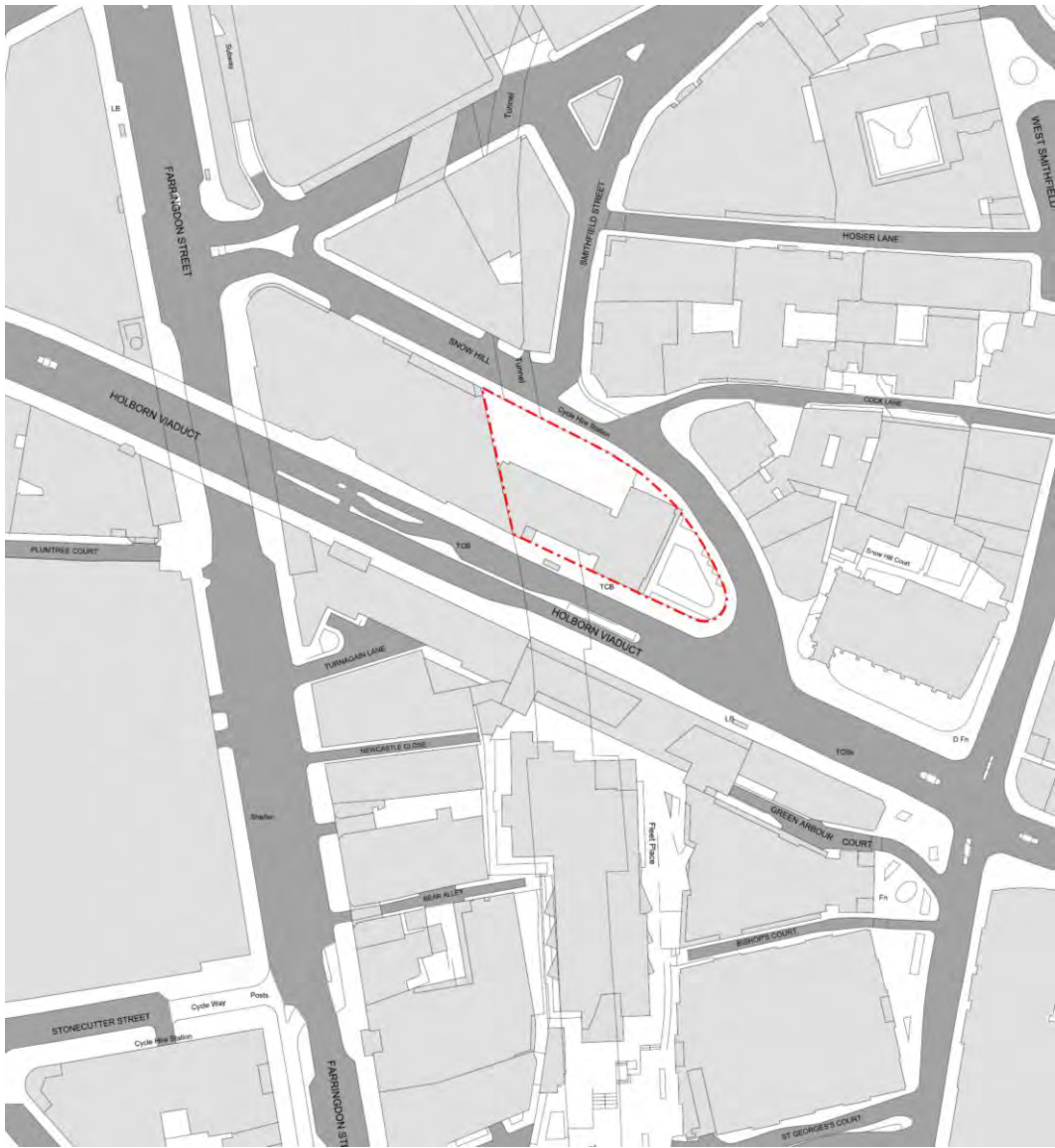


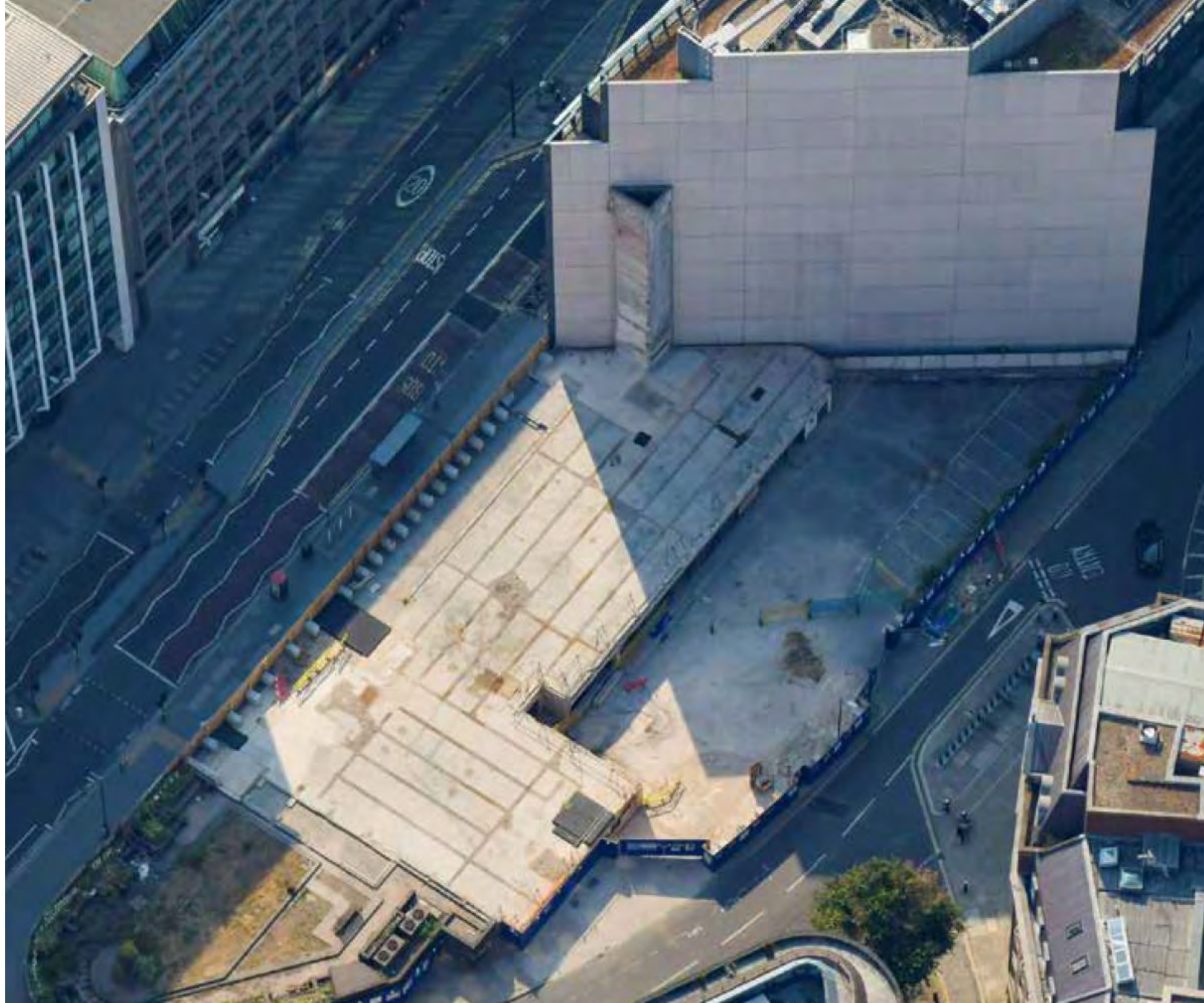
PLANNING & TRANSPORTATION COMMITTEE

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)



Heritage Assets Map

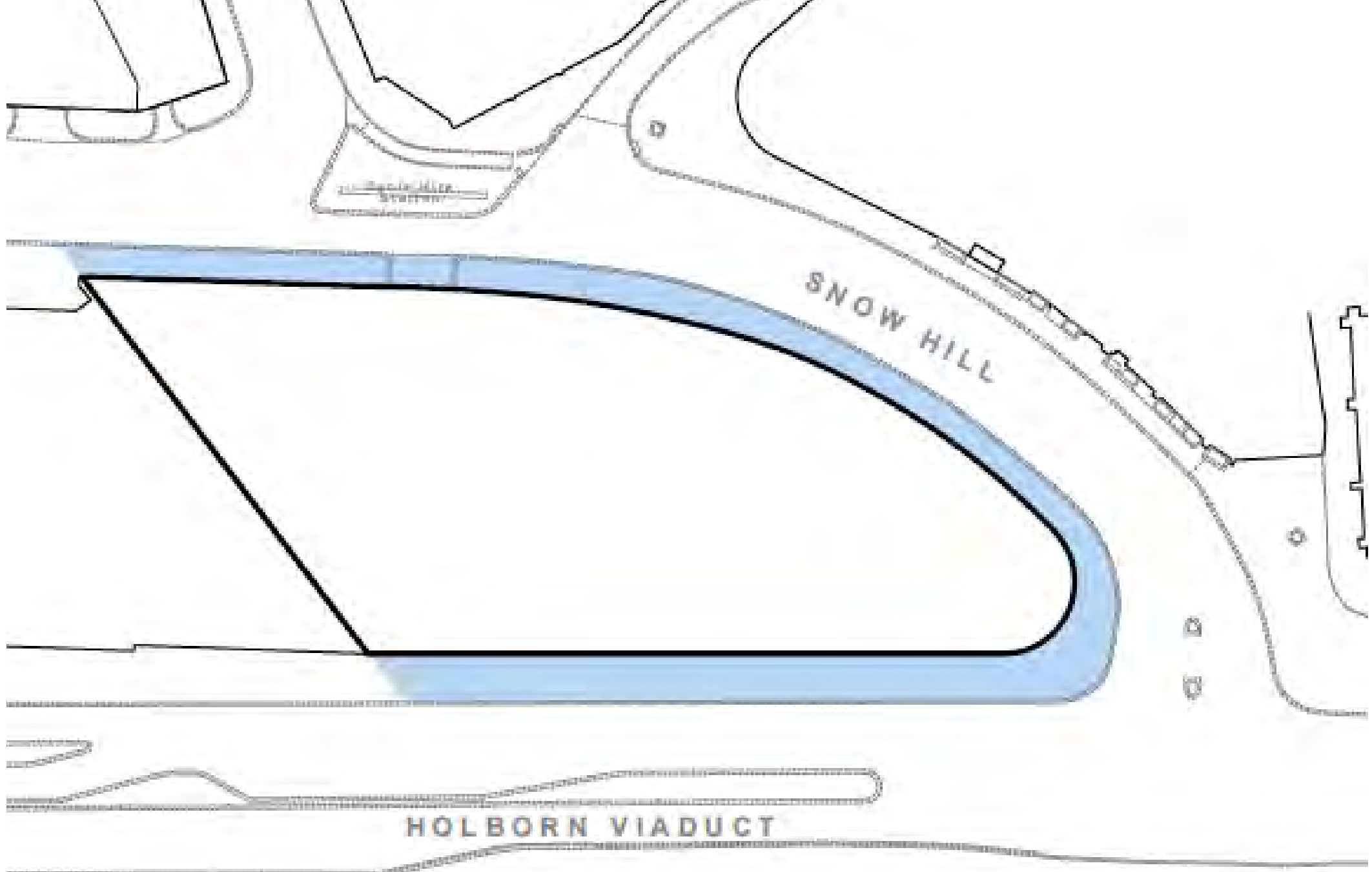
Residential 

Hotel Consented 

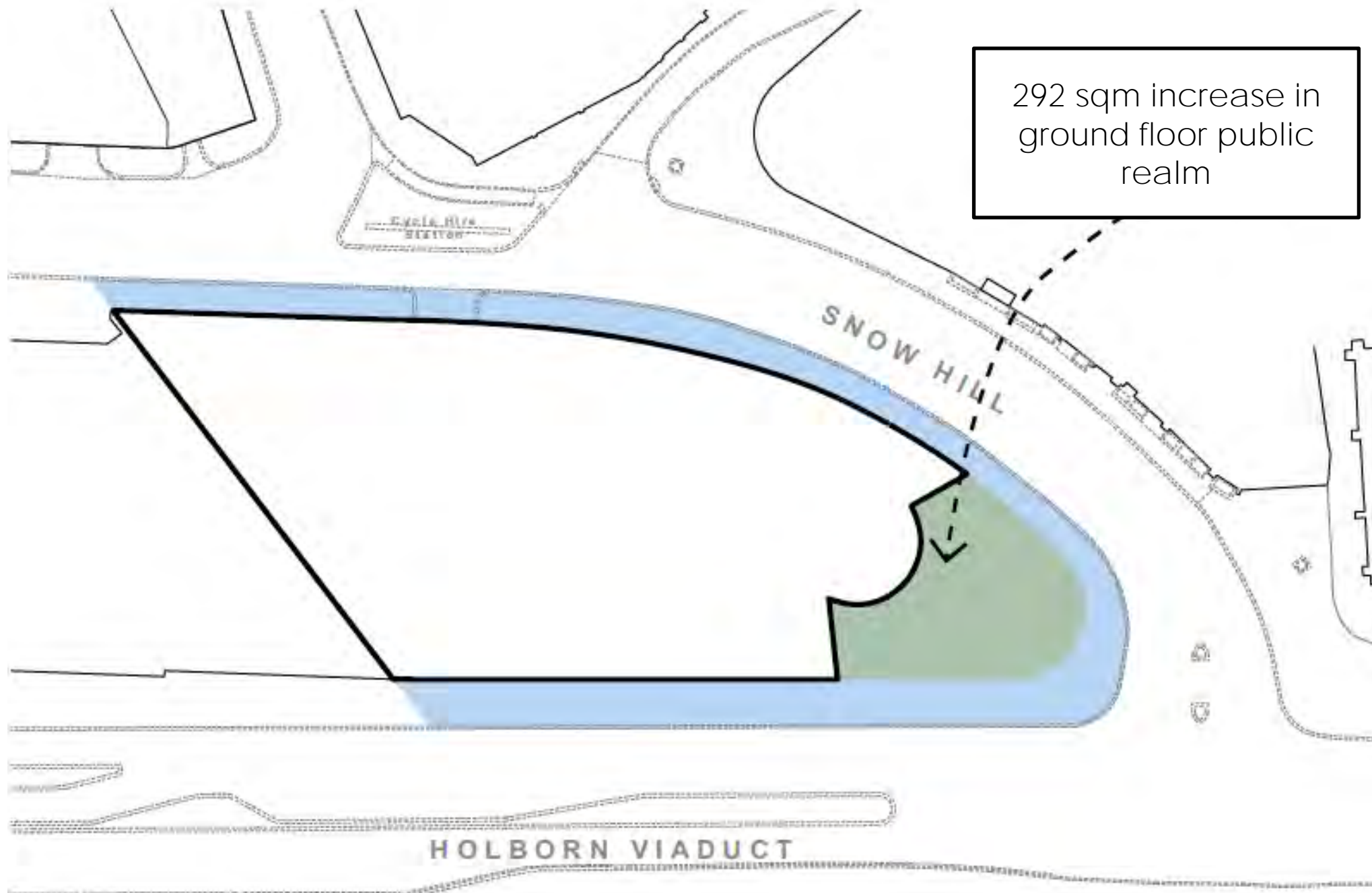
Place of Worship ★



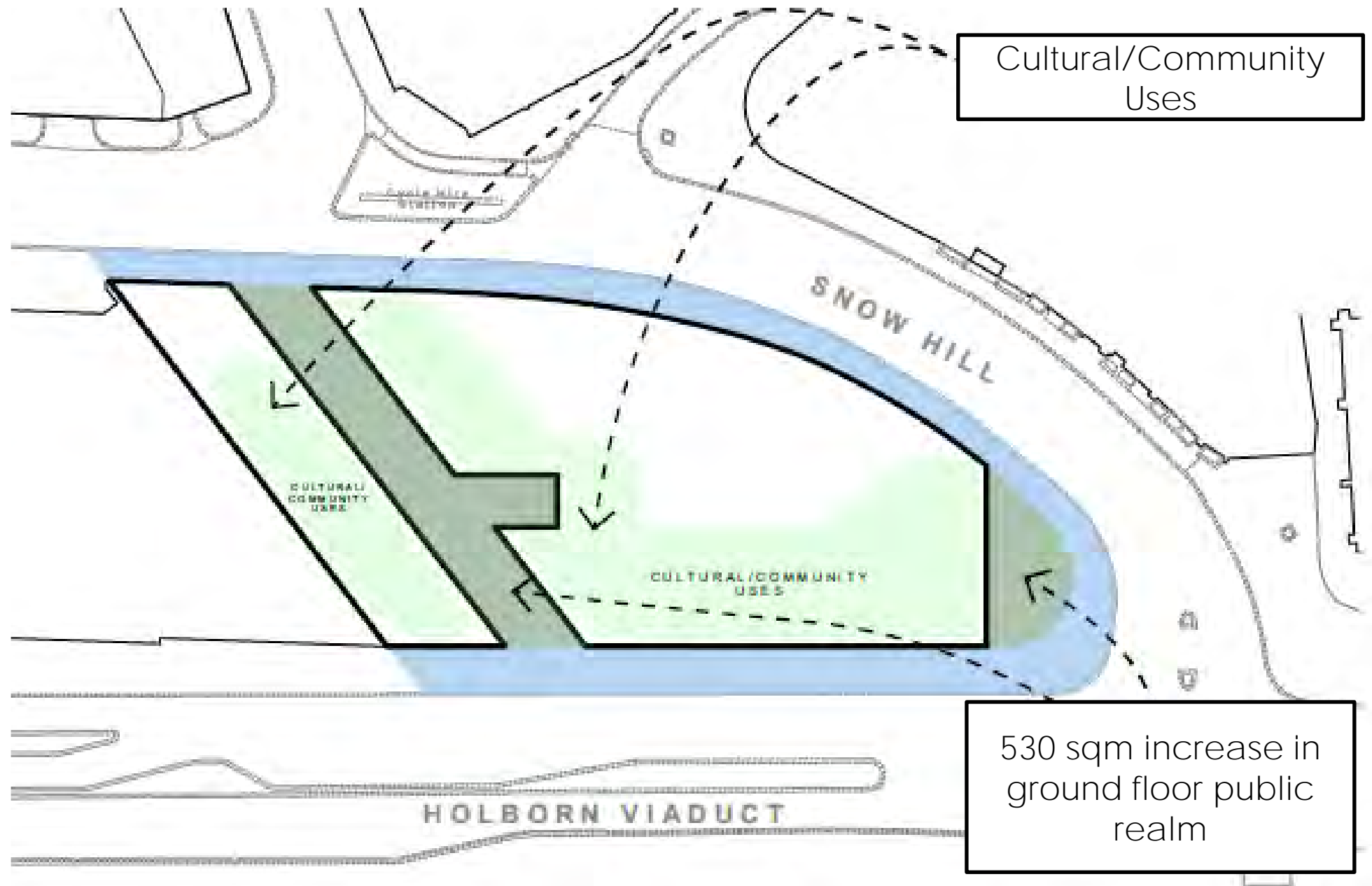
Nearby Residential and other sensitive uses



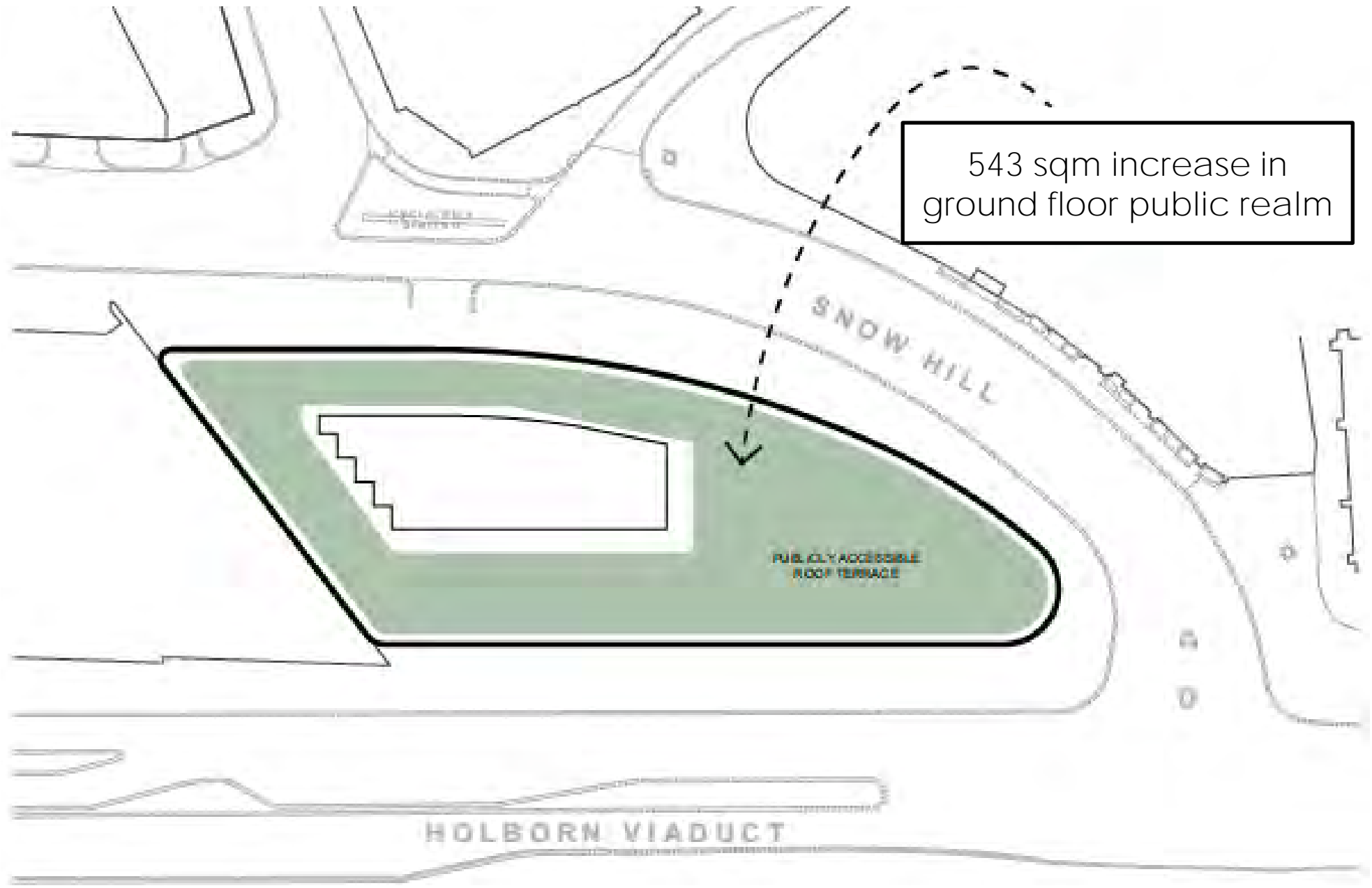
Plan Showing Existing Ground Floor Public Realm



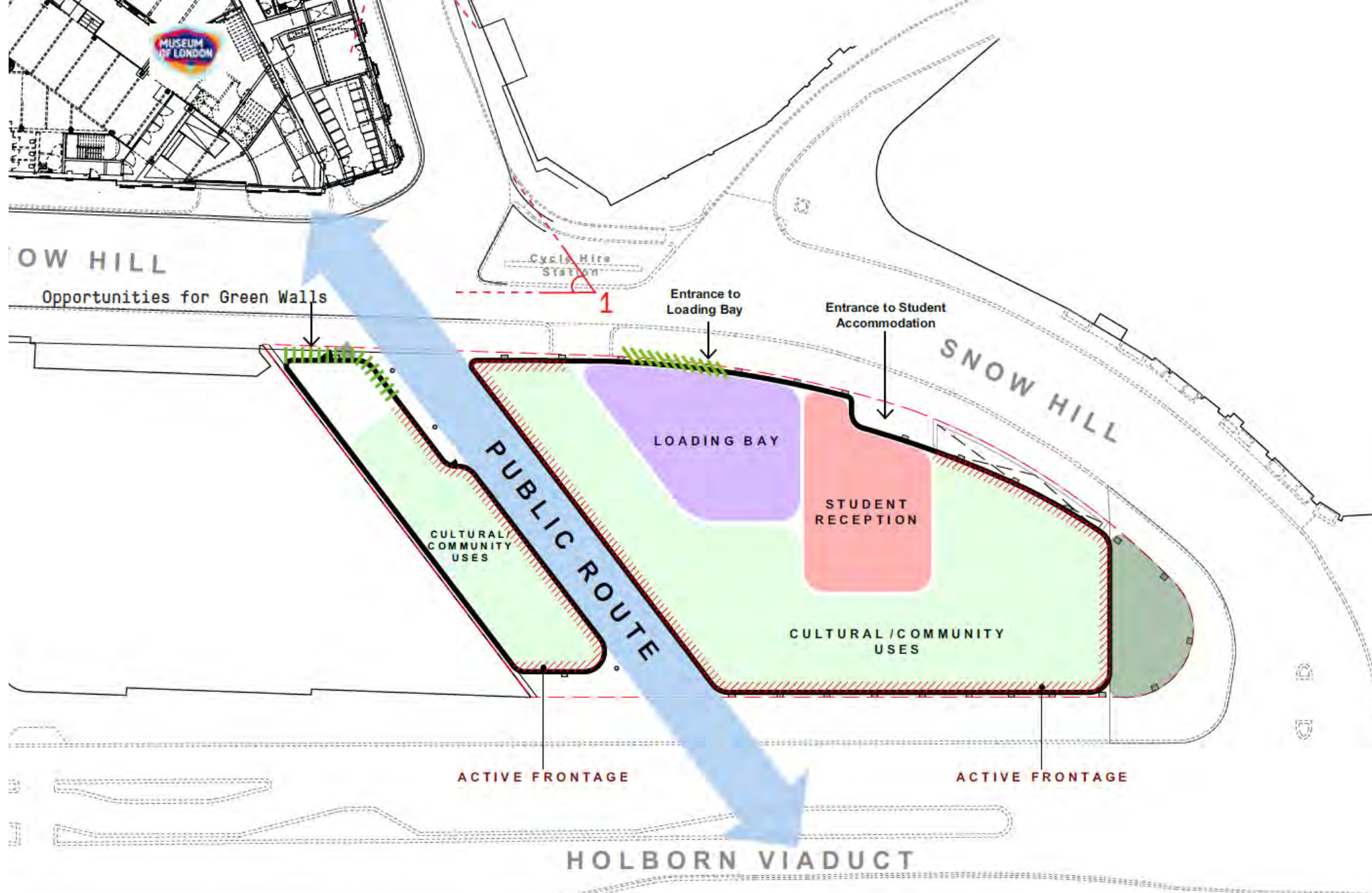
Plan Showing Consented Ground Floor Public Realm



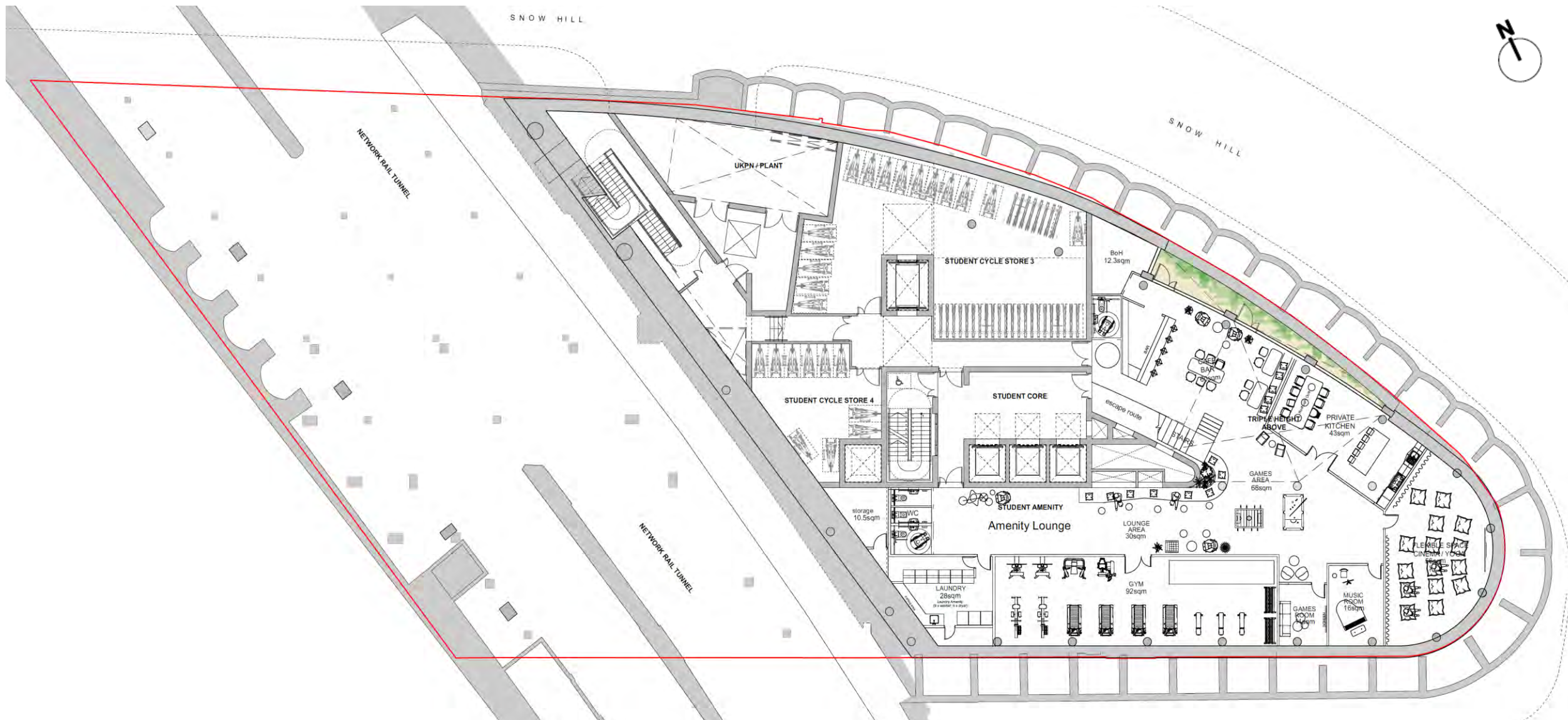
Plan Showing Proposed Ground Floor Public Realm



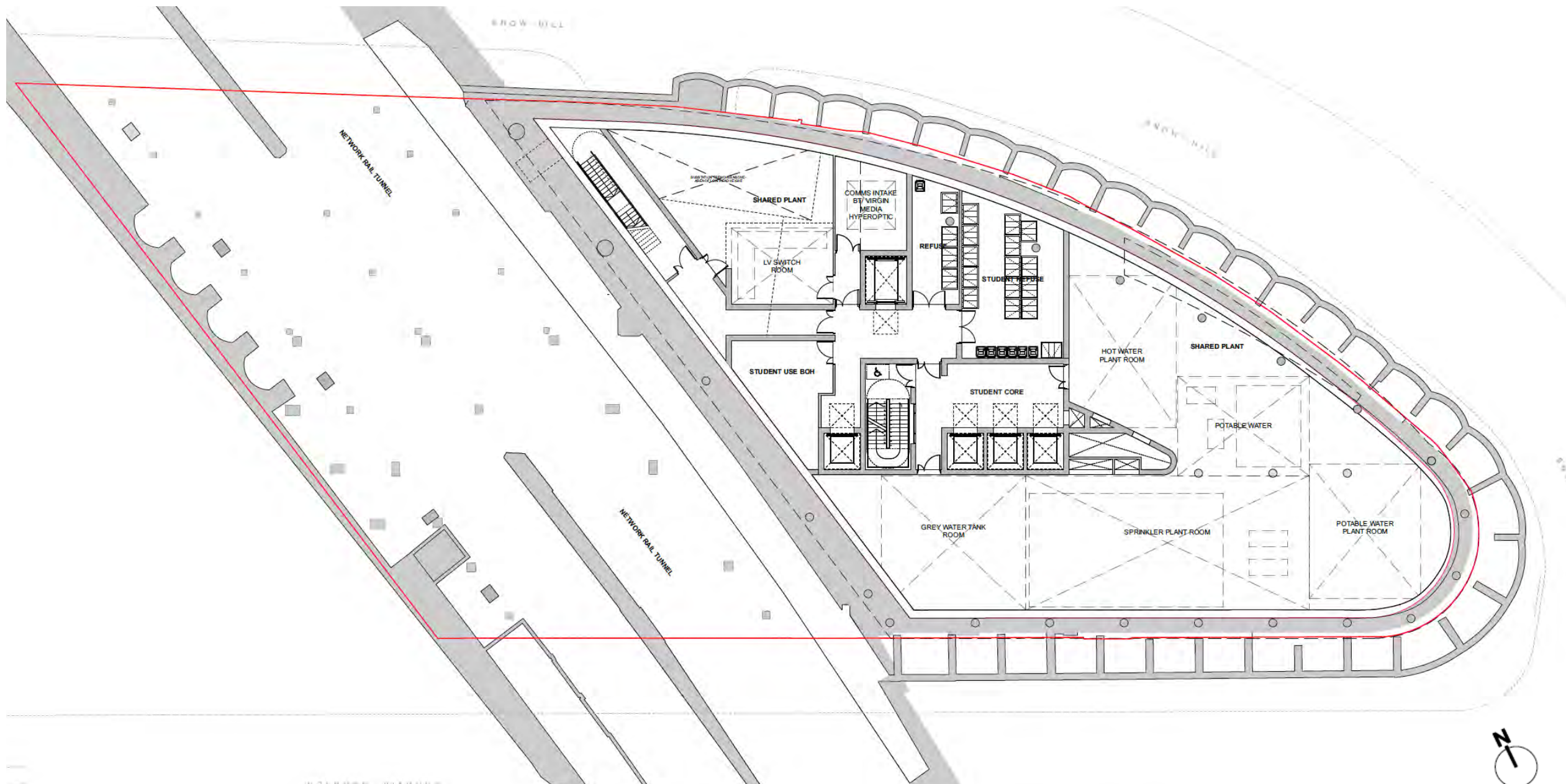
Plan Showing Elevated Publicly Accessible Roof Terrace



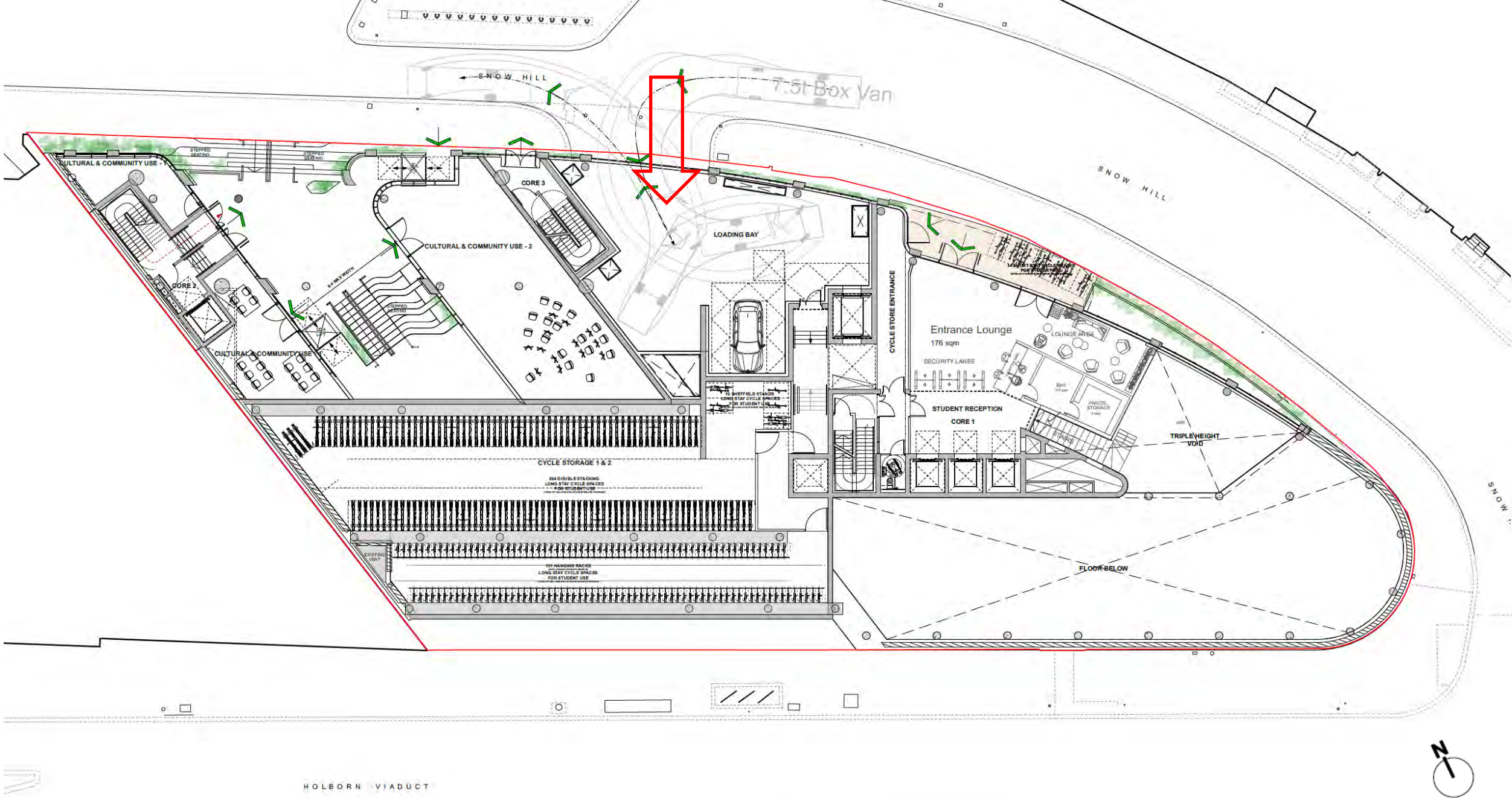
Visual of proposed ground floor layout



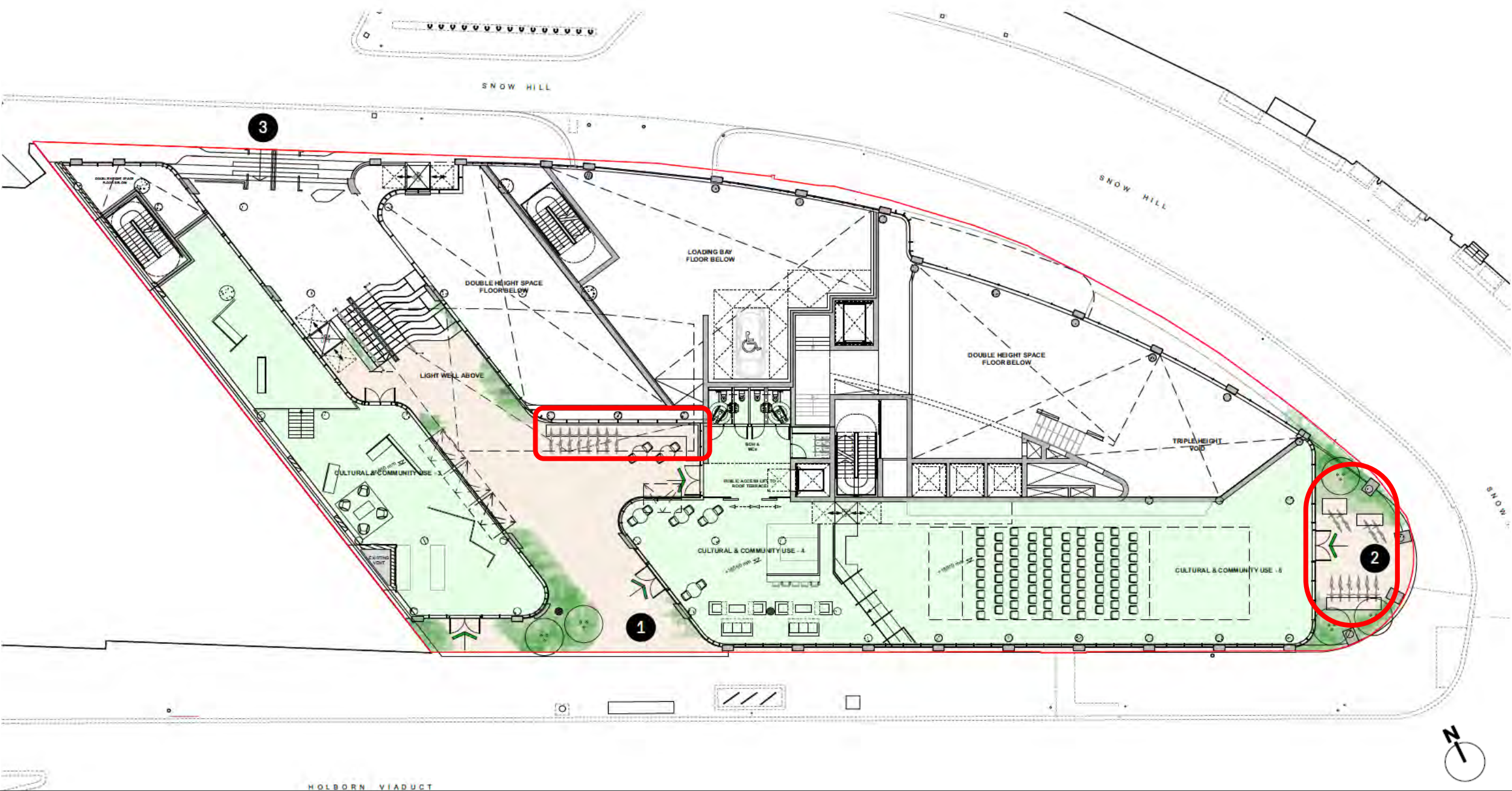
Proposed Basement 1 Plan (Amenity Area and Long Stay Cycle Spaces)



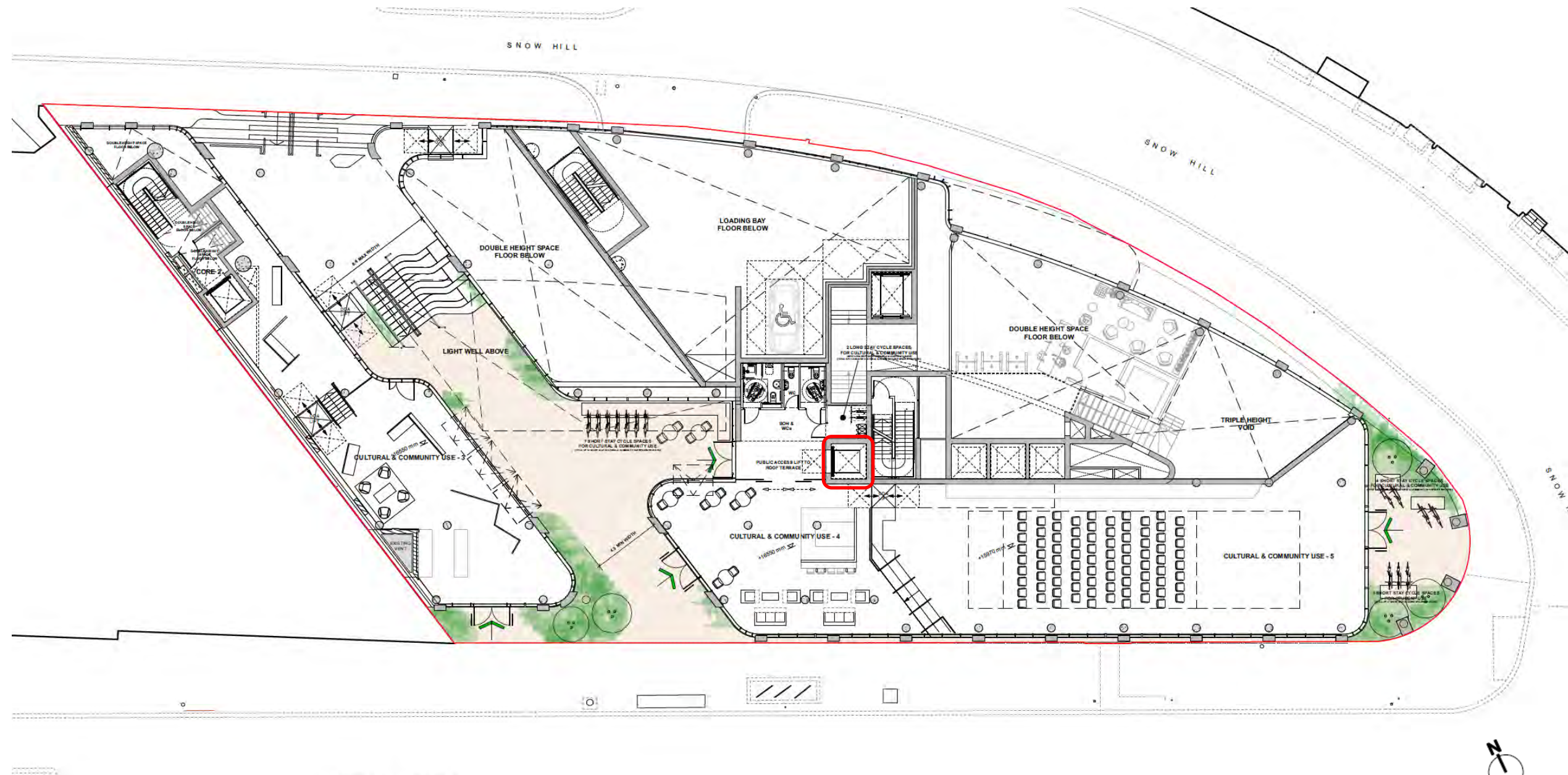
Proposed Basement 2 Plan



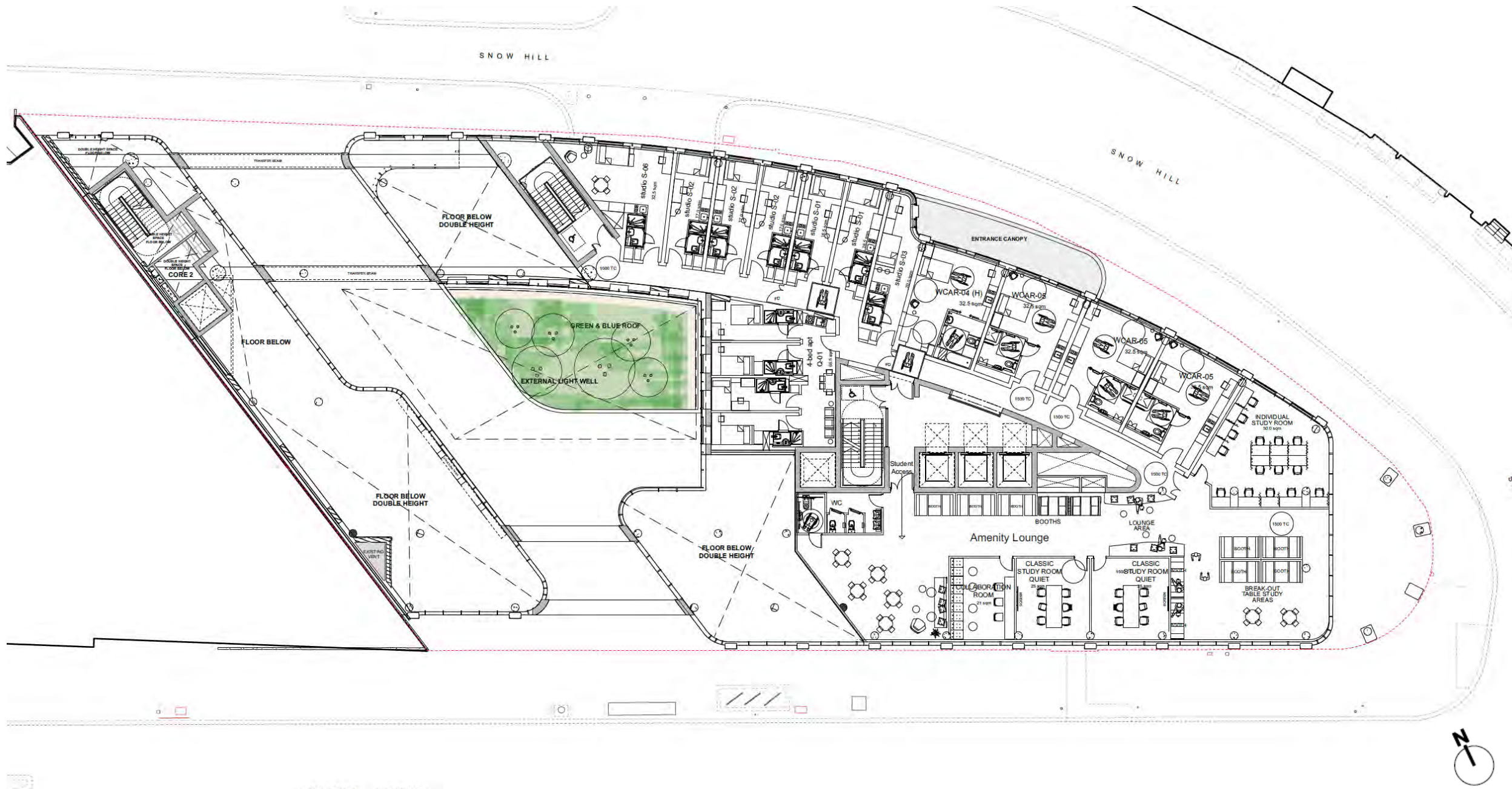
Lower ground floor – General arrangement : Cultural/Community Use, Servicing Entrance and Cycling Entrance 494 Long stay spaces



Short stay cycle spaces



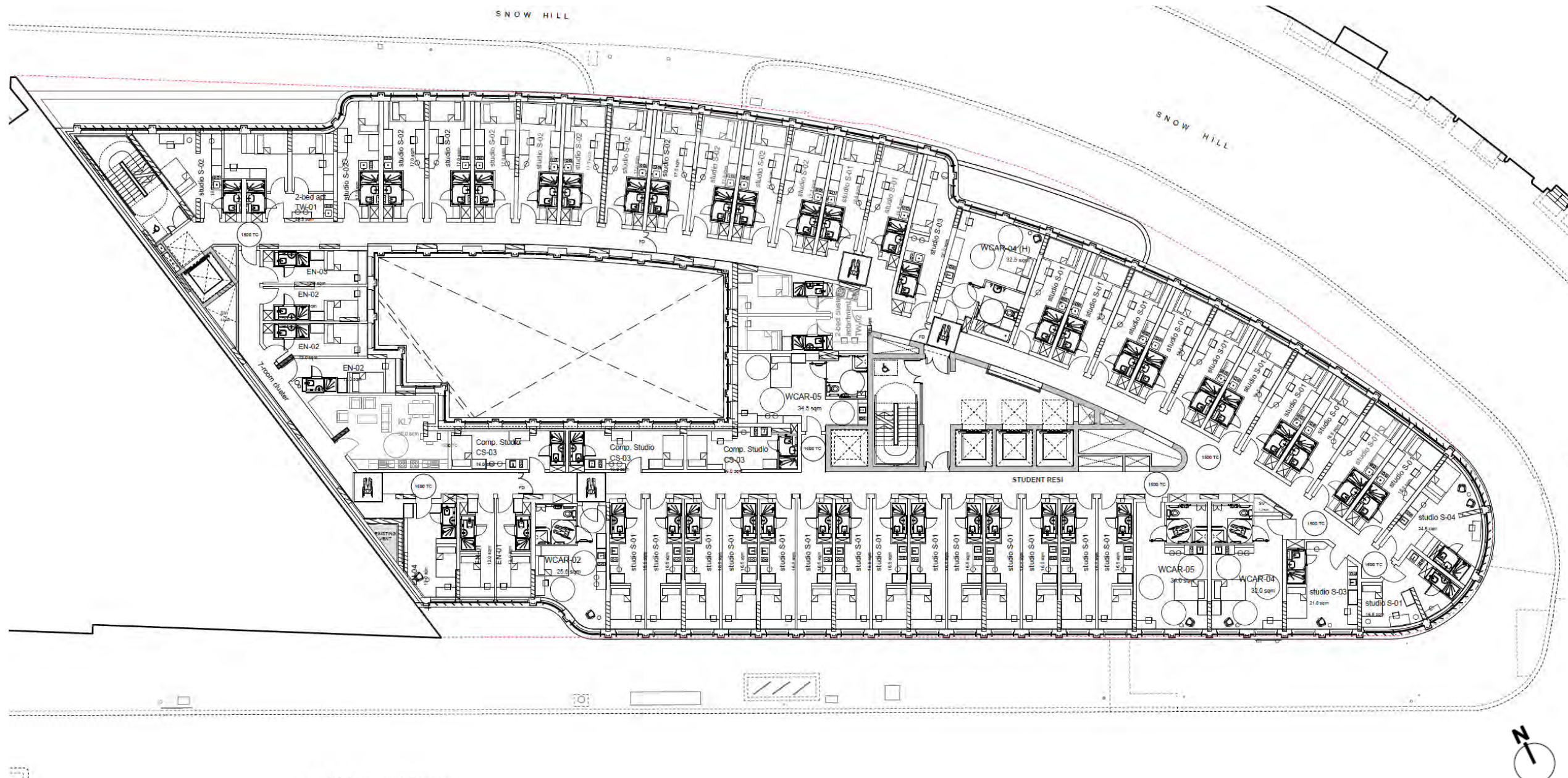
Ground floor – General arrangement (Dedicated Lift to Public Roof Terrace)



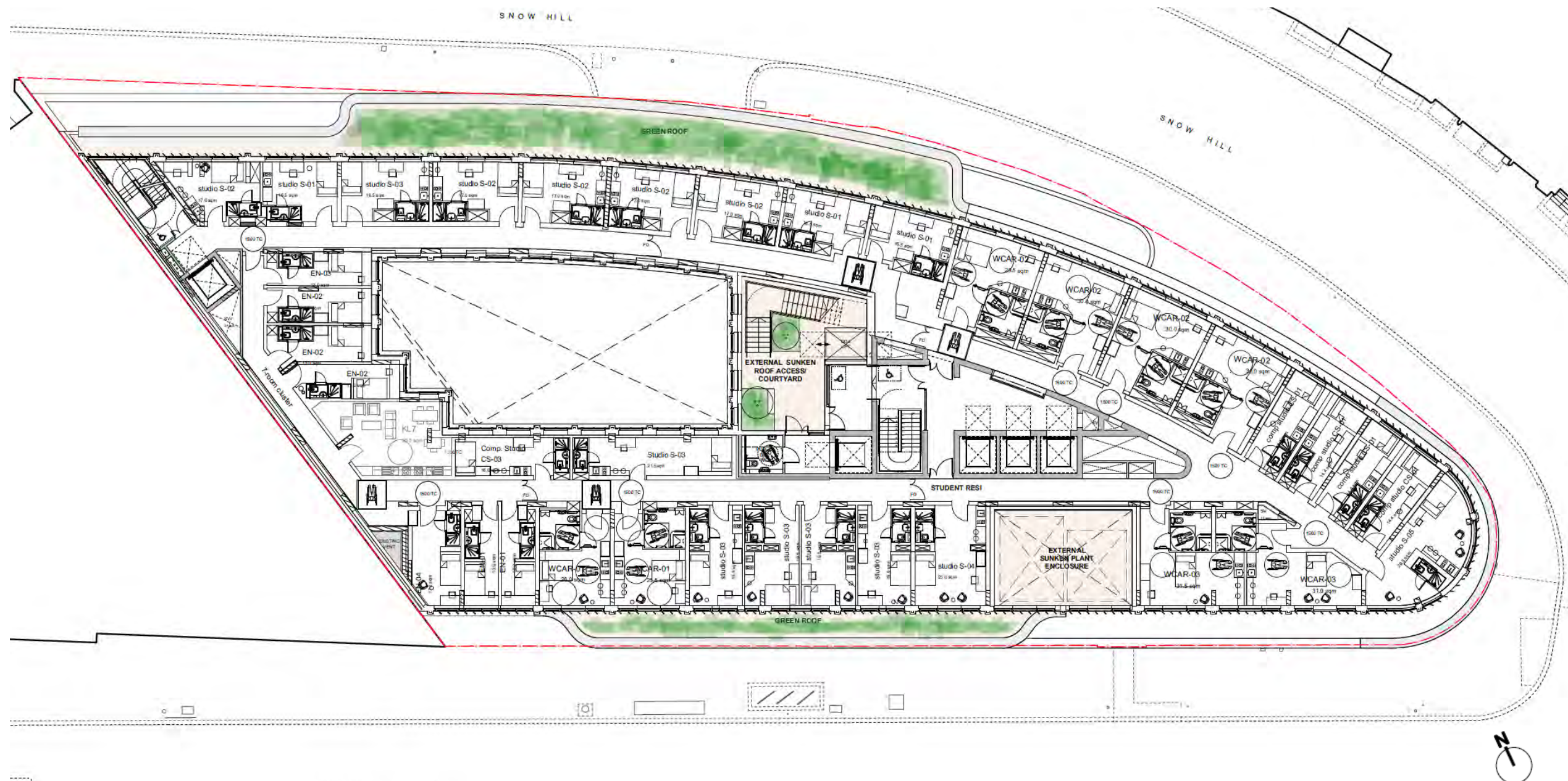
Proposed First Floor (Amenity Hub and Student Accommodation)



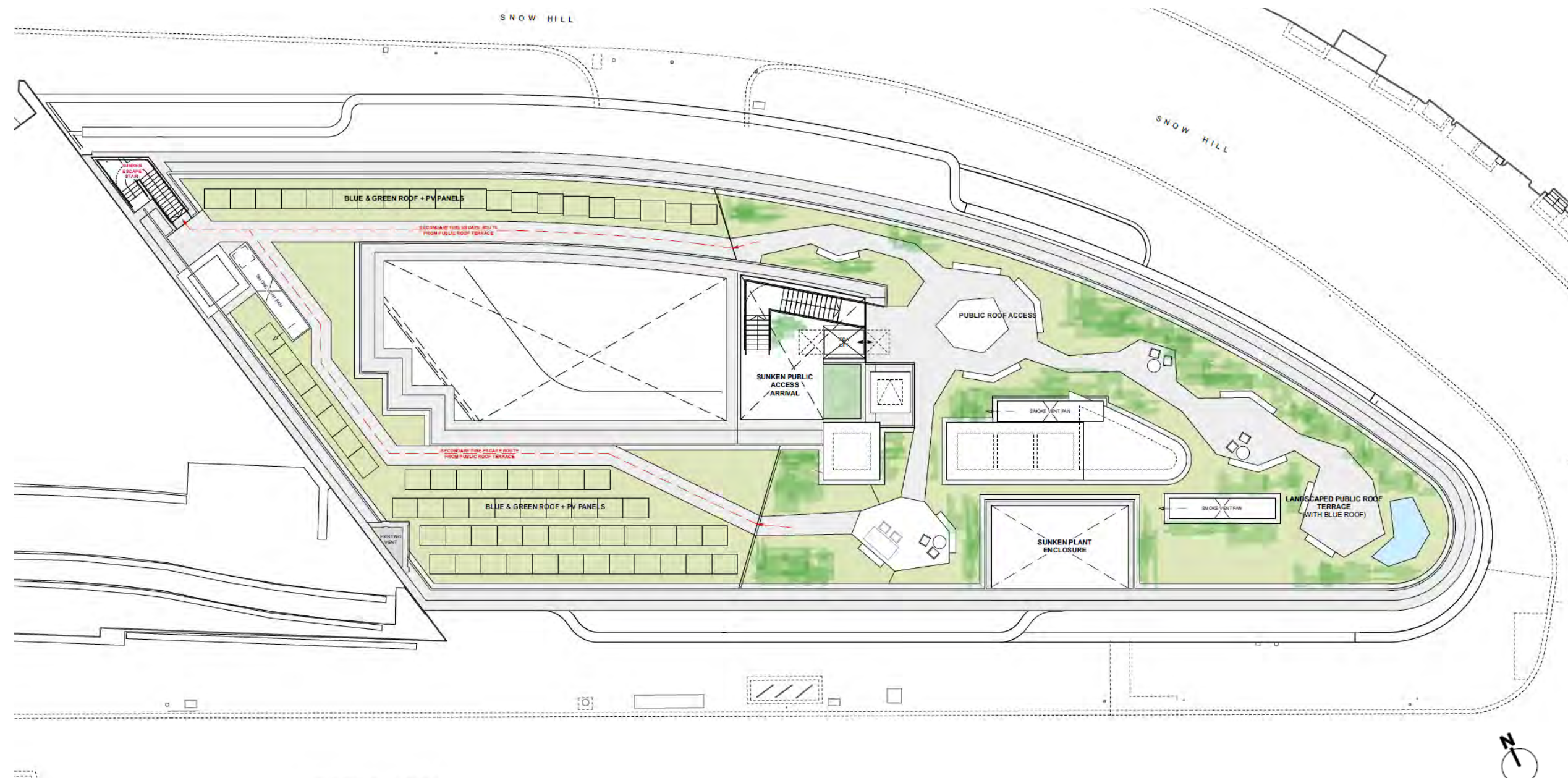
HOLBORN VIADUCT



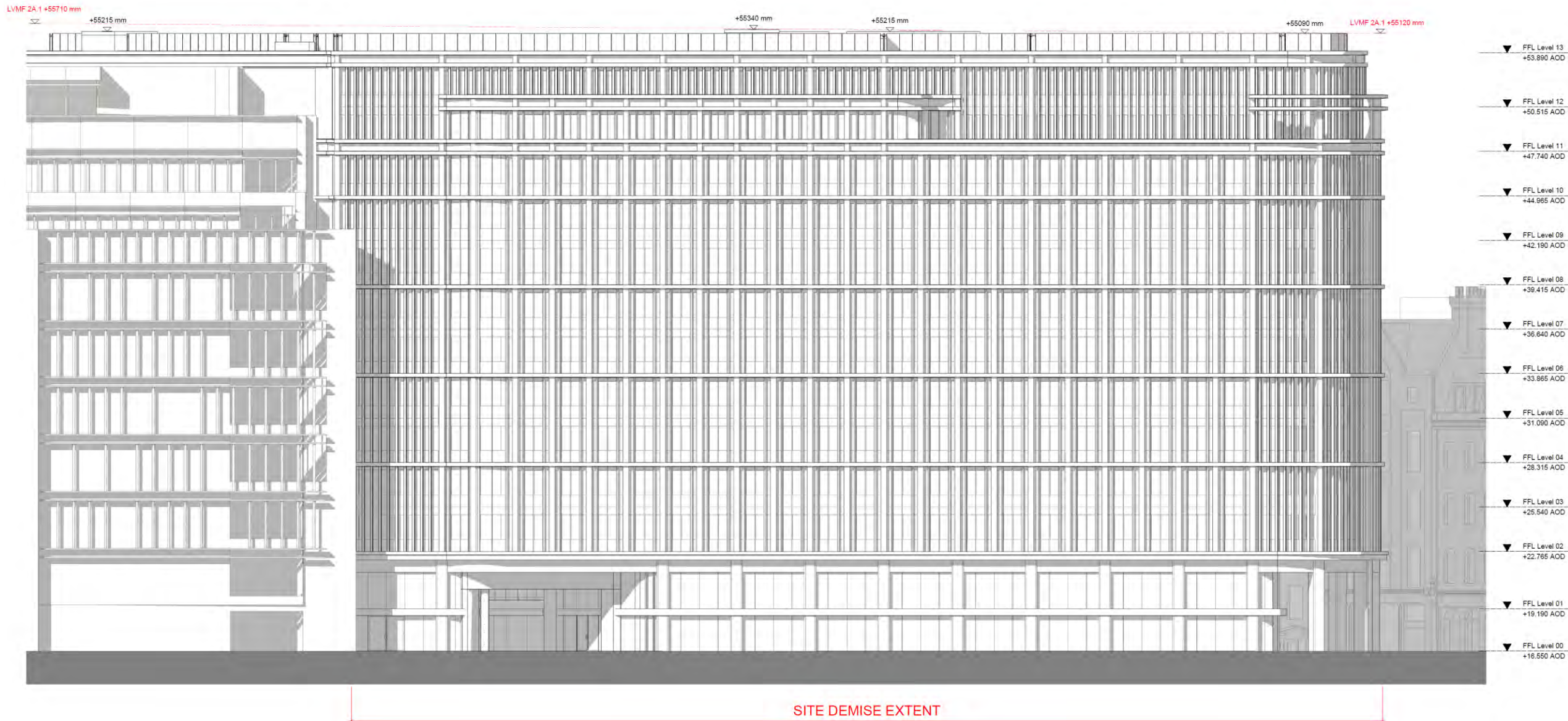
Proposed Sixth-Tenth Floor (Student Accommodation)



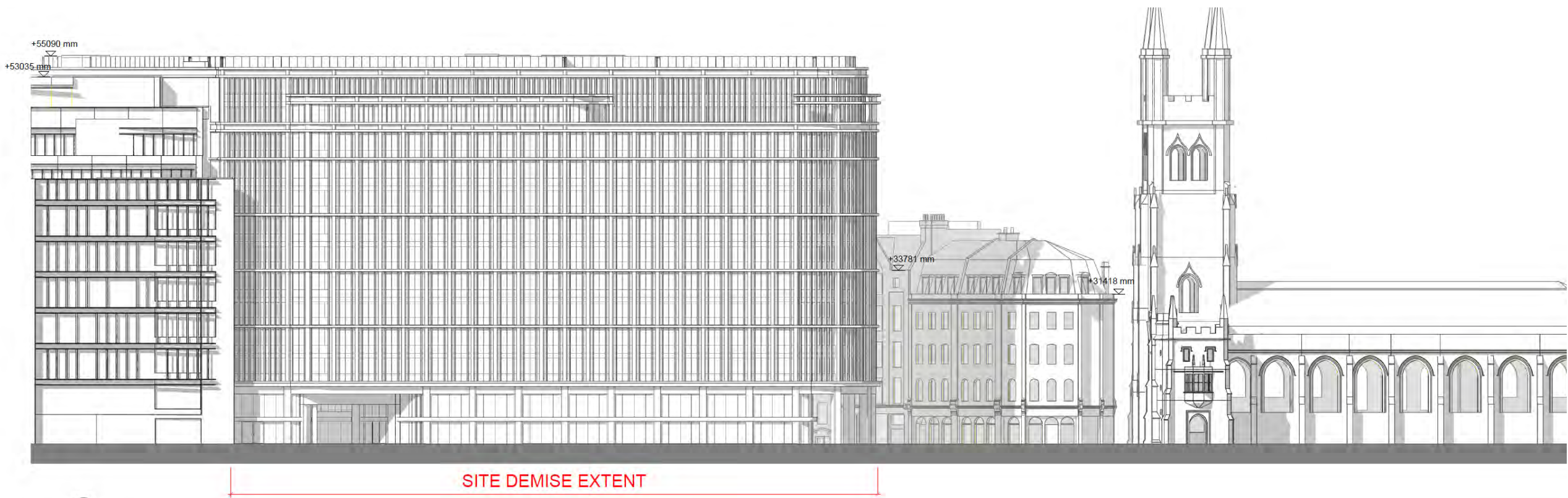
Proposed Twelfth Floor Plan (Student Accommodation)



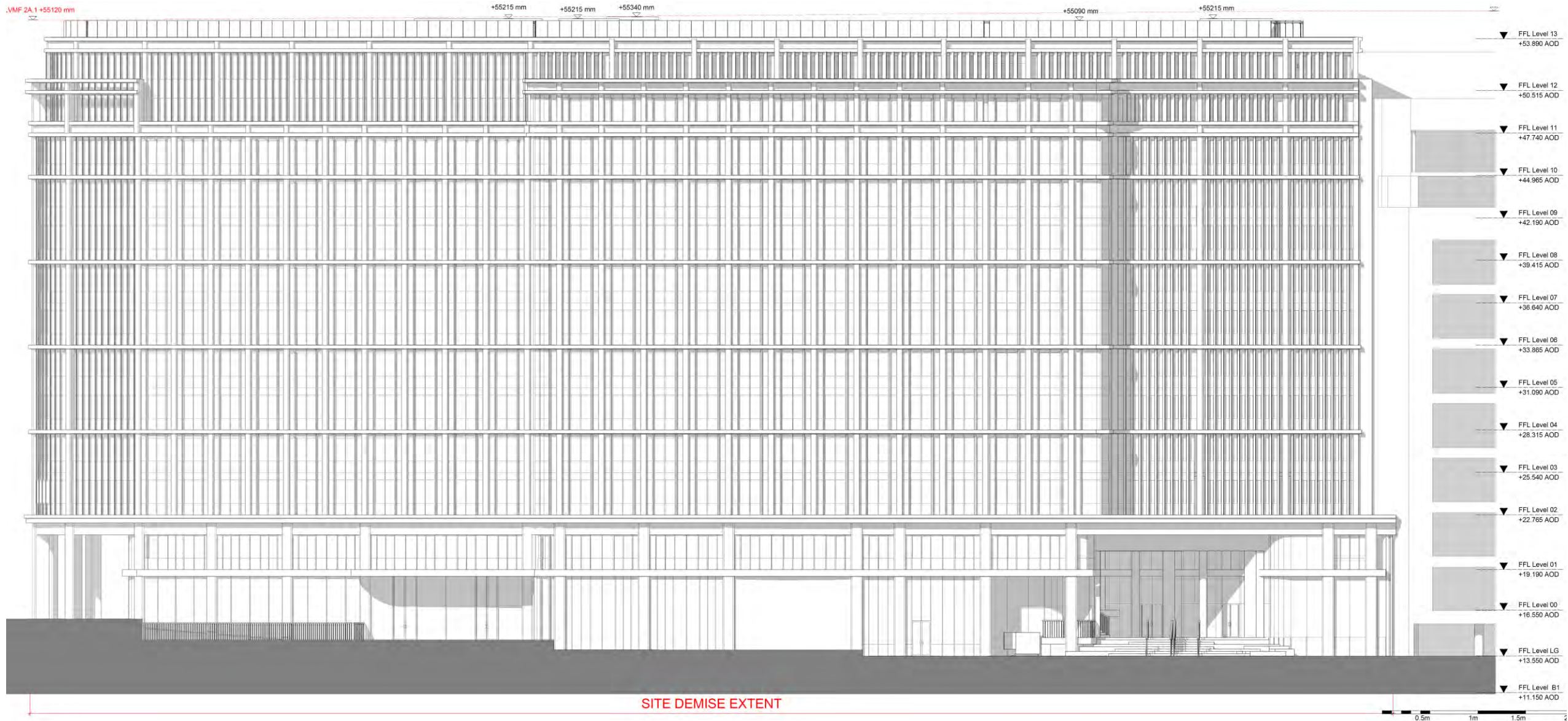
Proposed Roof Plan (Publicly Accessible Roof Terrace)



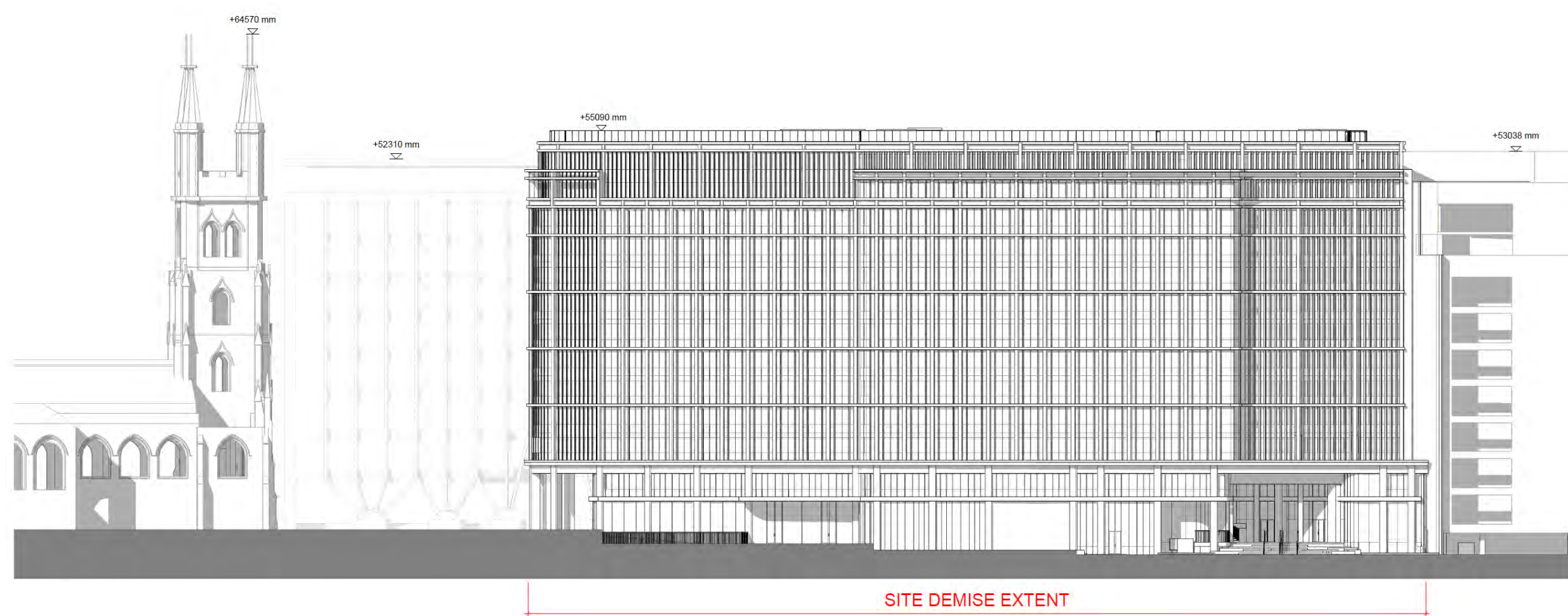
Proposed South Elevation (Holborn Viaduct)



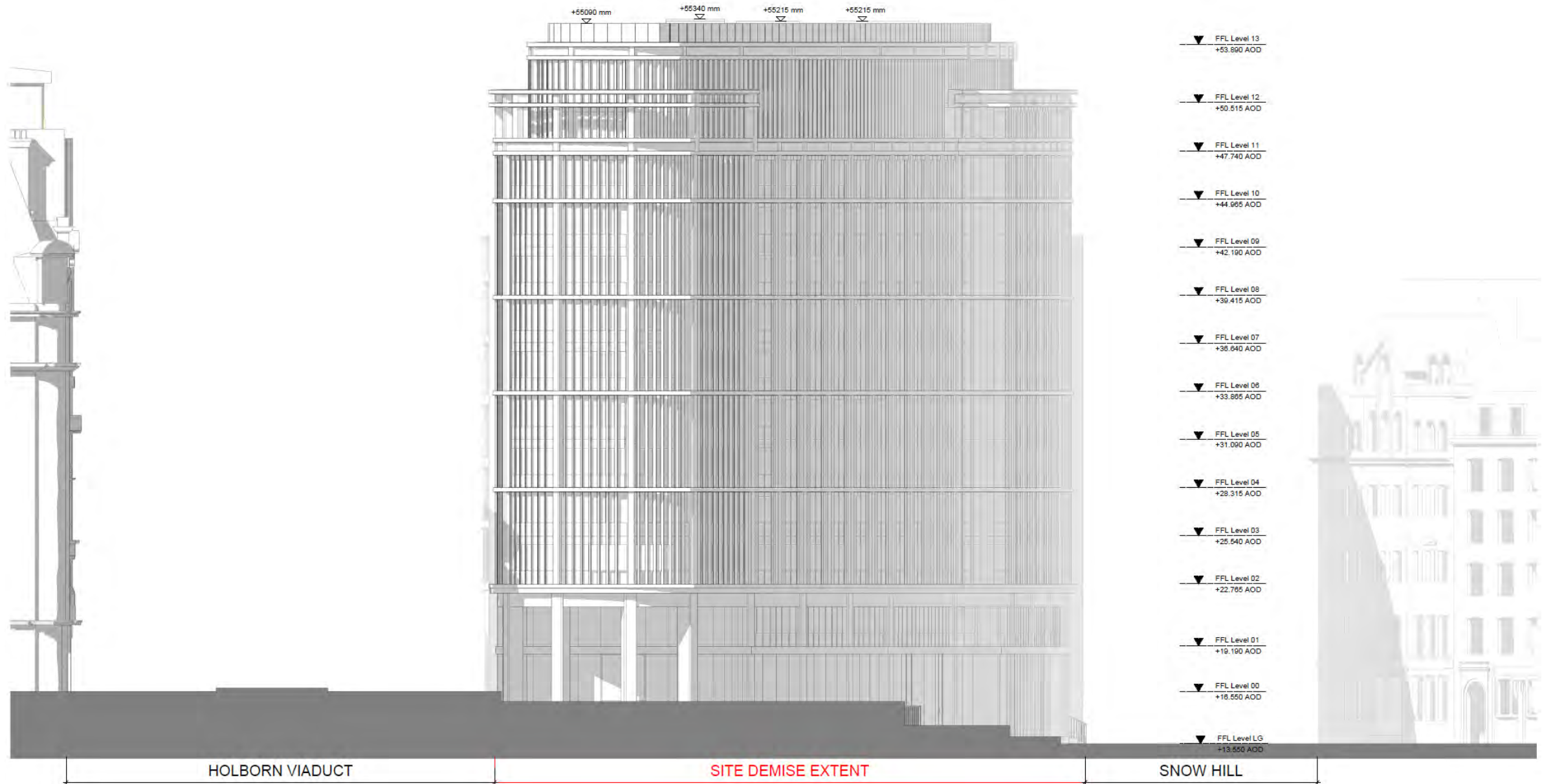
Proposed South Elevation in context (Holborn Viaduct)



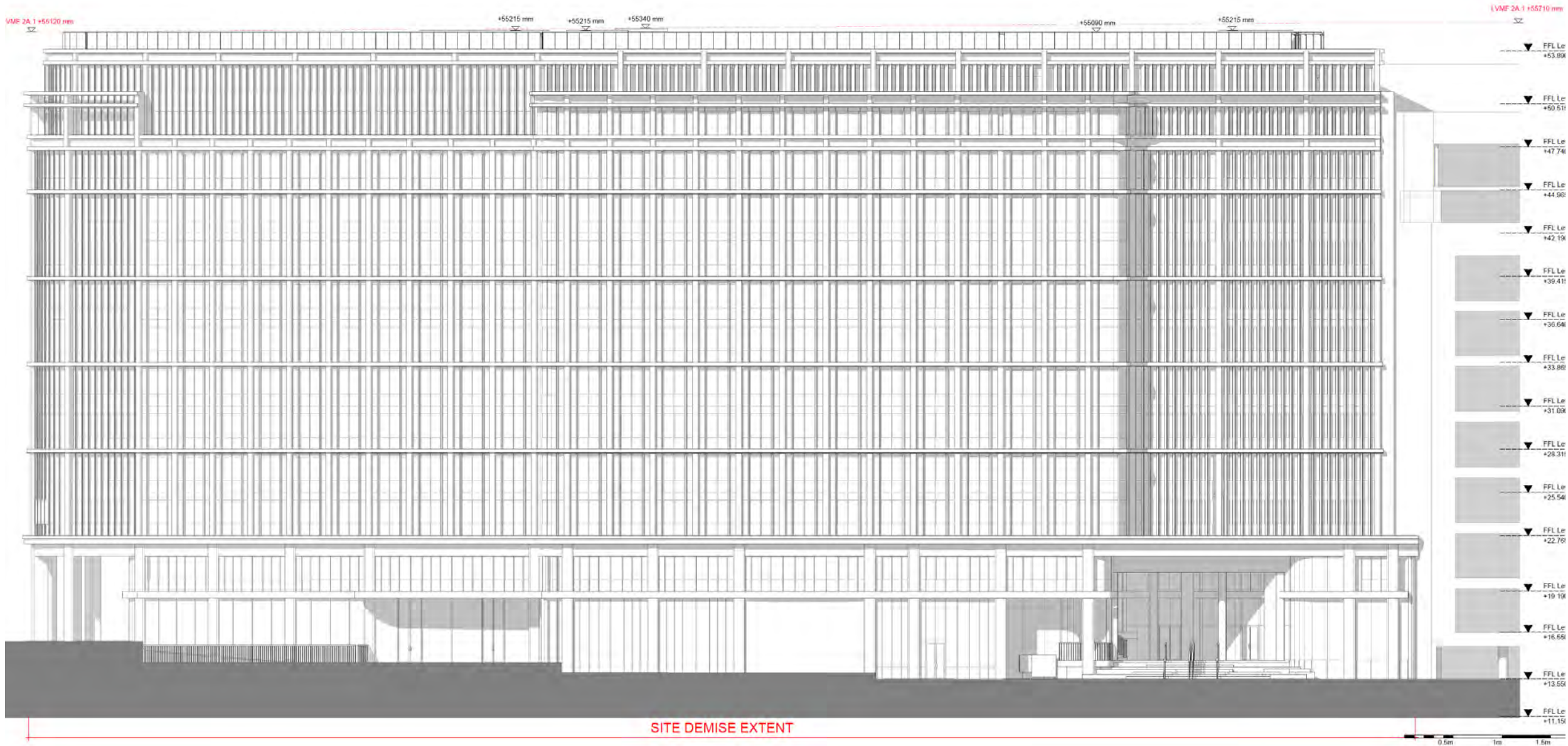
Proposed North Elevation (Snow Hill)



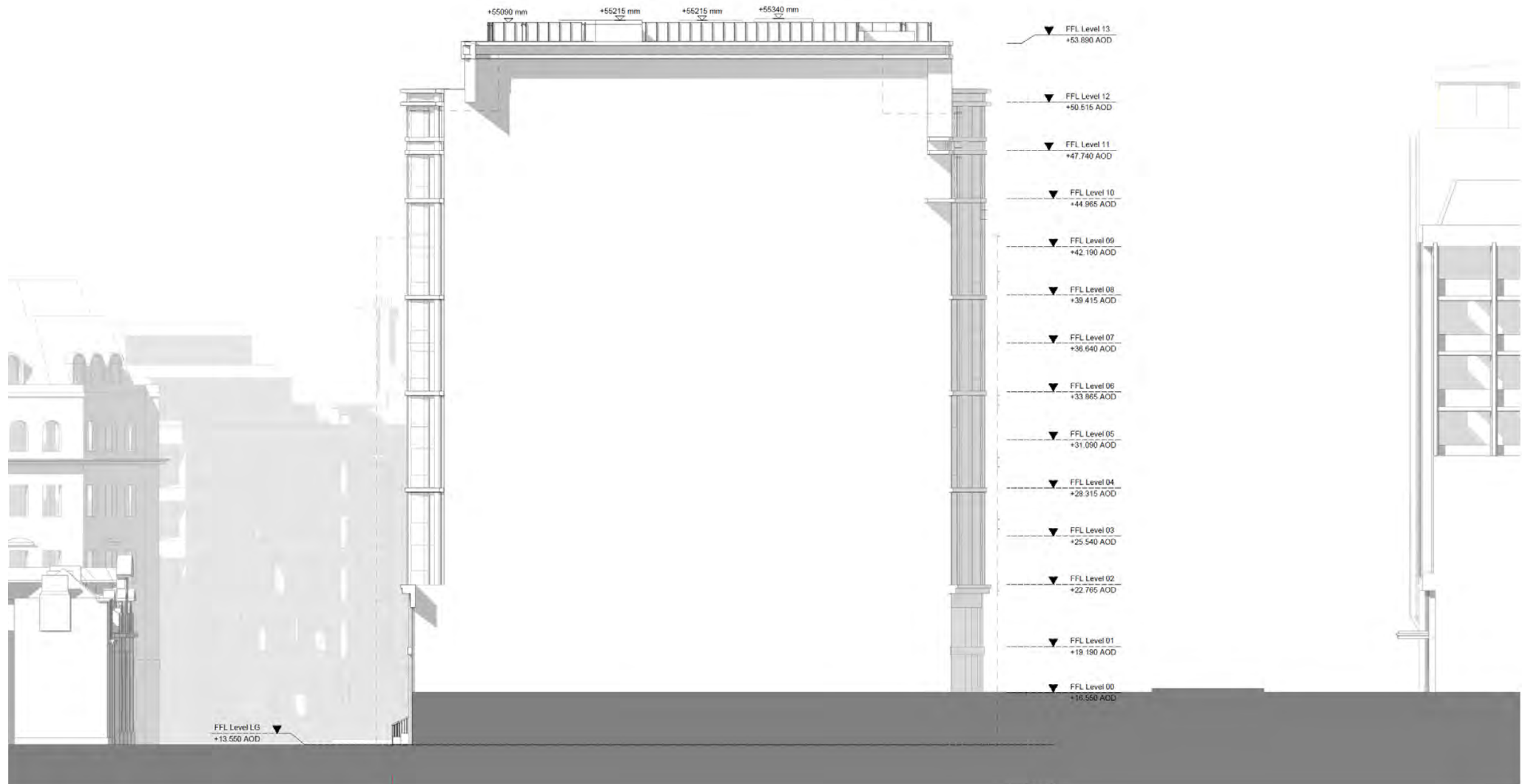
Proposed North Elevation in context (Snow Hill)



Proposed East Elevation



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

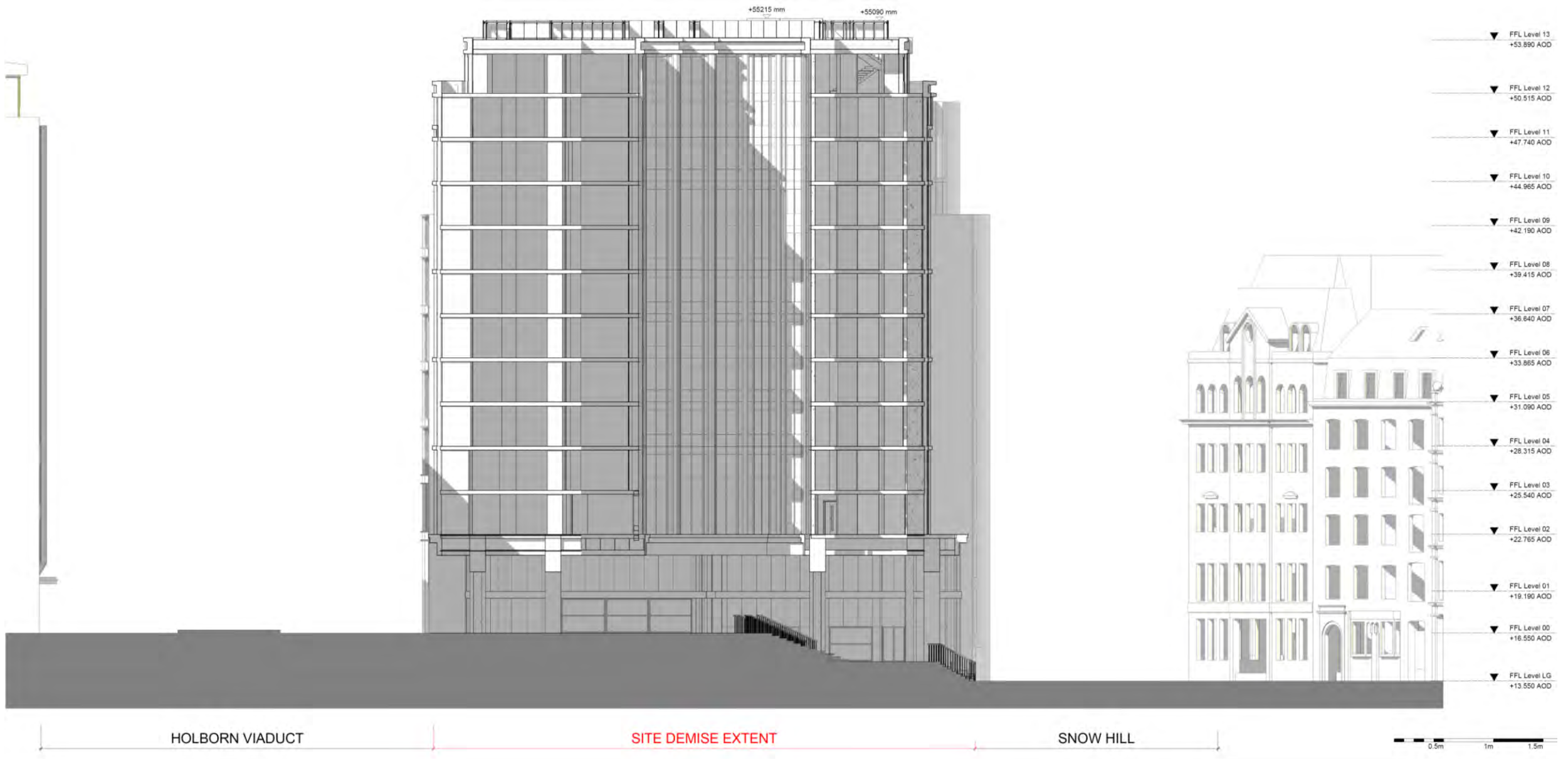
FFL Level 01 ▼
+19.190 AOD

FFL Level 00 ▼
+16.550 AOD

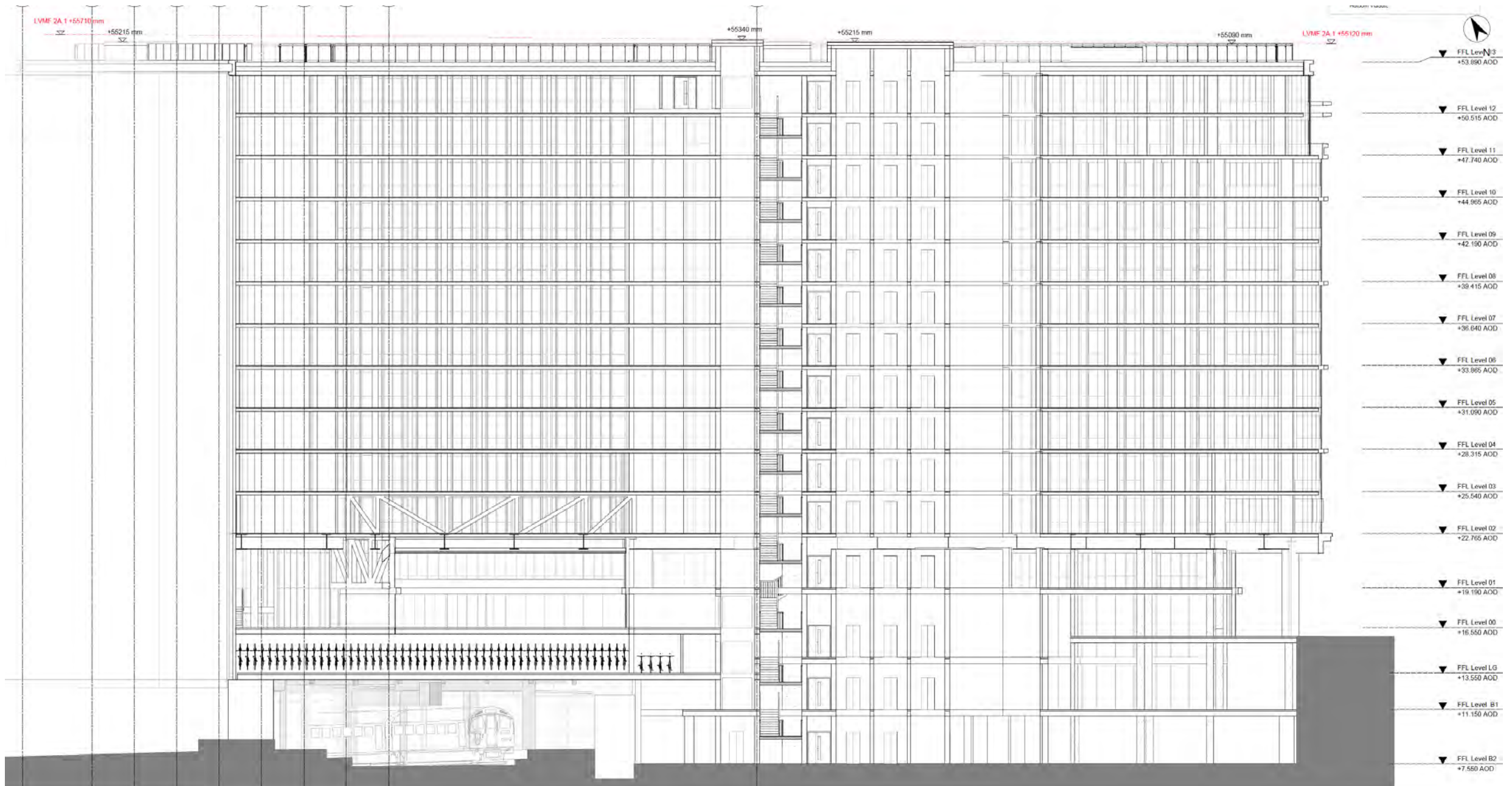
FFL Level LG ▼
+13.550 AOD



Proposed East Elevation - Lightwell



Proposed West Elevation - Lightwell



Proposed Section AA

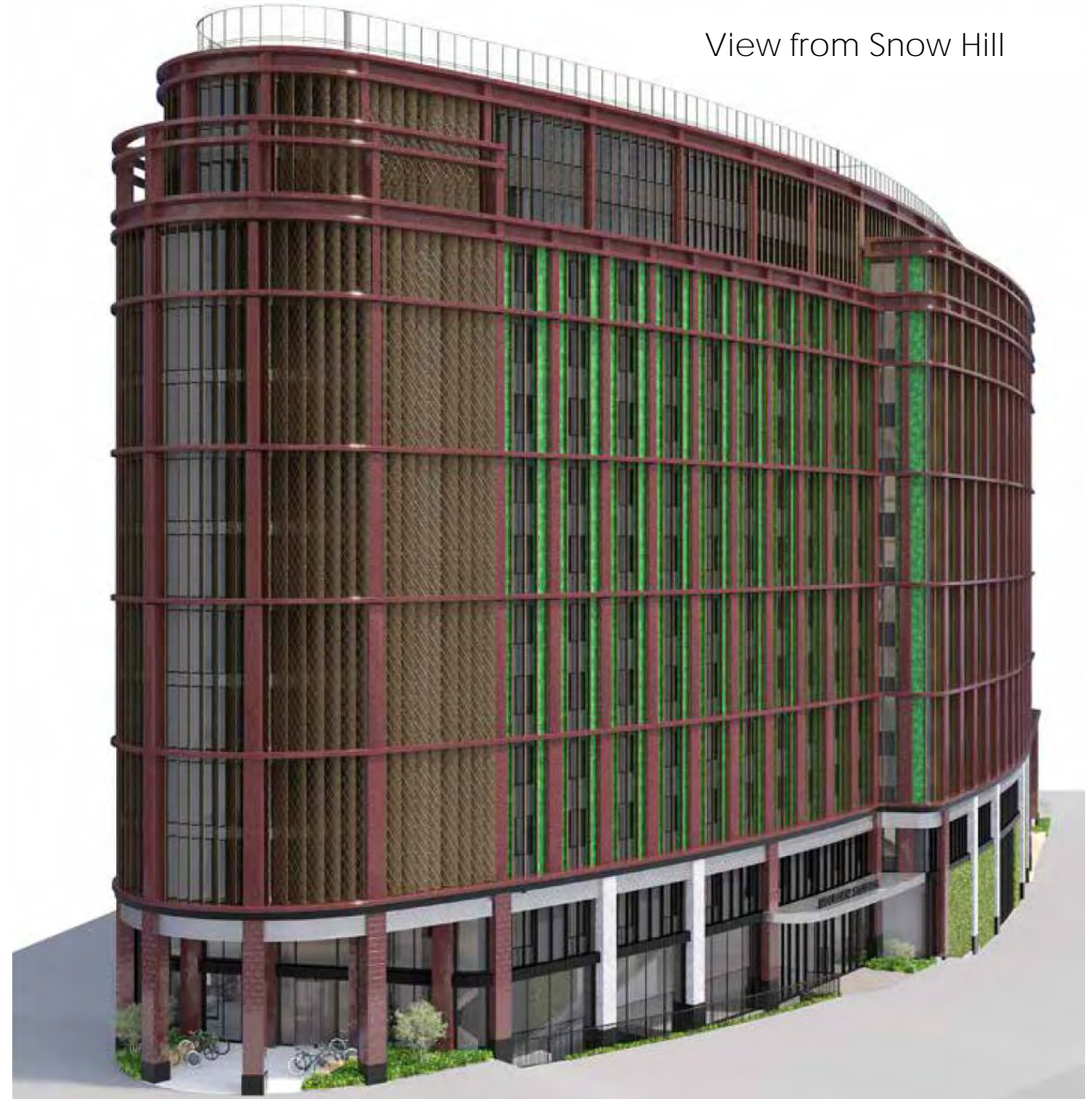


Proposed Section BB

View from Holborn Viaduct



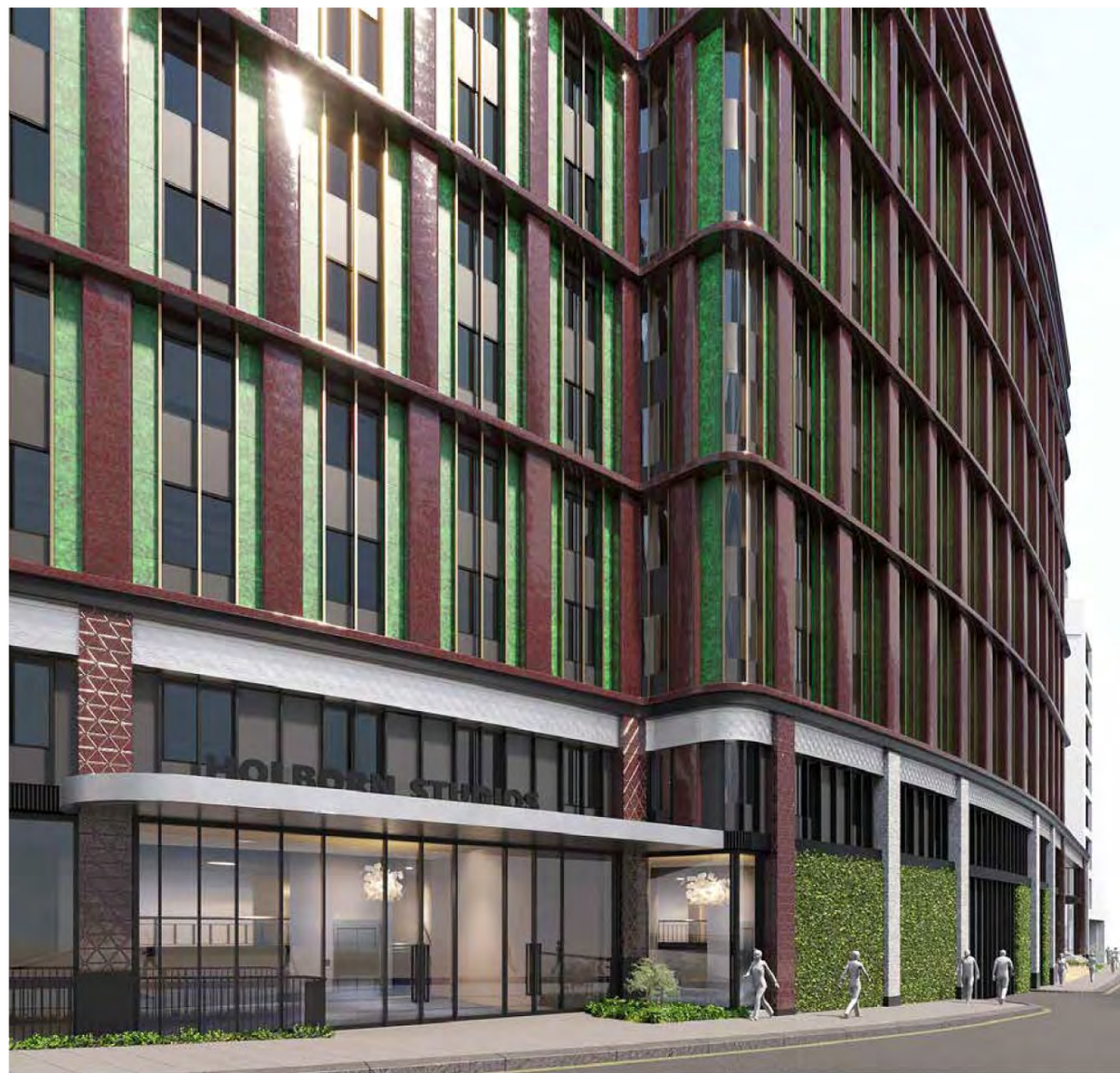
View from Snow Hill



Illustrative Views



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

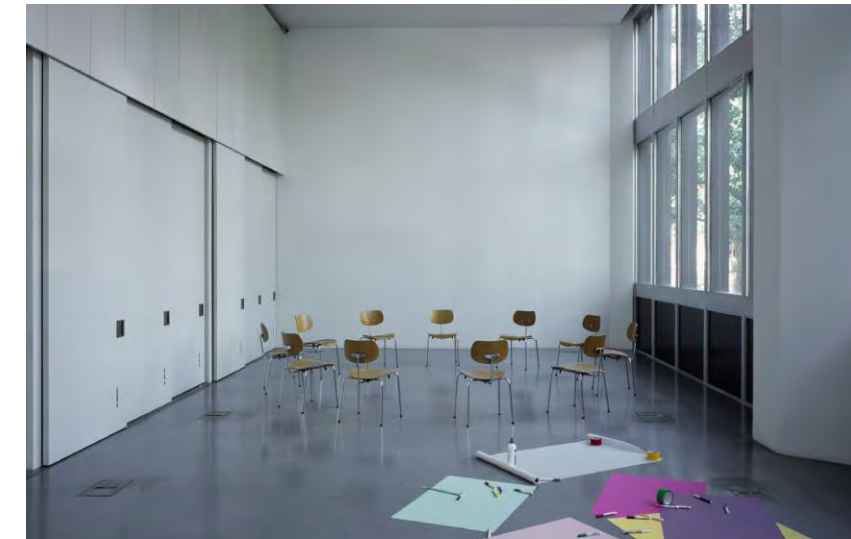


View from Snow Hill looking at Student Entrance

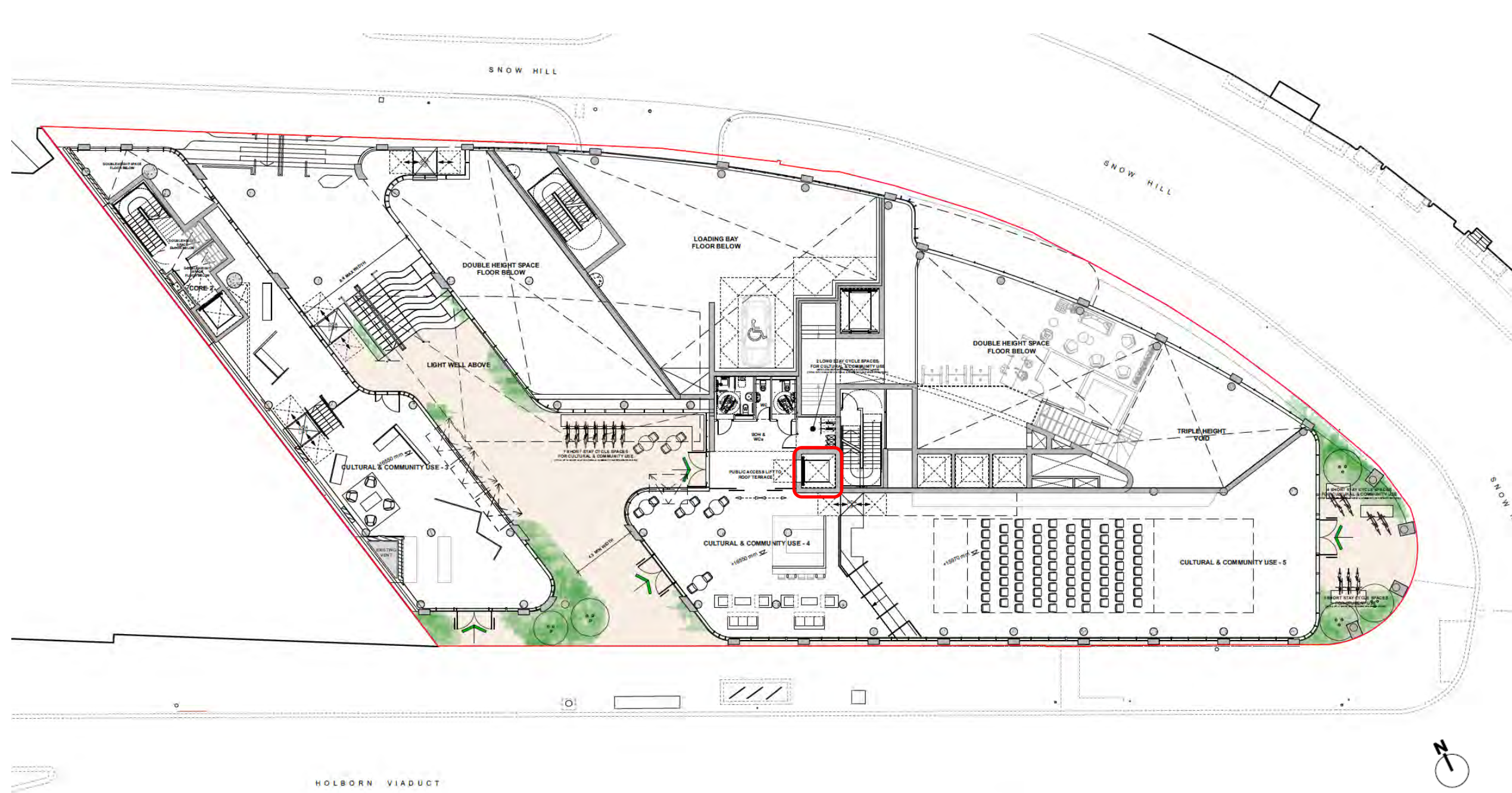


View showing public route from Snow Hill

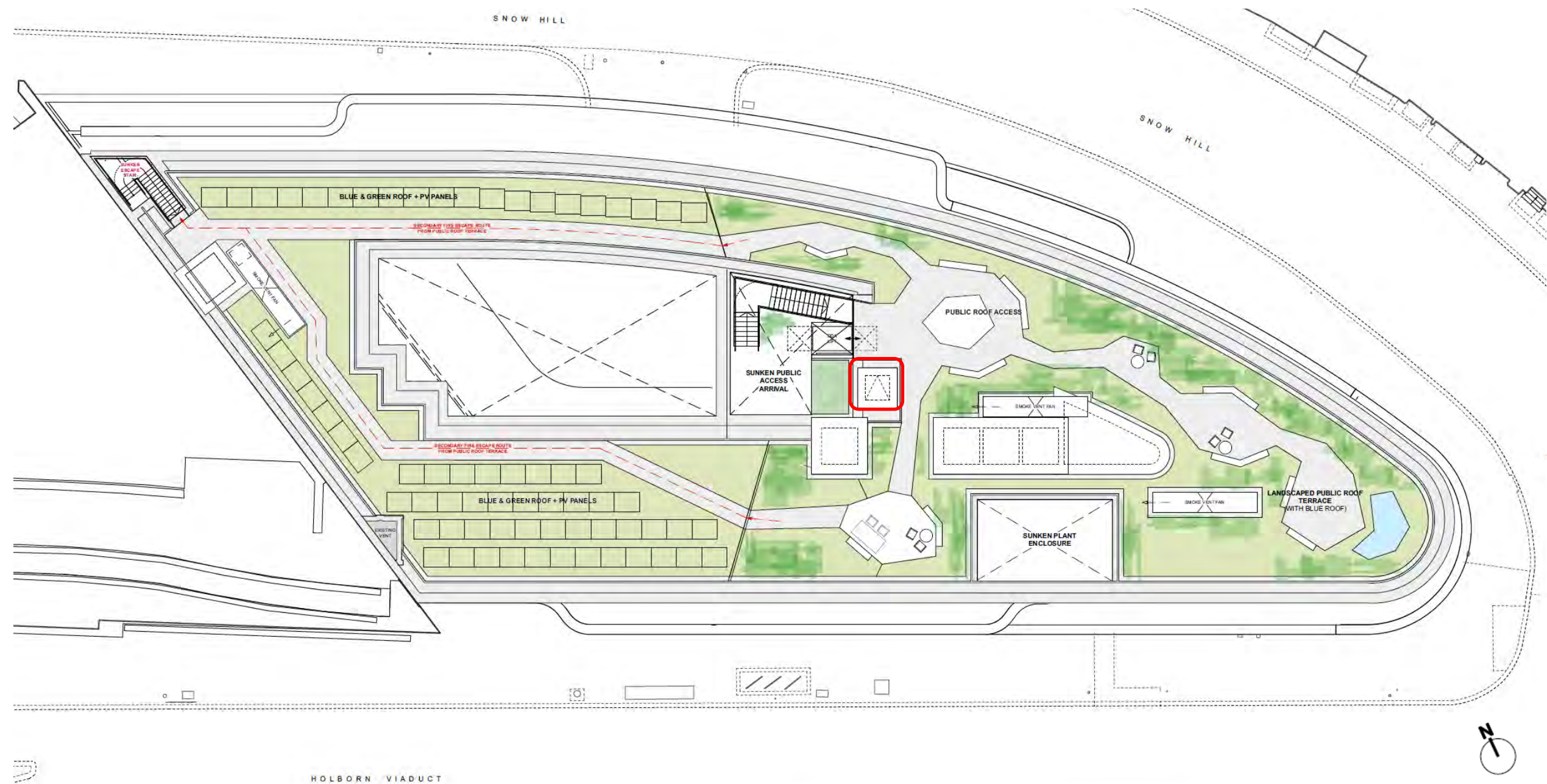
Illustrative Views from Public Route



Illustrative Views of the Cultural/Community Space



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



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

