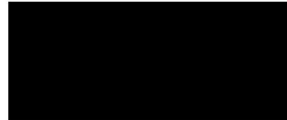




GERALDEVE
A NEWMARK COMPANY

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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01 August 2023

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
2 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST

We are instructed on behalf of our client, Prudential Assurance Company Limited ('the applicant') to submit an application for planning permission and listed building consent in respect of development at 2 Waterhouse Square ('the site'). The proposed works include the refurbishment of the existing office floorspace, and the provision of 29,853 sqm of commercial floorspace (Class E) across the basement to sixth floor.

On that basis, the proposed description of development is:

"Refurbishment and extension of the existing building at 2 Waterhouse Square comprising the delivery of new Class E (commercial) floorspace, external alterations, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works."

Site and Surroundings

The Site is located to the north of Holborn (A40) bound by Brooke Street to the west, Leather Lane to the east, Beauchamp Street to the north and High Holborn to the South.

The Site forms part of the Grade II* listed 'Prudential Assurance Building, 142 Holborn Bars', as identified within the Historic England list description. The Site is also located within the Hatton Garden Conservation Area. The site makes a positive contribution to both conservation areas with the 19th century buildings fronting Holborn creating a strong visual relationship along Holborn streetscape.

In contrast to other parts of the former Prudential Assurance Building, the Site consists largely of a substantial, late 1980s to early 1990s office building. This was attached to the rear of the former Prudential building which was developed over the period between 1885 and 1932.

The Site has an excellent Public Transport Accessibility Level ('PTAL') with the highest rating of PTAL 6b. Chancery Lane underground station is located less than 100m to the west of the site at the junction with Gray's Inn Road. Farringdon underground and overground station is located within 500m of the Site, serving



the Central, Circle, Hammersmith & City and Metropolitan line. There are also a number of nearby bus routes and networks that surround the site.

Proposals

The proposals include the refurbishment of the existing office floorspace, and the provision of 29,853 sqm of commercial floorspace (Class E) across the basement to sixth floor.

The refurbishment will include the demolition of the existing circular atrium in order to reinstate the historic courtyard and repair the historic fabric of the site. External alterations for new facades and a glazed roof are proposed, with entrances and servicing being reconfigured. Cycle parking provision will be provided at the ground and lower ground floor. Hard and soft landscaping will be provided throughout the Site.

Application Documents

Accordingly, along with this covering letter, the application submission comprises the following:

- Completed Application Form (ref. PP-12288493), prepared by Gerald Eve LLP;
- Completed Ownership Certificate A;
- Additional CIL Information Form, prepared by Gerald Eve LLP;
- Town Planning Statement, prepared by Gerald Eve LLP including; Draft Section 106 Heads of Terms;
- Site Location Plan, prepared by Orms;
- Existing Plans, Elevations and Sections, prepared by Orms;
- Proposed Plans, Elevations and Sections, prepared by Orms;
- Area Schedule, prepared by Orms;
- Drawing Schedule, prepared by Orms;
- Design and Access Statement, prepared by Orms;
- Acoustic Report, prepared by Hoare Lea;
- Sustainability Statement, prepared by Hoare Lea;
- Daylight and Sunlight Assessment, prepared by Point 2 Surveyors;
- Energy Statement, prepared by Hoare Lea;
- Construction Management Plan, prepared by Velocity;
- Transport Assessment (including delivery and servicing), prepared by Velocity;
- Heritage Assessment, prepared by KM Heritage; and
- Statement of Community Involvement, prepared by London Communications Agency.

The application has been made online through the Planning Portal and the requisite fee has been paid online.

We trust that the information submitted is sufficient to validate the application. Should you require anything further, please contact Tom Matheou [REDACTED] or Bethan Warwick [REDACTED] of this Office.

Yours Faithfully

[REDACTED]

Gerald Eve LLP

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