# View Corridor Study

BOUYGUES UK

Head Office:
Elizabeth House
39 York Road
London SE1 7NQ
Tel: 020 7401 0020
Fax: 020 7401 0030

University College London Hospitals NHS
NHS Foundation Trust

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| ORIGINATOR | **Scott Tallon Walker** Architects |
| DOCUMENT TITLE | View Corridor Study |

| | Name | Signature | Date |
|---|---|---|---|
| Designed by | STW | | 25.02.16 |
| Produced by | KK | | 25.02.16 |
| Checked | PG | | 25.02.16 |
| Approved | KB | | 25.02.16 |

| | |
|---|---|
| SCALE NTS@A4 | BIM FILE NAME N/A |
| FIRST ISSUE DATE 06.10.15 | PROPOSED STATUS FOR INFORMATION |

| PROJECT | ISSUER | AREA | LEVEL | TYPE | TRADE | SEQUENCE | REV |
|---|---|---|---|---|---|---|---|
| P4PBT | STW | ALL | SL | REP | A31 | 101015 | B |

# View Corridor Study

## Revision Log

| Revision Log | | | | | | |
|---|---|---|---|---|---|---|
| REVISION | COMMENTS | PRODUCED BY | REVISED BY | DATE | CHECKED | APPROVED |
| **A** | **1ST ISSUE** | **RG** | **N/A** | **06.10.15** | **PG** | **KB** |
| **B** | **2ND ISSUE** | **KK** | **N/A** | **04.03.16** | **PG** | **KB** |
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# View Corridor Study

## 1. Introduction.

This document is a study of the proposed P4PBT development and existing conditions, that has been undertaken to identify protrusions into one of the Greater London Authority's Strategic Viewing Corridors.

The key areas of concern are P4PBT lift shaft overruns, and any M + E items however existing and precedent protrusions into the viewing corridor have been examined. The existing surrounding buildings and the now demolished Rosenheim Building have been taken as setting a precedent.

## 2. Height Restrictions : (As per Stage D report – section 4.19)

The calculated height of the view corridor across the proposed site is approximately 57.068m.
Please note this is lower than the London View Management Framework SPG 2012 website and documents.

With the exception of the south-eastern corner of the Rosenheim Building, the entire site is located in one of the Greater London Authority's Strategic Viewing Corridors. Specifically, the Protected Vista from assessment Point 2B.1 – from Parliament Hill (east of the summit at the prominent oak tree) to the Palace of Westminster.

The current height of the proposed building is +56.480m (top of roof), which falls below the viewing corridor height thresholds cited above (+57.068 AOD).

As indicated in this report, proposed P4PBT development requires two lift shaft over-runs and 3 flues to protrude into the view corridor. In the worst case scenario (manufacturer A – see page 15), the lift shafts would be at approximately +58.030m (962mm above the view corridor), with the flues being at +58.880m (2.4m above the roof height and 1.812m above the view corridor).

The above protrusions were identified as being a project risk in the following sections of the Stage D report (see extracts below).

Section 2.7.5

5. Lift overruns and flue heights will/may need to be amended post planning (as the design detail is agreed with building users), and may Intrude into View Corridor, agreement required with Camden and Mayor of London. Monitor clincial requirements and advise on impact.

Section 2.9.3

3. Lift overrun and flue heights will/may need to be amended post planning, and may intrude into View Corridor.

Section16.2.1

| Description | Issue | Effect |
|---|---|---|
| Roof Top Services and Building Height | There are planning height concerns over the generator, chillers, flues and lift overruns | Planning Risk |

# View Corridor Study

3. Report Conclusion.

The Report illustrates that the exiting buildings and now demolished Rosenheim Building, established number of precedent protrusions into viewing corridor.
• Demolished Rosenheim Building had a roof top plant room, with the high point being at +57.810 (742mm above the view corridor).
• Maple House Building parapet level is at + 61.360 (4292mm above the view corridor).
• UCLH Tower Development most western section of the Lift stair core protrudes into the viewing corridor.
• 250 Euston Road Development parapet level is at + 58.500 and lift shafts extend to + 60.054 level

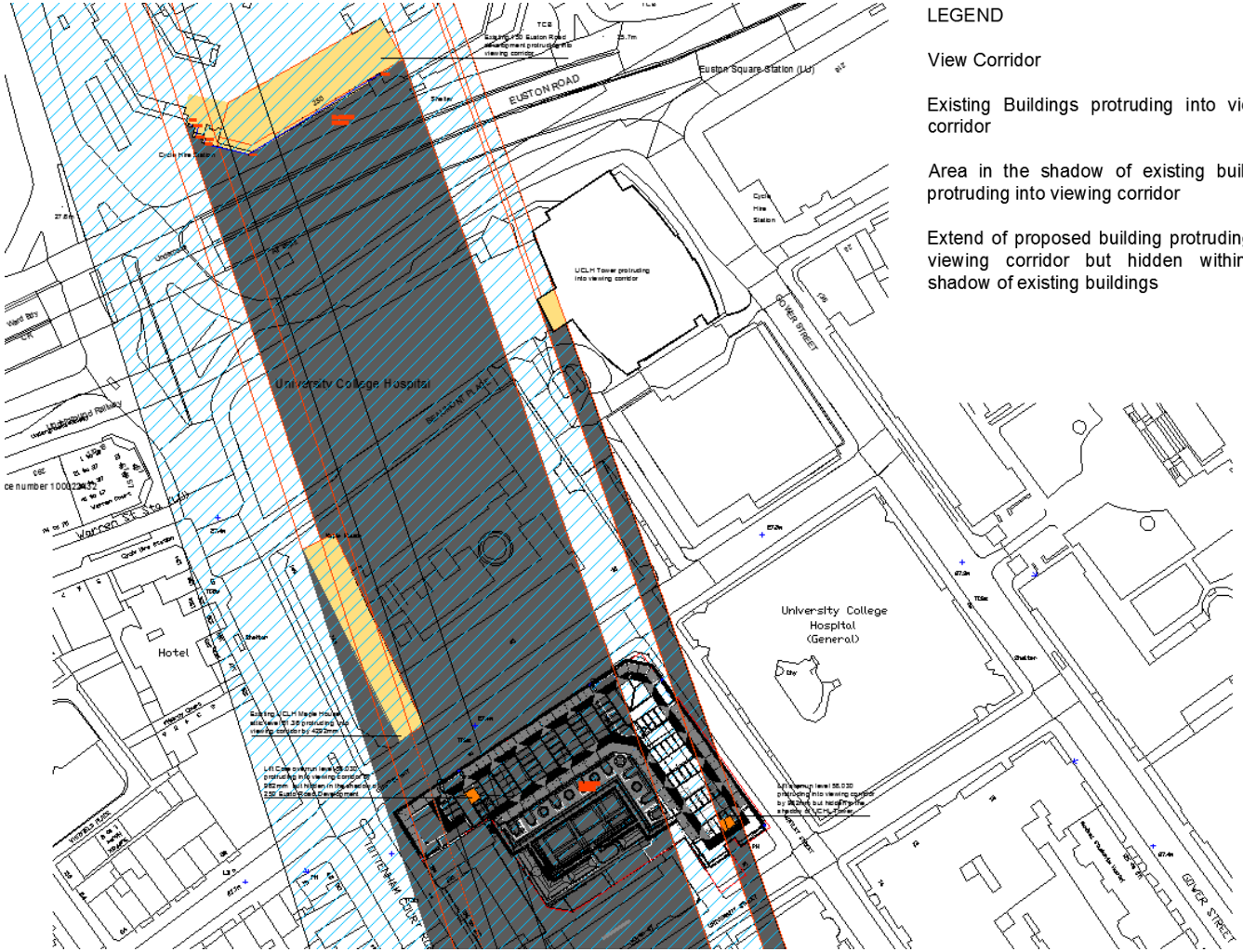
The report identifies proposed P4PBT lifts shaft overruns levels at maximum + 58.030 protruding into viewing corridor by 962mm.

Identified existing and precedent protrusions and shadow zones created by the protrusions have been illustrated in attached drawing no. P4PBT-STW-ALL-SL-GA-A31-156001 rev A. Proposed P4PBT lifts shaft overruns are located in the shadow of existing buildings protruding into the viewing corridor. Proposed P4PBT Core no 1 lift shaft level +58.030 remain below parapet level of existing 250 Euston Road Development and proposed P4PBT Core no 4 lift shaft level +58.030 remains in the shadow of UCLH Tower Development.

**On this basis we believe that the proposed P4PBT protrusions are in keeping with previous and adjacent site conditions and have no adverse impact on existing protected views.**

# View Corridor Study

## Location Plan




LEGEND

View Corridor

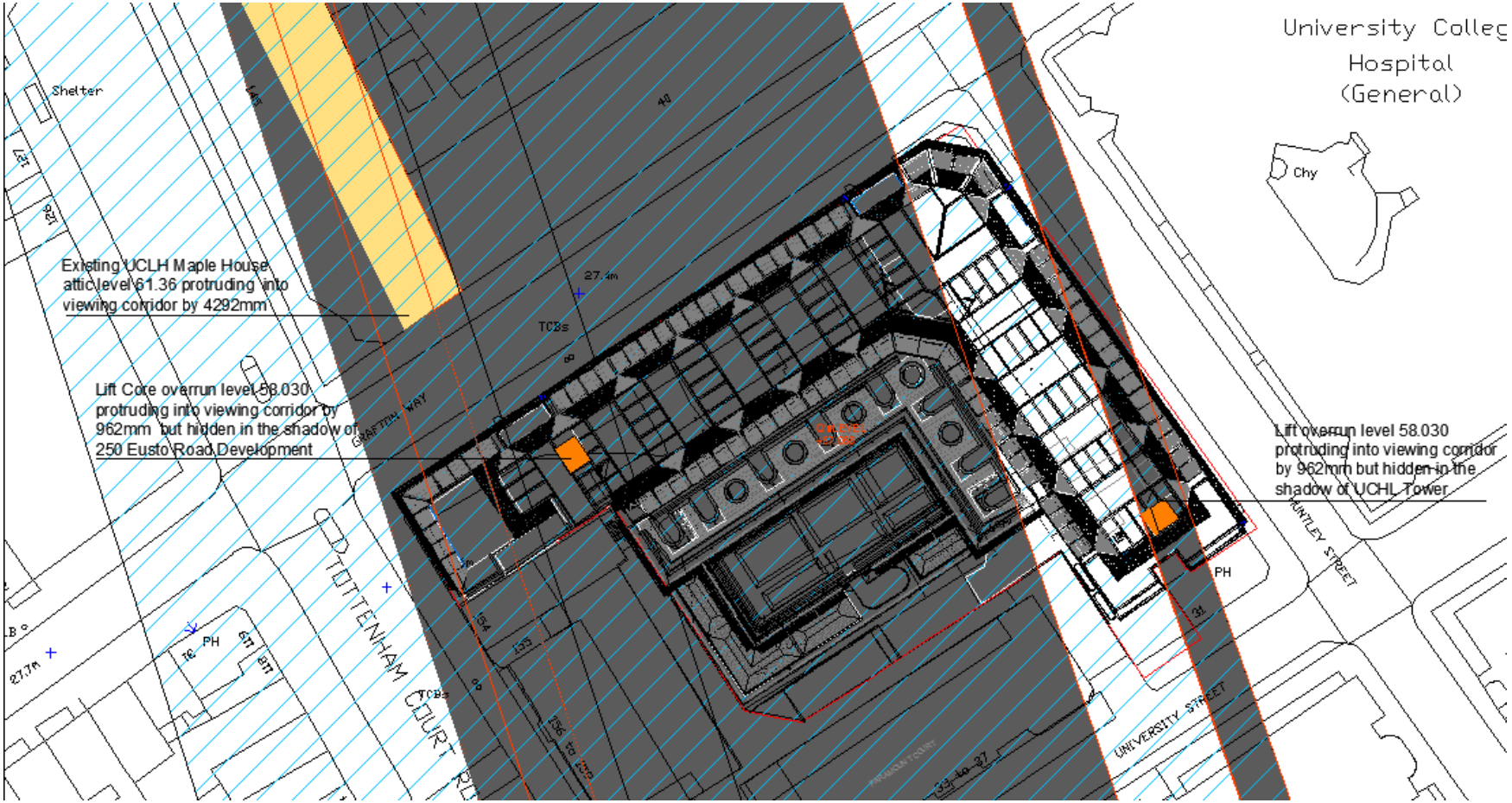
Existing Buildings protruding into viewing corridor

Area in the shadow of existing buildings protruding into viewing corridor

Extend of proposed building protruding into viewing corridor but hidden within the shadow of existing buildings

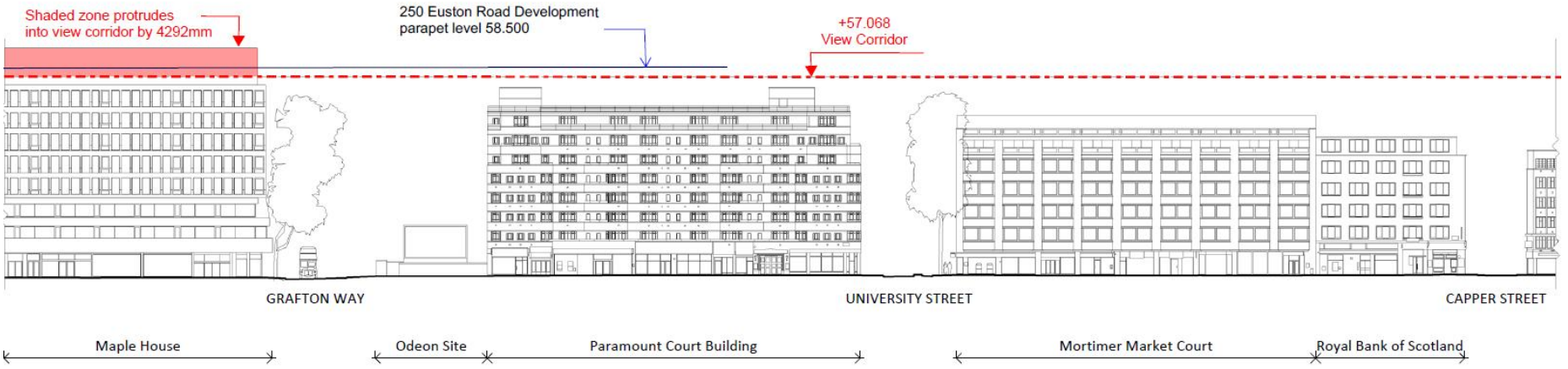
## View Corridor Study

Site Plan indicating areas projecting into View Corridor

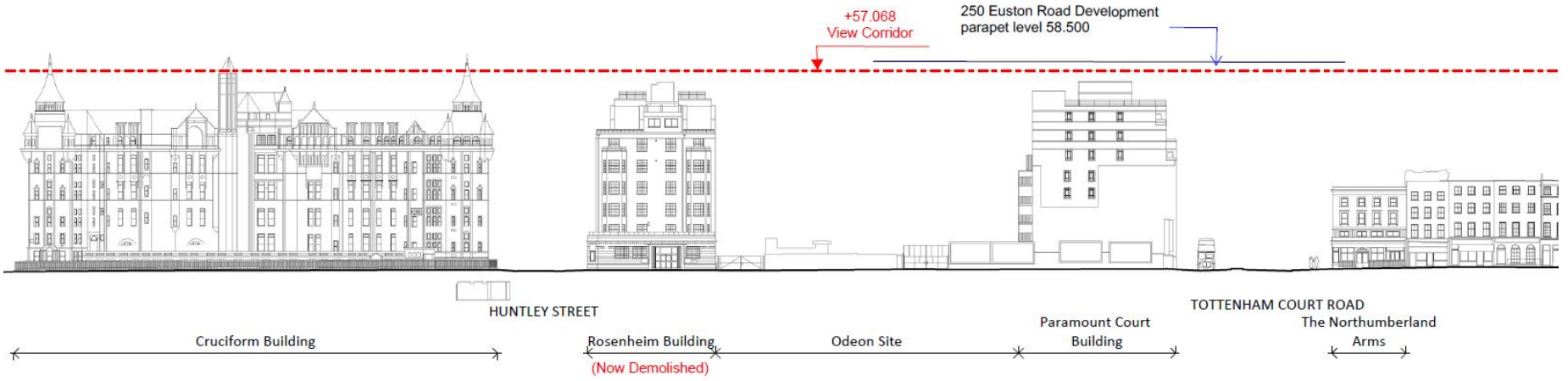


# View Corridor Study - Overview

## Elevations: existing surrounding buildings



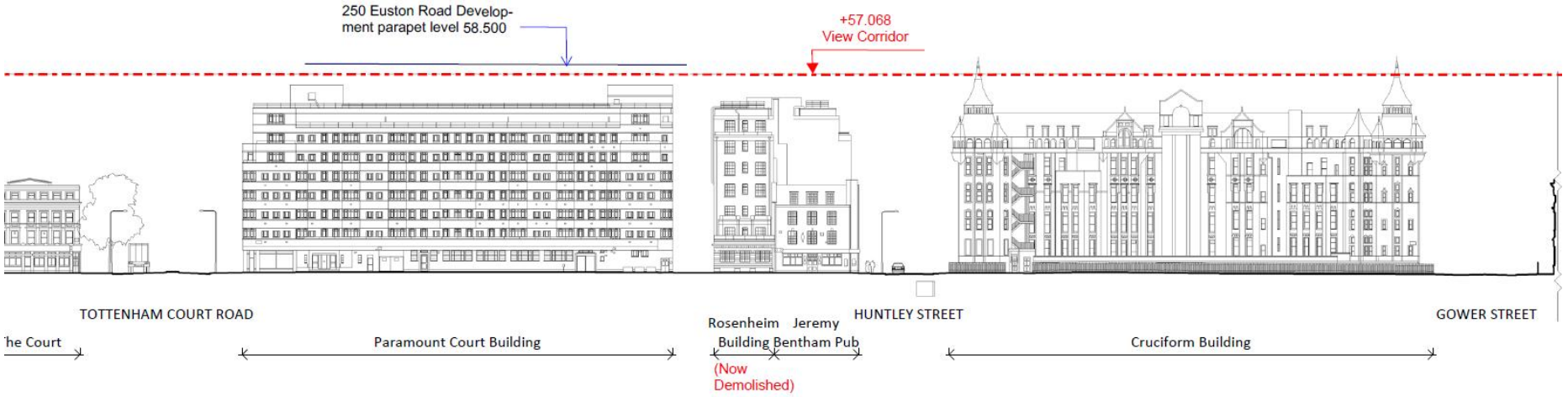

**Tottenham Court Road**
**Looking West**



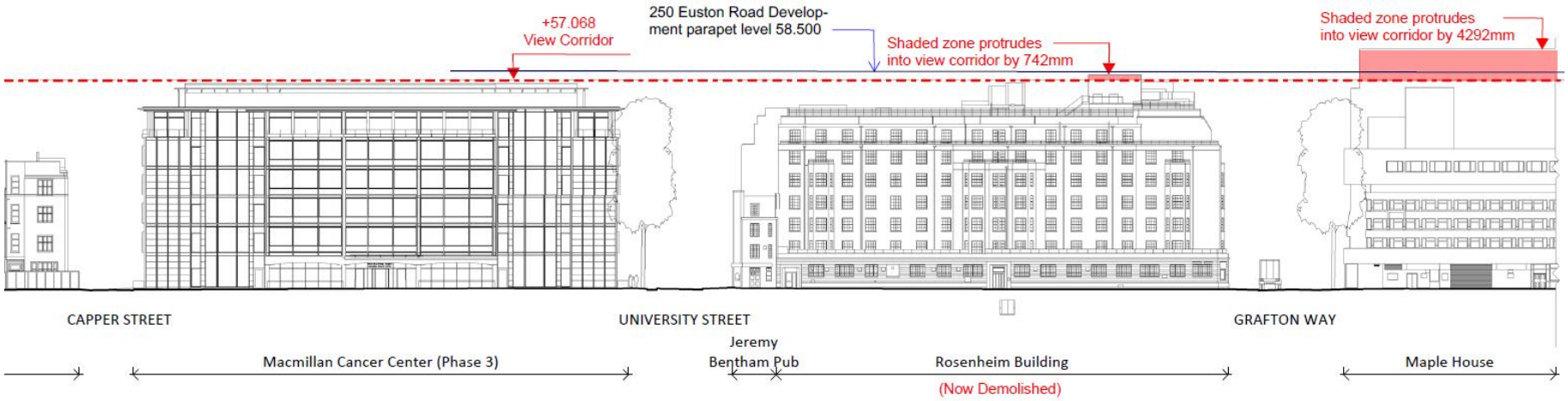

**Grafton Way**
**Looking North**

# View Corridor Study - Overview

## Elevations: existing surrounding Buildings



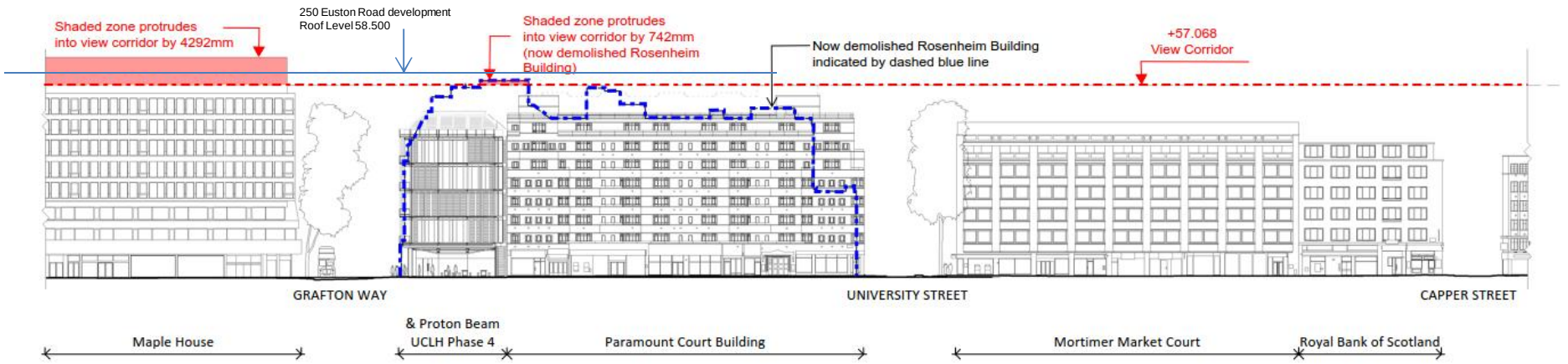

**University Street**
**Looking South**



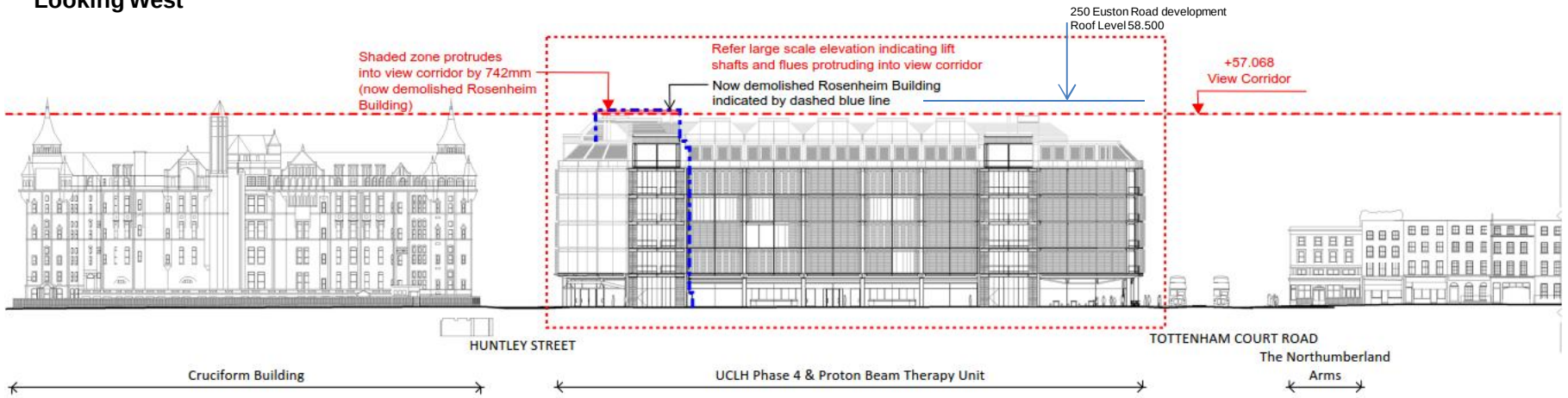

**Huntley Street**
**Looking East**

# View Corridor – Precedent Study

## Elevations - Proposed with surrounding buildings



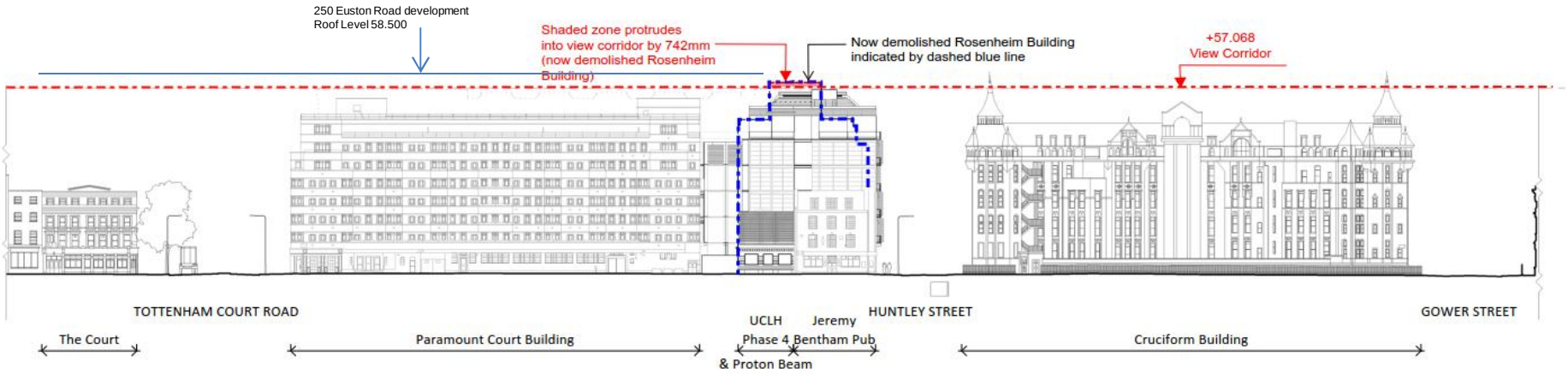

**Tottenham Court Road**
**Looking West**



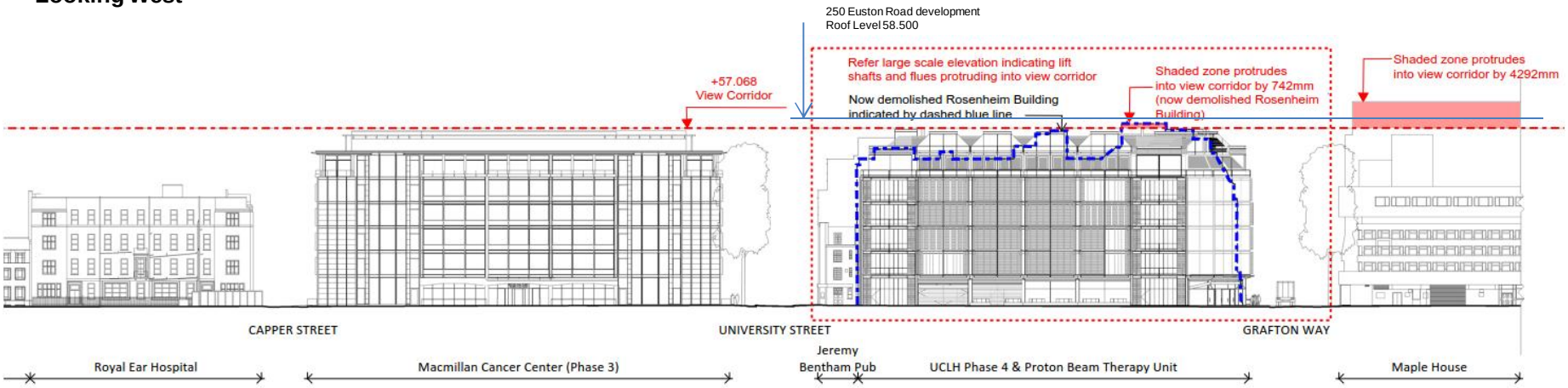

**Grafton Way Elevation**
**Looking North**

# View Corridor- Precedent Study

## Elevations – Proposed with surrounding buildings



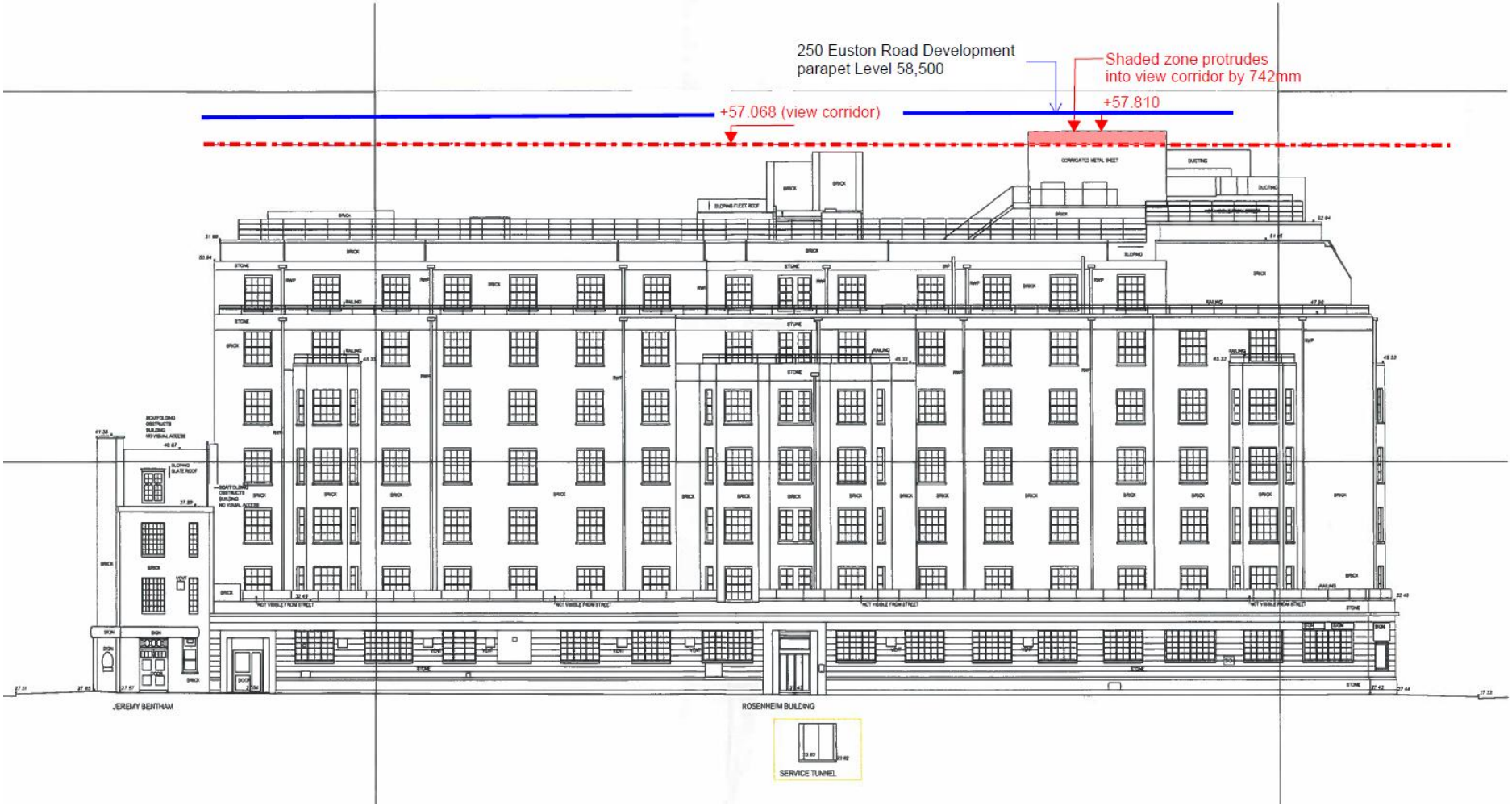

**University Street**
**Looking West**




**Huntley Street**
**Looking East**

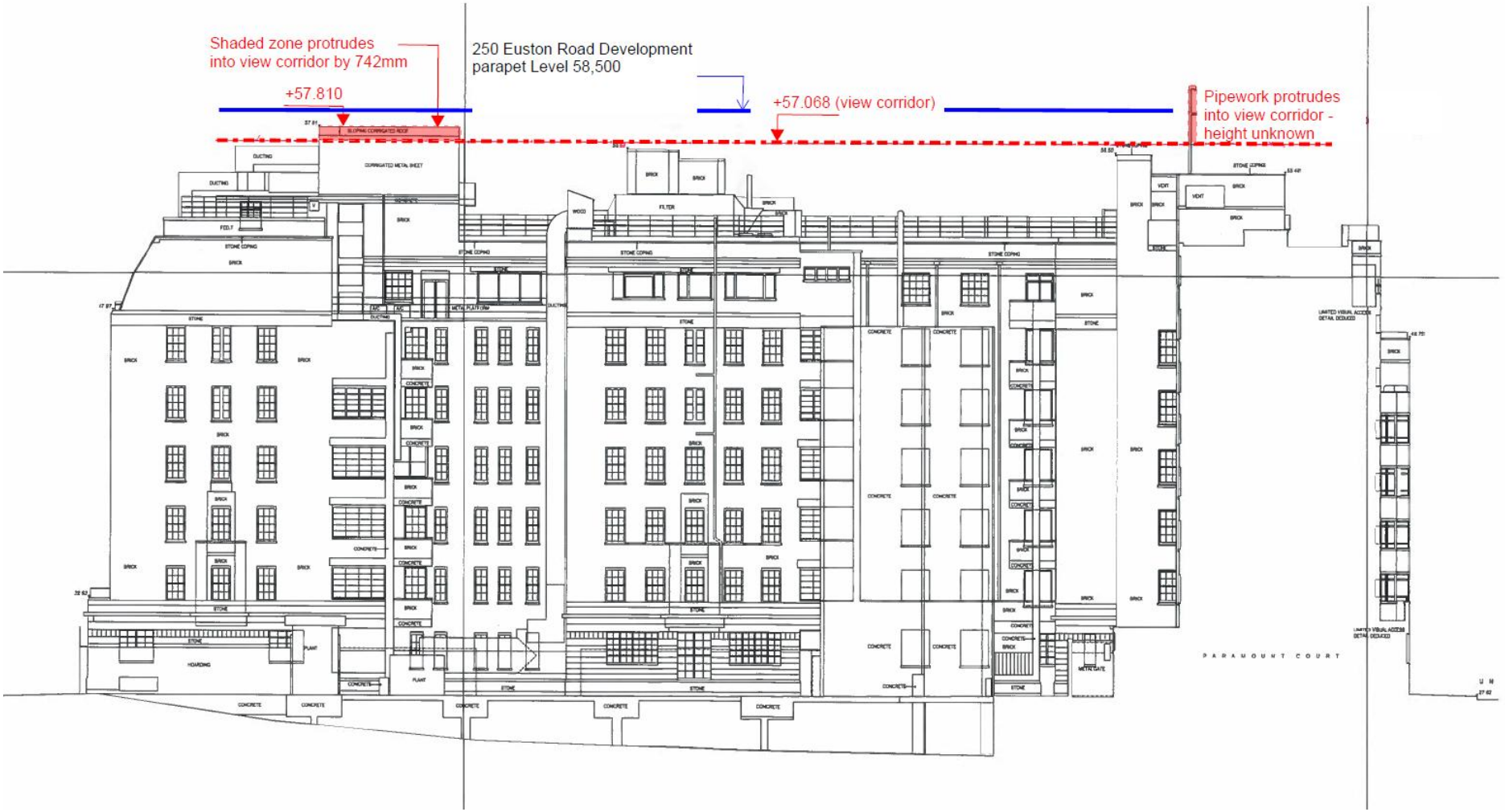
# View Corridor- Precedent Study

Rosenheim Building (now demolished)
Huntley Street Elevation



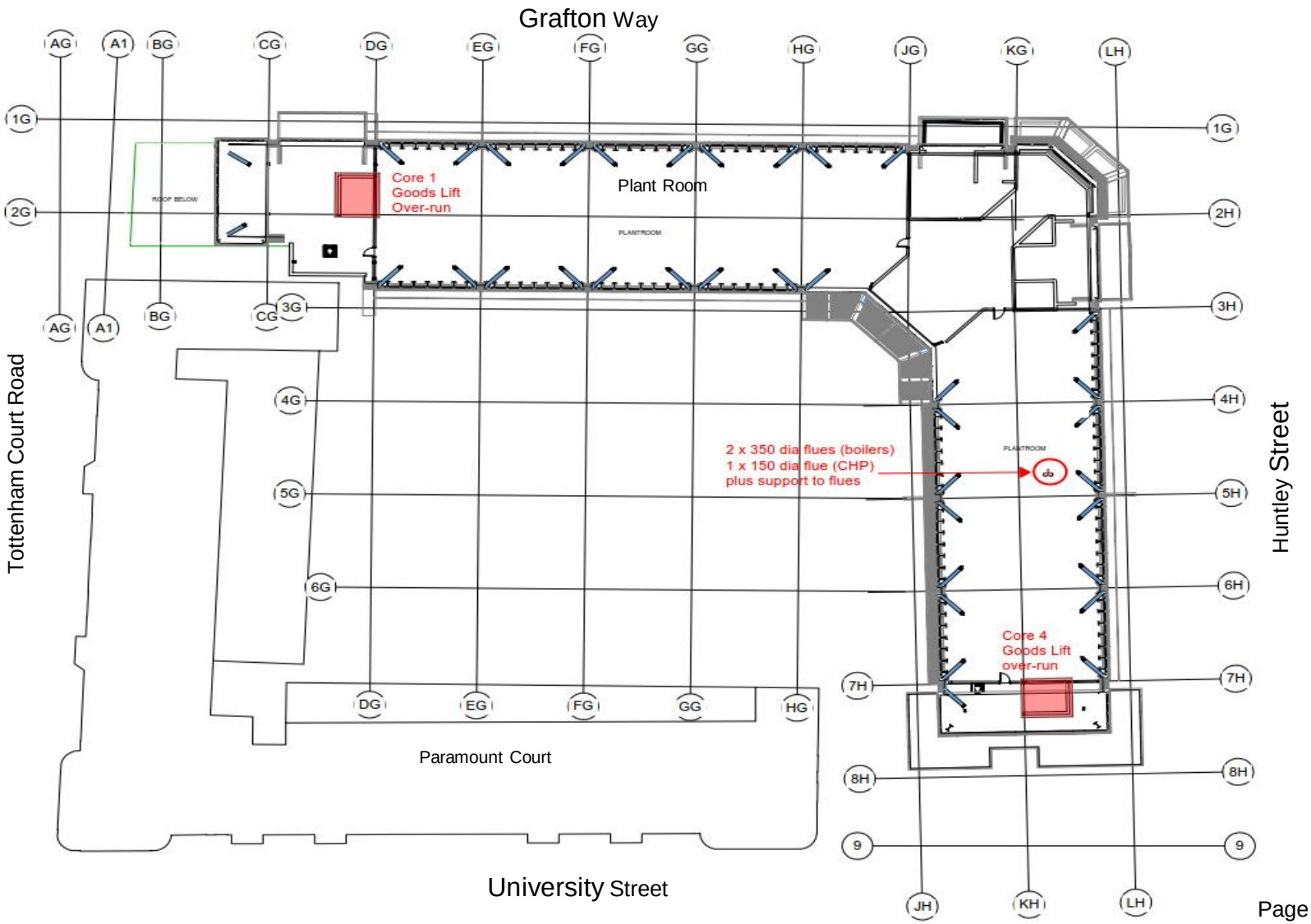
# View Corridor- Precedent Study

Rosenheim Building (now demolished)
Rear Elevation onto Odeon site



# View Corridor Study

PBT / Phase 4 : Plan – indicating protrusions into View Corridor



# View Corridor Study

## PBT / Phase 4 : Huntley Street Elevation

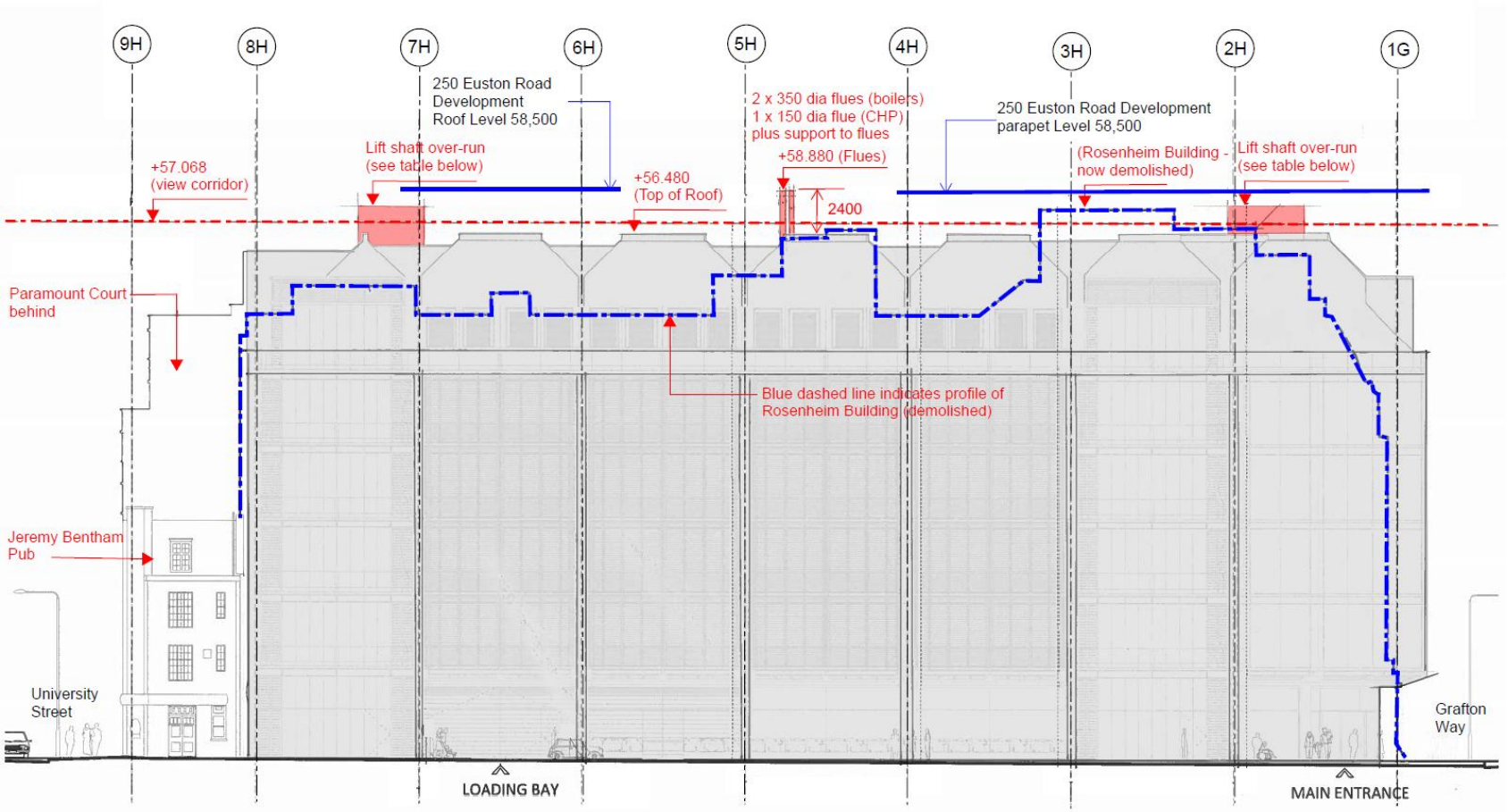
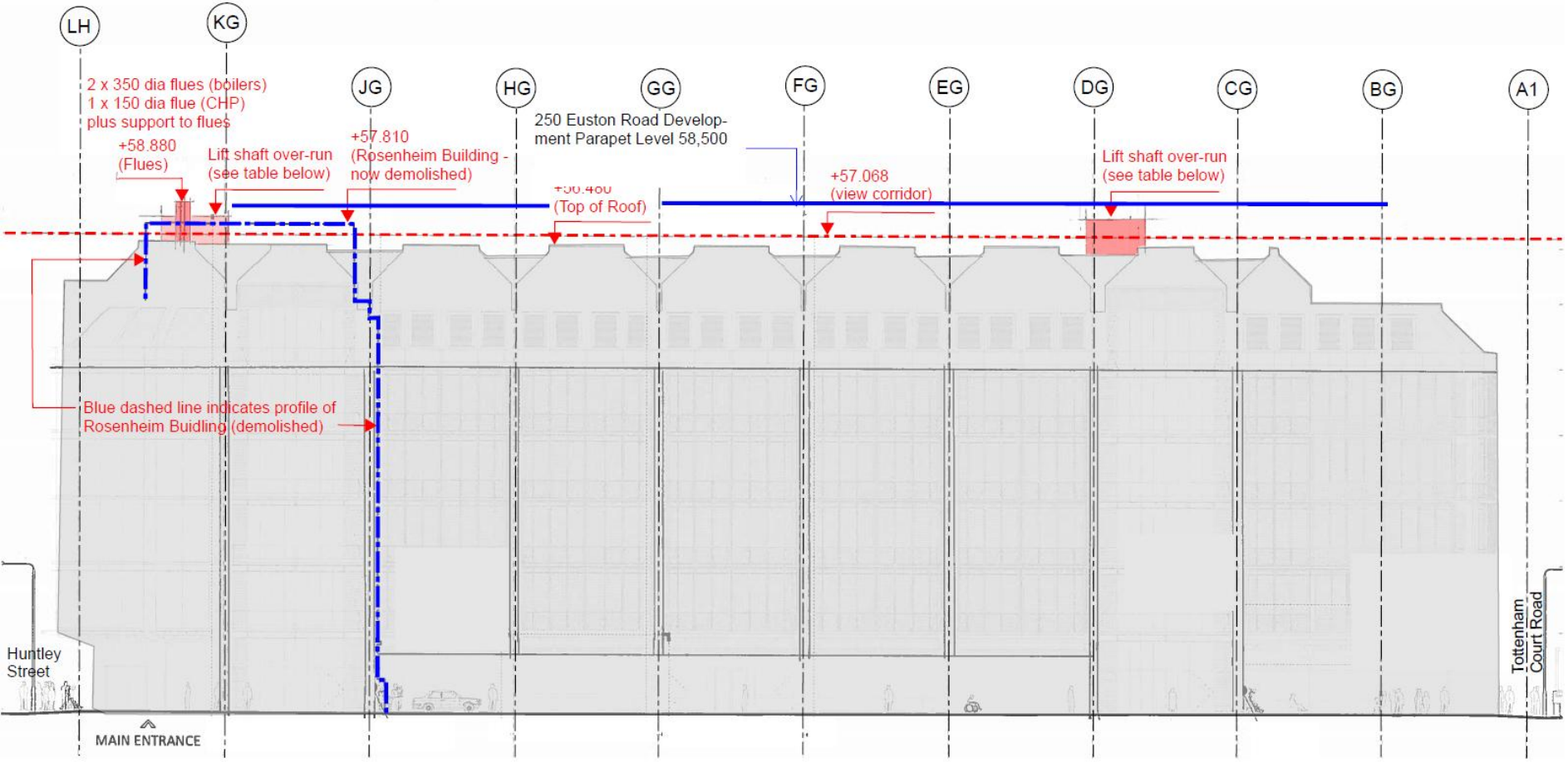



Table - Lift shaft heights above view corridor

Manufacturer :
A : +58.030 (962mm)
B: +57.830 (762mm - in-line with the now demolished Rosenheim Building)
C: +57.800 (732mm – in-line with the now demolished Rosenheim Building)

# View Corridor Study

## PBT / Phase 4 : Elevation – Grafton Way

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PBT/Phase 4 : Elevation – Grafton Way

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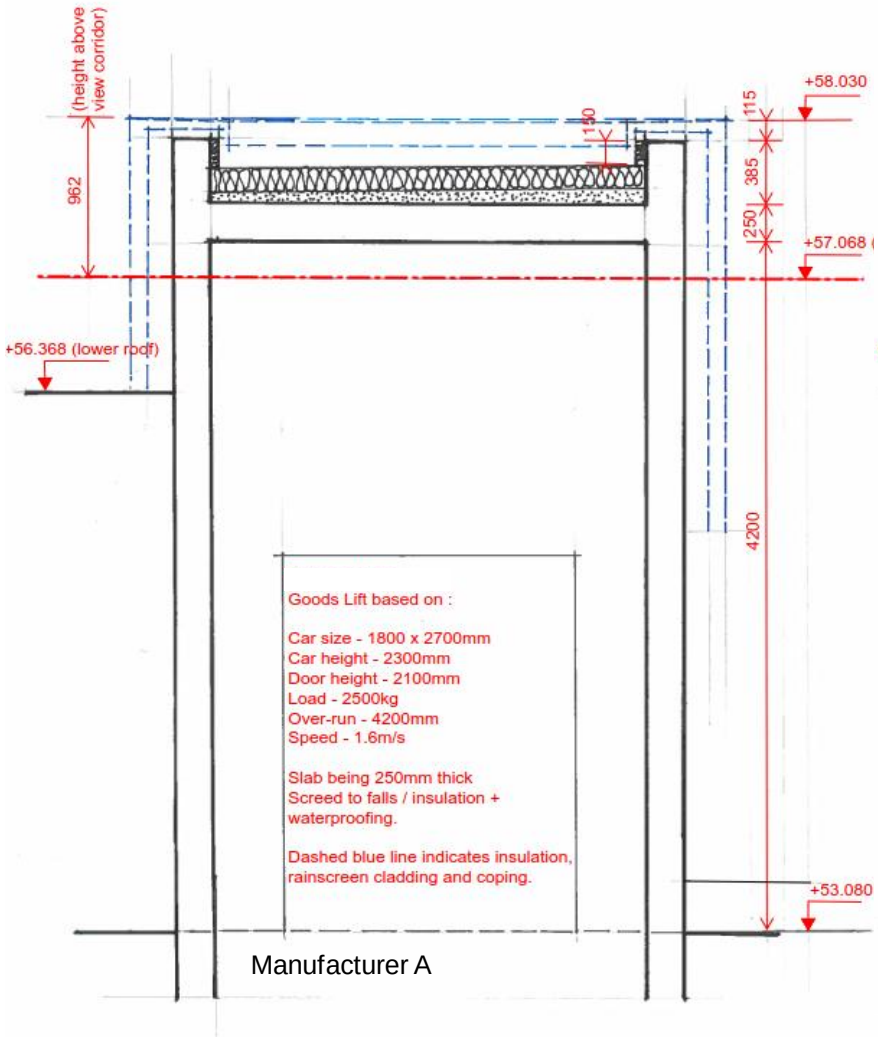
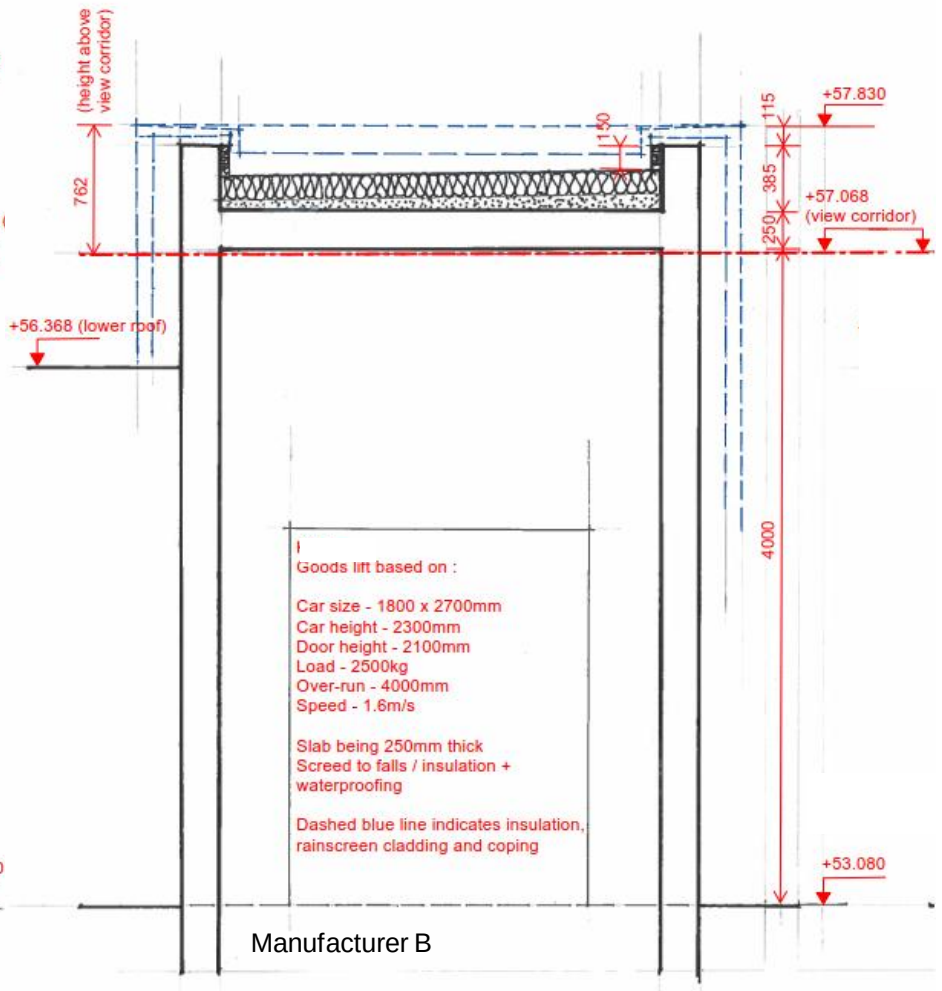
# View Corridor Study

PBT / Phase 4 : Sections indicating lift shaft over-runs
Manufacturers A + B



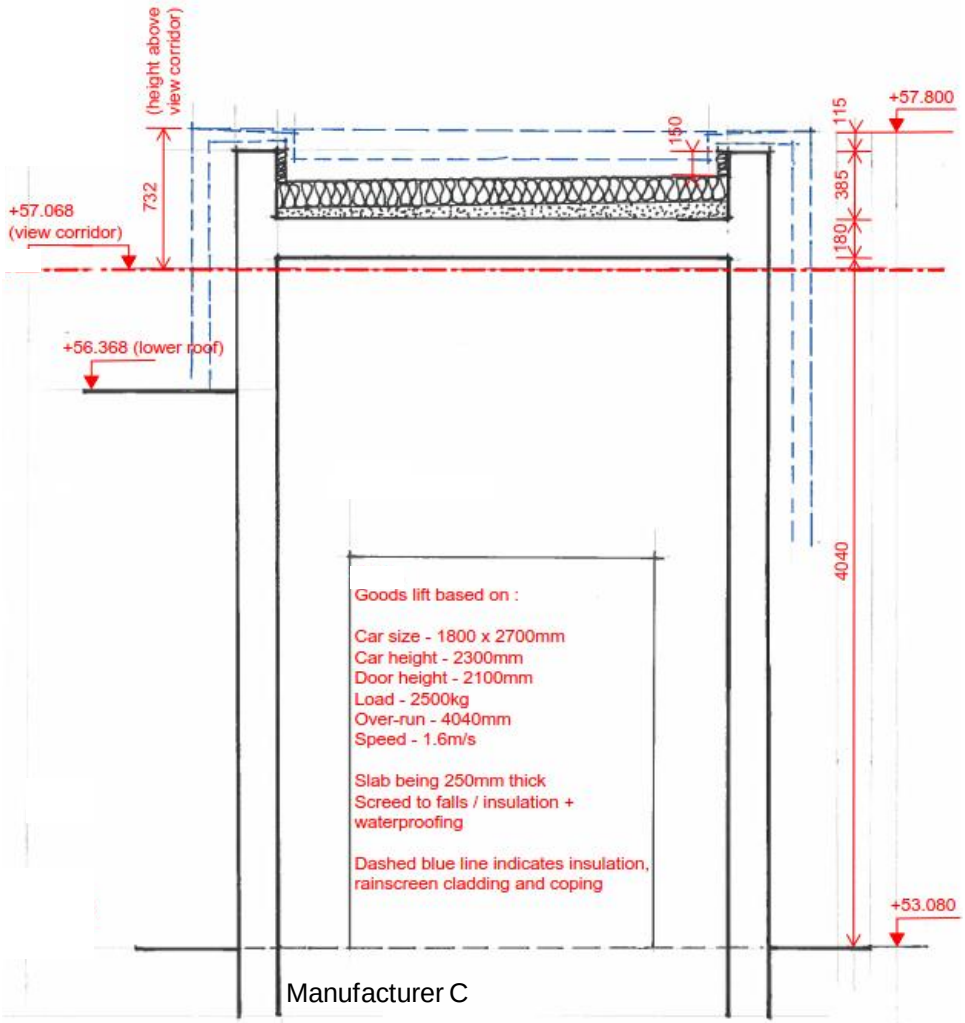

Manufacturer A




Manufacturer B

# View Corridor Study

PBT / Phase 4 : Sections indicating lift over-runs
Manufacturer C




Manufacturer C