

A - Verified Views



Existing view from Bedford Row



Existing view from High Holborn/Hand Court



Proposed view from Bedford Row



Proposed view from High Holborn/Hand Court



Existing view from Gray's Inn Gardens



Existing view from Bedford Row



Existing view from Bedford Row/Theobald's Road



Proposed view from Gray's Inn Gardens



Proposed view from Bedford Row



Proposed view from Bedford Row/Theobald's Road

Line of proposal -----

B - Residential Provision Study

18 - 23 Hand Court | High Holborn Estate | London

SRG Holborn Ltd | Buckley Gray Yeoman
Residential Study

BuckleyGrayYeoman

26th September 2018

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1.0 Introduction

1.01 Purpose of Report

This report has been prepared by BuckleyGrayYeoman on behalf of SRG Holborn Ltd in support of the redevelopment proposals for the High Holborn Estate (HHE), London.

This report investigates the possibility for providing residential accommodation within 18-21 Hand Court.

The initial proposal for 18-21 Hand Court is for 4 storeys of office with retail at ground and basement levels. Following pre-application discussions with Camden officers, this report will demonstrate how the inclusion of residential accommodation would impact the scheme's development viability.

- Contained within are two options:
- Horizontal split with adjacent cores
 - Horizontal split with opposite cores
 - Vertical split

I.02 Methodology

The following parameters are to be considered:

Site Constraints

- The only street frontage (and access) is along Hand Court, a relatively narrow pedestrian passage.
- Close proximity to adjacent buildings.
- Fixed building footprint.
- No potential for additional floors (B - 4 maximum).

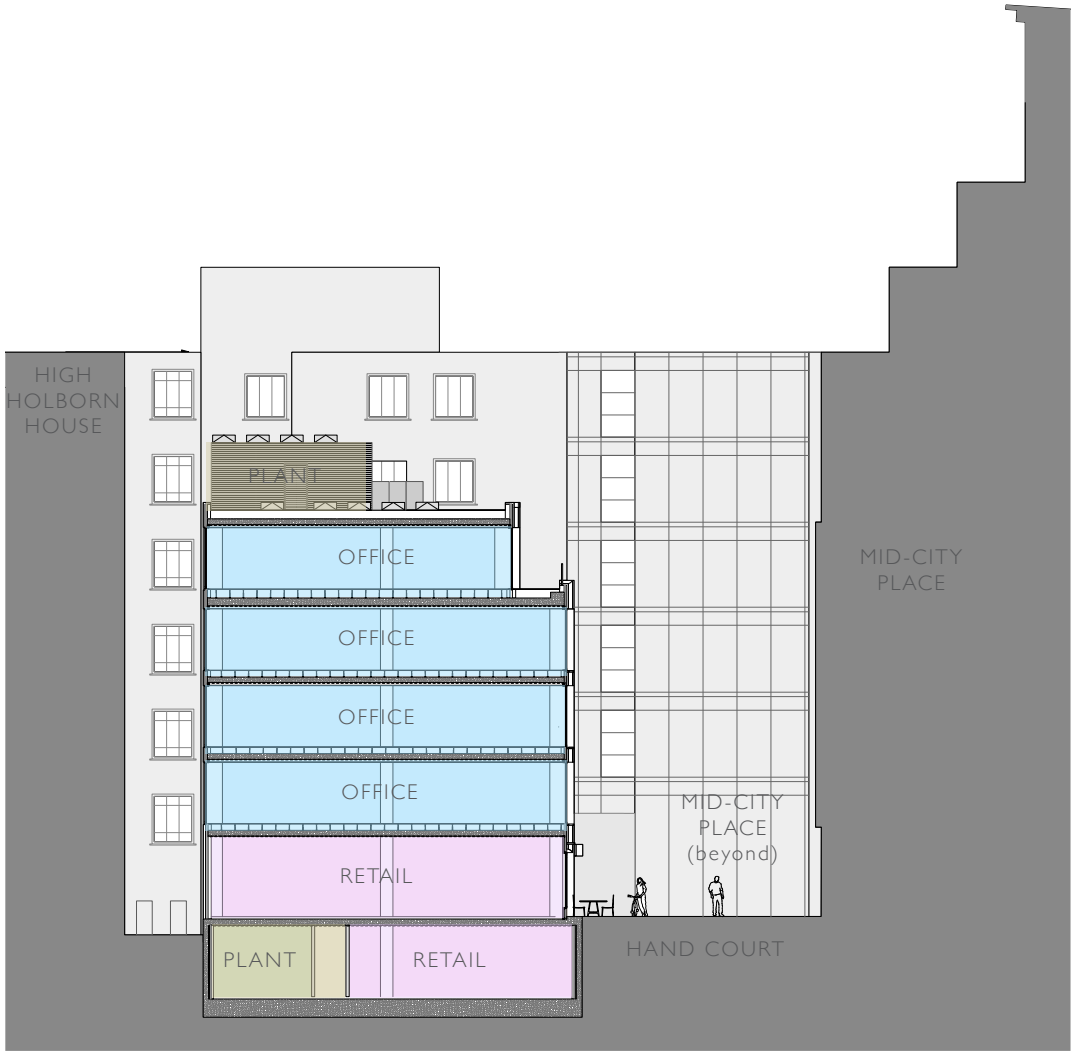
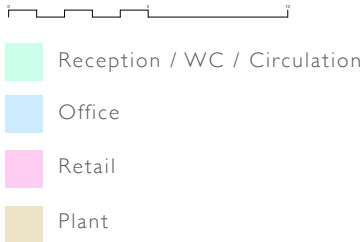
Design Goals

- Add value to the Hand Court pedestrian thoroughfare.
- Maintain facade rhythm and proposed cornice line along Hand Court.
- Provide attractive retail units that will activate the frontage and underpin a project objective to enhance the public realm along Hand Court.
- Deliver high-quality grade 'A' office floorspace.
 - - Flexible office floorplate.
 - - Good sight lines across floorplate.
 - - Option for split tenancies.
 - - Enhance daylight & views out.
 - - Generous entrance/reception.
 - - Create a destination.
- Present desirable homes.
 - - Appropriate daylight/sunlight
 - - Private amenity space.
 - - Minimise overlooking.
- Separate cores/access to each use.
- Clear split between uses.

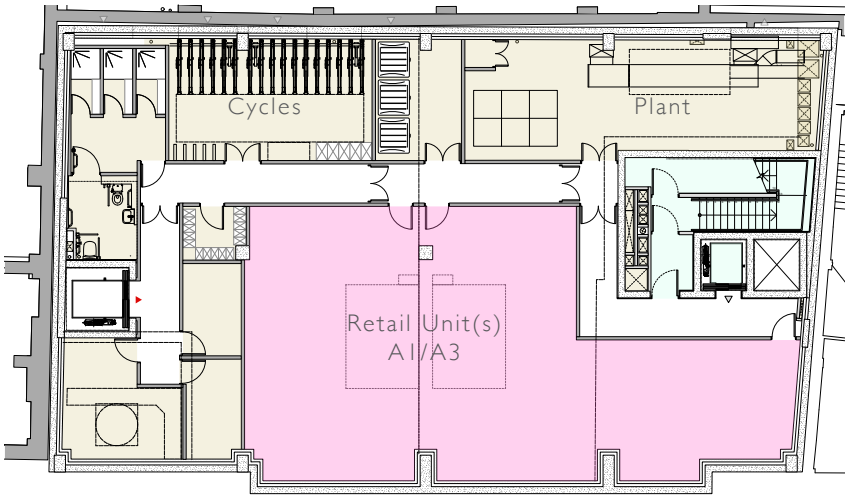
2.0 Residential Provision Options

Approximate Use Distribution (GIA):

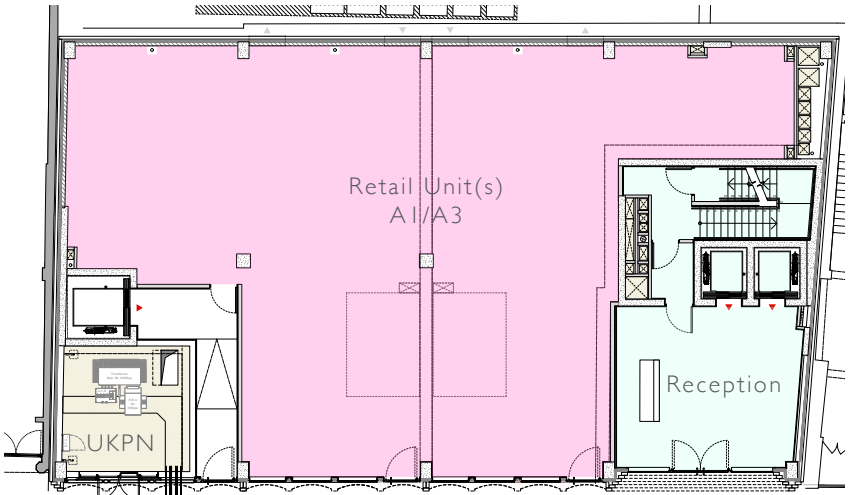
0% residential (0sqm) 0sqm NIA
18% retail (445sqm) 432sqm NIA
69% office (1679sqm) 1,306sqm NIA
12% ancillary (298sqm)



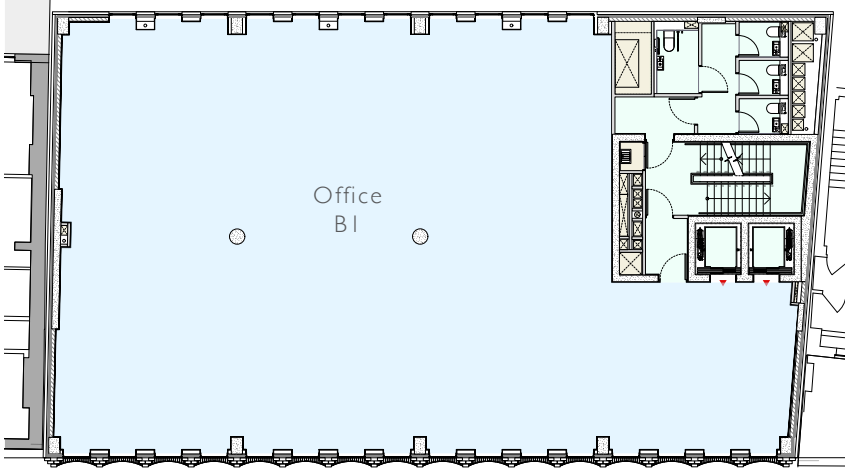
Proposed Section



Proposed Basement Plan

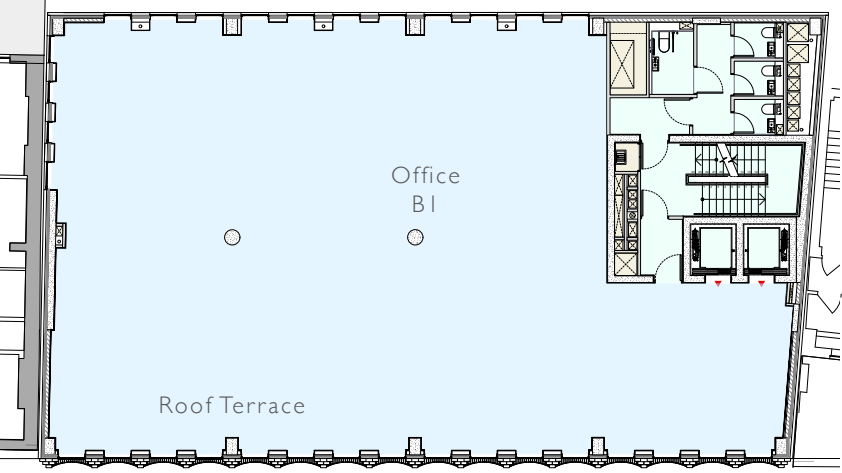


Proposed Ground Floor Plan

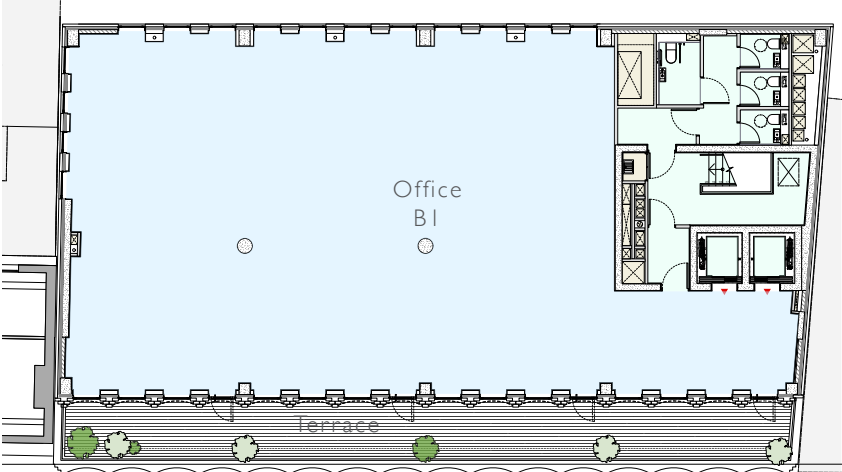


Proposed Typical Upper Plan

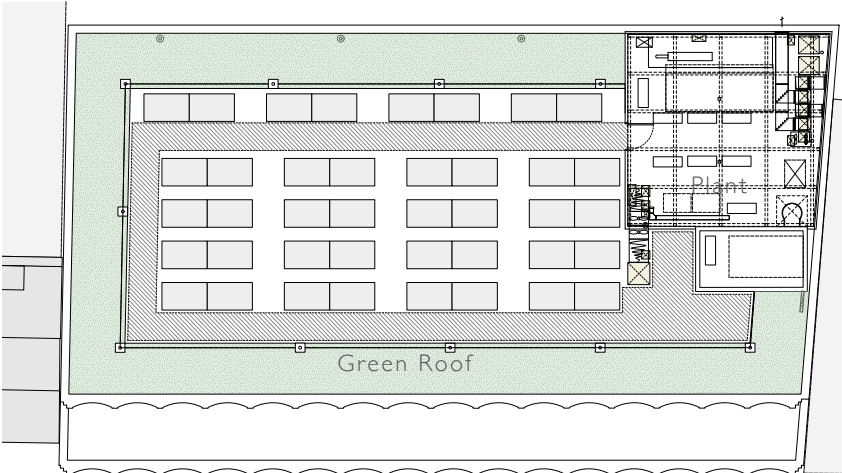
2.01 Current Office & Retail proposal



Proposed 3rd Floor Plan



Proposed 4th Floor Plan



Proposed Roof Plan