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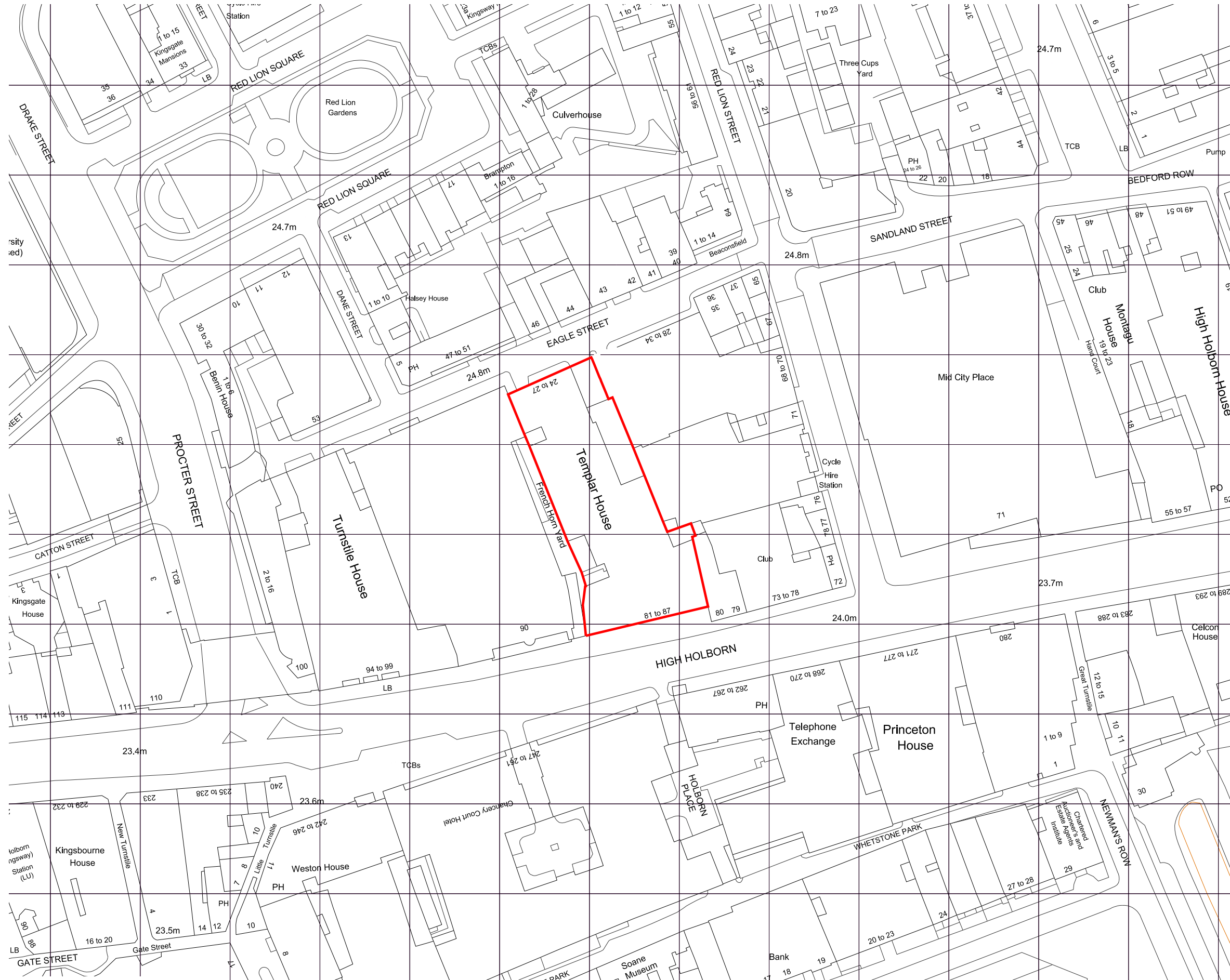
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1 Introduction



— SITE BOUNDARY

Location Plan

What the Design and Access Statement relates to

This Design and Access Statement relates to a detailed planning application submitted on behalf of Northwood Investors, to refurbish the existing office and retail spaces to a modern standards that meet the current market demands and to extend the operational life of the development.

The location of the application site is indicated on the adjacent site plan and is located on High Holborn east of Holborn Underground Station.



Templar House Street View from High Holborn.

2 Site Analysis

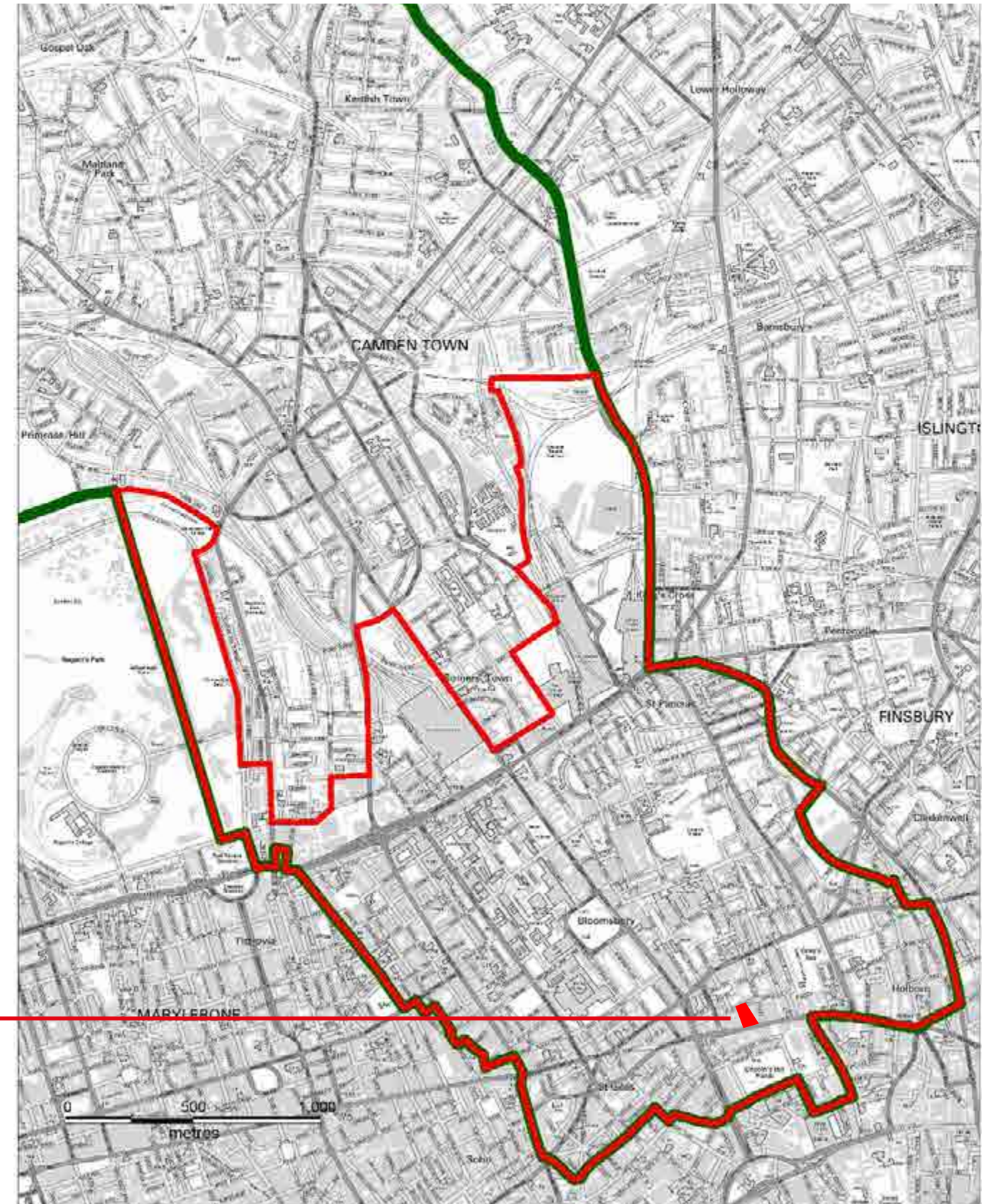
Site Analysis and Context

The site, located on the busy High Holborn main east west route across the centre of London, provides a development opportunity to deliver an updated, contemporary, office space. The freehold site currently has a total of 100,545 sq ft of offices and ancillary retail uses at ground and lower ground. The office accommodation is currently let until January 2019.

The site is located 150 yards from the High Holborn Tube Station. The immediate area forms the core of Midtown, equidistant between the City and the West End. The target market for the offices would be legal, corporate, and professional tenants / buyers. Other tenants in the area include; Mitsubishi Corp., Hogan Lovells, Olswang LLP, LSE, Deloitte, Macfarlanes, Skype, Goldman Sachs and Sainsbury's. The site is directly opposite the Rosewood Hotel which is housed in a recently refurbished Edwardian building.



The London Borough of Camden sits centrally within London. Templar House site is on the south side of the borough on High Holborn.



TEMPLAR HOUSE SITE

Templar House Refurbishment Planning Application

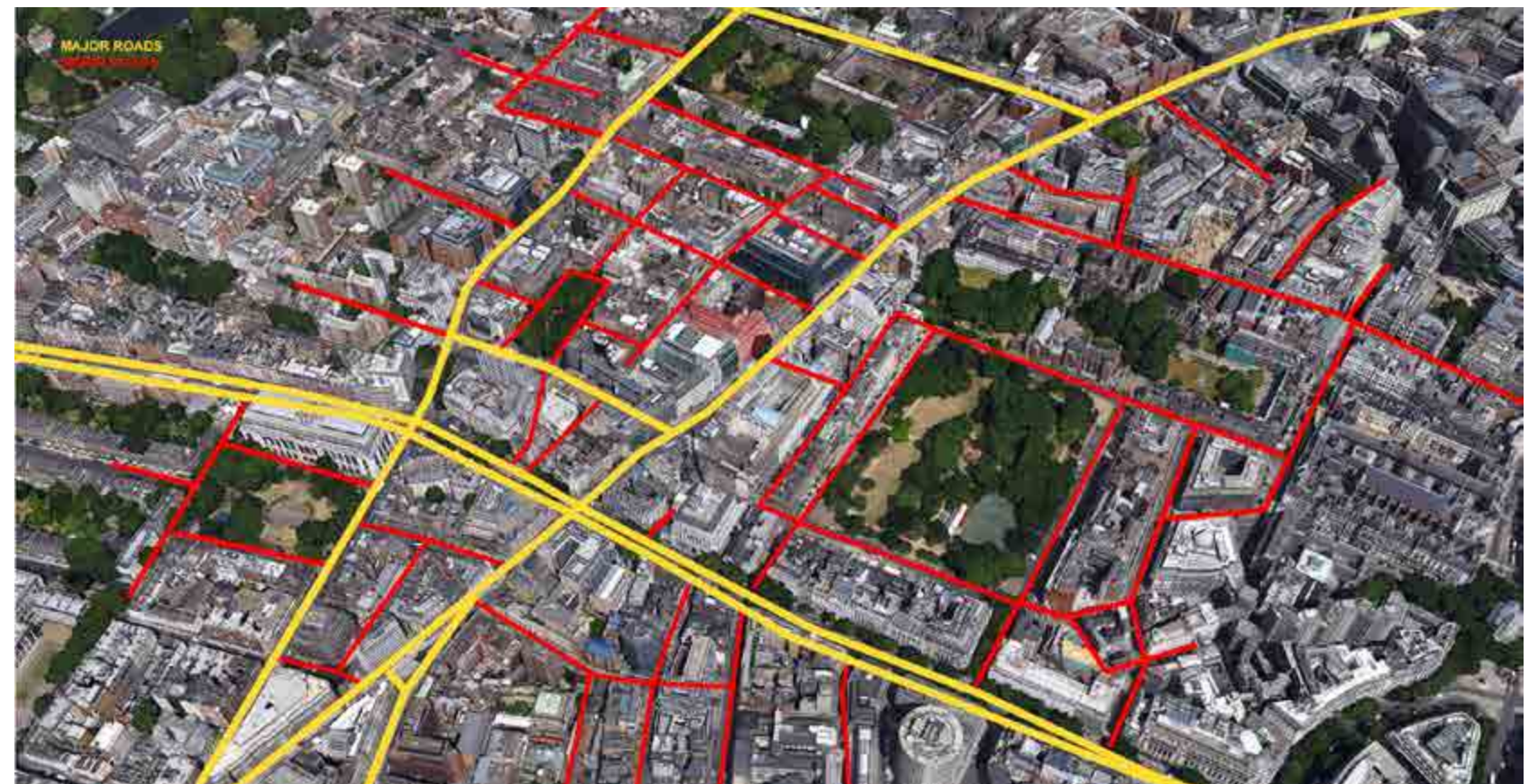
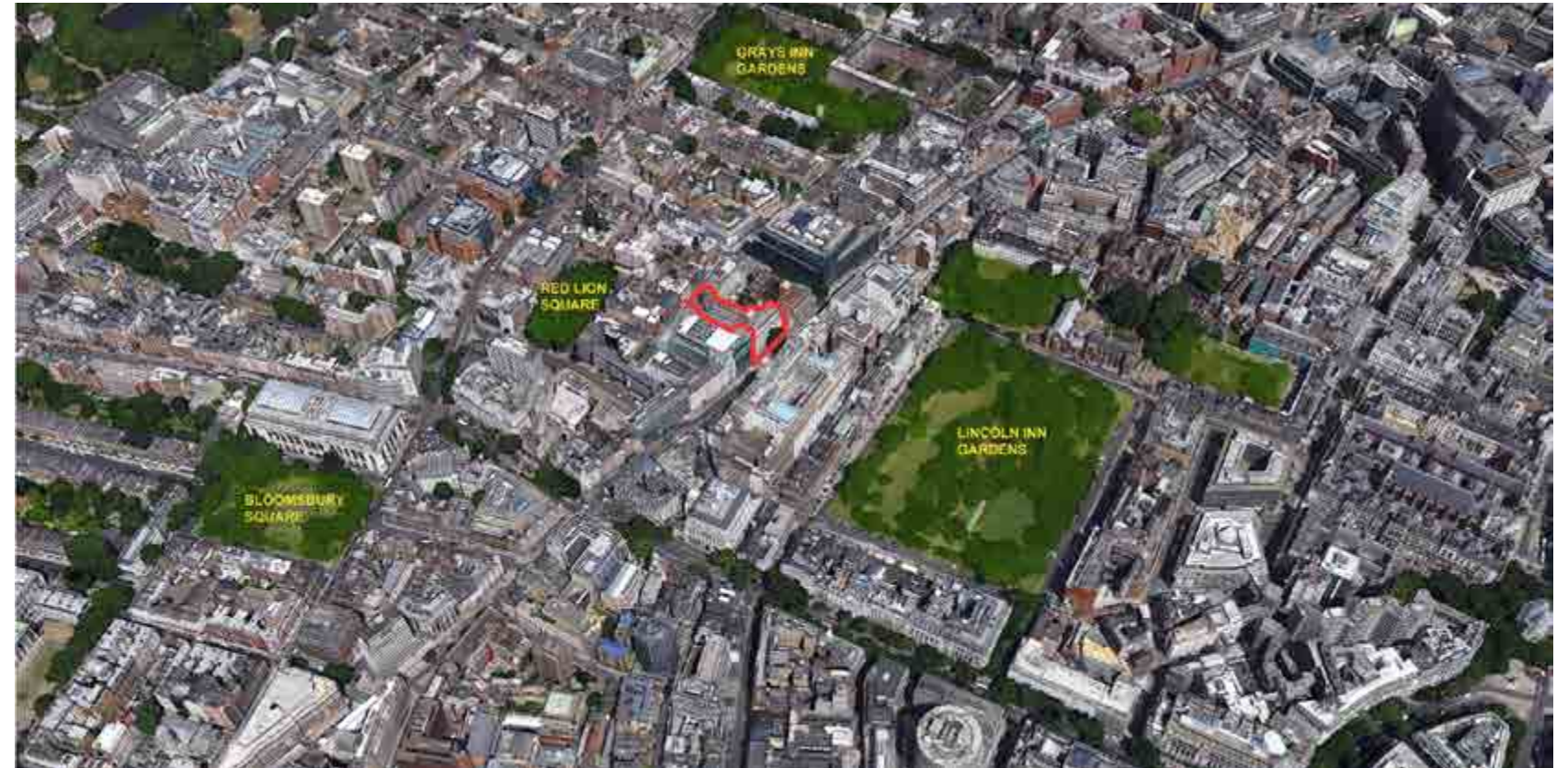
Currently the site houses an office building of 8 storeys and spans between High Holborn to the south and Eagle Street to the north. The building has two entrances (one on each street) and internally has two lift and stair cores. The configuration of the offices can provide flexibility in tenancy splits as it naturally divides the floor plate into three parts. The central section of the building narrows (similar to its immediate neighbour to the west) to provide better light to the office accommodation. The site is approximately 77m from north to south and has a width of 35m on High Holborn and 27m on Eagle street. Delivery access is currently from Eagle Street to the existing basement via a vehicle ramp. At ground floor level retail units serves High Holborn and this retail includes a basement storage facility. Car parking and plantrooms fill the remaining basement level. There is a significant tree directly outside the façade on High Holborn which provides shading to the South facade.

Green spaces

The Templar house site is positioned in relative short distance from a number of notable gardens and squares providing public green space within the urban fabric. Lincolns Inn gardens is found to the South of the site, Grays in gardens to the East and Red Lion and Bloomsbury square to the North and North West respectively. It is important that the proposed building takes note of the green pockets and its self could become perceived as a green space and promote biodiversity.

Road network

The Templar house site sits adjacent to High Holborn, a major artery into the heart of the city. The back of the site has a minor road adjacent, Eagle street which has substantially less traffic. The minor roads are used more so for residential use and back of house purposes.

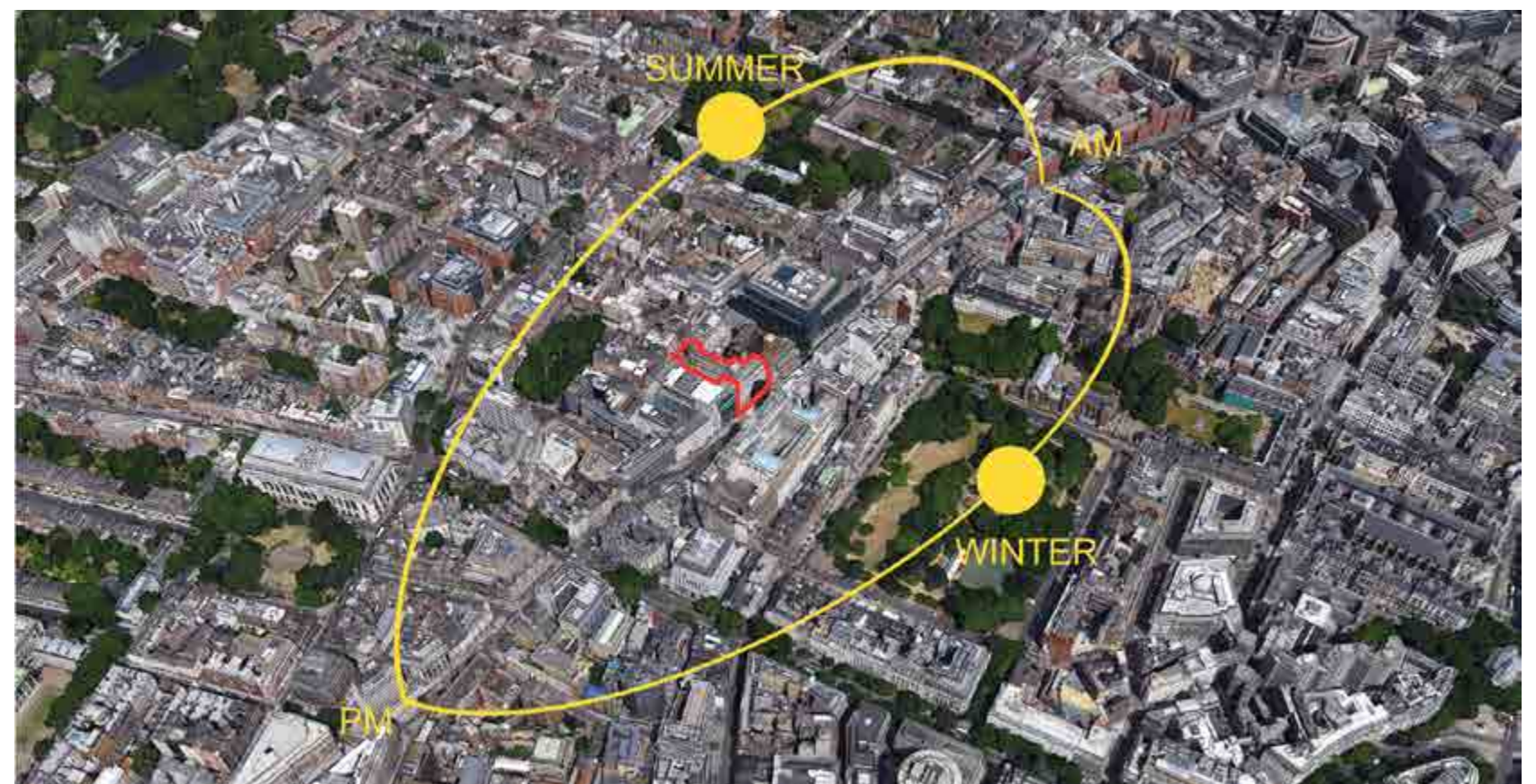
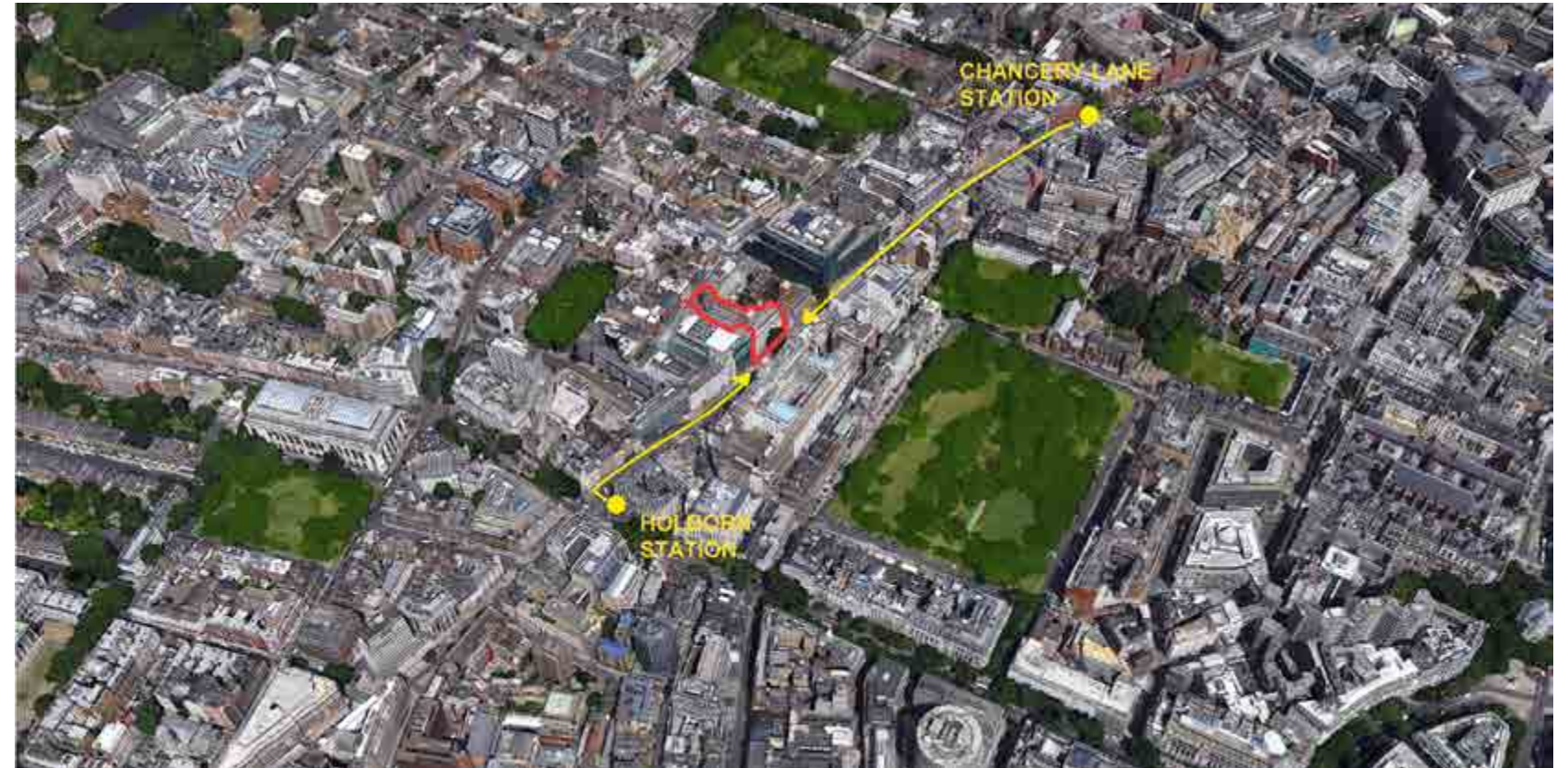


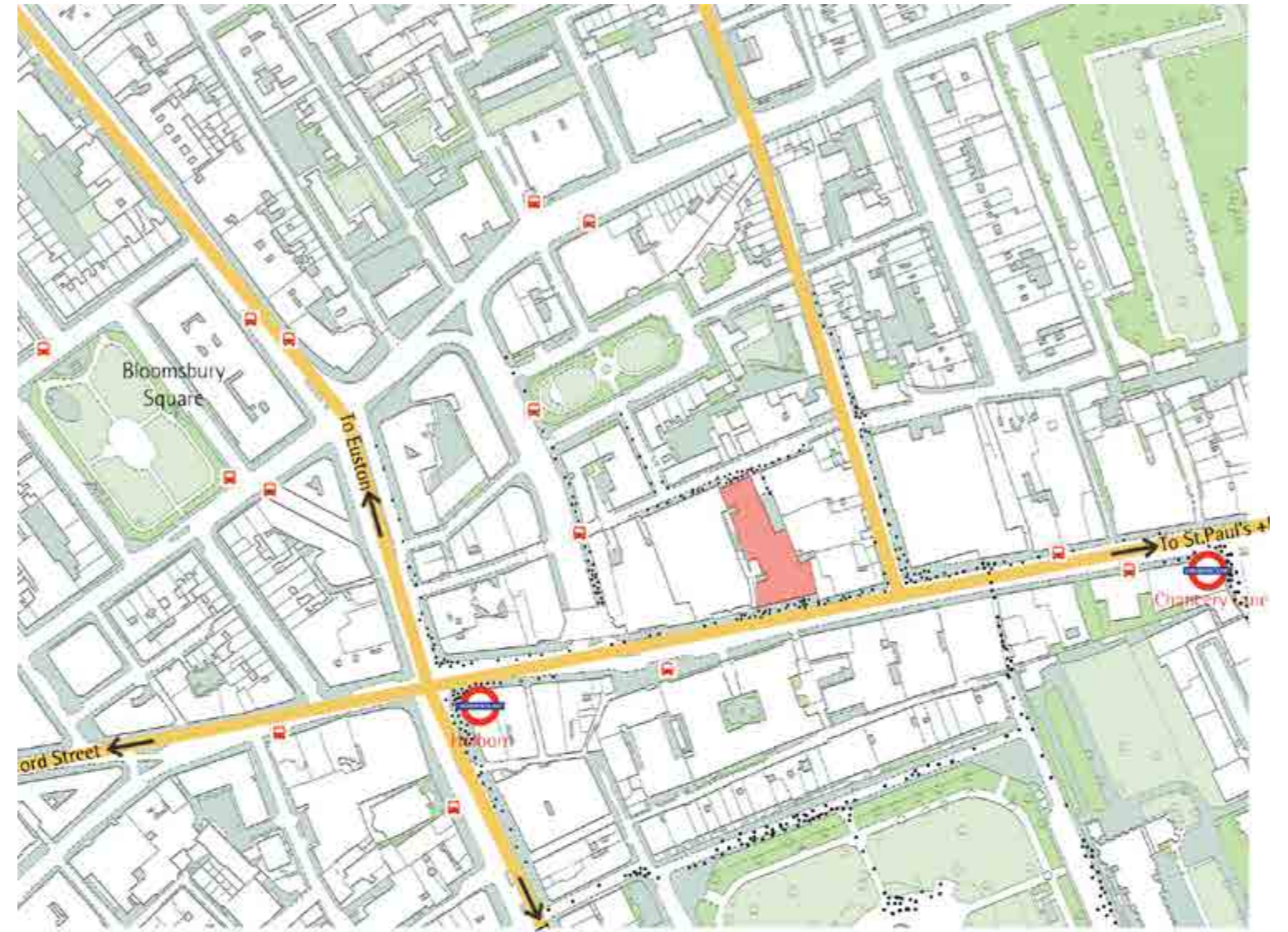
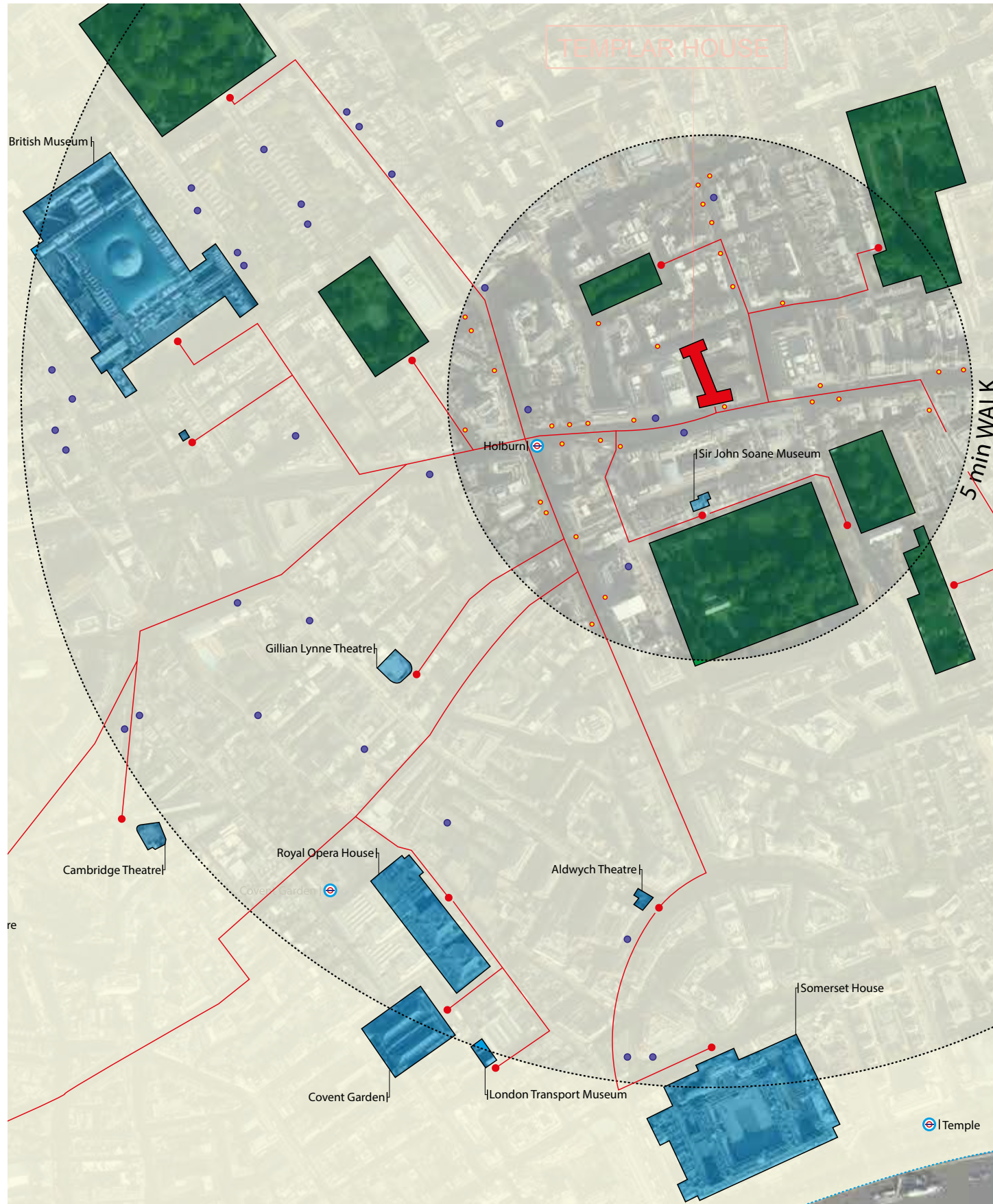
Tube Stations

The nearest tube stations are Holborn and Chancery Lane and it would be expected that footfall to the Templar house site would be highest from these points. The view in the journey from station to site should be a key consideration.

Orientation and daylight

The site has a North to South orientation meaning exposure to solar gain on the High Holborn South side. The sun will move East to West throughout the day meaning solar gains on the South West part of site later on in the day. In comparison the north facing part of the site will receive far less solar gain. The nature and urban density of the site means that the lower parts of the east and west facade will be mostly in shade by the adjoining buildings, so the solar gains to the facade will be spread incrementally and mostly affecting the higher levels of the building.





- Site location
- Vehicular Access
- Pedestrian Movement
- Underground Public Transport
- Bus Stops

Site Context Plan



The Rosewood Hotel is directly across the street from Templar House on High Holborn.



Templar House Refurbishment Planning Application

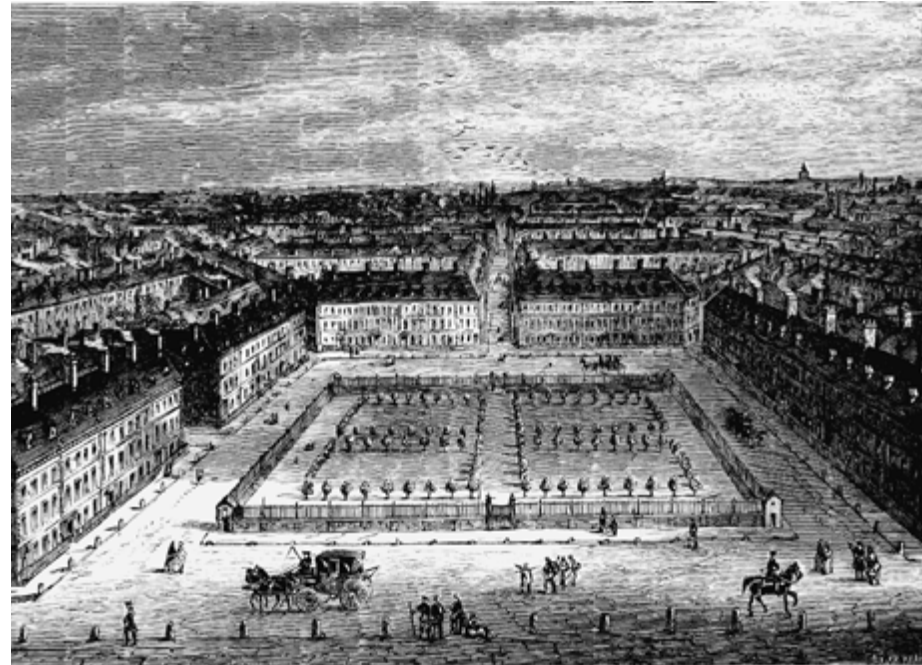
Site History

The 1720 map shows a typical configuration of blocks along High Holborn consisting of perimeter buildings. This perimeter is formed by narrow properties leaving the centre of the block as open space (services/gardens).

Red Lion's Square is notable for its coherent perimeter building blocks. Hatton's description of Red Lion Square from 1708: "a pleasant square of good buildings, between High Holborn south and the fields north."

100 years later the High Holborn fabric evolved by increasing density at the centre of the plots. With this the frontage was more fragmented to allow access and connection north to south. Building typology evolution to accommodate growth created a more active "back" such as galleries for Inns resulting in a fundamental change in block configuration.

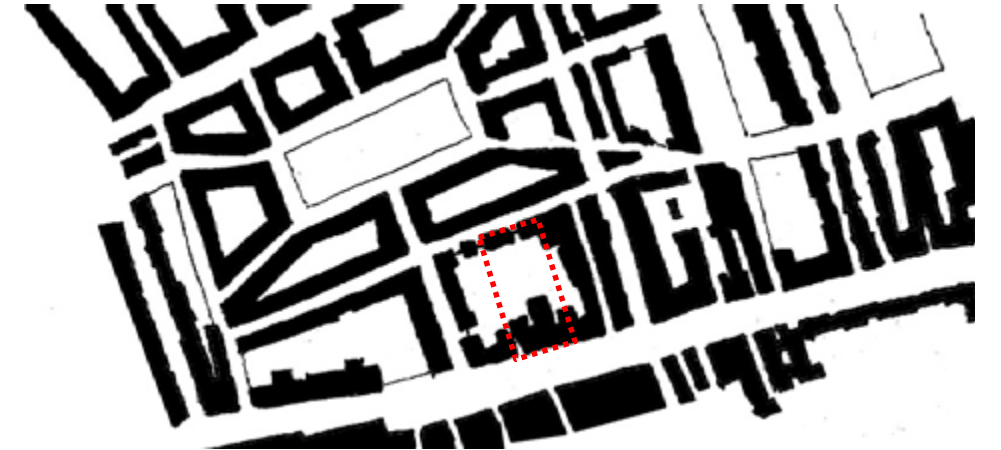
More densification occurred during the 1800's, both towards the centre of plots and in the closing of available space at street frontage. As a result a more consolidated urban fabric emerged with semi continuous frontages alongside High Holborn



Red Lion Square 1700's



The Old Blur Boar Inn located between High Holborn and Eagle Street, 1837



1720



1827



1896

Templar House Refurbishment Planning Application

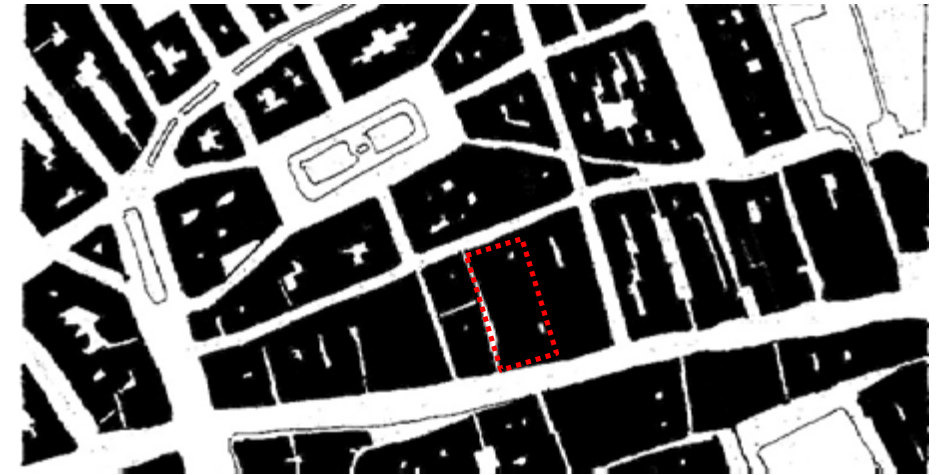
Site History (cont.)

This map from the beginning of the 20th century shows little change of urban fabric when compared with the end of 19th century. The consolidation of plots resulted in bigger buildings within the same footprint.

The Templar House site was the target of two high explosive bombs during WWII. The site was left in ruins for a number of years after the war and empty plots remained until the late 1950's.

During the late 50's and 60's a number of plots were rebuilt from the ruins of the Blitz. Common practice at that time was the consolidation of affected plots into larger ownership portions. As a result High Holborn experienced a considerable change in scale including larger footprints with larger frontages.

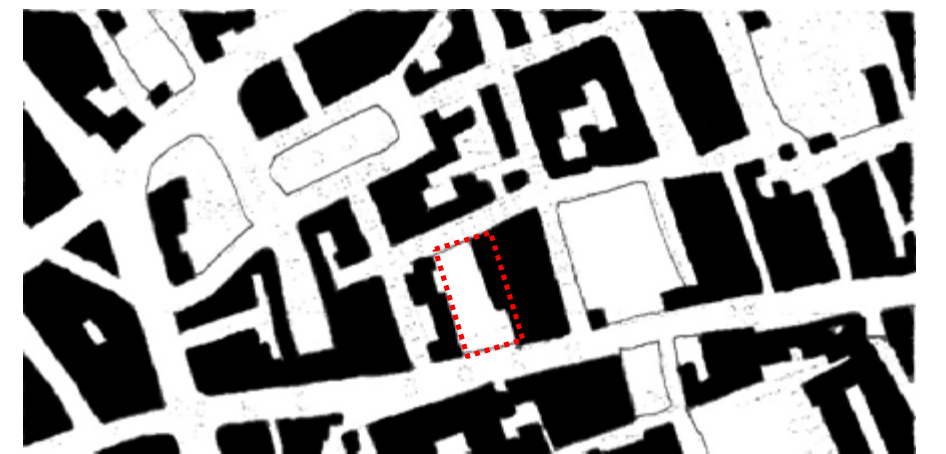
The 3 maps to the right illustrate the change of scale in plot size (and buildings) in the last 136 years



1916



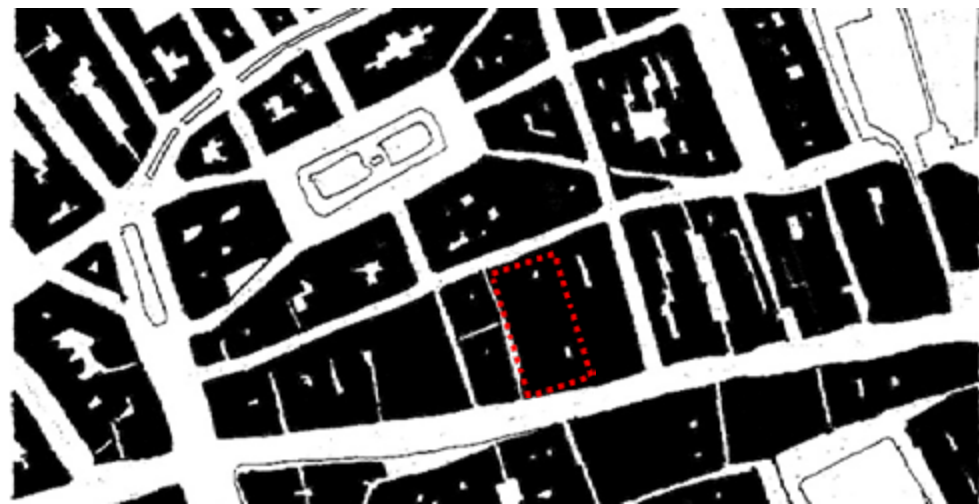
1952/53



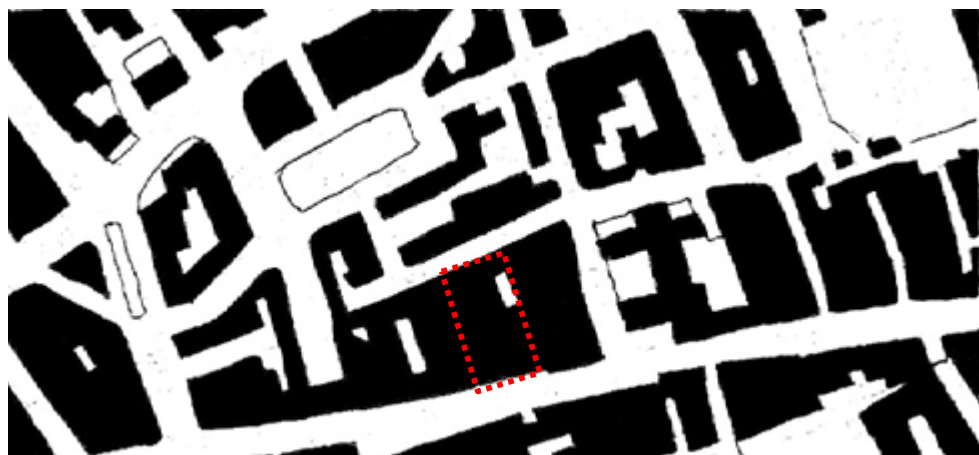
1966

Templar House Refurbishment Planning Application

The figure Ground of 1979 shows a substantial change from the urban fabric when compared with the map just 63 years before. The urban fabric evolves and new circumstances and needs provide new solutions. New buildings coexist with old buildings providing High Holborn with a rich mix of styles, scales and materiality that characterises most of London's main streets.

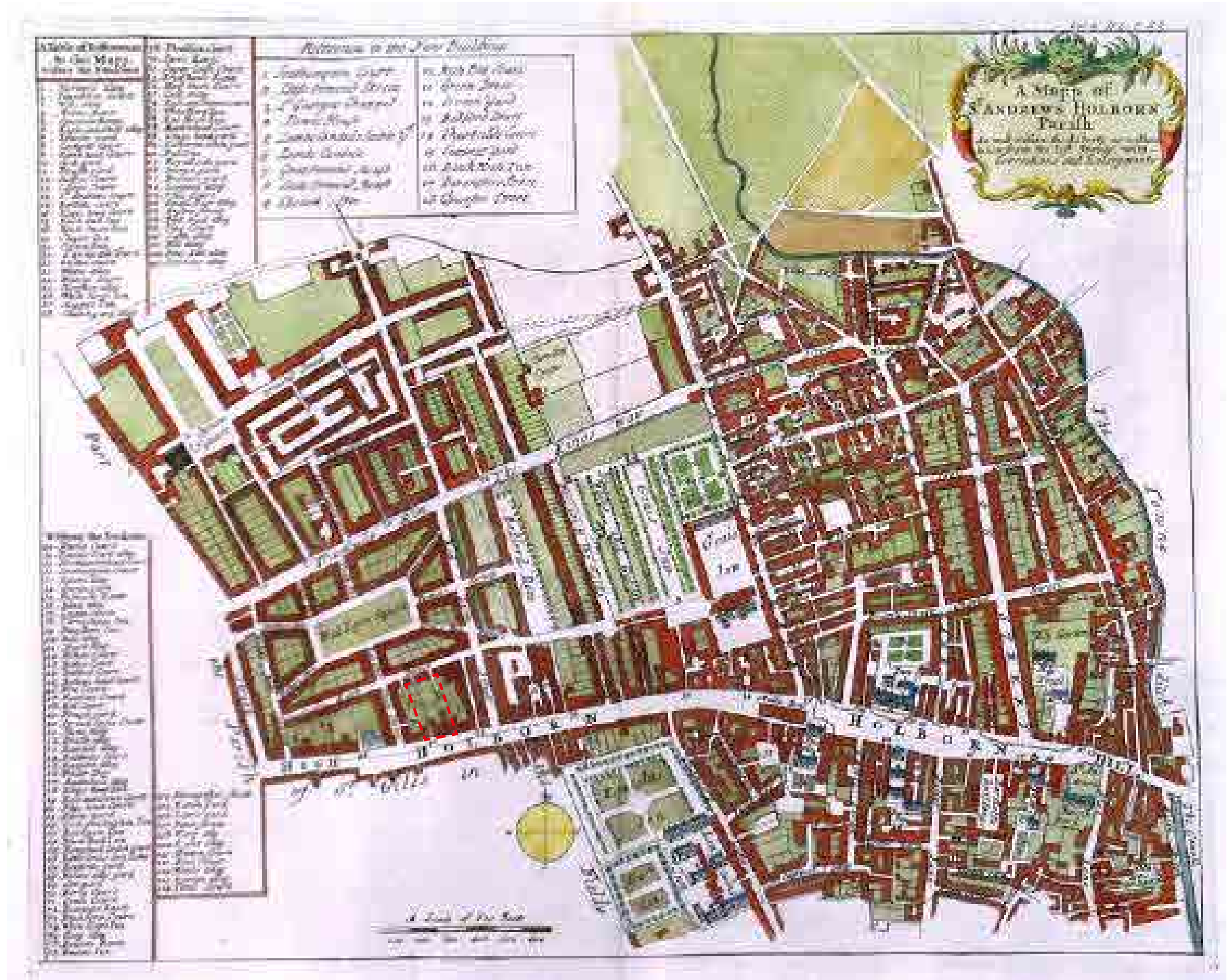


1916 Figure Ground Map

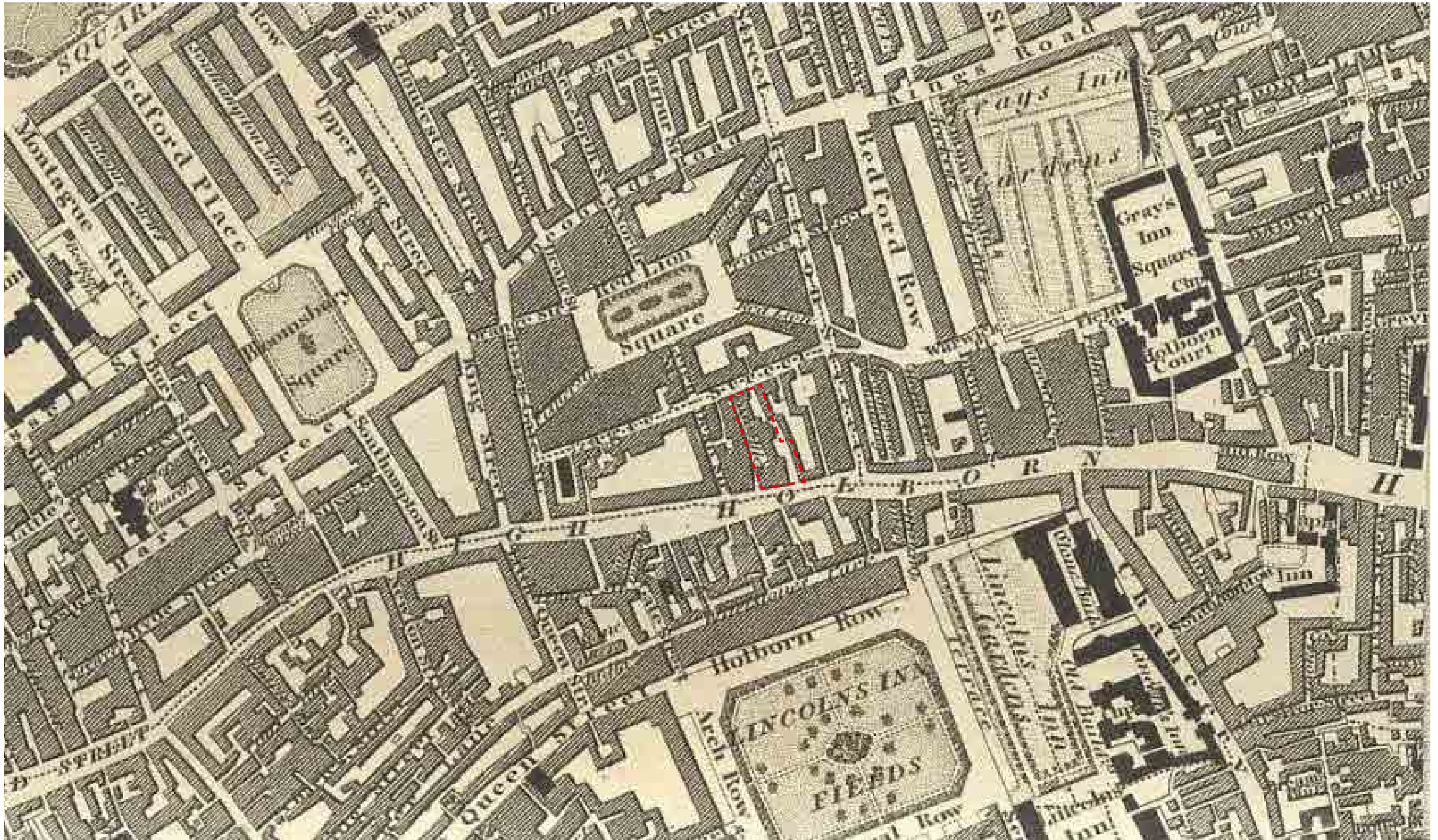


1979 Figure Ground Map



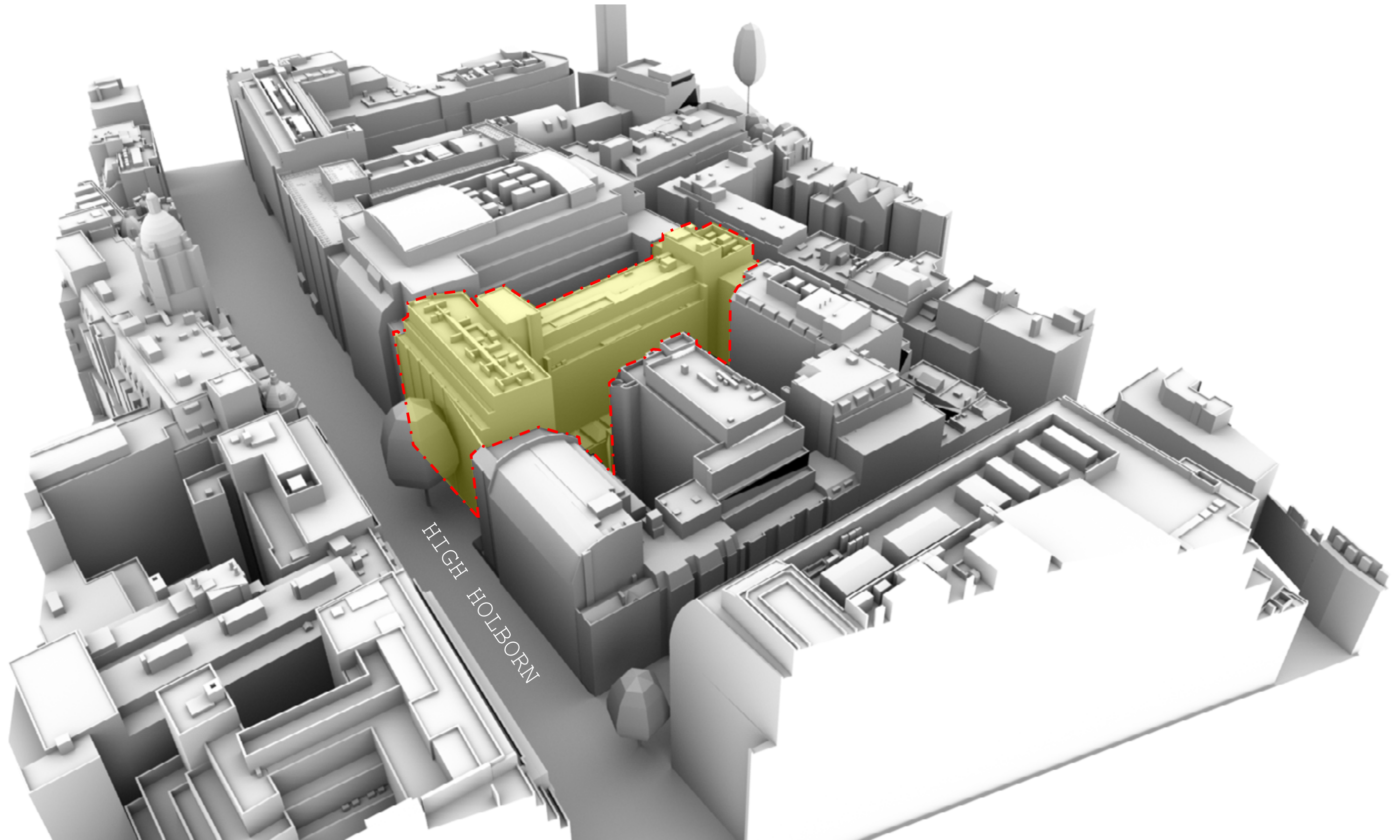


High Holborn 1720, John Stowe in A Survey of the Cities of London and Westminster

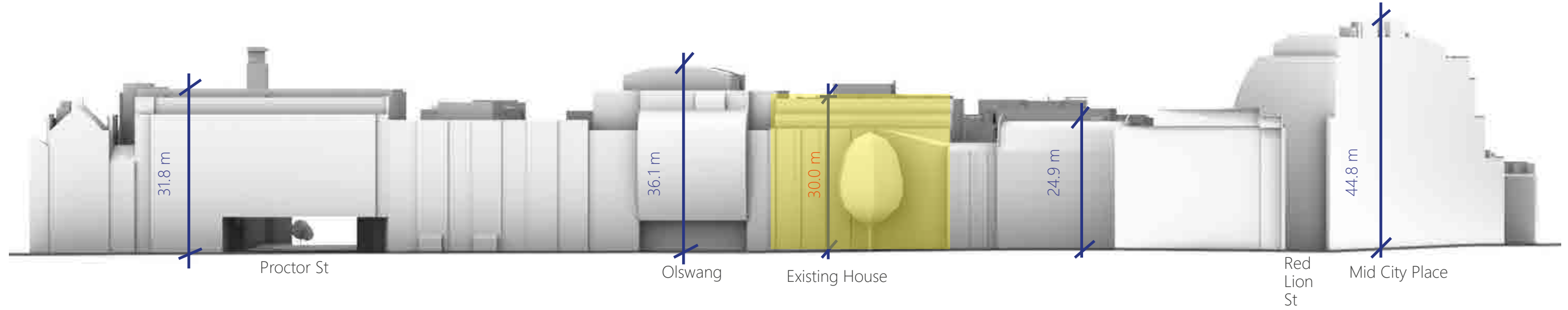


1827 Map of High Holborn area

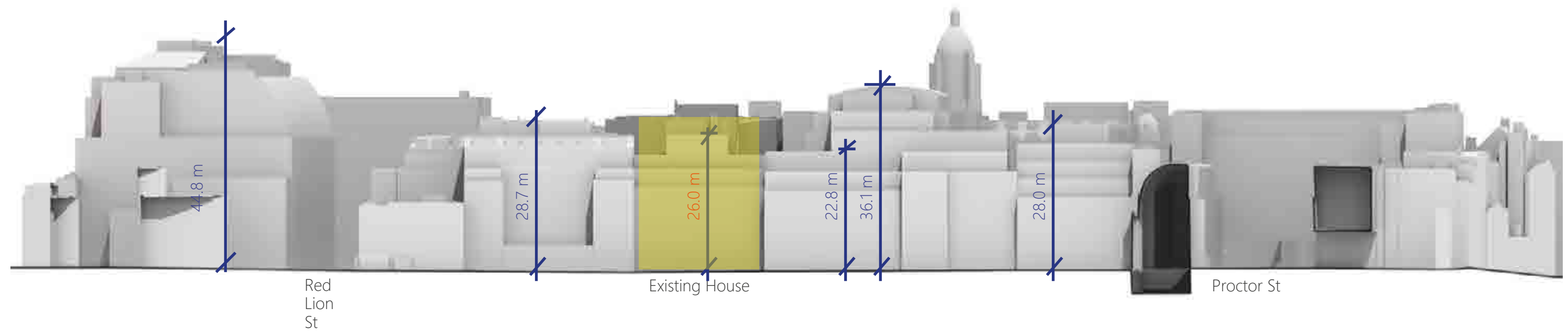
EXISTING AERIAL VIEW



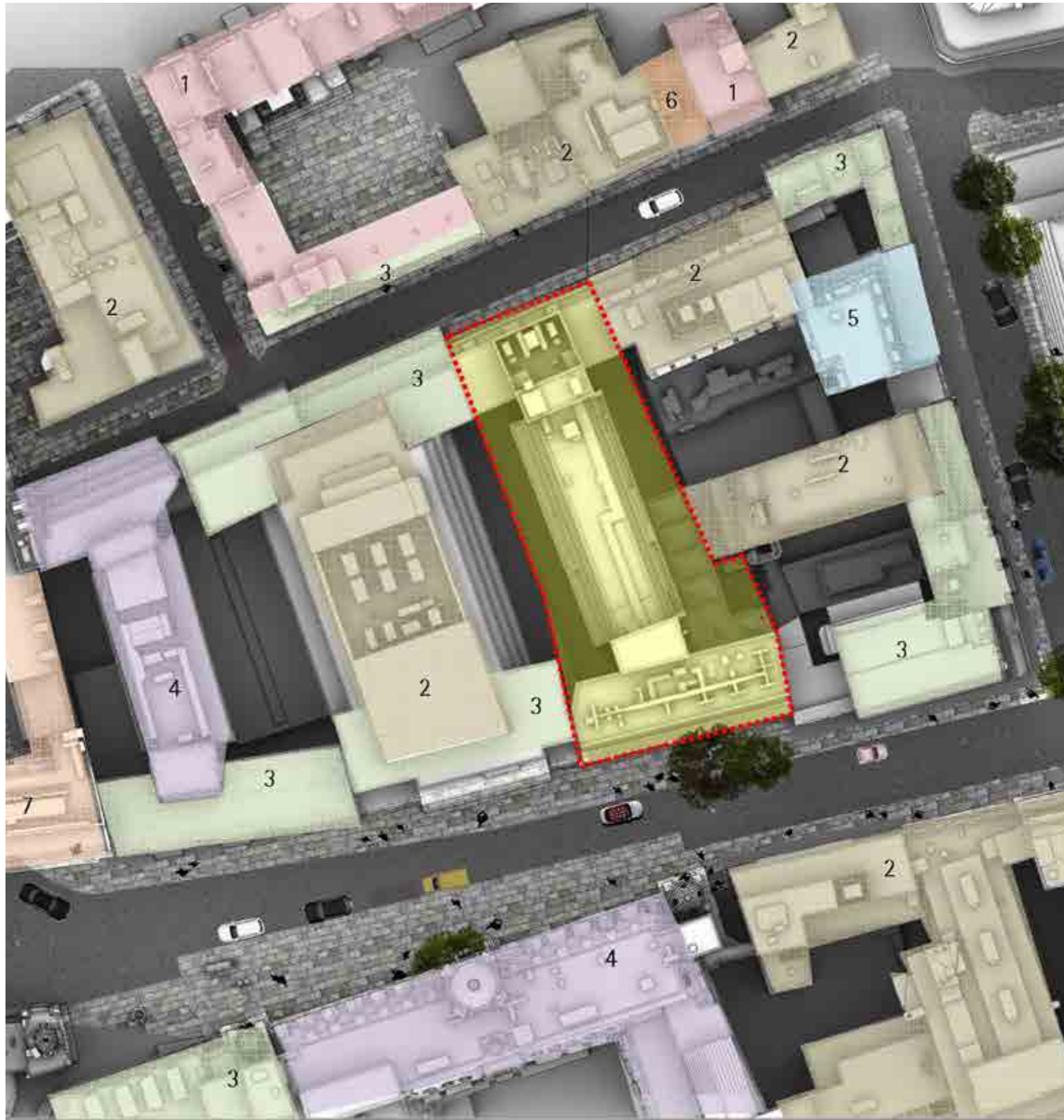
EXISTING HIGH HOLBORN AND EAGLE STREET CONTEXT ELEVATIONS



HIGH HOLBORN NORTH SIDE OF STREET



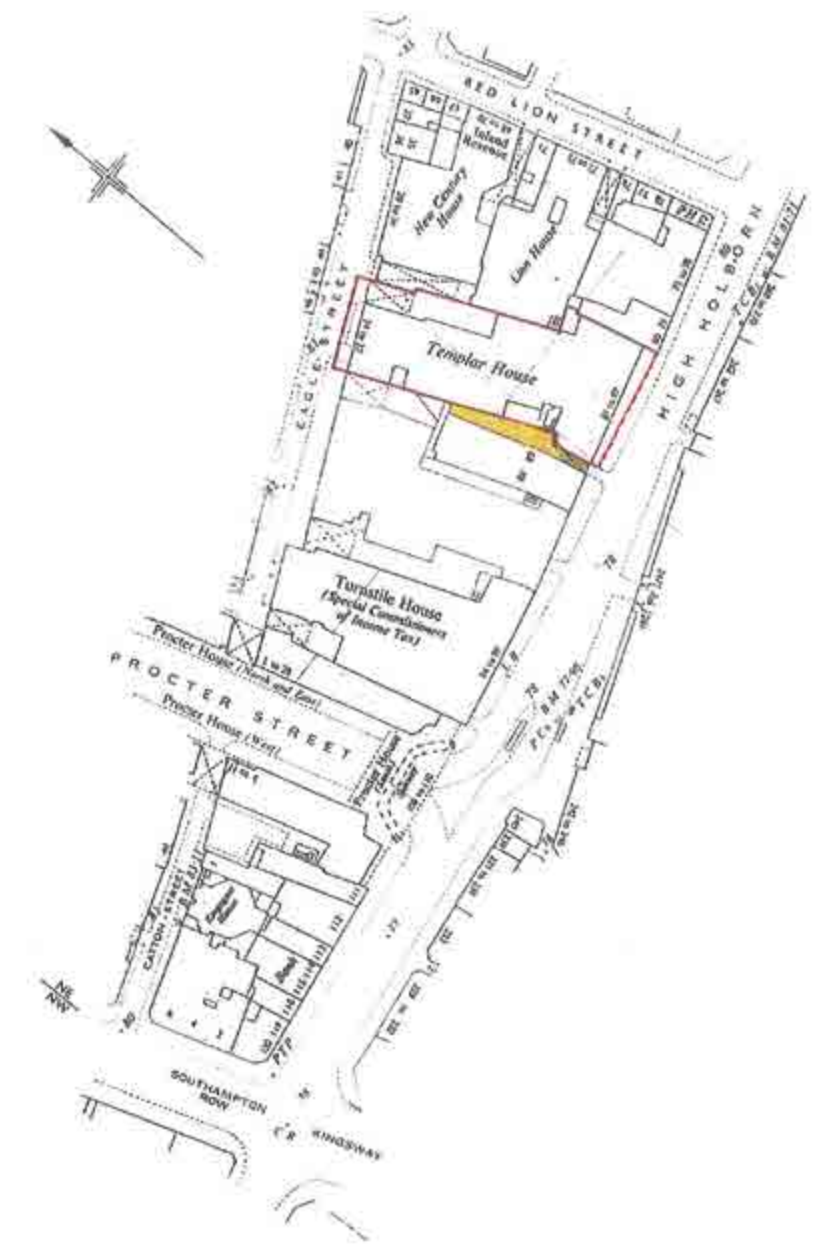
EAGLE STREET SOUTH SIDE

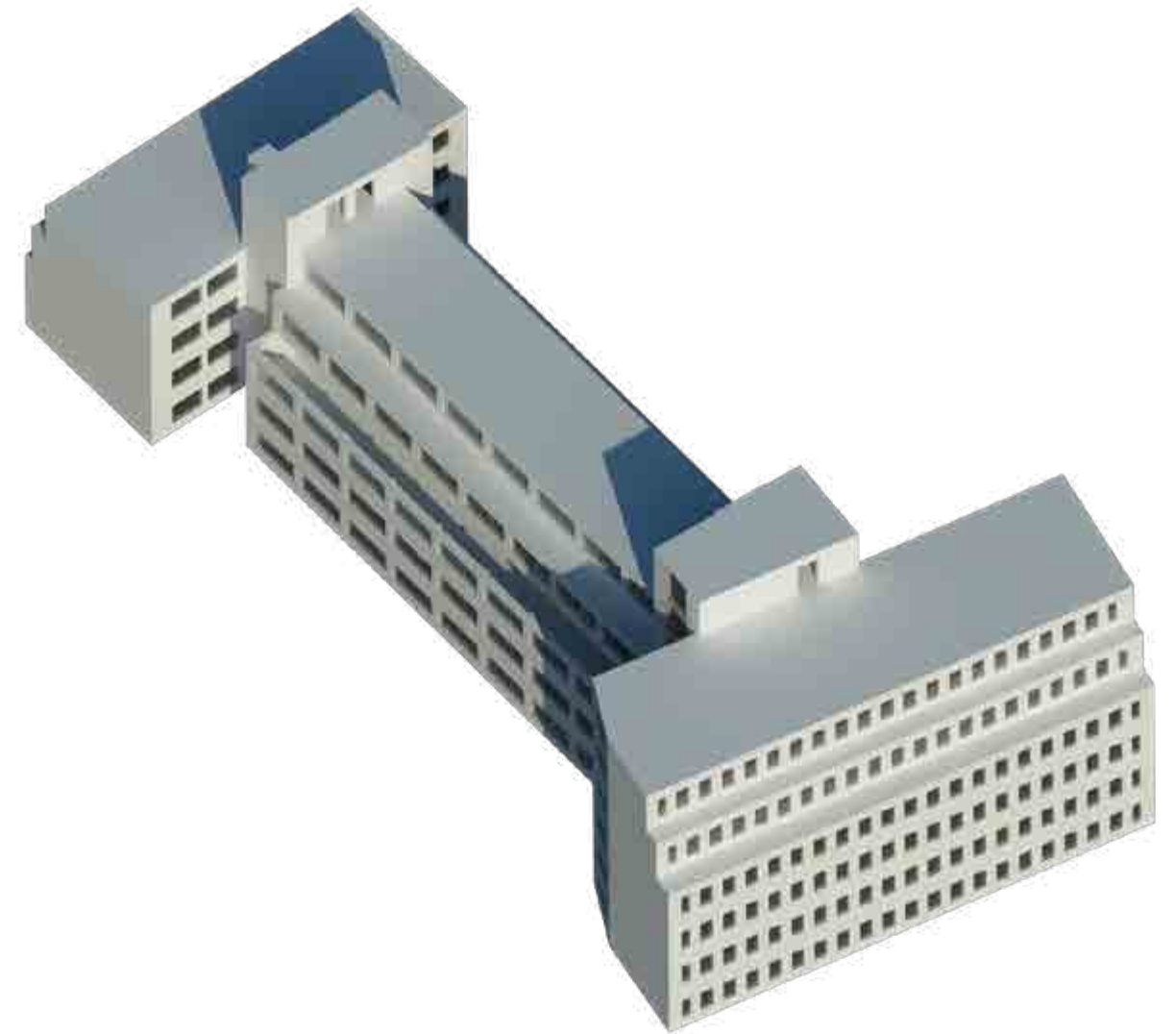
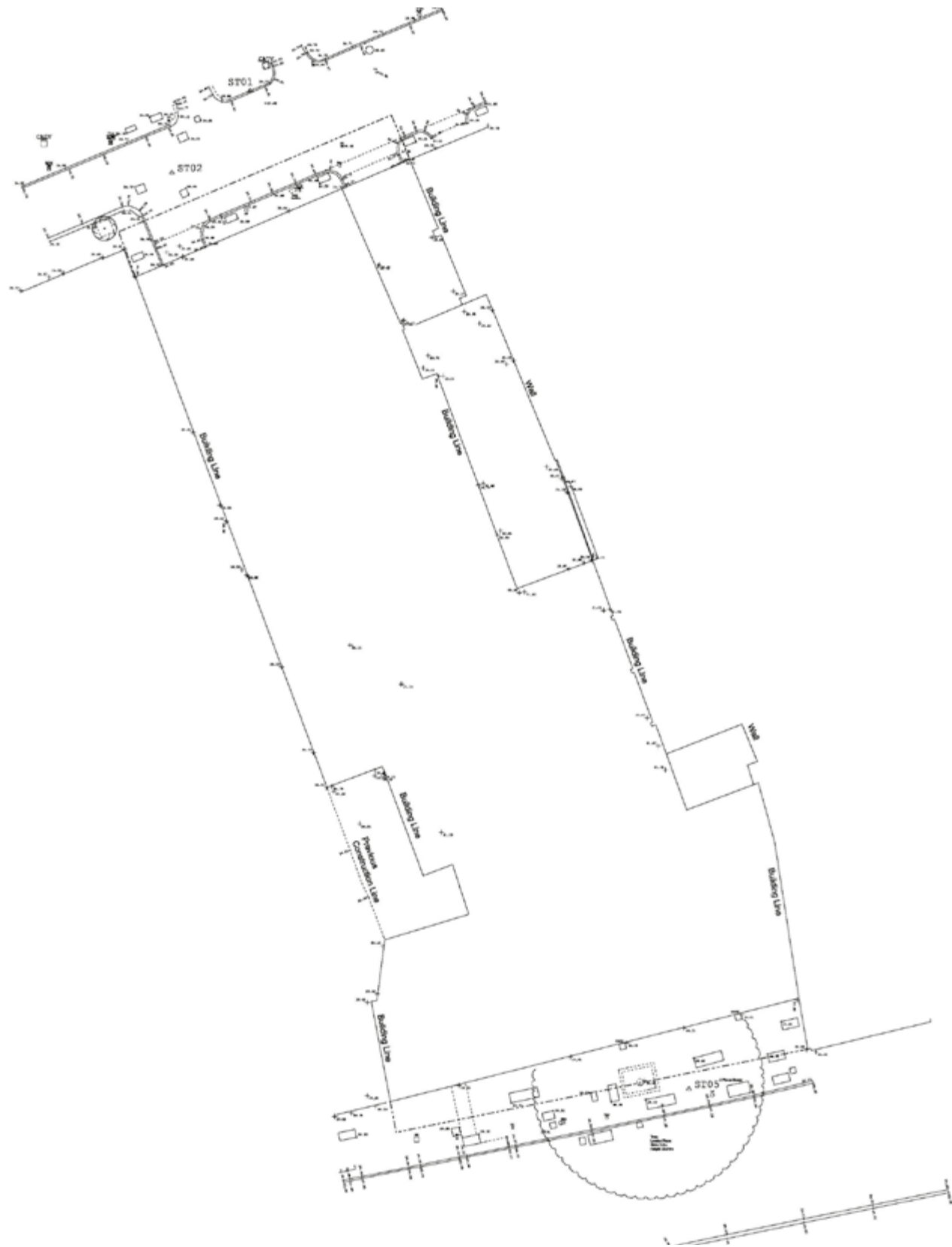


- 1. Residential
- 2. Commercial
- 3. Retail
- 4. Hotel
- 5. Education
- 6. Embassy
- 7. Sports Facilities

SITE LOCATION

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL629812	
ORDNANCE SURVEY	COUNTY	SHEET	NATIONAL GRID
PLAN REFERENCE	GREATER LONDON		TQ 3081
Scale: 1/1250			SECTION
			P
			© Crown Copyright 1970.
			Old Reference: LN VII 54 J



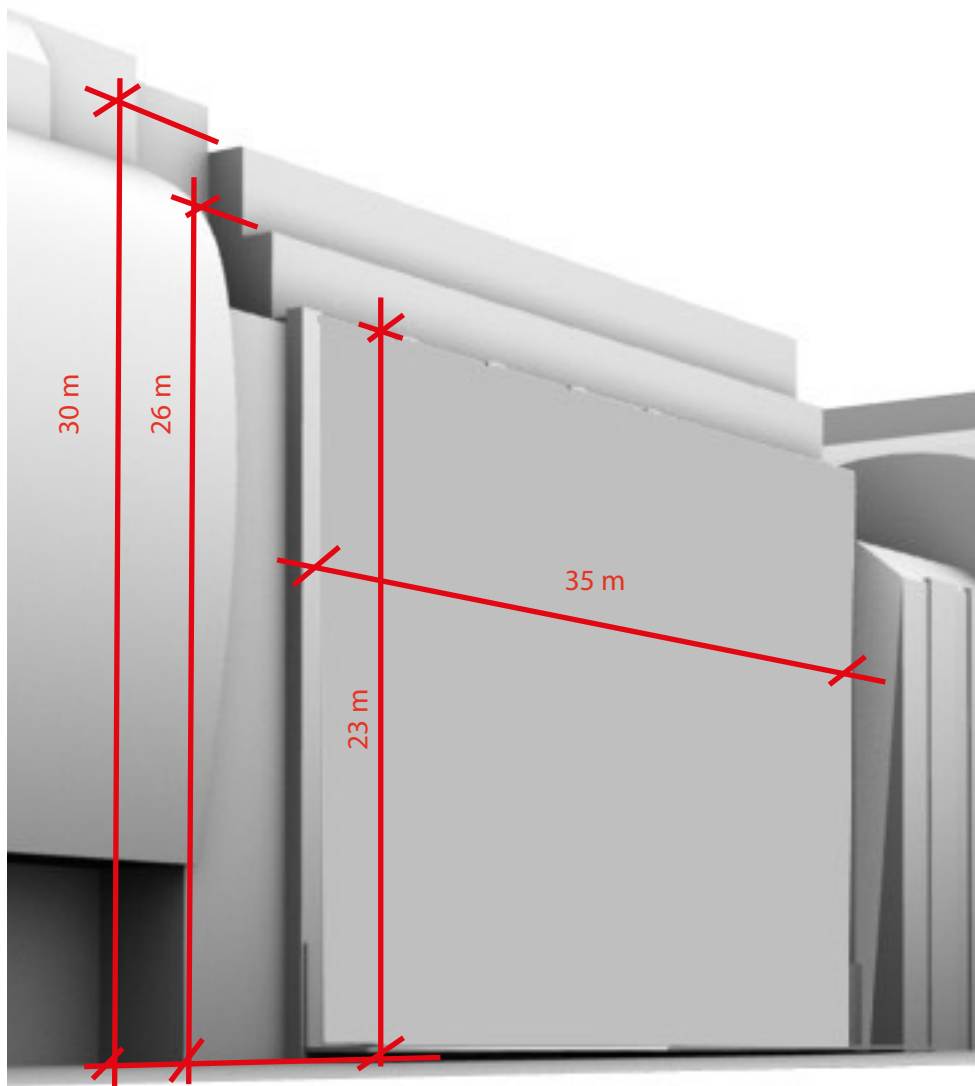


SURVEY DRAWING

The adjacent boundary survey shows the limits of the existing and neighbouring buildings along with the property line.

Preservation

The existing High Holborn facade of Templar House is stone and dominated by the large London Plane Tree on the property line. The dimension parameters of the existing building are shown below. Small alterations are proposed to the retail frontage and main reception areas in order to achieve a consistent and coherent architectural language and strategy for the retail signage, as well as the main office entrance keeping the building's existing symmetry.



High Holborn Frontage



Eagle Street Frontage

The existing Eagle Street facade of Templar House is more utilitarian and less distinctive than the High Holborn facade. The recessed openings language of the facade will be kept which will allow for changes to the materiality of the ground floor facade without it being noticeable from the oblique views approach from the east or west.