

5.01 INTRODUCTION

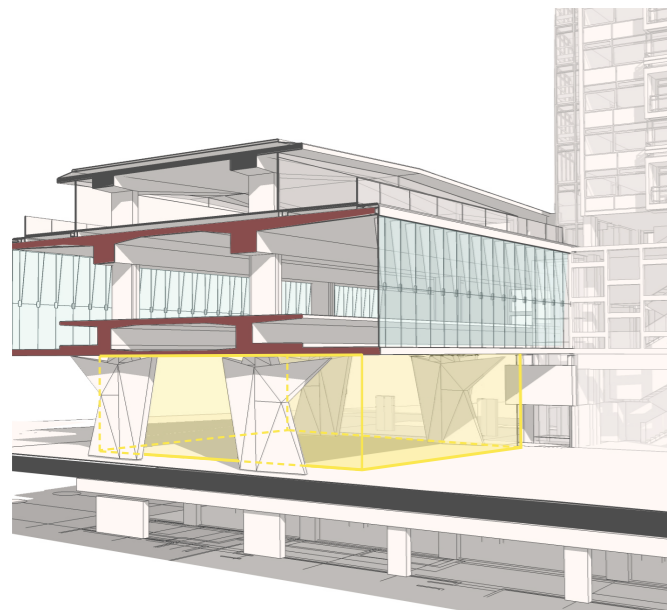
Application 2 is proposed to be located at the north edge of the development, occupying ground and basement levels with a staircase connecting the two.

The main ground level space is formed by an infill glass box below the existing Centre Point Link bridge to form a new retail space to the north of the public realm, currently where the road runs below the building. The southern facade would open on to the pedestrianised space and external seating.

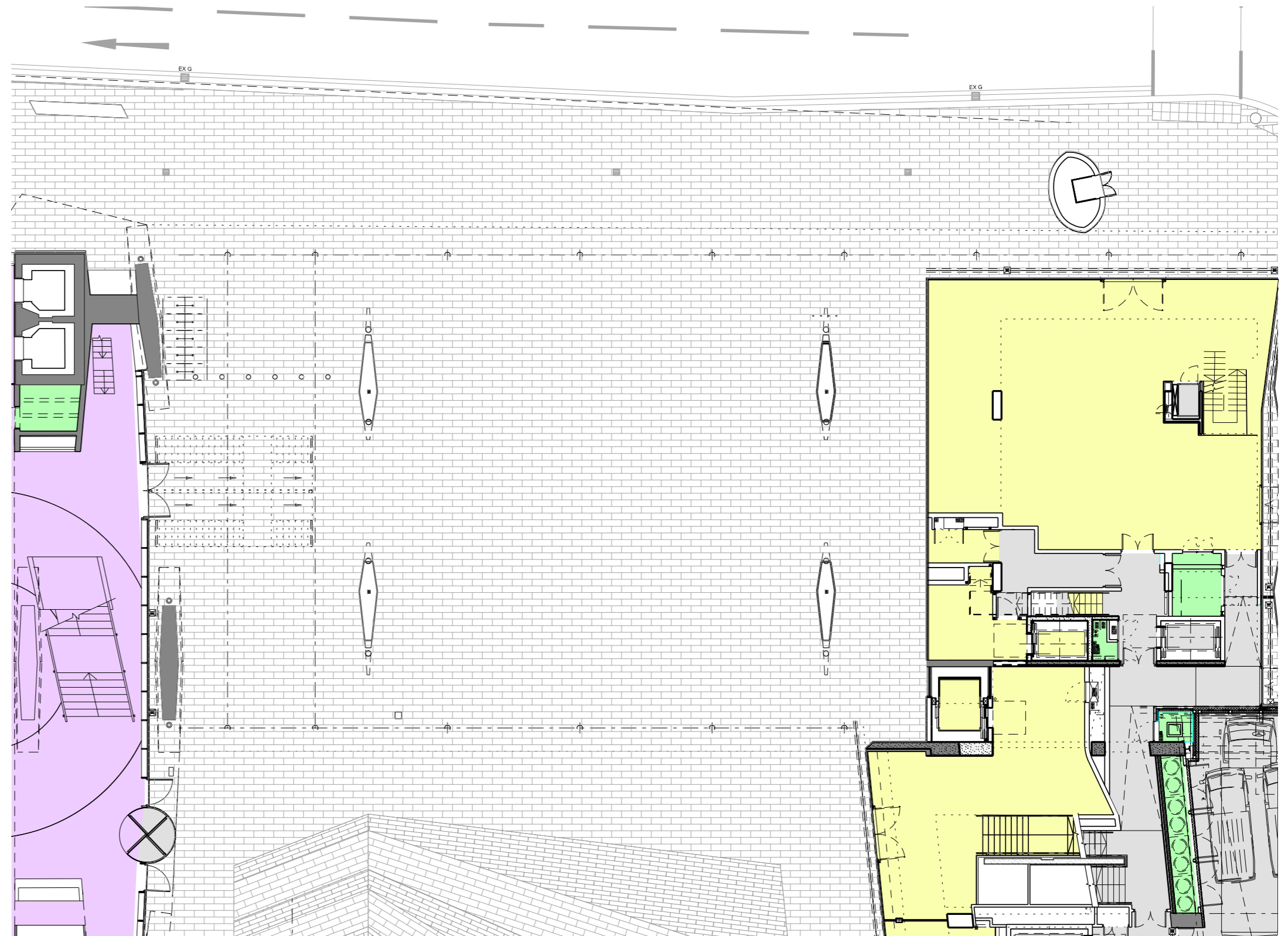
This proposal brings key improvements:

- Reduces high wind levels
- Creates a more comfortable and more intimate southern-aspect to the square
- Increased natural surveillance along New Oxford Street and the proposed public space.

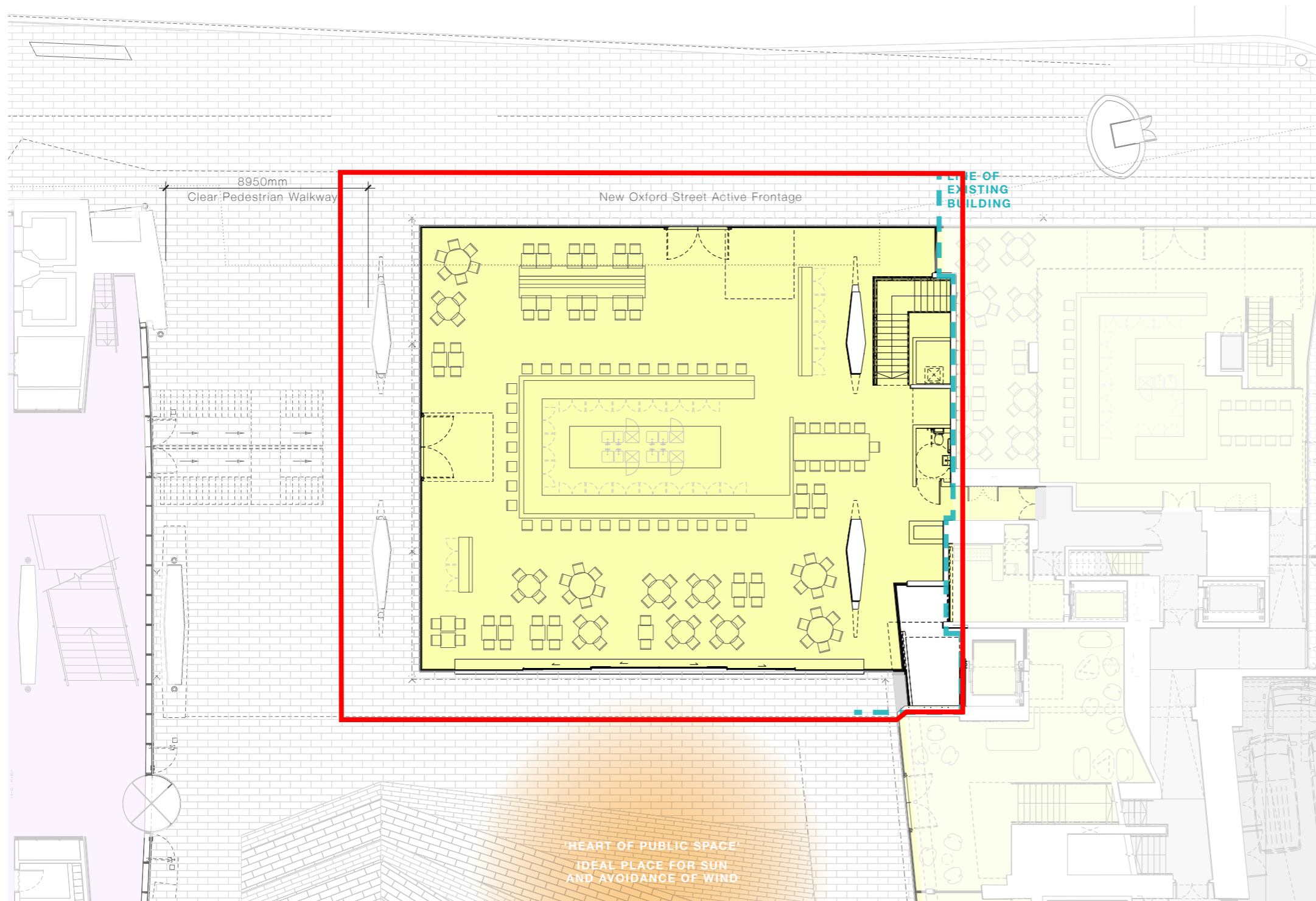
The location of the restaurant unit within the overall building composition provides an opportunity to celebrate and accent the heritage features of the original design. As such, the restaurant unit below should remain transparent and have a refined, well detailed, appearance of relative lightness.



Section through CPL highlighting Retail Unit R01



PERMITTED APPLICATION PROPOSAL (RETAIL FURNITURE LAYOUT & LANDSCAPE PROPOSALS INDICATIVE)



APPLICATION 2 PROPOSED GROUND FLOOR LAYOUT (FURNITURE LAYOUT & LANDSCAPE PROPOSALS INDICATIVE)

Retail furniture layout indicative only