



5 Snow Hill

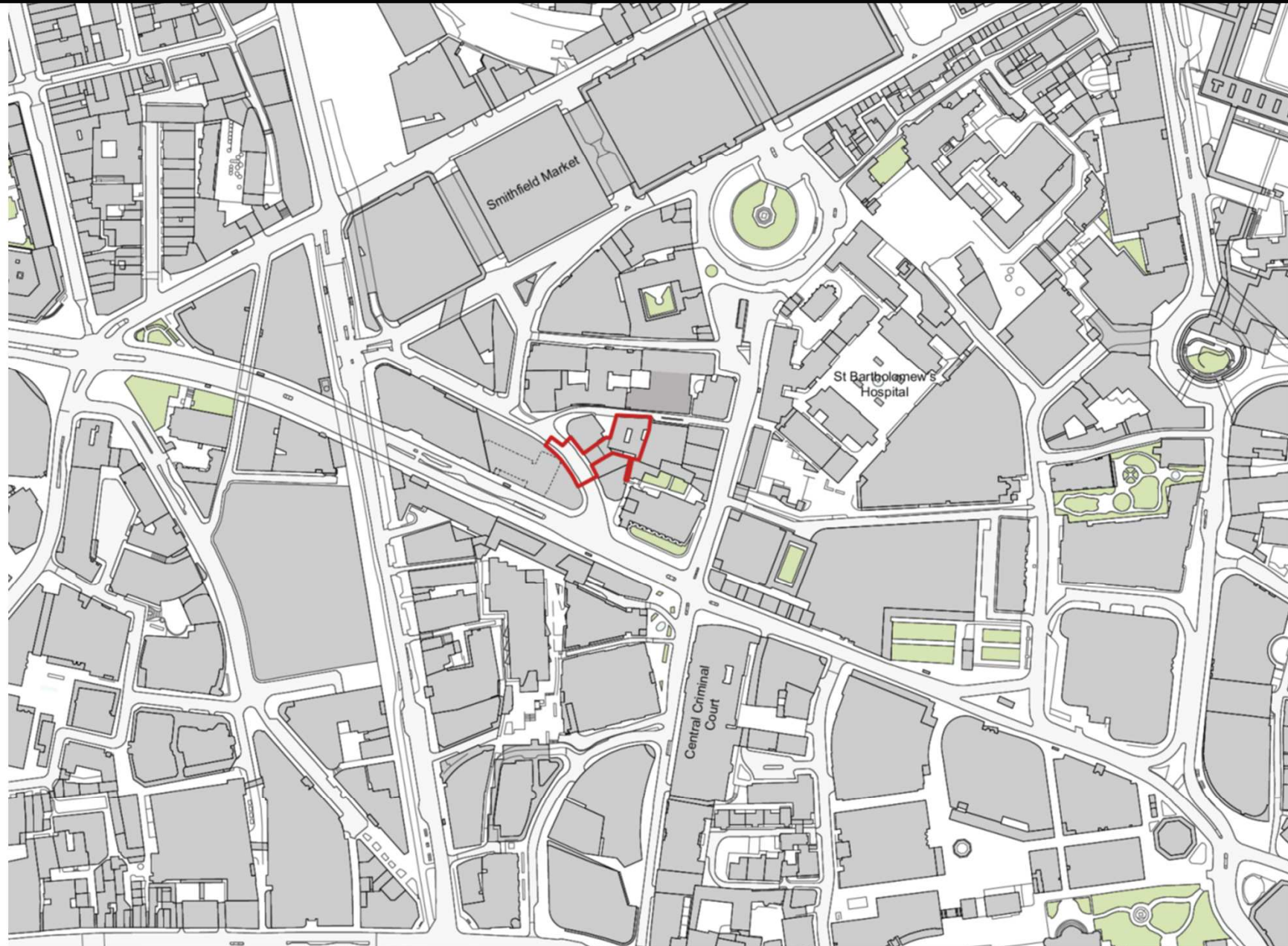
Planning & Transportation Committee

21 September 2021

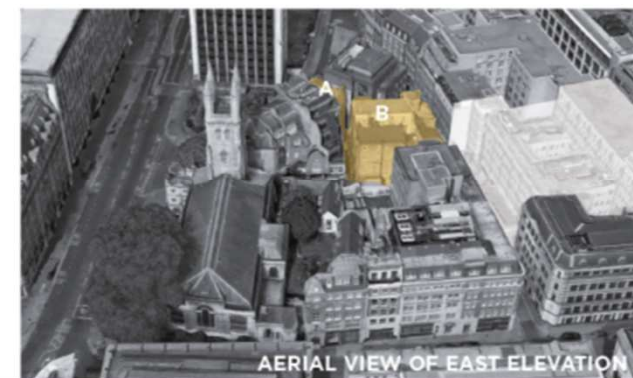
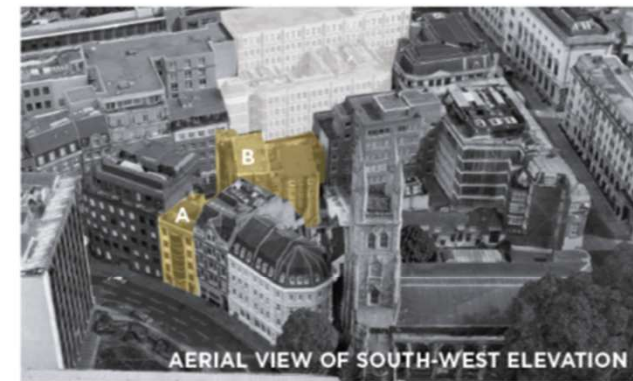
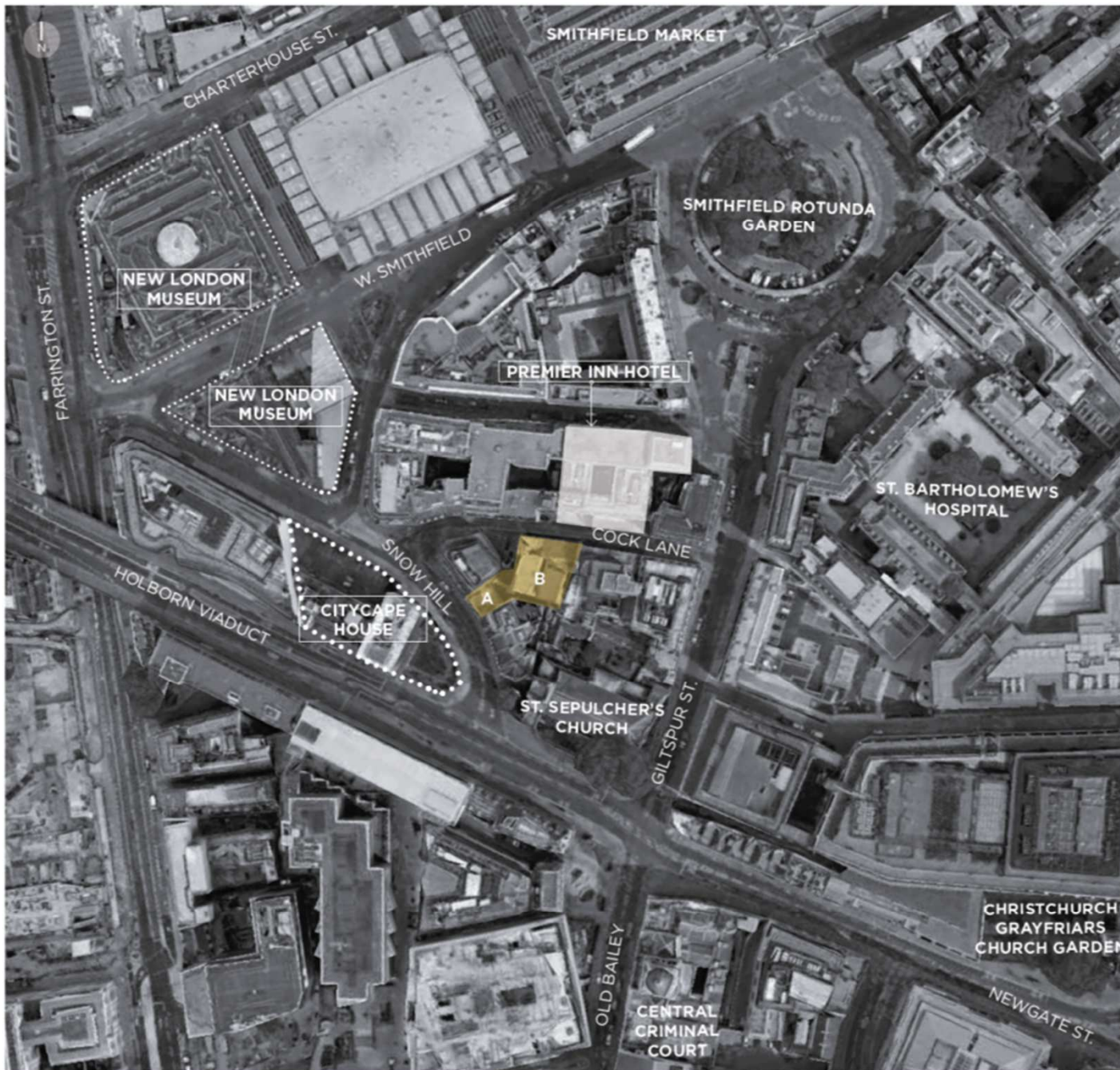




5 Snow Hill

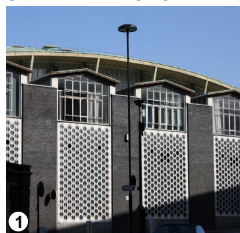


Site location plan



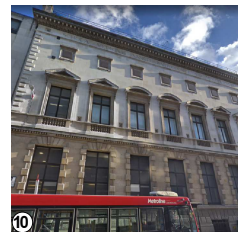
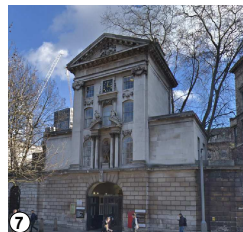
Aerial views

SMITHFIELD CONSERVATION AREA



SMITHFIELD CONSERVATION AREA

- ① Smithfield Poultry Market, Grade II, 1961-1963
- ② Smithfield General Market, Grade II*, 1886-1888
- ③ Smithfield Rotunda Garden, Grade II, 1872-1873
- ④ 44, 45, 46 Cloth Street, Grade II
- ⑤ 41, 42 Cloth Street, Grade II*, early C17
- ⑥ St Bartholomew's House, Grade II, 1906
- ⑦ St Bartholomew's Hospital, Grade I, C18-C19
- ⑧ St Bartholomew The Great, Grade I, C12
- ⑨ St Bartholomew The Less, Grade II*, C15
- ⑩ Medical School St Bartholomew's Hospital, Grade II, 1878
- ⑪ Gatehouse to Church of St Bartholomew's The Great, Grade II*, C13
- ⑫ Snowhill Police Station, Grade II, 1926



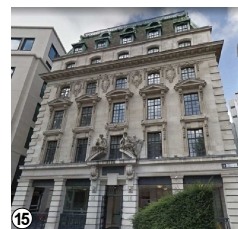
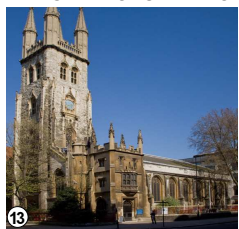
NEWGATE CONSERVATION AREA

- ⑬ Church of St Sepulchre, Grade I, Mid C15 & late C17
- ⑭ 15 Old Bailey, Grade II, 1874
- ⑮ Britannia House, Grade II, 1912
- ⑯ Central Criminal Court, Grade II*, 1900-1907

POSTMAN PARK CONSERVATION AREA

- ⑰ King Edwards Buildings Post Office, Grade II*, 1907-1911
- ⑱ Christchurch Remains Of Christ Church, Grade I, 1677-1691

NEWGATE CONSERVATION AREA



ST. PAUL'S CATHEDRAL CONSERVATION AREA

- ⑲ 1-3 Amen Court, Grade II*, Late C17
- ⑳ Stationers' Hall, Grade I, Late C17

POSTMAN PARK CONSERVATION AREA

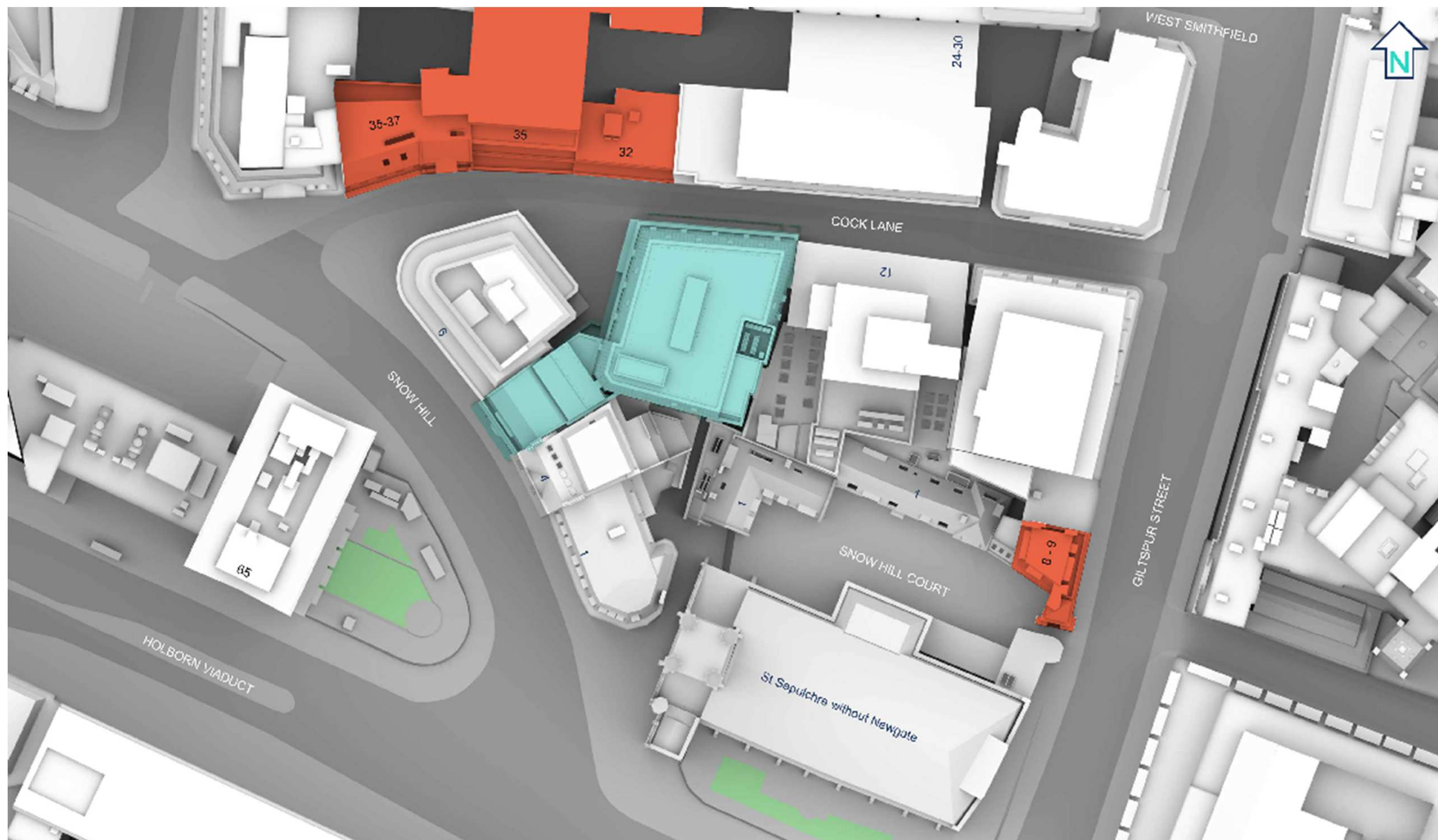


ST. PAUL'S CATHEDRAL CONSERVATION AREA

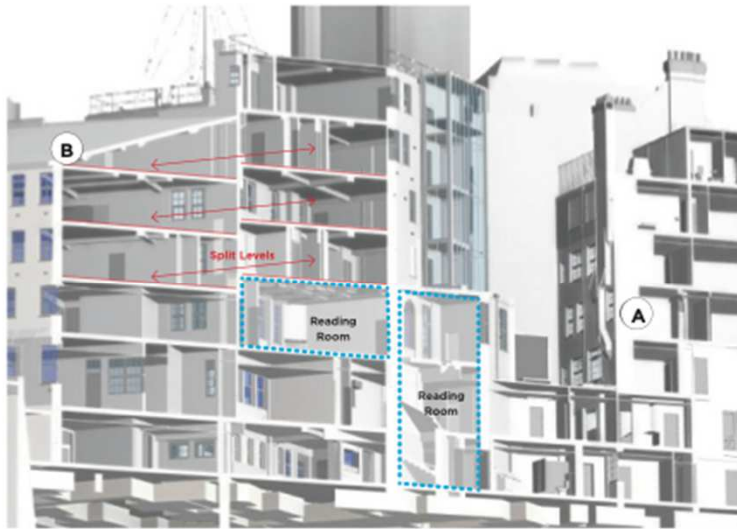


- Grade I
- Grade II*
- Grade II

Key Local Buildings



Residential Buildings



3D SECTION - NORTH/ SOUTH (BLOCK A&B)



2D SECTION BLOCK B - EAST/ WEST

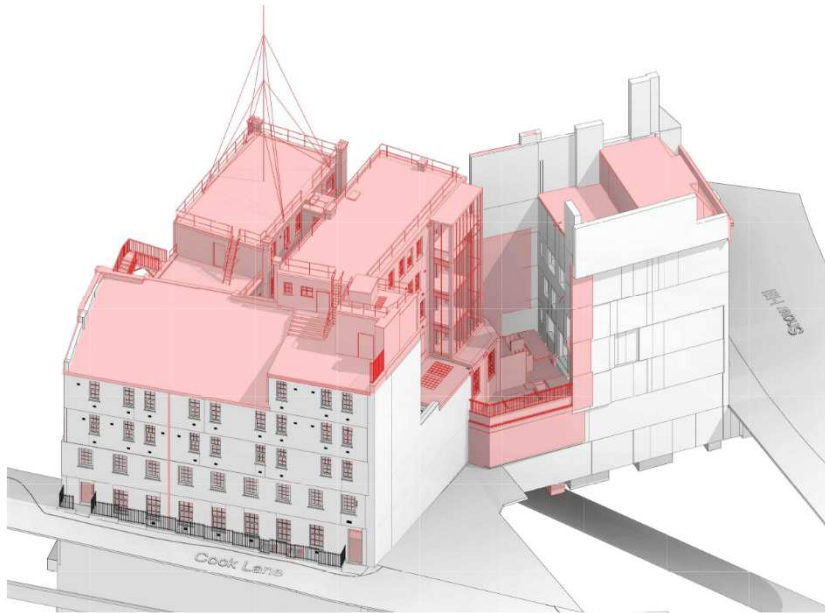


GF PLAN

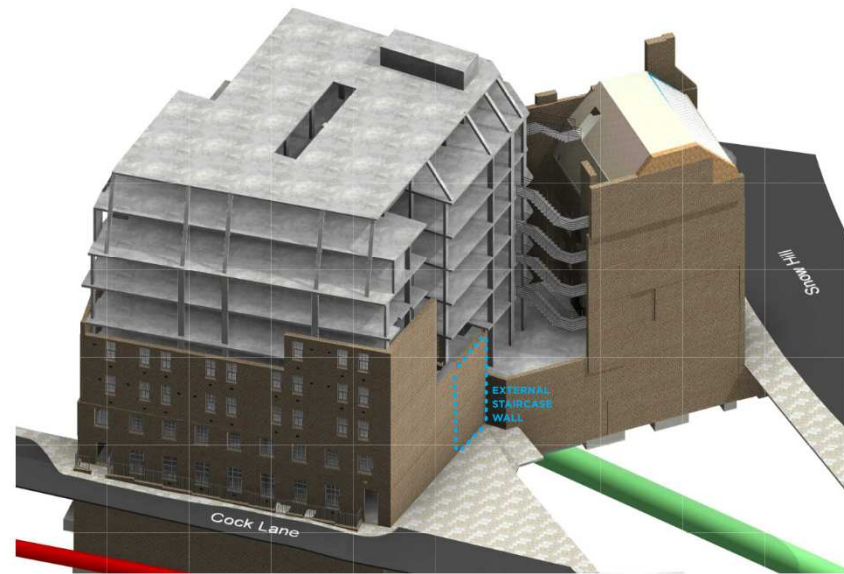


PHOTOS OF CELLS

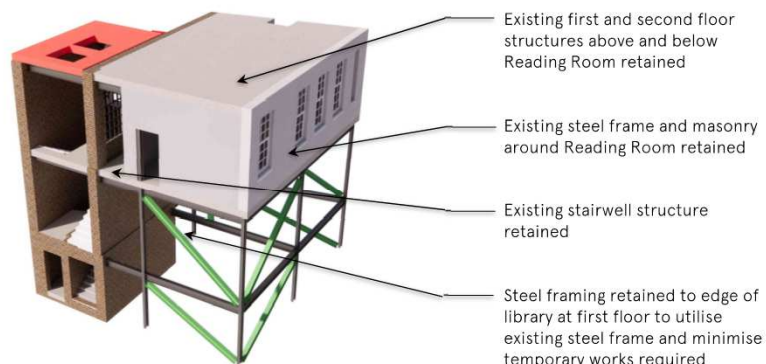
Existing Split Levels & Cells



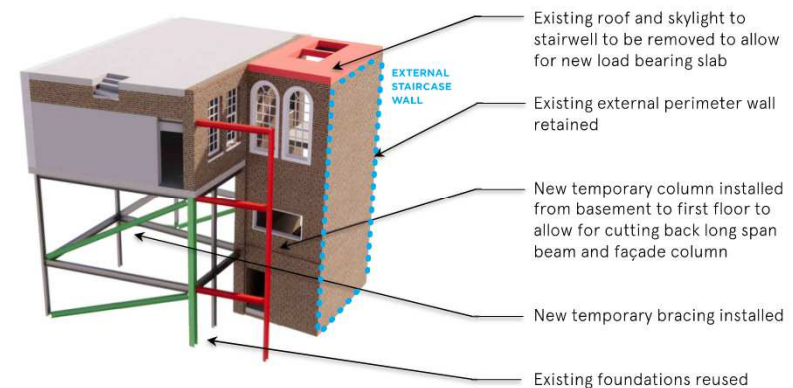
EXISTING BUILDING



PROPOSED SCHEME



RETAINED READING ROOM & STAIRCASE



RETAINED READING ROOM & STAIRCASE

Overview of Retained & New



SNOW HILL VIEW - LOOKING SOUTHEAST



HOLBORN VIADUCT VIEW - LOOKING NORTH



COCK LANE VIEW - LOOKING EAST



COCK LANE VIEW - LOOKING WEST



Street views



B COCK LANE ELEVATION



BLOCK A REAR ELEVATION

Street views



BLOCK A FRONT ROOM - FORMER OFFICE AREA



BLOCK A STAIRCASES



BLOCK B UPPER FLOOR - FORMER OFFICE AREA



BLOCK A REAR ROOM - LOOKING TOWARDS THE CORRIDOR

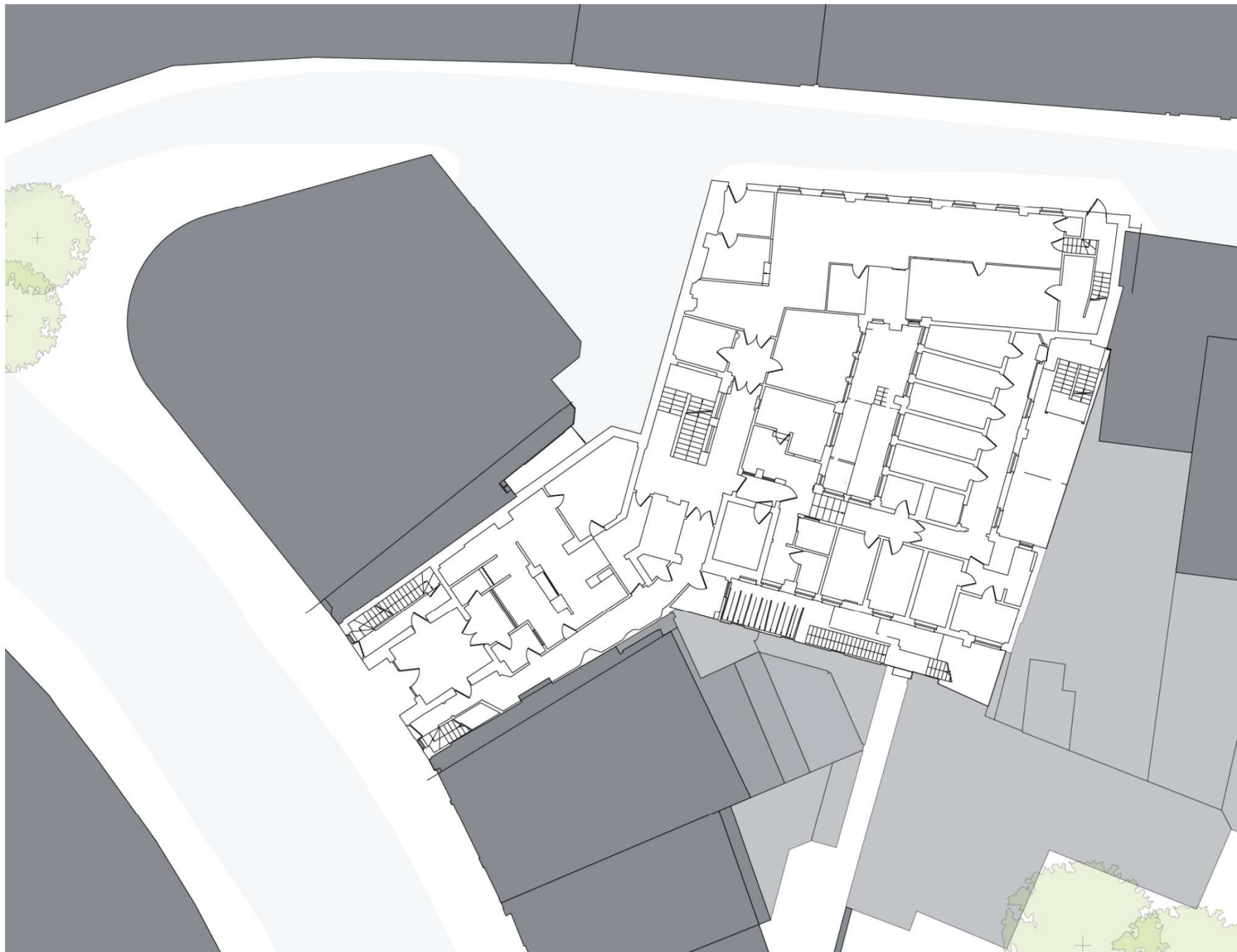


BLOCK A REAR ROOM - LOOKING TOWARDS BLOCK B



BLOCK B GROUND FLOOR - FORMER OFFICE AREA

Internal photographs



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Materials Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

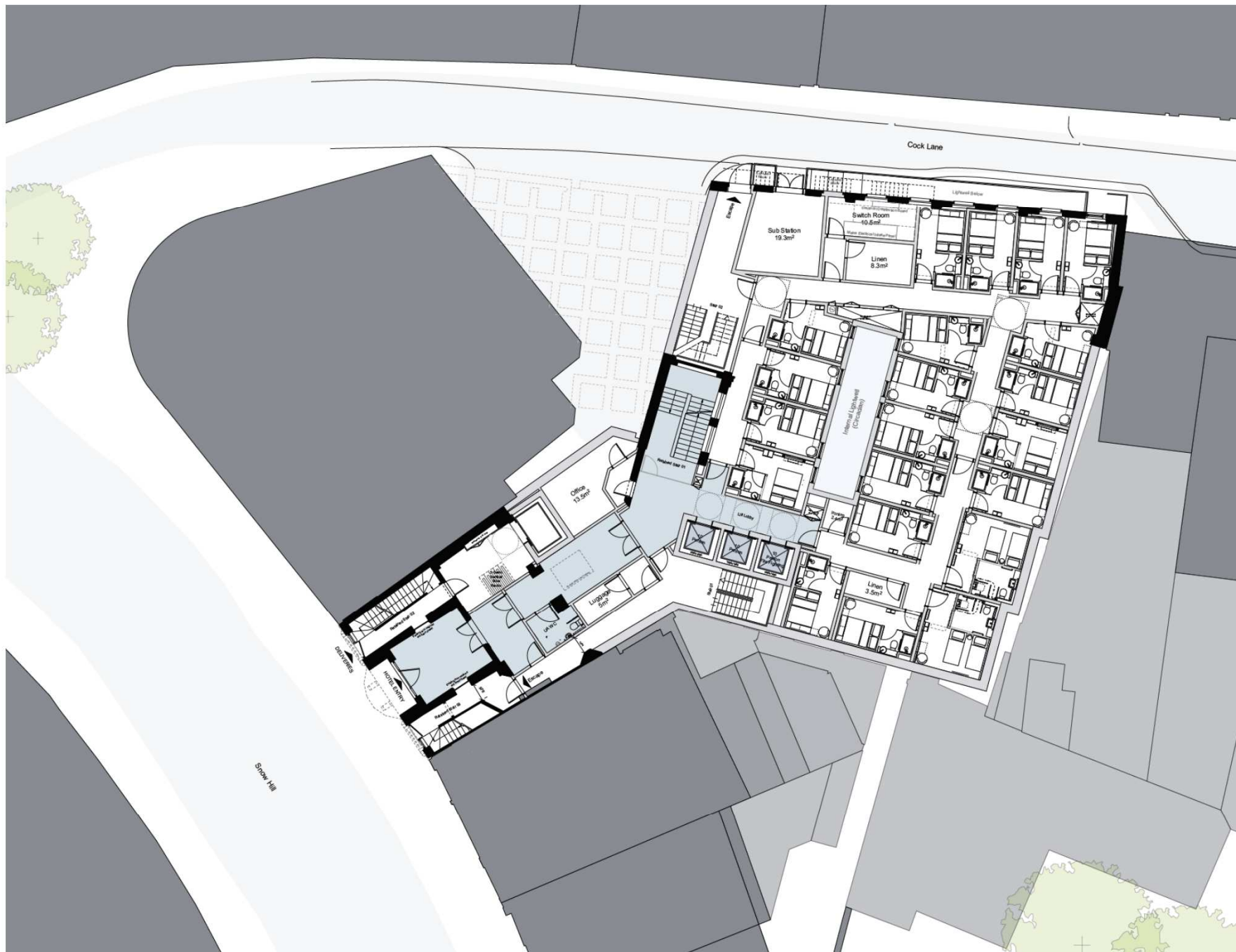
AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Holborn London EC1N 2SW
Tel: 0207 421 0666 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING GROUND FLOOR PLAN

Existing ground floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing to be retained

New

Areas

Public Space

A 07/09/21 Short stay bike racks added. DA
Rev Date Description By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 138-142 Holborn London EC1N 2SW
Tel: 0207 421 9866 www.axiomarchitects.co.uk

Client

Whitbread Group PLC

Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

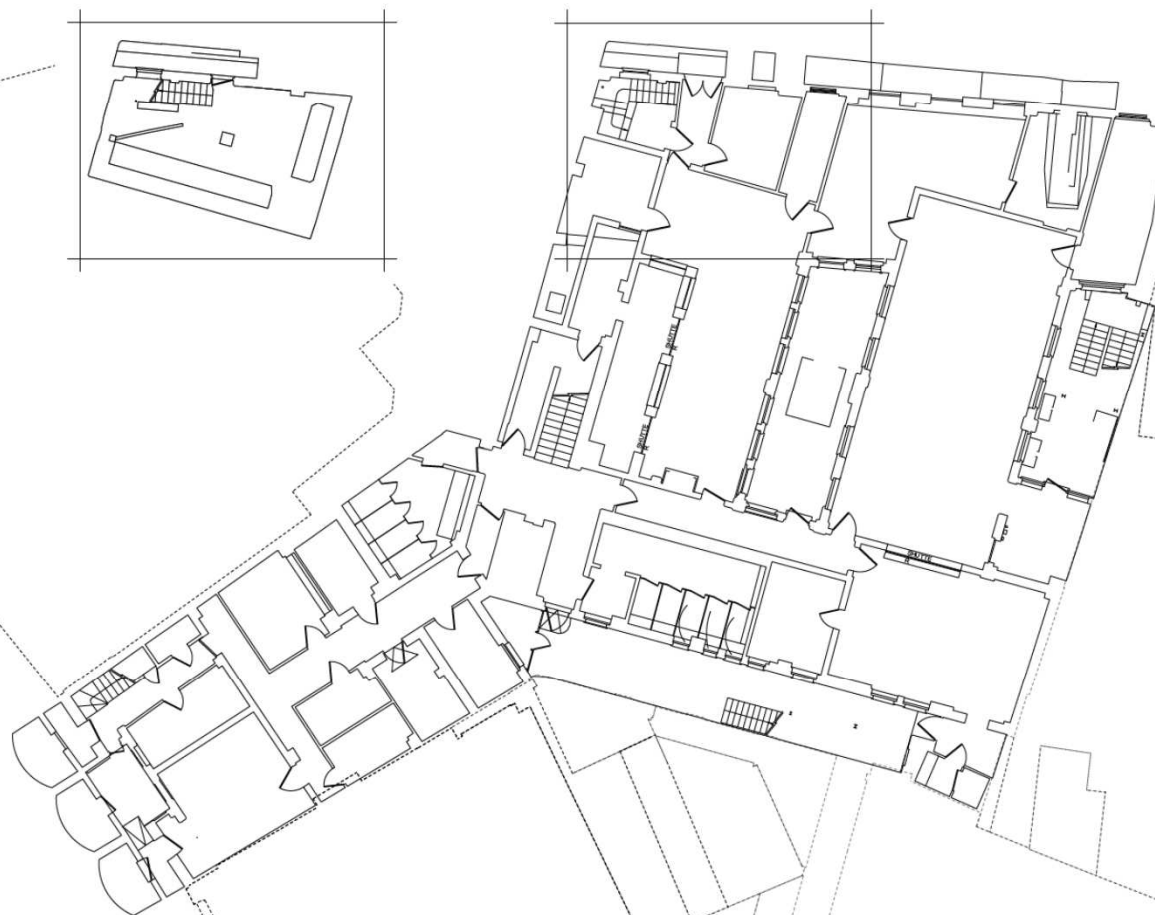
Drawing

Ground Floor Plan
Public Space

Proposed ground floor plan

This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the 'Copyright (Drawings) Order 1997' and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev	Date	Description	By	Chk

AXIOM ARCHITECTS
3 Waterhouse Square 138-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

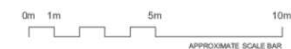
Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING BASEMENT FLOOR PLAN


Existing basement plan

This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the 'Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987' and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

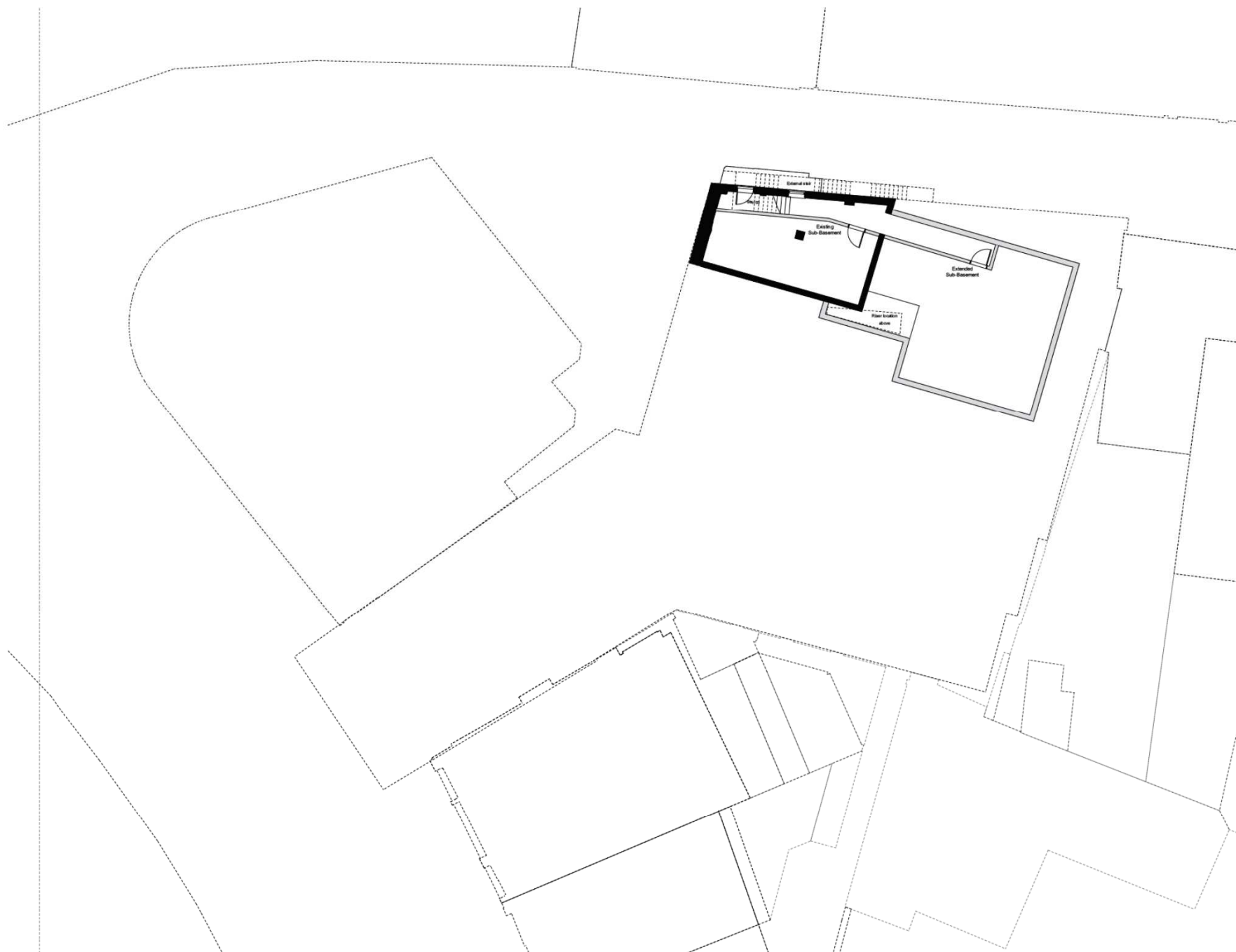


Key:

Walls

 Existing to be retained

 New



Rev	Date	Description	By	CHK
-----	------	-------------	----	-----

AXIOM ARCHITECTS
 3 Waterhouse Square 138-142 Holborn London EC1N 2SW
 Tel. 0207 421 8868 www.axiomarchitects.co.uk

Client
 Whitbread Group PLC

Project
 Hub by Premier Inn
 5 Snow Hill
 London, EC1A 2PD

Drawing
 Sub Basement Floor Plan

Proposed sub basement plan

0m 1m 5m 10m

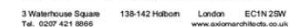
APPROXIMATE SCALE BAR

Walls

Existing
to be retained

 New

Rev	Date	Description	By	Chk
-----	------	-------------	----	-----



Client

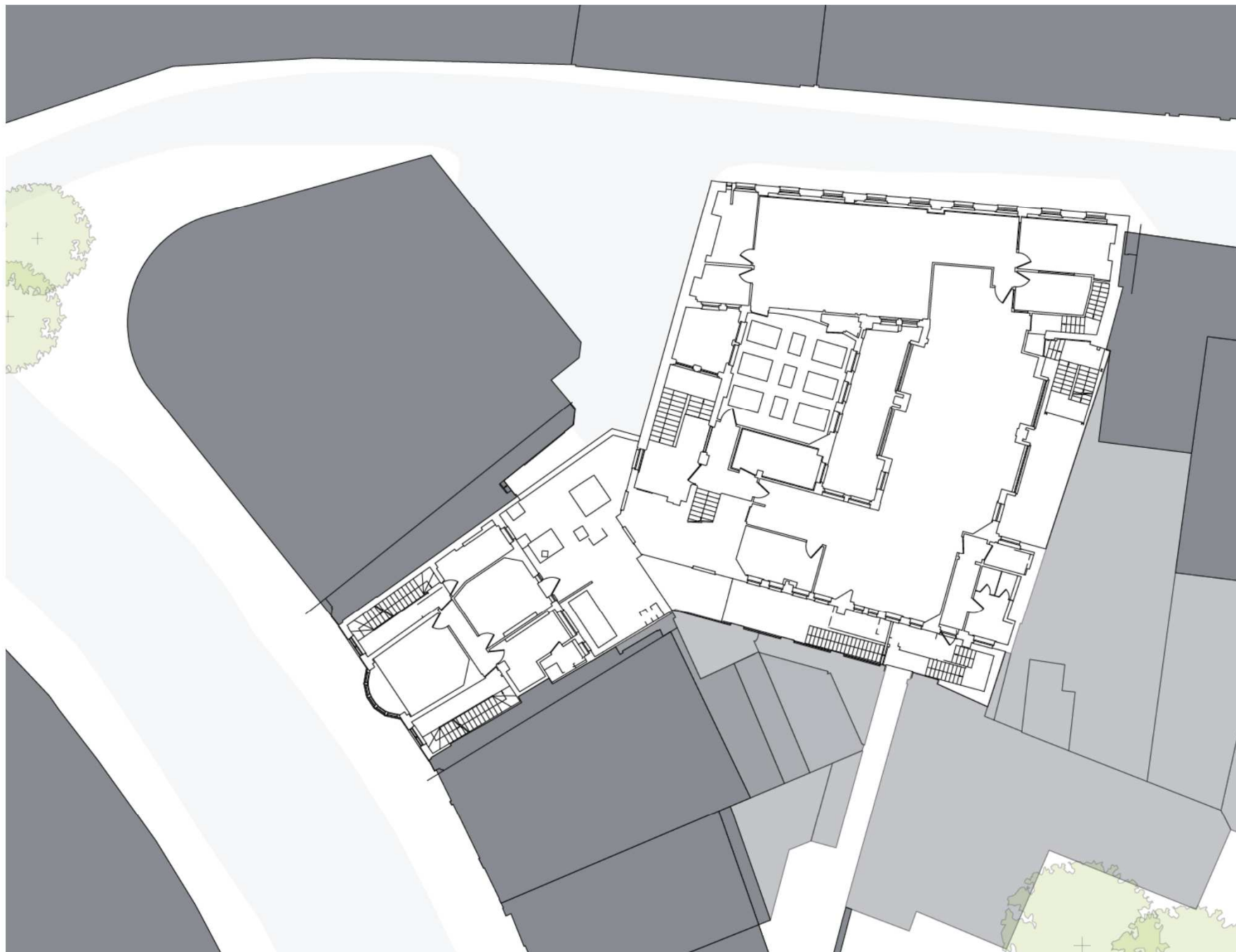
Whitbread Group PLC

Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
Basement Floor Plan

Proposed basement plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING FIRST FLOOR PLAN

Existing first floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1967 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing
to be retained

New

Areas

Public Space

B	05/05/21	Lobby layout adjusted to avoid clash with platform lift door	DA
A	30/05/21	Platform lift added.	DA
Rev	Date	Description	By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client

Whitbread Group PLC

Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

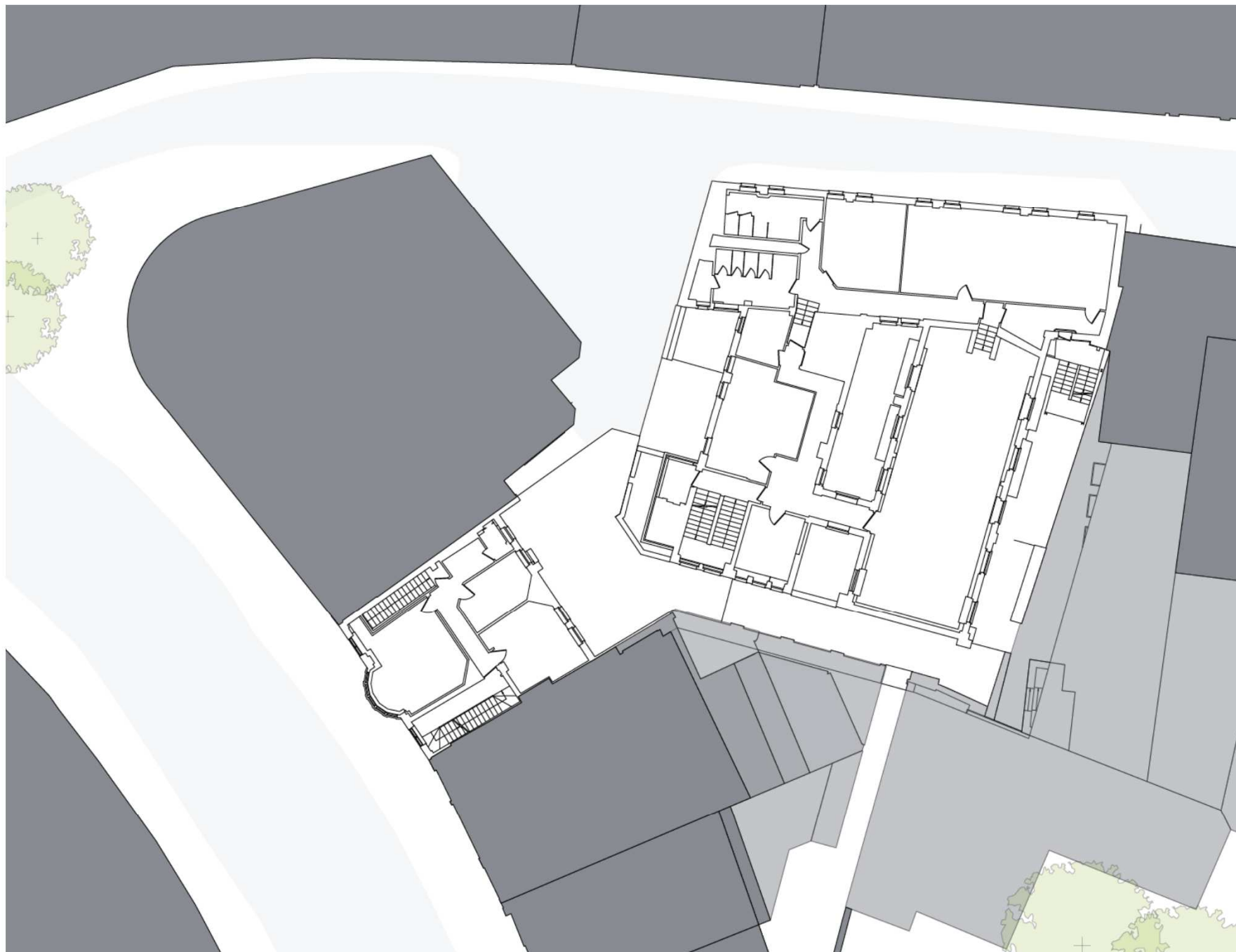
Drawing

First Floor Plan
Public Space

Proposed first floor plan

This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 135-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING SECOND FLOOR PLAN

Existing second floor plan

This is a detailed architectural floor plan of a multi-story building complex. The plan shows a central core with several wings extending from it. Key areas include a large 'Lobby' at the bottom center, a 'Conference Room' to the left, and numerous 'Office' spaces throughout the wings. A 'Staircase' is located near the center. The building is surrounded by a parking area and some greenery, indicated by small tree symbols. The plan is oriented with a north arrow pointing towards the top right.

Walls

11

New

114

114

111

Windows to be omitted if they get in the way of redeveloping the neighbouring property.

114

In the event of future development to this boundary, the windows will become internal, circadian lightwells.

AXIOM
ARCHITECTS

Client

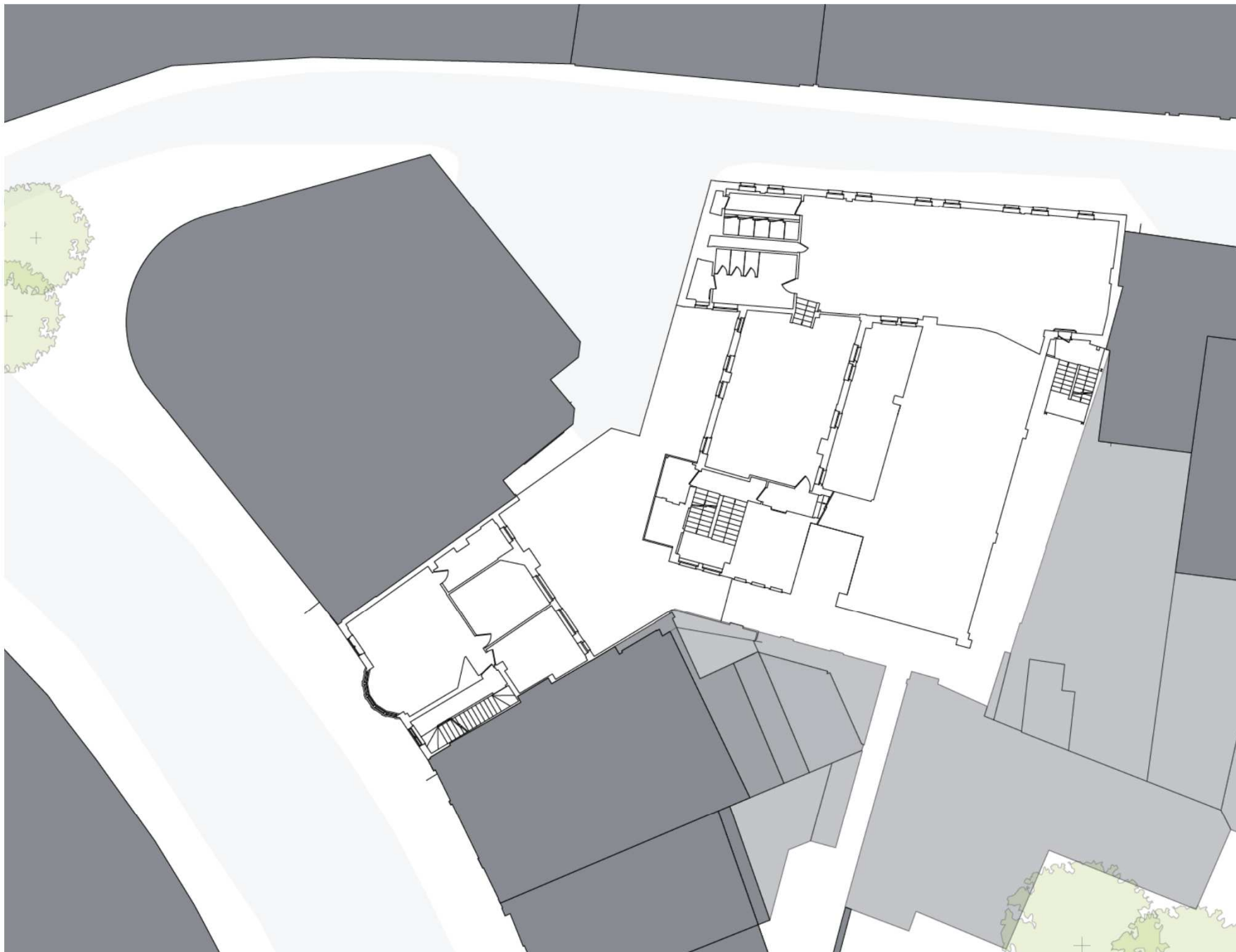
Whitbread Group PLC

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing

Second Floor Plan

Proposed second floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev	Date	Description	By	CHK

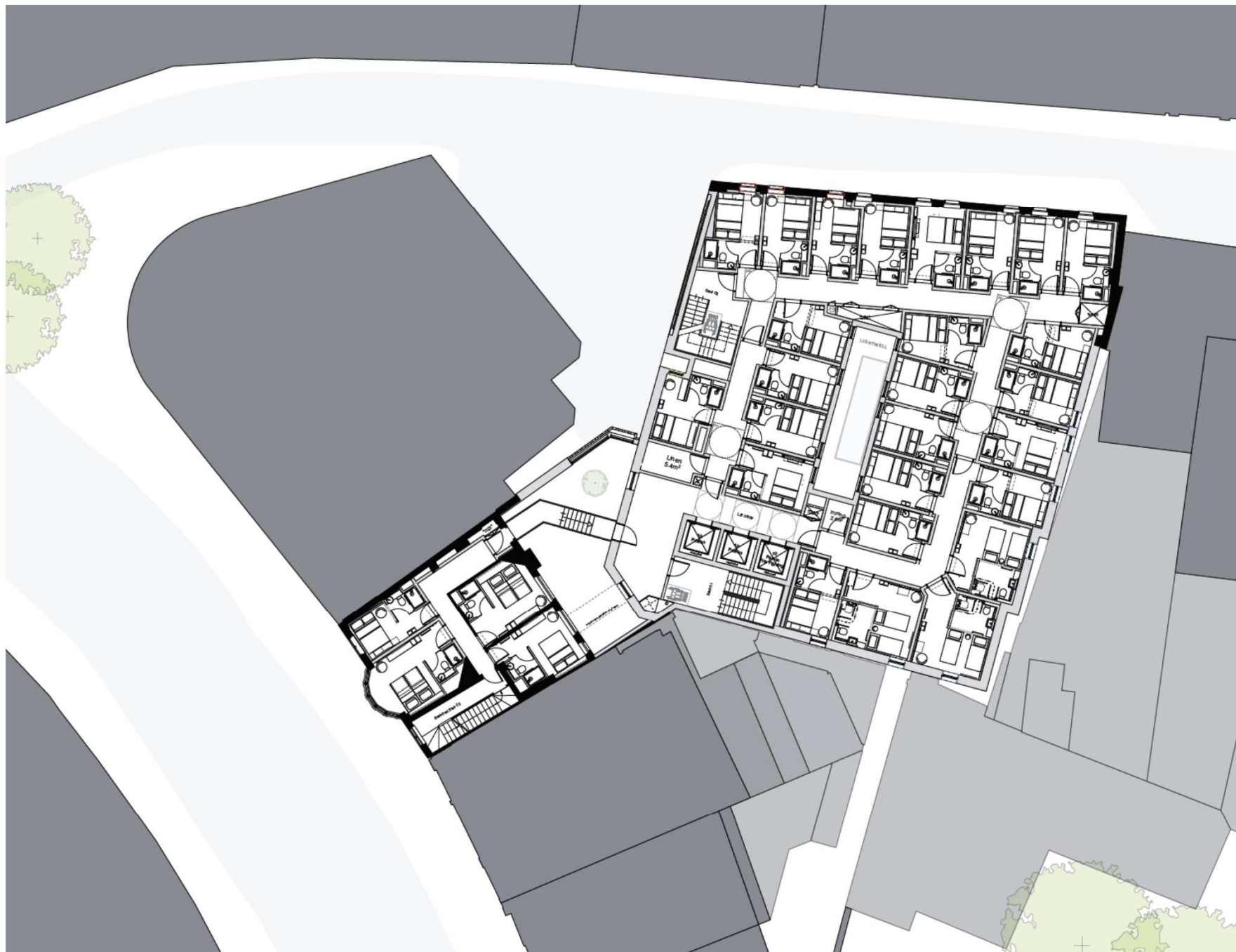
AXIOM ARCHITECTS
 3 Waterhouse Square 136-142 Holborn London EC1N 2SW
 Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
 Hub by Premier Inn
 5 Snow Hill
 London, EC1A 2PD

Drawing
EXISTING THIRD FLOOR PLAN

Existing third floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright notation note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing to be retained

New

Windows

Windows fitted with internal screens to block views towards residential and office neighbours.

In the event of the neighbouring properties being redeveloped, windows on South and East elevation will be reviewed and internal screens retrofitted or frosted glass added to avoid privacy issues.

Windows to be omitted if they get in the way of redeveloping the neighbouring property.

In the event of future development to this boundary, the windows will become internal, circular lightwells.

Rev Date Description By Cht

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Highborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client

Whitbread Group PLC

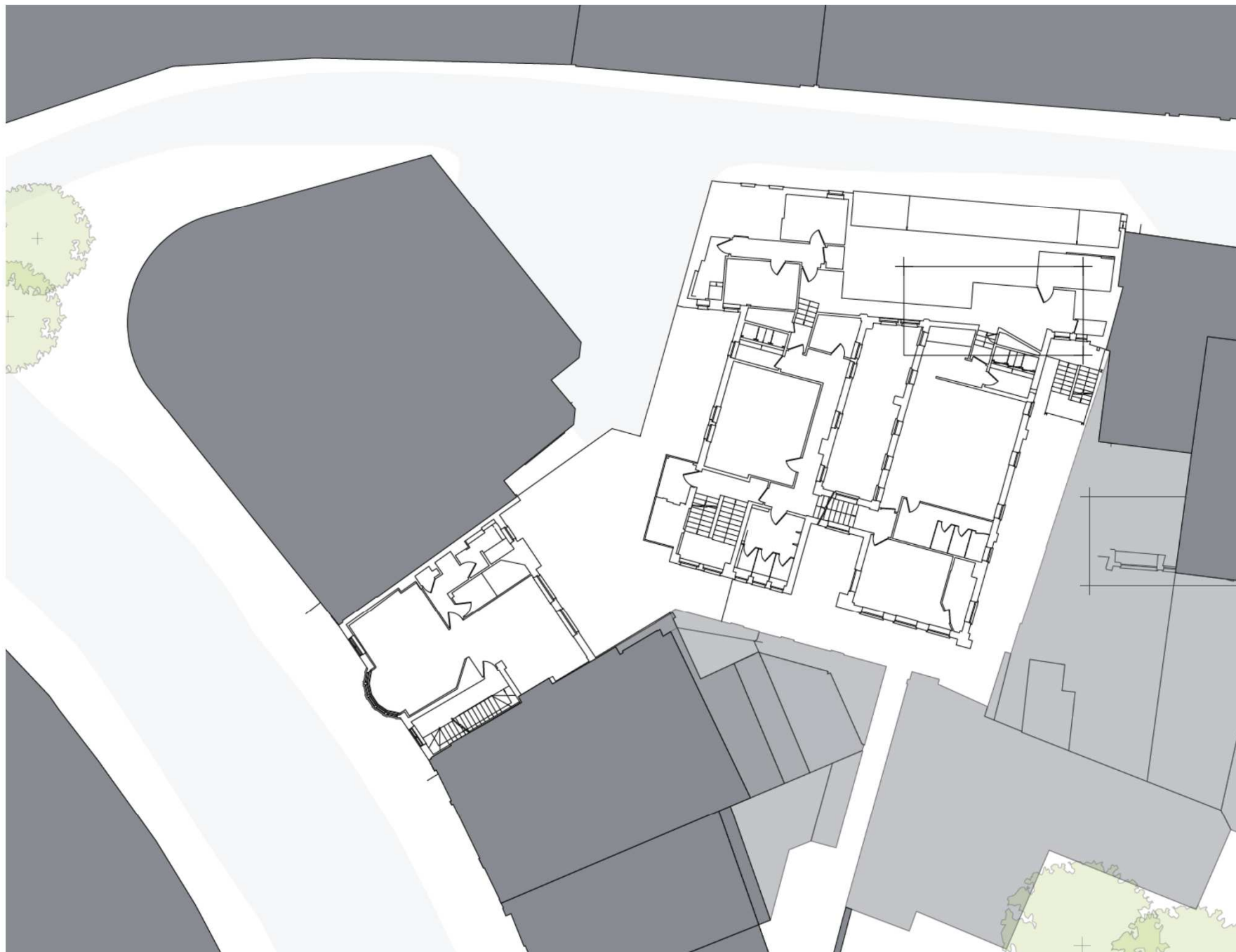
Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing

Third Floor Plan

Proposed third floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING FOURTH FLOOR PLAN

Existing fourth floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright notation note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing to be retained

New

Windows

Windows fitted with internal screens to block views towards residential and office neighbours.

In the event of the neighbouring properties being redeveloped, windows on South and East elevation will be reviewed and internal screens retrofitted or frosted glass added to avoid privacy issues.

Windows to be omitted if they get in the way of redeveloping the neighbouring property.

In the event of future development to this boundary, the windows will become internal, circular lightwells.

Rev Date Description By Cht

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Hdborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client

Whitbread Group PLC

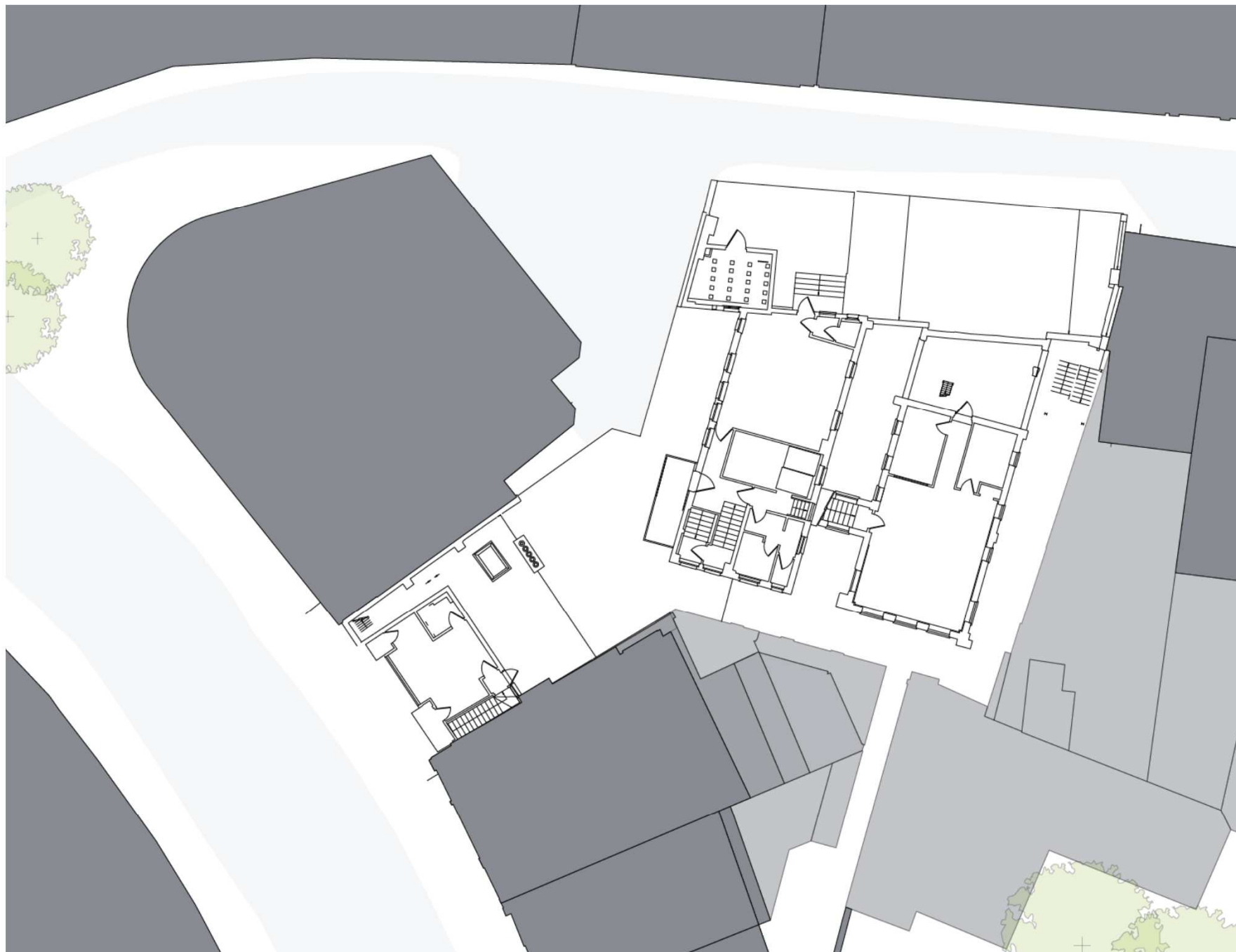
Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing

Fourth Floor Plan

Proposed fourth floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

AXIOM ARCHITECTS
3 Waterhouse Square 135-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING FIFTH FLOOR PLAN

Existing fifth floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright notation note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing
to be retained

New

Windows

Windows fitted with internal screens
to block views towards residential and
office neighbours.

In the event of the neighbouring
properties being redeveloped, windows
on South and East elevation will be
reviewed and internal screens
retrofitted or frosted glass added to
avoid privacy issues.

Windows to be omitted if they get in the
way of redeveloping the neighbouring
property.

Rev Date Description By Cht

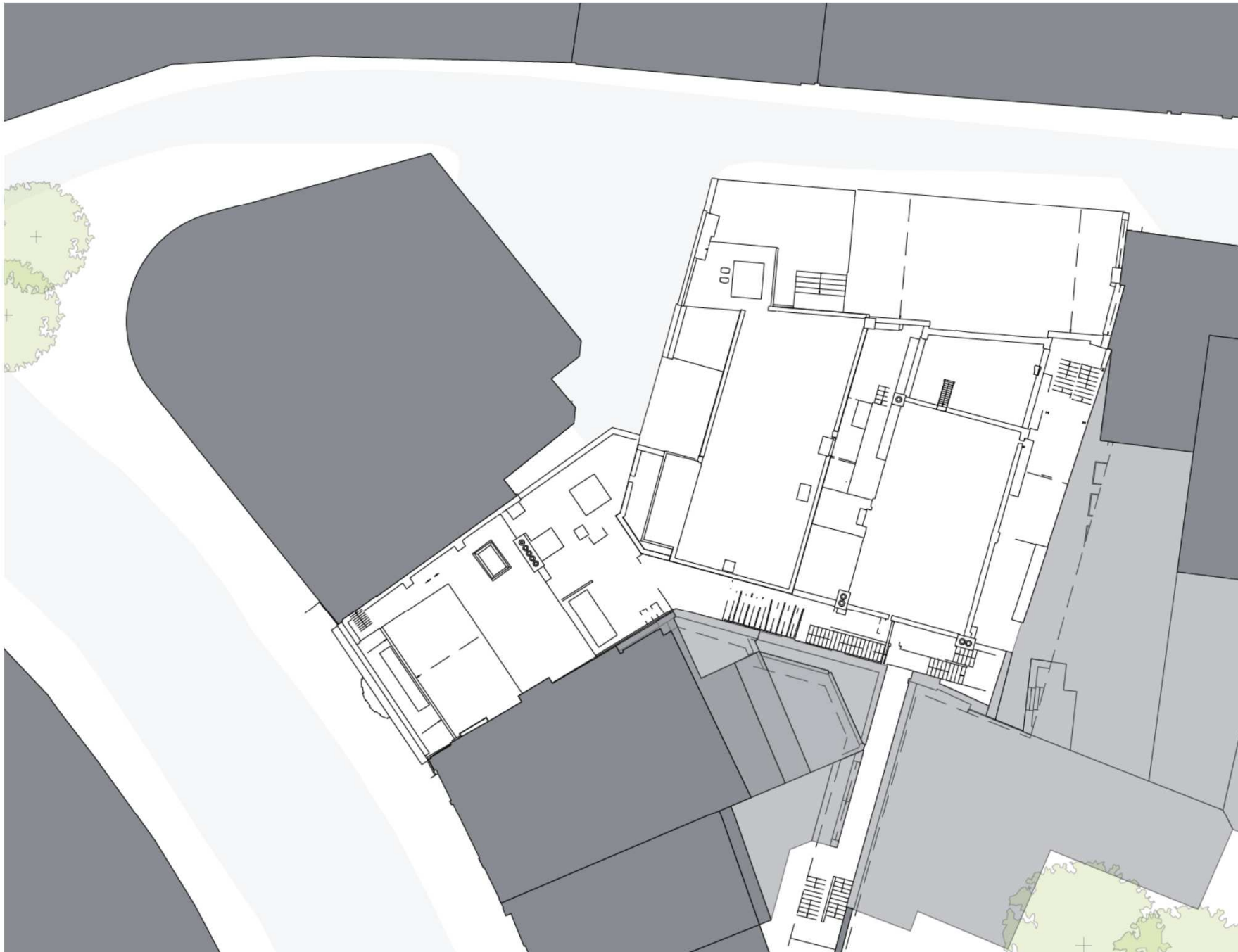
**AXIOM
ARCHITECTS**
3 Waterhouse Square 136-142 Highborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
Whitbread Group PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
Fifth Floor Plan

Proposed fifth floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purpose only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1997 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR



Rev Date Description By Chk

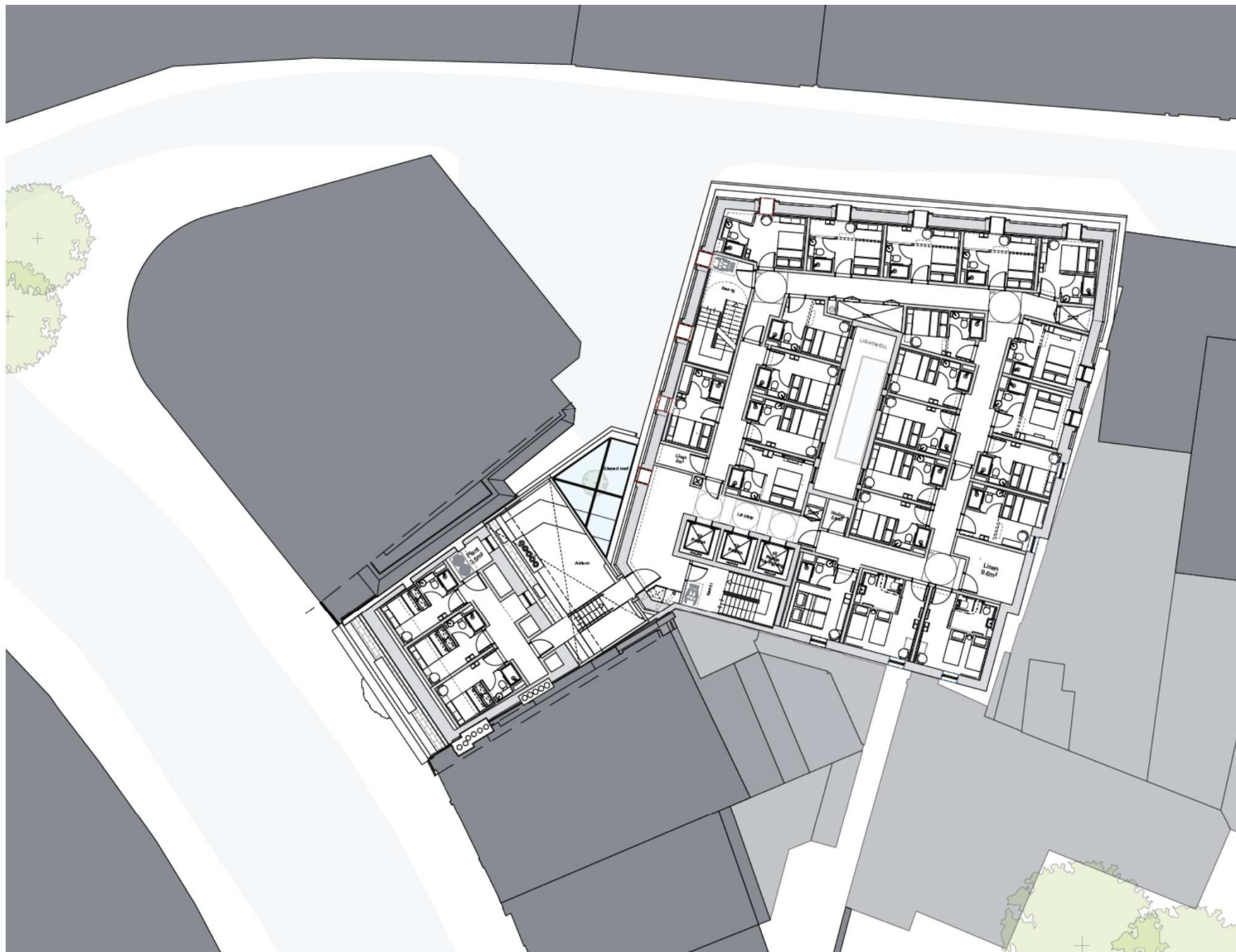
AXIOM ARCHITECTS
3 Waterhouse Square 135-142 Holborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
EXISTING ROOF PLAN

Existing roof plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing to be retained

New

Windows

Windows fitted with internal screens to block views towards residential and office neighbours.

In the event of the neighbouring properties being redeveloped, windows on South and East elevation will be reviewed and internal screens retrofitted or frosted glass added to avoid privacy issues.

Windows to be omitted if they get in the way of redeveloping the neighbouring property.

Rev Date Description By Cht

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Highborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client

Whitbread Group PLC

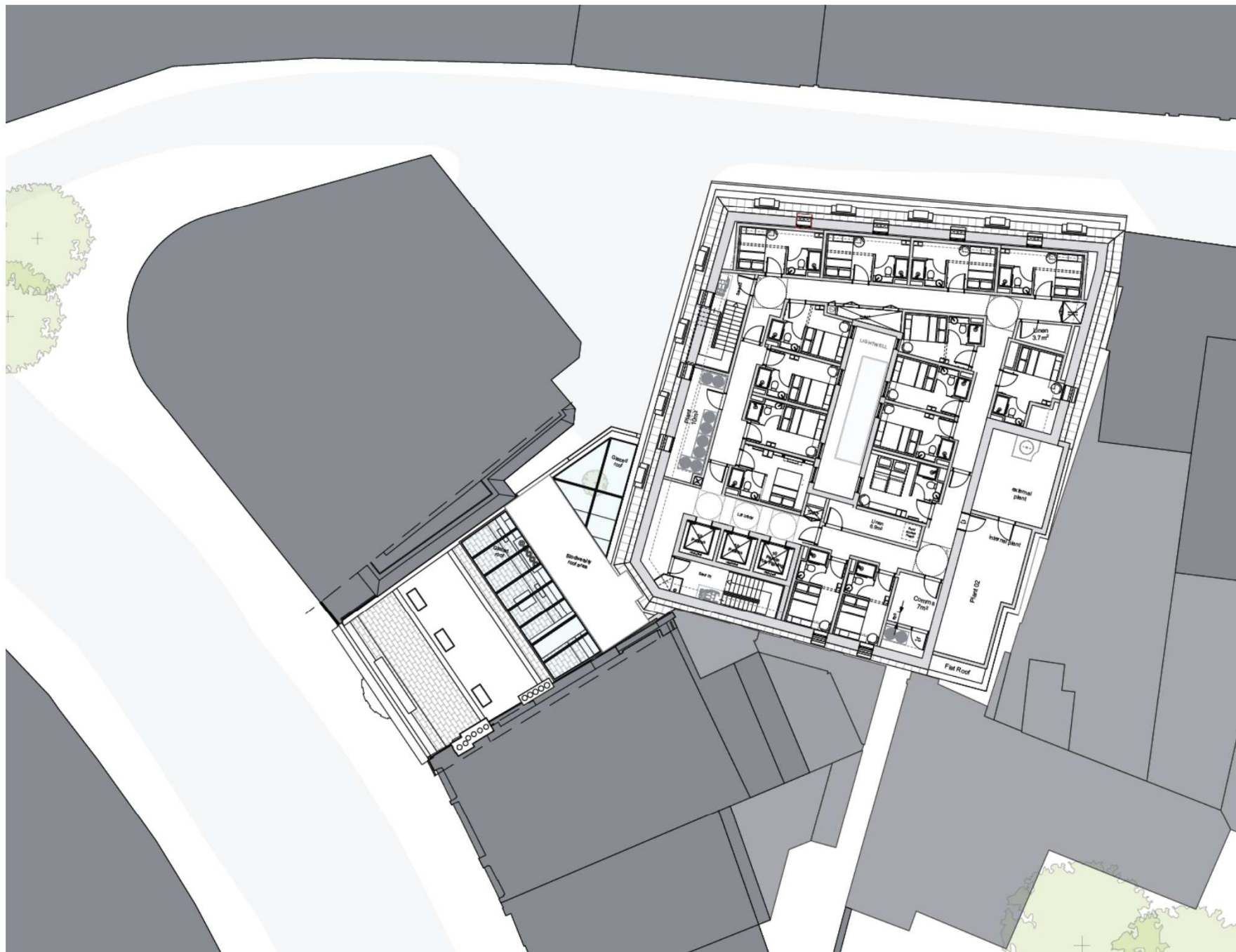
Project

Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing

Sixth Floor Plan

Proposed sixth floor plan



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright restriction note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing
to be retained

New

Windows

Windows fitted with internal screens
to block views towards residential
and office neighbours.

Rev Date Description By Cht

AXIOM ARCHITECTS
3 Waterhouse Square 136-142 Highborn London EC1N 2SW
Tel: 0207 421 8866 www.axiomarchitects.co.uk

Client
Whitbread Group PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
Seventh Floor Plan

Proposed seventh floor plan

Walls

New

“



ProjectHub by Premier Inn
5 Snow Hill

London, EC1A 2PD

Drawing

Roof Plan

Roof Plan

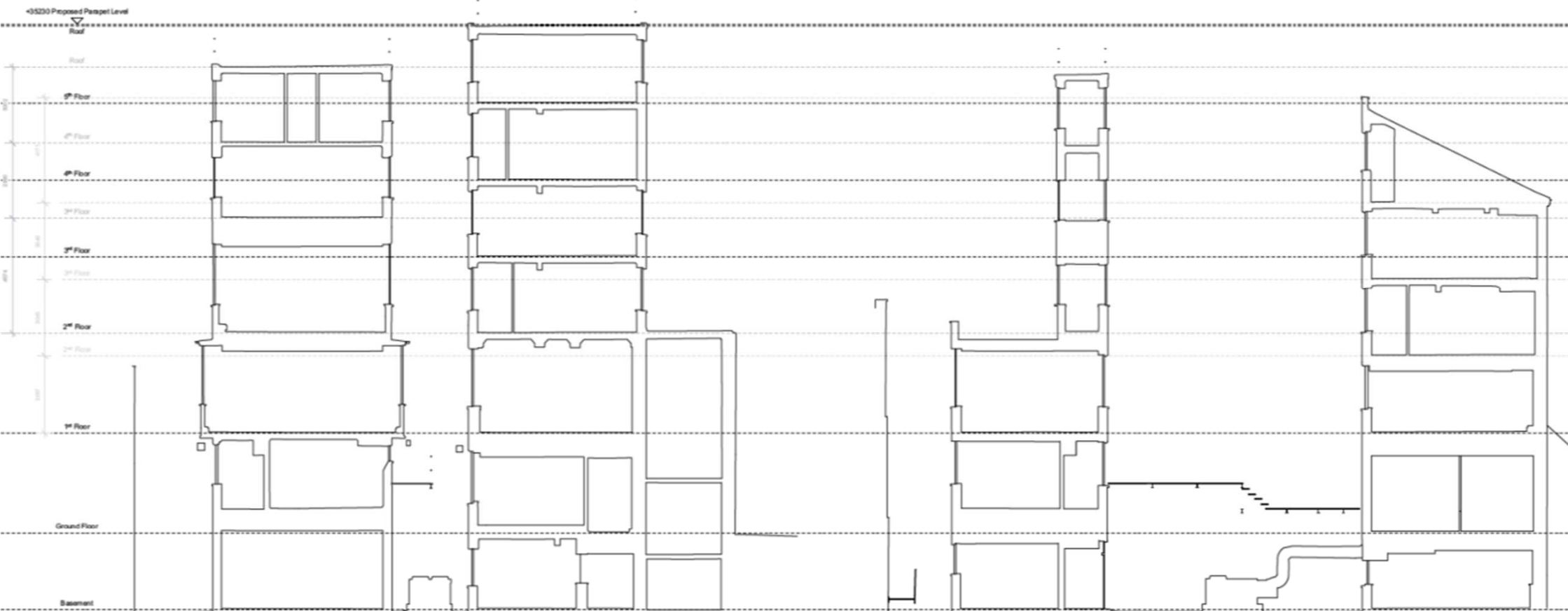
Proposed roof plan



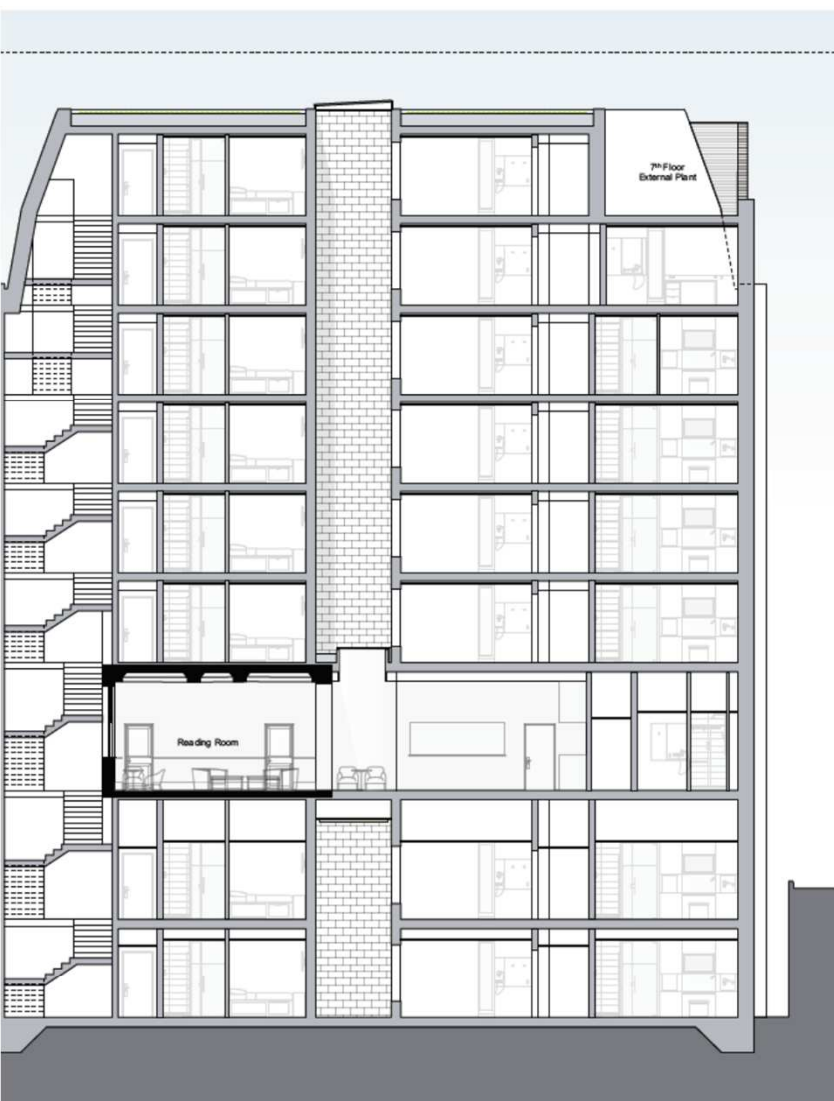
1 Section A-A
Scale: 1:100

2 Section B-B
Scale: 1:100

Existing Block A section



Existing Block B section



700 St Paul's policy area mesh

9960 Proposed Parspet Level

Roof

7th Floor

6th Floor

5th Floor

4th Floor

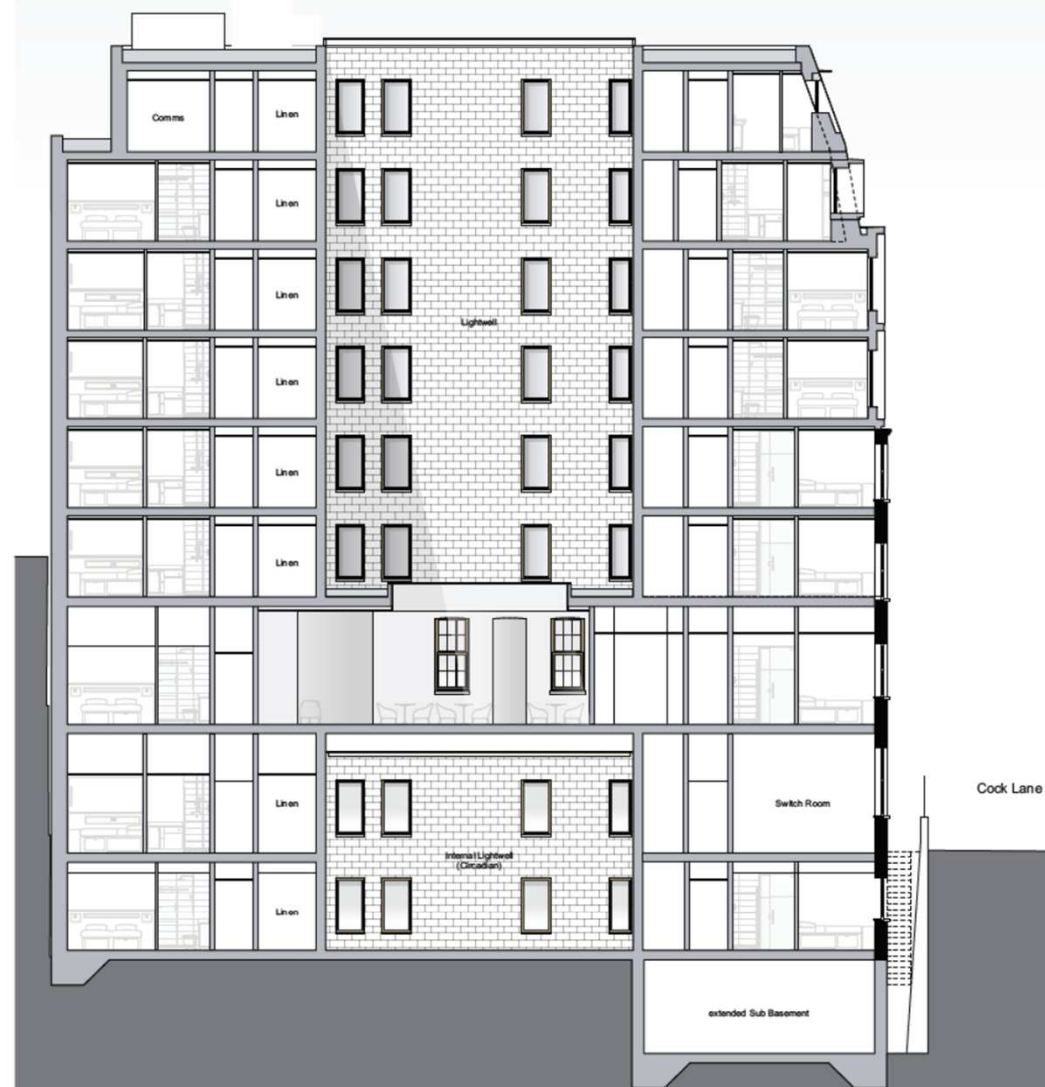
3rd Floor

2nd Floor

1st Floor

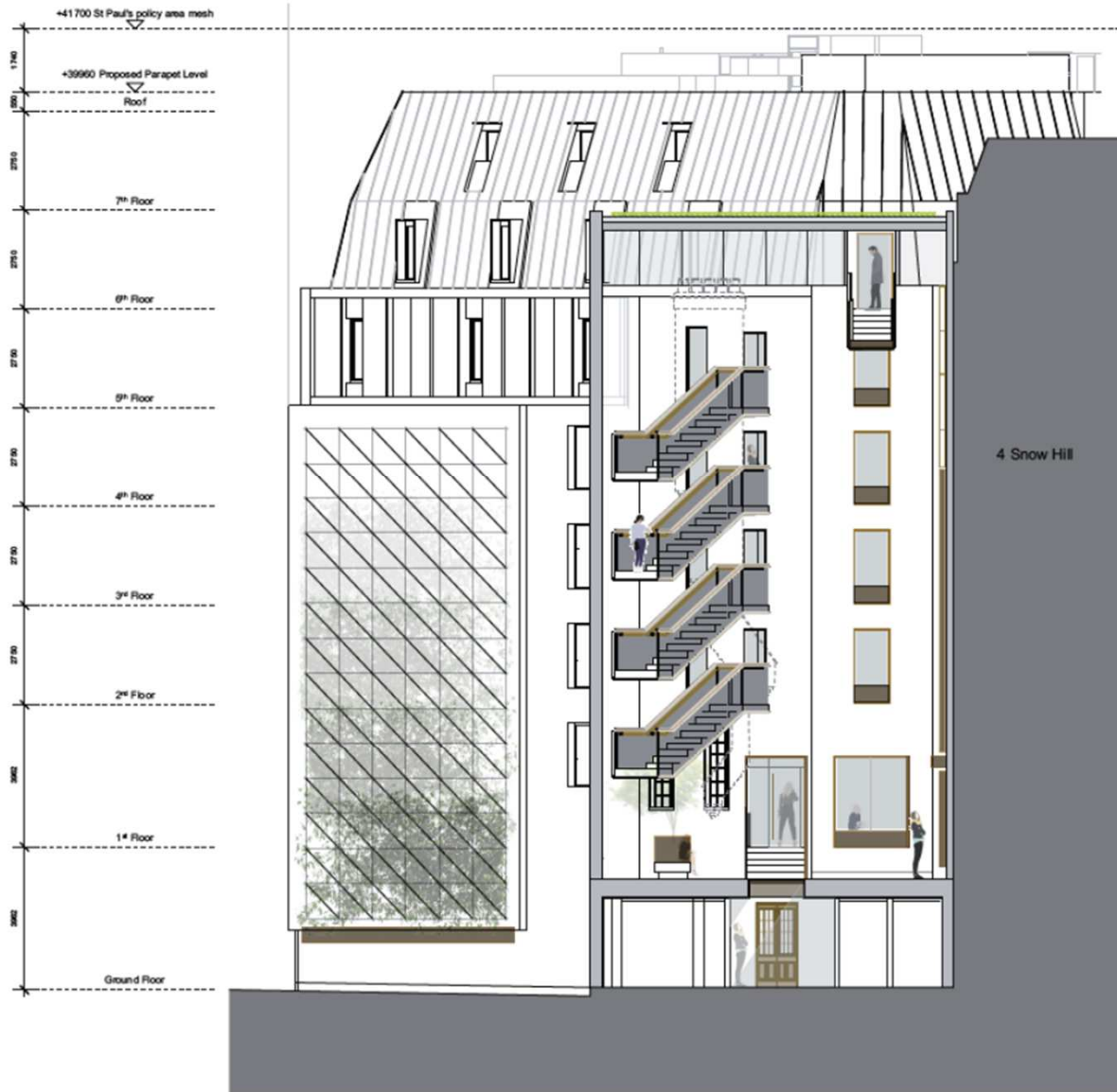
Ground Floor

Basement

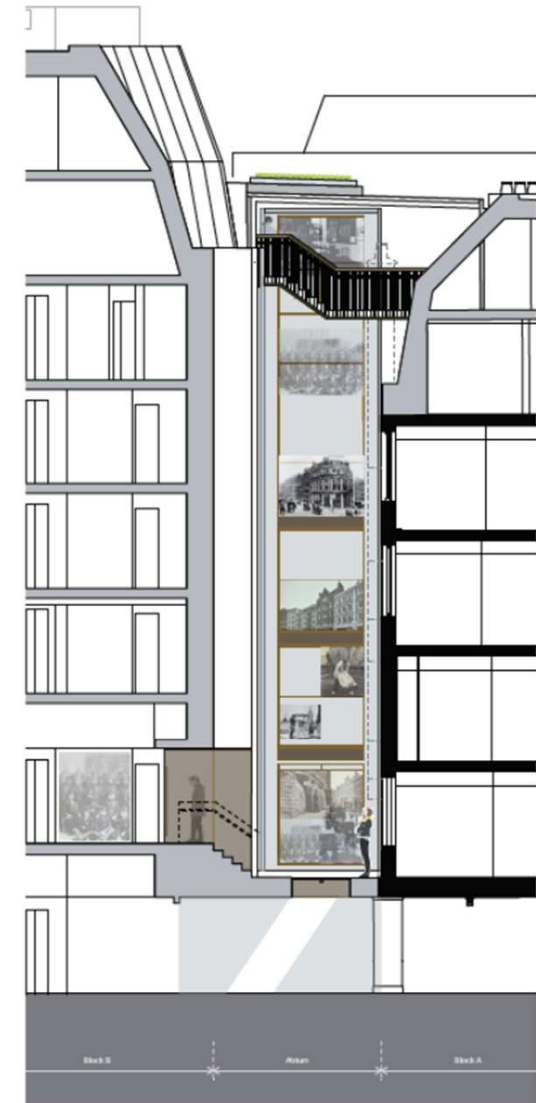


Cook Lane

Proposed Block B section

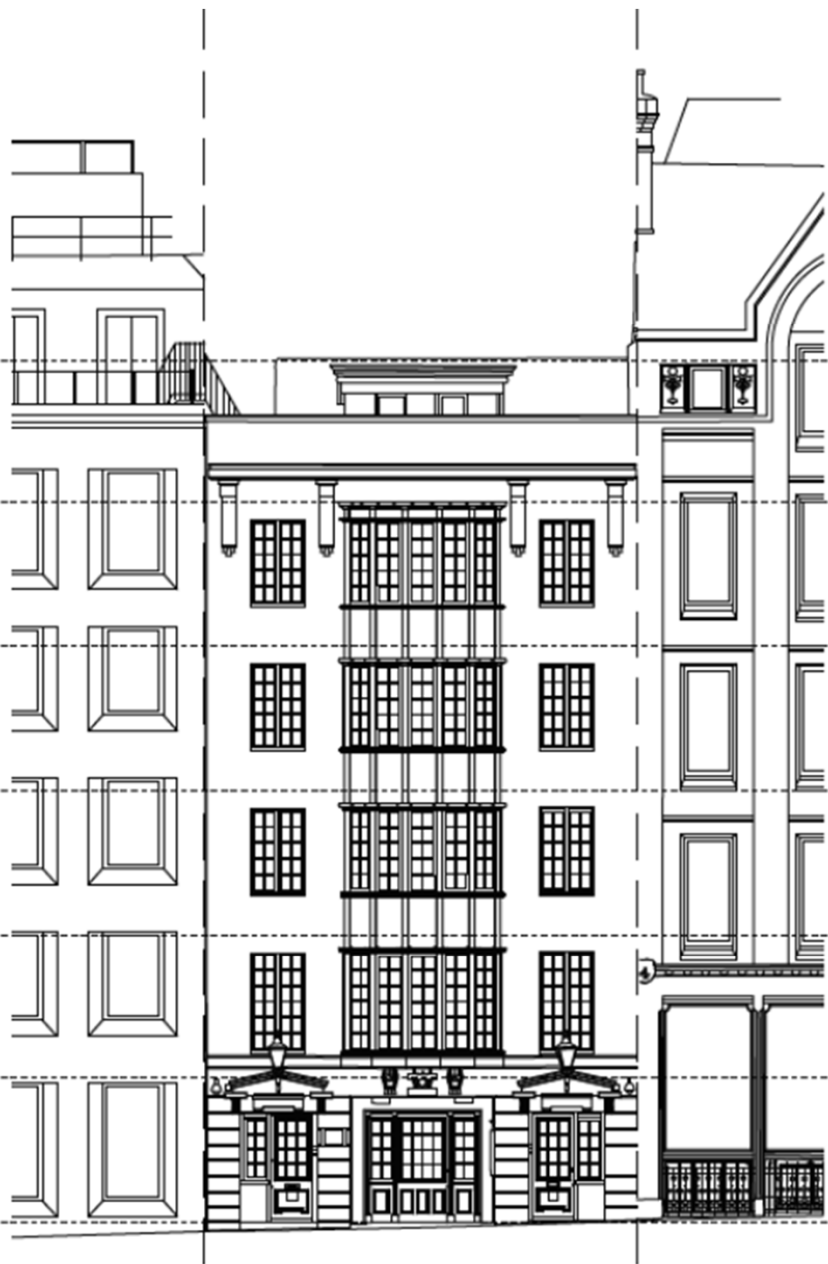


1 Atrium Section
Scale: 1:100



2 Atrium Section
Scale: 1:100

Proposed Atrium section

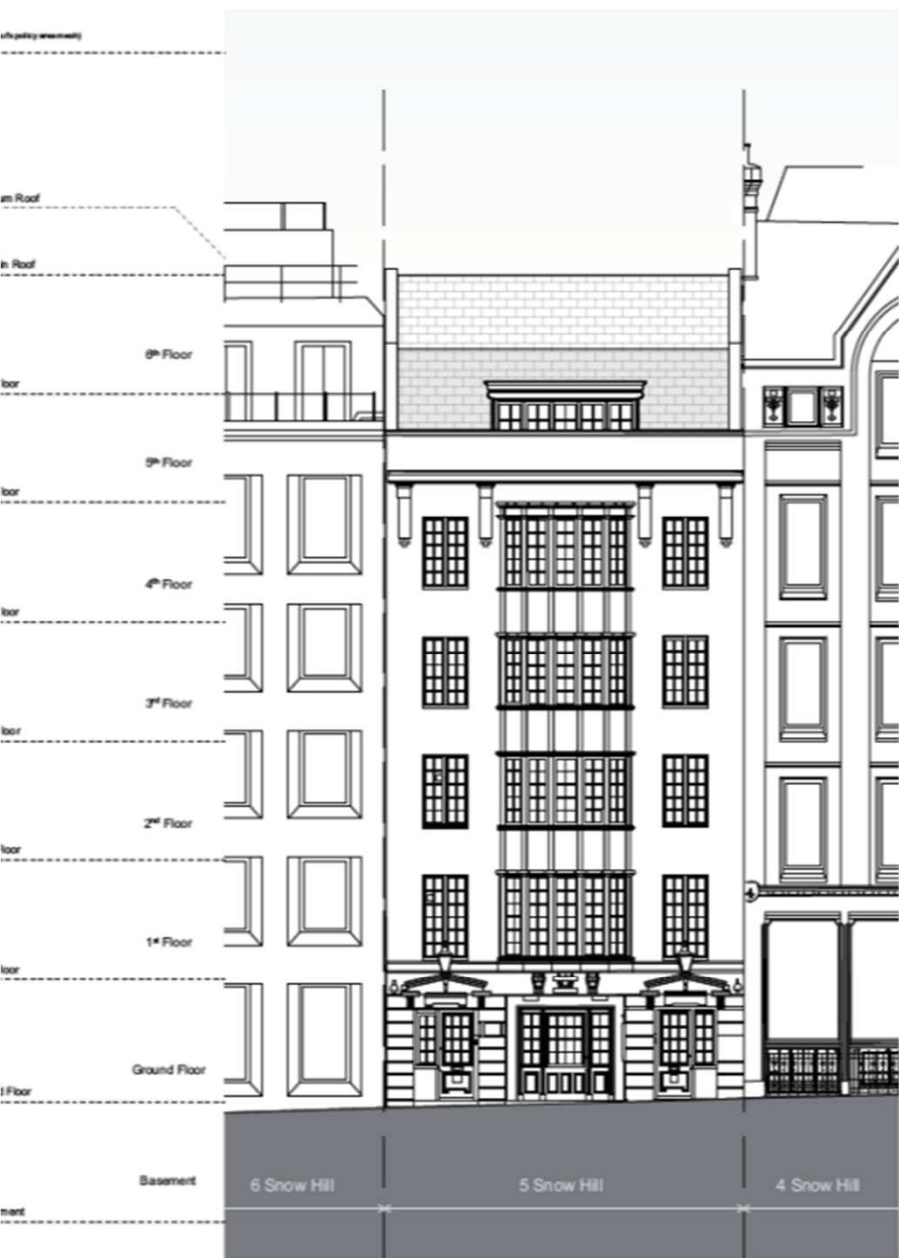


Front elevation



Rear elevation

Existing front and rear Snow Hill elevations



Front elevation



Rear elevation

Proposed front and rear Snow Hill elevations



North elevation



West elevation

Existing block B north and west elevations



North elevation

Atrium elevation

Proposed Cock Lane north and atrium elevations



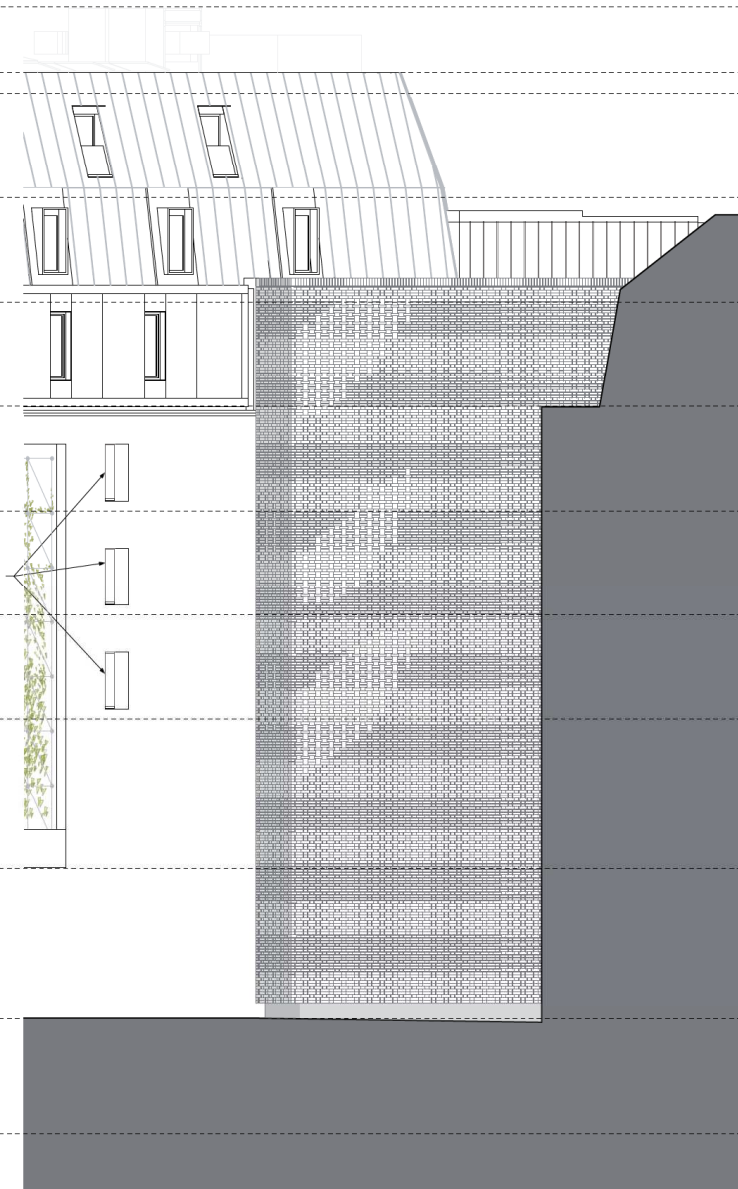
West elevation

In the event of future development to this boundary, these windows will become internal, circadian lightwells.

UPVC window to be replaced with a timber door matching the original window design.

Existing window opening to be extended.

Platform lift for wheelchair users.

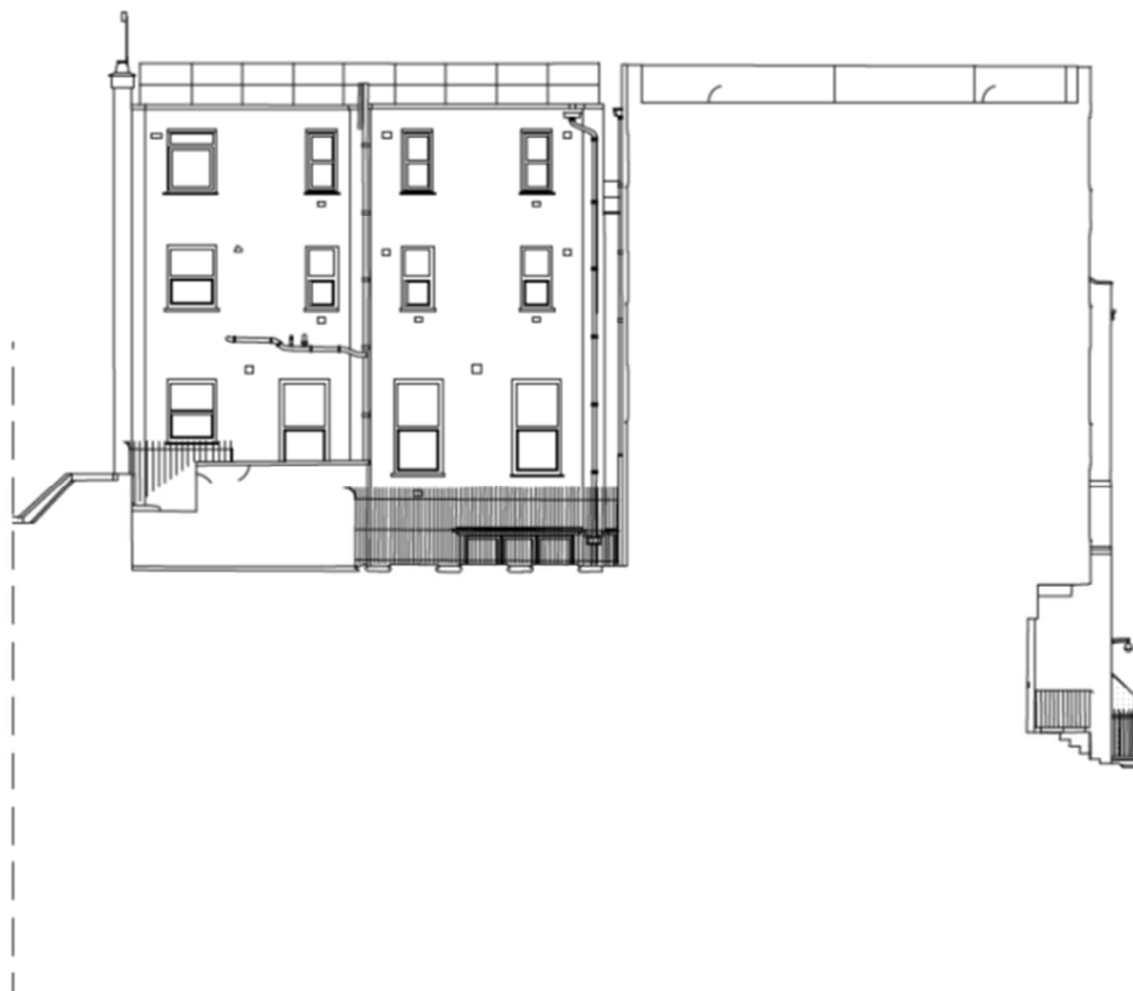


Atrium elevation

Proposed block B west and atrium elevations



South elevation



East elevation

Proposed block B south and east elevations

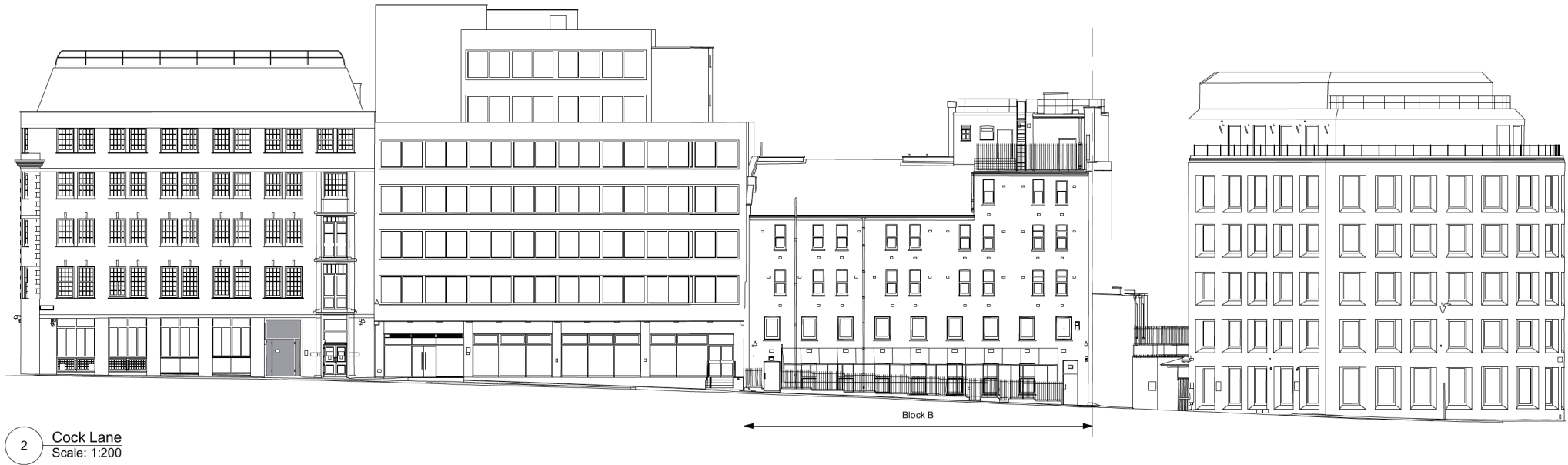


South elevation

East elevation

Proposed block B south and east elevations

isting



osed



Existing and proposed Cock Lane - street elevations

Existing



Proposed



Existing and proposed Snow Hill - street elevations



Snow Hill – street elevation



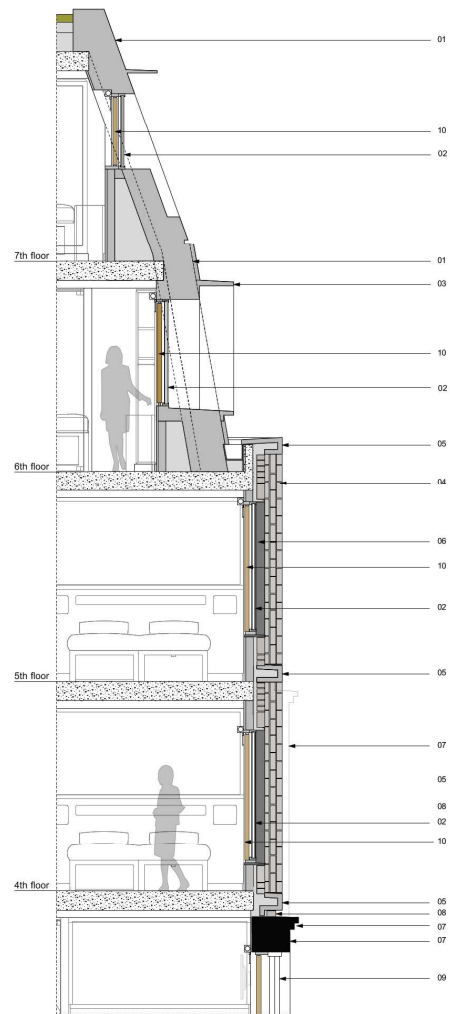
Cock Lane – street elevation



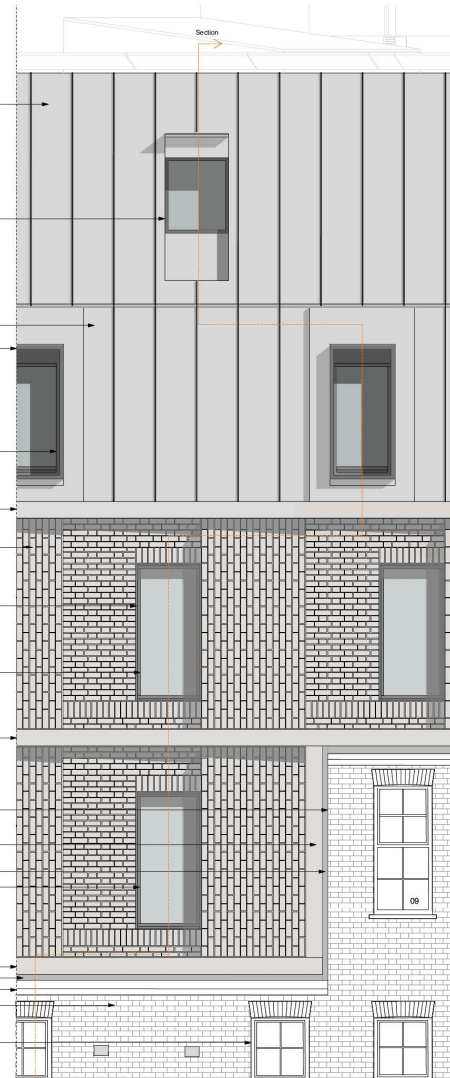
COCK LANE ELEVATION

Materials Key:

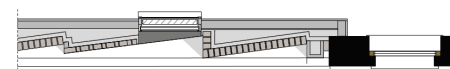
- 01 Grey Zinc Standing Seam roofing
- 02 Grey Double glazed Aluminium Framed windows
- 03 Grey Aluminium Dormer framing
- 04 Grey Coloured brickwork
- 05 Light Grey pre cast Stone cladding
- 06 Aluminium window reveal/ cill/ soffit
- 07 Existing External wall Fabric
- 08 Rebate/ Shadow gap transition between Existing/ proposed Fabric
- 09 Replaced multi pane Timber sash windows as original pattern
- 10 Proposed Internal Bedroom Privacy louver location



FACADE SECTION



ELEVATION



PLAN



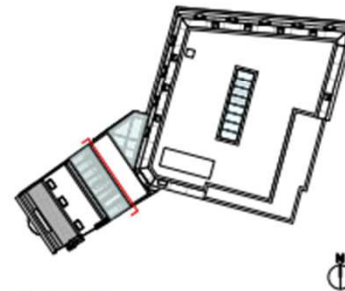
PERSPECTIVE SKETCH

Block B extension - materials

05.08 BLOCK A REAR ELEVATION

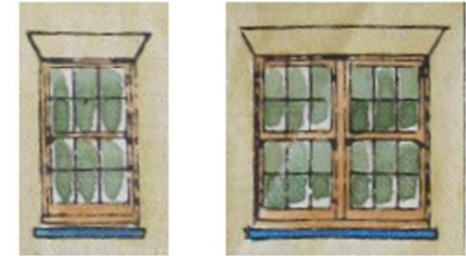


PROPOSED REAR ELEVATION

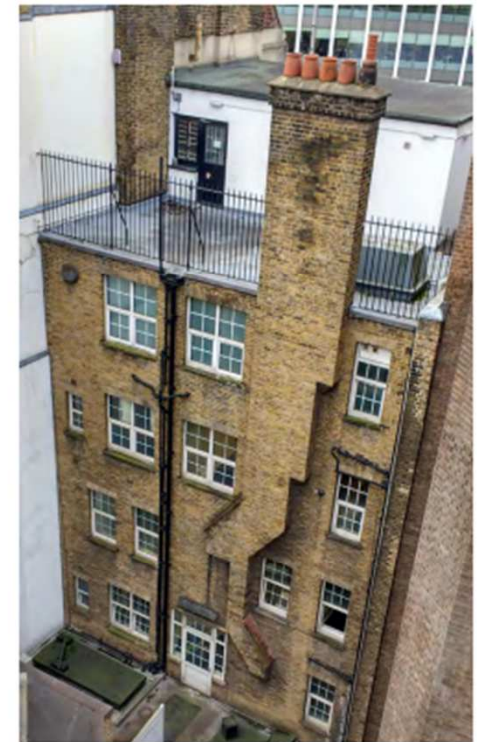


KEY PLAN

- New double pitched slate roof
- Retained chimney stack
- Window openings to be enlarged to doors
- UPVC windows to be replaced with timber sashes matching the original design
- Facade to be repaired



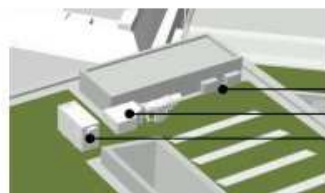
ARCHIVE DRAWINGS WINDOW DESIGN



EXISTING REAR ELEVATION

Proposed works to rear façade of Block 'A'

This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings subject to planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Newspaper Crime to Public Inspection) (Copying of Plans and Drawings) Order 1989 and must carry the relevant copyright restriction code. Scaling from this drawing should only be carried out from a point at the scale and size specified within the title block. Responsibility for ensuring correct use reproduction remains with the reader.



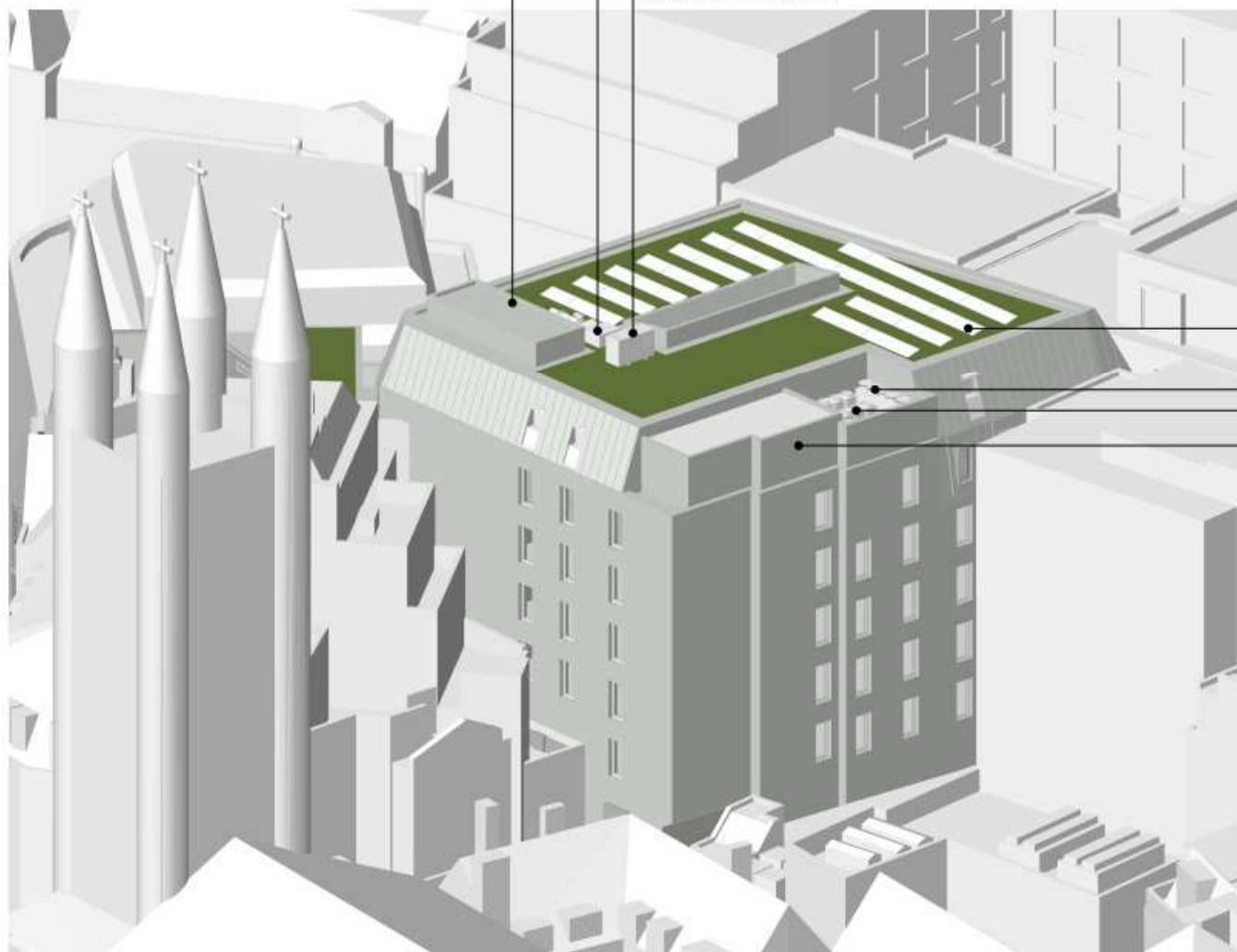
Additional view to show condenser units to the rear of the lift overrun

Split Condenser
Smoke Extract Fan
Backup generator

Split Condenser relocated to back of lift shaft, hidden in this view

Smoke Extract Fan, reduced in height

Backup generator, relocated so plant equipment is grouped, allowing for a larger uninterrupted green roof to the south-east



PV panels
AC units
Air source heat pumps
Internal plant room (7th floor)

A	06/06/21	Updated roof layout	DA
Rev	Date	Description	By

AXIOM ARCHITECTS
11 Watlington Square, 138-142 Holborn, London, EC1N 2SE
Tel: 0207 421 5888 www.axiomarchitects.co.uk

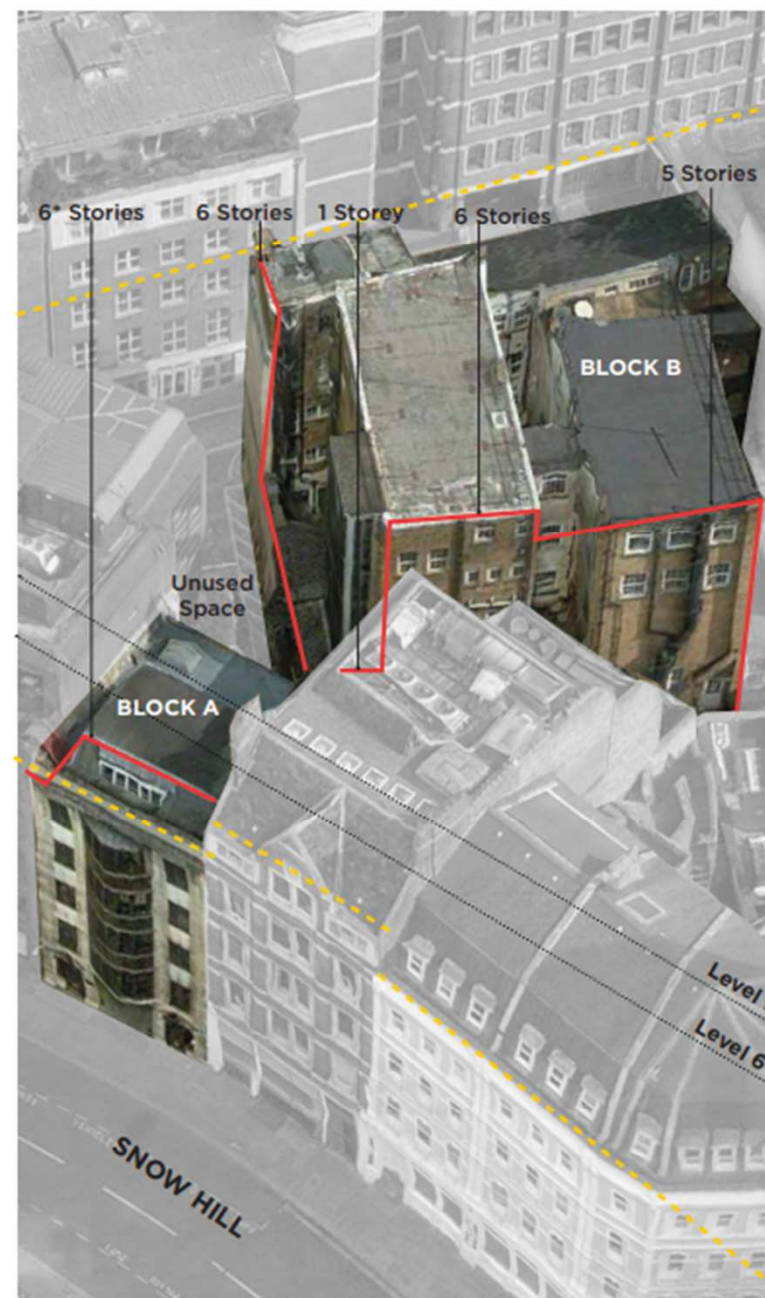
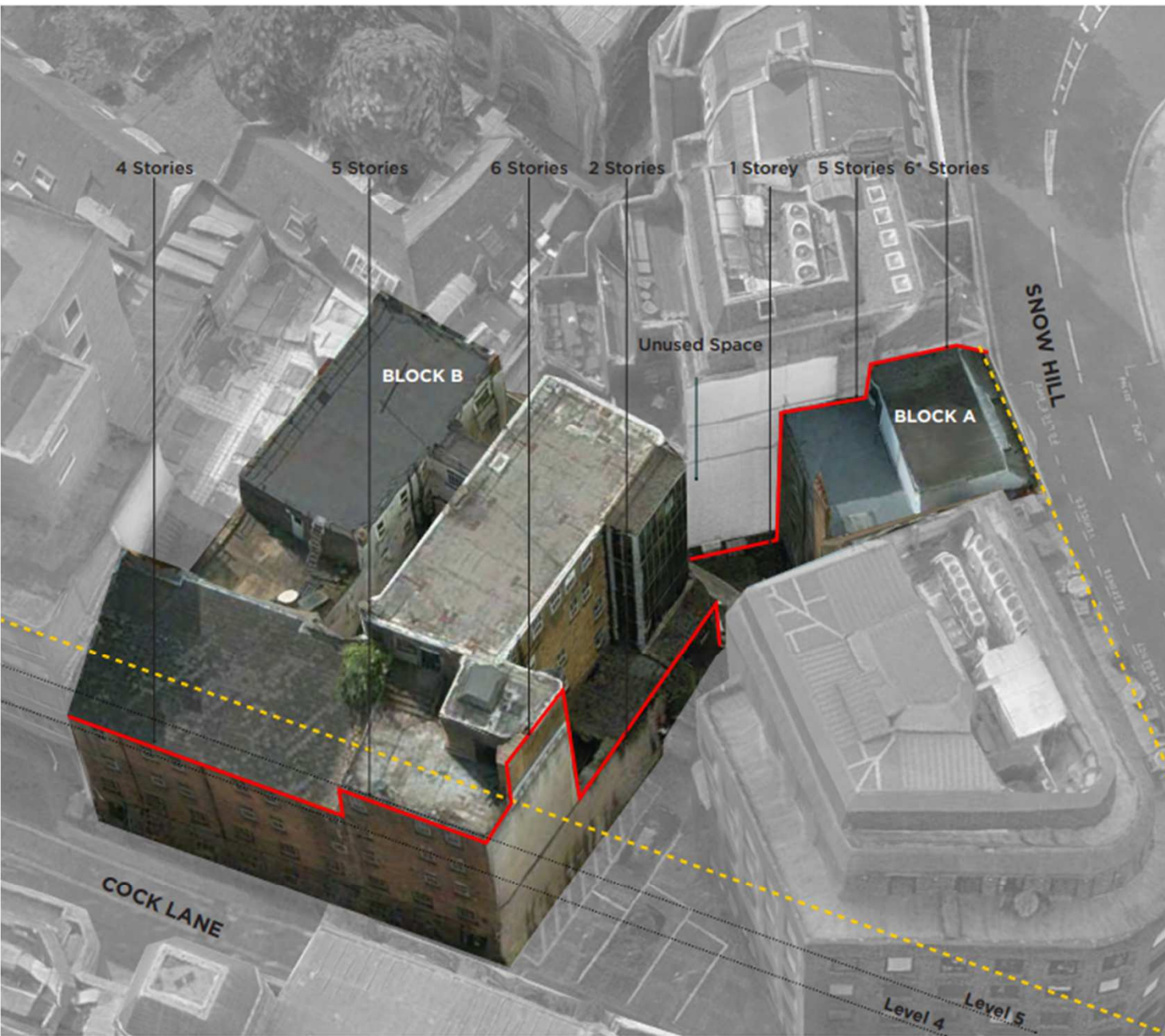
Client
Whitbread Group PLC
Project
5 Snow Hill,
London,
EC1A 2PD
Drawing
Axonometric roof plant view

Scale	Status	Date	Drawn	Checked
-------	--------	------	-------	---------

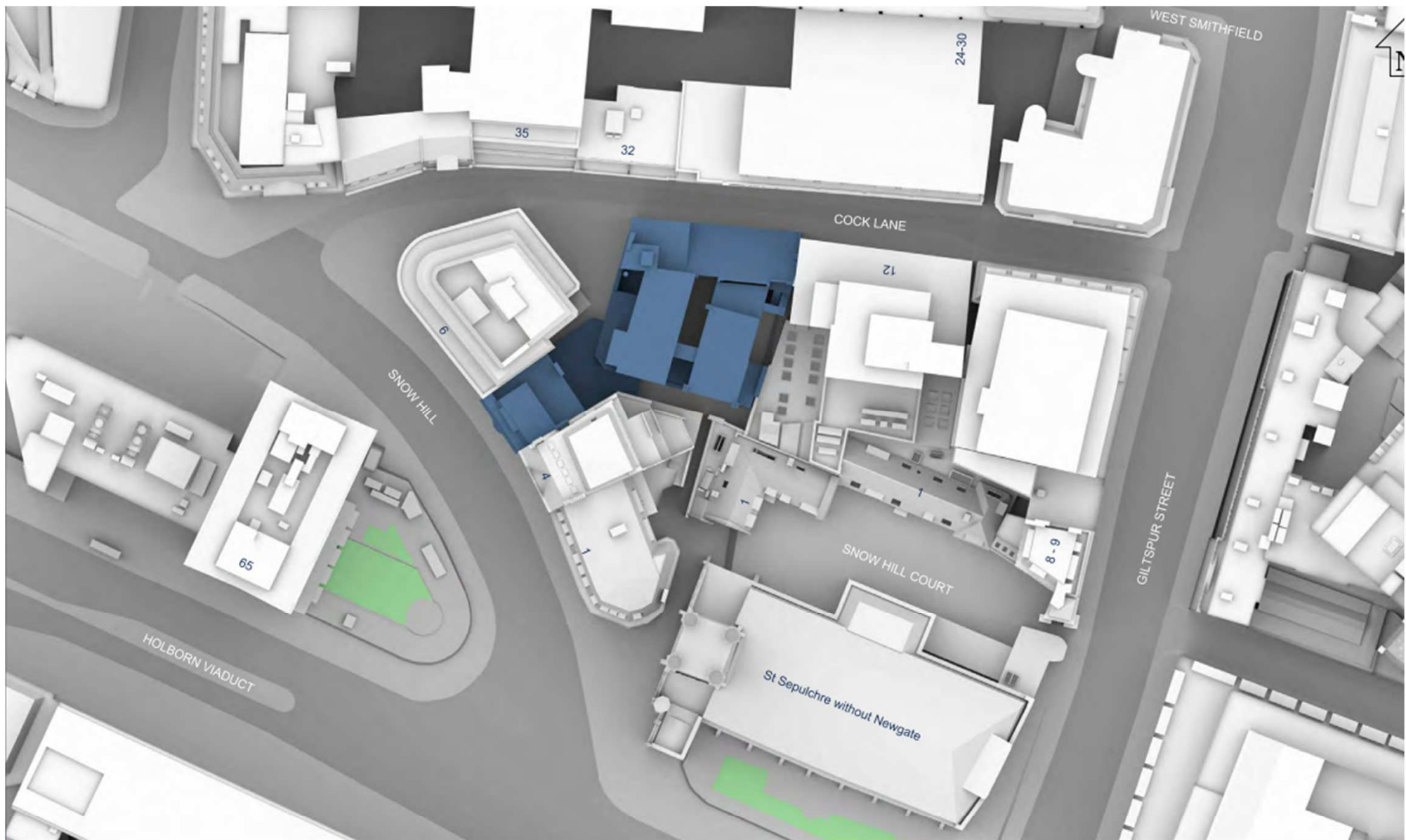
Axonometric roof plan



Axonometric roof plan



Existing massing at the site



Sources: Point2
 PointCloud scan
 site photos
 Axiom Architects
 Proposed Info (received 29/04/20)
 5177-Main Model.dwg
 Zmapping LTD
 3D model of surrounding area (received 21/08/19)
 terrain.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Snow Hill Police Station
 London

Title: Site Plan
 Existing Buildings



Existing massing



Sources: Point2
 PointCloud scan
 Site photos
 Axiom Architects
 Proposed Info (received 10/05/21)
 5177-Main Model Reduced Flank Wall Option 02.rvt
 Zmapping LTD
 3D model of surrounding area (received 21/08/19)
 terrain.dwg
 buildings.dwg

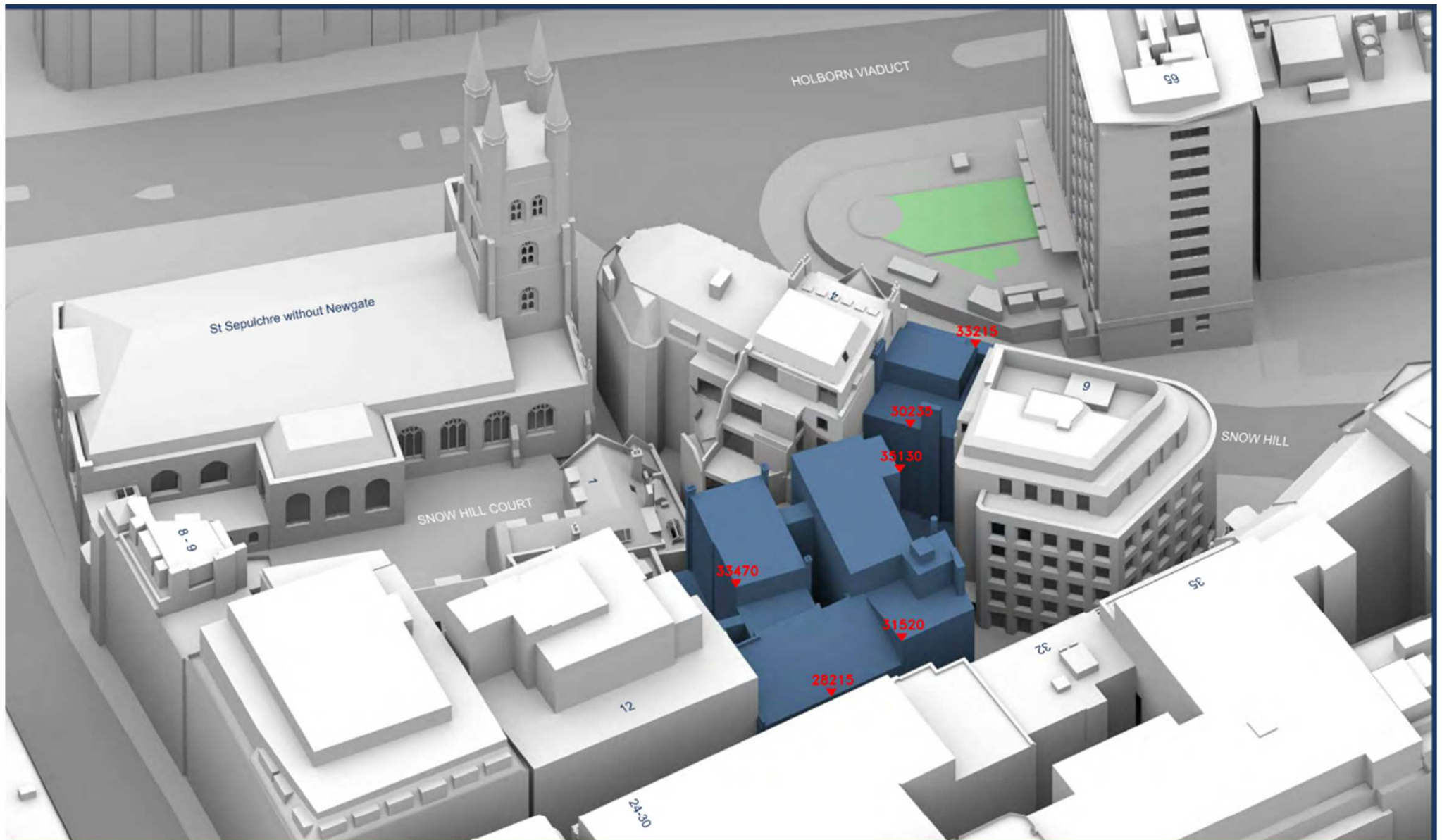
Key: Existing Buildings
 Proposed Scheme

Project: Snow Hill Police Station
 London

Title: Site Plan
 Proposed Scheme Dated 10/05/21



Proposed massing



Sources: Point2
 PointCloud scan
 site photos
 Axiom Architects
 Proposed Info (received 29/04/20)
 5177-Main Model.dwg
 Zmapping LTD
 3D model of surrounding area (received 21/08/19)
 terrain.dwg
 buildings.dwg

Key: Existing Buildings
 Proposed Scheme

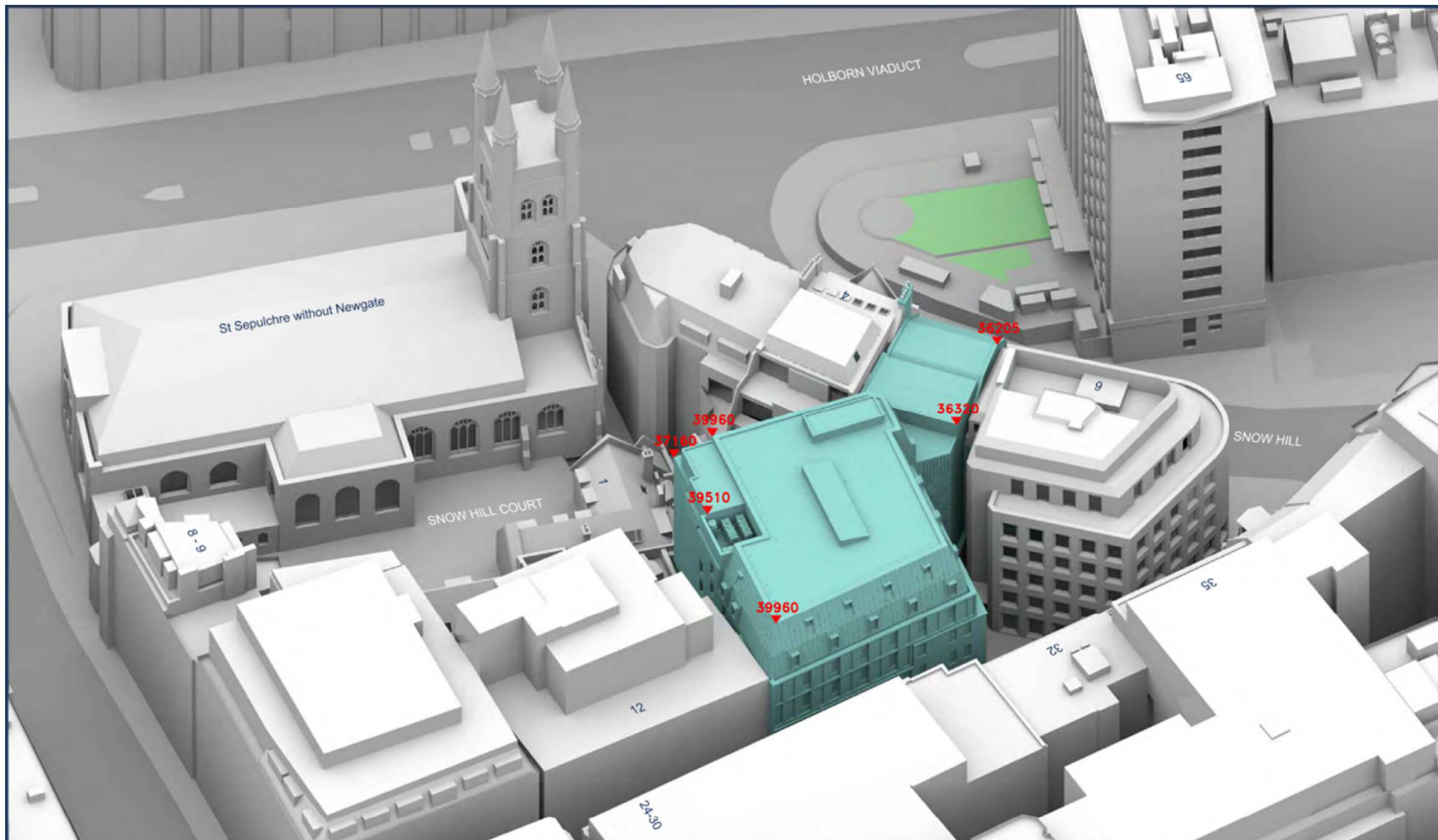
All Heights in mm AOD

Project: Snow Hill Police Station
 London

Title: 3D View
 Existing Buildings



Existing massing



Sources: Point2
 PointCloud scan
 Site photos
 Axiom Architects
 Proposed Info (received 10/05/21)
 5177-Main Model Reduced Flank Wall Option 02.rvt
 Zmapping LTD
 3D model of surrounding area (received 21/08/19)
 terrain.dwg
 buildings.dwg

Key: Existing Buildings
 Proposed Scheme

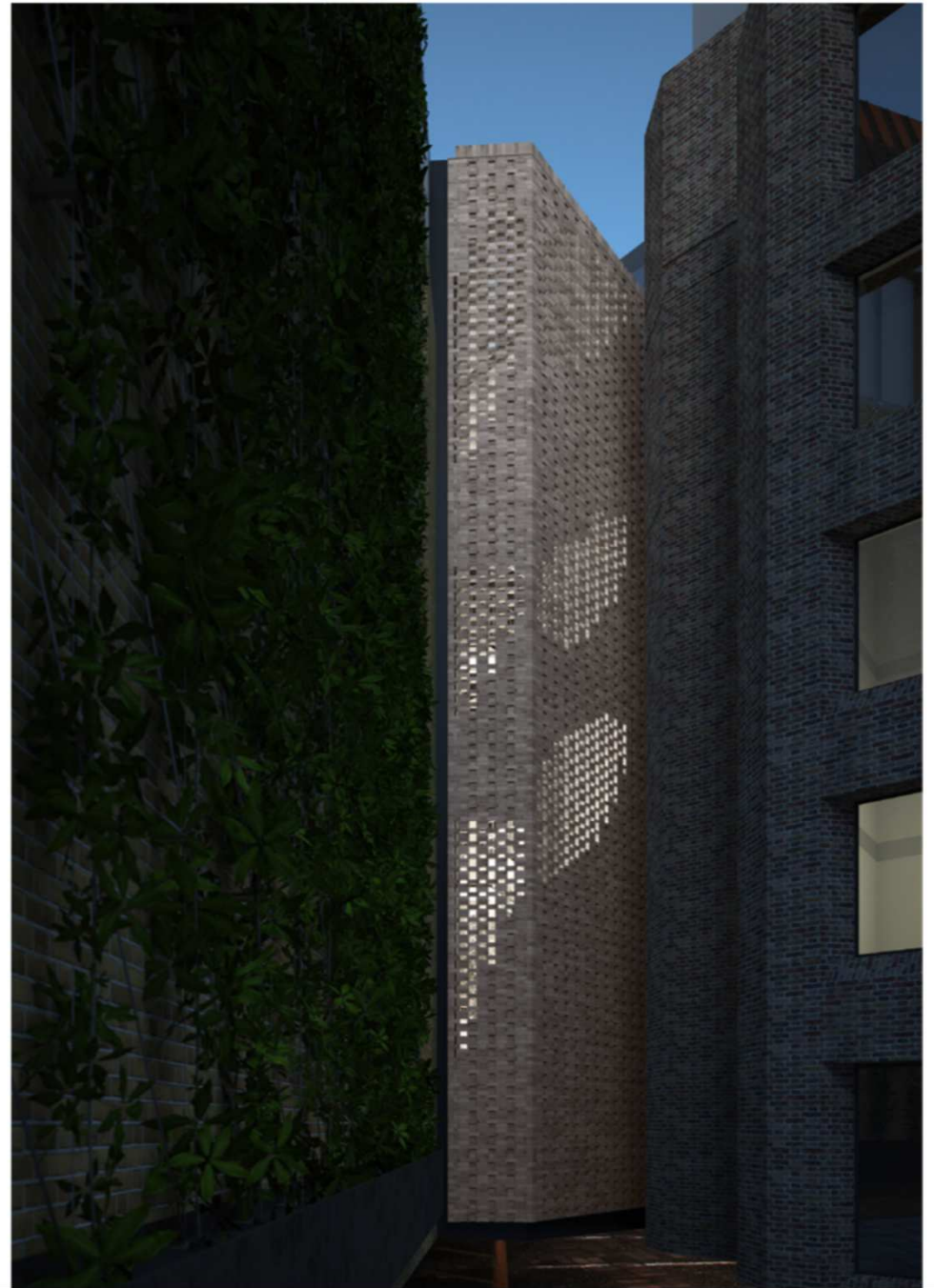
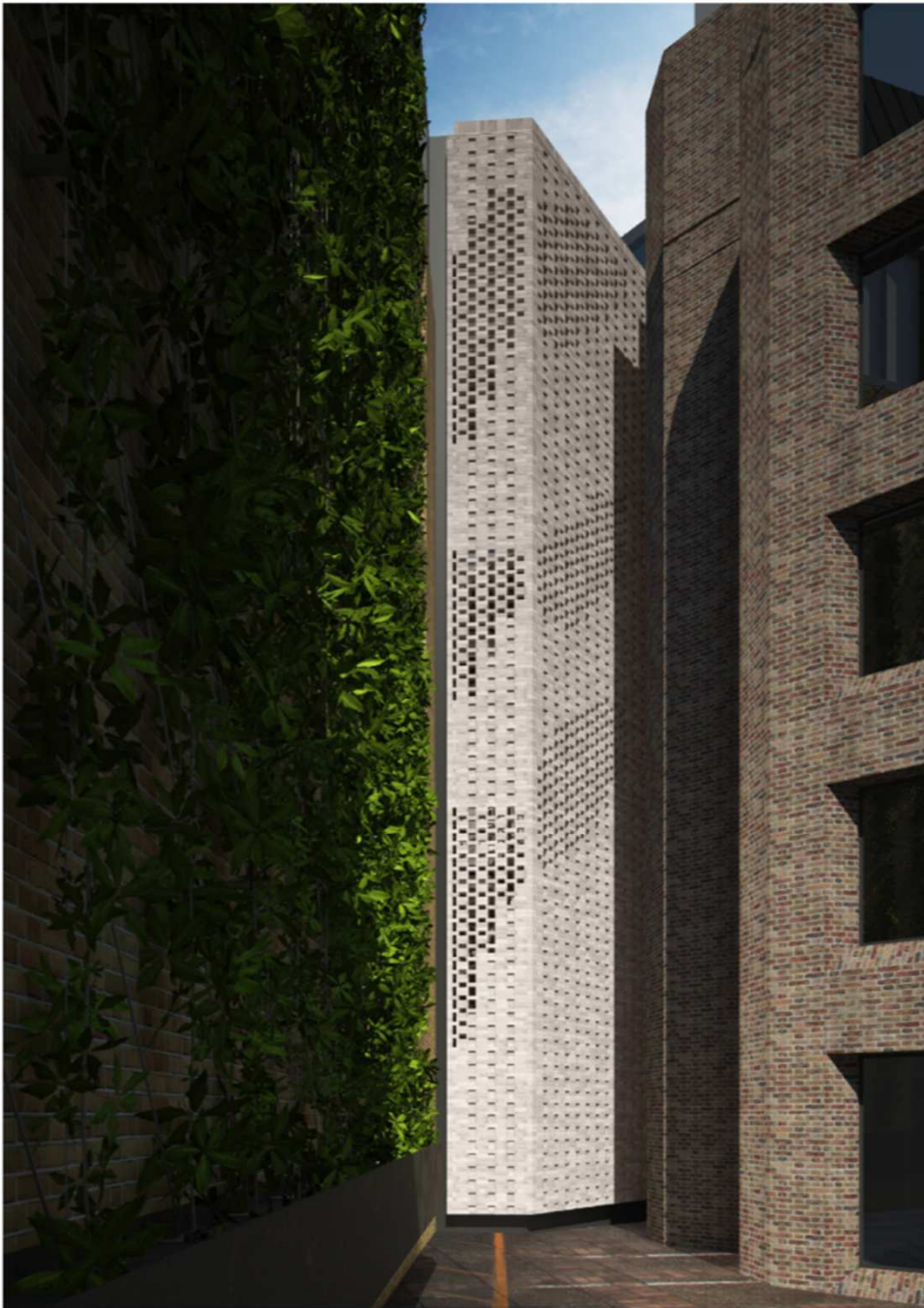
All Heights in mm AOD

Project: Snow Hill Police Station
 London

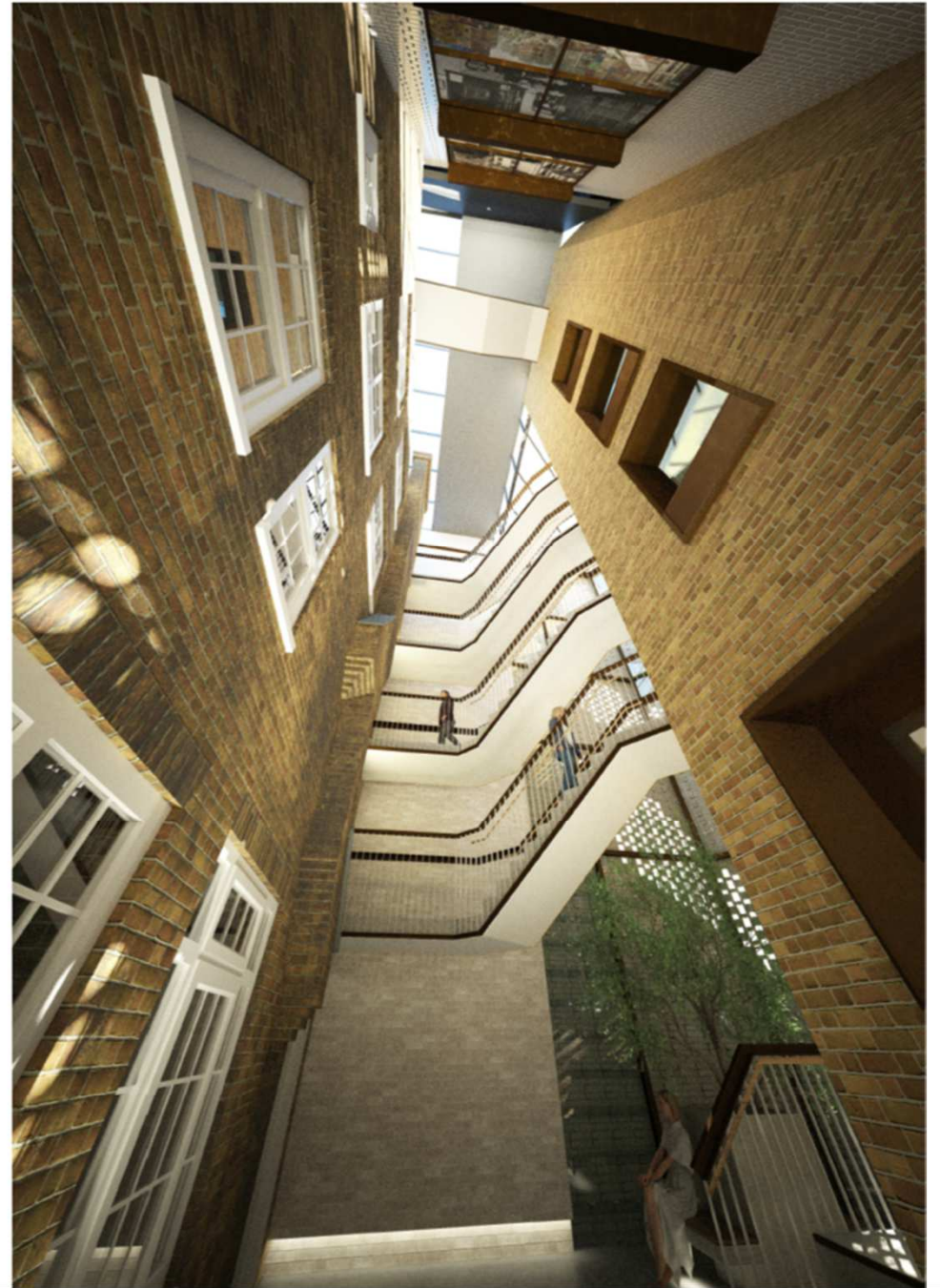
Title: 3D View
 Proposed Scheme Dated 10/05/21



Proposed massing



External atrium views



Internal atrium views



Existing Snow Hill view – looking southeast



Existing Snow Hill view – looking southeast



Existing Holborn Viaduct view – looking north



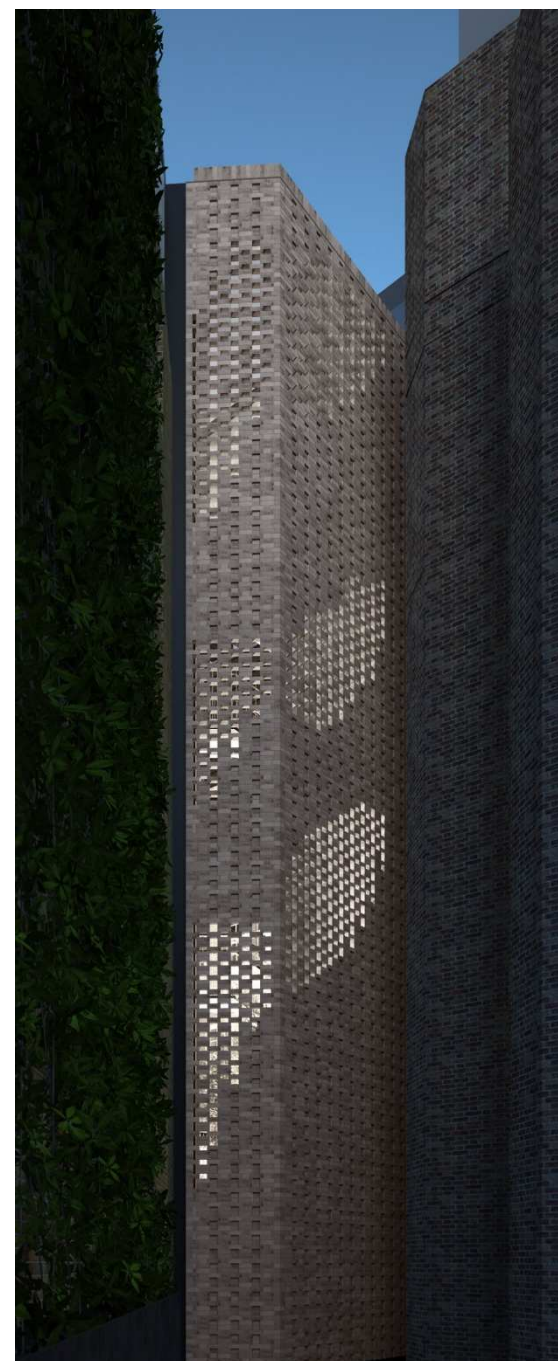
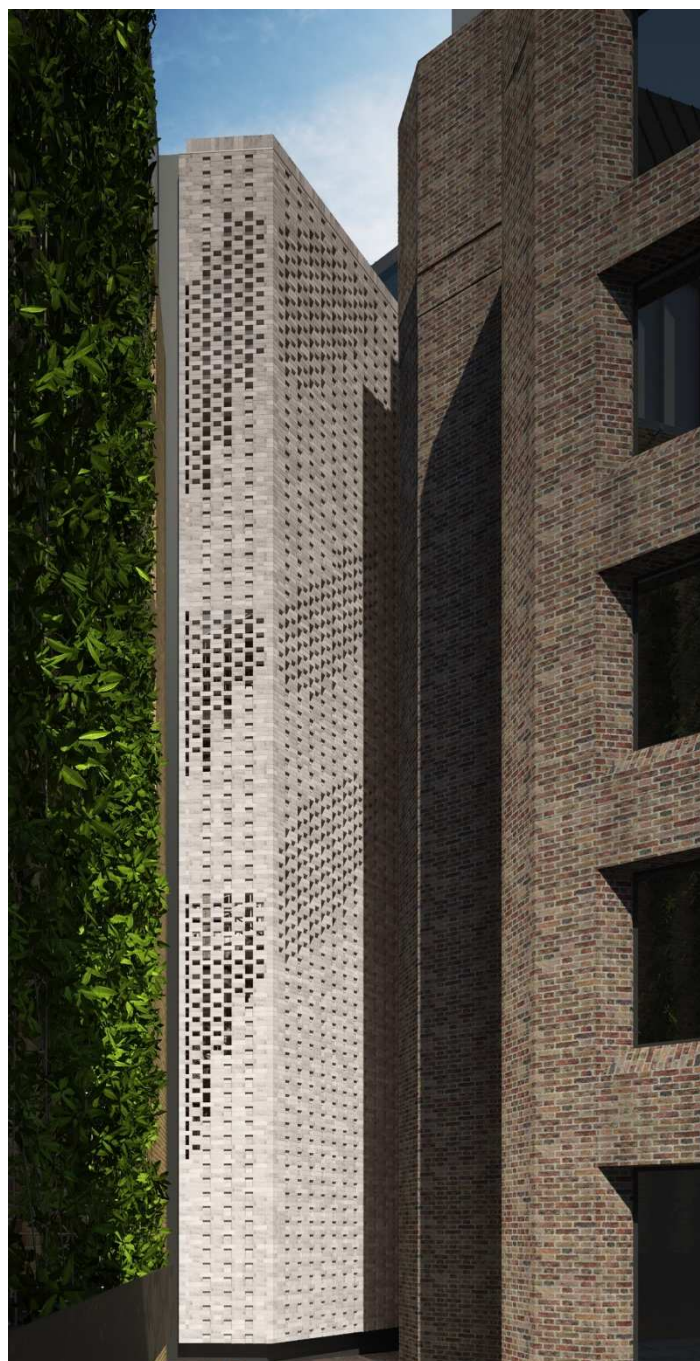
Proposed Holborn Viaduct view – looking north



Existing and proposed Cock Lane view – looking east



Existing and proposed Cock Lane view – looking west

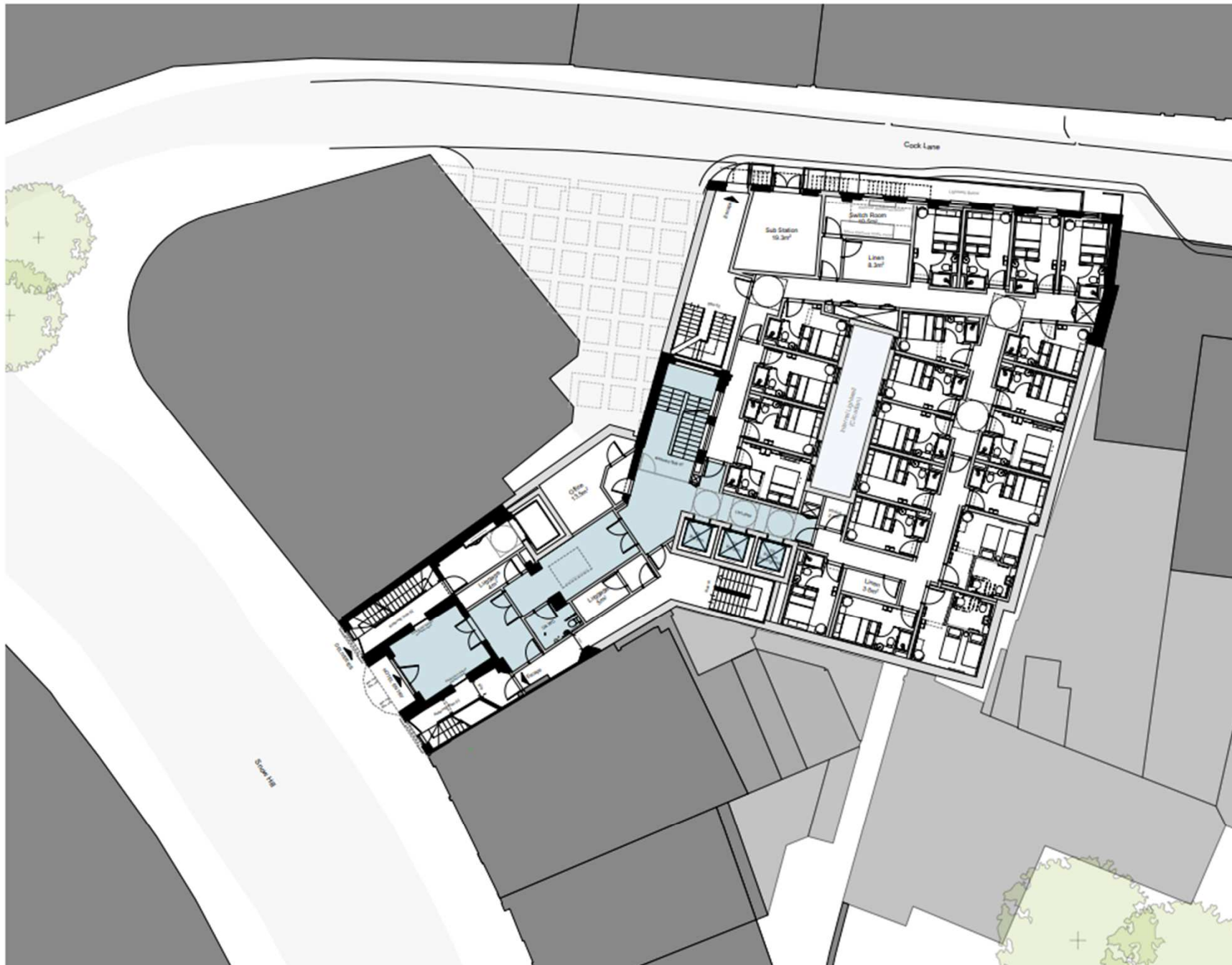


Internal and external views of atrium

GREEN PLANTER



Green wall



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings submitted for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Copy to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright notification. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 1m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls

Existing to be retained

New

Area

Public Space

Rev. Date Description By CR

AXIOM ARCHITECTS
3 Waterhouse Square 130-142 Holborn London EC1N 2SP
Tel: 020 7 421 8888 www.axiomarchitects.co.uk

Client
Whitbread Group PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
Ground Floor Plan
Public Space

Scale: 1:100 @ A1 Status: Planning Date: 20/03/21 Drawn: Checked:

Ground Floor Public Access



This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Planning of Copies of Plans and Drawings) Order 1987 and must carry the relevant copyright notation note. Scaling from this drawing should only be carried out from a print at the scale and size specified within the title block. Responsibility for ensuring correct size reproduction remains with the reader.

0m 5m 10m
APPROXIMATE SCALE BAR

Key:

Walls
Existing
to be retained

New

Areas
Public Space

A 30/06/21 Platform lift added. DA.
Rev. Date Description By C/O

AXIOM ARCHITECTS
3 Woodhouse Square 138-142 Holborn London EC1N 2DW
Tel: 0207 421 5885 www.axiomarchitects.co.uk

Client
Whitbread Group PLC

Project
Hub by Premier Inn
5 Snow Hill
London, EC1A 2PD

Drawing
**First Floor Plan
Public Space**

Scale
1:100 @ A1

Status
Planning

Date
20/06/21

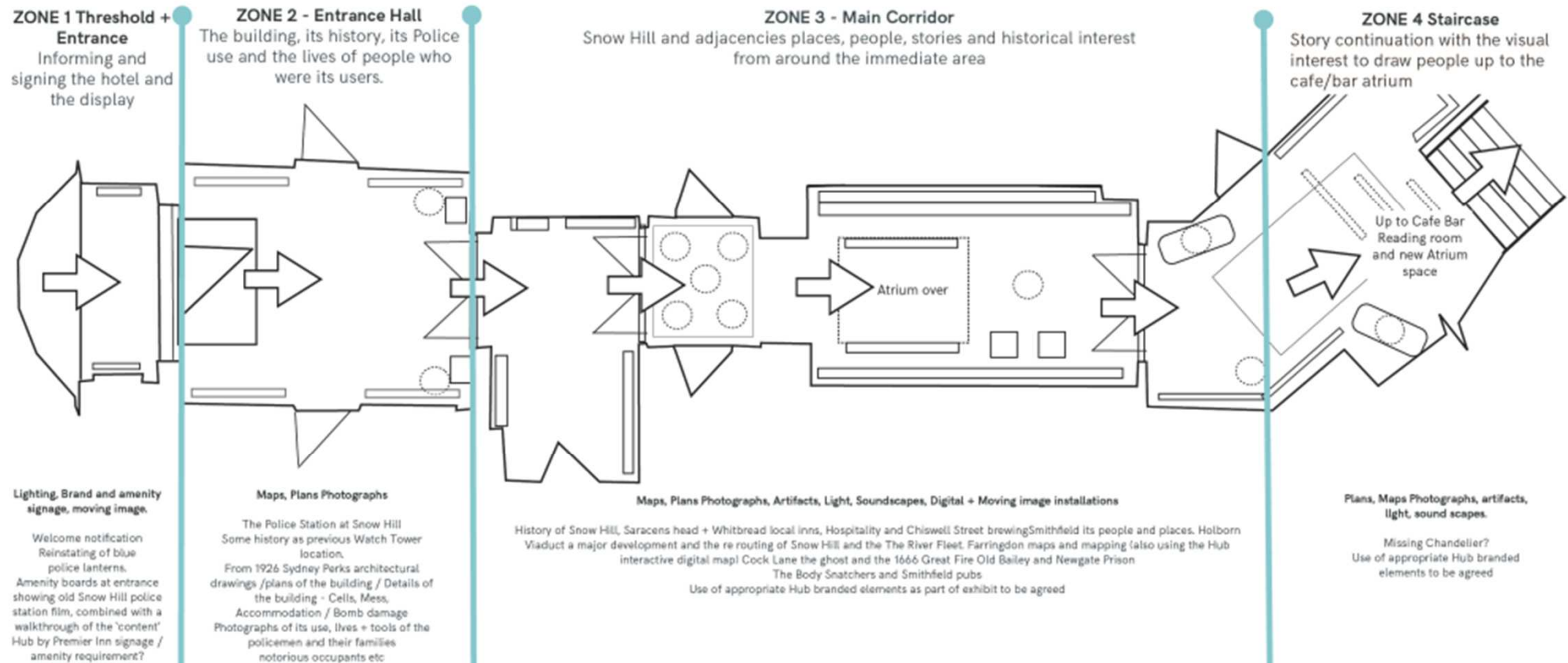
Drawn
DA

First Floor Public Access

Publicly Accessible Cultural Display - Zonal Plan

The space allocated to the display consists of the threshold and main entrance, the entrance hall and corridor space (with a new atrium over) leading to a retained set of stairs to the Reading room, new cafe/bar, new atrium space and guest reception.

Each area will be zoned around both hub by Premier Inn branding and signage required for the hotel operation.



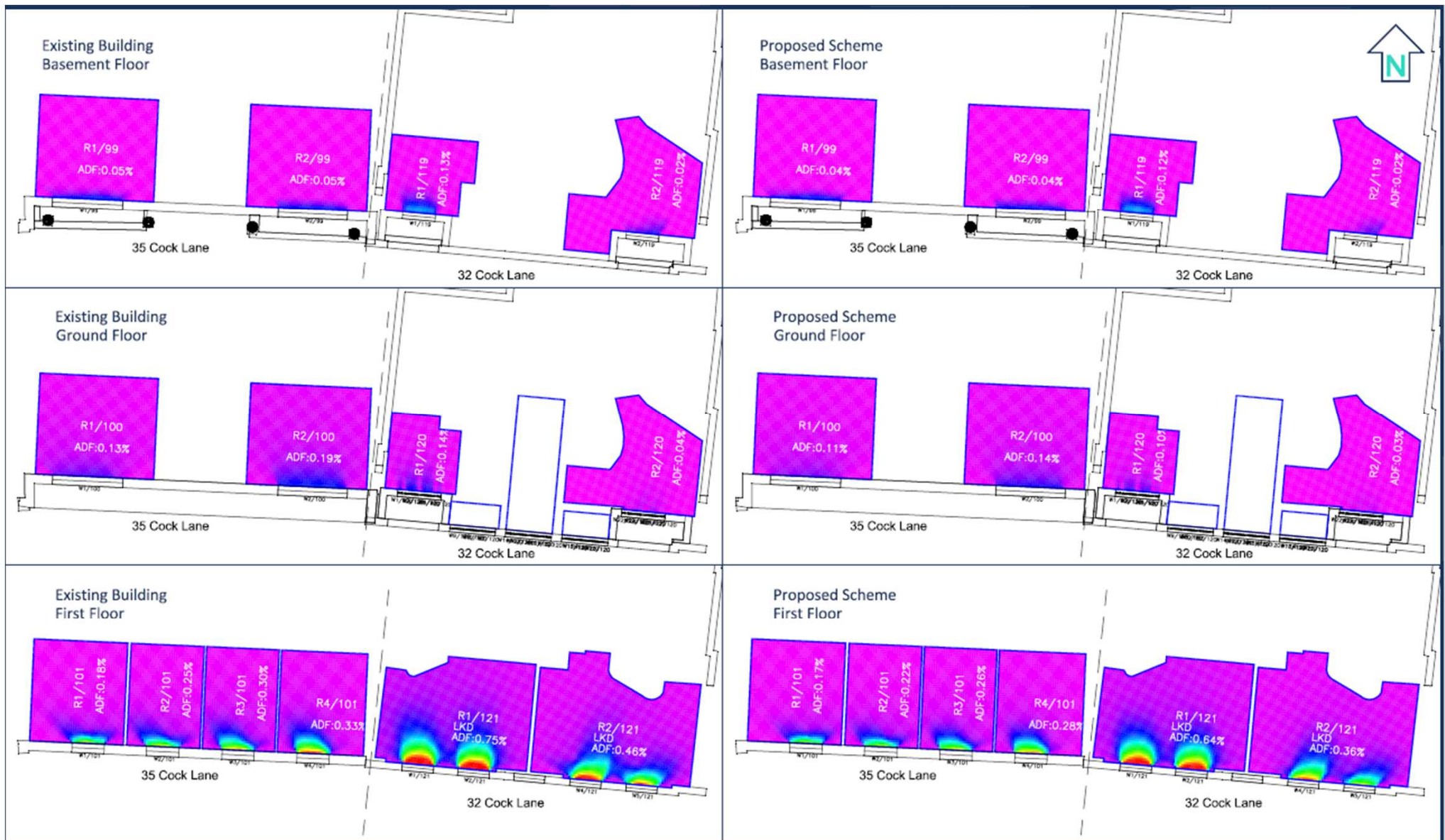
Cultural display ground floor

Publicly Accessible Cultural Display - View from Entrance

6



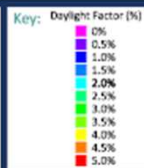
Indicative view from entrance (cultural plan)



Sources: Point2
Point Cloud Scan
Site photos

Axiom Architects
Proposed info (received 10/05/21)
S177-Main Model Reduced Flank Wall Option 02.rvt

Zmapping LTD
3D model of surrounding area (received 21/08/19)
terrain.dwg
buildings.dwg



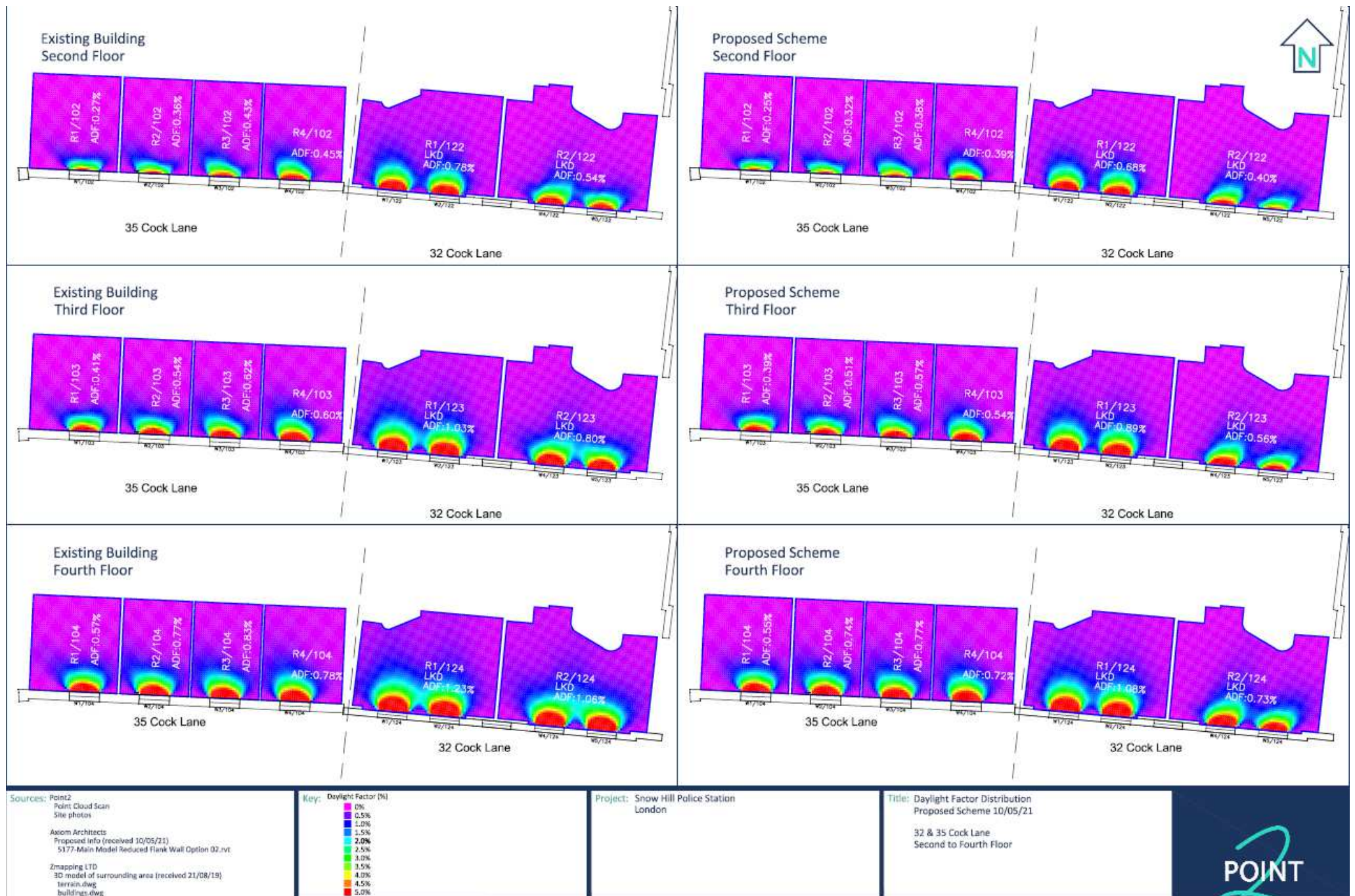
Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21

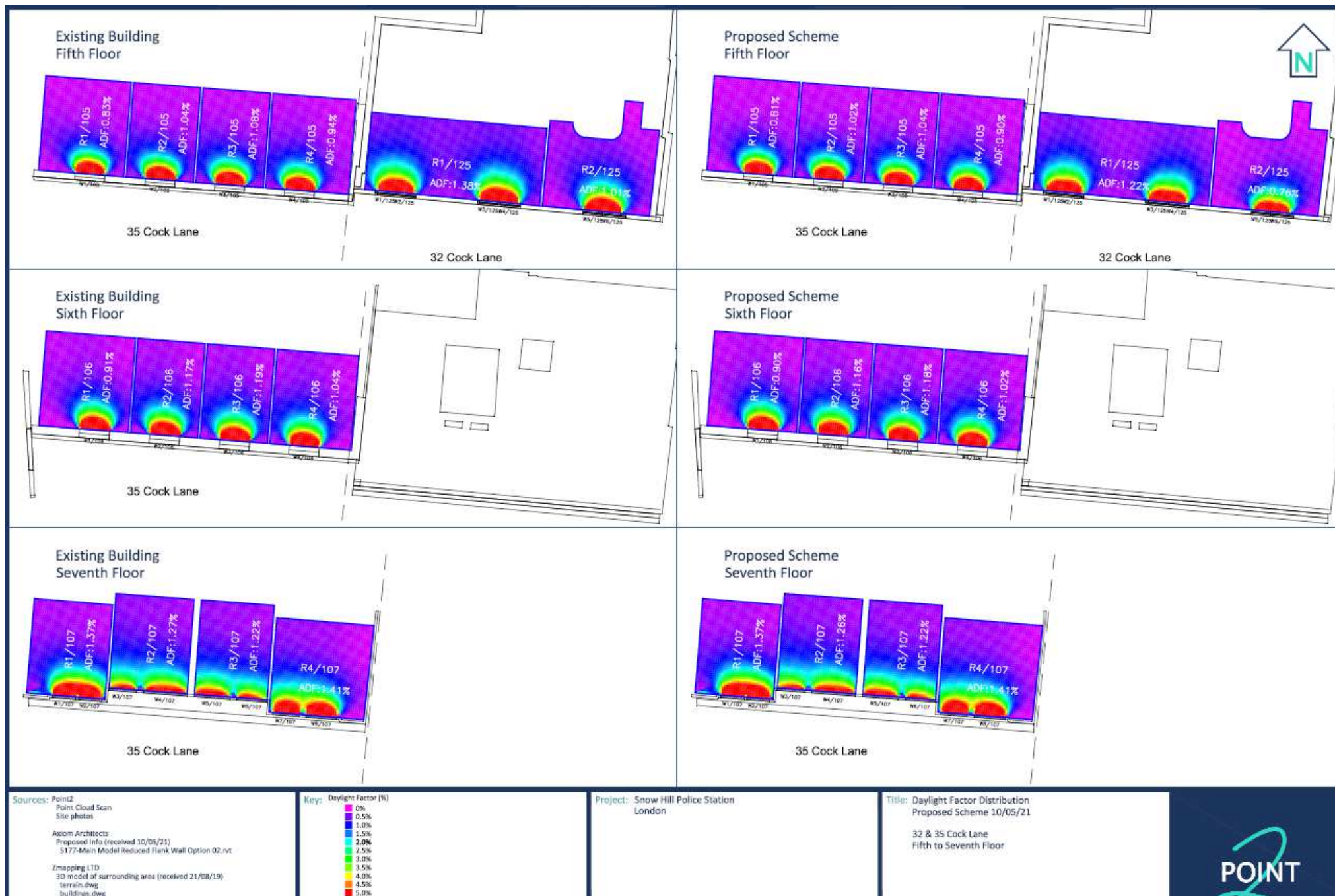
32 & 35 Cock Lane
Basement to First Floor



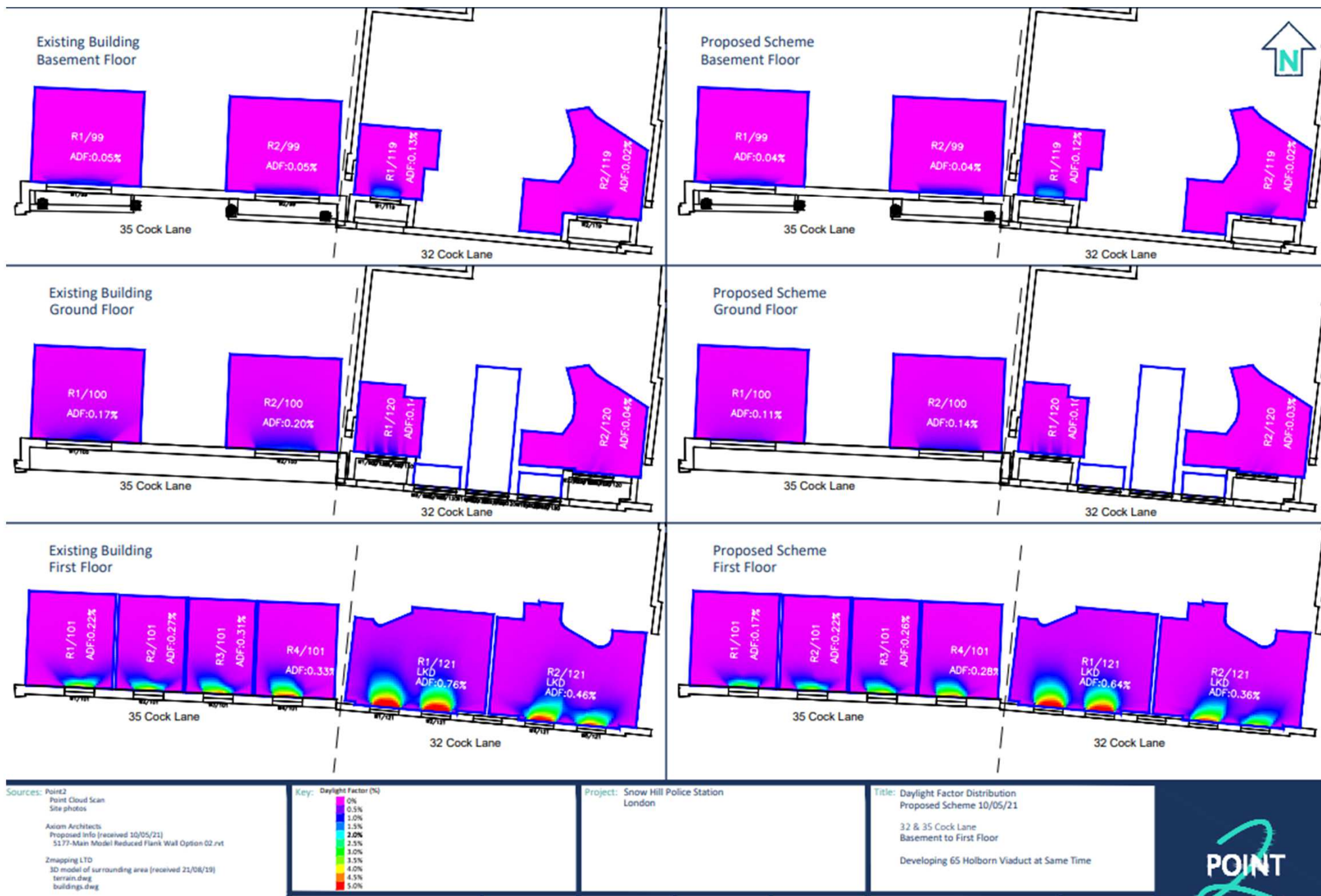
Radiance study for 32 and 35 Cock Lane (existing vs. proposed scenario)



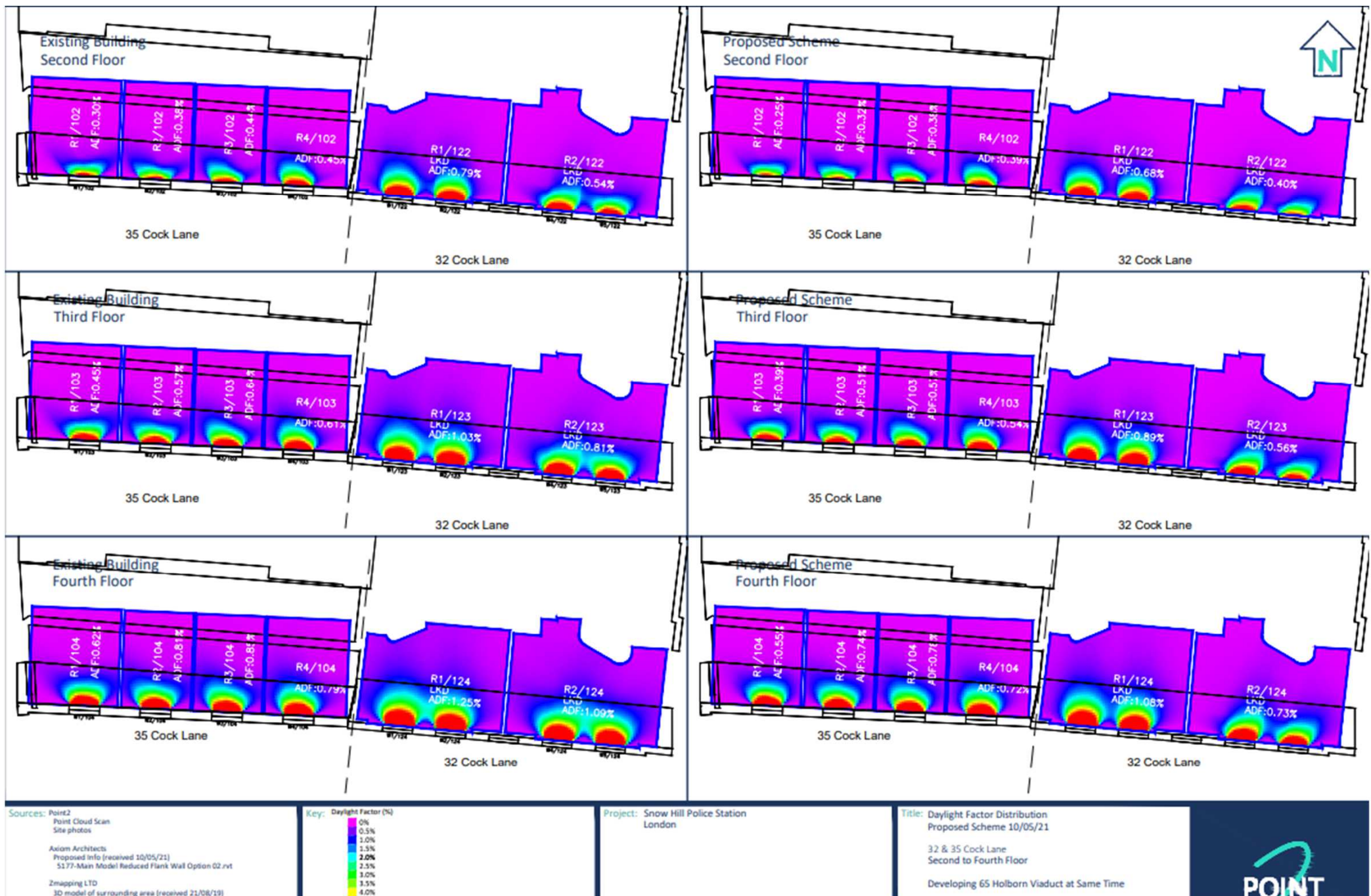
Radiance study for 32 and 35 Cock Lane (existing vs. proposed scenario)



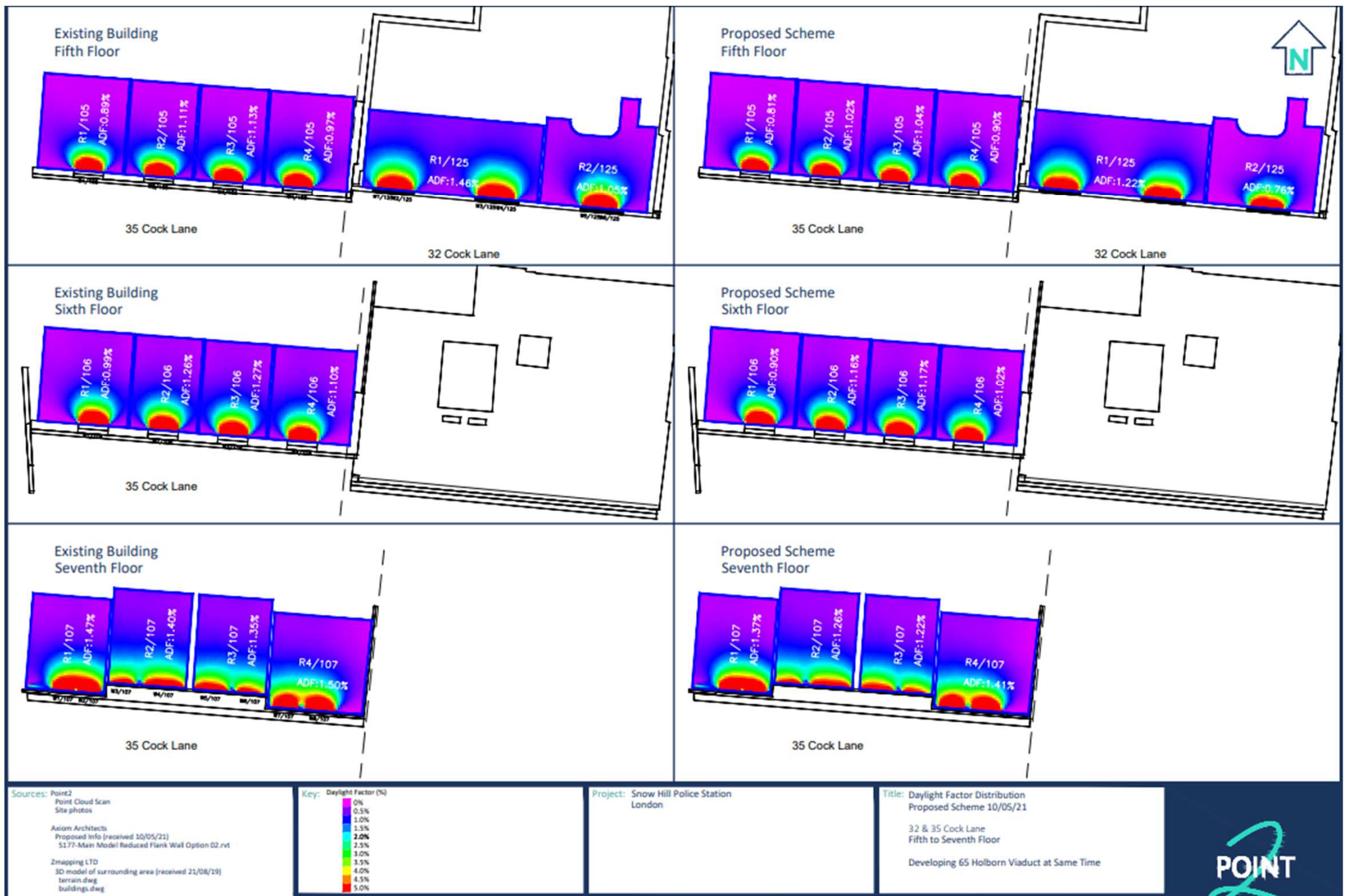
Radiance study for 32 and 35 Cock Lane (existing vs. proposed scenario)



Radiance study for 32 and 35 Cock Lane (existing vs. cumulative scenario)

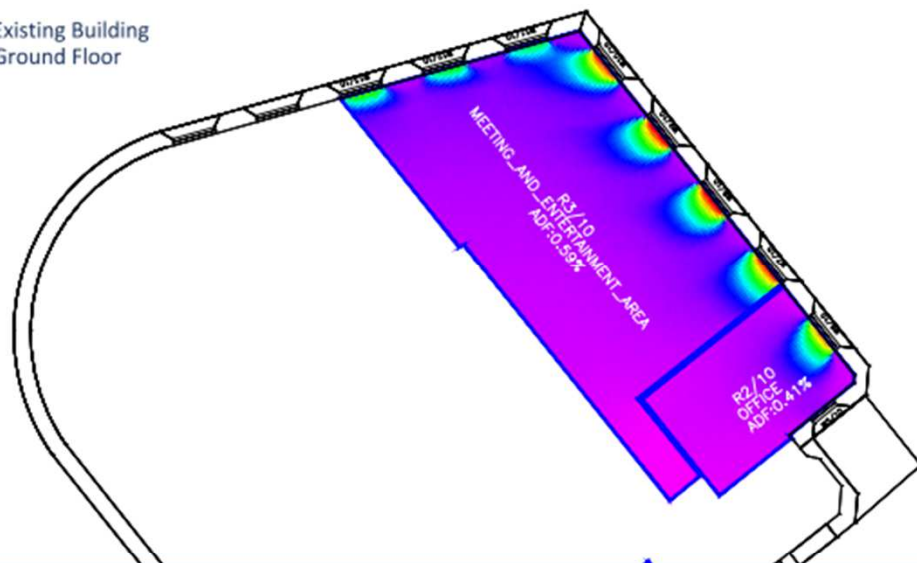


Radiance study for 32 and 35 Cock Lane (existing vs. cumulative scenario)

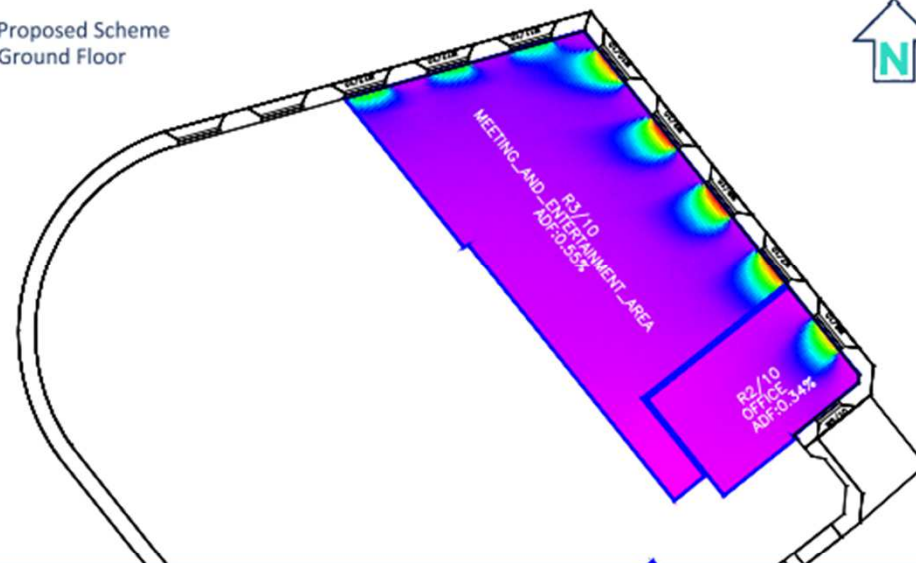


Radiance study for 32 and 35 Cock Lane (existing vs. cumulative scenario)

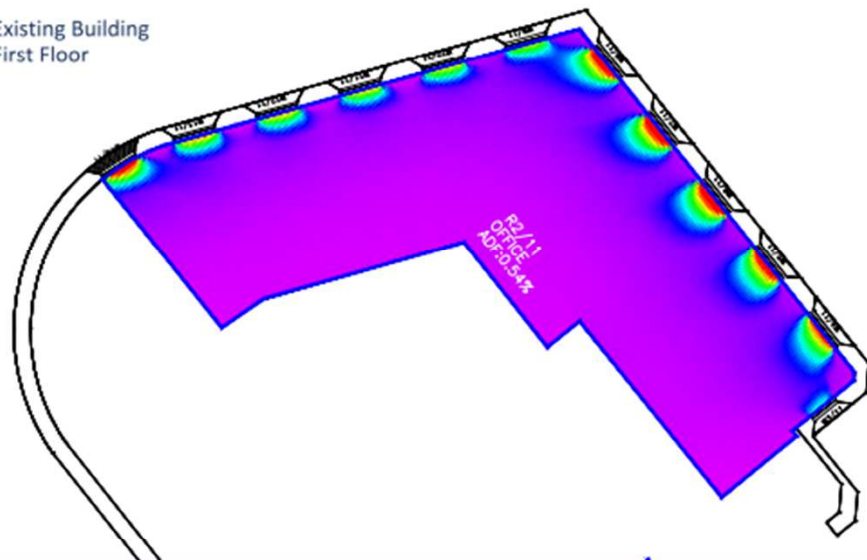
Existing Building
Ground Floor



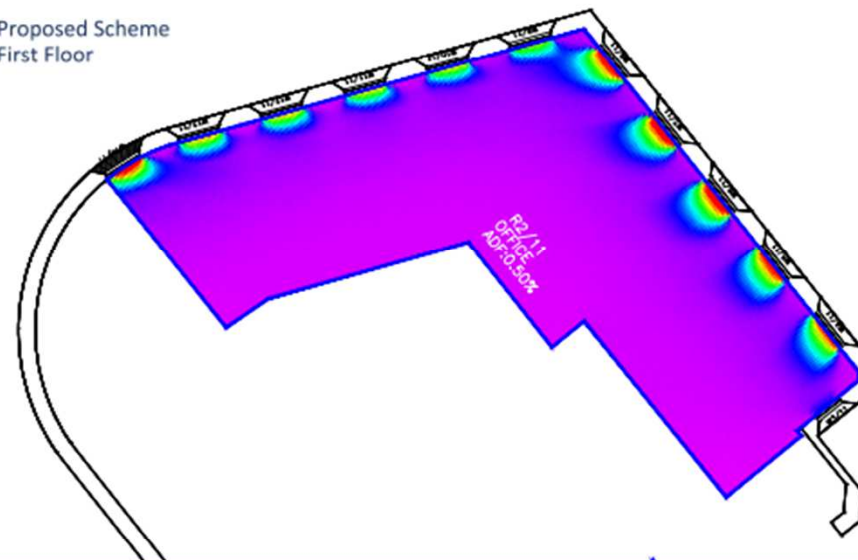
Proposed Scheme
Ground Floor



Existing Building
First Floor



Proposed Scheme
First Floor



Sources: Point2
Point Cloud Scan
Site photos
Axiom Architects
Proposed Info (received 10/05/21)
5177-Main Model Reduced Flank Wall Option 02.rvt
Zmapping LTD
3D model of surrounding area (received 21/06/19)
terrain.dwg
buildings.dwg

Key: Daylight Factor (%)

0%
0.5%
1.0%
1.5%
2.0%
2.5%
3.0%
3.5%
4.0%
4.5%
5.0%

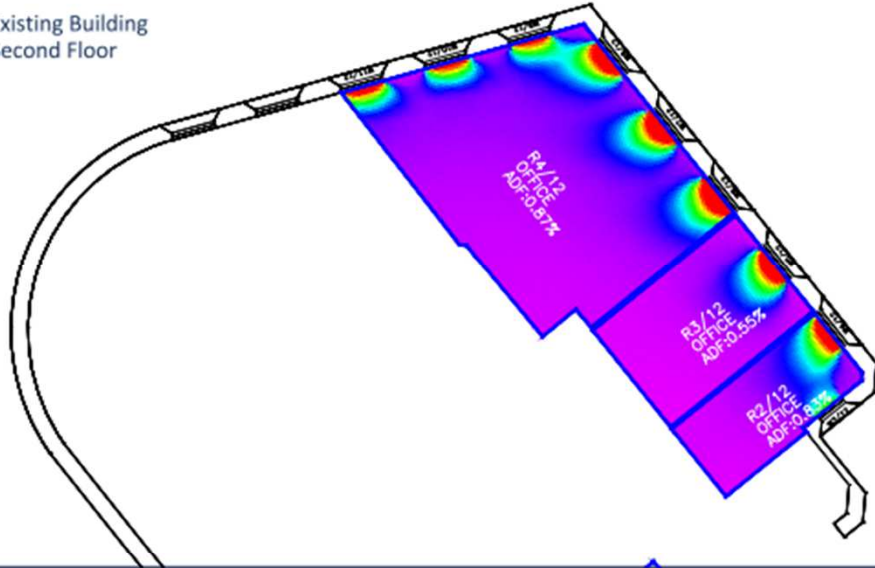
Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21
6 Snow Hill
Ground Floor and First Floor

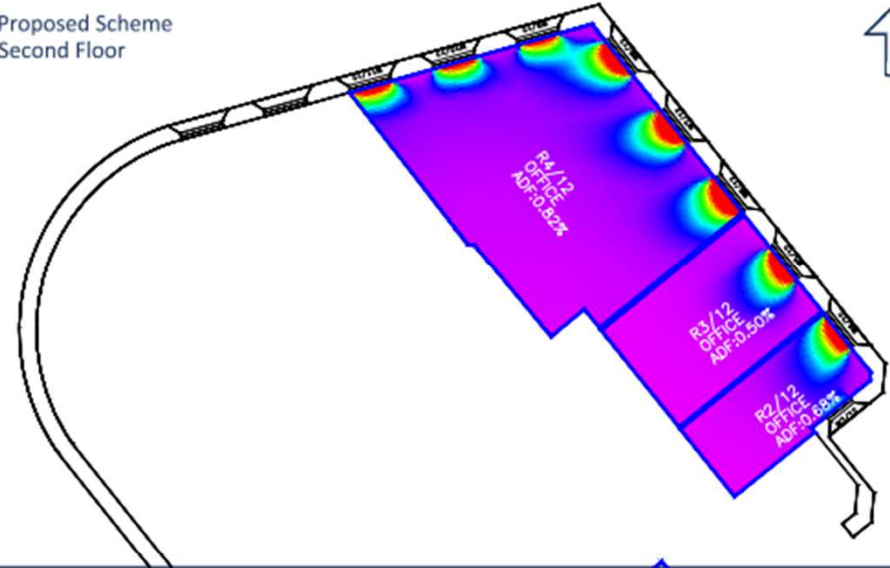
POINT

Radiance study for 6 Snow Hill (existing vs. proposed scenario)

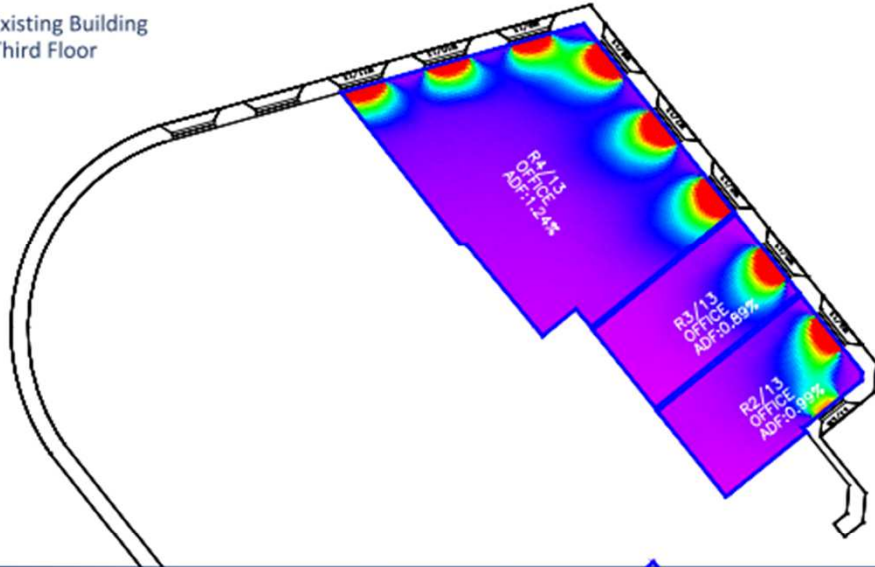
Existing Building
Second Floor



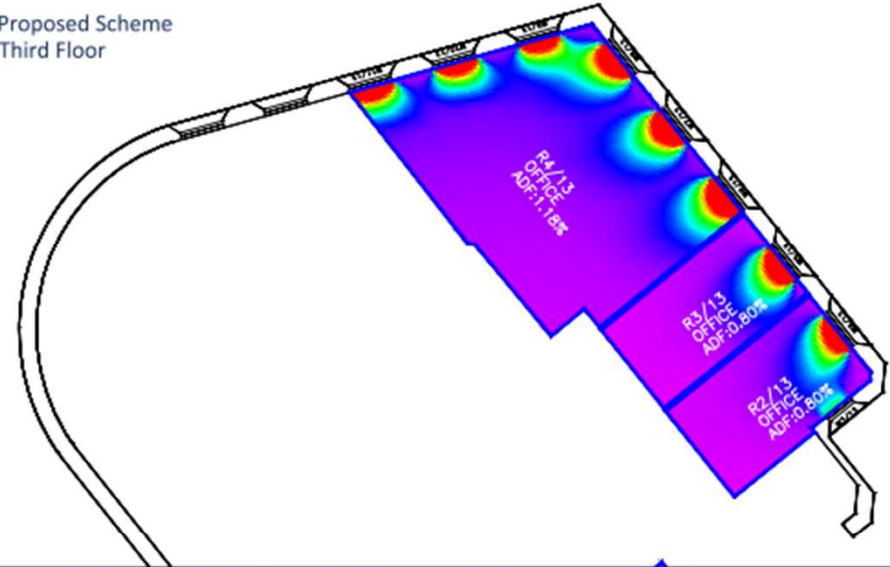
Proposed Scheme
Second Floor



Existing Building
Third Floor



Proposed Scheme
Third Floor



Sources: Point2
Point Cloud Scan
Site photos
Axiom Architects
Proposed Info (received 10/05/21)
5177-Main Model Reduced Flank Wall Option 02.rvt
Zmapping LTD
3D model of surrounding area (received 21/08/19)
terrain.dwg
buildings.dwg

Key: Daylight Factor (%)

0%
0.5%
1.0%
1.5%
2.0%
2.5%
3.0%
3.5%
4.0%
4.5%
5.0%

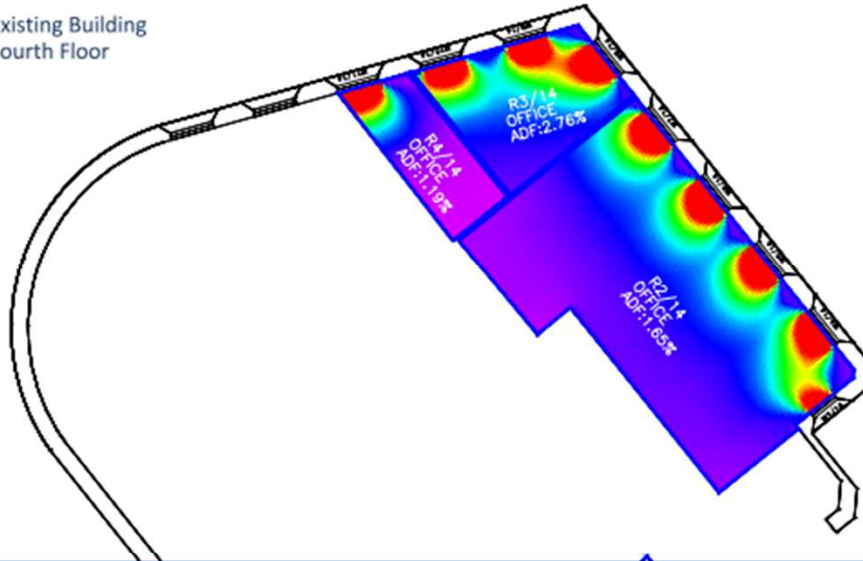
Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21
6 Snow Hill
Second and Third Floor

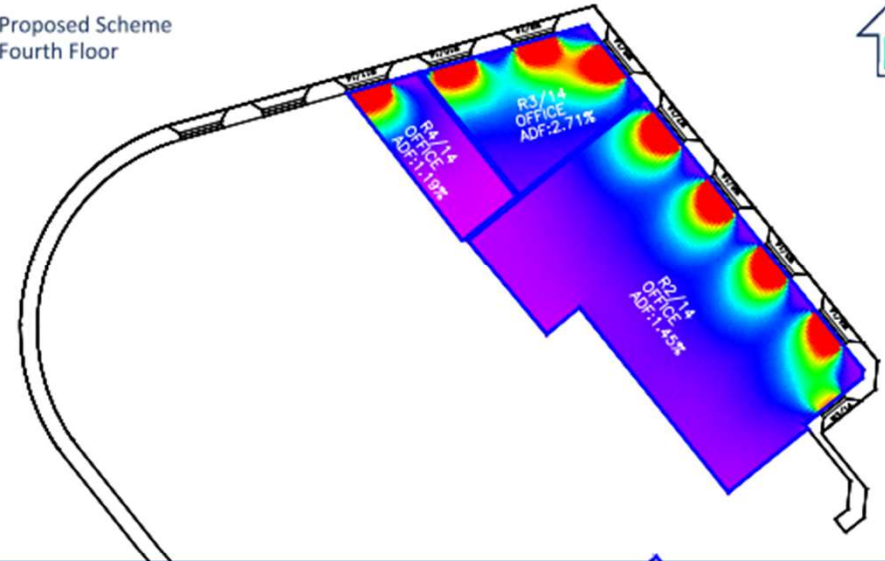
POINT

Radiance study for 6 Snow Hill (existing vs. proposed scenario)

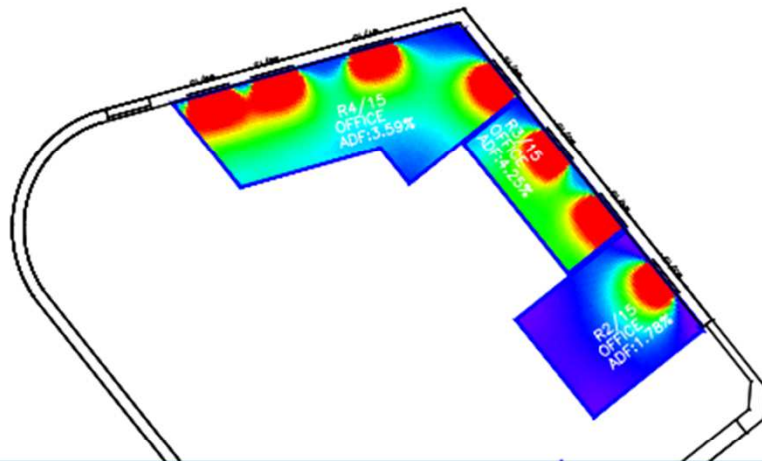
Existing Building
Fourth Floor



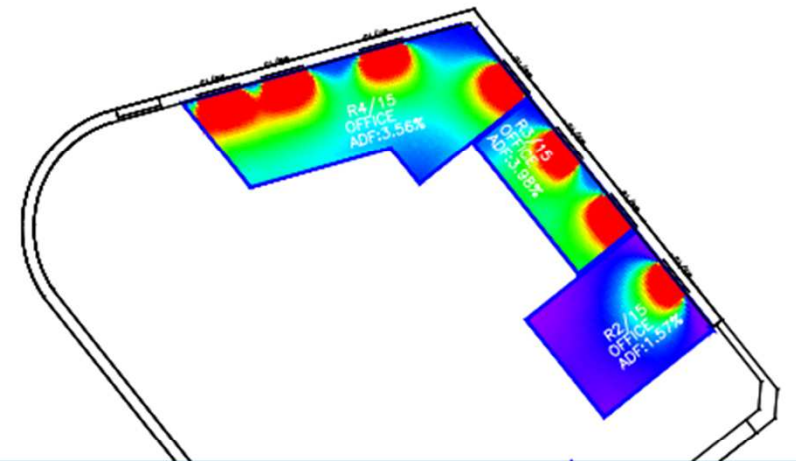
Proposed Scheme
Fourth Floor



Existing Building
Fifth Floor



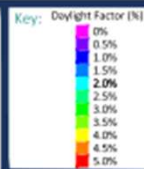
Proposed Scheme
Fifth Floor



Sources: Point2
Point Cloud Scan
Site photos

Axiom Architects
Proposed Info (received 10/05/21)
5177-Main Model Reduced Flank Wall Option 02.rvt

Zmapping LTD
3D model of surrounding area (received 21/06/19)
terrain.dwg
buildings.dwg



Project: Snow Hill Police Station
London

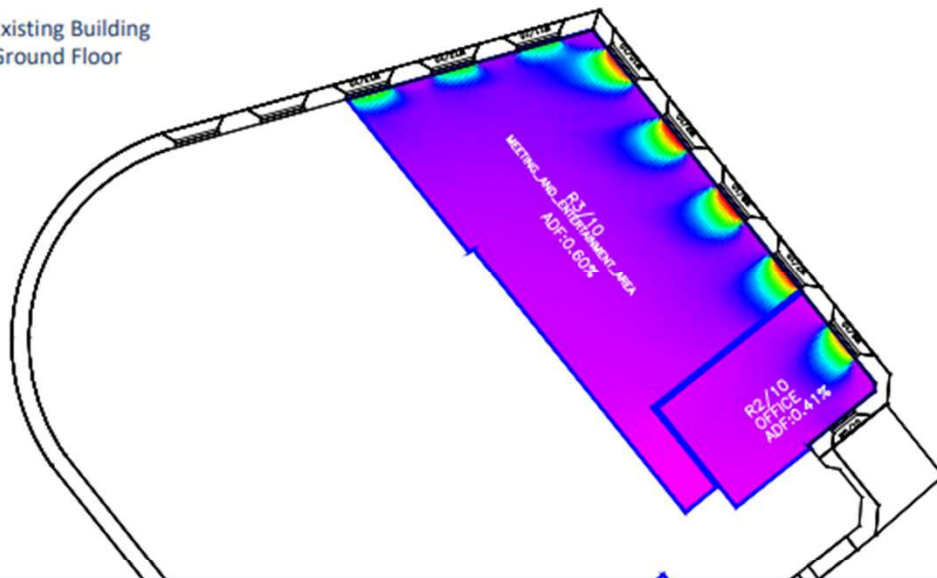
Title: Daylight Factor Distribution
Proposed Scheme 10/05/21

6 Snow Hill
Fourth and Fifth Floor

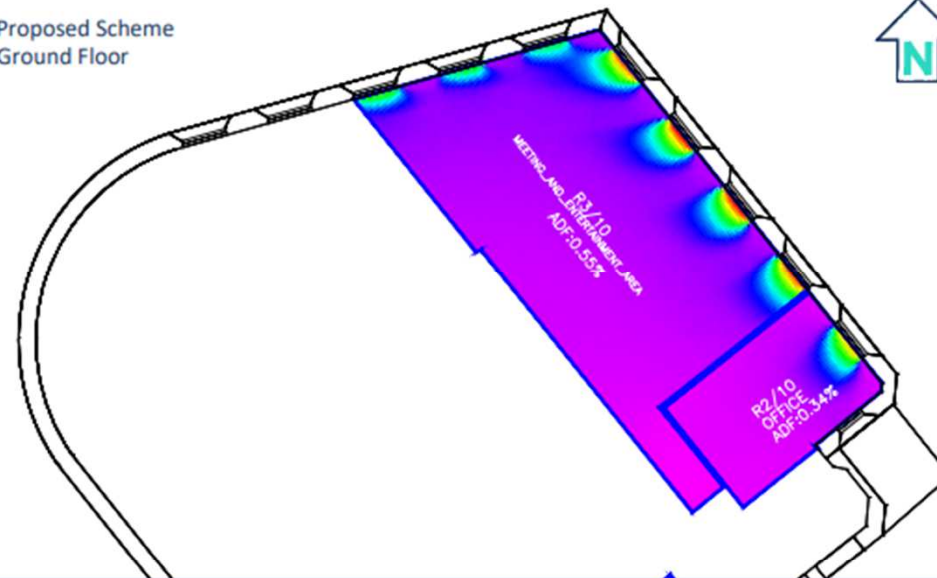


Radiance study for 6 Snow Hill (existing vs. proposed scenario)

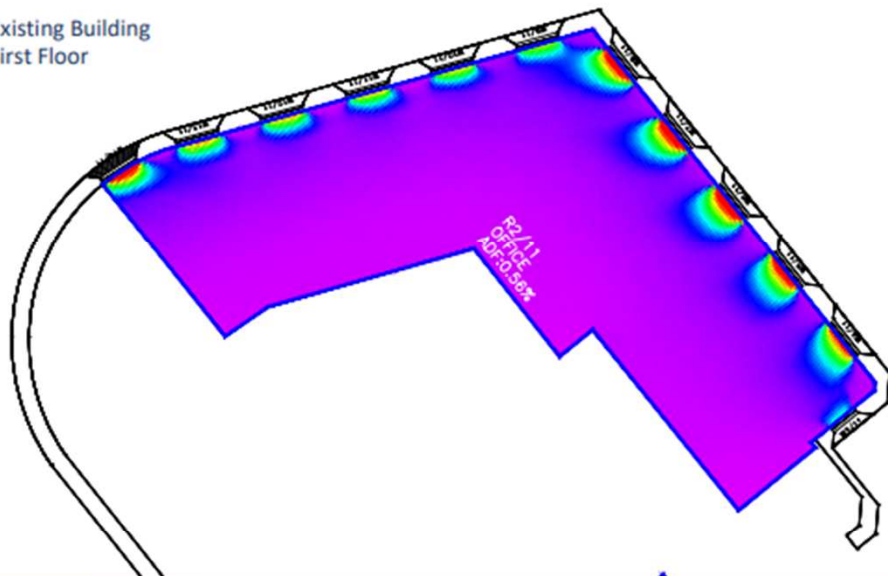
Existing Building
Ground Floor



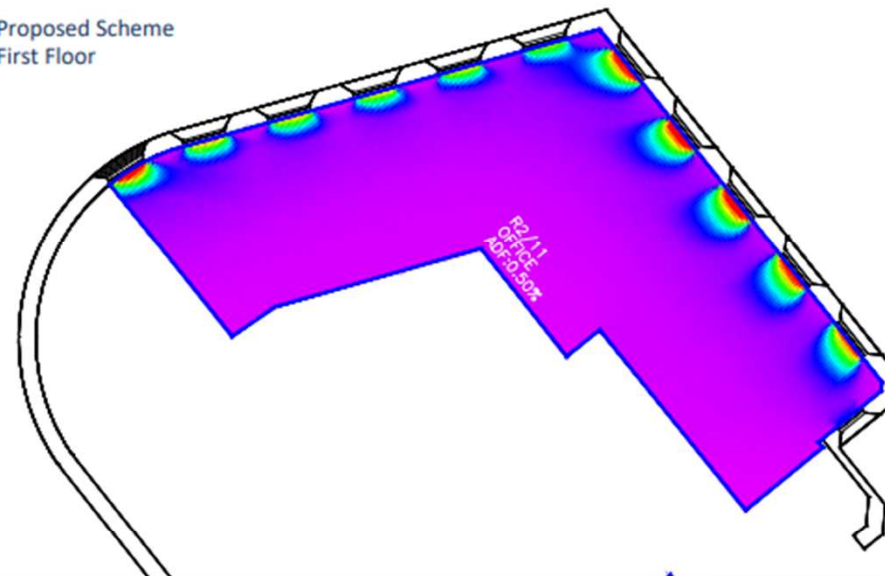
Proposed Scheme
Ground Floor



Existing Building
First Floor



Proposed Scheme
First Floor



Sources: Point2
Point Cloud Scan
Site photos
Axiom Architects
Proposed Info (received 10/05/21)
5177-Main Model Reduced Flank Wall Option 02.rvt
Zmapping LTD
3D model of surrounding area (received 21/08/19)
Terrain data

Key: Daylight Factor (%)

0%
0.5%
1.0%
1.5%
2.0%
2.5%
3.0%
3.5%
4.0%
4.5%
5.0%

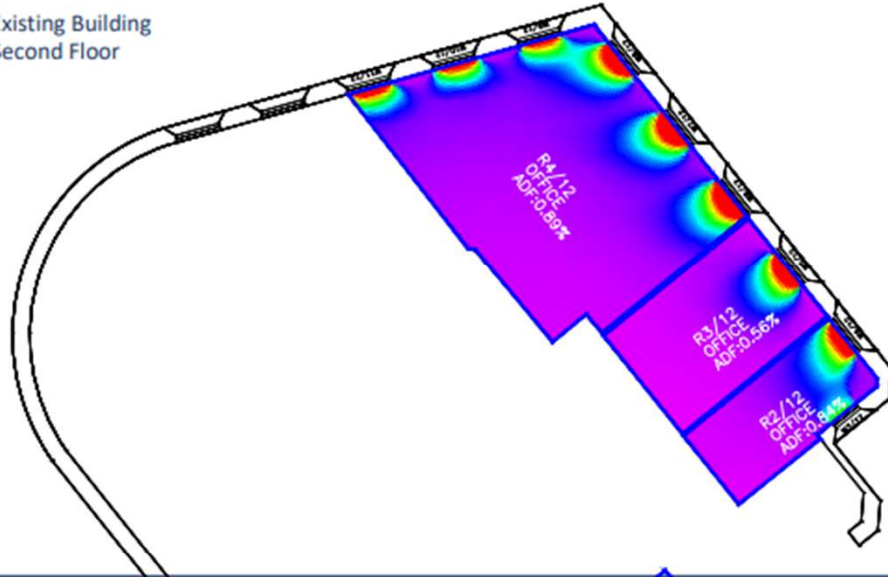
Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21
6 Snow Hill
Ground Floor and First Floor
Developing 65 Holborn Viaduct at Same Time

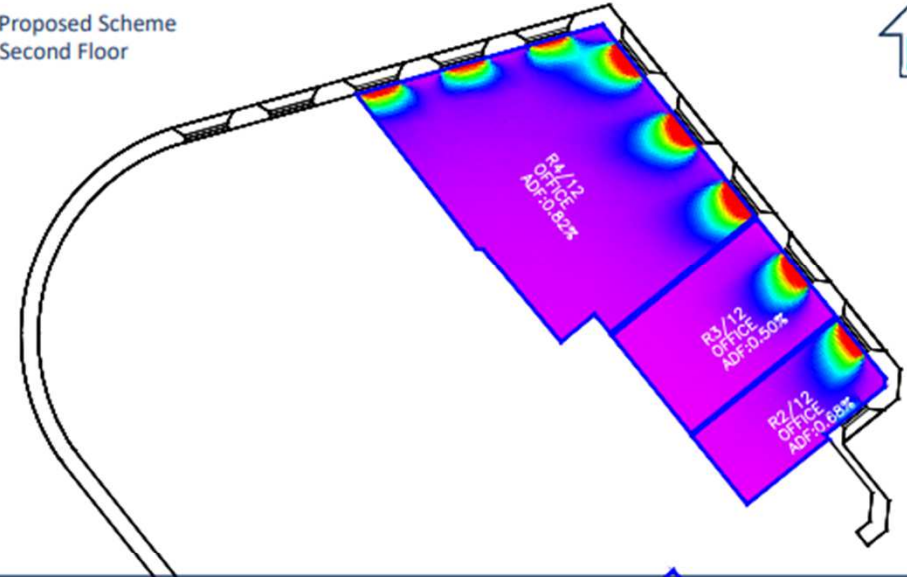
POINT

Radiance study for 6 Snow Hill (existing vs. cumulative scenario)

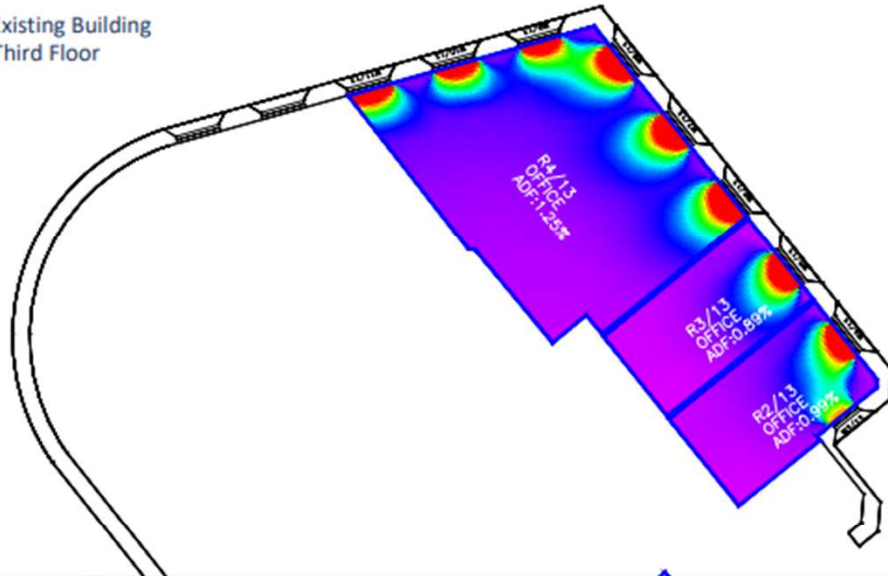
Existing Building
Second Floor



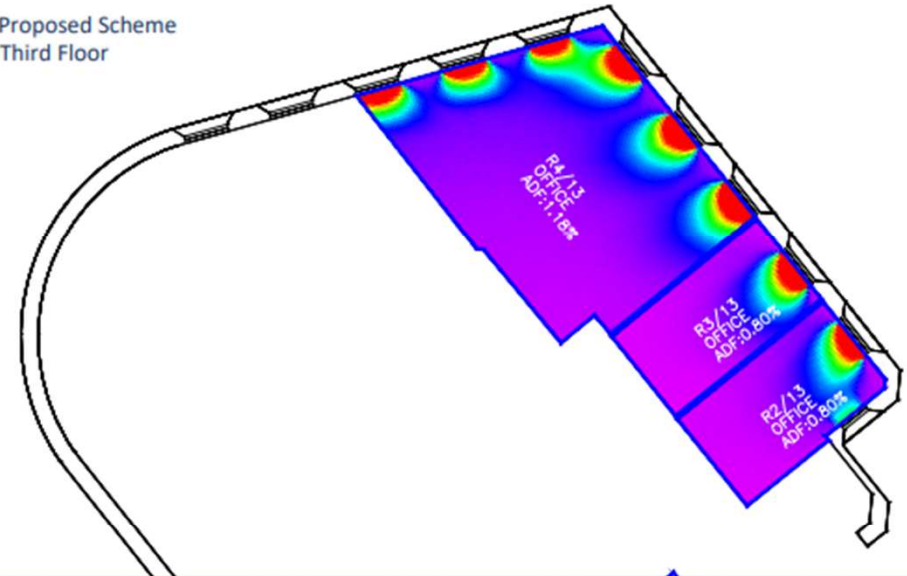
Proposed Scheme
Second Floor



Existing Building
Third Floor



Proposed Scheme
Third Floor



Sources: Point2
Point Cloud Scan
Site photos
Axiom Architects
Proposed Info (received 10/05/21)
S177-Main Model Reduced Flank Wall Option 02.rvt
Zmapping LTD
3D model of surrounding area (received 21/08/19)
Trevor Davis

Key: Daylight Factor (%)

0%
0.5%
1.0%
1.5%
2.0%
2.5%
3.0%
3.5%
4.0%
4.5%

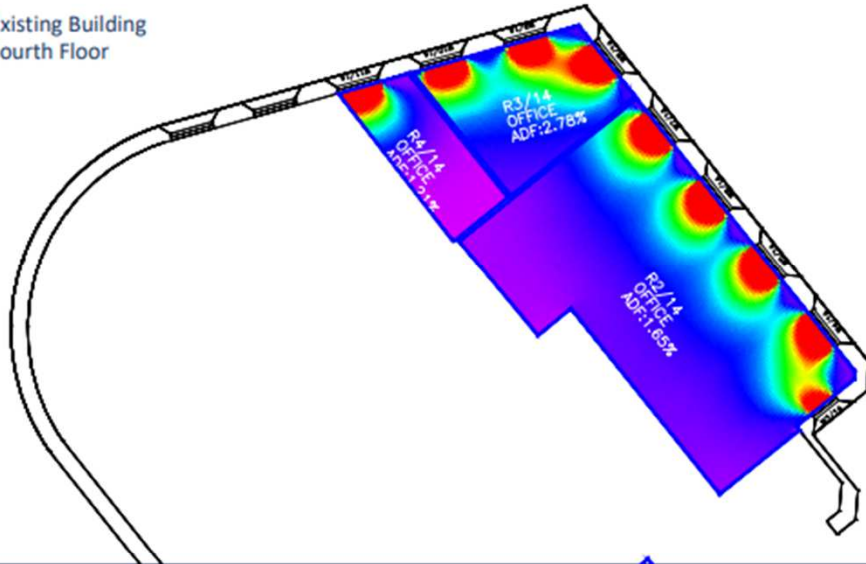
Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21
6 Snow Hill
Second and Third Floor
Developing 65 Holborn Viaduct at Same Time

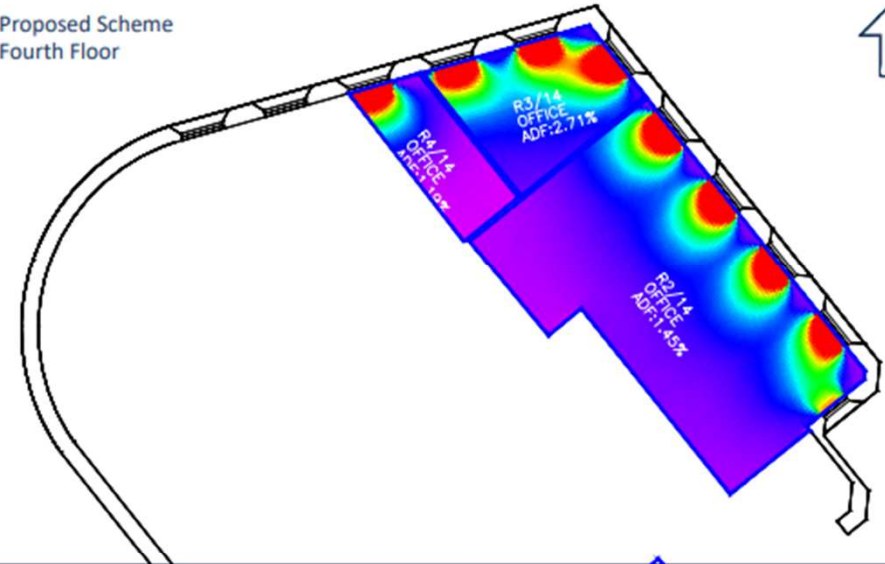
POINT

Radiance study for 6 Snow Hill (existing vs. cumulative scenario)

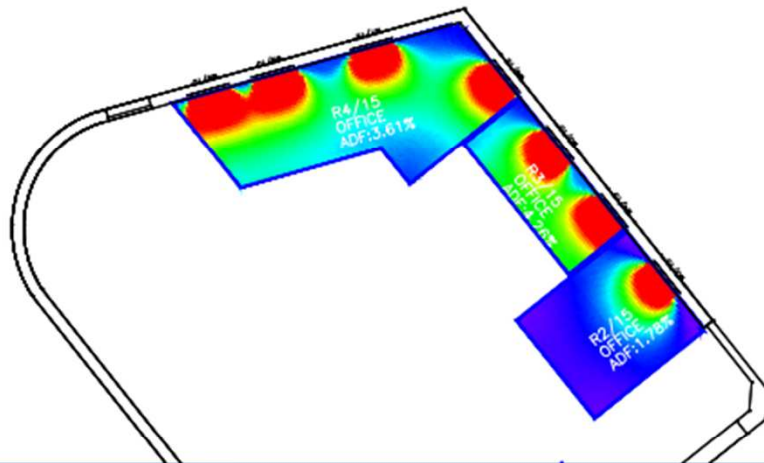
Existing Building
Fourth Floor



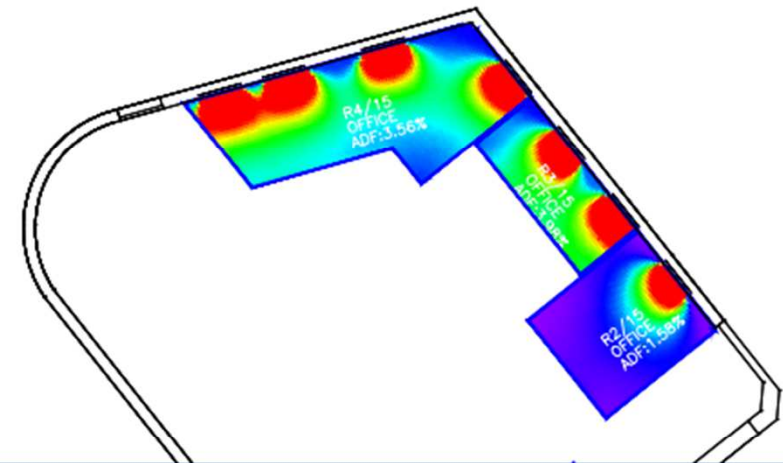
Proposed Scheme
Fourth Floor



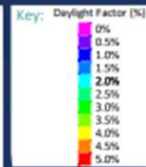
Existing Building
Fifth Floor



Proposed Scheme
Fifth Floor



Sources: Point2
Point Cloud Scan
Site photos
Axiom Architects
Proposed Info (received 10/05/21)
S277-Main Model Reduced Flank Wall Option 02.rvt
Zmapping LTD
3D model of surrounding area (received 21/08/19)
terrain.dwg
buildings.dwg



Project: Snow Hill Police Station
London

Title: Daylight Factor Distribution
Proposed Scheme 10/05/21

6 Snow Hill
Fourth and Fifth Floor

Developing 65 Holborn Viaduct at Same Time



Radiance study for 6 Snow Hill (existing vs. cumulative scenario)



Next Planning & Transportation Committee

5 October 2021