

### Basement Impact

- Cycle provision: +8 spaces
- Additional residential refuse provision.
- Second core.
- Loss of approx. 110sqm retail NIA ✖

### Ground Floor Impact

- Loss of one retail unit. ✖
- Poor retail offering. ✖
- Less streetfront activity to Hand Court. ✖
- Loss of approx. 50sqm retail NIA ✖

### Typical Floor Impact

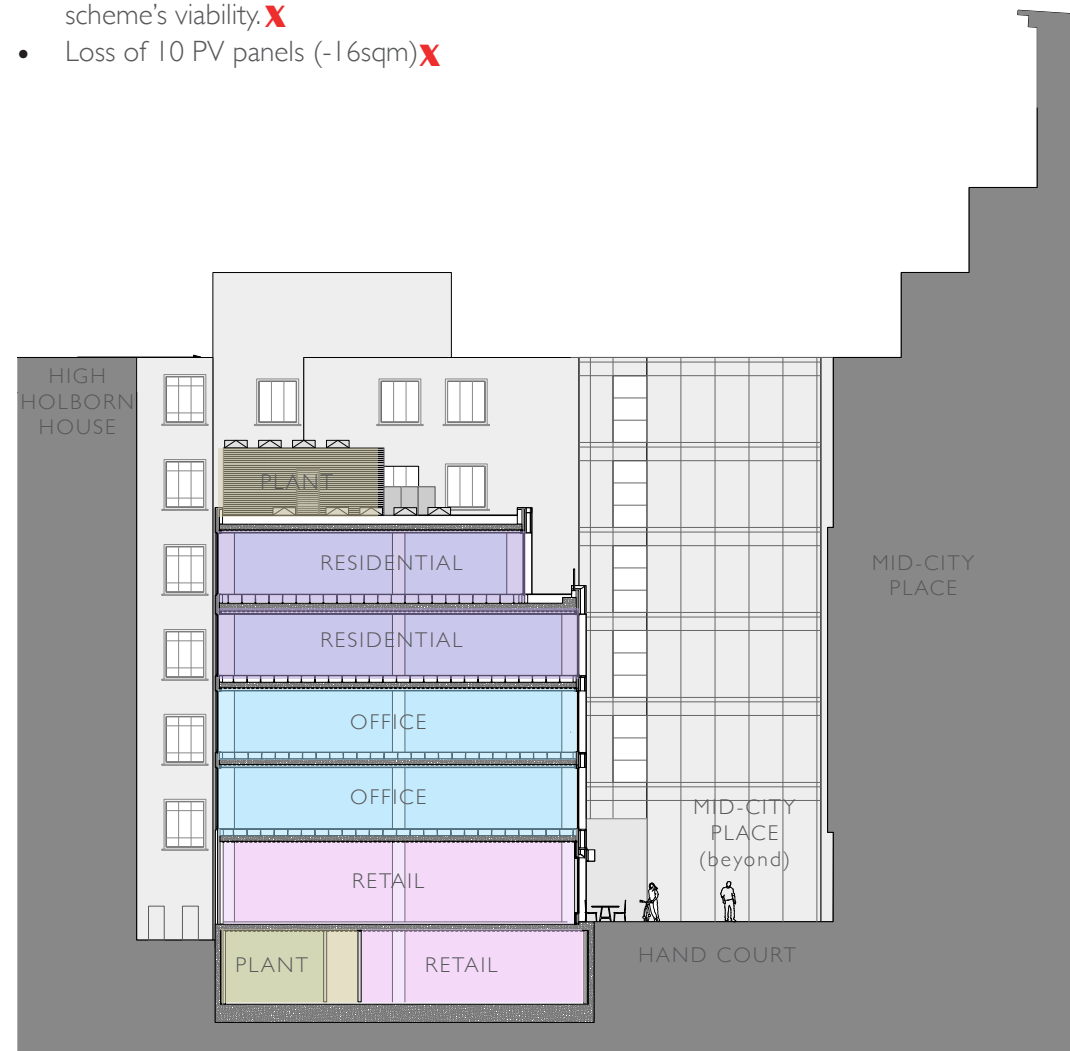
- Addition of residential core (-76sqm office NIA over 2 floors) ✖
- MEP risers for residential units to travel through office demise. ✖
- Awkward and inefficient floorplate. ✖
- Not practical to split floorplate for dual tenancy. ✖

### Fourth Floor Impact

- Provision of residential accommodation (-342sqm office NIA) ✖
- Unable to provide amenity space to units. ✖
- Overlooking issues with offices surrounding the site. ✖

### Roof Impact

- Increase plant enclosure. Rights of Light breach that affects the scheme's viability. ✖
- Loss of 10 PV panels (-16sqm) ✖



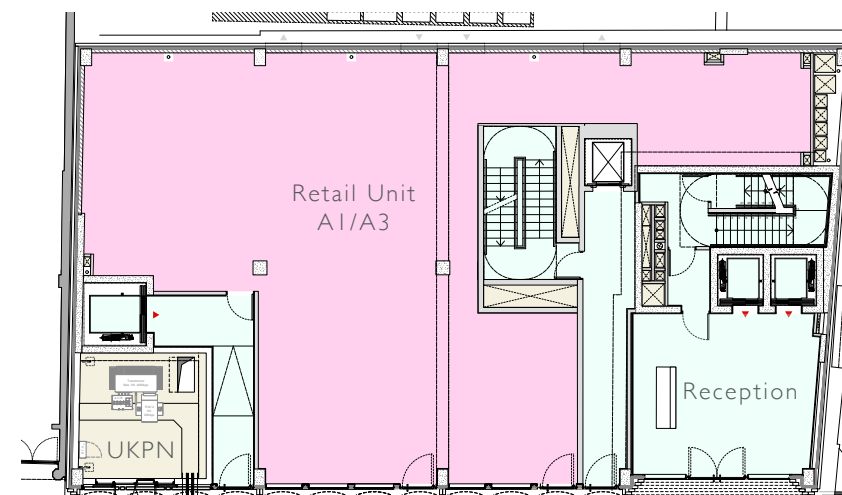
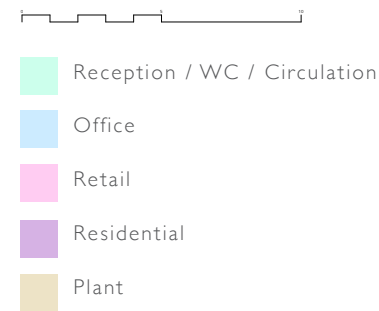
Proposed Section

### Approximate Use Distribution (GIA):

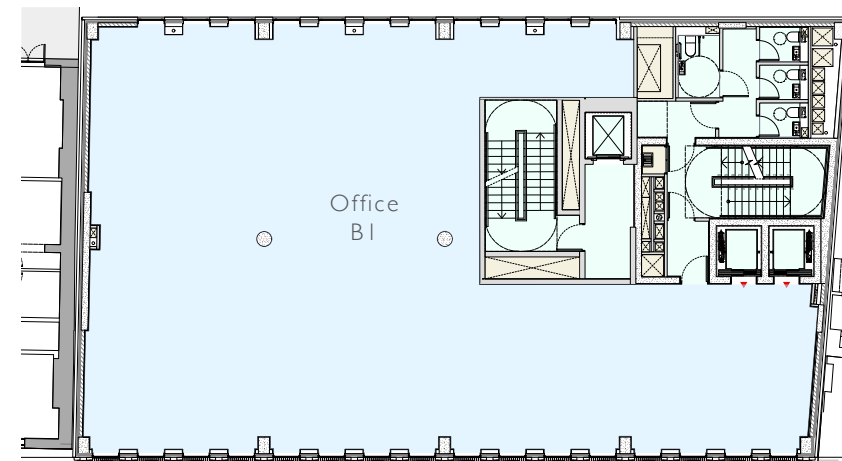
32% residential (768sqm)	531sqm NIA (+531sqm)
18% retail (433sqm)	272sqm NIA (-160sqm)
38% office (911sqm)	610sqm NIA (-696sqm)
13% ancillary (310sqm)	

### Residential Provision

- In line with Camden dwelling sizes
- 531sqm NIA
- 768sqm GIA
- 2 no. 1 bed units
- 3 no. 2 bed units



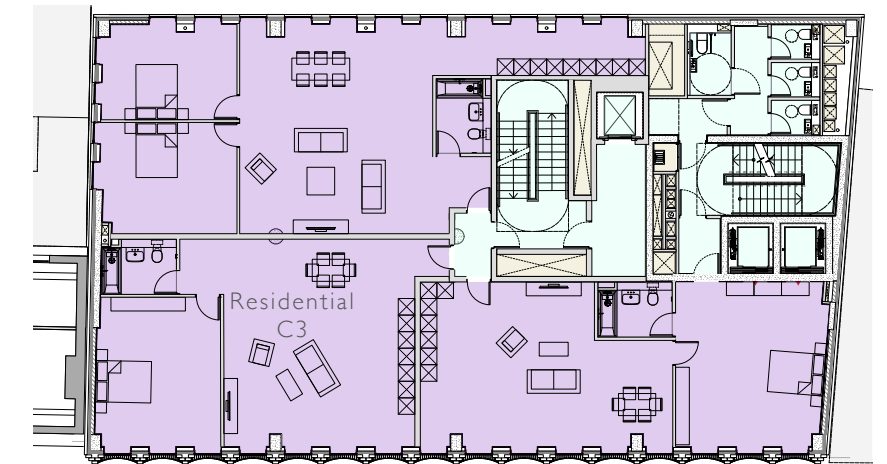
Proposed Ground Floor Plan



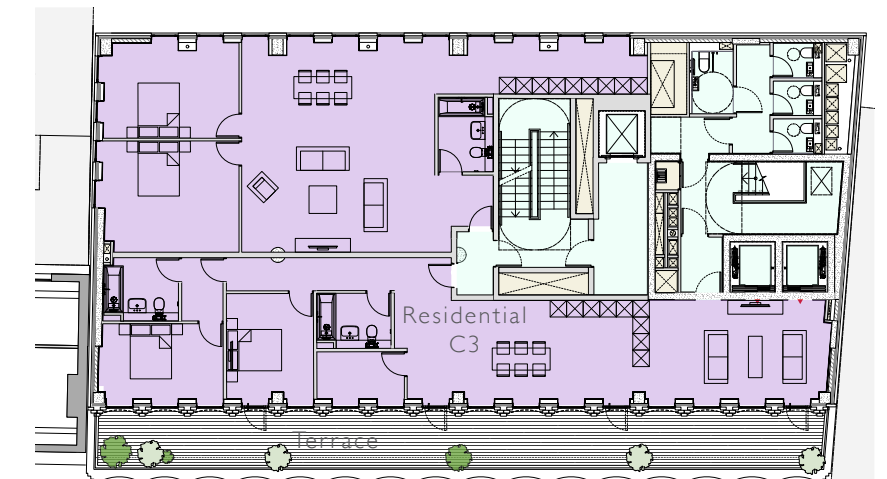
Proposed Typical Upper Plan

18 - 23 Hand Court | High Holborn Estate  
SRG Holborn Ltd.  
Residential Study - 26th September 2018

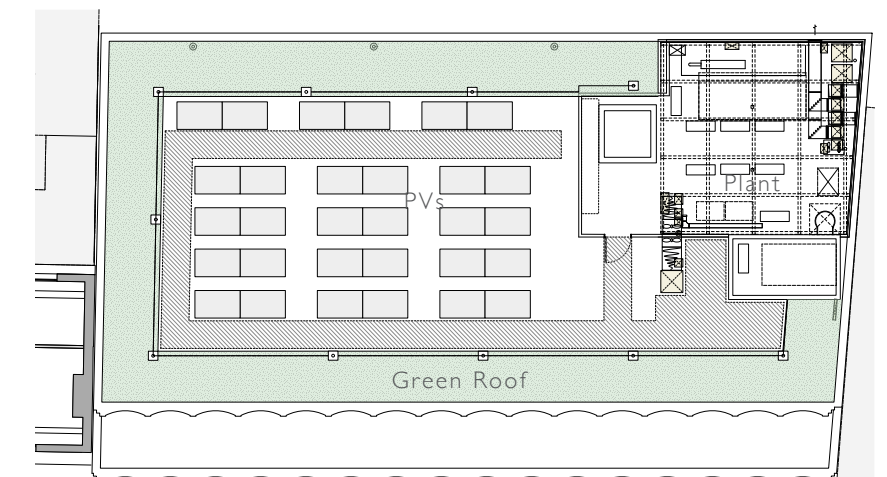
## 2.02 Alternative Option 1 - Horizontal Split with adjacent cores



Proposed 3rd Floor Plan



Proposed 4th Floor Plan



Proposed Roof Plan