

# 3.0 DESIGN EVOLUTION

# 3.0 DESIGN EVOLUTION

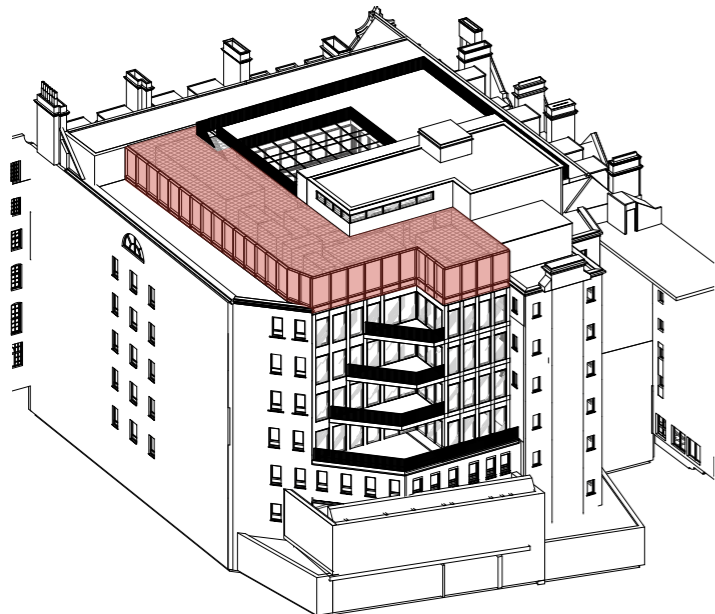
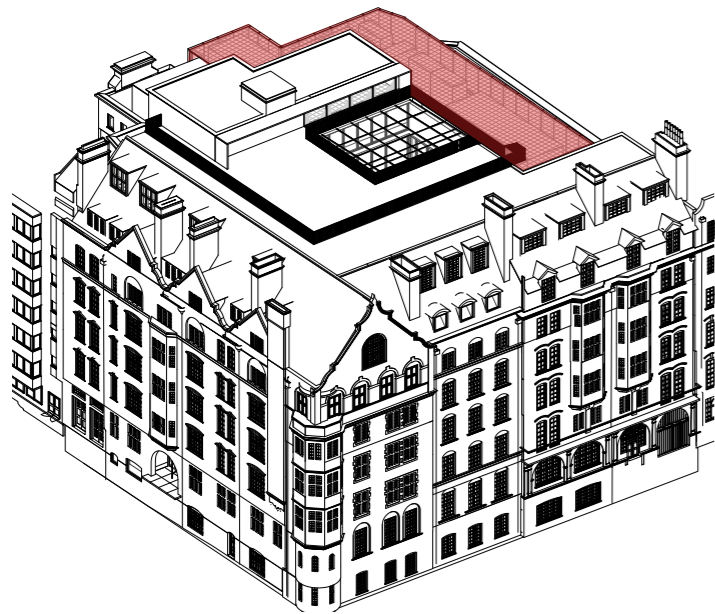
## 3.1 Overview

Initial massing was developed on a central AHU strategy forming a new service core on the west of the building.

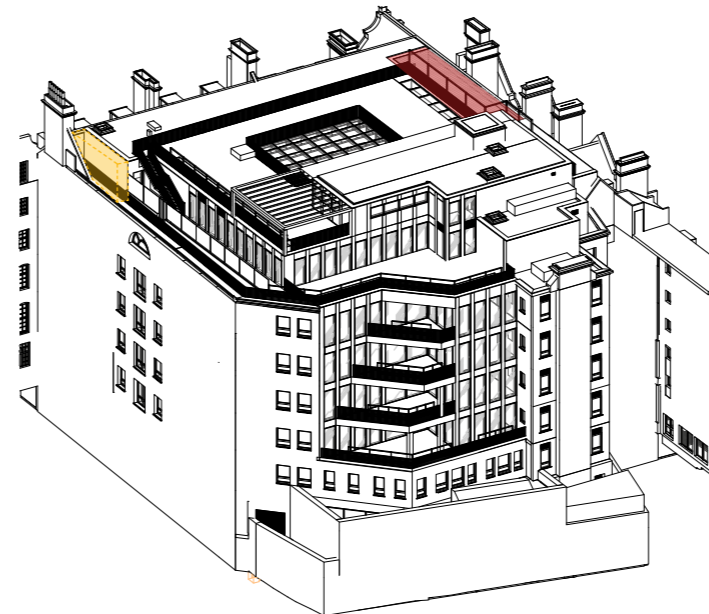
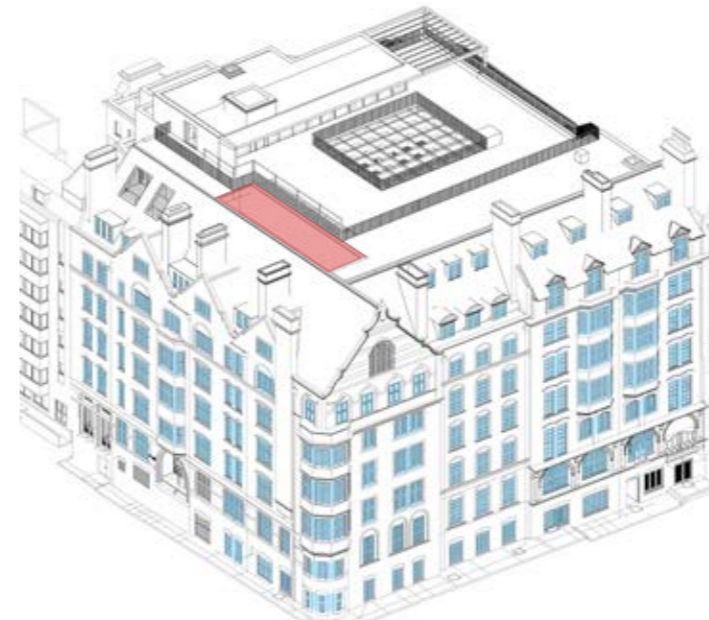
To mitigate any acoustic issues with sensitive receptors and provide a more neighbourly adjacency, the plant was decentralised with on-floor AHUs. This provides the opportunity to minimise rooftop plant and locate the residual central plant discreetly behind the eastern mansard. It further provides a cleaner roofscape, improving aerial views and sensitive long range views from the surrounding conservation area.

Key items we have considered and implemented into our design are as follows:

- Relocation of plant to mitigate noise and adjacency to neighbours
- Massing reduced in NW corner to maintain ROL
- Window replacement strategy + hierarchy



Pre-app 01 (February 2022) - Plant on west



Pre-app 02 (August 2022) - Plant on east

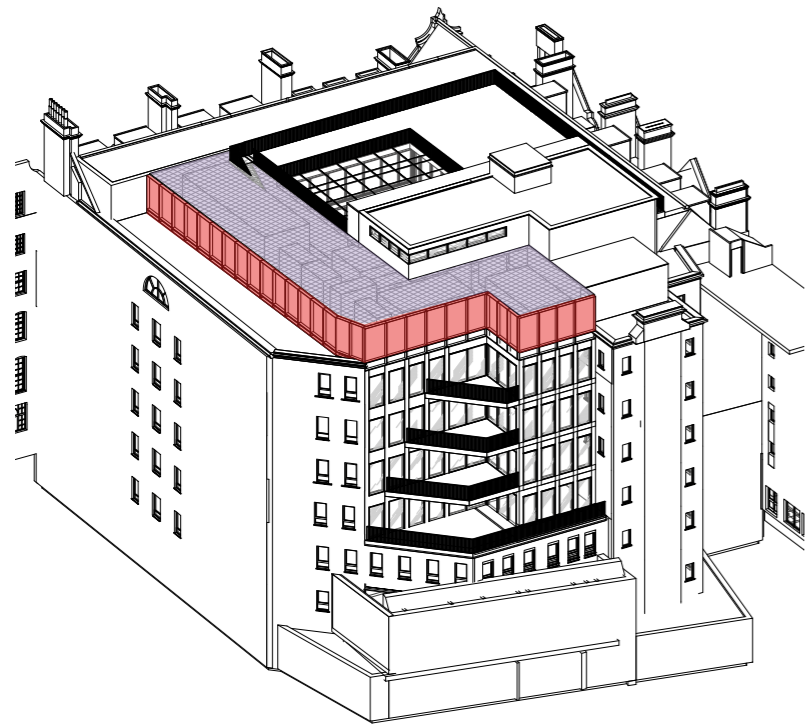
# 3.0

## DESIGN EVOLUTION

### 3.2 Relocation of Central Plant Relative to Sensitive Receptors

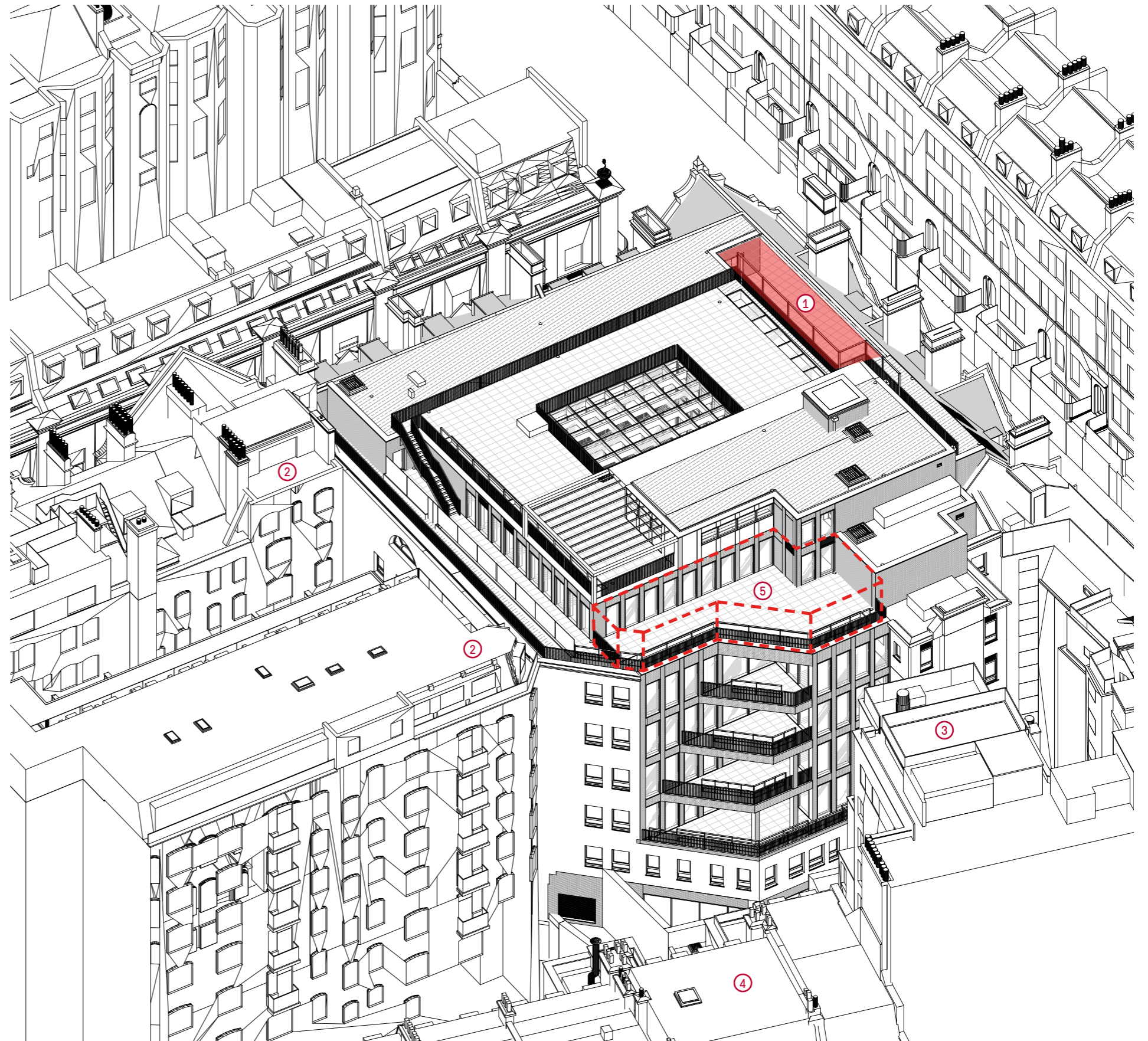
Following the site review with planning officers the designs have been adjusted to relocate the new central plant as far away from sensitive receptors as possible. The new plant location is proposed in the north-eastern corner of the site, located behind and under the existing mansard roof profile. This location helps to maximise the distance to sensitive receptors at Bedford Court Mansions, the surrounding office, roof structures and aids with the acoustic attenuation.

- ① New location of central plant on east (previous plant location indicated in the 3D view below)
- ② Bedford Court Mansions
- ③ 97 Great Russell St. Radisson Blu Hotel
- ④ 98-99 Great Russell St. Florida State University
- ⑤ Reduction of southern massing due to plant relocation



Key:  
Plant enclosure   
Metal mesh plant roof

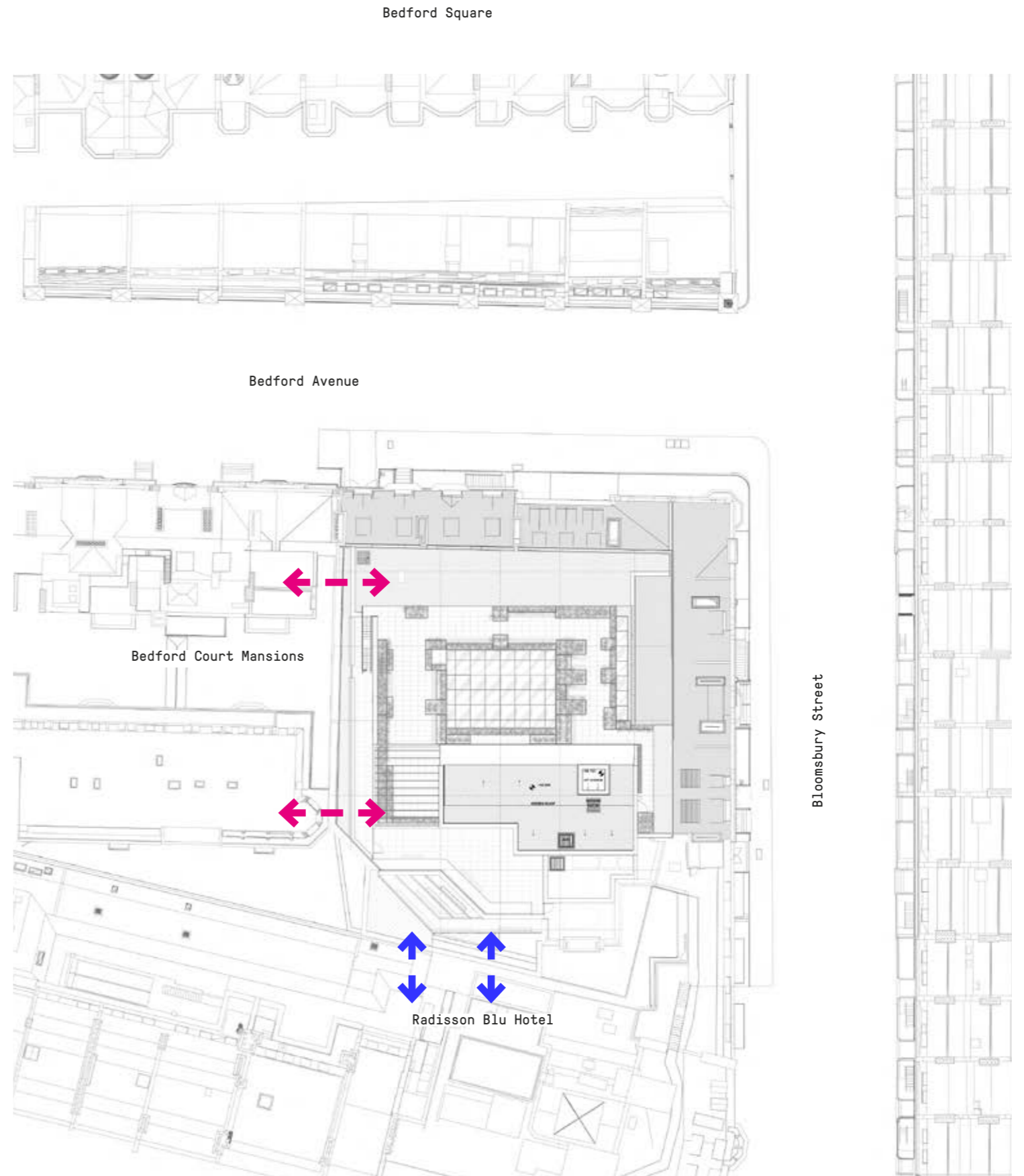
Previously proposed Sixth Floor Plant Location - Pre-app on 4th April



# 3.0 DESIGN EVOLUTION

## 3.3 Overlooking / Adjacencies / Daylight & Sunlight / Noise Assessments

Due to the close proximity of adjacent buildings to 21 Bloomsbury Street, we have carried out studies to review overlooking, adjacencies, daylight & sunlight and noise assessments.



Key:  
Sensitive Views to Bedford Court Mansions  
Views to Radisson Blu Hotel Florida State University



# 3.0 DESIGN EVOLUTION

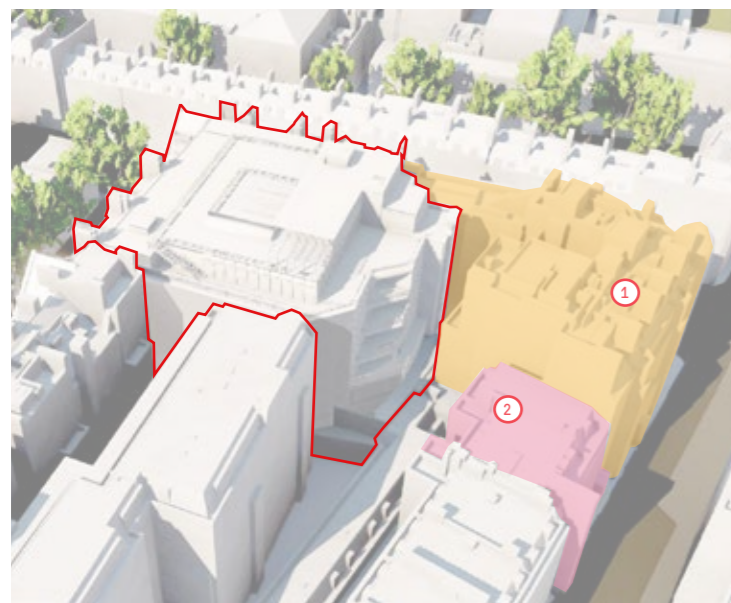
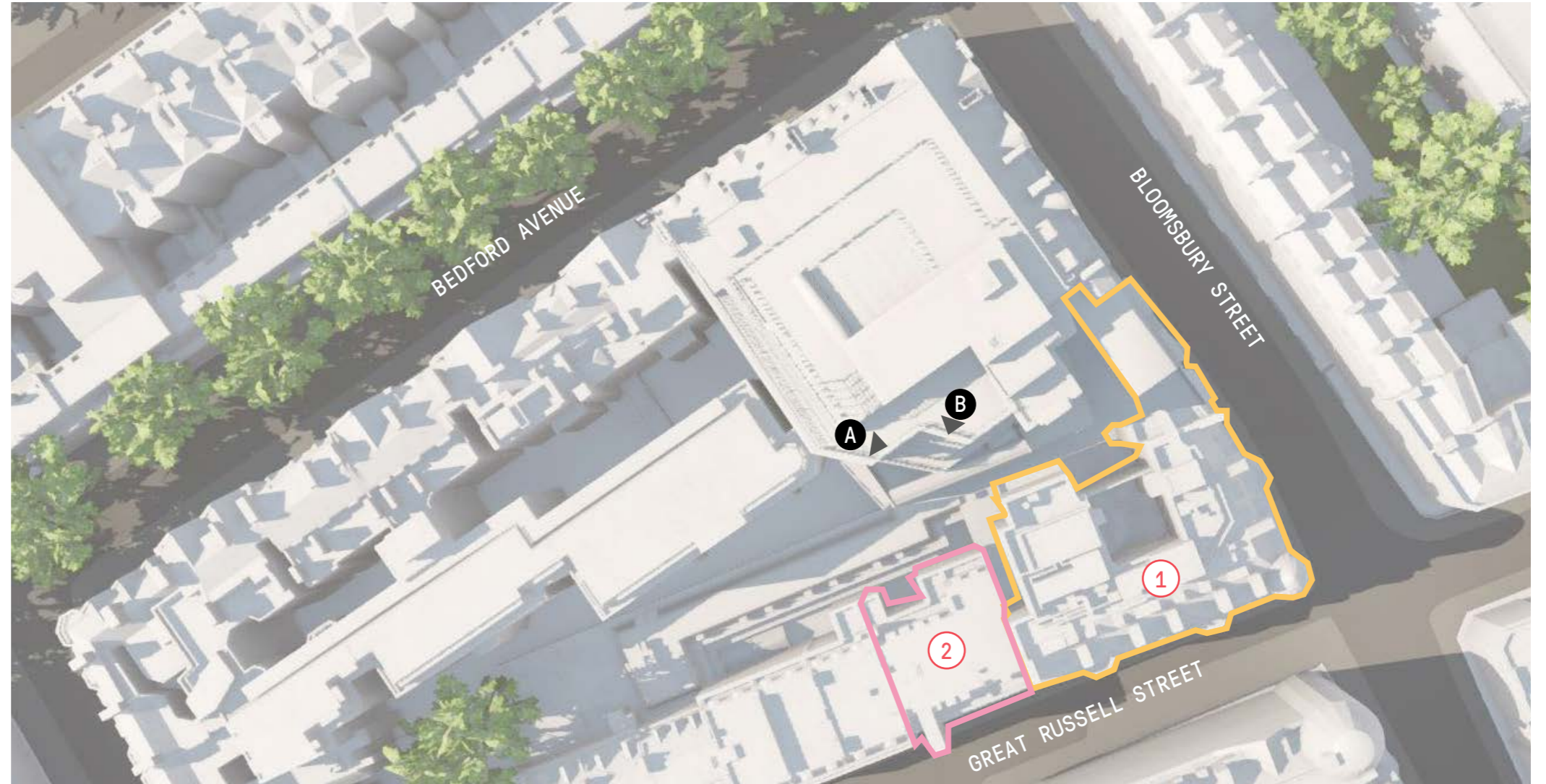
## 3.4 Overlooking Study on South Elevation - Site Context

The site is located adjacent to residential, hospitality and educational properties and a study was undertaken to identify key locations, sections and consider any issues of overlooking.

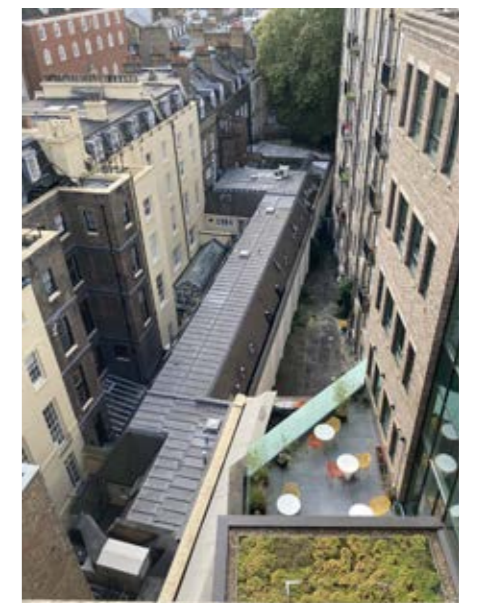
### KEY

- ① 97 Great Russell St. Radisson Blu Hotel
- ② 98-99 Great Russell St. Florida State University

- Site Location
- Hospitality
- Educational



**A** View a - 6th floor



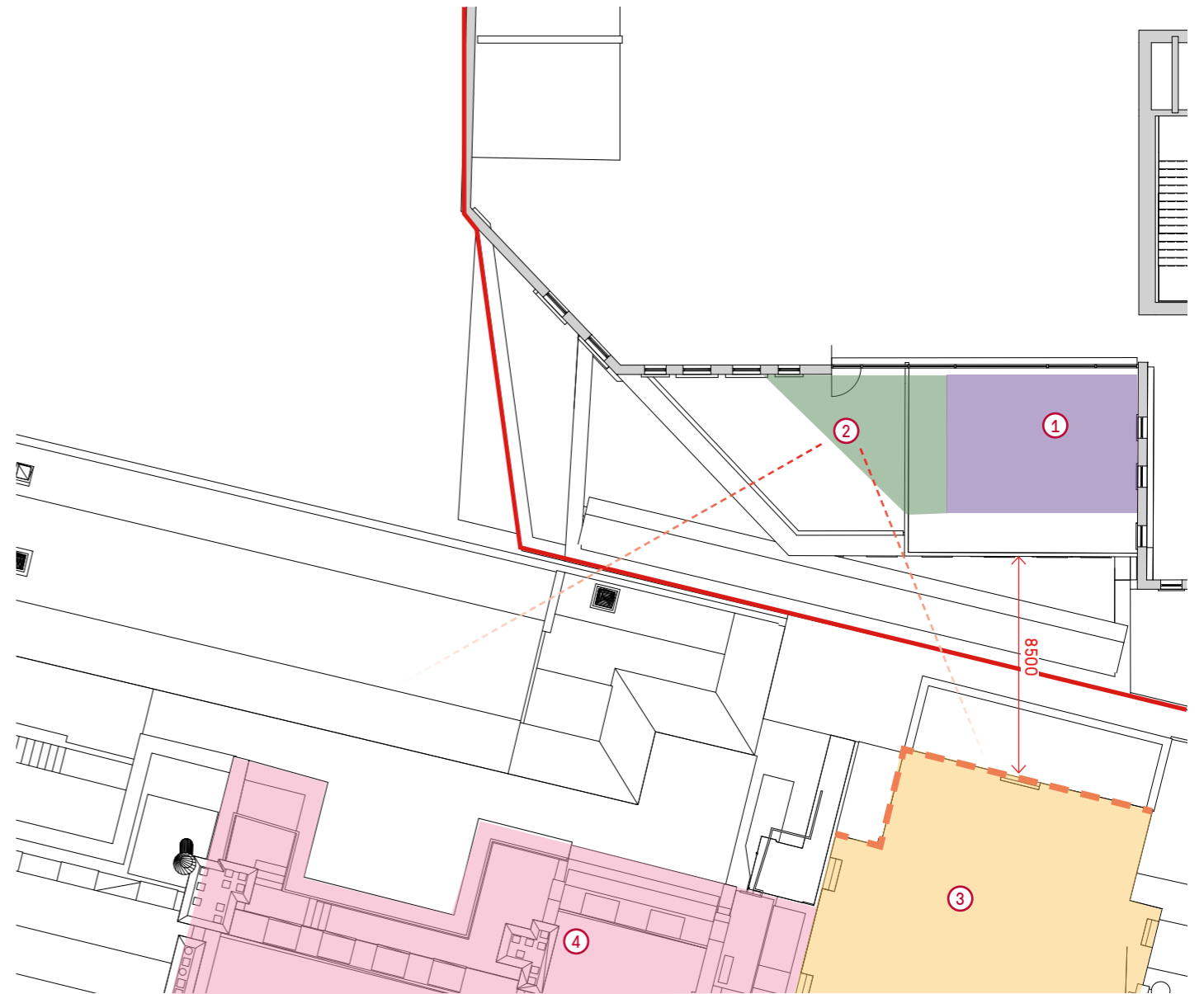
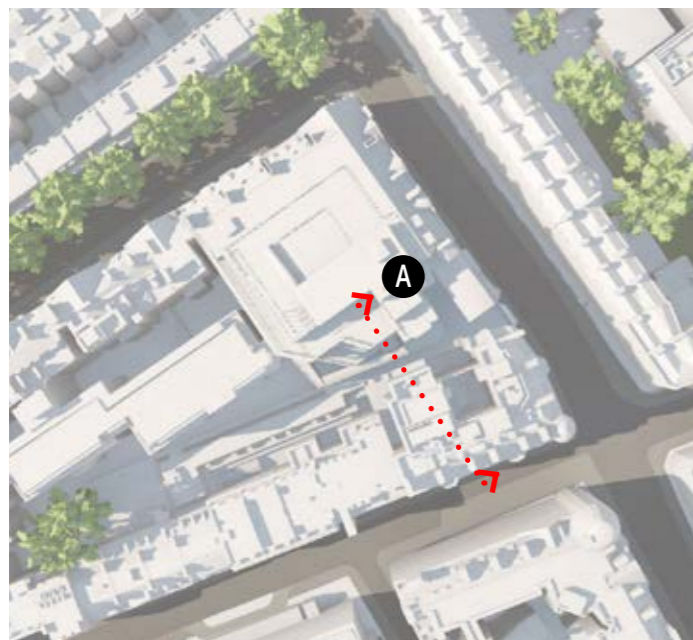
**B** View b - 2nd - 6th floor

# 3.0 DESIGN EVOLUTION

## 3.5 Overlooking Study on South Elevation - Plan View A

The new additional massing proposed to the southern elevation has been carefully designed and located opposite a full blank wall elevation of the hotel façade. Balconies situated towards the western edge of the new extension provide important external amenity space to the office users but have been designed to avoid nuisance and overlooking to the education facilities at 98-99 Great Russell Street.

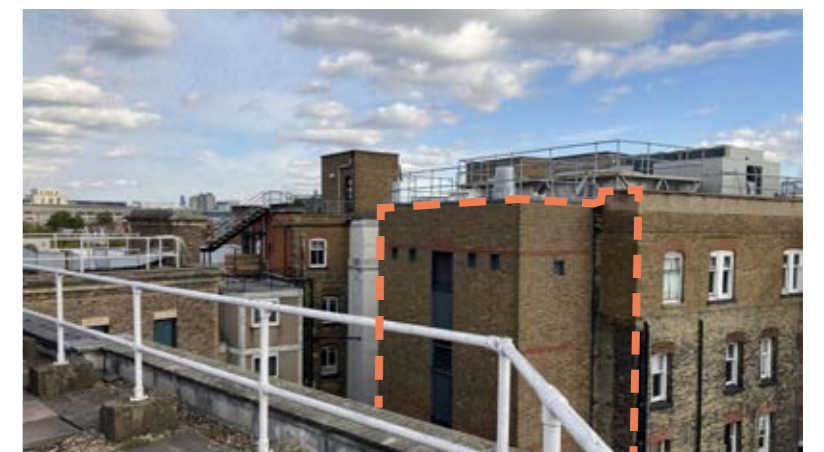
- ① Proposed internal space
- ② Proposed terrace
- ③ 97 Great Russell St. Radisson Blu Hotel
- ④ 98-99 Great Russell St. Florida State University



Existing Fifth Floor Plan

### KEY

- Site Location
- Hospitality
- Educational
- Blank Walls

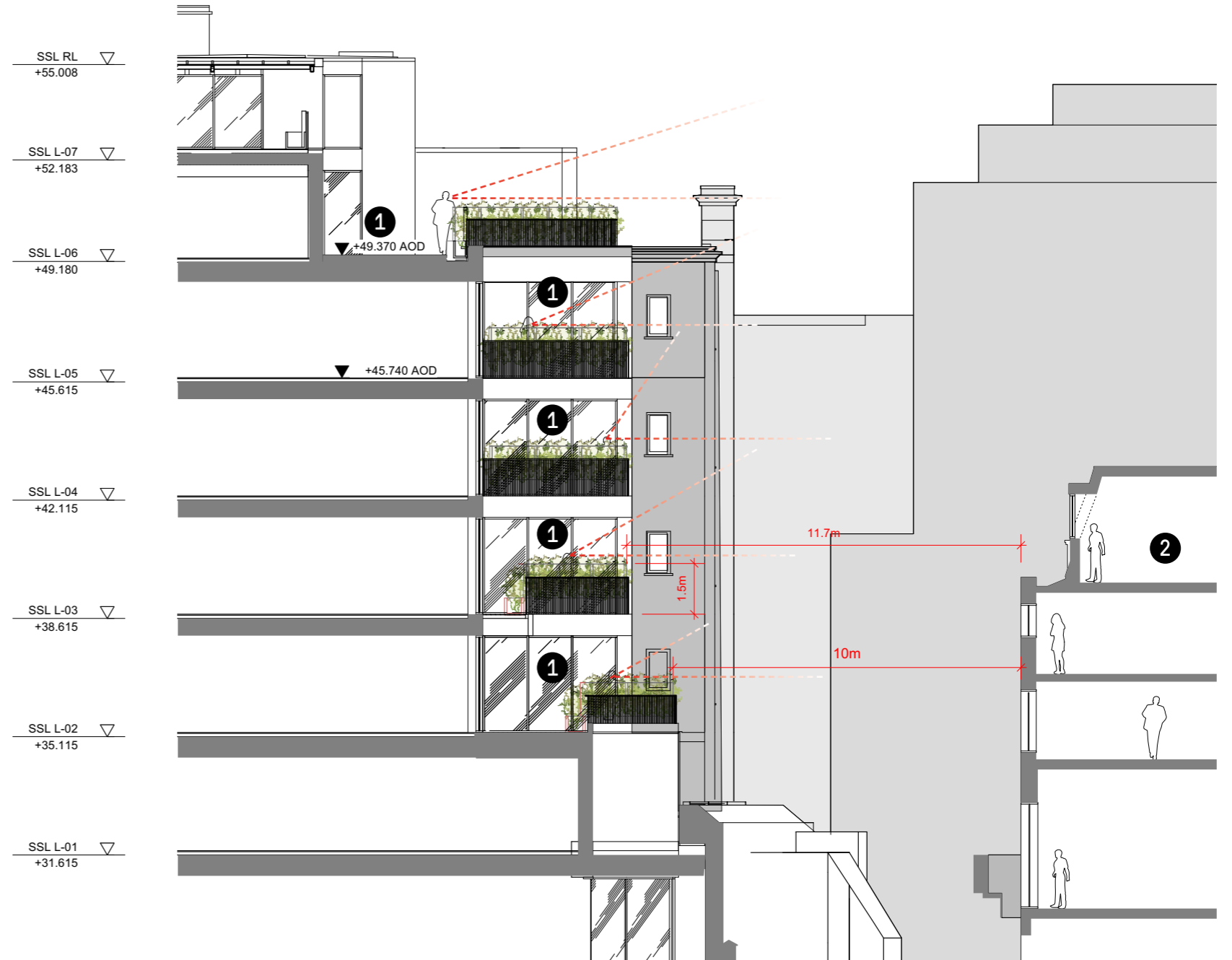


Highlighted view from terrace

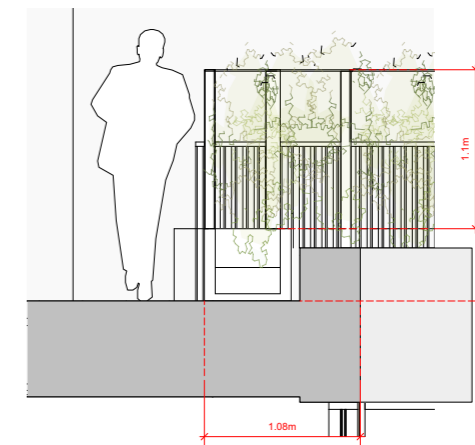
# 3.0 DESIGN EVOLUTION

## 3.6 Overlooking Study on South Elevation - Section B

- ① Proposed terraces
- ② Florida State University
- + Viewing distance ranges from 10-12 M
- + Terrace lengths on the South elevation vary depending on the level but are all angled south west obscuring any views to the east and University.
- + Planting treatment on balconies to screen viewing angles at 1.5M high on all levels.
- + Planting treatment to balconies provided have a depth of 400mm meaning users on terrace will be kept away from the edge
- + Due to the height of the planting being 1.5m views are obscured directly to neighbouring buildings providing upward views.
- + Perimeter planting to soften building line and limit overlooking views to neighbouring properties.
- + The planted balconies improve urban greening + biodiversity on the site whilst providing an improved 'softened' elevation to the views from neighbouring properties.



Proposed Section BB



Proposed section of planted screening



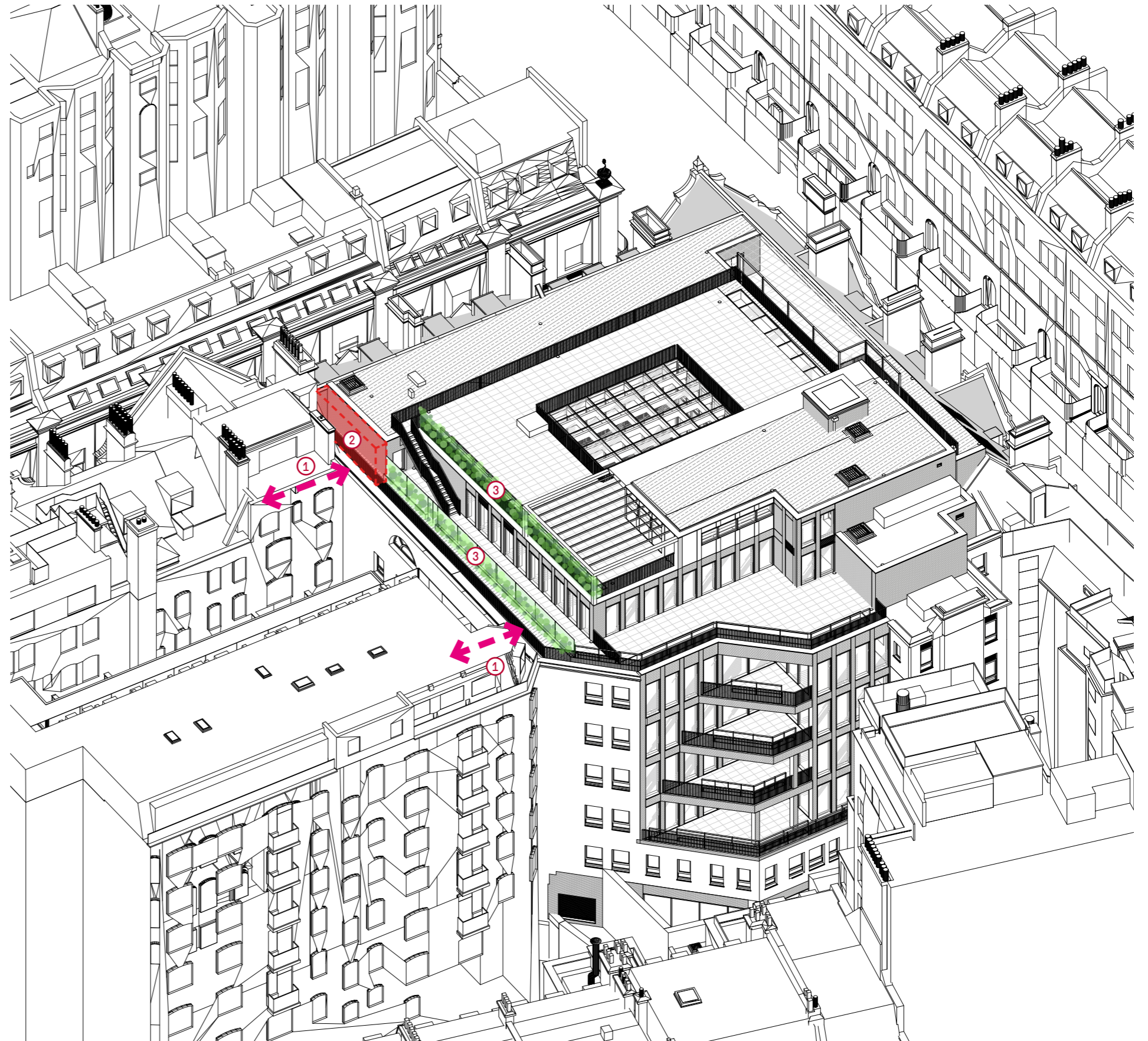
Precedent images of planted screening

# 3.0

## DESIGN EVOLUTION

### 3.7 Massing / Overlooking / Daylight & Sunlight to East

- ① We are aware of the sensitivity of views to the adjacent residential properties at the upper floors of Bedford Court Mansions.
- ② The massing has been assessed and reduced to avoid any daylight and sunlight impacts on the neighbouring residents
- ③ Designs for new planters and screens are proposed to avoid overlooking





# 3.0 DESIGN EVOLUTION

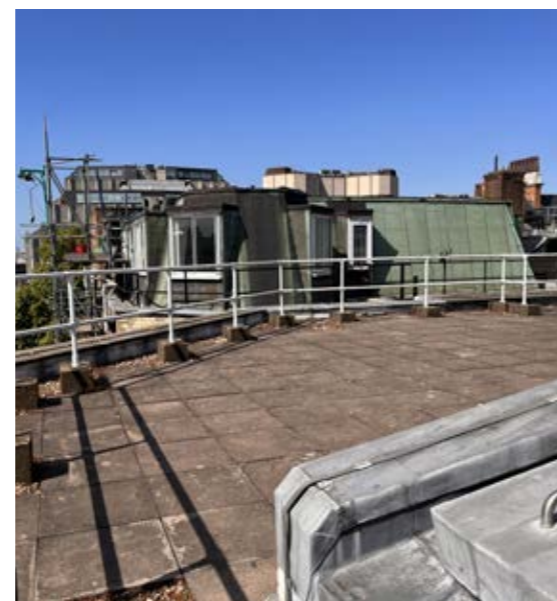
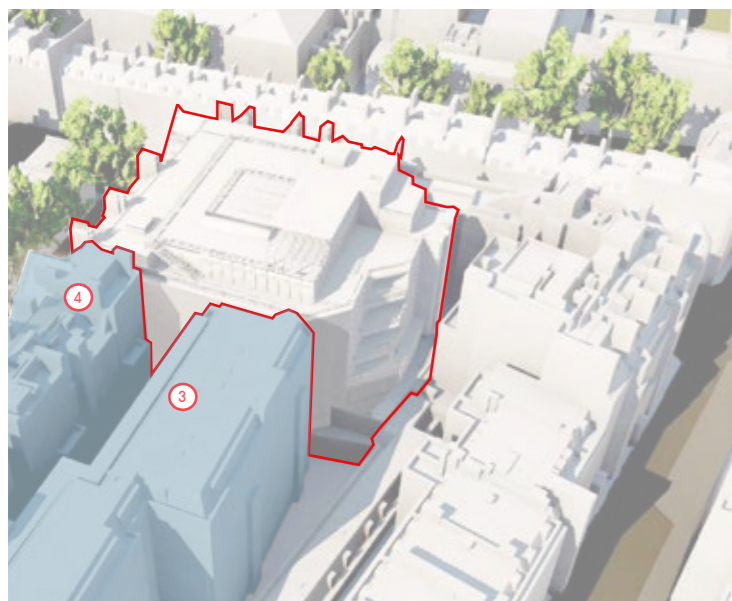
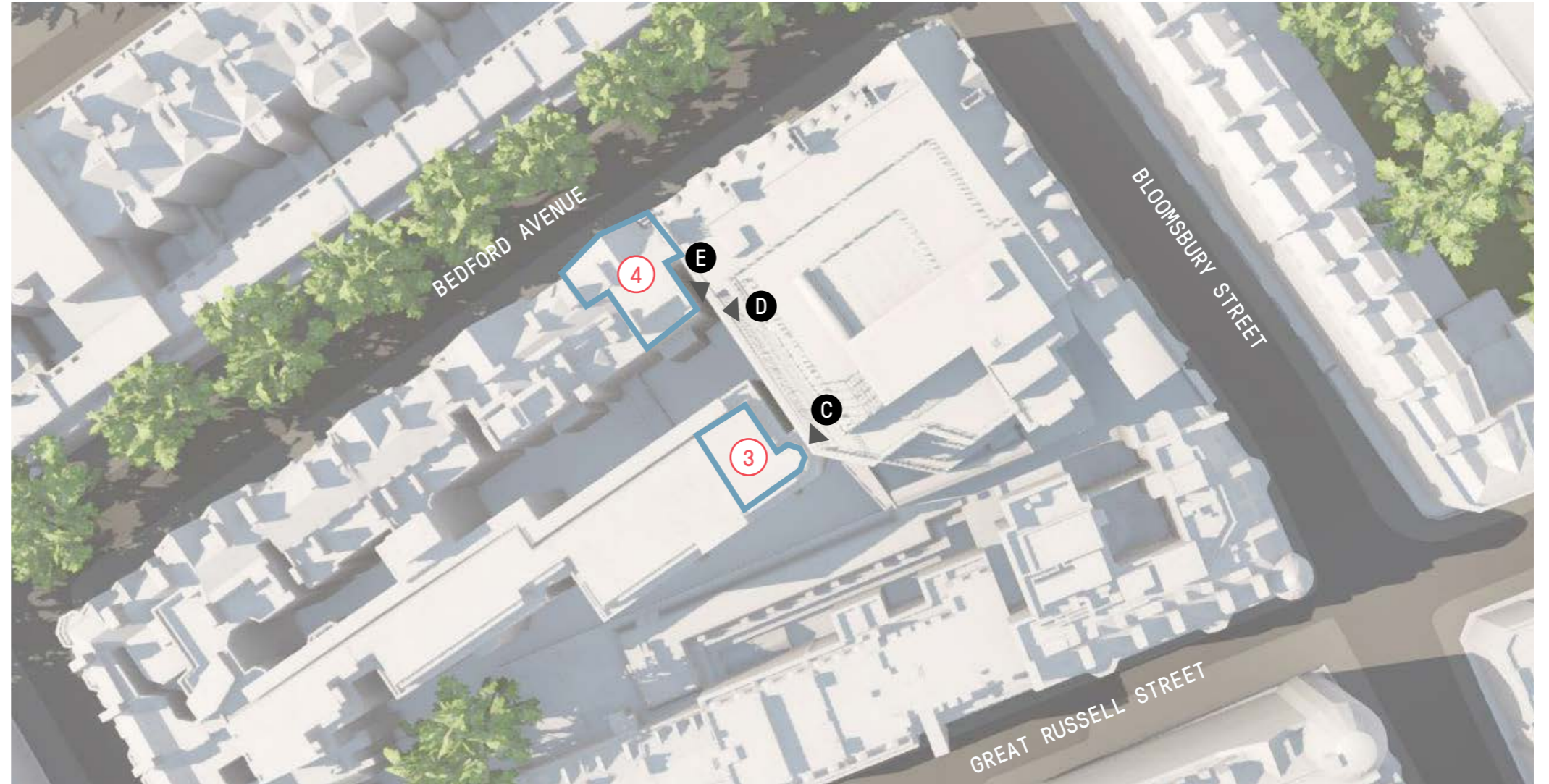
## 3.8 Overlooking Study to East - Site Context

The site is located adjacent to residential, hospitality and educational properties and a study was undertaken to identify key locations, sections and consider any issues of overlooking.

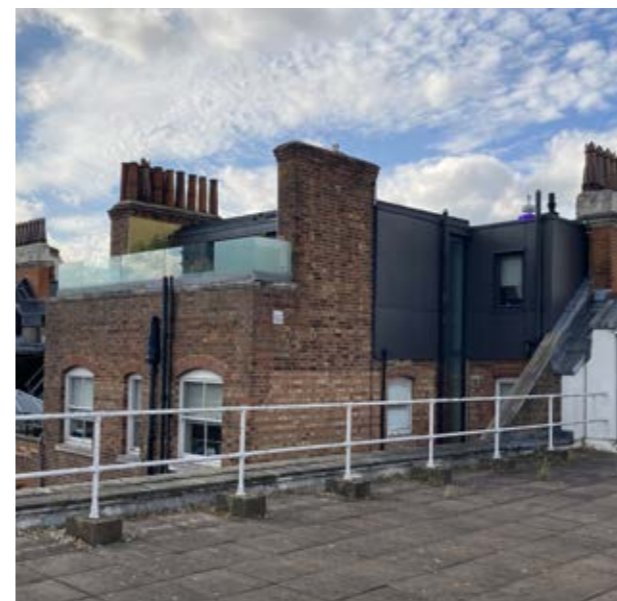
### KEY

- ③ 43-54 Bedford Avenue, Bedford Court Mansions
- ④ 55-73 Bedford Avenue, Bedford Court Mansions

- Site Location
- Residential



**C** View c - 6th floor



**D** View d - 6th floor view with flank wall and obscured windows



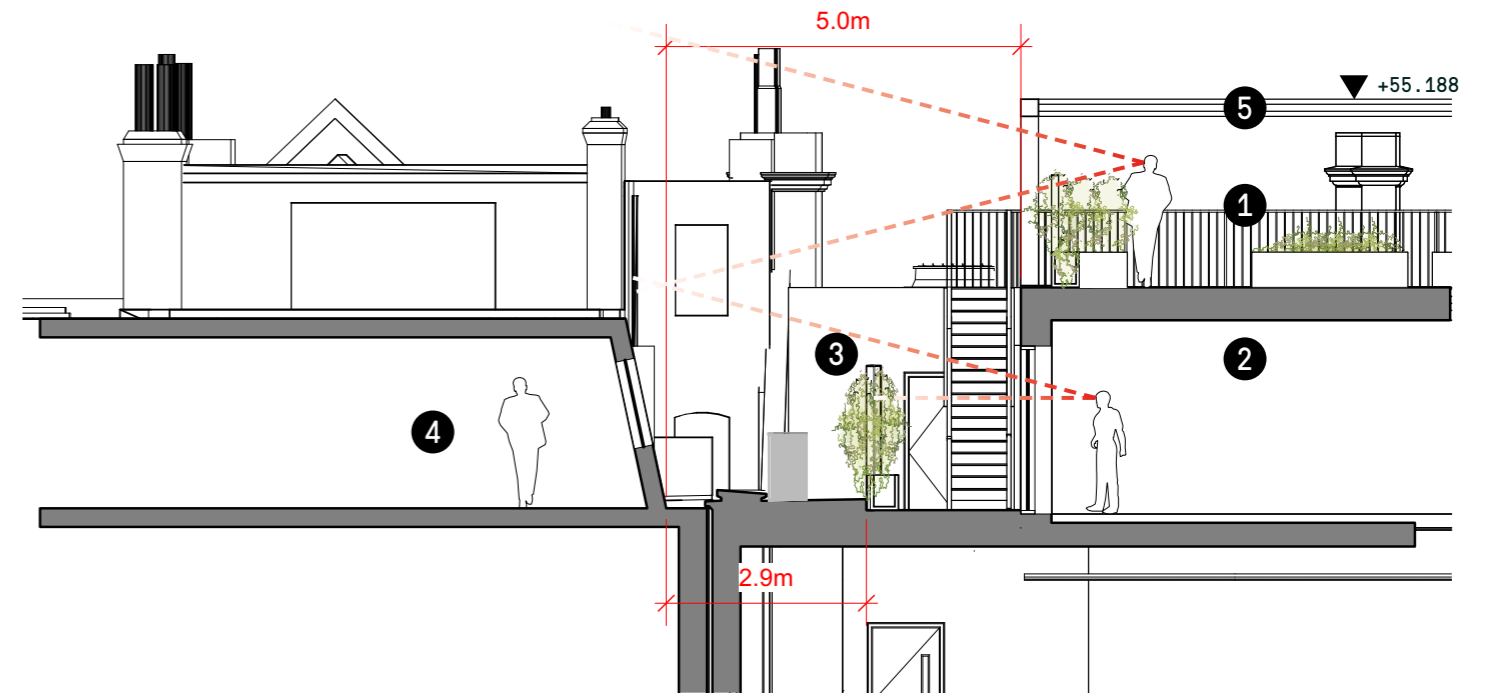
**E** View e - View from mansion blocks

# 3.0 DESIGN EVOLUTION

## 3.9 Overlooking Study to East - Section C

- ① Proposed terrace
  - ② Proposed office space at L06
  - ③ Proposed visual amenity planting to both sides of 2m high metal panelling (accessible for maintenance/fire escape only)
  - ④ Bedford Court Mansions
  - ⑤ Proposed brise soleil
- + Building distance is approx. 3.1M at L06 / 5M at L07
- + New metal panelling with trough planter at 2m high at L06 obscures views to Bedford Court Mansions and soften the landscaped views
- + New planters at L07 obscure views to Bedford Court Mansions

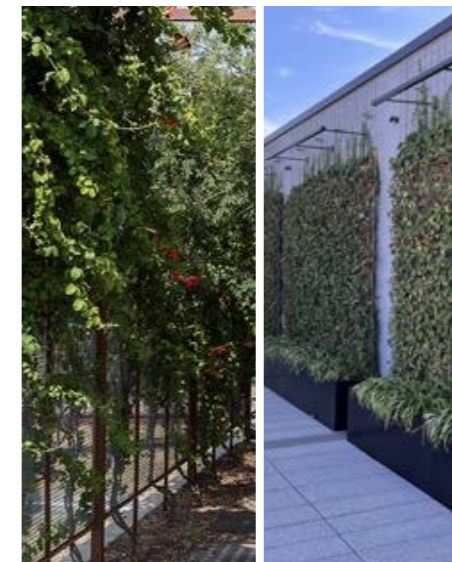
- ▼ FFL Roof +55.308 AOD
- ▼ FFL Level 07 +52.508 AOD
- ▼ FFL Level 06 +49.280 AOD



Proposed Section CC



View from existing roof level (L06) towards Bedford Court Mansions



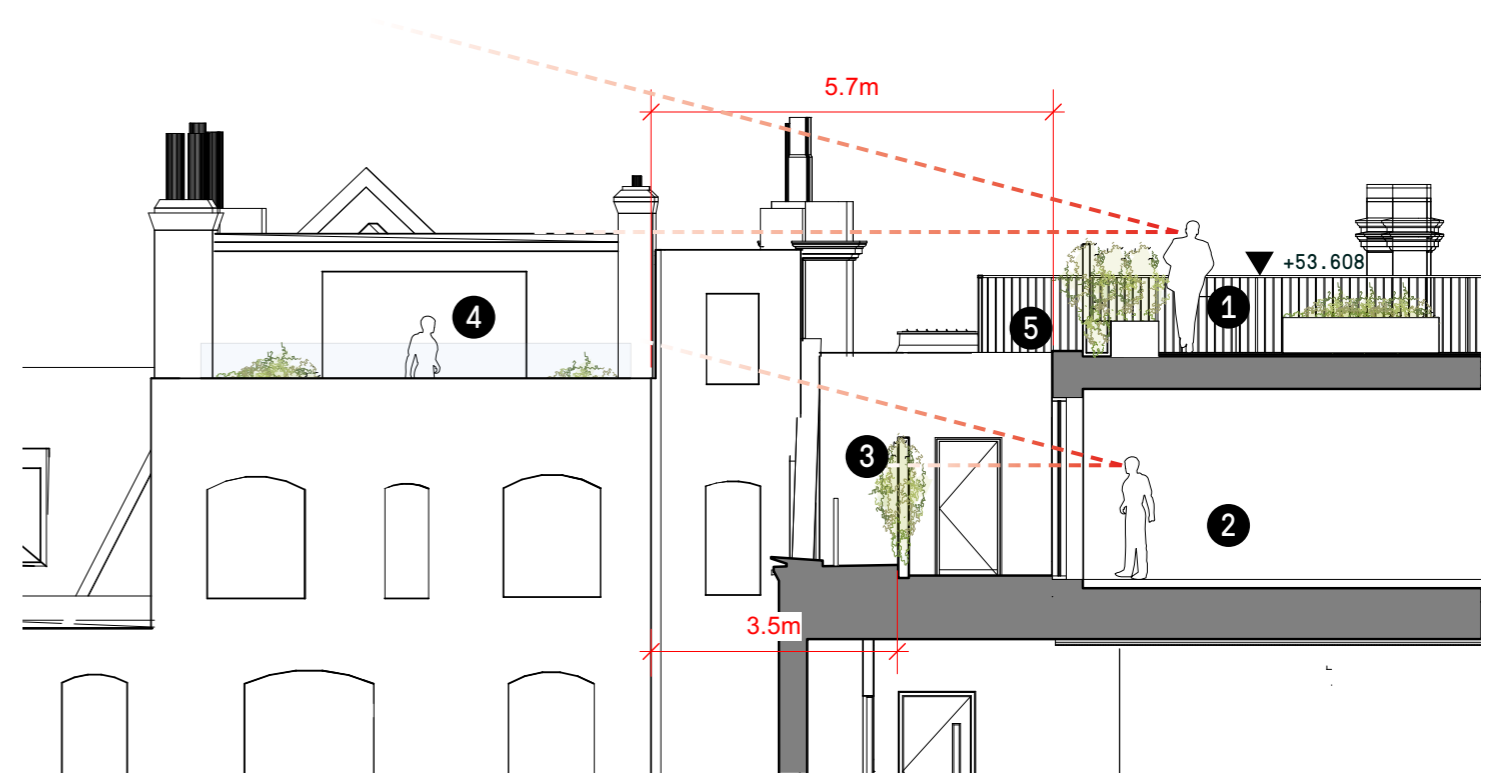
Example images of proposed improved outlook at L06 from Bedford Court Mansions

# 3.0 DESIGN EVOLUTION

## 3.10 Overlooking Study to East - Section D

- ① Proposed terrace
  - ② Proposed office space at L06
  - ③ Proposed visual amenity with 2m high metal panelling (accessible for maintenance/fire escape only)
  - ④ Bedford Court Mansions
  - ⑤ Proposed planting screen
- + Building distance is over 3.5 / 5.7M  
 + New metal panelling with trough planter at 2m high at L06 obscures views to Bedford Court Mansions and soften the landscaped views

- ▼ FFL Roof +55.308 AOD
- ▼ FFL Level 07 +52.508 AOD
- ▼ FFL Level 06 +49.280 AOD



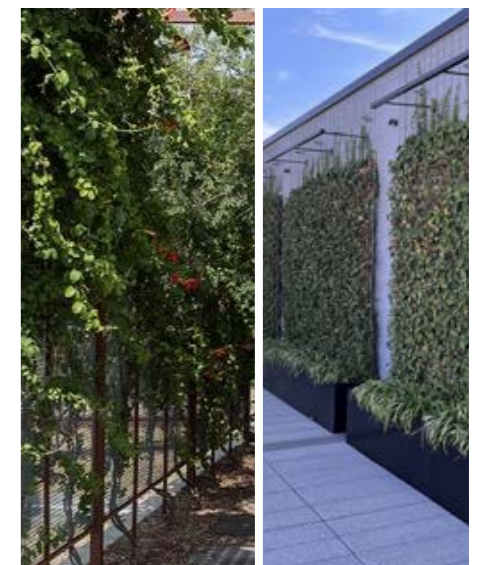
Proposed Section DD



View from existing roof level (L06) towards Bedford Court Mansions



6th floor view with flank wall and obscured windows



Example images of proposed improved outlook at L06 from Bedford Court Mansions

# 3.0 DESIGN EVOLUTION

## 3.11 Sensitive Views Study- Bedford Square

Existing key views from Bedford Square show adhoc and unsightly plant structures above the ridge line in of 21 Bloomsbury Street.

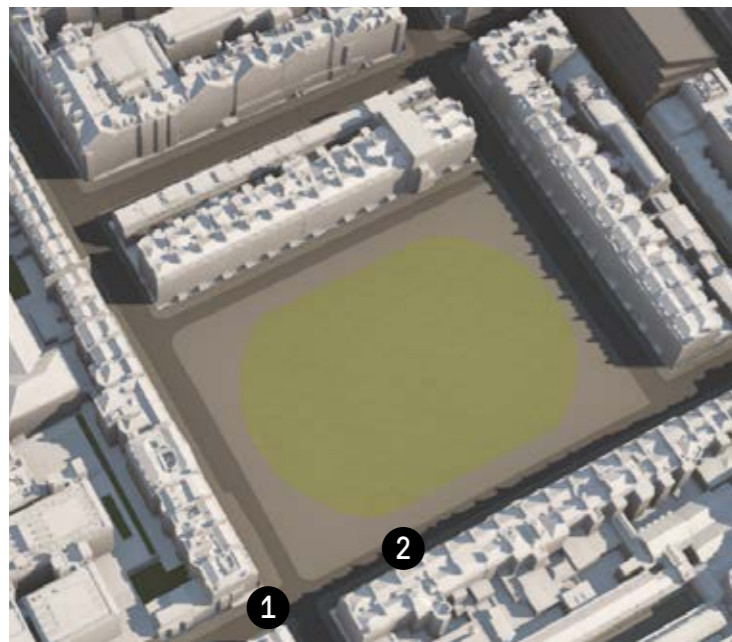
The proposed scheme shows a verified view with a much cleaner roof line and no plant visible.

The amenity spaces are located away from the edges to prevent any overlooking from tenants therefore improving on the existing views currently.

We have taken into consideration the sensitive views from significant angles in the Bloomsbury Area, also shown on pg 30.

We have included additional candidate view studies attached in the appendix in section 7.0.

Existing Roof outline



1 Existing view from Montague Place at Bedford Square



2 Proposed view from Montague Place at Bedford Square



1 Existing View from 16 Bedford Square



2 Proposed view from 16 Bedford Square