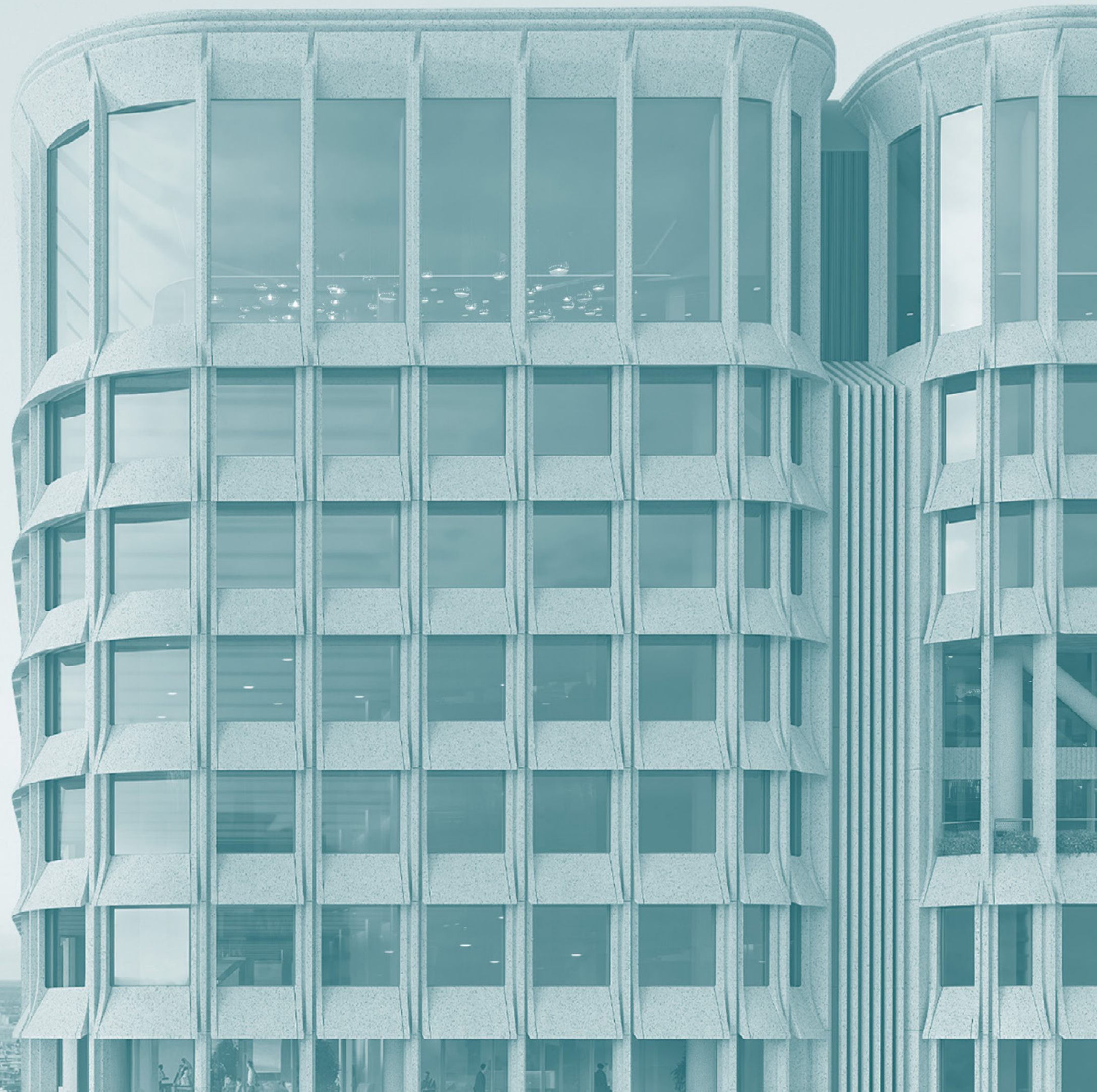


7.0 TOWER & FACADE



Illustrative View - Aerial view of Proposed Development - teal overlay



Verified View - Looking north along Tottenham Court Road towards the Proposed Development

7.0 Tower & Facade

Beginning at Level 06, the tower sits on top of a six storey podium, which will be covered in the following chapter. The bottom third of the tower accommodates lab-enabled workspaces while the top two-thirds house flexible office workspaces.

The massing is subdivided into four distinct tower quadrants, interspersed with double-height amenity spaces that not only respond to the surrounding context but also break up the scale of the tower. 'Breathing Spines' express the air handling strategy externally, providing for on-floor ventilation whilst reinforcing the division between adjacent quadrants.

The tower facade is designed around the principles of solidity and performance. The facade embodies a consistent approach to materiality and geometry, resonating across both large and small scales.

7.1 Tower Massing Principles

The tower massing is shaped by five core design principles, each of which are outlined below:

Four Tower Quadrants

The basic vertical mass is subdivided into four distinct quadrants. Not only do these towers pay homage to the shape of the existing Euston Tower, but they also break down the tower's scale to better integrate with the surrounding neighbourhood. This approach reinforces the conceptual strategy to define a distinct and recognisable form across all elevations, addressing each direction equally without a creating a back-side.

Filleted Corners

To emphasize the reading of the four tower quadrants, the massing corners are all filleted; both the exterior corner and the internal corner that returns to the spine. The fillets serve to 'soften' the massing - inviting observers to turn the corners and reinforcing all elevations as equal. The fillets also help to visually reduce the width of the massing.

Breathing Spines

Dividing the tower elements, the 'Breathing Spines' are bold vertical gestures that house the tower's mechanical air handling equipment. These spines simultaneously celebrate the function of the mechanical spaces, while also helping to further enhance the distinction between the two halves of each elevation.

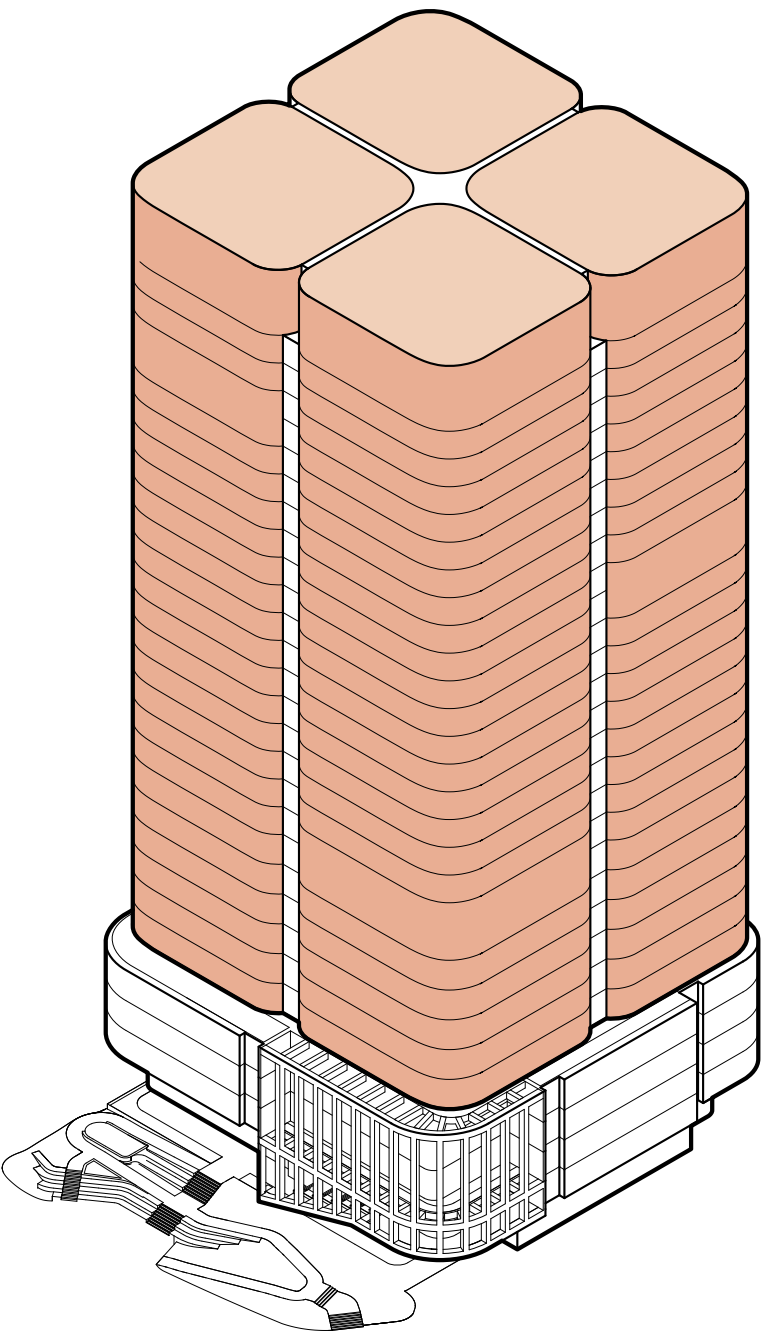
Flexible Workspaces

Each floorplate is designed with the future of workplace in mind. A central core provides flexibility around the full perimeter of the floorplate which also allows for easy subdivision if desired.

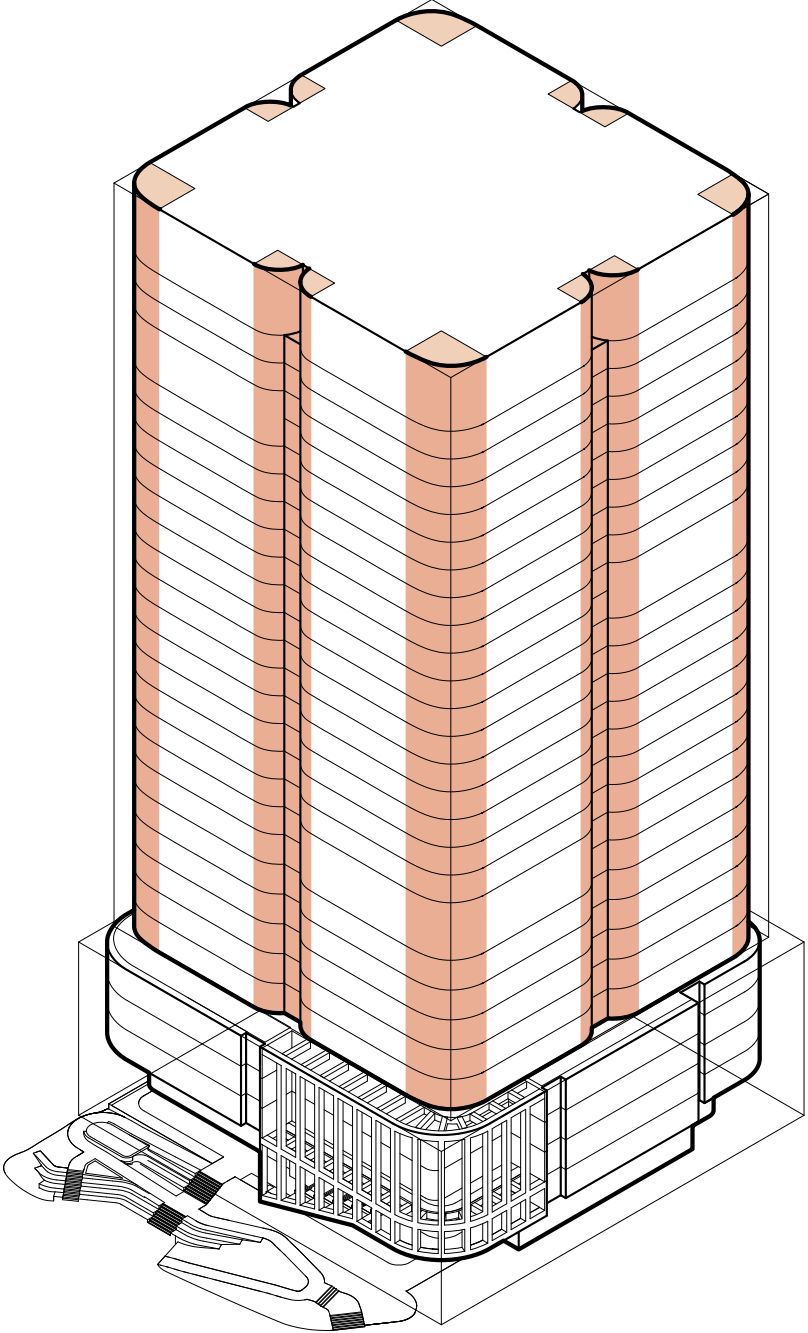
Double-Height Amenity Spaces

Four double-height amenity spaces are provided across the tower. As the spaces are located at the corners of the building, it ensures that two amenity spaces are visible from each elevation. The glazing is setback from the edge, allowing for a planted edge that brings nature and warmth to each elevation.

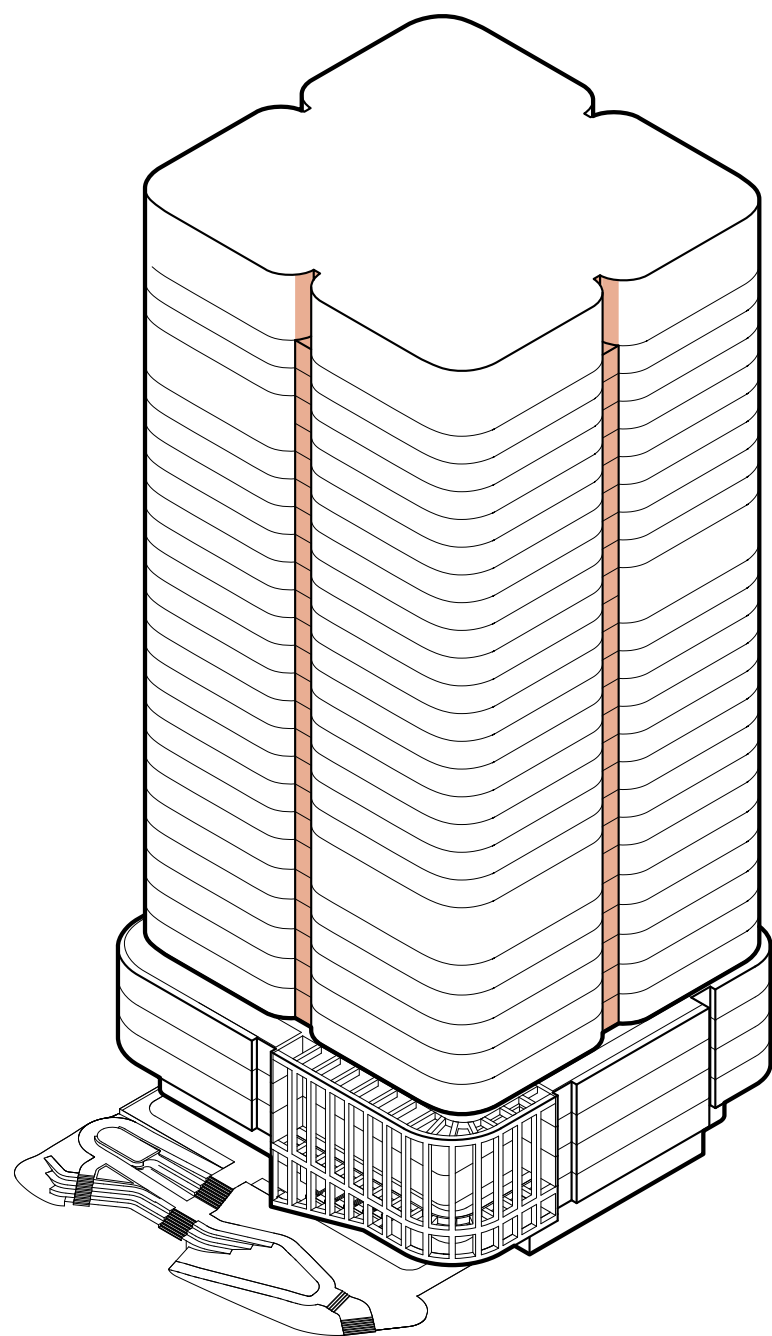
Each of these principles are discussed in more detail on the following pages.



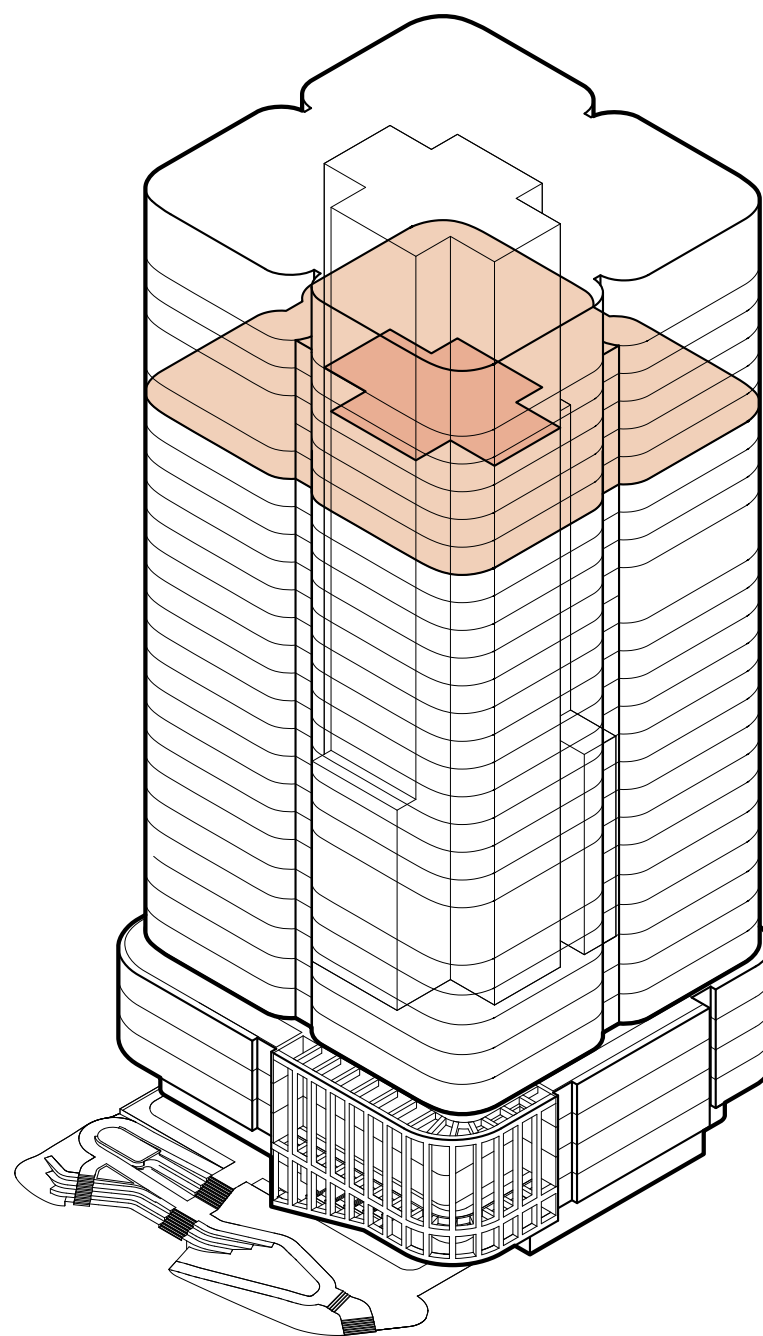
Four Tower Quadrants



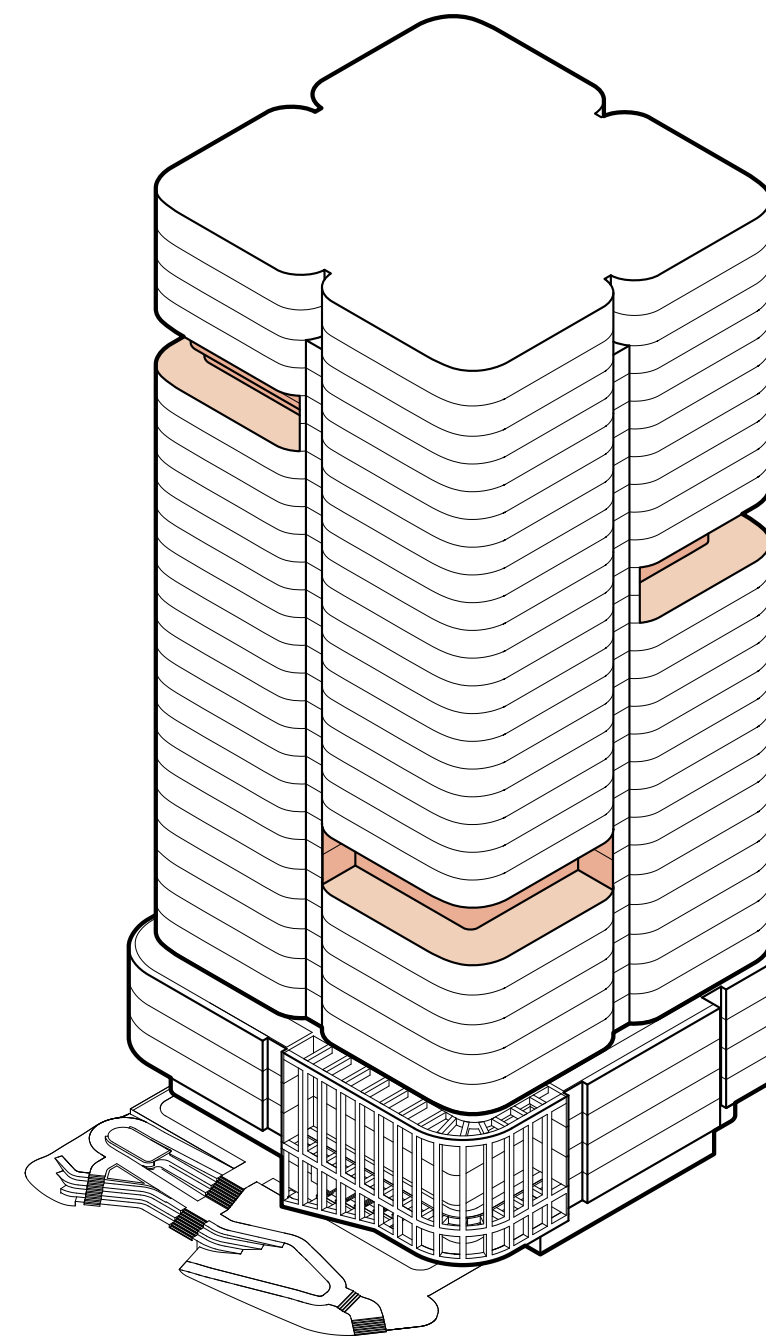
Filleted Corners



Breathing Spines



Flexible Workspaces



Double-Height Amenity Spaces

Four Quadrants

The design philosophy behind the tower massing embraces a streamlined and cohesive form, favouring a straightforward extruded volume that enhances the tower's verticality and elegance. Rising to match the height of the existing Euston Tower, the design promotes a balanced yet striking addition to the skyline.

The proposal rises to the height of the existing Euston Tower and then undergoes a deliberate transformation, splitting into four vertical tower quadrants. These quadrants and the relief between them, introduce a distinct rhythm to each facade, creating visual interest and adding a sense of lightness to the massing. The division of each elevation into two equal parts contributes to the harmonious and refined appearance of the tower.

The four vertical quadrants of the massing work together to accentuate the tower as a more slender, upright profile while providing a consistent and unified aesthetic across each facade. The purpose of the relief between the quadrants extends beyond form. The reliefs serve as spines of ventilation up each elevation allowing the on-floor AHU rooms to intake and exhaust air.

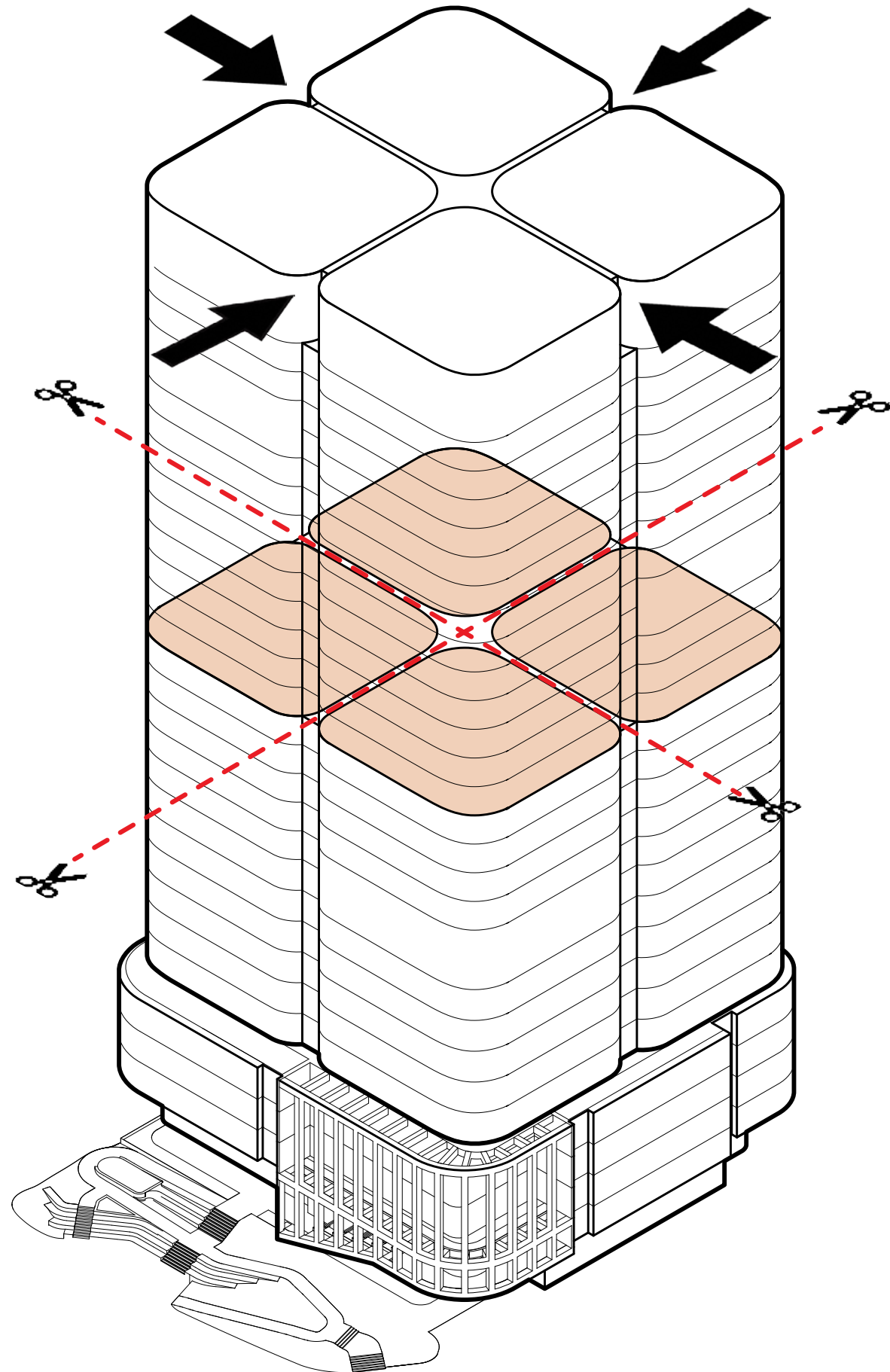


Diagram - Four quadrants concept



Verified View - Looking west along Drummond Street towards the Proposed Development

To emphasize the reading of its four distinct quadrants, all corners are filleted. This softens both the external corners and the inner corners that return to the central Breathing Spine. This filleting effect invites viewers to visually “turn the corner,” subtly reinforcing the idea that each elevation is of equal architectural importance. The design intent is to present a building that has no primary “front” or “back,” but rather a cohesive, approachable presence from all perspectives.

The fillets are not only on the outer corners, but there are also fillets in the middle of each tower elevation. Here, a continuous vertical portion of the facade is reserved for ventilation and is inset compared to the rest of the facade. This is explained in more detail on the following leaf. The massing is filleted on either side of this ventilation, resulting in four fillets visible on each elevation. These fillets help to further emphasize the four tower concept by visually separating the massing.

This technical drawing illustrates a symmetrical rectangular building layout. The overall dimensions are 50,300 units in width and 53,300 units in height. The layout is divided into four quadrants by a central horizontal corridor. Each quadrant contains a large circular room (R15497) and four smaller circular rooms (R4637, R6032, R4000, and R4000). The rooms are arranged in a grid-like pattern, with corridors connecting them. The drawing includes detailed dimension lines and labels for each room and corridor segment.

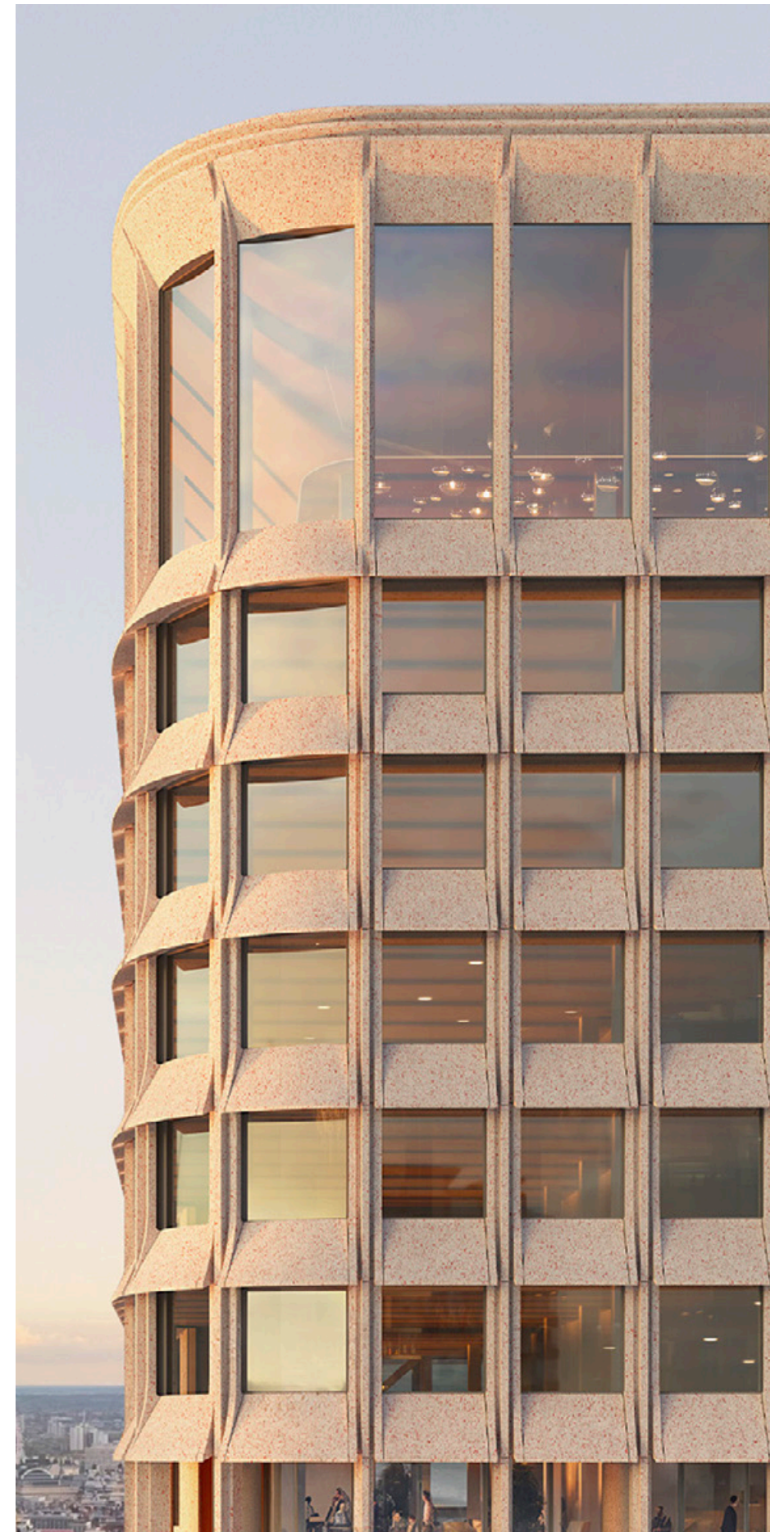
222 Euston Tower Design & Access Statement



Illustrative View - Right angle corners



Illustrative View - Filleted Corners



Illustrative View - Exterior view of tower corner

Breathing Spines

Reducing the distances air must travel is key to making a building perform more energy efficiently, so the Proposed Development provides on-floor air handling units (AHUs) on every floor of the tower, rather than proposing a centralised solution.

These on-floor AHUs are positioned in the middle of each elevation, as this positioning is ideal for distribution across the tower floor plan.

Each AHU room houses only intake or exhaust. This helps to sufficiently distance exhausted air from intake points, ensuring excellent levels of air quality and minimising the possibilities of cross-contamination.

Air is taken in on the north and south, and exhausted on the west and east elevation. Perimeter pipes running along the building's edges connect the AHU rooms and allow heat recovery.

Architecturally, the on-floor AHU interface with the facade is expressed with bold vertical architectural cladding, described as a 'Breathing Spine.' This distinctive feature highlights the efficiency and transparency of the tower's functionality and plays a pivotal role in reinforcing the four tower quadrants. The vertical expression of the cladding to these 'Breathing Spines' is consistent with the ambition to emphasize the sense of verticality in the articulation of the tower facade.

The 'Breathing Spines' are inset relative to the four tower quadrants, this allows each of the tower quadrants to have an inner corner and to visually distinguish the four quadrants as distinct elements.

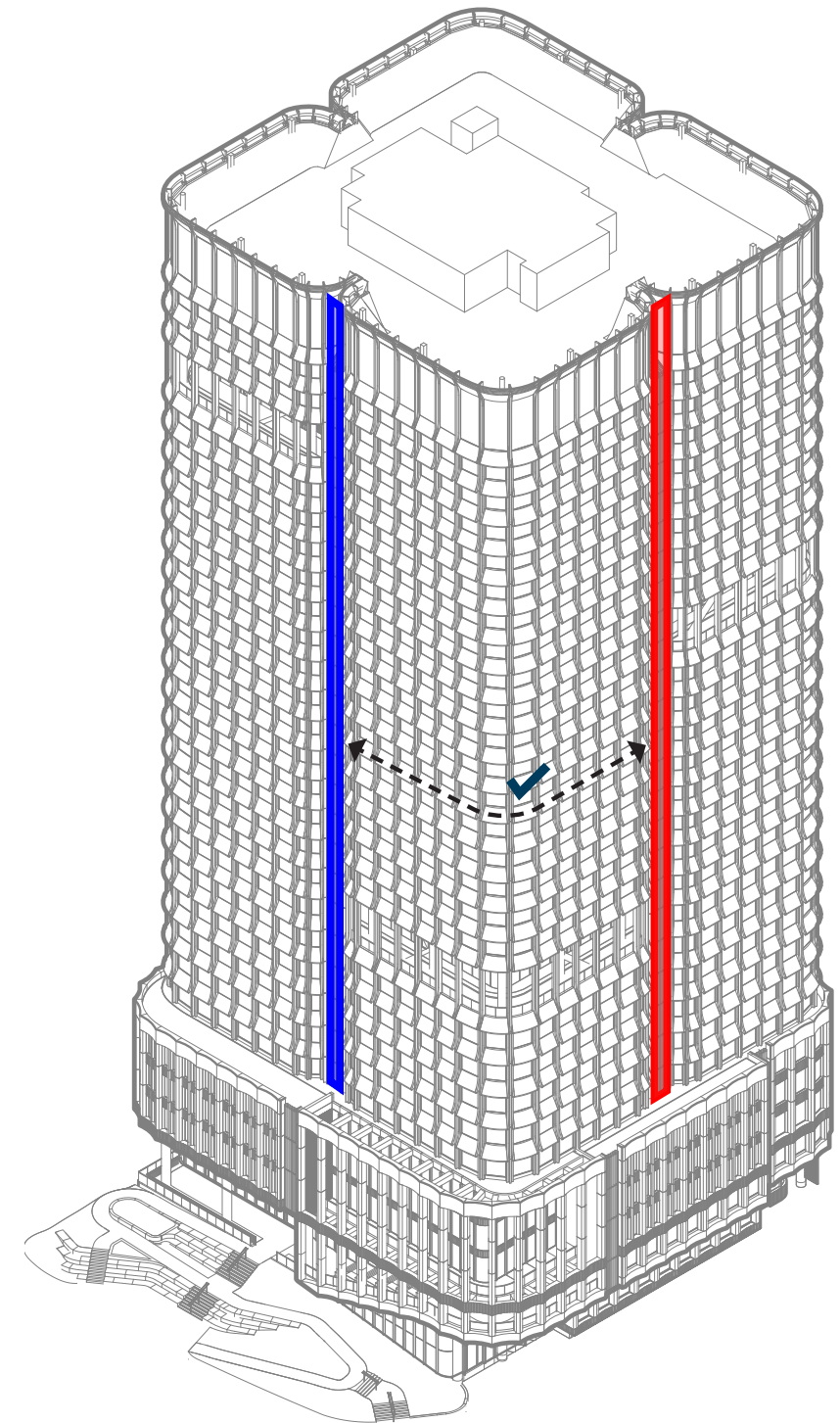
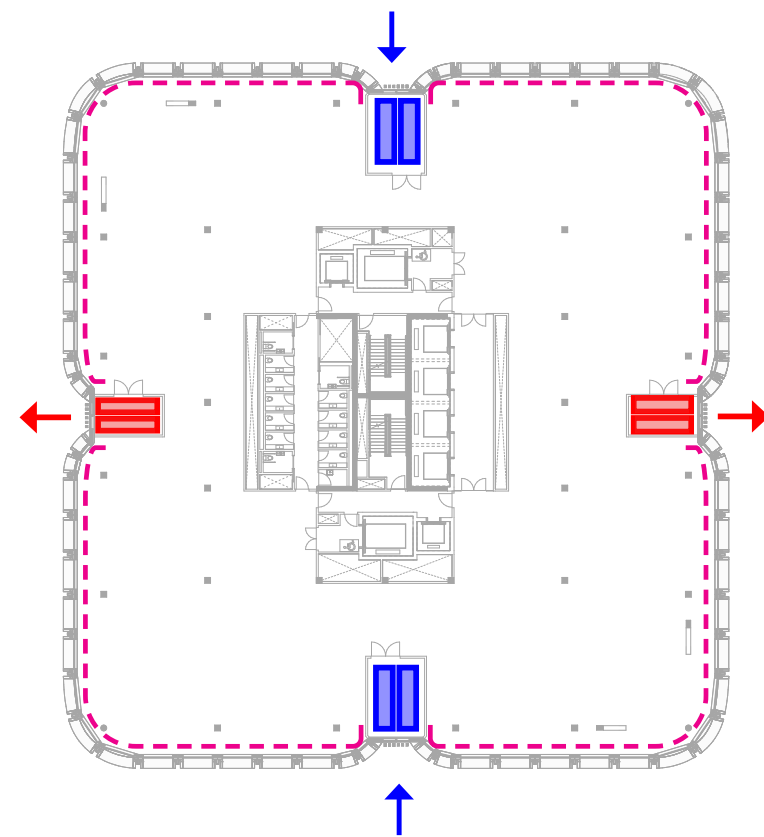


Diagram - Plan and axonometric illustrating spacing of intake (blue) and exhaust (red) within on-floor AHUs

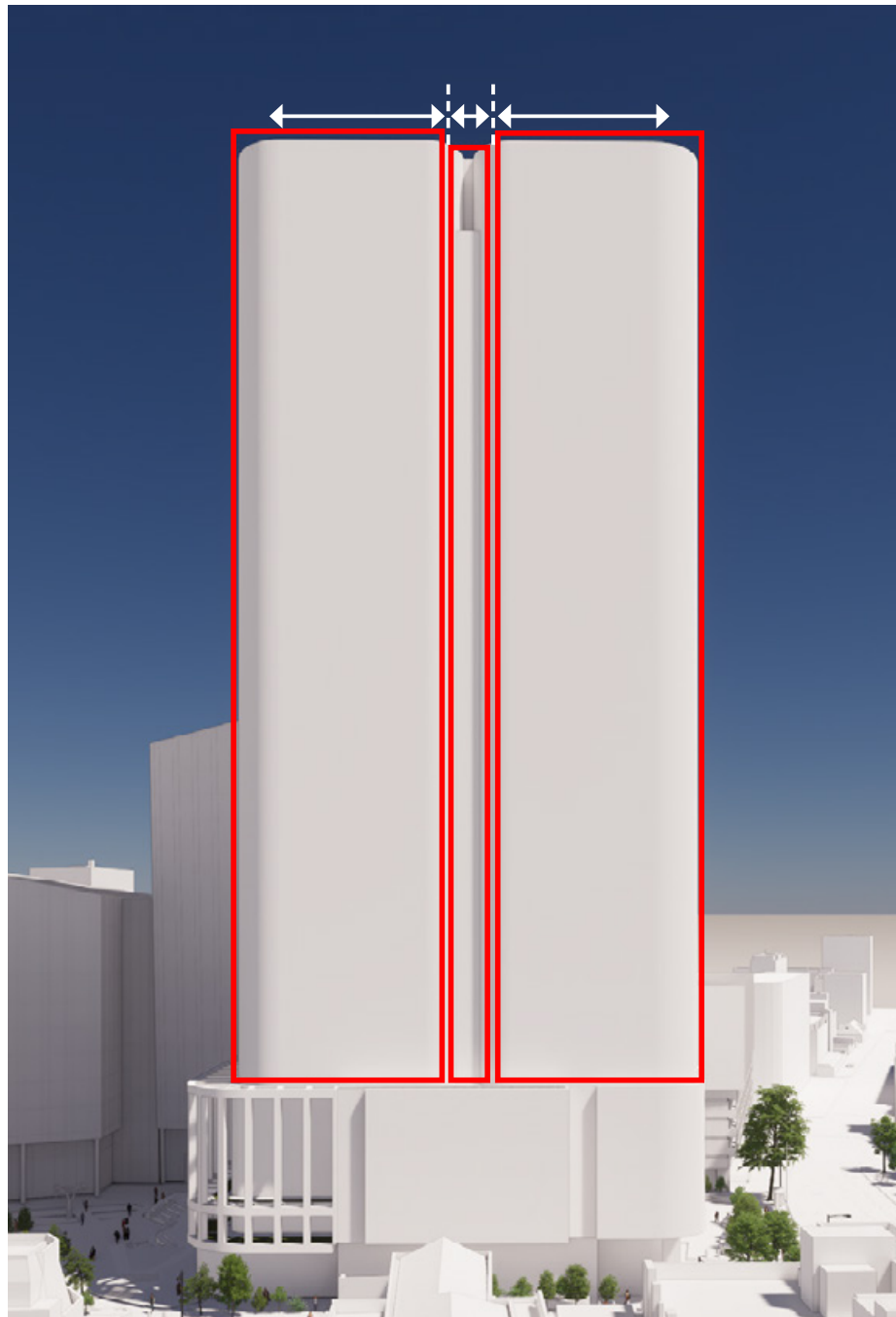


Diagram - Spine helps to further differentiate tower faces



Illustrative View - Spine aligned to elevation



Illustrative View - Inset Spine

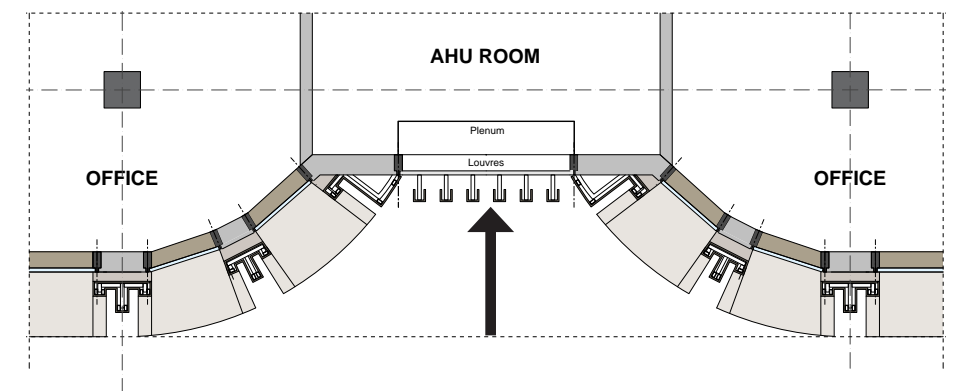
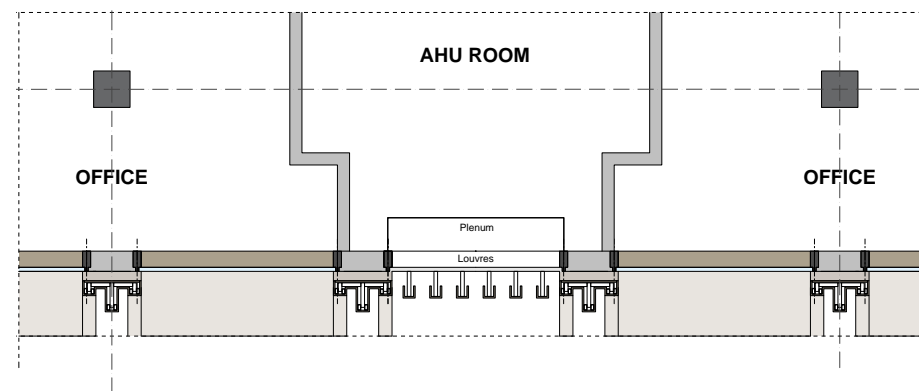
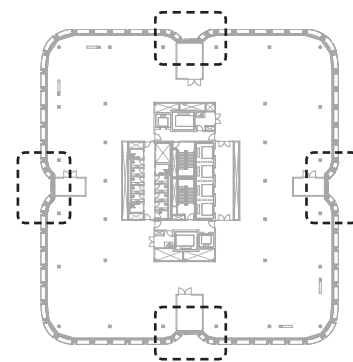


Diagram - Plan diagram of spine aligned to facade and inset. Location on tower is indicated on the diagram of the plan to the left.

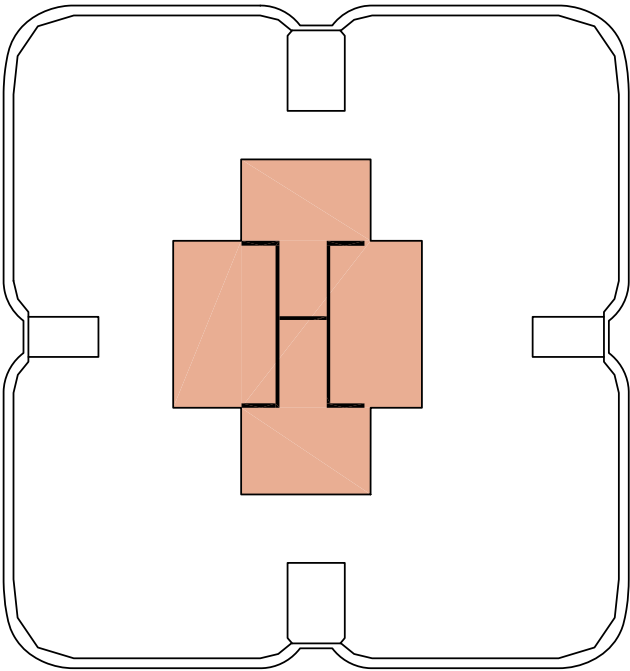
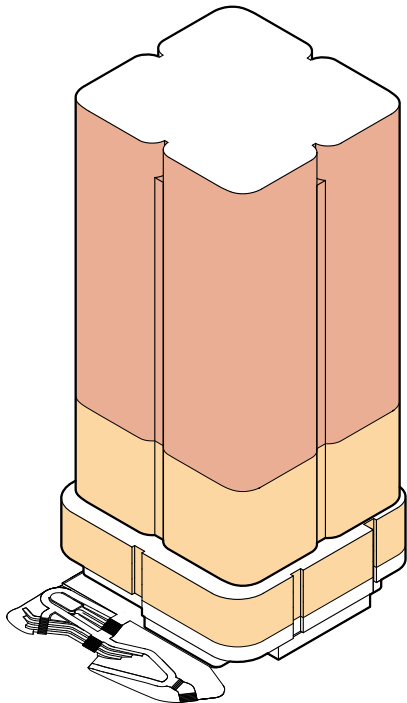
Flexible Workspaces

The tower’s floorplates are designed for future flexibility and adaptable functionality in both the short and long term.

This commitment to versatility is fundamental to the design of the floorplates, which feature usable grid spans, floor-to-floor heights that accommodate a range of mechanical solutions, and a deliberate focus on providing access to exceptional daylight conditions.

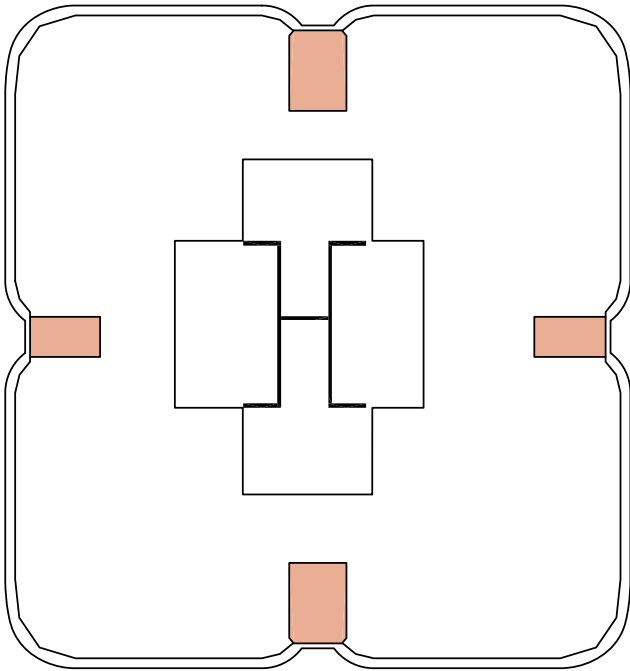
This approach ensures that the workspaces within the tower are not only fit for the modern occupier but are also poised to evolve to meet future tenant demands.

A key philosophy driving the design decisions has been to maximize flexibility and adaptability for the future. This concept is explored in more detail towards the end of this section.



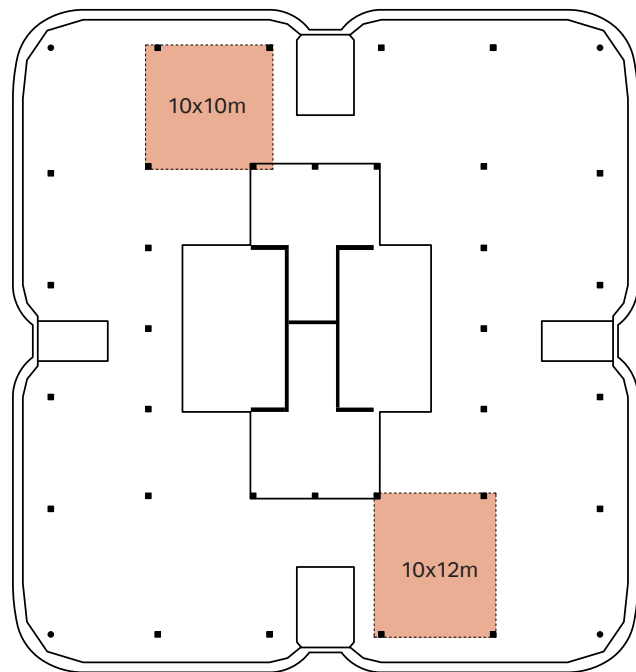
Central Core

The central core is designed around retained C-shaped core elements from the existing Euston Tower, with the new core taking a cruciform shape - this breaks down the floorplate into four flexible zones.



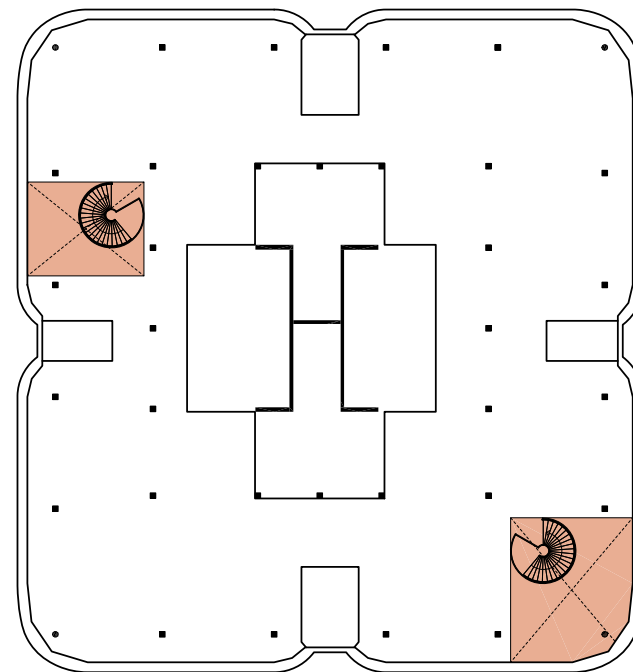
Air Handling Units (AHU)

There are four air handling units per floor, two dedicated to air intake and two dedicated to air exhaust. Incorporating air handling units on the floorplate provides a more flexible floorplate in terms of tenant splits and future flexibility.



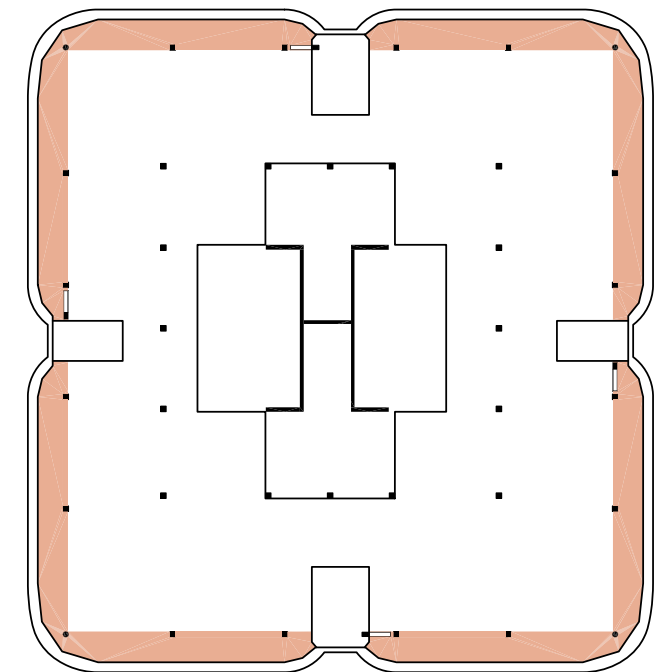
Structural Grid

Grid sizes are optimised for structural and carbon efficiency, and designed to support a broad range of contemporary and future workplace layouts.



Soft Spots

Soft spots, where the slab can be removed to allow for vertical connections between levels, are possible at multiple positions across the floorplate.



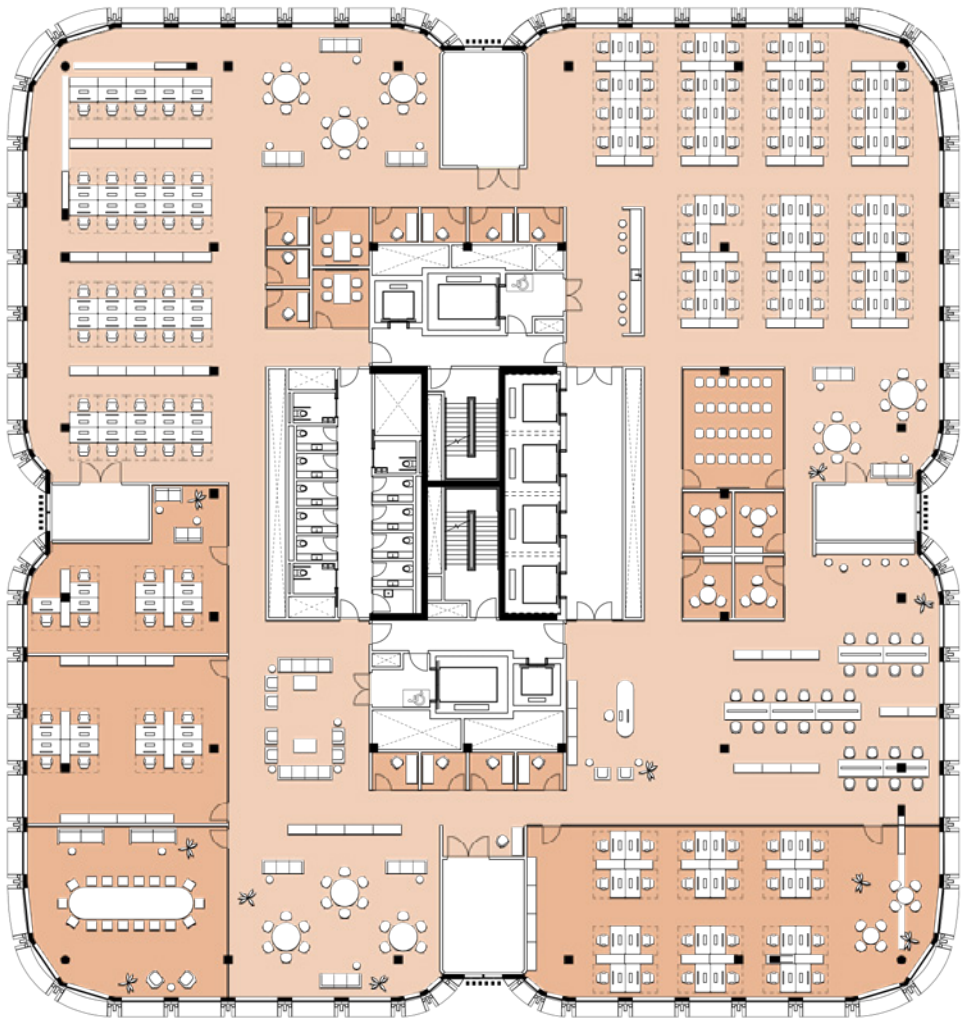
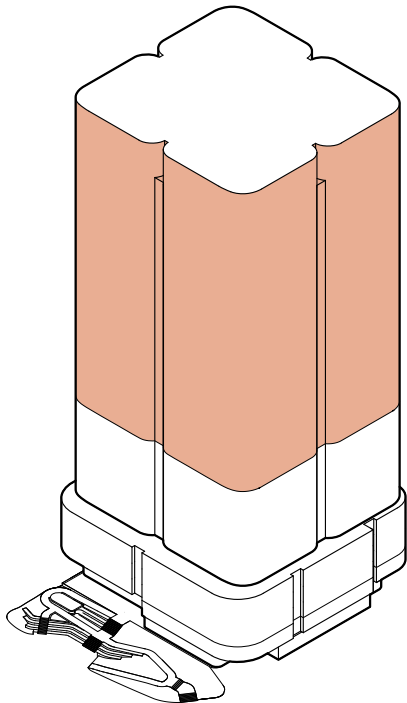
Bracing

The overall stability system for the building consists of mega floors attached to the central core via vertically connected elements including vertical columns and diagonal bracing.

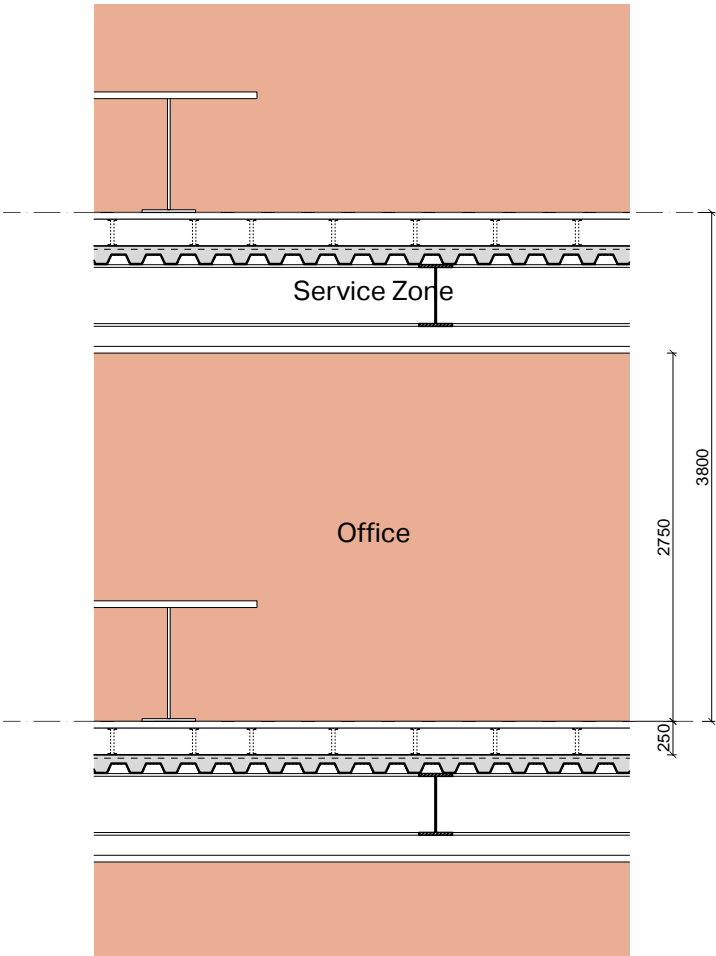
Flexible Office Workspaces

Starting from Level 12 and extending up to Level 30, the office workspaces within the tower offer a flexible and versatile environment. Featuring expansive, usable floorplates surrounding a central core. These spaces are designed to cater to a variety of occupier needs.

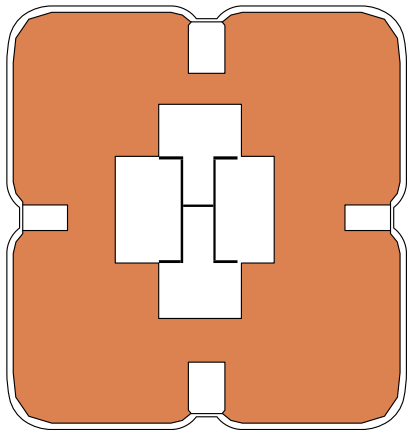
The large floorplates can be subdivided to accommodate one, two, or three tenants, providing a tailored and adaptable setting that aligns with the diverse requirements of modern businesses. These levels of the tower have 3800mm floor to floor height and have clear heights of 2750mm from floor to the services zone.



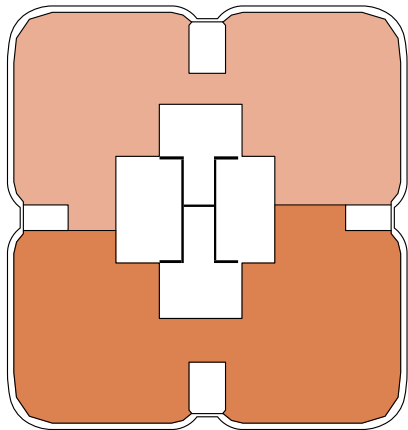
Drawing - Typical tower floor plan showing workspace



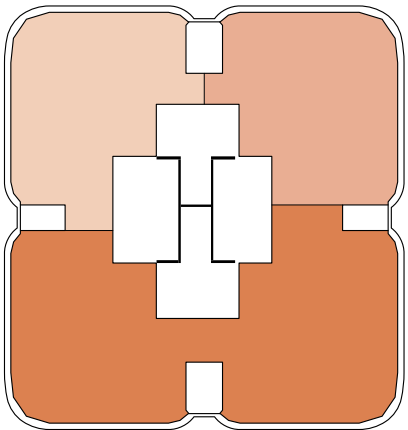
Drawing - Section of office floorplates



Single Tenant



Two Tenants



Multiple Tenants



Illustrative View - Office workspace in tower

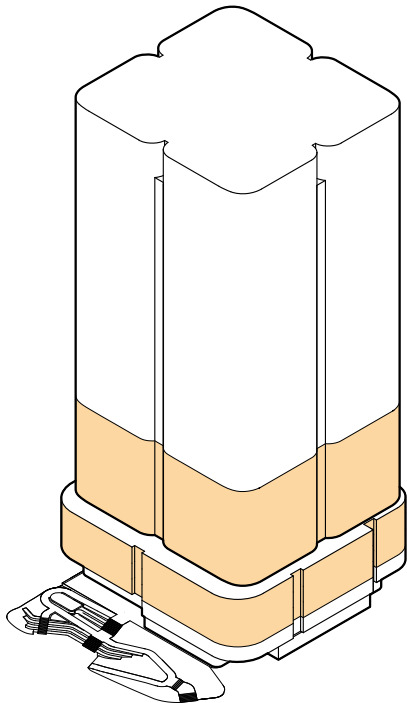
Lab-Enabled Workspaces

Lab-enabled workspaces, starting from Level 03 and extending up to Level 11, offer a specialized environment for science and research.

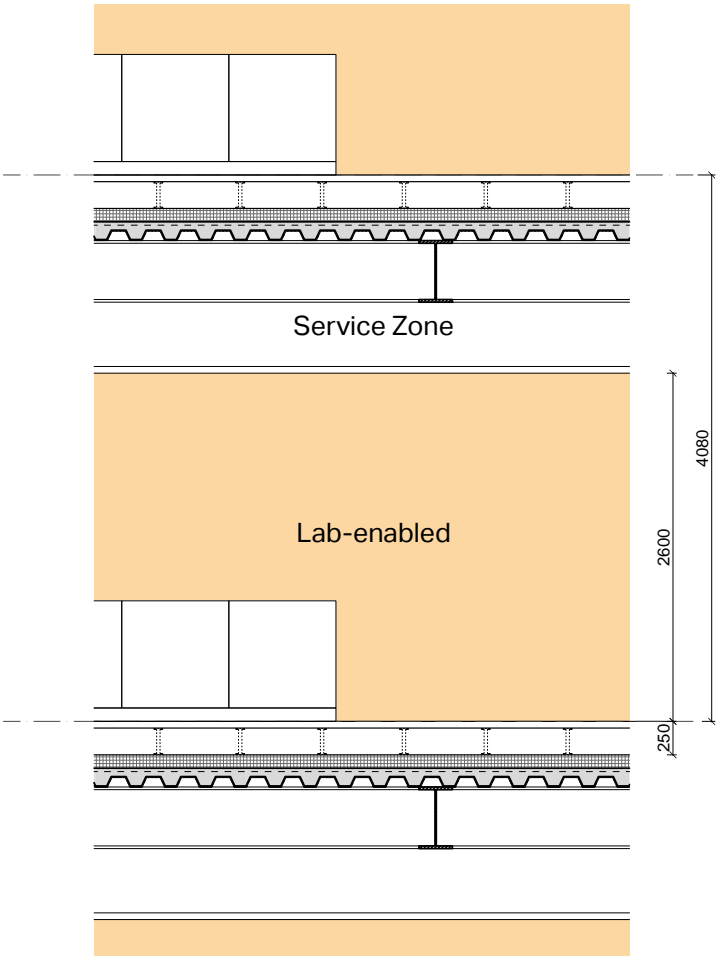
These levels feature a dual functionality, with potential for dedicated labs on the north half of the floorplate and write-up space on the south half of the floorplate.

The north half of the floorplate features a denser column grid, strategically designed to minimize vibrations in sensitive work environments, whilst the workspaces in the south capitalize on superior daylight conditions for the benefit of the workers.

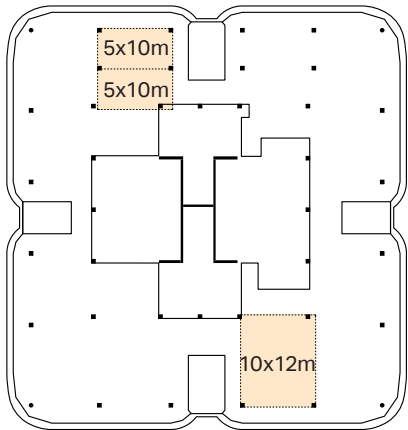
The lab-enabled levels are designed for flexibility, accommodating one or two tenants, ensuring adaptability to the evolving needs of scientific research and collaborative exploration. These levels of the tower have 4080mm floor to floor height and have clear heights of 2600mm from floor to the services zone.



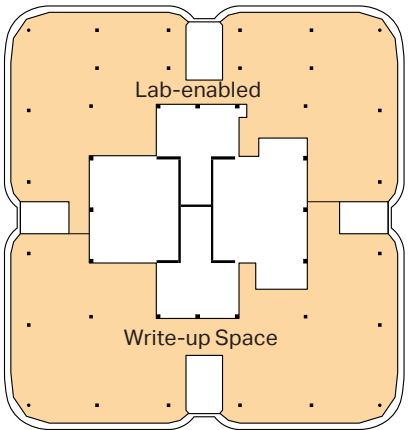
Drawing - Typical floor plan showing lab-enabled workspace



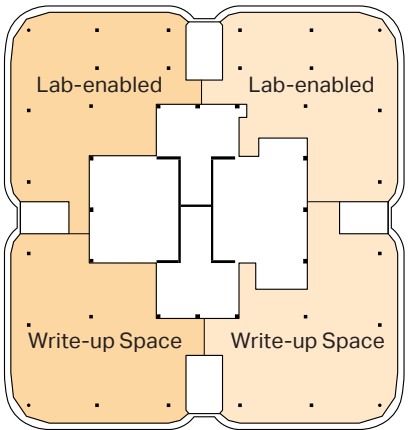
Drawing - Section of lab-enabled floorplates



Structural Grid



Single Tenant



Two Tenants



Illustrative View - Lab-enabled workspace