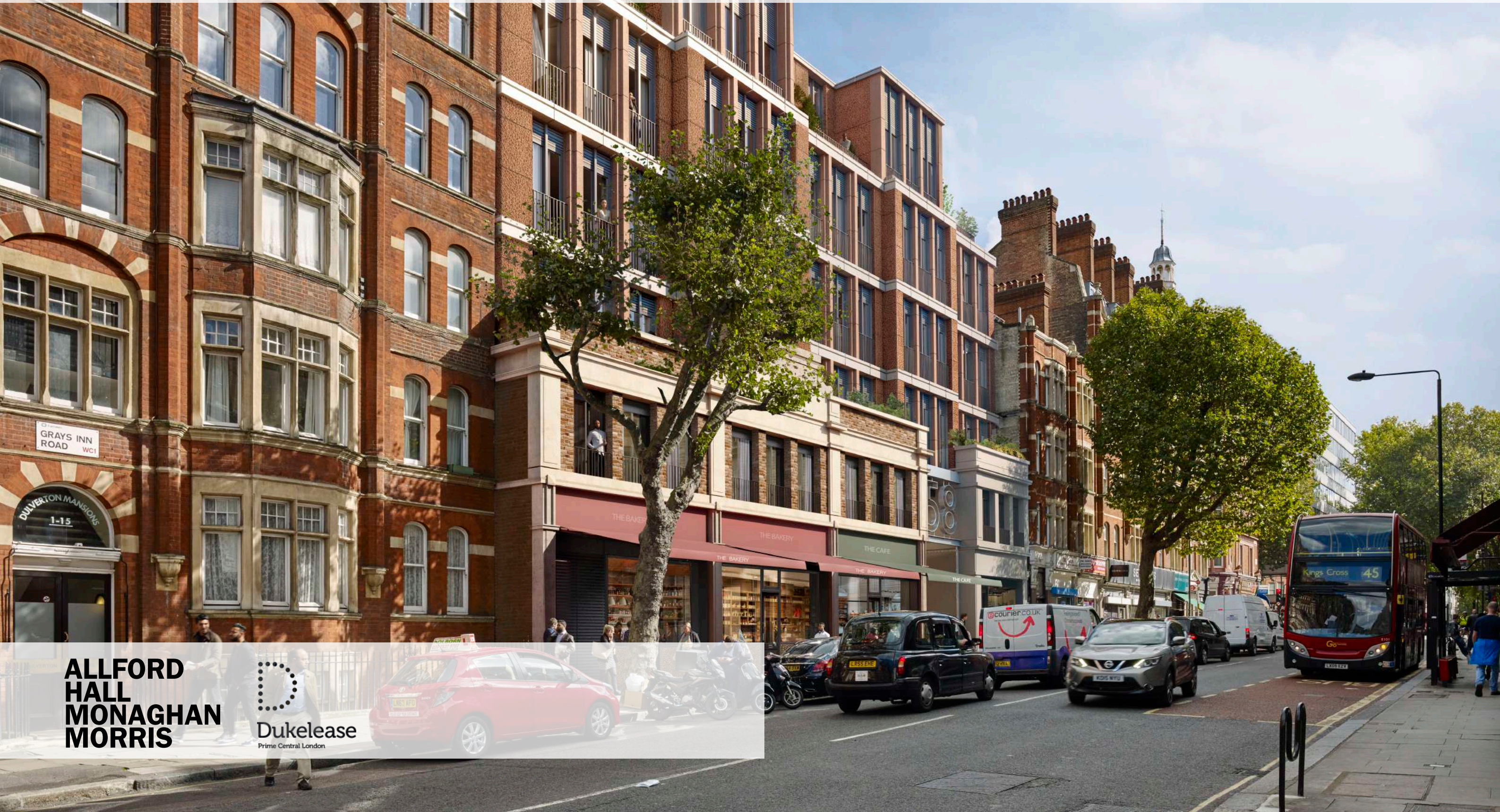


156-164 Grays Inn Road / Panther House

S73 Amendment Application

26 February 2021 REV | 03



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Dukelease
Prime Central London

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0.0 Executive Summary

Planning history overview

This report is related to the redevelopment of the site at 156-164 Gray's Inn Road, known as Panther House. The site is located within the administrative boundary of the London Borough of Camden, between Gray's Inn Road and Mount Pleasant. The redevelopment consist of the partial retention of the existing buildings with an addition of a new, mixed use and high quality contemporary adaptations.

In December 2015, the original planning application was submitted December 2015 by the design team on behalf of Dukelease Properties Limited.

During the course of the determination period the first addendum was submitted in May 2016, which substantially increased public benefits to meet planning officers' recommendations, further improved the architectural design and decreased the perceived 'harm' to the Hatton Garden Conservation Area.

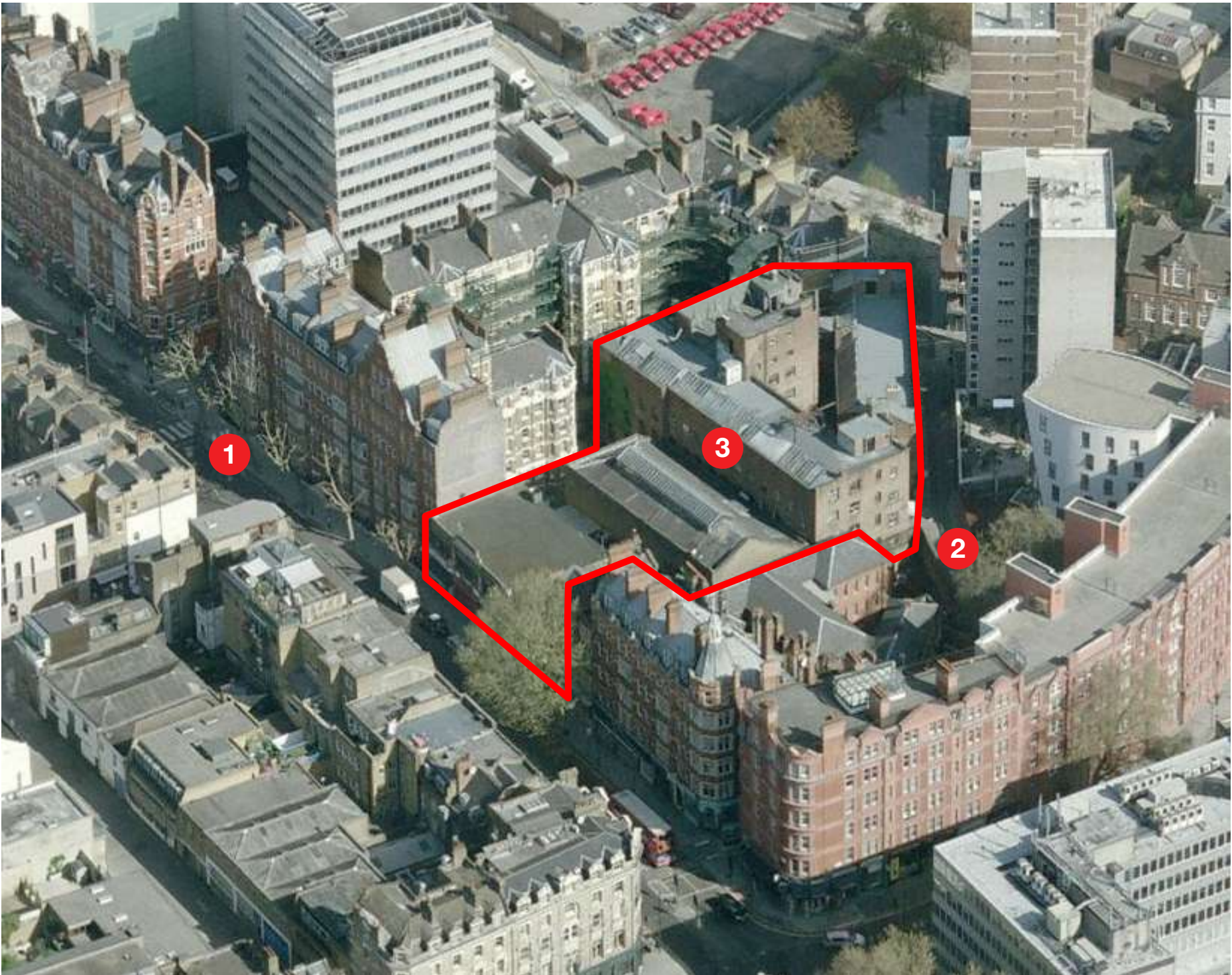
In in Jan 2017, a second amendment was submitted extensive further consultation with LB Camden planning officer.

In March 2017 a resolution to grant was obtained with planning granted in November 2017.

In 2019, the site was then acquired by a different developer and additional planning application was submitted and approved. This scheme features a different massing and architecture proposal by Canno Lasso Architects and is predominantly in weathered steel cladding.

In 2020, Dukelease Ltd regained the site and has been seeking to deliver the scheme for construction in 2021 with the original design team.

The aim of this application is to update the original consented scheme with a fresh contemporary design, incorporate added benefits and make enhancements to various aspects of the scheme.



- Gray's Inn Road 1
- Mount Pleasant 2
- Application Site 3

Aerial view of the site looking north

0.1 Executive Summary

2017 and 2020 Consented schemes

2017 Approved Planning Scheme

By AHMM

After numerous pre application meetings and two planning addendum's AHMM's scheme was approved in November 2017.

Two approved planning applications for the site are shown here for comparison.

The two key views from Grays Inn Rd and Mount Pleasant are used to show how different the two approved schemes are for the same application site.

Differences in massing and materiality are evident.



2017 Approved Planning Scheme | View from Gray's Inn Road



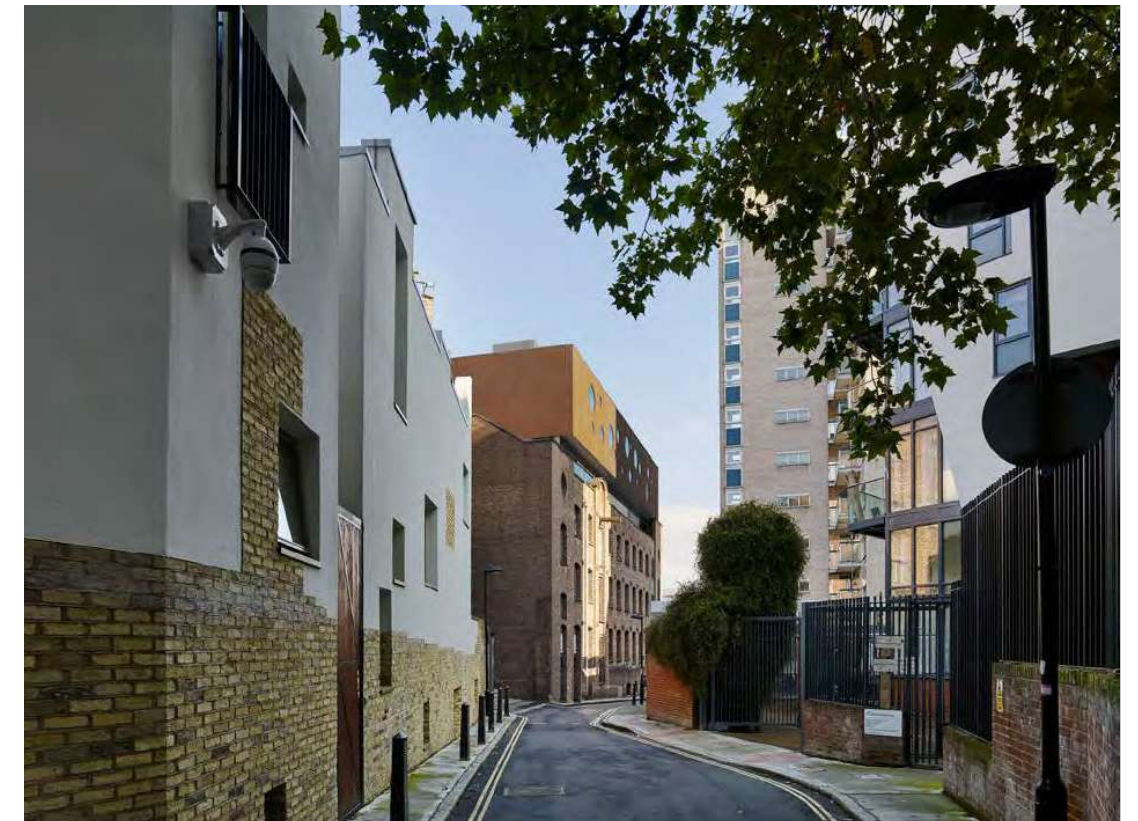
2017 Approved Planning Scheme | View from Mount Pleasant

2020 Approved Planning Scheme

By Canno Lasso, Application Approved in 2020.



2020 Canno Lasso Approved Planning Scheme | View from Gray's Inn Road



2020 Canno Lasso Approved Planning Scheme | View from Mount Pleasant

0.2 Executive Summary

Planning Pre-application Workshops

Project Restart Pre Application Process

The client and the design team restarted the project in May 2020 and began to evaluate enhancements to the approved scheme for the application site.

The proposed design amendments were reviewed by the London Borough of Camden planning officers at the Pre App 01 meeting on October 22nd '21 and Pre App 02 meeting on 18th December '21.

Comments from the planning officers at each pre application were captured as follows:

Planning Workshop Pre-app 01 - October 2020

1. *Additional activation at Ground floor good, new Panther House entrance viable as long as impact on existing building is properly thought through and loss of existing fabric is kept to a minimum*
2. *Increased affordable Office provision and increased bike parking is an improvement - affordable as a proportion of the non affordable uplift should be retained*
3. *Panther rooftop changes attractive but need to reduce perception of scale and daylight sunlight assessment required*
4. *Brain Yard rooftop changes attractive, but check Dulverton Mansions impact on visual amenity and Daylight/Sunlight*
5. *GIR demolition of shopfronts maybe acceptable subject to Conservation Officer review and assessment of demolition in a Conservation Area & resulting architectural benefit due to quality of replacement. This element would be subject to a stand alone 'slot in' application*

Planning Workshop Pre-app 02 - December 2020

1. *Panther rooftop changes attractive but need to further reduce perception of scale*
2. *Relocation of plant on top of Brain Yard to Panther House roof is broadly acceptable*
3. *Simplification of the rear elevation of Gray's Inn Road is broadly acceptable*
4. *Additional quality and quantity of affordable workspace is acceptable*



0.3 Executive Summary

Schedule Of Changes

What has changed?	Why have we changed it?
Affordable Workplace 1. Omit basement two level 2. Increase affordable workplace, cycle parking provisions and staff amenity	 ➡ Adapt to modern workplace requirements ➡ Post Covid design audit leading to improvements on ventilation of subterranean workplace and an increased volume of people cycling to work ➡ Streamline level access across floorplate for an increased level of inclusivity and accessibility
Landscape and Public Realm 3. Relocate the main office reception to a central location 4. Enhance landscape design by BBUK and AHMM 5. Refine Brain Yard passage and reduce alteration to existing built fabric.	 ➡ To create activate frontages at ground floor ➡ Giving equal prominence to affordable and commercial office entrances ➡ To make the main entrance more equidistant between Grays Inn Rd and Mount Pleasant ➡ To create a central heart of the mixed used development
Gray's Inn Road Massing and Facade: 6. Revise material of the rear elevation from pre cast concrete to hand laid brick 7. Minor adjustment to proportion of front facade 8. Residential lift/stair core made more efficient resulting in minor flat layout changes and roof plant development	 ➡ Refinement of design language of the courtyard and improved relationship between the Brain Yard building and the Grays Inn Rd Building ➡ Elevations adjusted to brick dims as part of material change ➡ Core change improves net to gross efficiency and enables better proportioned flats with greater daylight penetration
Brain Yard Massing and Facade: 9. Relocate auxiliary plant from Brain Yard to the Panther House main roof 10. Revise facade design from glazed curtain walling to punched windows in solid walls	 ➡ Consolidate plant in one single location to make systems more efficient ➡ Create a greater separation of plant area from proposed residential apartments and existing local residents ➡ Reduces glazed area and overlooking to residential apartments and neighbouring properties
Panther House Massing and Facade 11. Revise roof massing and facade design 12. Change of the office layout on L05/L04 and refine office cores	 ➡ Simplify the overall roof design with a unified language with proposed Brain Yard ➡ Create more accessible staff amenity space with cascading green terraces ➡ Improved office floor plates for greater flexibility ➡ Material quality more in keeping with the Victorian warehouse aesthetic

This s73 application report is set out to follow the schedule of changes outlined on this page

1.0 Affordable Office

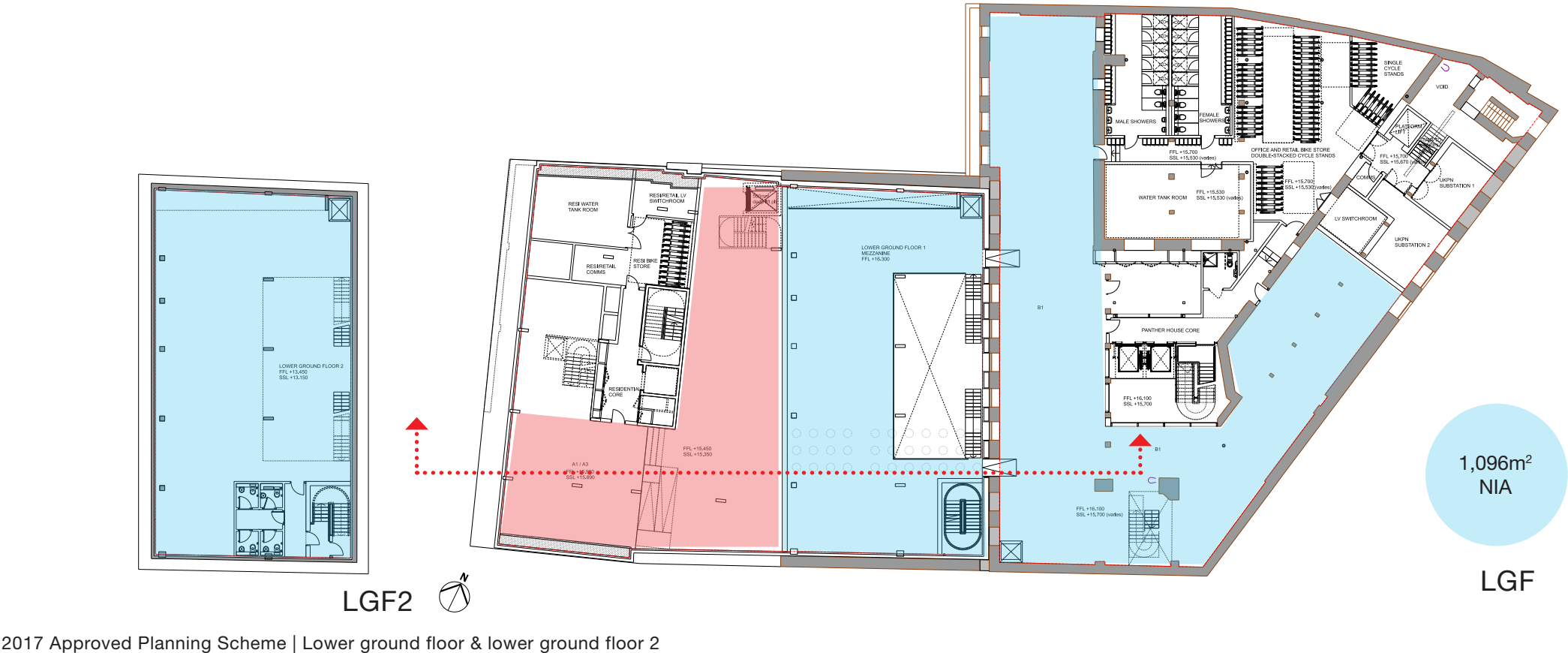
Approved Planning Scheme vs S73 Proposal

Omit Basement Level 2

Following some design development, detailed discussions and review with the client it was concluded that the basement level two of the approved scheme was no longer required.

AHMM also carried out a Covid design audit (see appendix) of the scheme and basement level two was reviewed. It was concluded that ventilation of this space would present real challenges for a post covid workplace and daylight penetration would be very limited.

The basement level two would have required complicated temporary works and an increased level of basement dig in close proximity to neighbouring properties; by omitting basement level two the construction process becomes simpler and provides some programme savings which in-turn would alleviate disruption towards neighbourly matters.

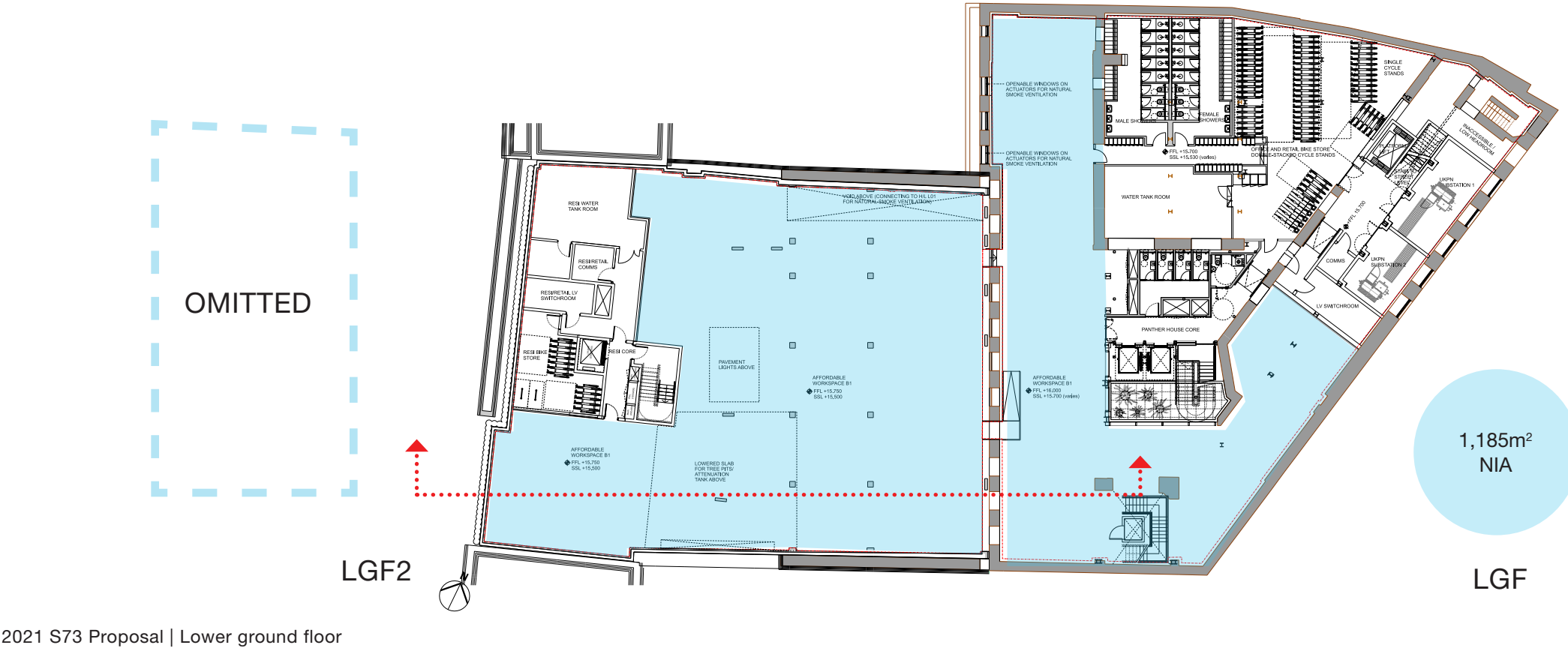


Increased Affordable Workplace

Previously in the approved scheme there was a requirement for A1/A3 use in the lower ground floors (shown in red on the adjacent approved plan drawing).

This use class at this level is no longer required and therefore paves the way for improved additional affordable workplace.

The overall affordable workplace NIA has increased from 1,096m² to 1,185m².



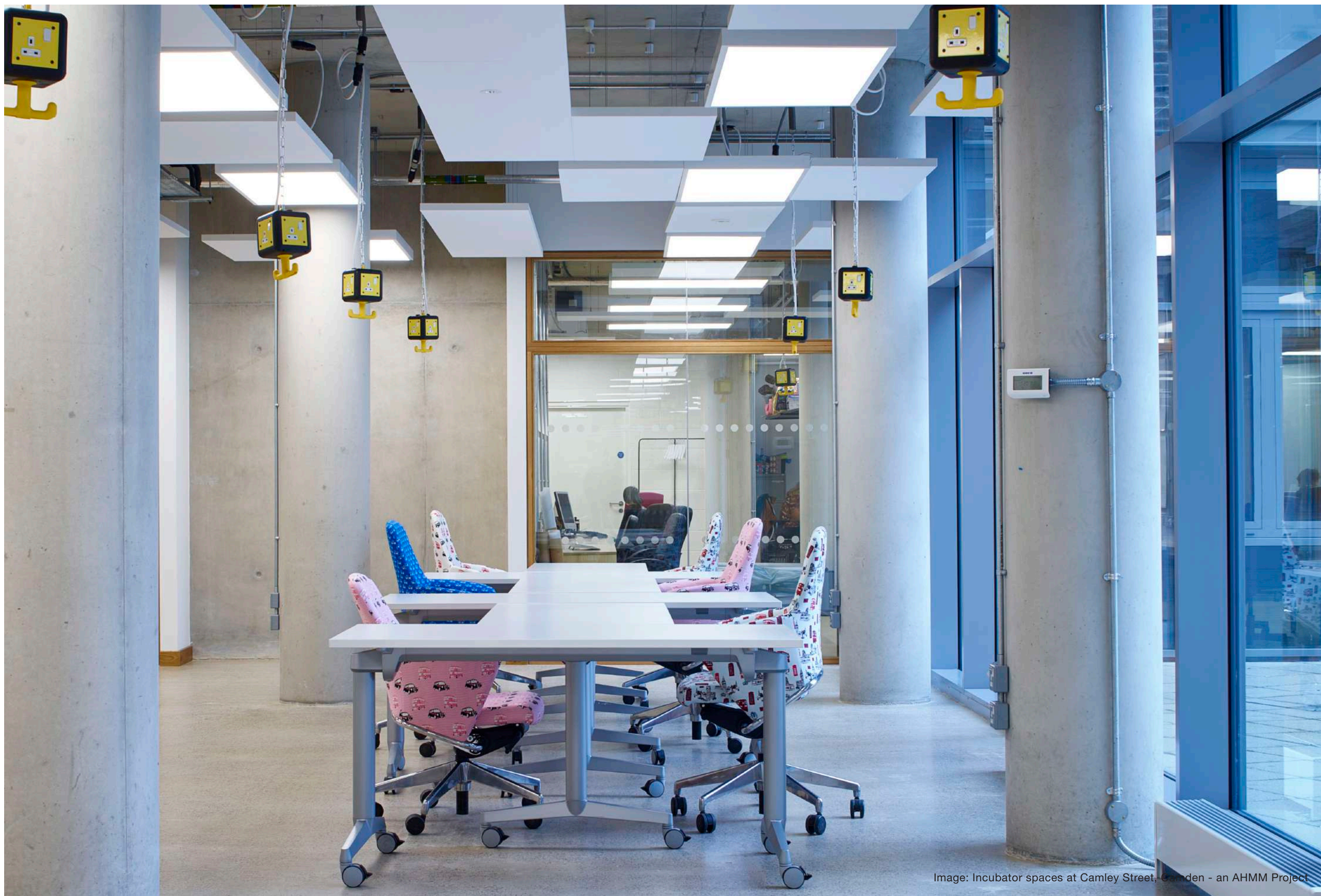


Image: Incubator spaces at Camley Street, Camden - an AHMM Project

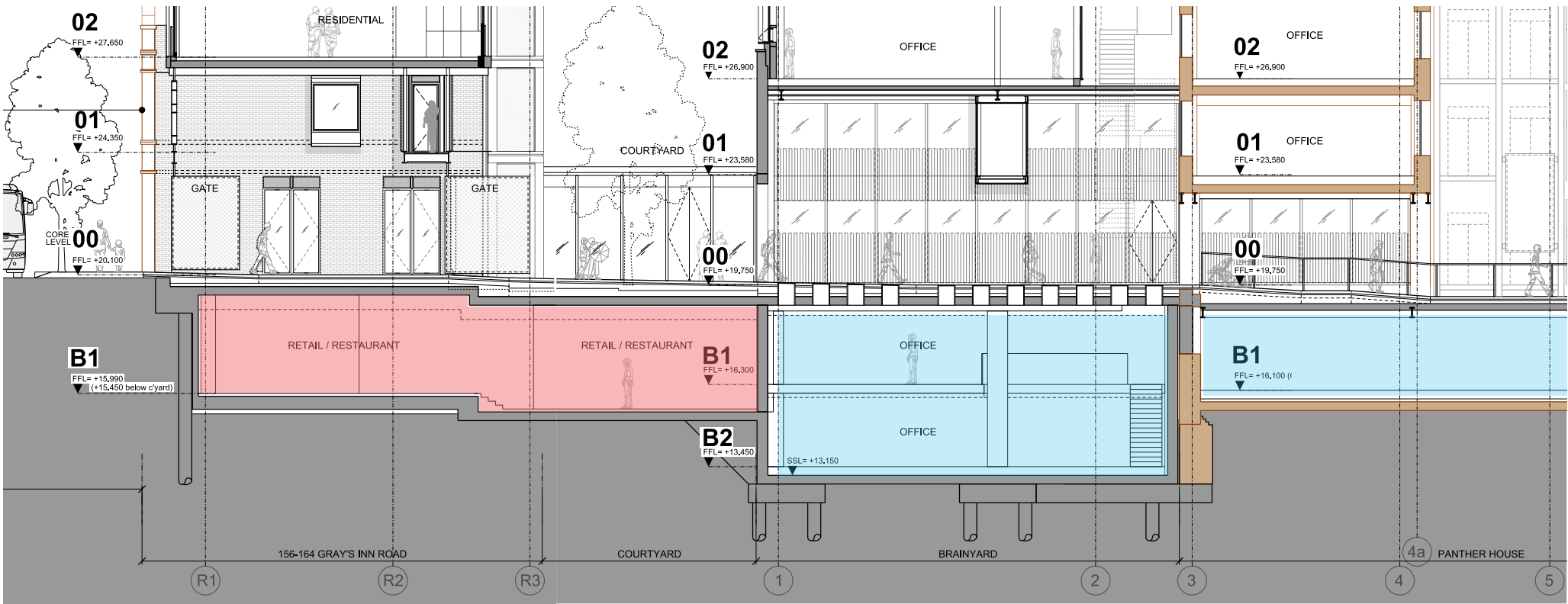
1.0 Affordable Office

Approved Planning Scheme vs S73 Proposal

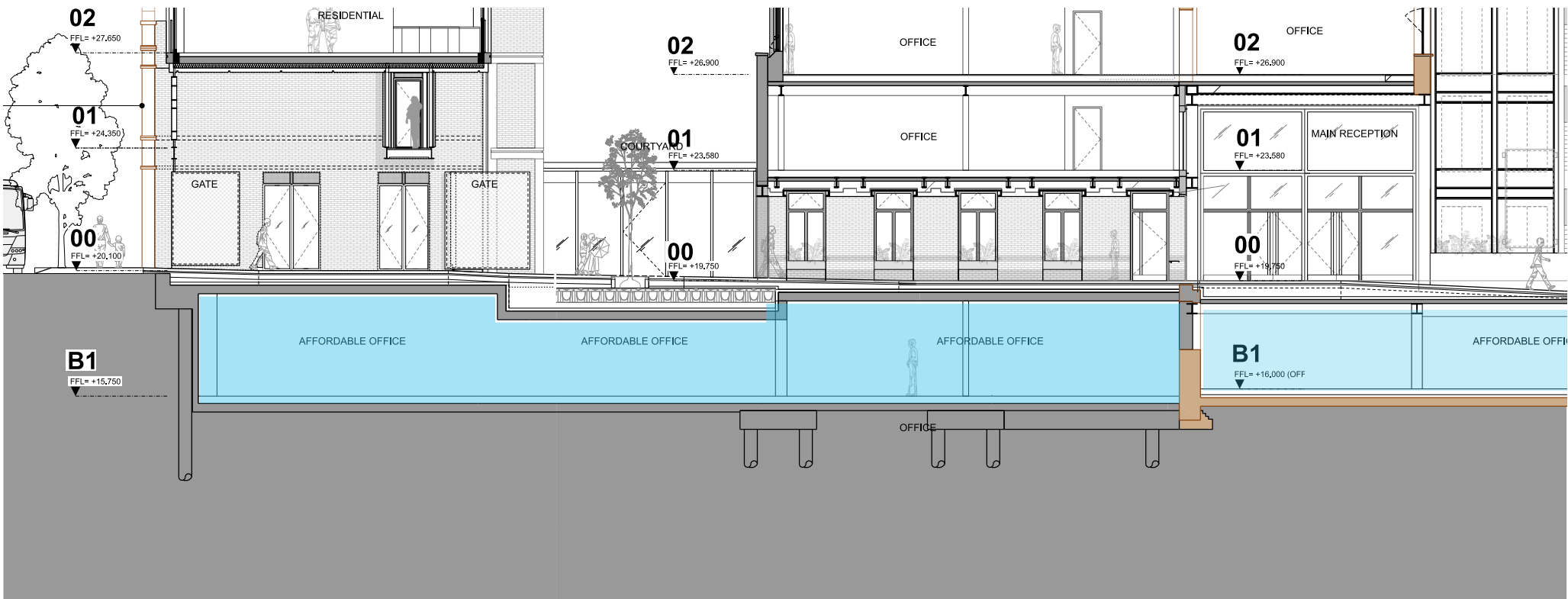
Level Access at Lower Ground

By omitting basement level two from the scheme, we're able to re-align the proposed floor slabs to ensure a single level access across the entire area of the new proposed lower ground floor.

Improved accessibility has been a key driver in this proposed change and the before and after partial sections highlight the improvements proposed as well as the basement level two omission.



2017 Approved Planning Scheme | Section through courtyard showing two storeys below ground and multiple levels



2021 S73 Proposal | Section through courtyard showing single storey lower ground and level access

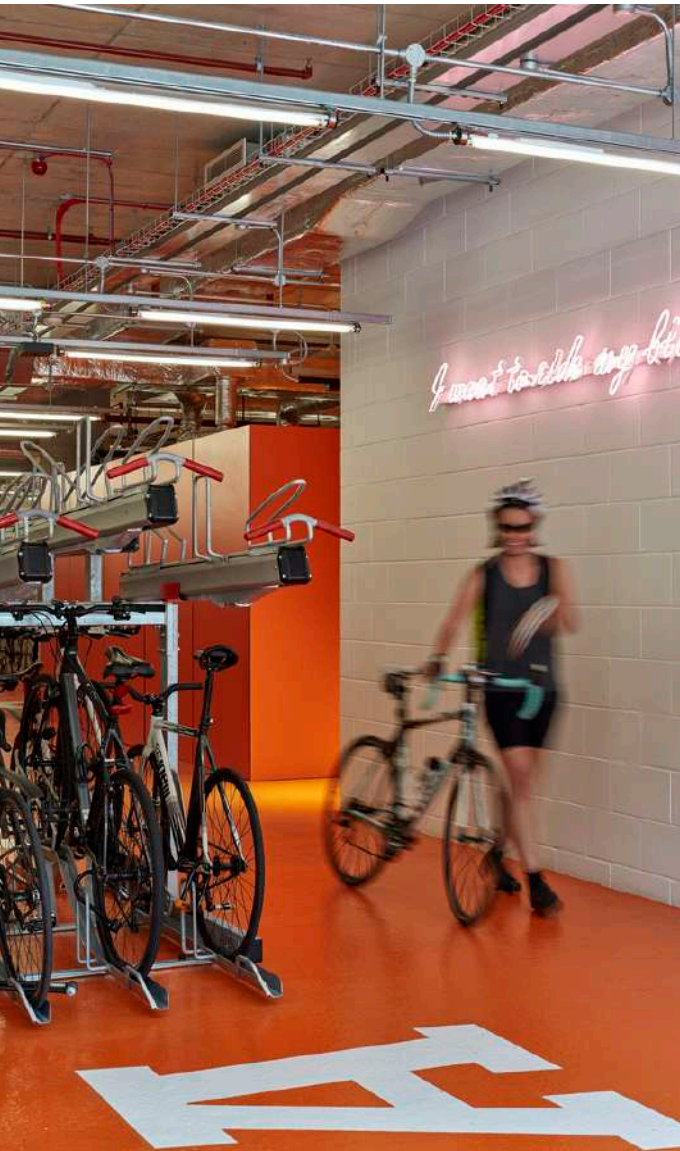
1.1 Affordable Office

Approved Planning Scheme vs S73 Proposal

Increased Cycle Parking Provisions

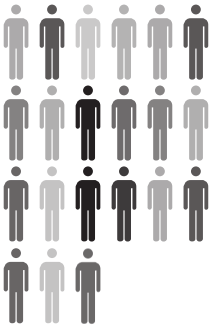
With the additional affordable office workplace the proposal is to enhance the staff amenity spaces. More WC's and bike parking provision has been provided along with an upgraded central core facility.

Further to AHMM's post Covid design analysis (Refer to Appendix), more staff in the future workplace will be cycling to work; our improved staff amenity will address this emerging requirement. The introduction of an additional suite of superloos also supplement what was provided in the approved scheme.



Cycle Park Facility at Television Centre, White City AHMM.

137* Occupants

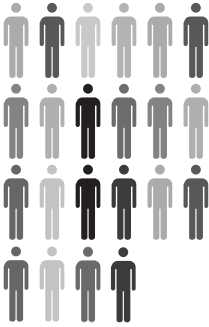


111 Bikes

111 Lockers

- Male Changing:**
5 Showers, 2 WC, 2 Urinals, 3 Washbasins
- Female Changing:**
5 Showers, 4 WC, 3 Washbasins

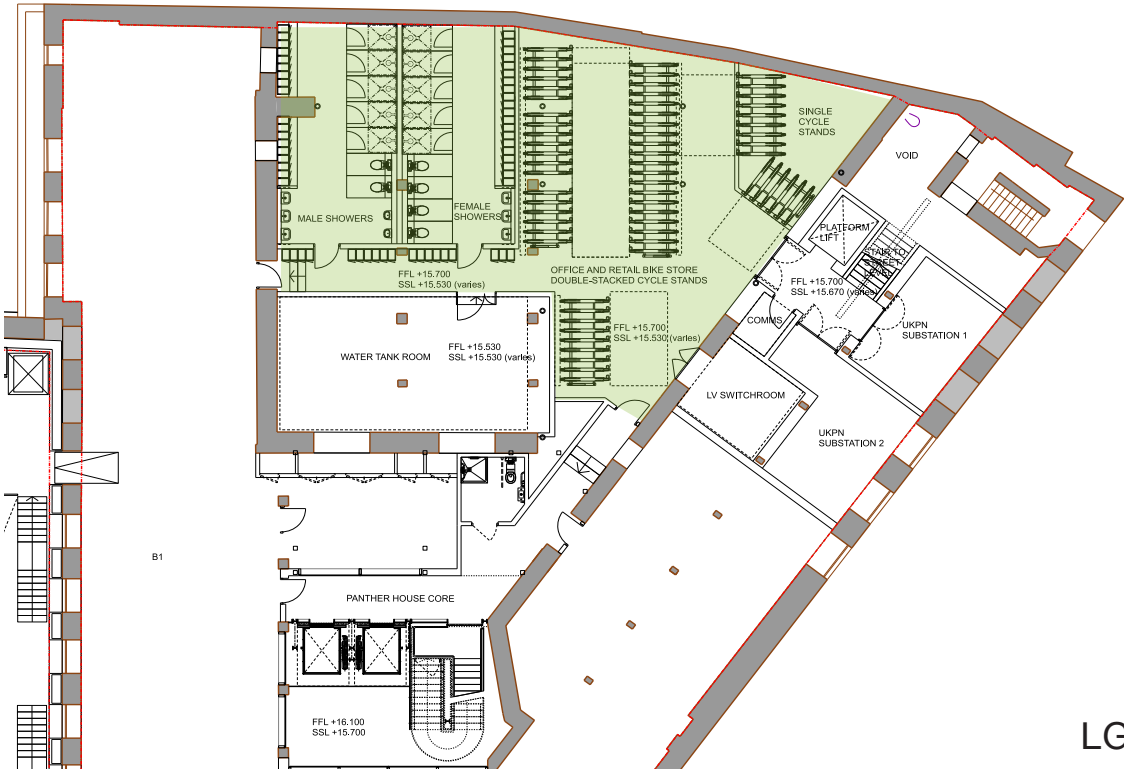
143* Occupants



130 Bikes

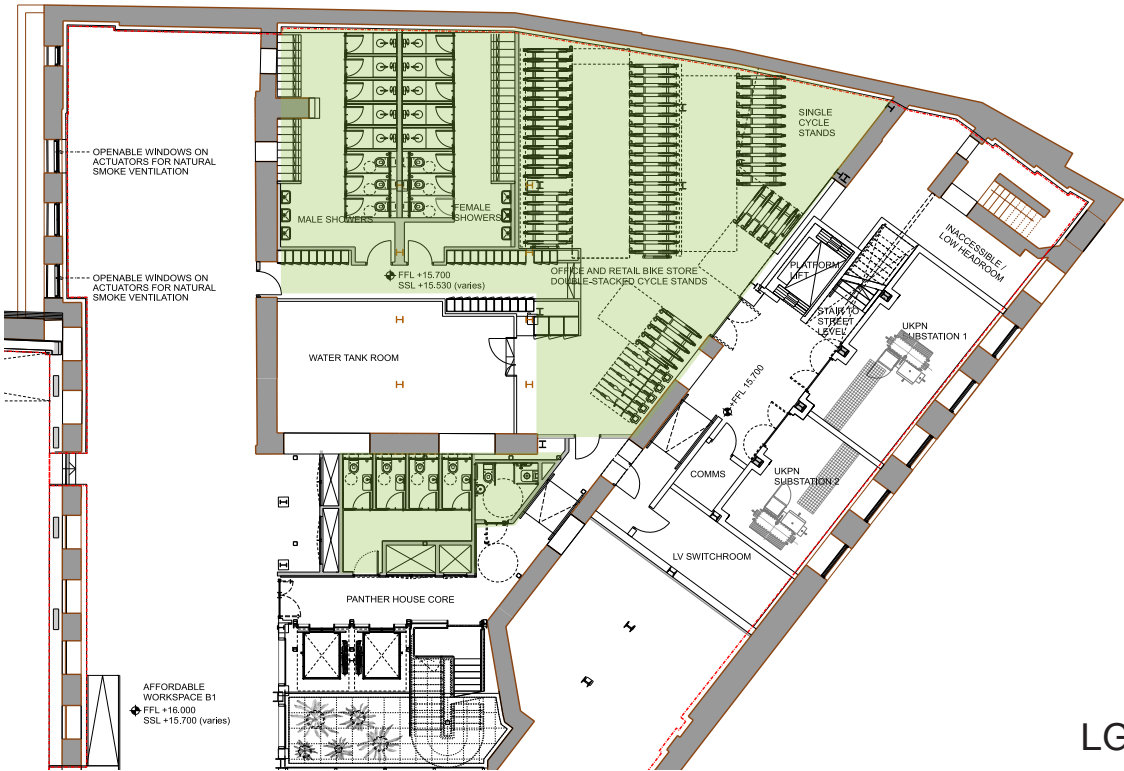
130 Lockers

- Male Changing:**
5 Showers, 2 WCs, 2 Urinals, 3 Washbasins
- Female Changing:**
5 Showers, 4 WCs, 3 Washbasins
- Unisex Superloos:**
4 WCs, 1 Accessible WC/Shower



2017 Approved Planning Scheme | Lower ground floor cycle parking space and showers

LGF



2021 S73 Proposal | Lower ground floor cycle parking space and showers

LGF