



astudio

UNCOMMON HOLBORN  
81 - 87 High Holborn  
London  
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Record of revisions

Rev no.	Date of issue
P01	06 August 2021

**UNCOMMON HOLBORN**  
*PLANNING AMMENDMENTS DESIGN REPORT*

6th August 2021  
Revision P01

## TEAM

The project has been developed with the following consultant team, whose work is incorporated into the design:

[illegible]

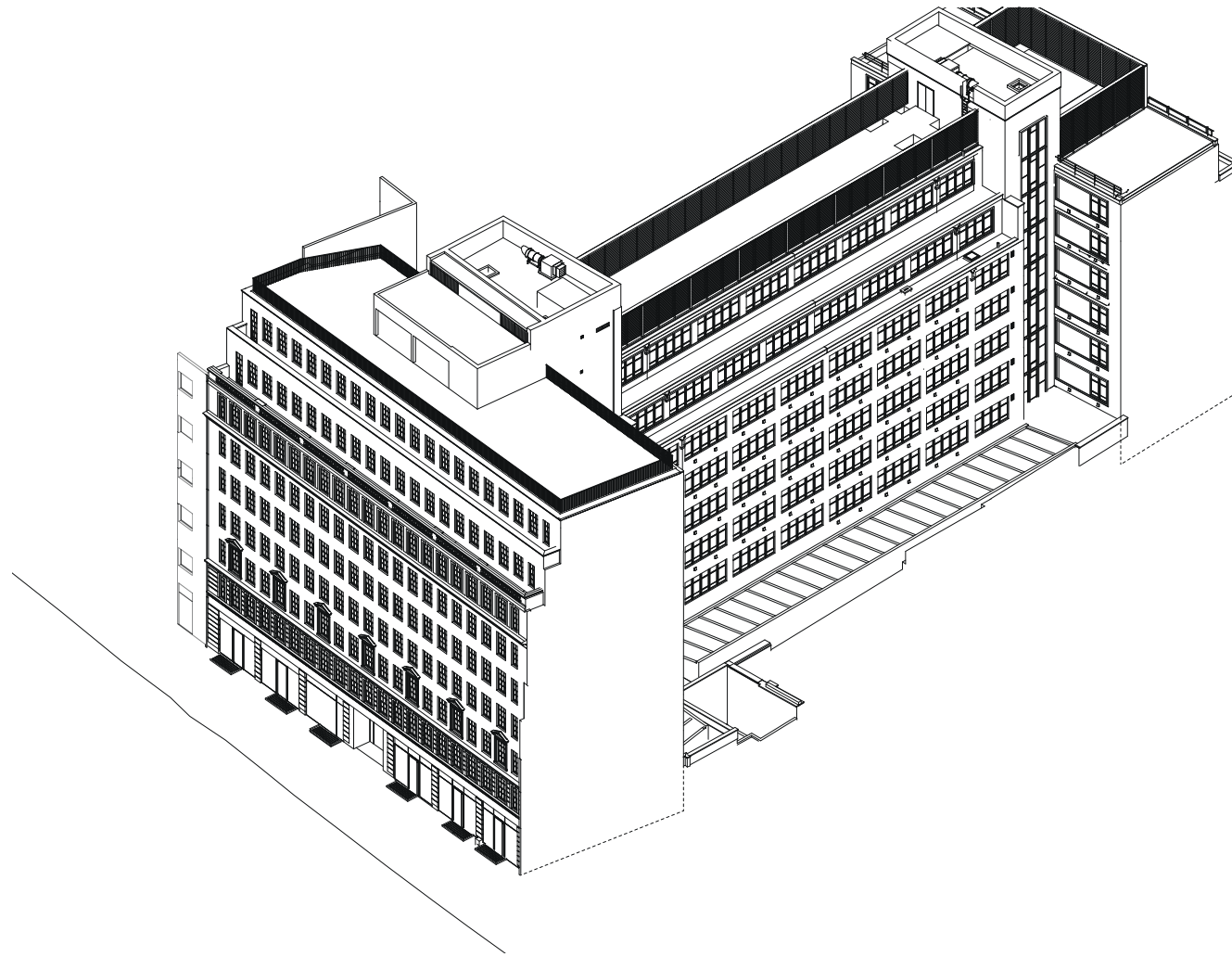
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01

**INTRODUCTION**

# 1.00 INTRODUCTION



Templar House, 81-87 High Holborn, London

The site currently has the following four planning permissions.

The amendments proposed on this application refer to permission **2020/1310/P**, and it was agreed with the London Borough of Camden in a pre-application meeting on 16 July 2021 that these can be secured via non-material amendment.

2018/5903/P (planning permission sought by previous owner)

2020/1350/P - Application A - Roof plant and extensions

**2020/1310/P - Application B - Ground floor and retail alterations**

2020/1351/P - Application C - Various items

- CER Investment Sarl completed on Templar House in September 2019 and engaged a design team there after.
- The Landlord is still Uncommon and the intent for the development remains the same i.e. flexible office
- Works have been split into 3 phases. Phase 1 and Phase 2 works, which included the internal strip out and demolition works, were completed in June 2021.
- The Phase 3 works, which include the works covered by the planning permissions referenced herein, are currently undergoing technical design and are intended to commence on-site in Dec-2021.
- Uncommon has engaged a construction Architect, astudio, to undertake the technical design.
- The decision notices referenced in this report were received in May 2021 following pre-app meetings in late 2019 and early 2020. The amendments covered in this document are due to a review by the construction Architect as well as a review of the scheme following the global pandemic.
- Uncommon would like to resolve all amendments by September 2021 so that a Contractor can be engaged and mobilised to commence in Dec-2021.
- The team has liaised with the neighbours throughout the works undertaken to date (Mar-20 to Jun-21) and have consistently received good feedback. The team proposes to host a town hall style meeting with them to present the final design, discuss the CMP and any other matters they wish to discuss.

02

**GROUND FLOOR AND  
RETAIL ALTERATIONS  
- PROPOSED  
AMENDMENTS**



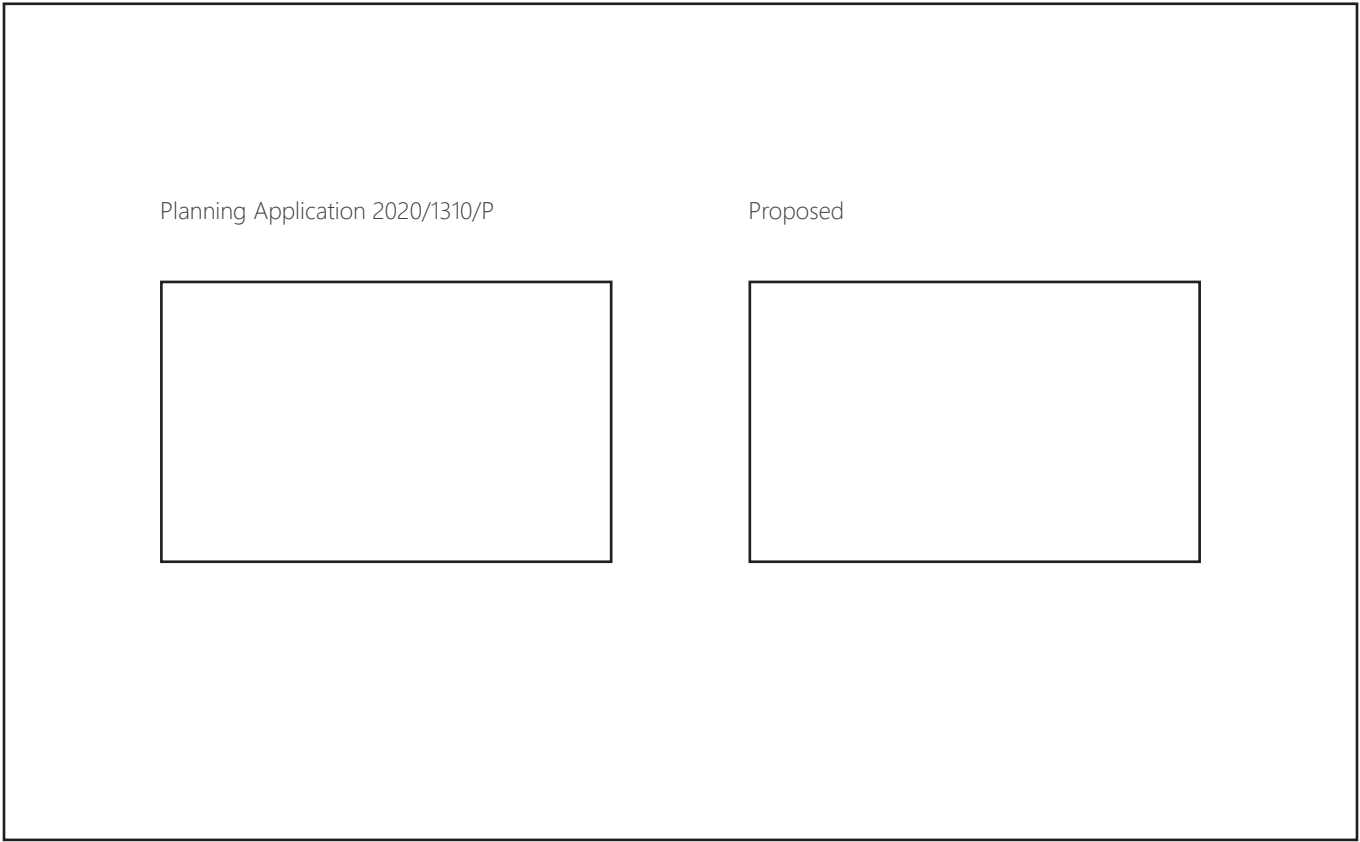
# 02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

## 02.00 PAGE LAYOUT

The following drawings allow reviewers a direct and side-by-side comparison of the consented scheme (Ref 2020/1310/P) and the final proposed scheme. When printed:

The page of the report shows the drawing as per the consented scheme, dated 2020 (Ref 2020/1310/P) and the current drawing proposal dated August 2021.

Drawings that do not change will be noted.



Please note that there might be some illustration differences between the drawings. The actual amendments proposed will be highlighted in red on the proposed drawings with a description below them

# 02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

## 02.01 CONSENTED VS. PROPOSED APPLICATION B DRAWING LIST

The existing drawings remain as previously submitted; the relevant updates to the proposed plans are listed in the pages to follow.

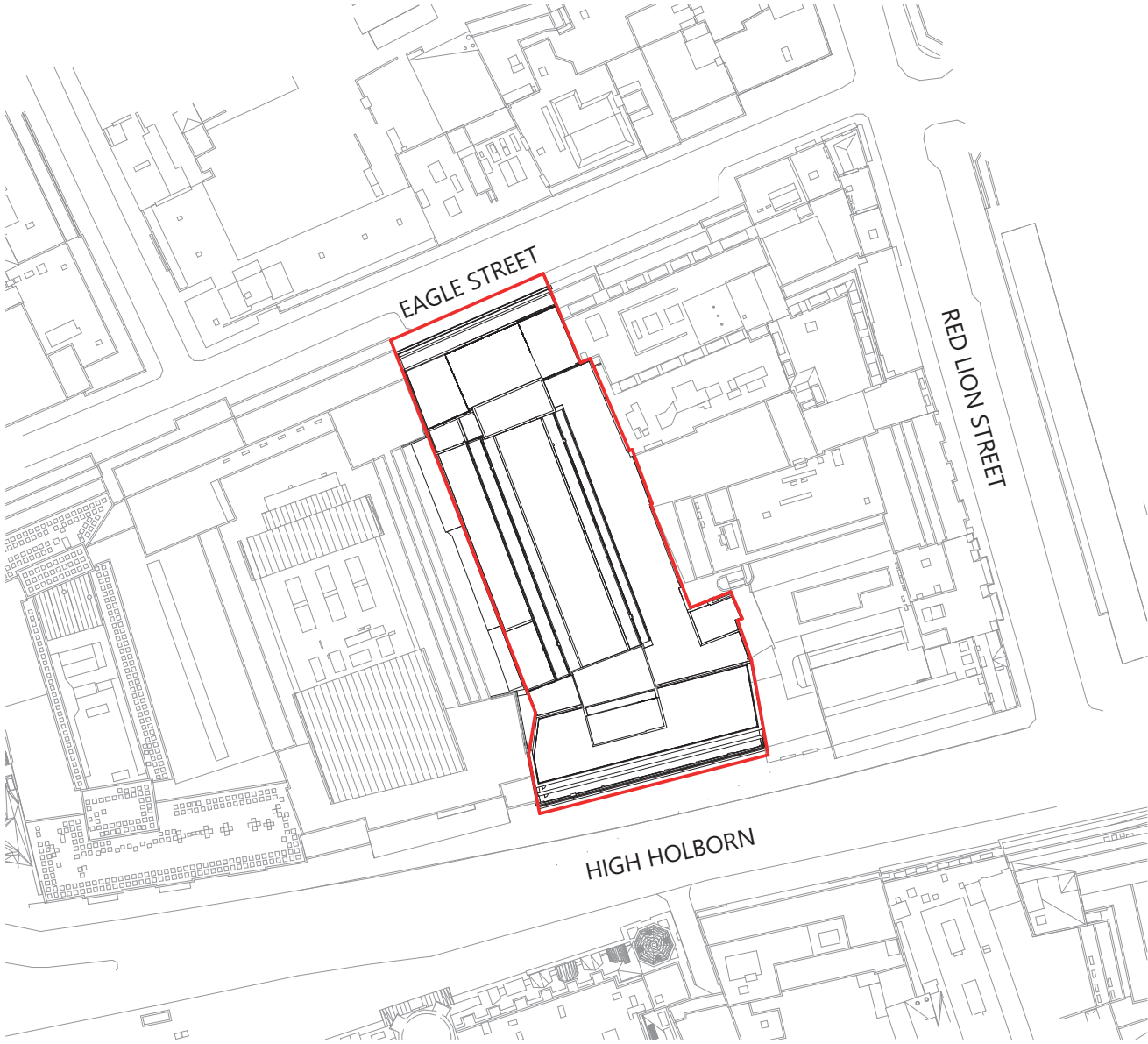
### Planning Application 2020/1310/P

20_EE_050 P2	Proposed site plan	P2
20_EE_099 P2	Proposed basement plan	P2
20_EE_100 P2	Proposed High Holborn gf plan	P2
20_EE_101 P2	Proposed Eagle street gf plan	P2
20_EE_102 P2	Proposed High Holborn gf plan (retail)	P2
20_EE_320 P2	Proposed High Holborn elevation	P2
20_EE_321 P2	Proposed Eagle street elevation	P2

### Proposed

UCH-AST-XX-XX-DR-A-011601	Proposed site plan	P1
UCH-AST-XX-B1-DR-A-011709	Proposed lower ground floor plan	P1
UCH-AST-XX-00-DR-A-011750	Proposed High Holborn ground floor plan	P1
UCH-AST-XX-00-DR-A-011751	Proposed Eagle street ground floor plan	P1
UCH-AST-XX-00-DR-A-011752	Proposed retail ground floor plan	P1
UCH-AST-XX-XX-DR-A-011852	Proposed High Holborn elevation	P1
UCH-AST-XX-XX-DR-A-011853	Proposed Eagle street elevation	P1

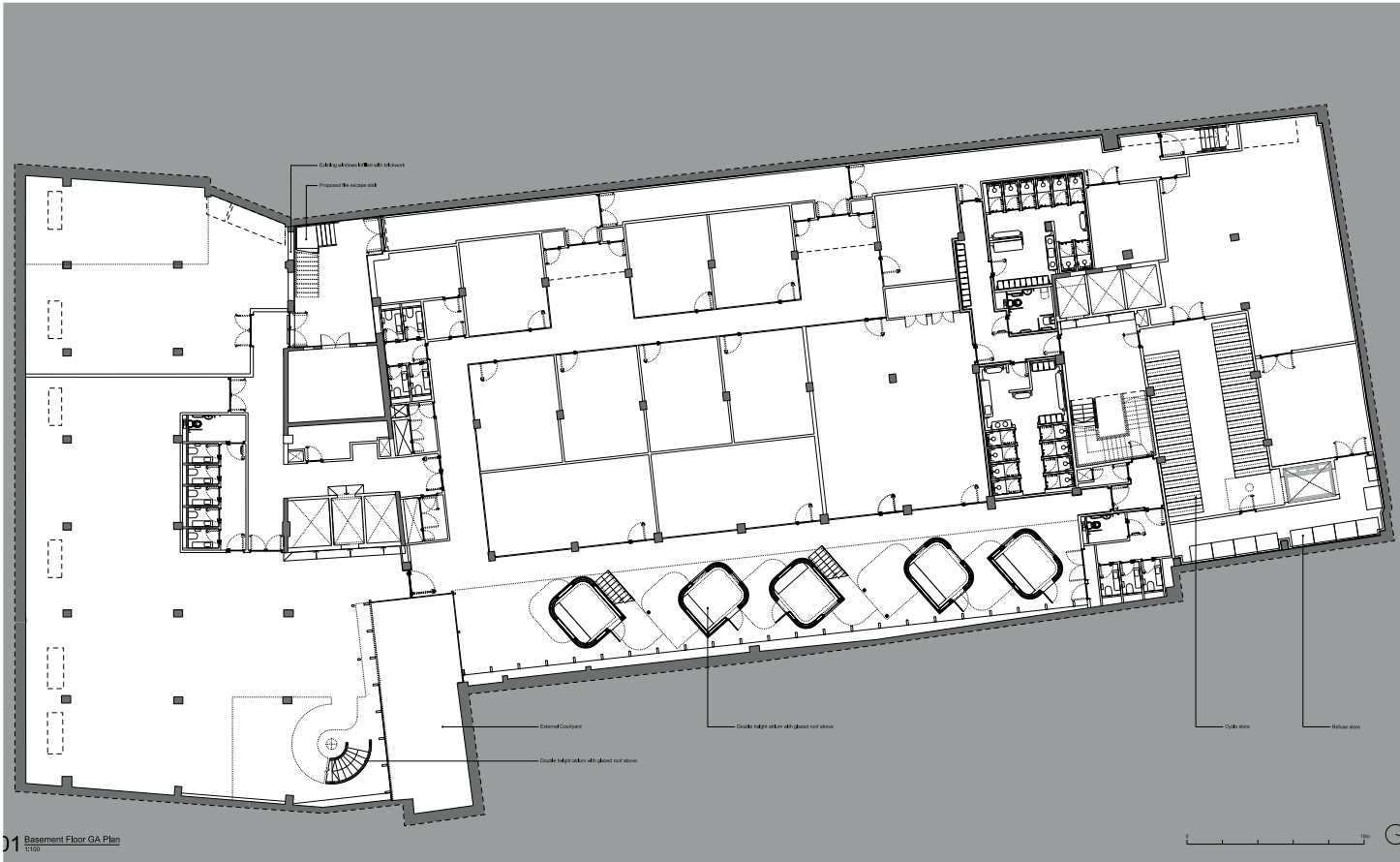
**02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS**  
**02.02 SITE LOCATION PLAN**



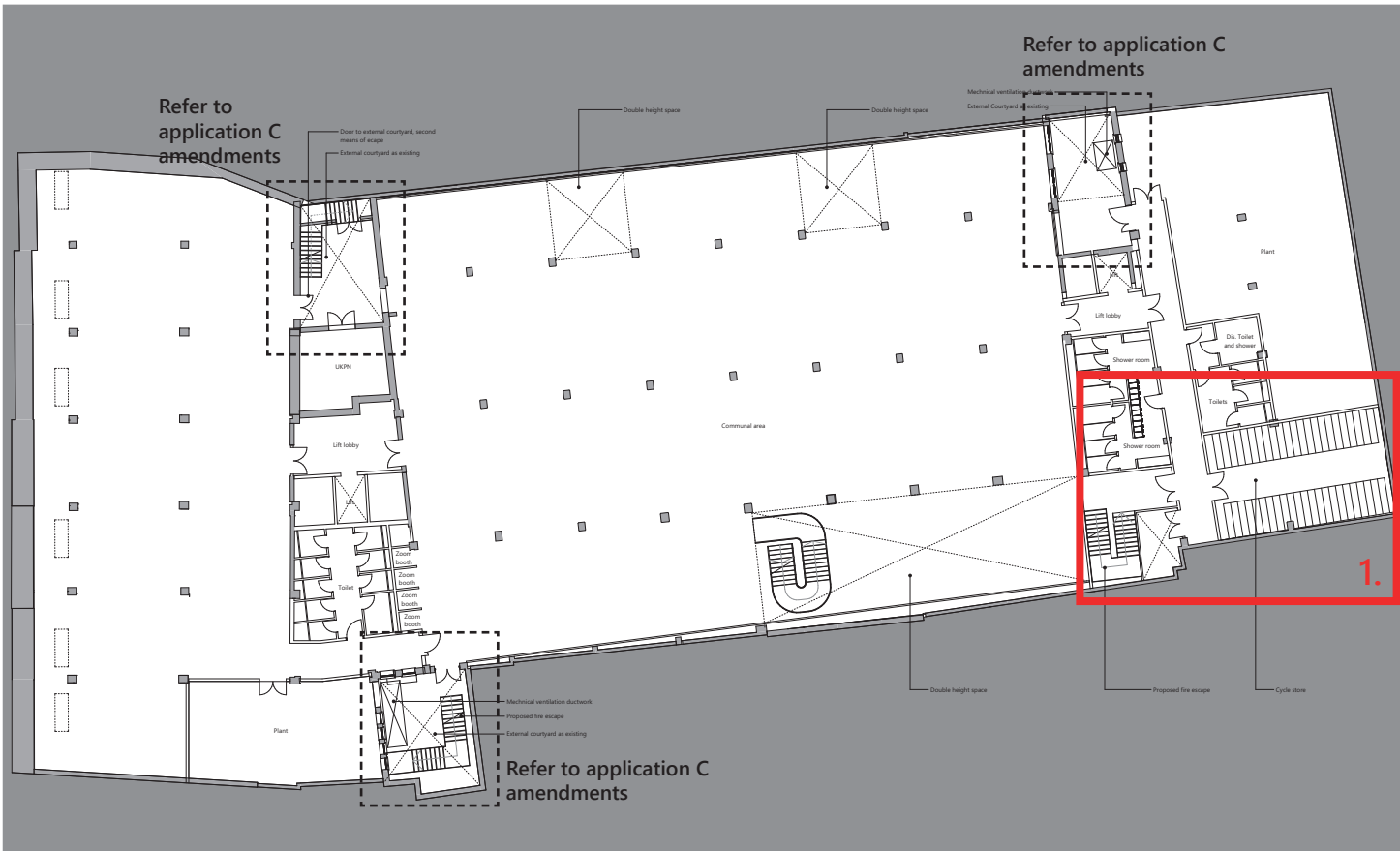
02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.03 LOWER GROUND FLOOR PLAN

Planning Application 2020/1310/P



Proposed



Amendments:

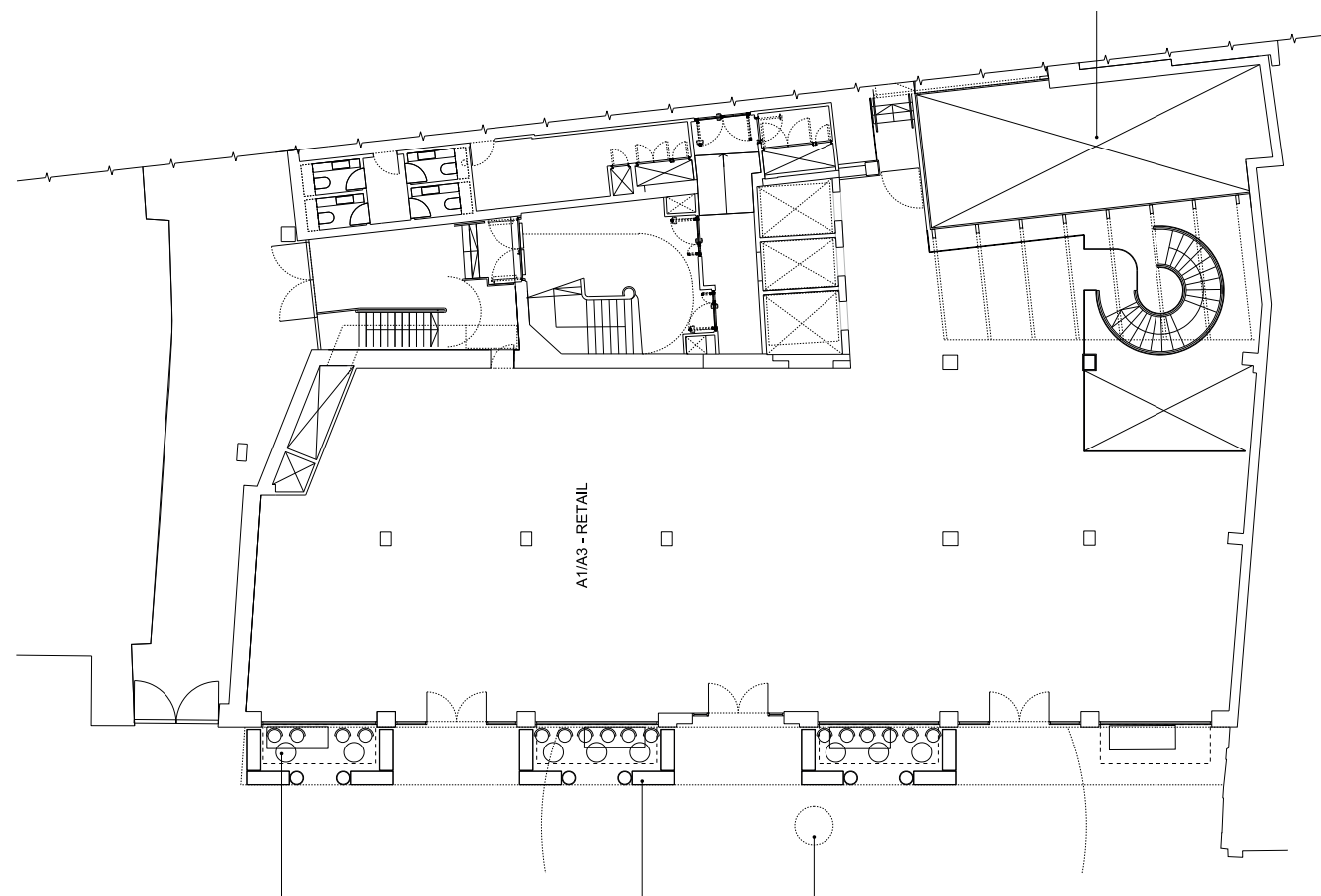
- EAGLE STREET BLOCK
1. Bin Store relocated from the lower ground floor to the ground floor with direct access from the street level.  
Cycle store layout revised but number of cycle parking spaces to remain as per consented scheme (90 bikes).



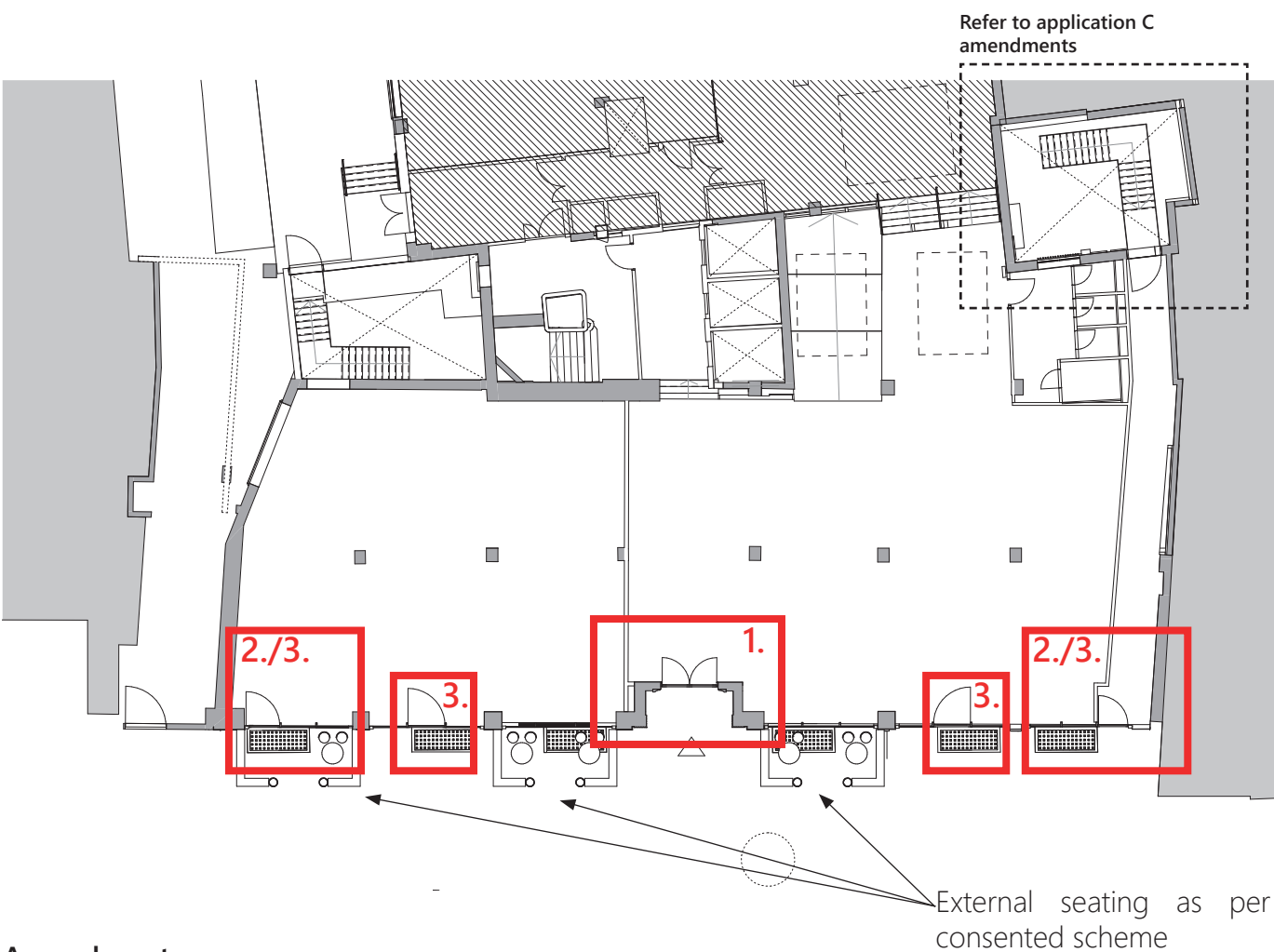
02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.04 HIGH HOLBORN GROUND FLOOR PLAN

Planning Application 2020/1310/P



Proposed



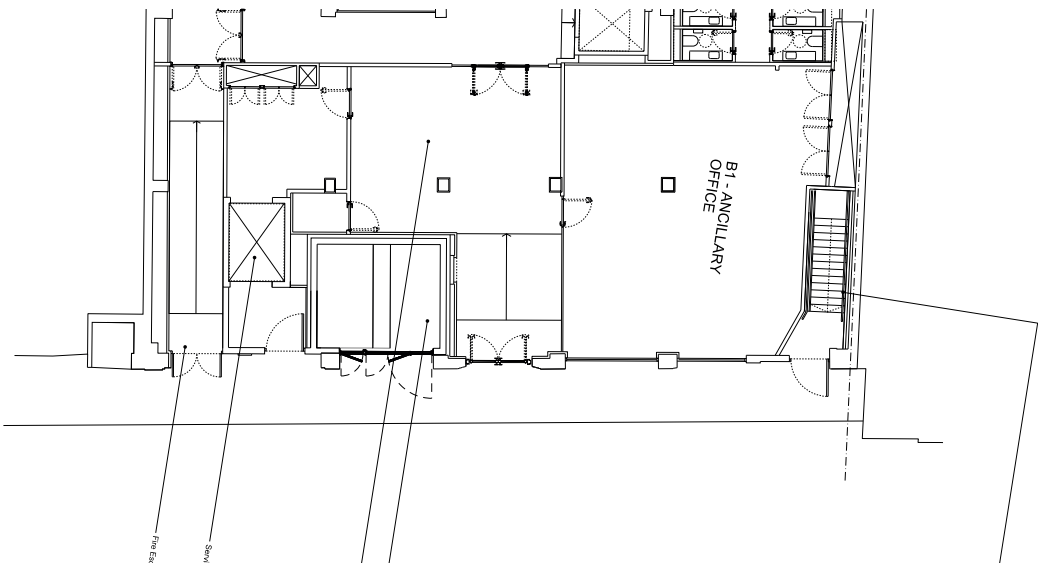
Amendments:

- HIGH HOLBORN BLOCK
- 1. Recessed entrance as per existing condition, retaining hierarchy of the existing facade, following planning condition 2 requirements.
  - 2. Opaque panel proposed to the eastern bay in order to accommodate new fire exit behind it. Concept replicated on the western bay in order to keep facade symmetry.
  - 3. Single doors to secondary entrances/exits.

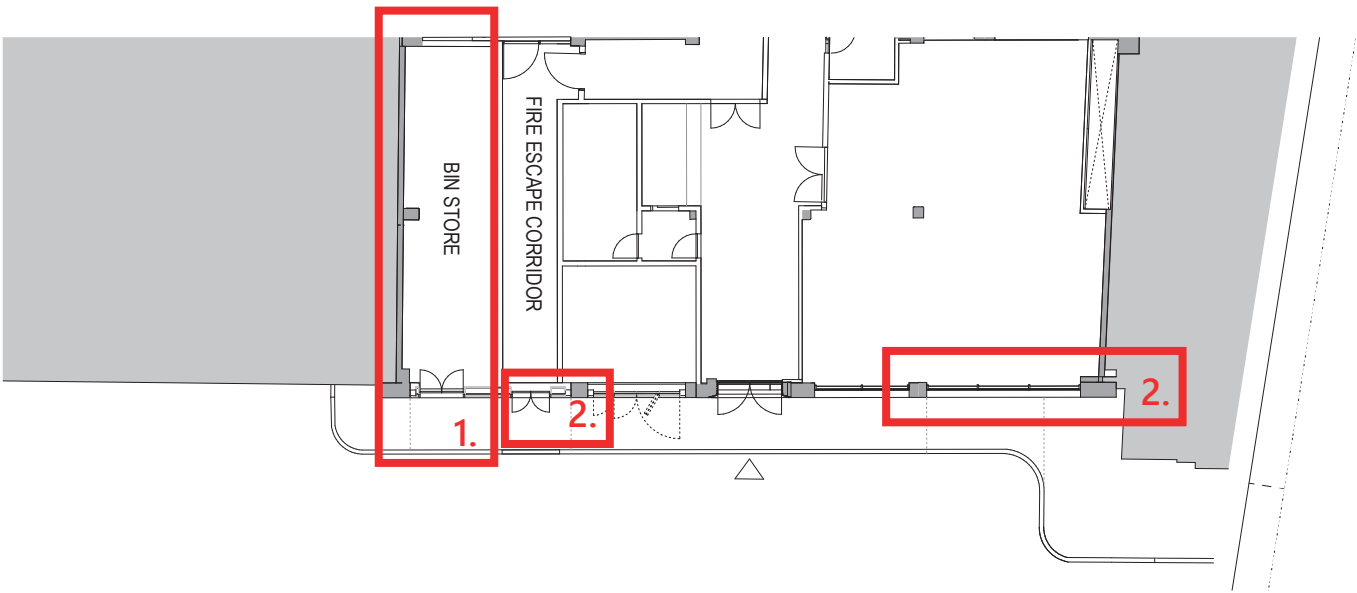
02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.05 EAGLE STREET GROUND FLOOR PLAN

Planning Application 2020/1310/P



Proposed



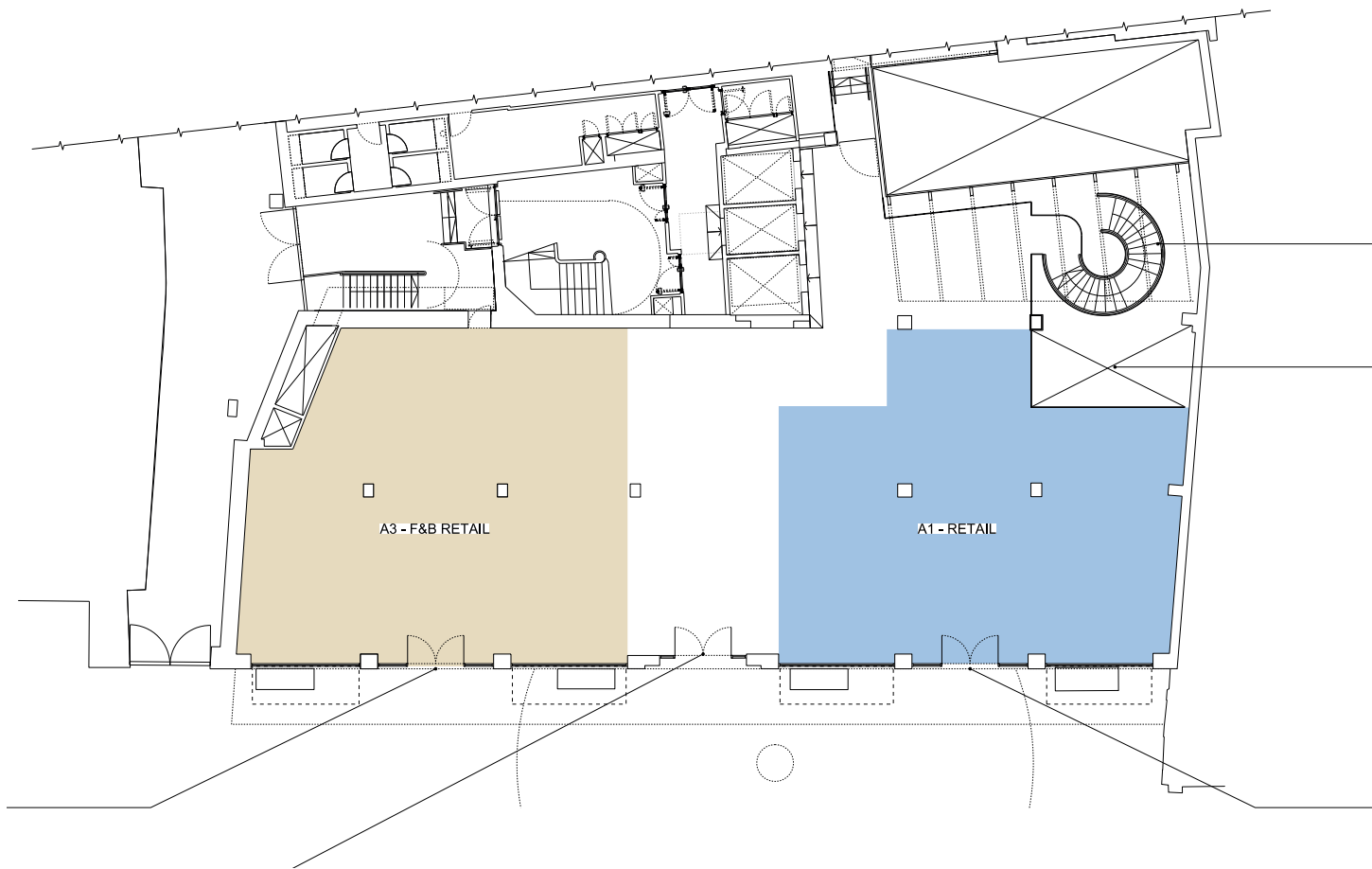
Amendments:

- EAGLE STREET BLOCK
- 1. Bin store relocated from the lower ground floor to ground floor with direct access from the street.
  - 2. Fire escape from lower ground floor relocated to the eastern louvred bay. This allowed for a larger glazed area on the office frontage, contributing to a more active facade towards Eagle street.

02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.06 RETAIL GROUND FLOOR PLAN

Planning Application 2020/1310/P



Proposed

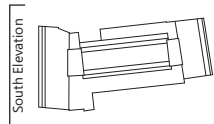


Amendments:

- HIGH HOLBORN BLOCK
- 1. Commercial unit to the east of the main entrance, providing 170sqm of A1 retail floorspace in accordance with condition 6 of the approved planning application.
  - 2. Area on the western side of the entrance reassigned as A3 – F&B Retail.

02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.07 HOLBORN SOUTH ELEVATION



Planning Application 2020/1310/P

Proposed



Amendments:

HIGH HOLBORN BLOCK

1. Recessed entrance as per existing condition, retaining hierarchy of the existing facade, following planning condition 2 requirements.
2. Opaque panel proposed to the eastern bay in order to accommodate new fire exit behind it. Concept replicated on the western bay in order to keep facade symmetry.
3. Single doors to secondary entrances/exits

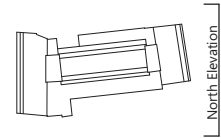
GENERAL NOTE

- External lighting to remain as per consented scheme.
- Appearance of main entrance, retail frontages and awnings to match consented scheme.



# 02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

## 02.08 EAGLE NORTH ELEVATION



Planning Application 2020/1310/P

Proposed



**Amendments:**

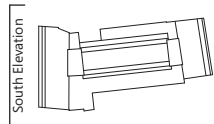
EAGLE STREET BLOCK

- 1. Bin store relocated from the lower ground floor to ground floor with direct access from the street.
- 2. Fire escape from lower ground floor relocated to the eastern louvred bay. This allowed for a larger glazed area on the office frontage, contributing to a more active facade towards Eagle street.

GENERAL NOTE

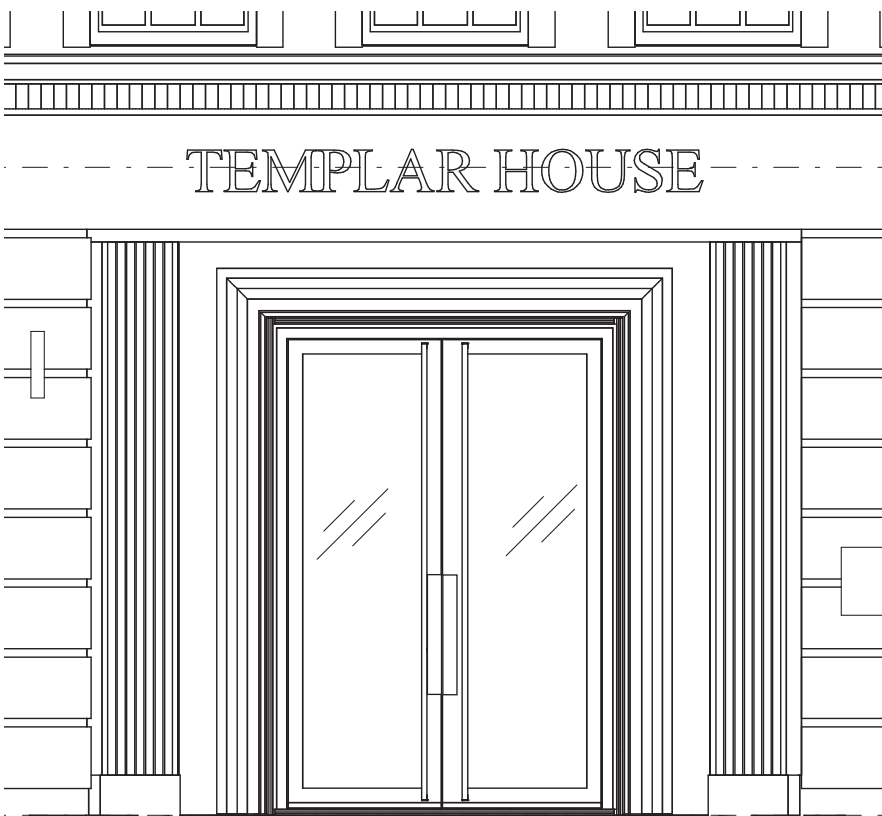
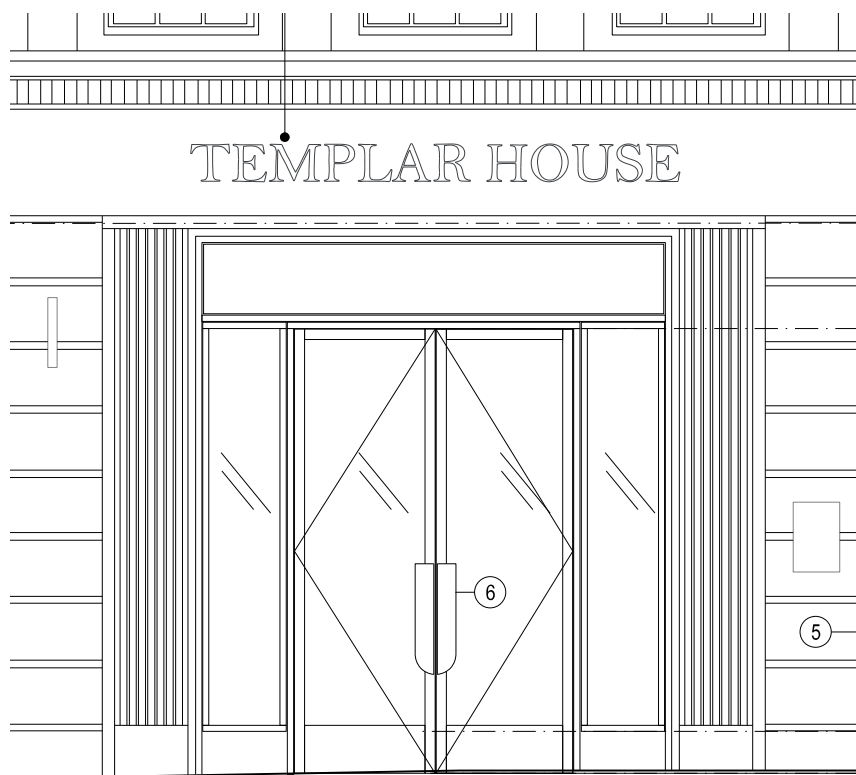
- External lighting to remain as per consented scheme.
- Appearance louvred and glazed bays to match consented scheme.

02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS  
02.09 HIGH HOLBORN GROUND FLOOR FRONTAGE - ENTRANCE



Planning Application 2020/1310/P

Proposed

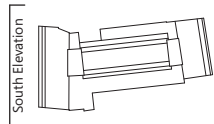


Amendments:

- HIGH HOLBORN BLOCK
1. Recessed entrance as per existing building, retaining hierarchy of the existing facade. New glazed door in existing door opening

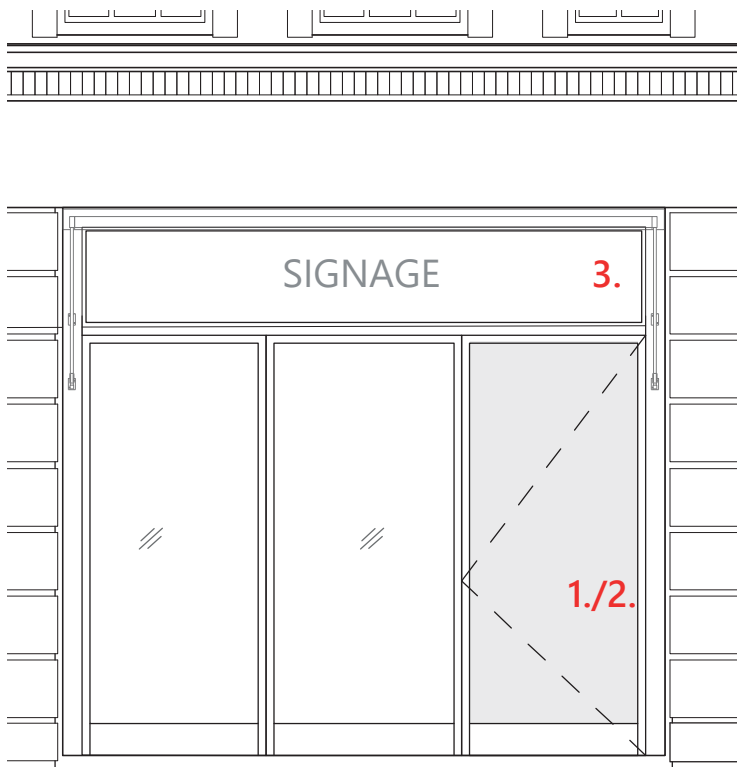
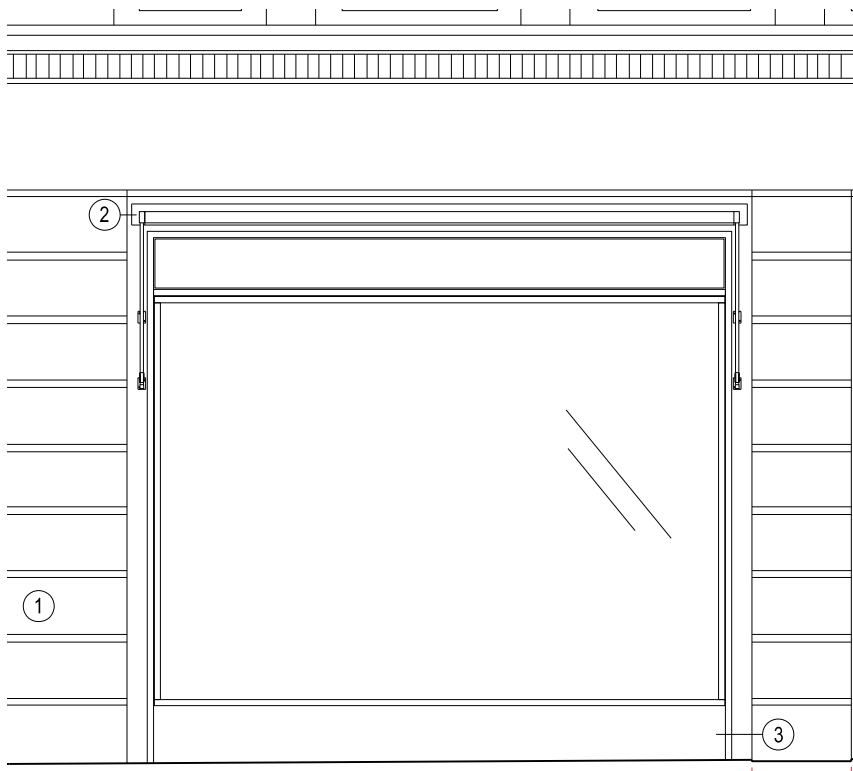
02.00 GROUND FLOOR AND RETAIL ALTERATIONS - PROPOSED AMENDMENTS

02.09 HIGH HOLBORN GROUND FLOOR FRONTAGE - RETAIL BAY WITH OPAQUE PANEL



Planning Application 2020/1310/P

Proposed



Amendments:

- HIGH HOLBORN BLOCK
- 1. Opaque panel proposed to the eastern bay in order to accommodate new fire exit behind it. Concept replicated on the western bay in order to keep facade symmetry.
  - 2. Single doors to secondary entrances/exits.
  - 3. Integrated signage panel and concealed louvres to all retail/communal bays.

GENERAL NOTE

- Appearance of retail frontages and awnings to match consented scheme.

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