

100 GRAY'S INN ROAD

NON-MATERIAL PLANNING AMENDMENTS

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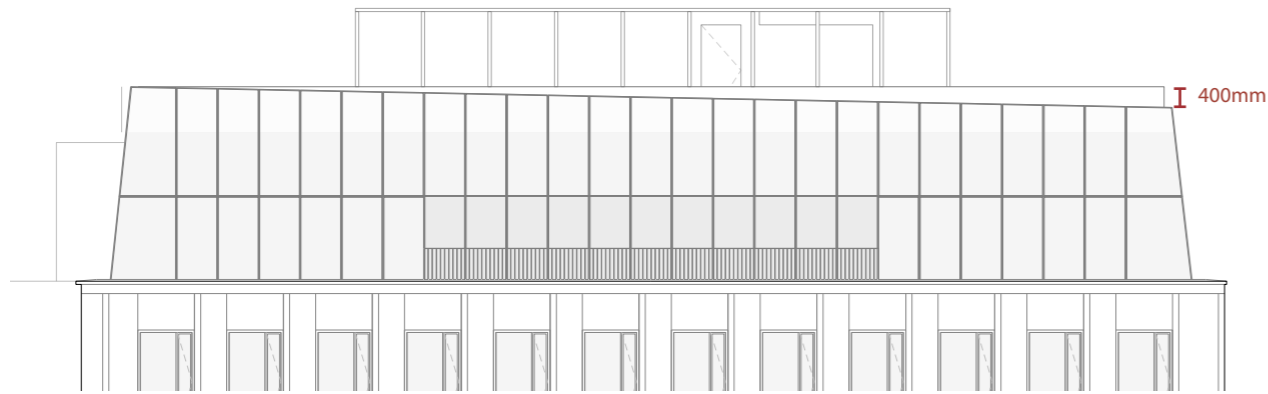
APPENDIX



This document has been prepared in support of the application for non-material amendments (NMA) to the development at 100 Gray's Inn Road and 127 Clerkenwell Road, as well as the refurbishment and extension of 88 Gray's Inn Road (2022/4259/P).

The proposed amendments are considered non-material in nature, as they are very minor and do not significantly impact the size and scale of the building. Each non-material amendment is described in detail throughout this report and should be read in conjunction with the proposed architectural drawings submitted with this application.

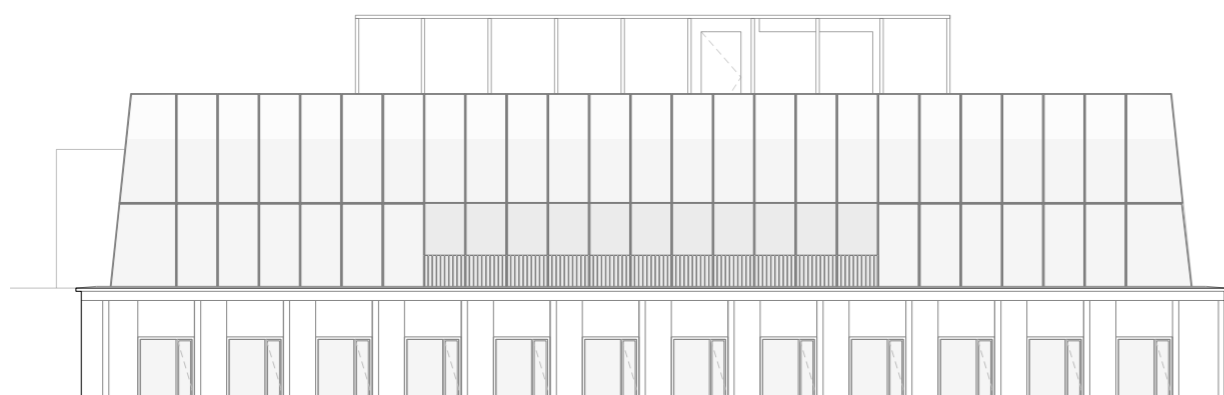
Image left: External view showing proposed building in context.



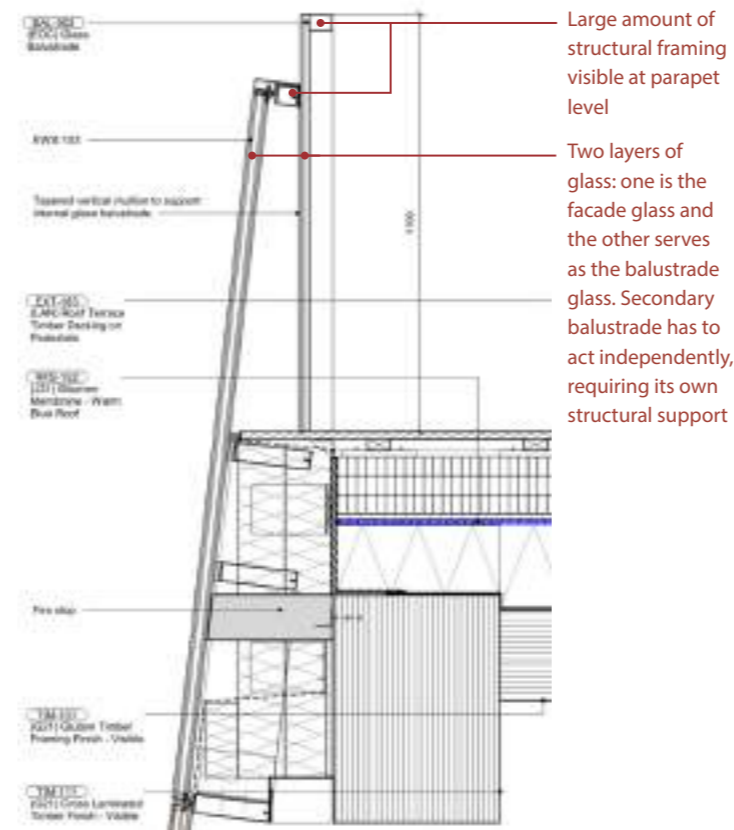
Approved - West Elevation



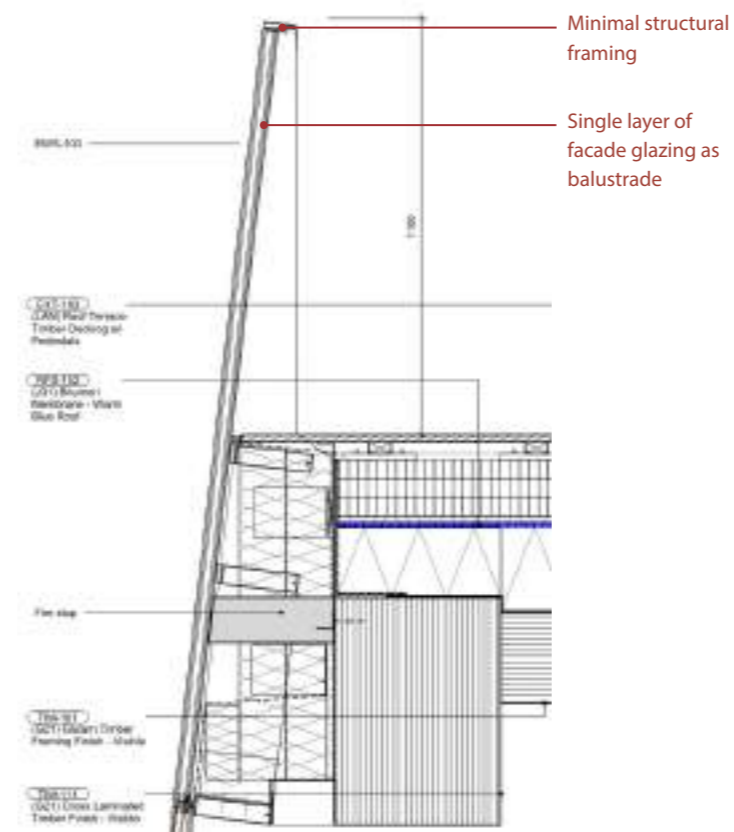
Approved - West Elevation developed technical design



Proposed - West Elevation



Approved - West Elevation L09 Facade Edge Detail



Proposed - West Elevation L09 Facade Edge Detail

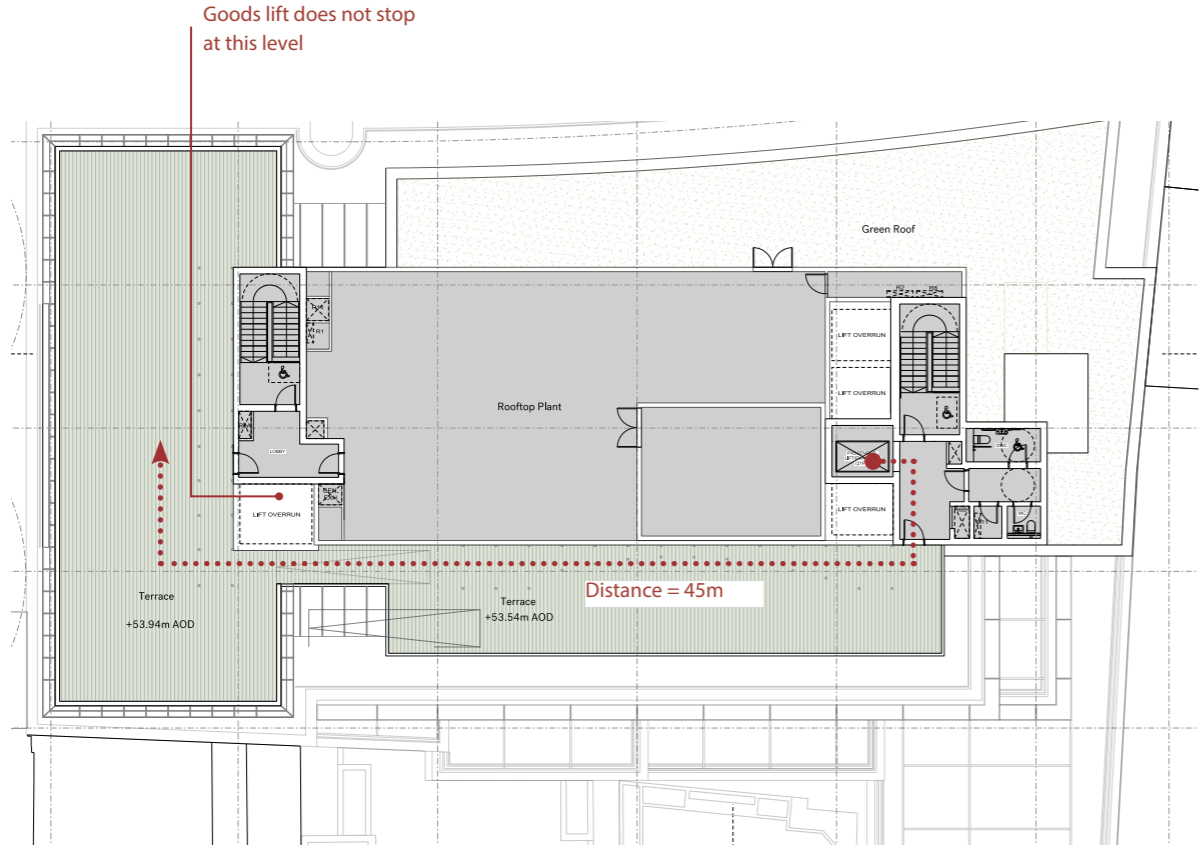
Description of Change:
Simplification of roof crown balustrade design to create a level rather than inclined balustrade

Reason for Change:
Simplifying the roof crown balustrade design represents a significant improvement from both technical and design perspectives. Currently, the roof crown has an inclined design, with the glass facade extending up to the roof terrace and reaching the minimum balustrade height at one end, but sloping down by 400mm at the other end, resulting in insufficient height. This necessitates an additional inset glass balustrade. Through technical design and contractor input this balustrade and its framing has become thicker and heavier than anticipated in the planning stages which detracts from the overall aesthetic and comfort of the terrace space. As illustrated on the left, the doubling up of structural framing creates a heavier balustrade design

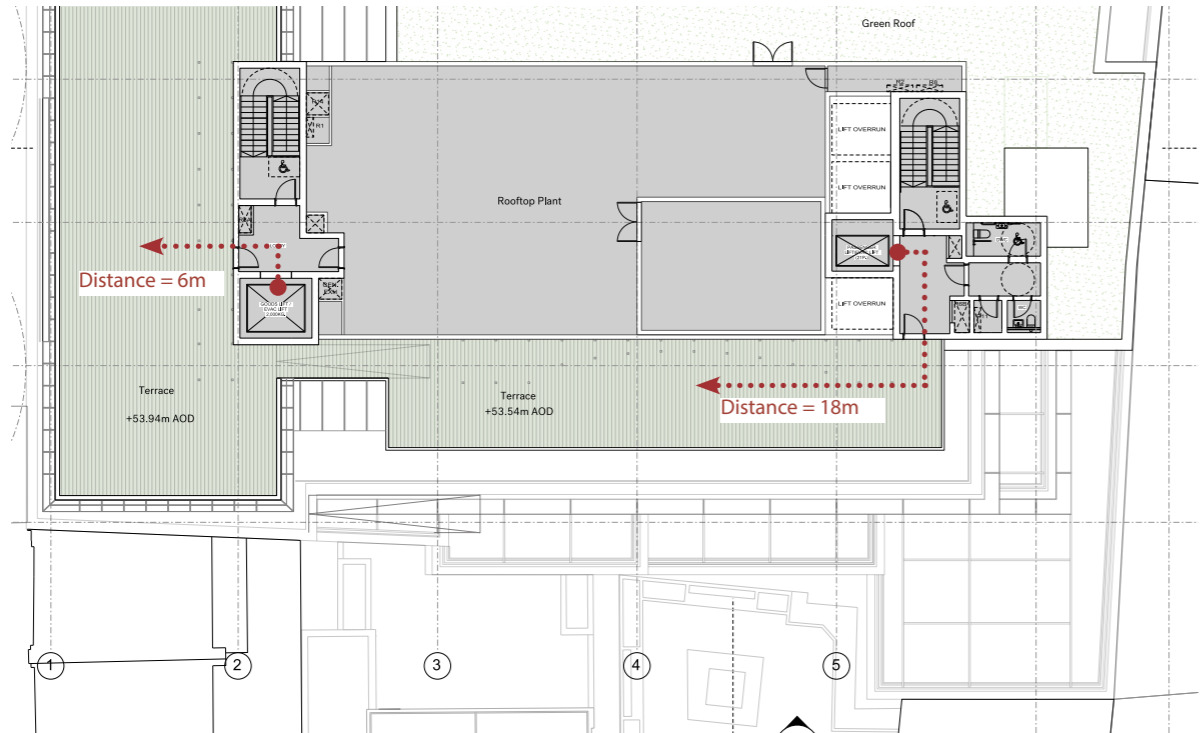
The proposed design features a levelled glass facade at balustrade height, eliminating the inclined slope. Omitting the secondary balustrade, opting for a single balustrade that is lighter in appearance than the approved design. This streamlined approach enhances the visual cohesion and comfort of the terrace, removing the need for multiple layers of glass and doubling up of structural framing creating a more pleasing and unified design.

This design change demonstrates our commitment to achieving an improved and aesthetically harmonious rooftop experience, enhancing the building's architectural integrity.

Please see image on pg.9, fig.2 of the view in Gray's



Approved - Roof Floor (Level 09) Plan



Proposed - Roof Floor (Level 09) Plan

Description of Change:

The goods lift will be increased to provide direct lift access to the Level 09 Roof Terrace.

Reason for Change:

Currently, only the main lift core of the building currently serves all floors up to Level 09 roof terrace. The secondary lift core is equipped with the goods lift that currently only operates between the basement floor and Level 08. The proposal is to extend the goods lift in the secondary lift core to serve Level 09 (roof terrace) to meet the latest UK building regulations and enhance the building’s safety, operational efficiency, and compliance.

1. Compliance with Fire Safety Regulations

- **Firefighting and Rescue Operations:** According to Approved Document B (Fire Safety) and BS 9999, buildings over 18 meters must provide adequate access for firefighting operations. Extending the goods lift to Level 09 ensures that emergency personnel have full access to all levels of the building, including the roof terrace, which could be critical during firefighting or rescue operations.
- **Redundancy in Lift Access:** Providing lift access to all floors, including the roof terrace, within both the primary and secondary lift cores ensures redundancy in case one lift core is compromised during an emergency. This is particularly important in high-rise buildings where multiple access points can significantly impact the effectiveness of emergency response.

2. Compliance with Evacuation and Accessibility Standards

- **Evacuation Requirements:** New building regulations emphasize the importance of providing safe evacuation routes for all building occupants,

including those with disabilities. Extending the goods lift to Level 09 facilitates evacuation from the roof terrace, ensuring that all floors are accessible during an emergency.

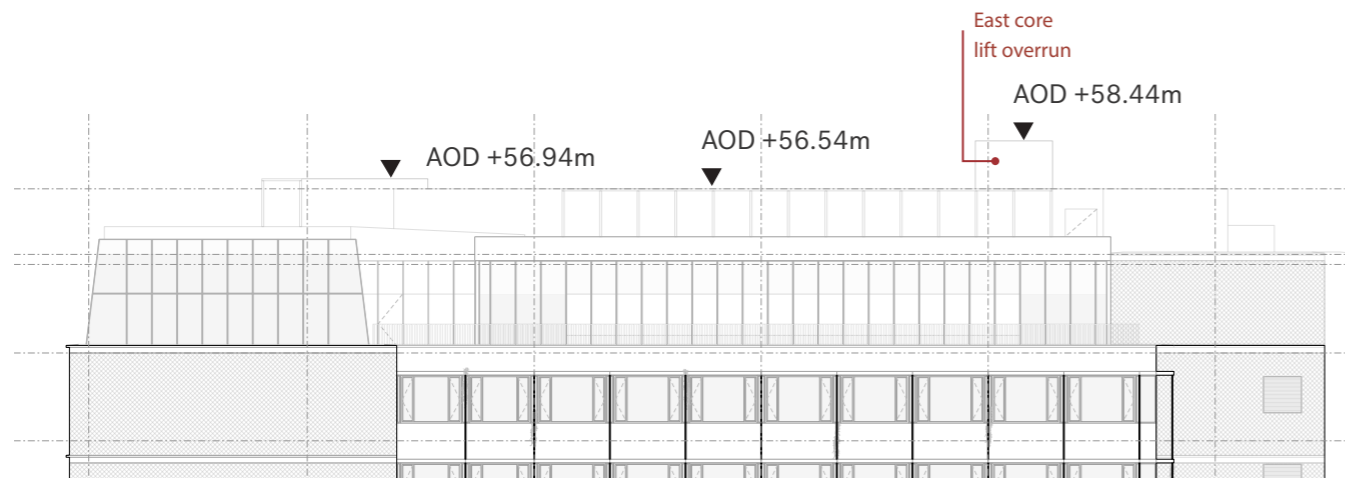
- **Equality Act 2010 Compliance:** To comply with the Equality Act 2010, it is essential to provide equivalent access and egress for all building users, including those requiring the use of lifts. Extending the goods lift to the roof terrace aligns with these accessibility standards.

3. Operational Efficiency

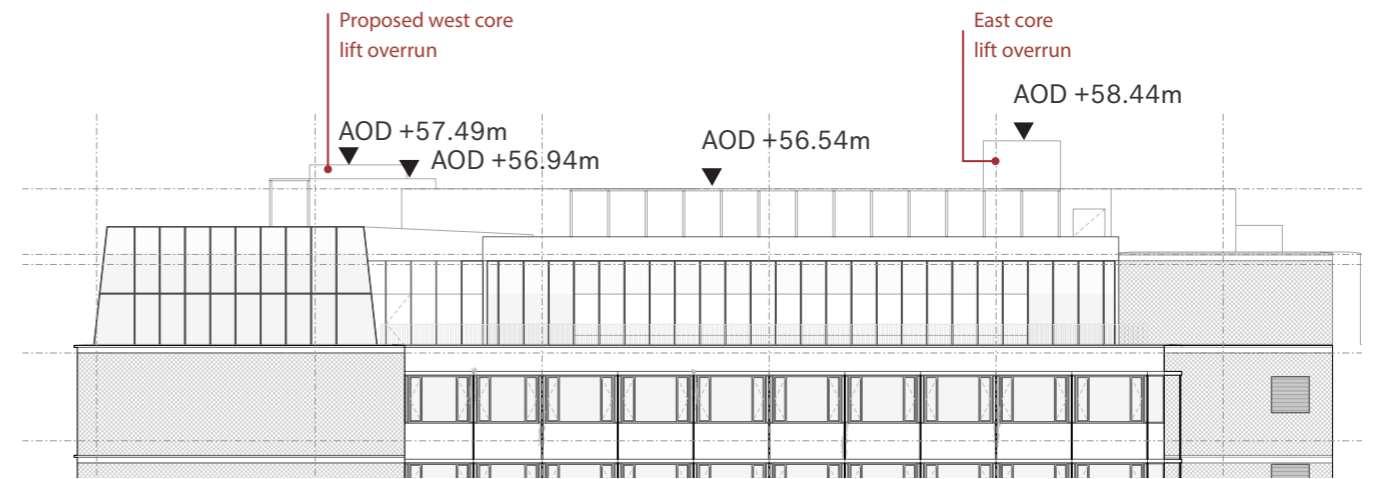
- **Service Access:** The roof terrace may require regular servicing, whether for maintenance, deliveries, or events. Extending the goods lift to Level 09 enhances operational efficiency by providing a direct and convenient route for goods and services to reach the terrace.
- **Building Functionality:** The extended lift access will ensure that the roof terrace can be fully utilized for its intended purpose, without any limitations on access, thereby enhancing the overall functionality of the building.

In light of the updated UK building regulations and the operational needs of the building, extending the goods lift in the secondary lift core to Level 09 (roof terrace) is both necessary and beneficial. This amendment will ensure compliance with fire safety standards, improve evacuation procedures, provide equitable access for all users, and enhance the operational efficiency of the building.

The accompanying roof plans illustrate the limitations of the approved design and demonstrate the benefits of the proposed changes. The following pages illustrates elevations and CGI’s of the proposed goods lift extension from the view of Gray’s Inn Gardens.



Approved - South Elevation



Proposed - South Elevation

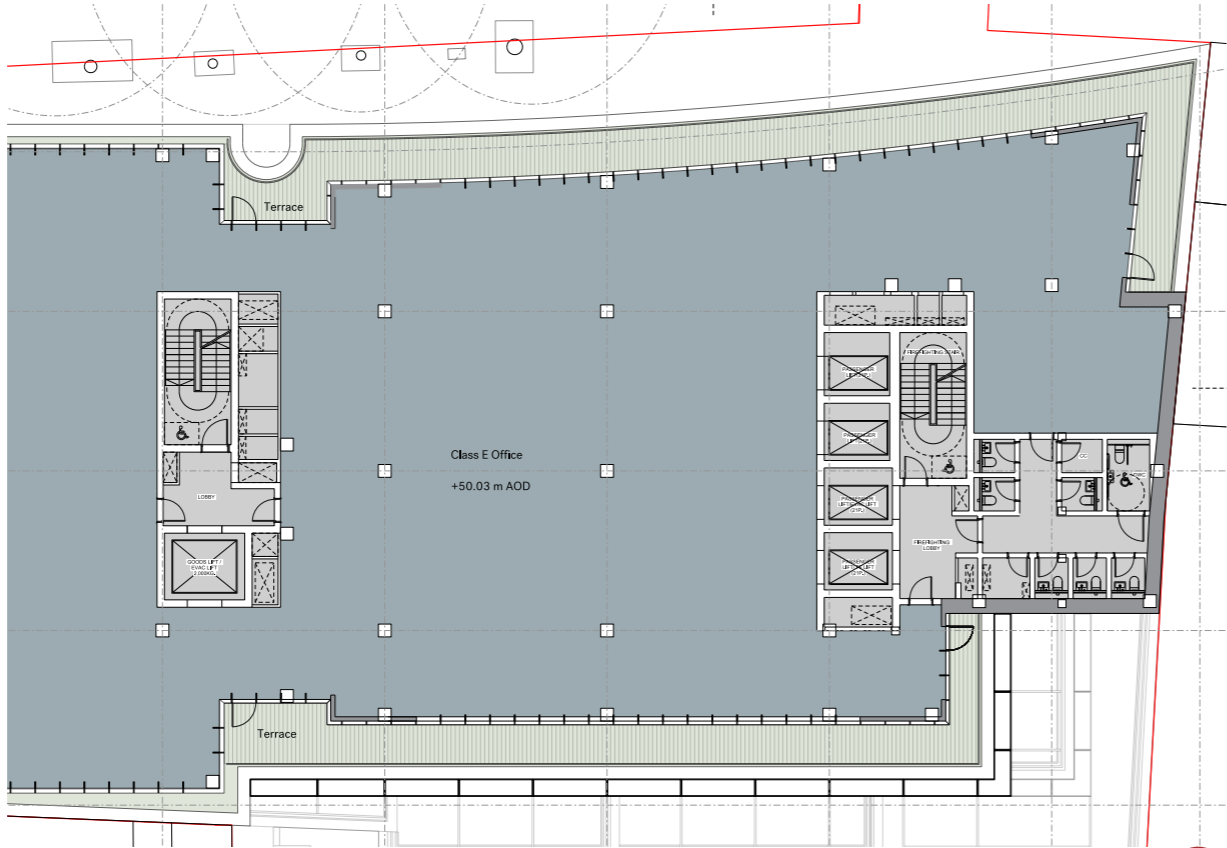


Approved - View from Gray's Inn Garden, fig.1

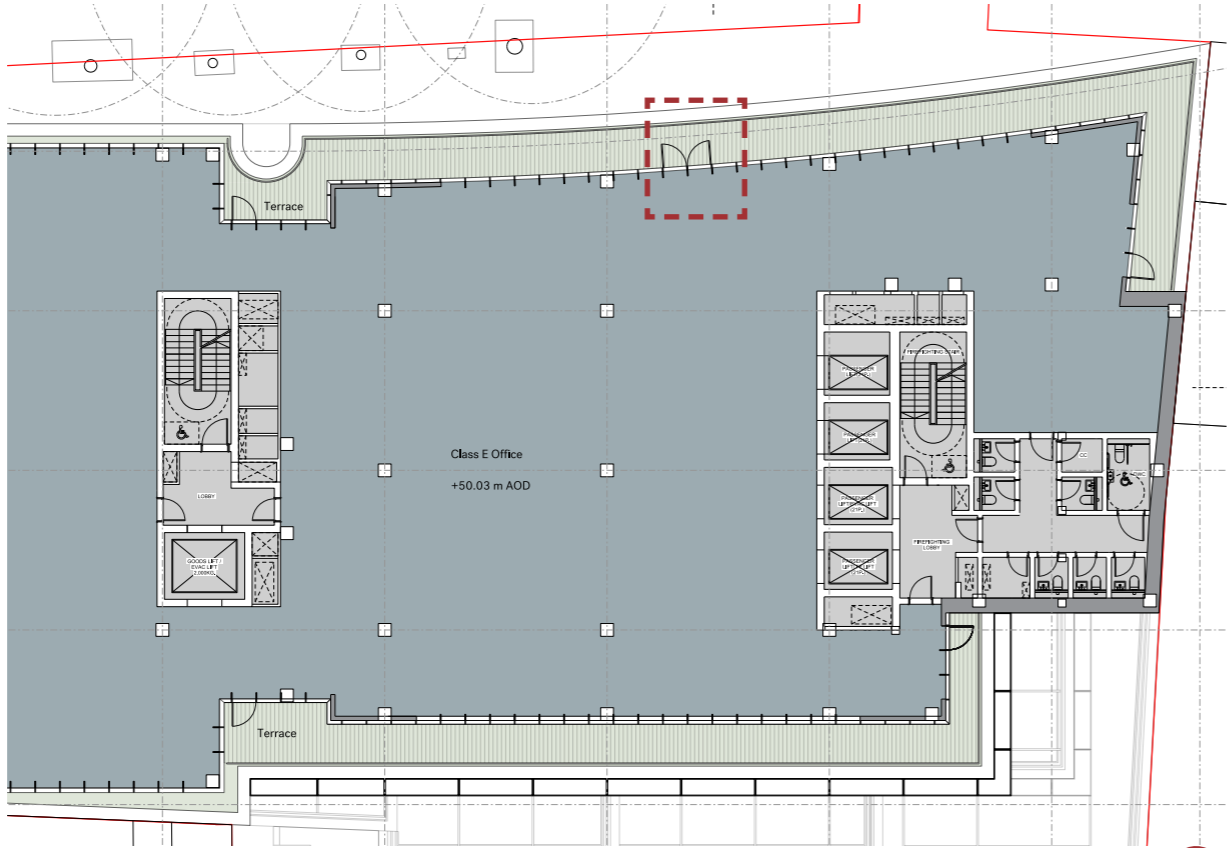


Proposed - View from Gray's Inn Garden, fig.2

This image showcases the proposed levelled crown and goods lift to roof terrace (L09)




Approved - Level 08 Floor Plan



Proposed - Level 08 Floor Plan



Key
 Area of Proposed modification

Description of Change:
 Introduction of new doors to access the terrace on Level 08 (for tenant flexibility).

Reason for Change:
 The introduction of new doors to access the terraces on Level 08 is designed to enhance tenant flexibility and ease of use. These new doors provide additional access points to terraces that already have access, ensuring that privacy and overlooking concerns remain unchanged. Currently, the design has doors justified to one side, so adding more doors will make it more convenient for users to access the terraces from various points.

This design change improves tenant convenience and flexibility while maintaining the original design intent.

THANK YOU

AP.1 APPENDIX - VERIFIED VIEWS

Note: The following images have been updated to reflect the amended goods lift extending to the Level 09 Roof Terrace. These updated views were produced internally and have not been officially verified by a CGI company.



View 4 - Approved: John Street / Theobald's Road, looking northeast



View 4 - Proposed: John Street / Theobald's Road, looking northeast



View 7 - Approved: Gray's Inn Road / Verulam Street, looking northwest



View 7 - Proposed: Gray's Inn Road / Verulam Street, looking northwest



View 12 - Approved: Gray's Inn Square, looking northeast



View 12 - Proposed: Gray's Inn Square, looking northeast



View 12 - Approved: Gray's Inn Square, looking northeast



View 12 - Proposed: Gray's Inn Square, looking northeast