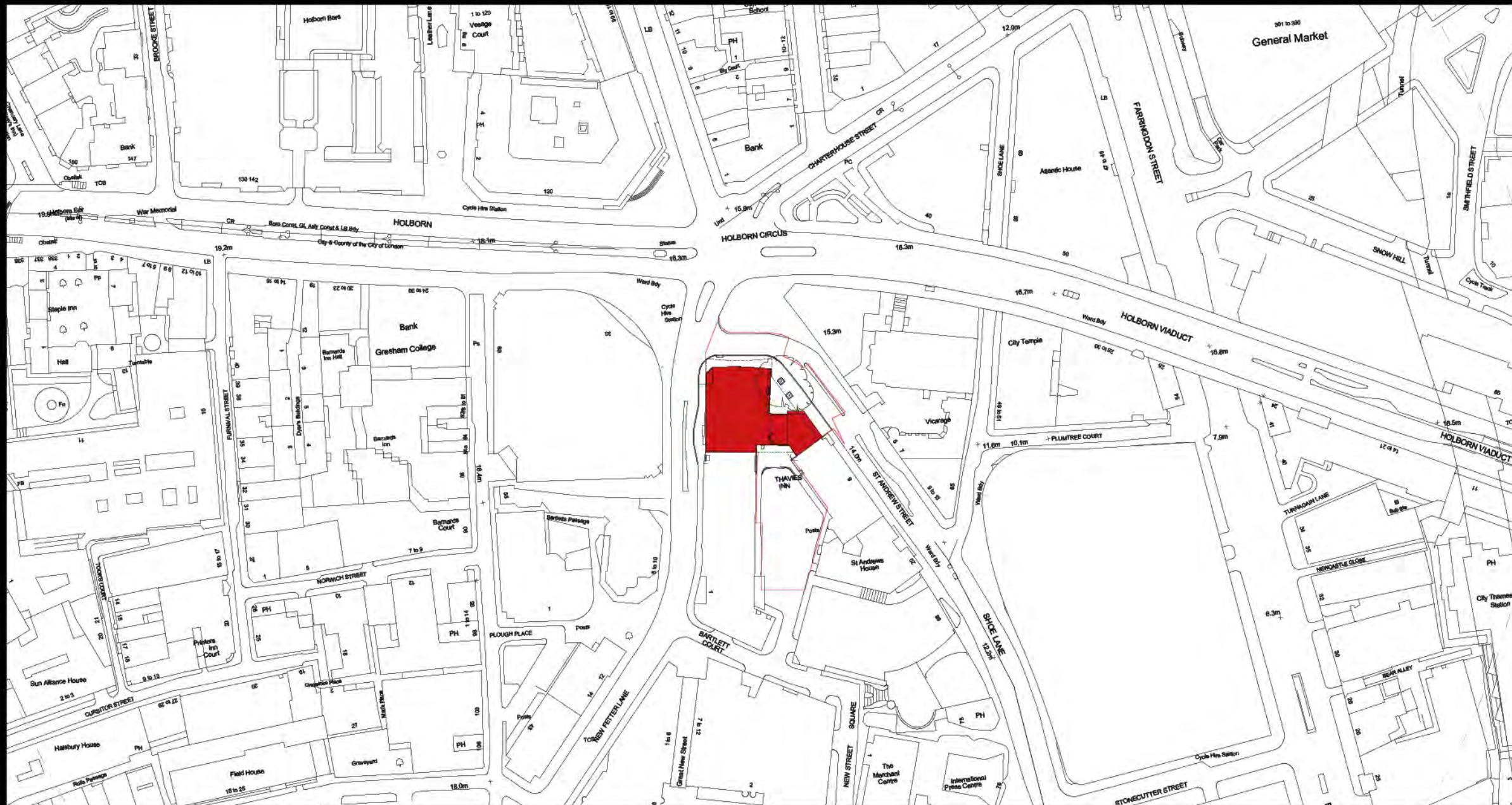




Thavies Inn House
Planning & Transportation Committee
1st July 2022



Site Location Plan



Google

Existing Ariel View



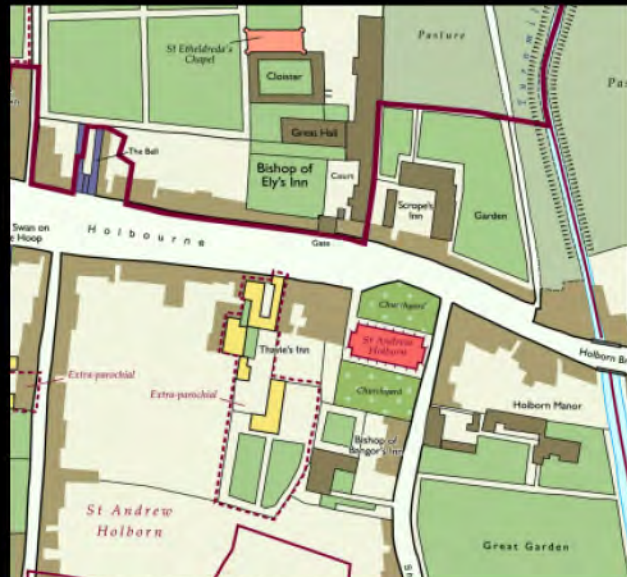
Existing Site Photos



Existing Site Photos



1270-1300 Map of Medieval London



1520 Map of Tudor London



1561/1633 Map of London



1676 Map of London



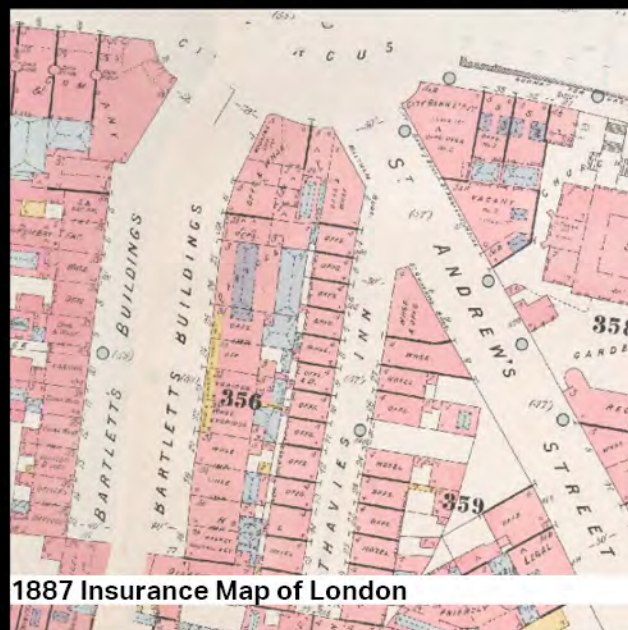
1682 Map of London



1799 Map of London

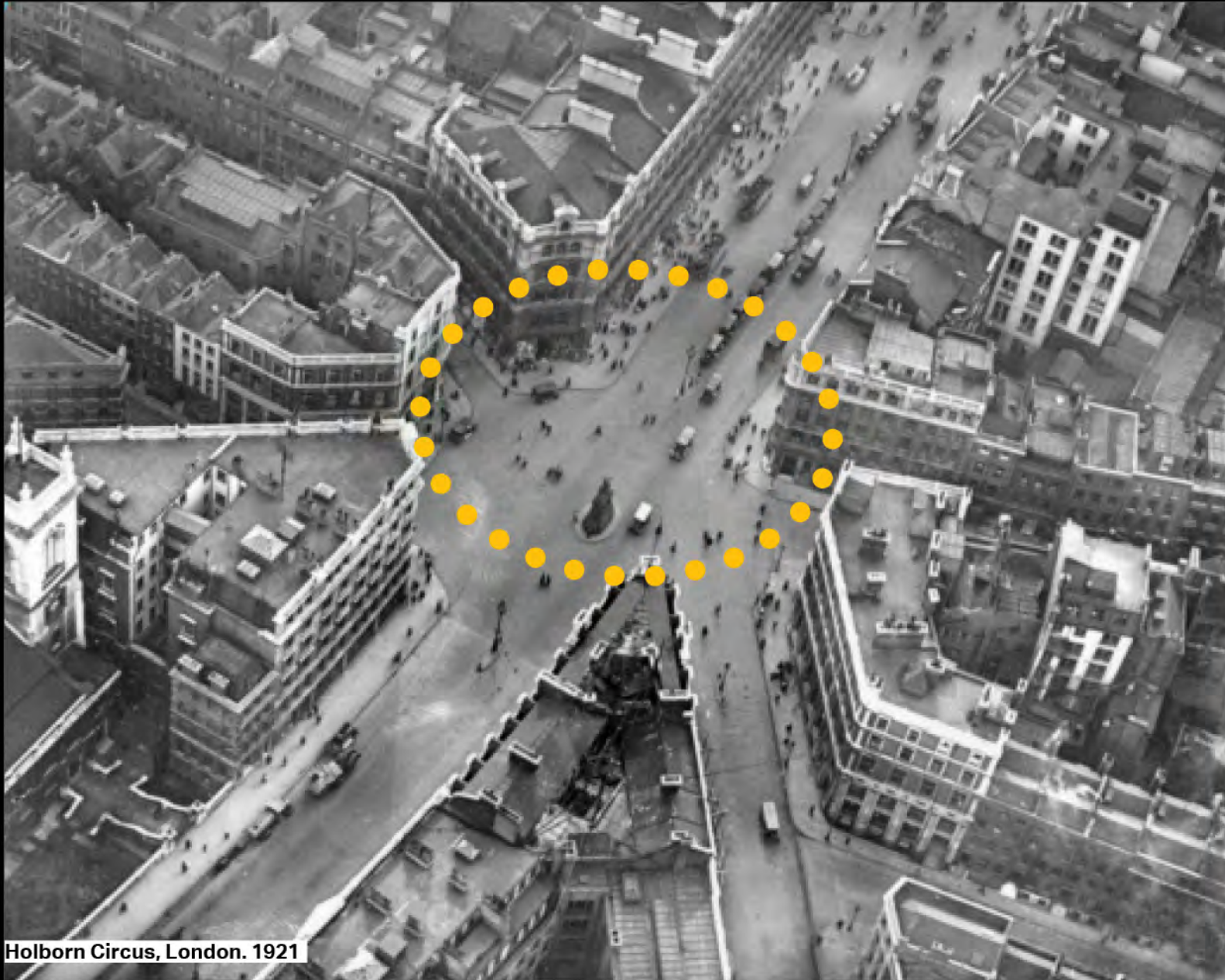


1868 Ordnance Survey Map of London



1887 Insurance Map of London

The Changing Face of Holborn Circus - Historic Maps



Holborn Circus, London. 1921



Thaves Inn, 1771, John Carter



Thavies Inn 1858

The Changing Face of Holborn Circus - Historic Imagery



Concept - Response to Context



Proposal - Response to Historical Precedent

- Heritage Estate**
 - Coal Tax Posts
 - Heritage Buildings
 - Heritage Bridges and Viaducts
 - Heritage Landscapes
 - Heritage Monuments
 - Heritage Statuary
 - Bunhill Fields Burial Grounds Listed Structures & Memorials
- Historic Environment**
- Listed Buildings**
 - I
 - II*
 - II
 - Scheduled Ancient Monuments
- City of London Boundary**
 - City of London Boundary

1. Listed Building Group

St Andrew's Church, Holborn Viaduct and former Vicarage, Nos.5 & 7 & St Andrew Street

2. Listed Building

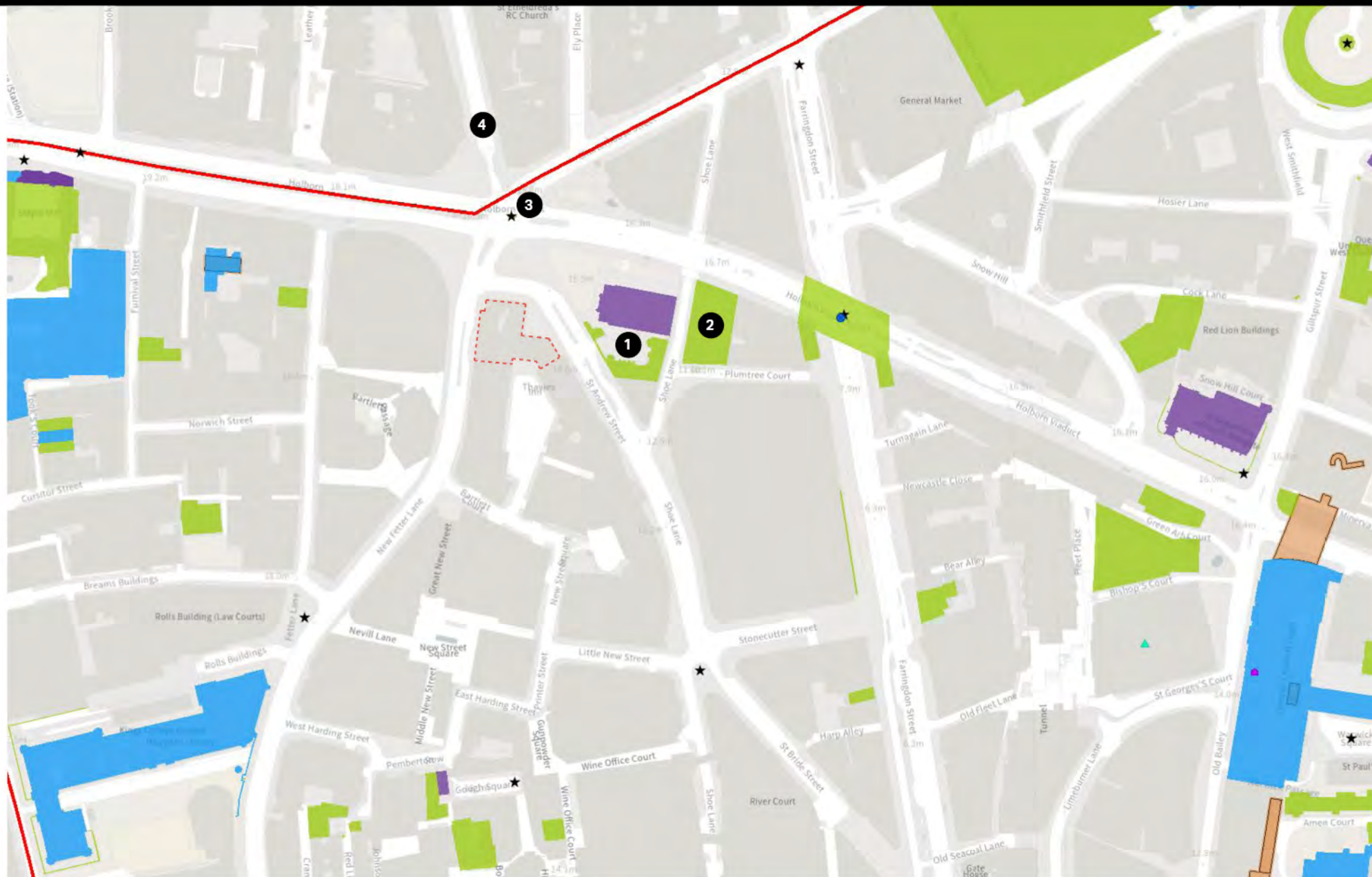
The City Temple, Holborn Viaduct

3. Listed Building

Statue of the Prince Consort, Holborn Circus

4. Conservation Area

Hatton Garden (LB Camden)



Designated Heritage Assets in the Vicinity of the Site



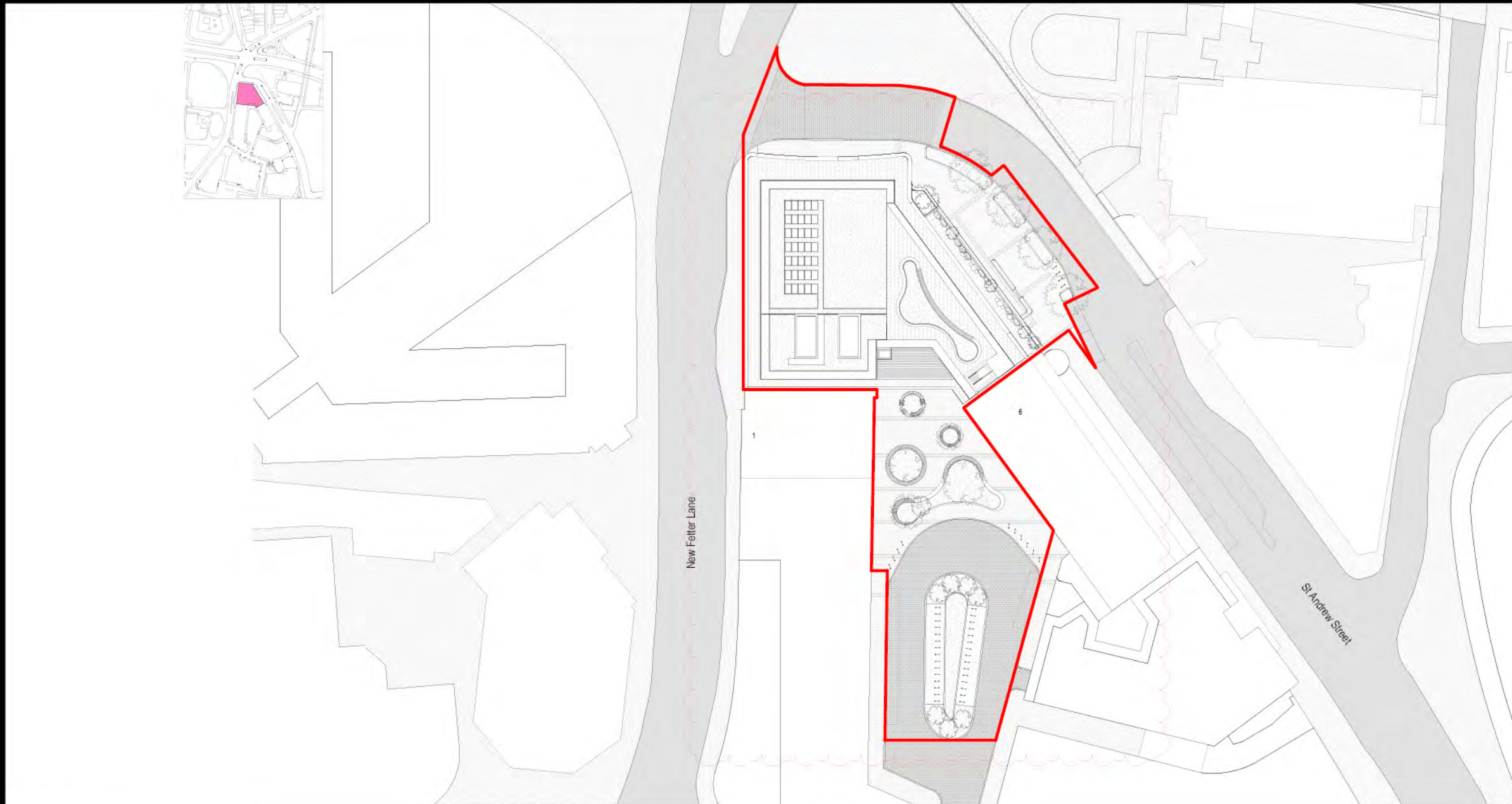
Cycle
Hire
Station

THAVIES
INN

ST ANDREW STREET

SHOE LANE

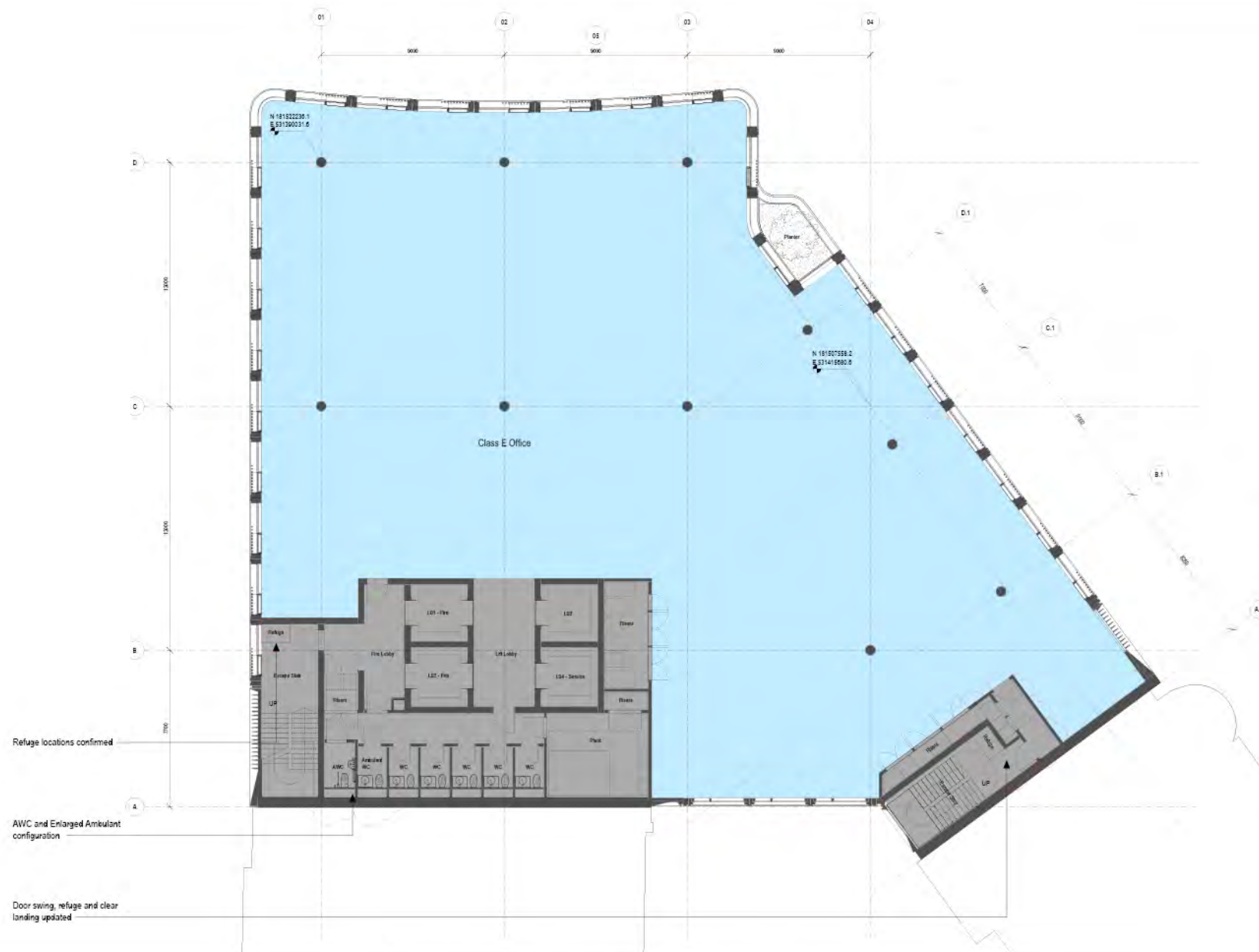
Existing Site Plan



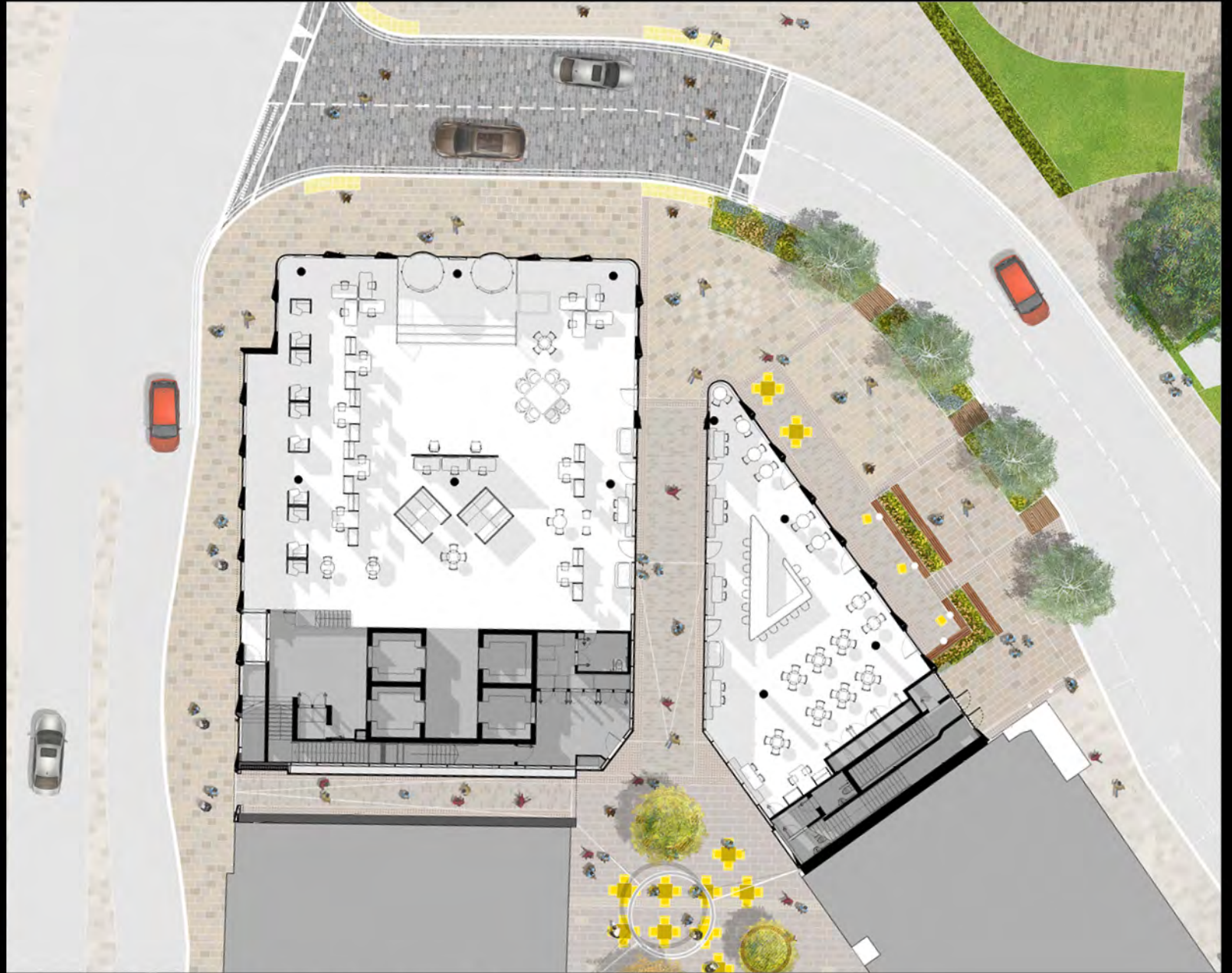
Proposed Site Plan



Existing Typical Floor Plan



Proposed Typical Floor Plan



Proposed Public Realm Plan



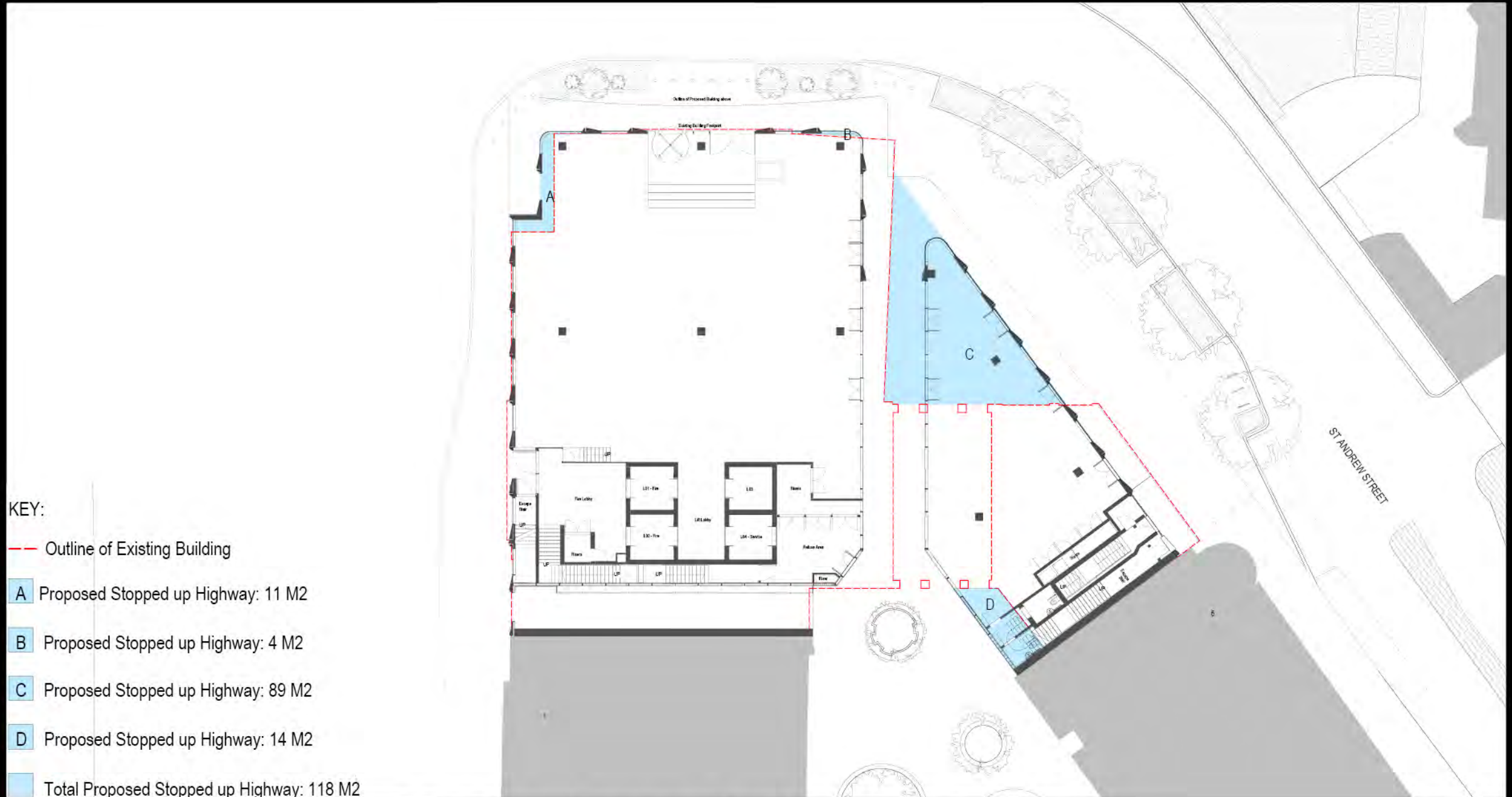
- Historic Connections**
 Maintained and celebrated through the site and beyond linking Thavies Inn to the pedestrian route at this gateway to the City of London
- New Amenity Connection**
 Open and engaging Public Realm amenity, cafe or similar. Designed to promote visual and physical connectivity as well as increasing activity and place-making
- Art**
 Public realm locations for permanent or temporary installations and events
 Potential art installation opportunities
- Active Frontage**
 Vibrant activation of the ground level facade



Public Realm Plan and Cultural Connectivity



Public Realm Plan and Cultural Opportunity



Existing and Proposed Public Highway - Stopping Up



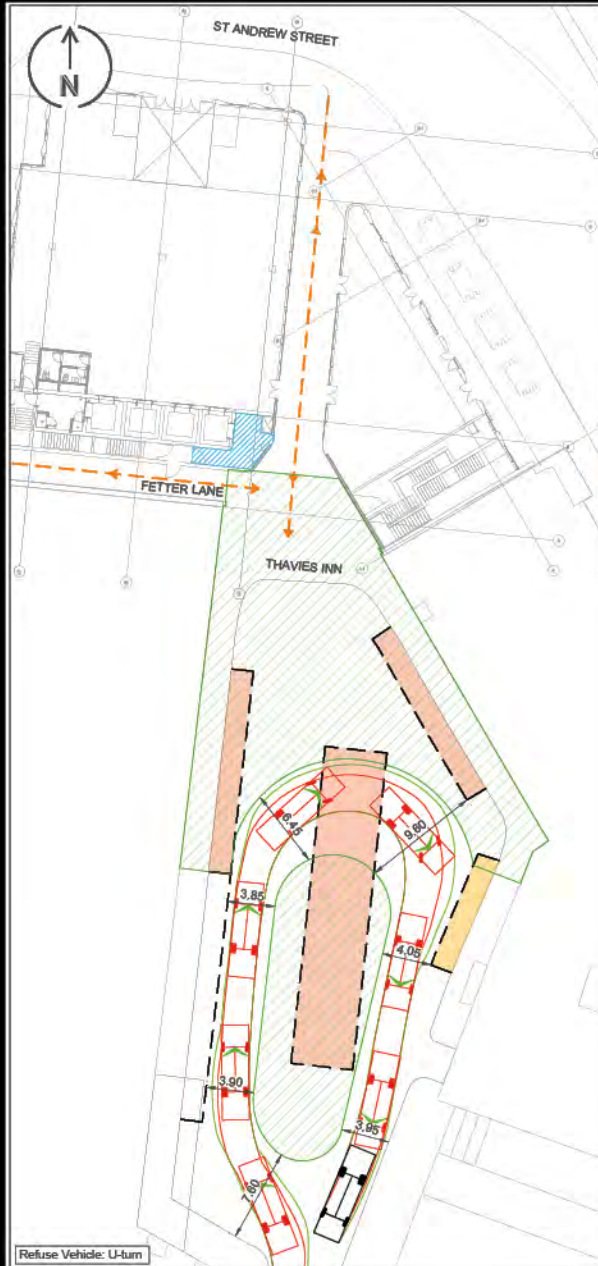
Existing and Proposed Public Highway - New Dedicated Highway



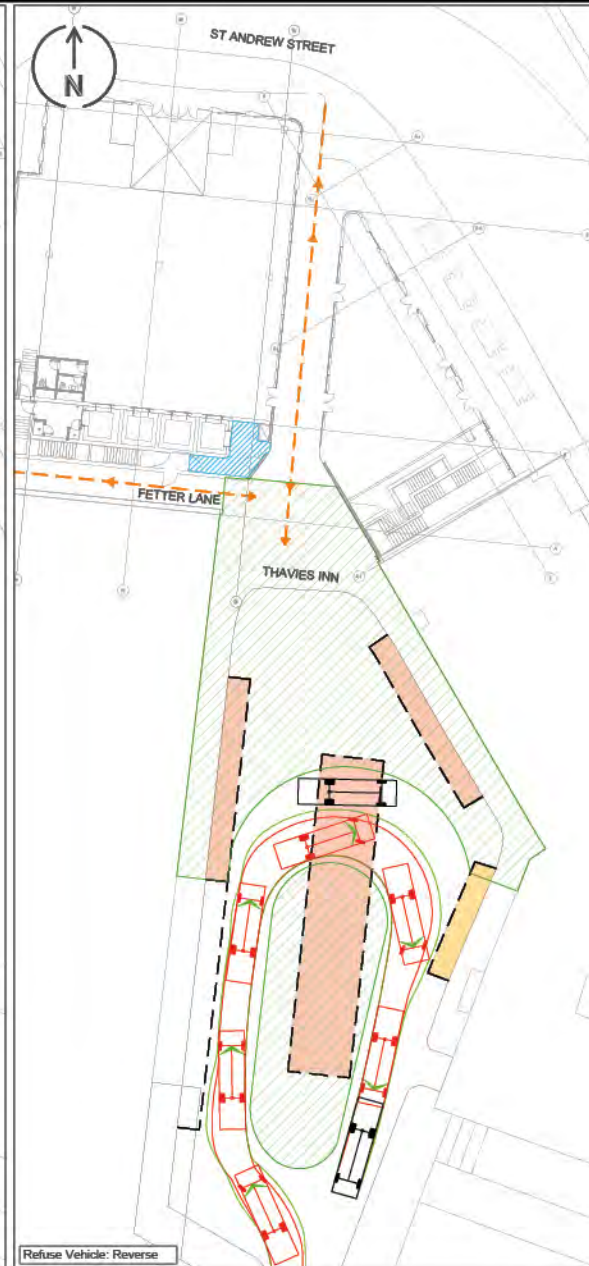
New Permissive Pathway: 97 M2

Existing and Proposed Public Highway - Stopping Up





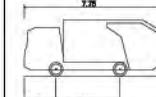
Refuse Vehicle: U-turn



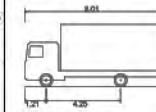
Refuse Vehicle: Reverse

NOTES

1. This drawings is based on OS mapping and WEA plan reference 01157-WE-B-0M-A-1005, dated 25/05/21.
2. This drawing is based on OS Basemapping only, and road markings are shown indicatively. Its accuracy cannot be guaranteed.
3. Swept path analysis is based on the following vehicle traveling at 5mph within site boundary.

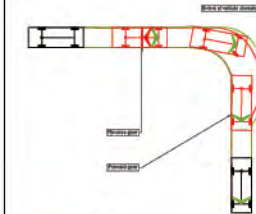


City of London - Small Refuse
Overall Length 7.750m
Overall Width 2.200m
Overall Body Height 3.500m
Min Body Ground Clearance 0.358m
Track Width 2.200m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 8.700m



7.5t Box Van
Overall Length 8.010m
Overall Width 2.100m
Overall Body Height 3.550m
Min Body Ground Clearance 0.351m
Track Width 2.054m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m

KEY



- Bin storage room
- Potential area for pocket park
- Proposed pedestrian alleyway
- Existing parking / loading bays (shown indicatively) to be removed
- Existing parking / loading bays (shown indicatively) to be shifted



OVERVIEW PLAN



LOCATION PLAN

C	26/05/21	Incorporating comments from Col.	PS	CB	IRT
B	17/05/21	Incorporating comments from Gillespie	PS	CB	IRT
A	03/05/21	First Issue	PS	CB	IRT
REV	DATE	REVISION DESCRIPTION / DETAILS	DATE	BY	CHKD

momentum
transport consultancy

CLIENT:

Evans Randall
Investors

JOB TITLE:

THAVIES INN

DRAWING TITLE:

THAVIES INN
POCKET PARK - OPTION 2

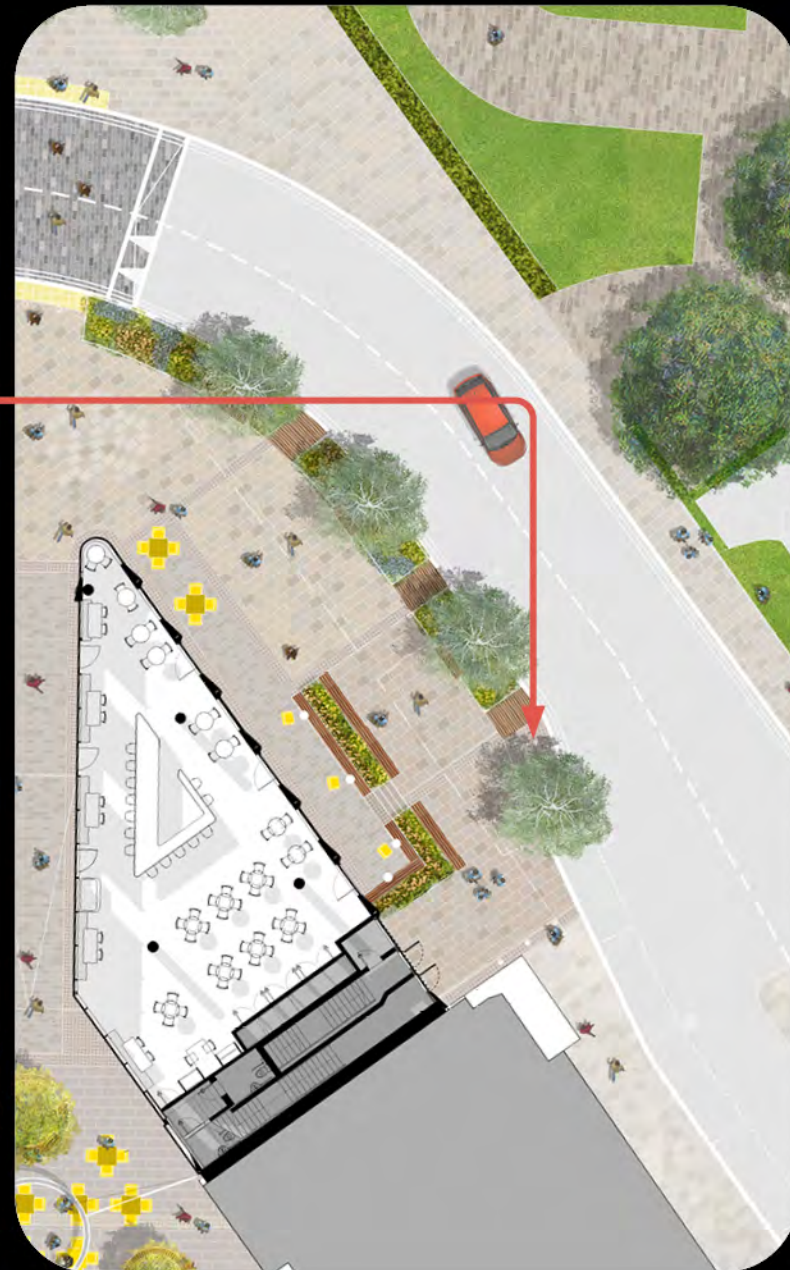
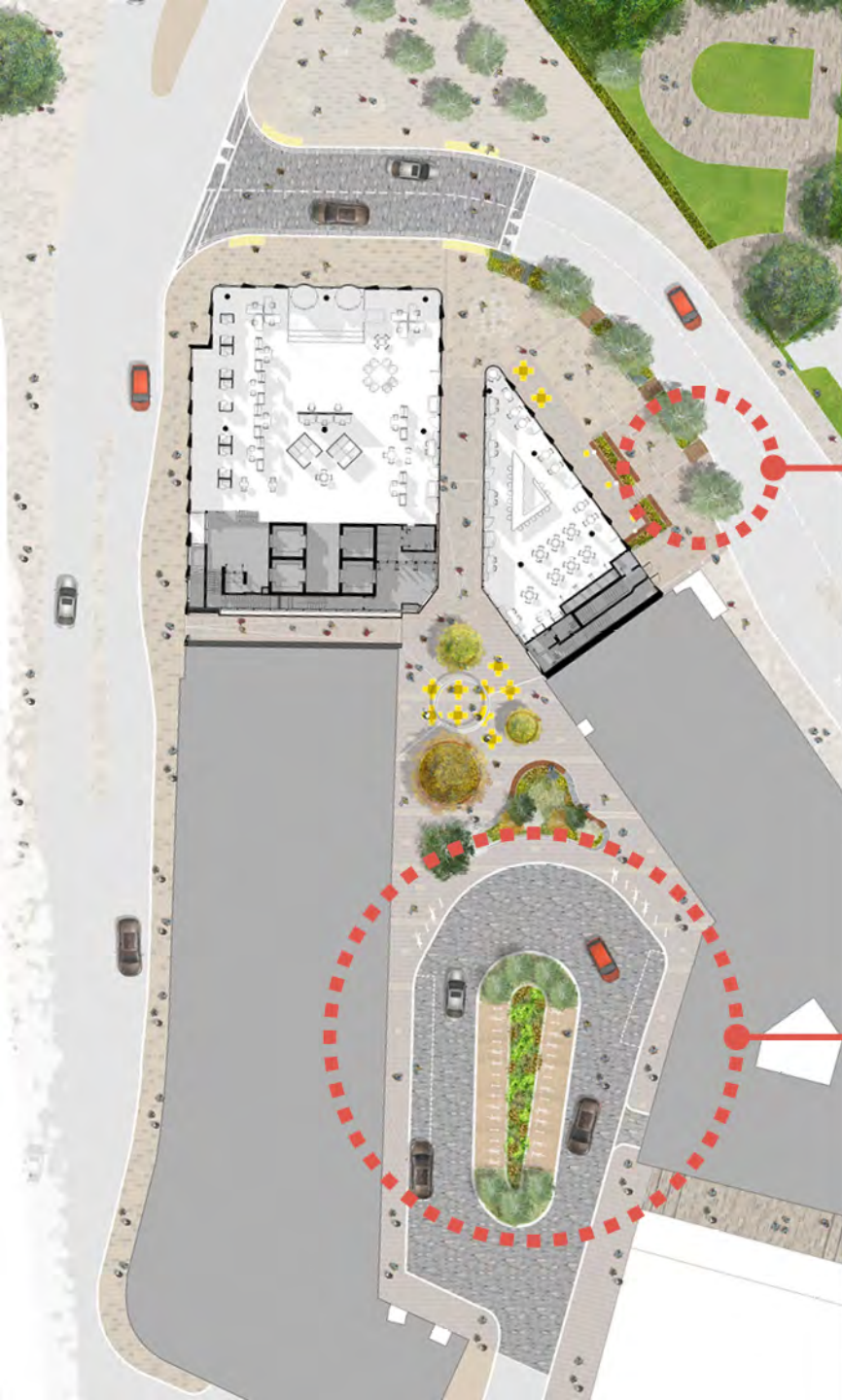
STATUS:

FOR INFORMATION

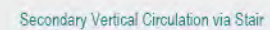
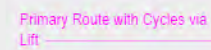
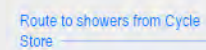
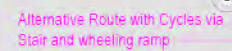
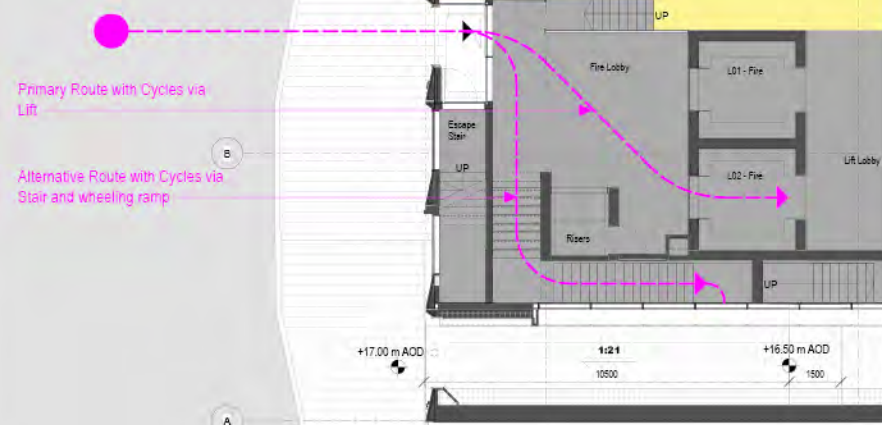
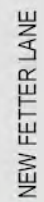
DRAWING NO:
M000522-2-1-TR-006

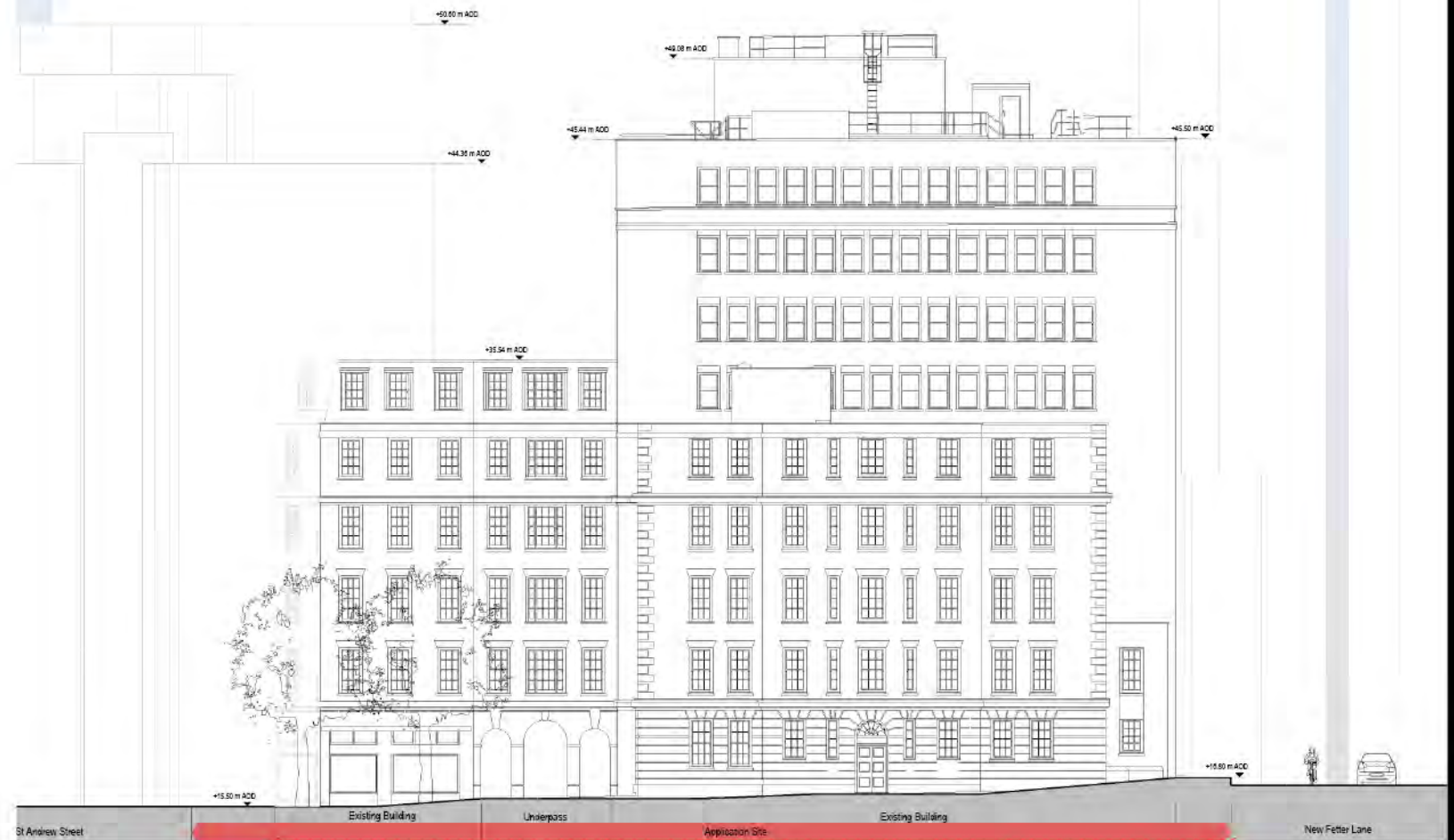
REV: C
SCALE/AT: 1:350

Proposed Servicing Strategy

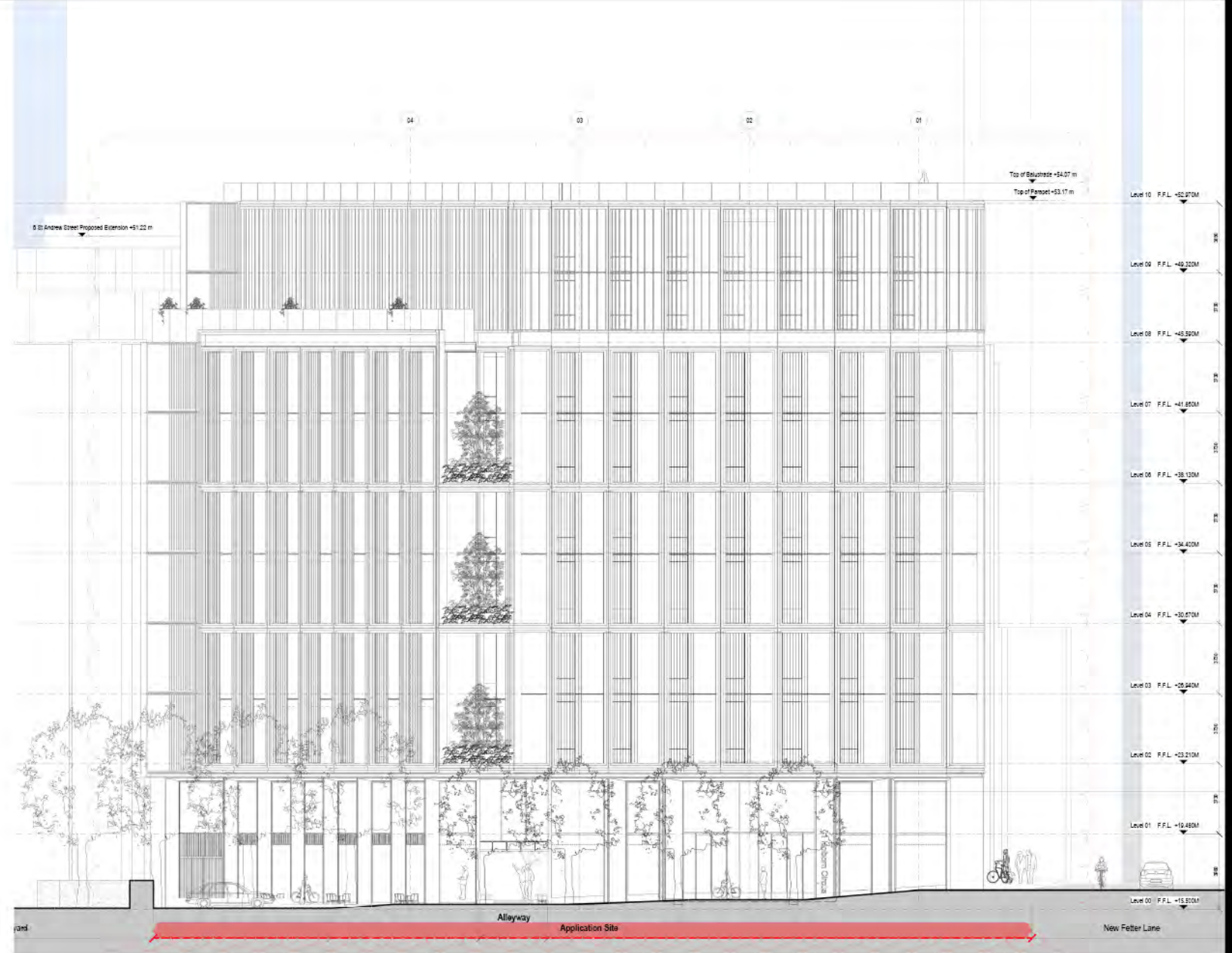


Cycle Parking - Short Stay

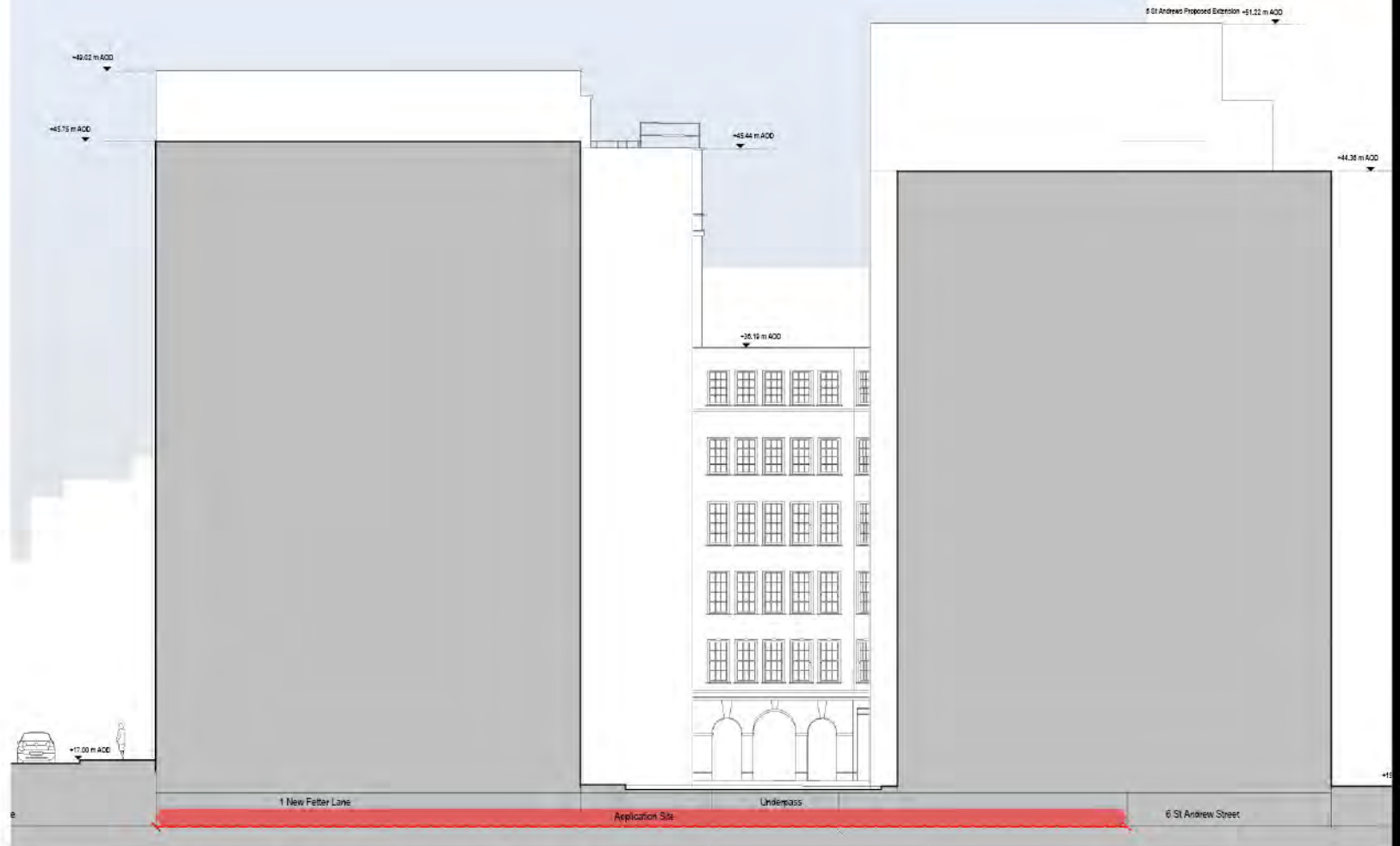
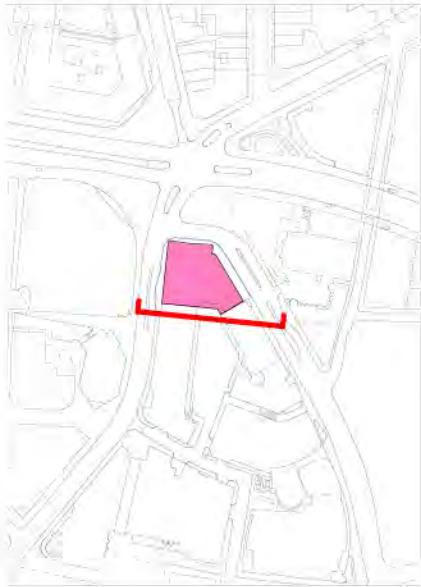




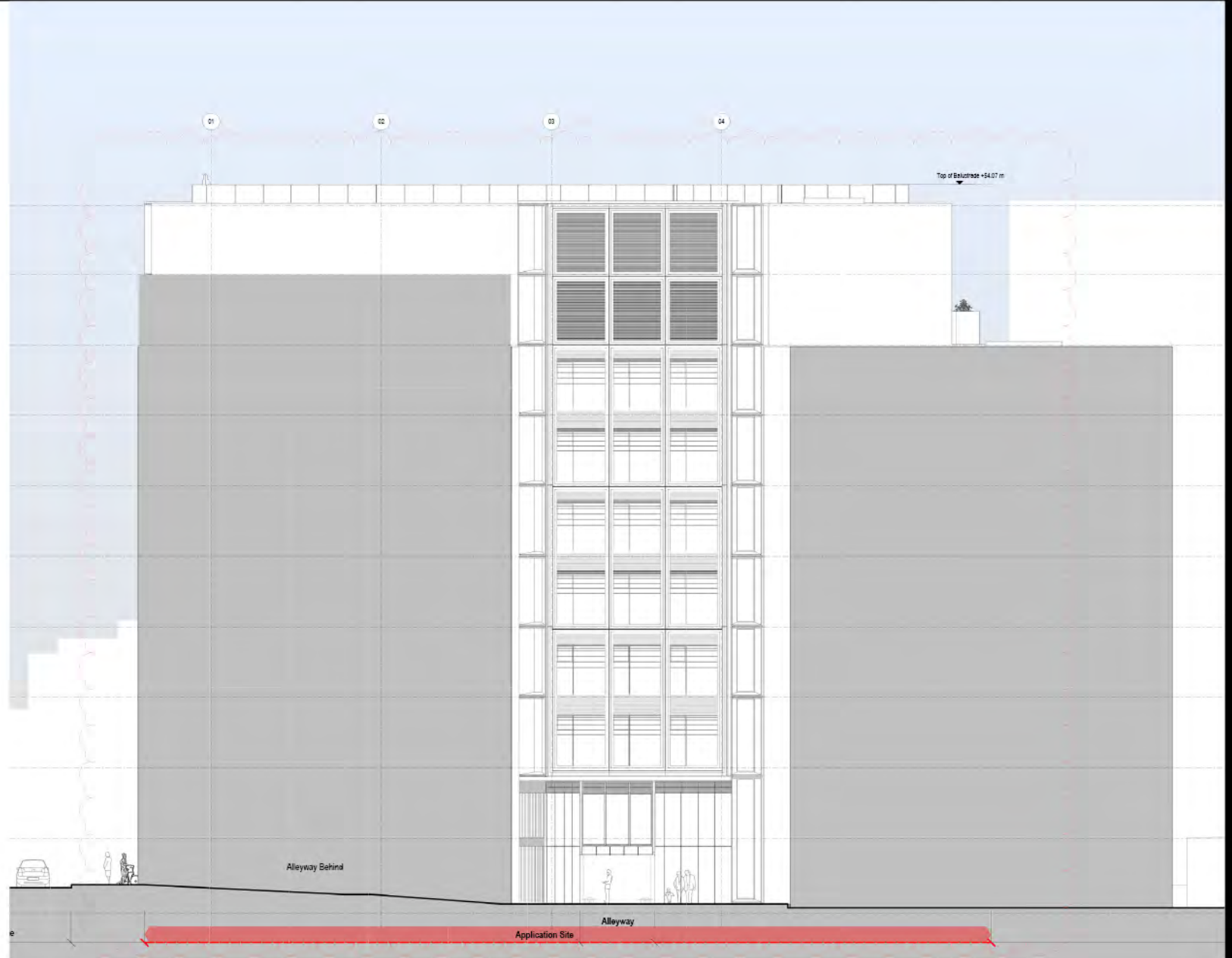
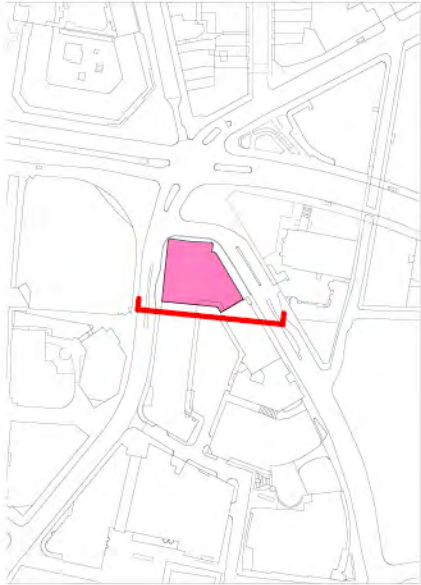
Existing Elevation - North



Proposed Elevation - North



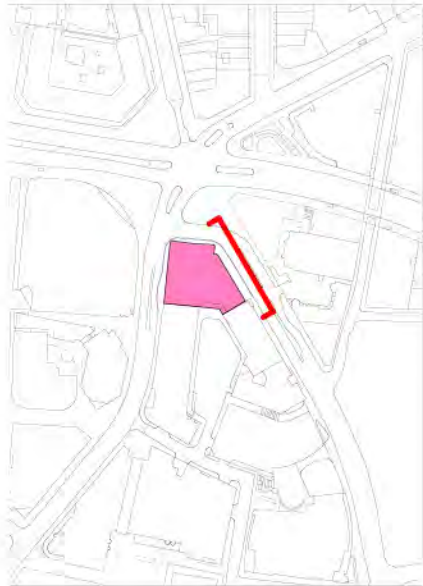
Existing Elevation - South



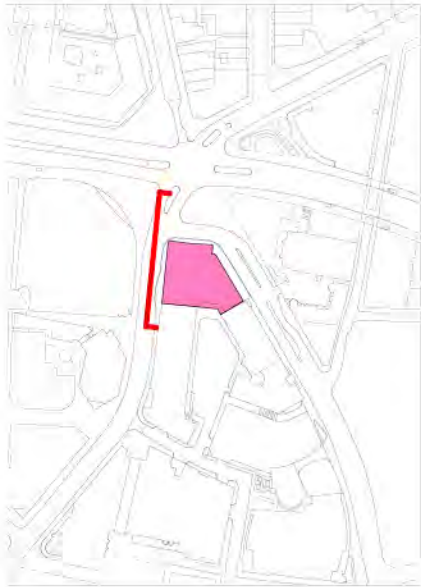
Proposed Elevation - South



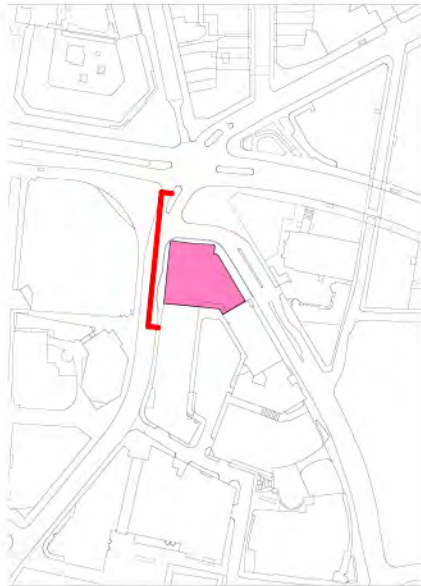
Existing Elevation - East



Proposed Elevation - East



Existing Elevation - West



Proposed Elevation - West



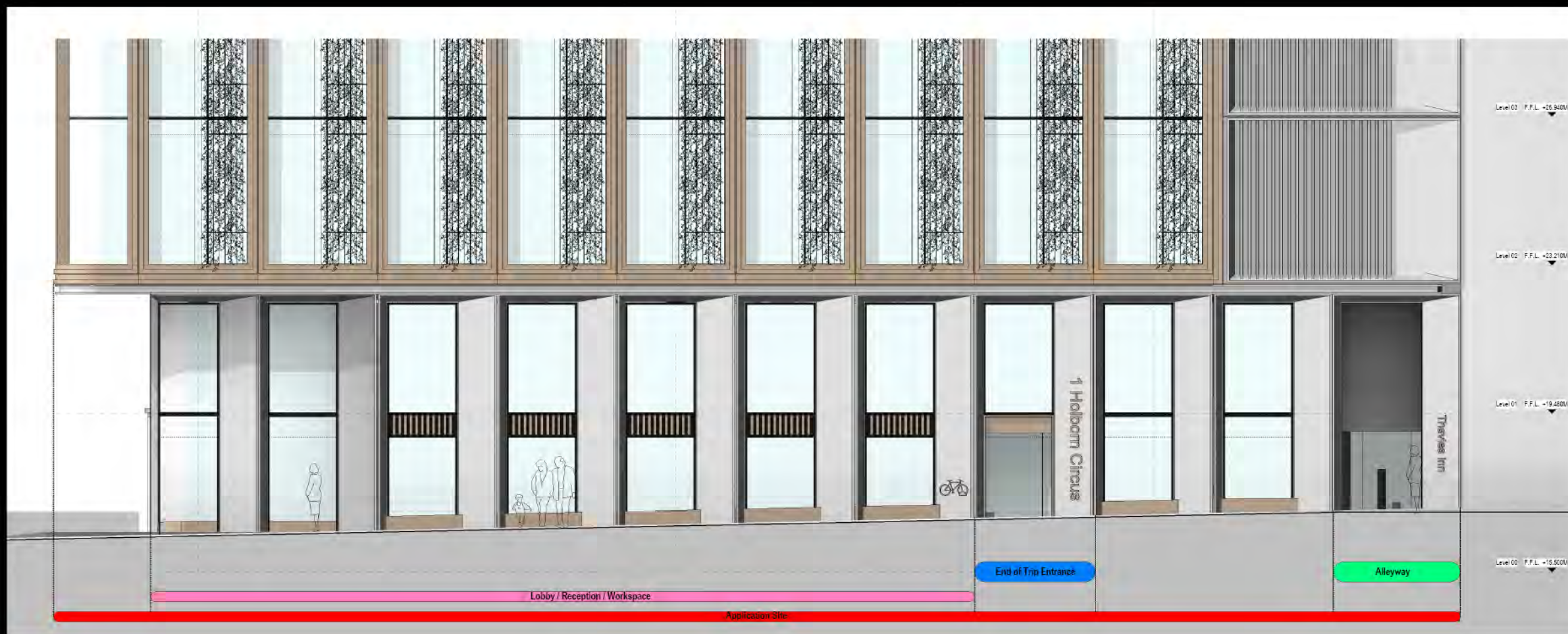
Proposed Elevation - North



Proposed Elevation - South



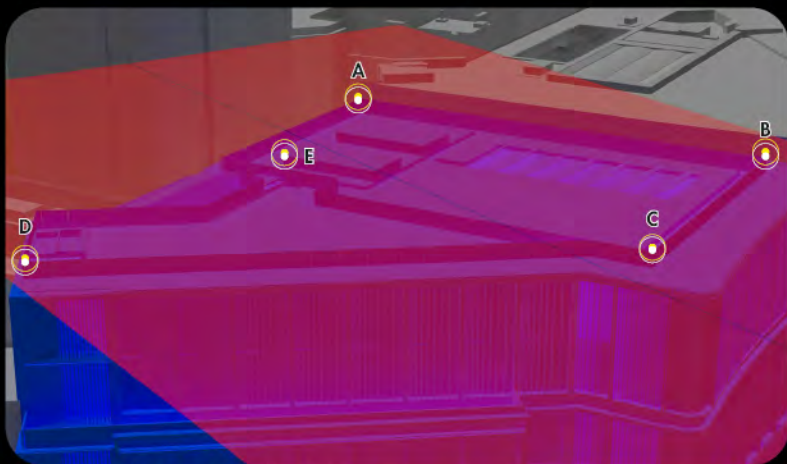
Proposed Elevation - East



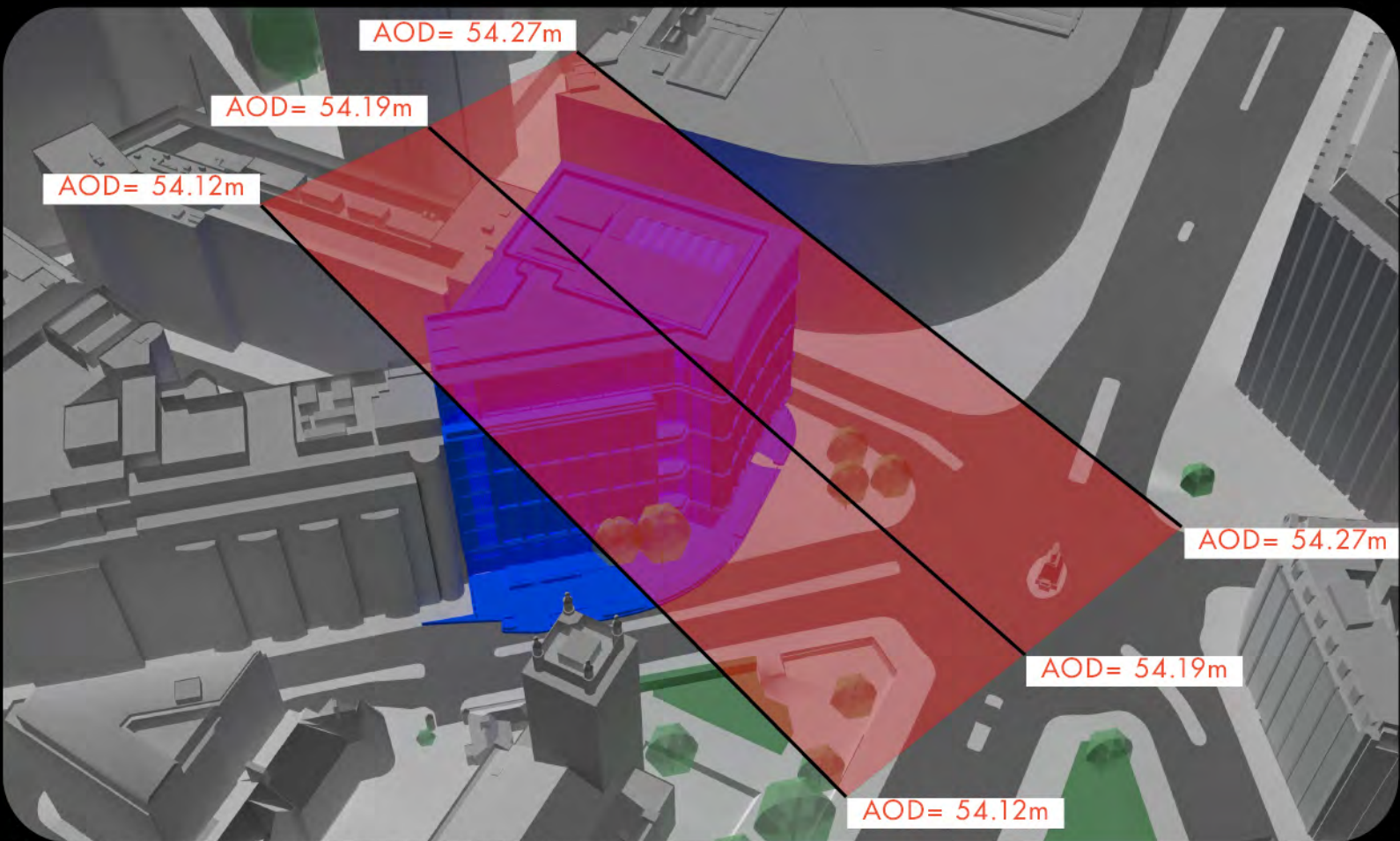
Proposed Elevation - West



LVMF 4A.1 Primrose Hill: The Summit - Crossing the Site



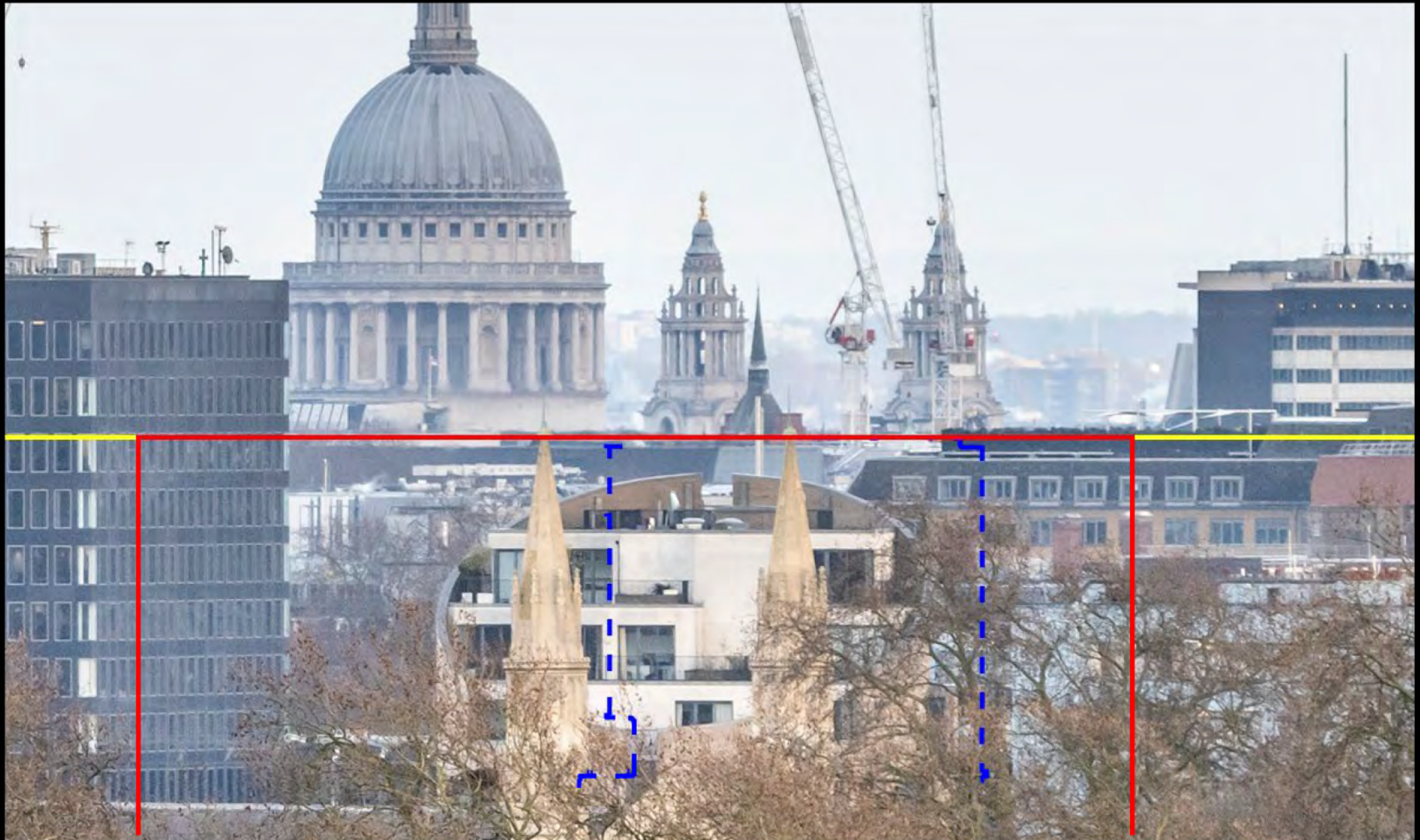
The proposal is under at all points



LVMF 4A.1 Primrose Hill: The Summit - Curvature Applied to Corridor Section



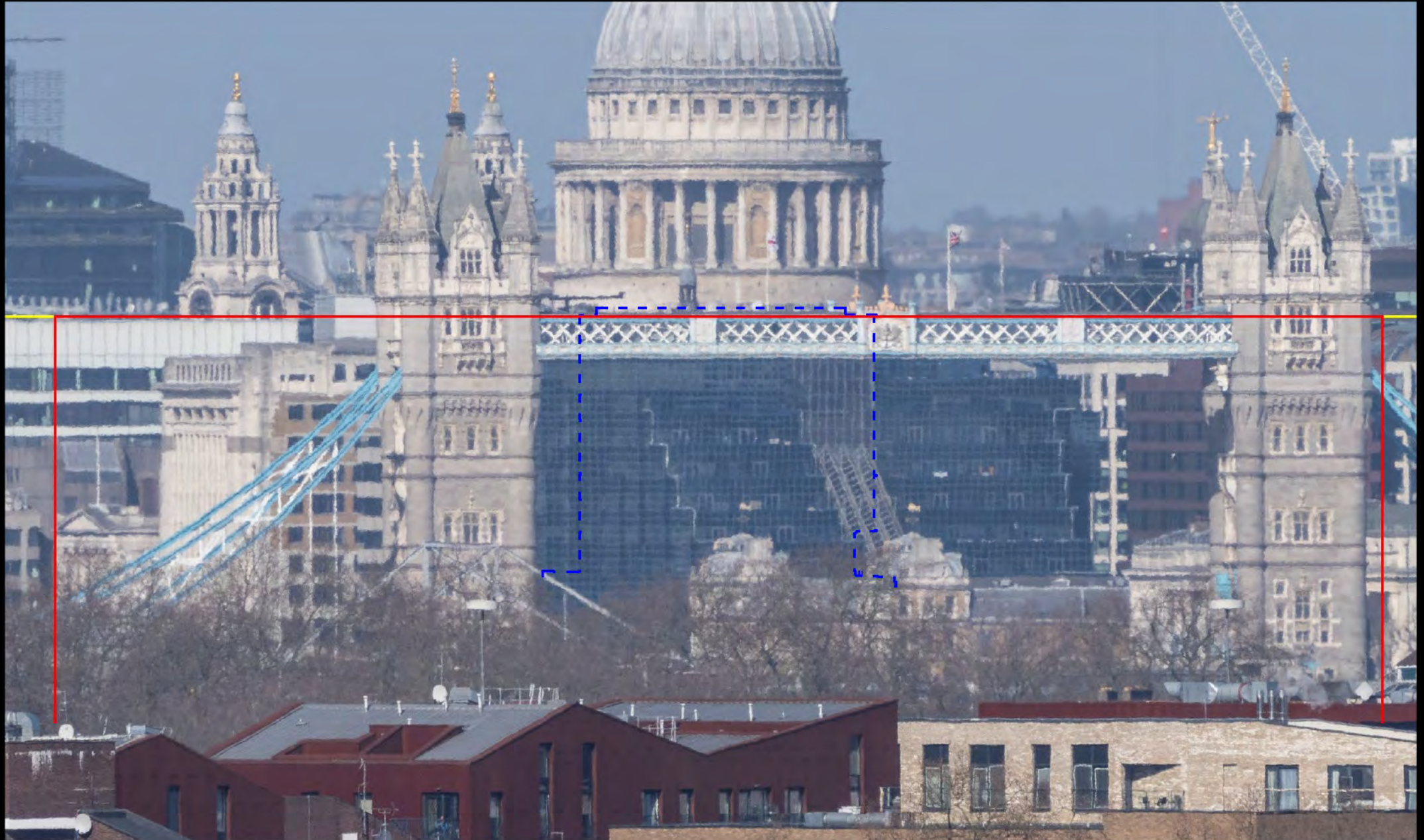
LVMF 4A.1 - PRIMROSE HILL:THE SUMMIT - Verified Wireline View



LVMF 4A.1 - PRIMROSE HILL:THE SUMMIT - Verified Wireline View - Zoomed In



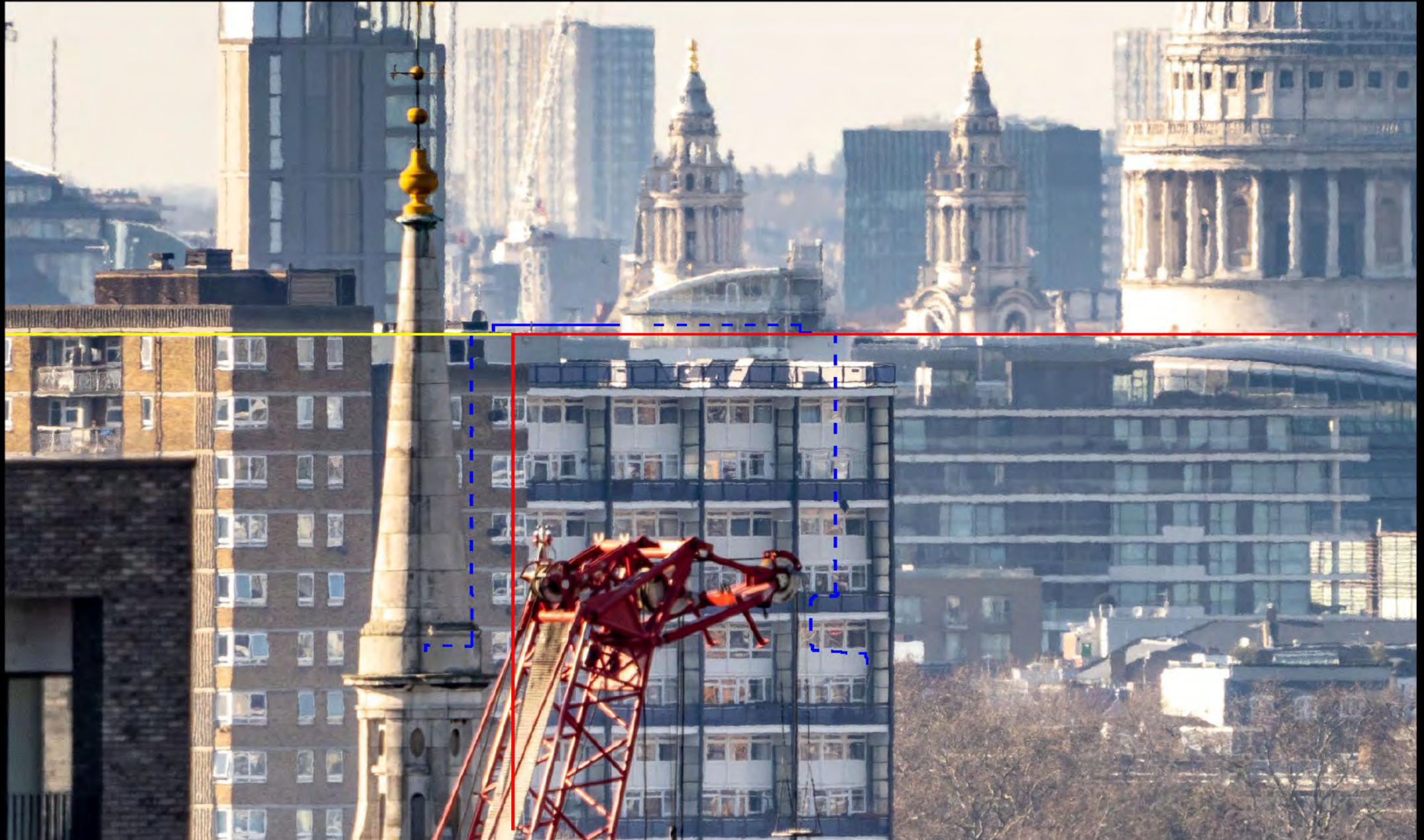
LVMF 5A.2 GREENWICH PARK - Verified Wireline View



LVMF 5A.2 GREENWICH PARK - Verified Wireline View - Zoomed In



LVMF 6A.1 - BLACKHEATH POINT - Verified Wireline View



LVMF 6A.1 - BLACKHEATH POINT - Verified Wireline View - Zoomed In



Architectural Visualisations - Existing, viewed from Holborn



Architectural Visualisations - Proposed, viewed from Holborn



Architectural Visualisations - Existing, viewed from Holborn Circus



Architectural Visualisations - Proposed, viewed from Holborn Circus



Architectural Visualisations - Existing, viewed from Holborn Viaduct



Architectural Visualisations - Proposed, viewed from Holborn Viaduct



Architectural Visualisations - Existing, viewed Across St. Andrew Church



Architectural Visualisations - Proposed, viewed Across St. Andrew Church



Architectural Visualisations - Existing and Proposed, viewed from Thavies Inn



Architectural Visualisations - Existing and Proposed, viewed from New Fetter Lane



Architectural Visualisations - Existing and Proposed, viewed from St. Andrew Street

Rain Gardens/ Flush Garden beds (Ground floor) 1

Bio-Retention Rain Garden (Ground floor) 2

Tree Planting 3

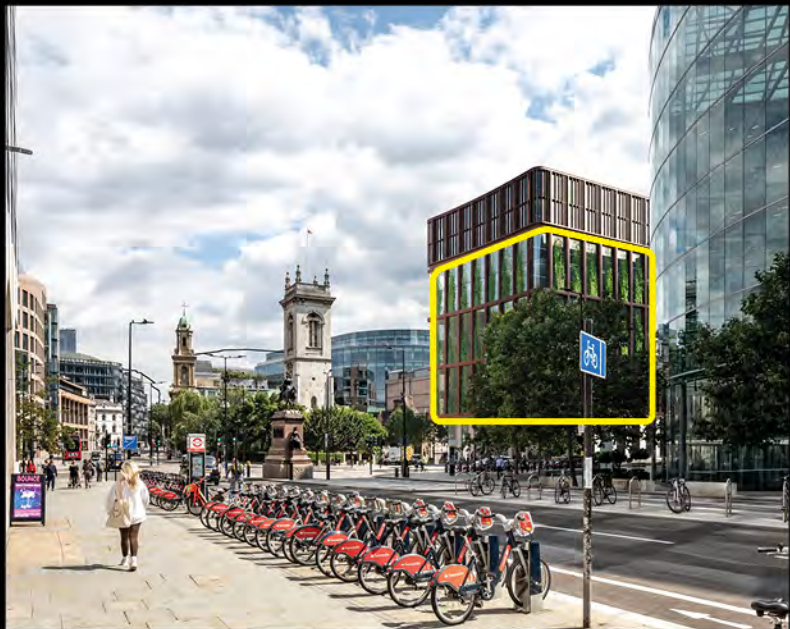
Vertical Greening 4

Green roof – Intensive 5

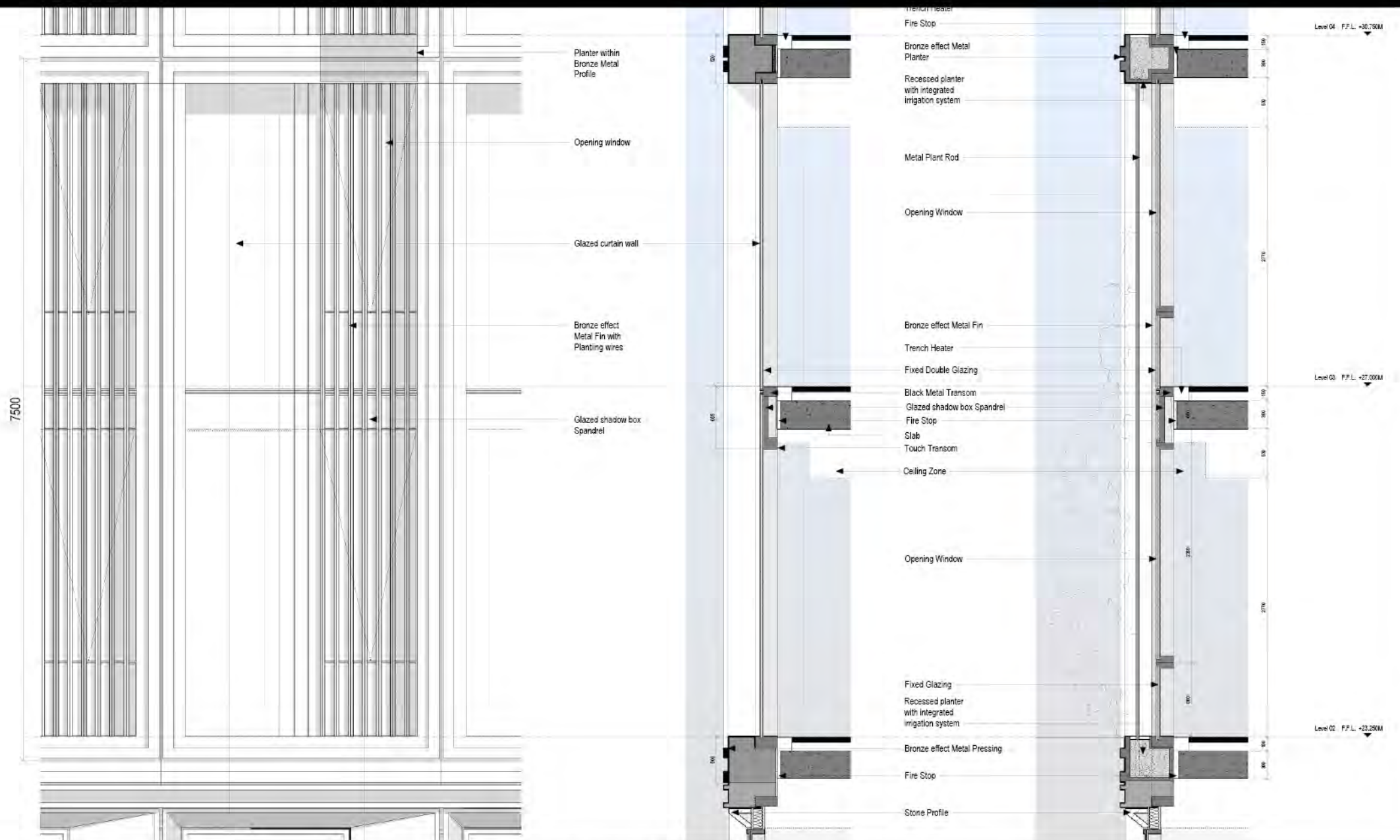
Green Roof – Extensive 6



Urban Greening Strategy



Urban Greening - Facade



Urban Greening - Facade

Vertical Greening



Akebia quinata



Clematis cirrhosa



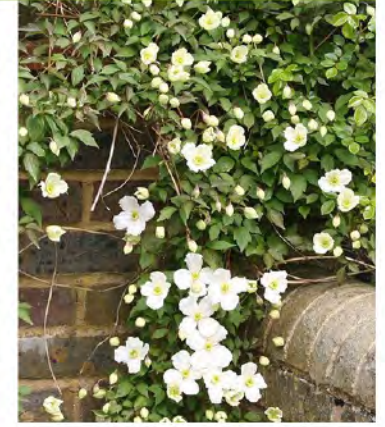
Clematis madame Julia



Lonicera periclymenum



Clematis armandii



Clematis montana



Lapageria rosea



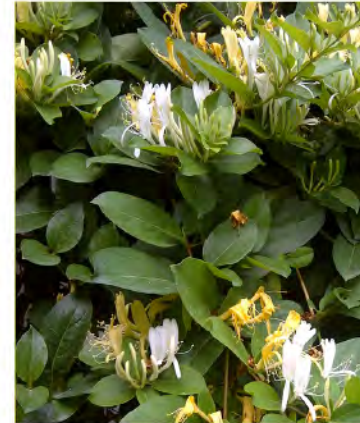
Lonicera x americana



Jasminum officinale



*Trachelospermum
jasminoides*

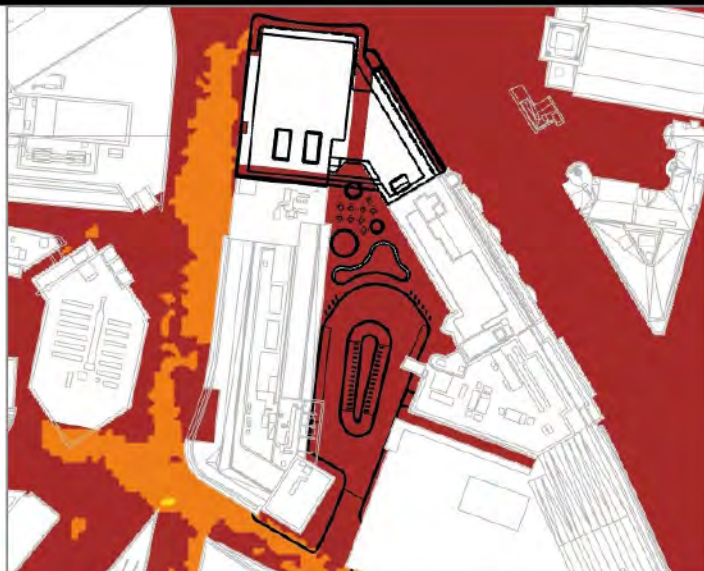


Lonicera japonica 'Halliana'



Hedera helix
For planter filling only

Urban Greening - Facade



Spring - % of time within comfortable UTCI (0°C - 32°C) - 8a.m. - 8p.m.



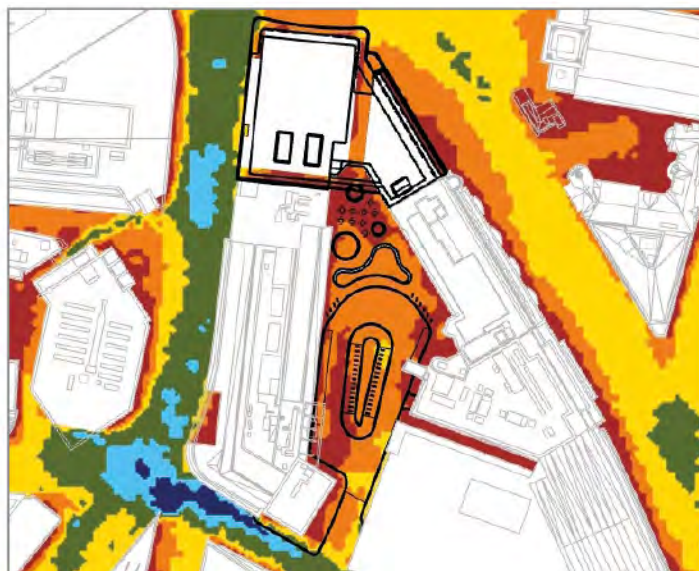
Summer - % of time within comfortable UTCI (0°C - 32°C) - 8a.m. - 8p.m.



Year-Round Thermal Comfort Categories



Autumn - % of time within comfortable UTCI (0°C - 32°C) - 8a.m. - 8p.m.



Winter - % of time within comfortable UTCI (0°C - 32°C) - 8a.m. - 8p.m.

% of time	Colour	Comfort Category	Examples	Colour
< 50%	Dark Blue	All Season	Parks (appropriate for use year-round)	Green
51%-60%	Light Blue	Seasonal	Outdoor dining (appropriate for use during most of the year)	Purple
61%-70%	Dark Green	Short-term	Entrances, unsheltered bus stops (appropriate for short-duration uses year-round)	Cyan
71%-80%	Yellow	Short-term Seasonal	Entrances, unsheltered bus stops (appropriate for short-duration uses during most of the year)	Orange
81%-90%	Orange	Transient	Pavements, cycle paths (appropriate for public spaces where people are not expected to linger for long period)	Red
> 90%	Red			

Year-Round Thermal Comfort Categories

Daylight / Sunlight / Radiance

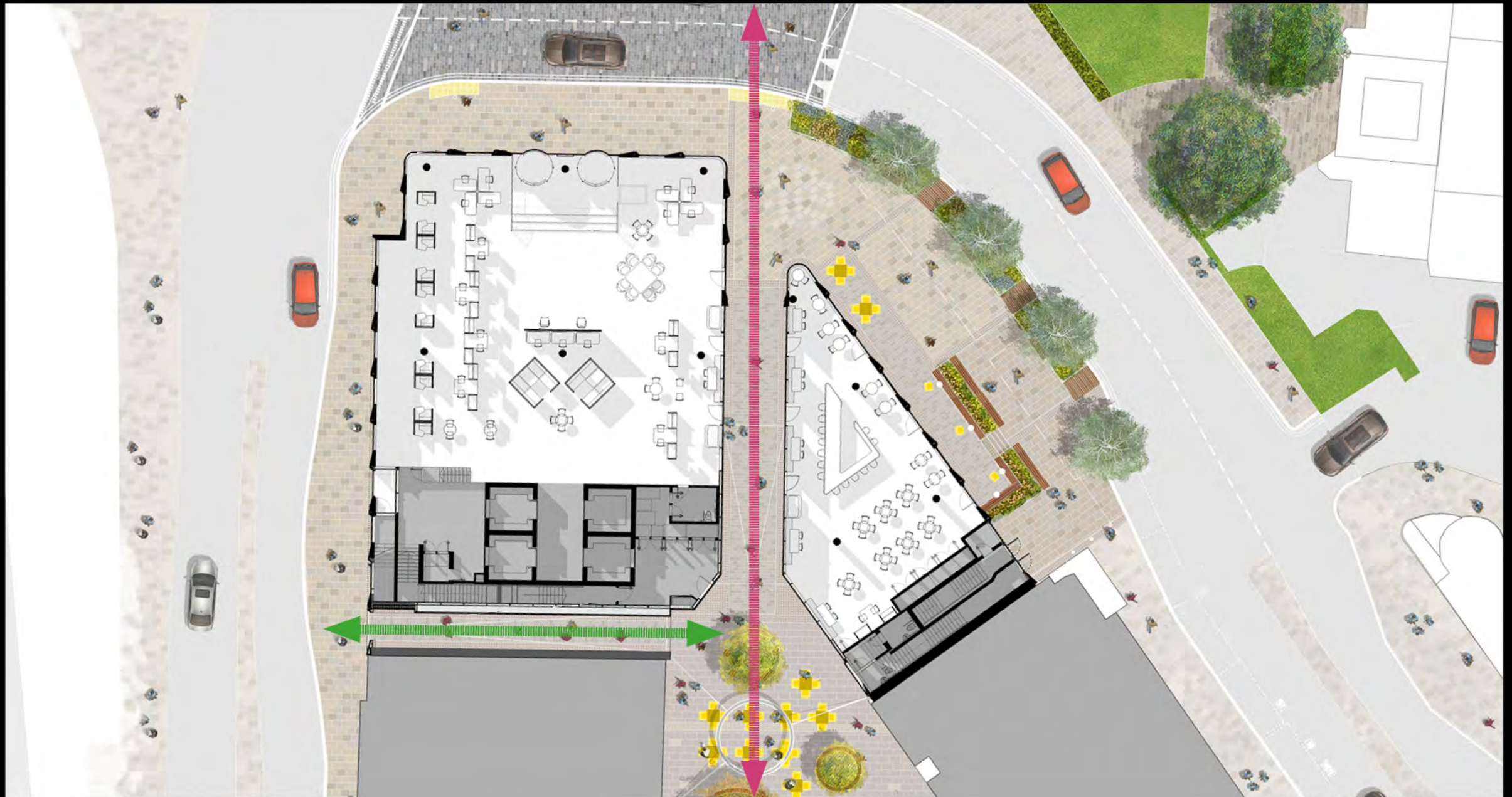


New Pocket Park



- a. Lane connection to Holborn Circus.
- b. New Fetter Lane connection with art wall
- c. Terminating view feature tree and raised planter seat
- d. Paving bands break up the plaza carpet
- e. Minimum 2m clear pedestrian footpaths are maintained
- f. Mounding planting and tree within a circular planter
- g. Tree in lounge bench
- h. Organic raised planter with seating
- i. Mounded forms within planter
- j. Drop-off and pick up location
- k. Pocket plaza cycle stands
- l. Large format natural stone paved footpath.
- m. Natural stone kerb delineation
- n. Stone sett carriageway
- o. 60 Sheffield cycle spaces on permeable paving
- p. Flush natural stone kerb
- q. Shoe Lane connection
- r. 300mm raised stone kerb
- s. Mounded planting and tree planting
- t. Rain garden

New Pocket Park



Routes through the site



New Pocket Park



Enhanced Public Realm - St Andrew Street



Architectural Visualisations - Proposed, viewed from Holborn Circus



Next Planning & Transportation Committee

19th July 2022