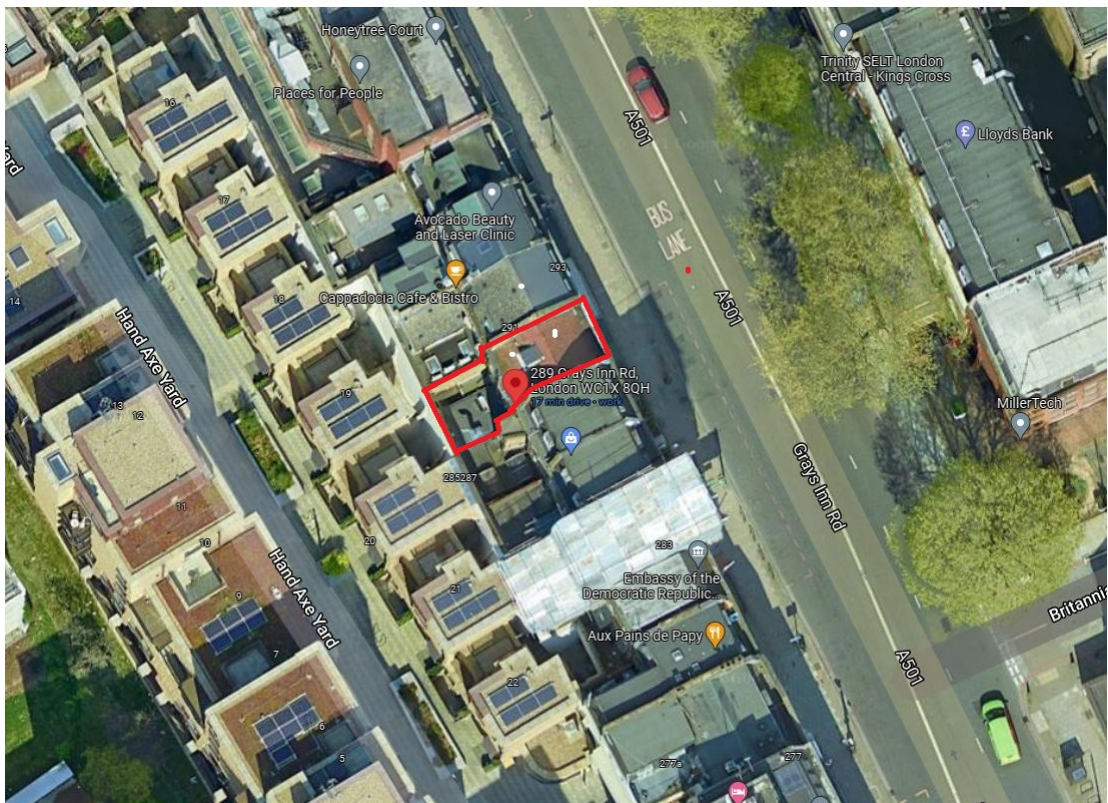


289 Gray's Inn Road, London WC1X 8QH

Design and Access Statement 29.11.21



General street view from Gray's Inn Road



Aerial view

Description

Located in the Kings Cross St Pancras Conservation Area the building forms part of a terrace of nine similar properties. Of early-mid nineteenth century construction, the architectural style and detailing is not especially distinguished however it does contribute towards the homogeneity of the group terrace.

The building is disposed over 5 floors including basement and room in the roofspace.

Use: the last use was as a Dry Cleaning premises which has been extant for a number of years.

The building is not Listed.

Proposals

The proposal is a retrospective application for the demolition and subsequent reconstruction of the rear ground floor extension in association with the proposed use of the basement and ground floors as a restaurant.

Both the existing and proposed use fall within Use Class E. No change of use is therefore proposed.



There are no drawings or photographs of the existing rear extension however by reference to the vestiges of the enclosures now demolished and aerial photographs it is apparent that the whole of the rear area of the property up to the boundary with Hand Axe Yard was entirely enclosed at ground floor level.

Please refer to planning photographs.

This enclosure appears to have been in 3 co-joined parts with a main higher, slightly better constructed extension adjoining 287 Gray's Inn Road, a more ad hoc extension adjacent to 291 Gray's Inn Road and a lower smaller enclosure containing a WC adjoining the boundary with Hand Axe Yard.

Building condition: the applicant maintains that the existing agglomeration of rear extensions was of poor quality construction and in a deleterious state.

No extension to the basement is proposed.

Current Status

The existing rear extensions have been demolished. Reconstruction of the rear extension has not commenced.

A new steel 'picture frame' has been inserted to the rear elevation at both ground and basement levels in accordance with RE Structural Engineers specification.

There was an existing opening between the ground floor and the ground floor rear extension with an inadequate timber beam over. This has been replaced with the new steel structure which will ensure the structural stability of the building.

Similarly the central spine wall of the building had been historically removed and replaced with a timber beam. Both of these alterations are assumed to have taken place during the leasehold of the property as a Dry Cleaning premises. A new steel has been inserted to replace this timber beam.

Scale and Layout

The proposals seek to replace the existing rear extension which completely infilled the rear area bounded by number 287 and 291 Gray's Inn Road to the north and south and Hand Axe Yard to the west. No increase in the building footprint is proposed. The existing gross internal area is 27m².

It is proposed to replace the existing roofs with a single 'flat' roof incorporating 2 'flat' rooflights. The roof would be at the same level as the existing roof abutting the boundary with 287 Gray's Inn Road and would be 3 metres above external ground level.

The proposed roof would be of a proprietary dark grey flat roofing membrane.

On the 291 boundary, the proposed roof would be higher than the original roof demolished, however the brickwork boundary wall on this side is 6.0 metres above ground level, so there will be no effect on the neighbours. Similarly on the west boundary with Hand Axe Yard, the brickwork boundary wall is 7.2 metres in height.

Appearance

The proposed reconstruction of ground floor extension is to the rear of the property and is not visible from the public domain. The effect on the Conservation Area therefore would be negligible.

The extension is bounded on 3 sides by the brickwork boundary walls with neighbouring properties, there are therefore no new elevations.

No changes are proposed to the rear elevation. The only visible change to the proposed reconstruction will be a birds eye view of the roof, where 3 disparate accretions of roof will be replaced with a single flat roof of proprietary dark grey roofing membrane with 2 'flat' rooflights.

Mechanical Extract Ductwork: There were 2 existing mechanical extract ducts serving the Dry Cleaning operation- refer to planning photographs.

It is proposed to replace these with a single extract duct located on the boundary wall with Hand Axe Yard. Manufacturers proposals and details of this are awaited. It is suggested therefore that this ductwork be dealt with by way of a Condition or alternatively a separate application will be made in due course.

Access

No changes are proposed to the access to the property.

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