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Salisbury House
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London Borough of Camden

Re: Design & Access statement for 52 – 54 High Holborn WC1V 6RL

The site externally



The site is located in Holborn, to the West of Grays Inn Road and to the East of Kingsway. The site is relatively discreet but its elevations are of a much higher architectural standard than much of the more recent additions to the area. It lies roughly equidistant between Chancery Lane and Holborn tube stations.

The buildings on High Holborn display a variety of architectural styles and materials. Older buildings are mixed with modern ones and there is not one dominant aesthetic. High Holborn (A40) is a busy main road with two lanes of traffic flowing in both directions and as such is a source of much noise and pollution. The majority of the buildings on this street include retail units at ground level with glazed frontages. Brownlow Street is a narrow, one way street (traffic flow toward High Holborn). There are several small doors along both sides of the street egressing onto the pavement. The site lies within the Bloomsbury Conservation Area.

High Holborn House is a 7 storey property with retail on the Ground floor and offices generally on the upper floors. To the east of the site lies Brownlow Street with vehicular and pedestrian access to the north leading to Bedford Row. To the west lies Hand Court which has no vehicular access. The property sits within the Bloomsbury Conservation Area.

The existing flat roofs of High Holborn consist of a dull white glazed brick masonry envelope / parapet upstand, with single glazed crittle sash windows and stone calls. The roof materials are asphalt coverings generally.

The site (lightwell development area)



Scope of development

To turn the existing 6th floor flat roof off the existing office space into a useable roof terrace for office personnel.

Roof terrace

The terrace finish will consist of an EcoDeck composite decking boards built off a timber structure spanning off the external walls and independent of the existing roof structure.

The balustrade will be a polyester powder coat white structure as illustrated.

The new door and side screen will be a polyester powder coated white aluminium frame and part All specification of materials, design and appearance will be to match those that exist on the recently formed 5th floor roof terrace as illustrated in part on the proposed drawing 0180-50.

Low level lighting is proposed and built off the existing external wall to provide adequate illumination during normal business hours.

Intended use

The intended use of the new terrace is an extension of the existing floor plate, providing additional break out office space to meet the needs of the proposed tenant.

Proposed layout & development scale

Circa 45 sq metres of additional floor space is created by the development. The scale and context of the development will be in keeping with the existing environment and will be sympathetic to the immediate surroundings including the existing 5th floor terrace.

Design

Limitations of the proposed design are derived from the existing building fabric and all effort has been made to match the design styles that exist. The proposed roof fabric is a modern flat roofing system which is similar to the existing flat roof colours. The balustrade is to match exactly the 5th floor roof terrace design and finish.

Proposed access

Pedestrian access will be off the existing 6th floor office space. Vehicular and pedestrian access into the site is unaffected in anyway as a result of this proposed development.

Visual Impact / Development Location

The proposed roof terrace occupies only the existing flat roof space on the 6th floor west of High Holborn House. The terrace floor covering is only visible at roof level from the site demise itself and is of a colour to blend in with the existing roof fabric. The balustrade is to match that on the 5th floor in its entirety.

The proposed terrace location



Yours faithfully

Matthew Ashton e.m.b.a
Managing Director
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