

Proposed Refurbishment and Extension 212-214 High Holborn, Bloomsbury Pairs

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On behalf of
Austringer Capital Limited

Design and Access Statement – June 2017



1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Austringer Capital Limited to support a detailed planning application for the redevelopment of 212-214 High Holborn, Bloomsbury Pairs WC1V 7BF.

The statement explains the design development process and describes the final proposals for the redevelopment of the site.

This document should be read in conjunction with the application drawings and other material submitted in support of this planning application.

1.1 Purpose of the document

The purpose of this statement is to describe in detail the proposal in terms of its design, access and integration with the surrounding area.

The document should be read in conjunction with all other supporting documentation and drawings accompanying the application.

1.2 Project Summary

The planning application relates to the redevelopment of 212-214 High Holborn, Bloomsbury Pairs WC1V 7BF. The application seeks full planning permission and listed building consent for the following:

Application for planning permission and listed building consent for alterations to the internal layout and refurbishment of a listed building; demolition of rear extension at basement, ground, and mezzanine level; construction of new seven storey above basement rear extension; and use of the building for Class B1 office use.

The proposed development will assist in bringing the building back in to productive economic use thereby creating new jobs and wider positive spin off benefits for the local area. Local planning policy aspirations for the site and wider area have also been considered in great detail.

1.3 The Process

Proposals for the refurbishment and extension of the existing building have been the subject of extensive pre-application discussions with Camden Council. The Council's pre-application comments have been reflected in the designs of the current proposal.

1.4 Document Structure

The Design and Access Statement is submitted in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the guidance contained within National Planning Practice Guidance (NPPG).

The National Planning Practice Guidance states that a Design and Access statement must:

- a) Explain the design principles and concepts that have been applied to the proposed development; and*
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:

- *A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.*
- *Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.*

In respect of the listed building element of the proposals, national guidance considers that the accompanying Design and Access Statement must:

Include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- a) the special architectural or historic importance of the building;*
- b) the particular physical features of the building that justify its designation as a listed building; and*
- c) the building's setting.*

The guidance goes on to state that:

Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with.

Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.

1.5 Supporting Documentation

In order to satisfy the requirements of planning policy, the application is accompanied by:

- Application forms and certificates
- Existing and proposed site plans, floor plans, elevations and sections
- Planning Statement
- Design and Access Statement
- Sustainable Design and Construction Statement
- Construction Management Plan
- Transport Statement and Service Management Plan
- Heritage Statement
- Structural Report
- Desk-based Archaeology Assessment
- BRE Daylight and Sunlight Assessment

This statement is to be read in conjunction with all other supporting documentation.

This Design and Access Statement demonstrates how the design principles and concepts have been applied to the proposed development and considered as part of the comprehensive preparation of this full planning and listed building consent application.

2.0 SITE AND CONTEXT

2.1 Site Location

212 High Holborn is located within the London Borough of Camden on the border of Bloomsbury and Covent Gardens. The area immediately surrounding the building is characterised by formally planned streets laid out in a grid pattern, which are generally aligned running north-west to south-east and south-west to north-east.

The broad streets are enclosed by mainly three and four-storey development, with formal squares providing landscape-dominated focal points. The site itself is framed by two substantially taller buildings – the 7 storey 210 High Holborn to the west and the 9 storey 215-222 High Holborn to the south and east.

There are a number of listed buildings in the immediate vicinity of the site. These include the Grade II listed 127-129 High Holborn to the northwest, the Grade II listed 207 and Grade II* listed Princess Louise Public House to the west, and the Grade II listed Church Of The Holy Trinity to the southeast.



Figure 1: General site location

2.2 Site Context

The red line boundary of the site encompasses circa 437m² of land. The proposed development site includes the existing Grade II listed no. 212-214 High Holborn, which was originally built as a bank.

There is a 2 storey extension to the rear of the main building containing offices, staff areas and storage rooms as part of the bank. The existing buildings have a total Gross Internal Area (GIA) of circa 1,396m². The majority of the building is vacant with the exception of the ground floors, which are currently occupied by the Bloomsbury Parris branch of the NatWest bank.

Business rates records confirm the use of the building as a bank (use class A2) and the first to fourth floors as offices (B1a) since 2005, although it is likely that these uses have taken place for a longer period. Council tax records also suggest that part of the third and the fourth floor extension of the building was previously used as residential accommodation for an unknown period up to 1998. We understand that this residential unit was provided for use by the manager of the bank and not as an open market unit.

2.3 Precedents

There are a number of similar buildings within the immediate vicinity that have been subject to a level of modernisation in recent years, particularly 121-126 and 210 High Holborn.

However, it should be noted that these were façade retention schemes as opposed to the comprehensive extension and renovation programme proposed here, which will ensure the long-term protection of the heritage value of the property.



Figure 2: Site context

2.4 Historical Context

The application site comprises a listed building as well as being located within the Bloomsbury Conservation Area. It is therefore considered that the applications for full planning permission and listed building consent are made to not only provide a commercially viable use for the site, but also to make a major contribution to local regeneration, whilst being designed to complement the character of the Conservation Area and the listed building itself.

The existing building at 212-214 High Holborn was designed by Henry Baker and built in 1854. It was designated as a Grade II Listed building in May 1974. The building is 4 storeys over basement and built of Portland stone creating a 5 bay symmetrical facade in Palladian style along High Holborn. The building is listed on the basis of its architectural contribution to the surrounding street scape, however it is acknowledged in the listing on the English Heritage website that the interior design has not been inspected.

The site is within the Bloomsbury Conservation Area and is considered to make a considerable positive contribution to the street scene of High Holborn and the conservation area. The area in the immediate vicinity of the site has experienced significant recent regeneration albeit in a historically sensitive manner. Notable recent developments include the recladding of 215-222 High Holborn directly to the east of the site; and the development of residential and office units at 9-12 Southampton Place.



Figure 3: 1915 view of 212 High Holborn

The special character of the Bloomsbury Conservation Area derives from the following elements:

- The internationally important example of town planning based on formal landscape squares located on a grid of streets;
- ; The uniformity in the townscape of the area, despite changes in the use of buildings during the 19th and 20th centuries
- Numerous cultural institutions and educational establishments;
- Numerous buildings of very high architectural and historical value;
- The variety of built form, and the quality of the design of the terraces and individual architectural details that make up the area and its built environment;
- Historical value and importance is derived from the people associated with the development of Bloomsbury and the past inhabitants of its buildings, including significant composers, artists, scientists, authors and members of parliament who lived and worked in the centre of London during the 18th and 19th century;

All of these features and the implications of the proposed development upon their character and significance is assessed in more detail within the submitted Heritage Statement.

2.5 Site Analysis



Figure 4: Site in the context of surrounding buildings

2.5 Site Analysis

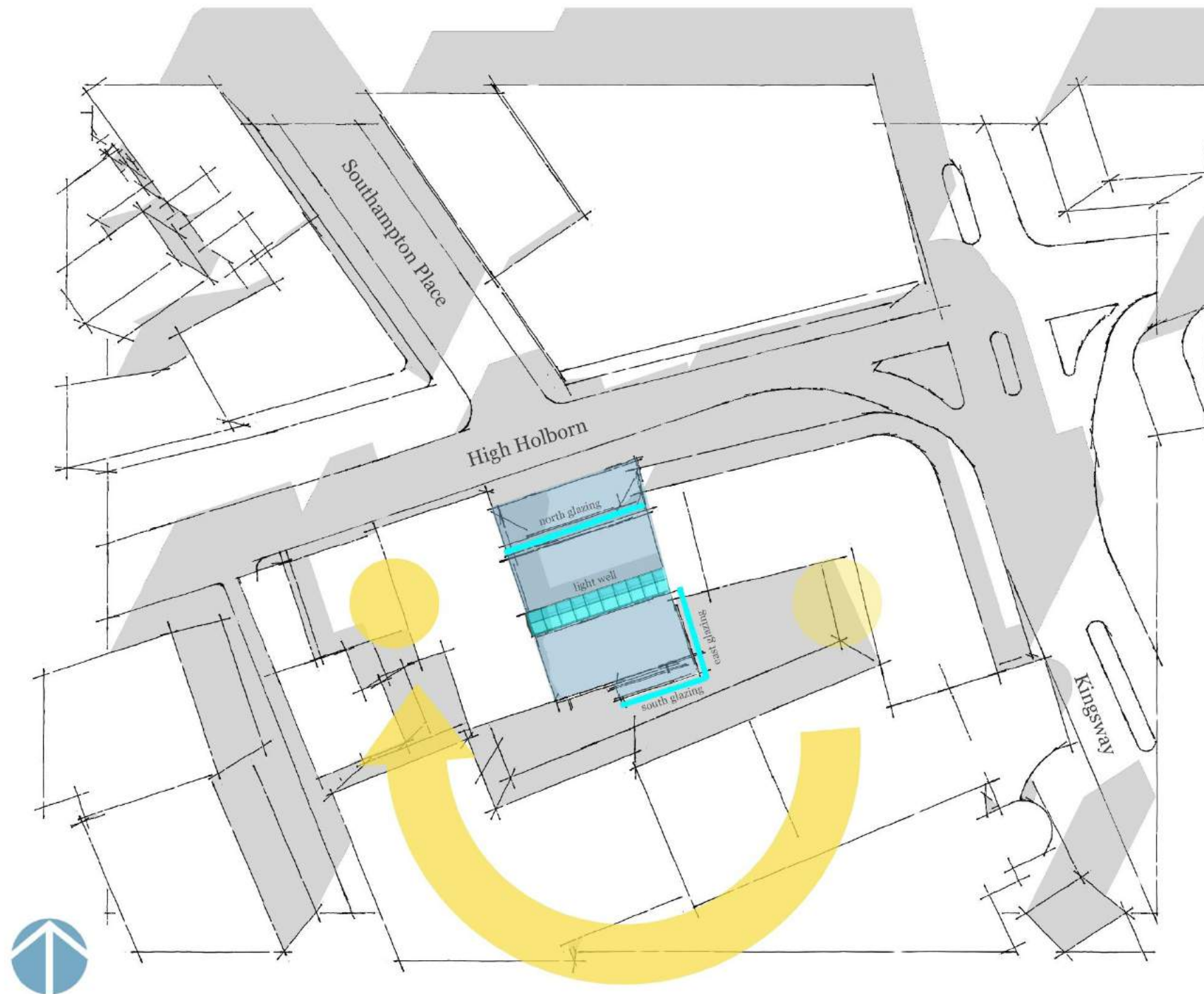


Figure 5: Sun Orientation and maximisation of natural light

2.5 Site Analysis

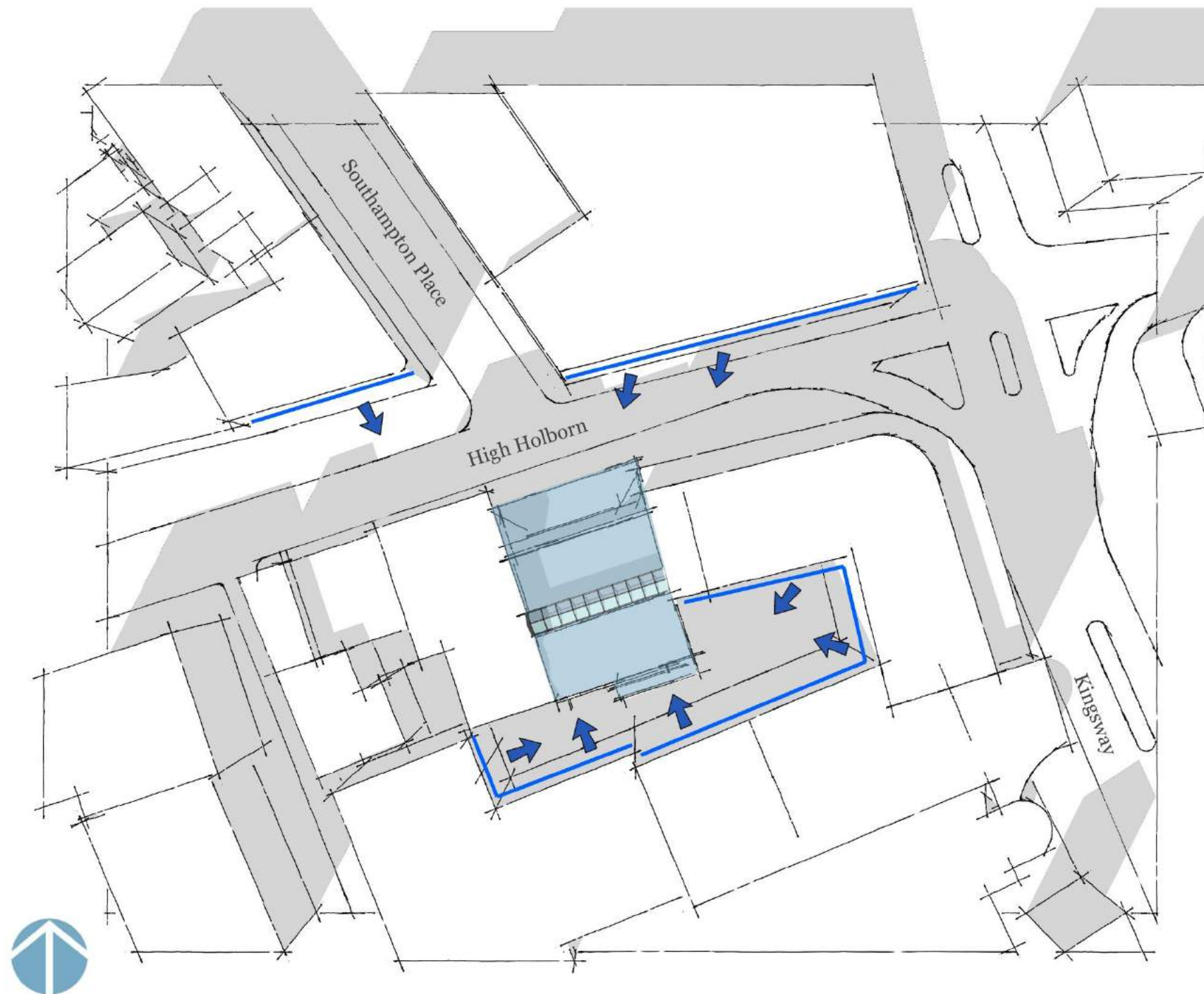


Figure 6: Overlooking from existing buildings

2.5 Site Analysis

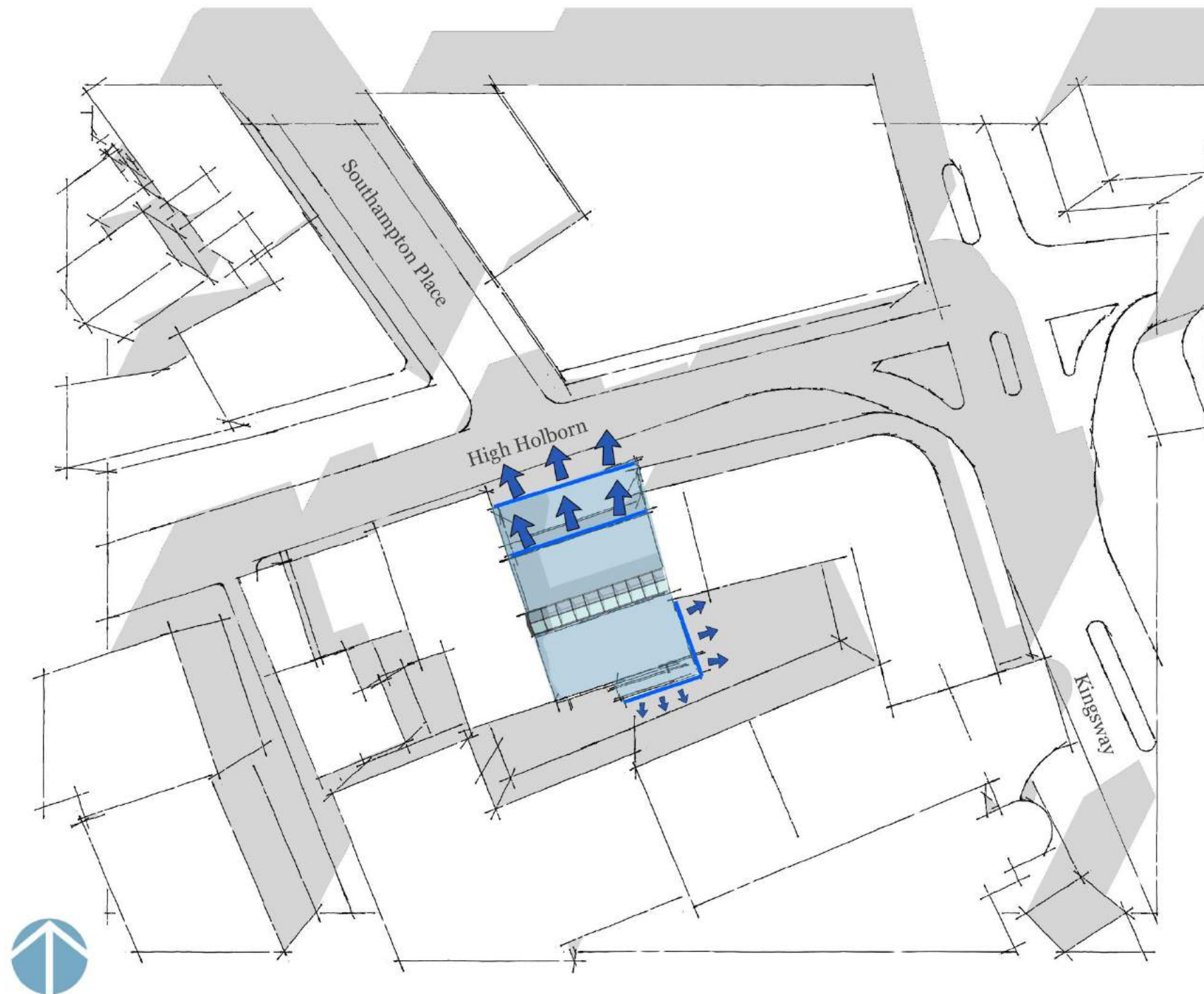


Figure 7: Potential views and overlooking

2.5 Planning Context

Introduction

The starting point for the consideration of the acceptability of the proposed development is its assessment against the existing and emerging development plan. If a development is in accordance with the plan, and the plan is up-to-date, then the decision should be to grant planning permission unless other material considerations indicate otherwise.

Material considerations include, amongst other things, the National Planning Policy Framework and Planning Practice Guidance. The local authority should have proper regard to such statements and must give clear and convincing reasons if they elect not to follow them. Emerging development plan policies are material considerations, although the weight to be attached to them varies according to their current status.

The proposed development has been assessed against the overall objectives and specific policies within the statutory documents that comprise the development plan and all other policies that are considered to be material considerations.

The statutory development plan comprises the Camden Core Strategy 2010, Camden Development Policies 2010, the emerging Camden Local Plan, The London Plan and the National Planning Policy Framework.

Camden Core Strategy

Policy CS 14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Policy CS 17 – Making Camden a safer place

The Council will aim to make Camden a safer place. We will:

- a) work with our partners to tackle crime, fear of crime and anti-social behaviour;*
- b) encourage appropriate security and community safety measures in buildings, spaces and the transport system;*
- c) require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in areas with relatively high levels of crime, in particular Camden Town, King's Cross, Bloomsbury, Covent Garden and Kilburn;*
- d) ensure Camden's businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design;*
- e) promote safer streets and public areas; and*
- f) address the impact of food, drink and entertainment uses, particularly in Camden Town, Central London and other centres.*

Camden Development Policies

DP22 – Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and*
- b) incorporate green or brown roofs and green walls wherever suitable.*

The Council will promote and measure sustainable design and construction by:

- a) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;*
- b) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve "very good" in EcoHomes assessments prior to 2013 and encouraging "excellent" from 2013;*
- c) expecting non-domestic developments of 500sqm of floorspace or above to achieve "very good" in BREEAM assessments and "excellent" from 2016 and encouraging zero carbon from 2019.*

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- a) summer shading and planting;*
- b) limiting run-off;*
- c) reducing water consumption;*
- d) reducing air pollution; and*
- e) not locating vulnerable uses in basements in flood-prone areas.*

The Emerging Camden Local Plan

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

Policy D1 – Design

The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

We will require that development:

- a) is attractive and of the highest standard;*
- b) respects local context and character and conserves or enhances the historic environment and heritage assets;*
- c) is sustainable in design and construction;*
- d) is carefully designed with regard to architectural detailing;*
- e) uses attractive and high quality materials;*
- f) contributes positively to the street frontage;*
- g) is inclusive and accessible for all;*
- h) promotes health;*
- i) improves movement through areas with direct, accessible, and easily recognisable routes (legibility);*
- j) is secure and designed to minimise crime and antisocial behaviour;*
- k) is robust and flexible in use;*
- l) responds to natural features and preserves gardens and other open space;*
- m) incorporates well designed landscape design;*
- n) incorporates outdoor amenity space;*
- o) preserves significant and protected views;*
- p) meets housing standards; and*
- q) carefully integrates building services equipment.*

Tall Buildings

All of Camden is considered sensitive to the development of tall buildings (i.e. those which are substantially taller than their neighbours or which significantly change the skyline). Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- a) how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape, and how the top of a tall building affects the skyline;*
- b) the historic context of the building's surroundings;*
- c) the relationship between the building and hills and views;*
- d) the degree to which the building overshadows public spaces, especially open spaces and watercourses; and*
- e) the contribution a building makes to pedestrian permeability and improved public accessibility.*

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

The London Plan

Policy 3.5 Quality and design of housing developments

A Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

Policy 5.3 Sustainable design and construction

A The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

Policy 7.3 Designing out crime

A Boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.

Policy 7.6 Architecture

A Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Policy 7.7 Location and design of tall and large buildings

A Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.

The National Planning Policy Framework

Paragraph 56 – 57 Requiring Good Design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

3.0 DESIGN DEVELOPMENT

This section explains the design process that has been followed to arrive at the current submission. This has been an evolutionary process and has ensured the early involvement of a wide range of key stakeholders.

3.1 The Initial Brief

The initial brief provided by the client was to analyse potential for the existing building to be refurbished and a new use proposed, if required.

The initial intention was to convert the existing building into apartments. The existing Grade II Listed façade and notable internal period features would be retained, with alterations restricted to the existing rear facade above first floor level and the provision of a new 2 storey mansard extension on top of the existing building.

The existing 2 storey extension to the rear at Ground and Lower Ground floors was to be demolished to allow for the re-development of this area, with a new 8 storey building also containing residential accommodation proposed in this location. This includes a new external lift and walkways, which would link the accommodation within the new and existing areas of the site.

It was intended to introduce commercial (A1/A3) uses at ground floor level only, with commercial stores, plant areas, a refuse store and cycle storage being located at lower ground level.

Following from the initial scheme, the potential for a similar conversion and extension was considered, but to provide hotel rather than residential accommodation. Commercial uses were in turn removed from the ground floor, which would instead house the entrance lobby, reception and hotel restaurant. Both boutique and budget type offerings were explored, however due to the constraints of not only the existing building but also the proposed rear extension, the most efficient room plans resulted in little difference between the two layouts.

These options allowed for the brief to be developed further as the options allowed the stakeholders to analyse the site's potential.

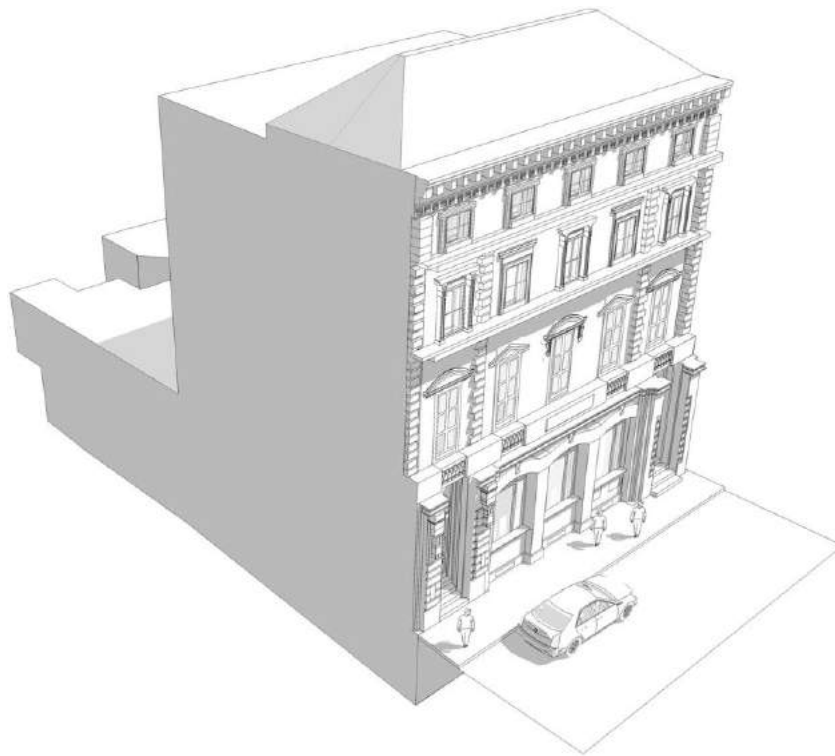


Figure 8.1: Existing building



Figure 8.2: Listed façade retained

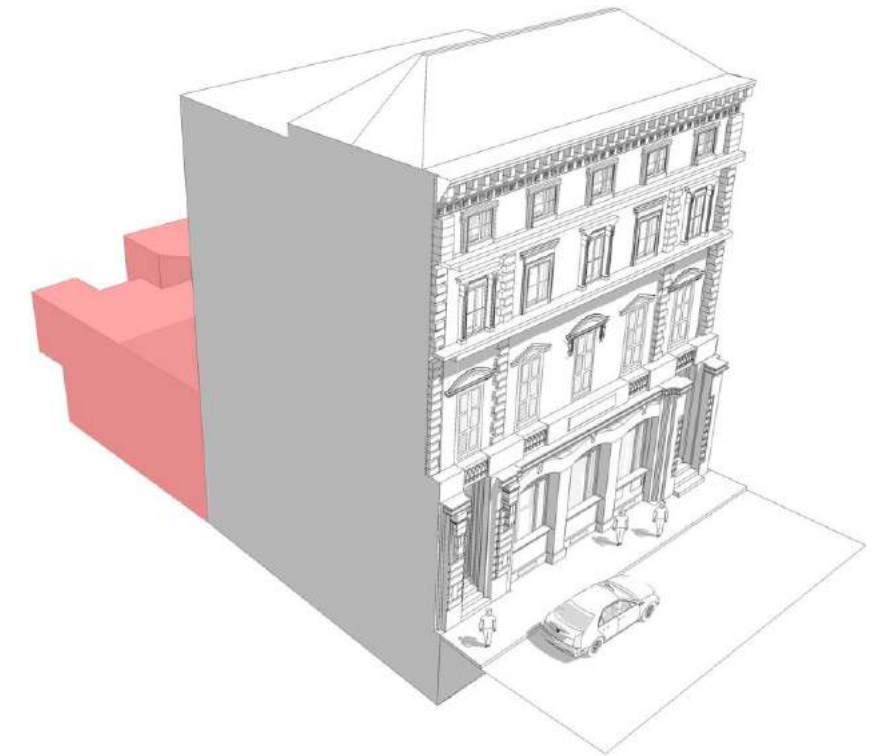


Figure 8.3: Existing extension demolished

3.2 Brief Development

Following the initial feasibility study, the focus was extended to include the retention of the historic use of the upper floors as offices, with a return to retaining commercial uses at ground floor level. This was primarily as a result of pre-application advice from senior officers at the Council, who expressed concern in relation to a potential loss of office space.

The proposed two storey, full depth roof extension was also of concern and it was not considered that a strong enough justification existed for altering the original roof so significantly. This element was subsequently removed from the proposals.

Options were provided that were driven by the constraints and opportunities of the site. These were presented to the client for consideration.

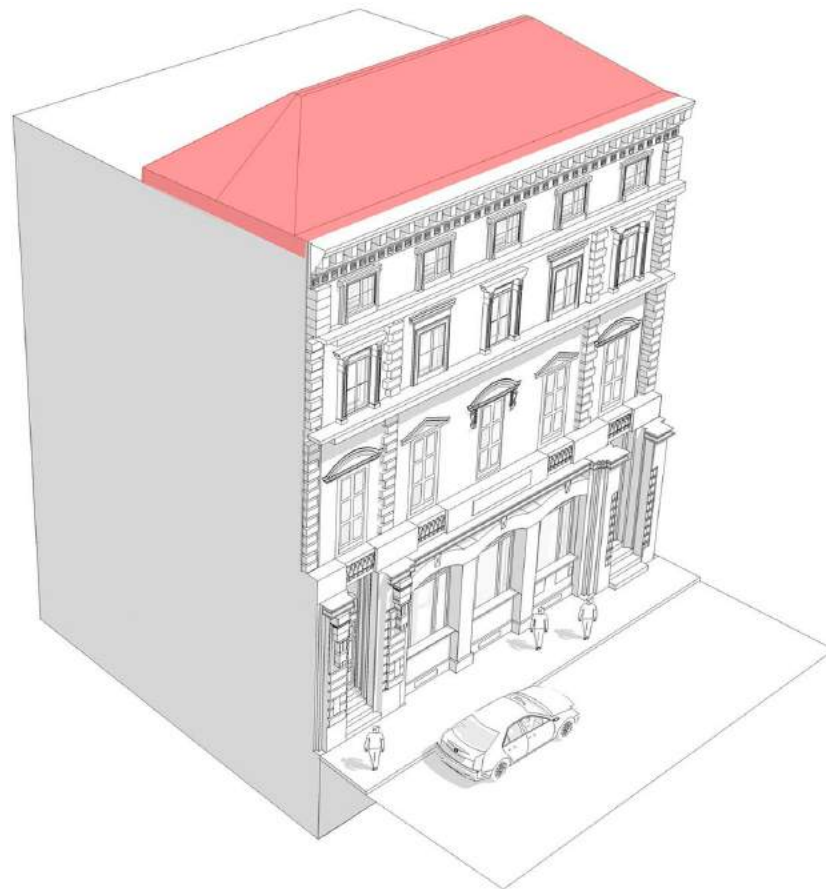


Figure 9.1: Existing pitch roof demolished

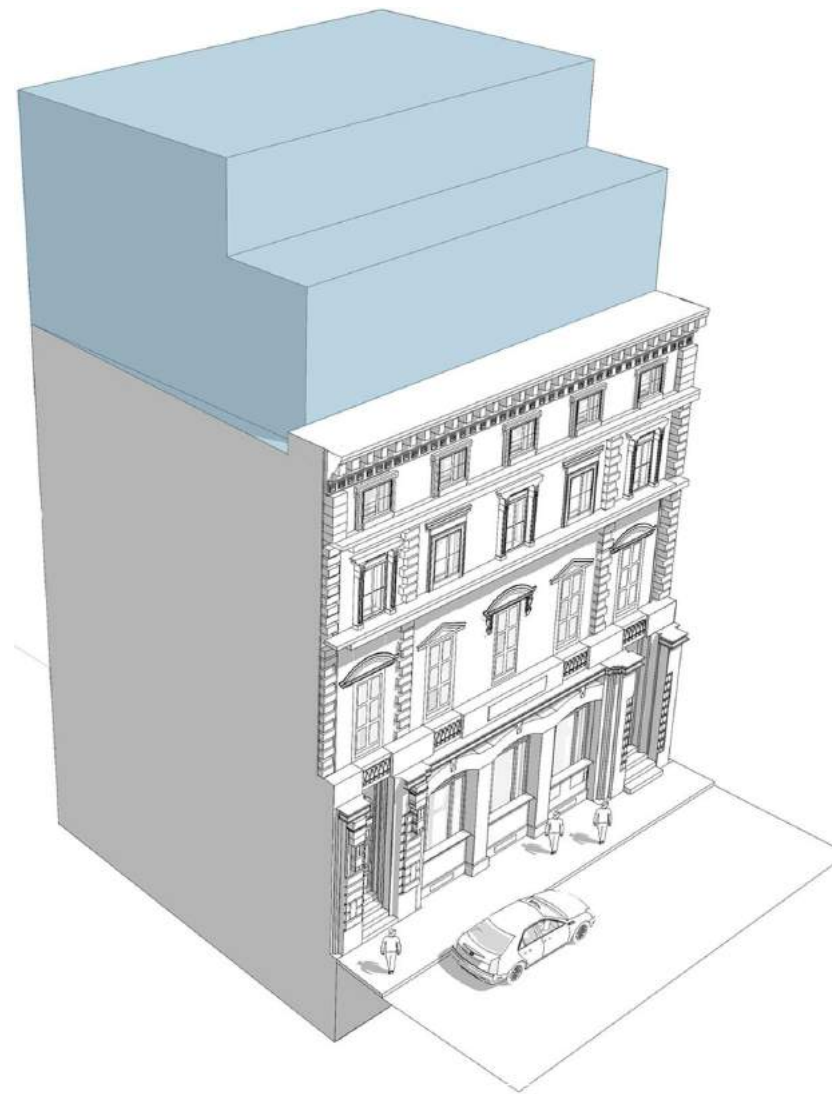


Figure 9.2: Three storey roof extension



Figure 9.3: Potential impact upon streetscape

3.2 Brief Development

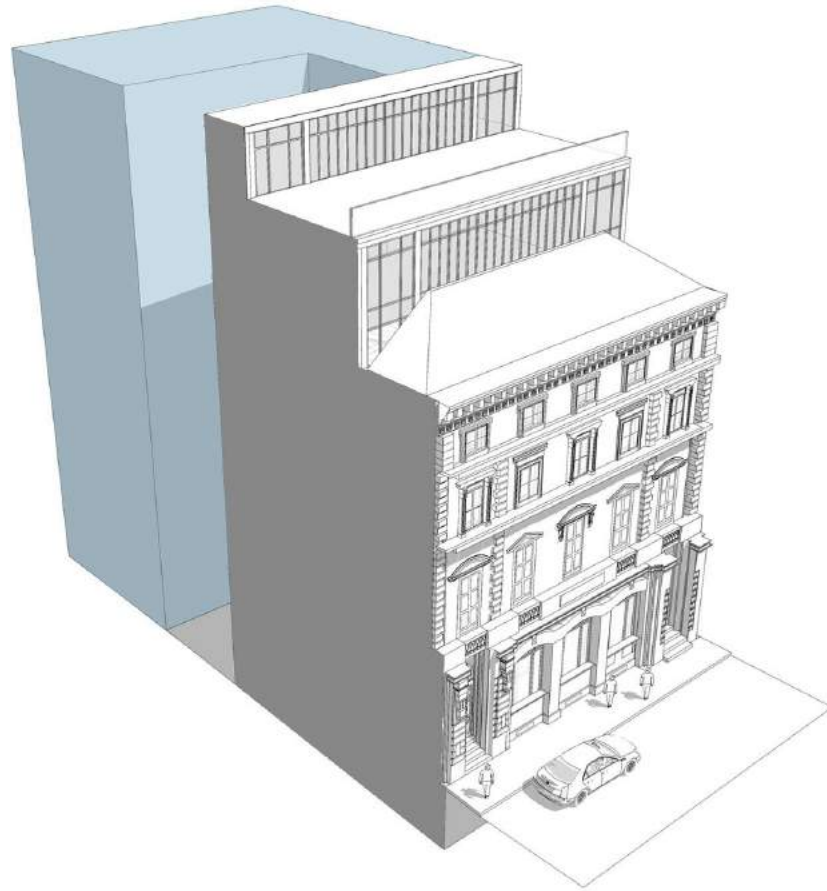


Figure 10.1: Eight storey extension to rear, set back from existing with circulation core link.

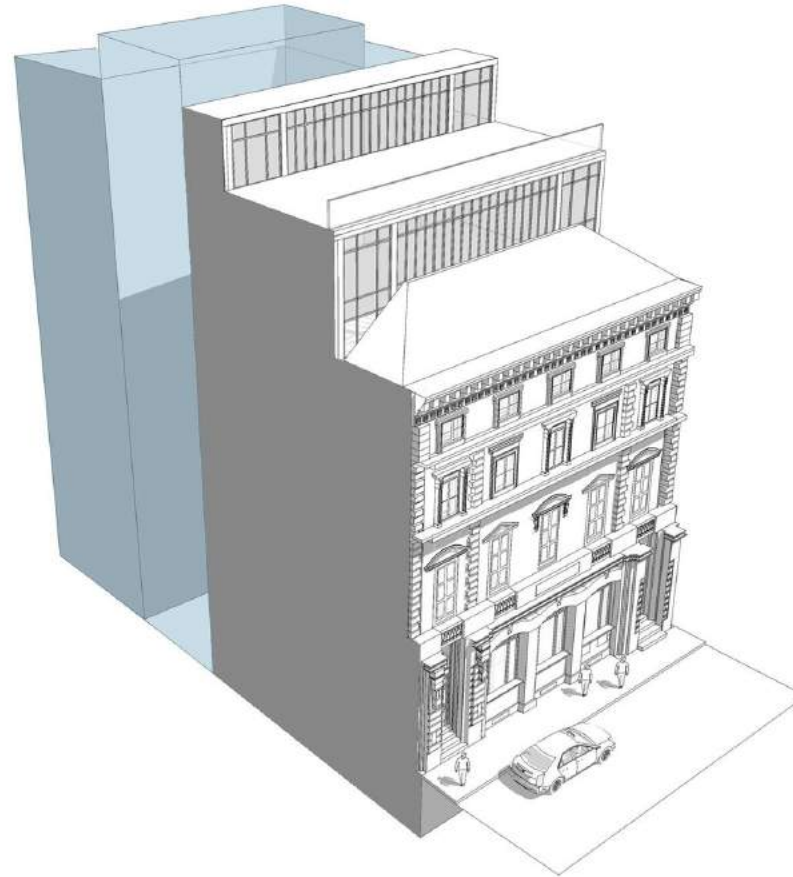


Figure 10.2: Internal light well created between existing building and new extension, maximising daylight into deep-plan building.

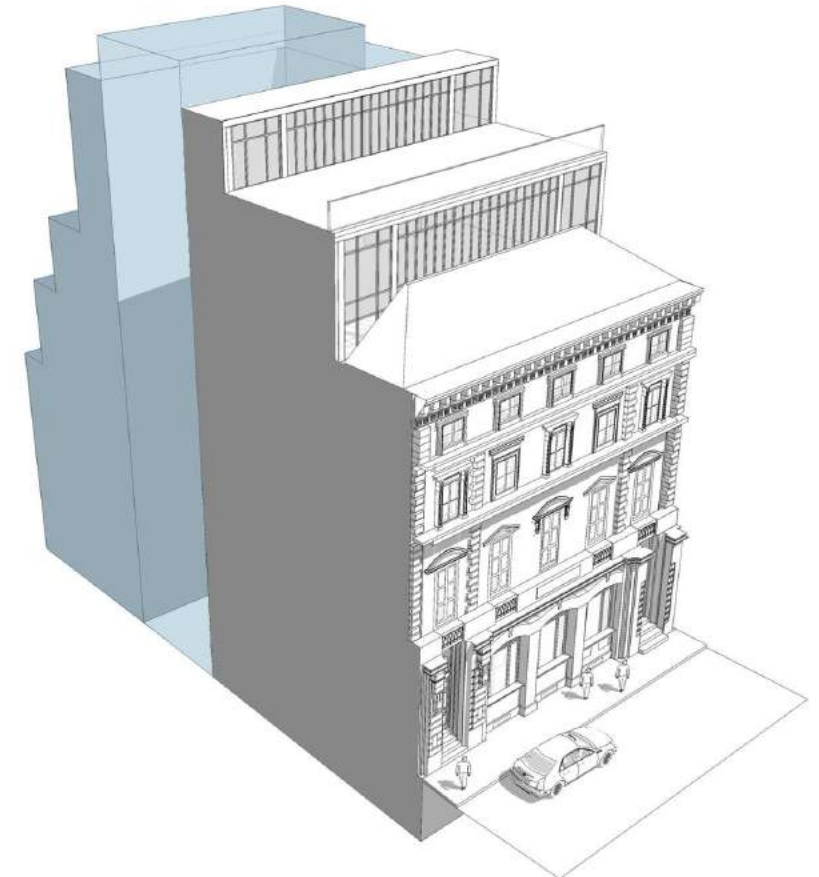


Figure 10.3: New build block stepped-back at various levels creating small balconies for users and greater separation from existing buildings.

3.3 Interim Design

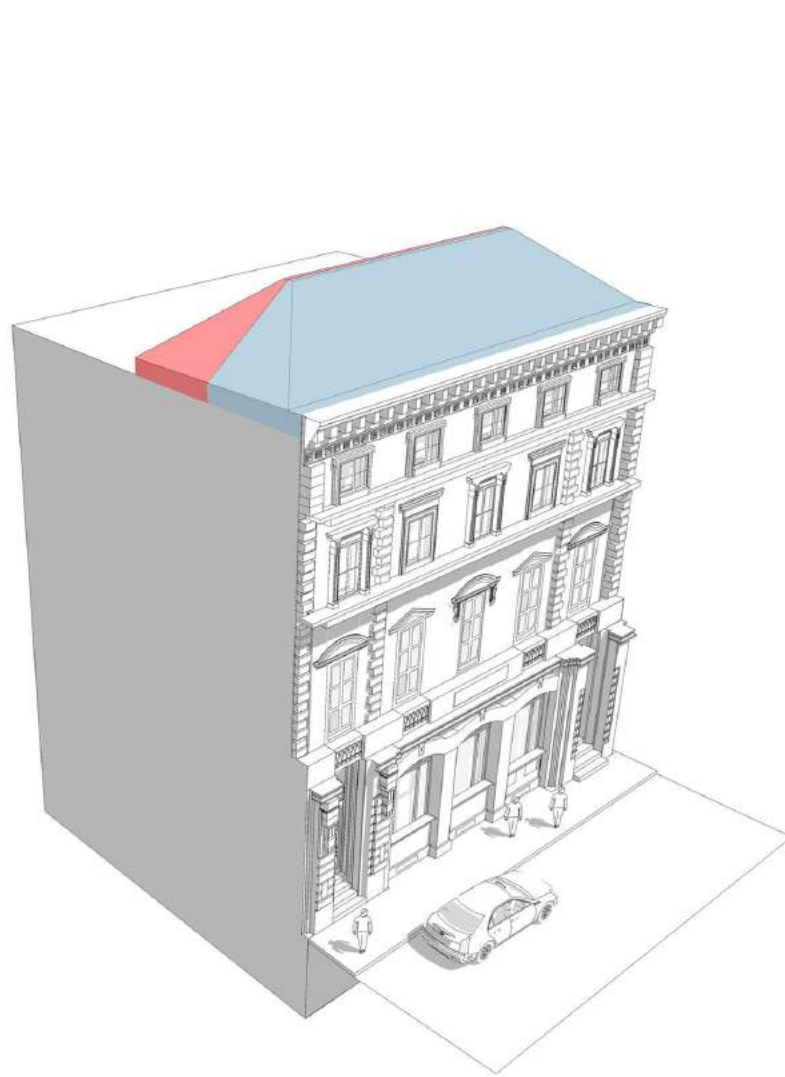


Figure 11.1: Existing pitch roof retained at front maintaining heritage aspect

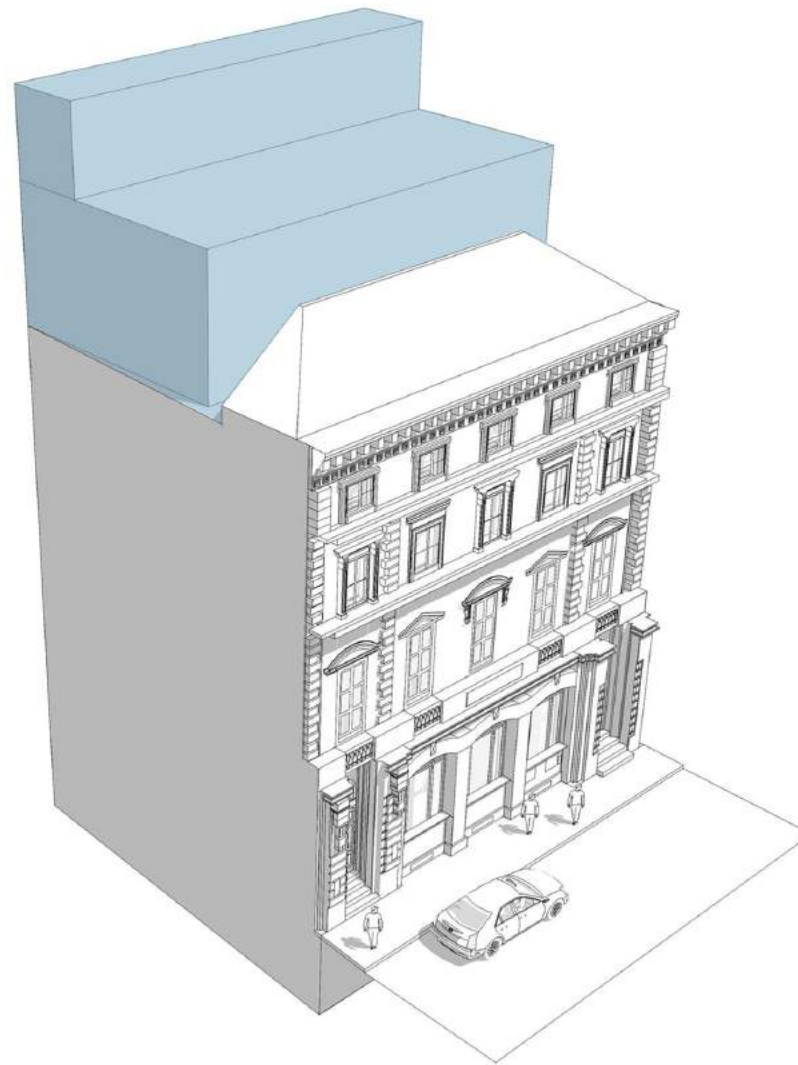


Figure 11.2: Three storey new build extension set back from existing roof – minimal visual impact from street level

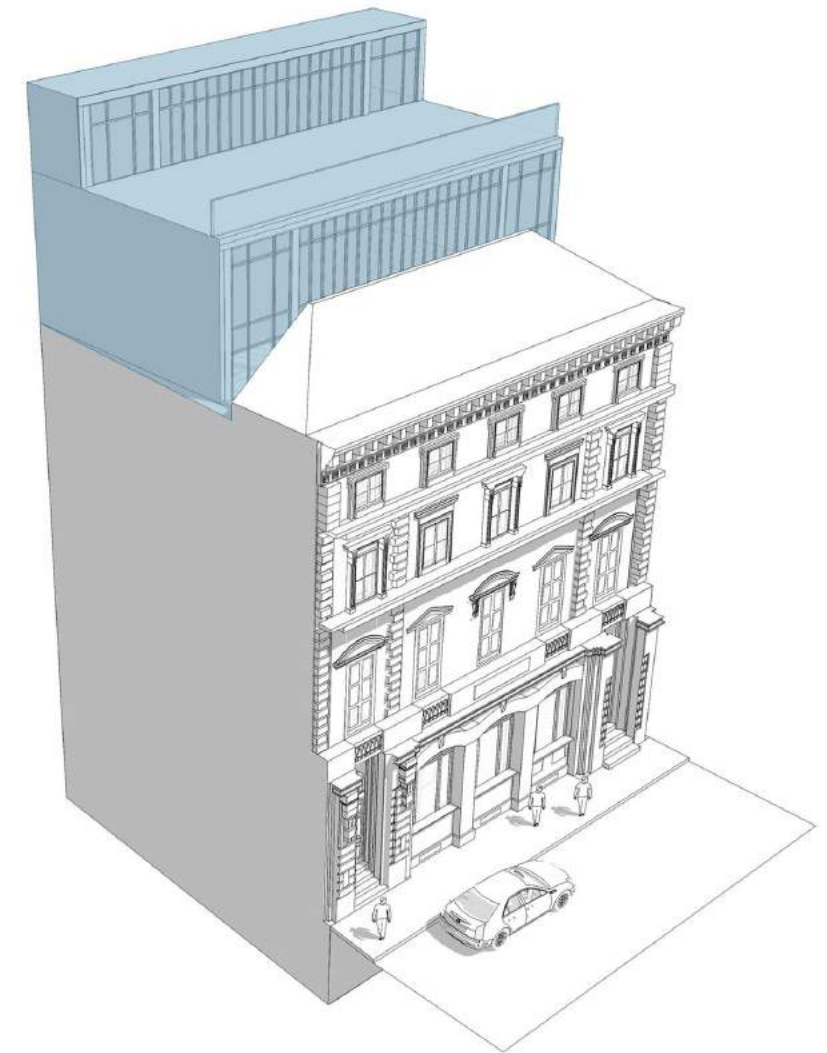


Figure 11.3: Roof extension predominantly glazed, columns and framing reflects pattern within the listed façade below



Figure 12.1: Preferred option – extension barely visible from street level

3.3 Interim Design

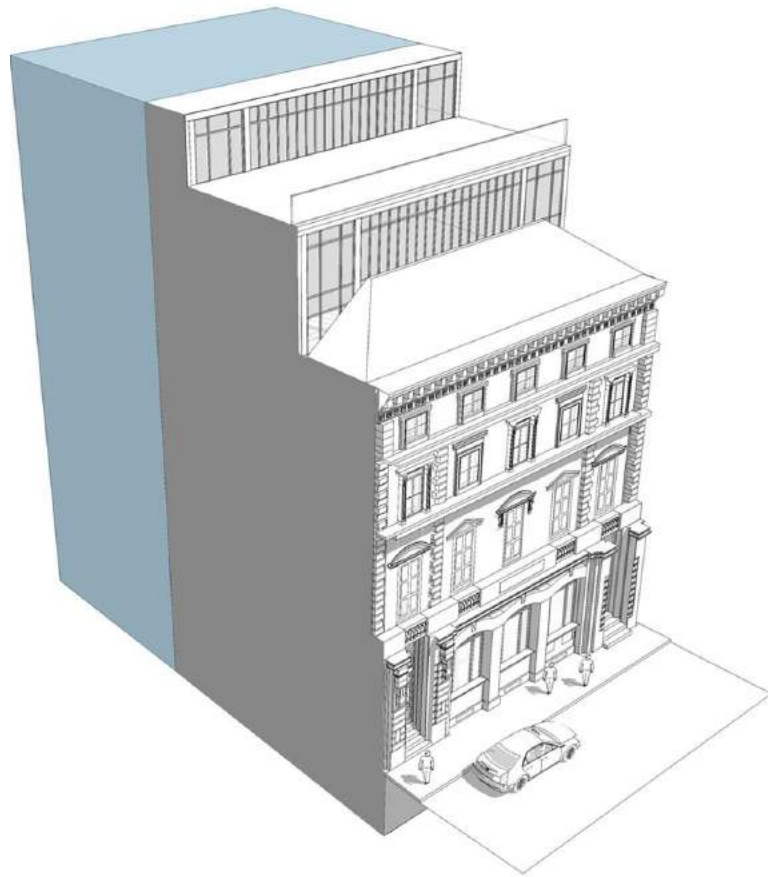


Figure 13.1: Eight storey extension to rear, built adjacent to existing building

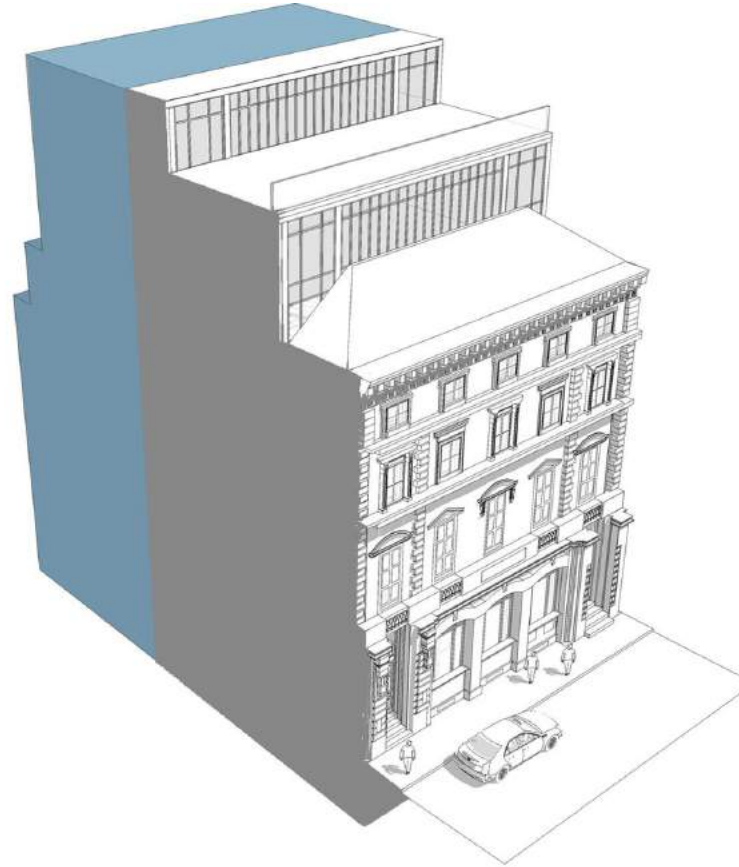


Figure 13.2: Block stepped-back at various levels creating small balconies for users and greater separation from neighbouring buildings

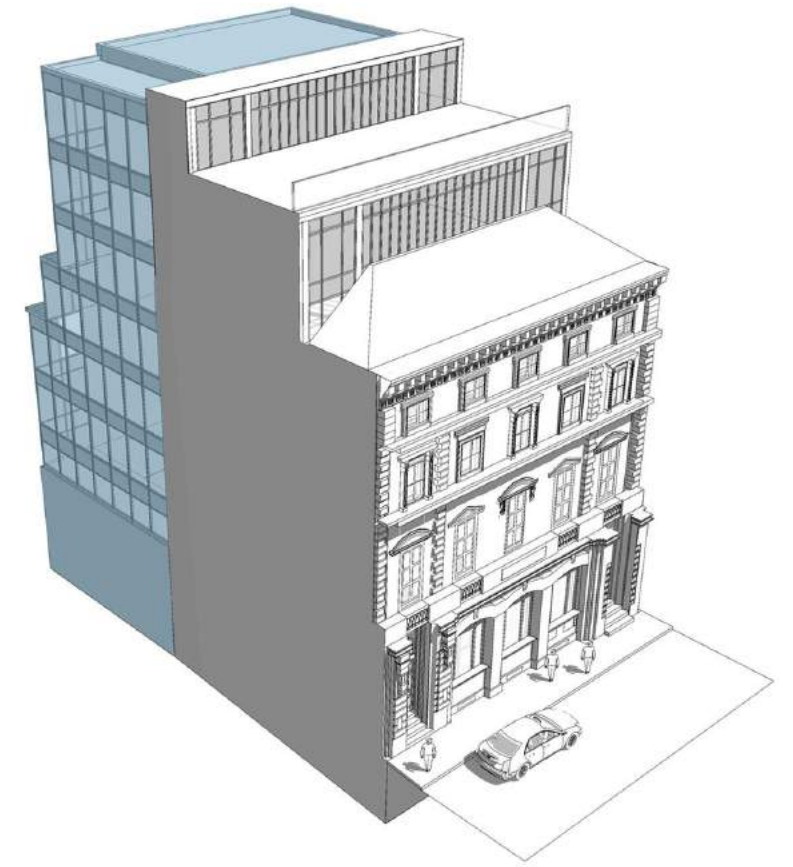


Figure 13.3: Full-height glazing wrapping around south east corner, maximising natural daylight – rear elevation predominantly brick, ensuring minimal overlooking into neighbouring buildings.,

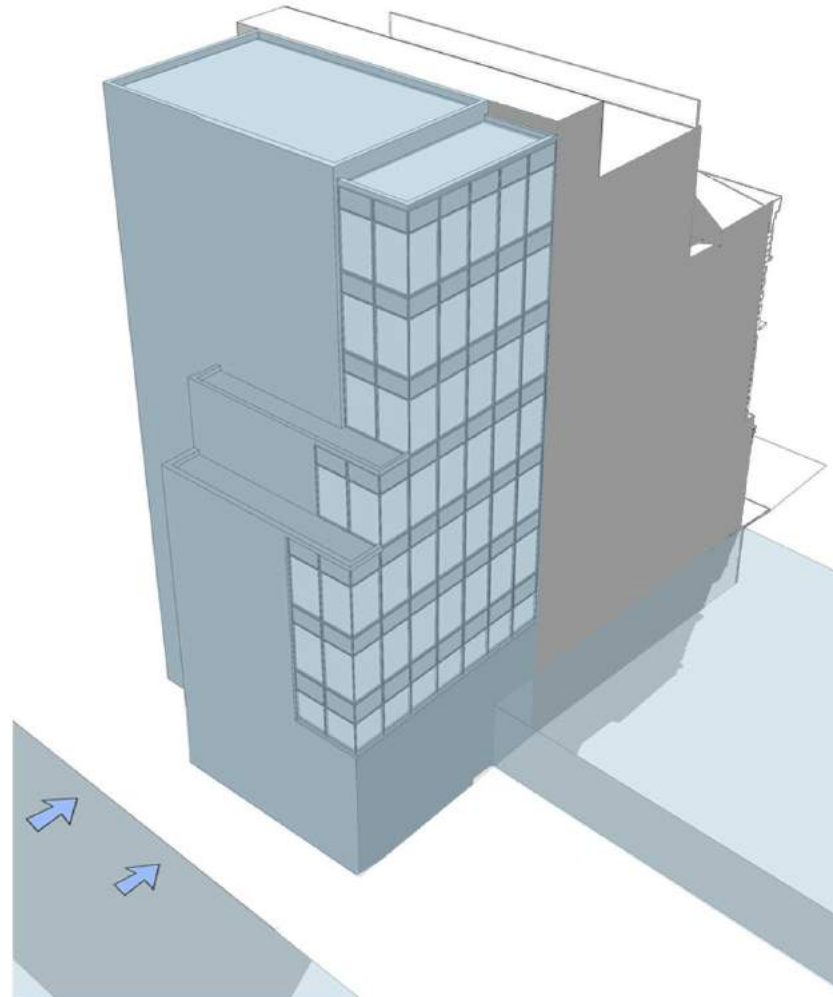


Figure 13.4: Greater distance achieved between neighbouring properties – elevation designed to have minimal impact on neighbouring buildings

3.4 Final Design

Following the submission of the scheme outlined in Section 3.3, a number of adaptations were made to the final design based on feedback from the Council's Conservation Officer.

Firstly, the upper storey of the roof extension has been removed, reducing the overall height of the development from 8 storeys above basement level to 7 storeys.

The light well proposed in an earlier stage of the design development process has also been reintroduced.

Alongside an increase in light penetration to the interior of the building, the retained features of the internally exposed rear façade will be legible from within both the rear extension and the listed building itself.

Finally, the separation distances introduced as part of the interim design have been increased further, with the rear elevation now initially stepping-in at the first floor and again at the fifth floor.

As well as improving light penetration to the rear extension, this approach will also reduce the potential for overlooking to and from the proposed development and neighbouring structures.

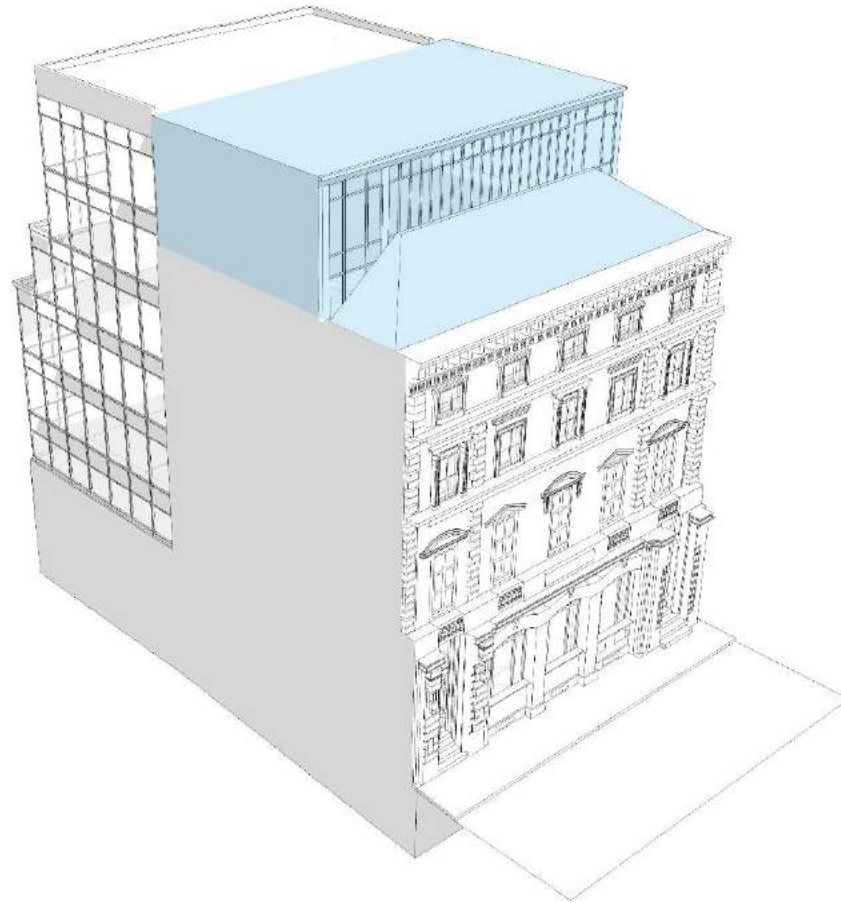


Figure 14.1: Existing pitch roof retained at front, with a two storey new build extension set back from ridge, reducing overall height from previous proposals.

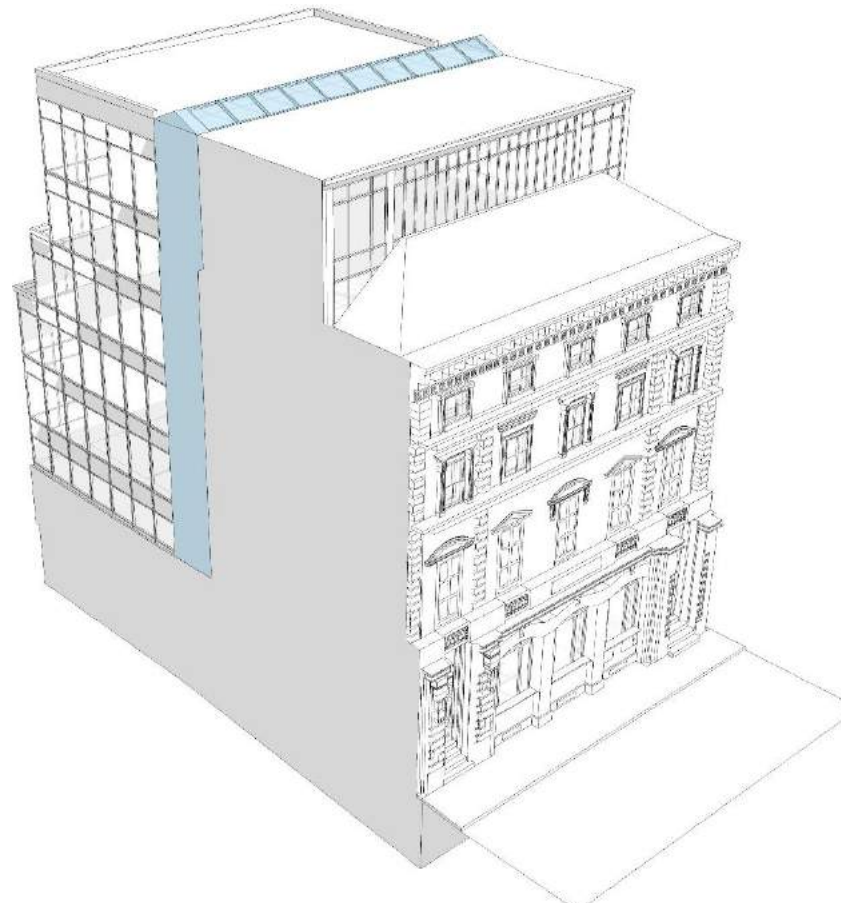


Figure 14.2: Narrower internal light well created between existing building and new extension, maximising daylight into the building.

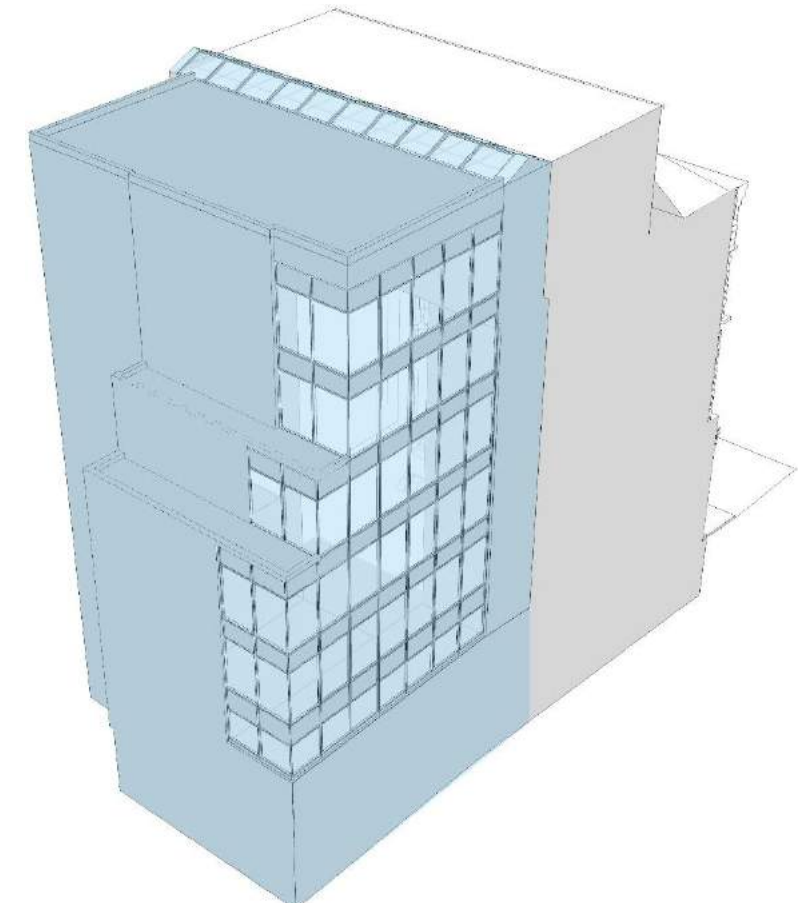


Figure 14.3: Increased distance between neighbouring properties, with rear elevation stepped-in at first and fifth floors.

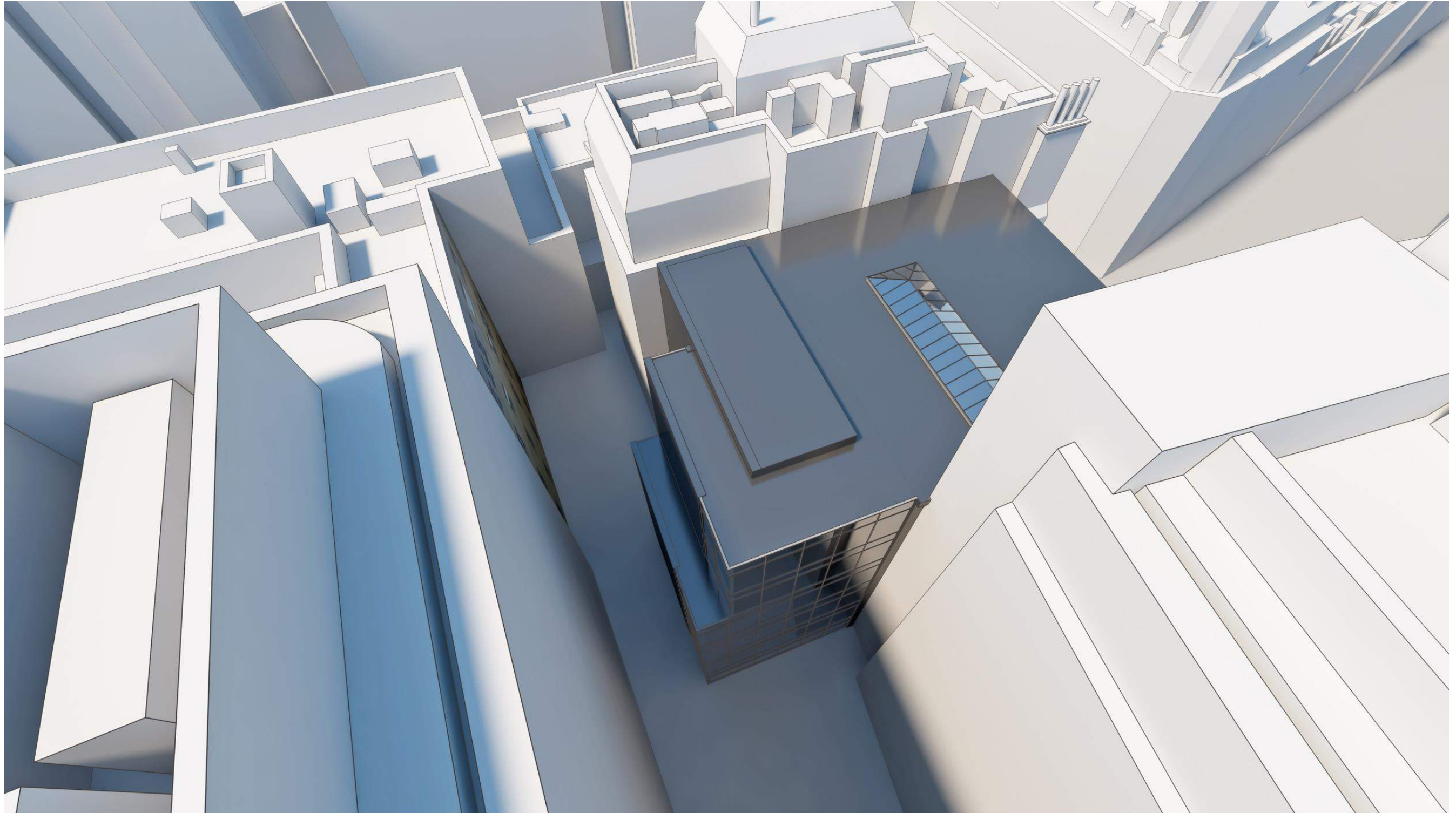


Figure 15: Visualisation showing stand-offs and relationship to surrounding buildings – view from the east

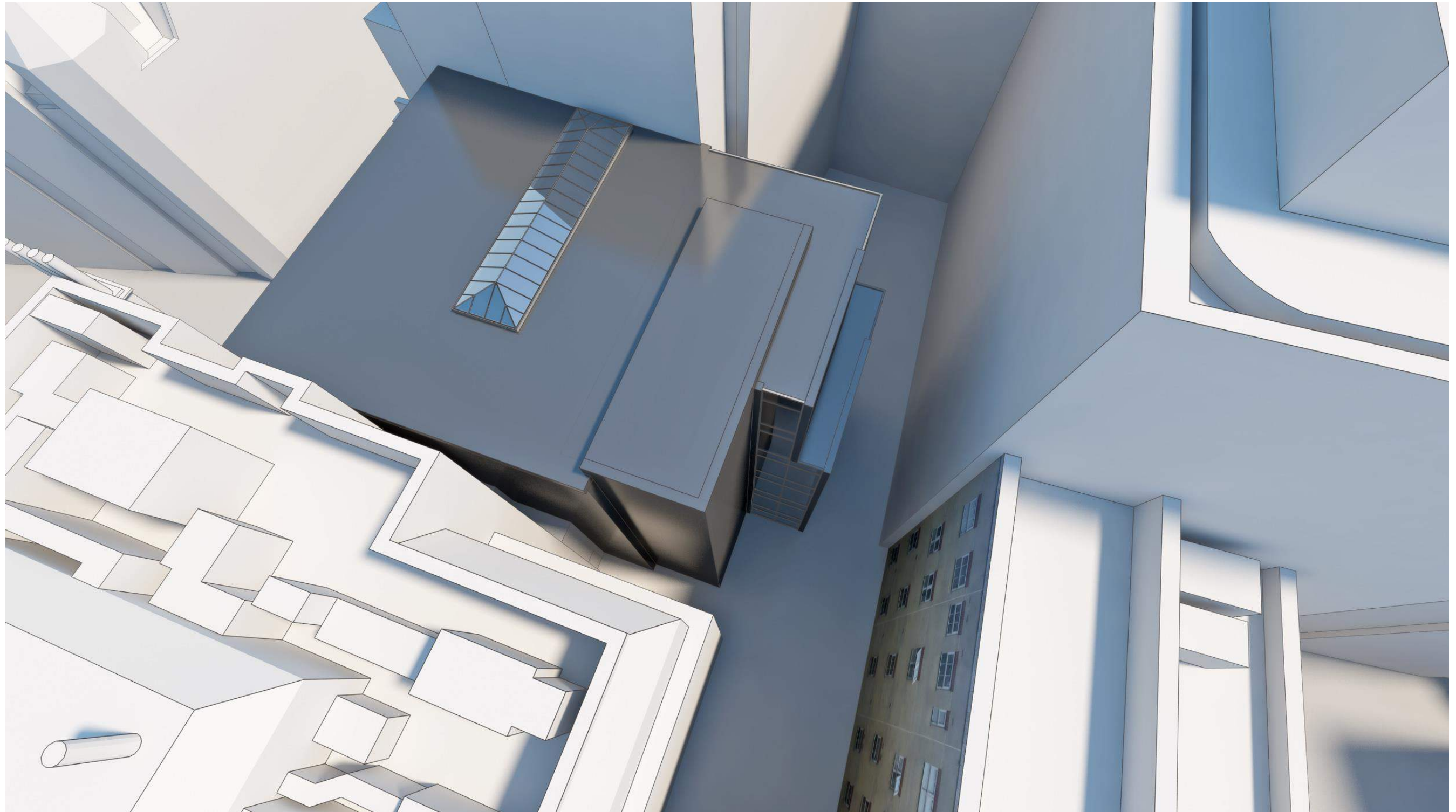


Figure 16: Visualisation showing stand-offs and relationship to surrounding buildings – view from the west

4.0 DESIGN PROPOSAL

Many factors have influenced the final design of the development including the site itself, the wider surrounding context and regeneration factors, typology, sustainability, history, viability and planning policy aspirations. As such, it has been the intention of the design team to produce a development that will form an integral part of the overall regeneration of the surrounding area.

It is therefore considered that the existing site is suitable for redevelopment and reuse, and that the development proposals achieve this.

In addition, the development will sit comfortably in the context of the existing area and street scene, and secure a high quality design in line with the requirements of Policy DP24 of the Development Policies document.

4.1 Use and Amount

The proposed scheme comprises of the change of use, conversion, part demolition and rebuild of 212-214 High Holborn from a mix of Class A2 financial and professional services and Class B1 office uses to a mix of Class A1 shops and Class B1 office uses.

The building has a gross internal floor space of 1,396m², 808m² of which is occupied by Class A2 uses over the basement and ground floors, a further 508m² of Class B1(a) uses over the first, second and third floors, and 80m² of residential space over parts of the third and fourth floors. The proposals will create a gross internal area of 3,117m², providing 338m² of Class A1 and 2,779m² of Class B1 floor space.

The poor condition of the 2 storey rear extension means that it requires demolition. This in turn allows for the new build extension to be erected in this location with associated access from the main building including stairwells, lift shafts and refuge areas. The design also provides reception areas and toilet facilities on each of the floors.

In respect of the use and amount, it is therefore considered that the proposals are consistent with the requirements of Policies CS5, CS8, and CS9 of the Core Strategy.

4.2 Layout

The proposed layout has been informed by the design parameters that exist on and around the existing building and site, which include:

- Site shape and boundaries
- Site levels
- Existing building
- Grade II listed building restrictions
- Planning policy aspirations

The existing ground-floor entrances will be kept, with separate entrances for the retail unit and offices located to the left and right of the main building, respectively. The retail unit will be largely open plan, with a stairwell accessing the basement level to the rear of the ground floor area.

The basement will comprise two main areas – an open-plan retail space within the existing basement of the listed building and a gym within the new rear extension, with associated male and female changing rooms, a store for 30 No. bicycles and a drying room. A prominent feature of the gym area will be the bank's original vault doors, which due to their weight will be held open in their current positions and pinned in place.

A plant room is also located in the basement, which can be accessed either from the building's existing spiral staircase or from within the main retail space.

From the main entrance to the office building there is a small lobby area, which then opens into a corridor leading to the existing spiral staircase. As part of amendments to the previous design layout, the proposed new staircase and lift core have been relocated to allow the retention of an existing window in this location.

An opening to the left leads to a main lobby containing a reception area and two separate meeting rooms, with a coffee bar to the rear of the building. Access to the upper and basement floors can be gained via a lift and a staircase, with the adjacent toilet facilities also accessible from this area.

Above the ground floor, the rear extension contains an intermediate level that is currently occupied by the mezzanine level of the existing extension, which is to be demolished. This floor will be accessed from the existing stairwell within the main building, and a lift and a new stairwell within the new extension, which also contains a new open plan office space. Toilet facilities are also provided to the rear of the building.

On the first floor there will be a similar arrangement within the new rear extension, which comprises a landing area, open plan office space and toilet facilities that are all accessed via the existing and new stairwells and lift. The main building at this level will be altered to provide an additional open plan office space, which will be accessed using the same arrangements as the new rear extension. It should be noted that these arrangements will also be carried through to the second and third floors, with only minor differences in the amount of floor space created.

Although the fourth and subsequent floors of the new rear extension will retain largely the same layout as the lower levels, as the main existing staircase terminates at the third floor, it will only be accessible from the new staircase and lifts within the new rear extension following internal modifications. As with the lower floors, the main building at this level will contain an open plan office space.

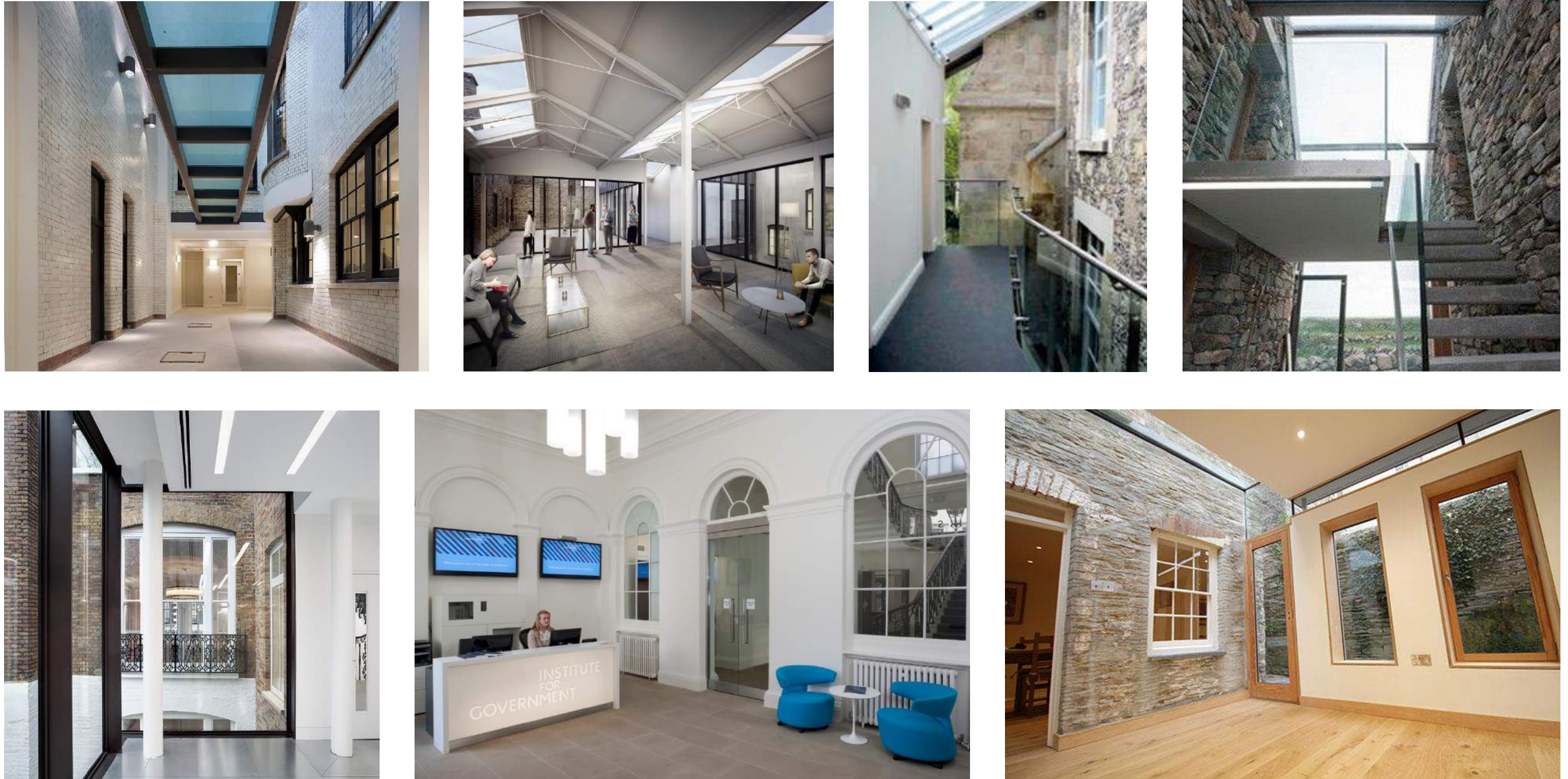


Figure 17: Inspiration and precedents - internal



Figure 18: Inspiration and precedents - external

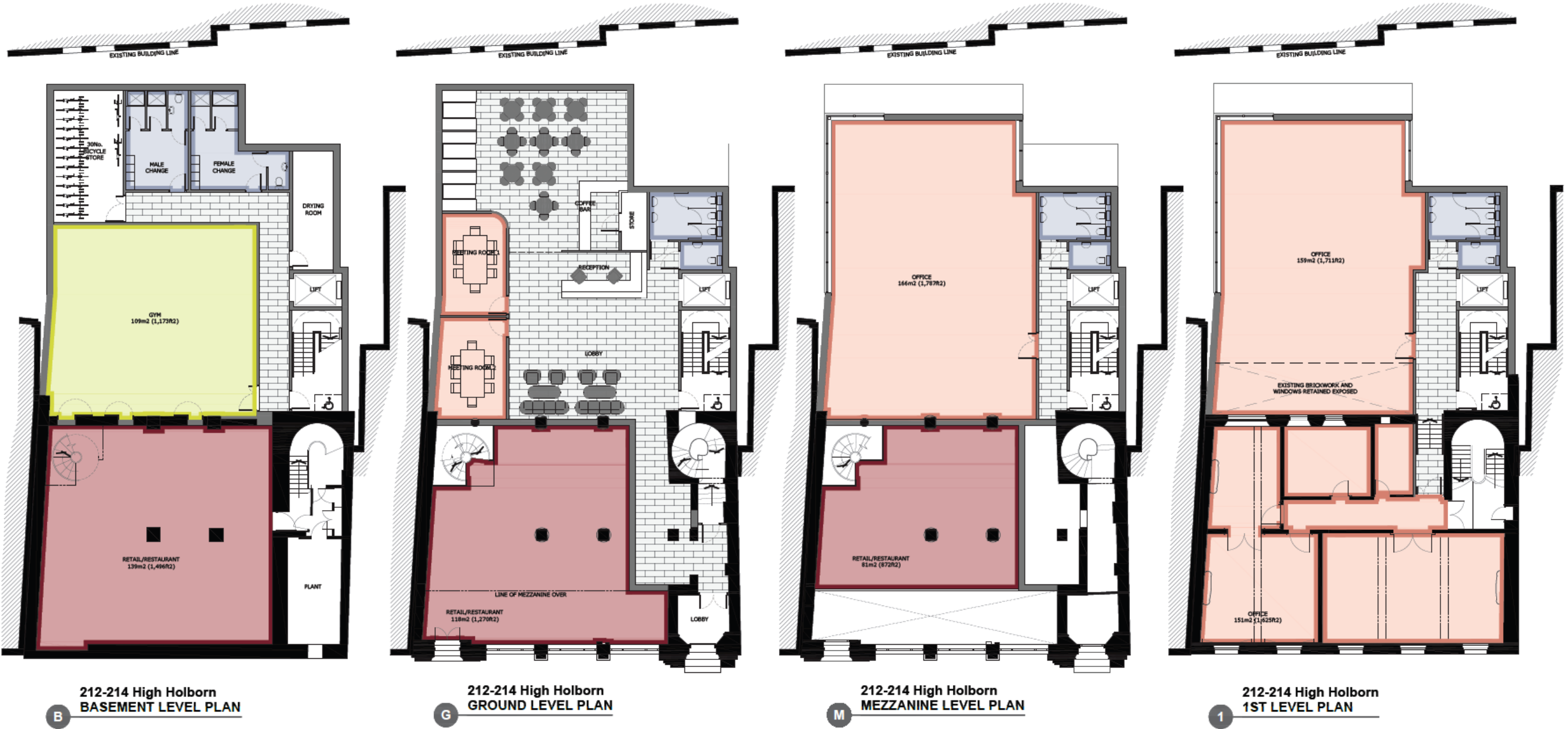


Figure 19: Proposed floor plans (1 of 2)

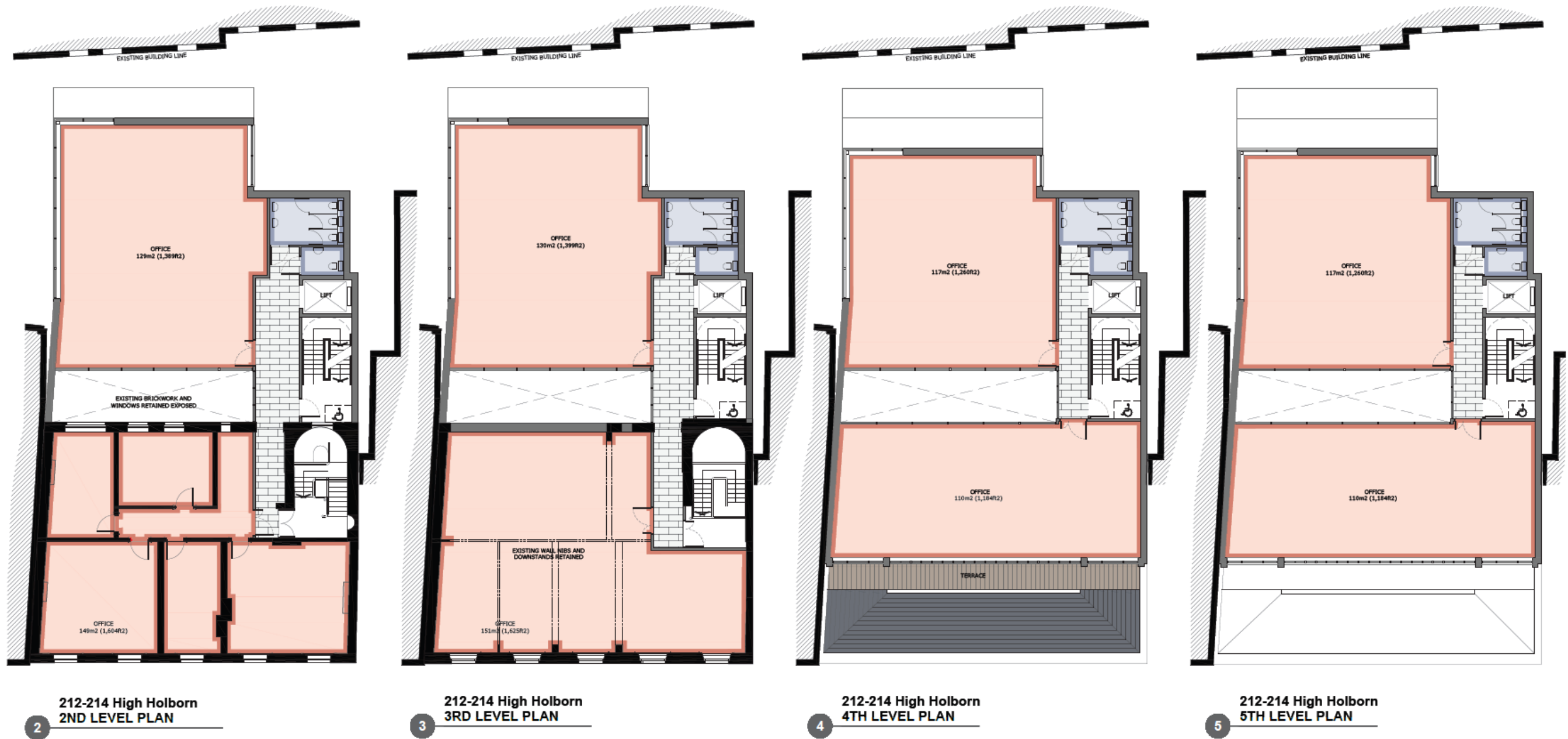


Figure 20: Proposed floor plans (2 of 2)

4.3 Scale

Following the proposed works, the main building will have a gross internal floor area of 3,117m², with an overall footprint of approximately 30.3m by 17.2m. The final proposals will stand at an overall height of approximately 23.6m above ground level.

Although the proposed new extension will be of a larger scale than the one it replaces, it is not considered that additional mass in this location will have an adverse impact on the setting of the main listed building or the wider Conservation Area. This view is shared by senior officers at the Council, as set out in pre-application advice provided on the 12th April 2016.

4.4 Sustainability

The Sustainability and Energy Statement, produced by Project23, provides a detailed analysis of how the development will meet the requirements of Policies CS5, CS8 and CS9 of the Core Strategy, and DP22 of the Development Policies document.

In accordance with these Policies, where appropriate the proposals will incorporate sufficient passive and energy efficient design features to achieve a BREEAM Excellent rating, including minimisation of the following:

- water management for the development, targeting a 40% improvement upon the BREEAM 2014 baseline;
- waste arising during construction and occupation/operation through the adoption of a site waste management plan; and
- adverse impacts on the environment and control pollution generated during the construction phase through the implementation of construction site management procedures.

Although the current layout has been designed in such a way as to facilitate the incorporation of sustainable design features, exact specifications will be considered in greater detail at the detailed design stage.

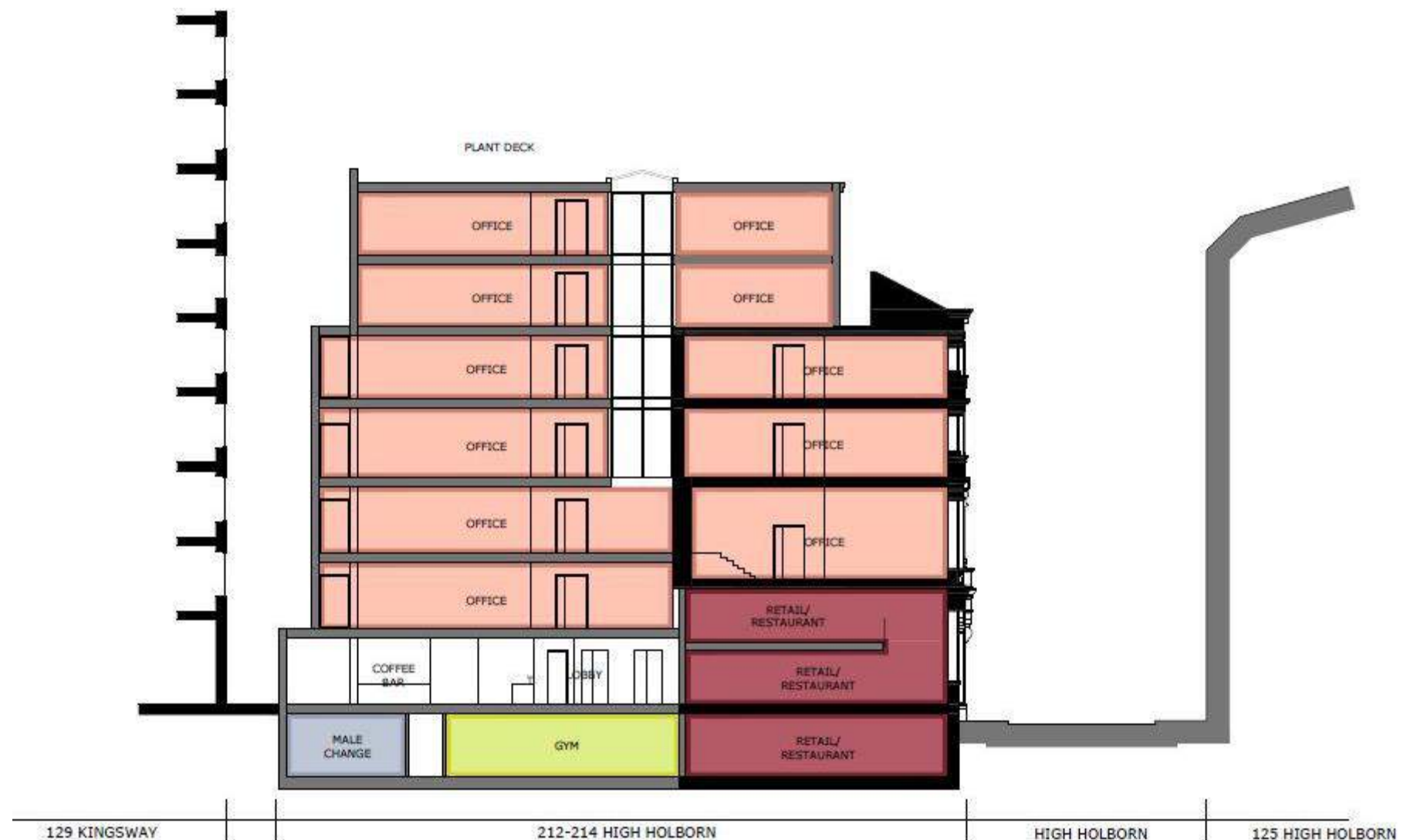


Figure 21: Proposed section

4.5 Appearance

The appearance of 212-214 High Holborn has been designed in response to the requirements of the Client, the character of the existing building and the surrounding site context. The external appearance of the original building has been kept intact and will be subject to a comprehensive renovation programme.

Where appropriate, this will include the cleaning and refurbishment of the existing stone work, and cleaning and replacement of roof tiles. All windows are to be refurbished or replaced to match the existing and double glazed to improve thermal properties.

The original windows on the rear elevation will be left in place and key features such as the voussoir arches will be retained. The original brickwork to the rear elevations will be left exposed as part of the proposed development and will serve to signify the link between the old and new elements of the scheme.



Figure 22: Proposed front elevation



Figure 23: Existing rear elevation

The new build extension has been designed in a contemporary modern style with a simple palette of materials to a high standard, including:

1. Aluminium curtain walling, coloured dark grey
2. Aluminium cladding surround, coloured dark grey
3. Frameless glazed balustrade
4. Look alike spandrel panels
5. Terracotta rainscreen cladding, coloured light grey

The appearance of the Listed Building will be improved by removal of later additions. The contemporary and crisp palette of materials for the extension complement the existing building without overpowering the Listed Building.

4.6 Visual Amenity

Policy DP26 of the Development Policies document sets out measures to manage the impact of the development on the amenity of occupiers and neighbours. Sections (a) and (b) are particularly relevant in terms of visual privacy, overlooking, overshadowing and outlook.

Although a degree of obstruction is inevitable due to the central location and as a result of the need to increase building densities in sustainable locations such as this, the design has taken the amenity of residential neighbours into careful consideration.

The proposed extension works will significantly improve the outlook from neighbouring properties, replacing the poor condition of the existing rear elevation with a high quality extension utilising a simple palette of high quality materials.

Notwithstanding the existing overlooking of 210 High Holborn, which follows a similar building line to the proposed extension, potential impacts upon residential amenity will be further reduced by a lack of glazing on the south and west elevations, which will effectively limit direct overlooking and retain visual privacy.

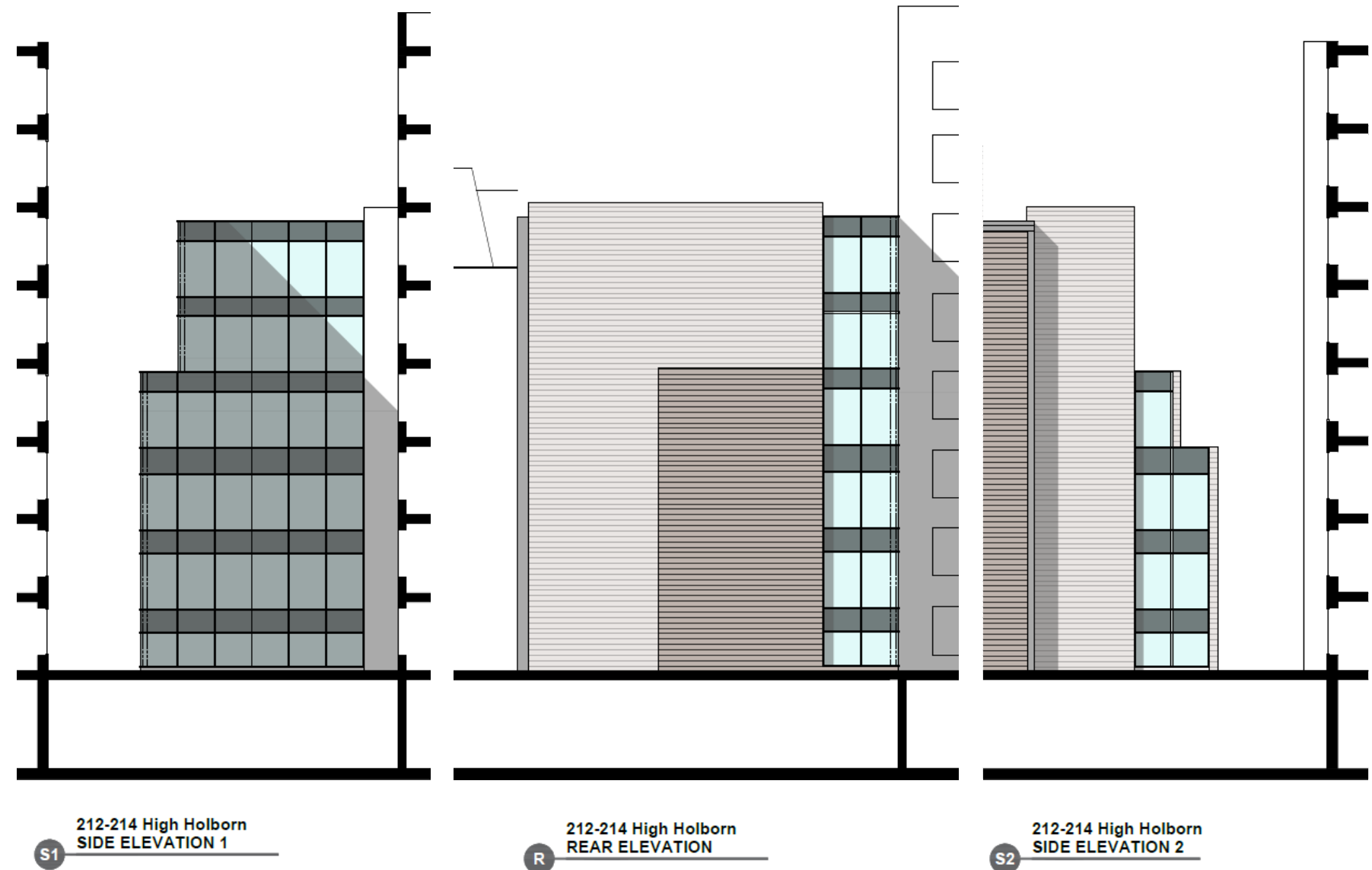


Figure 24: Rear elevations

5.0 CONCLUSION

Both the Client and the Council have been on board from an early stage to set out their requirements in respect of the proposed development. Continued consultation will take place with a wide range of stakeholders throughout the formal application process.

This Design and Access statement supports an application for full planning and listed building consent for a mixed use development at 212-214 High Holborn.

The proposals include:

- Conversion of the Grade II listed 212-214 High Holborn to a mix of A1 (shops) / A3 (food and drink) and B1 (office) uses
- Demolition of the existing rear extension and its replacement with a 7 storey extension

This statement has sought to address all relevant design issues. It is submitted that the development proposals represent an acceptable and high quality form of development and shall provide the Borough with new leisure and office facilities, for which there is an identified need.

The scheme has taken advice from the Council to ensure that the scale and layout of proposals is appropriate for the site. The proposals would allow for the viable redevelopment of a landmark and historic site, whilst providing appropriate modern facilities. It will make a significant contribution to the continuing regeneration taking place across the Borough through a mix of developments.

It is therefore considered that the development is acceptable in respect of local and national planning policy, and that planning and listed building consent can be granted.