

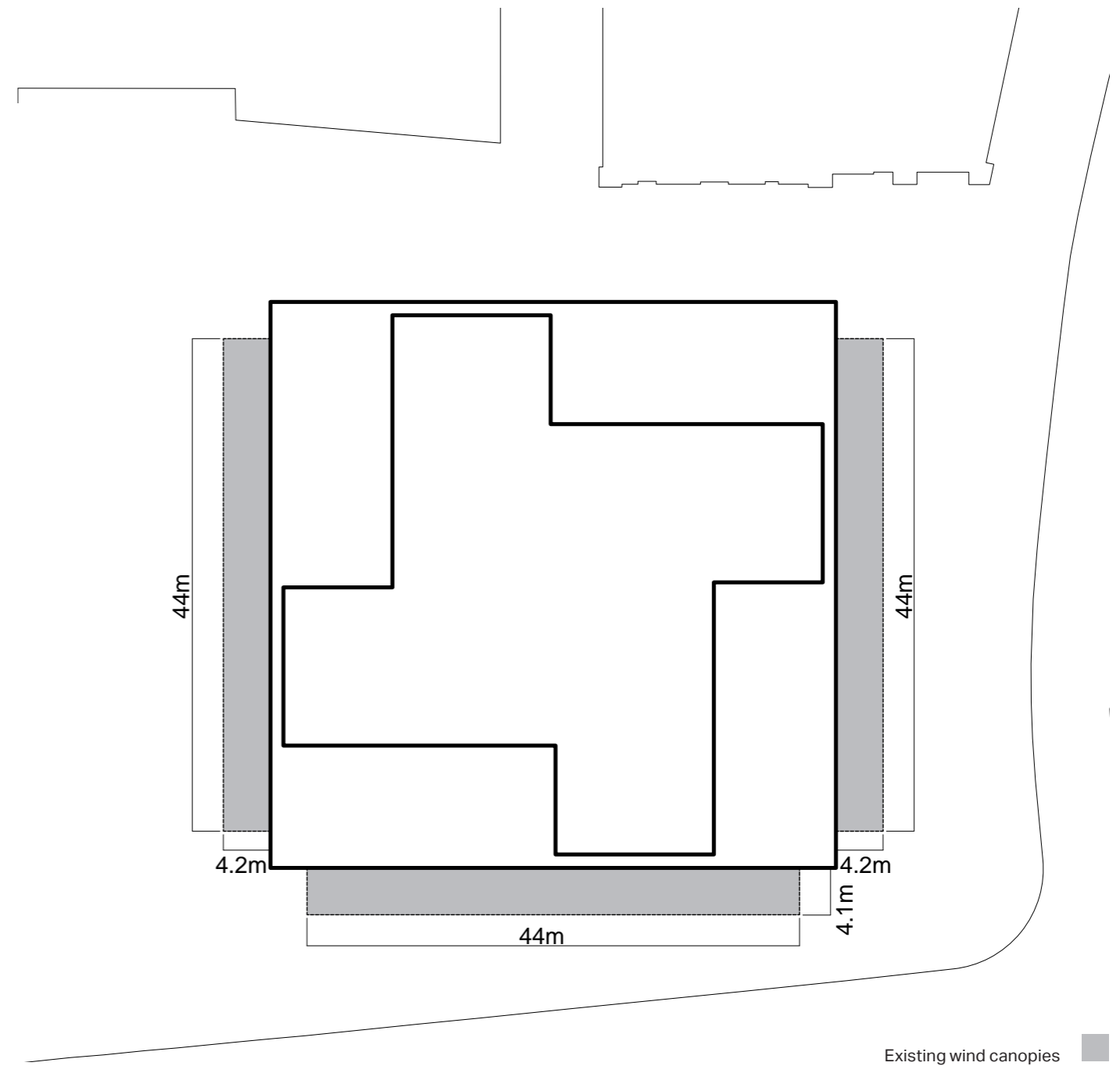
8.7 Podium Oversailing & Widening Brock Street

The podium design incorporates a double-height oversail along each elevation. These oversailings are primarily designed to accentuate entrance conditions, improve wayfinding and to cohesively incorporate the Proposed Development's wind mitigation into the architectural design of the podium.

In contrast to the existing building, where wind mitigation measures were added as an afterthought due to worsening wind conditions, the proposed design takes a proactive approach with a holistic and intentional climatic design, offering shelter from wind and weather conditions, including rain, snow and the summer sun.

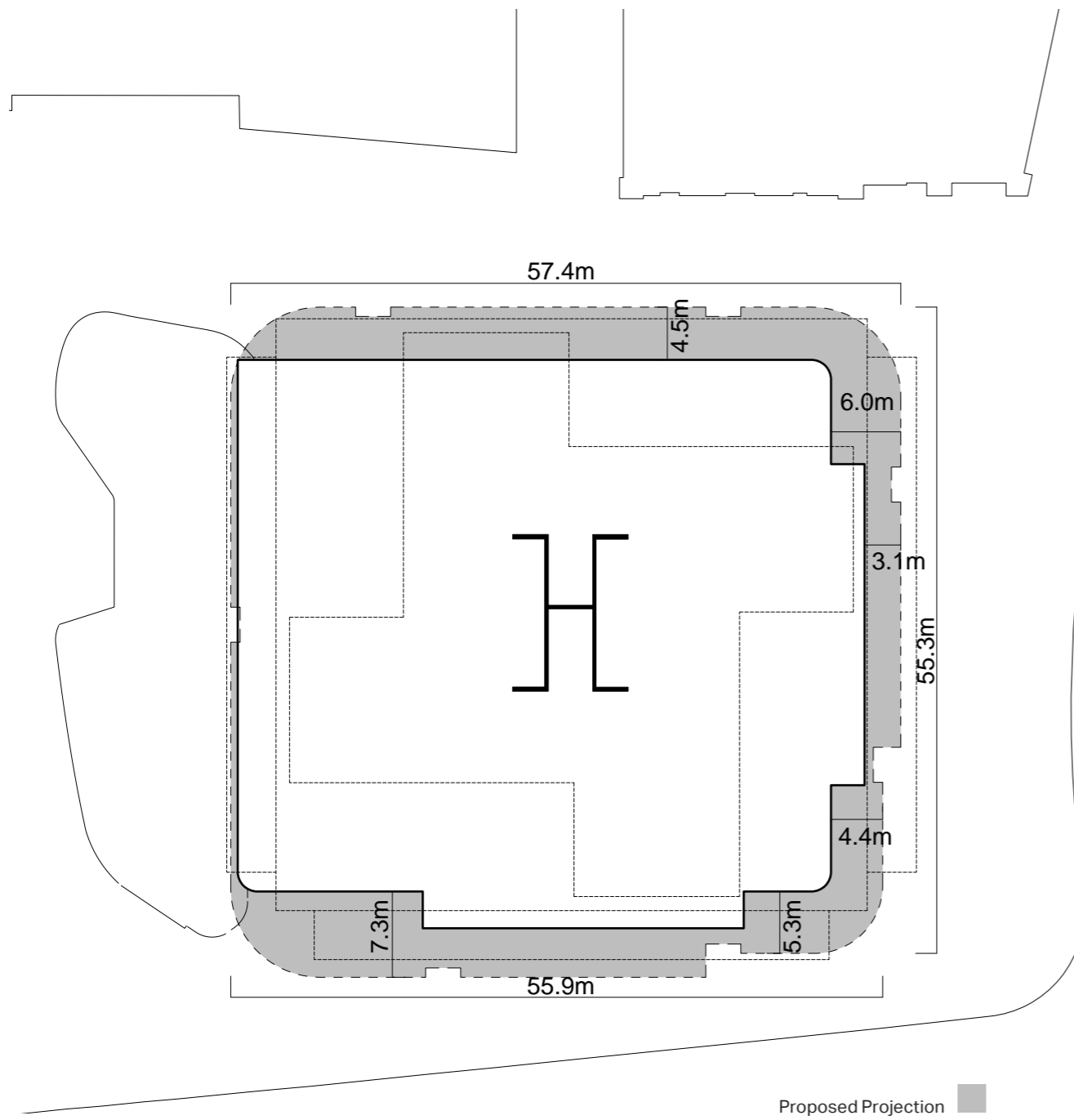
The first and second plan diagrams illustrate the existing and proposed canopies. It is important to note that despite the presence of existing wind mitigation canopies at Euston Tower, the current wind conditions remain challenging, creating an unwelcoming public realm. The proposed design, informed by extensive wind analysis and testing, aims to provide a more robust shelter from wind, ensuring a safer, more usable and more enjoyable external environment.

Within the proposed ground floor layout of the Proposed Development, Brock Street has been substantially widened, growing from the existing 10.3m to a much improved 13.8m. This widening not only creates a more generous public realm but also establishes a broader and more inviting passage connecting Hampstead Road to Regent's Place Plaza, recognising Brock Street's increased importance as an east-west thoroughfare, especially should the HS2 proposals come forward. This broader Brock Street will assist with permeability in the public realm, accommodating increased pedestrian journeys whilst welcoming more people into Regent's Place.



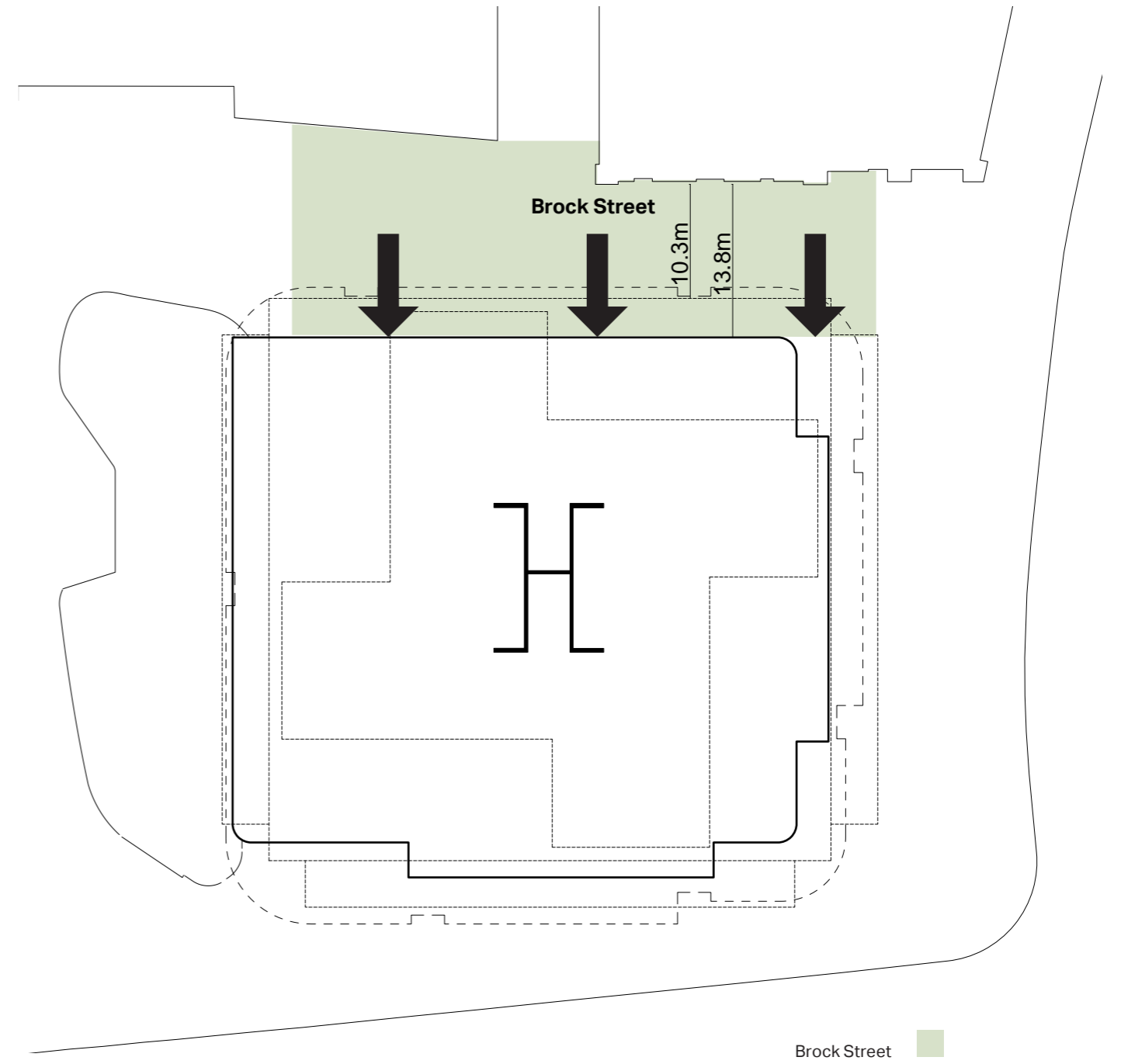
Existing Canopies

The existing Euston Tower overhangs are illustrated above. Designed and installed much later than the original Euston Tower, the current wind mitigation canopies are bolted to the façades.



Proposed Projections

The proposed projections incorporate the Proposed Development's wind mitigation measures and provide a sheltered space from weather conditions such as rain, snow and summer sun.



Brock Street Widened

Brock Street will be widened to increase the public realm and provide a more welcoming passage to Regent's Place Plaza.

8.8 Podium Setbacks

Hampstead Road Setback

At the primary Enterprise Space entrance along Hampstead Road, the Ground Floor setback is extended to create a more extensive public realm space and accommodate a larger sheltered canopy. This zone anticipates a higher volume of pedestrian traffic. Section Diagram 'A,' illustrating the public entrance canopy, highlights the expanded setback in contrast to Section 'B,' where there is no entrance and the space is only used as circulation.



Illustrative View - Hampstead Road public realm

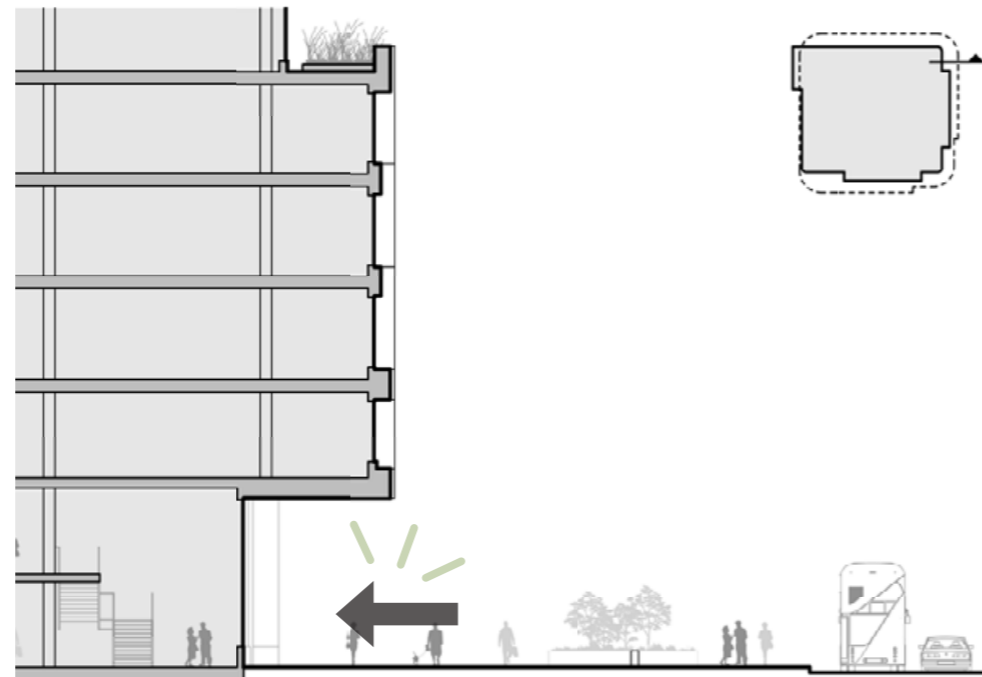


Diagram A - Hampstead Road double-height entrance condition

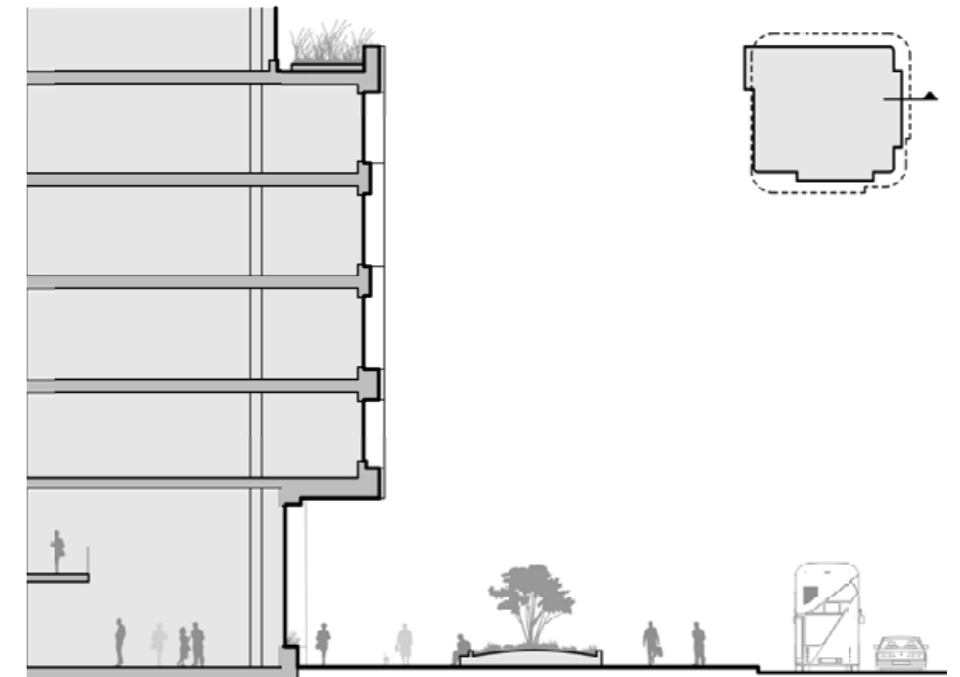


Diagram B - Hampstead Road typical double-height condition



Illustrative View - Euston Road public realm



Illustrative View - Euston Road public realm

Euston Road Setback

Similar to the strategy on Hampstead Road, at the primary and secondary lobby entrances the Ground Floor setback is extended to create a more extensive public realm and sheltered canopies over highly trafficked entrance areas. Section Diagram 'C,' illustrating the entrance canopy, highlights the expanded setback in contrast to Section 'D,' where there is no entrance and only used as circulation.

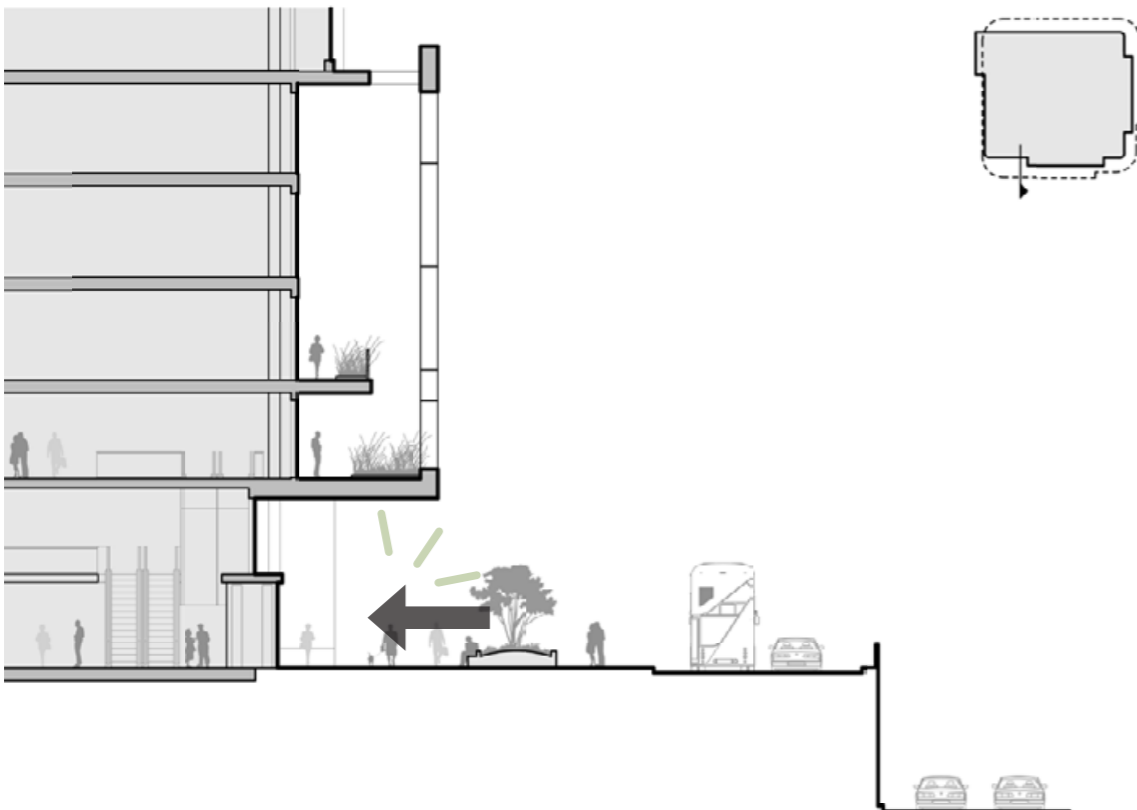


Diagram C - Euston Road double-height entrance condition

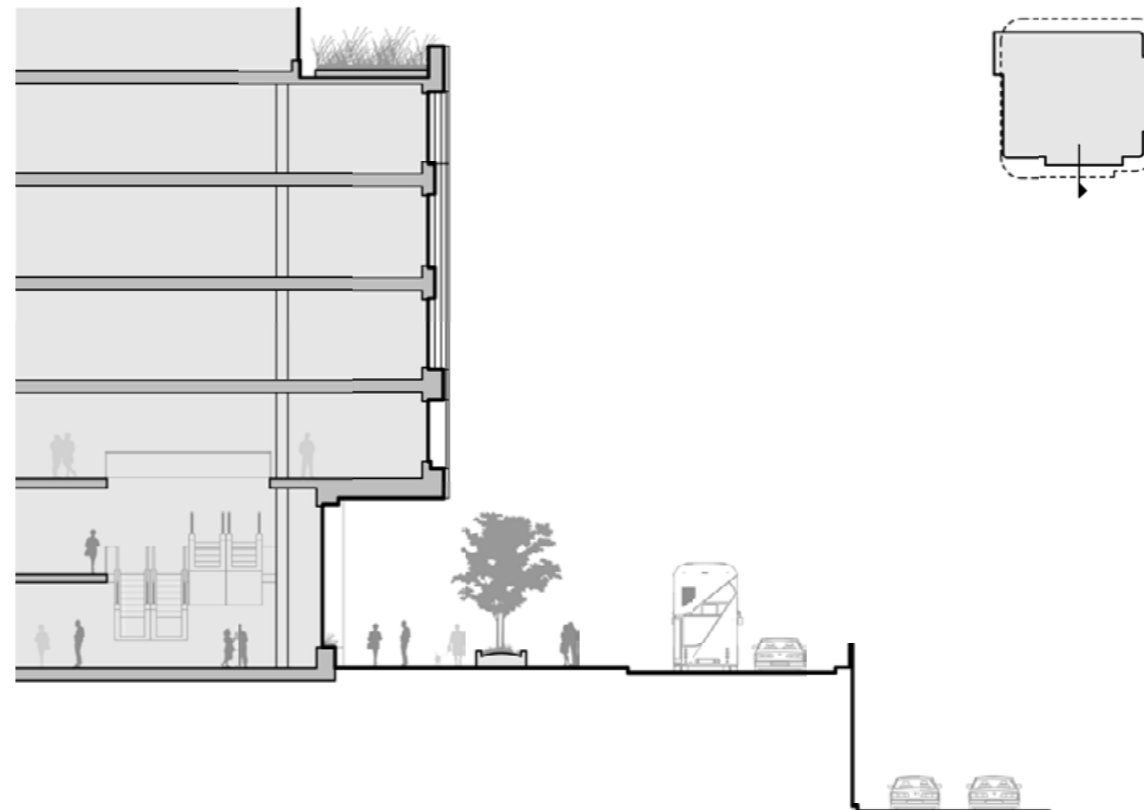


Diagram D - Euston Road typical double-height condition

8.9 Terraces in Podium

As part of the design strategy for the podium, the south-west and north-west corners of the podium are accentuated with terraces, ideally located for connection with Regent's Place Plaza and daylight conditions.

These terraces, serve multiple purposes including:

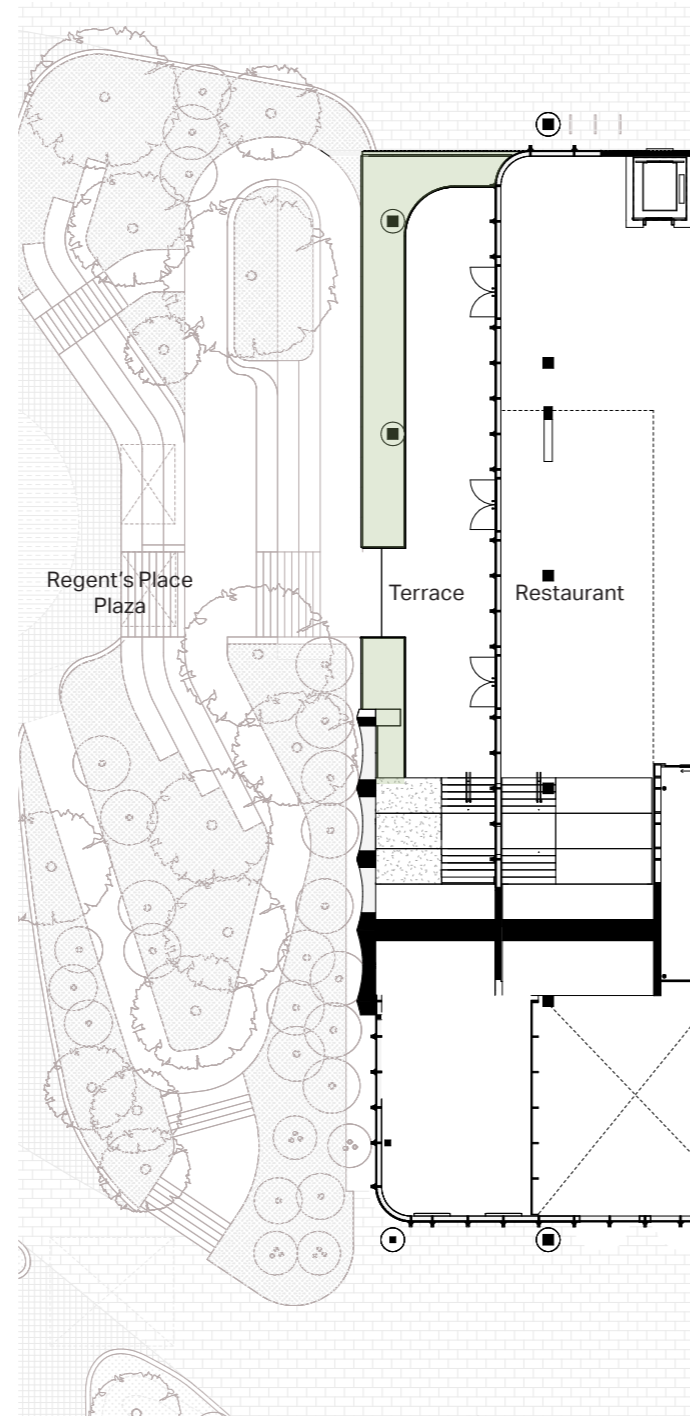
- Defining an architectural gesture at the primary entry points to the building
- Contributing to the green character of Regent's Place Plaza
- Connecting the landscaping from the plaza to the podium levels
- Enriching the diversity of the podium space with added external accessible space

Terraces located at the proposed Level 01 restaurant facing Regent's Place Plaza and on Level 02 facing south-west are designed to be publicly accessible, providing inclusive outdoor spaces where people can enjoy the surroundings.

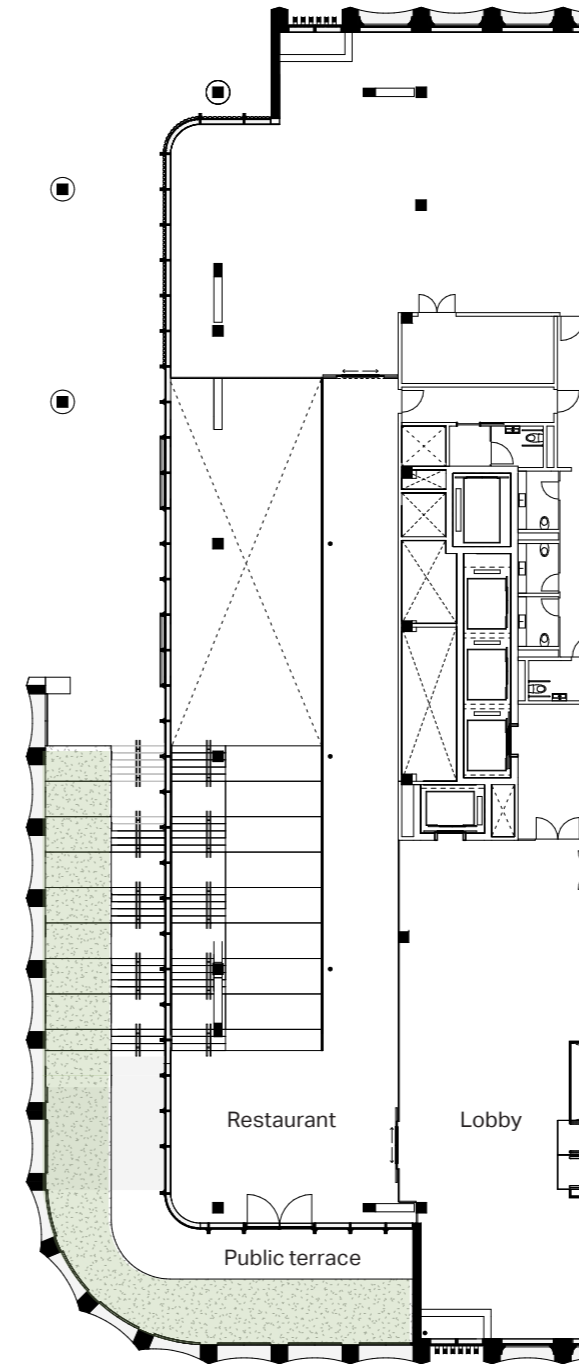
The outdoor terrace on Level 01 serves as an extension of the proposed restaurant space, creating connections between Regent's Place Plaza, the internal restaurant space and the Enterprise Space.

The south-west corner terrace on Level 02 extends up from the Regent's Place Plaza via the public staircase and terraced landscaping. It is designed as outdoor terraces for the restaurant in dialogue with the lobby levels.

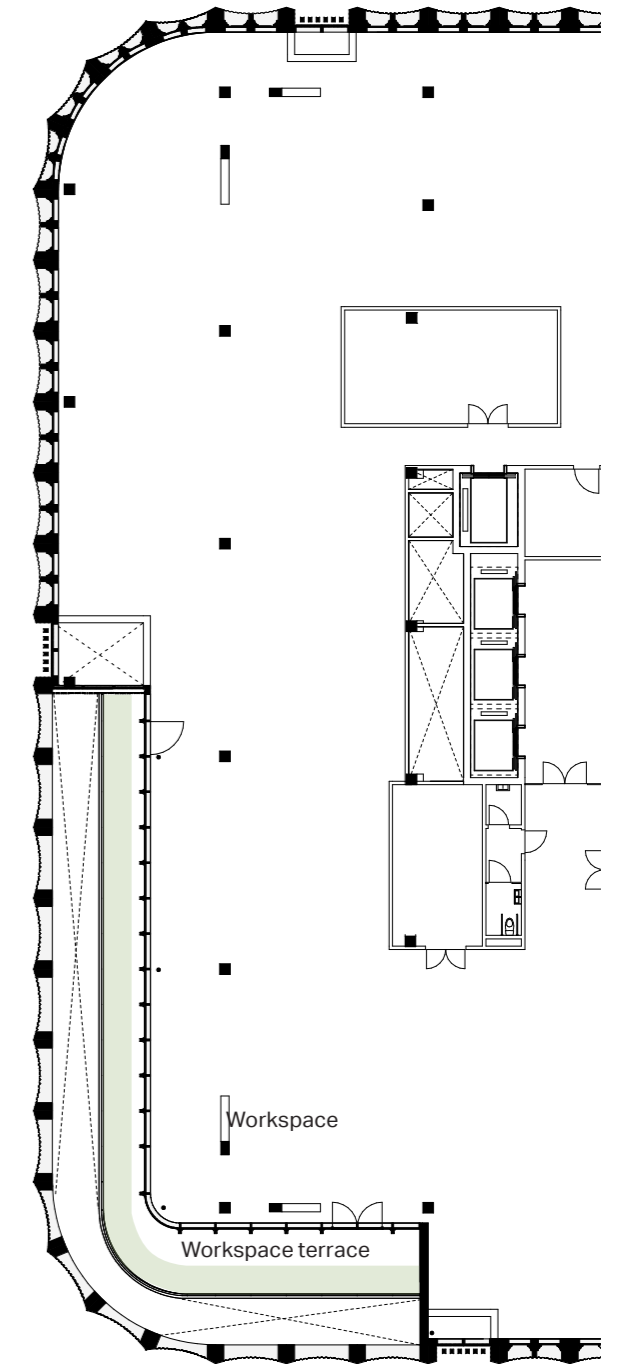
The south-west terrace on Level 03 is designated as accessible outdoor spaces for the lab-enabled workspace, elevating the working environment with outdoor area for fresh air and relaxation.



Drawing - Restaurant terrace Level 01 floor plan



Drawing - Public terrace Level 02 floor plan



Drawing - Workspace terrace Level 03 floor plan



Illustrative View - Level 01 restaurant terrace connecting to Regent's Place Plaza



Illustrative View - Level 02 public terrace facing Regent's Place Plaza