

100 GRAYS INN ROAD

The site



The site is located a ten-minute walk north of Chancery Lane station (Central Line) and about a nine-minute walk west of Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines and Thameslink). Farringdon Station will also be one of the key stations on the central section of the Elizabeth Line, expected to launch in 2022.

The site is currently occupied by a 1960s modernist building on the corner (100 Grays Inn Road and 129 Clerkenwell Road), a 1980s brick building at 127 Clerkenwell Road, and a well-proportioned office building at the rear of 88 Grays Inn Road.

100 Grays Inn Road contains retail units at the ground floor. A Victorian/ Edwardian building containing retail at the ground floor and residential flats above sits to the front of the 88 Grays Inn Road building.

The existing office buildings are tired and in need of refurbishment and modernisation, with Camden Council designating 100 Grays Inn Road a negative contributor to the Hatton Garden Conservation Area.



127 Clerkenwell Road

100 Grays Inn Road

88 Grays Inn Road

Access to 88 via Grays Inn Road



88 Grays Inn Road

100 Grays Inn Road

127 Clerkenwell Road



1



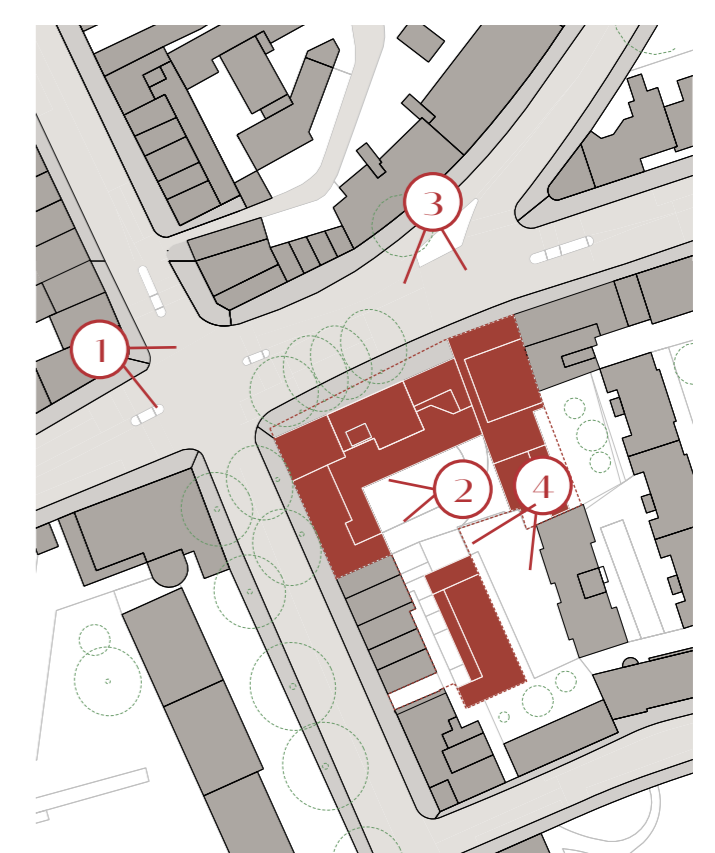
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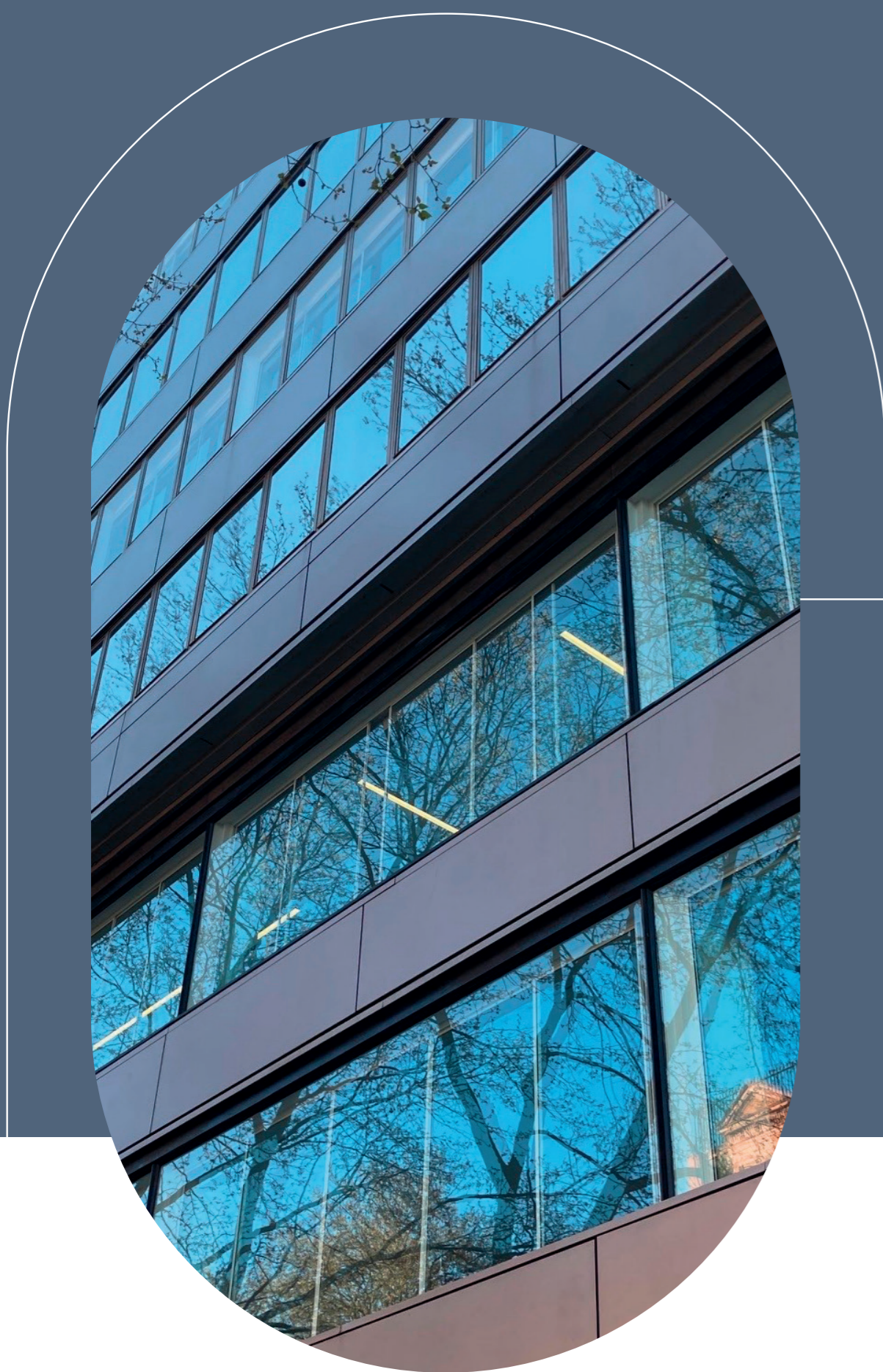


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100 GRAYS INN ROAD

History of the site

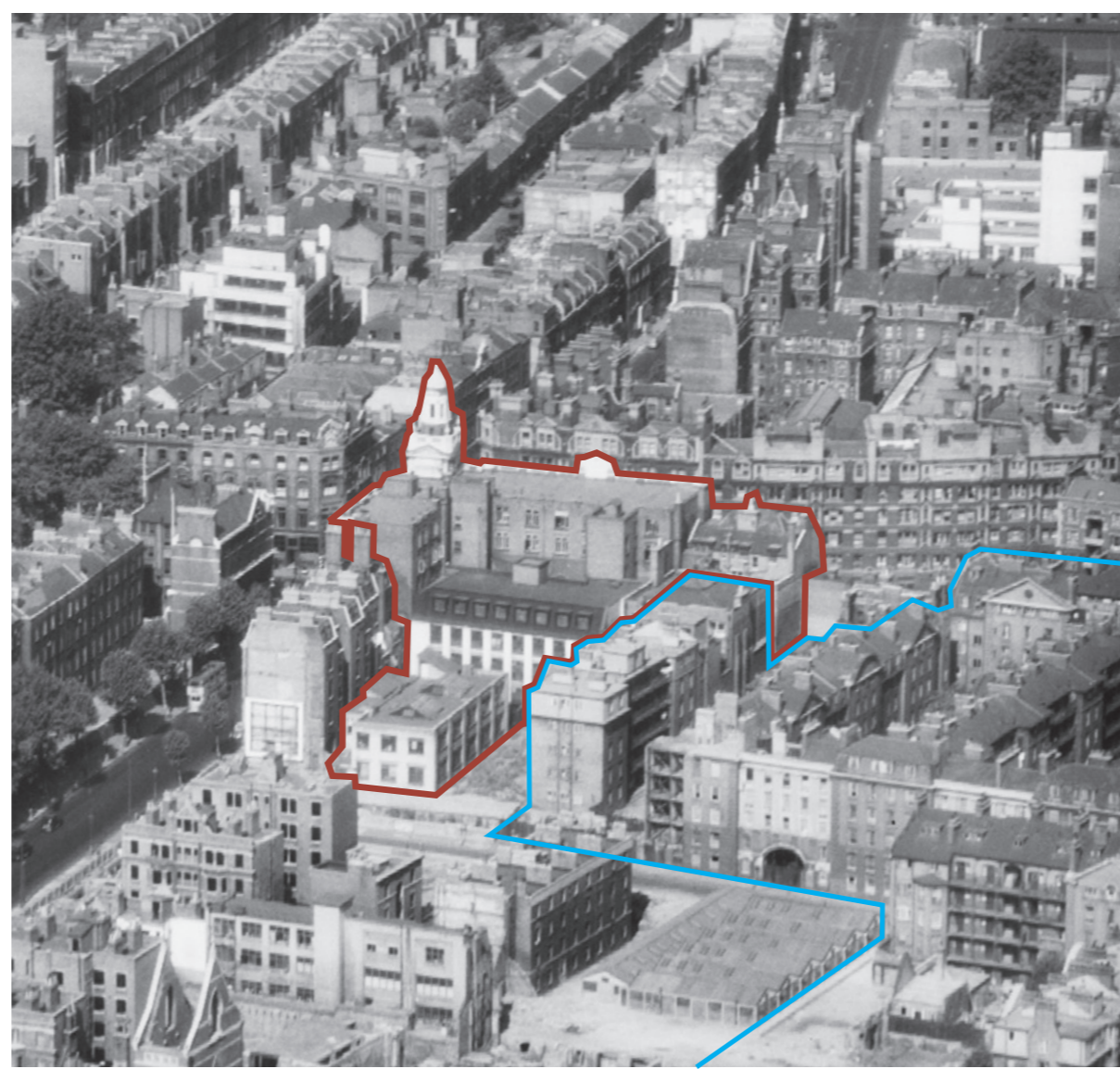


100 Grays Inn Road is the site of the former Holborn Town Hall, which stood from the late 19th Century to the 1960s. As the plans showing the changing plot footprint show, Holborn Town Hall evolved slowly into a courtyard arrangement. A later building extended the building footprint all the way to the rear boundary with the Bourne Estate. From 1930 until 1960, the whole site was built out with an internal courtyard.

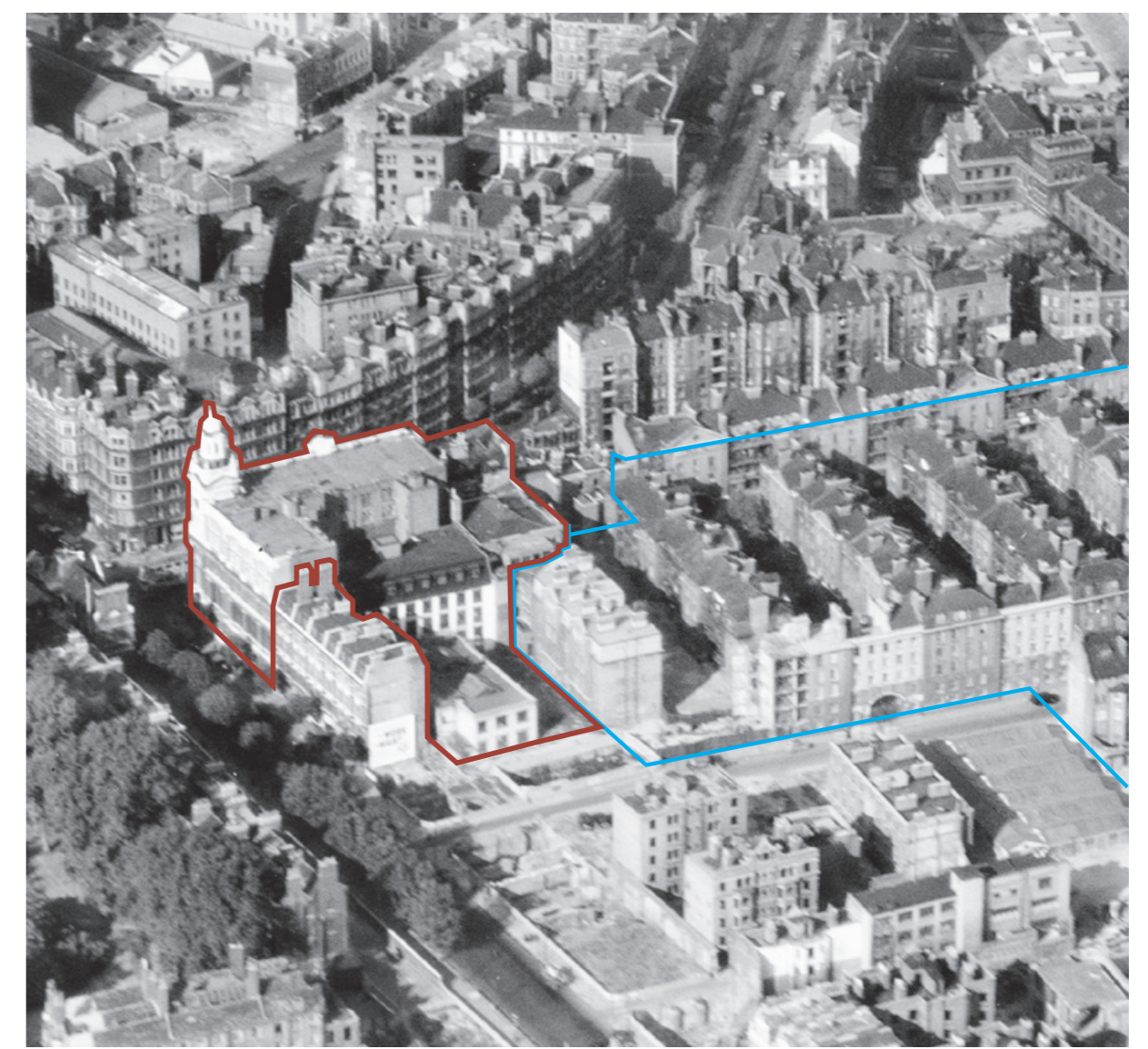
In the 1960s Holborn Town Hall was replaced with a modernist office building, designed by prominent architect Richard Seifert. The original stone cladding system was replaced with insulated metal panels in the 1980s. The cladding was also resprayed in 2006.

In the 1980s 127 Clerkenwell Road was replaced by the current brick office building, 88 Grays Inn Road is a well-proportioned 20th century office building which offers the opportunity for renovation and reuse.

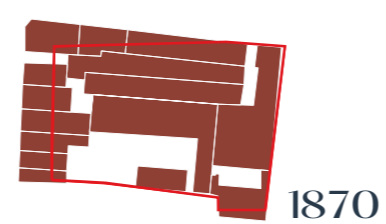
Site
The Bourne Estate



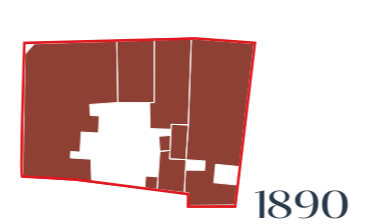
Britain from Above, 1947



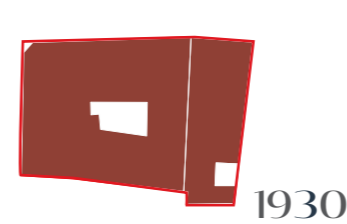
Britain from Above, 1947



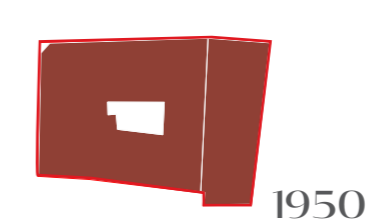
1870



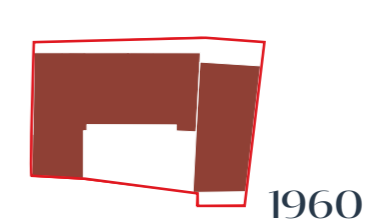
1890



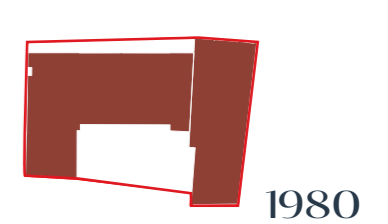
1930



1950



1960



1980

Holborn Town Hall, 19th Century



Early 20th Century



Richard Seifert Building, 1960s



127 Clerkenwell Road & 100 Grays Inn Road, 1980s onward



The Bourne Estate, 1900s



The Bourne Estate, 1900s



100 GRAYS INN ROAD

Why rebuild?

The owner of the buildings has a long-term perspective and wants to invest to create a high-quality, highly-sustainable office space that will work successfully for many decades into the future.

The existing buildings on site are in need of major renovation to bring them up to the modern standards and requirements. A limiting structural problem with both buildings is the current floor to ceiling heights. Some of the ceiling heights in 100 Grays Inn Road are too low to be suitable for use as high-quality modern office accommodation. Floor heights in the 1960s and 1980s buildings don't match up, making combining the buildings difficult.

Additionally, 127 Clerkenwell Road has small windows, resulting in a dark interior. The large and underused servicing yard at the rear of the buildings offers an opportunity to extend the building.

Currently the Clerkenwell Road frontage of the buildings is inconsistent, with 127 Clerkenwell Road jutting out into the footway.

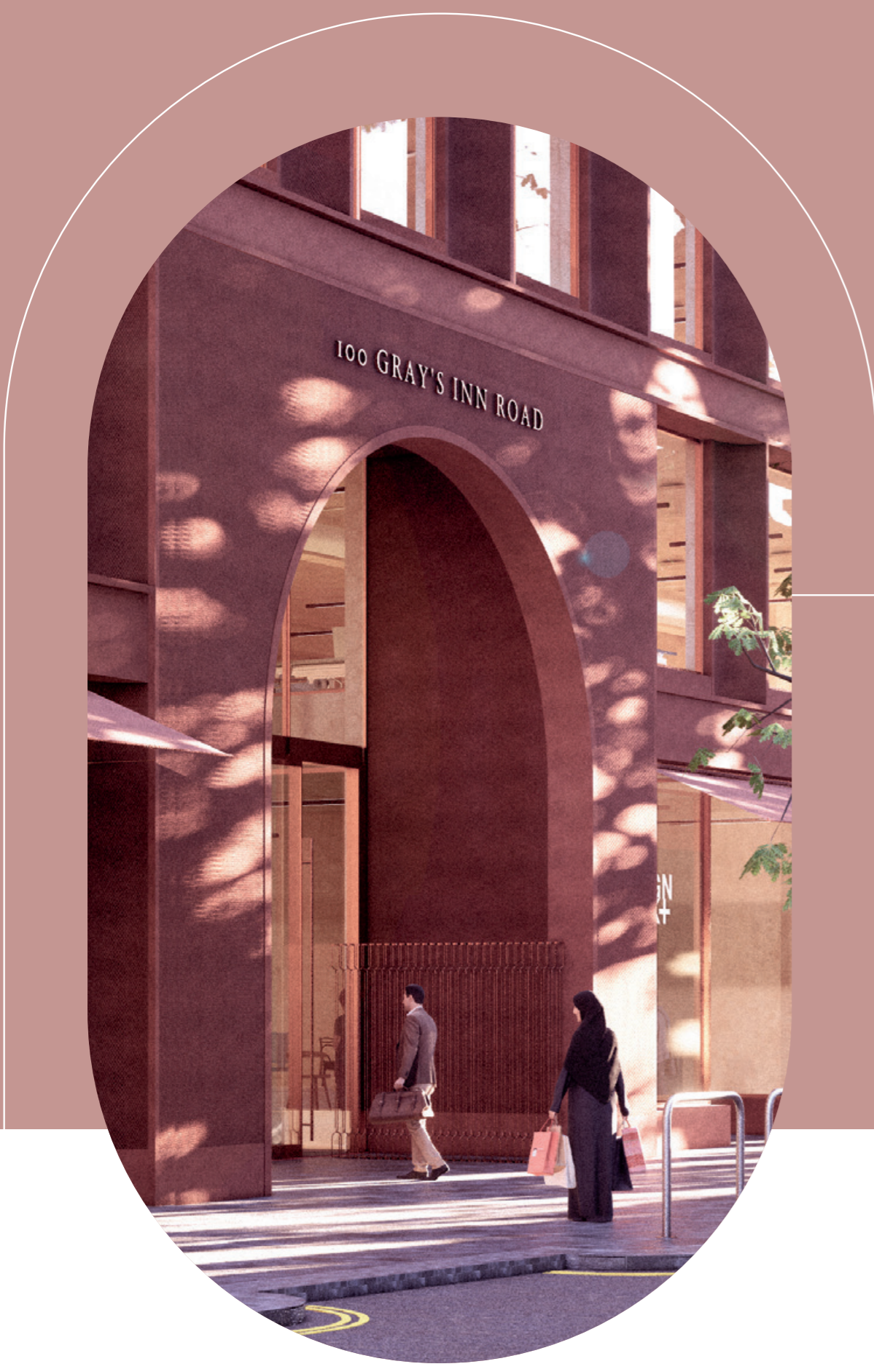
Redeveloping both buildings gives the opportunity to create a unified, more efficient building; with generous modern floor-to-ceiling heights; leading sustainability features; and a continuous building line that enables a more generous footway for the public to use on Clerkenwell Road.

The Design Team has explored detailed alternative schemes that involve retaining the structure of part or all of the existing buildings. Our engineers' embodied carbon calculations show that the proposed newbuild scheme has lower whole life carbon than the retention options, in part because we propose constructing the building frame with cross laminated timber, which is far less carbon-intensive than concrete or steel.



100 GRAYS INN ROAD

Inspiration for design

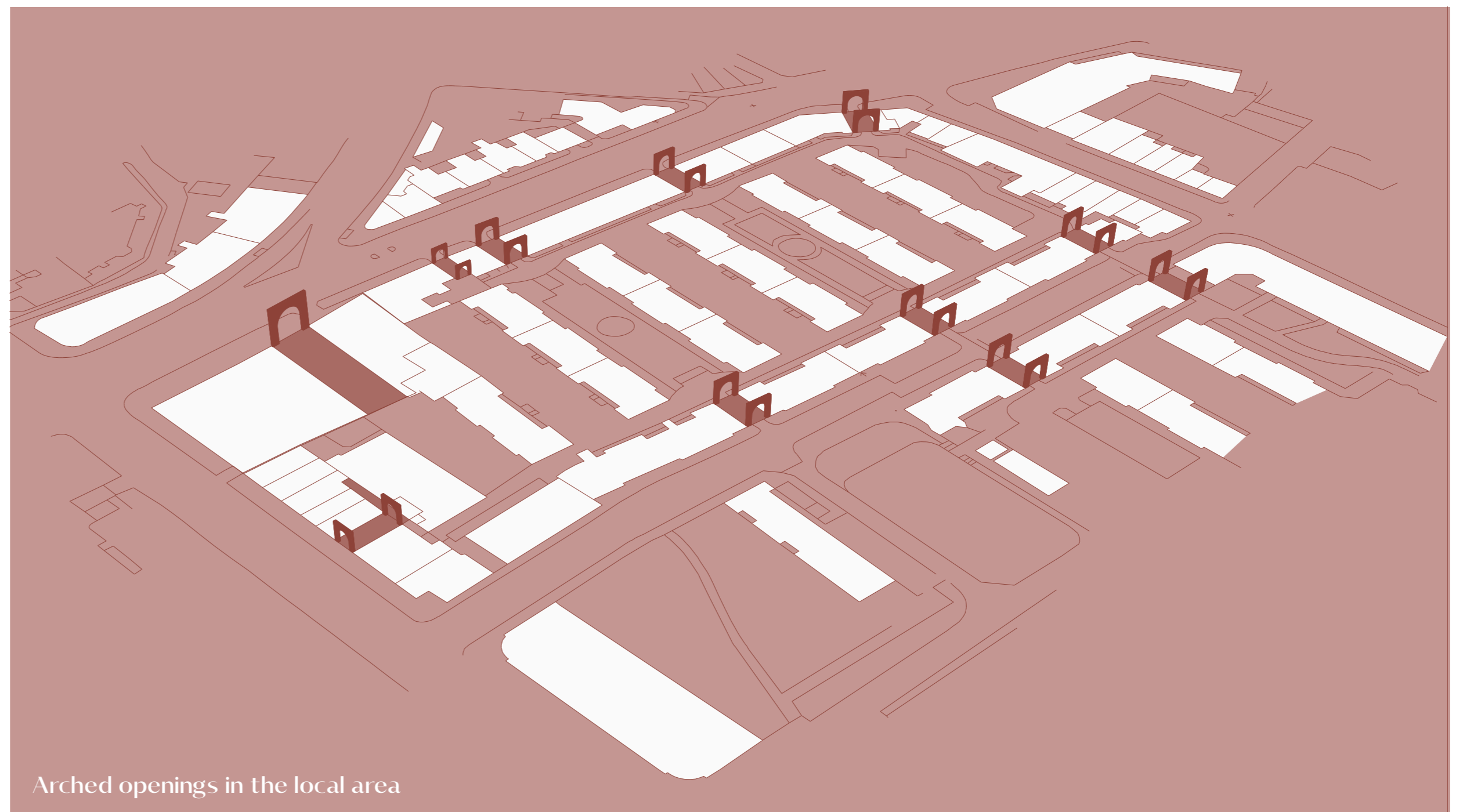


A key ambition for the team is to create a building that better fits with its neighbouring Victorian and Edwardian buildings; that echoes the same care, attention to detail and craftsmanship of those buildings; and which makes a positive contribution to the Hatton Garden Conservation Area.

The Grays Inn Buildings, which sit opposite the buildings, have particularly inspired the project with their deep red palette, made up by red brickwork and red stucco detailing, cornicing and banding.

Rounded brick archways are a distinctive local characteristic, particularly on the Bourne Estate, which the team would like to feature in the design.

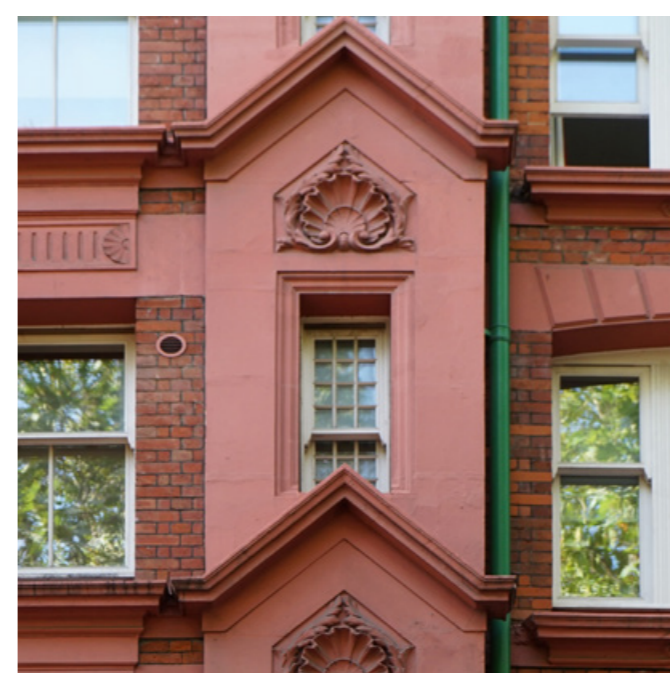
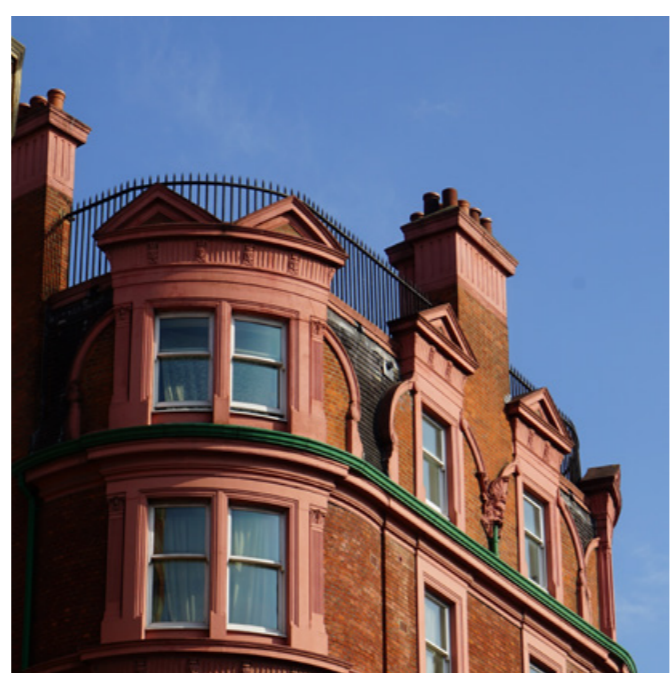
The team is aiming for a contemporary building that reinterprets many of the distinctive features of the neighbourhood.



Arched openings in the local area

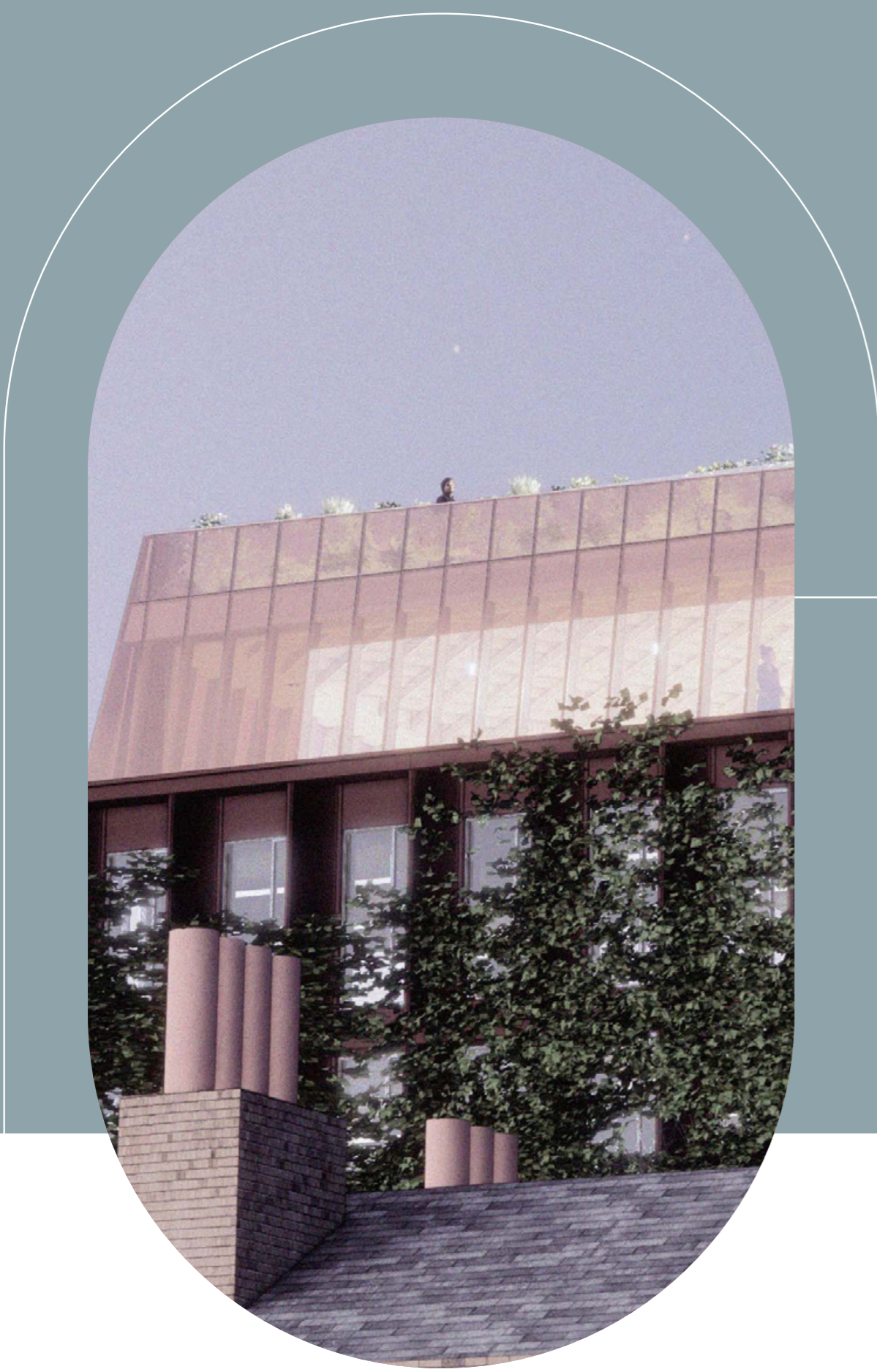


Local red brick buildings



100 GRAYS INN ROAD

The proposals



Thank you to those who took part in our first consultation in December 2021. The feedback from residents has helped us to shape a revised and improved set of proposals. Our plans include:

Offices

The offices are designed with the recent pandemic in mind – with access to outdoor terraces on each floor, windows that can be opened, and high-quality ventilation.

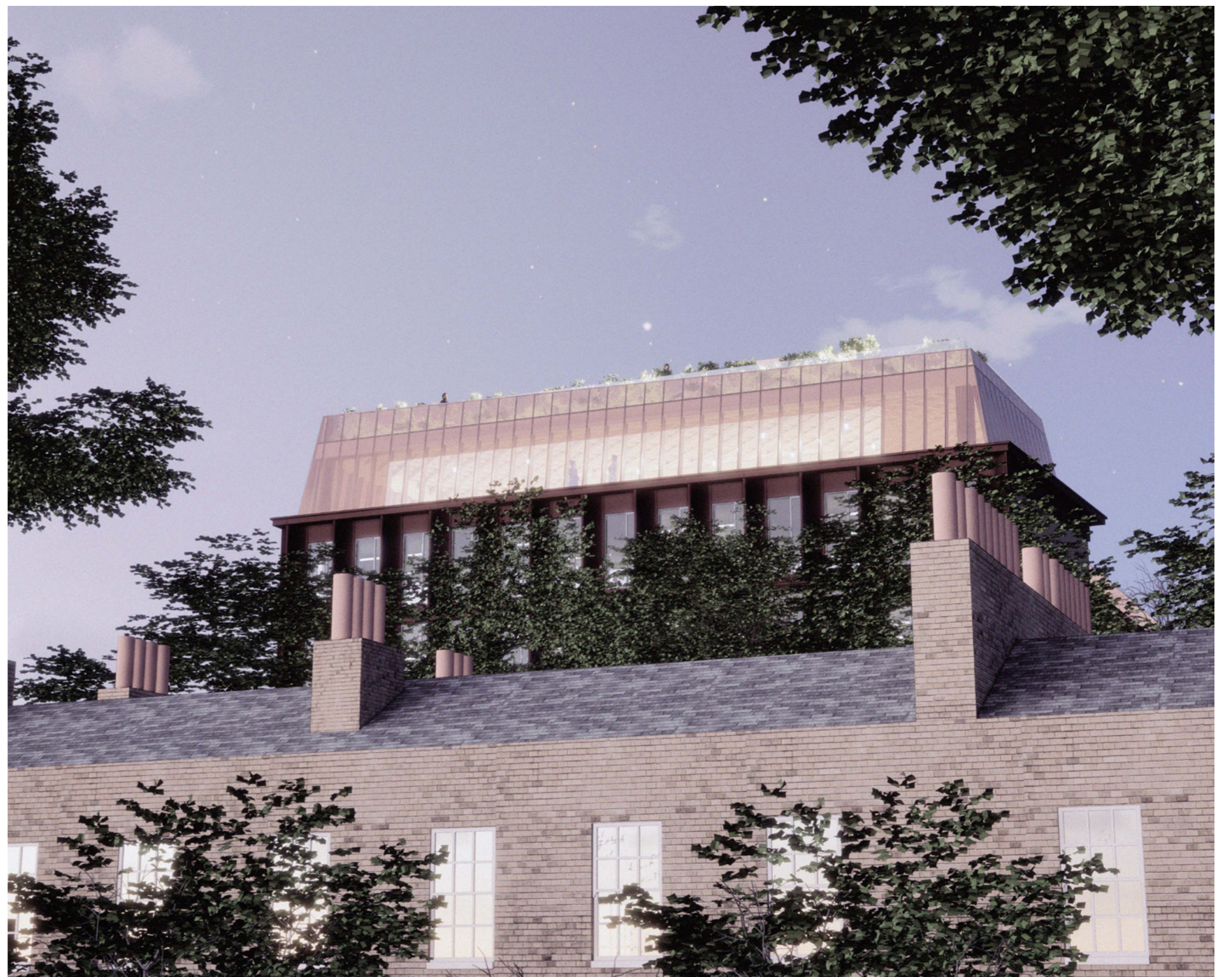
Roof

From the initial consultation some concerns emerged regarding the roof. In light of this, we have lowered the height of the roof by two metres, and have adjusted our plans to a lighter roof form, which will mitigate the impact for our neighbours, and to views from Grays Inn Walks (the historic garden of Grays Inn).

The proposed building's parapet maintains the line of the existing building's roof edge. Above this are two floors which are set back from the building edge. These setbacks create space for planting and outdoor amenity.

Form

To address feedback concerning the Clerkenwell Road façade, we are now proposing a two-part form, to break up the building and create an improved view from street level on Clerkenwell Road.



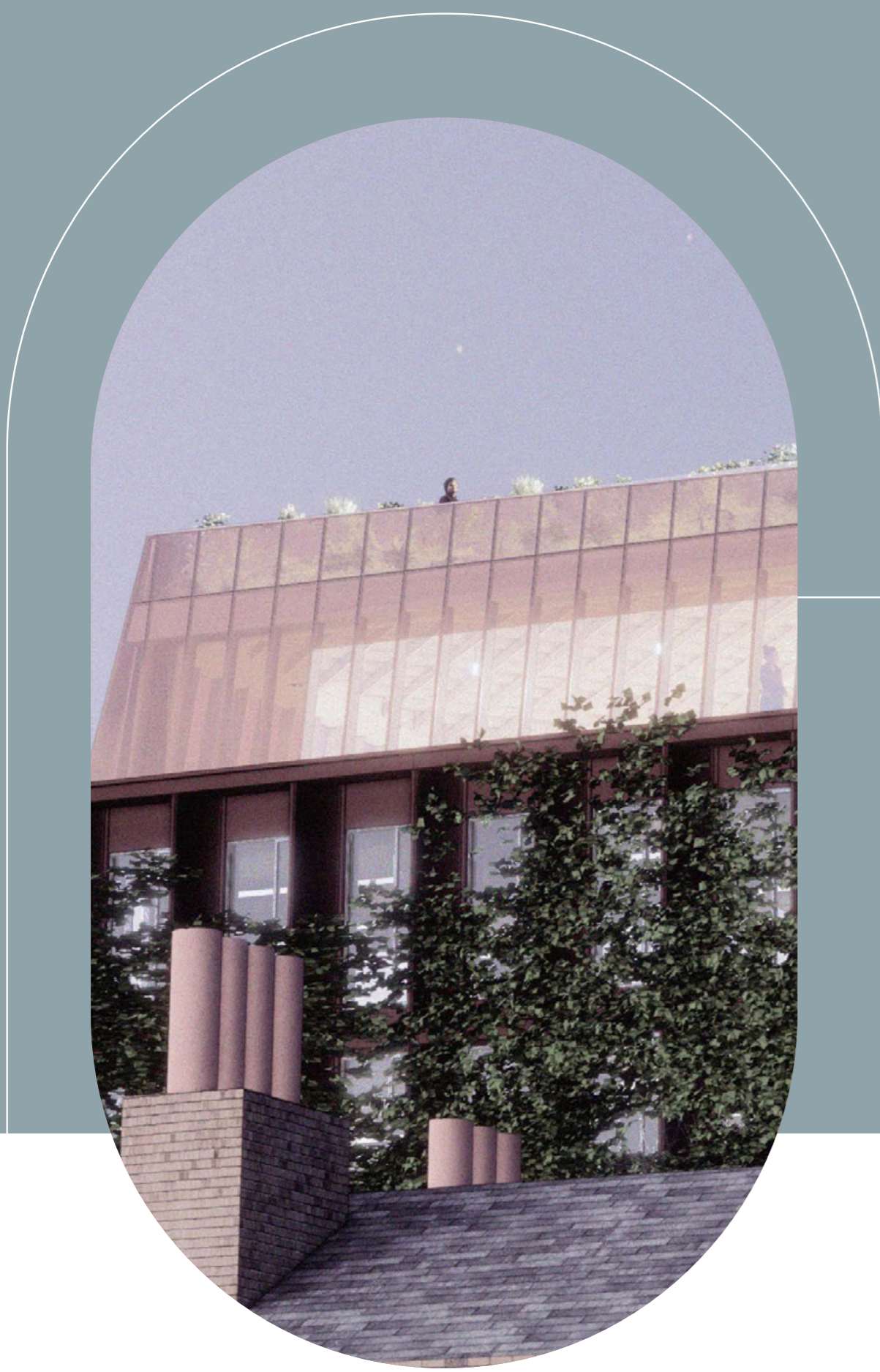
Full roof form, view from Gray's Inn Walks (the historic garden of Grays Inn, to the west of Grays Inn Road)



View from Gray's Inn Road of the building's two-part form

100 GRAYS INN ROAD

The proposals



Rear of the building

In contrast to the formality of the front of the building, the rear of the building is intended to be much more informal and planted to provide excellent outdoor amenity for office workers, visual amenity for neighbouring residents and greening to the south.

The existing buildings to the rear are densely arranged, meaning it is sometimes not possible to achieve distances of 18 metres or more between windows. Where it is not possible to achieve this separation distance the team proposes a number of mitigation measures, including screening to windows, terraces and planting.

To ensure that any overlooking is mitigated as much as possible, we are proposing to fit smaller windows at the rear of the building. The new window proportion is narrower, with deep reveals to reduce overlooking. Climbing planting will also be used to help reduce the potential for overlooking.

The south-east corner of the building has been cut away to reduce the impact on daylight and increase separation distances to neighbours in Ledam Building.



Example of climbing planting



The existing view from Bourne Estate Quiet Garden



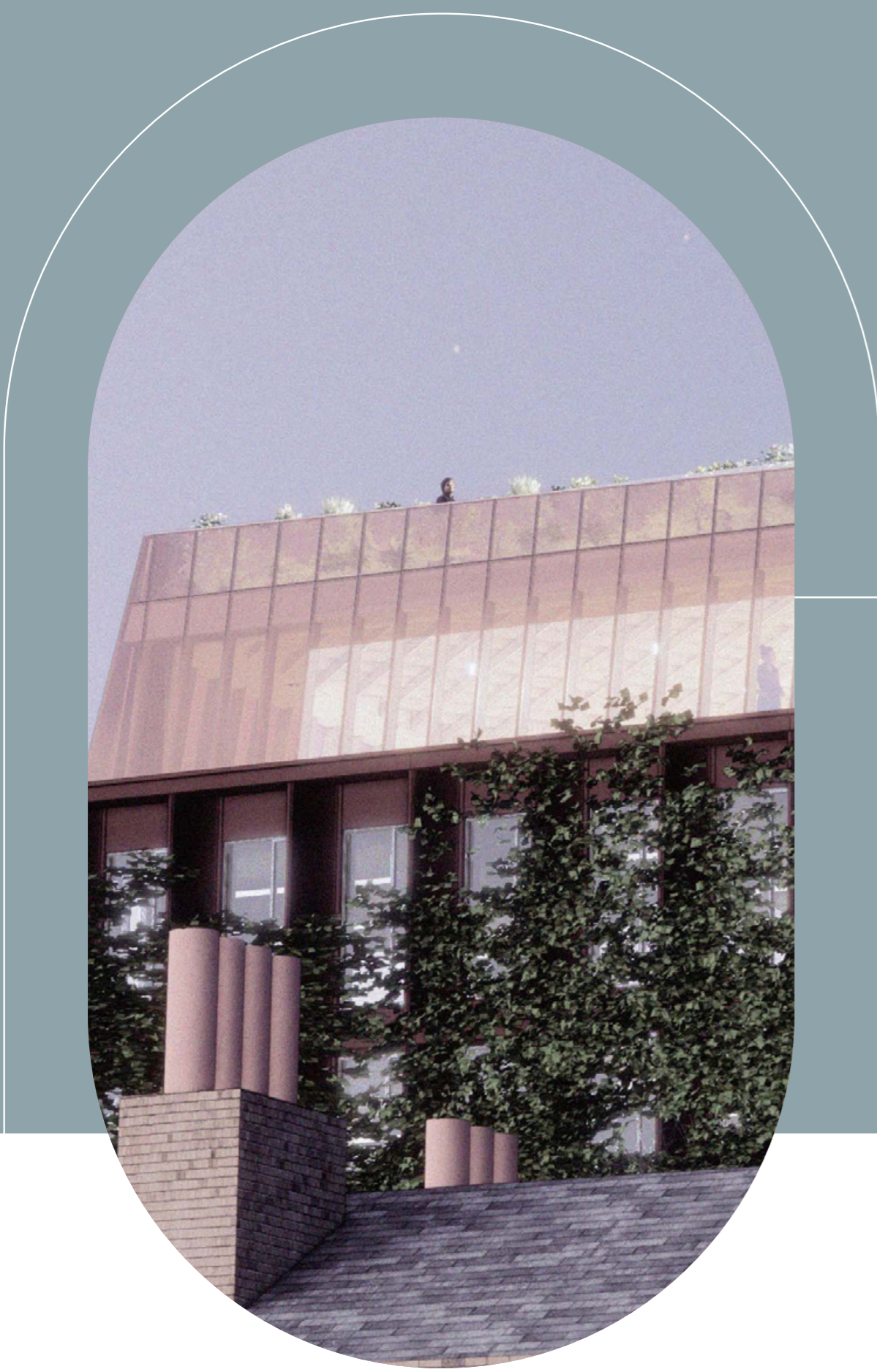
Previous scheme view from the Bourne Estate Quiet Garden



Proposed new view from the Bourne Estate Quiet Garden

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The proposals



Ground floor

The ground floor will contain the main entrance to the building on Clerkenwell Road, a large retail unit on the corner, a smaller café/retail unit, and a flexible commercial space that could be used in a variety of ways. We have increased the amount of active retail frontage since the previous proposals.

Public realm

Currently 127 Clerkenwell Road juts into the pavement, leaving a narrow 3.1 metre footway. Our new proposal will smooth the building line and create a wider footway. The mature plane trees will be preserved and protected. The new design will fundamentally improve the public realm experience along Clerkenwell Road and Gray's Inn Road. Our plans to enhance the footway and provide outdoor seating will increase active uses for the community. To improve the appearance, we are also proposing to instal new tree grilles.

Servicing

Servicing will take place in an internal servicing bay accessed from Gray's Inn Road. There will be a vehicle turntable to enable vehicles to avoid reversing into the street.



Proposed new view from Grays Inn Road



Proposed new external seating



View from Grays Inn Road



View from Grays Inn Road

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Delivering the affordable housing that Holborn needs

Camden Council requires any development that increases office space to also deliver housing, in particular affordable housing. We believe that 88 Grays Inn Road would be suitable to be converted into housing on its upper floors.

The building is well-proportioned, with generous floor to ceiling heights and large windows. The flats would be significantly larger than the minimum London space standards. We propose creating inset balconies to create excellent private outdoor space for the new residents.

The width of the courtyard between 88 Grays Inn Road and the neighbouring Shene Building (Bourne Estate) to the east is around 12 metres and replicates the repeated layout of blocks and courtyards within the Bourne Estate. We have started conversations with Bourne Estate residents about whether they would like us to assist with improving the Quiet Garden courtyard.

The building is currently only 2 metres away from the rear elevations of the terraced housing on Gray's Inn Road. Our proposal strips away the extension, widening the distance to the terraced housing to around 5 metres, improving issues such as daylight and overlooking.

We propose Affordable Workspace on the Ground Floor with Affordable Housing above.



Potential plan of ground floor affordable workspace at 88 Grays Inn Road



Potential plan of upper floor residential flats at 88 Grays Inn Road



The new residential building at 88 Grays Inn Road



New entrance to 88 Gray's Inn Road

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A highly sustainable modern construction

The development team aspires to meet the most ambitious sustainability targets for the development and in doing so deliver an exemplary building with sustainable design.

Timber is the longest standing building material and whilst the tradition of building in timber was lost for large parts of the 20th Century, it is rapidly resurfacing as a sustainable method of construction due its environmentally friendly, renewable and extremely durable features.

Reducing the impact of construction

We understand that neighbours are concerned about potential disruption from construction and want to limit this is as much as possible.

The proposal is being designed in such a way to maximise off site manufacturing and substantially reduce the overall construction time. The building will be assembled as a 'kit of parts', this will reduce the amount of construction work needed on site and speed up the construction process for neighbours.

The facade elements will be premanufactured off- site and the windows too will be pre-installed off-site which substantially reduces the amount of on-site work.

We have decided not to dig out the basement close to Ledam Building, reducing the impact on these residents.

The building structure will be entirely made out of Cross Laminated Timber. Timber is much quicker to assemble and far less noisy during construction than other materials such as concrete or steel.

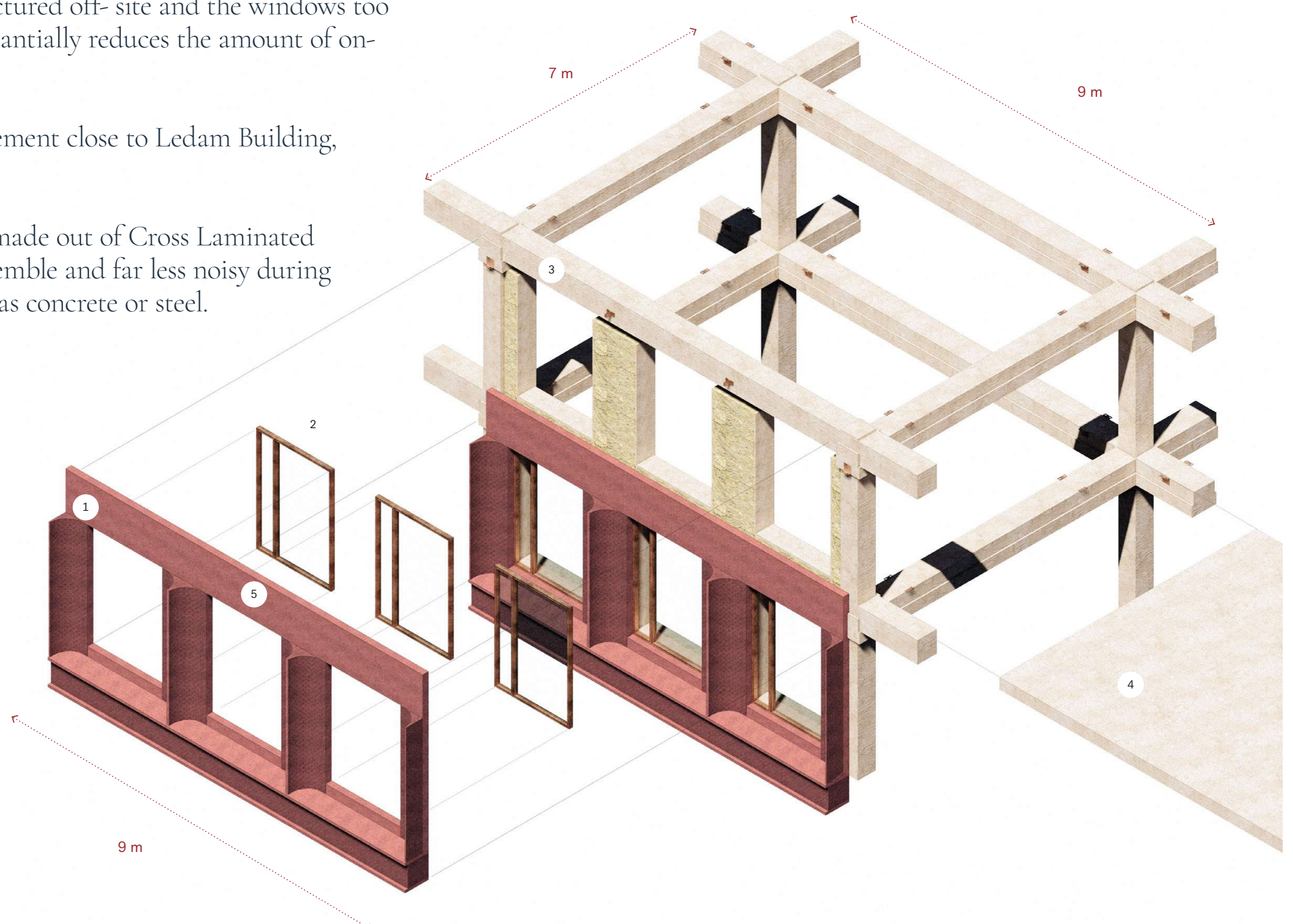
Standard construction hours:

8am–6pm, Monday – Friday
8am–1pm, Saturday

Timeline:



1. 9m wide precast facade panel
2. Windows pre-fixed off site
3. Cross Laminated Timber structure
4. Removable CLT slabs
5. Maximisation of off site manufacturing and primary structure which is demountable and adaptable.



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Contributing to the local community

We understand that our site has many close neighbours – we want to minimise disruption and make a positive contribution to the surrounding community.

We have already had two meetings with our closest neighbours on the Bourne Estate to discuss how we can minimise impacts of constructing the new building and support positive change on the Estate.

Ideas that have attracted support from residents so far include:



A 'Local Lettings Policy' giving Bourne Estate residents priority for bidding for the new tenancies



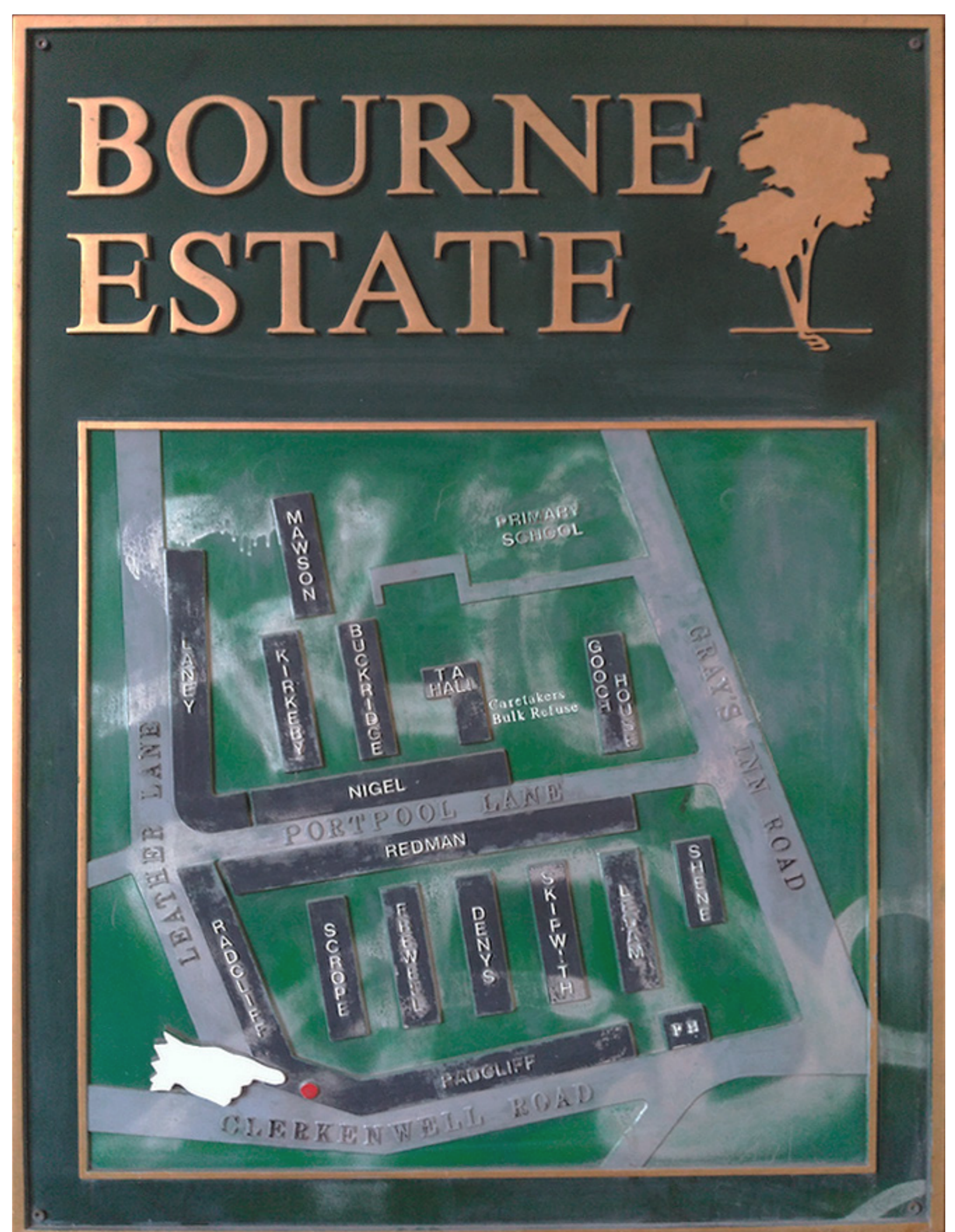
CCTV for the Estate to deter antisocial behaviour



Support for residents to help improve planting and landscaping around the Estate



Ensuring that apprentice and work experience placements are offered to local residents throughout the construction period



Bourne Estate map



Ledam Buildings, Bourne Estate



Bourne Estate Quiet Garden