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APPENDIX TO THE DESIGN & ACCESS STATEMENT EXISTING BUILDING & FACADE MATRIX

10.1 EXISTING BUILDING & FACADE ANALYSIS

The Design Team first completed a detailed look at the existing building in pursuit of an adapt and reuse solution. In order to quantify the existing building's performance against each criteria in the brief, a building strategy matrix was created. The following pages assess whether or not it is possible to achieve the client's brief by retaining the existing building or by retaining the existing High Holborn facade.

CONTIGUOUS FLOOR PLATE

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

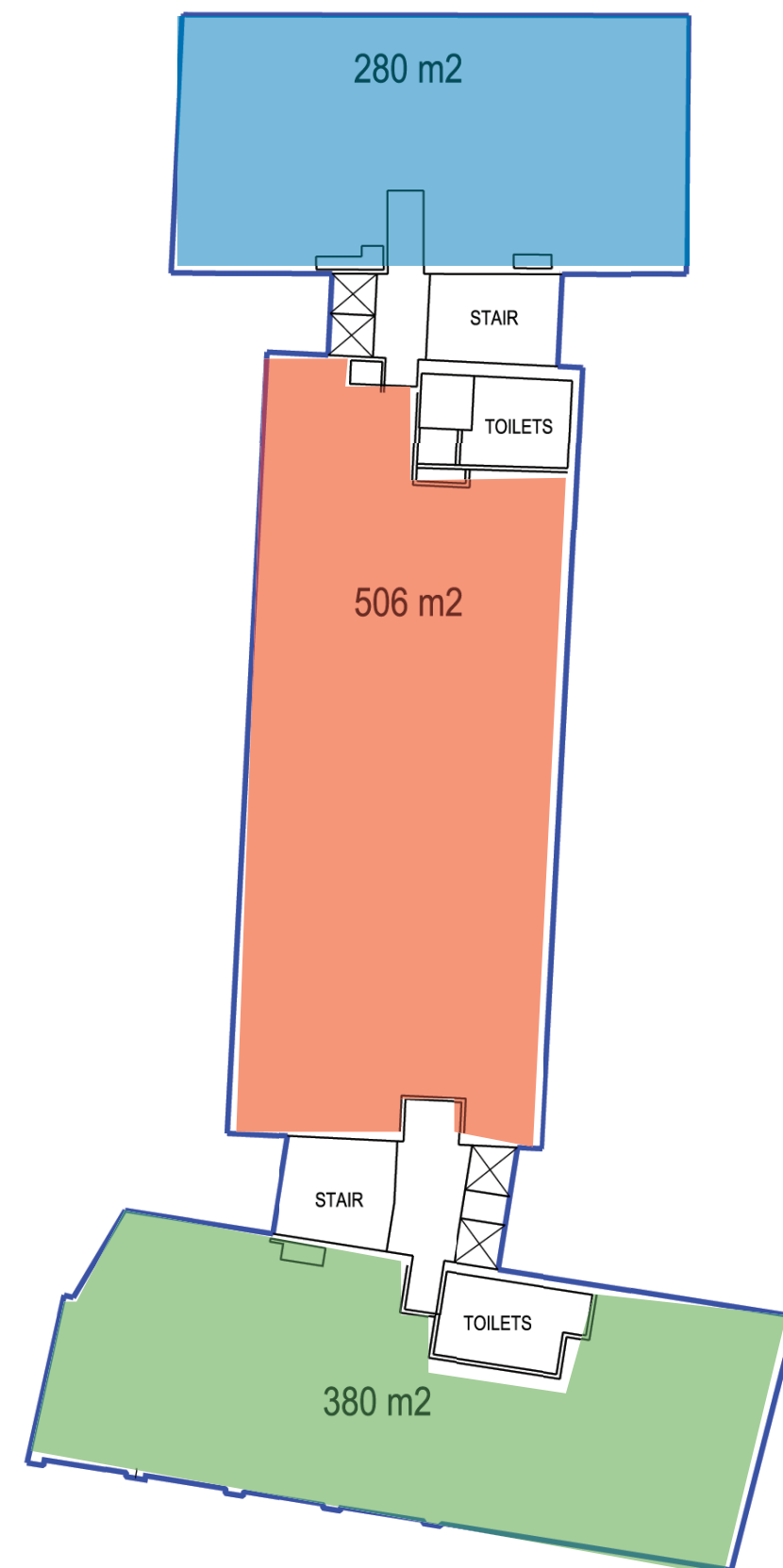
The predominantly commercial office floor plate demand in the Holborn area generally favours two sizes: 10,000 square foot full tenant space or 5,000 square foot sub-tenancy.

IS THIS POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing building suffers from commercial vacancy because the existing floor plate does not allow a contiguous space at the 930 square meter size. A contiguous 460 square meters pace is available at the centre of the building but does not offer the same quality space as other buildings because it is in the centre of the space without frontage on either High Holborn or Eagle Street. Smaller tenancies of 280 - 370 square meter are possible in the north and south wings but this is too small to attract the majority of business in/around High Holborn.

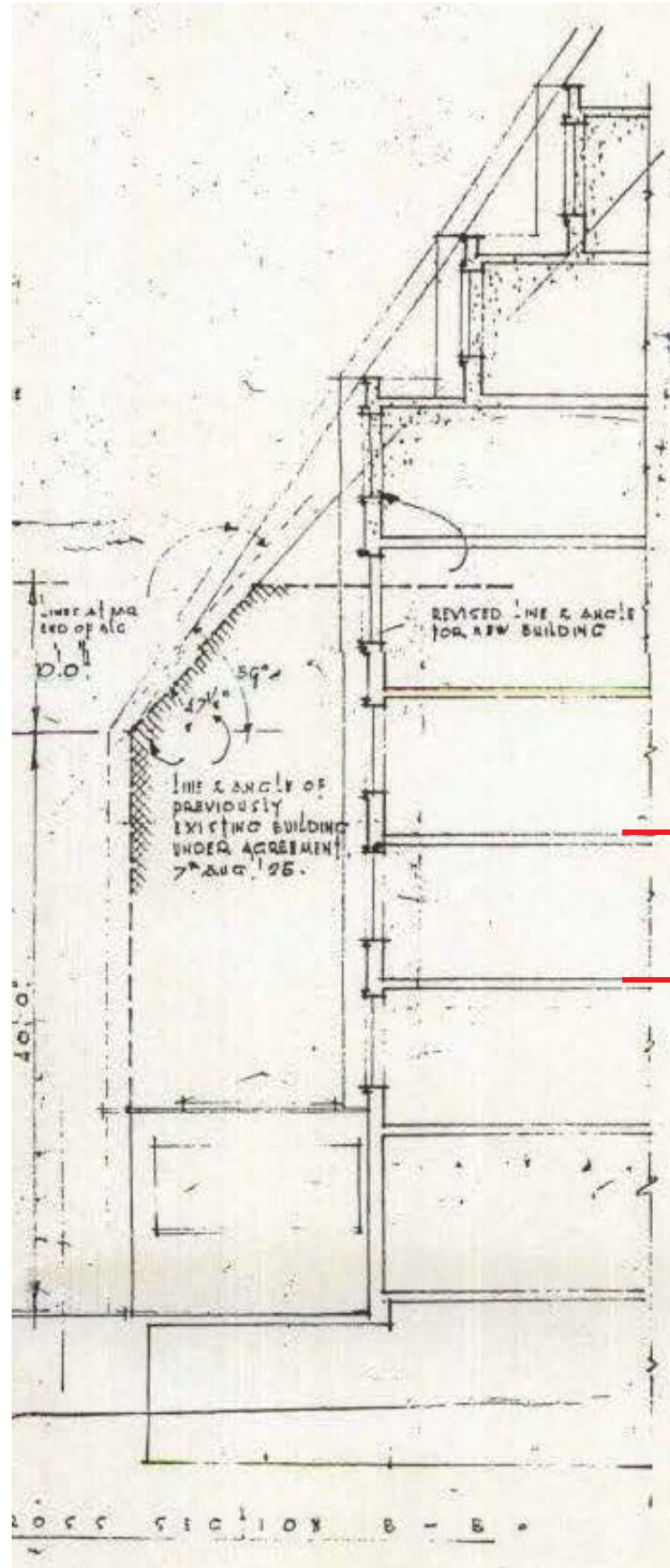
IS THIS POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. Although maximum offering to the Camden business community will be compromised by other factors, (see following pages)



TYPICAL EXISTING BUILDING FLOOR

2.7m MINIMUM CEILING HEIGHT



THE EXISTING FLOOR-TO-FLOOR HEIGHT IS 3150MM. (3.15M). AFTER STRUCTURE, VENTILATION, AND CEILING ASSEMBLIES ARE REMOVED THE FLOOR-TO-CEILING HEIGHT IN THE OCCUPIED OFFICE SPACES STRUGGLES TO ACHIEVE 2.4M.

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The ceiling heights achieved in the existing building represent an absolute minimum height in today's market. At 2.4m they restrict the use of most lighting that includes an up-light component for reducing glare and improving worker comfort. This building would not be able to meet the BCO guidance for a good high quality office building with floor to ceiling heights driven by the existing frame dimensions.

IS THIS POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No.

IS THIS POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

No. A facade retention scheme requires newly constructed floors to align with the floor-to-floor heights of the original building. This will exclude the majority of businesses interested in the location not just because of the ceiling height, but also because the addition of raised access floors for data cabling will be impossible.

DISABLED ACCESS

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The Disability Discrimination Act

The Disability Discrimination Act (DDA) 1995 aims to end the discrimination that faces many people with disabilities. This Act has been significantly extended, including by the Disability Discrimination (NI) Order 2006 (DDO). It now gives people with disabilities rights in the areas of:

- Employment
- Education
- Access to goods, facilities and services, including larger private clubs and transport services
- Buying or renting land or property, including making it easier for people with disabilities to rent property and for tenants to make disability-related adaptations
- Functions of public bodies, for example issuing of licences

The legislation requires public bodies to promote equality of opportunity for people with disabilities. It also allows the government to set minimum standards so that people with disabilities can use public transport easily.

IS THIS POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The building was built in 1959 before equal access was considered for people with disabilities. The existing building can be made accessible by retrofitting ramps, platform lifts, lavatory taps, door handles, etc. but it will always represent a compromised solution.

IS THIS POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. A facade retention scheme, along with any solution that includes new construction, is able to be fully accessible.

SUSTAINABILITY

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
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Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The limitation on global energy sources was not understood or considered when the existing building was designed in the 1950's.

It is self-evident that for a building (or anything else) to be sustainable in any sense, it must be both fit for its intended purpose and be capable of adaptation to be fit for another purpose reasonably foreseen within its intended lifespan. A speculative office presents a particular challenge in this respect. Offices that are not designed around one intended user must be able to adapt to almost any likely user if they are to be useful. The city has numerous examples of offices that lack adaptability and which are often empty – a waste of precious resource – or which have to be demolished and redeveloped after only a few years of occupation – an even greater waste of resource.

It is critically important in assessing sustainability of any design or decision to consider the long term benefits and costs and not only the short term financial or political drives, hence own emphasis on life cycle costing and carbon measurement rather than only capital cost or immediate impact.

The principal factors which determine the sustainability of an existing building for refurbishment as opposed to demolition and redevelopment:

- Energy performance of existing façades; in particular air tightness and the ability to achieve performance which is comparable to current Building Regulation requirements. This affects comfort as well as energy consumption in use and therefore the affects the long term viability of the building as a whole.
- Ability to accommodate diverse current and foreseeable changes in IT hardware architecture; IT is changing rapidly and the types of systems used by different types of businesses are diverging significantly. The key limitation of existing buildings is in storey height, restrictions in which constrain the facility to accommodate more than one possible configuration.
- Flexible working patterns; the way in which businesses use their business premises is slowly changing, with a greater need for space that can be changed from individual workstations and into collaborative work space and meeting rooms, and evolving IT requirements alongside these. Again, headroom is often the key criterion in determining the cost, financial and in resources, of frequent adaptation from one type of use to another.
- Energy and carbon performance targets; whilst Building Regulations do not apply retrospectively, so in theory offices already built do not have to respond to changing performance standards, in reality most tenants have corporate policy aspirations to meet or exceed threshold performance in their assets. Premises which cannot be economically adapted to keep up are quickly obsolete in the marketplace. Plant and riser space and distribution are fundamental to this adaptation. Refurbishment of an existing building is almost always the lowest cost and carbon option in the short term, but if the resulting accommodation has a lifespan of only a few years, after which another significant investment in modification will be needed in order for the building to remain useful, then the whole life cost will be much higher than for a considered and sustainable redevelopment.

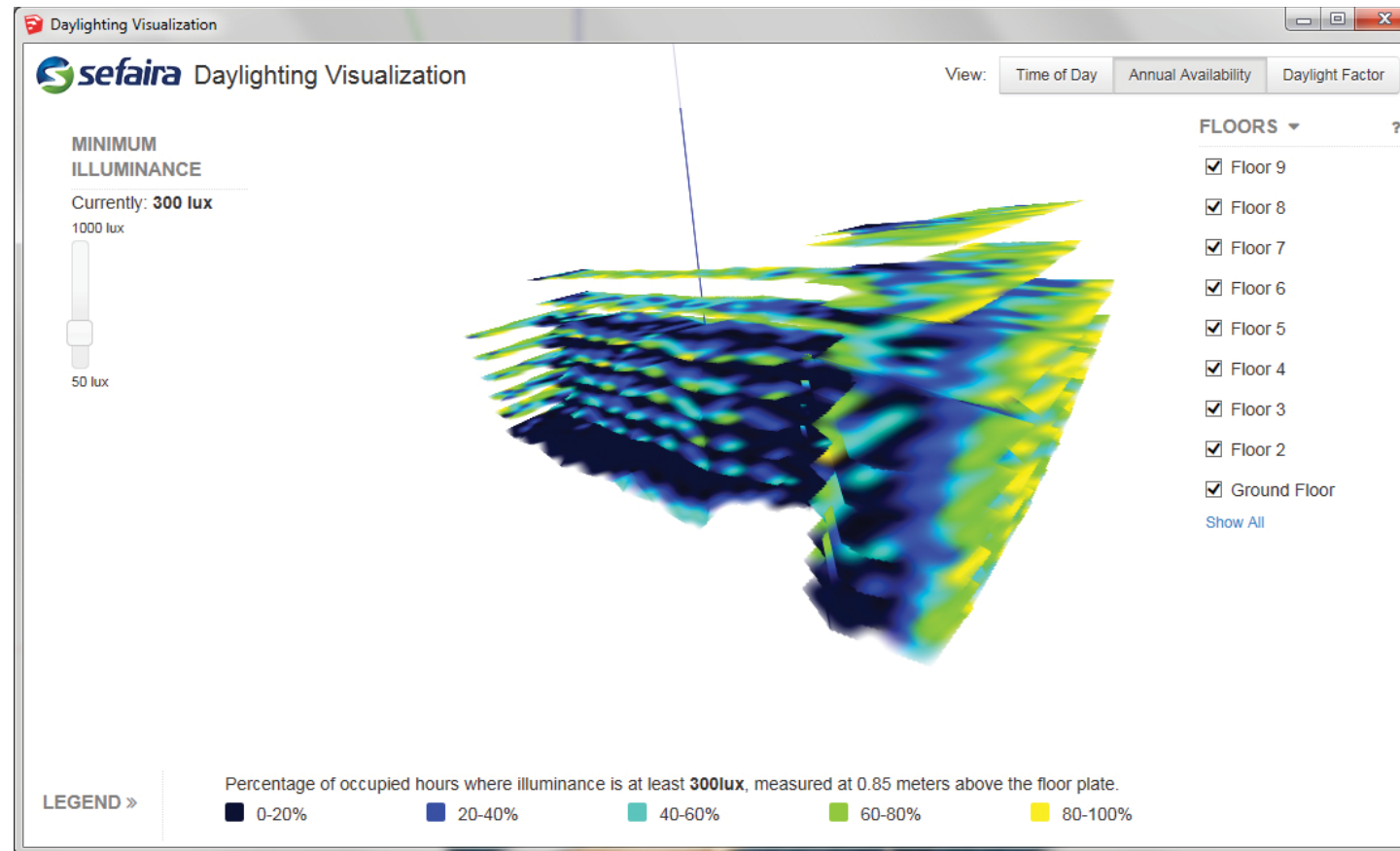
IS THIS POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing building cannot be retrofitted to meet current standards for Low Energy Design. Part L 2013 or 2016 criteria is fundamentally inconsistent with the existing building.

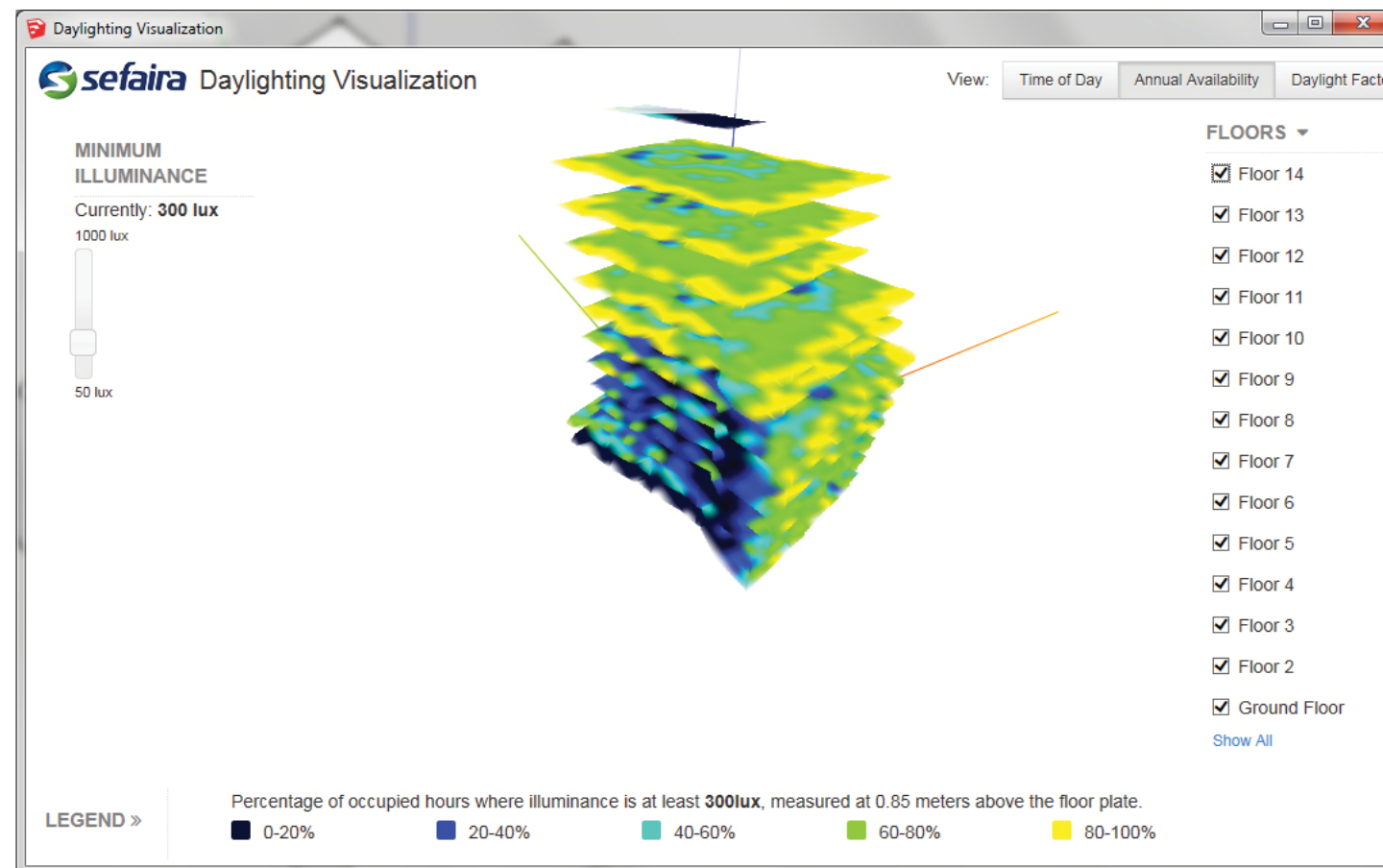
IS THIS POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. Although energy targets will not be possible on the south facade if it is retained, the remainder of any new construction could include compliant current energy features.

EXISTING BUILDING:
 DAYLIGHT LEVELS FOR OFFICE
 WORKERS IN THE EXISTING BUILDING
 ARE QUITE LOW. AREAS SHOWN IN
 BLUE AND DARK BLUE MUST USE
 ELECTRIC LIGHTING AT ALL TIMES OF
 THE DAY AND AT ALL TIMES OF THE
 YEAR.



EXISTING OFFICE BUILDING DAYLIGHT LEVELS



PROPOSED OFFICE BUILDING DAYLIGHT LEVELS

PROPOSED BUILDING:
 DAYLIGHT LEVELS FOR OFFICE
 WORKERS IN THE PROPOSED OFFICE
 BUILDING ARE DRAMATICALLY
 IMPROVED WHEN COMPARED TO
 THE EXISTING. THERE IS NO LONGER
 A RELIANCE ON ELECTRIC LIGHTING
 WHICH IMPROVES SUSTAINABILITY
 AND REDUCES ENERGY BILLS AND
 ENERGY DEPENDENCE.

DAYLIGHT LEVELS

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

Daylight levels in the existing building are compromised by the following:

- Low floor-to-ceiling heights
- Small window openings
- Large areas of floor plate in the darkest (centre) portion of the site

CAN DAYLIGHT LEVELS BE IMPROVED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The building will continue to consume a disproportionate amount of energy for lighting than it's modern counterparts. There will be a limit to the amount of new lighting that can be retrofit due to the lack of space for cabling.

IS THIS POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

No. By retaining the existing High Holborn facade the daylighting level to the south will continue to suffer.

LIFT CAPACITY

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

Current CIBSE standards dictate prescribed wait times for lift passengers.

CAN LIFTS BE UPGRADED OR REPLACED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing lifts cannot be upgraded to satisfy modern CIBSE requirements for lifting capacity, weight, or speed. The lifts cannot be removed and replaced by modern lifts because the space available is not adequate.

CAN LIFTS BE UPGRADED OR REPLACED IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. All new construction solutions will include lifts that meet current guidelines.

DENSITY LEVELS

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The occupancy of the existing building is limited by constraints such as:

- Stair widths
- Lift capacity
- Proportion of floor space
- Area of floor space

Current design standards for office space in the Holborn area range from 1 person per 8 m² to 1 person per 12 m².

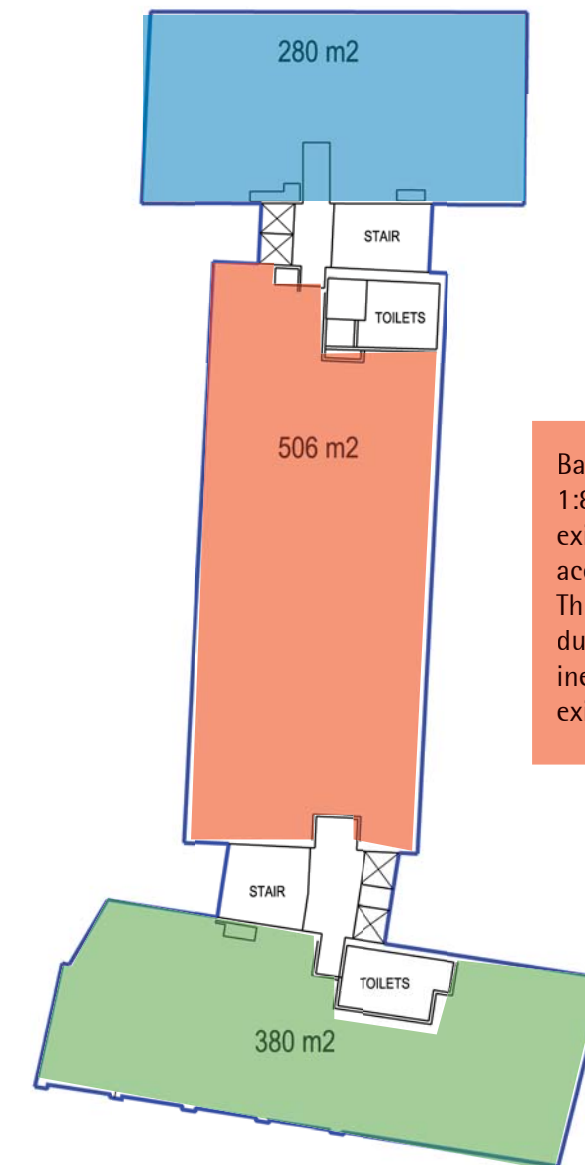
CAN DENSITY BE INCREASED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing building cannot accommodate current workplace density standards.

CAN DENSITY BE INCREASED IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. The application of current density standards is possible in a retained facade solution.

Based on a density of 1:8 this portion of the existing building should accommodate 35 people. This is not possible due to the shape and inefficiency of the existing space.



Based on a density of 1:8 this portion of the existing building should accommodate 63 people. This is not possible due to the shape and inefficiency of the existing space.

Based on a density of 1:8 this portion of the existing building should accommodate 48 people. If maximum density was achieved (35 + 63 + 48 = 146) additional life safety strategies would likely be required such as external fire stairs. This will present Planning challenges.



POSITIVE ATTRIBUTES OF THE EXISTING BUILDING:

- Built of Portland stone which is the most characteristic of all London's high quality building materials
- Decent, well-mannered, commercial building that has aged well thanks to the Portland stone
- Building facade helps to establish a strong continuous street frontage
- A good "background" building

NEGATIVE ATTRIBUTES OF THE EXISTING BUILDING:

- Architecturally the building is not memorable
- Unlikely that most people will have noticed it at all in spite of its size
- Functional and environmental limitations as described elsewhere in the existing building analysis.
- The existing facade does not address solar heat gain to the south
- The entrance and lobby are not grand spaces like the Head Quarters office building in High Holborn.

TEMPLAR HOUSE:

THERE IS SCOPE FOR A NEW BUILDING OF GREATER ARCHITECTURAL AMBITION ON THE SITE, WHICH WOULD ENHANCE THE CHARACTER OF THE CONSERVATION AREA, IN RESPECT OF ITS HISTORIC STREET PATTERN, AND ENHANCE ITS APPEARANCE.

CONSERVATION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The existing building lies in the Bloomsbury Conservation Area, and is identified as a "positive contribution" in the Council's CA appraisal. It represents the re-building effort after bomb damage in the area during World War II.

The building, which was completed in 1959, is surprisingly conservative for its date. It drew on architectural styles of the past without contributing anything to the future of architecture, at what was a time of optimism and large-scale renewal of the city.

CAN A FACADE RETENTION SCHEME CONTRIBUTE TO THE CONSERVATION AREA?

Yes, to a limited degree. But a facade retention scheme would be a compromise solution that would result in a functionally compromised building and would not offer anything more to the conservation area.

CAN A NEW BUILDING CONTRIBUTE TO THE CONSERVATION AREA?

Yes. Although recycling and re-use techniques would be used in the construction of a new building, a new building would not conserve the existing building. However there are a number of large recent buildings along this stretch of High Holborn and they make up part of the character of this part of the Conservation Area. None stand out as particularly good or particularly bad in architectural terms. There is scope for a more striking architectural contribution to this streetscape in the form of a new Templar House.

Please refer to the heritage assessment for further explanation of the conservation areas character and our response to it.



TEMPLAR HOUSE EXISTING BUILDING

INSULATION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

Construction standards in the 1950's did not emphasize insulation as a means of conserving heat and energy. The wall U-Value of a typical office building of the period would be approximately 1.5 W/m²K. The U-Value of current new wall construction is typically 0.18 W/m²K. This represents a vastly different level of performance.

IS UPGRADED INSULATION POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. Substantial modification to the existing wall assemblies would not be possible without losing the targeted goals for conservation.

IS UPGRADED INSULATION POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

No. Any portion of the existing building that remains will continue to suffer from the air ingress, thermal transmission, and energy loss of the existing building.

HOUSING SHORTAGE

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The existing office building is set over the entire site from High Holborn to Eagle Street. There is no residential accommodation currently on-site.

IS RESIDENTIAL POSSIBLE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. Even if a change of use was granted to retrofit the existing building as housing, the flats would struggle with the same issues seen in the existing office building (inadequate daylight levels, low floor-to-ceiling heights, inadequate insulation, etc.), in addition it would reduce to on site employment.

IS RESIDENTIAL POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. Only the High Holborn facade would be retained which would allow a separation of land uses for Residential on Eagle Street.

BIODIVERSITY

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
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Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The existing building has been reviewed by the Design Team ecologist and deemed to not positively contribute to the biodiversity of the area.

CAN BIODIVERSITY BE IMPROVED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. Limitations on the existing structure preclude the introduction of substantial roof planting. The existing wall assemblies are poor performers in terms of building insulation and would not be able to accommodate additional cold bridges from the introduction of bird or bat boxes.

CAN BIODIVERSITY BE IMPROVED IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. Although opportunities to modify the High Holborn facade would be restricted, the remaining new construction can contribute to the biodiversity of the area with the inclusion of brown roofs, green roofs, bird boxes, sparrow boxes, bat boxes, roof top planting, terrace planting, etc. The Templar House site could then be a wildlife link between Lincoln's Inn to the south, Russell square, Bloomsbury Square, and Grey's Inn.

SUSTAINABILITY

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
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Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The London Borough of Camden has set excellent sustainability targets for the design and construction community. The borough clearly understands the crisis of global climate change and has set itself to be a strong competitor in an emerging London.

CAN SUSTAINABILITY BE IMPROVED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

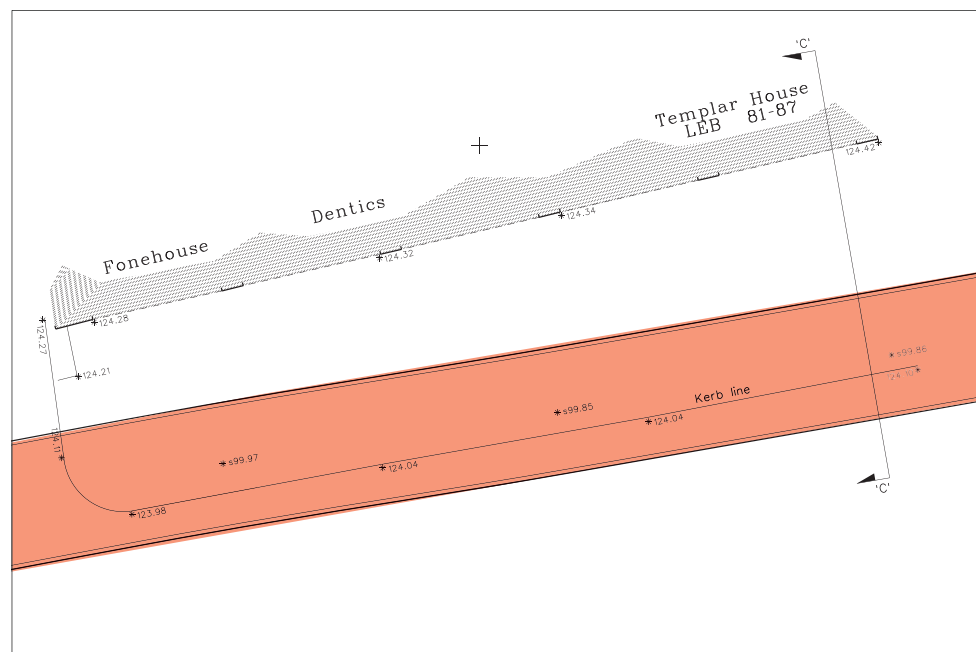
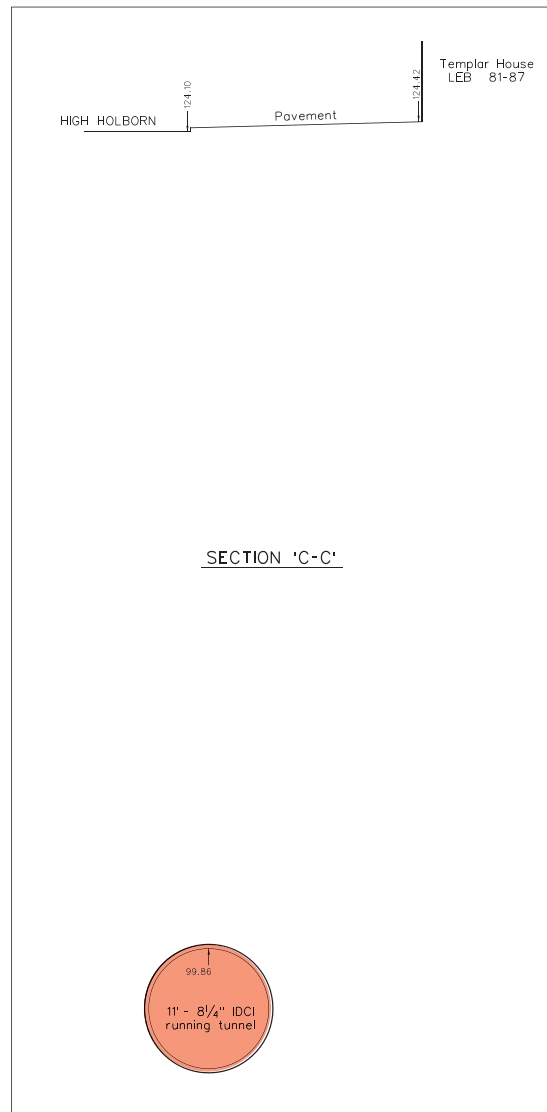
No. Although the preservation of existing buildings is often considered sustainable, in this case the reuse would be at the expense of most of Camden's other principles.

IS SUSTAINABILITY POSSIBLE IF THE FACADE OF THE EXISTING BUILDING IS RETAINED?

Yes. Although energy would be severely compromised at the retain facade, new construction elsewhere could be considered to offset the loss.



TEMPLAR HOUSE CURRENT FACADE TOWARDS HIGH HOLBORN



DIAGRAMS SHOWING HOW THE CENTRAL LINE RUNS UNDER HIGH HOLBORN CLOSE TO THE TEMPLAR HOUSE SITE. DRAWING REF: V79516, INFRACO BCV LTD.

ACOUSTIC ISOLATION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
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Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The London Underground runs the Central Line under High Holborn just a few metres from the Templar House site. Train vibration in the existing basement areas of Templar House is not perceptible, and the future levels are expected to remain similarly low and within appropriate criteria.

Structure-borne noise (SBN) due to trains is clearly audible in the existing basement areas nearest the Central Line and just audible in the basement area below the future residential. An initial estimate of future SBN suggests that:

- on the lowest floor of residential accommodation SBN is just within our recommended limit
- on the lowest floor of commercial accommodation SBN is within the BCO recommendation for open plan offices but could be above that for cellular offices.

CAN ADEQUATE ACOUSTIC ISOLATION BE ACHIEVED IF THE EXISTING BUILDING IS RETAINED?

No. Structure-borne noise limits office planning at the lowest level of commercial accommodation.

CAN ADEQUATE ACOUSTIC ISOLATION BE ACHIEVED IF THE EXISTING FAÇADE IS RETAINED?

No. Whereas acoustic isolators can be designed into a new construction solution, retaining the existing façade will continue to provide a path for Structure-borne noise from the adjacent Central Line train. This will limit the type of tenants attracted to the new space and restrict the market value of the new office space.

TOILET PROVISION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

Current BCO and BS 6465 standards set the toilet provision for new office space. A new construction solution would provide 8 unisex toilet rooms including sinks and 1 disabled WC per floor. This offers maximum flexibility for future tenants and signals that this space should rent for maximum market value. Design for disabled and ambulant disabled routes to these spaces will also be included in new construction.

IS THE TOILET PROVISION ADEQUATE IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing building splits toilet provision by placing a single-sex toilet room in the south wing and a single-sex toilet room in the north wing. Travel distances to these spaces per floor make it favourable for occupants to go up or down one level to find the appropriate space. Fixture spacing is not consistent with current market standards. Routes to/from the toilet rooms do not meet current accessibility standards. Even with heavy reverberation the existing toilet rooms will not contribute to an office space that earns full market value.

CAN ADEQUATE TOILET PROVISION BE PROVIDED IN A RETAINED FAÇADE SCHEME?

Yes. Any scheme that includes new construction will include market standard, code compliant toilet provision on all floors. All requirements for disabled access will also be met in new construction schemes.

OFFICE AMENITY SPACE

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

When companies consider like-for-like Grade A office spaces it is often the benefits and amenities that promote 100% occupancy for some instead of others. Amenities include cycle provision, shower/change provision, outdoor terrace access, views, etc.

CAN OFFICE AMENITY SPACE BE INCLUDED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The infrastructure limitations of the existing building make retrofit for cycle and shower provision impossible. Outdoor terrace access cannot be achieved without modifying the existing façade and/or losing rentable office space. Views are limited to the size and height above street level of the existing windows.

CAN OFFICE AMENITY SPACE BE INCLUDED IF THE EXISTING FAÇADE IS RETAINED?

No. Whereas an increased provision for cycles and showers is possible, the opportunity for external terrace amenity is not possible in a retained façade scheme. Views are limited to the size of the existing windows on the lower levels which would create a disparity in rental potential between levels.

HEADQUARTERS OFFICE SPACE

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

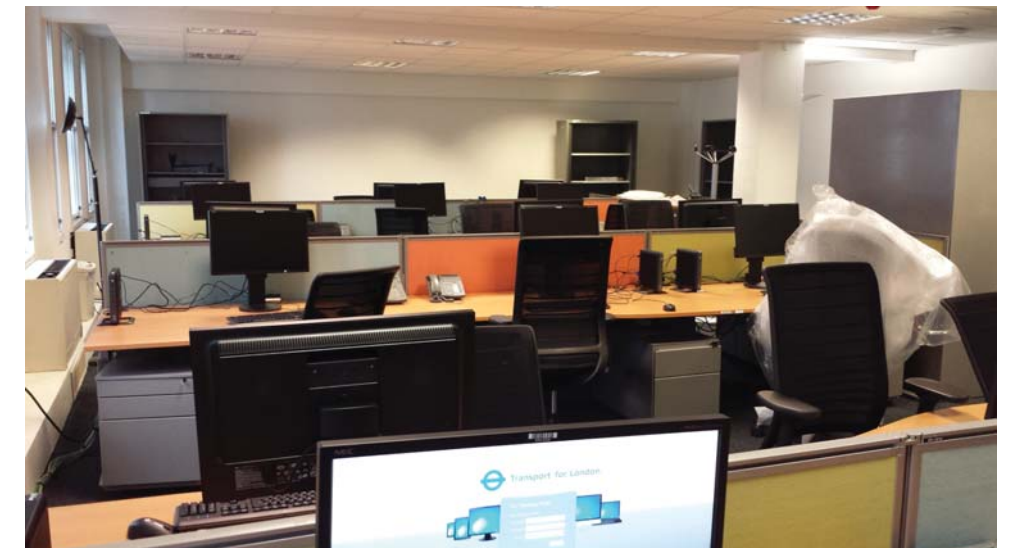
The most likely tenants for office space on High Holborn are professional and legal companies. The provision of space that would be attractive as a "headquarters" location would assure competitive market value for the office space. A good scenario would be a principal let occupying at least 50% of floors as a headquarters building, with floor by floor, or possibly half floor lets to the remainder.

CAN THE EXISTING BUILDING BE USED FOR HEADQUARTERS OFFICE SPACE?

No. The existing building does not provide the contiguous floor plate size, floor-to-floor heights, and amenity provision consistent with current Headquarters office space.

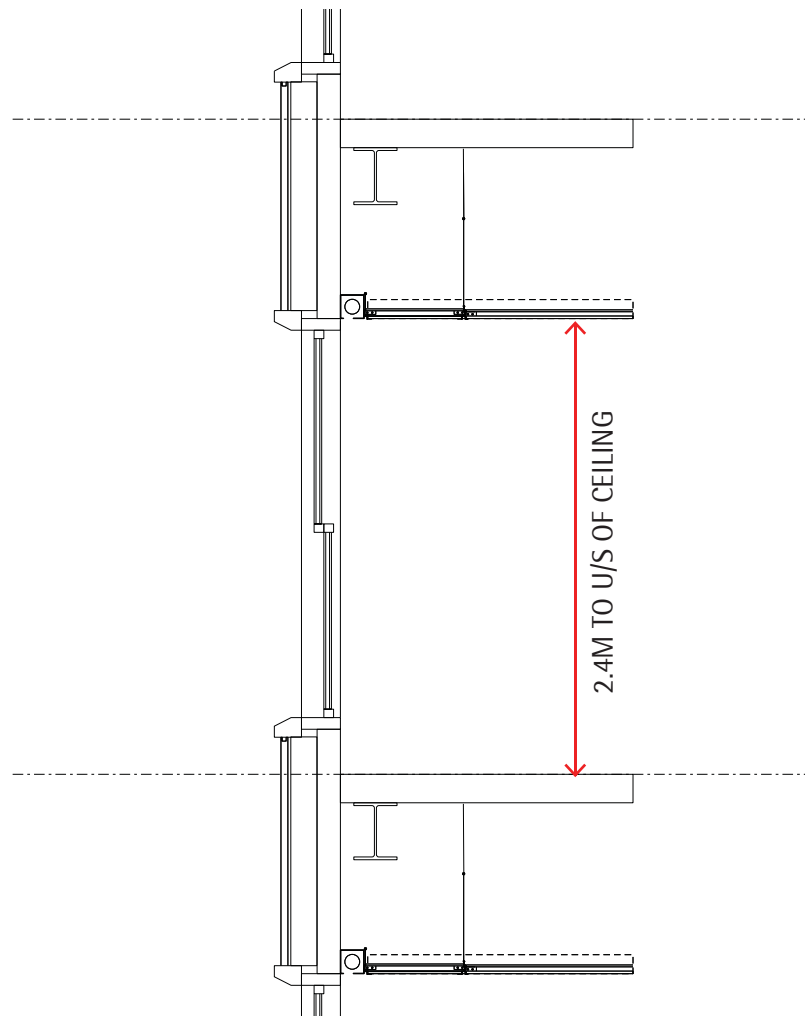
CAN HEADQUARTERS OFFICE SPACE BE CREATED IF THE EXISTING FAÇADE IS RETAINED?

No. Due to restrictions in floor-to-floor heights of the existing façade, a consistent provision of equal space throughout the new office building would not be possible. Higher levels, not constrained by the retained façade, would achieve higher rent levels and offer more flexible modern space. This would create an inherent Tenant A vs. Tenant B hierarchy for the building which is not suitable for Headquarters buildings.



INTERNAL ASPECT OF EXISTING ACCOMODATION

MARKET STANDARD OFFICE FITOUT



CURRENT STOREY HEIGHTS DO NOT MEET BCO STANDARDS



TEMPLAR HOUSE EXISTING RECEPTION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The 2009 BCO Guide to Specification states "even if the existing building's overall plan footprint and storey heights may be unsuitable, the ground floor slab, substructure, drainage, and site infrastructure may be capable of supporting an entirely new purpose-designed superstructure".

CAN MARKET STANDARD OFFICE FIT OUT BE ACHIEVED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. As BCO acknowledges, the overall plan footprint and storey heights cannot be altered to meet current 2015 market standards.

CAN MARKET STANDARD OFFICE FITOUT BE ACHIEVED IF THE FAÇADE OF THE EXISTING BUILDING IS RETAINED?

No. In keeping with the BCO strategy, large areas of the basement slab could be retained in an effort to minimize excavation. The alignment of the first 8 new storeys with the existing façade would restrict standard market fit out because of floor-to-floor heights. Raised access floors would be impossible so the tenant type would be limited. Also, the Society of Light & Lighting publishes criteria in its LG7 publication requiring an upright component in new office space to reduce glare/eye strain. This would not be possible with the limited ceiling heights required in a retained façade scheme.

GRADE A OFFICE RECEPTION

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

The first impression for any company starts with the building reception companies expect Grade A office reception space including multi-storey space, good lighting, high-spec finishes, comfortable waiting areas, etc. When any one or more of these qualities is missing from the building lobby, perception of the quality and experience of a company diminishes.

CAN A GRADE A OFFICE RECEPTION BE ACHIEVED IF THE EXISTING BUILDING IS RETAINED AND REFURBISHED?

No. The existing building only offers retrofit access for the disabled and the existing space cannot be expanded to be competitive with current Grade A offerings.

CAN A GRADE A OFFICE RECEPTION BE ACHIEVED IF THE EXISTING FAÇADE IS RETAINED?

No. Even when accessibility issues are solved in a new building, the lobby floor-to-floor height and structural system precludes a multi-storey Grade A reception.

MARKET PLANNING GRID

	Retain Existing Building	Retain Existing Façade	Construct New Building
Contiguous floorplate	Fail	Pass	Pass
Disabled access	Fail	Pass	Pass
2.7m minimum ceiling ht	Fail	Fail	Pass
Sustainability	Fail	Pass	Pass
Adequate daylight levels	Fail	Fail	Pass
Market density levels	Fail	Pass	Pass
Lift capacity	Fail	Pass	Pass
Conservation	Pass	Pass	Pass
Adequate insulation	Fail	Fail	Pass
Address housing shortage	Fail	Pass	Pass
Address LBC sustainability	Fail	Pass	Pass
Create biodiverse site	Fail	Pass	Pass
Acoustic Isolation	Fail	Fail	Pass
Toilet Provision	Fail	Pass	Pass
Office Amenity space	Fail	Fail	Pass
Headquarters office space	Fail	Fail	Pass
Market standard office fitout	Fail	Fail	Pass
Grade A office reception	Fail	Fail	Pass
Market planning grid	Fail	Fail	Pass

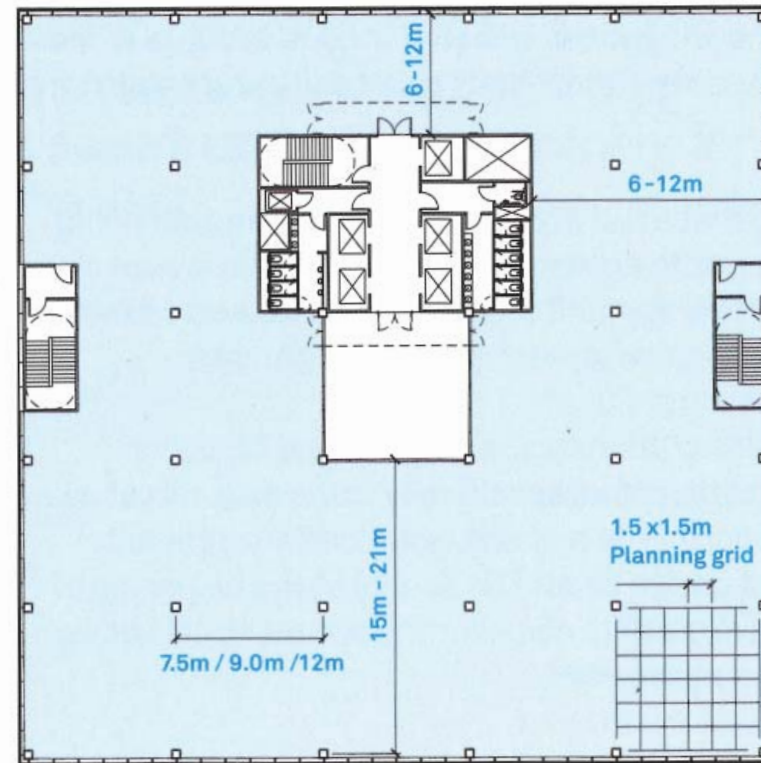
Speculative office space works on a 1.5m module corresponding to standard desk sizes, circulation paths, cellular office sizes, etc.

CAN A MARKET PLANNING GRID BE APPLIED TO THE EXISTING BUILDING IF IT IS RETAINED AND REFURBISHED?

No. The existing window spacing will lead to misalignment of the standard grid. This requires tenants to procure bespoke furniture and fittings which will make renting the space substantially less attractive.

CAN A MARKET PLANNING GRID BE APPLIED TO THE EXISTING BUILDING IF THE FAÇADE IS RETAINED?

No. The existing window spacing will lead to misalignment of the standard grid. This requires tenants to procure bespoke furniture and fittings which will make renting the space substantially less attractive.

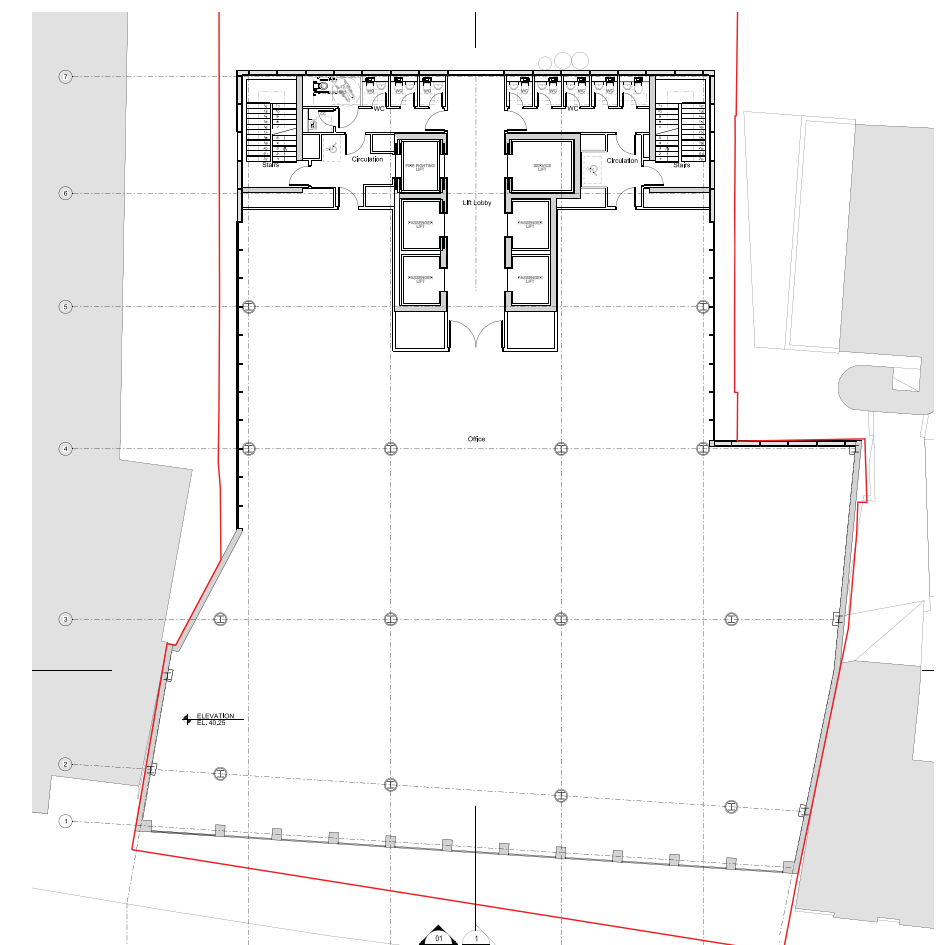


Excerpt from British Council for Office Guide to Specification 2009
Chapter 3.0 Building Form
Item 3.6.1 Planning Grid

A planning grid of 1.5 m x 1.5 m is the preferred standard in the UK

This supports efficient planning of circulation and open work space and allows a range of perimeter room widths (3.0 m, 4.5 m, 6.0 m, and so on) to be fully co-ordinated with the building elements and services. Variations to 1.2 m x 1.2 m or 1.35 m x 1.35 m may be justified (these are more common in Europe than in the UK), especially where a large number of individual perimeter offices are dictated by organisational preferences.

Courtesy of Sheppard Robson



TEMPLAR HOUSE OFFICE PROPOSED TYPICAL FLOOR HAS BEEN DESIGNED BASED ON A 1.5M MODULE

RETAINED FACADE ANALYSIS

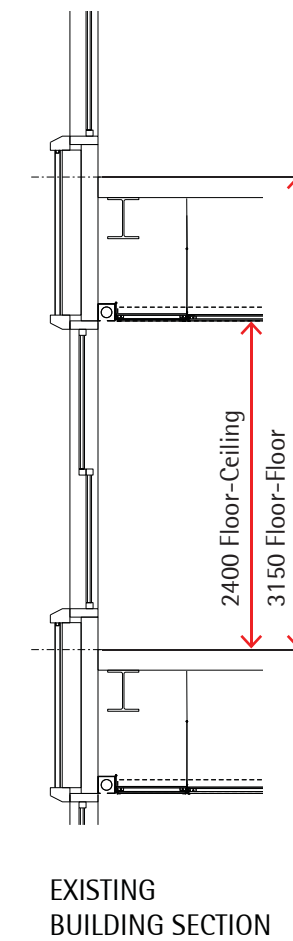
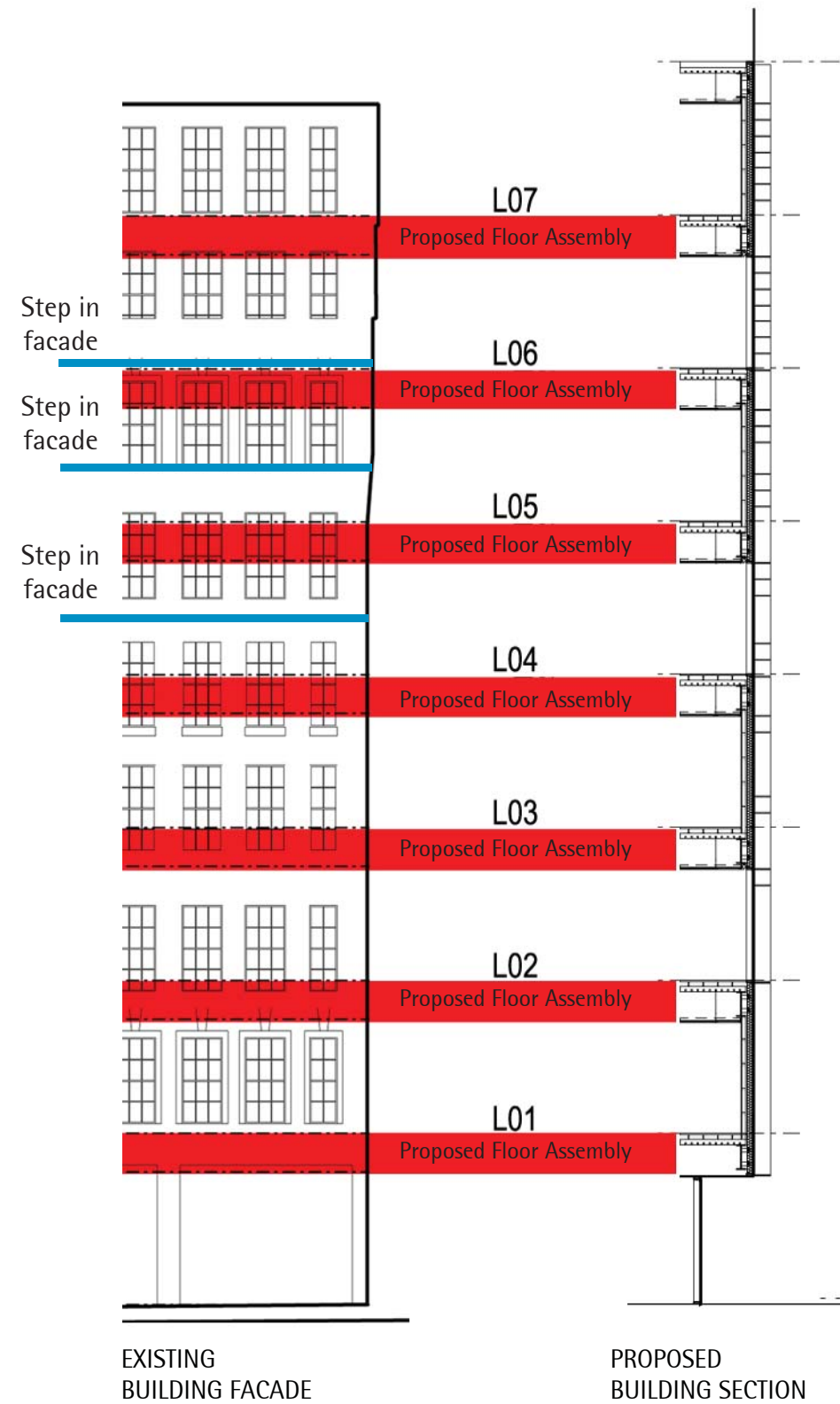
The existing building is noted in the Conservation Area as a positive contributor so extensive analysis was undertaken to determine whether it could be retrofitted to meet the client brief for headquarters office space.

The stone facade on High Holborn was reviewed in detail to see whether a retained facade solution would be possible. The diagrams on the following pages show the difference between the proposed floor-to-floor height of 3750 and the existing floor-to-floor height of 3150. The proposed floor assembly would block the existing windows if applied behind the existing facade and require extensive cutting/removal of the existing stone. The stepping of the existing building at high level exacerbates the problem and would place severe restrictions on the functionality of the new building behind. Less than half of the existing facade would remain unchanged.

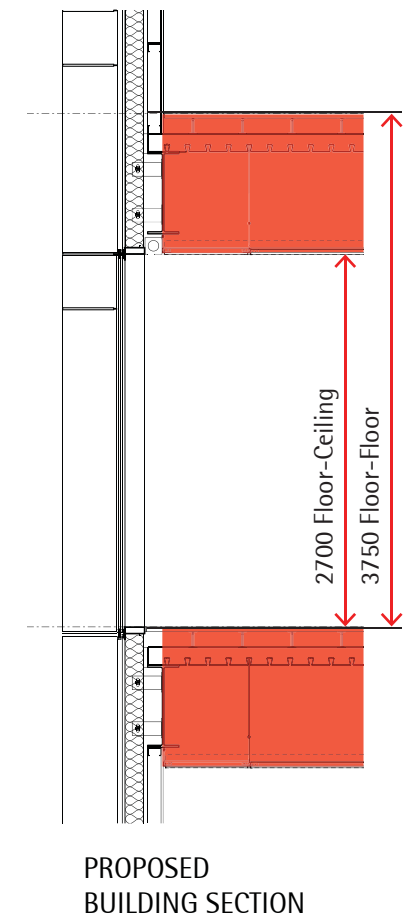
This redevelopment seeks to give the London Borough of Camden the best offering for this key site in Midtown. The full potential of the site can only be reached by removing the existing building and replacing it with new construction.



CORNER STONE OF THE EXISTING BUILDING



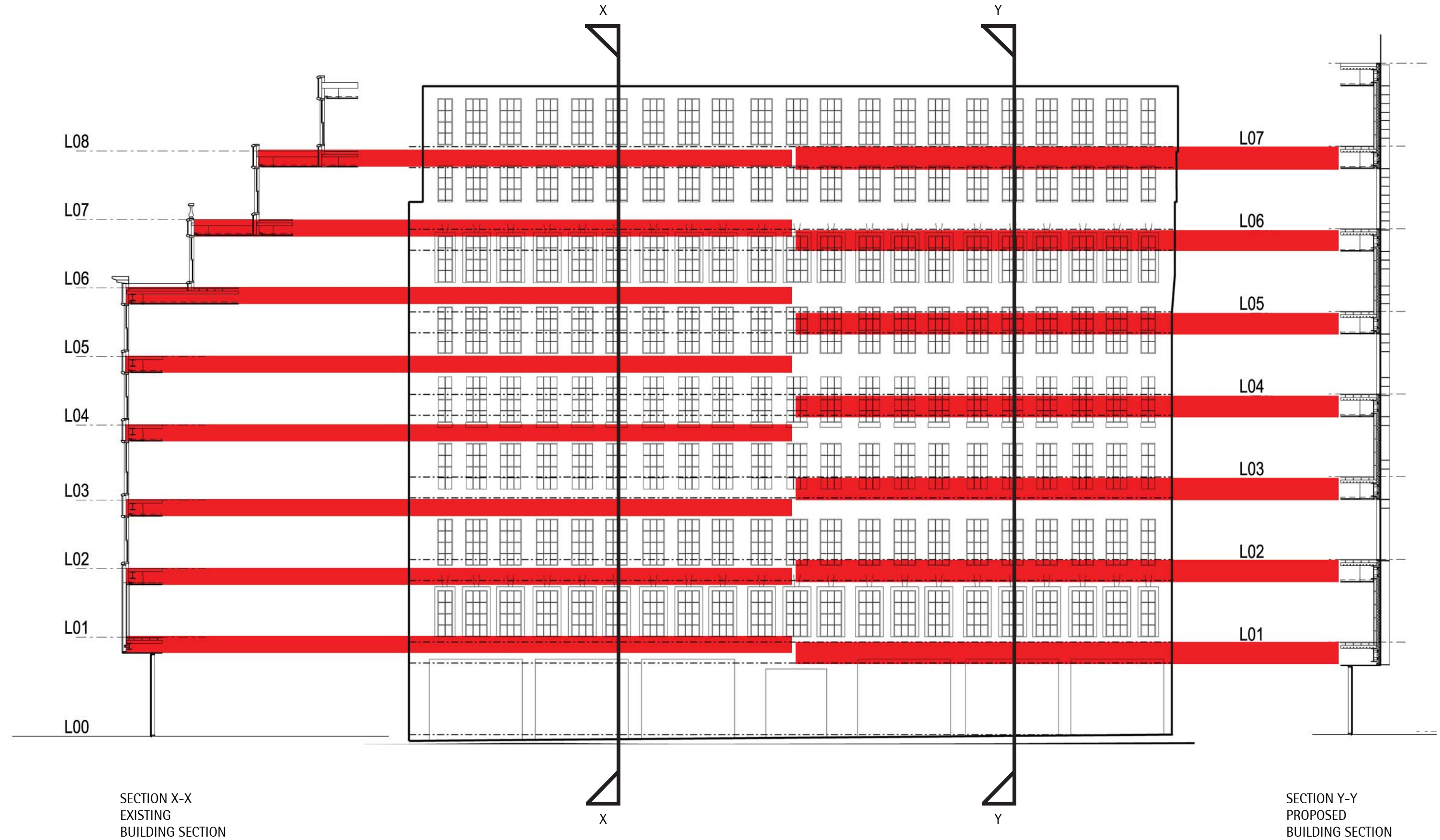
EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION

OVERLAY OF PROPOSED FLOOR-TO-FLOOR HEIGHTS IN RED

Existing and proposed levels do not match.



THIS DIAGRAM SHOWS THE INCOMPATIBLE SECTION AND FENESTRATION PATTERN OF THE EXISTING BUILDING OVERLAYED WITH TODAY'S OFFICE STANDARDS.



KEY

- PROPOSED FLOOR SLABS
- EXISTING WINDOWS

THIS DRAWING SHOWS EXISTING WINDOWS (IN BLUE) VS. PROPOSED FLOOR SLABS (IN RED)

