



LIFE TOUCHING DESIGN

CITY JUNIOR SCHOOL

4 GRAY'S INN PLACE, HOLBORN
DESIGN AND ACCESS STATEMENT

Issued for Planning August 2021

1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

The purpose of this Design and Access Statement is to describe the proposed external amendments for the City of London Junior School, located at 4 Gray's Inn Place, Holborn WC1R 5AH.

This report has been prepared by LSI Architects on behalf of the City of London to support and application for full planning consent.

This design and access statement should be considered in conjunction with the following information:

- Completed Application Form
- Planning Application Drawings

This reports sets out the surrounding context and explains the proposed changes to the external fabric to accommodate an extension of the existing lift shaft.

1.2 PROJECT OVERVIEW

City of London School for Girls and the City of London School are seeking to expand in order to continue to provide first-rate, sector leading education in the heart of the City of London.

Both the City of London School for Girls and the City of London Schools are looking to expand with a combined relocation and converting their current prep school into a joint junior school on a satellite site.

A potential satellite site has been found at the old College of Law in Grays Inn (4 Grays Inn). The chosen site will need to be remodelled and refurbished to suit primary education and the requirements of the City of London junior school.

The intention is for pupils to be enrolled into the new junior school in September 2022.



City of
London
School



Existing Building



Site Location

2.0 THE CONTEXT

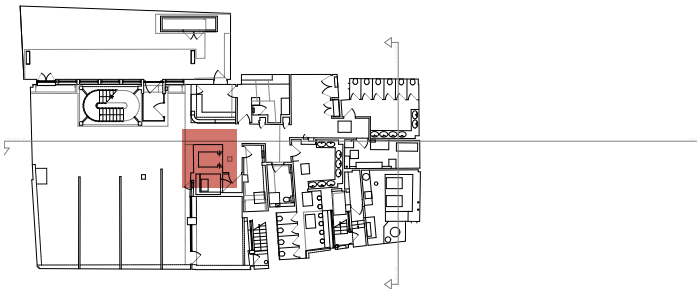
2.1 EXISTING BUILDING

The property is located on the western side of Gray's Inn, between Gray's Inn Road and Bedford Row, just north of Holborn. The property is currently in good condition, however internal remodelling will be required to suit the needs of a junior school.

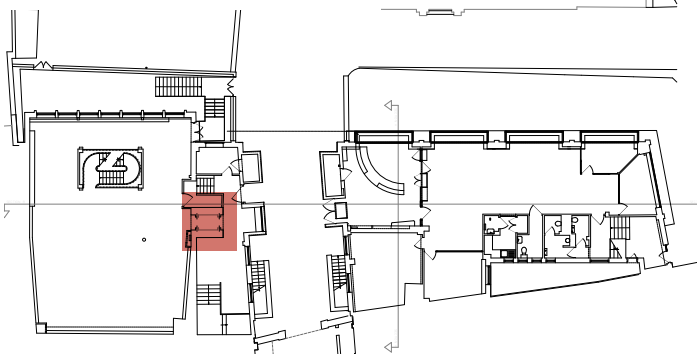
A passenger lift currently serves all internal floors with the exception of the third floor. The school needs to extend the lift provision to the third floor to allow equal accessibility across all floors.



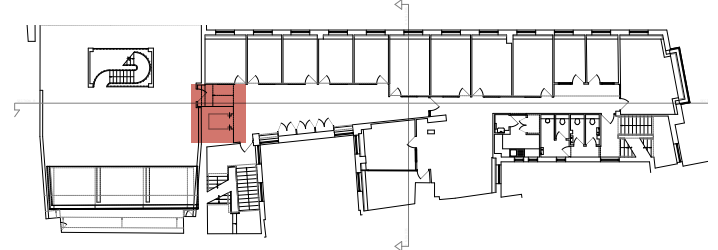
Lower Ground Floor



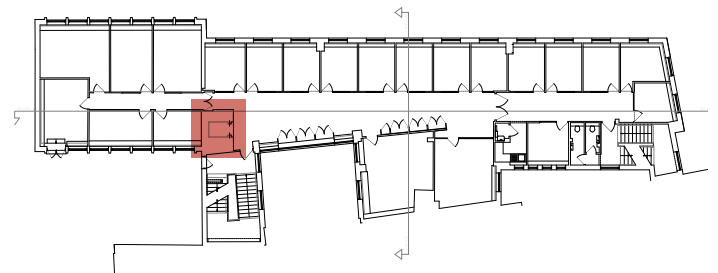
Ground Floor



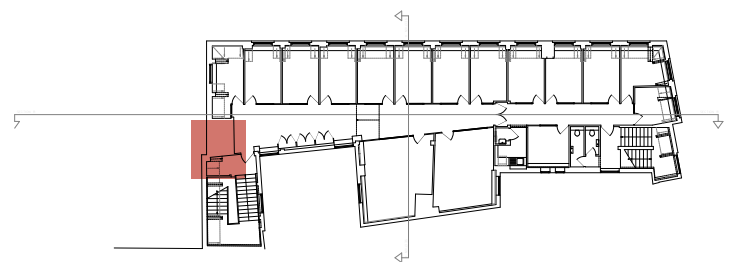
First Floor



Second Floor



Third Floor



3.0 DESIGN

In order for the building to be fit for purpose as a Junior School, the lift overrun has been extended to allow access across all internal floors. The lift overrun will sit below the highest point of the existing chimney flue. For clarity, new elements covered in this planning application are highlighted in yellow. For more detail, please refer to the roof plan and building elevations submitted alongside the Design and Access Statement.



Proposed North Elevation - new lift overrun highlighted in yellow

NORWICH

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