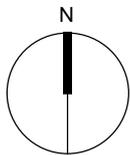


**PLANNING**

North



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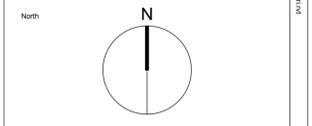
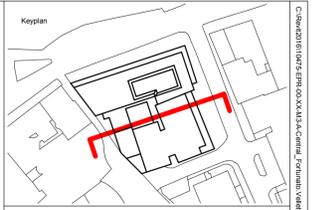
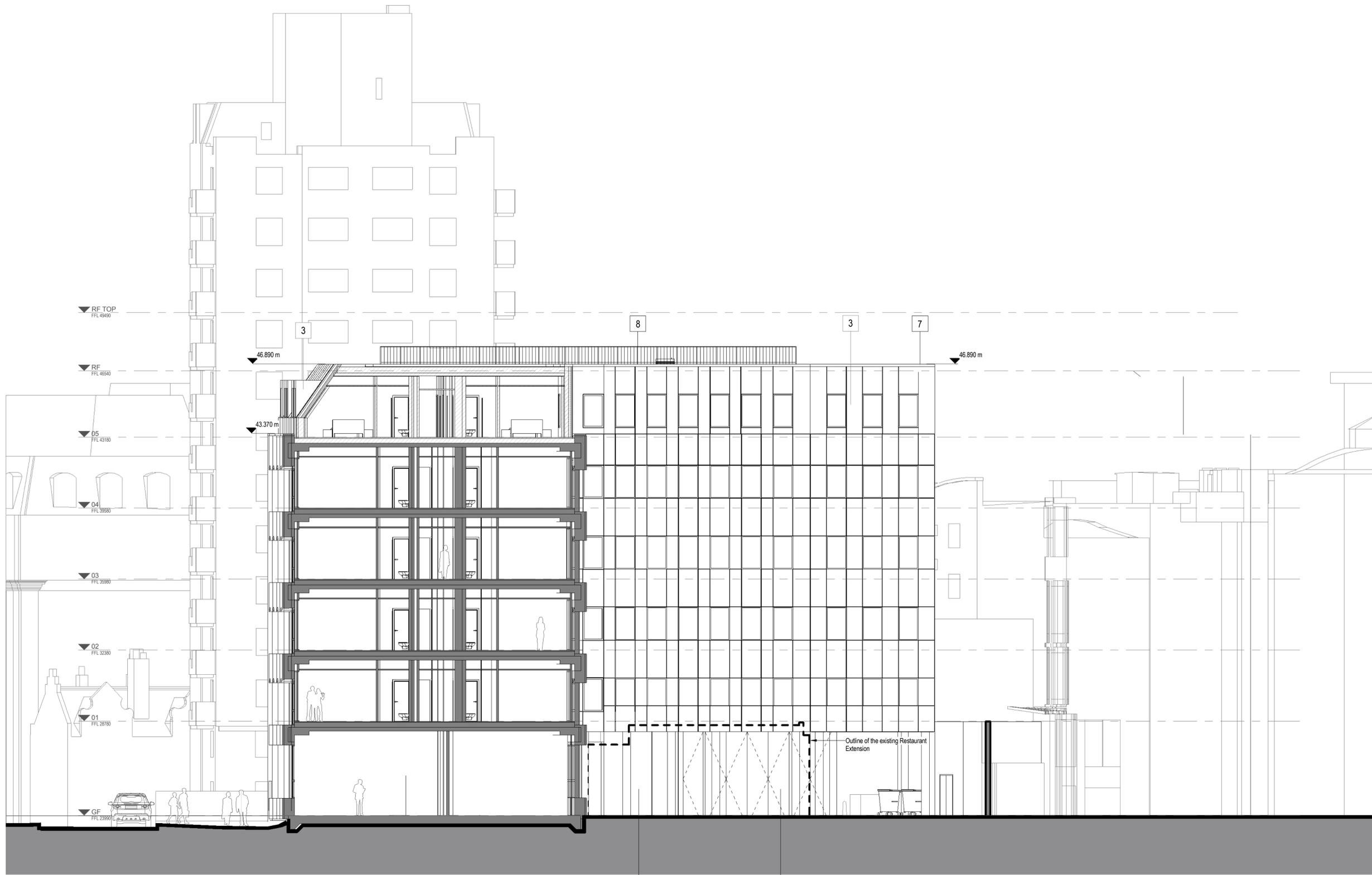
Hoxton Hotel Extension  
199-206 High Holborn London WC1V 7BD

Proposed Site Location Plan (red line)

Project Status 1 : 1000 @ A4 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475 - EPR - 00 - PL - TP - A - 0110							3

No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	



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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

- LEGEND**
- 1 GRC cladding system
  - 2 Green facade system
  - 3 Modular metal rainscreen system
  - 4 PPC Aluminium windows
  - 5 Metal louvre plant screen
  - 6 Metal folding gates
  - 7 Metal capping
  - 8 Metal balustrade
  - 9 Metal door
  - 10 Glass balustrade
  - 11 GRP plant room (hidden behind louvre)

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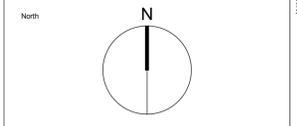
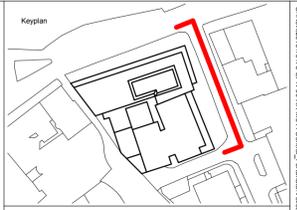
Proposed Elevation North

Project Status 1:100@ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00	NO	TP	A	-A	-0430		3



Newton Street      199 to 206 High Holborn      Dragon Yard      198 High Holborn

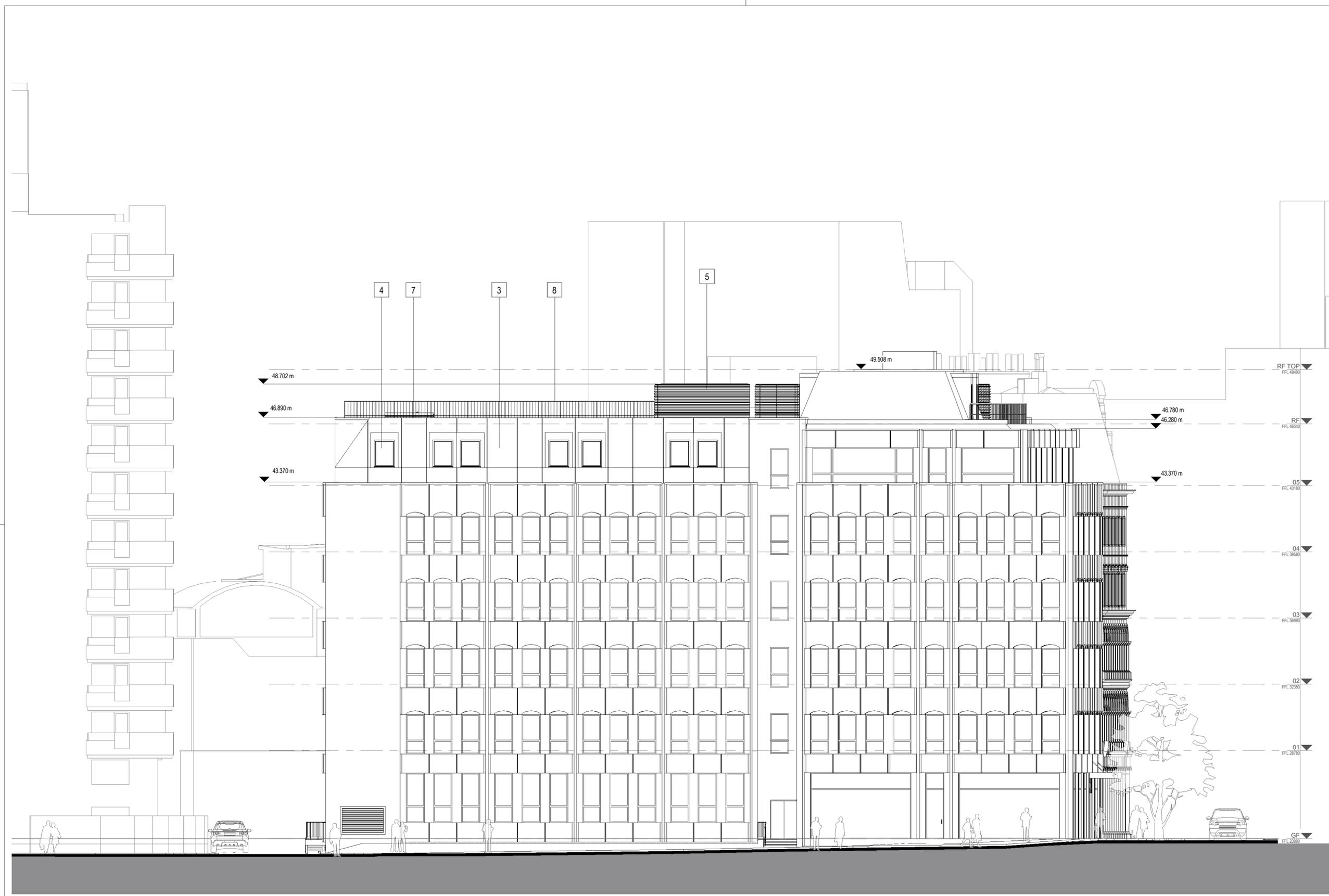


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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

**LEGEND**

- 1 GRC cladding system
- 2 Green facade system
- 3 Modular metal rainscreen system
- 4 PPC Aluminium windows
- 5 Metal louvre plant screen
- 6 Metal folding gates
- 7 Metal capping
- 8 Metal balustrade
- 9 Metal door
- 10 Glass balustrade
- 11 GRP plant room (hidden behind louvre)



1-50 Newton Street      Service Yard Access Road      199 to 206 High Holborn      High Holborn

**PLANNING**

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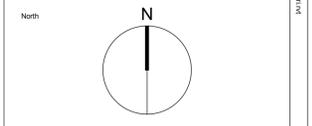
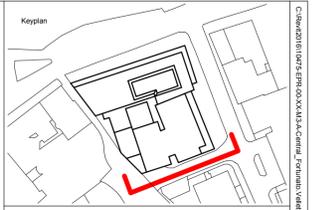
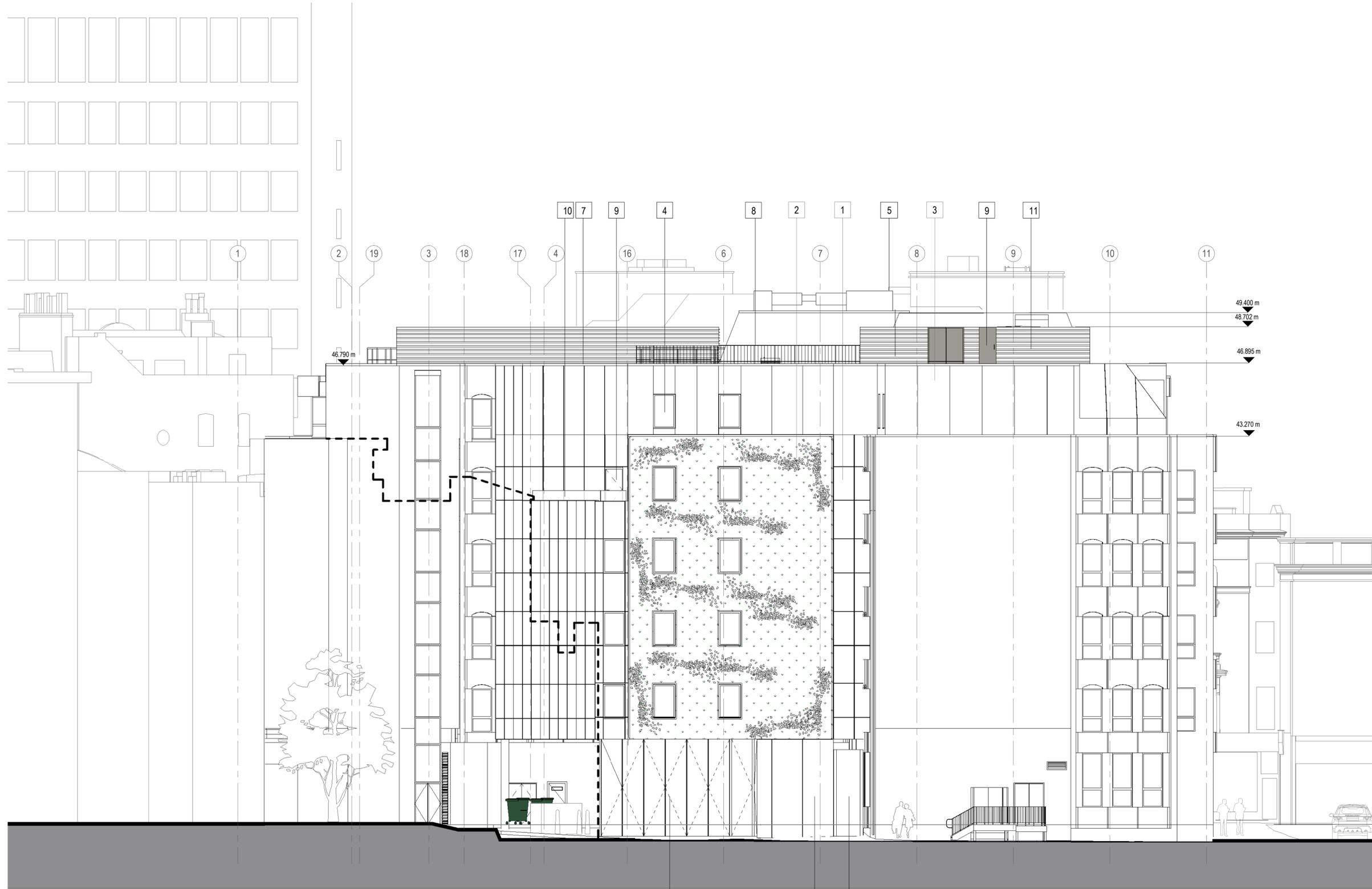
Hoxton Hotel Extension  
 199-206 High Holborn London WC1V 7BD

Proposed Elevation East

Project Status      1:100@A1      11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00	EA	-EA	-A	-A	-A	0431	3





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No.	Revision	Date	Initial	Chkd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

**LEGEND**

1	GRC cladding system
2	Green facade system
3	Modular metal rainscreen system
4	PPC Aluminium windows
5	Metal louvre plant screen
6	Metal folding gates
7	Metal capping
8	Metal balustrade
9	Metal door
10	Glass balustrade
11	GRP plant room (hidden behind louvre)

**PLANNING**

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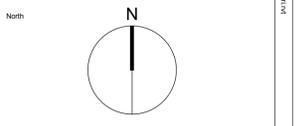
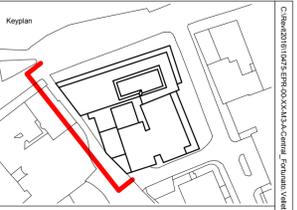
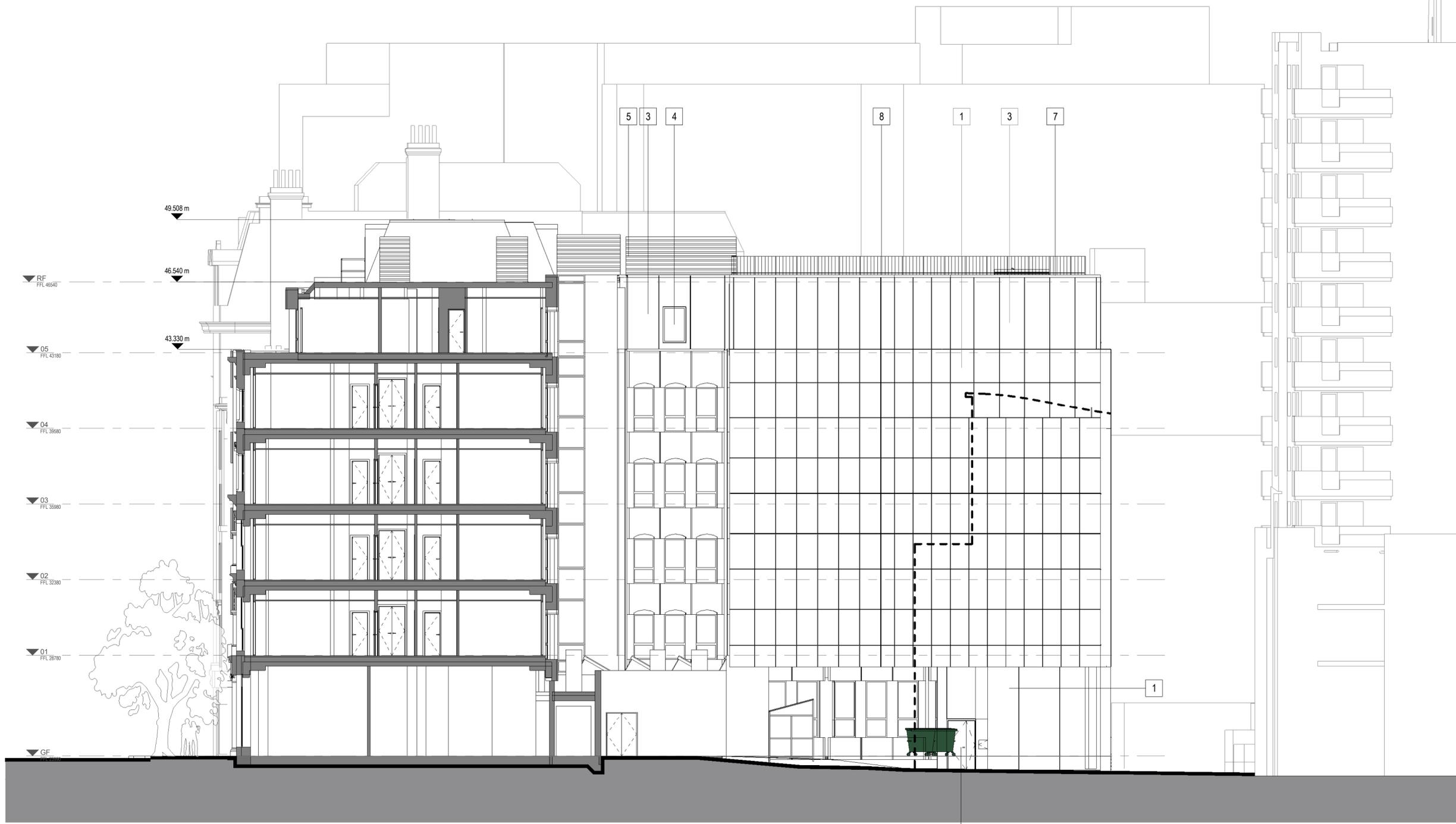
Hoxton Hotel Extension  
199-206 High Holborn London WC1V 7BD

Proposed Elevation South

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00	-WE	TP	A	-	A	0433	3



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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

**LEGEND**

1	GRC cladding system
2	Green facade system
3	Modular metal rainscreen system
4	PPC Aluminium windows
5	Metal louvre plant screen
6	Metal folding gates
7	Metal capping
8	Metal balustrade
9	Metal door
10	Glass balustrade
11	GRP plant room (hidden behind louvre)

PLANNING

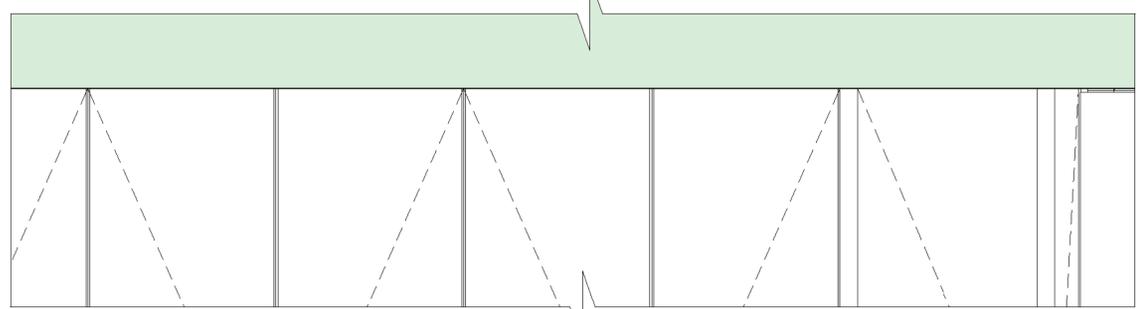
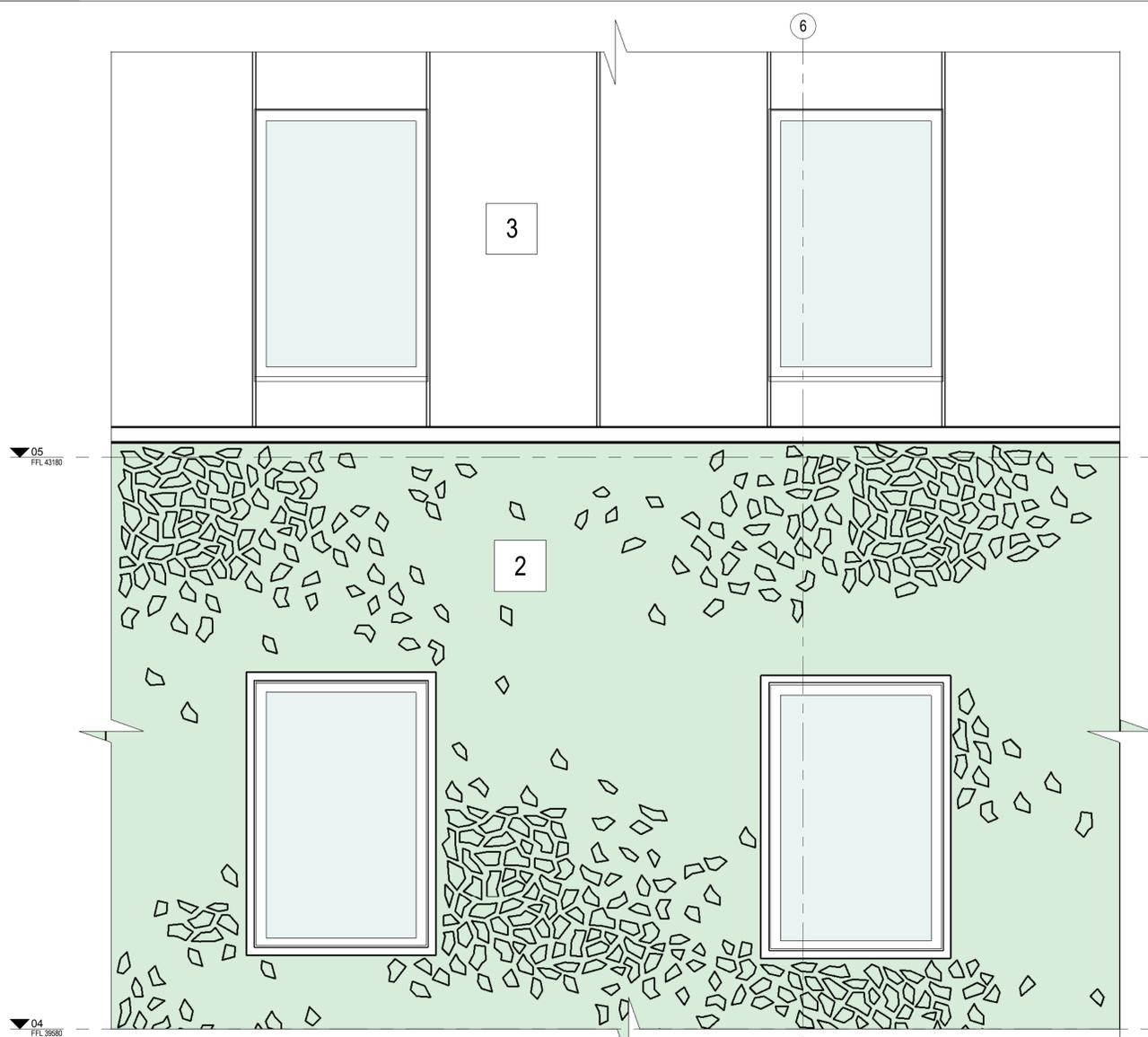
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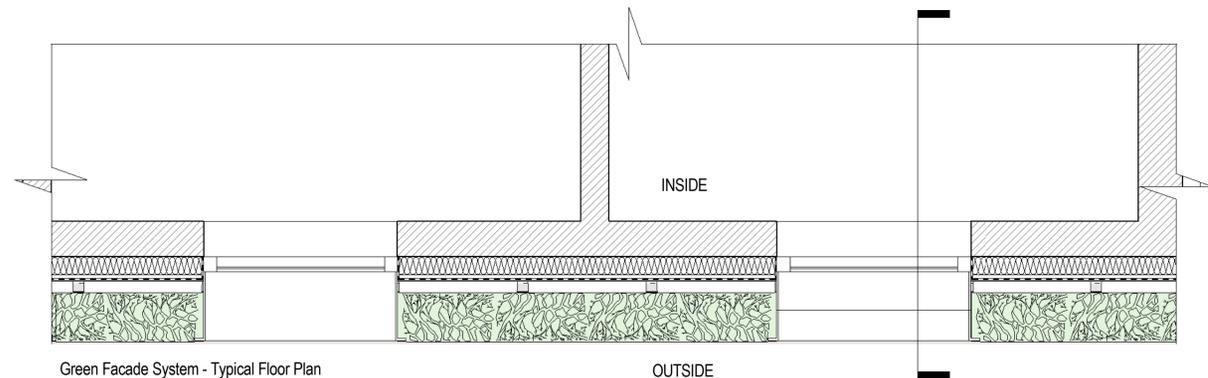
Proposed Elevation West  
 Project Status 1:100@ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00	SO	TP	A	A	0432	3	





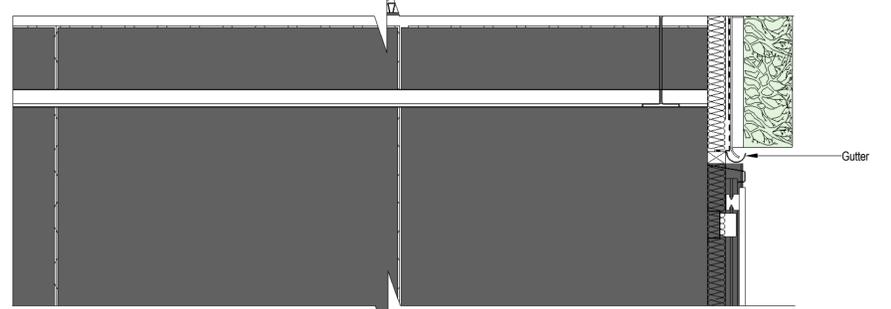
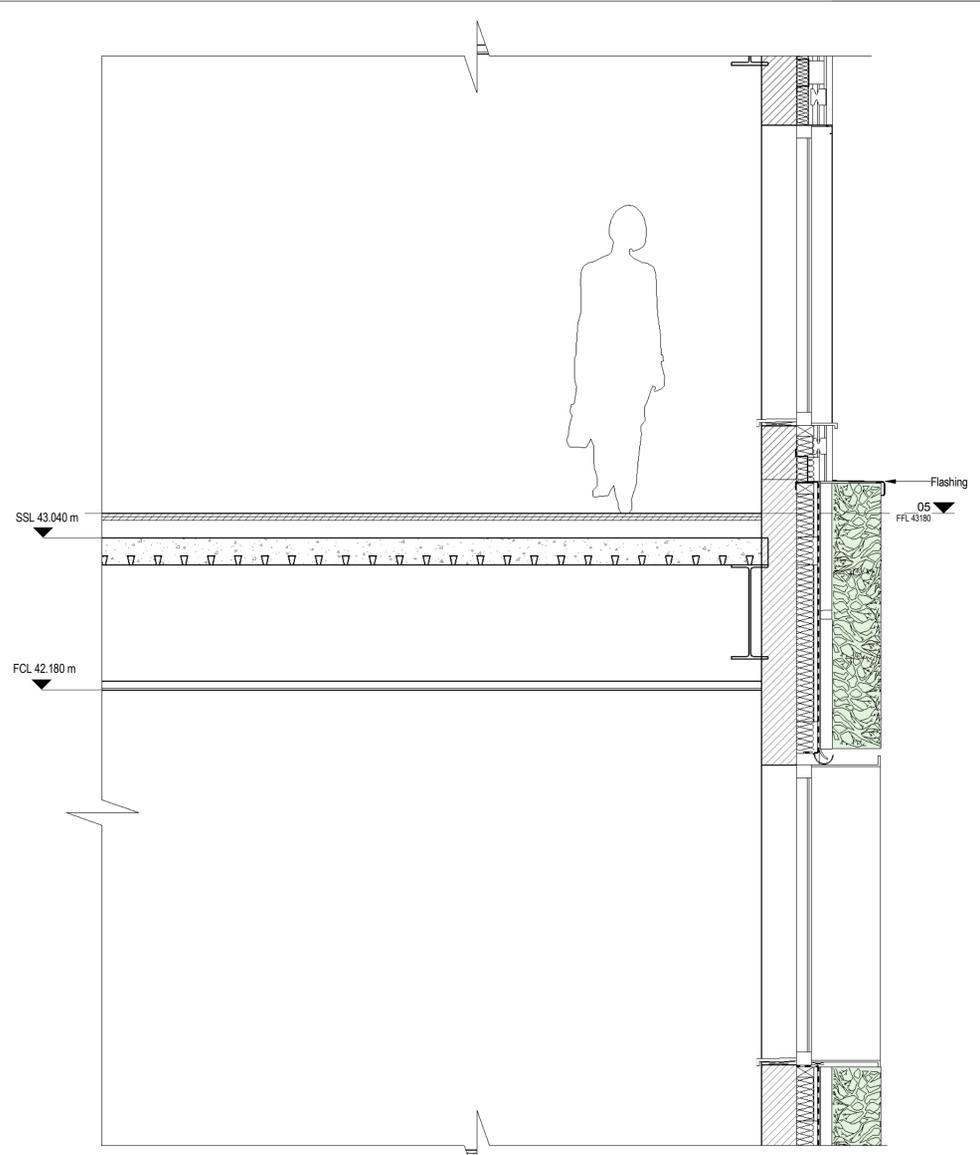
Green Facade System - Elevation



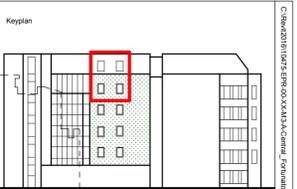
Green Facade System - Typical Floor Plan  
Scale 1:20

INSIDE

OUTSIDE



Green Facade System - Section  
Scale 1:20



North

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No.	Revision	Date	Initial	Chk'd
2	TP Issue North Elevation Updated	20.12.16	FV	
1	TP Issue	09.12.16	FV	

LEGEND

- 1 GRC cladding system
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- 6 Metal folding gates
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- 8 Metal balustrade
- 9 Metal door
- 10 Glass balustrade
- 11 GRP plant room (hidden behind louvre)

PLANNING

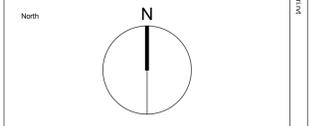
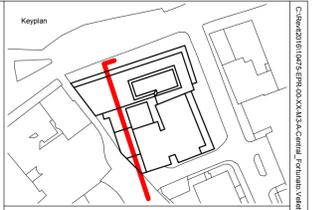
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Green Facade System

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475 - EPR - 00 - XX - DR - A - 3101							2

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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

No.	Revision	Date	Initial	Chk'd



High Holborn Street

199 to 206 High Holborn

Service Yard access road

1-50 Newton Street

PLANNING

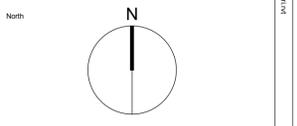
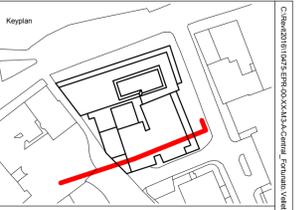
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Proposed Section AA  
 Project Status 1 : 100 @ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475 - EPR - 00 - AA - TP - A - 0530							3





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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

No.	Revision	Date	Initial	Chk'd

193 to 198 High Holborn

199 to 206 High Holborn

Newton Street

1 to 19 Newton Street

PLANNING

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Hoxton Hotel Extension  
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Proposed Section BB

Project Status 1 : 100 @ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475 - EPR - 00 - BB - TP - A - 0531							3





▼ RF TOP  
FFL 4890

48.702 m

▼ RF  
FFL 4650

46.890 m

▼ 05  
FFL 43180

GUESTROOM  
15.6 m²

GUESTROOM  
15.6 m²

▼ 04  
FFL 39580

▼ 03  
FFL 35980

▼ 02  
FFL 32380

▼ 01  
FFL 28780

▼ GF  
FFL 23990

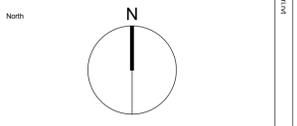
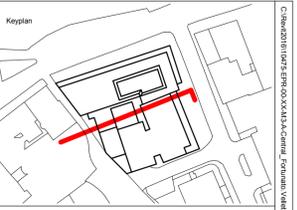
▼ B1  
FFL 20990

Newton Street

199 to 206 High Holborn

Dragon Yard

193 to 198 High Holborn



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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

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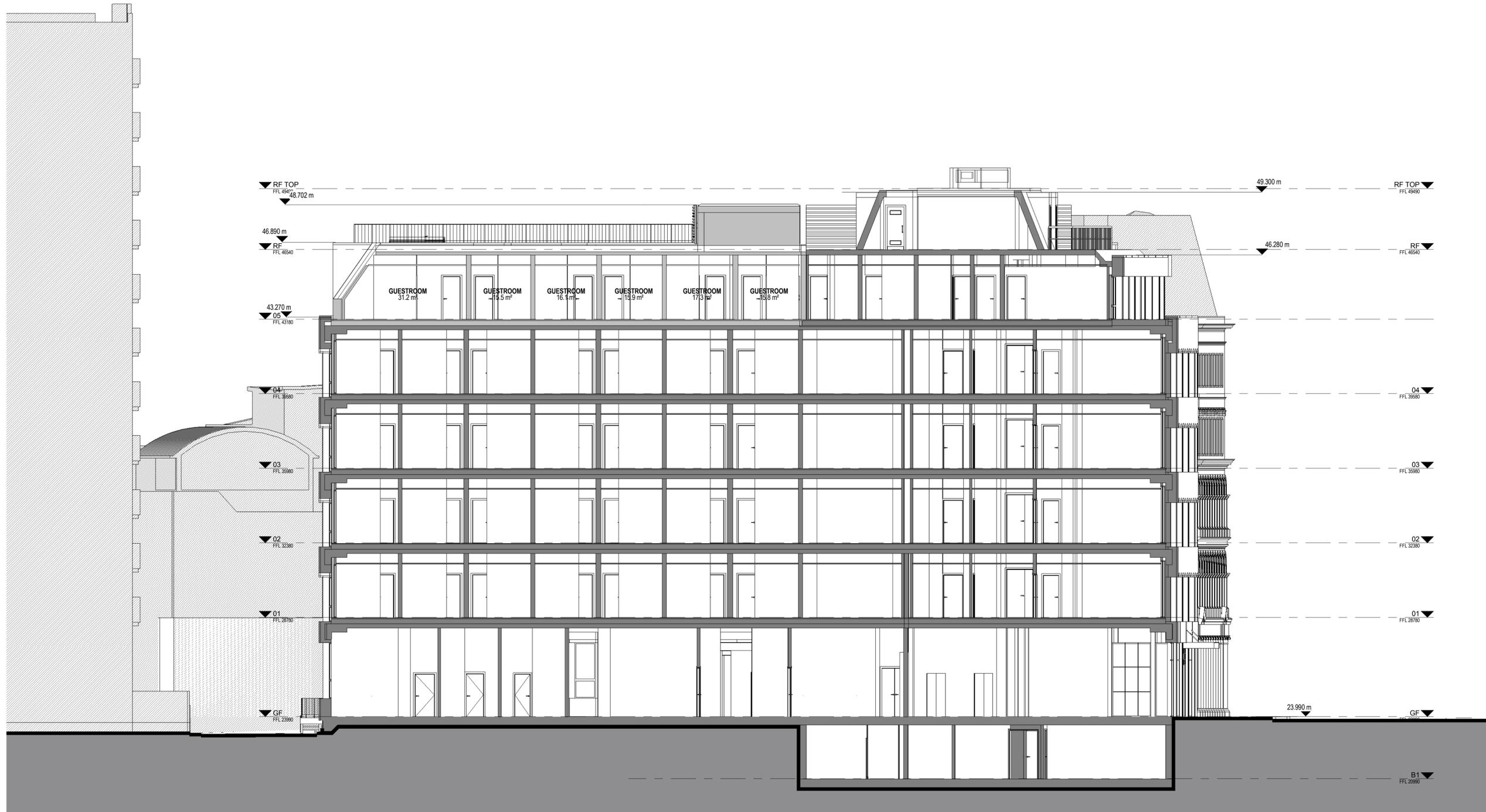
Hoxton Hotel Extension  
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Proposed Section CC

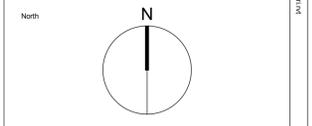
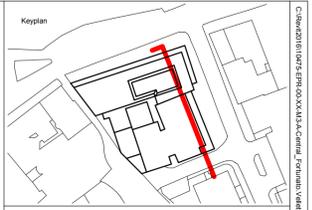
Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475 - EPR - 00 - CC - TP - A - 0532							3



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1-50 Newton Street X Service Yard access road X 199 to 206 High Holborn X High Holborn Street



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No.	Revision	Date	Initial	Chk'd
3	TP Issue North Elevation Updated	20.12.16	FV	
2	TP Issue	09.12.16	FV	
1	First Issue	18.11.16	FV	

No.	Revision	Date	Initial	Chk'd
PLANNING				

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Hoxton Hotel Extension  
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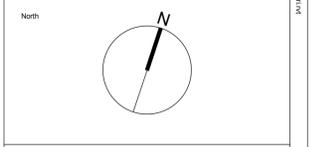
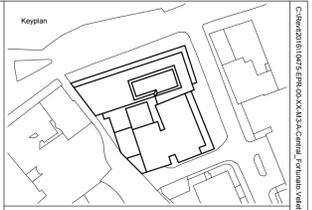
Proposed Section DD  
 Project Status 1 : 100 @ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00-DD-TP-A-0533							3



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No.	Revision	Date	Initial	Chk'd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

**Summary of Proposed Rooms:**  
 Level 01 : 8 Guestrooms (1 Accessible)  
 Level 02 : 8 Guestrooms (1 Accessible)  
 Level 03 : 8 Guestrooms (1 Accessible)  
 Level 04 : 7 Guestrooms (1 Accessible)  
 Level 05 : 19 Guestrooms  
 Existing Room Count : 174 (18 Accessible)  
 Rooms Lost : -4  
 Net Rooms Gain : 46

**Proposed Room count : 220 Guestrooms (22 Accessible)**  
 1. These areas have been calculated as NIA and relate to the anticipated areas of the building at the current state of the design and measured using preliminary drawings. The following factors should be considered before using these areas in any financial or other exercise:  
 - Further design development may affect the areas  
 - The building may present anomalies in relation to surveyed/drawn plans  
 - Construction tolerances may affect the areas  
 2. The record information contained in this drawing is issued for information purposes only and is subject to confirmation on site. EPR accepts no liability for any losses however incurred arising out of or in connection with the use of this information.

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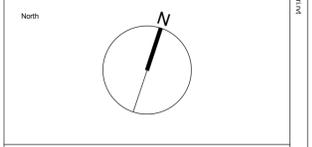
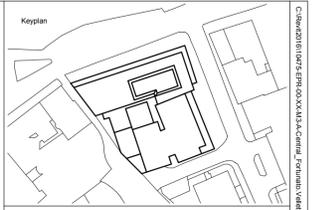
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Hoxton Hotel Extension  
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Proposed First Floor Plan  
 Project Status 1:100@A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00-01-TP-A-0231							4





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No.	Revision	Date	Initial	Chkd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

**Summary of Proposed Rooms:**  
 Level 01 : 8 Guestrooms (1 Accessible)  
 Level 02 : 8 Guestrooms (1 Accessible)  
 Level 03 : 8 Guestrooms (1 Accessible)  
 Level 04 : 7 Guestrooms (1 Accessible)  
 Level 05 : 19 Guestrooms

Existing Room Count : 174 (18 Accessible)  
 Rooms Lost : -4  
 Net Rooms Gain : 46

Proposed Room count : 220 Guestrooms (22 Accessible)

1. These areas have been calculated as NIA and relate to the anticipated areas of the building at the current state of the design and measured using preliminary drawings. The following factors should be considered before using these areas in any financial or other exercise:  
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 - The building may present anomalies in relation to surveyed/drawn plans  
 - Construction tolerances may affect the areas

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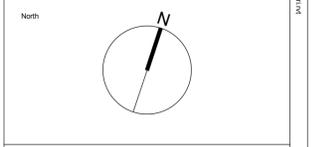
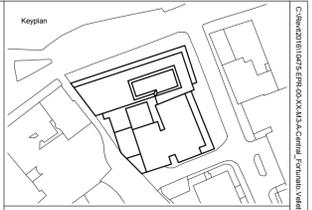
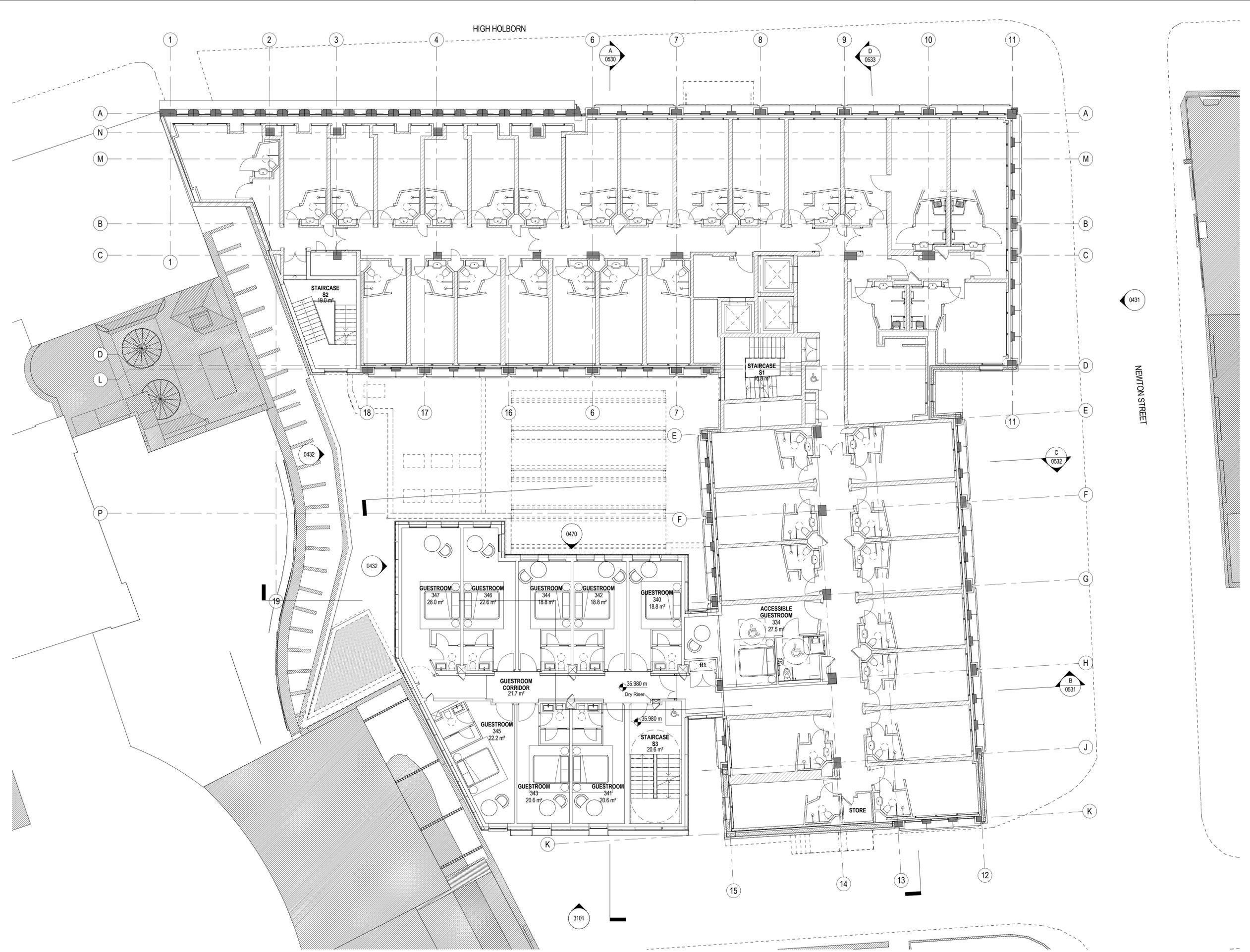
Hoxton Hotel Extension  
 199-206 High Holborn London WC1V 7BD

Proposed Second Floor Plan  
 Project Status 1:100@A1 11/18/16

Project No	Originator	Zone	Level	Type	Rate	Number	Rev
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No.	Revision	Date	Initial	Chk'd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

**Summary of Proposed Rooms:**  
 Level 01 : 8 Guestrooms (1 Accessible)  
 Level 02 : 8 Guestrooms (1 Accessible)  
 Level 03 : 8 Guestrooms (1 Accessible)  
 Level 04 : 7 Guestrooms (1 Accessible)  
 Level 05 : 19 Guestrooms

Existing Room Count : 174 (18 Accessible)  
 Rooms Lost : -4  
 Net Rooms Gain : 46

Proposed Room count : 220 Guestrooms (22 Accessible)

1. These areas have been calculated as NIA and relate to the anticipated areas of the building at the current state of the design and measured using preliminary drawings. The following factors should be considered before using these areas in any financial or other exercise:  
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 - The building may present anomalies in relation to surveyed/drawn plans  
 - Construction tolerances may affect the areas

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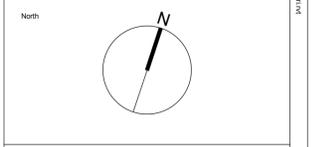
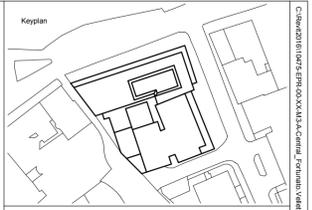
Hoxton Hotel Extension  
 199-206 High Holborn London WC1V 7BD

Proposed Third Floor Plan

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00-03-TP-A-0233							4



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**Notes:**  
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No.	Revision	Date	Initial	Chk'd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

**Summary of Proposed Rooms:**  
 Level 01 : 8 Guestrooms (1 Accessible)  
 Level 02 : 8 Guestrooms (1 Accessible)  
 Level 03 : 8 Guestrooms (1 Accessible)  
 Level 04 : 7 Guestrooms (1 Accessible)  
 Level 05 : 19 Guestrooms  
 Existing Room Count : 174 (18 Accessible)  
 Rooms Lost : -4  
 Net Rooms Gain : 46

**Proposed Room count : 220 Guestrooms (22 Accessible)**  
 1. These areas have been calculated as NIA and relate to the anticipated areas of the building at the current state of the design and measured using preliminary drawings. The following factors should be considered before using these areas in any financial or other exercise:  
 - Further design development may affect the areas  
 - The building may present anomalies in relation to surveyed/drawn plans  
 - Construction tolerances may affect the areas

2. The record information contained in this drawing is issued for information purposes only and is subject to confirmation on site. EPR accepts no liability for any losses however incurred arising out of or in connection with the use of this information.

PLANNING

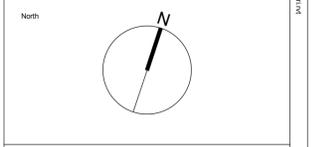
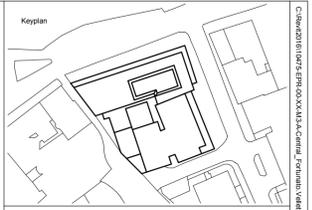
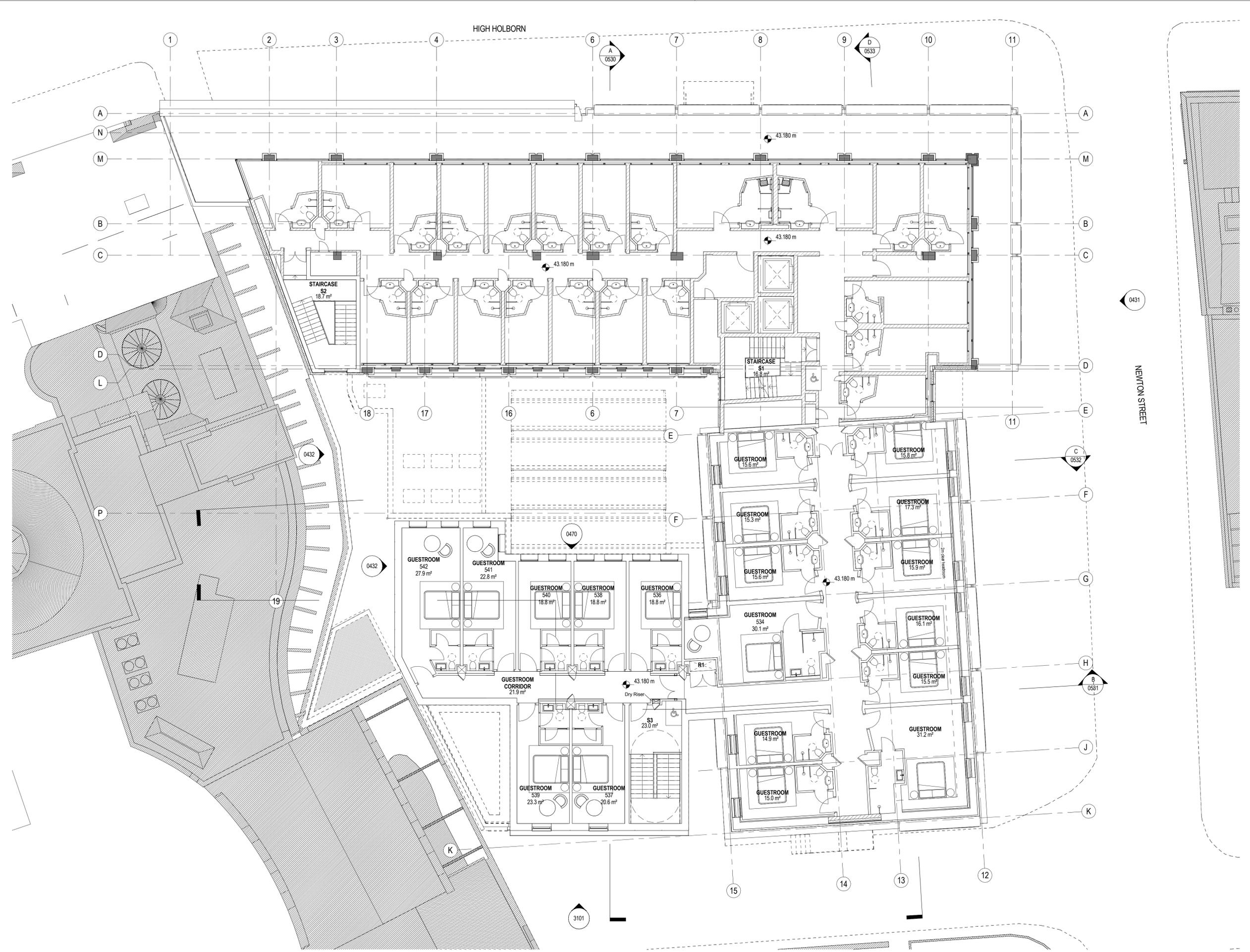
**EPR architects** 30 Millbank  
 London SW1P 4DU  
 +44 (0) 20 7932 7600  
 www.epr.co.uk

Hoxton Hotel Extension  
 199-206 High Holborn London WC1V 7BD

Proposed Fourth Floor Plan  
 Project Status As indicated @ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00-04-TP-A-0234							4





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No.	Revision	Date	Initial	Chkd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

**Summary of Proposed Rooms:**  
 Level 01 : 8 Guestrooms (1 Accessible)  
 Level 02 : 8 Guestrooms (1 Accessible)  
 Level 03 : 8 Guestrooms (1 Accessible)  
 Level 04 : 7 Guestrooms (1 Accessible)  
 Level 05 : 19 Guestrooms

Existing Room Count : 174 (18 Accessible)  
 Rooms Lost : 4  
 Net Rooms Gain : 46

Proposed Room count : 220 Guestrooms (22 Accessible)

1. These areas have been calculated as NIA and relate to the anticipated areas of the building at the current state of the design and measured using preliminary drawings. The following factors should be considered before using these areas in any financial or other exercise:  
 - Further design development may affect the areas  
 - The building may present anomalies in relation to surveyed/drawn plans  
 - Construction tolerances may affect the areas

2. The record information contained in this drawing is issued for information purposes only and is subject to confirmation on site. EPR accepts no liability for any losses however incurred arising out of or in connection with the use of this information.

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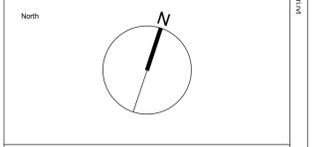
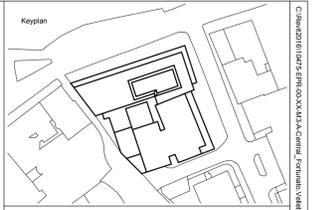
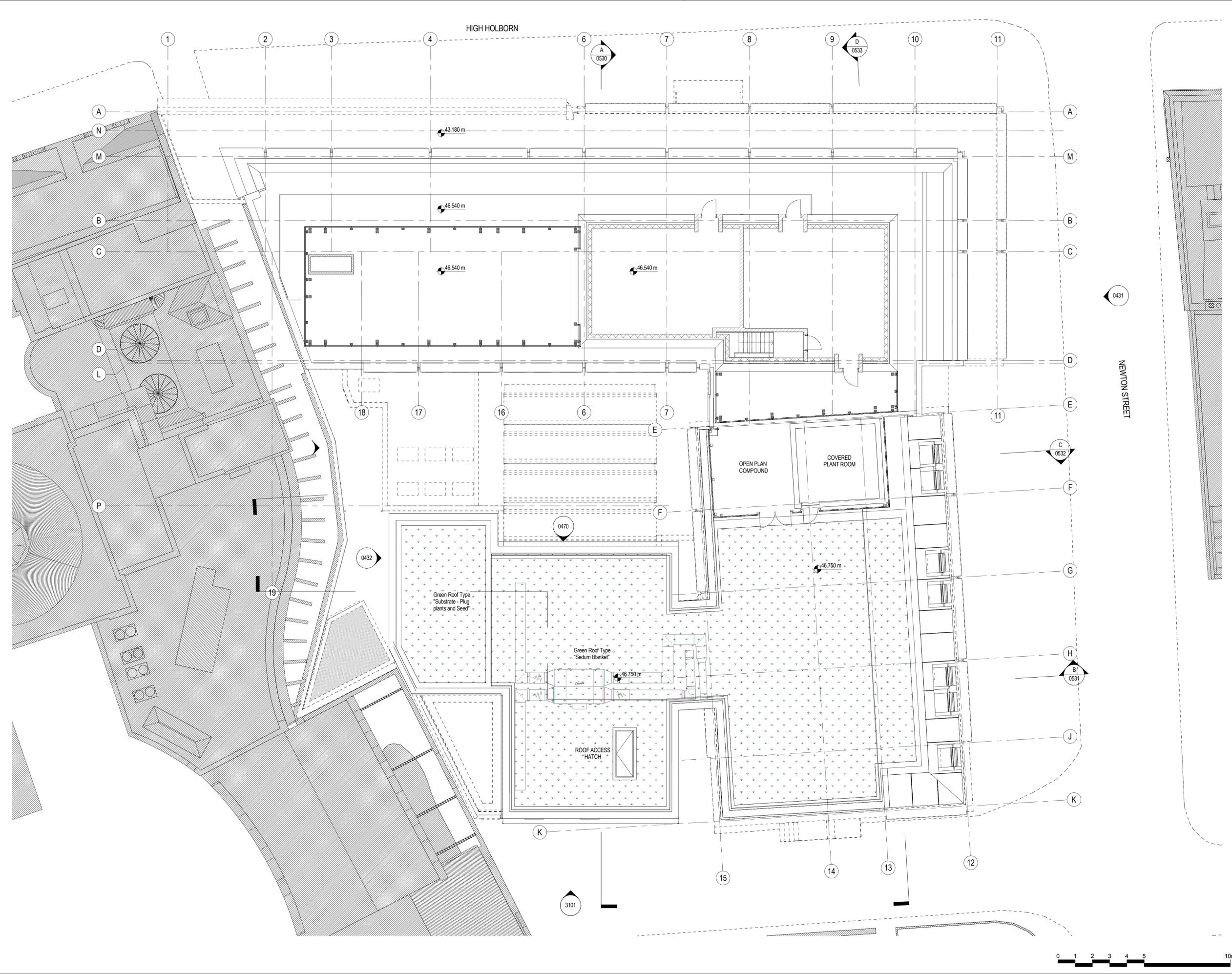
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Hoxton Hotel Extension  
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Proposed Fifth Floor Plan

Project No	Originator	Zone	Level	Type	Rate	Number	Rev
10475 - EPR - 00 - 05 - TP - A - 0235							4





Notes:  
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No.	Revision	Date	Initial	Chk'd
4	TP Issue North Elevation Updated	20.12.16	FV	
3	TP Issue	09.12.16	FV	
2	Issued for Information	01.12.16	FV	
1	First Issue	18.11.16	FV	

2012/2015/11/26/17  
 2012/2015/11/26/17

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Hoxton Hotel Extension  
 199-206 High Holborn London WC1V 7BD

Proposed Roof plan Plan  
 Project Status 1 : 100 @ A1 11/18/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10475-EPR-00	RP	TP	A	0236			4