

3. Residential Façades

3a. Gray's Inn Road Facade West Elevation

Specific elements of the facade have increased in thickness by 100mm, pushed outwards, to support an increased insulation zones as required to meet updated building regulations. This is occurring only in the two projecting bays and certain lintels which are highlighted in blue below. The forward move is localised and occurs only where required to certain piers, windows and lintels to the Gray's Inn Road West facade.

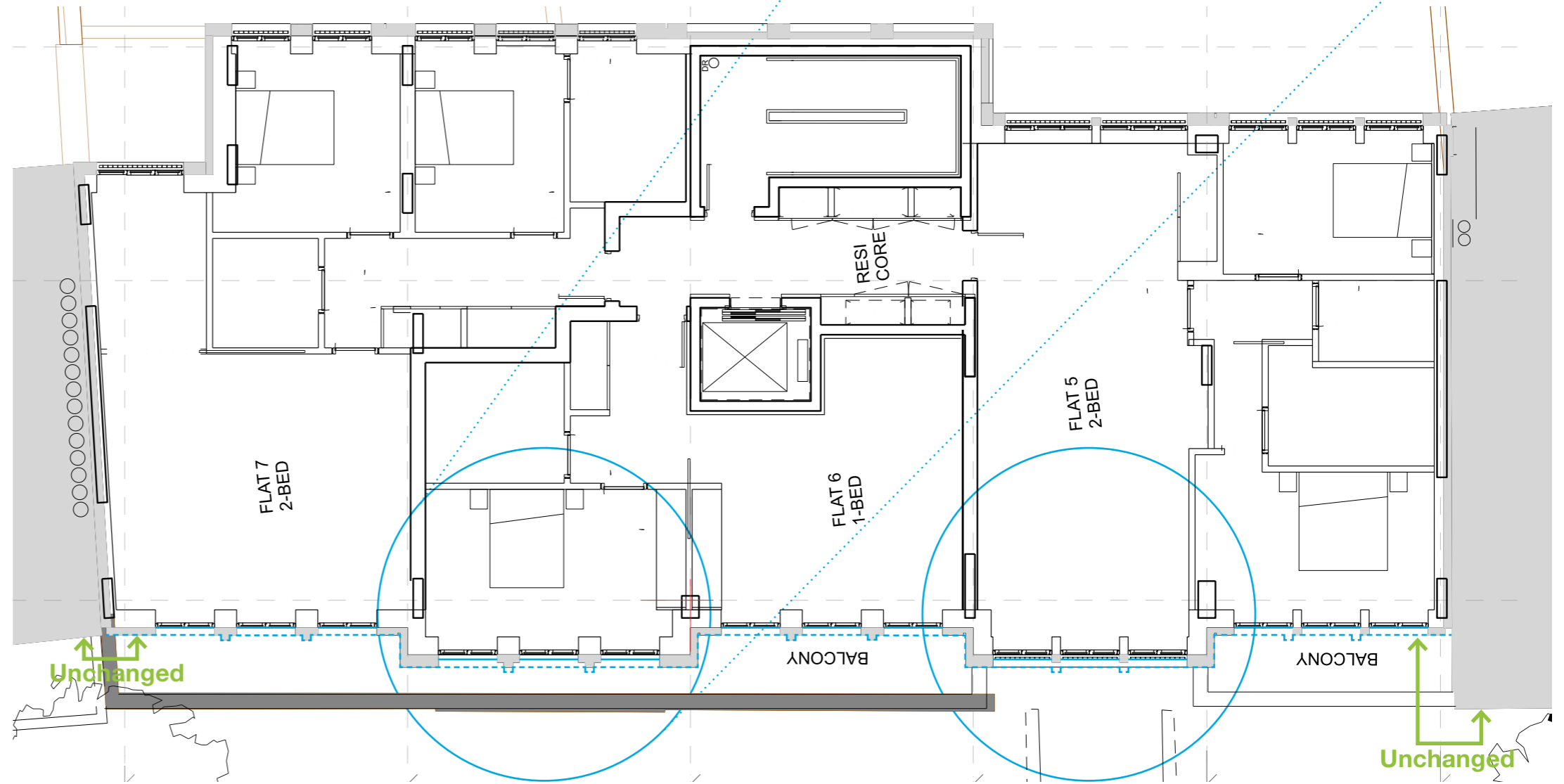
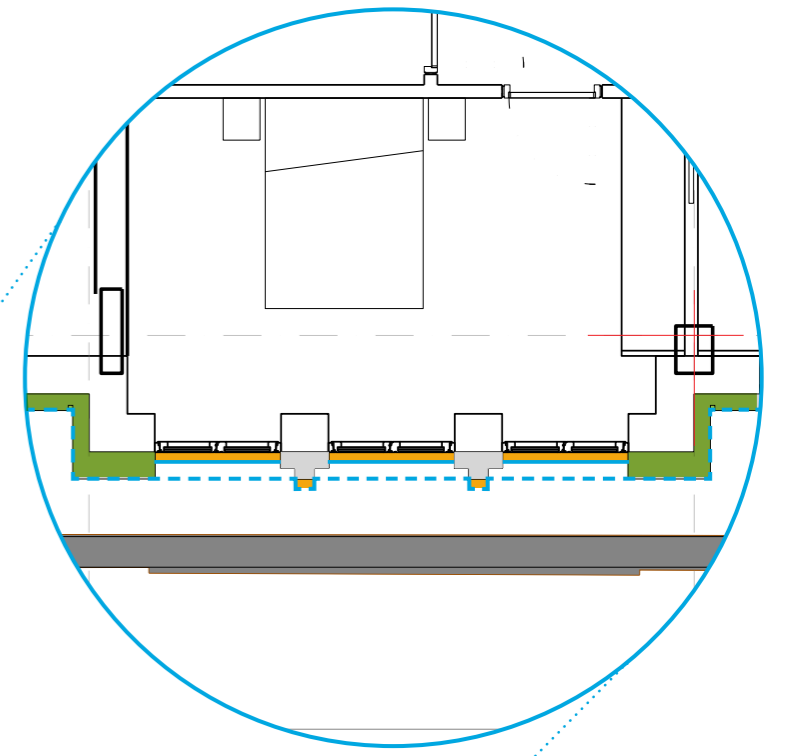
Care has been taken to maintain the appearance of the consented overall massing, and the building line with adjoining neighbours Dulverton and Dawlish Mansions to the North and South respectively has not changed.



Gray's Inn Road Elevation Proposed S73

Highlighted elements only to project 100mm

- - - Proposed pier projection
- Unchanged
- Proposed 100mm forward

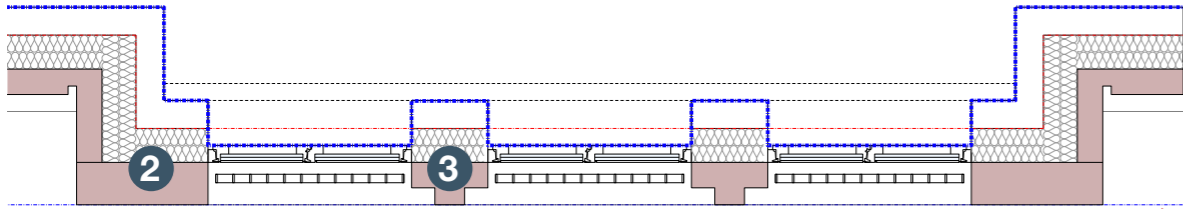
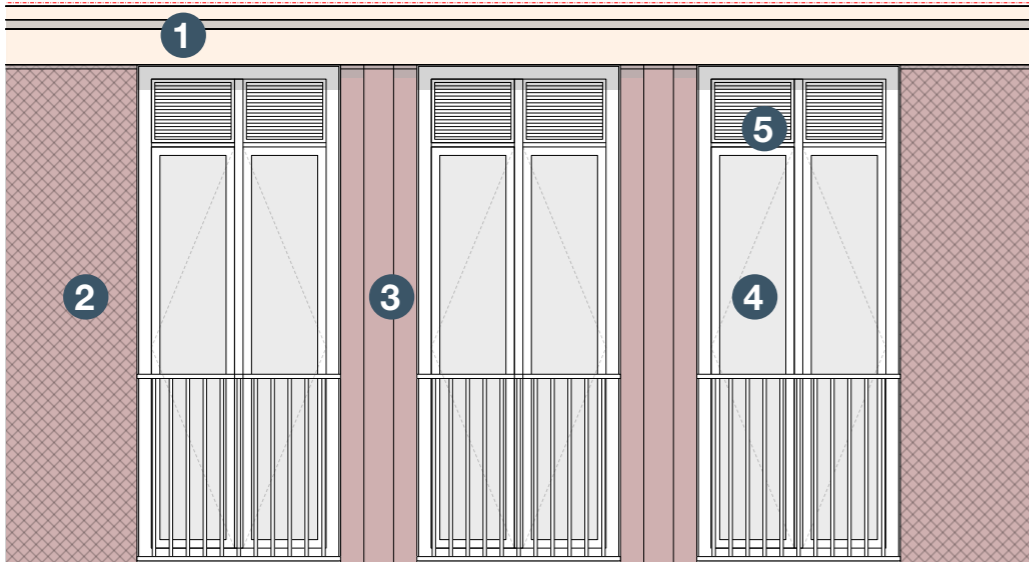


Level 02 Plan | 2022 Consented with proposed S73 moves overlaid

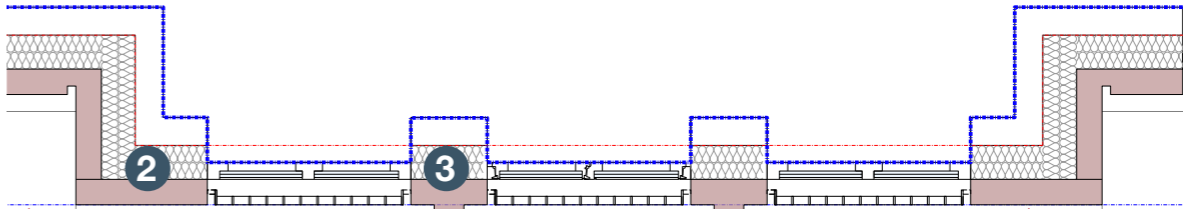
3. Residential Façades

3a. West Elevation (Bay Study)

2022 Consented Scheme



2022 Proposed S73 Facade - changes noted in red



Unchanged

Middle piers pushed outwards 100mm

Unchanged

- 1 String Course** Pre-cast concrete, light coloured polished finish, 250mm deep
- 2 End Pier** Pre-cast concrete, pigmented pale red textured finish, 250mm deep
- 3 Mid Pier** Pre-cast concrete, pigmented pale red polished finish, Tee profile, 250mm deep
- 4 Windows** PPC Aluminium, dark grey, recessed 250mm
3 no. openable windows with Juliet balconies
- 5 Louvres** PPC Aluminium, dark grey, horizontal orientation

- 1 String Course** Pre-cast concrete, light coloured polished finish, 250mm deep
- 2 End Pier** Pre-cast concrete, pigmented pale red textured finish, 150mm deep to allow for non combustible insulation
- 3 Mid Pier** Pre-cast concrete, pigmented pale red polished finish, Tee profile, 250mm deep
- 4 Windows** PPC Aluminium, dark chocolate, recessed 250mm
1 no. openable window with Juliet balcony and 2 no. fixed windows
- 5 Louvres** PPC Aluminium, dark chocolate, vertical orientation

3. Residential Façades

3a. West Elevation

Gray's Inn Road Elevation
2022 Consented Scheme

Noting key heights and datums

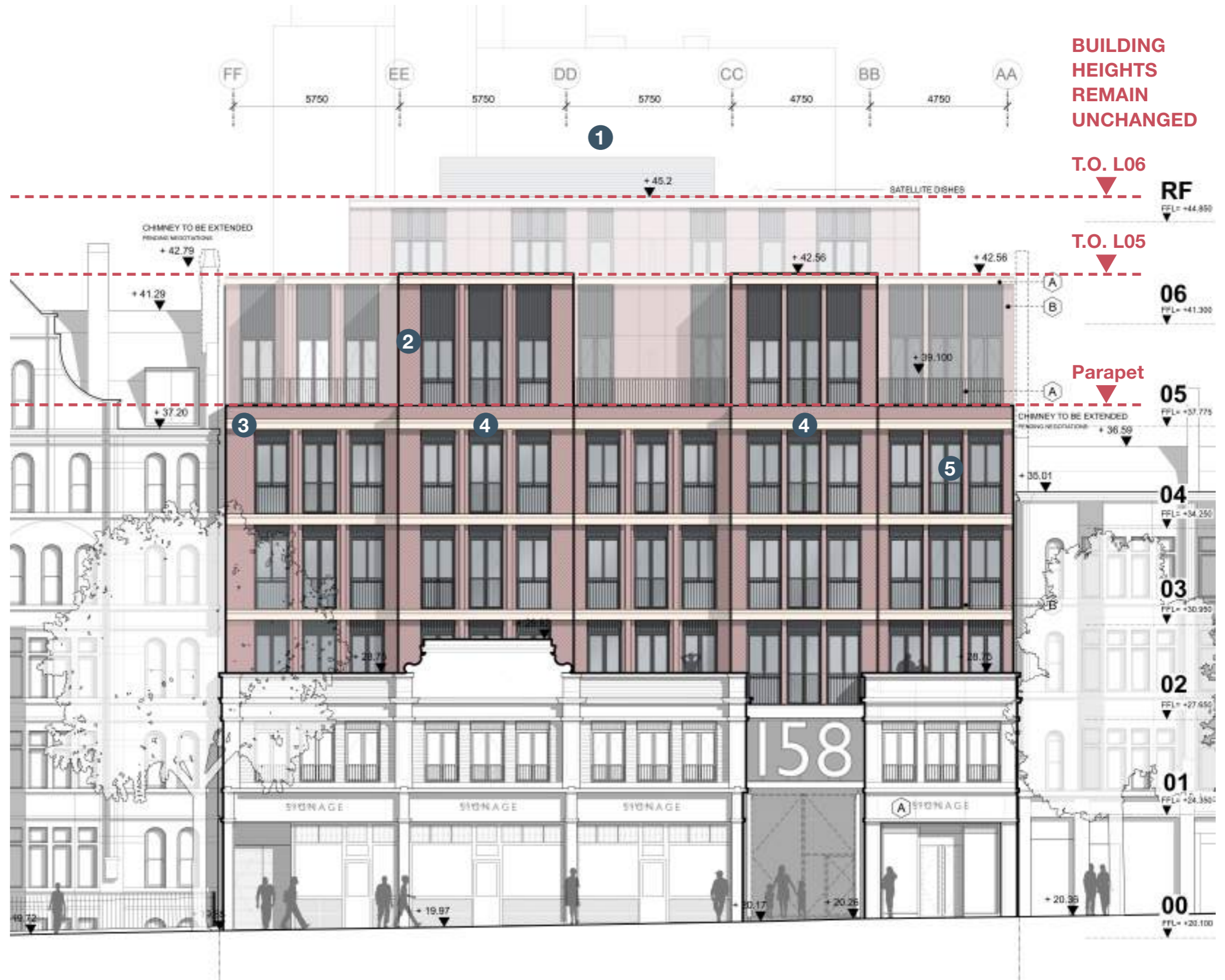


3. Residential Façades

3a. West Elevation

Gray's Inn Road Elevation
2022 Proposed S73 Scheme

- 1 All heights and datums maintained
- 2 Consistent end piers to top bay
- 3 String course lowered to better align with context
- 4 Piers and Lintels moved forward 100mm, end pier location unchanged, to match articulation of recessive bays
- 5 Southern bay shifted left 200mm to resolve corner buildability issue



3. Residential Façades

3a. West Elevation

Gray's Inn Road Elevation 2022 Proposed S73 Scheme

- 1 Consistent end piers to top bay
- 2 String course lowered to better align with context
- 3 Southernmost bay windows shift left to accommodate thickening of party wall to adjoining building.
- 4 Piers and Lintels moved forward 100mm, end pier location unchanged, to match articulation of recessive bays (elements moving forward are highlighted below)



- 5 Gray's Inn Road West Elevation
Elements moved forward 100mm
highlighted in blue



3. Residential Façades

3a. West Elevation



Gray's Inn Road | 2017 Consented



Gray's Inn Road | 2022 Proposed S73

3. Residential Façades

3b. East Elevation

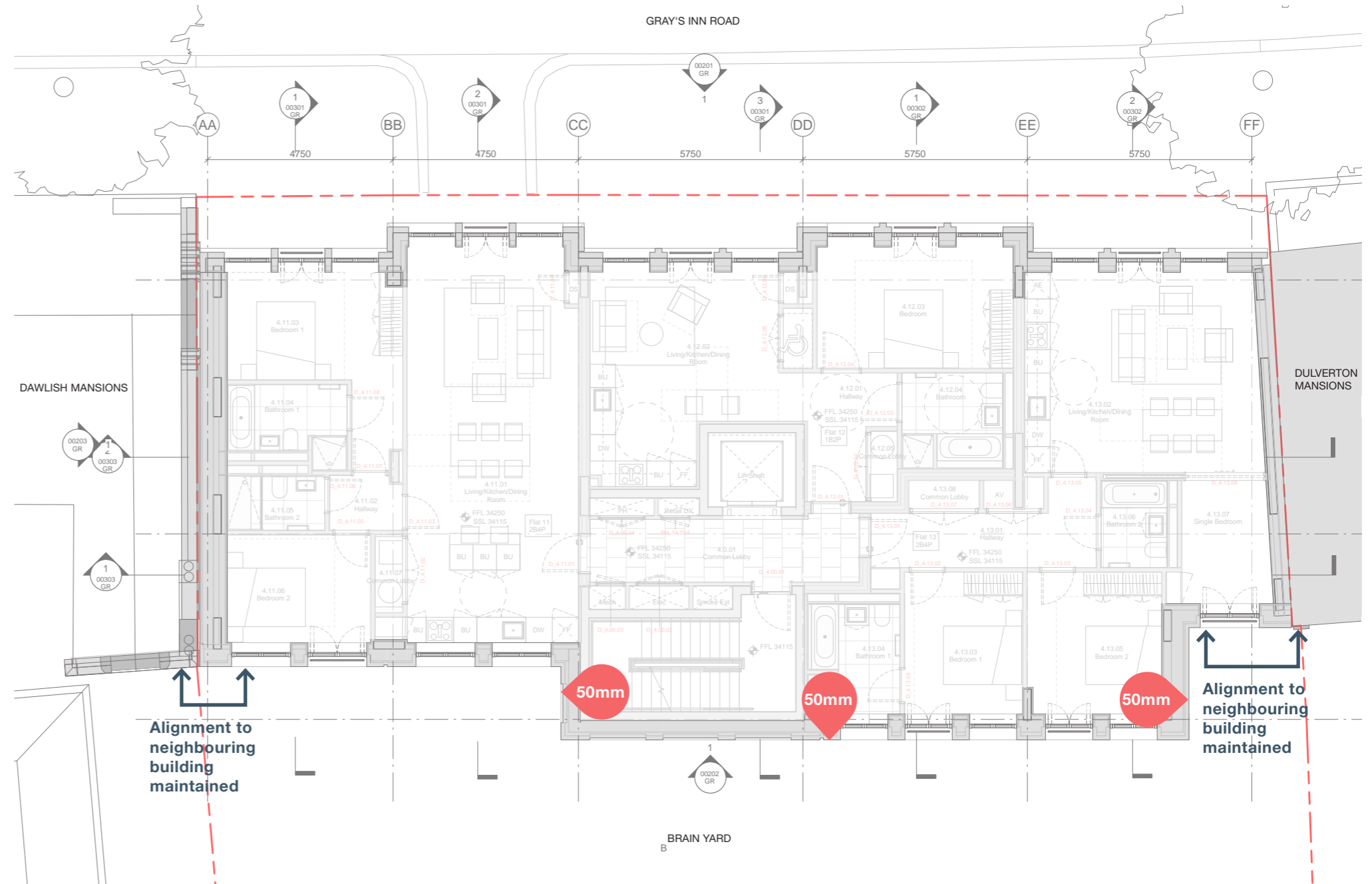
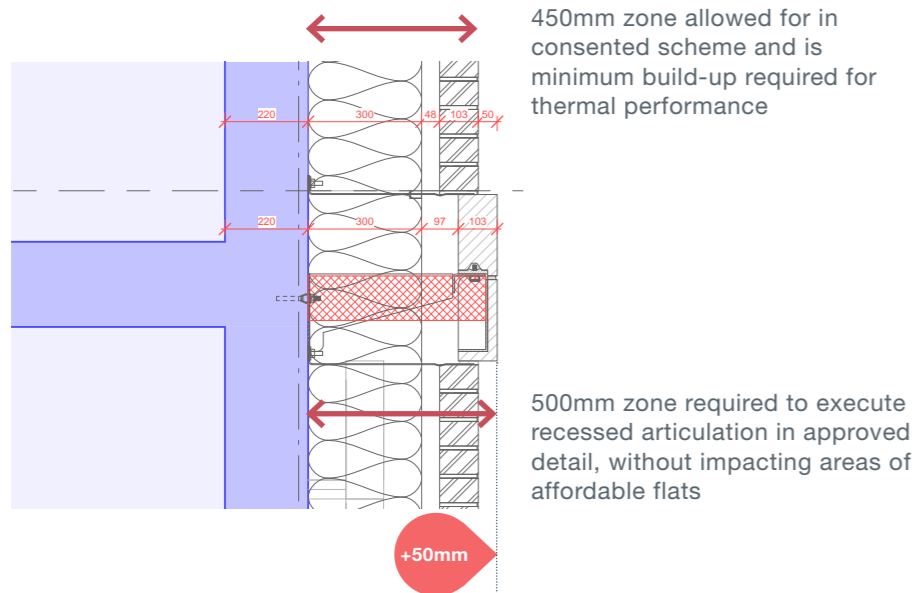
2022 Proposed S73 Amendments

The proposed amendments maintain the alignment of the rear facade where it abuts Dulverton and Dawlish mansions to the North and South, as consented.

Around the core and to a number of return elevations it is proposed to shift the external face of the brickwork out by up to 50mm. This facilitates the blind window detail and maintains whole brick modules running along the soldier course along the horizontal lintels. Refer to appendix for technical details.

The height of the building is unchanged.

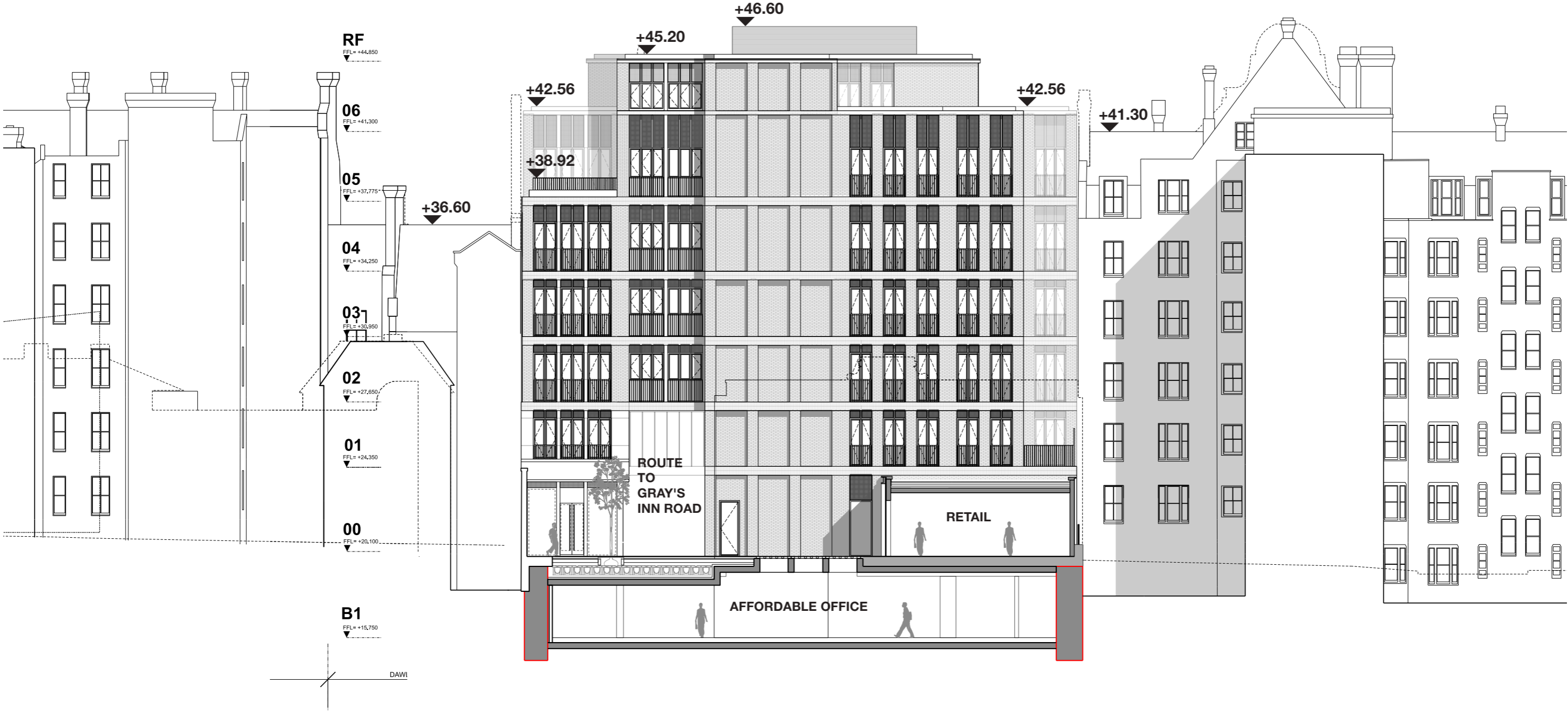
Typical detail through brick recess



4. Residential Façades

4b. East Elevation

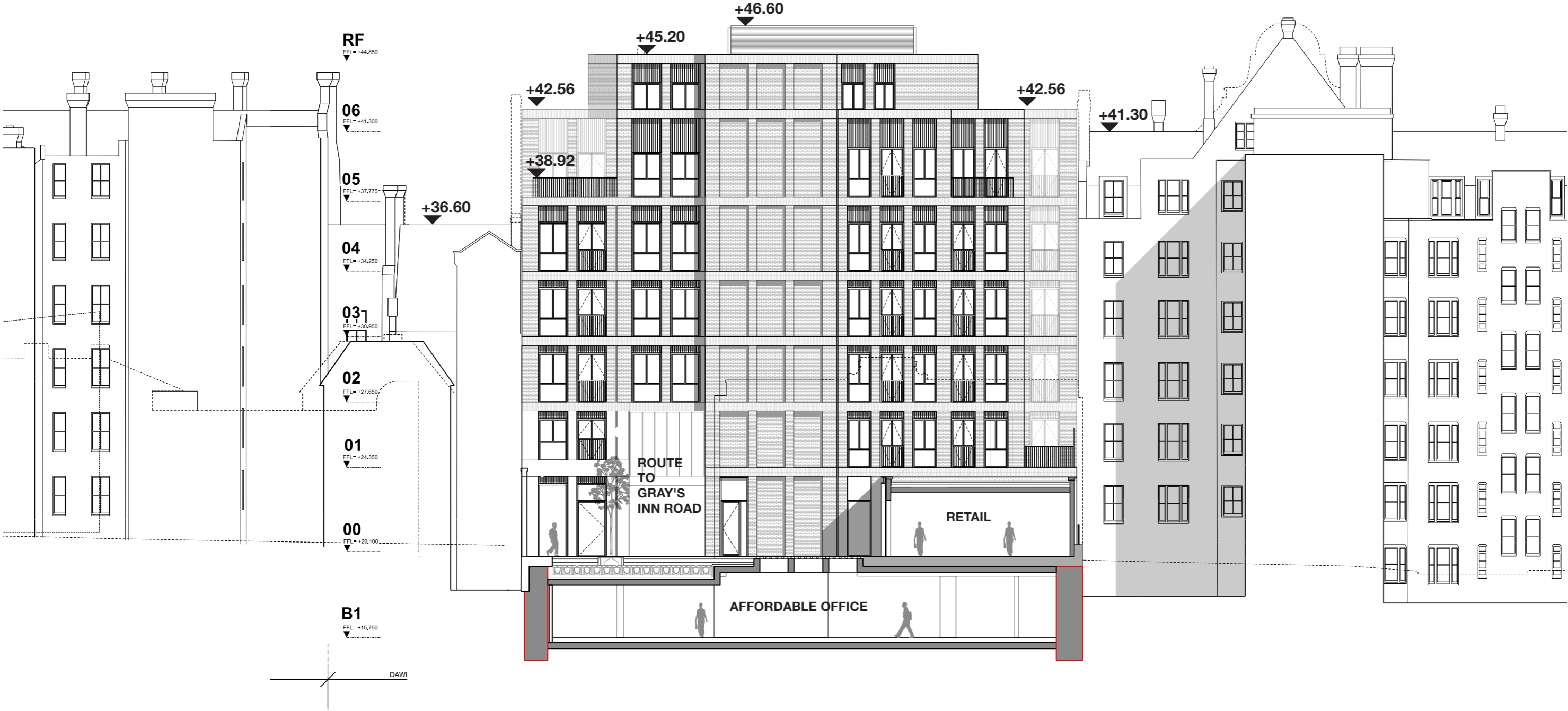
Gray's Inn Road Elevation
2022 Consented Scheme



4. Residential Façades

4b. East Elevation

Gray's Inn Road Elevation
2022 Proposed S73



Appendix