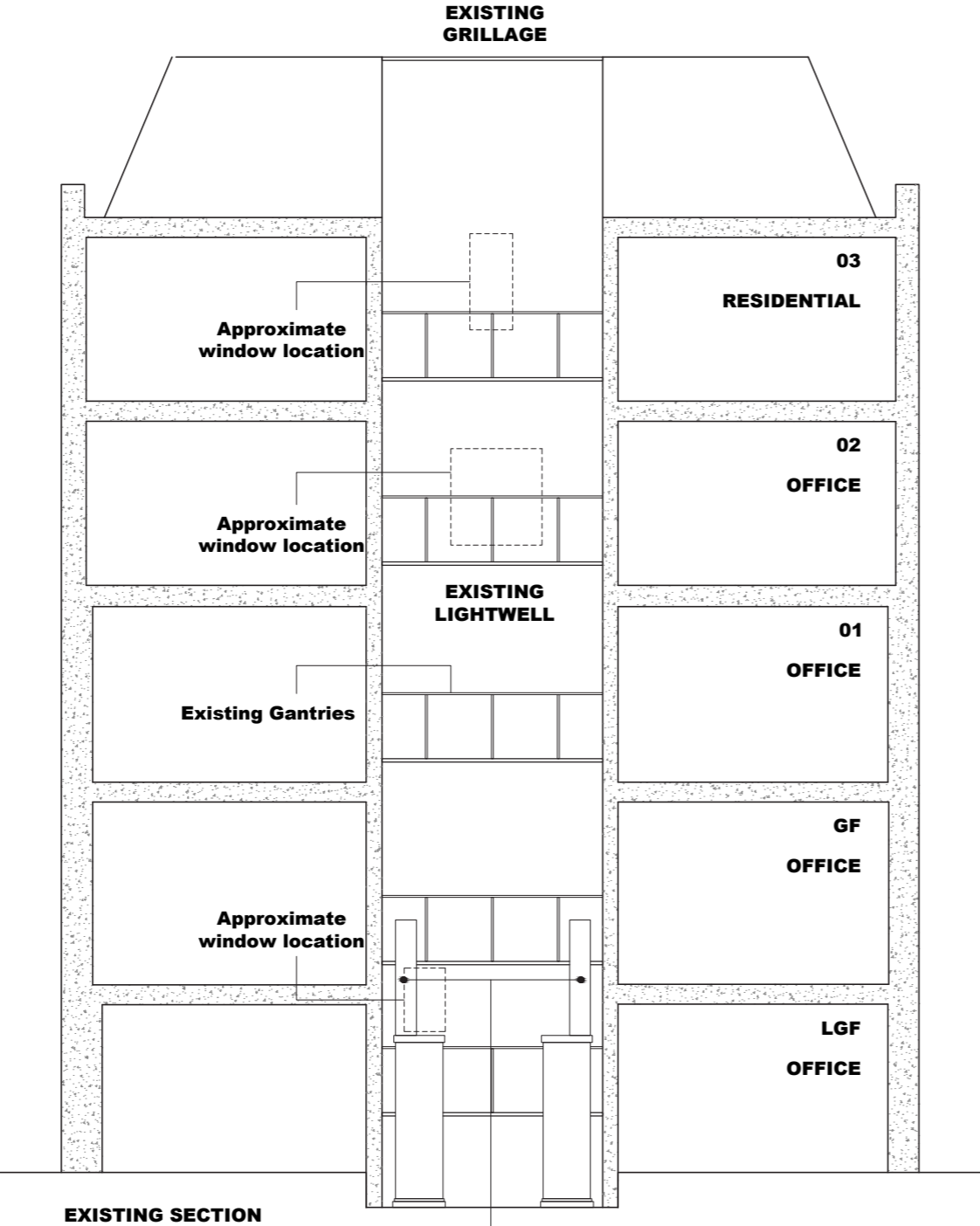
Existing and proposed sections showing the existing ductwork and the proposed extension to the ductwork traveling from ground floor to roof.



SCALE: 1:100 @ A3
METERS



Existing & Proposed Section B



Existing Ductwork

Existing Ductwork

SCALE: 1:100 @ A3
METERS

