

# DESIGN AND ACCESS STATEMENT

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## ZAAVIA DESIGN LTD

### 69 Gray's Inn Road, London, WC1X 8TP

#### **INTRODUCTION:**

This Design and Access Statement sets out an application for 69 Grays Inn Road, London, WC1X 8TP

#### **PROPOSAL:**

The proposal is as under:

Retrospective planning application for retention of ventilation ducts and alterations to overcome objections by Camden council.

#### **EXISTING SITE CONTEXT:**

The application site is a Dry Cleaning Business and is located in a Victoria terrace. The application site is Grade-II Listed building. The site is grouped with 63-69 Grays Inn Road. The historic England notes the following, "4 terraced houses with later shops. c1791, altered. Multi-coloured stock brick with some patching and refacing. Slated mansard roofs with dormers. 3 storeys, attics and basements. Later C20 shopfronts. Upper floors have gauged brick flat arches to recessed sashes; 1st floor set in shallow round-arched recesses linked by stucco impost bands. Parapets, Nos 63-67 with brick cornices below". The neighbouring properties are mainly commercial entities on ground floor with a mix of residential and offices at upper floor levels. The site is well served by public transport. The closest Underground Stations are Chancey Lane and Russell Square.

#### **DESIGN PRINCIPLE:**

Part of the operation of running this dry cleaning business, the applicants had installed two ventilations ducts and these were opening to the main façade although hidden behind the

railing leading to the basement level. However due to the objection raised by the Camden Council, the applicant is proposing to install a Glass Panel with perforated holes in front of these ventilation ducts to hide them from plain view.

**CONCLUSION:**

It is our understanding that with the proposed changes, the objections from the Camden Council would be addressed.