

Oriel

Stage 3 Pre-app meeting 1

22.01.2020



Oriel
Creating the centre for
advancing eye health

white



JLL

AECOM

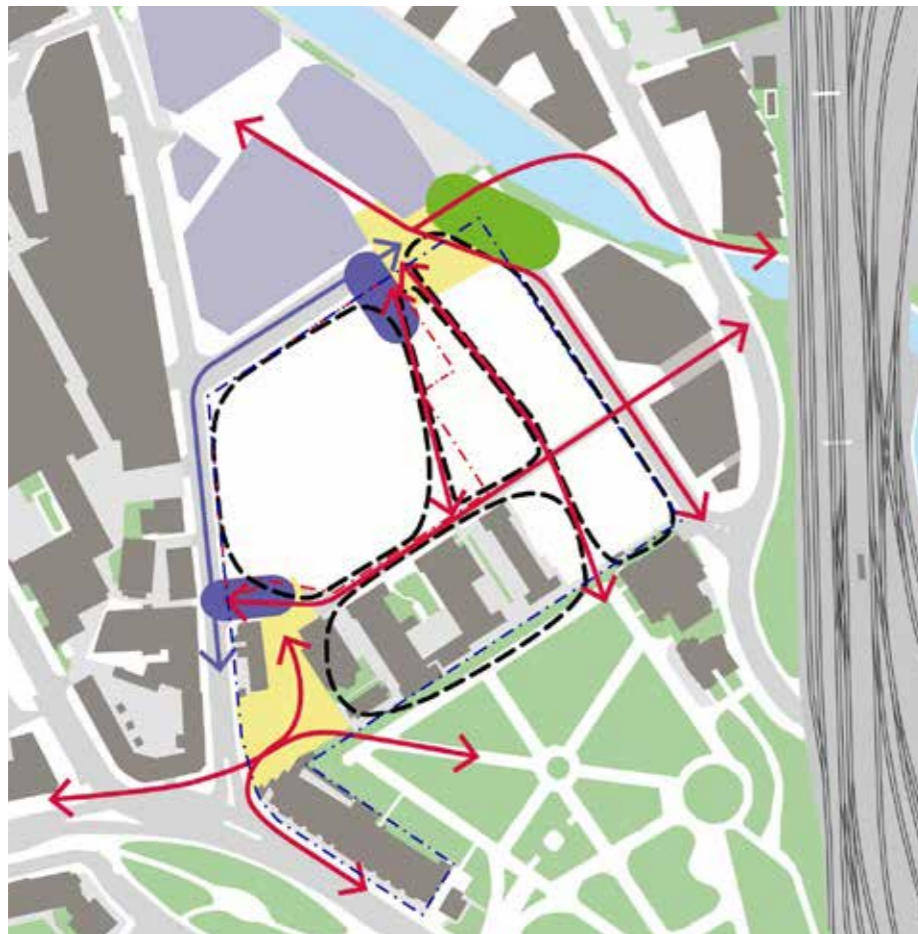
Penoyre
& Prasad
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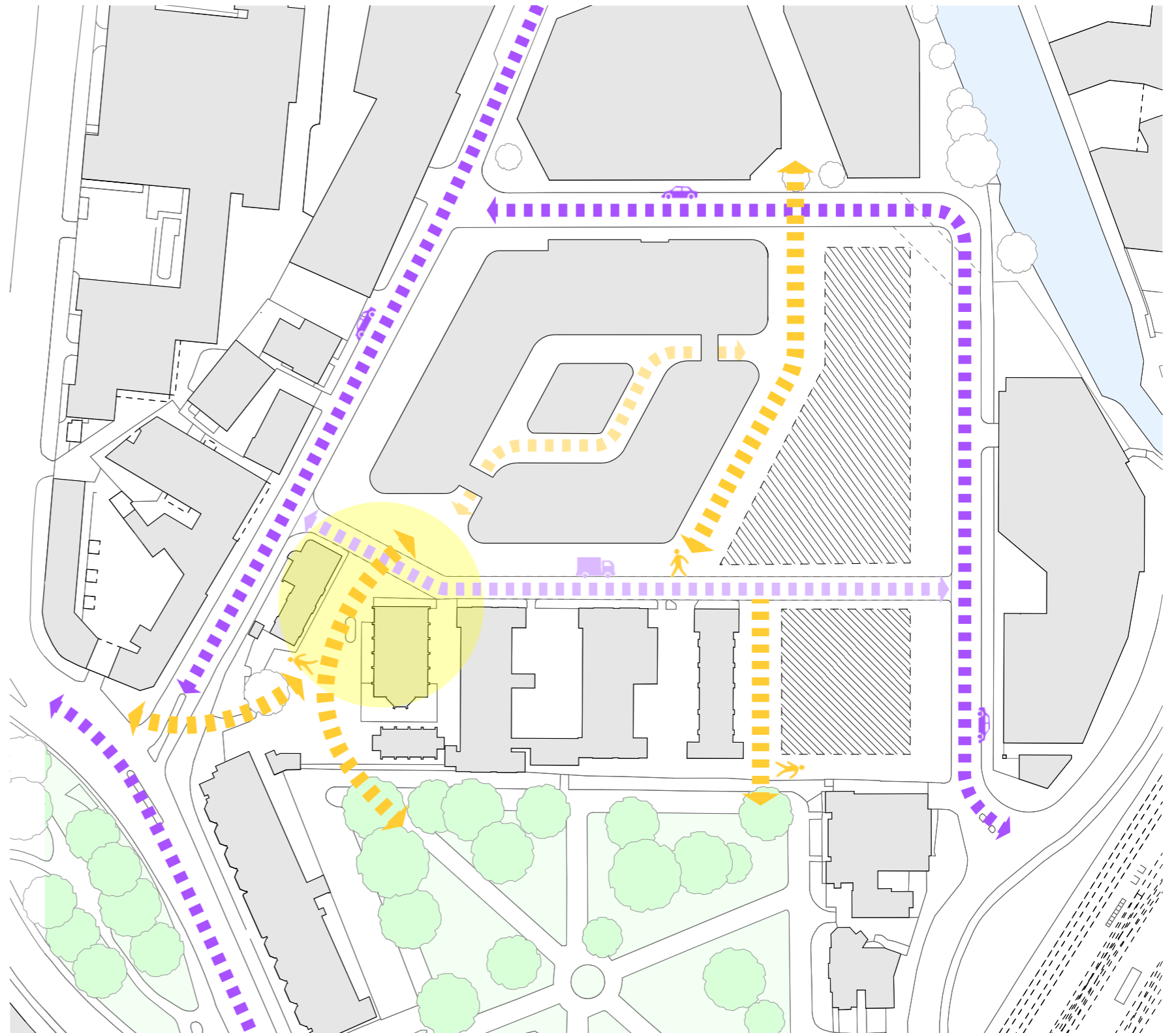
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01 Scheme at last meeting

Site Plan



Agreed routes and connections across the wider site

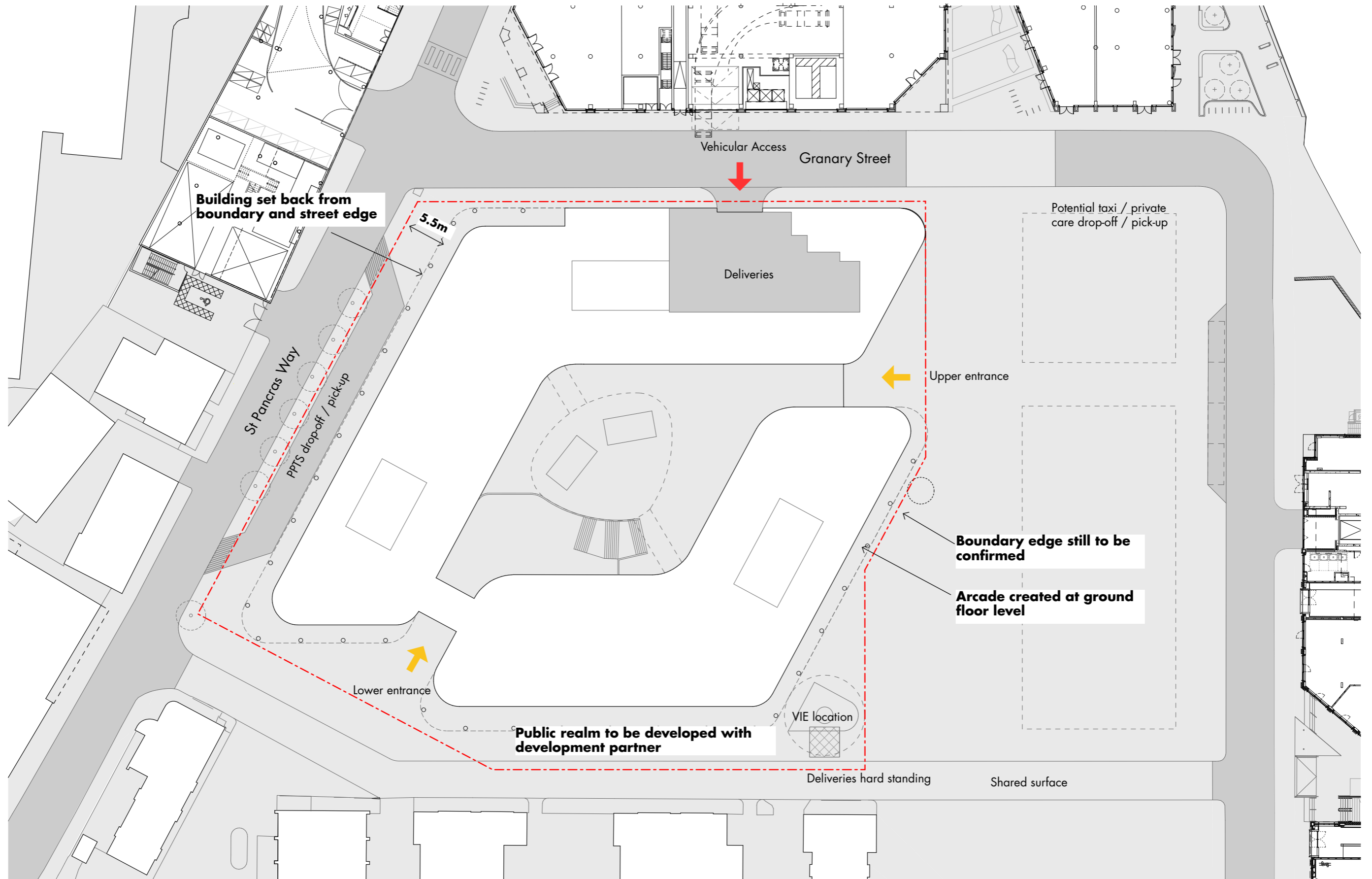


Illustrative site plan with current scheme

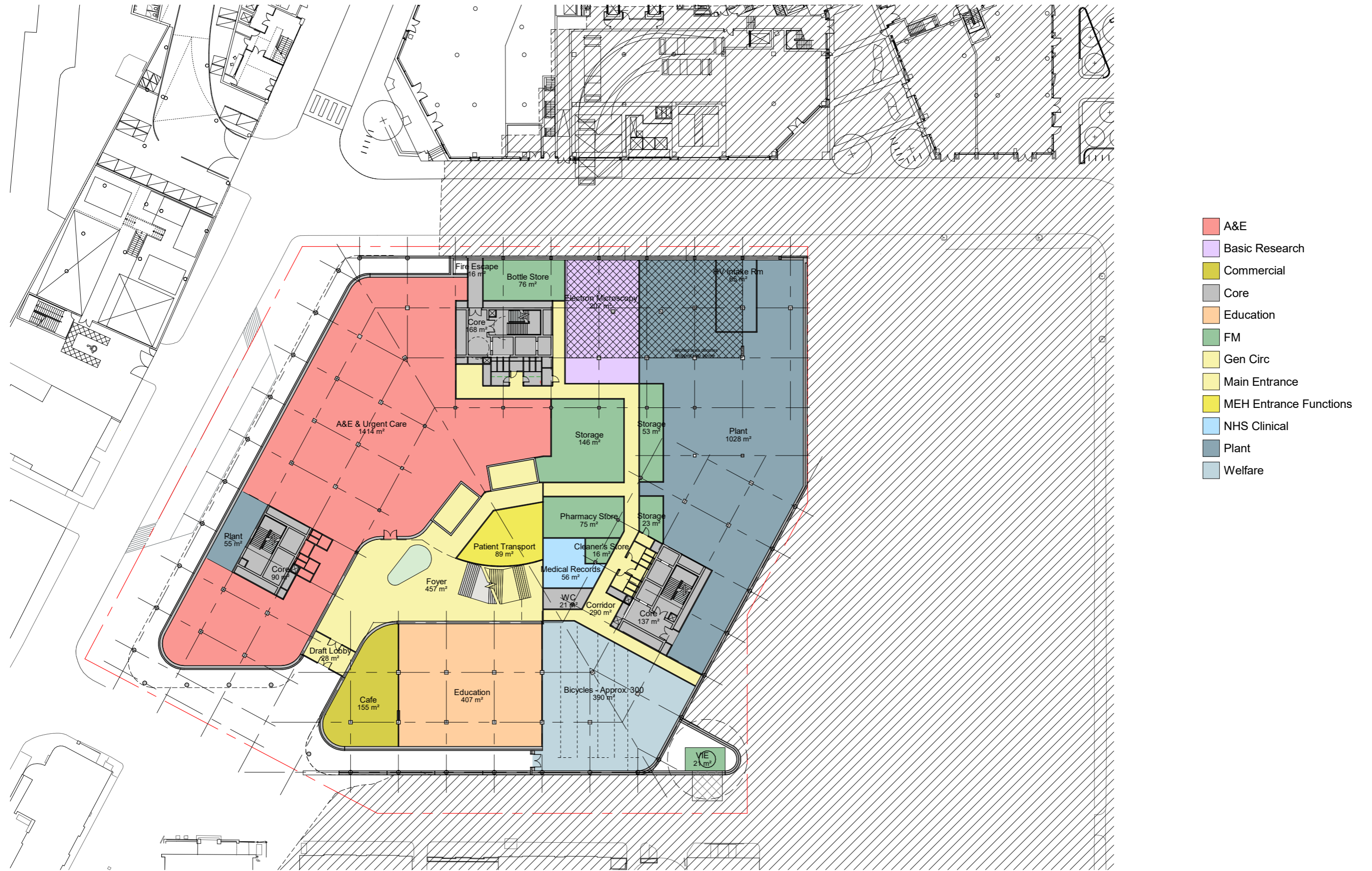




Access, servicing and deliveries plan



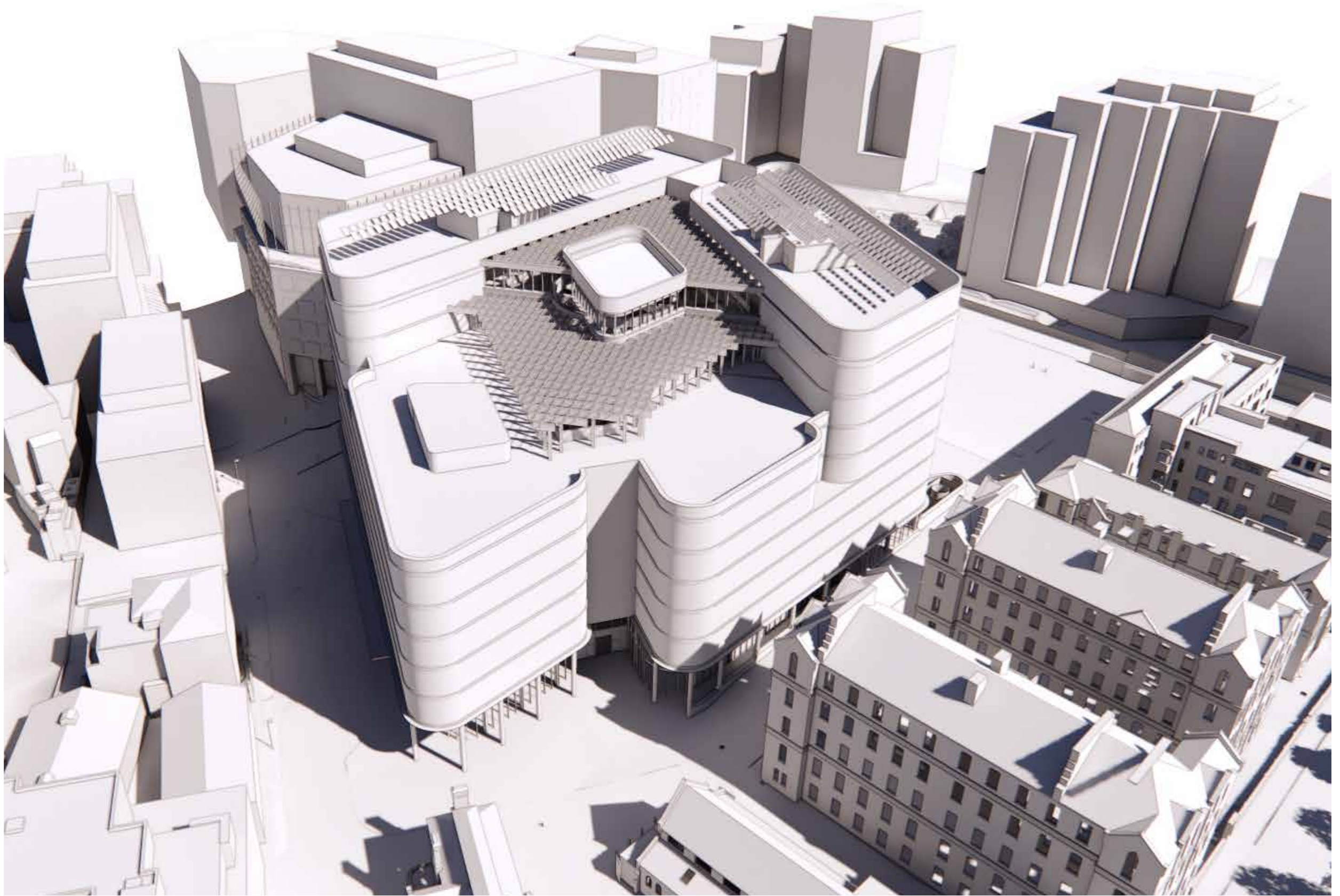
Lower ground floor plan



Ground floor plan



02 Current proposal



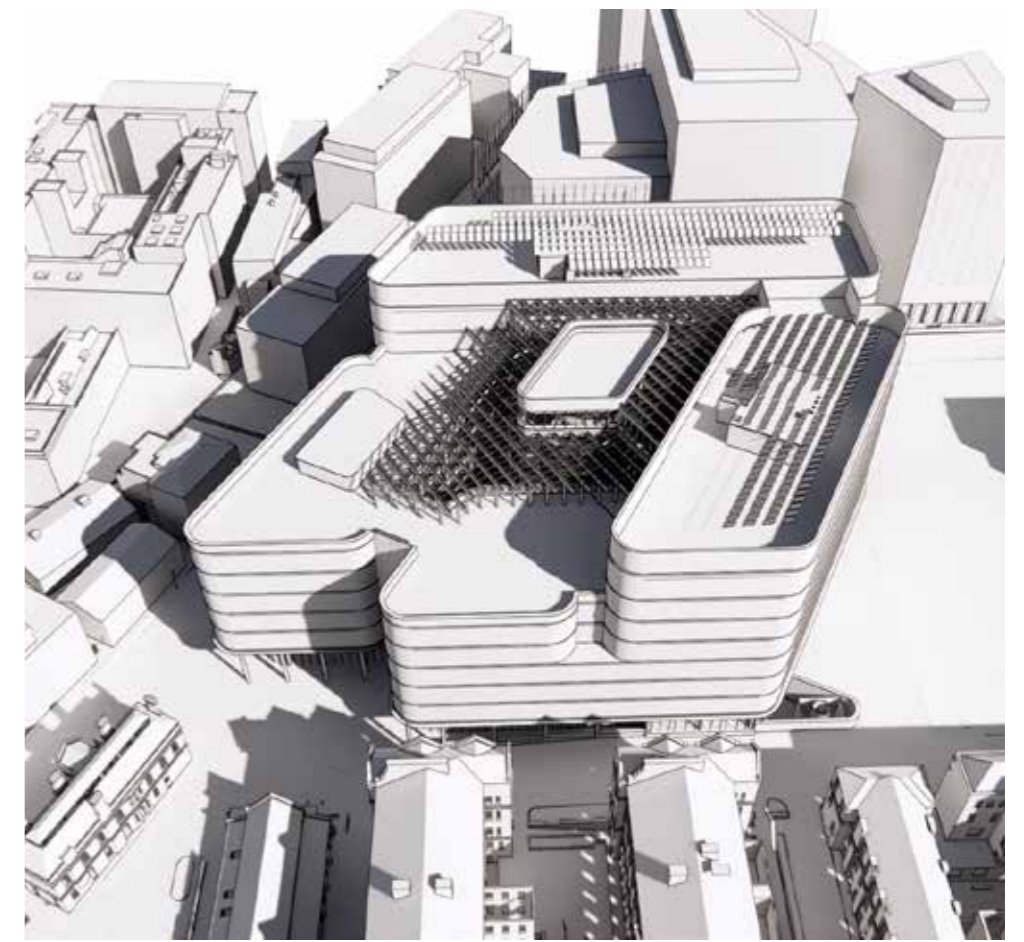
Aerial model view from St. Pancras Way



Aerial model view from west

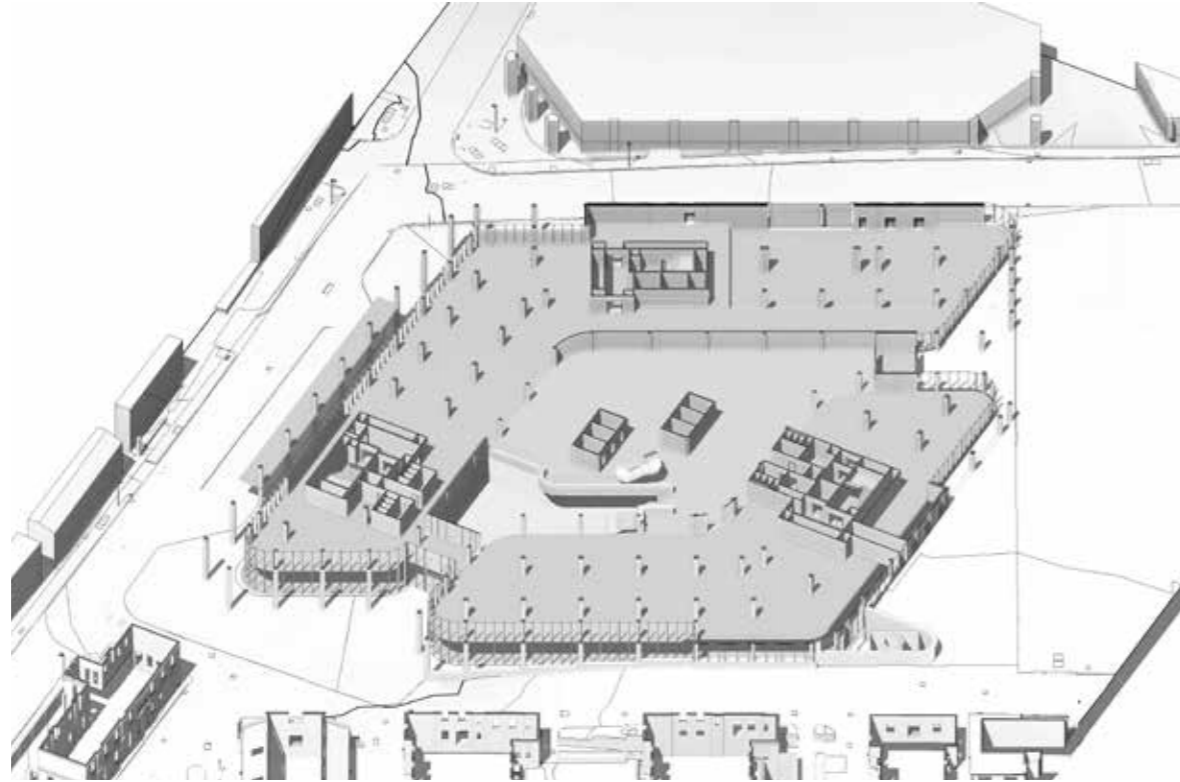


Aerial model view from Regent's Canal

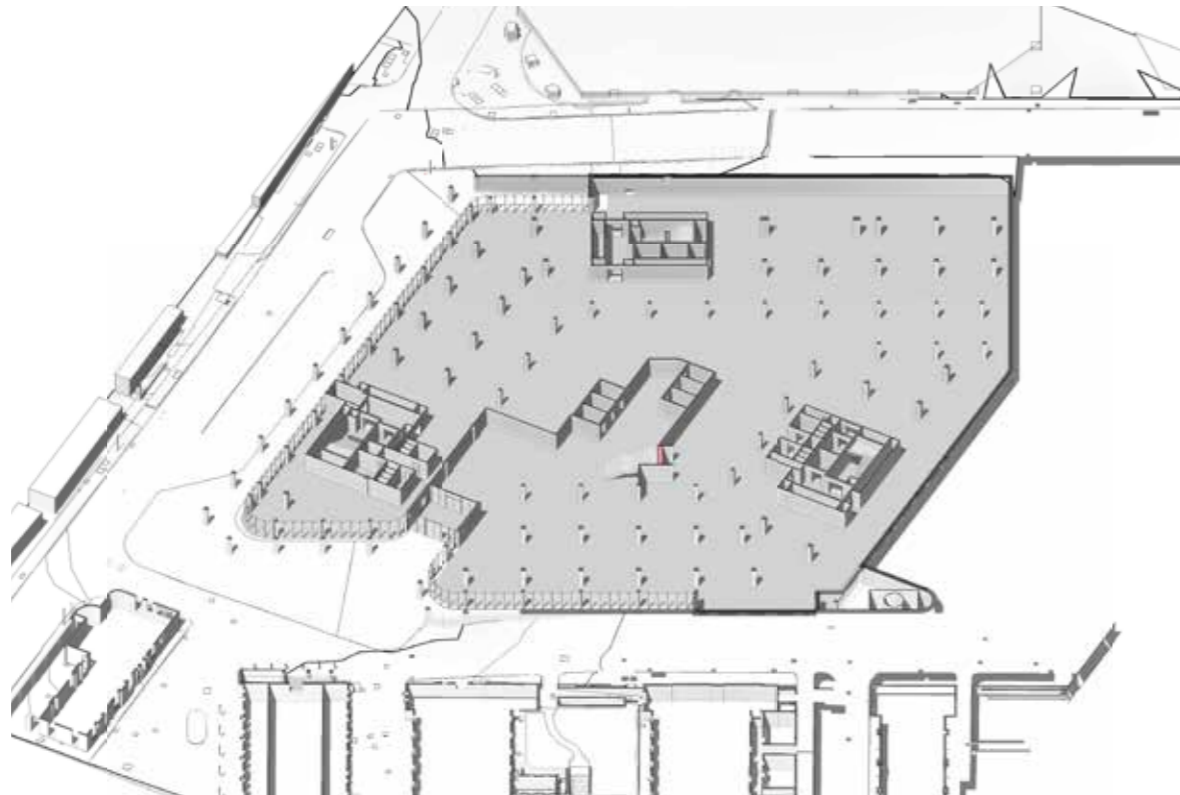


Aerial model view from St. Pancras Gardens

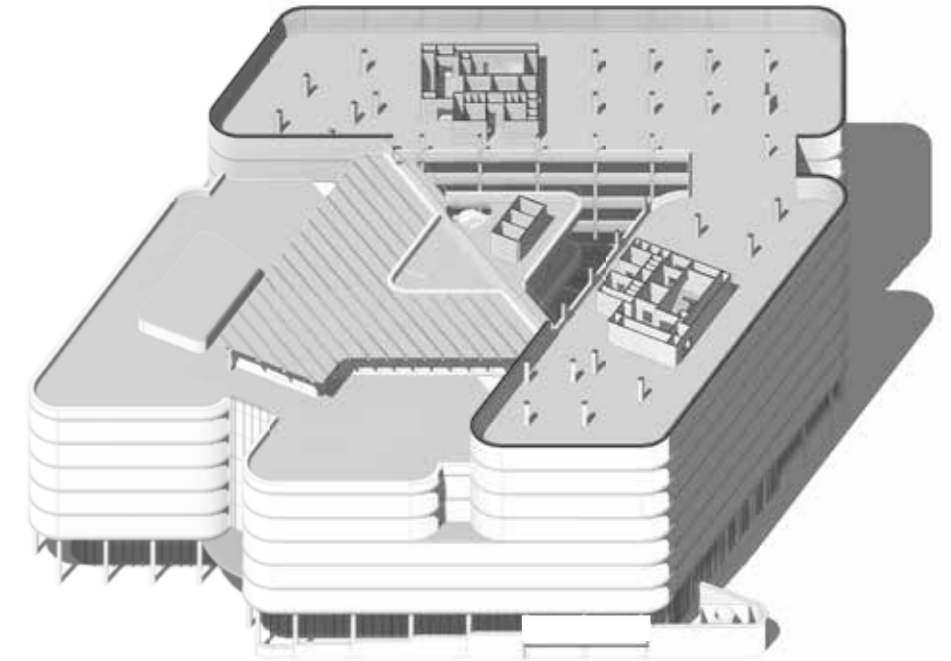
A shell and core approach



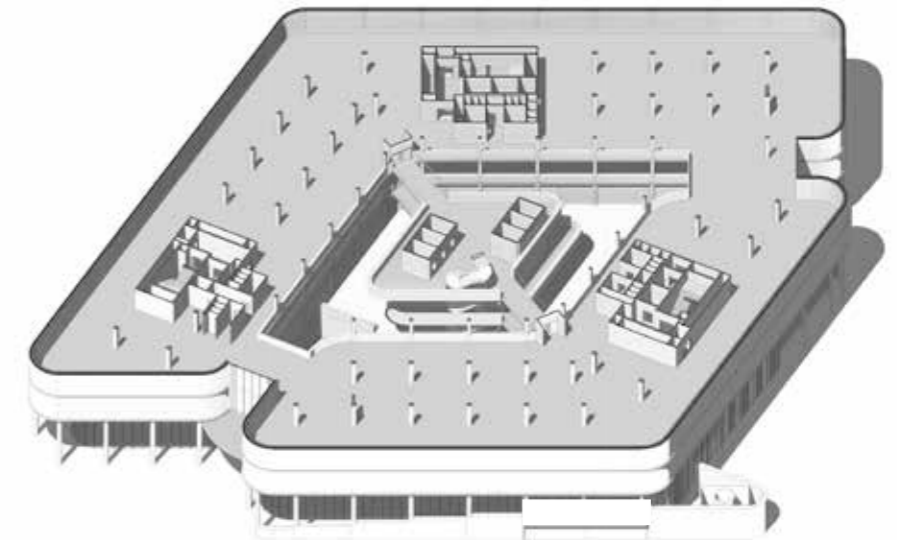
Ground floor



Lower ground floor

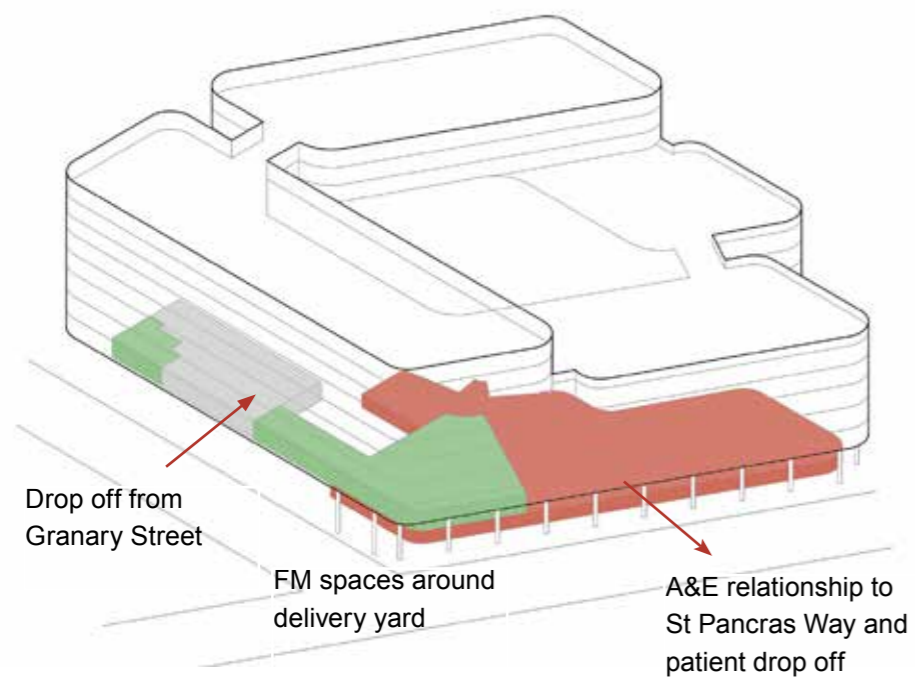


Sixth and seventh floors

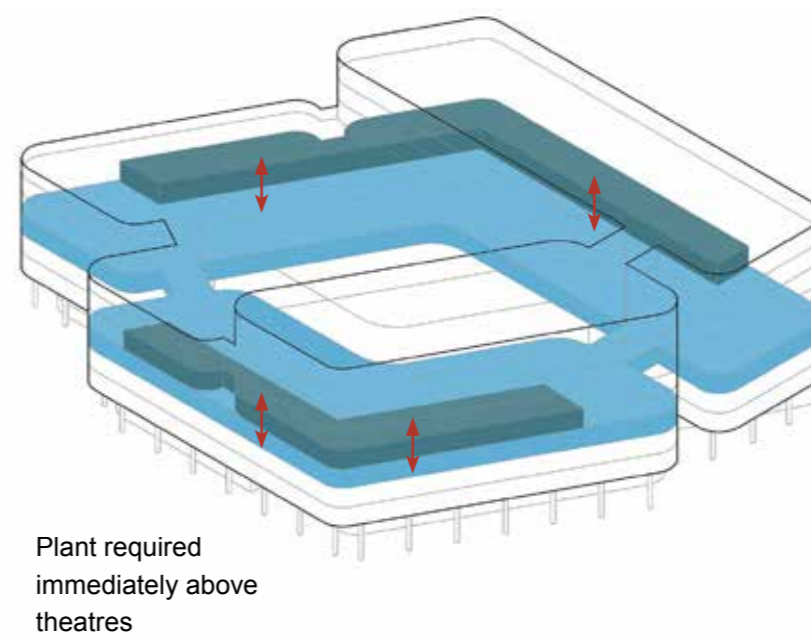


First - fifth floors

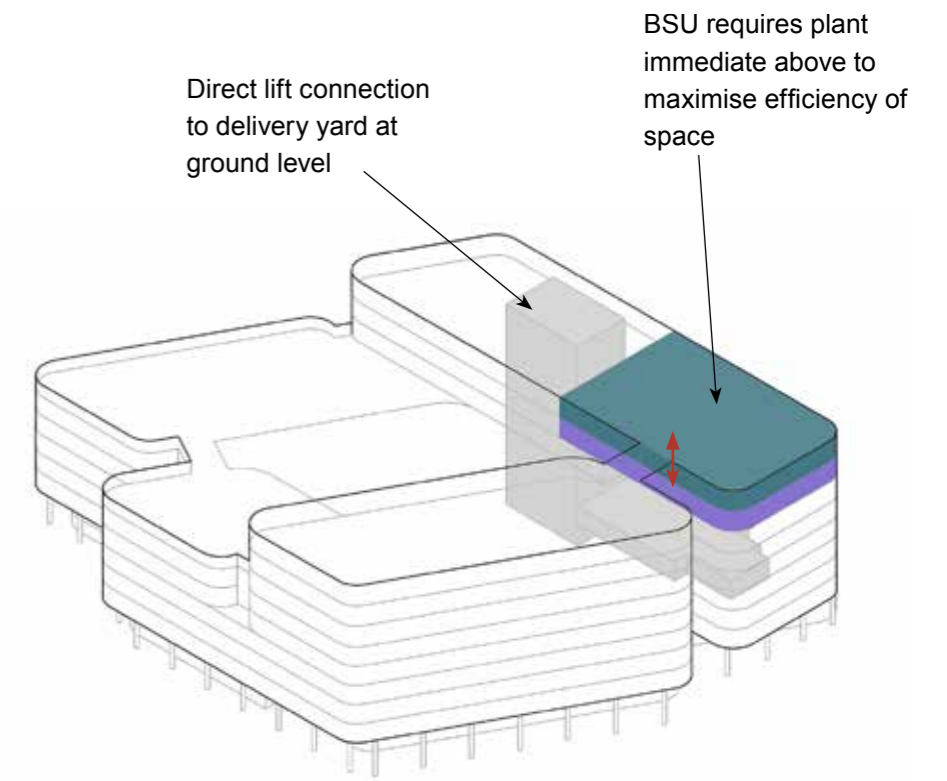
Key anchors



Ground level anchors - delivery bay, FM and A&E

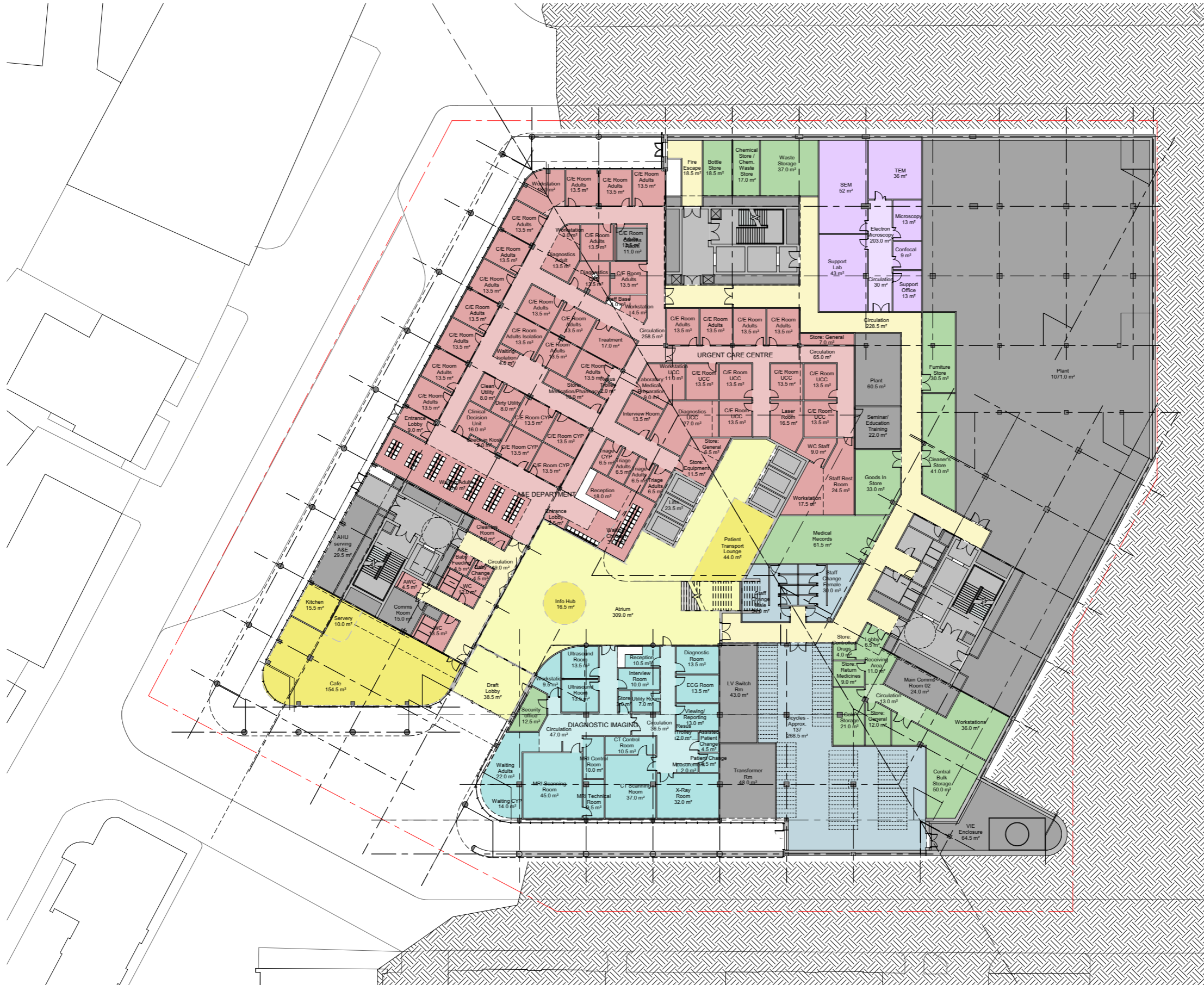


Mid level anchors - relationship between operating theatres and plant



Top anchor - BSU and rooftop plant

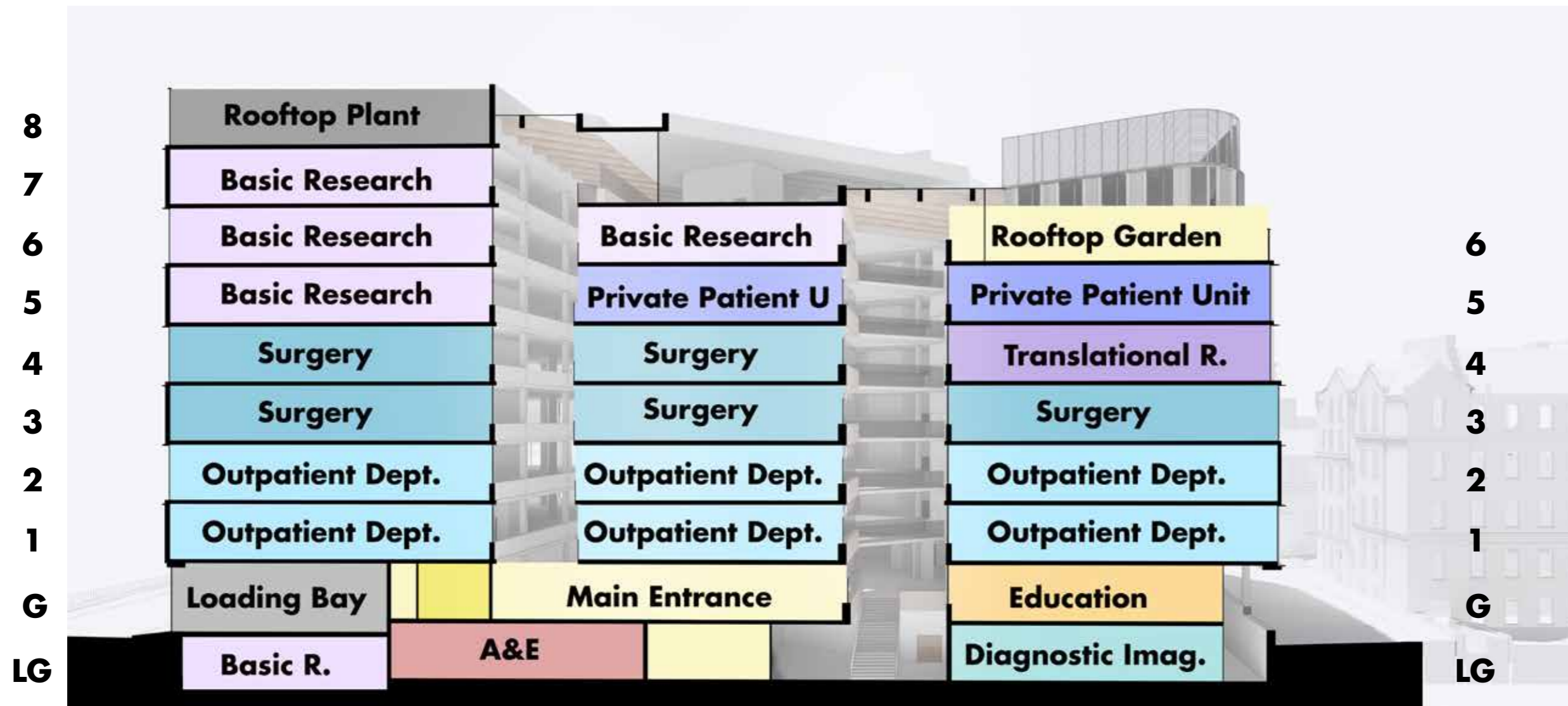
Current lower ground floor plan



Current ground floor plan



Current stacking diagram



Current total GIA = 43,500m²

North wing - Lower ground, ground + 7 + rooftop plant

South wing - Lower ground, ground + 5 + roof terrace

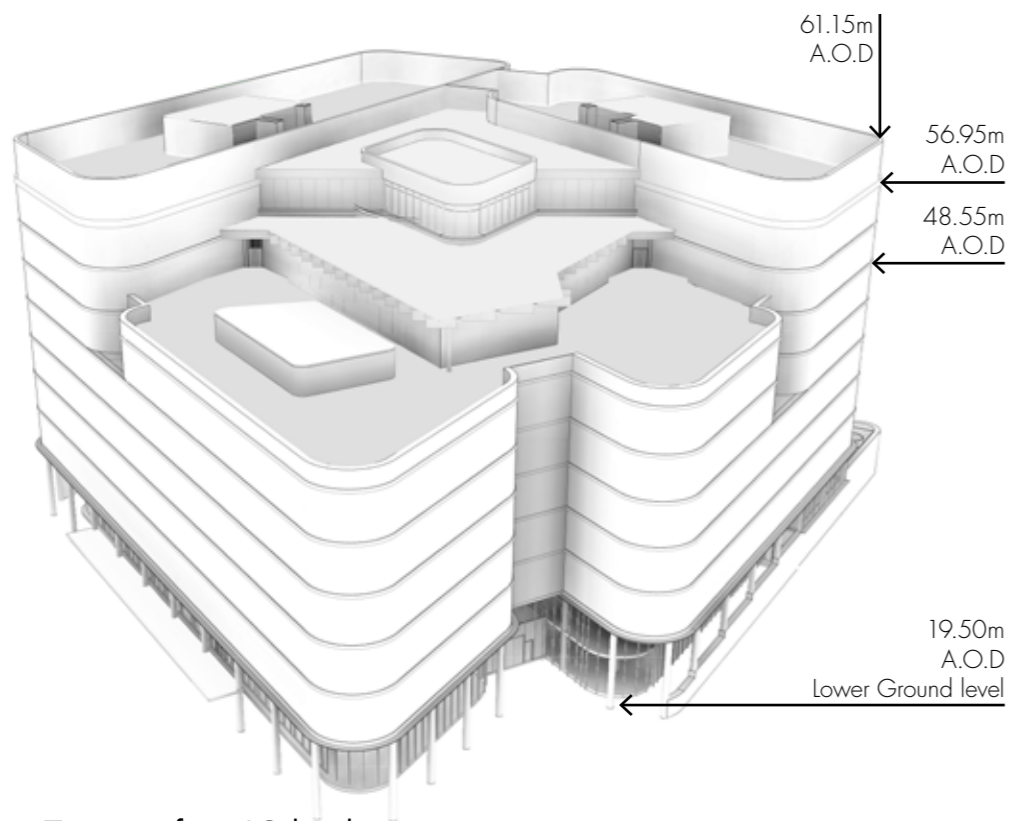
03 Reviewing the massing

Oriel has a desire to incorporate commercial lettable space within the building - for biotech start-ups, pharma research, additional clinical space, e.t.c. Can we build more?

Two versions:

- **Version 1 - additional full floor**
- **Version 2 - additional one and a half floors**

9 storeys from LG level + plant

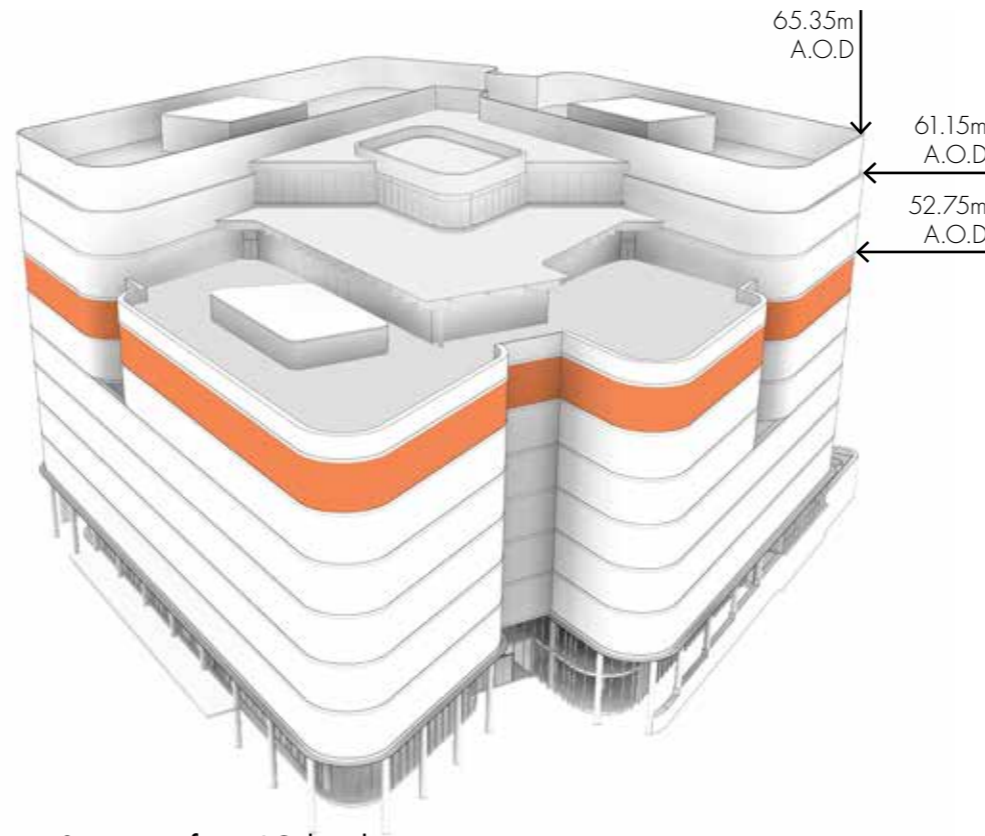


7 storeys from LG level

Current proposal

Total GIA = 43, 500m²

10 storeys from LG level + plant

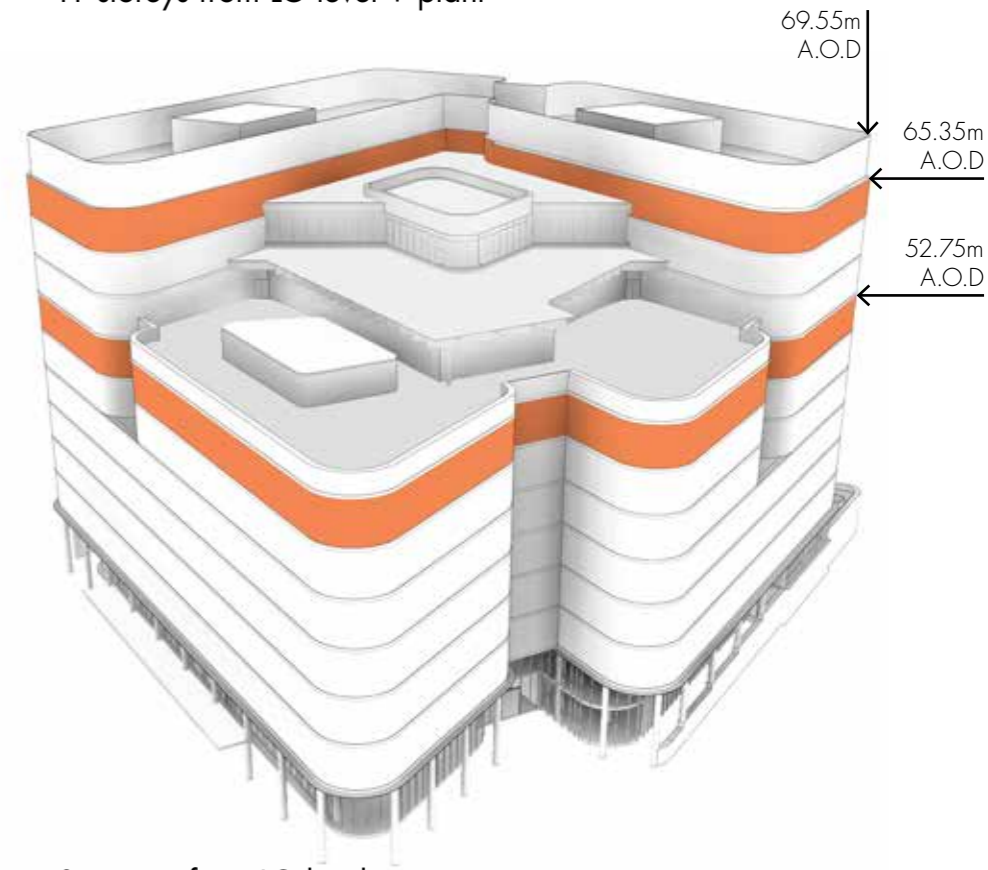


8 storeys from LG level

Version 1 - Additional floor

Total GIA = 48, 500m²

11 storeys from LG level + plant

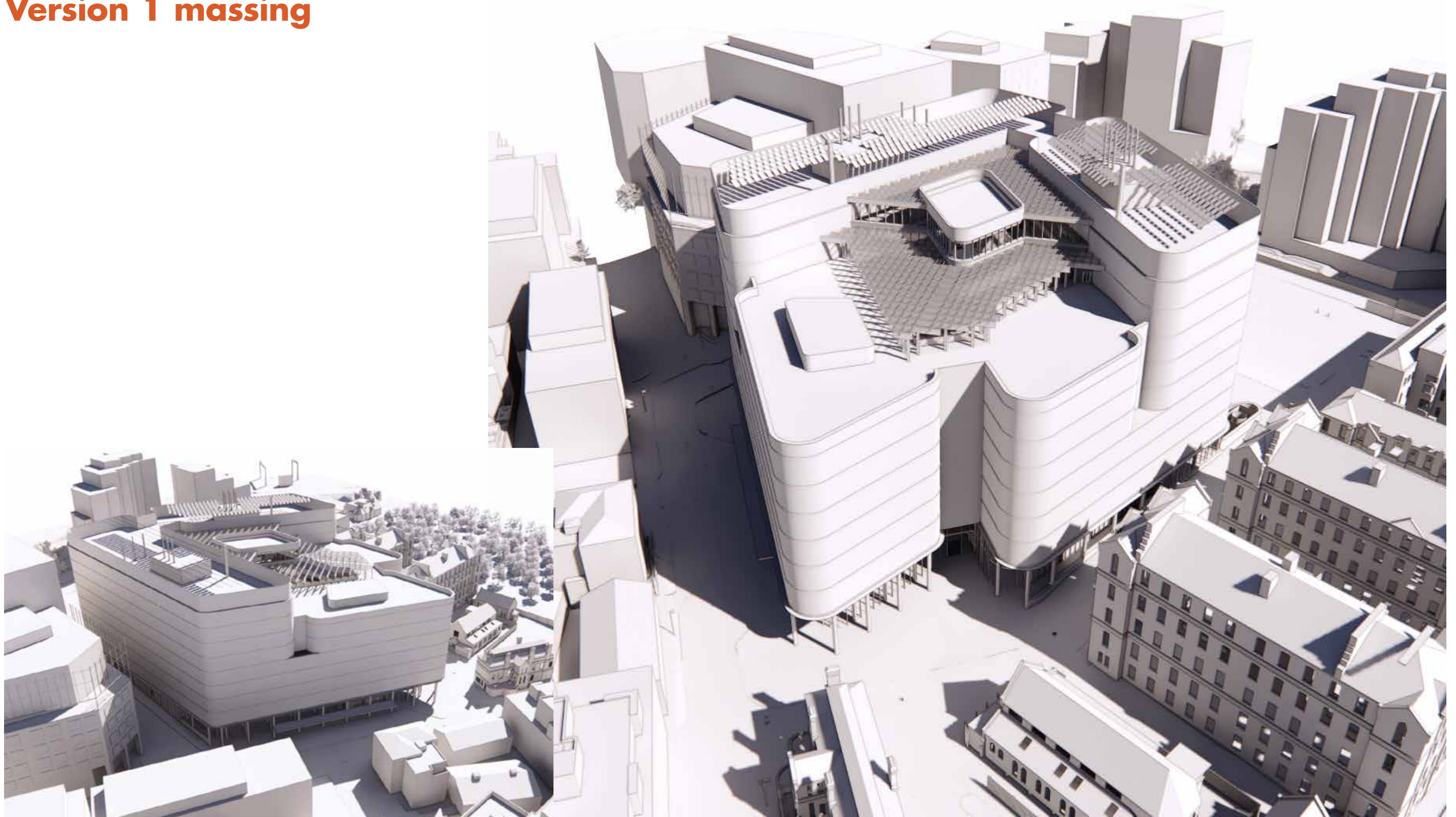


8 storeys from LG level

Version 2 - Additional 1 + 1/2 floor

Total GIA = 51, 500m²

Version 1 massing



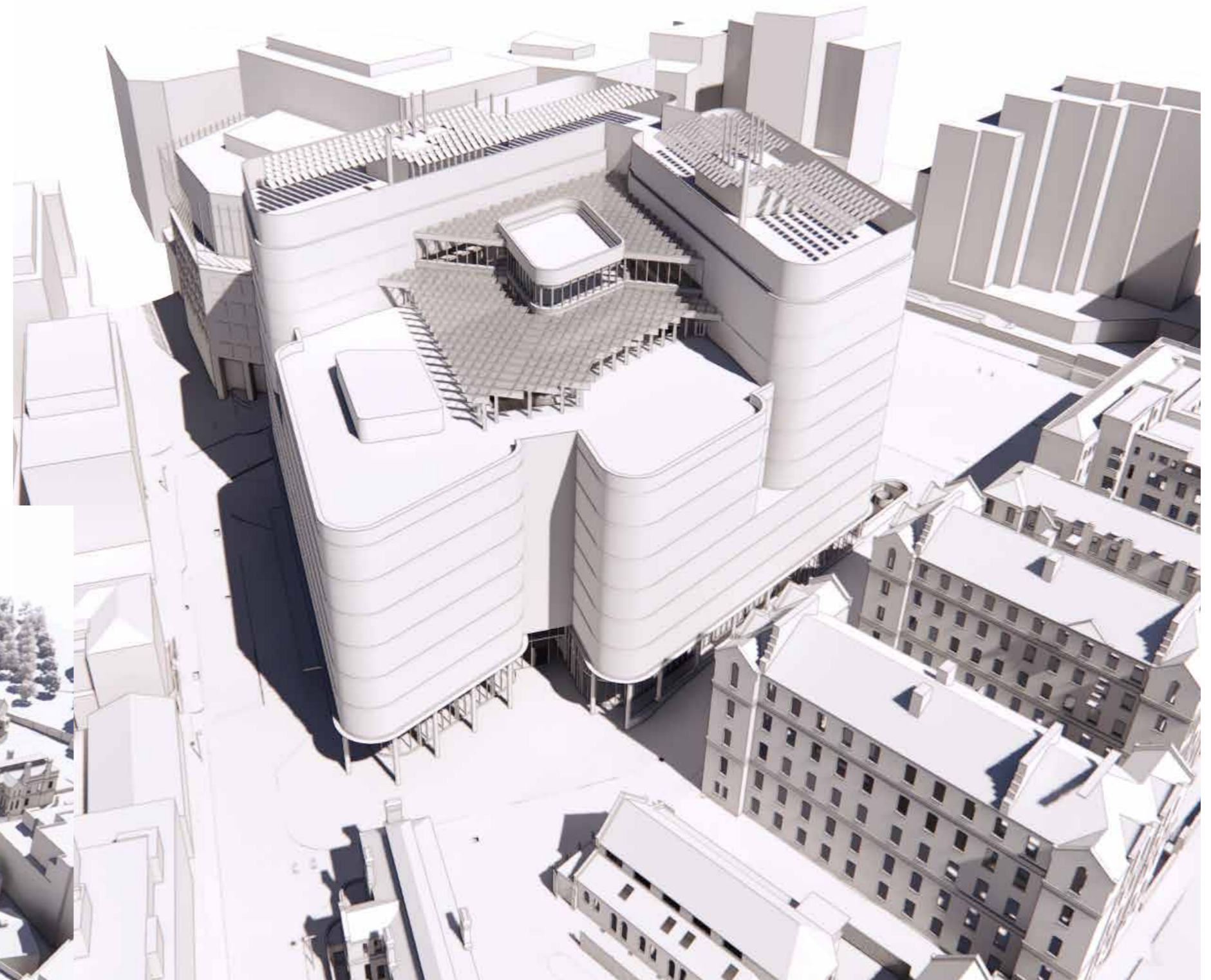
Aerial view from west

Aerial model view from St. Pancras Way

Version 2 massing

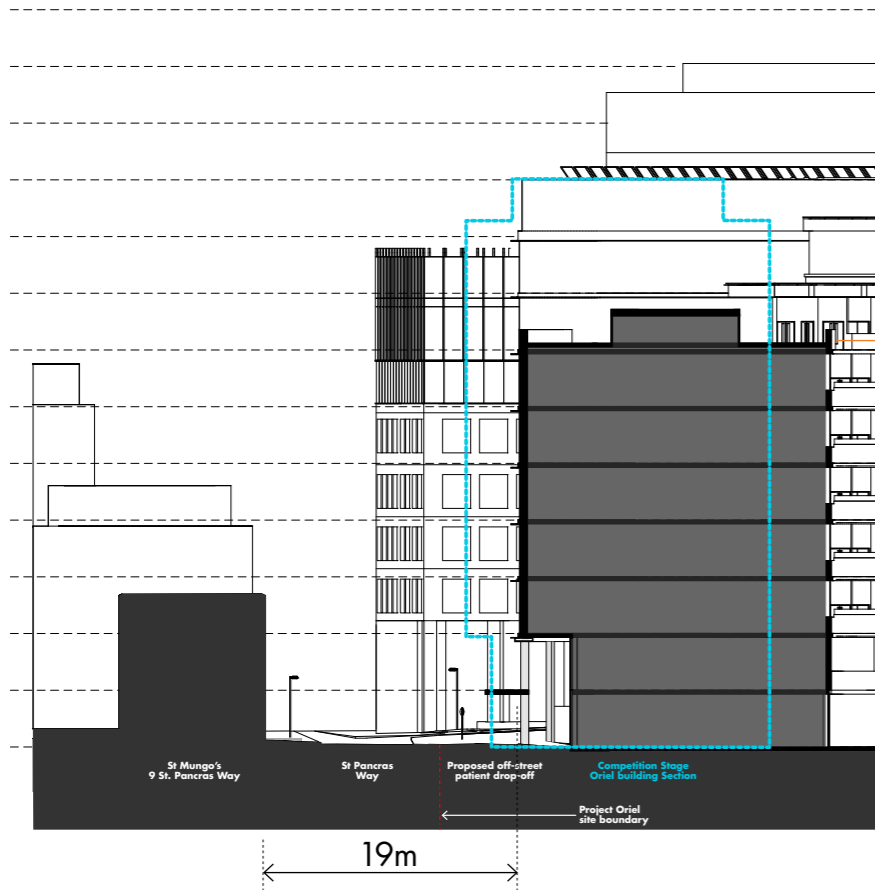


Aerial view from west

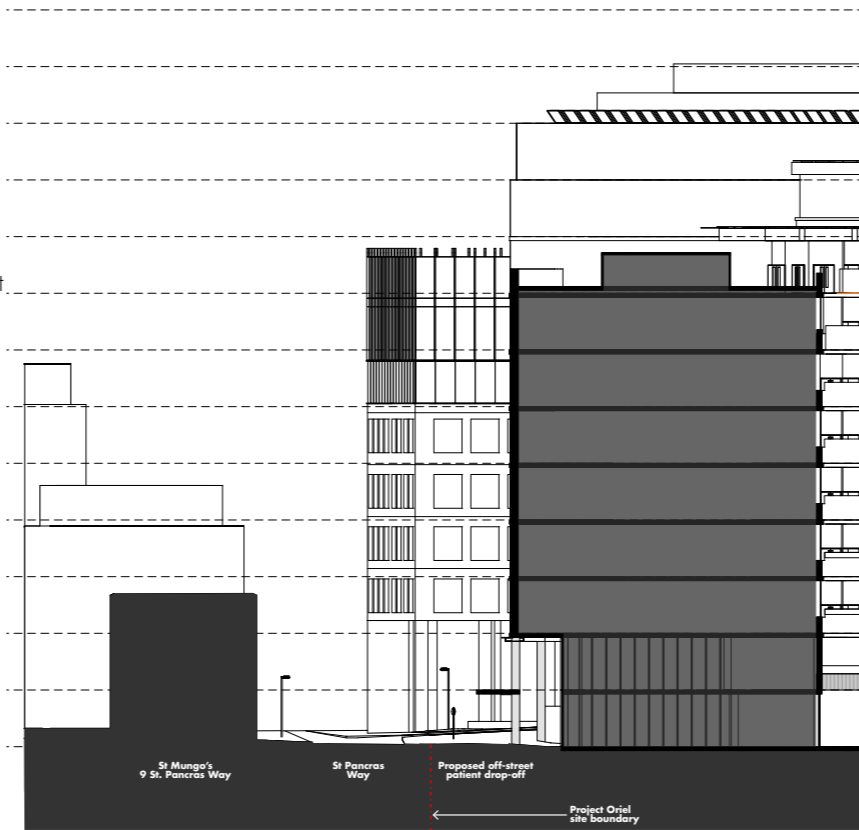


Aerial model view from St. Pancras Way

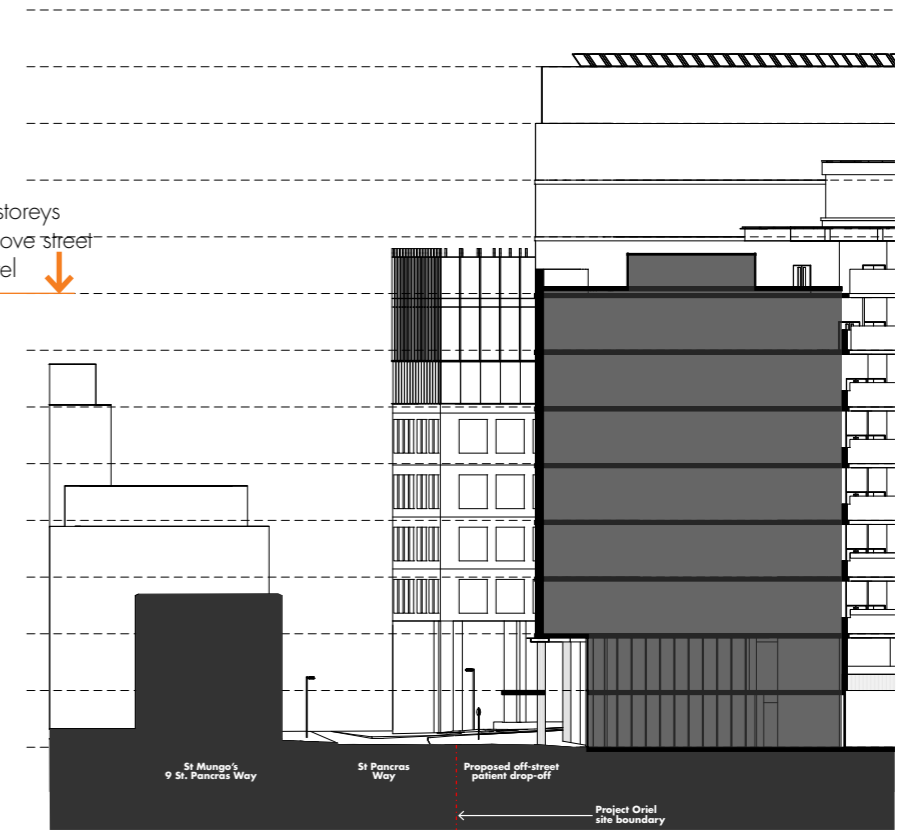
04 Sections through St. Pancras Way



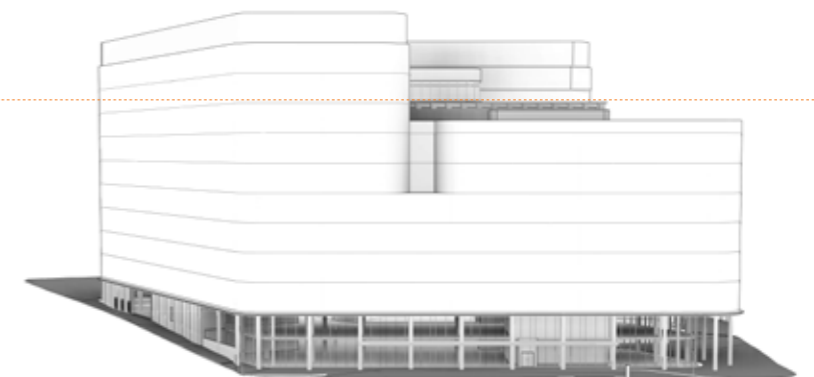
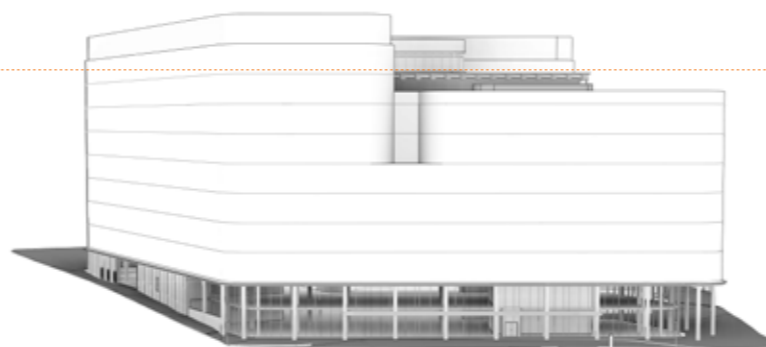
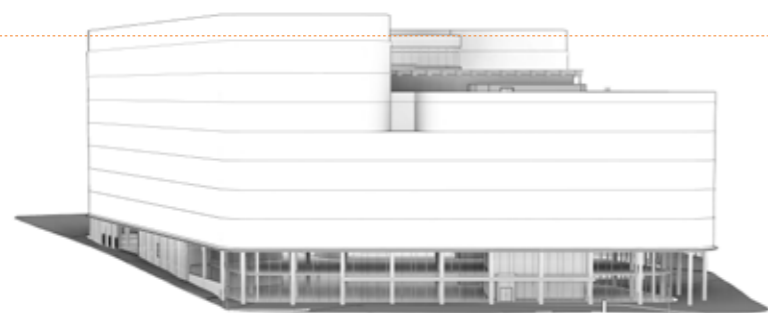
Current proposal



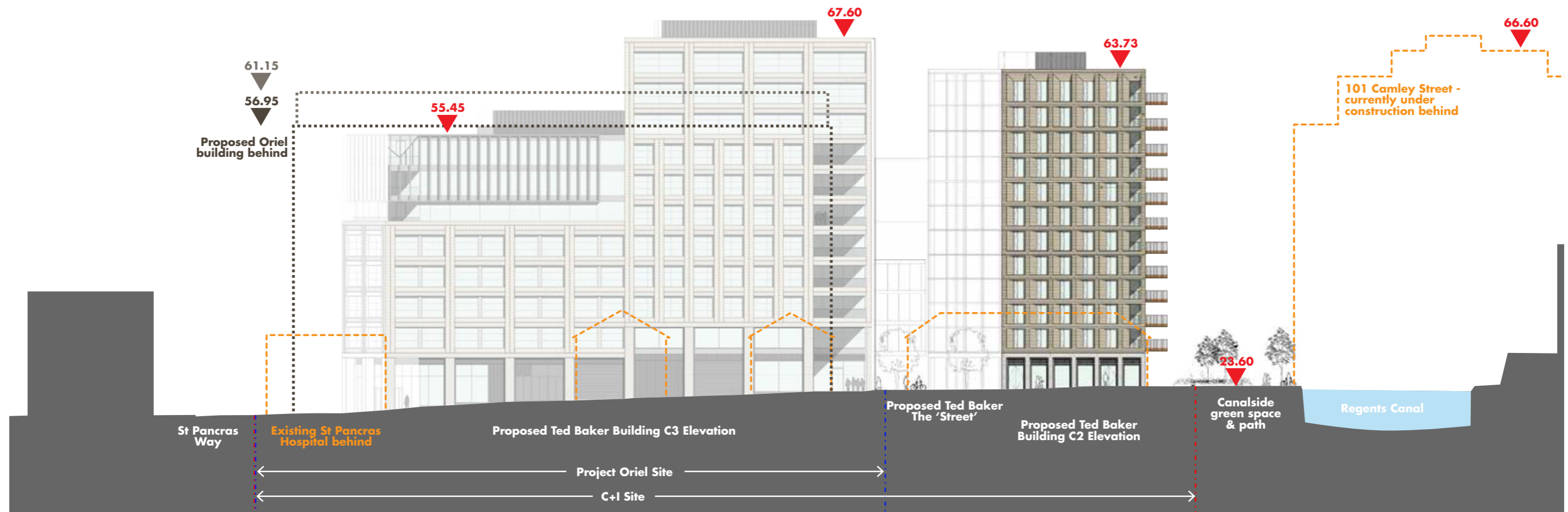
Version 1



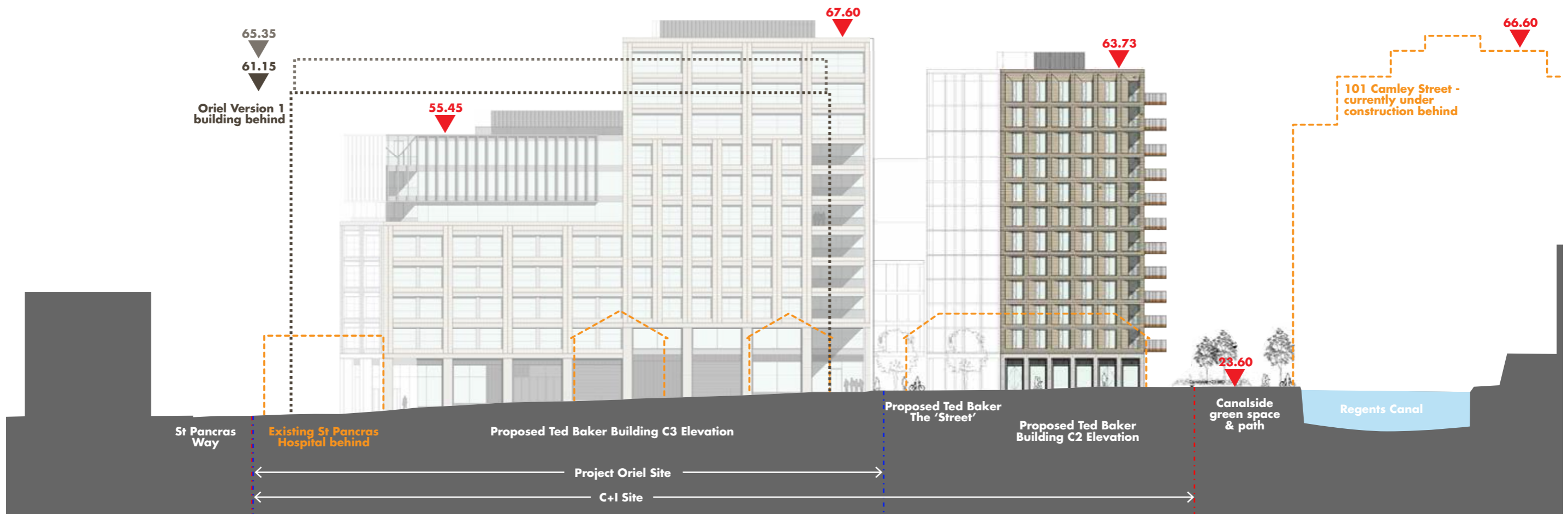
Version 2



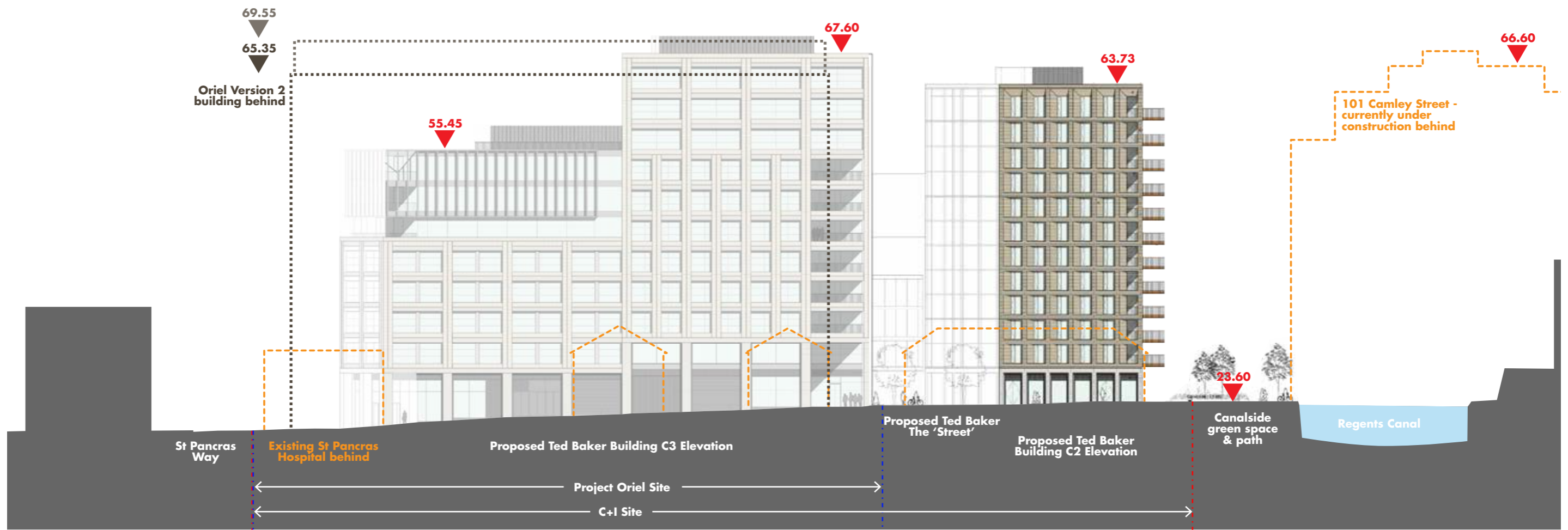
05 Heights against Ted Baker building



Current proposal

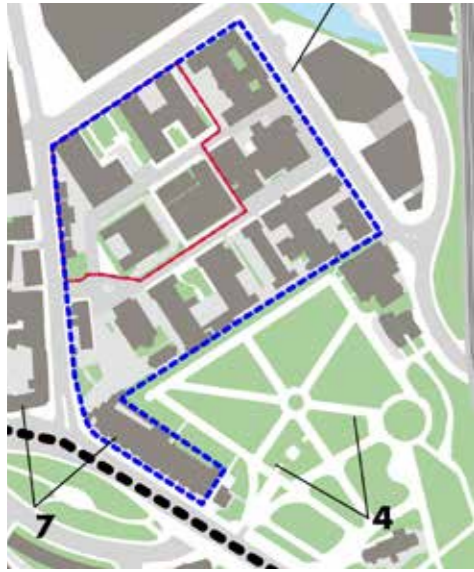


Version 1



Version 2

06 Comparative local views



LBC view 4



Existing view



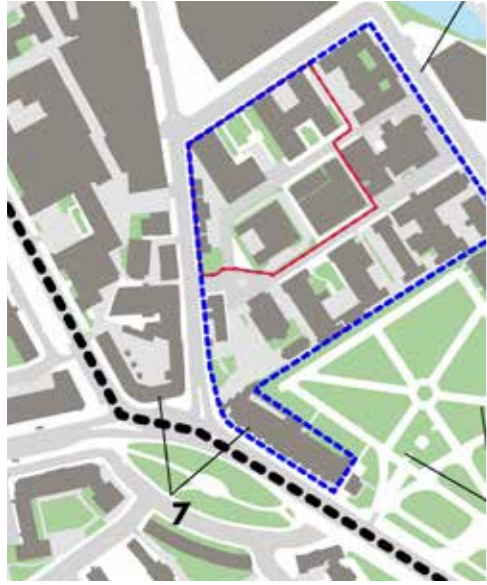
Current proposal



Version 1



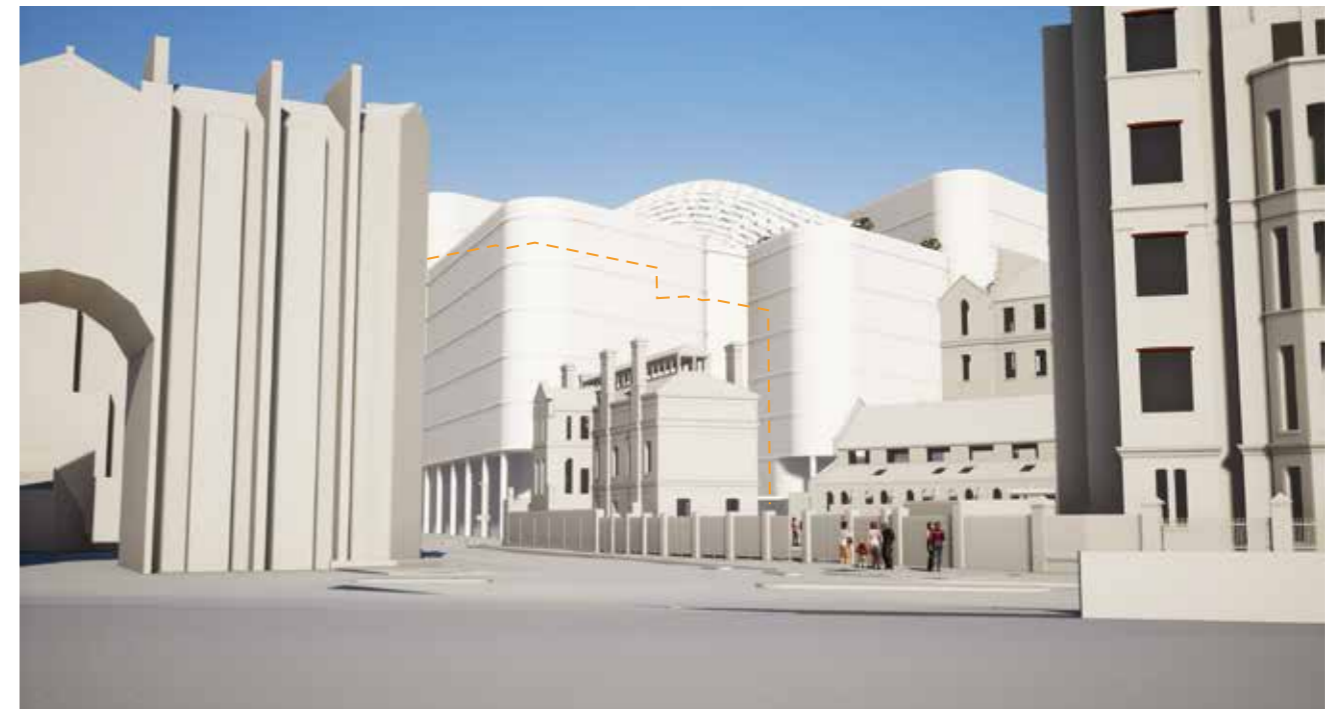
Version 2



LBC view 7



Existing view



Current proposal



Version 1



Version 2



LBC view 11



Existing view



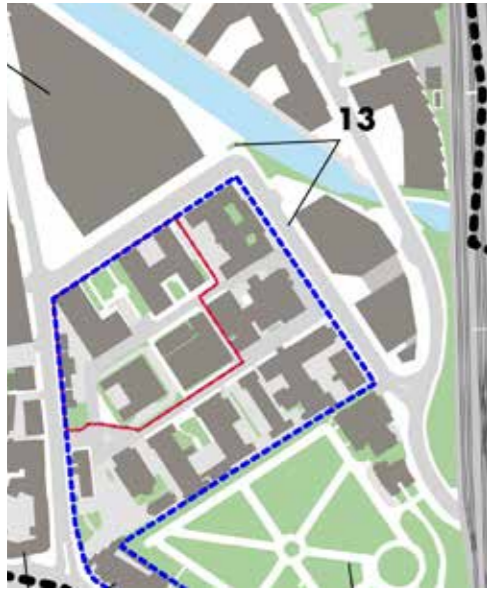
Current proposal



Version 1



Version 2



LBC view 13



Existing view



Current proposal



Version 1



Version 2