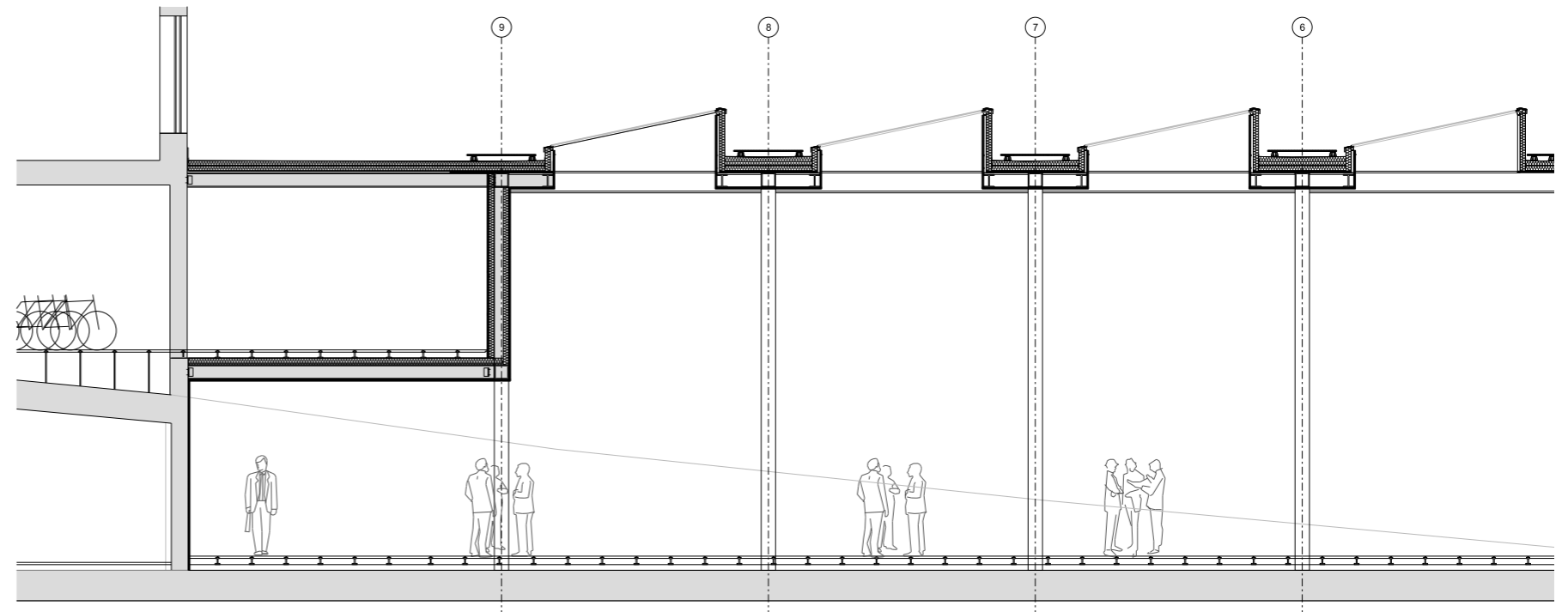


### 2 Ground and Lower Ground Floor Refurbishment - Proposed

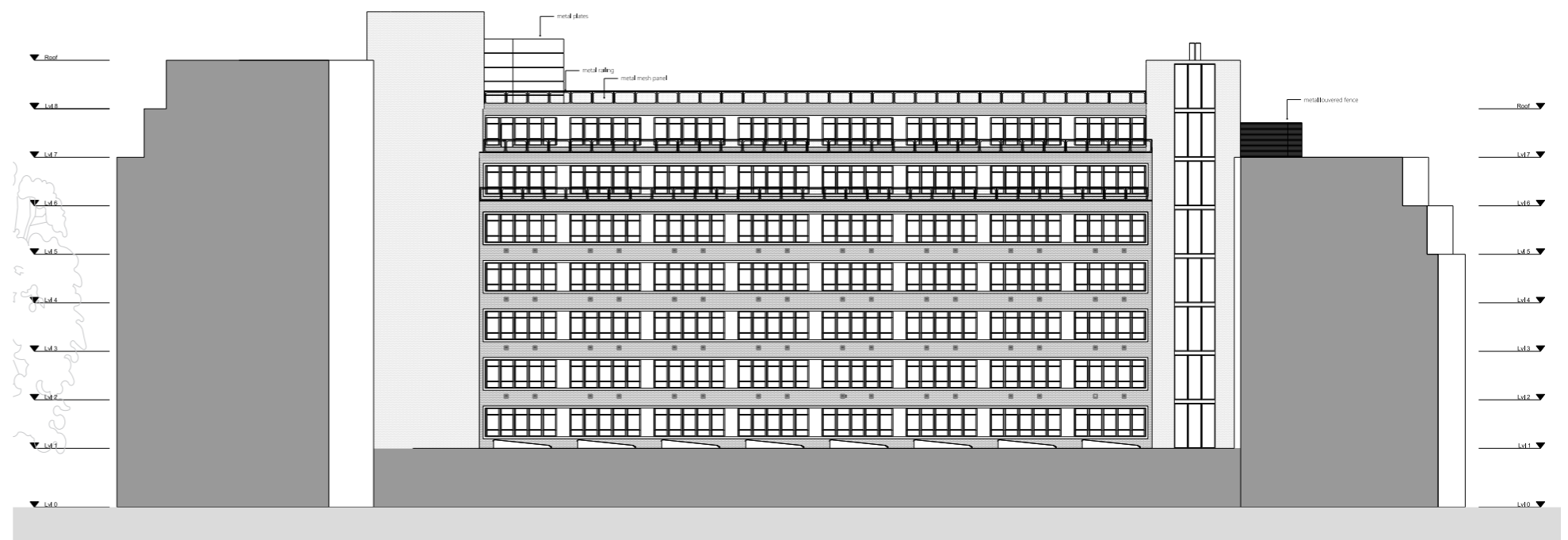
Current design intent follows the modulation of the existing lightwells with a single-pitched glazed element and integrated lighting fixtures.



Proposed Sections Through New Rooflights



New Lightwell Modules.



Proposed East Elevation with Skylights Massing

3 Eagle Street Block - Existing

The Current Building Eagle St side has BoH entrance and vehicular access to the existing ramp as well as a (non-compliant) fire egress.



Existing Eagle Street Block Elevation



Existing Eagle Street Block Plan

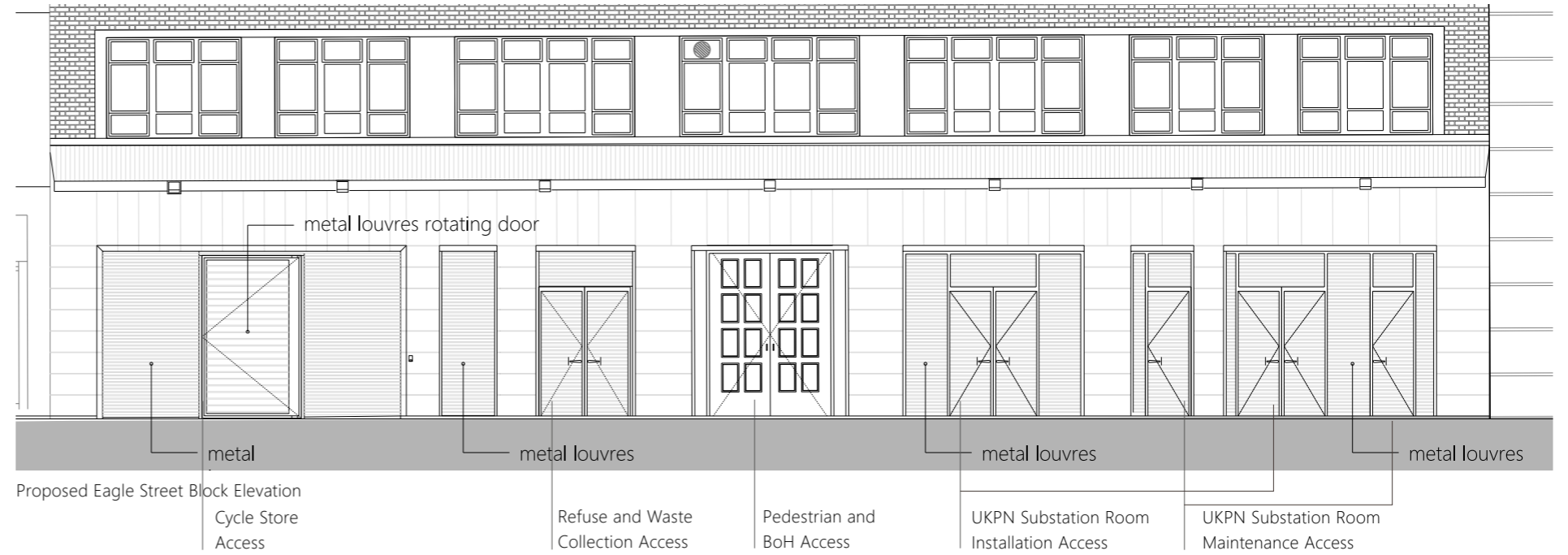


Eagle St Existing View

**3 Eagle Street Block - Proposed: New UKPN Substations and BoH Access**

Two new electrical substations will also be installed in Eagle Street block in order to upgrade the power input for the building as well as new cycle storage and waste management provision.

The minor changes to this side of the building comprises new louvered frontage for UKPN substations and waste management as well as an upgraded facade to the cycle store with a mechanically activated door.



Proposed Eagle Street Block Plan

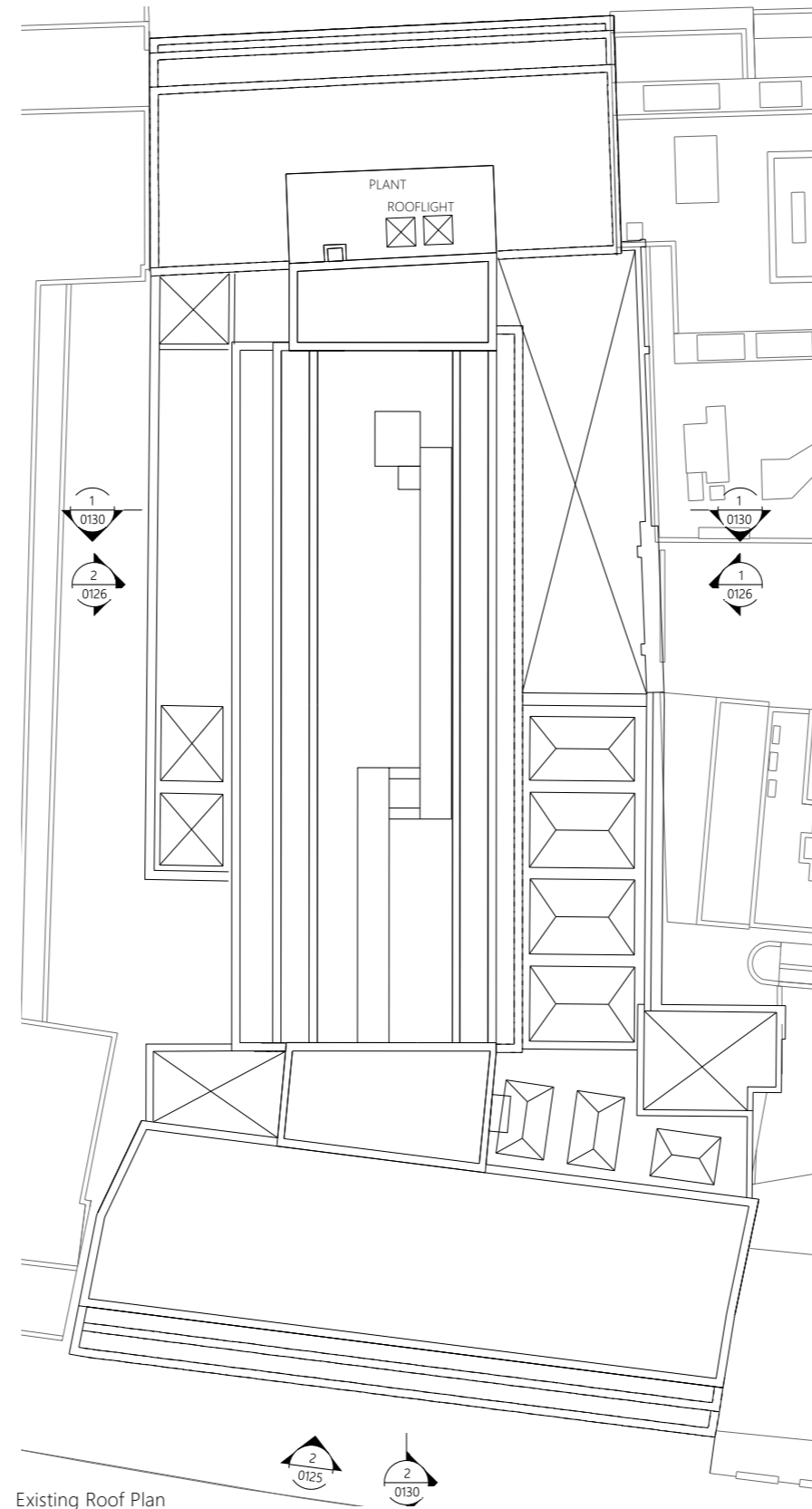


Eagle St Proposed View



### 4 Terrace Conversion to a New Amenity Space - Existing

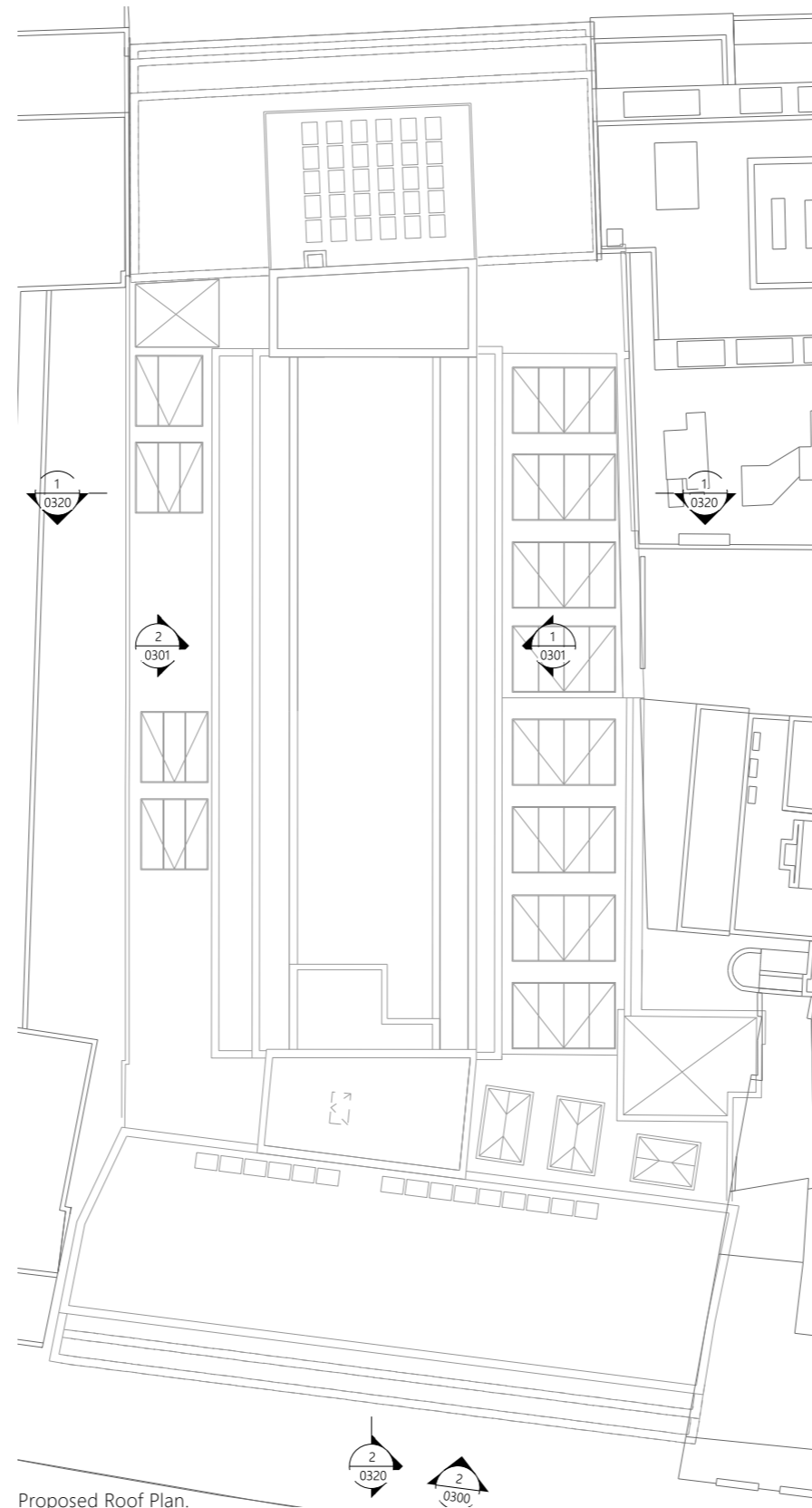
The Central Block will undergo structural reinforcement at the top level in order to allow for conversion to an amenity space and recreational space with capability to host medium density occupancy and low-weight furniture and landscaping. The existing terrace's mechanical services will be stripped out and a new reinforced flooring system will be provided.



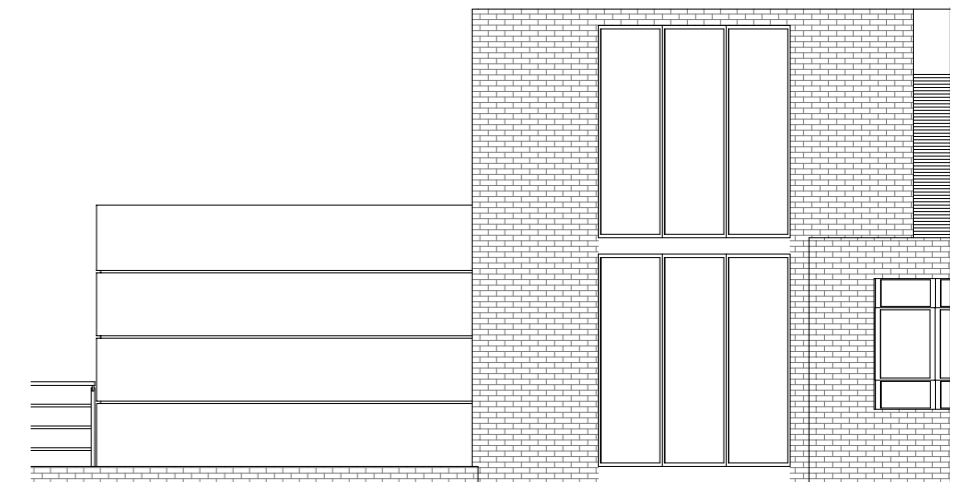
Panoramic Views of Existing Terrace.

### 4 Terrace Conversion to a New Amenity Space- Proposed

This accessible space will provide occupants and visitors the possibility to enjoy open-space leisure and enjoy views to the surroundings as well as a new market opportunity and reactivation for the area. A new Toilet facility will be provided to serve this space.



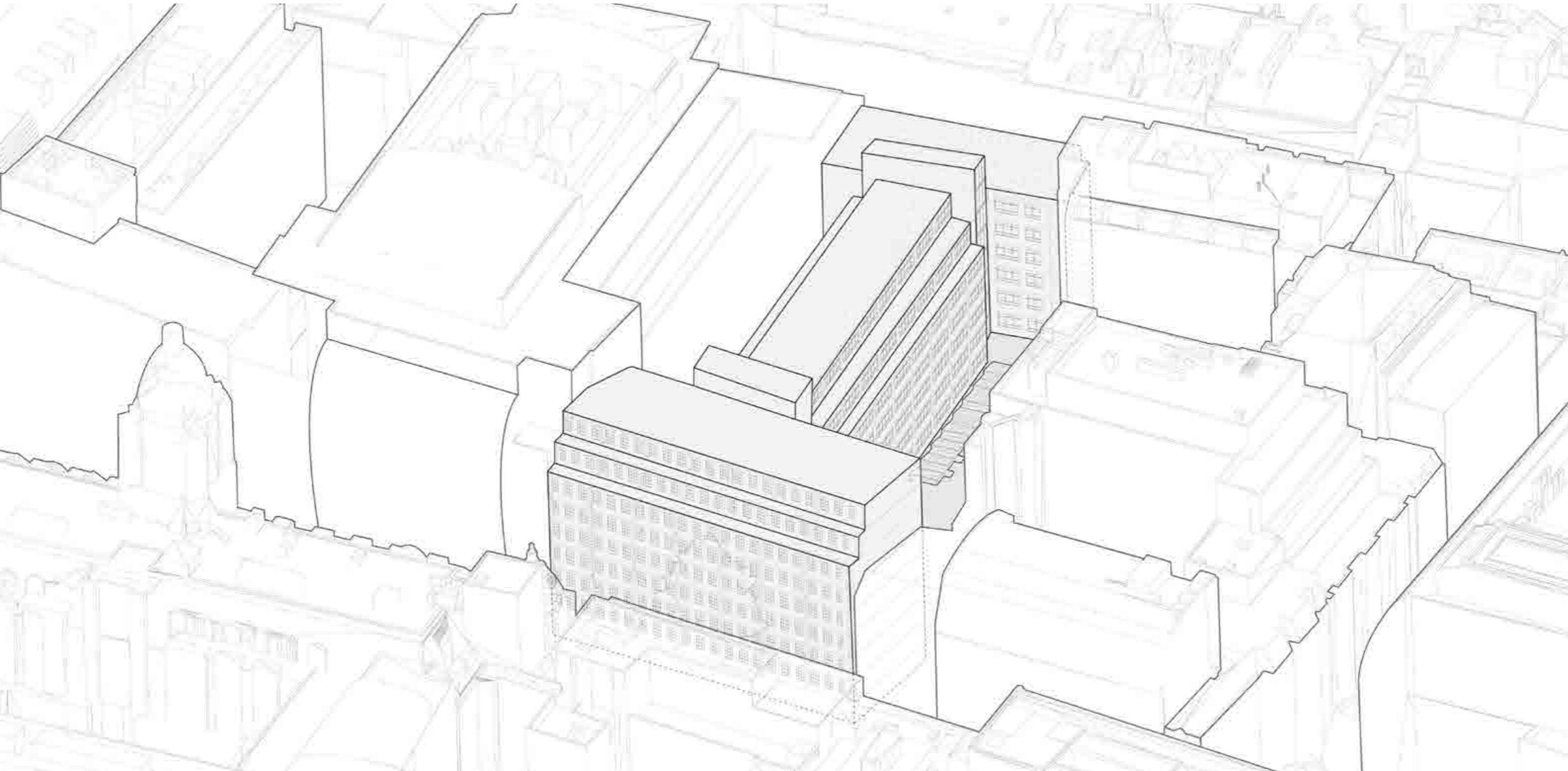
Proposed Roof Plan.



New Toilet Block at High Holborn Side

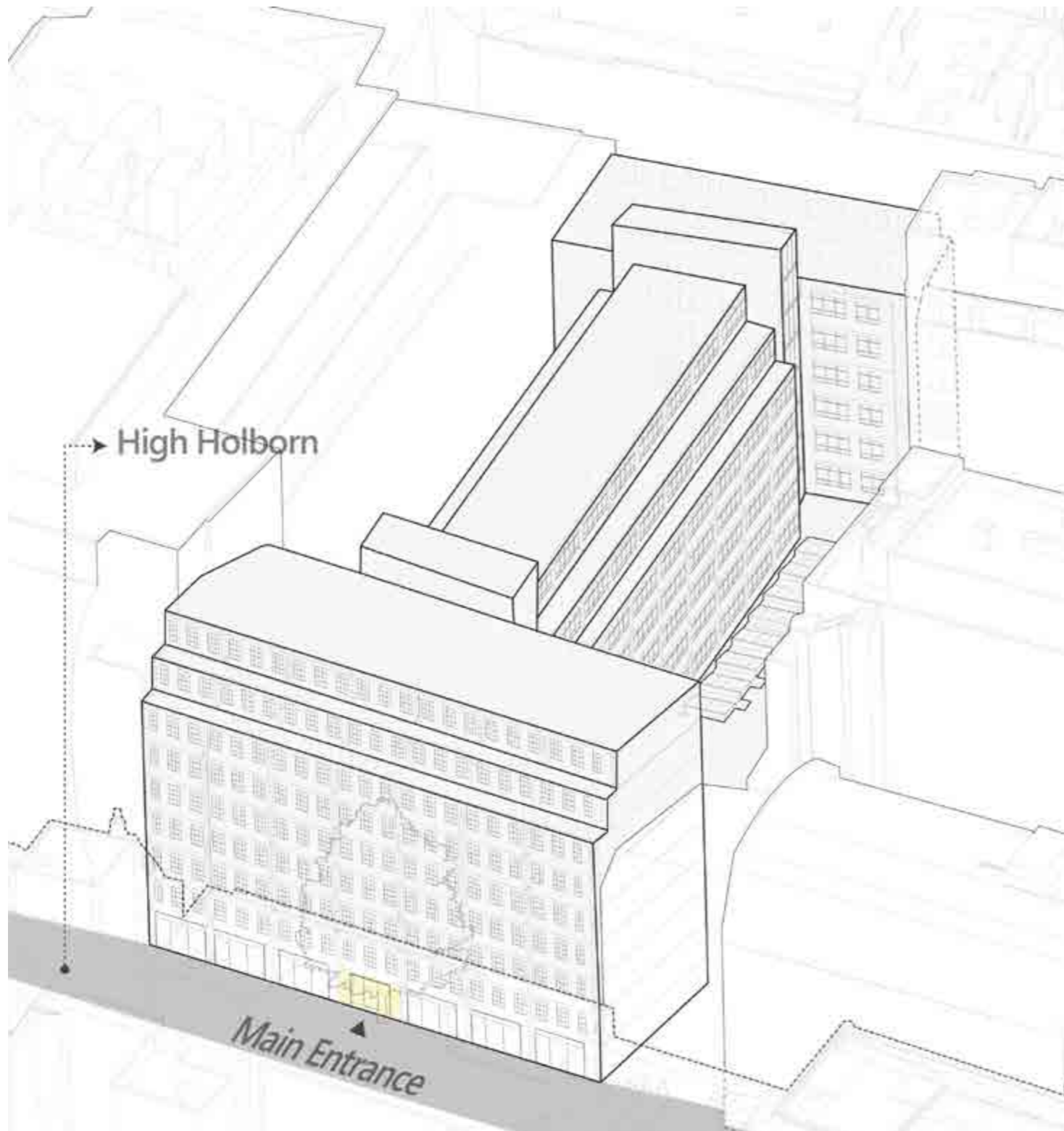


New Terrace Central View - Proposed Pop-Up Bar at Eagle St Side

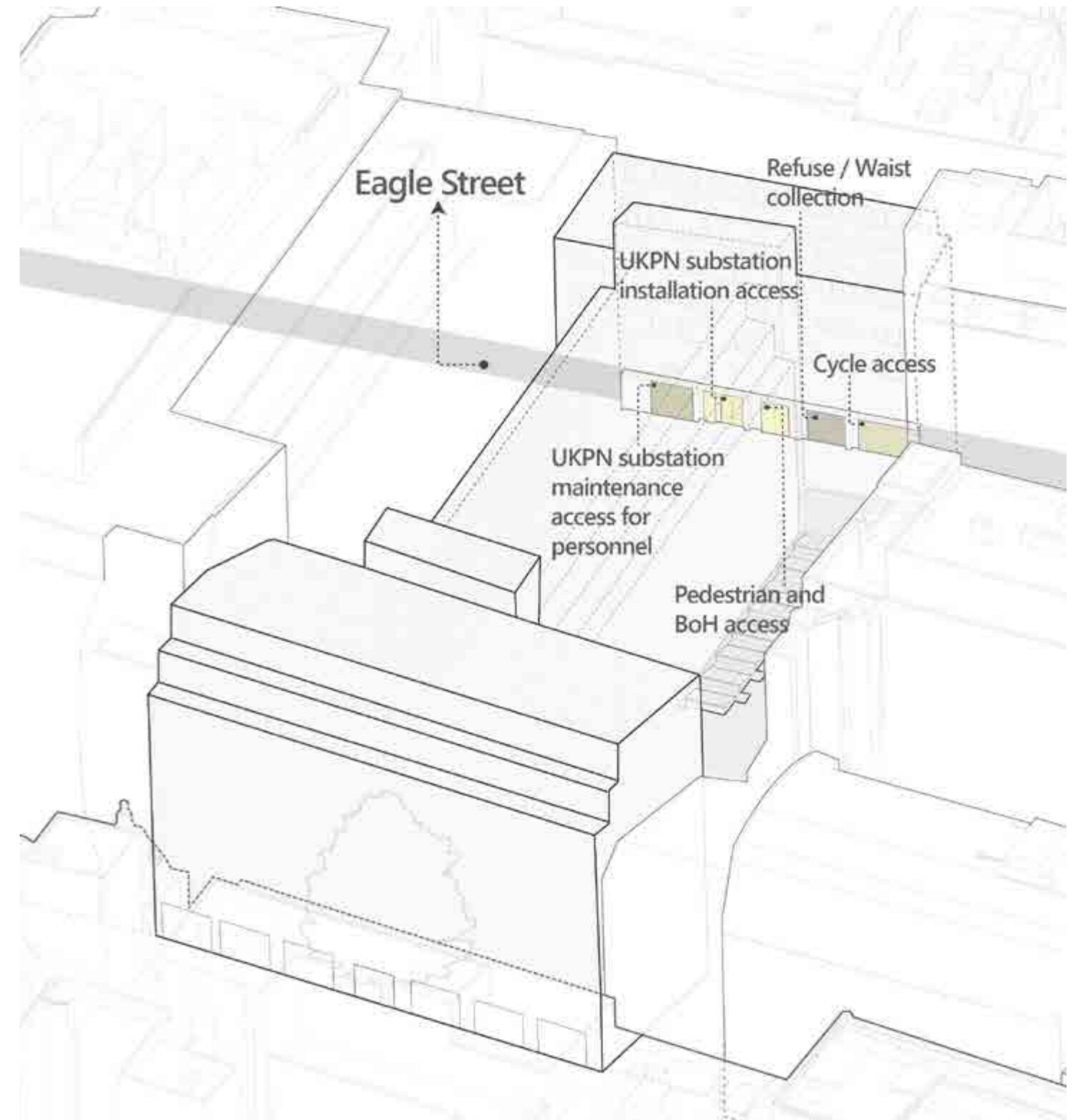


Templar House Site Axonometric Views.

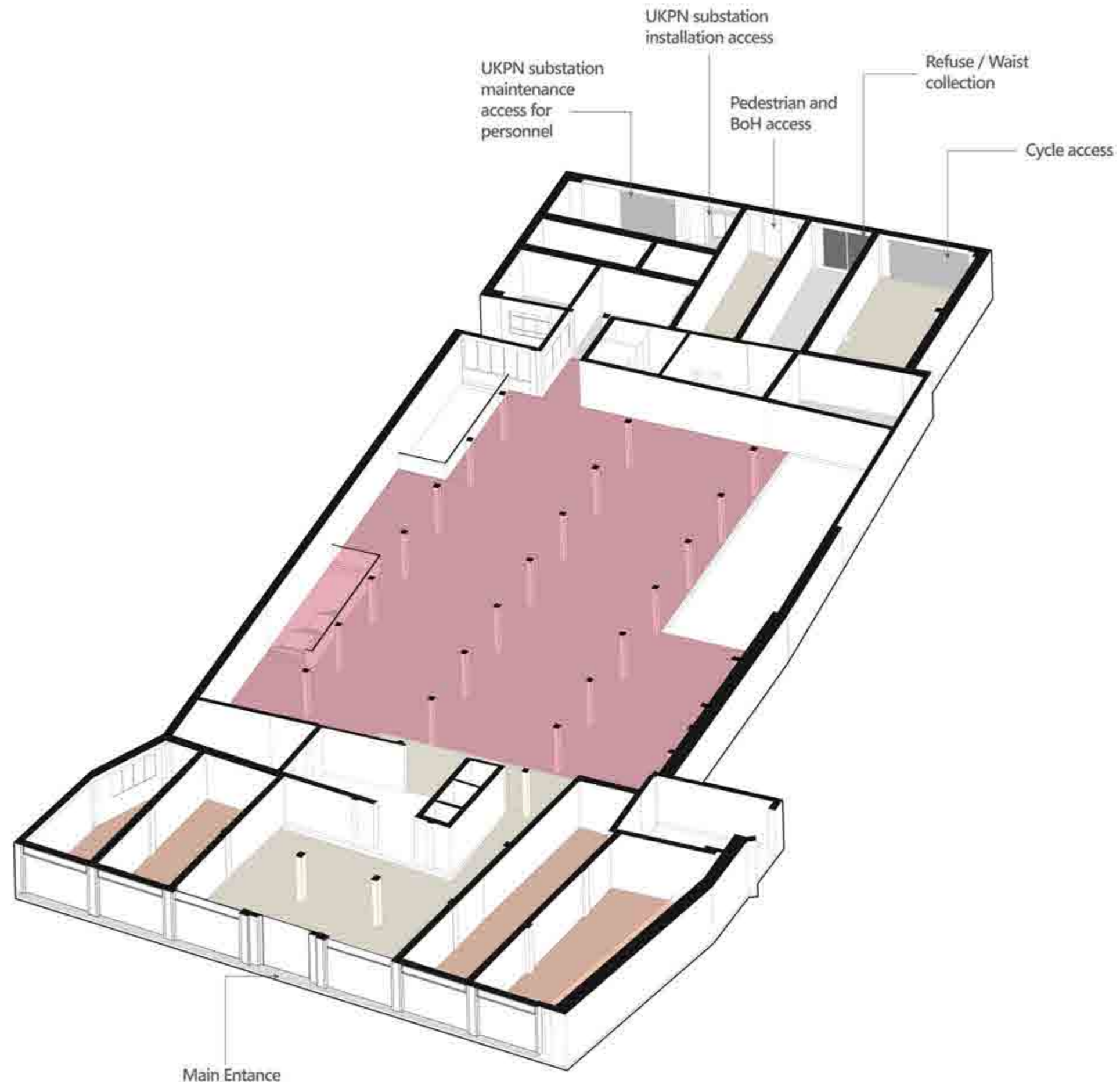




Axonometric Diagram of High Holborn Main Entrance Access.



Axonometric Diagram of Eagle Street Accesses.





# 4 Area Schedule

ASTUDIO 29/11/2018 rev L

TOTALS		EXISTING BUILDING	PROPOSED SCHEME	Difference
		sqm	sqm	sqm
	Office NIA	8251	9422	1171
	Retail NIA	702	635	-67
<b>Total NIA</b>		<b>8953</b>	<b>10057</b>	<b>1104</b>
	Office GIA	10759	10966	207.2
	Retail GIA	611	542	-68.8
<b>Total GIA</b>		<b>11370</b>	<b>11508</b>	<b>138.4</b>
	Office GEA	13449	13708	259
	Retail GEA	764	678	-86
<b>Total GEA</b>		<b>14213</b>	<b>14386</b>	<b>173</b>



# Appendices

TEMPLATE

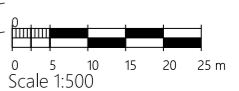
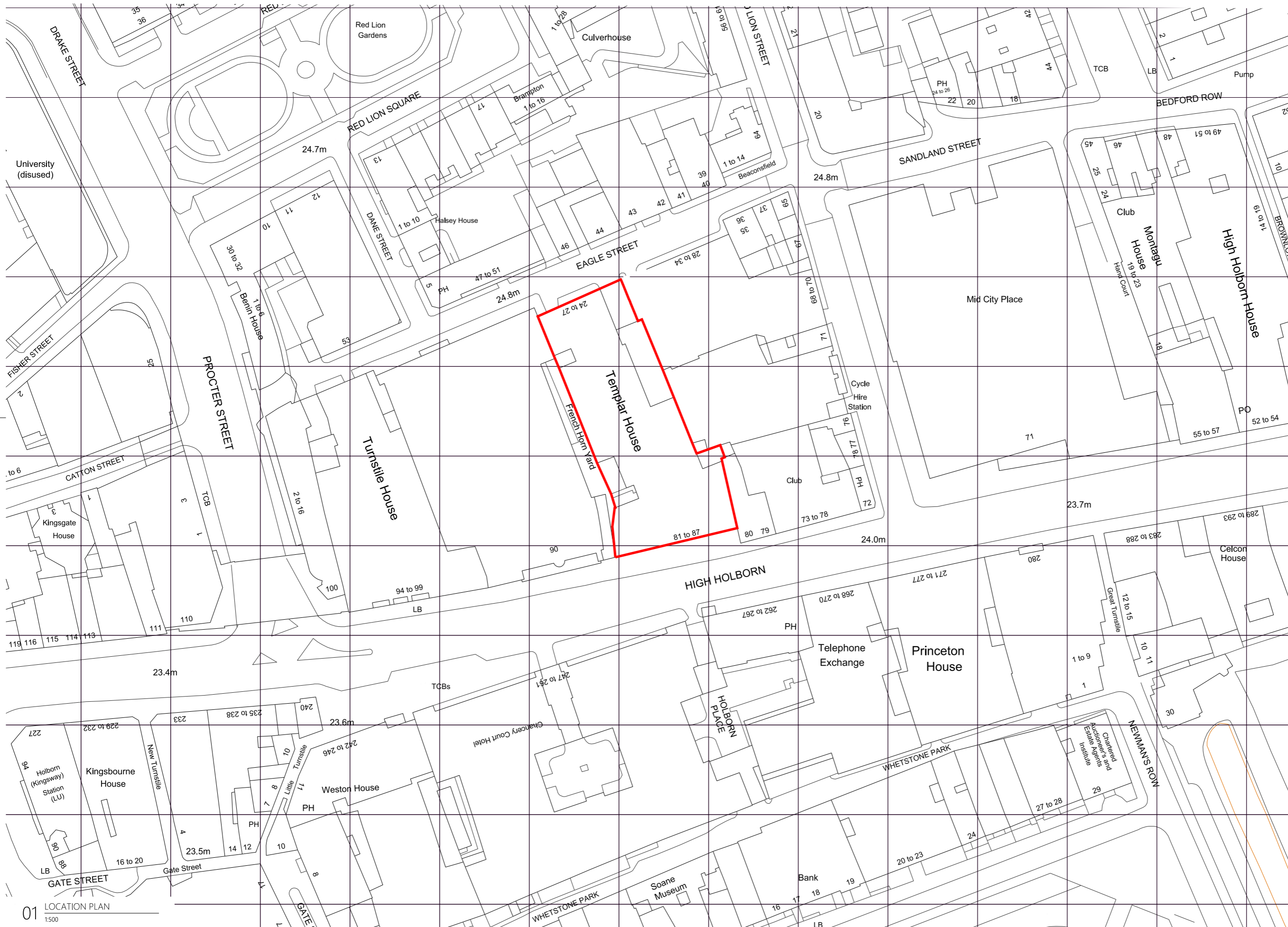
**DRAWING LIST - 26/11/2018**

Page 1 of 1

FILENAME	DRAWING TITLE	SCALE	REVISION	STATUS	ISSUE DESCRIPTION	ISSUE DATE
<b>PACKAGE</b>						
THR-AST-00-XX-DR-A-SI-0100.dgn	LOCATION PLAN EXISTING	1:500	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-XX-DR-A-SI-0105.dgn	SITE PLAN EXISTING	1:250	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-B1-DR-A-GA-0110.dgn	BASEMENT FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-00-DR-A-GA-0111.dgn	GROUND FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-01-DR-A-GA-0112.dgn	FIRST FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-02-DR-A-GA-0113.dgn	SECOND FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-03-DR-A-GA-0114.dgn	THIRD FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-04-DR-A-GA-0115.dgn	FOURTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-05-DR-A-GA-0116.dgn	FIFTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-06-DR-A-GA-0117.dgn	SIXTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-07-DR-A-GA-0118.dgn	SEVENTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-08-DR-A-GA-0119.dgn	EIGHTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-09-DR-A-GA-0120.dgn	NINTH FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-RF-DR-A-GA-0121.dgn	ROOF FLOOR PLAN EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-EL-DR-A-GA-0125.dgn	NORTH AND SOUTH ELEVATIONS EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-EL-DR-A-GA-0126.dgn	EAST AND WEST ELEVATIONS EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23.11.208
THR-AST-00-SE-DR-A-GA-0130.dgn	SECTION AA AND SECTION BB EXISTING	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-XX-DR-A-SI-0170.dgn	SITE PLAN PROPOSED	1:250	1	PLANNING	PLANNING SUBMISSION	23/11/2018
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THR-AST-00-EL-DR-A-GA-0300.dgn	NORTH AND SOUTH ELEVATIONS PROPOSED	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-EL-DR-A-GA-0301.dgn	EAST AND WEST ELEVATIONS PROPOSED	1:50	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-EL-DR-A-GA-0305.dgn	EAGLE STREET AND HIGH HOLBORN DETAIL ELEVATION PROPOSED	1:50	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-EL-DR-A-GA-0306.dgn	ROOFTOP TOILETS DETAIL ELEVATION PROPOSED	1:50	1	PLANNING	PLANNING SUBMISSION	23/11/2018
THR-AST-00-SE-DR-A-GA-0320.dgn	SECTION AA AND SECTION BB PROPOSED	1:200	1	PLANNING	PLANNING SUBMISSION	23/11/2018

# A1 Existing Building - GA Set

— SITE BOUNDARY



01 PLANNING SUBMISSION	rev	description	23/11/2018	AL	NG
Original by	Designed By	Approved By	Issue Date	date	dr
- ASTUDIO	AL	NG	23.11.2018		ap

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Client  
**PLATFORM**

Project  
**TEMPLAR HOUSE REFURBISHMENT**

Drawing  
**LOCATION PLAN EXISTING**

BM Status  
 -

Project number  
 17007

Drawing number  
 THR-AST-00-XX-DR-A-SI-0100

Scale  
 - 1:500

Issue status  
 - PLANNING

01

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