



REFURBISHMENT OF 85 GRAY'S INN ROAD : Project Anatomy
Design Statement: Revised Proposal for Rooftop Stair Extension, December 17th 2021



Refurbishment of 85 Gray's Inn Road

Planning Application Design Statement: Revised Proposal for Rooftop Stair Extension

Gray's Property Holdings
December 17th 2021

Report Prepared by: BMJ Architects

Design Team:

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Approved Inspector BC:	Salus
Daylight/Sunlight/RoL:	GIA
Air Quality:	Vanguardia

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- 1.0 Camden Planning Concerns
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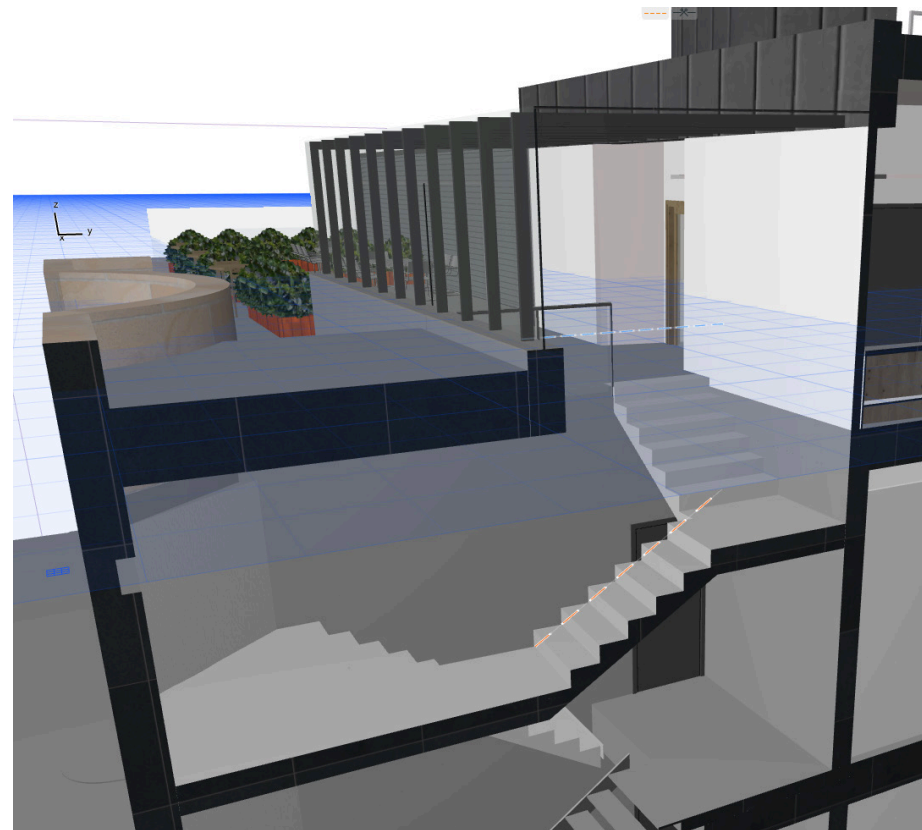
1.0 Camden Planning Concerns

Recent email correspondence from Camden Principal Planner, Neil McDonald, following input from the Design Officer advised concern in relation to the proposed rooftop stair extension and its relationship to the host building. Neil McDonald requested BMJ Architects reconsider the design approach paying particular attention and respect to the vertical pink stone convex bay design feature over the building entrance.

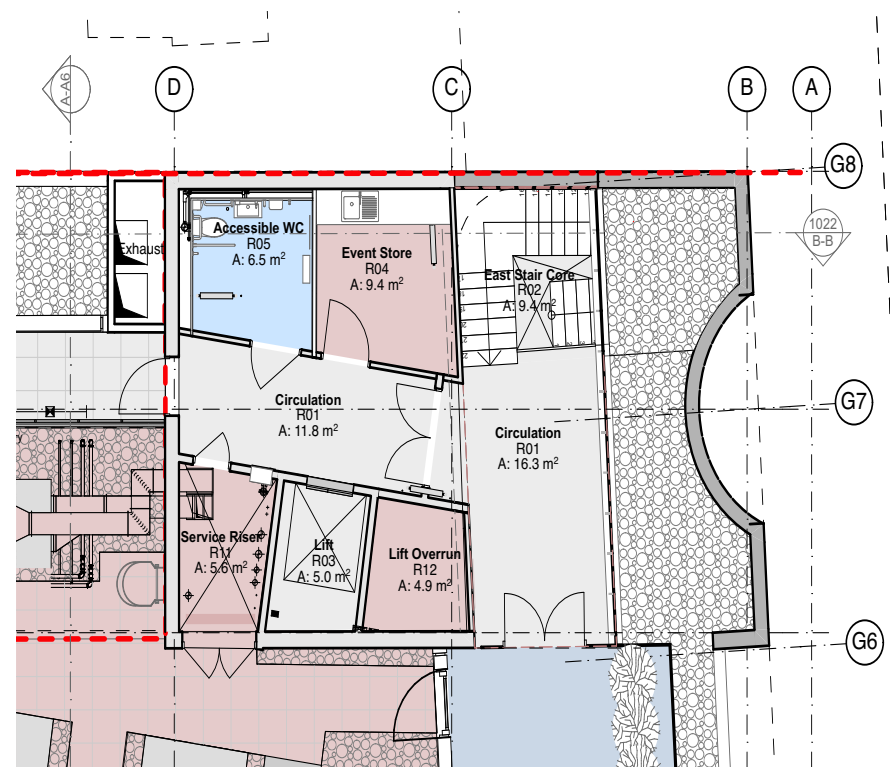
2.0 Proposed Design Amendments

In consideration of the comments received BMJ Architects reviewed extending the pink stone convex bay upwards to incorporate the full stair extension, as previously proposed, however this appeared to imbalance the façade and was heavy over the existing planar glazing features within the bay.

In order to mitigate this we carried out a wholesale redesign/reconfiguration of the extended level of stair working with the Structural Engineer to ensure feasibility. Rather than having the previously proposed 2-flight dog-leg stair we developed a 3-flight stair, with extended landings, that returns perpendicular to itself. This serves to reduce the required head room towards the front façade and allows us to minimise any upward extension of the convex bay. We have opted to add one stone course, approximately 900mm, onto the top of the bay which will contain the minimum head room requirements of the extended roof required for the front section of the stair.



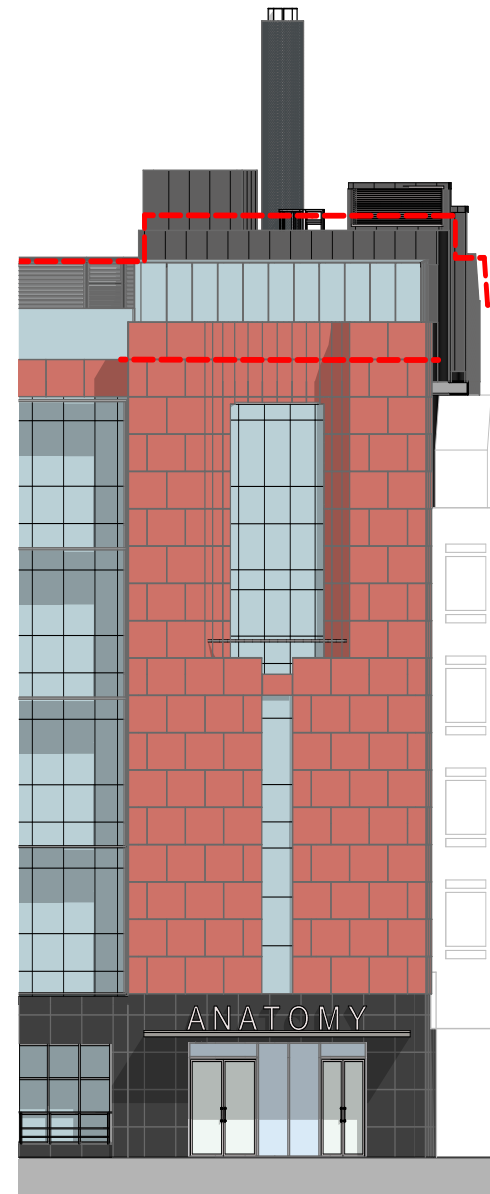
Revised 3D Section showing revised stair with lobby set back



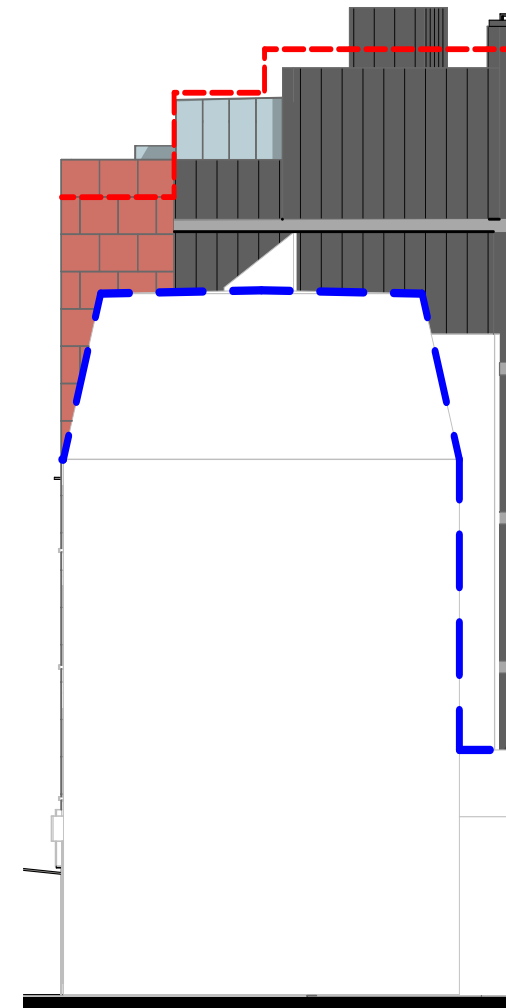
Revised Plan of Rooftop Stair Extension

The other key driver for this exercise was that it allowed us to push the full height lobby back to the existing stone cladding line on the North Façade, where it bounds 91-93 Gray's Inn Road. This would be a natural delineation line for the building and improves the appearance of the extension from the view looking southwards from the Gray's Inn Road/Coley Street junction.

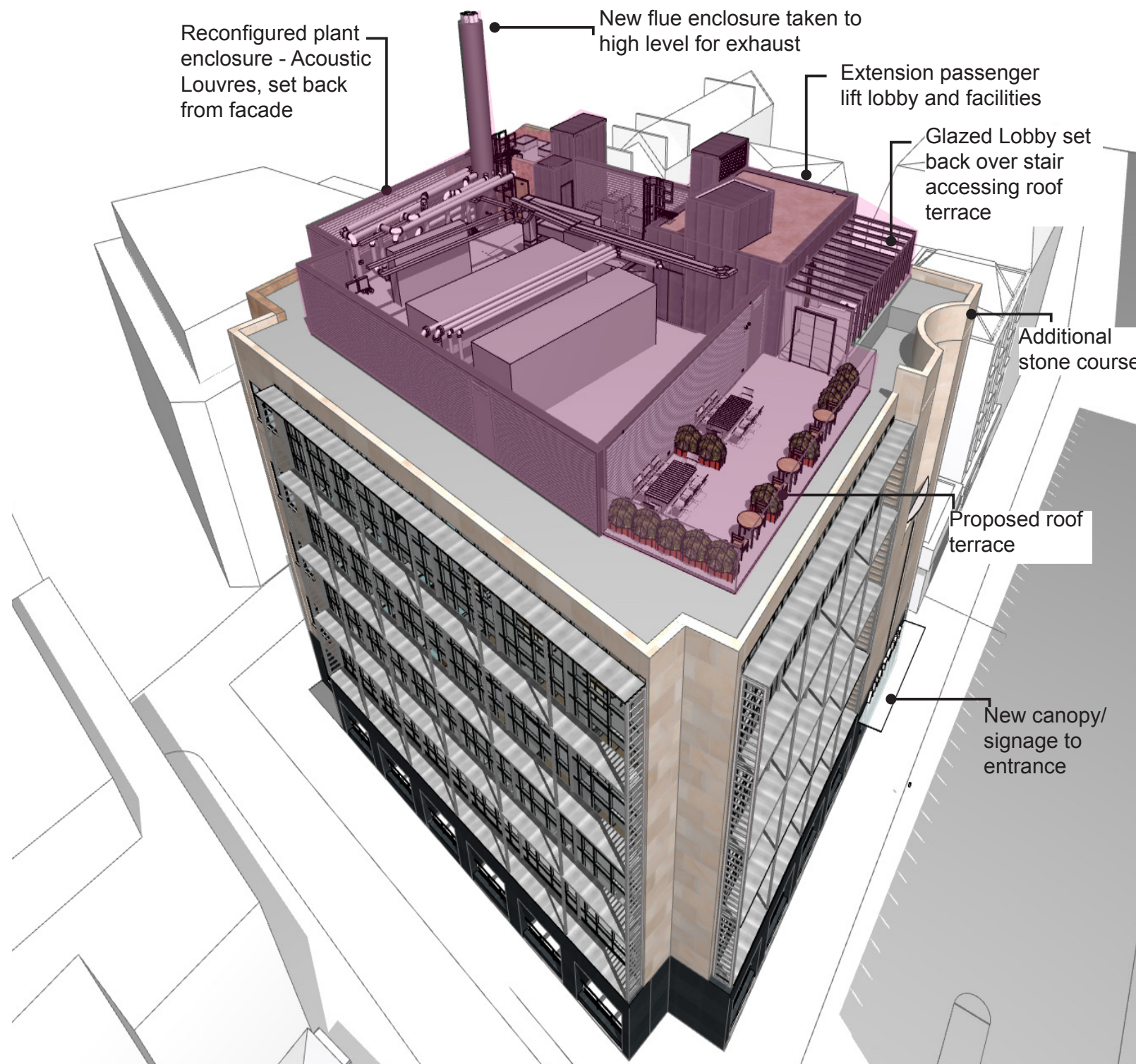
A lightweight structural glazed 'ribbed box' is proposed for the stair lobby that extends the full width of the existing vertical convex bay, reading elevationally better. The module of the ribs follows the module of the original planar glazing below and the glass box gently transitions to the zinc clad lift lobby behind.



West Part Elevation showing additional stone course and glazed lobby set back



North Part Elevation showing additional stone course and glazed lobby set back



3D Concept from Model



Revised Proposed View looking from the Gray's Inn Road/ Coley Street Junction



Revised Proposed View looking from the Gray's Inn Road/ Elm Street Junction

2.1 Perspective & Street Views

South East Views

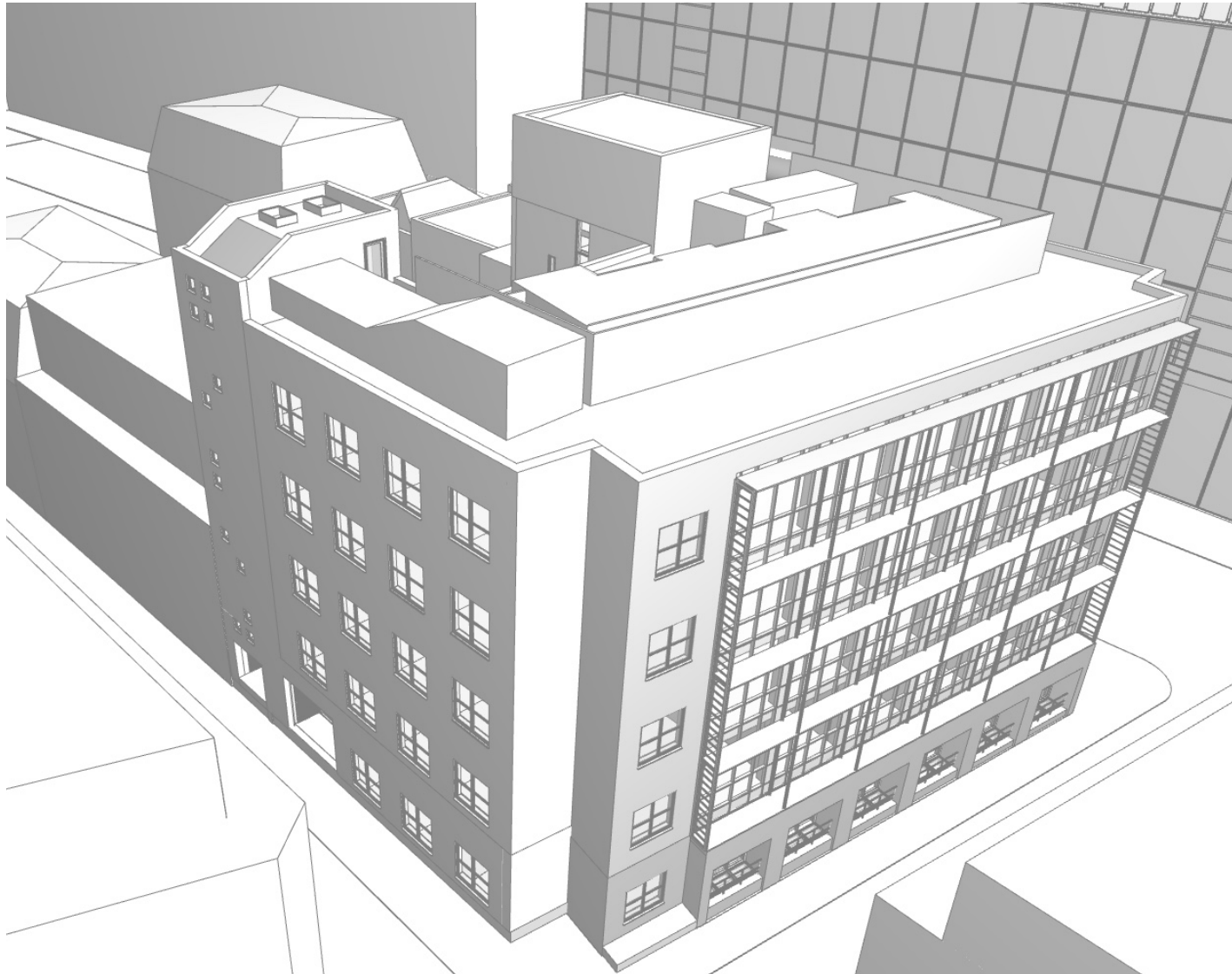


Existing

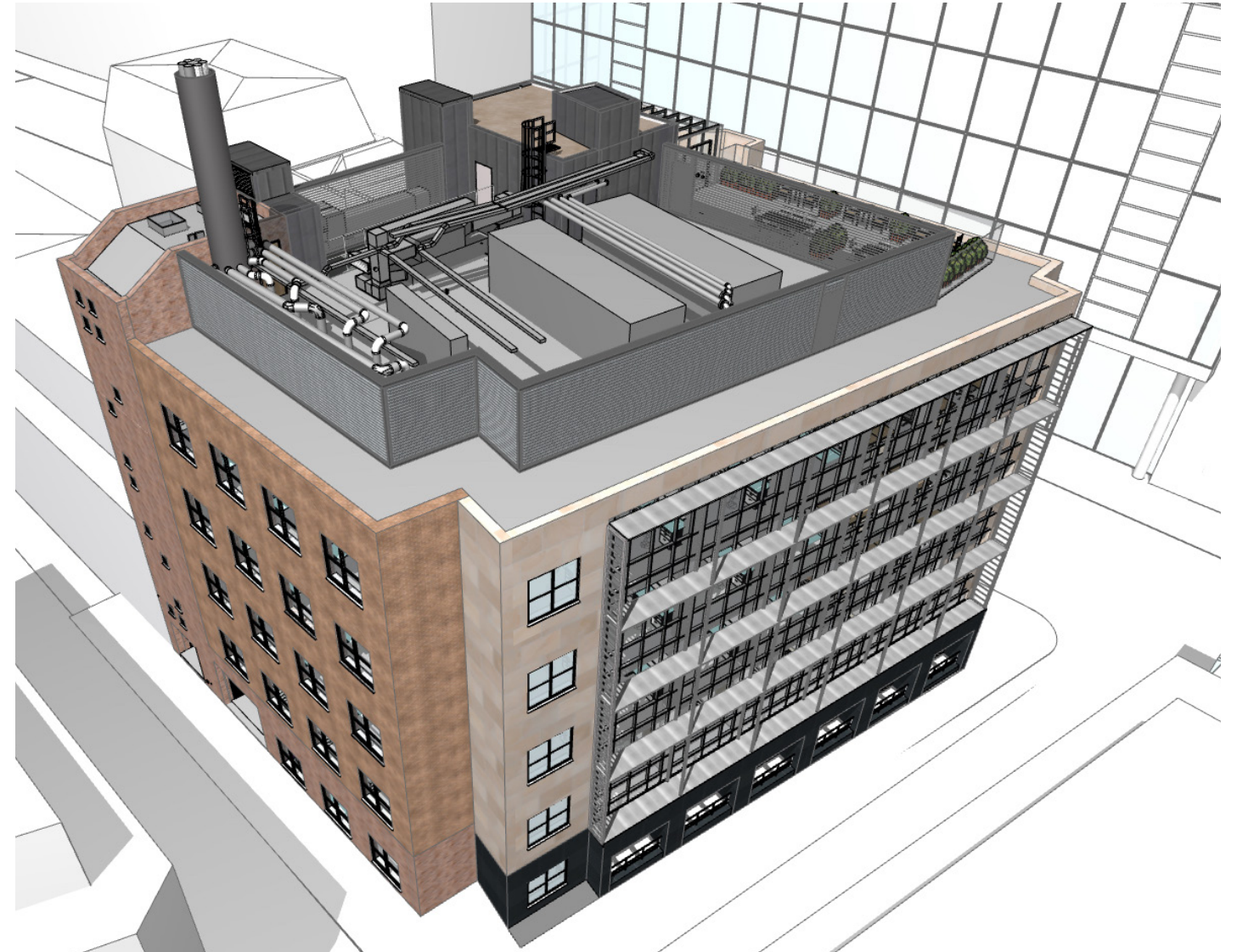


Proposed

South West Views



Existing



Proposed

3.0 Revised Drawings

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Brownlow Mews

Grays Inn Road

Roger St

Scale

0 1 2 3 4 5

P11	Amended following Camden Planning comments	SM	VG	HG	17/12/2021
P10	General Update	SM	VG	HG	16/10/2021
P09	Issue for Approval	SM	VG	HG	08/10/2021
P08	Issue for Information	SM	HG	HG	05/10/2021
P07	Exhaust flue, LV Switch Room & extract fans locations updated. Roof terrace altered. Updated for planning.	SM	HG	HG	16/07/2021
P06	Louvers, plant and terrace updated.	SM	HG	HG	09/07/2021
P05	LV Switch Room relocated to roof.	SM	HG	HG	11/06/2021
P04	Fire escape walkway added. Stairwell updated, circulation space updated and intake and exhaust vents position updated.	SM	HG	HG	28/05/2021
P03	Plant updated	SM	HG	HG	21/05/2021
P02	Planning Submission	SM	HG	HG	13/05/2021
P01	First Issue	SM	HG	HG	22/04/2021
Rev	Description	Dm	Chk	Apr	Date

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Client
Clearbell

Project
85 Grays Inn Road

Document Title
1000 General Arrangement Plans
Fifth Floor

Scale(s) @ A2 1:100 BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 05 - DR - A - 1007

Status Code Suitable for

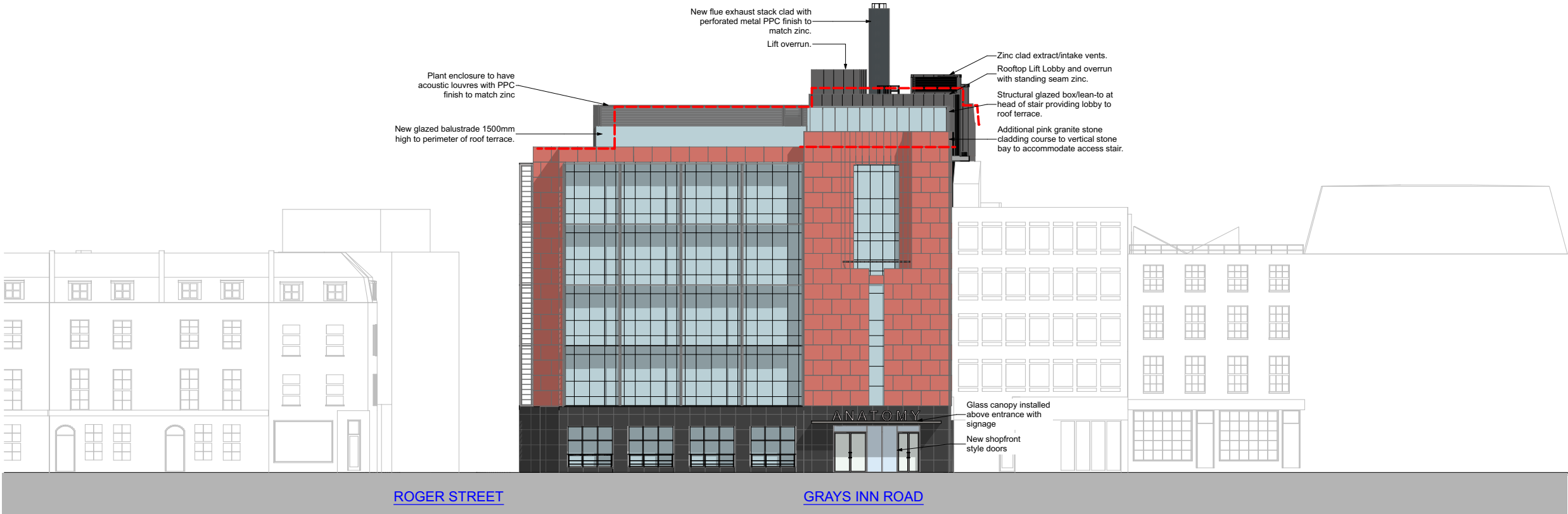
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P11
Issued for
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Key:

Existing skyline of 85 Grays Inn Road
Existing skyline of neighbouring buildings



P04	Amended following Camden Planning comments	SM	HG	HG	17/12/2021
	Glazed stairwell and louvre updated.				
P03	Exhaust flue location altered. Updated for planning.	SM	HG	HG	16/07/2021
P02	Roof extension updated	SM	HG	HG	28/05/2021
P01	First Issue	SM	HG	HG	13/05/2021
Rev	Description	Dm	Chk	Apr	Date

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Client
Clearbell

Project
85 Grays Inn Road

Document Title
1040 GA Elevations - Planning
North East Elevation

Scale(s) @ A2 1:200 BMJ Project Ref: [3883]

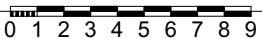
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Revision Code Issued for
P04 Planning

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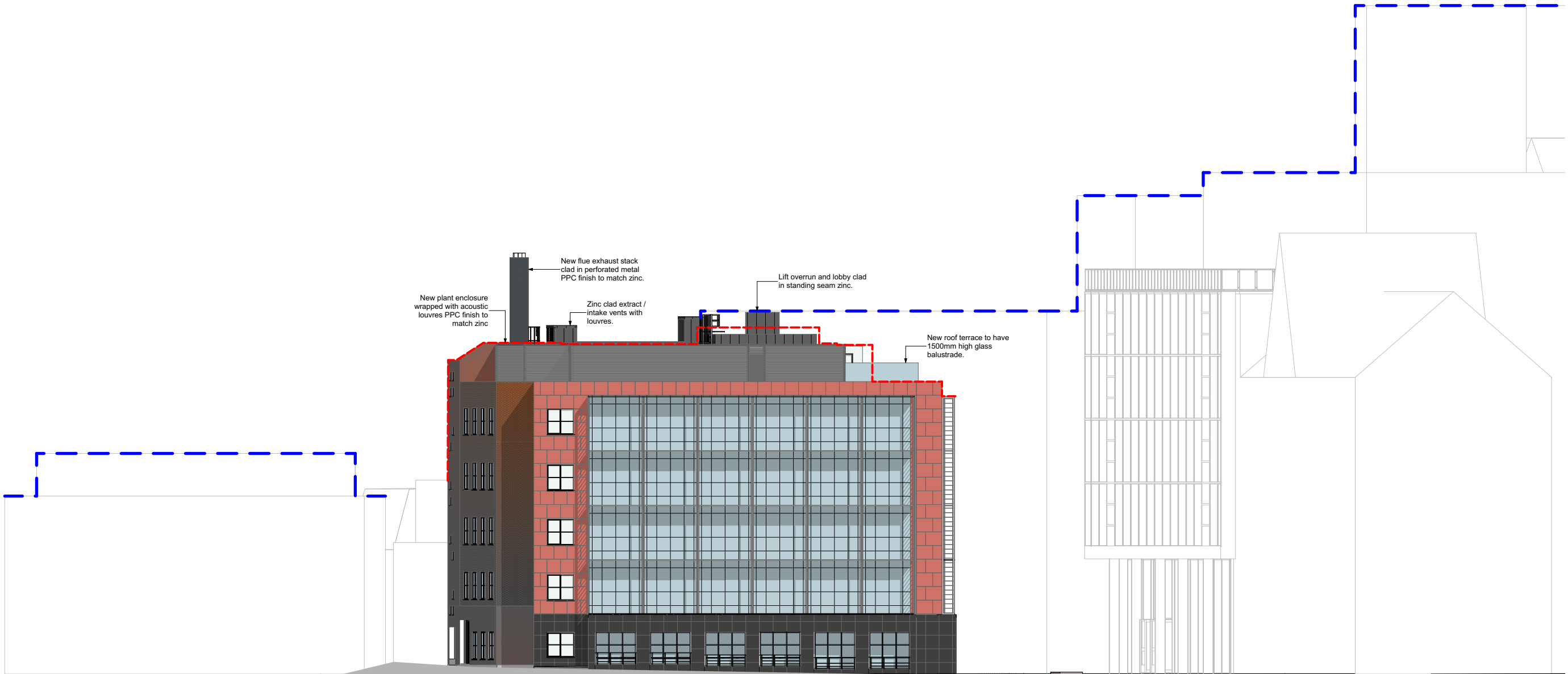


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Key:

Existing skyline of 85
Grays Inn Road

Existing skyline of
neighbouring buildings



[BROWNLOW MEWS](#)

[ROGER STREET](#)

[GRAYS INN ROAD](#)

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Project
85 Grays Inn Road

Document Title
1040 GA Elevations - Planning
South East Elevation

Scale(s) @ **A2** 1:200 BMJ Project Ref: [3883]

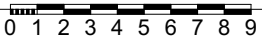
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PA01 - BMJ - ZZ - ZZ - DR - A - 1043

Status Code Suitable for

Revision Code Issued for
P04 Planning

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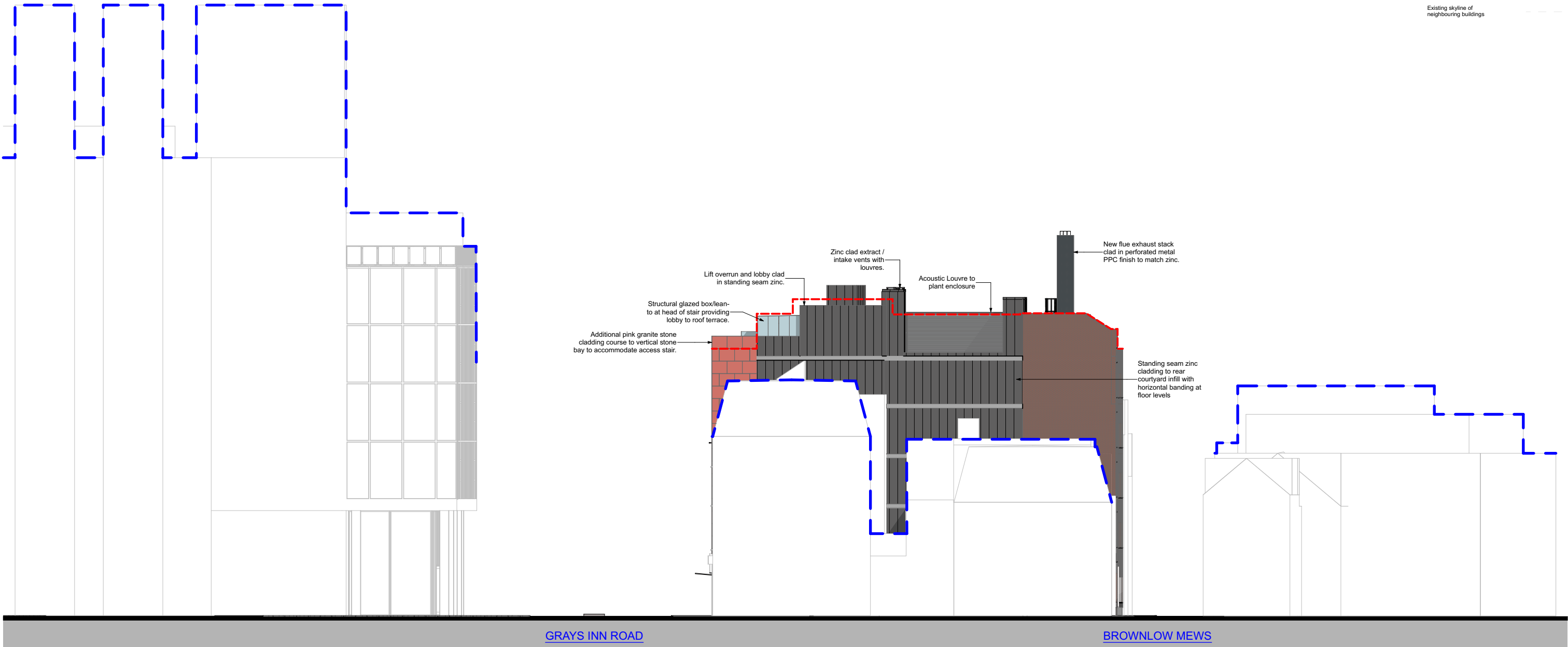
Scale



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Key:

Existing skyline of 85 Grays Inn Road
Existing skyline of neighbouring buildings



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Client
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Project
85 Grays Inn Road

Document Title
1040 GA Elevations - Planning
Proposed North West Elevation

Scale(s) @ A2 1:200
BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - ZZ - DR - A - 1044

Status Code
Suitable for

Revision Code
P04

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