

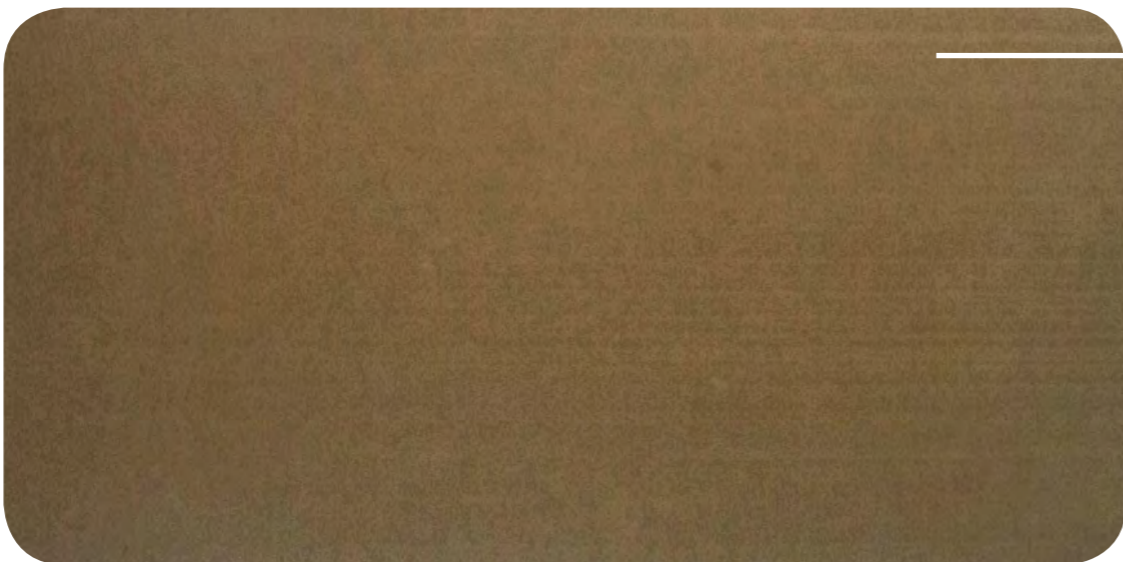
*Existing granite cladding - cleaned*



*New perimeter window frame*



*Spandrel & Window Frame*





## Materiality

- The proposed materials seek to enhance the existing building fabric
- Existing stone cleaned to expose the existing polished and honed detailing and to highlight the natural stone colouring
- Existing tinted glazing replaced with improved specification glass to give clear appearance.
  - Refurbished aluminium framing system finished in black and bronze





TELESCOPE HOUSE

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Section 5

# Proposed Views



SITE

FARRINGTON  
ROAD

ST CROSS ST

2

1

3

4

N

# Proposed Views

## The Proposed Viewpoints

The viewpoints highlighted on the map opposite show the positions from which the CGIs were produced.  
The CGIs on the following pages were composed in order to give a sense of scale, materiality and massing.  
The images take into account critical views of the proposal from the surrounding streets.





*Existing*

View 1





*Existing*

View 2





*Existing*

View 3





*Existing*

View 4





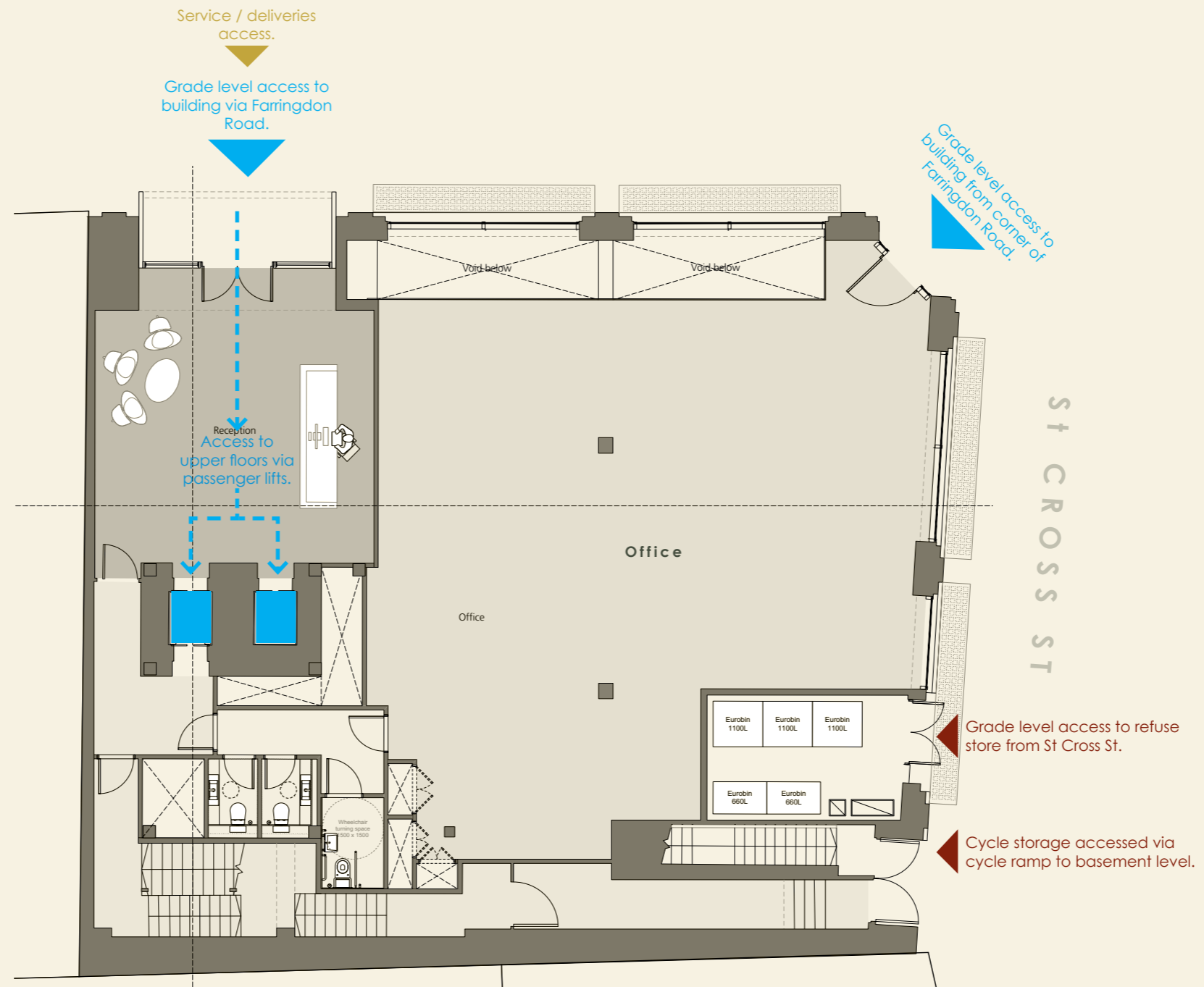


Section 6

# Access Statement



FARRINGTON ROAD



Access \_ Ground Floor



## Access Statement

- The planning of the building aspires to allow access for all, bringing the existing building in line with current legislation.
- All office floors are accessible via step-free routes. The main office reception has level access from Farringdon Road.
- The entrance doors to the main reception will be automatic opening with a clear opening width of at least 1000mm.
  - The office levels are accessed via 2 no. accessible lifts.
    - Any reception desk will include an induction loop for those with hearing impairment.
- A unisex accessible toilet will be provided on the typical floors, with an additional accessible toilet located adjacent to the office reception.
  - Access to bin storage, is provided via new grade level access via St Cross St.
- A dedicated cycle ramp provides access via St Cross St to the basement level for cycle storage, showers and changing facilities.
- No new disabled parking will be provided, and disabled vehicle users will be able to utilise the existing on-street disabled spaces in the area



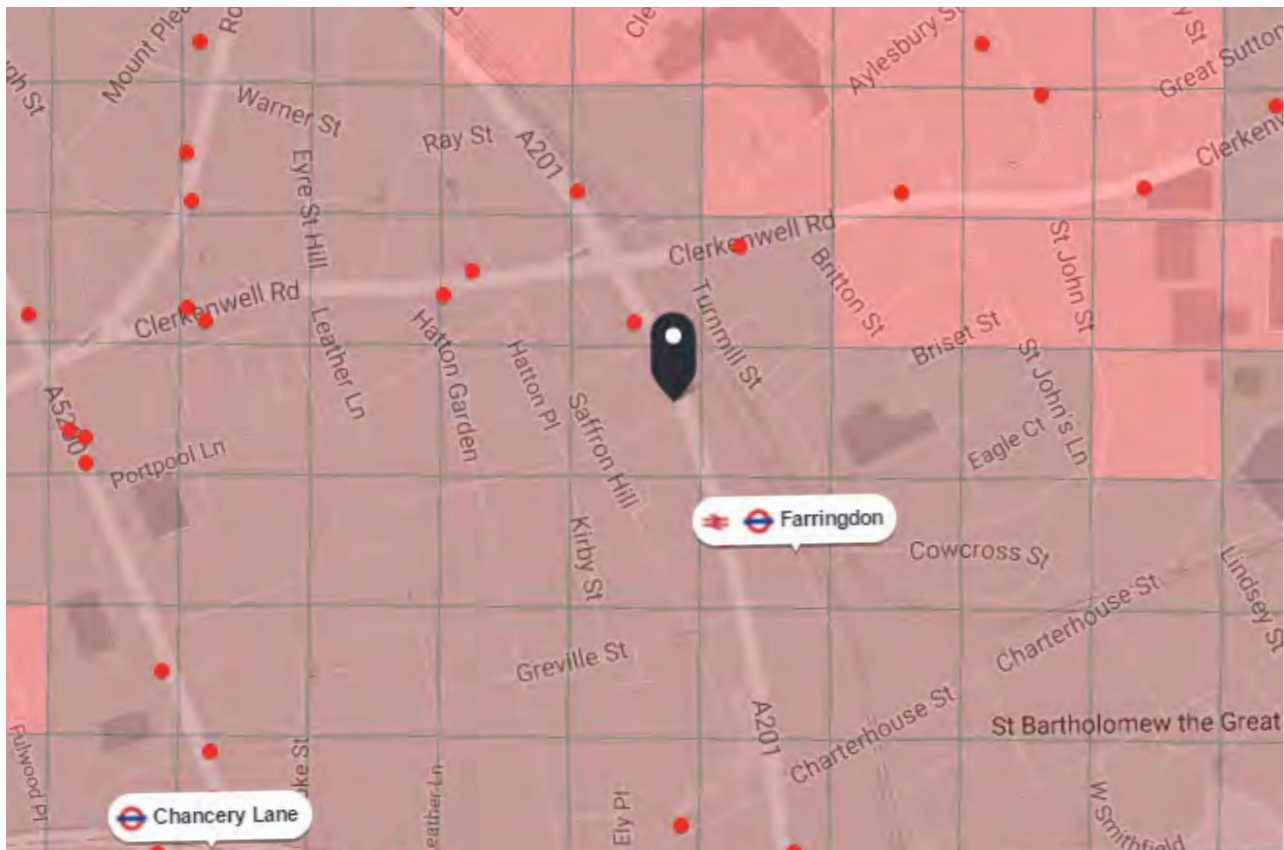




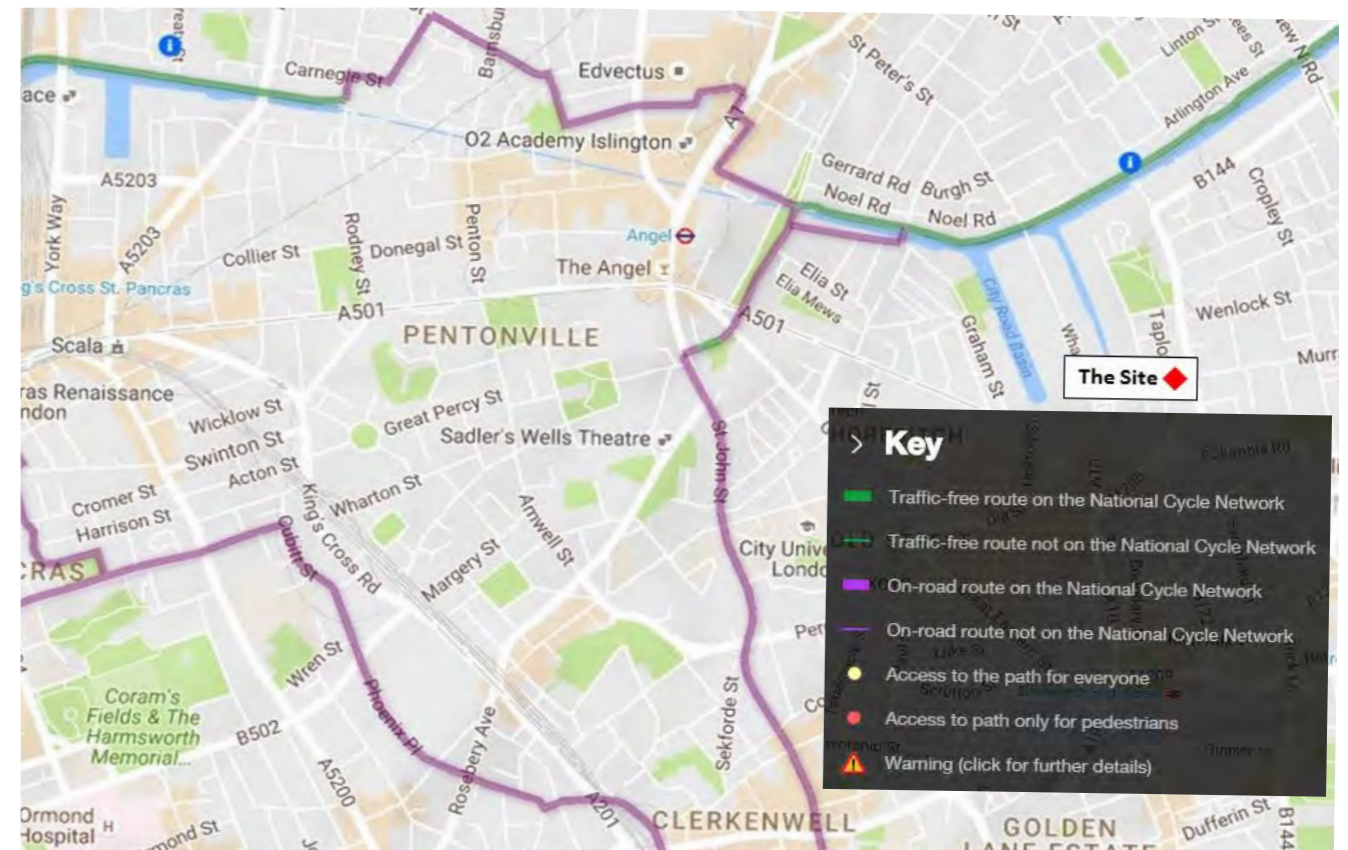
Section 7

# Servicing / Traffic





PTAL Map of the local area



TfL Cycle Routes in the Local Vicinity  
(Note Farringdon Crossrail is scheduled to open in 2018)



# Accessibility

## SCP | Transport Planning

For more detailed information, please refer to the Transport Report prepared by SCP.



### Transport Assessment

Proposed Office Development  
75 Farringdon Road, London

St. James's Place Property Unit Trust

September 2016

Doc Ref: SRE/15838/TA/1