

12.0 Facade Access and Maintenance

12.1 Strategy Overview

West Central Street Buildings

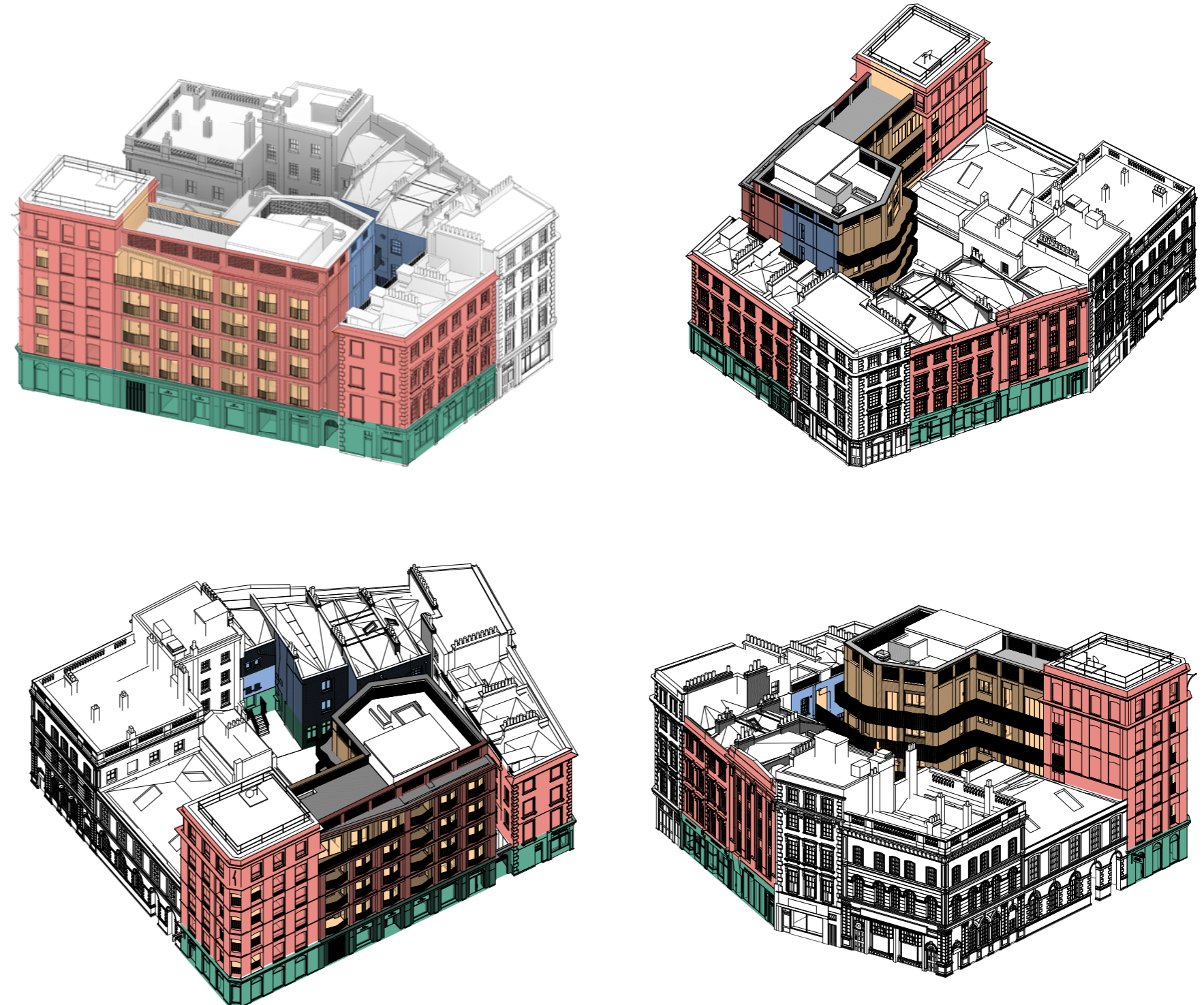
The physical constraints of the site – such as overall building height and the visual impact of equipment at roof level – has created limitations that had to be addressed as part of the strategy.

In summary the glazing access strategy proposed is as follows:

- Ground level cleaning to be carried out via long reach pole (fed via bib tap/van/backpack).
- General cleaning of the tilt and turn windows is to be done internally. And any glazing located on terraces is to be localised cleaning from the terrace itself.
- Cleaning of the sash windows is to be cleaned via MEWP from ground level.
- Cleaning of the sash windows in the courtyard section is to be done via reach and wash pole cleaning (fed via bib tap/van/backpack).

The maintenance access strategy for the external elevations of the West Central Street development is to be access via MEWP from street level or from the individual terraces if possible.

The adjacent diagrams illustrate the facade access and maintenance strategy.



Key:

- Access from terrace or inward opening element
- Ground Floor Access
- MEWP Access
- Scaffold Access (for maintenance only)

12.0 Facade Access and Maintenance

12.2 Envelope

High Holborn Building

The physical constraints of the site – such as overall building height and the visual impact of equipment at roof level – has created limitations that had to be addressed as part of the strategy.

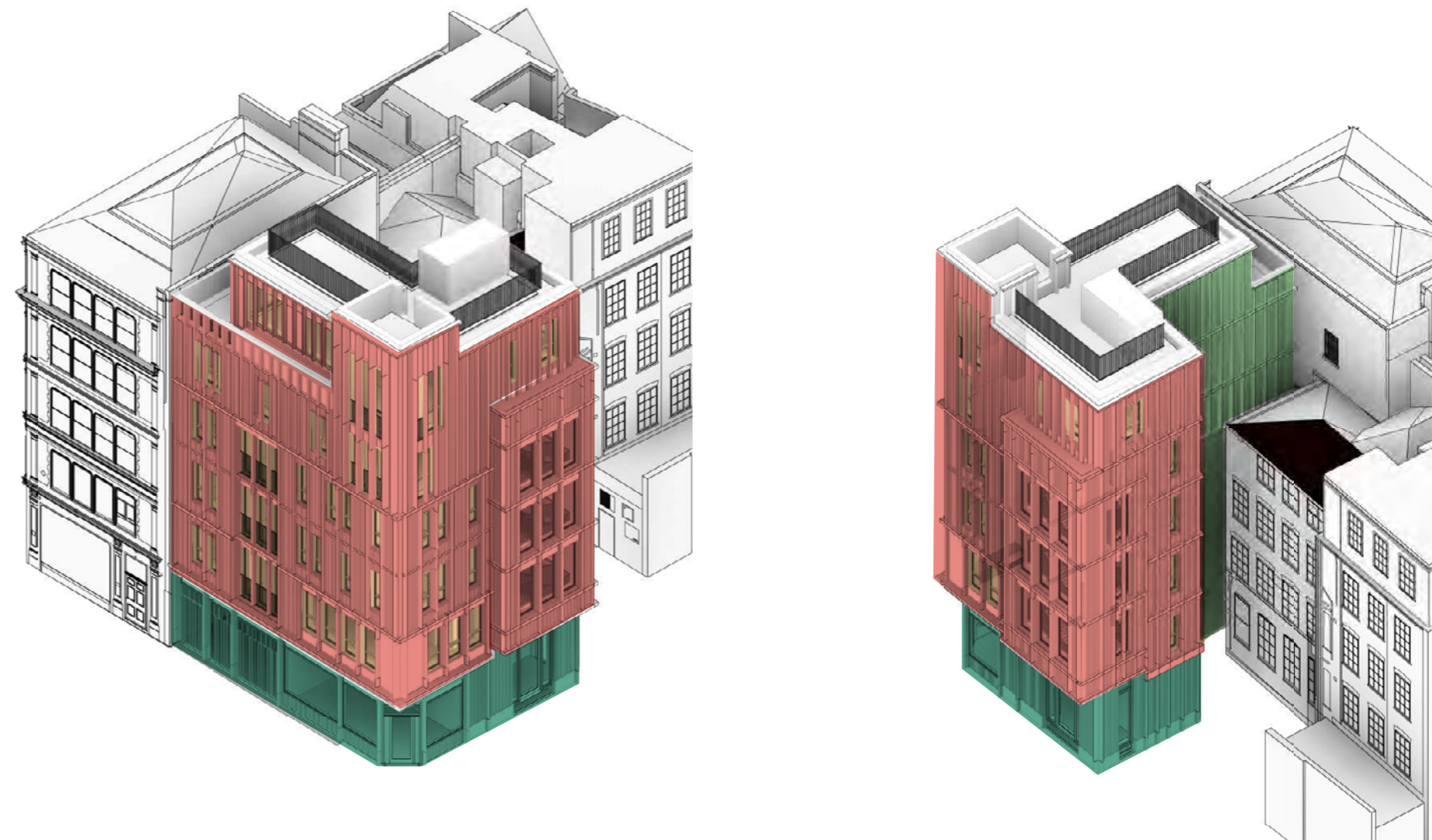
In summary the glazing access strategy proposed is as follows:

- Ground level cleaning to be carried out via long reach pole (fed via bib tap/van/backpack).
- General cleaning to be carried out internally via tilt and turn windows on most of the elevations. The provision of a small tethered cleaning tool should be allowed for.
- The fixed glazed windows on the Vine Lane and North elevations on the internal stair core are to be cleaned using a hybrid strategy of Long reach pole cleaning with a 'swan neck' cleaning tool and the use of a MEWP.

In terms of facade maintenance the access strategy for the High Holborn and Vine Lane elevations is to have access for cleaning and maintenance via MEWP. This can be achieved directly from the road below.

As the rear/north elevation is a landlocked area and is built in close proximity to existing buildings, a MEWP strategy can't be used for facade access and maintenance. Therefore, D2E are proposing the use of scaffold towers to perform maintenance tasks on the facade where ground access is achievable. Where it is not achievable, temporary suspended access equipment from roof level can be used. Although this is for irregular unplanned maintenance on the facade, it must be considered.

The adjacent diagrams illustrate the facade access and maintenance strategy.



Key:

- Access from terrace or inward opening element
- Ground Floor Access
- MEWP Access
- Scaffold Access

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13.0 Appendices



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13.1 Appendix 1: Area Schedule - Existing and Proposed

Museum Street Existing and Proposed Floorspace (GIA)

All areas measured and calculated in accordance with IPMS measurement standards relevant to use class.

Use Class	Existing Sqm (GIA)	Revised Sqm (GIA)	Variance Sqm (GIA)
Office (Use Class E(g)(i))	-	22,650	+22,650
Residential*	1,322	-	-1322
Hotel (C1)	9,292	-	-9,292
Hot Food Take away (Sui Generis/Formal A5)	190	-	-190
Car Park	8,037	-	-8,037
Flexible Ground Floor Uses (Use Class E excluding part E(g) use)	-	447	+447
Flexible Ground Floor Uses (unrestricted Use Class E)		186	+186
Total	18,841	23,283	+ 4,442

Vine Lane Existing and Proposed Floorspace (GIA) -

All areas measured and calculated in accordance with IPMS measurement standards relevant to use class.

Use Class	Existing sqm (GIA)	Revised sqm (GIA)	Variance sqm (GIA)
Market Residential (Use Class C3)	-	1,579	+1,579
Flexible Ground Floor Uses (Use Class E excluding part E(g) use/	-	319	+319
Total	-	1,898	+1,898

13.1 Appendix 1: Area Schedule - Existing and Proposed

High Holborn Existing and Proposed Floorspace (GIA)

All areas measured and calculated in accordance with IPMS measurement standards relevant to use class.

Use Class	Existing sqm (GIA)	Revised sqm (GIA)	Variance sqm (GIA)
Flexible Ground Floor Uses (Use Class E excluding part E(g) use)	-	23	+23
Residential (Private)	-	426	+426
Total	0	449	+449

West Central Street Existing and Proposed Floorspace (GIA) -

All areas measured and calculated in accordance with IPMS measurement standards relevant to use class.

Use Class	Existing sqm (GIA)	Revised sqm (GIA)	Variance sqm (GIA)
Office (Use Class E(g)(i))	624	-	- 624
Nightclub (Sui Generis)	994	-	- 994
HMO (C4)	97	-	- 97
Flexible Ground Floor Uses (Use Class E excluding part E(g) use)	502	692	+190
Residential (Market)	495	294	-201
Residential (LCR)		1,025	1,025
Residential (Inter.)		668	668
Total	2,712	2,679	-33

13.1 Appendix 1: Area Schedule - Existing and Proposed

Consolidated Floorspace Figures (GIA)

All areas measured and calculated in accordance with IPMS measurement standards relevant to use class.

Use Class	Existing Sqm (GIA)	Proposed Sqm (GIA)	Variance Sqm (GIA)
Office (Class E)	624	22,650	+22,026
Hotel (C1)	9,292	-	-9,292
Car Park	8,037		-8,037
Hot Food Take Away (Sui Generis/former A5)	190		-190
Flexible Ground Floor Uses (Use Class E excluding part E(g) use)	502	1,481	+ 1165
Flexible Ground Floor Uses (unrestricted Use Class E)		186	
Nightclub (Sui Generis)	994	-	- 994
HMO (C4)	97	-	- 97
Residential (Market)	1,817*	2,299	+482
Residential (LCR)		1,025	1,025
Residential (Inter.)		668	668
Total	21,553	28,309	6,756

*Including former residential floorspace within Selkirk House

13.2 Appendix 2: Proposed Residential Mix

Residential Mix/Unit Breakdown

	LCR (WCS)	Intermediate (WCS)	Market Sales (WCS)	Market Sales (HH & VL)	Totals
1B1P					0
1B2P	3	7		19	29
2B3P	6			1	7
2B4P		1		2	3
3B5P			2	1	3
4B8P	1				1
5B7P	1				1
	11	8	2	23	44

Tenure Mix by Floorspace (GIA)

Tenure	Market	LCR	Intermediate	Total
Existing	1,914	-	-	1,914
Proposed	2,299	1,025	668	3,992
Variance	+385	+1,025	+ 668	+2,078

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