

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

The demolition and rebuilding of:

Portion of 195 - 199 GRAYS INN ROAD, CAMDEN, WC1X 8UL

-Related to Planning application / Basement Extension.
Camden Case Reference: 2017/6230/P

195-199 Gray's Inn Road London WC1X 8UL

SITE LOCATION PLAN



1.0 | Site Location Plan



1.0 BUILDING INFORMATION:

Grade II listed building

The site is opposite the Eastman Dental Hospital, built 1928-30 to the design of Sir John Burnet and Partners and Grade II listed.

The site is within the Bloomsbury Conservation Area.

The GII listed portion of the building is located to the rear of the site that fronts Gray's Inn Road and is occupied by a single-storey poor quality late C20 building with metal framed shopfronts, which is not listed. The building has been under utilised as a furniture showroom & the GII listed part of the building is used for storage.

The existing building is of no special architectural and historic interest and is not a heritage asset in its own right.

The listed building portion of the site is an appendage building that connects to the building at the rear of the site. No.'s 1-8 Mecklenburgh Street, is a GII listed late Georgian terrace. The boundary wall, and attached store, to the site is therefore considered listed by virtue of being curtilage structure to this listed terrace.

2.0 PROPOSED WORKS

- The previous owner of the building had a toilet in the space that was later converted into a store.
- The proposed plan is to convert it back to a toilet again, using the existing drainage connection.
- Demolish the existing building and rebuild the structure to match existing, with the addition of insulation.
- The existing building brickwork does not match the attached main building, we propose to match the brickwork used on the G II Mecklenburgh Street building and replace the artificial slate roof with natural slate.
- Drop the internal floor level to - 850 mm, which will be at the same level of the proposed building on Grays Inn Road.
- Rebuild the brick wall of the listed portion of the building without the existing windows, but adding a rooflight, thereby preventing overlooking into the neighbours yard.

