

**182-184 HIGH HOLBORN, LONDON WC2**  
for  
**COVENT GARDEN INVESTMENT s.a.r.l.**

## **EXPLANATORY NOTES RELATING TO DISCHARGE OF CONDITION 3(a)**

**following NON-MATERIAL AMENDMENT application (ref 2017/7090/P)**  
**and DISCHARGE OF CONDITION 3(a) (ref 2017/5320/P)**

Ref: R-11

issue: H

### **Purpose of this report**

The purpose of this report is to provide a summary of the design details relating to submission of outstanding detailed construction drawings pursuant to Condition 3a of Planning Permission (ref 2016/5141/P) dated 22 March 2017 as amended by Non-Material Amendment applications (NMA) (ref 2017/2418/9) dated 19 May 2017 and (ref 2017/7090/P) dated 22 February 2018.

The elevational drawings as consented under the above NMA (ref 2017/7090/P) are attached, highlighted in colour to show the areas where detailed drawings are outstanding:

**Orange Façade re-alignment at levels 04 to 07 to west elevation (boundary to Esavian House)**

(Submitted for approval)

**Green Façade re-alignment at level 7 along east elevation only (Smarts Place)**

(Submitted for approval)

**Blue Façade re-alignment at level 1 along north and east elevations (High Holborn and Smarts Place)**

(Submitted for approval)

**1 Façade re-alignment at levels 04 to 07 to west elevation (boundary to Esavian House)**

The attached drawings show the proposed elevational treatment and wall construction details for the brickwork façade facing west, as located on the boundary between 182/184 High Holborn (the site) and Esavian House.

Drawings demonstrating the details of the proposed elevational treatment and wall construction are submitted as listed on the attached drawings schedule.

The design details respond to the following points as discussed at the meeting held with Camden design and planning officers on the 14<sup>th</sup> February 2018:

- i. Reduction in the depth of the indentation of the brickwork panels. This reduces the risk of colonisation of the façade by pigeons, and resultant soiling. Use of anti-pigeon protection is not considered appropriate on this elevation because of limitations on rights of access. (The owner of 182/184 High Holborn has obtained only temporary rights of access to allow the proposed scheme to be constructed. After completion there will be no right of access whatsoever.)

- ii. The proposed design utilises conventional brickworks for all elements of this section of the façade, thereby eliminating any use of aluminium sills and GRC (glass reinforced concrete) pilasters and associated mastic jointing. This has been considered necessary as these specifications require routine cleaning, inspections and maintenance which cannot be undertaken because of restricted rights of access.
- iii. The proposed design utilises conventional brickworks for all elements of this section of the façade, thereby eliminating any use of rainscreen construction. This has been considered necessary as this type of construction requires routine inspections, and because the use of cavities behind panel construction is considered inappropriate with regard to fire risks.
- iv. The objective of the proposed design is to attain appropriate level of architectural enhancement to this façade whilst addressing concerns regarding long-term durability and performance as noted above.

## 2 **Façade re-alignment at level 1 along north and east elevations (High Holborn and Smarts Place)**

The attached drawings show the proposed assembly details for windows and glazing, together with associated glass-reinforced-concrete cladding to the fascia formed between ground floor and first floor glazing.

Drawings are submitted as listed on the attached drawing schedule.

The design details respond to the following points as discussed at the meeting held with Camden design and planning officers on the 14<sup>th</sup> February 2018:

- i. The specification, materials, colour and assembly details are the same as approved under approval of detail application (ref 2017/5329/P) dated 5 February 2018 for window assemblies to levels 2 to 6, except for the addition of head details where the top of the glazing returns to form a horizontal glazed roofing element.
- ii. The external expression of the framing to the glass will be consistent for all vertical and horizontal elements, and to be extended to align with the brickwork, i.e. maximum depth of expression.
- iii. The glass-reinforced-concrete fascia below the 1<sup>st</sup> floor glazing to maintain the slenderness shown on the east elevation (drawing number HH-P-25-MF-01-02-P6) and north elevation (drawing number HH-PP-25-MF-01-04-P5), as approved under NMA ref 2017/7090/P.

## 3 **Façade re-alignment at level 7 along east elevation only (Smarts Place)**

The attached drawings showing the proposed assembly details for windows and glazing at 7<sup>th</sup> floor level, where the glazing alignment has been re-positioned in order to eliminate a narrow margin of flat roof between the glazing and the adjacent parapet.

Drawings are submitted as listed on the attached drawing schedule.

The design details shown in the submitted drawings respond to the following points as per previous comments:

- i. The specification, materials, colour and assembly details are the same as approved under approval of detail application (ref 2017/5320/P) dated 5 February 2018 for window assemblies to levels 2 to 6, except for the addition of head details where the top of the glazing returns to form a horizontal glazed roofing element.
- ii. The head detail /roof element is formed with the same glazing and aluminium sections, but a bespoke section of aluminium has been introduced to form the external angle between the vertical and horizontal glazing.
- iii. This proposed bespoke section of aluminium is considered necessary in order to protect the junction between the vertical and horizontal glass from damage caused by incidental use as a foot rest during abseiling as required for facade cleaning and maintenance.

- iv. It is proposed that this bespoke section of aluminium is finished in colour RAL 9002, colour Grey White, in order to minimise the visual definition of the junction.



**GENERAL NOTES**

CONTRACT ADMINISTRATION TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**CHANGES:**

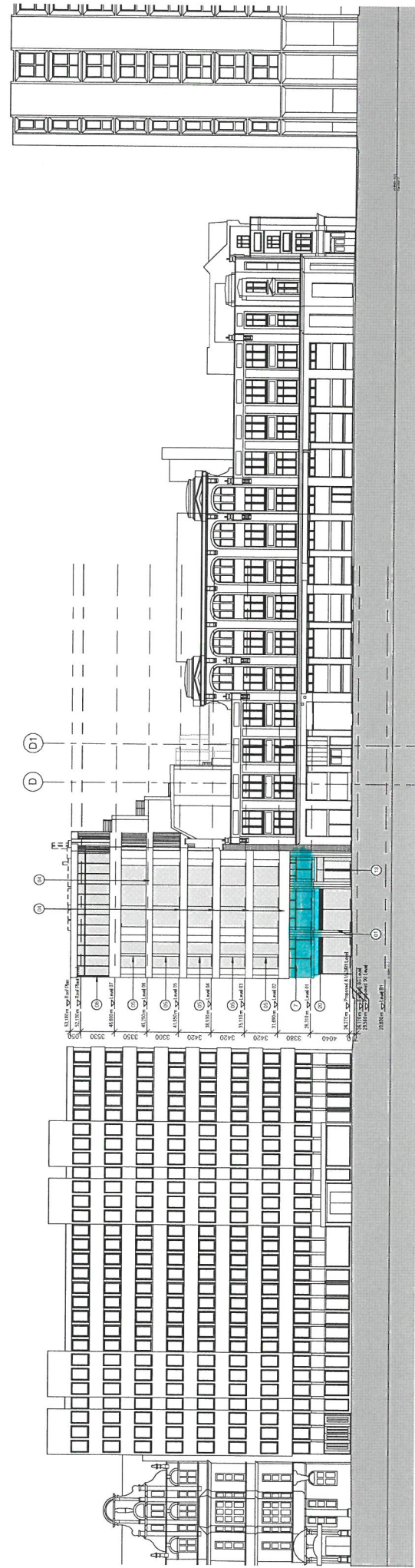
- Balustrade height to be near 1.1m
- Reduction of glazing indentation angle.
- Extension of first floor curtain wall to support location of lift.

**MATERIALS:**

1. EXISTING STRUCTURE WITH PINE CAST STONE
2. EXISTING BRICK TO BE REFINISHED A COLOUR TINTED TO MATCH THE EXISTING BRICKWORK
3. BRICK PROJECTION WITH WHITE METAL LININGS
4. METAL FRAMING TO BE SUPPLIED BY THE CONTRACTOR
5. METAL FRAMING TO BE SUPPLIED BY THE CONTRACTOR
6. GLAZING UNITS TO BE SUPPLIED BY THE CONTRACTOR
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22. GLAZING UNITS TO BE SUPPLIED BY THE CONTRACTOR

**NOTE:**

BOUNDARY WALL TO BE HIGH-LEVELING TO MATCH THE EXISTING WALL TO BE IN AGREEMENT WITH ADJOINING OWNERS.



REV	Date	By	Description	Date	Floor	By	Description
01	15.10.2018	JK	ISSUE FOR PERMITS				
02	15.10.2018	JK	ISSUE FOR PERMITS				
03	15.10.2018	JK	ISSUE FOR PERMITS				
04	15.10.2018	JK	ISSUE FOR PERMITS				
05	15.10.2018	JK	ISSUE FOR PERMITS				
06	15.10.2018	JK	ISSUE FOR PERMITS				
07	15.10.2018	JK	ISSUE FOR PERMITS				
08	15.10.2018	JK	ISSUE FOR PERMITS				
09	15.10.2018	JK	ISSUE FOR PERMITS				
10	15.10.2018	JK	ISSUE FOR PERMITS				
11	15.10.2018	JK	ISSUE FOR PERMITS				
12	15.10.2018	JK	ISSUE FOR PERMITS				
13	15.10.2018	JK	ISSUE FOR PERMITS				
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18	15.10.2018	JK	ISSUE FOR PERMITS				
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25	15.10.2018	JK	ISSUE FOR PERMITS				
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27	15.10.2018	JK	ISSUE FOR PERMITS				
28	15.10.2018	JK	ISSUE FOR PERMITS				
29	15.10.2018	JK	ISSUE FOR PERMITS				
30	15.10.2018	JK	ISSUE FOR PERMITS				

**REVISIONS**

01 15.10.2018 JK ISSUE FOR PERMITS

02 15.10.2018 JK ISSUE FOR PERMITS

03 15.10.2018 JK ISSUE FOR PERMITS

04 15.10.2018 JK ISSUE FOR PERMITS

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28 15.10.2018 JK ISSUE FOR PERMITS

29 15.10.2018 JK ISSUE FOR PERMITS

30 15.10.2018 JK ISSUE FOR PERMITS

**PROJECT INFORMATION**

Job Title: 1602 - 182 - 184 High Holborn

Client: Covent Garden Investment S.A.R.L

Project Name: PROPOSED NORTH ELEVATION

Architect: SPPARC ARCHITECTS

Address: N°10 BAYLEY STREET, LONDON, W1D 4JQ

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Checked By: JK Date Checked: 15.10.2018

Drawn By: JK Date Drawn: 15.10.2018

Author: JK

Option: PLANNING

Status: PLANNING





182 HIGH HOLBORN, LONDON WC2

For

COVENT GARDEN INVESTMENT s.a.r.l

R-11 issue H - addendum

**Drawings Submitted Under Condition 3(a)**

Condition 3a states:

"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1 :5 of all windows (including jambs, head and cill), piers, ventilation grills, louvres, canopies, external doors and gates."

Accordingly, please find enclosed sections drawings, prepared by Wintech, demonstrating details of all windows (including jambs, head and cill), piers, ventilation grills, louvres, canopies, external doors and gates at a scale of 1 :5.

Drawings Approved Under Condition 3 (a) Ref: 2017/5320/P			Drawings for Approval:
Drawing No's:	Drawing Title	Revision No:	Revision No:
D-103	EWS-01: 1st Floor Horizontal Fin Detail	Rev: 04	Rev: 09
D-104	EWS-01: 1 <sup>st</sup> Floor Fin Details	Rev: 04	Rev: 08
D-105	EWS-01: 1 <sup>st</sup> Floor Fin Details	Rev: 03	
D-106	EWS-01: 1 <sup>st</sup> Floor Corner Detail	Rev: 03	
D-108	EWS-01: Horizontal Section Through Profiled Panel to 1 <sup>st</sup> Floor	Rev: 03	Rev:08
D-109	EWS-01: Horizontal Detail Through Spandrel Panel	Rev: 03	
D-123	EWS-01: Horizontal Section Through Recess To Existing Building	Rev: 03	
D-126	EWS-01: Vertical Section Through Level 1 Slab to Recess (GRC)	Rev: 02	
D-200	EWS-02: Vertical Section Through Existing Slab	Rev: 07	
D-201	EWS-02: Vertical Section Through Existing Slab	Rev: 07	
D-210	EWS-02: Jamb Details To Brick Faced GRC Columns	Rev: 07	
D-250	EWS-02: Vertical Section Through Existing Slab (Brick Faced GRC Panel)	Rev: 05	
D-257	EWS-02: Vertical Section Through Existing Slab	Rev: 06	
D-258	EWS-02: Horizontal Section Through GRC Pilaster	Rev: 06	
D-263	EWS-02: Vertical Section Through Existing Slab	Rev: 03	
D-271	EWS-02: Horizontal Section Through Level 6 Feature Panel	Rev: 05	



D-272	EWS-02: Horizontal Detail Through Internal Facet (Glazing)	Rev: 05	
D-275	EWS-02: Horizontal Section Through Corner	Rev: 04	
D-276	EWS-02: Horizontal Section Through Recess	Rev: 03	
D-277	EWS-02: Horizontal Section Through Corner, Grid 9-A	Rev: 03	
D-304	EWS-03: Vertical Section Through Level 6 Slab	Rev: 02	Rev: 07
D-306	EWS-03: Vertical Section Through Level 7 Slab	Rev: 02	Rev: 05
D-307	EWS-03: Vertical Section Through Roof Level Coping	Rev: 02	Rev: 04
D-312	EWS-03: Corner Detail To High Holborn	Rev: 02	Rev: 04
D-320	EWS-03: GRC Detail	Rev: 02	
D-402	EWS-04: Curtain Wall Cill Detail	Rev: 04	
D-403	EWS-04: Curtain Wall Mullion Details	Rev: 05	
D-407	EWS-04: Sliding Door Jamb Detail And Meeting Stile	Rev: 04	
D-413	EWS-04: Curtain Wall Jamb Detail (Louvre)	Rev: 04	
D-415	EWS-04: Level 02 Slab Edge Detail – Curtain Wall	Rev: 03	
D-422	EWS-04: Vertical Section Through Level 01 Slab Edge (Louvers)	Rev: 03	
D-503	EWS-05: Plan Details	Rev: 05	Rev: 07
D-506	EWS-05: Plan Details	Rev: 04	
D-511	EWS-05: Lift Slide Door Head Detail	Rev: 03	
D-512	EWS-05: Lift Slide Door Jamb Details	Rev: 03	Rev: 04
D-600	EWS-06: Vertical Section Through Level 7 Slab	Rev: 07	
D-601	EWS-06: Vertical Section Through Roof	Rev: 07	
D-602	EWS-06: Mullion Detail	Rev: 04	
D-605	EWS-06: Horizontal Section Through North East Corner	Rev: 04	
D-700	EWS-07: Vertical Section Through Level 7 Slab	Rev: 04	
D-706	EWS-07: Vertical Section Through Lower Roof Level	Rev: 02	
D-707	EWS-07: Jamb Detail To EWS-03 Column	Rev: 03	

New Drawings Submitted for Approval Under Condition 3(a)			Drawings for Approval:
Drawing No's:	Drawing Title		Revision No:
D-146	EWS-01: Horizontal Section Through Profiled Panel To 1 <sup>st</sup> Floor		Rev: 03
D-216	EWS-02: Vertical Section Through 2 <sup>nd</sup> Floor Slab		Rev: 03
SK-500	EWS-05: Vertical Section Through Redesigned Area		Rev: 01
SK-502	EWS-05 Proposed Head Detail		Rev:01
SK-503	EWS-05 Proposed Cill Design To Redesigned Area		Rev:01
HH-P20-04-01-01_P4	Proposed 4 <sup>th</sup> Floor Layout		Rev:P4
HH-P20-05-01-01_P4	Proposed 5 <sup>th</sup> Floor Layout		Rev:P4
HH-P20-06-01-01_P4	Proposed 6 <sup>th</sup> Floor Layout		Rev:P4
SK-900	West Elevation Façade Detail		Rev: 01

SK-901	West Elevation Façade Detail		Rev: 01
SK-901	West Elevation Façade Detail		Rev: 01
HH-P-25-MF-01-03_P6	Proposed West Elevation		Rev:P6