



First Floor
322 High Holborn
London WC1V 7PB
+44 (0)20 7553 9500
www.itb.co.uk

WeWork - 3 Waterhouse Square, 138 - 142 Holborn, London, EC1N 2SW

30 November 2015

Design and Access

Introduction

The application site comprises a number of buildings on Holborn, London. These are an office block built in several phases and listed as: HOLBORN BARS 798-1/102/888 (North side), 03/03/72 No.142 Prudential Assurance Building (Formerly Listed as: GREVILLE STREET Prudential Assurance Building) (Formerly Listed as: City of London Holborn (North side) No.142 Prudential Assurance Company Offices)

No. 3 Waterhouse Square is part of the complex in which WeWork will occupy the 2nd and 3rd floors as office space.

All the buildings fall within the Hatton Garden Conservation area.

Access is via the public footpath to the building is via the internal courtyard known as Waterhouse Square which is accessed via Holborn, Brooke street & Leather Lane.

Overall objectives

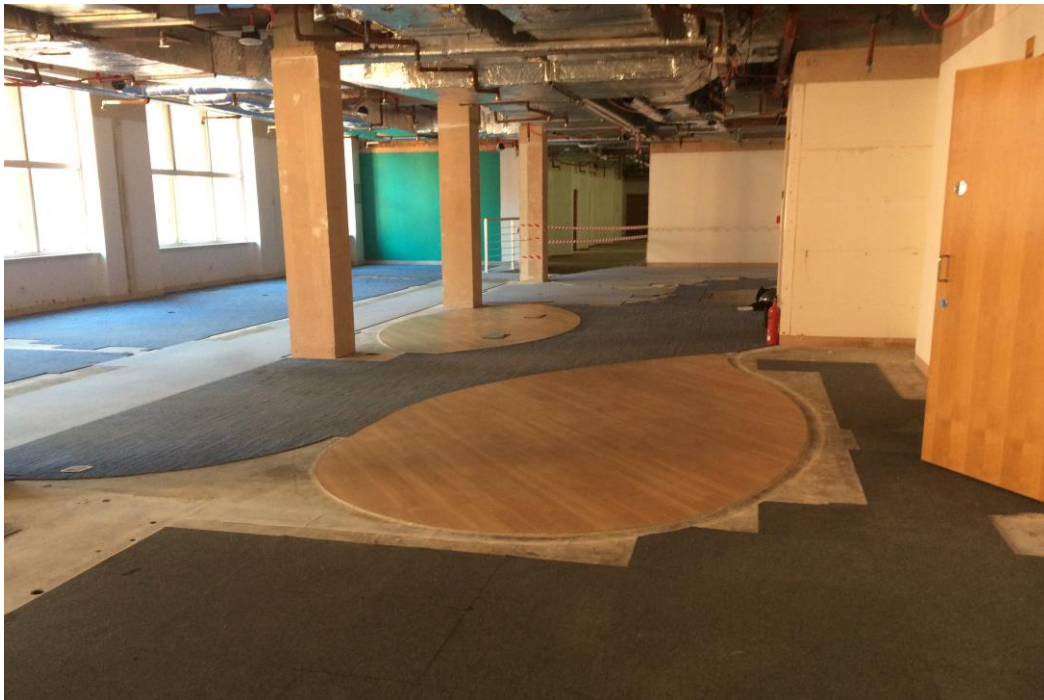
Our objective for the works to the above buildings is to provide, for our client WeWork, collaborative workspaces as part of the group of office space communities. Our approach has been to minimise as much as possible the removal or alteration of existing building fabric and features, using a 'light touch' philosophy.

Design intent:

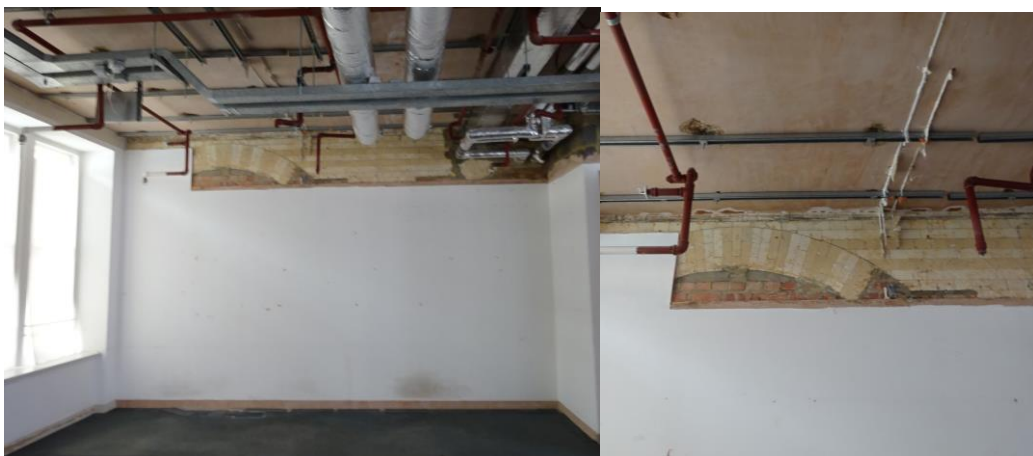
(To be read in conjunction with LTB drawings to support written information)

2nd floor – East Wing works:

- 1.0 The creation of a new reception, lounge, pantry and meeting rooms. New timber and tile floor coverings, painted walls, wallpaper coverings, light fittings and exposed mechanical and electrical services. Existing cornicing made good. Plaster ceilings made good and painted where required. Exposed brickwork and wall tiles to retain and any plasterboard edges made good. See below photo for current interior condition.



View of existing entrance space in the East Wing.



Example of existing exposed building features to be retained.

- 2.0 Creating cellular office spaces with the use of glazed framed partitions.
- 3.0 Existing rooms with heritage interest to become offices with minimal works to the structure. Existing architectural features to remain. One room within this space will be investigated on site to look at stripping back to any original features previously boarded over. This to become a “heritage” room.



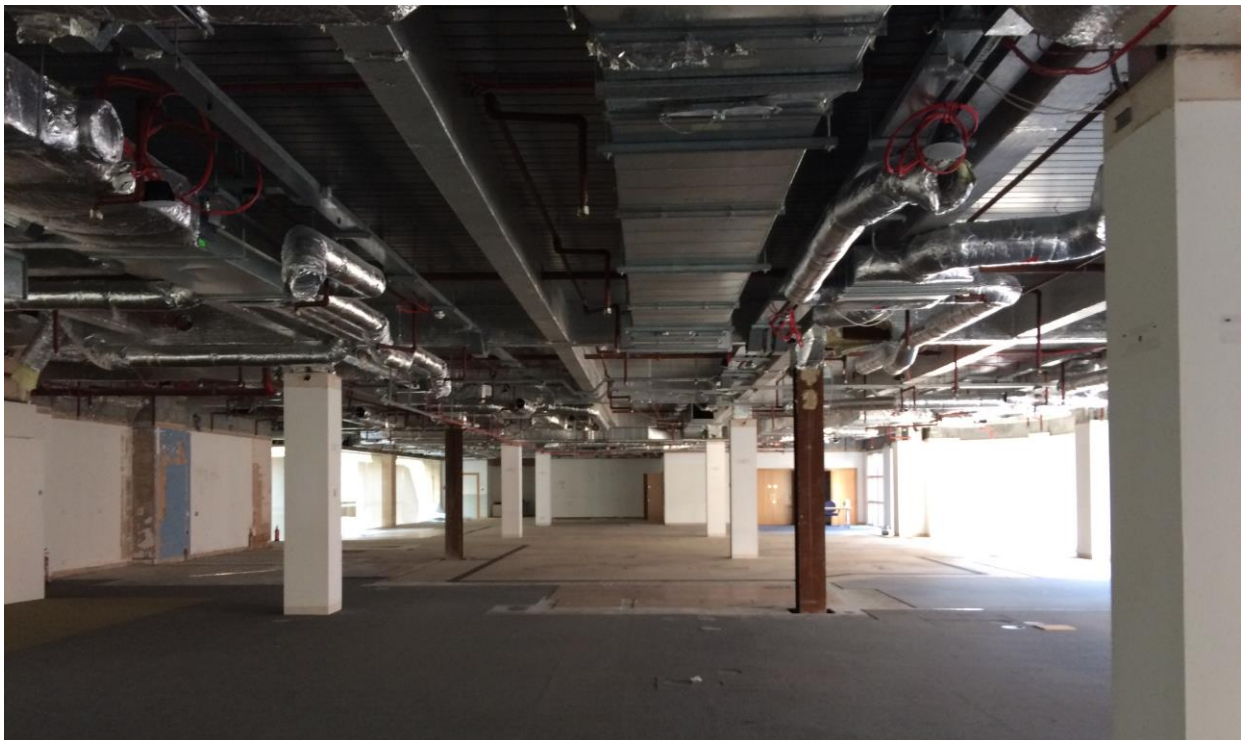
Existing features in proposed “heritage room”

- 4.0 Chasing concrete slab at floor level for new electrical conduit to service 5 existing rooms and new cellular office space. Works to be kept to a minimum. See details drawing for further details.

- 5.0 Existing access ramp to be removed and new ramp installed for improved access in reception area. See detail drawing for new ramp layout.

2nd floor – West Wing works:

- 6.0 The creation of cellular offices, meeting rooms and additional WC toilets. New timber floor covering, painted walls, wallpaper coverings, light fittings and exposed mechanical and electrical services. Metal slab ceiling to remain as existing. Existing plasterboard edges made good. See below photo for current interior condition.



View of existing open plan space in the West Wing.

3rd floor – East Wing works:

- 7.0 Existing plasterboard partitions, ceilings and previous fit out to be removed. Architectural details to be revealed and made good.
- 8.0 The creation of a new lounge, pantry and meeting rooms. New timber and tile floor coverings, painted walls, wallpaper coverings, light fittings and exposed mechanical and electrical services. Existing cornicing made good. Plaster ceilings made good and painted where required. Exposed brickwork and wall tiles to retain and any plasterboard edges made good.
- 9.0 Existing ramp retained for access between floor levels between wings.

3rd floor – West Wing works:

- 10.0 The creation of cellular offices, meeting rooms and additional WC toilets. New timber floor covering, painted walls, wallpaper coverings, light fittings and exposed mechanical and electrical services. Metal slab ceiling to remain as existing. Existing plasterboard edges made good. See below photo for current interior condition.



View of existing open plan space in the West Wing.

Access:

- 11.0 LTB are designing the CAT B fit out only, therefore, not changing the existing vertical circulation, stairs and lifts, however, the works described above and on our drawings have been designed to meet Part M and Building Regulations. Our designs have taken into account general circulation, layout, internal signage, lighting levels and colour/tonal contrast in line with the equality act and building control regulations. We are dealing with Greendoor Building Control to assist us in creating a fully regulated interior.