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Templar House
81 - 87 High Holborn
London
WC1V 6NU

Design & Access Statement_Part 1
March 2020

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Section 1: Introduction

1.1 Introduction

This document is one of several documents written to accompany planning applications for the works to Templar House, 81-87 High Holborn.

As agreed in pre-application consultations, the proposals to the refurbishment of 81-87 High Holborn will be submitted as three separate applications in order to align with the procurement sequencing of the works.

This document provides an overview and key data to support all three planning applications. The following pages contain a detailed explanation of the project context and background, the content of each application, the client, project team and the site.

The works are outlined in further detail in the Design & Access Statements associated with each application, the scope of which is outlined below.

D&A Statement_Part 1

- Introduction
- Site context
- Site analysis
- This document is to be submitted with all three applications

D&A Statement_Part 2_Application A

- Core Extensions
- Plant Enclosures
- Plant Screening
- New WC Block
- Terrace

D&A Statement_Part 2_Application B

- Split and Configuration of A1/A3 Use
- High Holborn Facade at Ground Floor
- Signage
- Eagle Street Facade at Ground Floor

D&A Statement_Part 2_Application C

- External Alterations - not visible from the public realm
- Courtyard Infill
- Window Replacement

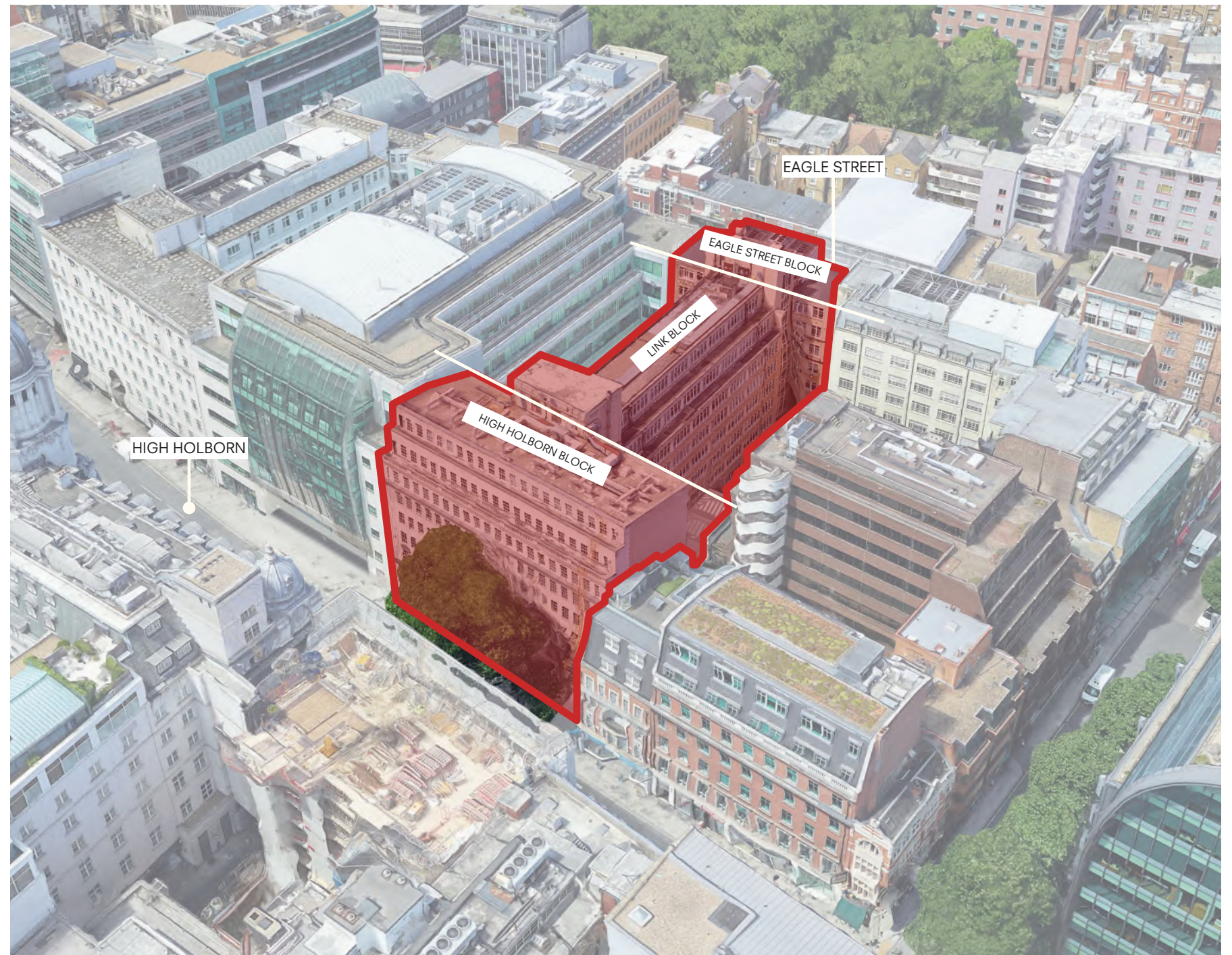
Section 1: Introduction

1.2 Summary of Proposal

The proposed works at Templar House, 81-87 High Holborn include the refurbishment of the existing office block, and the refurbishment of the retail areas on the ground and lower ground floors.

The works will enable Uncommon to provide the following amenities for their Office Users:

- New accessible roof terrace to High Holborn block, further from the residential neighbours on Eagle Street and providing views to the South across High Holborn
- New 8th floor WC to serve the roof terrace and eighth floor offices
- Plant screening to conceal increased M&E services to the High Holborn roof and Link Block roof
- Acoustic plant enclosure to Eagle Street roof
- The extension of the two existing stair cores
- A new retail configuration
- New facade glazing and doorset units to the High Holborn facade and Eagle Street facade
- All windows replaced throughout - like for like replacements
- Alterations and repairs to the facades, including brickwork repairs and cleaning, and alterations to windows not seen from the public realm
- Courtyard infill to provide office ancillary amenity spaces
- A larger courtyard with planting to the lower ground floor
- A new glazed canopy to the ground floor
- New rooflights to the ground floor
- Amendments to the fire escape stairs to the High Holborn and Eagle Street cores



Google Earth Pro 2020

Section 1: Introduction

1.3 The Client

CER Investments Sarl completed on the purchase of 81-87 High Holborn on 28 September 2019 from the previous landowner. It is the intent of the Applicant for Uncommon to both own, occupy and manage the office floorspace.

Uncommon has created a portfolio of workspaces with a focus on providing supportive working environments for their Clients with an emphasis on design-led spaces and a focus on health & wellbeing. Their aim is to promote a healthier way of working in an environment that evokes creativity, as well as productivity.

The values of Uncommon lie in delivering a holistic and mindful experience, which in essence, provides a more harmonious space to work in with the benefits of its biophilia and sensory elements. Uncommon sits on a foundation of three strategic pillars, health & wellness, art & design, and technology - all of which collaborate to deliver a unique experience for all members and guests.

The Uncommon brand manages a network of offices throughout London, currently in Borough, Fulham, Highbury & Islington and Liverpool Street. Uncommon aims to promote a sense of community among their members and the local population. This is achieved by creating design-led and technology-focused working spaces that facilitate flexible working arrangements. Each location contains a combination of co-working spaces, hot desks and private offices along with ancillary facilities such as meeting rooms, a café, meditation areas, fitness space, yoga facilities and various social hotspots.

The company retrofits existing buildings around London, which they own, thus allowing members’ yearly rates to remain the same and not fluctuate. This not only promotes cost efficiency for businesses of all sizes, from small start-ups and freelancers to corporate HQs, but also allows members to work nearer their homes. It also helps to regenerate the local area, making it a more desirable location to both live and work.

With an important facet of the brand being a community, Uncommon strives to provide its members with the opportunity to share ideas, pitch their concepts to potential investors and participate in workshops. As a result, there is a big focus on flexible and communal spaces.



Uncommon, Fulham Cafe



Uncommon, Borough Rooftop



Uncommon, Liverpool Street Rooftop

Section 1: Introduction

1.4 Case Study: Uncommon, Liverpool Street

Uncommon’s fourth space and current flagship 41,430 sq. ft. flexible office development on Liverpool Street officially opened in May 2019. With 850 desks, the newest addition to the portfolio is located within The Crosspoint, a cylindrical building, acquired from Lord Sugar’s development company. This space perfectly marries together the specific aspects which Uncommon has become known for; a workspace with a focus on providing supportive working environments for their Clients with an emphasis on design-led spaces and a focus on health & wellbeing. Uncommon workspaces promote a healthier way of working in an environment that evokes creativity, as well as productivity.

The space also incorporates the principles of Activity Based Working (ABW), which research suggests can help increase productivity and overall effectiveness. ABW is a method, where instead of forcing individuals to carry out the majority of work on a designated desk, it encourages people to recognise that different work activities can be better supported by spaces and features designed specifically for a task.

Wellness lies at the heart of the design process for Uncommon and the Liverpool Street space offers an unparalleled level of wellness-centred facilities. The 8th floor is solely dedicated to wellbeing and fitness, providing a harmonious break out space for its members to relax, unwind and let off some steam. Known as the “Well Studio”, this space offers direct access to an open-air roof top terrace, as well as four walnut-clad pods for members to take time out of their day. Partnering with well-known fitness brand Peloton, the pods have been designed specifically to provide the best possible environment for a peaceful meditation practice and have comfortable seating make use of Peloton’s yoga and meditation offering. There are also two static Peloton bikes for members to use as they wish.

The Well Studio encourages members to take time away from their desks and the daily grind and to sweat it out, calm the mind, catch up with employees over healthy smoothies and juices, or simply reflect on the day’s activities.

“A flexible working environment where every detail is designed to inspire and energise. Work doesn’t feel like work when you’re surrounded by creativity and character.”

Ergonomics

“Feel Supported. Looking after yourself is as much about how you sit as what you eat. Chairs balanced for posture. Standing desks to stretch. Room to move. Stop the slouch. Get comfortable.”

Lighting

“Light up the place. Great ideas come when you see things clearly. Well-lit spaces. Windows wide open. Moments of clarity. Make the switch-brighten up. Find a fresh perspective.”

Scent

“Come to your senses. Improve your focus to work better, not harder. Notice the little things. How the scent in a room can change the way you think. Calm concentration. Inspired ideas. Keep things interesting.”

Sound

“Mix things up. Just because a place sounds busy doesn’t mean anything’s getting done. You need to hear yourself think. Office spaces that sound as good as they look. Music in tone with a focused mind. Find your rhythm.”

Biophilia

“Breathe deeply. A building without greenery is just unnatural. Plants create fresh air and make you happy, so the more the better. Roof terrace outside, plenty of pots inside. A healthier workspace to be. Find your place.”

Activity Based Working

“Switch it up. Fine-tune your environment. Clean minimalism for focus. Stimulating surroundings for creativity. Enjoy the space. Use it every way you can.”



Existing Uncommon, Liverpool Street Members area

Section 1: Introduction

1.5 WELL Building Institute (IWBI)

Uncommon intends for the building to be designed and finished to the highest standards, providing an excellent working environment for members and member organisations. Key focuses include building users’ wellness, as explained over the page, sustainability, and positively contributing to the surrounding area.

The client is intent on adding value to the building and creating a quality office and retail environment for the Uncommon brand.

Furthermore, the scheme is intended to be a destination for the public and surrounding building users, positively contributing to the retail and food and beverage offer in the borough. Although retail and food and beverage units on High Holborn have historically not performed as well as in neighbouring districts, by taking a different approach to retail and providing a high quality user experience, the client hopes to invigorate the thoroughfare and attract a wider customer base.

What is WELL?

The International WELL Building Institute™ (IWBI™) is a public benefit corporation whose mission is to improve human health and well-being in buildings and communities across the world through its WELL Building Standard™ (WELL™).

The Clients brand identity and focus on consumer health has led them and their team to design the refurbishment of 85 High Holborn to meet the IWBI specifications with the hope of achieving Platinum, WELL Certification.

The mandatory requirements focus on achieving excellent standards in the following areas of design and operation; air quality, water, nourishment, thermal comfort, sounds, materials, mind, community and innovation.

By introducing the WELL criteria to 81 - 87 High Holborn, the Client hopes to introduce and educate both their members and local community the importance of a healthy work environment and well-being.



Section 1: Introduction

1.6 The Project Team

The Project Team

The core project team and their roles include:

- Client: CER Investments Sarl
Gal Adir
Director
- Planning consultant: Montagu Evans
Paul Burley
Partner
- Architect: Cousins & Cousins
Alisdair Gray
Associate / Project Lead
- Project manager: Paragon Building Consultancy
Andrew Gower
Director
- Structural and civil engineers: Heyne Tillett Steel
James Morgan
Director
- Building control and fire engineer: Clarke Banks
Samuel Wright
Group Director
&
Alex Dragan
Associate Fire Engineer
- Cost consultant: Abakus
Mark Pratchett
Associate
- M&E consultants: Milieu
Carl Carrington
Director
- Light consultant: Light Bureau
Paul Traynor
Principal Director
- WELL building advisor: Ekkist
Olga Turner Baker
Director & Co Founder
- Principle designer: Orsa Projects Limited
Christian Bucknall
Founder & Chairman
- Acoustic consultants: Auricl
Nicholas Jones
Principal Acoustic Consultant
- AV Consultant: Mosaic
Simon Lambert
Divisional Director

Montagu Evans

For nearly a century, Montagu Evans’ has been helping their clients shape some of the UK’s largest commercial, residential and mixed-use property development projects. A unique partnership structure allows greater flexibility to put the most senior and experienced people on every job, meaning they can put the clients’ needs first – that is why they continue to remain a partnership and one of the UK’s largest owner-managed surveying firms.

Montagu Evans is best known for their planning capability. They deliver signature projects across the UK for many large high profile and small specialist clients. The Planning and Heritage team extends to 50 professionals, led by a group of 15 partners who work across all sectors for both private and public sector clients.

Clients range from private individuals to major private and public institutions and Governmental Departments. Each client and scheme presents individual financial and programme requirements, which Montagu Evans seek to understand from the outset to ensure these are taken in to consideration. This not only relates to large regeneration projects, but also strategies relating to the detailed elements of implementation and changes during construction, as well as long-term estate strategies and planning policy.

Mitigating risk - Montagu Evans establish the constraints and opportunities at the earliest stage so that strategies can be identified that maximise value, mitigate planning risk, and ensure that the most appropriate scheme is taken forward for consideration.

Working with Councils - The approach to schemes is a collective one, building on existing relationships with local authorities throughout the planning process, based on an understanding of the planning opportunities and an approach to engaging with local authorities.

Montagu Evans’ project team deliver viable and implementable permissions that often exceed client expectations. Well-known in the market for achieving planning consent on politically sensitive and high profile regeneration sites including The British Museum, Kew Gardens, Elizabeth House in Waterloo, and Kitchener Barracks in Medway, which featured in the Housing White Paper. Montagu Evans have relationships with 80% of all councils across the UK, and every London Borough.

Cousins & Cousins

Cousins & Cousins is an award-winning architectural practice led by Ben and Jelena Cousins with a diverse portfolio across the residential, commercial, mixed use, public art and cultural sectors.

Working with developers, investors, and private end-users, Cousins & Cousins’ process is iterative and collaborative through all project stages from site appraisal, project completion, and post completion evaluation.

Cousins & Cousins have vast experience of working on challenging and constrained sites including listed buildings and those within Conservation Areas, and always strive to deliver a crafted bespoke response to the site’s settings that relate to the vernacular of the area whilst being suitable for modern use.

Projects by Cousins & Cousins have been published internationally and regularly win design awards including winner of Interior Architect of the Year 2017, Highly Commended Sunday Times British Homes Awards 2018 and finalist in the AJ Retrofit Awards 2017. In 2019, Cousins & Cousins were shortlisted for a RIBA London Award and RIBA’s House of the Year.

Cousins & Cousins are very pleased to be working on Uncommon’s Templar House project, where they can combine their skills in heritage renovation, sustainable retrofit and commercial office fitout.

Section 1: Introduction

1.7 Previous Planning History

There are two relevant planning applications for the site, these are set out below:

On 22nd March 2018, an application for the complete redevelopment of the site was refused following an overturn of an officer recommendation for approval at planning committee (ref. 2015/4407/P).

The application sought the redevelopment of the site, following demolition of the existing 9 storey mixed use building to provide 12 storey building on High Holborn comprising 350 sqm of retail floorspace (Use Class A1-A3) at ground floor, 15,499 sqm of office floorspace (Use Class B1) at basement to 11th floor and 14 storey building (excluding roof plant) fronting Eagle Street comprising a total of 52 residential units, new altered improvements to public realm, landscaping, car and cycle parking, bin storage and associated works.

Consented application

Planning permission ref. 2018/5903/P was granted consent on 24 June 2019 for the following:

“Refurbishment of the current office building including installation of new and replacement rooflights at ground floor level to enclose the existing voids following conversion of underground basement car park and removal of car park ramp to create additional employment floor space (B1 use), erection of a single storey extension at ground floor and 8th floor level, installation of metal railings to create a roof terrace at 8th floor level, installation of additional air conditioning units and new acoustic screen to existing plant enclosure at 7th floor level fronting onto Eagle Street, enlargement of the office entrance to High Holborn involving alterations to the existing retail accommodation layout and shop frontages and alterations to the ground floor opening on the rear elevation fronting onto Eagle Street”.

The application was approved subject to conditions and a Section 106 legal agreement. It is the Client’s intent to implement this consented scheme with amendments. Images of the consented scheme are shown below.



2018/5903/P Consented glazed canopy, Astudio



2018/5903/P Consented glazed canopy, Astudio



2018/5903/P Consented Roof Terrace Massing, Astudio

Section 2: Site Context

2.1 Location Plan

Templar House (81-87 High Holborn and 24-27 Eagle Street) comprises three blocks; a nine storey block accessed from High Holborn and a seven storey block accessed from Eagle Street, linked with an eight storey 'Link Block'. All three blocks are served by two cores and function as a single building.

The existing building had plant on the roofs of both the High Holborn Block and Eagle Street Block. The building has a large basement and is clad primarily in Portland Stone and masonry.

The existing building was constructed in 1959 by Richard & McLaughlin Architects following WWII bomb damage, comprises 13,919sqm (GEA) of office and retail floor space.

The total site area is 0.23ha.



Site location plan N.T.S



Section 2: Site Context

2.2 Local Planning Context

Introduction

The strategic objectives below have been taken from The Camden Local Plan 2017 adopted by Camden Council on 3 July 2017 replacing the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The proposal outlined in this application has been designed to improve the overall quality and user experience of a commercial environment and will therefore meet the following strategic objectives:

Strategic objectives

- To create the conditions for growth, ensuring it takes place in the most appropriate and sustainable locations and minimises the impacts of development, and to harness the benefits of this growth so it meets the needs of Camden’s communities for homes, jobs and services and preserves and enhances the borough’s unique character and appearance.
- To secure safe, socially mixed and balanced areas with strong, cohesive and resilient communities to help reduce inequality in the borough, while supporting the provision of the accessible facilities and services needed to meet community needs.
- To strengthen Camden’s nationally important economy, in terms of business and employment, the knowledge economy, shopping and entertainment, culture, entertainment and tourism, and to secure benefits for local people to reduce inequalities in the borough through increased access to jobs, skills, training and education opportunities, ensuring nobody gets left behind.
- To support the existing and future successful development of our town and neighbourhood centres and the retail areas in Central London, while adapting to changes in their role and how people shop.
- To promote and support the successful development of the growth areas of King’s Cross, Euston, Tottenham Court Road, Holborn, West Hampstead, Kentish Town Regis Road and Central London and to ensure that all development is supported by necessary infrastructure and maximises the opportunities and benefits for the local and surrounding communities and the borough as a whole.
- To promote high quality, safe and sustainable designed buildings, places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our conservation areas and our other historic and valued buildings, spaces and places.
- To promote sustainable transport for all and to make Camden a better place to cycle and walk around, to reduce air pollution, reliance on private cars and congestion and to support and promote new and improved transport links.
- To make sure that development in Camden minimises its energy use by encouraging local efficient energy generation, achieving the highest possible environmental standards, and is designed to adapt to, and reduce the effects of, climate change.
- To improve and protect Camden’s Metropolitan Open Land, parks and open spaces, and protect and enhance biodiversity, in addition to providing for new habitats and open space.
- To improve health and wellbeing of Camden’s population and reduce health inequalities through good spatial planning, supporting healthier lifestyles and environmental improvements, as well as ensuring appropriate access to health facilities.
- To promote and protect the high levels of amenity and quality of life that makes Camden such an attractive, successful and vibrant place for residents, workers and visitors.

Section 2: Site Context

2.3 Conservation Area

Bloomsbury Conservation Area

85 High Holborn is located within Camden’s Bloomsbury Conservation Area. The area covers approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln’s Inn Fields in the south and from Tottenham Court Road in the west to King’s Cross Road in the east.

Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts and the formation of integrated formal landscaped squares created an attractive residential environment. Despite drastic development from the 17th - 19th century, the spatial character and architectural form has mainly been retained. The introduction of commercial and hospitality uses has resulted in some change, however other original uses, notably hospitals, universities and museums have survived and helped to maintain the areas culturally rich character.

Listed Buildings

The site is located in the Holborn and Covent Garden ward and within the High Holborn area, which is historically associated as a commercial location for business headquarters. The current demographic for the area is legal, financial and IT corporations, with a growing interest from media based companies. Some of the notable tenants in the area include; Mitsubishi Corp., Skype, Goldman Sachs and Sainsbury’s.

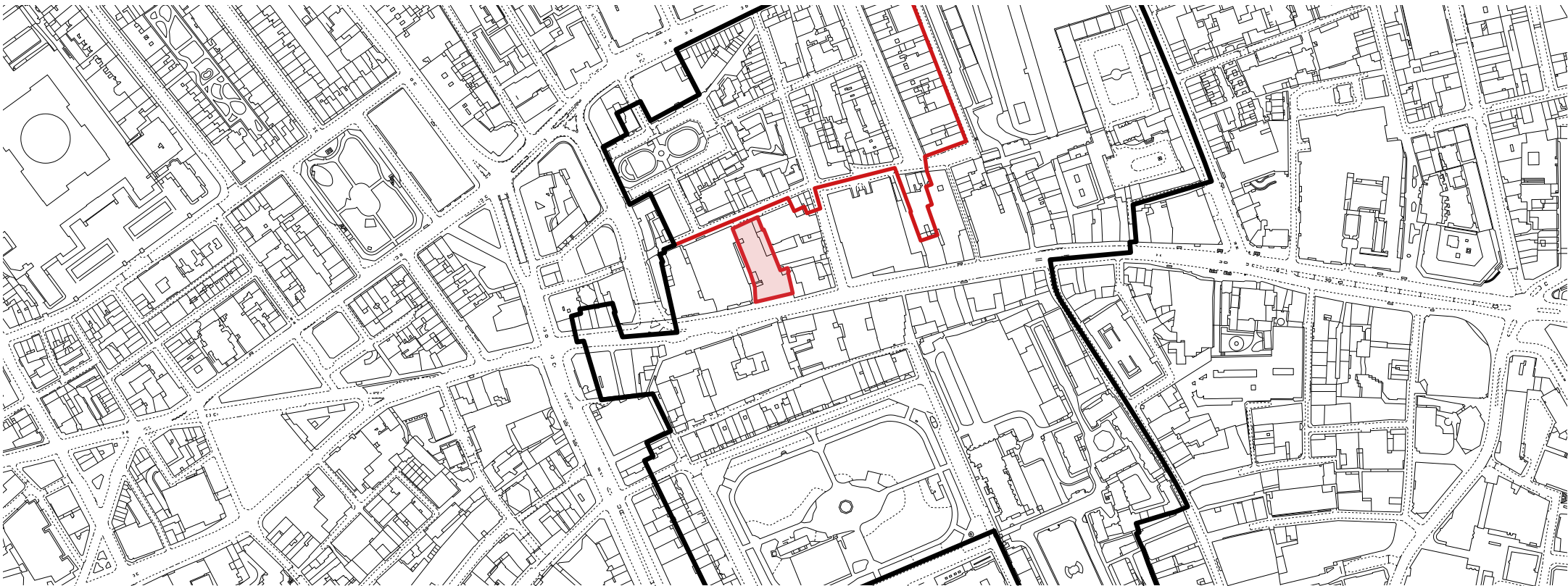
The site is located within the Bloomsbury Conservation Area. None of the neighbouring sites are statutorily listed, however there are several listed buildings within the wider area. Notably the opposing Edwardian Grade II listed Rosewood Hotel and Sir John Soane Museum.

The High Holborn elevation is recognised within local heritage guidance as an unlisted building that makes a positive contribution to the Bloomsbury Conservation Area. Therefore, the site is considered to be an ‘undesigned heritage asset’ within national policy and guidance. The remainder of the building is not considered to be of importance to the CA.

- 81-87 High Holborn
- Listed Buildings
- Positive Buildings
- Negative Buildings
- Bloomsbury Conservation Area
- Bloomsbury Conservation Sub Area 9



Listed Buildings, Positive and Negative Buildings as outlined in Bloomsbury CA Listed Buildings, Map Ref c03633, Camden Council



Conservation Areas as outlined in Bloomsbury CA Sub Area 9, Townscape Appraisal, Map Ref c08088, Camden Council

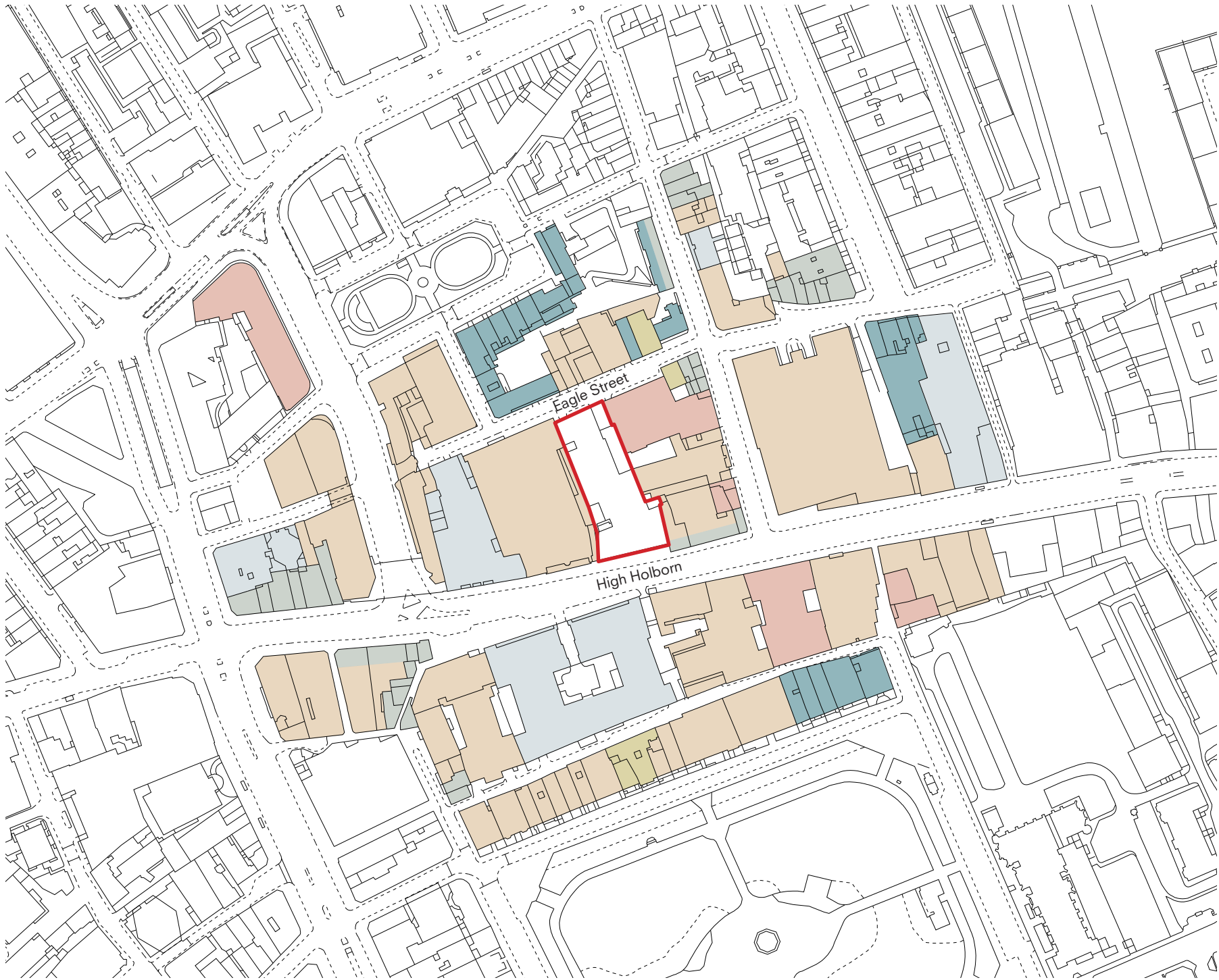
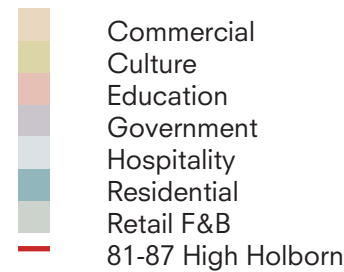
Section 2: Site Context

2.4 Surrounding Context

Building use classes along High Holborn predominantly consist of office buildings with complimentary use classes such as retail, hospitality and education.

The character of Eagle Street is generally subordinate to High Holborn and provides a distinctly quieter thoroughfare. Predominantly, Eagle Street contains servicing access to buildings along High Holborn, alongside other commercial uses.

There is also a residential building located on the street, as can be seen in the adjacent map.

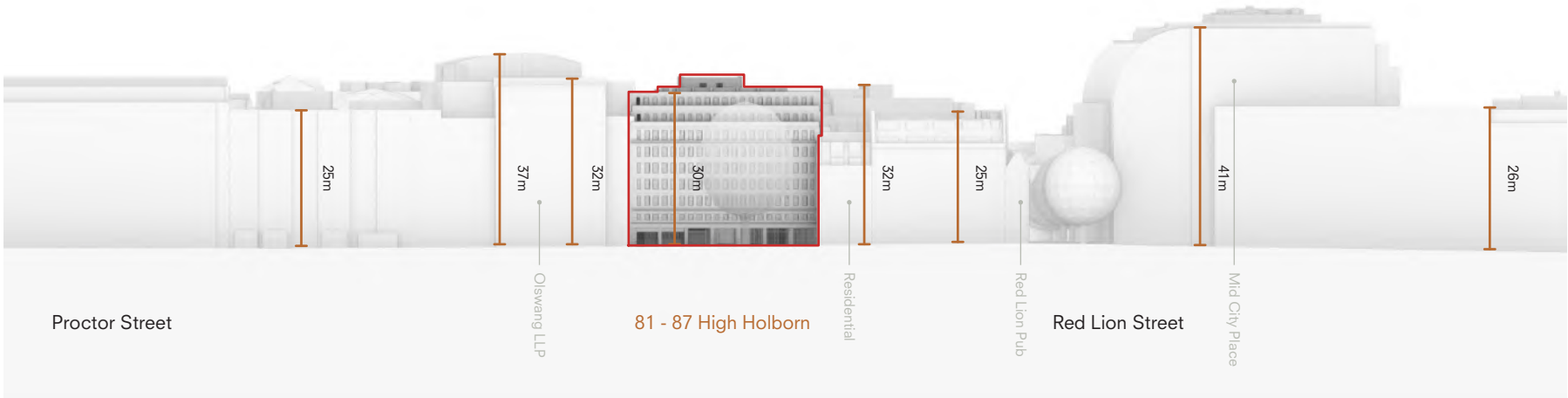


Site surrounding context N.T.S

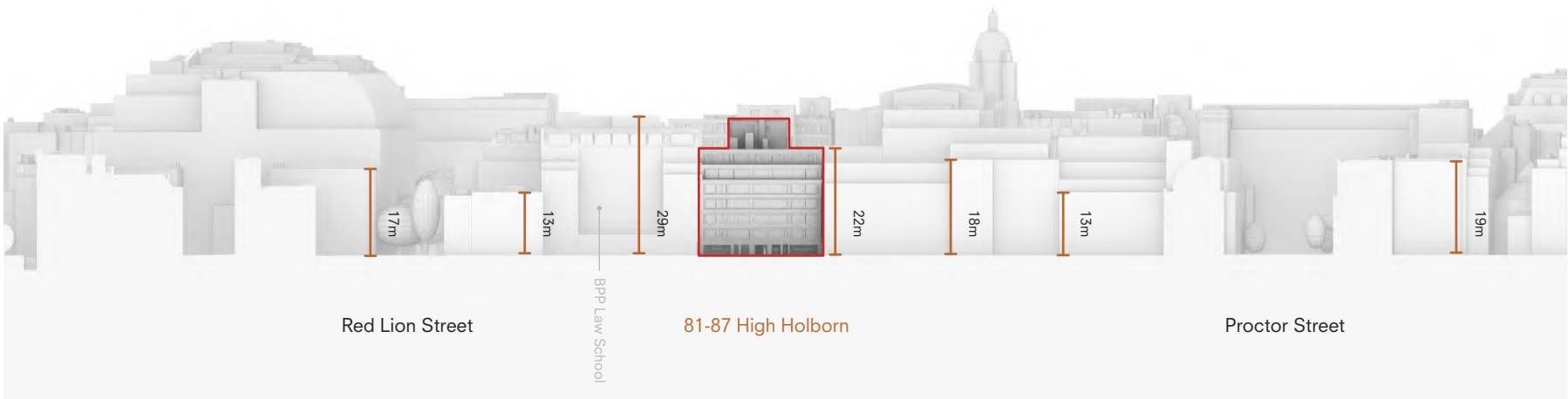
Section 2: Site Context

2.4 Surrounding Context

This part of the High Holborn area has an evolving character where buildings have been redeveloped at various times throughout the last century to meet occupier/market requirements. Therefore, the local area contains a variety of modern and traditional building styles. This backdrop creates an interesting contrast of building typologies for an area recognised as a thriving business location.



High Holborn Existing Building Heights



Eagle Street Existing Building Heights

Section 2: Site Context

2.5 Green Spaces

Templar House 81 - 87 High Holborn is situated in close proximity to a number of notable squares and gardens provided public green space.

Bloomsbury Square Garden is located a 8 min walk North-West of the site, Red Lion Square Gardens is located a 7min walk North of the site, Gray's Inn Walks Gardens is located a 8min walk East of the site, Lincoln's Inn Fields is located a 5min walk South of the site and New Square is located a 6min walk South-East of the site.

Drawing key

- ① Bloomsbury Square Garden (8mins walk)
- ② Red Lion Square Gardens (7min walk)
- ③ Gray's Inn Walks Gardens (8min walk)
- ④ Lincoln's Inn Fields (5min walk)
- ⑤ Lincoln's Inn Private Gardens (3min walk)
- ⑥ New Square (6min walk)



Surrounding green spaces N.T.S



Section 2: Site Context

2.6 Road Network

Templar House 81 - 87 High Holborn is located between High Holborn and Eagle Street. The south facade of the building sits adjacent to High Holborn a major road of the city, connecting Chancery Lane to the east and Tottenham Court Road and the City to the west.

The north facade of the building is located on Eagle Street which has substantially less traffic and is not typically used as a thoroughfare for vehicles. The minor roads of Eagle street consist of residential occupancy and commercial buildings.

Drawing key

- Major Road
- Minor Roads



Road network map N.T.S



Section 2: Site Context

2.7 Tube Stations and Bus Stops

The site is located within close proximity to Holborn London Underground Station providing accessibility to the underground train network. In addition, Chancery Lane and Tottenham Court Road stations are within walking distance of the site and a number of buses serve the site along High Holborn. The site benefits from a Public Transport Accessibility Level (PTAL) of 6b 'Excellent', which represents the highest level of accessibility attainable.

Drawing key

Tube stations

- ① Holborn (3min walk)
- ② Chancery Lane (5min walk)

Bus stops

- (K) Holborn Station towards Waterloo or Tottenham Court Road
- (H) Procter Street towards Bank or Cannon Street
- (J) Red Lion Square
- (A) Red Lion Street towards Aldwych or Tottenham Court Road
- (G) Red Lion Street towards Angel Islington or Old Street
- (M) Kingsway / Holborn Station towards Waterloo or Trafalgar Square
- (N) Holborn Station towards Euston
- (P) Holborn Station towards Holborn Circus or Old Street
- (Q) High Holborn towards Tottenham Court Road
- (S) Brownlow Street towards Bank or Cannon Street
- (R) Brownlow Street towards Aldwych or Tottenham Court Road
- (E) Chancery Lane Station towards Bank or Cannon Street
- (F) Chancery Lane Station towards Aldwych or Tottenham Court Road

Pedestrian routes

- Primary pedestrian route
- - - - -> Secondary pedestrian route



Section 2: Site Context

2.8 Site History

The building was constructed in 1959 for Bernard Sunley Investment Trust Ltd

It was designed by architects Richardson and McLaughlan and built by Rush and Tomkins Ltd

The building was refurbishment in 1979 by Lister Drew & Associates

Occupants

The Institute of Public Relations occupied the building in c.1961

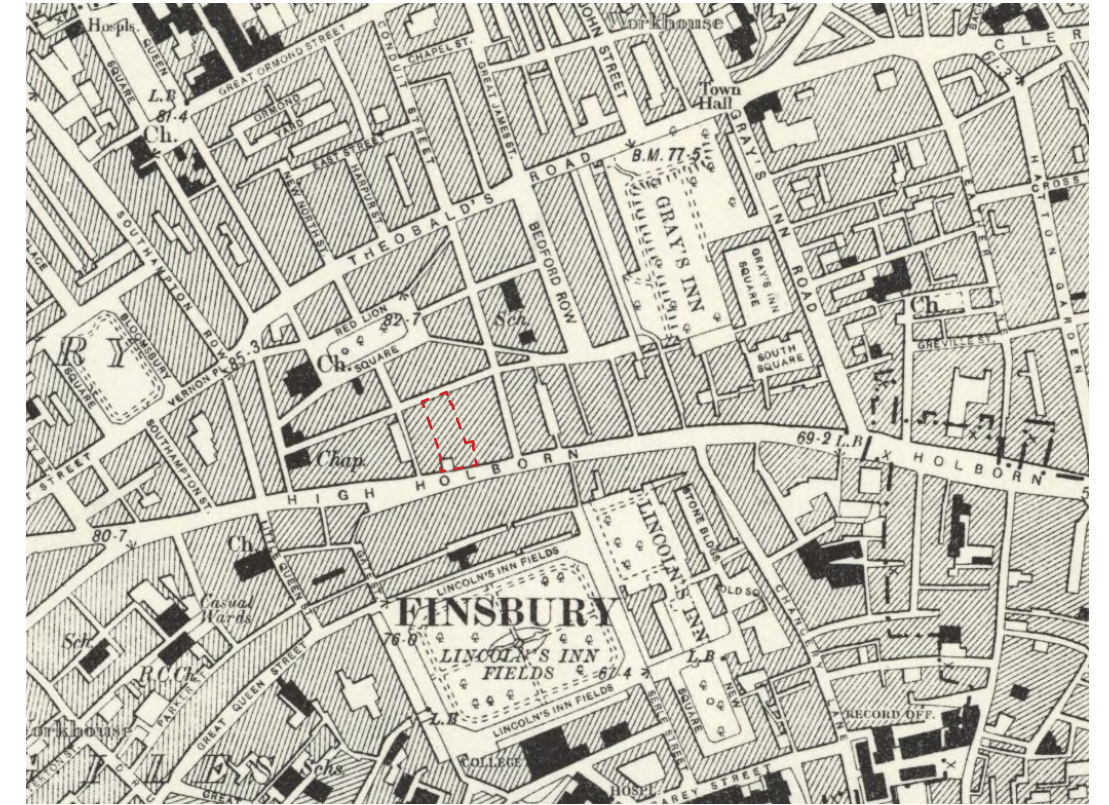
The London Electricity Board occupied the building in c.1994

The Offices for the London Underground most recently occupied the building until it was closed

--- Existing site location



Historic OS map 1892 - 1914



Historic OS map 1842 - 1952



Historic OS map 1940 - 1960

Section 3: Site Analysis

3.1 Site Access

Site

In order to service the site, Eagle Street provides good access to the rear of the site and will therefore be selected for all deliveries and site access points as this avoids creating any disruption to High Holborn.

Working hours are confirmed as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

Site traffic

Construction vehicle movements should be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. Monday to Friday, arrive prior to 8am with engines off.

All vehicles will be instructed to turn their engines off. Furthermore, signs will be erected at driver height to advise this. This is both due to ensuring a healthy environment for the unloading crew, but also to reduce idling noise the adjacent residential neighbours. It is proposed that vehicles will arrive and depart to coincide with the proposed working hours of the site, and abide by the Camden construction delivery hours. A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors.

Considerations will be made to ensure that rush hour traffic and commuting of neighbours to and from work will not be affected. Any requirement of heavy / wide loads, skips, mini-cranes, etc., will be advised with at least one week's notice and communicated to the relevant stakeholders of the project. In addition, any parking bays that may be required to be closed off will engage an initial consultation with nearby tenants / appropriate neighbours as and when the requirement arises.

To ensure the safety of pedestrians and cyclists it is proposed that the pavement adjacent to the site along Eagle Street is closed for the duration of the works to ensure that safe loading and unloading of vehicles. Pedestrian traffic will therefore be diverted to the Northern side of Eagle Street where there is currently small numbers of pedestrian traffic. Cyclists will be diverted around the pit lane abiding highway rules.

Site operatives will utilise directional signage for pedestrians and cyclists to ensure they are aware of potential vehicular access points and any potential temporary diversions that may arise.

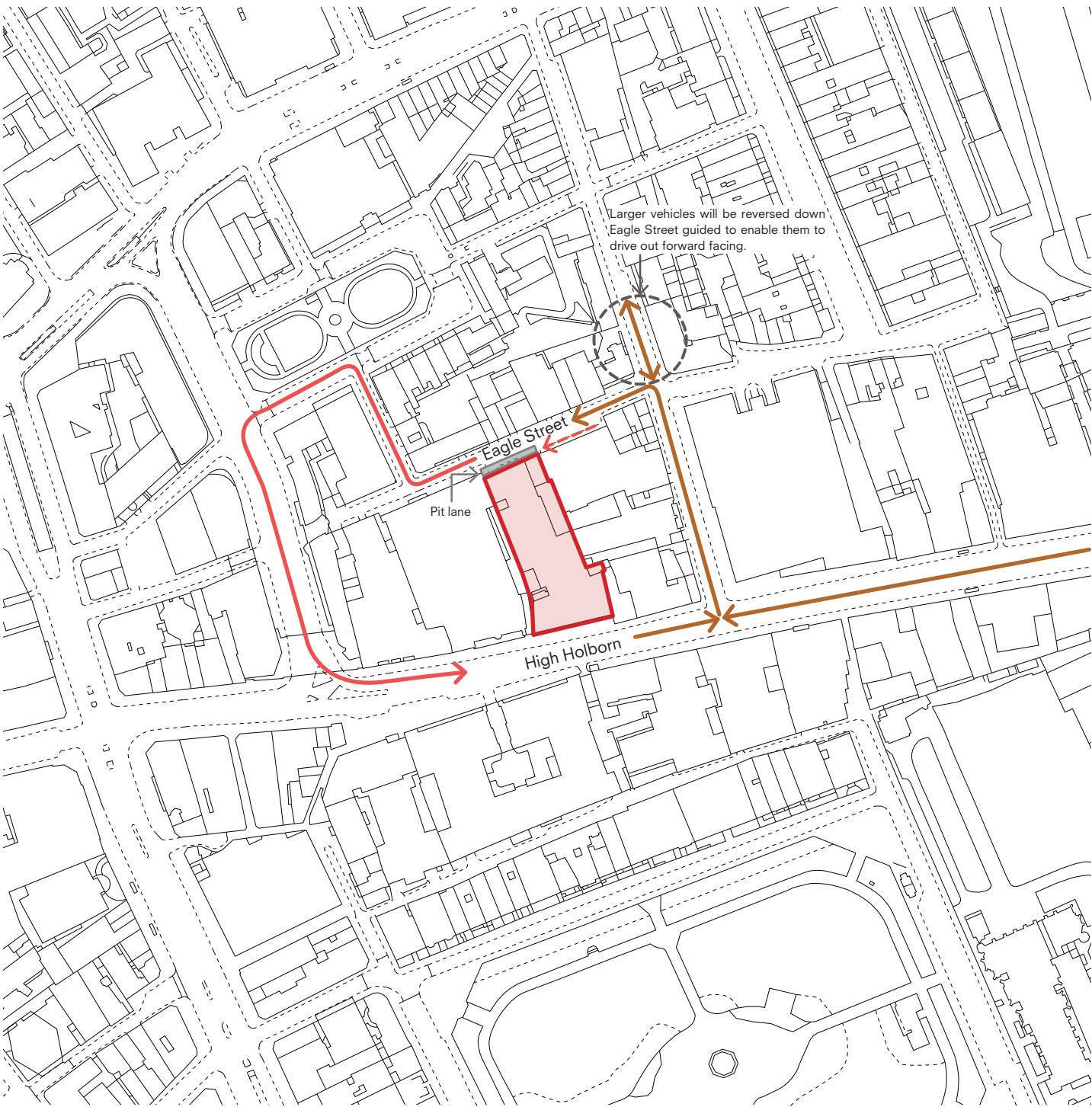
The project manager's contact details and main office details will be available on the hoarding & gates of the premises to ensure that if any requests / complaints are made, these are dealt with immediately and given a high priority. We will also have a logistics / resident liaison officer on-site to provide residents with updates on our progress.

Environment

Noisy works will be largely contained from within the building. There will however be some potential noisy works that will be communicated to the residents in advance prior to commencement. These will be scheduled to reduce the impact of noise on the local residents' day-to-day operations. These will be scheduled so reduce the extent that will cause a hindrance or disturbance to the residents. The majority of works is fit-out and therefore expected noise levels are minimal compared to full redevelopment projects. We will ensure the following procedures have taken place to minimise noise generated from site operations:

- Use of modern, quieter equipment
- Barrier protections to surround noisy works
- Noise perimeter zones to be established
- Work activity scheduling

The majority of the works to be undertaken are within the existing envelope of the building in order to contain the dust. However to ensure that the neighbours are not effected by dust from the works, loading and unloading, a dust monitoring station will be installed along the Eagle Street pit lane hoarding. This will allow monitoring of the dust levels within the local area and ensure that we are suitable controlling any excess dust.



Site access plan N.T.S

Drawing key

- Traffic route
- Small vehicle traffic exit route
- - - Pedestrian entrance

