

Design, Access and Heritage Statement

327 Grays Inn Road, London WC1X 8PX



Photo – EXISTING Front

This statement should be read in conjunction with the application form and supporting drawings. For reasons identified in this statement and as shown on the plans it is considered that the application proposal represents an appropriate development, and enhances the setting and character of the building as well as the neighboring buildings.

The application site is located on the south of Gray's Inn Road and comprises of a four storey mid-terrace property that is occupied by a restaurant (A3 use Class) on the ground floor with residential flats above. The residential above have separate access from the front of the property. The property is not listed. The site is within the Kings Cross Conservation Area. The site benefits from very good public transport accessibility. Kings Cross Station is located within a 5 minute walk of the site. Given the very good public transportation links, it is envisaged that most journeys to the site will be made by public transport.

The Kings Cross Conservation Area Statement identifies that No: 311-345 Grays Inn Road as making positive contribution to the special character and appearance of the area and there is a general presumption in favor of the retention of these buildings and their features. The main points therefore to be considered are:

- The impact of the proposal on the character of the building
- The impact of the proposal on the character of the conservation area

The planning permission is sought for the *Installation of a new aluminium shop front and fascia board (shop front and fascia board height to match with adjoining properties, original fascia board and sign to be retained but only raised) *Increasing ceiling height of the ground floor rear extension in order to insert a mezzanine level and roof light *Insertion of new sash windows to the rear elevation as shown on drawings.

It is considered that the proposal is appropriate as the modest external change proposed is in keeping with the existing scale, appearance and materiality, seeking to preserve the overall character and enhance the appearance of the existing building.

The rear windows of the property is in a very bad condition which requires replacement. Installation of matching sash windows will enhance the appearance of the building.

The proposal is also to increase the ground floor rear addition's height slightly to insert a mezzanine level, which will increase the floor space of the restaurant and the viability of the business. This increase does not affect any adjoining property.

The building's current shopfront is aluminium, which do not match with the character of the property. The proposal is to provide a fully glazed shopfront similar to the neighbouring properties. This would positively add to the character of the building and immediate built environment.

All the materials used in the proposal matches to the existing and adjoining buildings. Please see drawings. This proposal will enhance the character of the building as well as the surrounding area.

The proposal will provide a significant improvement to the property and the surrounding area. This application would also set a precedent for good design and ensure any further applications on the road follow the same level of quality with very minor alterations.

The applicant is also happy for a conditional approval to be issued if the planning officer believes that any condition will be required. He is also happy any internal/external amendment to be included to the drawings during the application if suggested by the planning officers. We would therefore be greatly appreciated if you could let us know if any amendment is required during the application, which would save time and effort to both sides as then resubmission would not be required.

Conclusion

In assessing this proposal following factors must be considered:

1. The setting of the building is preserved and indeed enhanced by the proposal.
2. The proposed development will enhance the character of the building as well as the surrounding area. Also exactly matching materials have been used in the proposal.

3. The economic viability of the building is improved. High standard matching materials will avoid any damp and wind effecting the property's main structure and special features, which will provide long-term maintenance of the building.
4. The proposal will bring benefits to the community including economic benefits and enhancement of the environment.
5. The proposal does not have any adverse effect on the Area.

For reasons identified in this statement and as shown on the plans, it is considered that the application proposal represents appropriate development, and enhances the setting and character of the building and the area. It is considered therefore that the application proposal represents appropriate development and as such planning permission should be granted.

PREPARED BY Mrs UMUT KILIC, specialist in building and heritage resources - MArch (Oxford) PG Dip (Oxford) BArch (Ist) MFPWS