

# 3.0 Gray's Inn Road Facade

## Approved Planning Scheme

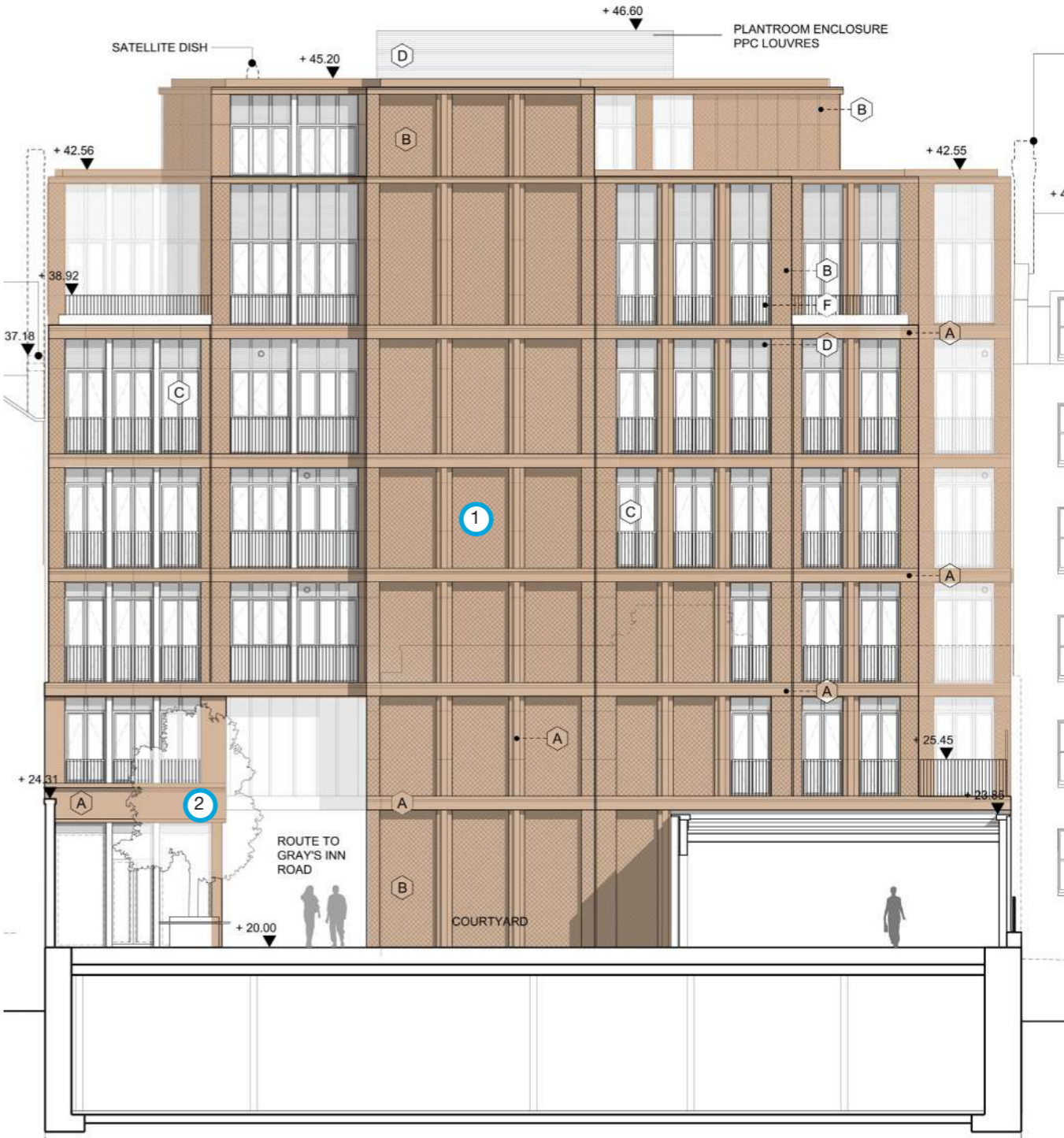
### Rear Facade Material

The approved cladding material of rear face of the Grays Inn Road residential building was textured and polished pigmented pre cast concrete to match the approved cladding on the front.



2017 Approved Rear Facade | Pigmented Precast Concrete

- Key:
- 1 Textured precast concrete panel
  - 2 Polished precast concrete panel



2017 Approved Planning Scheme | Gray's Inn Road Rear Elevation

# 3.1 Gray's Inn Road Facade

## S73 Proposal

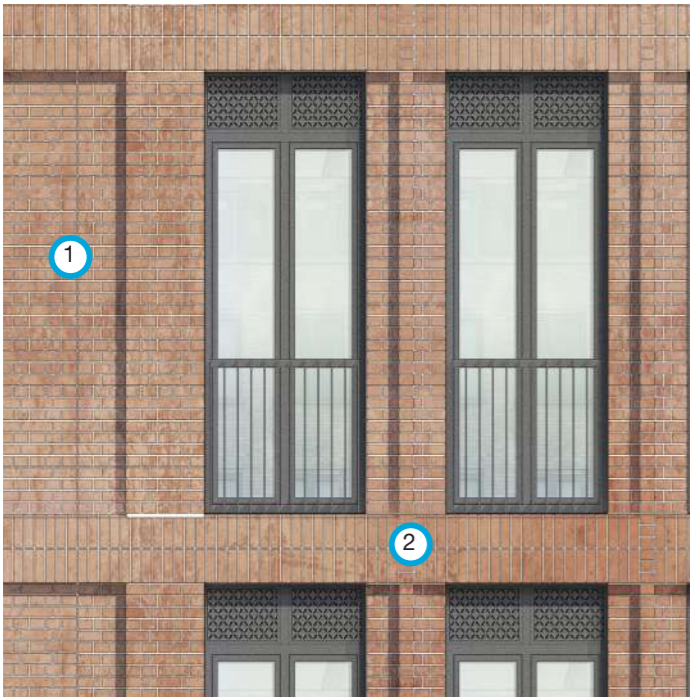
### Rear Facade Material

The updated s73 proposal for the Grays Inn Rd facade is to change the cladding on the rear to a hand laid brick from second floor upwards.

The proposal to revert to brick stems from reviewing the courtyard design; The Brain Yard building wall was approved as brick and the proposal here is to mirror that brick finish so that the courtyard is lined by a common material. A continuity of materiality in the courtyard enhances the tranquillity that is envisaged for the space.

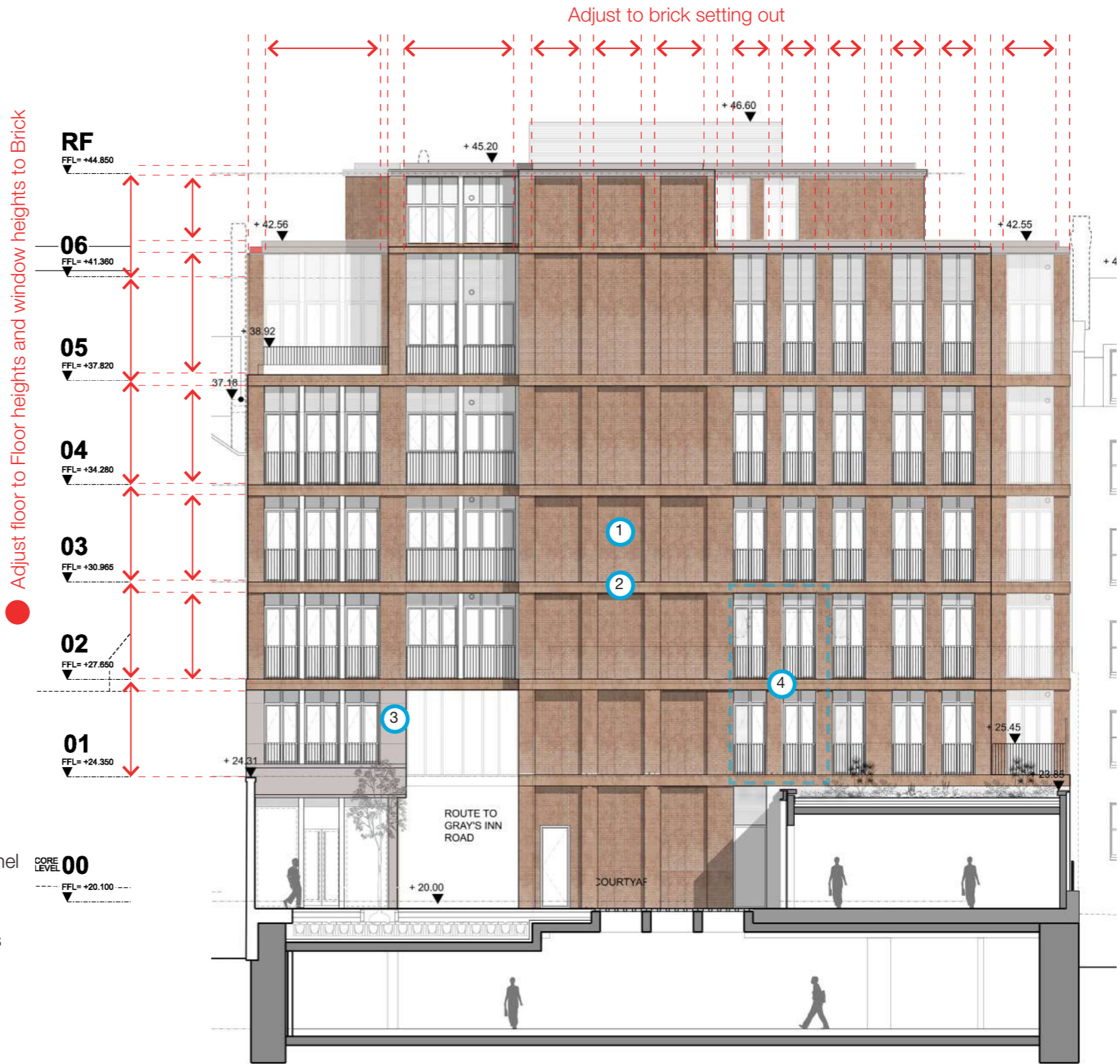
As a consequence of reverting to hand laid brick on the rear facade, the Grays Inn Rd elevations require minor adjustments of datums to ensure alignment to brick dimensions.

Additional residential windows are proposed following the improvements made to the internal core design (see section 3.2). Two flats now have improved daylight provision as a result.



2021 S73 Proposal | Design Development with Hand Laid Brick

- Key:
- 1 English bonded brick
  - 2 Brick support angle with hung brick soldier course detail or similar
  - 3 Polished precast concrete panel
  - 4 Additional residential windows



2021 S73 Proposal | Gray's Inn Road Rear Elevation

# 3.2 Gray's Inn Road Facade

## Approved Planning Scheme vs S73 Proposal

### Residential Core Improvements

As part of the project design development, the residential core has been improved. The proposed core changes were initially to eliminate the transfer stair which resulted in an inefficiency in the residential floor layouts.

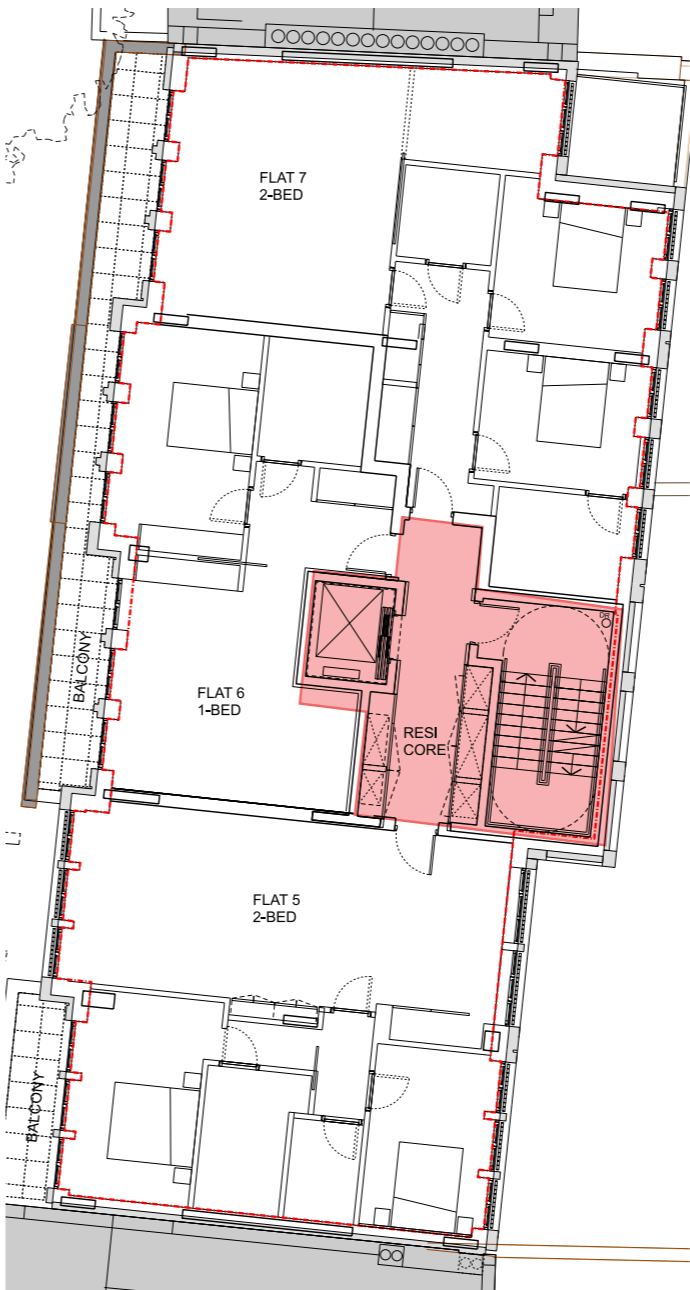
The new proposal for a continuous stacking stair unlocks an improved overall net to gross efficiency in the flat layouts. Additional improvements also result in the ground floor arrival experience and enhanced residential user facilities such as more storage, an improved post room and better connectivity with the public realm.

The roof plant has been adjusted slightly to ensure it encompasses the new efficient core layout. There is no impact on key views.

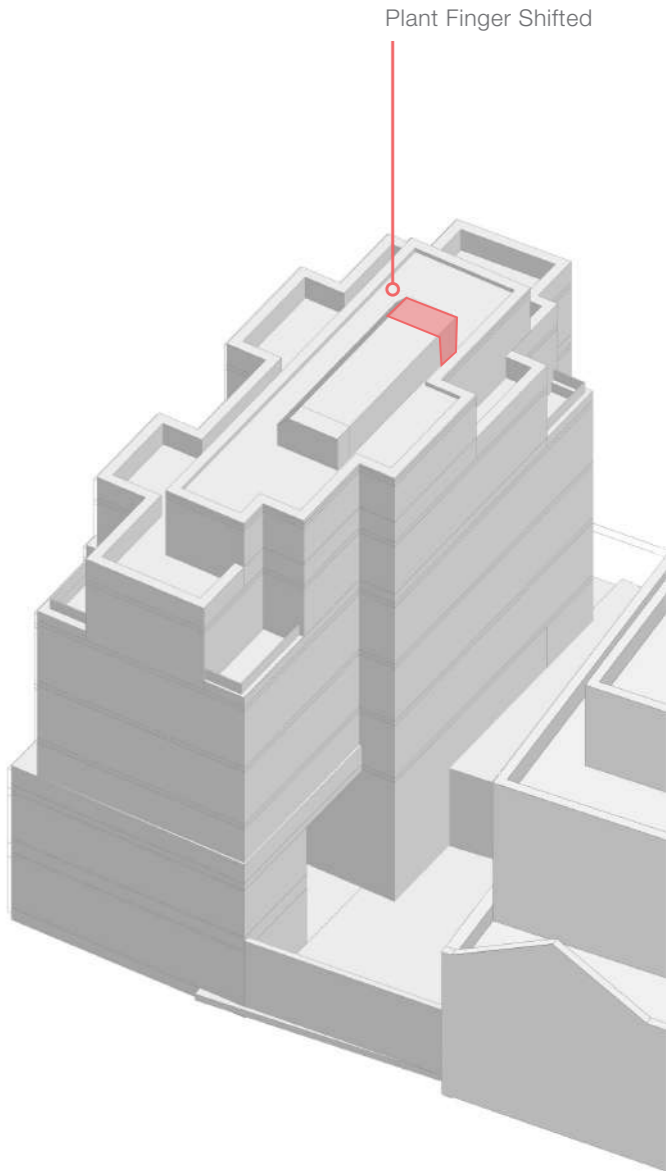
Internal flat layout adjustments are minor and the unit mixes are as per the 2017 approval.



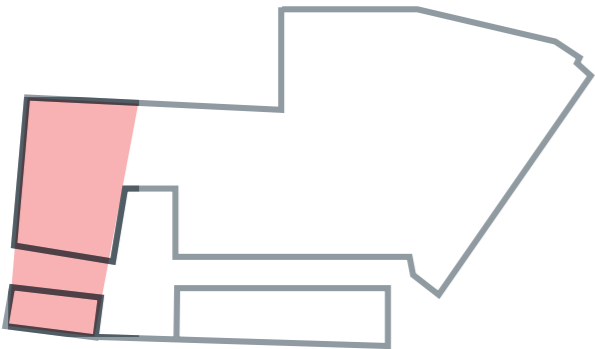
2017 Approved Planning Scheme | 2nd Floor Plan



2021 S73 Proposal | 2nd Floor Plan



2021 S73 Proposal | Axonometric



# 4.0 Brain Yard and Panther House Massing

## Approved Planning Scheme vs S73 Proposal

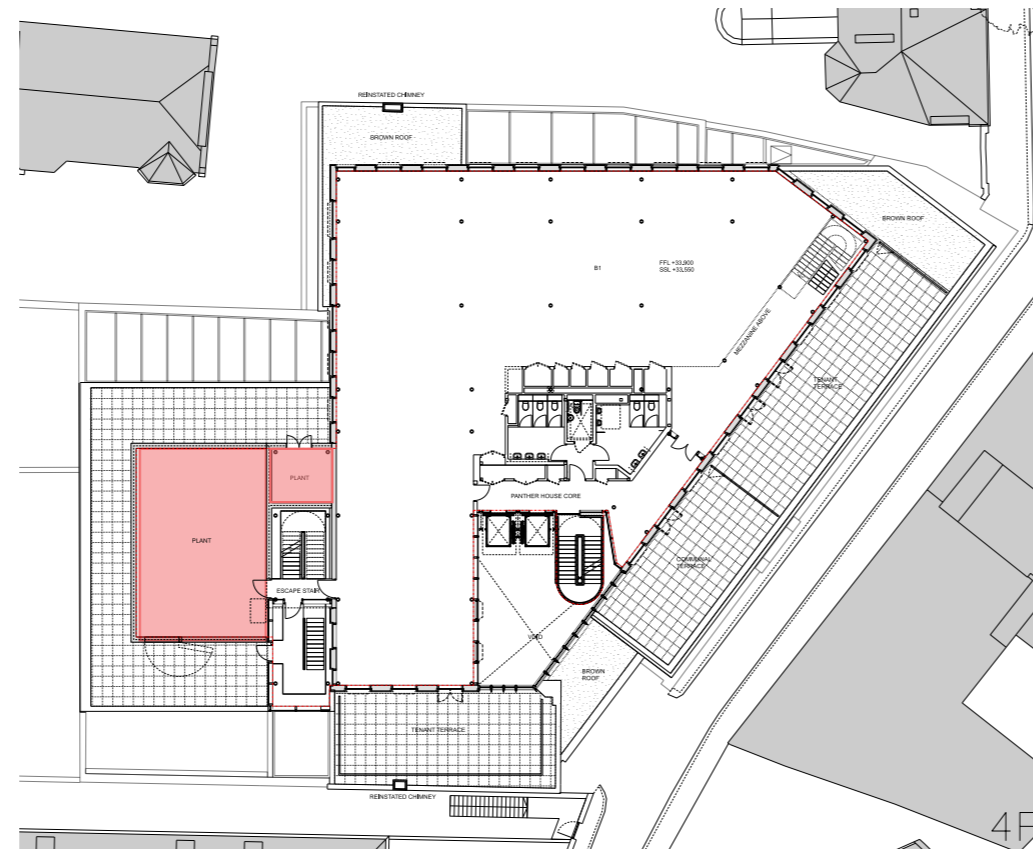
### Consolidating Roof Plant

Within a very similar and improved massing of the consented 2017 scheme, plant can be consolidated and moved from Brain Yard roof to Panther House roof.

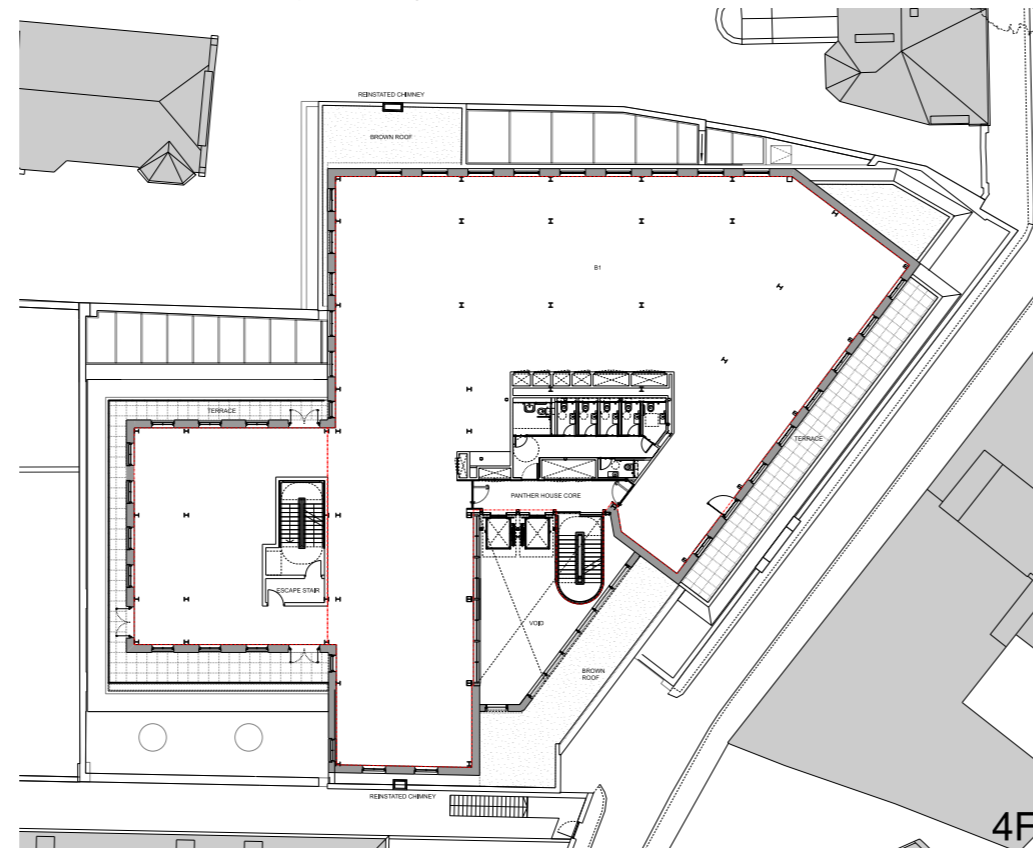
Moving plant from Brain Yard places it further away from neighbouring residential buildings reducing its visual and acoustic impact.

Hann Tucker Associates acoustic engineers have compiled a separate note on there being no noise impact following proposed s73 changes.

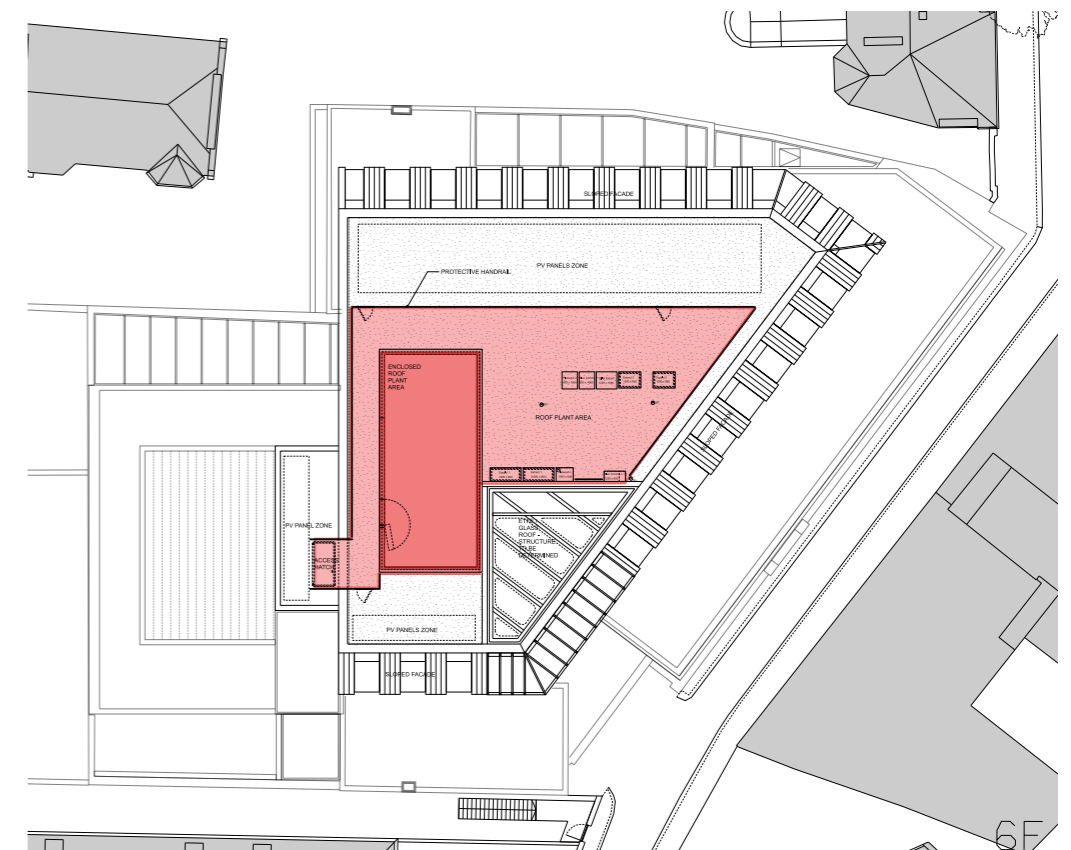
The relocation of plant also unlocks crucial staff amenity terrace space which was previously landlocked around a plant room in the consented scheme.



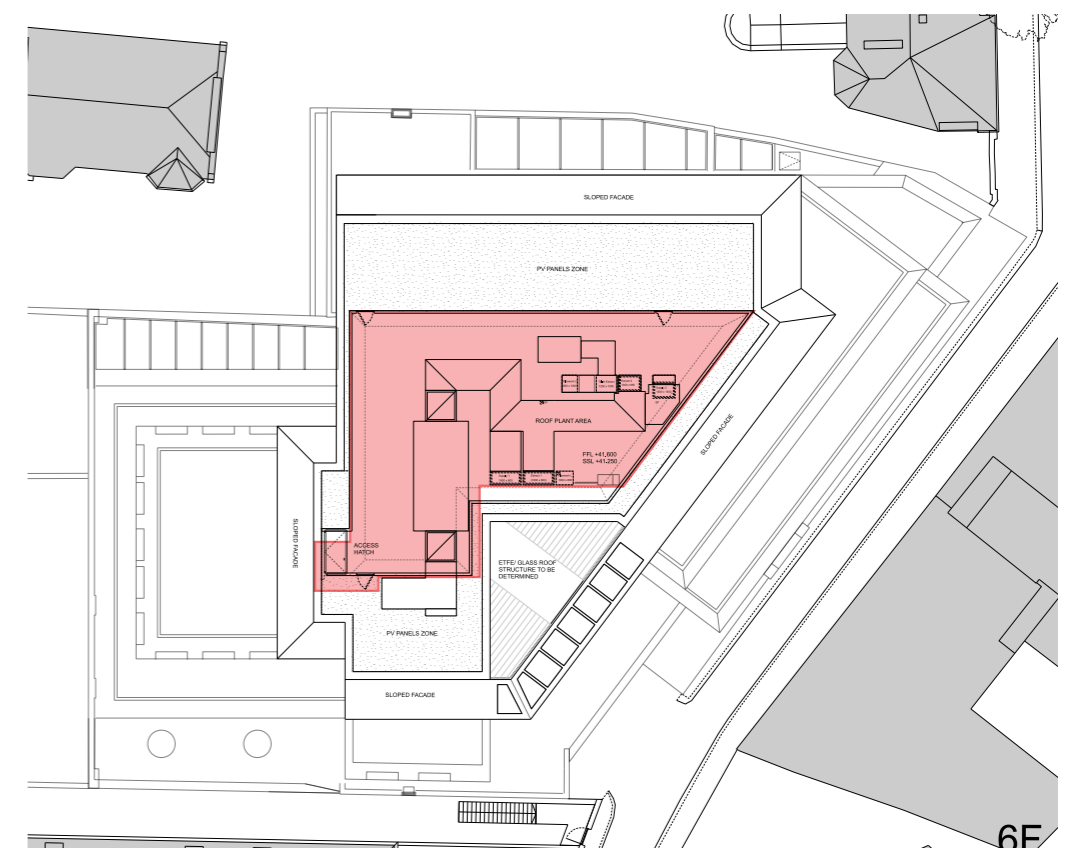
2017 Approved Planning Scheme | 4th Floor Plan



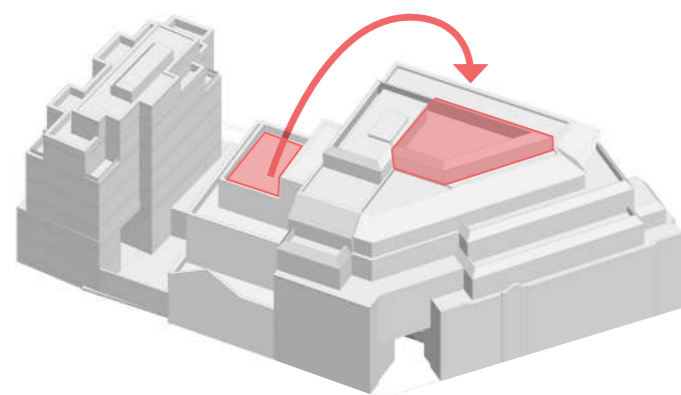
2021 S73 Proposal | 4th Floor Plan



2017 Approved Planning Scheme | Roof Plan



2021 S73 Proposal | Roof Plan



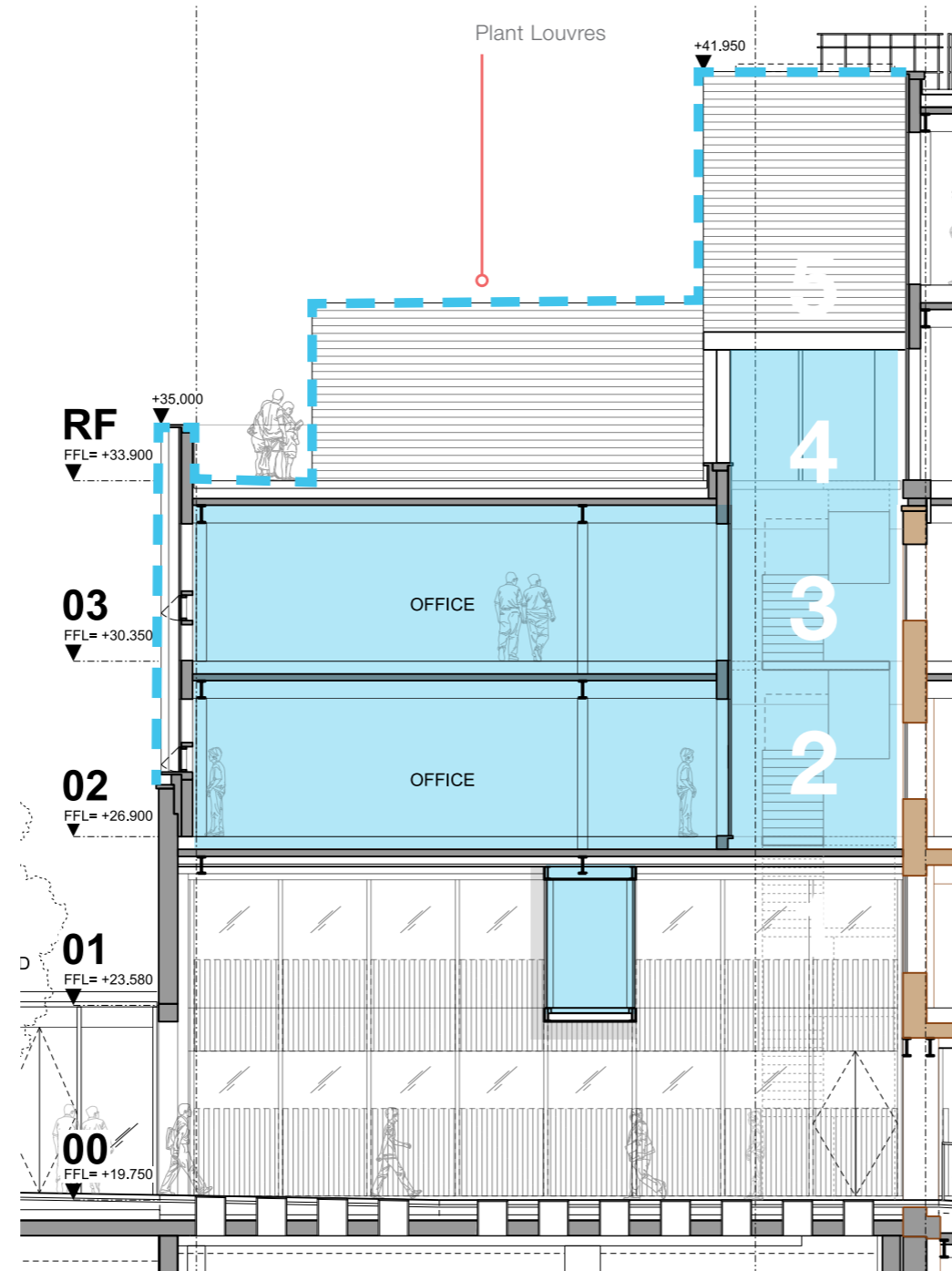
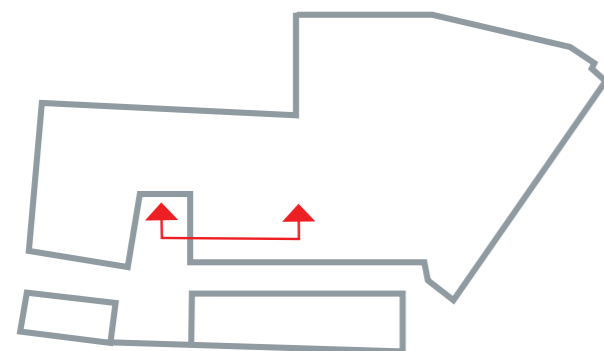
# 4.1 Brain Yard Massing

## Approved Planning Scheme vs S73 Proposal

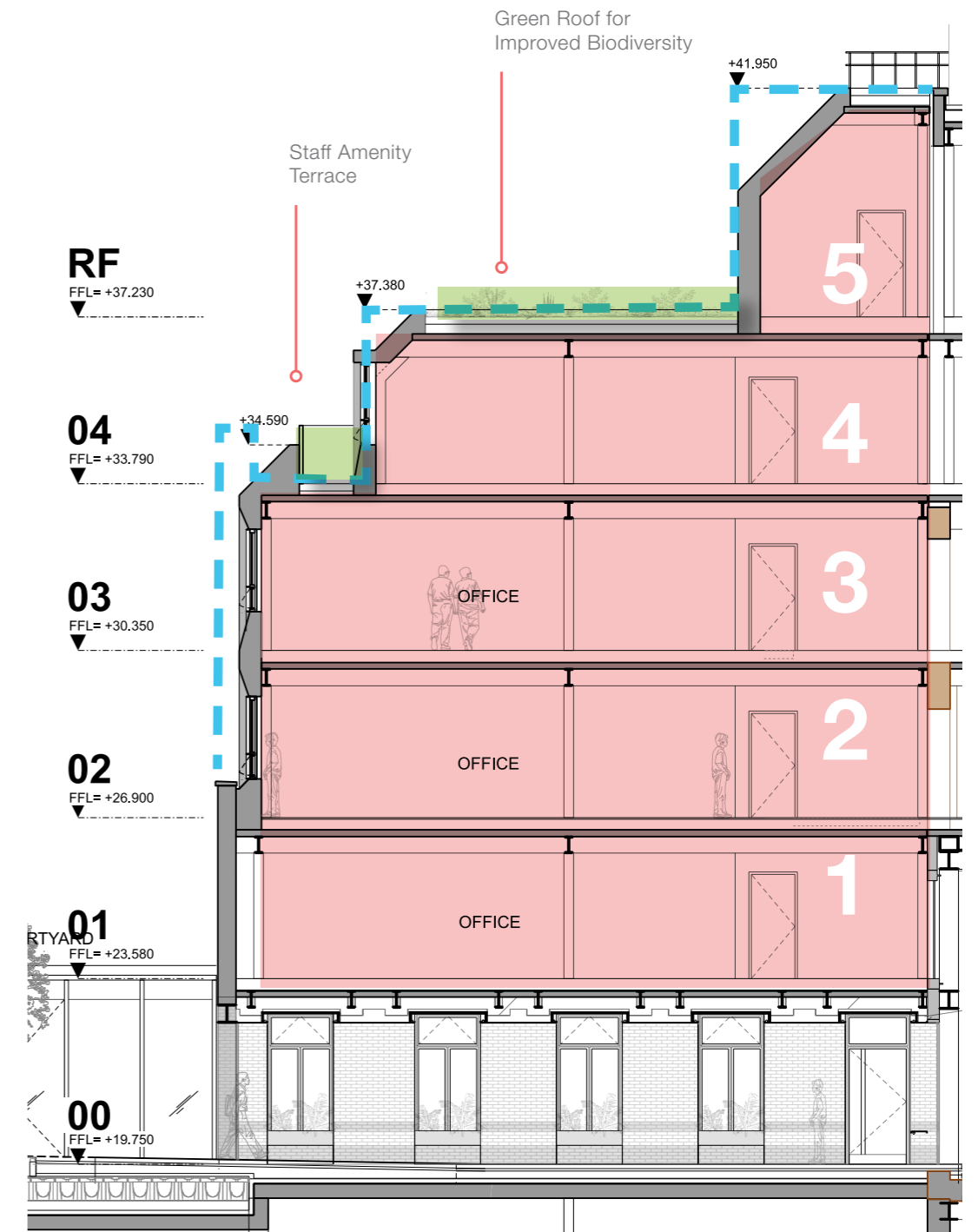
### Brain Yard Terrace and Green Roof

The relocation of plant from the Brain Yard roof to the Panther House building roof unlocks crucial staff amenity terrace space which was previously landlocked around a plant room in the consented scheme.

By changing the use from plant to office space at level 4 a new biodiversity green roof is proposed at level 5 to add to other approved green and brown roofs across the scheme.



Approved Planning Scheme 2017 | Partial Section Through Brian Yard



S73 Proposal | Partial Section Through Brian Yard

## 4.2 Brain Yard and Panther House Massing

### Approved Planning Scheme vs S73 Proposal

#### Brain Yard Elevation

The proposed new Brain Yard elevation has been developed and co-ordinated so it is read as part of the Panther House new top. The proposal to harmonise the new extensions provides a more coherent appearance across the development.

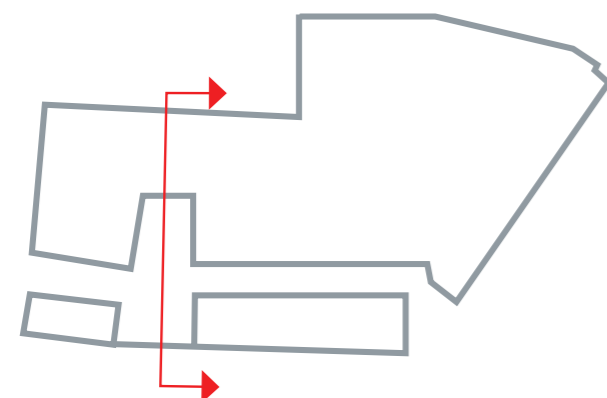
As a result of the proposed changes there is a reduction in glass. This in turn reduces overlooking to neighbouring buildings.

A more solid to glass ratio also makes the revised proposal more thermally efficient which reduces heat gain and thus less energy is consumed in use.

Please refer to MTT's sustainability statement supporting this application.



2017 Approved Scheme | Brain Yard Elevation



S73 Proposal | Brain Yard Elevation

## 4.3 Brain Yard Facade

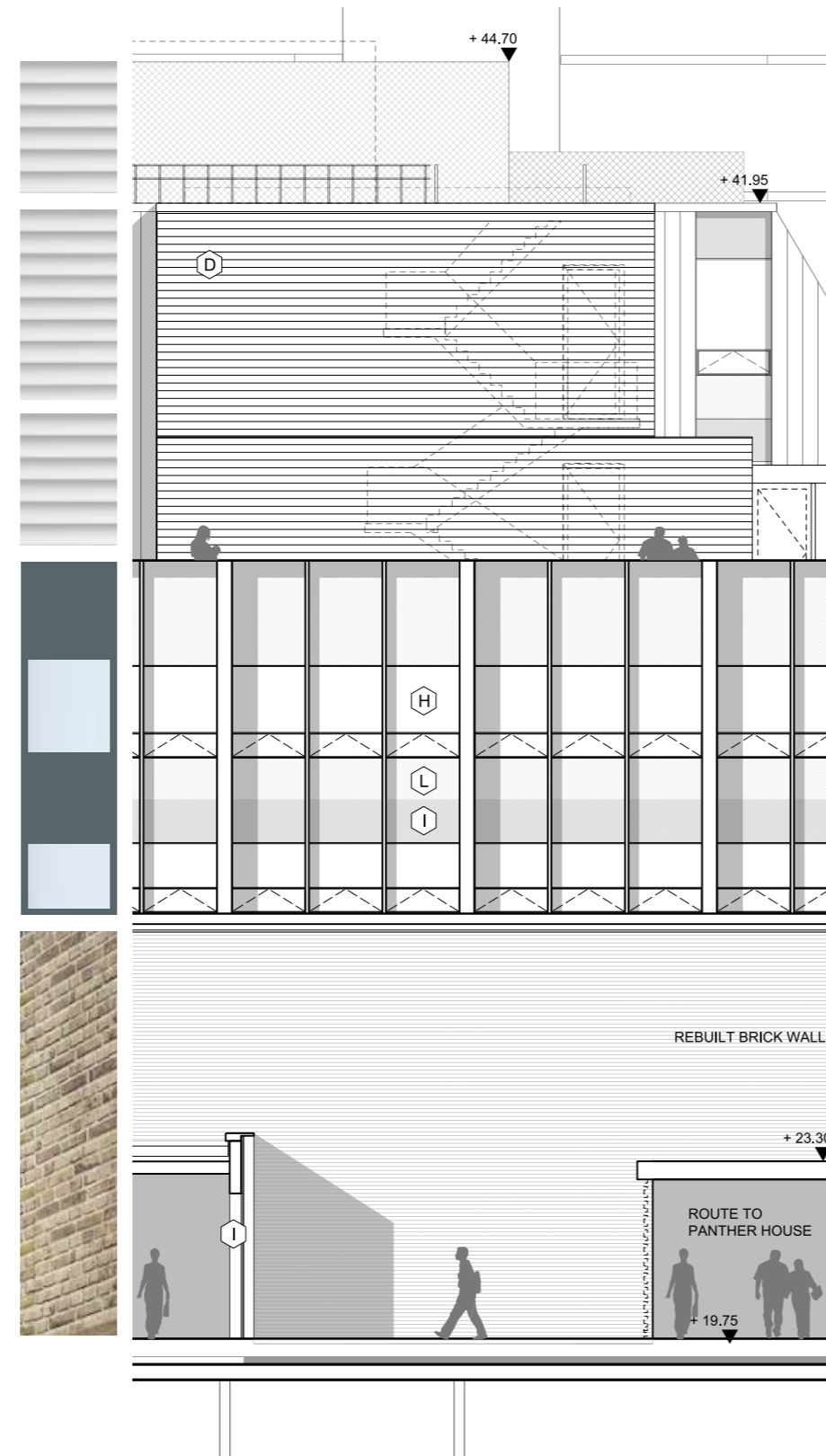
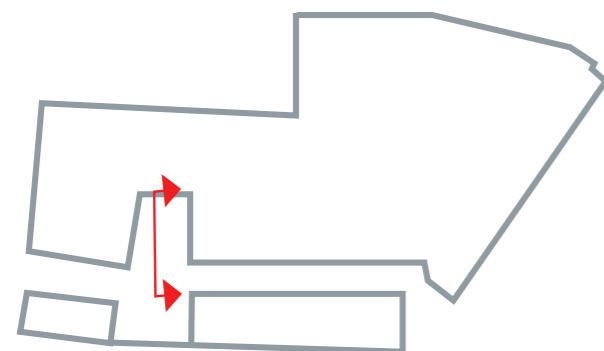
### Approved Planning Scheme vs S73 Proposal

#### Material Palette - Brain Yard

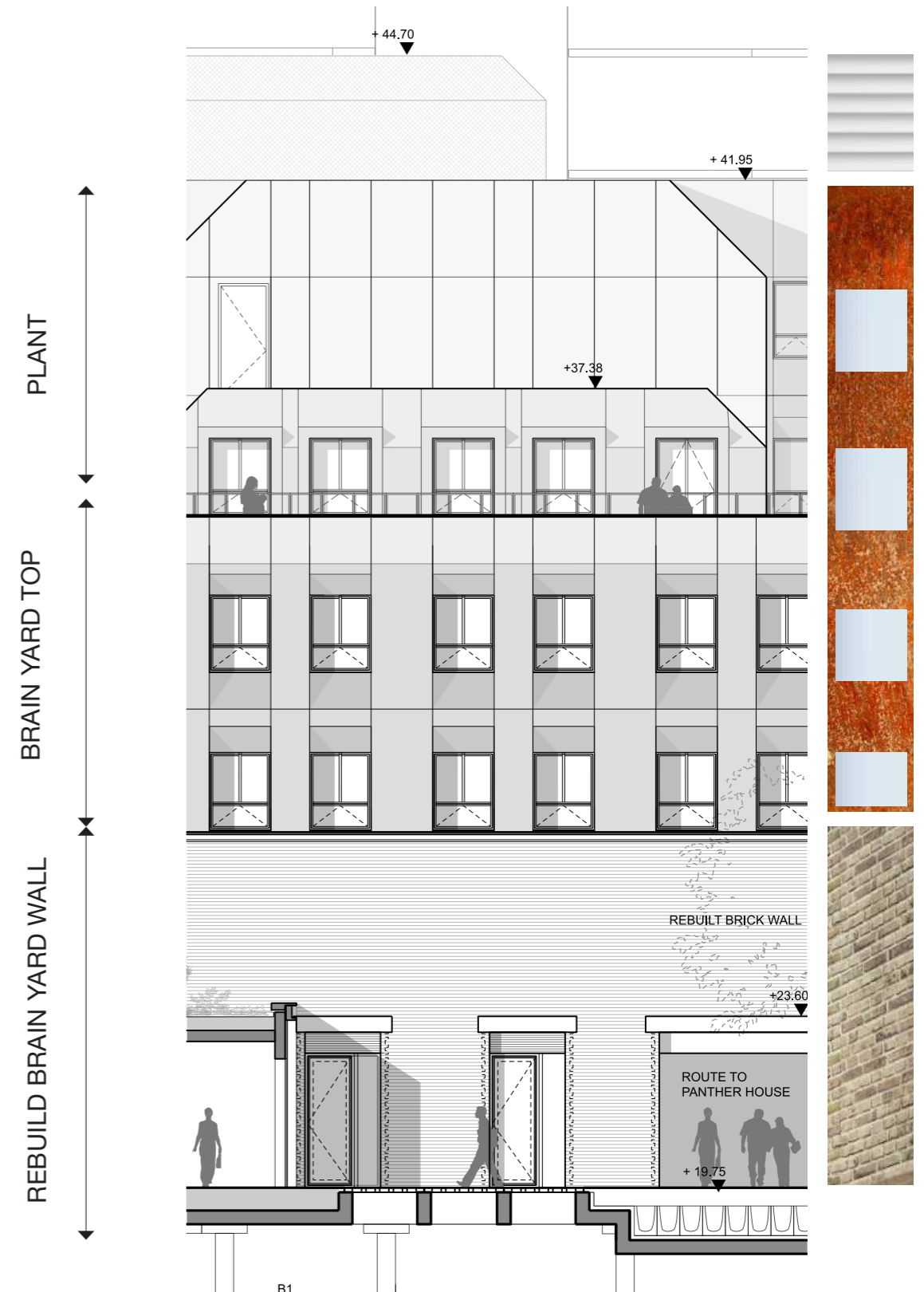
In the approved 2017 scheme the proposed material palette for the new extension building above Brain Yard was a glazed curtain wall box with roof plant louvres.

The current s73 proposal is to reduce the amount of glazing in lieu of punched windows in solid walls. This idea is to make the new extensions read similar to the existing Panther House building.

The introduction of a warm toned weathered steel (or similar) gives the new extensions a better relationship with the existing warehouse 'host' buildings. The new proposed material pallet is more homogeneous across the development.



2017 Approved Scheme | Partial Elevation



2021 S73 Proposal | Partial Elevation

## 4.4 Brain Yard Courtyard

### Approved Planning Scheme vs S73 Proposal

#### Brain Yard Courtyard

The key changes that are proposed as part of the s73 in the Brain Yard Courtyard are the landscape enhancements and the revised Brain Yard roof extension.

As show in the before and after images on this page, the weathered steel rain-screen cladding responds better with the host building.

The ground floor is improved with new landscape proposals, upgrades to the retail cladding and the Brain Yard passageway (see section 2.4 and 2.5).



2017 Approved Scheme | Brain Yard Courtyard View



2021 S73 Proposal | Brain Yard Courtyard View