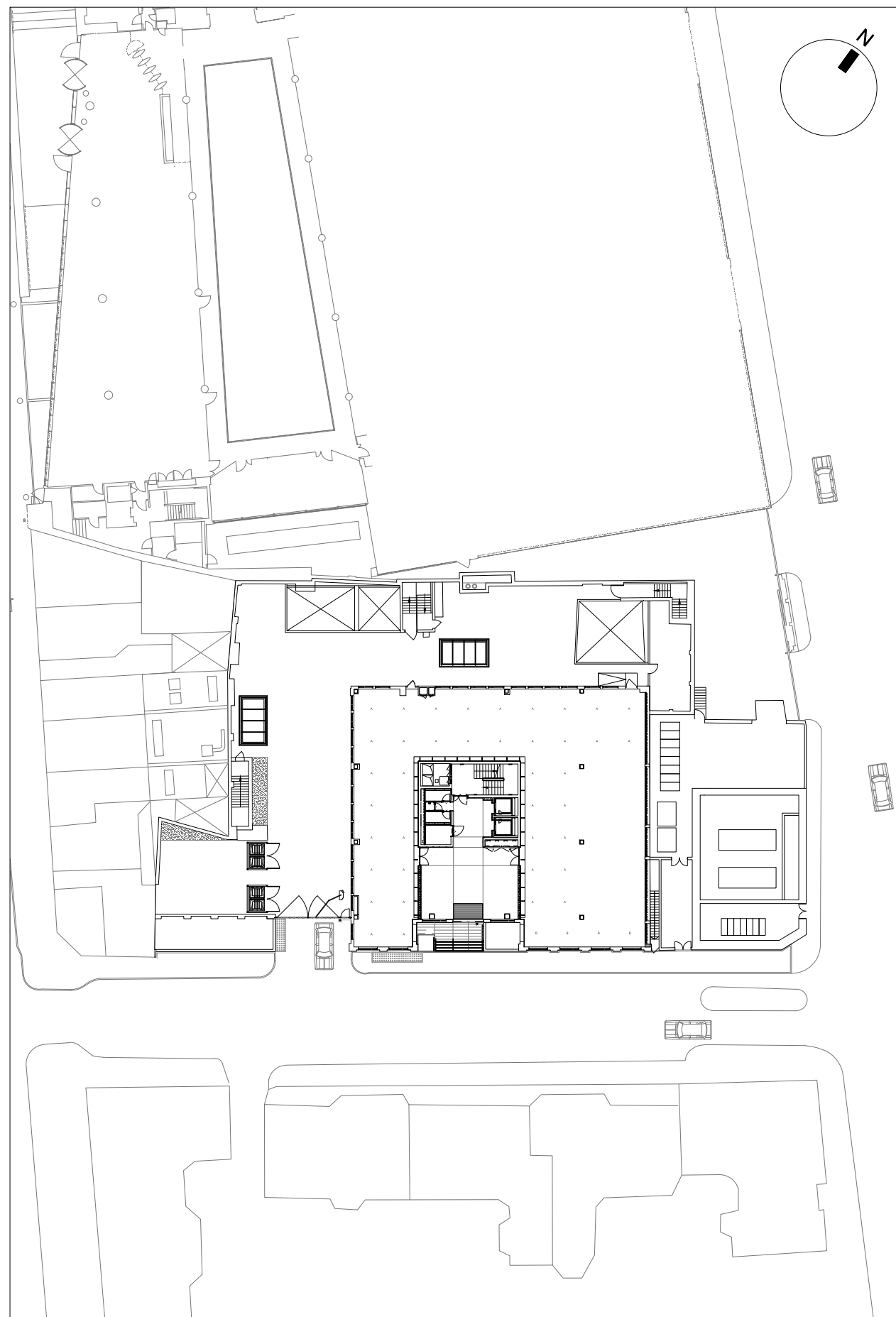


01 Site Plan NTS



02 Block Plan 1:500

Notes

Site Description

Elm House is located east of Gray's Inn Road on the north side of Elm Street mid way between the West End and the City of London, in the London Borough of Camden. The building is not listed and is not within a conservation area.

The area is accessed by National Rail services operating from nearby Kings Cross/Euston and Farringdon stations. Chancery Lane underground station is 0.4km away and both Farringdon and Holborn Stations are a 15minute walk away. The area is also well served by London Buses operating along the Grays Inn Road and nearby Clerkenwell Road.

Building Description

Elm House, 10-16 Elm Street, is a reinforced concrete framed office building originally constructed in 1964 and extensively refurbished in 1987/1988. Elm House provides self contained offices arranged on ground and 9 upper floors with a large basement. The 1988 refurbishment added a steel frame extension to the roof and a single storey infill extension to the ground floor both of which provided additional office and plant space. That new upper floor is not served by any of the 4 passenger lifts. The basement contains the lift motor room but is not served by any of the lifts.

There are 24 secure car parking spaces on the site located at the rear of Churston Mansions to the west of the offices, accessed by vehicle and personnel gates directly from Elm Street.

Elm House was acquired by Great Portland Estates in 2014 and since then has been the subject of a strip out contract, carried out in early 2015 which removed all the previous fit out/services/fixtures/fittings etc.

The building provided 6031.4 sq m, 64,917 sq ft GIA (PCA figures) on a total site area of 0.15 hectares – 0.37 acres.

Adjacent Property's

The opposite side of Elm Street, the southern side is occupied by residential apartments along its entire length in 5/6 storey mansion block. This block is approximately 15.0m away.

To the west of the site are more residential units located above the ground floor retail units in the 6 upper floors of Churston Mansions. Their windows are approximately 18.0m away. To the east of the site is the Mount Pleasant Development, the subject of a recently consented mixed use scheme, yet to be implemented.

To the North of the site is 200 Gray's Inn Road, an office building also owned by Great Portland Estates.

Access

Elm Street is an extremely narrow and restricted street one way street with residents parking to both sides. Gough Street which runs parallel to Grays Inn Road has better access and is in comparison to Elm Street relatively quiet, ostensibly serving 200/214 Gray's Inn Road.

note
01 Do not scale from this drawing
02 All dimensions, in mm, to be checked on site by the contractor, such dimensions to be his responsibility
03 Report all drawing errors, omissions & discrepancies to the architect.

key

rev.	description	date
P	Issued for Planning	08.01.16

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job title	Elm House	status
drawing title / location	Proposed Site Plan	PLANNING
		project number
		14-02
		scale
		1:500 @ A3
		drawing number
		P 01
		checked by
		IM
		revision
		-

drawn by	WW
checked by	IM
revision	-

P