

100 GRAY'S INN ROAD

PLANNING RESPONSE

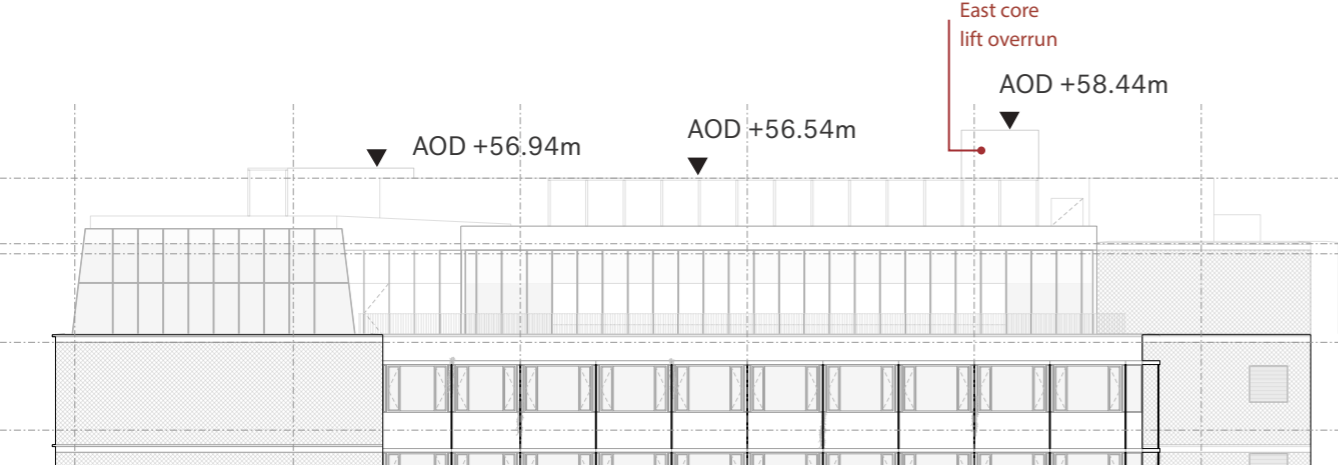
07.03.2025

1.0 INTRODUCTION

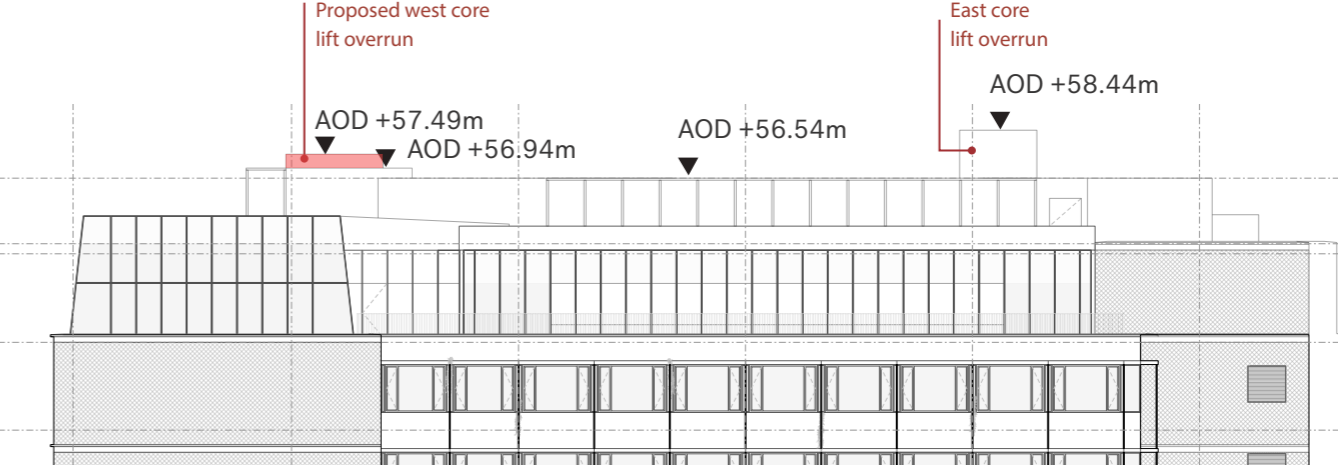
This document addresses the recent queries raised by the Case Officer regarding the non-material amendment (NMA) application for the development at 100 Gray's Inn Road and 127 Clerkenwell Road. The queries specifically concern the additional lift overrun height, particularly its visual impact when viewed from the west along Theobald's Road.

Upon review of the supporting documents we submitted with the NMA application, an inconsistency was identified between the proposed drawings and the accompanying visual images. While the drawings accurately depict the correct height of the proposed lift overrun, an error in converting these dimensions into the images resulted in a misrepresentation of the lift overrun, appearing taller than proposed. The NMA report has been updated to reflect the correct height, and within this document we have provided further explanation of the proposal in relation to the previously inconsistent images.

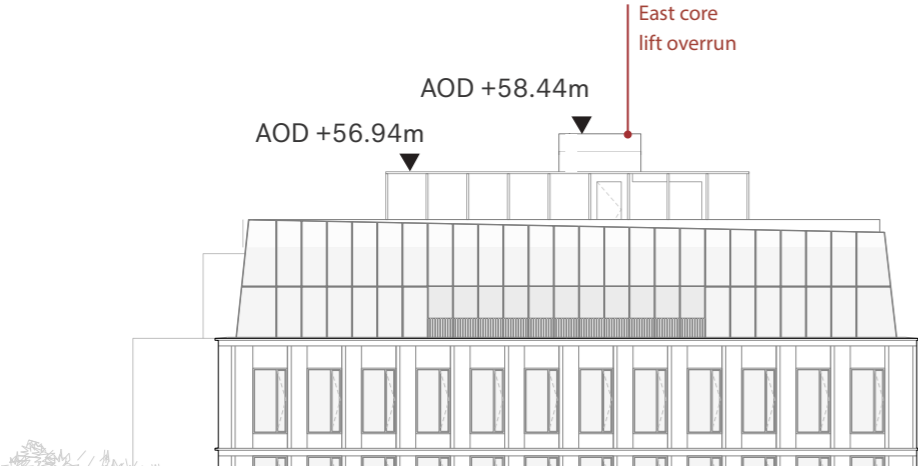
Furthermore, this document provides additional details regarding the materiality of the plant screen. To aid in the assessment of the proposed amendment, comparative roof plans and western elevations have been included to illustrate the massing of this element.



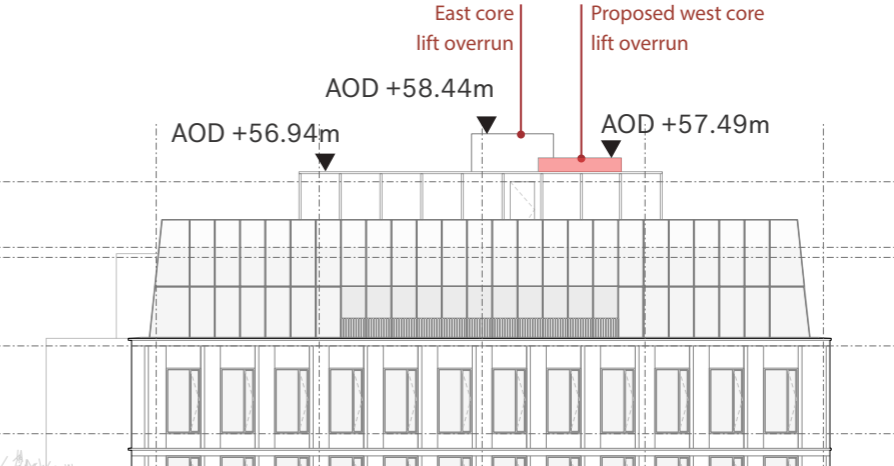
Approved - South Elevation



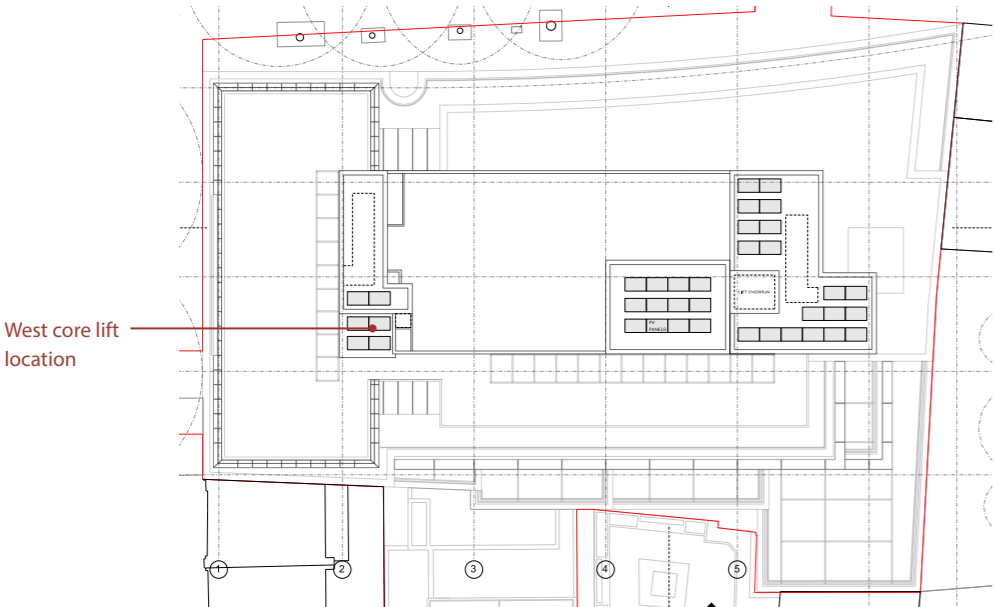
Proposed - South Elevation



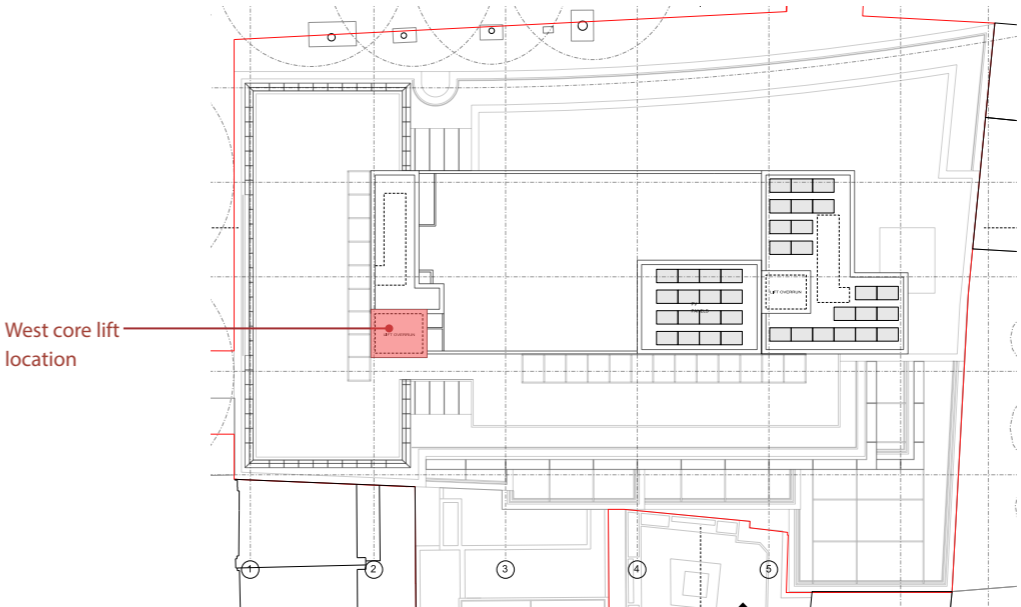
Approved - West Elevation



Proposed - West Elevation



Approved - Roof Plan



Proposed - Roof Plan



Approved



Lift overrun incorrectly extending taller than the proposed drawings

Submitted Image - Incorrect lift overrun height



Lift overrun drawn correctly and coordinated with proposed drawings

Proposed Image - Correct lift over run height



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

The images on this page illustrate the discrepancy in the previously submitted View 4. In the originally submitted image (middle), the lift overrun is incorrectly shown extending beyond the proposed 500mm height increase depicted in the submitted drawings. In the revised image, the visual mass has been accurately represented, demonstrating a significant reduction in its perceived massing.



Approved



Lift overrun is drawn incorrectly in this view and is taller than the proposed drawings

Submitted Image - Incorrect lift overrun height



Lift overrun not visible in this view

Proposed Image - Correct lift over run height



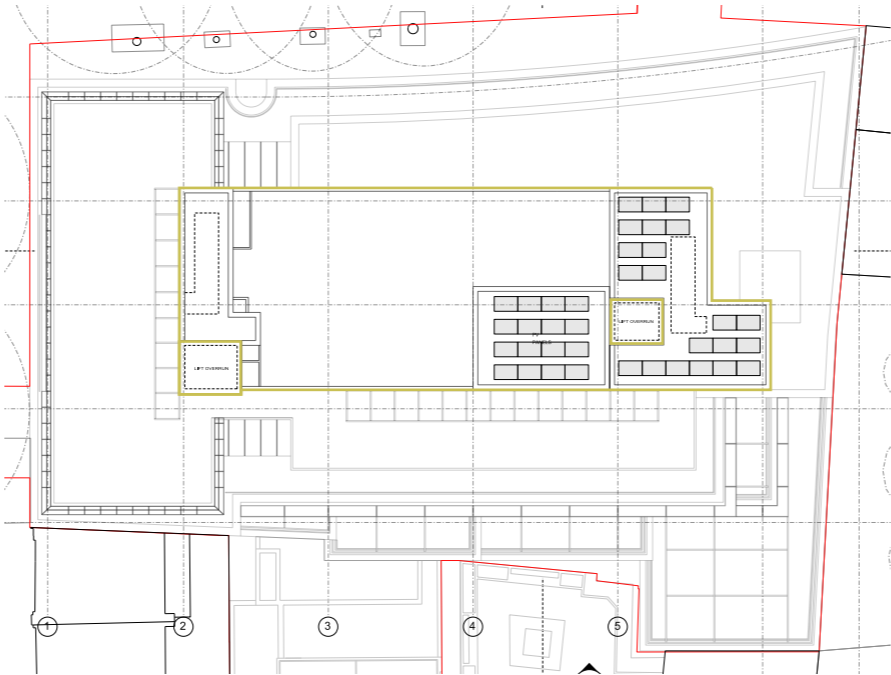
View 7 - Proposed: Gray's Inn Road / Verulam Street, looking northwest

The images on this page illustrate the discrepancy in the previously submitted View 7.

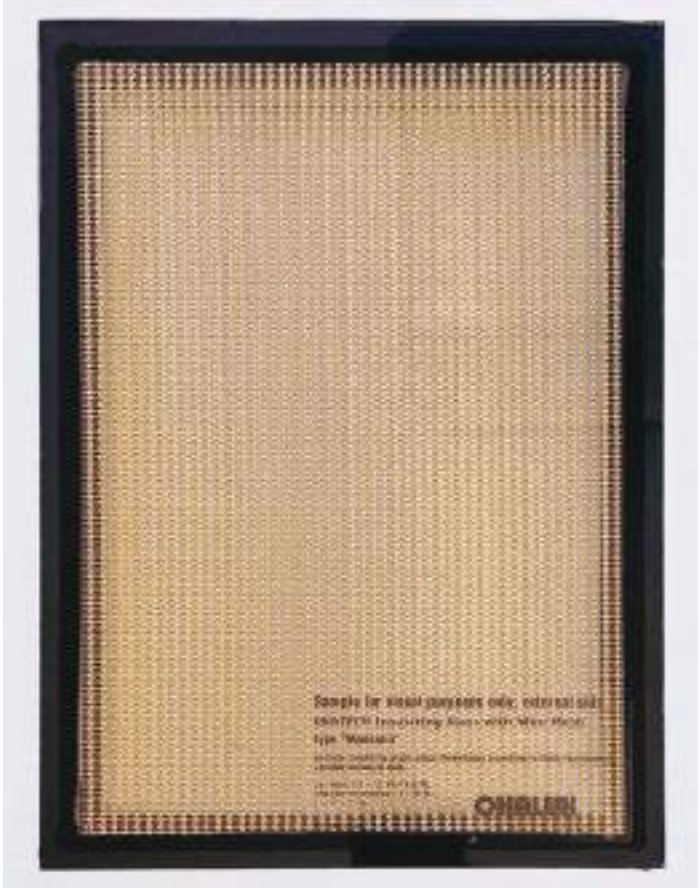
In the originally submitted image (middle), the lift overrun is incorrectly shown extending taller than the proposed 500mm height increase depicted in the submitted drawings. In the revised image, the visual mass has been accurately represented and is not visible from this viewpoint.



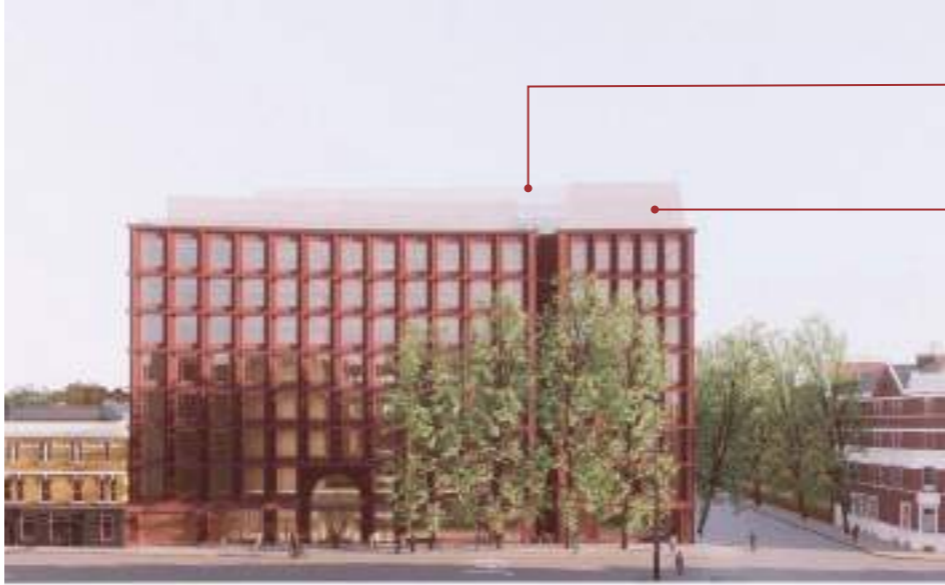
Plant Screen + Lift Overrun Cladding:
Aluminium perforated mesh with warm hue to match roof crown okalux glazing



Roof Plan Indicating Approved Finishes
— Plant screen and lift overrun cladding



Roof Crown Curtain Wall Panel:
Okalux insulating glass panel with internal wire mesh



- Plant and lift overrun cladding with warm coloured perforated metal mesh
- Building 'crown' setback floor clad in curtain wall system with mandarin coloured metal mesh interlayer to glazing

Planning CGI

The images on this page illustrate the approved materials for the roof level plant screen and lift overrun.

The lift overrun will be clad in a perforated metal mesh, designed to have a similar hue to the roof crown glazing. Additionally, the reflective properties of the material will help blend the structure with the sky, minimising the visual impact of both the plant screen and lift overrun.

THANK YOU