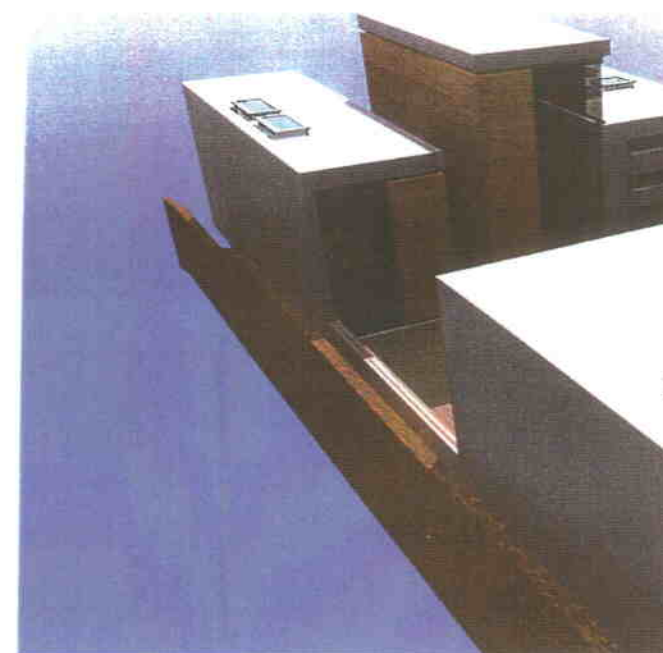


Planning Application

155 Gray's Inn Road
London WC1X 8UE



June 2003

Contents

1. Site location plan
2. Site photographs
3. Design Statement
4. Proposed visualisations
5. Proposed site plan
6. Proposed drawings
7. Schedule of accommodation
8. Existing drawings
9. Comparative drawings

Gray's Inn Road

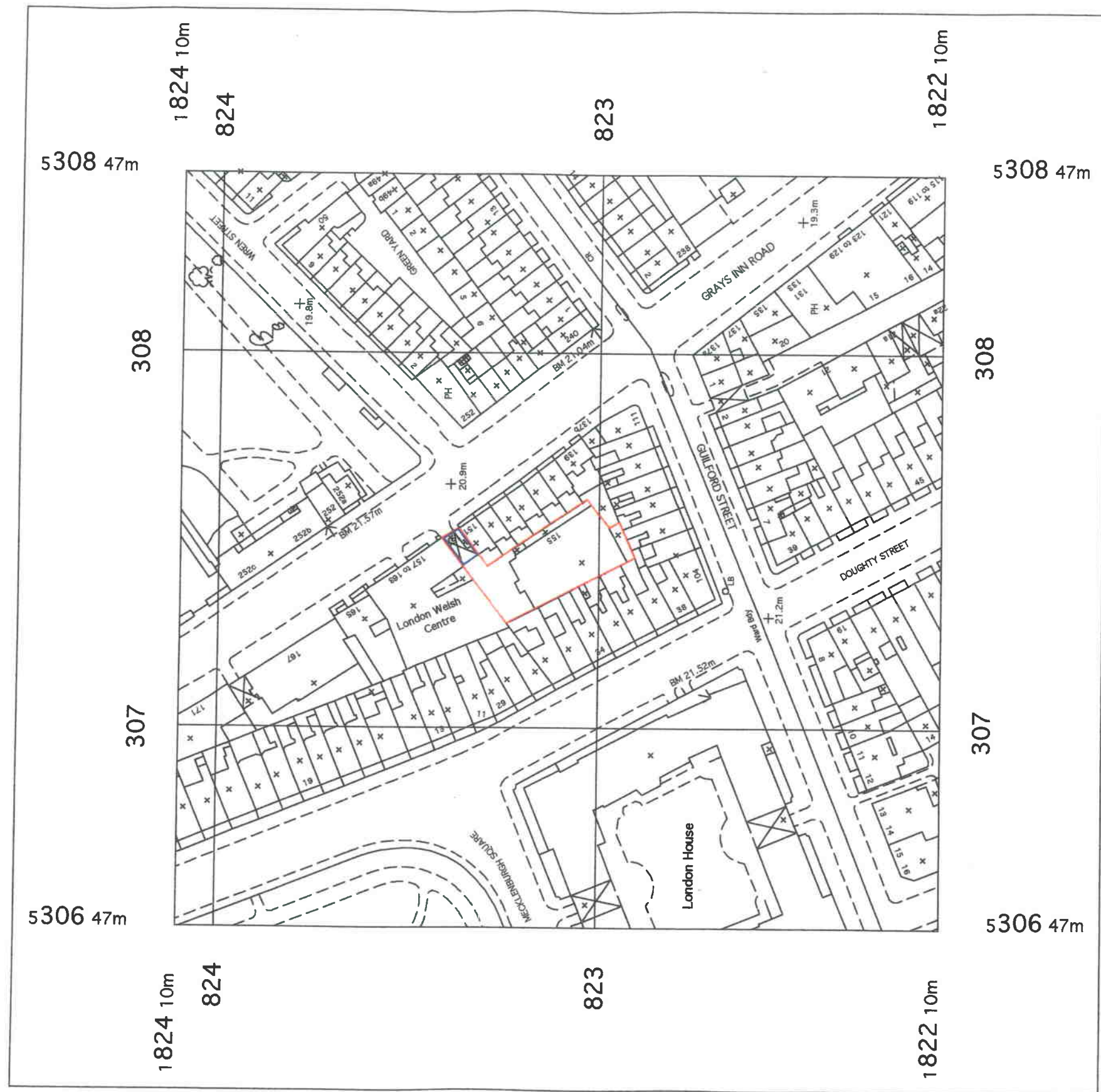
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Site Plan

1:1250@A3

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A view towards Theobalds Rd



B corner of Guildford st. and Grays Inn



C corner of Guildford st. and Grays Inn



D view towards Kings Cross

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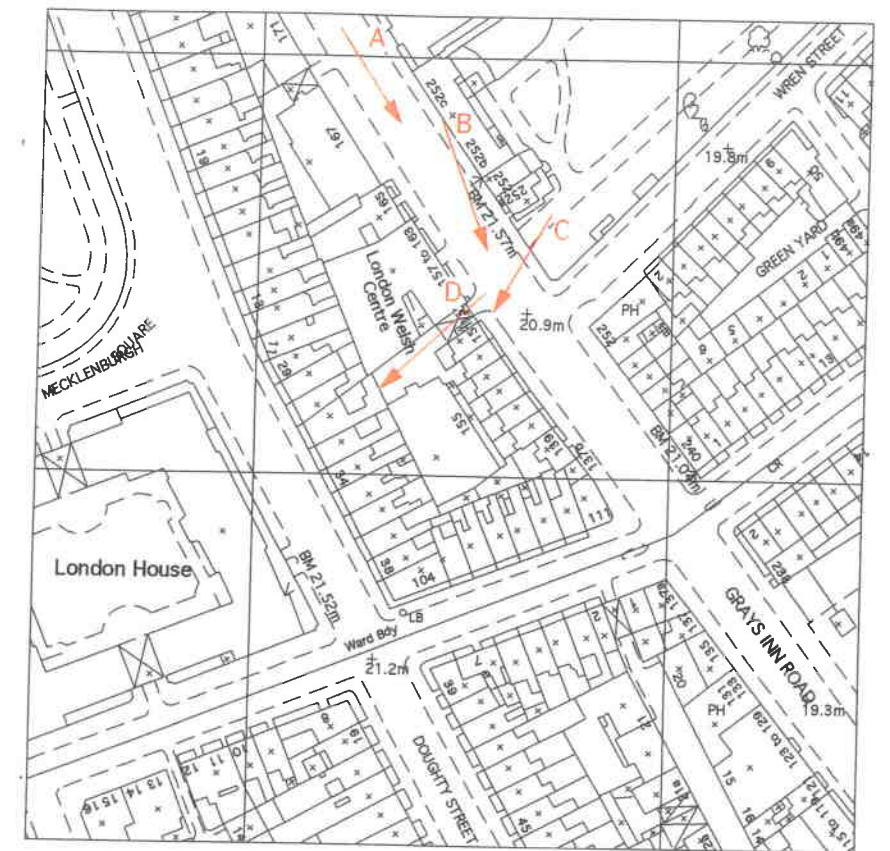
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A view south along Grays Inn



B view south along Grays Inn



C site entrance from Grays Inn



D view into site entrance

Grays Inn Road

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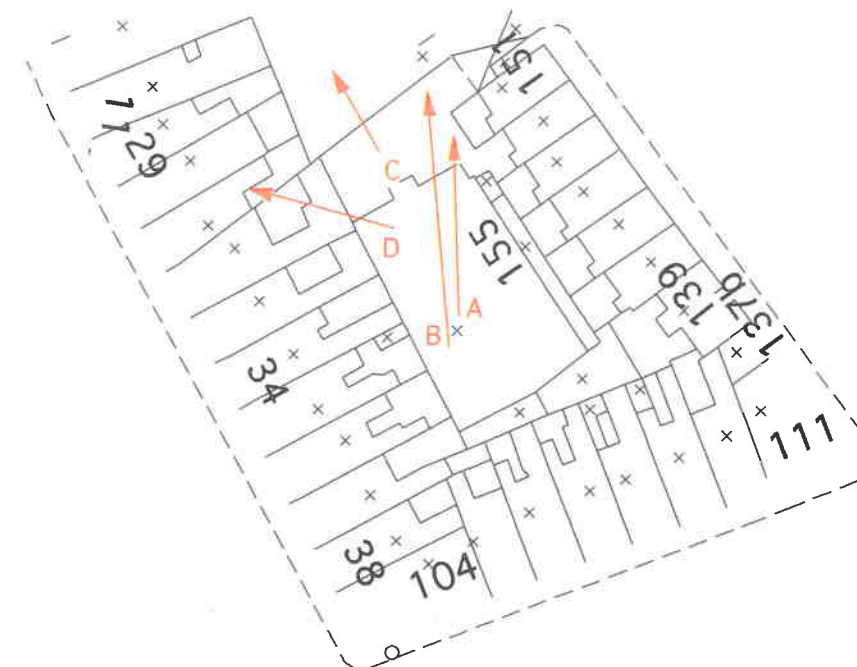
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A East internal elevation



B view of entrance from 1st floor



C North internal elevation



D West internal elevation

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A

West internal elevation



D

North West internal elevation



C

East internal elevation



D

East internal elevation

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Site Photographs

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Architectural Statement.

155 Gray's Inn Road is located in the heart of the Bloomsbury Conservation Area. The entrance to the site is opposite Wren Street and passes underneath the gated entrance of 153 Gray's Inn into a secluded courtyard, concealed behind the listed Georgian facades of Guildford Street, Gray's Inn Road and Doughty Street. The surrounding area is primarily residential with a few small bars and shops around the Gray's Inn road and Guilford Street junction.

The existing 3-storey warehouse building is currently vacant and has been on the open market since early 2001 without interest from any potential tenants. The building owner is using a room in the existing first floor office space as his temporary London office.

The proposed scheme involves the demolition of the existing warehouse and the lowering of the perimeter boundary wall to the adjoining Doughty Street properties. This will provide a clear site for the construction of a new mixed use development that includes ground floor office accommodation with 9 residential apartments above and 9 basement parking spaces.

The new development reduces the overall floor area and massing of the existing building on the site and redistributes it over the whole of the site. The building envelope has been rendered white and pulled back from the existing perimeter wall to provide a secure buffer zone and increase the overall light levels to adjacent properties.

The entrance to the site brings the visitor into a landscaped courtyard overlooked by residential apartments and ground floor office space. A ramp leads down to a central courtyard from where the offices can be entered. A perimeter private landscape zone, which can be accessed from the glazed external sliding doors, allows light and air into the offices.

The residential units are entered from a first floor terrace that provides a mix of private and public landscaped amenity space. Timber is used on the inner facades to provide a softer, more tactile and inviting interior to the development. In addition, a translucent screen to the existing perimeter wall prevents overlooking without reducing light levels.

The mix of residential units, ranging from 1 to 3 bedroom apartments, is expressed in the treatment of the facades. Three units have internal double height spaces and all of the upper levels have clear openable rooflights above staircases to create light airy spaces. The entrance levels of the residential units have open plan living rooms, dining areas and kitchens with bedroom and bathroom spaces above. The 3-bedroom unit incorporates a study space that overlooks the living/dining area from a central double height void.

The reduced, fragmented massing and use of materials provides an enhanced aspect for the surrounding properties while creating a sense of place for the new development.



Gray's Inn Road

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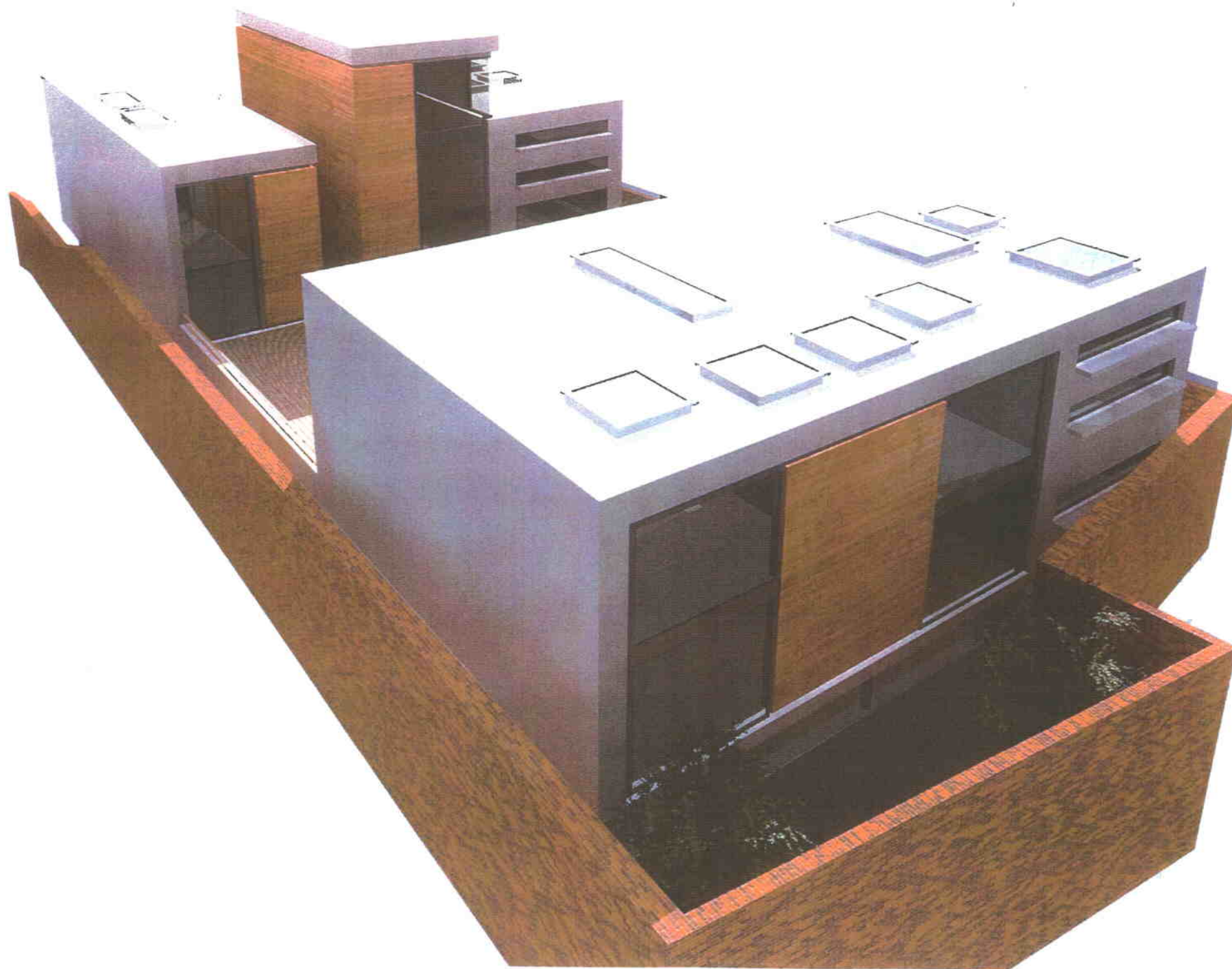
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computer over view 1

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computer overview 2

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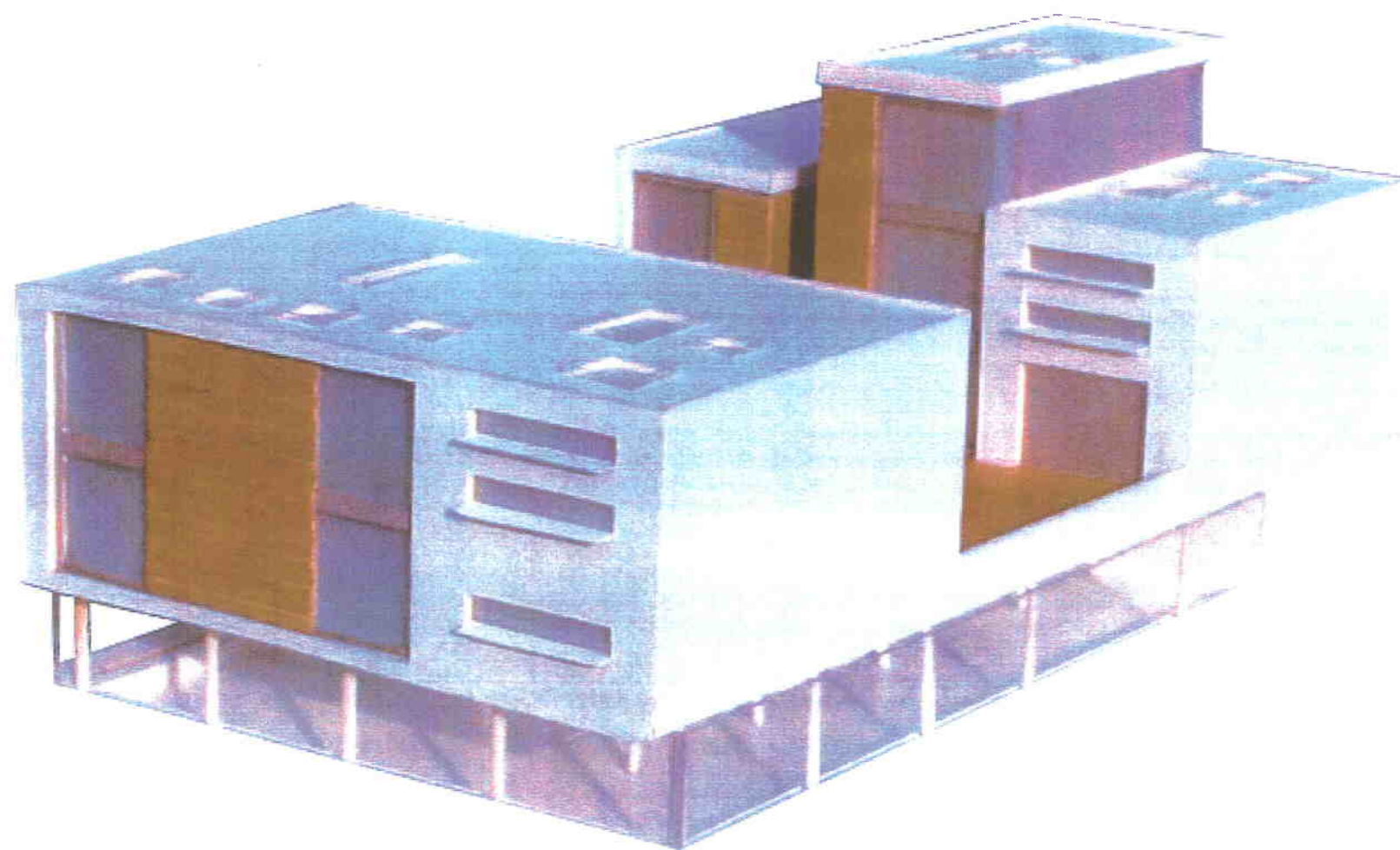
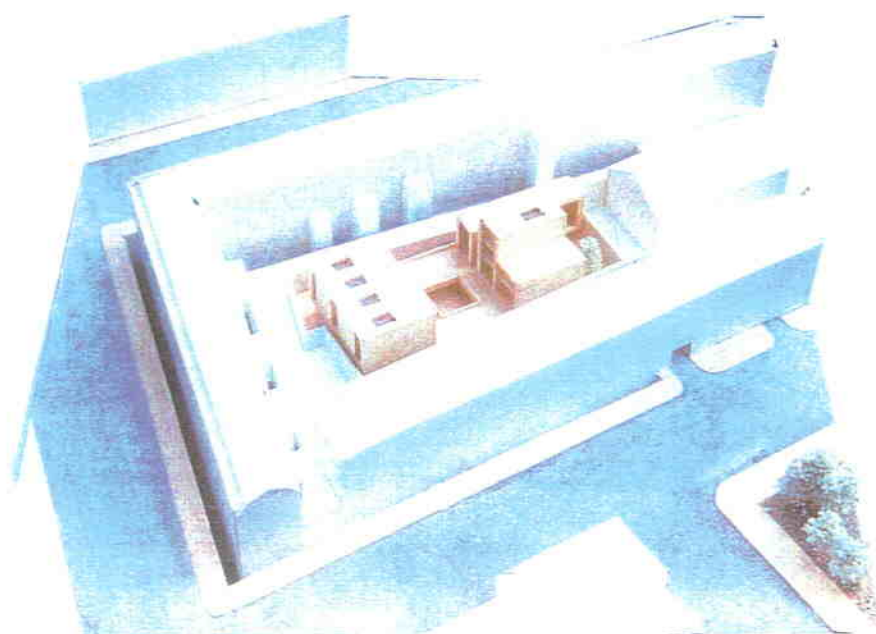
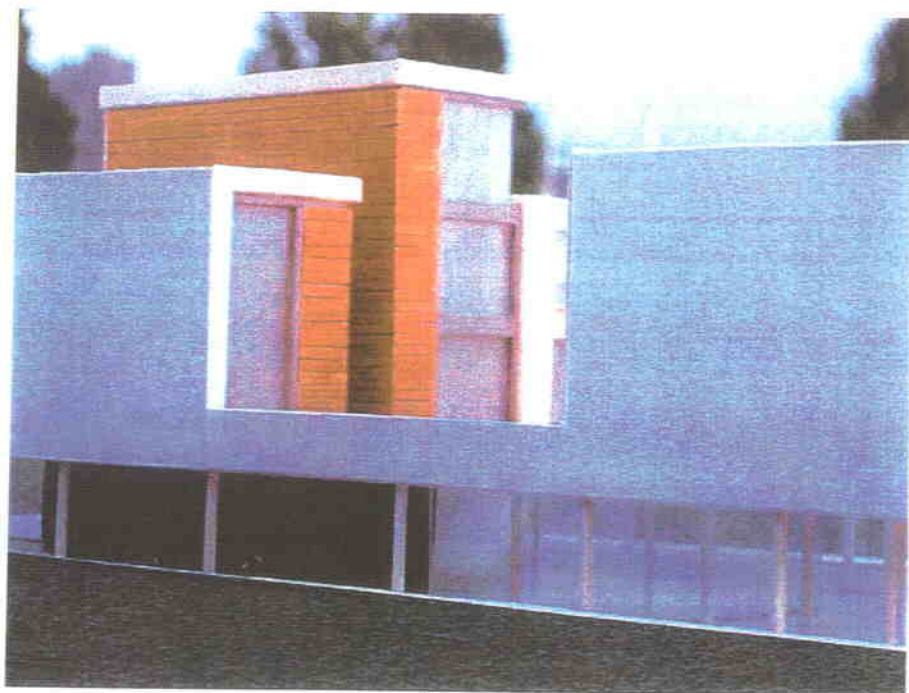
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entrance courtyard

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Physical Model

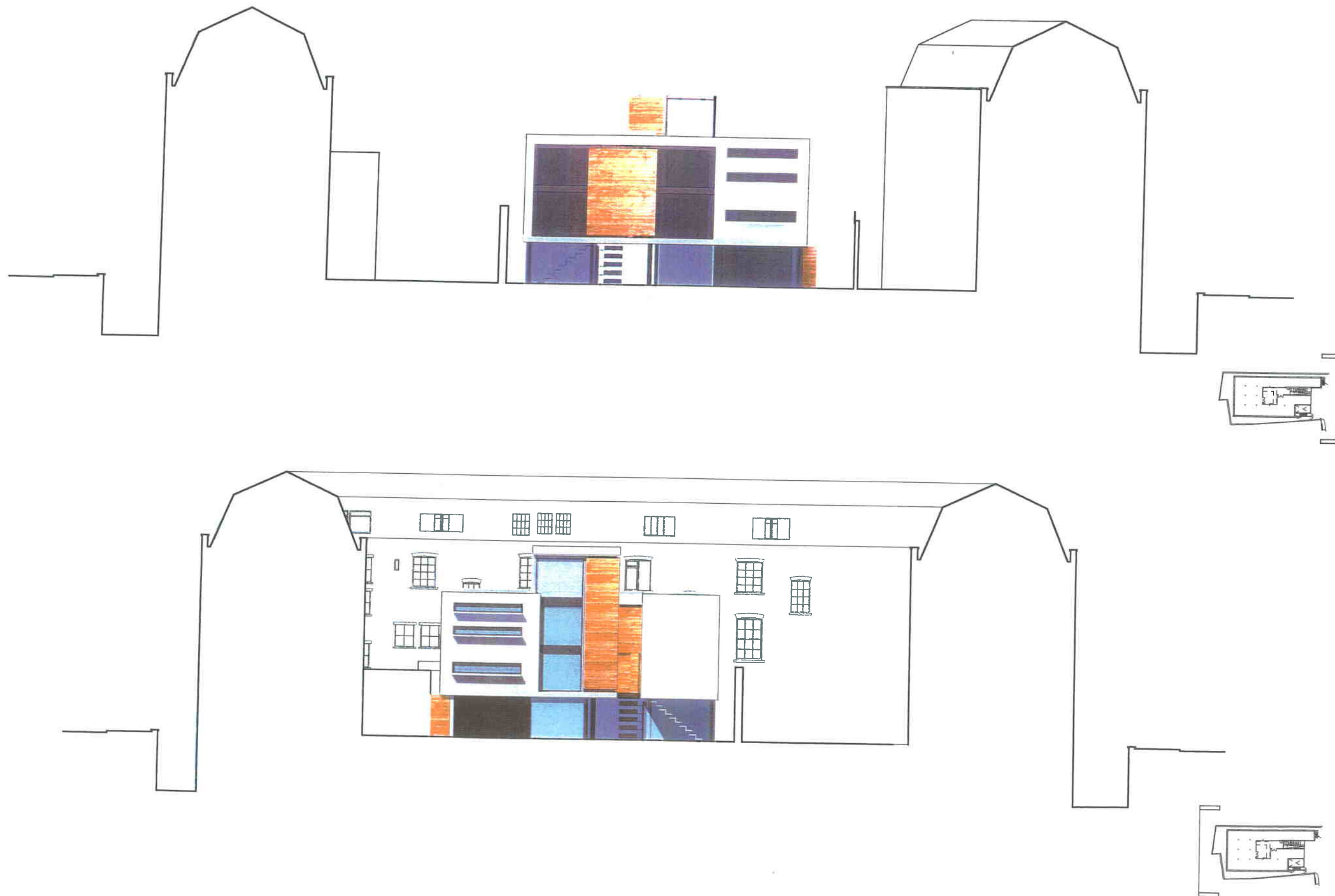
not to scale

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Elevation study of front / rear facade NTS
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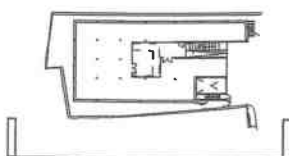
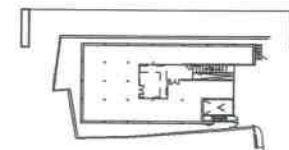
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Elevation study of courtyard facade NTS
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Elevation study of side facades

NTS

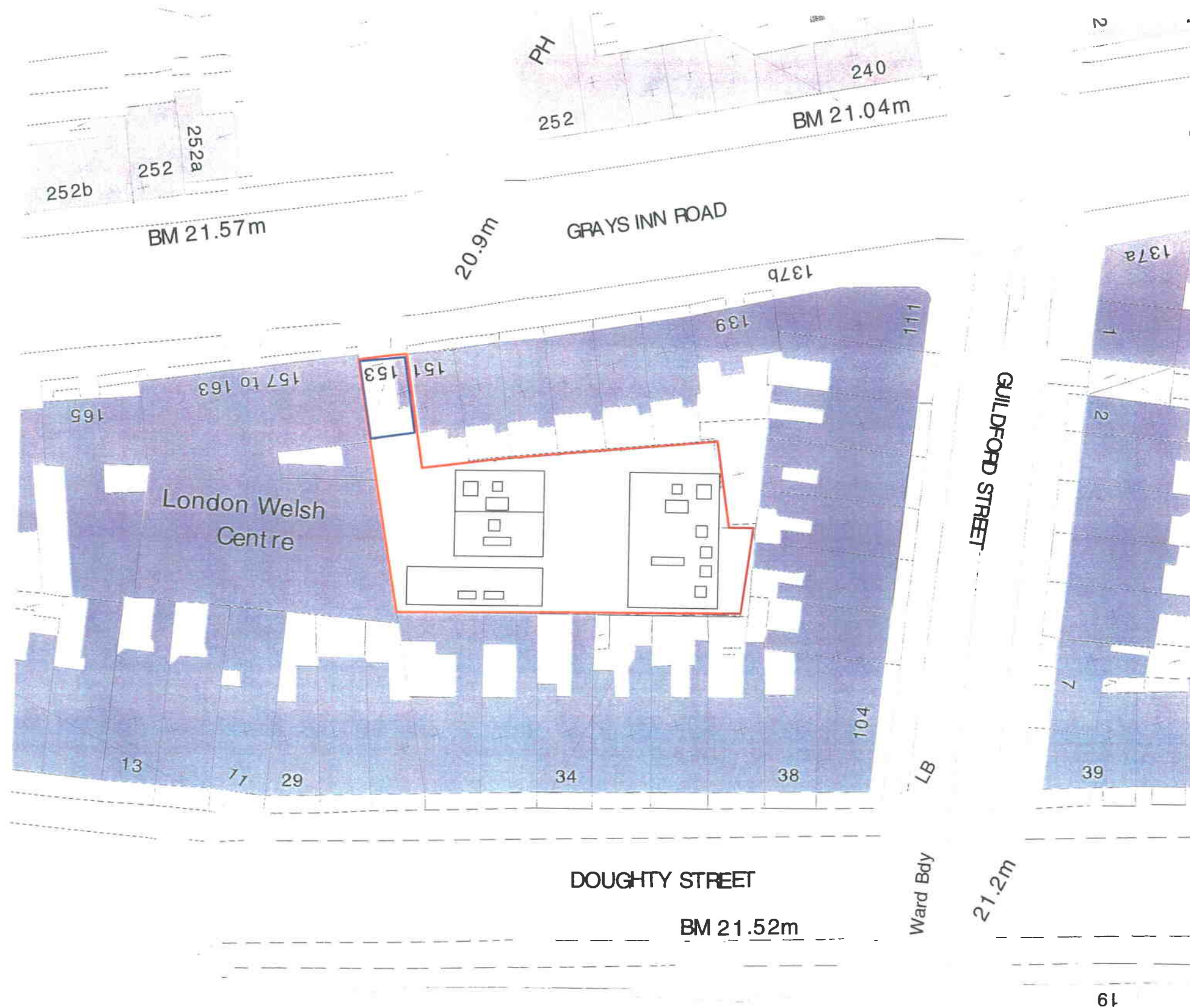
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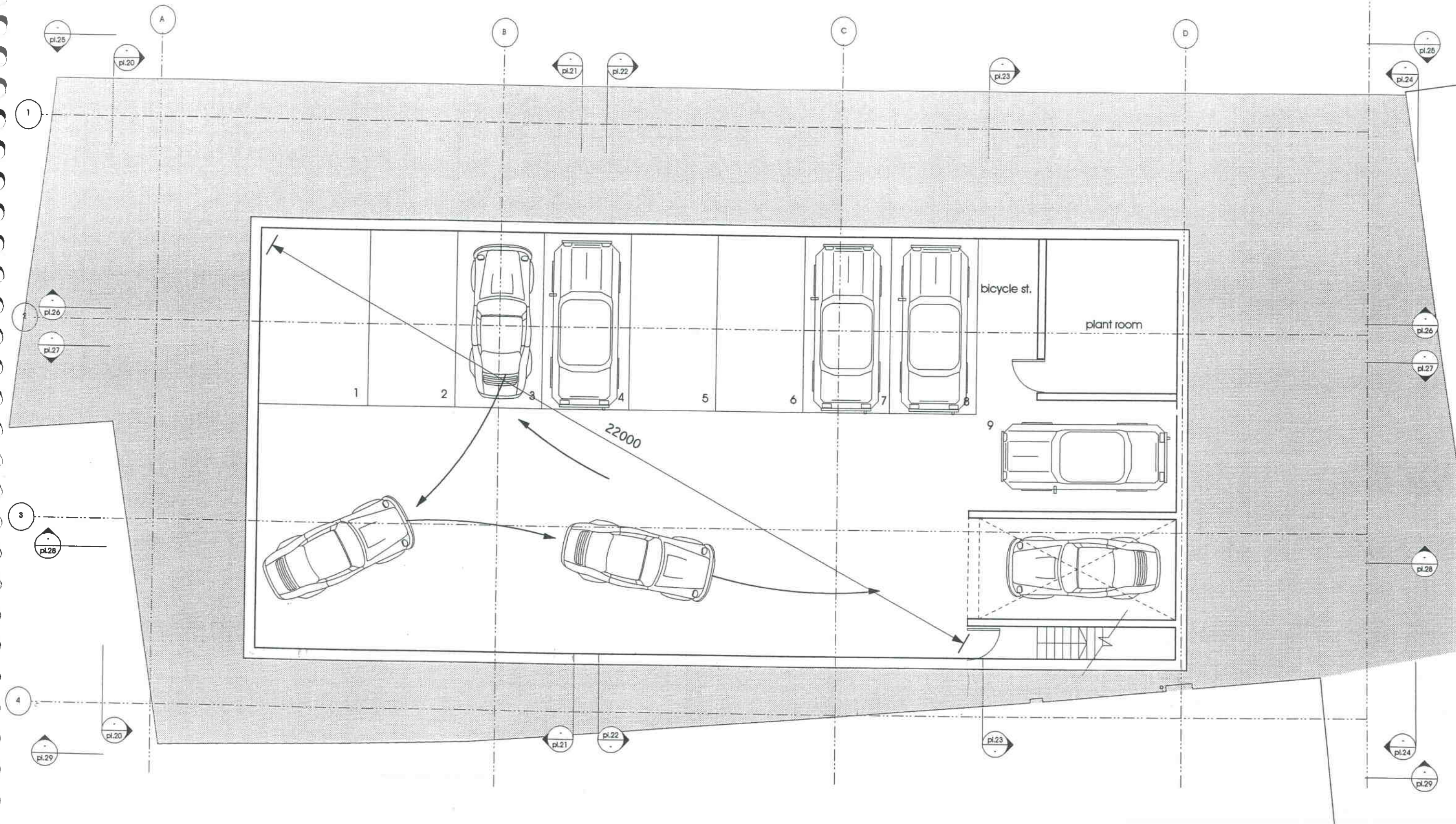
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Proposed Site plan 1:500 @A3
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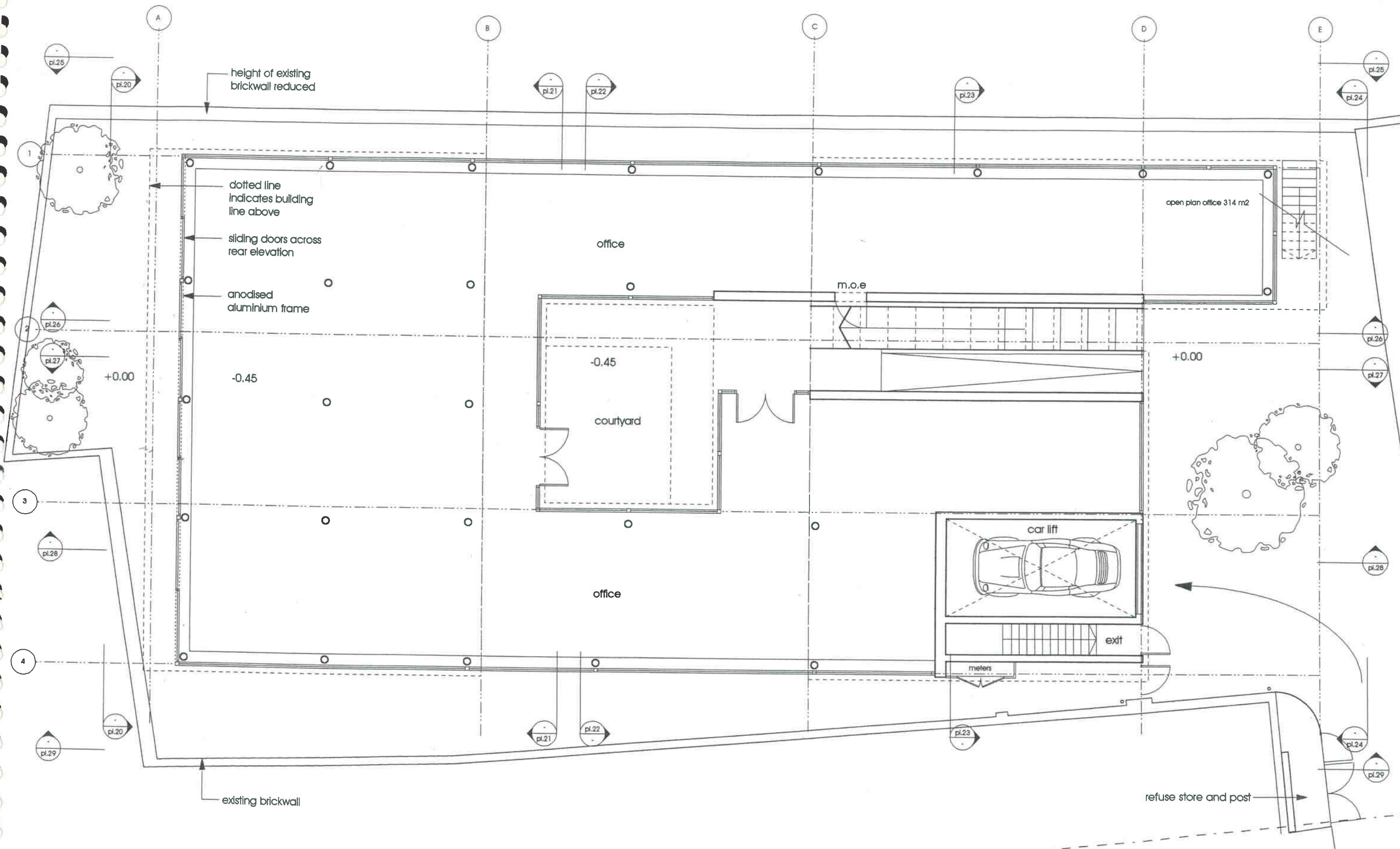
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Proposed Basement Plan 1:100@A3
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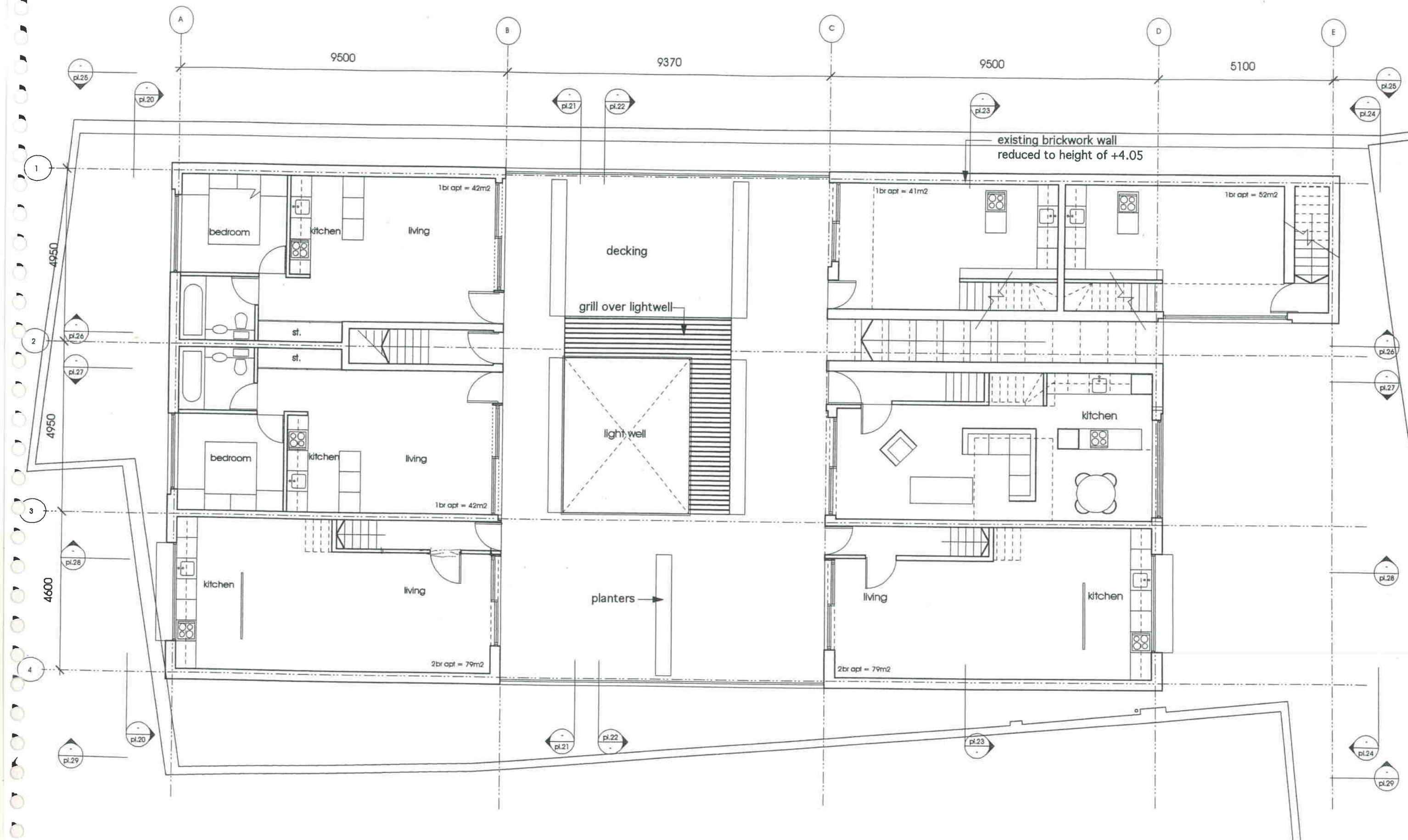
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Proposed Ground Floor Plan 1:100@A3
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Proposed First Floor Plan

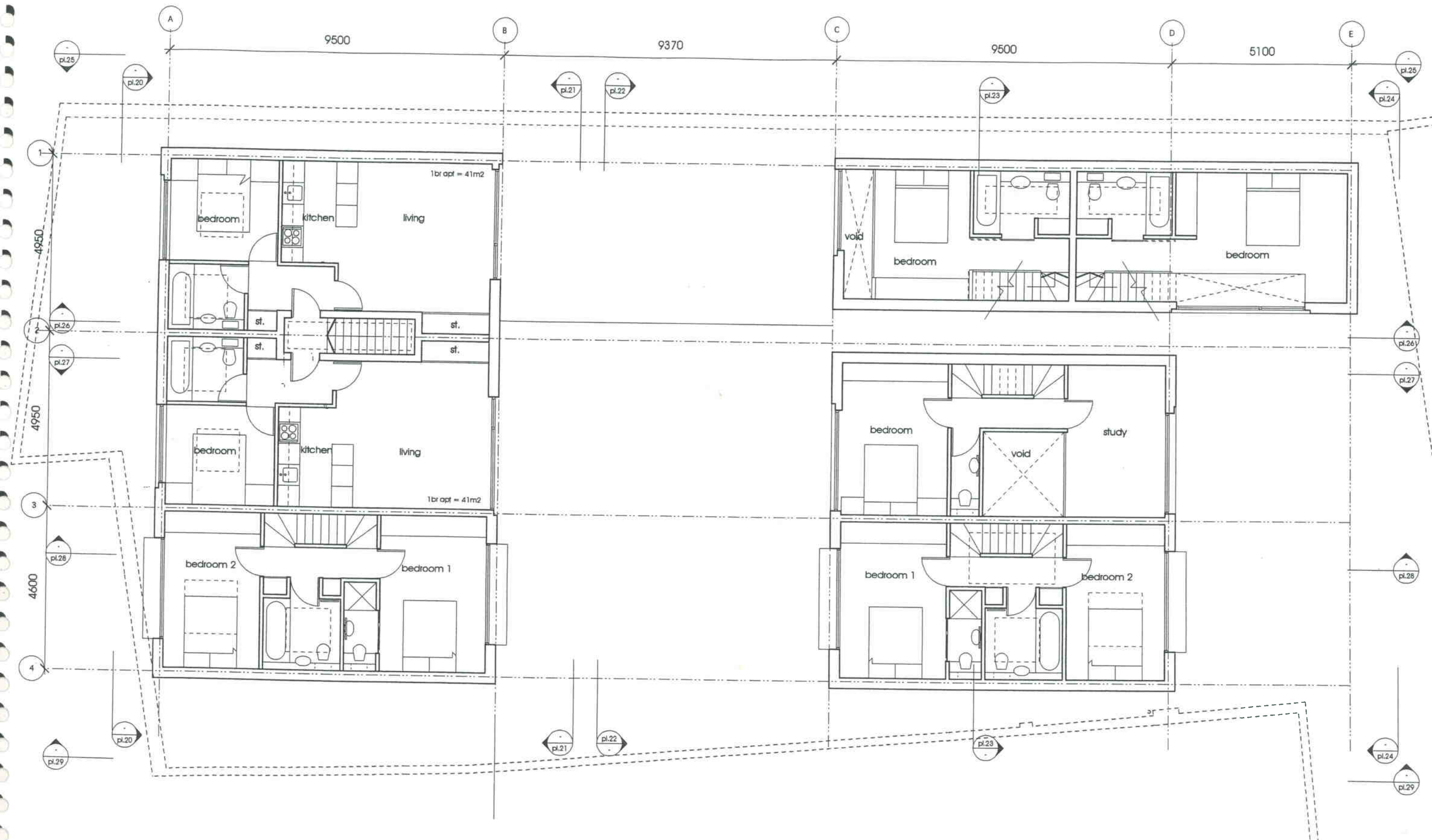
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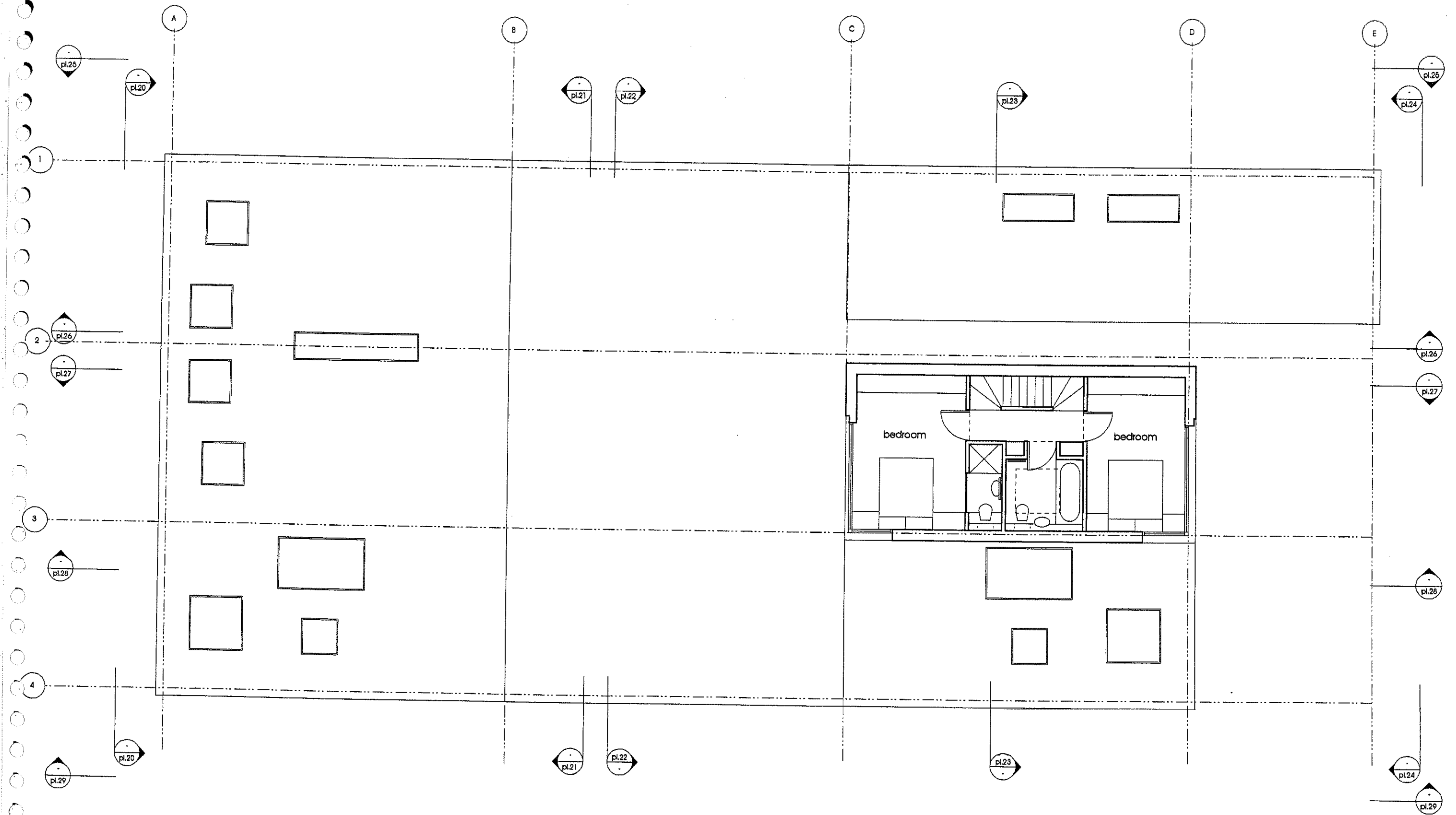
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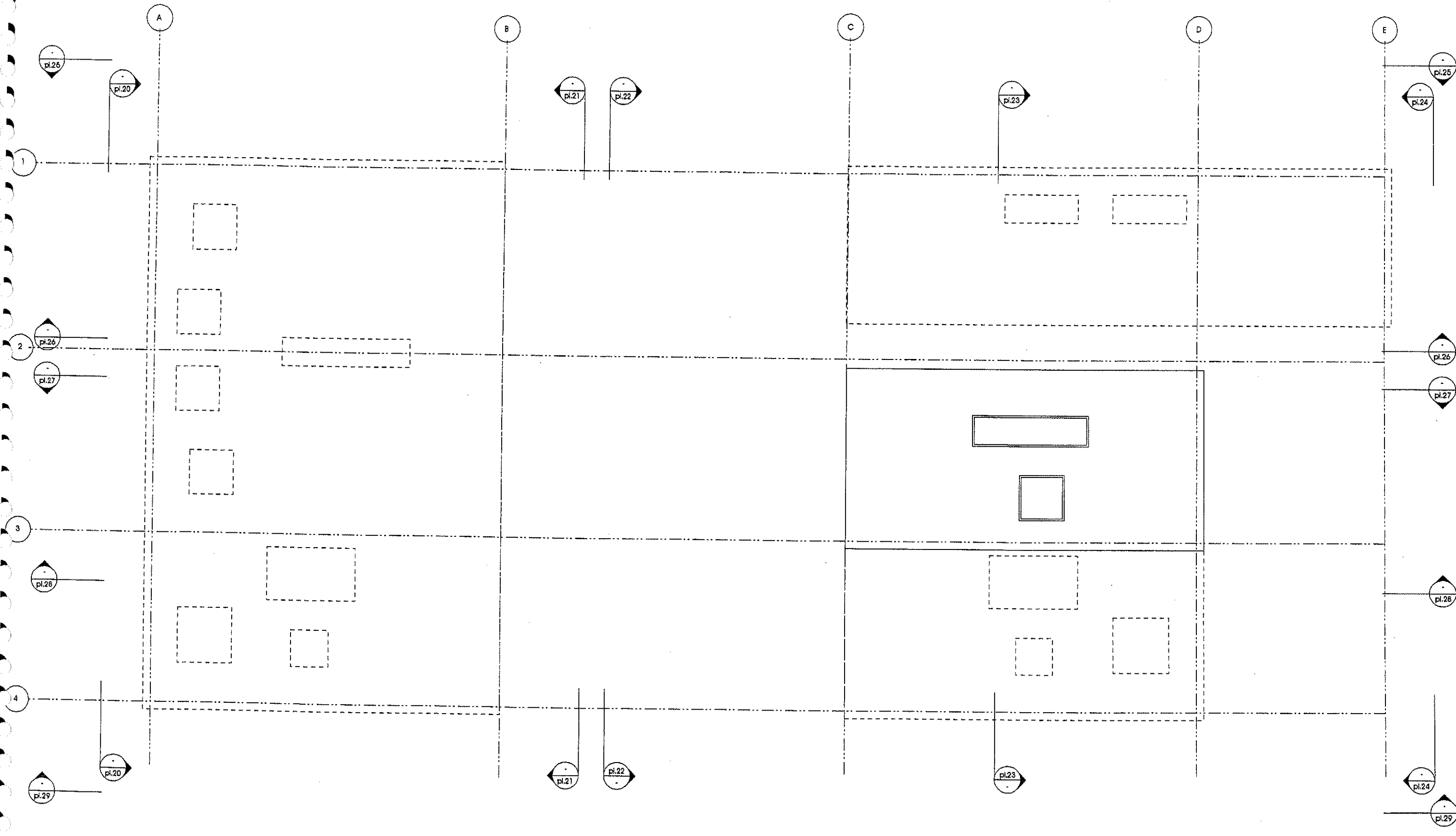
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Proposed Third Floor Plan 1:100@A3
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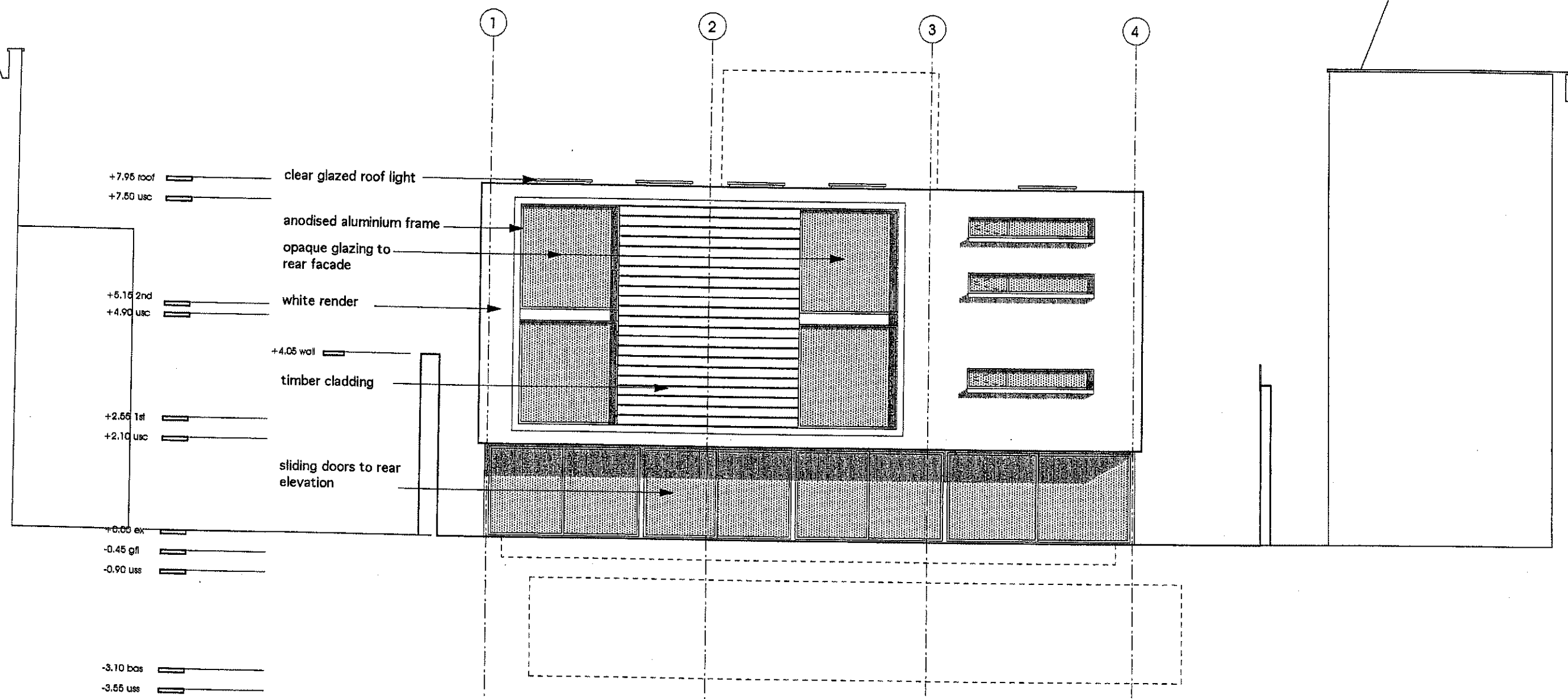
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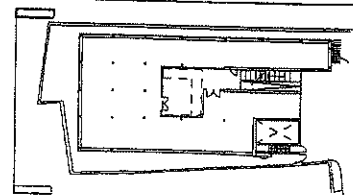
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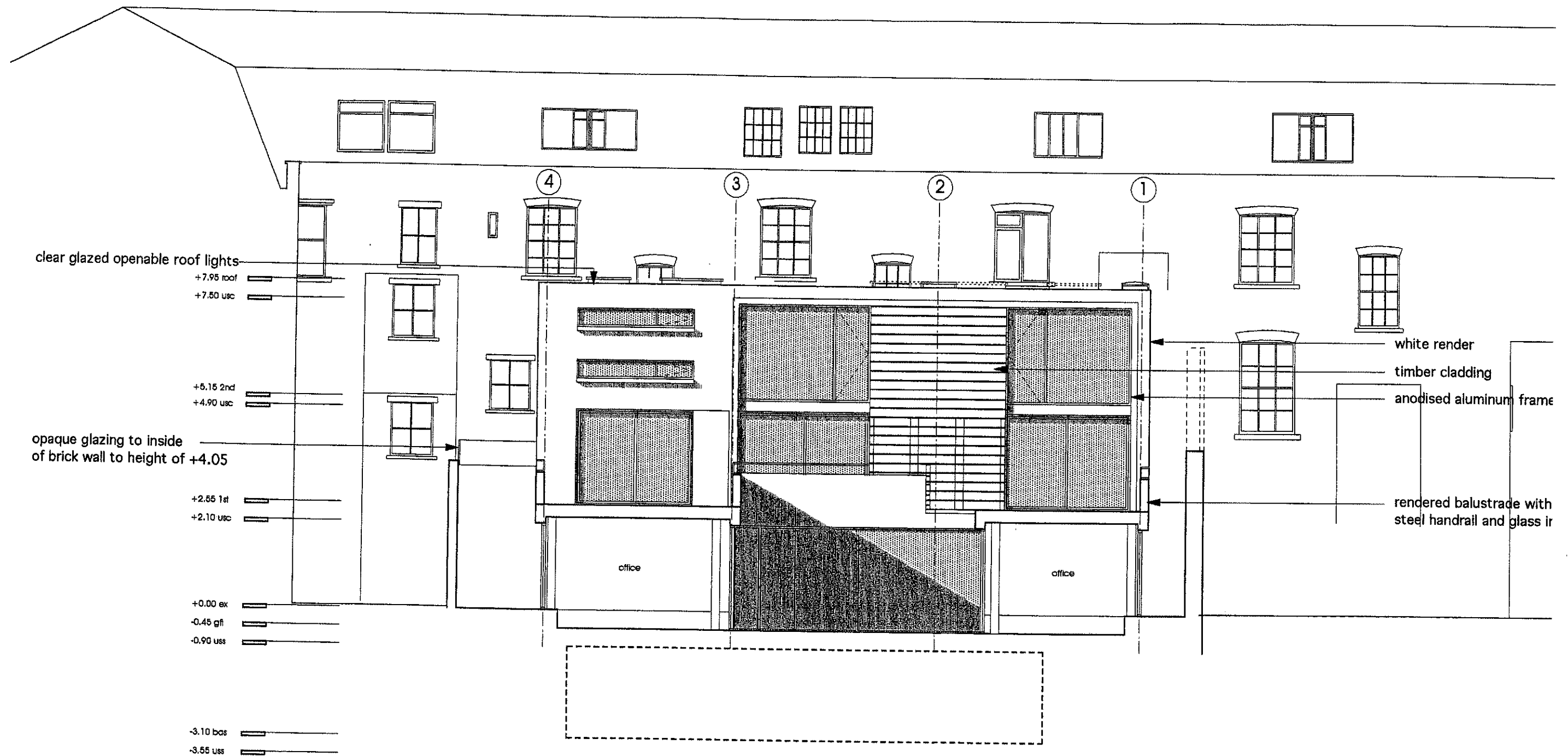
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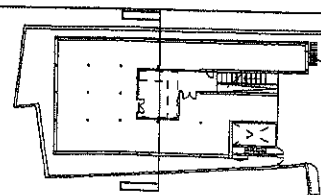
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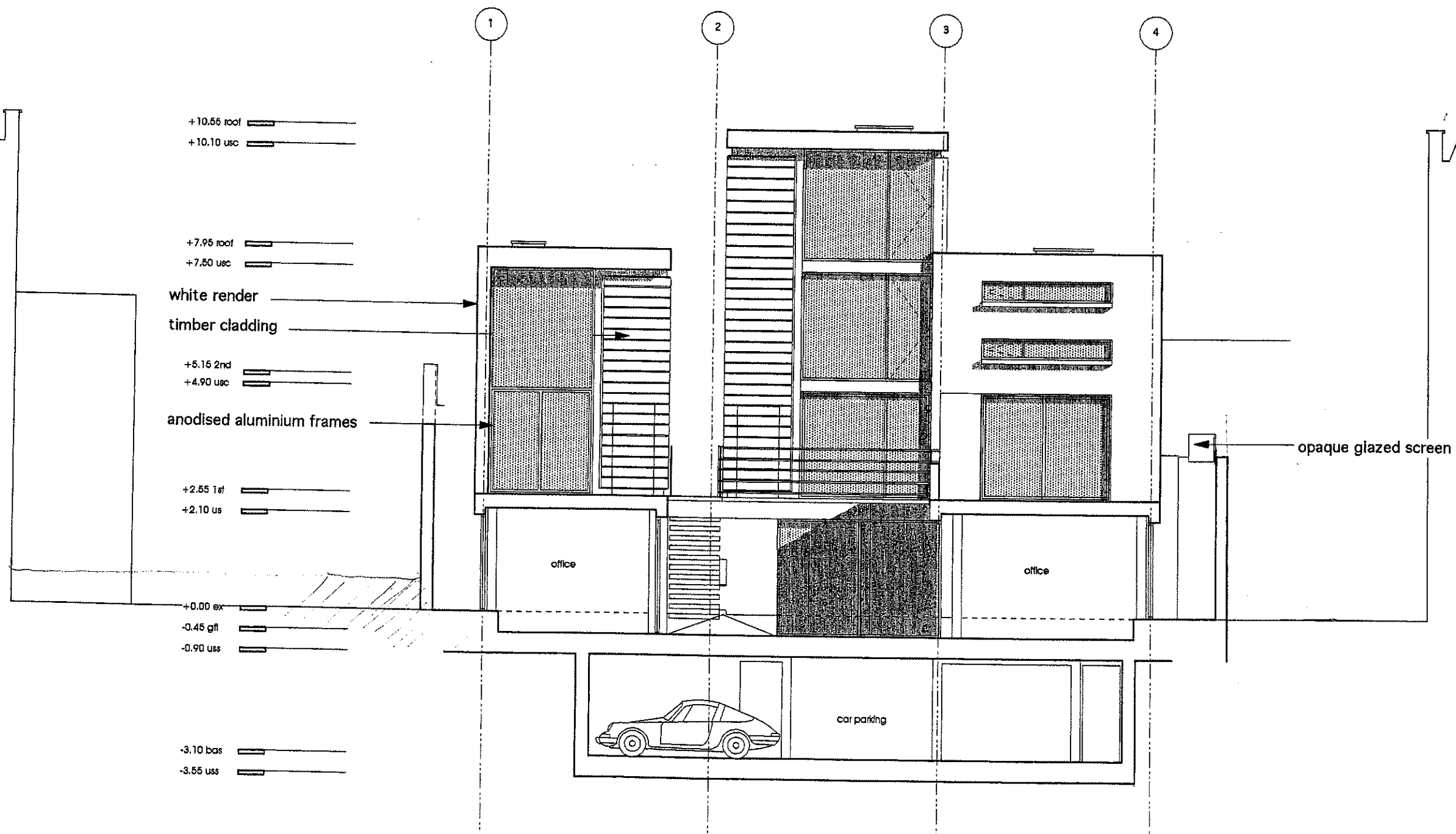
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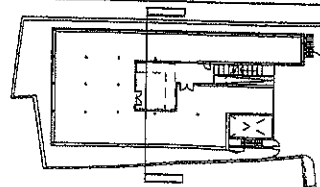
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Gray's Inn Road

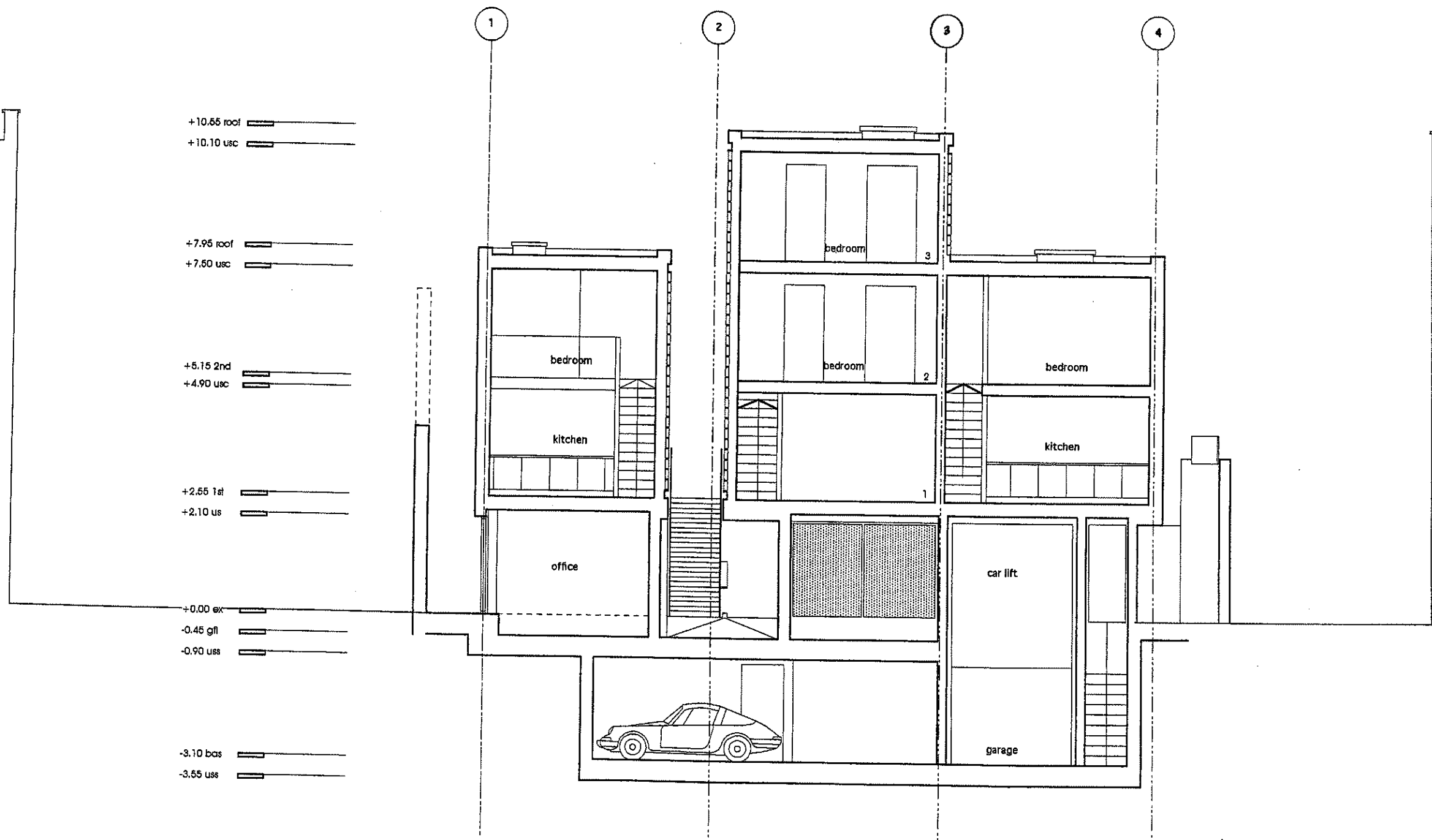
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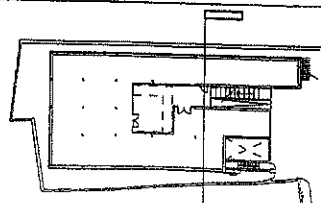
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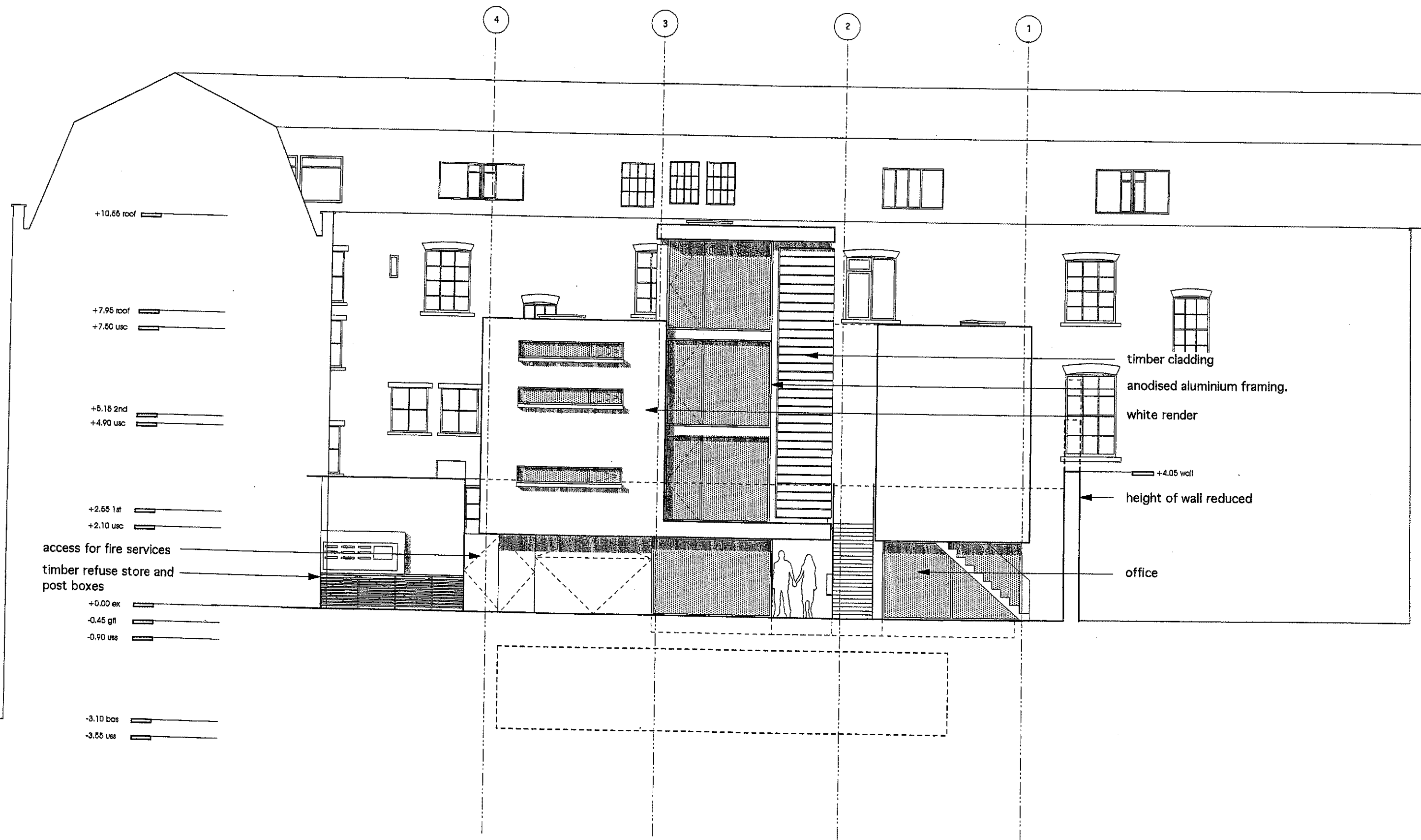
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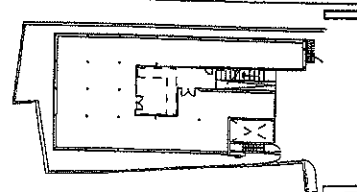
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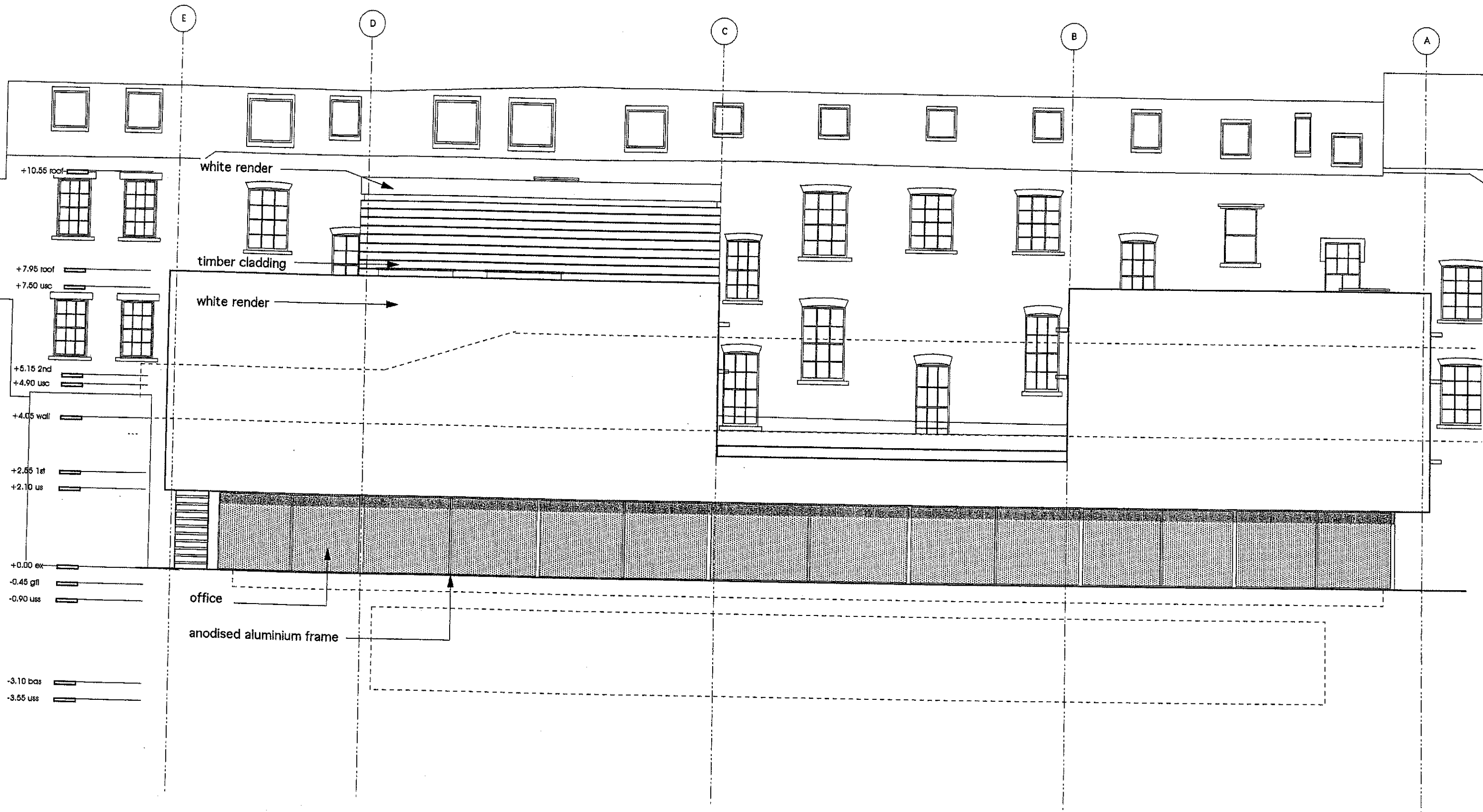
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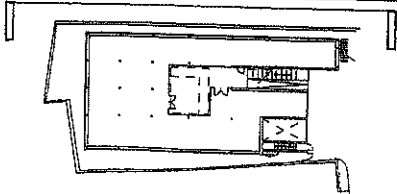
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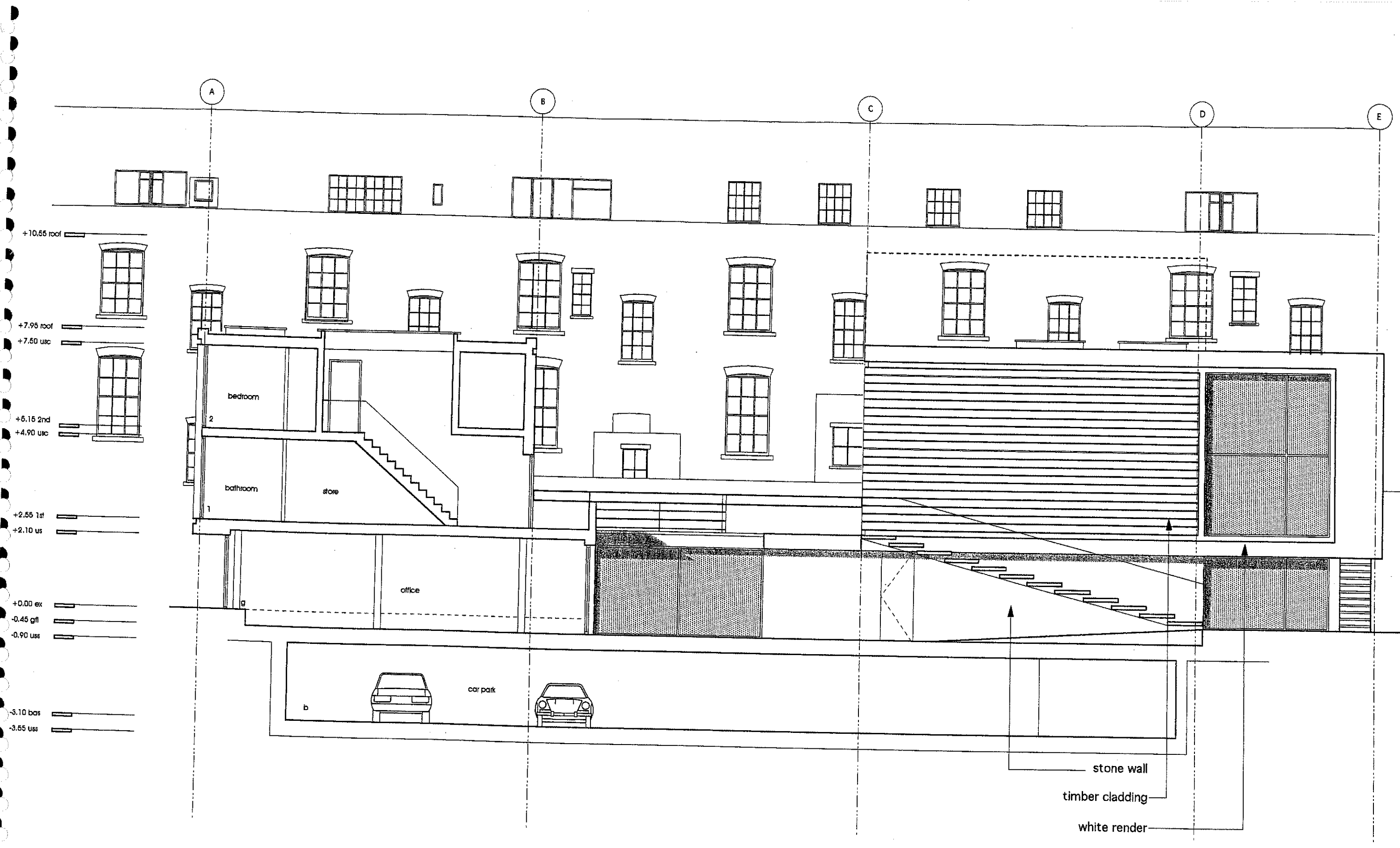
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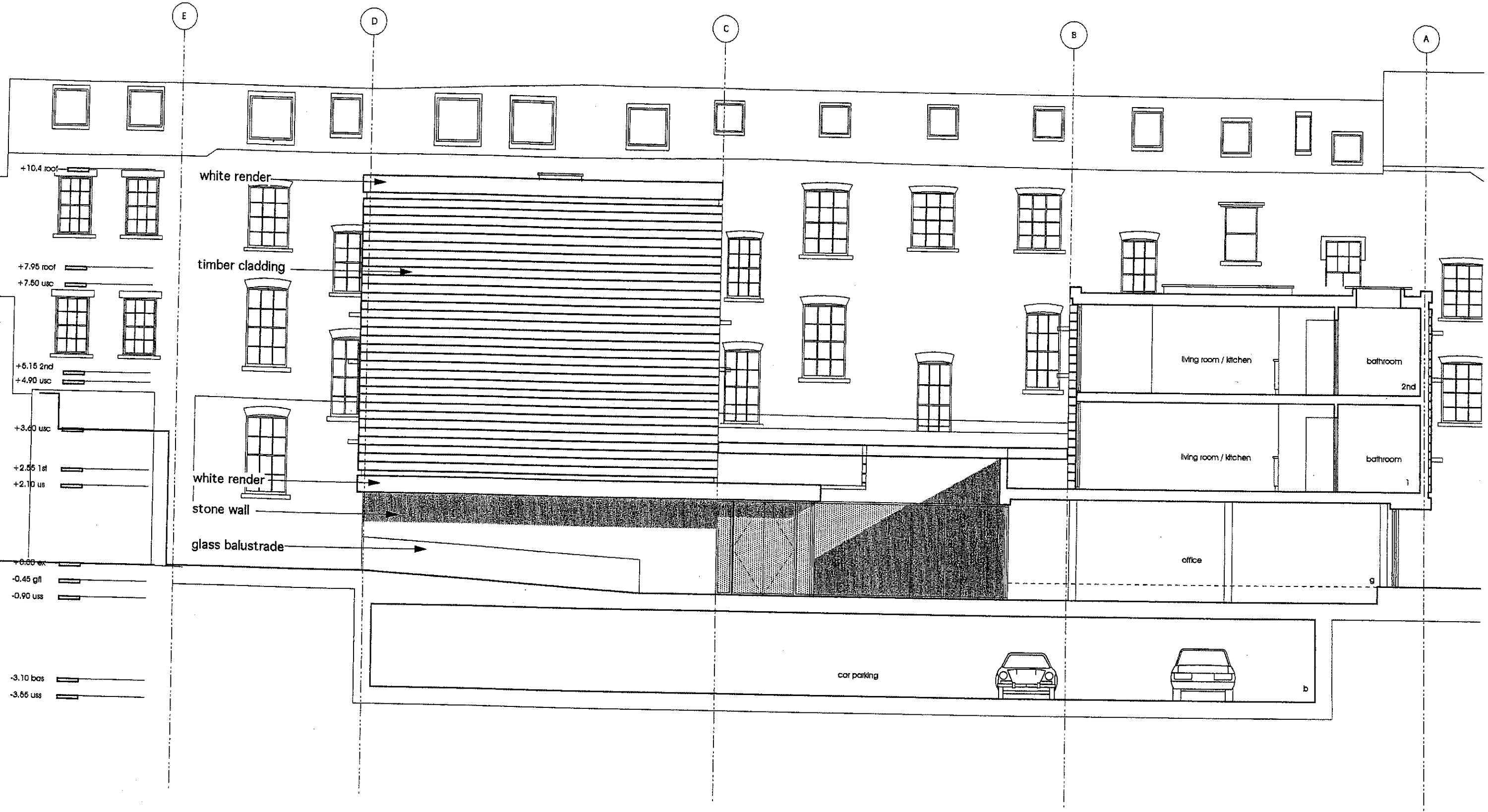


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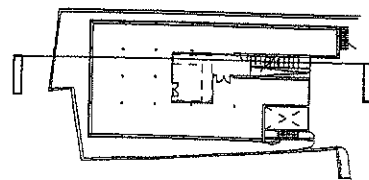
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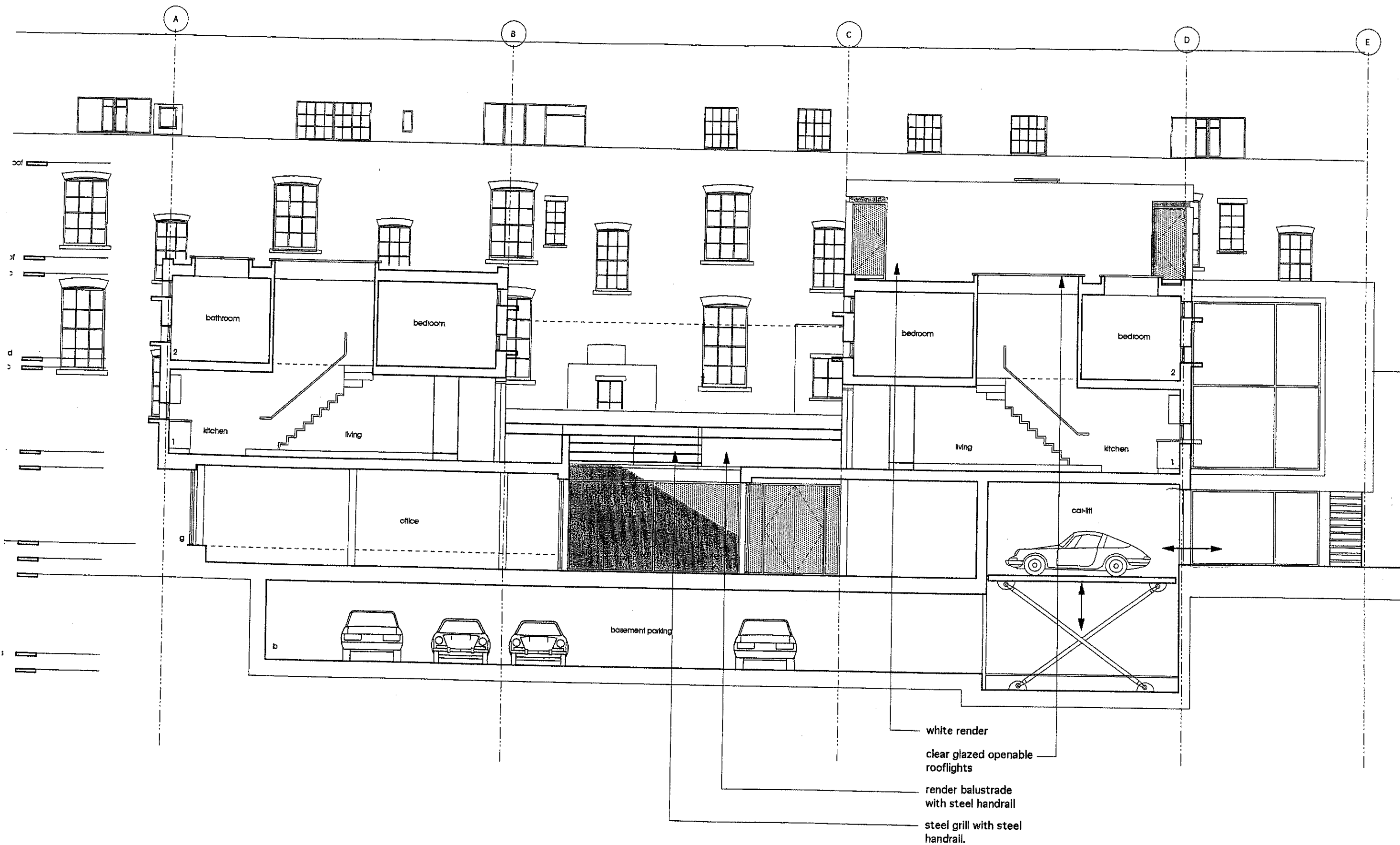
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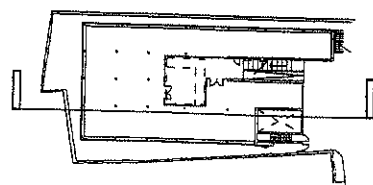
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Gray's Inn Road

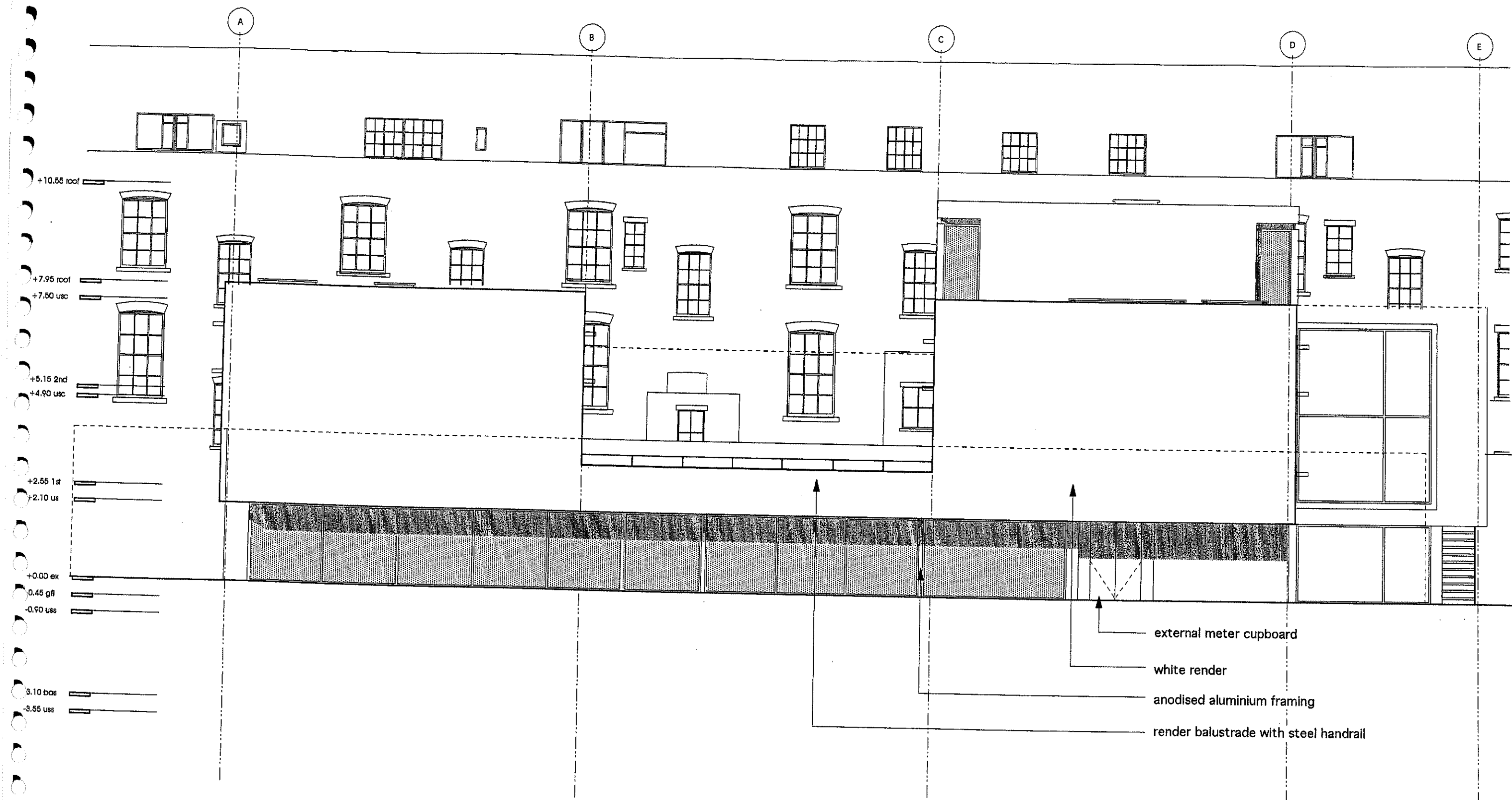
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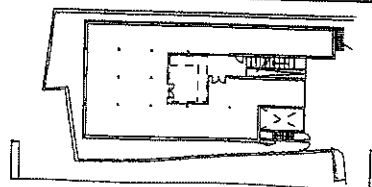
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Proposed Section 1:50@A1 1:100@A3
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PRELIMINARY SCHEDULE OF ACCOMODATION

Overall site area: 697 m2 / 7,500 ft2

Basement carparking: 293 m2 / 3,155 ft2

Ground floor office: 314 m2 / 3,380 ft2

Residential:

4 x 1 bedroom apartments: 42 m2 / 452 ft2

2 x 2 bedroom apartments: 79 m2 / 850 ft2

1 x 3 bedroom apartments: 105 m2 / 1,130 ft2

1 x 1 bedroom apartments: 52 m2 / 560 ft2

1 x 1 bedroom apartments: 41 m2 / 440 ft2

Total Residential 524 m2 / 5,640 ft2

Gray's Inn Road

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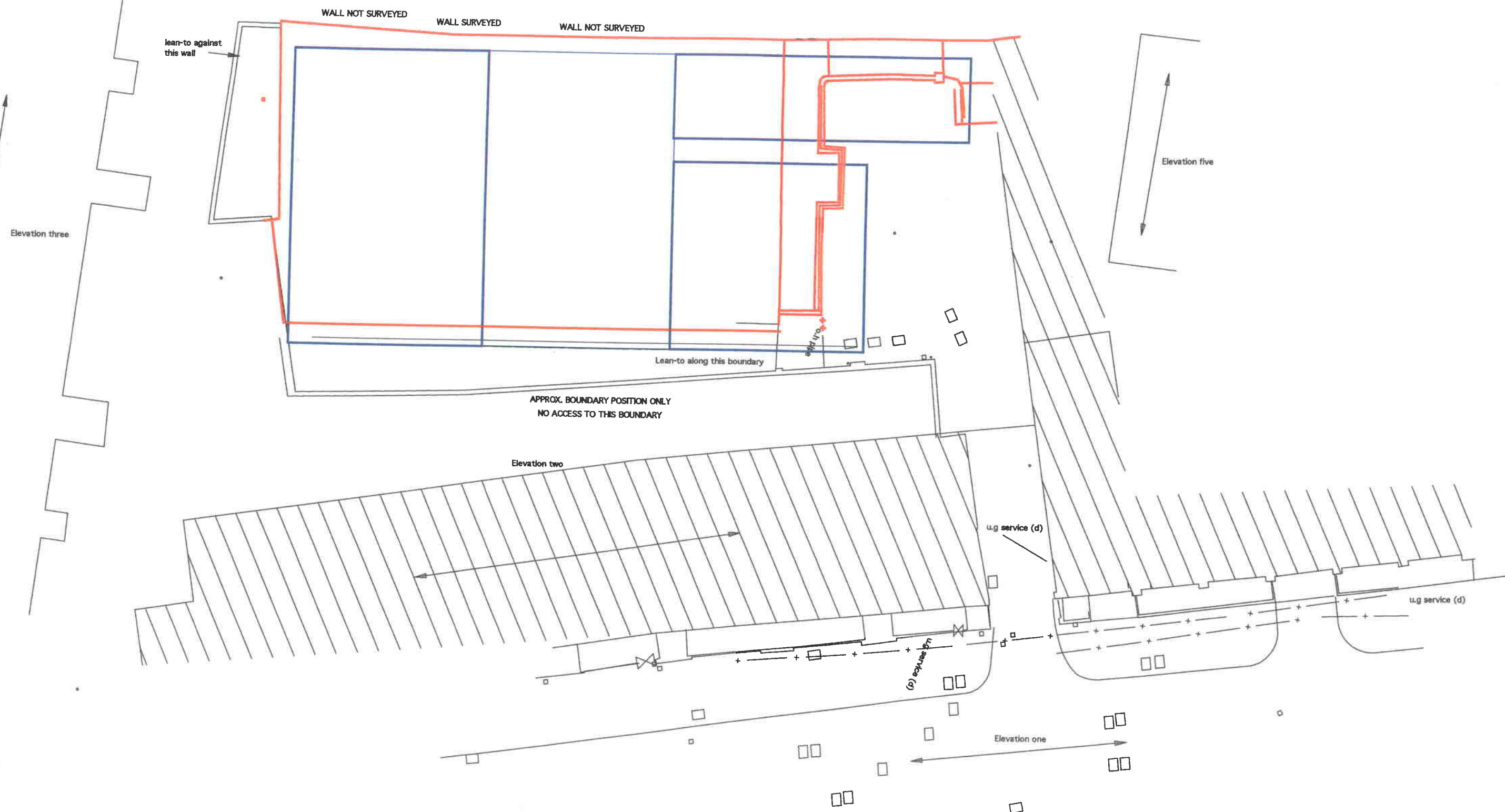
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Preliminary Areas

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- existing building
- proposed building



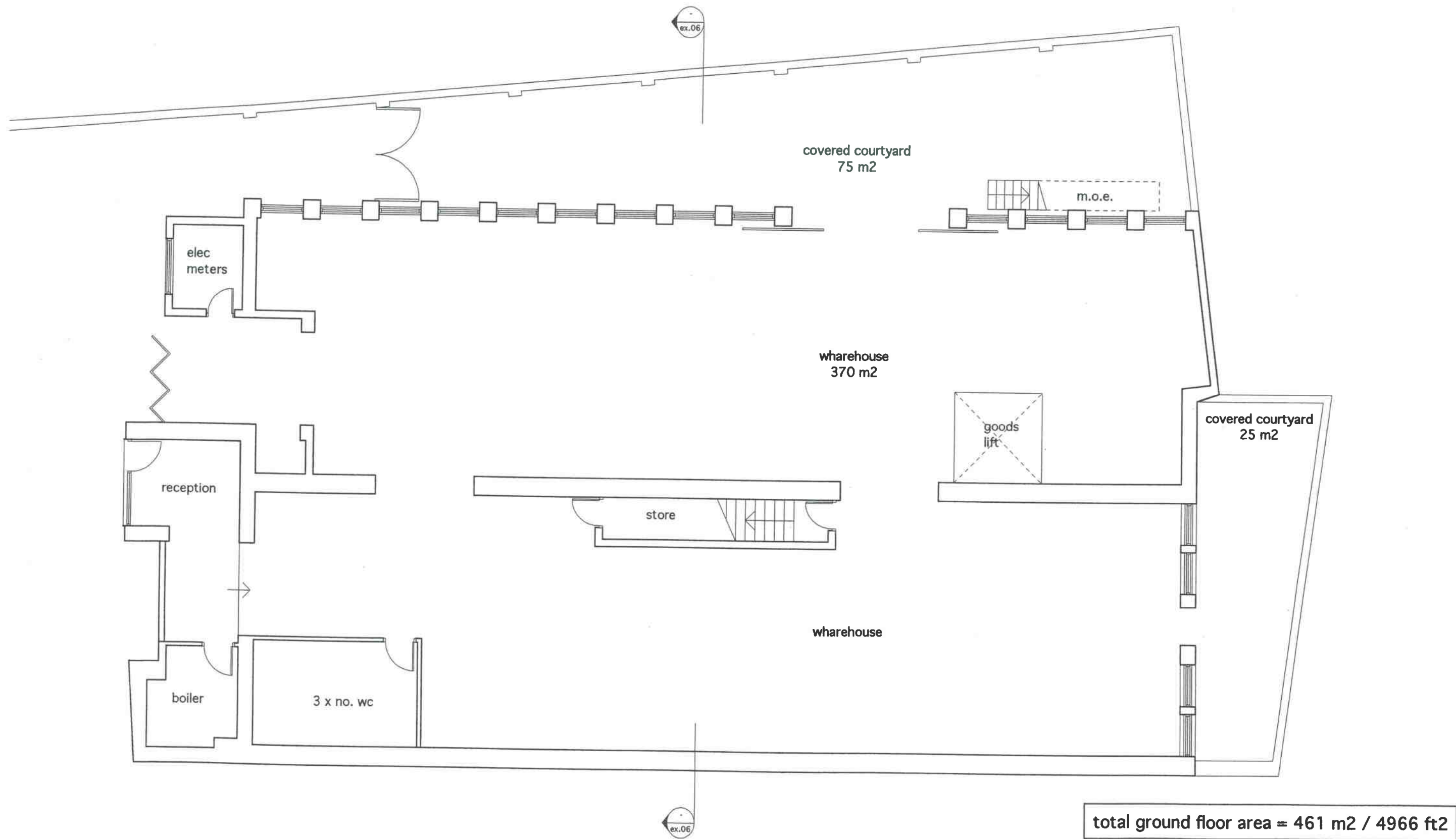
ray's Inn Road

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Survey with proposed indicated 1:200@A3
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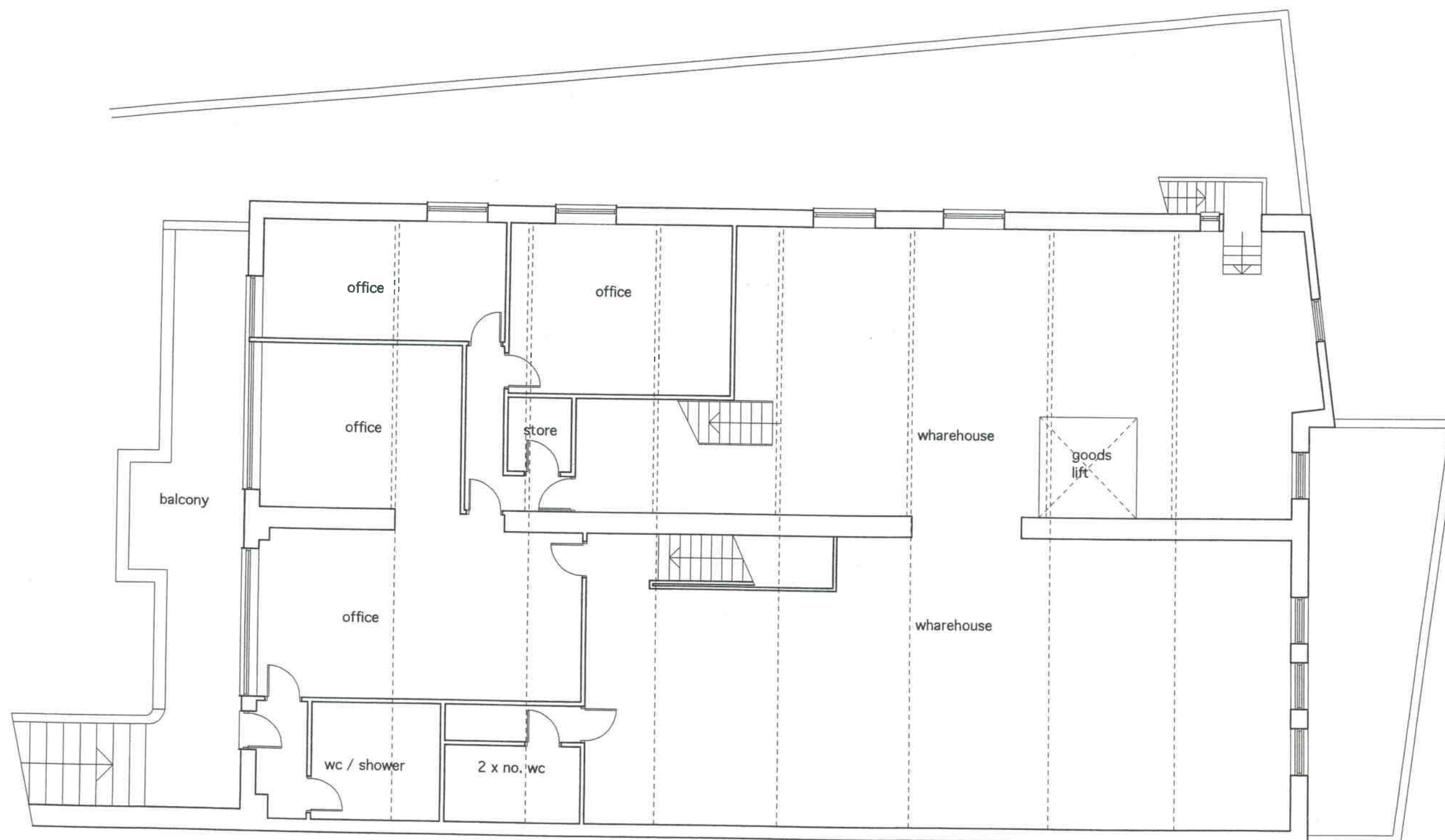


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Existing ground floor 1:100@A3
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total first floor area = 345 m2 / 3717 ft2

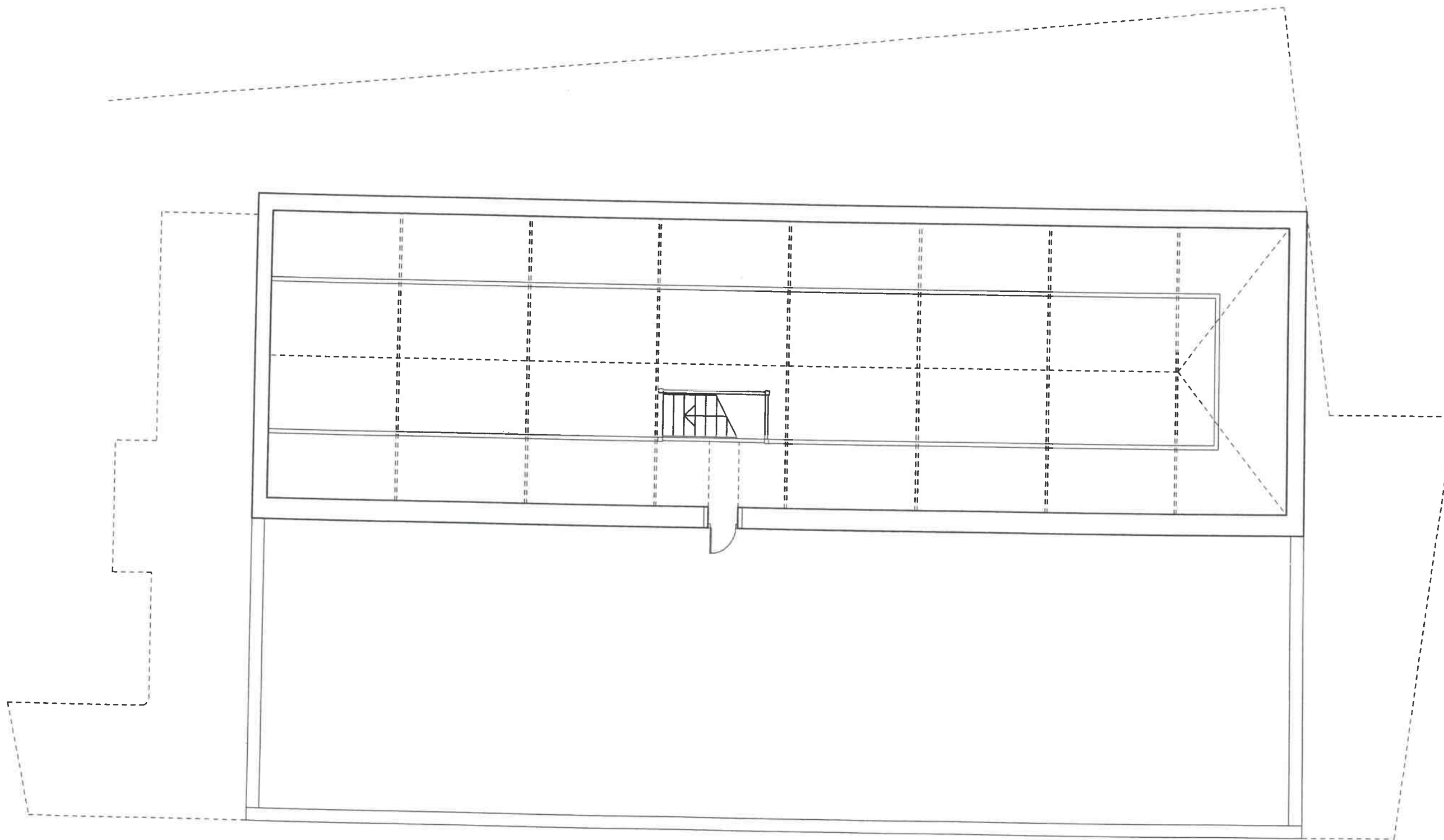
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Existing first floor 1:100@A3
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total second floor area (to eaves) = 165 m² / 1786 ft²

Gray's Inn Road

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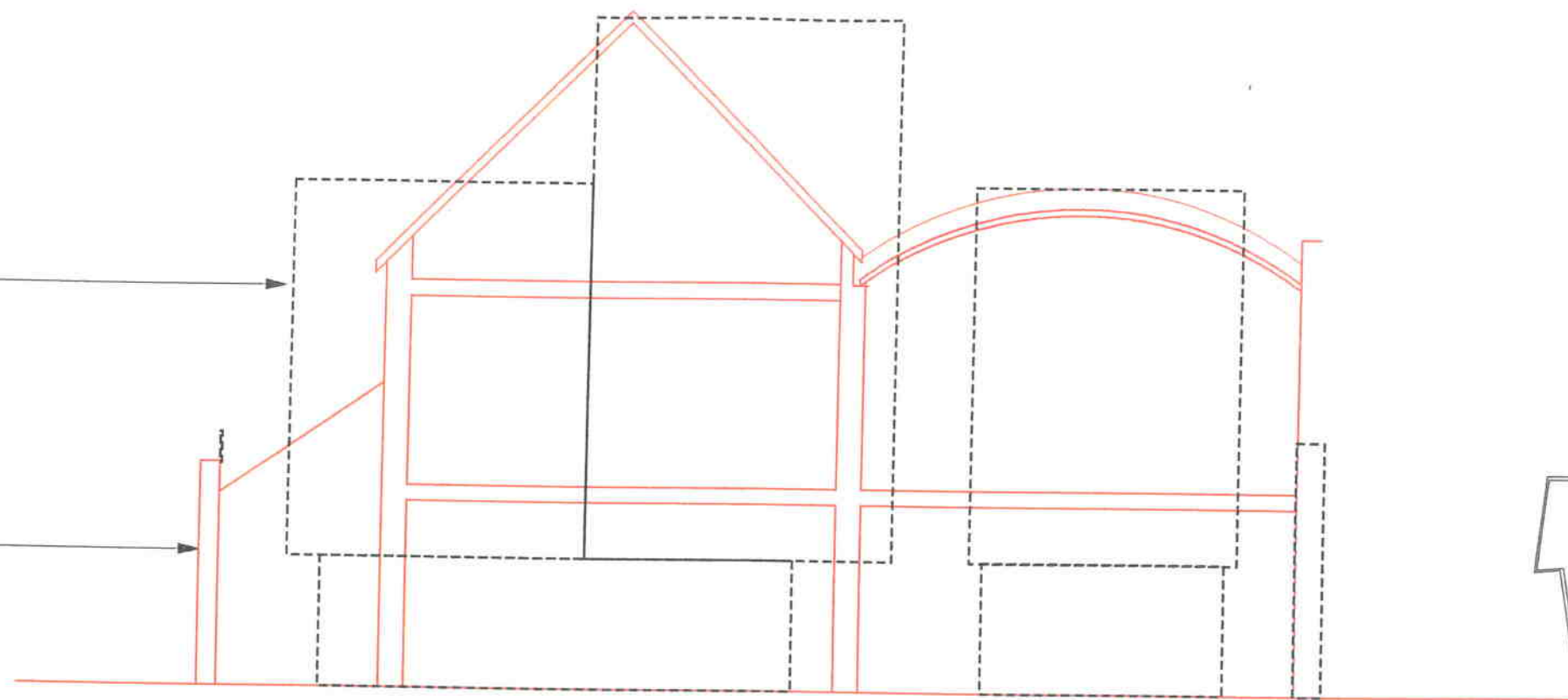
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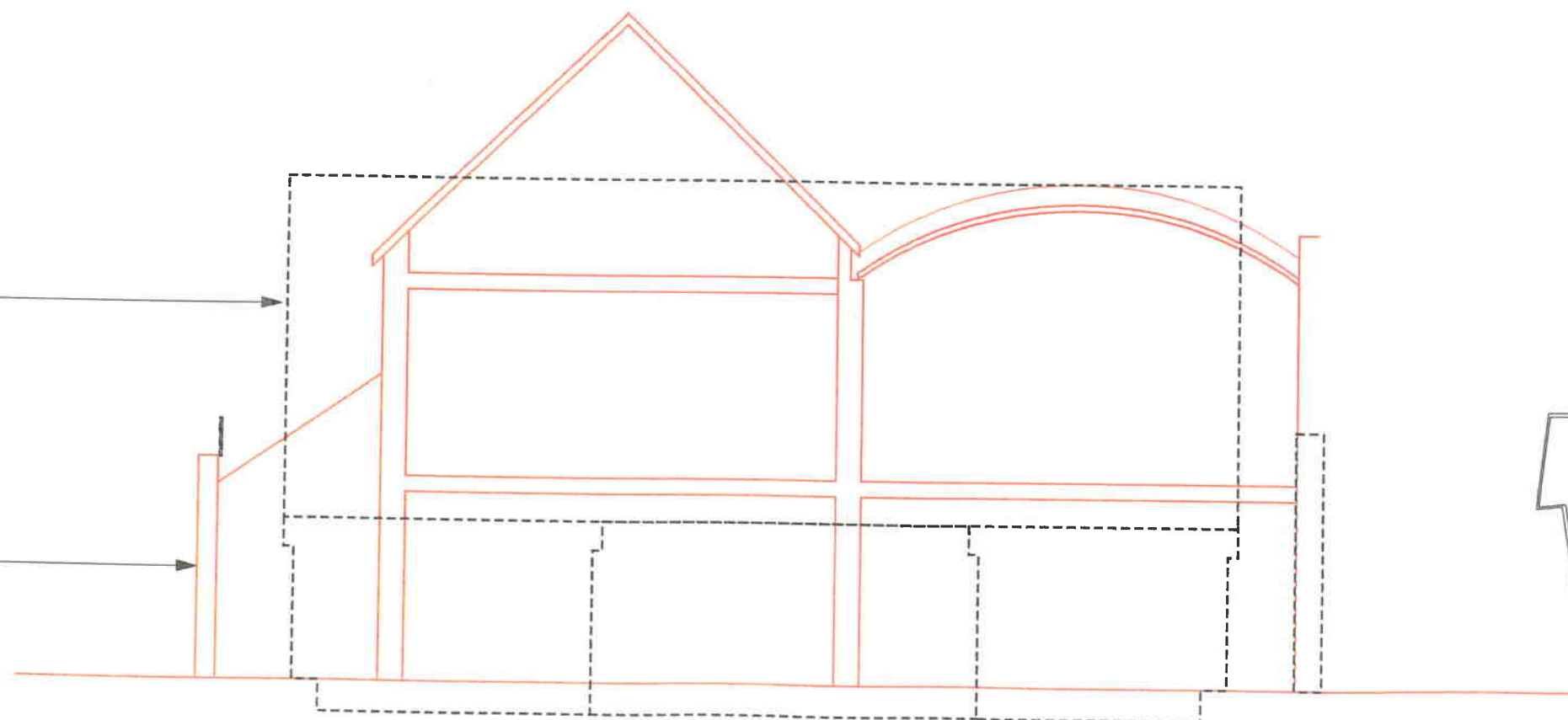
proposed building indicated as
black dotted line

existing building outline indicated
as red solid outline



proposed building indicated as
black dotted line

existing building outline indicated
as red solid outline



ray's Inn Road

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Existing building overlay

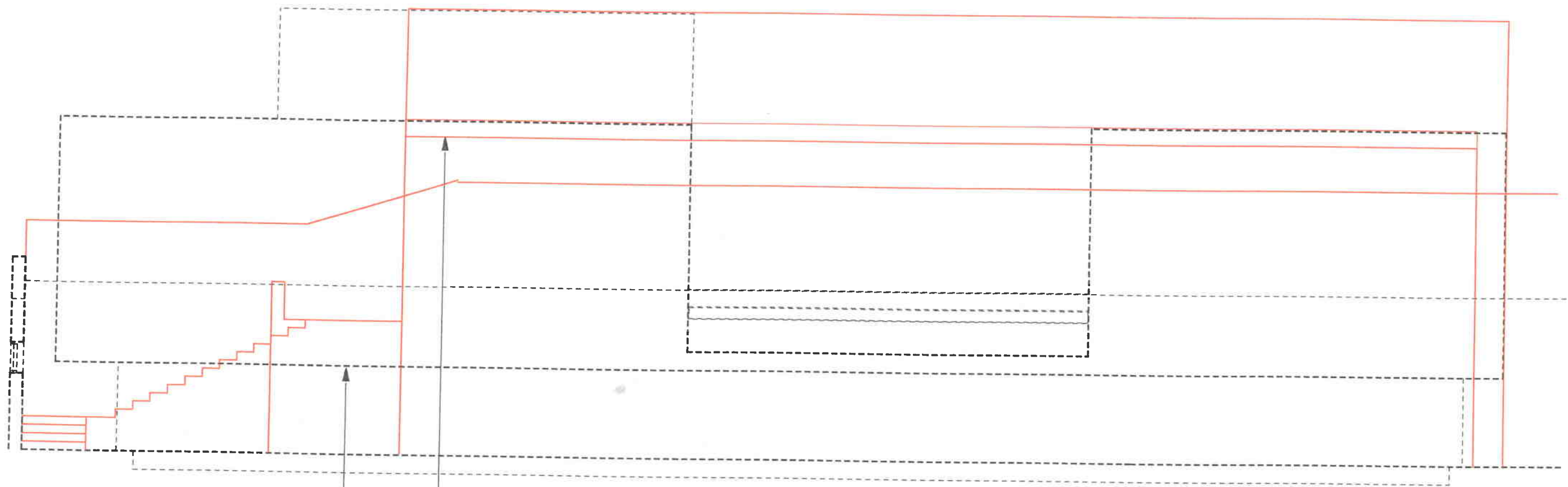
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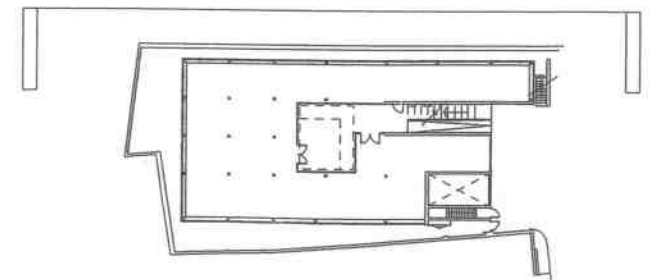
for information

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proposed building indicated as
black dotted line

existing building outline indicated
as red solid outline



Gray's Inn Road

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Existing building overlay

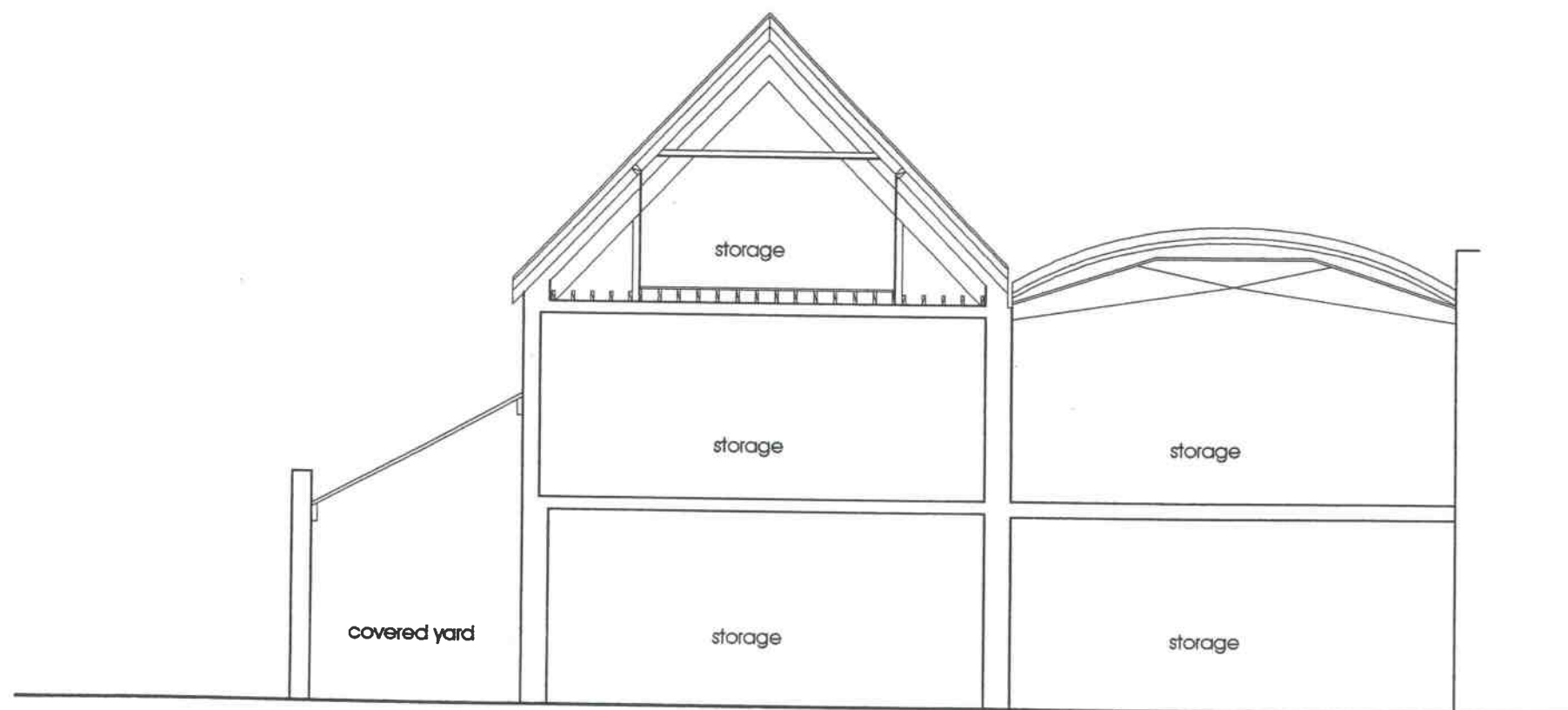
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029.ex.09

30.05.03

for information

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— +32.00

— +28.84

— +27.78

— OSBM +21.57
on Gray's Inn Rd

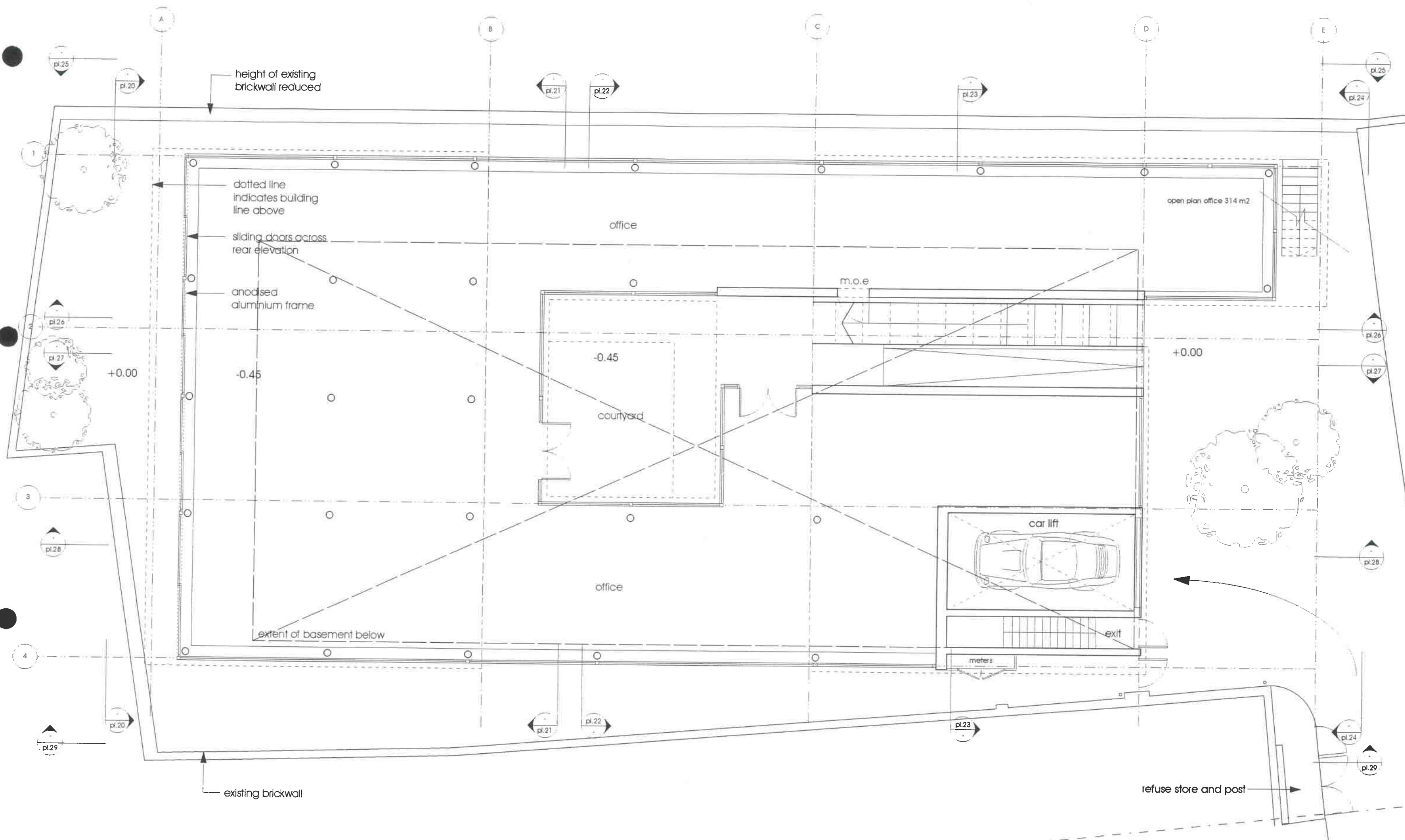
Gray's Inn Road

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Existing section 1:100@A3
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Gray's Inn Road

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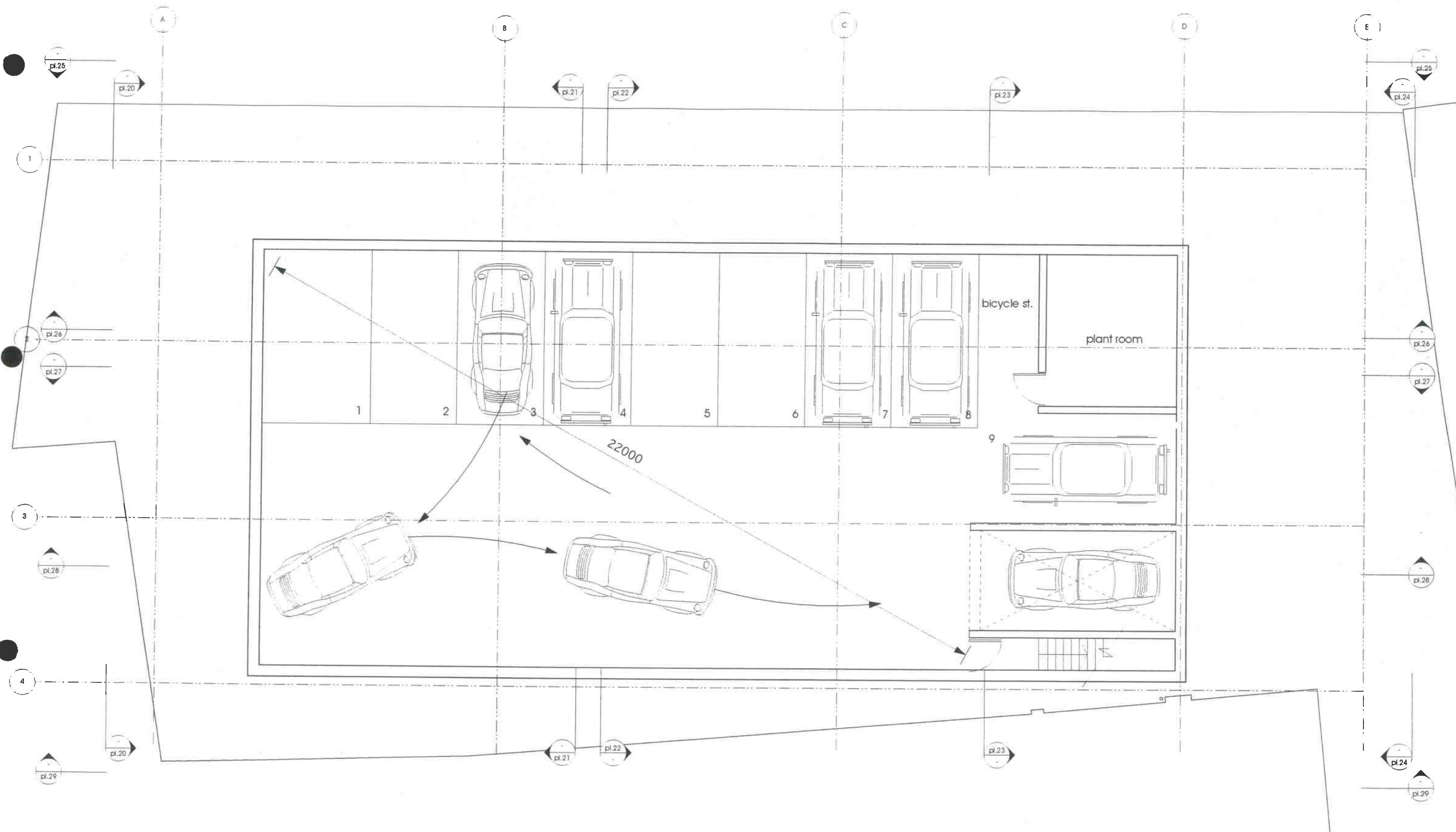
revision	description	date
c	extent of basement added	27.09.06

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Proposed Ground Floor Plan 1:100@A3

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revision	description	date
a	grid corrected	27.09.06

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Proposed Basement Plan 1:100@A3

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