

2.4

APPRAISAL OF EXISTING BUILDINGS

2.4.7 EXISTING USE PLANS

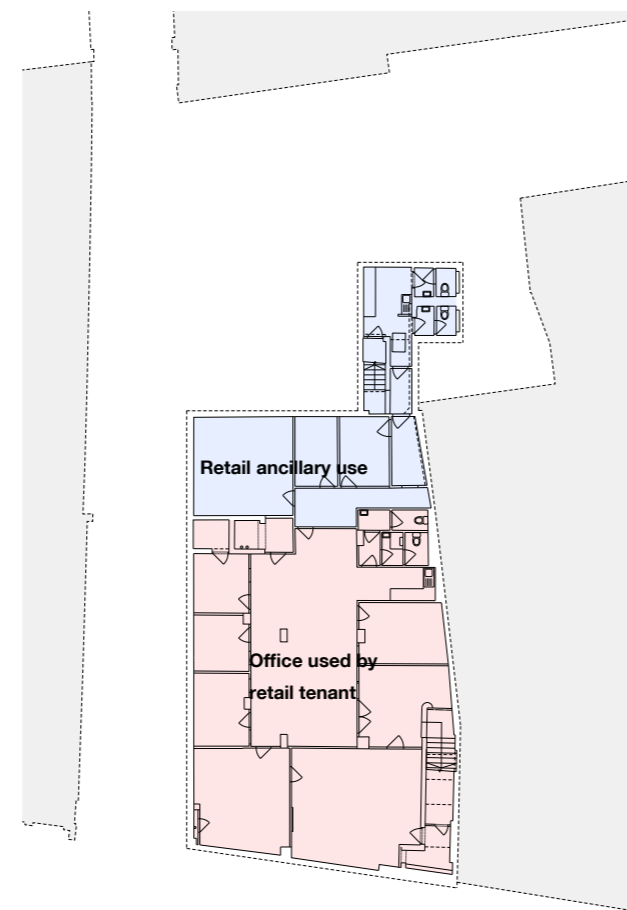
Ground floor and basement

The ground floor is largely taken up by the retail tenant (Ryman stationers) accessed from High Holborn. The rear corner of this retail space is leased to the Post Office. Below No 21 is the gateway entrance to the Inn which gives access to the barristers chambers/ offices at first to fifth floors through a small ground floor office entrance with intercom controlled access. The small entrance leads to a short flight of stairs giving access to the single lift core leading to offices above. The stair is fitted with a chair lift for level access. At the rear of No. 21 is the porters' lodge which consists of office space, WC changing, staff area and store.

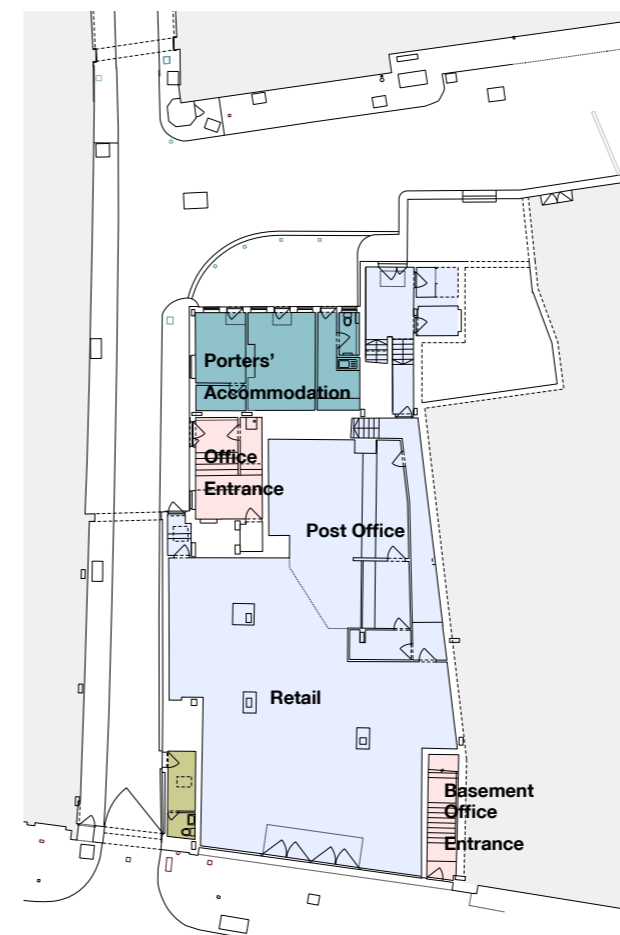
To the rear of the retail space is a service entrance opening out to the Paddock. This is used for deliveries by the Post Office, while deliveries to the retail unit are managed from High Holborn.

To the eastern end of the retail frontage is a controlled access door leading to a basement office space rented by Ryman's Human Resource department. To the rear of the basement is retail ancillary space and WCs used by staff for storage and accessed by a rear stair leading to ground floor

Existing Areas (sqm):	
Offices/ Chambers GEA:	2119
Retail GEA:	446
Porters' Accommodation GEA:	47
Inn Members' Accommodation	194
GEA by floor:	
Basement:	
Office	236
Retail Ancillary Use	95
Ground:	
Office Entrance/ stairwell	38
Retail	301
Porters' Accommodation	47
Mezzanine:	
Retail Ancillary	50
First:	
Office	415
Second:	
Office	415
Third:	
Office	415
Fourth:	
Office	341
Fifth:	
Office	259
Sixth:	
Inn Members' Accommodation	194



Existing basement floor



Existing ground floor

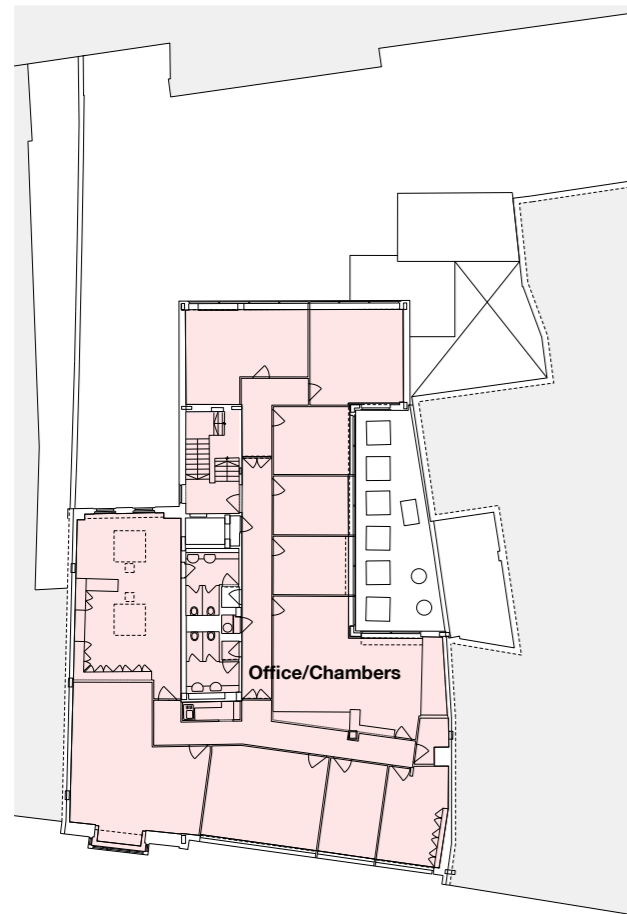


Entrance lobby and stair



Typical first to fourth floors

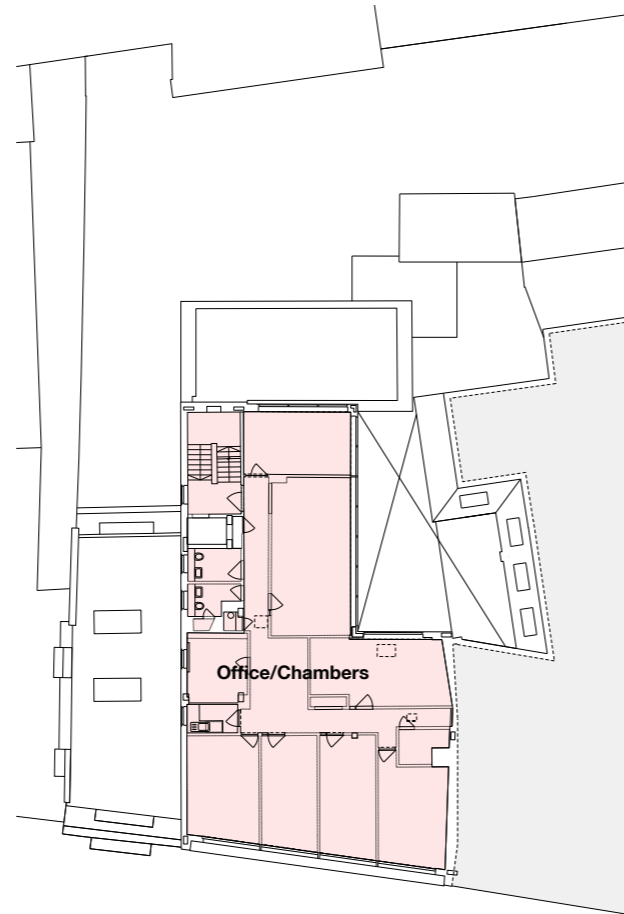
The barristers' chamber/ office areas are accessed from the ground floor entrance by stair and a single lift which serves the offices from first to fifth floors. A core containing a cleaners cupboard, WCs and a small kitchenette is surrounded by a single corridor giving access to cellularised office spaces. At these levels No. 19 and 21 share a contiguous floor plate. A lightwell separating No. 19 from 14-18 high Holborn lets light into the plan. A first floor roof houses plant equipment. For offices to the west of the core, fire escape is currently through the WCs.



Typical first to fourth floors

Fifth Floor

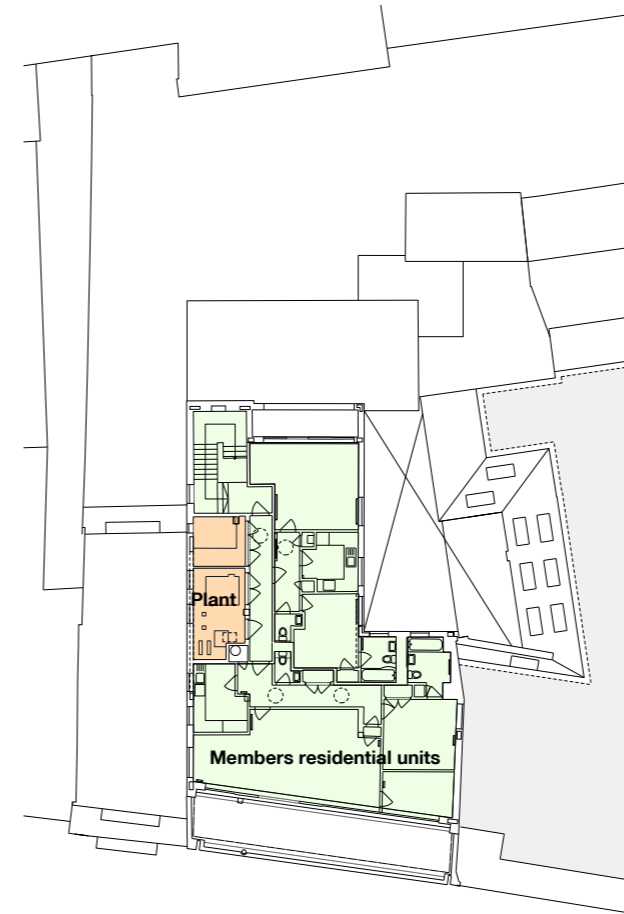
At fifth floor the core gives access to a smaller office floor area only within No. 19. The roof of No. 21 is below and has two rooflights. The building steps back to the north with the roof of the fourth floor of No. 19 visible below but not accessible as a terrace.



Fifth floor

Sixth Floor

The sixth floor is served by the same single lift and stair core that serves offices below. It contains two self-contained residential units, the larger of which has been left vacant. The one bedroom north unit has a small terrace looking back toward the Inn, while the larger two bedroom unit steps back to create a terrace overlooking High Holborn. The sixth floor also houses a small plant room which gives hatched access to the roof plant room above.



Sixth floor



Typical chambers office space