

4.2

Design Development

4.2 Design Development

4.2.1 Entrance Hall Studies

The following studies were developed to explore opportunities to improve the existing entrance halls and deliver the key design strategies.

Study 1 - Retain existing entrances and provide new reception points with improved visibility of entrances.

Reasons for discounting option:

Architectural

- Dual entrances from Bedford Way are confusing.
- No enhancement of the architectural experience, with the once grand arrival experience through the atrium side-lined

Security

- Three points of entry remain.
- Opportunity to provide secure barriers to entry points missed due to limited space available to level 3.

- Multiple secure lines required to restrict access to upper levels of the building

Accessibility

- Accessibility and inclusively not fully addressed through retention of external stairs.
- No reception support for visitors with disabilities at Level 3
- Existing wheelchair access from Bedford Way to level 4 via external ramp and secondary access at the far end of the cafe space. The external door access controlled via intercom, which is not inclusive, and segregates users with accessibility needs.
- Weight of existing revolving doors make operation difficult and use of pass doors is not inclusive
- Existing lobby doors from Bedford Way do not meet current Part M requirements, due to weight of doors and space within lobby.

Study 2 - Removal of external staircase, reinstating the original entrance and arrival experience through the atrium, with new reception point to level 3.

Reasons for discounting option:

Architectural Experience

- Clarity of single point of entry achieved, but visibility and architectural expression of the entrance from Bedford Way is lost

Security

Opportunity to provide secure barriers to entry points missed due to limited space available to level 3.

Capacity of doors to Bedford Way does not support the growth in building users and fire escape requirements.

Multiple secure lines required to restrict access to upper levels of the building.

Accessibility

- Existing lobby doors from Bedford Way do not meet current Part M requirements, due to weight of doors and space within lobby.
- Existing wheelchair access from Bedford Way to level 4 via external ramp and secondary access at the far end of the cafe space. The external door access controlled via intercom, which is not inclusive, and segregates users with accessibility needs.

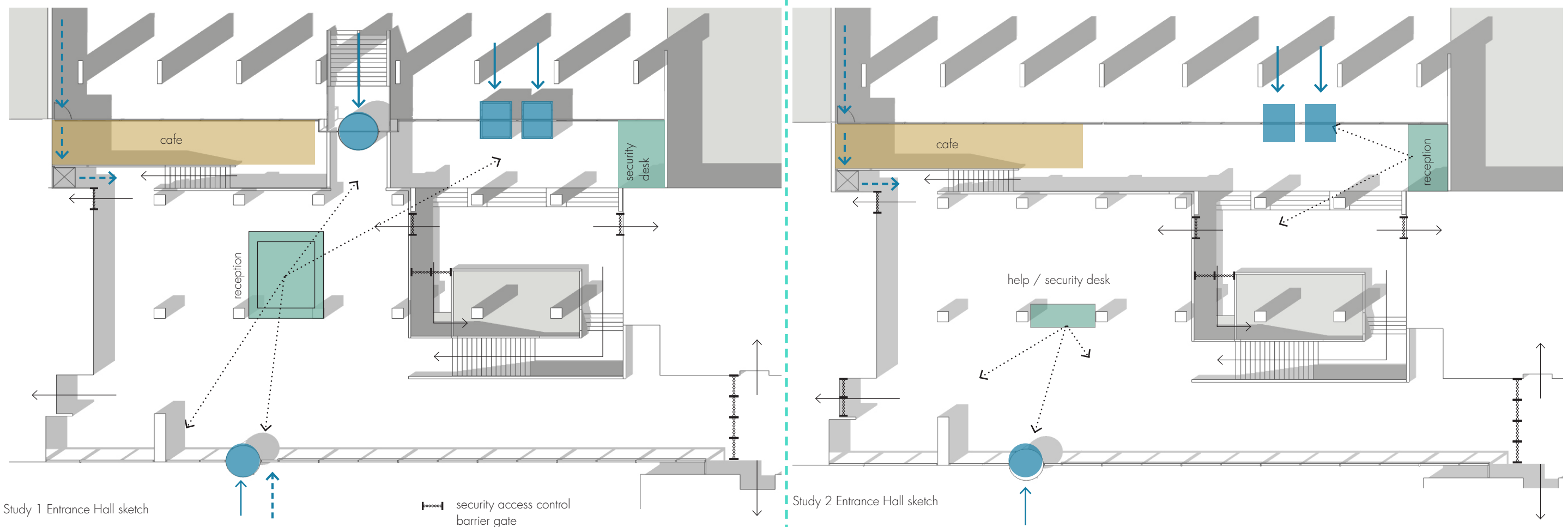
Reasons for developing option:

Accessibility

- Accessibility and inclusively addressed through use of a single entry point from Bedford Way

Architectural Experience

- The architectural experience of arrival through the atrium is reinstated through the creating of a single point of entry from Bedford Way.



4.2 Design Development

4.2.1 Entrance Hall Studies

Study 3 - Removal of external staircase and original doors. New entrance pavilion in place of the original doors, reinstating the arrival experience through the atrium. The pavilion extends beyond the line of the columns, creating a new, visible entrance to Bedford Way.

Reasons for discounting option:

Security

- Opportunity to provide secure barriers to entry points missed due to limited space available to level 3.
- Multiple secure lines required to restrict access to upper levels of the building.

Accessibility

- Access through the building improved, but step free access is segregated.
- No reception support for visitors with disabilities at Level 4

Reasons for developing option:

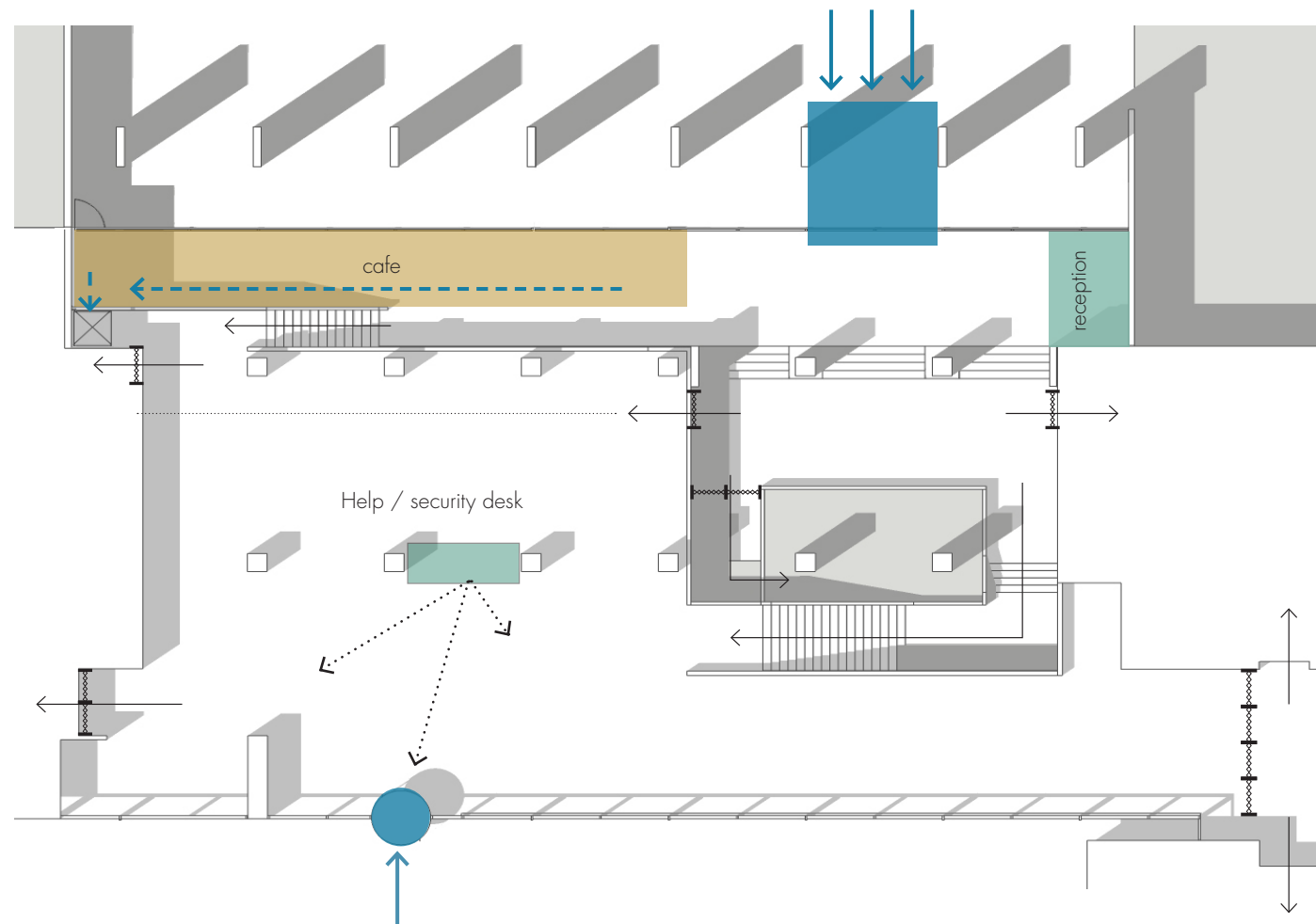
Architectural Experience

- Visibility and architectural expression of the entrance from Bedford Way is improved, but modest within the extents of the elevation.
- The architectural experience of arrival through the atrium is reinstated
- Clarity of single point of entry achieved, with capacity of doors increased to meet buildings needs

Accessibility

- Accessibility and inclusively addressed through use of a single entry point from Bedford Way, in line with current Part M requirements.

Study 3 Entrance Hall sketch



Study 4 - Removal of external staircase and original doors. New entrance pavilions in place of the original doors, reinstating the arrival experience through the atrium. The pavilion extends beyond the line of the columns, creating a new, visible entrance to Bedford Way.

Reasons for developing option:

Architectural Expression

- Visibility and architectural expression of the entrance from Bedford Way is vastly improved
- The architectural experience of arrival through the atrium is reinstated

Security

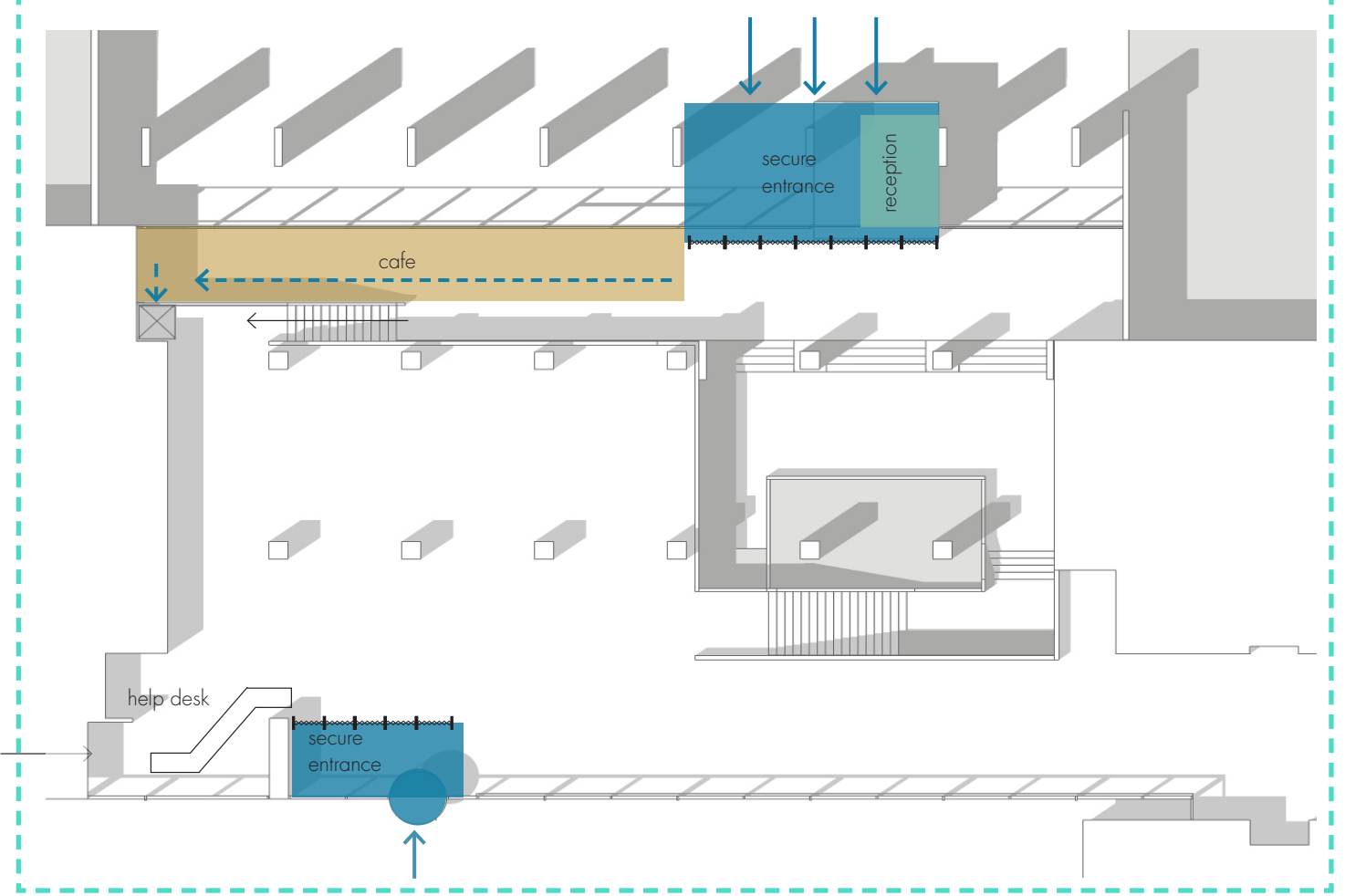
- Opportunity to provide secure barriers and reception within new pavilion
- Opportunity to provide new secure entry point to Level 4

Accessibility

- Accessibility and inclusively addressed through use of a single entry point from Bedford Way, in line with current Part M requirements.

Following our development of the Entrance Halls studies, we undertook further development studies to improve step free access within and between the level 3 and 4 entrance halls.

Study 4 Entrance Hall sketch - Proposed reconfiguration of building entrances



4.2 Design Development

4.2.2 Accessibility

The following studies were developed to explore locations and constraints for a new platform lift to provide a fully inclusive and accessible arrival experience. These options also include the feedback from the RIBA Stage 4 construction calculations and recommendations from the project's structural engineer.

Location Study 01

Platform lift located away from the first set of atrium stairs, towards Core B

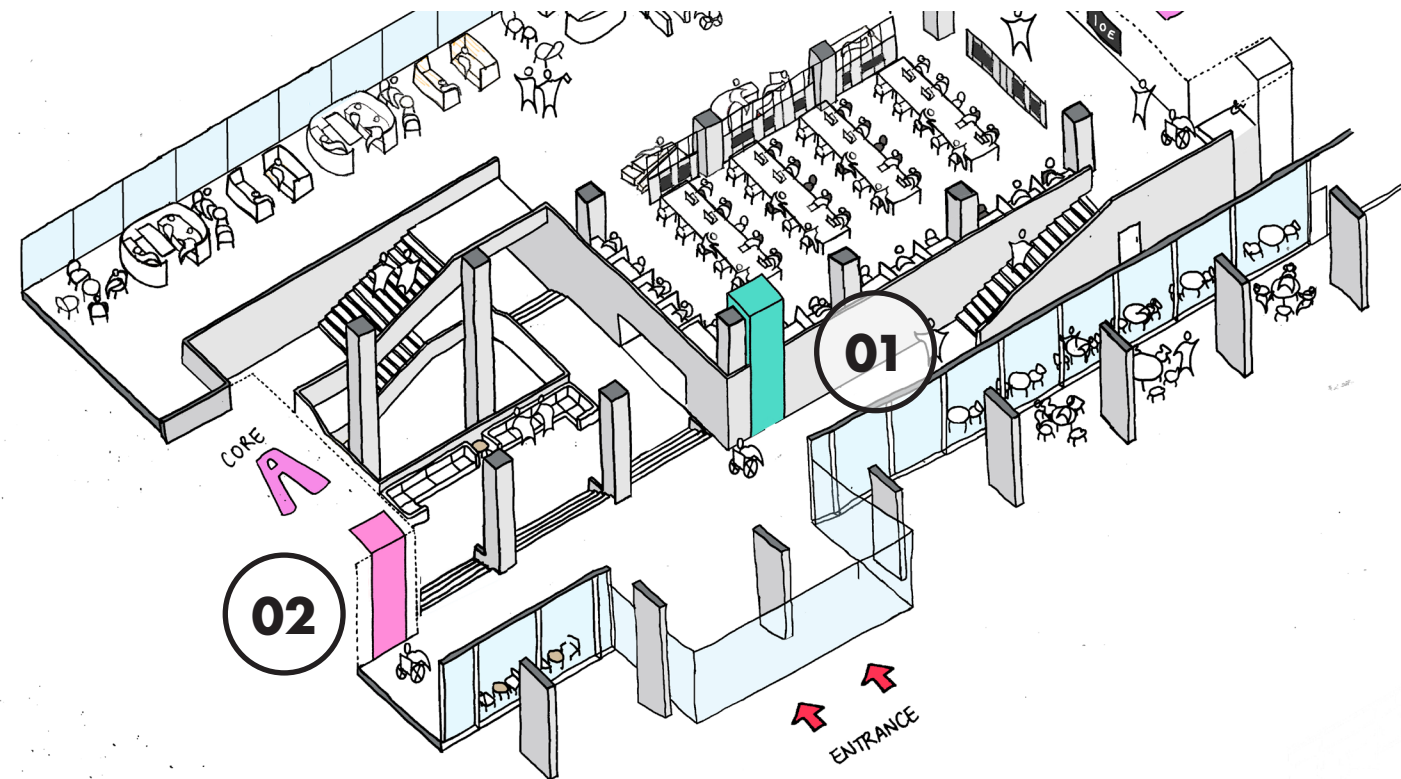
Reasons for discounting option:

Structural alterations

- Platform lift clashes with existing structural beams and major structural alterations would be required to locate lifts

Accessibility

- Manoeuvring space located opposite cafe counter



Location Study 02

Platform lift located away from the first set of atrium stairs, within Core A

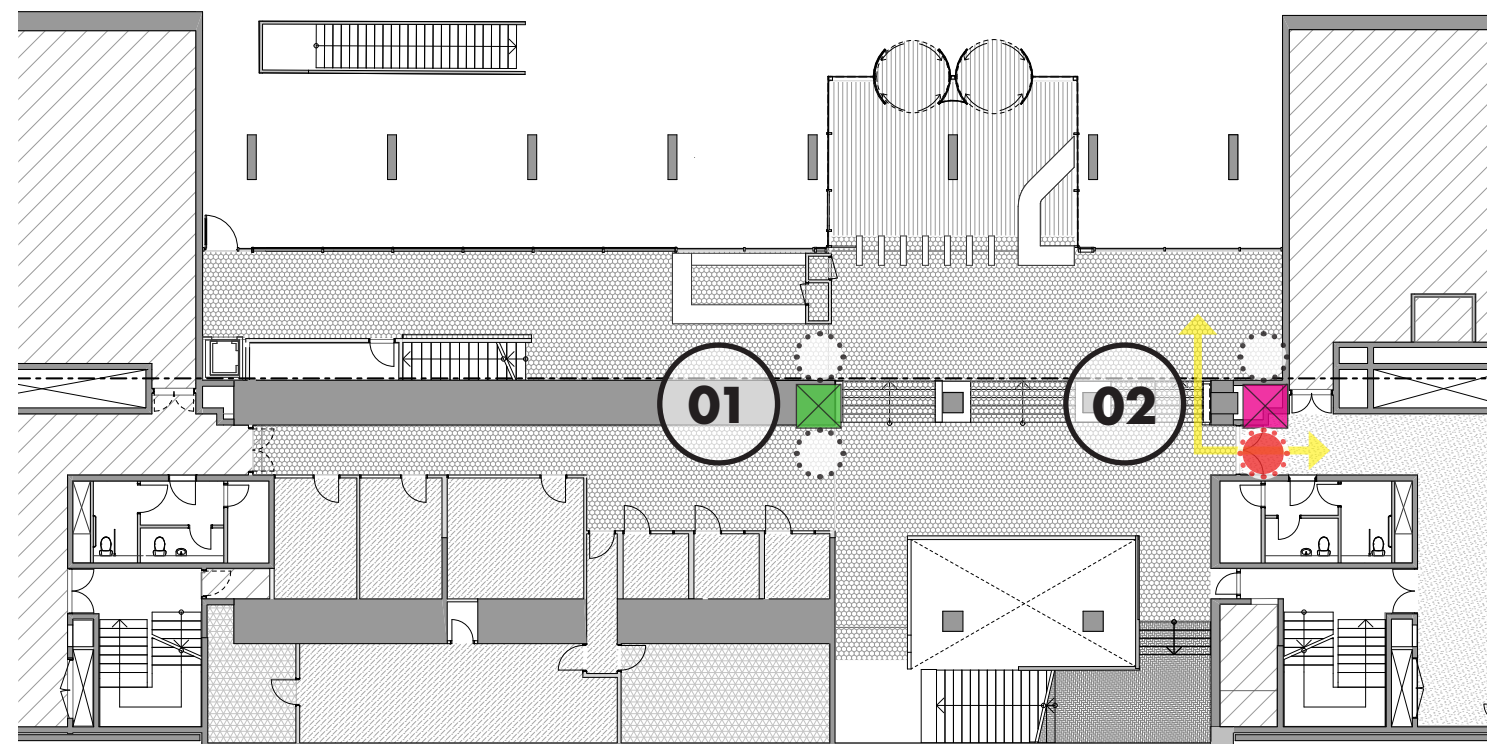
Reasons for discounting option:

Structural Alterations

- Platform lift clashes with existing structure and major structural alterations would be required to locate lifts

Accessibility

- Manoeuvring space required clashes with circulation route from Core A to the Atrium area, which also serves as a Fire Exit route within the Fire Strategy.



4.2 Design Development

4.2.2 Accessibility

Location Study 03

Platform lift located within the central bay of stairs or directly adjacent the column within the first and third bay of stairs, as highlighted in blue.

Reasons for discounting option:

Structural alterations

- Platform lift clashes with existing structural beams and major structural alterations would be required to locate lifts. Following construction calculations by the Structural Engineer, it is deemed the level of surface cracking that would present itself after the structural works are unacceptable. Refer to AECOM Design Note.

Location Study 04

Platform lift located within the first set of atrium stairs, adjacent to Core A

Reasons for discounting option:

Structural Alterations

- Platform lift clashes with existing structure and major structural alterations would be required to locate lifts

Accessibility

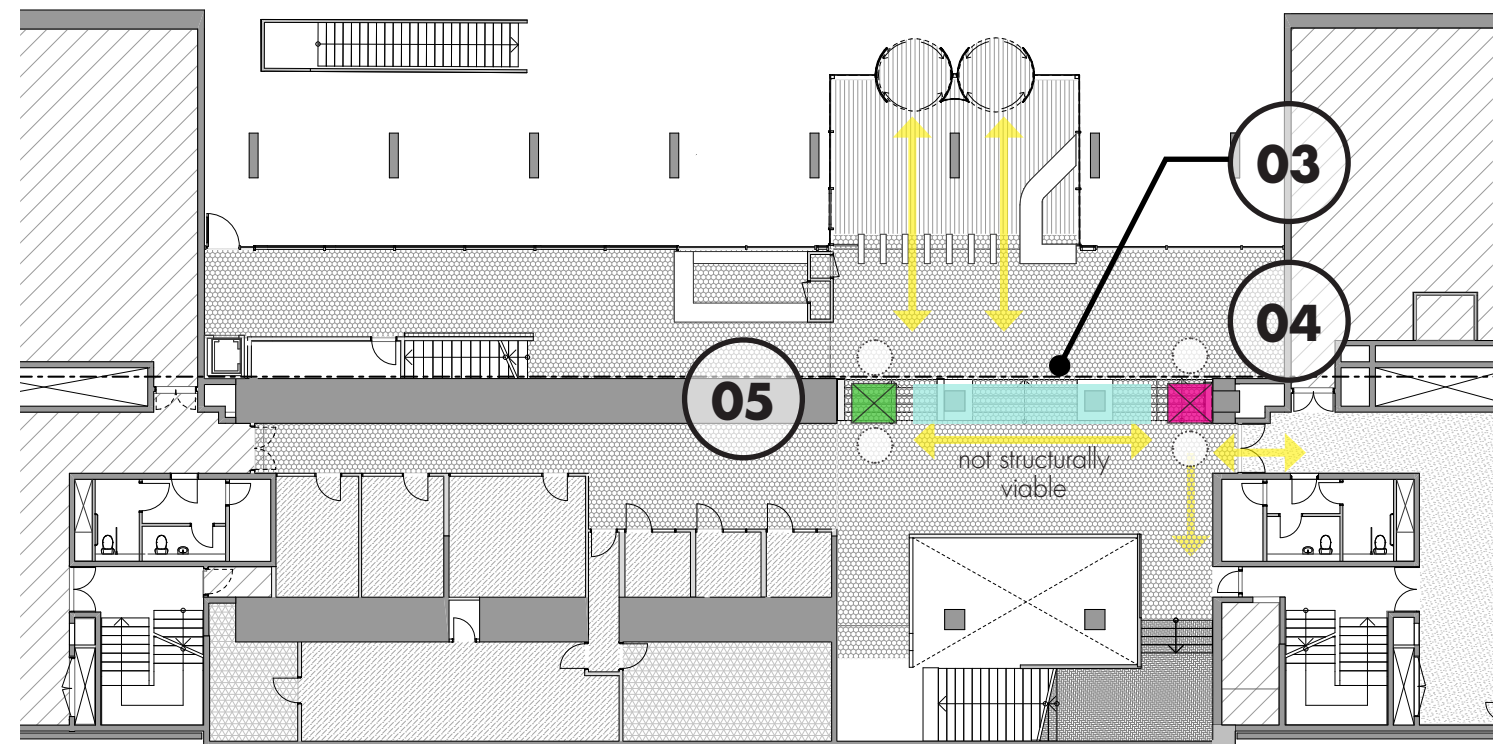
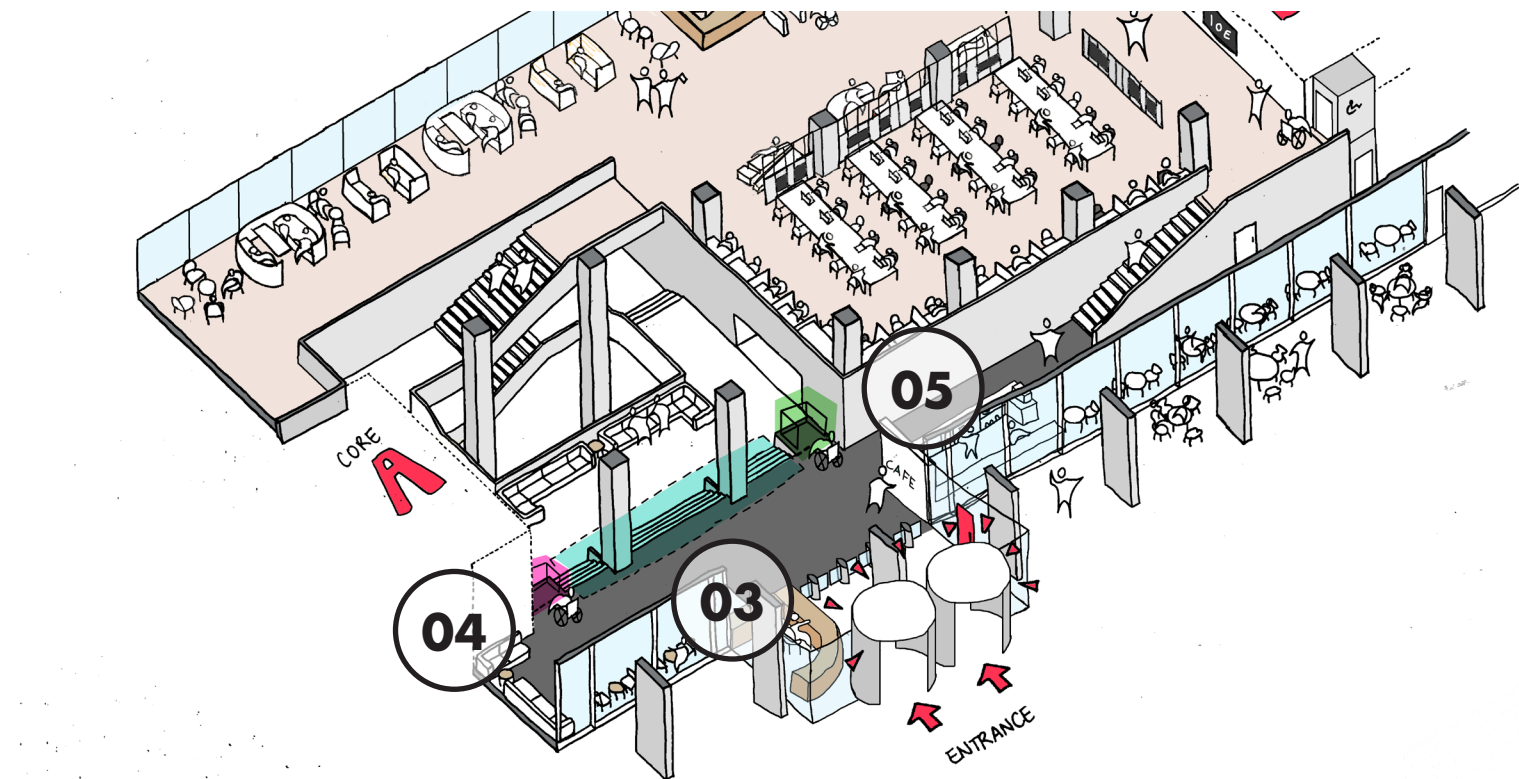
- Manoeuvring space required clashes with circulation route from Core A to the Atrium area, which also serves as a Fire Exit route within the Fire Strategy.

Location Study 05

Platform lift located within the third set of atrium stairs, where the current folding platform lift is located. Directly opposite the new entrance pavilion. Set of steps to be removed and new low-rise platform lift to be installed.

Reasons for developing option:

- Visible from the main entrance pavilion
- Does not obstruct Fire Escape routes
- Close proximity and visibility to reception desk and support staff



4.2 Design Development

4.2.3 Bedford Way Entrance Massing

The development of our proposal stems from our analysis of the massing of the existing building, its long expanses of concrete and bronze aluminium facade, stepped terraces and towers.

Massing proposals were developed and tested in relation to views of the full extents of the block and within the context of the arrival to the IOE.

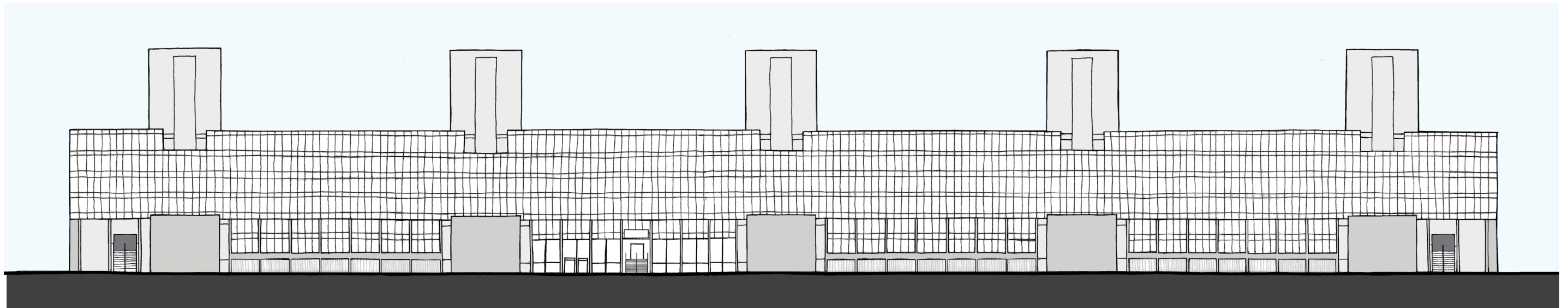
Through our entrance studies, we established the following key principles:

Arrival should lead to the central atrium, one of the most important architectural spaces in the building

Massing of the pavilion should create a strong architectural expression, and visible presence on Bedford Way



Photograph, IOE Entrance on Bedford Way



Sketch, Bedford Way elevation, existing elevation