

3.00

Existing Site & Building

3.09 Existing Building Elevations

Gray’s Inn Facade

From a visual inspection, Gray’s Inn Facade utilises two tones in the facade; White and dark granite with a glazed in curtain wall system. A central section on level 01 curves out and oversails the existing ramp and steps. It is believed this facade to be a reclad from the 1990’s.

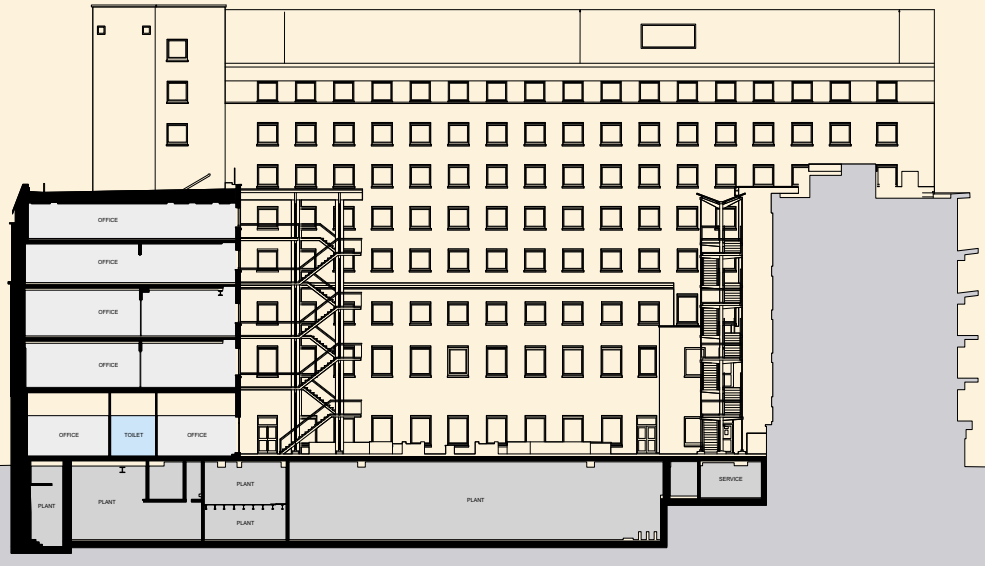
North / East / South Facade

All other facades have a red brick finish secured back to the concrete frame with punched square windows. At roof level there is a black/bronze metal plant screen.

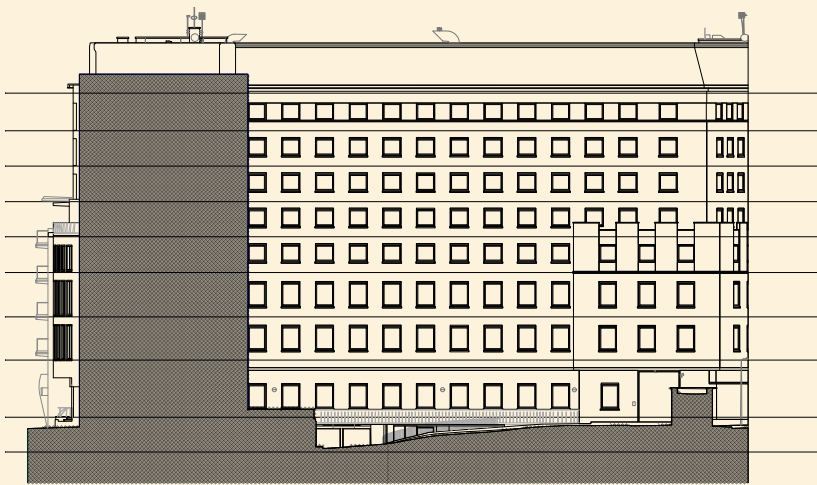
Along Brooke Street a lower podium level is topped off with a steep slate mansard roof at level 3.



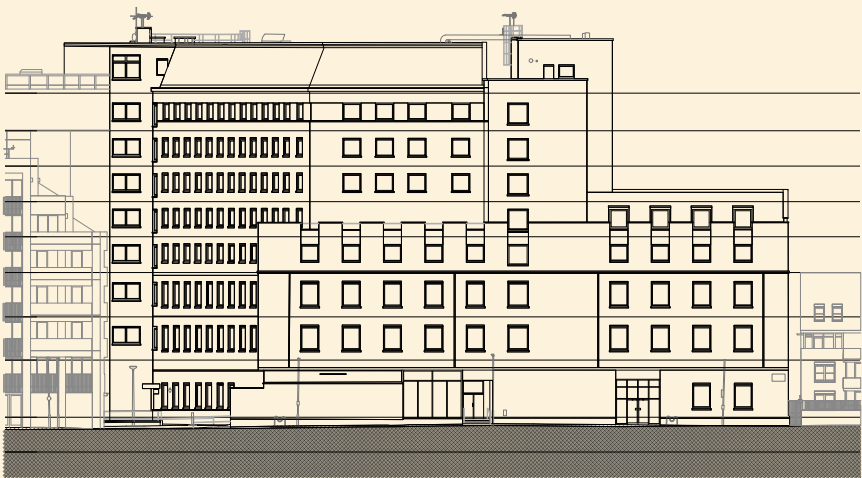
West
Gray’s Inn Road



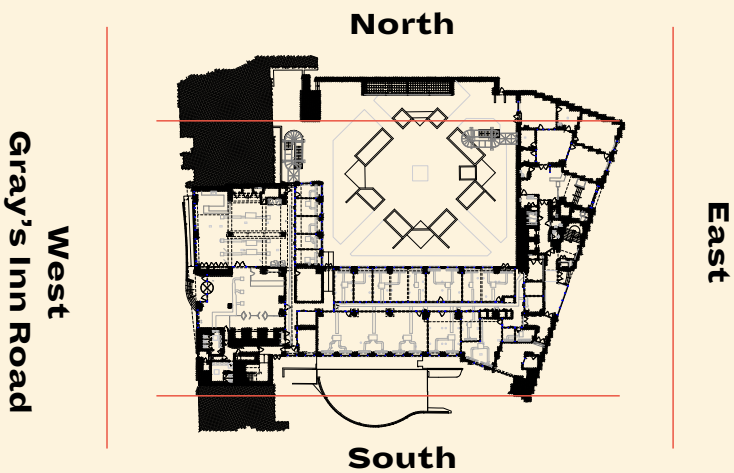
North
Brookes Court



South
Service Yard



East
Brooke Street



3.10 Party Wall and Neighbourly Matters

The initial research into the adjoining owner’s has been undertaken and a report has been complied by GIA. In order to understand neighbouring rights and potential risks for the project, GIA attended site, consulted the land registry and all available Solicitor’s report.



Their report concluded that Party Wall Agreements will need to be sought with the following neighbours:

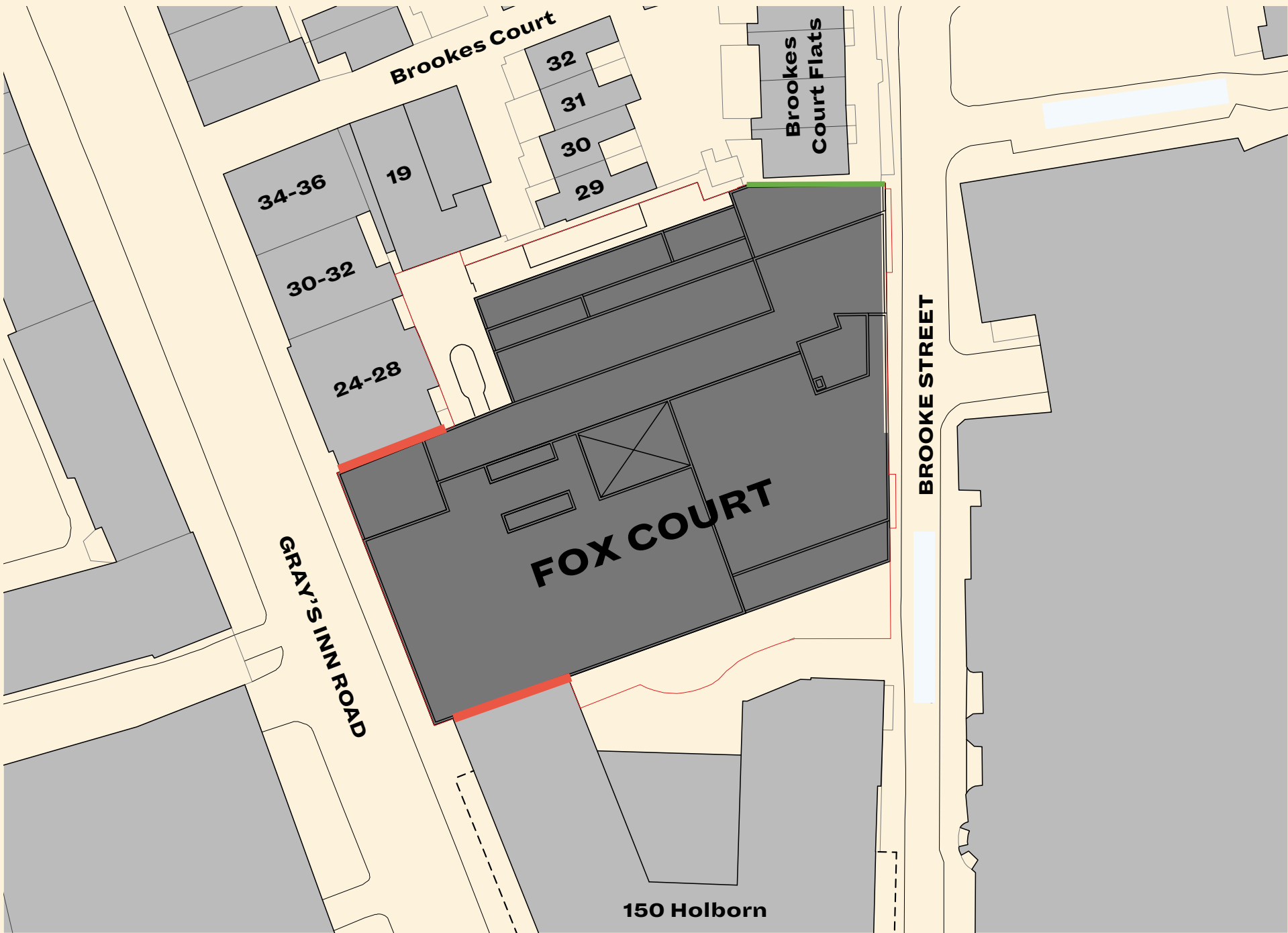
- 2-12 Gray’s Inn Road (150 Holborn)
- 24-28 Gray’s Inn Road
- LPN Transformer Chambers at Fox Court

In addition their report highlights issues of access over adjoining owners land for the purposes of construction and access consent will need to be sought with:

- 2-12 Gray’s Inn Road (150 Holborn)
- 24-28 Gray’s Inn Road
- Brookes Court Private & Public Properties

Further site investigations will be required to access the existing condition of all party and further design development is required at the next stage to determine the details for all party and boundary walls.

-  = Party Wall
-  = Boundary Wall



BGY

4.00

Pre-Application Consultation

4.00

Pre-Application Consultation

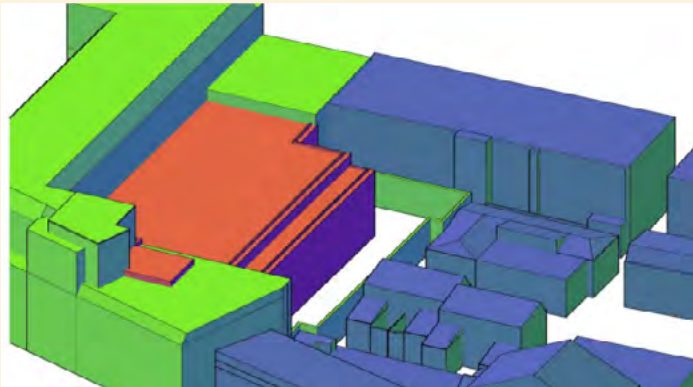
4.01

Previous Planning Consents

Planning permission was granted on 31st October 1975 (LBC ref N16/20/A/18886) for the construction of a part 3, part 4 and part 8 storey building for use as a computer centre with ancillary offices. This is the planning permission relating to the original construction of the current building.

Planning permission was granted on 27th January 1995 (LBC ref 9401522) for the refurbishment of the building including the demolition of a 4 storey computer block and the creation of a landscaped courtyard, the insertion of windows to the south and east elevations, the re-cladding of the west elevation and the erection of small extensions at second third and fourth floor levels to provide new office accommodation. These are the works that have broadly led to the current condition of the building.

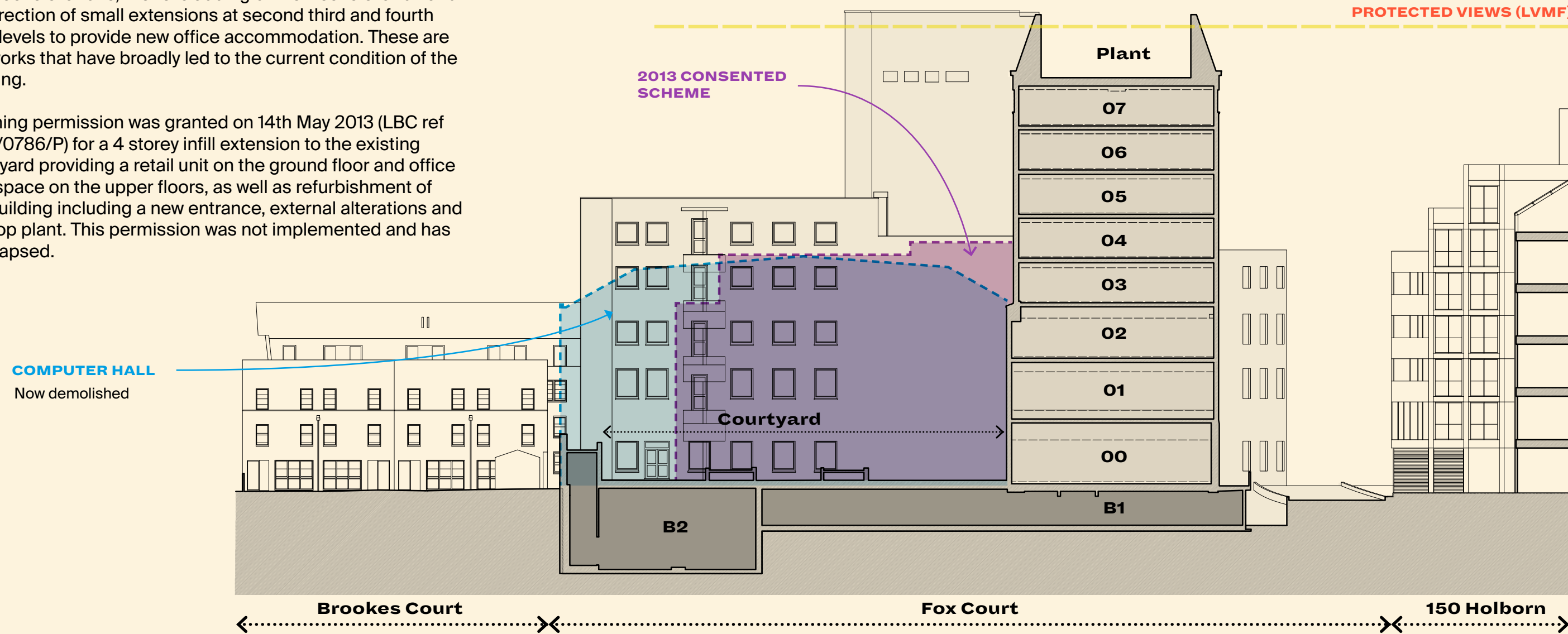
Planning permission was granted on 14th May 2013 (LBC ref 2013/0786/P) for a 4 storey infill extension to the existing courtyard providing a retail unit on the ground floor and office floorspace on the upper floors, as well as refurbishment of the building including a new entrance, external alterations and rooftop plant. This permission was not implemented and has now lapsed.



Fox Court Previous Application 2013/0786/P.
Proposed development massing



Fox Court Previous Application 2013/0786/P.
Scheme visual of courtyard infill.



4.00

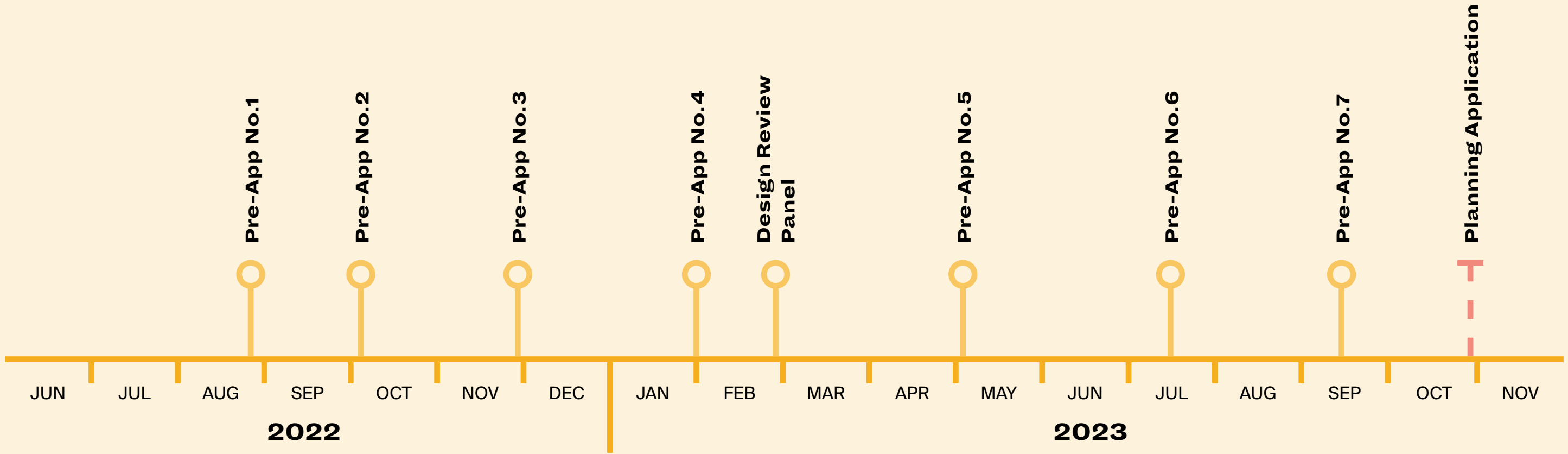
Pre-Application Consultation

4.02

Pre-Application Timeline

Over the course of Stage 2, we have engaged with London Borough of Camden Council to discuss the proposals through a number of pre-application meetings and a Design Review Panel.

All discussions with the council have informed the design development and refinement of the proposals and has led to the proposals addressing a number key areas of the building, as detailed on the following pages.



4.00

Pre-Application Consultation

4.03

Pre-Application No.1

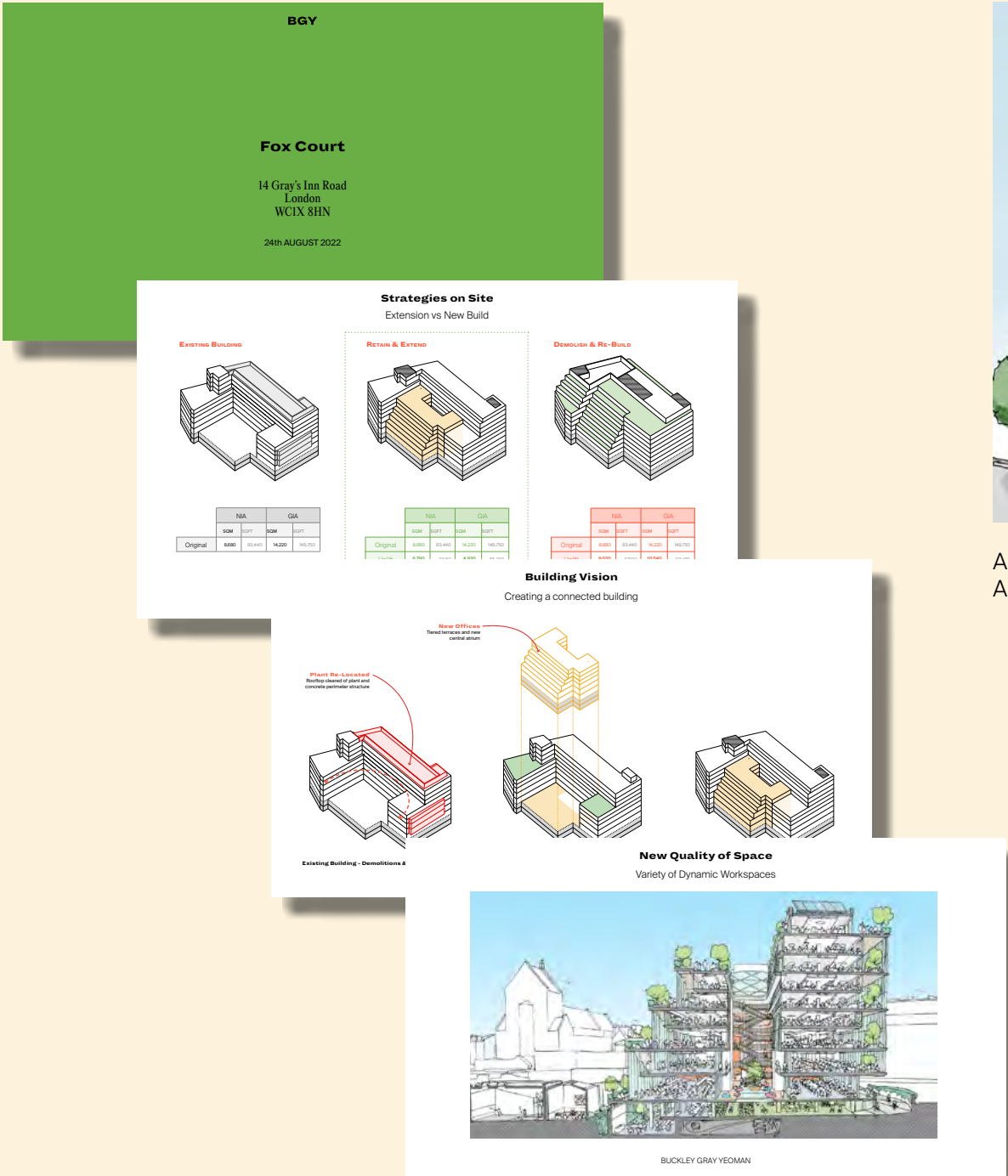
On the 25th August 2020, Pre-Application meeting no.1 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Introduction to the team,
- Overview of the site, context, planning background,
- The existing building analysis and area schedule,
- The building and site opportunities and constraints,
- Review of LVMF viewing corridors and daylight sunlight constraints,
- Extension vs new build analysis,
- Overall building vision; making the building work, adding new quality space and creating street presence,
- Review of site capacity for office and residential,
- Residential studies; potential location for residential.

LBC feedback at Pre-App no.1 meeting:

- Retention of the existing building supported.
- Uplift in office supported.
- Need to see more options for delivering housing on-site.
- Encouraging about ground floor frontage improvements, more detail needed on scale and massing and related impacts.



ABOVE: GRAY'S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.1

ABOVE: EXTRACTS FROM PRE-APP NO.1 PRESENTATION

4.00

Pre-Application Consultation

4.04

Pre-Application No.2

On the 5th October 2022, Pre-Application meeting no.2 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included

- Recap of the site, context, planning background,
- Recap of the existing building analysis,
- The building and site opportunities and constraints,
- Affordable workspace initial proposal,
- 7 no. townscape views with current massing,
- Gray's Inn Road history and context
- Front facade principles,
- Preliminary Facade Proposals
- Residential studies; further locations explored, developed flat layouts and daylight sunlight analysis.

LBC feedback at Pre-App no.2 meeting:

- Reservations about scale on Gray's Inn Road and forward projection.
- Welcome further residential studies and request further work including more flexibility on smaller units.
- Query daylight and sunlight impacts on residential units both sides of the building.
- Welcome initial proposals for affordable workspace



ABOVE: EXTRACTS FROM PRE-APP NO.2 PRESENTATION

4.00

Pre-Application Consultation

4.05

Pre-Application No.3

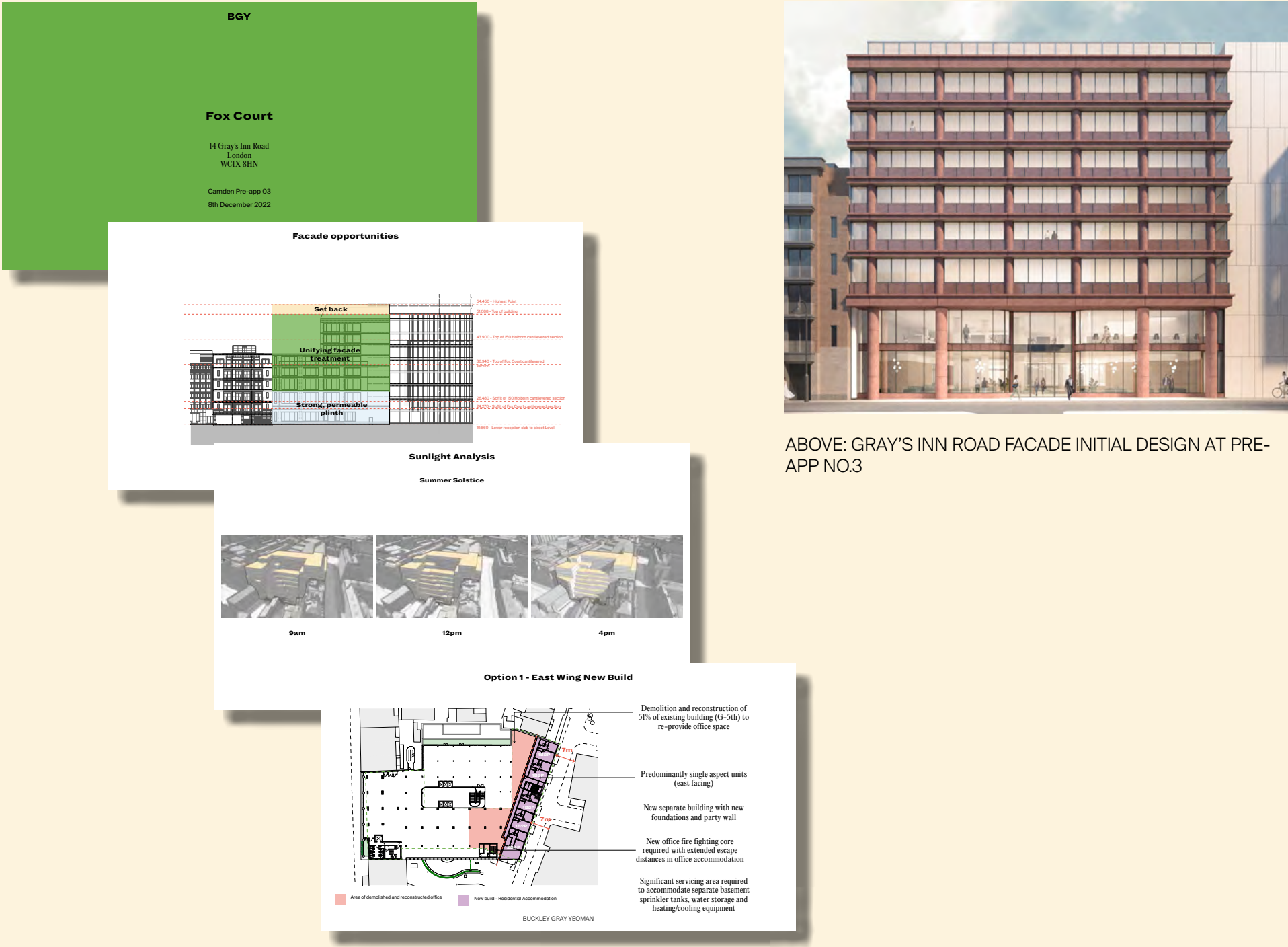
On the 8th December 2022, Pre-Application meeting no.3 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Recap of the site, context, planning background,
- Recap of the existing building opportunities and constraints,
- Recap of the building vision and massing,
- Recap of Gray's Inn Road history and context
- Front facade principles,
- Front facade development with material options,
- Northern massing and terrace articulation,
- 11 no. townscape views with updated massing,
- Residential studies; further locations explored, developed flat layouts and demolition analysis

LBC feedback at Pre-App no.3 meeting:

- Fire resilient design constraints of putting residential on site understood, but some further options should be considered.
- Site should be seen as a continuation of Gray's Inn Road, distinct from High Holborn, and further work is needed on the façade design.
- Impact on conservation area is a concern.



ABOVE: GRAY'S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.3

ABOVE: EXTRACTS FROM PRE-APP NO.3 PRESENTATION

4.00

Pre-Application Consultation

4.06

Pre-Application No.4

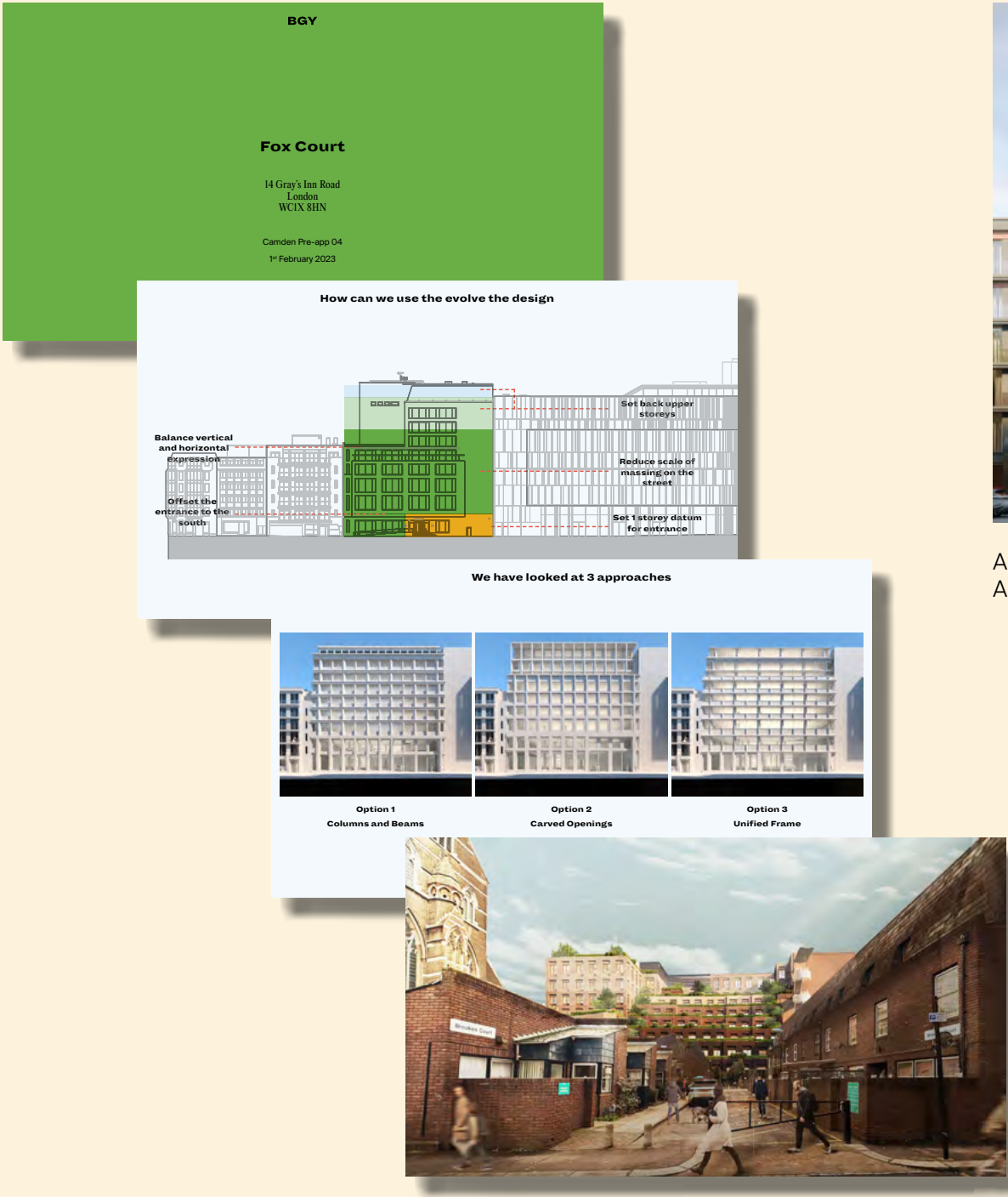
On the 1st February 2023, Pre-Application meeting no.4 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Recap of the site, context, planning background,
- Recap of the existing building opportunities and constraints,
- Recap of the building vision and massing,
- Review of previous front facade design
- Front facade principles developed,
- Front facade options developed,
- New front facade,
- Northern terraces articulation further broken down,
- Initial terrace planting principles.

LBC feedback at Pre-App no.4 meeting:

- Encouraged to maximise planting on the stepped northern façade.
- Still reservations about the scale of development and transition between 150 High Holborn and the rest of Gray’s Inn Road.
- Impact on Gray’s Inn Square still a concern - looking for a design approach that maintains the inverted L-shaped appearance and step down.



ABOVE: GRAY’S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.4

ABOVE: EXTRACTS FROM PRE-APP NO.4 PRESENTATION

4.00

Pre-Application Consultation

4.07

Design Review Panel

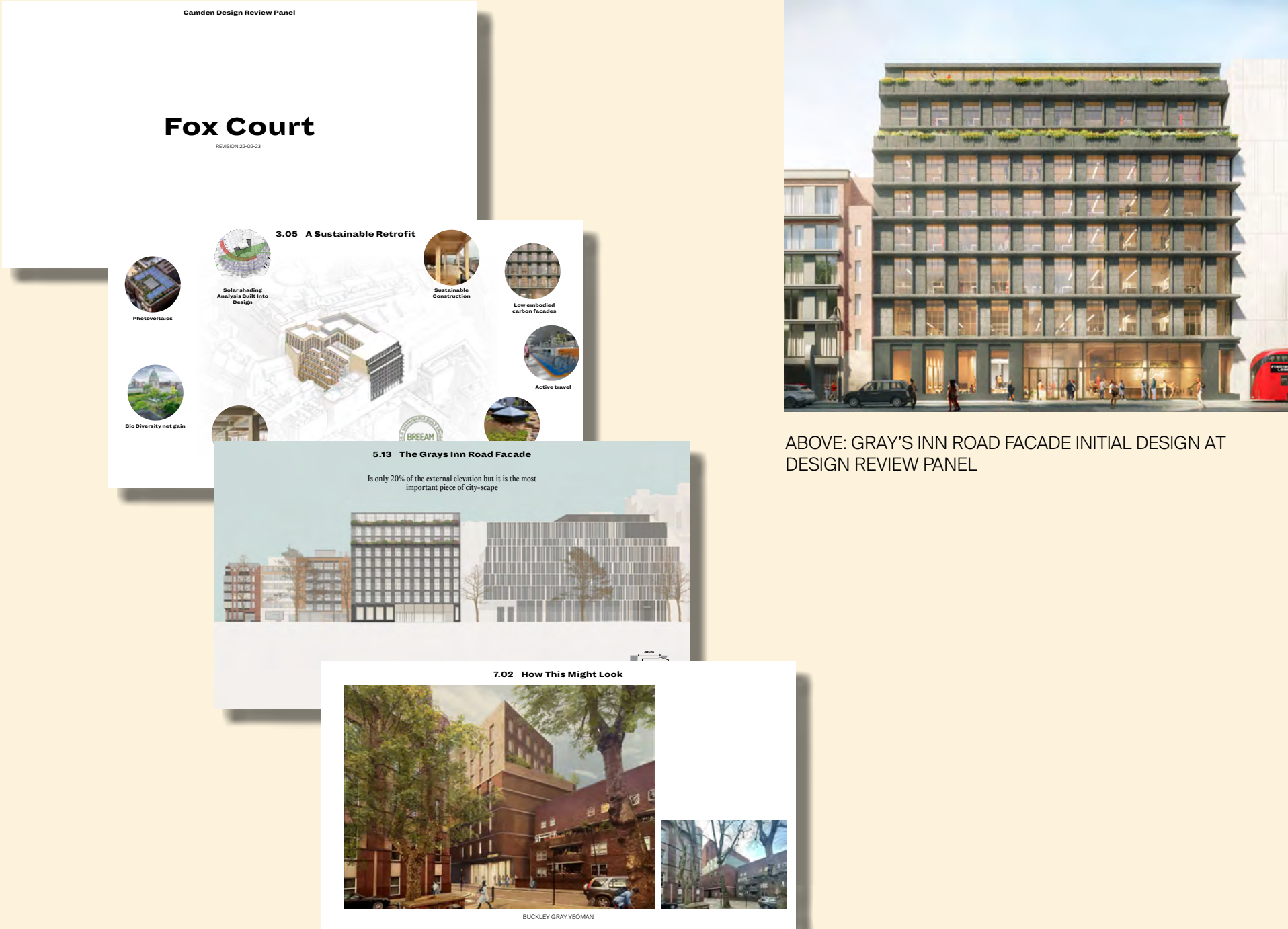
On the 22nd September 2023, a Design Review Panel was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) organised through Frame Projects with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Introduction to the team,
- Overview of the existing building, site and context,
- Overview of extension vs new build and building vision,
- Analysis of mid-town context and history,
- Extension vs new build analysis,
- Front façade principles and design development
- Proposed front façade and materiality,
- Verified Views from Gray’s Inn Court
- Northern terraces design development,
- Terrace landscaping proposal and materiality,
- Brookes Market entrance,
- Summary of residential studies.

DRP feedback:

- Support the refurbishment and considers there is potential to add massing, but current proposals too large.
- Proposals should respond better to character of Gray’s Inn Road with the building line pulled back.
- Panel not convinced that residential cannot be provided.
- More information required in relation to sustainability.



ABOVE: GRAY’S INN ROAD FACADE INITIAL DESIGN AT DESIGN REVIEW PANEL

ABOVE: EXTRACTS FROM DESIGN REVIEW PANEL PRESENTATION

4.00

Pre-Application Consultation

4.08

Pre-Application No.5

On the 3rd May 2023, Pre-Application no.5 meeting was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Review of DRP feedback,
- Review in detail previous presented residential options,
- Additional residential option,
- Summary of all residential options,
- Development and simplification of northern terrace massing,
- Front facade massing and proportions developed,
- Front facade architectural principles developed,
- Proposed front façade, materiality and colour,
- Verified Views from Gray’s Inn Court,
- Public Realm enhancements,
- Affordable Workspace Jewellery Workshop concept.

LBC feedback at Pre-App no.5 meeting:

- Viability justification required to demonstrate on-site residential not feasible.
- Still reservations about forward projection of Gray’s Inn Road building line, impinges on pedestrian environment and more prominent in heritage views.
- Public realm enhancements broadly welcomed, conversation needs to be started with highways and should involve resident engagement.

BGY

Fox Court

14 Gray's Inn Road
London
WC1A 3HN

Camden Pre-app 05
rev 02 26/04/23
April 2023

Option 15 North East Corner

Target Residential Area:
(50% of DRP Upper Policy H2)
GIA 3,132sqm

Proposed Residential Area:
Total area inc. residential accommodation,
circulation and ancillary services:
GIA 2,137sqm

No. Homes
18

% SINGLE ASPECT
67%

No. FLOORS
7

% of policy H2 compliance
68%

Office Only Massing

DRP massing

Proposed massing

Bay study/ solar shading

The brick piers reduce in width on each floor so that the building appears to become lighter on the upper storeys

Chamfered piers respond to the position of the sun to provide solar shading to the office floor plates

approx. 55% glazing to facade is in line with the project's sustainability targets

first

second

third

fourth

fifth

sixth

seventh

eighth

ABOVE: GRAY'S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.5

ABOVE: EXTRACTS FROM PRE-APP NO.5 PRESENTATION

4.00

Pre-Application Consultation

4.09

Pre-Application No.6

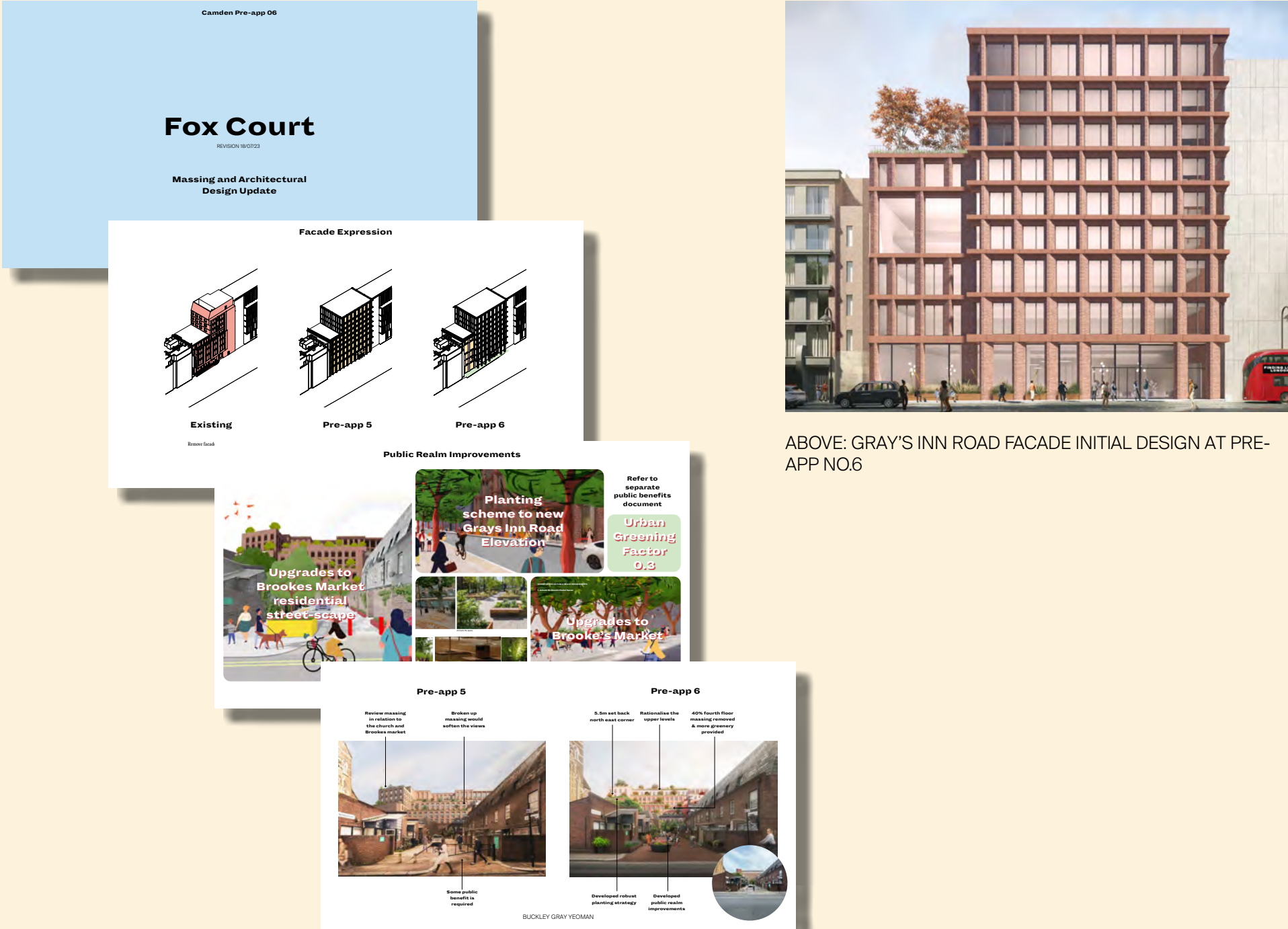
On 18th July 2023, Pre-Application meeting no.6 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Scheme Overview,
- Recap of existing building and context,
- Review of previous front facade feedback,
- Building line and pavement analysis,
- Facade expression developed,
- Proposed front façade,
- Verified
- Views from Gray’s Inn Court,
- Review of neighbouring properties to north of the site,
- Updated northern terrace massing and design,
- Review of Brookes Market entrance.

LBC feedback at Pre-App no.6 meeting:

- Unconvinced by collonading of the Gray’s Inn Road frontage, concerns are not just about pavement width but townscape impact as well.
- Increased prominence and impact on Gray’s Inn South Square is a concern, do feel more detached from wider London in this space and there would be heritage harm.
- More information on sustainability requested.
- More information on daylight, sunlight and overshadowing requested.
- Officers want to resolve the residential use issue before we go back to DRP and also want to better understand sustainability.



ABOVE: GRAY’S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.6

ABOVE: EXTRACTS FROM PRE-APP NO.6 PRESENTATION

4.00

Pre-Application Consultation

4.10

Pre-Application No.7

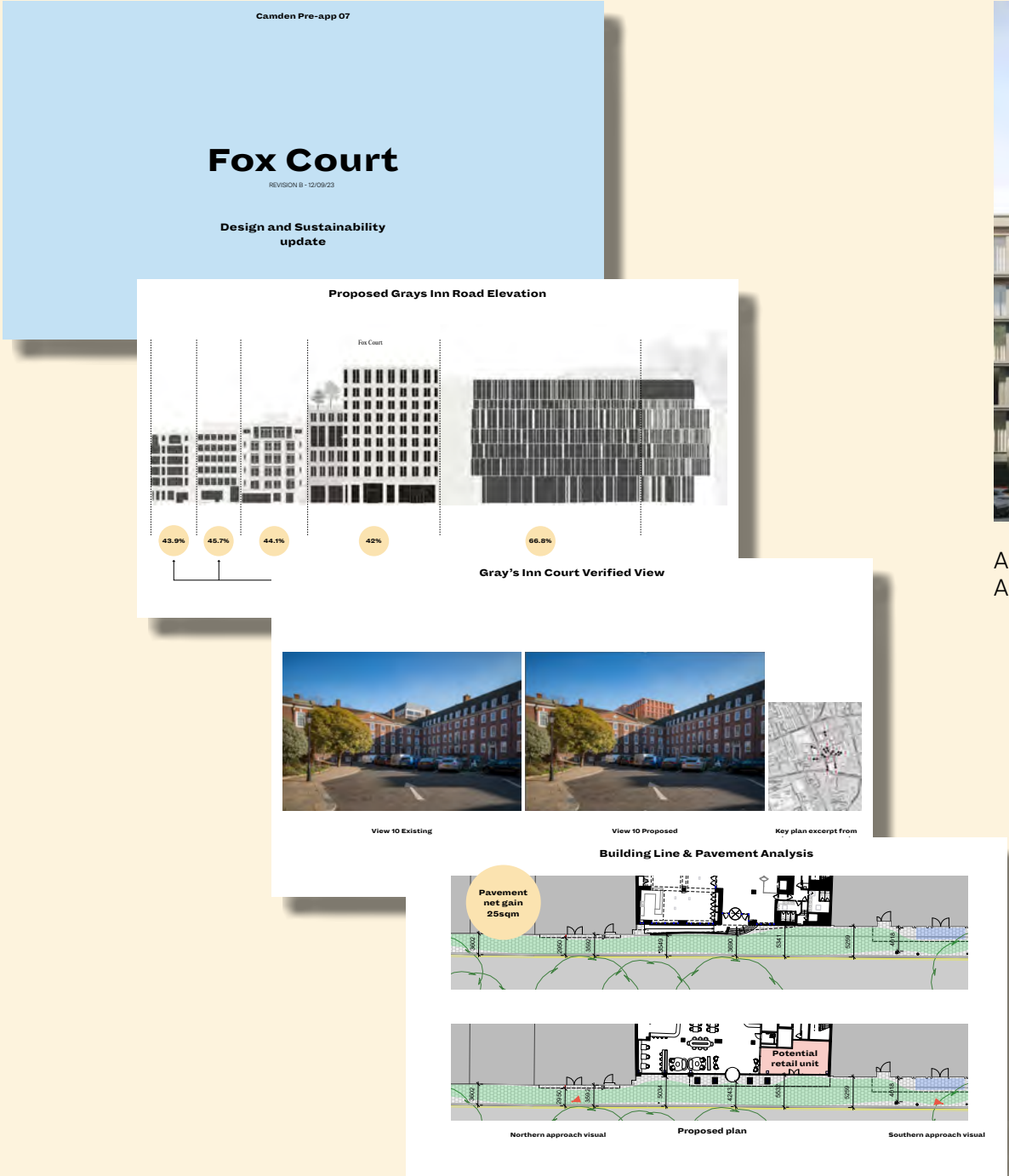
On 12th September 2023, Pre-Application meeting no.7 was held between General Projects, Buckley Gray Yeoman, DP9 and London Borough of Camden (LBC) with regards to the proposed refurbishment and extension of Fox Court.

The information presented included:

- Confirmation of previous agreed elements,
- Recap of Gray's Inn Road context,
- Review of front facade solidity,
- Proposed alterations to the front facade,
- Views from Gray's Inn Court development,
- Building line and pavement analysis development,
- Visualisation of pavement approaches,
- Sustainability overview
- Daylight and Sunlight summary,
- Migration to daylight / sunlight issues,

LBC feedback at Pre-App no.7 meeting:

- Daylight, sunlight and overshadowing information welcomed and further analysis requested, request that the existing external stair is re-designed to reduce impact on neighbouring residents.
- Elevation design treatments improved but still reservations about the forward projection to Gray's Inn Road.
- Reiterated that there is considered to be less than substantial harm to Bloomsbury Conservation Area.
- Sustainability feedback received and discussed.
- sustainability.



ABOVE: GRAY'S INN ROAD FACADE INITIAL DESIGN AT PRE-APP NO.7

ABOVE: EXTRACTS FROM PRE-APP NO.7 PRESENTATION

4.00

Pre-Application Consultation

4.11 Community Engagement Event

Pre-application community engagement around General Projects' Fox Court scheme started in October 2022 and ran up to submission, in October.

Lowick began the engagement process by auditing relevant stakeholders, neighbours, groups and interested parties. Despite low interest from the community given the nature of the proposals and the lack of nearby long-term residential neighbours, the project team endeavoured to engage with local residents and neighbours wherever possible, with consultation undertaken outlined below:

- Meeting with Councillor Danny Beales, Oct 2022
- Meeting/site walkabout with Central District Alliance (CDA), Nov 2022
- Door knocking exercise in the vicinity of the site, Nov 2022

Creating another chapter for Fox Court – Have your say on our proposals

Welcome to our public exhibition

General Projects is bringing forward proposals for the repositioning of Fox Court, 14 Gray's Inn Road, WC1X 8HN.

Buckley Gray Yeoman, one of London's leading architects has been commissioned to sensitively refurbish and extend the existing office building to bring it up to modern day standards and give it a new lease of life.



Our aim is to keep the release of embodied carbon to a minimum by retaining and re-using as much of the existing building and its structures as possible, whilst providing high-quality, modern workspace that meets the needs of post-pandemic office occupiers.

Please feel free to browse the information in your own time and ask the project team any questions you may have. At the end of the public exhibition, we would be grateful if you could take a few moments to complete a feedback form and provide your views. All feedback should be submitted by Wednesday 21st June.

Contact us
If you have any questions, please contact Lowick, who have been appointed to manage our community consultation.
foxcourt@lowickgroup.com
020 3633 9734 (Monday - Friday, 9am - 6pm)
www.foxcourtconsultation.co.uk

Meet the team
General Projects is a contemporary real estate developer, its whole ethos is around designing and delivering innovative and inspiring buildings, designed to meet the ever-changing needs of modern occupiers. As a business, we are committed to becoming operationally Net Zero Carbon across our whole portfolio by 2030, and to see at least a 70% reduction in carbon emissions through our retrofit-first approach, use of low carbon products, and the conscious operation of our buildings.
Buckley Gray Yeoman is an exciting and dynamic London-based architect firm with substantial experience in sensitive design for refurbishment and expansion.

Creating another chapter for Fox Court – Have your say on our proposals

The site and planning history



Fox Court is a 1960s ground plus seven-storey office building on Gray's Inn Road, located close to Chancery Lane Underground Station and Farringdon Station (8 minute walk away).

The existing building is not listed nor does it sit within a conservation area.

The building entrance is split between Gray's Inn Road and Brook Street. The primary entrance on Gray's Inn Road serves the entire building, whereas the second entrance serves HMBIC.

Planning permission has previously been granted for a courtyard infill and facade alterations to the building in 2013, which was not implemented.

The building was occupied up until the COVID-19 pandemic, however the core anchor tenant, NetWork has since vacated the building and the remaining leases are due to expire shortly.

In its current state, Fox Court does not perform to its full potential and will struggle to attract desirable future occupiers.

Site plan
1. PRIMARY ENTRANCE - GRAY'S INN RD
2. SECOND ENTRANCE - HMBIC, BROOKE ST
3. FIRE ESCAPE - BROOKE ST
4. CAR PARK & SERVICE ENTRANCE - BROOKE ST

Creating another chapter for Fox Court – Have your say on our proposals

The existing building

The current building does not meet the requirements of modern office occupiers as tenants look for wellbeing-led, flexible commercial spaces. The current issues with the building include:

- An old and outdated design that fails to contribute positively to the local area
- Floorplates and columns that restrict flexibility and do not allow floors to be easily planned for a range of occupiers
- Obscure entrances with poor accessibility
- Poor treatment of the ground floor activation which means the building does not positively contribute to the streetscape
- A lack of end-of-trip facilities for sustainable transport including cycle parking and showers/changing rooms
- Poor sustainability and energy performance levels arising from inefficient facades, dated windows and plant equipment at the end of its life
- The building appears as two separate entities – there is no connection or through route
- The existing building has low ceilings, limiting daylight



Obscure entrance with poor accessibility to the rest of the building



Not suitable as a modern & attractive office facility

Creating another chapter for Fox Court – Have your say on our proposals

Our proposals at a glance

Recognising the climate emergency we face, we intend to work with the existing building as opposed to wholesale redevelopment that would encompass new build construction. Our proposals look to:

- Simplify the building's internal layout, providing affordable workspace alongside best-in-class workspace for a wide variety of occupiers**
- Deliver a highly operationally sustainable building which adopts net zero ambitions and significantly reduces waste and carbon in construction**
- Introduce improved high-quality architecture and design whilst retaining the original building**
- Provide and improve public realm and landscaping, with a particular focus on Brookes Court**
- Amenity space at all levels to ensure future occupiers have access to fresh air and outdoor space**
- Provide best-in-class end-of-trip facilities including cycle parking to encourage sustainable transport to and from the building**

Creating another chapter for Fox Court – Have your say on our proposals

Design

The current facades have poor sustainability credentials, are dated and detract from the surrounding area. To address this we will introduce new, sustainable and contextually appropriate facades which better respond to the local area and improve the appearance of the building.

The project team is aiming for a contemporary building that reintroduces many of the distinctive features of the neighbourhood.

Rooftop terrace
The proposal includes the sensitive introduction of terraces on the upper levels of the building. The pandemic has highlighted the importance of providing external amenity space for office users. We want to be good long-term neighbours and recognise the importance of safeguarding local amenity. As such, we are committed to outlining the use of the terraces in an operational management plan, to be agreed with the London Borough of Camden which would place limits on the hours of operation, capacity and limit the types of event that can take place.

Rooftop and missing materials palette
The current rooftop plant is unsightly, outdated and inefficient. It is proposed that the rooftop plant is moved to the basement, freeing up the two top floors for amenity and additional office space.



Proposed materials palette



MADE BETTER WITH FIBRE
100% carbon fibre reinforcement in the Gray's Inn Road building's structural steel reinforcement system

Creating another chapter for Fox Court – Have your say on our proposals

Public benefits

Affordable workspace
The proposed scheme will include an uplift of 80,000 sq ft of commercial space and approximately 8,500 sq ft of affordable workspace creating 51 affordable workspace jobs.

The affordable workspace provides an opportunity to link Gray's Inn Road to the nearby Hutton Garden Jewellery cluster and provide related workspace, contributing to the overall health of the economy of the area.

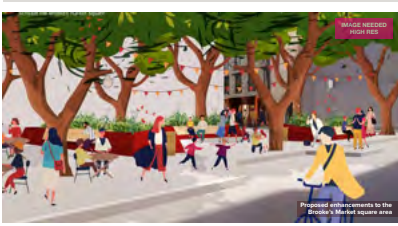
The offices are designed with the recent pandemic in mind – with access to outdoor terraces, windows that can be opened, and high-quality ventilation.

Improving the public realm
As part of our commitment to activating the ground floor, we will also be exploring potential improvements to the public realm surrounding the building, including:

- Tree planting along Gray's Inn Road
- Upgrade the layout of Brookes Court, enhancing the pedestrian experience for residents and visitors, with the introduction of new planting.
- Activate the Brookes Market square area and improve connectivity to the building's entrance along Brookes Street. This will be achieved by providing additional seating and providing new lighting to ensure this is an area everyone can feel safe in.

Community wealth building
The project team is committed to ensuring that the scheme delivers a meaningful and tangible long-term benefit for the local community – particularly young people. General Projects is committed to delivering social impact programmes that will be delivered as part of the project:

- A youth mentoring programme to support over 100 local GCSE and Sixth Form students annually
- Participation in initiatives such as Camden STEAM (Science, Technology, Engineering, Art and Maths)
- High-quality open space designed to host wedding fairs, jewellers markets and training/networking events



MADE BETTER WITH FIBRE
Proposed amenity access to the Brookes Market square area

Creating another chapter for Fox Court – Have your say on our proposals

Sustainability

The refurbished building will meet the highest achievable design quality and sustainability criteria enhancing the surrounding area.

Refurbishing the existing building, rather than pursuing comprehensive redevelopment, means that 4,000 tonnes of embodied carbon will be saved. This makes the development more sustainable and the construction process cleaner, which will further reverse disruption to neighbours.

Reducing the impact of construction
We understand that neighbours are concerned about potential disruption from construction and we want to limit this as much as possible.

The proposal is being designed in such a way to maximise off-site manufacturing and substantially reduce the overall construction time. The building will be assembled as a 'kit of parts', this will reduce the amount of construction work needed on-site and speed up the construction process for neighbours.

The facade elements will be pre-manufactured off-site and the windows too will be pre-installed off-site which substantially reduces the amount of on-site work.

The building structure will be entirely made out of cross laminated timber. Timber is much quieter to assemble and far less noisy during construction than other materials such as concrete or steel.

Our proposed refurbishments also present further opportunities to allow us to improve the building performance. Our measures for this include:

- Improving the thermal and light performance of the building
- Installing PV panels to the roof
- Loggending windows and exterior materials
- New mechanical and electrical systems throughout the building



MADE BETTER WITH FIBRE
100% carbon fibre reinforcement in the Gray's Inn Road building's structural steel reinforcement system

Creating another chapter for Fox Court – Have your say on our proposals

Summary and next steps

Retaining 80% of the existing structure in the construction of the scheme to set an exemplary standard demonstrating best practice in how existing buildings can be reimaged, negating the need to demolish buildings with the associated embodied carbon impacts

Simplifying the building's internal layout, providing more, flexible, and active space for a range of future office tenants

Greatly enhancing the design of the existing building through interventions to the facade, missing and ground floor to ensure it makes a positive contribution to the surrounding area

New employment opportunities, including 51 affordable workspace jobs, as Camden bounces back from the pandemic

£2.5m of business rates generated per annum

Introducing new accessible roof terraces at 10 provide tenants access to outdoor amenity space and fresh air

Development of a social value strategy underpinning the development – 100 local GCSE students will visit the building every year over the next 5 years, generating £1.3m in social value

Next steps
Thank you for attending our public exhibition today. We encourage you to provide your feedback on the proposals, either by depositing the questionnaire in the ballot box provided or via the project website: www.foxcourtconsultation.co.uk. The deadline for feedback is Wednesday 21st June.

Fill out one of the feedback forms and depositing it in the box provided

Complete it on our project website by scanning the QR code

Email foxcourt@lowickgroup.com or phoning 020 3633 9902

Indicative timescales

Date	Event
AUGUST 2023	Submission of planning application to the London Borough of Camden
Q1 2024	Determination of planning application by the London Borough of Camden
Q3 2024	Start on site
Q4 2026	Completion date

BGY

5.00

Residential Studies

5.01 Residential Options Overview

Separate residential study documents have been issued to the council as part of the pre-application consultation process.

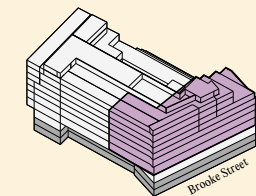
15 opportunities for inclusion of residential accommodation within the site boundary were discussed at length. Options 14 and 15 were reviewed in greater detail in a pre-application meeting in May 2023.

Following pre-application meetings and the design review panel the design team presented best-case scenarios for inclusion of residential accommodation on site. The challenges of providing quality homes was demonstrated to officers in the meetings and the subsequent detailed design study and it was agreed that a viability exercise would be required to support the position of not including residential accommodation in the proposals. A viability exercise has been undertaken separately.

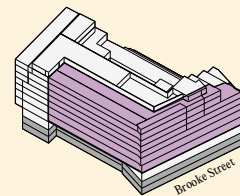
Planning Policy

Camden Local Plan Policy H2 promotes the inclusion of self-contained homes as part of new development in Central London where additional floorspace of more than 200sqm (GIA) is proposed. Whether the inclusion of housing on-site is practical or appropriate will be assessed against a number of considerations, including the site size and any constraints, compatibility with the proposed use and other nearby uses, the impact on a mix of uses on the efficiency and overall quantum of development and scheme viability.

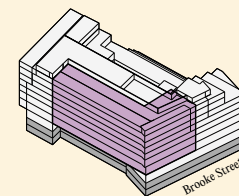
Previous pre-app officer feedback expressed a need to consider the options for providing residential on-site in more detail, which the team have done. The tight relationship between the building and surrounding/proposed uses on this small site makes delivery of housing alongside office use extremely challenging for the reasons set out in the following slides.



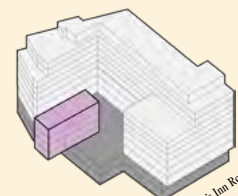
1 - East Elevation
3,850sqm GIA
102% of policy compliant area



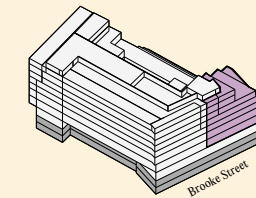
2 - South & East Elevation
3,810sqm GIA
101% of policy compliant area



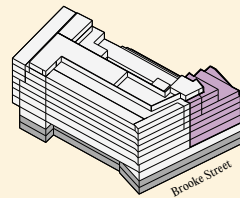
3 - South elevation
3,840sqm GIA
102% of policy compliant area



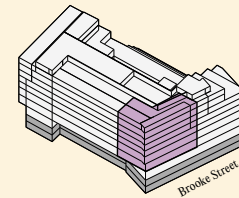
13 - Courtyard (Duplexes)



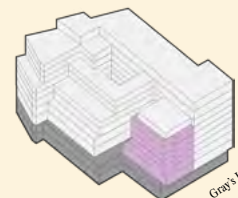
4 - North East Corner
2,250sqm GIA
60% of policy compliant area



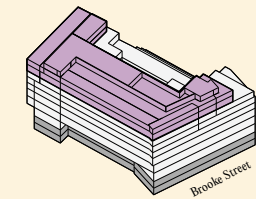
5 - North East Corner
2,535sqm GIA
67% of policy compliant area



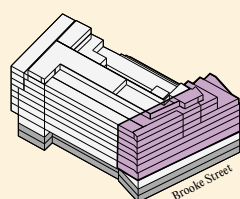
6 - South East Corner
2,704sqm GIA
72% of policy compliant area



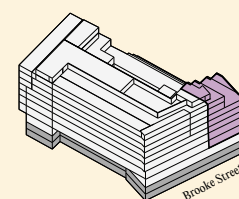
14 - Gray's Inn Road



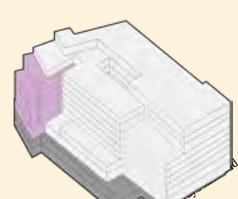
7 - Rooftop
2,447sqm GIA
65% of policy compliant area



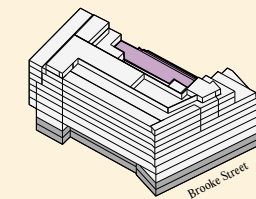
8 - East Elevation
3,309sqm GIA
88% of policy compliant area



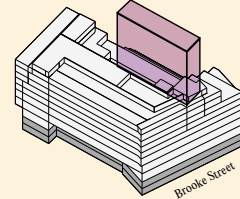
9 - North East Corner
1,665sqm GIA
44% of policy compliant area



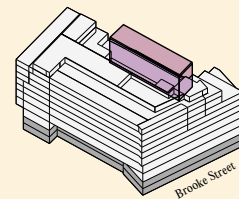
15 - North East Corner Alternative



10 - Courtyard (north facing)
1,590sqm GIA
42% of policy compliant area



11 - Courtyard new build
1,968sqm GIA
77% of policy compliant area



12 - Courtyard New Build
984sqm GIA
77% of policy compliant area

Focussed Residential Studies

5.00

Residential Studies

5.02 Existing Building Constraints



5.00

Residential Studies

5.03 Detailed Residential Studies

Options 14 and 15

To comply with new Building Safety Act and to avoid the whole office being subject to HSE approval process, the following part of the existing structure would need to be demolished to facilitate structural separation between the office and residential accommodation.

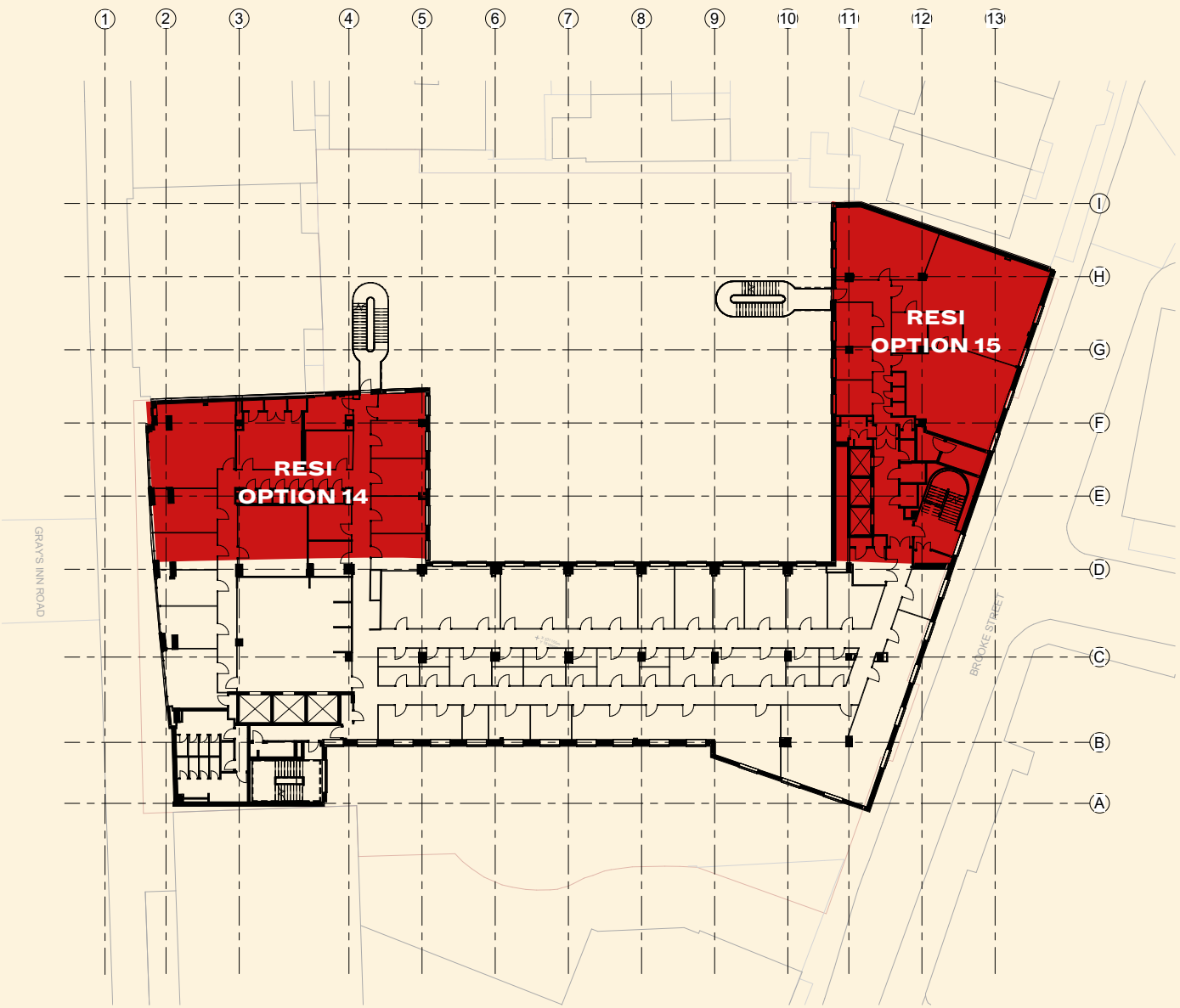
Whilst technically feasible, it does not comply with the project aspirations for retrofitting the existing structure and reducing the embodied carbon of the project. The demolition of the existing structure would also provide significant disruption to neighbouring buildings and will result in the delivery of sub-standard residential accommodation.

Additional
1,125 T/CO₂ emitted

985 kg/CO₂/m² (GIA)

Material Quantities
Steel = 192 Tonnes
Concrete = 497 m³

= 1,283 flights London
to New York



Additional
1,622 T/CO₂ emitted

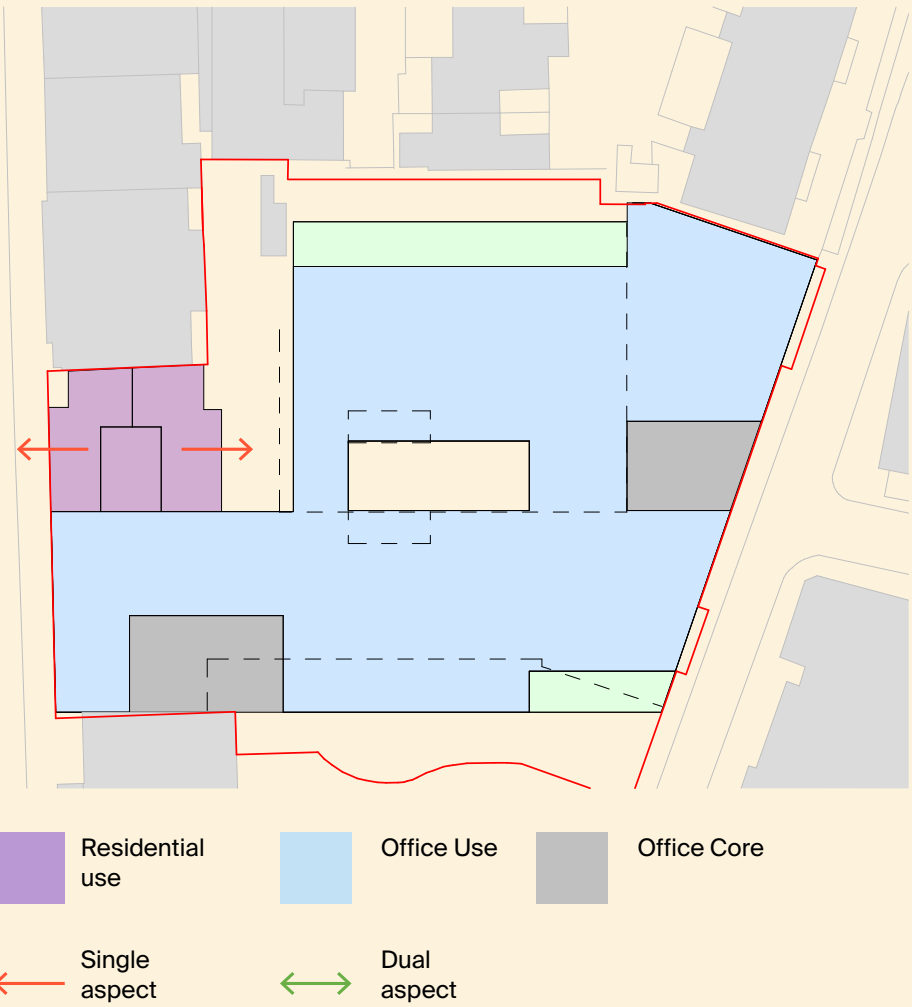
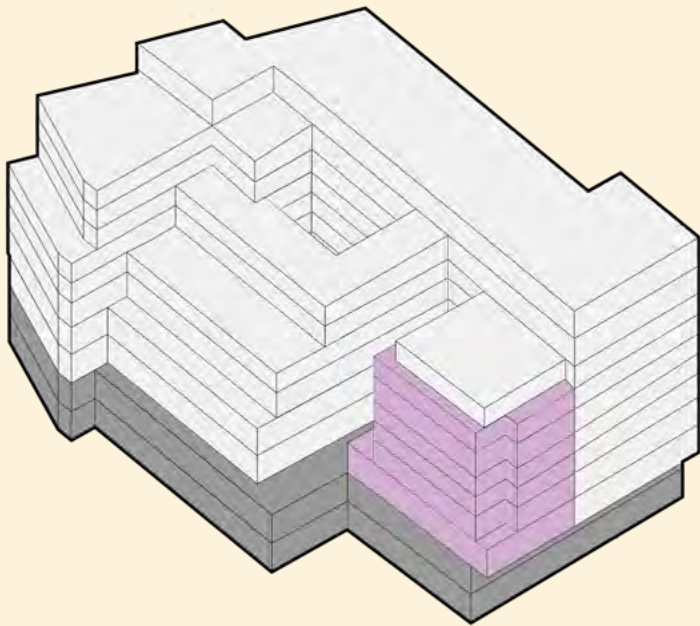
723 kg/CO₂/m² (GIA)

Material Quantities
Steel = 390 Tonnes
Concrete = 1,040 m³

= 1835 flights London
to New York

5.04 Option 14 overview

The smaller portion of the Grays Inn Road facade could be considered for residential development. The northern half of the Grays Inn Road facade could be demolished and rebuilt with a dedicated residential entrance.



Proposed Residential Area:
Total area inc. residential accommodation,
circulation and ancillary services:

GIA 1,141sqm

No. Homes

8

% SINGLE ASPECT

100%

No. FLOORS

5

% of policy H2 compliance

44%

5.05 Option 14 Analysis

Option 14 Plan

Pros

- ✓ Delivers 8 homes in a separate residential building
- ✓ Provides 44% of the requirement under policy H2

Cons

- ✗ Would require demolition of 8% of the building
- ✗ Requires the rebuilding of existing massing at cost of 1,125 T/CO2.
- ✗ Single escape stair will require enhanced fire engineered solution or addition of second stair to make sure residential building over 18m is compliant.
- ✗ Compromised basement areas will require further massing at roof level to accommodate additional plant spaces.
- ✗ Poor air quality on Grays Inn Road requires enhanced filtration systems and larger plant area.
- ✗ Eastern flat has constrained outlook onto to office flank wall.
- ✗ Residential servicing would need to take place from Grays Inn Road which could cause highway safety issues.
- ✗ Compromised single aspect homes are contrary to London Plan D6 policy.



- Residential servicing would need to take place from Grays Inn Road which could cause highway safety issues.
- Basement below is compromised by reducing the slab to facilitate level access, making servicing not possible in this location.
- Eastern home has constrained outlook onto to office flank wall.
- Limited frontage for generous home layouts.
- Compromised single aspect homes are contrary to London Plan D6 policy.
- Single escape stair will require enhanced fire engineered solution or addition of second stair to make sure residential building over 18m is compliant.
- Poor air quality on Grays Inn Road requires enhanced filtration systems and larger plant area.

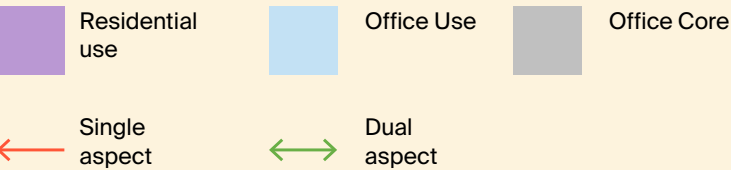
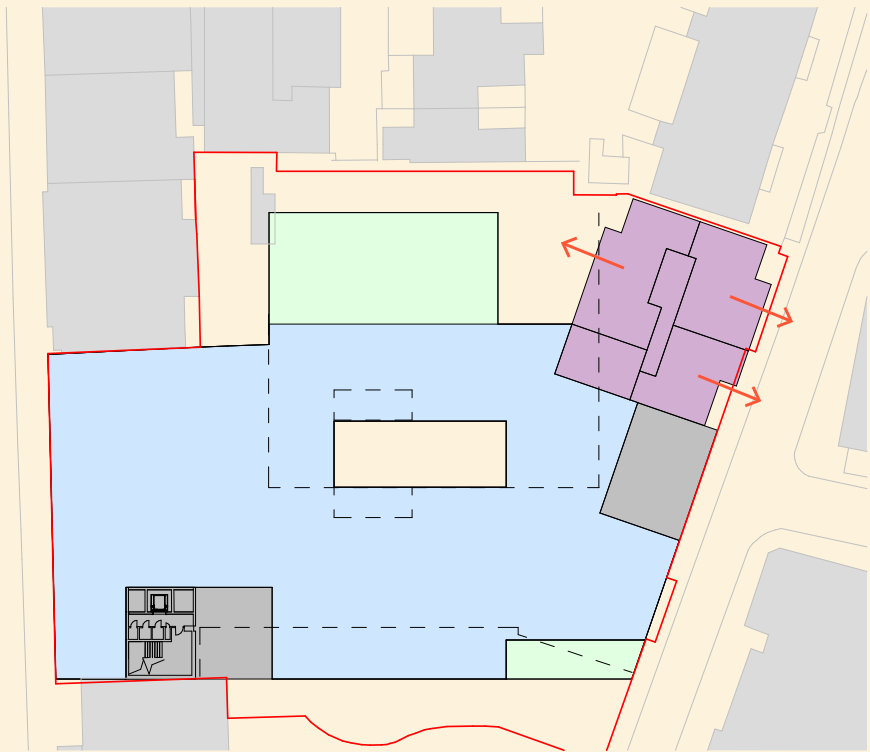
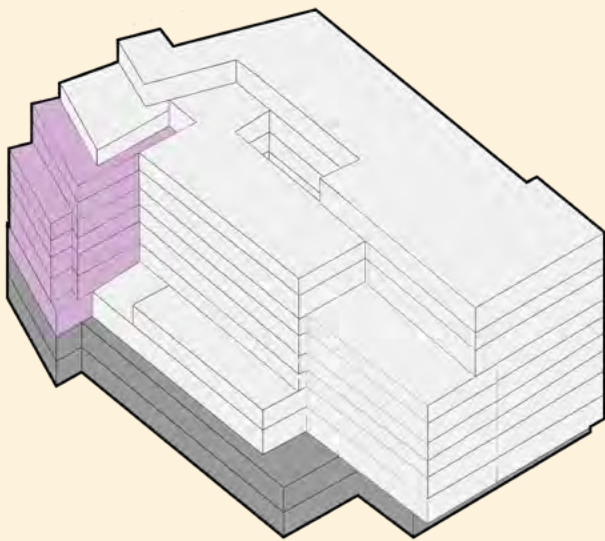
--- Existing Building

Note layouts have not been co-ordinated with structural or services engineers, massing subject to change.

5.06 Option 15 Overview

Sub-Segment Title

The north east corner facing Brooke Street has also been considered in greater detail. This was felt to provide the most feasible ocation for residential. However, on further analysis the quality of the homes was very low, with low access to daylight and sunlight and this location significantly compromisesd the adjacent proposed office accommodation.



Proposed Residential Area:
Total area inc. residential accommodation,
circulation and ancillary services:
GIA 2,137sqm

No. Homes
18

% SINGLE ASPECT
67%

No. FLOORS
7

% of policy H2 compliance
68%

**NOTE: This option has daylight & sunlight
Issues.**

5.07 Option 15 Analysis

Pros

- ✓ Delivers 18 homes in a separate residential building.
- ✓ Provides 68% of the requirement under policy H2

Cons

- ✗ Would require demolition of 15% of the building
- ✗ Requires the rebuilding of existing massing at cost of 1,622 T/CO2 emitted
- ✗ Significant demolition and rebuild adjacent to residential neighbours, resulting in increased noise and vibration over a longer construction period.
- ✗ Residential building is between 18 and 30m therefore requires sprinklers, 2 escape stairs and a fire fighting core.
- ✗ Poor outlook and daylight from Brook Street facing homes owing to proximity to building opposite.
- ✗ Overlooking between north-west facing balconies and Brooke's Court properties
- ✗ Office core to be rebuilt following demolition of existing structure.
- ✗ Compromised single aspect homes are contrary to London Plan D6 policy.

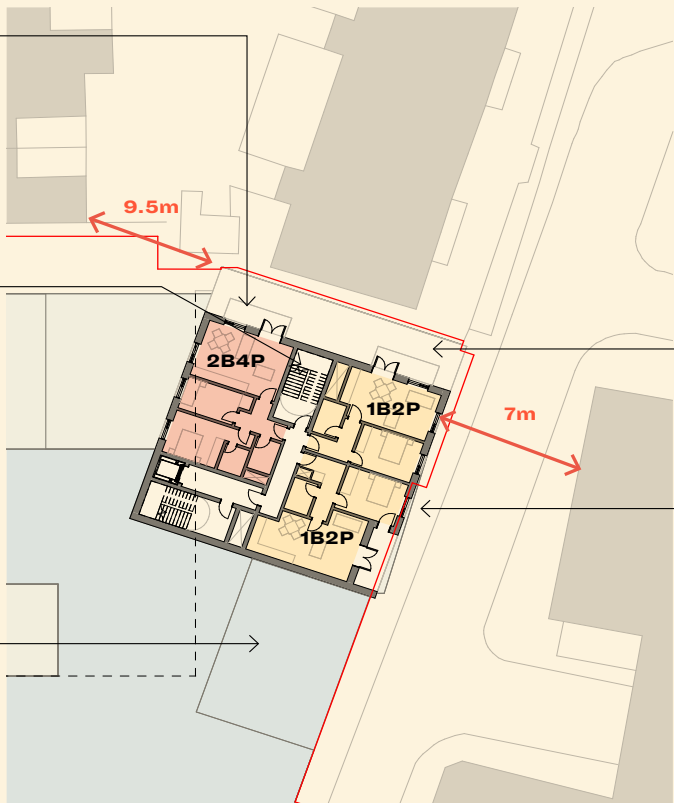
Office massing set back to accommodate dual aspect flat.

Office core to be rebuilt following demolition of existing structure.

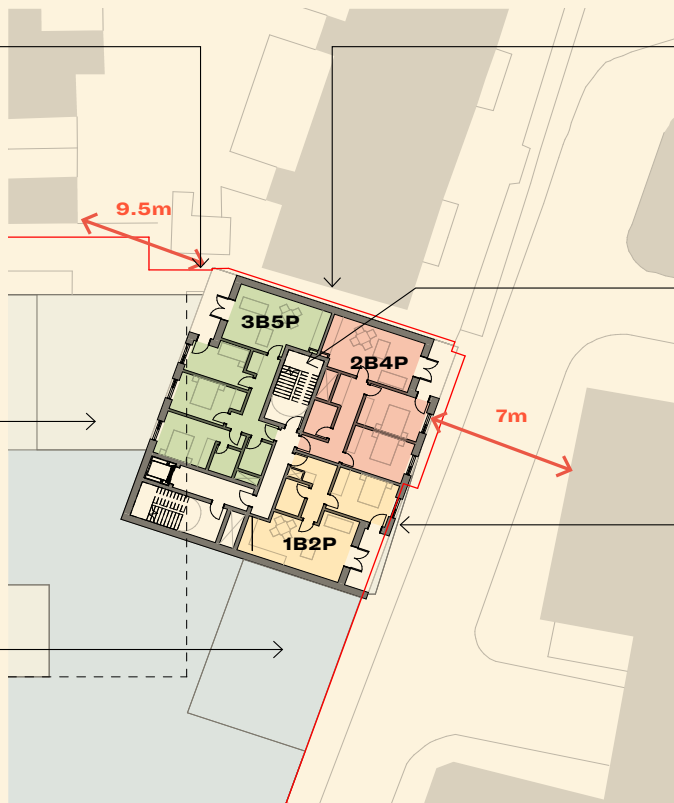
Overlooking between north-west facing balconies and Brooke's Court properties

Office massing set back to accommodate dual aspect flat.

Office core to be rebuilt following demolition of existing structure.



Typical 5-6th floor plan



Typical 1-4th floor plan

Massing set back at upper storeys to reduce impact on conservation area.

Poor outlook and daylight from Brook Street facing homes owing to proximity to building opposite.

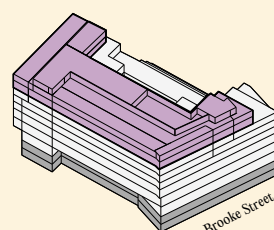
Significant demolition and rebuild adjacent to residential neighbours, resulting in increased noise and vibration over a longer construction period.

Residential building is between 18 and 30m therefore requires sprinklers, 2 escape stairs and a fire fighting core.

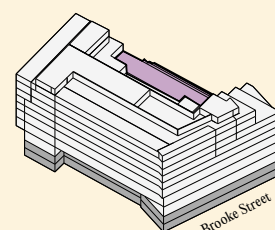
Compromised single aspect homes are contrary to London Plan D6 policy.

Note layouts have not been co-ordinated with structural or services engineers, massing subject to change

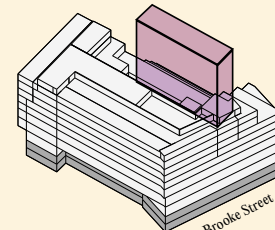
5.08 Residential Summary



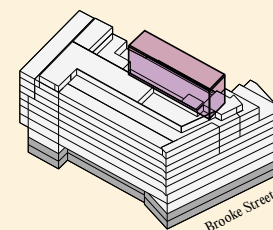
7 - Rooftop



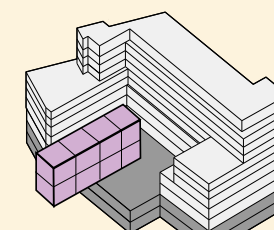
10 /10a - Courtyard
(North facing)



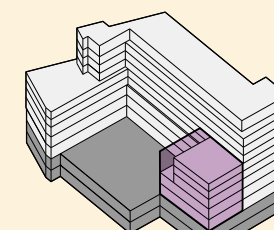
11 - Courtyard new build



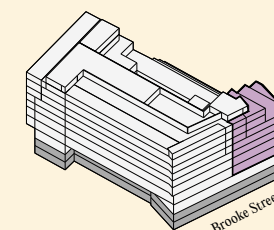
12 - Courtyard New Build



13 - Courtyard (Duplex's)



14 - Gray's Inn Road



15 - North East Corner
Alternative

In Summary

Fifteen options have been explored as part of the pre-application process. It is evident that there is no location within the Fox Court boundary for Residential use which can provided quality homes for the following shared reasons:

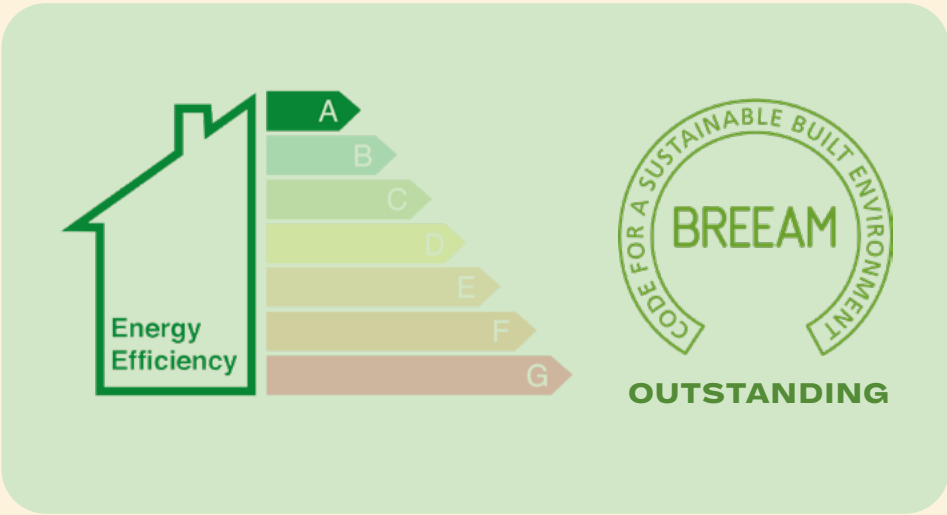
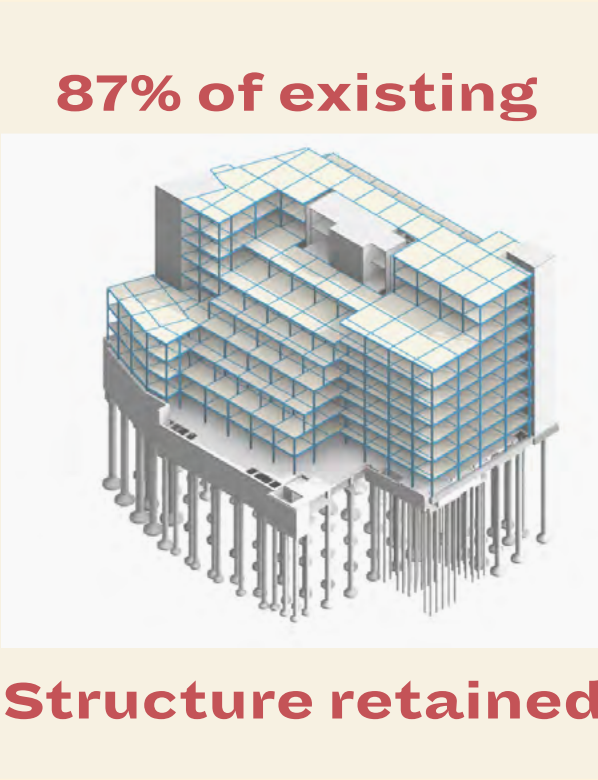
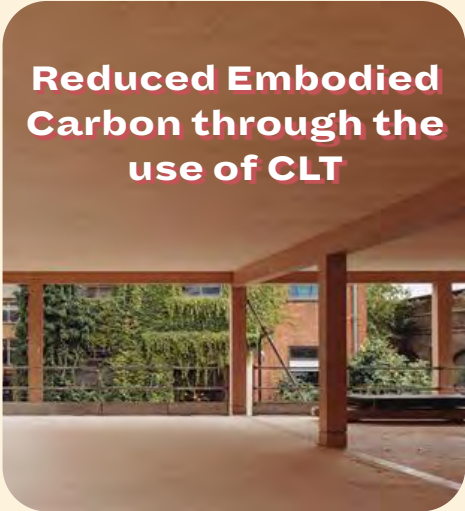
- Most options are single aspect and homes have poor quality daylight.
- Several options have issues achieving compliant layout to achieve fire safety.
- Significant demolition would be required to accommodate residential in the existing foot print.
 - No location can provided the full target GIA to meet Camden Housing Policy H2.
- All options have a significant impact on both quantity and quality of office accommodation.

BGY

6.00

Design Proposals

6.01 Building Vision



6.02 Building Concept



Retain the concrete structure

Install new low-carbon construction in timber

Celebrate the contrast in building structures



Red masonry

Punched windows

Vertical facade expression



Stepped terraces

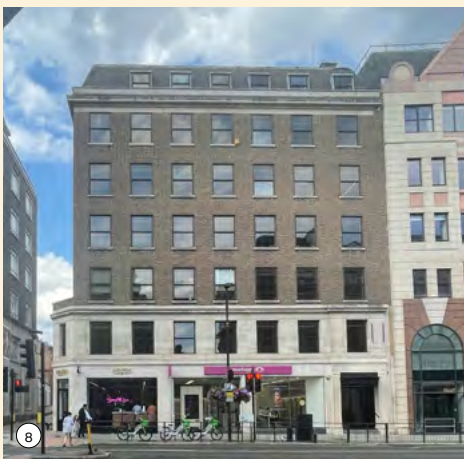
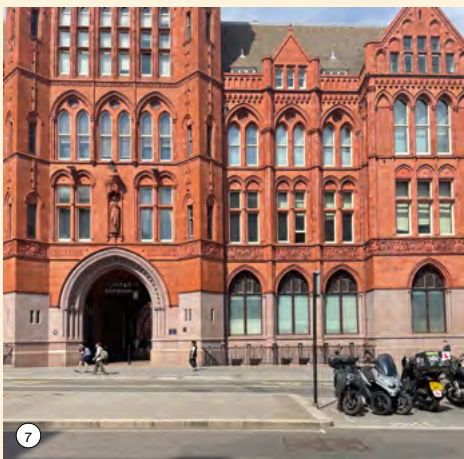
Verdant planting

Gradiating masonry facade

6.03 Local Building Stock



The surrounding area has a strong tradition of red brick or clay toned construction



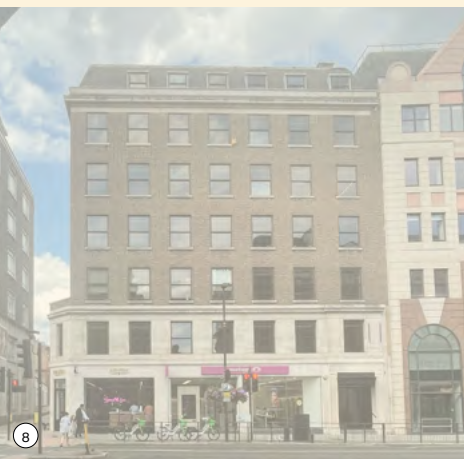
6.04 Materials



A strong tradition of red masonry makes up a majority of the city's prominent architecture.



Fox Court will be constructed in red brick, reconstituted stone and metal.



6.05 Sustainability



By retaining 85% of the existing building structure we are able to dramatically reduce the embodied carbon of the building vs. a demolition and new build.

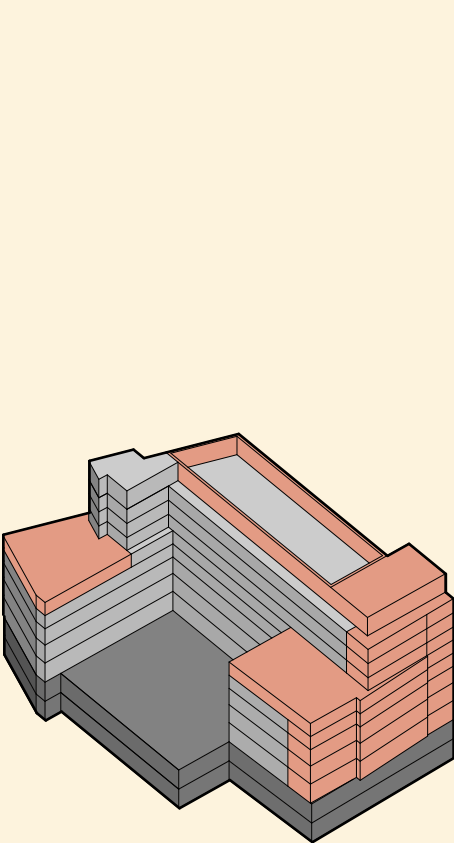


Upgrading the existing building fabric and providing a high level of insulation to the new facade elements and implementing simple passive design methods, such as awnings on the facade, will result in a refurbishment that is very low-carbon in operation

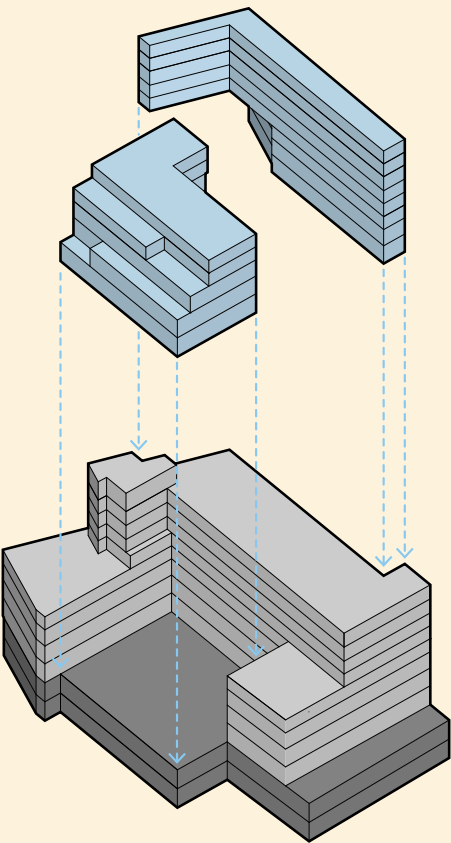


A large blue and green roof covered in PVs and a large water attenuation tank in the basement reduce the flow of water to the sewage system in peak rainfall events and future-proof the building for wetter weather in the changing climate.

6.06 Proposed Massing

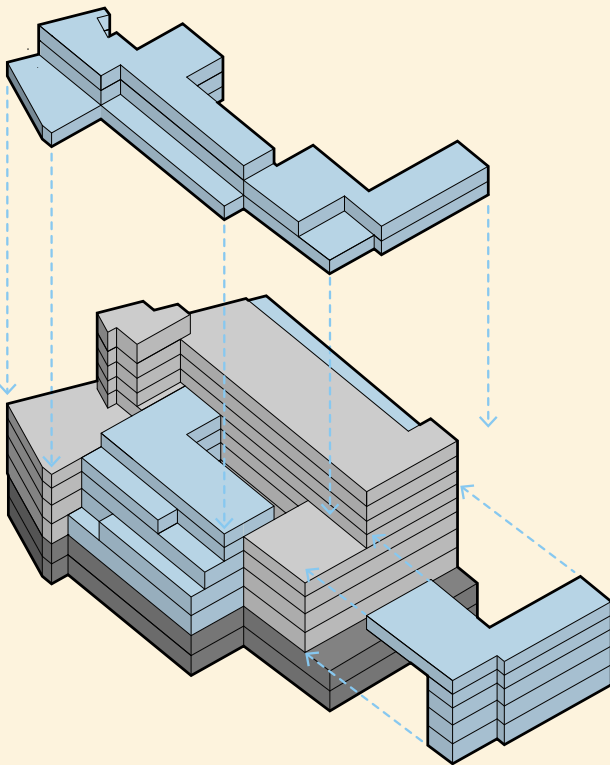


Demolition
All facades to be removed
Roof plant removed
Internal demolition



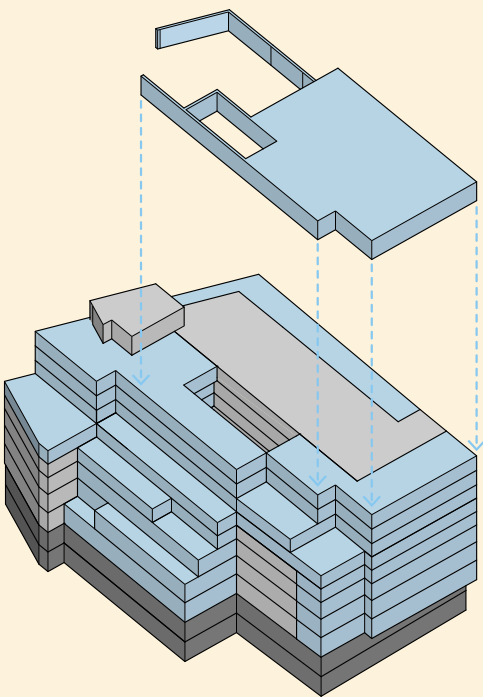
Courtyard and South
New office extension to
be constructed in the
courtyard

South facade to be
extended into southern
courtyard

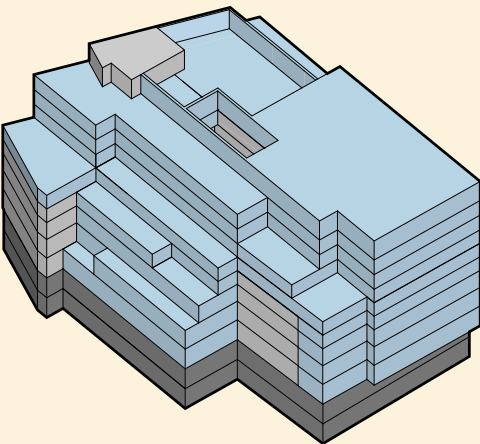


Facades
New Gray's Inn Road
facade

New rooftop extensions



**Additional storey on 8th
floor**
New plant enclosure



**Extended and
rationalised Fox Court**