

10 July 2019

To whom it may concern,

**Ref: Planning Consent 2016/6785/P**

Design Statement to summarise revisions in relation to Non-material amendments / Listed Building application

North Elevation (606-19223):

1. The ground floor elevation to the rear service road (The Paddock), which spans across the neighbouring buildings of 14-18 High Holborn and UKPN substation, was originally intended to be finished in brick slip cladding. We are proposing to amend this to a Portland stone plinth with high level render.

The stone plinth & render finish will match that currently proposed for the 21 High Holborn entrance archway. It is felt that this will provide a more sympathetic treatment, simplifying the elevation by unifying the various buildings, both new & existing, with a consistent material finish. The high-quality materials chosen will ensure a lighter and more welcoming environment in the rear Paddock area generally.

The introduction of the stone plinth, aligned with the plinth & corner windows beyond will also provide a visual connection through to the new cycle store, extending to the planted gable of the enclosure. The plinth will also serve a functional purpose helping to provide a barrier against any potential future weathering issues.

2. A new keystone is proposed to the north end of the 21 High Holborn archway within the refinished render portal. The keystone will match the proposed stone plinth material below.

There is a tradition within the Inn's grounds to mark significant building projects with an archway keystone bearing the initials and dates of the serving treasurers. Precedent examples can be seen to the archway immediately adjacent at 1 South Square and beyond at the archway of 14 South Square. This keystone will aim to continue this tradition and provide an enhanced significance to the new building entrance.

Site Plan (606-19010) & Ground Floor Plan (606-19200):

1. The indicative landscape materials have been updated to reflect the arrangement submitted for Clearance of Condition 8.

Kind regards,

Darren Bruce  
MICA Architects