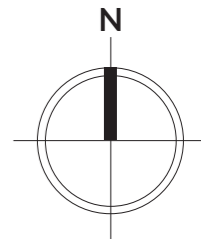




37-39 High Holborn

Revised Planning Application Drawings

May 2020



37-39, High Holborn, London, Camden, WC1V 6AE



— Application Boundary

Site Plan shows area bounded by: 530895.98, 181563.2 531037.4, 181704.62 (at a scale of 1:1250), OSGridRef: TQ30968163. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Planning Issue	12.02.20	CM	A
Date	Check	Rev	

PLANNING

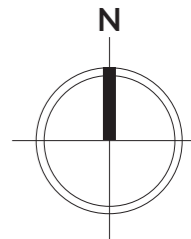


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Project
37-39 Swan House
London
WC1V 6AE

Drawing
Site Location Plan

Drawn	Date	Scale
CM	Jan 2020	1:1250 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-001	A



— Application Boundary

Planning Issue	12.02.20	CM	A
	Date	Check	Rev

PLANNING

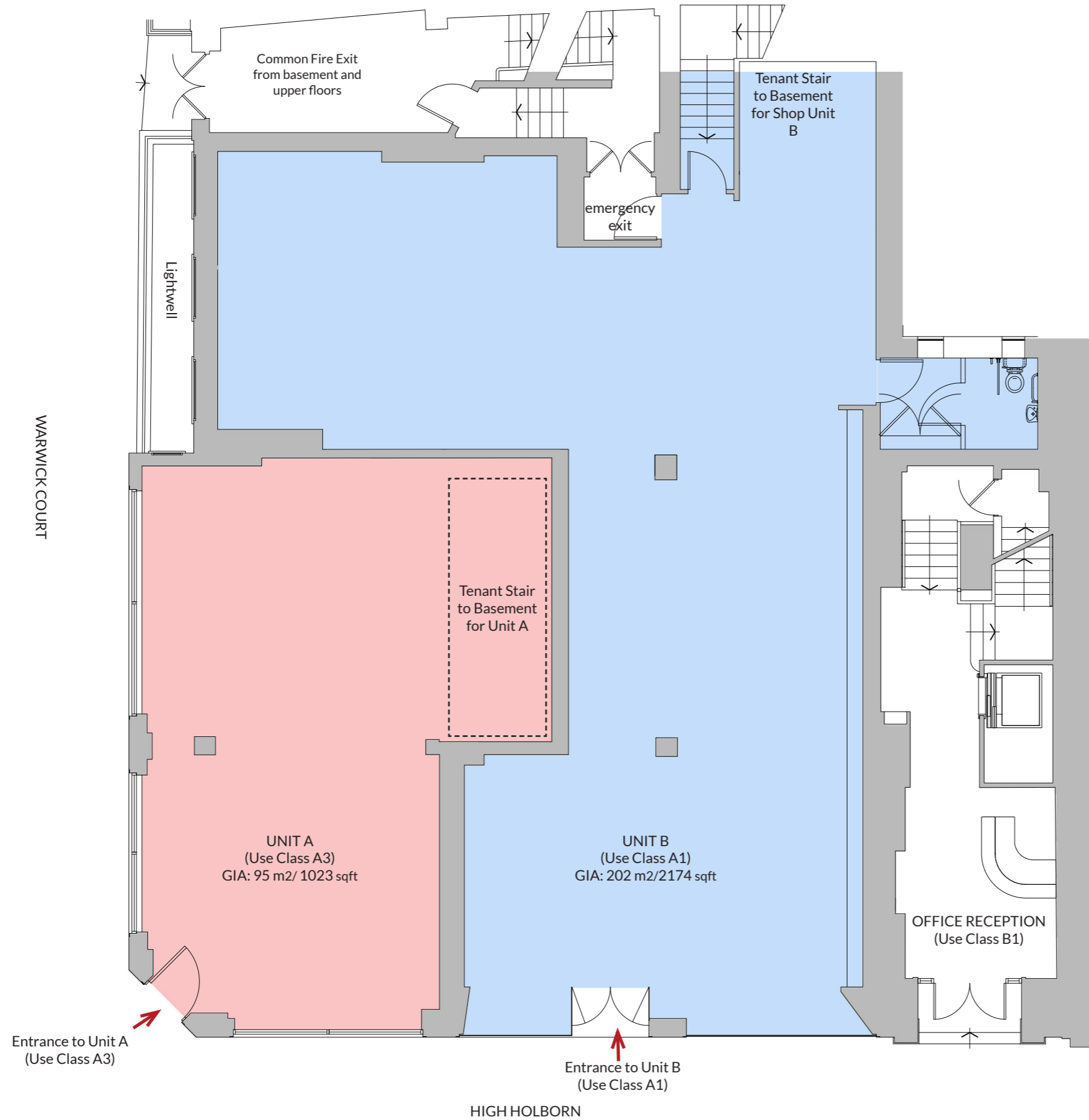
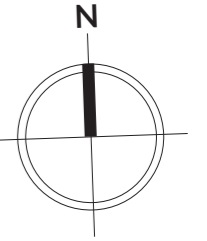


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Project
37-39 Swan House
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Drawing
Site Plan

Drawn	Date	Scale
CM	Jan 2020	1:500 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-002	A



Planning Issue	12.02.20	CM	A
Date	Check	Rev	

PLANNING

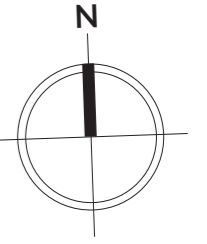


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Drawing
Existing Ground Floor Plan

Drawn	Date	Scale
CM	Jan 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-003	A



Proposed Entrance to Basement Unit C (Flexible Use Class A1-A3,D1-D2)

WARWICK COURT

Lightwell

Secondary Fire Exit from upper floor offices

Stair to Basement UNIT C

Tenant Stair to Basement removed

emergency exit

UNIT A (Flexible Use Class A1-A3) GIA: 95 m²/ 1023 sqft

UNIT B (Use Class A1) GIA: 202 m²/2174 sqft

OFFICE RECEPTION (Use Class B1)

Entrance to Unit A (Flexible Use Class A1-A3,D1-D2)

Entrance to Unit B (Use Class A1)

HIGH HOLBORN



Revised Planning Issue	19.05.20	CM	B
Planning Issue	12.02.20	CM	A
	Date	Check	Rev

PLANNING

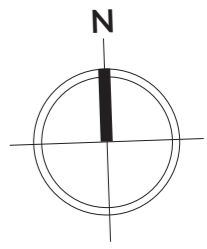


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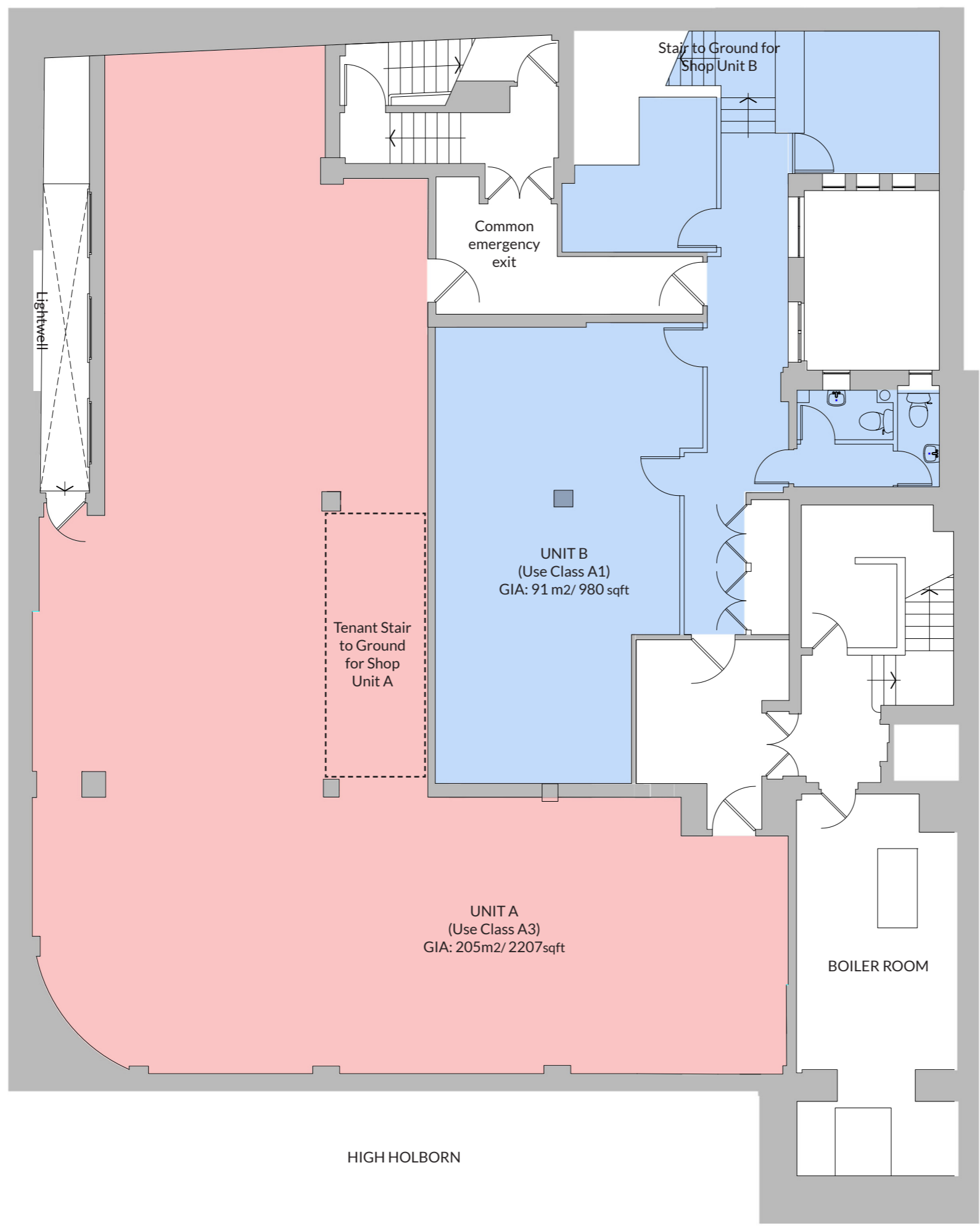
Project
37-39 Swan House
London
WC1V 6AE

Drawing
Proposed Ground Plan

Drawn	Date	Scale
CM	FEB 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-004	B



WARWICK COURT



HIGH HOLBORN

Planning Issue	12.02.20	CM	A
Date	Check	Rev	

PLANNING

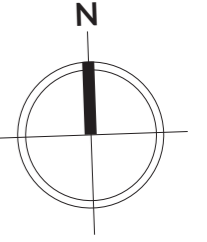


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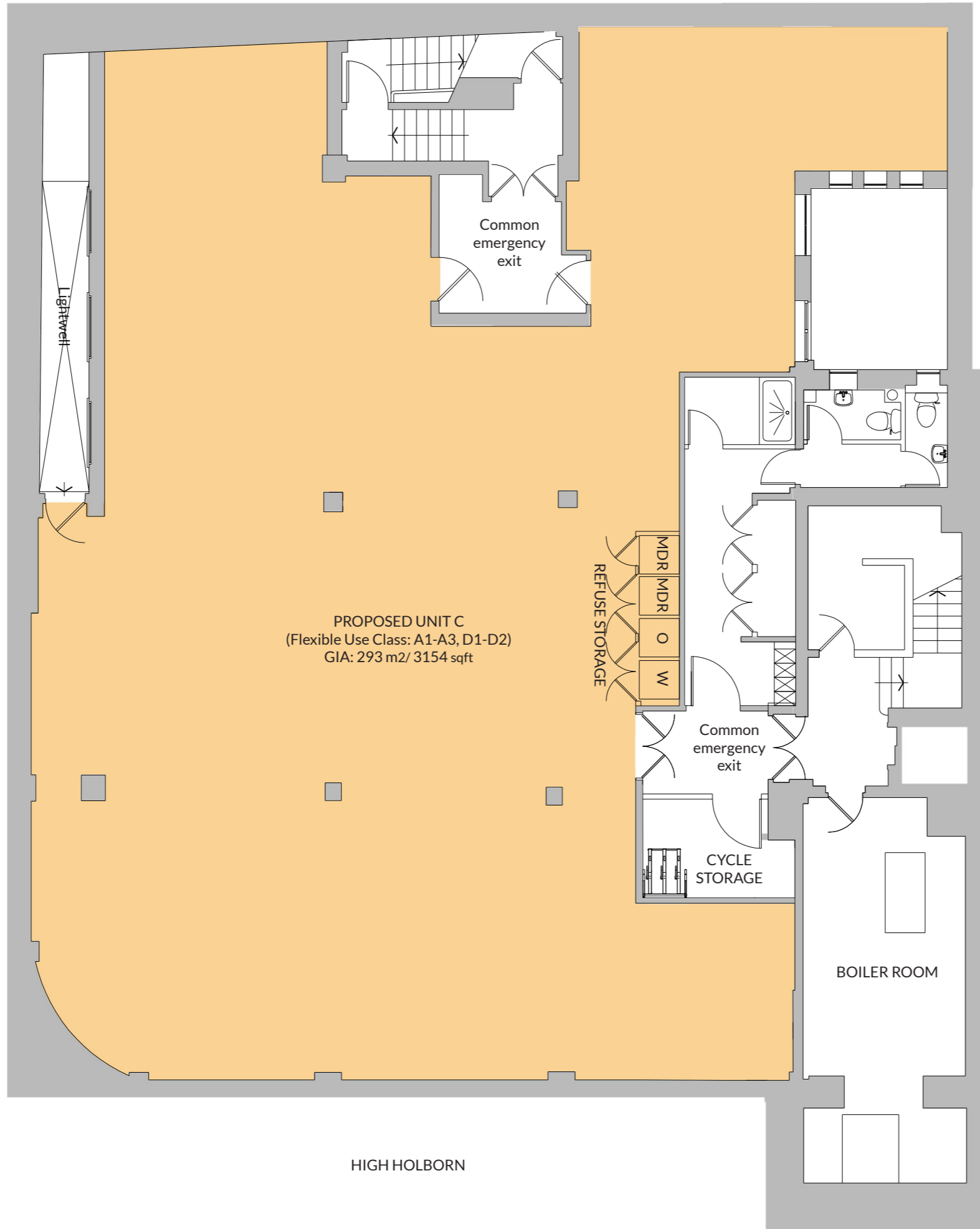
Project
37-39 Swan House
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WC1V 6AE

Drawing
Existing Basement Floor Plan

Drawn	Date	Scale
CM	Jan 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-005	A



WARWICK COURT



HIGH HOLBORN

Revised Planning Issue	19.05.20	CM	B
Planning Issue	12.02.20	CM	A
Date		Check	Rev

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Drawing
Proposed Basement Plan

Drawn	Date	Scale
CM	FEB 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-006	B

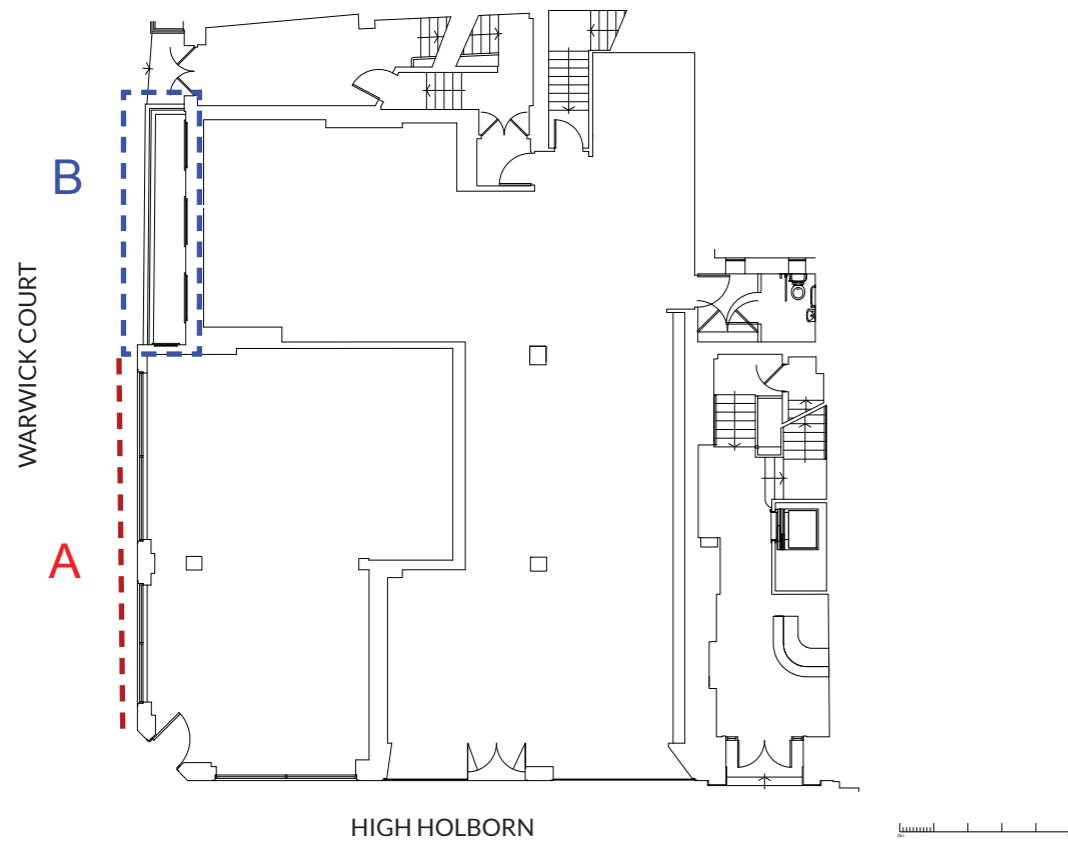
VENTILATION STRATEGY



--- Location A - Ground floor unit can utilise high Level band in shopfront for filtered extraction along Warwick Court
Details of ventilation model and filtration to be submitted by future tenant under planning condition

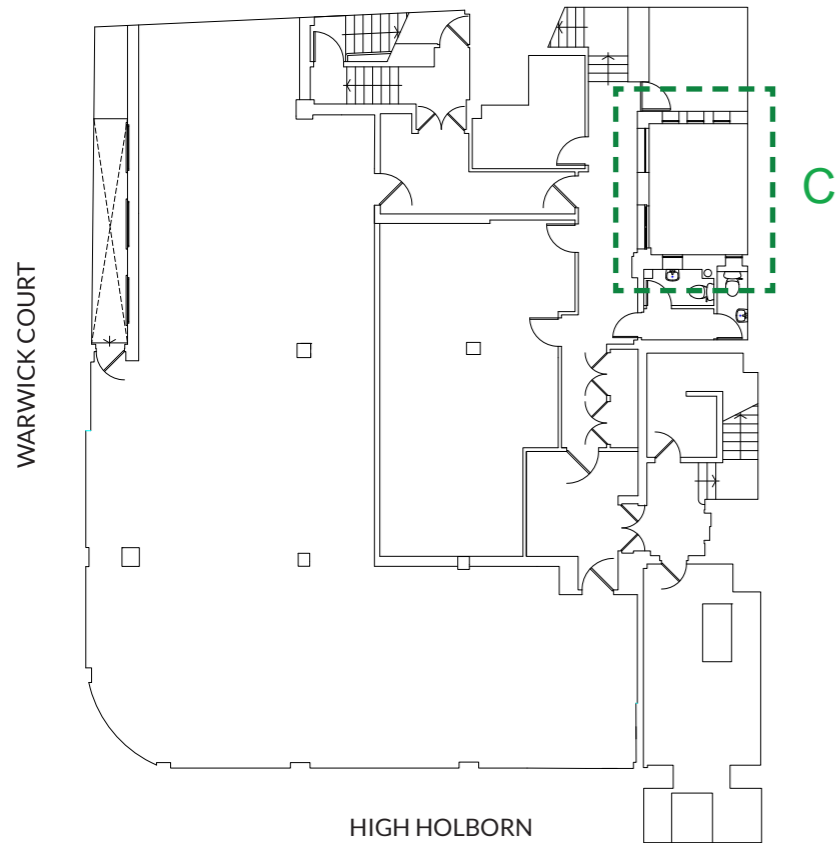


--- Location B - Basement unit can utilise Lightwell for filtered extraction
Details of ventilation model and filtration to be submitted by future tenant under planning condition





Location C - To the rear of the site the Basement unit can utilise the eastern Lightwell for filtered extraction as is currently the arrangement together with neighbouring properties that use a similar strategy. Details of ventilation model and filtration to be submitted by future tenant under planning condition



SITE PHOTOGRAPHS



GROUND FLOOR PHOTOGRAPHS UNIT A - STARBUCKS OCCUPATION
FEBRUARY 2019



EXTERNAL PHOTO OF UNIT A



BASEMENT FLOOR PHOTOGRAPHS UNIT A - STARBUCKS OCCUPATION
FEBUARY 2019

WASTE STRATEGY: 37-39 High Holborn

10.02.2020

Proposed Unit A – Flexible A1 (shop)-A3(restaurant) and D1 (medical clinic) – D2 (Gymnasium)

Location – Ground

Storage Requirements

The proposed unit size is approximately 95 sqm/ 1023 sqft.

The existing commercial waste arisings are collected daily and this is to remain the proposed collection frequency. All refuse from the Unit is currently collected from the front of the building along by the railings in High Holborn.

Given the waste arisings from this size of unit on a daily basis are likely to be reasonably limited, refuse can be stored in tenant bins separating out the waste into Mixed Recyclables, food waste and general waste accordingly.

Proposed Unit B – Existing A1 (Shop)

The proposed unit size is approximately 202 sqm/ 2174 sqft.

The existing commercial waste arisings are collected daily and this is to remain the proposed collection frequency. All refuse from the Unit is currently collected from the front of the building along by the railings in High Holborn.

Given the waste arisings from this size of unit on a daily basis are likely to be reasonably limited, refuse can be stored in tenant bins separating out the waste into Mixed Recyclables and general waste accordingly.

Unit C – Flexible A1 (shop)-A3(restaurant) and D1 (medical clinic) – D2 (Gymnasium)

Location – Basement

Storage Requirements

Refuse for this unit has been calculated using guidance from BS 5906:2005 on the basis of Restaurant (Use Class A3) as this would generate the largest waste arisings.

The proposed unit size is approximately 305sqm/ 3283 sqft.

On the basis that approx 50% of this area will be used for the functioning of the restaurant use, ie. Kitchens, toilets and storage areas the following has been assumed

- 150sqm/1615sqft will be available as possible restaurant covers
- Assuming 1.5sqm per cover this would generate around 100 covers
- BS 5906:2005 assumes weekly waste arisings of 75L per restaurant cover
- Potential weekly waste arisings = 100 Covers x 75L =7,500L

Frequency of Collection

The existing commercial waste arisings are collected daily and this is to remain the proposed collection frequency.

On this basis the daily waste arisings are calculated as approximately 1070L per day (7500L / 7days).

Separation of Waste

To promote achieving sustainable waste management and achieve the targets set out in Camden’s Local Plan and CPG the total waste arisings have been separated in to the following waste streams on a percentage basis;

- Mixed Dry Recycling (Paper/Card/Glass) – 50%
- Food Waste (Organic) - 30%
- Residual General Waste– 20%

Table 1.0 – Waste Storage for Proposed Unit C

	%	Litres	Bins	Dimensions
Mixed Recycling (MDR)	50	535 L	2No. 360L Wheelie Bin	1100 h x 620 l x 850 w
Food Waste (O)	30	321 L	1No. 360L Wheelie Bin	1100 h x 620 l x 850 w
Residual Waste (W)	20	214 L	1No. 360L Wheelie Bin	1100 h x 620 l x 850 w
Overall Requirement Based on Daily Collection	100	1070 L (required)	1440 L (Provided)	

FLOOR	EXISTING (GIA)			
	SHOP (A1)		RESTAURANT (A3)	
	sqm	sqft	sqm	sqft
Basement	91	980	205	2207
Ground	202	2174	95	1023
Subtotal	293	3154	300	3229

Total Existing Area (GIA)	593 sqm 6383 sqft
----------------------------------	----------------------

PROPOSED (GIA)				
SHOP (A1)		FLEXIBLE A1-A3, D1-D2		
	sqm	sqft	sqm	sqft
	202	* 2174	293	3154
			95	1023
	202	2174	388	4176

Total Proposed Area (GIA)	590 sqm 6351 sqft
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Total Change of Use Area (GIA)	388 sqm 4176 sqft
---------------------------------------	----------------------

*Area unchanged from existing

DRAWING ISSUE SHEET

Copies of the drawings listed below enclosed:

PROJECT		Swan House - 37 High Holborn		FILE REF	2020-06-0100									
				SHEET	1									
PLANNING		DATE OF ISSUE		12/02/2020	19/05/2020									
DRAWING No.	DRAWING TITLE	SIZE	SCALE	REVISION										
2020-06-DR-A-001	Site Location Plan	A3	1:1250	A										
2020-06-DR-A-002	Site Plan	A3	1:500	A										
2020-06-DR-A-003	Existing Ground Plan	A3	1:100	A										
2020-06-DR-A-004	Proposed Ground Plan	A3	1:100	A	B									
2020-06-DR-A-005	Existing Basement Plan	A3	1:100	A										
2020-06-DR-A-006	Proposed Basement Plan	A3	1:100	A	B									
DISTRIBUTION		ROLE	COMPANY	CONTACT										
Planning Authority	London Borough Camden				E	E								
Issued by					CM	CM								
Issue status	PRELIMINARY													
	PLANNING				X	X								
	TENDER													
	CONSTRUCTION													
	INFORMATION													
Purpose of issue					PLANNING	PLANNING								

