

## TECHNICAL NOTE – UNIT MIX UPDATE

### 9.370 – 330 GRAY'S INN ROAD

13/05/2021 by SG, reviewed by SP



The proposed redevelopment of the former Royal National Throat, Nose and Ear hospital, comprises: retention of 330 Gray's Inn Road and a two storey extension for use as hotel, demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors for use as a hotel including a café and restaurant; covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors for use as residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works.

The residential part of the development will offer a mix of social, affordable, and private dwellings. An update from May 2021 proposes the adjustment of the overall tenure mix to provide 60% of affordable housing as social rent.

This required a change on the architectural layouts resulting in the replacement of 1 bed apartments, within the new social rent floors at first and second floor, with 2 and 3 bed apartments (social rent floors are across LGF up to 2nd floor). The changes are limited to the Swindon Street block first and second floor with some minor refinements to the third floor as a result of the floors below being altered. There were no changes in massing and elevation design and GIA have stayed consistent. The overall number of units have decreased from 76 to 72.

XCO2 has reviewed the proposed changes and rerun the energy modelling calculations based on the updated information and unit schedule and can confirm there will not be any impact on the final energy figures and predicted carbon emissions savings achieved on site as submitted for planning.

Regarding the overheating assessment, XCO2 has also reviewed the new layouts against the analysis submitted for planning. The original assessment had incorporated a robust sample of different typologies including a worst-case scenario of similar layout to the new ones being put forward now. Therefore, the strategies recommended in the Overheating Risk Assessment design note submitted as part of the Energy Statement (dated 27/11/2020) are still valid.

The current reports are considered as representative of the revised scheme. Formal updates to the Energy Statement and Overheating Assessment are not deemed necessary.