

## Introduction

The Planning Permission is sought on behalf of Sicilian Lab for the property Hogarth House 133-136 High Holborn.



- 1.1 The properties form part of the wider Holborn Links Estate that was acquired by Citwax Investments ('the owner') in October 2016. The client wishes to develop the properties to provide co-working office spaces to let for SME and start-up business.

## Hogarth House 133-136 High Holborn

### Planning History

- 1.2 Further detail on the planning history of Hogarth House is included within GVA's cover letter but is summarised below.
- 1.3 Planning Permission was granted (Ref: 8800104) on 19<sup>th</sup> August 1988 for the redevelopment of 133-136 High Holborn, 1-3 Bloomsbury Court and 14 Barter Street to provide a part 4 part 6 storey building for use as B1 and A2 use as well as 10 residential flats with associated car parking and other refurbishment works.
- 1.4 A number of other applications have since been submitted and approved for associated elevational and signage works.

### Design & Impact statement

- 1.5 The design intent is to create a co-working café/retail (A1/A3) space for the public and the small and medium enterprises users, renting work office spaces on the upper floors with modern standards without disturbing the fabric of the building.
- 1.6 The proposals are for the refurbishment works to the external façade at ground floor level, change of use from A2 to flexible A1/A3 and other associated changes
- 1.7 We intend to bring out the design intent of the original façade design by removing the tinted glass panels from the window mullions and exposing the original post-modern windows design. This would allow more natural light to come into the ground floor space and would make the ground floor façade more consistent with the mullion design above each window.

The elevation has been designed with a view to 'open up' the ground floor use and provide activity at ground floor in keeping with the street-scene of High Holborn. The change of use and elevational changes will also act as a key marker for the overall proposal and will create new employment opportunities in the area.

## Scope of refurbishment works

1.8 The summary for the intended scope of works to this property is as below:

### Front Elevation



Photo 1: Hogarth House - Front Street Elevation - High Holborn Street Side

- **Bay 1:** Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- **Bay 2:** Remove the bank's advertisement board to expose the original window mullions behind it. Replace the shutter and the door to the bank unit with and replace with an automatic sliding door with slim channel system. Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour.
- **Bay 3:** Remove the 'cash-machine' from the window and replace it with a new clear glass panel. Remove the bank's advertisement board to expose the original window mullions behind it. Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour.
- **Bay 4:** Remove the window plinth and window mullions to create a new opening to match the other window bays.
- **Bay 5:** Remove the tinted glass panel above the window and replace with clear glass panel. Retain the door as is and re-decorate with a fresh coat of exterior grade paint to match existing Black colour.
- Install a wi-fi box to the external façade, location shown within architectural drawing pack.

## Side Elevation



Photo 2: Hogarth House - Side Street Elevation - Bloomsbury Court Side

- **Bay 6:** Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- **Bay 7:** Remove the bank's advertisement board to expose the original window mullions behind it. Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- **Bay 8:** Remove the bank's advertisement board to expose the original window mullions behind it. Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- **Bay 9:** Remove the bank's advertisement board to expose the original window mullions behind it. Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- **Bay 10:** Remove the tinted glass panel above the window and replace with clear glass panel. Re-decorate the mullions with a fresh coat of exterior grade paint to match existing Black colour
- Install a wi-fi box to the external façade, location shown within architectural drawing pack.
- Remove the railings in front of window bays



## Back Elevation

Replace the solid door to the courtyard with a toughened glass door with security control and locks.





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## Design & Access Statement

LABS, HIGH HOLBORN ESTATE LINKS

### **Access Statement**

- 1.9 Access to the property remains as existing.
- 1.10 With regards to the accessibility to the entrance and all internal works, we have designed in accordance with current Building Regulations (Part M). We are dealing with Green Door licensed Building Control Agents to assist us in creating a fully regulated internal fit-out space

### 1.11 Visual impression of design intent for Hogarth House external façade along High Holborn.

The design intent is to create a façade that is in keeping with the current street-scape of High Holborn whilst also servicing the workplace and creating new employment opportunities.

