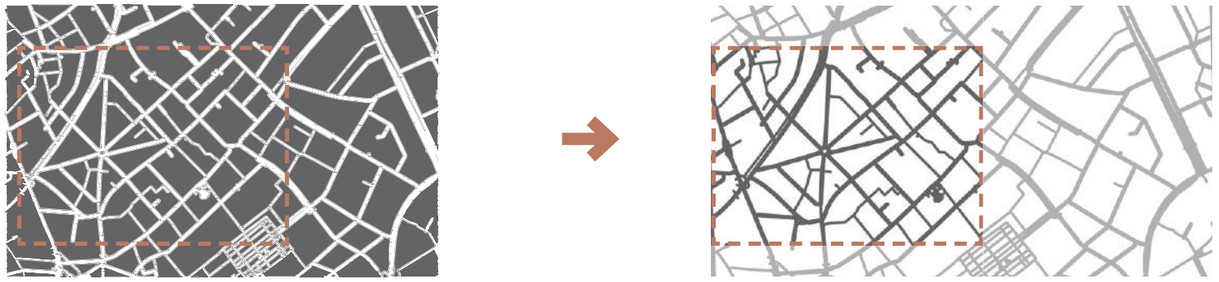
Basement Gate Improvement

04.10 Proposal: Exterior

By reducing the quantum of vehicular parking and significantly increasing the quantum of cycle parking it is expected that there will be a fundamental shift away from vehicular use and activity. It is proposed to replace the gates themselves with a new high quality design.

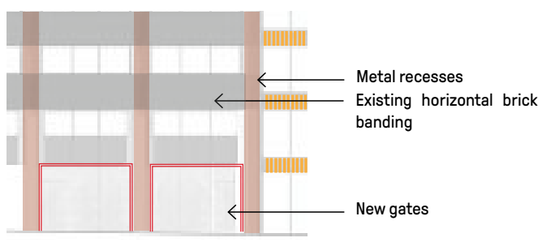
By introducing a graphic element to the new gate design there is the potential to bring a degree of animation and interest to Mercer Street – a quality currently lacking.

The illustrations on this page show an example of the form these might take – in this case taking the unique street pattern of Seven Dials itself and abstracting that urban pattern and street layout to make a geometric, graphic design for the gates. Celebrating this unique quality and characteristic of the area.



Map Diagram

NE elevation (Mercer Street)

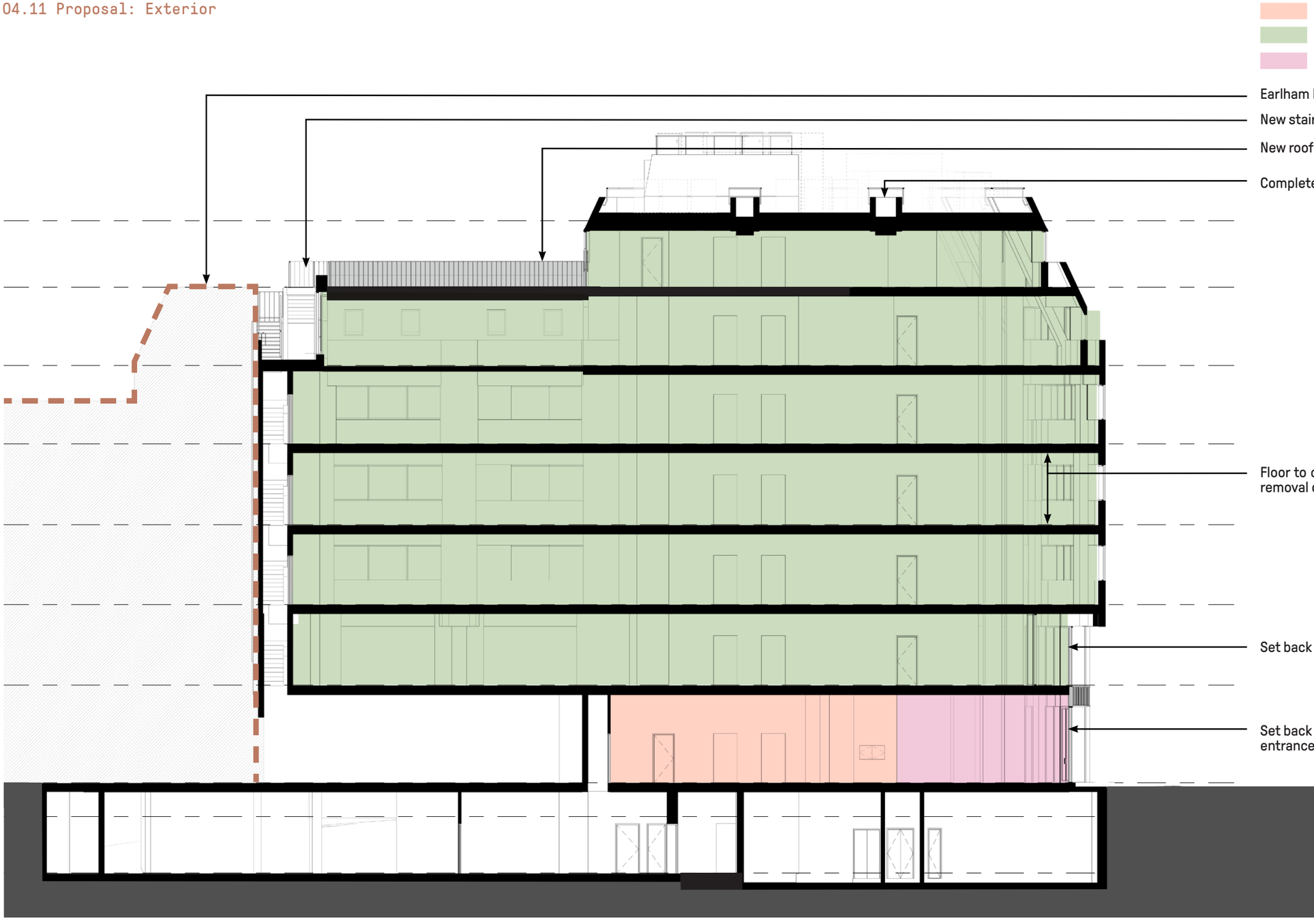


Vehicle Entrance Callout

Indicative illustration

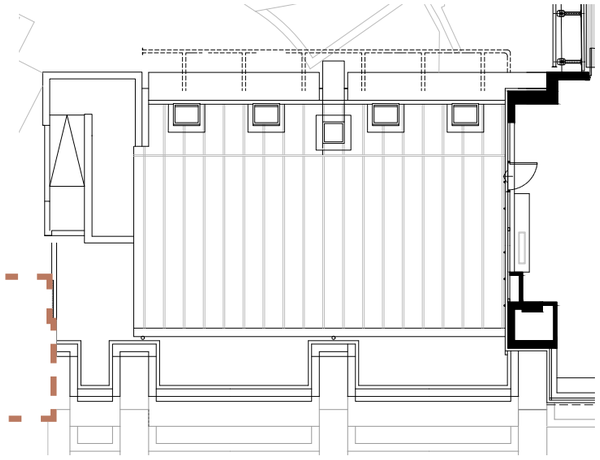
Proposed Section

04.11 Proposal: Exterior

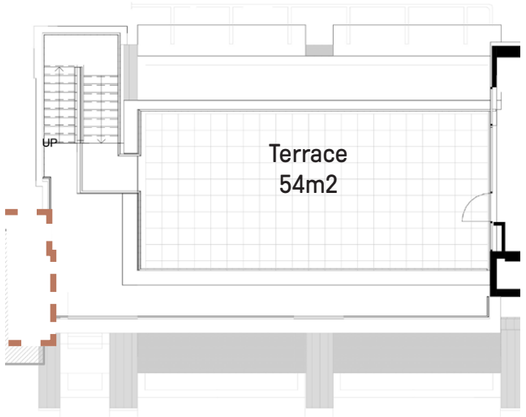


Level 06 Terrace

04.12 Proposal: Exterior



Existing Sixth Floor Plan



Proposed Sixth Floor Plan

Existing sixth floor

Proposed sixth floor terrace

Sixth floor terrace Visual

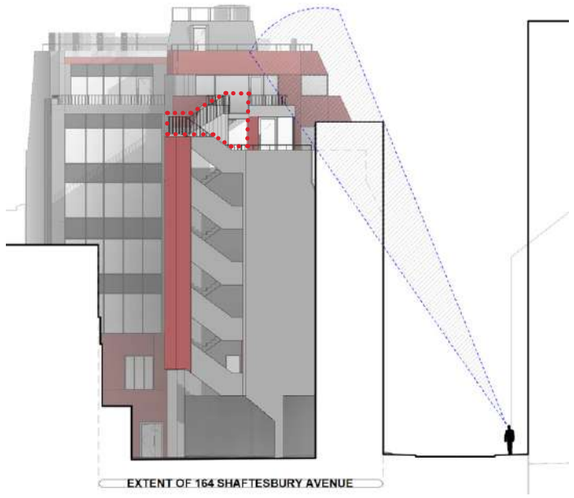
Secondary Stair Extension

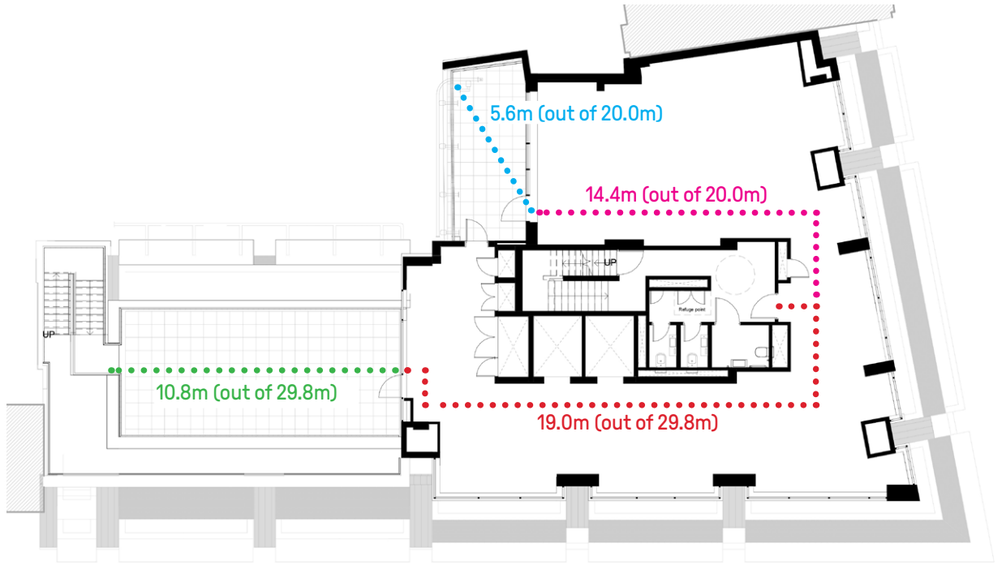
04.13 Proposal: Exterior

The existing secondary staircase on the southern elevation of the building currently extends to Level 5.

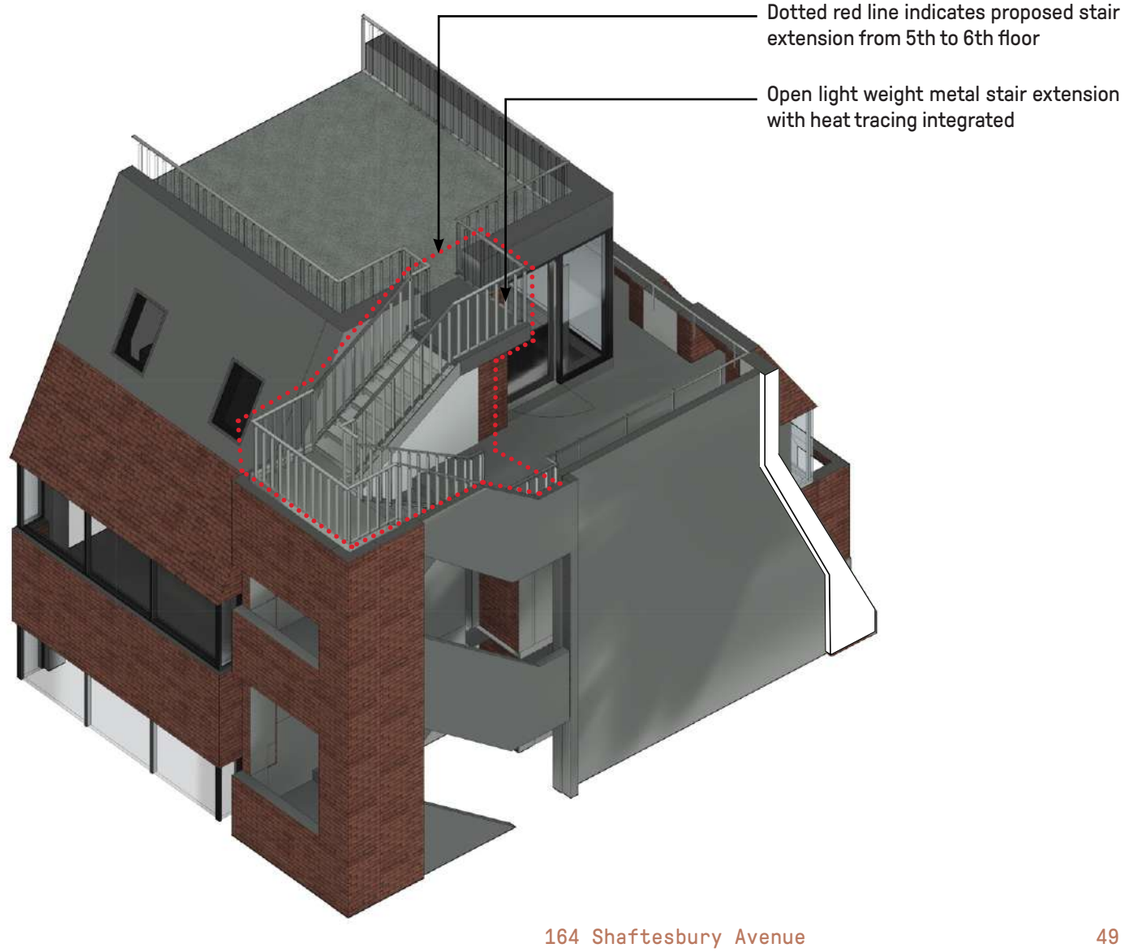
To provide two means of escape the existing second escape stair will be extended to allow access from the roof terrace. To minimize the visual impact of this extension a lightweight metal railing is proposed. Furthermore, the stair extension will not be visible from street level due to it being setback from the front of building.

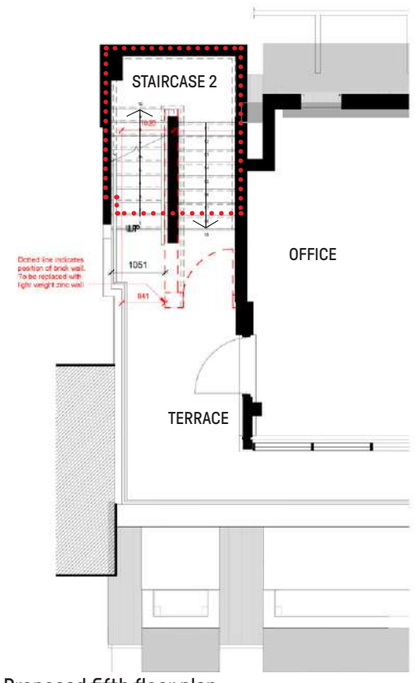
No roof structure is proposed to the staircase extension. Being a fire escape staircase and external, heat tracing will be integrated within the stair flight to ensure trip and slip hazards during adverse weather conditions (such as ice of the treads for example) are avoided.



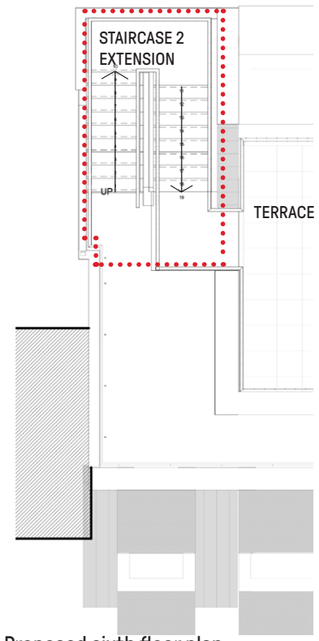


Proposed sixth floor plan - distance to exit doors





Proposed fifth floor plan



Proposed sixth floor plan

Area Schedule

04.14 Proposal: Exterior

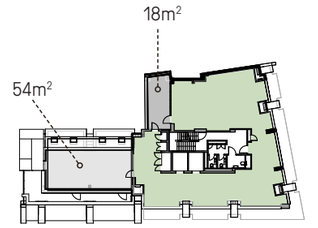
Floor Level	GEA			GIA			NIA			Terrace		
	Existing m2	**PROPOSED m2**	Gains - Loses m2	Existing m2	**PROPOSED m2**	Gains - Loses m2	Existing m2	**PROPOSED m2**	Gains - Loses m2	Existing m2	**PROPOSED m2**	Gains - Loses m2
Basement	880	880	0	800	800	0	34	0	-34	0	0	0
Ground	376	385	9	354	359	5	0	103	103	0	0	0
Level 1	527	537	10	481	496	15	408	422	14	0	0	0
Level 2	562	562	0	512	512	0	440	437	-3	0	0	0
Level 3	562	562	0	512	512	0	436	433	-3	0	0	0
Level 4	546	546	0	489	489	0	410	406	-4	0	0	0
Level 5	511	515	4	405	405	0	340	328	-12	18.8	30	11
Level 6	386	386	0	252	252	0	184	185	1	18	72	54
Roof	35	37	2	31	31	0					0	
Total	4385	**4410**	25	3836	**3856**	20	2252	**2314**	62	36.8	102	65

	m2	ft2
TOTAL Approx. GEA	4410	47469
TOTAL GIA	3856	41506
TOTAL NIA	2314	24908
Occupancy (1/8 of NIA)	289	

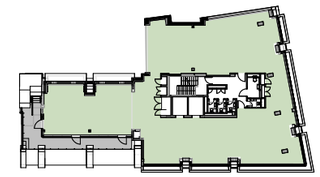
NIA Plans - Key:

- Reception area
- Tenant break out space with tea point
- Tenant lettable area with meeting rooms and tea point
- Office area
- Terrace

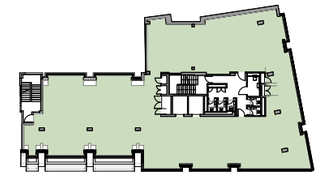
Level 06



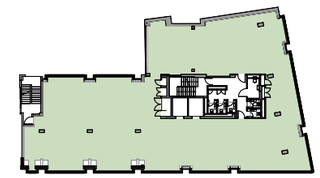
Level 05



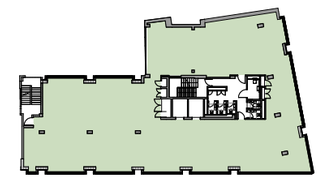
Level 04



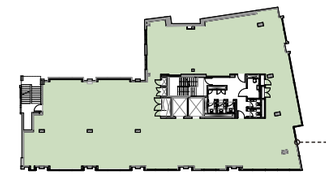
Level 03



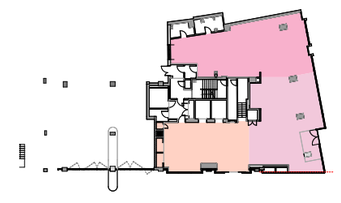
Level 02



Level 01



Level 00



05

SUSTAINABILITY

Executive Summary

Sustainability is embedded in the design proposals for the refurbishment of 164 Shaftesbury Avenue since the early stages of the project and it will continue to drive the design and construction, to deliver a highly sustainable development.

This Sustainability Statement presents the key elements of the sustainability strategy developed for the proposed refurbishment, in response to the national, regional and local planning policy requirements related to environmental sustainability.
The proposed Sustainability Strategy involves design and construction measures covering the following themes:

- Energy and CO2 emissions
- Water
- Sustainable materials
- Transport
- Circular economy and waste management
- Pollution
- Health and wellbeing,
- Ecology & biodiversity
- Adaptation to climate change
- Sustainable design and construction management

The proposed refurbishment is also assessment under the BREEAM Refurbishment and Fit-Out (R&FO) 2014 scheme, with the aim to achieve a BREEAM Excellent rating.

The project team reviewed the BREEAM requirements during a dedicated pre-assessment workshop and concluded that the proposed development is able to achieve a BREEAM Excellent rating, in line with the planning policy requirements of Camden's Local Plan. The BREEAM pre-assessment will be included in Appendix A and provided a detailed breakdown of the targeted credits and score.

Sustainability Strategy

05.01 - Sustainability

Summary of Targets and Objectives

The key targets and objectives of the proposed sustainability strategy are summarised below:

BREEAM

164 Shaftesbury Avenue aims to achieve a BREEAM Excellent rating, being assessed under the BREEAM UK Non-Domestic Refurbishment and Fit-Out (RFO) 2014 scheme.

ENERGY AND CO2 EMISSIONS

The proposed refurbishment will combine energy efficiency measures and low and zero carbon (LZC) technologies to:

- Reduce CO2 emissions following the Camden Planning Guidance, following the energy hierarchy.
- Provide an all-electric solution with no fossil fuels used on-site.
- Incorporate renewable energy technologies.

SUSTAINABLE MATERIALS

The proposed design will aim to:

- Promote circular economy and resource efficiency.
- Prioritise materials that have low embodied carbon, including those that can be reused or recycled.
- Prioritise sustainably sourced materials.
- Use legally harvested and traded timber and timber-based products.
- Prioritise durable materials and healthy materials (e.g., low VOC emitting materials).

WATER AND SURFACE WATER RUN-OFF

The proposed refurbishment will aim to:

- Reduce potable water consumption, through the specification of efficient water fittings and achieving the BREEAM Excellent standard for the 'Water 01' water category.
- Incorporate water meters and sub-meters to enable monitoring and efficient control of the building's water demand.
- Incorporate water leak detection and flow control devices to reduce water consumption.
- Explore the feasibility of incorporating a blue roof.

HEALTH AND WELL-BEING

The proposed design will be occupant-centric, and it will aim to:

- Incorporate design measures to provide a secure, inclusive, and accessible space..
- Provide thermal comfort and avoid overheating risk in line with the cooling hierarchy.
- Provide visual and acoustic comfort to the building occupants.
- Incorporate materials that do not emit toxins to the internal or external environment.
- Provide high air quality levels contribute to improved air quality for the surrounding area.

TRANSPORT

The proposed scheme will aim to support sustainable means of transport by:

- Providing secure and accessible cycle storage in line with the standards set by Camden Local Plan.
- Being located in a central location and in close proximity to public transport.

POLLUTION

The proposed refurbishment will incorporate measures to:

- Minimise the generation of air pollution and prevent increased exposure to poor air quality.
- Minimise air pollution during construction.
- Design against noise to reduce the need for mitigation measures.
- Reduce night-time light pollution.

ECOLOGY

The proposed design will aim to:

- Maintain and enhance the ecological value of the site as a result of the development, following the recommendations of the ecologist.
- Incorporate planting and soft landscaping elements.
- Provide bird boxes to enable nesting.

ADAPTATION TO CLIMATE CHANGE

The Development will incorporate measures to adapt to climate change in line with Policy CC2, of Camden Local Plan:

- Green spaces: The proposed design will aim to incorporate greenery, to enhance the ecology of the site, where feasible, due to space limitations related with the refurbishment of the existing building.
- Surface water run-off: The proposed scheme does not increase the area of impermeable surfaces. The feasibility of incorporating a blue roof will be explored.
- Overheating risk and urban heat island effect: The design will aim to minimise the risk of overheating, following the cooling hierarchy. The scheme, which involves the refurbishment of an existing building does not contribute to additional hardstanding areas in the local building environment (the footprint of the existing built is unchanged).

Sustainability Strategy

05.01 - Sustainability

Sustainable Design and Construction Management

The proposed refurbishment will incorporate the following measures:

- Sustainability Implementation Plan: JLL have been appointed as the sustainability advisors, to set performance targets for the proposed scheme, provide advice to the design team and monitor progress, during the design and construction phase of the project.
- Environmental Management System: The principal contractor will operate an environmental management system (EMS). They will also be required to implement best practice pollution prevention policies and procedures on-site.
- Building User Guide and occupants' training: A building user guide (BUG) will be prepared prior to handover for distribution to the technical and non-technical building users, including the occupiers and managers. A training schedule will be prepared for building occupiers and managers, timed appropriately around handover.

The relevant project members will ensure that materials are sourced in a responsible way and have low embodied impact over their lives. Moreover, good design and construction practices will be encouraged, including material reuse, reduction of the waste arising from refurbishment works and through efficient operation of the building.

The design will also ensure prevention and control of the pollution associated with the building's location and use by significantly reducing the current impacts of light-pollution, noise, and NOx emissions on the occupants.

The development will also encourage habitat protection and creation, improving and managing the site's long-term biodiversity.

The scheme will achieve a BREEAM 'Excellent' rating and has the potential to provide a benchmark for a sustainable refurbished development that can exceed current policy requirements and is scalable throughout the UK.

06

Waste storage

Waste/Refuse strategy

06.01 - Waste Storage

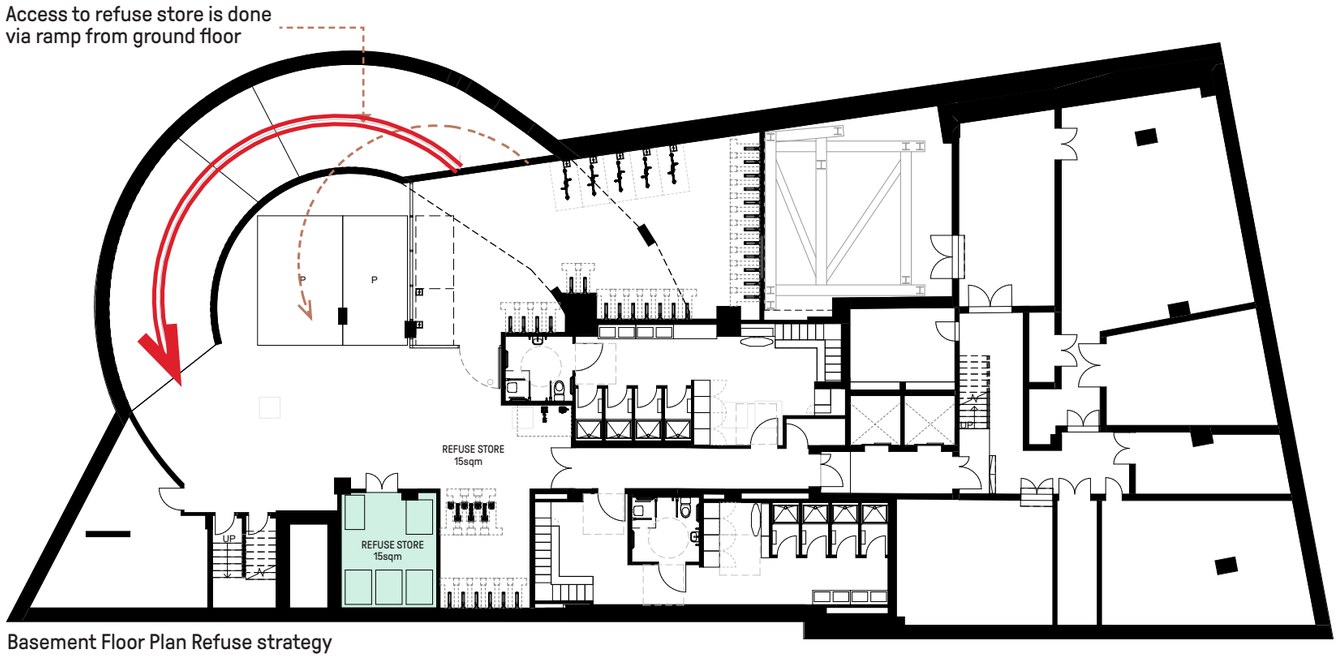
A refuse store is located at basement level and accessed through the parking area which have access from the street. Both general and recycling containers will be accommodated within the store which accommodates a total of No.5 of 1100l Eurobins.

Of this total, 70% of this capacity must be retained for the storage of separate material for recycling (50% paper, 10% other dry recyclables, 10% food waste). We are providing signage or line painting to denote the area dedicated for recyclable&general waste.

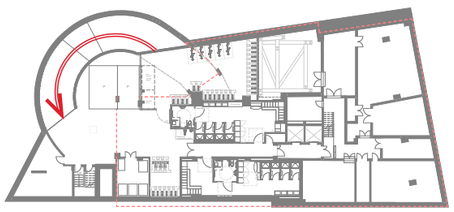
The scheme aims to meet BREEAM Non-Domestic Refurbishment & Fit-Out 2014 credit WST 03 for stage 04. This item requests the provision of a central dedicated storage space for the recycling of materials in addition to the general waste area provision, which require the below:

- Sized at least 2m2 per 1000m2 of net floor area for buildings < 5000m2
- Located accessible to building occupants or facilities operators for the deposit of materials and collection by waste management contractors
- Provided with signage or line painting to denote the area dedicated for recyclable & general waste

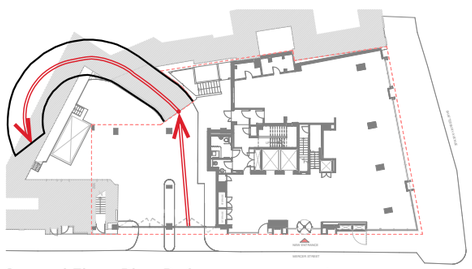
The porposed waste storage will meet BREEAM standards and therefore bring an improvement upon existing wase storage provision.



Basement Floor Plan Refuse strategy



Basement Floor Plan Refuse access route



Ground Floor Plan Refuse access route