



**CGI Perspective dated 20/03/19**

- Height & massing of King Street staircase reduced
- Signage removed from fascia above shopfronts (now proposed to be behind the glass)



**CGI Perspective dated 29/04/19**

- Issued following a meeting with Planning Officers on 5/4/19
- Fourth floor roof height reduced by 250mm.



**CGI Perspective dated 27/06/19**

- Issued following the Design Review Panel of 10/06/19
- Horizontal mosaic band added above the shopfronts. Stone pilaster widened and a recessed detail added to them.
- Vertical mullion feature reintroduced to main windows.

#### 7.4 Golden Court Office Entrance

7.4.1 This is a double-height glazed primary entrance serving the new office levels. The existing recessed brick and render elevation between the escape stairs and the adjacent property (“Cross Eyes”) will be demolished ready for the construction of the new contemporary entrance. The existing lightwells will be infilled and the stepped floor profile adjusted to provide a shallow ramped/graded approach to facilitate wheelchair access. Existing structure & fabric will be stripped-out behind the existing facade to clear the space for the new reception.

7.4.2 The new facade will be constructed on the same line as the existing one to be demolished. Portland stone cladding used on the main elevations (and extended down to the shopfronts in the proposed development) will be taken around the new office entrance glazing to provide visual continuity with the rest of the building. The entrance glazing will also be framed in the same mosaic surround as the shopfronts and other windows. The existing brickwork facade is to be retained at upper levels, above the new entrance.

7.4.3 Access will be provided through a pair of tall glazed sliding doors. The entrance glazing system will have a powder-coated aluminium frame to the perimeter and taken across the top of the doors to accommodate door channels and hide the sliding mechanism. The Intermediate joints will be in silicone for a clean and contemporary “frameless” appearance.

7.4.4 A double-height entrance will help emphasize the entrance and provide an impressive introduction to the offices. This will be a well-illuminated space with a series of downlights in the high ceiling and a glazed end wall to the recessed first-floor to allow light to penetrate into that level. The reception desk, waiting area and lifts will be fully visible through the glass to make the entrance legible to visitors and allow access to be well monitored and controlled by Reception staff.



Proposed Golden Court Elevation



CGI view of new Office entrance



View of Development from Richmond Green



View of Development from the northern end of Golden Court



Proposed Paved Court Elevation

### 7.5 Paved Court Elevation

7.5.1 The Paved Court elevation is set back from the lane at upper levels and is only partially visible when the building is viewed from a distance. The fourth-floor roof extension will be carried across the rear of the building. This will be glazed in transparent and opaque panels, and recessed from the edge parapet.

7.5.2 The vertical alternating brick and render infill panels will be retained at the upper levels of the existing building. In general, new windows will be inserted into existing openings. The main change to the envelope of the existing building on this facade will be a new single-storey extension at second floor level alongside the proposed central office core, which will add approximately 50sq.m Gross Internal Area to the office footprint. This will be treated in the same brick and render language as the existing facade to retain a uniform appearance with the rest of the building.

7.5.3 As upper levels step back, terraces are formed at the second and third floors to provide external amenity space for the offices. These will be bounded by perforated metal balustrading to match the top level and pairs of glazed doors in new glazed screens will be added for access.



Existing No. 4 Facade



Proposed No. 4 Facade

7.5.4 At street level, 6-8 Paved court will be reconfigured and made into a stand-alone retail unit, sized in keeping with the others shops and cafes along the historic lane. The two existing traditional painted-timber and glass shopfronts it comprises will be retained and refurbished.

7.5.5 The frontage to No.4 will be remodelled to form a staff entrance leading through to the new internal atrium behind the Paved Court units. The existing facade is a busy multi-paned access through to the rear of the department store. It features a pair of recessed double-doors and a bay window for display to one side. Above is a shaped fascia much taller than any other along Paved Court. The remodelled facade will be much simpler and cleaner in appearance and more in keeping with the adjacent shopfronts. The new timber pilasters, fascia, cornice and corbels will all match those of No. 6-8 to provide a uniform appearance across the facade.