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**NON MATERIAL AMENDMENTS REPORT**

UNCOMMON HOLBORN  
81 - 87 High Holborn  
London  
WC1V 6NU

AUTHOR	astudio
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PLANNING REF	2020/1350/P (as amended)

# TEAM

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

Role	Name of organisation
Client	CER Investment Sarl
Architect	astudio
Main Contractor	Structure Tone
Development Manager	Beadmans LLP
Project Manager	Paragon Building Consultancy
Structural Engineer	Heyne Tillett Steel
MEP	Milieu
Cost Consultant	Abakus Consulting
Fire Engineer	Clarke Banks
Building Control	Clarke Banks
Planning Consultant	Montagu Evans
Rights of Lights	Paragon Building Consultancy
Acoustic Consultance	Auricl
Principal Designer	ORSA Projects Limited

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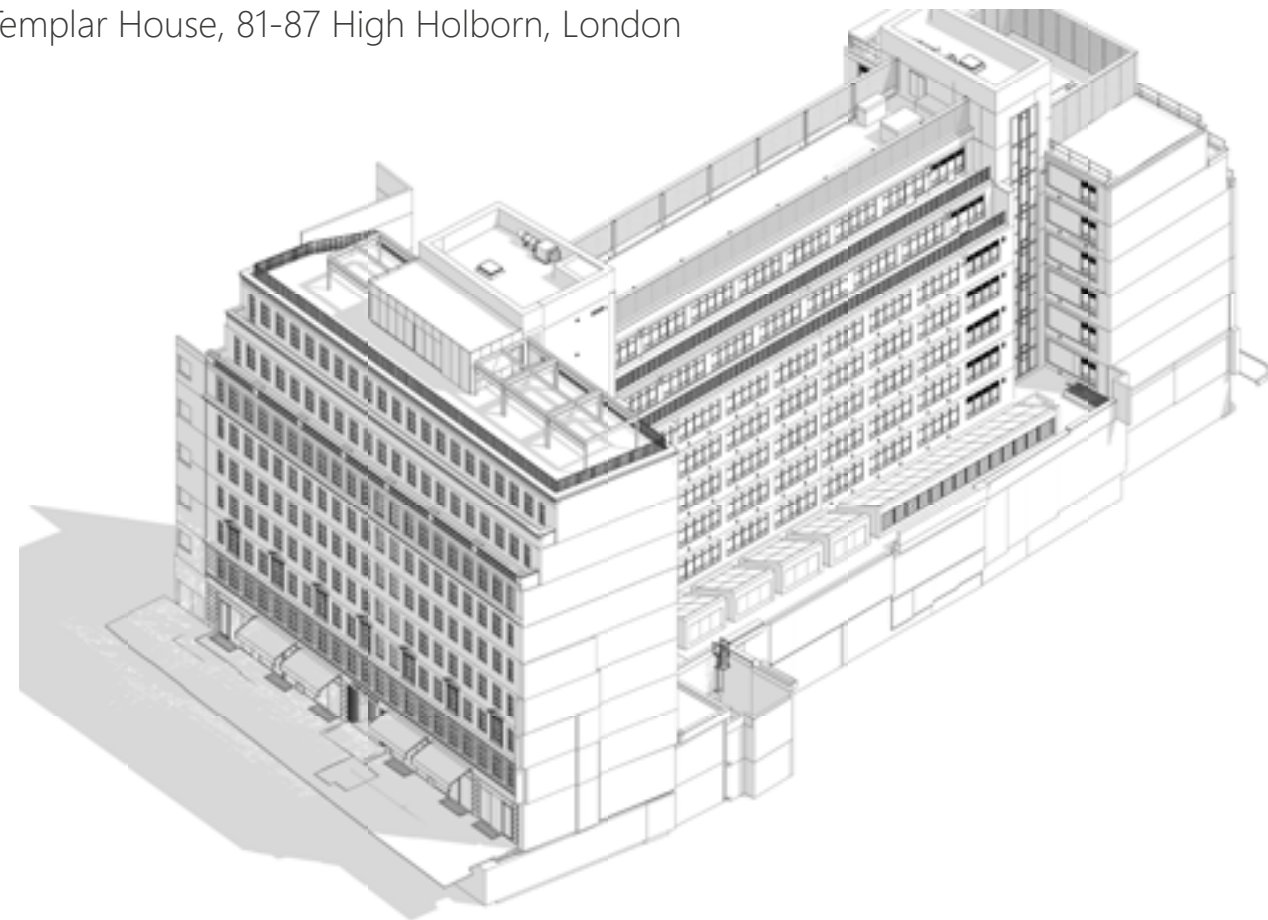
**INTRODUCTION**

**APPLICATION A**

2021/3561/P

# 00. INTRODUCTION

Templar House, 81-87 High Holborn, London



The site currently has the following planning permissions.

2018/5903/P (planning permission sought by previous owner and not to be implemented)

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

2021/3561/P Application A - Roof plant and extensions

2021/3885/P Application B - Ground floor and retail alterations

2021/3887/P Application C - Various items

- Uncommon appointed a main contractor for the refurbishment of Templar House in February 2022. Practical completion is expected in the summer of 2023.
- Construction stage is now ongoing,
- The design team has identified some updates required to the approved drawings following further design development with Uncommon and the main contractor.
- In July 2022, a pre-app meeting was held on site. The team had the opportunity to do a walk around with the planning officers where the changes to the consented design were discussed and the route to planning agreed.
- This document aims to illustrate the amendments relating to application A (Roof plant and extensions), providing a direct comparison between the approved and the proposed drawings for clarity.

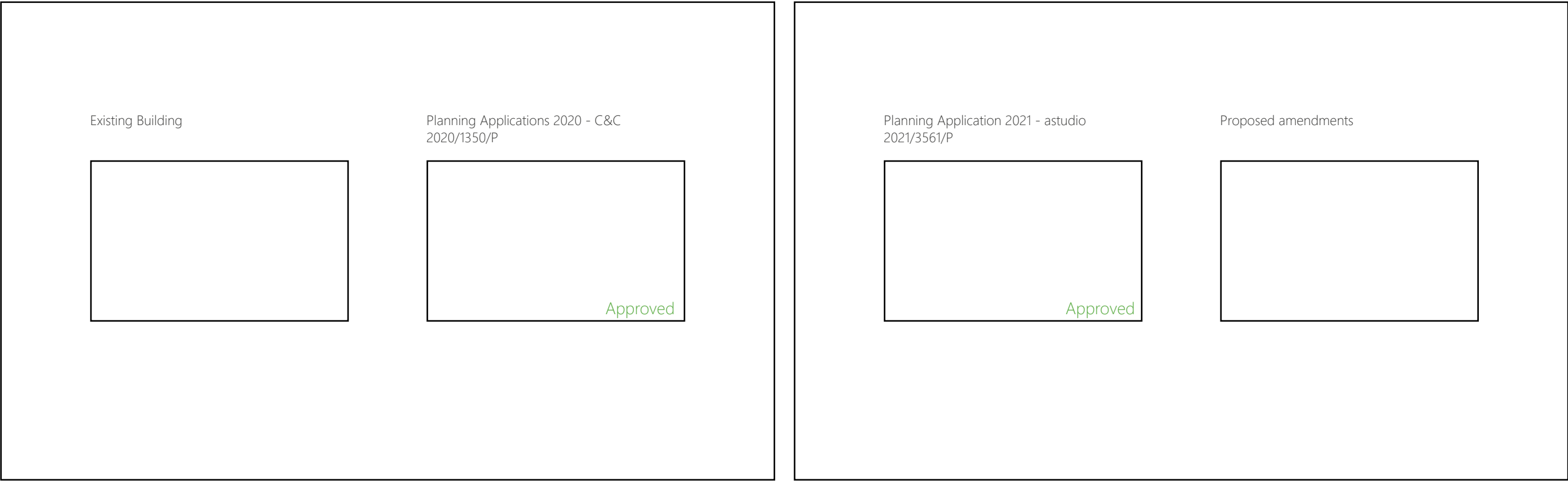
# 00. INTRODUCTION

## 00.01 PAGE LAYOUT

The following drawings allow reviewers a direct and side-by-side comparison of the existing building, originally consented scheme (Ref 2020/1350/P), newly consented scheme (Ref 2021/3561/P) and the proposed amendment. When printed double-sided:

The LEFT page of the report shows the existing building and the drawing submitted as per the originally consented scheme, dated 2020 (Ref. 2020/1350/P).  
The RIGHT page of the report shows the drawing as per the newly consented scheme, dated 2021 (Ref. 2021/3561/P) and the current design proposal dated August 2022.

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



00.00 INTRODUCTION

00.02 CONSENTED VS. PROPOSED APPLICATION A DRAWING LIST

Planning Application 2020/1350/P

10_EE_001	Site Location Plan	P1
EX_EE_050	Existing Site Plan	P1
EX_EE_107	Existing Seventh Floor Plan	P1
EX_EE_108	Existing Eight Floor Plan	P1
EX_EE_109	Existing Ninth Floor Pla	P1
EX_EE_110	Existing Roof Plan	P1
EX_EE_310	Existing South Elevation	P1
EX_EE_311	Existing North Elevation	P1
EX_EE_312	Existing East Elevation	P1
EX_EE_313	Existing West Elevation	P1
20_EE_050	Proposed Site Plan	P2
20_EE_107	Proposed Seventh Floor Plan	P2
20_EE_108	Proposed Eight Floor Plan	P2
20_EE_109	Proposed Ninth Floor Plan	P2
20_EE_110	Proposed Roof Plan	P2
20_EE_210	Section AA	P1
20_EE_211	Section BB	P1
20_EE_212	Section CC	P1
20_EE_213	Section DD	P1
20_EE_214	Section EE (Sheet 1 of 2)	P1
20_EE_215	Section EE (Sheet 2 of 2)	P1
20_EE_310	Proposed South Elevation	P2
20_EE_311	Proposed North Elevation	P2
20_EE_312	Proposed East Elevation	P2
20_EE_313	Proposed West Elevation	P3

Planning Application 2021/3561/P

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	Not issued	
	Not issued	
UCH-AST-XX-XX-DR-A-010601	Proposed Site Plan	P01
UCH-AST-XX-07-DR-A-010717	Proposed Seventh Floor Plan	P01
UCH-AST-XX-08-DR-A-010718	Proposed Eight Floor Plan	P01
UCH-AST-XX-09-DR-A-010719	Proposed Ninth Floor Plan	P01
UCH-AST-XX-RF-DR-A-010720	Proposed Roof Plan	P01
UCH-AST-XX-XX-DR-A-010950	Proposed roof terrace section AA	P01
UCH-AST-XX-XX-DR-A-010951	Proposed plant enclosure section BB	P01
UCH-AST-XX-XX-DR-A-010952	Proposed plant enclosure section CC	P01
UCH-AST-XX-XX-DR-A-010953	Proposed plant enclosure section DD	P01
UCH-AST-XX-XX-DR-A-010954	Proposed plant enclosure section EE (sheet 1)	P01
UCH-AST-XX-XX-DR-A-010955	Proposed plant enclosure section EE (sheet 2)	P01
UCH-AST-XX-XX-DR-A-010850	Proposed South Elevation	P01
UCH-AST-XX-XX-DR-A-010851	Proposed North Elevation	P01
UCH-AST-XX-XX-DR-A-010800	Proposed East Elevation	P01
UCH-AST-XX-XX-DR-A-010801	Proposed West Elevation	P01

Proposed

Not issued
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P02

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

01

**PROPOSED AMENDMENTS  
OVERVIEW**

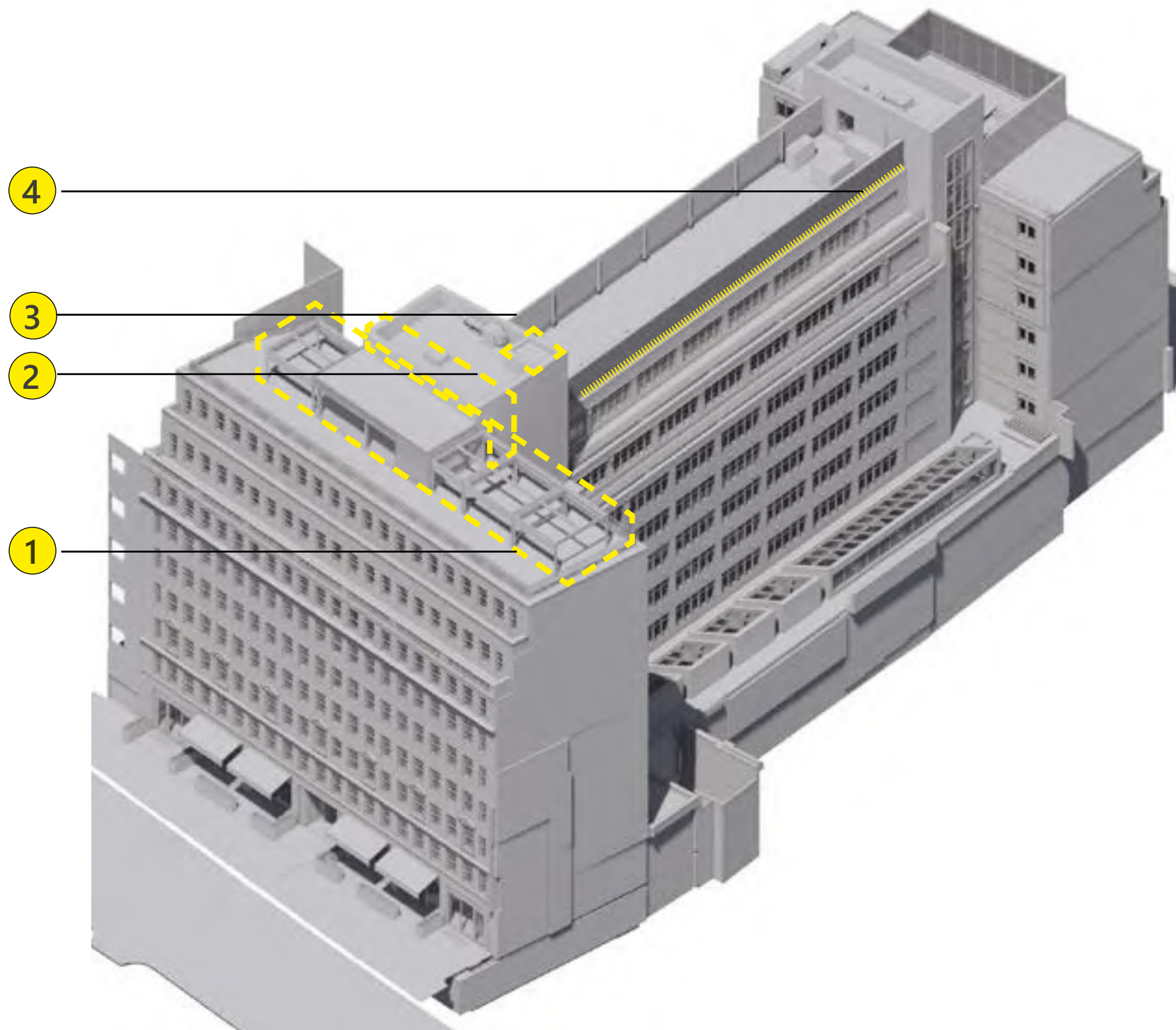
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**APPLICATION A**

2021/3561/P

01.00 PROPOSED AMENDMENTS OVERVIEW

01.01 SE AXONOMETRIC VIEW

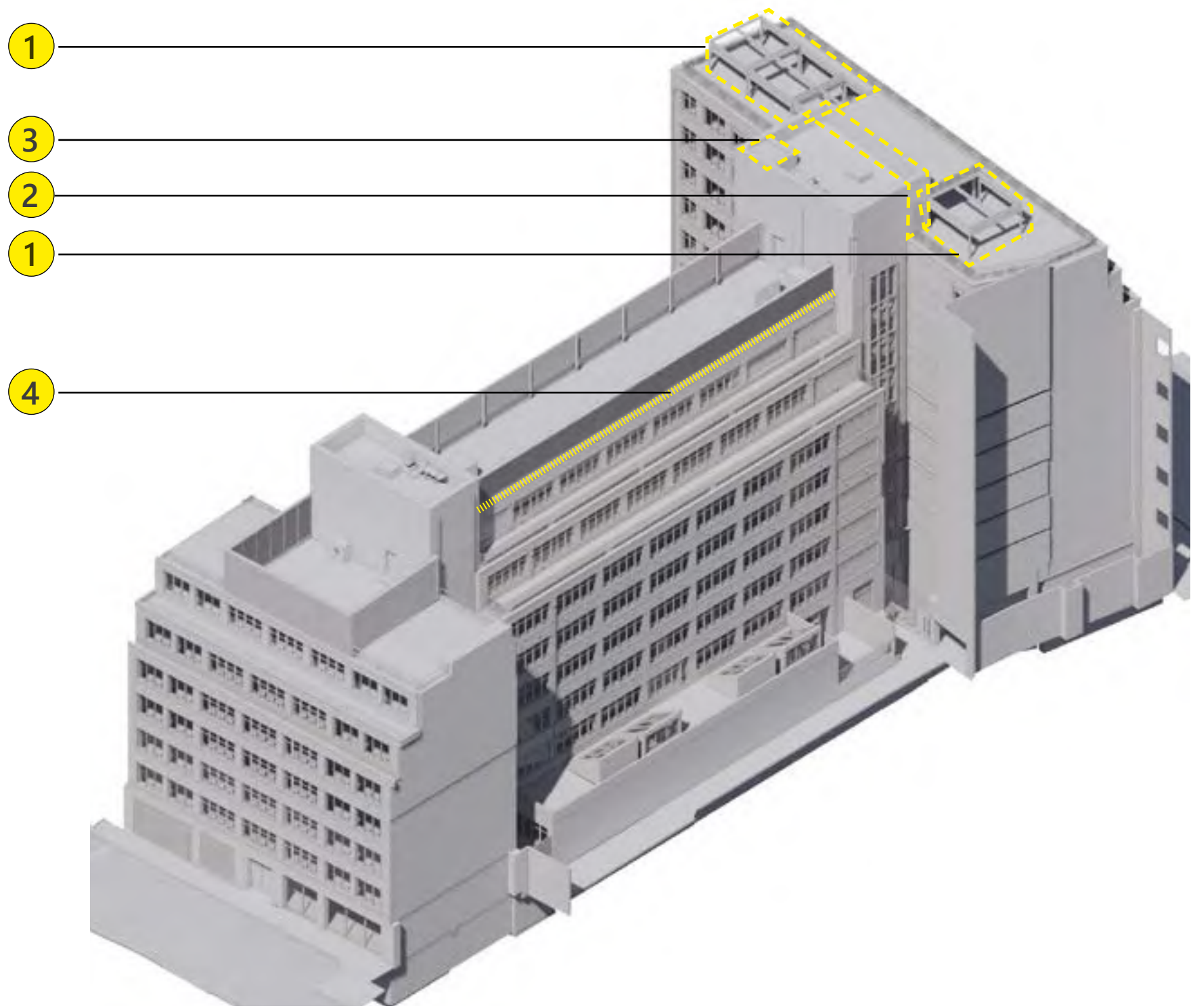


Item	App	Zone	Description
1	A	High Holborn Roof	<ul style="list-style-type: none"><li>Covered area to be extended through a lightweight pergola structure as previously consented</li></ul>
2	A	High Holborn Core	<ul style="list-style-type: none"><li>Louvres added to the side walls of the core extension</li></ul>
3	A	High Holborn Core	<ul style="list-style-type: none"><li>Lift overrun location</li></ul>
4	A	Link Block Roof	<ul style="list-style-type: none"><li>Parapet extension due to increased roof build up</li></ul>



01.00 PROPOSED AMENDMENTS OVERVIEW

01.03 NW AXONOMETRIC VIEW



Item	App	Zone	Description
1	A	High Holborn Roof	<ul style="list-style-type: none"><li>Covered area to be extended through a lightweight pergola structure as previously consented</li></ul>
2	A	High Holborn Core	<ul style="list-style-type: none"><li>Louvres added to the side walls of the core extension</li></ul>
3	A	High Holborn Core	<ul style="list-style-type: none"><li>Lift overrun location</li></ul>
4	A	Link Block Roof	<ul style="list-style-type: none"><li>Parapet extension due to increased roof build up</li></ul>



# 01.00 PROPOSED AMENDMENTS OVERVIEW

## 01.01 HIGH HOLBORN ROOF TERRACE

The main amendment to application A - Roof plants and extensions - is to seek approval for a lightweight pergola structure on the High Holborn roof, as previously consented in 2020 (2020/1350/P). This reverts back the amendments sought in 2021 (2021/3561/P), which have omitted the pergola from the design.

The ambition is to extend the covered area encouraging use of the terraces both in summer and winter. The pergolas provide integrated awnings that can be used to protect users from the rain and shelter from the sun.

The pergola materiality is as per the original consented scheme (2020/1350/P), which means colour will match the metal cladding of the adjacent canopy, creating a harmonious and coordinated design.

The CGI image on the right illustrates how the design team envisages the terrace will look like when the pergolas are fitted in and how the tenants might use the space.





# 01.00 PROPOSED AMENDMENTS OVERVIEW

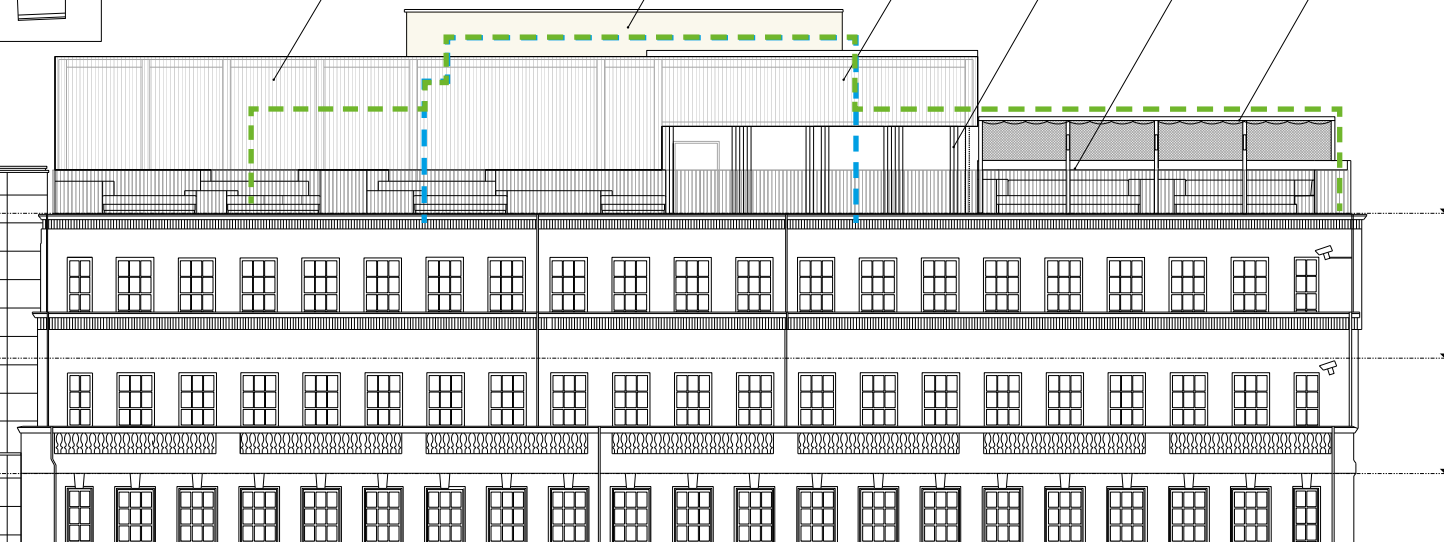
## 01.01 HIGH HOLBORN ROOF TERRACE

### Existing



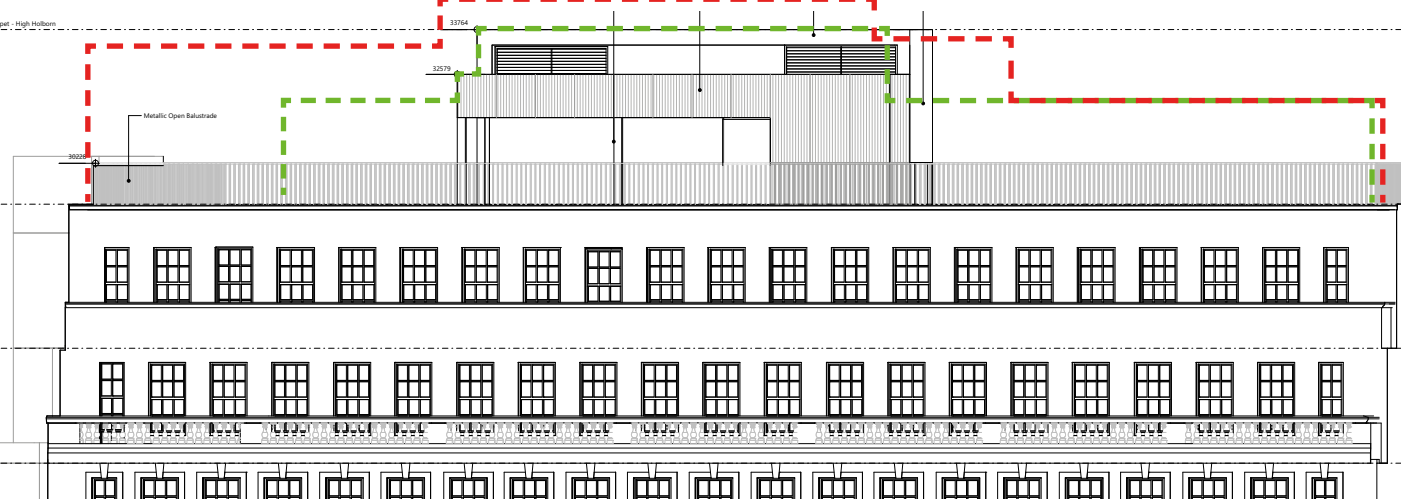
Existing roof can only be accessed for maintenance. Drawing above shows existing condition and an overlay of the originally consented scheme (in red), subsequent amendment (in blue) and proposed amendment (in green).

### Planning Application 2020/1350/P



Planning application for a 1.5 storey high roof extension including plant area to the west, covered terrace in the middle and a lightweight pergola too the east. Drawing above shows overlay of the 2021 amendments (in blue) and proposed amendment (in green).

### Planning Application 2021/3561/P



The amendments sought in 2021 reduced the roof extension: the lightweight pergola was omitted and the plant relocated to the link block. The drawing above shows the overlay of the originally consented scheme (in red) and proposed amendment (in green).

### Proposed



Having in mind the usability and comfort of the users utilizing the rooftop amenity areas, the design is seeking to bring back the lightweight pergola covered in application 2020/1350/P to both the east and west sides of the covered terrace. The overlay of the originally consented scheme (in red) clearly demonstrates that the overall volume of the pergolas is not going beyond what has been approved previously.

# 01.00 PROPOSED AMENDMENTS OVERVIEW

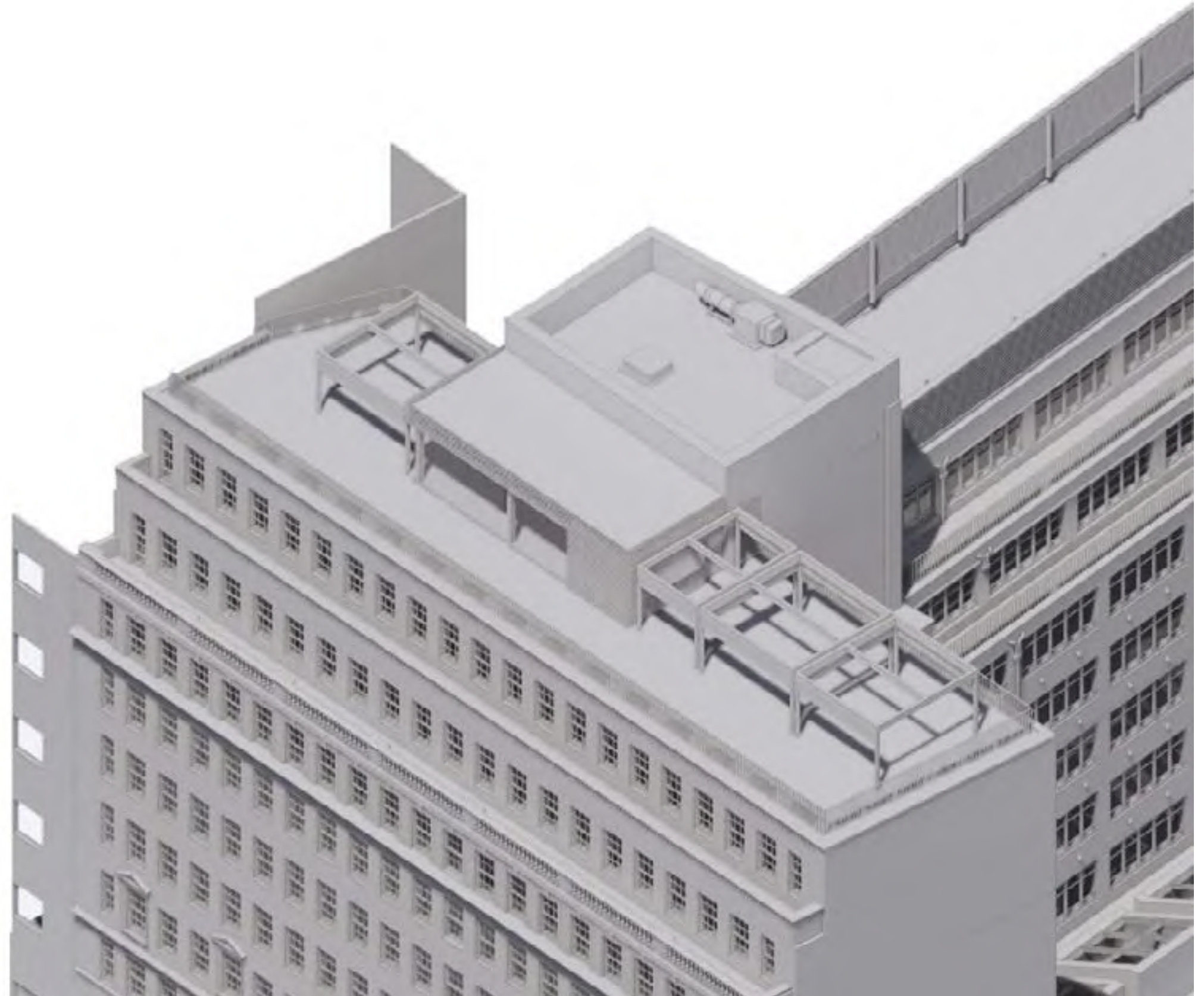
## 01.01 HIGH HOLBORN ROOF TERRACE

The pergola is a modular free standing structure. It allows full flexibility, meaning that the pergola can be mounted or demounted according to the building needs in terms of covered area provision.

The image on the right illustrates the configuration proposed for the modular pergolas and the relationship with the covered terrace enclosure



Modular free standing pergola system



02

**CONSENTED VS.  
PROPOSED DRAWINGS**

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**APPLICATION A**

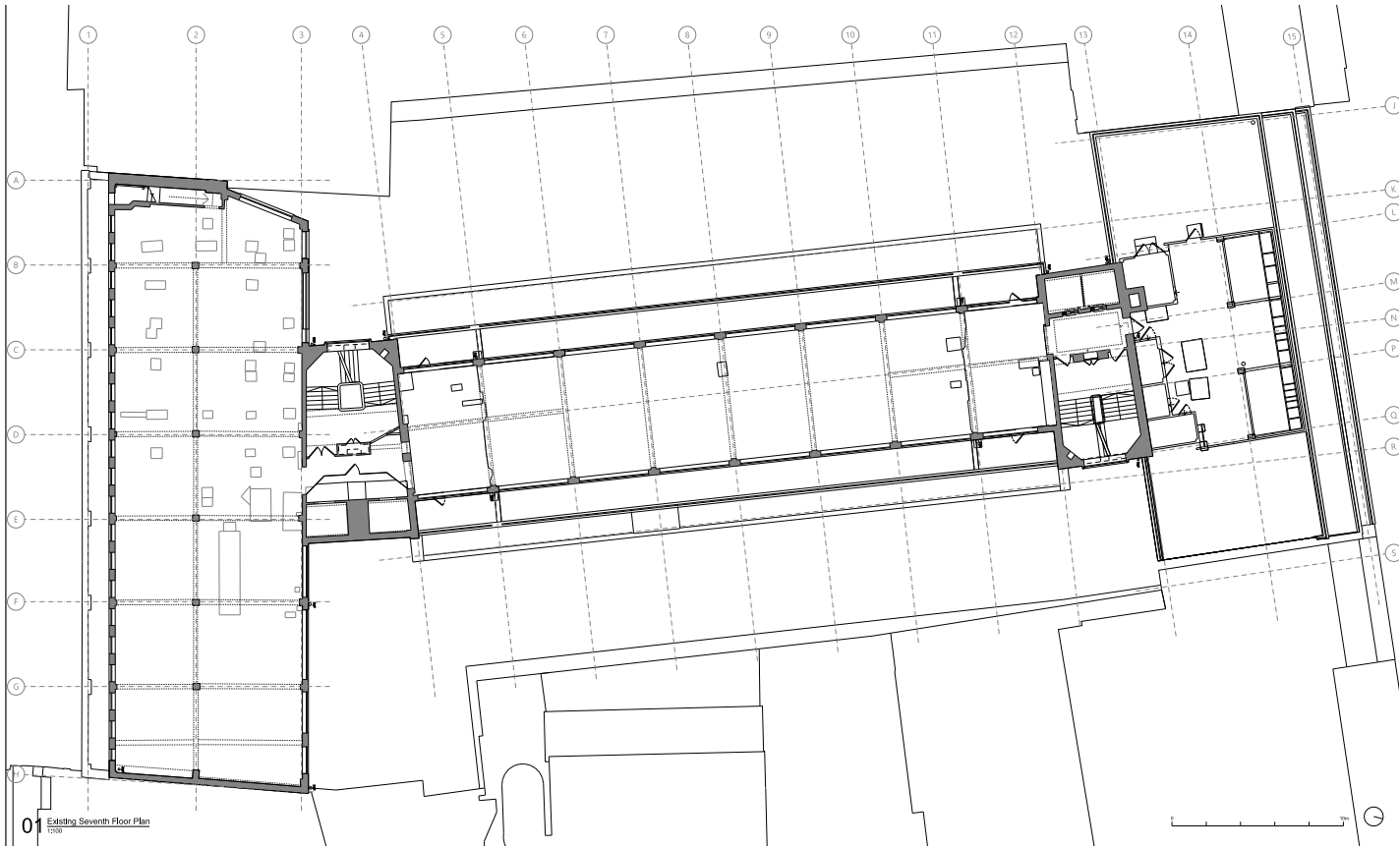
2021/3561/P



02.00 CONSENTED VS. PROPOSED DRAWINGS

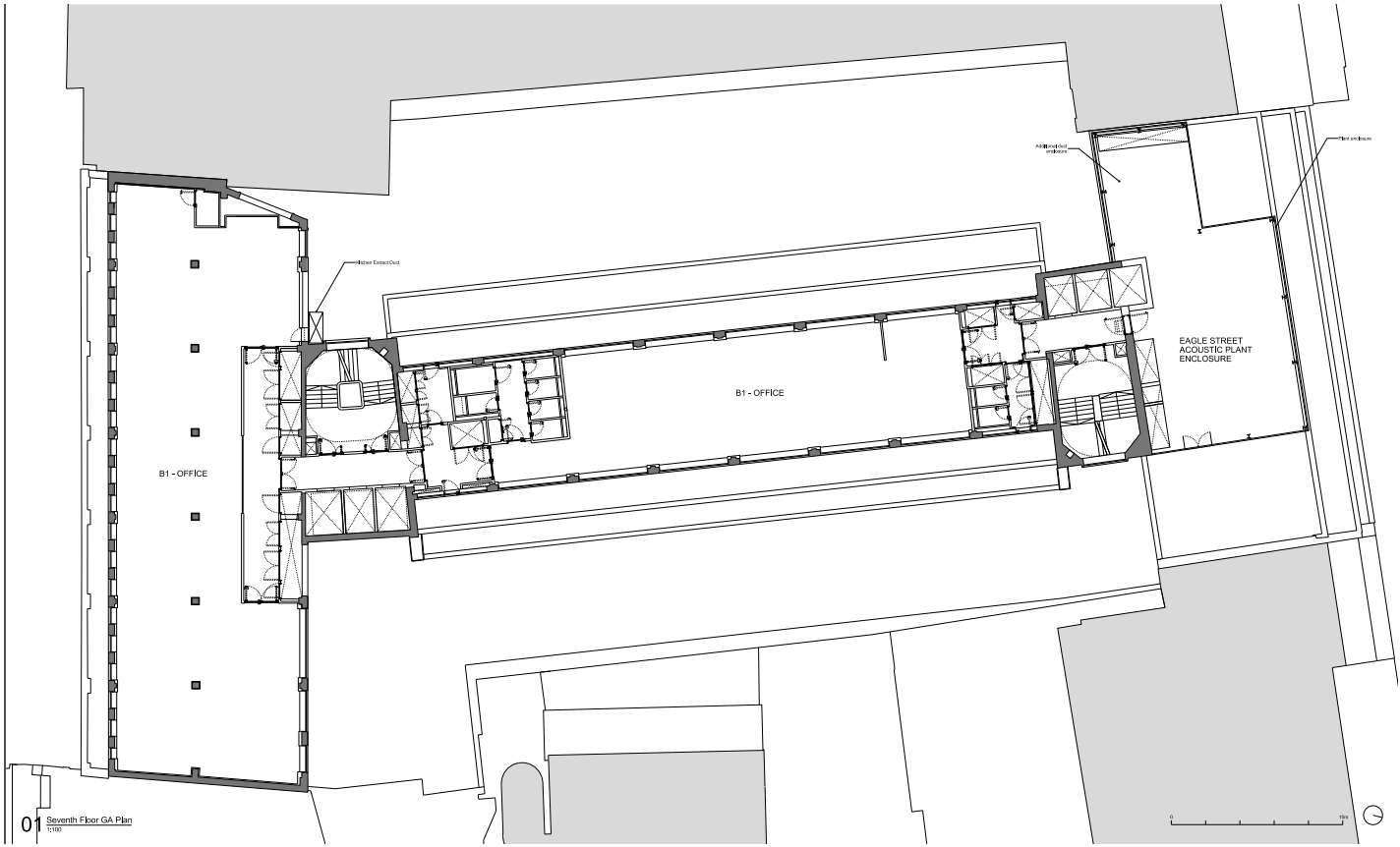
02.01 7TH FLOOR PLAN

Existing



Planning Application 2020/1350/P

Approved



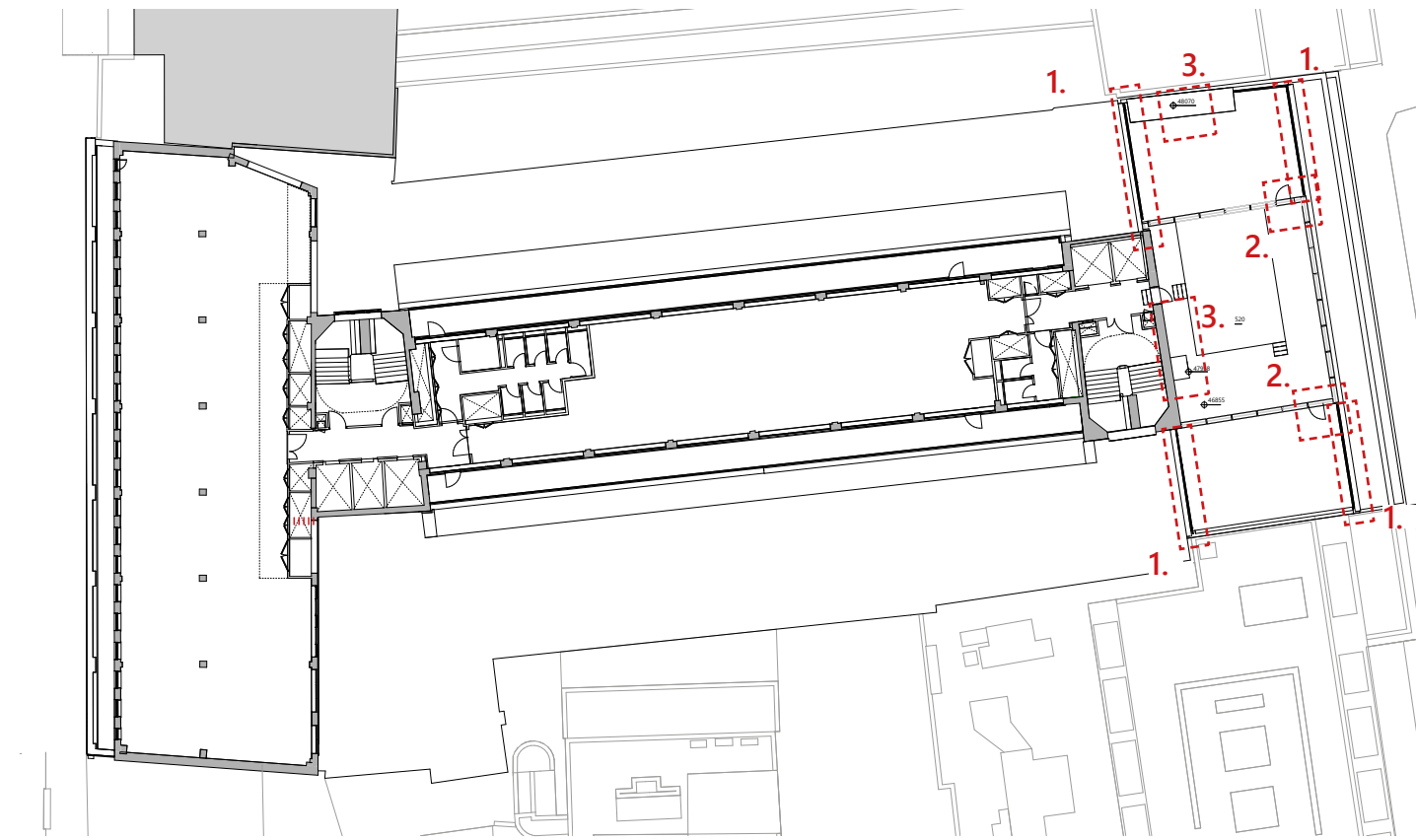
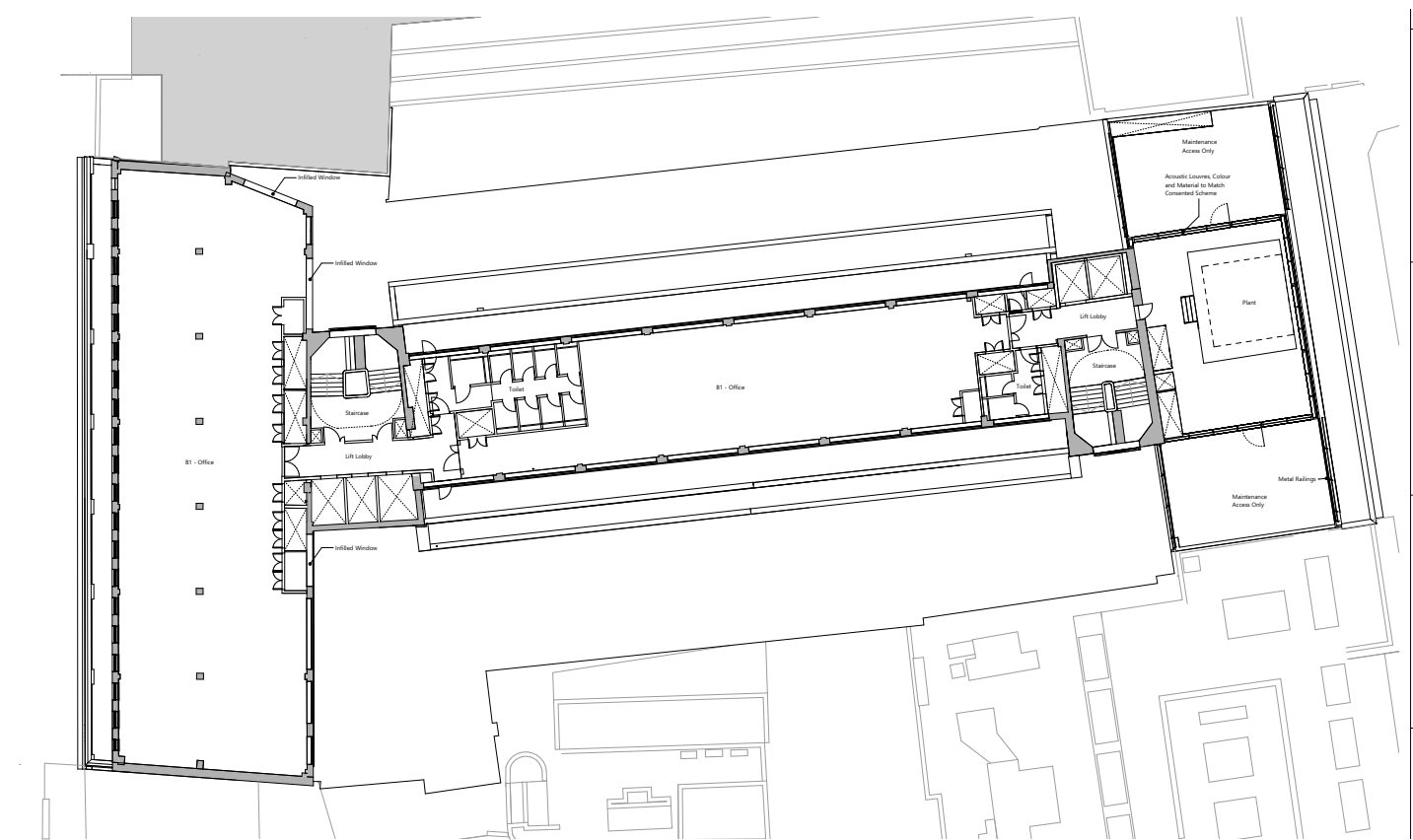
02.00 CONSENTED VS. PROPOSED DRAWINGS

02.01 7TH FLOOR PLAN

Planning Application 2021/3561/P

Approved


Proposed



Amendments:

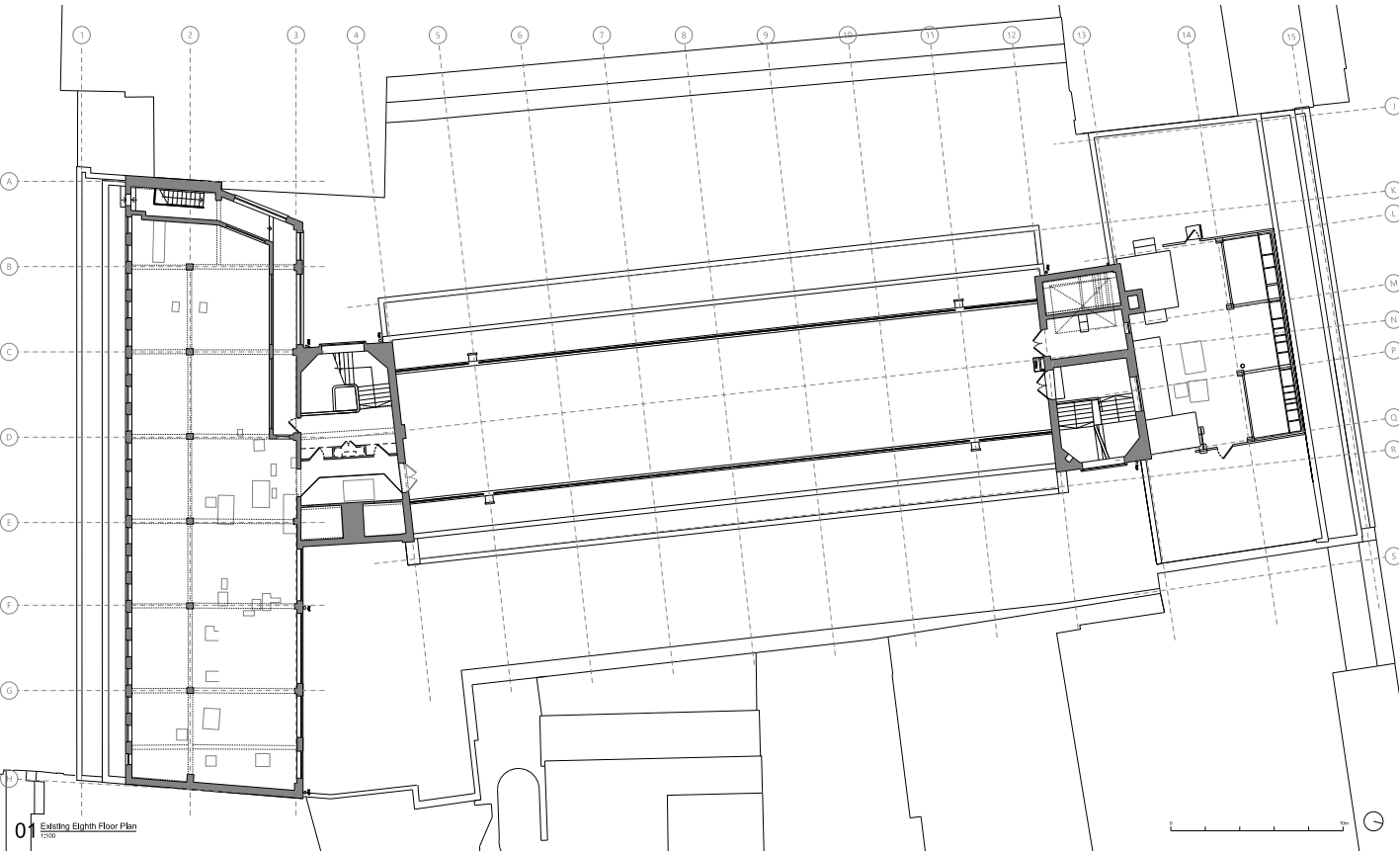
- EAGLE STREET BLOCK
- 1. Metal railings to replace existing ones
  - 2. Position of door within louvred screen amended
  - 3. Riser up stands configuration amended and height clarified

KEY

 Proposed amendment area

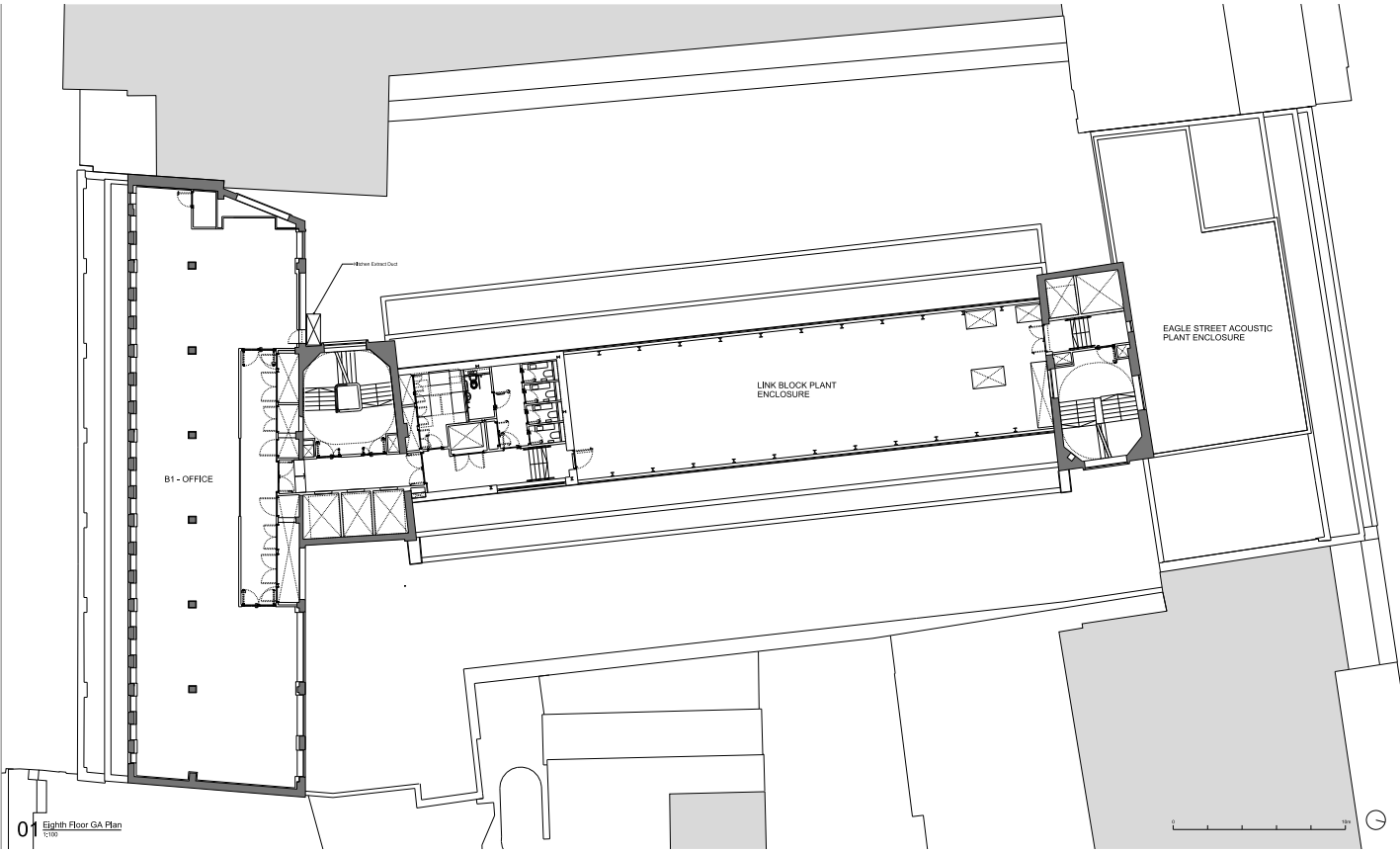
02.00 CONSENTED VS. PROPOSED DRAWINGS  
02.02 8TH FLOOR PLAN

Existing



Planning Application 2020/1350/P

Approved



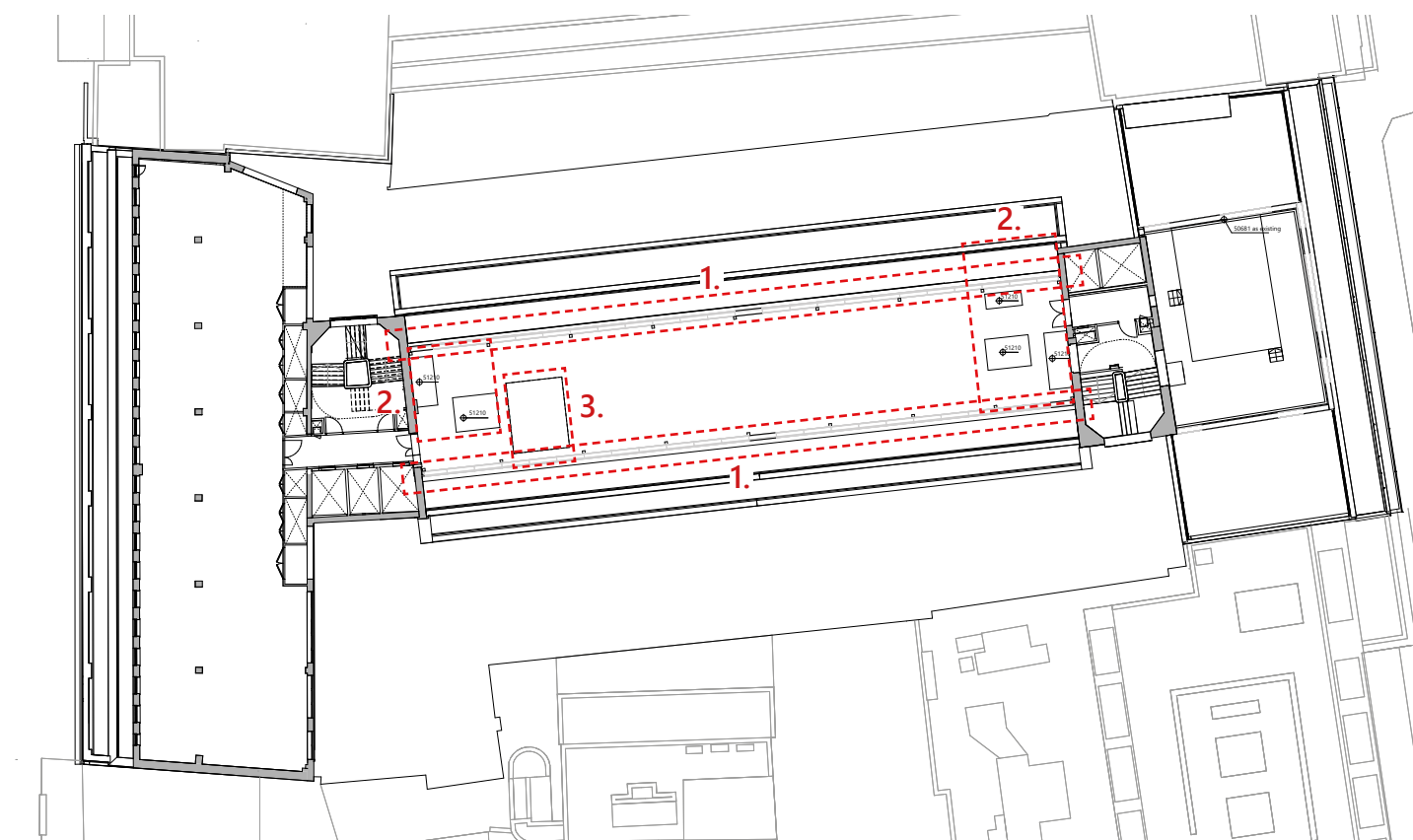
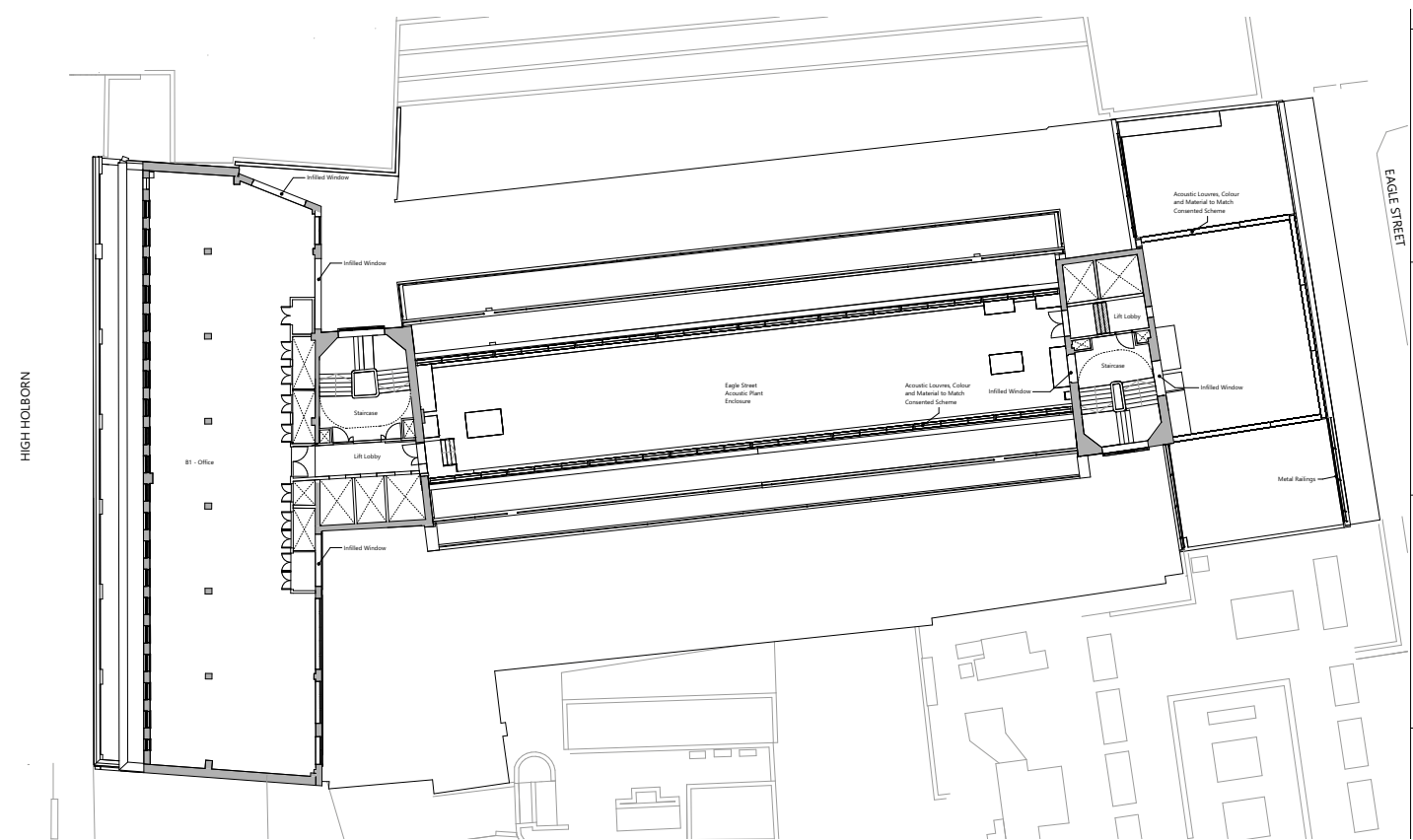
02.00 CONSENTED VS. PROPOSED DRAWINGS

02.02 8TH FLOOR PLAN

Planning Application 2021/3561/P

Approved

Proposed




Amendments:

LINK BLOCK

- 1. Parapet of link block roof extended to accommodate overall roof build up (strengthening of existing slab and insulation for improved thermal performance). Brick to match existing.
- 2. Riser up stands configuration amended and height clarified.
- 3. Weathering protection enclosure to plan equipment. To be concealed behind acoustic louvres.

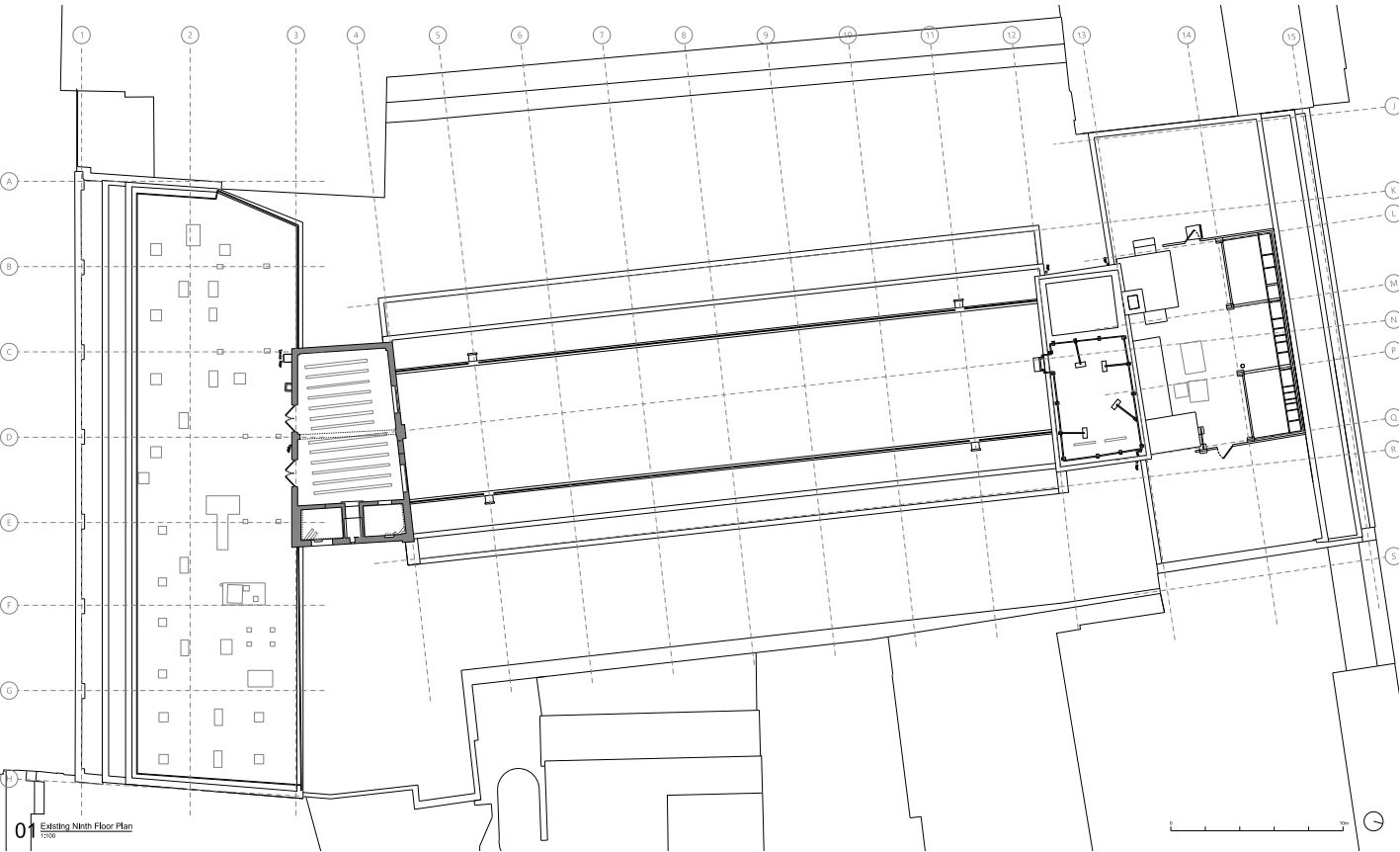
KEY

 Proposed amendment area

02.00 CONSENTED VS. PROPOSED DRAWINGS

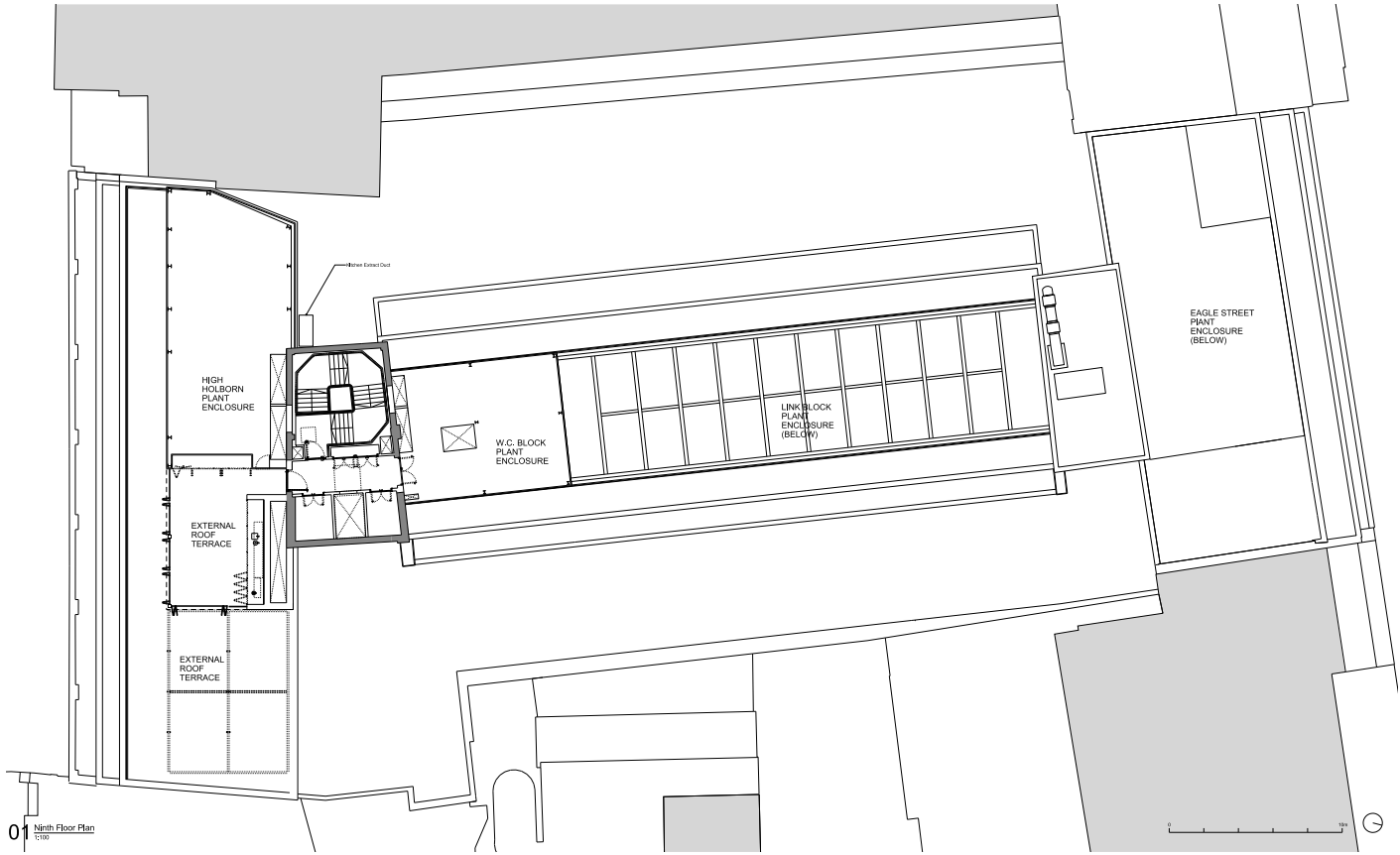
02.03 9TH FLOOR PLAN

Existing



Planning Application 2020/1350/P

Approved



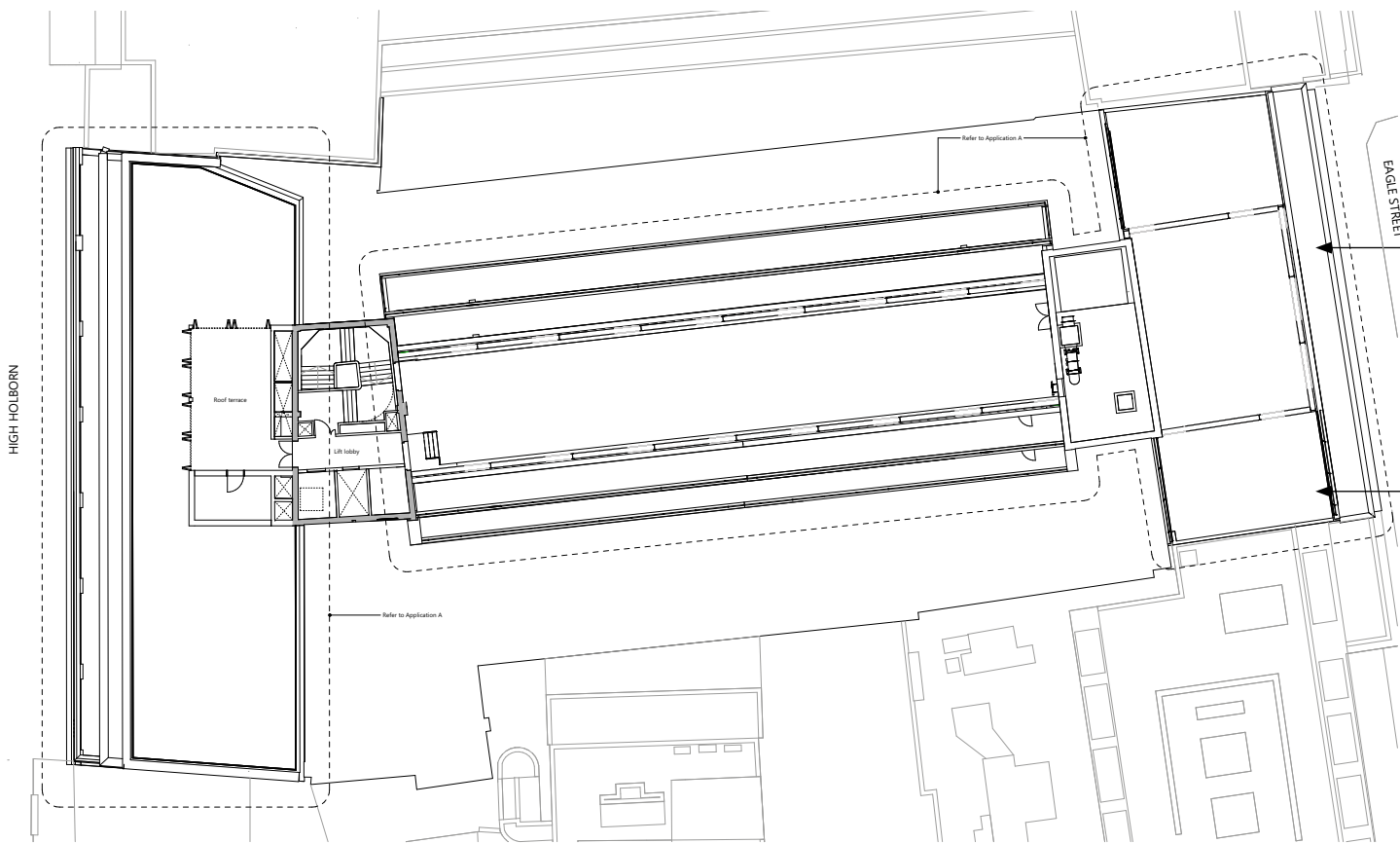


02.00 CONSENTED VS. PROPOSED DRAWINGS  
02.04 9TH FLOOR PLAN

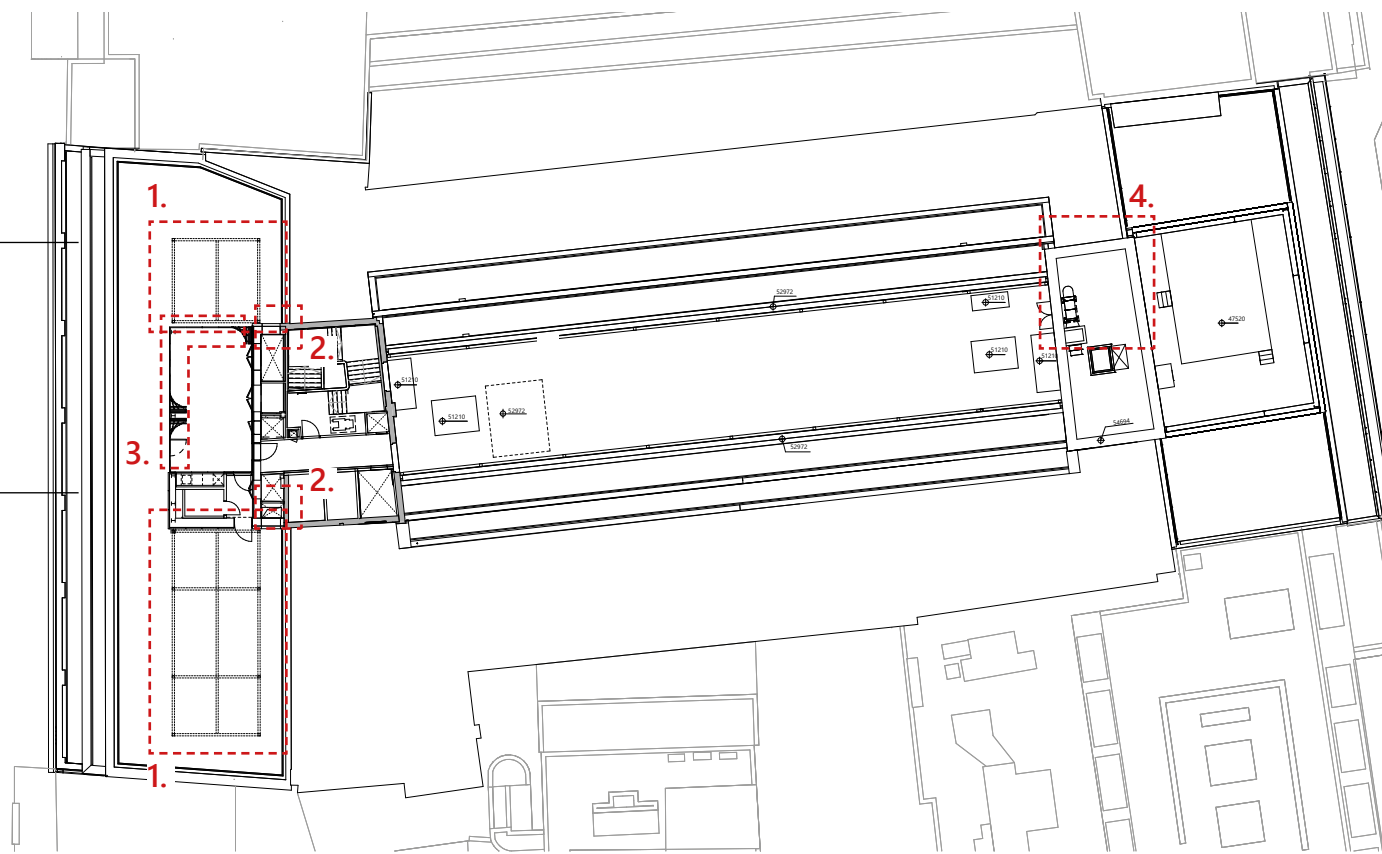
Planning Application 2021/3561/P

Approved

Proposed



Caption text 12pt



Caption text 12pt

Amendments:

HIGH HOLBORN BLOCK

1. Covered area to be extended through a lightweight pergola structure as previously consented (2020/1350/P). Pergola structure to have a PPC finish, colour to match the metal cladding of the roof extension.
2. Louvres required on the side walls of the new brick walls of the previously consented roof extension.
3. Folding screens to be glazed.

EAGLE STREET BLOCK

4. Existing lift overrun up stand omitted. Infill slab proposed.

KEY



Proposed amendment area

02.00 CONSENTED VS. PROPOSED DRAWINGS

02.05 ROOF PLAN

Existing



Planning Application 2020/1350/P

Approved



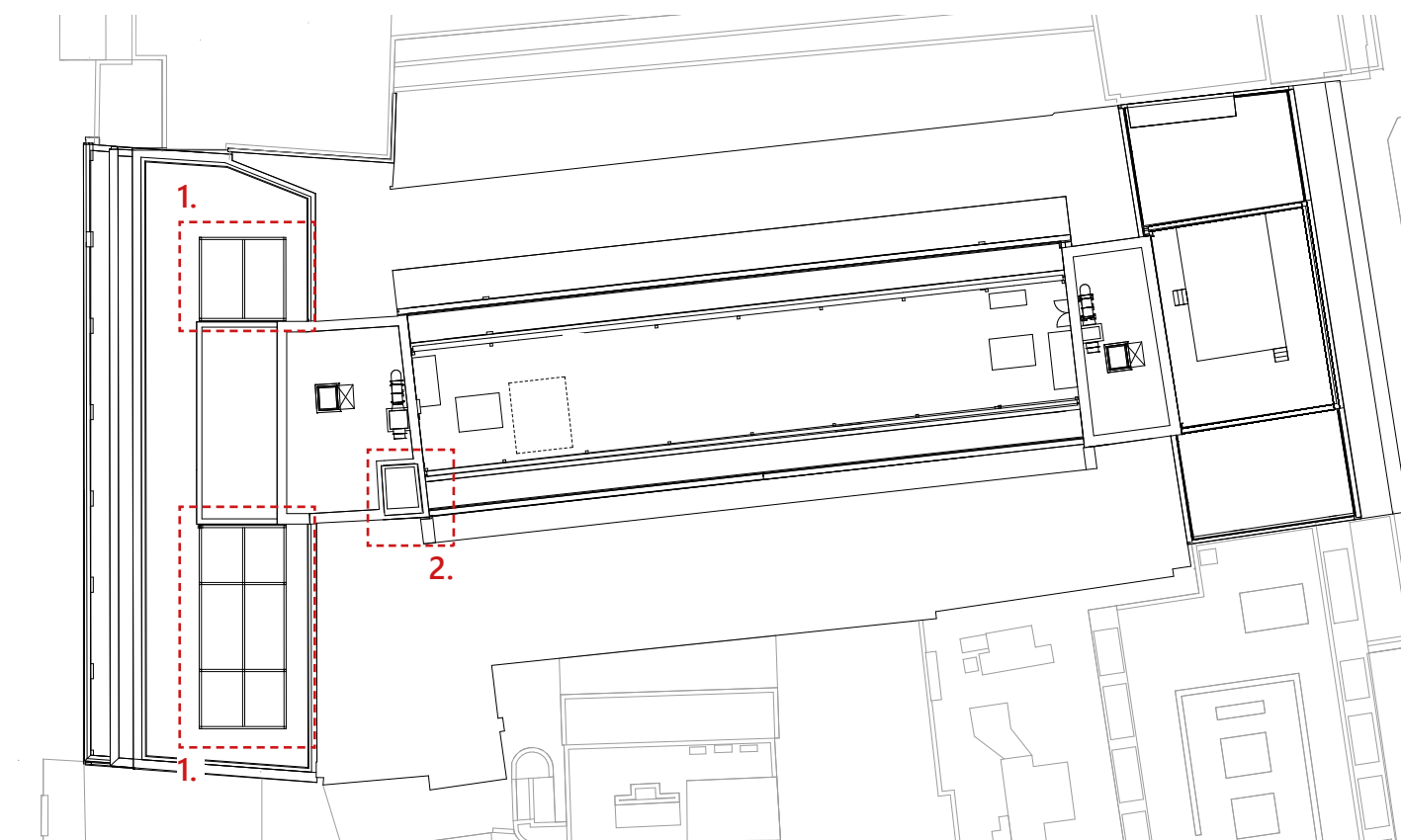
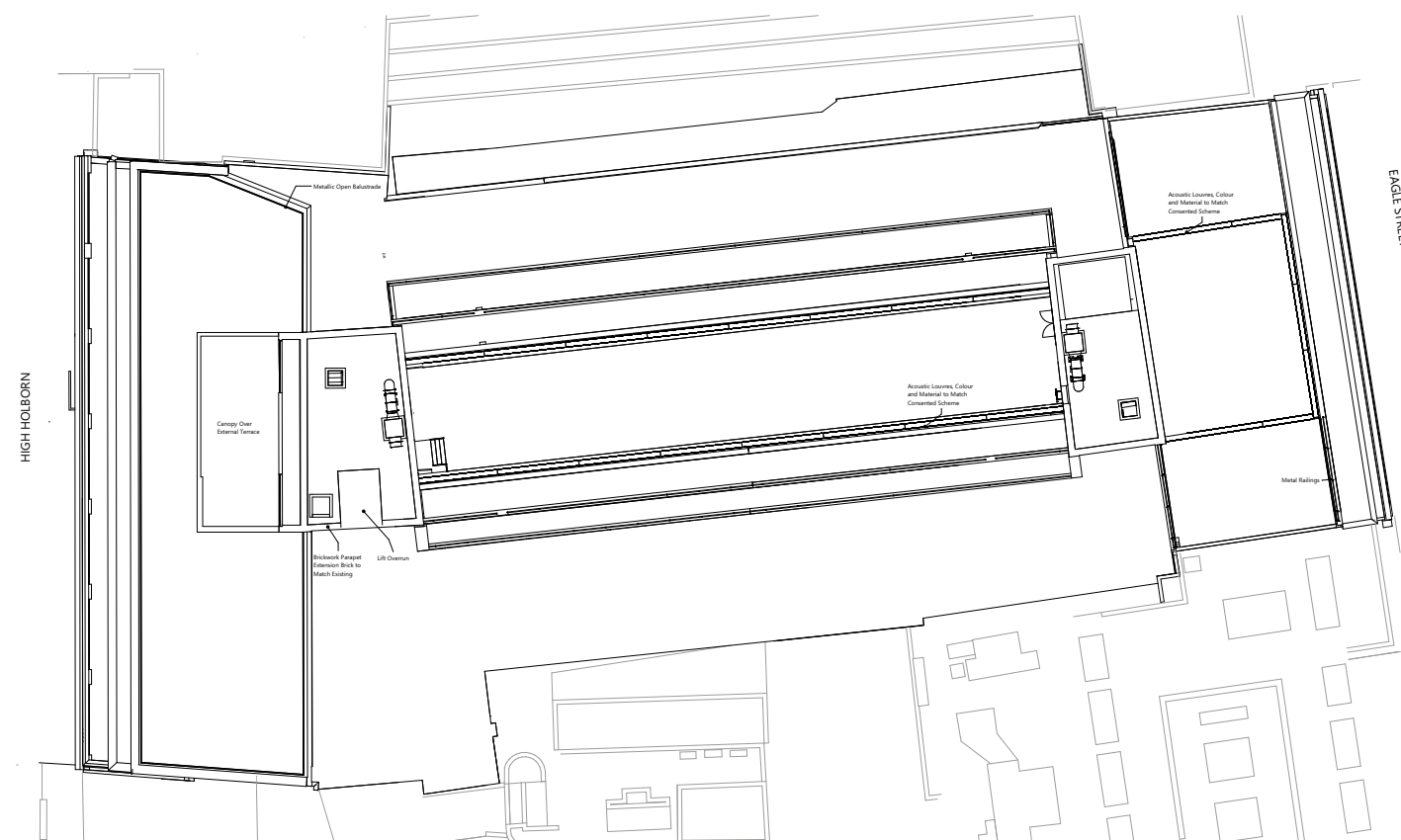
02.00 CONSENTED VS. PROPOSED DRAWINGS

02.05 ROOF PLAN

Planning Application 2021/3561/P

Approved

Proposed



Amendments:

HIGH HOLBORN BLOCK

1. Covered area to be extended through a lightweight pergola structure as previously consented (2020/1350/P). Pergola structure to have a PPC finish, colour to match the metal cladding of the roof extension.
2. Location of lift overrun amended.

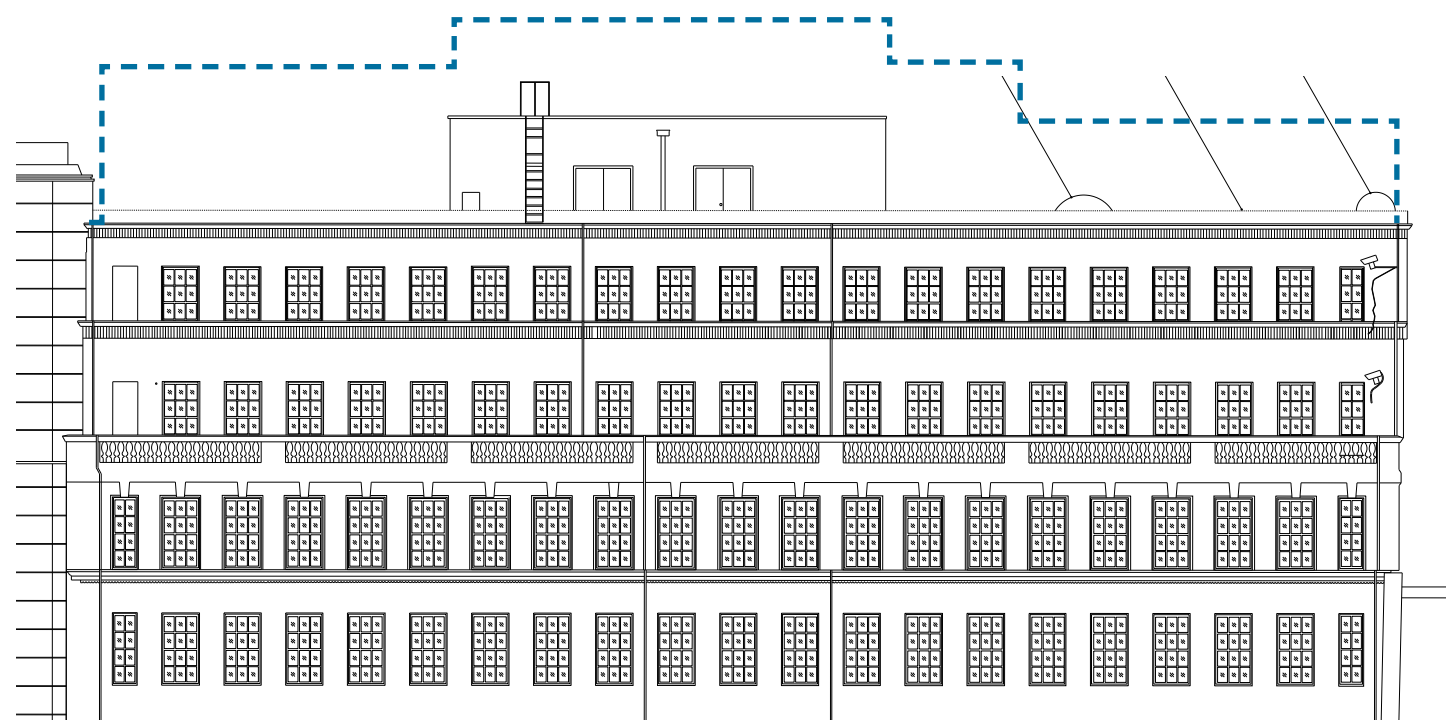
KEY



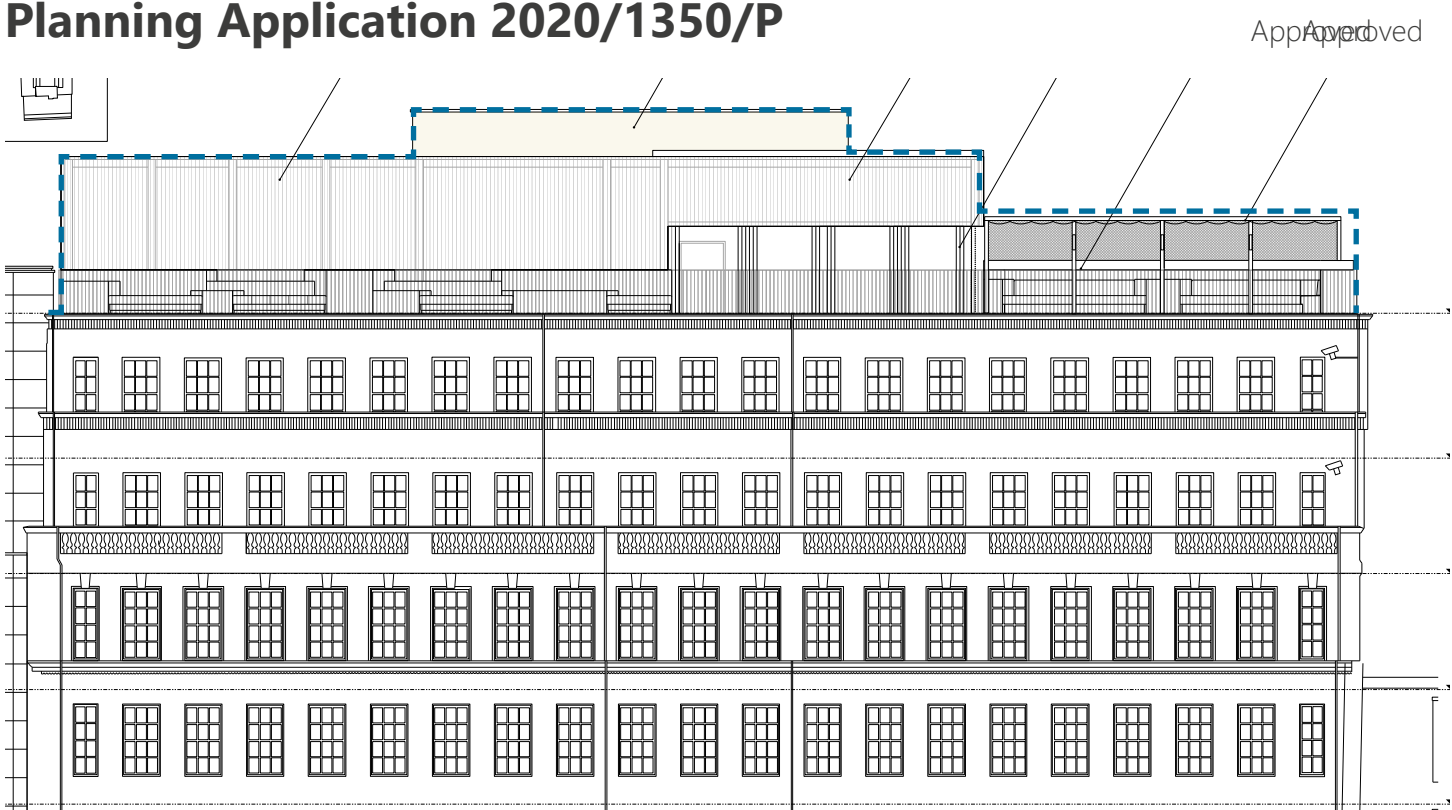
Proposed amendment area

02.00 CONSENTED VS. PROPOSED DRAWINGS  
02.06 (SOUTH) HIGH HOLBORN ELEVATION

Existing

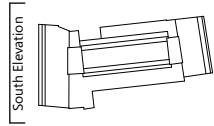


Planning Application 2020/1350/P



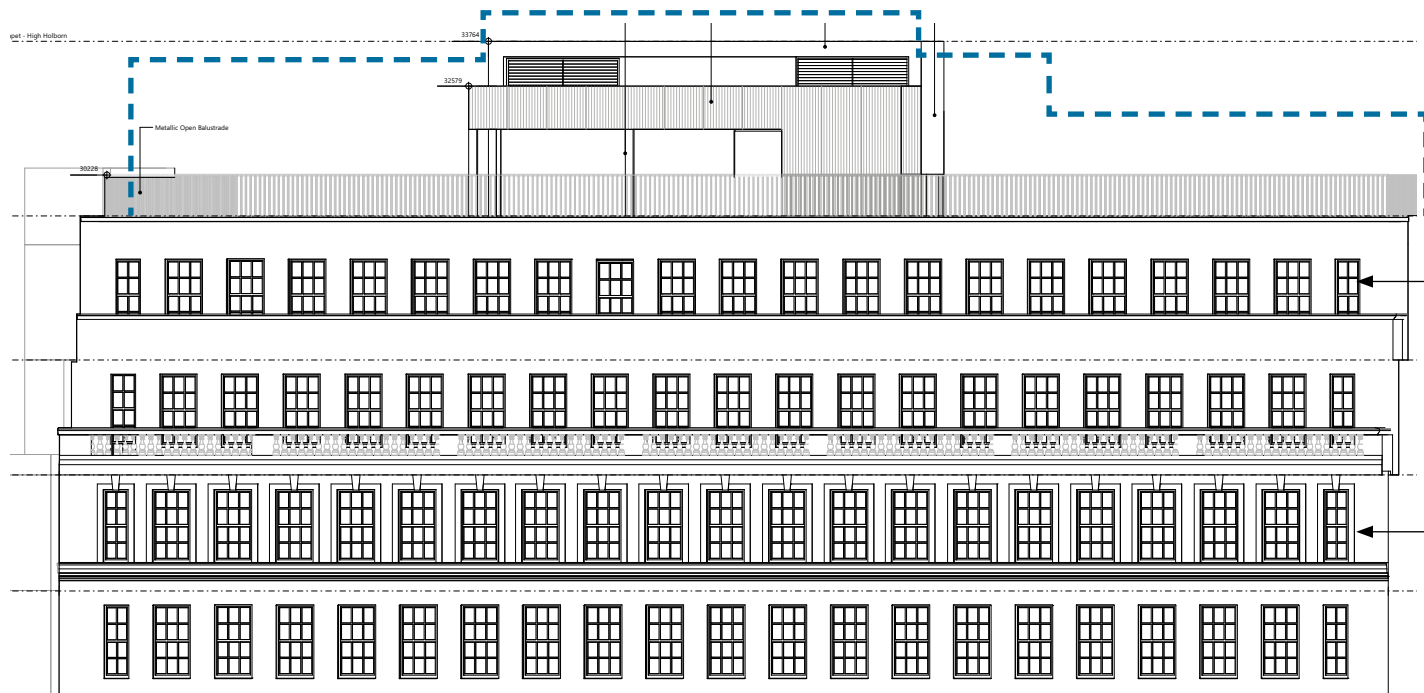
# 02.00 CONSENTED VS. PROPOSED DRAWINGS

## 02.06 (SOUTH) HIGH HOLBORN ELEVATION

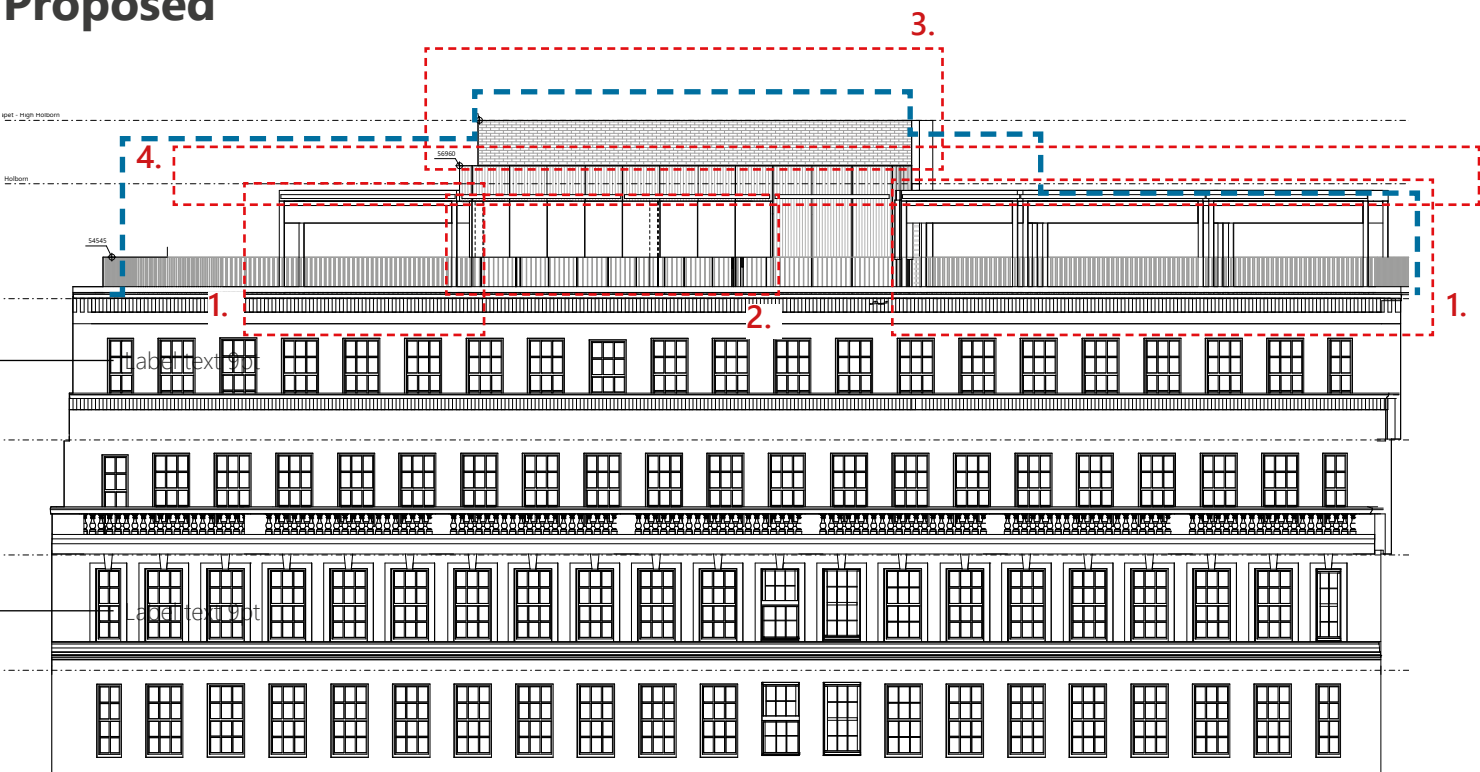


### Planning Application 2021/3561/P

Approved



### Proposed



#### KEY

- Building outline - Planning approval 2020/3561/P
- Proposed amendment area

#### Amendments:

- HIGH HOLBORN BLOCK
- Covered area to be extended through a lightweight pergola structure as previously consented (2020/1350/P). Pergola structure to have a PPC finish, colour to match the metal cladding of the roof extension.
  - Folding screens to be glazed.
  - Louvres omitted from south elevation. Louvres moved to side walls of brick wall extension (refer to 9th floor plan amendments)
  - Retractable awnings proposed to the whole extent of the covered terrace, including pergolas.