

26 July 2018

To whom it may concern

**RE: Planning Consent 2016/6785/P**

Architectural/ Design Note in support of non-material amendments to No. 19 High Holborn:

Following discussions with Camden conservation officers, we are submitting the enclosed set of drawings in support of non-material amendments to the above application.

We are proposing some minor adjustments to the rear ground floor of No. 19 High Holborn that significantly improve the operability of the Inn's porter functions while helping to make the rear ground elevation more sympathetic to the facing South Square buildings. The changes are illustrated in drawing 606-19300.

Please note that no changes are proposed to any of the Listed No. 21 High Holborn works, and the changes listed below only affect the ground floor rear facade of No. 19 High Holborn, submitted as non-material amendments.

The public entrance to the porters area has moved slightly westward, brought alongside the secure entrance to the porters area and away from the rear servicing/ escape door, which makes the building more legible by improving the visibility of the public entrance for visitors.

Moving the door brings porters uses together, and helps to break up the expanse of brick elevation here, making it more sympathetic to the rhythm and order of the facing South Square rear elevations. By bringing the rear façade directly to ground floor, it 'grounds' the brick, simplifying its form to be more in keeping with the facing elevations.

By squaring off the ground floor plan, there is no increase to GEA, but the adjustments improve the internal function of the porters area at ground and mezzanine levels considerably by reducing the area of overhang and its impact on useable floor area. This significantly reduces the amount of compromised space at mezzanine level.

The overhang/ soffit has been lifted up nominally to safeguard against vehicle impact and some minor internal changes have taken place at ground and basement levels to back of house areas, including partition locations, shower and plant room layouts with no further impact on the facades.

Kind regards,

Matthew Eberhard

Architect – MICA Architects