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120 Holborn
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Design and Access Statement
P5

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Address: 120 Holborn, London EC1

Proposals: Basement Change of Use; Class B1 (Ancillary) to Class D2 (Leisure)

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 Gamage's 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.

Leather Lane to the west side of 120 Holborn, where the access to the proposed gym is to be located, is a pedestrianised street connecting Holborn to Greville Street. Prudential Assurance Building, a grade II* listed building, is located on one side and there are a number of retail units on the other. The footpath is a popular place for office workers during their lunch break and is a vital link between Chancery Lane and Farringdon Stations.

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 activity to Holborn and the wider surrounding area.

These proposals, brought forward by 120 Holborn Investment Limited Partnership, include works to the basement which will improve the utilisation of the space and create amenities for the area and its users.

The proposals

The proposals seek to change the use of the basement from Class B1, ancillary, to Class D2, leisure gymnasium.

There is currently around 3,700 m² at the basement level designated as storage for the offices above and plant rooms freed up by developments in technology. General access to these areas is gained via the main reception through the fire lift or escape stair. Despite continued efforts by the letting agents, Farebrothers, there is a lack of or no demand for more than 10% of this space for the requirements of existing tenants, and a written statement is submitted alongside this application to explain the low demand of office storage around the area, which is set to continue for the foreseeable future. The proposed change of use will provide better utilisation of the space and create opportunities for new employment within the area and help stimulate economic activity in the surrounding streets through increased numbers of visitors.

Membership of gyms and leisure clubs is on the increase across the UK with the trend predicted to grow. The area around 120 Holborn houses significant office and retail populations as well as residential properties giving a strong economic case for the development of leisure facilities on the site.

The design of the club will aim to provide a premium health and well-being experience for users and an

indicative layout is included within the supporting document. This indicative layout includes a pool, along with other modern facilities. The actual facilities within the gym will depend on the requirements of the occupier and the indicative layout is not intended to represent the final layout or facilities of the gym.

The final layout will be fully accessible to disabled persons through level access from street level to a lift to accommodate a wheelchair user. The lift will provide access to each floor of the gym, which will have level access throughout, 1100mm corridor widths at a minimum and visual markers will be provided where necessary. A number of fire escapes have been provided throughout the scheme, see drawing P05/102, each with fire lobbies and areas for refuge for wheelchair users within the fire protected lobbies.

The main entrance to the gymnasium will be located on Leather Lane, due to its higher volumes of pedestrian flow. It is proposed is to convert an existing retail unit (A1), currently used as a news agent / convenience shop. The current tenants have decided not to renew their lease and will be vacating the unit. Leather Lane includes a wide varies of retail units, from financial services (bank), food outlets (Pret A Manger), to licensed premises (The Argyle). The proposed leisure club will add further diversity to this mix and, as demonstrated in the transport report, will lead to an increase in pedestrian footfall which will benefit local business.



view 1 : existing A1 shop frontage

Vehicular servicing will be via the existing vehicle ramp and loading bay. This existing infrastructure within the block allows deliveries and collections required for the gym to occur without disruption caused to the surrounding highways. However, the nature of the gymnasium business model means that service requirements will be light and the proposed change of use is not expected to lead to an increase in the traffic load within the surrounding area.

Separate Transport and Sustainability statements have been produced and should be read in conjunction with this statement.

The design of the entrance frontage will follow the existing signage/glazing proportion in order to maintain unity and an active frontage on Leather Lane. A stainless steel frame will be used and the existing illuminated signage will be replaced by clear glazing to create a clean, minimal frontage. The gym signage will be set back behind the glazed frontage.

Design and Access Statement: Schedule of Accompanying Drawings

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

Existing Drawings

1790/P05/001/P1
1790/P05/002/P3
1790/P05/003/P2
1790/P05/004/P2
1790/P05/005/P2
1790/P05/006/P1

Proposed Drawings

1790/P05/102/P4
1790/P05/103/P2
1790/P05/104/P2
1790/P05/105/P2
1790/P05/106/P1

Document Verification

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Holborn Triangle Application
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Revision Record

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1	21/03/2014	Issued to Beadmans/ DP9	SPW/FL	DM	New document
2	03/04/2014	Issued to Beadmans/ DP9	IM	DM	Amendments following DP9 comments received 01/04/2014
3	04/04/2014	Issued to Beadmans/ DP9	IM	DM	Amendments following DP9 comments received 04/04/2014
4	06/03/2015	Issued to Beadmans/ DP9	SPW	DM	Amendments following DP9 comments received 06/03/2015
5	02/06/2015	Issued to Beadmans/ DP9/ Wainbridge	DA	DM	Amendments following Jackson Taylor & Co comments received 13/05/2015
6	08/06/2015	Issued to Beadmans/ DP9/ Wainbridge	FL	DM	Drawings number updated.