

110 High Holborn
Addendum Report: Minor Material Amendment
18 August 2014 12550 L11 003_00

Planning Application Ref: 2013/5507/P



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Executive Summary

This document has been prepared by TateHindle Architects on behalf of the UBS-CLOVA Fund. It is submitted to the London Borough of Camden as an addendum to describe the application for a Minor Material Amendment to planning application (reference: 2013/5507/P). Full planning permission was granted on 17 December 2013.

The original planning application was for new signage, undercroft cladding, entrance portico, reception screen with revolving doors and pass door, along with the internal refurbishment of the commercial building The Eye, 1 Procter Street/ 110 High Holborn, Camden, WC1V 6DW.

The application for a Minor Material Amendment is for the replacement of the existing glass undercroft cladding to the undercroft of the link bridge over Procter Street with metal panels. The Application for removal or variation of a condition following grant of planning permission is made in respect of Condition 2.

This document includes an illustrated description of the site, and drawings of the scheme as approved and as proposed. It explains the design along with visuals and finishes. This statement should be read with: the As Approved and As Proposed application drawings; the completed Application for removal or variation of a condition following grant of planning permission form; and the original planning application.

Right: Original letter granting planning permission (pg1&2)

Mr Patrick Reedman
Montagu Evans
Montagu Evans LLP
5 Bolton Street
London
W1J8BA



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/5507/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

17 December 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Procter House
100 - 110 High Holborn & 1-3 Procter Street
London
WC1V 6DW

Proposal:
Installation of metal balustrade to 6th floor roof for provision of terrace and installation of new door and canopy to ground floor entrance on Procter Street.

Drawing Nos: Site location plan; EX(05)001; EX(05)002; EX(03)010; EX(03)011; EX(03)016; DEM(05)001; DEM(05)002; DEM(03)010; DEM(03)011; DEM(03)016; A(35)021; A(05)010; A(03)011; A(03)010; (21)002; A(03)020; (21)001; A(03)016; A(05)002; A(05)001

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- The development hereby permitted must be begun not later than the end of three

years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; EX(05)001; EX(05)002; EX(03)010; EX(03)011; EX(03)016; DEM(05)001; DEM(05)002; DEM(03)010; DEM(03)011; DEM(03)016; A(35)021; A(05)010; A(03)011; A(03)010; (21)002; A(03)020; (21)001; A(03)016; A(05)002; A(05)001

Reason: For the avoidance of doubt and in the interest of proper planning.

- All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.



LONDON BOROUGH OF CAMDEN

Background & the Building

UBS-CLOVA Fund has owned the freehold of The Eye, 1 Procter Street/ 100-110 High Holborn since 2005. In 2002 the 'L-shaped' building was comprehensively refurbished including recladding and the formation of two atria – one intended to mark the entrance and an internal one that corresponded with the lift lobby, creating a natural break for the subdivision of the floors.

To encourage new and extended leases, the owner proposes the entrance and reception along with other internal landlord spaces be refurbished to ensure the building is kept up-to date and in good fabric order.

The Building

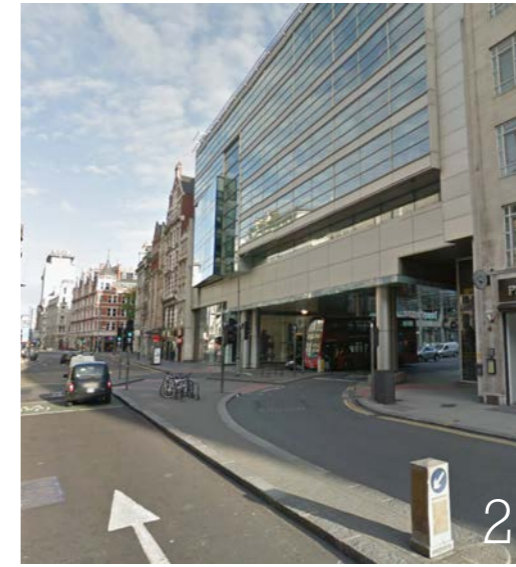
The 'L-shaped', nine storey building comprises a concrete framed structure. The floor plate is divided by a notional corridor, defined by parallel lines of columns along the length of the building.

Externally the building is clad with large glazing panels set within factory coated frames and solid spandrels to match.

The main elevation of the south block fronts onto High Holborn and is dominated by the 5.5m high opening through which the three lane road of Procter Street joins to High Holborn.

A transfer structure is contained within the first floor zone over the road. The pavements here appear dark due to the lid formed by the building overhead. Parts of the opaque glass under cladding are in need of deep cleaning and a design lift. Some additional lighting would lift this area.

Due to the retail street frontages and signage, the reception to the offices above needs focus and definition.



- 1. South Elevation
- 2. Approach on High Holborn
- 3. North Elevation
- 4. South Elevation
- 5. Bridge undercroft and roadway

Location



Location plan

The Eye, 1 Procter Street/ 110 High Holborn is prominently located on the corner of Procter Street and High Holborn.

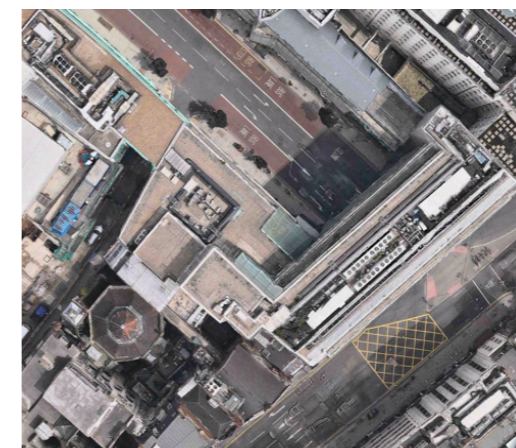
At ground floor the building is divided by the Procter Street intersection with High Holborn. On first to 8th floors the building forms a bridge over the highway, nestled in between Turnstile House to the east and 111 High Holborn to the west.



View to north-east



View to south-east



Aerial View



View to south-west

The Undercroft Works As Approved

External - As Approved:

The visibility of the entrance to the office floors is discrete on the elevation. The proposal improves the building entrance's link with its front elevation onto High Holborn with the use of an illuminated cladding detail which runs the width of the undercroft to the new entrance portal, defining the entrance on the facade.

The proposed entrance canopy is crucial to developing the building into a functional office, with an adequate office entrance visible from both Procter Street and High Holborn.

These new additions are crucial to improving the visual awareness of the buildings entrance, providing the building with a prominence on both High Holborn & Procter Street whilst also improving the lighting within the undercroft. It is of great importance to note that the scheme has been designed to be flush with existing undercroft height so as not to impact on the highway.

The column cladding under the new clad soffit will be reduced in size further improving visibility.

The external proposed alterations are as follows:

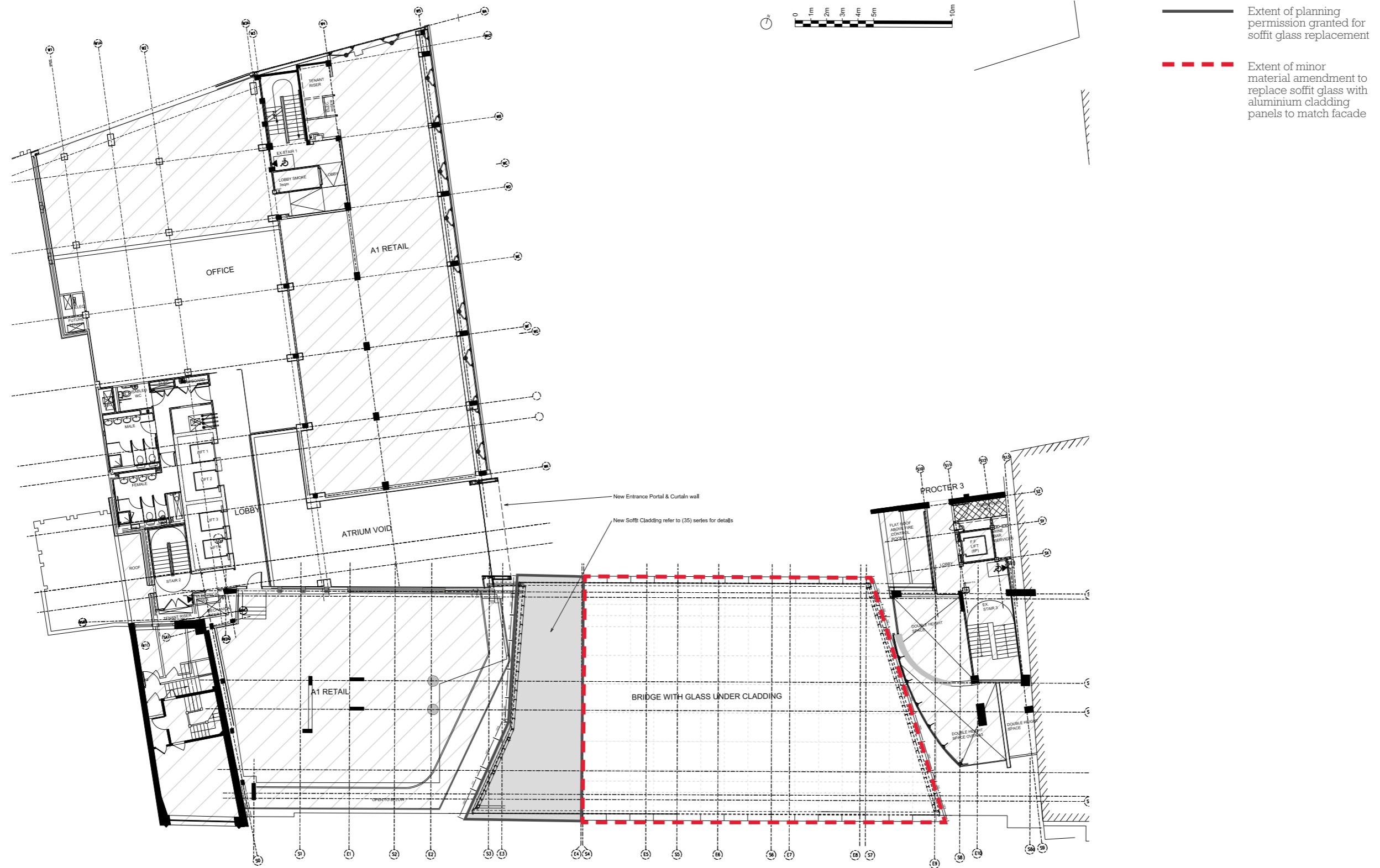
- > New entrance screen to the reception and portal to increase visibility.
- > Introduction of a canopy to the High Holborn wing of the building to the soffit of first floor.
- > New cladding to column



South Elevation: CGI of As Approved

— — — Dashed line indicates area of minor material amendment to replace all soffit glass with aluminium cladding panels to match facade (*)

Extent of Minor Material Amendment



Minor Material Amendment Proposal

As Approved :

The new canopy lining links the High Holborn frontage with the main entrance on Procter Street. The edge lighting helps reference the edge detail of the reveals to the entrance 'portal'. The use of '110 High Holborn', is clearly an address and might be considered more recognisable, rather than 'The Eye'. The cladding materials for both the canopy & portal will further reinforce the visual link. The signage defines the entrance; set above the busy foreground of traffic, columns and road signs.

The overall width of the canopy captures the paired columns. Removing the column cladding improves the proportion and a new applied finish will be reflected on the soffit.

Downlights in the new canopy to wash the canopy underside and to illuminate the pedestrian area will improve the foot traffic experience.

Minor Material Amendment Proposal :

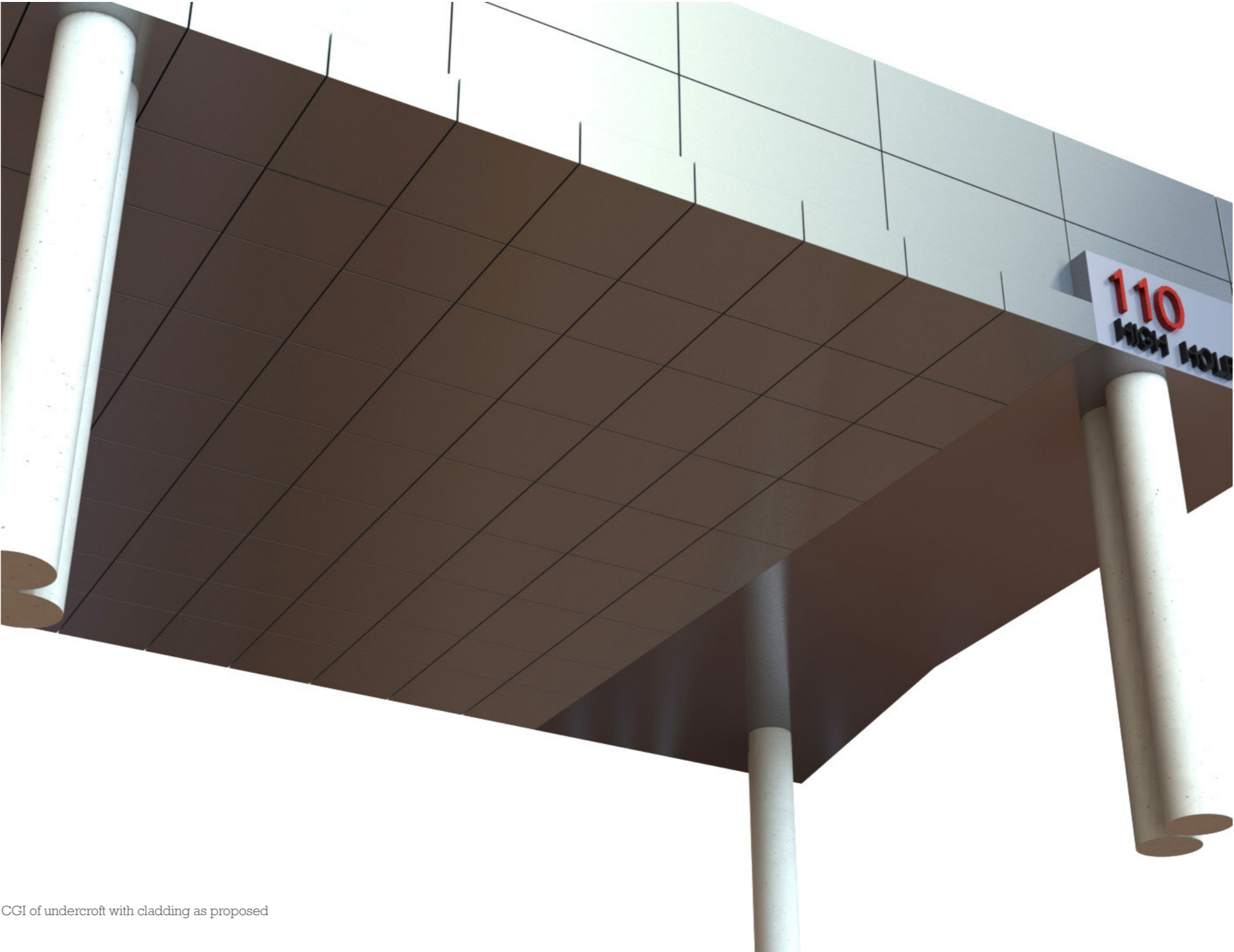
The remaining soffit cladding in the bridge area is rather dirty and the building owner would like to see this replaced with a metal panel which has new fixings and will offer a finish which has longevity and will look well in this extremely congested traffic location. The existing area is underlit and dirty, so some refurbishment would make a great improvement. In addition to replacing the glass panels, the proposal includes new lighting as per the design on the following pages.



1. Existing bridge undercroft and roadway
2. Existing glass cladding to undercroft



Visual _ As Proposed



CGI of undercroft with cladding as proposed

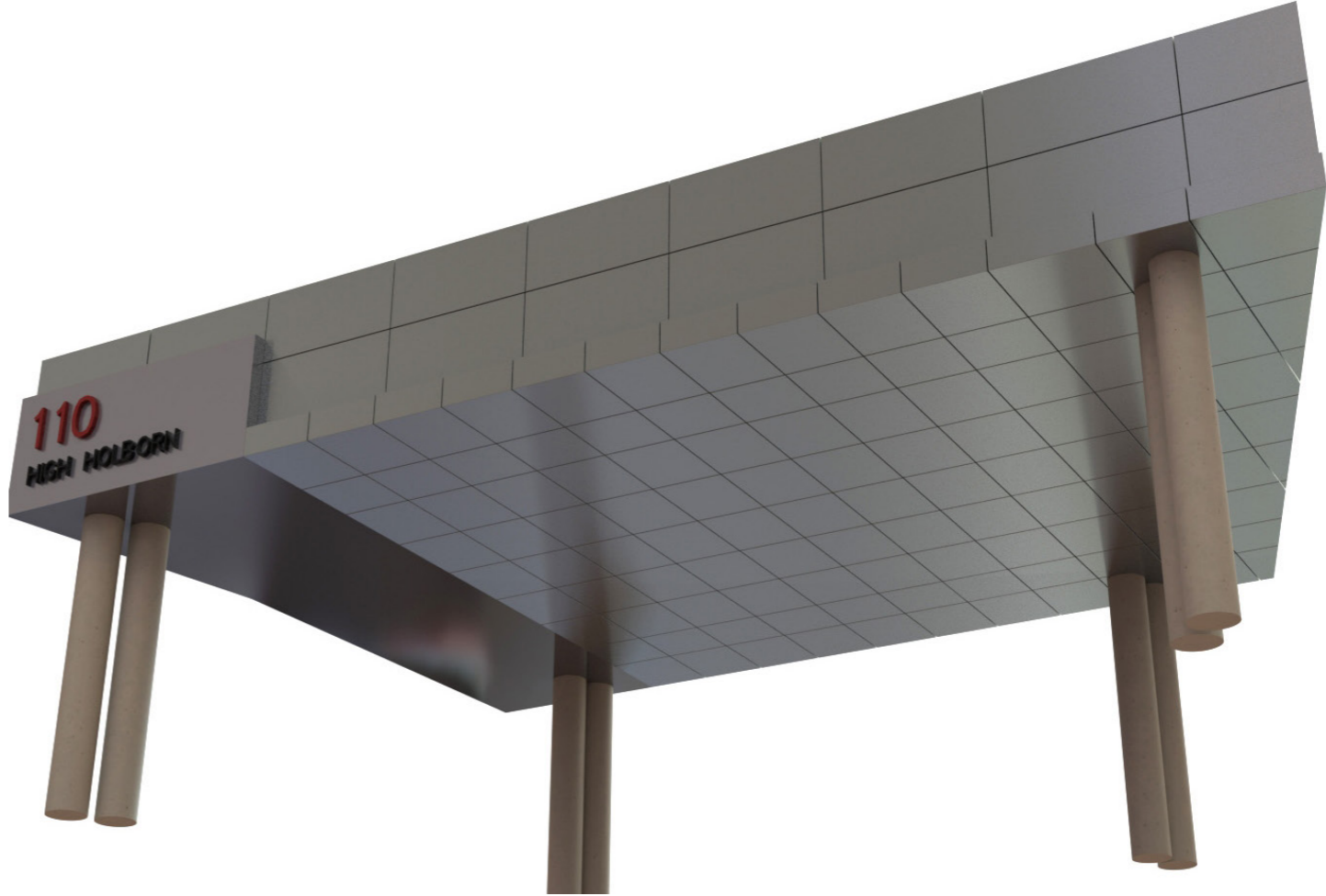
Materials _ As Approved and As Proposed



Entrance as approved, with existing single glazed undercroft cladding



Existing glass cladding

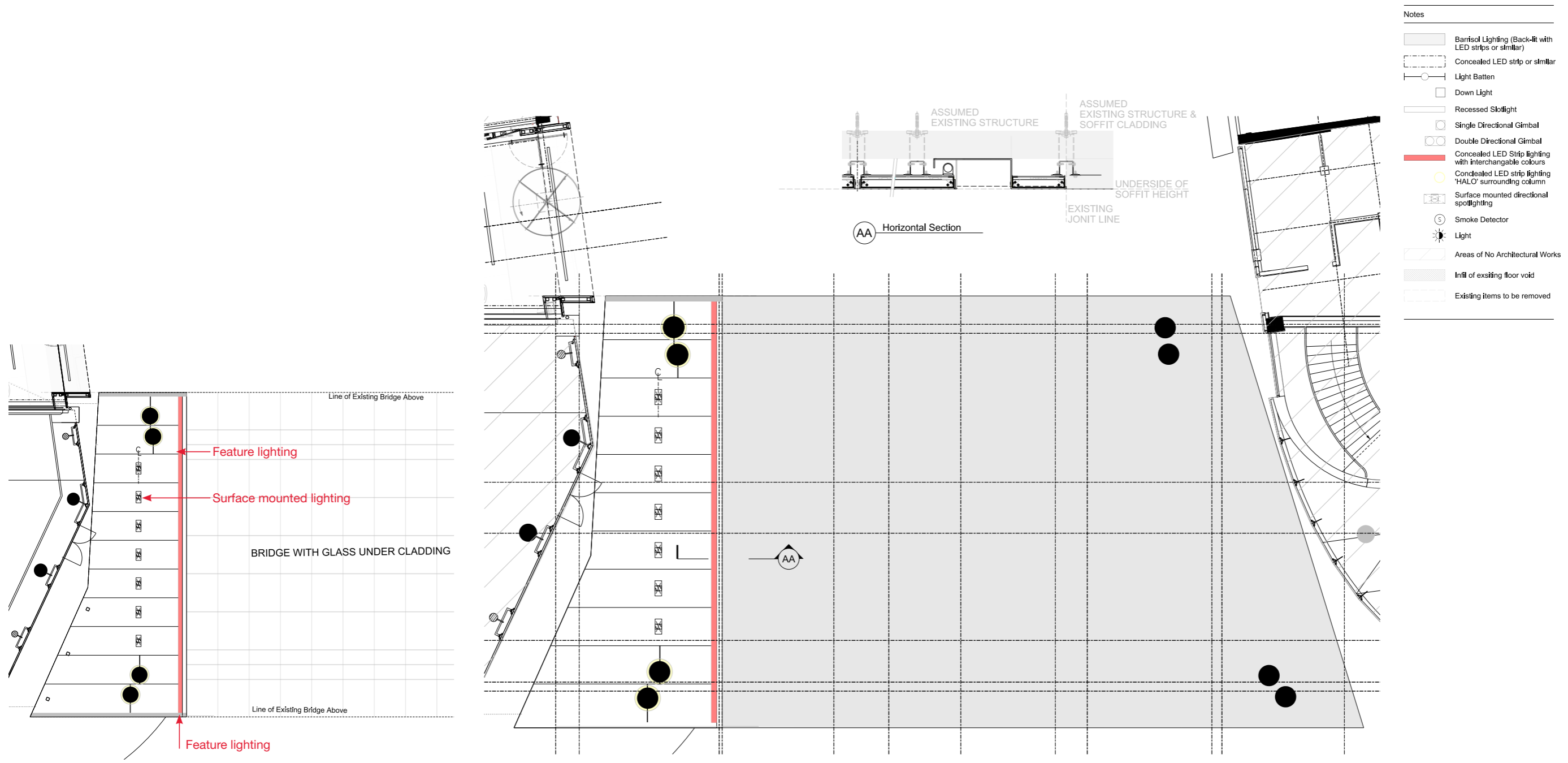


CGI of proposed cladding to undercroft



Aluminium cladding panels

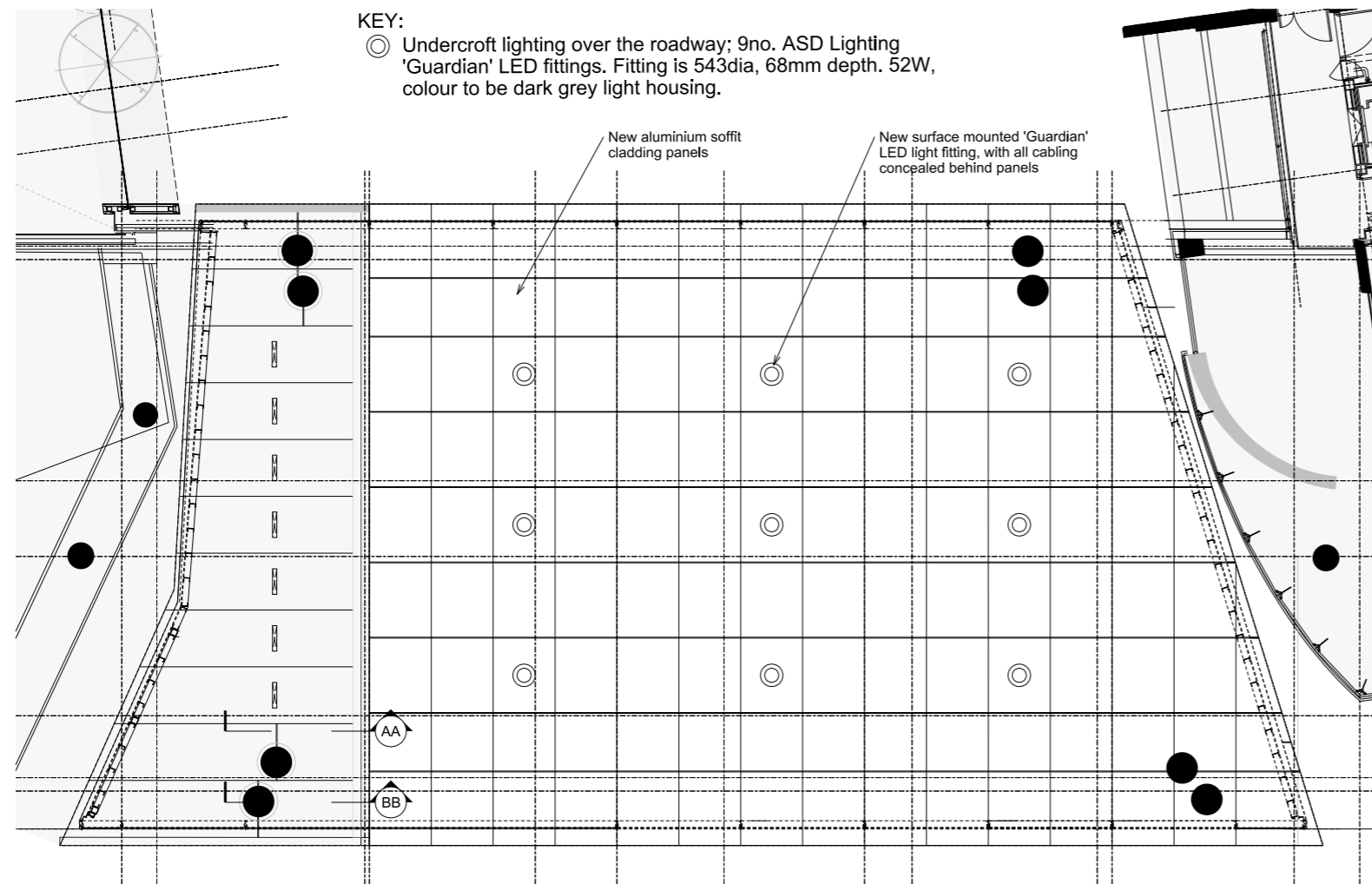
Light Fittings _ As Approved



Lighting to undercroft as approved

Reflective ceiling plan of link bridge as approved

Light Fittings _ As Proposed



Reflective ceiling plan of link bridge as proposed



Proposed 'Guardian' LED light fitting to undercroft

Lighting Calculations _ As Proposed

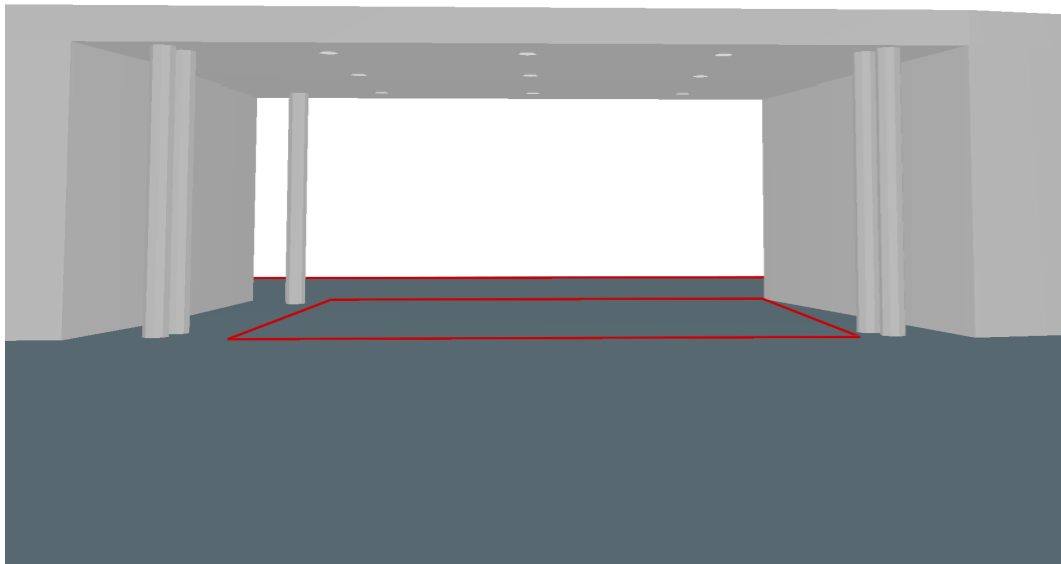
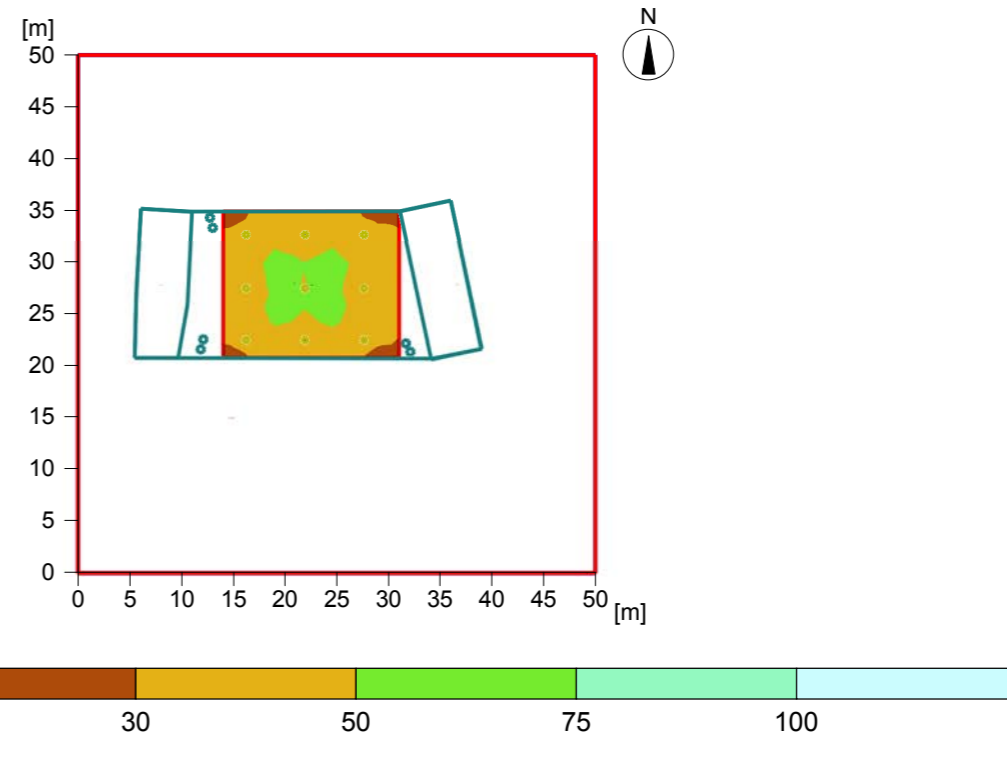
As Approved :

The pedestrian route is significantly improved by the lighting from the new canopy as approved. The existing cladding is retained over the roadway, which was installed with lighting, but stopped working a long time ago. There is general street lighting on both sides.

Minor Material Amendment Proposal :

The lighting within the panels will significantly enhance the lighting to roadway below the bridge. This would be especially welcome in terms of improving cyclist safety at this junction.

Some preliminary calculations for the illuminance of the area under the bridge are shown on the right. This is based on assuming a road classification CE class 1, which requires 30 lux and 0.4 uniformity over the area.



CGI of lighting to undercroft, with illuminated area of roadway indicated by red outline

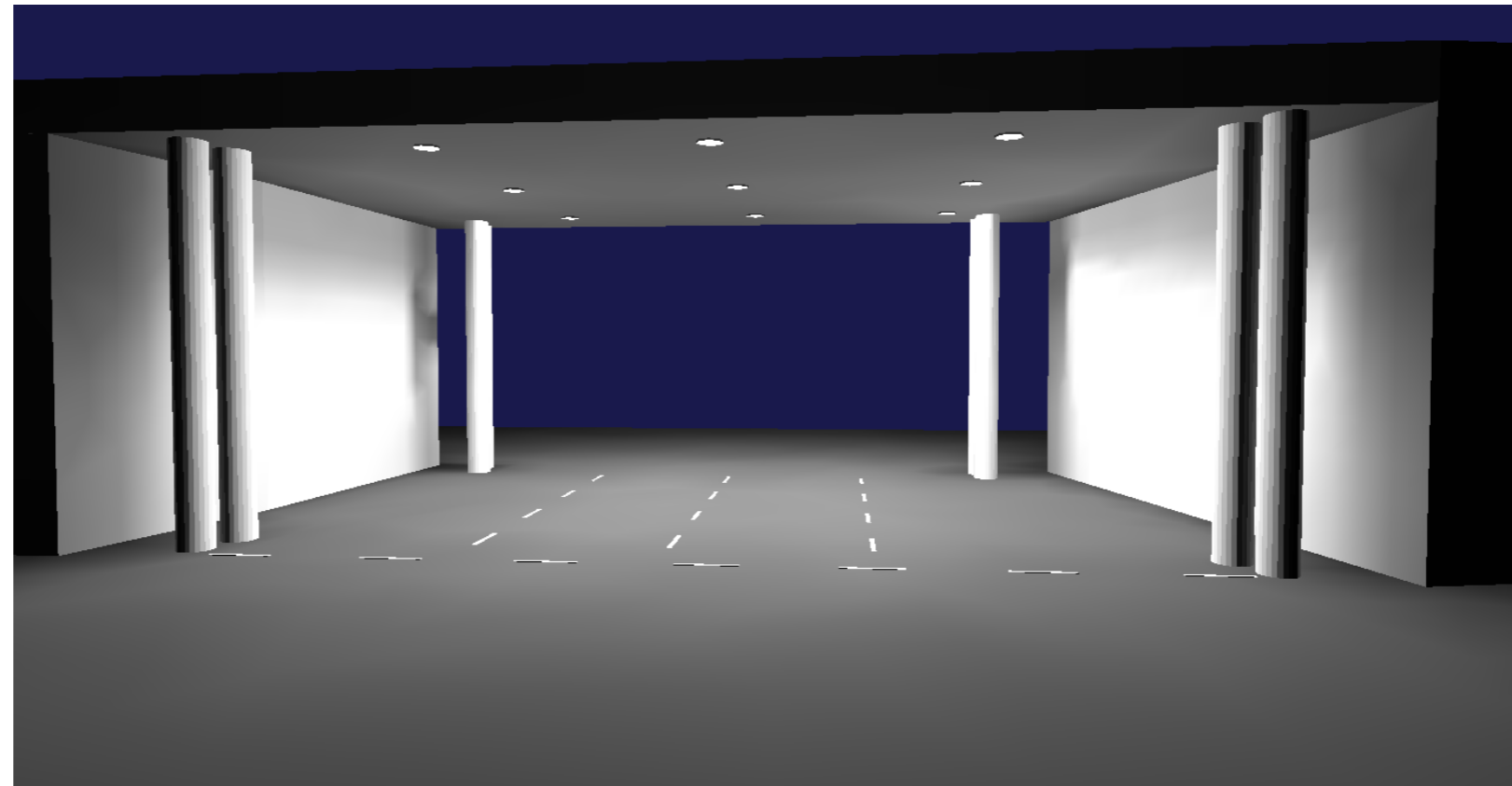
General	
Calculation algorithm used	Average indirect fraction
Height of evaluation surface photometric centre height. [m]:	0.00 m
Maintenance factor	8.00 m
	0.80
Total luminous flux of all lamps	29808 lm
Total power	336.6 W
Total power per area (2500.00 m²)	0.13 W/m²

Illuminance		
Average illuminance	Eav	42.2 lx
Minimum illuminance	Emin	28.2 lx
Maximum illuminance	Emax	55 lx
Uniformity Uo	Emin/Em	1:1.49 (0.67)
Uniformity g2	Emin/Emax	1:1.95 (0.51)

Type No.\Make

1	9	ASD
		Order No. : GD5/JLED48EM STD MODE
		Luminaire name : GUARDIAN AL / GREY HF EM STD MODE
		Equipment : 1 x LED / 3312 lm

Lighting Visuals _ As Proposed



CGI of undercroft lighting as proposed



CGI of undercroft lighting as proposed



TateHindle Limited

1 Lindsey Street
London
EC1A 9HP