



Design and Access Statement

Title:	250 Grays Inn Road, London WC1X 8JR
Date:	19/8/2019
Project number:	J9648
Site:	250 Grays Inn Road, London, WC1X 88JR
Applicant:	KMK Ltd
Agent:	Property Tectonics, Titan Court, 2 nd Floor, 3 Bishop Square, Hatfield, AL10 9NA
Application:	Listed Building Consent
Issue:	Five (June 20)

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1.0 Existing Site

The subject property comprises a four-storey mid-terrace period property of traditional construction, situated to the west facing side of Grays Inn Road, a very short distance from the junction with Wren Street.

The property is provided with solid load-bearing brick external walls, with a timber framed, typical London centre valley main roof, with flat and mono-pitch ground floor rear extension roofs, that are provided with a variety of different weatherings, including glass and slate.

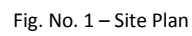
Accommodation within the property comprises lower ground and ground floor retail unit, with a single residential accommodation at first and second floor level.

The retail unit comprises a ground floor kitchen and public seating area, with WC and storage at lower ground floor level.

Listed Building Consent, reference 2019/2200L received on 17th July 2019 for replacement of ground floor rear retail unit roof and for repairs and decorations to the shopfront.



Photo No. 1 – Satellite View of Property



2.0 Proposed Development

The proposed works to be undertaken are as follows:-

1. Renewal of main roof coverings and structure.
2. Replacement of front and rear elevation windows.
3. Various internal plaster repairs.
4. Partial repair/rebuilding of rear elevation parapet wall.
5. Repair of existing staircase.
6. Reinstatement of missing cornice/picture rail.
7. Repairs to front elevation brickwork.
8. Alterations to internal layout to form 1-bedroom flat.
9. Installation of new Cast Iron rain water downpipe to rear elevation.

1. Renewal of Main Roof Coverings

The roof comprises a typical centre valley timber framed main roof with front and central parapet gutter.

The existing weatherings to the roof comprised a variety of different materials, including mineral felt, liquid bitumen and “flashband” type of material.

The roof structure timbers are secured to a central timber beam spanning front to rear and are also fixed to a wall plate secured to the party walls.

The existing roof coverings are in a very poor condition and are beyond repair. Numerous patch repairs to the roof coverings have been undertaken in the past. The roof coverings have caused extensive water ingress into the property resulting in damp and loose wall and ceiling finishes. The roof timbers are completely rotten and have, in part, previously collapsed.

It is proposed to retain the sound roof timbers, with new roof timbers provided as required. The required existing roof coverings are to be replaced with Natural Welsh slates secured to a breathable vapour barrier. The parapet gutters are to be replaced with lead stepped, tapered parapet and valley gutters. All Leadwork in accordance with recommendations of Leas Sheet Association.

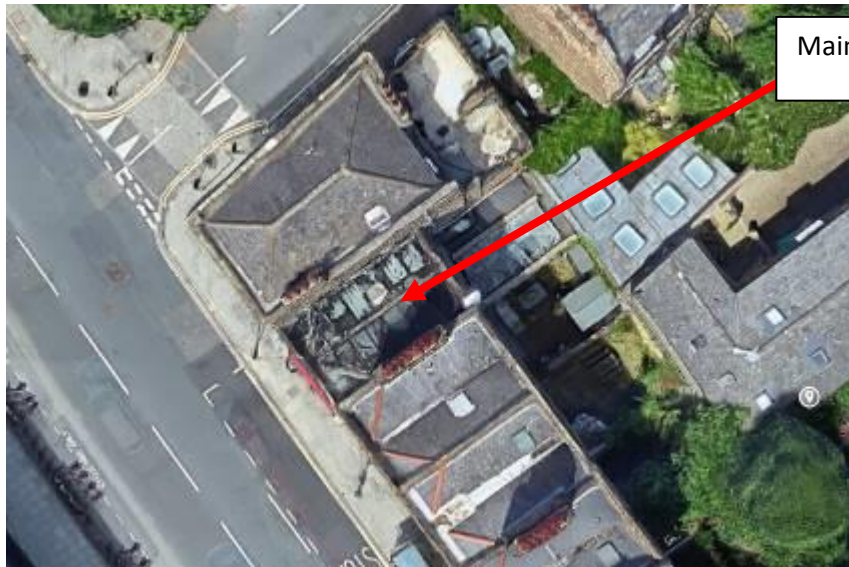


Photo No. 2 – Main Roof

2. Replacement of Front and Rear Elevation Windows

The existing single glazed timber painted windows are in a very poor condition, with extensive wet rot, broken sash cords, rotten cills and cracked glass evident.

The existing windows are to be replaced with new timber double hung, single-glazed sash gloss painted windows, with traditional sash cords.

Windows are to match existing.



Photo No. 3 – GF Shopfront

3. Various Internal Plaster Repairs

Due to water ingress problems via the main roof, there are extensive areas of defective wall plaster to both solid and stud external and internal walls and partitions. The ceiling plaster at second floor level requires complete replacement.

The ceiling at second floor level is to be replaced with plasterboard. The solid external walls are to be replaced with a traditional wet plaster system. The lath and plaster internal walls are to be repaired and made good with existing and new matching timber laths and a traditional wet lime plaster finish.



Photo No. 4 – Missing Internal Wall Plaster



Photo No. 5 – Missing Internal Wall Plaster



Photo No. 6 – Missing Internal and External Wall Plaster

4. Partial Repair/Rebuilding of Rear Elevation Parapet Wall

The brickwork to the rear parapet wall requires rebuilding due to the existing brickwork being out of vertical alignment by, approximately, 80mm. The existing sound bricks are to be salvaged with matching brickwork to make up any shortfall and re-used with lime mortar pointing. The rear elevation external wall will be taken down to second floor window head level.

5. Repair of Existing Timber Main Staircase

A number of missing balusters were noted to the main timber internal staircase. At second floor level there is no handrail/balustrade at second floor. It is proposed to install approximate 25 x 25 softwood timber balusters where missing and install a matching section of handrail/balustrade at second floor level.



Photo No. 7 – Missing Timber Balusters



Photo No. 8 – Missing Timber Handrail

6. Reinstatement of Missing Picture Rail/Cornice

Within various rooms to the upper parts of the property, the external timber mounted picture rail and moulded plaster cornice are missing or have been removed. It is proposed to reinstate or replace the missing cornice and picture rail with identical matching timber picture rails and plaster cornices.



Photo No. 9 – Missing Moulded Cornice and Picture Rail

7. Repairs to Front Elevation Brickwork

Repairs to the area of defective brickwork between the first floor and second floor windows adjacent to the party wall line with 248 Grays Inn Road is to be repaired with “Heli-Bars” or similar repair system, with Lime mortar pointing.

8. Alterations to Internal Layout to Form 1-bedroom Flat.

Minor alterations to existing layout to form a 1-bedroom, 2-person, 72m² self-contained flat. Stud partition at 1F and 2F level to be removed.

9. Installation of new Cast Iron rain water downpipe to rear elevation.

In connection with works to replace the main roof coverings, a new 100mm diameter cast iron rainwater downpipe and hopper head will be provided to the rainwater outlet within the rear elevation parapet wall. The downpipe will be fixed to the rear elevation brickwork and connected to the existing below ground drainage system that serves the property.

3.0 Proposed Materials

The main roof will be provided with natural Welsh roof slates.



Fig. No. 2 – Example of Natural Welsh Roofing Slate

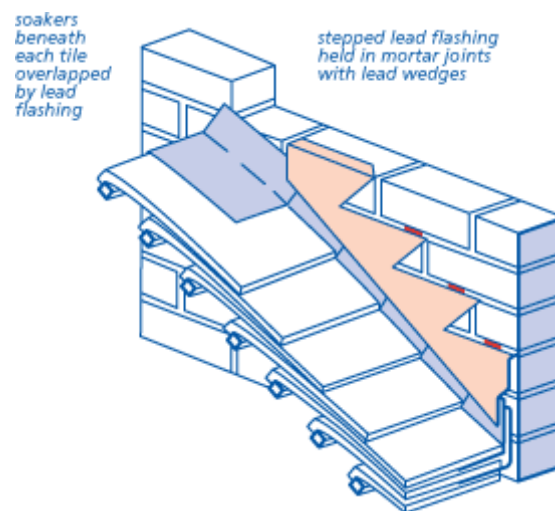


Fig. No. 3 – Stepped Lead Flashing Detail

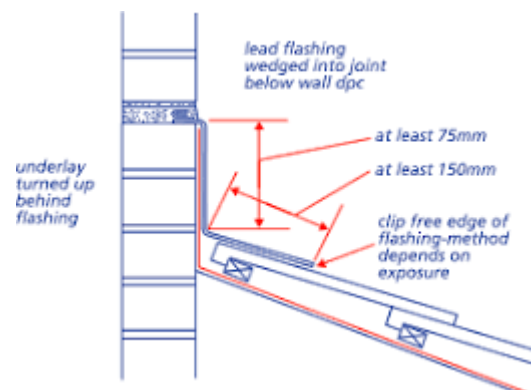


Fig. No. 4 – Lead Flashing Detail

Timber gloss painted, single glazed matching sash windows to be installed. Hardwood timber cill, slim profile glazing bars.

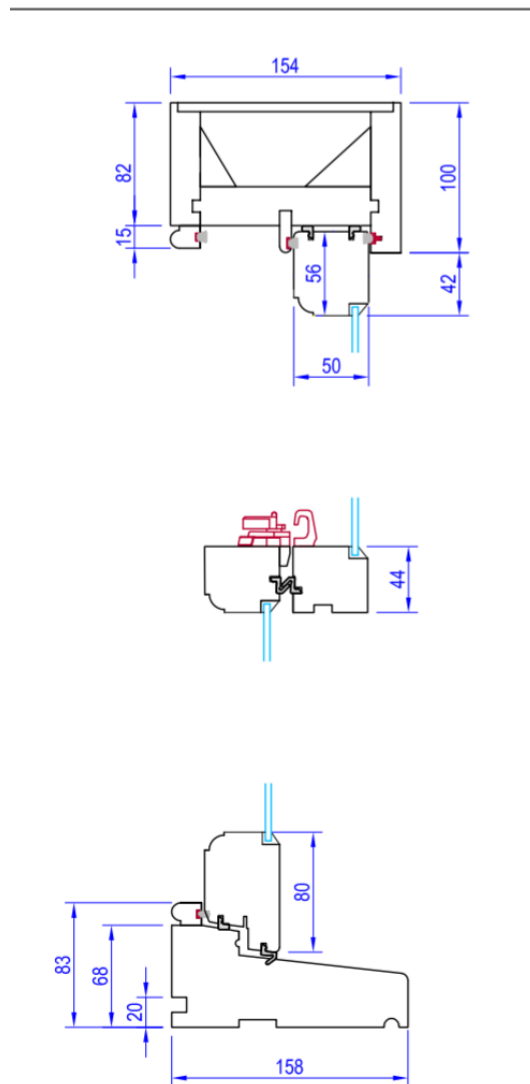


Fig. No. 5 – Example of Single Glazed Sash Window

The rear elevation brickwork will be reclaimed and matching yellow Stock brickwork.

The staircase handrail and balustrading will be to match existing, with hardwood moulded handrail and 25 x 25mm softwood timber balusters.

New internal partitions to be of timber stud and plasterboard construction.



Photo No. 10 – New Handrail and Balusters to Match Existing

Moulded timber picture rail to be installed to match existing.



Fig. No. 6 – Example of Typical Timber Picture Rail



Fig. No. 7 – Example of Cast Iron Hopper Head.

4.0 Scale

The proposed works will not have any impact with regards to the existing mass or scale of the property.

5.0 Access

The proposed works do not have any impact on access to the property.

6.0 Environment

The proposed works do not have any impact upon any existing trees to the site.

The proposed works do not have any other environmental implications.

Working hours will be Monday to Friday 8.00am to 6.00pm and 9.00am to 1.00pm Saturday. There will be no Sunday working.