

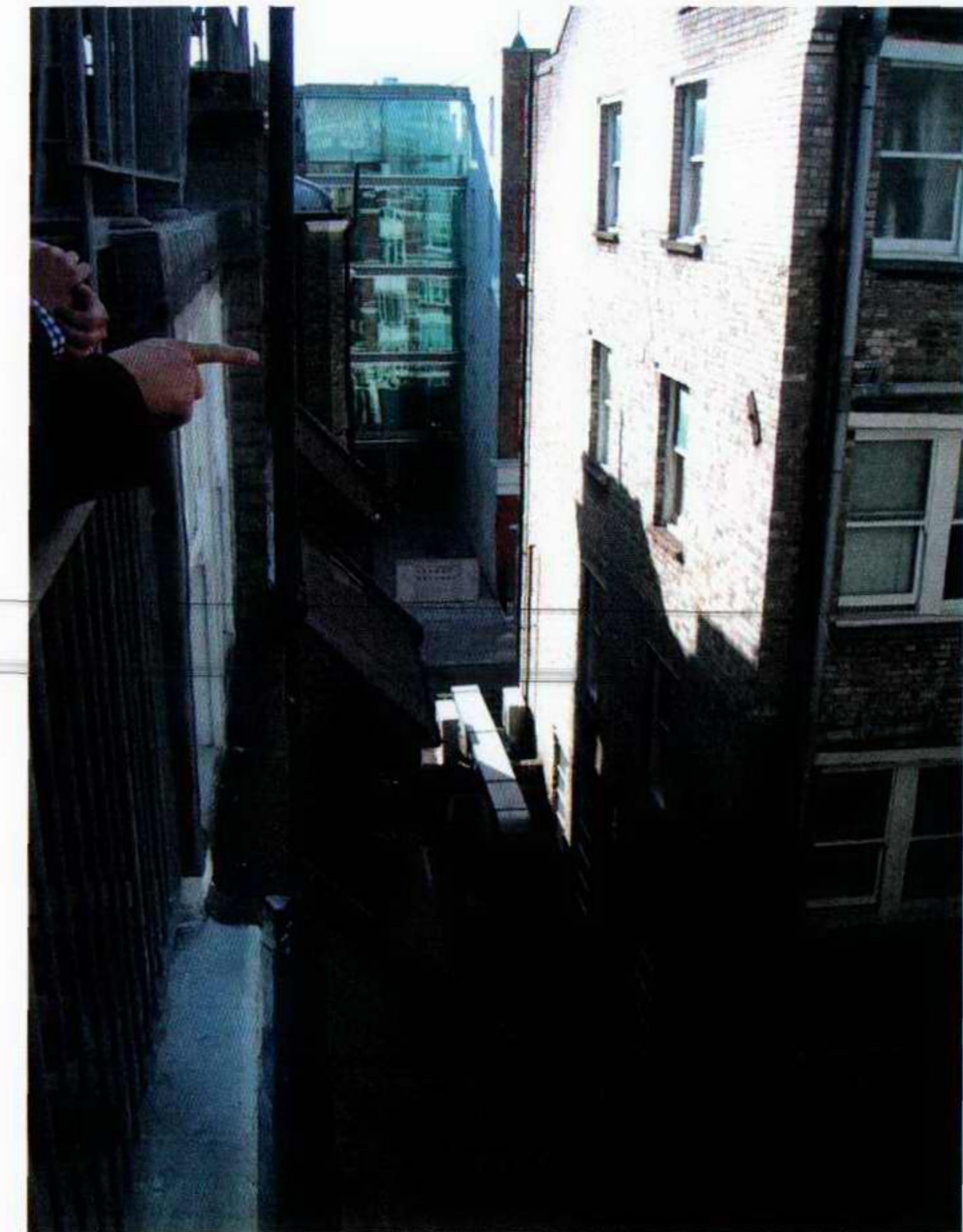
Store Street Rear Courtyard

The entrance to the residential units is off Alfred Place, in the same location as the office entrance on the consented scheme. The existing brick screen wall to the courtyard is carefully opened up to the existing arched lintel, creating a large opening similar to the existing building further up Alfred Place. An open metal screen and gate within the opening will give access for residents via a planted courtyard to the entrance hall. The courtyard is open to the sky so that it can be landscaped to provide a little oasis, glimpsed by the public through the gates.

The residential lift and stair is located in the same position as the office core in the consented scheme, next to the adjacent building's light well. The core is designed to be an obviously modern element, clad in coloured render and aluminium framed glazing.

The residential layout is planned to permit as much of the existing structure of the building to be retained as possible. The apartments are planned so that the existing party walls enclose the apartments wherever possible, ensuring high levels of sound insulation and negating the need to remove large elements of the structure. Living rooms are located on the Store Street elevation with southern aspect onto South Crescent, and are planned so that the existing fireplaces can be utilised. Bedrooms are located on the rear façade where the outlook is limited by the proximity of the neighbouring building. Potential overlooking is an issue, but as the adjacent building is used as a College it will usually be empty when the bedrooms are in use. The existing large windows to the street facades are retained as existing, with new timber double glazed windows to match the existing fenestration. Because the internal staircases are removed, the small windows at half landing level are redundant and are reconfigured. The lean to roofs over the staircases at third floor level are

removed and the external wall is brought out to the same line as below. The top floor is set back from the parapet, with tilted studio style glazing following the line of the mansard roof. New rooflights are proposed, lighting the circulation areas and internal bathrooms. All four of the existing chimneys are now retained, whereas the consented office scheme retains only two.



Current condition of rear Courtyard off Alfred Place



An examples of a contemporary gated landscaped entrance Courtyard



Additional examples of a contemporary gated landscaped Courtyard

Alfred Place

The entire western side of Alfred Place has recently been comprehensively refurbished and modernised, being completed in 2001. Alfred Place's transformation provides a mixture of new and refurbished unusual studio style office accommodation which has proved attractive to medium and large media and design companies in the West End. Below the offices 8,000 square metres of retail space has been created to provide high class retail trading space.

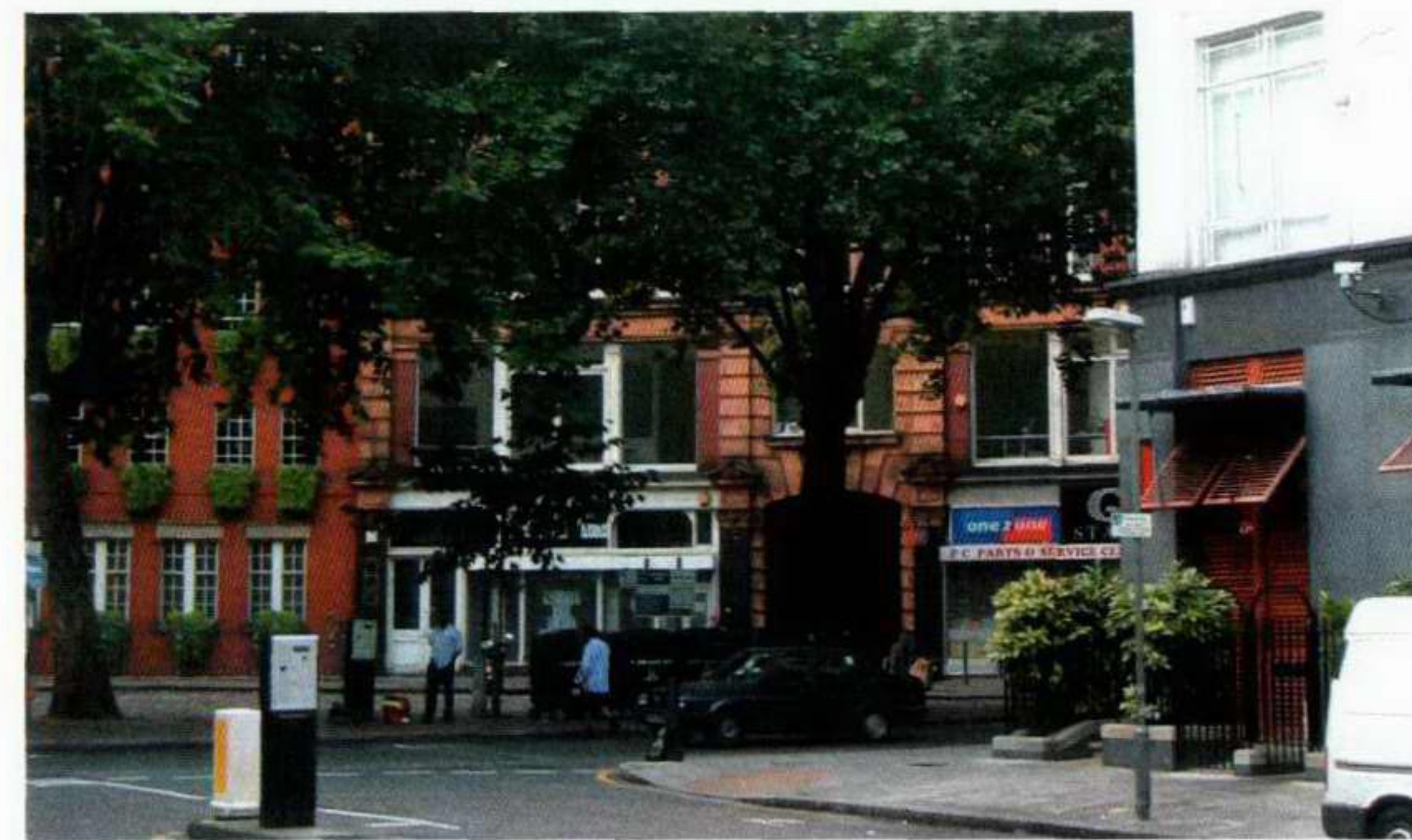
This development was completed by the Corporation of London and establishes a high level of design quality.

The proposal for South Crescent will complement these by creating a further high quality building.



Entrance to the Courtyard Development showing successful mix of old and new.

hamilton associates



South Crescent

19-21a Store Street

Although comprising four units, this building was constructed as one at about the same time as the buildings on Tottenham Court Road and South Crescent.

The building is currently used as retail at basement and ground floors, with office units above accessed by individual staircases.

The building is in need of refurbishment, and the Corporation achieved Planning Approval in July 2003 for updating the building by constructing a new lift and stair core in the rear lightwell, serving open plan office space above. Retail was provided at ground and basement.

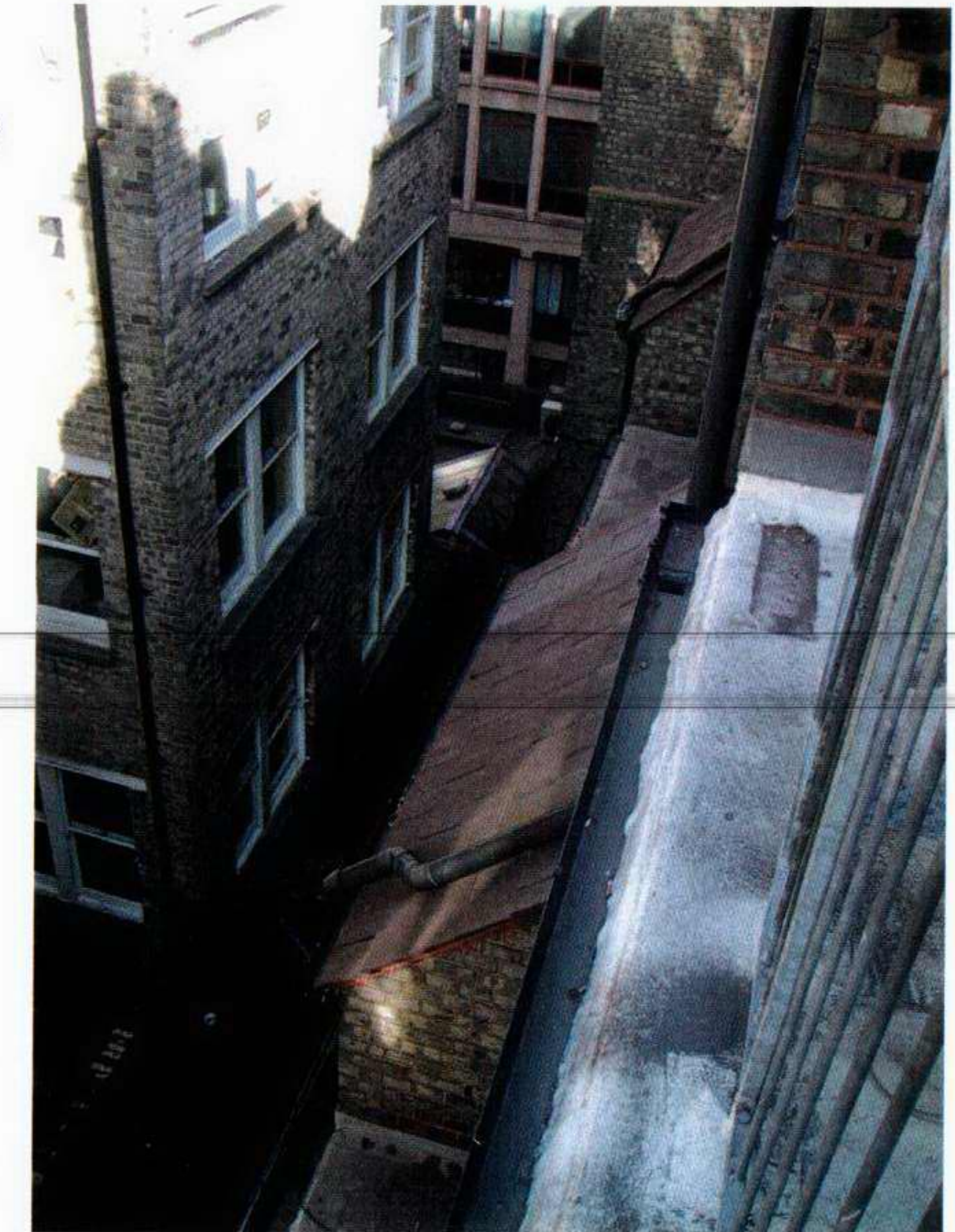
Following the requirement to provide additional uses other than commercial resulting from the proposals of 227- 233 Tottenham Court Road, it was agreed that putting residential on the upper floors of this building would be an excellent use for this building.

The basic design of the consented office scheme has been followed for the Residential proposal. The offices on the upper floors are replaced by residential units, with two 2 bedroom units and one 1 bedroom unit on first, second, and third floors and two 2 bedroom units on the fourth floor. The retail accommodation is virtually unchanged from the consented scheme.

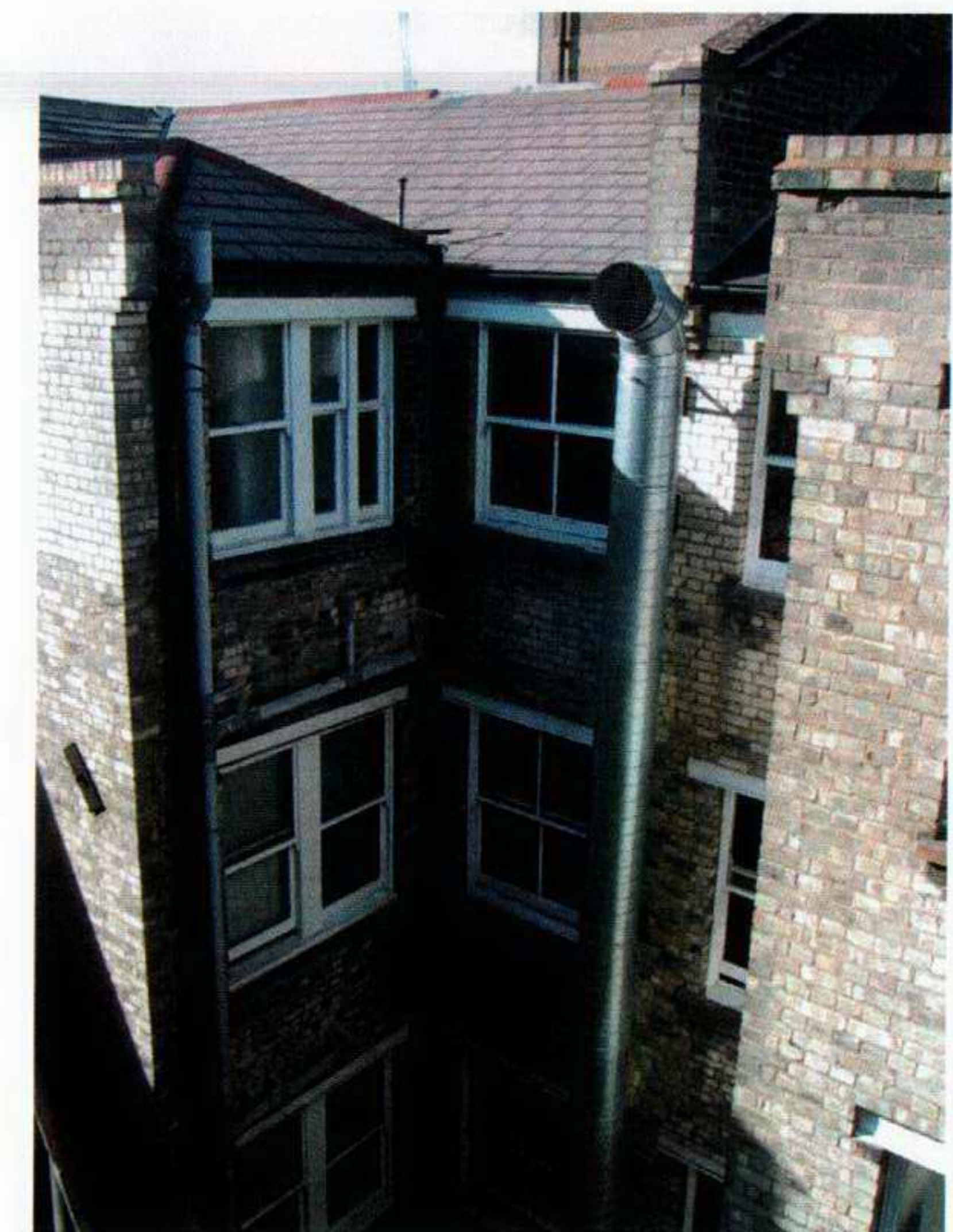
Alfred Place Elevation



Rear Courtyard



Corner of Alfred Place and Store Street



Rear Courtyard off Alfred Place