



HOLBORN

TOWN

HALL

HOLBORN TOWN HALL
CONCEPTUAL DESIGN PROPOSAL

Office
To Let



Habro

INTRODUCTION

DESIGN STATEMENT

The vision for Holborn Town Hall is to modify and transform the building into a collaborative working-hub, with a special focus on community of tenants rather than individual offices. To bring the space up to current standards and in line with many of the modern competitive offerings in the surrounding areas.

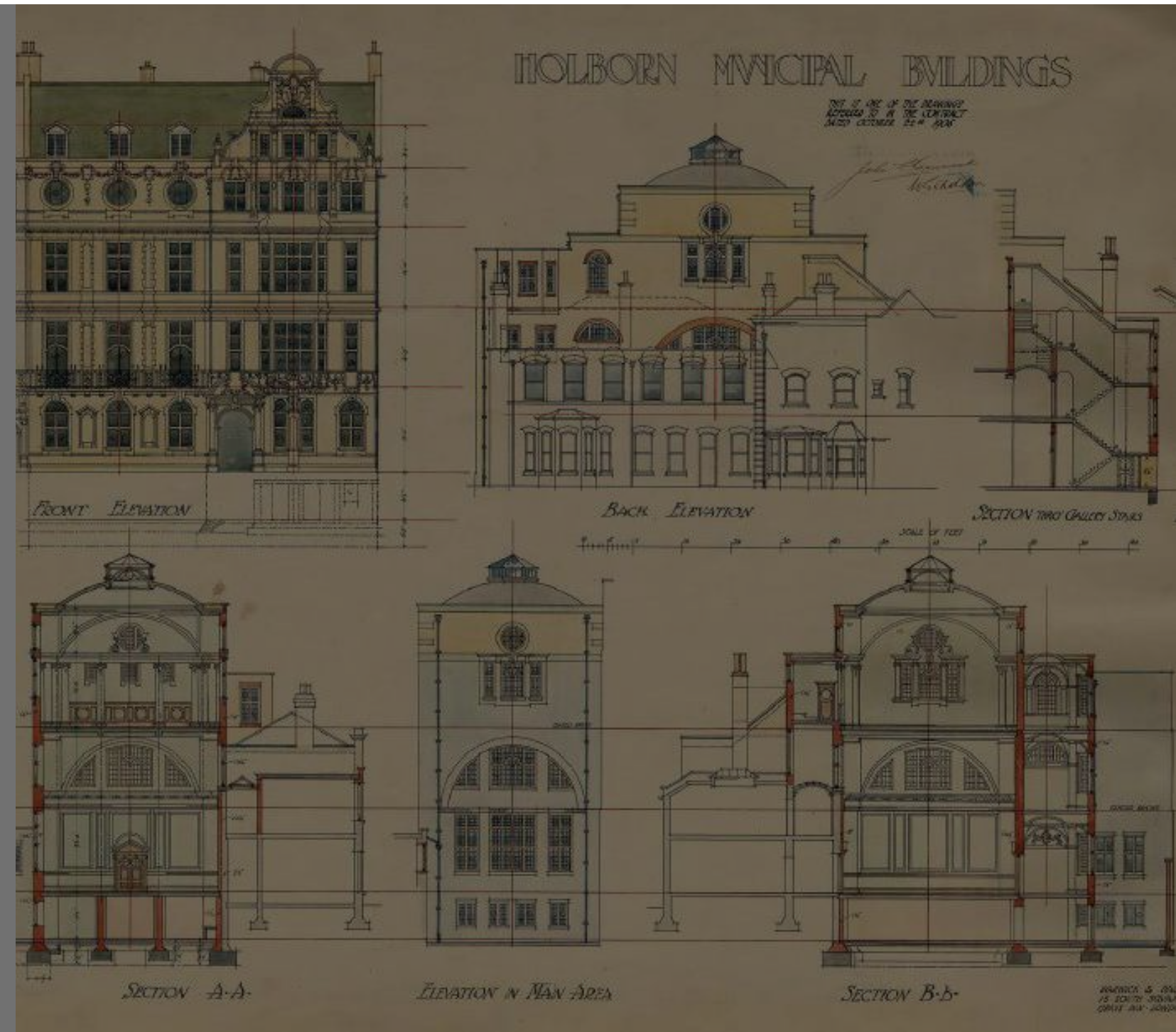
The main focal point of the design intent is to celebrate and elevate the historical and unique features of the building. This formed the 'core' design alongside which, we added warmth through softer finishes, new contemporary feature lighting to juxtapose original cornicing whilst maintaining and enhancing original detailing, panelling and flooring. To add a touch of modernity, more contemporary styled furniture has been specified in communal areas but in rich materials such as velvet and brass so as to be sympathetic to the historical finer detailing throughout the existing architecture. Finishes have been chosen with both longevity and suitability to the project and style of the building in mind.

The scope of the project retains the fabric of the building in key heritage areas and current demised units as they are, only adding in internal partitioning where necessary for functionality. Instead, user experience was a focal point in the transformation and image of the building.

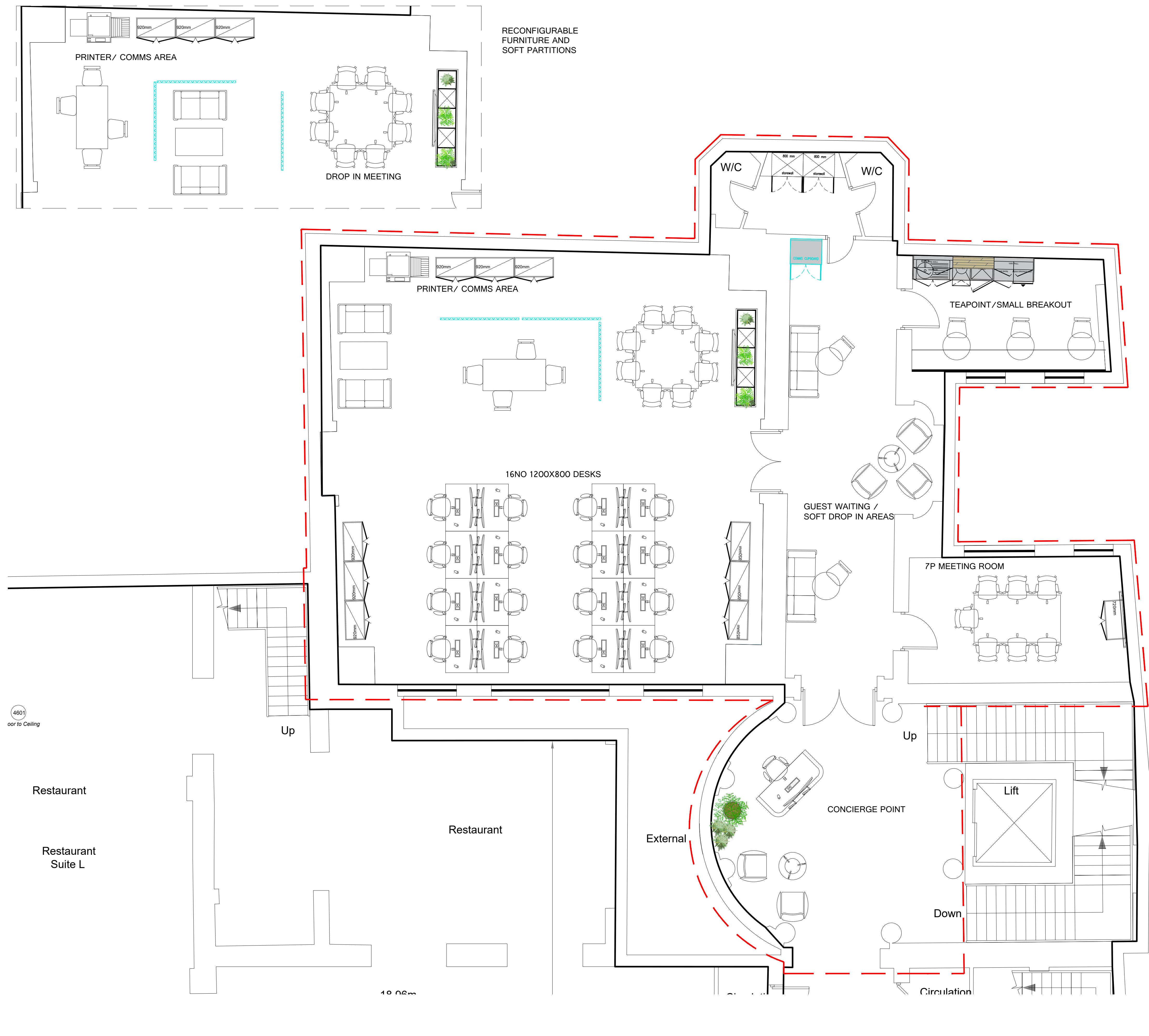
There are a number of key areas focused on to ensure the user experience was luxurious, to match the rich history of this heritage site, one of which is the vanity area in the basement, which is currently a redundant and unwelcoming space. We'll be installing showers, dressing rooms and lockers to provide communal amenities expected of the commercial office of this size.

Another area focused on is the 3rd and 4th floor terrace extension, which feels alien and less compelling to the rest of the building. In order to try and give the space a purpose, as well ensure the interior was in line with the rest of the building, we have proposed to deliver a fully fitted solution, which will be a great addition to the space and give smaller incoming tenants the opportunity to have their own high quality space.

Overall, each individual unit has been carefully considered to provide an appropriate and sympathetic scheme, celebrating each unique feature, whilst creating a more inclusive modern image for the building as a whole.



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STATUS

- Approval / Comment
- Building Control
- Contract
- Construction
- As-Built

REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	08/12
SK02	TEAPPOINT CHANGED	HM	16/12
SK03	REVISED FOLLOWING DESIGN MEETING	HM	03/09

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN
HALL
193-197 HIGH HOLBORN

WC1V 7BD

DRAWING TITLE

FLOOR
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 350480-G-GA

REVISION: SK03

SCALE @A1: 1:50 @ A3: 1:100

DATE: 8.12.20

DRAWN BY: HM

CHECKED BY: -

CONCEPT VISUAL
RECEPTION



CONCEPT VISUAL
GROUND FLOOR
MAIN ROOM



CONCEPT VISUAL
GROUND FLOOR
HALLWAY

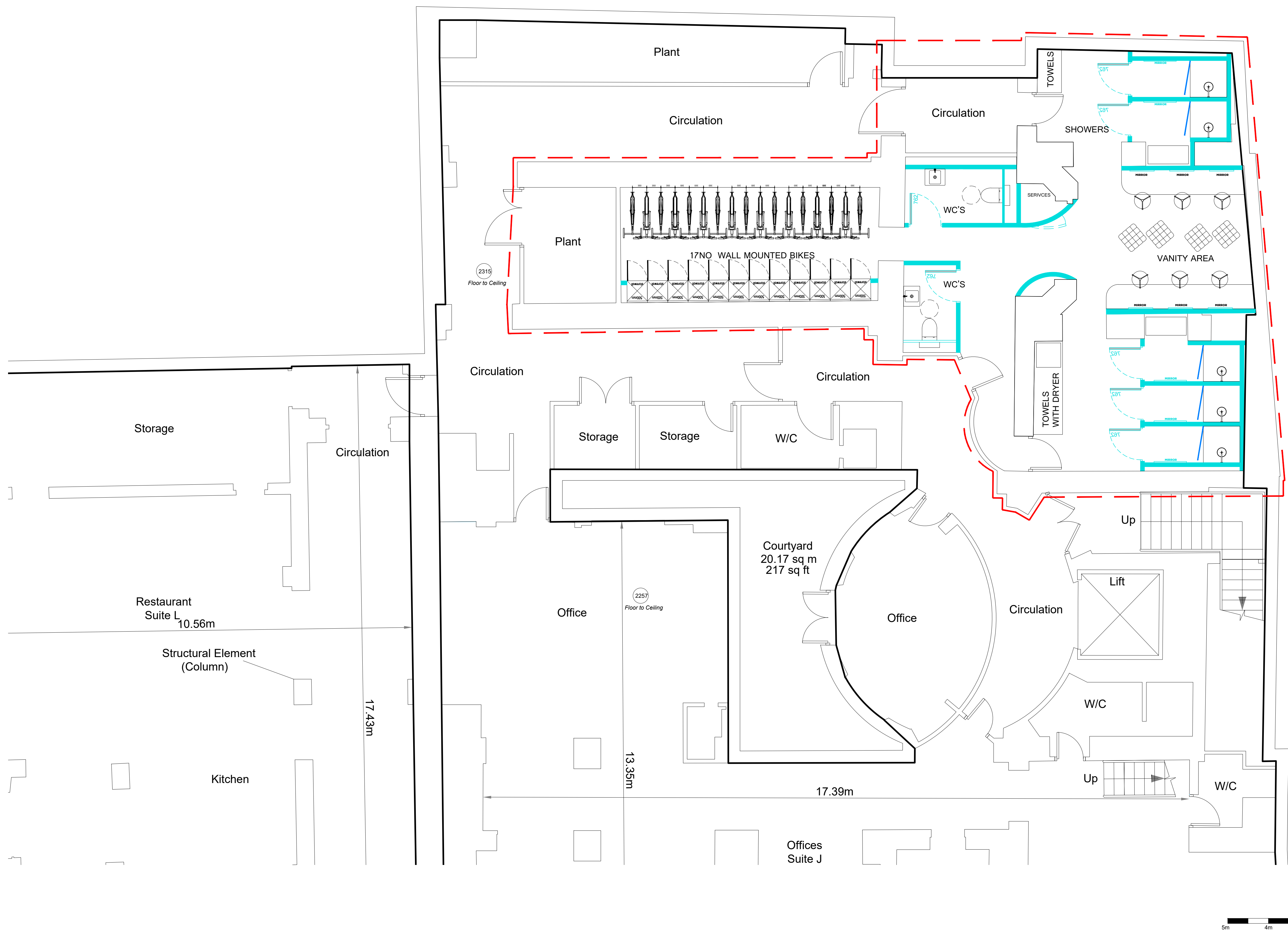


CONCEPT VISUAL
GROUND FLOOR
MEETING ROOM



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STUKELEY STREET



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STATUS

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REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	08/12
SK02	ALTERNATIVE OPTION	HM	14/12
SK03	REVISED FOLLOWING DRAINAGE SURVEY	HM	03/09

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN HALL
193-197 HIGH HOLBORN
W1CV 7BD

DRAWING TITLE

BASEMENT
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 35048-B-GA

REVISION: SK03

SCALE @A1: 1:50 @ A3: 1:100

DATE: 8.12.20

DRAWN BY: HM

CHECKED BY: -

CONCEPT VISUAL
VANITY AREA



CONCEPT VISUAL
WC'S



CONCEPT VISUAL
BASEMENT SHOWERS





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STATUS

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- Construction
- As-Built

REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	16/12
SK02	COMMS LOCATION SHOWN	HM	18/12
SK03	DESKING CHANGES	HM	09/02
SK04	REVISED FOLLOWING DESIGN MEETING	HM	03/09
SK05	LARGE FRONT UNIT INITIAL TEST FIT	HM	29/09

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN HALL
193-197 HIGH HOLBORN
WC1V 7BD

DRAWING TITLE

1ST FLOOR
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 35048-01-GA

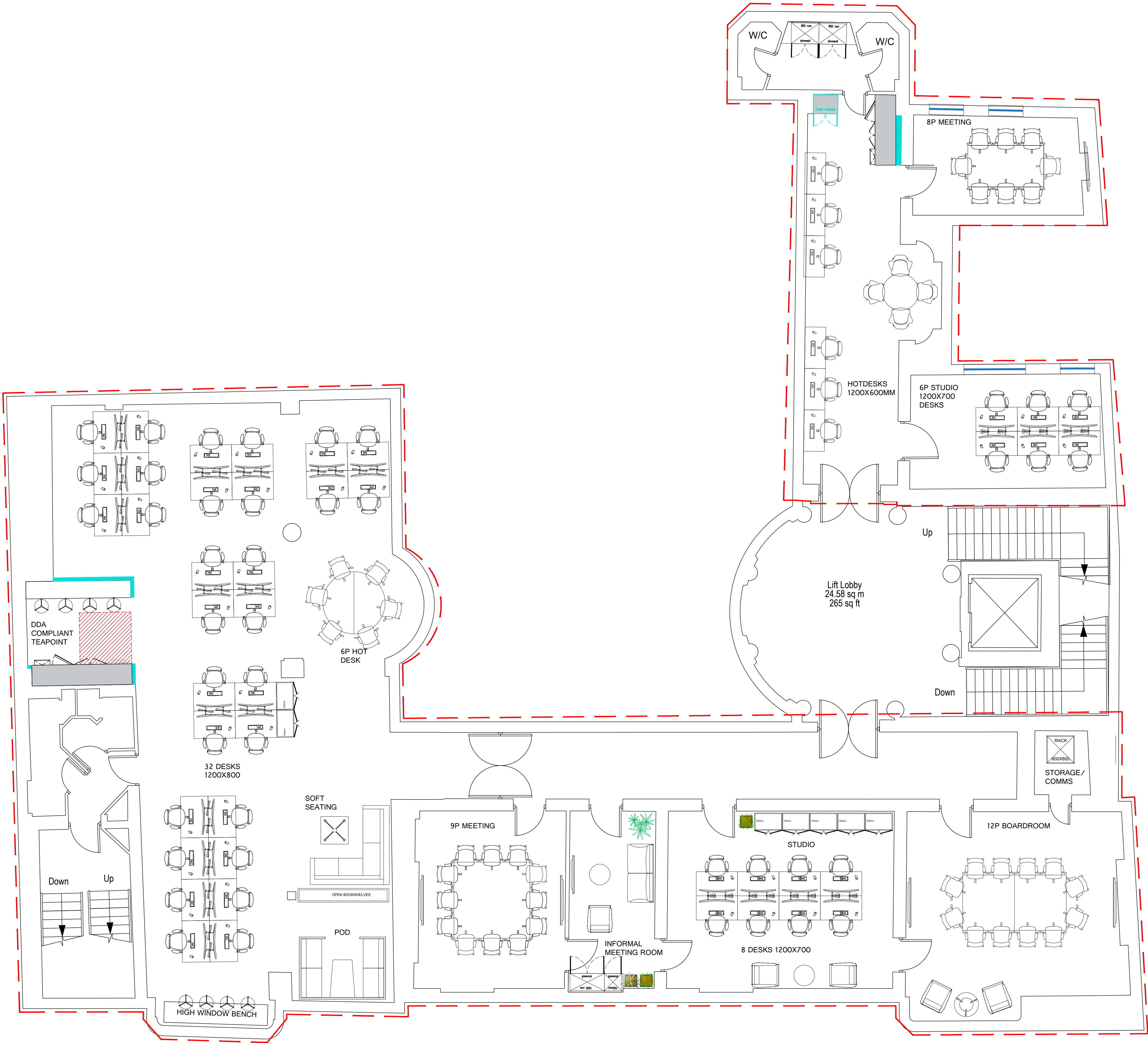
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SCALE @A1: NTS @A3:

DATE: 29.09.21

DRAWN BY: -

CHECKED BY: -



CONCEPT VISUAL
FIRST FLOOR REAR UNIT AXO



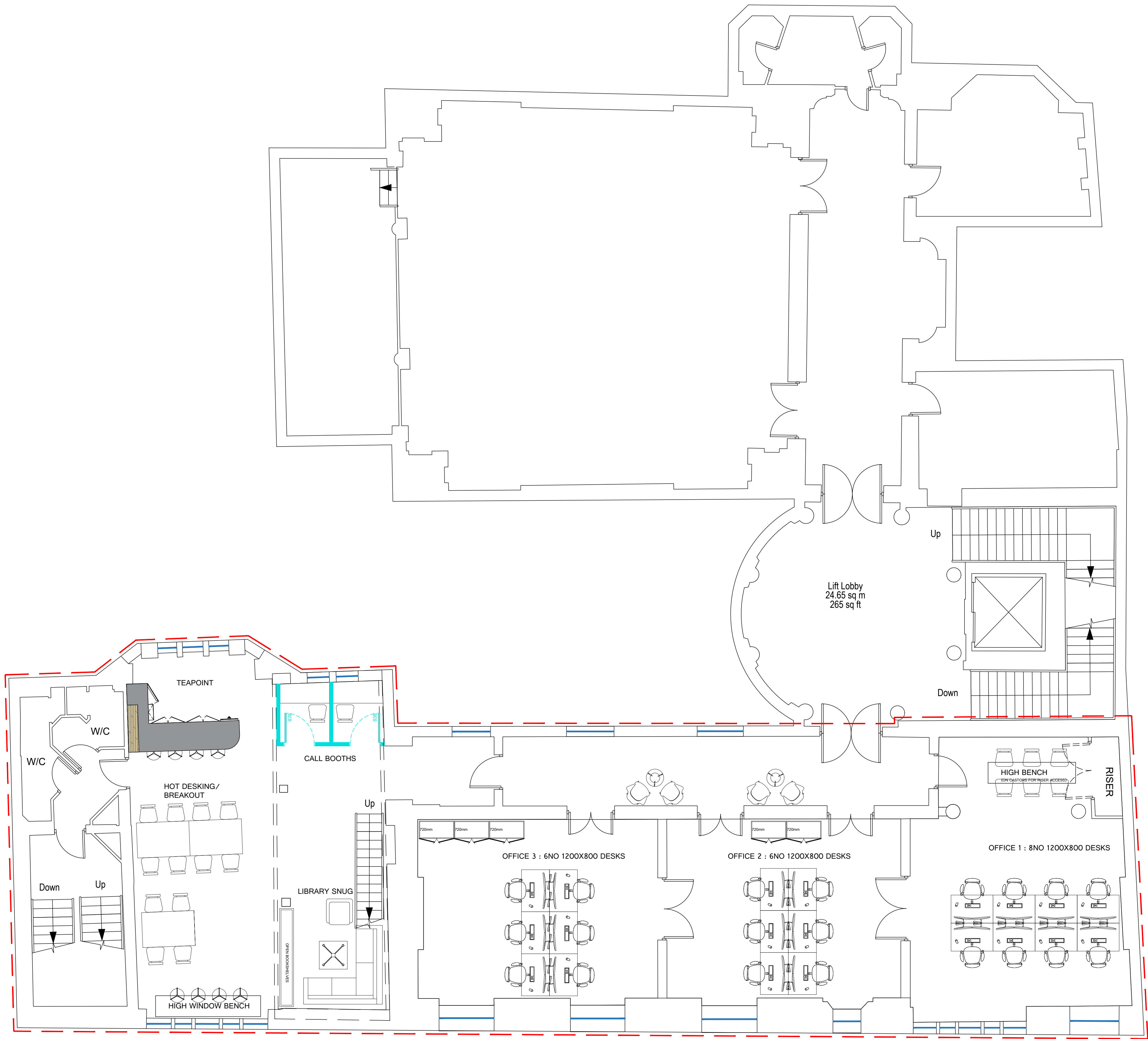
CONCEPT VISUAL
FIRST FLOOR FRONT UNIT
MEETING ROOM



CONCEPT VISUAL
FIRST FLOOR FRONT UNIT
OPEN PLAN



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- ☐ Contract
- ☐ Construction
- ☐ As-Built

REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	16/12

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN
HALL
193-197 HIGH
HOLBORN
WC1V 7BD

DRAWING TITLE

SECOND
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 35048-03-GA

REVISION: SK01

SCALE @A1: NTS @ A3:

DATE: 16.12.20

DRAWN BY: -

CHECKED BY: -

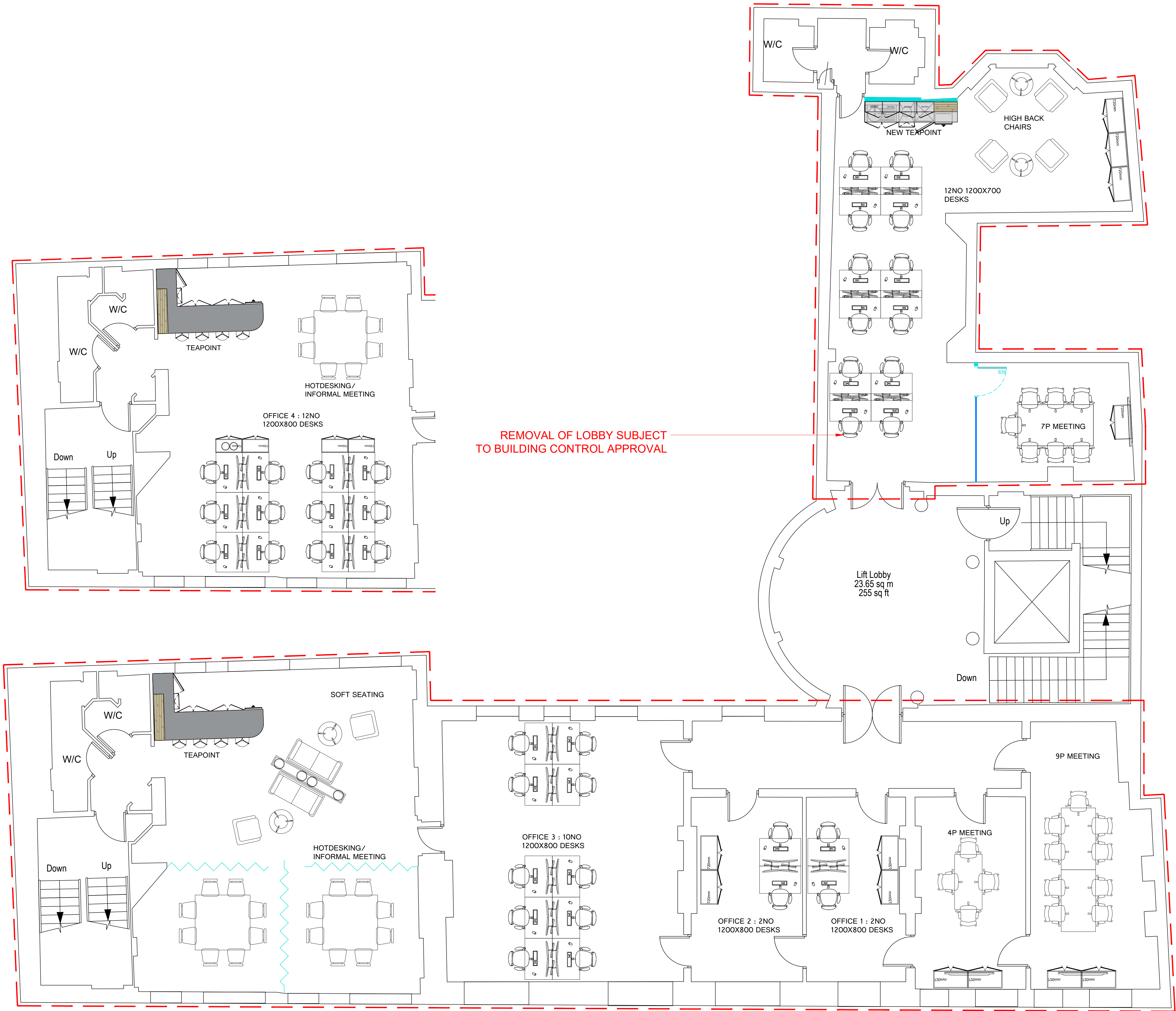
CONCEPT VISUAL
SECOND FLOOR
WORKSPACE



CONCEPT VISUAL
SECOND FLOOR
BREAKOUT



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- As-Built

REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	16/12
SK02	REVISED FOLLOWING DESIGN HM DEVELOPMENT MEETING		03/09

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN
HALL
193-197 HIGH
HOLBORN
WC1V 7BD

DRAWING TITLE

THIRD
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 35048-03-GA

REVISION: SK02

SCALE @A1: NTS @A3:

DATE: 16.12.20

DRAWN BY: -

CHECKED BY: -

CONCEPT VISUAL
THIRD FLOOR WORKSPACE



CONCPET VISUAL
THIRD FLOOR BREAKOUT



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REVISION DETAIL

REV	DETAIL	BY	DATE
SK01	INITIAL CONCEPT	HM	08/12
SK02	COMMS ADDED	HM	18/01

CLIENT

HABRO

PROJECT ADDRESS

HOLBORN TOWN HALL
193-197 HIGH HOLBORN
WC1V 7BD

DRAWING TITLE

FOURTH
GENERAL ARRANGEMENT
FOR APPROVAL

DWG NO: 35048-04-GA

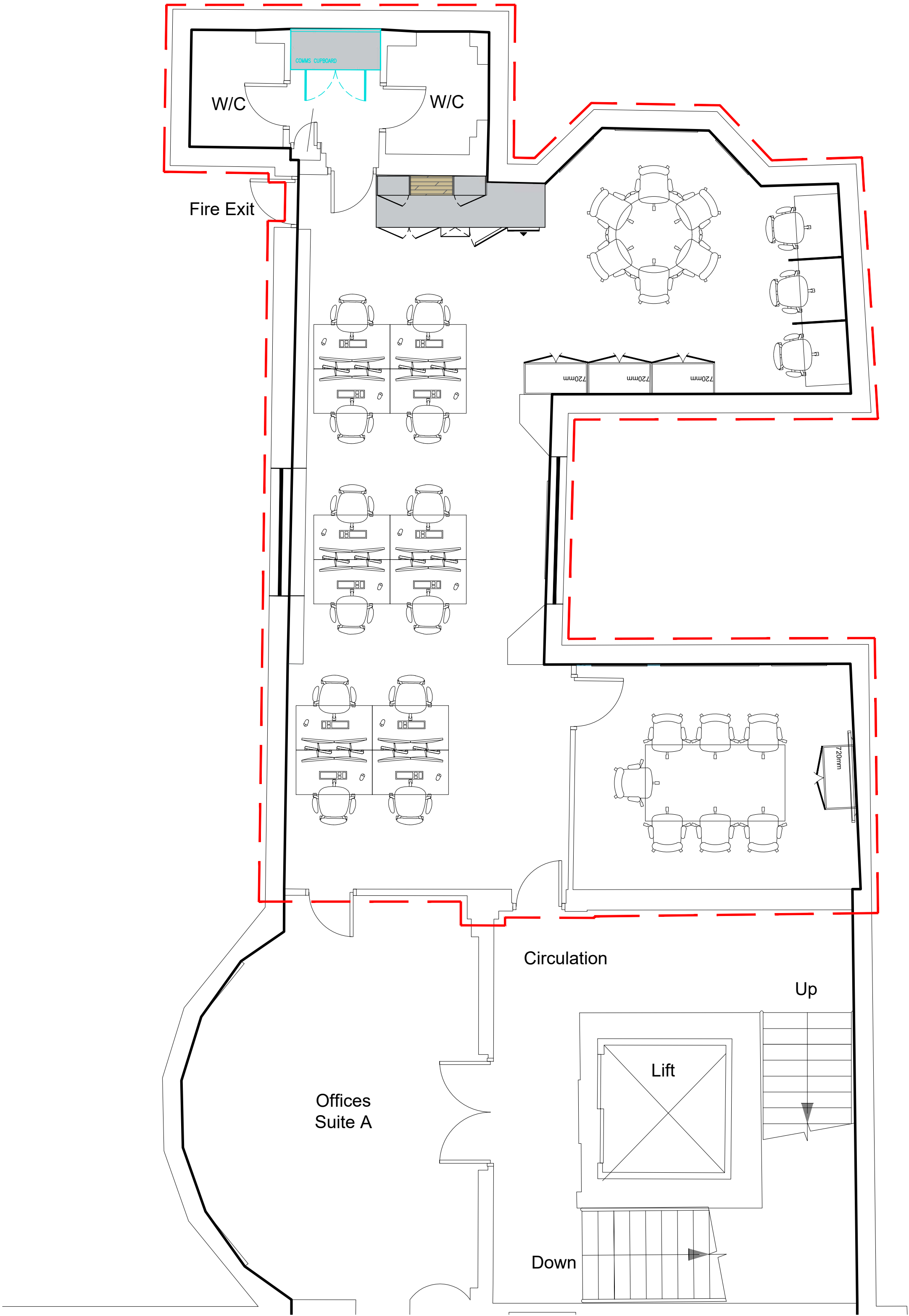
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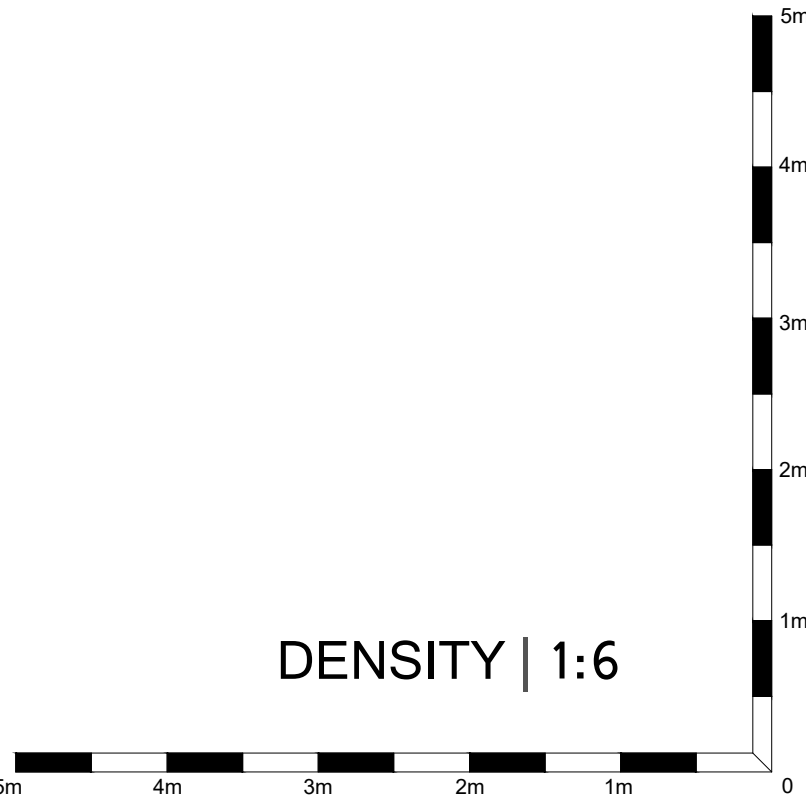
DATE: 8.12.20

DRAWN BY: -

CHECKED BY: -



DENSITY | 1:6



CONCEPT VISUAL
FOURTH FLOOR



CONCEPT VISUAL
FOURTH FLOOR





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