

## 6.15 Rethinking the Design Approach

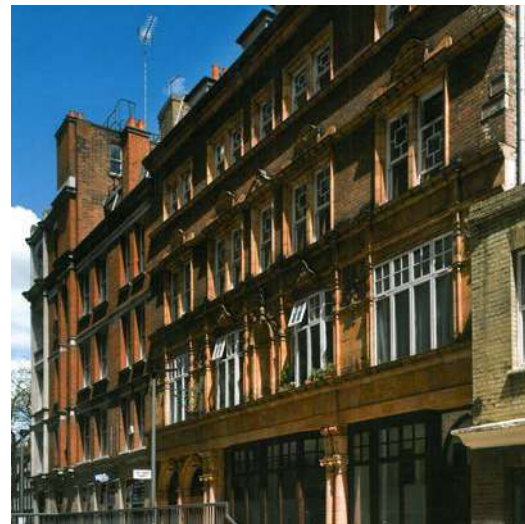
Our further analysis along Hand Court informed a revised approach and key design criteria upon which our revised proposal is based.

These are summarised as follows:



### 1. Proportion

The proportions of the new building must improve on the existing building whilst also responding to townscape and groundscale scales.



### 2. Terrace

The new building rhythm will be sympathetic to the rhythm of the terrace.



### 3. Massing

Height and bulk of the proposed building will respond to the terrace and the wider background context of High Holborn House, Mid-City Place and the conservation Area



### 4. Contemporary

Whilst being respectful to the conservation area, the proposal must also be contemporary and not become a pastiche of traditional design style without it being authentic.



### 5. Activity & Interest

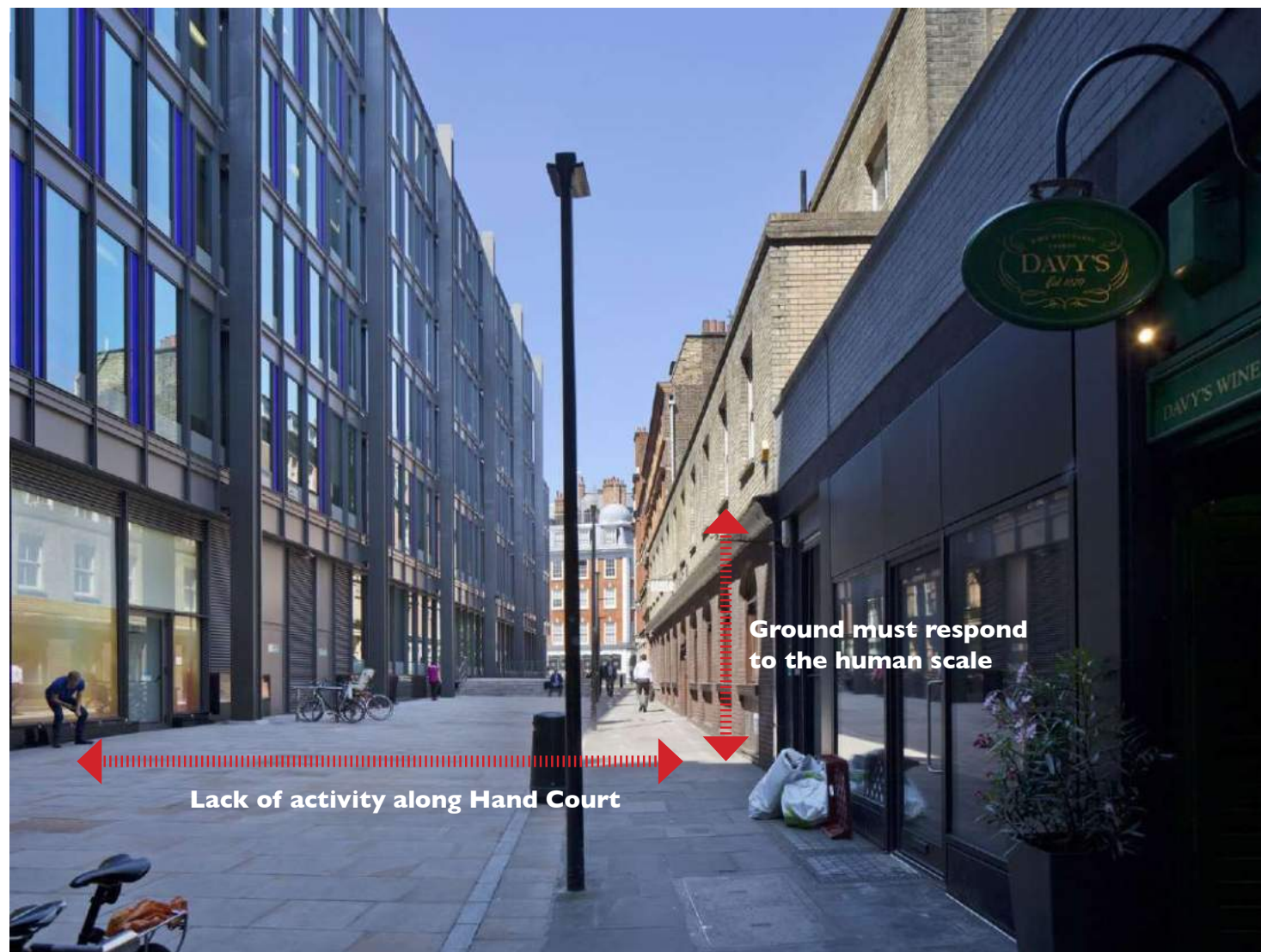
The existing building lacks variety and depth to the facade, it is relatively inconspicuous and as a consequence is lost on the approach views from High Holborn and Bedford Row. It sits in stark contrast to the richly detailed neighbouring brick buildings.



## 6.16 Considering the Animation & Scale

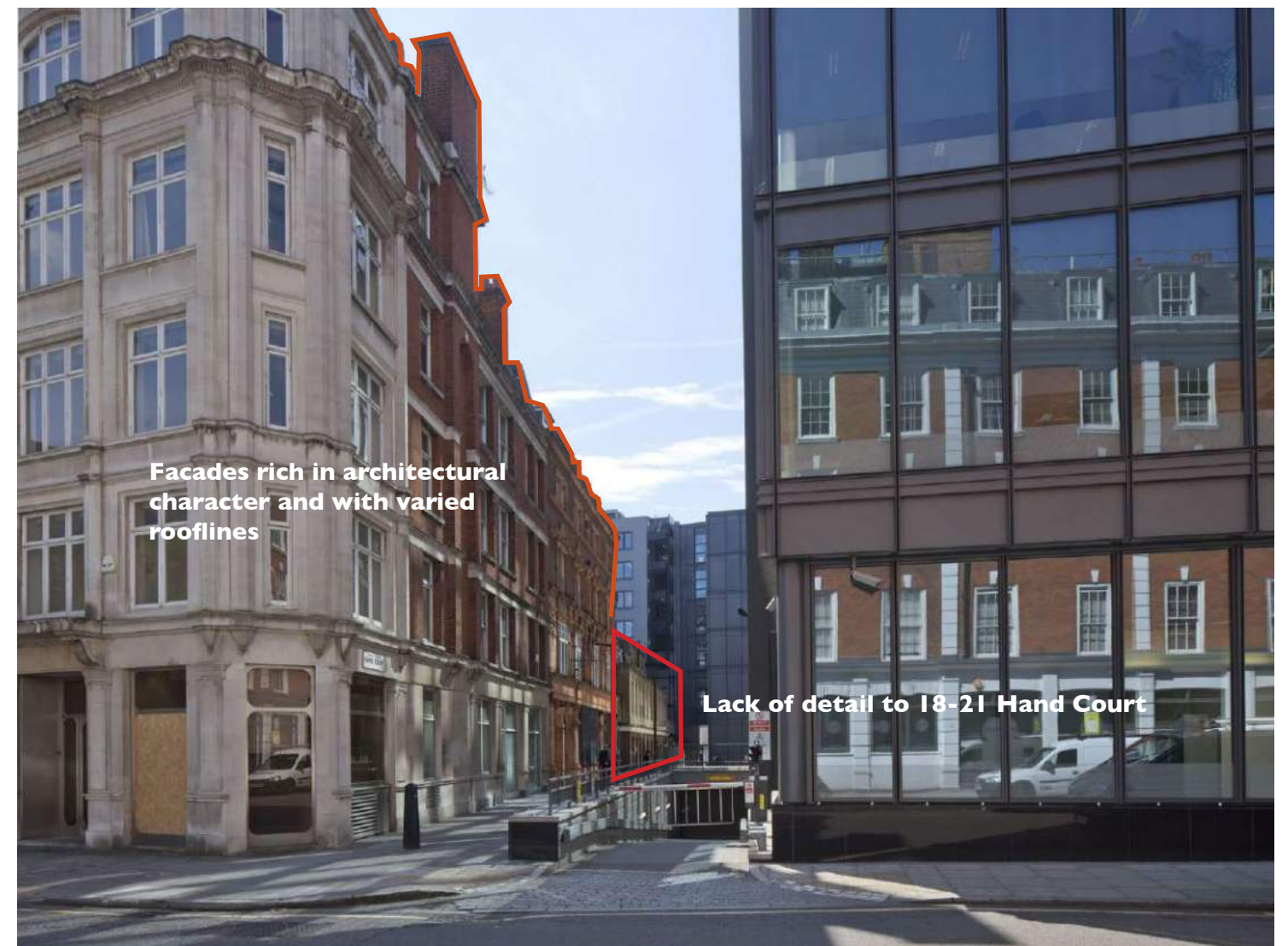
### Animation

The existing building lacks an obvious front entrance. Hand Court is a pedestrian cut-through, the design team considers that 18-21 has to respond better at the ground plane 'human scale'. Redefining the base of the building with greater activity is vital to underpin any retail operation at ground level.

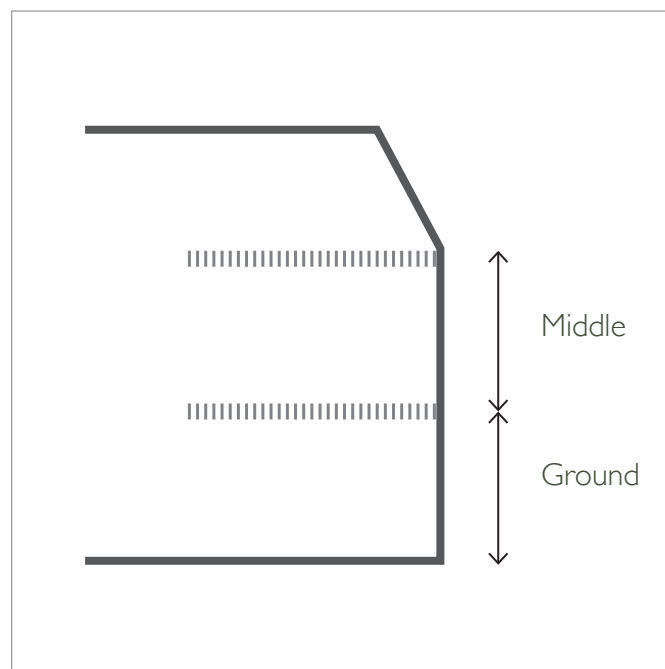


### Scale

The existing building lacks variety and depth to the facade, it is relatively inconspicuous and as a consequence is lost on the approach views from High Holborn and Bedford Row. It sits in stark contrast to the richly detailed neighbouring brick buildings with raised chimney stacks and undulating dormer windows.

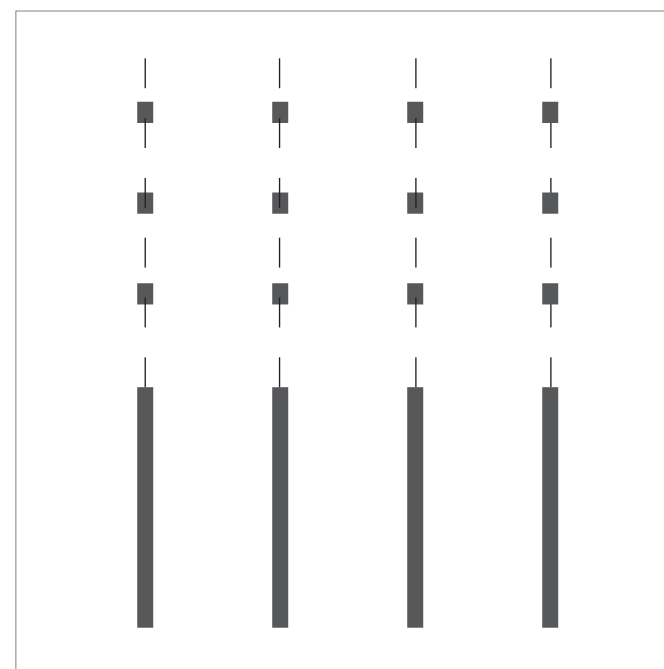


## 6.17 Key Design Moves



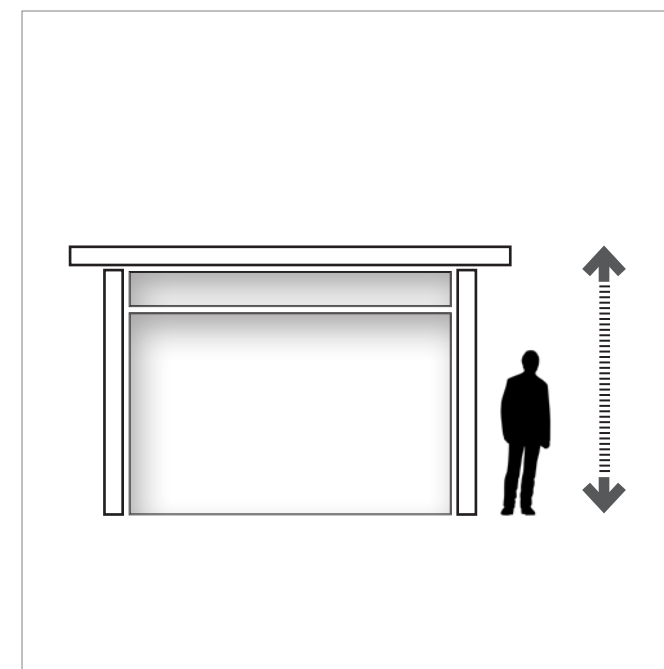
### 1. Acknowledging terrace datums

To articulate the rationale for how the building is stitched into the existing terrace



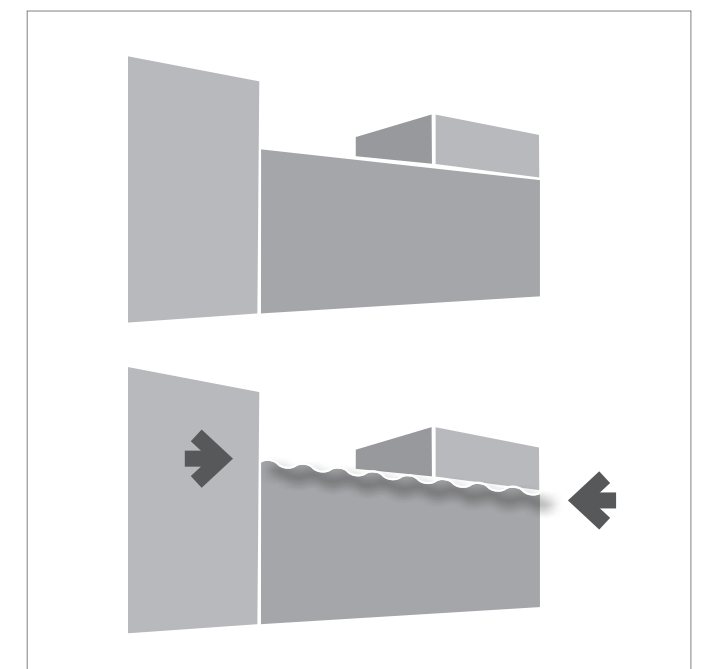
### 2. Expression of structure

The rhythm of the structural frame can help to articulate the rhythm of the facade.



### 3. Response to the Human Scale

To ensure the building responds to the scale of Hand Court.



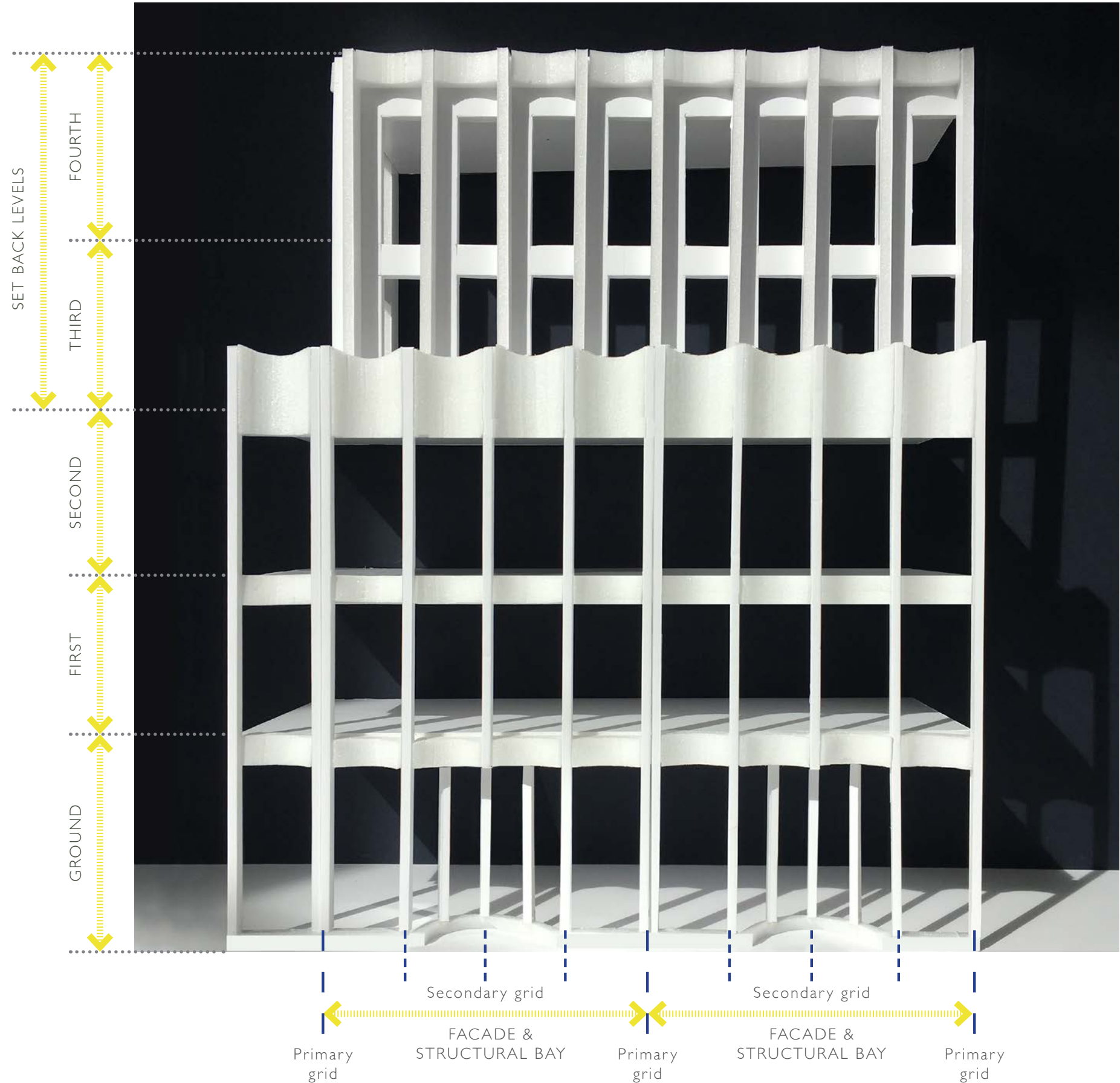
### 4. Animated Roofline

To provide interest along the building line and to bring attention vital to help activate the retail offering.



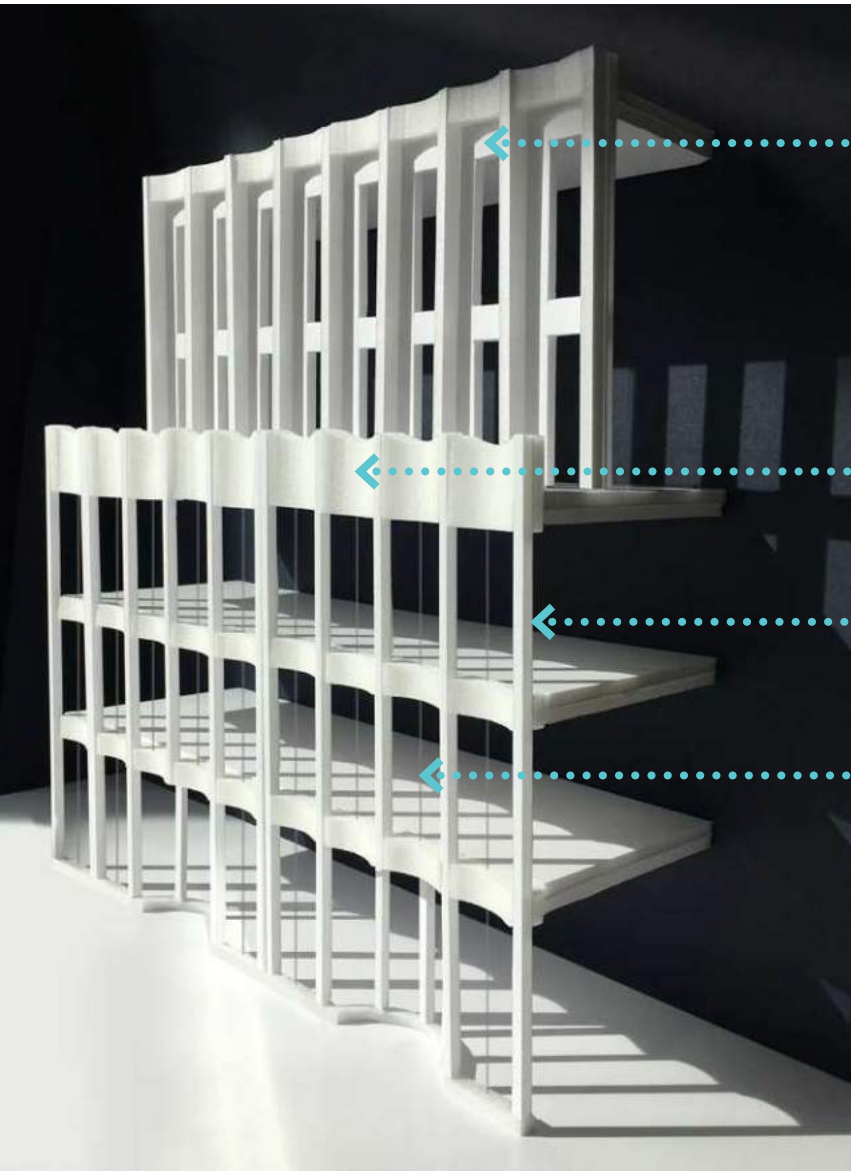
Key Design Features:

- 1. Setback upper levels.
- 2. Raised curved spandrel zone & parapet to improve middle proportion, provide balustrade to upper floor terrace and break up the rhythm of the building from the approach views.
- 3. Pre-cast masonry piers to articulate rhythm of the facade.
- 4. Large format glazing to maximise light and views.



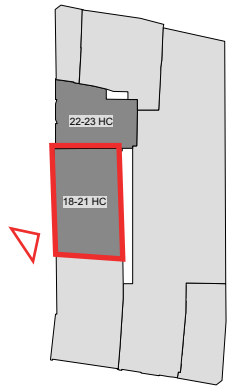
6.18 Design Development Model

These model photographs illustrate our design rationale in diagram format that described the basic building blocks for the new building and composition of the principal elevation.



18-21 Hand Court - Design Development Model





## 6.19 Pre-App 5 Proposal

The image left shows the scheme presented to Camden in May 2018.

Changes since Pre-App 4/DRP 1:

- The massing of the proposal has been greatly reduced, by 3 storeys to 4 floors plus ground and basement, with 3rd and 4th floors being setback.
- The glazed units have been given a birds beak profile in order to create more dynamic facade along Hand Court.
- Due to a 'light' restriction, the 3rd and 4th floors were cut back from the north boundary.

Officers were supportive of the revised height and massing but questioned whether alternative materials could be tested.

Officers requested a review of the solid to void ratio of the facade and for further detail to be added to the ground floor bays to emphasise depth and framing at this level.



CGI of Pre-App 5 Scheme



Existing view north along Hand Court

## 6.20 Further Design Development

The images shown at top left illustrate the design rationale in diagram format that describe the basic rhythm for the building's principal elevation.

Further to Camden's feedback the team looked into the potential of extending the top 2 floors to the north, across the full width of the site.

Completing the terrace in this way is preferable for the site, lending a symmetry to the building and enhancing the terraced thoroughfare.

The diagrams at bottom left illustrate these proposals.

### PREVIOUS MASSING



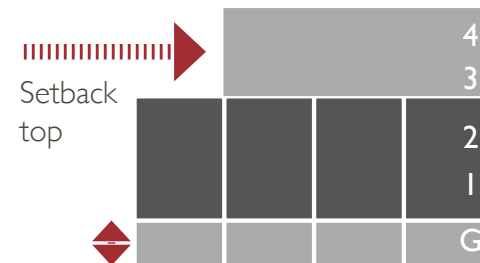
#### 1. Acknowledging terrace datums

The main bulk of the building responds to the adjacent level datums of the next door building



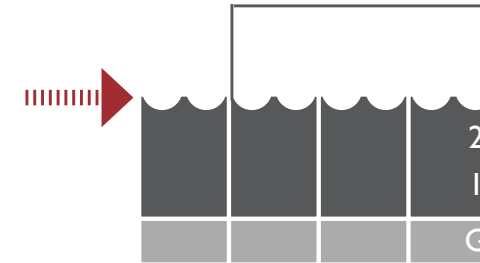
#### 2. Expression of structure

Referencing the structural diagram of the building on the facade provides a rationale for the rhythm of the front elevation that is also complimentary to the terracing along Hand Court



#### 3. Response to the Human Scale & Townscape

Setting back the top portion of the building away from the main elevation and lowering the height of the ground floor storey responds better to the scale along hand court.



#### 4. Animated Roofline

Introducing a variegated roofline along the middle band of the building to create interest along the key approach views.

### PROPOSED MASSING



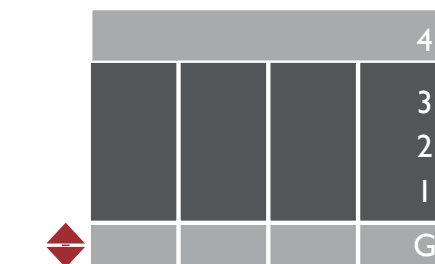
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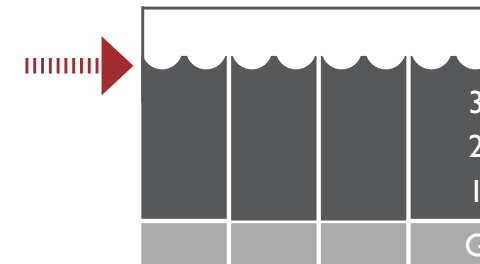
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#### 3. Response to the Human Scale & Townscape

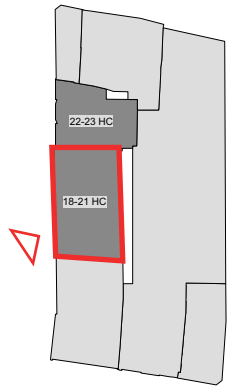
Setting back the top portion of the building away from the main elevation and lowering the height of the ground floor storey responds better to the scale along hand court.



#### 4. Animated Roofline

Introducing a variegated roofline along the middle band of the building to create interest along the key approach views.





## 6.21 DRP 2 Proposal

The image left shows the scheme presented to Camden in July 2018.

Changes since Pre-App 5:

- A profiled GRC band has been added to emphasise the ground floor plane and create distinction for the shopfronts.
- A brick infill has been added alongside each glazing unit in order to reduce the area of glazing across the facade.
- The third floor, previously setback, has been brought forward in line with lower floors and forms a more comfortable relationship with the roofline of 22-23 Hand Court to the north.

The panel were supportive of the reduced massing and the design concept for the site but felt that the detail of the elevations required more work in the following areas:

- Lack of cornice line.
- Height of parapet and relationship to 22-23 Hand Court.
- Choice of material, the building should be predominantly brick OR stone.
- Fenestration proportions.
- Facade articulation/depth of reveals.
- Reconsider revolving door to office entrance.

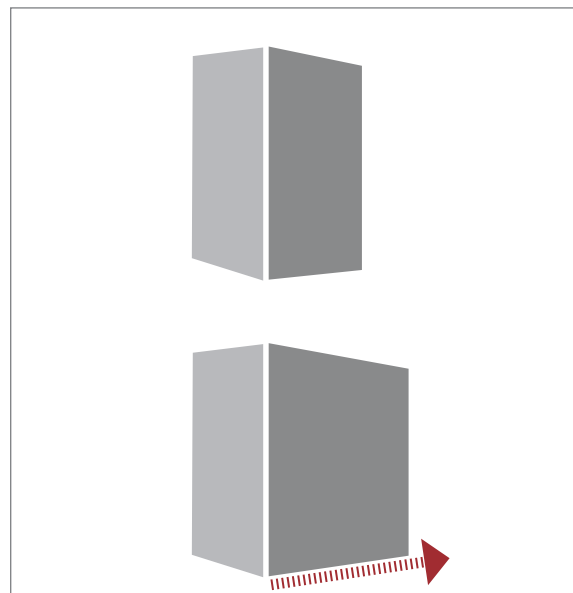


CGI of DRP 2 Scheme



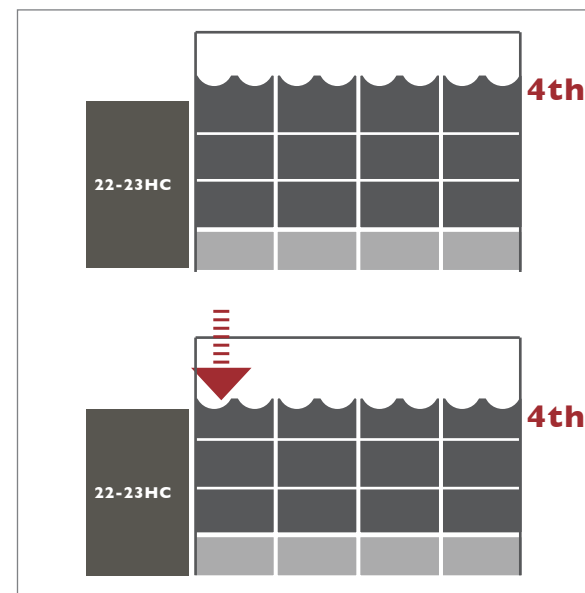
Existing view north along Hand Court

## 6.22 Revised Proposal - Key Moves



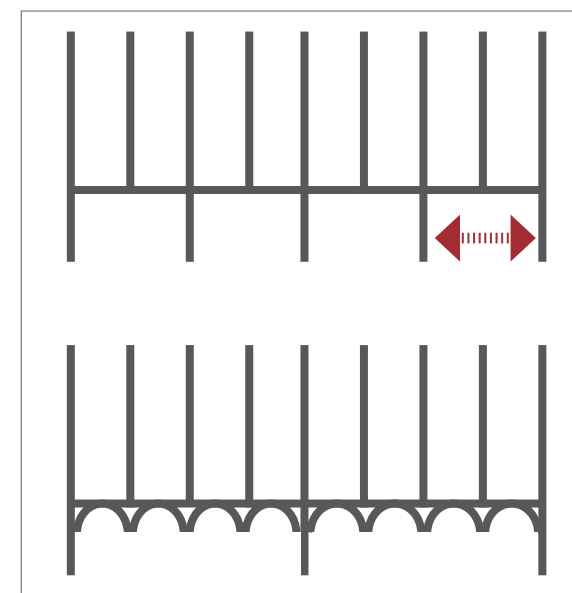
### 1. Reveal Depth

Increased depth to reveals for glazing module at office floor levels.



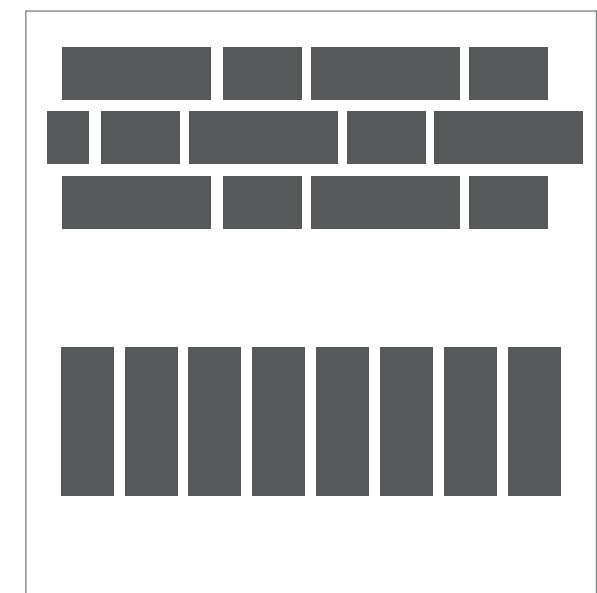
### 2. Reduction in Parapet Height

Reduction in height of level 4 parapet and with metal balustrade to replace protection at level 4 terrace.



### 3. Facade Rhythm

Revised rhythm of bay module from ground to upper levels to create a distinctive base to the building, more sympathetic to the scale of Hand Court.



### 4. Brick Rhythm

Greater detail in brickwork arrangement to include flat arches, coursing style and expressed units.

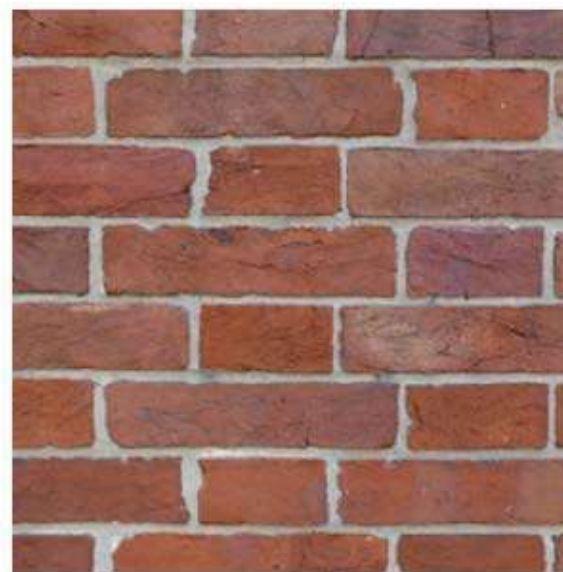


### *6.23 Revised Proposal - Brick Detailing*

We have rationalised the facade material to be predominately fair-faced brickwork.

The incorporation and refinement of brickwork is also used to give the primary facade greater character and interest.

## **BRICKWORK DETAILING**



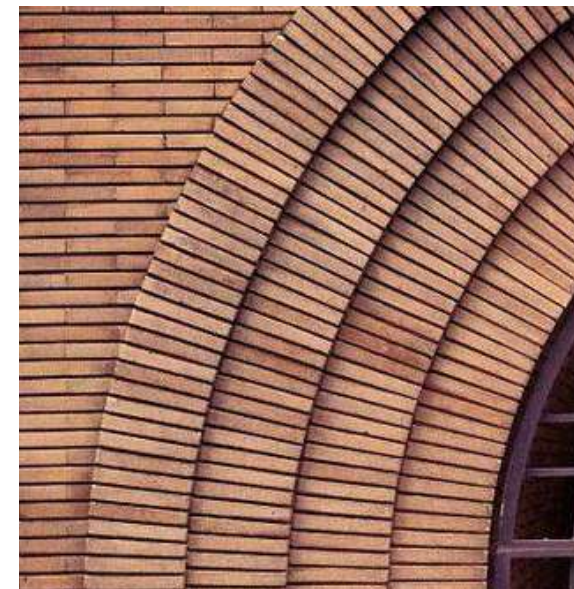
### **Brick Coursing**

Traditional brick Flemish bond coursing to spandrel panels, with soldier coursing at window heads and cills.



### **Brick Reveals**

Deeper stepped brick reveals to frame the office fenestration.



### **Brick Portals**

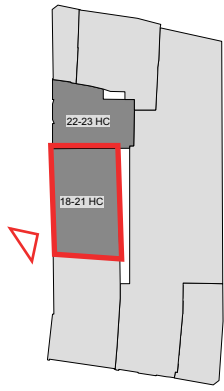
The use of brick soldier portals to frame the office entrance opening at ground level.



### **Brick Soffit**

The brick soldier course returns to form a brick soffit to shopfronts along ground floor plane.





## 6.24 Pre-App 6 Proposal

The image left shows the scheme presented to Camden in August 2018.

Changes since DRP 2:

- The principal material of the building is brick with secondary accent provided by bronze metalwork.
- Omitting the GRC piers has resulted in a stronger horizontal banding to the facade across all levels.
- Introducing stepped reveals to the windows has given a reduction in the area of glazing to the facade.
- The facade has been made more dynamic by increasing the depth of the window reveals to 300mm, stepping the brickwork reveals aside the piers and maintaining the curved spandrel panels.
- The office entrance has a distinct design from the retail shopfronts, while maintaining the same language as the rest of the building. The revolving door has been omitted.
- All of the above have combined to leave the facade with a language that is dominant neither in the horizontal or the vertical. As the facade is viewed from different angles, different elements become predominant.



CGI of Pre-App 6 Scheme



Existing view north along Hand Court



## *7.0 Summary Of Proposal - 18-21 Hand Court*

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ARRANGEMENT

Ground - Retail units | Office entrance | Substation | Service entrance  
First to third - Office floors  
Fourth - Office floor | Terrace  
Roof - Plant  
Basement - Retail units | End of journey provisions | Plant

MATERIAL PALETTE

- Curved brick spandrel panels
- Full height glazed units to upper floors
- Bronze framed glazed shopfronts within recessed alcoves
- Stepped brickwork reveals to office entrance
- Dark granite plinth to piers

18 - 23 Hand Court | High Holborn Estate  
SRG Holborn Ltd.  
Design and Access Statement - 26th September 2018

7.1 Proposal Overview



18-21 Hand Court as proposed



## 7.2 Proposed Ground Floor Plan

**282sqm / 3,034sqft** A1/A3 Retail Unit.

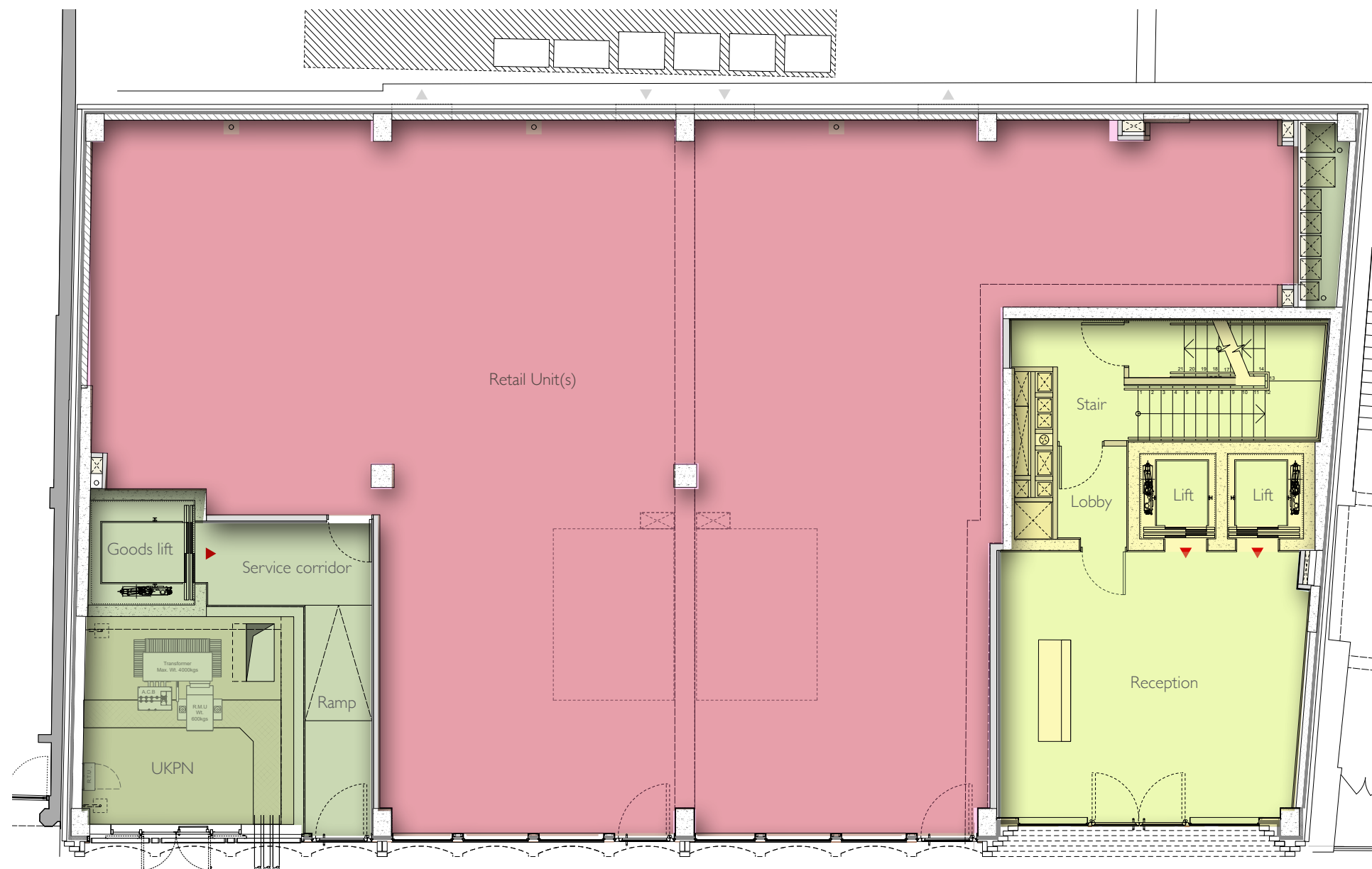
Fit-out to Shell and Core

Ceiling height (from SSL to underside of slab) **3745/3625mm**

Key Design Features:

- Separate Main Office Entrance to right hand-side along Hand Court.
- Separate A1/A3 Use Entrances.
- Service Entrance - including provision for access to substation by UKPN directly off Hand Court.
- 2no. 8 person passenger lifts to main circulation core serving floors ground to fourth. One lift serves basement
- 1 no. service and cycle lift to ground and basement only.
- Exit doors open inwards in normal use. Upon fire alarm evacuation the doors open outwards.

*NOTE: Retail unit is shell and core only*



Ground floor plan as proposed



- Office
- Retail
- Reception / Circulation
- Amenity

## 7.3 Proposed Basement Plan

**150sqm / 1,614sqft** Retail Use Unit

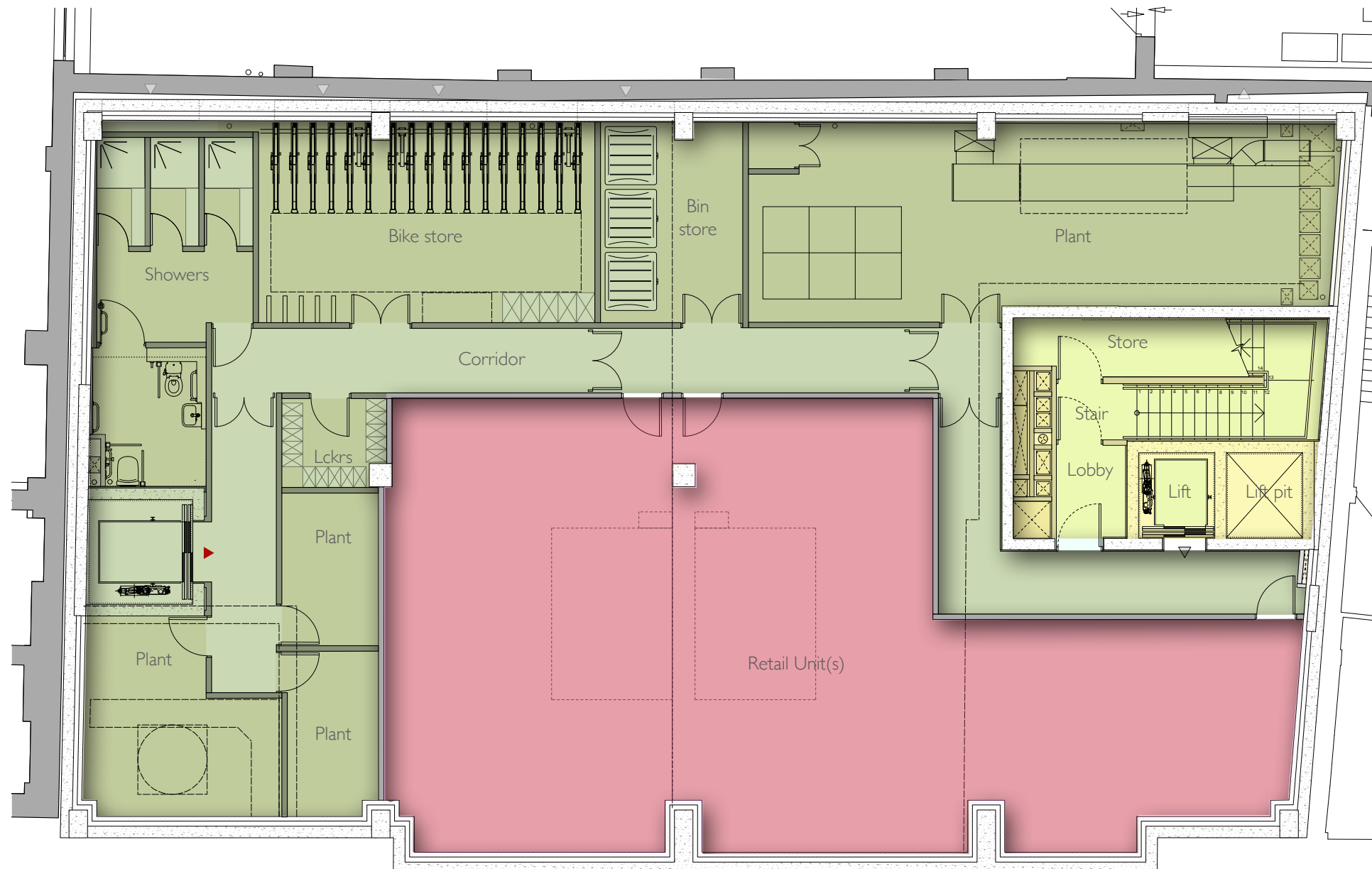
Floor height (from SSL to underside of slab) **3100/3220mm**

Key Design Features:

- Cycle Storage (54 spaces).
- 3 No. Cyclist / Runner Showers located top left on plan.
- 1 No. WC integrated within AWC / shower.
- Waste & Recycling store for office use only. Includes 3 Euro bins (based on guidance from Camden).
- 1 no. lift to basement level.
- 1 no. service and cycling lift to serve basement facilities.

MEP Services:

- Universal kitchen extract duct sized for A3 use.
- Air Handling Unit and with associated intake and extract at high level basement to rear facade.
- CWS boosting.
- Separate LV switch room.
- Outfall pump.
- Risers/dry riser/smoke extract.



Basement plan as proposed





## 7.4 Proposed Typical Upper Plan

**342sqm / 3,680sqft** B1 Office Floor

Fit-out to CAT A.

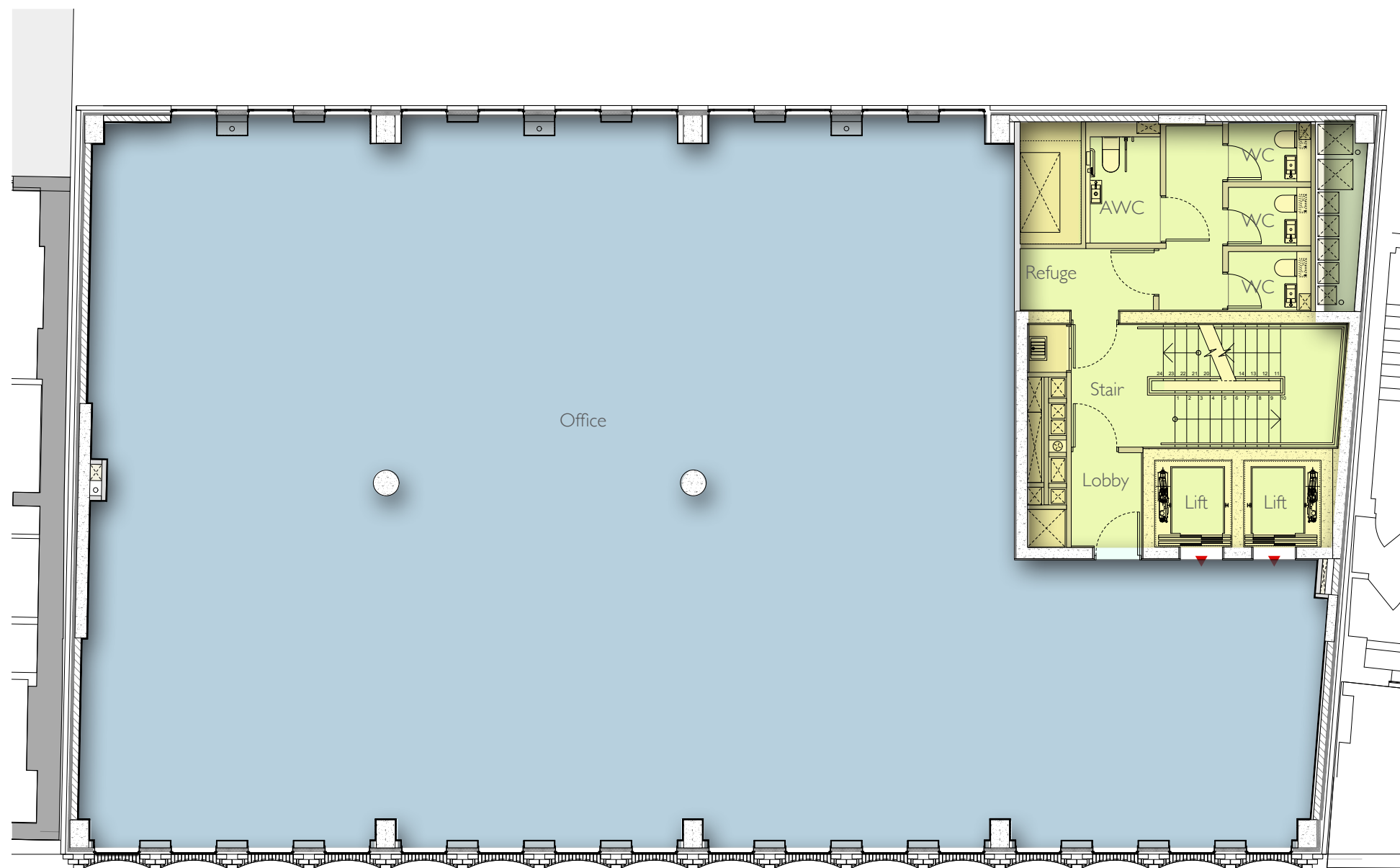
Floor height (from SSL to underside of slab) **3385mm**  
 Proposed finished ceiling height **2700mm**

Key Design Features:

- 2no. Passenger Lifts.
- WC provision to 1:8 persons.
- 3 No. Unisex Superloos & 1 No. Unisex AWC.
- Cleaner's cupboard.
- Full height fenestration to West & East elevations.
- Single staircase core.
- Portion of fire rated glazing to rear elevation.
- Wheelchair refuge point.

MEP Services:

- Risers/dry riser/smoke extract.
- Universal Kitchen extract duct sized for A1/A3.
- Underfloor air conditioning system.
- 100mm ceiling void for small poser and lighting.



Typical upper floor plan as proposed

