

**John
Robertson
Architects**

120 Holborn

Camden
London EC1

8A Leather Lane: Extension

Revision 2: 2nd April 2015
Design and Access Statement
P2

John Robertson Architects Ltd
111 Southwark Street
London SE1 0JF

Tel: +44(0)20 7633 5100

Address: 120 Holborn, London EC1

Proposals: Retail Unit Extension; Class A1

Design and Access Statement

Introduction

120 Holborn EC1, sometimes known as the Holborn Centre, was built in 1978 to designs by R. Seifert & Partners on the site of Gamages department store. Consisting of 150,000 sq ft of offices over a retail podium with ancillary storage and car parking in the basement, it was occupied from its construction until 2013 by British Telecom. Portions of the building are now vacant with the refurbishment works aiming to attract new tenants to better utilise the space.

In 2013 the Corporation of the City of London, in partnership with the London Borough of Camden and Transport for London commenced improvement works to Holborn Circus and its approaches, primarily to address road safety issues, but also to improve the quality of the public realm.

The new Crossrail Farringdon Station, which will be a 10min walk away, is expected to be completed in 2018. These improvements will increase the number of visitors and commercial activity to the Holborn and the wider surrounding area.

These proposals, brought forward by 120 Holborn Investment Limited Partnership, include works to the A1 retail unit at 8A Leather Lane which will improve the utilisation of the space and create amenities for the area and its users. It also includes consequential alterations to an existing residential entrance.

The proposal

The proposal seeks to extend the existing Class A1 retail unit on Leather Lane by relocating the glazing line out to the front of the columns and infilling the undercroft adjacent to the retail unit. The increase in retail floorspace amounts to 44 m² GIA.

Similar to the majority of existing retail units on Leather Lane the design of the new frontage will have fixed glazing and a glazed double door in line with the front of the existing columns to create a better, more visible and active street frontage which will enhance the environment in this part of Leather Lane.

The existing undercroft encourages anti-social behaviour, creating dark corners at fire escapes from the building, which will be mitigated by the creation of a new gated entrance to the flats above.

The extension to the retail unit results in alterations to an existing residential entrance which serves residential units on upper floors of the building. The entrance will be relocated to the southern elevation of the extension and connects to the existing entrance via a new entrance hall.



view 1 : existing A1 shop frontage and residential entrance



view 2 : existing A1 shop frontage and undercroft



view 3 : Leather Lane looking North - existing shop frontages

Design and Access Statement: Schedule of Accompanying Drawings

The statement shall be read in conjunction with the following drawings:

Existing Drawings

P08/001/P2

P08/002/P2

P08/003/P2

Proposed Drawings

P08/004/P2

P08/005/P2

Document Verification

Job Title 120 Holborn

Job Number 1818

Document Title Design and Access Statement
Retail Unit Extension

File Ref: 1800x\1818 Holborn Fitout Floor 1 and 2\Admin\C Statutory\C01 Town Planning

Prepared by Daniela Alt

Dated 25th March 2015

Checked by Simon White

Dated 26th March 2015

Revision Record

Revision no.	Date	Description	Prepared	Checked	Details
1	25/03/2015		DA	SW	New document
2	02/04/2015		DA	SW	Updated to DP9's comments