

193 – 197 HOLBORN HALL
LONDON WC1V 7BD

HERITAGE STATEMENT

BUILDING HISTORY

The original central town hall section of the building is dated 1906-8; it was designed by Hall and Warwick in the Baroque style. The interior of the building features a large, circular, entrance vestibule on each floor. To one side of the vestibule is an enclosed lift that is central to the main building stairwell. Notable interior features are oak double doors, stained glass and granolithic paving throughout the common parts. On the first floor, the original council chamber features a square plan with a central dome, oak columns pilaster and ceiling cornice.

The building is currently used as offices on all floors; in addition the ground floor is partially occupied by a restaurant premises. The building is listed Grade II.

SCHEDULE OF PROPOSED WORKS:

Third floor:

- Refurbishment of existing WC facilities. Later additions most probably 2001.
- Replacement of existing entrance door to south wing. Later additions circa 2001.
- Refurbishment of existing wood parquet floors to the north side.
- Protection of existing floor and overlay flooring to north side lobby.
- Replacement of perimeter trunking to north and south sides.
- Replacement of lighting in office areas. Existing lighting modification from 2001 onwards.

Basement:

- Refurbishment of existing WC facilities. Last re-modelling circa 2001 onwards.
- Refurbishment of office areas throughout.
- Replacement of existing basement lighting fixtures. Most likely 5- 10 years old.
- Replacement of existing basement flooring. Carpet tiles 5 – 10 years old.
- Replacement of concrete pavers to patio area.
- Replacement of existing basement to ground reproduction internal office stair. Most likely installed circa 2001.

External:

- Introduction of a new building name plate above the front entrance doors.

DESIGN STRATEGY

Where possible, to maintain the existing original fixtures and fittings including original parquet flooring, granolithic flooring, skirtings, architraves. Where appropriate, to introduce new elements that complement the existing interior.

DESIGN PROPOSALS FOR INDIVIDUAL WORK ITEMS - THIRD FLOOR

- Refurbishment of the existing WC facilities.

The existing third floor WCs are recent additions to the office areas and were most probably first introduced around 2001, when a major re-modelling of the building took place. The existing WCs comprise self contained cubicles with an outer lobby. The proposal is to reconfigure the existing layouts to allow better access and improved manoeuvrability within each cubicle. The proposal includes the replacement of the existing sanitary ware, wall and floor tiling.

- Replacement of existing entrance door to south wing. Later addition circa 2001.

The existing entrance doors to the south side of the main entrance lobby on the third floor are recent additions to the building. They are fabricated out of painted solid door blanks with applied moulding. Similarly, the surrounding architraves are a pattern type architrave, but are not original.



PICTURE OF EXISTING OFFICE SUITE ENTRANCE DOORS SOUTH SIDE THIRD FLOOR.

It is proposed to replace the existing door and surround with a design that replicates the original to the north side, bearing in mind that it will need to perform to current building standards.



EXISTING LOBBY ENTRANCE DOOR NORTH SIDE

- Refurbishment of the existing wood parquet floors to the north side.

Floors to the office areas on the north side of the main lobby are currently finished in carpet tile laid over a floating timber sub-floor. It is proposed to take up both the carpet and timber sub-floor, to reveal the existing timber parquet floor below. This floor will be fine sanded and re-sealed and retained as part of the proposed works.

- Protection of existing floor and overlay flooring to north side lobby.

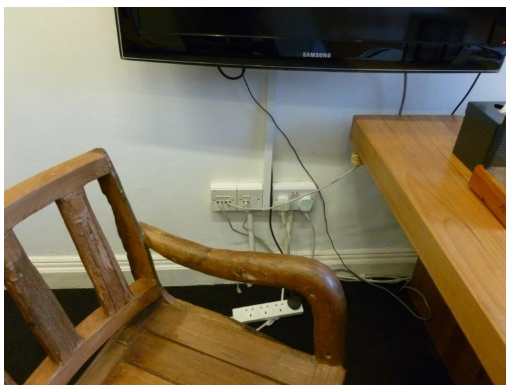
The inner lobby to the north side office areas is currently presented as a granolithic type floor and is believed to be original to the building. It is proposed to place a suitable timber floating-type floor over this area that would not be fixed through mechanically in order to maintain the integrity and appearance of the existing granolithic floor.



GRANOLITHIC FLOOR NORTH SIDE INNER LOBBY.

- Replacement perimeter trunking to north and south sides.

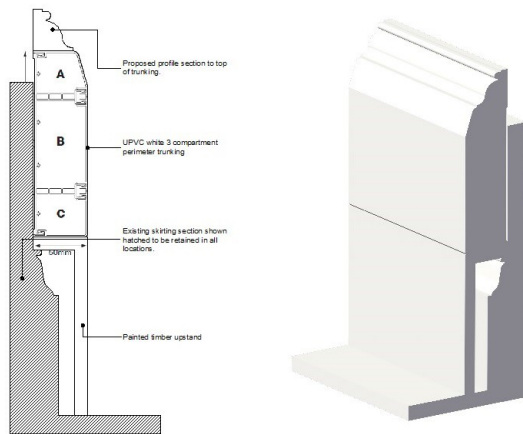
The perimeter power to the offices on the north side of the main lobby is currently face fixed to the wall above the skirting. Power is fed to the sockets via exposed plastic trunking through the floor.



EXPOSED PLASTIC TRUNKING NORTH SIDE OFFICE AREAS.

It is proposed to install new three compartment trunking to areas around the perimeter walls on the north side as indicated on submitted plans. The trunking will be wall mounted and fitted above the existing skirting. A painted timber facing (not mechanically fixed to the existing skirting) will be placed below the trunking together with a painted

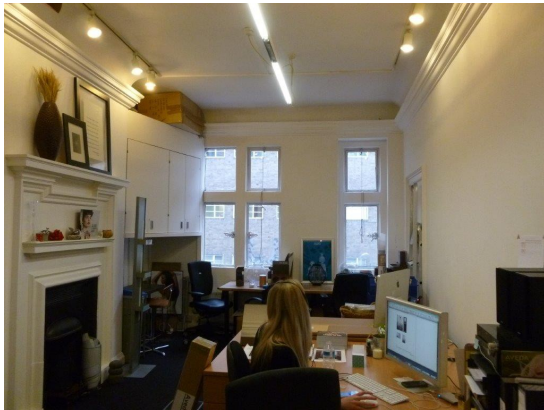
profile section to the top. This proposal retains the existing skirting whilst providing less obtrusive power and data service to the office area.



SECTION THROUGH PROPOSED SKIRTING DETAIL 1.2 SKETCH MODEL OF PROPOSED PERIMETER TRUNKING DETAIL
PROPOSED PERIMETER TRUNKING DETAIL OFFICE AREAS NORTH SIDE.

- Replacement lighting office areas.

The existing office areas on both the north and south sides require updating to current lighting standards. It is proposed to replace the existing fittings with similar suspended luminaires throughout the north and south side of the office areas. Where possible all electrical connections will be to the existing points.



EXISTING SUSPENDED LIGHTING NORTH SIDE OFFICE AREA



SURFACE MOUNTED FITTING SOUTH SIDE OFFICE AREA.

DESIGN PROPOSALS FOR INDIVIDUAL WORK ITEMS – BASEMENT FLOOR

- Refurbishment of existing WC facilities.

The existing basement WCs to be refurbished including new sanitary ware, wall and floor tiling. The building enclosures to remain as existing.

- Refurbishment of office areas throughout.
- Replacement of existing basement lighting fixtures.
- Replacement of existing basement flooring.

The existing basement area is partitioned into individual office areas. It is proposed to remove these and create an open plan office area with improved lighting to current standards, flooring and electrical/data services. It is not envisaged that this work will impact on any original building features or that the work is structural to the building fabric.

- Replacement of concrete pavers to patio area.

Central to the basement area is an existing lightwell that was most likely created as part of the circa 2001 alterations to the building. The patio area is currently paved with a concrete paver. It is proposed to replace these pavers with limestone paving slabs.



EXISTING BASEMENT PATIO AREA

- Replacement of existing basement to ground reproduction internal office stair.

Access to the ground floor front unit is provided via an internal stair that connects the rear of the basement to this unit. The existing stair position may be original to the building although the existing handrail arrangement is not. It is proposed to replace the existing stair balustrade and handrail at ground floor level with a steel handrail and balustrade to offer a more contemporary appearance to the stair and lighten its impact at the ground floor level.

This proposal does not require any structural alteration to the building fabric and would retain the existing staircase.



EXISTING BASEMENT TO GROUND FLOOR STAIR TO REAR OF GROUND FLOOR OFFICE UNIT.

DESIGN PROPOSALS FOR INDIVIDUAL WORK ITEMS - EXTERNAL

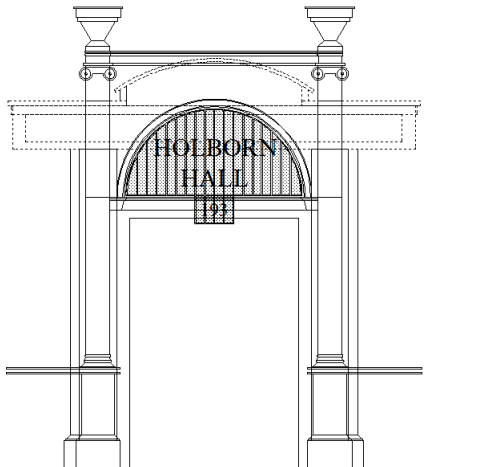
- Introduction of a new building name plate above the front entrance doors.

Existing building signage to the exterior of the property is limited, which has caused issues with visitors to the building being able to locate it. It is therefore proposed to fit a building name sign to the underside of the existing front canopy that clearly describes the building name and street number.

Within the existing stone arched doorway to the exterior vestibule is a partial wrought iron grate that forms the upper part of the front gate railings. It proposed to mount in front of this grate an edge illuminated plate glass sign with raised bronze letters. The glass element would be strapped to the railings as opposed to being fixed through, thus fully retaining their integrity.



DETAIL OF RAILING IN DOOR ARCH.



DETAIL OF PROPOSED ILLUMINATED SIGN OVER RAILING

CONCLUSION

Generally, the proposed works are cosmetic in nature and mainly apply to the recent alterations previously undertaken. In order to maintain the viability of the building and its current use, it will be important to provide facilities that are commensurate with contemporary work practice and that meet new, more environmentally sustainable standards. It is hoped that the aforementioned proposals achieve this, whilst respecting and complementing the historic fabric of the building.

Stickland Design Ltd. 06/08/15

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