

Design & Access Statement

Rev A
20/08/2015

Part One of Two



107 Gray's Inn Road
Charles Darwin House Ltd.

AWW inspired
environments

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Introduction

This Design & Access Statement is intended to inform the planning department of Camden Council about the additional works implemented during the refurbishment of the 107 Gray's Inn Road site.

The application is submitted on behalf of Charles Darwin House Ltd. to obtain planning permission for the additions made to the office building, namely the inclusion of louvred enclosures to the side of the rear facade at ground floor level and the addition of a Plant Room on the fourth floor.

The approach has been to create high quality office space, with minimum impact on the overall massing of the building and its surroundings, whilst extending the property to create sufficient space for the needs of the applicant. The scheme looks to enhance the local area through high quality architecture and urban design and to integrate well into the surrounding context.

The additional acoustic louvre enclosures at ground level and Plant Room on level four help implement this approach by providing a less disruptive environment to the building's surroundings and neighbours. They also provide a much cleaner and tidier elevation in rationalising the sporadic air conditioning units to the rear offering a more aesthetically pleasing outlook for neighbours.

Preliminaries-

About the Client

Charles Darwin House is the home of five charitable societies active in the field of Biosciences who are looking to expand their premises within the area. The building they currently occupy has been awarded BREEAM Excellence Award for 'The Code for Sustainable Buildings' in 2010. The refurbishment of the 107 Gray's Inn Road, as it stands, has also achieved the BREEAM Excellence award.

About the Architect

AWW Architects is a large practice with over 35 years experience working in architecture, interiors and master-planning. With offices in London, Bristol and Plymouth, AWW has teams of creative designers that bring a wealth of experience to new projects.

AWW Architects have previously worked on a number of successful planning applications in the London Borough of Camden, in conservation areas and listed properties.

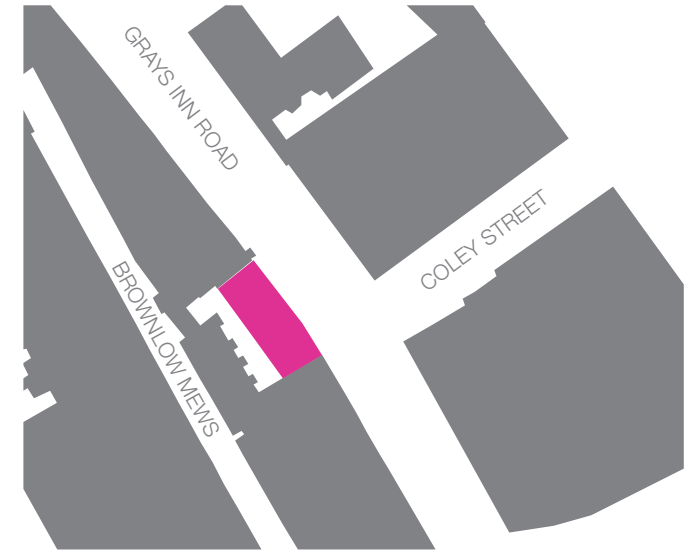
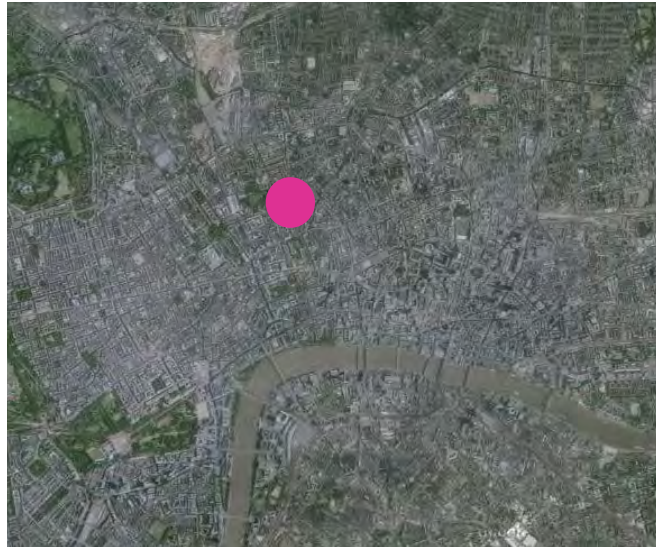
Projects include:

- 39-45 Gray's Inn Road
- 14 Roger Street
- 77-82 Guilford Street

Site Analysis

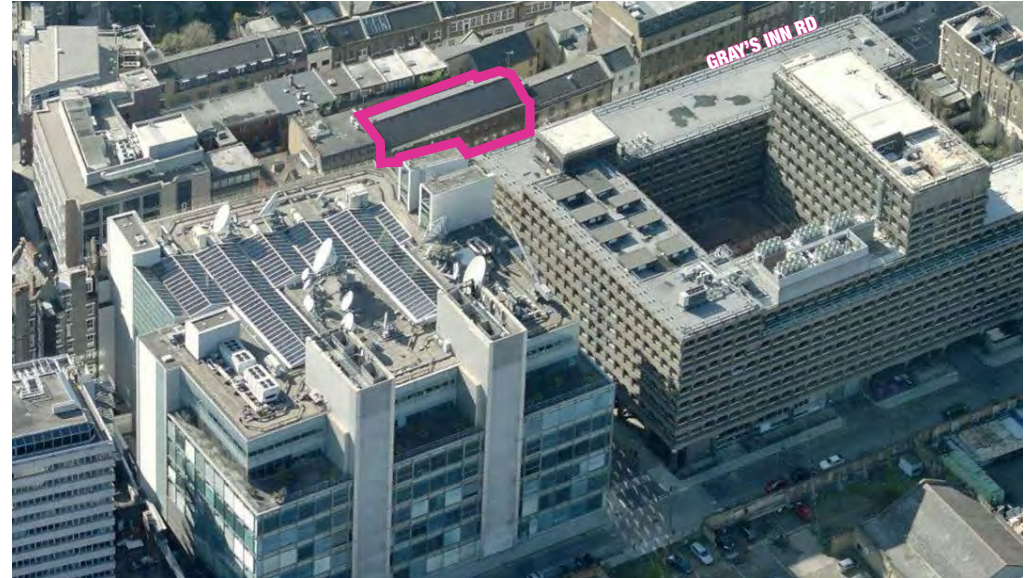
Location

The site is located on Gray's Inn Road, a major thoroughfare through the south of the London Borough of Camden. The building borders the busy roadway to the front the comparatively quiet Brownlow mews residential houses to the rear.

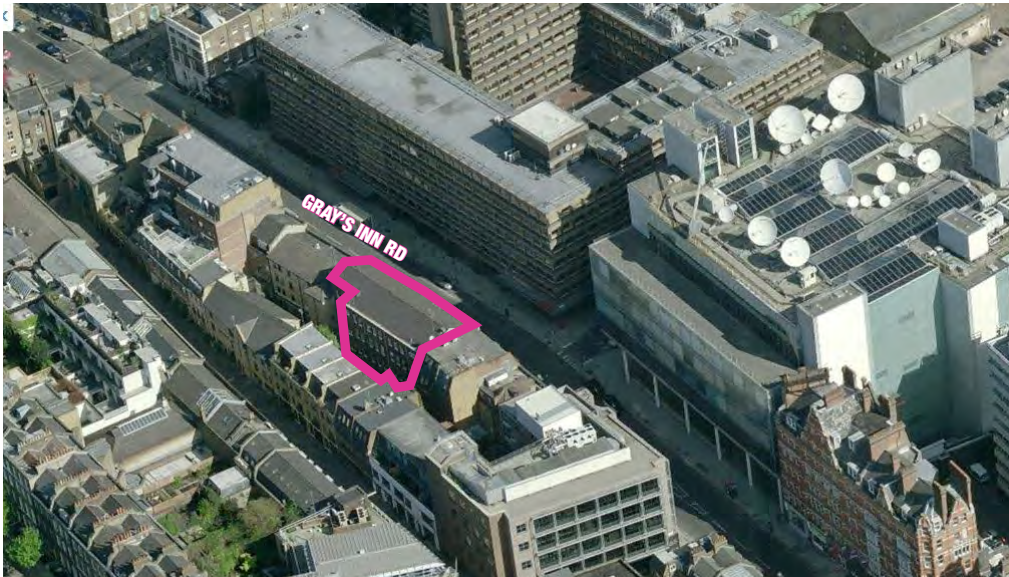




Birds eye view from the North



Birds eye view from the East

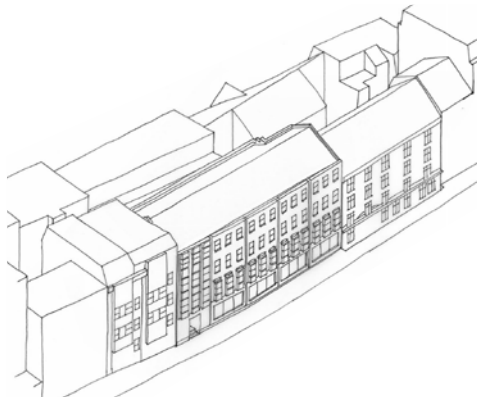


Birds eye view from the South



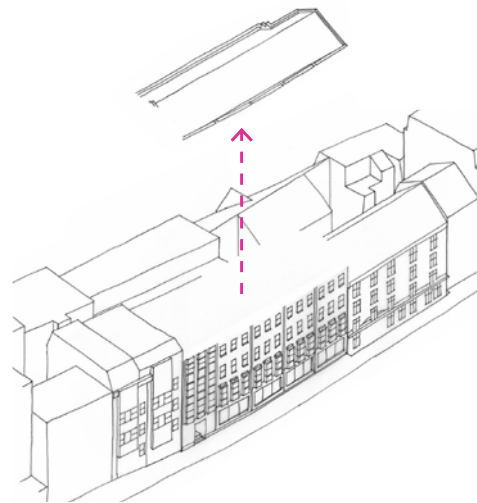
Birds eye view from the West

Design Approach



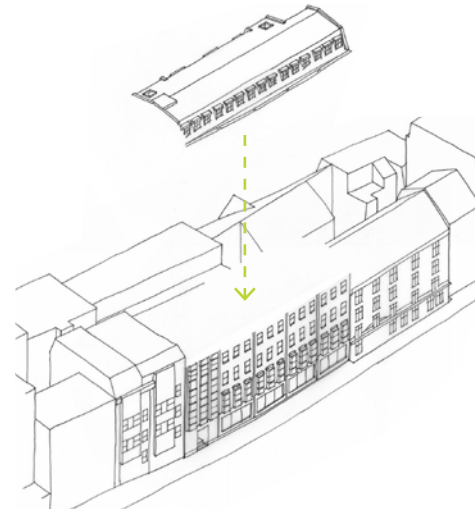
Existing Building

The existing building was an unoccupied office building.



Remove Existing Roof

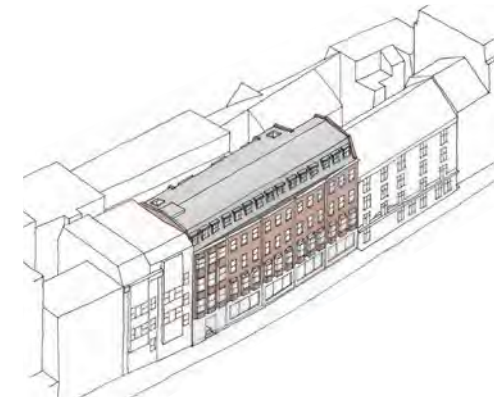
The existing roof structure did not allow for expansion into the space, so was removed as part of the works pursuant to approved application: 2013 /7039/P.



Proposed Roof & Front Render

A true mansard roof was constructed to provide an extra level of office space with traditional dormers aligned with the windows on the front facade.

Many examples of traditional and flat topped mansards can be seen along Gray's Inn Road within the conservation area.



Proposed Building

The traditional mansard roof and dormers bring the form and aesthetic of the building into line with the Gray's Inn Road context. The cleaning (and repainting of the band of render) of the front facade as per the approved application, has given a more homogeneous appearance to the building, when seen from the street.

Changes from Planning

Design Change	Description	Pages detailed on
1	Acoustic Enclosures added to prevent noise disruption to local surroundings. (See attached Hawkins Acoustic Report and Noico Louvre details) Air Conditioning units position moved to be in Acoustic enclosures.	9, 23, 24
2	Bin Storage moved as a result of acoustic enclosures.	9
3	Proposed planters removed, existing stairs converted into new planter.	9
4	Existing fabric, consented drawings subject to survey. No material change.	11, 13, 15, 17, 19, 23
5	Office layout developed, minor changes.	11, 13, 17
6	Additional Plant room for IT equipment positioned on 4th floor in an acoustically protected space to prevent noise disruption to the surrounding area. Louvres added to dormers, facade and roof. (See also, attached Hawkins Report and Noico louvre details)	17, 19, 21, 23, 25, 27
7	AOV's removed from above the stairs following consultation with Building Control.	19, 23, 25
8	Window removed to coincide with bathroom layout.	23
9	Window size decrease to coincide with stair position.	23

Design Development

Consented Ground Floor Plan - Drawing 3257-2200

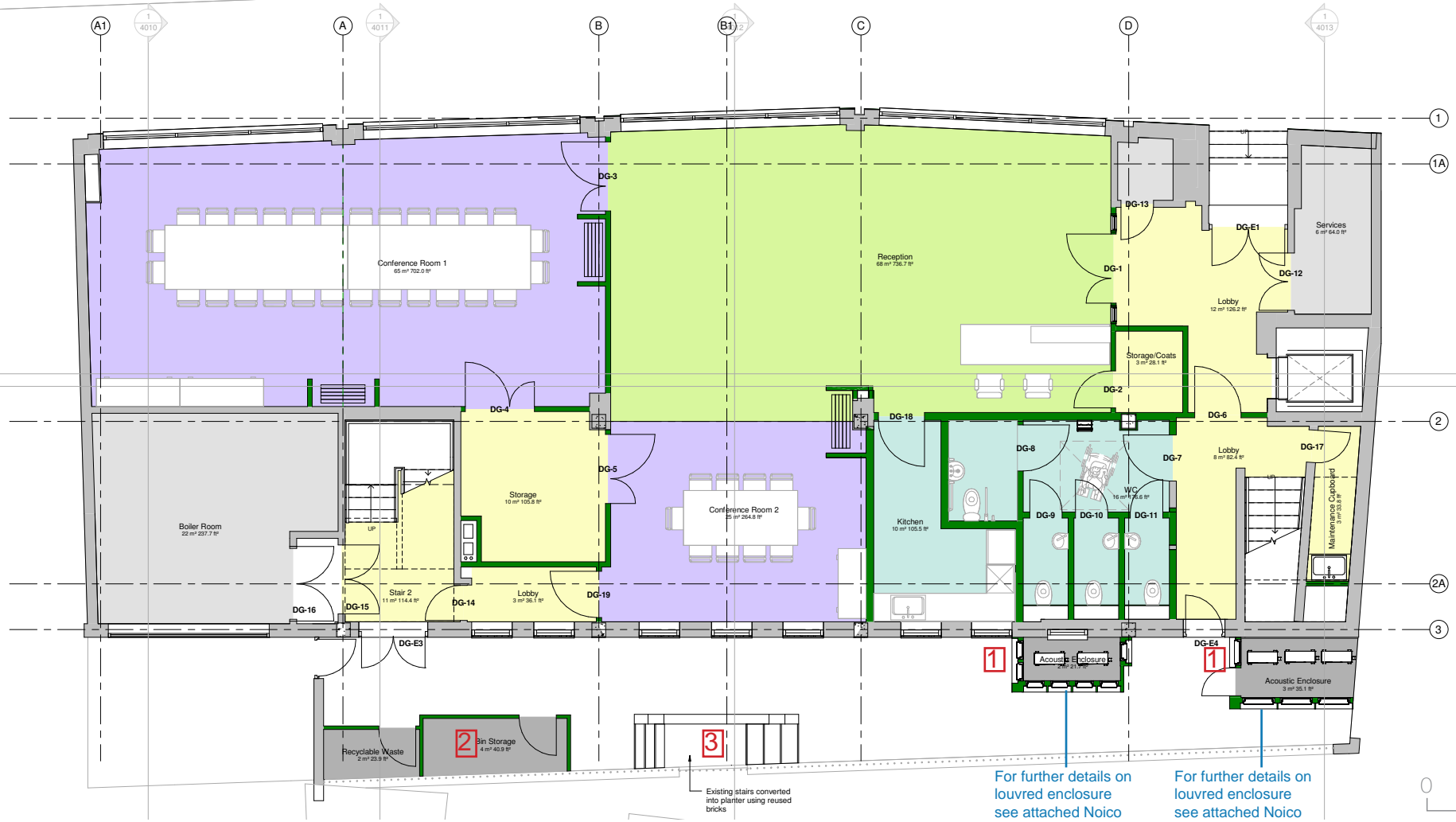


PLANNING CONDITION CHANGES-

- 1** All Air conditioning units on back facade moved ground floor.
- 2** Courtyard to be used for maintenance and escape only.
- 3** Bi-folding doors Removed.



Proposed Ground Floor Plan - Drawing 3257-2150R



1
Acoustic Enclosures added to prevent noise disruption to local surroundings. (See attached Hawkins Acoustic Report)
Air Conditioning units position moved to be in Acoustic Enclosures

2
Bin Storage moved as a result of acoustic enclosures

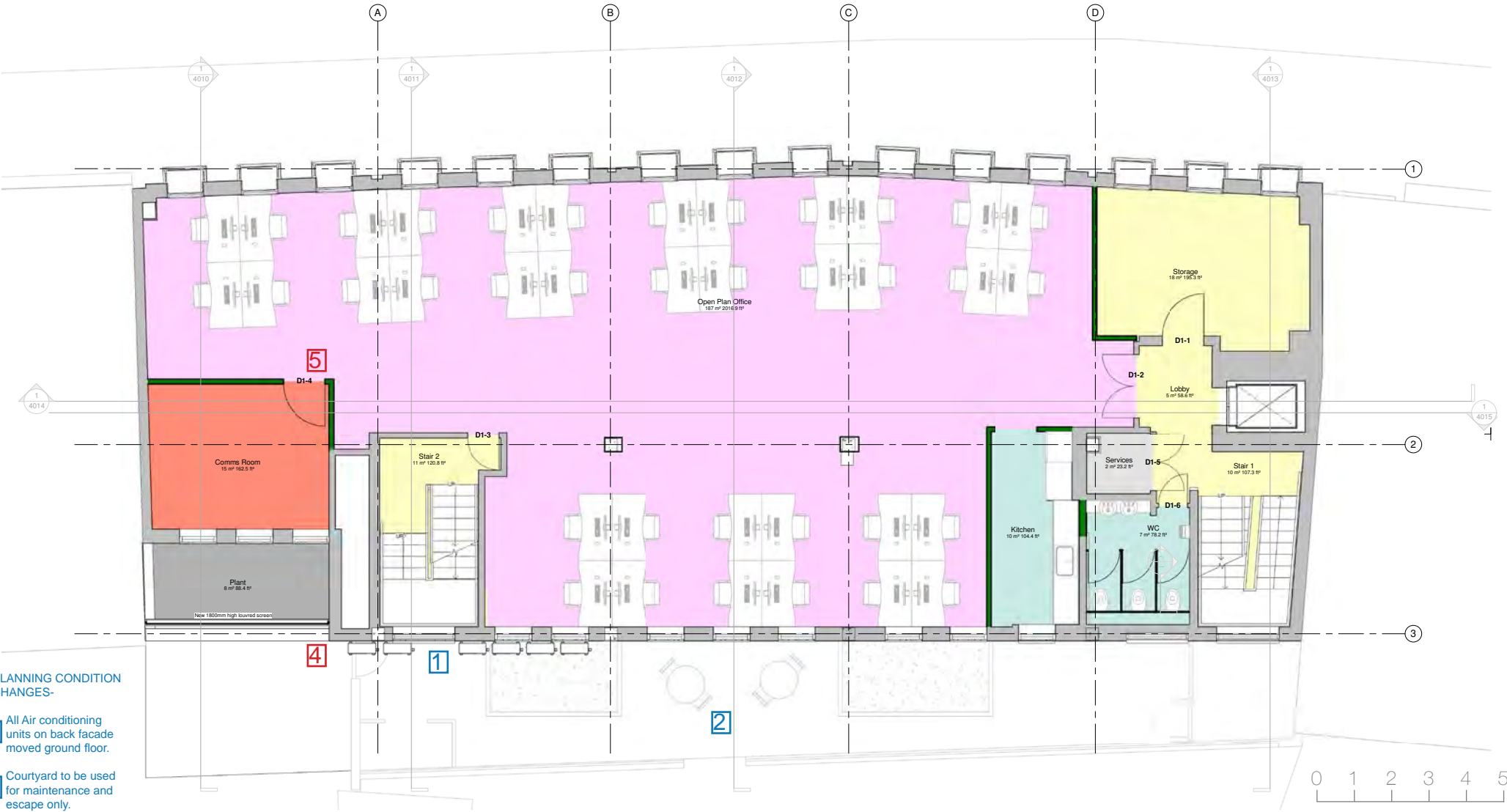
3
Proposed planters removed, existing stairs converted into new planter

For further details on louvred enclosure see attached Noico drawing 640733-01B (page 39)

For further details on louvred enclosure see attached Noico drawing 640733-02B (page 40)



Consented First Floor Plan - Drawing 3257-2201



PLANNING CONDITION CHANGES-

- 1 All Air conditioning units on back facade moved ground floor.
- 2 Courtyard to be used for maintenance and escape only.



Proposed First Floor Plan - Drawing 3257-2151L



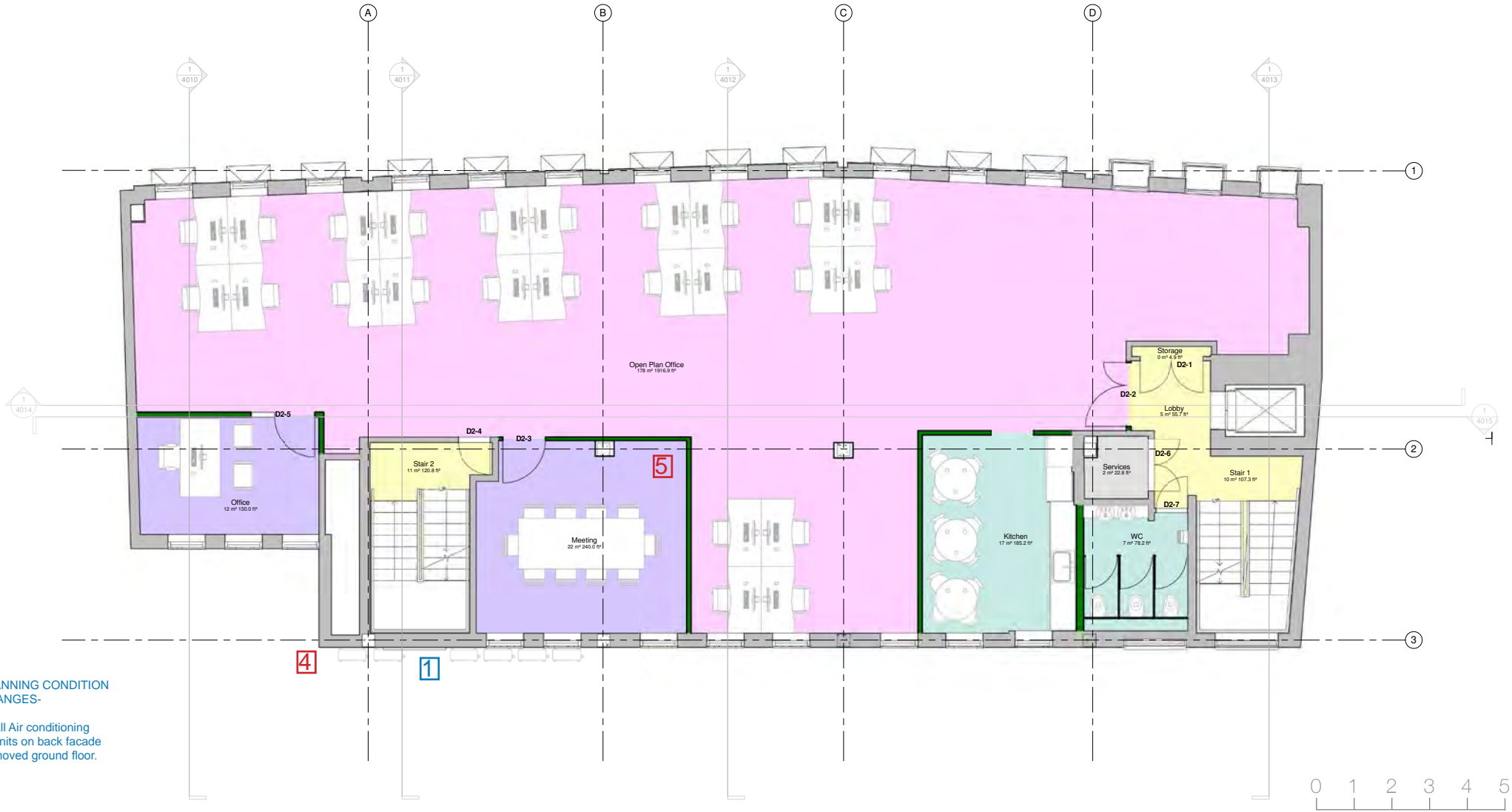
4

Position of wall is as existing, no change has occurred. Existing fabric shown on the consented drawings was subject to survey.

5

Office layout developed, enlarged Comms Room.

Consented Second Floor Plan - Drawing 3257-2202

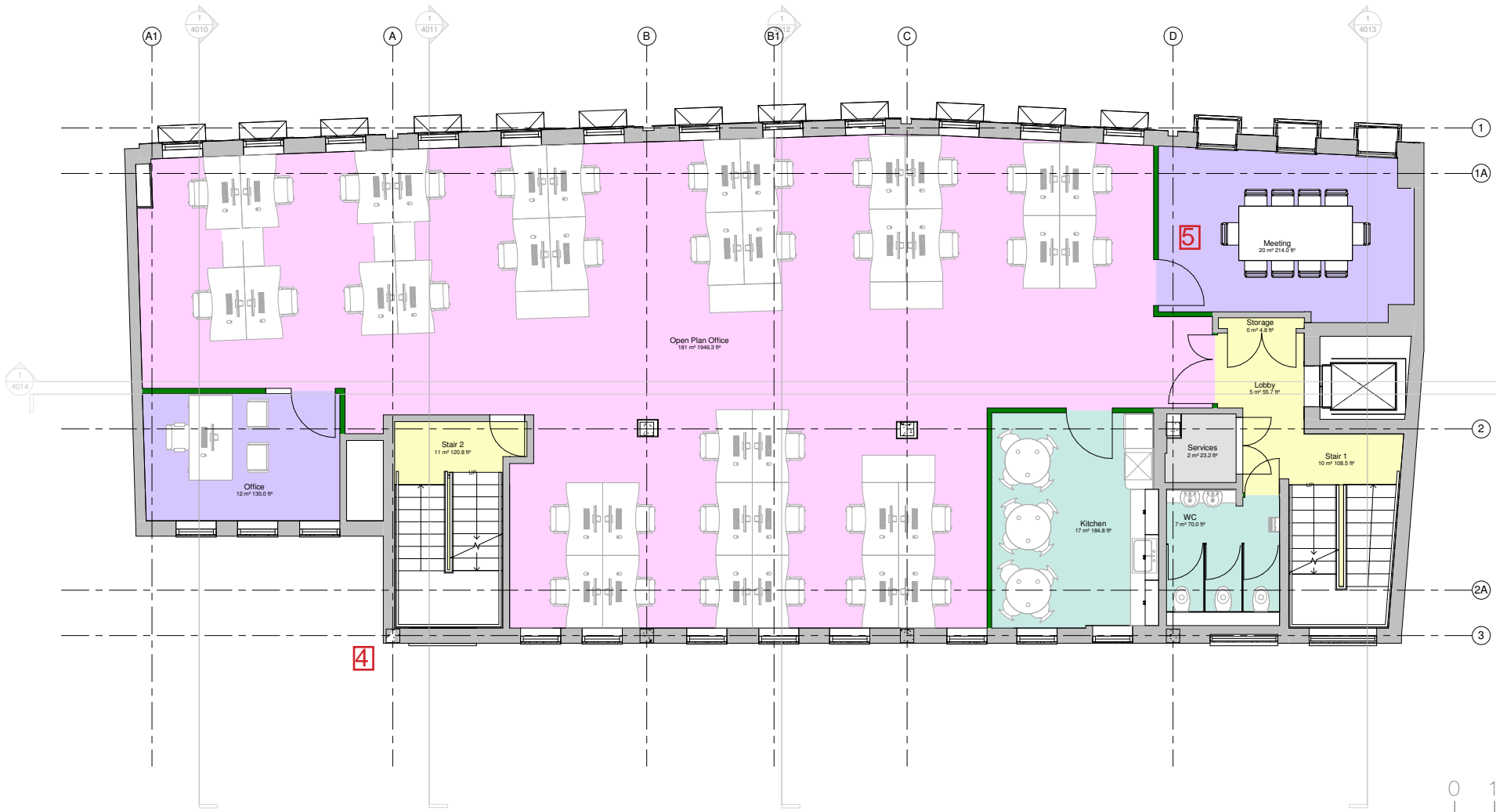


PLANNING CONDITION CHANGES-

- 1 All Air conditioning units on back facade moved ground floor.



Proposed Second Floor Plan - Drawing 3257-2152S



4

Position of wall is as existing, no change has occurred. Existing fabric shown on the consented drawings was subject to survey.

5

Office layout developed, minor changes.

Consented Third Floor Plan - Drawing 3257-2203



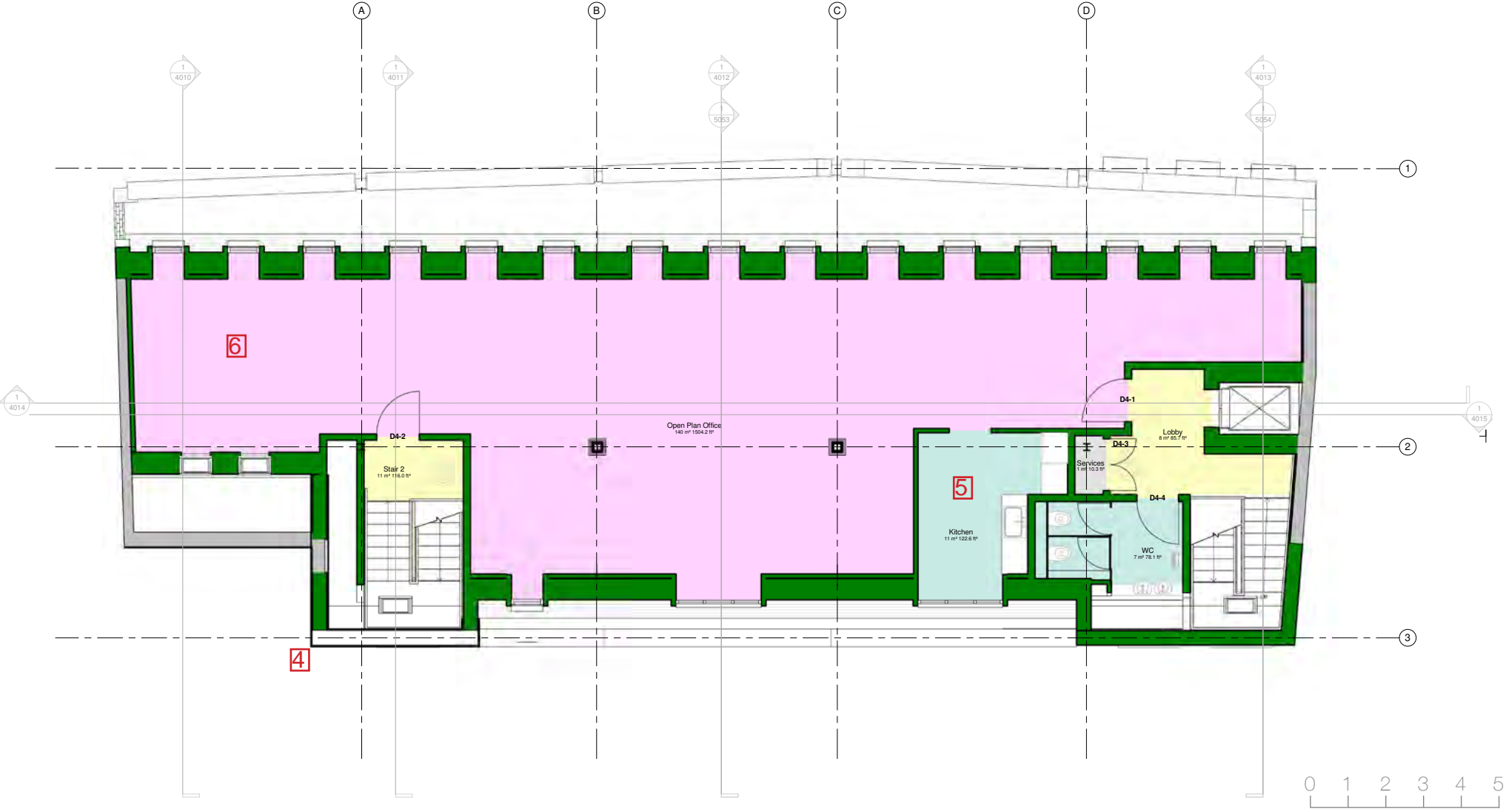
Proposed Third Floor Plan - Drawing 3257-2153Q



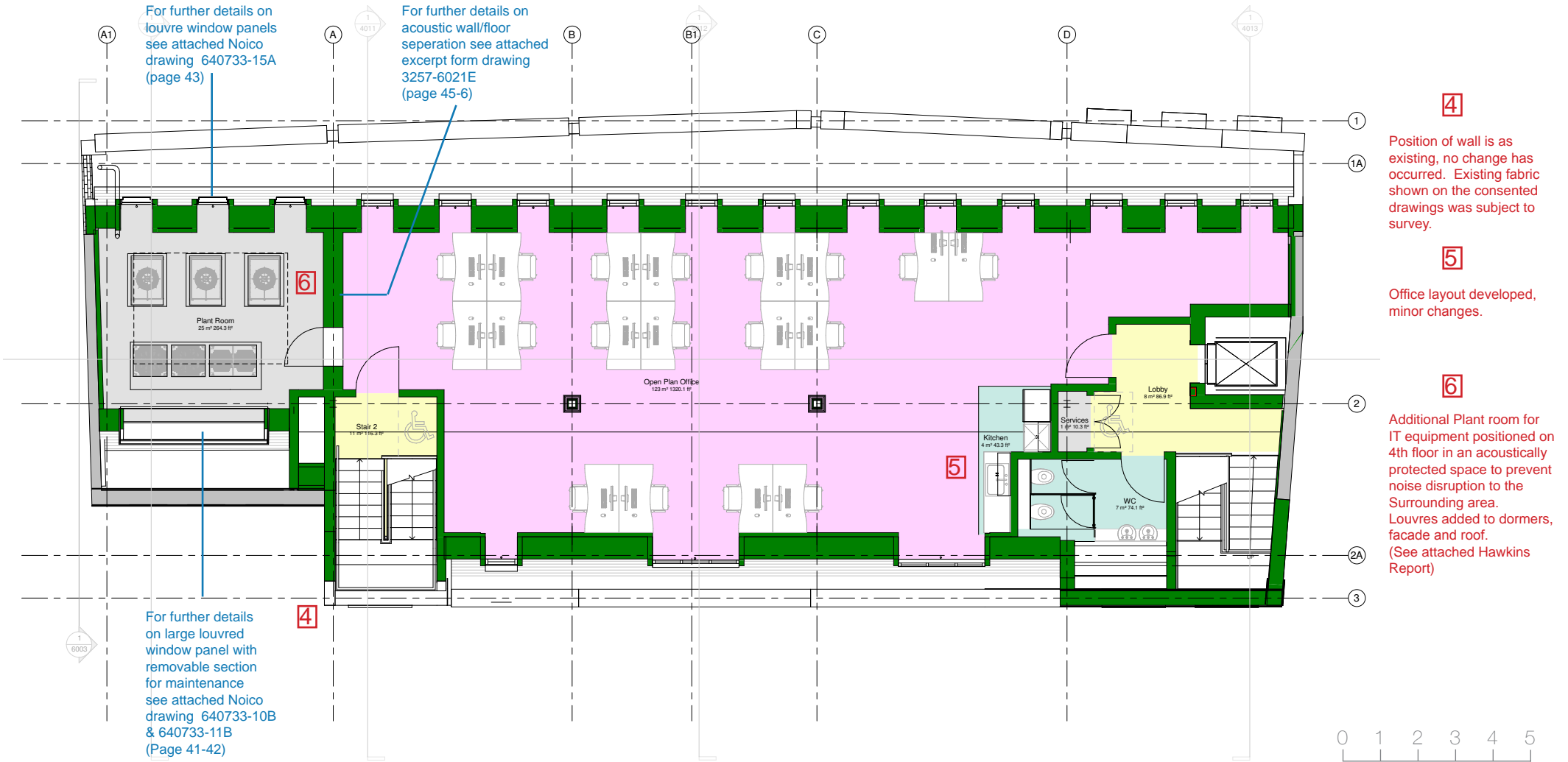
4
 Position of wall is as existing, no change has occurred. Existing fabric shown on the consented drawings was subject to survey.

No changes to approved scheme

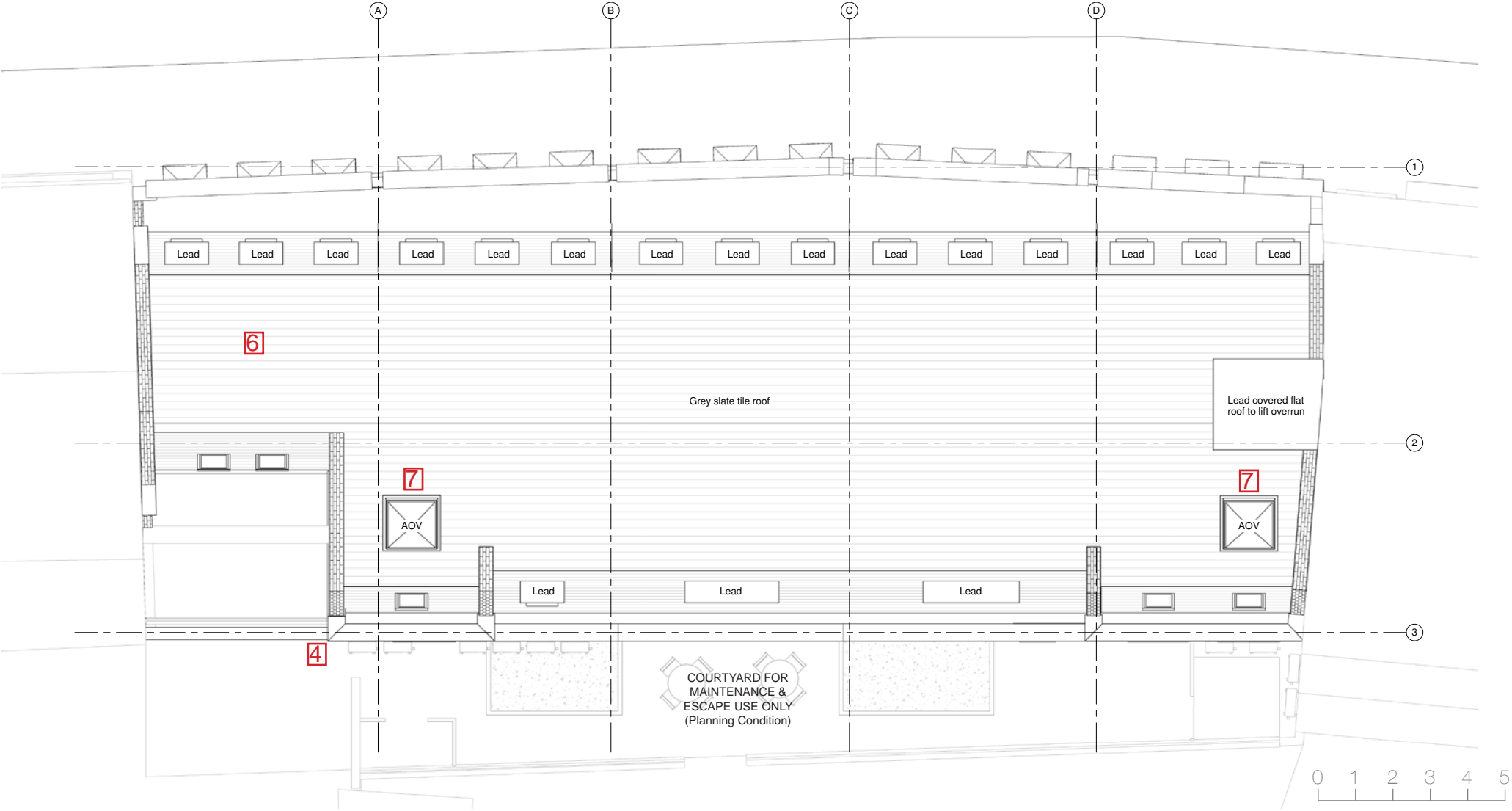
Consented Fourth Floor Plan - Drawing 3257-2204



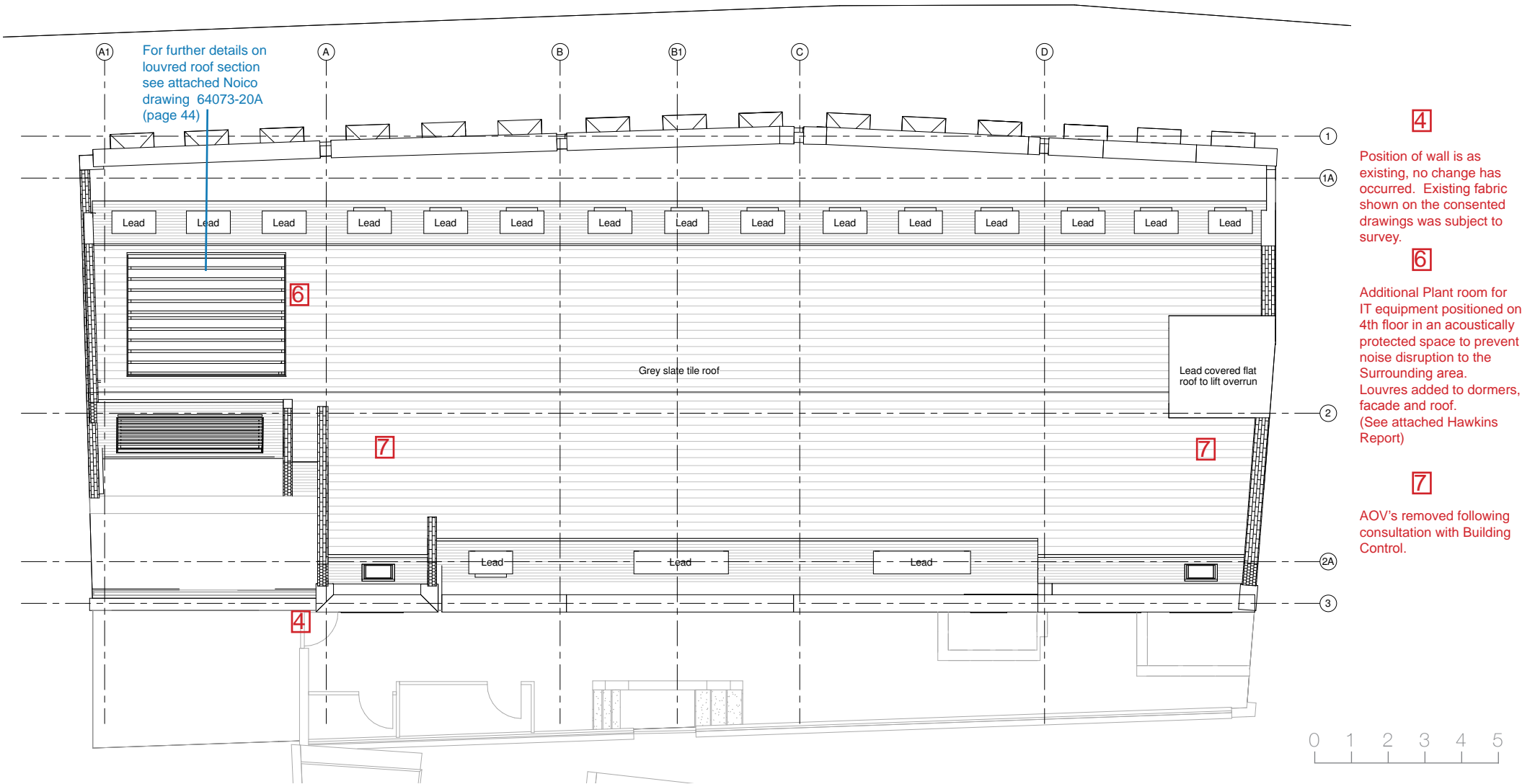
Proposed Fourth Floor Plan - Drawing 3257-2154R



Proposed Roof Plan - Drawing 3257-2205



Proposed Roof Plan - Drawing 3257-2155H



4
Position of wall is as existing, no change has occurred. Existing fabric shown on the consented drawings was subject to survey.

6
Additional Plant room for IT equipment positioned on 4th floor in an acoustically protected space to prevent noise disruption to the Surrounding area. Louvres added to dormers, facade and roof. (See attached Hawkins Report)

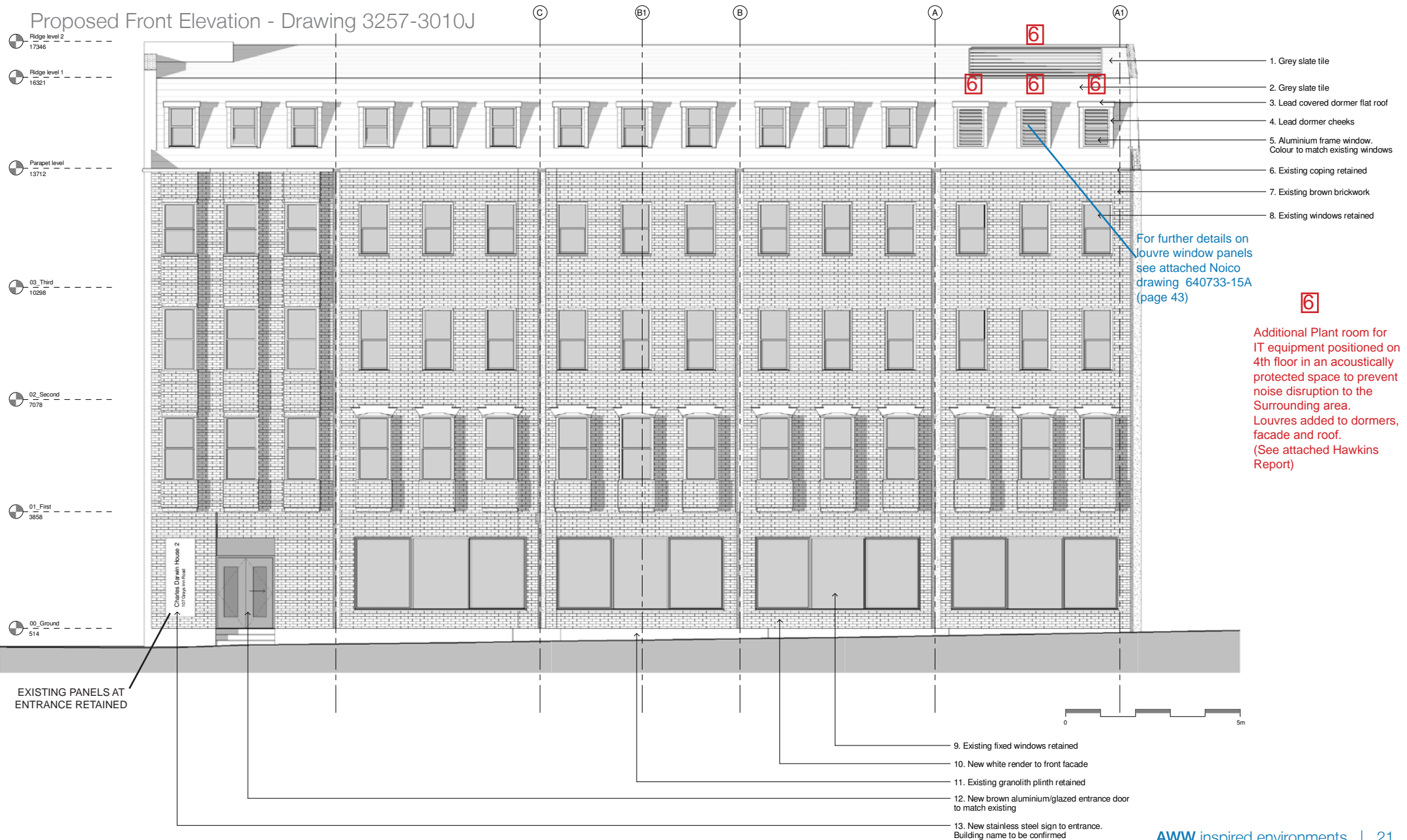
7
AOV's removed following consultation with Building Control.



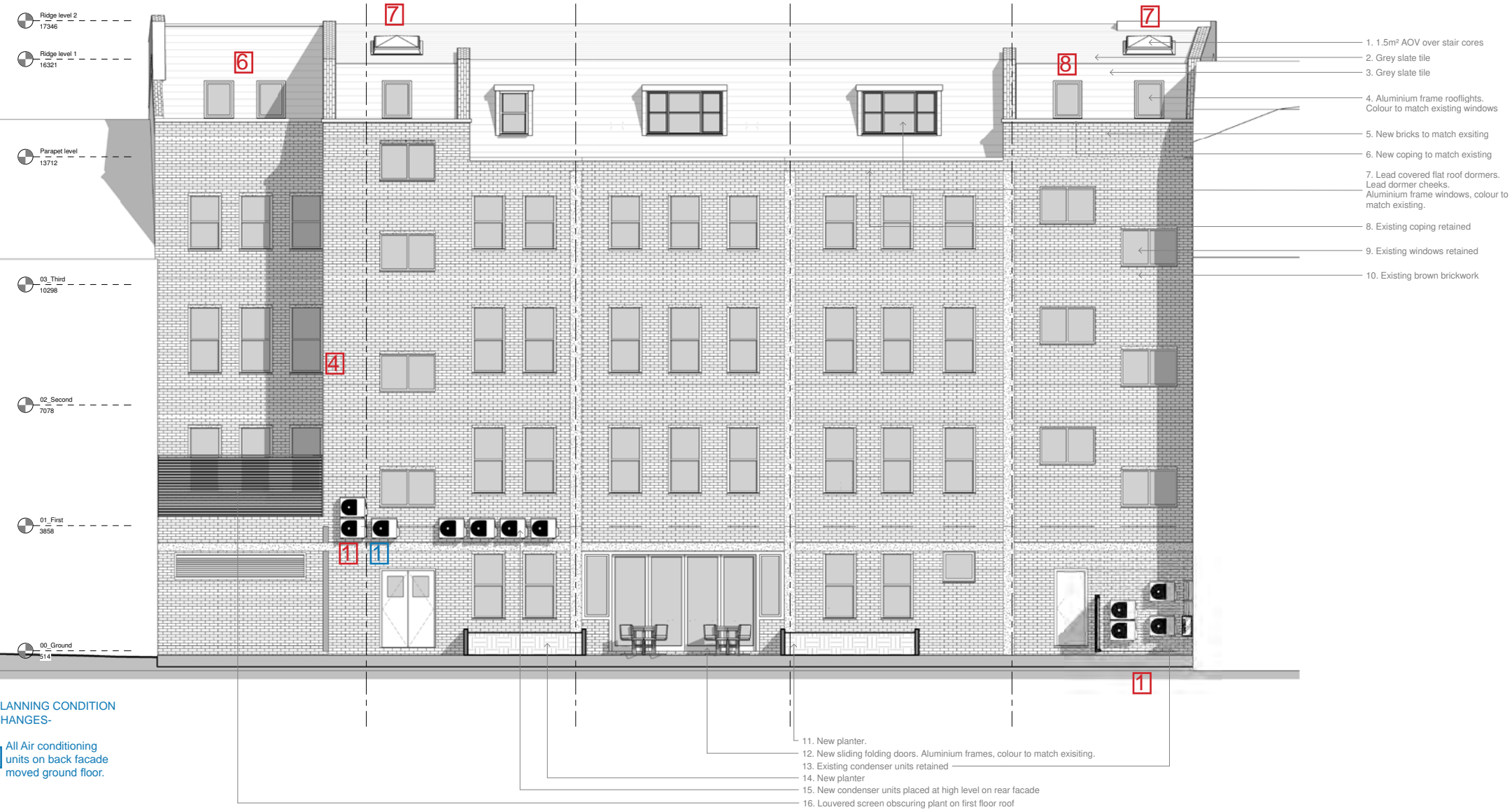
Consented Front Elevation - Drawing 3257-3300



Proposed Front Elevation - Drawing 3257-3010J



Consented Rear Elevation - Drawing 3257-3301



PLANNING CONDITION CHANGES-

1 All Air conditioning units on back facade moved ground floor.

Proposed Rear Elevation - Drawing 3257-3011M



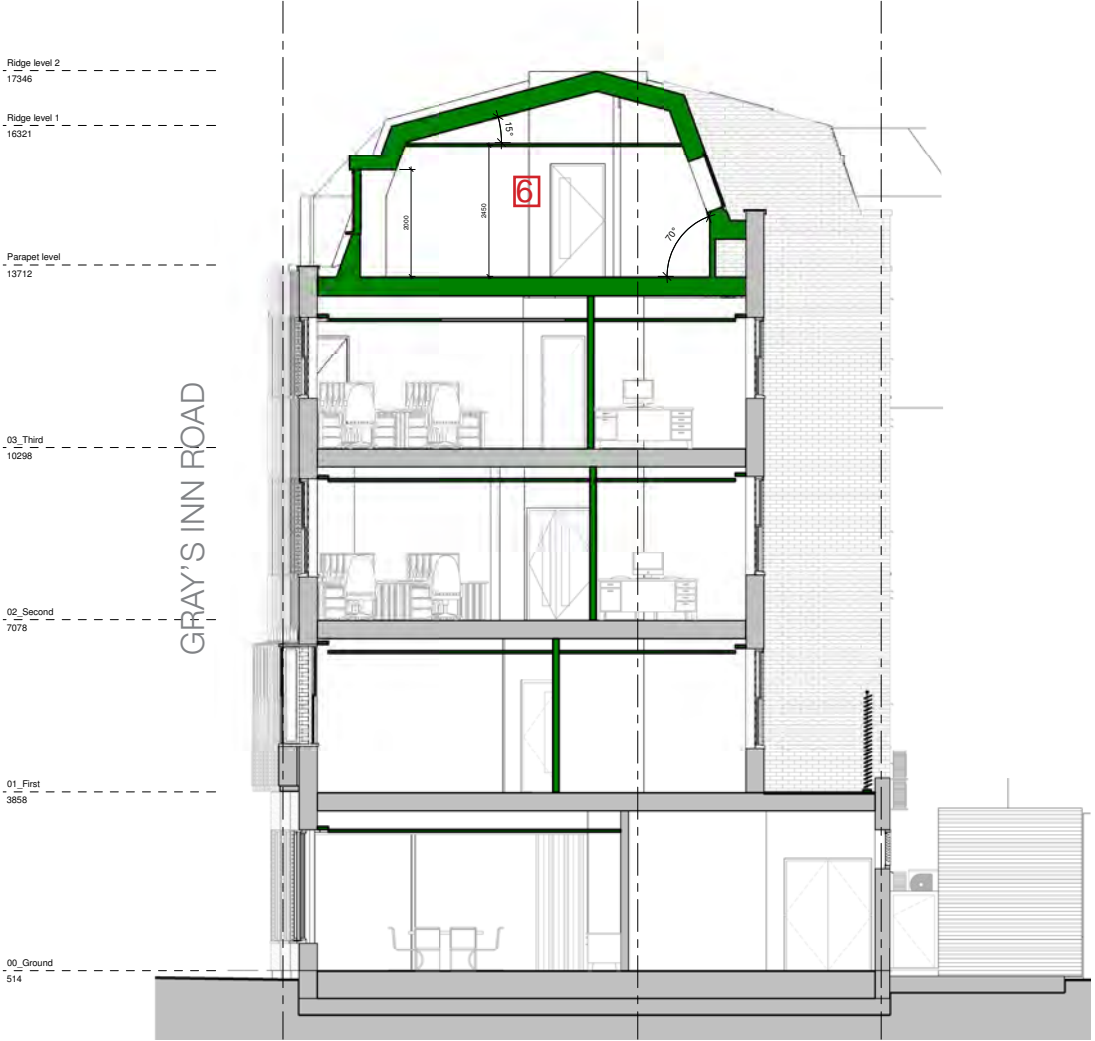
For further details on large louvred window panel with removable section for maintenance see attached Noico drawing 640733-10B & 640733-11B (page 41-42)

- 1. 1.5m² AOV over stair cores
- 2. Grey slate tile
- 3. Grey slate tile
- 4. Aluminium frame rooflights. Colour to match existing windows
- 5. New bricks to match existing
- 6. New coping to match existing
- 7. Lead covered flat roof dormers. Lead dormer cheeks. Aluminium frame windows, colour to match existing.
- 8. Existing coping retained
- 9. Existing windows retained
- 10. Existing brown brickwork

<p>1</p> <p>Acoustic Enclosures added to prevent noise disruption to local surroundings. (See attached Hawkins Acoustic Report) Air Conditioning units position moved to be in Acoustic Enclosures.</p>	<p>4</p> <p>Existing fabric, consented drawings subject to survey. No material change.</p>	<p>6</p> <p>Additional Plant room for IT equipment positioned on 4th floor in an acoustically protected space to prevent noise disruption to the surrounding area. Louvres added to dormers, facade and roof. (See attached Hawkins Report)</p>	<p>7</p> <p>AOV's removed following consultation with Building Control.</p>	<p>8</p> <p>Window removed to coincide with bathroom layout</p>	<p>9</p> <p>Window size decrease to coincide with stair position.</p>
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Consented Short Sections

Consented Section A-A - Drawing 3257-4110



Consented Section D-D - Drawing 3257-4113

