

# Orms

Project

**St Giles Circus**

Status

**MMA Design Statement**

Client

**Consolidated**

Date

**August 2015 - Rev. 01**



# Contents

- Introduction
- Zone 1 and 2: St Giles Circus North
  - Overview of key amendments
  - Verified views - comparison between consented and MMA
  - Denmark Place elevations
  - Materials
    - Proposed materials
    - Design note on PVD stainless steel
  - Zone 2 Residential
    - Lifetime homes
- Zone 3 – St Giles Circus South - **Bound separately**
- Zone 4 – 71 Endell Street - **Bound separately**

## Revision notes:

This MMA Design Statement has been amended following the meeting held between Michelle O'Doherty (LBC), Kathyn Moran (LBC), Anna Snow (Turley), John McRae (Orms) & Ivan Equihua (Orms) at Camden council on 18/08/15.

The amendments are intended to clarify aspects of the application and take on board LBC's recommendations. Amendments as follows.

- Page 21 - Plan amended to show recommend window layout (Recommendation)
- Page 35 - CGI updated to clarify balustrade on Building B at terrace level (Clarification)
- Page 58 - CGI updated to show consented scheme (Clarification)
- Page 59 - CGI updated to show recommended window layout, plant enclosure coordinated with drawings and context added. (Recommendation)

# Introduction

This design statement accompanies the application drawings submitted as part of the Minor Material Amendment application. It follows meetings with Planning officers on the 15th September 2014 and 18th March 2015.

The application covers all four zones and we have divided this design statement into three chapters to cover the proposals:

- Zone 1 and 2
- Zone 3
- Zone 4

The zone 3 and zone 4 chapters are bound separately as they have been published by Ian Chalk Architects.

The drawings on the following pages summarise the amendments proposed to zones 1 and 2 as presented to Planning Officers on the 18th March 2015, we have extracted the key notes on each page for ease of reading.

This document includes the updated verified views and are illustrated on facing pages showing the consented images opposite the proposed. The minor amendments to the facade fenestration and materials are reflected in these verified views.

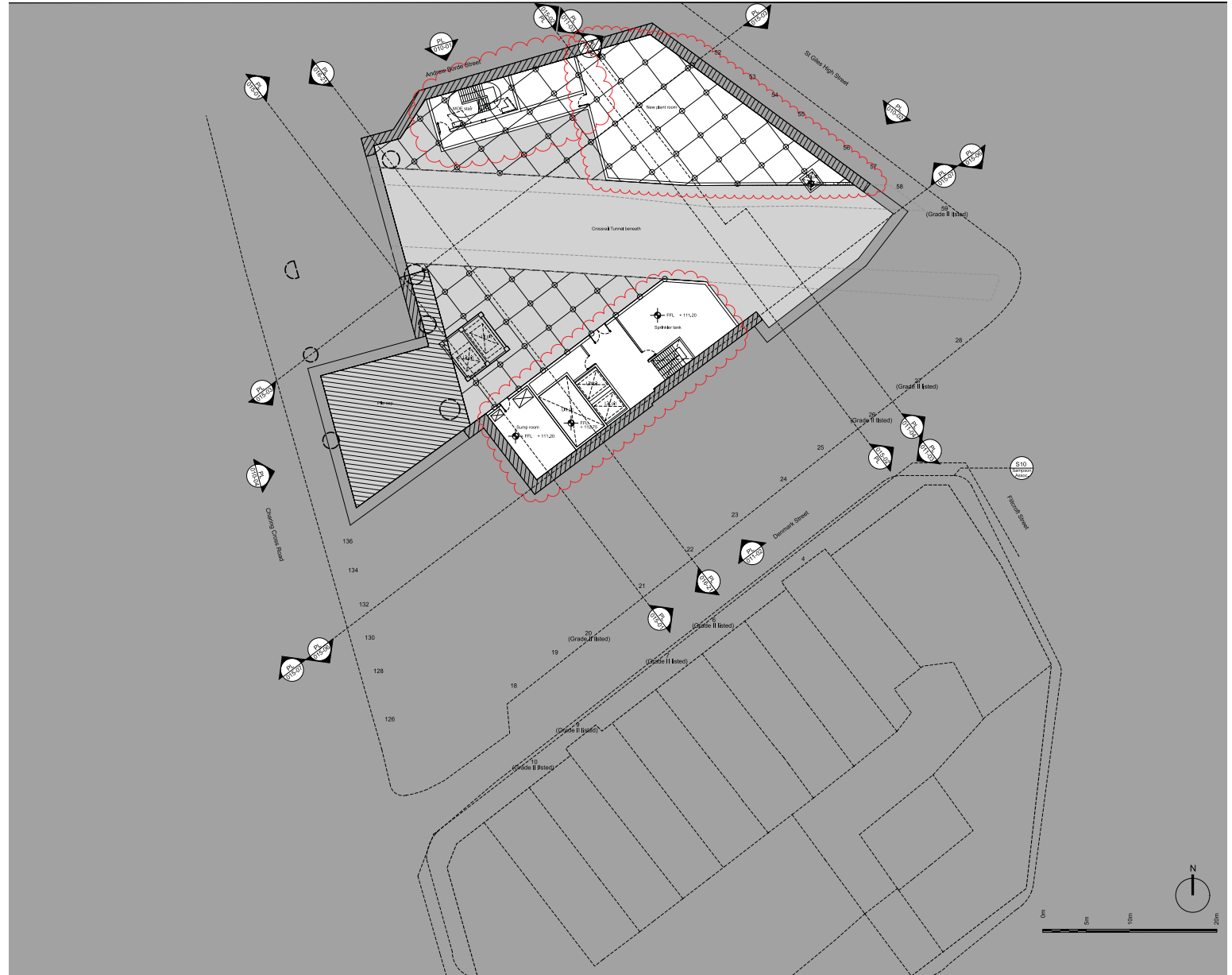
The final chapter of the Zone 1 and 2 design statement is regarding the minor amendments to the facing materials, as discussed in detail with Planning Officers in March.

The metal elements of the facade are to be formed of PVD coated stainless steel, we have subsequently commissioned a specialist report that deals with the material's properties, its longevity and precedent buildings. The report is included within this document, as well as photos of a building in Berlin we visited that was built 8 years ago with the same PVD cladding.

# Overview of key amendments - Floor plans

# Consented

Sub Basement



# Proposed

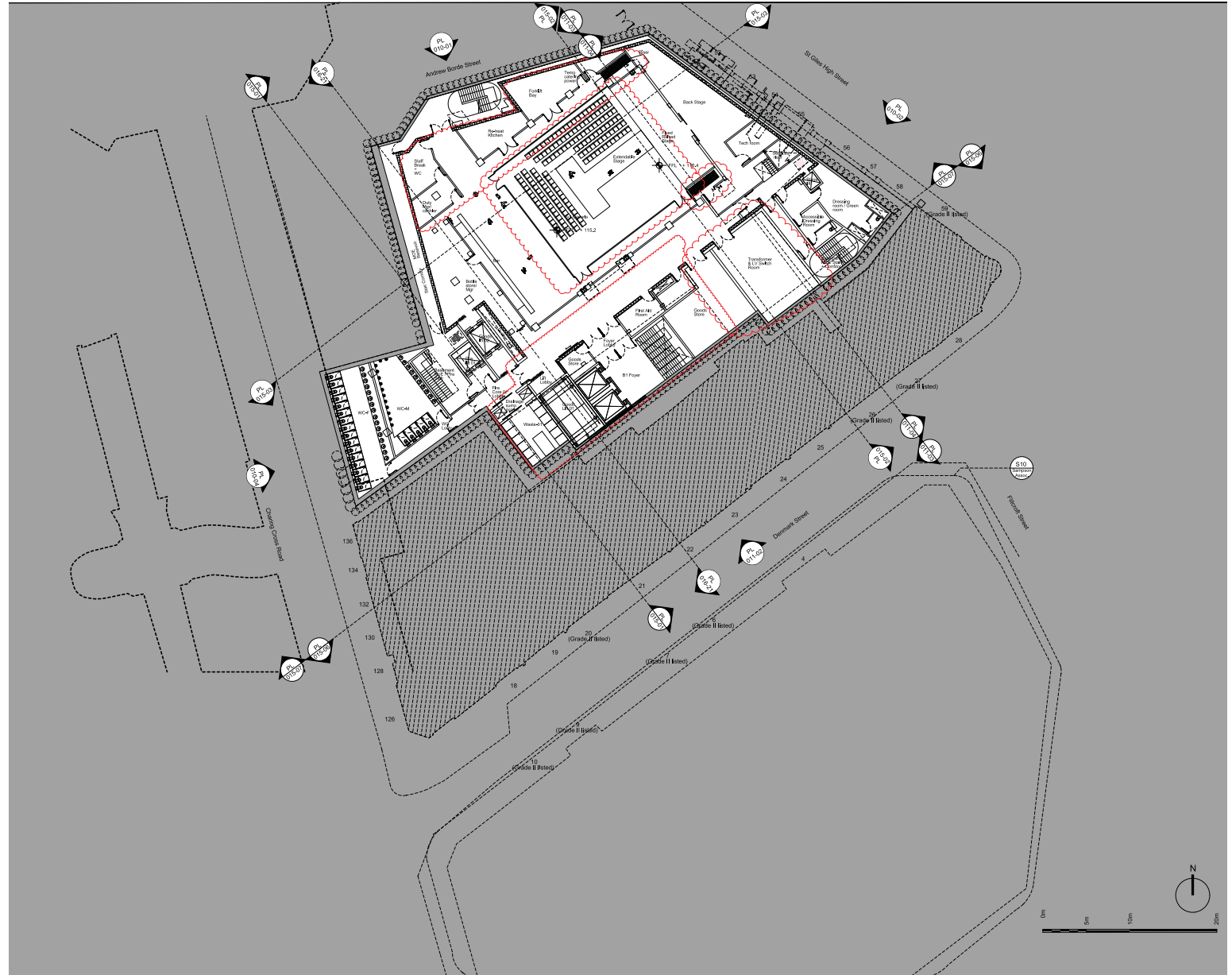
Sub basement

- Realignment of the basement box to respond to site surveys and co-ordination with temporary works for Crossrail project
- Core layout amended



# Consented

Basement



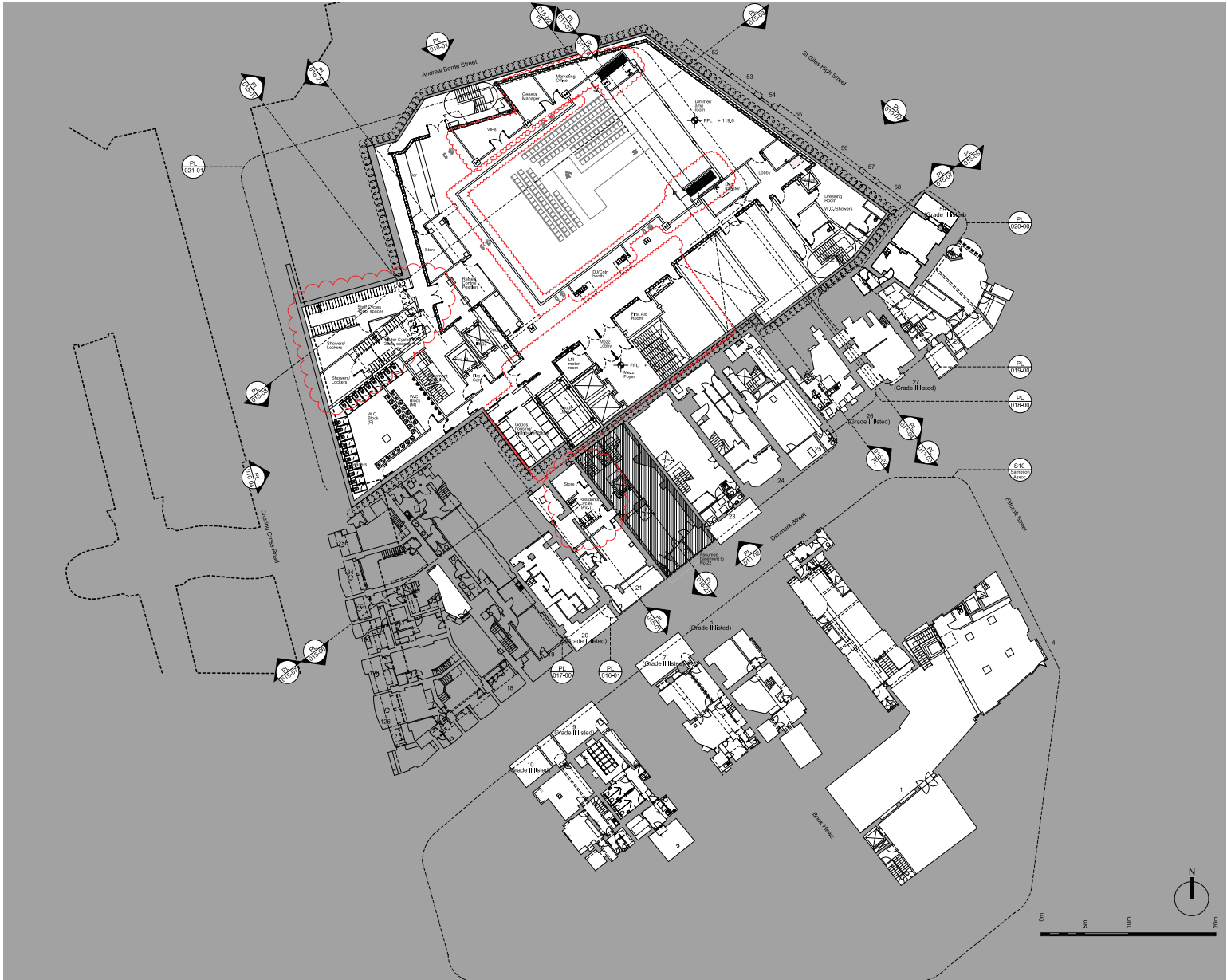


# Proposed Basement

- Realignment of the basement box to respond to site surveys and co-ordination with temporary works for Crossrail project
- Core arrangement amended for the connection to the events gallery



# Consented Mezzanine



# Proposed Mezzanine

- Core layout amended to increase A1 frontage at Ground level along Denmark Street
- Core from Building C reconfigured with direct access from Denmark Place



# Consented

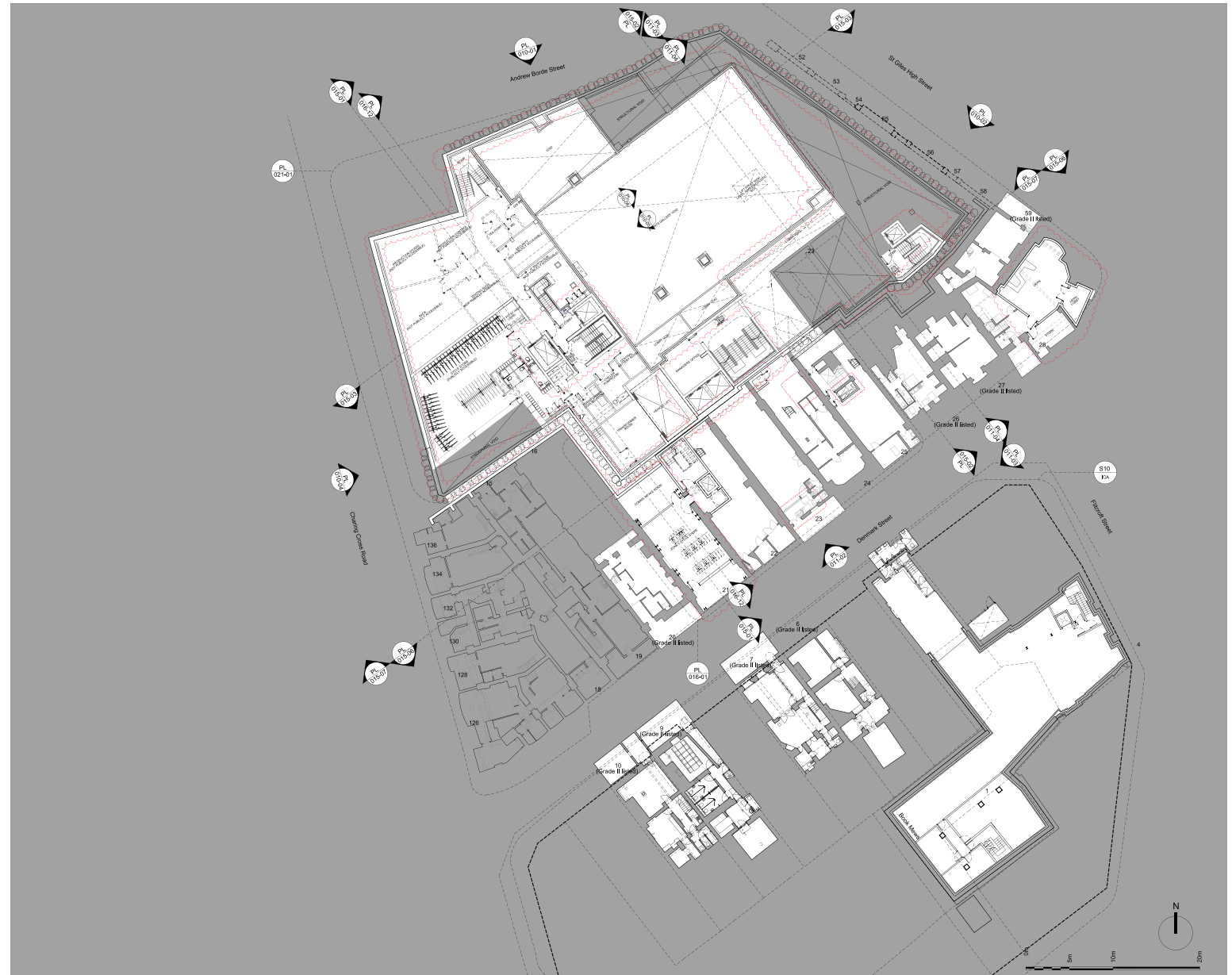
## Lower Ground

- The lower ground floor has been introduced since the Planning application was consented

# Proposed

## Lower Ground

- UKPN switch room located in the basement of no.28 Denmark Street



# Consented Ground

