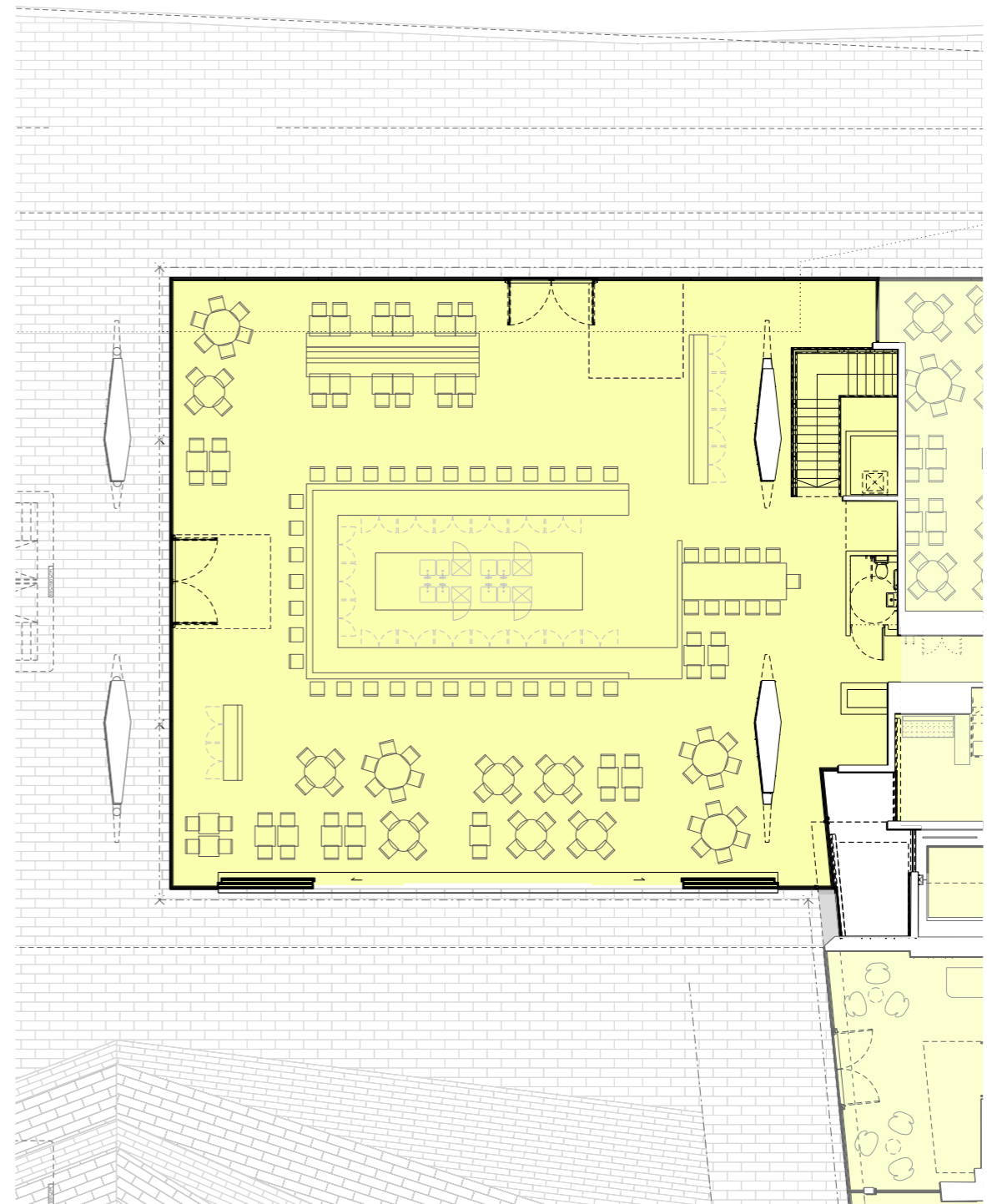


Proposed Unit Plan - Glazing Closed



Proposed Unit Plan - Glazing Opened

5.13 UNIT ACCESS + LAYOUT

Entrances

The current design assumes three potential entrances:

- Entrance from New Oxford Street
- Entrance from midway along pedestrian passageway, symmetrical between the existing columns
- Retractable glass on southern facade to public space.

Principles

The unit is enclosed on three sides by full height glazing that lightly touch the underside of the bridge. The remaining fourth side (east) is a service wall that provides the main zone of tenant utility connections, ventilation and vertical connections to the demised basement area. The width of this zone is limited so as to ensure that the solid enclosure does not affect the transparency of the unit seen north-south and allows the sculptural designated listed columns to be read as freestanding objects within the space.

The zone is also sized for a unisex accessible WC, with remaining toilet provision to be met at basement level.

A new staircase connects to a basement area for ancillary / kitchen use.

Within the main floor area, enclosures and division of the space are envisaged to be limited to counter height to maintain sight lines through the unit, from the square to New Oxford Street.

