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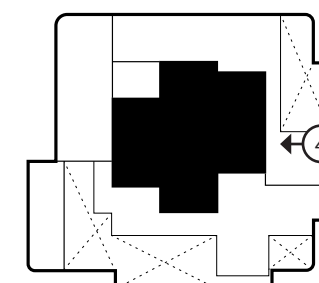
Illustrative View - Interact - Double-height programmed flexible space at Ground Floor



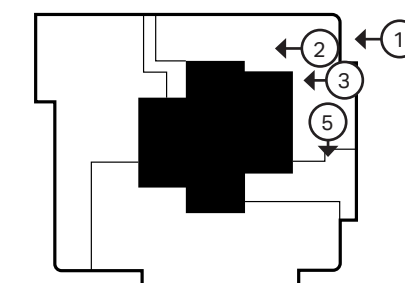
Illustrative View - Exchange - Indicative informal workspaces at Level 01



Illustrative View - Interact - Indicative media facilities at Ground Floor



Level 01



Ground Floor



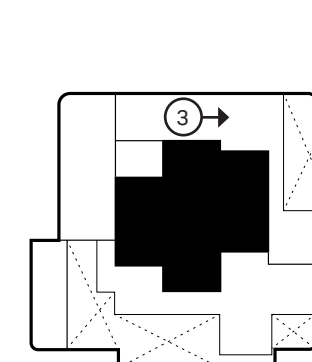
Illustrative View - View from Brock Street of the Enterprise Space entrance with a double-height condition



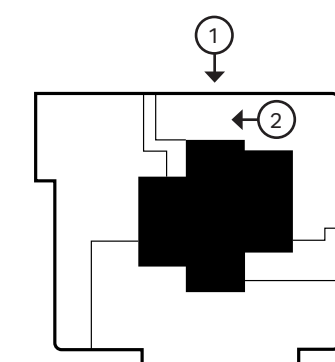
Illustrative View - Interact - Indicative collaboration space at Ground Floor



Illustrative View - Exchange - Indicative informal workspaces at Level 01



Level 01



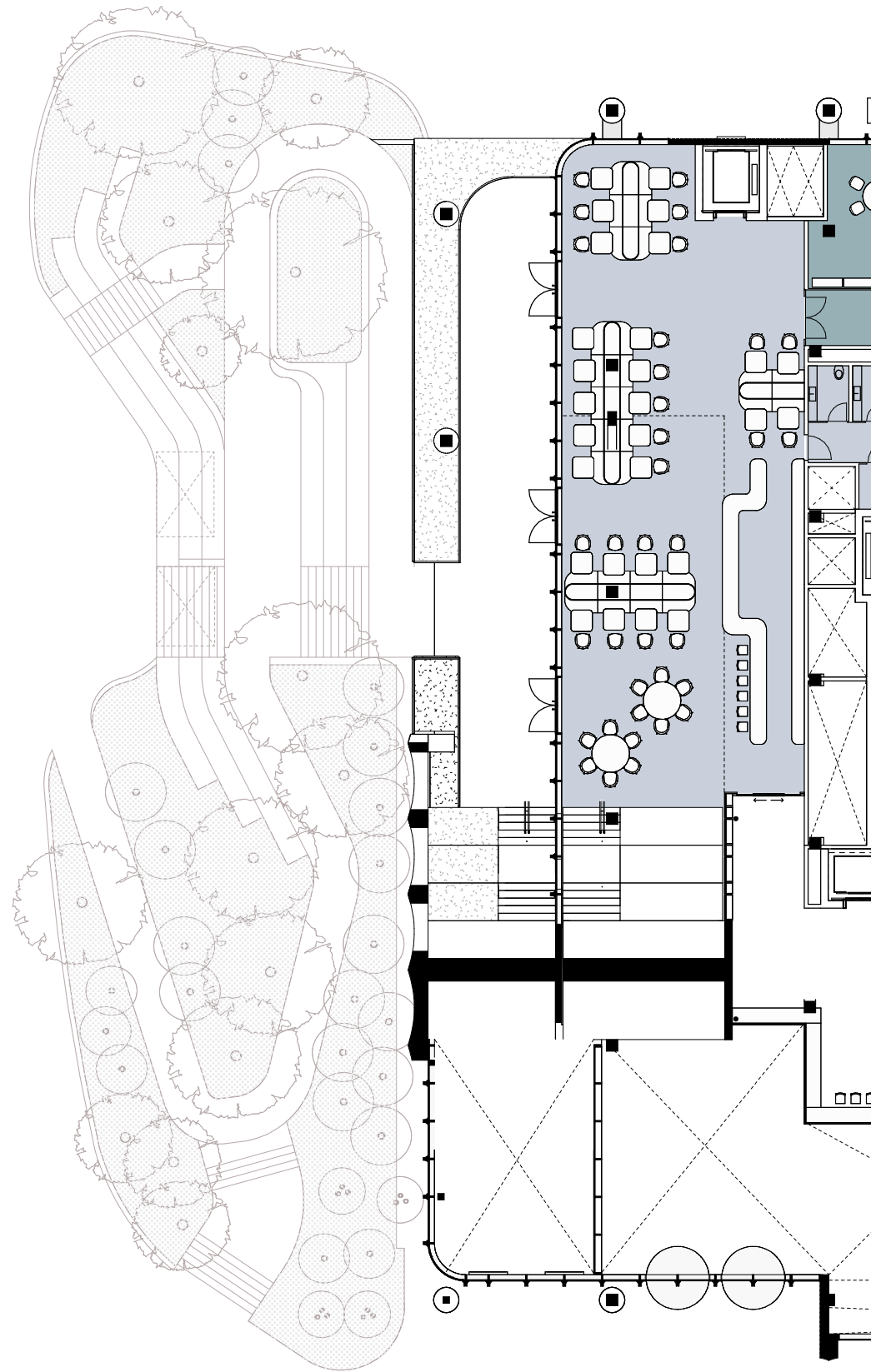
Ground Floor

8.5 Restaurant / Cafe

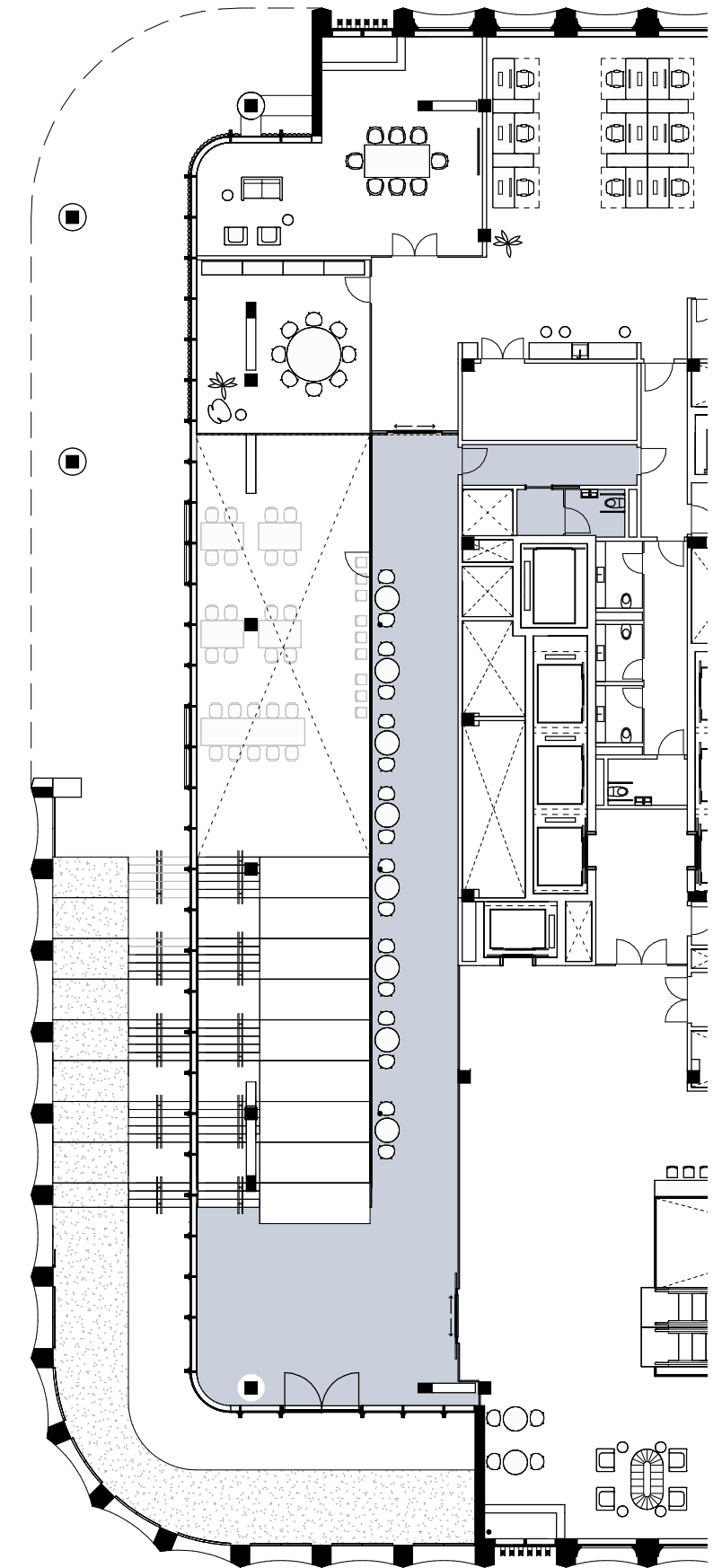
As a result of the co-design process, a key goal for the restaurant is to provide internal public space which is accessible to all, with spaces that are inclusive, unique, and foster community interaction and ownership.

The public restaurant, lies along the west facade of the podium, opening up to Regent's Place Plaza with an external terrace and double-height space. A wide landscaped stair provides intuitive wayfinding, welcoming the public in and connecting the ground level of the plaza up to Level 01—thus conceptually lifting the public plaza up into the podium of the building. The landscaping and seating integrated into the stair activates the plaza with a playful, and social element that also provides visible greenery to the public realm.

The connection with the landscape continues with a stair connecting Levels 01 and 02. Divided between interior and exterior, the stair creates a continuous experience whether arriving to Level 02 from the external terrace, or the interior restaurant space, and provides further access to greenery that reinforces the restaurant as a 'softer space'. Seating connected with the stair, and along the mezzanine at Level 02 activate the interior and provide opportunities for connection and community interaction.



Drawing - Level 01 illustrative floor plan (zoom-in on restaurant space)



Drawing - Level 02 illustrative floor plan (zoom-in on restaurant space)



1 Illustrative View - Exchange - Restaurant and indicative informal meeting / exchange space located at Level 01



Illustrative View - Exchange - External restaurant terrace connecting podium uses to Regent's Place Plaza



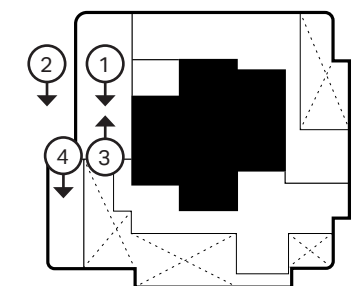
Illustrative View - Exchange - Restaurant and indicative informal meeting / exchange space located at Level 01



Illustrative View - Exchange - External stair connecting Level 01 restaurant terrace to Level 02

Enabling local communities, visitors, and tenants of the building to have access to the internal spaces offered in the podium is essential. The architecture of the podium has been developed to provide a diversity of spatial experiences. Double-height spaces have been included to help provide visibility and activation across areas of the interior. Multiple thresholds and public routes between the podium and public realm, across multiple levels, help welcome the public realm into the building.

The incorporation of greenery along the sloping path and terraced landscape from the ground level of Regent's Place Plaza to Level 01 provides an experience of softness and connection to nature for visitors. The planted, sheltered, terraced landscape that connects the Level 01 and Level 02 terraces provides further connections and diversity of space and experience, the architecture acting as a gesture to allow greening, and people, to flow into the podium across multiple levels.



Level 01

8.6 Active Frontages & Articulation

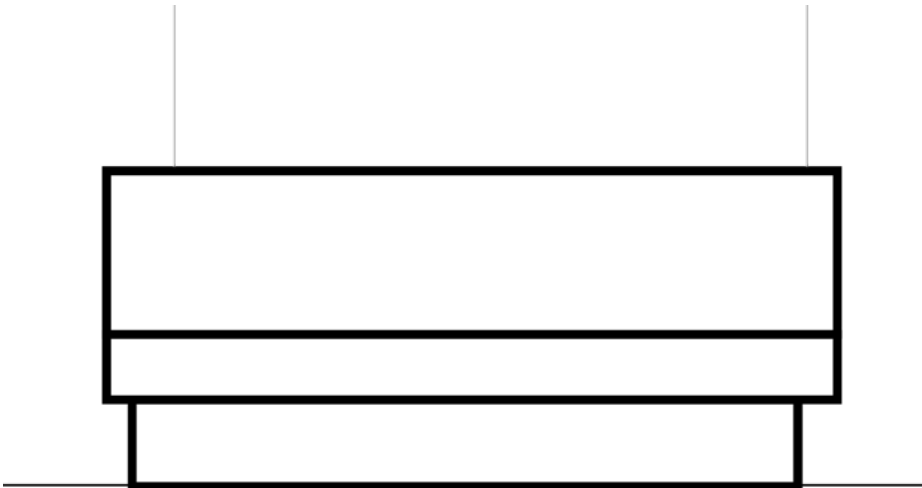
The podium facade of the Proposed Development is carefully designed to foster and encourage engagement and interaction between Regent's Place Plaza and the bustling street life of Hampstead Road, Euston Road and Brock Street.

The conceptual central core approach opens up the possibility for all four elevations to be activated across the podium levels, with the ambition for the building to address Brock Street, Hampstead Road, Euston Road and Regent's Place Plaza such that there is no back side.

The podium facade incorporates a consistent double-height design, providing protection from the elements through the oversailing canopy and featuring large glazing sections that offer transparency into the activities within the interior spaces of the podium, such as the lobby and retail areas.

The facade design was developed with careful consideration for the surrounding buildings to integrate cohesively into the context. An analysis of building facades along Tottenham Court Road provided the foundational elements for the facade concept of the Proposed Development. The key principles adopted into the Proposed Development are outlined in the diagrams to the right, and detailed on the following pages.

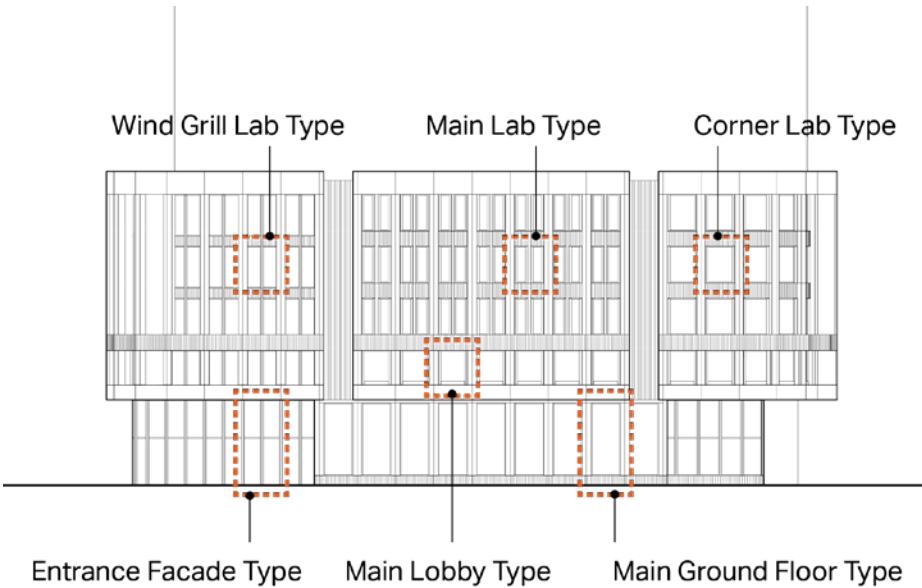
Proportion



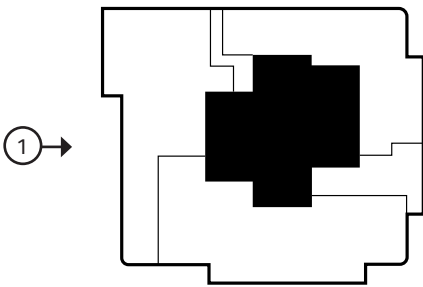
Rhythm



Detail



Materiality



Ground Floor



Illustrative View - Podium with connections to the public realm via Regent's Place Plaza