

# 150 HOLBORN

## DISCHARGE OF CONDITIONS

### CONDITION REFERENCE - 17

August 2018



## DISCHARGE OF CONDITIONS - REF 17

### Condition Requirement 17

Before Development commences, details of secure and covered cycle storage area for 230 cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

### Development Proposals

In total there is a requirement to provide 230 cycle parking spaces within the development of 150 Holborn.

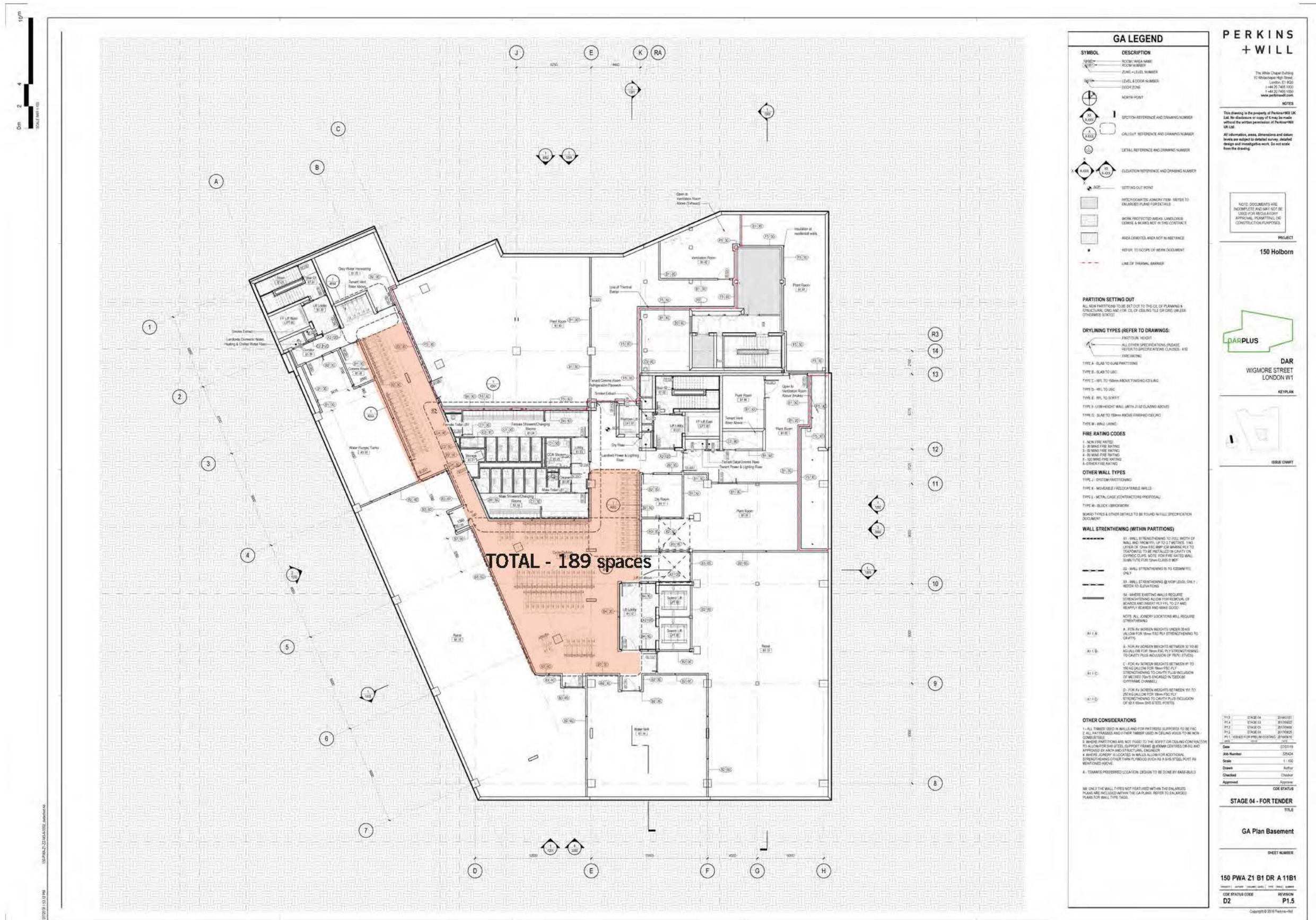
In the commercial basement there are 189 cycle parking spaces and within the ground floor loading bay there are 22 cycle parking spaces.

There are a total more of 20 more on the ground floor of the Residential building.

The following pages provide full details of the facilities within the commercial and residential buildings.

The Cycle parking within the basement is accessed via a platform lift in the loading bay area of the ground floor commercial building.

COMMERCIAL BUILDING BASEMENT PLAN



GA LEGEND

SYMBOL	DESCRIPTION
(Symbol)	ROOM AREA NAME
(Symbol)	ROOM NUMBER
(Symbol)	LEVEL & LEVEL NUMBER
(Symbol)	DOOR
(Symbol)	DOOR SWING
(Symbol)	NORTH POINT
(Symbol)	SECTION REFERENCE AND DRAWING NUMBER
(Symbol)	CALLOUT REFERENCE AND DRAWING NUMBER
(Symbol)	DETAIL REFERENCE AND DRAWING NUMBER
(Symbol)	ELEVATION REFERENCE AND DRAWING NUMBER
(Symbol)	SETTING OUT POINT
(Symbol)	HYDROSTATS (DIMENSION TO SET TO UNRAISED PLANE FOR DETAILS)
(Symbol)	WATER PROTECTED AREA, LAMINATED GLASS & ALUMINUM NOT IN THIS CONTRACT
(Symbol)	AREA DIMENSION AREA NOT IN REFERENCE
(Symbol)	REFER TO SCOPE OF WORK DOCUMENT
(Symbol)	LINE OF ORIGINAL BOUNDARY

PARTITION SETTING OUT

ALL NEW PARTITIONS TO BE SET OUT TO THE CL OF PLUMBING & STRUCTURE, UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR FURTHER DETAILS.

DRYLINE TYPES (REFER TO DRAWINGS)

- TYPE A - SLAB TO SLAB FINISHING
- TYPE B - SLAB TO SLAB
- TYPE C - 100mm ABOVE FINISHING LEVEL
- TYPE D - 100mm TO SLAB
- TYPE E - 100mm TO SLAB
- TYPE F - 100mm ABOVE FINISHING LEVEL
- TYPE G - 100mm ABOVE FINISHING LEVEL
- TYPE H - 100mm ABOVE FINISHING LEVEL
- TYPE I - 100mm ABOVE FINISHING LEVEL
- TYPE J - 100mm ABOVE FINISHING LEVEL

FIRE RATING CODES

- 1 - NEW FIRE RATES
- 2 - REINFORCED CONCRETE
- 3 - REINFORCED CONCRETE
- 4 - REINFORCED CONCRETE
- 5 - REINFORCED CONCRETE
- 6 - REINFORCED CONCRETE

OTHER WALL TYPES

- TYPE 1 - SYSTEM PARTITION
- TYPE 2 - METAL CLASH (CONTRACTING PROFESSIONAL)
- TYPE 3 - BLOCK (BROCKWELL)

WALL STRENGTHENING (WITHIN PARTITIONS)

- 1 - WALL STRENGTHENING TO FULL WIDTH OF WALL AND HEIGHTS UP TO 2.7 METRES. THE LEVEL OF STAINING SHALL BE IN ACCORDANCE WITH THE CONTRACT. NOTE: FOR FIRE RATED WALLS, STAINING SHALL BE IN ACCORDANCE WITH THE CONTRACT.
- 2 - WALL STRENGTHENING TO FULL WIDTH ONLY
- 3 - WALL STRENGTHENING @ 100mm LEVEL ONLY - REFER TO SPECIFICATION
- 4 - WALL STRENGTHENING WALLS REQUIRE STRENGTHENING ALLOW FOR REMOVAL OF SPACERS AND REINFORCEMENT TO 100mm AND REINFORCEMENT AND BARS GOOD

OTHER CONSIDERATIONS

- 1 - ALL NUMBERED WALLS AND FOR PARTITIONS SUPPORTED TO BE IN ACCORDANCE WITH THE CONTRACT.
- 2 - ALL PARTITIONS AND OTHER WALLS TO BE SET OUT TO THE CL OF PLUMBING & STRUCTURE UNLESS NOTED OTHERWISE.
- 3 - WHERE PARTITIONS ARE NOT FULLY TO THE SCOPE OF THIS CONTRACT, TO ALLOW FOR THE SETTING OUT OF THE CONTRACTOR'S OWN DESIGN AND APPROVED BY ARCHITECTURAL PROFESSIONAL.
- 4 - WHERE JOINTS ARE LOCATED IN WALLS, ALLOW FOR ADDITIONAL STRENGTHENING OVER THE JOINTS TO PROVIDE SUCH AS A SUBSTITUTION FOR THE JOINTS ABOVE.
- 5 - TYPICAL PREPARED LOCATION DESIGN TO BE DONE BY BASE-BUILD.

**PERKINS + WILL**  
The White Chapel Building  
150 Holborn  
London EC1A 1BB  
+44 (0) 20 7467 1000  
+44 (0) 20 7467 1001  
www.perkinswill.com

**NOTES**  
This drawing is the property of Perkins+Will UK Ltd. No disclosure or copy of this drawing without the written permission of Perkins+Will UK Ltd.  
All information, areas, dimensions and other levels are subject to detailed survey, analysis, design and construction work. Do not rely on this drawing.

NOTE: DOCUMENTS ARE INCORPORATED INTO THIS DRAWING BY REFERENCE TO THE PROJECT DOCUMENTS LISTED BELOW.

PROJECT  
**150 Holborn**

DAR PLUS  
DAR  
WIGMORE STREET  
LONDON W1

KEY PLAN

BASE CHART

DATE: 2020-11-19  
JOB NUMBER: 2004119  
SCALE: 1:100  
DRAWN: [Name]  
CHECKED: [Name]  
APPROVED: [Name]

STAGE 04 - FOR TENDER

TITLE  
**GA Plan Basement**

SHEET NUMBER

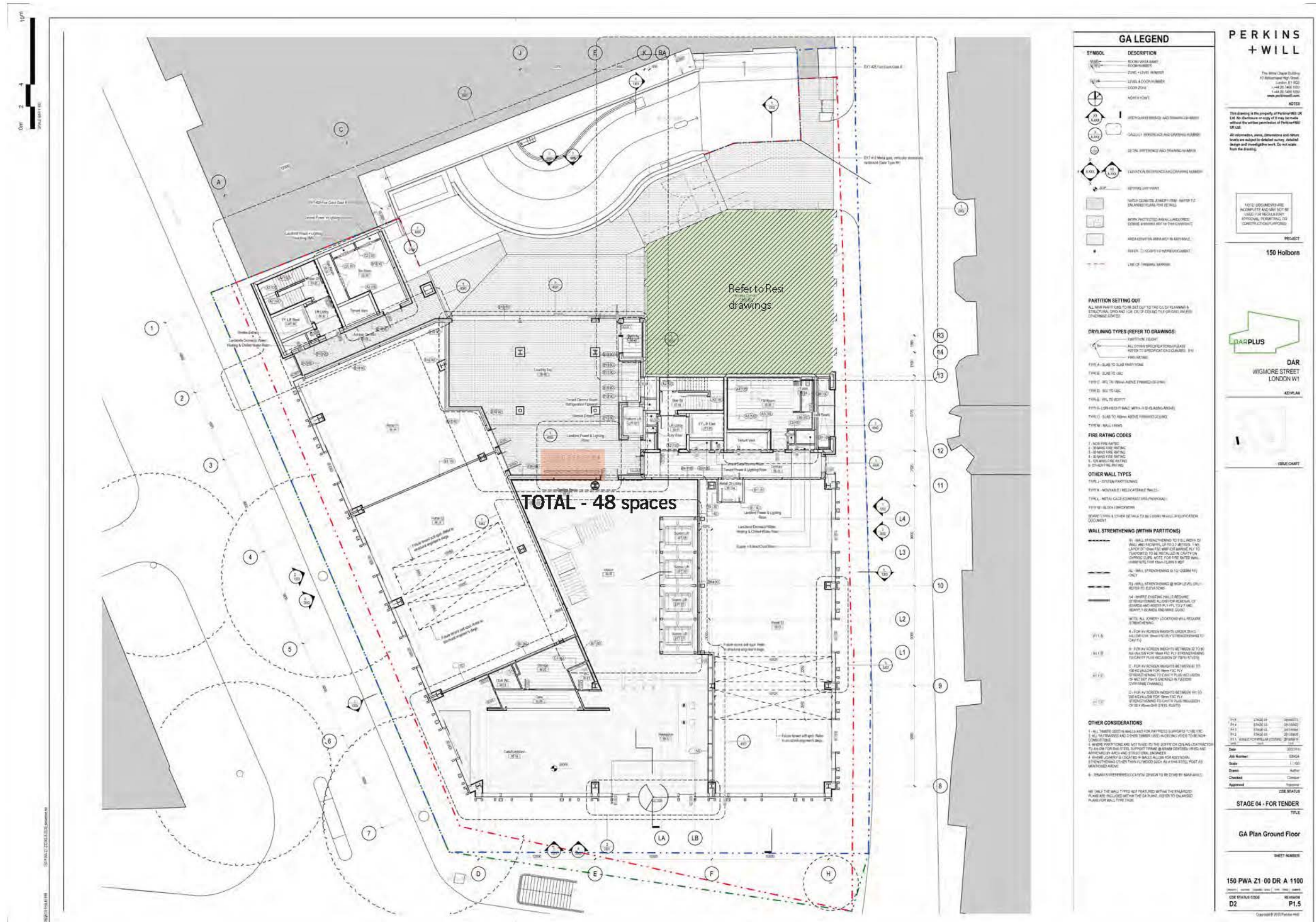
**150 PWA Z1 B1 DR A 11B1**

CONTRACT CODE: [Code]  
REVISION CODE: P1.5

Copyright © 2019 Perkins+Will



COMMERCIAL BUILDING GROUND FLOOR PLAN



**GA LEGEND**

SYMBOL	DESCRIPTION
	WALL (AREA MARK)
	ROOM NUMBER
	LEVEL / DOOR NUMBER
	DOOR ZONE
	NORTH POINT
	REFERENCE LINES AND DIMENSIONS (AREA MARK)
	CASUALTY REFERENCE AND DIMENSIONS (AREA MARK)
	INTERNAL REFERENCE AND DIMENSIONS (AREA MARK)
	EXTERNAL REFERENCE AND DIMENSIONS (AREA MARK)
	SETTING UP POINTS
	HATCH PATTERNS (GENERAL USE) - REFER TO ENLARGED PLANS FOR DETAILS
	HATCH PATTERNS (MATERIALS) - REFER TO SPECIFICATIONS FOR DETAILS
	HATCH PATTERNS (STRUCTURAL) - REFER TO STRUCTURAL DRAWINGS FOR DETAILS
	HATCH PATTERNS (MECHANICAL/ELECTRICAL) - REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR DETAILS
	HATCH PATTERNS (LANDSCAPE) - REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS
	HATCH PATTERNS (FURNITURE) - REFER TO FURNITURE SCHEDULES FOR DETAILS
	HATCH PATTERNS (OTHER) - REFER TO OTHER DRAWINGS FOR DETAILS
	LINE OF THRESHOLD MARKING

**PARTITION SETTING OUT**

ALL NEW PARTITIONS TO BE SET OUT TO THE FACE OF THE WALLS & STRUCTURAL COMPONENTS FOR THE GROUND FLOOR UNLESS OTHERWISE SPECIFIED.

**DRYLING TYPES (REFER TO DRAWINGS)**

- TYPE A - SLAB TO SLAB PARTITIONING
- TYPE B - SLAB TO WALL PARTITIONING
- TYPE C - WALL TO WALL PARTITIONING
- TYPE D - WALL TO SLAB PARTITIONING
- TYPE E - CORNER WALL WITH A SLAB (GLAZING AREA)
- TYPE F - SLAB TO HANG ABOVE PARTITIONING
- TYPE G - WALL FRINGE

**FIRE RATING CODES**

- 1 - NON-FIRE RATED
- 2 - 30 MINUTE FIRE RATING
- 3 - 60 MINUTE FIRE RATING
- 4 - 90 MINUTE FIRE RATING
- 5 - OTHER FIRE RATING

**OTHER WALL TYPES**

- TYPE A - REINFORCED CONCRETE WALLS
- TYPE B - METAL CLAD COMPOSITE WALLS
- TYPE C - ALUMINUM CLAD WALLS
- TYPE D - OTHER WALL TYPES

**WALL STRENGTHENING (WITHIN PARTITIONS)**

- 1 - WALL STRENGTHENING TO FULL HEIGHT OF WALL AND TO FULL DEPTH OF PARTITIONING AND TO FULL DEPTH OF PARTITIONING (REFER TO SPECIFICATIONS FOR DETAILS)
- 2 - WALL STRENGTHENING TO FULL HEIGHT OF WALL AND TO FULL DEPTH OF PARTITIONING (REFER TO SPECIFICATIONS FOR DETAILS)
- 3 - WALL STRENGTHENING TO FULL HEIGHT OF WALL AND TO FULL DEPTH OF PARTITIONING (REFER TO SPECIFICATIONS FOR DETAILS)
- 4 - WALL STRENGTHENING TO FULL HEIGHT OF WALL AND TO FULL DEPTH OF PARTITIONING (REFER TO SPECIFICATIONS FOR DETAILS)
- 5 - WALL STRENGTHENING TO FULL HEIGHT OF WALL AND TO FULL DEPTH OF PARTITIONING (REFER TO SPECIFICATIONS FOR DETAILS)

**OTHER CONSIDERATIONS**

- 1 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.
- 2 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.
- 3 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.
- 4 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.
- 5 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.
- 6 - ALL WALL STRENGTHENING SHALL BE DONE BY THE CONTRACTOR.

SEE ONLY THE WALL TYPES NOT PREVIOUSLY SHOWN ON THE PLAN. SEE ONLY THE WALL TYPES NOT PREVIOUSLY SHOWN ON THE PLAN.

**PERKINS + WILL**

The New Chapel Building  
15 Holborn, London EC1A 3DL  
+44 (0) 20 7613 2000  
www.perkinswill.com

**NOTES**

This drawing is the property of Perkins+Will UK Ltd. No disclosure or copy of it may be made without the written permission of Perkins+Will UK Ltd.

All information, areas, dimensions and elevations are subject to detailed survey. Detailed design and construction work should refer to this drawing.

ALL DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATION, APPROVAL, PERMISSION, OR CONTRACTUAL PURPOSES.

**PROJECT**

150 Holborn

**DARPLUS**

**DAR**  
WIGMORE STREET  
LONDON W1

**KEY PLAN**



**ISSUE CHART**

No.	Date	By	Description
1	01/11/2010	CM	REVISED FOR PERKINS+WILL
2	01/11/2010	CM	REVISED FOR PERKINS+WILL
3	01/11/2010	CM	REVISED FOR PERKINS+WILL
4	01/11/2010	CM	REVISED FOR PERKINS+WILL

**STAGE 04 - FOR TENDER**

**TITLE**

**GA Plan Ground Floor**

**SHEET NUMBER**

**150 PWA Z1 00 DR A 1100**

**CODE STATUS CODE** **VERSION**  
**D2** **P1.5**

Copyright © 2010 Perkins+Will



Commercial basement Spaces

**TOTAL - 189 spaces**

184 Double Stackers

5 Single Stacker Spaces



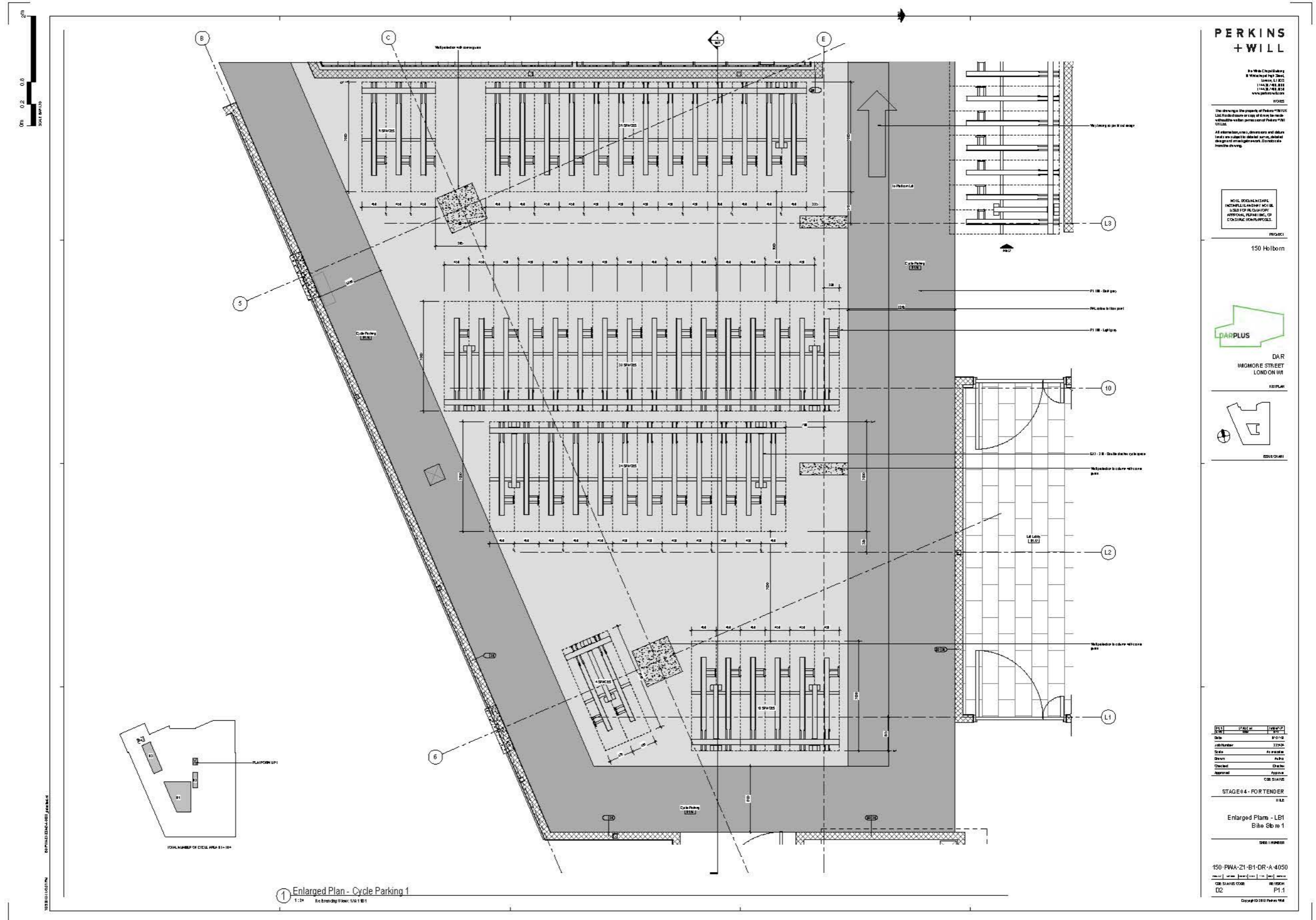
Bicycle Parking Spaces Design Intent





Cycle parking space 01

TOTAL - 104 SPACES



**PERKINS + WILL**

150 Holborn  
London WC1A 1DU  
www.perkinswill.com

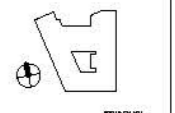
The drawings are the property of Perkins + Will. They are to be used only for the project and site specified on the title block. No part of these drawings may be reproduced without the written permission of Perkins + Will.

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF PERKINS + WILL.

150 Holborn



DAR  
110 MORE STREET  
LONDON W1R



150 Holborn

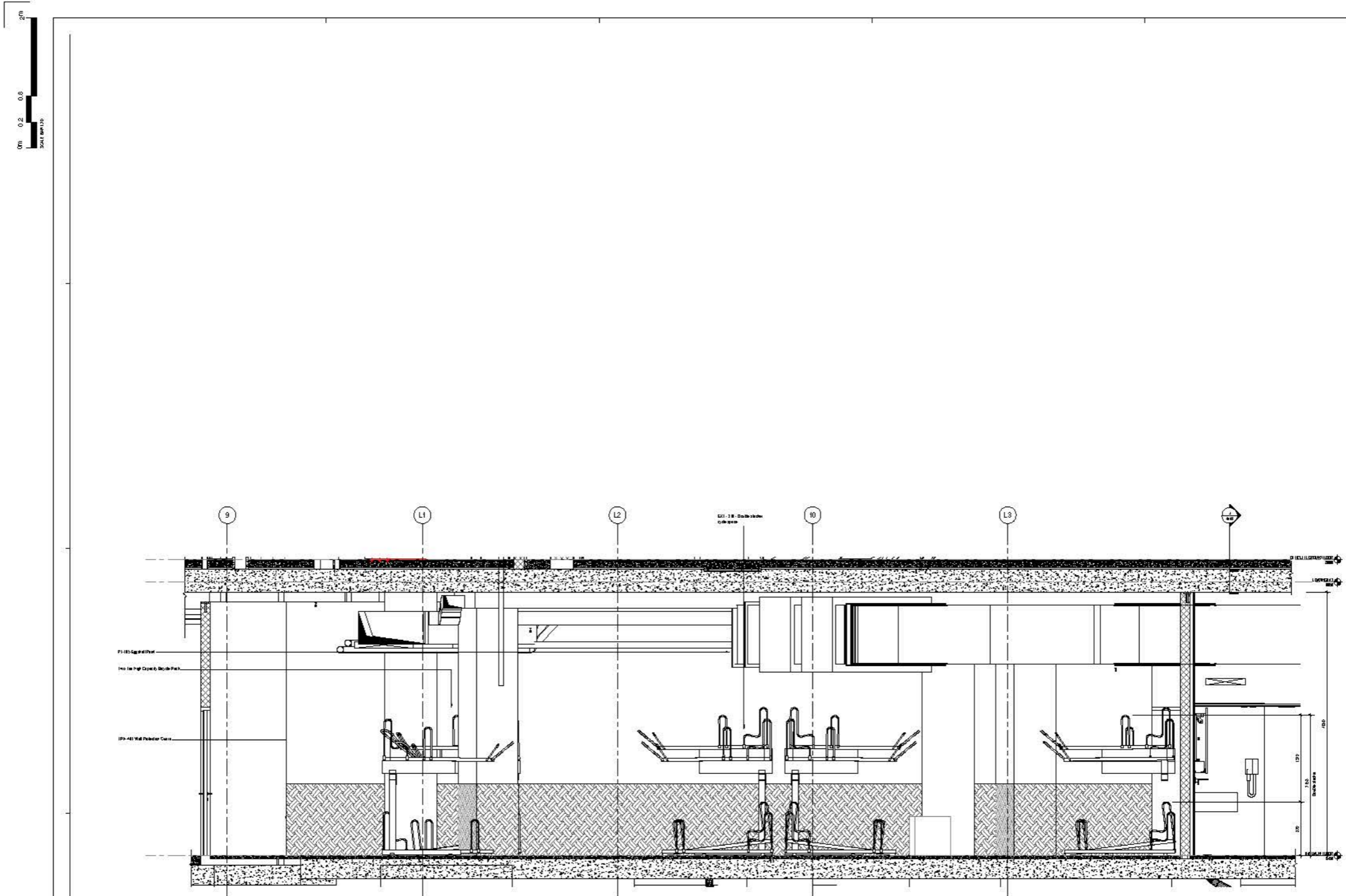
REV	DATE	BY	CHKD	DESCRIPTION
01	10/10/18	ALP	ALP	ISSUED FOR TENDER

STAGE 04 - FOR TENDER

Enlarged Plan - LBI  
Bike St to 1

150-PWA-21-B1-DR-A-4050  
D2 P1.1  
Copyright © 2018 Perkins + Will

Cycle parking space 01



1 Enlarged Section - Cycle Parking 01  
 1:24 Rev: 02/11/2011

**PERKINS + WILL**

The Work of Perkins + Will  
 800 North LaSalle Street  
 Chicago, IL 60610  
 (312) 421-4000  
 www.perkinswill.com

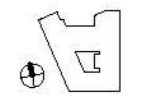
**NOTES**  
 The drawings are the property of Perkins + Will and shall not be used for any other project without the written permission of Perkins + Will.  
 All information, notes, dimensions and details shall be subject to change without notice and shall be subject to change without notice from the drawing.

NOISE SPECIFICATIONS  
 INCORPORATED INTO ALL  
 USED FOR REGULATORY  
 PURPOSES, INCLUDING  
 CONSTRUCTION PURPOSES.

150 HoBoim



DAR  
 WIGMORE STREET  
 LONDON W8R



REV	DATE	BY	CHKD
1	11/20/11	JPB	JPB
2	11/20/11	JPB	JPB
3	11/20/11	JPB	JPB
4	11/20/11	JPB	JPB
5	11/20/11	JPB	JPB

STAGE 04 - FOR TENDER

Enlarged Section - LB1  
 Bike St 01

DATE: 11/20/11

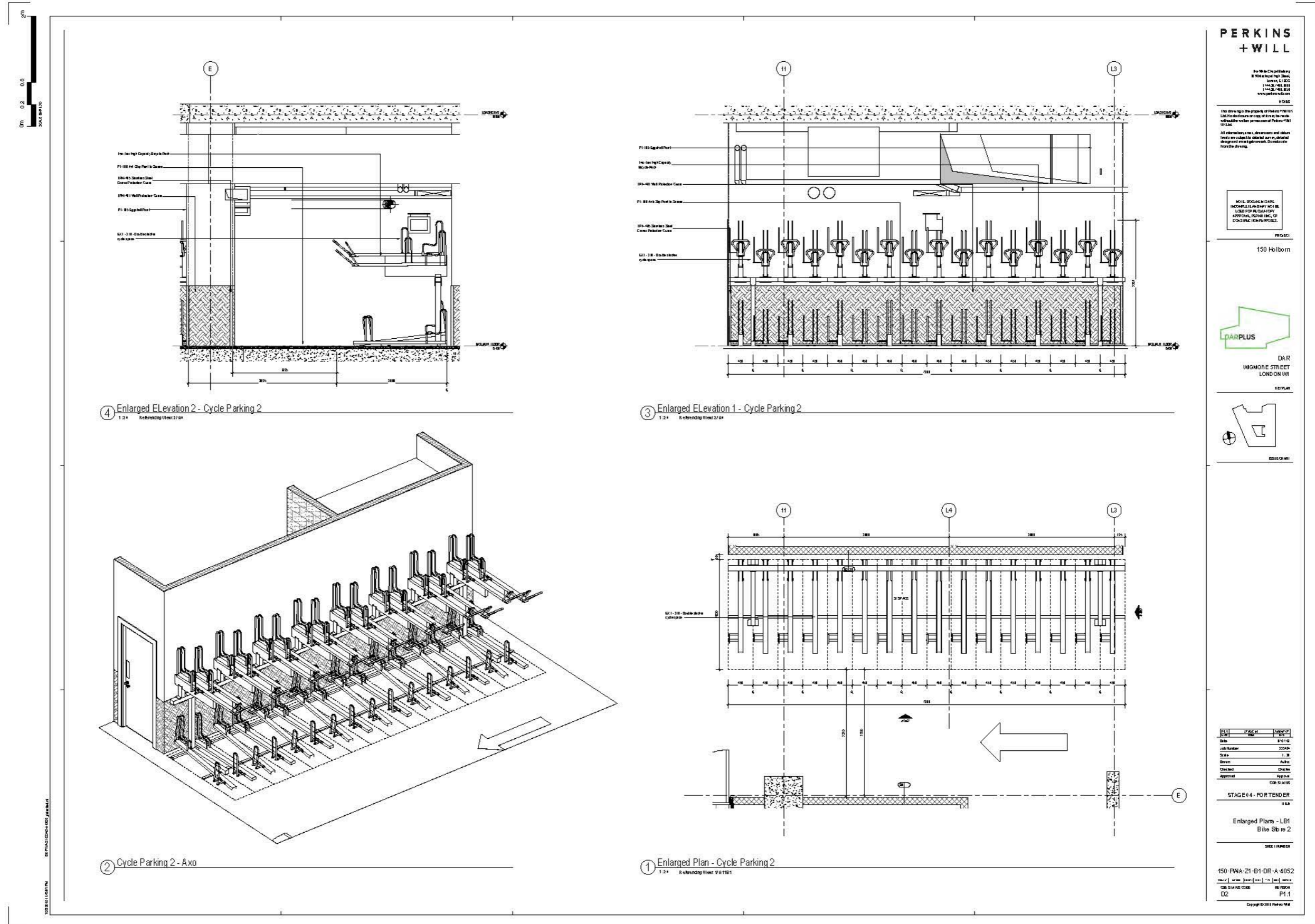
150 PWA-21-B1-DR-A-4051  
 CIB STAGE CODE: REVISED  
 D2 P1.1

Copyright © 2011 Perkins + Will



Cycle parking space 02

TOTAL - 32 SPACES



**PERKINS + WILL**

150 Holborn  
London EC1A 1HT  
United Kingdom  
Tel: +44 (0)20 7576 5000  
www.perkinswill.com

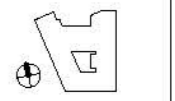
The drawings are the property of Perkins + Will. They are not to be used for any other project without the written permission of Perkins + Will.

NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PERKINS + WILL.

150 Holborn



DAR  
150 HOLBORN STREET  
LONDON WC1A 1HT



150 Holborn

REV	DATE	BY	CHKD	DESCRIPTION
1	15/10/18	ALP	ALP	ISSUED FOR TENDER

STAGE 04 - FOR TENDER

Enlarged Plan - LBI  
Bike Stb re 2

DATE: 15/10/18

150 FWA-21-B1-DR-A-4052

DATE: 15/10/18

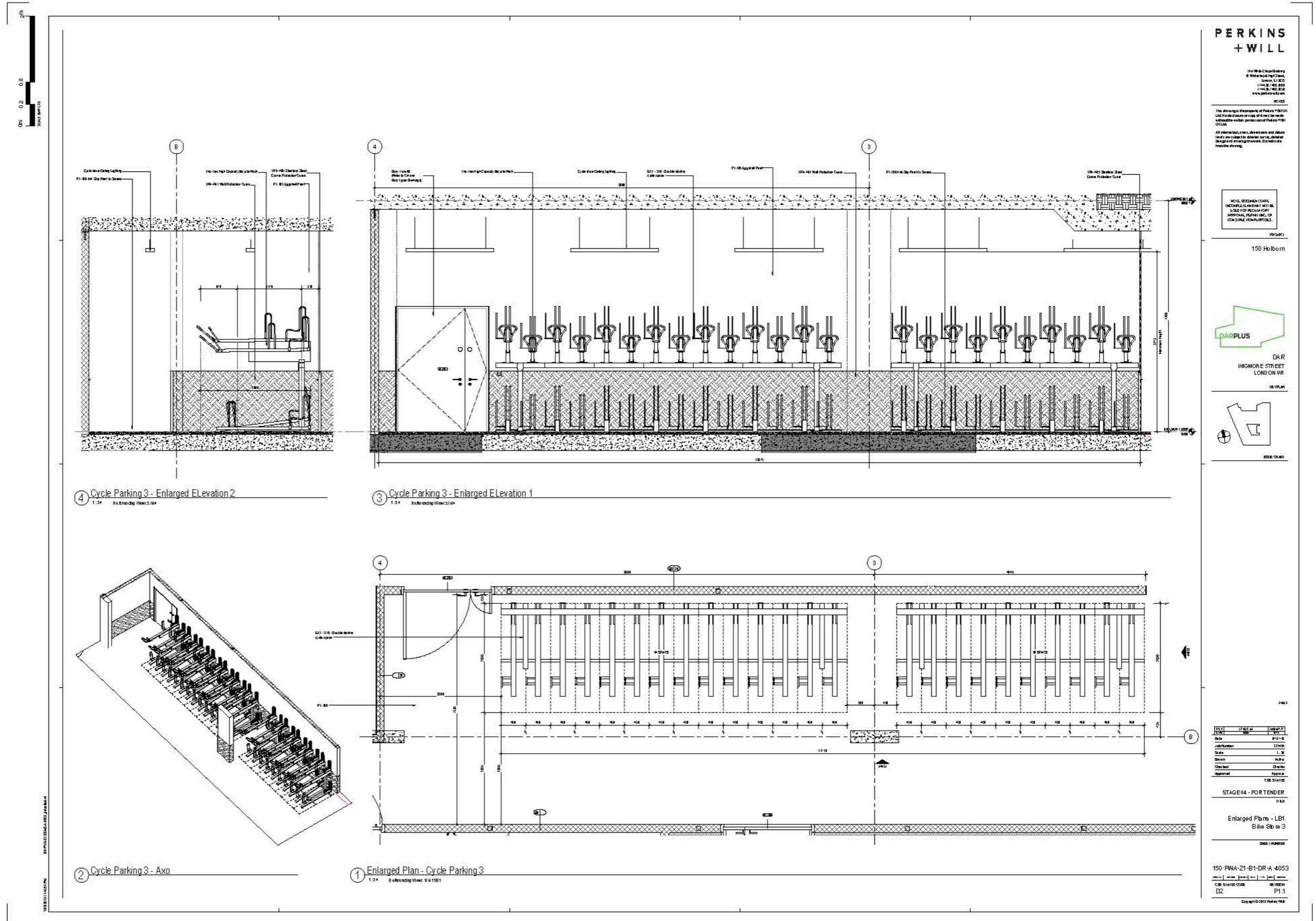
DATE: 15/10/18

DATE: 15/10/18



Cycle parking space 03

TOTAL - 48 SPACES



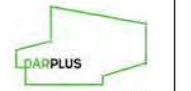
**PERKINS + WILL**

The Work is the property of Perkins + Will. It is not to be used for any other purpose without the written permission of Perkins + Will.

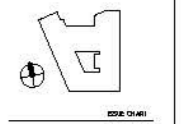
All information, drawings and details are subject to change without notice. The drawings are for information only and are not to be used for construction purposes.

NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

150 Hoborn



DAR  
WIGMORE STREET  
LONDON W1R



150 HOBORN

NO.	DATE	BY	CHKD BY
1	12/12/2018	PERKINS + WILL	PERKINS + WILL
2	12/12/2018	PERKINS + WILL	PERKINS + WILL
3	12/12/2018	PERKINS + WILL	PERKINS + WILL
4	12/12/2018	PERKINS + WILL	PERKINS + WILL
5	12/12/2018	PERKINS + WILL	PERKINS + WILL
6	12/12/2018	PERKINS + WILL	PERKINS + WILL
7	12/12/2018	PERKINS + WILL	PERKINS + WILL
8	12/12/2018	PERKINS + WILL	PERKINS + WILL
9	12/12/2018	PERKINS + WILL	PERKINS + WILL
10	12/12/2018	PERKINS + WILL	PERKINS + WILL

STAGE 04 - FOR TENDER

Enlarged Plans - LB1  
Bike St 03

150 PWA-21-B1-DR-A-4053

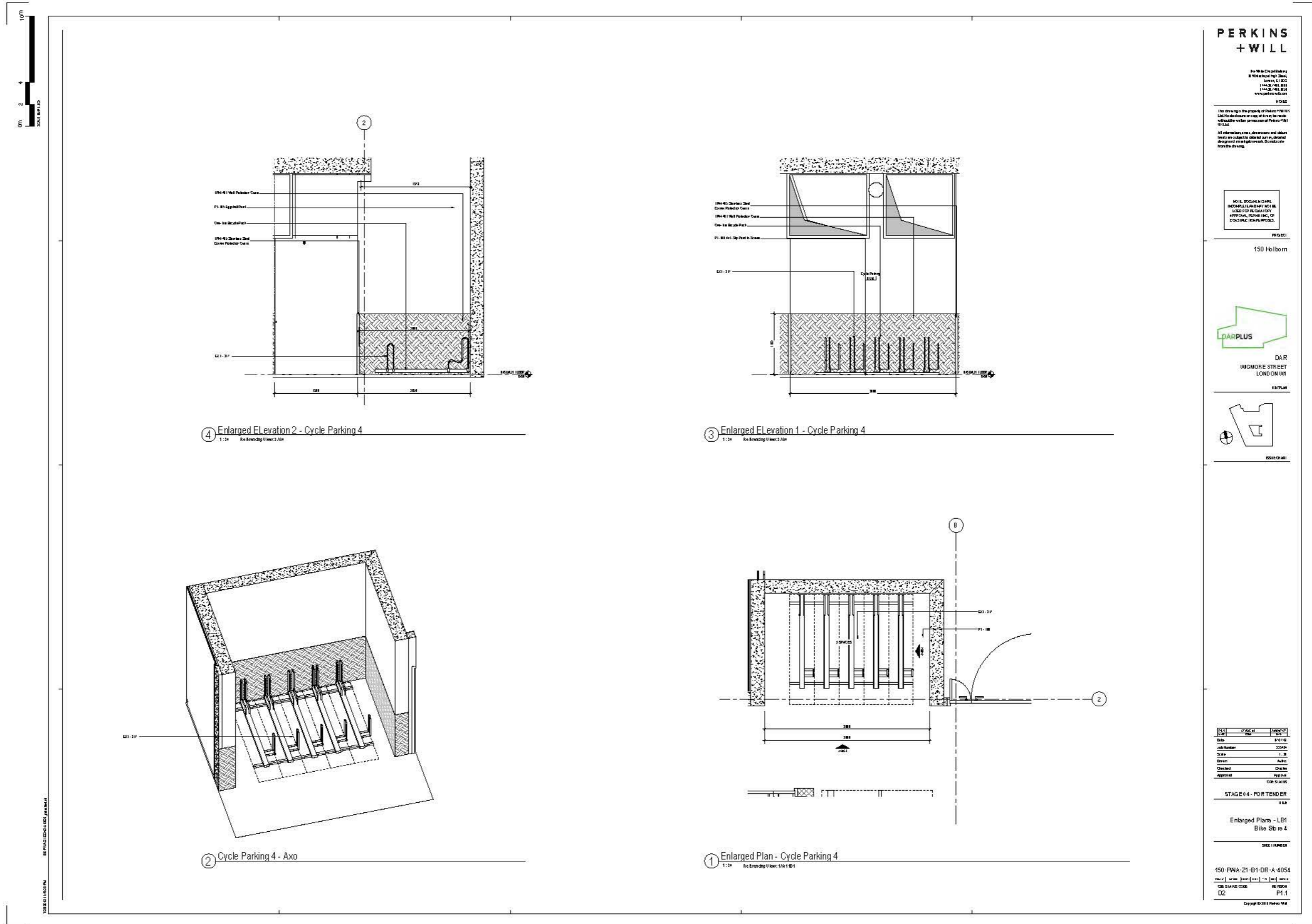
CIB STAGE CODE: 10/10/18

D2 P1.1

Copyright © 2018 Perkins + Will

Cycle parking space 0

TOTAL - 05 SPACES



**PERKINS + WILL**

Perkins + Will  
11400 Wilshire Blvd  
Los Angeles, CA 90025  
Tel: 310.782.4400  
www.perkinswill.com

The drawings are prepared by Perkins + Will  
and are the property of Perkins + Will. They  
shall not be used for any other project without  
the written permission of Perkins + Will.

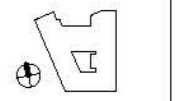
All information, drawings and details  
shown are subject to change without notice.  
The drawings are prepared by Perkins + Will  
and are the property of Perkins + Will.

NOISE, VIBRATION & SEISMIC  
CONSIDERATIONS FOR THE  
PROPOSED PROJECT, REF: 150-HB-001,  
OR COUSINE (FOR PURPOSES)

150 Holborn



DAR  
INGOMORE STREET  
LONDON W1R



150-HB-001

REV	DATE	DESCRIPTION
01	15/10/18	ISSUE FOR PERMITS
02	17/10/18	ISSUE FOR PERMITS

STAGE 04 - FOR TENDER

Enlarged Plan - LB1  
Bike St to 4

150-HB-001

150-FWA-21-B1-DR-A-4054

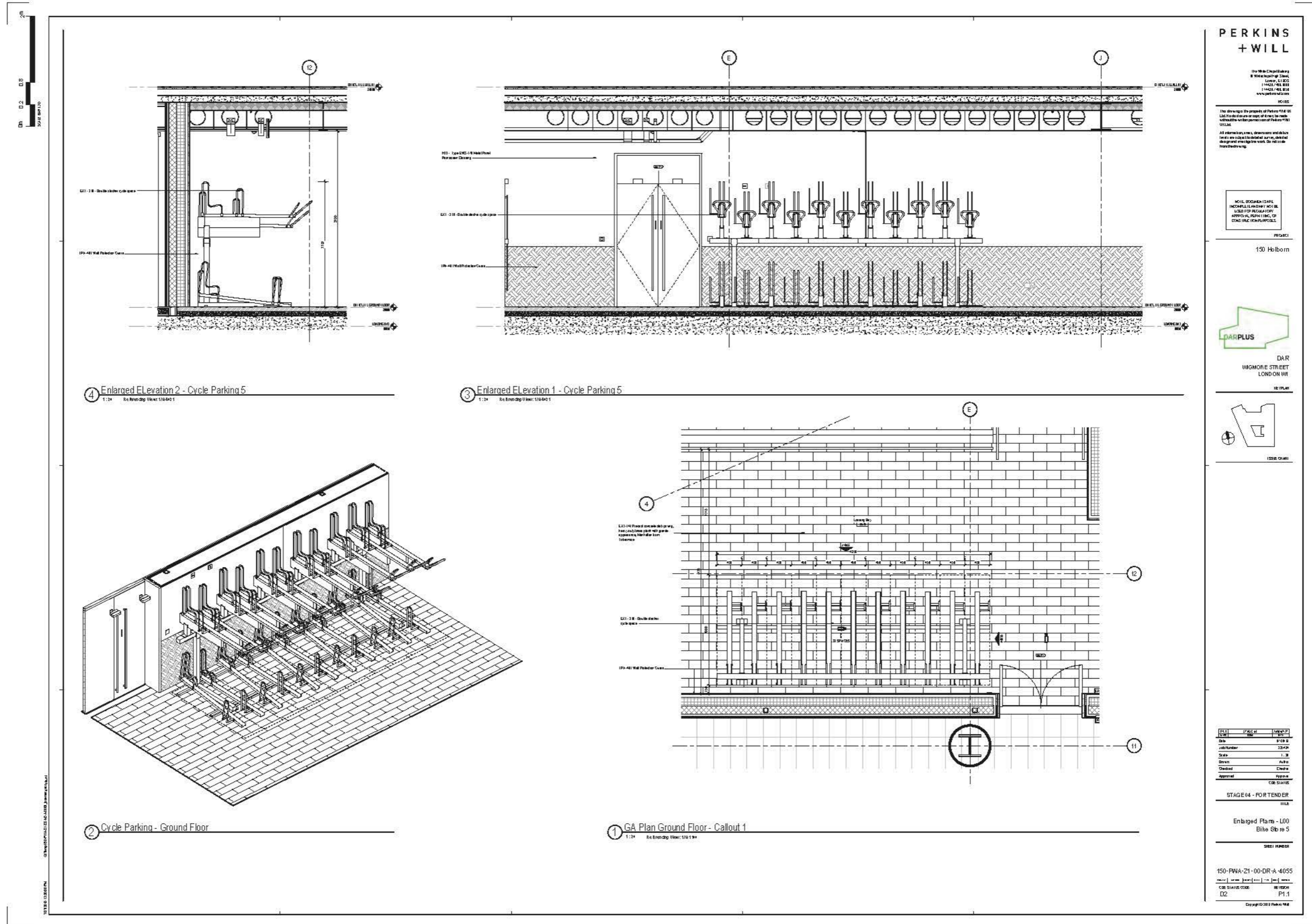
DATE: 17/10/18  
DRAWN: P1.1  
CHECKED: P1.1  
APPROVED: P1.1

Copyright © 2018 Perkins + Will



Cycle parking space loading Bay

TOTAL - 48 SPACES



PERKINS + WILL

The Work is the property of Perkins + Will. It is not to be used, copied, or reproduced in any form without the written permission of Perkins + Will.

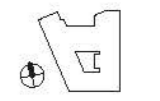
All information, drawings and documents are the property of Perkins + Will. They are not to be used, copied, or reproduced in any form without the written permission of Perkins + Will.

NOISE RECORDING SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND THE DESIGNER'S SPECIFICATION.

150 Hoborn



DAR WIGMORE STREET LONDON W8



ISSUE 04/11

NO.	DATE	BY	REVISION
1	11/11/11	CP	FOR TENDER

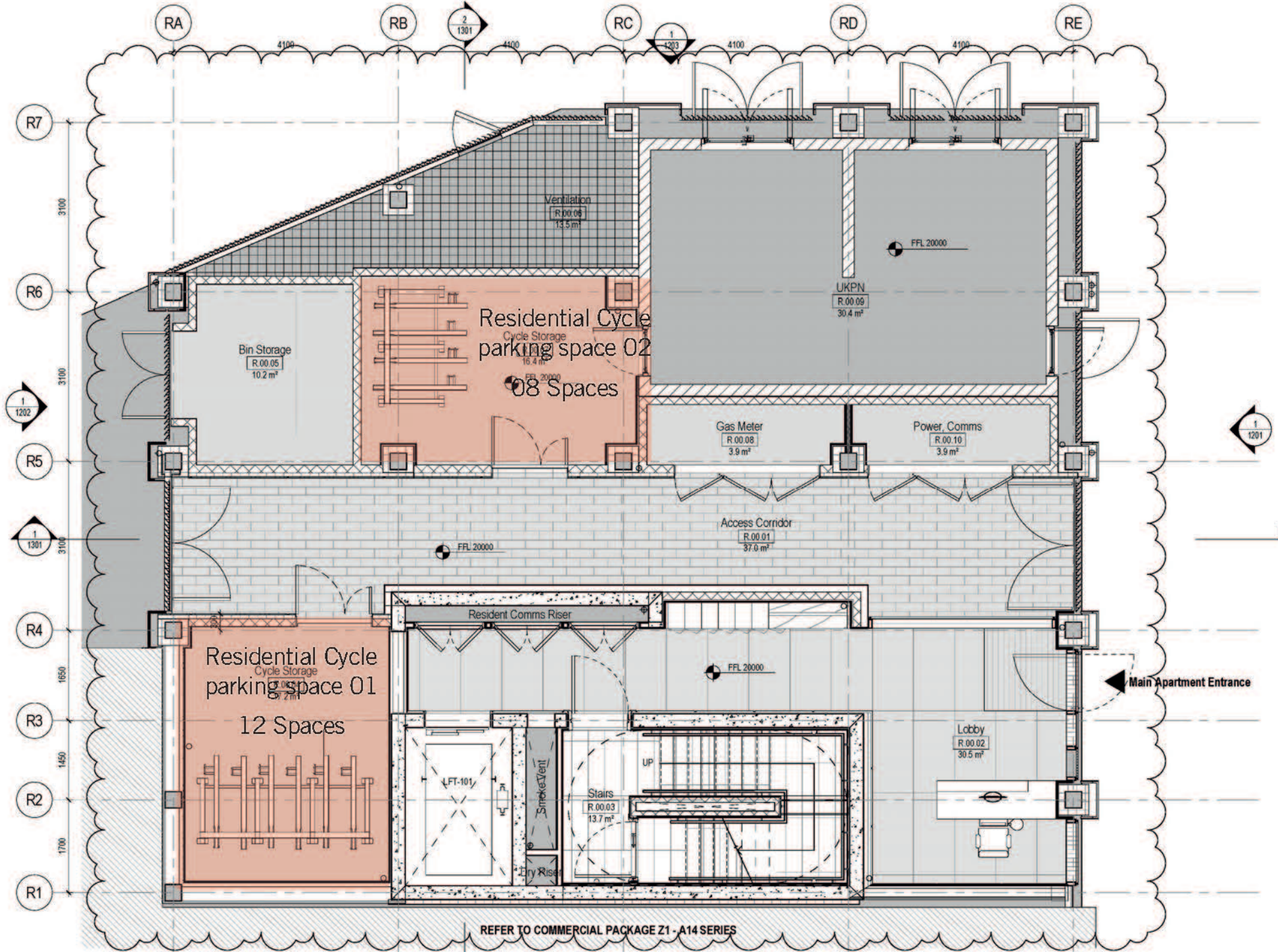
STAGE 04 - FOR TENDER

Enlarged Plans - L00  
Bike Site 5

150-PWA-21-00-DR-A-4055  
D2 P1.1  
Copyright © 2011 Perkins + Will



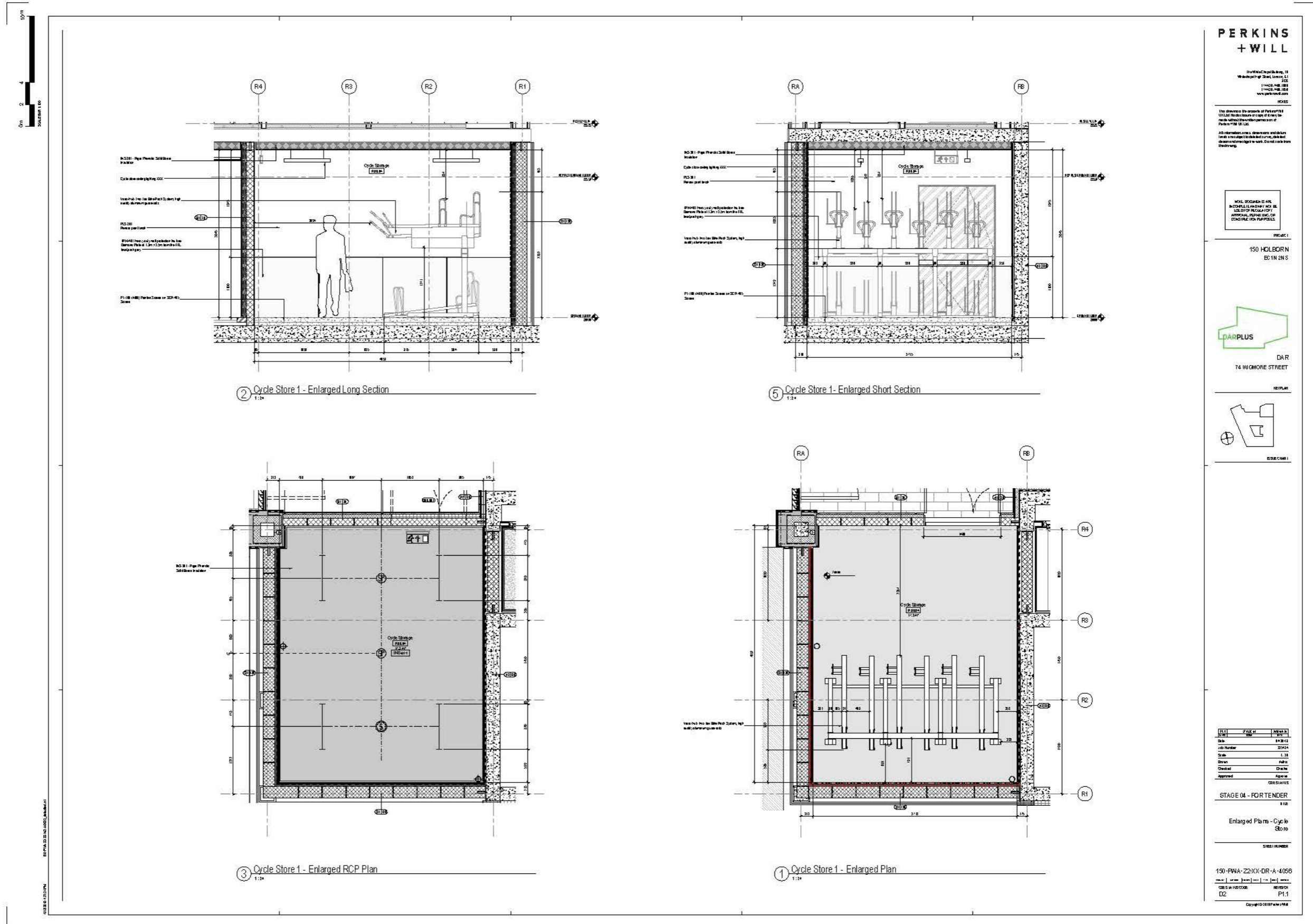
RESIDENTIAL BUILDING GROUND PLAN





Residential Cycle parking space 01

TOTAL - 12 SPACES



Residential Cycle parking space 02

TOTAL - 08 SPACES

