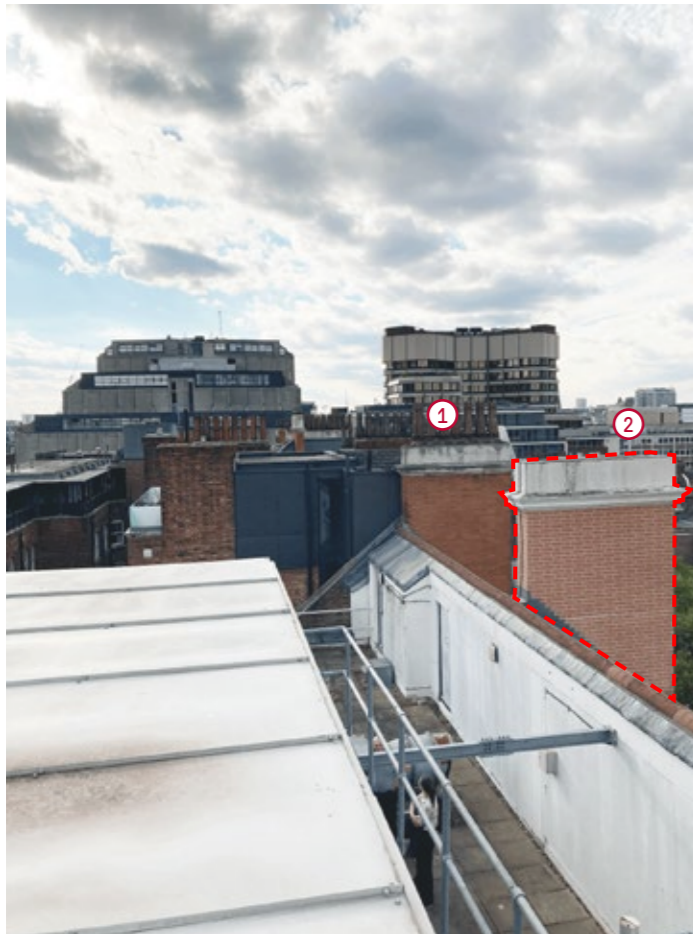


4.0 PROPOSALS

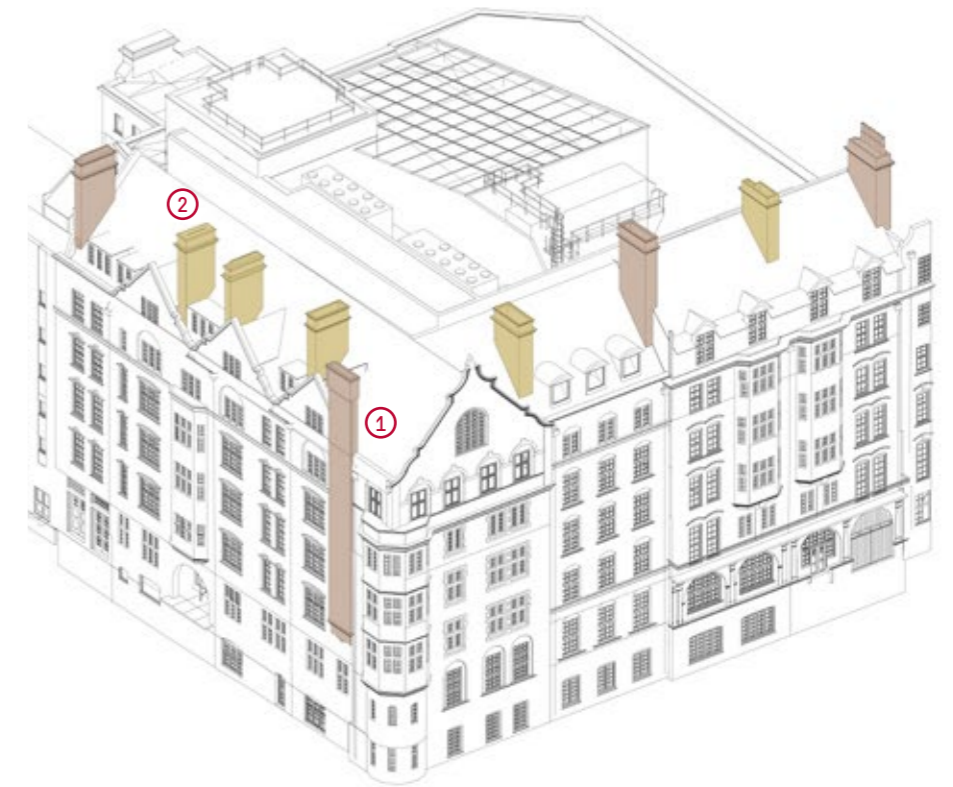
4.11 Proposed Replacement of Chimney Stacks

There are currently 9no. chimney stacks and only 4 of them are original. 5no. chimney stacks are faux and purely decorative. The materials to the faux chimneys do not complement the original façade and these are proposed to be replaced.

- ① Original Victorian chimney stacks
- ② Faux modern lightweight construction chimney stacks to be replaced with brick slips.



Existing faux chimney stacks



Proposed iso view - Corner of Bedford Ave & Bloomsbury St

Key:

Original chimney stacks
Faux chimney stacks



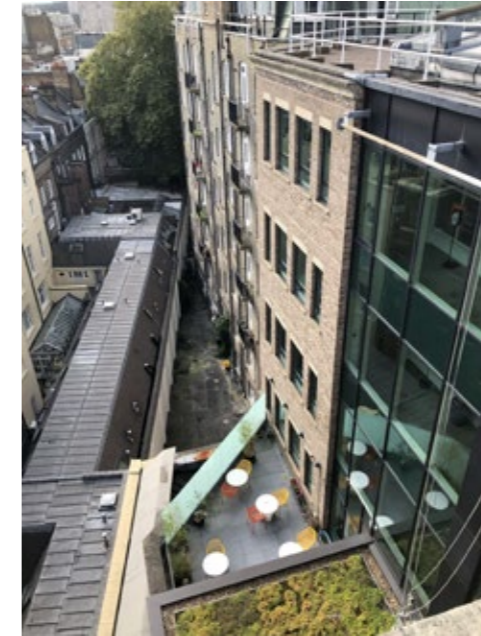
4.0 PROPOSALS

4.12 South Elevations

The existing south elevation designs include a central glazed curtain wall elevation. This extensive glazing does not suit the character of the rest of the building. The proposal is incongruous to the setting within the Conservation Area and creates environmental issues to this south facing facade.

The proposal removes the central glazed curtain walling and introduces a similar form and rhythm of the punched windows within a brickwork elevation.

In combination with the terraced extrusion to the south this presents the opportunity for the introduction of landscaping and urban greening to 'soften' the appearance and create an enhanced outlook to neighbouring properties.



Existing Glazed Curtain Wall



Existing Smaller Punched Windows



Existing South Elevation



Proposed South Elevation

4.0 PROPOSALS

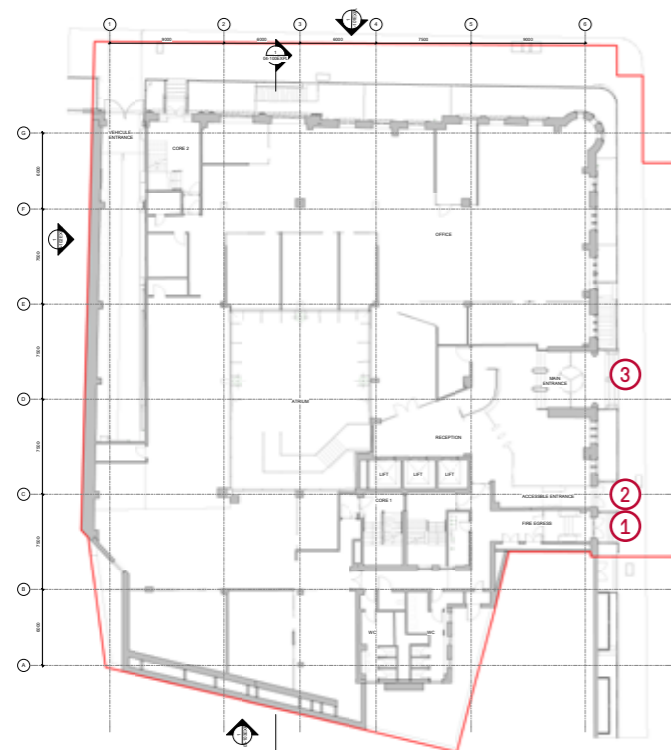
4.13 Existing Entrances

The existing main entrance arrangement is noticeably modern and typical of commercial 1990's office design. The functional design is at odds with the traditional facade and creates an underwhelming and illegible entrance to this significant office building.

The accessible entrance has timber doors which blend with the general fenestration of the building. As such the entrance is overly reliant upon signage to guide users to an entrance that feels secondary and not inclusive.



Existing main reception entrance



Existing Ground Floor Plan



Existing accessible entrance & fire egress

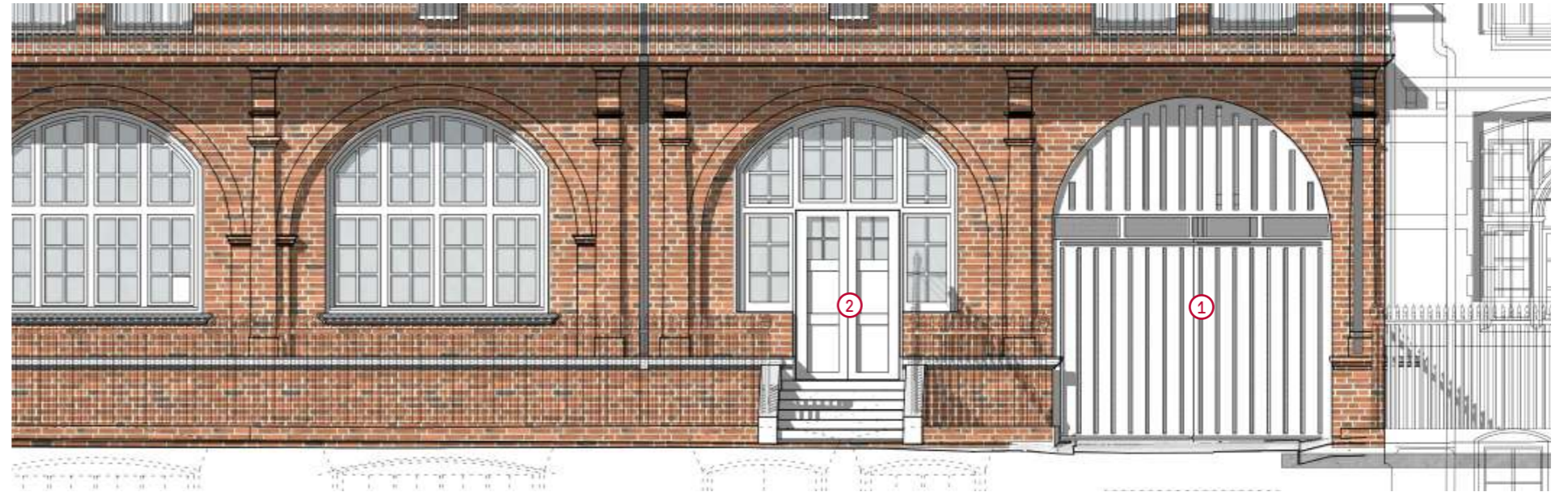


Existing main reception entrance

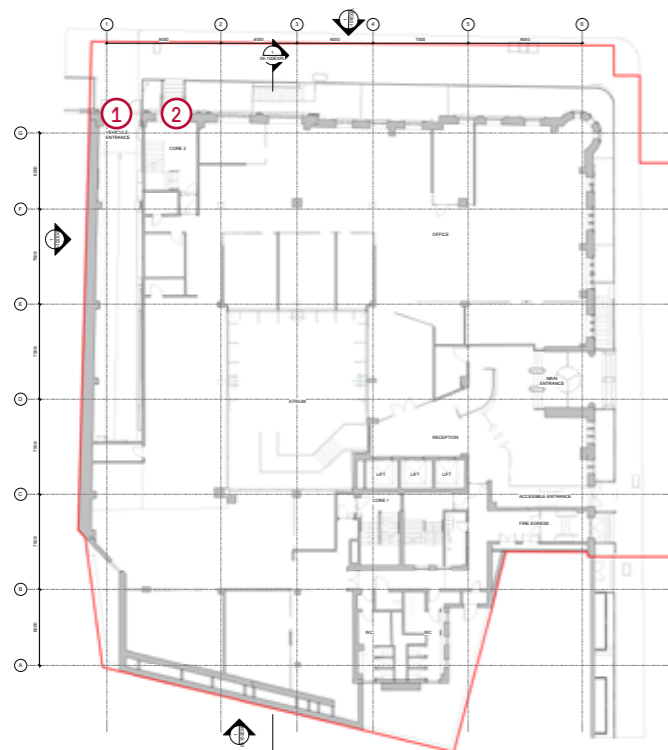
4.0 PROPOSALS

4.14 Existing Entrances

The entrance gates to the ramped access of Bedford Avenue have previously been used for parking and servicing to the existing building. Current parking spaces on site are not utilised and servicing is on street due to the impractical sizes of the original entrance and ramp. The proposals intend to utilise this entrance as a significant alternative for tenants and people arriving by sustainable means of transport (e.g. bike etc.). As such there is an opportunity to provide more gravitas and importance to this entrance through the redesign of the gates and ramped access beyond.



Existing vehicle entrance + Fire Egress door



Existing Ground Floor Plan



Existing car & cycle store entrance

4.0 PROPOSALS

4.15 Site Context + Reference Images

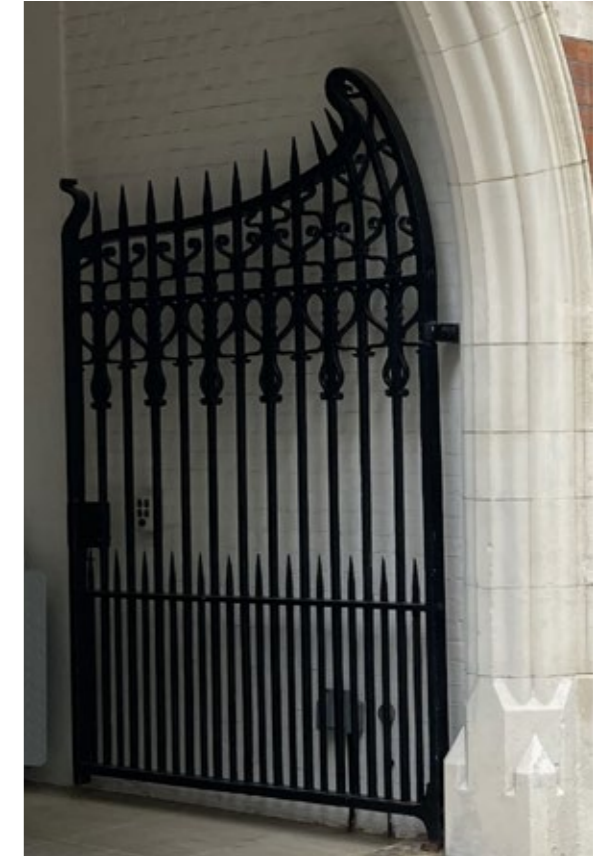
Our proposals have been informed by the material palette and detailing evident within neighbouring buildings and the conservation area generally.

The original glazing proportions and ornate traditional metalwork, which is evident within the railings and entrance gates with the added level of decorative masonry façades of the mansion blocks, have been referenced in our design approach to the main entrance and the decorative metalwork within the arch.

The original timber doors, glazing proportions and brass plates have also been referenced in our design approach to the accessible entrance.



Existing Stonework + Railings on Bedford Court Mansions



Existing Metalwork on Bedford Court Mansions



Reference Images of Original Timber and Brass doors



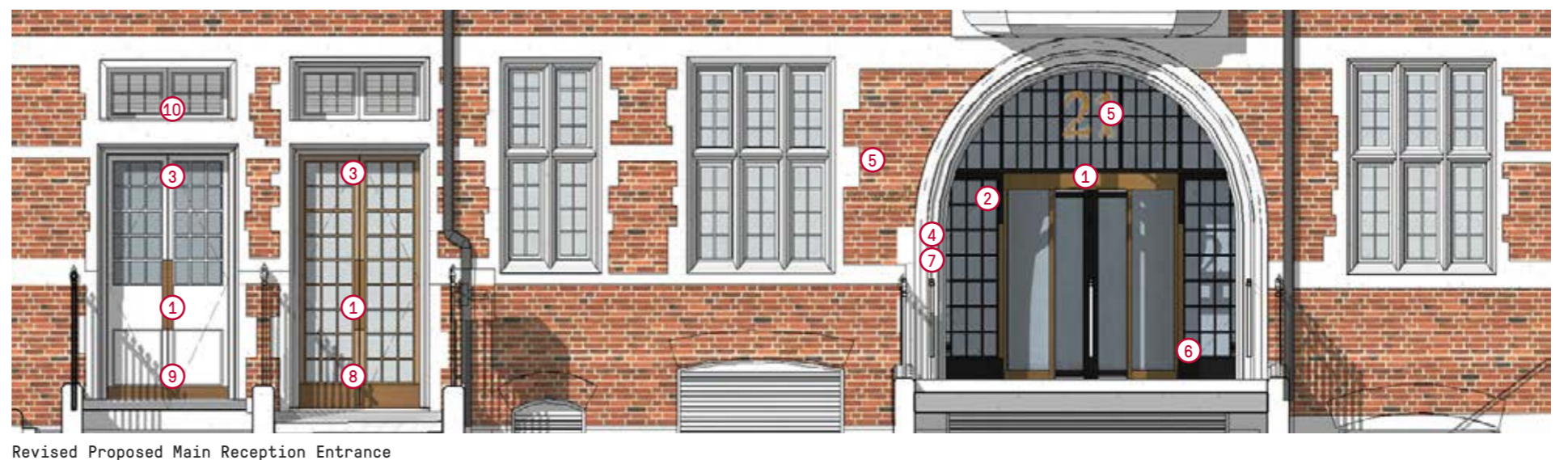
Reference Images of Ornate Victorian Metal Detail

4.0 PROPOSALS

4.16 Proposed Bloomsbury Street Entrances

Since the first and second pre-app meeting, entrance designs have been further developed to reinstate the language of the original vernacular architecture that will complement the streetscape in the Conservation Area.

- ① The designs for the new entrances on Bloomsbury Street use black and bronzed brass finishes, which are evident within the Conservation Area to enhance the frontage and provide legibility whilst meeting Part L and improved thermal efficiency.
- ② The designs introduce detail to the entrances which is reminiscent of the significant architectural heritage examples evident in the Conservation Area.
- ③ Solid timber door with glazed vision panels proposed to accessible door and egress door to match other existing entrances in the area.
- ④ Ceramic faience linings to the reveals around the main entrance helps to conceal the modern 1990s intervention and add to the visibility from the street level.
- ⑤ Back illuminated signage is proposed in contrasting brass metal work
- ⑥ The existing stepped access is to be replaced with a new stone finish and bronzed brass stud tactile indicators and risers
- ⑦ Lighting is proposed to Halo illuminate the arched reveal to the main entrance to assist legibility and wayfindings.
- ⑧ Existing accessible ramp to be replaced with stone finish to match the main entrance and additional diagonal surface mounted brass tactile indicators in place of existing yellow hazardous line painting.
- ⑨ Existing stone paving to be cleaned and refurbished
- ⑩ Existing panels above fire egress and accessible door will be removed to provide air intake/ extract concealed behind 'glazed' panelling reportioned to be more sensitive to the architectural style and reflective of the adjoining mansion block



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4.17 Proposed Bloomsbury Street Entrances CGI



4.0 PROPOSALS

4.18 Proposed Bedford Avenue Entrances

New decorative metal gates are proposed to match with the proposals for the main entrance. These are combined with lighting and signage to enhance this new entrance point for tenants and cyclists.

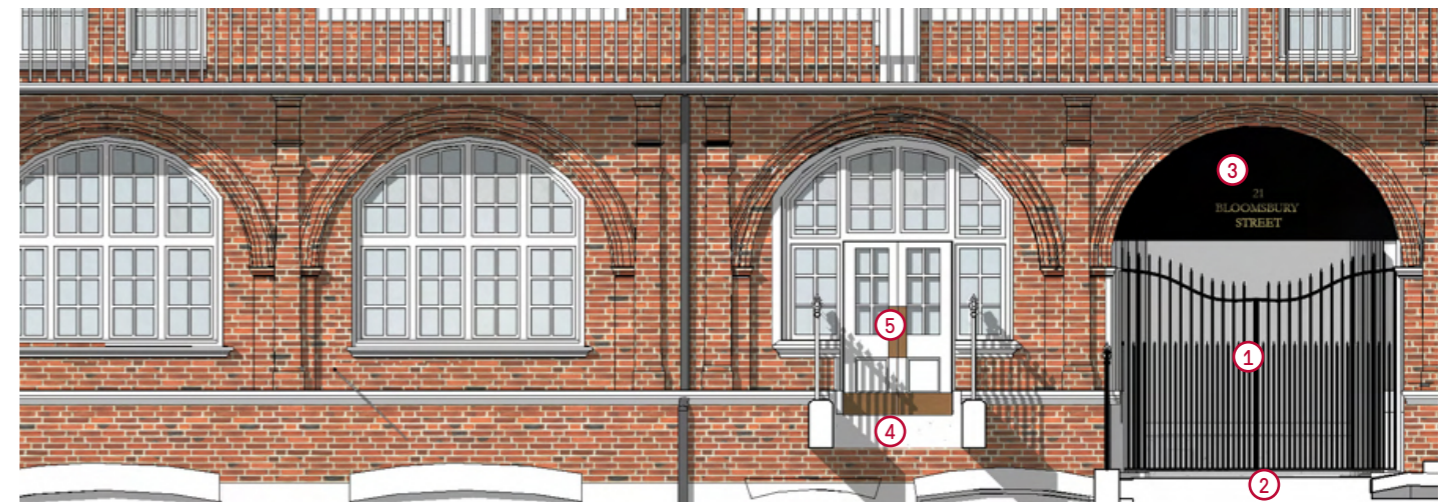
- ① Automated PPC metal gate + decorative metalwork
- ② New natural stone paviors
- ③ New bronzed brass signage + back illumination to assist legibility and wayfindings
- ④ Existing stone paving to be cleaned and refurbished
- ⑤ Existing solid timber door to be replaced and upgraded with bronze brass plate finishes to match egress door on Bloomsbury Street



Pre-app 01 Proposed Cycle Entrance Elevation



Pre-app 02 Proposed Cycle Entrance Elevation



Revised Proposed Cycle Entrance Elevation