



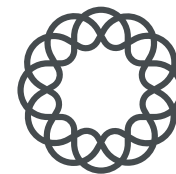
Holborn Hall 193-197 High Holborn London WC1

New Comfort Cooling and
Proposed 5th Floor Extension

Design & Access Statement

Prepared for Mactaggart Inv Co Ltd

Issue Date 7th August 2018



**Garnett
& Partners**
Architects and designers

Contents

1.0 Introduction

- 1.1 Application Overview
- 1.2 Relevant Documents

2.0 Consultant Team

- 2.1 Project Team
- 2.2 About the Architects

3.0 Site & Context

- 3.1 Site location
- 3.2 Site Overview
- 3.3 Historical Background
- 3.4 Photographs of the Existing Building
- 3.5 Existing Building and Context
- 3.6 Existing Fifth Floor Plan
- 3.7 Existing Elevations

4.0 Summary of Proposal

- 4.1 Proposal Overview
- 4.2 Elevations 'As Proposed'
- 4.3 3D Render 'As Existing & As Proposed'
- 4.4 3D Render No.2 'As Existing & As Proposed'
- 4.5 New Heating and Comfort Cooling Installation

5.0 Accessibility

- 5.1 Accessibility Statement

6.0 Drawings

- 6.1 Planning Drawings - Existing & Proposed



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1.0 Introduction

1.1 Application Overview

This report has been prepared on behalf of Mactaggart Inv Co Ltd in support of a Town Planning and Listed Building Consent for installation of air conditioning throughout and an 86 sqm extension at fifth floor level to Holborn Hall, 193-197 High Holborn, London, WC1V 7BD. The intentions of the report are to;

- Investigate the existing Grade II listed office building
- Outline the overall strategy for the installation of the heating and comfort cooling
- Provide preliminary plans, sections and elevations of the proposed extension at fifth floor level
- Provide a preliminary visual of the fifth floor extension
- Provide a photographic survey of the existing building that show the current roofscape proposed for the extension and plant

1.2 Relevant Documents

The following key documents have been referred to during the course of the design development process:

- The National Planning Policy Framework
- The London Plan (2016)
- Camden Local Plan (2017) G1, C5, C6, E1, E2, A1, A4, D1, D2, CC1, CC4, T1, T2, T3, T4
- Supplementary Planning Guidance
- Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

2.0 Consultant Team

MACTAGGART
FAMILY & PARTNERS



Rolfe Judd



Brooke Vincent + Partners



Hann Tucker Associates

2.1 Project Team

Client:	Mactaggart Inv Co Ltd
Architect:	Garnett & Partners LLP
Town Planning Consultant	Rolfe Judd
MEP Services Engineer	BSG Services Group
Daylight & Sunlight Consultant:	Brooke Vincent + Partners
Heritage/ Sustainability	Waterman Group
Acoustic Consultant:	Hann Tucker Associates

2.2 About the Architects

Garnett & Partners are committed to high quality design and have considerable experience in working on historically sensitive locations in Central London. The practice is known for its skilful integration of contemporary architecture within heritage environments and for giving new life to historic buildings. Projects range in size from design of whole urban blocks to restoration of interior spaces.

Since 1992 G&P have acted as Architects for London's leading landowners and have worked extensively within Conservation Areas and on all levels of statutory Listed Buildings.

The practice's involvement with Holborn Hall dates back to 1998 when they were appointed as Architects on the original restoration. The project received a Design Award from London Borough of Camden in 2004.

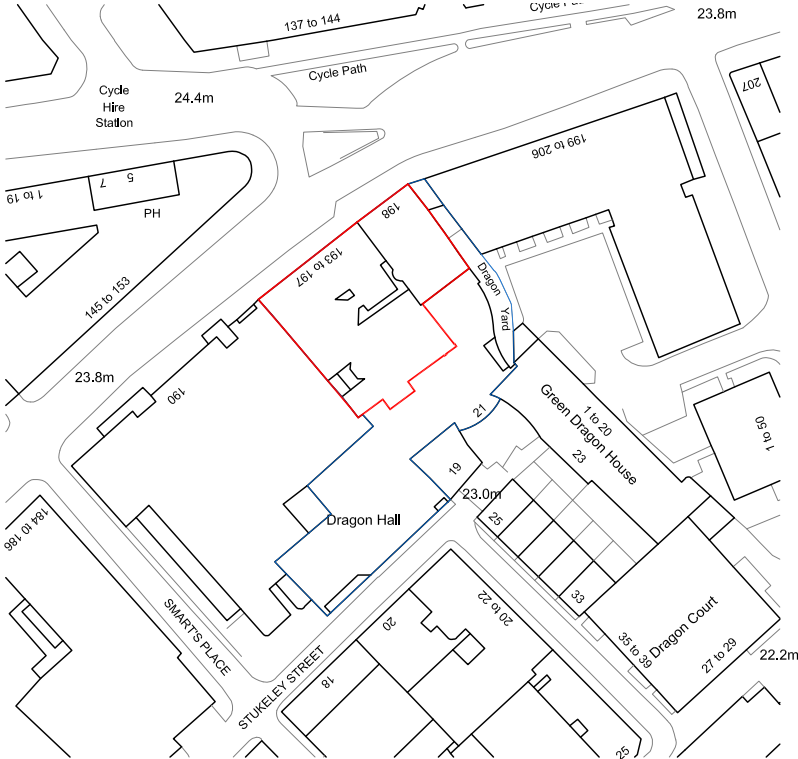
Garnett & Partners are interested in the appropriate use of materials, the manipulation of light and volume within the spaces we create, and stewardship of our urban heritage. The practice's objective is to release all the potential the project has to offer, for our client, the community, and the environment.



3.0 Site & Context

3.1 Site Context

The site is located to the south of the London Borough of Camden and is also on the southern edge of the Bloomsbury Conservation Area. Holborn Hall is situated on the junction between High Holborn and New Oxford Street. The prominent stone front elevation of the building is Northwest facing and is the only section of the site accessible from the public highway.



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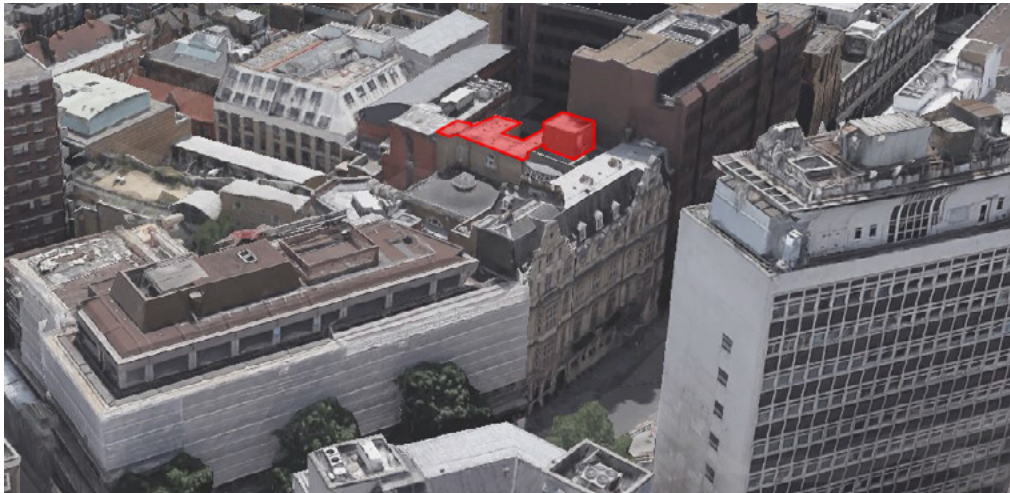
3.2 Site Overview

Opposite to Holborn Hall is Commonwealth House, which is undergoing extensive remodelling and refurbishment at present. The original building was designed by Henry Philip Cart De Lafontaine in 1939, during the Art Moderne period. The nine storey prow clock tower marks the junction and will be clad in the hexagonal green tiles to match the tiles proposed as part of the original design in 1939.

The site is flanked on the West side by a nine storey imposing pink granite clad nineties building with cantilevered bays and occupied by the Pearson Professional Training Centre. This building occupies the corner of the block, to Smart's Place and the full depth back to Stukeley Street.

On the East side of Holborn Hall is the Hoxton Hotel. This hotel occupies the Grade II listed five story office building with an Italian Renaissance stuccoed front punctured by a series of arched window openings, as well as the adjacent late 20th century building clad in precast concrete panels.

A six storey contemporary red brick commercial office development is wrapped around the southern flank of Holborn Hall, accessible from Dragon lane which was landscaped as part of the development and also accessed from the rear off Stukeley Street. This development was completed in 2003.

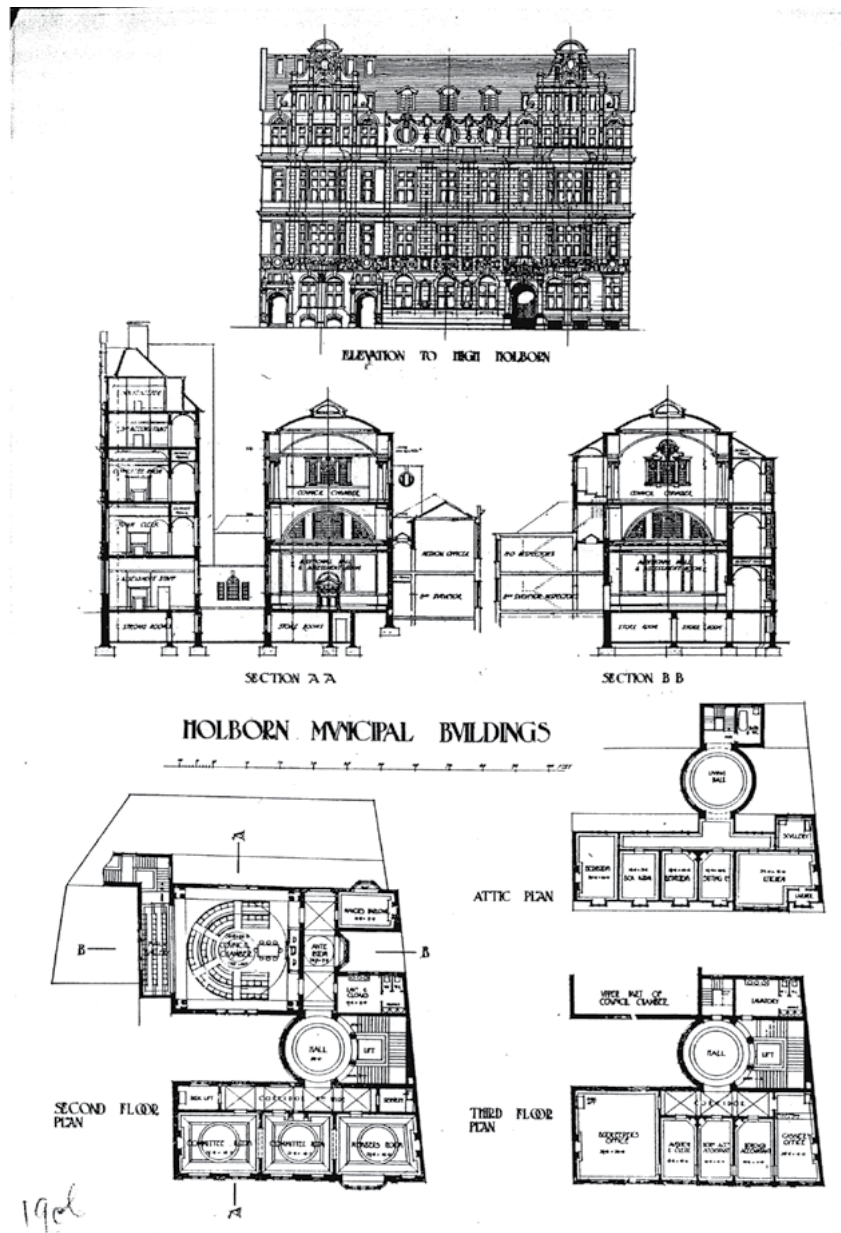


View looking down onto the front elevation of Holborn Hall with Holborn Tower in the foreground



View looking down towards the rear of Holborn Hall with the Connection development in the foreground.

3.3 Historical Background



Plans, sections and elevations of the original building

The Grade II listed five storey former Town Hall has a decorative stone facade with Baroque style details and was built to the designs of Hall and Warwick in 1906-08. The Eastern wing dates back from 1894 and is designed in a French Renaissance style by W Rushwoth; it was formerly the St. Giles Library.

The information from the listing is as follows;

EXTERIOR: 4 storeys, basements and attics. Both buildings form a symmetrical facade of 9 windows. End bays slightly projecting. Eastern wing with entrance to former library of elliptical arch flanked by Corinthian pilasters supporting an entablature; enriched double doors. Former vehicle entrance to left in similar style with wrought-iron gate by the Bromsgrove Guild of Applied Art. Central 3-light oriel through 1st and 2nd floors. At 1st floor level a band of Renaissance enrichment covering the oriel apron and having flanking oculi. Upper floors pilastered, the 1st and 2nd floors with bands, 3rd floor with diapers. Western wing has round-arched entrance to former town hall with moulded head and keystone flanked by attached columns supporting an open segmental pediment with carved coat of arms in tympanum with festoon and putti heads. Central 3-light oriel through 1st and 2nd floors. A band of similar enrichment at 1st floor level covering the oriel apron. 3rd floor windows round-arched with moulded heads and keystones. Central bays have round-arched windows at ground floor level; 1st and 2nd floor, square-headed separated by pilasters, the 1st floor with a wrought-iron balcony by the Bromsgrove Guild; 3rd floor, 3 oculi linked by festoons. Most windows transom and mullion.

INTERIOR: Former town hall has large circular hall running up through each floor and adjoining the main stair and lift. At ground floor level main hall with floor of marble in a compass design and arcade of Doric half columns supporting an entablature under a shallow dome; oak double doors, with oculi and brass plates incorporating a coat of arms, in Baroque frames; 3 stained glass First and Second World War memorial windows; original brass pendant light. Open well main stair of artificial stone and granolithic paving with marble dado. Original wrought-iron lift enclosure, in well of stair, by the Bromsgrove Guild. Corridors mostly vaulted with granolithic paving and oak doors. Interiors of note are: the rear 1st floor Council Chamber of square plan surmounted by a central dome with small cupola light. Walls panelled in Austrian oak with Ionic pilasters and columns supporting an enriched cornice. Windows of small, patterned, leaded panes. Original brass pendant light. Beneath, on the ground floor, the former Court Room, panelled and enriched in Baroque style.

3.4 Photographs of Existing



Front Elevation



Second floor lobby space

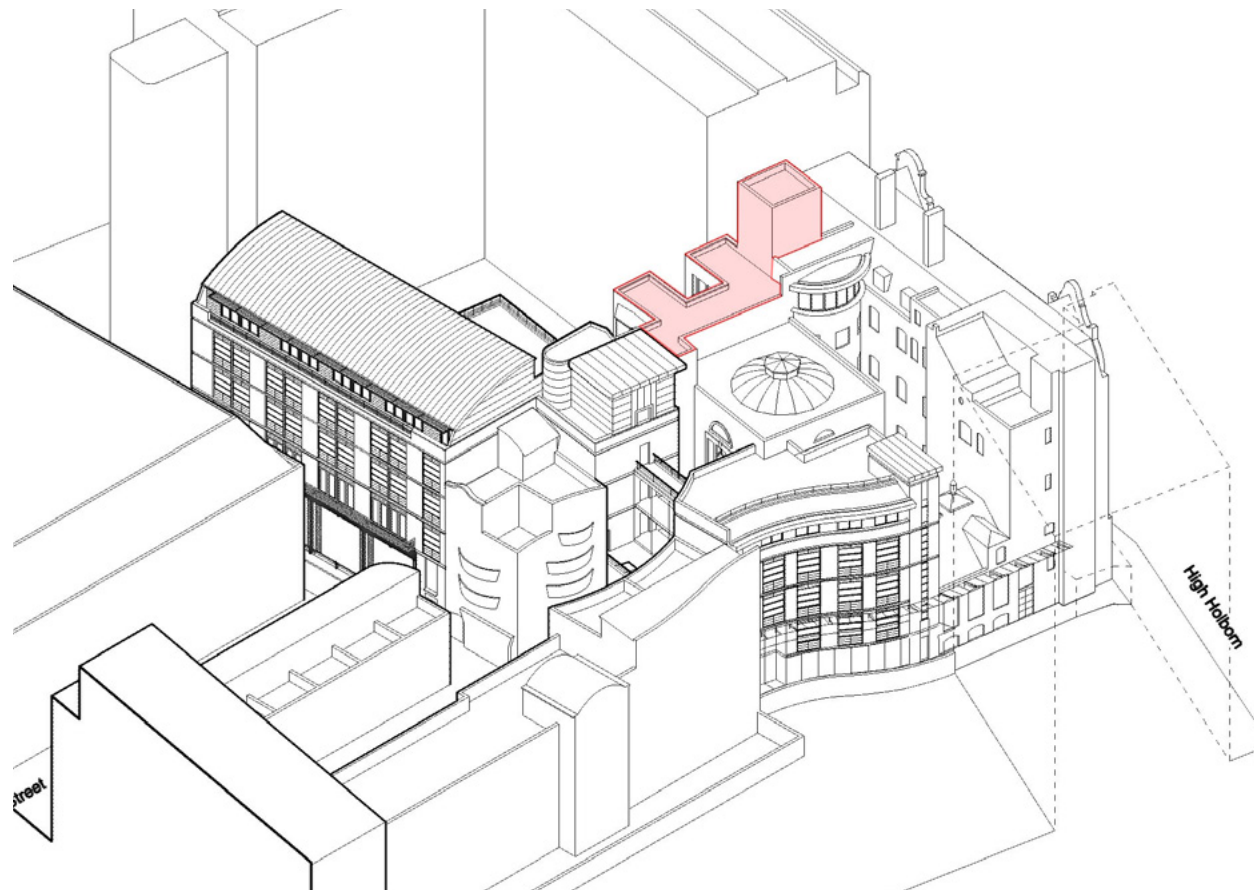


Wrought iron lift enclosure at ground floor level



Mezzanine on second floor

3.5 Existing Building & Context



3D sketch showing the Connection development behind Holborn Hall

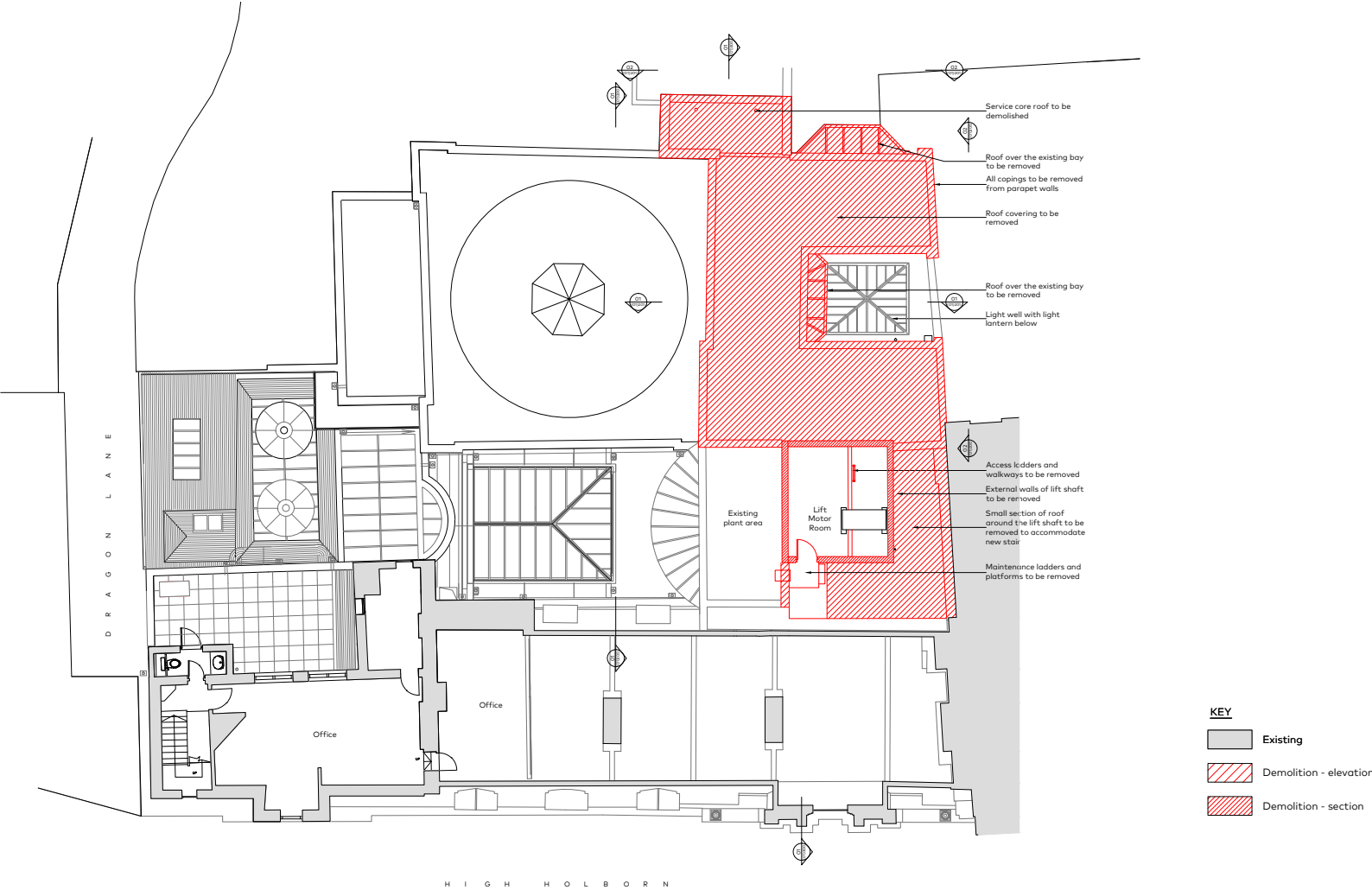


Photograph from the fifth floor East terrace showing the proposed location for the extension.



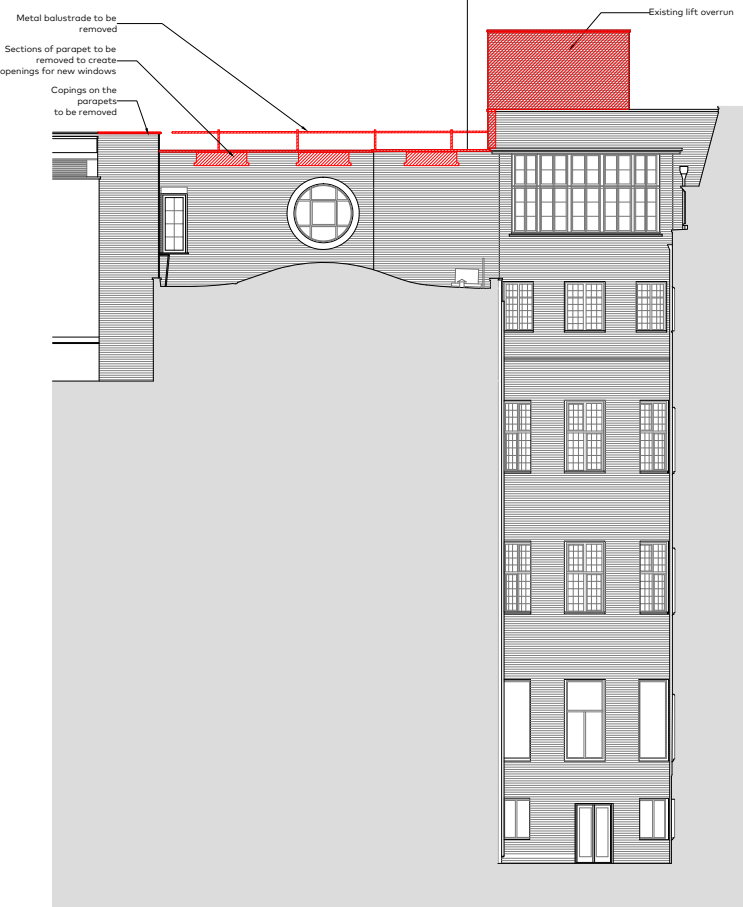
Photograph looking south from the East terrace

3.6 Existing 5th Floor Plan



3.7 Existing Elevations

- KEY**
- Existing
 - Demolition - elevation
 - Demolition - section



Northeast facing elevation



Southeast facing elevation

4.0 Summary of Proposal

4.1 Proposal Overview

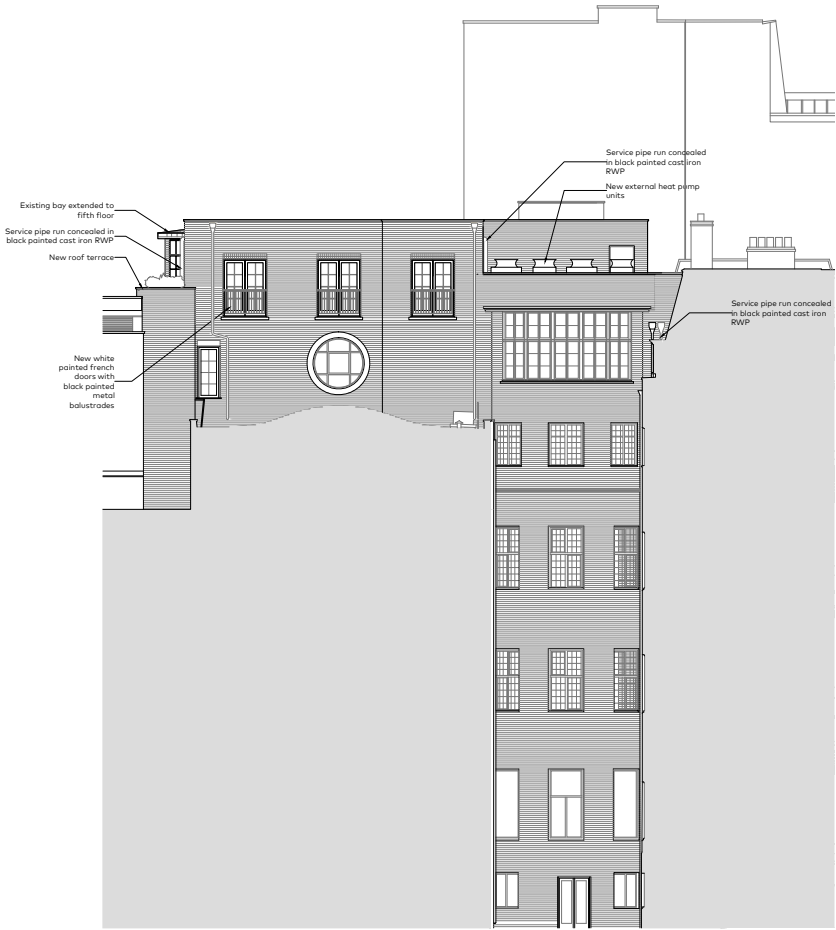


Summary of Proposal

The proposed fifth floor extension is modest in scale following the exact form of the fourth floor below, sitting slightly below the height of the existing lift overrun. We have also extended the bays up to provide uniformity and to allow the same window design to be replicated at fifth floor level. A small increase in height of the existing parapets will allow a brickwork enclosure to the roof terrace facing south.

For the materials we propose to match the existing brickwork exactly with the same red brick lintel details as shown on the fourth floor elevation overlooking the dome shaped roof. The new windows are to be white painted hardwood to match the style of the existing windows. The balustrade on the French doors is to be black painted metal, fixed into the reveal of the brickwork.

4.2 Elevations 'As Proposed'



Northeast facing elevation



Southeast facing elevation

4.3 Rendered Exterior View No.1



View from 5th Floor Looking West 'As Proposed'



View from 5th Floor Looking West 'As Existing'

4.4 Rendered Exterior View No.2

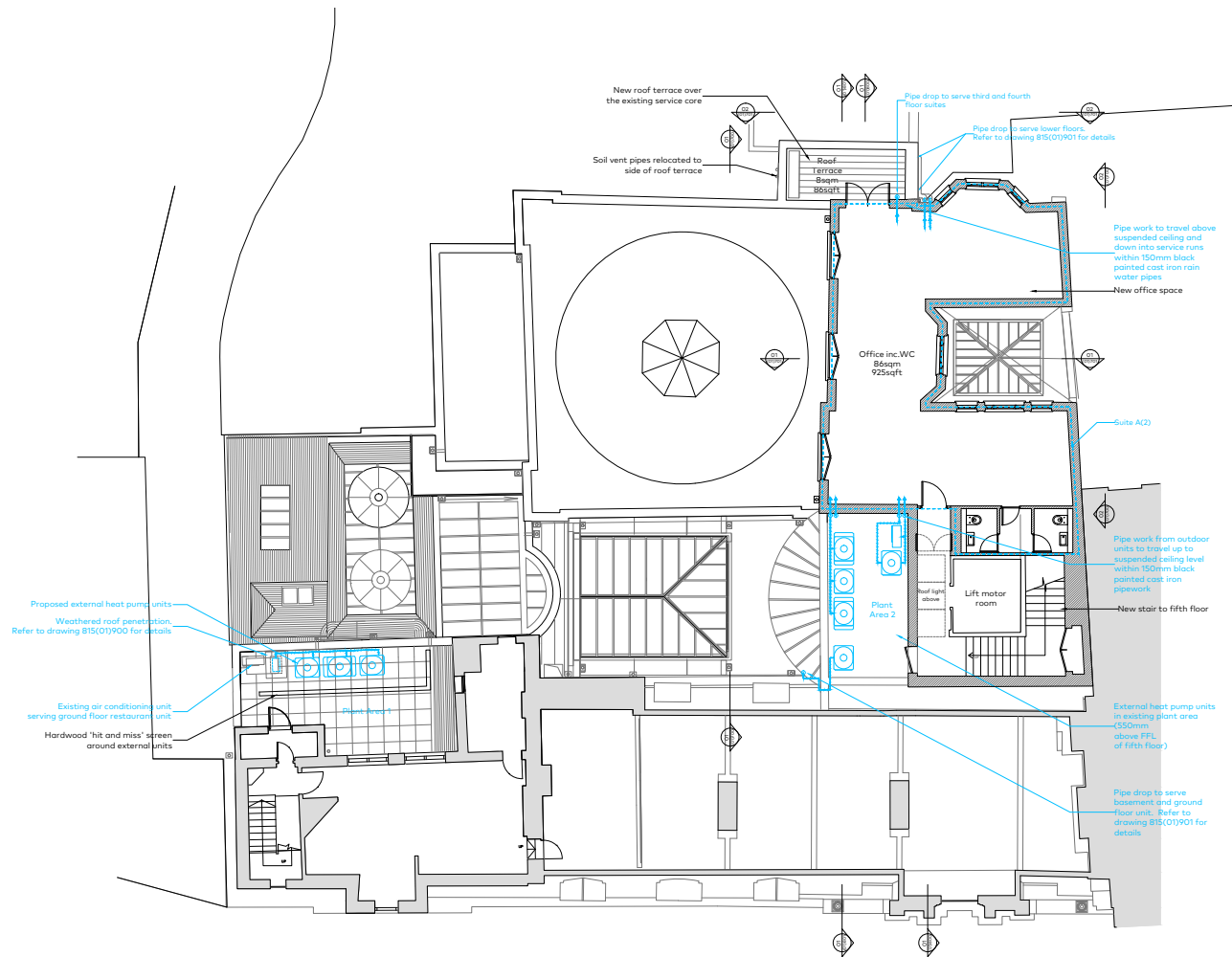


High Level View Looking South 'As Proposed'



High Level View Looking South 'As Existing'

4.5 New Comfort Cooling



The proposed VRF heat pump system will be located in two plant areas, one on the east terrace (Plant Area 1) and one on the existing roof space in front of the existing lift shaft (Plant Area 2). Both plant areas are already enclosed with walls of sufficient height and were originally intended to be used as plant space under the previous refurbishment 15 years ago.

There is an existing service core that extends to ground floor level (to the old library entrance). This sits directly below Plant Area 1 facilitating a direct pipe drop.

Plant Area 2 in front of the lift shaft is served by two pipe drops. One adjacent to the curved window bay overlooking the central light well. The second pipe drop is adjacent to the southern service core, with a pipe run to be formed through the new construction.

The external pipe drops are to be concealed in cast iron rain water pipes. Where there is no existing service void down through the building external pipe work is being used to minimise disturbance to the historic fabric of the building.

This system is intended to provide cooling but to also replace the existing heating system. This means that inefficient portable cooling systems will no longer have to be used in the office spaces during the summer months. The space taken up for the concealed existing copper pipe runs can be used for the heating and comfort cooling pipe work. Small localised penetrations will have to be created but these will be set out to avoid stone flooring, oak joinery, cornices, domed and vaulted ceilings and other decorative features that contribute to the character of the building.

5.0 Accessibility & Servicing

5.1 Accessibility

At present there is a level entrance at ground floor leading directly to a lift, within a wrought iron enclosure in the stairwell. The passenger lift serves basement to fourth floor, with the overrun of the lift at fifth floor level. There is an accessible toilet at basement level, off the main circulation core. The building is fully managed during office hours.

The proposed extension at fifth floor level will provide additional stand alone office space for approximately 10 people. We are proposing to extend the main stair by one flight up another floor around the existing lift over run. Due to this minimal uplift in office accommodation and the height of the existing mansard on the principal side of the building an extension to the lift shaft has not been proposed.

Access to the plant area in front of the lift shaft would be provided via a door off the main service core. Access to the plant area on the eastern side of the building is as existing, through a WC off the eastern circulation core.

There are no proposed changes to the access arrangements throughout the remainder of the building.

6.0 Drawings

6.1 Existing and Proposed Drawings

815(01)001 Rev-C Site Location Plan

815(01)101 Rev-A Basement Plan with Proposed Services

815(01)102 Rev-A Ground Floor Plan with Proposed Services

815(01)103 Rev-A First Floor Plan with Proposed Services

815(01)104 Rev-A Second Floor Plan with Proposed Services

815(01)105 Rev-A Third Floor Plan with Proposed Services

815(01)106 Rev-B Fourth Floor Plan As Existing with Demolitions

815(01)107 Rev-C Fifth Floor Plan As Existing with Demolitions

815(01)108 Rev-C Roof Plan As Existing with Demolitions

815(01)200 Rev-C Elevations As Existing with Demolitions

815(01)201 Rev-B Elevations As Existing with Demolitions

815(01)300 Rev-A Section A-A As Existing with Demolitions

815(01)301 Rev-B Section B-B As Existing with Demolitions

815(01)606 Rev-D Fourth Floor Plan As Proposed

815(01)607 Rev-F Fifth Floor Plan As Proposed

815(01)608 Rev-C Roof Plan As Proposed

815(01)700 Rev-D Elevations As Proposed

815(01)701 Rev-C Elevations As Proposed

815(01)800 Rev-B Section A-A As Proposed

815(01)801 Rev-B Section B-B As Proposed

815(01)900 Rev-B Details As Proposed

815(01)901 Rev-B Details As Proposed

815(PS)112-113 Rev-B Photographic Survey of Roof



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