

300 Gray's Inn Road

Planning Design Addendum
September 2023



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Planning Design Addendum
Summary

The proposals for 300 Gray's Inn Road were submitted to the LB of Camden on the 26th May 2023. Following the statutory consultation period a number of design comments were received that looked to improve the designs ahead of a decision being made.

This Planning Design Addendum provides a detailed description of the updates made, and the associated drawing updates capture the design changes.

Residential Entrance - Acton Street

Comments were received in relation to the depth of the recessed entrance to both the residential homes and the bike and bin store. The preference is for no recess entrance, however due to the limitations of the door swing impact on the pavement, and the need for a protected door way, a recess is still required.

The solution omits the recess to the bike and bin store door, and reduces the residential entrance recess down from 1500mm to 900mm deep.

Substation Doorway

A discrepancy in the design was highlighted between the visuals of the substation door and louvres and the proposed elevation drawings. The updates confirms the proposed design intent.

Rear Residential Balconies

Comments were raised around the eastern rear balconies to the residential component of the design and their relationship to the neighbouring homes.

Although the submitted design adopted measures to mitigate impact of the balconies onto the adjacent property through screening, it was felt that the balconies should be positioned further away from the boundary line with 55 Acton Street.

The updated design alters the balcony design to increase the distance to the neighbour.



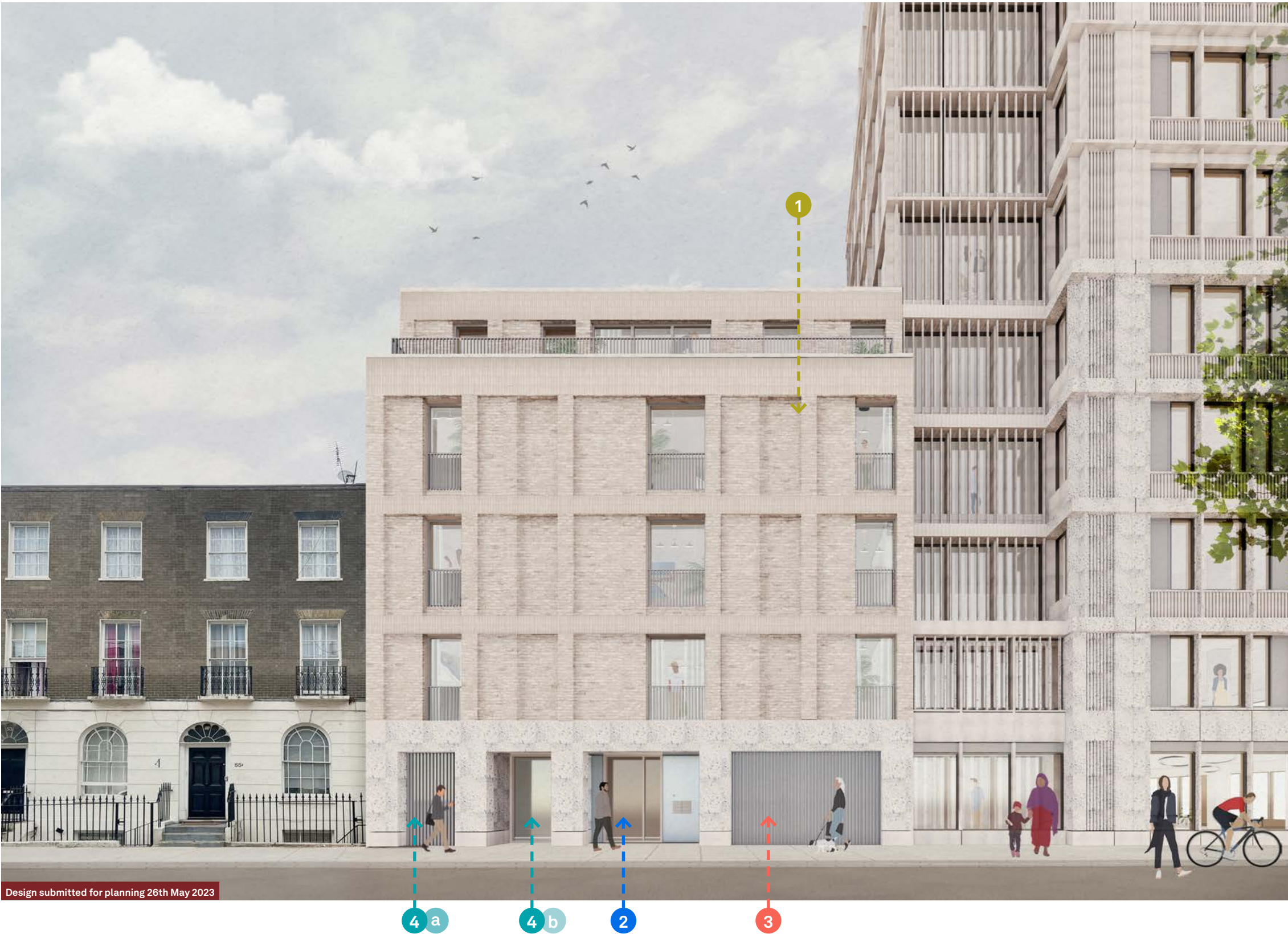
2

Acton Street Elevation
Design - Planning Submission 26th May 2023

Comments were received in relation to the depth of the recessed entrance to both the residential homes and the bike and bin store. The preference is for no recess entrance, however due to the limitations of the door swing impact on the pavement, and the need for a protected door way, a recess is still required.

The adjacent image from the original planning submission outlines the proposed design, with a number of factors influencing the final design (listed below).

- 1
- Material
- The palette is stripped back, with a concrete base in reference to the stucco base of the terraced housing. A yellow stock brick is then used for the upper floors, matching the true colour of the neighbouring Townhouses (if cleaned). Window frames and railings use a closer colour palette to the detail of the neighbouring houses.
- 2
- Residential Entrance
- A central recessed entrance highlights the main entrance for residents. Designed to provide a canopy for building users, and to prevent the door swinging into the pavement in front.
- 3
- Substation
- A UKPN compliant louvred doors and walls provide essential access to the substation.
- 4
- a
- b
- Bike and Bin Store Entrances
- Providing on street access to residential bin store (a), and a separate door provides access to the residential and commercial bike stores (b).

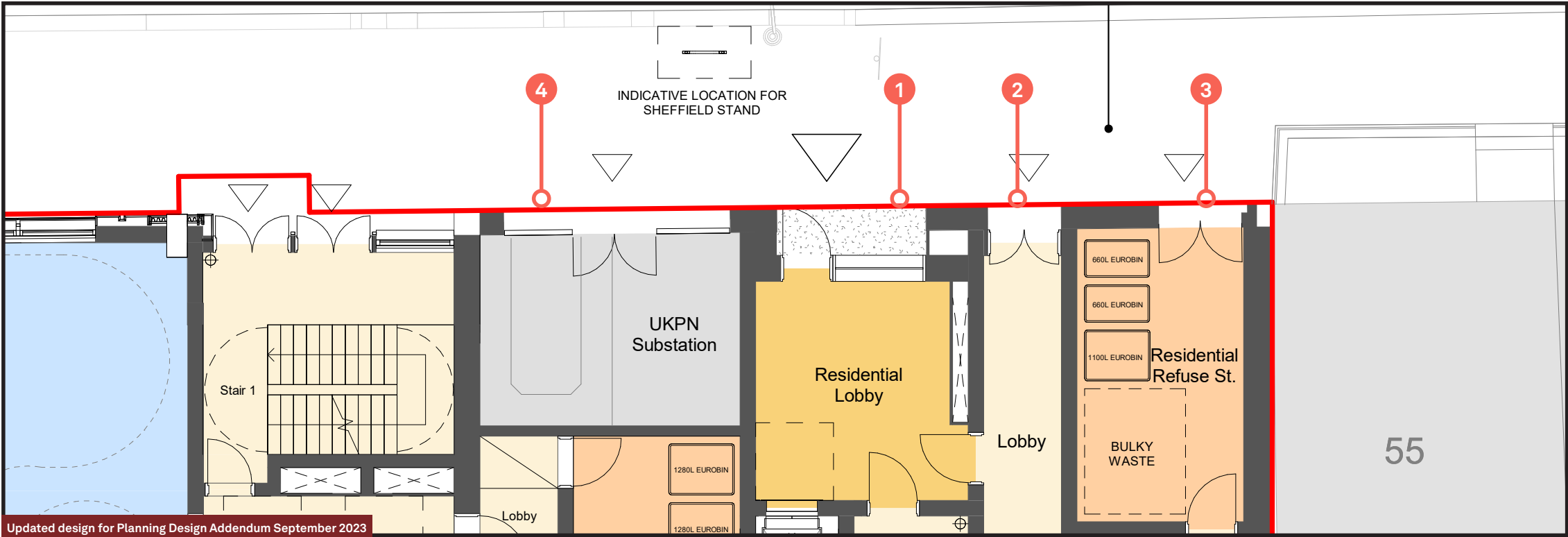
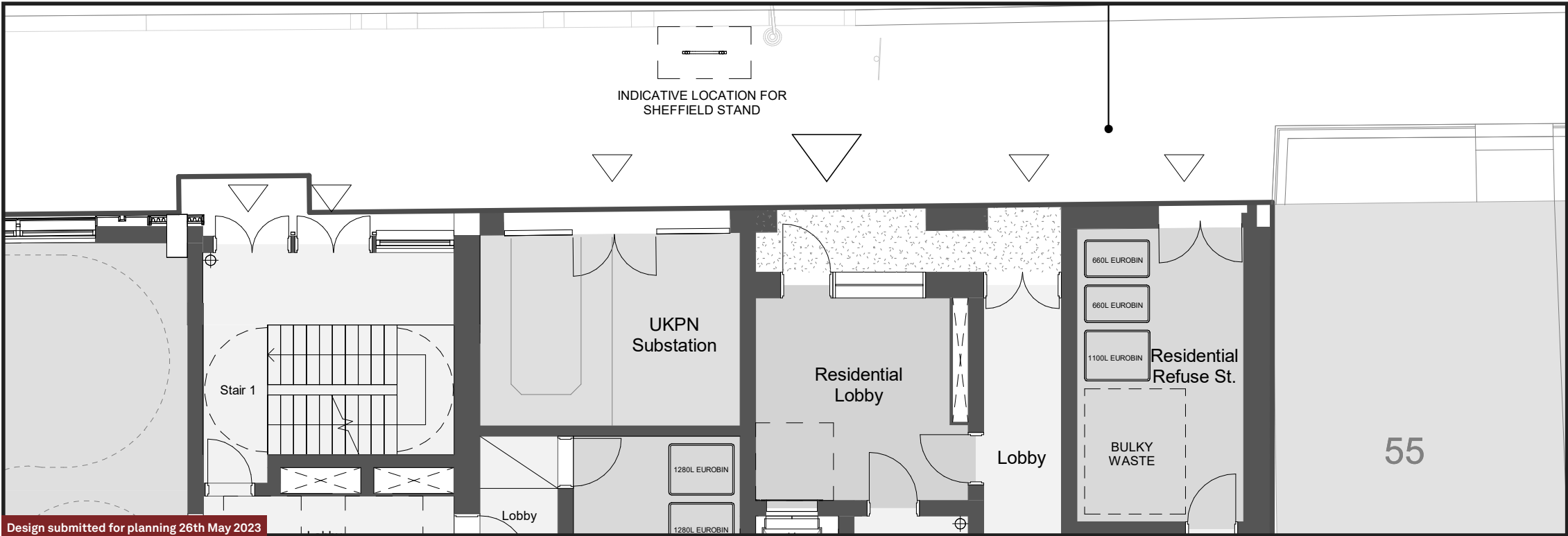


2

Acton Street Elevation
Design Changes

The following changes have been made to reflect comments received:

- 1
- The recessed entrance has been reduced in depth by 600mm and the width has been reduced due to the door to the ‘Lobby’ no longer being part of the recess.
The resulting design maintains the 900mm depth for a protected lobby as needed by Building Regulations. It also avoids oversailing on the pavement.
- 2
- The recess to the ‘Lobby’ has been removed, a small indent in plan is retained to align to the external design concept.
- 3
- For clarity the proposed design to the external entrances to the UKPN Substaion and Residential Refuse Store are vertical metal louvres, more detail can be seen in the visual on the next page.
- 4



2

Acton Street Elevation Design Changes



Updated design for Planning Design Addendum September 2023

Alignment

The base aligns with the adjacent stucco of the listed townhouses, and the horizontal bands align to the roof line.

Detail

Shadow gap details are introduced to the pre-cast, creating a solid and grounded base.

Primary Recess

The main entrance recess is reduced.

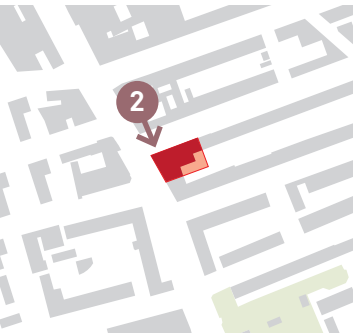
Secondary Recess

The Substation and Bin Store doors are designed as secondary parts of the facade composition, blending in to the background.

2 **Acton Street Elevation**
Design Changes

The Acton Street elevation, as presented in the adjacent illustrative image adjacent, acts as a transition between the 2 differing characters of the two streets the building corners.

Updated to show reduced recess to the residential entrance.



3 Rear Residential Balconies Design Changes

Comments were raised around the eastern rear balconies to the residential component of the design and their relationship to the neighbouring homes.

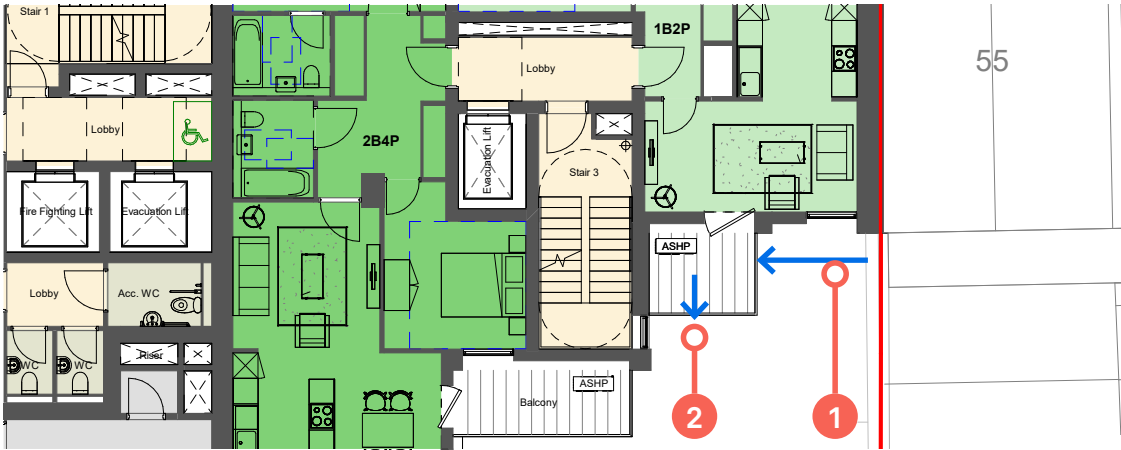
Although the submitted design adopted measures to mitigate impact of the balconies onto the adjacent property through screening, it was felt that the balconies should be positioned further away from the boundary line with 55 Acton Street.

The following changes have been made to reflect the comments received:

- 1 The balcony has been pulled back 2.4m from the proposed balcony line adjacent to the boundary line with 55 Acton Street.
- 2 The balcony steps out to ensure minimum space standards are met.



Design submitted for planning 26th May 2023



Updated design for Planning Design Addendum September 2023

