

# Residential Entrance & Layout Amendments

340 Grays Inn Road, London

Project No: 22001

May 2023

R U F F A R C H I T E C T S

## Overview

This report has been prepared by RUFFARCHITECTS in response to an Application Meeting regarding the proposal for a mixed-used two-storey extension for an existing building on 340 Grays Inn Road, application reference 2022/4469/P. The meeting was held on the 30th January 2023 and commenced with a site visit and was followed by a presentation and discussion in the London Borough of Camden offices.

The report also follows on a previous Application Meeting Response document issued on the 17th February 2023.

### Ground Floor Substation

After further engagement with UKPN, the submitted planning application drawings with basement switchroom require amendment with a full ground floor replacement substation directly accessible from the pavement.

In this report, a new substation has been incorporated on the ground floor in the south-east corner. The substation location has been chosen to have a minimum impact on the amount of active frontage offered by the new extension and takes on board the Case Officer's comments on the entrance sequence.

### Britannia Street Residential Entrance

This report seeks to propose further amendments and improvements to the updated residential entrance layout in order to ensure the best possible location for both existing and future residents and to maximise the active frontage presented by the new commercial unit on the ground floor. The amended residential entrance is off Britannia Street and has been maintained in roughly the same position, as the existing one.

### Residential Cycle Store and Refuse Store at Ground Level

The proposed residential refuse and cycle stores and the meeting room are now located on the ground floor and are directly accessible from the residential core, enhancing the experience of the existing and future residents.

### Commercial Use at Basement Level

Since the residential ancillary uses have been brought to the ground floor, there is no longer need for residential access into the basement which is now purely occupied by Commercial Unit 02 and its associated reduced headroom areas. An updated accommodation schedule reflecting the changes described above has been included at the end of the report.

Once, a final residential entrance location is agreed with the LPA, amended planning drawings, reports, and schedules reflecting the changes will be submitted for review and approval.



Proposed Two-Storey Pavilion Extension for 340 Grays Inn Road



# Overview: Residential Entrance Location Studies

## Existing Residential Access

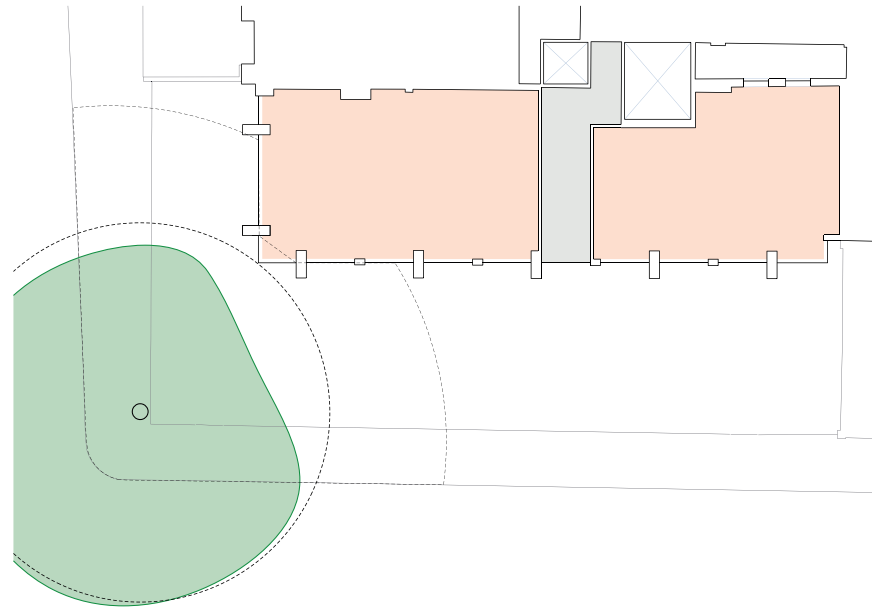
The current access layout splits the existing ground floor commercial space into 2 separate areas.

### Pros:

- Shortest route given the current ground floor layout
- Wide corridor with level access

### Cons:

- Splits the commercial unit into two separate spaces
- Stark and unattractive spaces
- Utilitarian residential building access
- Inefficient use of floorspace



## Option 01: Residential Access off Britannia Street

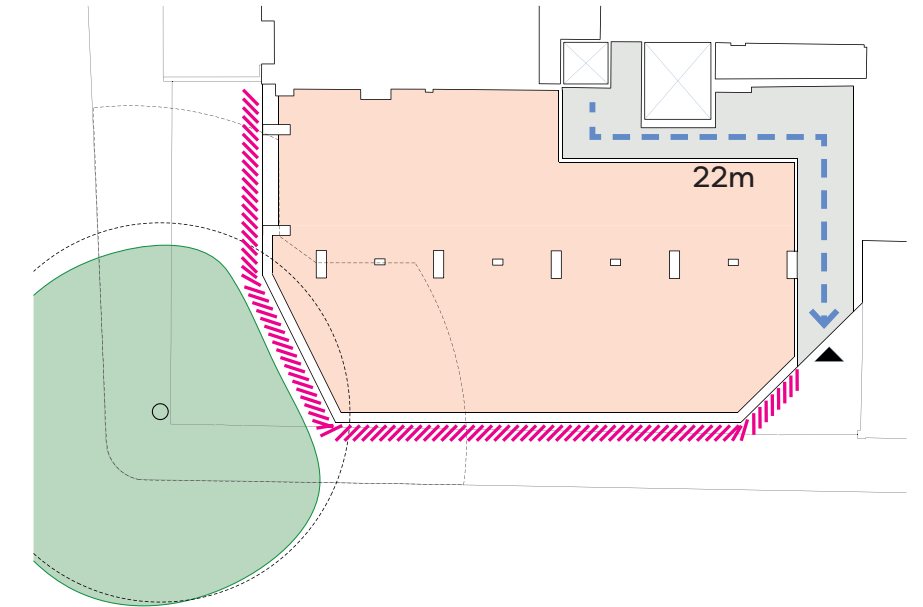
This option allows for a single open commercial space with a more generous entrance off Britannia Street.

### Pros:

- Quieter access off Britannia Street close to Pioneer House residential entrance
- Opportunities for betterment
- Level access with minimal fall

### Cons:

- Indirect route and internal ramped access to provide level access
- Visibility and security concerns



## Option 02: Residential Access off Grays Inn Road

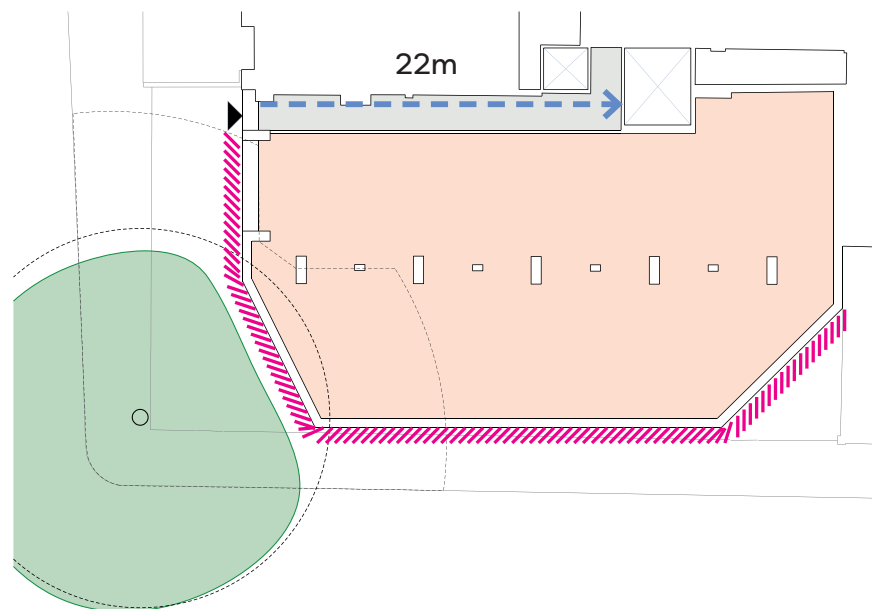
This option allows for a single open commercial space, creating a direct residential entrance from Grays Inn Road.

### Pros:

- Direct route
- Viable commercial unit maximising active frontage
- Efficient use of floorspace
- Opportunities for improvement to existing spaces and a new window for natural light in lift lobby
- Opportunity for new prominence and visibility of residential entrance

### Cons:

- Residential entrance onto the busier Grays Inn Road
- Level access with low gradient fall
- Relocation of entrance on a different facade



## Option 03\*: Extending Existing Residential Access

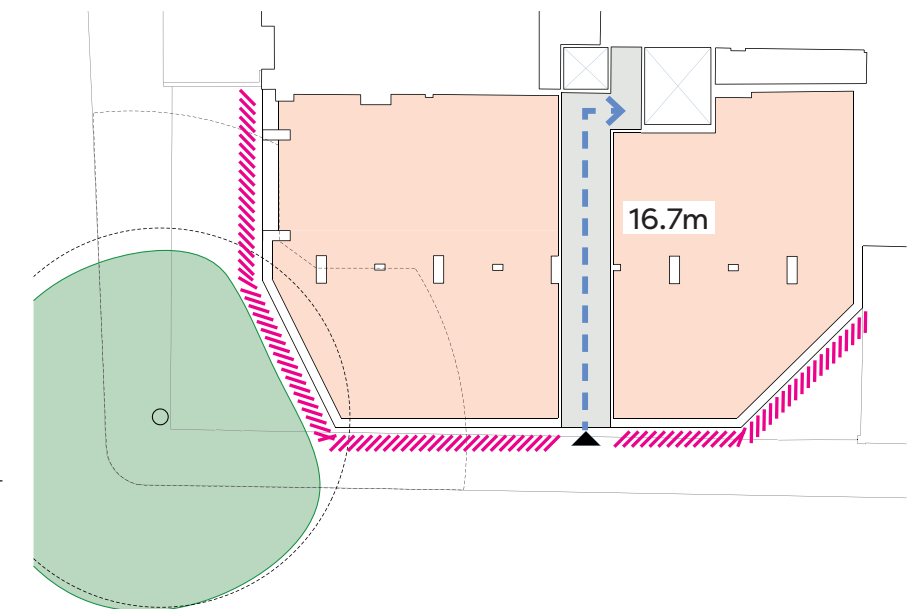
This option offers an upgraded residential entrance in roughly the same position, as the existing one minimising the change and impact for existing residents.

### Pros:

- Shortest route with the proposed ground floor layout
- Opportunities for improvement to existing spaces
- Creates an opportunity to cluster the service space to the east on the side of Pioneer House.

### Cons:

- No opportunity to widen the pavement locally and celebrate residential entrance, but entrance could be recessed to provide some extra space



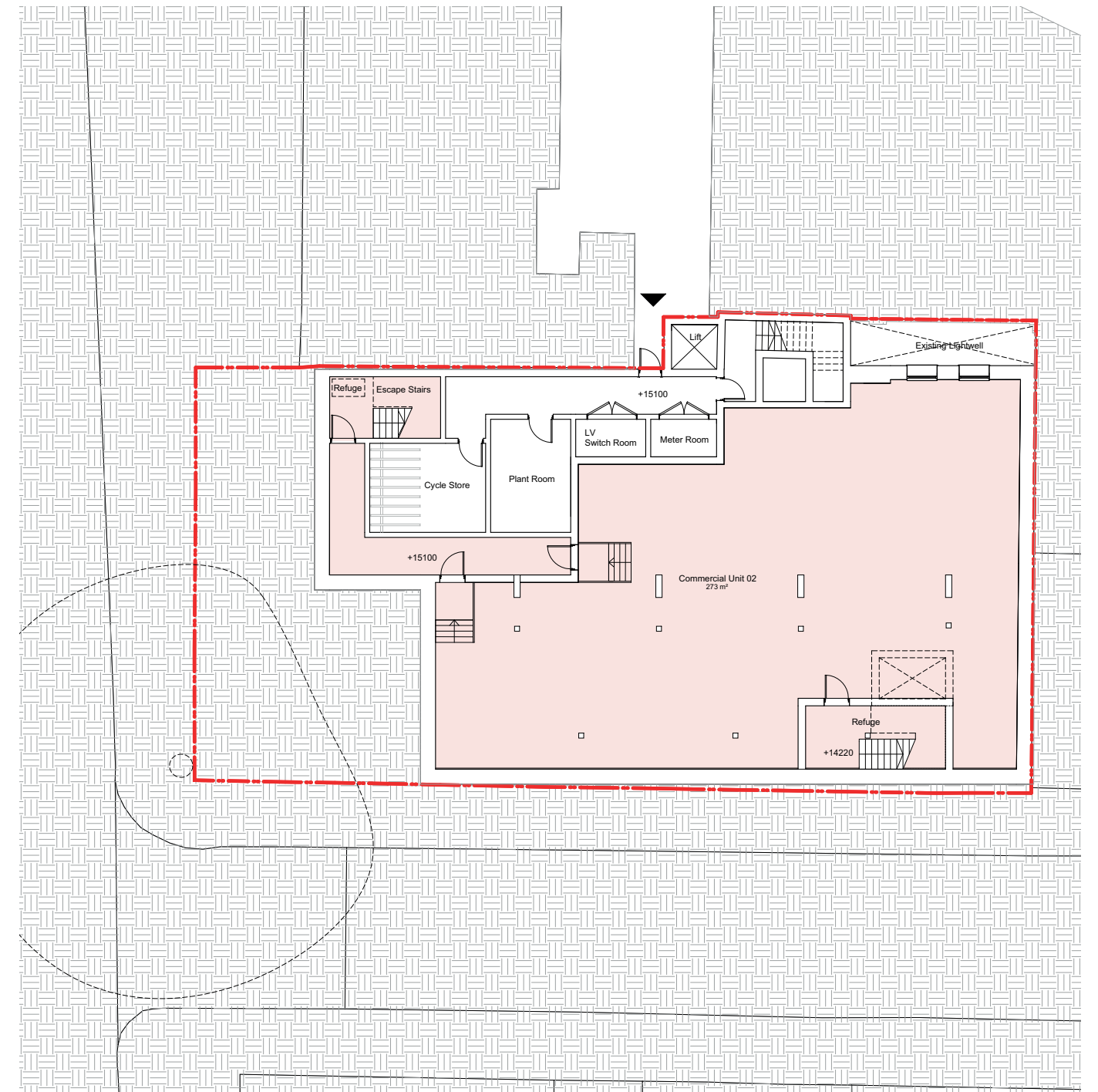
**\*Upon detailed review of the options for the location of the residential entrance, Option 03 represents the preferred entrance location. The concerns raised by officers and residents can be addressed through the design and layout of the proposed entrance.**

## Planning Application Submission Proposal Recap (Dec 2022)



Planning Application Submission Proposal (Dec 2022): Ground Floor Plan

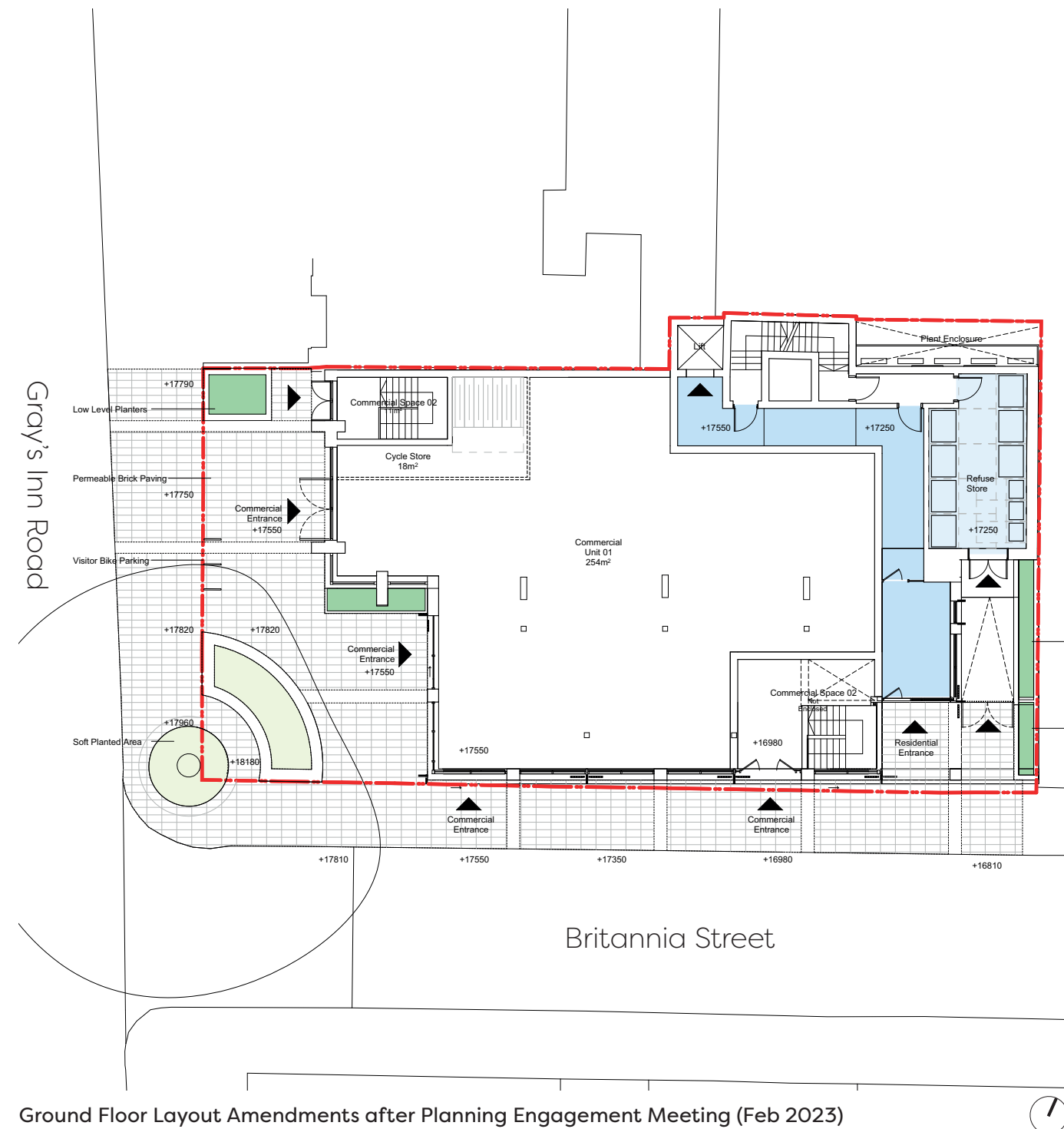
The initial proposal for relocating the residential entrance, maintained it on Britannia Street, but shifted it closer to Pioneer House to the east. This location maximised the efficiency of the commercial unit and the active frontage, however, raised some concerns over passive surveillance, security, and desirability of the location.



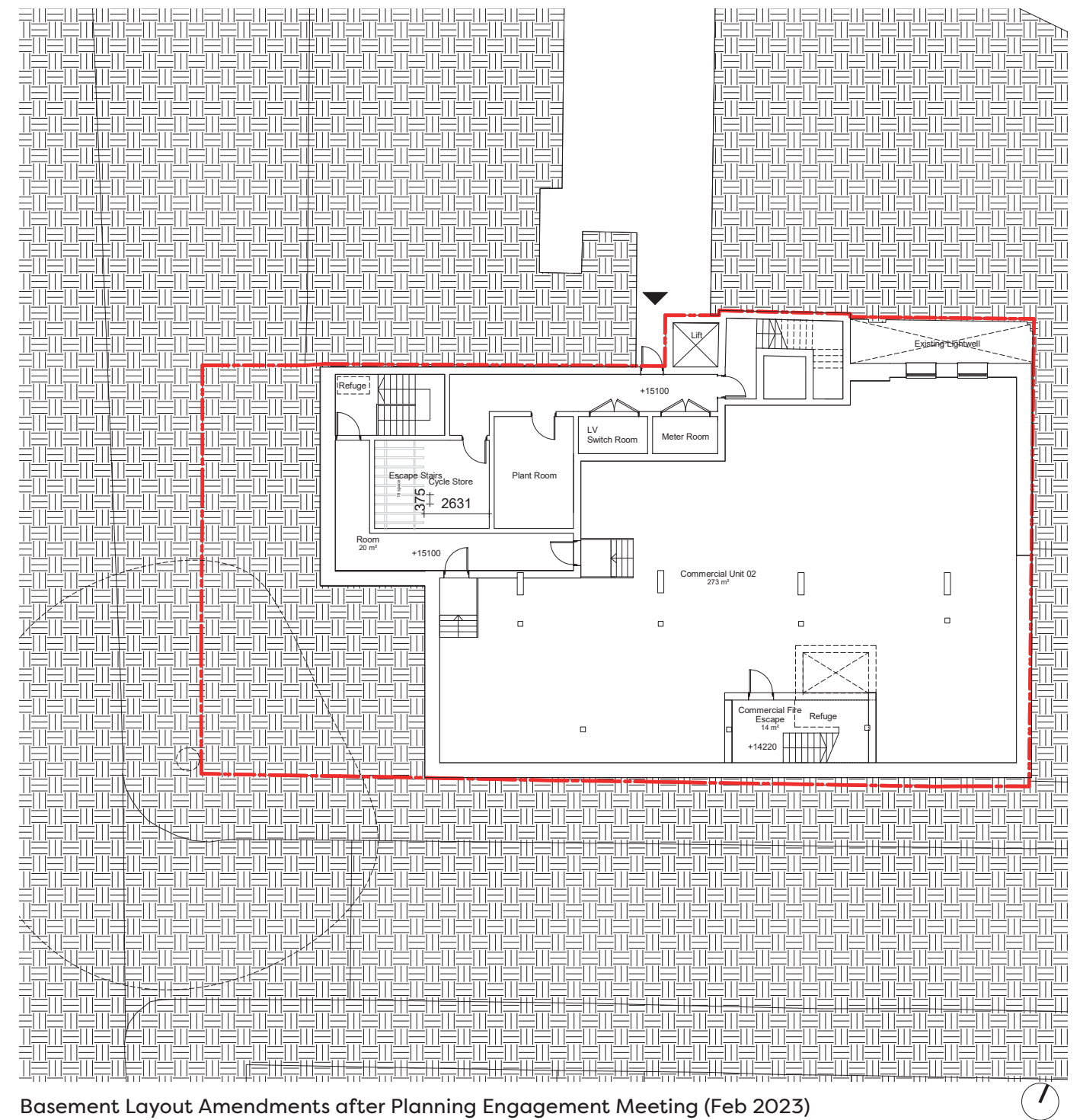
Planning Application Submission Proposal Dec 2022): Basement Plan

The basement submitted, as part of the planning application, features two commercial fire escape staircases which provide direct exit onto GIR and Britannia Street. The existing residential stair is extended to the basement and is used to access the cycle store for future residents and a new meter room.

## Amended Proposal after Planning Engagement Meeting Recap ( Feb 2023)



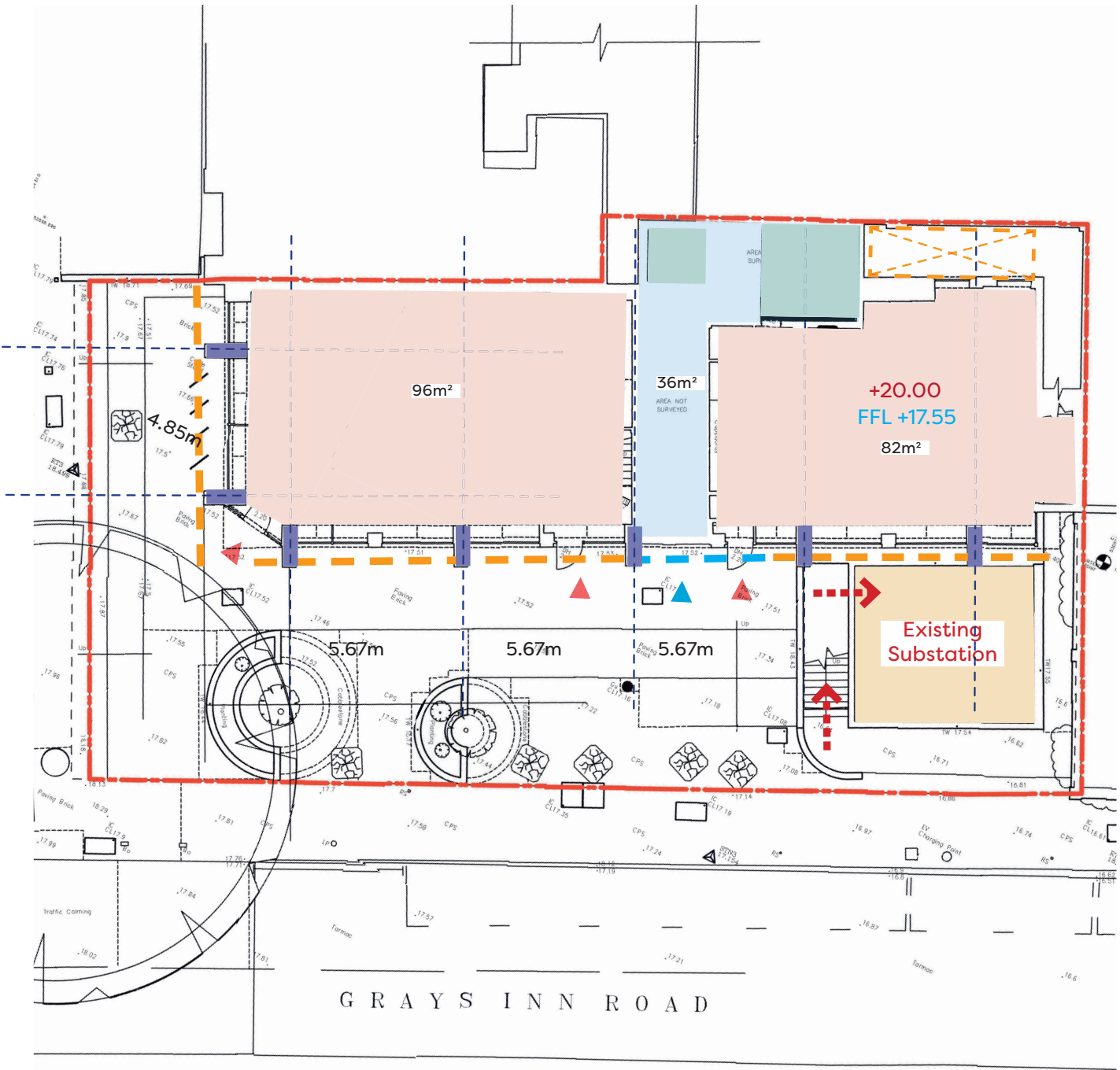
A further option was explored where the residential entrance was still maintained in a similar position on Britannia Street, but was brought forward and closer to the pavement edge. A gate was introduced to provide secure access to the proposed internal refuse store and reduced the opportunities for loitering. This layout was considered an improvement but concerns were expressed by the planners about residential access being convoluted and tucked away.



The ground floor layout changes did not affect the basement layout, which remained the same as the one submitted for planning.



# Ground Floor Substation Re-Provision



Existing Basement Plan and Substation Location

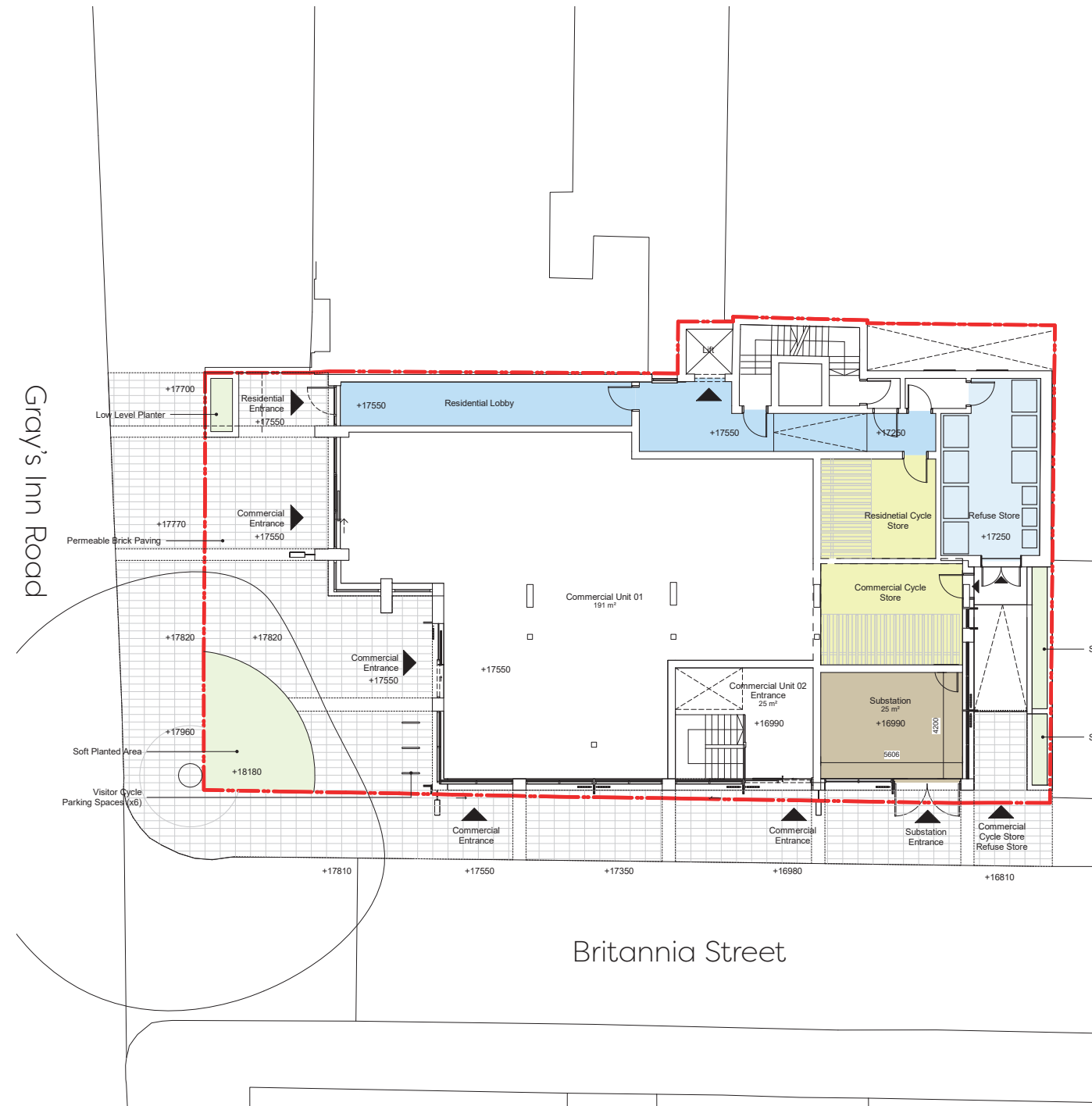
Following further/ongoing discussions with UKPN regarding the existing substation on site, the Client has been informed that removing the substation and replacing it with a basement switchroom would not be possible.



Existing Substation Located on Basement Level

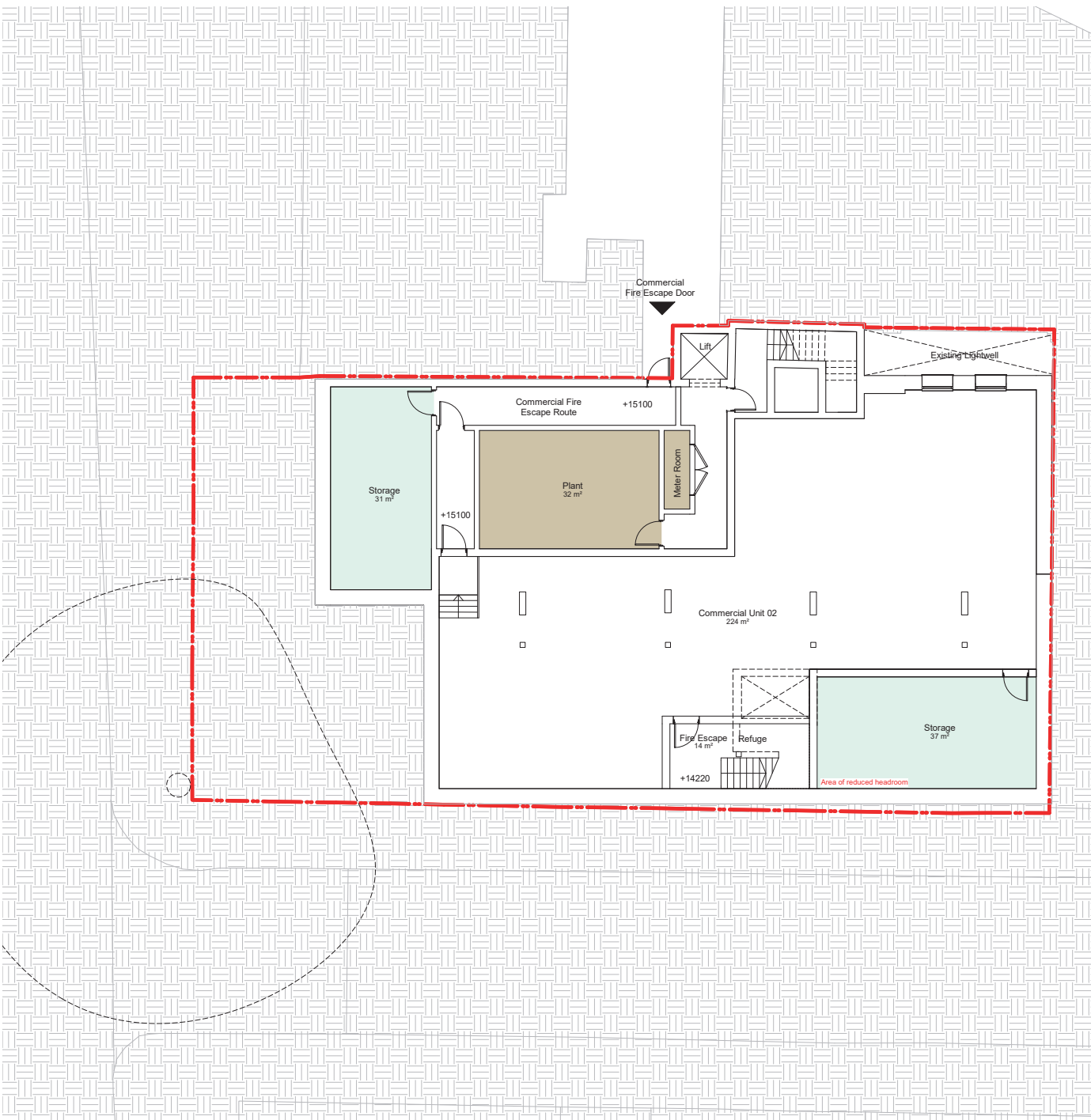
The latest revisions to the ground floor and basement layouts presented on the following pages take this updated information into account and propose a suitable location for the new substation which would minimise the effect on the proposed active frontage and the quality of the residential entrance experience.

# Residential Entrance on Grays Inn Road



Ground Floor Layout: Grays Inn Road Entrance (April 2023)

As part of the design development and testing and as requested by the Planning Officer, a new location for the residential entrance on GIR was tested. Whilst, the location is prominent and creates further activity along the new pubic space created around the London plane tree on GIR, positioning the residential entrance on a busy road and on a different street altogether is not considered by planning officers to be preferable.



Basement Layout: Omission of Fire Escape Staircase (April 2023)

Following a fire escape strategy review for the basement commercial unit, an existing door next to the lift and leading into the shared courtyard at the back has now been utilised as one of the two commercial escapes. This move allowed us to omit one of the basement escape staircases and replace it with the residential entrance on GIR instead. Due to the level access requirement for a substation, there is now an area of reduced headroom in the basement.

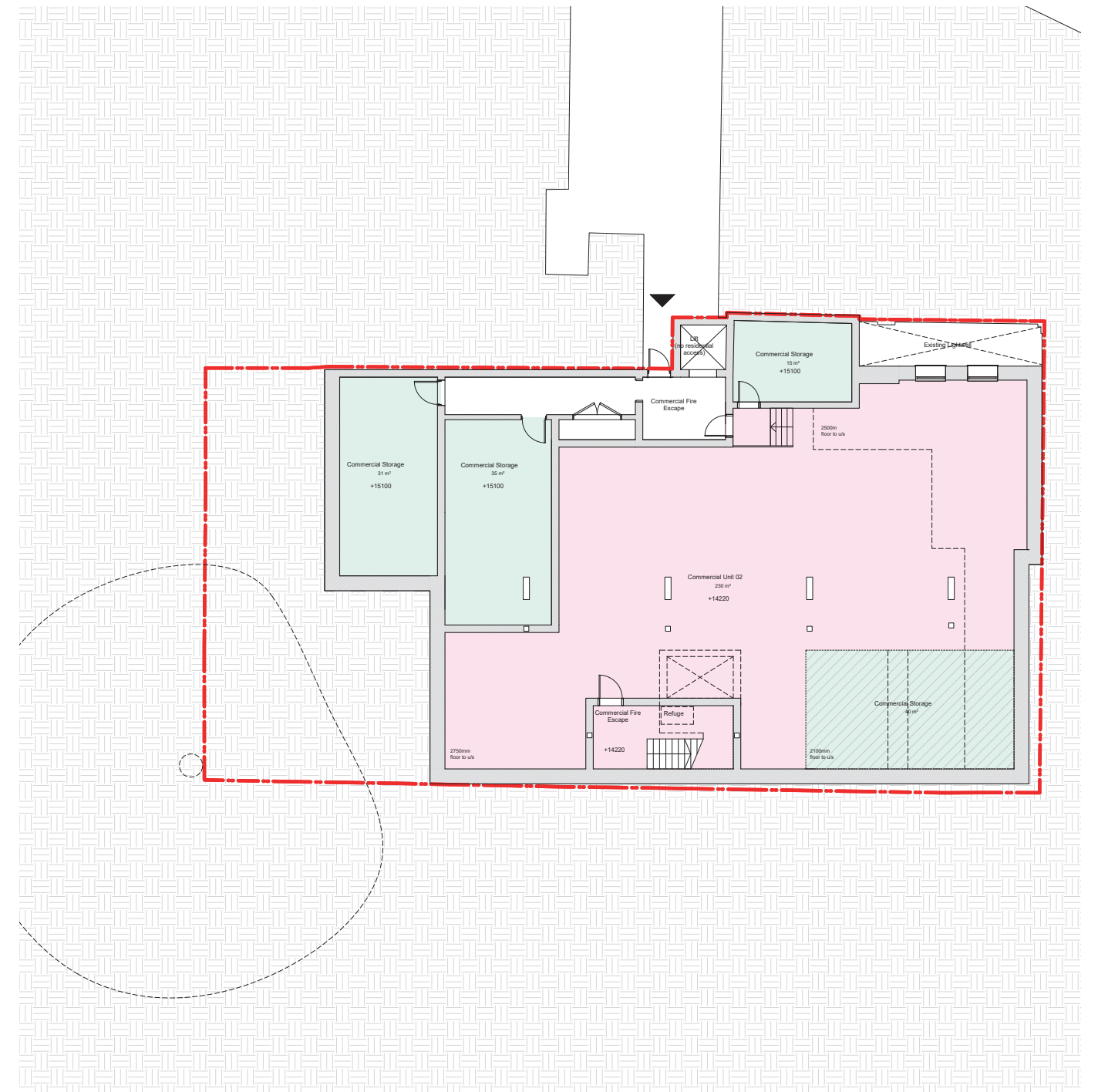


## Residential Entrance Centrally on Britannia Street (Preferred Option)



Ground Floor Layout: Britannia Street Entrance (May 2023) Preferred

The design option above shows a residential entrance in a location which is almost the same, as the existing one. This layout ensures minimum change for the existing residents, whilst it still brings improvements to the existing residential access and refuse and cycle storage arrangement. All of the service functions are located to the east closest to Pioneer House maximising the open and active commercial and residential frontage.



Basement Layout: optimised basement design (May 2023) Preferred

The basement features an open and flexible commercial space with natural light provided by a lightwell to the north. The commercial fire escape is via a staircase discharging onto Britannia Street and an existing door leading onto the courtyard to the north. A storage/plant space is also incorporated on the plan. The area below the substation has a slightly reduced headroom (c.2.35m) because of the substation level access requirement.



## Residential Entrance Centrally on Britannia Street (Preferred Option)

### Britannia Street Entrance Location

- A generous new residential entrance is provided on Britannia Street in a location as close as possible to the existing one. The new improved entrance will have a two door secure access, a new audio/video intercom, a well-light 1.5m sheltered recess in front of the main entrance door, and a more generous residential lobby.

## Signage

- The residential entrance refurbishment provides an opportunity for new signage and an upgrade to the existing internal materials.

## Integration of Refuse and Cycle Store

- The internal refuse store is directly accessed from the residential core. However, waste collection happens via a different route adjacent to Pioneer House.
- The residential cycle store has been relocated from the basement to the ground floor and is also directly accessed via the main residential lobby. This improves accessibility and encourages better use of the cycle store.
- The commercial cycle store is also located in the same area and has direct access from the outside.

## Servicing Access

- The external approach to the refuse store is gated to prevent unwanted access to this area. A linear planter provides a greener outlook for the future residents and softens the boundary with Pioneer House.








\*Note: No change is proposed to the current post delivery arrangements to the existing residents of the building.



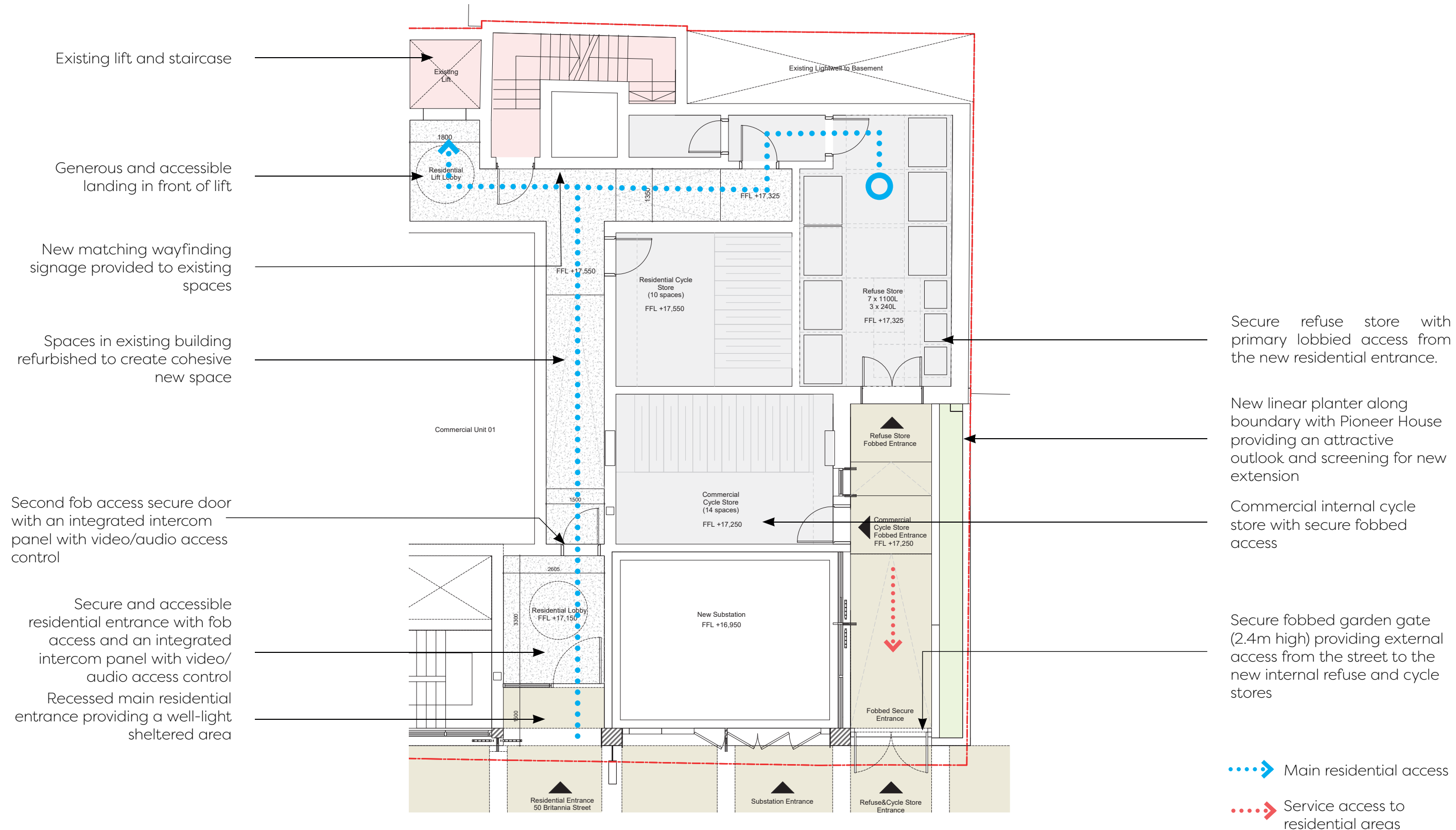
Updated Ground Floor Layout - Britannia Street Residential Entrance



Key

	Commercial Space		Bike Store
	Residential Lobby		Soft Planted Area
	Refuse Store		Planters
	Substation		

# Residential Entrance Detailed Plan



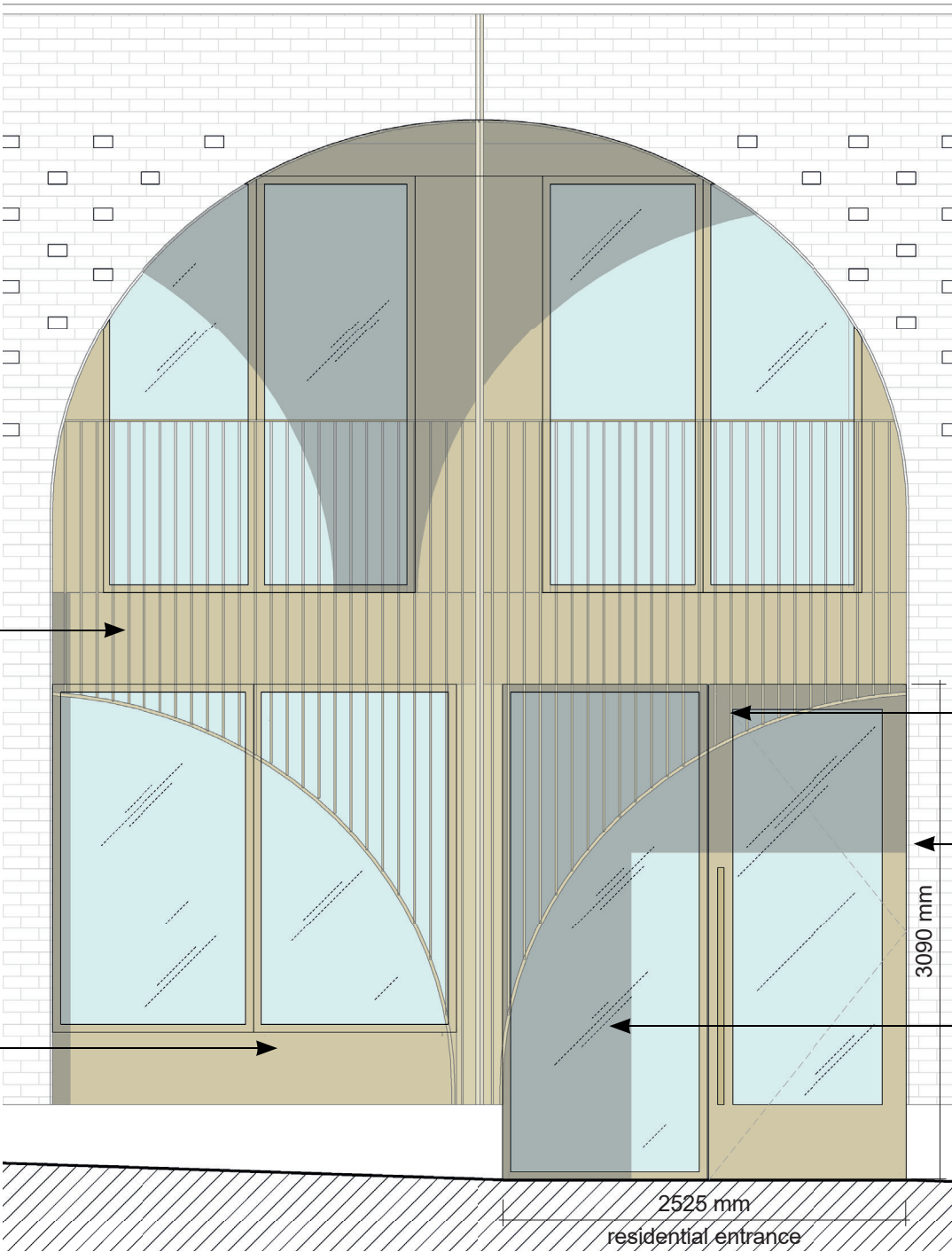
50 Britannia Street Residential Entrance Detailed Plan

Residential Entrance Detailed Elevation

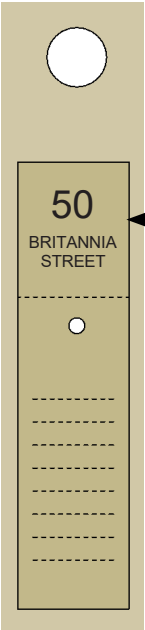


Loggia to proposed residential units above.

Commercial Unit 02 facade: stall riser added for privacy and flexibility



50 Britannia Street Residential Entrance Detailed Elevation AA

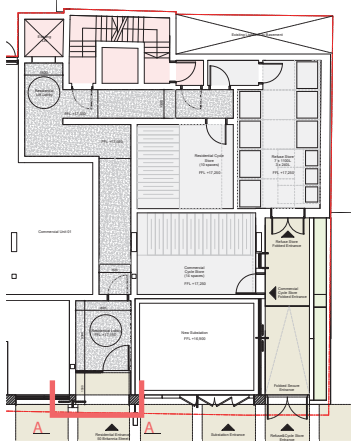


Example of an integrated audio video intercom with a wall-mounted light above and new signage for 50 Britannia Street

New single leaf residential entrance door with a min 850mm clear opening; Door to be power assisted if required

New integrated intercom panel with video/audio access control, new signage, and a re-provision of existing dry riser in entrance reveal

1.5m recessed to entrance





# Residential Entrance Materiality

These precedent images provide examples of high-quality materials and detailing as reference for the design of the residential entrance and internal lobby. These examples show how a simple material palette can be successfully integrated within the overall design of the extension and connected with improvements to the existing building.

All features, such as the access control, lighting, door handles, gates etc., will be designed to appear consistent with the overall design of the building and landscape, creating a high-quality and generous entrance which will be a significant improvement to the current condition.

The chosen materials will ensure the entrance is clear and legible with a bright colour scheme which creates a welcoming feeling, while providing continuity with the rest of the spaces in the building.



Materiality and Detail Precedents

Accommodation Schedule

SCHEDULE ISSUED	DAY	05	25	04				
	MNTH	10	04	05				
	YEAR	22	23	23				
	REV	00	01	02				

EXISTING (sqm)								
Level	Commercial Unit 1 (GIA)	Ancillary Commercial Space (GIA)	Commercial Unit 2 (GIA)	Substation (GIA)	Building Services (GIA)*	Residential & Resi Circulation (GIA)	Total GIA	Total GEA
Basement	-	209	-	31	-	29	269	296
G/F	94	-	96	-	-	36	226	256
F/F	-	-	226	-	-	15	241	268
Total							736	820

PROPOSED (sqm)								
Level	Commercial Unit 1 (GIA)	Ancillary Commercial Space (GIA)	Commercial Unit 2 (GIA)	Substation (GIA)	Building Services (GIA)*	Residential & Resi Circulation (GIA)	Total GIA	Total GEA
Basement	-	156	252	-	-	-	408	456
G/F	193	-	27	26	76	66	388	429
F/F	-	-	-	-	-	355	355	432

\*Includes area for plant/cycle and refuse store.

BUILDING SERVICES BREAKDOWN

	Existing (GIA)	Proposed (GIA)
Commercial Cycle Store	-	24
Residential Cycle Store	-	20
Commercial/Resi Refuse Store	-	27
Plant Room/Meter Room	Unknown	3

RESIDENTIAL GIA BREAKDOWN

	Unit Type	Floorspace (GIA)	Balcony Area
Unit 01	2B3P	63	8
Unit 02	1B2P	57	9
Unit 03	1B2P	53	9
Unit 04	2B4P	73	12
Unit 05	1B2P	56	5

COMMERCIAL AREA BREAKDOWN

	Existing (GIA)	Proposed (GIA)
Commercial Unit 01	94	193
Commercial Unit 02	322	435
Total	416	628