



Design, access and statement: 52-54 Gray's Inn Road London WC1X 8LT

LOCATION: 52-54 Gray's Inn Road London WC1X 8LT
JOB REFERENCE: 1929
Rev:

BOWEN ARCHITECTS
The Building Centre, 26 Store Street, London, WC1 7BT

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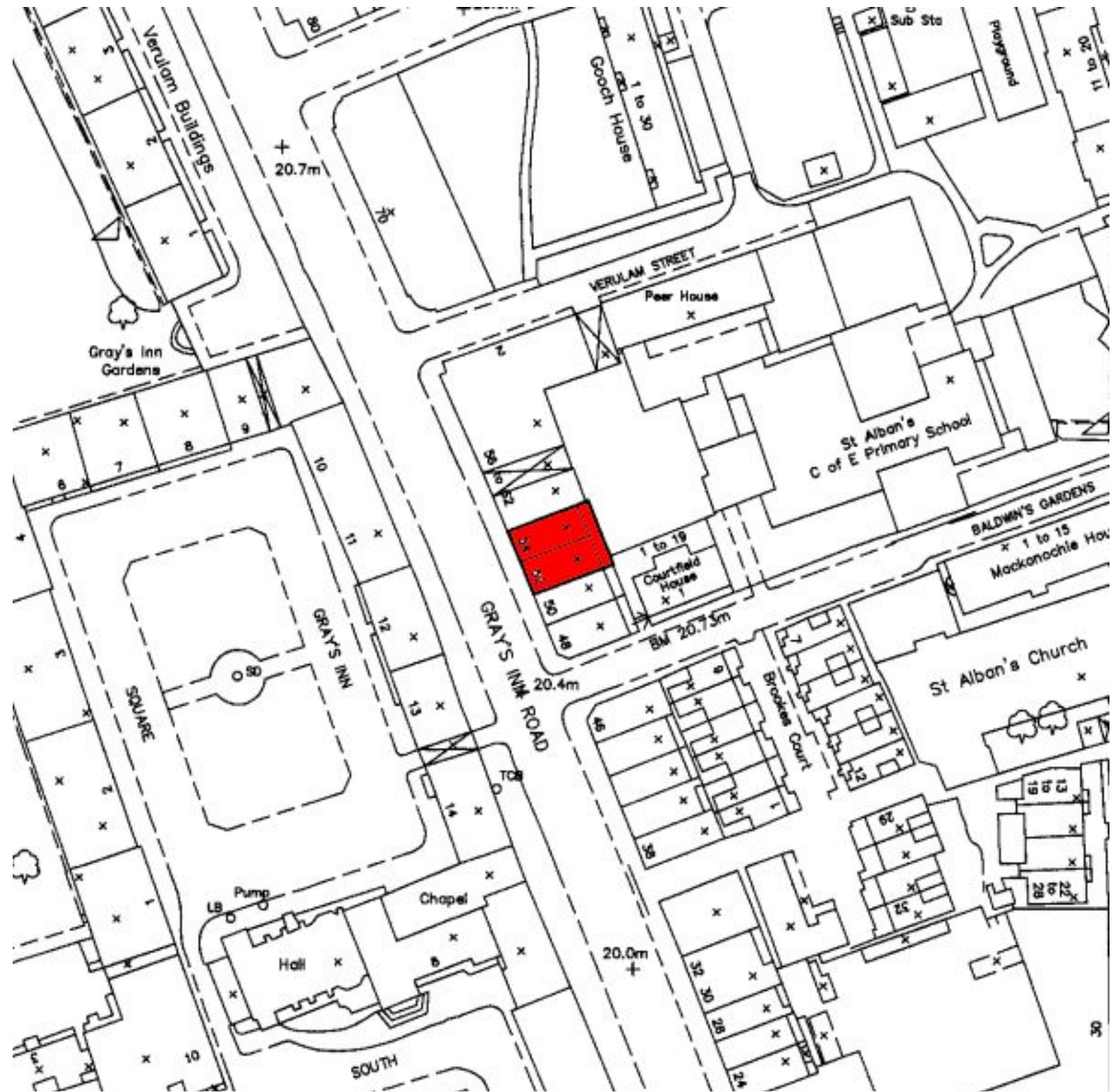
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01. Site location, London Borough of Camden

This planning, design and access statement has been prepared to support the application for the erection of a roof extension and alterations to the fifth floor to provide additional bedrooms. 52-54 are not located within a protected shopping frontage but are located within a conservation area.



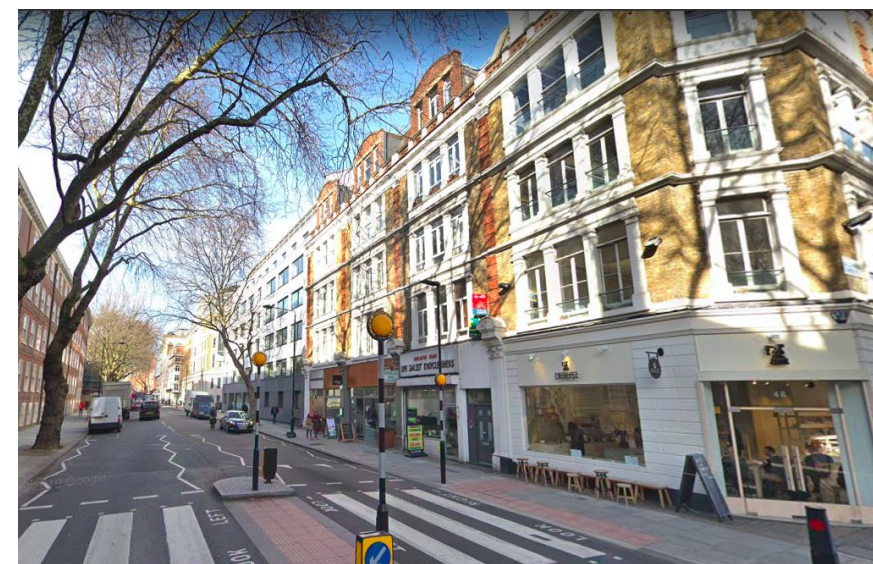
02. Site location, 52-54 Gray's Inn Road



A. Photograph location A



B. Photograph location B



C. Photograph location C



03: Photograph locations

Grays Inn road runs North West to South East, NO. 52-54 forms part of a row of four terrace buildings which are largely commercial at ground floor level with residential upper levels. The Neighbouring building to No.54 Grays inn road is a seven storey office building with a service shed located on the roof.



A. 60 Grays Inn Road (BLUE)

60 Grays Inn Road

60 Grays Inn Road is located to the north of 52-54 Grays Inn Rd, It is a contemporary 7 seven storey office block which has replaced the northern end of the terraces. 60 Grays inn road elevated above the top level of all the terraces apart from 48 Grays inn road.



B. 48 Grays Inn Road (YELLOW)

48 Grays Inn Road - Baldwin Gardens

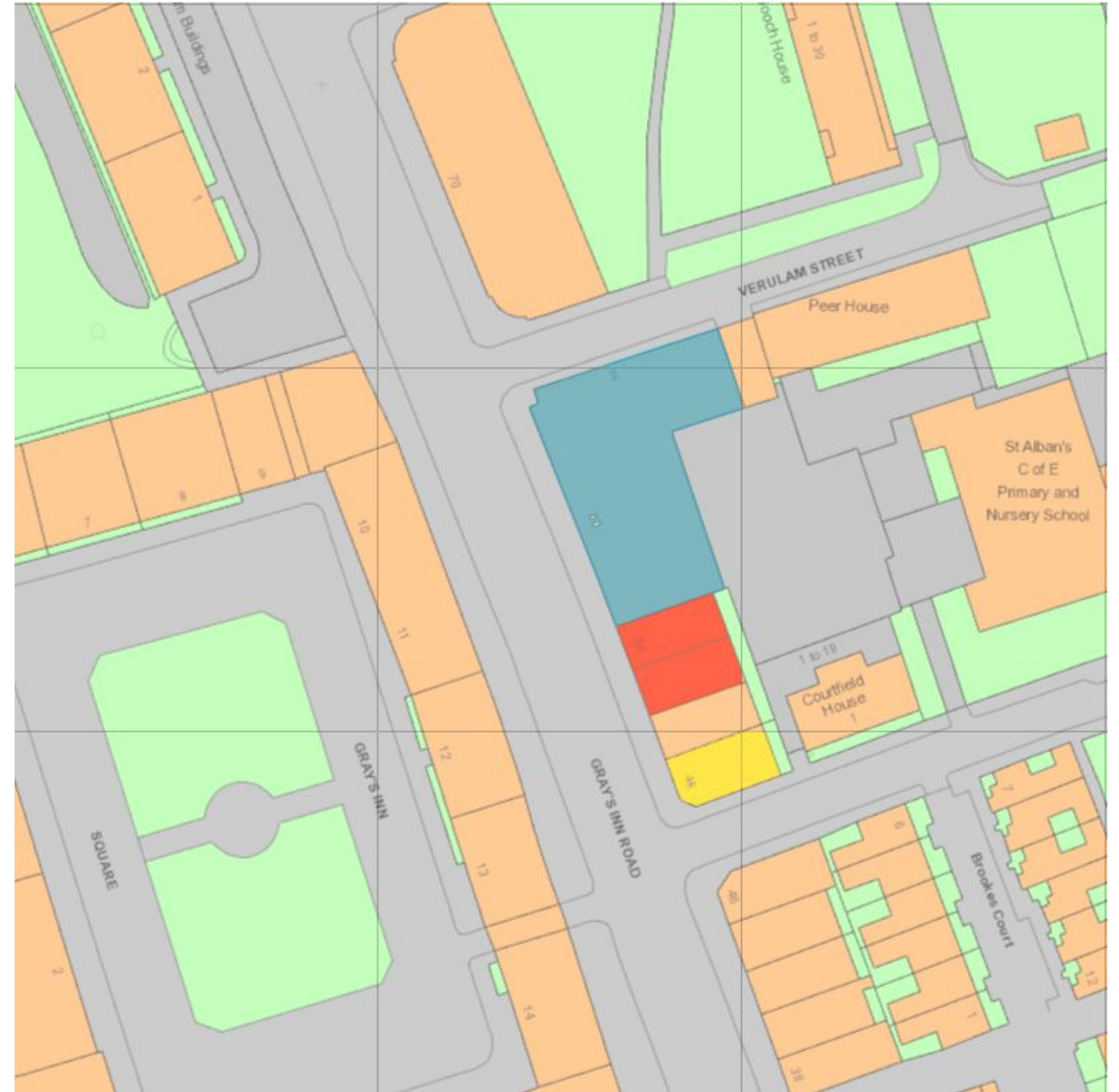
A contemporary extension, in the form of a glazed elevation has been constructed to the Baldwin gardens elevation of 48 Grays inn Road. The extension elevates above the neighbouring terraces, including 52-54 Grays Inn Road and almost aligns with the upper levels of 60 Grays Inn Road.



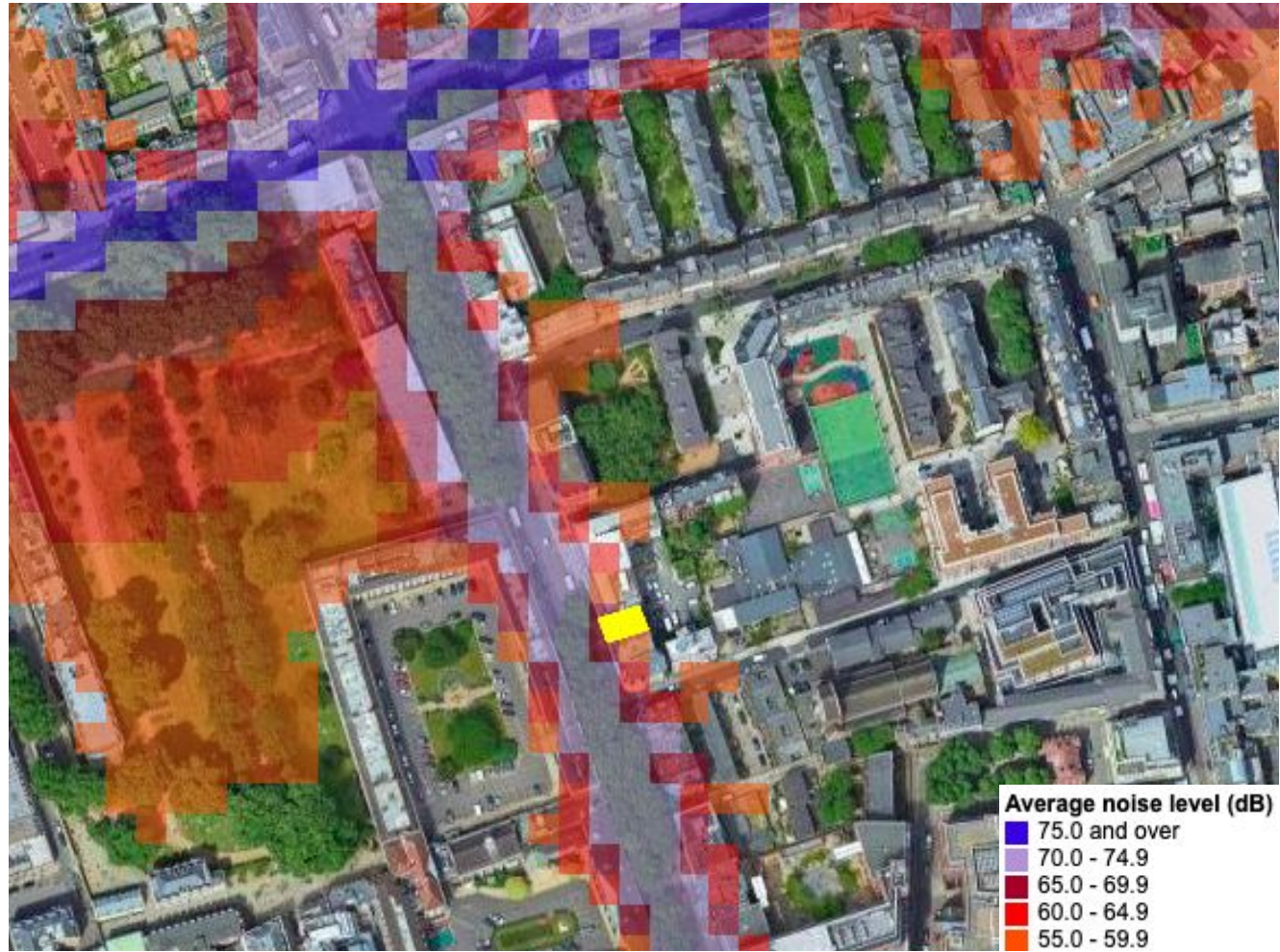
C. 48 Grays Inn Road (YELLOW)

48 Grays Inn Road - Grays Inn Rd

The extension to 48 Grays Inn road can be viewed from Grays Inn road and its position above the terraces is noticeable at street level, we propose to reduce the impact on the streetscape and use materials similar or matching the existing to mask the extension to 52-54 Grays Inn road.

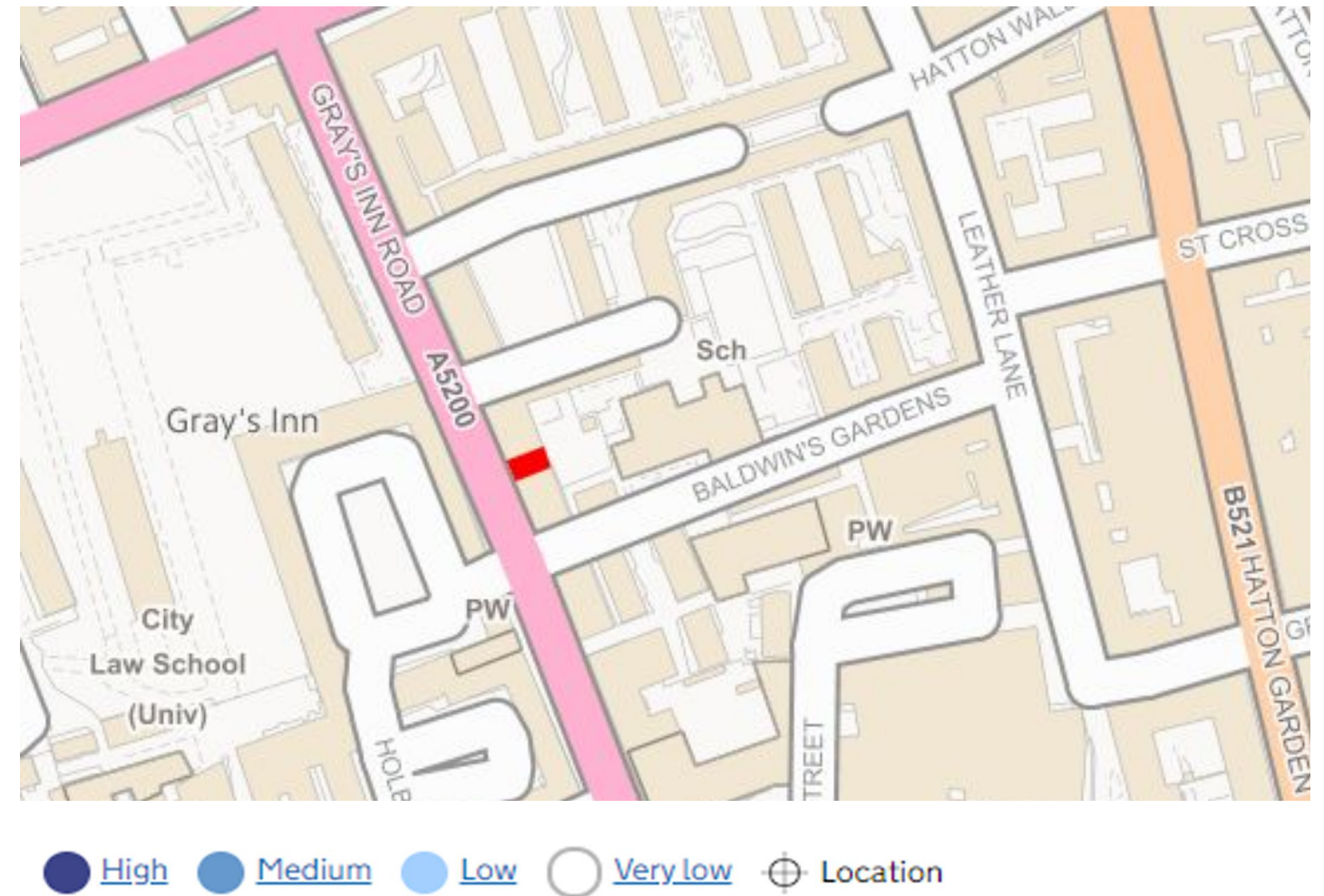


04 Neighbouring building location plan



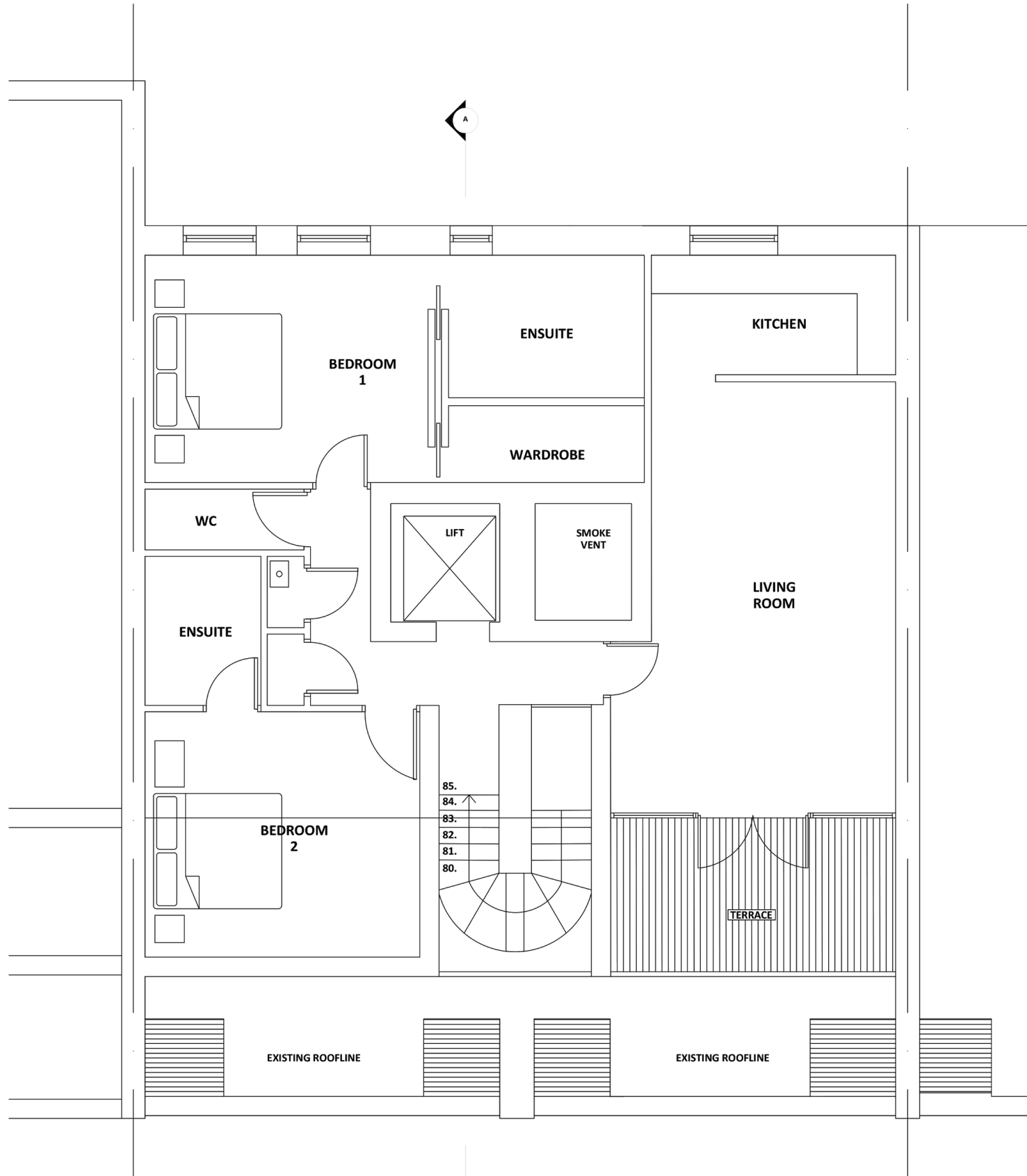
05. Noise pollution, 52-54 Grays Inn Rd (Yellow)

The DEFRA noise levels for the site are indicated above. 52-54 Grays Inn Rd are located within an area of high noise pollution, as such any residential proposal would utilise double or triple glazing in order to reduce external noises.



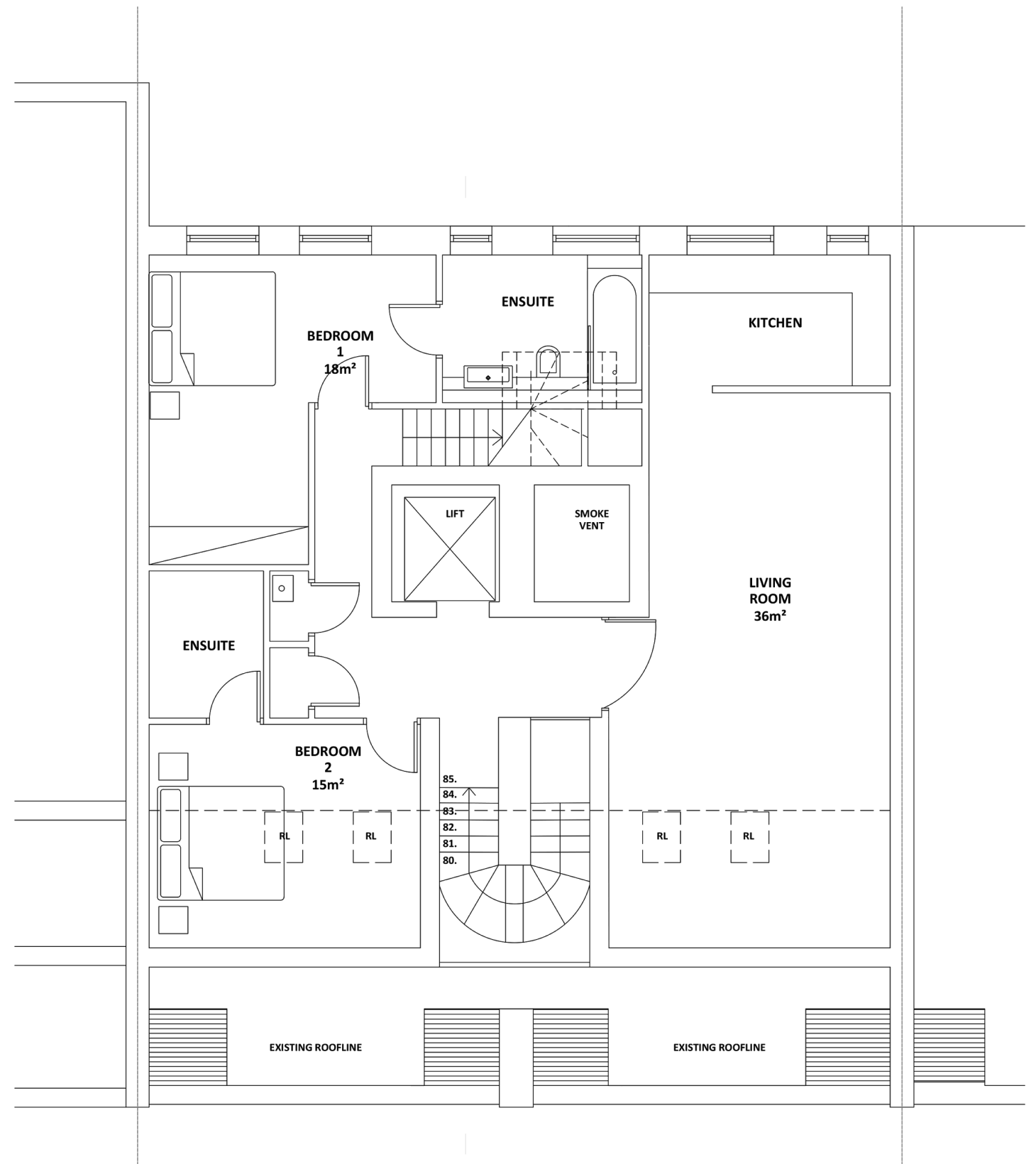
06. Flood risk map, 52-54 Grays Inn Rd (Red)

52 - 54 Grays Inn Road is not located within a flood risk area and we do not propose to increase the surface water area.



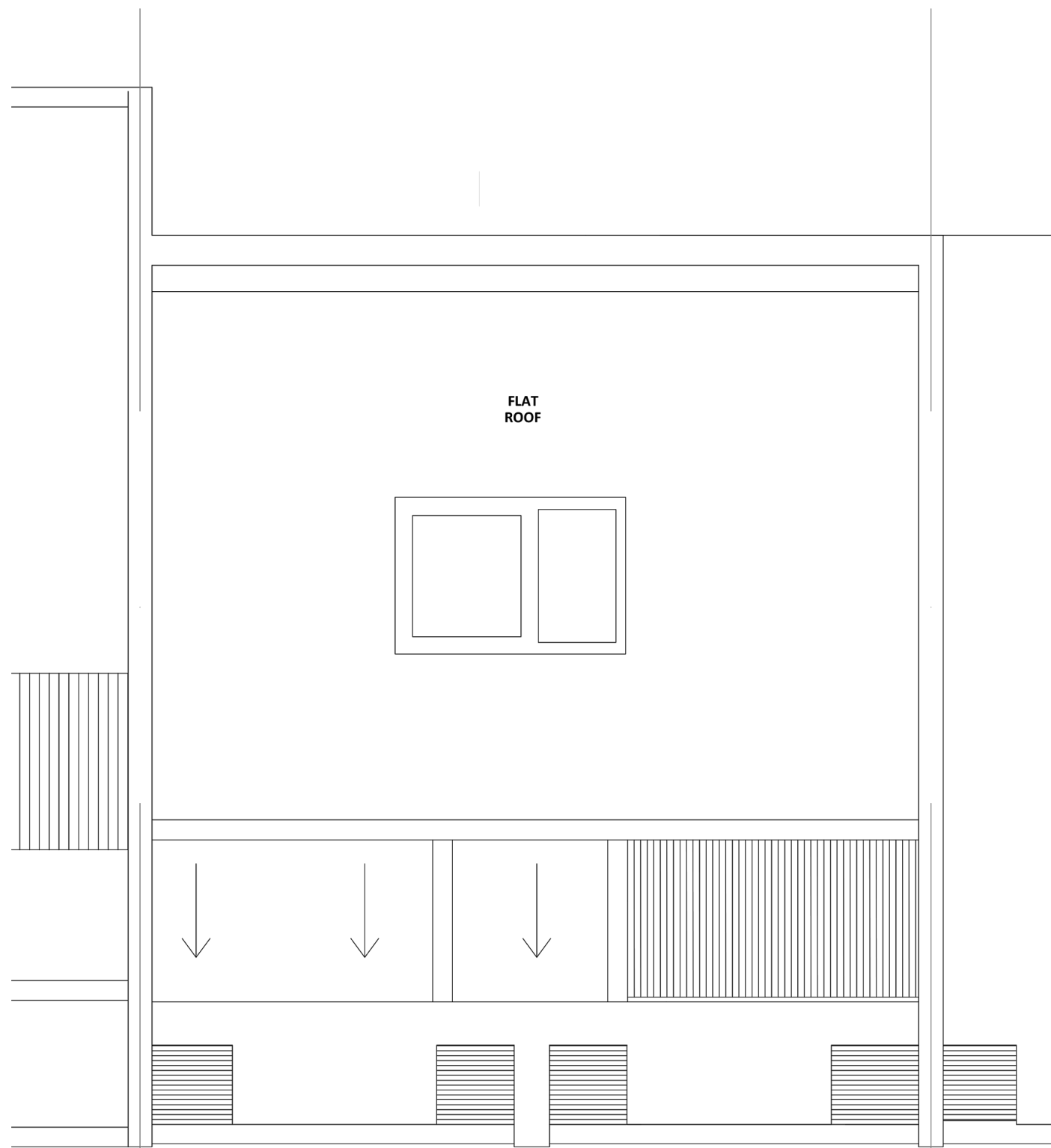
Existing 5th floor plan

The existing 5th floor flat is a two bedroom 4 person flat with a terrace overlooking Grays Inn road. The existing terrace disrupts the streetscape and the form of the terrace roofscape.

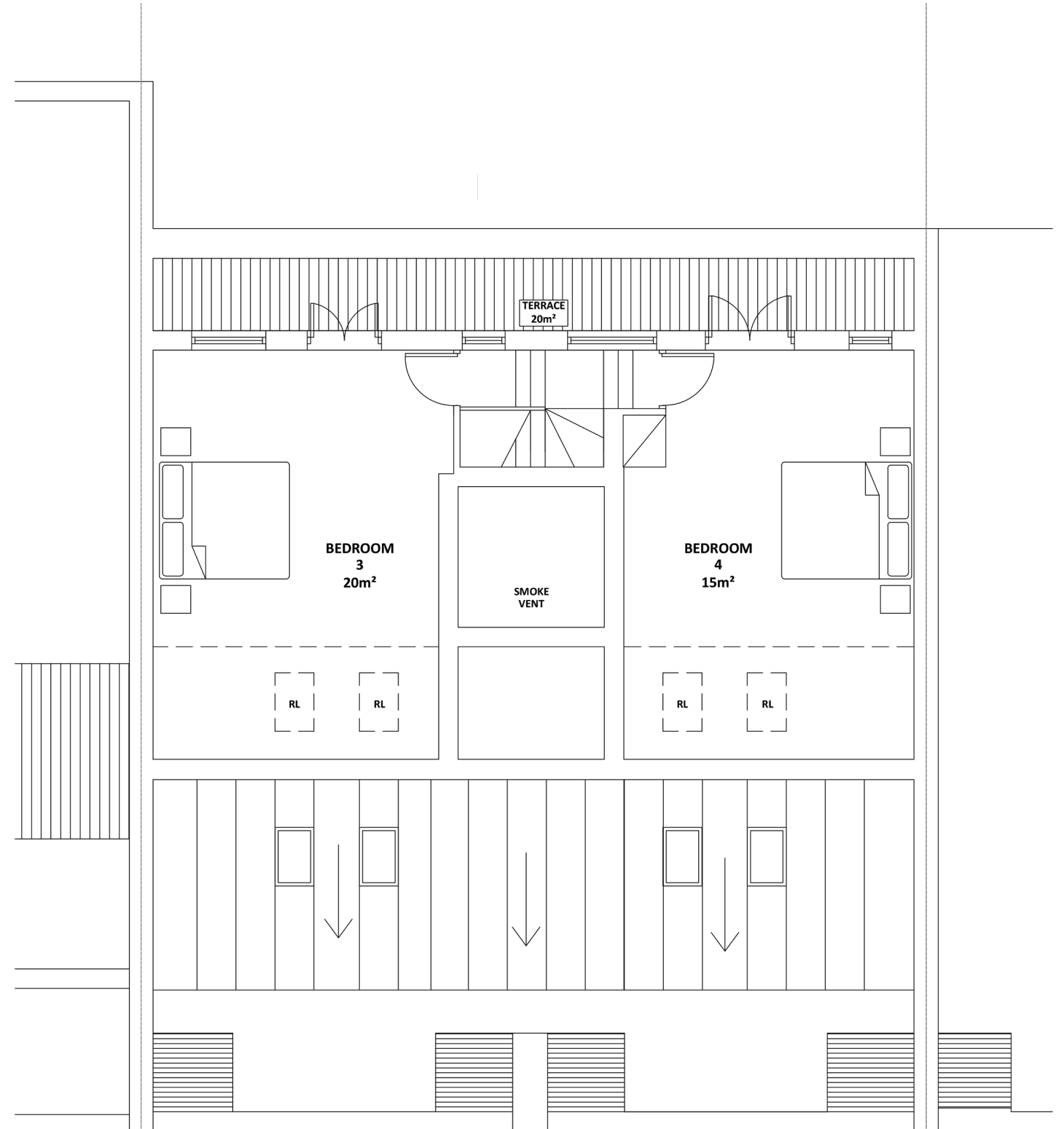


Proposed 5th floor Plan

We propose to construct access to the proposed roof extension in order to provide two extra bedrooms to the top floor flat. We also propose to remove the existing roof terrace from the front elevation.



Existing Roof plan



Proposed 6th floor Plan

We propose to construct a 6th floor extension to provide to extra bedrooms and external amenity space, in exchange for removing the damaging front roof terrace which currently disrupts the streetscape and the flow of the facade.



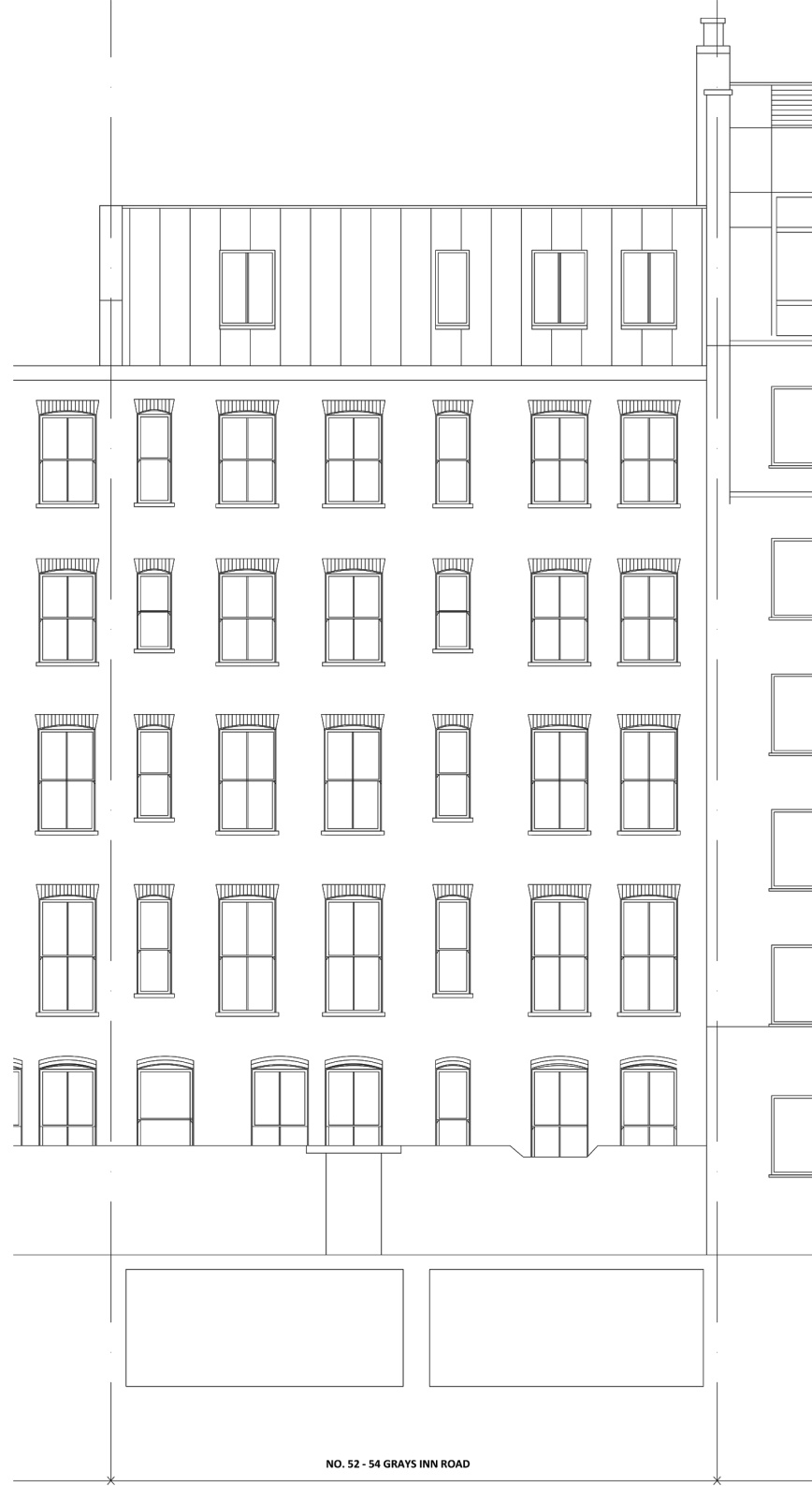
Existing Elevation Grays Inn Rd



Proposed Elevation Grays Inn Rd

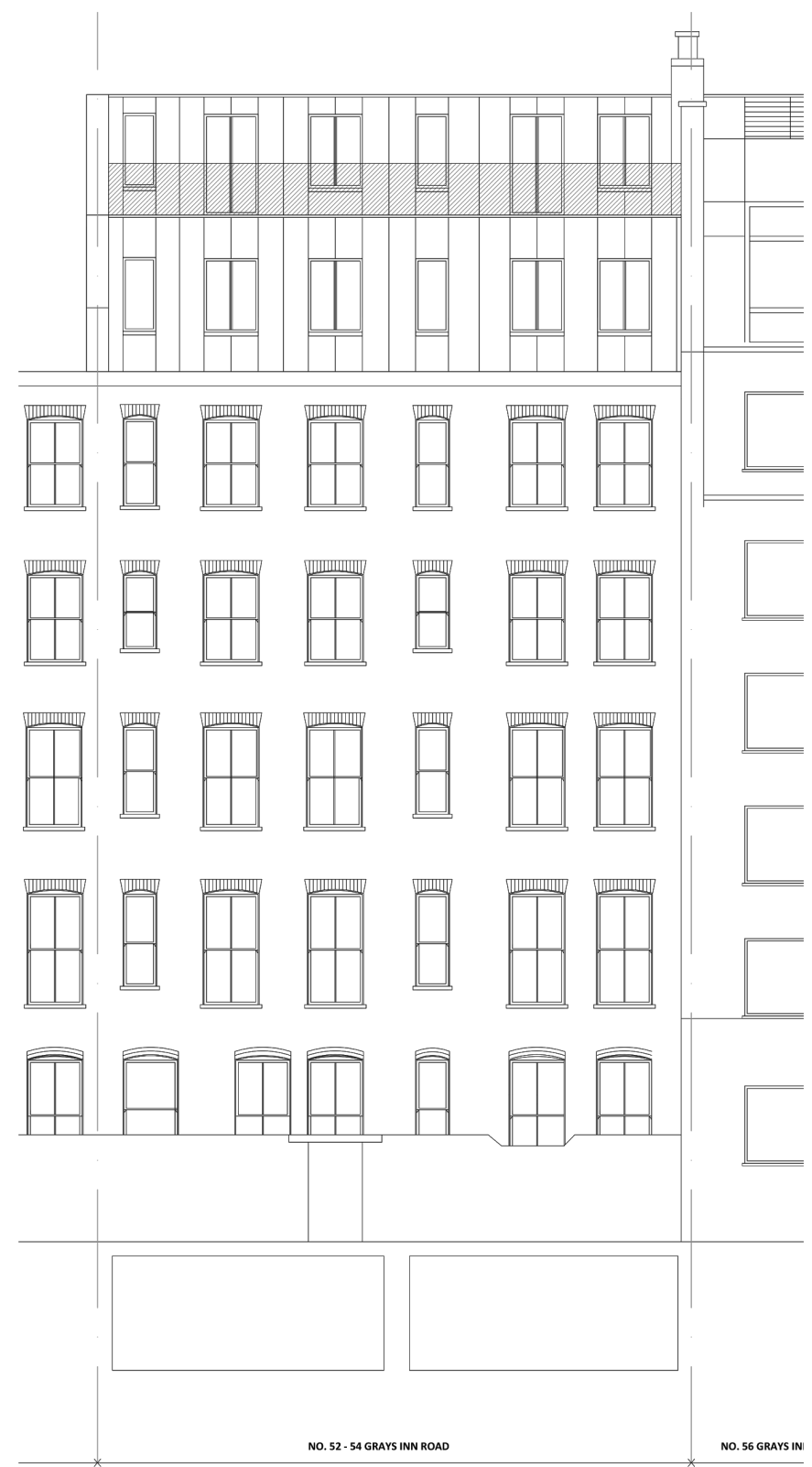
The existing elevation to 52-54 Grays Inn road is a traditional late victorian terrace, with commercial space at ground floor level and residential above, the terrace to the existing 5th floor flat overlooks Grays Inn Rd.

We propose to construct a sixth floor extension which will improve the front facade of 52-54 Grays Inn Rd, by removing the existing terrace and aligning new rooflights with the existing glazing, respecting the traditional layout and scale of the streetscape. Proposed materials will match the existing.



Existing Elevation rear of 52-54 Grays Inn Road

The rear of 52 - 54 Grays Inn Rd Inn Road is similar to the front, in regards to the alignment of windows throughout the facade, the rear elevation looks on to a car park and external amenity space.



Proposed Elevation rear of Grays Inn Rd

We propose to move the external amenity space to the rear elevation, which will be invisible from street level at Grays Inn Road. The proposed extension will align through with the neighbouring eaves of 60 Grays Inn Road. We have also aligned the glazing throughout the facade to align with the glazing below. We have improved the existing 5th floor glazing to ensure we provide a well balanced faced

The following policies are considered of relevance to this submission:

Policy CS14: This advises how the Council will seek to promote high quality places and conserve the heritage of the Borough.

Policy DP24: The Council expresses a series of criteria as to how development should meet appropriate standards for securing high quality design.

Policy D1B: This advises how the design preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.

Policy D1E: This policy indicates how a design should comprise of details and materials that are of high quality and complement the local character

Policy D1N: This policy expresses that the council will promote housing that provides a high standard of accommodation; and carefully integrates building services equipment

Policy D1.7.1:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The prevailing pattern, density and scale of surrounding development;
- The composition of elevations;
- The suitability of the proposed design to its intended use;
- Its contribution to public realm and its impact on views and vistas;
- The wider historic environment and buildings, spaces and features of local historic value.

How we have achieved the criteria

- We have respected the existing architectural features and propose to use similar materials to construct the roof extension.
- We propose to remove the existing roof terrace to the front elevation, restoring the terrace street scape.
- We propose to continue the alignment of window and door opening with the existing elevations.
- We also propose that any new materials used will match the existing.
- We have proposed to improve the existing 5th floor flat layout by increasing the internal living space and providing a private outdoor amenity space to the rear of Grays inn Rd (roof terrace).
- We have used examples of well designed roof extensions to terrace buildings to influence the design of the proposal.
- We have use the neighbouring buildings to scale the proposal.
- We have positioned the staircase to the proposed extension within the existing circulation of the 5th floor layout in order to reduce the impact on the existing bedrooms
- We have been influenced by the neighbouring roof extensions and existing materials in compiling our proposal
- The proposed elevation seeks to reinstate the symmetry of the terrace.
- The proposed extension will not be visible from street level.
- The proposal will not impact the public realm as it will not be visible from the street level
- The terrace of Grays inn Road is not listed however we have proposed to reinstate the architectural features such as symmetry to the front elevation.

Design principles and concepts

Scale

The proposed extension 52 - 54 Grays Inn road will align with the existing coping to the seventh floor of 60 Grays Inn road. Windows and door opening will align with the existing windows below. This will continue the facade vertically to the rear, tying the proposed extension in to the neighbouring building. The pitch of the extension would ensure that the extension is not visible from street level.

Layout

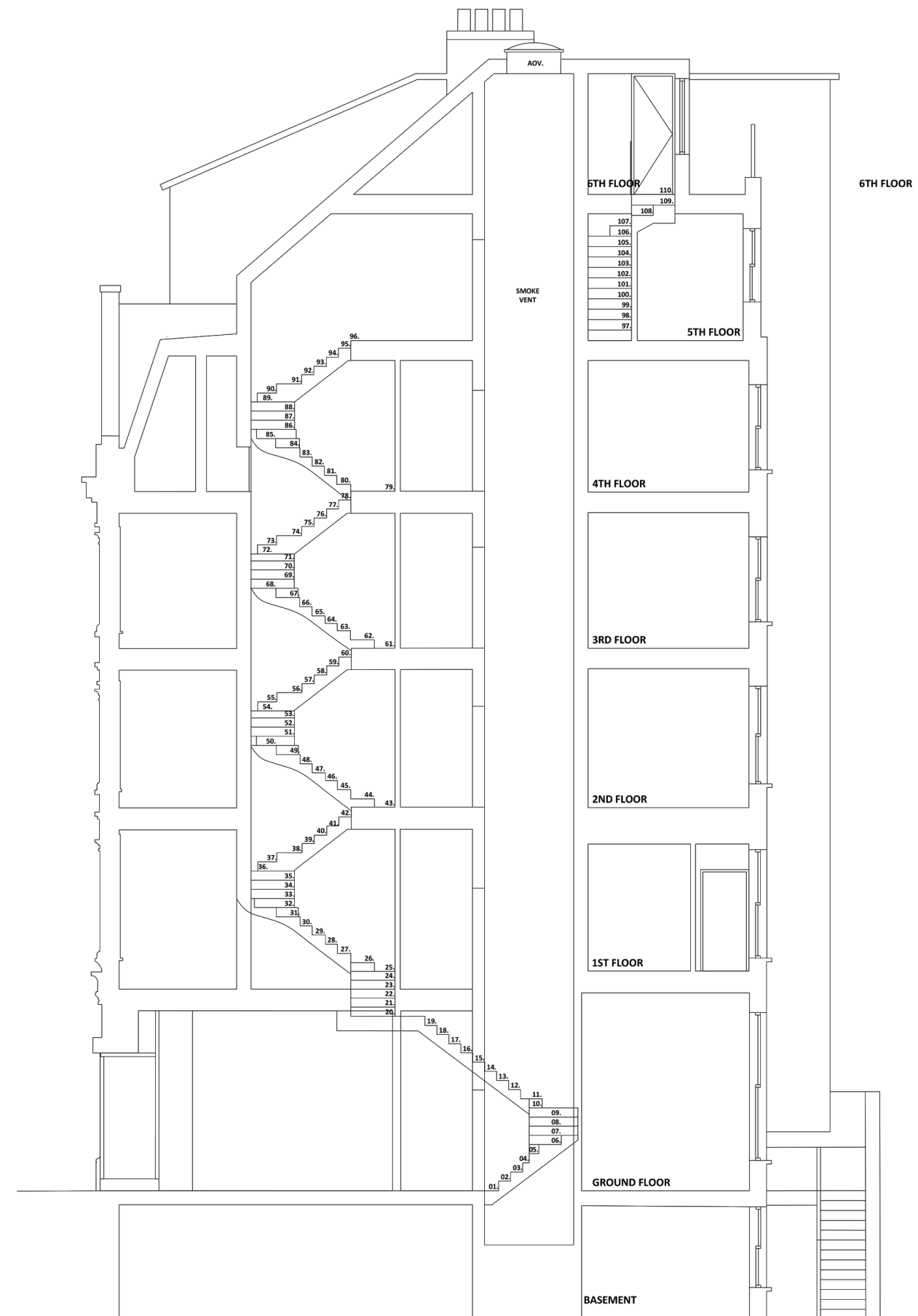
The proposed layout has been designed to fit into the proposed sloping roof, allowing for a spacious well designed 4 bedroom flat, the layout also allows for external amenity space to the rear of 52-54 Grays Inn road, protecting the existing streetscape.

Appearance

We propose to match the existing materials in any new construction. We also propose to use high quality materials in order to deliver a well designed contemporary dwelling.

Access

Access to the building will remain unaltered and compliant with building regulations and the equalities act. The top floor flat will remain accessible via a fob activated lift.



Proposed Section A-A Grays Inn Road

EXISTING FLAT 11 AREAS

<u>FLAT</u>	<u>BED NO.</u>	<u>PERS</u>	<u>AREA m</u>
FLAT 11	2 BED	4P	92m ²

PROPOSED FLAT 11 AREAS

<u>FLATS</u>	<u>BED NO.</u>	<u>PERS</u>	<u>AREA m²</u>	<u>REQ AREA m²</u>
FLAT 11	4 BED	8P	127m ²	127m ²

<u>ROOM</u>	<u>AREA m²</u>	<u>REQ m²</u>	<u>EXTRA m²</u>
OUTDOOR AMENITY	20m ²	11m ²	9m ²
BEDROOM 1	18m ²	12m ²	6m ²
BEDROOM 2	15m ²	12m ²	3m ²
BEDROOM 3	20m ²	12m ²	8m ²
BEDROOM 4	15m ²	12m ²	3m ²
LIVING / KITCHEN SPACE	36m ²	35m ²	1m ²

1. Parking

The proposed development is car free with the site achieving a PTAI rating of 6B (excellent)

2. Approach

Exact site levels tbc.

3. Approach to all Entrances

Exact site levels tbc.

4. Entrances

- a) All entrances will be lit with fully diffuse luminaires
- b) All entrances will have accessible thresholds with a maximum 15mm up-stand.
- c) All entrance doors have been designed to have effective clear opening width and nibs in accordance with Lifetime Home requirements.
- d) The main entranceway areas are recessed into the façade to provide weather protection.
- e) The main entrances have a level external landing.

5. Communal stairs

a) The communal stairs have; a uniform rise that does not exceed 170mm, a uniform going not less than 250mm, handrails that are 900mm from each nosing and extend 300mm beyond the top and bottom of the stairs, contrasting step nosings and closed risers.

6. Internal doorways and hallways

The minimum clear openings of internal doors will meet the recommendations of the LTH Criteria. All doors are designed to meet Part M clear width requirements and have 300mm nib at the leading edge.

7. Circulation Space

All flats have been designed to accommodate space for turning a wheelchair in dining areas, living rooms and circulation spaces. This is shown marked (in orange) on the accompanying proposed plans.

Kitchens are designed with a minimum 1200mm clear space between or in front of all runs of units.

All main bedrooms are designed to have a minimum of 750mm clear space both sides and foot of the bed. Other bedrooms are designed to have clear space of 750mm to one side and the foot of the bed.

8. Entrance Level Living Space

All flats are single storey and so include their main living space at entrance level.

9. Potential for entrance level bed-space

All flats are single storey and so include a bedroom at entrance level.

10. Entrance level WC and shower drainage

All flats are single storey.

11. WC and bathroom walls

Adequate fixing and support for grab rails will be available at any location on all bathroom walls, within a height band of 300mm – 1800mm from the floor.

12. Stairs and potential through-floor lift in dwelling

All flats are accessible via a through lift and a common staircase.

13. Potential for fitting of hoists and bedroom/bathroom

All flats are single storey. The structure above ceiling finishes over the main bedrooms and over the bathroom will be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. The route between main bedroom and bathroom has been kept to a minimum distance and never passes through a habitable room.

14. Bathrooms

An accessible bathroom in accordance with the LTH requirements is provided in every dwelling. The approach zone as illustrated below is indicated in the proposed plans in orange.

15. Glazing and window handle heights

All habitable room windows have cills lower than 800mm.

16. Location of Service Controls

Sockets and switches will be located between 450mm above the floor and 1200mm.

We propose to construct a roof extension to 52-54 Grays inn road, providing two extra bedroom to utilize the space afforded to Flat 11.

SCALE :

- We propose to match the scale of the neighbouring building, 60 Grays Inn Rd, and propose to build inline with the existing eaves and coping, reducing the effect on the existing streetscape. The pitch of the extension roof ensures that the extension will not be visible from street level.

MATERIALS:

- We propose to high quality materials matching the existing materials, this includes, windows roof finishes and wall finishes.

CONCLUSION:

The proposed construction of a roof extension will allow for the existing Flat 11 to be utilised to its full potential, whilst providing 2 extra bedroom in area of high demand. The proposed extension will have little effect on the existing context as we propose to camouflage the extension behind roof structure.

