

500mm facade setback amendment to R01 north elevation glazing

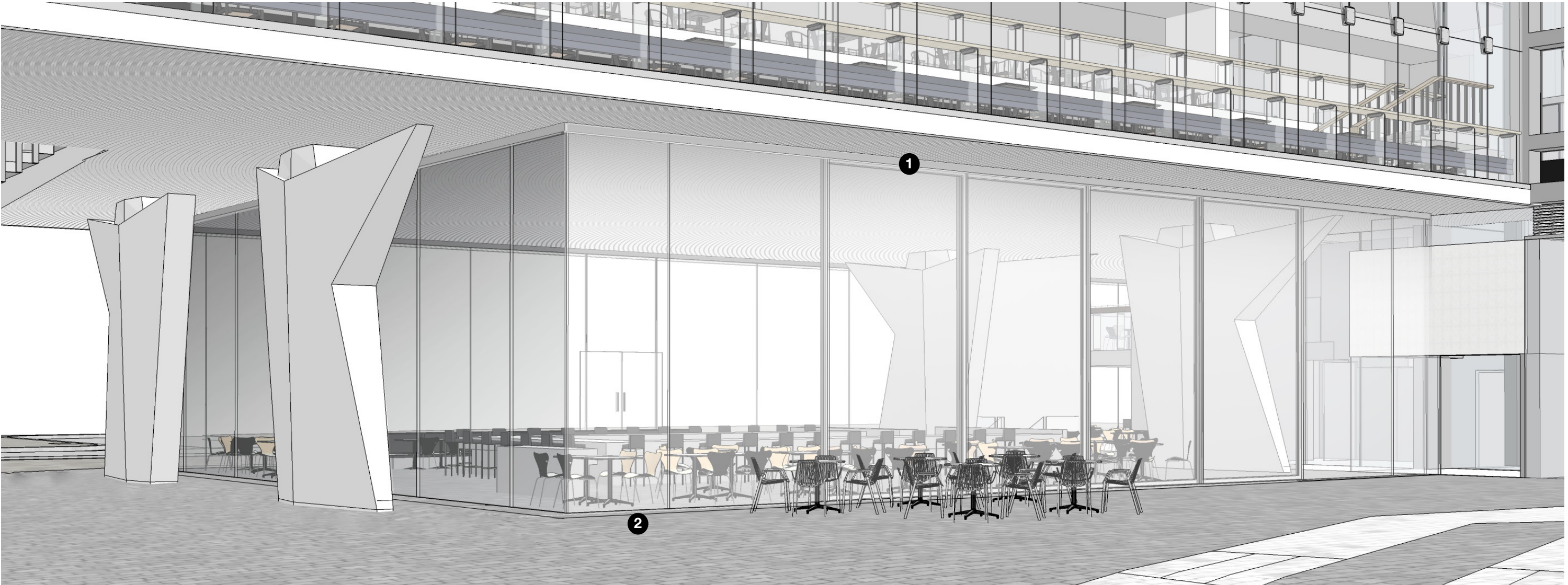
- 1 Glazing head detail adjusted to accommodate misalignment of R01/R02 facades
- 2 Drainage gulley set into paving also reset to accommodate set back.
- 3 Accented paving line aligns with leading front edge of north facade - additional visual compositional element.
- 4 Set out of paving line to align with northern edge of Centre Point Tower piloti

### Conclusions

- Adding an additional glazing plane & associated junction to the north facade will reduce, rather than increase, comprehension of the reading of the link as a 'bridge'.
- Through changes to associated details the setback has created additional, unintended visual clutter - counter to a minimal interface and appropriate dialogue between old and new as originally intended.



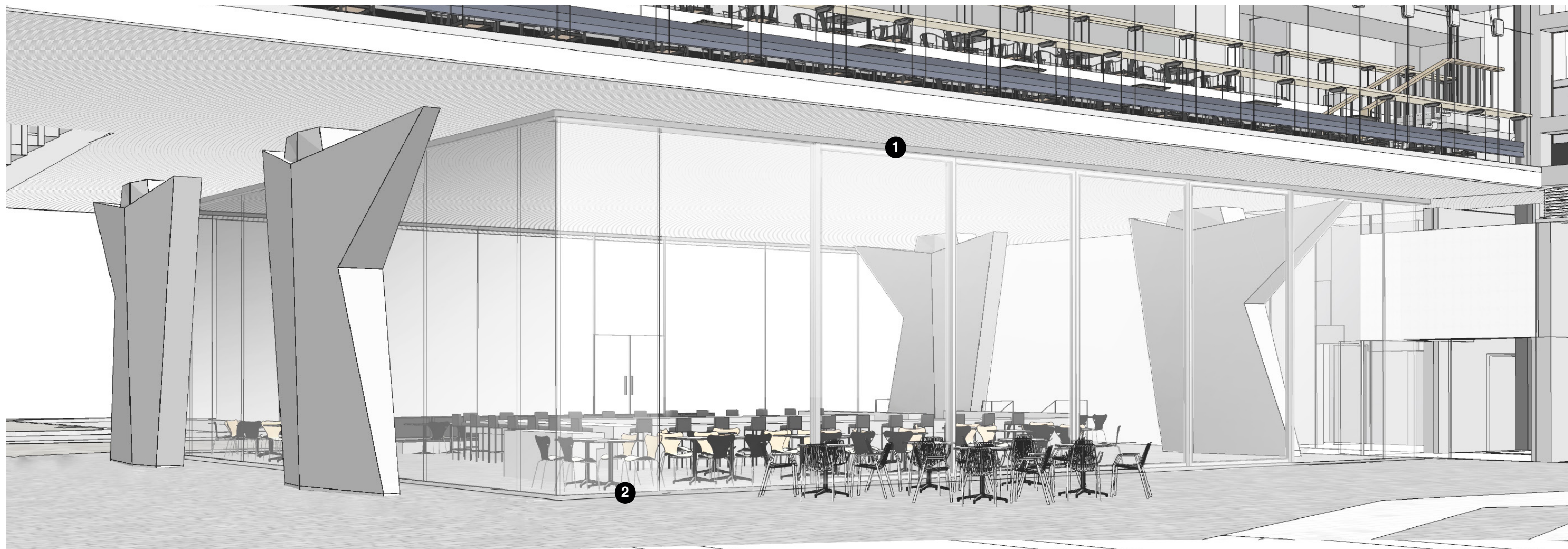
5.15 DESIGN EVOLUTION - VISUAL IMPACT FROM STREET  
COMPARISON - WITH / WITHOUT SETBACK - R01 SOUTHERN FACADE



Application 02 proposed extents of retail unit R01 glazing

- 1 Linear glazing head detail
- 2 Linear drainage gulley set into paving





500mm facade setback amendment to R01 south elevation glazing

- 1 Set back to southern side of glazing still enables a linear head detail
- 2 Set back to southern side of glazing still enables a linear drainage gulley

### Conclusions

- Set back to the south facade of R01 causes no misalignment in facade and, as such, can be achieved without introducing additional & unnecessary detailing.
- In this instance a single 500mm set back to the southern facade of the retail unit is seen to be a good compromise between the aims of development and conservation.

5.15 DESIGN EVOLUTION - NORTH FACADE ALIGNMENT ISSUES  
DETAIL VIEW COMPARISON - WITH / WITHOUT SETBACK - R01 NORTH GLAZED FACADE



Option 1: View of R01/R02 junction on glazed north elevation -  
500mm setback to R01 elevation

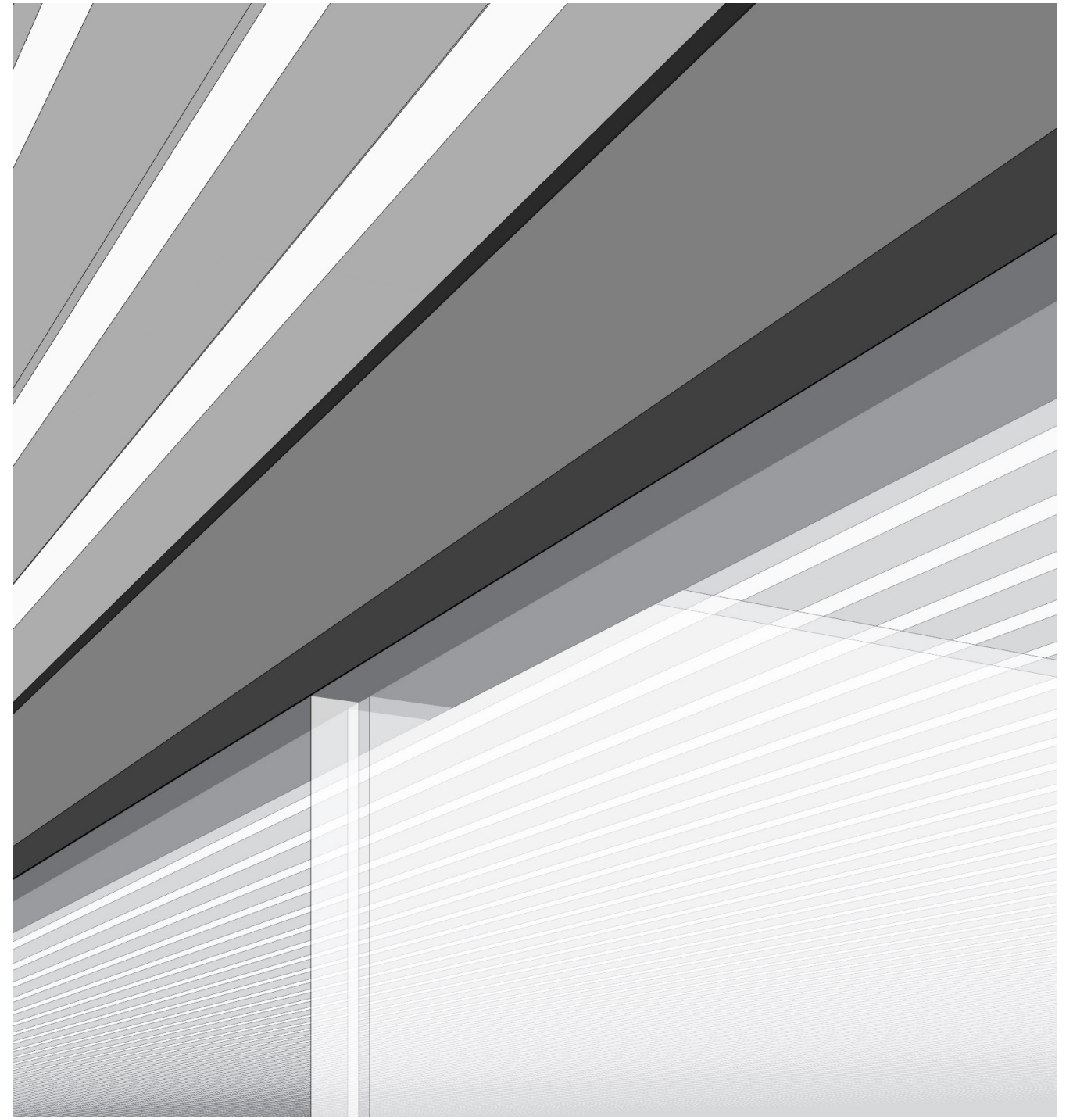


Option 2: View of R01/R02 junction on glazed north elevation -  
no setback to R01 elevation





Option 1: Head detail view of R01/R02 glazing junction on north elevation-  
500mm setback to R01 elevation



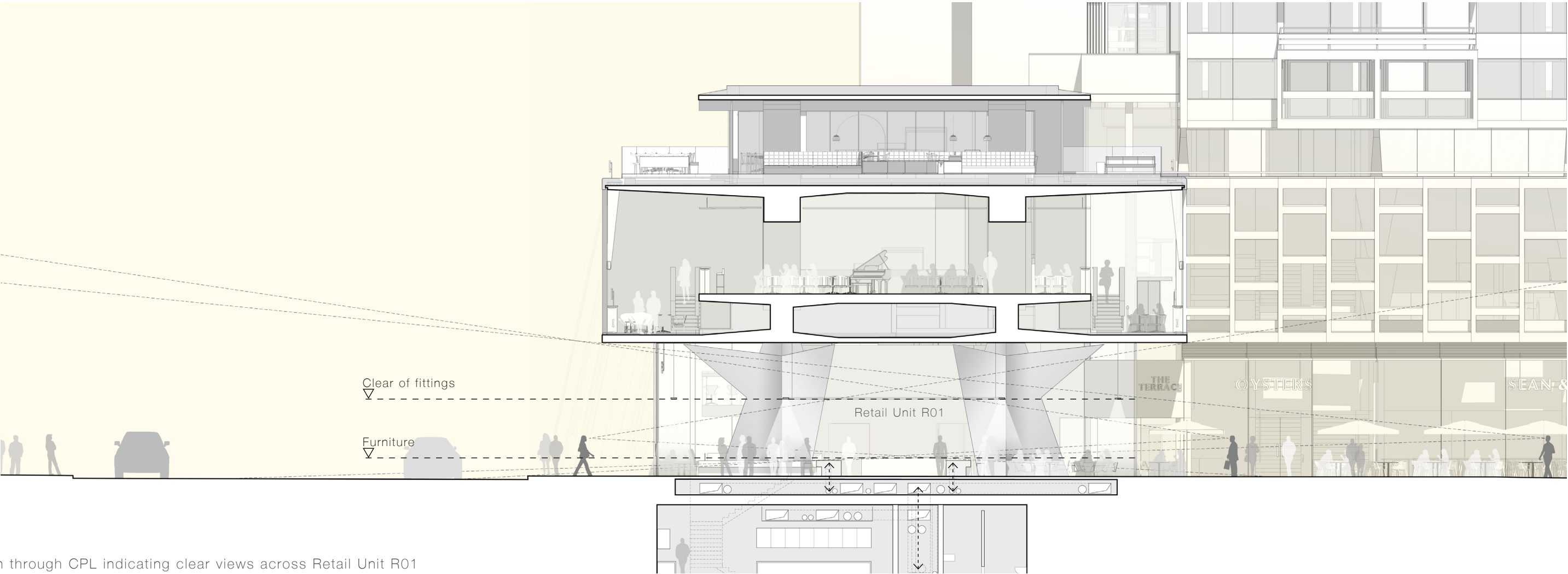
Option 2: Head detail view of R01/R02 glazing junction on north elevation -  
no setback to R01 elevation

5.16 GLAZING - TECHNICAL INFORMATION AND APPEARANCE

The proposed retail unit, through rigorous detailing and high-quality materials would be transparent and open to both New Oxford St. and the new public space.

Glazing fixings would be either fully concealed in the floor build-up or minimally attached to the existing soffit above, with no intermediate visual obstruction, and would therefore provide clear views through.

The glazing of the new infill piece will be set out according to the Centre Point Link bridge glazing joint lines above, however we are able to achieve a more minimal result. The proposed glass panels are the size of four existing glass panels above.



Section through CPL indicating clear views across Retail Unit R01

Tenant signage indicative only  
Fit out indicative only