

DAS - Design & Access Statement

Site: Flat 2, 288 Gray's Inn Road WC1X 8EB

Applicant: Kat Jungnickel

Date:

Description of the existing property or site

The site is Flat 2, located on the first floor of a Georgian style mid-terrace brick building in a mixed residential and commercial district and is within a conservation area. The building known as No. 288 Grays Inn Road. It is not a Listed Building, and is likely to have been constructed/reconstructed in the 1980's in an interpretation of Georgian style. It is situated on the eastern side of Gray's Inn road, close to the junction of Frederick Street.

The building is arranged as 3 converted, self-contained apartments. There is black iron work fencing at the street level and two standard Juliet balconies on the first-floor street fronting windows. A small extension has been constructed at the rear of the building that extends in the ground floor garden at the rear. The rear garden area is accessed only by Flat 1.

Flat 2 is accessed by the common entrance hall and stairs. It is a small 1 bedroom flat, with reception room and kitchen, a bedroom and a bathroom. The gross internal floor area is 29m³ (301ft²).

The 3 flat owners share equal freehold of the building. The lease is 999 years.

Explanation of the design principles and concepts behind the proposed development

The proposed development is to change the bedroom window to French doors and a Juliet balcony, located at the rear of the building, facing the central gardens of the block (**Appendix 1, 2**).

The work is described as follows:

1. Remove the 6 over 6 sliding sash window (1000mm x 1875mm)
2. Remove sill to floor and increase structural width by 200mm
3. Install new Georgian style 'French door' set (1200Wx 2100H) and highlite window (600 x 1200)
4. Install new Juliet balcony with Georgian style metal railings (1800W x 1200H x 500D) with mesh floor

The new doors will be energy efficient double glazed and will provide the benefit of additional ventilation opening to the quiet inner garden aspect, rather than relying on ventilation from the noisy Gray's Inn road street aspect. The owner is a keen gardener with no available garden space, so is wishing to utilize the balcony for additional amenity for 'greening' of the flat and encouraging and supporting biodiversity in the city (**Appendix 3**).

The design of Georgian style “French doors” and black iron Juliette balcony will reflect similar styles in the internal rear garden area and surrounding streets (**Appendix 4**).

Description of the intended use of the proposed development

Flat 2 is a single occupant dwelling. The rear room remains in use as a bedroom. The proposed development will be used by the owner.

Details of the scale of the proposed development

The proposed development widens the existing window 200mm and removes 825mm of the brick sill below. This is to accommodate new energy efficient double-glazed French doors. The enlarged size will be similar to Flat 1 rear kitchen window and is consistent to the scale with other Georgian windows in the rear facades of internal garden area (**Appendix 4**)

Description of how public/private spaces will be landscaped in the proposed development

The Juliet /French balcony will match the black iron work used on the front of the building and similar terraces in the square. The balcony will be planted using window boxes, pots and green wall systems providing garden amenity including edibles, perennials for the occupant and encouraging bio diversity in the area.

It does not project far enough for the occupant to stand on. As such, the occupants using the balcony are still within the building, so the extent of overlooking will be considered in the same way as would a normal window. Nonetheless, the balcony ironwork and the plantings will minimize overlooking and provide an additional sense of privacy to the bedroom.

Description of the appearance of the proposed development

This small balcony reflects architectural styles of the location and period.

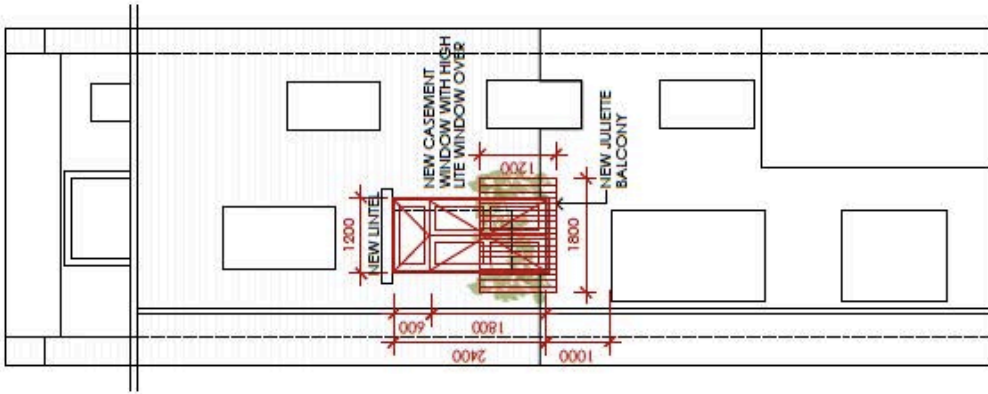
Explanation of how local context has influenced the overall design

The proposal is consistent with numerous Georgian style fenestrations and details which characterize the conservation area, including the beautification associated with the greening of the area.

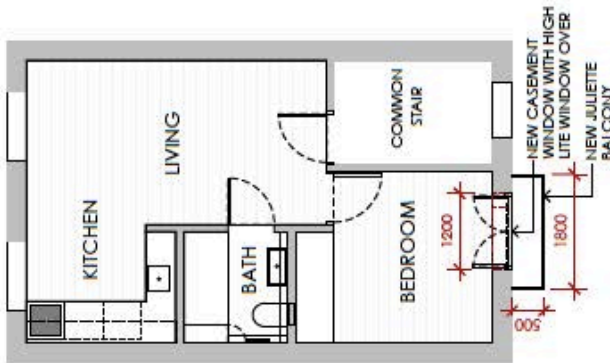
Details of the proposed access to the development site

There is no change to the access to the building, and the proposal will not impact upon the existing access.

APPENDIX 1:
Plans - Existing and proposed

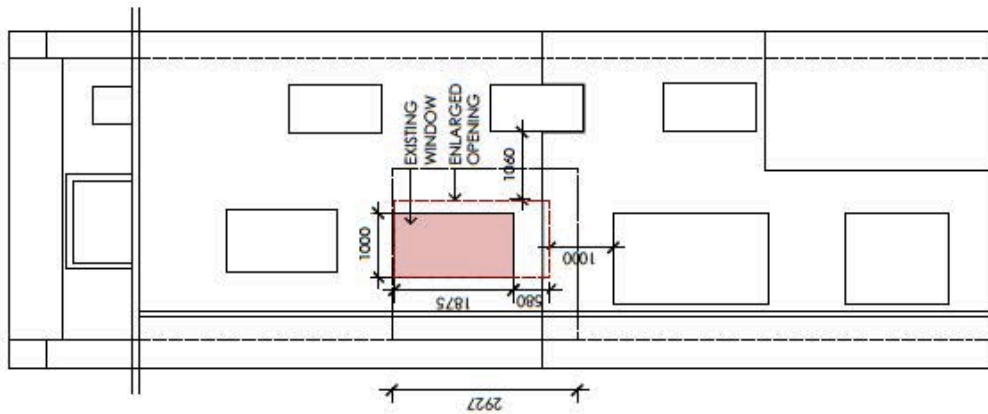


PROPOSED EAST ELEVATION
 (REAR OF TERRACE) SCALE 1:100



PROPOSED PLAN SCALE 1:100

- PROPOSED JULIETTE BALCONY AT REAR OF FLAT:**
- Remove existing double hung window
 - Make opening 200mm wider (new lintel) and remove brickwork sill, for installation of new window
 - Provide new proprietary steel framed Juliette balcony with steel mesh floor, 1200mm high steel balustrade (all painted black)



EXISTING EAST ELEVATION
 (REAR OF TERRACE) SCALE 1:100



EXISTING PLAN SCALE 1:100

	OWNER: KAT JUNGnickel
A - 01 - EXISTING + PROPOSED PLANS AND ELEVATIONS SCALE 1:100 @ A4	
PROPOSED ALTERATIONS FLAT 2-288 GRAYS INN ROAD LONDON WC1X 8EB	

**APPENDIX 2:
Existing rear elevation of 288 Gray's Inn Road**



Front elevation of 288 Gray's Inn Road



**APPENDIX 3:
Front elevation of 288 Gray's Inn Road - railing gardens**



**APPENDIX 4:
Rear square and surrounding streets precedence for balconies and decks**



