

7.0 West Central Street

7.6 Design Approach

7.6.5 16B & 18 West Central Street

Existing and Proposed Elevation (West Central Street)

16a-18 West Central Street are proposed to be demolished. The proposed facade is summarised below:

1. Continuous horizontal datum.
2. Repeated modules and junctions, minimizing the number of special junctions.
3. Top floors recessed, minimising impact on street level and creating set back for roof plant.
4. Strong consistent vertical language, creating a street rhythm.



Existing West Central Street Elevation NTS



Proposed West Central Street Elevation NTS

7.0 West Central Street

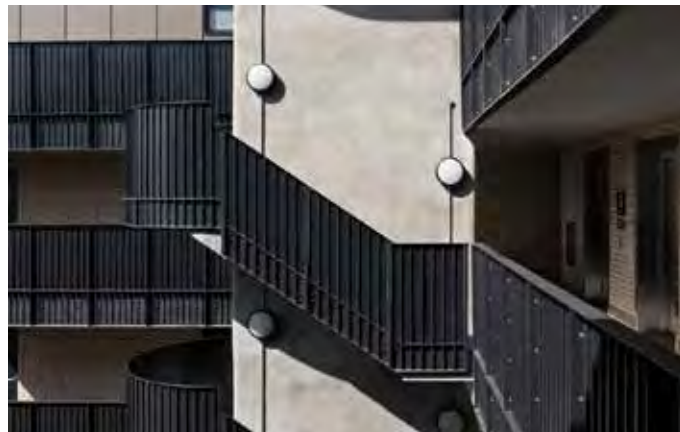
7.6 Design Approach

7.6.6 Courtyard Elevations

West Central Street Buildings

A gallery access is proposed to the courtyard facade elevations of 16A -18 West Central Street and 11-12 Museum Street to provide level access as well as to create dual aspect homes along West Central Street.

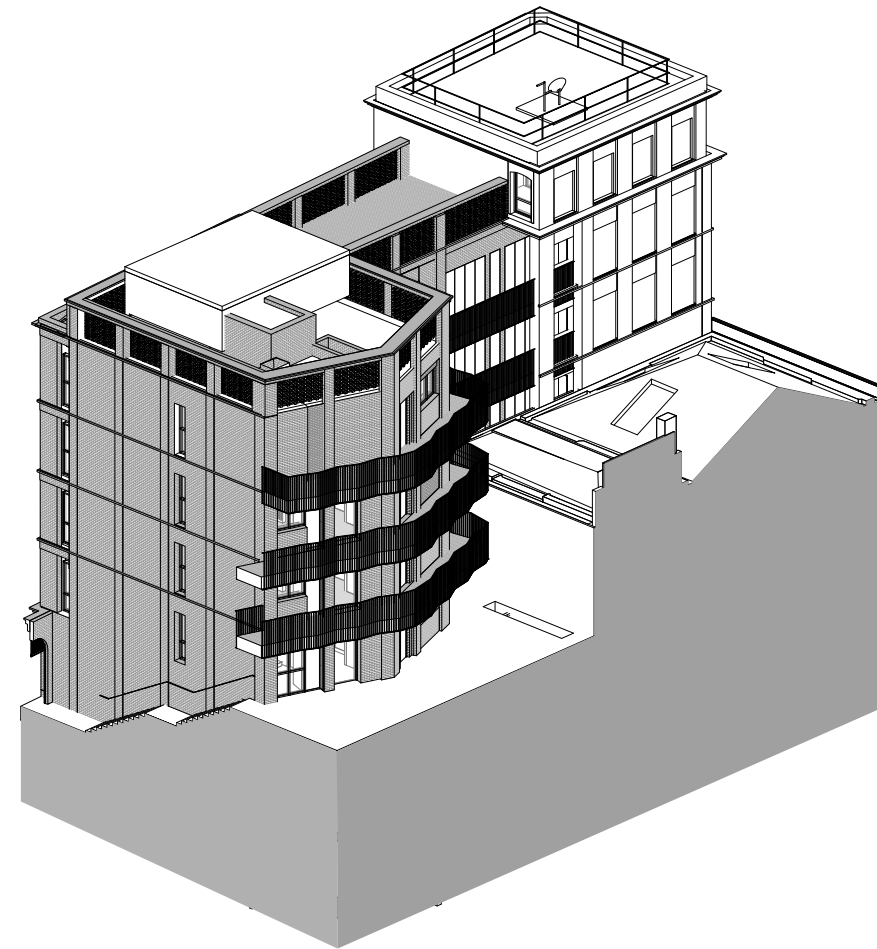
The axonometric study and elevations below demonstrates how the gallery access wraps around the rear elevation. A cranked form is proposed to provide a level of interest and delight to the occupants while responding to the cranked architectural language of the bay windows of 16B&18 West Central Street and chamfered corner of 16A West Central Street.



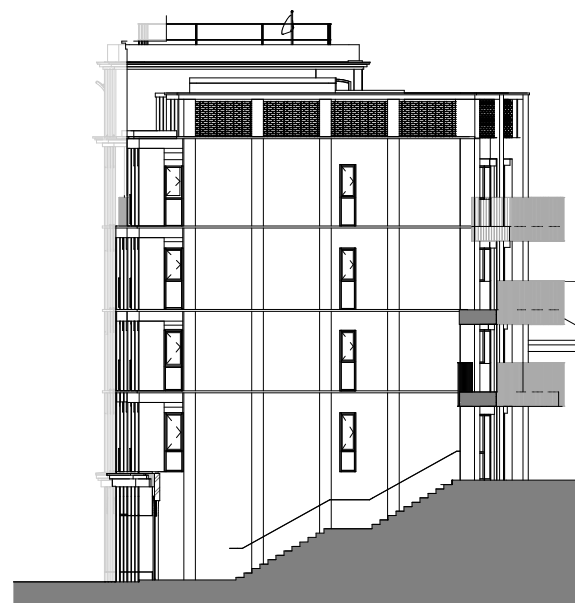
Monier Road, Pitman Tozer Architects



The Bourne Estate, Matthew Lloyd Architects



Proposed Axonometric of North Elevation



Proposed Courtyard East Elevation NTS



Proposed Courtyard North Elevation NTS

7.6 Design Approach

7.6.6 Courtyard Elevations

Retained Facades

The rear elevations of 35-41 New Oxford Street and 10-12 Museum Street collectively create an eclectic mix of different architectural characteristics to the courtyard.

Minimal changes to these facades is proposed.

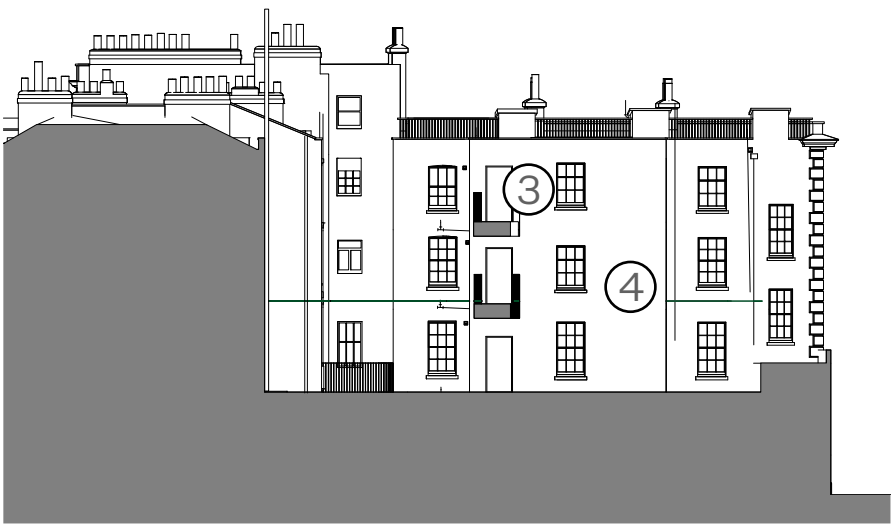
- 1. To 35-41 New Oxford Street existing openings are retained and openings at first floor enlarged to allow access to the courtyard communal outdoor terrace.
- 2. Repair work, re-pointing and replacement of the existing brickwork will be carried out to restore the facades and all facade elements will be cleaned.
- 3. Additional openings to 10-12 Museum Street are proposed to connect to the gallery access and private amenity space.
- 4. It is proposed that a new external wall is built in continuation of existing walls and new windows introduced to residential accommodation.



Existing Courtyard West Elevation NTS



Existing Courtyard South Elevation NTS



Proposed Courtyard West Elevation NTS



Proposed Courtyard South Elevation NTS

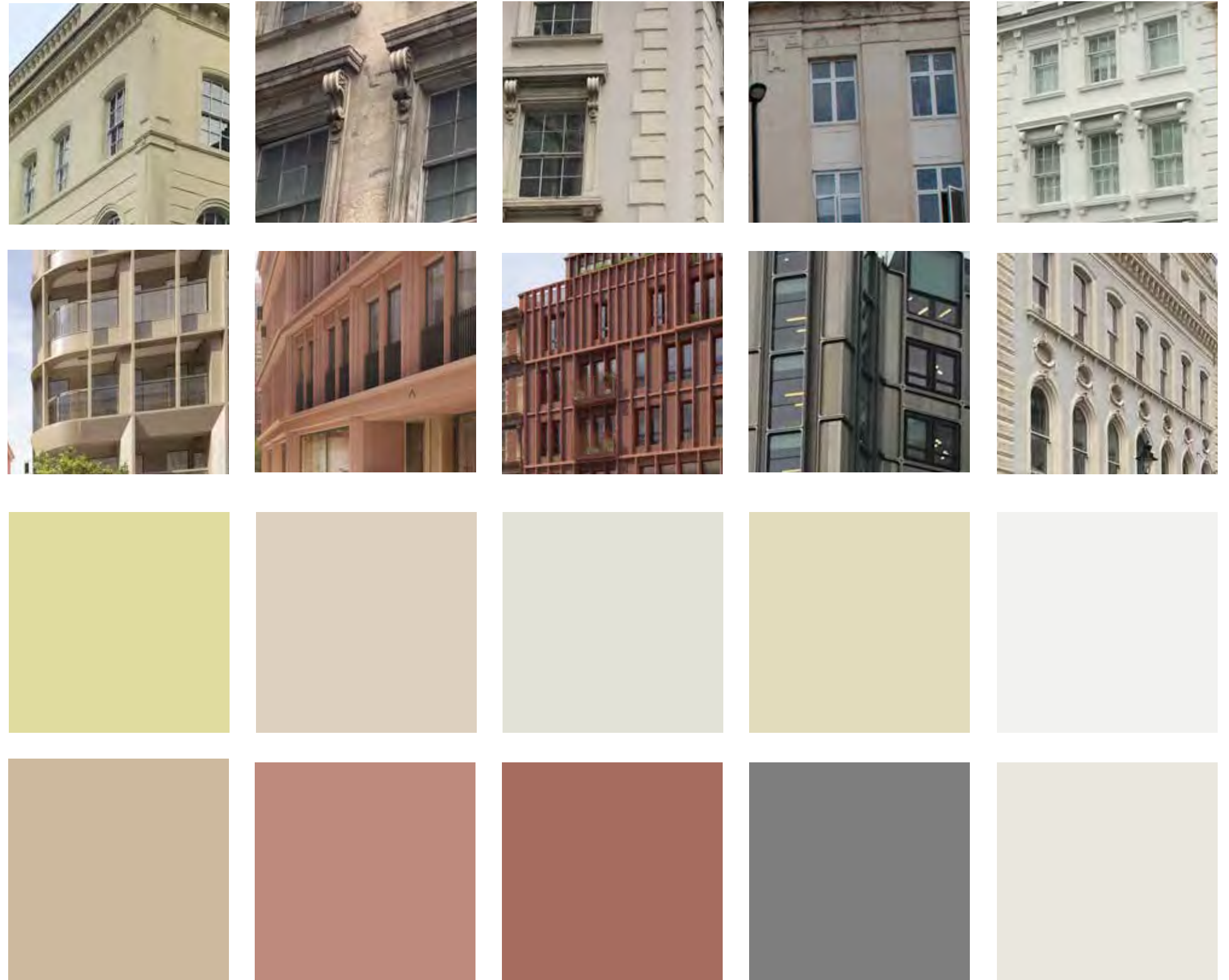
7.0 West Central Street

7.7 Facade Design & Materiality

7.7.1 Local Materials and Tones

The following pages have been prepared to provide examples of the variety and range of facade materials, colours and tones than can be found the both the immediate context to West Central Street as well as in the wider Conservation Area.

The proposed materiality to the West Central Street buildings draws from this The following pages describe this further.

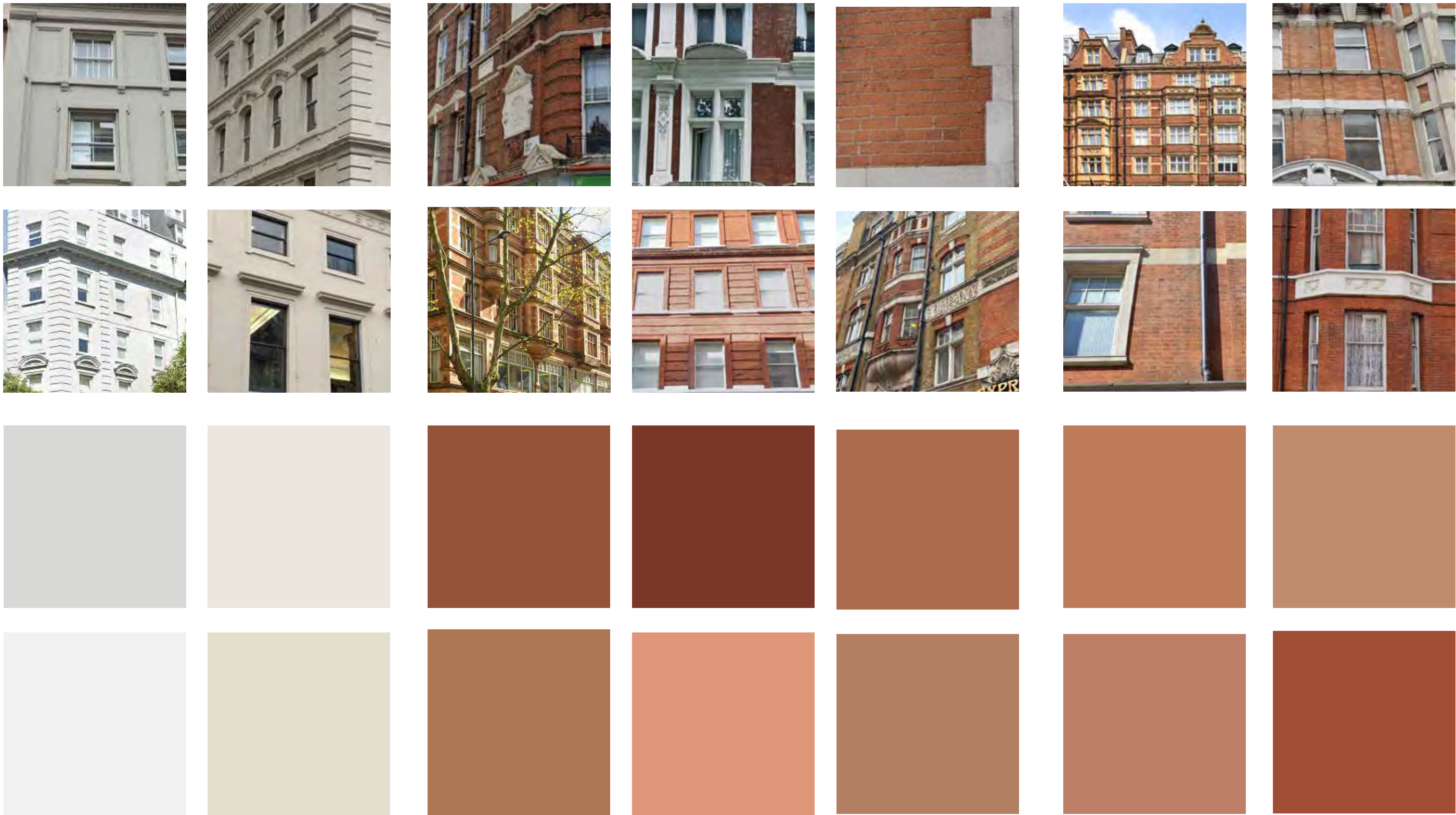


Immediate Context (Existing and Proposed)

7.0 West Central Street

7.7 Facade Design & Materiality

7.7.1 Local Materials and Tones



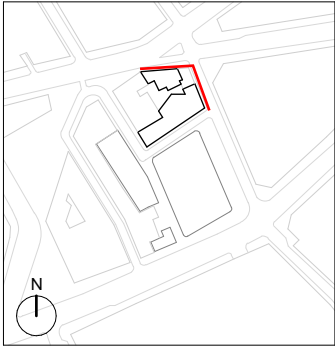
Wider Conservation Area

7.0 West Central Street

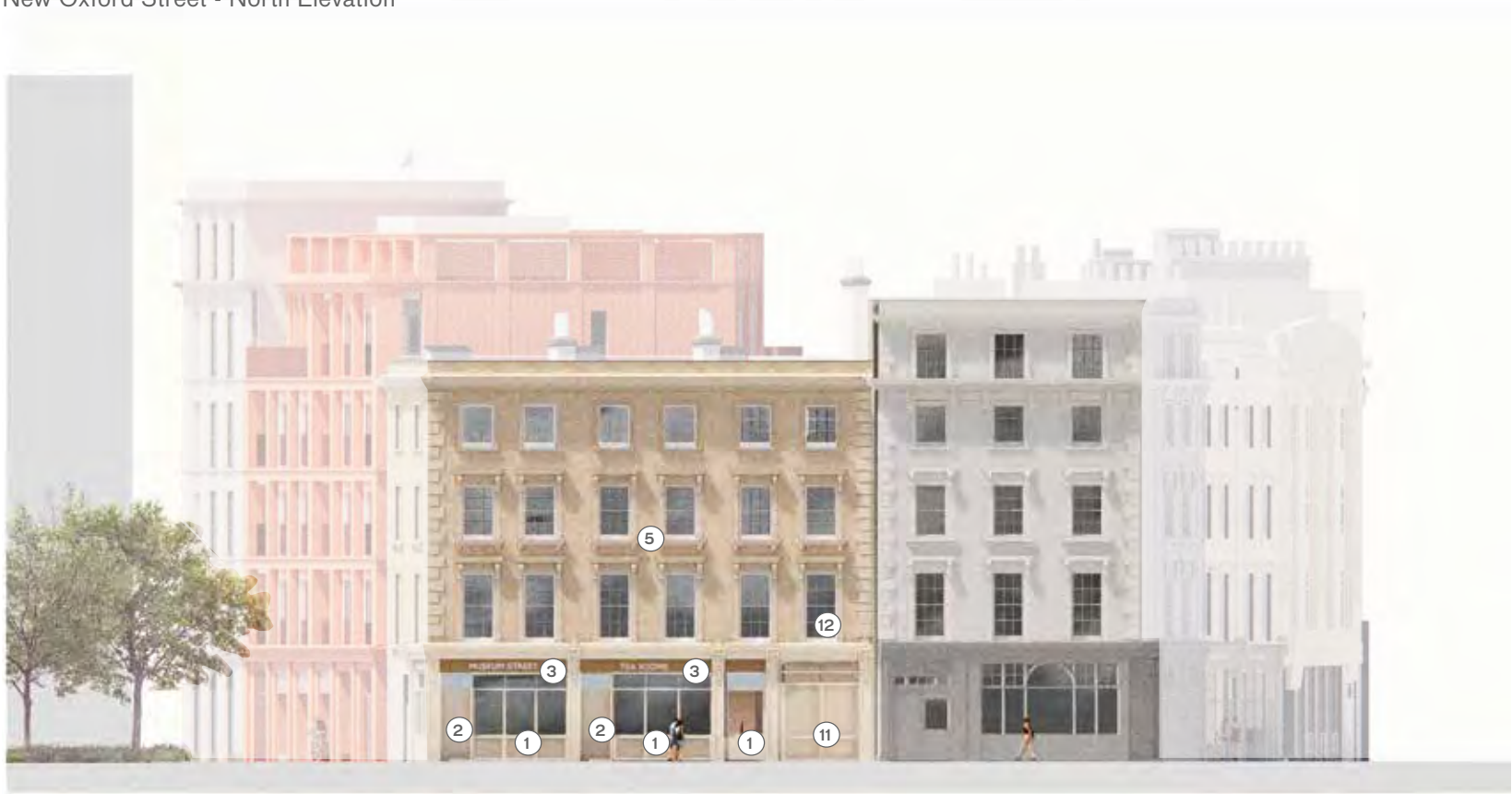
7.7 Facade Design & Materiality

7.7.2 Elevations - Material Palette

- 1. Replacement Timber shopfronts
- 2. Replacement Timber Retail Entrance
- 3. Timber signage zone
- 4. Existing windows to be repaired and upgraded thermally to match 33 NOS
- 5. Existing façade repaired and repainted
- 6. Existing windows to be repaired and upgraded thermally to match existing
- 7. Existing windows to be replaced with timber double glazed units
- 8. Replacement shopfronts
- 9. Replacement Retail Entrance
- 10. Replacement Timber Residential Entrance
- 11. Timber door
- 12. Existing windows to be repaired and upgraded thermally to match existing; Existing secondary glazing to the removed and upgraded
- 13. Bespoke PPC guardrail
- 14. PPC metalwork, colour varies
- 15. GRC Cladding
- 16. Insulated Render System with Deco profiles
- 17. Curtain walling, colour varies
- 18. Aluminium Casement Window, colour varies
- 19. Bespoke PPC Aluminium Louvred Door
- 20. Brickwork
- 21. Pre-cast Brick Cornice
- 22. Brickwork: Corbel Detail
- 23. Existing Brickwork: repaired and repointed
- 24. New timber door to access courtyard
- 25. Metal stair
- 26. Generator Vents Screen
- 27. New render to match existing (10-12 Museum Street) East facade
- 28. New timber window to match existing (11 Museum Street)
- 29. New Timber Door to Residential Entrance
- 30. Existing handrails repaired and repainted



New Oxford Street - North Elevation



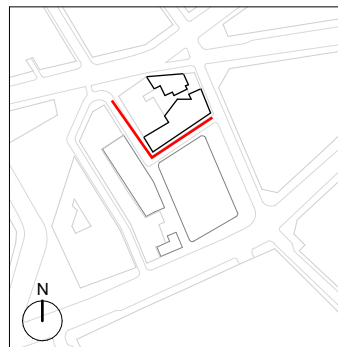
Museum Street Elevation

7.0 West Central Street

7.7 Facade Design & Materiality

7.7.2 Elevations - Material Palette

1. Replacement Timber shopfronts
2. Replacement Timber Retail Entrance
3. Timber signage zone
4. Existing windows to be repaired and upgraded thermally to match 33 NOS
5. Existing façade repaired and repainted
6. Existing windows to be repaired and upgraded thermally to match existing
7. Existing windows to be replaced with timber double glazed units
8. Replacement shopfronts
9. Replacement Retail Entrance
10. Replacement Timber Residential Entrance
11. Timber door
12. Existing windows to be repaired and upgraded thermally to match existing; Existing secondary glazing to the removed and upgraded
13. Bespoke PPC guardrail
14. PPC metalwork, colour varies
15. GRC Cladding
16. Insulated Render System with Deco profiles
17. Curtain walling, colour varies
18. Aluminium Casement Window, colour varies
19. Bespoke PPC Aluminium Louvred Door
20. Brickwork
21. Pre-cast Brick Cornice
22. Brickwork: Corbel Detail
23. Existing Brickwork: repaired and repointed
24. New timber door to access courtyard
25. Metal stair
26. Generator Vents Screen
27. New render to match existing (10-12 Museum Street) East facade
28. New timber window to match existing (11 Museum Street)
29. New Timber Door to Residential Entrance
30. Existing handrails repaired and repainted



West Central Street - South West Elevation



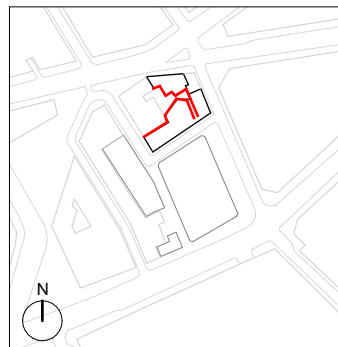
West Central Street - South East Elevation

7.0 West Central Street

7.7 Facade Design & Materiality

7.7.2 Elevations - Material Palette

1. Replacement Timber shopfronts
2. Replacement Timber Retail Entrance
3. Timber signage zone
4. Existing windows to be repaired and upgraded thermally to match 33 NOS
5. Existing façade repaired and repainted
6. Existing windows to be repaired and upgraded thermally to match existing
7. Existing windows to be replaced with timber double glazed units
8. Replacement shopfronts
9. Replacement Retail Entrance
10. Replacement Timber Residential Entrance
11. Timber door
12. Existing windows to be repaired and upgraded thermally to match existing; Existing secondary glazing to be removed and upgraded
13. Bespoke PPC guardrail
14. PPC metalwork, colour varies
15. GRC Cladding
16. Insulated Render System with Deco profiles
17. Curtain walling, colour varies
18. Aluminium Casement Window, colour varies
19. Bespoke PPC Aluminium Louvred Door
20. Brickwork
21. Pre-cast Brick Cornice
22. Brickwork: Corbel Detail
23. Existing Brickwork: repaired and repointed
24. New timber door to access courtyard
25. Metal stair
26. Generator Vents Screen
27. New render to match existing (10-12 Museum Street) East facade
28. New timber window to match existing (11 Museum Street)
29. New Timber Door to Residential Entrance
30. Existing handrails repaired and repainted



Courtyard - North Elevation



Courtyard - South Elevation



Courtyard Passageway - West Elevation



Courtyard Passageway - East Elevation

7.0 West Central Street

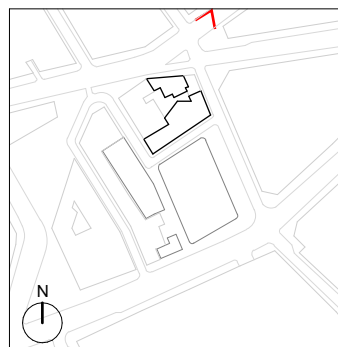
7.7 Facade Design & Materiality

7.7.3 New Oxford Street Buildings

10-12 Museum Street and 35-41 New Oxford Street buildings can be seen in the view from Bloomsbury Way. Repairs to the existing facades are proposed in order to preserve the heritage value of the listed and existing fabric and bring the existing buildings to use.

Substantive heritage benefits arise from the proposals in respect of direct effects to the listed buildings on the Site, presented in more detail through the listed building consent application. These include the restoration and conservation of No.10 Museum Street as the best preserved building within the Site; the sensitive adaptation of 11-12 Museum Street into accessible flats; the removal of poor quality 1990s extensions and partitions to 11-12 Museum Street and internally at 35 and 37 New Oxford Street with the reinstatement of plan-form.

Given the condition of the buildings as a result of insensitive adaptations over time and the substantive detrimental alterations to internal character as part of the 'scene-setting' of the 'Variant 31' zombie game, the extent of works to remediate the buildings will be extensive and substantial and of high heritage benefit.



View From Bloomsbury

7.0 West Central Street

7.7 Facade Design & Materiality

7.7.3 New Oxford Street Buildings:

35-37 New Oxford Street Material Palette and References

Shop Front
Glazing with stall risers is proposed to the shop fronts of 35-37 New Oxford Street. Replacement timber frames to be painted as per material palette below.
The proposed works to the existing shopfronts respond to the character and design of the building and its context - materials, colour and architectural features of the shopfront and building itself.

Existing Retained Facade
All existing stucco to be removed, underlying brickwork to be repaired, cleaned and re-pointed and stucco to be re-applied where removed. The ornamental window architrave features to be repaired. The existing windows to 35 New Oxford Street are to be deglazed, repaired and fitted with vacuum glazing; glazing bars to be added to match adjacent 33 New Oxford Street. The existing windows to 35 New Oxford Street are to be deglazed, repaired and fitted with vacuum glazing; Existing secondary glazing to the removed and replaced/ upgraded.

Material palette

- 1. Timber shopfront paintwork
- 2. Repainted Stucco



35-37 New Oxford Street: Existing Facade



35-37 New Oxford Street: Existing Facade



Precedent shopfronts along Museum Street



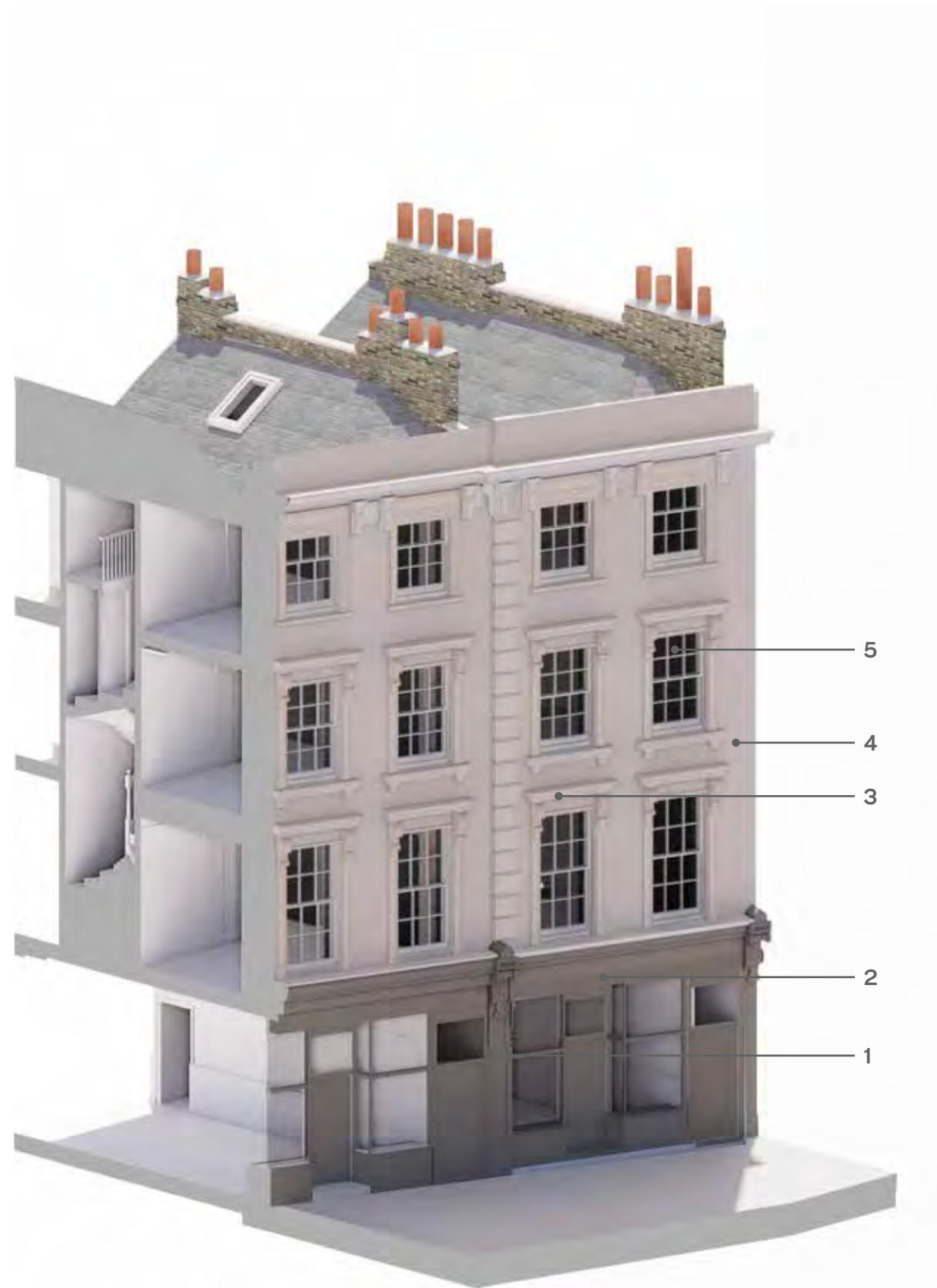
7.0 West Central Street

7.7 Facade Design & Materiality

7.7.3 New Oxford Street Buildings

35-37 New Oxford Street Bay Study

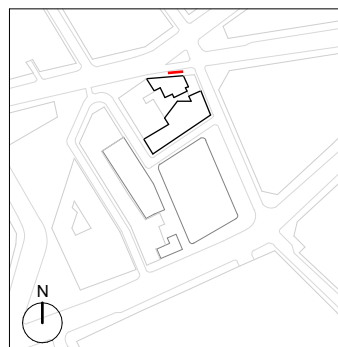
1. Replacement painted timber shop fronts with repaired pilasters
2. Architectural louvered/signage zone
3. Repaired ornament
4. Repainted Stucco
5. Existing windows to be deglazed, repaired and fitted with vacuum glazing to match existing frames; glazing bars to be added to match adjacent 33 New Oxford Street.
6. Existing windows to be deglazed, repaired and fitted with vacuum glazing to match existing frames



Proposed 35-37 New Oxford Street Front Facade



Proposed 35-37 New Oxford Street - Retail Frontage



7.0 West Central Street

7.7 Facade Design & Materiality

7.7.3 New Oxford Street Buildings:

39-41 New Oxford Street Material Palette and References

Shop Front
Full height glazing with minimal upstands is proposed to the shop fronts. Replacement timber frames to be painted as per material palette below.
The proposed works to the existing shopfronts respond to the character and design of the building and its context - materials, colour and architectural features of the shopfront and building itself.

Existing Retained Facade
All existing stucco to be removed, underlying brickwork to be repaired, cleaned and re-pointed and stucco to be re-applied where removed. The ornamental architectural features to be repaired. The existing windows and infill panels to be replaced/ upgraded to timber double glazing units, and painted as per material palette below.

Material palette

- 1. Timber shop front paint work
- 2. Repainted Stucco
- 3. Repainted window infill zone



39-41 New Oxford Street: Existing Facade



39-41 New Oxford Street: Existing Facade



Shopfront reference image: Commonwealth House



Shopfront reference image: Regent's Street

7.0 West Central Street

7.7 Facade Design & Materiality

7.7.3 New Oxford Street Buildings

39-41 New Oxford Street Bay Study

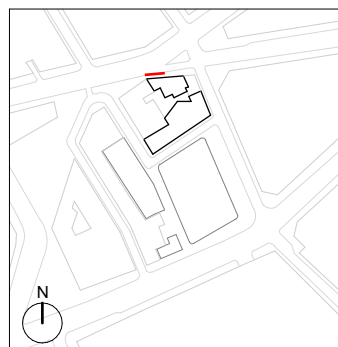
1. Replacement painted timber shop fronts
2. Architectural louvered/signage zone
3. Replacement thermally and acoustically upgraded windows and infill panels to match existing frames
4. Repainted window infill zone
5. Repainted stucco
6. Repaired ornament



Proposed 39-41 New Oxford Street Front Facade



Proposed 39-41 New Oxford Street - Retail Frontage



7.0 West Central Street

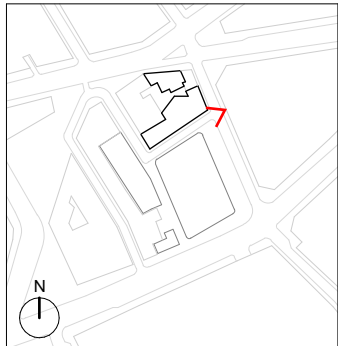
7.7 Facade Design & Materiality

7.7.3 10-12 Museum Street and the West Central Street Buildings

The view adjacent is taken from Museum Street, looking down towards West Central Street. A hierarchy of datums are legible across the facade of 10-12MS and 16b/18WCS & 16a. The change in height between the three buildings creates a dynamic streetscape with a clear differentiation between freeholds.

Substantive heritage benefits arise from the proposals in respect of direct effects to the listed buildings on the Site, presented in more detail through the listed building consent application. These include the restoration and conservation of No.10 Museum Street as the best preserved building within the Site; the sensitive adaptation of 11-12 Museum Street into accessible flats; the removal of poor quality 1990s extensions and partitions to 11-12 Museum Street and internally at 35 and 37 New Oxford Street with the reinstatement of plan-form. Given the condition of the buildings as a result of insensitive adaptations over time and the substantive detrimental alterations to internal character as part of the 'scene-setting' of the 'Variant 31' zombie game, the extent of works to remediate the buildings will be extensive and substantial and of high heritage benefit.

The removal of the existing closet wing to 10 Museum Street (above basement level) is proposed to allow direct access from street level to the proposed residential communal courtyard space which sits between 10 Museum Street and 16b/18WCS proposed new building.



View Down West Central Street