

WHICH? HEADQUARTERS
2 MARYLEBONE ROAD AND 1-9 ALBANY STREET

PETO PLACE - GROUND FLOOR PROPOSAL

03 JUN 2016



KPF

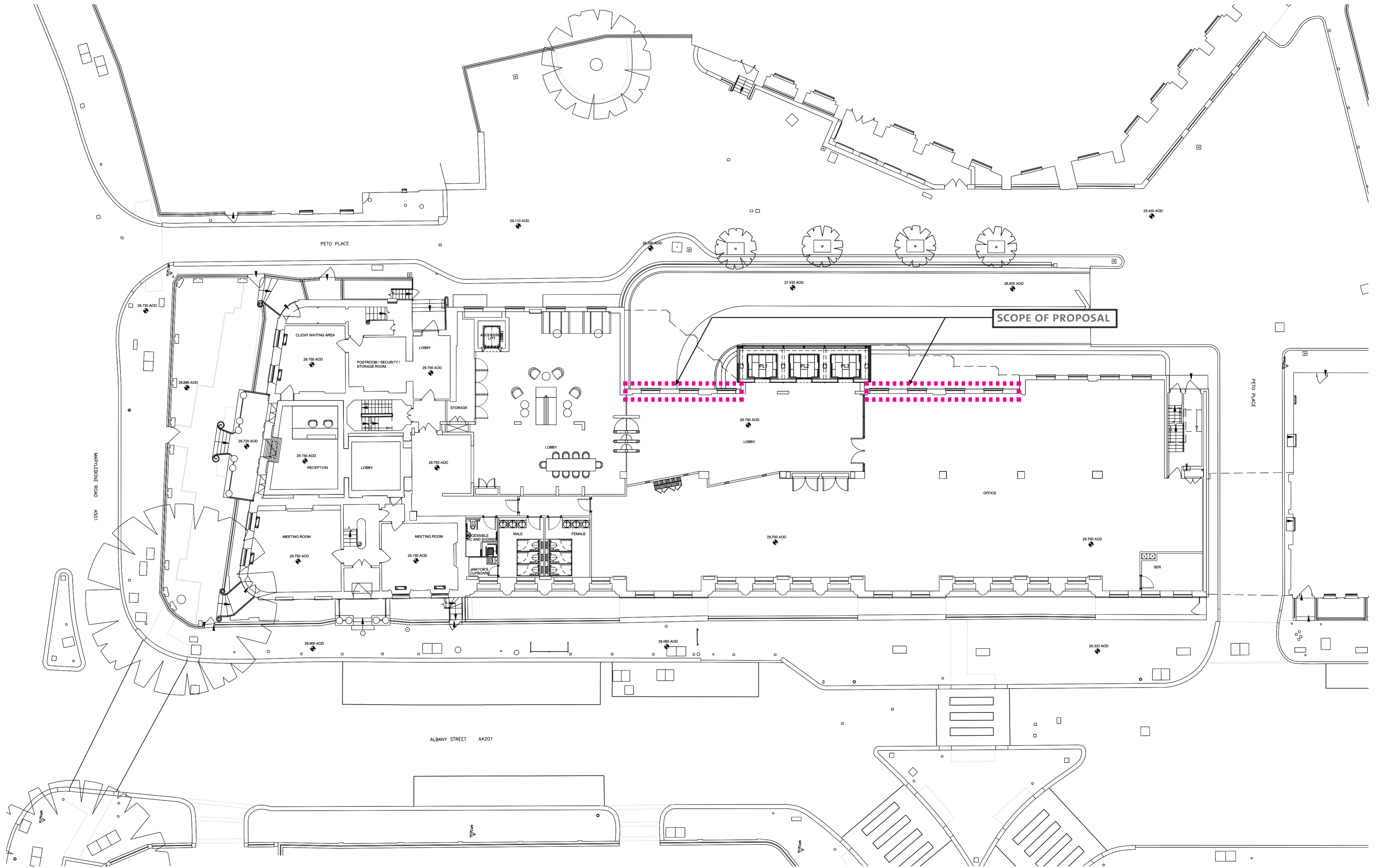
INTRODUCTION - THE PROPOSAL

THE DRAWINGS IN THIS REPORT SHOW A PROPOSED ENHANCEMENT TO THE CURRENTLY CONSENTED PETO PLACE ELEVATION FOR THE WHICH? HEADQUARTERS ON 2 MARYLEBONE ROAD & 1-9 ALBANY STREET.

WITH THE DELETION OF THE SECONDARY ENTRANCE AND BRIDGE FROM PETO PLACE FOR THE CURRENT CONSENT, THE EXISTING GROUND FLOOR FACADES HAVE BEEN RETAINED, INCLUDING THE ARCHED WINDOWS, FENESTRATION AND BRICKWORK.

THE APPLICANT BELIEVES THAT THE REMAINING GROUND FLOOR FAÇADE BENEATH THE NEW OFFICE FAÇADE AND EITHER SIDE OF THE NEW PASSENGER LIFT SHAFT WOULD BE IMPROVED WITH RE-PROPORTIONED AND REPLACED WINDOWS AND A GREY-PAINTED RENDER BELOW THE NEW FACADES. UNDER THIS PROPOSAL, THE WIDTH OF THE WINDOW OPENINGS WOULD REMAIN UNCHANGED BUT THE HEIGHT WOULD BE REDUCED WITH THE INTRODUCTION OF A HORIZONTAL WINDOW HEAD. THE WINDOW ITSELF WOULD ALSO BE REPLACED WITH A SIMPLIFIED DESIGN AND DARK FRAMING TO MATCH THE NEW METAL SURFACE FINISHES ON THE PETO PLACE FAÇADE. THIS WOULD HAVE THE EFFECT OF BLENDING THE GROUND FLOOR WITH THE NEW FAÇADE ABOVE AND LOCATE IT AS A BACKGROUND ELEMENT IN THE OVERALL COMPOSITION.

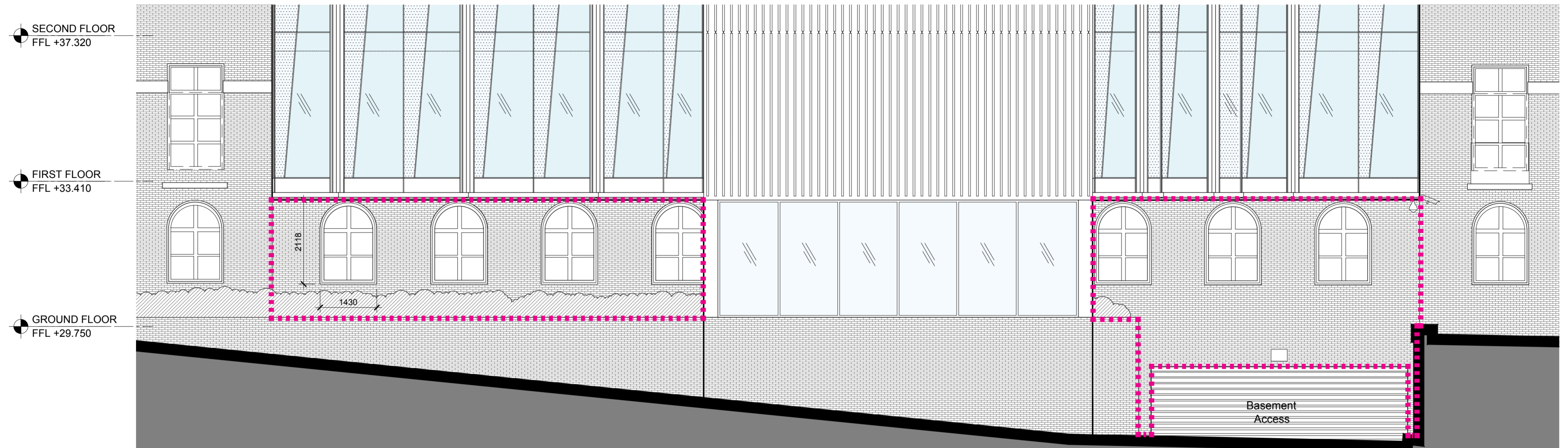
THIS PROPOSAL DOES NOT AFFECT THE LISTED BUILDING FAÇADE.



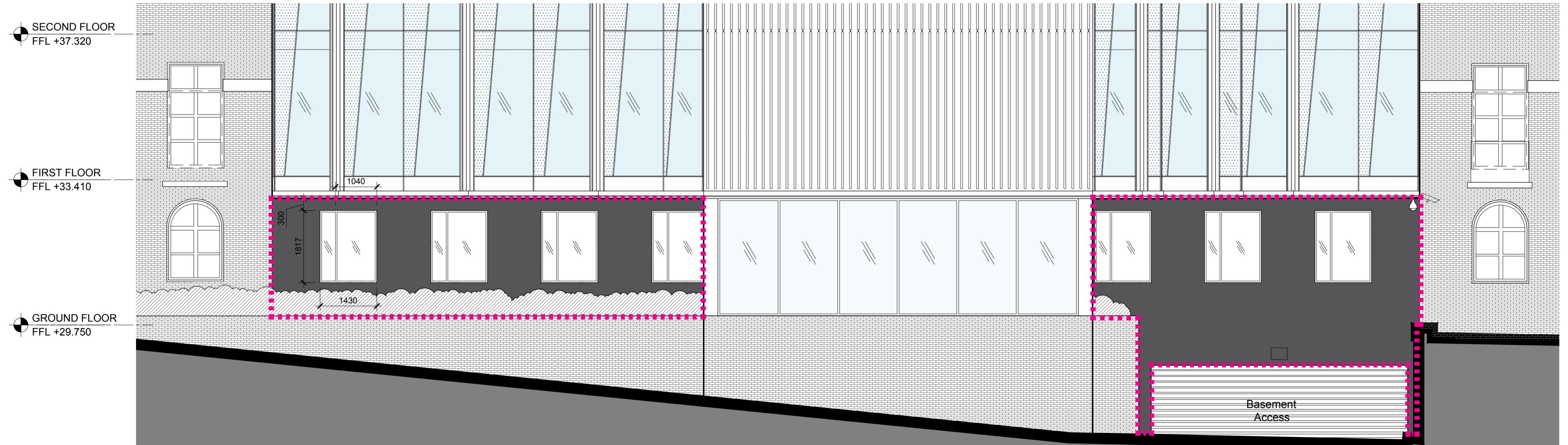
PETO PLACE GROUND FLOOR ELEVATION

SCOPE OF PROPOSAL 

CONSENTED SCHEME - BRICK FACADE RETAINED AS IS, 7 NO. 1430MM X 2118MM FIXED WINDOWS RETINATED AS IS, APPROXIMATE AREA OF BRICK = 48M² / 515 FT², APPROXIMATE AREA OF WINDOWS = 19M² / 209FT²



PROPOSED SCHEME - BRICK FACADE REPLACED WITH GREY RENDER (RAL TBC), 7 NO. 1430MM X 2118MM FIXED WINDOWS REPLACED WITH 7 NO. 1400MM X 1800MM FIXED WINDOWS, FACADE INFILLS REQUIRED TO AREAS WHERE WINDOWS CHANGE FROM LARGE FORMAT EXISTING TO SMALLER FORMAT PROPOSED, APPROXIMATE AREA OF RENDER = 49.5M² / 532FT², APPROXIMATE AREA OF WINDOWS = 17.5M² / 192FT²



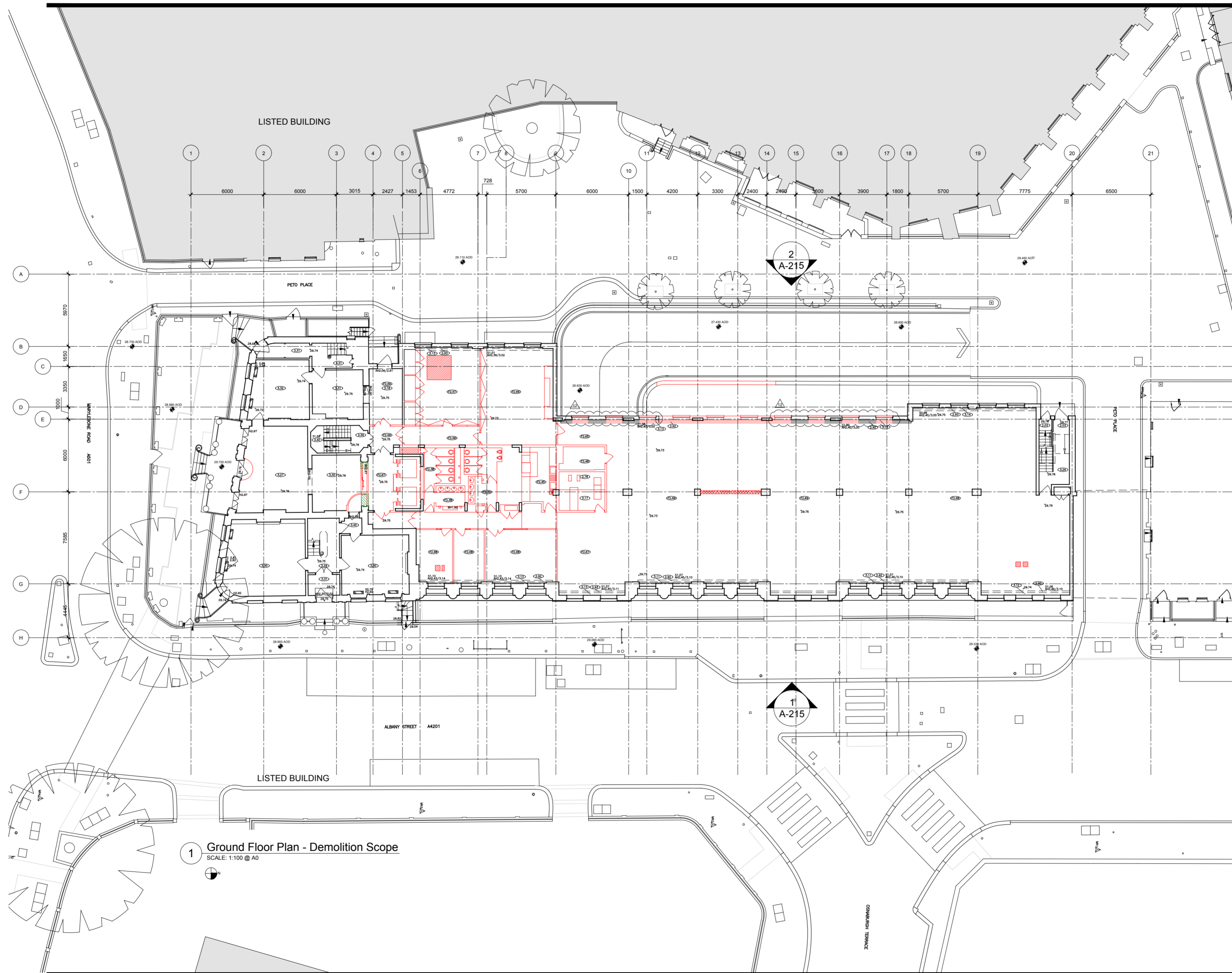
PETO PLACE - VIEW NORTHEAST

CONSENTED SCHEME - BRICK FACADE RETAINED AS IS, 7 NO. 1430MM X 2118MM FIXED WINDOWS RETINATED AS IS, APPROXIMATE AREA OF BRICK = 48M² / 515 FT², APPROXIMATE AREA OF WINDOWS = 19M² / 209FT²



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1 Ground Floor Plan - Demolition Scope
SCALE: 1:100 @ A0

Which? HQ

Address
2 Marylebone Road &
1-9 Albany Street



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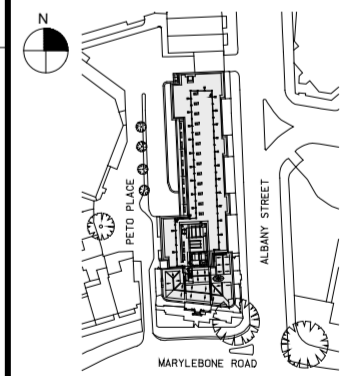
- * FLOOR LEVEL
- xxx FLOOR-TO-CEILING
- TO BE REMOVED
- EXTENT OF LISTED BUILDING
- ADDITION TO LISTED BUILDING
- SLAB HOLES (RISERS, LIFT PITS)
- SLAB HOLES (SERVICE ROUTES)

NOTE:
NO CHANGE TO LISTED BUILDING FABRIC
EXCEPT REMOVAL OF MODERN GLAZED
SLIDING DOORS AND DRY LINING ENCLOSURE
AND ADDITION OF NIBS AT THRESHOLD OF 1980s
BUILDING (ENGLISH HERITAGE REQUIREMENT).

0m 1m 2m 4m

12	PETO PLACE WINDOWS APP.	03.06.16
11	CONSTRUCTION 3	10.05.16
10	CONSTRUCTION 2	29.02.16
09	CONSTRUCTION 1	30.10.15
08	STAGE E UPDATE	18.09.15
07	STAGE E ISSUE	14.08.15
06	S73 PLANNING	30.07.15
05	REVISED STAGE I TENDER	30.06.15
04	REVISED STAGE D	26.06.15
03	STAGE I TENDER	08.05.15
02	STAGE D ISSUE	24.04.15
01	PLANNING SUBMISSION	21.08.13
00	FOR INFORMATION	17.06.13

Key Plan



Date
18.04.13
Scale
1:100 @ A0
Project No.
859
Drawn By

GROUND FLOOR PLAN
DEMOLITION SCOPE
+29.750m

A-036

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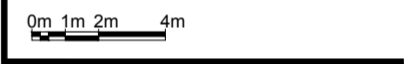
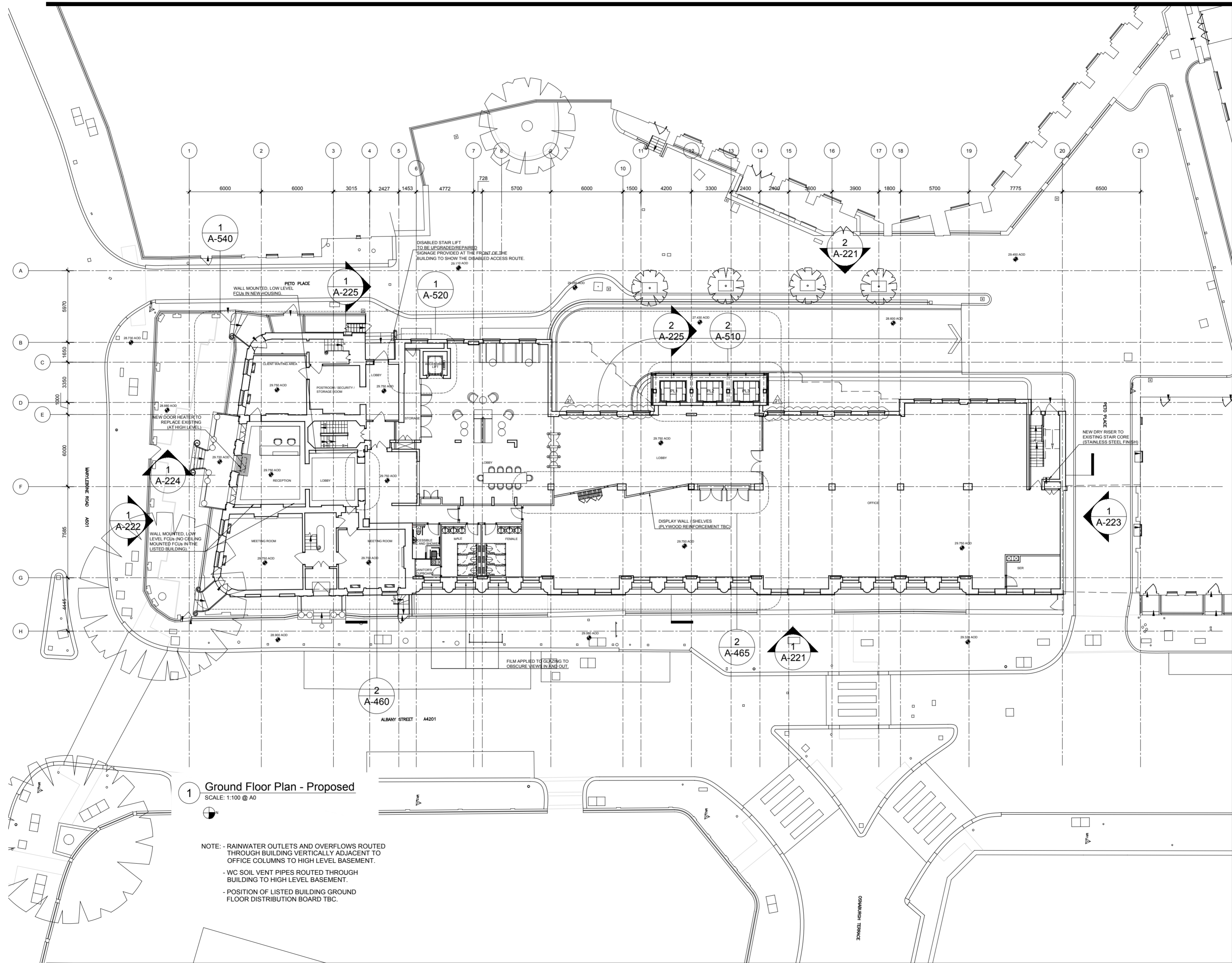
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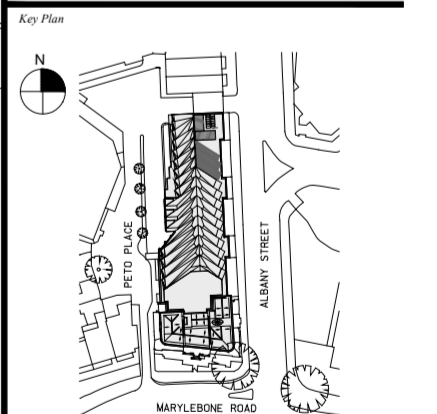


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21	PETO PLACE WINDOWS APP.	03.06.16
20	CONSTRUCTION 3	10.05.16
19	CONSTRUCTION 2	29.02.16
18	CONSTRUCTION 1	30.10.15
17	TENDER UPDATE	02.10.15
16	STAGE E UPDATE	18.09.15
15	STAGE E ISSUE	14.08.15
14	S73 PLANNING	30.07.15
13	REVISED STAGE 1 TENDER	30.06.15
12	REVISED STAGE D	26.06.15
11	STAGE 1 TENDER	08.05.15
10	STAGE D ISSUE	24.04.15
09	STAGE D FREEZE UPDATE	17.04.15
08	STAGE D FREEZE	10.04.15
07	FOR INFORMATION	23.03.15
06	DESIGN UPDATE	19.02.15
05	DESIGN UPDATE	12.02.15
No.	Date	Date

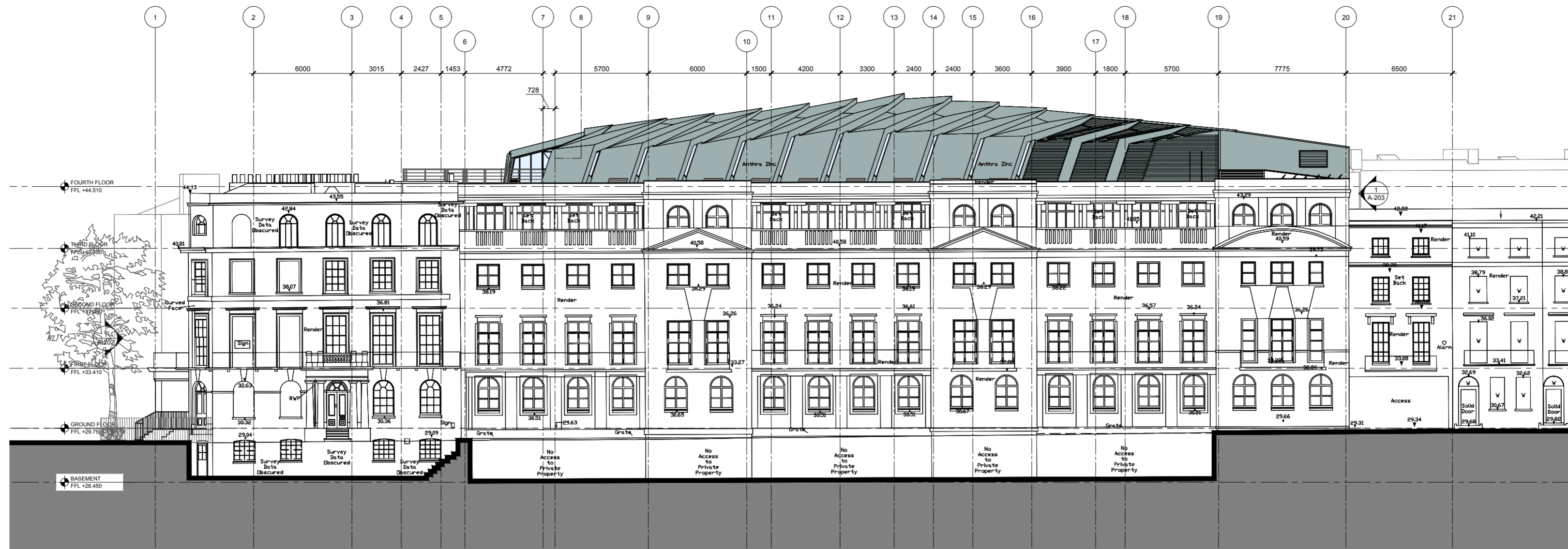


1 Ground Floor Plan - Proposed
 SCALE: 1:100 @ A0

NOTE: - RAINWATER OUTLETS AND OVERFLOWS ROUTED THROUGH BUILDING VERTICALLY ADJACENT TO OFFICE COLUMNS TO HIGH LEVEL BASEMENT.
 - WC SOIL VENT PIPES ROUTED THROUGH BUILDING TO HIGH LEVEL BASEMENT.
 - POSITION OF LISTED BUILDING GROUND FLOOR DISTRIBUTION BOARD TBC.

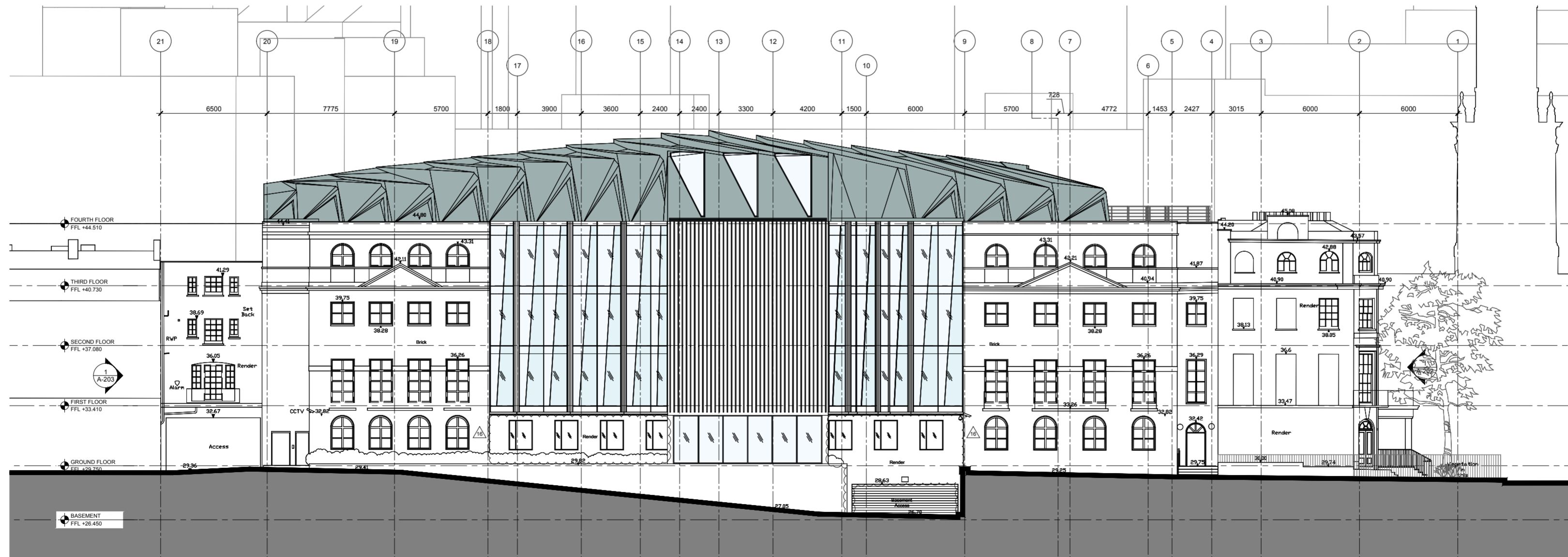
Date
 18.04.13
 Title
 1:100 @ A0
 Project No.
 859
 Drawn By

**GROUND FLOOR PLAN
 PROPOSED
 +29.750m
 A-101**



1 Albany Street Elevation (East Elevation) - Proposed

SCALE: 1:100 @ A0



2 Peto Place Elevation (West Elevation) - Proposed

SCALE: 1:100 @ A0



Which? HQ

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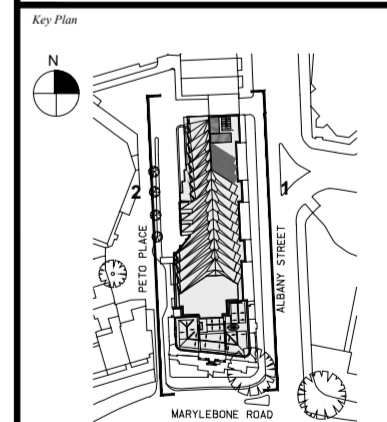


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NOTE:
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EXCEPT REMOVAL OF MODERN STAIR ACCESS
TO ROOF LEVEL AND NBS AT GROUND FLOOR
THRESHOLD WITH 1980S BUILDING.

16	PETO PLACE WINDOWS APP.	03.06.16
15	CONSTRUCTION 3	10.05.16
14	CONSTRUCTION 2	29.02.16
13	PLANNING AMENDMENT	04.11.15
12	CONSTRUCTION 1	30.10.15
11	STAGE E UPDATE	18.09.15
10	STAGE E ISSUE	14.08.15
09	S73 PLANNING	30.07.15
08	REVISED STAGE I TENDER	30.06.15
07	REVISED STAGE D	26.06.15
06	STAGE I TENDER	08.05.15
05	STAGE D ISSUE	24.04.15
04	FOR INFORMATION	10.03.15
03	COST PLAN ALIGNMENT	16.01.15
02	PLANNING UPDATE	10.12.13
01	FOR INFORMATION	15.11.13
00	PLANNING SUBMISSION	21.08.13



Date
15.11.13
Scale
1:100 @ A0
Project No.
859
Drawn By

ALBANY STREET &
PETO PLACE ELEVATIONS
PROPOSED

A-221

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Which? HQ

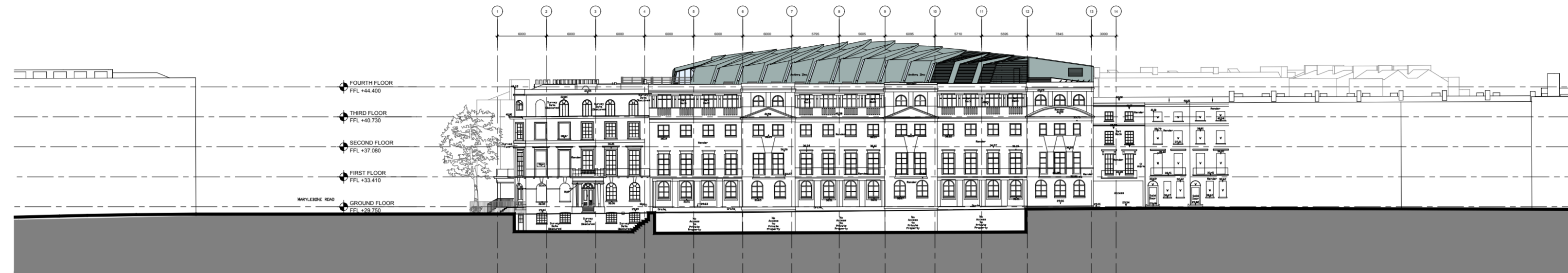
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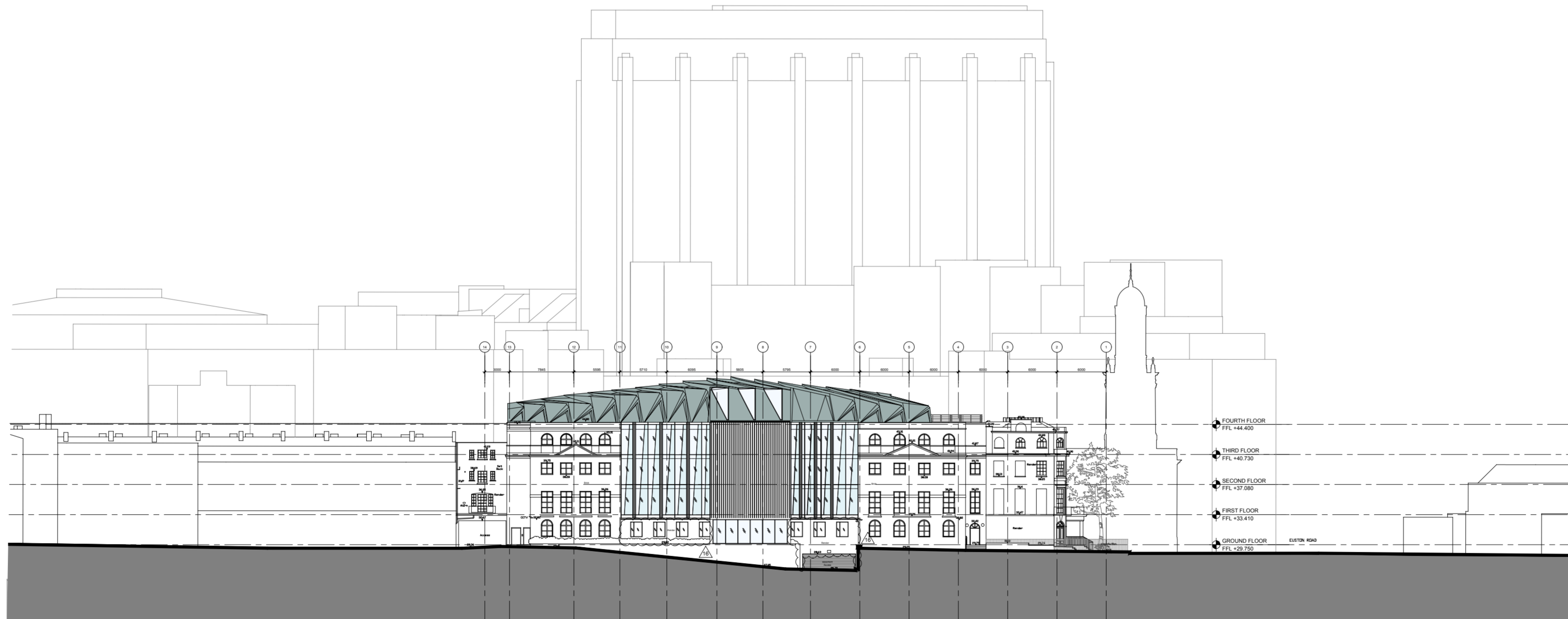
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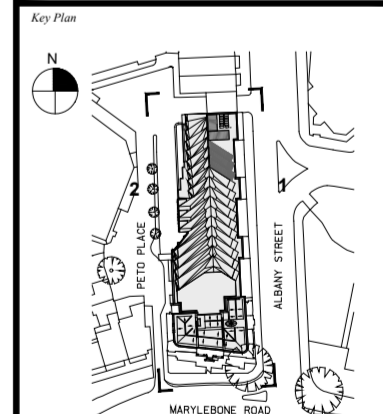
1 Albany Street Elevation (East Elevation) - Proposed
 SCALE: 1:200 @ A0

0m 1m 2m 4m



2 Peto Place Elevation (West Elevation) - Proposed
 SCALE: 1:200 @ A0

No.	Issue	Date
07	SQUARE WINDOWS APP.	03.06.16
06	CONSTRUCTION 3	10.05.16
05	CONSTRUCTION 2	29.02.16
04	PLANNING AMENDMENT	04.11.15
03	S73 PLANNING	30.07.15
02	PLANNING UPDATE	10.12.13
01	FOR INFORMATION	15.11.13
00	PLANNING SUBMISSION	21.08.13



Date
 15.11.13
 Scale
 1:200
 Project No.
 859
 Drawn by

**ALBANY STREET &
 PETO PLACE ELEVATIONS
 PROPOSED**

A-226

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