

Top row left to right

CGI of West Elevation of full metal louvred option based on initial specialist acoustic mitigation recommendations.

CGI aerial view showing the full metal louvred option heights vs the heights of neighbouring existing buildings.

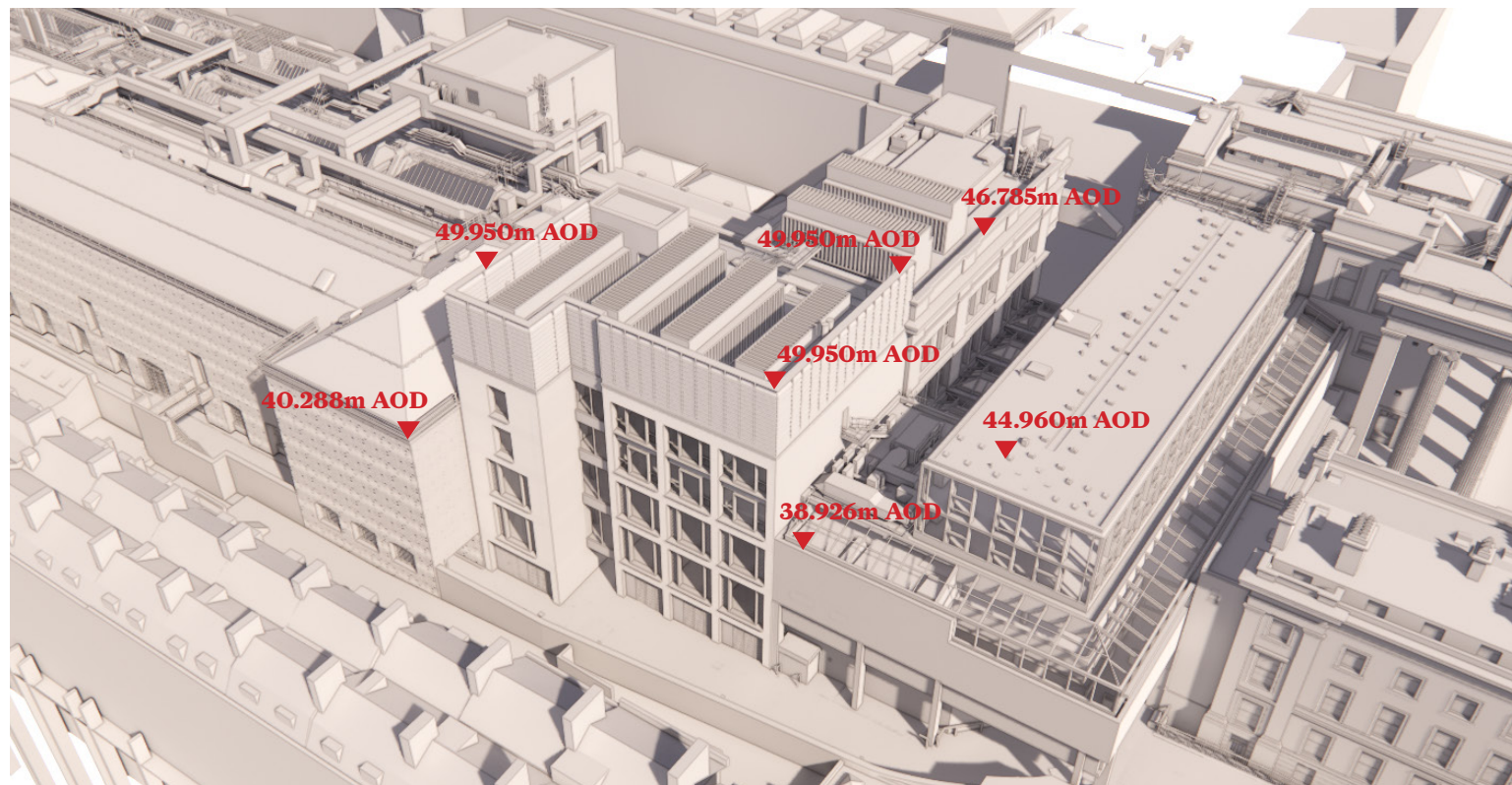
Bottom row left to right

CGI of current West Elevation based on integration of louvres within the overall architectural elevations and introducing a solid top to reduce the overall proposed height.

CGI aerial view showing the current integrated brickwork option heights vs the heights of neighbouring existing buildings.



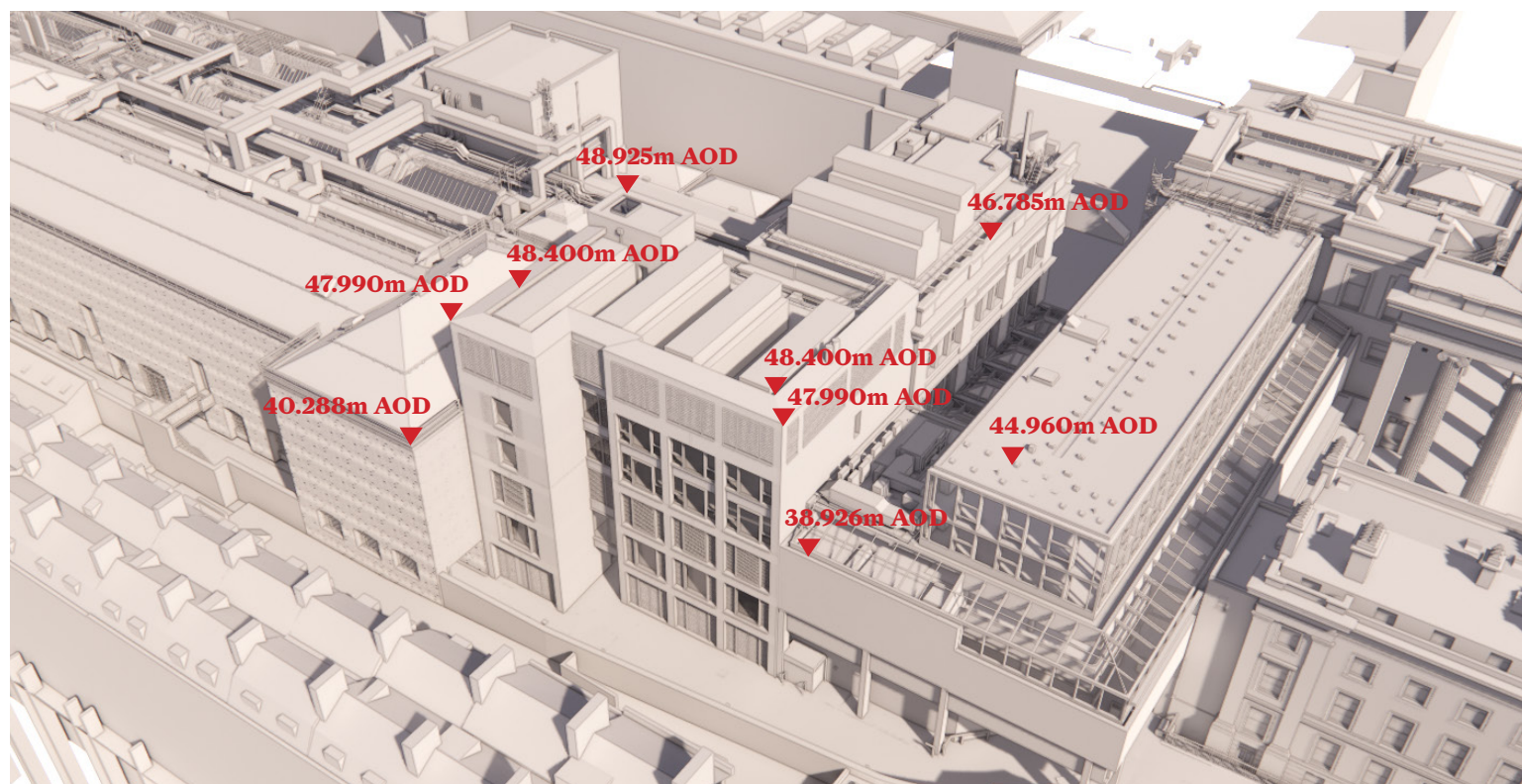
Full metal louvre option



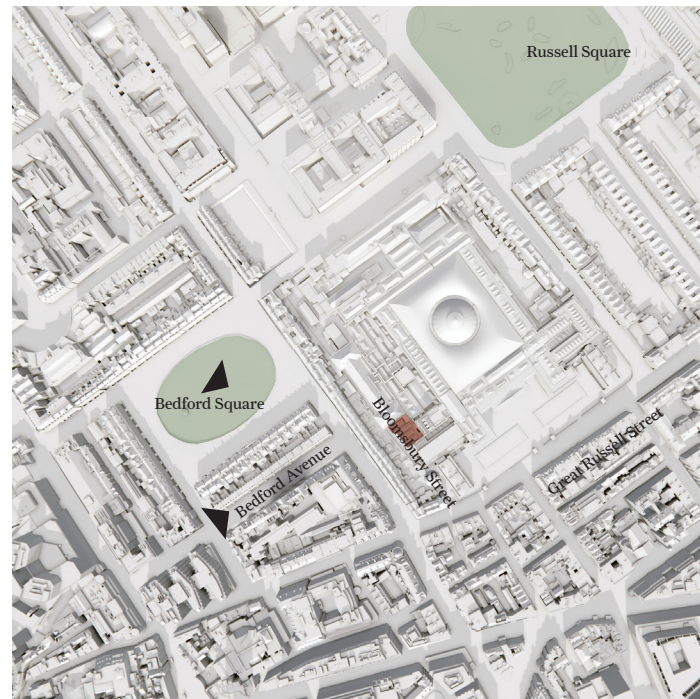
Full metal louvre option



Brickwork integrated option



Brickwork integrated option



Key plan



Bedford Avenue View: Full metal louvre option



Bedford Square View: Full metal louvre option

Left column:

Comparative CGI of louvre options/height reduction within key townscape view from Bedford Avenue. Top: Full metal louvres, Bottom: Current integrated proposal.

Right column:

Comparative CGI of louvre options/height reduction within key townscape view from Bedford Square. Top: Full metal louvres, Bottom: Current integrated proposal.



Bedford Avenue View: Brickwork integrated option



Bedford Square View: Brickwork integrated option

The proposed SWEC floor-to-floor heights have been assessed per level based on industry and manufacturer guidance to ensure the proposed building height is as efficient as possible without placing undue constraints on the building’s future flexibility and operational efficiency. Office floors are designed to achieve minimum clear heights as set by the British Council of Offices (BCO) to office spaces, though the Museum is compromising in parts on these minimums to keep the overall height of the proposed development to a minimum.

For plant/infrastructure floors, storey heights have been assessed on an individual basis to ensure proposed heights are efficient and not wasteful but also meet the requirements set for clear heights by manufacturers and allow sufficient space for the substantial amount of services distribution contained within the building.

Key:

Plant

Office

Mess Areas

Right
Proposed SWEC Floor-to-Floor
and Clear Heights

