

7.5 Proposed Fourth Plan

280sqm / 3,013sqft BI Office Floor

Fit-out to CAT A.

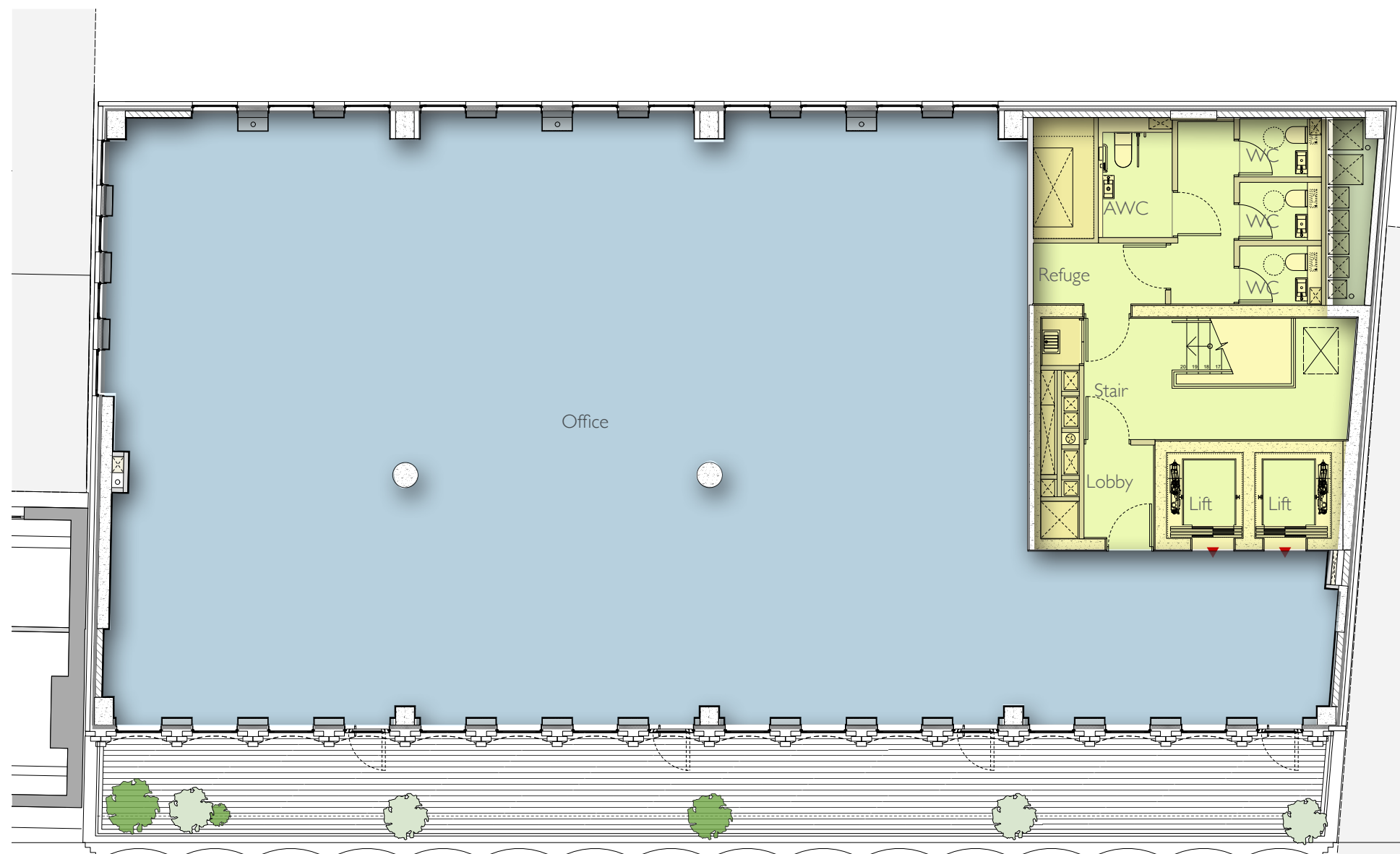
Floor height (from SSL to underside of slab) **3385mm**
 Proposed finished ceiling height **2700mm**

Key Design Features:

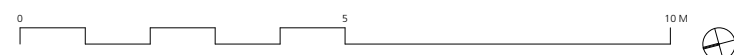
- 2no. Passenger Lifts.
- WC provision to 1:8 persons.
- 3 No. Unisex Superloos & 1 No. Unisex AWC.
- Cleaner's cupboard.
- Full height fenestration to West & East elevations.
- Single staircase core.
- Portion of fire rated glazing to rear elevation.
- Wheelchair refuge point.
- Access to roof via ceiling hatch.
- Roof terrace to front (with blue roof under)

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.



Fourth floor plan as proposed



- Office
- Retail
- Reception / Circulation
- Amenity

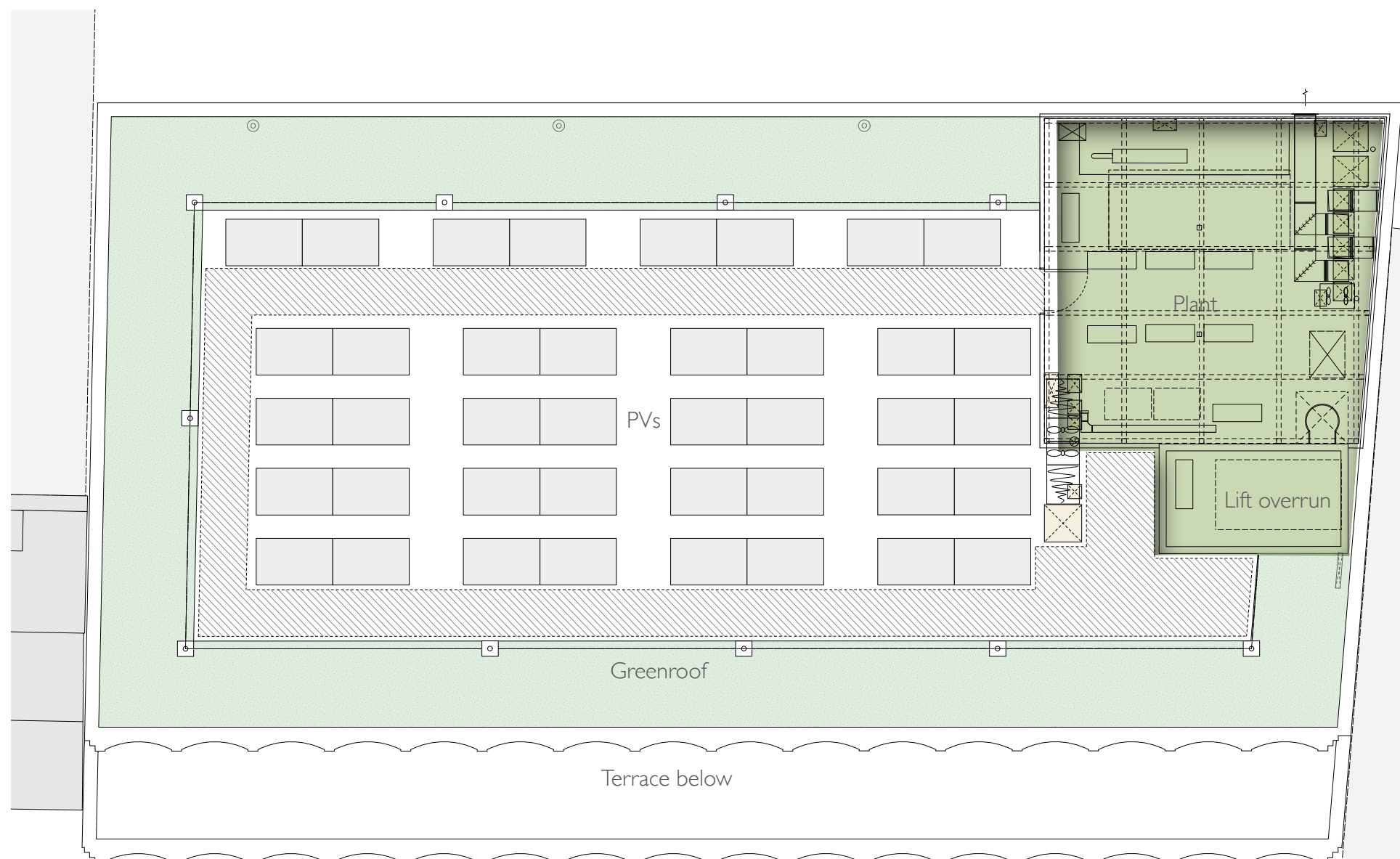
7.6 Proposed Roof Plan

Key Design Features:

- Access via ceiling hatch from 4F core.
- Open roof plant
- Green roof for sustainability credits
- Blue roof for water attenuation
- Fall protection system to areas outside plant enclosure.
- Cat ladder to access PV deck above plant enclosure

MEP Services:

- Risers/dry riser/smoke extract.
- Future tenant plant area
- Bin store extract
- WC extract
- Life safety generator



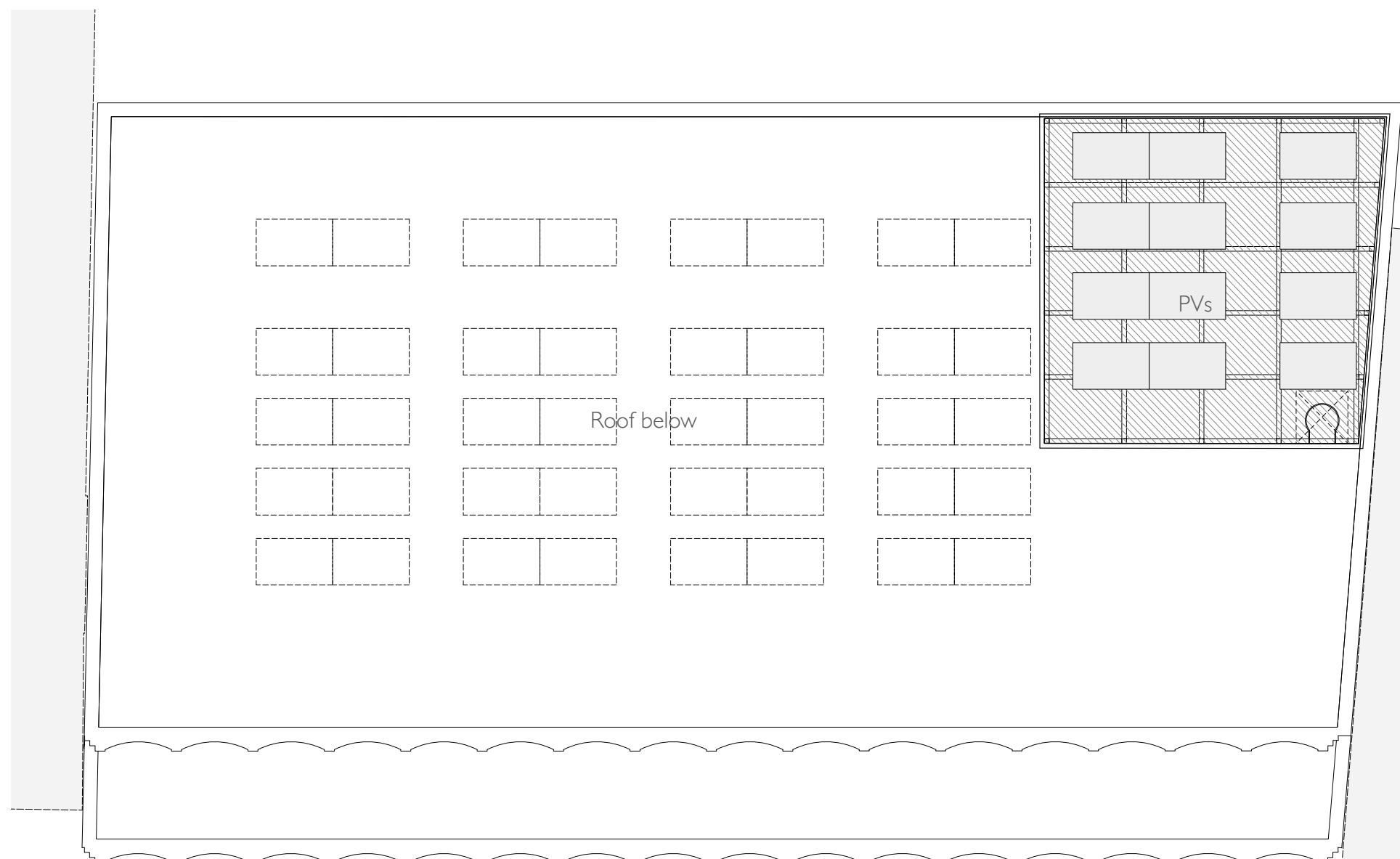
Roof plan as proposed



7.7 Proposed PV Roof Plan

Key Design Features:

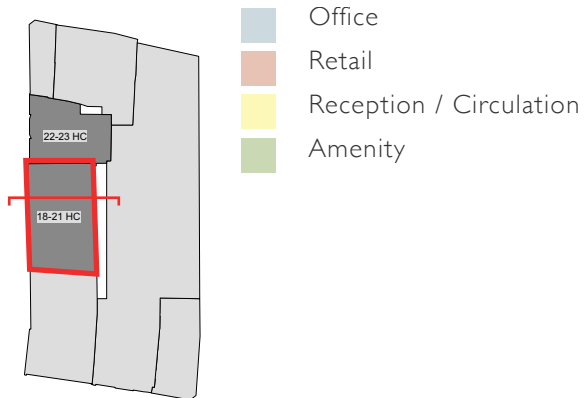
- Additional Photovoltaic panels.
- Accessed via cat ladder from plant enclosure.
- Fall protection system to areas outside plant enclosure.



PV roof plan as proposed



Precedent Image - PVs on high level secondary frame

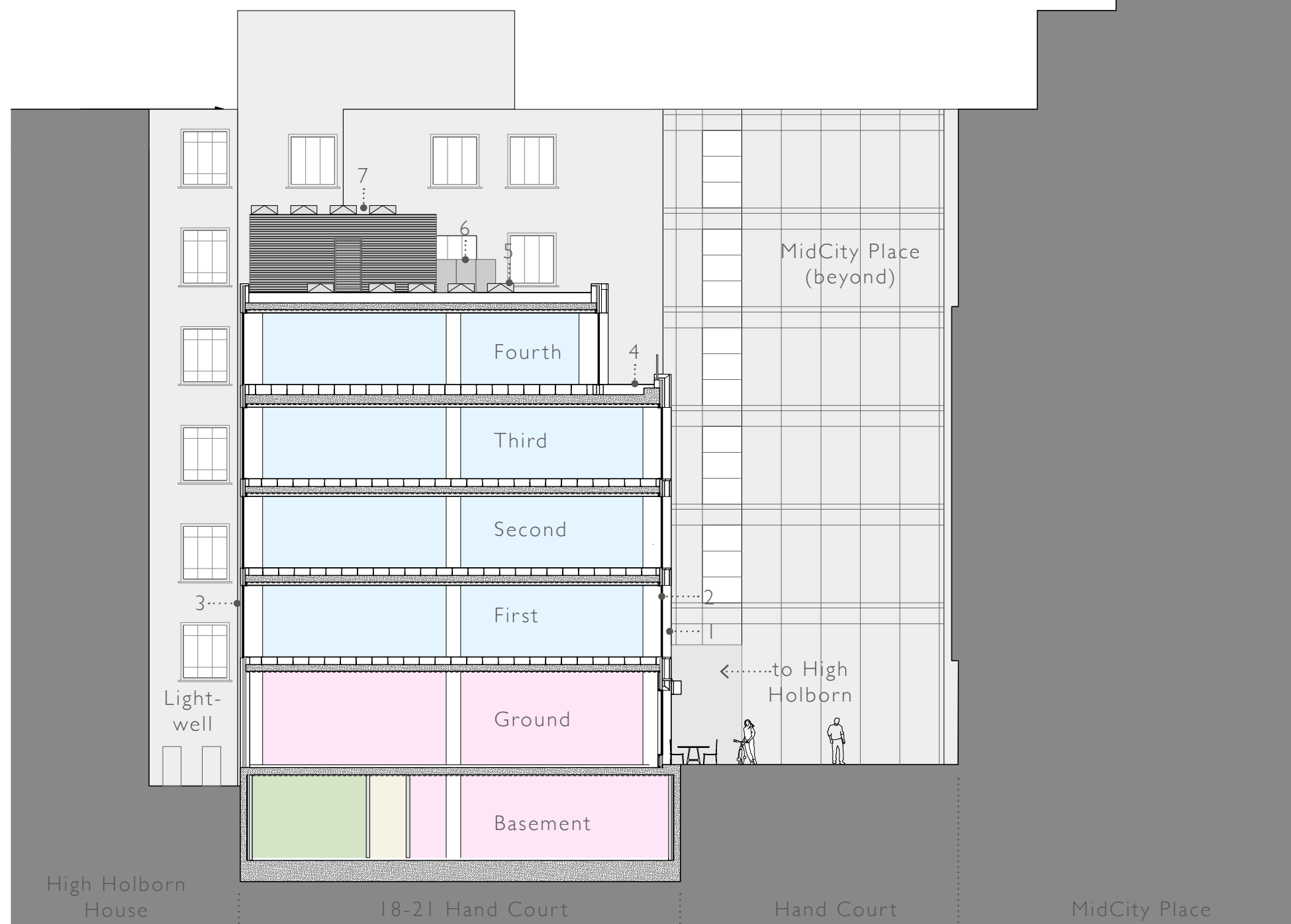


- Office
- Retail
- Reception / Circulation
- Amenity

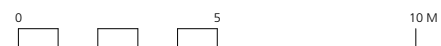
7.8 Proposed Section

Key Design Materials/Features:

1. Red brickwork
2. Glazing
3. Grey brickwork
4. Terrace
5. Roof/PVs
6. Lift overrun
7. Plant enclosure/PVs



Proposed 18-21 Hand Court Elevation



FACADE DESIGN FEATURES

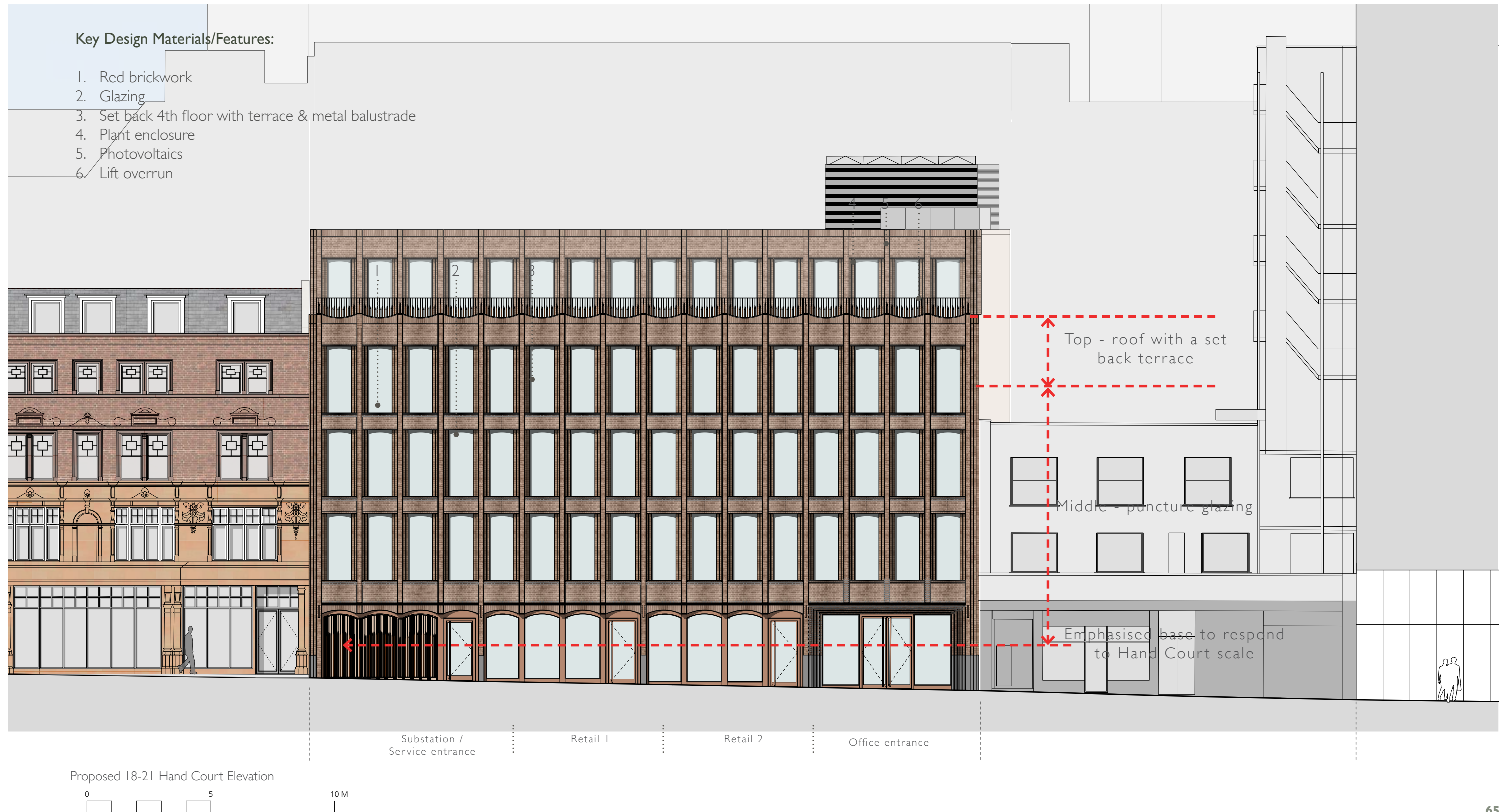
- The ground floor retail frontage responds to the pedestrian scale of Hand Court.
- The expressed cornice line acknowledges the datum along Hand Court.
- The soldier coursing is a contemporary interpretation for expression of levels.
- The curved brick spandrel zone provides an animated facade from the key approach views. The variegated roofline takes cues from the rhythm of the dormer windows adjacent.
- The office fenestration has depth and is characterised by stepped brick reveals.
- The building is given a strong roofline by using the curved parapet and sculptural metal balustrade.
- The office entrance is distinct from the metal shop windows.

18 - 23 Hand Court | High Holborn Estate

SRG Holborn Ltd.

Design and Access Statement - 26th September 2018

7.9 Proposed Primary Elevation



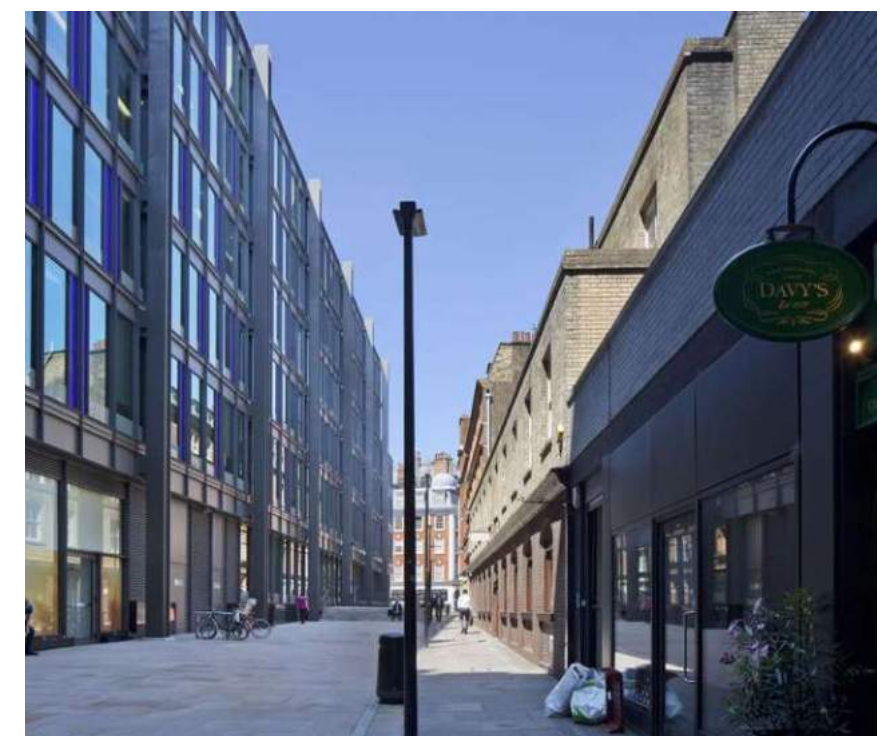
7.10 Proposed View from South

Key Design Materials/Features:

1. Red brickwork
2. Fluted parapet to 4th floor terrace
3. Retail shopfronts
4. Office entrance



18-21 Hand Court - proposed view from south

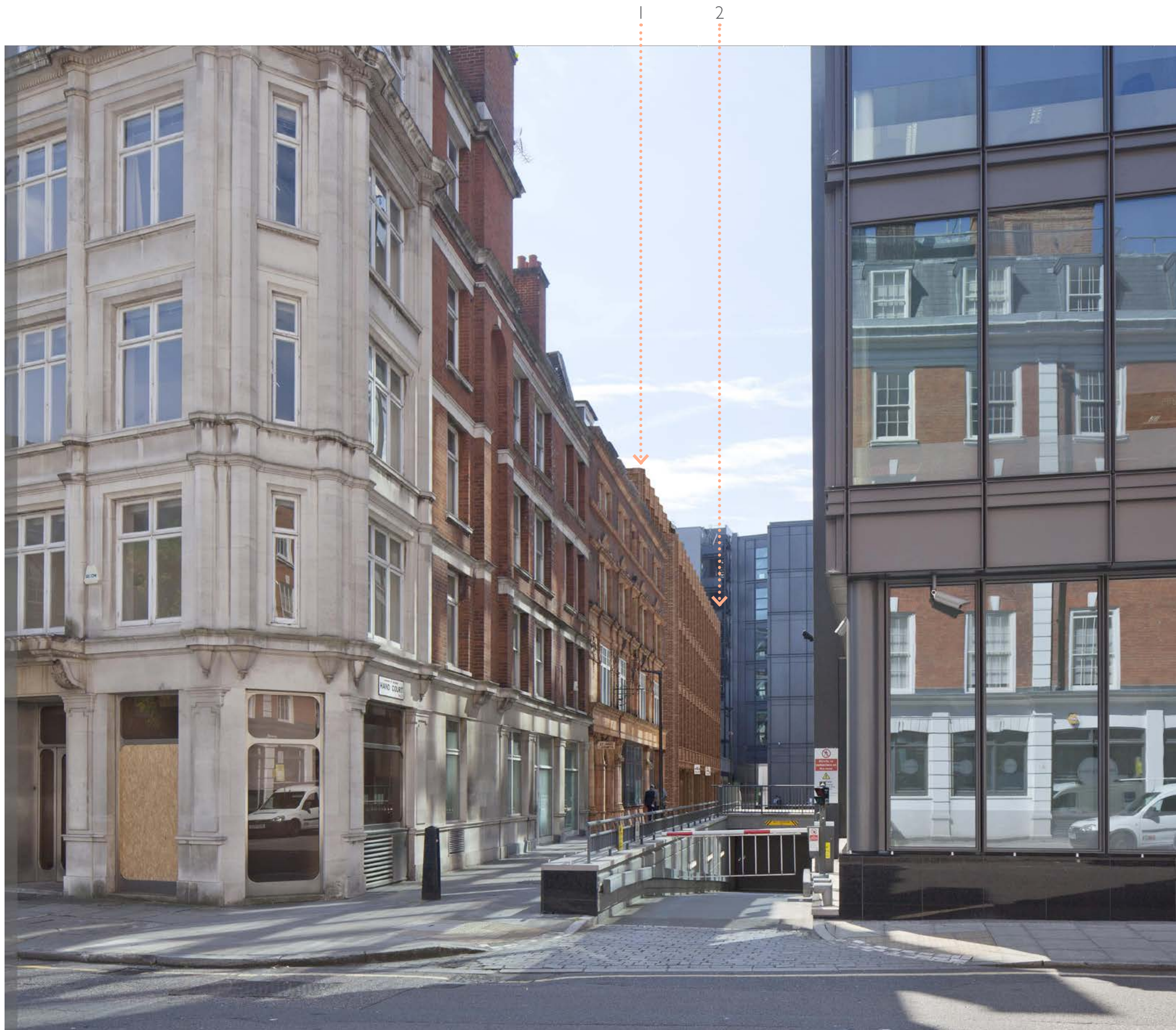


18-21 Hand Court - existing view from south

7.11 Proposed View from North

Key Design Materials/Features:

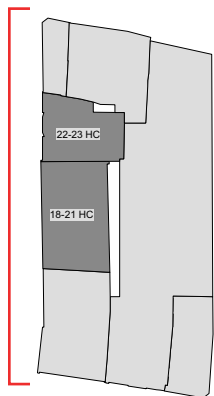
1. Set back 4th floor
2. Fluted parapet to 4th floor terrace



18-21 Hand Court - proposed view from north

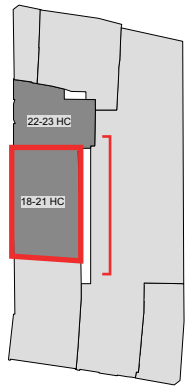


18-21 Hand Court - existing view from north



7.12 Proposed Streetscape Elevation





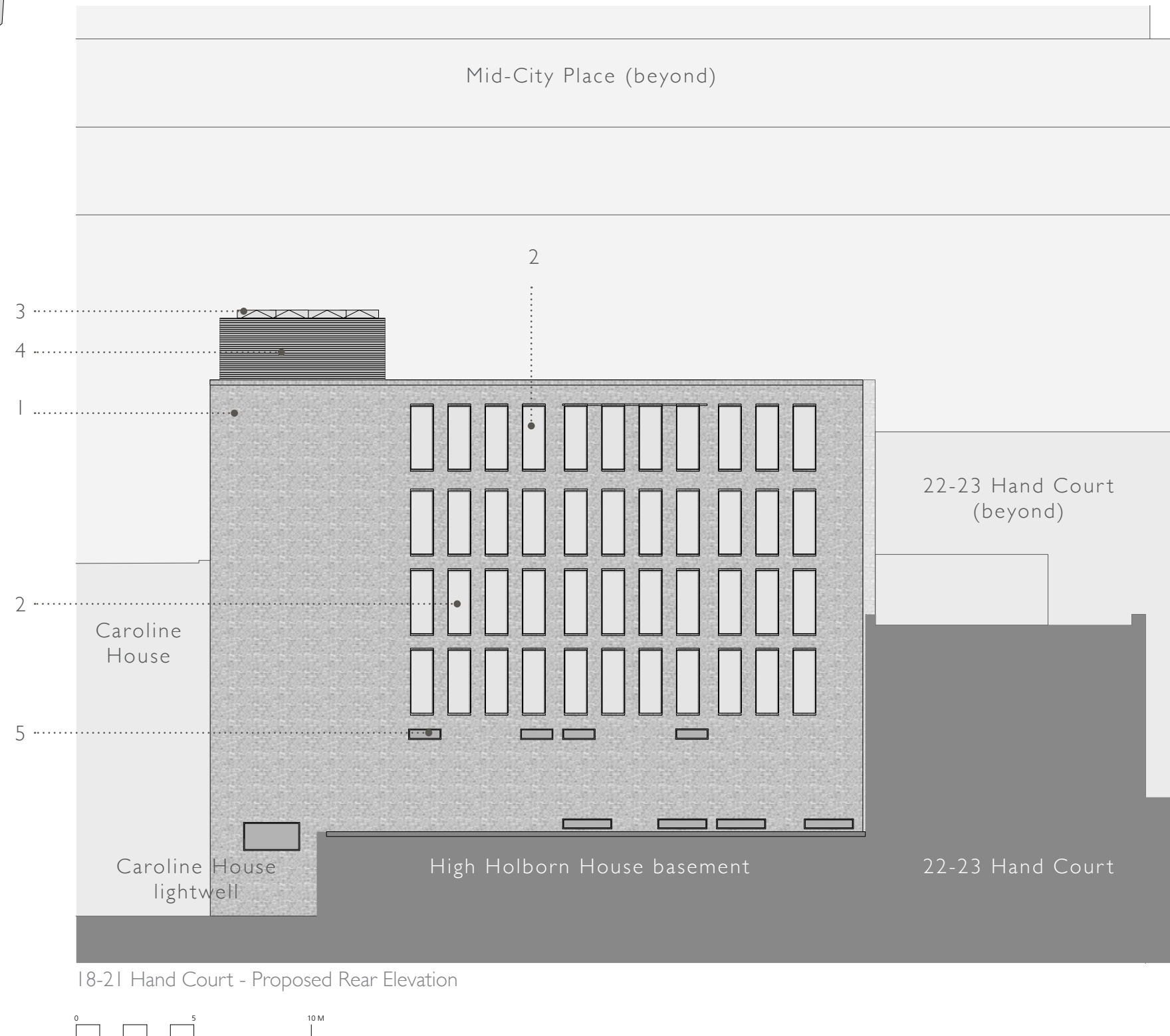
7.13 Proposed Rear Elevation

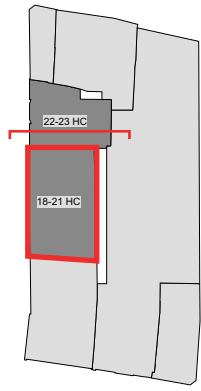
Facade Design Features:

- The glazing is full height and a portion is fire-rated to meet Building Control (Part B) requirements.
- The brickwork is lighter in colour to aid in light reflection to the adjacent buildings.

Key Design Materials/Features:

1. Grey brickwork
2. Glazing
3. Photovoltaics
4. Plant enclosure
5. Mechanical louvres





7.14 Proposed North Flank Elevation

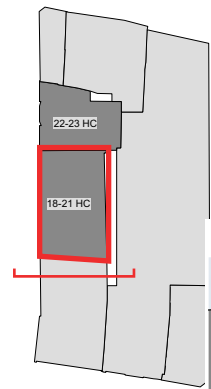
Key Design Materials/Features:

1. Red brickwork
2. Glazing
3. Plant enclosure
4. Lift Overrun
5. Photovoltaics



18-21 Hand Court - Proposed North Flank Elevation

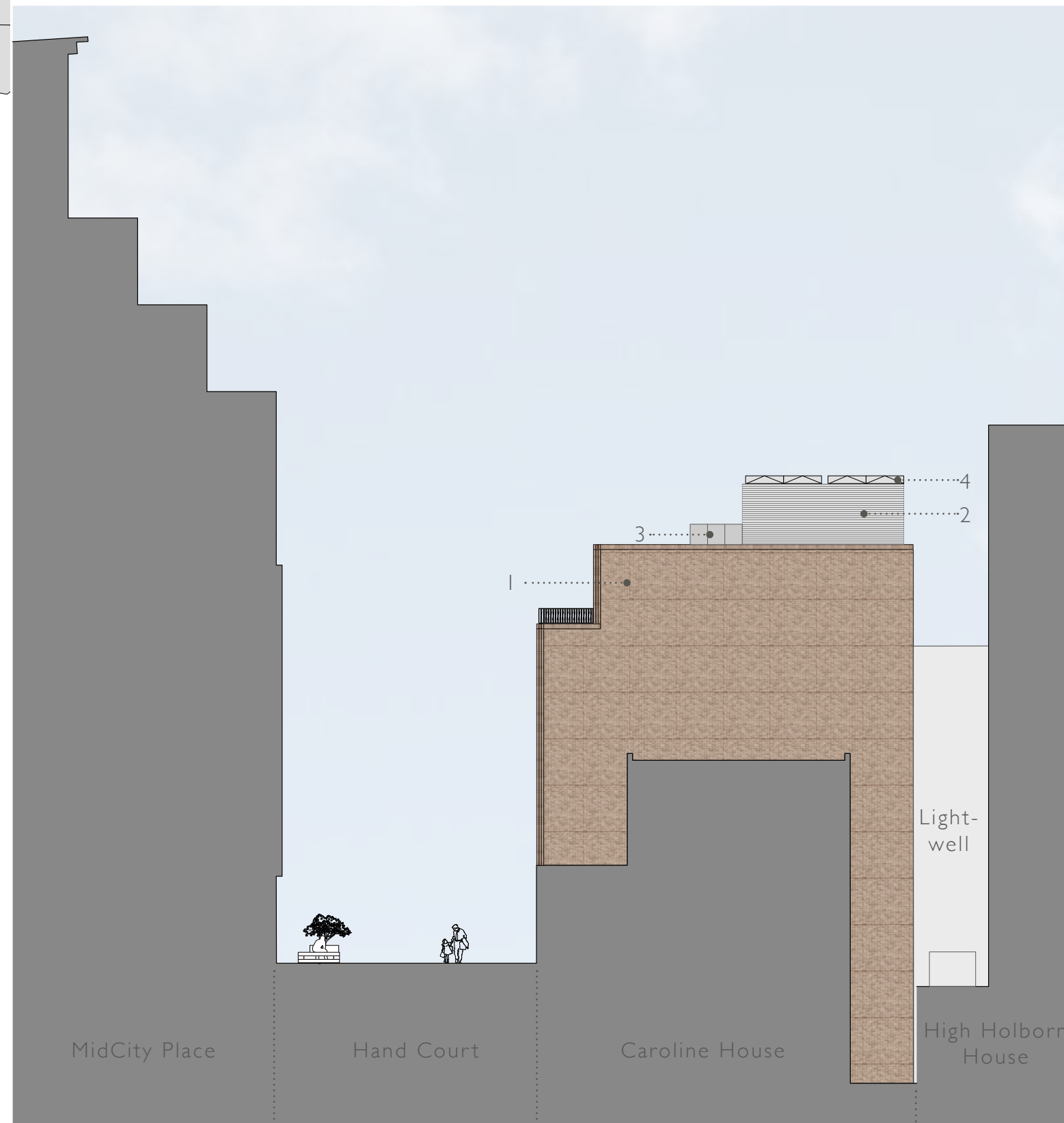




7.15 Proposed South Flank Elevation

Key Design Materials/Features:

1. Red brickwork
2. Plant enclosure
3. Lift Overrun
4. Photovoltaics



18-21 Hand Court - Proposed South Flank Elevation



8.0 Building Envelope - 18-21 Hand Court
