

## **The Bar Council - 289-293 High Holborn WC1 (14.02.19)**

### **INTRODUCTION**

- 289-293 High Holborn is a multi-tenanted office building, comprising Basement to Eighth floors. The lower floors are subject to proposed internal refurbishment.
- On the rear of the property, the first to fourth floors (inclusive) require high level louvres above 2no. windows per floor for A/C environmental purposes. This reflects what has been previously installed on the upper floors.
- On the roof, 4no. replacement condenser units are proposed, in exactly the same location and of similar size to those they are replacing.
- Externally, the only visible modification will be the addition of the high-level louvres, above the end bay windows, in matching dark bronze anodized finish to the window frames.

### **DESIGN**

- Access into the building is the Landlords demise and affords access for wheelchairs.
- Level access is maintained around the demised area on all floors.
- Visually contrasting surfaces are proposed.
- Accessible WC's are provided in the Common Parts, within 40m travel distance (vertical/horizontal).
- Lift car access, controls & interior amenities again correspond to Approved Document M requirements.
- Door widths & vision panels are compliant with Approved Document M
- Opening force of doors will not exceed 30N
- Manifestation on glass corresponds to visibility zones (Approved Document N)
- All new switches & sockets are 'easily' reachable
- Portable induction loops will be provided (as necessary) for Reception & Meeting Rooms

### **ACCESS**

- The fundamental ability to provide 'level' access into the building from the street and around the to be refurbished area is inclusive for wheelchairs.
- Sanitary provisions for wheelchair users are within 40m travel distance (vertical & horizontal).
- Generally, the refurbished accommodation will proffer a conducive environmental for all use.