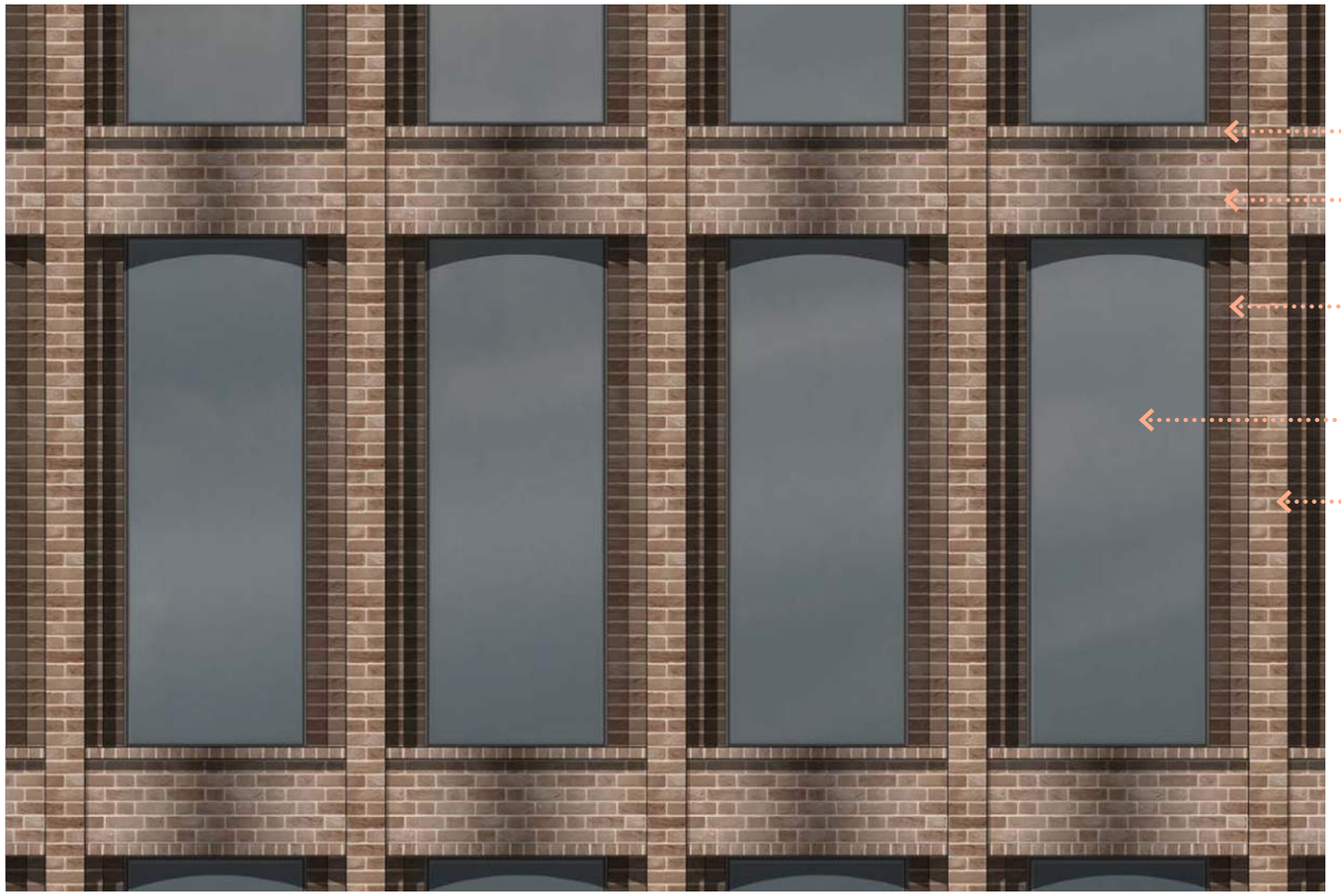
8.1 Facade Full Bay Study

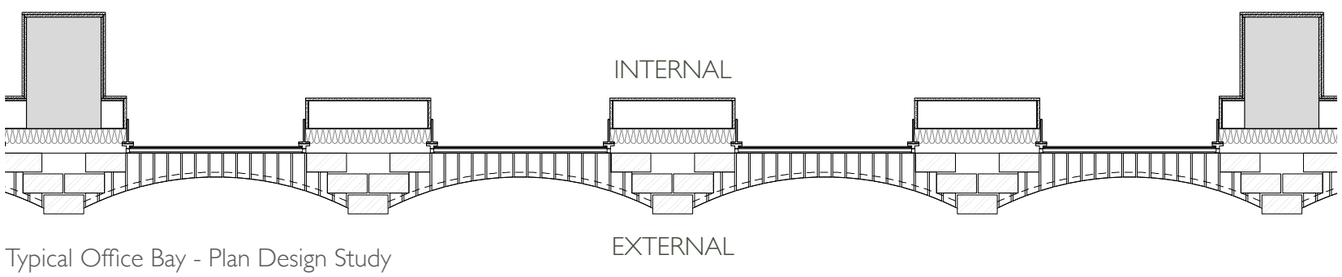
The typical bay study illustrates the key components of the facade that include:

1. An expression of the structural grid through a series of primary and secondary brick vertical piers. These help to articulate the facade rhythm and visually improve the building proportions.
2. A stepped brick reveal to the office levels give depth to the elevation.
3. Curved brick spandrel panels help to animate the facade from approach views and large format glazing from the office floors to maximise daylight.
4. Level 4 is set back with a curved brick parapet in similar rhythm to the middle and base building blocks.
5. The metal balustrade at level 4 gives the building an 'eyebrow' and includes a decorative twist for interest.

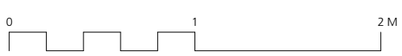
8.2 Typical Upper Bay Study



Typical Office Bay - Elevation Design Study

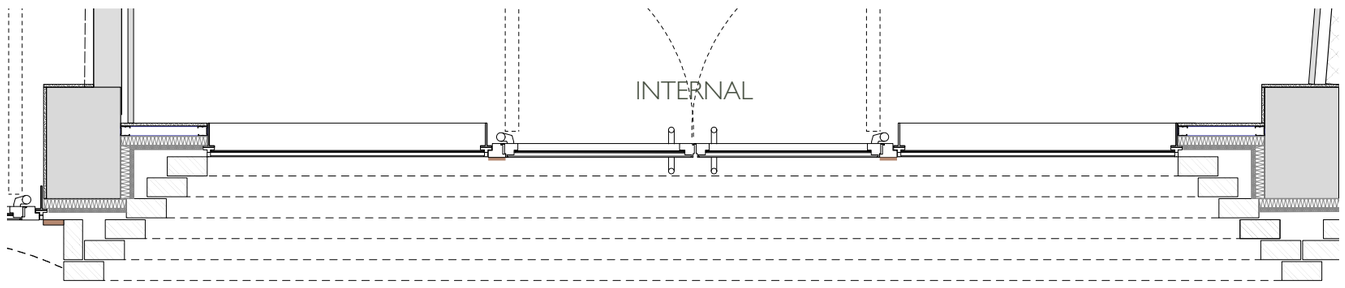


Typical Office Bay - Plan Design Study



8.3 Office Entrance Bay Study

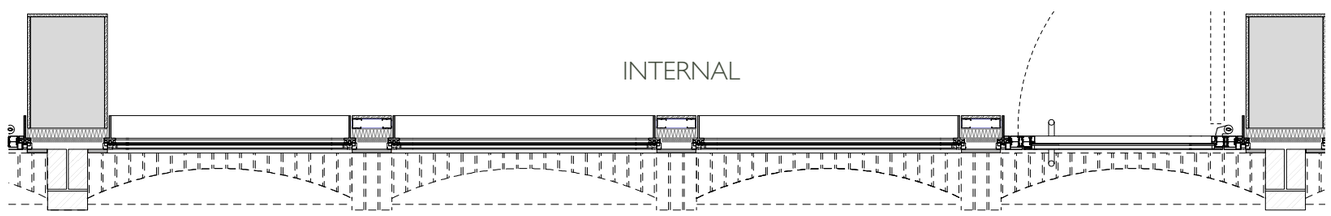
Office Entrance Bay - Elevation Design Study



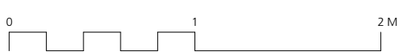
Office Entrance Bay - Plan Design Study

8.4 Retail Entrance Bay Study

Typical Retail Bay - Elevation Design Study

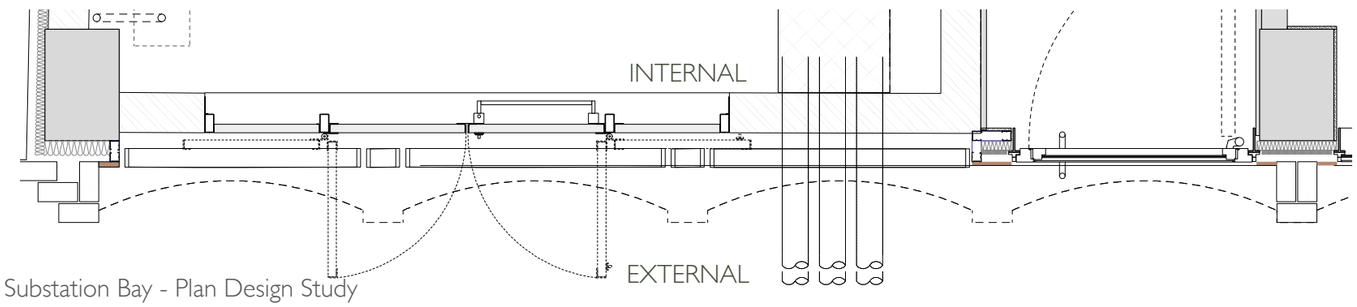


Typical Retail Bay - Plan Design Study



8.5 UKPN/Service Entrance Bay Study

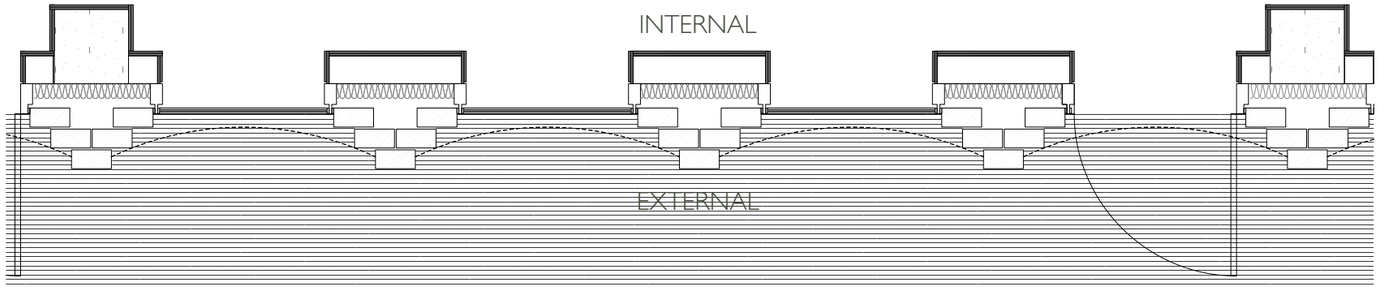
Substation Bay - Elevation Design Study



Substation Bay - Plan Design Study

8.6 Typical Level 4 Setback Bay Study

Level 4 Terrace Bay - Elevation Design Study



Level 4 Terrace Bay - Plan Design Study

8.7 Advertising Strategy

Hand Court currently has no active commercial or retail frontage, largely the pedestrian footfall is passing traffic.

While the activation of Hand Court is essential to the success of the proposed units at 22-23 Hand Court and 18-21 Hand Court, it is important that the appearance of both buildings and the adjacent conservation area in the wider context are protected.

The proposed new shopfronts will bring life to the streetscape and improve the ground level active frontage, providing an opportunity for new businesses to attract customers.

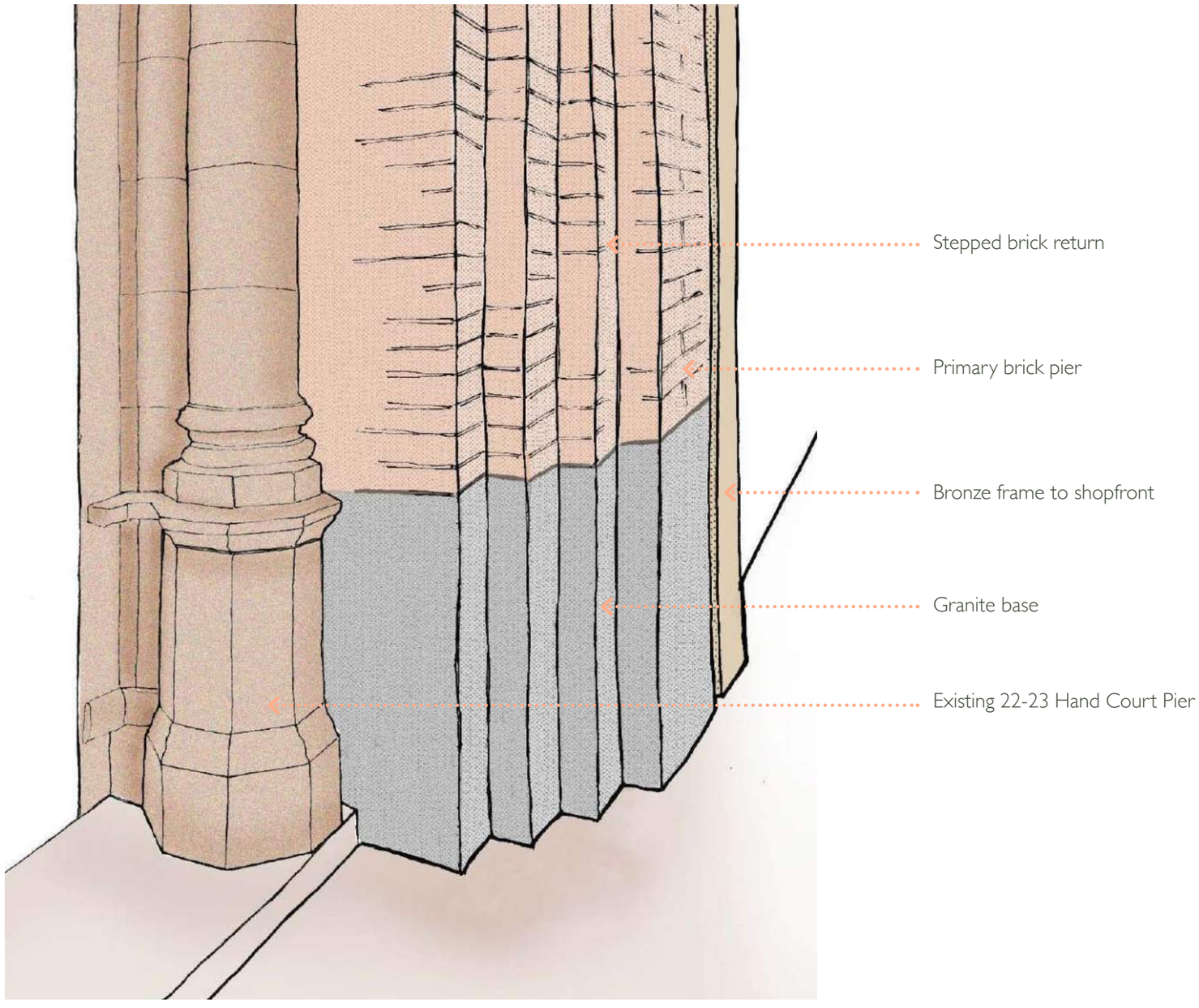
By introducing external hanging signage, we provide an opportunity to draw passing pedestrians from the much busier High Holborn and Bedford Row routes while also controlling the individual retailer advertising within a complimentary regimented framework.

Proposed Retail Frontage

Precedent image

8.8 Corner Abutment Detail

The north west corner of 18-21 Hand Court stands proud of neighbouring 22-23 Hand Court by approximately 600mm. It is proposed to rake the brickwork back from the primary pier, as shown left, in a pattern similar to the stepped brick reveals to windows at upper levels.



Proposed Corner Abutment Detail

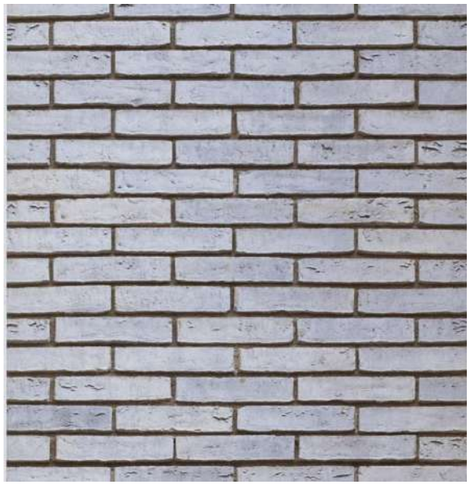
Photo to existing corner

8.9 External Material Palette

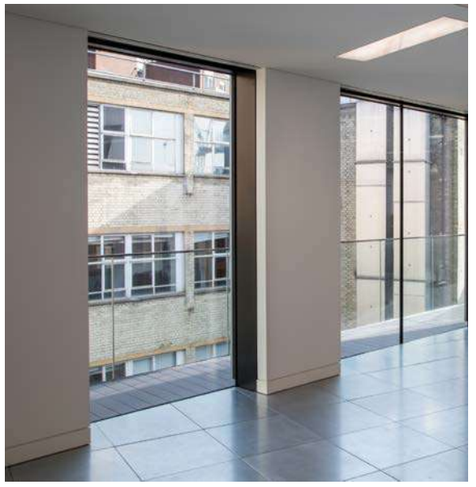
External Brickwork (Front)
Rustic red variegated brickwork with pale beige mortar

Stepped brick reveals
Upper office levels will have deep stepped reveals to increase shadow

External Brickwork (Rear Only)
Light coloured pale grey brickwork with pale beige mortar.



External Glazing
Silicone jointed large format clear glazing system to office levels



Dark Stone Plinth to Base of Primary Brick Piers

Clear Glazed Portals to Office Entrance & Shopfronts

Bronze panelling and framing to ground level shopfronts

Decorative Metal Balustrade to 4th floor terrace

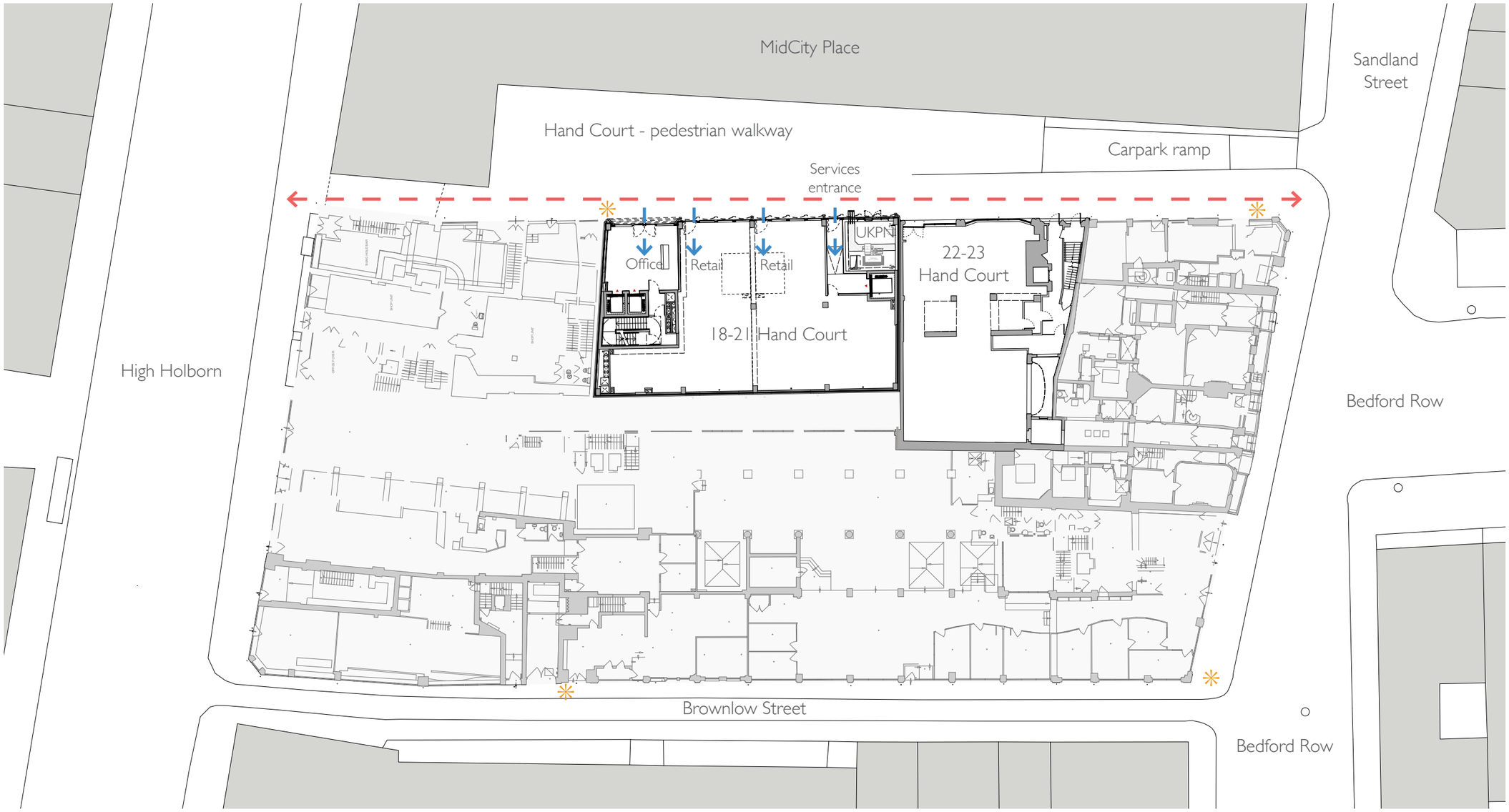
9.0 Servicing & Security - 18-21 Hand Court

9.1 Servicing Strategy

As existing there is no vehicular access to Hand Court and no parking allocation for the building, refuse and other large vehicles. Currently, refuse collections happen on nearby Sandland Street. Under these proposals, this existing arrangement will be retained.

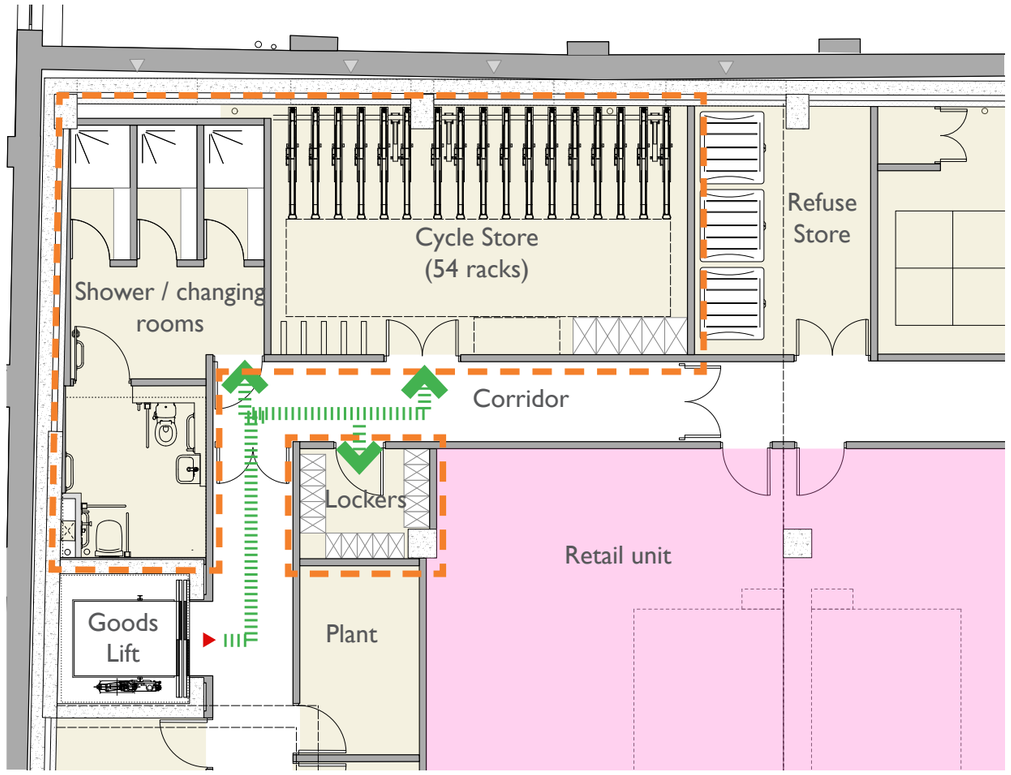
The Transport Assessment demonstrates the feasibility for refuse collection and deliveries. In both scenarios (Refuse & Delivery) it has been calculated that the proposals will have a negligible effect on the existing arrangement.

✳ Existing High Holborn Estate Waste collection point

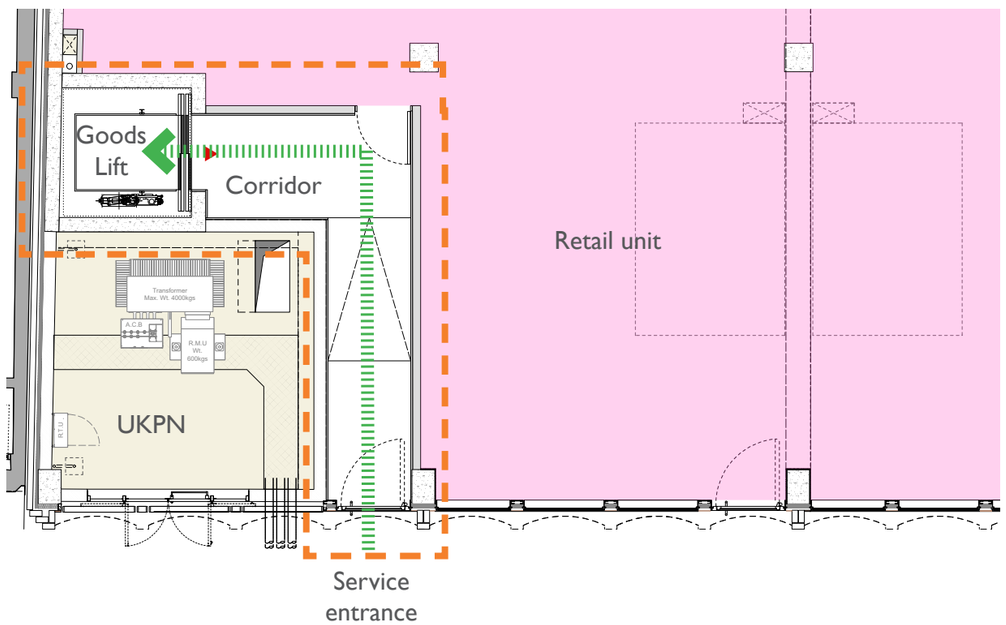


High Holborn Estate Site Plan

0 5 10 M



Partial Basement Plan



Partial Ground Floor Plan

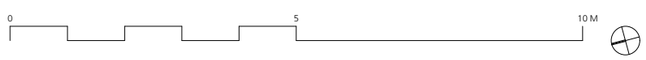
9.2 Bicycle Storage & Facilities

The Proposals provide the following:

- 54 No. secure on-site cycle parking spaces
  - 34 no. 2 tier racks
  - 5 no. vertical racks
  - 15 no. folded bike racks
- 60 lockers
- 3 No. unisex shower / changing cubicles.
- 1 No. AWC shower / changing cubicle.

- The cycle spaces will be provided at basement level, accessible from street level via a goods lift with internal dimensions capable of fitting a cycle without standing it on end. There is also direct access from the cycle store to the main core.

- The number of cycle spaces has been calculated to exceed The London Plan. The full calculations can be found in Motion's Transport Assessment. NB: the exact Retail use is not currently known so the more onerous 'Food retail' category has been applied.



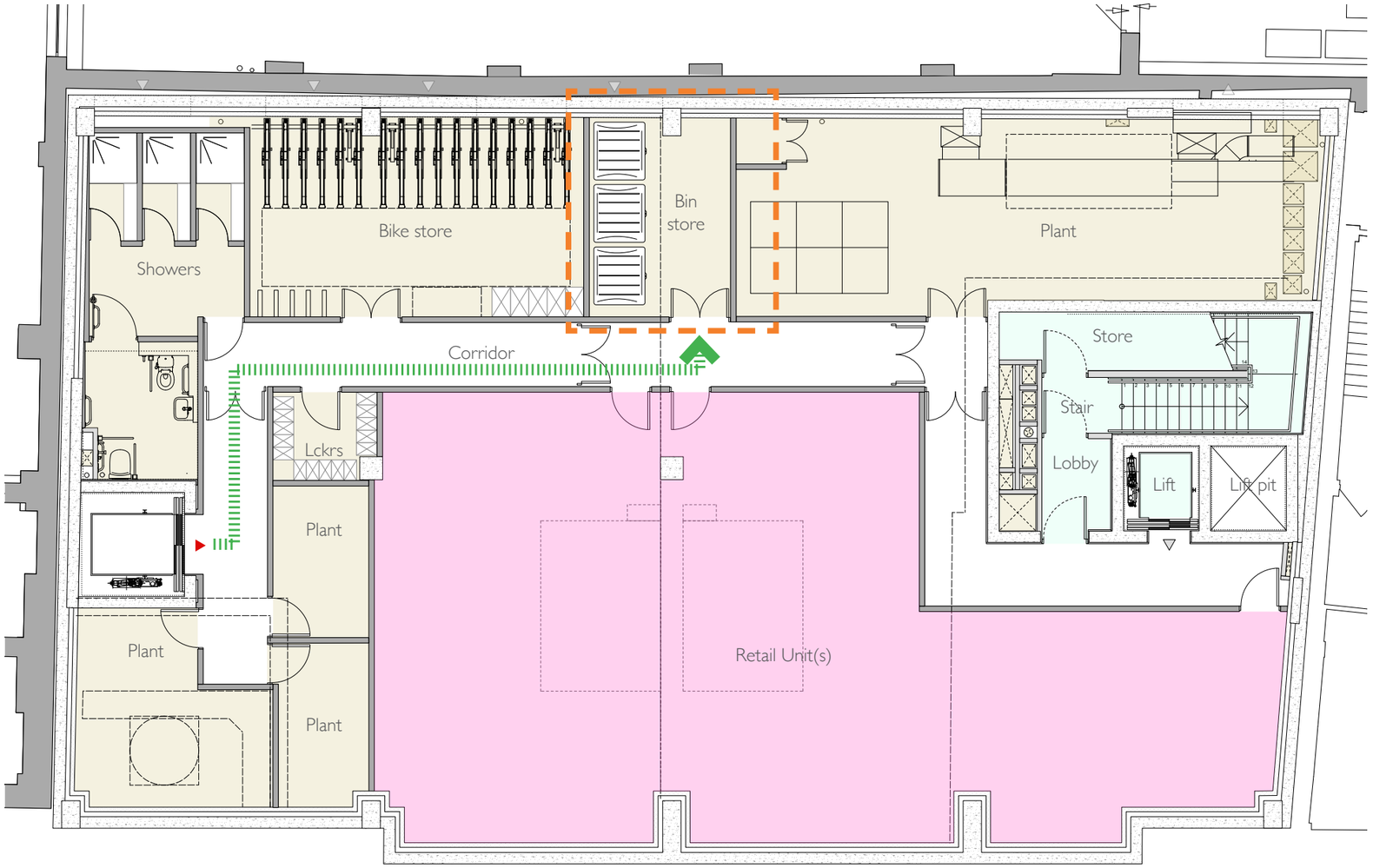
9.3 Bin Store & Waste Strategy

The proposals provide the following:

- Waste & refuse storage area in line with Camden Planning Guidelines (CPG 1) at basement level.
  - 1 no 1100 litre Eurobin for refuse
  - 2 no 1100 litre Eurobin for recycling

- The goods lift is sized to accommodate a large Eurobin accompanied by an operative.

- The circulation corridors are 1400mm wide to enable ease of while transporting large bins.



Basement plan as proposed

0 5 10 M

9.4 Cleaning & Maintenance Strategy

Cleaning & Maintenance Statement

The purpose of this section is to highlight the general strategy for cleaning and maintenance. The systems proposed take into account general frequency of possible access that may be required. However, specific frequency of cleaning/ maintenance will be contained within the Operation and Maintenance Manuals (O&M) provided by the Contractor at Practical Completion.

The cleaning and maintenance documentation for the fabric of the building will be informed by the further design development of the project during the next design stages.

For allowable loading to the structures refer to the structural information provided by the Structural Consulting Engineer.

For the replacement of plant, see the Consultant Service Engineer's Plant Replacement Strategy.

Roof Access

The roof is accessed via an access hatch from the landing in the 4F main core into the protected plant screen area. This is located in the south eastern corner of the building.

Flat roof

The plant equipment is housed behind a screen that is set inboard of the building parapet. Following the principle of 'fall restraint', a man-safe 'Clip-on' rail safety system is proposed for use by operatives working on areas of the flat roof outside of the plant screen zone

There is a door set within the plant screen to access the plant areas for maintenance purposes. It is anticipated that it will be possible to clip onto the safety system before leaving the enclosure.

It is anticipated that the screen and flat roof area will require periodic cleaning from debris transported by rain/wind. There will be maintenance access required for the green and blue roof systems.

Photovoltaic Panels

It is anticipated that Photovoltaic Panels will be required as part of the Part L energy strategy and to achieve BREEAM credits. A preliminary PV layout is illustrated in 9.5. It is proposed that the PVs will be positioned within a secondary support system above the Plant Enclosure and at the correct orientation. It is not anticipated that the PVs will require any specific high maintenance other than periodic cleaning that can be achieved at roof level. Details on replacement will be contained within the O&M manual, however should a panel need replacing, a specialist PV contractor would need to provide a method statement for safe removal and replacement. This will be developed during the next design stage.

Lift overrun

The top of lift overrun is likely to be 1.2m above roof FFL. It is intended for plant to be installed in this location, though it is not expected to require frequent maintenance. In the event that works need to be done or maintenance is required, scaffolding should be erected to provide a safe working platform with the necessary edge protection. This strategy will be developed during the next design stage.

Facades

The front elevation is predominantly finished in facing brickwork with dark stone plinths to the base at ground level. The rear and flank elevations are finished in facing brickwork.

It is not anticipated that the brickwork will require any regular maintenance. The stone plinths may require a schedule of maintenance but can be accessed from street level at Hand Court. Specific details regarding the regularity for maintenance will be contained within the Operation and Maintenance Manuals provided by the Contractor at Practical Completion.

Glazing

The strategy for cleaning and maintenance to the glazing is to be developed. However, it is anticipated the glazing to the west, north and east facades are not openable. Where feasible, cleaning, inspection and maintenance is generally to be from the ground or by step ladder using traditional cleaning systems such as 'reach & wash' extendable poles. It is likely anchor points at roof and level 4 will be required to facilitate cleaning via abseiling methods. The team have investigated and discounted the opportunity for a BMU cleaning cradle due to site constraints and planning restrictions.

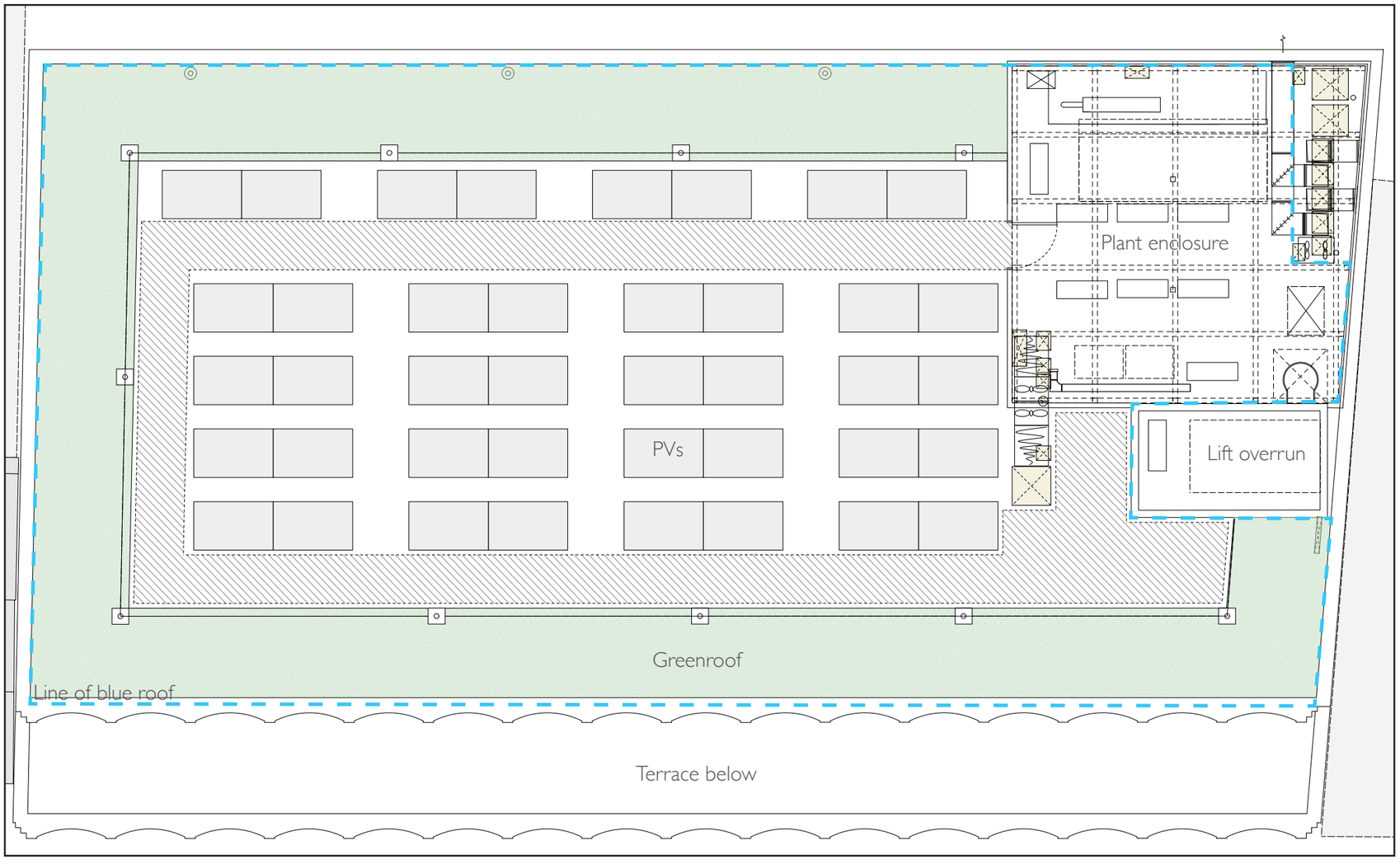
Internal lighting / re-lamping

For internal light fittings, re-lamping can be carried out from floor level or with a high reach maintenance ladder. As part of the detailed design stage we shall review the use of long life LED fittings that would make this activity infrequent.

9.5 Roof Level

Design proposals:

- 90 SqM of green roof (as shown)
- 83 SqM of PVs (as shown plus on top of plant enclosure)
- 335 SqM of blue roof (as shown)
- Access to open plant enclosure via main core.
- Access to green roof via main core.
- Access to terrace from main core.



Roof Plan

Louvred Plant Screen
PPC light coloured metal acoustic louvred plant screen to roof plant.

Environmental - Photovoltaics
Roof level photovoltaic cells to provide renewable energy.

Metal Clad Lift Enclosure

Greenroof
Sedums, wildflowers and grasses to offer biodiversity.