

**125 HIGH HOLBORN**

**ALTERATIONS TO THE APPROVED OFFICE AND RETAIL FLOORSPEACE WITHIN  
AN OVERALL INCREASE IN THE GROSS EXTERNAL FLOOR AREA  
OF THE DEVELOPMENT**

**Design and Access Statement**

The Town and Country Planning (General Development Procedure) Order 2006 requires that applications for planning permission are accompanied by a design and access statement, providing the design principles and concepts that have been applied to the development and setting out how issues relating to access to the development have been dealt with.

This design and access statement is limited as the planning application proposes a variation to application no. 2005/1082/P granted planning permission on 05 August 2005 including alterations to the approved office and retail floorspace within an overall increase in the gross external floor area of the development.

The alterations to the consented scheme are limited to an extension to the floor plate to the northern side of the building at levels 1-5 and the reconfiguration of the circulation core and atrium.

**Design**

The Town and Country Planning (General Development Procedure) Order 2006 requires that the statement covers the following aspects of the development:

- i. Amount;
- ii. Layout;
- iii. Scale;
- iv. Landscaping; and
- v. Appearance.

Each of these aspects are addressed below.

*Amount and Layout*

The application proposes an amendment to the consented floor plate to provide an extended floor plate to the northern side of the building at levels 1 – 5 and a single circulation core rather than a central core plus two stairways. These amendments lead to an increase in the floorspace of the consented scheme of 369 sq. m (GEA). The revised scheme provides 1,975 sq. m of retail (A1) accommodation and 13,579 sq. m of office (B1) accommodation.

The proposed external changes to the consented scheme relate solely to the northern elevation, where it is proposed that the glazed elevation at levels 1-5 follows the consented footprint of the building at ground floor level, as illustrated in plan 2047-SK-060-A.

*Scale*

Please refer to the Design Report produced by Sheppard Robson which accompanied the application no. 2005/1082/P for the design principles and concepts which have been applied in respect of the scale of development.

*Landscaping*

The proposals do not provide hard or soft landscaping as the development fills the site area.

*Appearance*

The materials shall match those of the consented scheme.

Please refer to the Design Report produced by Sheppard Robson which accompanied the application no. 2005/1082/P for further details in this respect.

**Access**

No changes are proposed to the previously approved means of access at the perimeter of the building.

Please refer to the Design Report produced by Sheppard Robson which accompanied the application no. 2005/1082/P for further details in this respect.