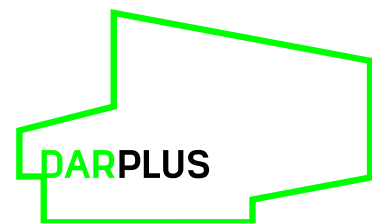


# 150 HOLBORN DESIGN & ACCESS STATEMENT

DAH REAL ESTATES SARL

APRIL 2016



PERKINS + WILL



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# SECTION 01.

# INTRODUCTION

# 150 HOLBORN DESIGN & ACCESS STATEMENT

DAH Real Estates Sarl is delighted to submit this Design and Access Statement for the development **150 Holborn**. We are particularly excited to have the opportunity to develop this important site in Camden as our European HQ.

In all respects the scheme proposed will be good for the local community and economy. It will revitalise a key site on the main Holborn east-west access bringing both employment and economic activity while also reinforcing Holborn's role as a business hub.

By developing the site as a corporate HQ we are committed to ensuring that the scheme reflects the ethos of our company and its business, in this case a design practice, and therefore a landmark development.

The building itself has been developed to complement the neighbouring Grade II\* listed Prudential Building, to high standards of sustainability and consultation with the London Borough of Camden and key stakeholders.

Finally, we know that the scheme can work only if it is integrated with the public realm. To this end the scheme includes enhanced public realm on two sides and proposes the re-creation of the historic access route along Fox Court.

**This Design and Access Statement has been prepared by Perkins + Will (P+W) in support of a planning application for the redevelopment of 150 Holborn which is bound by Holborn to the south, Gray's Inn Road to the west and Brooke Street to the east.**

**The redevelopment will provide a mix of office accommodation (Class B1), retail floorspace (Class A1-A3), residential units (Class C3) and public realm improvements. The description of development is:**

**“Demolition of existing building and redevelopment for a mixed-use development up to 9 storeys in height comprising 14,604sqm GEA office floorspace (Use Class B1), 1,450sqm GEA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works.”**

**The proposals have been the subject of detailed discussions with the planning officers, Historic England, local conservation groups, local business groups, residents and has been the subject of a public exhibition.**





### Project Summary

This planning application is for a new office development at 150 Holborn.

The building will function as the HQ for the European operations of the Dar Group of companies and as such it is intended to be an exemplar facility meeting the highest standards of design and sustainability.

The design of the building has been informed by the ambition to promote interactivity and the exchange of ideas across the companies within the Group. This is to be achieved by an 'offset' arrangement of cores and a central atrium in which the central atrium accommodates the vertical circulation for the building in the form of four lifts and a staircase that links between the floors.

The latter is intended to act as a connector that will be used in preference to the lifts thereby promoting opportunities for meetings and discussion between members of different companies.

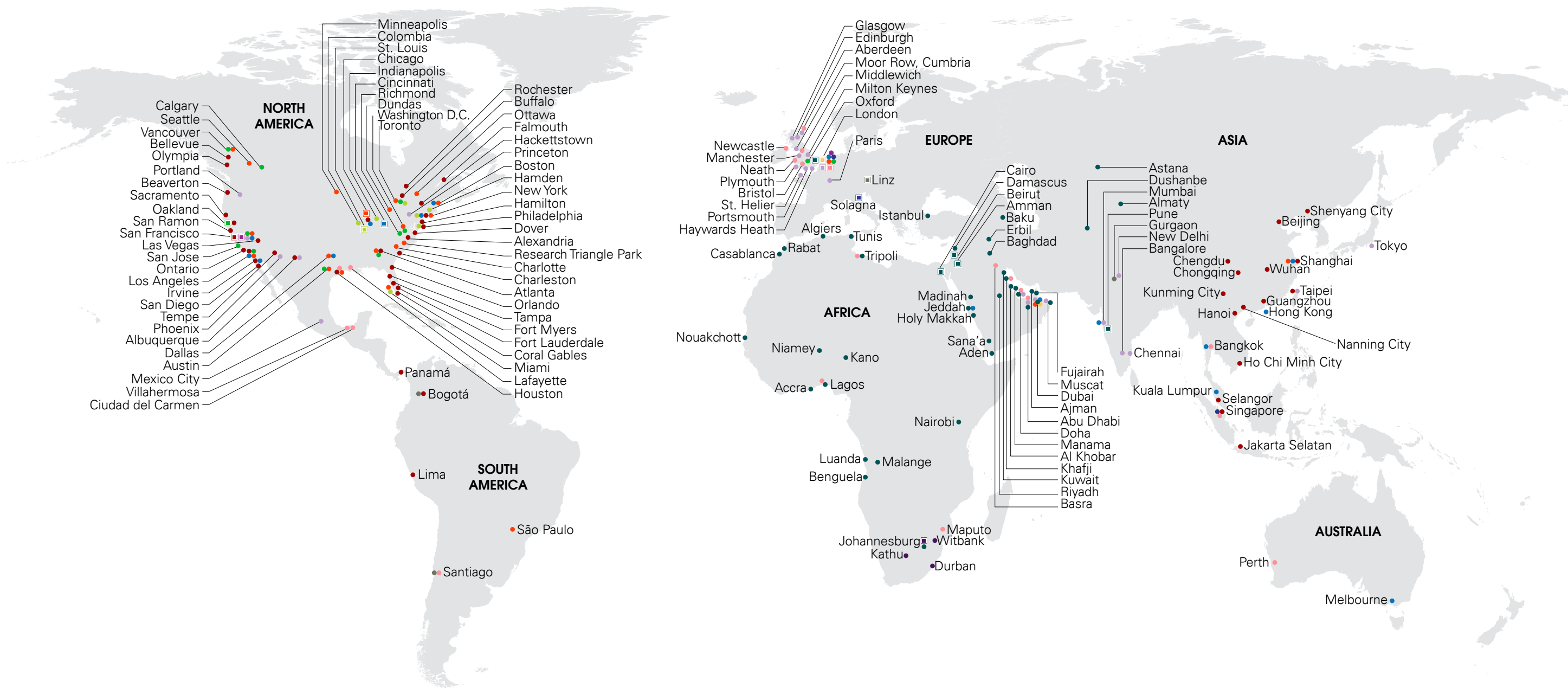
The ground floor has a reception area that connects directly to a commercial unit serving Holborn and Gray's Inn Road that will house a café or similar uses and will serve to enhance the meet and greet experience.

Retail space is provided on the Holborn, Gray's Inn Road and Brooke Street frontages. The quantum and quality of the retail space will enhance the vibrancy and activity of the local streetscape.

The majority of the plant will be located in the basement which will also accommodate the energy centre, bicycle storage and showering facilities. This will free up space on the roof and allow for its development as a presentation and conference area able to benefit from excellent views towards St. Paul's cathedral, the Palace of Westminster and the London Eye. Proposed developments on the roof comprise a pavilion type structure and roof garden to encourage collaboration and interaction.

In addition to the retail and office accommodation there is a residential block to the rear of the site. This includes a total of 13 units in a variety of configurations all designed to meet the GLA space standards and the new part M of the building regulations.





PERKINS + WILL

TYLIN INTERNATIONAL



Ross & Baruzzini



# The Dar Group - Global Network

The Dar Group is an international network of professional service firms, comprised of over 17,000 staff members assisting clients in over 100 countries around the world. We are dedicated planning, designing, engineering, project management, installations and structures professionals who contribute to the sustainable advance of communities worldwide.

## Who Are We?

### The Dar Group

The Dar Group is an international network of professional service firms that provides planning, design, engineering and project management services. It operates in over 100 countries worldwide and employs over 17,000 staff.

UK based subsidiaries with offices in London and the southeast that will be housed in the new HQ facility include Dar Al-Handasah (UK), Currie and Brown, Perkins+Will, the Penspen Group, Elementa, Maffeis, IPA Advisory and PFAL.

The building will be designed for the most part by Dar Group companies led by Perkins+Will, the lead designers. Perkins+Will is a top 5 US architecture and design firm with a staff of 1,500 in 24 locations worldwide. In 2012 they acquired Pringle Brandon an established London based architecture, office interior and workplace consultancy to create a large and innovative practice that serves as their EMEA centre.

### The full project team is listed below.

Dar Group:	
Perkins + Will	Architecture
Elementa	Mechanical and electrical
Dar Al-Handasah UK	Sustainability
Currie and Brown	Project management and cost management
Maffeis	Structural engineering and specialist enclosures
Other	
Clarke Nicholls Marcell (CNM)	Structural engineering
David Blackwood Murray Studio	Landscape architecture
Gordon Ingram Associates	Right to light, daylight and sunlight
Buro Happold	Access
Steer Davis Gleave	Vehicle servicing, transport, waste
Sandy Brown	Acoustics
Temple Group	Air quality
Exova Warrington	Fire engineering
MLM	Approved inspector

