

## DESIGN AND ACCESS STATEMENT

<b>Project:</b>	Creation of flat within existing attic storerooms including new dormer windows to the east elevation.	<b>Ref/File No:</b> HK 2277/3.1
<b>Applicant:</b>	The Honourable Society of Gray's Inn	
<b>Content:</b>	Introduction Background Proposals & Impact Access Statement	
<b>Date:</b>	<b>28<sup>th</sup> June 2021</b>	

## INTRODUCTION

This application is for Planning Consent to convert the existing attic storerooms previously forming part of the flat at third floor south, 3 Gray's Inn Square to create an additional self-contained flat including the installation of dormer windows to the west elevation.

The existing flat provides 3 bedroom, 2 bathroom accommodation set wholly at third floor level. Originally it was linked via a very tight spiral stair to the attic storage rooms above (see photos below). Although the attic rooms are of reasonable size, the small diameter of the access stair precluded the possibility of practical use as it was impossible to get any furniture (or indeed a large person) up the stair.



East Attic Room



Central Attic Room



West Attic Room



Former spiral stair access from 3<sup>rd</sup> Floor south flat



East elevation to The Walks  
(No 3 south is the 5 windows to the left of RH chimney)



West Elevation to Gray's Inn Square  
(No 3 south is the 5 windows to the right of LH chimney)

## ARCHITECTS / DESIGNERS / HISTORIC BUILDING SPECIALISTS

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## **PROPOSALS**

It is proposed to extend the existing main stair to provide full access to the fourth floor attic level and to reconfigure the existing attic rooms to create an additional 2 bedroom, 2 bathroom flat. The extended stair and internal plan reconfiguration do not in themselves require planning consent.

The bedrooms and bathroom to the east side will be lit by skylights within the existing flat roof area to avoid introducing any new features to pitched roof slope to the principal elevation to Gray's Inn Square. The open plan living/dining/kitchen area to the west side will be lit by new dormer windows facing onto The Walks augmented by the existing circular skylights.

## **IMPACT**

The building forms part of a terrace, Nos 1 to 5 Gray's Inn Square which back onto The Walks. Apart from No 1 at the southern end which is listed and dates from c.1676 (heavily restored 1948), the bulk of the terrace dates from 1953 in the typical rather plain and uniform neo-classical style of the time with a plain and unbroken roof line.

By contrast, the terrace backing onto the other side of The Walks presents a more varied appearance as a result of rebuilding and alterations over a longer time frame.

The external impact of the proposals is limited to the introduction of 3 Dormer windows to the west elevation facing onto The Walks. Whilst this does interrupt the existing unbroken roof plane it is considered that this enlivens what might be described as a somewhat utilitarian elevation. Given the scope for converting similar attic spaces in the remainder of the terrace the overall effect will be to enhance the setting of The Walks and the wider character and appearance of the Conservation Area as well as providing additional much needed residential accommodation.

No alterations are proposed to the East Elevation fronting onto Gray's Inn Square where the building presents a more considered architectural composition.

## **ACCESS STATEMENT**

The existing building has steps both outside and immediately inside the front door. A previous approved application will provide step free access to the rear of the building (2020/4489/L and 2020/3111/P). However the existing lift only travels to the third floor and cannot be extended without an unacceptable roof penetration. The consented application will however render the existing third floor flat suitable for disabled users and in fact it will be so used.

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