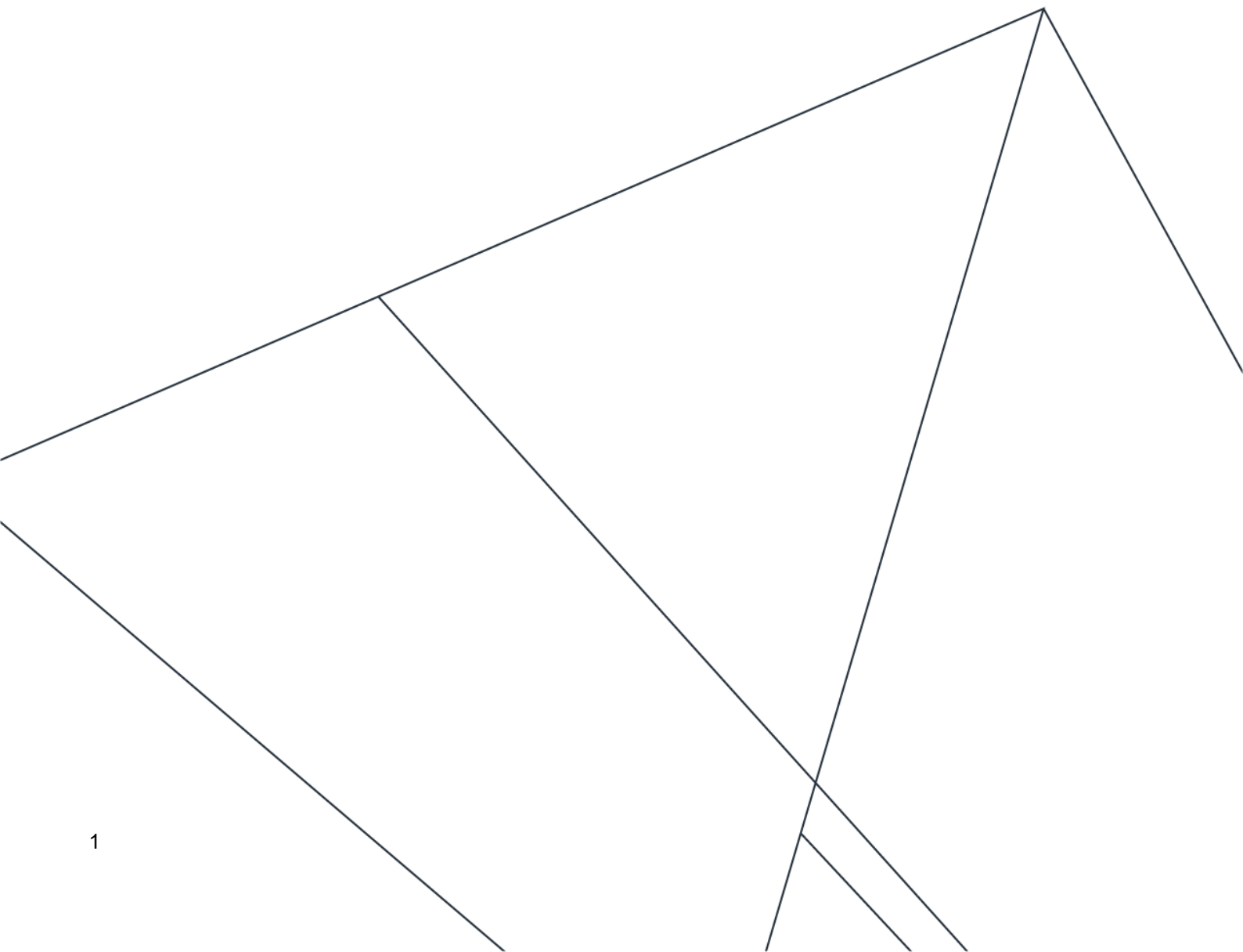


107 Gray's Inn Road

Design & Access Statement – Revision C

January 2019



1.0 Introduction

This Design & Access Statement is intended for the planning department of Camden Council in respect of the works to the entrance and facade at the 107 Gray's Inn Road, London WC1X 8TZ and the application is submitted on behalf of Gray's Inn Ltd.

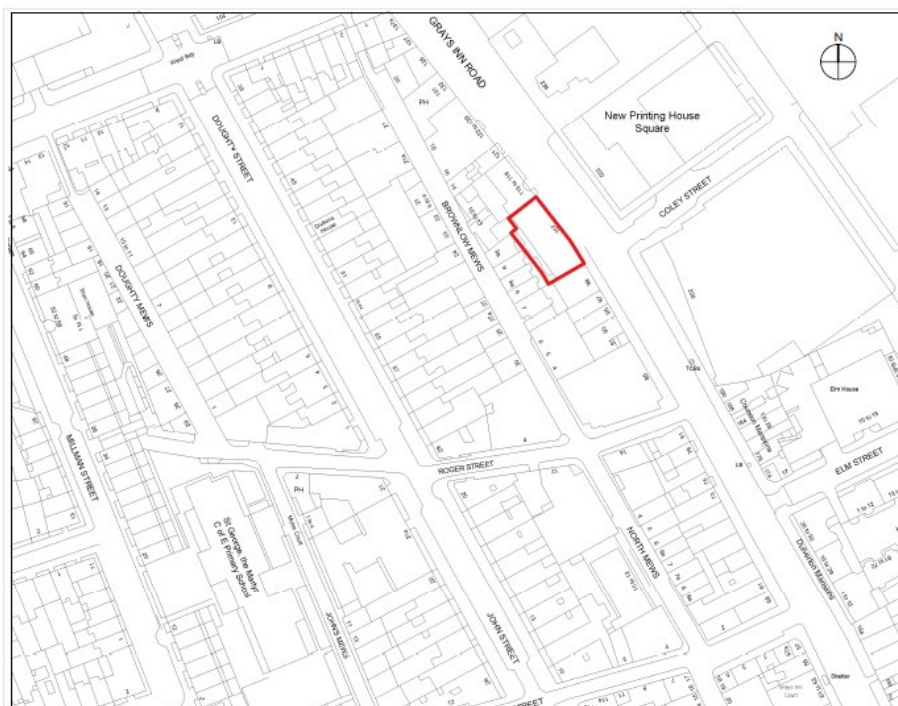
The planning application is for the alterations to the existing building, 107 Gray's Inn Road. The proposal includes

- Increasing the width of the reception to improve the disabled access into the building
- A change of material to the external entrance stone cladding, new entrance doors, new external lighting to illuminate the façade on the ground

The proposal seeks to enhance the front façade of 107 Gray's Inn road through high quality architecture and urban design and to integrate well within the surrounding context.

2.0 Site

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 on Gray's Inn Road to the front and the comparatively quiet Brownlow mews residential houses to the rear.



3.0 Planning History

The recent full planning permission ref: 2015/4674/P, was granted in December 2016 for the Installation of roof top plant room and associated louvres and external plant at rear ground floor level retrospective).

The full planning permission ref: 2013/7039/P, was granted in May 2014 for the erection of mansard roof extension including dormer windows to front & rear and skylights at rear to provide additional office space (Class B1).

Replacement & relocation of air conditioning plant at rear. Alterations to front elevation at ground floor level including new entrance doors.

4.0 Design Statement

The applicant is refurbishing the building reception, WCs and the common lobbies for the building users to improve the building efficiencies whilst introducing the modern facilities. The architectural intent of the original building is maintained and no structural works are required.

The schedule of works proposed is as follows:

- Increased the width of the entrance steps by approx. 200 mm to align the door opening with the windows above and to make the reception entrance symmetrical with the facade, this is to be achieved by removing the existing 'post box' slot from the entrance to gain the extra space for the entrance steps.
- Removal of the existing beige coloured stone cladding and replace with a glazed ceramic brick tiles.
- Removal of the existing glazed doors and replaced with a wider glazed door screen at the entrance
- Install new downlights to the overhead soffit of the first-floor windows to illuminate the ground floor façade

The proposal to make the entrance opening wider by 200 mm is for the following reasons:

- To align the centre of the entrance door with the window above. This should improve the symmetry of the entrance as well as the overall building, which would mitigate your concerns regarding imbalance.
- To make the entrance doors wider than the existing. This should improve the fire escape route of the building as it is the only way to escape for all of the building users in the event of emergency.
- To make the entrance steps wider for disabled users and the visitors to the building. This should improve the accessibility of the entrance as it would provide a wider opening to enable the foldable access ramp to be rolled out.

5.0 Material specification

The existing façade includes pink render and pink terrazzo upstand (photo below). A high quality glazed ceramic brick tile to match the existing pink/nude colour tones and the existing terrazzo upstand is proposed. The new glazed bricks will be set recessed relative to front façade plinth, brickwork and fascia above to create a design feature.



Following comments from the Camden Council, the colour palette options were proposed and preferred colour for the ceramic glazed bricks is as per the photo below proposal, which blends well with the existing accent colour of the building render and the upstand. We proposed a mixture of the below colour tones to create a prominent entrance.



Specification of the new glazed bricks is a very high-quality finish and the key performance characteristics are listed below

- Manufacturer : Pyrolave
- Product code: RM CORAIL, RM7523 & RM1001
- Properties: Benefits of stone with the resistance of an enamel coating.
- Insulation: Excellent sound & heat insulation properties.
- Applications: Interior & exterior, wet or dry, hot or cold
- Chemical resistance Stain & chemical resistant
- Care & Maintenance: Easy to clean using household cleaners.

- Fire: Class 0 fire rating (cannot burn nor emit toxic fumes)

6.0 Access Statement

Access to the building will be improved by widening the entrance steps to create extra space for the foldable ramp. The entrance also provides handrails on both sides of the steps to the entrance. The intent is to maintain the existing strategy via the main entrance from the Gray's Inn Road. The existing strategy adopts a call button and a foldable ramp and it is proposed that this strategy is maintained. There is no change to the public highway access. All design is Building Regulations compliant and has been approved by the Building Control Officer (Stroma) and Fire Engineer (MLM).

7.0 Heritage Impact statement

The site is located on the western side of Gray's Inn Road on the edge of the Bloomsbury Conservation Area in the London Borough of Camden. The site consists of a four-storey office block to the east, facing Gray's Inn Road. Its rear boundary is shared with a three-storey block of flats facing Brownlow Mews. No changes are planned to the footprint of the building or to any part of the exterior of the building apart from the entrance approach. The impact of the proposed development on the settings of nearby heritage assets would be negligible. It is therefore considered that the proposed development would not have an adverse impact on the wider historic environment and would be in keeping with national, city-wide and local policies and guidance.

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