

Design & Access statement for: Web Reservations, 3rd Floor, 52 – 54 High Holborn, WC1V 6RL

The Property – High Holborn House



View of High Holborn House from A40 High Holborn

The site is located in Holborn, to the West of Grays Inn Road and to the East of Kingsway. The external elevation of the property is of a much higher architectural standard than many of the adjacent properties along the street. The property is situated approximately equidistant between Chancery Lane and Holborn tube stations.

The buildings on High Holborn display a variety of architectural styles and materials. Older buildings are interspersed with contemporary more modern styles and there is not a dominant aesthetic along the street. High Holborn (A40) is a busy main road with two lanes of traffic flowing in both directions and as such is a source of considerable noise and pollution during peak times. The majority of the buildings on this street include retail units at ground level with glazed frontages.

The site lies within the Bloomsbury Conservation Area.

High Holborn House is a seven storey property with retail on the Ground floor and offices 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. 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 – Basement light well

The internal lightwells of High Holborn consist of rendered and brickwork finishes, with single glazed crittle sash windows and stone cills. The proposal is to install 2 no. condenser heads into one of these lightwell, as marked on the enclosed drawing and shown on the image below. The current lightwell is void of existing plant as the landlord has removed all condenser heads from the space. The scaffolding seen to the southern elevation indicates the route which the landlord contractor used to remove all of their units. The scaffolding is due to be struck and removed over the coming days.



Image showing current status of lightwell, void of any condenser units



Image showing lightwell with proposed location of 2 no. condenser units to be installed

Scope of development

To install 2 no. new air conditioning condensers to the existing basement level lightwell as shown in image above. All existing landlord condenser units have been removed, thus extensively reducing the current ambient noise generated from the space.

Condensers

The condensers are to be located in the basement lightwell (refer to plan WEBR004 01.1.pdf) for specific location. The DB rating is detailed in the manufacturers' information already supplied as part of the planning application. The planning pack will demonstrate negligible impact with respect to noise pollution within the immediate environment. *A noise/acoustic survey is being carried out and will follow shortly in due course.*

Intended use

The intended use of these 2 no. units will be to serve the new comms room which will be located within the refurbished 3rd floor office space.

Proposed layout & development scale

The 2 no. new condensers are a standard size from a reputable manufacturer (Mitsubishi) and will be the only two units currently located in the basement lightwell.

Design

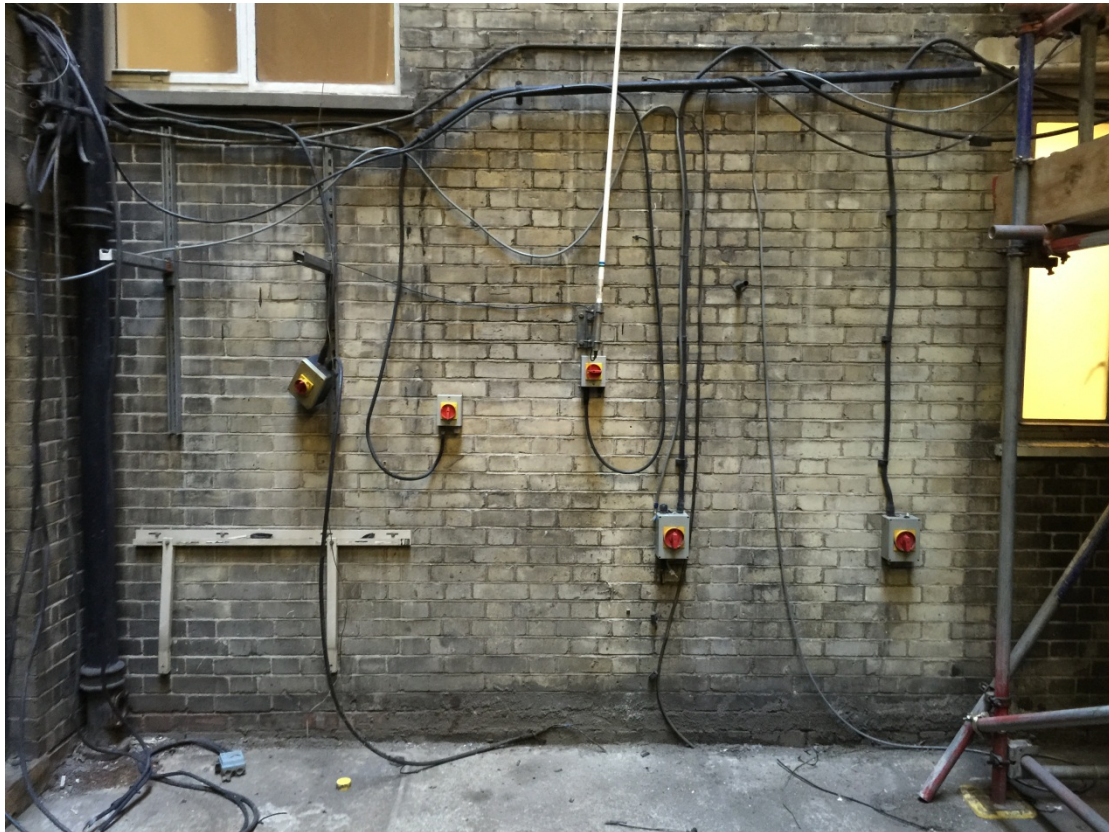
The condenser designs are brand new and will be installed as per manufacturer's recommendations.

Proposed access

Pedestrian and vehicular access is via High Holborn and Bedford Row. Vehicular and pedestrian access into the site is unaffected in anyway as a result of this proposed development.

Visual impact / development location

The new external condensers are proposed to a lightwell closest to the corner of Brownlow Street and Bedford Row. In summary the proposed condensers are obscured from direct line of sight to other properties and have no visual impact. Elevation drawing have not therefore been produced as there is no impact however, images of the existing lightwell elevations are below for reference.

Elevations

EAST FACING ELEVATION



NORTH FACING ELEVATION



WEST FACING ELEVATION



SOUTH FACING ELEVATION