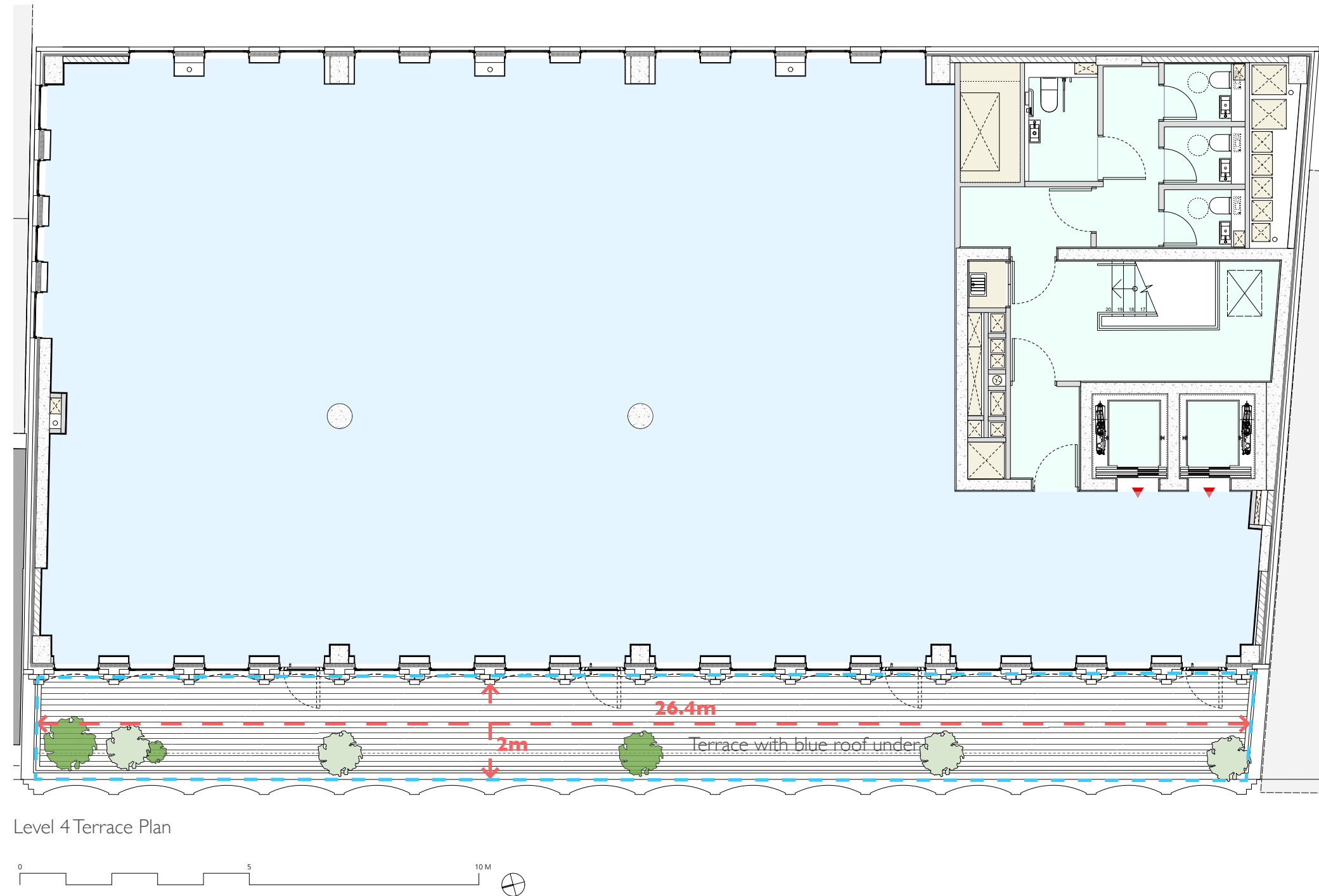


## Design proposals:

- 60 SqM of blue roof.
- Access to terrace from fourth floor demise.



Level 4 Terrace Plan

## 9.6 Level Four Terrace



**External Terrace Lighting**  
 Orientation lighting recessed into terrace decking.



**Decorative Metal Balustrade**



**Level Access Flooring**  
 Timber composite decking



**Landscaping**  
 Planting & Seating to terrace areas.

## 9.7 Secured By Design Summary

### In Summary

Buckley Gray Yeoman met with Jim Cope of the Metropolitan Police Force on 18th July 2018.

Comments and recommendations were as follows:

- Main entrance door which leads to into the reception area to be security rated LPS 1175 SR2. This rating is recommended to prevent a concerted attack on the building in relation to burglary offences and also in case of an incident occurring outside the location the building can go into 'lock down' and therefore protect the people inside.
- Reception is positioned so that the main door can clearly be seen and has to be passed before reaching the lifts and stair core.
- Ideally in the reception 'speed gates' can act as another layer of security but due to space issues this cannot be achieved. Therefore I would recommend that the lifts are controlled by encrypted FOB. The use of encrypted FOB's gives more control for the building management team as they cannot be copied from outside sources, they allow a record of who is moving where and when, prevent people moving into areas they are not allowed and also can be blocked if lost or stolen. The lift control will be the better option for this building due to them opening up within the office space.
- Reception stair core to be on encrypted FOB access to both the basement and top floors and be security rated to PAS24:2016.
- External door which leads to the cycle storage lift should be PAS24:2016, single leaf, outward opening, self-locking and self-closing mechanism with a minimum of two magnetic locks, two thirds from the top and two thirds from the bottom of the frame. The minimum of the 'pull weight' for each lock should be 1200lbs. Encrypted FOB access for the door as this is one way into the building which will actually bypass the main reception.
- Encrypted FOB access on the lift control as this is the 2nd layer of defence for this part of the building.
- Within the basement area the cycle storage door should be security rated to PAS24:2016 with once again encrypted FOB access, single leaf with two magnetic locks. Within this area cycles should be secured to 'Sold Secure' of security rated allowing for three points of locking (both wheels and the frame).
- I would strongly recommend a clear segregation of the male and females shower rooms and lockers. This area normally will not have any CCTV fitted and therefore the risks of sexual offences occurring when so close together is high. This is especially the case as this area is shared with the commercial units and the risks of an unknown person being in there is high.
- Any room which contains sensitive equipment for the running of the building eg computer servers & document storage should be protected by PAS24:2016 and consideration given to protecting the walls. Block work is ideal but if stud partitioning is used they can be reinforced with 9mm ply board or metal mesh.
- Post will be delivered to the main reception.
- Bin storage area is within the building and will use the service lift to exit the building.
- No issues with the commercial spaces but they should be kept separate from the office use. This is difficult in the basement area where 'cross over' does occur so the use of a FOB controlled door at the bottom of the corridor before the office lifts and stair core is highly recommended.
- No climbing risk identified on the main top floor terrace area.

22-23 and 18-21 Hand Court, London WC1V 6JF

 Jim.Cope@met.police.uk  
Thursday, 19 July 2018 15:31  
To: Jessica.Rostron@buckleygrayyeoman.com

Afternoon Jessica,

Thank you for sending over the plans and for meeting on the 18<sup>th</sup> July 2018 which allowed us to go over the full project for Hand Court, WC1. Please find my comments below which contain technical specifications for security rated products and also some other recommendations.

#### Comments and Recommendations

- Main entrance door which leads to into the reception area to be security rated LPS 1175 SR2. This rating is recommended to prevent a concerted attack on the building in relation to burglary offences and also in case of an incident occurring outside the location the building can go into 'lock down' and therefore protect the people inside.
- Reception is positioned so that the main door can clearly be seen and has to be passed before reaching the lifts and stair core.
- Ideally in the reception 'speed gates' can act as another layer of security but due to space issues this cannot be achieved. Therefore I would recommend that the lifts are controlled by encrypted FOB. The use of encrypted FOB's gives more control for the building management team as they cannot be copied from outside sources, they allow a record of who is moving where and when, prevent people moving into areas they are not allowed and also can be blocked if lost or stolen. The lift control will be the better option for this building due to them opening up within the office space.
- Reception stair core to be on encrypted FOB access to both the basement and top floors and be security rated to PAS24:2016.
- External door which leads to the cycle storage lift should be PAS24:2016, single leaf, outward opening, self-locking and self-closing mechanism with a minimum of two magnetic locks, two thirds from the top and two thirds from the bottom of the frame. The minimum of the 'pull weight' for each lock should be 1200lbs. Encrypted FOB access for the door as this is one way into the building which will actually bypass the main reception.
- Encrypted FOB access on the lift control as this is the 2<sup>nd</sup> layer of defence for this part of the building.
- Within the basement area the cycle storage door should be security rated to PAS24:2016 with once again encrypted FOB access, single leaf with two magnetic locks. Within this area cycles should be secured to 'Sold Secure' of security rated allowing for three points of locking (both wheels and the frame).
- I would strongly recommend a clear segregation of the male and females shower rooms and lockers. This area normally will not have any CCTV fitted and therefore the risks of sexual offences occurring when so close together is high. This is especially the case as this area is shared with the commercial units and the risks of an unknown person being in there is high.
- Any room which contains sensitive equipment for the running of the building eg computer servers & document storage should be protected by PAS24:2016 and consideration given to protecting the walls. Block work is ideal but if stud partitioning is used they can be reinforced with 9mm ply board or metal mesh.
- Post will be delivered to the main reception.
- Bin storage area is within the building and will use the service lift to exit the building.
- No issues with the commercial spaces but they should be kept separate from the office use. This is difficult in the basement area where 'cross over' does occur so the use of a FOB controlled door at the bottom of the corridor before the office lifts and stair core is highly recommended.
- No climbing risk identified on the main top floor terrace area.

If there is anything I have missed out or that you wish to query further then please do not hesitate to contact me and we can go over it. Further information can be found at the 'Secured by Design' website.

Kind regards

Jim



## 9.8 Sustainability

### BREEAM

The offices of 18-21 Hand Court will be designed to achieve a BREEAM 'Excellent' rating under the latest version of BREEAM 2014, demonstrating that the scheme will holistically incorporate sustainable principles into the full range of issues covered by BREEAM. The rating has been ascertained through BREEAM workshops with the entire project team, where each criterion was discussed.

A full BREEAM report prepared by Verte has been submitted alongside this report.

### Sustainability Statement

ENERGY: Optimised energy strategy following the London Plan's energy hierarchy: 'Be Lean', 'Be Clean', 'Be Green', leading to the achievement of an improvement.

Passive and active measures to improve the energy performance and efficiency of the building were applied and include high performance facades, optimised window areas, low emissivity glazing, low internal heat gains, high efficiency lighting and automated controls, daylight sensors, energy efficient ventilation and efficient air-conditioning systems.

Heating and cooling are provided with high efficiencies and PV panels are included at roof level to reduce and offset the electricity consumption respectively.

TRANSPORT: A secured and covered cycling space and associated facilities are provided and a travel plan will be developed to discourage user reliance on forms of travel that have a high environmental impact.

WATER: Water saving features will be specified for the offices achieving an improvement over baseline figures exceeding 25%.

WASTE: A construction site waste management plan will be produced to minimise the amount of construction waste generated on site and to maximise the percentage of waste diverted from landfill (higher than 80% by weight). Storage space for recyclable waste will be provided in the completed development.

MANAGEMENT: A very high level of environmental performance will be monitored and benchmarked at the construction site. The building will be commissioned at handover as well as seasonally. Tenants will be provided with a building user guide and associated training and there is a commitment to carrying out a Post-Occupancy Evaluation.

HEALTH AND WELLBEING: The indoor environmental quality is improved by the provision of blinds, a site-specific indoor air quality plan. Glare control systems will also be provided for visual comfort.

MATERIAL: The materials selected will be based on their environmental impact, the manufacturers will be selected on the basis of their environmental certification and vulnerable areas of the scheme will be protected.

A full Energy & Sustainability Statement, prepared by GDM, has been submitted alongside this report.

### SuDs

A blue roof will be employed on the 4th floor terrace and across roof level, including under the green roof and plant enclosure.

More details can be found in the Structural Statement, prepared by HTS, has been submitted alongside this report.

## *10.0 Access - 18-21 Hand Court*

---

BuckleyGrayYeoman



## 10.1 Access Statement

### Stairs

The main stair has a clear width of 1100mm. The tread dimension is 250mm along the going and the riser has a nominal height of between 170-175mm. From levels 1-4 there are no more than 12 risers between landings in any flight. The stair shall be designed to ensure that as far as possible it is usable by ambulant disabled people.

The stairs shall have continuous handrails to both sides. These will be at a height of 900mm to 1000mm above the pitch line and between 900mm and 1100mm above landing surface following guidance in AD M. At the bottom and very top flights the handrail projects beyond the last tread by 300mm. The handrail profile and fixing shall allow easy grip and use.

### Lifts

There are two passenger lifts serving ground to fourth floors, with one extending to basement level. The internal car design shall be developed in accordance with guidance in AD M during the next stages.

### Means of Escape for Disabled People

Safe, efficient egress depends upon a combination of building management procedures and building design. It is intended that management ensure that a comprehensive escape strategy for disabled people is developed and that staff are adequately trained. This strategy must include specific evacuation plans for people who need assistance, taking into account the building design, the known needs of people working in a building, as well as the unknown needs of visitors. It is the responsibility of the building management to ensure the safe evacuation of disabled employees and visitors.

All final exit doors will have level thresholds and at least 850mm minimum clear opening width through one leaf.

The proposals include 900mm x 1400mm refuge spaces at each level within the protected lobby area on levels 1-4. At basement level a refuge point is provided adjacent to the accommodation stair in a protected lobby. Each refuge shall have a means of two-way communication linked to a central control point to allow management of evacuation.

The lifts are not designed for evacuation.

### External Areas

Access to the office is likely to be controlled, with guests, visitors and staff required to swipe a pass or use the call button panel to contact the receptionist/security guard in order to enter the building.

The main office entrance faces onto Hand Court and is clearly visible in the building facade. There will be a set of double power assisted glazed pass doors. The entrance shall have a level threshold and provide adequate clear opening in line with guidance in AD M. Any internal entrance mat shall be also suitable for wheelchair access.

Access to the retail unit/s will be via new shopfront doors to the existing facade and likely to be open during business hours with entry by staff using key or pass outside of these times. The retail unit/s will each have a power assisted glazed pass door with level threshold and provide adequate clear opening in line with guidance in AD M.

The service entrance will have an obscured glass pass door with assisted opening and level threshold. Access is to be controlled, with staff/service personnel required to swipe a pass or use the call button panel to contact the receptionist/security guard.

The glazed doors and side panels shall have manifestation to meet AD M.

### Parking

There will be no available parking on the site premises itself. On street parking is available in the form of public car parking, residents permitted and metered bays.

### Internal Areas – Entrance & Reception

The reception is just inside the main entrance, with a security counter to one side and access to lift core and circulation stairs towards the rear. There is adequate space for wheelchair circulation.

The reception counter shall be designed in accordance with guidance in AD M, there will be a 1500mm turning circle behind the reception / security desk to allow space for a wheelchair user to work behind the counter. Induction loops for enhanced hearing will also be included at the reception counter.

### General Circulation

All areas and circulation spaces are designed to be accessible in terms of door opening

widths and opening pressures, internal circulation routes, finishes and fittings. Doors shall follow the guidance in AD M with 300mm space adjacent to the leading edge on the opening side; door frames/ architraves will contrast with surrounding surfaces and door-opening pressures will comply with guidance in AD M. The effective clear opening width through a single leaf door or one leaf of a double width door shall be at least 825mm as recommended by AD M. Door furniture will be designed to allow easy use by all. Where there are vision panels they will comply with guidelines in AD M.

The layout ensures easy orientation and way finding. Clear signage will be provided as necessary and with tactile information where appropriate. There is lift and stair access between all levels, with two 8-person passenger lifts serving floors 0-4, with one lift extending to basement level.

### Finishes

Visual contrast will be used to identify areas and facilities and to aid orientation, with a good level of contrast between floors, walls and doors. Floor surfaces will generally be firm, flush, non-glossy and slip-resistant.

### Toilet Accommodation

Toilet accommodation for tenants is provided at levels 1-4. Toilet accommodation for the receptionist and maintenance staff is provided in the basement as shared use with the cyclist facilities. Toilet accommodation for the tenants on ground and basement level will be part of their own fit-out and does not form part of the planning and building control applications. Provision has been made in the form of capped off services in these areas.

On each upper level there is one unisex wheelchair accessible toilet to ensure that all areas are within easy reach of an accessible WC. These rooms and fittings shall be designed in accordance with the layout, outward opening door and dimensions prescribed in ADM. In addition there are three unisex toilet rooms per floor on levels 1-4.

The basement WC facilities comprise of one combined shower and AWC with 2 unisex Shower rooms. These rooms and fittings are designed in accordance with the layout, outward opening door and dimensions prescribed in ADM and BS 8300.

There is no single designated WC for ambulant disabled use. However, the unisex toilet rooms measure 1250mm by 1450mm. Should the tenant require the use of an ambulant disabled toilet, one of these rooms could be fitted with the necessary grab rails in accordance with the guidance in ADM.

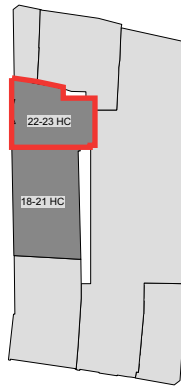


## *11.0 Existing Building - 22-23 Hand Court*

---

BuckleyGrayYeoman

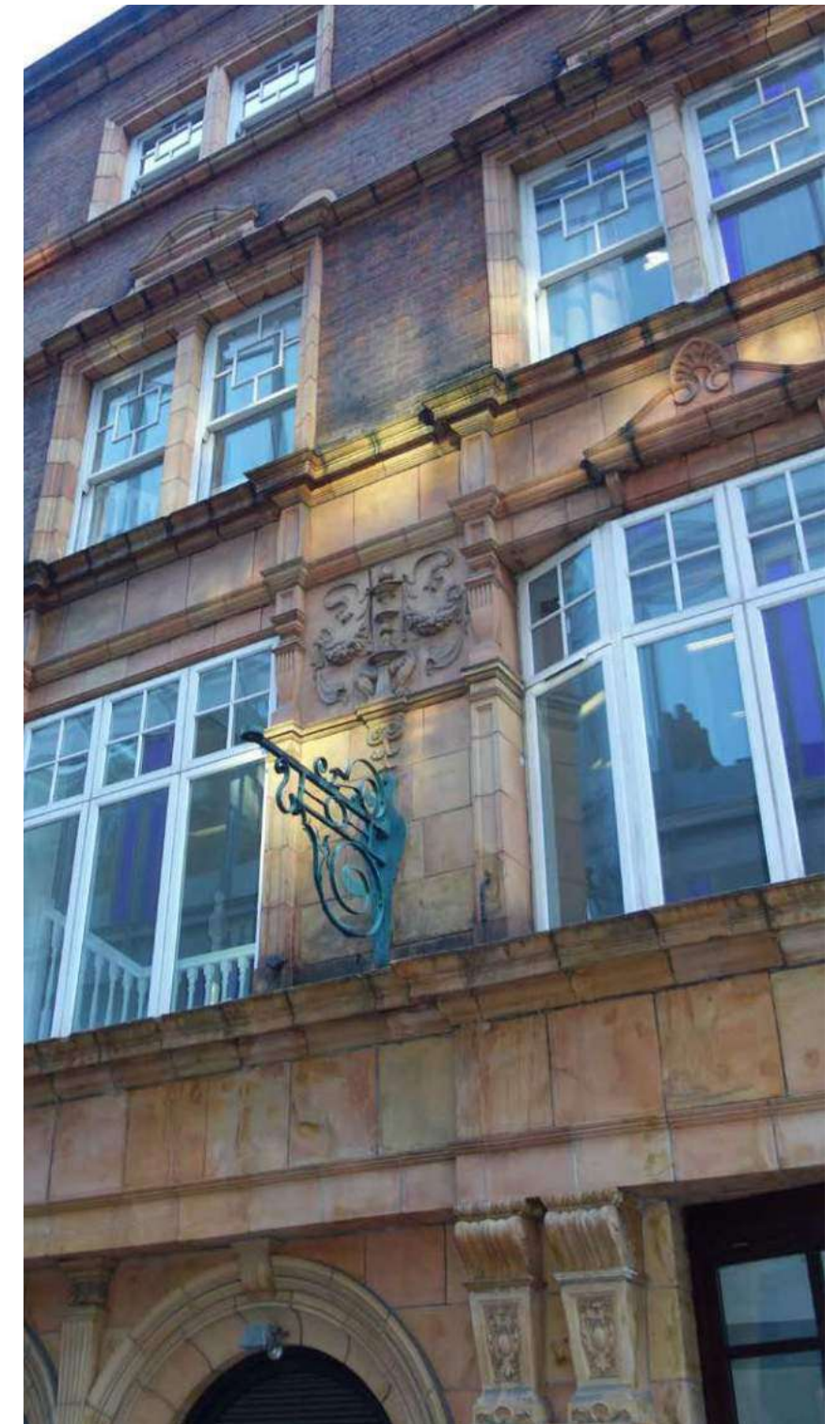




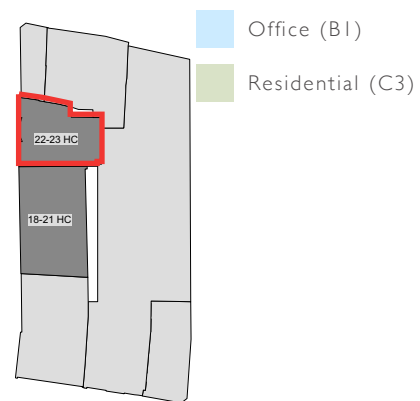
### 11.1 Existing Building Images



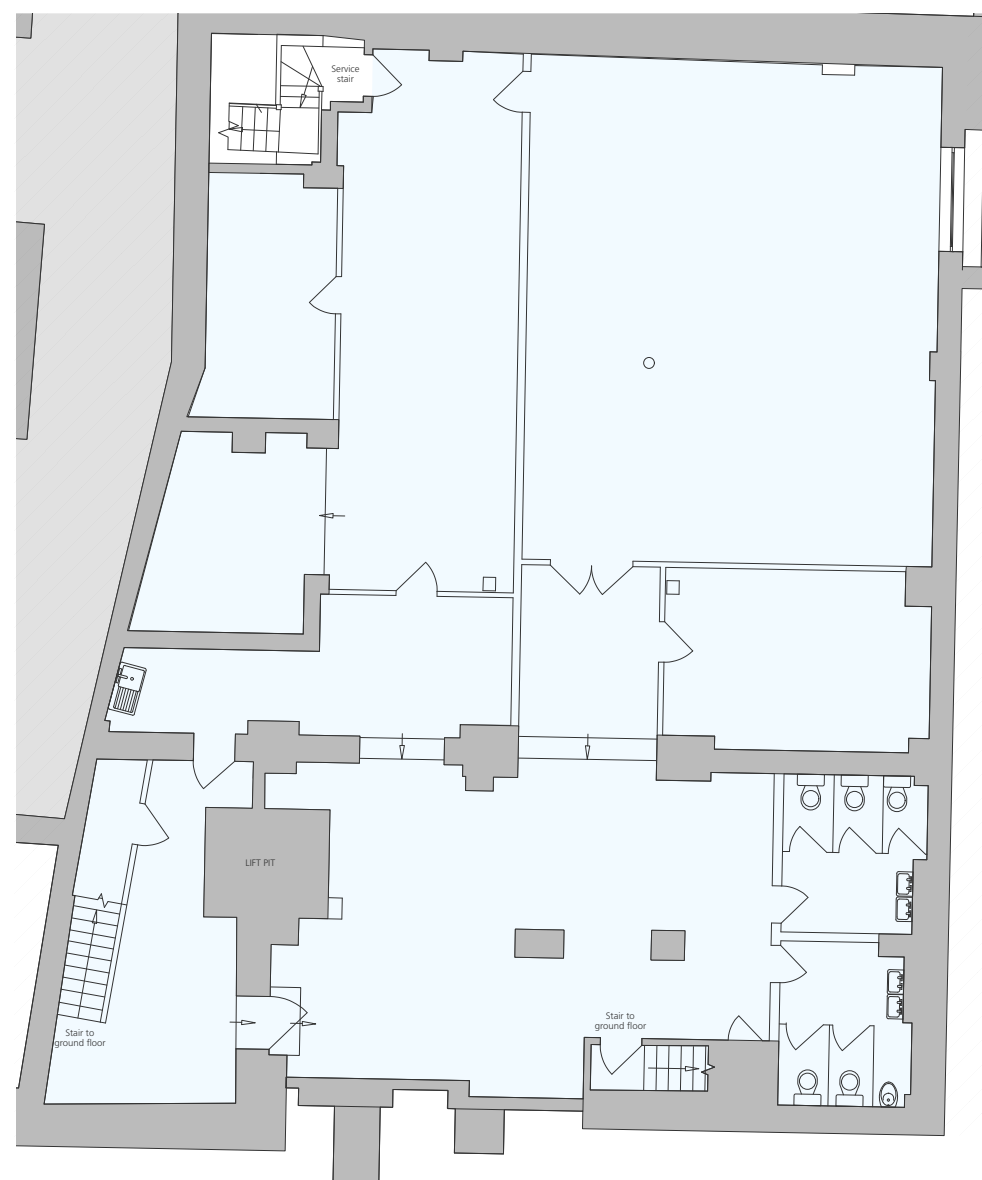
22-23 Hand Court - As Existing



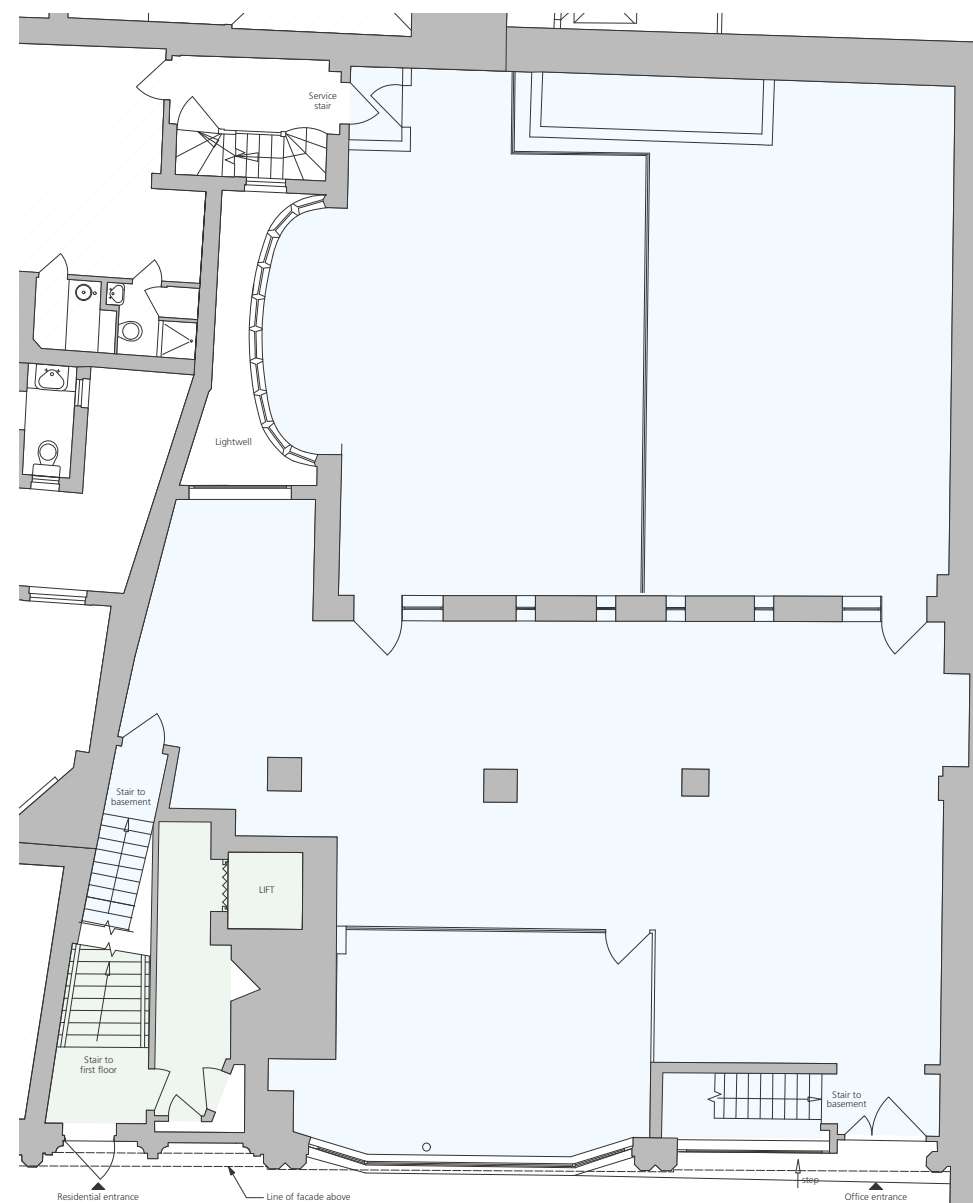




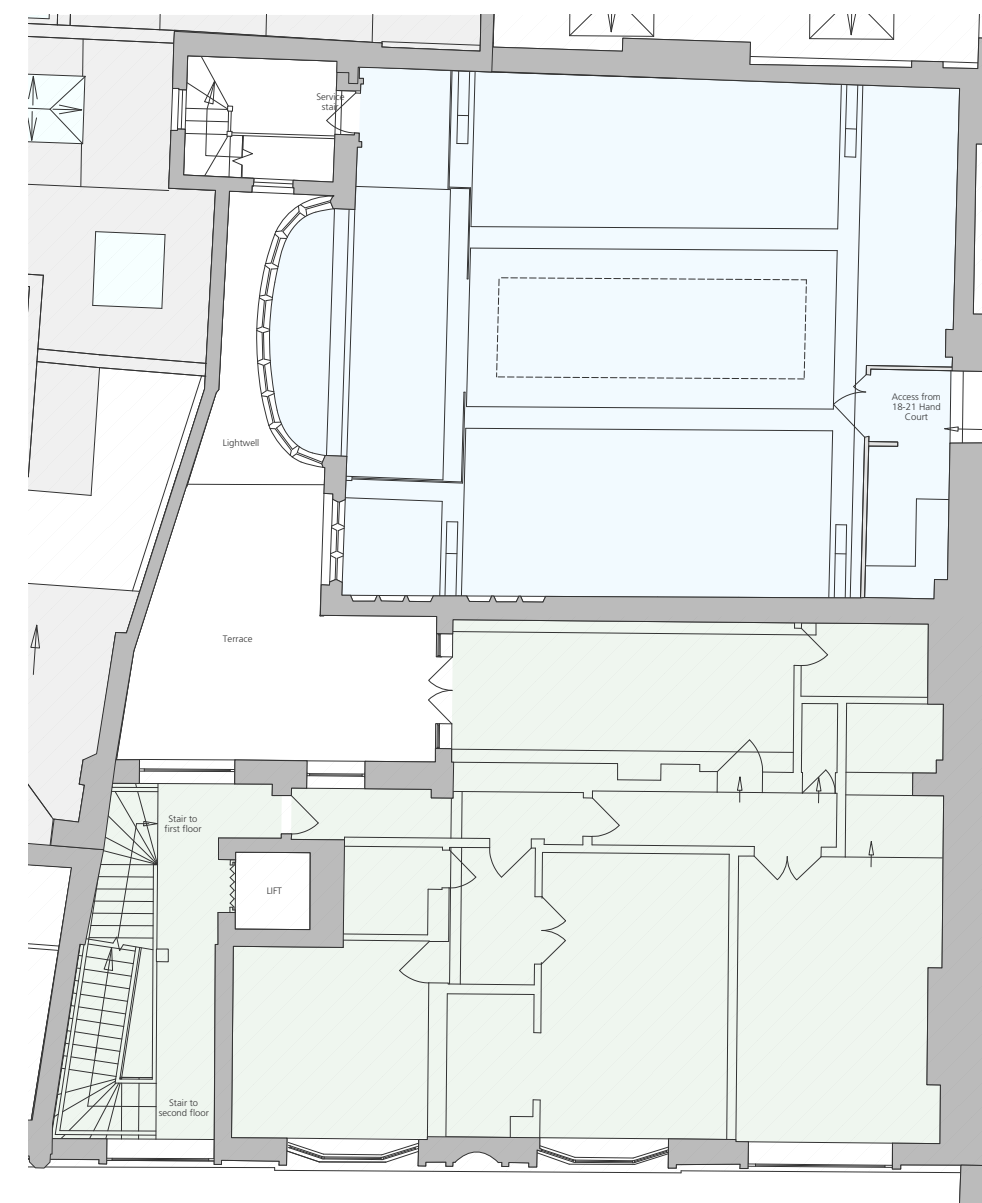
## 11.2 Existing Plans



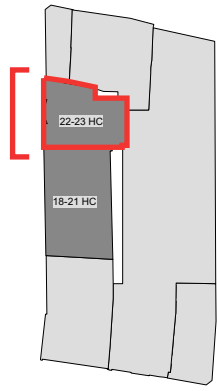
Basement Plan



Ground Floor Plan



First Floor Plan



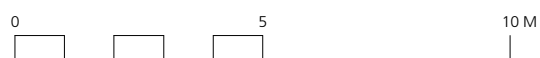
### 11.3 Existing Primary Elevation

#### Key Design Materials/Features:

1. Terracotta facade
2. Red brick facade
3. Mansard roof
4. Painted timber shopfront
5. Painted blockwork infill



Existing 22-23 Hand Court Elevation

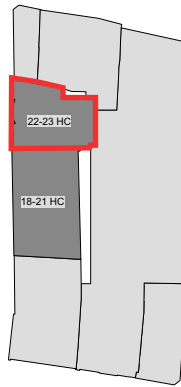


## *12.0 Design Analysis & Evolution - 22-23 Hand Court*

---

BuckleyGrayYeoman





## 12.1 Key Design Moves

SRG Holborn Ltd is seeking to change the use class of ground and basement only from office (B1) to retail (A1/A3) prior to undertaking a comprehensive internal refurbishment and with some minor alterations to the external fabric at ground level only.

The existing stall riser is non-original, low quality painted blockwork (see photo 1 & 2). The development team proposes to install new taller glazed units with fenestration to match the existing that is sympathetic to the architectural character of the building.



As existing...  
 B1 office (ground, basement and level 1 rear)



I.

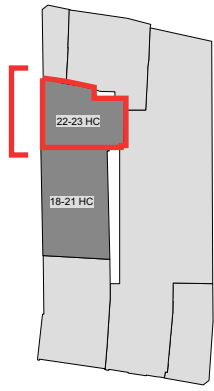
- Remove non-original shop fronts
- Drop level of existing window cills
- Add glazing to improve active frontage
- Change of use to A1/A3 use at ground and basement floors only



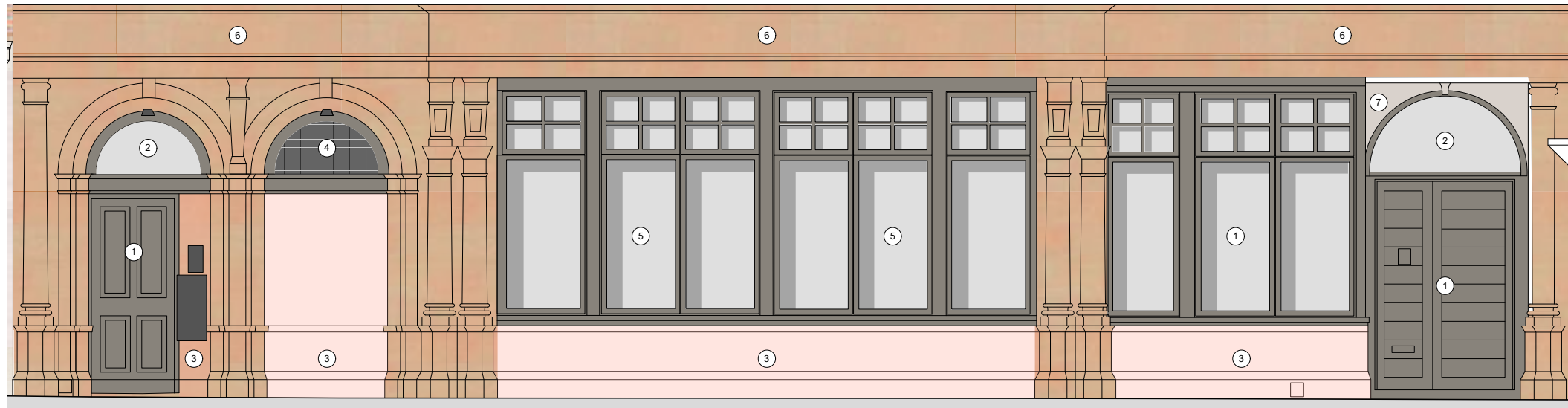
Existing photo 1



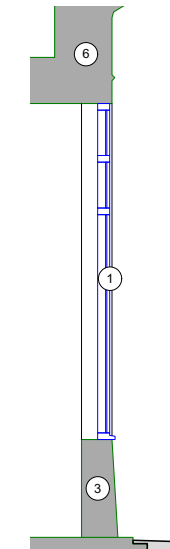
Existing photo 2



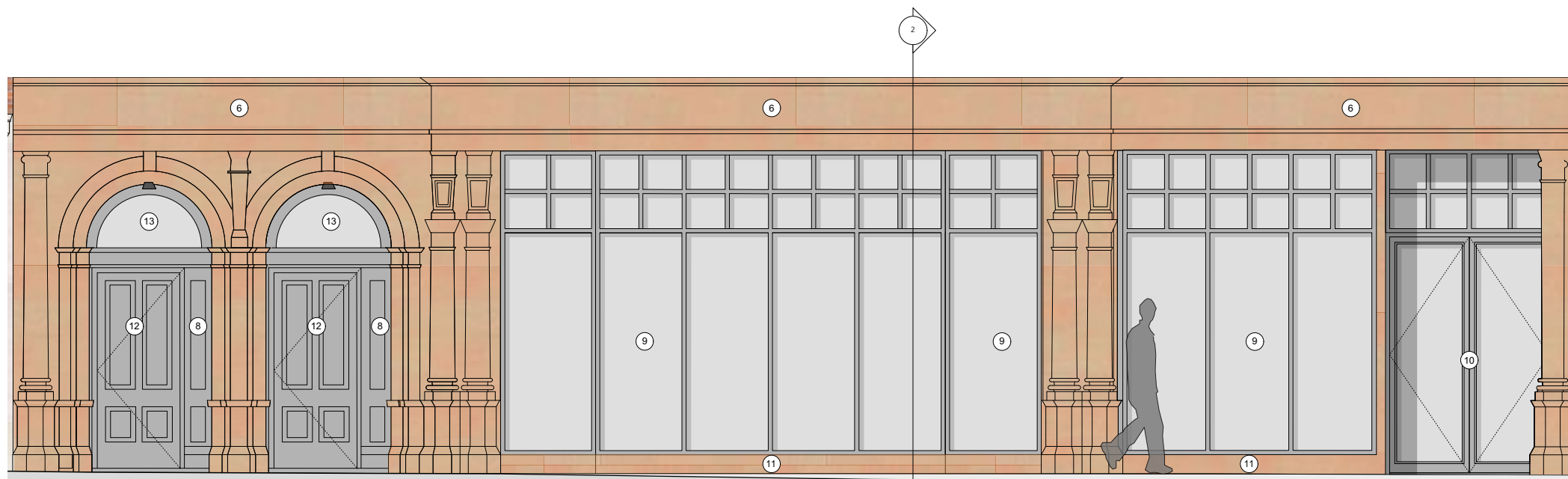
## 12.2 New Shopfront



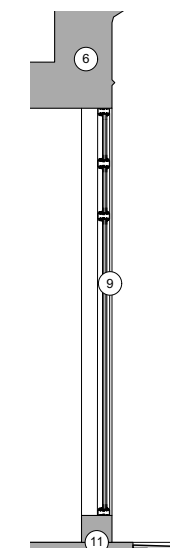
Existing Front Elevation - detail



- KEY:
- Existing Materials:
- 1. Timber panelled door
  - 2. Glazed fanlight
  - 3. Painted blockwork infill
  - 4. Louvres
  - 5. Timber framed windows
  - 6. Terracotta facade
  - 7. Decorative panel
- Proposed Materials:
- 8. Timber panelling
  - 9. Timber framed shopfront glazing
  - 10. Timber framed glazed retail doors
  - 11. New masonry stall riser
  - 12. Item 1 repainted.
  - 13. Item 2 with frame repainted



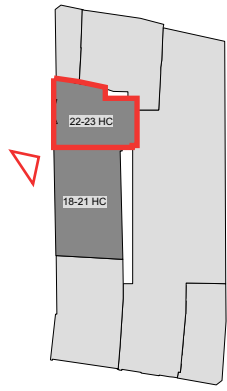
Proposed Front Elevation - detail



## *13.0 Summary of Proposal - 22-23 Hand Court*

---





### 13.1 Proposal Overview

Key moves on front elevation:

- ① Removal of wall to shop windows and existing glazing
- ② Installation of larger format glazing to enhance active frontage along Hand Court



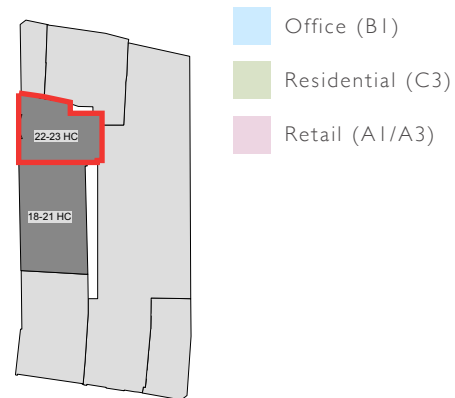
Existing Street Photo

①

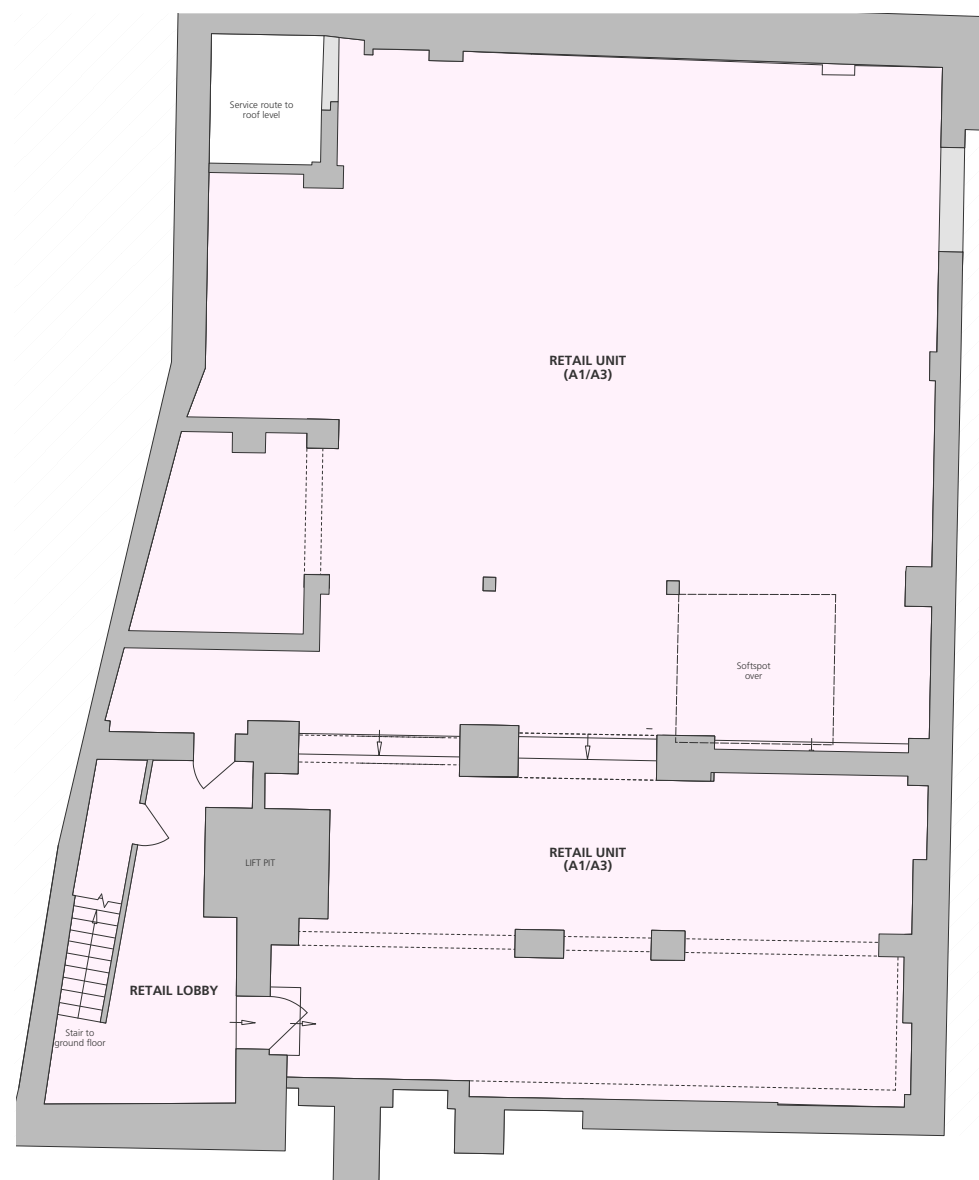


Indicative Proposed Street View

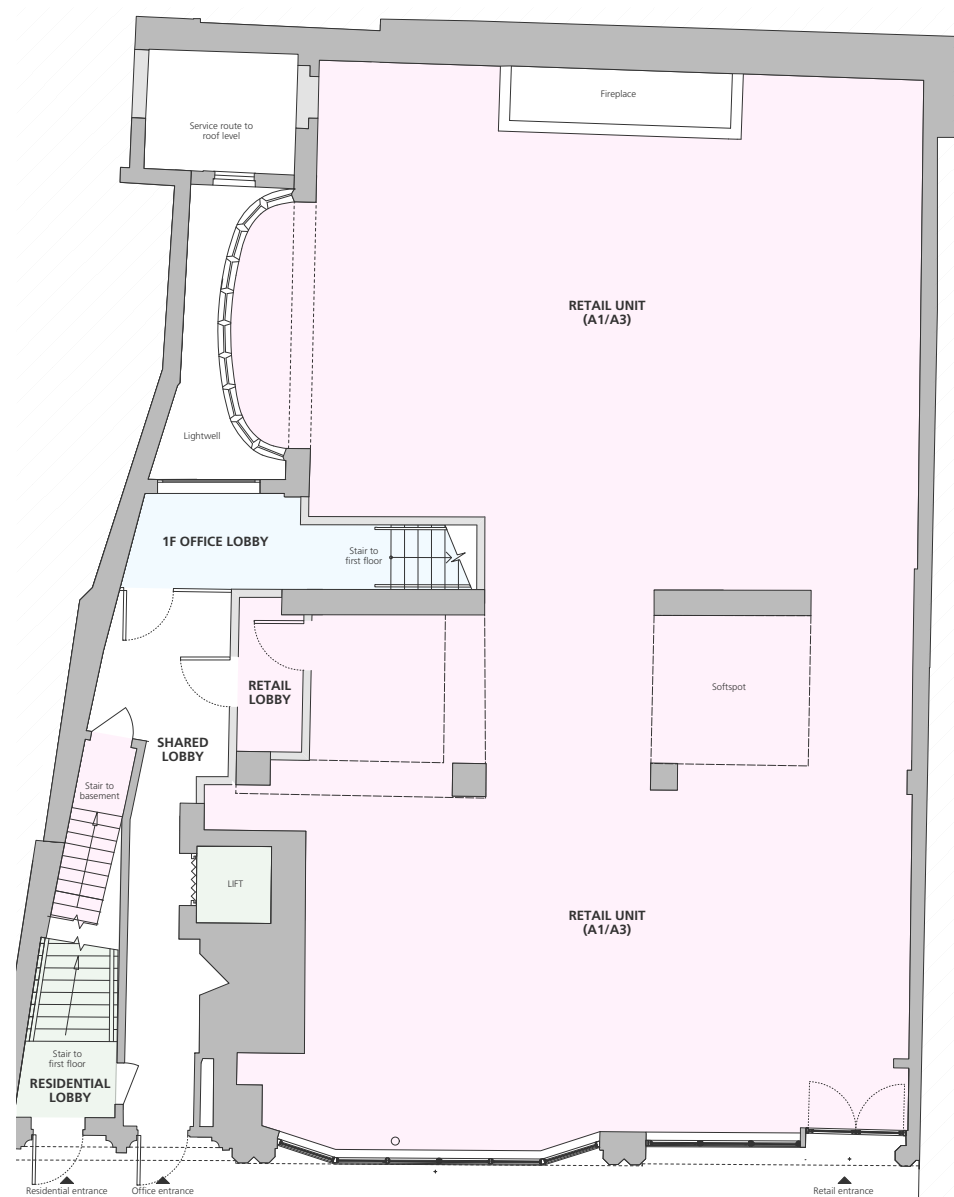
②



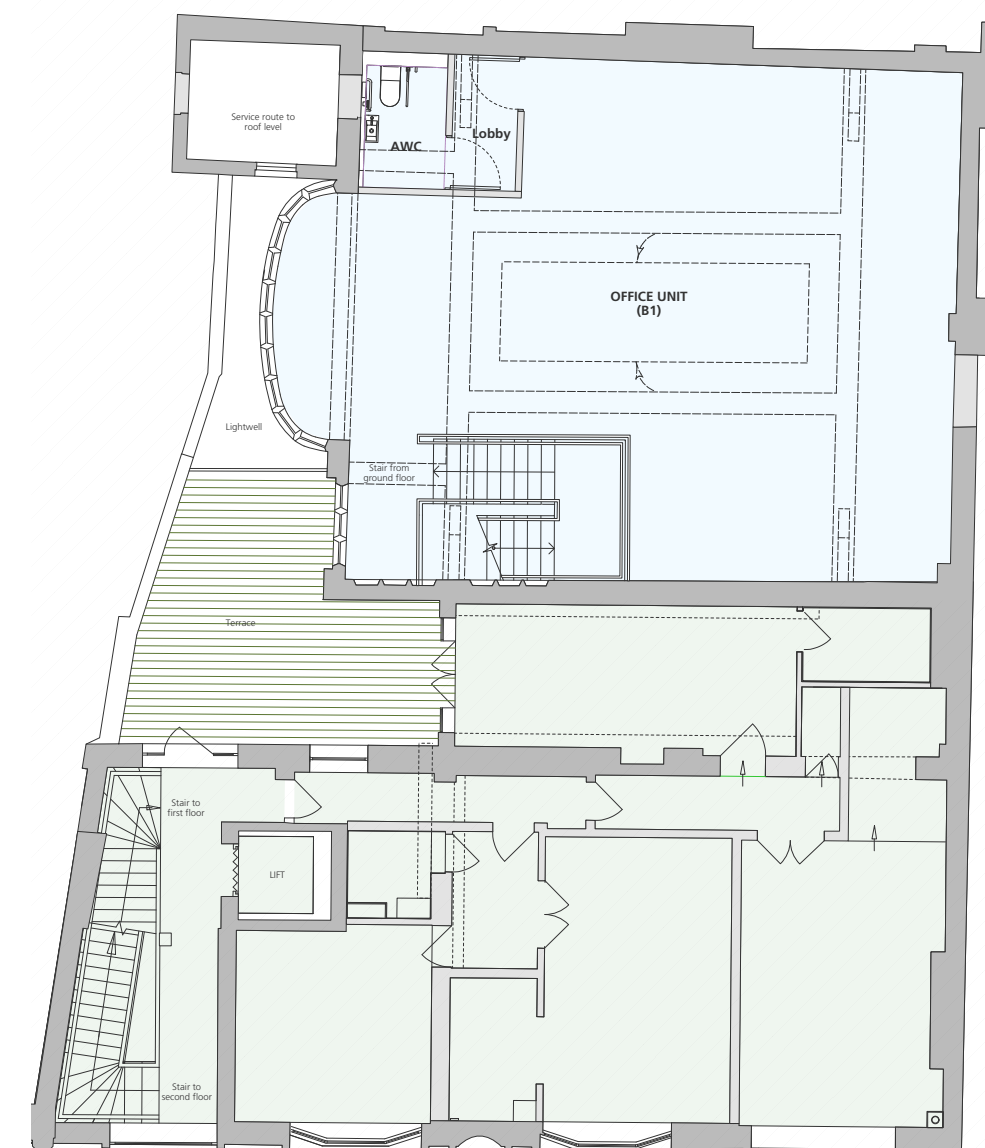
## 13.2 Proposed Plans



Basement Plan as proposed

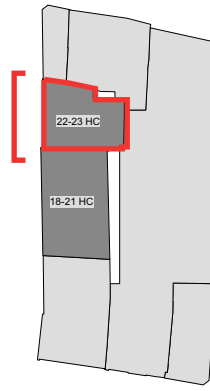


Ground Floor Plan as proposed



First Floor Plan as proposed

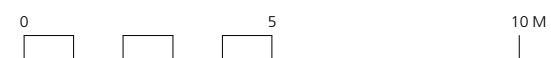




### 13.3 Proposed Primary Elevation



Proposed 22-23 Hand Court Elevation

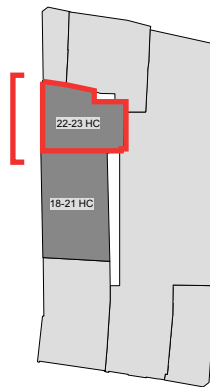




## *14.0 Building Envelope & Interiors* *- 22-23 Hand Court*

---

BuckleyGrayYeoman

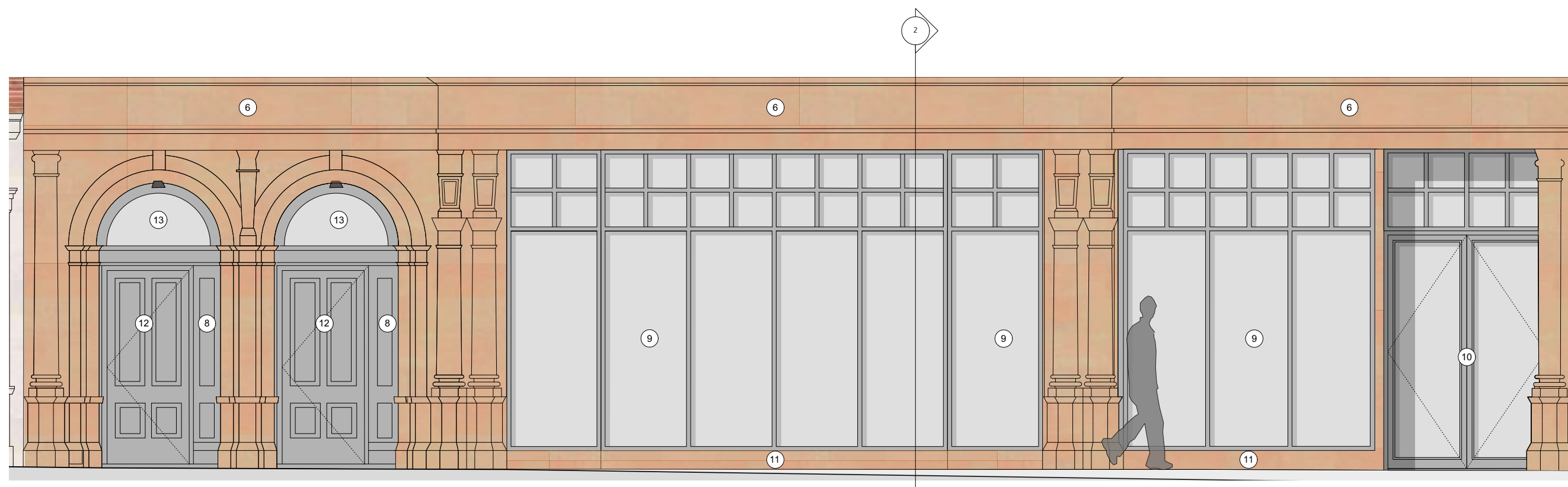


**Material key:**

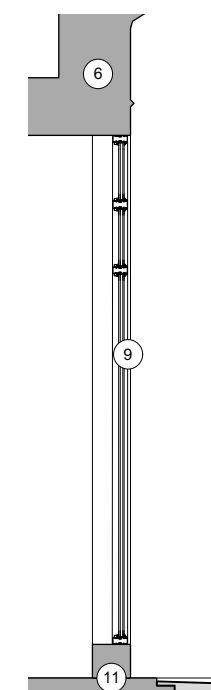
1. Timber panelled door
2. Glazed fanlight
3. Painted blockwork infill
4. Louvres
5. Timber framed windows
6. Natural stone facade
7. Decorative panel
8. Timber panelling
9. Timber shopfront glazing
10. Glazed retail doors
11. New stone stall riser

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

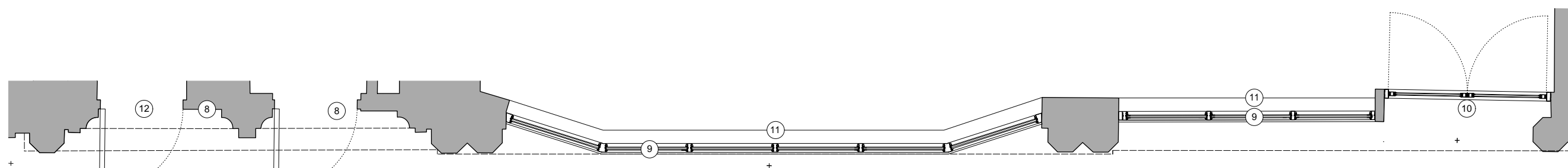
## 14.1 Front Facade Ground Floor Bay Study



Proposed 22-23 Hand Court Shopfront Elevation



Proposed Section



Proposed 22-23 Hand Court Shopfront Plan

0 1 2 M

## 14.2 Preferred External Material Palette

### Existing Brickwork (High level)

Existing deep red brick to front facade at 2nd and 3rd floor level.



### Existing Ornate Decoration

Existing terracotta dressing to cornices, window reveals and door surrounds.



### External Signage

Metal fin signage



### Shopfront Glazing

Timber framed shopfront glazing





## *15.0 Servicing & Security - 22-23 Hand Court*

BuckleyGrayYeoman

## 15.1 Servicing & Security Strategy

### Security

- The following security matters will be taken into consideration:
- The management of waste collection from the building - ensure a management strategy in place to ensure door security is not compromised.
  - The ground floor glazing will meet the requirements of BS356 with laminated Glass PIA.
  - Office entry - Door Access Control with remote locking will be installed.
  - Night time external / internal lighting is to be discrete and considered so as not to increase the risk of the building to vandalism or break-ins.

### Servicing

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

The Transport Assessment demonstrates the feasibility for on site servicing for refuse collection and deliveries. In both scenarios (Refuse & Delivery), it has been calculated that the effect of the change of use from office to retail at ground and basement of 22-23 Hand Court will have a negligible effect on the existing arrangement.

### Refuse & Recycling

Capacity for the storage of waste and recycling will be provided within each unit. The external collection will be organised by management, unchanged from the existing arrangement.

### Cycle Storage & Facilities

Under Camden Development Policies no cycle facilities are required for the B1 office unit as it falls under the 500sqm GIA threshold. The retail unit requires 2 no. long stay cycle spaces, it is proposed that these are subsumed into the new provision at 18-21 Hand Court where appropriate access and state of the art facilities can be provided.

---

## *16.0 Access - 22-23 Hand Court*

---

BuckleyGrayYeoman

## 16.1 Access Statement

### Means of escape for disabled people

#### Principles

Safe, efficient egress depends upon a combination of building management procedures and building design. It is intended that management ensure that a comprehensive escape strategy for disabled people is developed and that staff are adequately trained. This strategy will include specific evacuation plans for people who need assistance, taking into account the building design, the known needs of people working in a building, as well as the unknown needs of visitors. It is the responsibility of the building management to ensure the safe evacuation of disabled employees and visitors.

#### Final Exit doors

All exit doors will have level thresholds and at least 850mm minimum clear opening width through one leaf.

Visual contrast will be used to identify areas and facilities and to aid orientation, with a good level of contrast between floors, walls and doors. Floor surfaces will generally be firm, flush, non-glossy and slip- resistant.

### Toilet Accommodation

Toilet accommodation is being provided here for the office unit only, in the form of one unisex wheelchair accessible WC. This shall be designed in accordance with the layout, outward opening door and dimensions prescribed in ADM.

Toilet accommodation for the tenants on ground and basement level will be part of their own fit-out and does not form part of the planning and building control applications. Provision has been made in the form of capped off services for these particular levels.

### Stairs

The sole new stair is located between ground and first floors to provide access to the office unit. This stair has a clear width of 1100mm with a tread dimension of 250mm along the going and a nominal 170-175mm to the rise. There are no more than 12 risers between landings in any flight. Step nosings shall be made apparent with clear contrasting highlighting.

The stair shall be designed to ensure that as far as possible it is usable by ambulant disabled people. The stair shall have continuous handrails to both sides. Handrails will be at a height of 900mm to 1000mm above the pitch line and between 900mm and 1100mm above landing surface following guidance in AD M. At the bottom and top, the handrail projects beyond the last tread by 300mm. The handrail profile and fixing shall allow easy grip and use.

### Lifts

There is one existing lift to serve the residential upper floors. There are no works proposed in this area.

### External Areas

Access to the residential upper floors will remain as existing from the front facade and with key control and entry call system.

Access to the office at the rear of first floor is via a new entrance to the existing front facade, and likely to be controlled with guests, visitors and staff required to swipe a pass or use the call button panel to contact the unit in order to enter the building.

Access to the retail unit will be via new shopfront doors to the existing facade and likely to be open during business hours with entry by staff using key or pass outside of these times.

The retail and office entrances will have power assisted glazed pass doors. The entrance shall have a level threshold and provide adequate opening width in line with guidance in AD M and any internal entrance mat shall be also suitable for wheelchair access.

The glazed doors and side panels shall have manifestation to meet requirements of AD M with manifestation set at two levels, 900mm and 1400mm and will contrast visually with the background against which it will be seen in all lighting conditions.

### Parking

There will be no available parking on the site premises itself. On street parking is available in the form of public car parking residents permitted and metered bays.

### Internal Areas

All new circulation spaces will be provided with adequate space for wheelchair circulation. All new doors will be comply with AD M in terms of clear opening width, requirement for 300mm adjacent to leading edge, position of vision panels, visual contrast, suitable door furniture and opening pressure.

The layout ensures easy orientation and way finding and clear signage will be provided as necessary with tactile information where appropriate.





## *17.0 Summary Of Proposal - Hand Court*

---



## 17.1 Proposal In Summary

SRG Holborn's vision is twofold:

- To provide a first class new office building that serves the core Central London market, providing modern, attractive and flexible office accommodation. Both internally and externally the building will be of the highest standard in design and materials. The new building will provide efficient and attractive office space over four upper floors with floor to ceiling heights that meet modern requirements and help future-proof the building.
- To provide new retail units at ground and basement levels of both buildings, giving activity at street level and refreshing the Hand Court frontage. The refurbished unit at 22-23 Hand Court will maximise the existing fabric and generous floor to ceiling heights with the introduction of a soft spot to allow the ground and basement levels to be linked internally. The unit at 18-21 Hand Court offers the flexibility to be split for 2 tenants and provides attractive retail space that meets modern requirements.

We are committed to a sustainable approach to building; photovoltaic cells, low energy consumption, intelligent glazing and efficient servicing systems, together with facilities for cyclists are all key features of the new building.





## *18.0 Areas*

BuckleyGrayYeoman



18.1 Areas Summary

<b>Buckley Gray Yeoman</b> Studio 4.04, The Tea Building 56 Shoreditch High Street,London E1 6JJ Tel: 020 7033 9913   Fax: 020 7033 9914	AREA SCHEDULE		
	GEA, GIA & NIA AREA SUMMARY - Phase 2 Application - 18-21 Hand Court & 22-23 Hand Court	Job No.	975
		Issue Date	07.09.18
		Revision	P1

TYPE	GEA					
	Existing		Proposed		Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
18-21 Hand Court & 22-23 Hand Court						
Office (B1) total	1,736	18,679	1,947	20,950	211	2,270
18-21 HC	987	10,620	1,789	19,250	802	8,630
22-23 HC	749	8,059	158	1,700	-591	-6,359
Retail (A1/A3) total	0	0	1,065	11,459	1,065	11,459
18-21 HC	0	0	474	5,100	474	5,100
22-23 HC	0	0	591	6,359	591	6,359
Residential (C3) total	575	6,187	575	6,187	0	0
22-23 HC	575	6,187	575	6,187	0	0
Ancillary total	52	560	332	3,572	280	3,013
	52	560	332	3,572	280	3,013
Total	2,363	24,866	3,919	38,596	1,556	13,730

NOTE:  
Areas are approximate only and are subject to change during design development

TYPE	GIA					
	Existing		Proposed		Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
18-21 Hand Court & 22-23 Hand Court						
Office (B1) total	1,529	16,452	1,820	19,583	291	3,131
18-21 HC	867	9,329	1,679	18,066	812	8,737
22-23 HC	662	7,123	141	1,517	-521	-5,606
Retail (A1/A3) total	0	0	971	10,448	971	10,448
18-21 HC	0	0	445	4,788	445	4,788
22-23 HC	0	0	526	5,660	526	5,660
Residential (C3) total	503	5,412	499	5,369	-4	-43
22-23 HC	503	5,412	499	5,369	-4	-43
Ancillary total	37	398	298	3,206	261	2,808
	37	398	298	3,206	261	2,808
Total	2,069	21,864	3,588	35,400	1,519	13,536

TYPE	NIA					
	Existing		Proposed		Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
18-21 Hand Court & 22-23 Hand Court						
Office (B1) total	1,328	14,289	1,406	15,129	78	839
18-21 HC	732	7,876	1,306	14,053	574	6,176
22-23 HC	596	6,413	100	1,076	-496	-5,337
Retail (A1/A3) total	0	0	897	9,652	897	9,652
18-21 HC	0	0	432	4,648	432	4,648
22-23 HC	0	0	465	5,003	465	5,003
Residential (C3) total	364	3,917	364	3,917	0	0
22-23 HC	364	3,917	364	3,917	0	0
Ancillary total	0	0	0	0	0	0
	0	0	0	0	0	0
Total	1,692	18,206	2,667	28,697	975	10,491

## *19.0 Architectural Drawings*

---

BuckleyGrayYeoman

## 19.1 Drawing Registers

[illegible][illegible][illegible]