

Oracle, 100 Gray's Inn Road, WC1X

DESIGN & ACCESS STATEMENT

MARCH 2016



Contents

This design and access statement has been prepared to support a planning and advertising application to Camden Borough Council for 100 Gray's Inn Road where it is proposed to replace one window to the rear elevation with a louvred grille.

It has been prepared with reference to the Department for Communities and Local Government Circular 01/2006 which came into force 10th August 2006 and CABE best practice guidance and to give general background information about the application site and its context and comprises of the following:

- 1 Executive Summary & Contents
- 2 Site Location
- 3 Existing Building Elevation & Context
- 4 Design & Access Statement: The Proposal
- 5 Design & Access Statement: Photomontage

This statement should therefore be read in conjunction with all other application materials such as the application drawings and associated reports.

Project No.	1404
Date:	18th March 2016

Note: This report has been prepared by Orbit Architects for Oracle and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Orbit Architects unless expressly agreed beforehand in writing.

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



Executive Summary

SITE DESCRIPTION

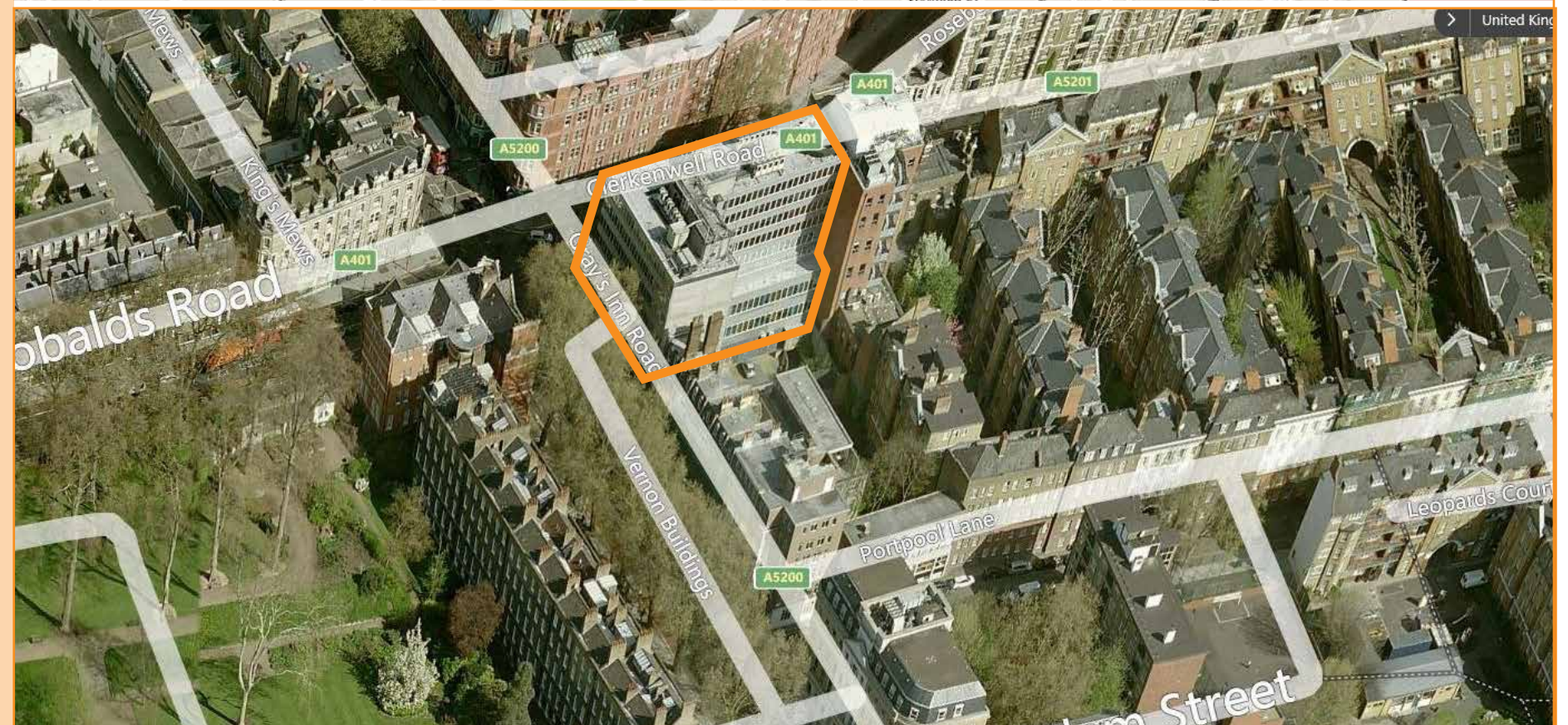
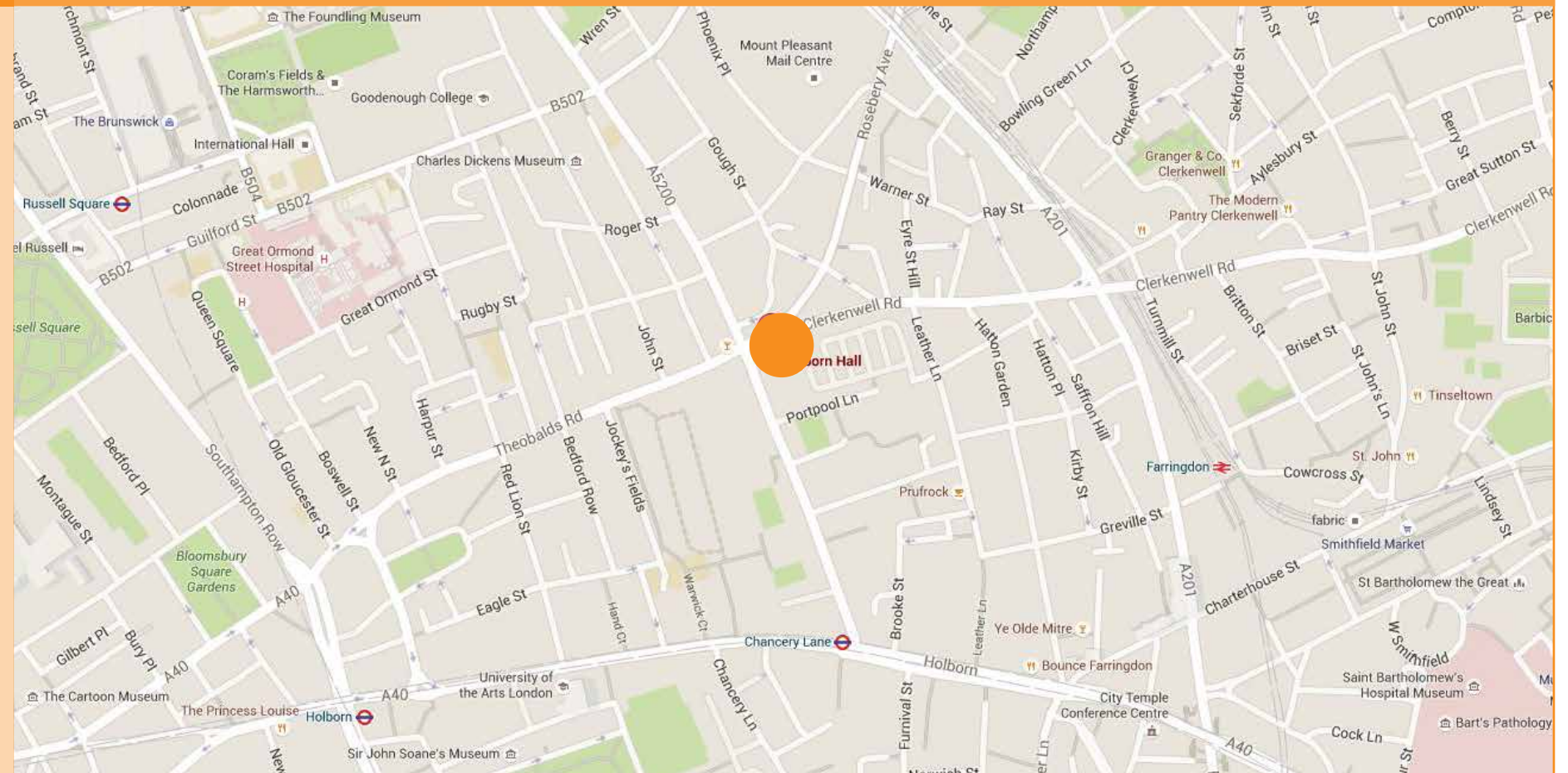
The building is located at the crossroads of Gray's Inn Road with Clerkenwell Road and Theobald's Road, on the south east corner.

The building is fully occupied by office accommodation from first to seventh floors and has various retail premises on the ground floor.

The site is surrounded by office accommodation with several surrounding retail and some residential units.

Situated within the borough of Camden, the site is not listed but is it within the Hatton Garden Conservation area.

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



Existing Building & Context

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



Existing front facade towards Gray's Inn Road & Clerkenwell Road

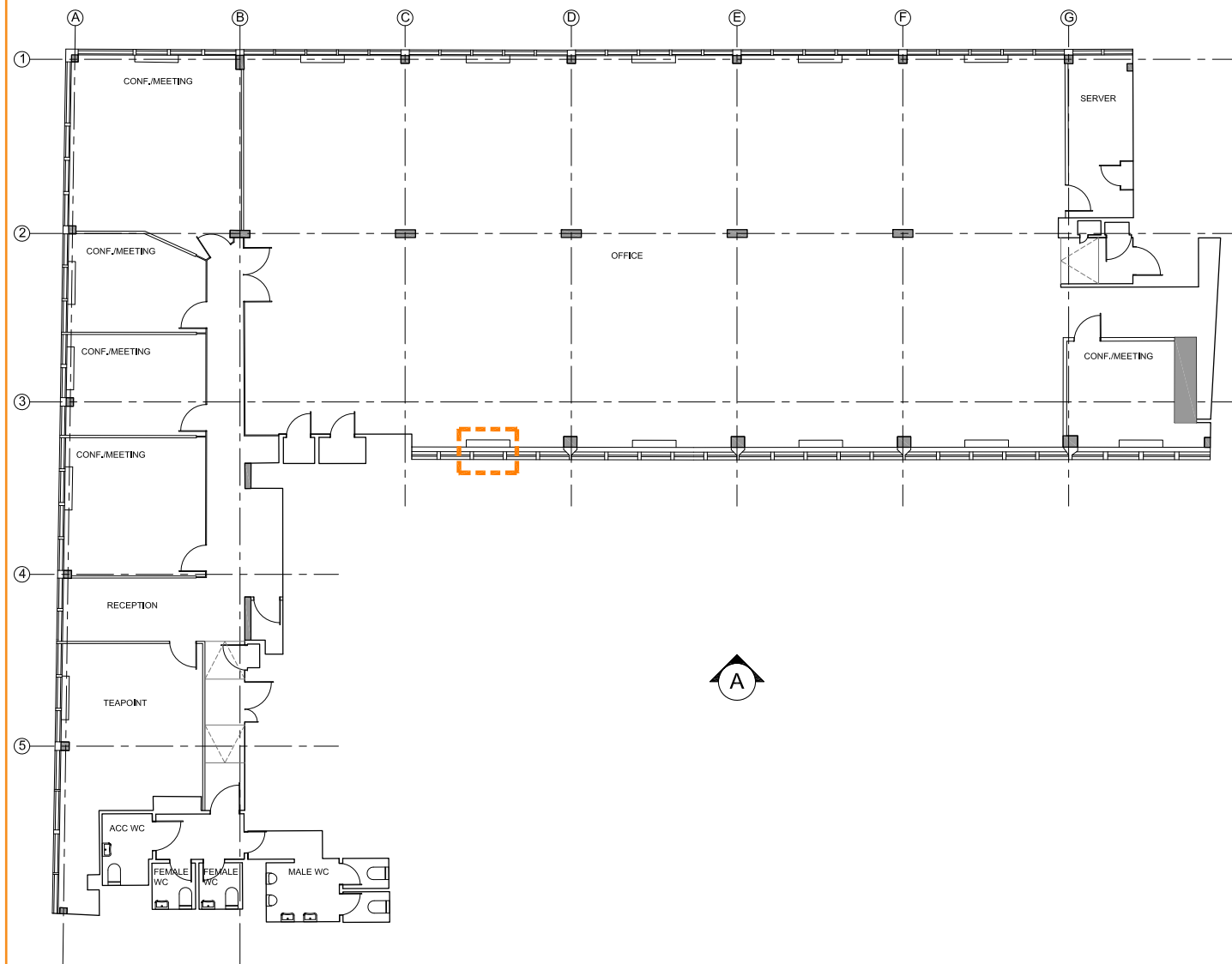


Existing rear facade

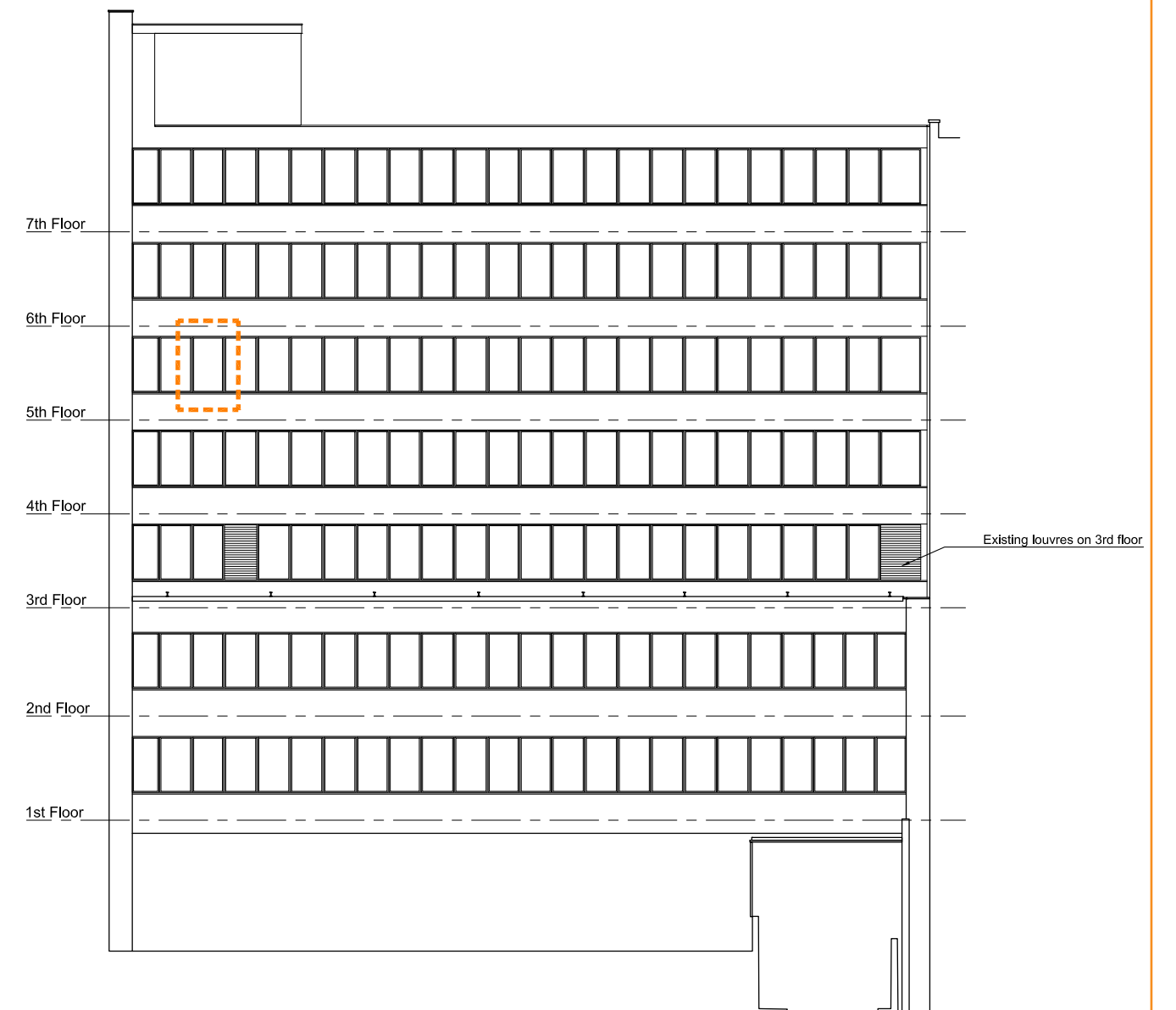
The existing rear facade where works are proposed faces away from any streets or roads and generally faces the rear elevations of other adjacent properties

Existing Building & Context

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



Existing plan



Existing rear elevation A

Design & Access Statement: Proposal

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X

The Proposal: Design & Access Statement

Summary of design philosophy:

It is proposed that a new louvred grille is installed to replace one of the windows to the rear elevation at the fifth floor. This will allow the installation of new mechanical kit positioned within the building to provide an improved working environment by way of comfort cooling to the fifth floor office space.

Amount and Use:

The existing lawful use of the site from 1st to 7th floors is B1 commercial offices with A1 retail units on the ground floor, and these uses will remain. No new floor area will be created as part of the proposals.

Layout:

Generally, the layout and its approach will remain.

Materials and Appearance:

The new louvred grille will be in a powder coated metal finish (colour light grey) to match those previously installed on the third floor of the rear facade in order to maintain consistency.

Landscaping:

No new landscaping will be created as part of these works.

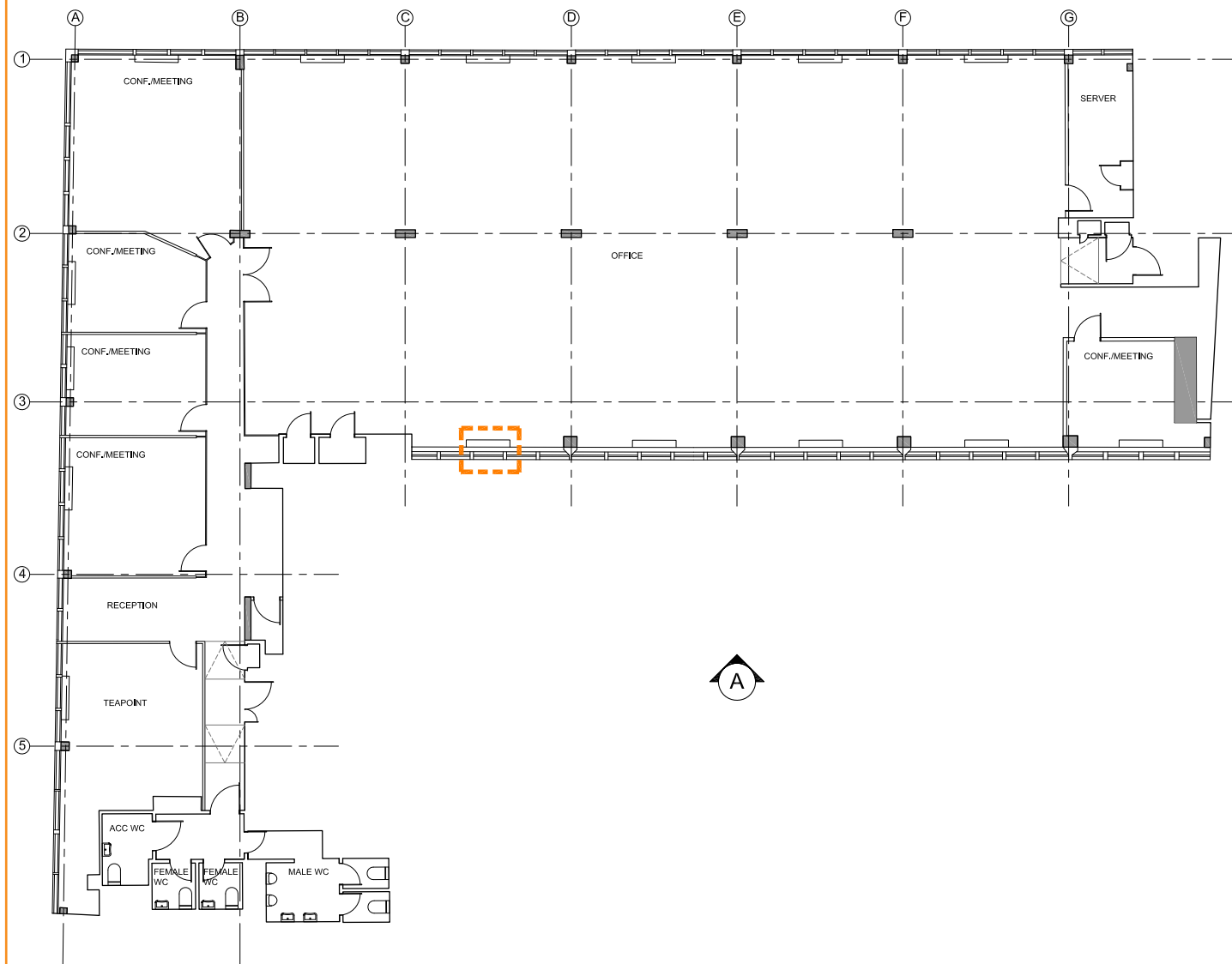
Access and accessibility:

Existing wheelchair access will remain unaltered.

Other more detailed aspects of the works will be carried out in accordance with the Building Regulations Approved Document M and BS8300:2009 Code of Practice for the Design of Buildings and their approaches to meet the Needs of Disabled People.

Design & Access Statement: Proposal

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



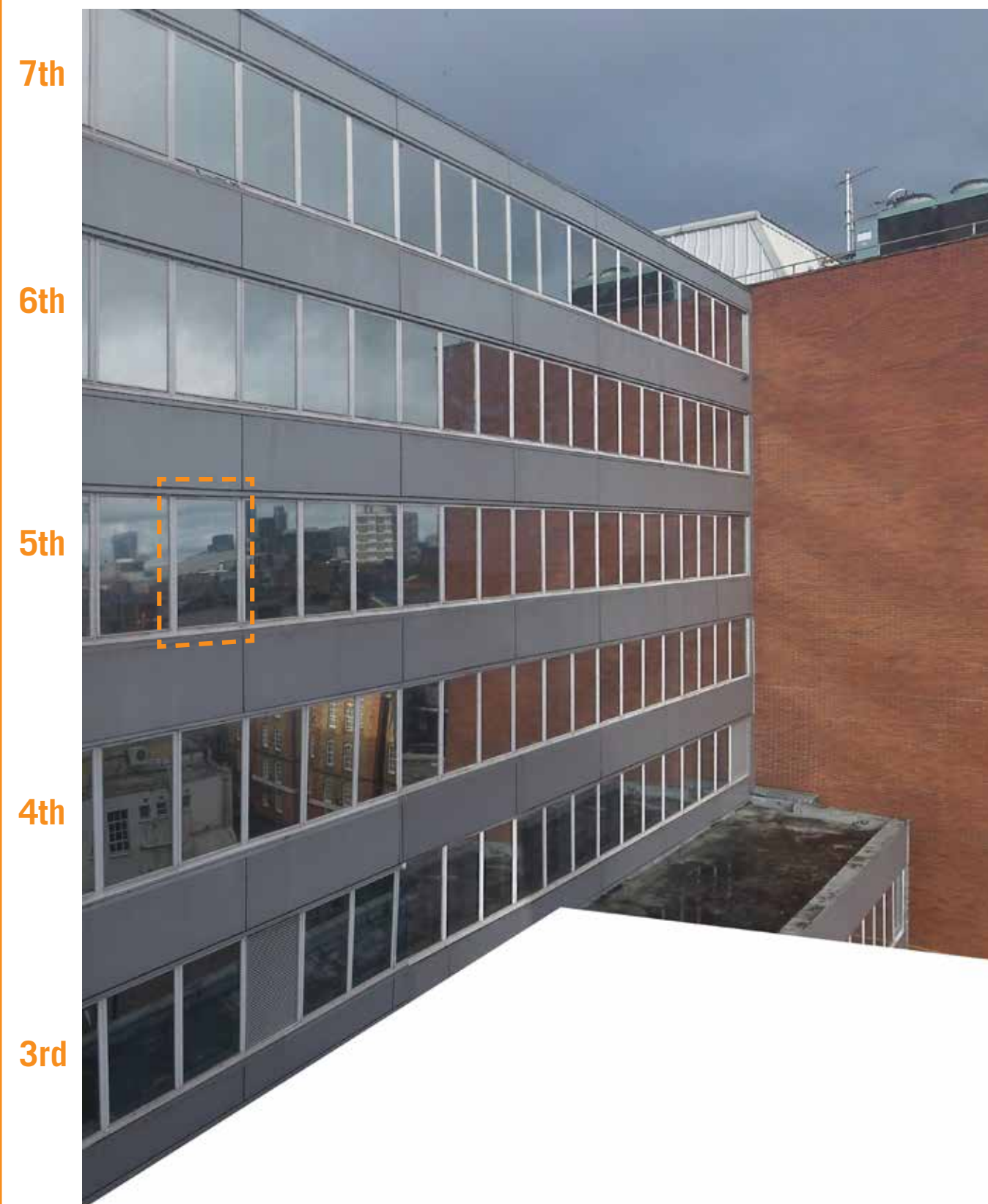
Existing plan



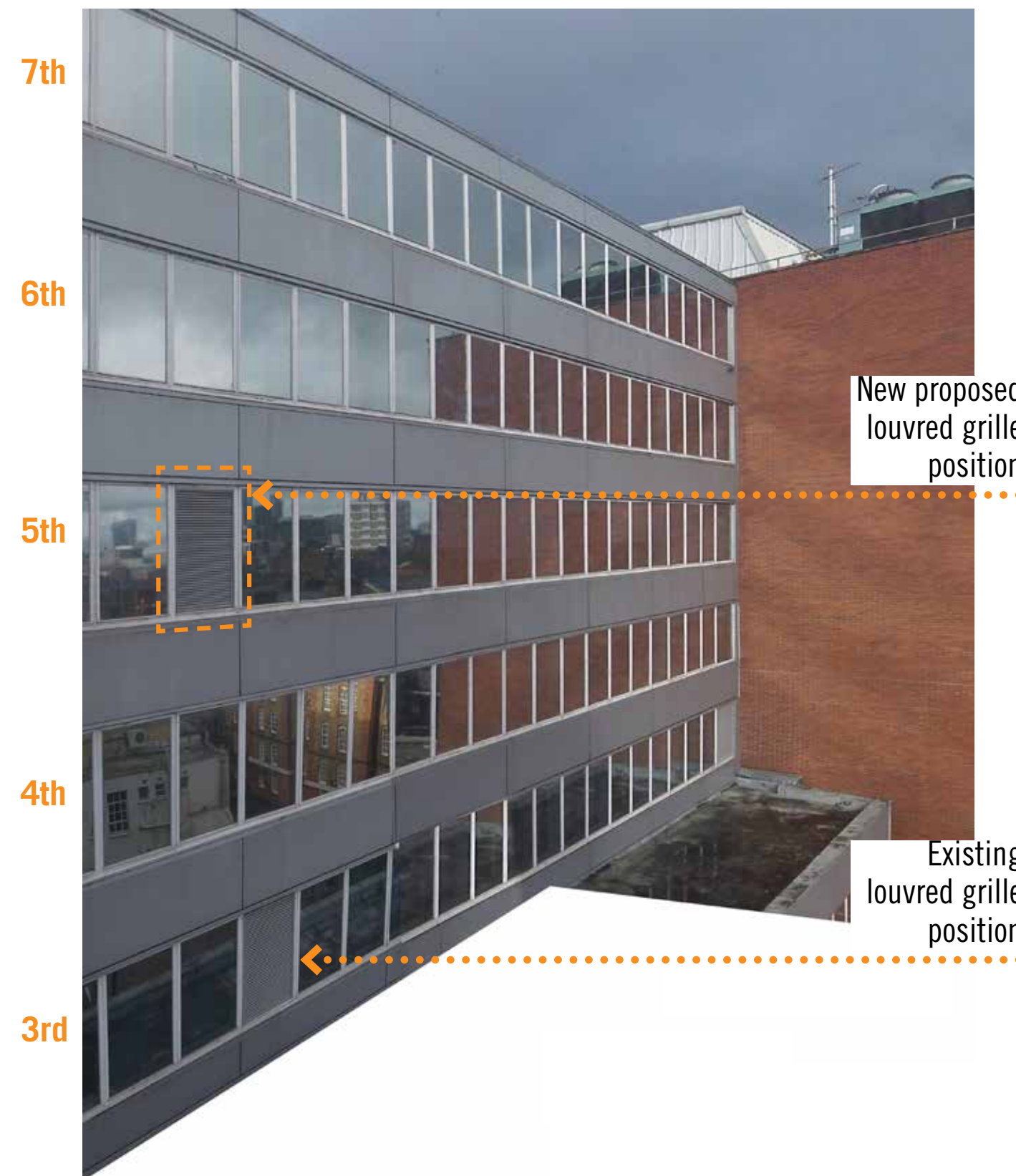
Existing rear elevation A

Design & Access Statement: Photomontage

Oracle, 5th Floor, 100 Gray's Inn Road, WC1X



Existing rear elevation



Proposed rear elevation

New proposed
louvred grille
position

Existing
louvred grille
position