

## 4.0 Architectural Design

### 4.15 Ground floor bays - junction with the ground

The surrounding ground floor context is made up of bays that define units rather than uncontrolled expanses of glass frontage. A system is designed to articulate the units as a series of bays divided by solid elements to allow for deliberate control between internal and external and provide an architecture that is grounded in its context.

The ground floor bay is a stripped back version of the framed system that exists above. As discussed on page 46, the architecture is designed to adapt to a number of different user types including, shops, dining and gallery uses.

- 1 The solid panel is removed and replaced with a decorative textured grill that gives a more tactile quality to the ground floor while providing a zone from which the unit can be ventilated.
- 2 The glazing is split into two with the setback upper pane acting as a signage zone to provide a clean and clear frontage.
- 3 The typical bay opening can be adapted to create entrances to suit the requirements of the individual tenants.
- 4 The column junctions the ground through an exposed plate fitting that connects it back to a concrete shoe that in turn is connected to the ground plane.
- 5 A strong expressed beam is proposed between ground and first floor to provide separation between the uses and allow the office grid above and the grid below to be independent of one another. A series of plate fittings repeat along the length of the beam to further evidence the process of fabrication and assembly.



View of south west corner from High Holborn showing public use



View of Museum Street ground floor showing gallery use

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### 4.16 Entrance - Office Lobby

The rhythm of the ground floor bays is broken where there are entrances to provide access to the uses above. This occurs for the office reception, the residential entrance, service access and cycle access.

- 1 The office lobby is located on axis with the core facing Museum Street and has a strong relationship with the proposed public open space.
- 2 The lobby is articulated as a continuation of the wintergarden system above. Metal 'V' channels frame the wintergardens and break through the beam that runs between ground and first floor to signify the change of use.
- 3 The lobby entrance is split between two doors, one to the north and one to the south, to respond to the arrival from either direction and provide future flexibility by allowing for dedicated access for specific tenants.
- 4 The awning to the main office entrance is based on the same system as the office lobby and wintergarden facade. It is designed to read as a rotated version of the opening system and is simply hung from the beam above. There is potential within this system to have an opening lobby similar to the opening wintergarden system above.
- 5 The lobby provides the opportunity to install various pieces of equipment from the sorting operation and would act as a gallery to the buildings former use.



Plan showing lobby and public realm

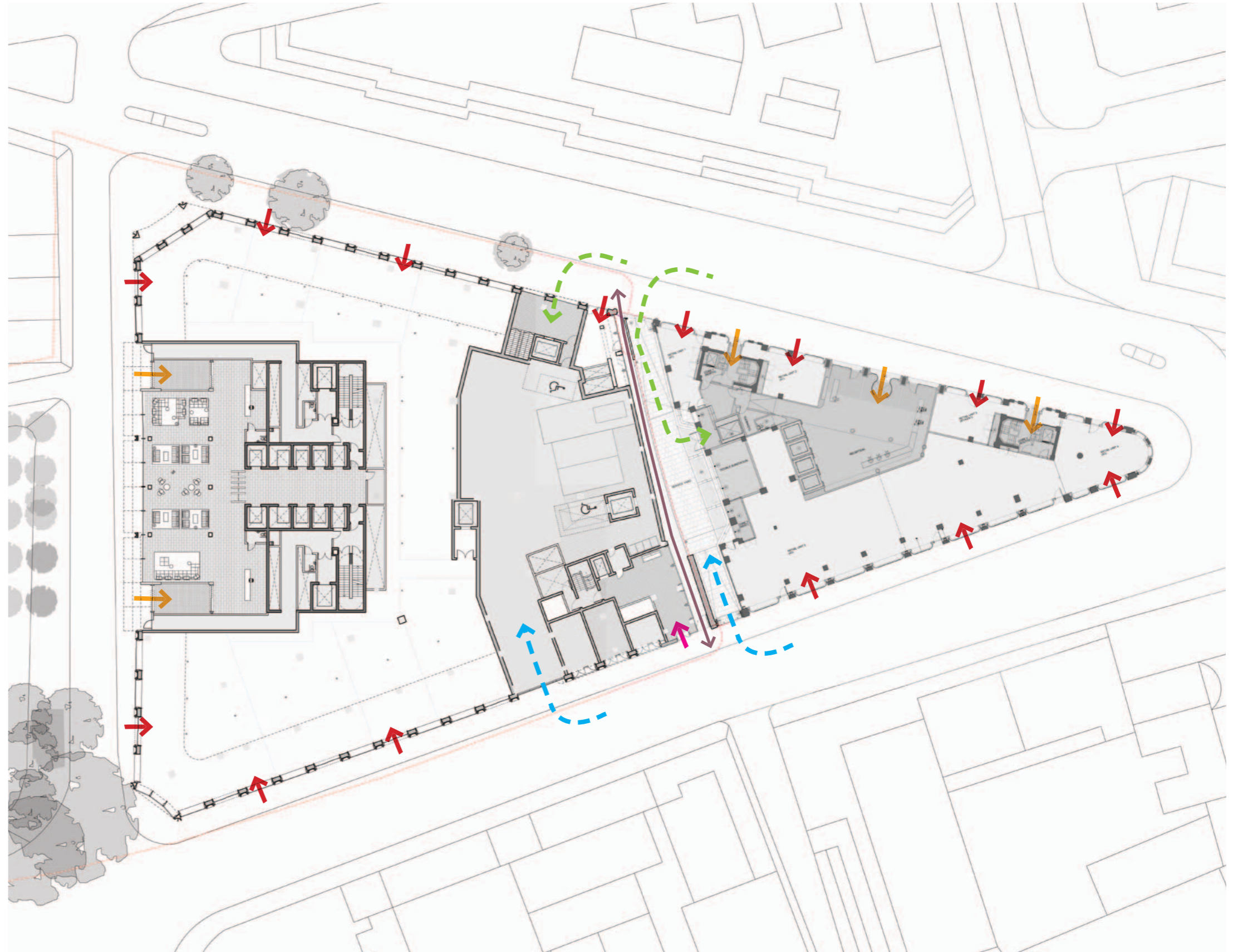


View of office entrance along Museum Street

## 4.0 Architectural Design

### 4.18 Commonwealth House

The entrance to Dunn's Passage from the north sits within the ownership of Commonwealth House and outside the application boundary for 21-31 New Oxford Street. The applicant has been in discussions with the owners of Commonwealth House and it is the understanding of the applicant that the visuals on the following page reflect the intent of the owners of Commonwealth House. The plan shown on this page demonstrates the north end being re-opened and shows the two schemes forming the island block. This is indicative only and not part of this application.



Key:

- Retail entrance
- Office entrance
- Residential entrance
- ↔ Dunn's Passage
- - → Cyclist entrance
- - → Service Yard and Vehicular entrance

Plan showing Dunn's Passage, with both proposals for 21-31 New Oxford Street and Commonwealth House

## 4.0 Architectural Design

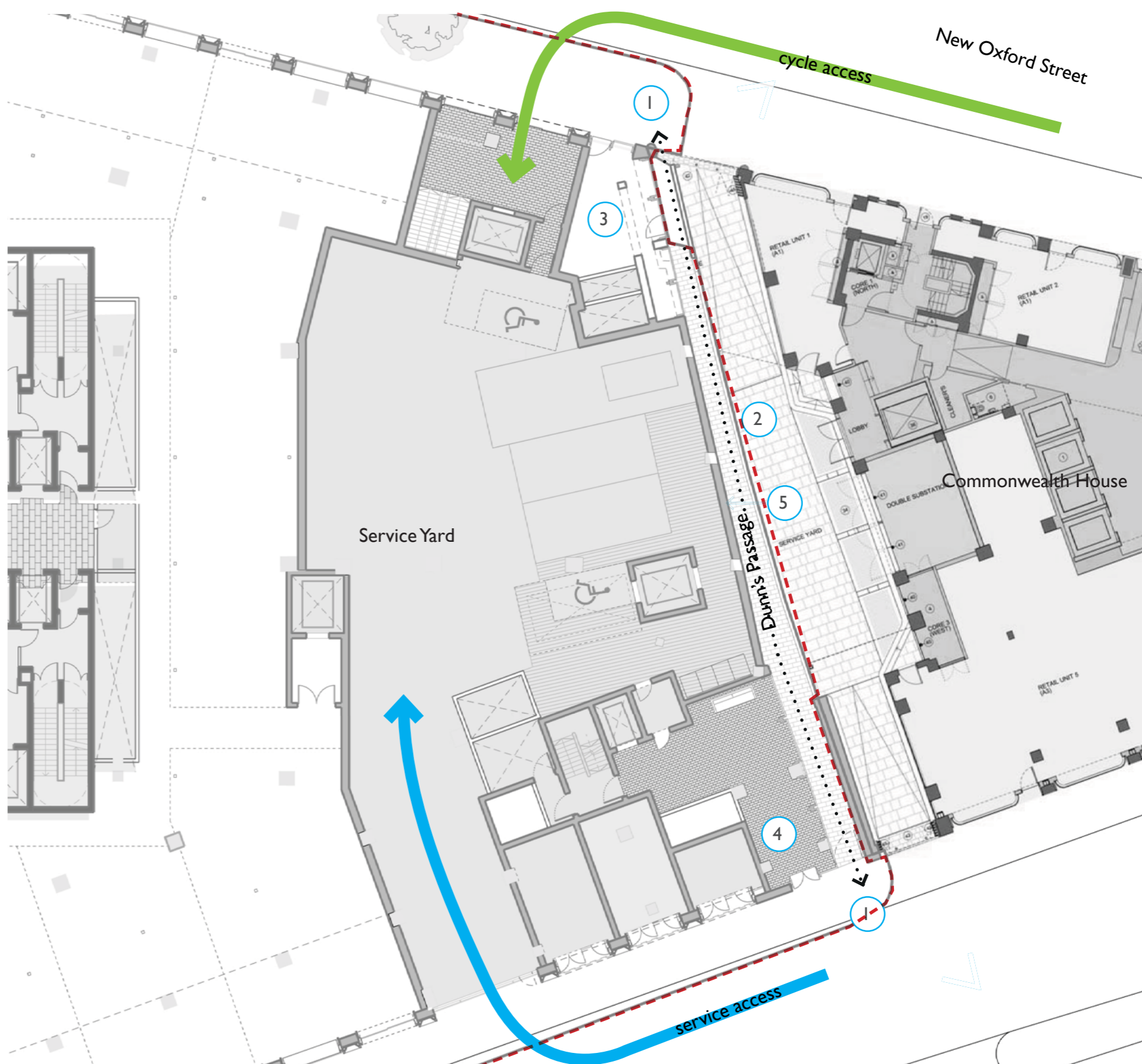
### 4.17 Entrance - Dunn's Passage

As part of the public consultation process the applicant has worked with the ambitions of the local community to re-open Dunn's Passage to public use. Dunn's Passage is a historic passage that will be gated and managed for security reasons but open for public access throughout the day.

- 1 Dunn's Passage is the historic lane that runs between the two buildings, not the ramped service yard (2) that serves the adjacent building (Commonwealth House)
- 3 A retail (A1/A3) unit is proposed to the north to provide activity to the re-opened route.
- 4 To the south the affordable housing entrance turns along the passage to give a distinct character to the new route.
- 5 A green wall is proposed next to the service yard below the lightwell that has been cutaway from the upper floor mass.

By locating access to the service yard for 21-31 New Oxford Street on High Holborn clear separation is maintained between pedestrian use of Dunn's Passage, service access and cycle access

The entrance to Dunn's Passage from the north sits within the ownership of Commonwealth House and outside the application boundary for 21-31 New Oxford Street. The applicant has been in discussions with the owners of Commonwealth House and it is the understanding of the applicant that the visuals on the following pages reflect the intent of the owners of Commonwealth House. The illustrations shown on the following pages demonstrate the north end being re-opened but this is indicative only and not part of this application.



Plan showing Dunn's Passage, with both proposals for 21-31 New Oxford Street and Commonwealth House

## 4.0 Architectural Design

### 4.17 Entrance - Dunn's Passage North

- 1 Cycle access is provided through two ground floor bays above which a zone is allowed for ventilation grilles for the plant located in basement.
- 2 The retail unit returns around Dunn's Passage to provide activity and potential entrance onto the new route. A zone for ventilation grilles is provided above the bays along Dunn's Passage.
- 3 As highlighted on the previous page, the northern end of Dunn's Passage sits within the ownership of Commonwealth House. As such the removal of the wall (shown dotted) and level surface is shown as indicative only and is not part of this application.



Existing view of north entrance to Dunn's Passage off New Oxford Street.



Proposed view of north entrance to Dunn's Passage off New Oxford Street.

## 4.0 Architectural Design

### 4.17 Entrance - Dunn's Passage South

- 1 The Residential lobby has been located directly adjacent to Dunn's Passage on the High Holborn elevation. The lobby entrance is adapted from the system of ground floor bays and returns along Dunn's Passage to activate the route as shown.
- 2 The south end of Dunn's Passage is the route located between the existing stone wall of Commonwealth House and the proposed residential entrance. This sits within the application boundary and will be securely gated at night.
- 3 A green wall is located within Dunn's Passage below the proposed lightwell to give visual interest along the full length of the route.
- 4 Substation access is proposed next to the residential entrance. The system of decorative metal grating proposed across the ground floor is continued across the doors.
- 5 The route shown under Commonwealth House is indicative only and sits outside of the application boundary.



Existing view of south entrance to Dunn's Passage off High Holborn.



Proposed view of south entrance to Dunn's Passage off High Holborn.

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