



Planning and Transportation Committee

PRESENTATION

Date: TUESDAY, 1 FEBRUARY 2022
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. 61-65 HOLBORN VIADUCT, LONDON EC1A 2FD

For Decision
(Pages 3 - 64)

Item received too late for circulation in conjunction with the Agenda.

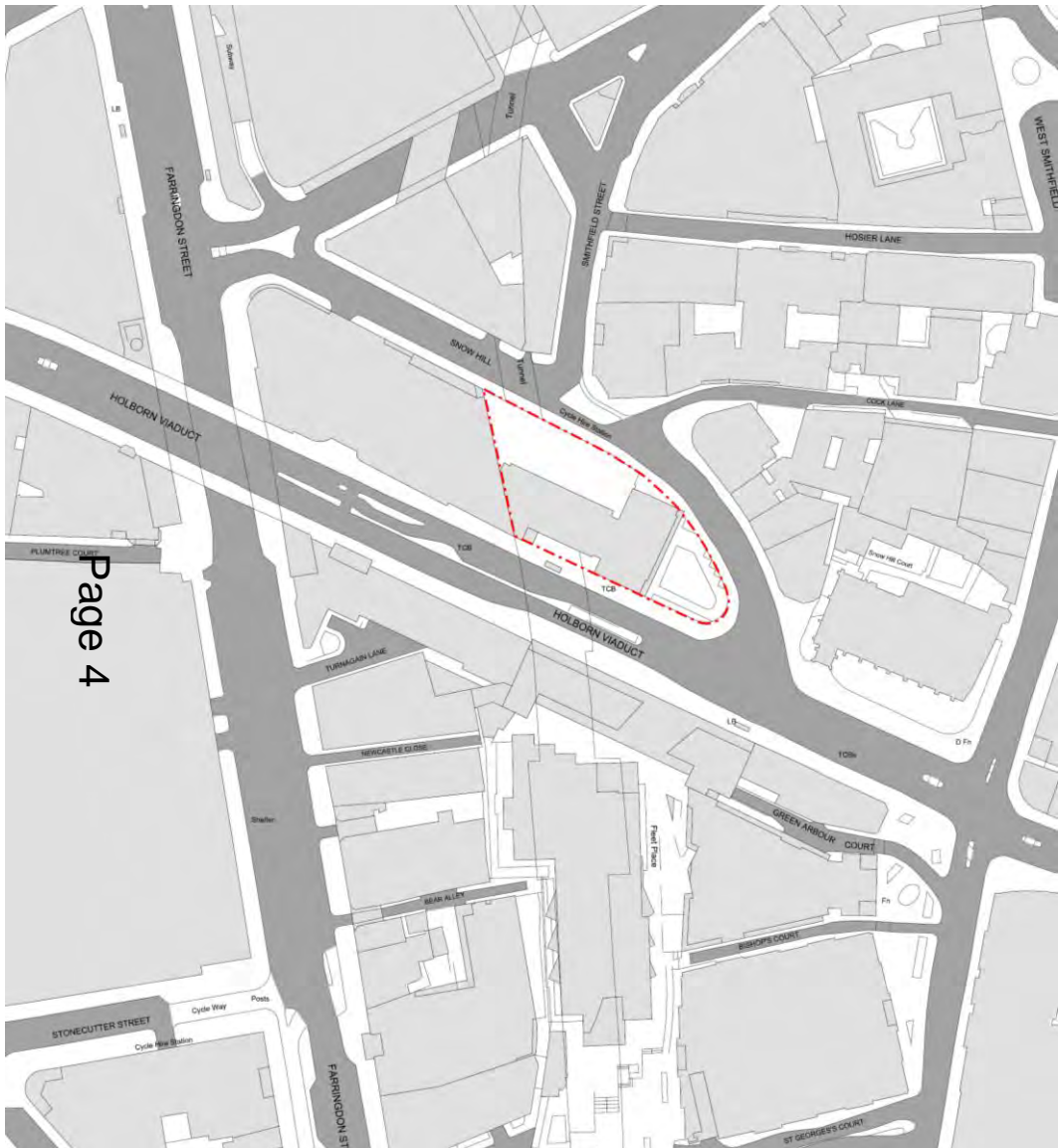
John Barradell
Town Clerk and Chief Executive

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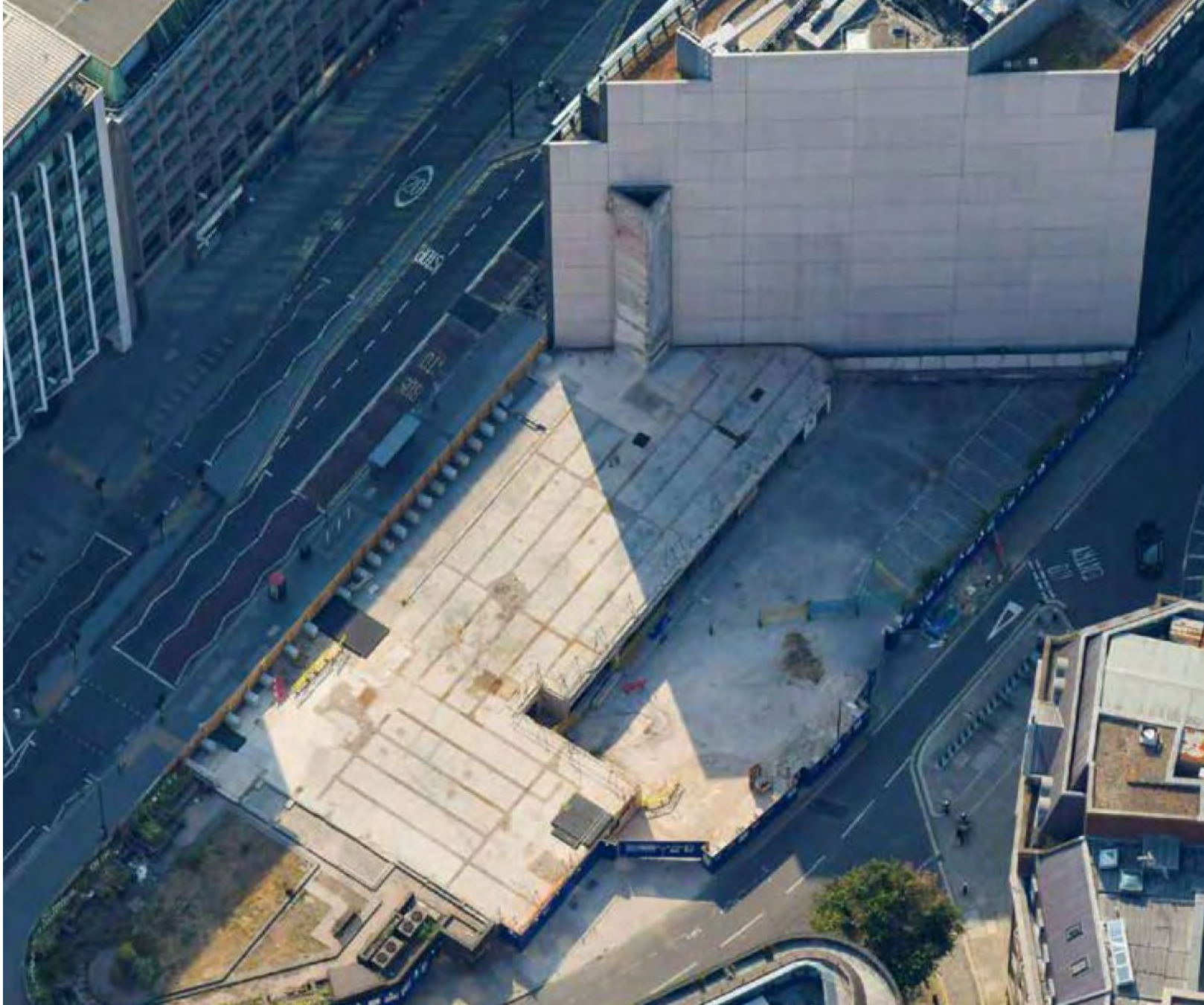
PLANNING & TRANSPORTATION COMMITTEE

1 February 2022





Site location plan : Photograph of the existing building (demolished in 2020)



Existing Site after demolition



Proposed visual of proposed building



Proposed aerial illustration of proposed building



Proposed illustrative view of the Bullnose



Proposed aerial visual of consented hotel scheme (19/01038/FULMAJ)



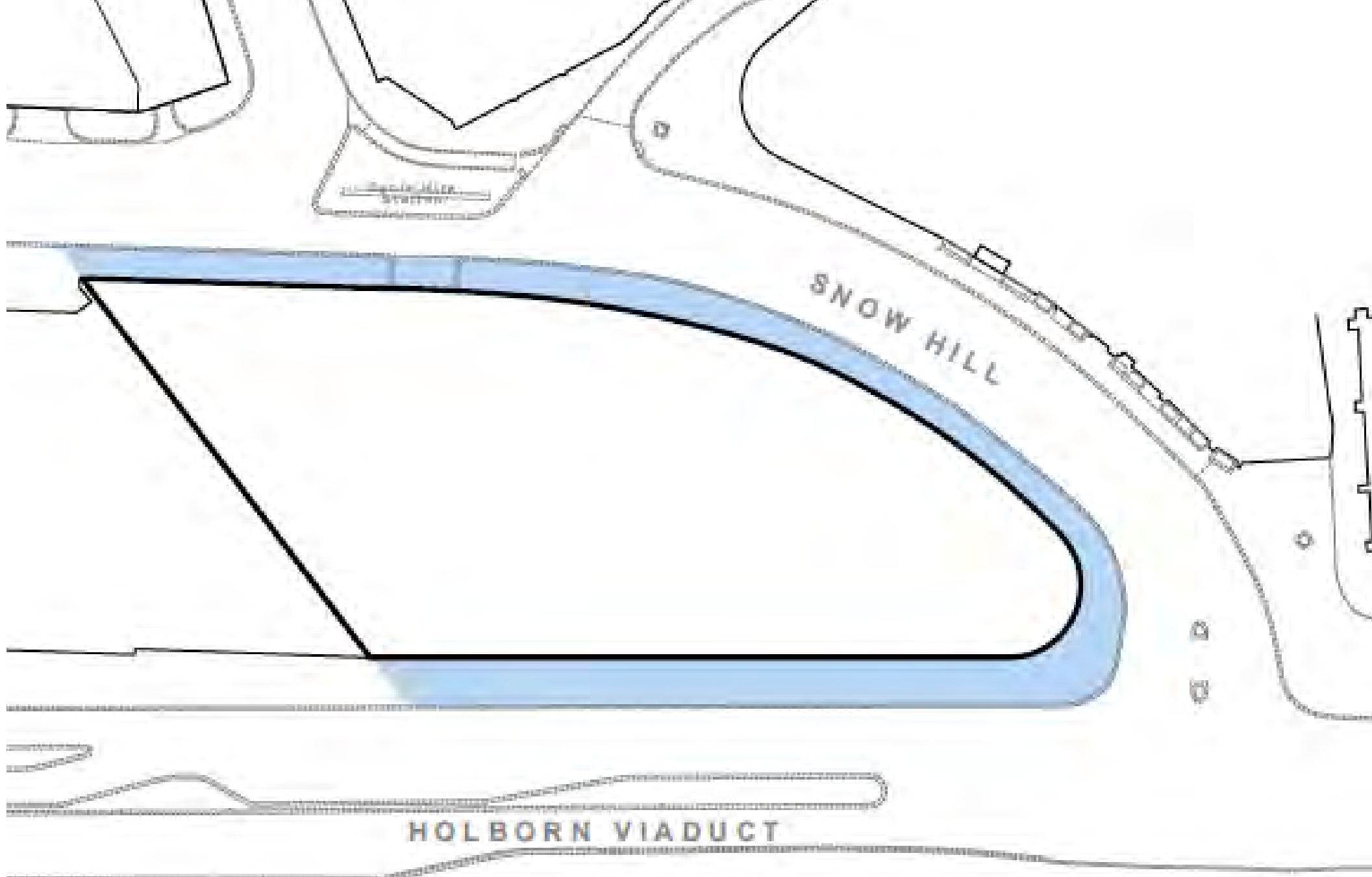
Residential ★

Hotel Consented ★

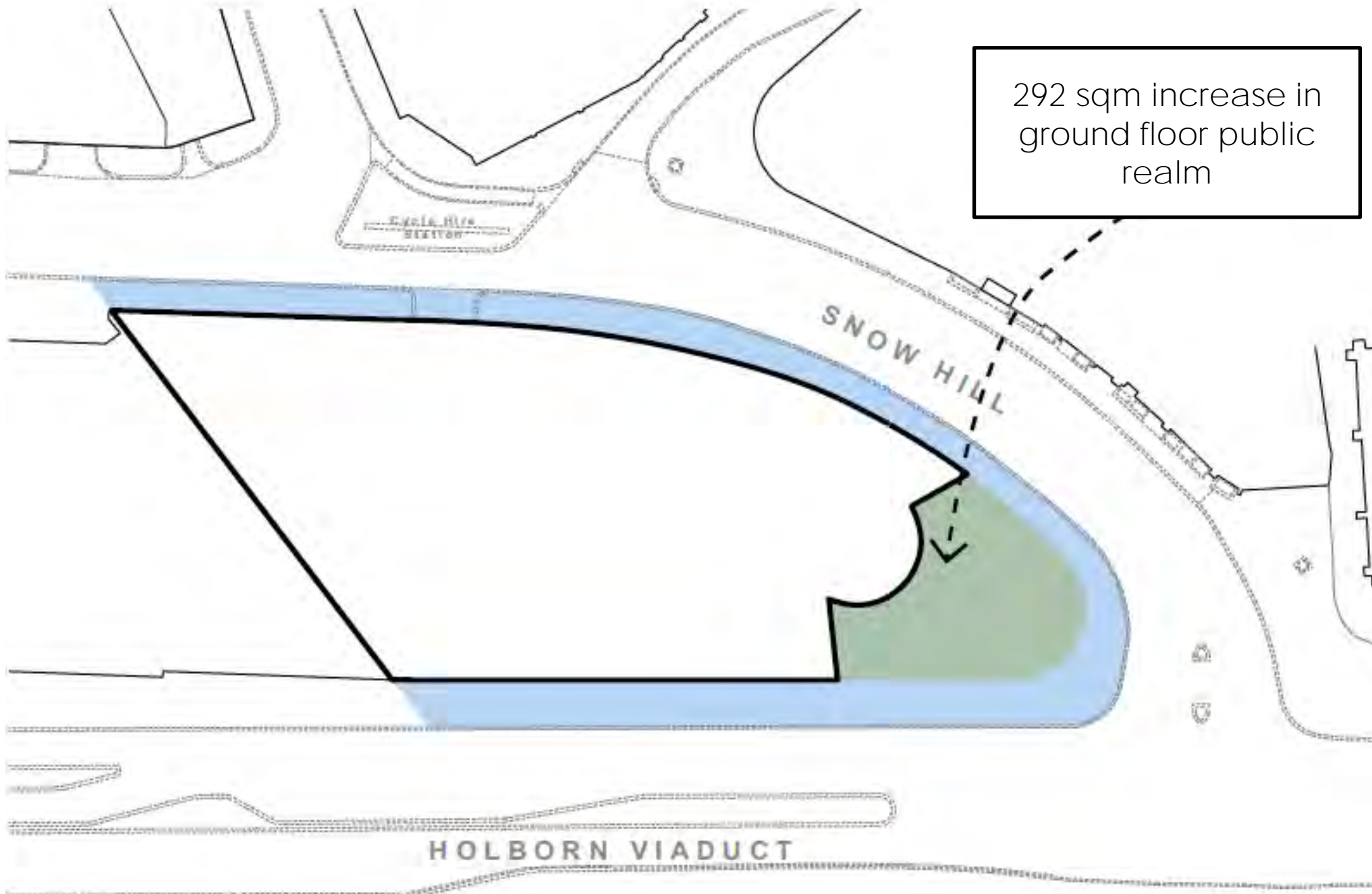
Place of Worship ★



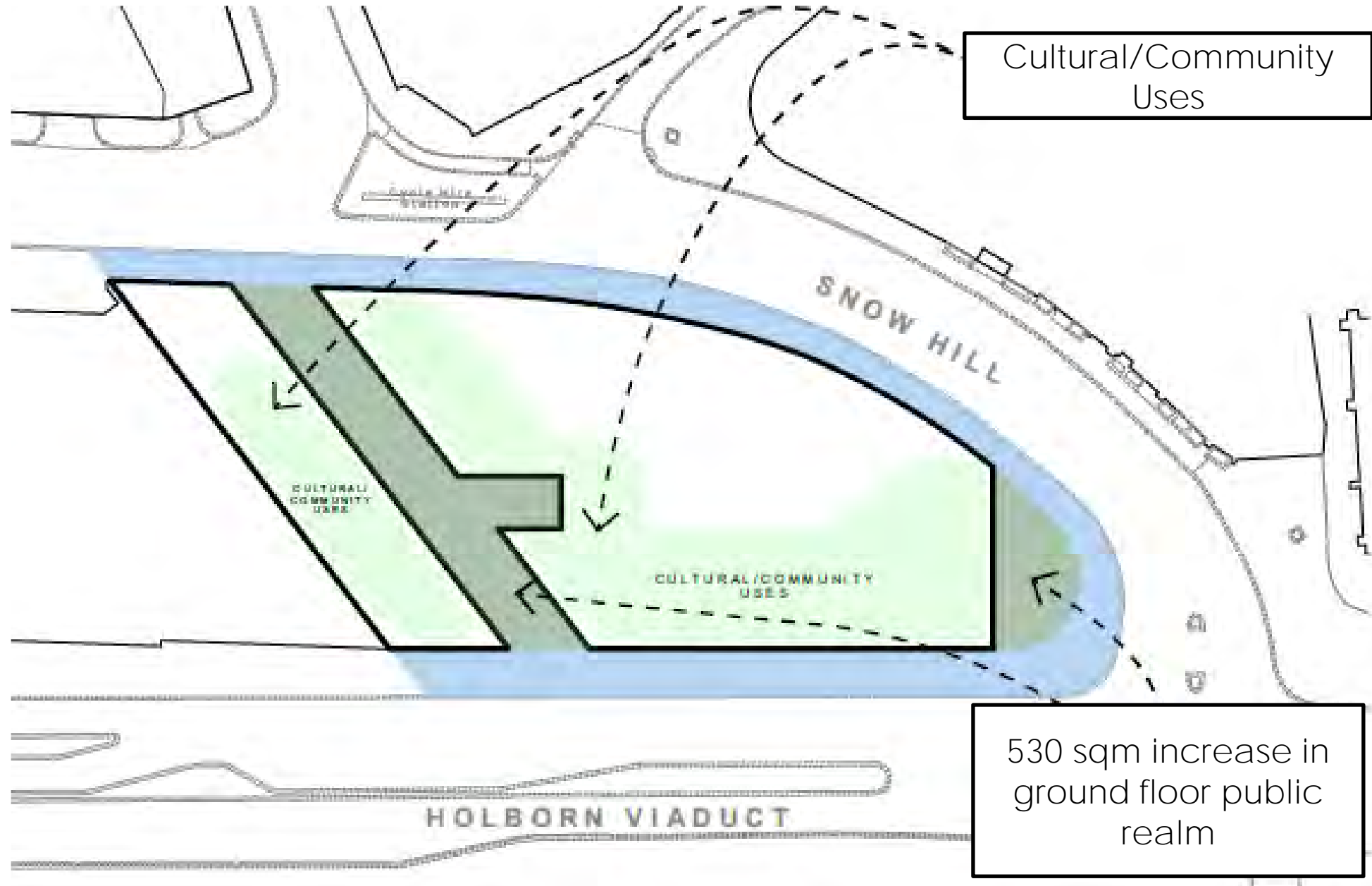
Nearby Residential and other sensitive uses



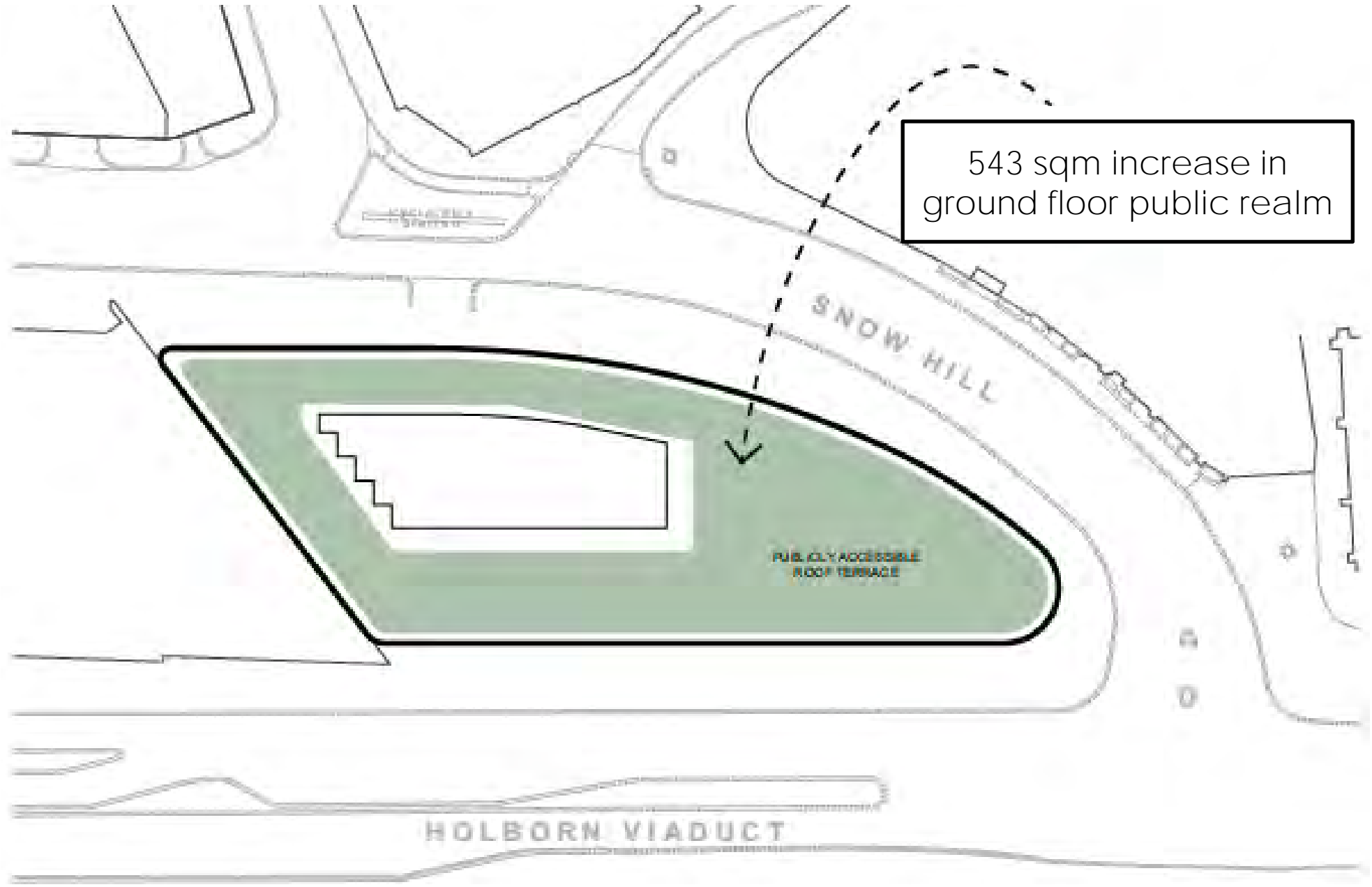
Plan Showing Existing Ground Floor Public Realm



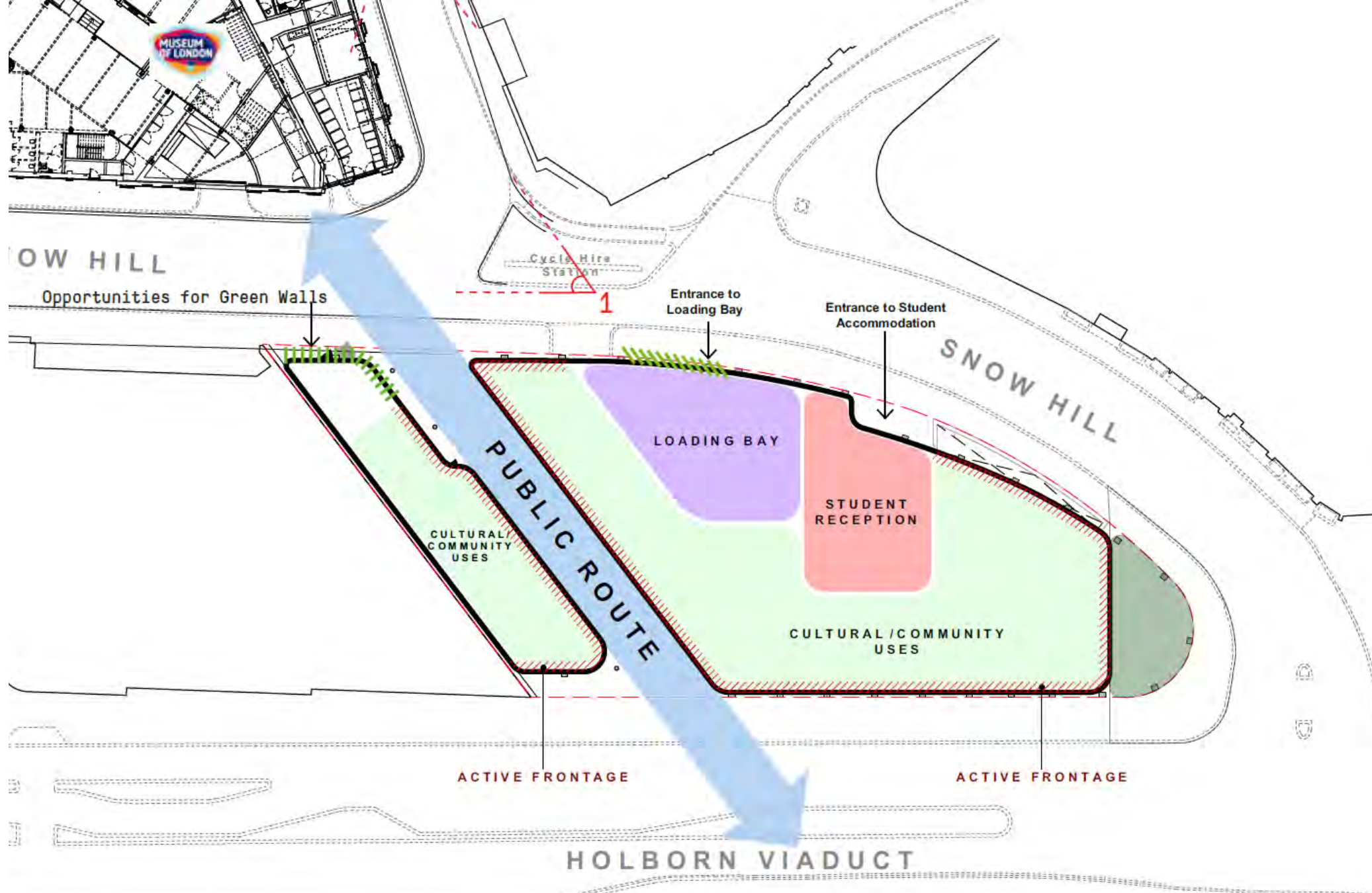
Plan Showing Consented Ground Floor Public Realm



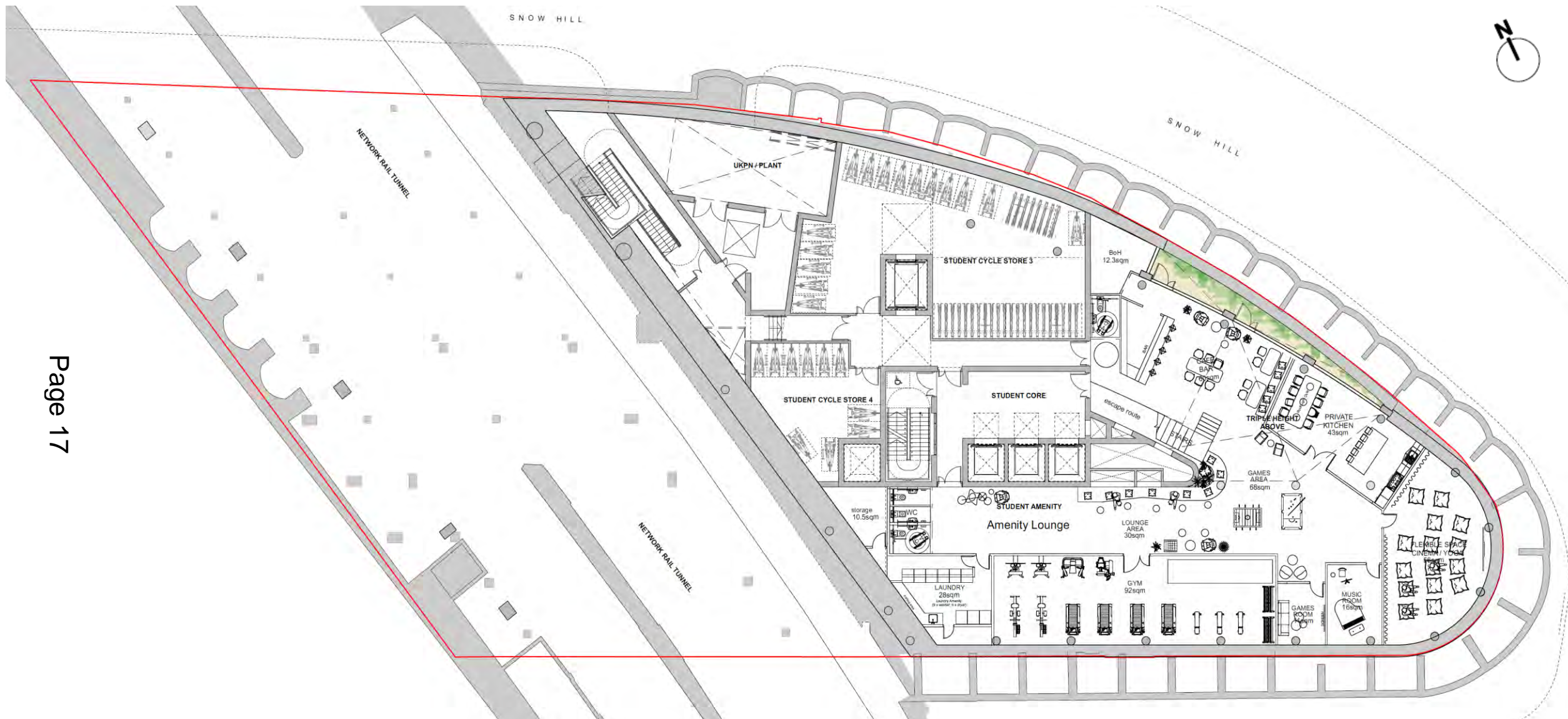
Plan Showing Proposed Ground Floor Public Realm



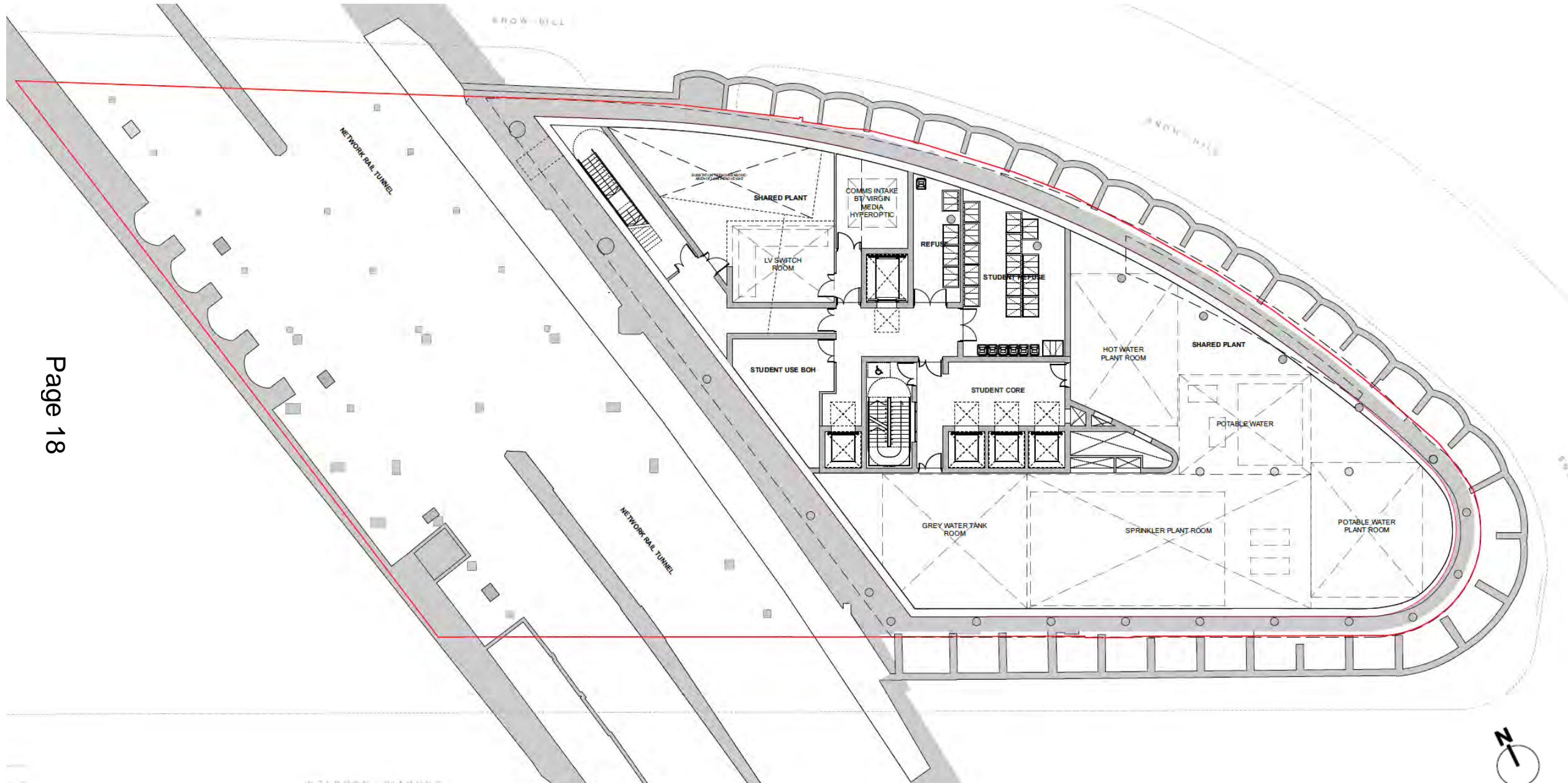
Plan Showing Elevated Publicly Accessible Roof Terrace



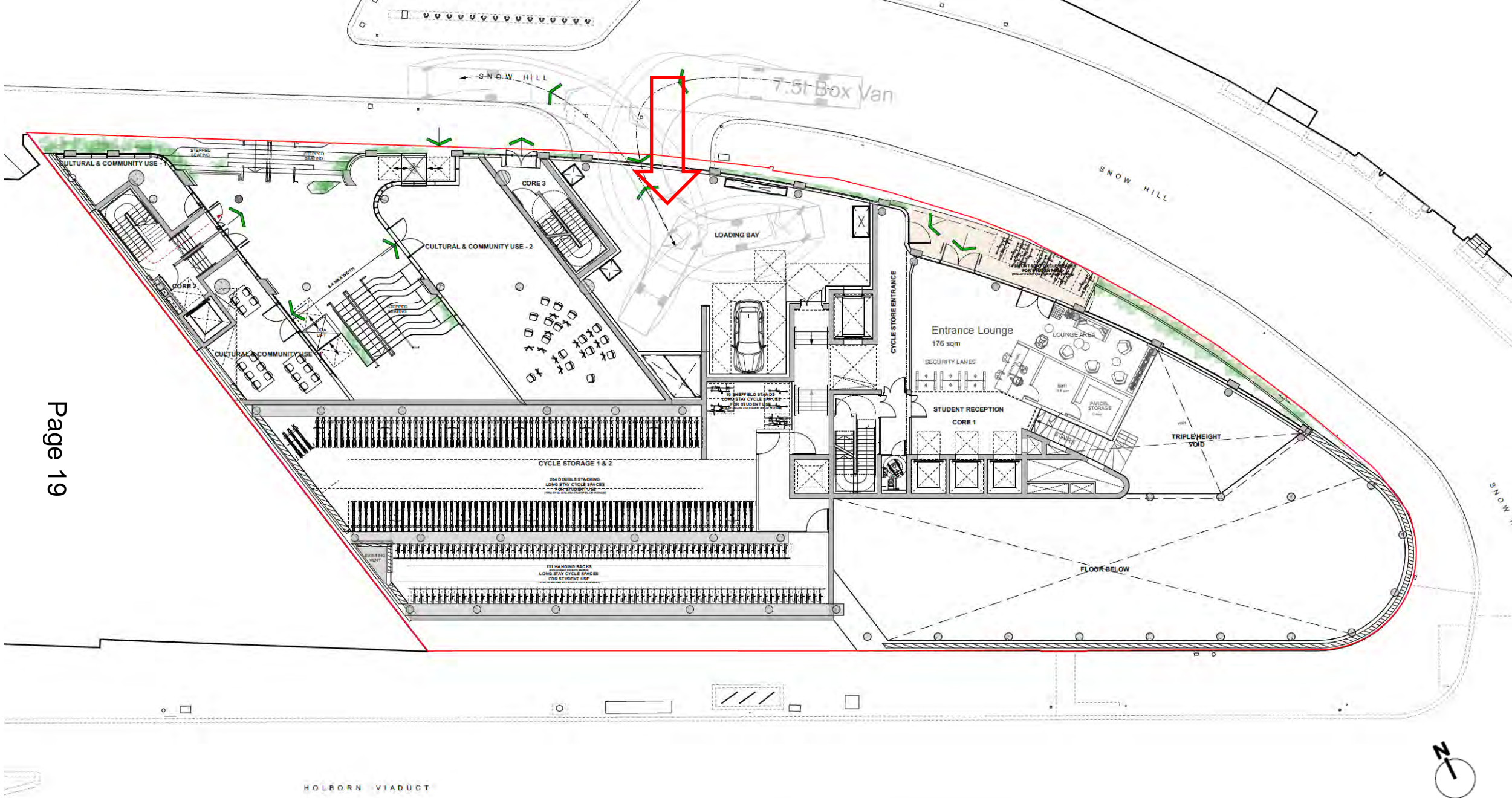
Visual of proposed ground floor layout

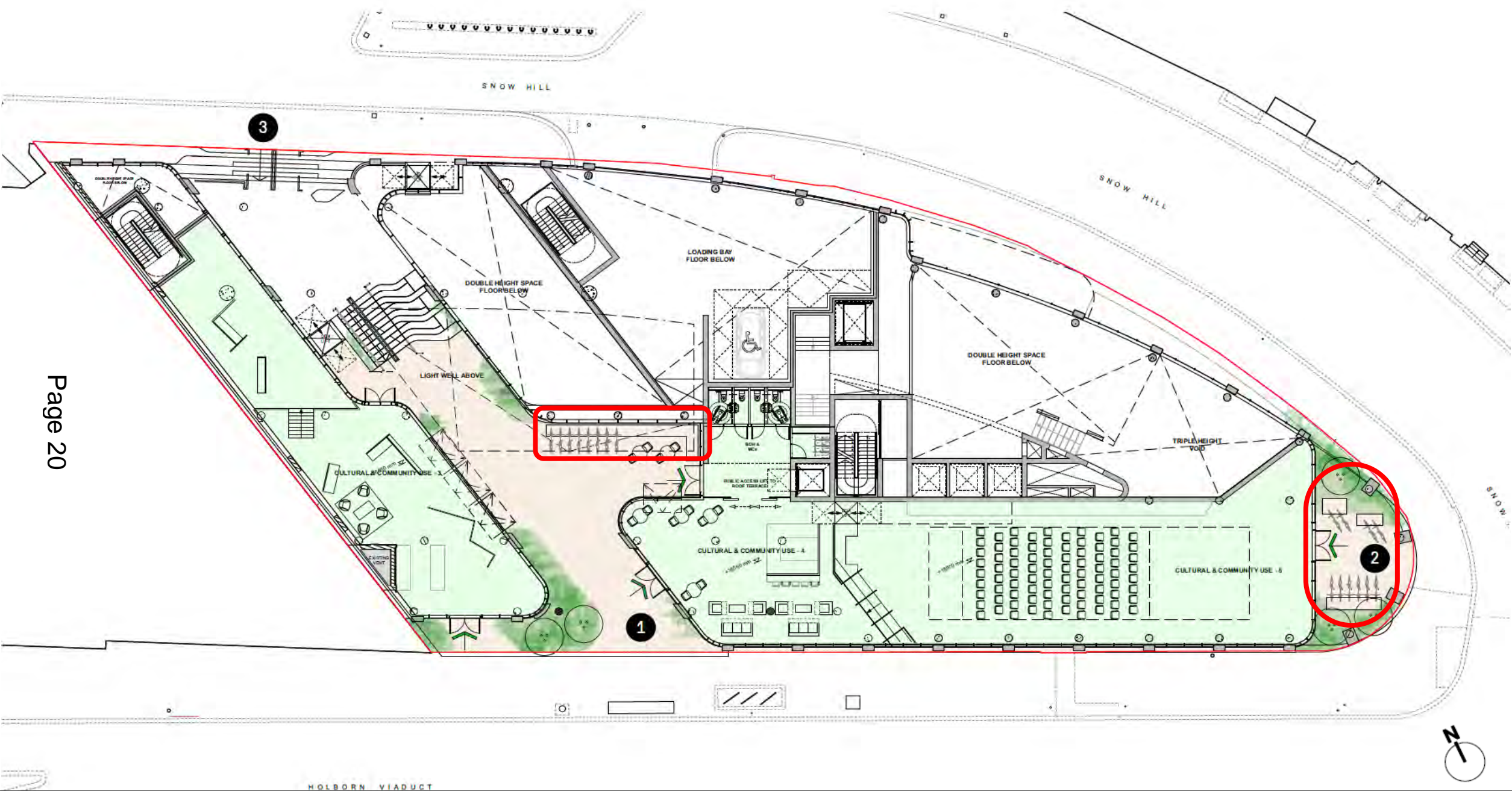


Proposed Basement 1 Plan (Amenity Area and Long Stay Cycle Spaces)

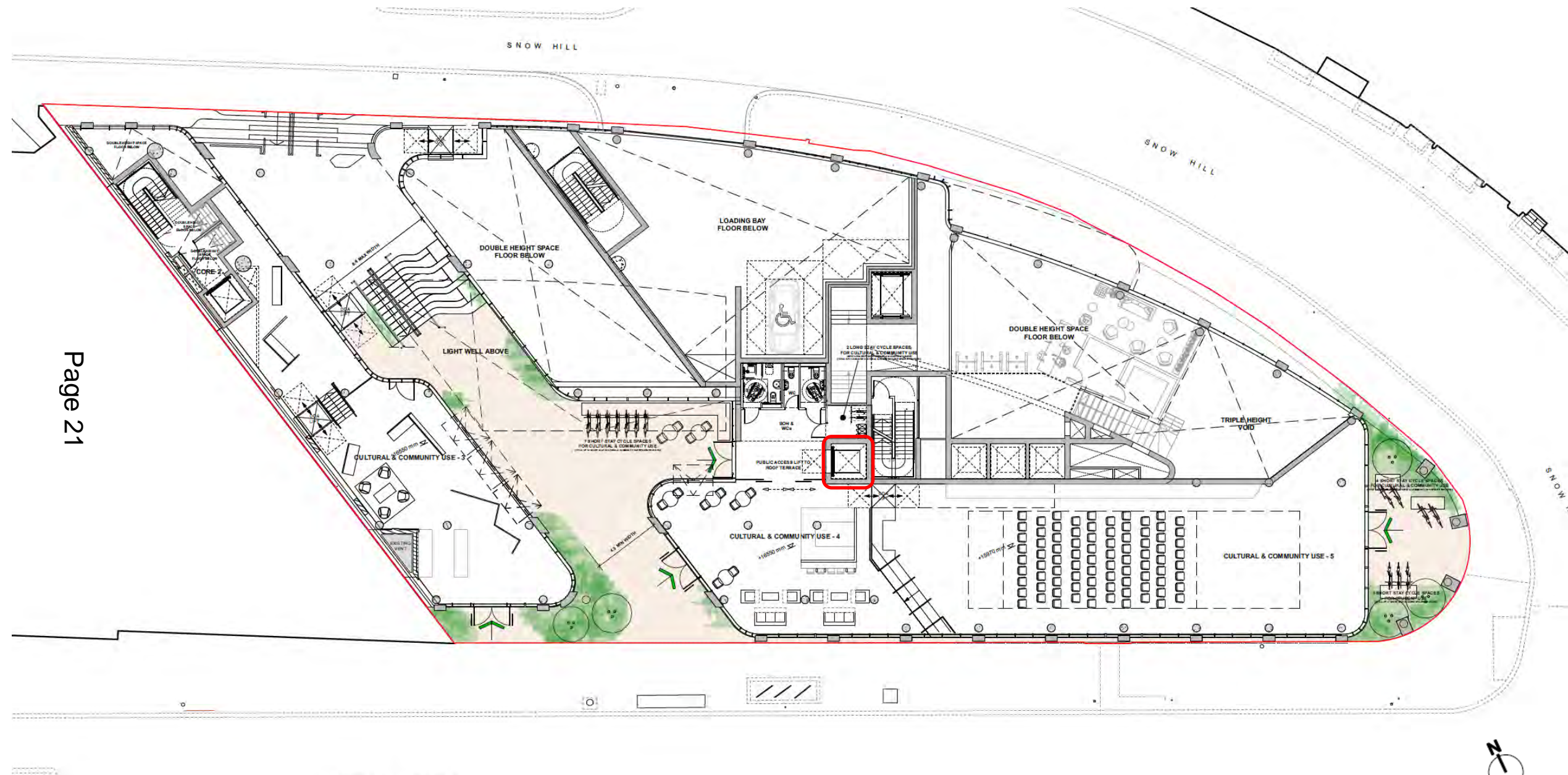


Proposed Basement 2 Plan





Short stay cycle spaces



Ground floor – General arrangement (Dedicated Lift to Public Roof Terrace)

SNOW HILL

SNOW HILL



SNOW HILL

GREEN ROOF

SNOW HILL

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Study Lounge
48.5 sqm

STUDENT RESI

HOLBORN VIADUCT

Second Floor Plan (Student Accommodation)



SNOW HILL

SNOW HILL



Proposed Third-Fifth Floor Plan (Student Accommodation)

SNOW HILL

SNOW HILL

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STUDENT RESI

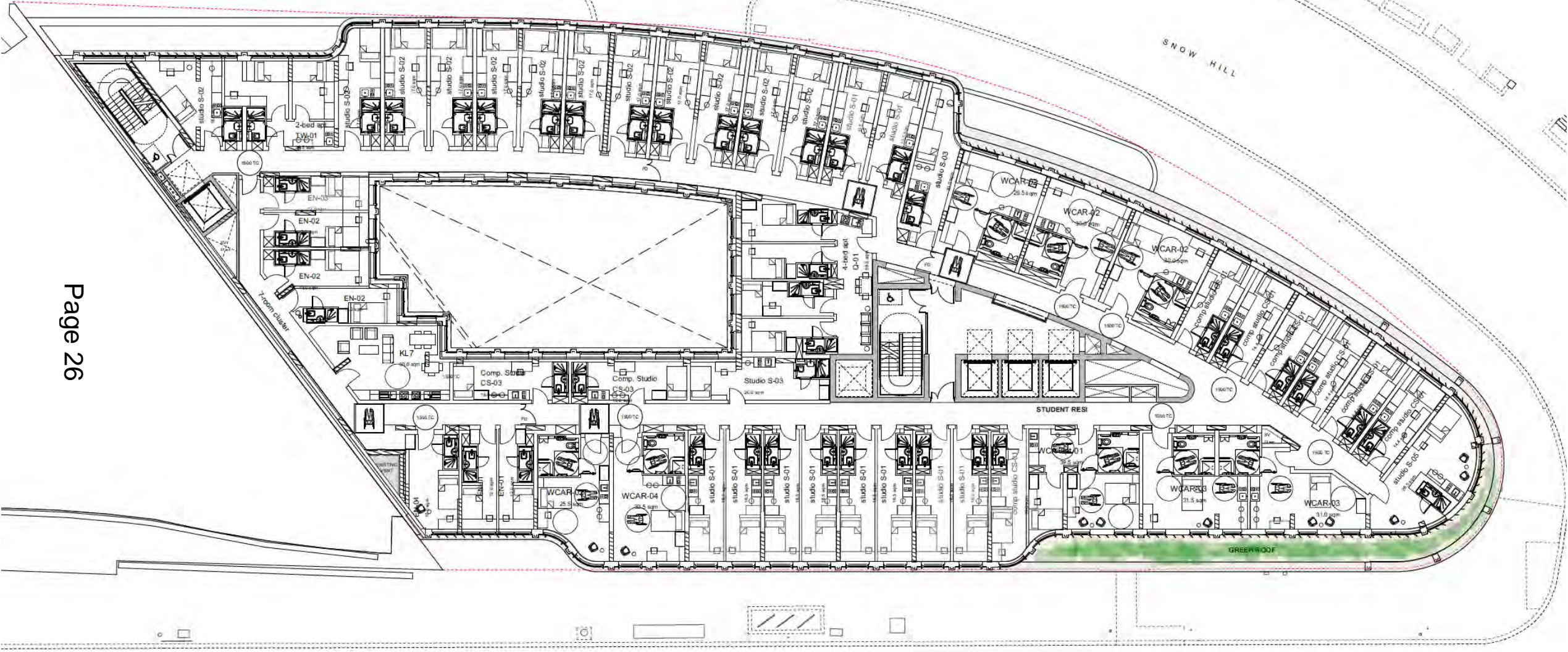


Proposed Sixth-Tenth Floor (Student Accommodation)

SNOW HILL

SNOW HILL

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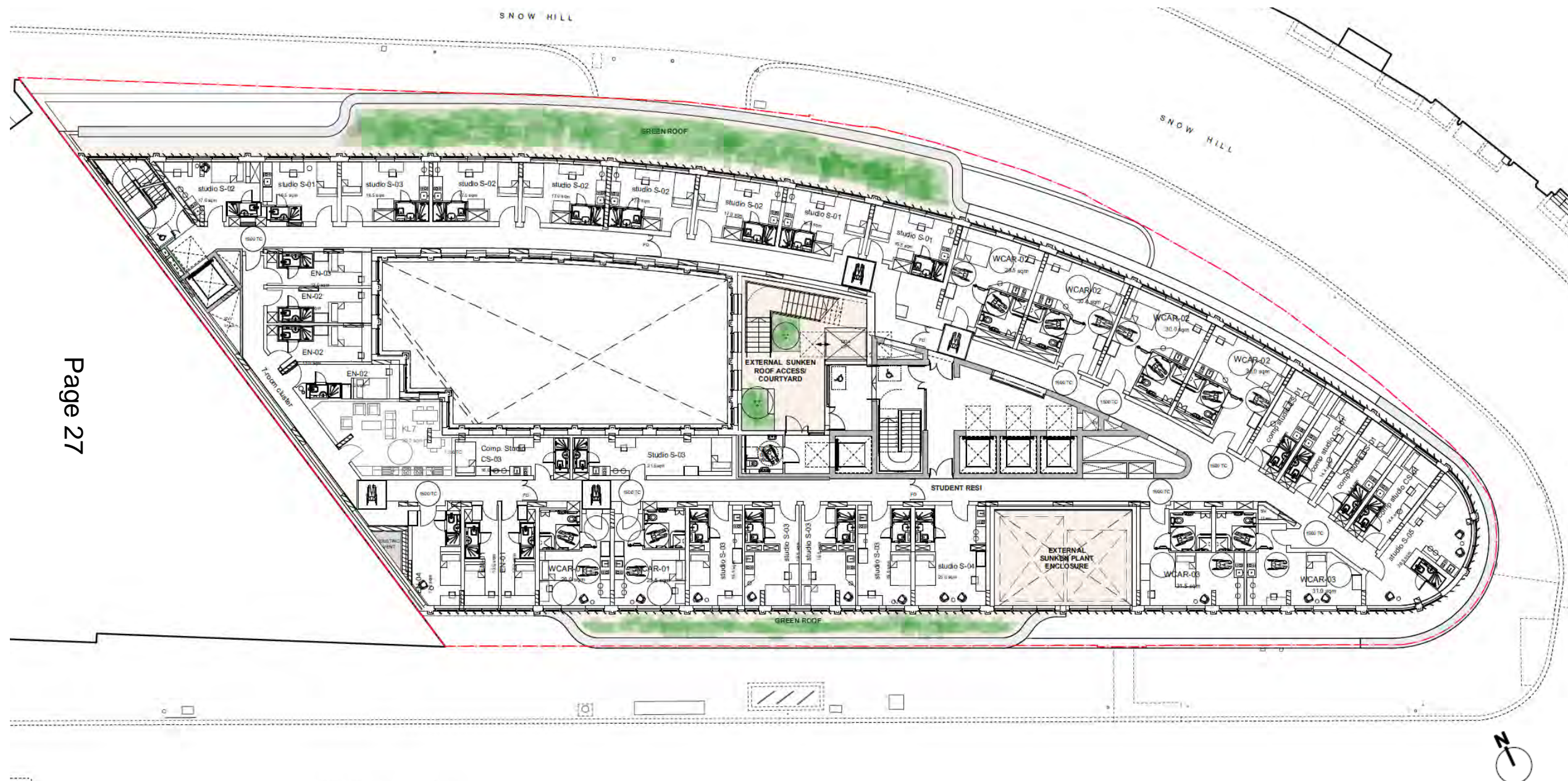


Proposed Eleventh Floor (Student Accommodation)

SNOW HILL

SNOW HILL

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Proposed Twelfth Floor Plan (Student Accommodation)

SNOW HILL

SNOW HILL

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BLUE & GREEN ROOF + PV PANELS

SECONDARY FIRE ESCAPE ROUTE
FROM PUBLIC ROOF TERRACE

SECONDARY FIRE ESCAPE ROUTE
FROM PUBLIC ROOF TERRACE

BLUE & GREEN ROOF + PV PANELS

EXISTING VENT

SUNKEN PUBLIC
ACCESS
ARRIVAL

PUBLIC ROOF ACCESS

SMOKE VENT FAN

SUNKEN PLANT
ENCLOSURE

SMOKE VENT FAN

LANDSCAPED PUBLIC ROOF
TERRACE
(WITH BLUE ROOF)



Proposed Roof Plan (Publicly Accessible Roof Terrace)

LVMF 2A.1 +55710 mm

+55215 mm

+55340 mm

+55215 mm

+55090 mm

LVMF 2A.1 +55120 mm

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▼ FFL Level 13
+53,890 AOD

▼ FFL Level 12
+50,515 AOD

▼ FFL Level 11
+47,740 AOD

▼ FFL Level 10
+44,965 AOD

▼ FFL Level 09
+42,190 AOD

▼ FFL Level 08
+39,415 AOD

▼ FFL Level 07
+36,640 AOD

▼ FFL Level 06
+33,865 AOD

▼ FFL Level 05
+31,090 AOD

▼ FFL Level 04
+28,315 AOD

▼ FFL Level 03
+25,540 AOD

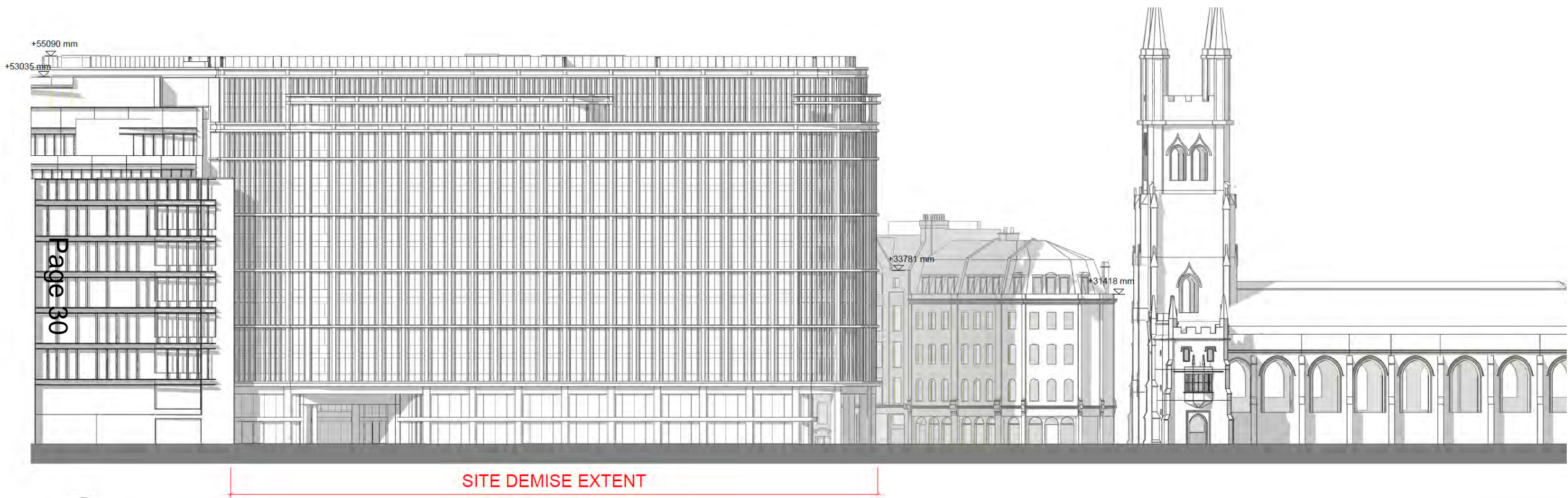
▼ FFL Level 02
+22,765 AOD

▼ FFL Level 01
+19,190 AOD

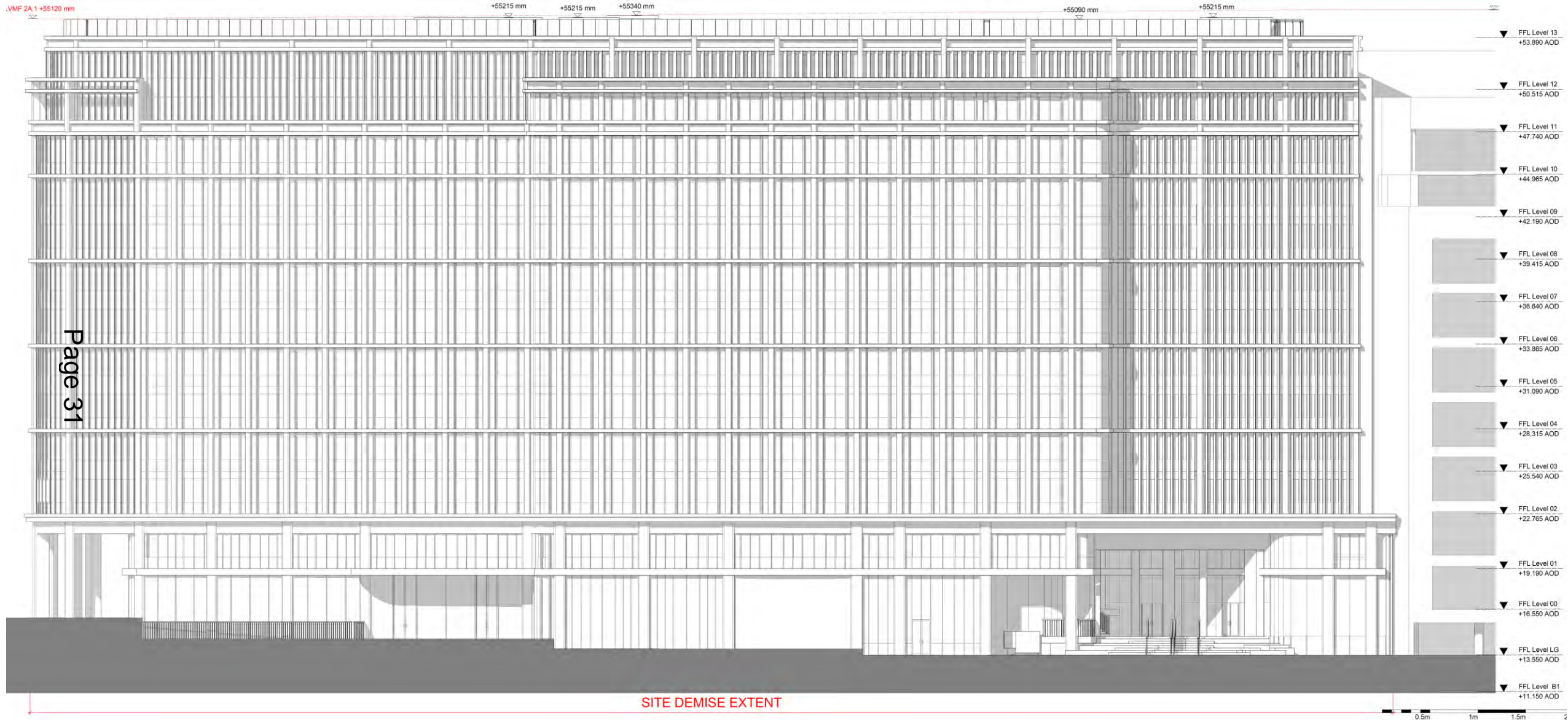
▼ FFL Level 00
+16,550 AOD

SITE DEMISE EXTENT

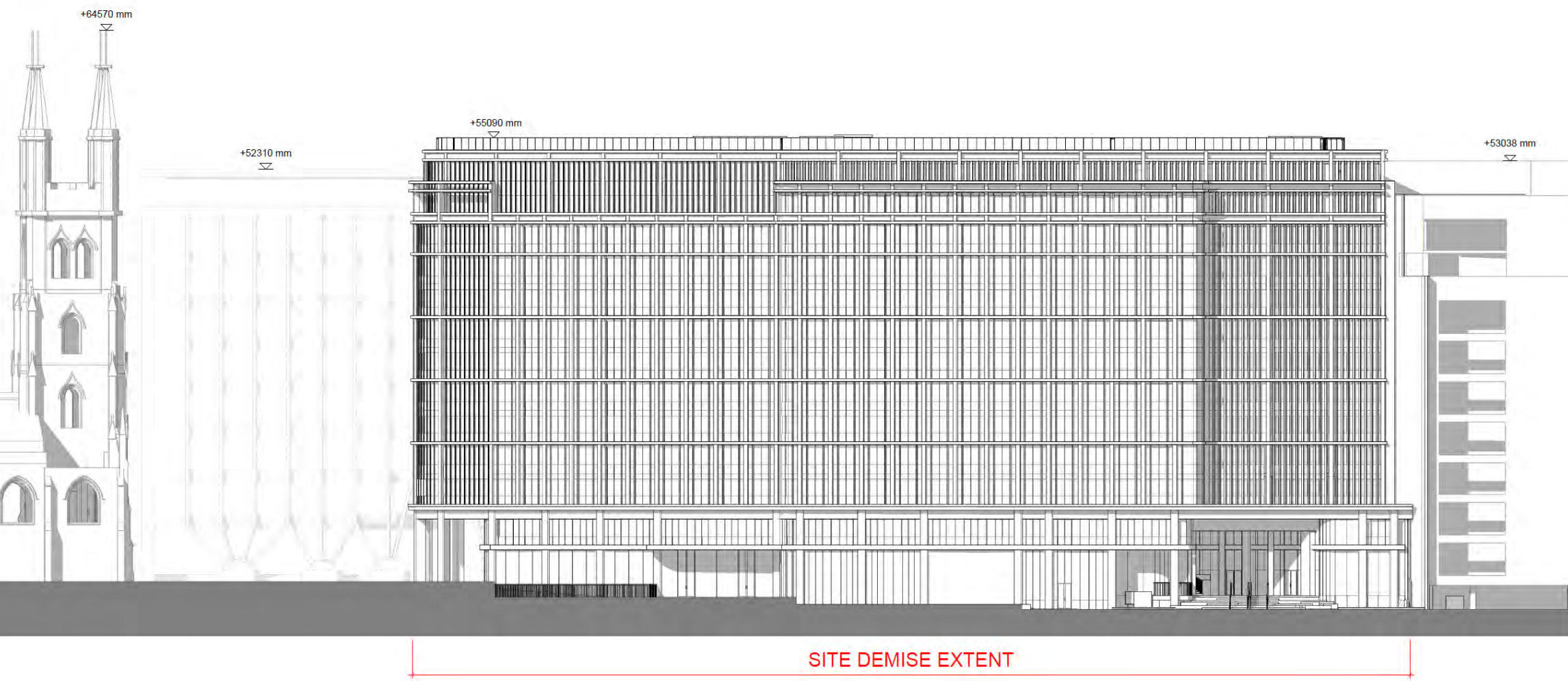
Proposed South Elevation (Holborn Viaduct)



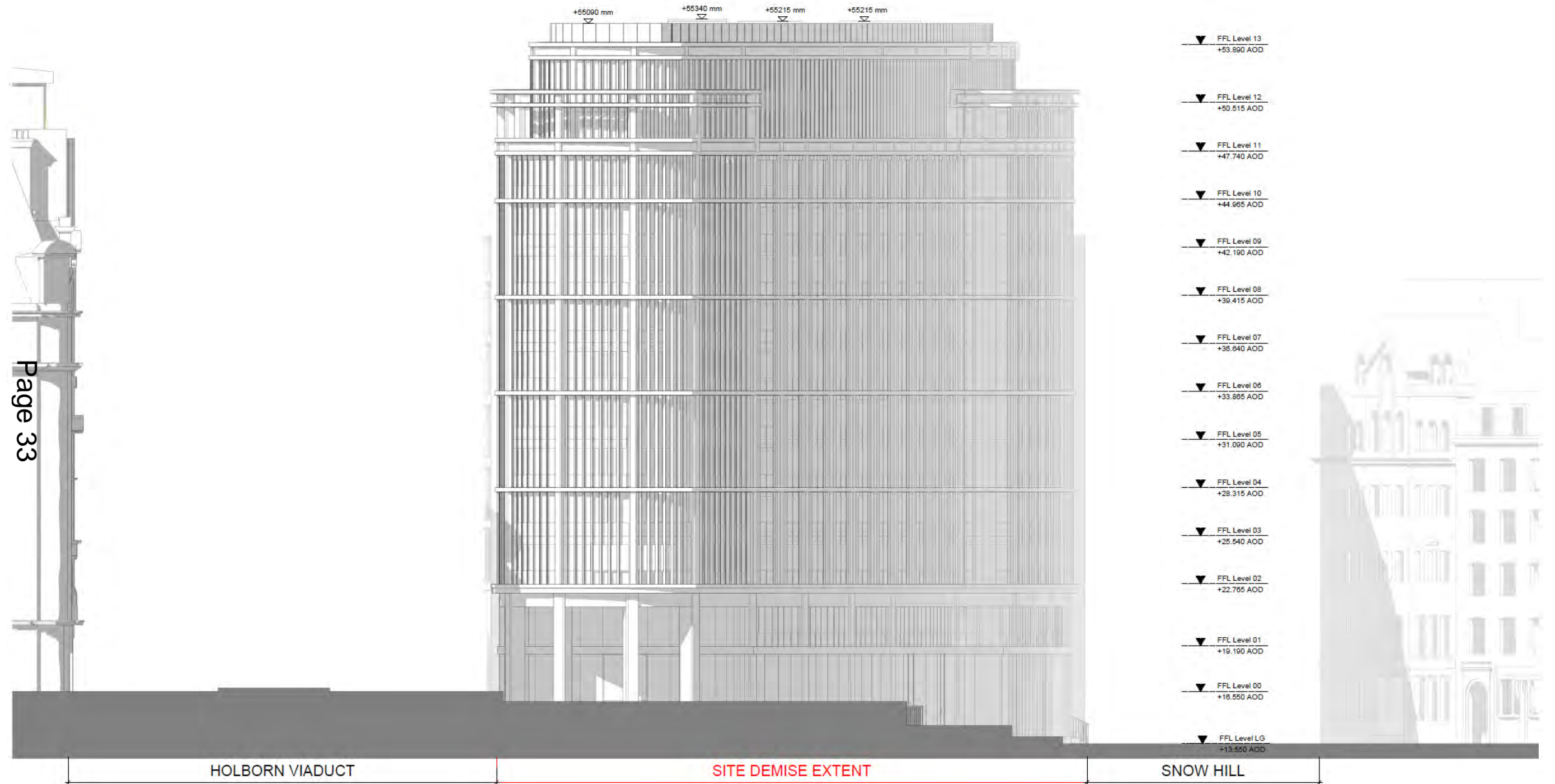
Proposed South Elevation in context (Holborn Viaduct)



Proposed North Elevation (Snow Hill)



Proposed North Elevation in context (Snow Hill)



Proposed East Elevation

VMF 2A.1 +56120 mm

+55215 mm

+55215 mm

+55340 mm

+55090 mm

+55215 mm

(VMF 2A.1 +55710 mm)

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FFL Le
+53.89

FFL Le
+50.51

FFL Le
+47.74

FFL Le
+44.96

FFL Le
+42.19

FFL Le
+39.41

FFL Le
+36.64

FFL Le
+33.86

FFL Le
+31.09

FFL Le
+28.31

FFL Le
+25.54

FFL Le
+22.76

FFL Le
+19.19

FFL Le
+16.61

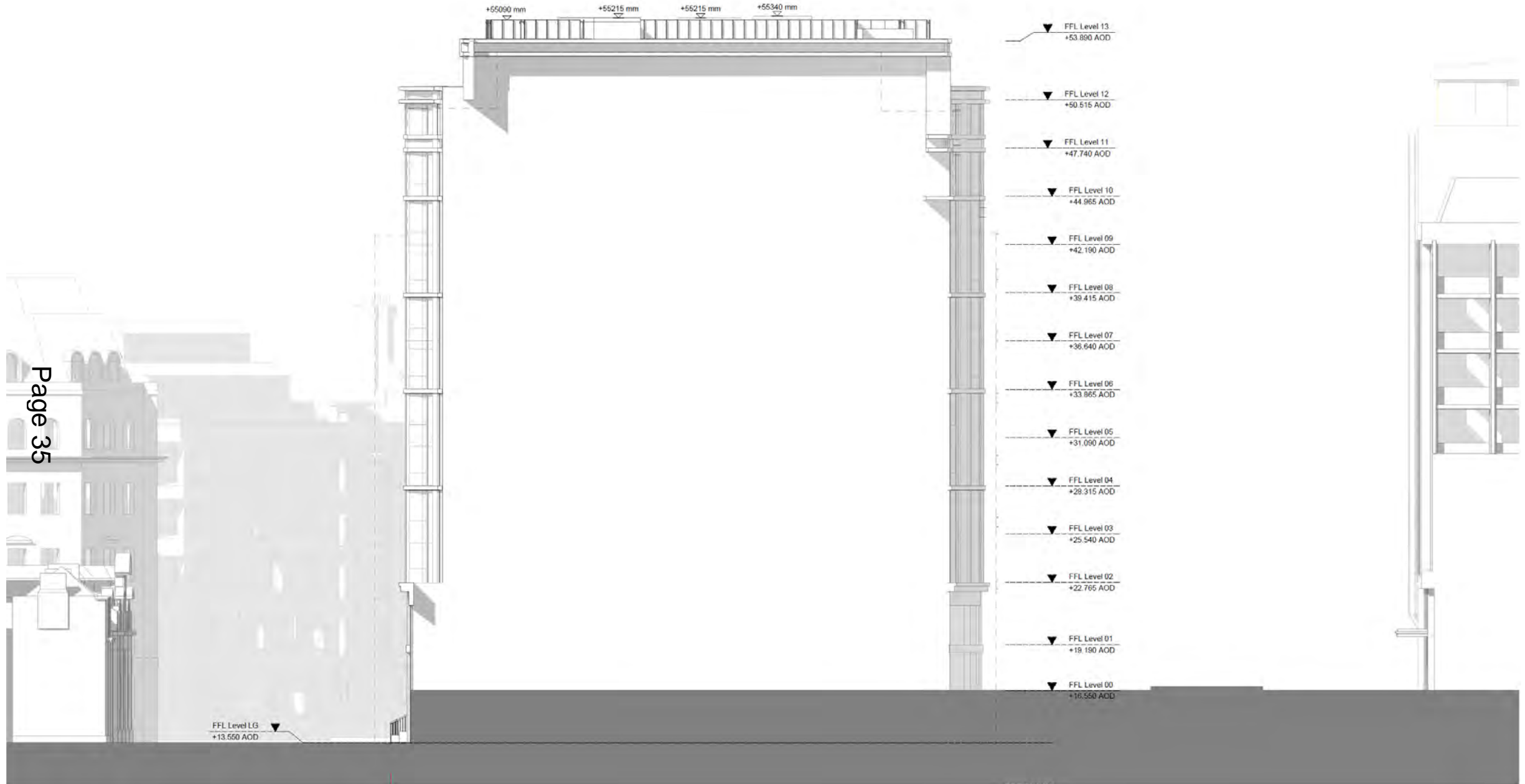
FFL Le
+13.59

FFL Le
+11.15

SITE DEMISE EXTENT

0.5m 1m 1.5m

Proposed North Elevation



Proposed West Elevation



Proposed South Elevation - Lightwell



Proposed North Elevation - Lightwell

FFL Level 13 ▼
+53.890 AOD

FFL Level 12 ▼
+50.515 AOD

FFL Level 11 ▼
+47.740 AOD

FFL Level 10 ▼
+44.965 AOD

FFL Level 09 ▼
+42.190 AOD

FFL Level 08 ▼
+39.415 AOD

FFL Level 07 ▼
+36.640 AOD

FFL Level 06 ▼
+33.865 AOD

FFL Level 05 ▼
+31.090 AOD

FFL Level 04 ▼
+28.315 AOD

FFL Level 03 ▼
+25.540 AOD

FFL Level 02 ▼
+22.765 AOD

FFL Level 01 ▼
+19.190 AOD

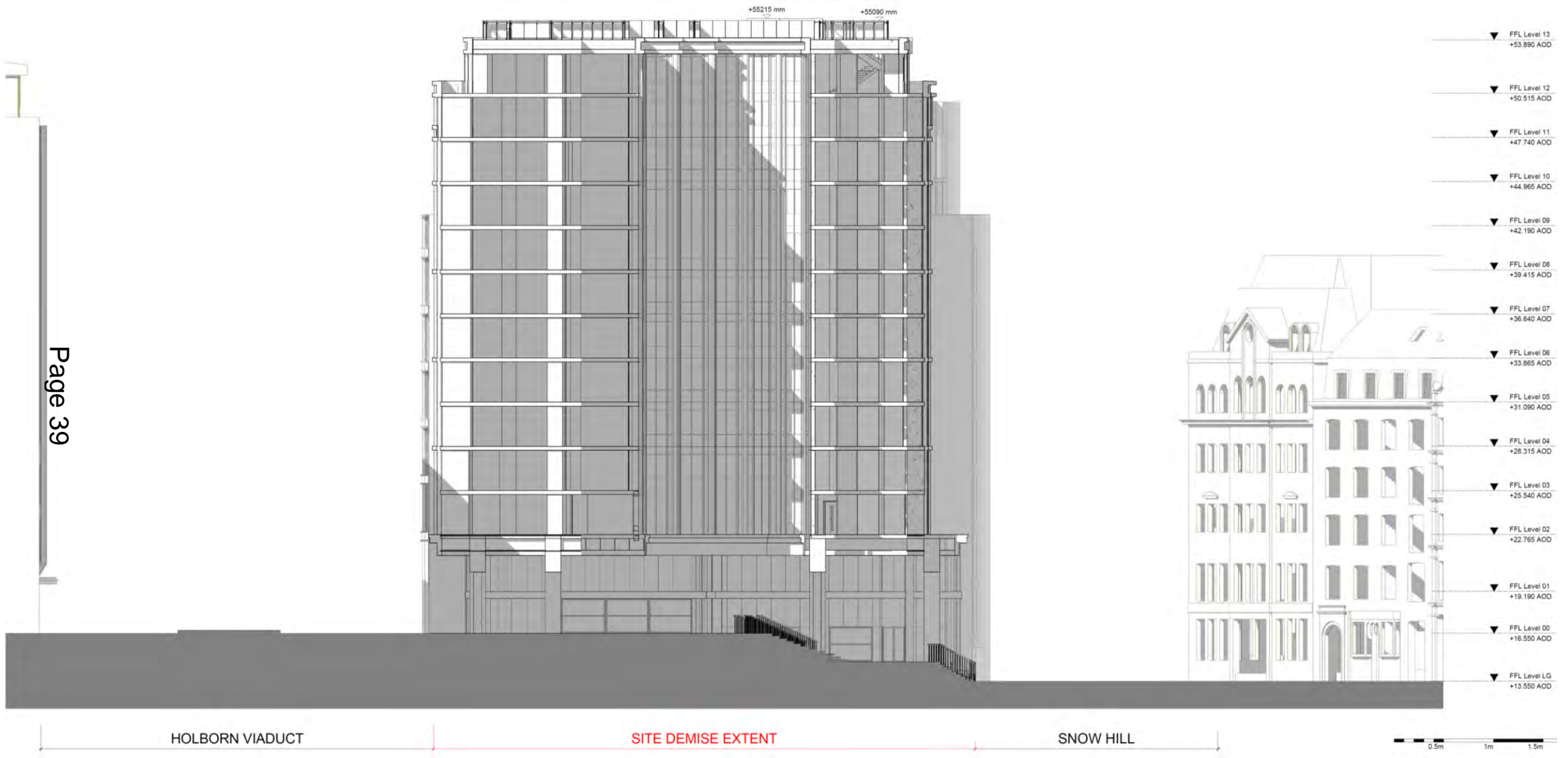
FFL Level 00 ▼
+16.550 AOD

FFL Level LG ▼
+13.550 AOD

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Proposed East Elevation - Lightwell



Proposed West Elevation - Lightwell

LVMF 2A.1 +55710 mm

+55215 mm

+55340 mm

+55215 mm

+55080 mm

LVMF 2A.1 +55120 mm



FFL Level N3
+53.890 AOD

FFL Level 12
+50.515 AOD

FFL Level 11
+47.740 AOD

FFL Level 10
+44.965 AOD

FFL Level 09
+42.190 AOD

FFL Level 08
+39.415 AOD

FFL Level 07
+36.640 AOD

FFL Level 06
+33.865 AOD

FFL Level 05
+31.090 AOD

FFL Level 04
+28.315 AOD

FFL Level 03
+25.540 AOD

FFL Level 02
+22.765 AOD

FFL Level 01
+19.190 AOD

FFL Level 00
+16.550 AOD

FFL Level LG
+13.550 AOD

FFL Level B1
+11.150 AOD

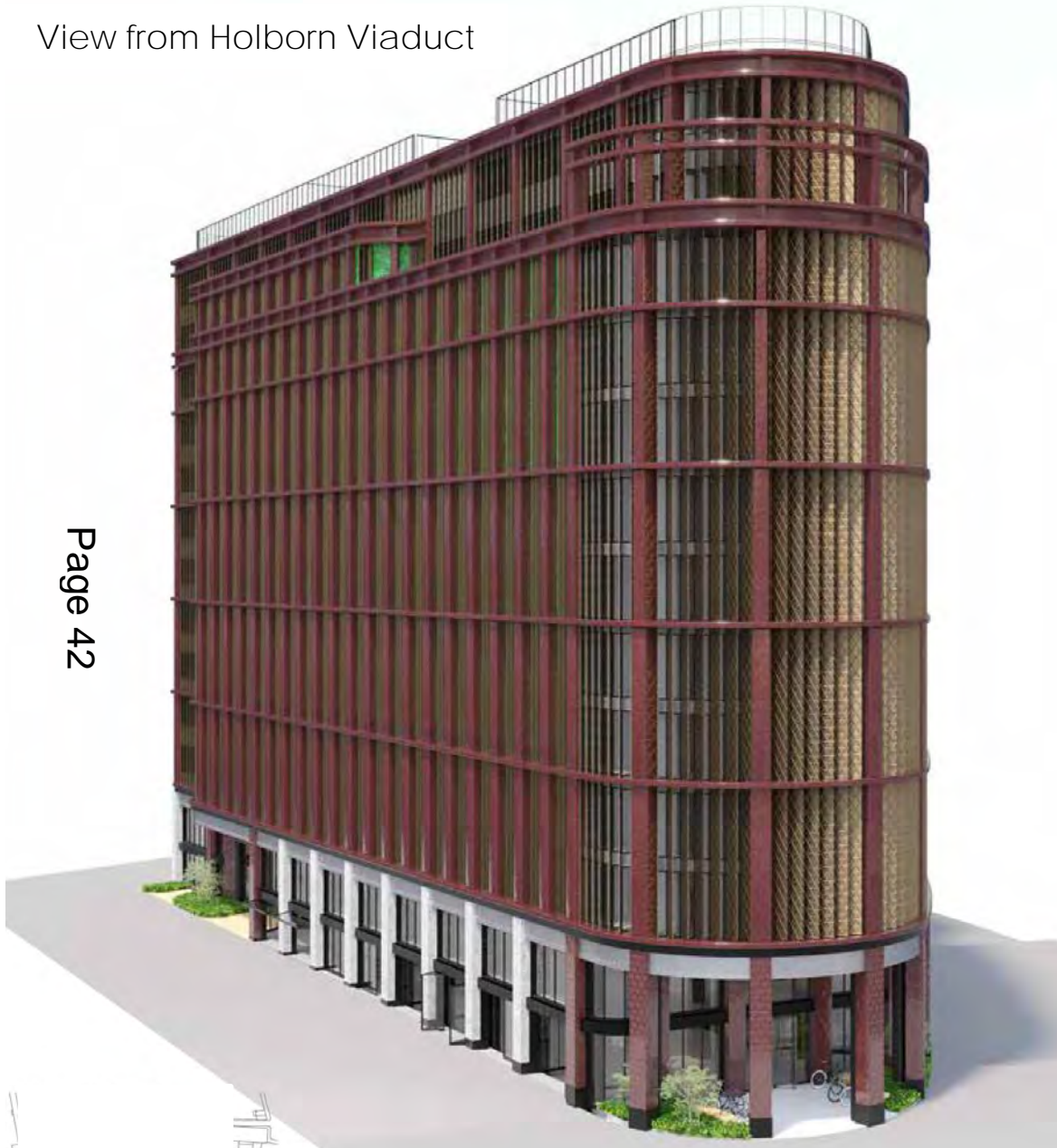
FFL Level B2
+7.550 AOD

Proposed Section AA

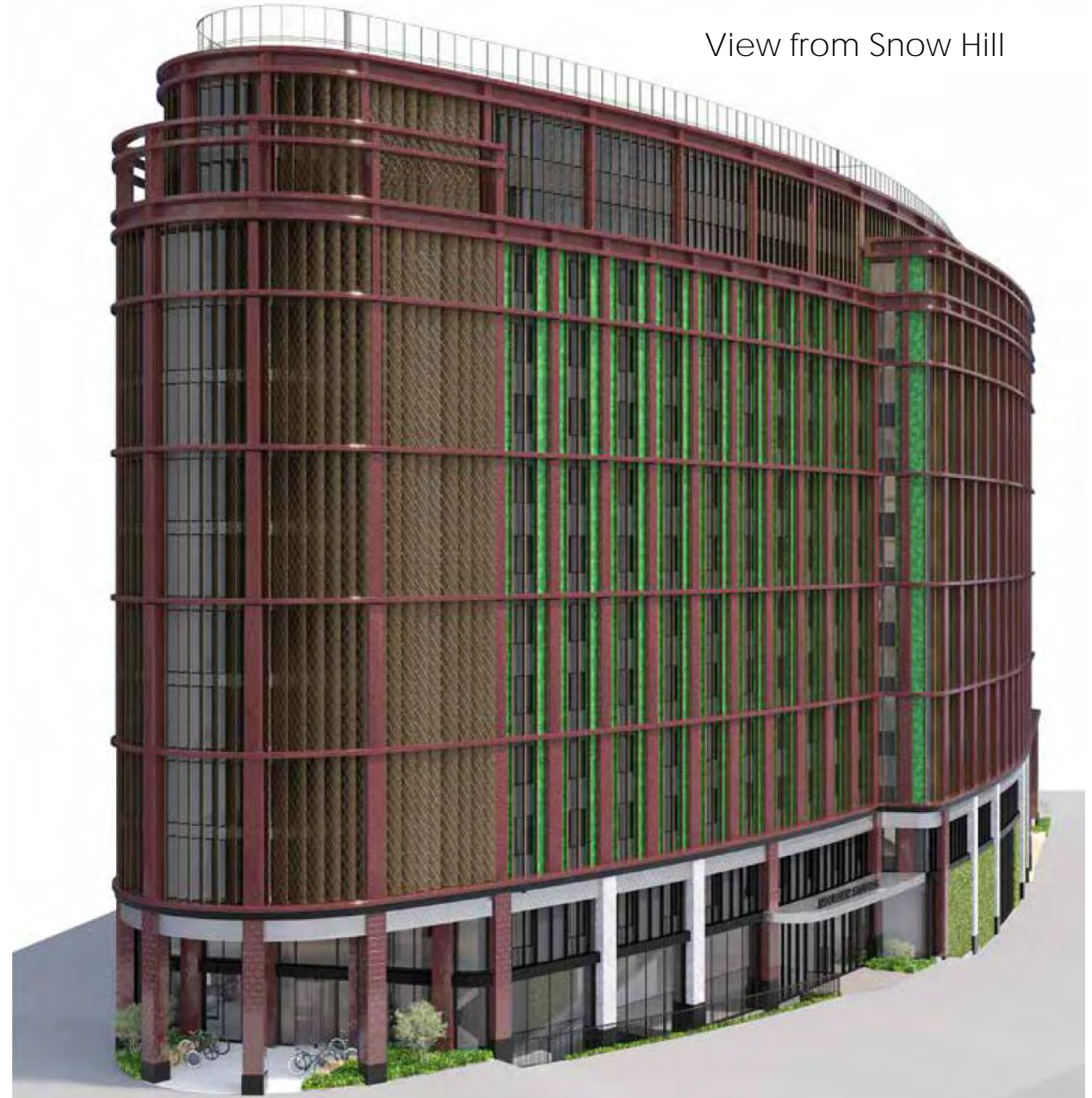


Proposed Section BB

View from Holborn Viaduct

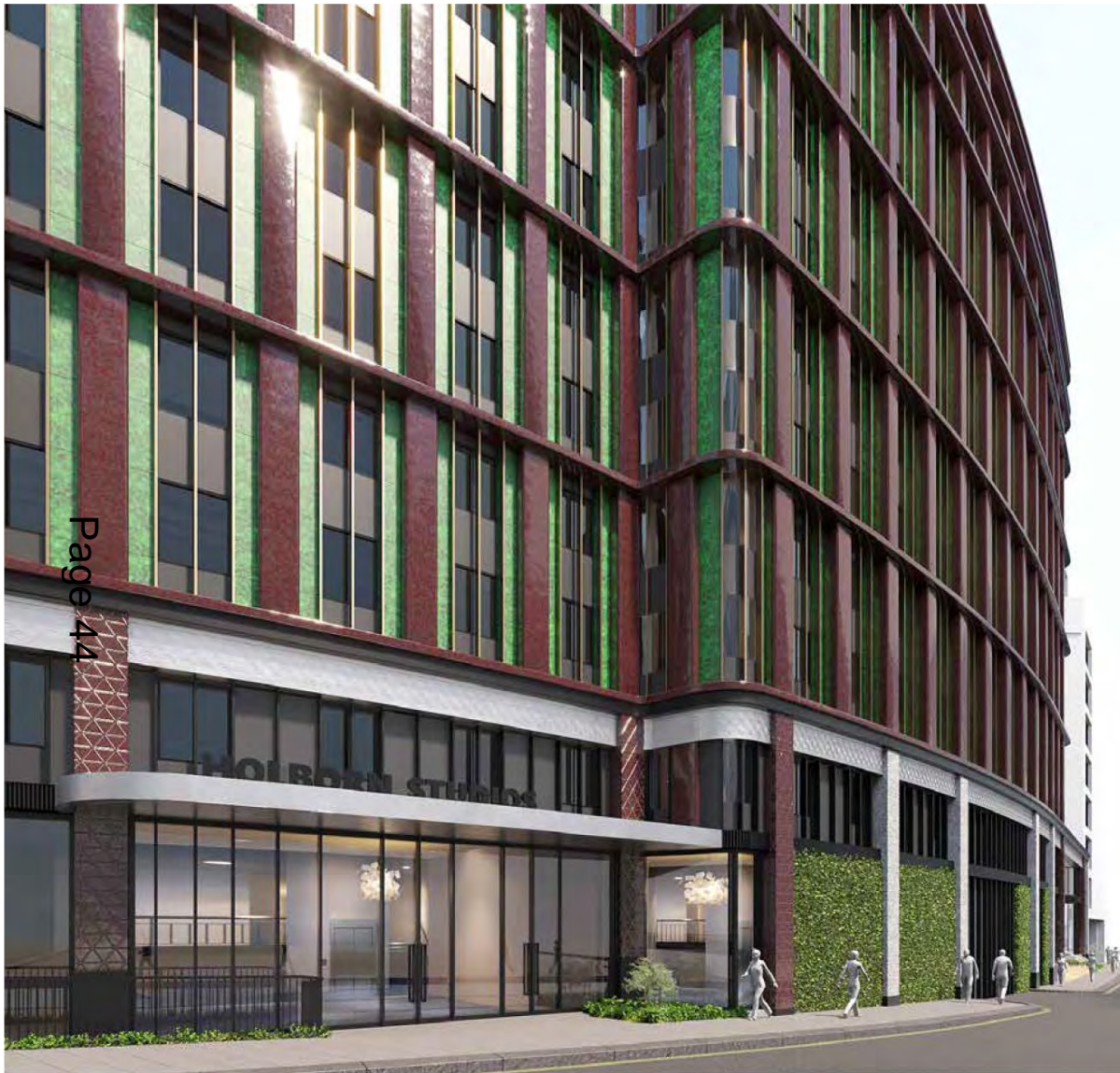


View from Snow Hill





Illustrative Views from Holborn Viaduct



Illustrative View from Snow Hill



Illustrative View from Snow Hill looking into the public route through



View showing public route from Holborn Viaduct



View showing stepped seating through the public route



View showing internal courtyard from public route and entrance to roof terrace



View from Snow Hill looking at Student Entrance

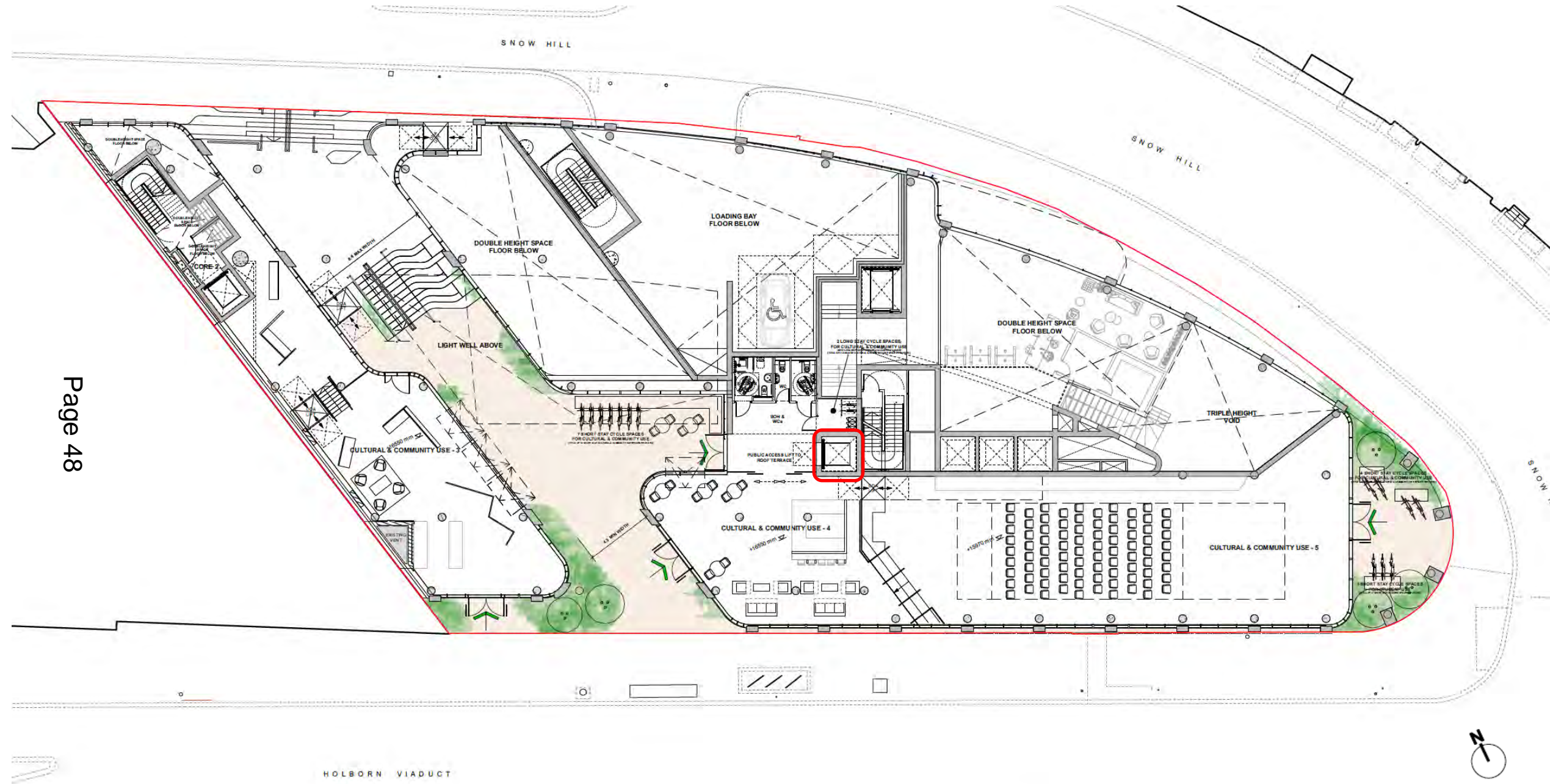


View showing public route from Snow Hill

Illustrative Views from Public Route



Illustrative Views of the Cultural/Community Space



Ground floor – General arrangement (Dedicated Lift to Public Roof Terrace)

SNOW HILL

SNOW HILL

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BLUE & GREEN ROOF + PV PANELS

SECONDARY FIRE ESCAPE ROUTE
FROM PUBLIC ROOF TERRACE

SECONDARY FIRE ESCAPE ROUTE
FROM PUBLIC ROOF TERRACE

BLUE & GREEN ROOF + PV PANELS

EXISTING VENT

SUNKEN PUBLIC
ACCESS
ARRIVAL

PUBLIC ROOF ACCESS

SMOKE VENT FAN

SUNKEN PLANT
ENCLOSURE

SMOKE VENT FAN

LANDSCAPED PUBLIC ROOF
TERRACE
(WITH BLUE ROOF)

HOLBORN VIADUCT



Proposed Roof Plan (Publicly Accessible Roof Terrace)



Existing view from Newgate Street/Old Bailey



Proposed view from Newgate Street/Old Bailey



Existing view from Holborn Viaduct (Above Farringdon Street)



Proposed view from Holborn Viaduct (Above Farringdon Street)



Existing view from Snow Hill



Proposed view from Snow Hill



Cumulative view from Snow Hill



Existing view from Warwick Lane



Proposed view from Warwick Lane



Existing view from West Smithfield/Smithfield Street



Proposed view from West Smithfield/Smithfield Street



Cumulative view from West Smithfield/Smithfield Street (Smithfield Market in orange wireline)



Proposed visual

NEXT COMMITTEE

22 February 2022



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