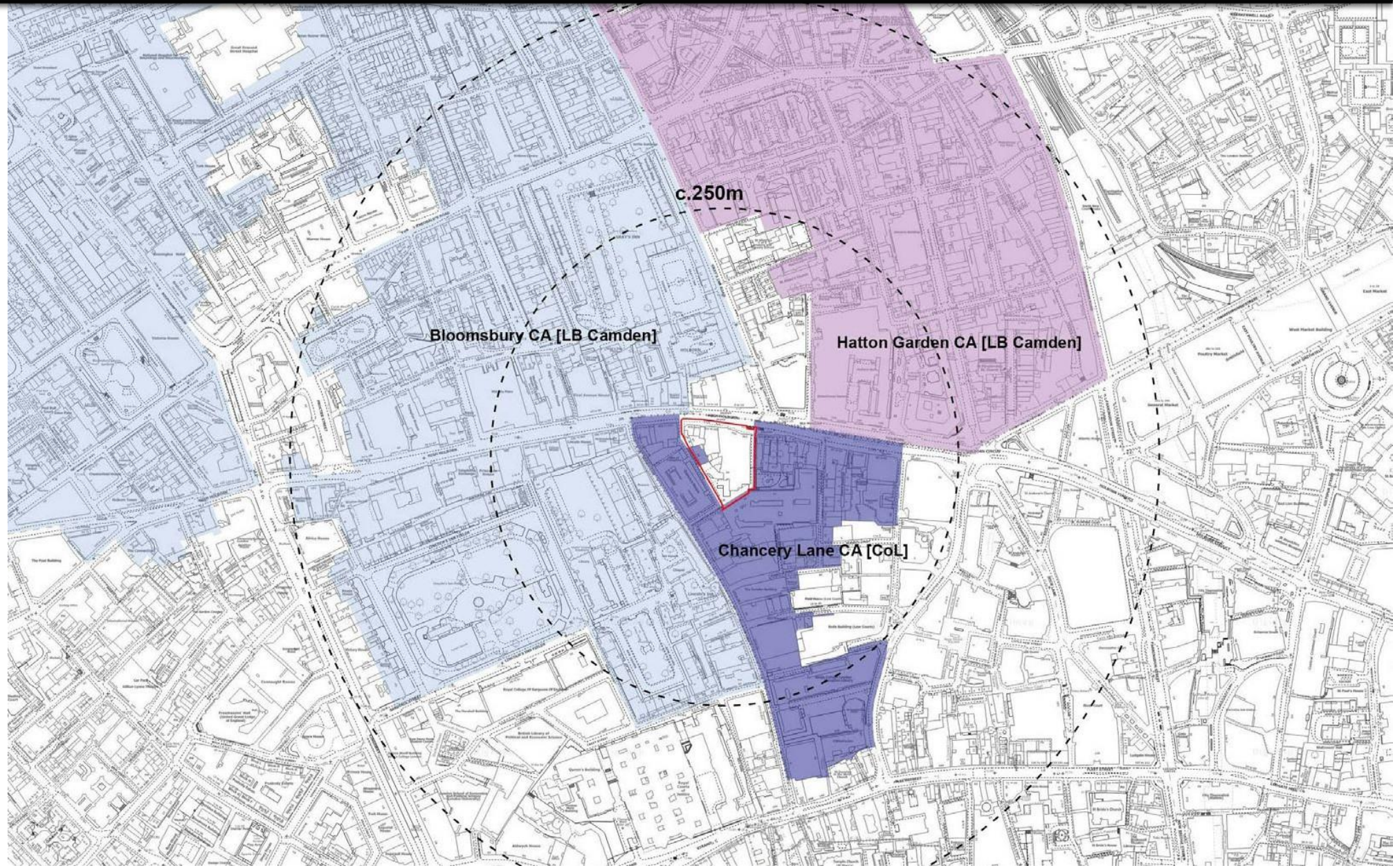
CITY OF LONDON

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Planning Applications Sub-Committee

17th June 2025

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



Key

- The Site
- Chancery Lane CA (CoL)
- Bloomsbury CA (LB Camden)
- Hatton Garden CA (LB Camden)

Location plan – Conservation areas

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

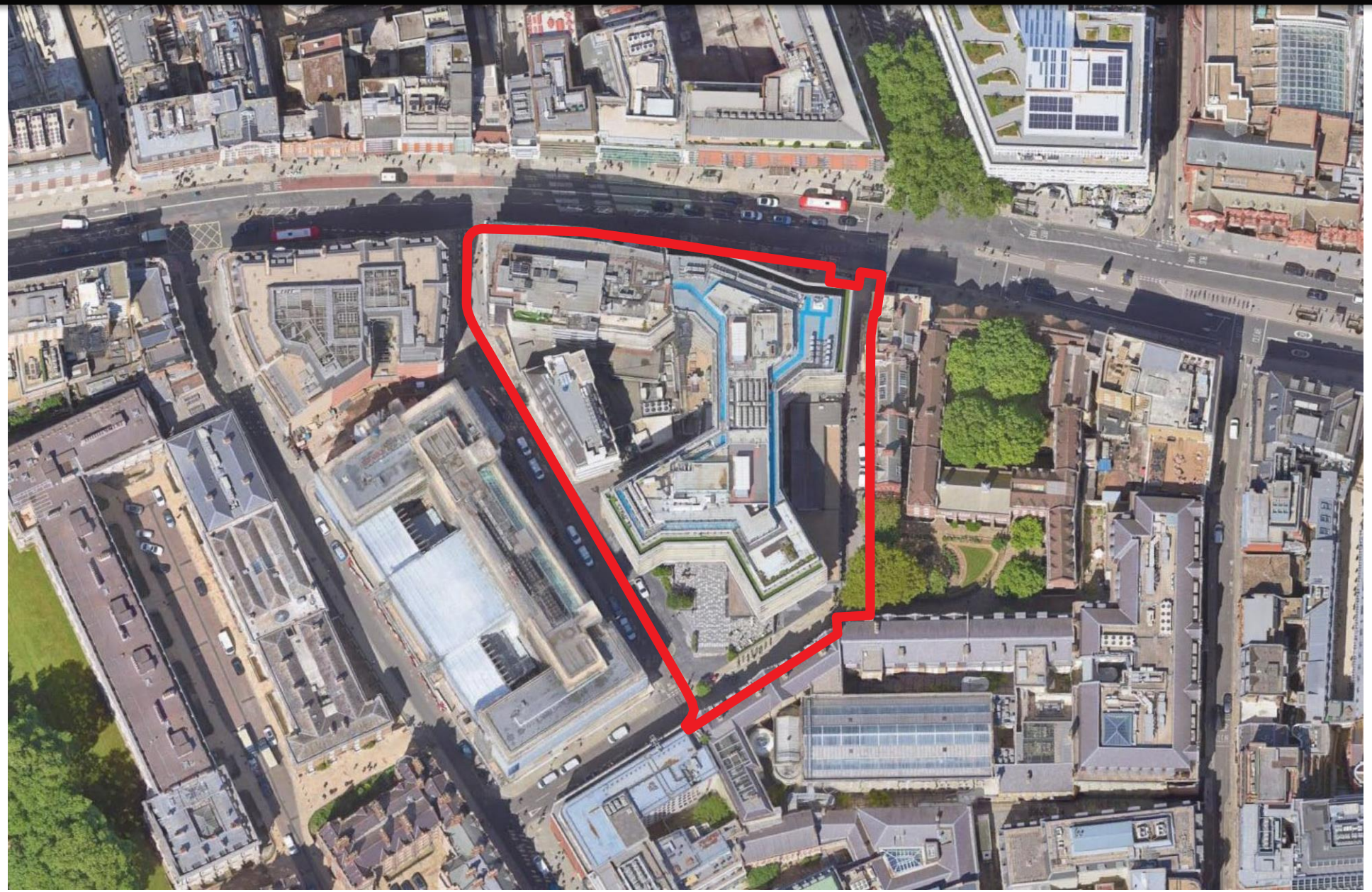
Most notable are the following:

1. Staple Inn Buildings (Grade I, II* and II, including listed railings)
2. Prudential Assurance Buildings (Grade II*)
3. Gatehouse and Cittie of York group (Grade II)
4. Obelisks group (Grade II)
5. Royal Fusiliers War memorial (Grade II*)
6. Churches on Holborn Viaduct (Grade I and II)
7. No.10 Furnival Street and attached railings and 25 Southampton Buildings and attached railings (Grade II*)
8. Stone Buildings (Grade I and II)
9. Lincoln's Inn - Old Square group (Grade I and II)
10. Lincoln's Inn - New Square group (Grade II* and II)
11. Lincoln's Inn - Hall and Library group (Grade II* and II)
12. Lincoln's Inn Fields - southern group (Grade II* and II)
13. Lincoln's Inn Fields - western group (Grade I, II* and II)
14. Lincoln's Inn Fields - northern group (Grade I and II)
15. Buildings to south of Gray's Inn Gardens (Grade II)
16. Gray's Inn Square and South Square group (Grade II* and II)
17. Buildings around Gray's Inn Gardens (Grade II)

Key

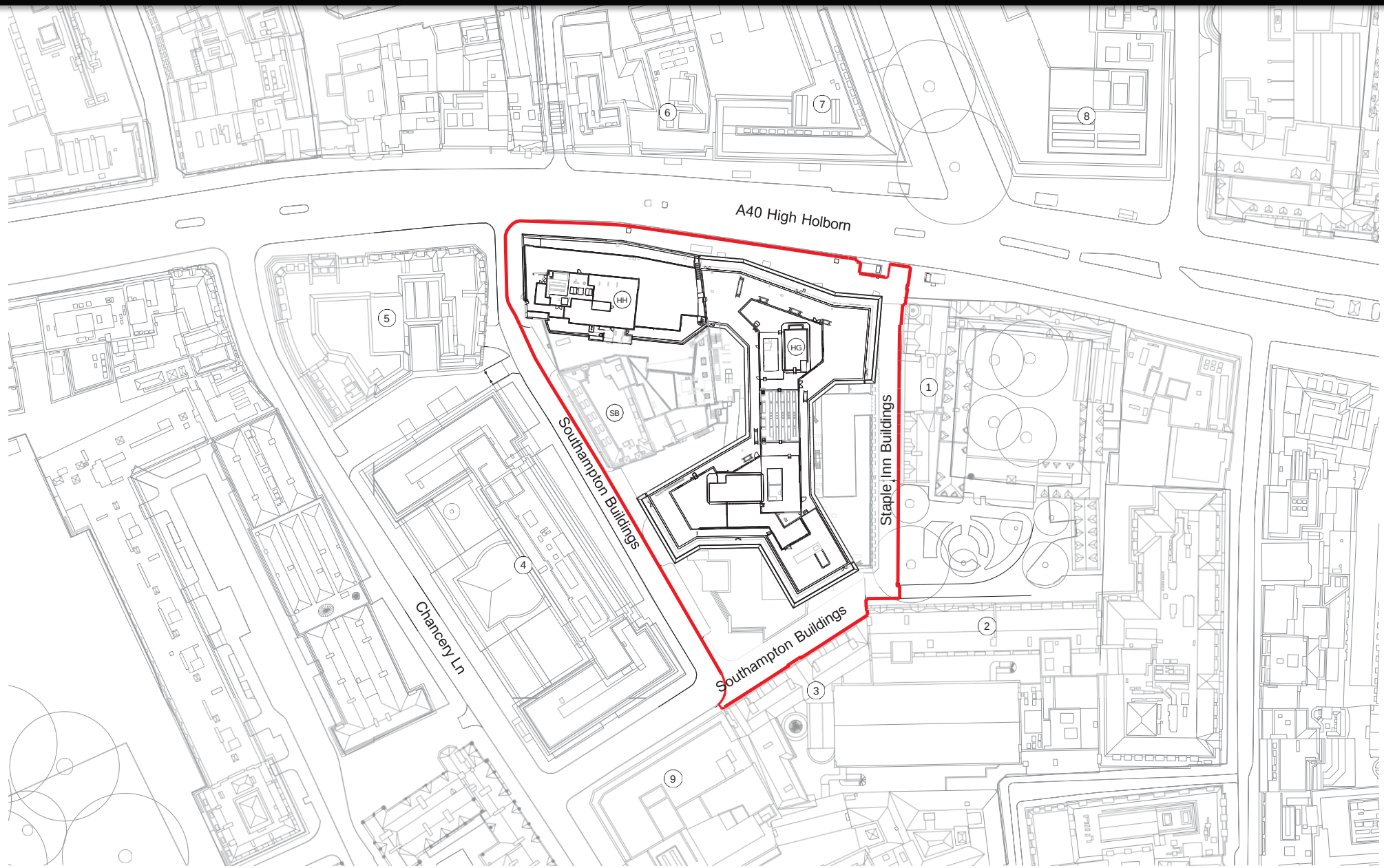
- The site
- Grade I-listed
- Grade II*-listed
- Grade II-listed
- Registered park and garden (RPGSHI)

Location plan – Listed buildings



Aerial view of site

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



- Planning application boundary
- (HG) Holborn Gate, 326-332 High Holborn
- (HH) Heron House, 322-326 High Holborn
- (SB) 44 Southampton Buildings
- (1) Staple Inn Building
- (2) 11 Staple Inn
- (3) 25 Southampton Buildings
- (4) Chancery House (including Silver Vaults)
- (5) 311-318 High Holborn
- Planting

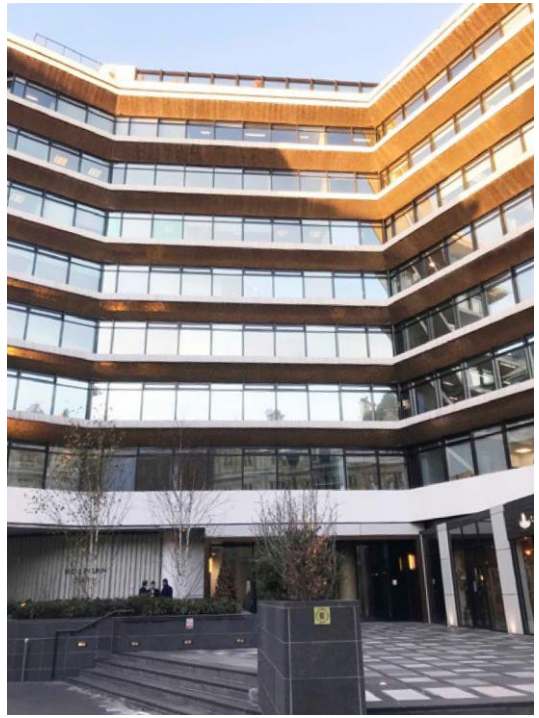
Site plan

View 1

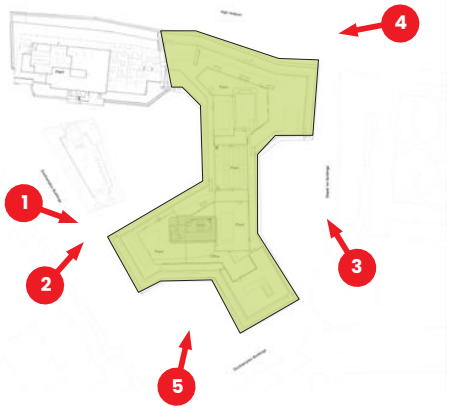
View 2

View 3

View 4

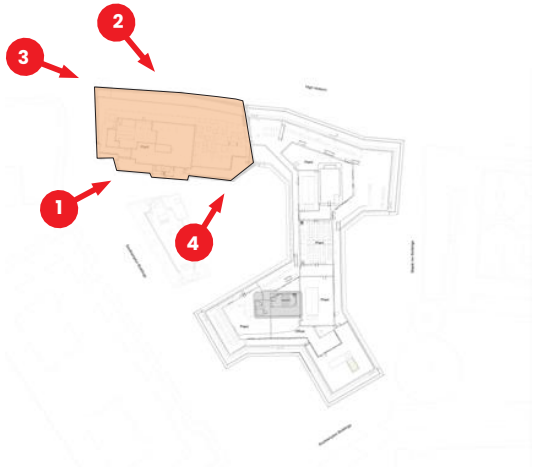


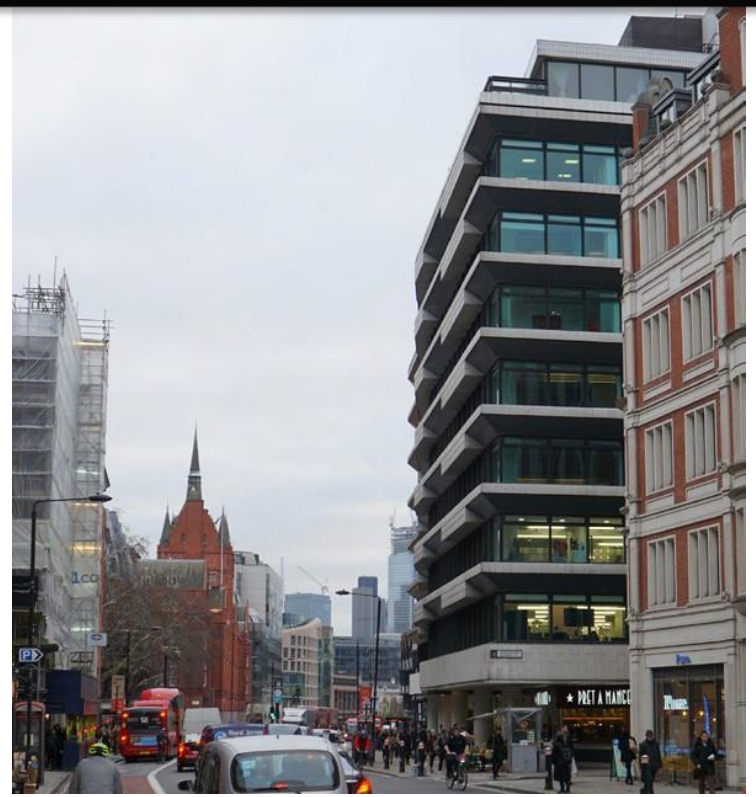
View 5



View 1

View 2



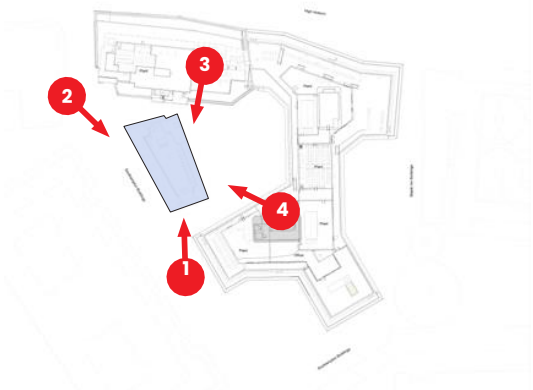


View 3

View 4

View 1

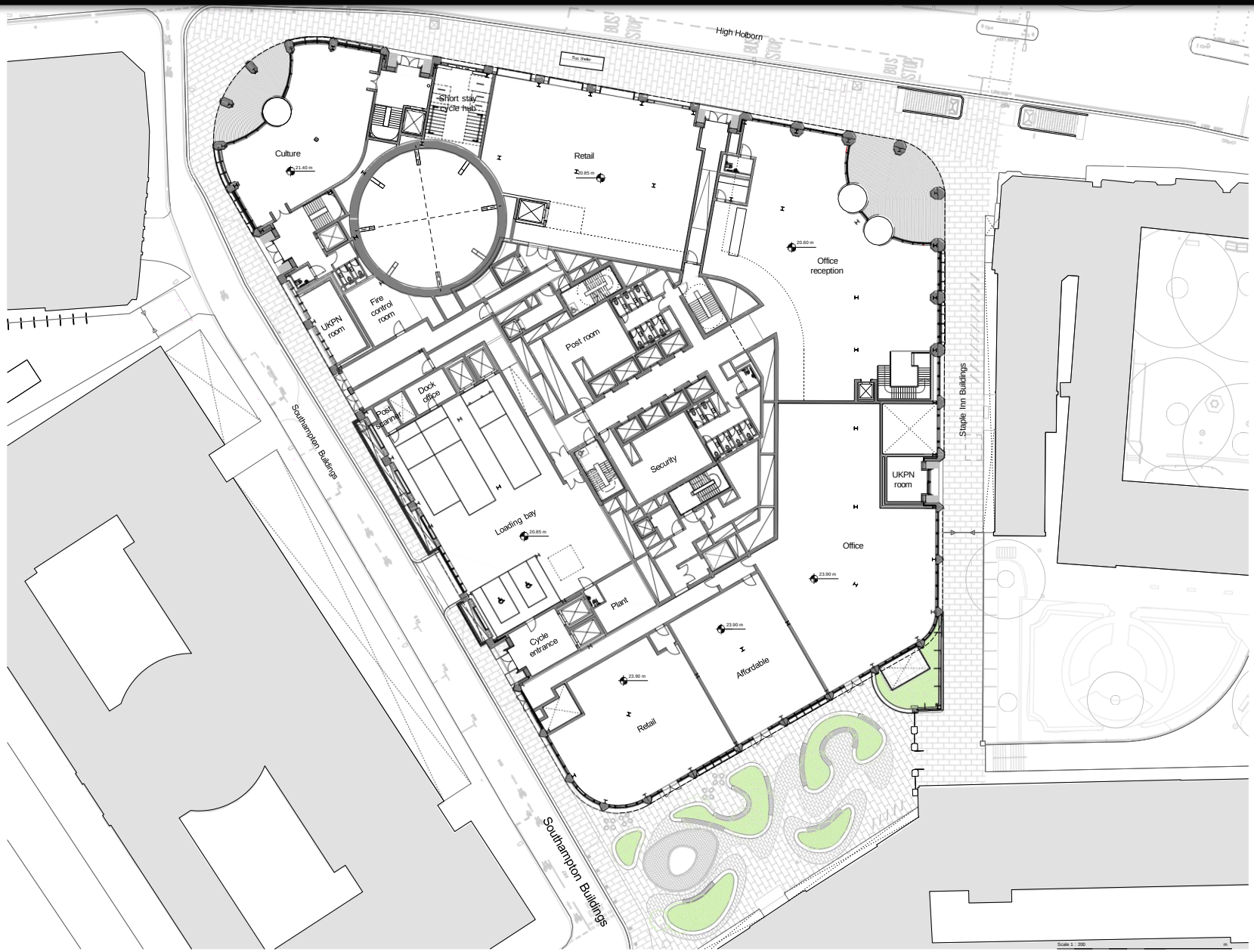
View 4



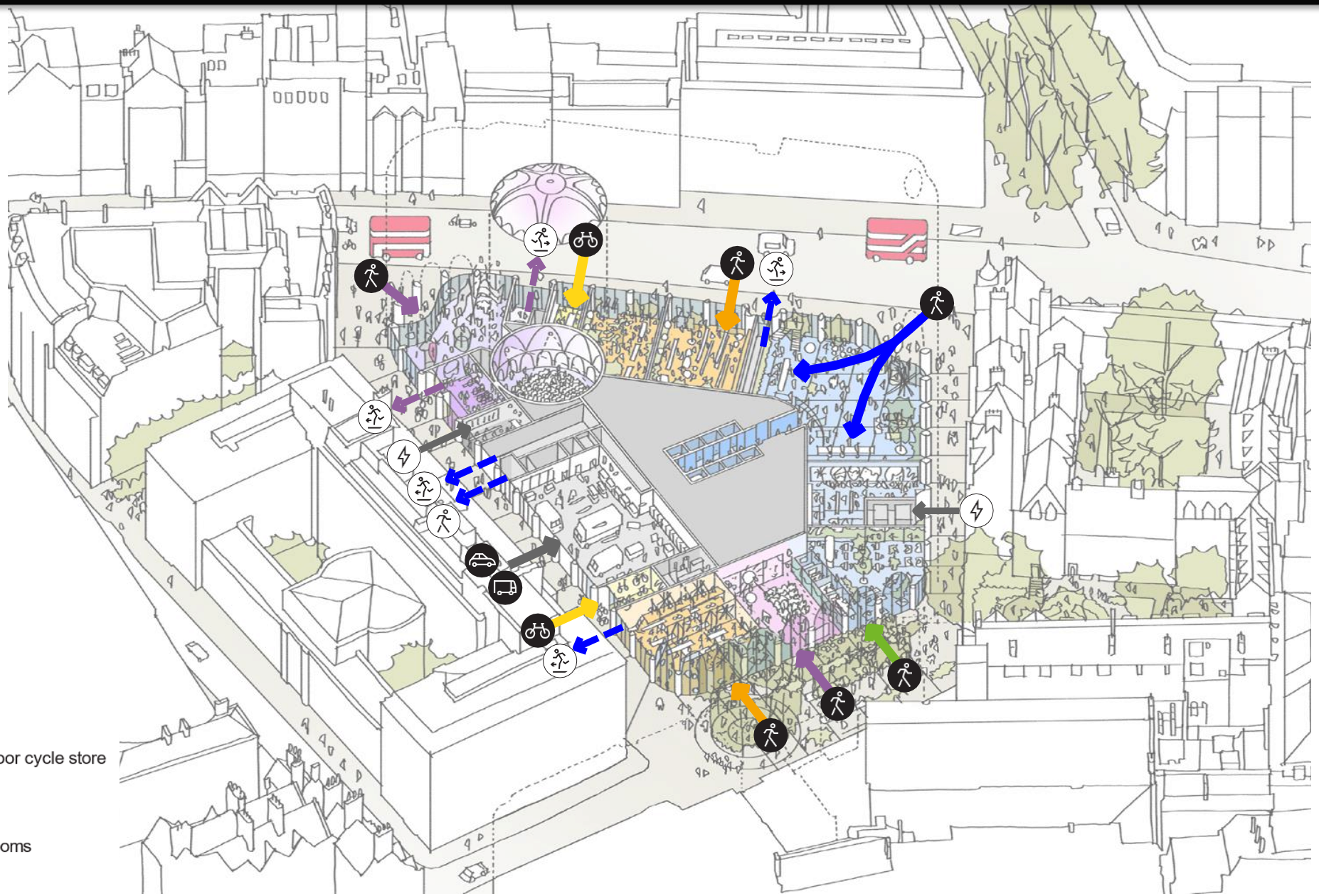
319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Ground floor



Proposed plan – Ground floor



Proposed ground floor access axonometric

Colonnade

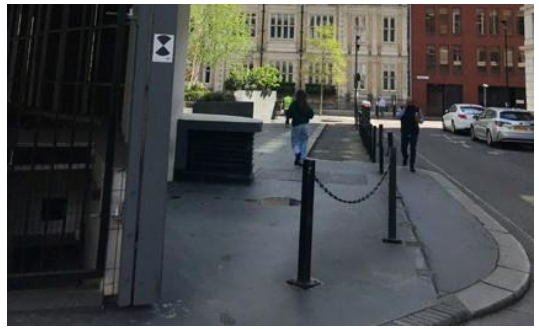

South east area


Undercroft area


Raised office podium

Colonnade

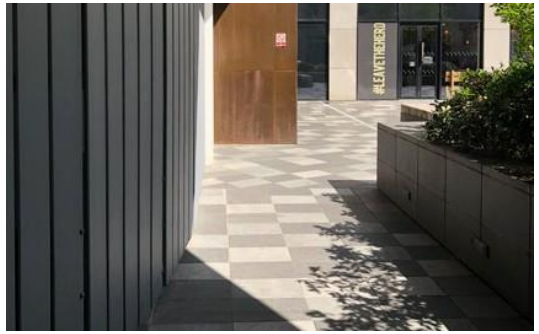
South space


West access


Raised office podium


East strip


South space


West access


Footways crossover

Colonnade: 250.8m²
Poor quality, covered and north facing with limited natural light. Provides wider public access. Generally too narrow for pedestrian movement between columns and building line.

East strip: 24.6m²
Part of this is projecting vents, which have a poor quality appearance. This does get light in the morning.

Loading bay: 57.2m²
This is inset roadway split by chains so not usable as pavement or parking and very poor quality.

Access by car park entrance: 21.4m²
Half of this is deemed as Permissive Path but is a poor quality crossover that runs into side of 44SB and off walking route so not usable.

West access: 141.2m²
This area is used as pavement only because of the layby and chained area. Poor quality finishes and legibility.

South space: 389.4m²
Usable public realm with planting and seating so good quality

Undercroft area: 65.8m²
Different finish differentiates space, off access route and makes it feel less public. Also has sloping floor finish and stairs to car park which are not usable to general public. Very poor quality with different finishes and spikes.

Raised office podium: 289.2m²
North half and most of the fixed seating feels associated with the office entrance. Has planting and seating though and provides good quality public realm.

Footways: 866.3m²
This includes the rest of the footways within the red line planning boundary which is of average quality overall, with a mix of different quality finishes.

Vehicle crossover: 66.1m²
A non-dwelling place not deemed usable and poor finishes.

SE area: 142.7m²
Access route only with poor quality floor finishes and feels private. We are excluding the sloping floor within our boundary or raised vents that have spikes on.

Southern planted area

Footways (north)

Cultural colonnade

South east area

Footways (west)

Office colonnade

Office colonnade: 95.9m²
Used to create extra public space by the London Underground exit and as a cut through down Staple Inn Buildings. Material finish to match other footways so it feels part of the public realm.

Cultural colonnade: 53.5m²
Access to the cultural space in the same finishes to match other footways so it feels part of the public realm.

SE area: 146.0m²
Access route only but intention for improved finishes to be consistent with the rest of the public realm and better relationship with the building.

Southern planted area: 642.9m²
High quality public realm with lots of seating, planting and a water feature and a strong relationship to the building.

Footways: 1,046.3m²
This includes the rest of the footways within the red line planning boundary with improved finishes to be consistent and of a good quality.

Seating recesses: 11.4m²
Recessed elements of the building with seating so that they can be used by the public.

Vehicle crossover: 11.2m²
There are fewer crossovers In the same finish as the paving to feel an extension of pavement rather than the road.

Highway pavement recesses: 57.0m²
Around the perimeter the building sets in, offering wider areas of public space, as an extension to the highways area

Pocket park pavement recesses: 14.5m²
Along the south the building sets in, offering wider areas of public space, as an extension to the southern planted area

Public usable building recesses: 19.7m²
Between blocks there are larger insets which are used as egress points to the cultural area by the public

Non-public building recesses: 27.8m²
Between blocks there are larger insets which are not for public use, including plant access, fire escape routes and building cycle access.

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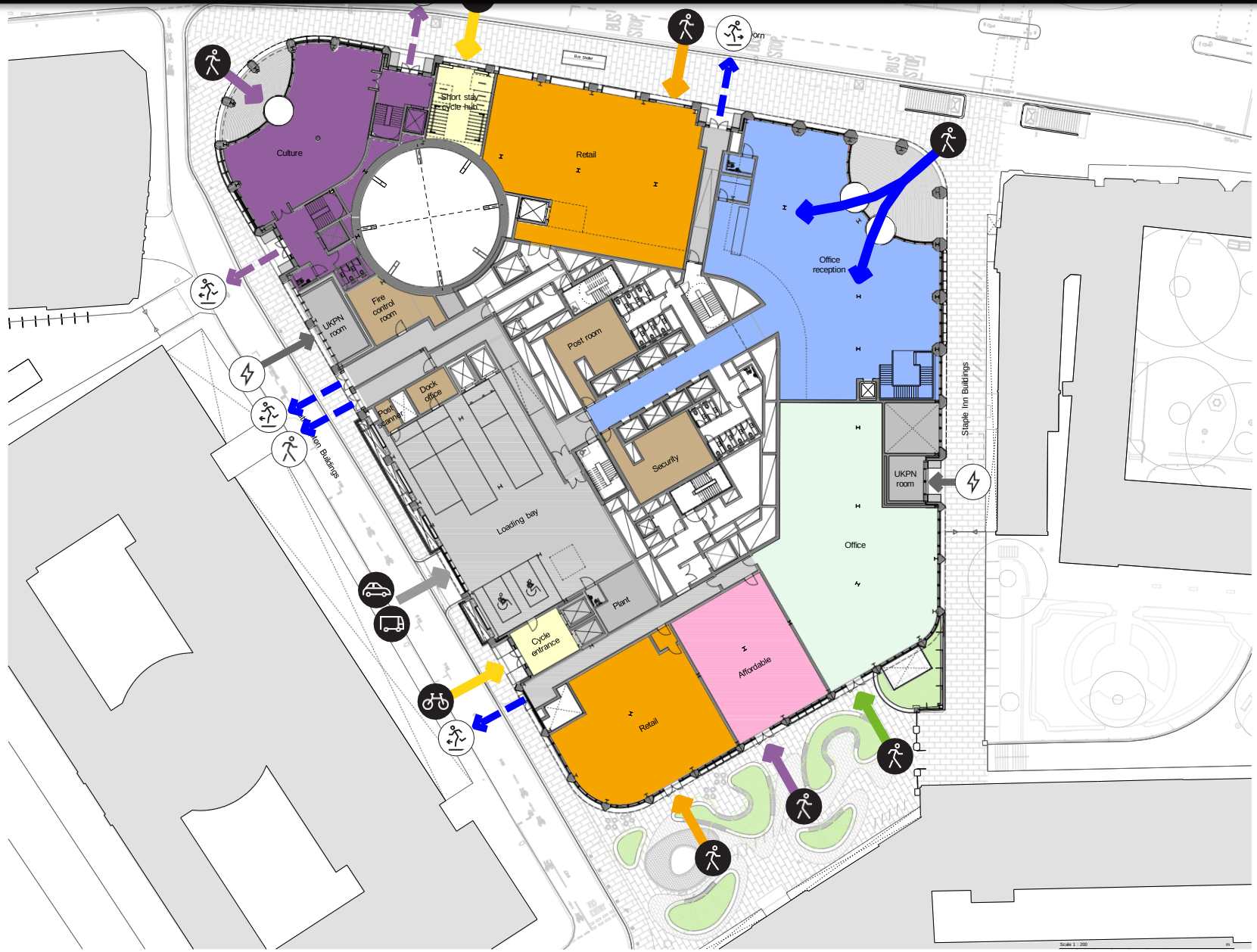
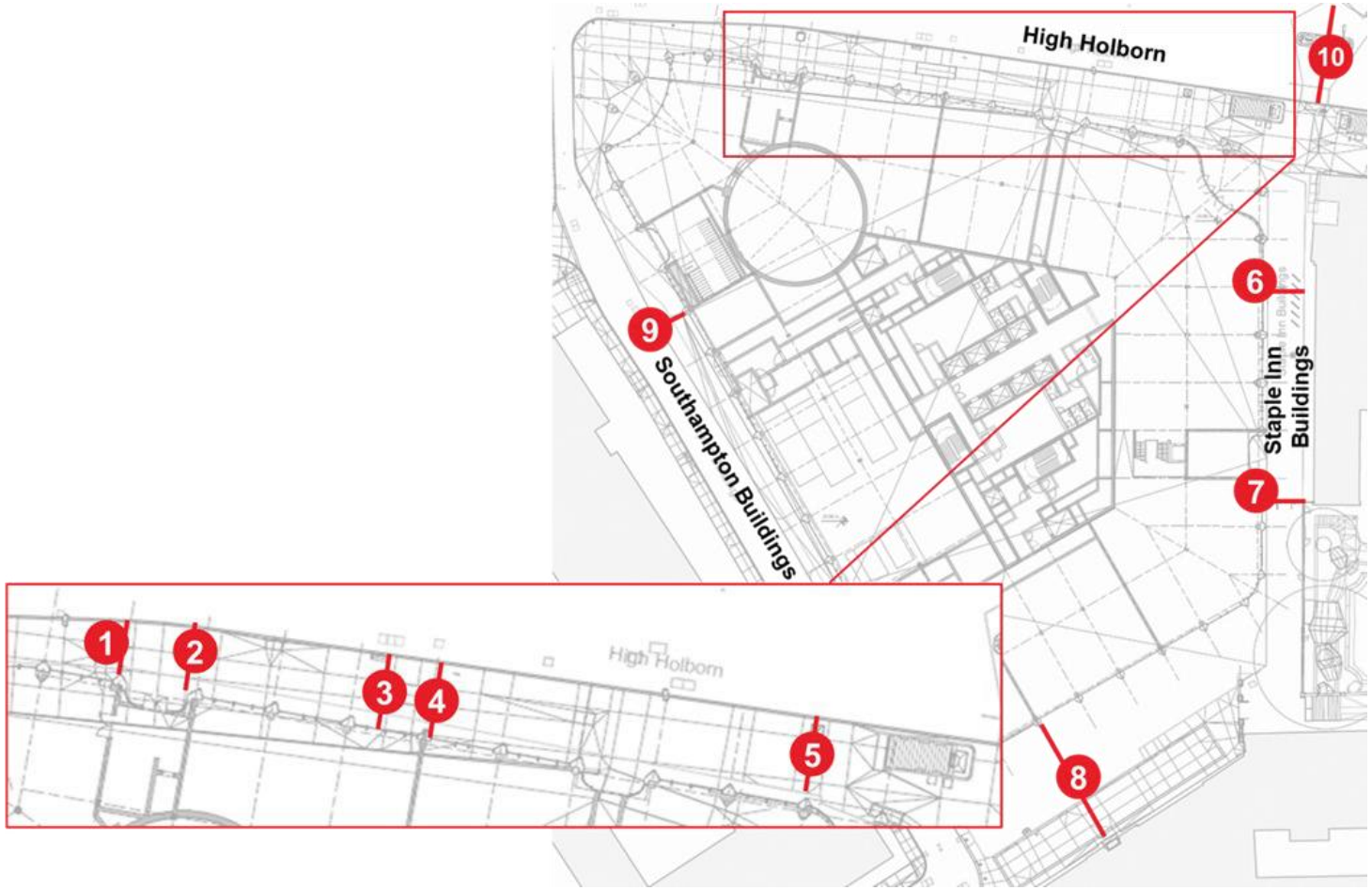
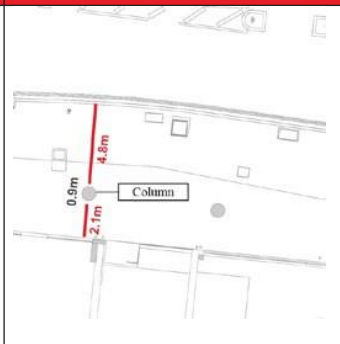
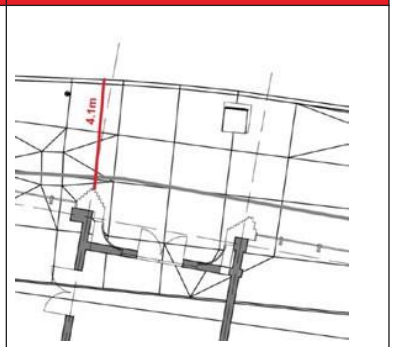
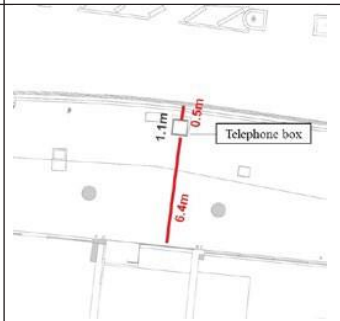
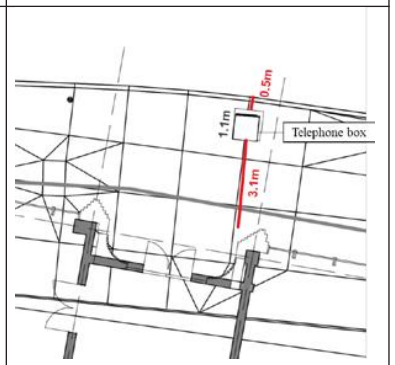
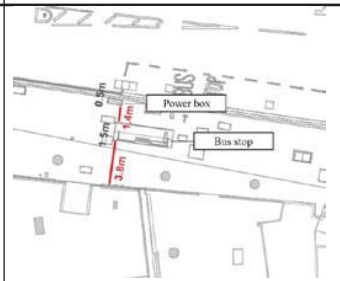
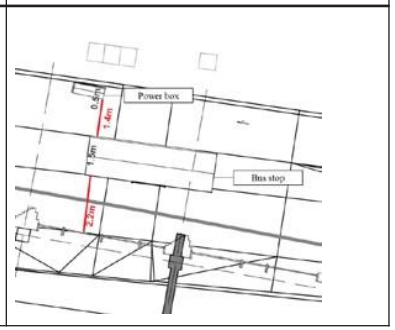


Proposed ground floor access plan

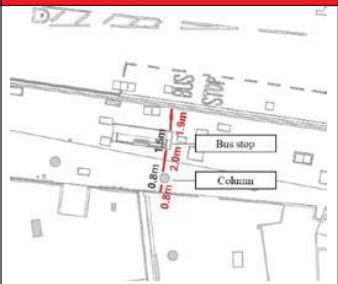
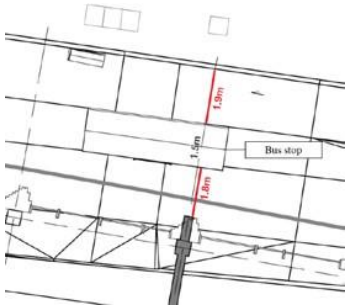
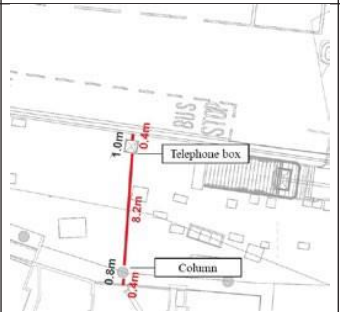
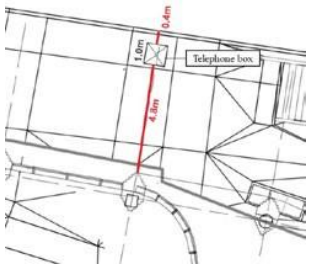
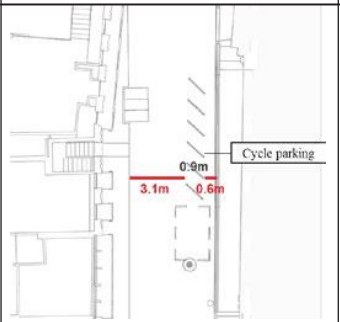
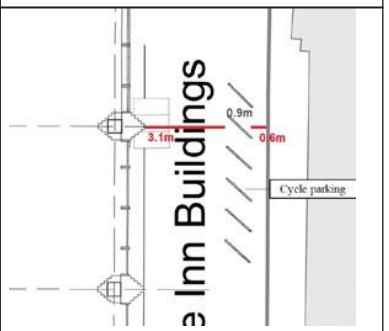
Proposed ground floor access plan



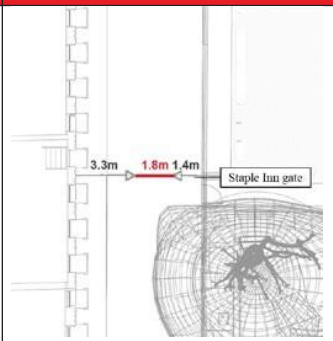
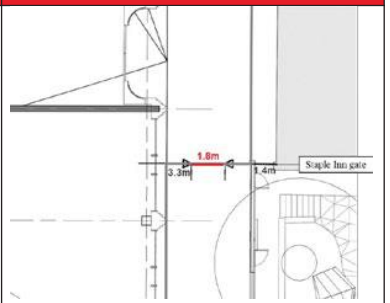
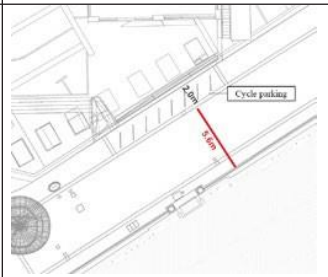
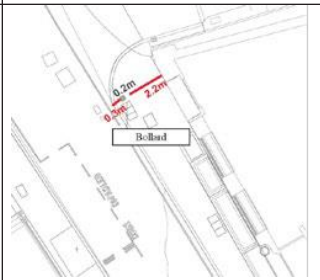
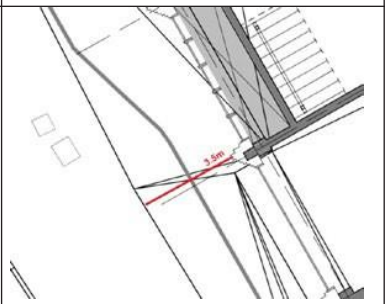
Pedestrian surveys of the footways (sites 1-9) were undertaken on two neutral weekdays (Tuesday and Wednesday) in February 2024 to inform the PCL assessment.

Site	Existing	Proposed
1		
2		
3		

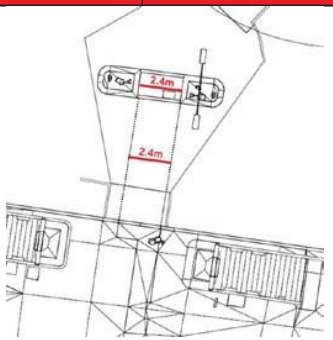
Sections 1, 2 and 3 along High Holborn

Site	Existing	Proposed
4		
5		
6		

Sections 4, 5 and 6 along High Holborn

Site	Existing	Proposed
7		
8		
9		

Sections 7, 8 and 9 along Southampton Buildings

Site	Existing	Proposed
10		

Pedestrian crossing along High Holborn

Existing PCL scores

Assessment site	Footway clear width	AM peak PCL	Lunch peak PCL	PM peak PCL
Site 1	6.1m	A-	A-	A-
Site 2	6m	A-	A-	A-
Site 3	4.4m	B+	B+	A-
Site 4	3.5m	B+	B	B+
Site 5	7.8m	A	A-	A
Site 6	2.7m	A	A	A+
Site 7	1.4m	F	F	F
Site 8	5.2m	A+	A+	A+
Site 9	1.8m	A	A	A

Assessment site	Pedestrian crossing clear width	Space for people to queue			Queues on crossing island		
		AM peak	Lunch peak	PM peak	AM peak	Lunch peak	PM peak
Site 10 (Pedestrian crossing)	2.4	A	-A	A	A	A	A

Note that Site 7 automatically scores and F regardless of the level of pedestrian flow because it does not meet the minimum clear width of 1.5m.

Proposed development PCL scores

Assessment site	Footway clear width	AM peak PCL	Lunch peak PCL	PM peak PCL
Site 1	3.7m	B+	B	A-
Site 2	2.7m	B-	C+	A-
Site 3	2.8m	B	C+	B+
Site 4	2.9m	B	B-	B
Site 5	4.4m	B+	B	A-
Site 6	2.7m	A	A	A+
Site 7	1.4m	F	F	F
Site 8	4.5m	A+	A+	A+
Site 9	3.1m	A+	A	A
Site 10	2.4m crossing arm and island width	A	B+	A

TFL recommends the following classification of PCL scores for streets of this type (for Office and Retail streets):

- A to B: Comfortable
- B- to C+: Acceptable
- C-: At risk
- D-F: Unacceptable.

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Key

- Planning application boundary
- Ownership boundary
- Existing highways maintainable (as per our understanding based on the City of London Interactive map)
- Extent shown as Highways Maintainable but part of applicant facade: 25m²
- North permissive path: 267m²
- Staple Inn Building's permissive path
- Extent shown as permissive path but part of applicant facade: 25m²
- South permissive path: 572m²

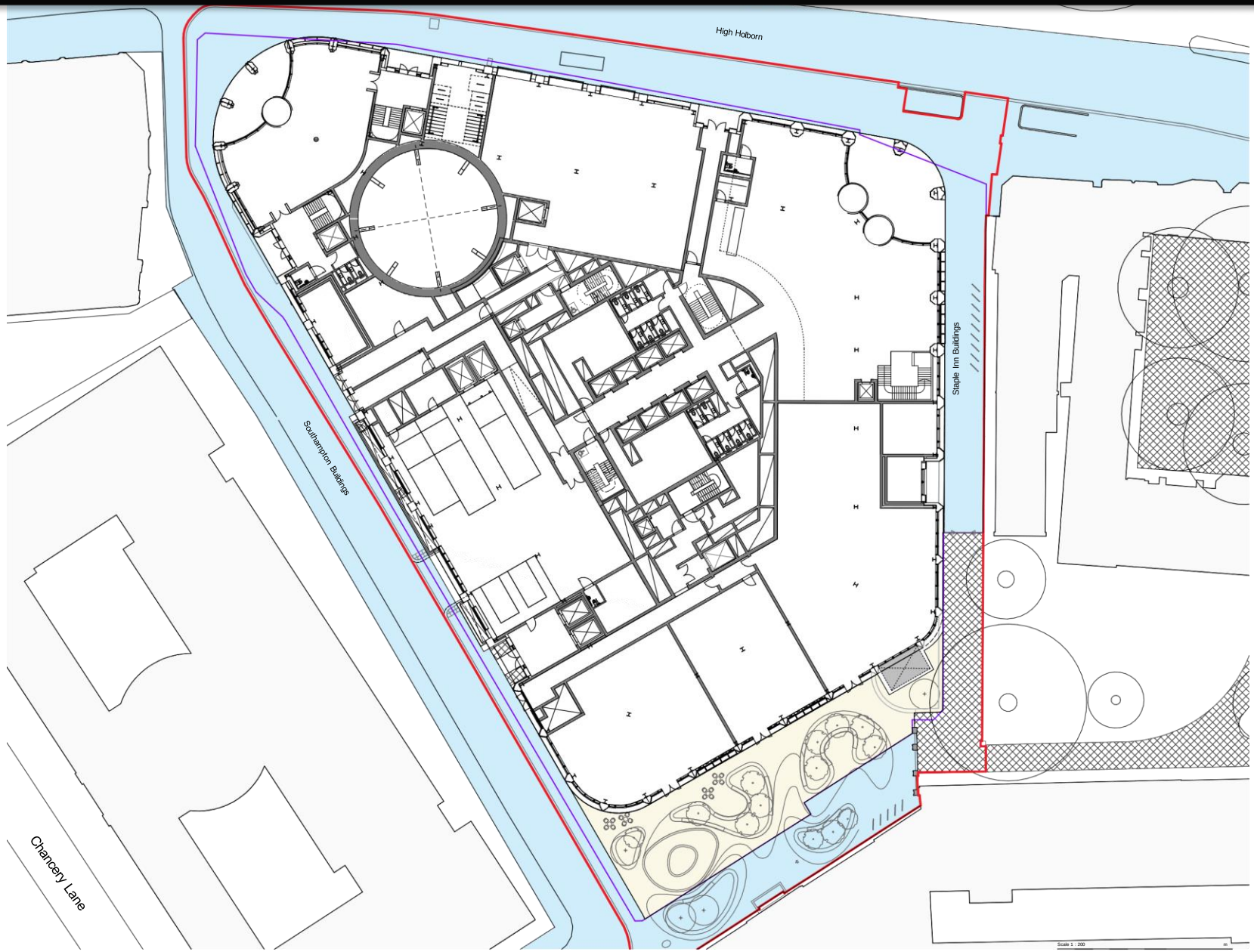
Note: Permissive paths based on City of London Interactive map extent and so the areas are approximate.

Highways plan 1 - Existing highways overlay

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Proposed highways maintainable
- Staple Inn Building's permissive path
- South permissive path: 398.3m²

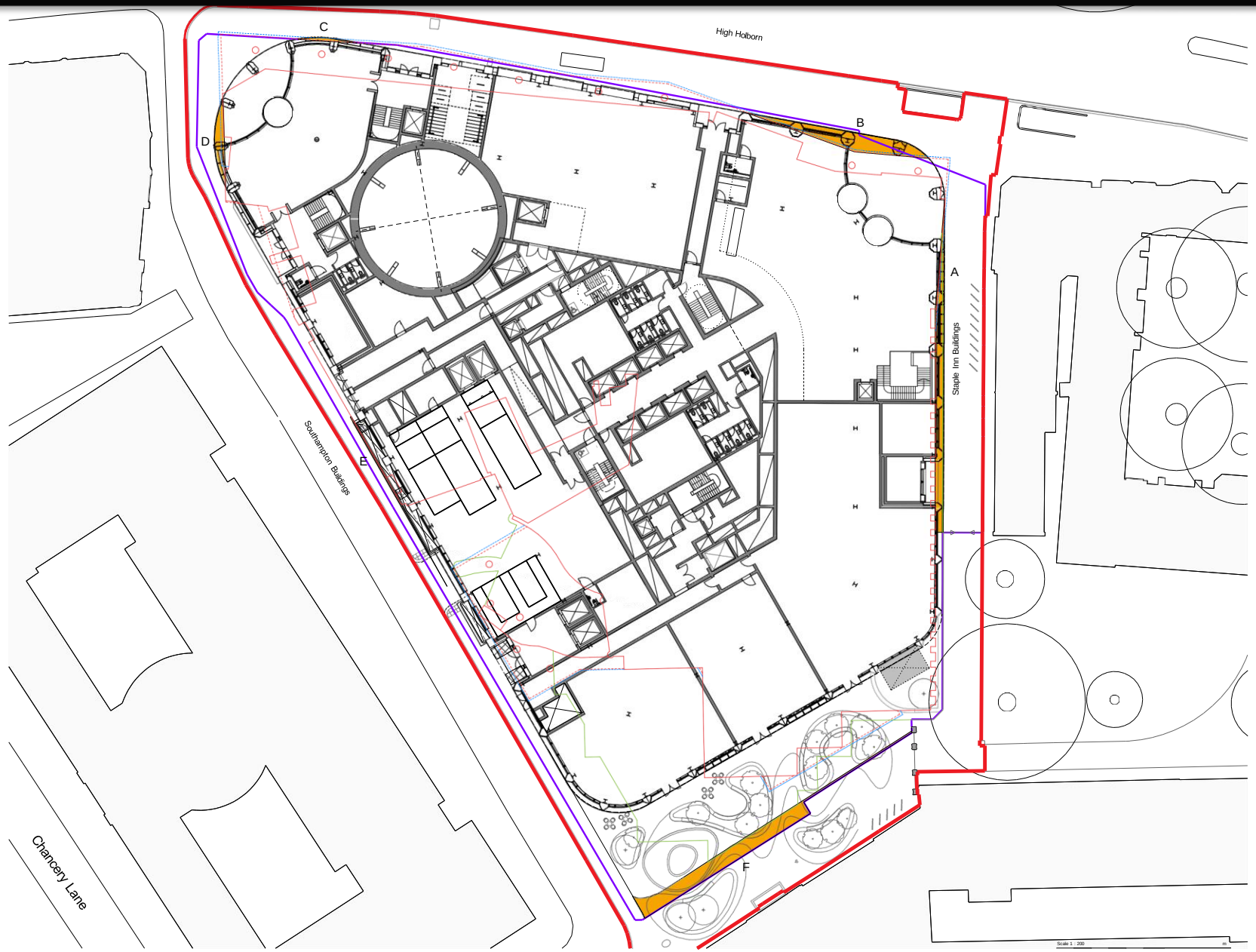


Highways plan 2 - Proposed highways overlay

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- A — Proposed stopping up highway: 31.5m² (within ownership boundary)
- B — Proposed stopping up highway: 27.2m² (to simplify street frontage)
- C — Proposed stopping up highway: 1.6m² (to simplify street frontage)
- D — Proposed stopping up highway: 7.7m² (to provide a consistent curve)
- E — Proposed stopping up highway: 2.2m² (to lightwell upstand to reduce facade louvres)
- F — Proposed stopping up highway: 41.4m² (to align with ownership boundary / landscape)
- Total stopping up highway: 112.6m²

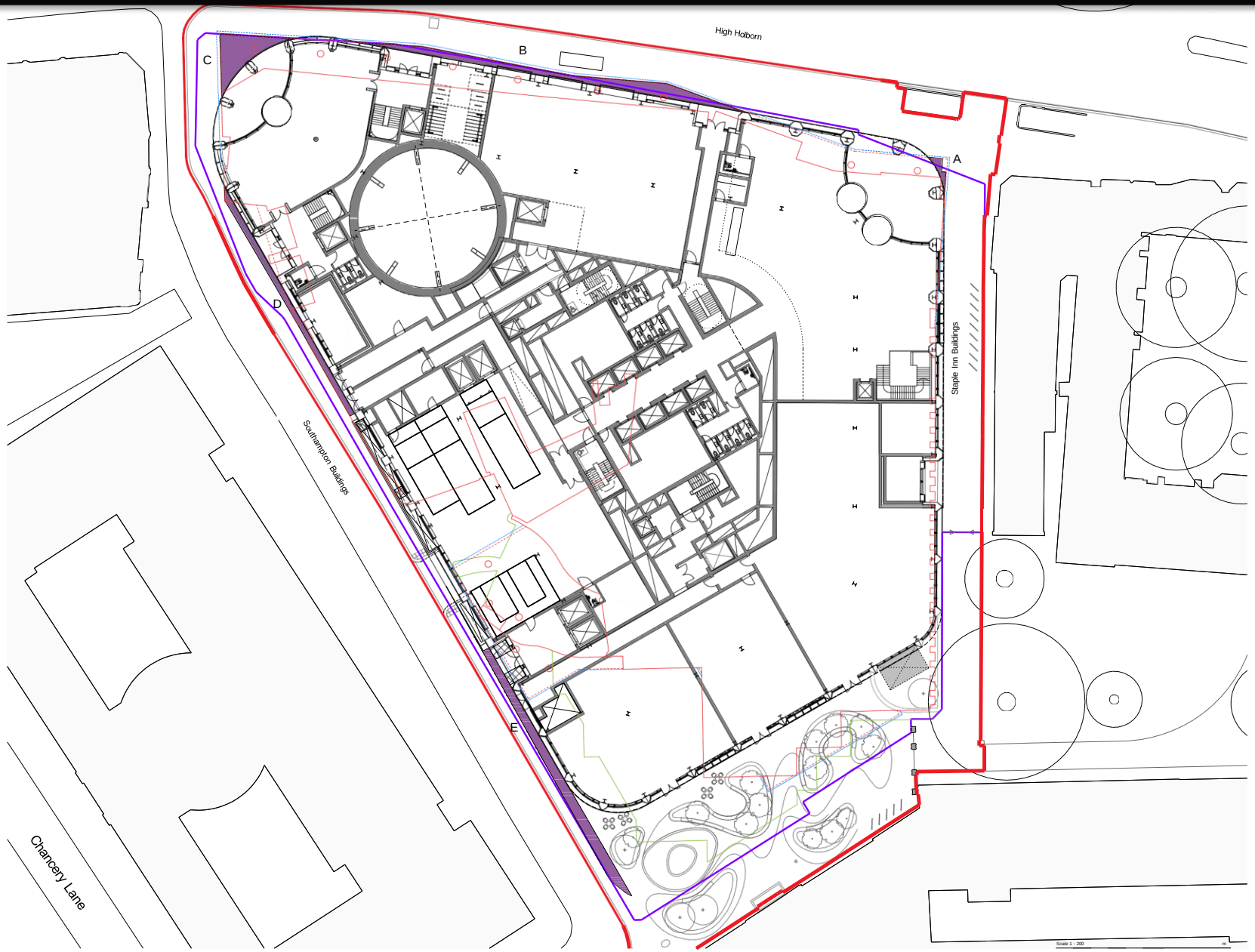


Highways plan 3 - Proposed highways stopping up

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- A Proposed dedicated highway: 2.5m²
  (to fill zone beyond new facade / recesses)
- B. Proposed dedicated highway: 37.0m²
  (to fill zone beyond new facade / recesses)
- C. Proposed dedicated highway: 22.5m²
  (to fill zone beyond new facade / recesses)
- D Proposed dedicated highway: 19.2m²
  (to fill zone beyond new facade / recesses)
- E Proposed dedicated highway: 33.4m²
  (to fill zone beyond new facade / landscape)
- Total dedicated highway: 114.6m²

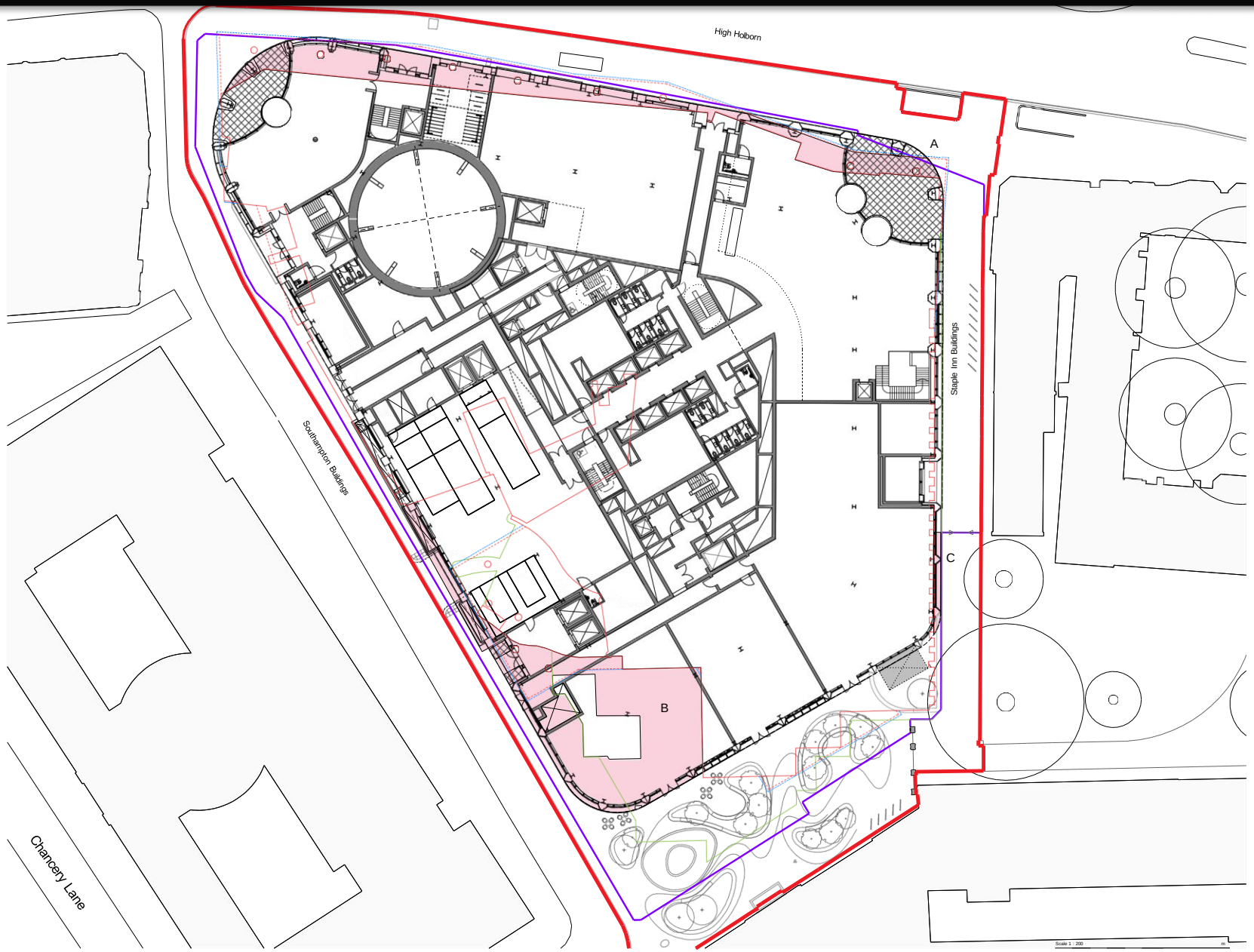


Highways plan 4 - Proposed highways dedication

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- A — Existing north permissive path stopping up: 190.9m²
- B — Existing south permissive path stopping up 295.8m²
- C — Existing Staple Inn Buildings permissive path stopping up: 8.7m²
- Total stopping up permissive path: 495.4m²

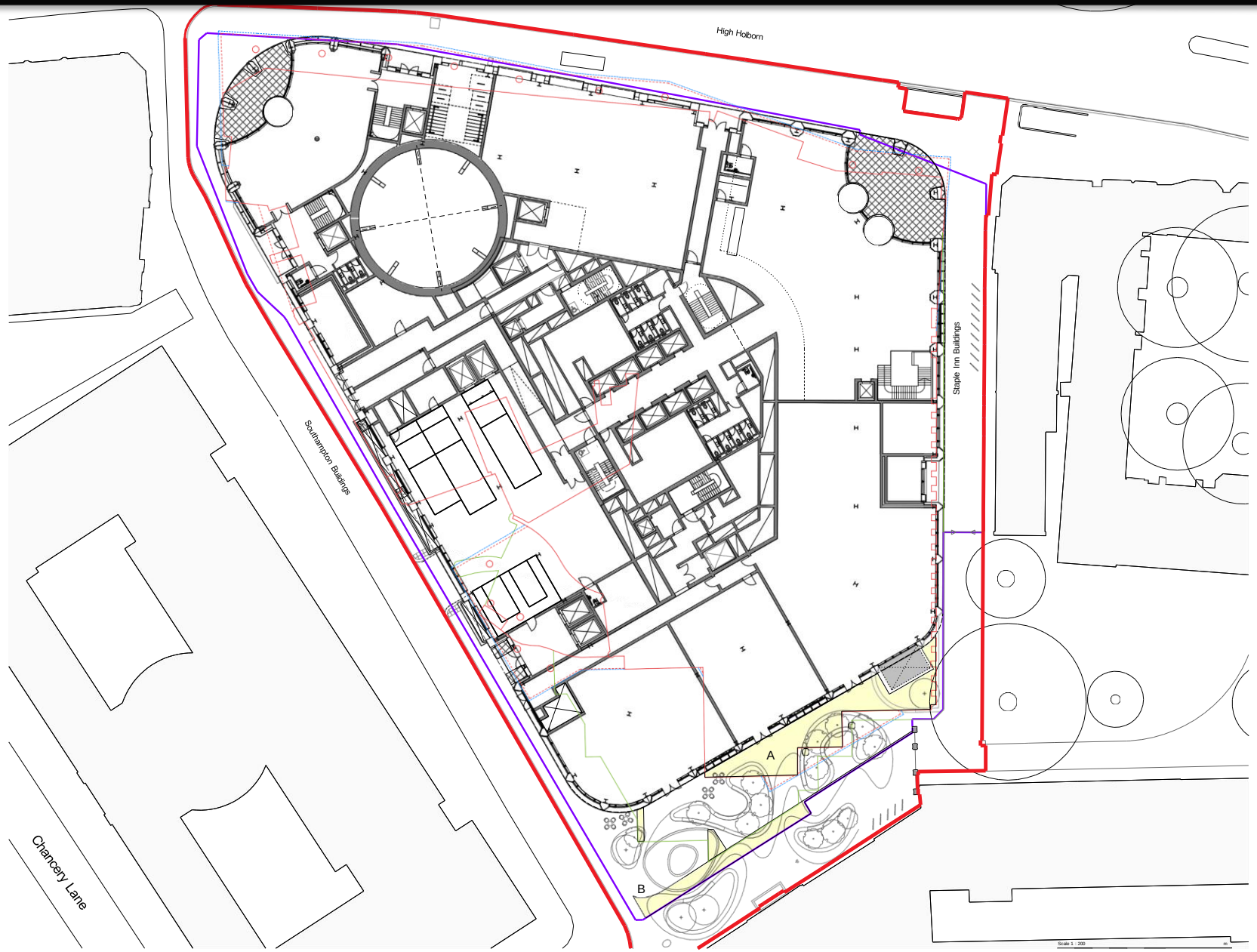


Highways plan 5 - Proposed permissive path stopping up

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- A — Proposed dedicated permissive path: 106.7m²
- B — Public highway to become permissive path 41.4m²
- Total dedicated permissive path: 148.1m²

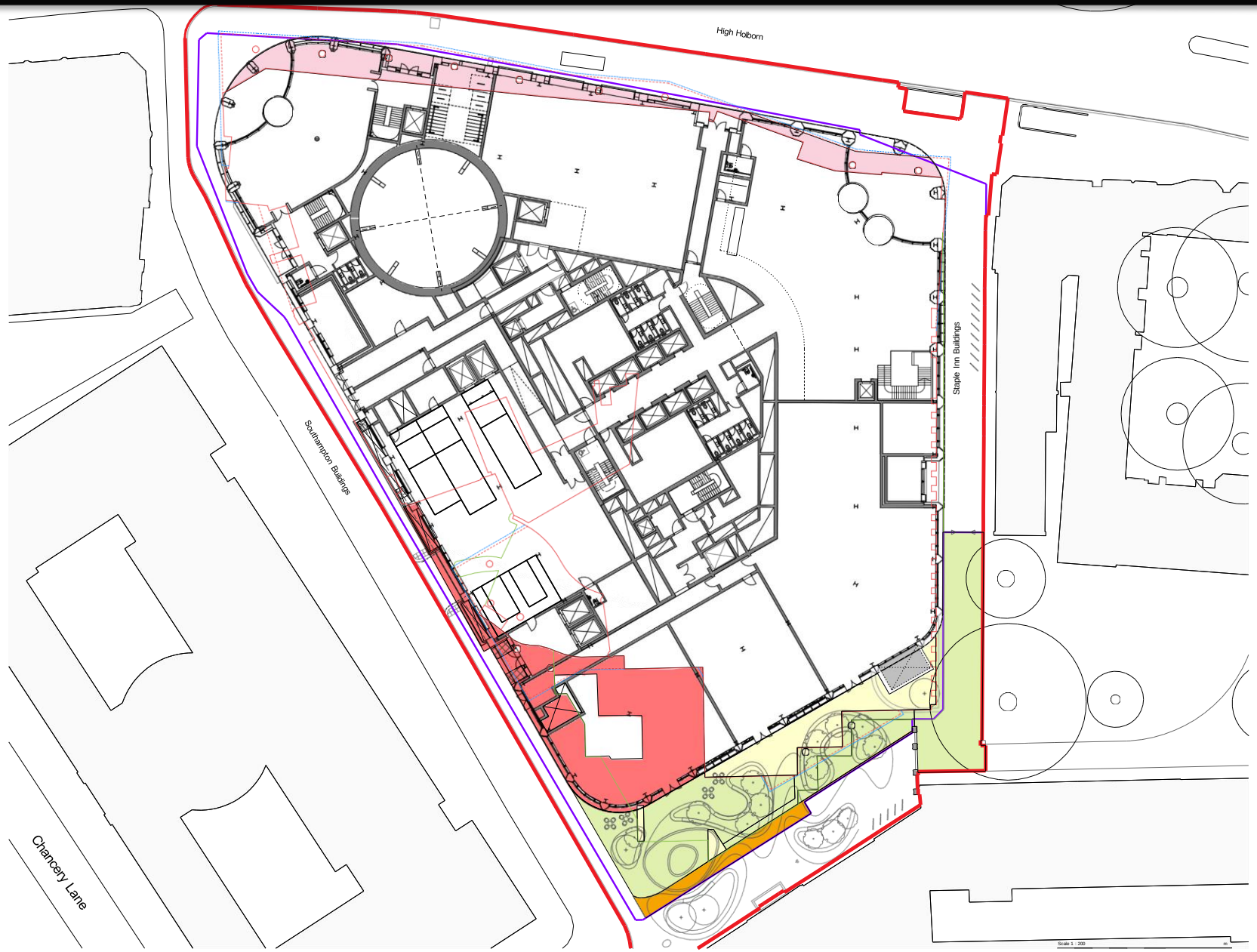


Highways plan 6 - Proposed permissive path dedication

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- Existing north permissive pathway removed: 190.9m²
- Existing south permissive path removed: 289.8m²
- Existing south permissive path retained
- Existing highway stopped up to become permissive path: 41.4m²
- New permissive path: 106.7m²



Highways plan 7 - Permissive path changes

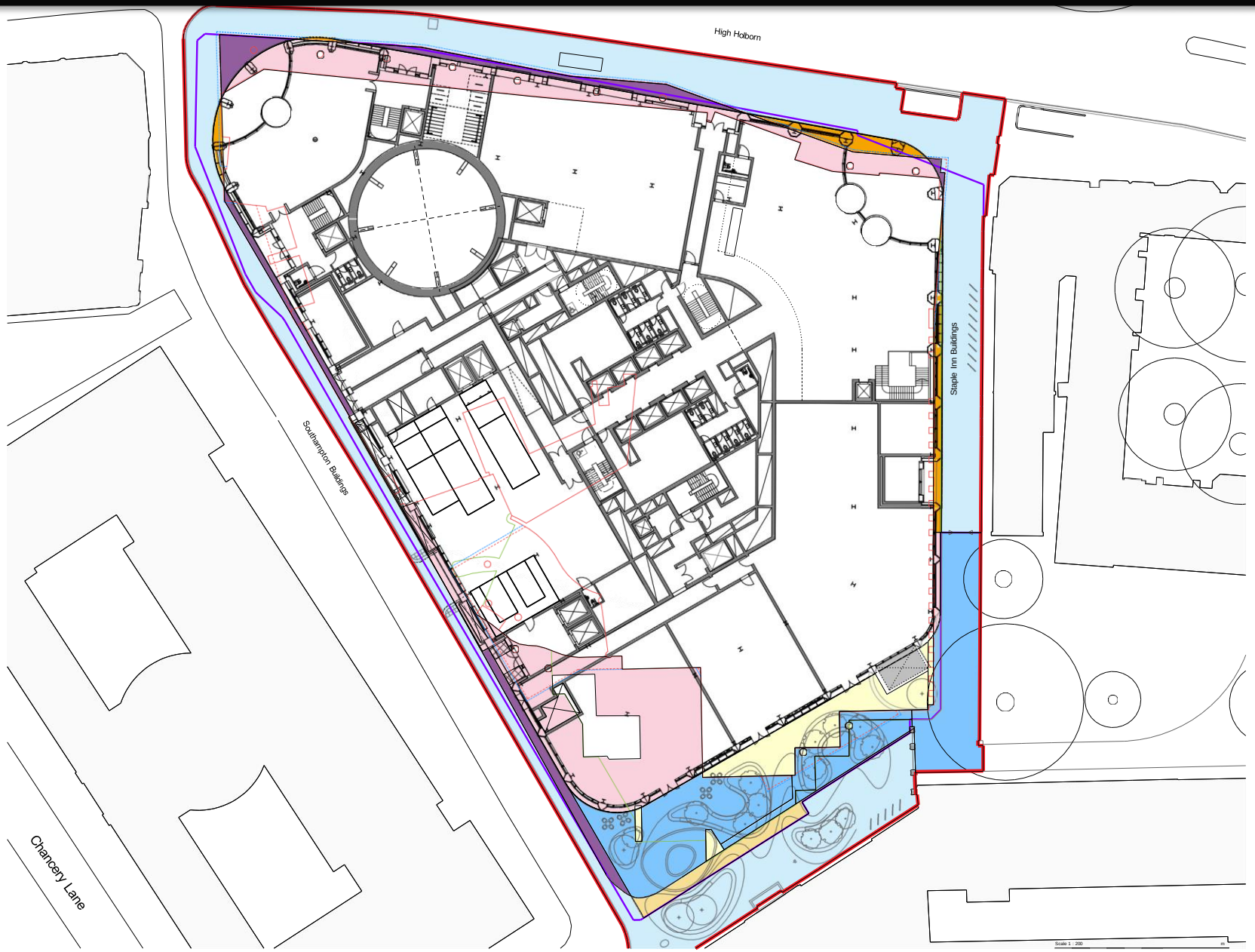
319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Planning application boundary
- Ownership boundary
- Existing building facade line
- Existing building outline on floor above
- Existing building outline on upper levels
- Existing landscape finishes line
- Retained Highways
- Highways stopping up to be dedicated permissive path: 41.4m²
- Total other stopping up highway: 70.2m²
- Total dedicated highway: 114.6m²
- Retained permissive path
- Total stopping up permissive pathway: 495.4m²
- Total other dedicated permissive path: 102.2m²

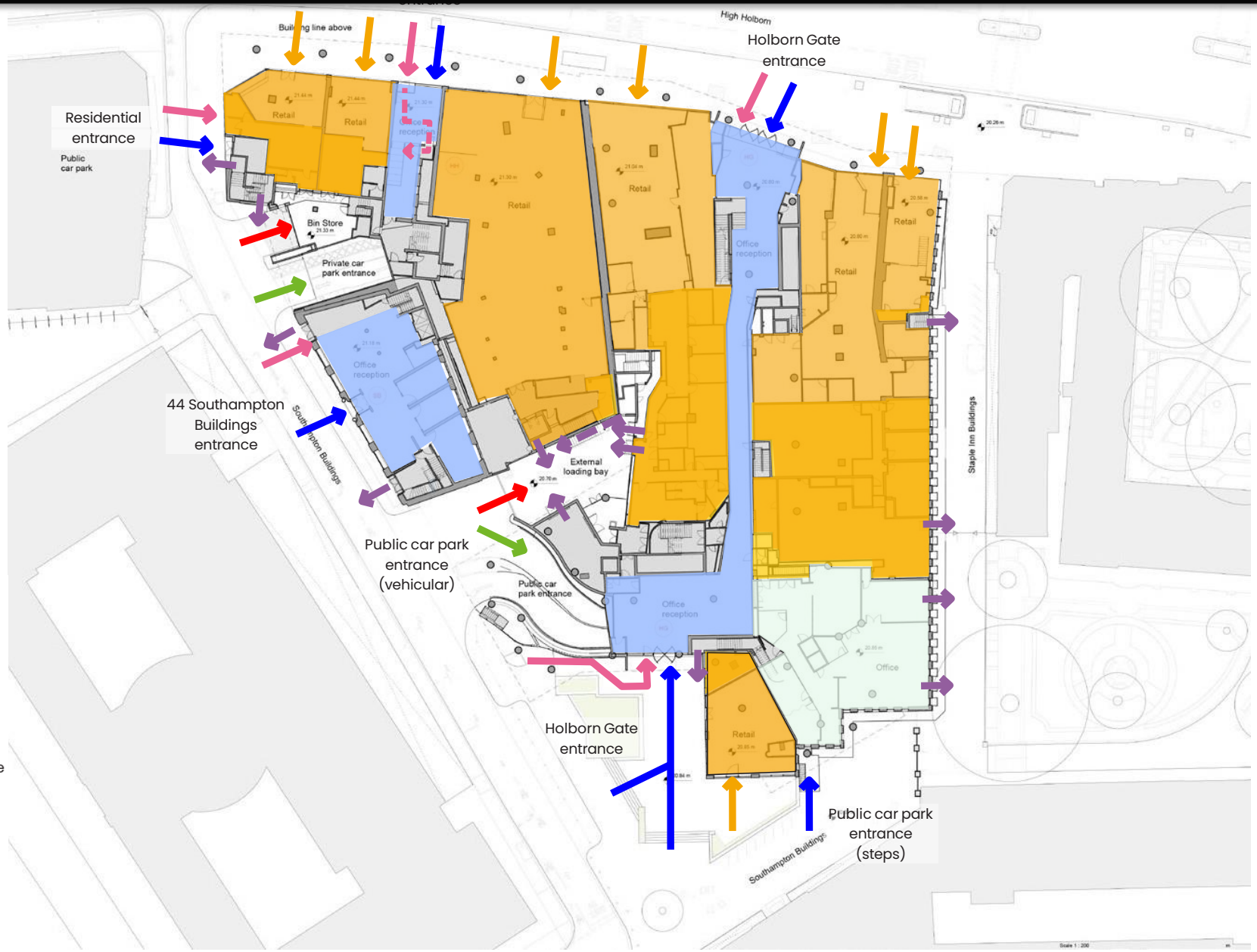
Note: Highway and Permissive paths based on City of London Interactive map extent and so the areas are approximate.

The stopping up and dedication is based on excluding the areas on the east from existing highways and permissive path, which we don't believe are.



Highways plan 8 - Combined permissive path and highways changes

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



Key

- Retail FOH
- Retail BOH
- Office reception
- Office
- GF office
- Residential
- Loading bay/plant rooms/Back of House/store
- End of trip
- Office entrance
- Retail entrance
- Service entrance
- Car park entrance
- Fire exits
- Accessible route

Existing ground floor - Land uses

Key

- Retail
- Office reception
- Office
- Ground floor office
- Cultural space
- Cycle entrance/ground floor cycle store
- Loading bay/plant rooms
- Affordable office
- Facilities management rooms
- End-of-trip

Proposed ground floor - Land uses

Existing plan - Top level land uses

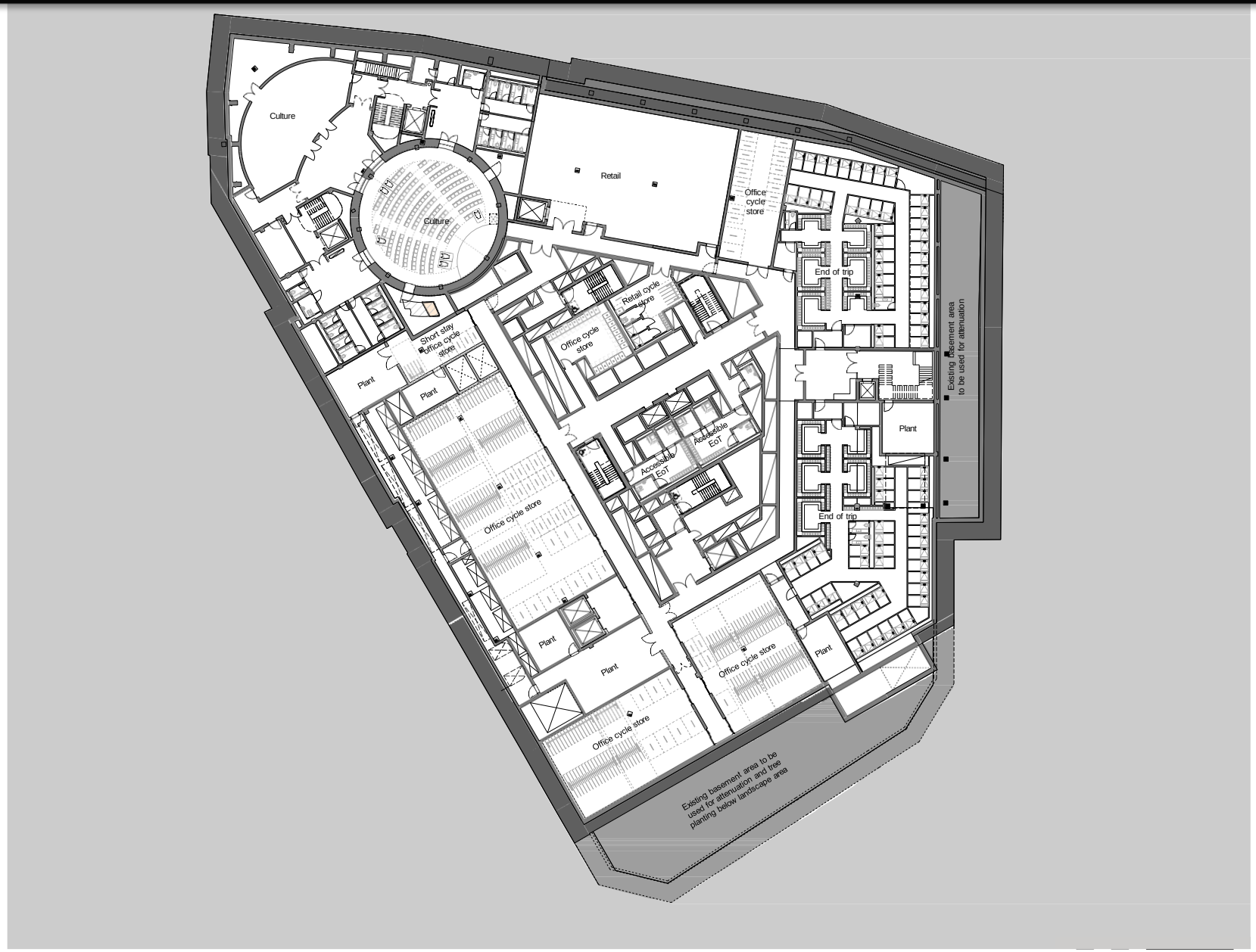
319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

- Retail
- Office reception
- Office
- Ground floor office
- Cultural space
- Cycle entrance/ground floor cycle store
- Loading bay/plant rooms
- Affordable office
- Facilities management rooms
- End-of-trip

Proposed plan - Top level land uses

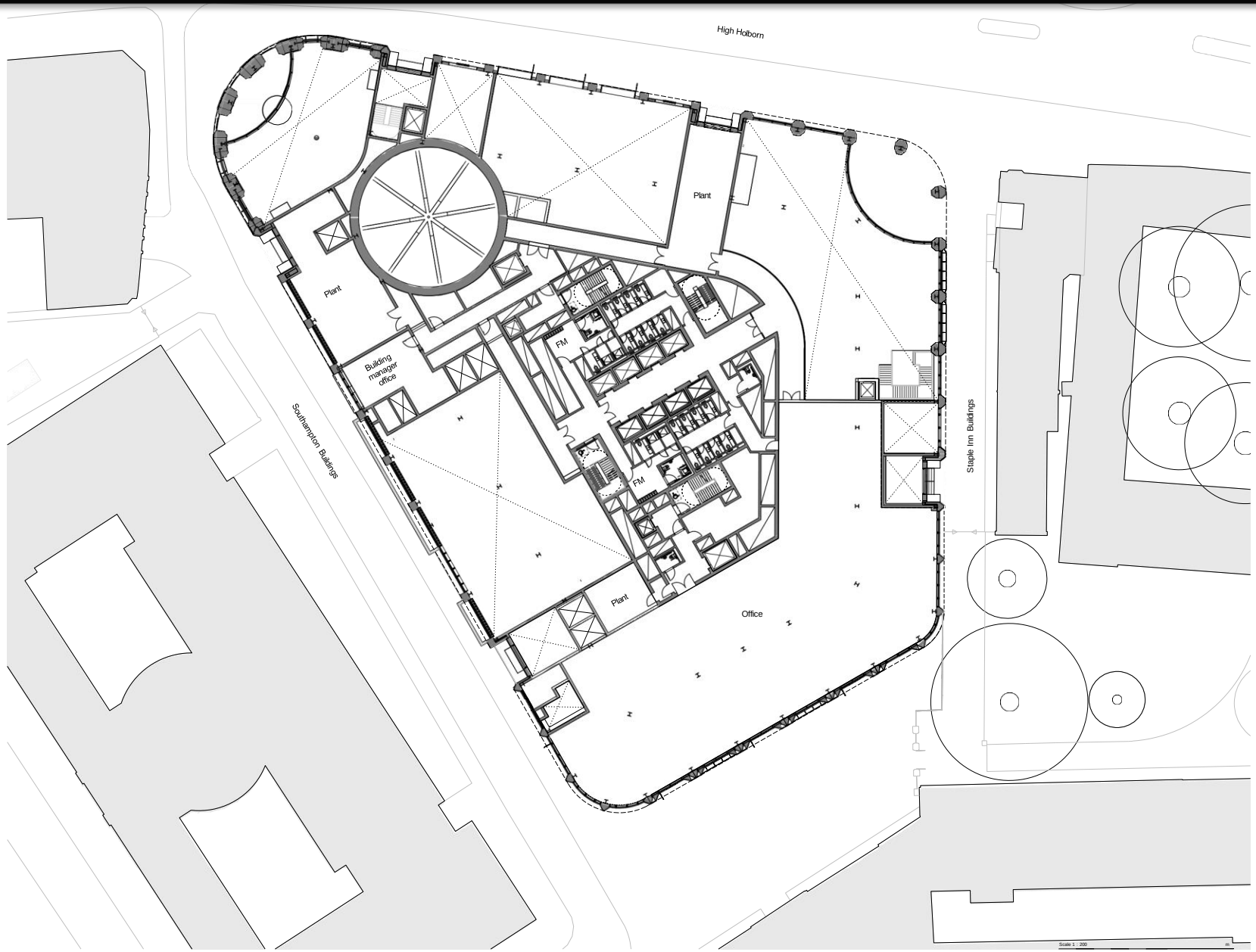
Existing plan - Basement 01



Proposed plan - Basement 01

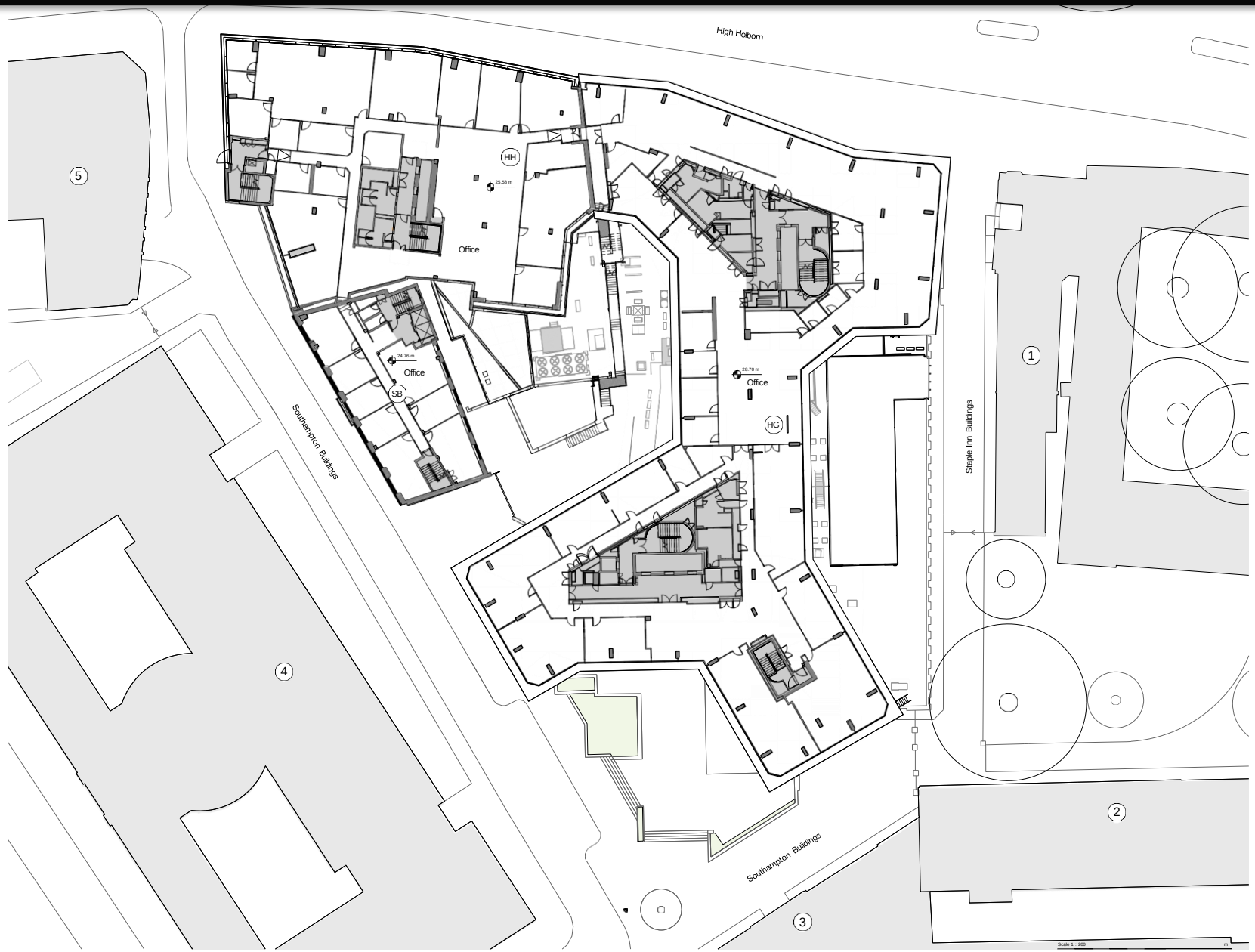
Existing plan - Basement 02

Proposed plan - Basement 02



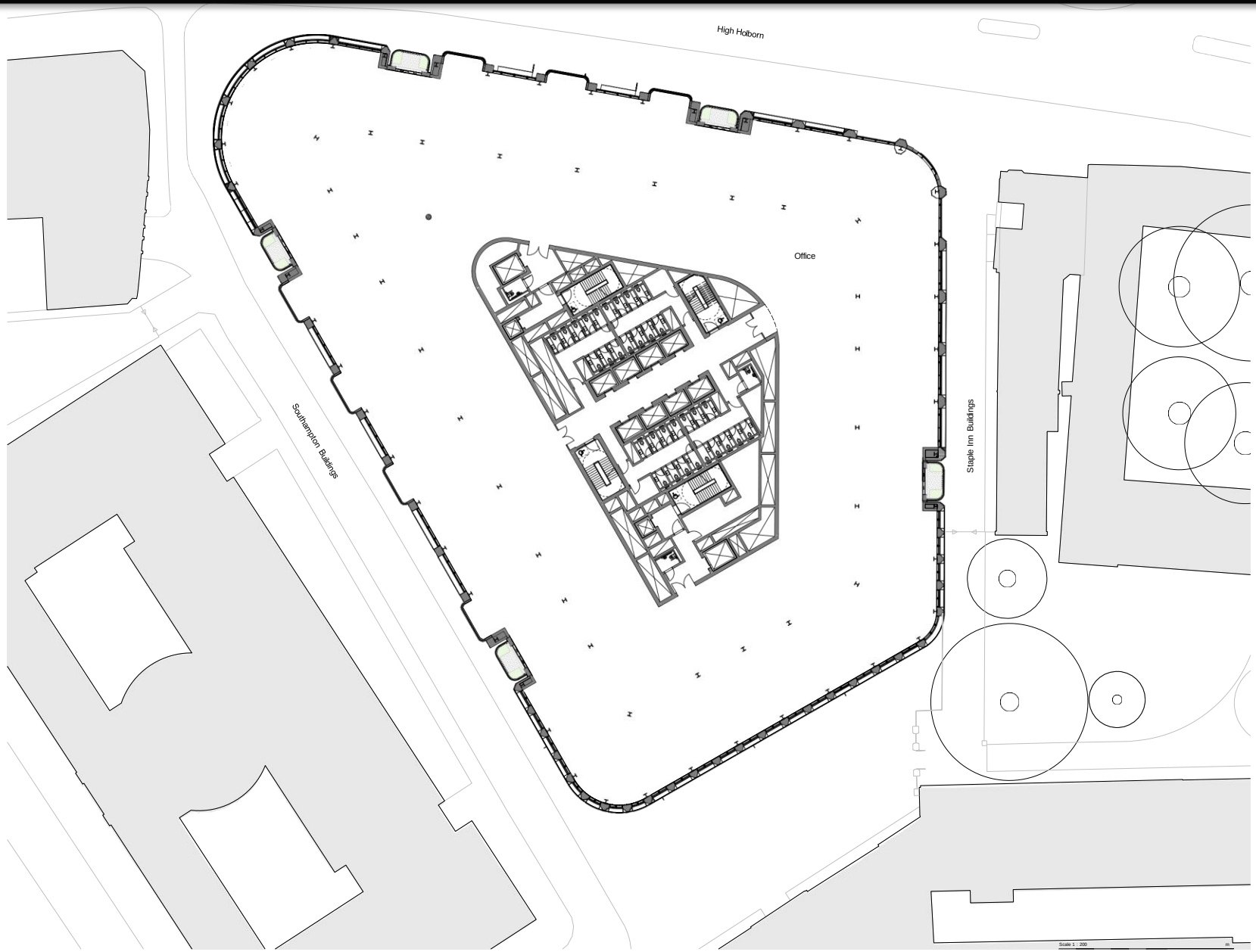
Proposed plan - Mezzanine

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



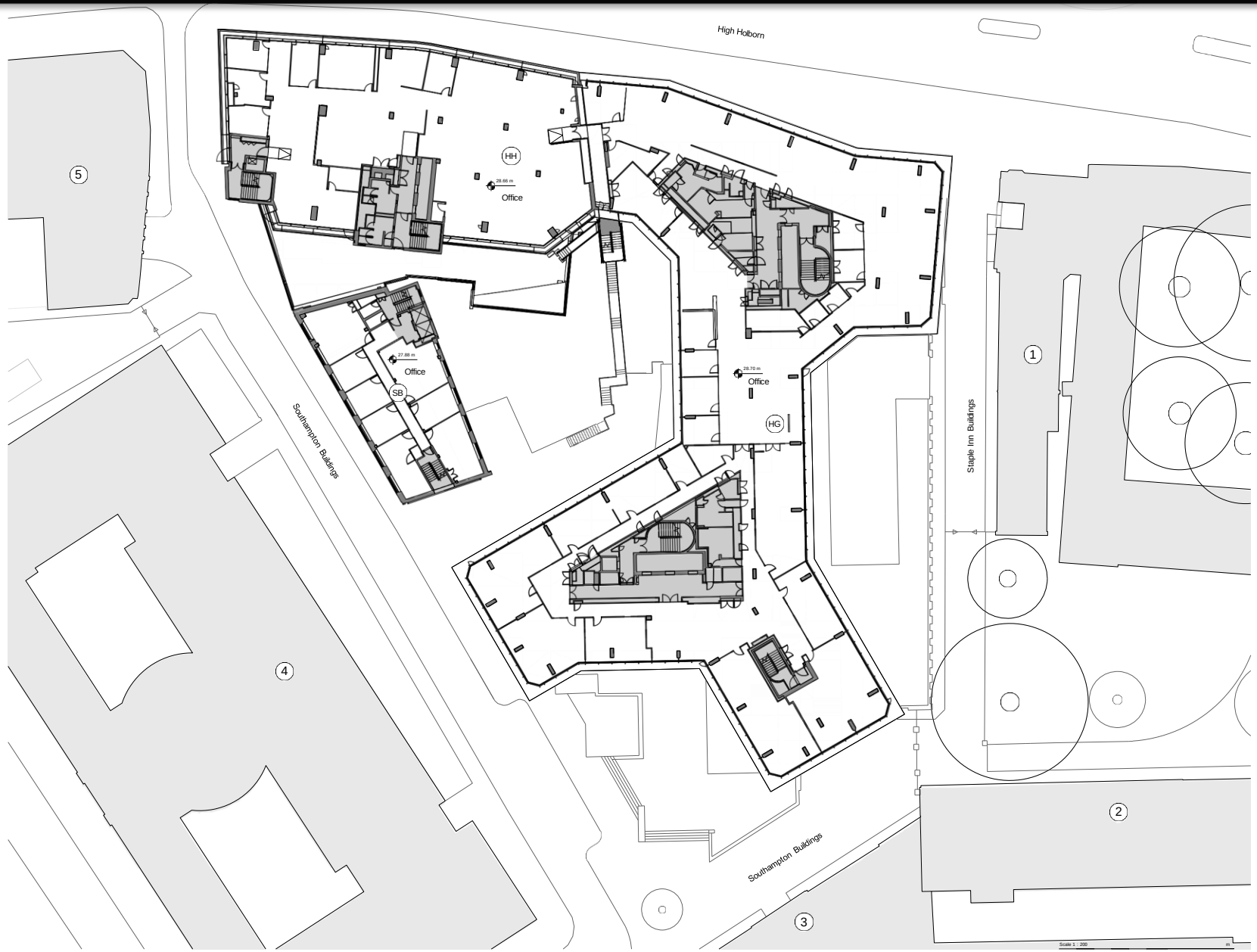
- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 01



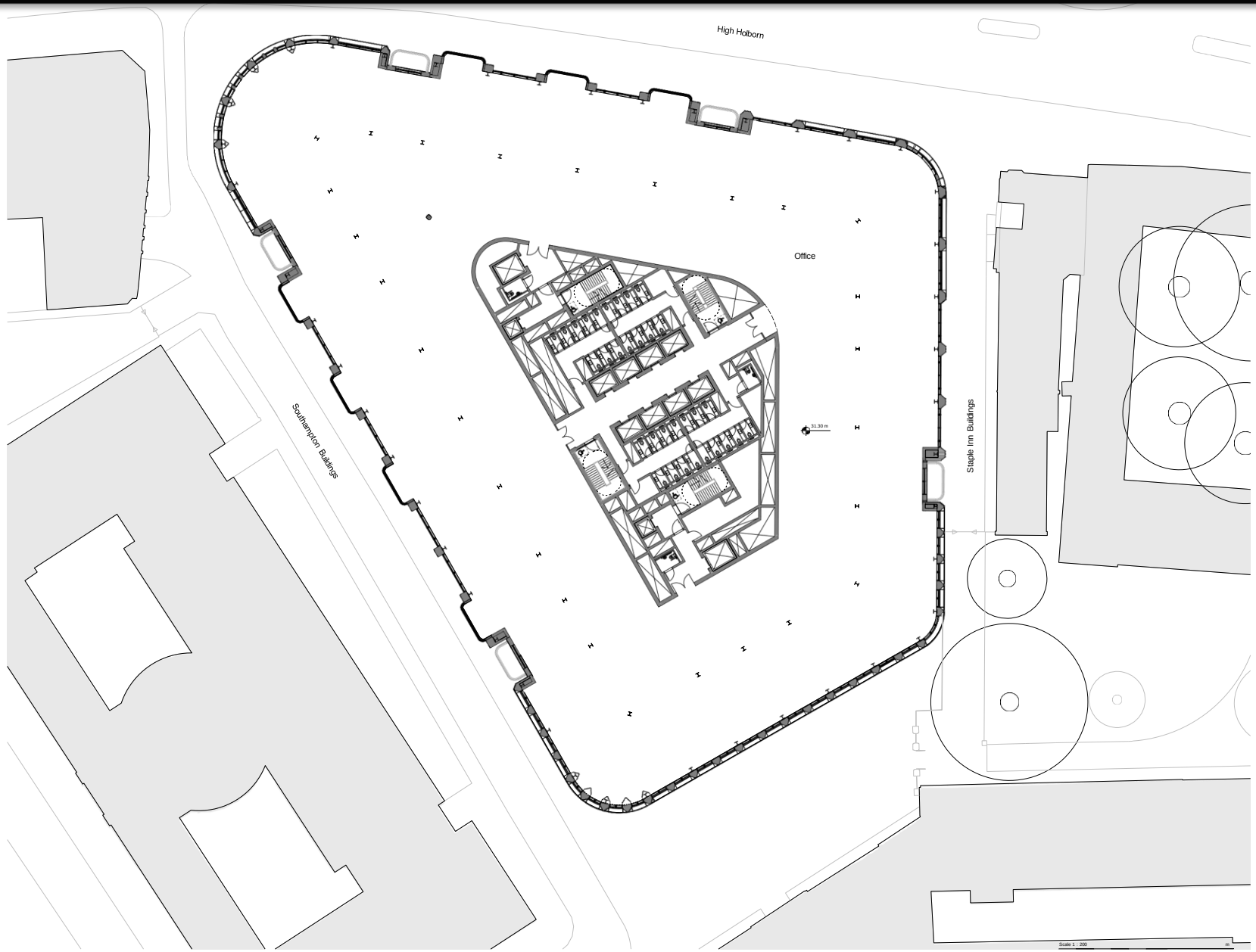
Proposed plan – Level 01

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



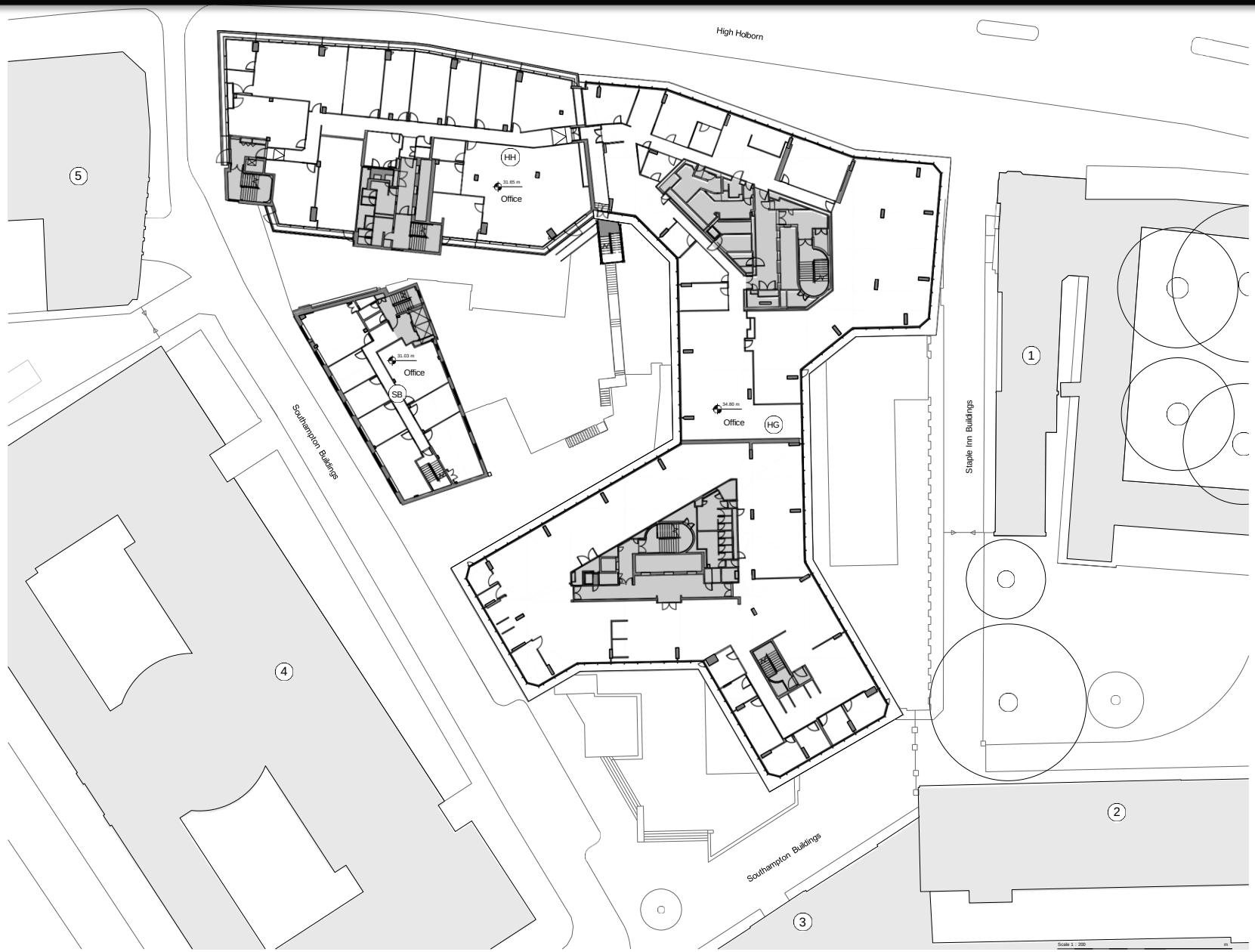
- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 02



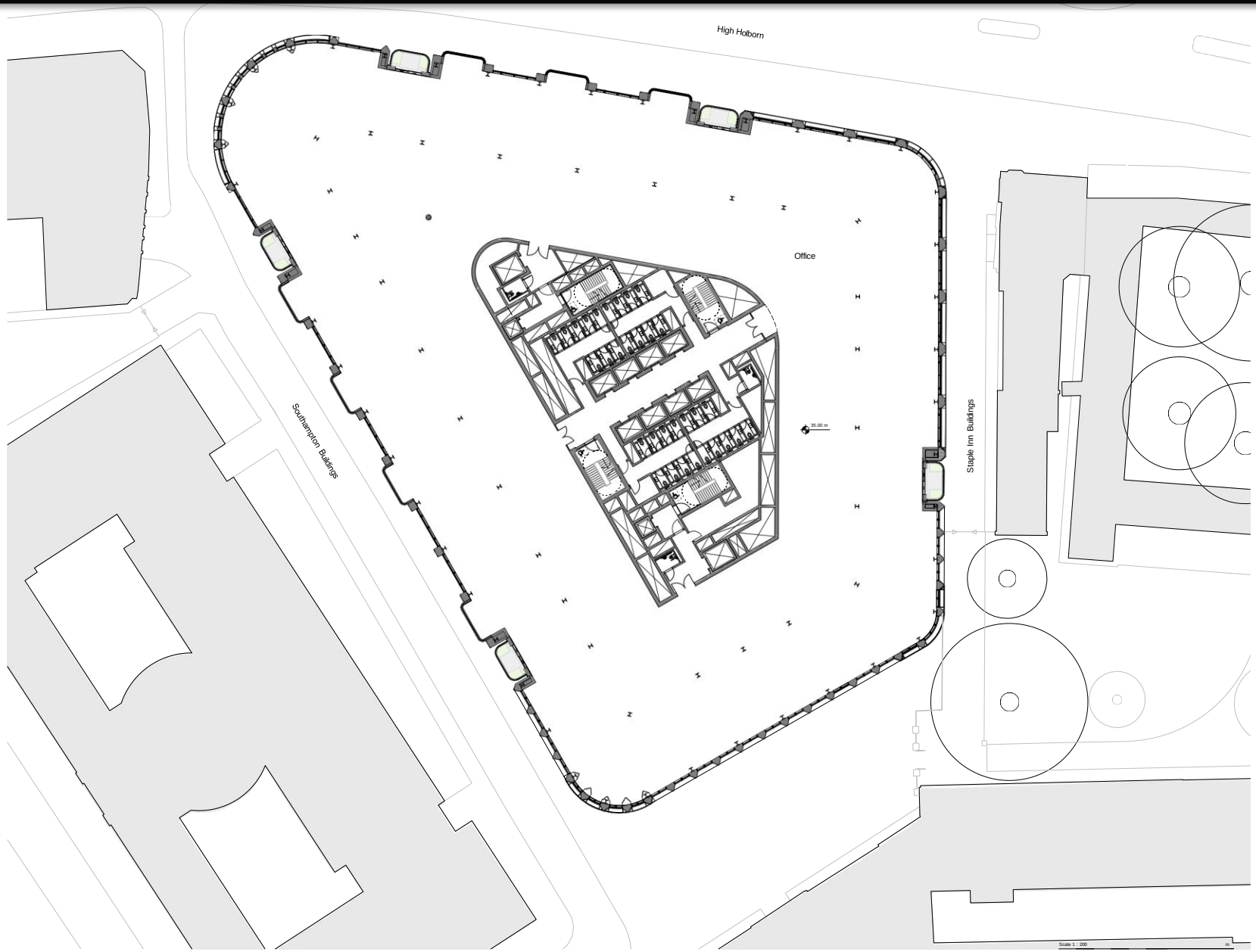
Proposed plan – Level 02

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

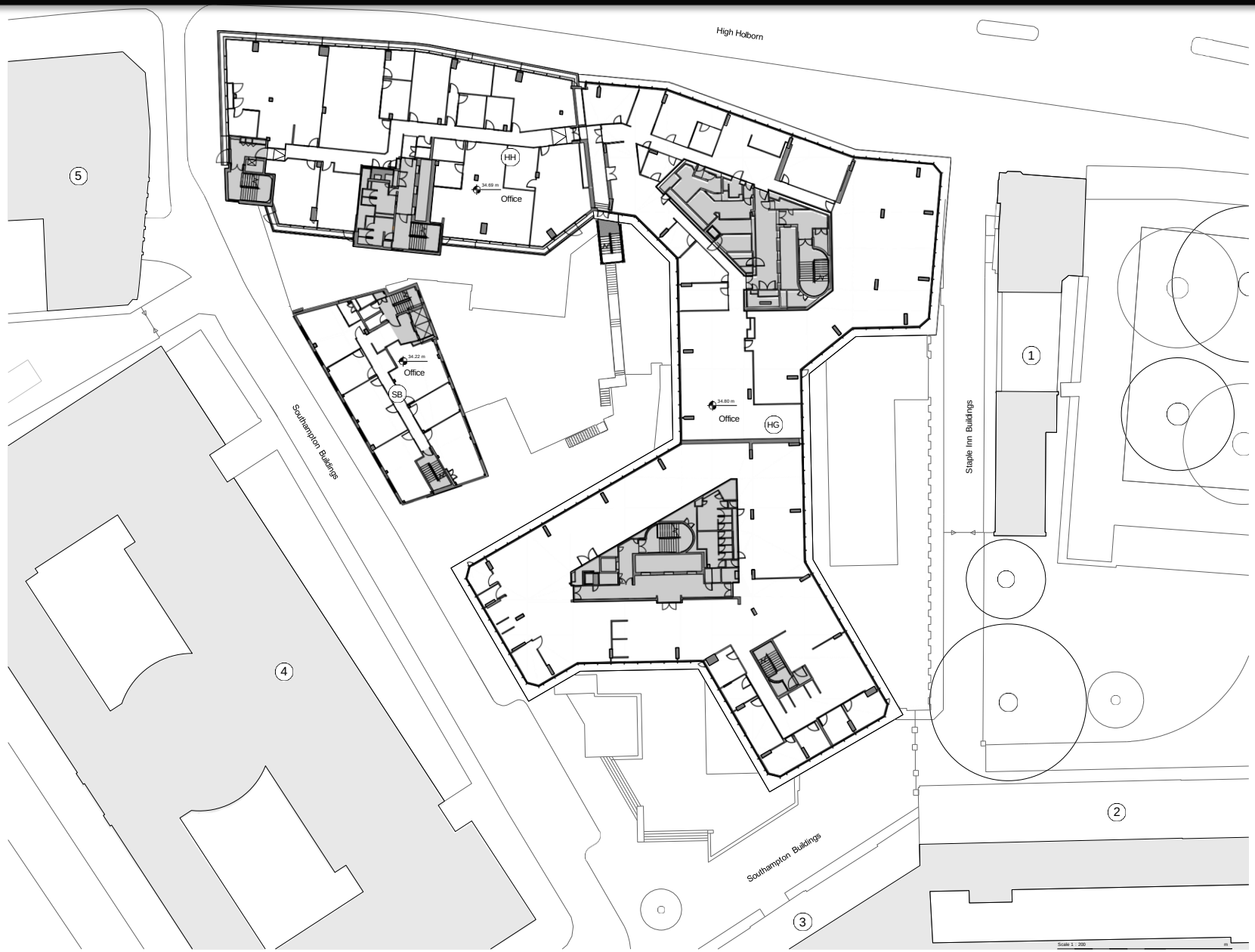


- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 03



Proposed plan – Level 03



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- SB — 44 Southampton Buildings
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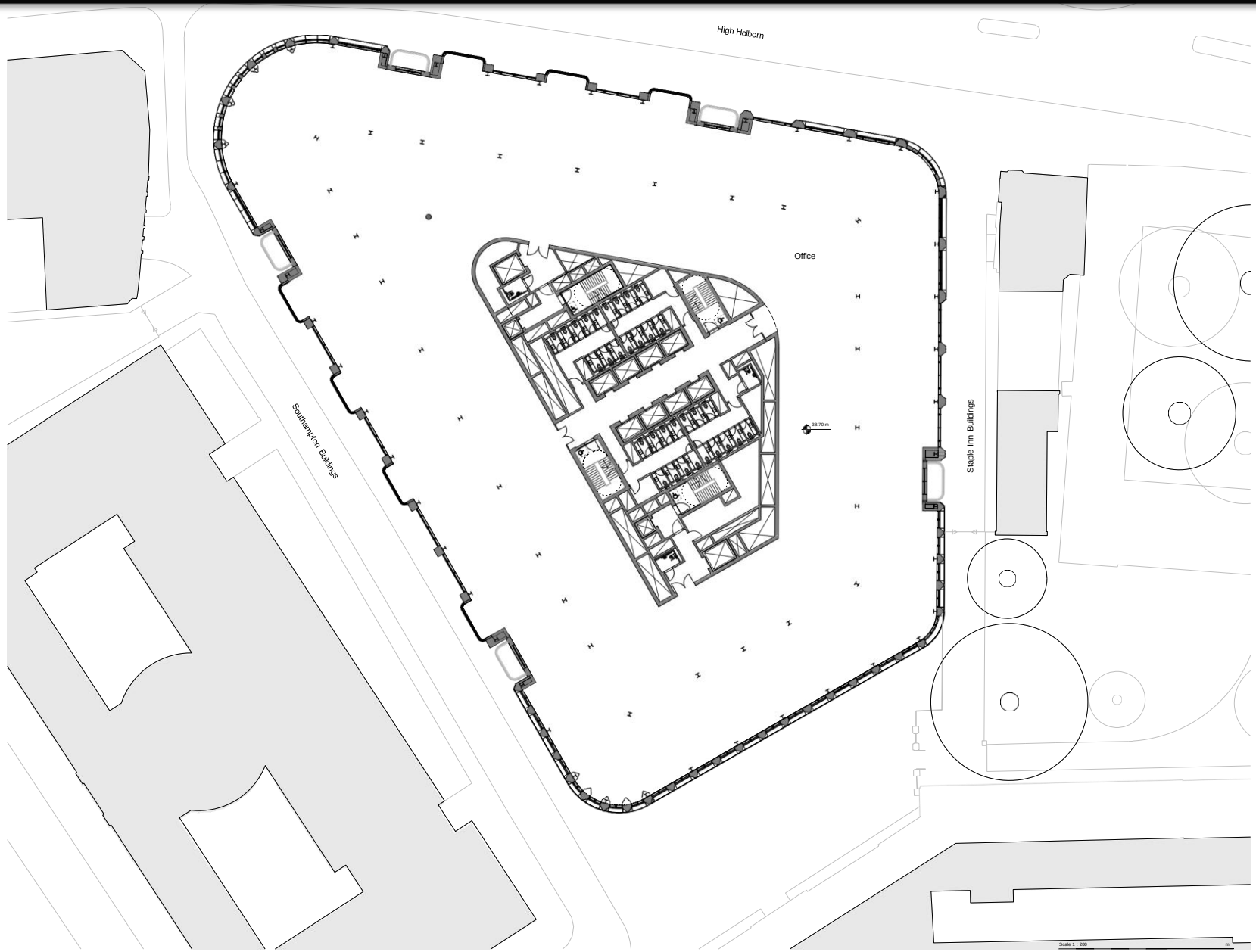
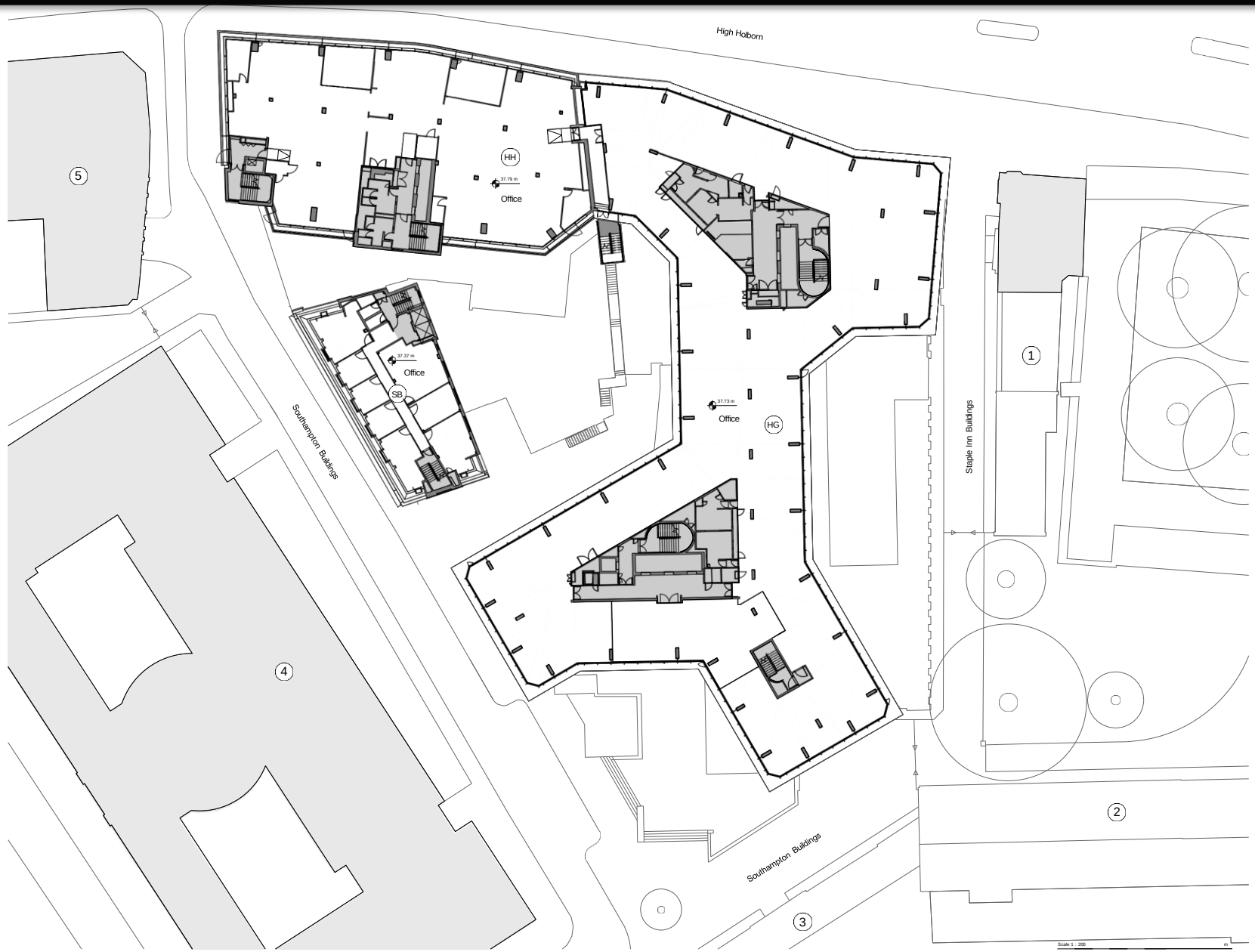
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 04

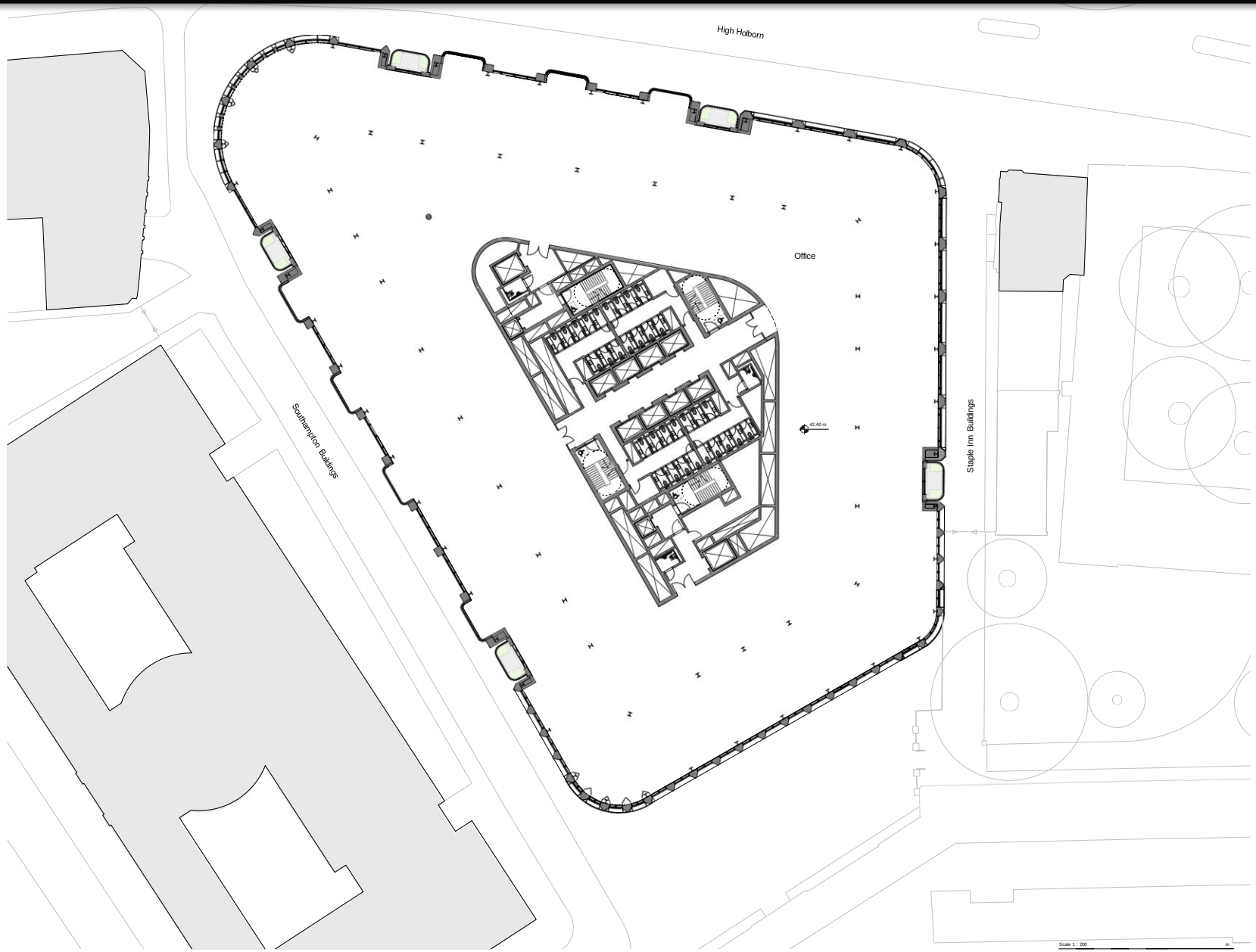


Proposed plan – Level 04



- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 05



Proposed plan – Level 05

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

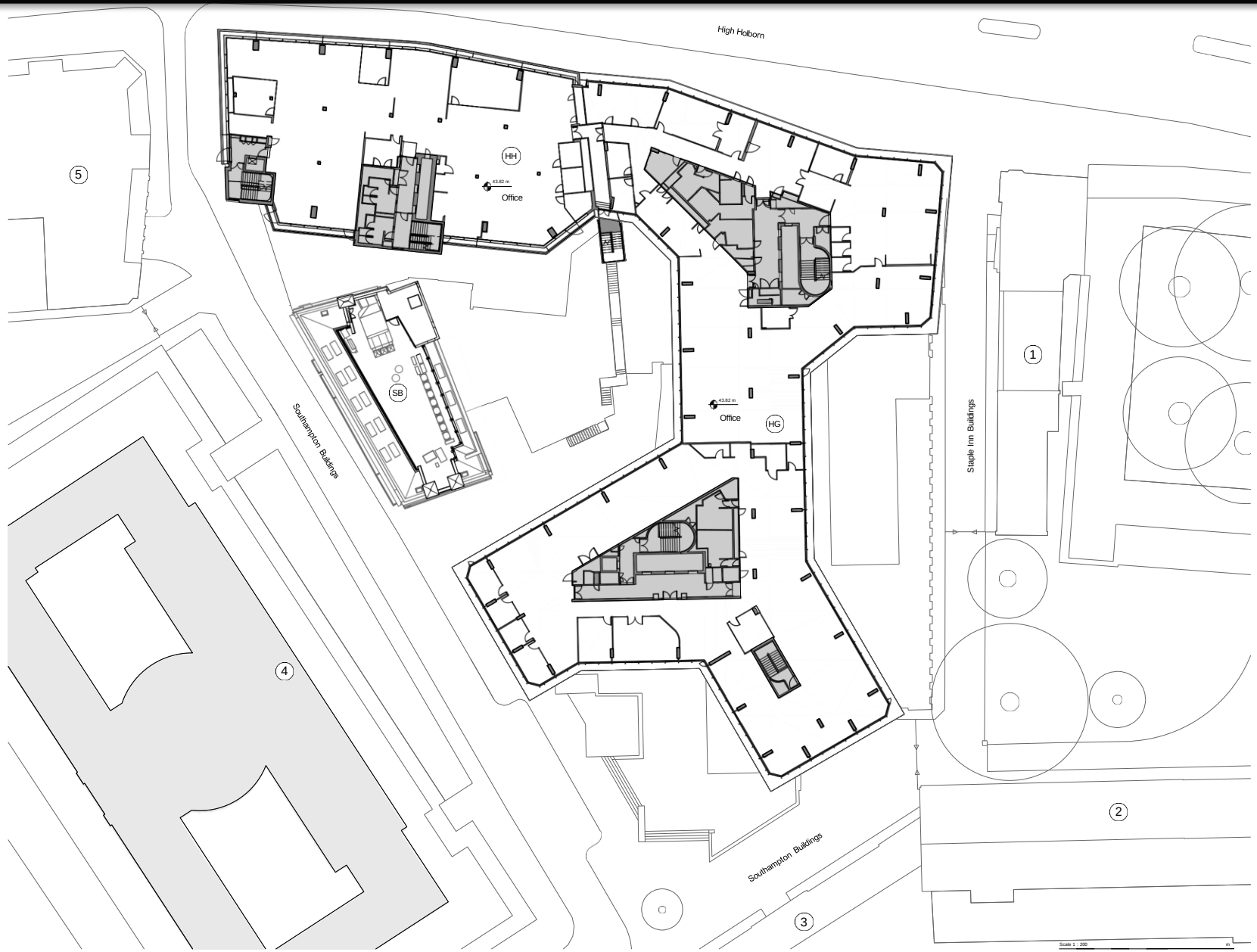
- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 06

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed plan – Level 06

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



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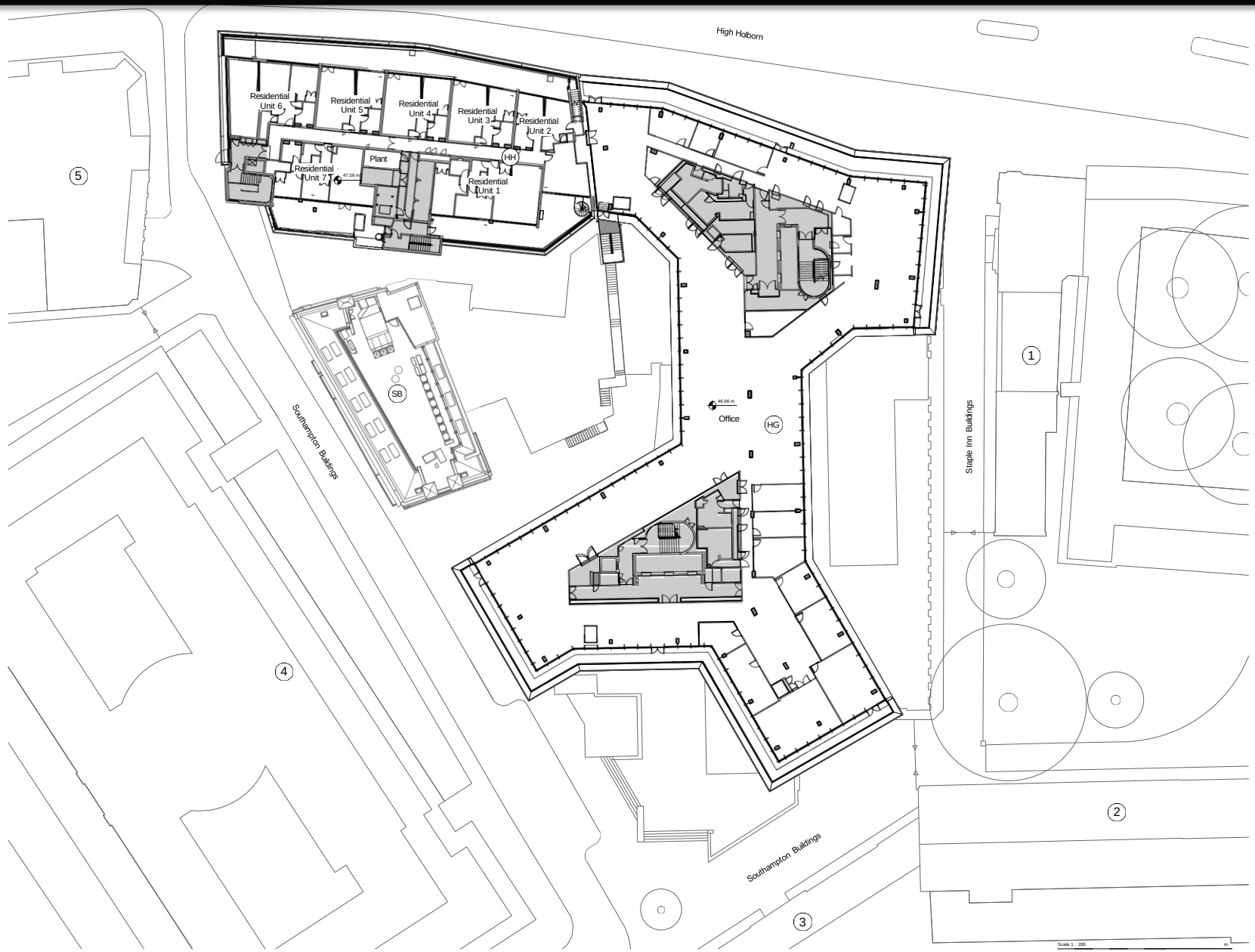
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 07

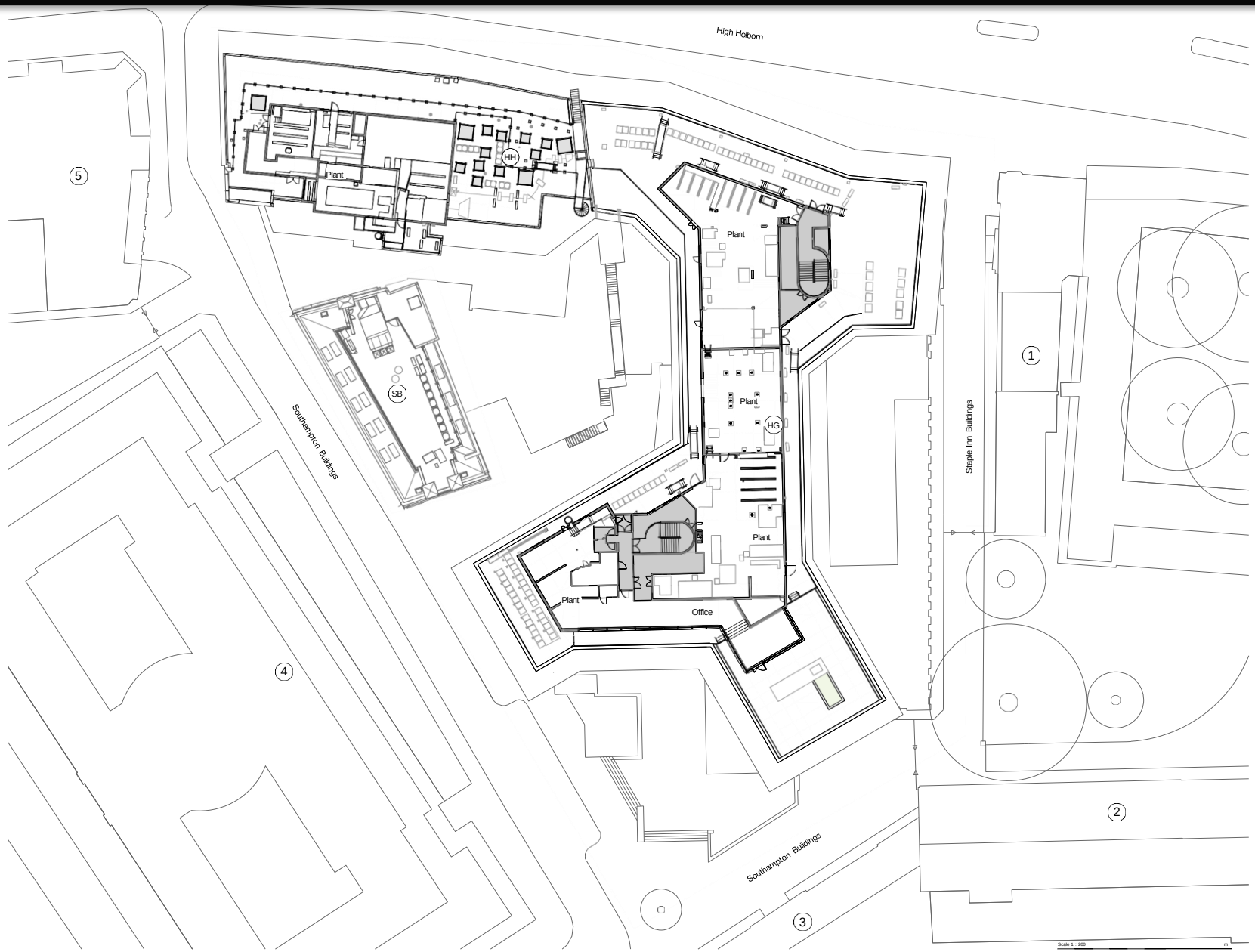
Proposed plan – Level 07



- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Level 08

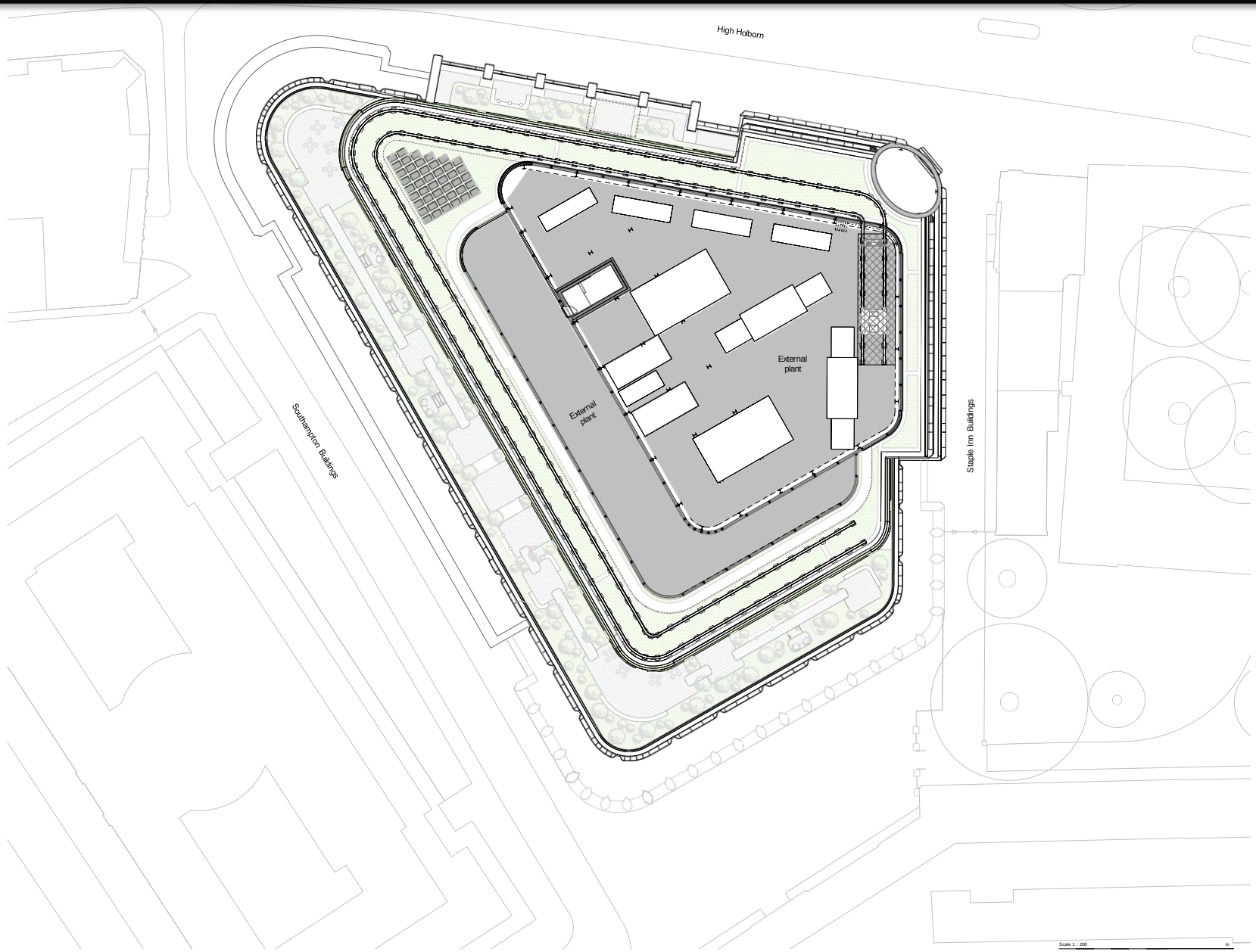
Proposed plan – Level 08



- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

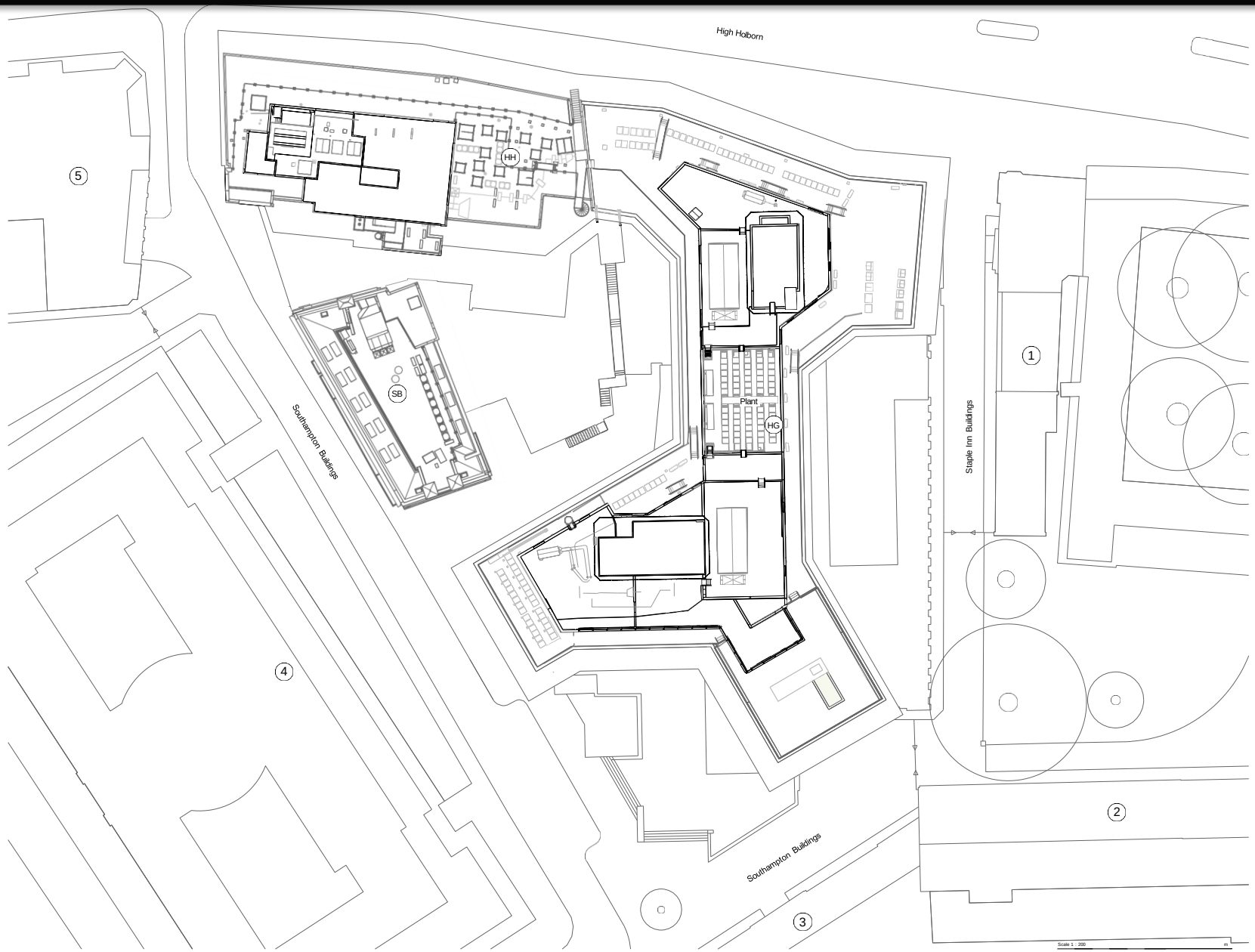
Existing plan – Level 09

Proposed plan – Level 09



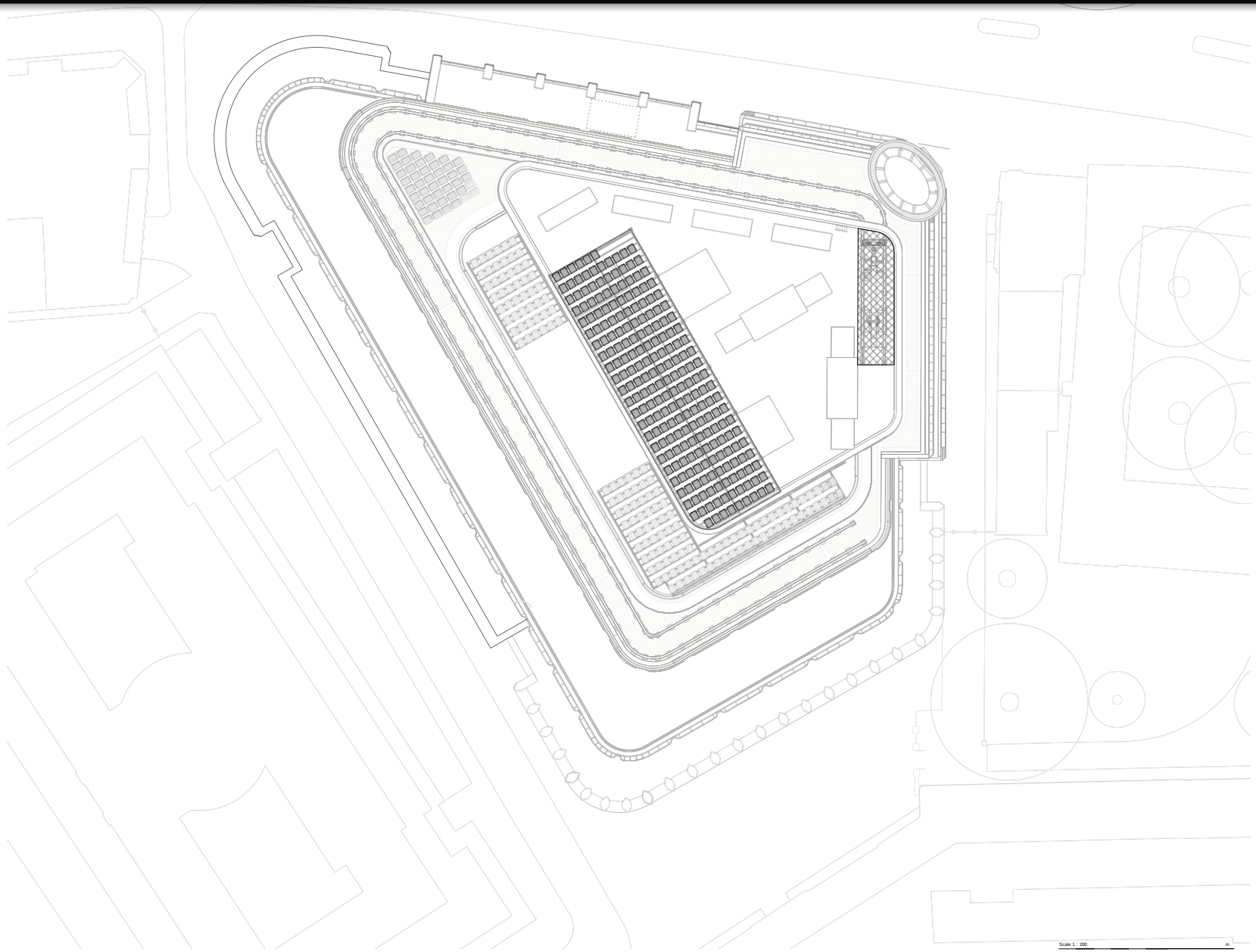
Proposed plan – Level 10

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



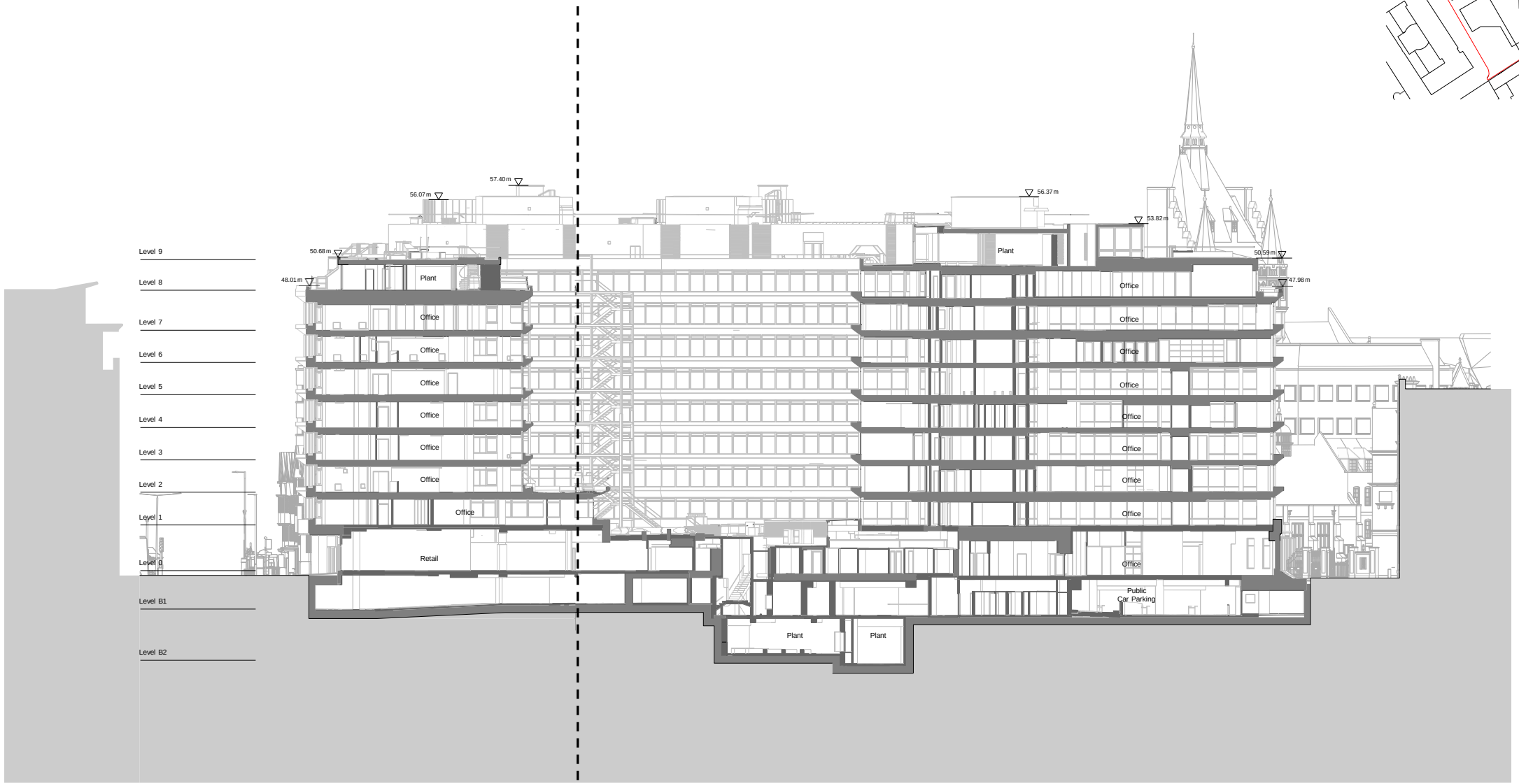
- HG — Holborn Gate, 326-332 High Holborn
- HH — Heron House, 322-326 High Holborn
- SB — 44 Southampton Buildings
- 1 — Staple Inn Building
- 2 — 11 Staple Inn
- 3 — 25 Southampton Buildings
- 4 — Chancery House (including Silver Vaults)
- 5 — 311-318 High Holborn
- Planting

Existing plan – Roof



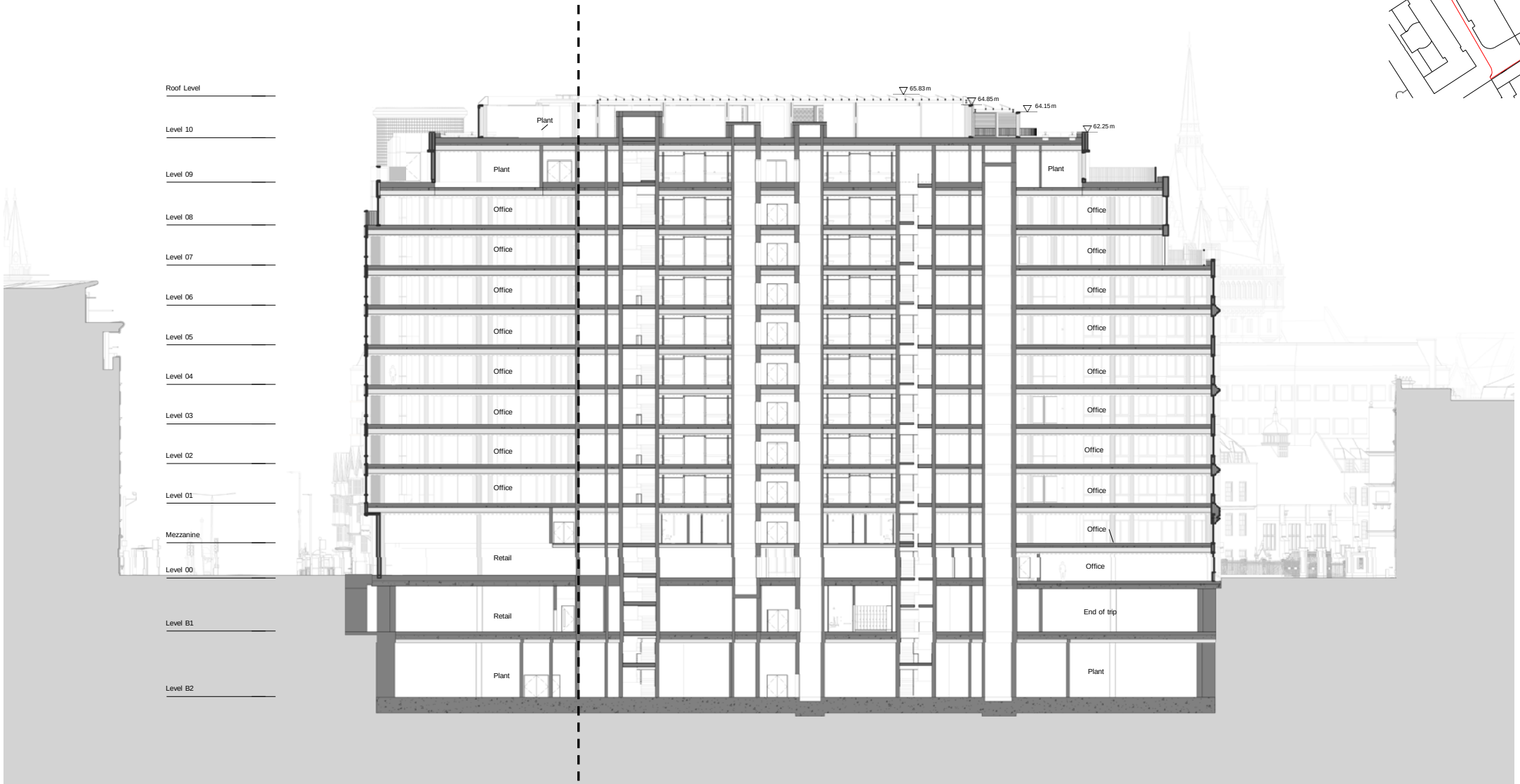
Proposed plan – Roof

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



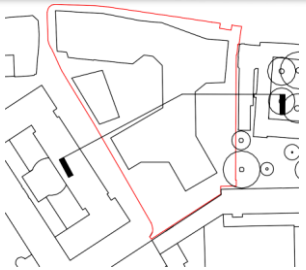
Existing Section - Looking east

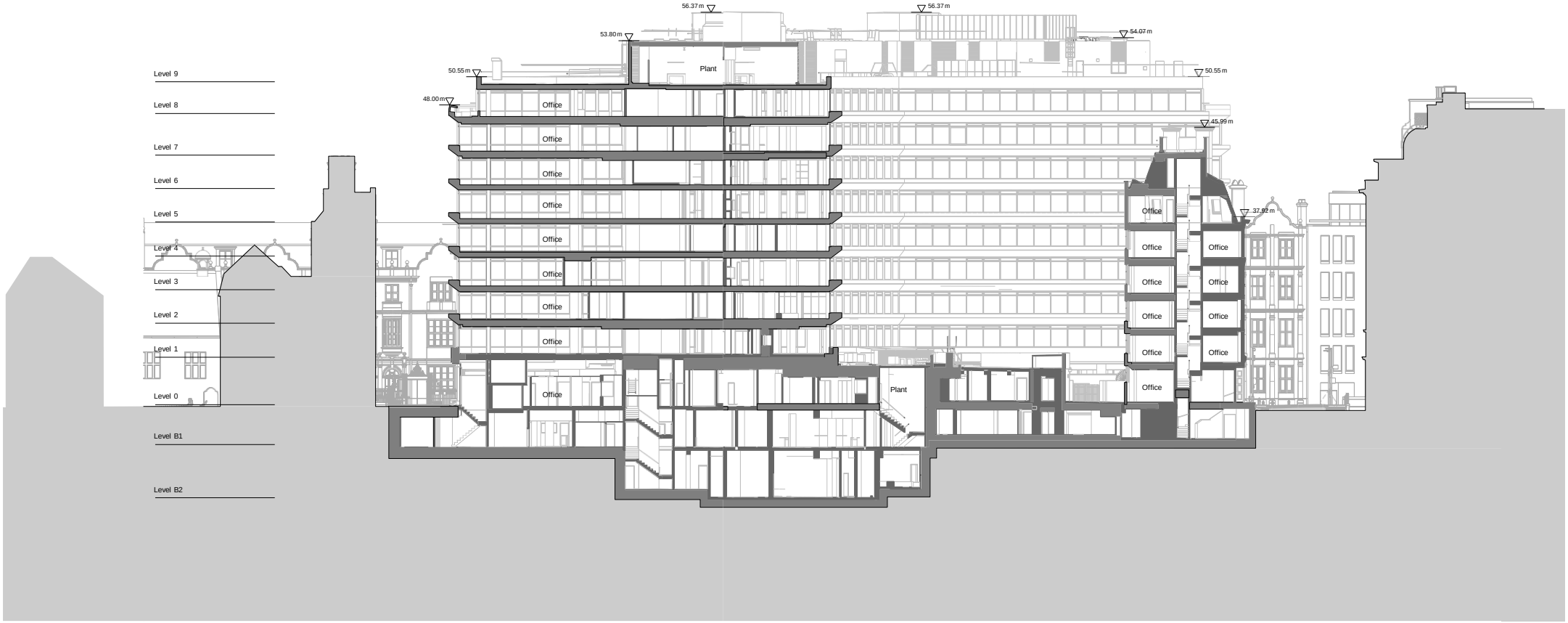
319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



Proposed Section - Looking east

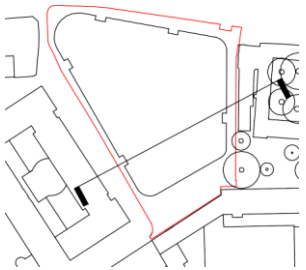
319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

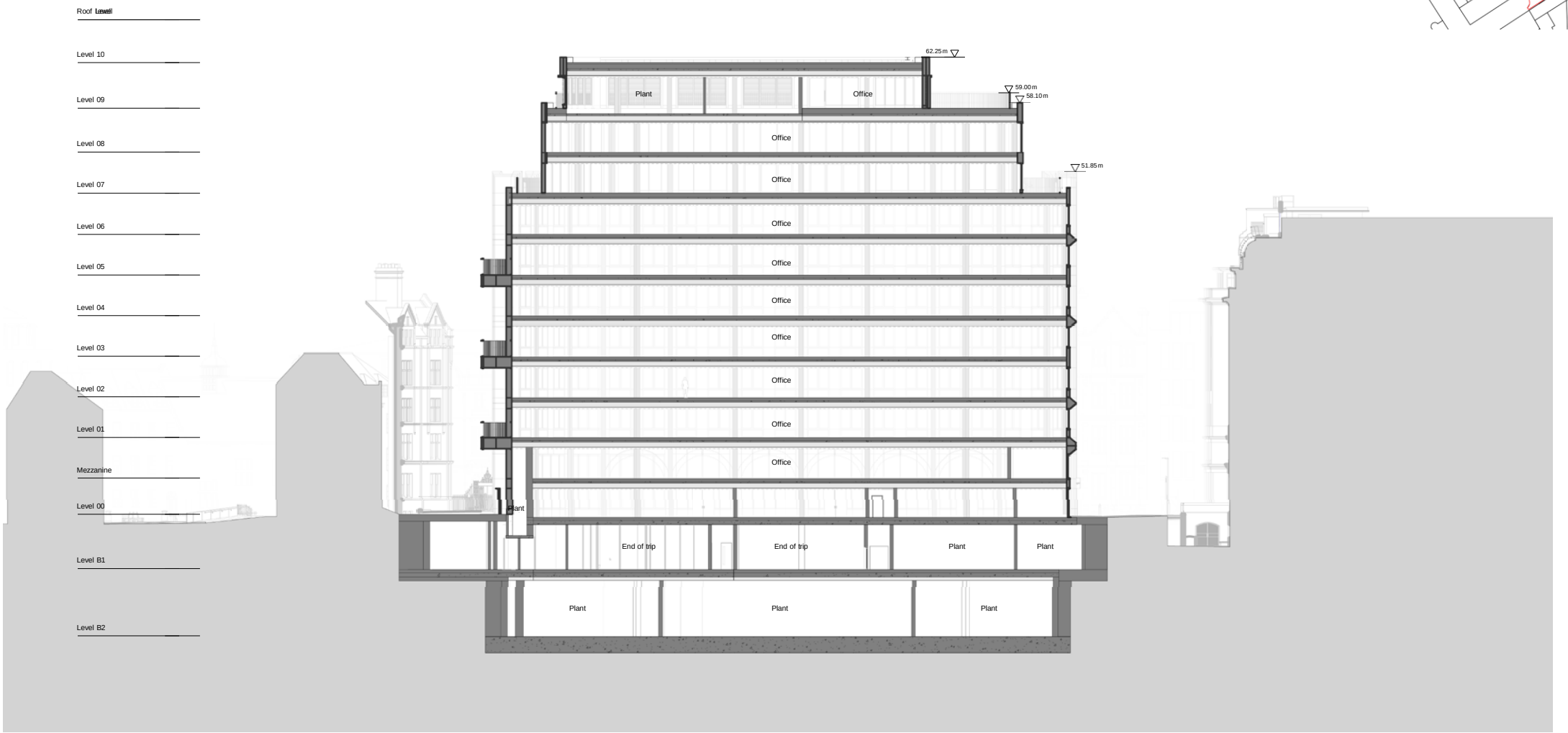




Existing Section - Looking south

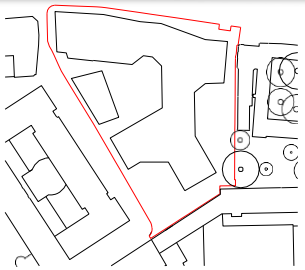
Keyplan

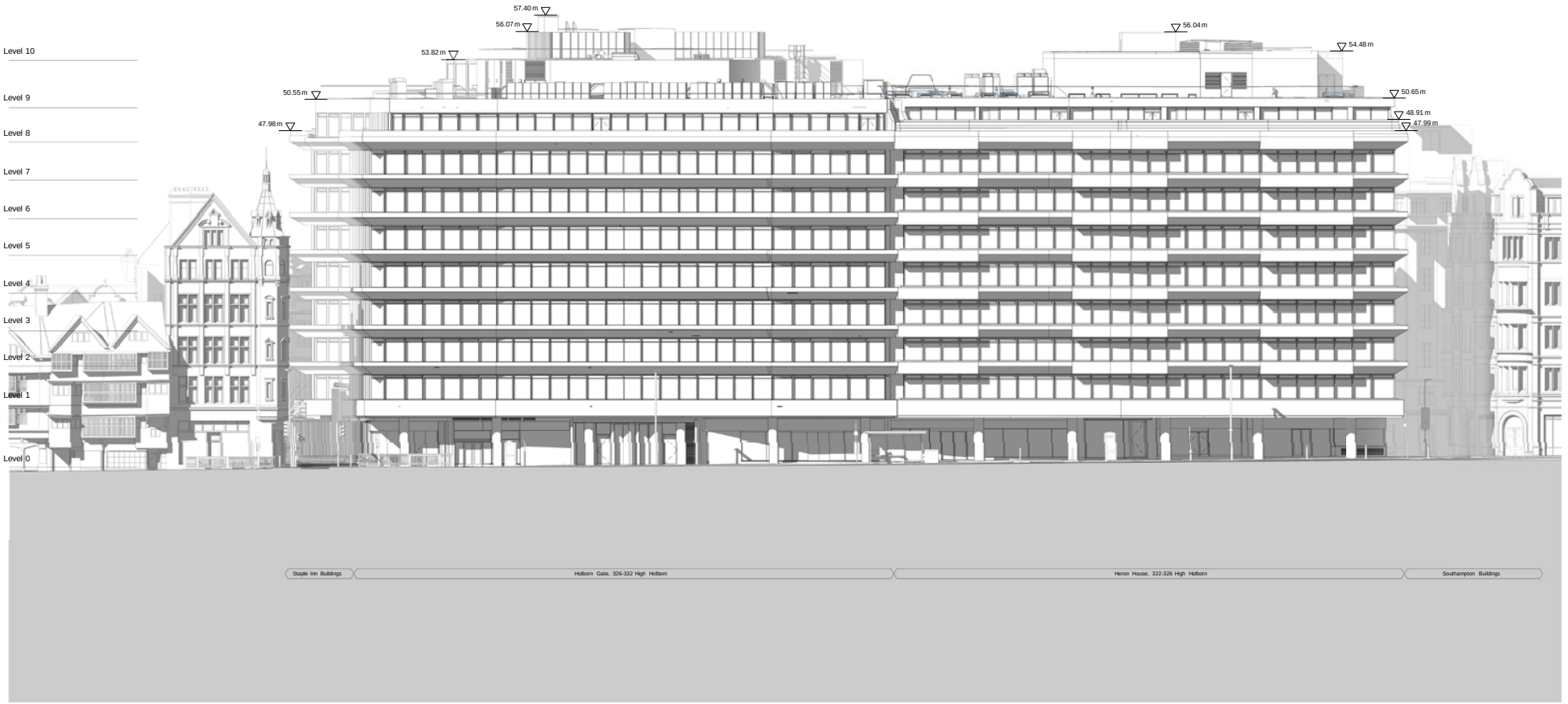




Proposed Section - Looking south

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



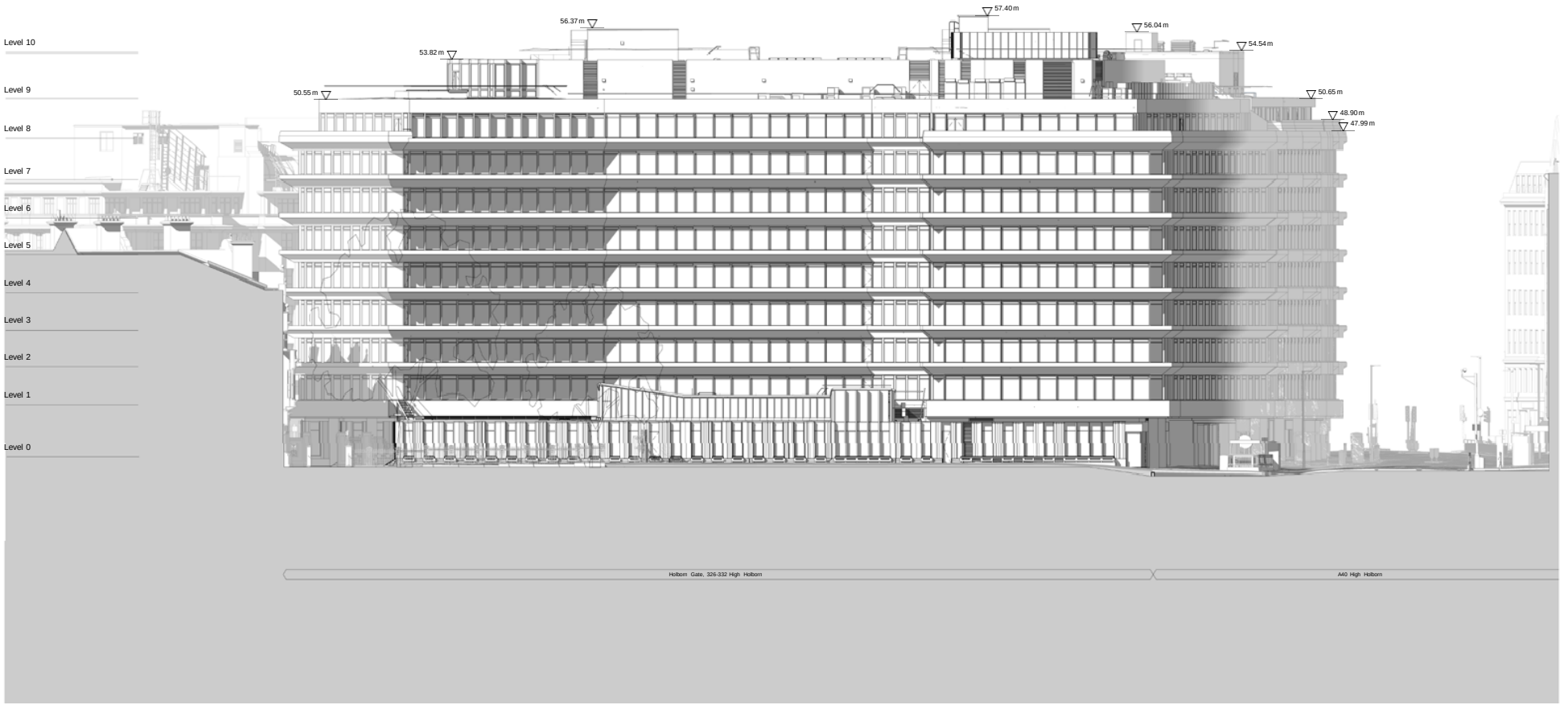


Existing elevation - North

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed elevation - North

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

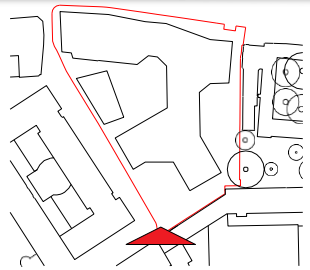


Existing elevation - East

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed elevation - East

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



Existing elevation - South

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed elevation - South

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Existing elevation - West

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed elevation - West

Existing view - Gray's Inn Gardens, central path

Proposed verified CGI view - Gray's Inn Gardens, central path

Existing view - Gray's Inn Gardens, west side

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Gray's Inn Gardens, west side

Existing view - Gray's Inn Square, NE corner

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Gray's Inn Square, NE corner

Existing view - Lincoln's Inn Fields, NW corner

Proposed verified CGI view - Lincoln’s Inn Fields, NW corner

Existing view - Lincoln’s Inn Fields, NE corner

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Lincoln’s Inn Fields, NE corner

Existing view - Lincoln's Inn: New Square, SW corner

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Lincoln's Inn: New Square, SW corner

Existing view - Lincoln's Inn: New Square, NW corner

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Lincoln's Inn: New Square, NW corner

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Existing view - Lincoln's Inn: New Square, NE corner

Proposed verified CGI view - Lincoln's Inn: New Square, NE corner

Existing view - Holborn Circus

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

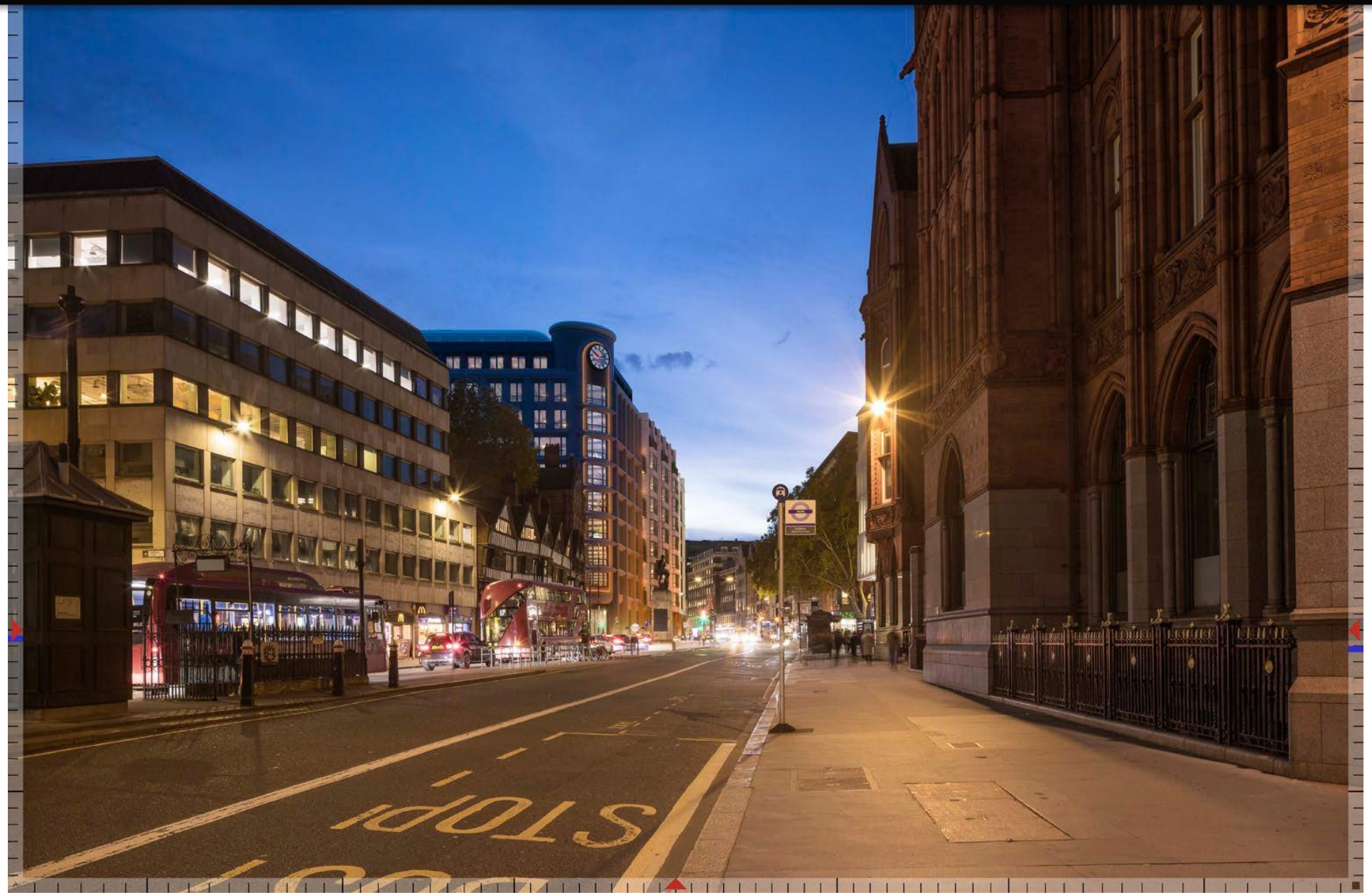
Proposed verified CGI view - Holborn Circus

Existing view – Holborn, Prudential building entrance

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view– Holborn, Prudential building entrance

Existing view – Holborn, Prudential building entrance



Proposed verified CGI view– Holborn, Prudential building entrance

Existing view – Holborn, Gray's Inn Road junction

Proposed verified CGI view– Holborn, Gray's Inn Road junction

Existing view - High Holborn, Fulwood Place junction

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - High Holborn, Fulwood Place junction

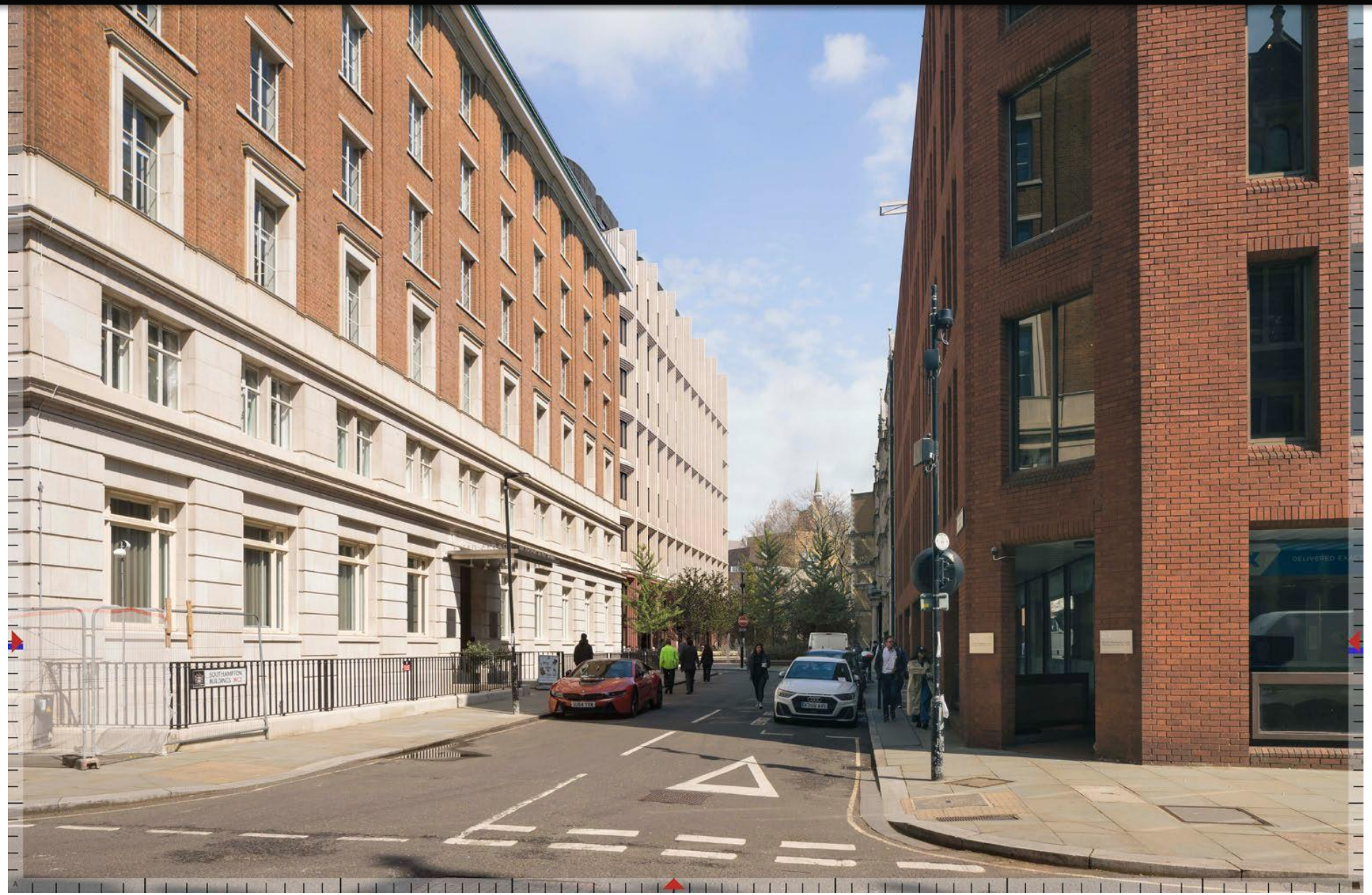
Existing view - High Holborn, Fulwood Place junction

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - High Holborn, Fulwood Place junction

Existing view – Chancery Lane

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



Proposed verified CGI view– Chancery Lane

Existing view - Southampton Buildings, north

Proposed verified CGI view - Southampton Buildings, north

Existing view - Southampton Buildings, south

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Proposed verified CGI view - Southampton Buildings, south

Existing view - Southampton Buildings, south corner

Proposed verified CGI view - Southampton Buildings, south corner

Existing view - Staple Inn Garden

Proposed CGI view - Staple Inn Garden

through a detailed appraisal of the existing and historic context to ensure the building is rooted in the place and enhances the character of the area. The detailing demonstrates the high quality of the finish proposed, which is essential for such a key site within Holborn and the City of London.

The primary material for the building facade is masonry. This is split into five different types, which respond to the context and hierarchy of detailing:

1. **Dark red terracotta/brick**
2. **Light buff terracotta/brick**
3. **Light pink terracotta**
4. **Reflective black terracotta**
5. **Matte black terracotta**

In addition to the terracotta/brick facades, the building has the following finishes:

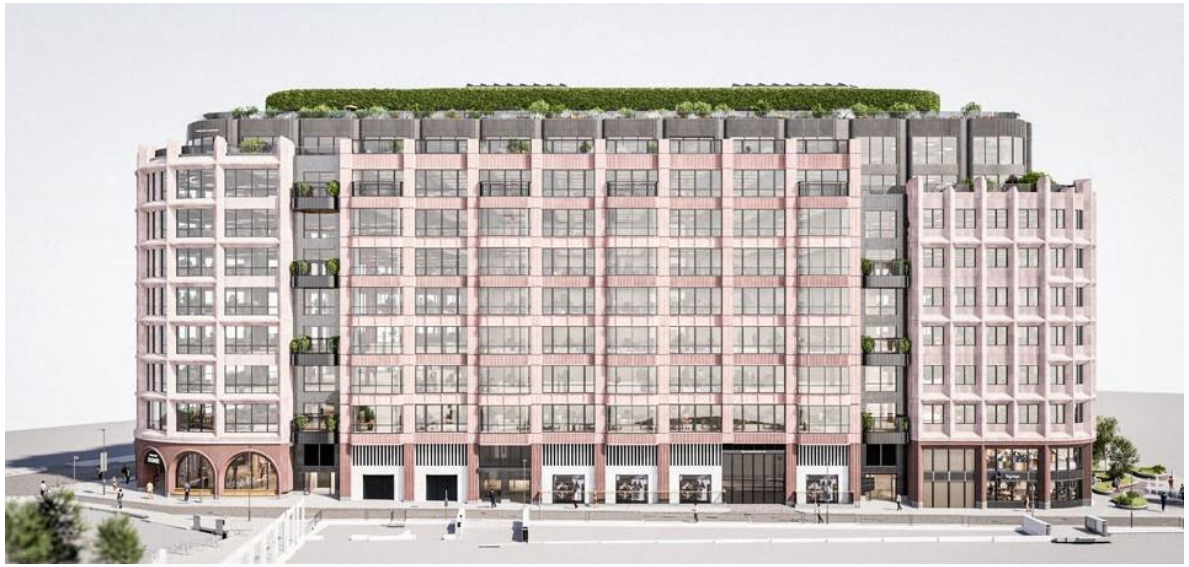
- Granite plinth – grey pink
- Portland stone – partially reclaimed
- Metal balcony spandrels – black/white profiled
- Patinated metal – bronze soffit
- Metal framed window with clear glass
- Metal projecting bays – shop fronts
- Metal louvres
- Metal railings
- Green wall

This chapter describes the proposed details for the external envelope. Further rendered images can be found in the Townscape, Heritage and Visual Impact Assessment produced by Tavernor Consultancy.

North elevation

East elevation

South elevation



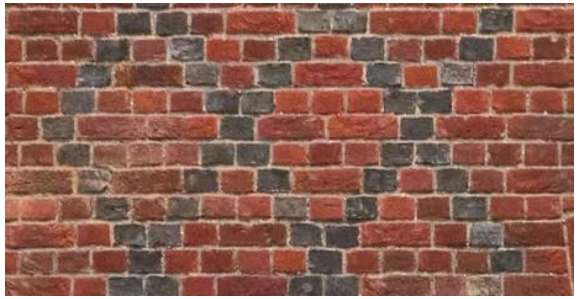
West elevation

The proposed architectural treatment of the facade takes reference from the surrounding buildings being predominantly solid with deeply recessed windows. This provides good solar shading minimising unwanted heat gains.

Dark red terracotta/brick horizontal and vertical frames are used to define the bays. They also add texture and depth to the facades to enhance visual and architectural interest. These frames step into the recessed windows and spandrel panels.

The textured terracotta spandrels add further interest and take precedence from the diapered cross-hatch brickwork and terracotta mouldings found throughout the conservation area.

The glazing mullions and transoms have a deep chamfered profile reminiscent of the profiled stone and ceramic mullions as well as the transoms in the surrounding buildings.



The proposed architectural treatment of the facade takes reference from the surrounding buildings being predominantly solid with deeply recessed windows. This provides good solar shading minimising unwanted heat gains.

Horizontal and vertical frames with a light buff terracotta/brick finish are used to define the bays. They also add texture and depth to the facades to enhance visual and architectural interest. These frames step into the recessed windows and spandrel panels.

The fluted terracotta spandrels add further interest and take precedence from the stone fluting found throughout the conservation area.

The glazing mullions and transoms have a deep chamfered profile reminiscent of the profiled stone and ceramic mullions as well as the transoms found in the surrounding buildings.

The proposed architectural treatment of oriel bays take reference from the current context and historic buildings on the site.

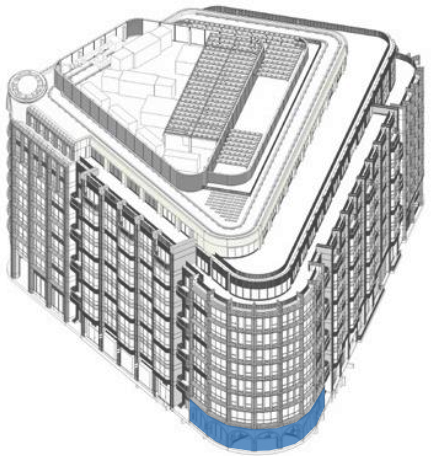
The light pink terracotta vertical frames with a profiled finish are used to define the bays. The spandrels have a profiled finish every other floor.

The glazing mullions and transoms have a deep chamfered profile reminiscent of the profiled stone and ceramic mullions as well as the transoms found in the surrounding buildings.

The setback facades within the bays are clad in reflective black terracotta. This provides a high level of reflection, while also remaining recessive in colour to the outer facades. The terracotta facade is also profiled helping to further bounce the light around the recessed areas.

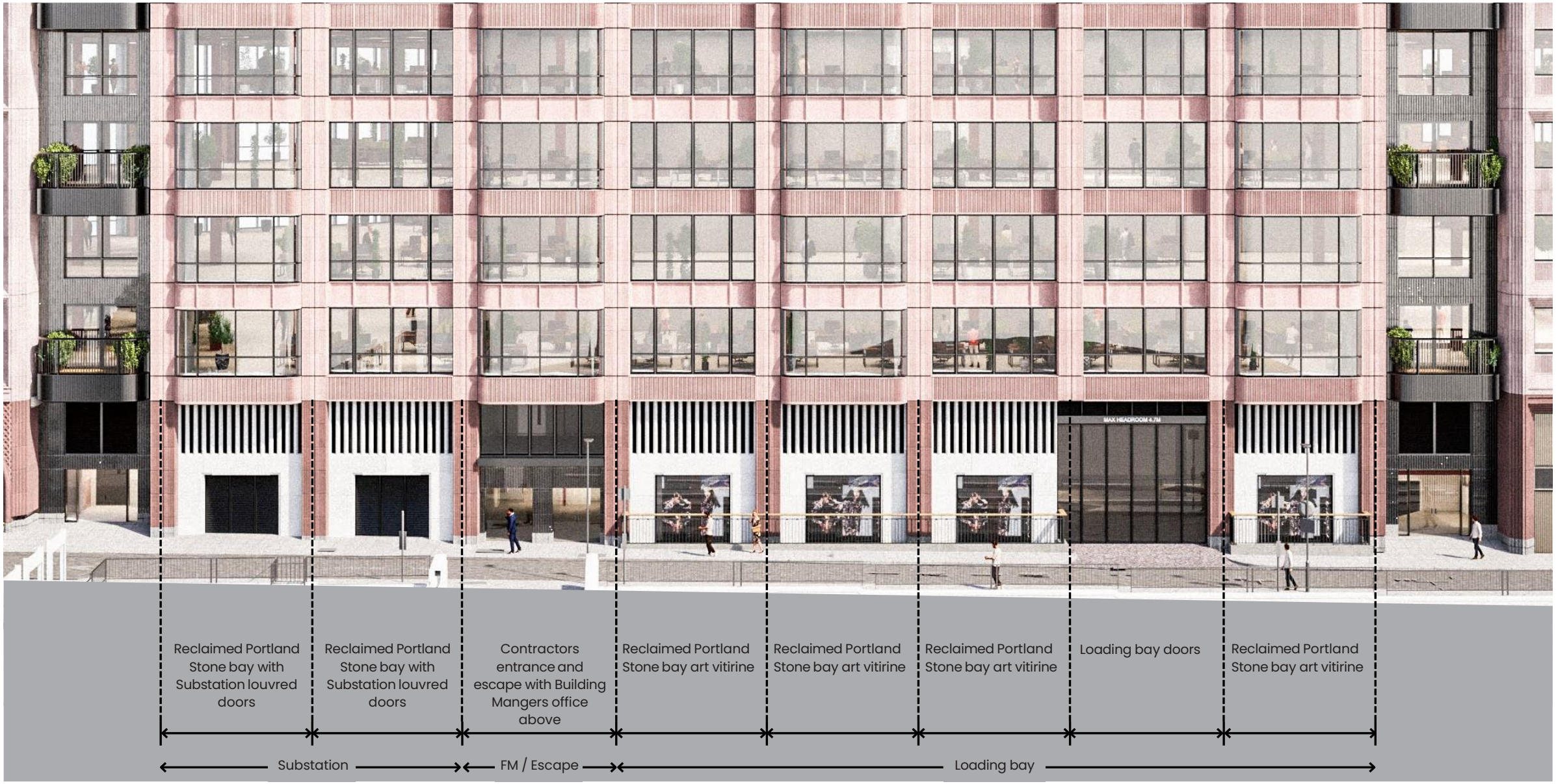
The dark red terracotta textured facade forms a plinth to the light coloured building above. The curved arches ground on a granite skirting. The detailing for the arches takes precedence from the former building on this part of the site (London County and Westminster Bank).
The rich textured facade, along with the chain mail metalwork and signage, provide a high-quality finish and define the public entrance.

The main entrance is set back within a colonnade providing more generous public realm in front of the entrance doors. The entrance arches will be illuminated at night and the recessed soffit will have a feature light.



Building envelope and appearance - Facade type 6 - south mixed-use facade

Building envelope and appearance - Facade type 7 - High Holborn shop fronts



Building envelope and appearance - Facade type 8 - service entrances

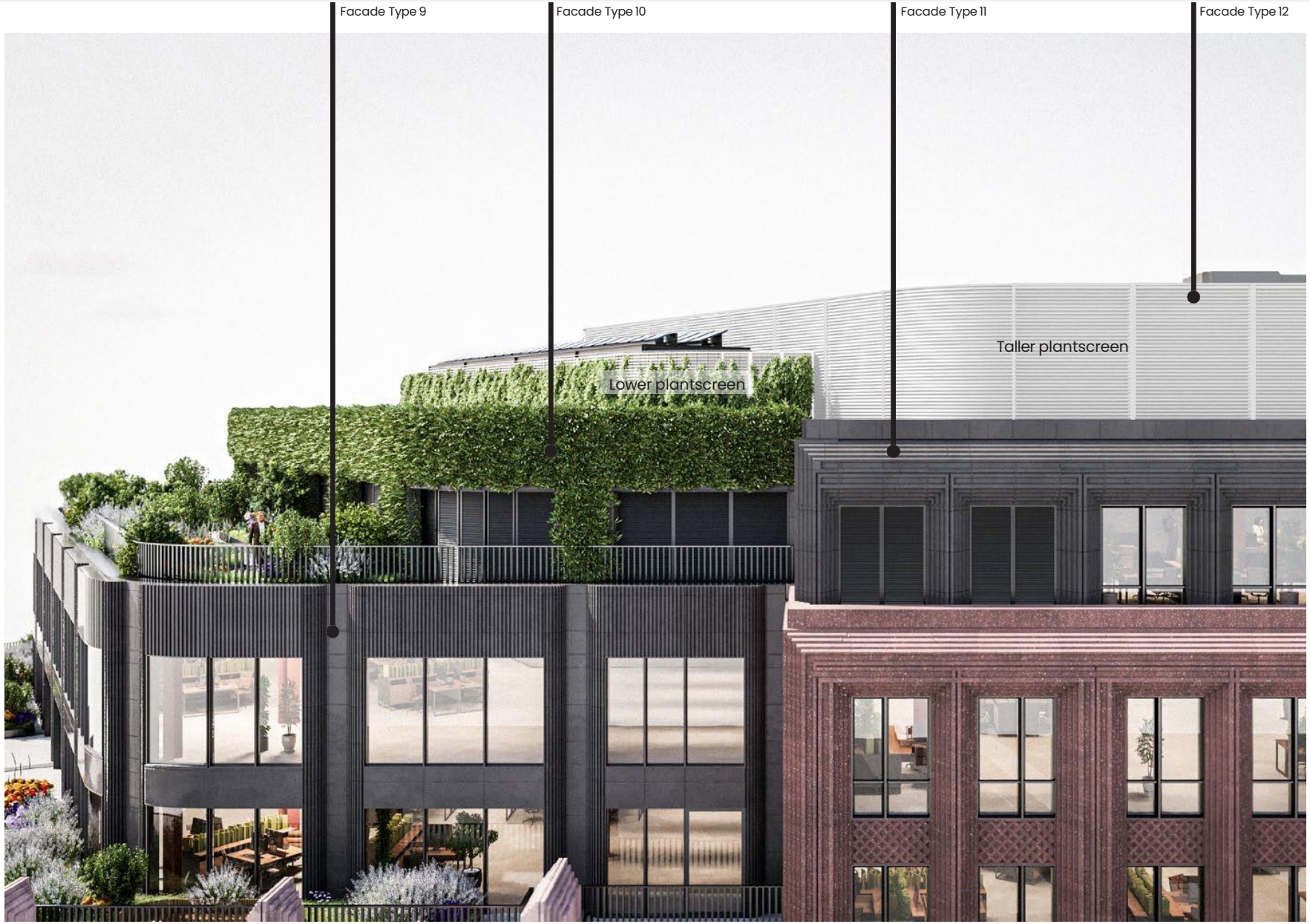
The upper terrace levels are split into four different cladding types.

Facade type 9
At Levels 07 and 08, the facades facing the terrace are subdivided into bay windows that are either single or double storey in height and are clad in matte black terracotta. The curved bays have an additional ribbed profile framing the windows and spandrel panels. The dark colour is recessive in a similar way to the slate roofs found around the site.

Facade type 10
At Level 09, the terrace-facing facade is treated as a big green wall with punched windows set within metal shrouds. The green wall is a modular system that will include irrigation. It is easily accessible from the terrace for maintenance. This green wall helps soften the impact of the upper level in some of the more distant views from the Inns. Where plantrooms are located behind the facade, the glazing is replaced with louvres.

Facade type 11
At Level 09, the north-east block has a setback facade. This facade has a similar treatment to the floors below with deep set windows and stepped reveals. However, at this level, the terracotta cladding is matte black making it more recessive in the distant views. Some of the openings at this level have louvres in replacement of glass, providing ventilation to the plantrooms behind.

Facade type 12
At Level 10, there is open top plant space. This is split into a lower section that contains future tenant plant space and riser connections. The main plant is located in the taller section. This contains plant that needs good access to air, and houses the BMU when it's in its parked position. The plant has acoustic attenuation and is contained by acoustic louvres to the perimeter. The plantrooms are clad in light grey metal louvres, minimising its appearance on the skyline in the distant views. The lower height plantscreen also has a trellis green wall system where feasible. This is accessed from the main roof via a protected maintenance walkway. The louvred screen will also have doors providing maintenance access to the plant space behind and for the BMU to exit the enclosure when cleaning the building.



The upper levels are more recessive, both in their setbacks and colour. This provides a series of terraces over multiple levels.

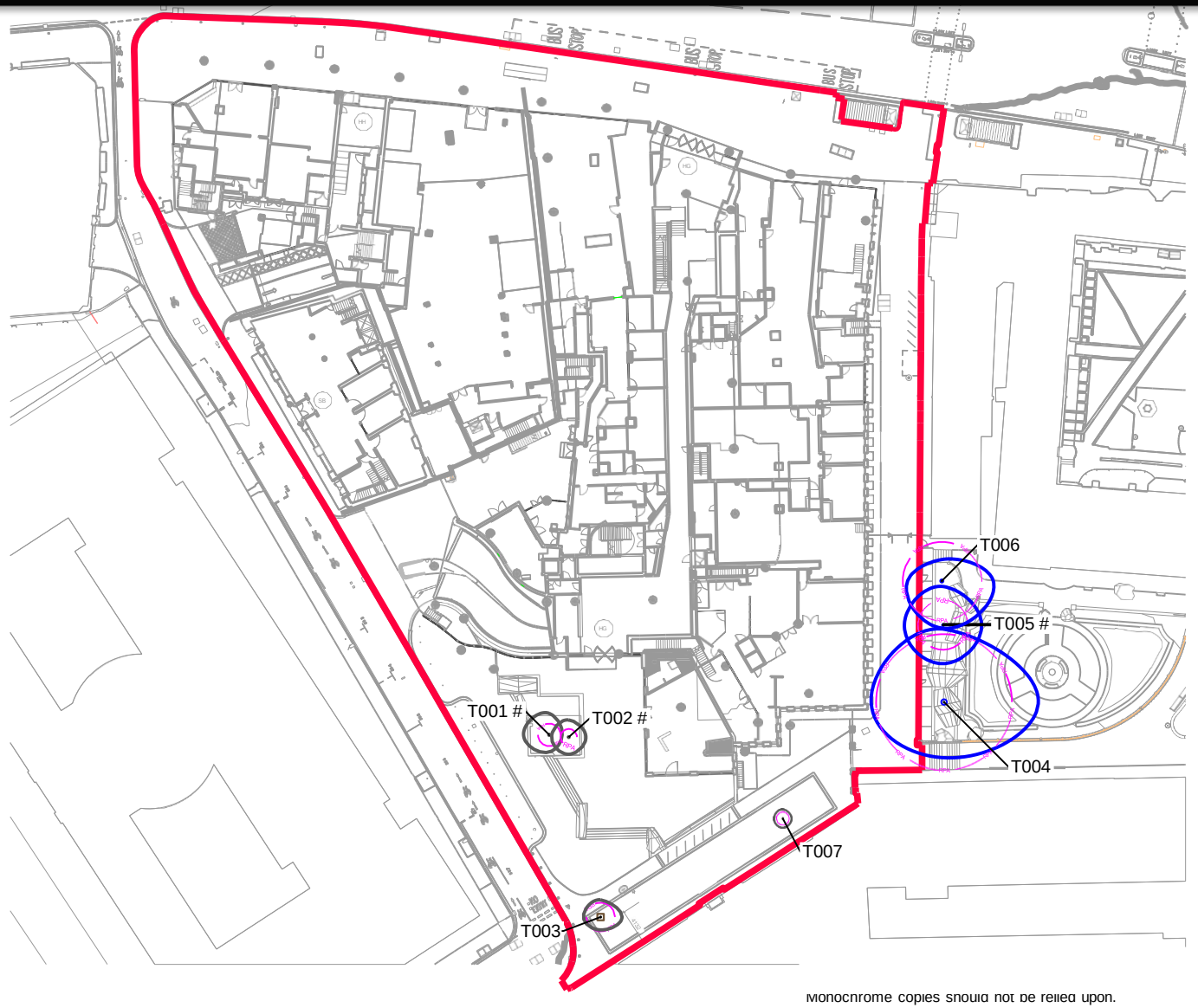
The multiple setbacks in the upper levels allows for significant urban greening to the balconies, terraces and roof. The balconies are provided at Levels 01, 03, 05 and 07. The terraces are provided at Levels 07, 08 and 09. A large green roof is provided at Level 10 with access for maintenance only.

The balconies and terraces provide a good balance between maximising the urban greening opportunities and the needs of the building occupants for accessible outdoor amenity space.

The proposed urban greening factor, as set out in the New London Plan for the building, is 0.30 when accounting for the proposed application boundary. The BREEAM 2018 Ecological Change Calculator has been used to demonstrate the change in biodiversity value from predevelopment to post-development with a 937.29% change in the biodiversity value delivered by the redevelopment.

Most of the plant within the roof plant enclosure needs to be open to the sky but, where feasible, a secondary steel structure frames over the plant to support photovoltaic panels. Additional photovoltaic panels are located above the green roof, maximising the rooftop opportunities for onsite renewables.

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings



KEY

○ Stem Location

Location Estimated

Tree Categories (BS 5837:2012)

Category A Trees

Category B Trees

Category C Trees

Category U Trees

RPA Root Protection Area (RPA)

Monochrome copies should not be relied upon.

0m 10m 20m 50m

SCALE BAR

N

Existing plan - Tree constraints

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

KEY

○ Stem Location

Location Estimated

Tree Categories (BS 5837:2012)

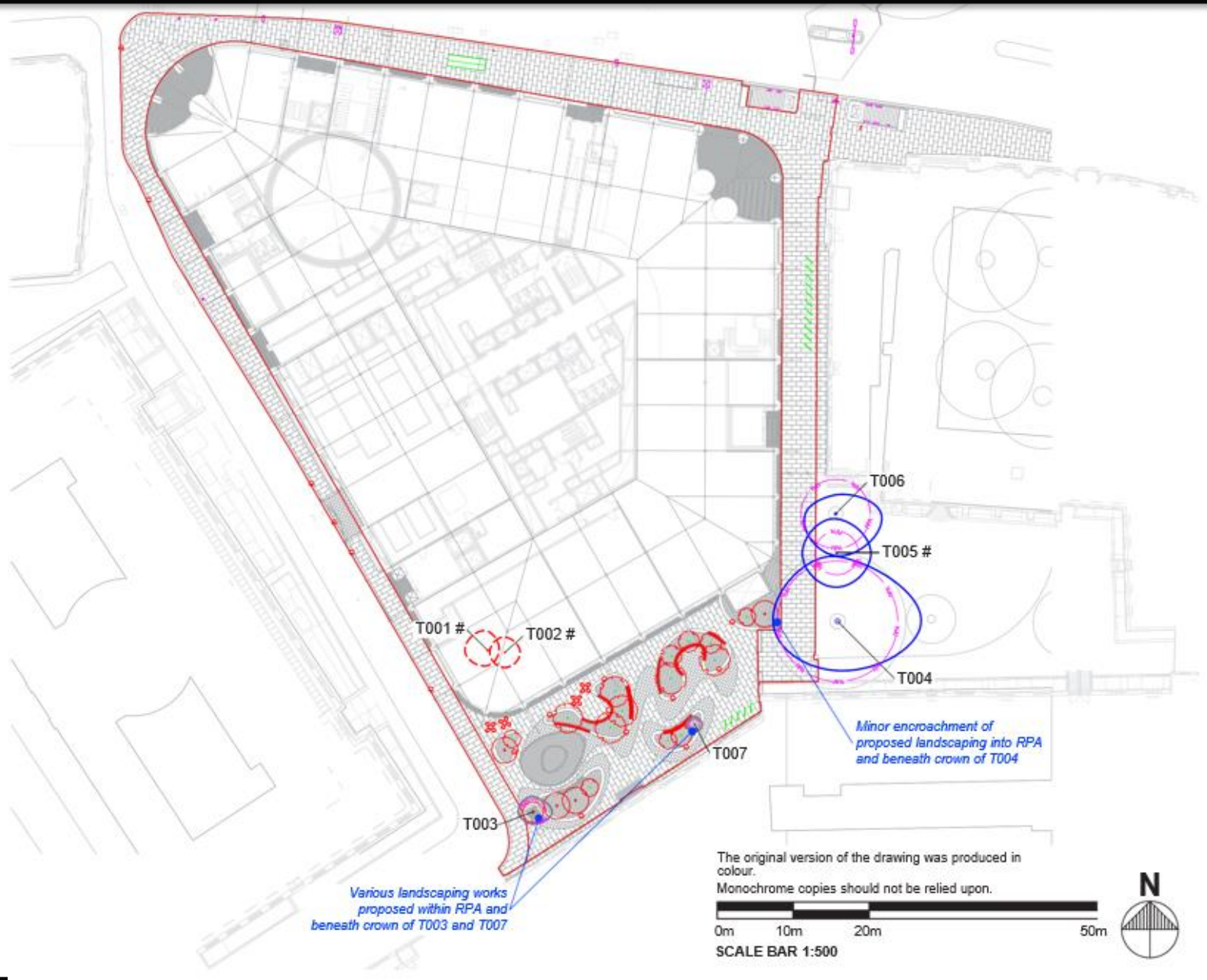
Category A Trees

Category B Trees

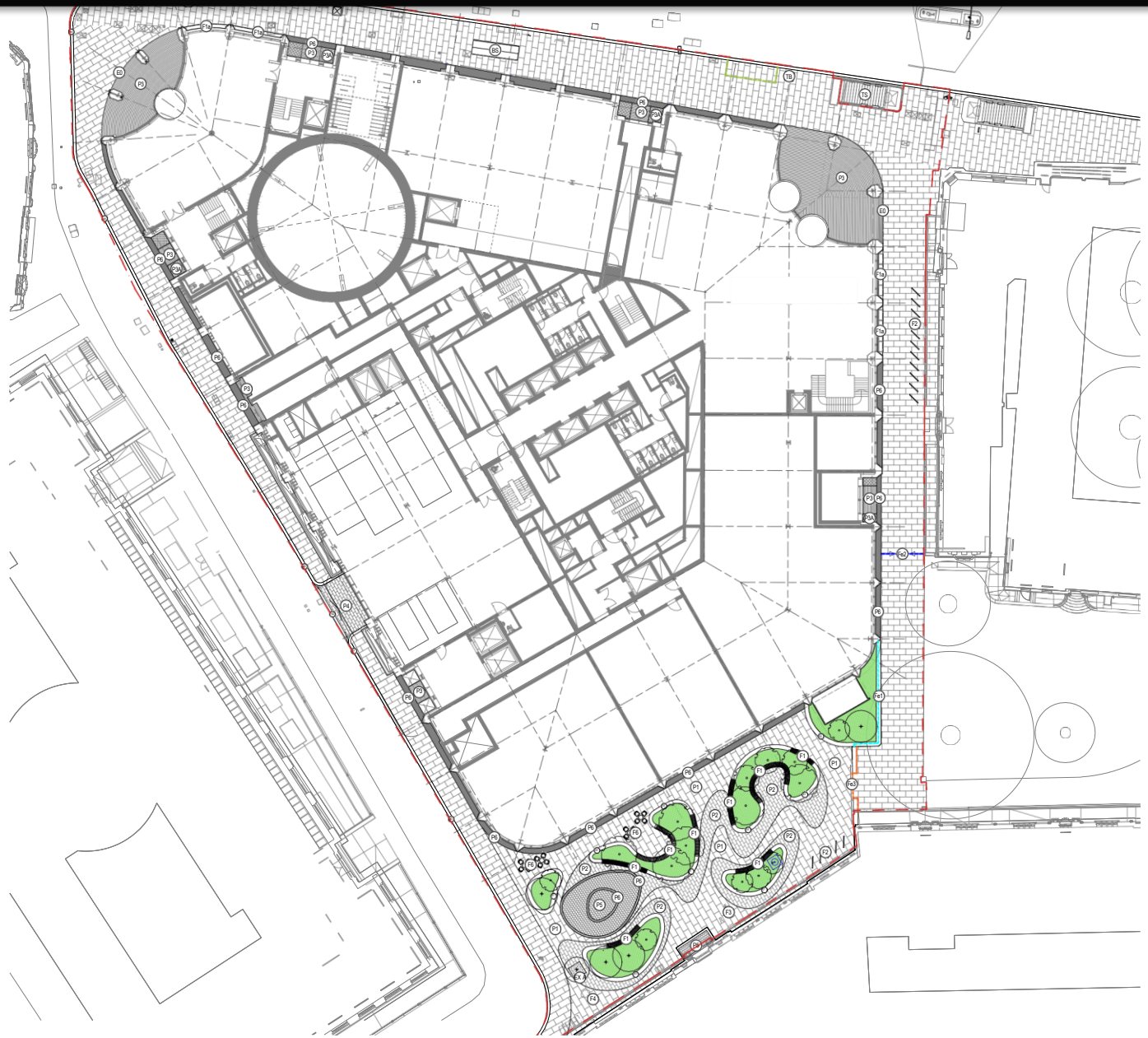
Category C Trees

Category U Trees

RPA Root Protection Area (RPA)



Proposed plan - Tree impacts



LEGEND

GENERAL

- Application Boundary
- Existing bus shelter (Retained)
- Chancery Lane Tube Station
- Existing telephone box (Retained)
- Electric scooter parking (Retained)
- Existing trees
- Existing Alder Tree & Tree Pit (Retained)

PAVING

- Paving Type 1 — Yorkstone paving slabs 600x900mm
- Paving Type 2 — Yorkstone paving setts 200x100mm
- Paving Type 3 — Yorkstone paving setts 100x100mm
- Paving Type 3a — Yorkstone paving setts (Cropped Finish & Raised) 100x100mm
- Paving Type 4 — Natural stone paving setts 200x100mm
- Paving Type 5 — Yorkstone paving setts 100x100mm
- Paving Type 6 — Natural stone banding (Size varies)

FURNITURE

- Furniture Type 1 — Timber seating with and without backrests integrated onto natural stone planter edge
- Furniture Type 1a — Timber seating integrated within building facade
- Furniture Type 2 — Cycle stands
- Furniture Type 3 — Drinking fountain (Relocated)
- Furniture Type 4 — Postbox (Relocated)
- Furniture Type 5 — Existing Bollards (Retained)
- Furniture Type 6 — Flexible outdoor furniture

STRUCTURES

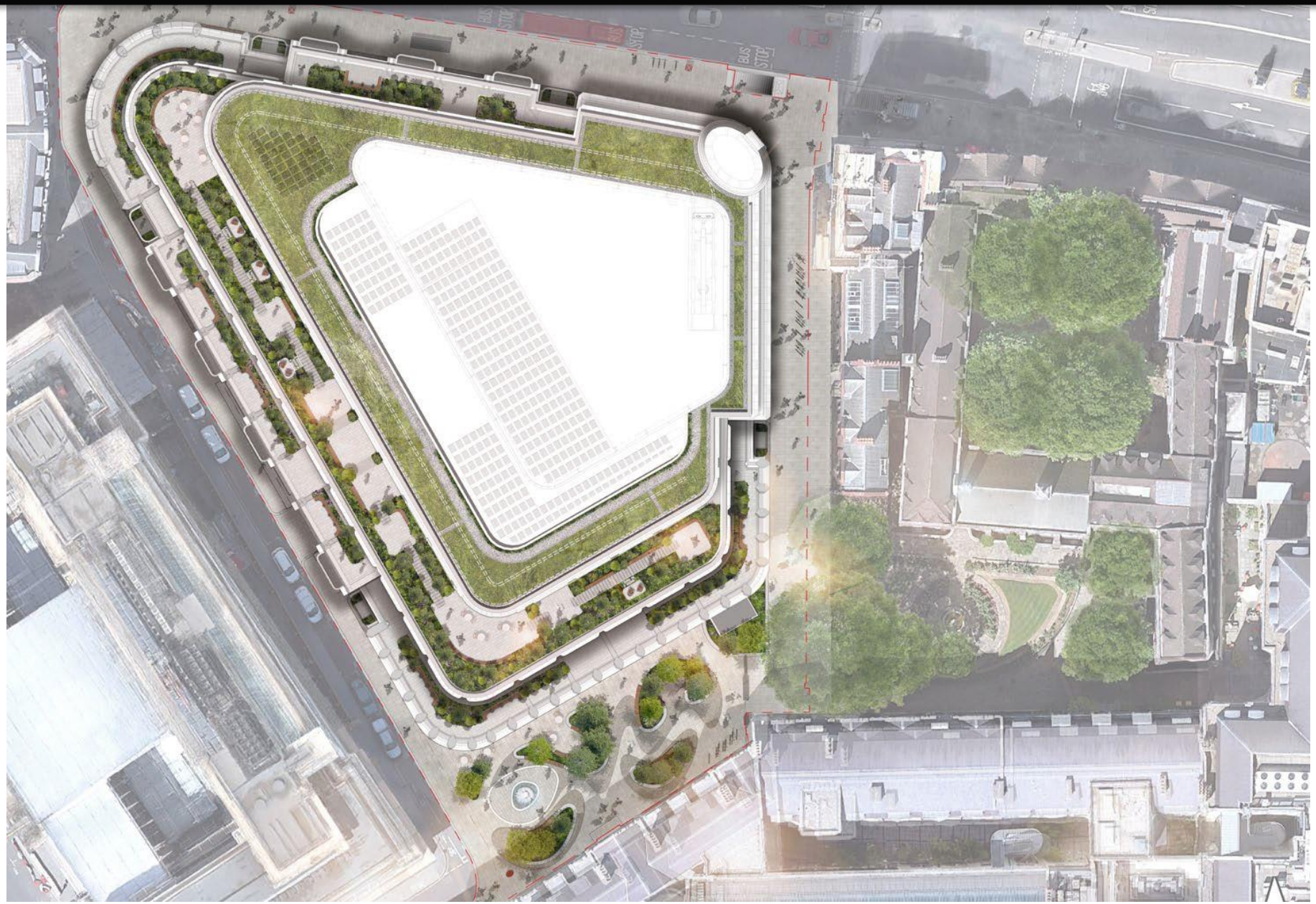
- Fence Type 1 — Cast iron fencing
- Fence Type 2 — Staple Inn gateway (Existing)
- Fence Type 2 — Staple Inn wall & gate (Existing)

KERBS & EDGES

- Kerb Type 1 — 300mm Natural stone Kerb
- Kerb Type 2 — 300mm Flush kerb
- Edge Type 0 — Flush Brass Inlay Strip (10mm)
- Edge Type 1 — 450m Natural stone planter edge

PLANTING

- Single stem feature trees — Refer to Planting Plans
- Multistem stem trees — Refer to Planting Plans
- Ornamental planting mix — Refer to Planting Plans



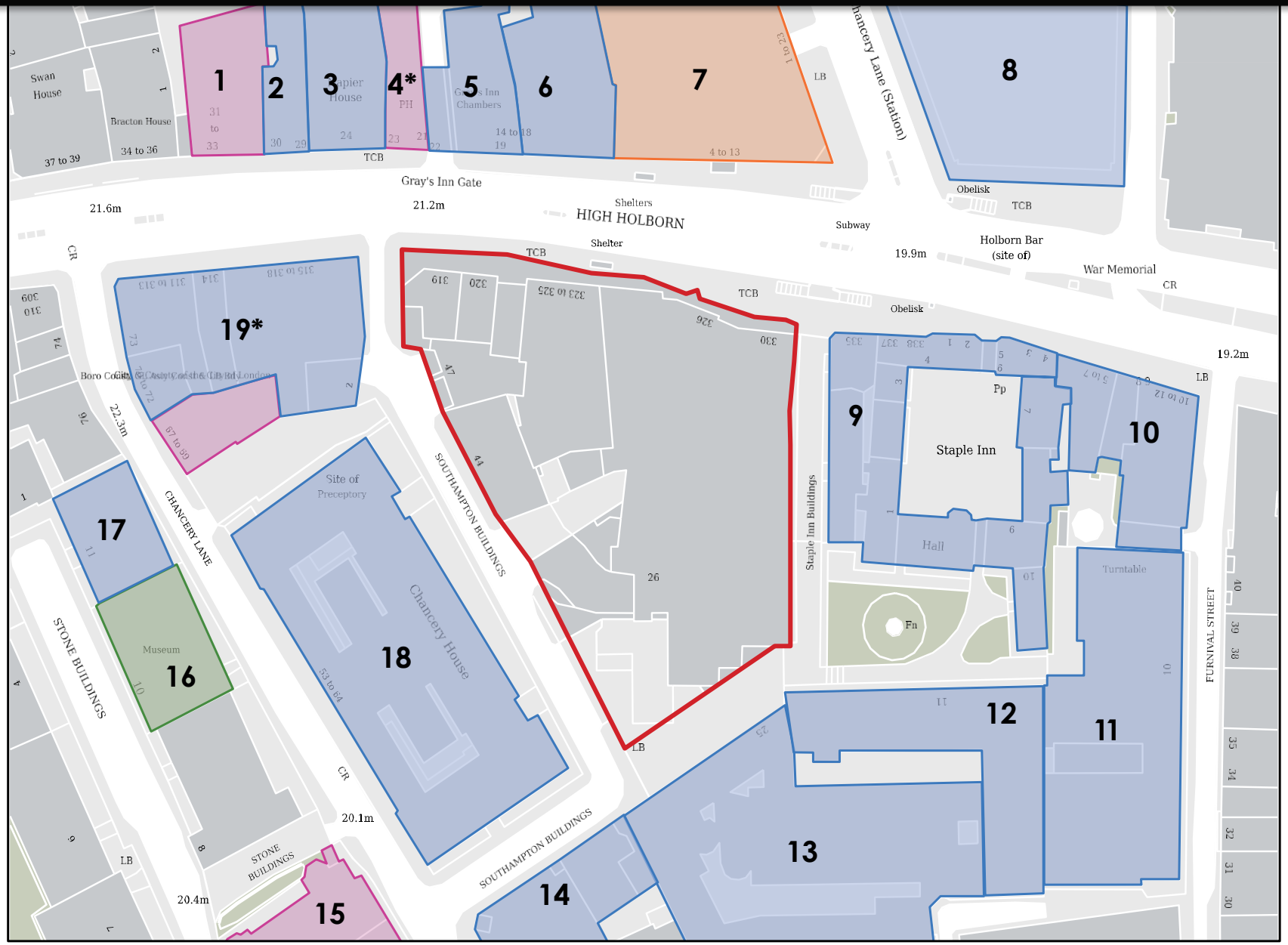
Landscape plans - Roof plan

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

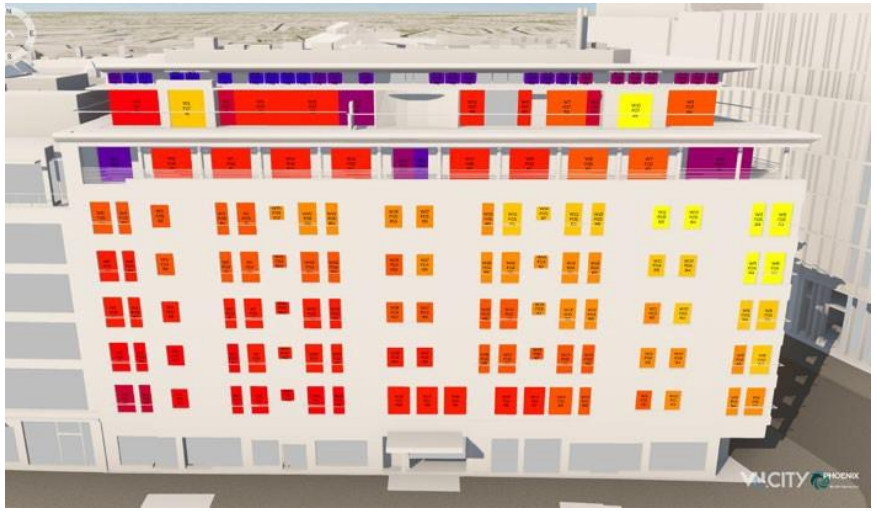
The mixed use properties surrounding the site include:

- 31-33 High Holborn (Map ID 1) - Commercial Ground-2nd Floor and Residential Flats on 3rd- 5th Floor (assessed by GIA).
- 22-23 High Holborn (Map ID 4) - Public House with Residential Flat to rear (does not face the site - not assessed by GIA).
- 7 High Holborn (Map ID 7) - Retail Ground Floor and Residential Flats on 1st-7th Floor (assessed by GIA).
- 11-15 Old Square (Map ID 15) - Commercial Ground-1st Floor and Residential on 2nd-3rd Floor (assessed by GIA).
- 311-318 High Holborn (Map ID 19) - Commercial with Residential Flats at 68 Chancery Lane (does not face the site - not assessed by GIA).

Three properties containing residential units were identified as being relevant for assessment. This includes 31-33 High Holborn, 11-15 Old Square and 7 High Holborn.

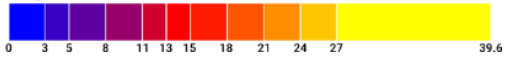


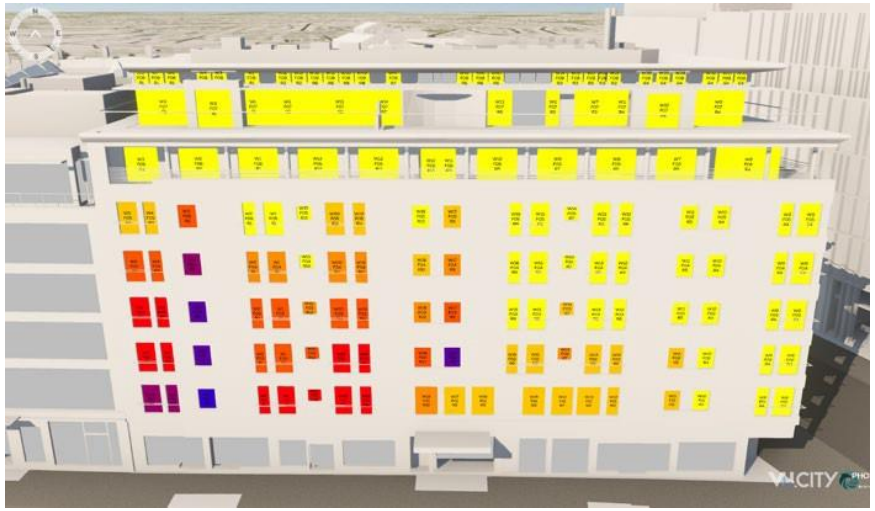
7 High Holborn VSC Existing Values



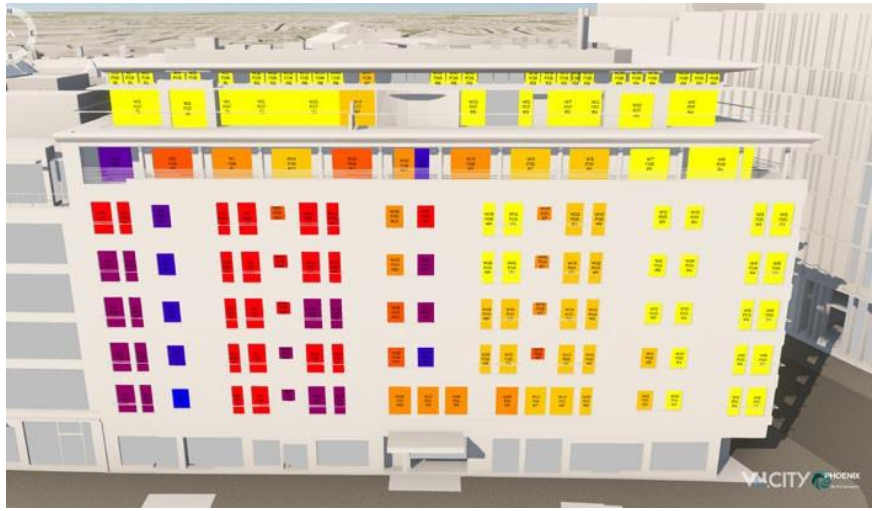
7 High Holborn VSC Proposed Values

VSC - Existing & Proposed Values
Key



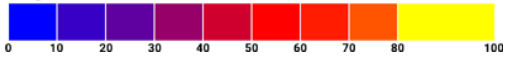


7 High Holborn NSL Existing Values



7 High Holborn NSL Proposed Values

NSL – Existing & Proposed Values
Key

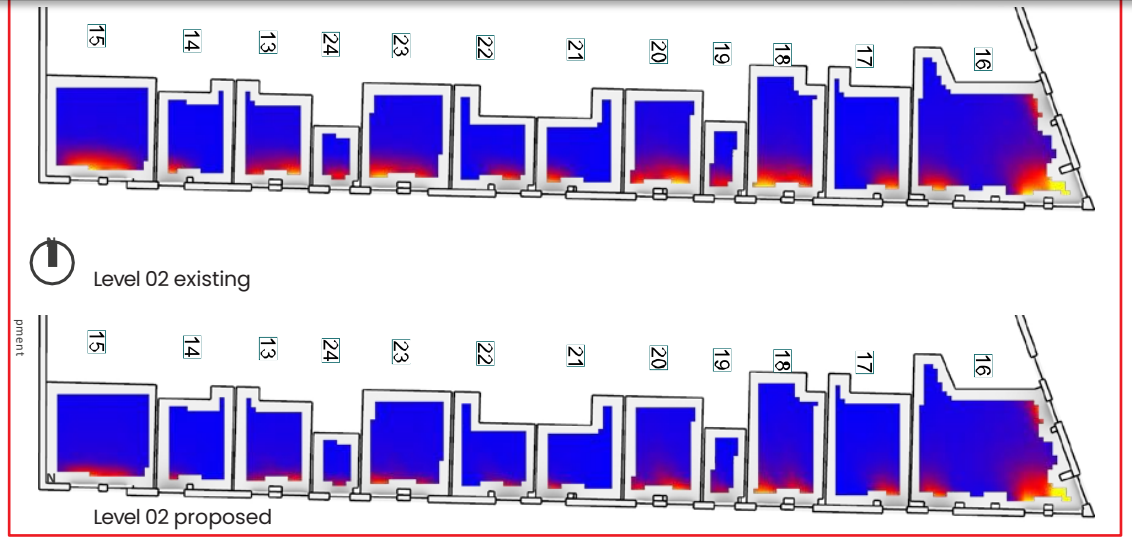


7 High Holborn APSH Existing Values

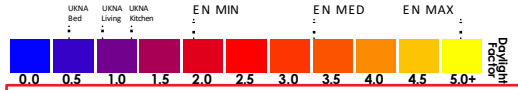
7 High Holborn APSH Proposed Values

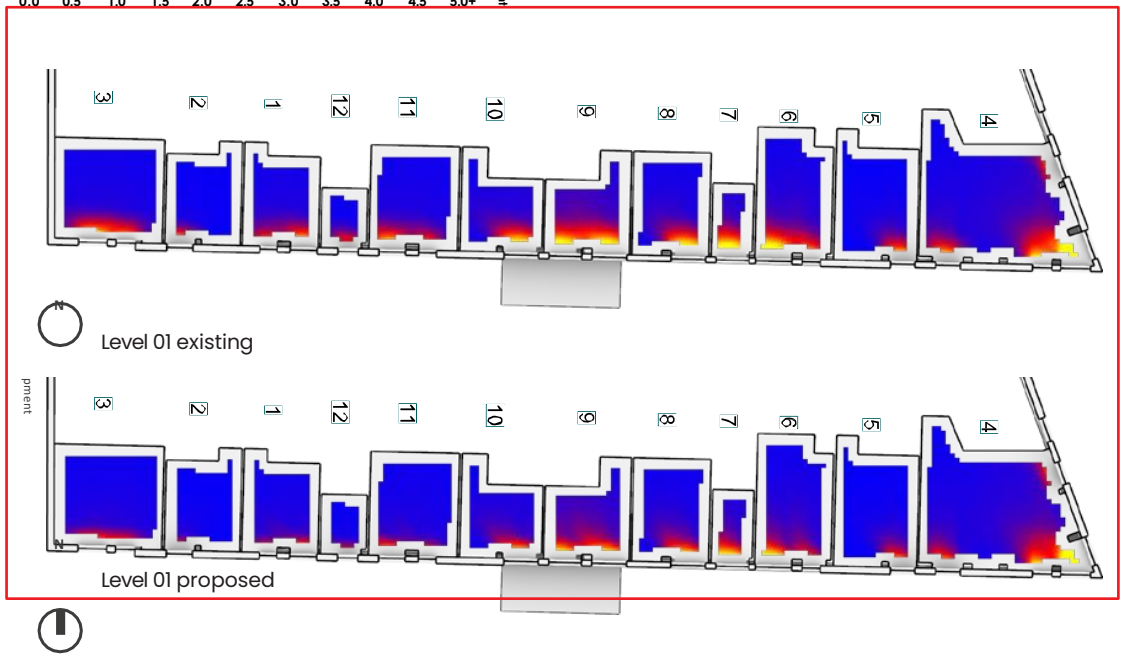
APSH – Existing & Proposed Values
Key

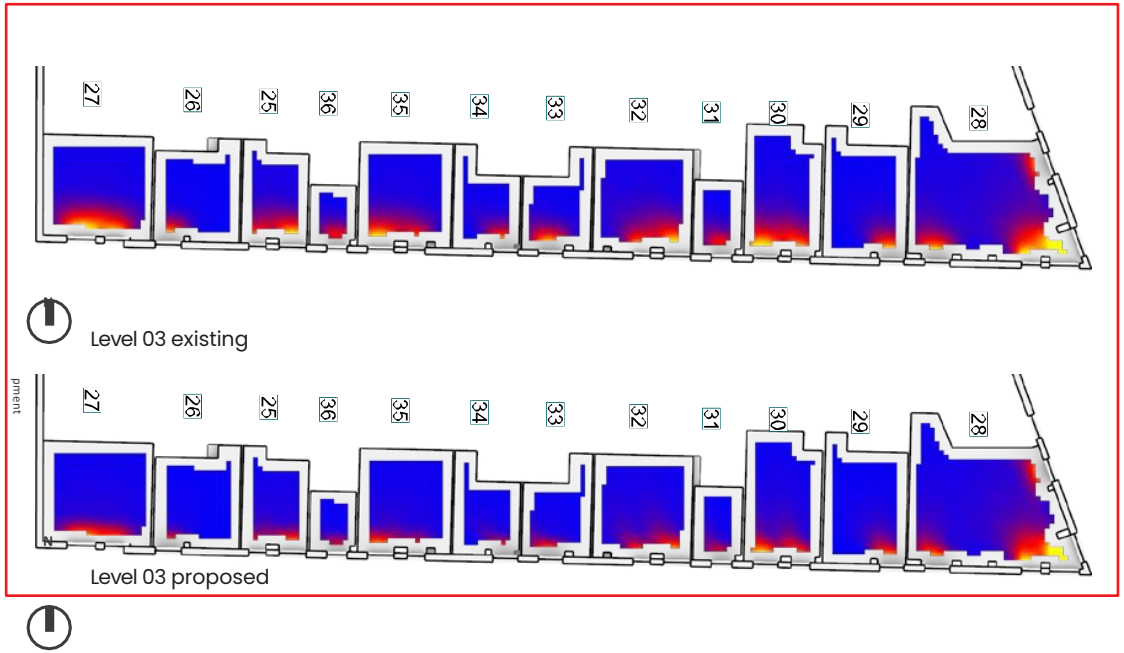
			TARGETS Bedroom: 0.7% Living: 1.1% Kitchen: 1.4%		
ROOM REF		ROOM USE	EX MDF [%]	PROP MDF [%]	ABSOLUTE LOSS
1	F01 / R1	Bedroom	0.3	0.3	0.0
2	F01 / R2	Bedroom	0.1	0.1	0.0
3	F01 / R3	Living Room	0.2	0.2	0.0
4	F01 / R4	Living Room	0.4	0.4	0.0
5	F01 / R5	Bedroom	0.1	0.1	0.0
6	F01 / R6	Living Room	0.4	0.4	0.0
7	F01 / R7	Kitchen	0.9	0.7	0.2
8	F01 / R8	Living Room	0.3	0.3	0.0
9	F01 / R9	Bedroom	0.9	0.8	0.1
10	F01 / R10	Bedroom	0.4	0.4	0.0
11	F01 / R11	Living Room	0.2	0.2	0.0
12	F01 / R12	Kitchen	0.2	0.1	0.1

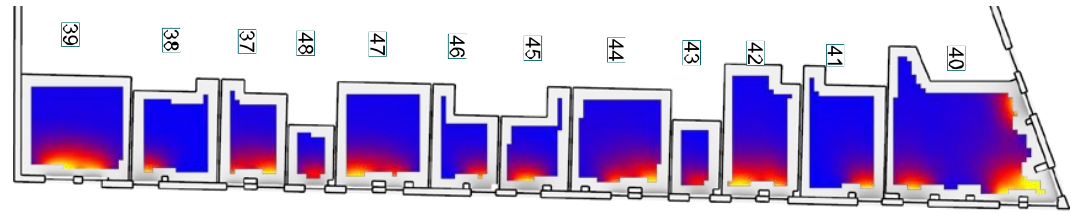


DAYLIGHTING
Recommended Levels, BRE BR209, BS8206-2

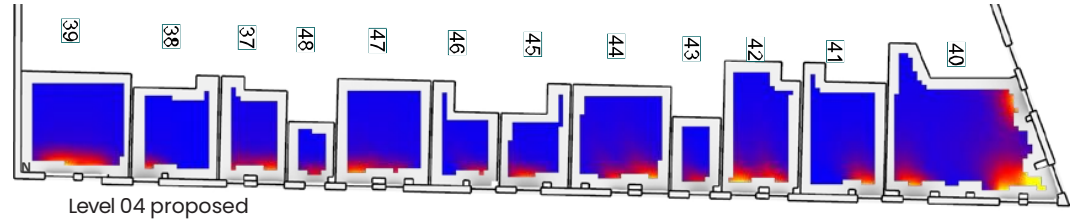




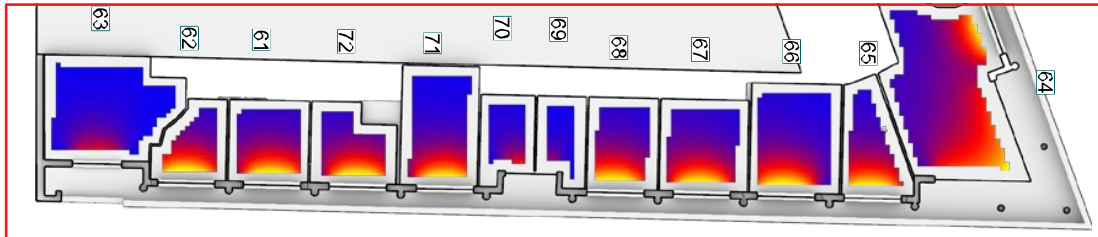




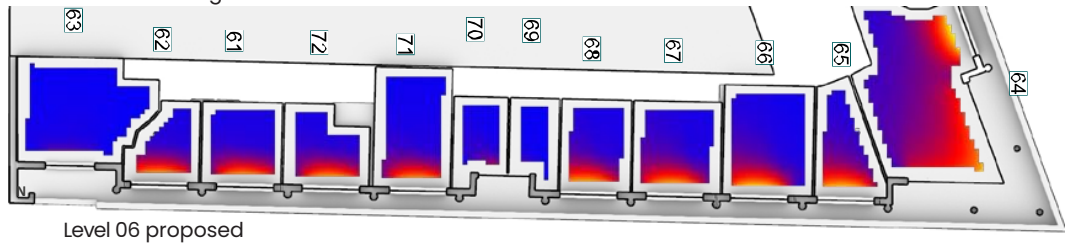
Level 04 existing



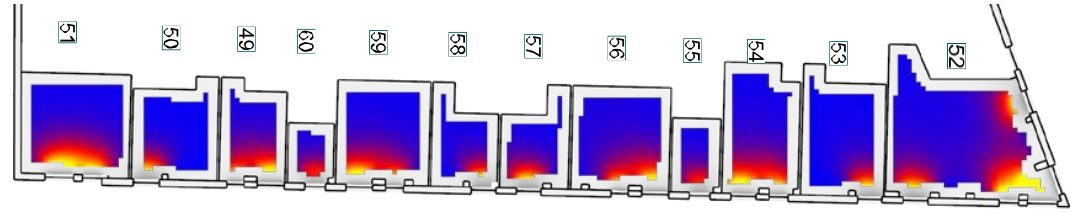
Level 04 proposed



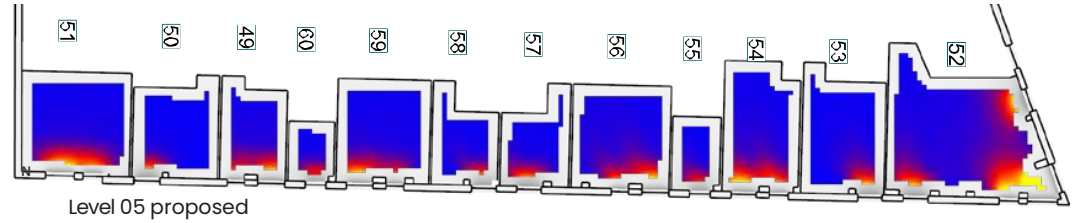
Level 06 existing



Level 06 proposed

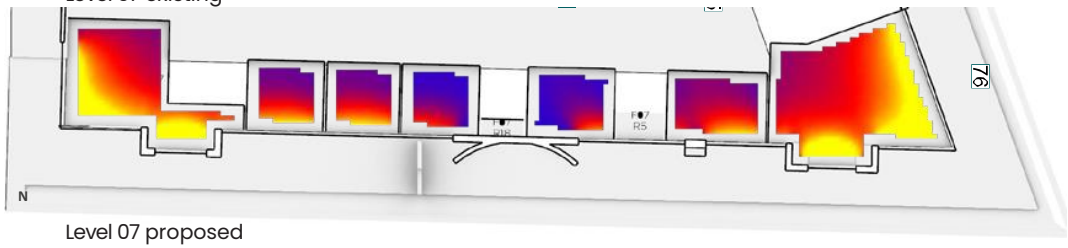


Level 05 existing



Level 05 proposed

Level 07 existing



Level 07 proposed

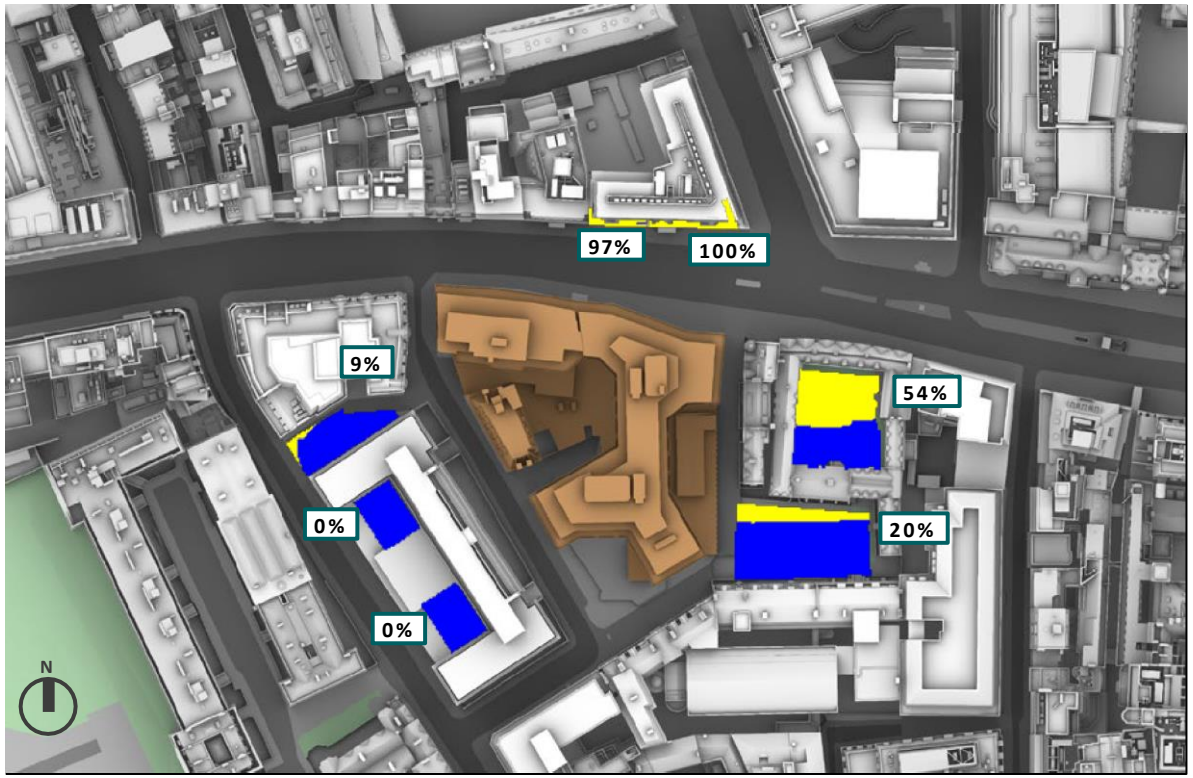


Figure 16: BRE SHOG Test (21st March) - Existing Scenario

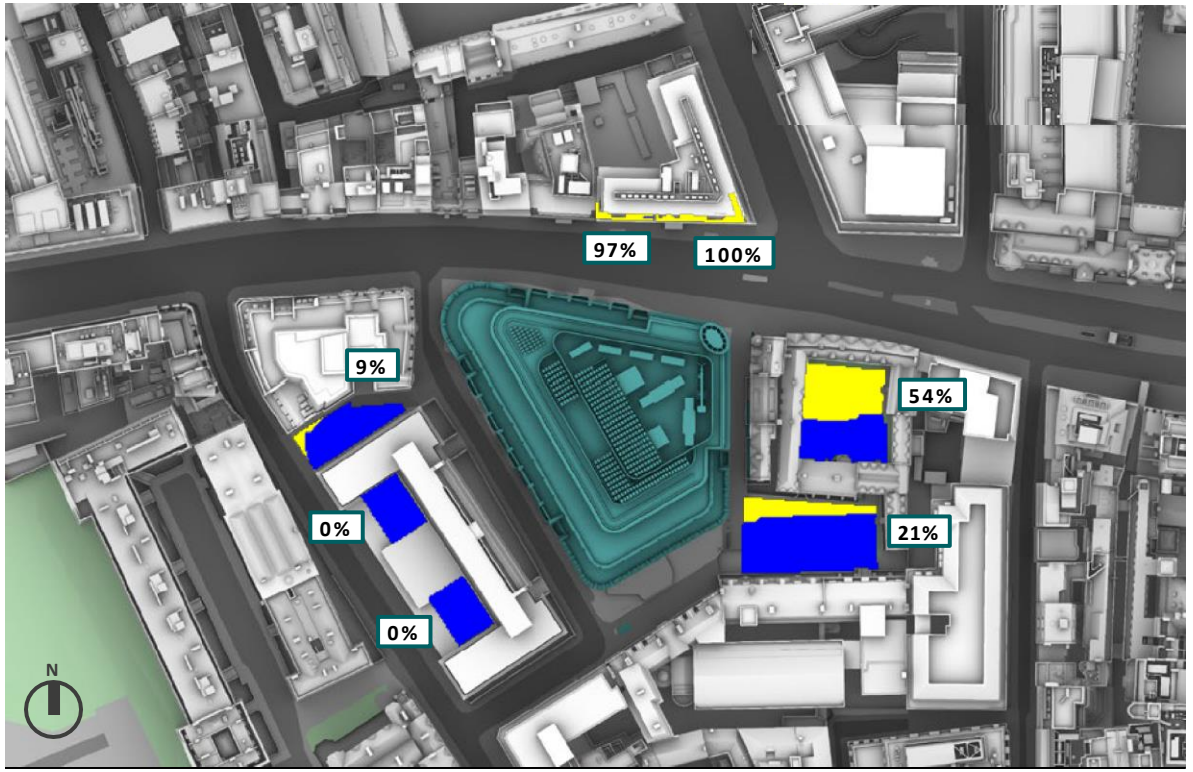


Figure 17: BRE SHOG Test (21st March) - Proposed Scenario

AREA THAT RECEIVES MORE THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

AREA THAT RECEIVES LESS THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

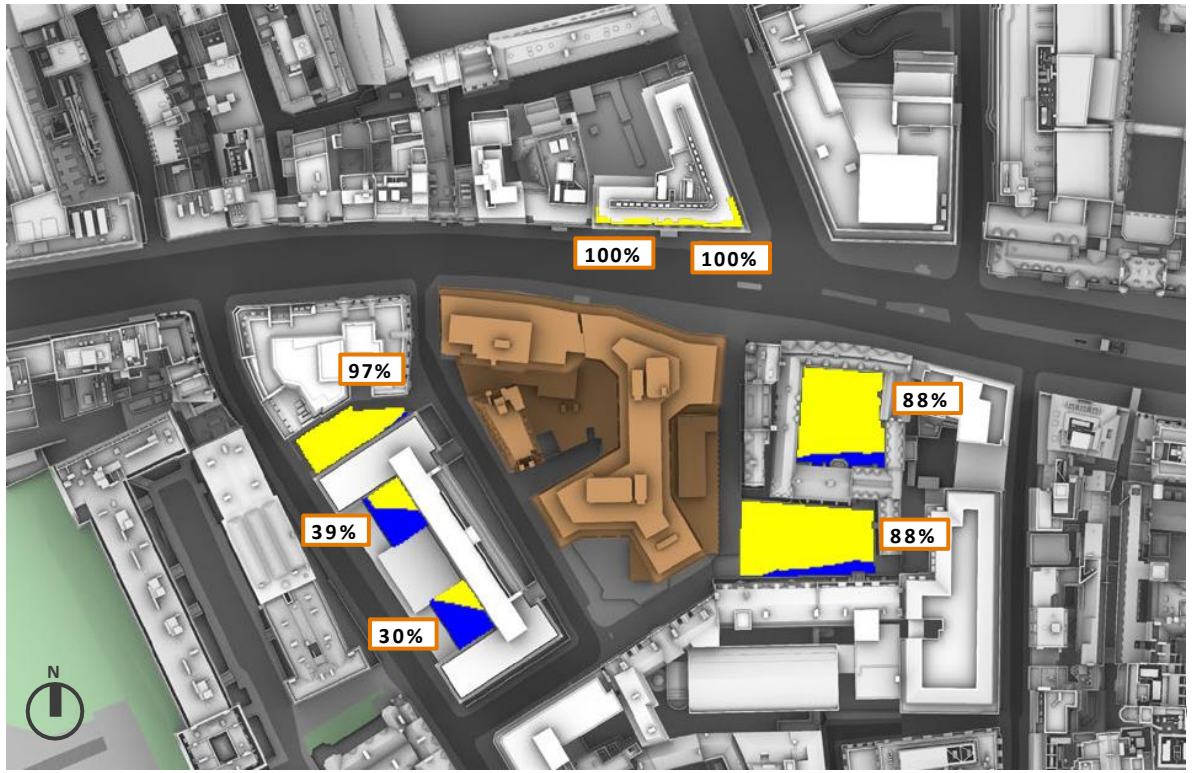


Figure 19: Sun Hours on Ground test (21st June) - Existing scenario

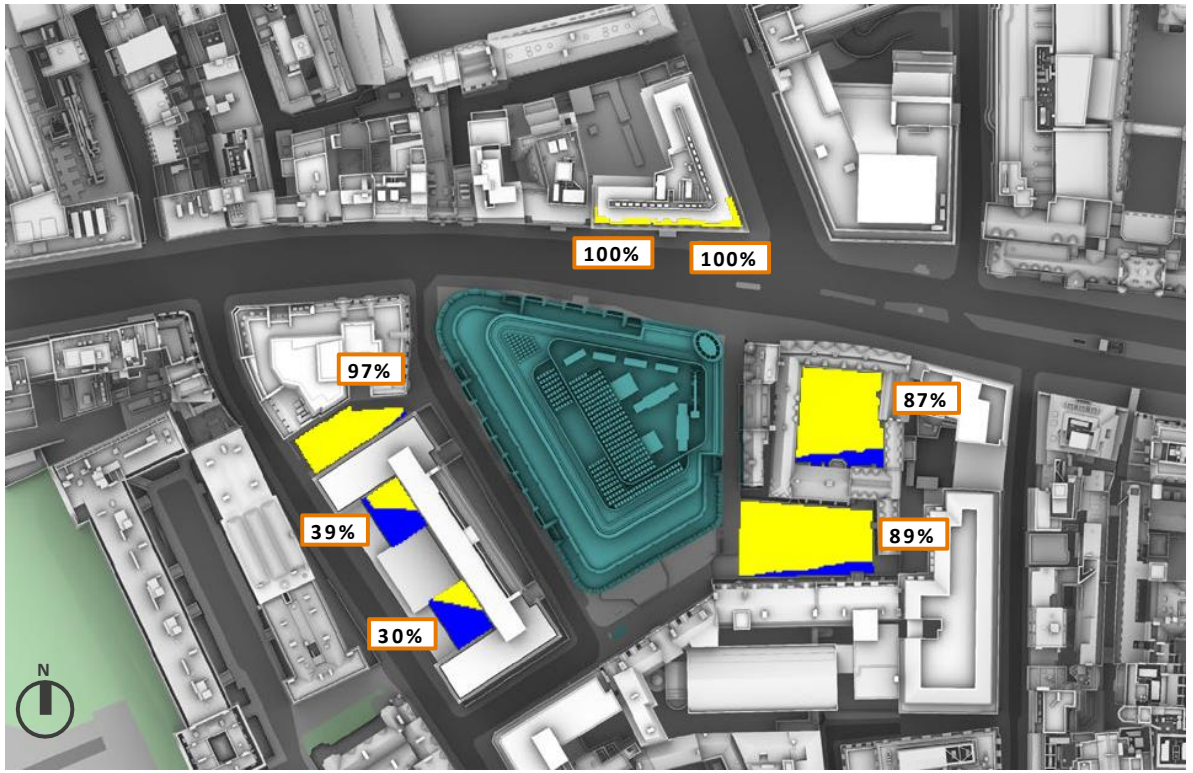


Figure 20: Sun Hours on Ground test (21st June) - Proposed Scenario

AREA THAT RECEIVES MORE THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

AREA THAT RECEIVES LESS THAN 2 HOURS OF DIRECT SUNLIGHT ON 21 MARCH

319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), and 44 Southampton Buildings

Key

1 2 3 4 5 6 7 8 9 10

Hours of sunlight per day

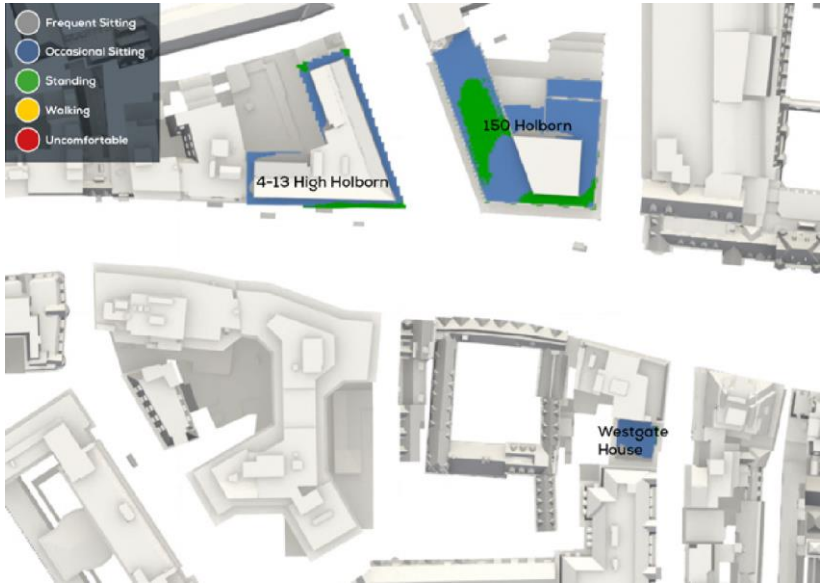
Ground Floor - Landscape sunlight hours 21st June

Lawson Comfort Criteria (City of London variant)

KEY	COMFORT CATEGORY	MEAN WIND SPEED (5% EXCEEDANCE)	DESCRIPTION
	Frequent Sitting	2.5 m/s	Acceptable for frequent outdoor sitting use, e.g. restaurant, café.
	Occasional Sitting	4 m/s	Acceptable for occasional outdoor seating, e.g. general public outdoor spaces, balconies/terraces intended for occasional use, etc.
	Standing	6 m/s	Acceptable for entrances, bus stops, covered walkways or passageways beneath buildings.
	Walking	8 m/s	Acceptable for external pavements, walkways.
	Uncomfortable	>8 m/s	Not comfortable for regular pedestrian access

Windiest season conditions:
Existing GF with existing surrounds

Summer conditions:
Existing GF with existing surrounds



Summer conditions:
Surrounding terraces as existing

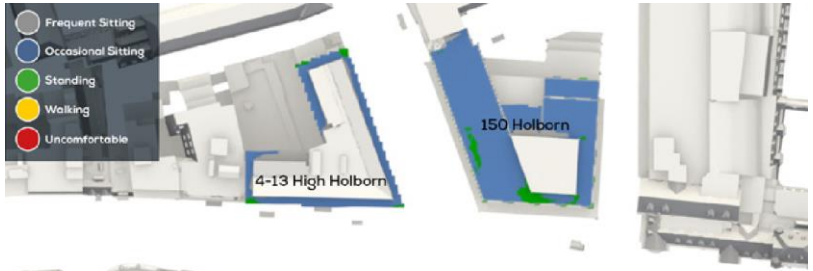
Lawson Comfort Criteria (City of London variant)

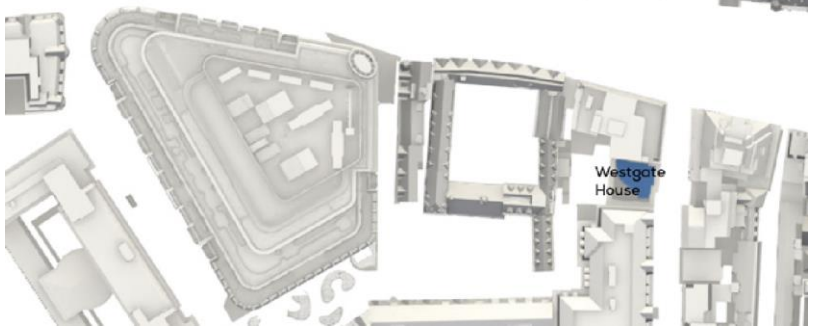
KEY	COMFORT CATEGORY	MEAN WIND SPEED (5% EXCEEDANCE)	DESCRIPTION
	Frequent Sitting	2.5 m/s	Acceptable for frequent outdoor sitting use, e.g. restaurant, café.
	Occasional Sitting	4 m/s	Acceptable for occasional outdoor seating, e.g. general public outdoor spaces, balconies/terraces intended for occasional use, etc.
	Standing	6 m/s	Acceptable for entrances, bus stops, covered walkways or passageways beneath buildings.
	Walking	8 m/s	Acceptable for external pavements, walkways.
	Uncomfortable	>8 m/s	Not comfortable for regular pedestrian access

Windiest season conditions:
Proposed development with proposed landscaping and existing surrounds

Summer conditions:
Proposed development terraces with proposed landscaping

Summer conditions:
Proposed development with proposed landscaping and existing surrounds

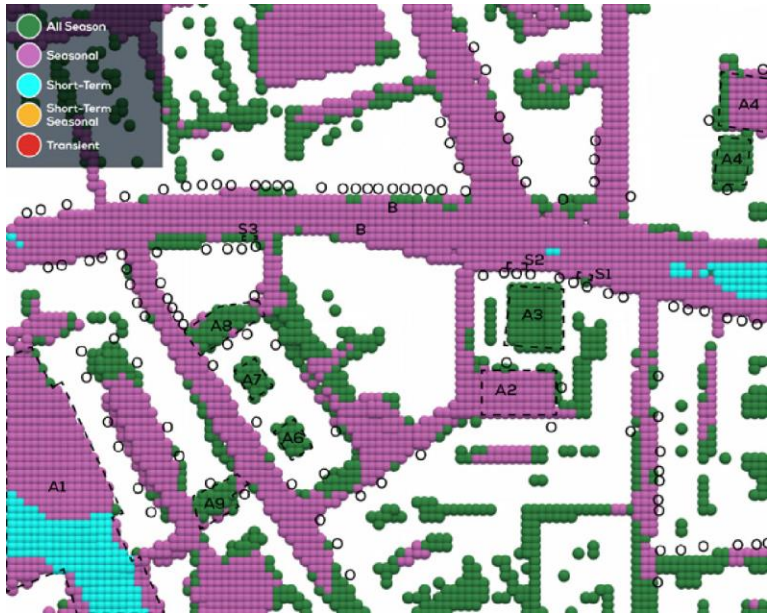




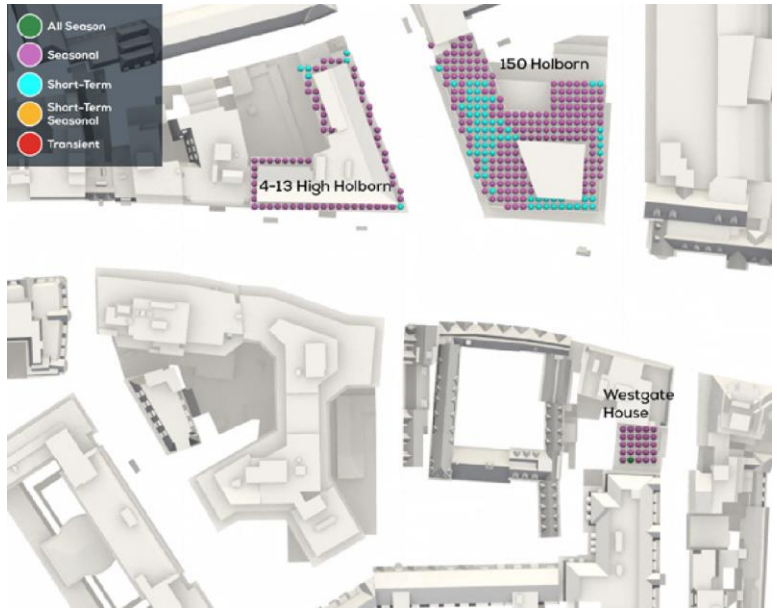
Summer conditions:
Surrounding terraces with proposed development and landscaping

London Thermal Comfort Criteria

KEY	USAGE CATEGORY	% OF HOURS WITH ACCEPTAbLE UTCI	DESCRIPTION
	All Season	>90% in each season	Appropriate for use year-round (e.g. parks).
	Seasonal	>90% spring-autumn AND >70% winter	Appropriate for use during most of the year (e.g. outdoor dining).
	Short-term	>50% all seasons	Appropriate for short duration and/or infrequent sedentary uses (e.g. unsheltered bus stops or entrances) year-round.
	Short-term seasonal	>50% spring-autumn AND >25% winter	Appropriate for short duration and/or infrequent sedentary uses during most of the year.
	Transient	<25% winter <50% any other season	Appropriate for public spaces where people are not expected to linger for extended period (e.g. pavements, cycle paths).



Thermal comfort: Existing GF



Thermal comfort: Surrounding terraces as existing

Thermal comfort - Existing

London Thermal Comfort Criteria

KEY	USAGE CATEGORY	% OF HOURS WITH ACCEPTAbLE UTCI	DESCRIPTION
	All Season	>90% in each season	Appropriate for use year-round (e.g. parks).
	Seasonal	>90% spring-autumn AND >70% winter	Appropriate for use during most of the year (e.g. outdoor dining).
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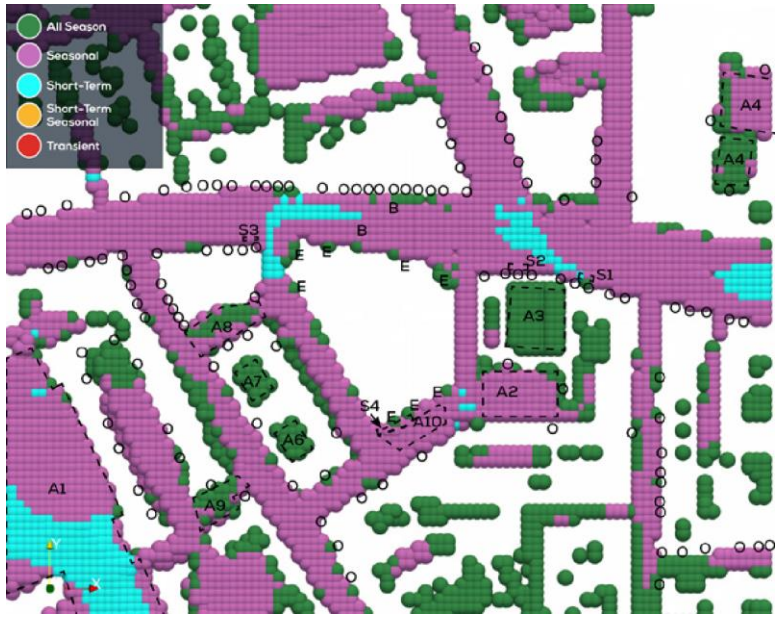
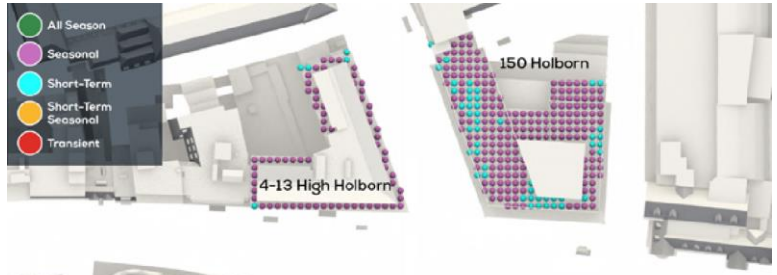
	Transient	<25% winter <50% any other season	Appropriate for public spaces where people are not expected to linger for extended period (e.g. pavements, cycle paths).

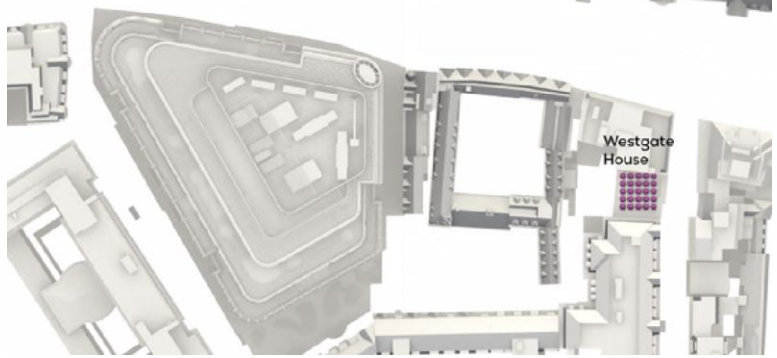


Thermal comfort: Proposed GF with landscaping

Thermal comfort: Proposed terraces without landscaping

Note: Landscaping as proposed will provide a large improvement to thermal comfort on the terraces.





Thermal comfort: Surrounding terraces with proposed development

High efficiency all electric heating and cooling

A baseline embodied carbon intensity of 949kgCO2e/m² GIA, in line with RICS V1

High performing façade construction – reduce space heating demands and minimise overheating risk

SuDS proposals include Blue roof at Level 10 & 2no. below ground attenuation tanks (approx. storage volume of 615m³). Tree pits in pocket park.

Photovoltaic panels – approx. 232 no. of PV panels. Approx total installed capacity of 96.28 kWp.

Recovery and re-use of materials from the existing building through the detailed pre-demolition audit and collaborative approach.

Rainwater harvesting (for irrigation)

Completion of passive design review to optimise natural daylighting

Urban Greening Factor of 0.30 and Biodiversity Net Gain of 0.63 Habitat Units

Project target of NABERS UK 5*

Monitor consumption via smart sensors and BMS

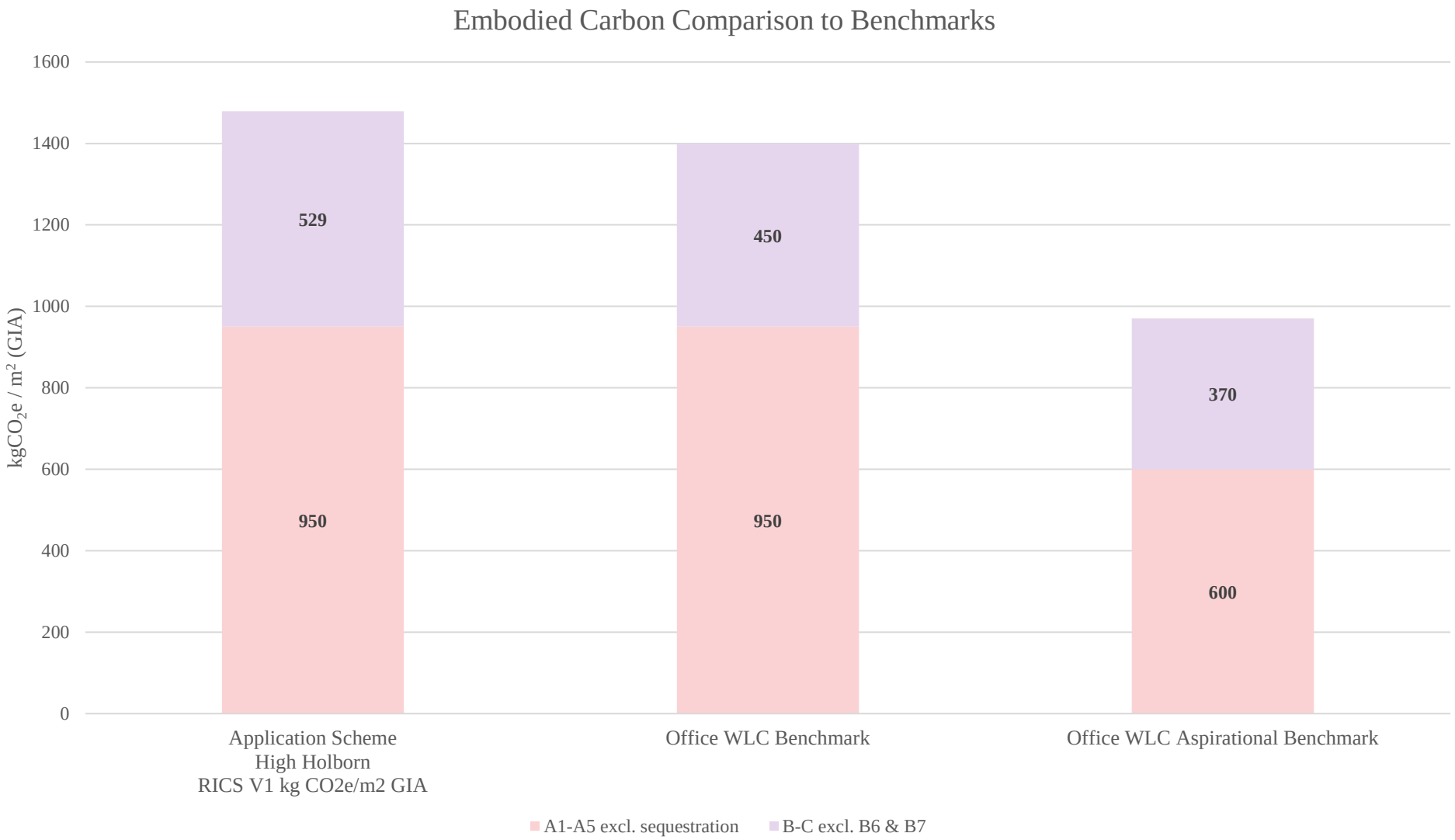
Social Value strategy

>800 no. long-term and short-term cycle parking with accessible end of trip facilities

Target accreditations:

- New Build – BREEAM V6
  - Offices – BREEAM: minimum 'Excellent' rating, with aspiration for 'Outstanding'.
- WELL (Core): minimum of Gold, with aspiration of Platinum
- NABERS UK (Offices): minimum 5*, with aspiration of 5.5*
- Targeting EPC A Rating

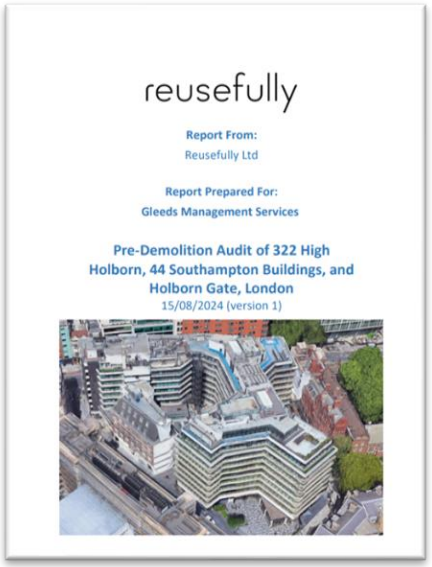
Embodied Carbon Baseline Scenario compared to GLA Benchmarks ($kgCO_2e/m^2$ GIA)



Methodology of maximising value from strip out / demo

Completed:

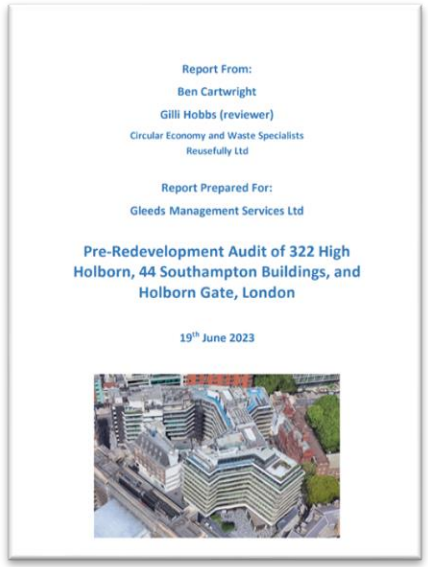
- Pre-redevelopment Audit *(Reusefully Ltd)* ✓
- Pre-demolition audit *(Reusefully Ltd)* ✓
- Assessment of value of existing materials ✓


reusefully

Report From:
Reusefully Ltd

Report Prepared For:
Gleeds Management Services

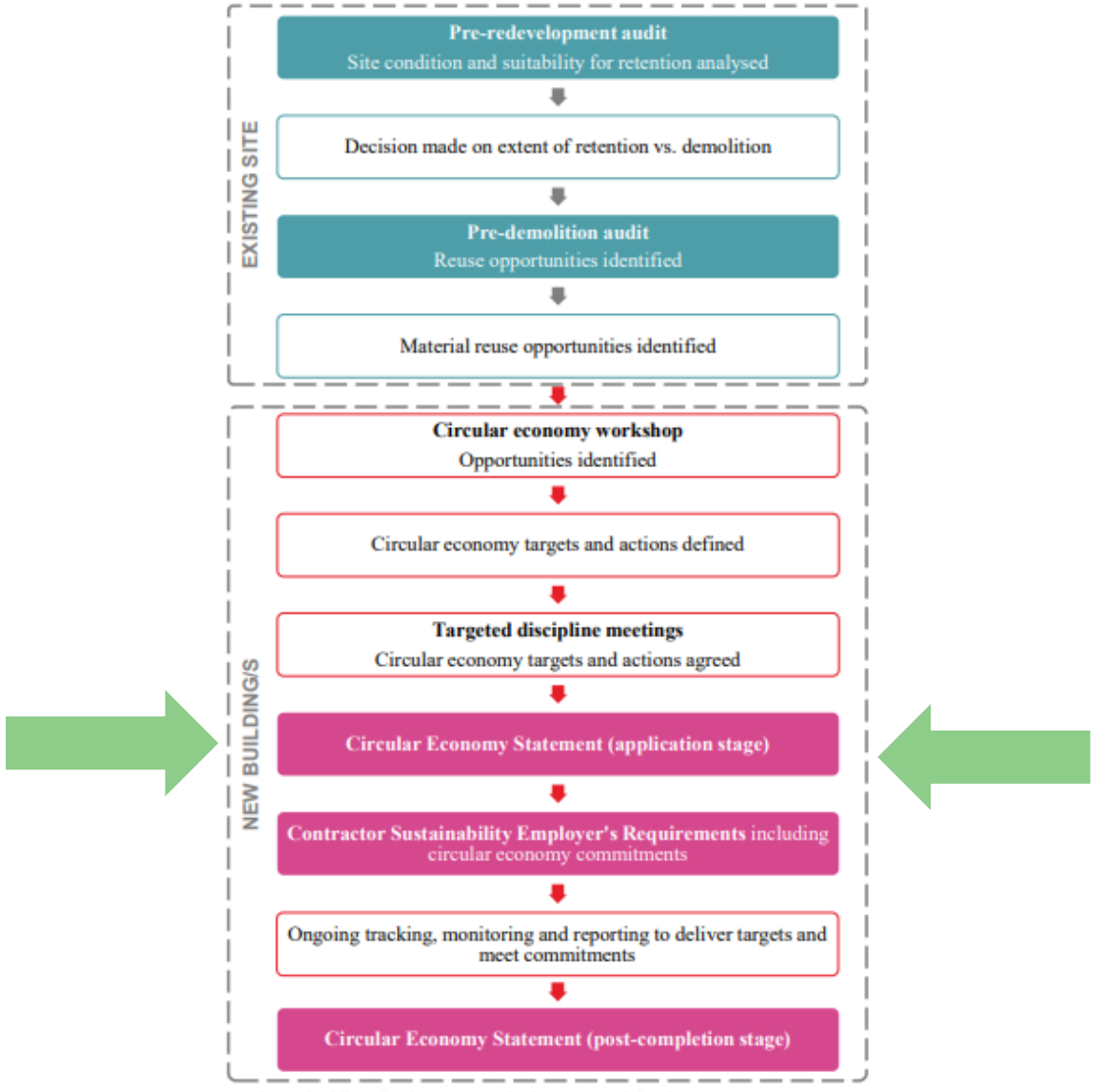
Pre-Demolition Audit of 322 High Holborn, 44 Southampton Buildings, and Holborn Gate, London
15/08/2024 (version 1)


Report From:
Ben Cartwright
Gilli Hobbs (reviewer)
Circular Economy and Waste Specialists
Reusefully Ltd

Report Prepared For:
Gleeds Management Services Ltd

Pre-Redevelopment Audit of 322 High Holborn, 44 Southampton Buildings, and Holborn Gate, London

19th June 2023

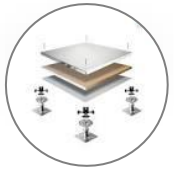


Example opportunities

Glass ····→ Recycle

Façade Masonry ····→ Reuse

Façade Stone ····→ Reuse



Raised Access Floor ····→ Reuse

MEP (e.g. cable tray) ····→ Reuse

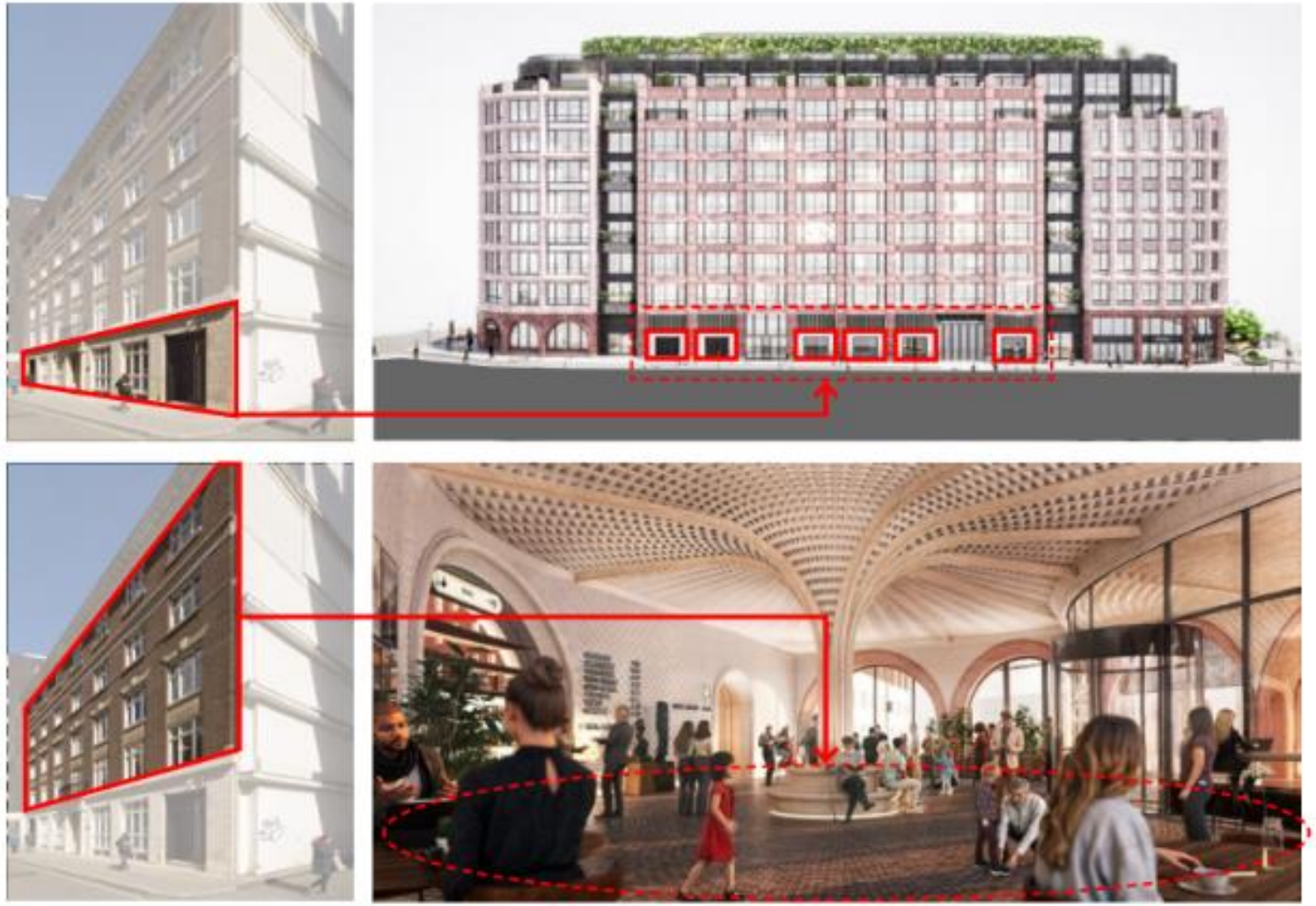
Façade Aluminium ····→ Recycle

Carpet Tiles ····→ Reuse or Recycle

Stone & brick opportunities

As part of this policy compliance, a pre-demolition audit was completed and identified the re-use opportunities presented by the existing buildings. Recommendations were also provided for the re-use and upcycling options of key identified demolition materials within the site.

For example, the brick and stone facade to 44 Southampton Buildings has been highlighted as a key reuse opportunity in the proposed Scheme.



1. Major refurbishment

Major refurbishment

2. Partial retention + extensions + new build

Major refurbishment and extension of existing structure

Partial retention of slabs and re-core

Partial retention of Heron House, Holborn Gate and 44 Southampton Buildings

Partial retention of structure and facade

3. New build

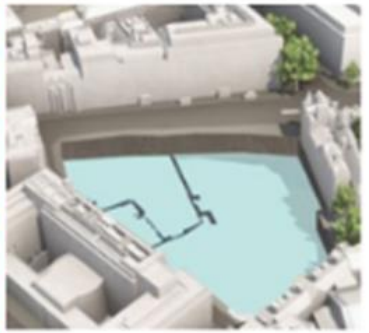
New basement and new build

Partial retention of Heron House

Partial retention of Holborn Gate

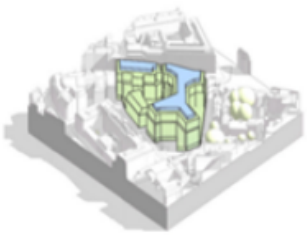
Partial retention of 44 Southampton Buildings

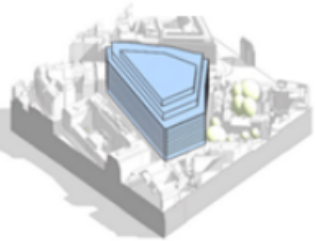
Retention of 44 Southampton Buildings facade



Basement + substructure retention

Summary of results for options considered – RIBA Stage 1



Life Cycle Stage	Unit	Option 1 - Major refurbishment	Option 2 - Transformation + New Build	Option 3: Partial retention of 44SB and new build	Option 4 - New Build
	GIA (m^2)	36,004	52,691	53,772	54,671
A1-A5 (Embodied Carbon)	$kgCO_2e/m^2$ GIA	524	813	885	883
A-C (Whole Life Carbon)	$kgCO_2e/m^2$ GIA	932	1,235	1,323	1,332
B6 (Operational Carbon)	$kgCO_2e/m^2$ GIA	156	132	109	109
Demolition	$kgCO_2e/m^2$ GIA	11	25	32	32
Total WLC (including demo)	$kgCO_2e/m^2$ GIA	1,099	1,392	1,464	1,474
Total WLC	tCO_2e	39,552	73,348	78,719	80,569

Site history

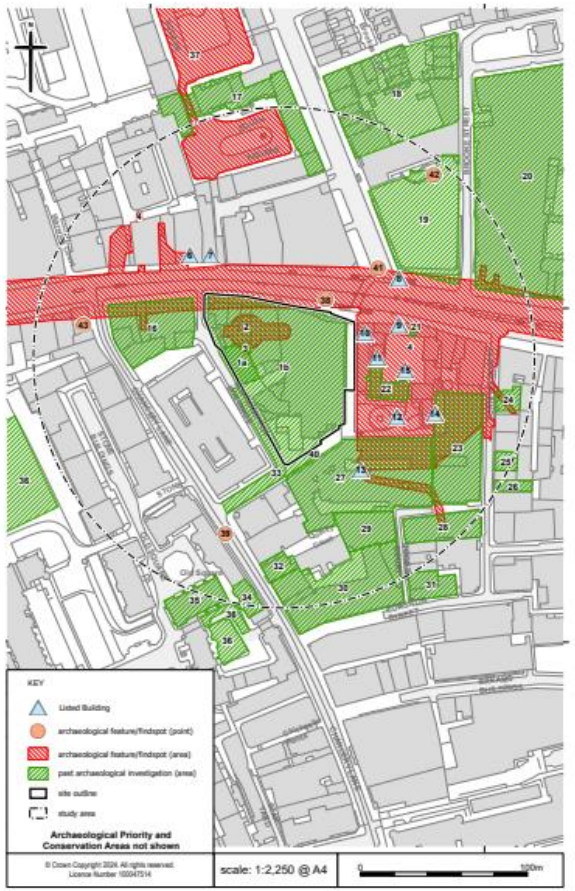
Knights Templar Church archaeology

The Museum of London Archaeology Service (MOLA) worked on the site of 44 Southampton Buildings in 2000 in advance of the construction of a new lift shaft.

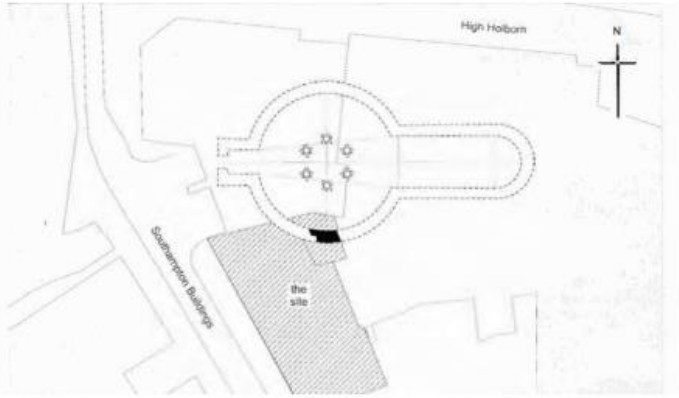
The archaeological fieldwork found evidence of Roman activity, which had been truncated by a substantial medieval chalk foundation consistent with the location and design of the circular 'Old Temple' of the Knights Templar dating to the 12th century.

The result of the archaeology work is that there is no evidence to suggest the existence of other structures associated with the Knights Templar Church, either in the area of the lightwell or in the basement of 44 Southampton Buildings. However, the report does suggest further remains of the chalk foundation could survive in this area between Southampton Buildings and High Holborn. The lowest depth of the chalk was recorded at about 17m AOD, which could be of a sufficient depth to survive basement truncation elsewhere.

For further details of the archaeology on site, refer to the Archaeological Assessment prepared by MOLA.



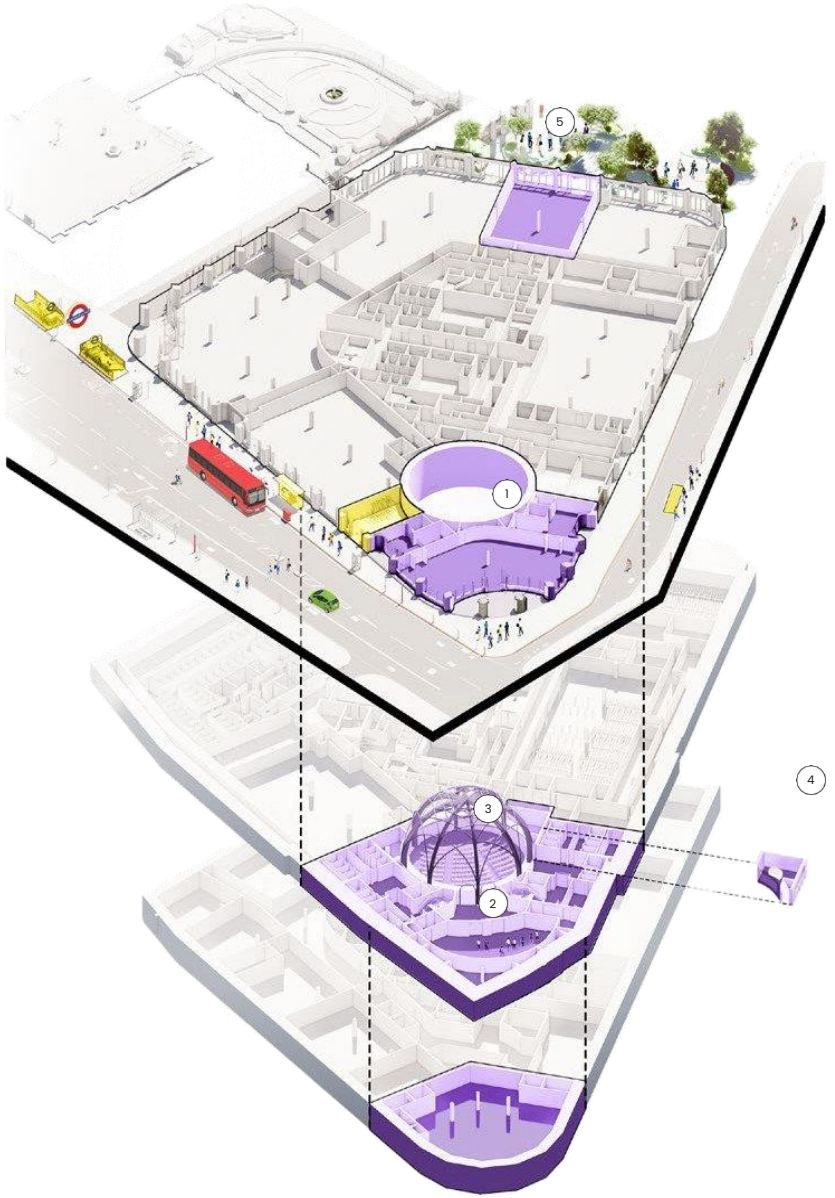
Historic environment features map



Plan showing recorded segment of wall foundation in area of lightwell with projected outlines of porch, nave and chancel

Archaeologist excavating Roman burial to the north of curved chalk foundation in the area of the light well. Roman pitting can be seen to the south

Cultural provision Diagram



The Holborn Dome is comprised of four elements:

1. Entrance function space (ground floor)
2. Exhibitions and workshop space (lower ground floor)
3. Auditorium (lower ground floor)
4. Retained archaeology (lower ground floor)

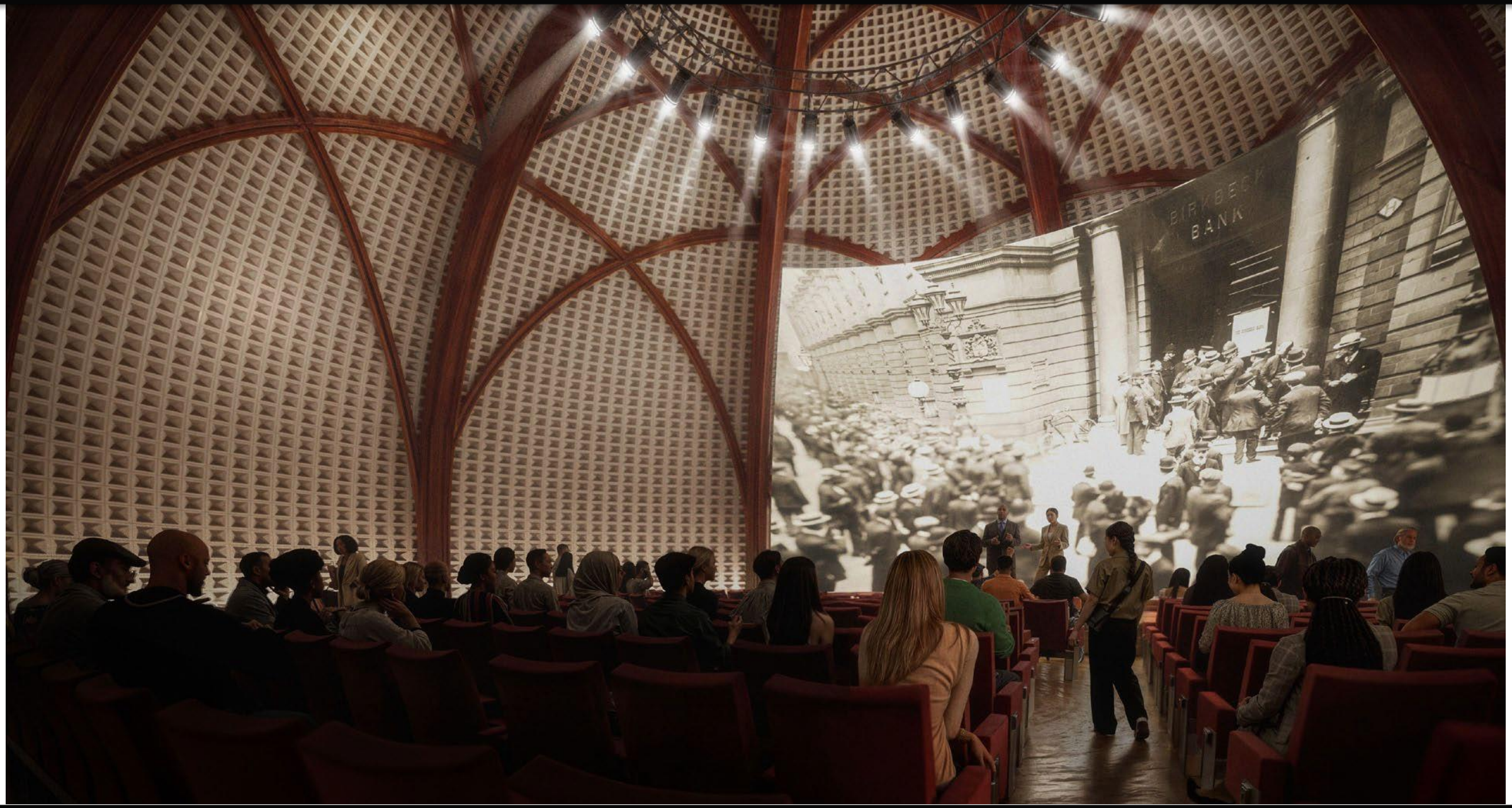
Cultural provision
Diagram

The Holborn Dome is comprised of four elements:

1. Entrance function space (ground floor)
2. Exhibitions and workshop space (lower ground floor)
3. Auditorium (lower ground floor)

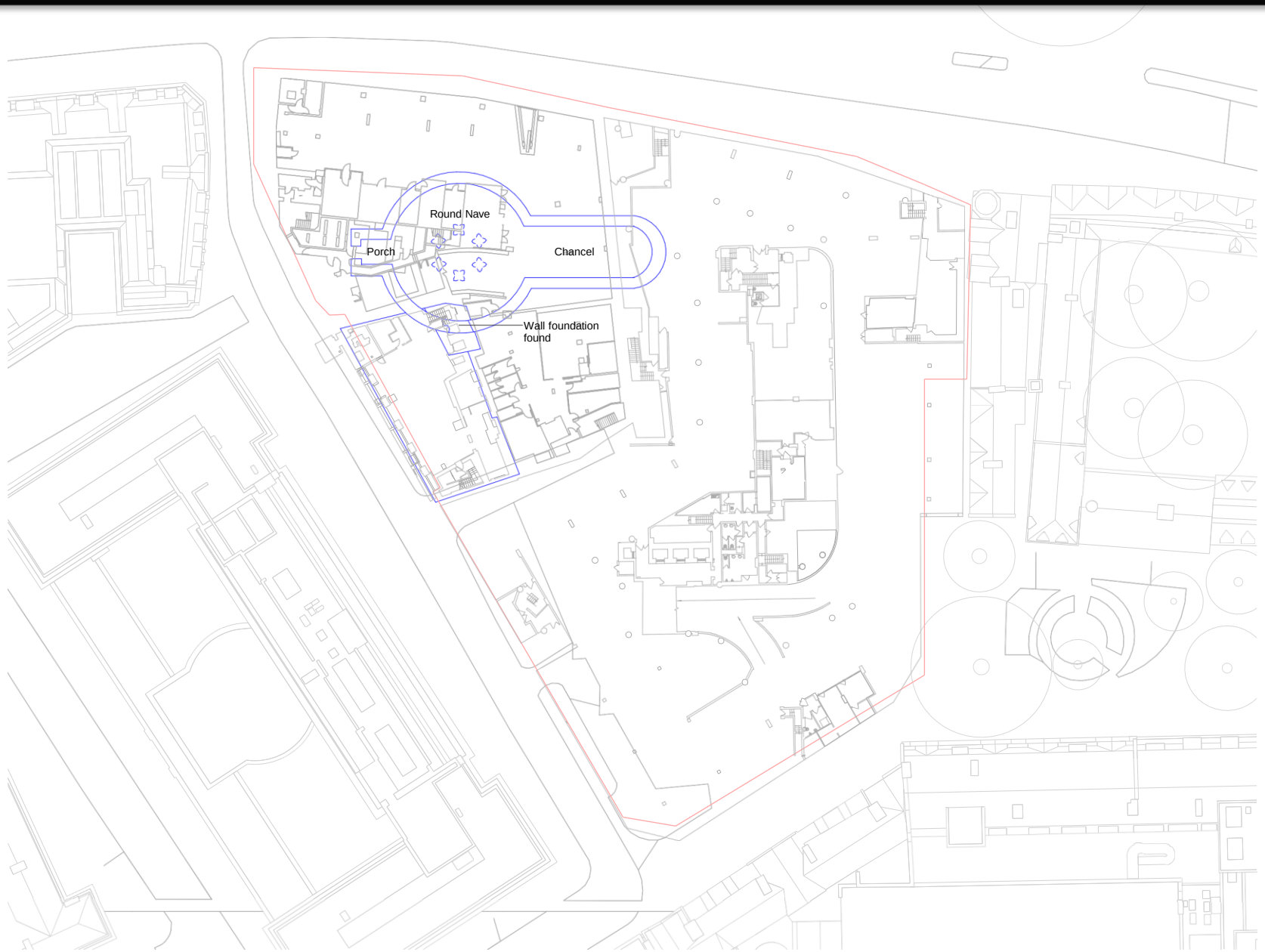
Cultural provision - Entrance CGI

Cultural provision - Ground floor space CGI



Cultural provision - Auditorium CGI

Cultural provision - Exhibition CGI

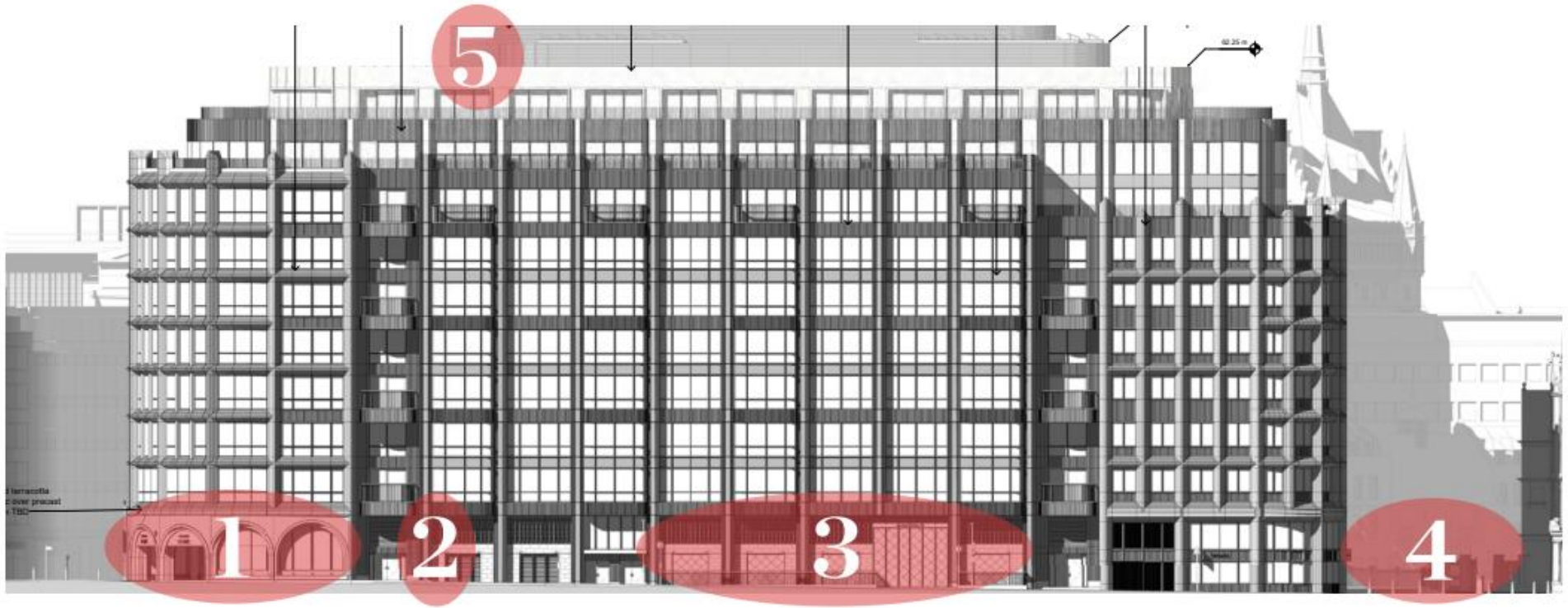


Existing Basement 01 plan - Knights templar overlay

Cultural provision - Archaeology CGI

3.3 Public Art

3.3.3 Public Art Opportunities – External Spaces



Location 1: Cultural Entrance

Location 2: The Knights Templar Plaque

Location 3: Art Vitrines and Loading Bay Door

Location 4: Southern Pocket Park

Staple Inn Buildings North and South & the Hall, Staple Inn, 335 & 336 High Holborn, London WC1V 7PZ

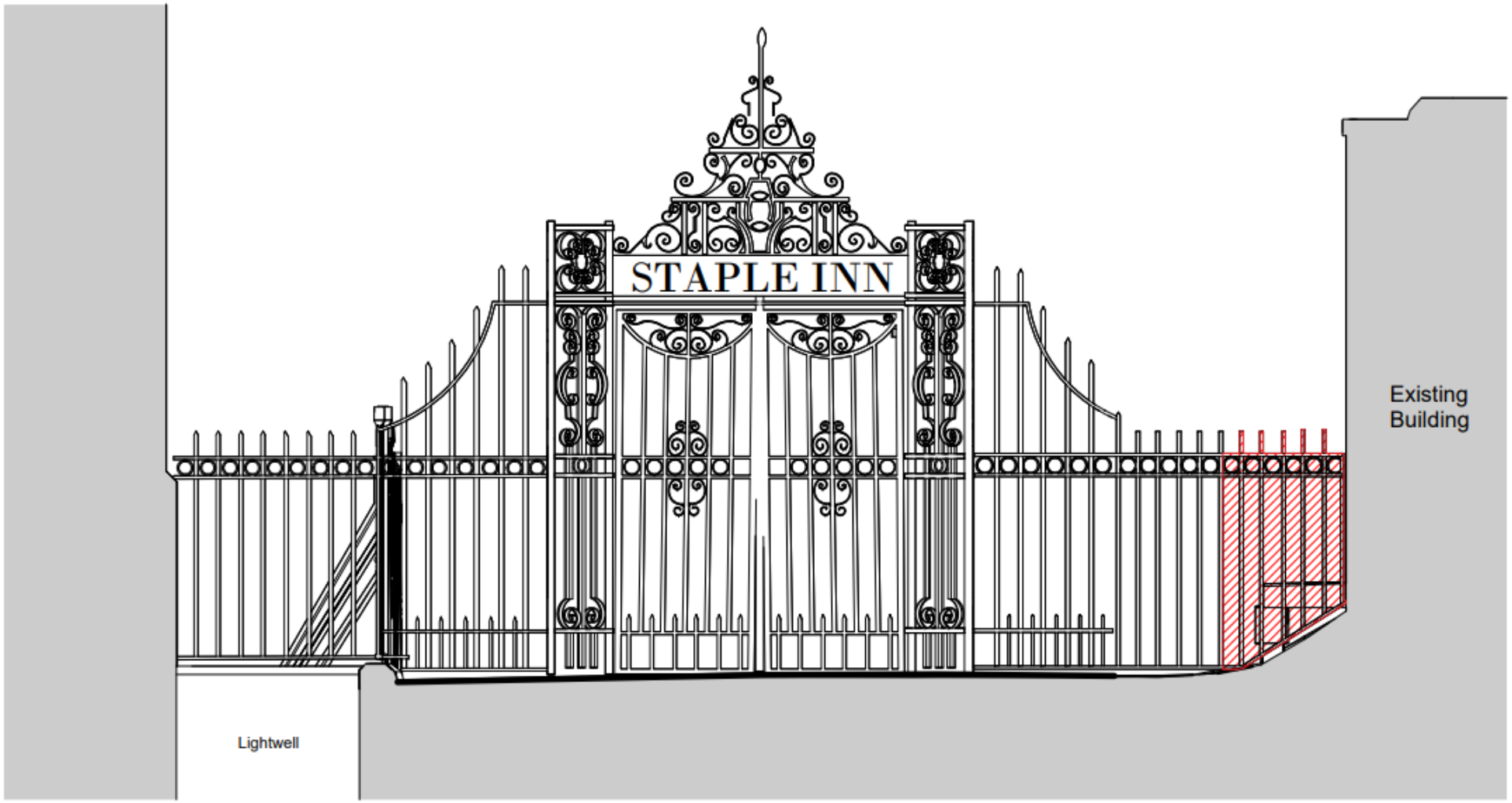
North view of railings fixed to Staple Inn Buildings North and South (Grade II)

South view of railings fixed to Staple Inn Buildings North and South (Grade II)

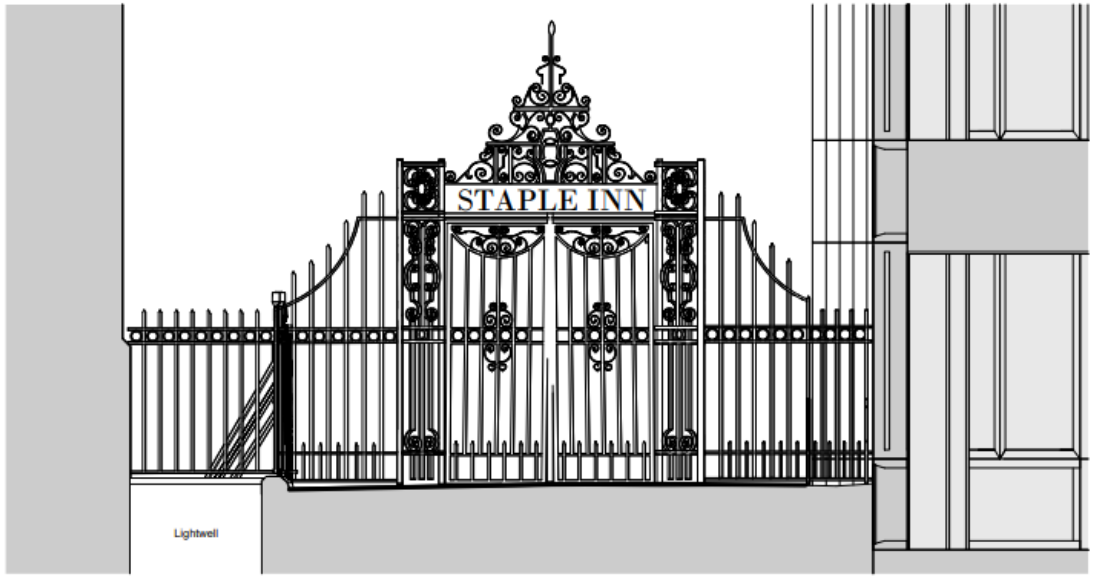
East view of railings fixed to 25 Southampton Buildings (Grade II*)

West view of railings fixed to 25 Southampton Buildings (Grade II*)

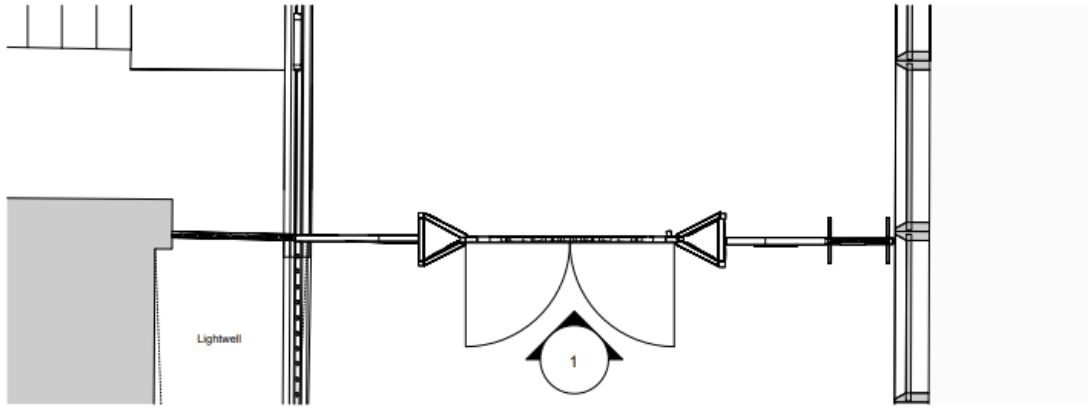
24/01247/LBC - Historic gates to be adapted separate listed building consent



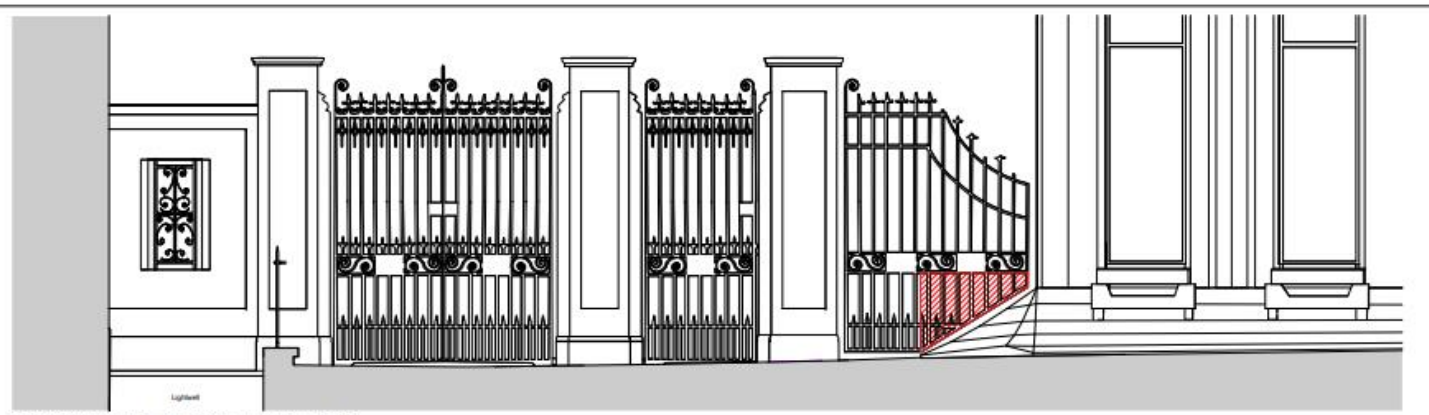
1 **Existing Staple Inn N Gate - Front Elevation**
1 : 20



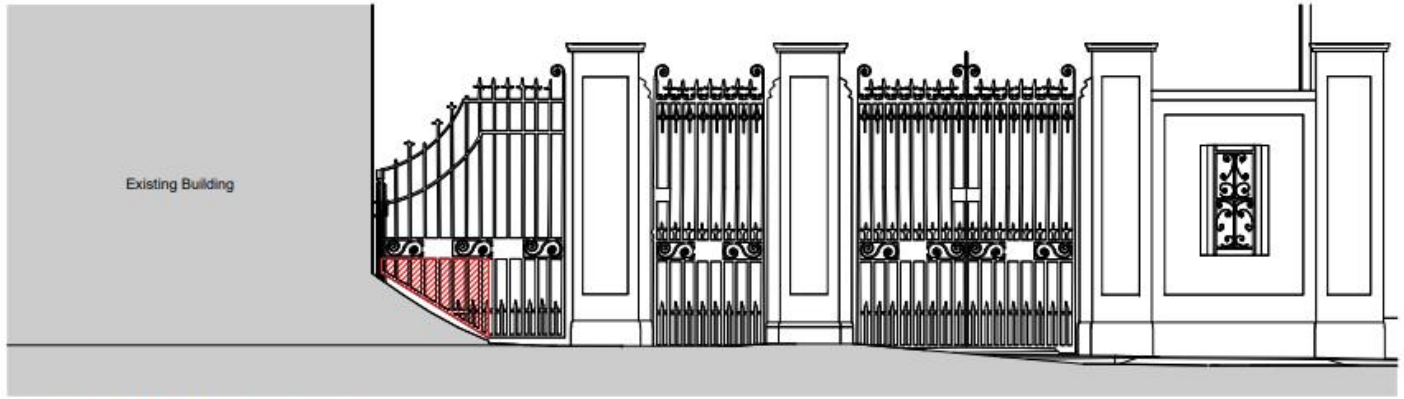
1 Proposed Staple Inn N Gate - Front Elevation
1 : 20



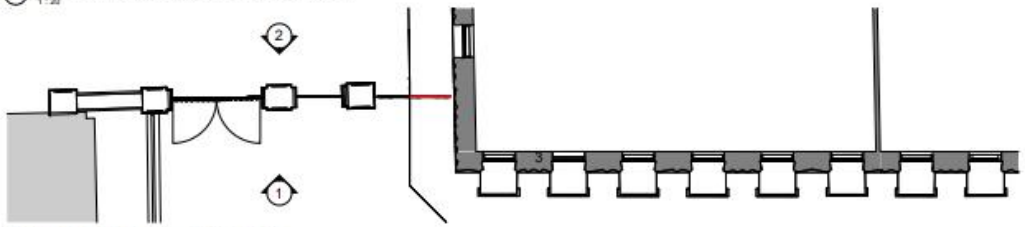
Proposed Staple Inn N Gate - Plan
1 : 20



1 Existing Staple Inn South Gate - Front Elevation 2
1 : 20



2 Existing Staple Inn South Gate - Back Elevation 2
1 : 20



Existing Staple Inn S Gate - Plan Demolition
1 : 50

Photograph of existing gate for reference

Key

Demolished section of existing railings

Note: Extent of demolition is indicative subject for detailed analysis during alteration, to minimise change

Planning

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client

High Holborn Limited

Project

High Holborn Development

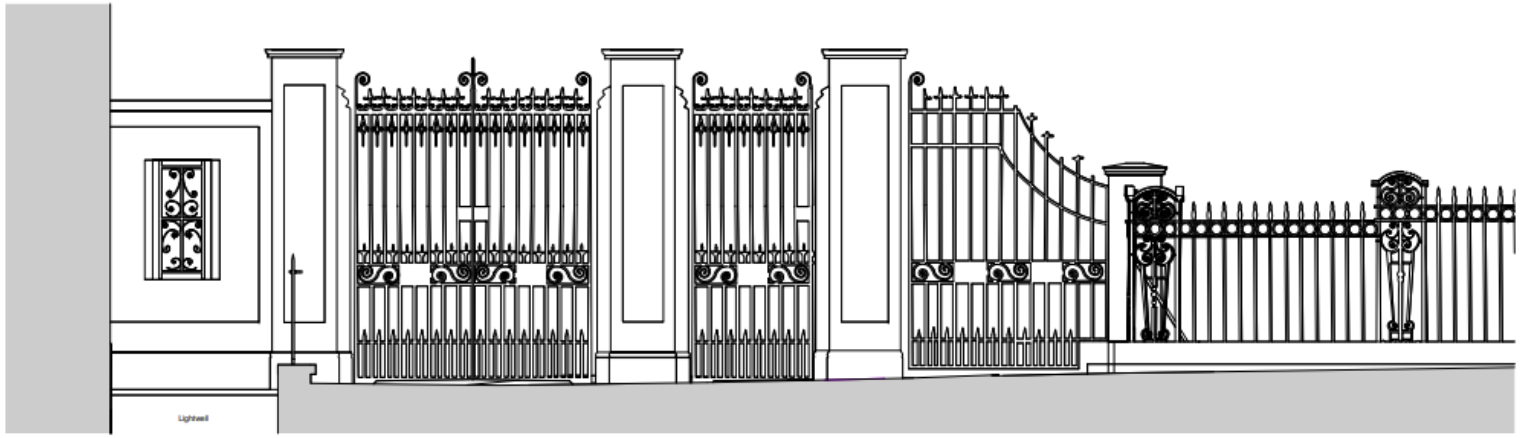
Drawing Title

Railings fixed to 25 Southampton Buildings_Demolition

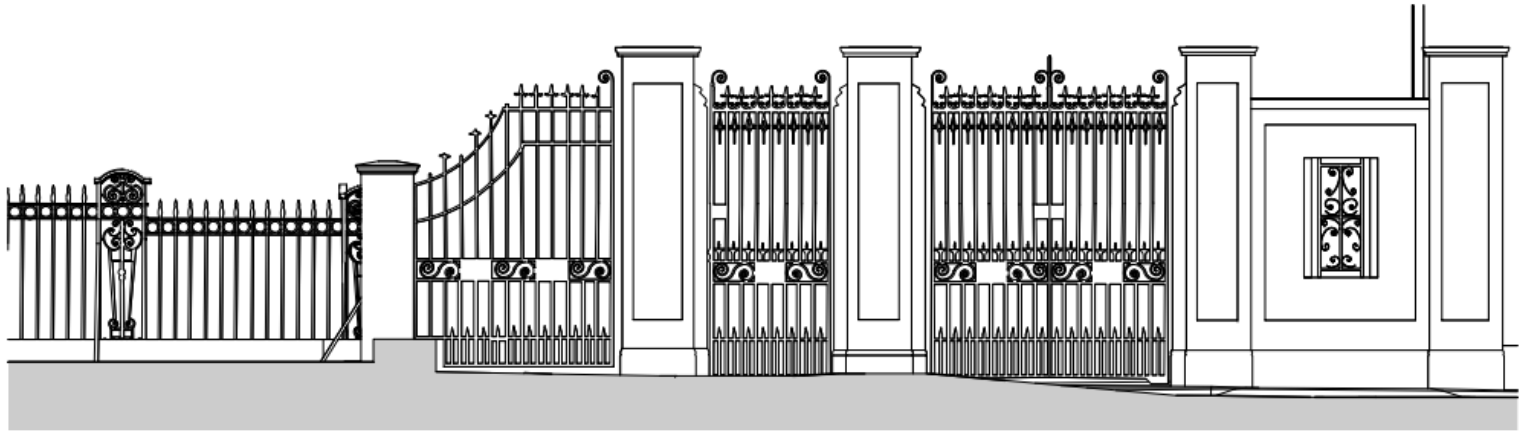
Scale at A1	Date
As indicated	22/11/2024
Project No.	Rev No.
1677	P01

Drawing No.

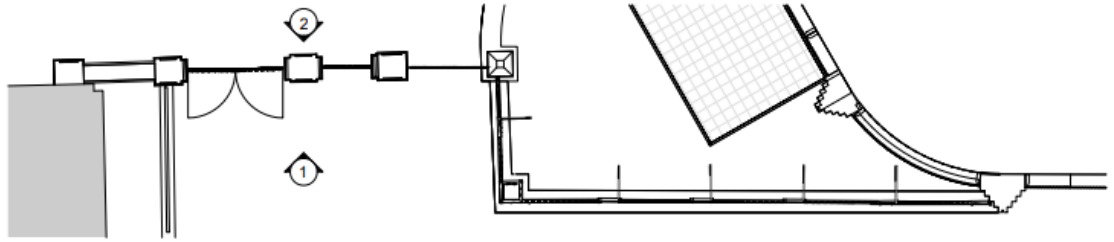
HOL-MAK-XX-ZZ-DR-AR-084110



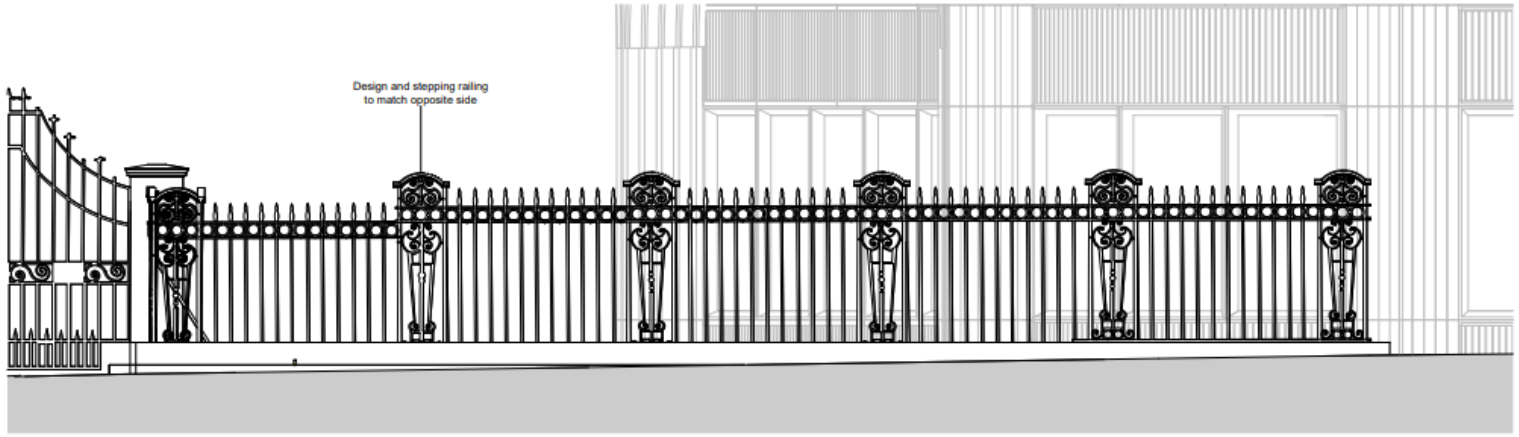
1 Proposed Staple Inn South Gate - Front Elevation
1 : 20



2 Proposed Staple Inn South Gate - Back Elevation
1 : 20

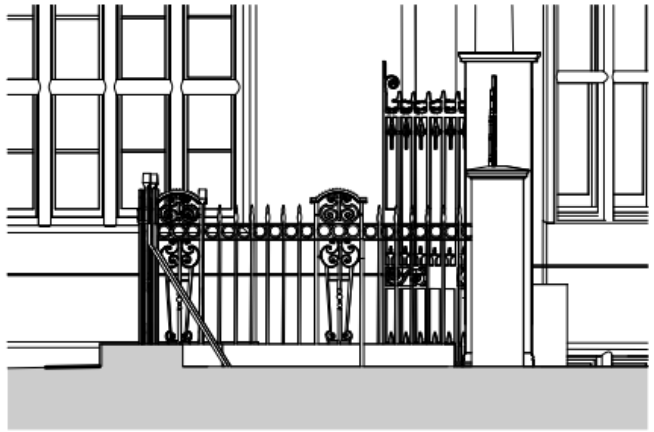


Proposed Staple Inn South Gate - Plan
1 : 50

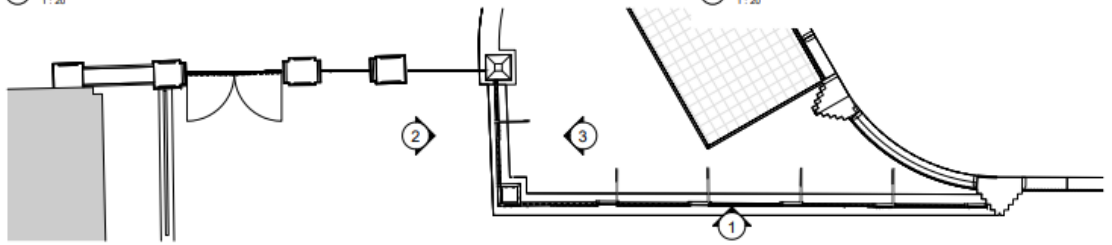


1 Proposed New Railing - East Elevation
1 : 20

2 Proposed New Railing - South Elevation
1 : 20



3 Proposed New Railing - North Elevation
1 : 20



Proposed New Railing - Plan
1 : 50

CGI views - Aerial

CITY OF LONDON

Next Planning Applications Sub-Committee

8th July 2025