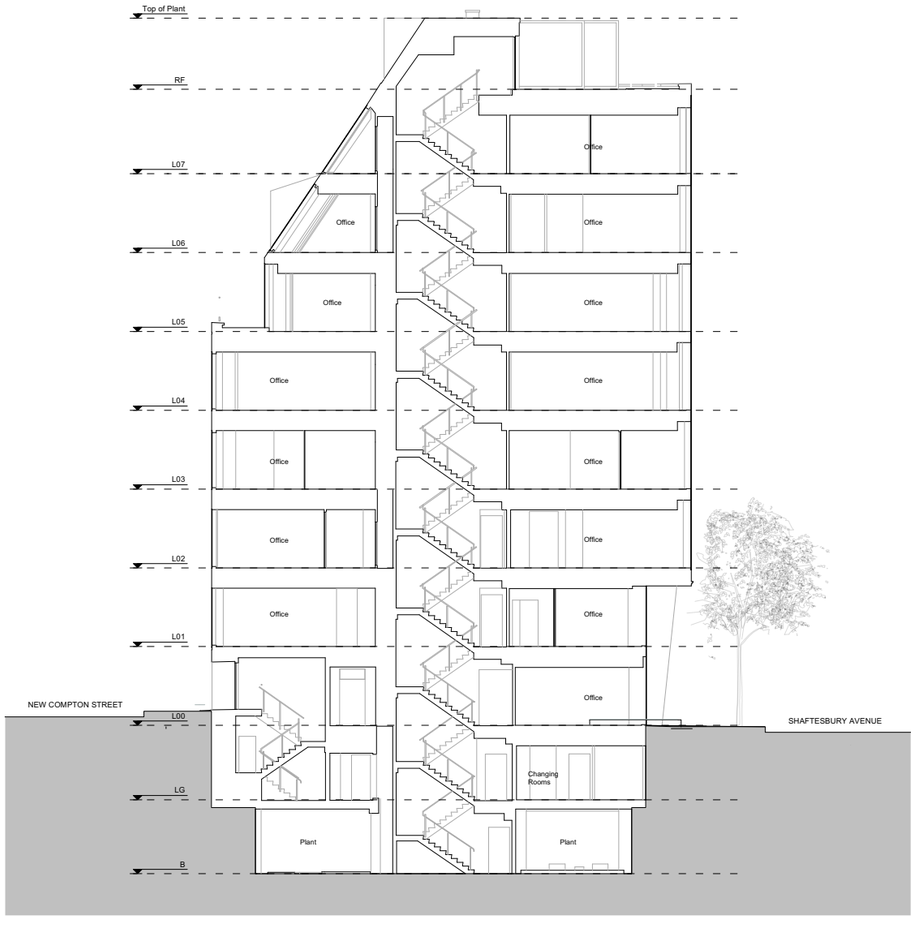
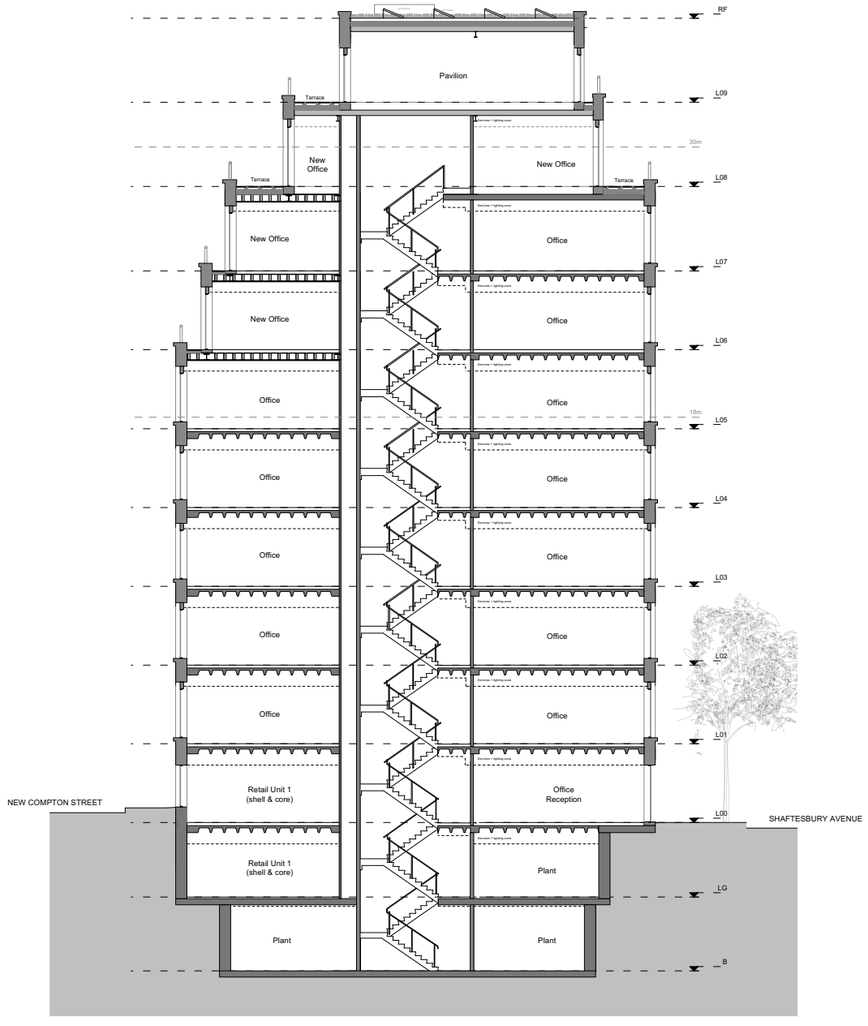
6.06 Existing & Proposed Sections

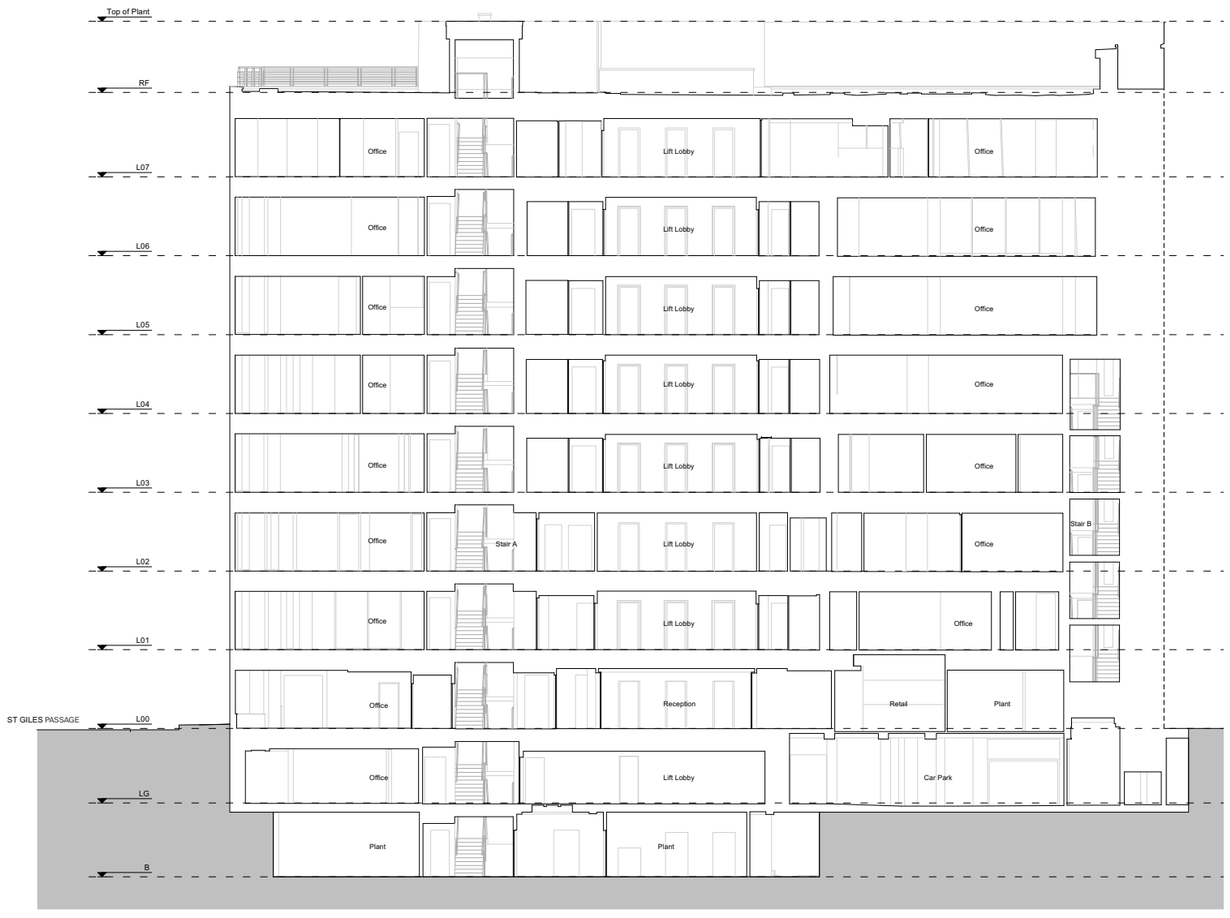


Existing North South Section - NTS

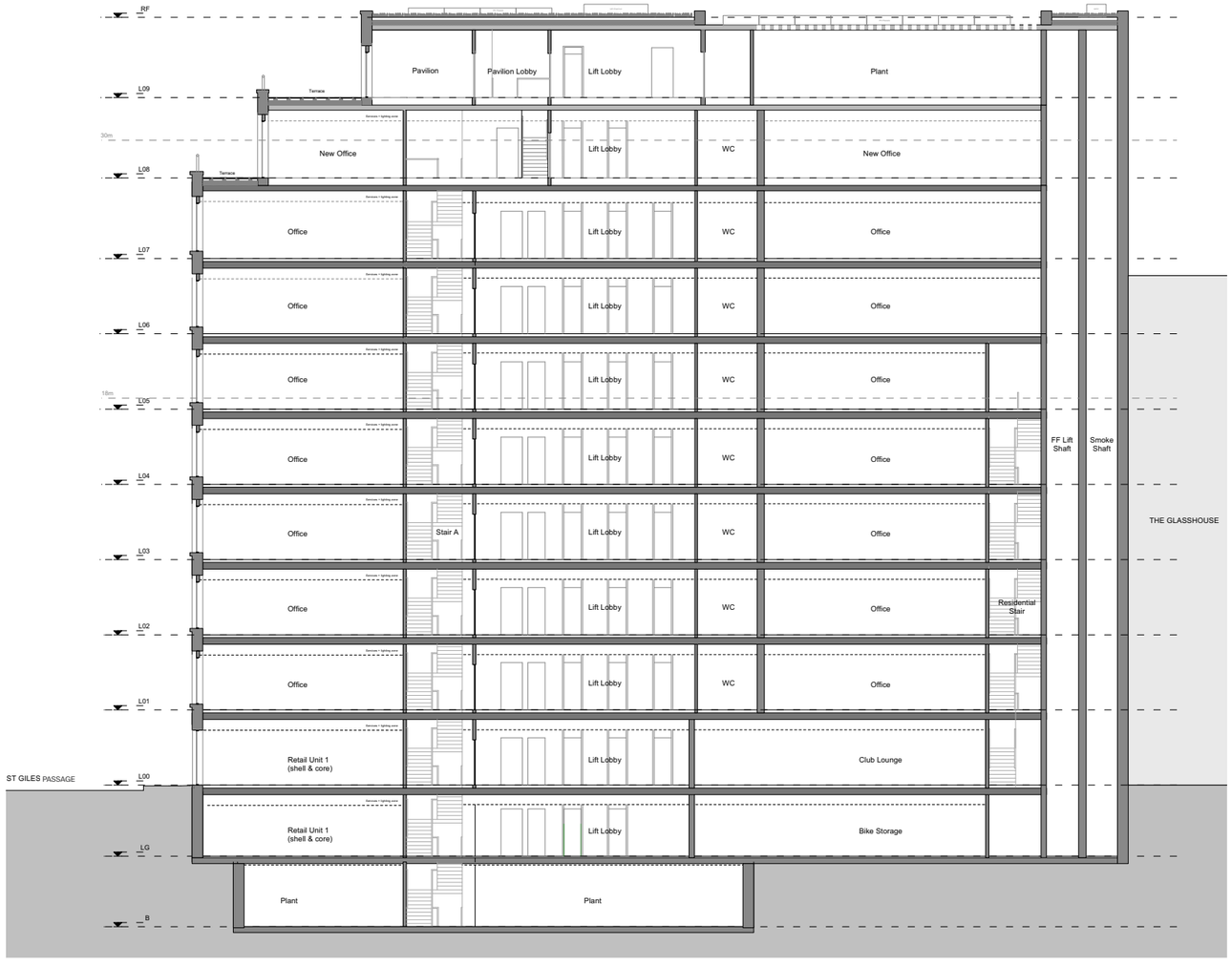


Proposed North South Section - NTS

6.06 Existing & Proposed Sections



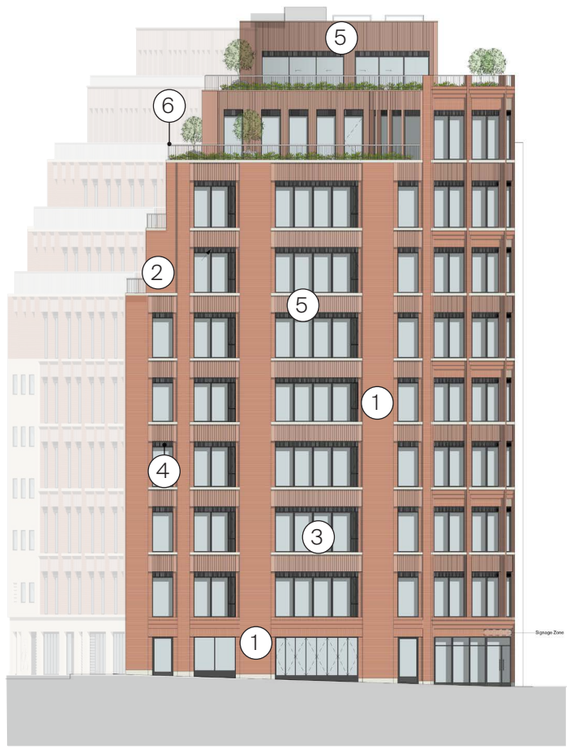
Existing East West Section - NTS



Proposed North South Section - NTS

6.07 Proposed Facade Design & Materiality

NEW COMPTON STREET ELEVATION



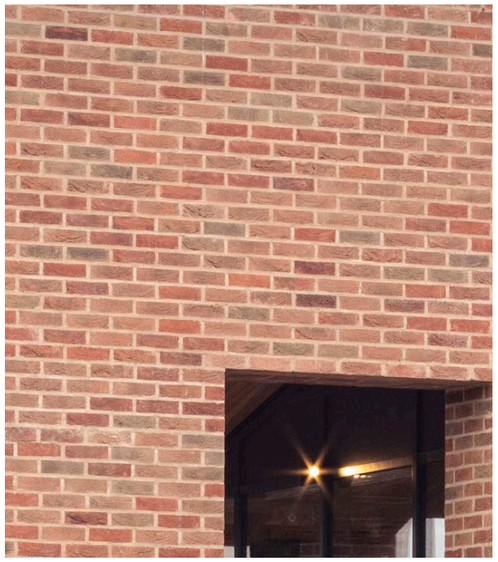
ST GILES PASSAGE ELEVATION

SHAFTESBURY AVENUE ELEVATION

Proposed Materials

1. Panelised brick facade.
2. Reconstituted stone copings.
3. PPC metal framed windows.
4. PPC metal louvers (vertical fins) above windows & to openable side vents.
5. GRC panels to upper floors, corner & lintels.
6. Painted metal balustrades.
7. PPC metal louvres (vertical fins) to plant area openings.

6.07 Proposed Facade Design & Materiality



PANELISED BRICK FACADE / RECYCLED CONTENT

PPC METAL FRAMED WINDOWS

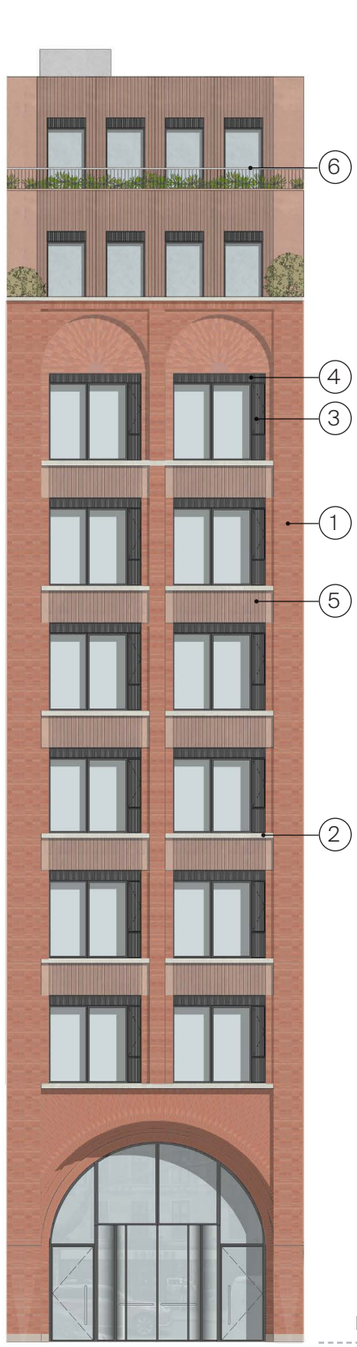
PPC METAL LOUVRES ABOVE WINDOWS
AND OPENABLE SIDE VENTS

GRC PANELS TO UPPER FLOORS, CORNER AND
LINTELS

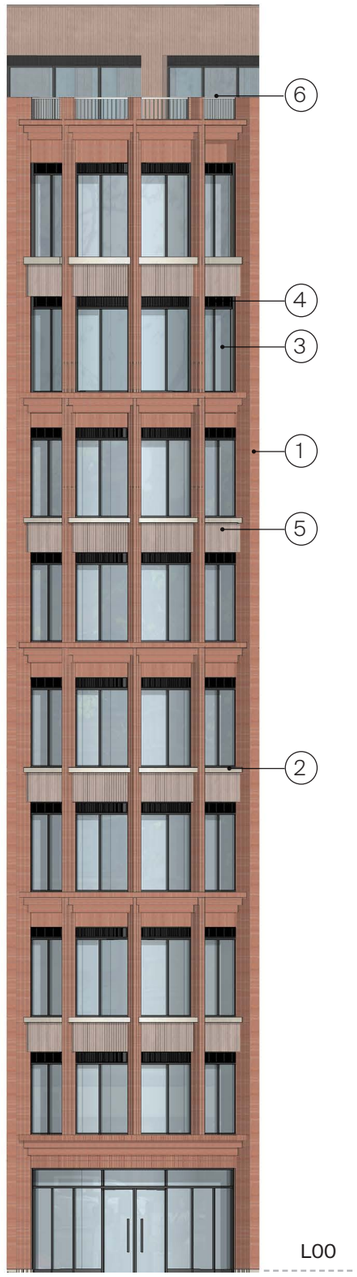
PAINTED METAL BALUSTRADES

RECONSTITUTED STONE COPINGS

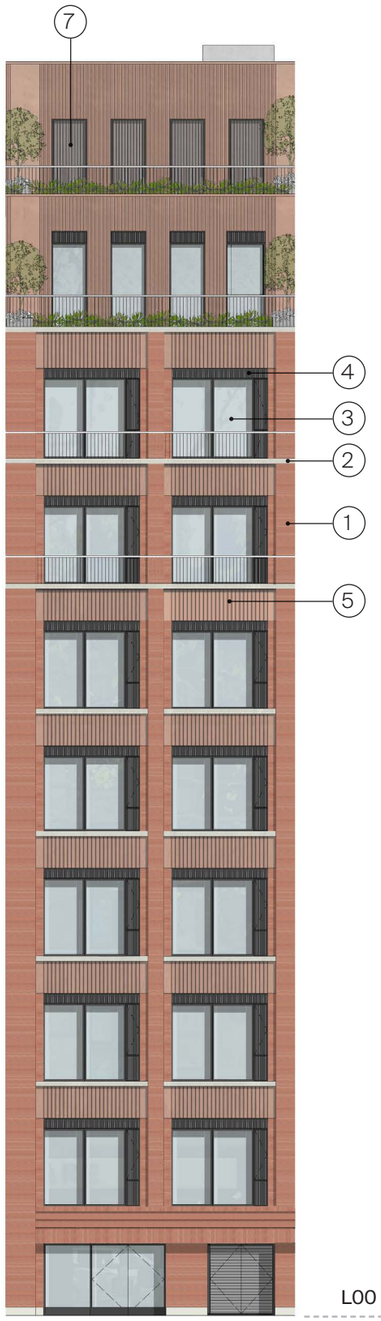
6.07 **Proposed Facade Design & Materiality - Bay Studies**



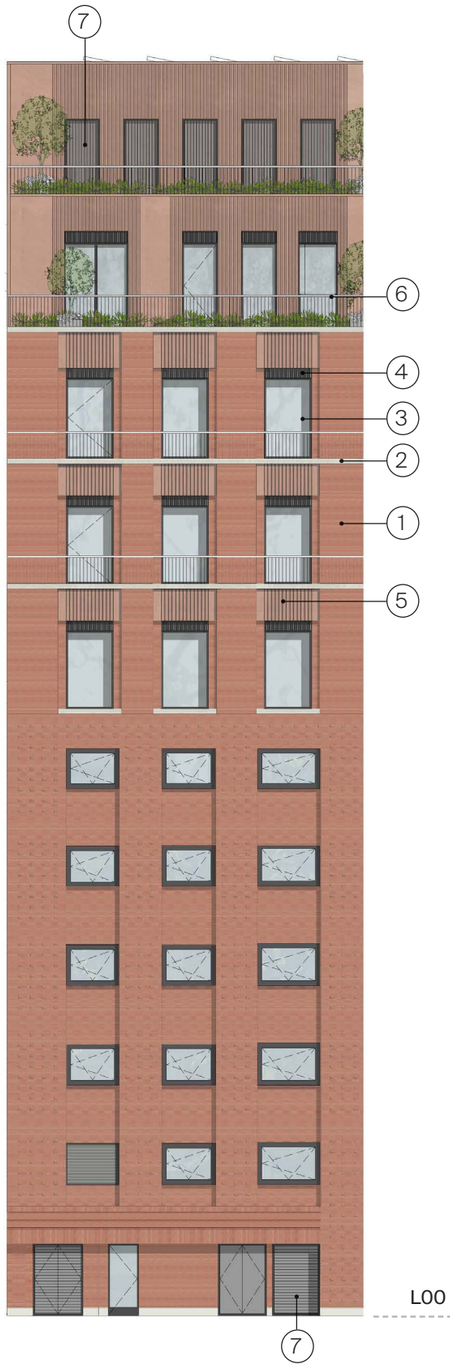
SHAFTESBURY AVENUE
ENTRANCE



SHAFTESBURY AVENUE - ST
GILES PASSAGE CORNER



NEW COMPTON STREET
TYPICAL BAY

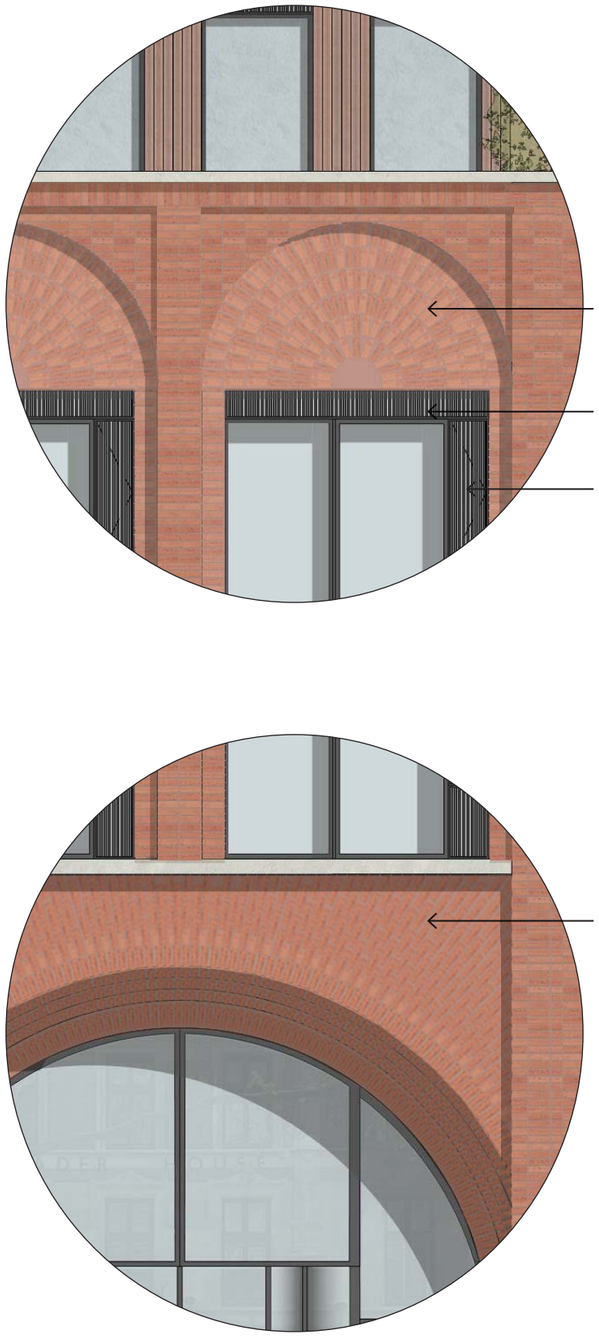


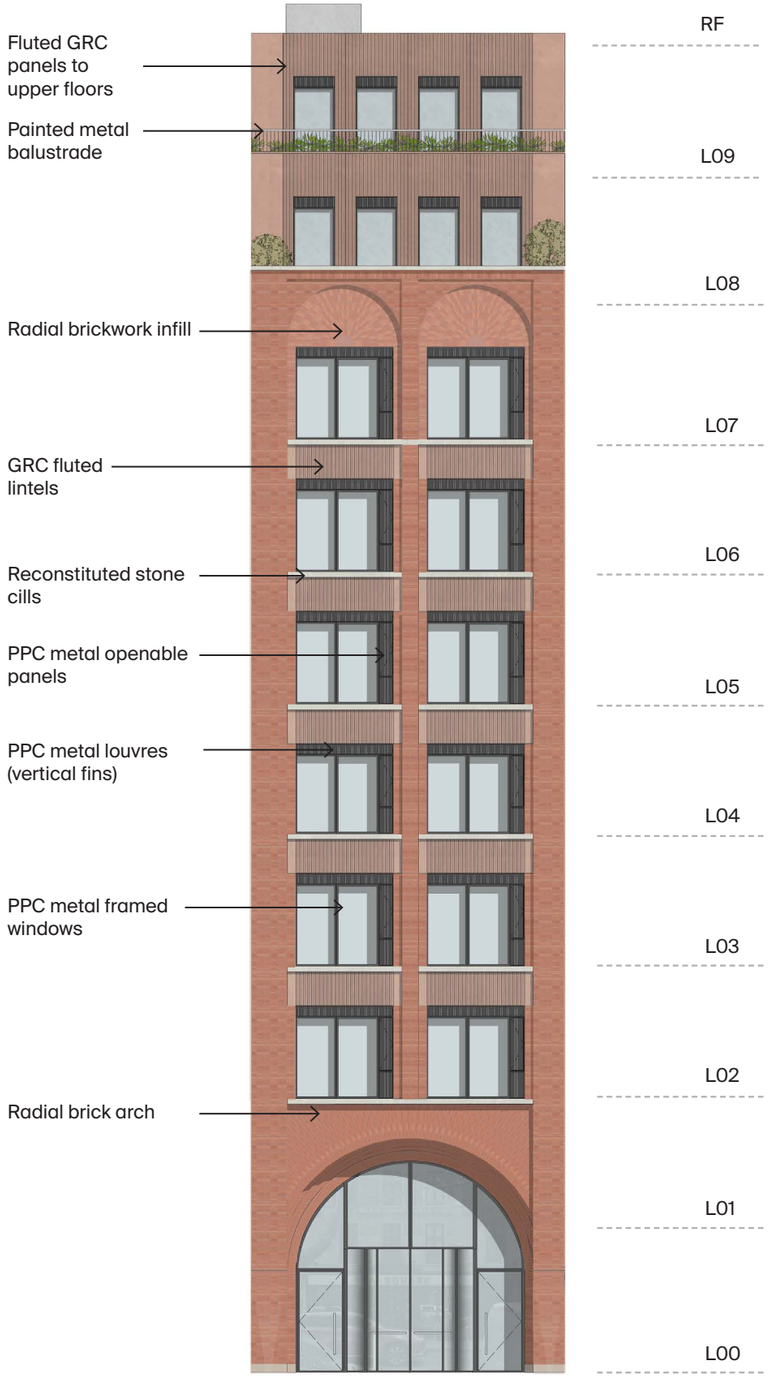
NEW COMPTON STREET
RESIDENTIAL BAY

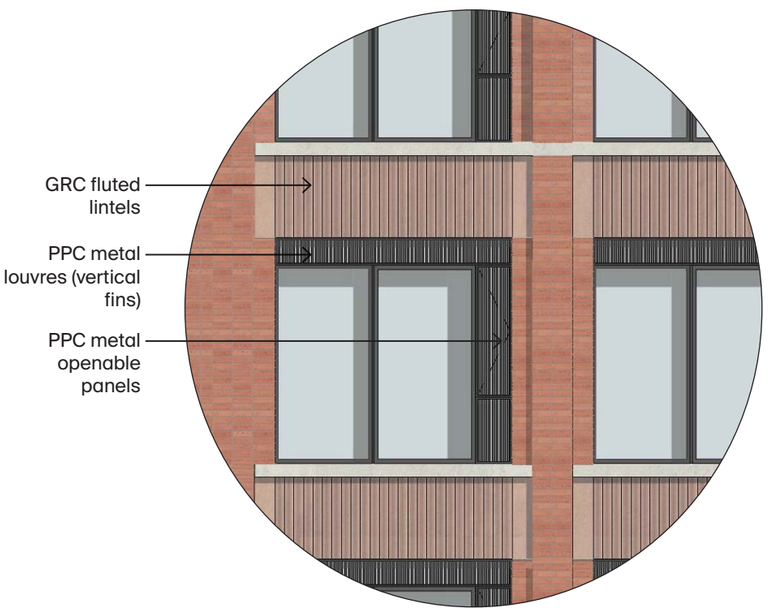
Proposed Materials

1. Panelised brick facade.
2. Reconstituted stone copings.
3. PPC metal framed windows.
4. PPC metal louvers (vertical fins) above windows & to openable side vents.
5. GRC panels to upper floors, corner & lintels.
6. Painted metal balustrades.
7. PPC metal louvres (vertical fins) to plant area openings.

6.07 **Proposed Facade Design & Materiality - Bay Studies**







6.08 Proposed Views - Corner

Key design elements:

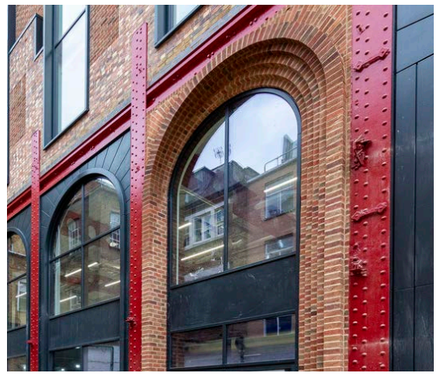
- The curved corner acts as a statement for the building when viewed looking east along Shaftesbury Avenue and adjacent side streets.
- Stepped brick piers and spandrel panels, create movement and interest with play on light and shadow.
- Double story modulation of the brick and fluted panels emphasises the height and finishes the turret.
- Single story base that addresses the street scale with glazing that opens up the new retail space to the street.

SHAFTESBURY AVENUE/ ST GILES PASSAGE CORNER VIEW

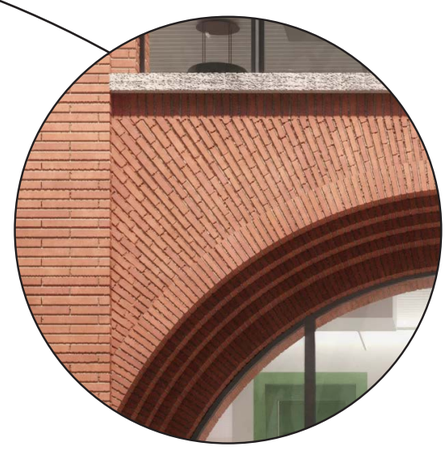
6.08 Proposed Views - Entrance

SHAFTESBURY AVENUE MAIN ENTRANCE VIEW

Brick step precedent



ICE FACTORY, BGY



RADIAL BRICKWORK AT ENTRANCE

Key design elements:

- Stepped brick spandrel panels and corbel detail bricks at ground floor arch to emphasise the main entrance.
- Radial brickwork around main entrance archway adds another level of detail to the facade.
- Double height glazing at main entrance to create a light and open reception space.
- Curved corbel detail at ground floor brick piers to make the transition between the stepped in ground floor facade and the projecting upper floors on Shaftesbury Avenue.
- Full height curtain wall glazing on ground floor engages with the public at street level.

6.08 Proposed Views - Corner Entrance

Key design elements:

- The proposed corner entrance to the flexible bar/ Class E space creates a more inviting and active approach to the building.
- Stepped spandrel brick detail around ground floor entrances which forms a strong base to the building.
- Visual connection is maintained from both St Giles Passage and Shaftesbury Avenue around the curved corner.
- Full height glazing to allow plenty of light to enter internal spaces.

RETAIL ENTRANCE CORNER VIEW

BGY

Access, Maintenance & Servicing

7.00

BUCKLEY GRAY YEOMAN

7.01 Inclusive Access

The design of the building has been considered with regards to two aspects of access: transport links and inclusivity.

The key access principles are as follows:

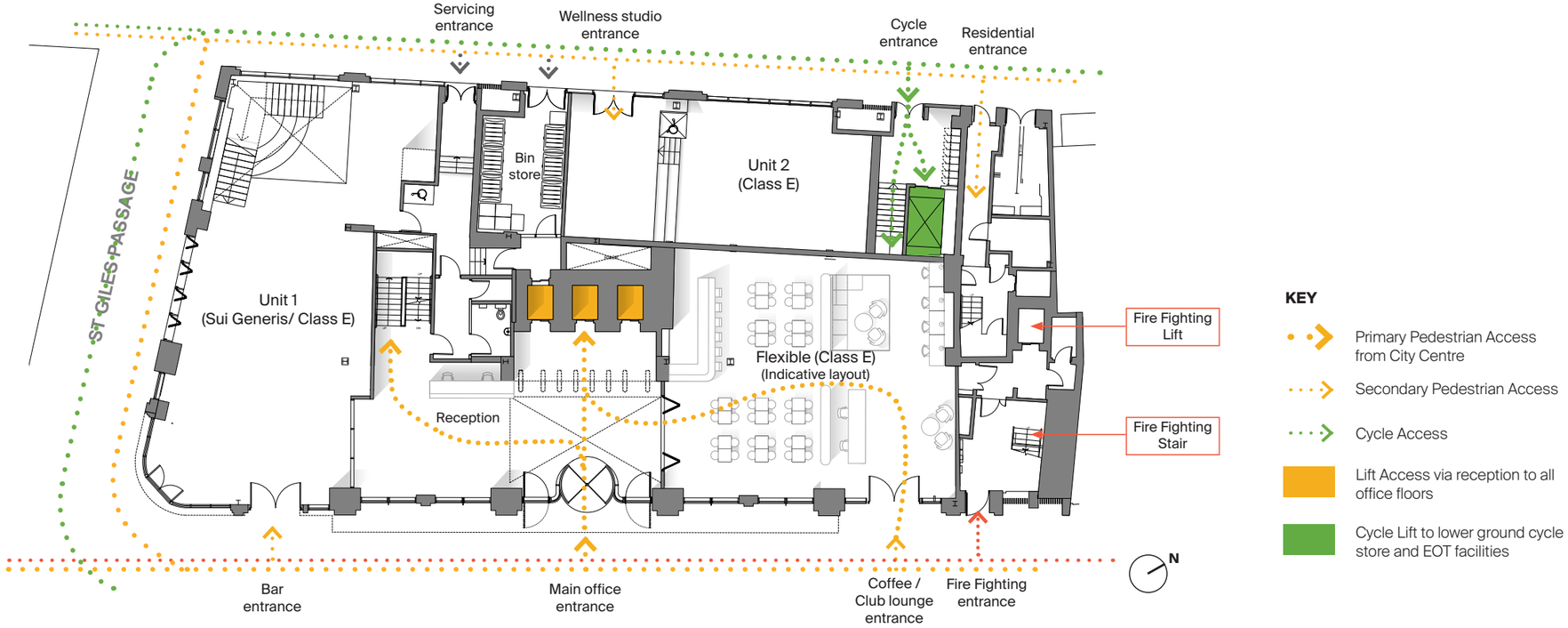
- Grade access to principal entrances to the office building on Shaftesbury Avenue.
- Servicing access on New Compton Street is retained.
- Cycle access is provided on New Compton Street with a dedicated cycle lift and stair to the End of Trip Facilities.
- All retail units are accessed from street level.
- Lifts serving all office floors and platform lifts where required.
- There is step-free access to all office floors.
- There is 1 no. unisex accessible WC per office floor.
- All lifts are sized for DDA compliance.
- The proposals have been designed to comply with current building regulations, Approved Document Part M.

Access on the building's typical floors is described on the following pages.

RETAIL ENTRANCE CORNER VIEW

7.02 Access and Circulation

The Proposed Development would provide a mixed-use commercial building with flexibility at ground and lower ground floor levels to accommodate a variety of uses under the Class E use class, as well as part of the ground and lower ground floor having flexibility for a future bar/drinking establishment use. Office accommodation would be located on the upper floors which would be accessed from ground floor entrance lobby and adjacent 'Club Lounge' use.



7.02 Access and Circulation cont.

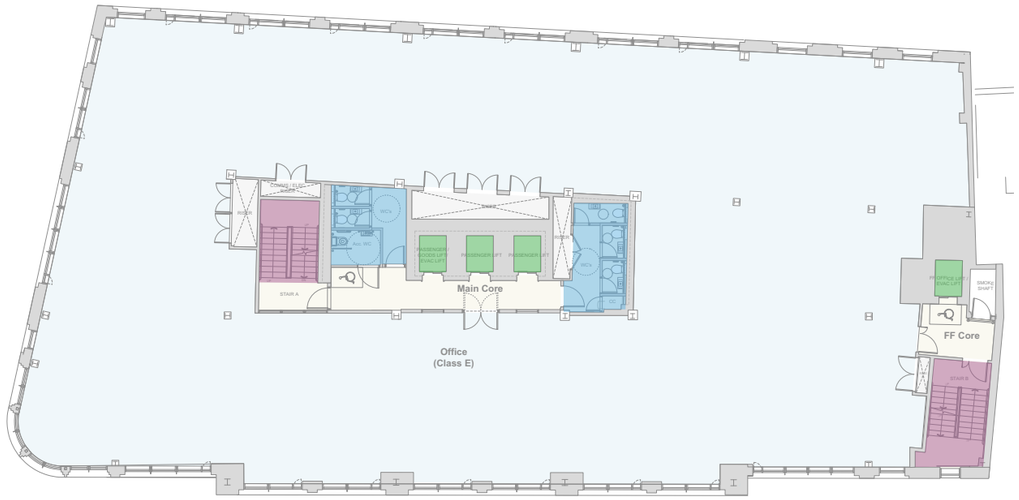
Vertical Circulation

The building comprises of a retained central core with 3 lift shafts and main stair. 1 lift is used as a goods/ evacuation lift and reaches all occupied floors including to lower ground floor with 2 lifts reaching ground to eighth floors.
There is also a firefighting core that is also being retained on the right side of the building with 1 firefighting lift and escape stair reaching all floors of the building.

Details of passenger lifting devices will be developed at a subsequent stage of design development, however lifts will be designed to meet the guidance of AD M Vol.2, and, for passenger lifts, BS EN 81-70.

These will be designed to meet the requirements of Part K of the Building Regulations for ‘general access stair’, and will be detailed at a later stage, including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails that extend 300 mm beyond the top and bottom riser.

Proposed Ground Floor Level



Proposed Typical Office Level

Key

- Stair access
- Lift access
- Sanitary provisions

7.03 Delivery and Servicing Strategy

The Service entrance is located in New Compton Street, levelled with the road.

The entrance gives access directly onto the loading bay and bin storage, facilitating access for waste collection services for the building. The bin storage has capacity for 6 Euro bins and 6 smaller 240L bins for recycling separation which accommodates waste for both office and retail uses.

The loading bay is connected through a lobby with the goods lift, serving all floors.

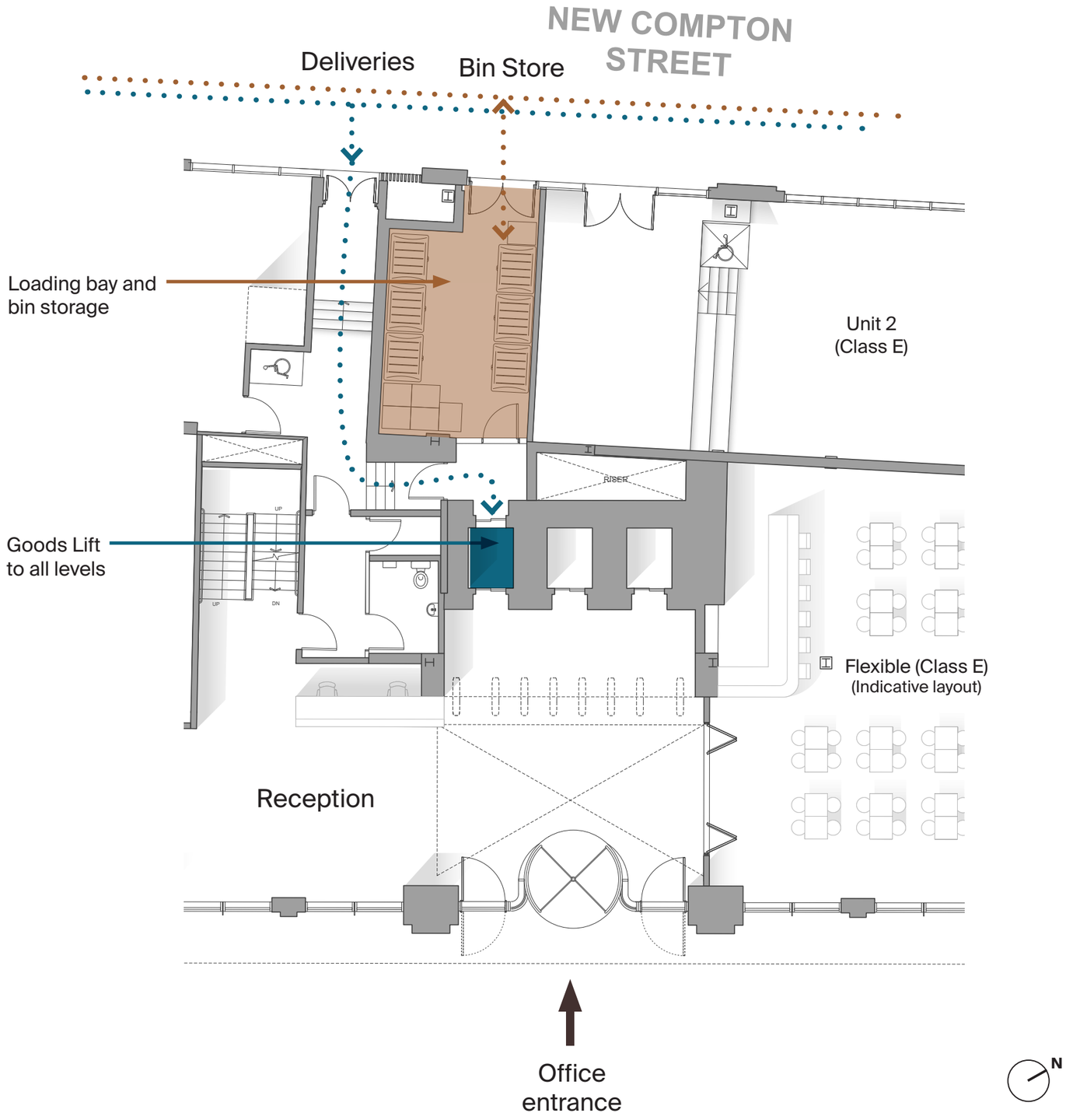
The current building use would result in 4 - 5 deliveries / collections during a typical week with up to one on a typical working day. This would likely occur within the morning between 08:00 – 13:00.

The increase in floor area is unlikely to result in any material increase in vehicle movements associated with servicing.

The servicing and deliveries will comprise of typical office supplies and waste collection. The service vehicles will wait on New Compton Street similar to the existing arrangements while loading / unloading occurs.

KEY

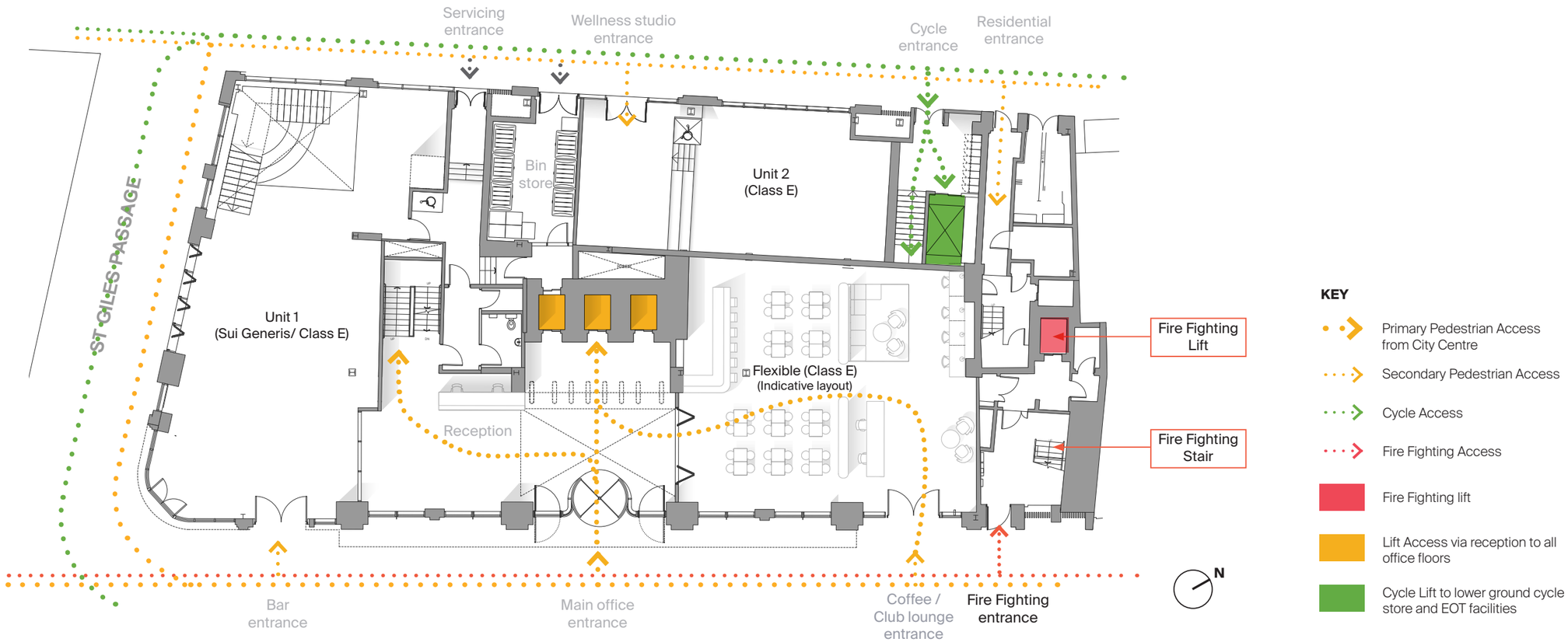
- Delivery Route
- Refuse Collection Route
- Bin Store
- Goods lift



7.04 Emergency Egress and Fire fighting

Access to the Fire Fighting core is also from Shaftesbury Avenue, facilitating access for the Fire Brigade and emergency services from the main road. This fire fighting core includes a fire fighting lift and stair and will be primarily used in case of emergencies.

Please refer to the Fire Statement Report prepared by Jensen Hughes for the full fire strategy of the building.



BGY

Sustainability

8.00

BUCKLEY GRAY YEOMAN