

171-173 Gray's Inn Road



Design and Access statement to support proposals
for the extension of 171-173 Gray's Inn Road.

London Borough of Camden

Rev. C

August 2019

Prepared for: Domus Developments Ltd

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Revision

A

Description

Areas added & Drawings Amended

Date

07/06/19

1.0 Overview

Osel architecture have been commissioned by Domus Developments Ltd to design and deliver a proposal to enhance the commercial potential of 171-173 Gray's Inn Road.

This design and access statement provides supporting information for proposals to:

- increase the footprint at first floor through the infilling of the rear fire escape area.
- revise the previously consented additional storey to increase the footprint to the rear.

Pre-application advice

Pre-application advice has been sought and an application was submitted to Camden Council in November 2018. A site meeting was held on 28/11/18 between Osel Architecture Ltd and Case Officer Mr Thomas Sild.

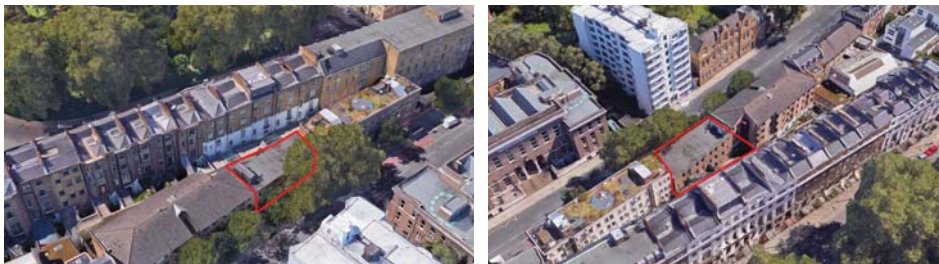
This application has been developed further to the guidance and recommendations contained within Camden's Pre application report (Ref 2018/5521/PRE) dated 07/12/18 and the design response has been included within this document.

2.0 Site Appraisal

The site has an area of 267.85m² (0.0268Ha) and falls within the Bloomsbury Conservation Area in the London Borough of Camden. It comprises No. 171-173 Gray's Inn Road and has an existing 3 storey building in commercial use, which is flanked to both sides by office buildings. The existing building faces Gray's Inn Road, a major connection between Clerkenwell to the east and Holborn, Bloomsbury and St Pancras to the west. The rear of the site features a 4 to 5 storey hotel at 21-25 Mecklenburgh Square and 4 to 5 storey row of houses at 16-20 Mecklenburgh Square to the South and 26-30 Mecklenburgh Square to the North-West.

171-173 Gray's Inn Road is located within an established commercial employment area and has a PTAL ranking of 6b. It is approximately a 10 minute walk away from Kings Cross St Pancras Underground station to the north, Russel Square Underground station to the West and Chancery Lane station to the south. Farringdon station is also located within walking distance and the site is also served by a number of bus routes.

Local amenities include the Brunswick Shopping Centre to the west and Westminster Kingsway College to the north on Gray's Inn Road. There are a number of green spaces in close proximity including St Andrew's Gardens, directly opposite the building, St George's Gardens, Brunswick Square Gardens and Coram Fields sports pitches.



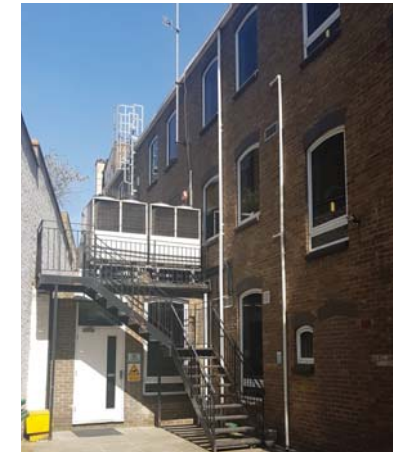
3.0 Site Photos



Front Street View from Gray's Inn Road looking North



Front Street View from Gray's Inn Road looking South



Rear view of Site



Trinity Court opposite from Site



171-173 Gray's Inn Road Front Facade



View of Hotel at Mecklenburgh Street

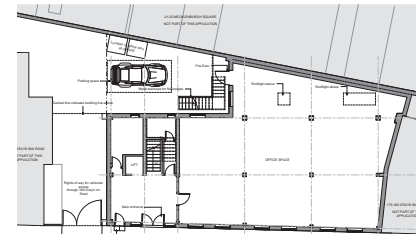
4.0 Existing Building

The existing three storey building is accessed from Gray's Inn Road and is currently used for office accommodation (B1 Use).

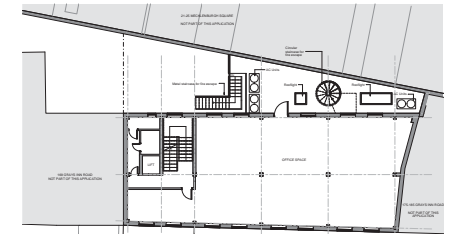
The facades have brown brickwork with UPVC arch topped windows with dark grey brick masonry arches. The entrance door is glazed with timber framing.

The existing site has minimal area of hardstanding at the rear and provides one car parking space through shared vehicular access at the adjoining building at 169 Grays Inn Road.

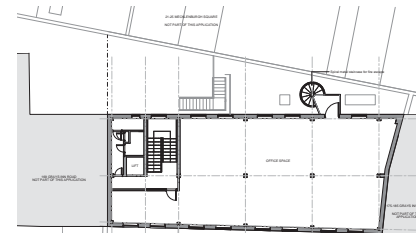
The application site is not considered to be a 'positive contributor' within the Bloomsbury Conservation Area Appraisal and Management Strategy, nor is it noted as a 'detractor'.



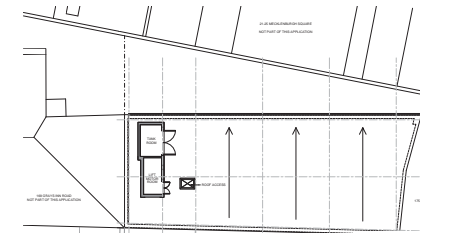
Ground Floor Plan



First Floor Plan



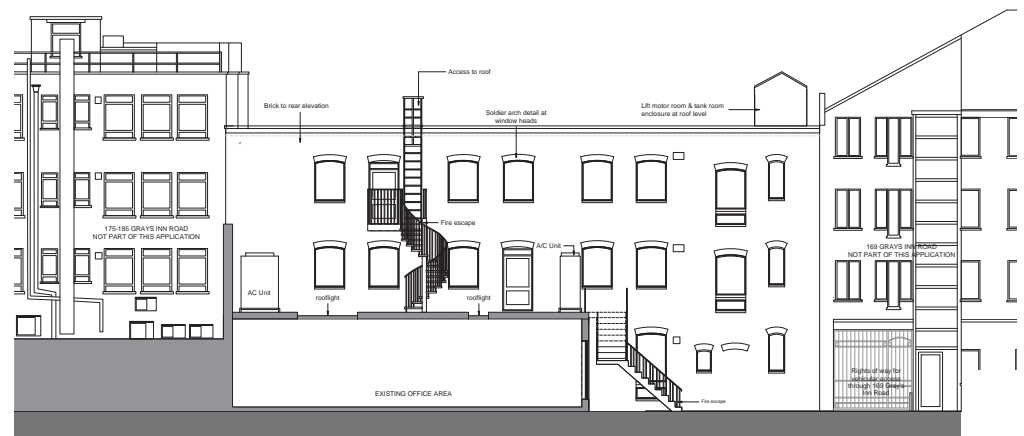
Second Floor Plan



Roof Plan



Front Elevation - Gray's Inn Road



Rear Elevation

5.0 Surrounding Buildings - Scale

- 256 Gray's Inn Road**
 Eastman Dental Hospital
 4 Storey Grade II listed building constructed in the 1930s in the Beaux-Arts tradition.
- 254 Gray's Inn Road**
 Trinity Court
 9 Storey Art Deco white render building constructed in the 1930s.
- 175-185 Gray's Inn Road**
 4 Storey office building constructed in the 1930s. It was granted consent in July 2016 (2015/7119/P) for roof extension to provide additional office space.
- 167-169 Gray's Inn Road**
 Jubilee House
 4 Storey sheltered housing constructed in the 1985.
- 21-25 Mecklenburgh Square**
 4-5 storey Georgian row of houses with Grade II* Listed street facades.



Consented Front Elevation showing roof extension at 175-185 Gray's Inn Road prepared by Bond Bryan Architects

6.0 Planning History

Application No: 29399(R)

Description of Work: Redevelopment of the site 171-173 Gray's Inn Road, by the erection of a ground and 2-storey office building.

Decision: Permission subject to conditions - 11/01/1980

Application No: 32008

Description of Work: Redevelopment of the site 171/173 Gray's Inn Road, WC1 by the erection of a ground and two storey office building.

Decision: Permission subject to conditions - 08/06/1981

Application No: 8703725

Description of Work: Additional 3rd floor storey for office use as shown on drawing numbers 978/1 & 2. Appeal received against refusal of permission.

Decision: Refused - 13/04/1988

Application No: 2003/2925/P

Description of Work: The erection of an additional storey to an existing 3 storey office (use class B1) building for ancillary residential or additional office use, together with an increase in the height of an existing rear fire escape.

Decision: Refused - 23/04/2004

Application No: 2004/2120/P

Description of Work: The erection of an additional storey to an existing 3 storey office (use class B1) building for the provision of additional office floor space.

Decision: Refused - 02/08/2004

Application No: 2015/6114/P

Description of Work: Erection of a roof extension to existing office (use class B1a)

Decision: Permission subject to conditions - 18/02/2016

Application No: 2018/2725/P

Description of Work: Erection of 3rd floor roof extension to provide 100sqm (B1) office space.

Decision: Permission subject to conditions - 10/09/2018

7.0 Consented Scheme Ref.2018/2725/P

Planning permission for the extension of 171-173 Gray's Inn Road was granted in February 2016 (2015/6114/P), and was renewed in September 2018 (2018/2725/P).

The approved development includes a rooftop extension over the existing structure of approx. 127 square meters gross external area.

The proposals include a new storey fronting Gray's Inn Road, with the rear elevation stepped back. The existing internal staircase is extended to serve the new open plan office floor. The existing lift shaft is not extended, and the existing tank and lift shaft motor rooms are brought inside a new mansard structure.

A 'Daylight & Sunlight Report' was also carried out as part of the planning application supporting documentation which concluded that 'the proposals accord with the intent and context of the planning guidance in this case'.



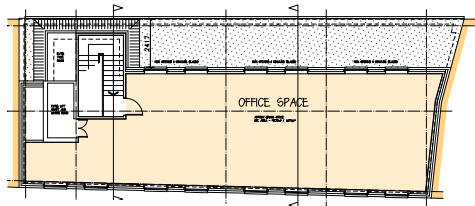
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION FROM #175 GRAYS INN ROAD

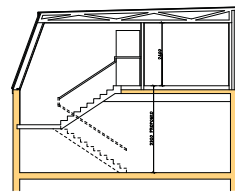


PROPOSED REAR ELEVATION

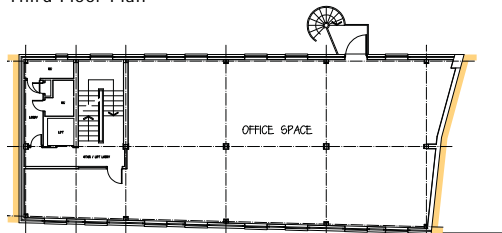
PROPOSED SIDE ELEVATION FROM #169 GRAYS INN ROAD



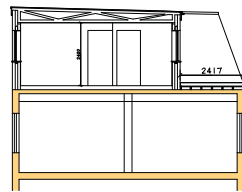
Third Floor Plan



Section 1



Second Floor Plan

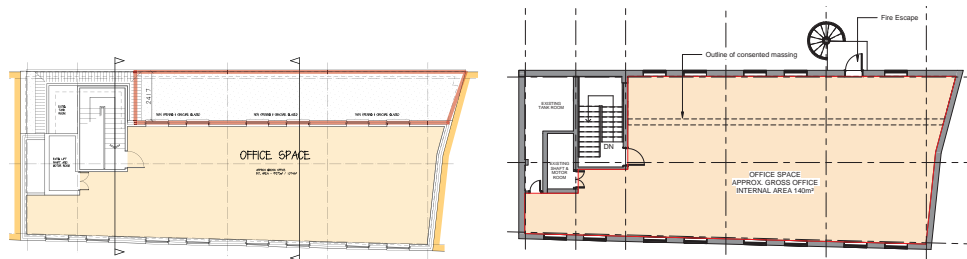


Section 2

8.0 Pre-application proposals Ref. 2018/5521/PRE

The proposals submitted for pre-application advice sought to amend the consented floorplate at third floor level to increase the footprint to the rear, extend the rear of the first floor level to the boundary wall and relocate the plant at an enclosure at roof level set back from the building line.

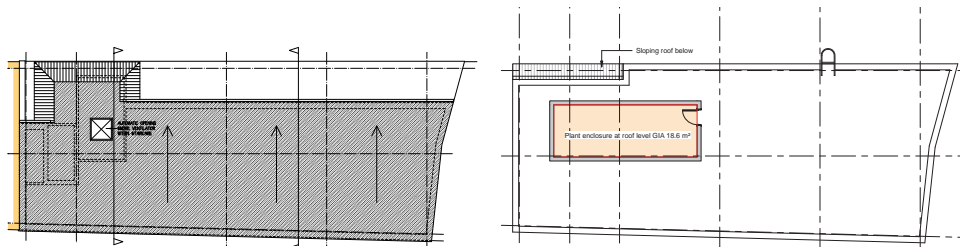
1. Third floor extension to follow existing building line of second floor



Consented Third Floor Plan.
Red line shows current set back.

Proposed Third Floor Plan during pre-application.

2. Relocation of Plant



Consented Roof Plan

Proposed Roof Plan with plant enclosure during pre-application

3. Rear extension to party wall at first floor level

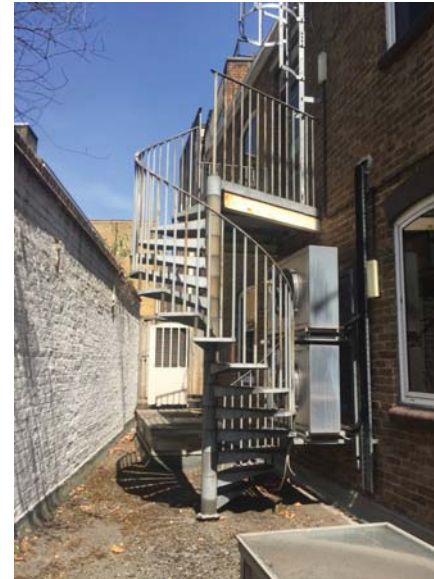


Photo showing existing rear massing at First Floor Level



Photo indicating proposed rear extension to boundary wall at First Floor Level during pre-application

9.0 Pre-application response letter Ref. 2018/5521/PRE

The key points below summarise the feedback received from Camden LPA.

Land Use

- B1 acceptable in principle.

Design

- First floor extension: Acceptable in principle.
- Third floor extension; Acceptable in principle.
- Roof top plant enclosure extension; Deemed, *'...an intrusive and unappealing addition to the roofline that would fail to preserve or enhance the character of the surrounding conservation area or setting of adjacent listed buildings.'* Alternative plant locations to be considered. Option for siting the units on the roof of the first floor extension should be explored.

Amenity Impact

- Daylight/Sunlight/Outlook; Acceptable in principle for first and third floors. Rooftop enclosure, *'...would contribute further to an unnecessary increased sense of enclosure.'* A Daylight & Sunlight Assessment should be provided at application stage.
- Privacy; Acceptable in principle subject to obscured glazing to the third floor rear facing windows.
- Noise; Supporting noise assessment to be submitted for any proposed condenser units.
- Construction Management; Required under any Section 106 Agreement should planning be granted.

Transport

- 3 x long stay cycle spaces to be provided within scheme.
- 1 x short stay cycle space to be provided within scheme.

Sustainability

Proposals are to encourage, *'...the highest feasible environmental standards that are financially viable during construction and occupation.'*

Conclusion

'The extensions at first and third floor levels could be supported as proposed subject to a supportive daylight and sunlight report which demonstrates impacts on nearby habitable rooms. Further thought is required on a solution for roof top plant, to minimise its prominence and visual intrusion on the roofline'

10.0 Proposals

The proposals presented in this application look to extend and increase the commercial area of 171-173 Grays Inn Road. The application seeks to revise the previously consented additional storey to increase the footprint to the rear and provide a one storey extension at first floor level to the rear of the property. Consequently, the AC Units that are currently located at the rear of the ground floor roof is proposed to be relocated to the roof of the first floor rear extension within an acoustic enclosure.

In addition the application proposes to extend the lift core to improve the accessibility of the office area of the consented roof top extension (ref 2018/2725/P). The existing brickwork will be thoroughly cleaned, the window frames will be sprayed in situ, the canopy over the entrance will be clad with aluminium panels and new frameless glass entrance doors will be introduced in order to refresh the existing building.

The proposals have been developed in line with the pre-application advice.

10.1 Layout & Access

Both pedestrian and vehicular access to the building will be retained as existing.

Proposed Ground Floor Plan

New cycle parking provision to the rear

Reconfiguration of fire escape stairs

Proposed First Floor Plan

Rear extension as per pre-application proposals

Reconfiguration of fire escape stairs

Proposed Second Floor Plan

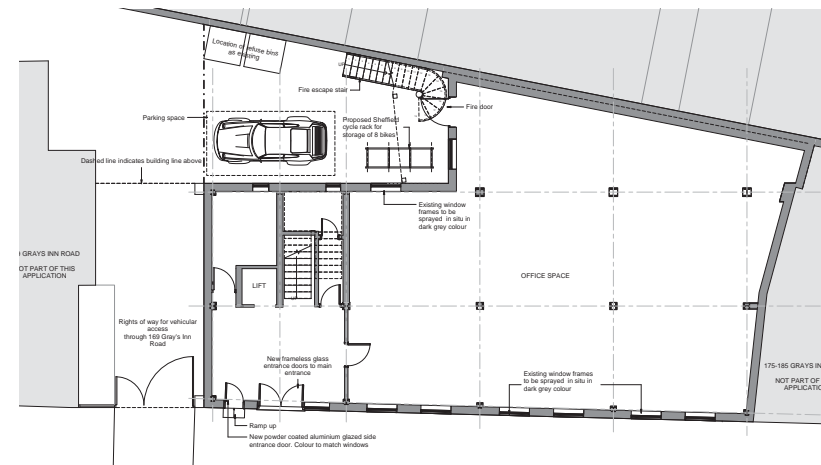
Relocation of AC Units to the roof of the rear first floor extension. Proposals as per pre-application advice.

Proposed Third Floor Plan

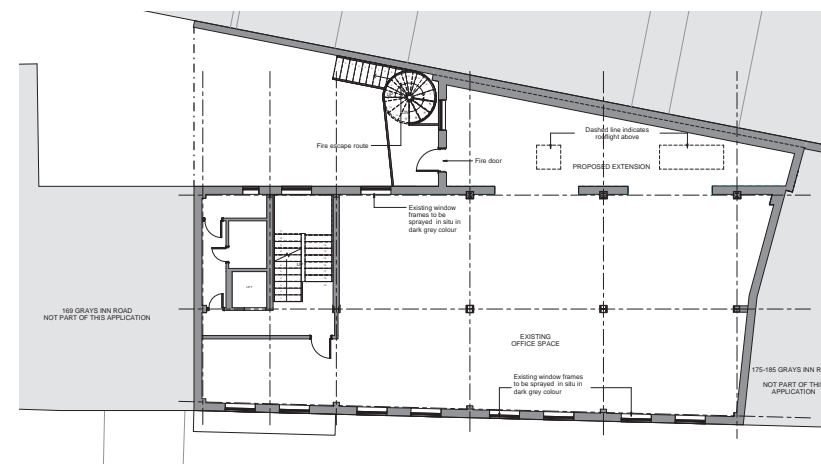
Roof top extension as per pre-application proposals

Extension of lift core to improve accessibility

Extension of staircase core to provide access to roof



Proposed Ground Floor Plan.



Proposed First Floor Plan.

10.2 Scale & Proportion

The rooftop extension is proposed to be simple in form and replicate the existing materials and architectural style. The front facade is as previously consented and this application has no further impact to the streetview. The proposals match the height and scale of the adjacent buildings and follow the character of the surroundings.

10.3 Car & Cycle Parking

Car parking provision is retained as existing.

The proposal includes the introduction of cycle storage in line with the council's requirements and the pre-application advice.

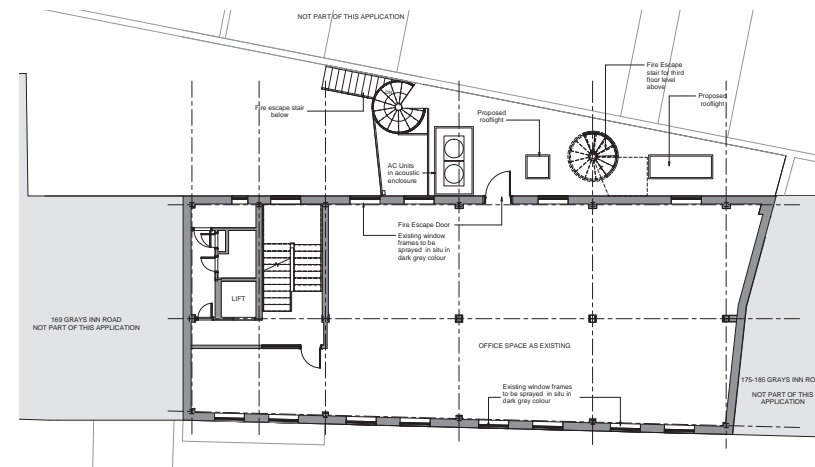
A sheffield cycle rack for storage of 8 bikes will be located at the rear of the site. Access would be through the existing shared vehicular access at 169 Grays Inn Road.

10.4 Landscaping

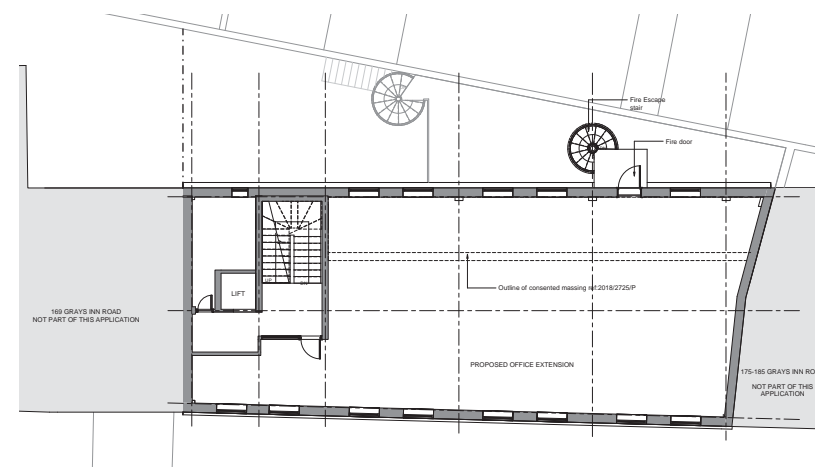
The existing external area at the rear of ground floor is hard standing and no additional works are proposed at this level.

10.5 Refuse & Recycling

There are currently 2 x 1100 litre Eurobins provided at the rear of the site that facilitate the commercial waste. The area of the extension will provide little additional waste production and we believe the current facilities will cope satisfactorily. Management of commercial waste would remain as existing.



Proposed Second Floor Plan.



Proposed Third Floor Plan.

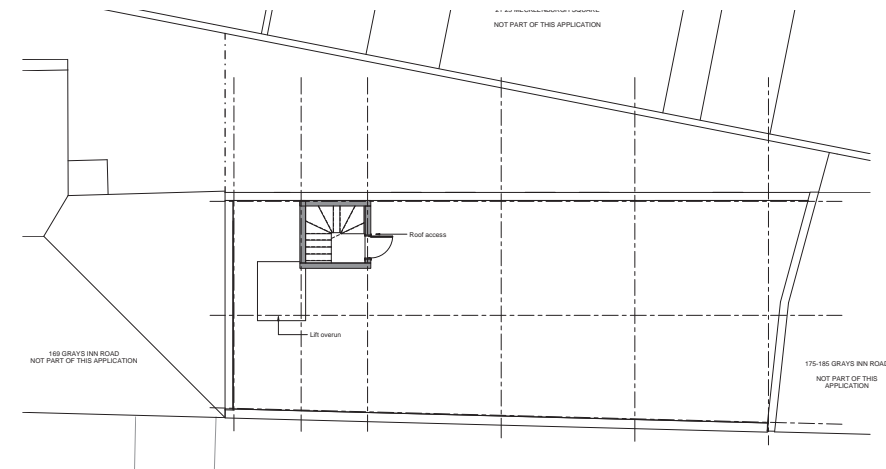
10.6 Accessibility

The design approach to this extension seeks to achieve high standards of accessibility to all.

Vehicular access to the site will remain as existing through shared access at 169 Gray's Inn Road and the existing parking provision will be retained.

The building users arriving by cycles will enter the site from the shared vehicular access, information on cycle parking is provided to the previous page.

The existing Part M compliant entrance access is maintained into the core from Gray's Inn Rd. The existing core will be extended to access the new commercial levels and is designed to comply with the requirements of Part K & M, thus suitable for use of the ambulant disabled and those with impaired vision. Equally, all lobbies, doors and access corridors are sized to be accessible to wheelchair users, with the required 300mm leading edge and minimum clear door widths in accordance with Part M Table 2. The existing lift core will be extended to service the additional storey. The existing disabled WC facilities will be maintained.



Proposed Roof Plan.

10.7 Materials

The proposed materials would match the existing as per the consented scheme. As depicted on elevation drawings string courses have been introduced to tie in with the facade of the adjoining building and define the extension.

10.8 Sustainability

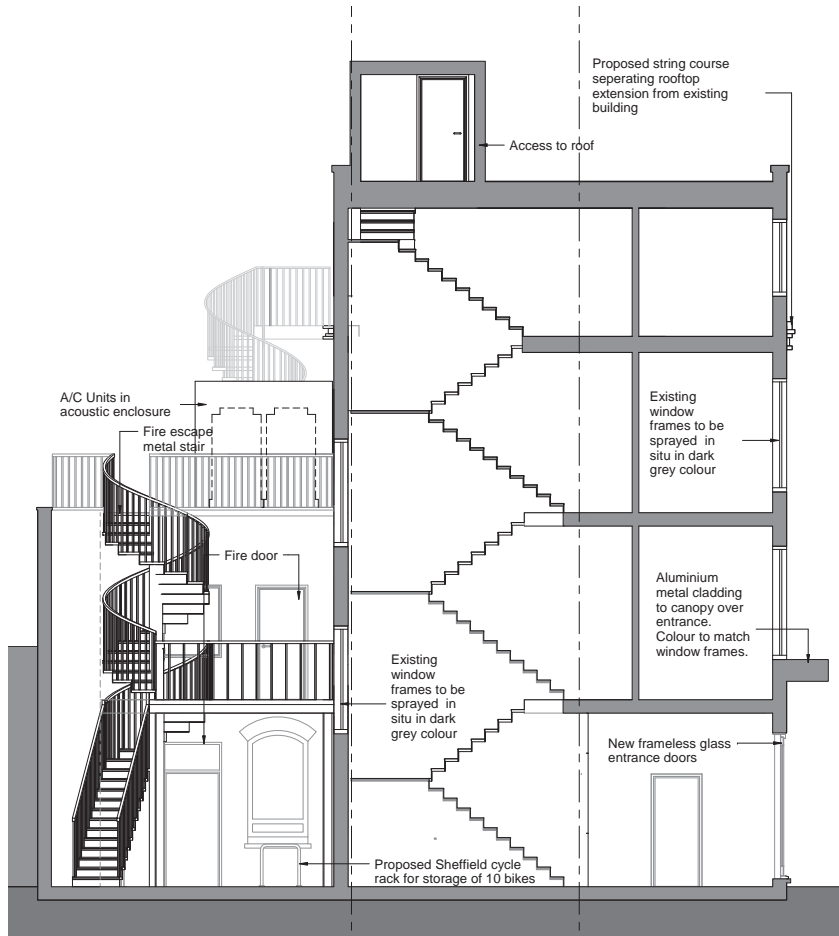
The proposed development seeks to comply with both the London Plan and local planning policies on sustainability. Further to the strategies for waste and accessibility presented, it could be confirmed that the existing heating plant / systems may be replaced with new technology units that would be more energy efficient. Also, consideration has been given to maximise the amount of daylight entering the building and minimising the need for artificial lighting by introducing rooflights to the first floor rear extension.

171-173 Gray's Inn Road
Existing Elevation



171-173 Gray's Inn Road
Proposed Elevation

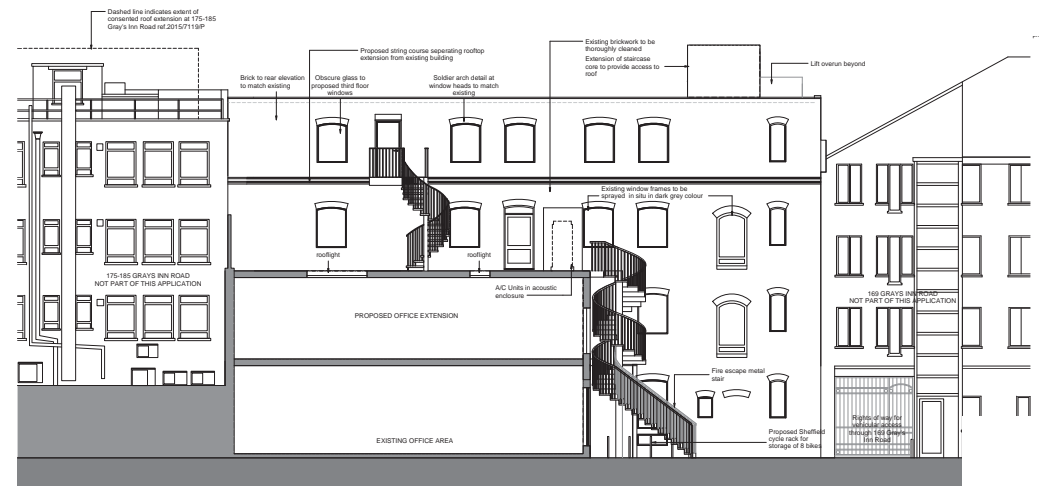




Proposed Section



Proposed Front Elevation _ Gray's Inn Road

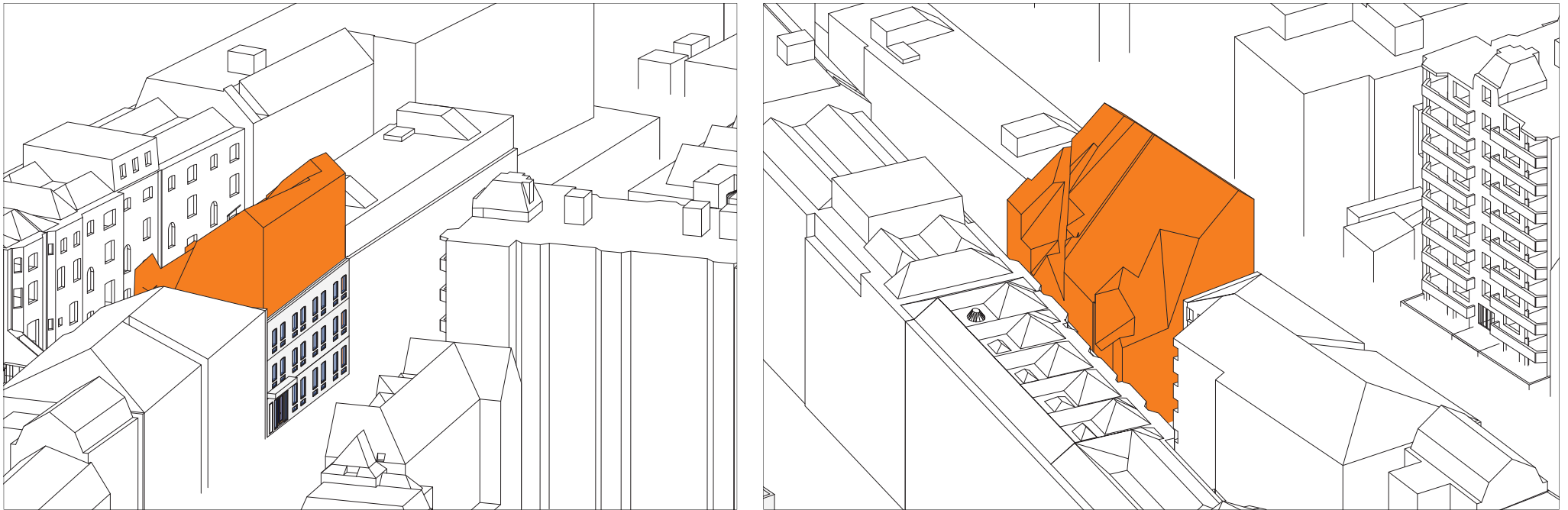


Proposed Rear Elevation

10.9 Maximum Building Envelope Study _ Daylight & Sunlight Study

Waldrams Chartered Surveyors have been commissioned to undertake a study to review the impact of the proposal on the daylight and sunlight levels of the surrounding properties.

The aerial views show the maximum building envelope that could be accommodated on site in accordance with BRE guidelines. This study was used to determine the massing of the proposal. As demonstrated at the aerial view below the proposed massing is contained within the maximum envelope and thus has no impact to the daylight and sunlight levels of the surrounding properties. A sunlight & daylight study has been submitted as part of this application concluding that all windows analysed will meet the BRE Guidelines for daylight and sunlight with the proposal in place.



3D aerial views showing maximum building envelope to meet BRE guidelines

11.0 Schedule of Areas

Current Proposal June 2019

TOTAL GROSS EXTERNAL AREA (sq.m)	
Level 0	221.40
Level 1	221.40
Level 2	183.75
Level 3	183.75
Roof Level	6.75
TOT.	817.05*

TOTAL GROSS INTERNAL AREA (sq.m)	
Level 0	202.20
Level 1	202.20
Level 2	166.10
Level 3	163.40
Roof Level	4.70
TOT.	738.60*

Consented Scheme Ref.2018/2725/P September 2018

TOTAL GROSS EXTERNAL AREA (sq.m)	
Level 0	221.40
Level 1	183.75
Level 2	183.75
Level 3	143.45
Roof Level	-
TOT.	731.95*

TOTAL GROSS INTERNAL AREA (sq.m)	
Level 0	202.20
Level 1	166.10
Level 2	166.10
Level 3	121.95
Roof Level	0
TOT.	656.35*

Existing

TOTAL GROSS EXTERNAL AREA (sq.m)	
Level 0	221.40
Level 1	183.75
Level 2	183.75
Roof Level	10.45
-	-
TOT.	578.45*

TOTAL GROSS INTERNAL AREA (sq.m)	
Level 0	202.20
Level 1	166.10
Level 2	166.10
Roof Level	7.60
TOT.	542.00*

Notes:

- The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA), Gross Internal Area (GIA), Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice (RICS Code of Practice).
- All areas are subject to Town Planning Consent and consent under the Building Act.

12.0 Planning Policy Context

National Planning Policy Framework (NPPF) 2018

The London Plan March 2016

Camden Local Plan 2017

- Policy A1 Managing the impact of development
- Policy H2 Maximising the supply of self-contained housing from mixed-use schemes
- Policy H4 Maximising the supply of affordable housing
- Policy E2 Employment premises and sites;
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy D1 Design
- Policy D2 Heritage
- Policy T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

- CPG1 Design (2018)
- CPG3 Sustainability
- CPG6 Amenity (2018)
- CPG7 Transport
- CPG8 Planning Obligations

Bloomsbury Conservation Area

Sub Area 14 - Calthorpe Street/Frederick Street

The application site is located opposite Grade II listed 265 Gray's Inn Road and bounds the Grade II* listed terrace fronting Mecklenburgh Square.

Adjoining 265 Gray's Inn Road is Trinity House which is noted as having a positive contribution to the conservation Area.

17.0 Conclusion

The proposed extension is build upon the previous consent and will increase the workforce and turnover leading to a benefit to the local and wider communities.

The proposals have addressed all previous concerns raised from Camden Planning Authority during the pre-application process. Whilst the proposed building rationalises its footprint it is in balance with its adjacent neighbours without causing negative impact.