

Design and Access Statement

Holborn Bars,
138 - 142 Holborn,
London EC1N 2ST



Prepared for: The Prudential Assurance Company Limited
c/o CBRE

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1. Design

1.1. Use

1.1.1. The property is a Grade II* listed office building located in Holborn, Central London. The building is currently used a multi-tenanted office building. The proposed works are being undertaken to prevent internal damage being caused by the parapet gutters being overwhelmed and rainwater breaching the lead flashings and into the rooms below. Additionally, the proposed works are being undertaken to prevent the nesting and perching of pigeons and other birds, who are then staining the façade and detailing of the asset with guano.

1.1.2. The works are to be procured on behalf of the landlord, Prudential Assurance Company Limited. **The building's use will not be changed as a result of the works.**

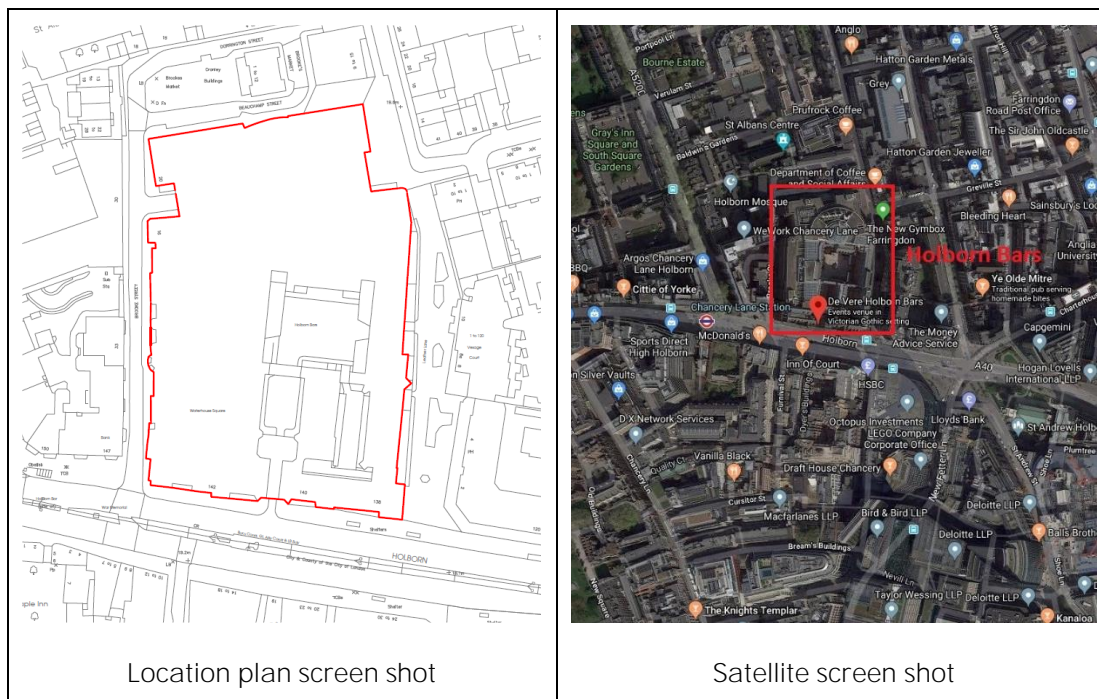
1.2. Building area

1.2.1. The proposed works are to be undertaken to the external fabric of the building only, with like for like redecoration internally. This includes the core drilling of lead lined overflow chutes to enable the gutters to deal with sporadic heavy rainfall and dowelled-in tension spring wire.

1.2.2. Currently on the building, there are some overflow chutes installed which appear to be basebuild, but are often not connected or not possible to be connected. For example, the overflow chute already installed in the proposed works area in Courtyard A is higher than the flashing and therefore does not provide assistance. One overflow chute has already been installed on Leather Lane, which has proven to prevent water from tracking into the spaces below. This chute installation does require retrospective listed building consent, and is therefore included within this application.

1.2.3. Currently on the building, there are spring tension wire and surface mount types of bird deterrent already installed on the asset.

1.3. Building location



- 1.3.1. The site is located in Holborn, Central London, with adjacent office and retail uses. Chancery Lane underground station and Farringdon Rail Station are within close proximity to the site.

2. The Works

2.1. External works

- 2.1.1. The proposed works are to be undertaken to the external building fabric of the following locations:

- RHS of Holborn, LHS of Leather Lane, Courtyard A, Courtyard B/C archway and Courtyard C.

- 2.1.2. Works are to include the following:

Overflow Chutes

- Core drill of c. 50mm diameter holes from the inside of the parapet gutter through to the external side of the wall.
- Line the core drilled bore hole with lead and dress into the inside of the parapet.
- The chute will protrude from the elevation c.50-60mm. The variance will depend on any obstructions below the protrusion point to ensure no water runs down the façade.

Pigeon Wire

- Drill small holes at intervals of c. 1.50m and install 25mm masonry rivets for the stainless steel posts to be inserted into and grouted into place. Enough room is to be left at either end of the runs for an anchor point, c. 115mm.
- Install the anchor point via a small drill hole and again, a 25mm masonry rivet.
- **Install the bird wire as per the manufacturer's guidance.**

2.2. Scale

2.2.1. The overflow chute will be visible from ground level for any by passers, specifically looking for it. An overflow chute is already installed on the LHS of Leather Lane and the proposals will be as indistinct as what is currently installed. The aspirations of the installations are to prevent further/future damage being caused to the interior of the property and to protect the internal character by limiting possible replastering/timber replacement.

2.2.2. The bird deterrent installation will be visible from ground level for any by passers specifically looking for it. Bird deterrent is already noted on site and the proposals will be as indistinct as what is currently installed. The aspirations of the installations are to minimise the amount of guano staining or decay to be caused from resting birds on the elevation. It will also minimise the amount of abrasive cleaning required to the elevations.

2.3. Landscaping

2.3.1. There are no external landscaped areas within the boundary of the asset.

2.4. Appearance & Justification

2.4.1. The external fabric of the asset underwent an extensive repair, cleaning, redecoration and restoration scheme which completed in December 2020 and further internal redecoration and repairs that completed in 2021. These packages of work were managed by Hollis. Further instances of water ingress is having a negative impact on the restoration works previously completed, due to the staining and damaged caused by bouts of heavy rainfall. We have noted an amassing of guano which is having a negative impact on the restoration works previously completed, due to the soiling from resting birds. The proposed works are to be undertaken by a specialist stone and restoration contractor.

3. Access

3.1. Consultation

2.1.1 No detailed consultation with the general public is planned prior to the project works given the nature of the works. However, all of the tenants of the building will be notified of the project and will be updated throughout the contract.

3.2. Works access

2.1.2 The works various elements of the proposals are to be undertaken via a mobile elevated work platform (MEWP), by eye bolt anchor points or via abseil where a MEWP is not suitable.

3.3. Means of escape

2.1.3 The operatives undertaken by the works will be aware and trained to manage emergency situations. The MEWP will be operated by a specialist and the stone and restoration contractor will be provided with emergency procedure training prior to the work being undertaken. The abseilers will work in gangs to ensure all works are undertaken safely.

3.4. Public access

2.3.1 Access to the building will remain as existing. There is no intention to alter the existing access arrangements as part of the proposed works. There will however be a partial closure of the pavement to Holborn when the MEWP works are being undertaken. Permission for this will be obtained separately.

2.3.2 Access to the main entrance of the building is via Holborn. Vehicular access is by Brooke Street. There is no parking on site. There are however good transport links in the area with several bus links nearby as well as Chancery Lane underground station and Farringdon rail station.

Appendix A

Location plan

