



294-295 HIGH HOLBORN

294-295 HIGH HOLBORN, LONDON WC1

Planning: [**Design & Access Statement addendum**]

MSMR Architects [*project number: 20004*]

MSMR Architects

June 2020

msmr

The Old School, Exton Street,
London SE1 8UE
T +44 (0)20 7928 6767

Contents

- 1.0 introduction
- 2.0 context and site analysis
- 3.0 layout and use
- 4.0 appearance
- 5.0 area schedules

introduction

1.1 project team

1.2 introduction

1.3 summary of changes

introduction

1.1 project team

- Client

 - CHH London
- Client Representative

 - Braxside Developments
- Architect

 - MSWR Architects Ltd
- Project Manager

 - Beaderns
- Cost Consultants

 - Beaderns
- Structural Engineer

 - Michael Barclay Partnership
- Services Engineer

 - Scottish Partners
- Fire Engineer

 - MLM
- Acoustic Engineer

 - Scottish Partners
- Sustainability Consultant

 - Scottish Partners
- Building Control

 - Butler & Young Group Ltd
- Principal Designer

 - ORSA
- Party Wall Surveyor

 - MHBC Cumming
- Daylight compliance

 - Watts Group Ltd
- Facade Consultant

 - Cladtech

1.2 introduction

This document has been prepared by MSWR Architects on behalf of CHH London to provide a narrative for the refinements proposed to the Planning Approval for 294-296 High Hoborn.

A full planning application for 294-296 was approved by Camden Council on 19th August 2018 (ref: 2017/1827P) for a 9 storey building comprising retail use (Classes A1-A3) at basement and ground floor levels, office use (Class B1) at first and second floor levels and 10 residential units (6 x 1-bed and 4 x 2-bed) (use class C3) above including plant and associated works.

CHH has undertaken a review of the approved scheme and detailed a number of minor changes which improve the quality of the scheme.

This document sets out the nature of those changes in detail.

1.3 summary of changes

Minor alterations are proposed to the approved scheme, the detail and principles for which are set out within this document. Importantly, the proposed alterations do not fundamentally alter the approved building and can be implemented independently. In summary the changes are:

- Sprinkler tanks added at basement level in lieu of retail space to comply with emerging fire safety regulations.
- Minor changes to internal residential layouts at floor levels 3-6
- Extension to the building envelope to the east at floor levels 7 and 8 to fill the first external voids.

This document is structured such that the approved drawing is provided on the left hand side, with the proposed minor alterations shown on the right hand side.

context and site analysis

2.0

2.1 site location

2.2 aerial view

context and site analysis

2.1 site location

The vacant site sits to the southern side of High Hoborn with Hoborn underground station to the west and Chancery Lane underground station to the east. The plot is a brownfield site, having remained undeveloped since 2003 when the previous post-war building was demolished. To the south of the site is Lincoln's Inn and its private gardens. The site is within the Brompton Conservation area.

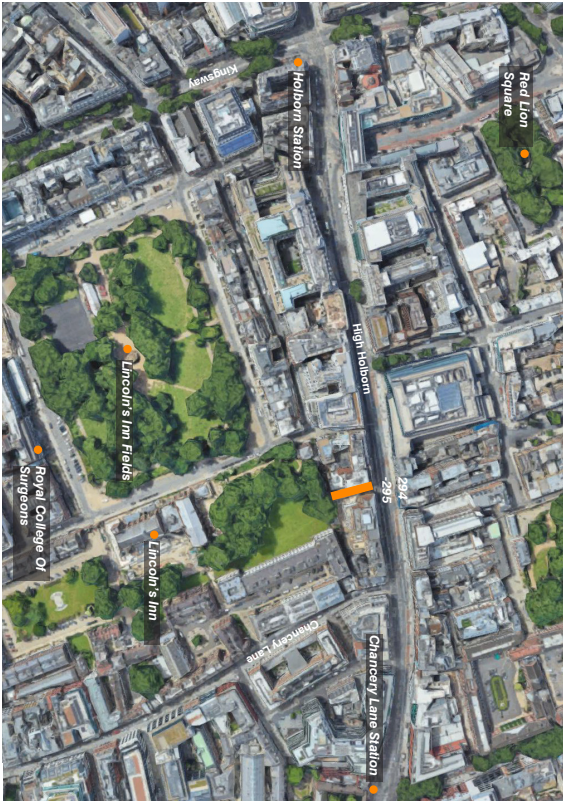
The narrow plot is bounded by Lincoln House to the east and Gorton House to the west. Access to the site is from High Hoborn only. None of the site boundary lines are parallel. High Hoborn is characterised as a busy urban streetcape with a mix of office and retail uses. In context, the private gardens to Lincoln's Inn to the rear of the site is busy and quiet. The current design of the building conceived by Chancery Council is aimed to take advantage of this contrast in environments. The NMA application seeks to improve the residential layout to maximise the southern aspect.

This Hoborn and South Brompton area is known as a Hoborn area and many of London's best known landmarks, shopping and entertainment areas are within walking distance. In addition Hoborn and Chancery Lane stations are a short walk from the site providing access to Central and Piccadilly Lines and connections to the wider London area.

Key

294-295 High Hoborn site location

phase of interest / landmark

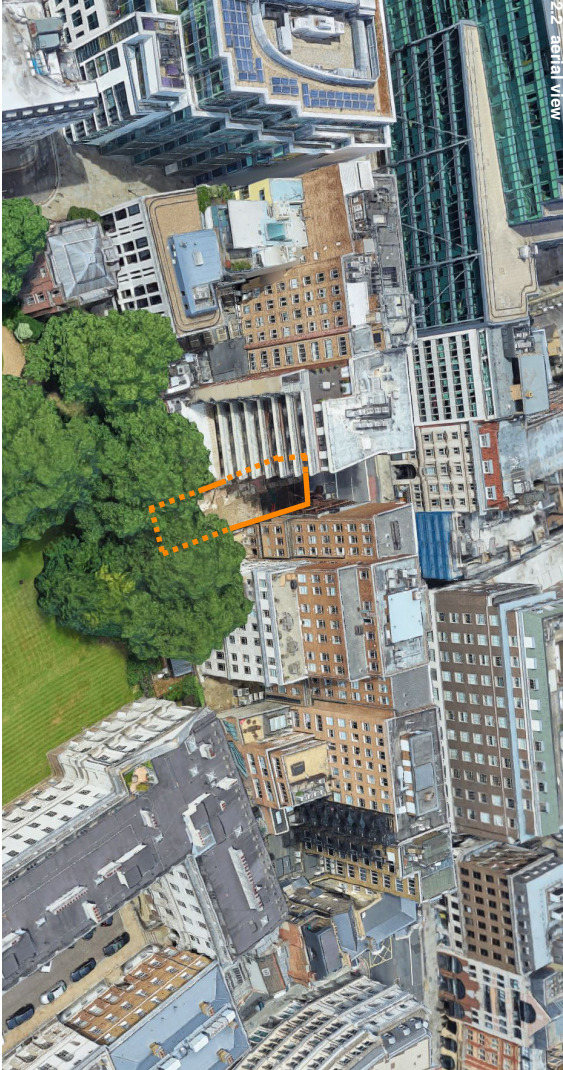


AERIAL VIEW, plan view

m-m

context and site analysis

2.2 aerial view



AERIAL VIEW, view looking from a south direction

m-m

layout and use

3.1 basement floor

3.1.1 consented scheme

3.1.2 proposed alterations

3.2 third and fourth floors

3.2.1 consented scheme

3.2.2 proposed alterations

3.3 fifth and sixth floors

3.3.1 consented scheme

3.3.2 proposed alterations

3.4 seventh and eighth floors

3.4.1 consented scheme

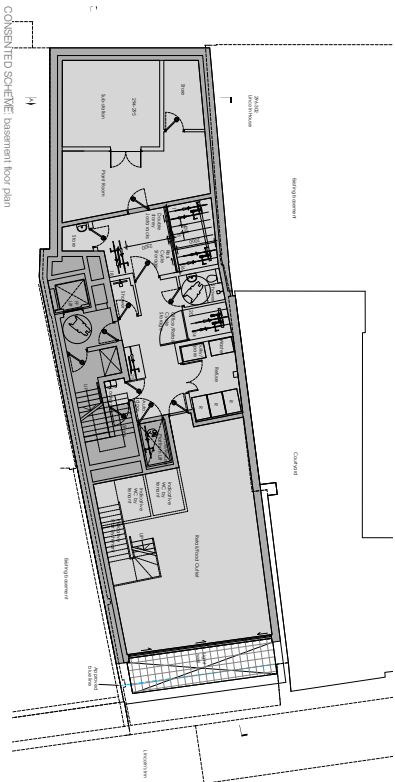
3.4.2 proposed alterations

3.1 basement layout

3.1.1 consented basement floor

The basement consists of retail space with external lightwell accessed via glazed sliding doors. Access between the retail spaces on ground floor and the basement level would be provided by a separate stair as part of a tenanti c.d.

Anybody accommodation serving all retail, office and residential users includes cycle store for 25 cycles, shower rooms, lockers, refuse store, cleaners's store, plant room and substation.



3.1.2 proposed basement floor

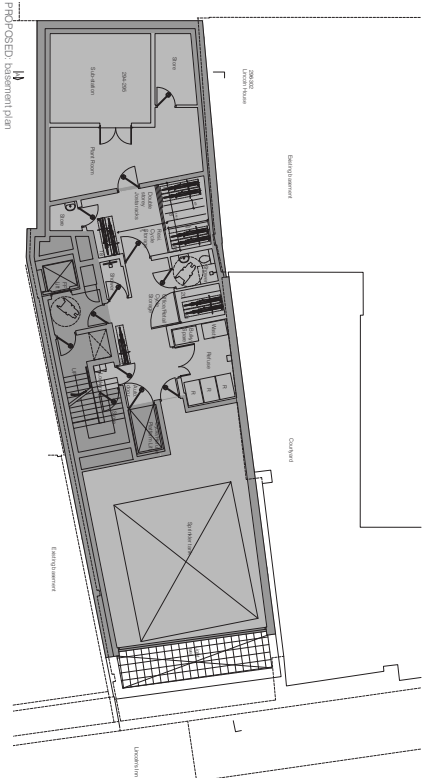
In order to deliver the consented design and comply with current and emerging changes to the building regulations, an OH1 commercial sprinkler system is proposed in accordance with BS EN 12845.

This will cover both commercial and residential areas of the building and will avoid occupancy restrictions to the office floor levels.

An OH1 commercial sprinkler system requires an 80m³ tank. It is proposed to locate the tank at basement level in lieu of the retail space.

In addition the glazed sliding doors to the lightwell will be replaced with a metal boarded screen to provide basement smoke ventilation.

There are no changes proposed to the other basement ancillary areas

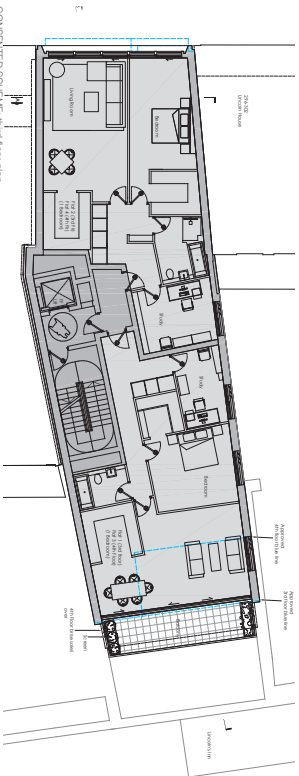
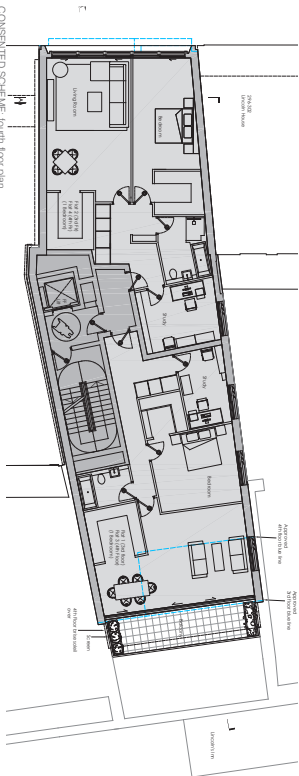


layout and use

3.2.1 consented third & fourth floors

The consented layouts for the third and fourth floors show identical internal layouts for market residential apartments. Both apartment types are generous sized third plus study units. The south facing apartment is marginally smaller than the north facing apartment.

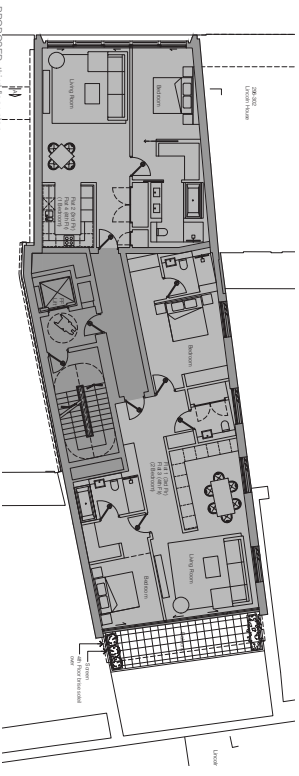
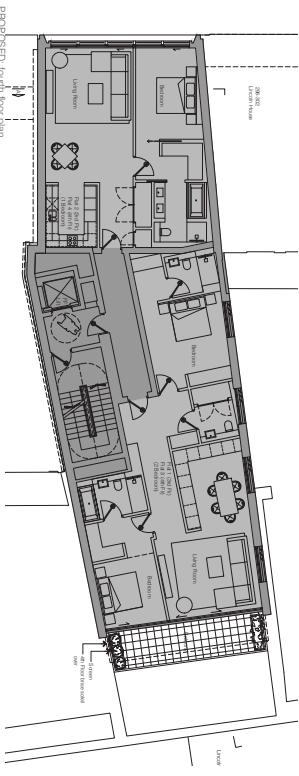
- Observations:
- Small common lobby
 - Southern aspect is better suited to residential use
 - Quiet, green spaces, balconies and improved natural light



layout and use

3.2.2 proposed third and fourth floors

- Changes proposed include:
- Generous common lobby added
 - Wall between apartments repositioned to reduce the size of the north facing apartments and increase the size of the south facing apartments. This results in a more efficient north facing 1 bed apartment and a generous south facing 2 bed apartment.
 - The master bedroom in the south facing apartment is repositioned so that it takes advantage of the improved natural light and views of Lincoln Inn. It also gains access to the external balcony.
 - Apartment types are open plan allowing natural light into hallways.



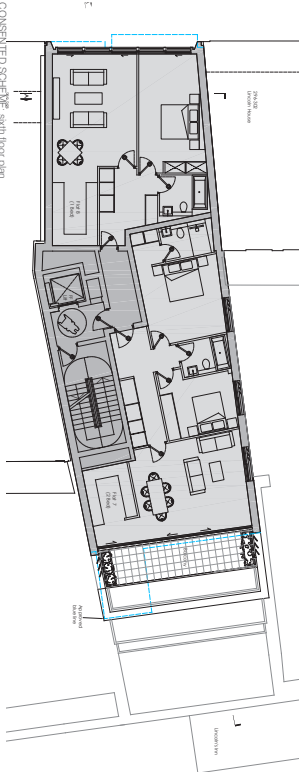
layout and use

3.3.1 consented fifth & sixth floors

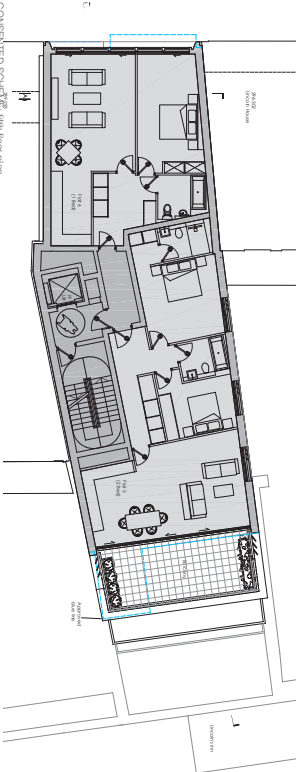
The consented layouts for the fifth and sixth residential floors show similar internal layouts but these do not stick with third and fourth floors. These layouts do however respond to the stated green spaces to the southern aspect. Larger 2 bedroom apartments are located to the south and efficient 1 bed apartments located to the north.

Observed are:

- Small common lobby
- These apartments do not stick with third and fourth floors which makes coordination of vertical services more difficult.
- Bath bedrooms in the south facing apartment type have oblique views to Lincoln's Inn.



CONSENTED SCHEME sixth floor plan



CONSENTED SCHEME fifth floor plan

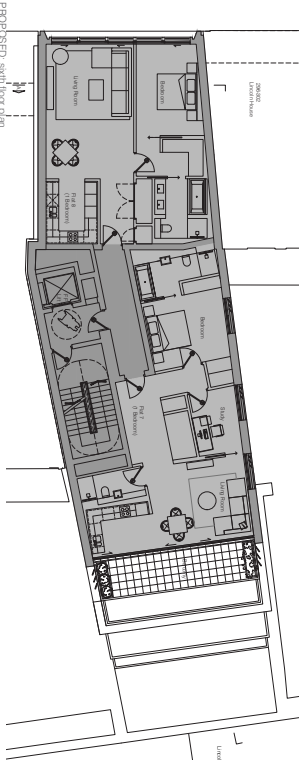
layout and use

3.3.2 proposed fifth and sixth floors

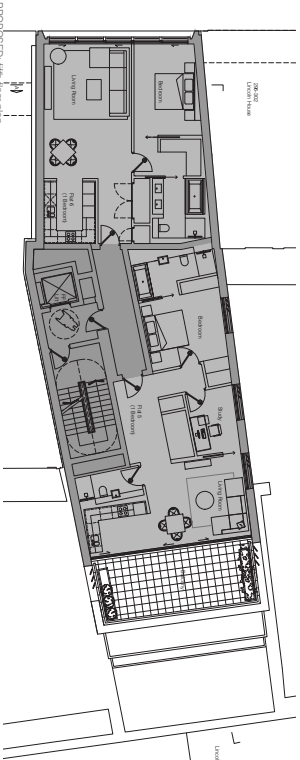
Changes proposed include:

- Generous common lobby
- The efficient north facing 1 bed apartment type at third and fourth floors is replicated on these floors and improves stacking.
- The south facing apartments provide 1 bed plus study and takes account of the steeper floor plate. This maintains the consented unit mix to enable more generous 2 bed apartments at third and fourth floors.

These minor alterations proposed to the internal layouts at third, fourth, fifth and sixth floors improve the quality of the apartments without changing the appearance of the building.



PROPOSED sixth floor plan

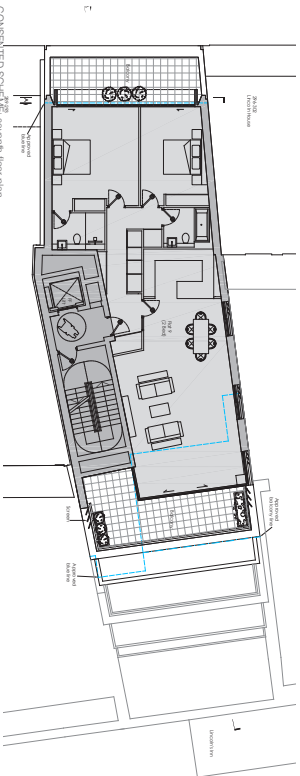
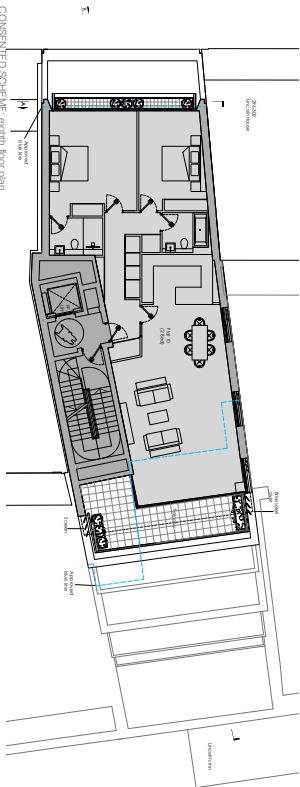


PROPOSED fifth floor plan

layout and use

3.4.1 consented seventh & eighth floors

The consented layouts for the seventh and eighth floors show little aspect, 2 bedroom apartments on each floor. Bedrooms suites are orientated to the north and principal reception/dining spaces take advantage of the southern views.

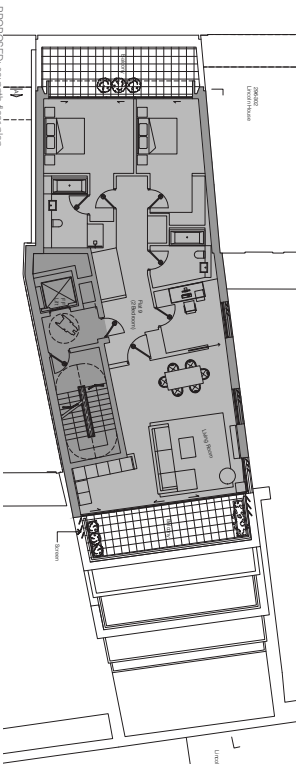
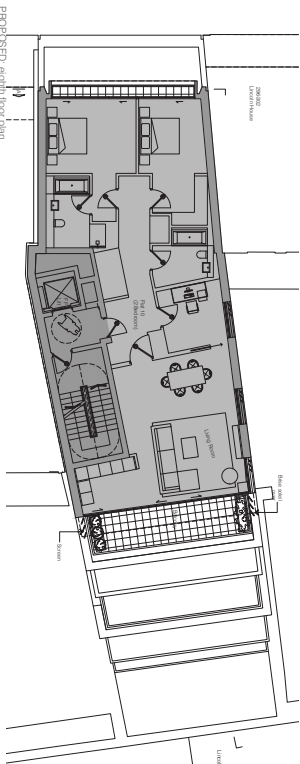


layout and use

3.4.2 proposed seventh and eighth floors

- Changes proposed include:
- Common area immediately south of the staircase is omitted as it is not needed at seventh and eighth floors.
 - Extension to the building envelope at both floors to fill the southern terrace to allow the kitchen to be refitted. The change allows a study room to be added. As these building extensions do not project beyond the consented west return wall they do not change the west elevation or the perceived building mass.

These changes do not affect the floor's below and improve the quality of the apartments.



4.0

appearance

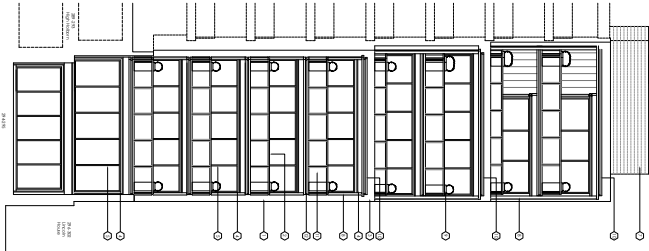
- 4.1 rear elevation
- 4.1 consented scheme
- 4.2 proposed alterations

4.1 consented south elevation

The consented scheme adopts a material language that delivers high quality finishes and responds to the immediate context. There is no change to the consented materials.

The new elevation is a series of frames within frames with floors expressed as a series of horizontal stone bands or metal balustrades within the frames.

Double glazed metal frame sliding doors are typically divided into 5 panels with access to seventh and eighth floors which adapt metal cladding to the back of the structure where the building steps in plan.



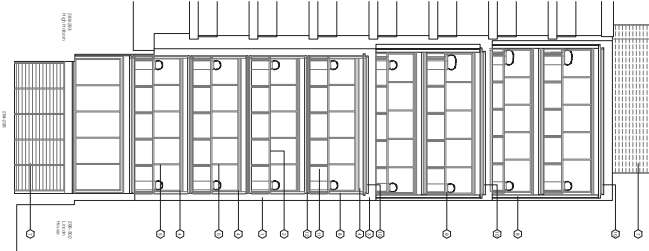
Consented Scheme: south elevation

4.2 proposed south elevation

Changes proposed include:

- Polyester powder coat finished louvre screen added at basement level in line of the glazed sliding door as described in section 3.1.2. This part of the elevation will not be visible from neighbouring properties.
- Extension of the building envelope at seventh and eighth floors to partially fill the new terraces as described in section 3.4.2. It is proposed to extend the glazed sliding doors to replicate the rhythm of lower floors.

These minor changes do not change the west elevation of the proposed building mass.



Proposed: south elevation

area schedules

5.1 consented area schedule

5.2 proposed schedule

area schedules

5.1 Consented area schedule

Key statistics:

residential units:

10 marked units

Unit mix:

• 2 bedroom apartments:

4

• 1 bedroom apartments:

6

Total A1+A3 retail space:

251.3 sqm

	Use	GEA		GIA		No. of Bedrooms	
		sqft	sqm	sqft	sqm	1 bed	2 bed
Basement	Retail	3,101.1	288.1	874.0	81.2		
		3,039.8	282.4	1,831.0	170.1		
Ground							
Sub-total		6,140.9	570.5	2,705.0	251.3		
First		2,906.3	270.0	2,231.4	207.3		
Second	Office	2,906.3	270.0	2,234.6	207.6		
Sub-total		5,812.6	540.0	4,466.0	414.9		
Third	Flat 1			1,045.2	97.1	X	
	Flat 2			1,113.0	103.4	X	
Fourth	Flat 3			1,045.2	97.1	X	
	Flat 4			1,113.0	103.4	X	
Fifth	Flat 5			1,037.6	96.4		X
	Flat 6			804.1	74.7	X	
Sixth	Flat 7			1,037.6	96.4		X
	Flat 8			804.1	74.7	X	
Seventh	Flat 9			2,037.6	189.3		X
Eighth	Flat 10			2,037.6	189.3		X
Sub-total		15,020.1	1,395.4	10,929.8	1,015.4		
Roof	Plant						

area schedules

5.2 proposed area schedule

Key statistics:

residential units:

10 marked units

Unit mix:

• 2 bedroom apartments:

4

• 1 bedroom apartments:

6

Total A1+A3 retail space:

170.1 sqm

	Use	GEA		GIA		No. of Bedrooms	
		sqft	sqm	sqft	sqm	1 bed	2 bed
Basement	Retail	3,101.1	288.1	0	0		
		3,039.8	282.4	1,831.0	170.1		
Ground							
Sub-total		6,140.9	570.5	1,831.0	170.1		
First		2,906.3	270.0	2,231.4	207.3		
Second	Office	2,906.3	270.0	2,234.6	207.6		
Sub-total		5,812.6	540.0	4,466.0	414.9		
Third	Flat 1			1,206.6	112.1		X
	Flat 2			865.4	80.4	X	
Fourth	Flat 3			1,206.6	112.1		X
	Flat 4			865.4	80.4	X	
Fifth	Flat 5			924.6	85.9	X	
	Flat 6			865.4	80.4	X	
Sixth	Flat 7			924.6	85.9	X	
	Flat 8			865.4	80.4	X	
Seventh	Flat 9			1,541.4	143.2		X
Eighth	Flat 10			1,541.4	143.2		X
Sub-total		15,117.0	1,404.4	10,807.1	1,004.0		
Roof	Plant						