



Please note that this CGI has not yet been updated to show the eight panes over eight panes sash windows

EMRYS

EMRYS ARCHITECTS

31-32 Soho Square, 65-66 Frith Street,
22-25 Dean Street & 10 Chapone Place
SOHO | LONDON | W1

UPDATED PROPOSALS

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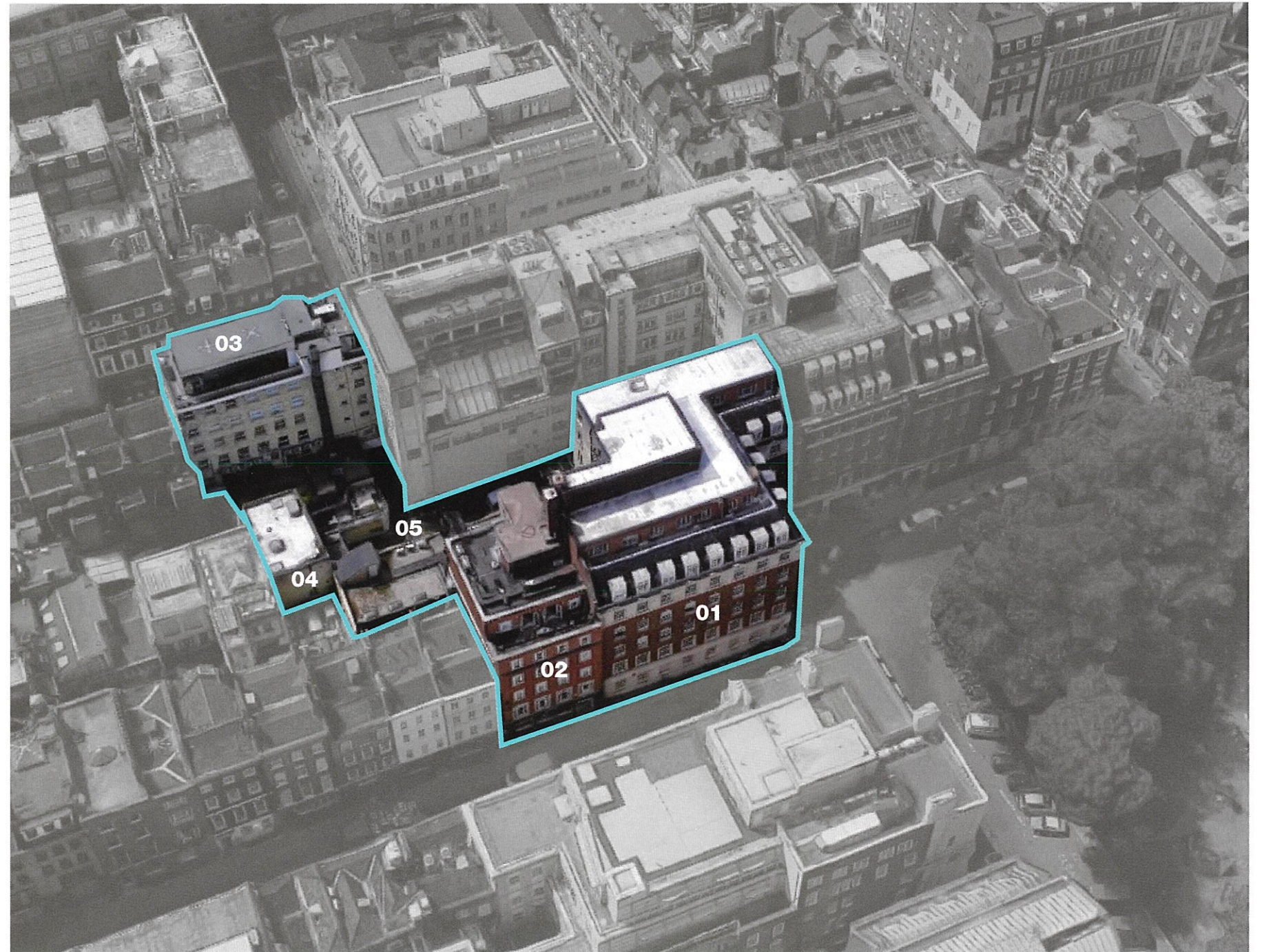


Fig 1 | Aerial view of the site

- 01 31-32 Soho Square
- 02 65-66 Frith Street
- 03 22-25 Dean Street
- 04 10 Chapone Place
- 05 Chapone Place

EMRYS ARCHITECTS
 Cap House
 9-12 Long Lane
 London
 EC1A 9HA
 t: 020 7726 5060
 w. emrysarchitects.com

01

Key Benefits of Scheme

1.01 | Key Benefits of Scheme

- Provision of new East-West pedestrian connection across Soho
- 'Discovery' of and enhancement to new publicly accessible external space within Soho
- Focus on Joseph Banks & 20th Century House heritage as genesis of designs; anchoring proposals in historic Soho
- New restaurant and retail space at ground floor
- Improved and enlarged SME office space for traditional Soho occupiers
- Provision of new flexible office space providing new employment opportunity in Soho
- Provision of higher quality D1/D2 unit on the site
- Consolidation of outdated structures
- Very high quality architecture that respects the nature of the Georgian and Neo-Georgian square
- Richness of material language seen in all elevations; including those within Chapone Place
- Provision of purpose built facilities on site for refuse storage and cycle parking

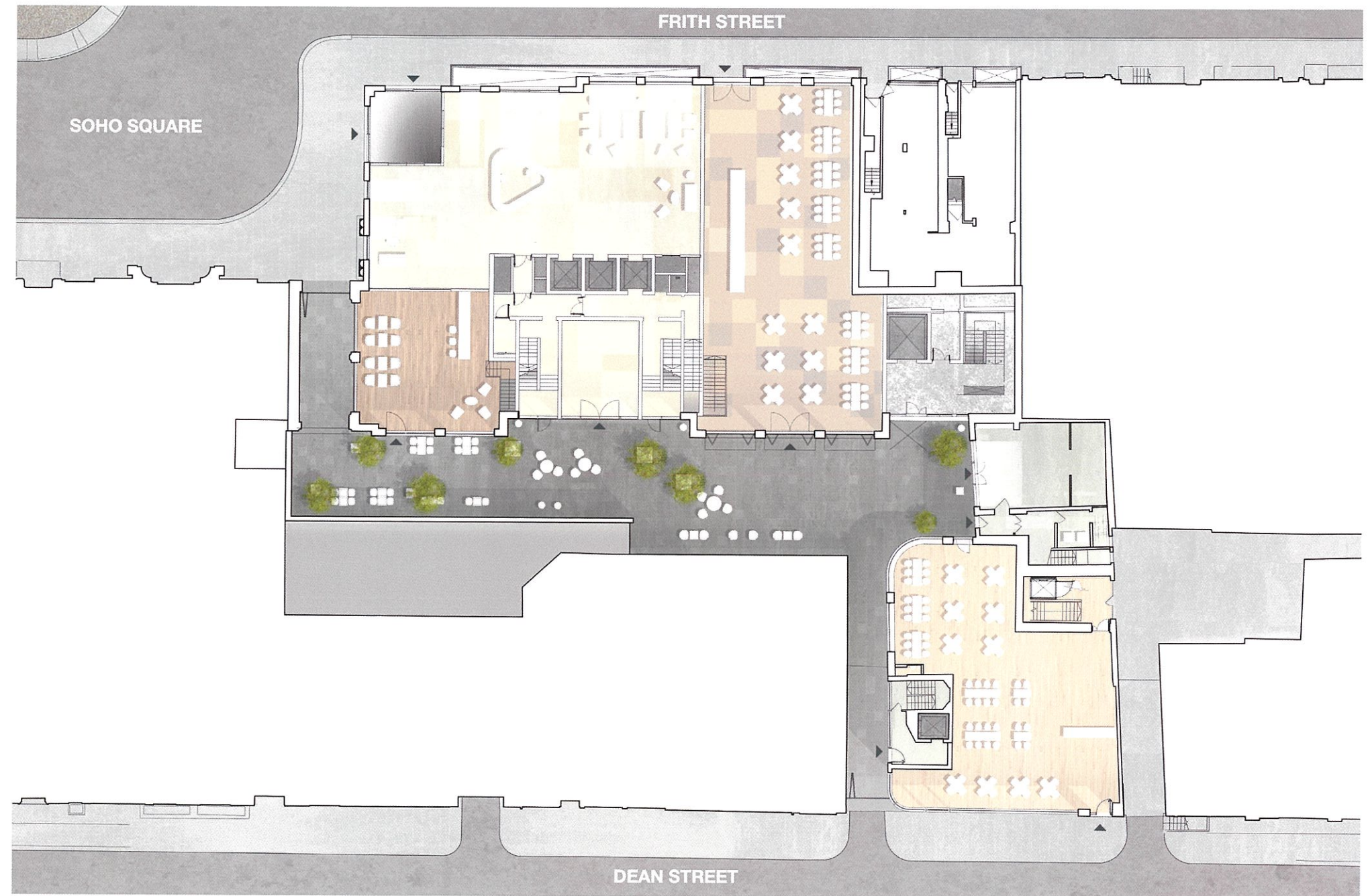


Fig 1 | Street Level Plan - Showing new Connectivity



Fig 2 | Revitalised Chapone Place looking to the rear of 31-32 Soho Square and 65-66 Frith Street

1.02 | New Link | Through Route

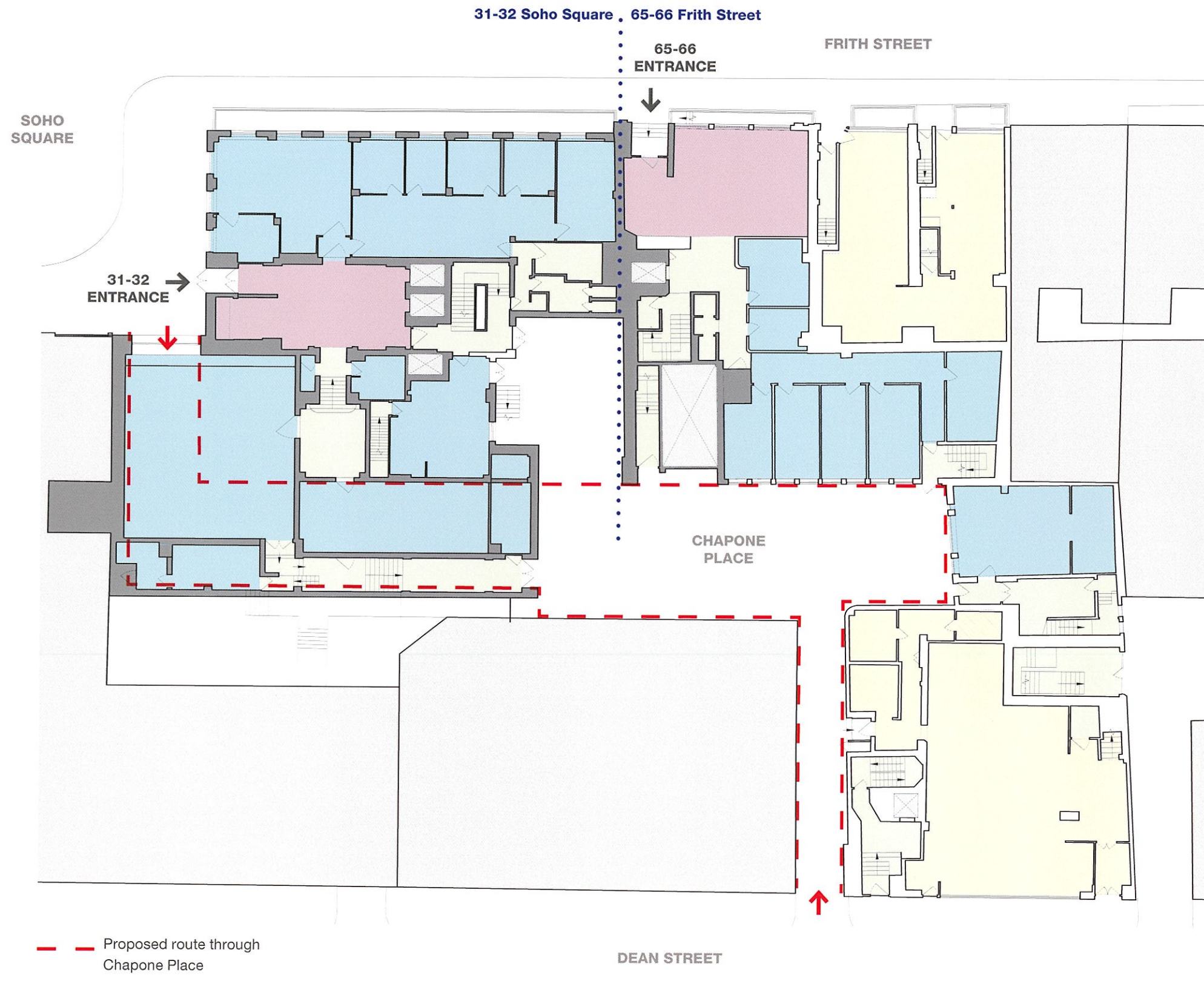


Fig 1 | Existing ground floor plan



Fig 2 | Revitalised Chapone Place looking towards the rear of 15-20 Dean Street



Fig 3 | Revitalised Chapone Place looking at 10 Chapone Place

02

Submitted Scheme & Main Changes

2.01 | Key moves



Fig 2 | Soho Square- Submitted scheme



Fig 1 | Frith Street - Submitted Elevation



Fig 4 | Soho Square- Proposed scheme

Form change of the roof level - double mansard roof with inset windows and dormers.

Height reduction - seventh floor omitted

Partially facade retention
Refer to section 4.01 & 4.02 for details



Fig 3 | Frith Street - Proposed Elevation

03

Proposed Elevations

3.01 | Frith Street Elevation



Fig 1 | Existing Elevation



Fig 2 | Proposed Elevation

3.02 | Soho Square Elevation



Fig 3 | Existing Elevation



Fig 4 | Proposed Elevation



Fig 3 | Proposed Soho Square view looking South West

Please note that this CGI has not yet been updated to show the angled massing of the plant enclosure and the eight panes over eight panes sash windows



Fig 3 | Proposed Soho Square view looking South

Please note that this CGI has not yet been updated to show the angled massing of the plant enclosure and the eight panes over eight panes sash windows

04

Scheme Explanatory

4.01 | Extent of Facade Retention



Fig 1 | Existing Frith Street Elevation

4.02 | Facade Retention - Alterations



Fig 1 | Proposed Frith Street Elevation

4.03 | Facade Retention - Cornice Line

Cornice line raised to top of parapet of adjacent building 33 Soho Square



Fig 1 | Existing - Frith Street & Soho Square West Elevation



Fig 2 | Proposed - Frith Street & Soho Square West Elevation



Fig 3 | Existing Soho Square Elevation



Fig 4 | Proposed Soho Square Elevation

Please note that this CGI has not yet been updated to show the angled massing of the plant enclosure

4.04 | Existing - Section AA & Part Elevation

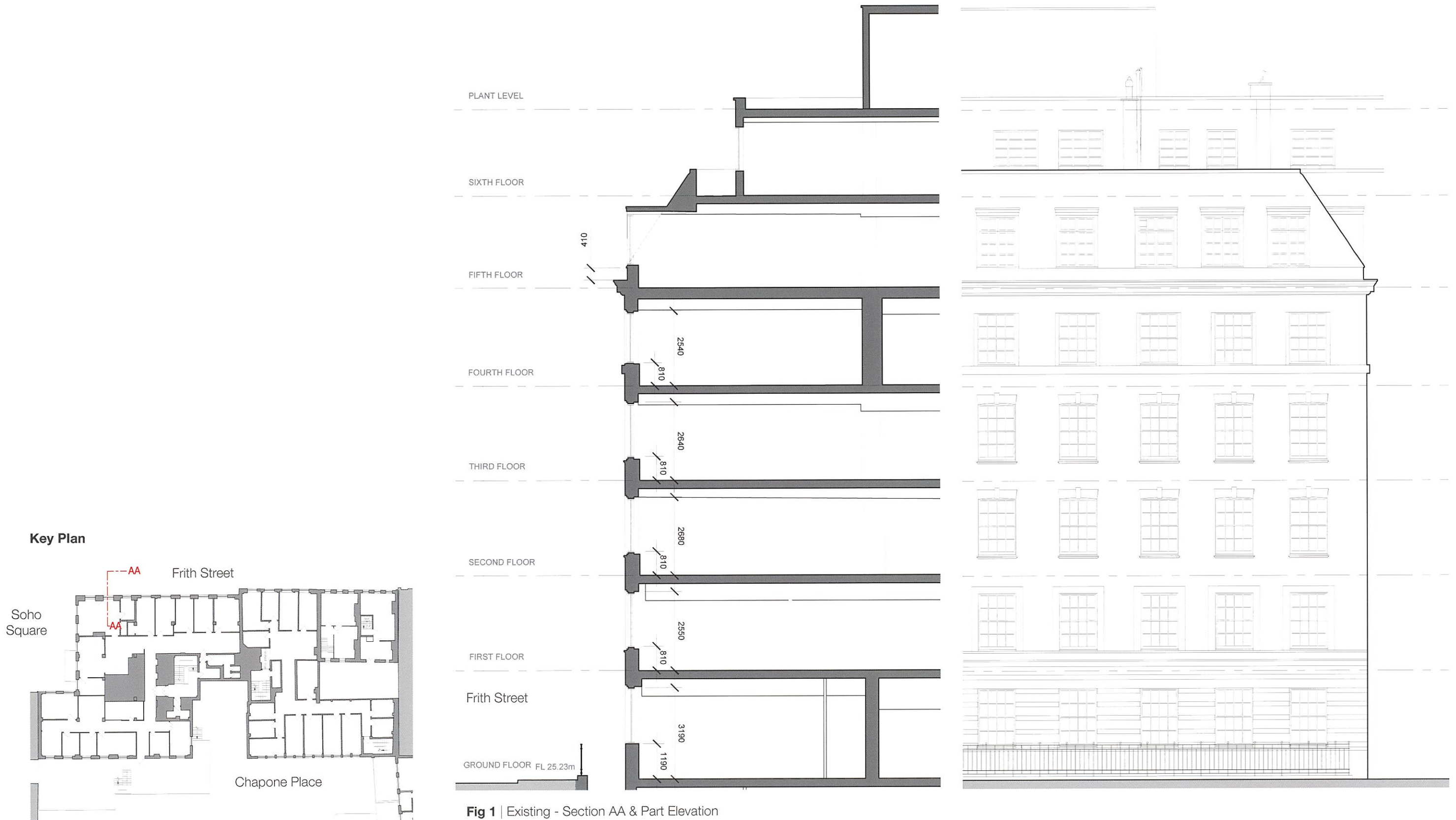


Fig 1 | Existing - Section AA & Part Elevation

4.05 | Existing - Section AA & Part Elevation Overlay

 Proposed building - slab & service zone

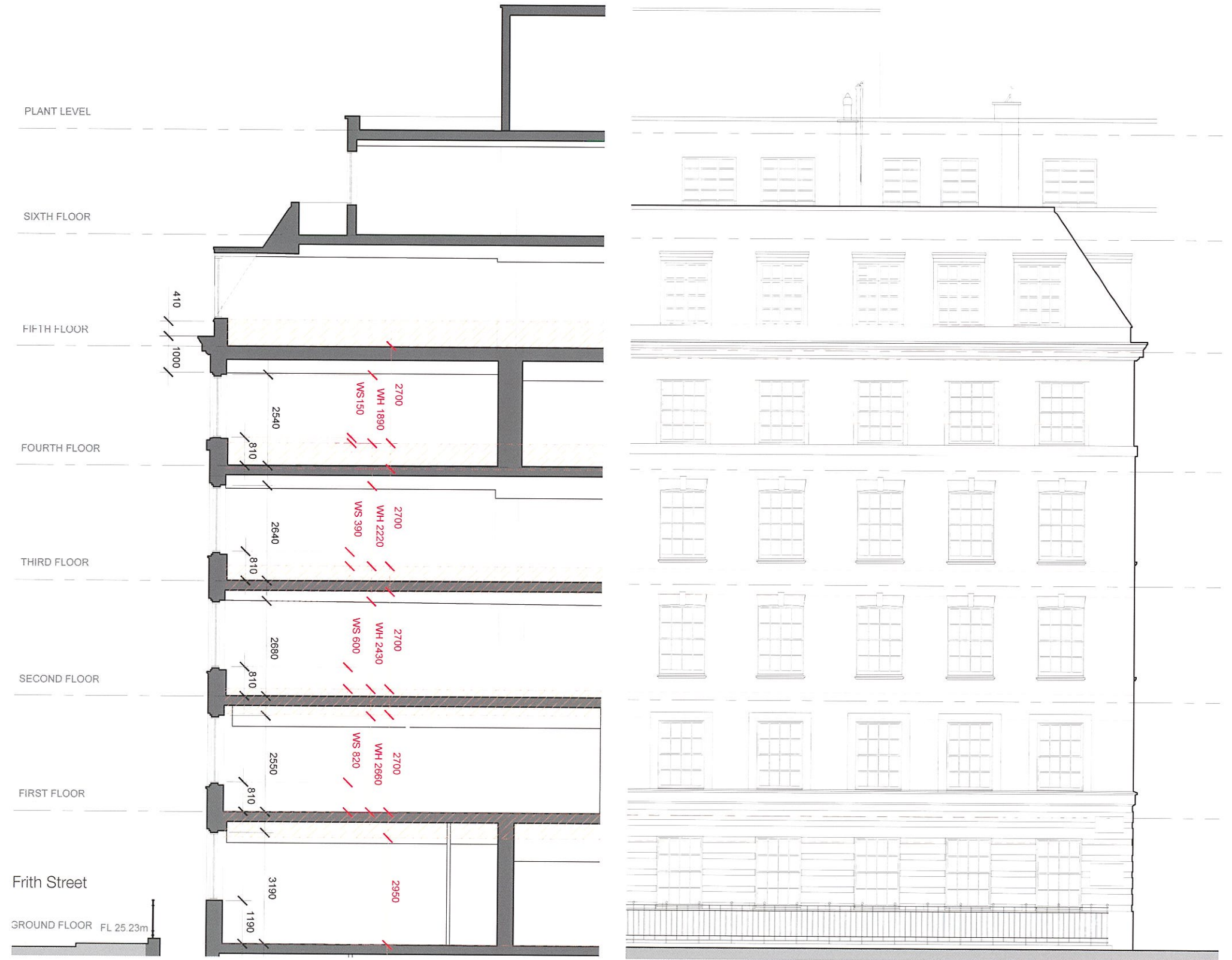
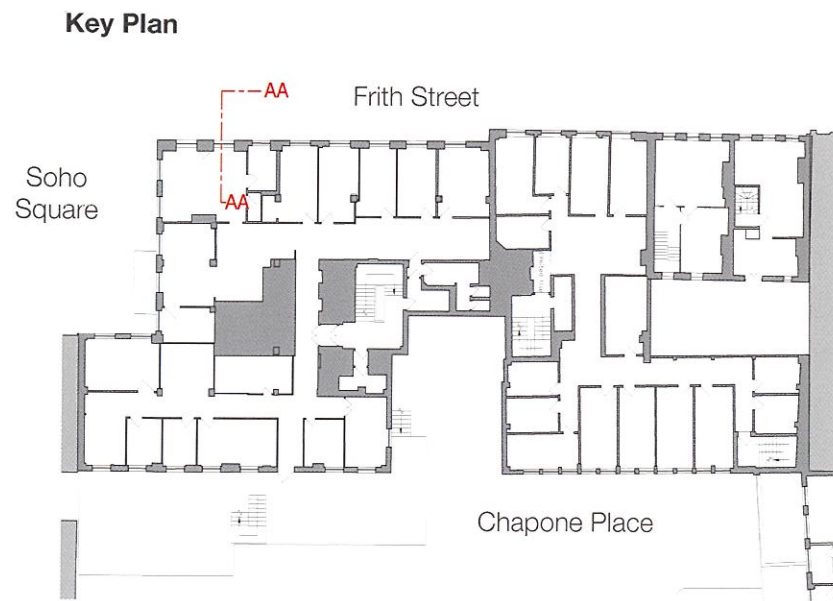


Fig 1 | Existing Building - Section AA & Part Elevation

4.06 | Proposed - Section AA & Part Elevation

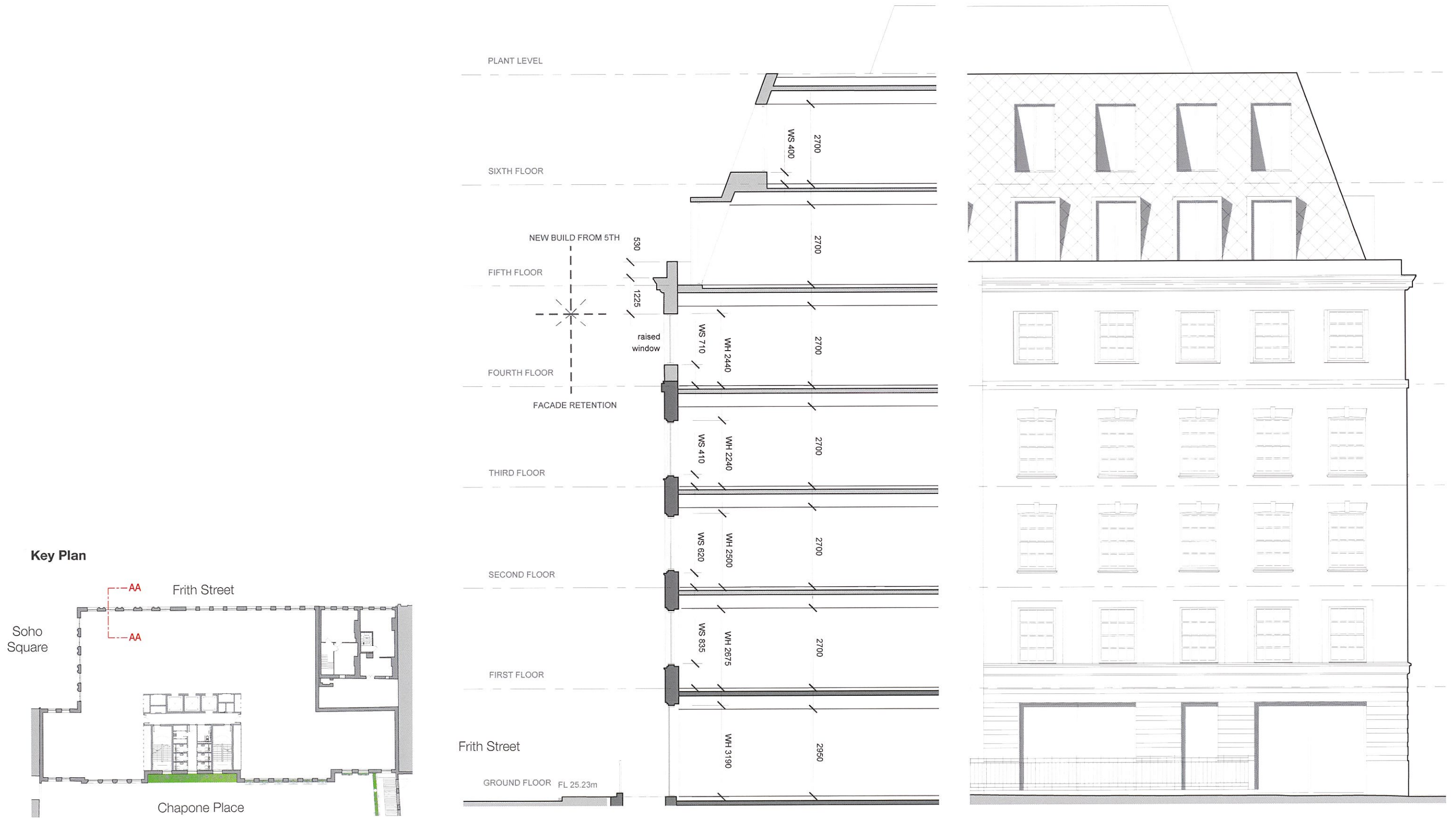


Fig 1 | Proposed - Section AA & Part Elevation

4.07 | Rake of mansard Roof

Party walls at roof level on Soho Square

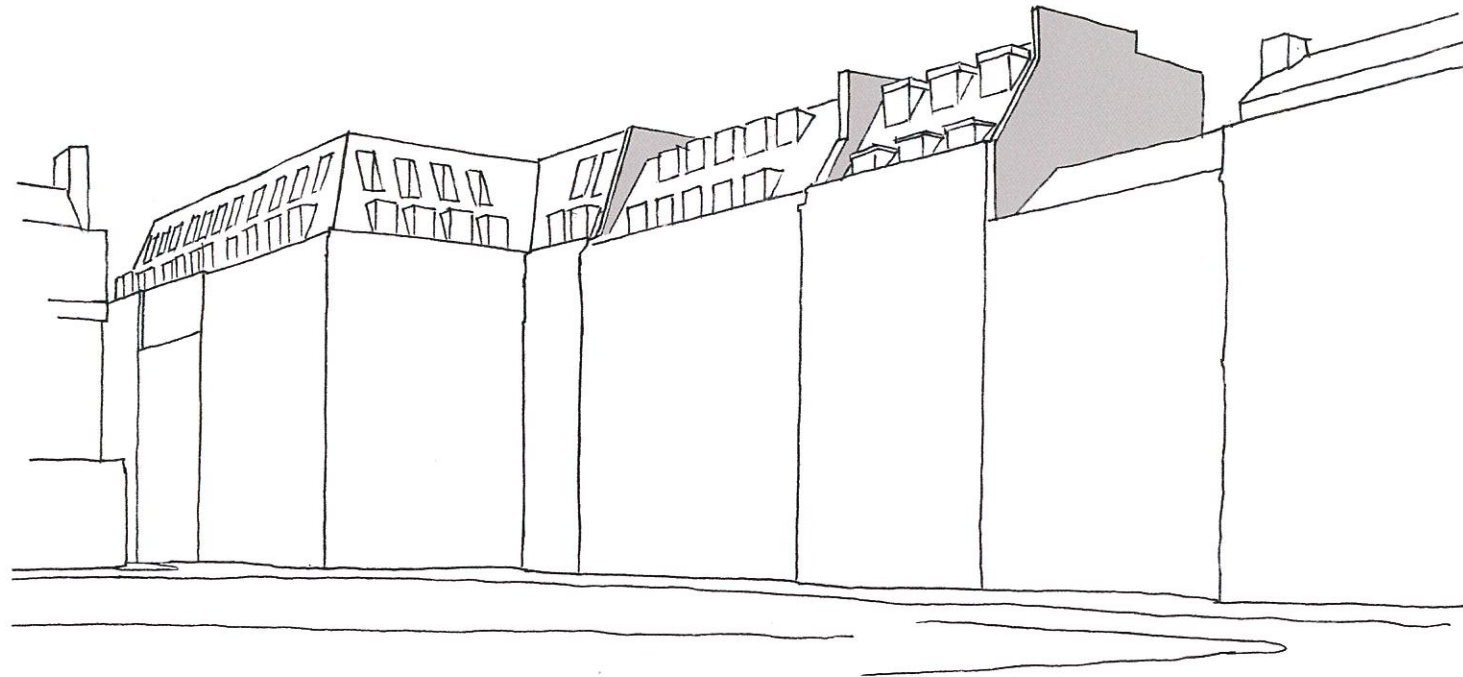


Fig 1 | View of Soho Square illustrating the party walls acting as separating elements



Fig 2 | Aerial view of Soho Square looking South West



Soho Square - West Elevation



4.08 | Proposed Soho Square Elevation



Fig 1 | Historical precedent - The Film House, London

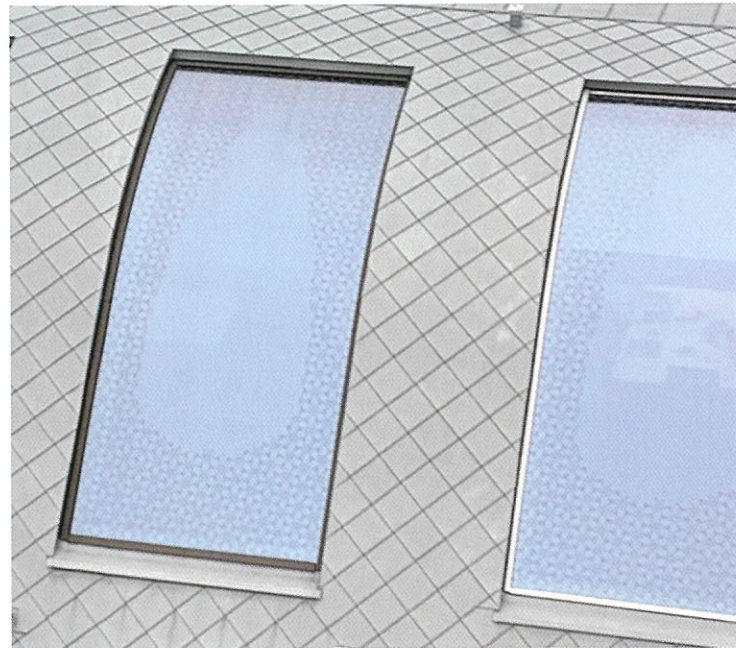


Fig 2 | Diamond pattern roof cladding - Conduit Street



Fig 3 | Soho Square Elevation

4.09 | Windows to Retained Facade and Mansard Roof



Bronze reveals & dormer surrounds
Bronze casement style windows

Eight panes over eight panes sash timber windows as existing

Bronze finish to shopfronts & entrance doors

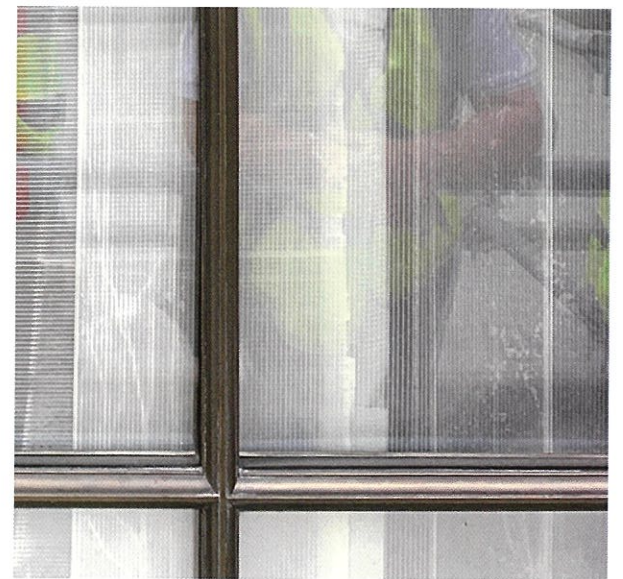
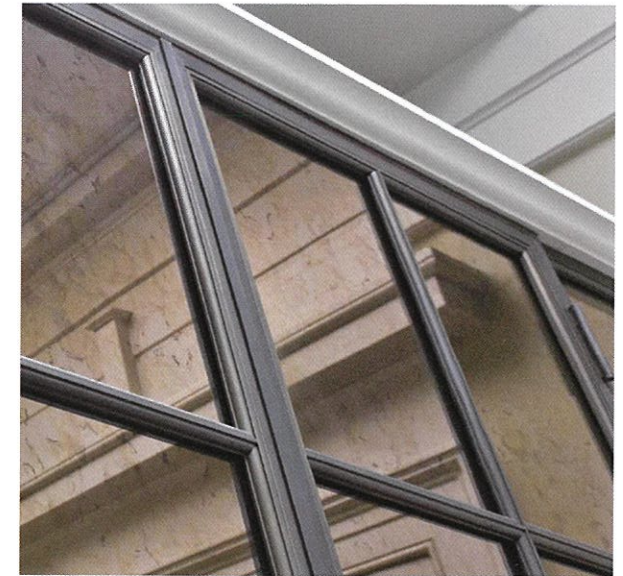


Fig 2 | Bronze encasement windows

Fig 1 | Proposed Fenestration

4.10 | Main Entrance & Large Openings at Street Level

New full height glazing to reception area at ground floor fronting onto Frith Street and Soho Square



Fig 1 | Proposed Frith Street Active Frontage



Fig 2 | Proposed Soho Square Frontage

4.11 | Soho Square Elevation - Portico

- Existing entrance canopy not suitable to be kept as the main entrance to the new building.



Fig 1 | Existing Portico / Main entrance to the building

- Portico rebuilt & relocated



Fig 2 | Proposed relocation of the portico

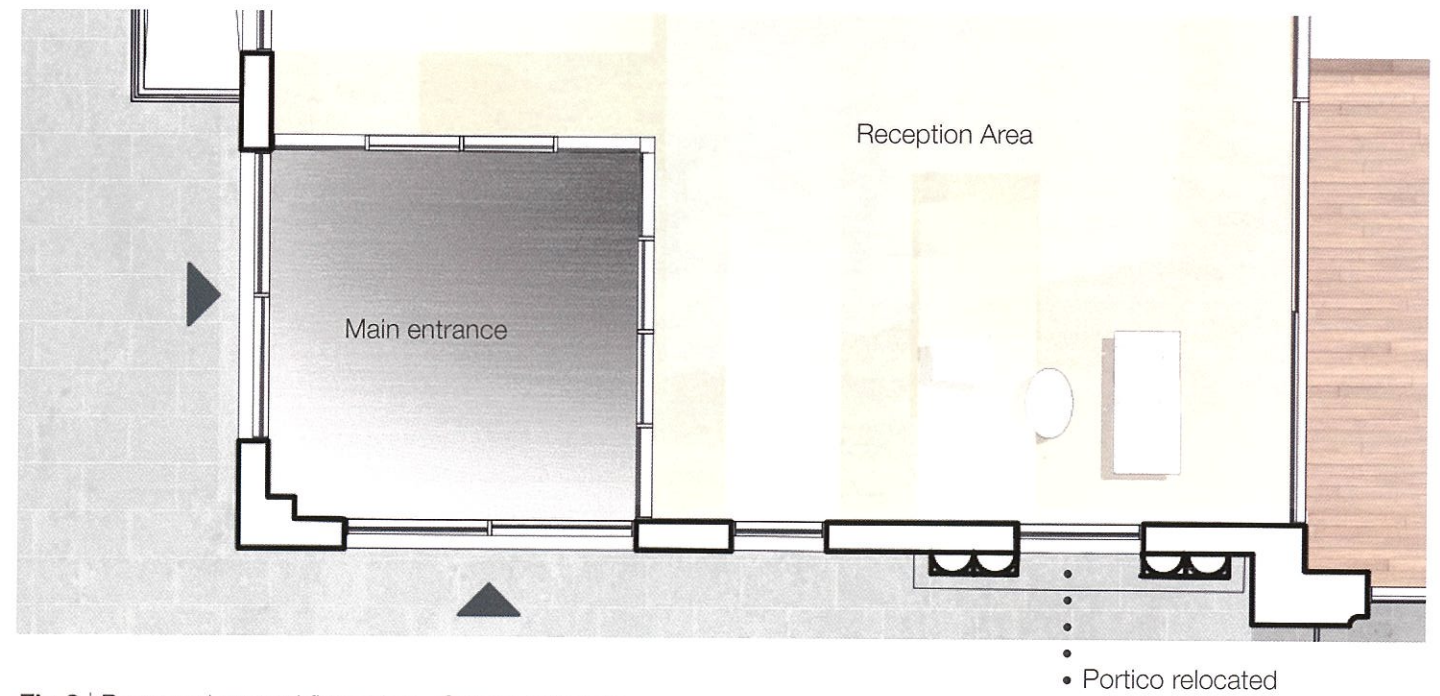


Fig 3 | Proposed ground floor plan - Corner entrance

- Portico rebuilt & set back against the elevation as a 'memory' of its original form with the engaged columns projecting half their depth from the brickwork.

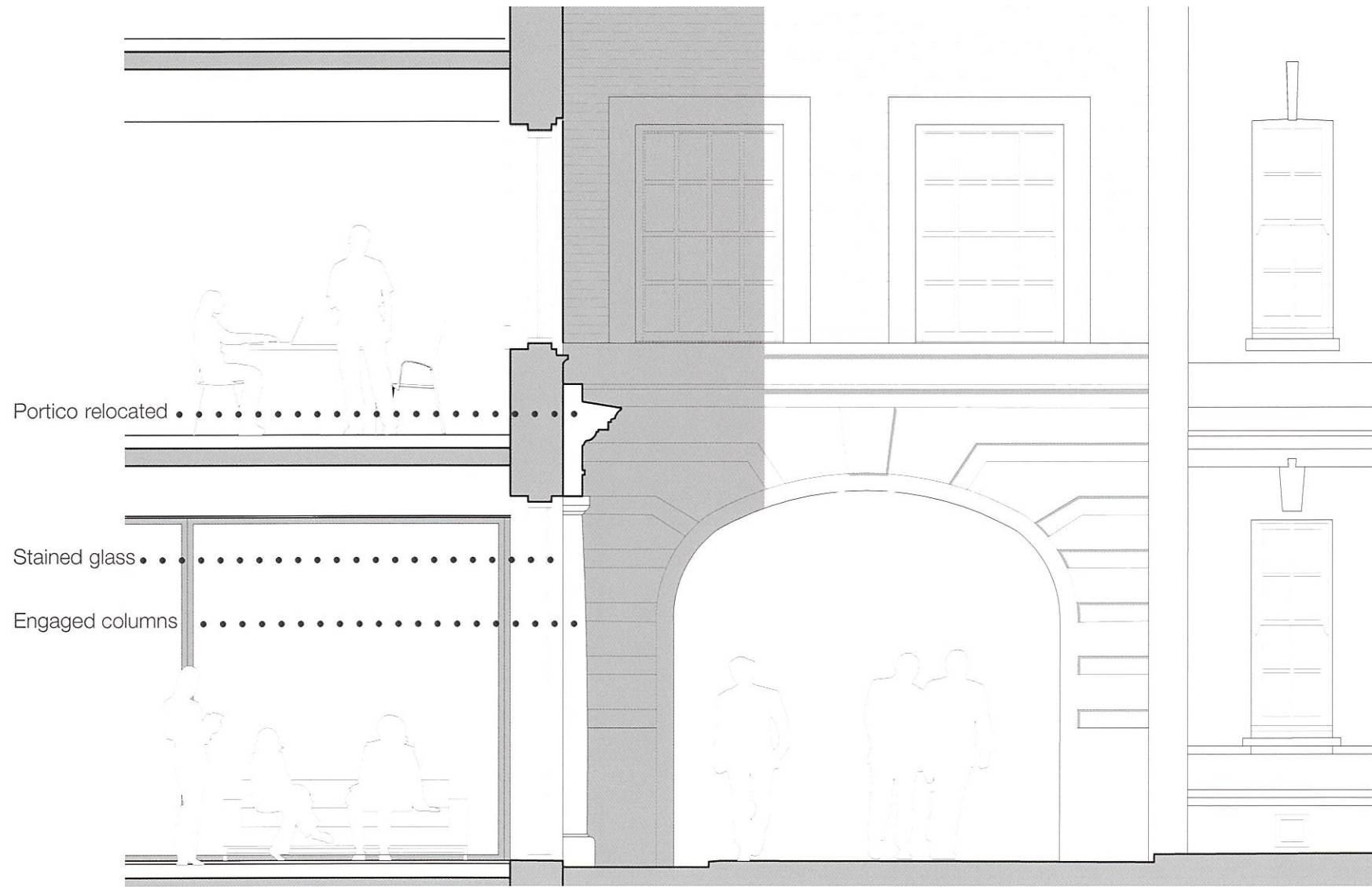


Fig 4 | Proposed section through new portico

- Stained glass as a celebration to Twentieth Century Fox

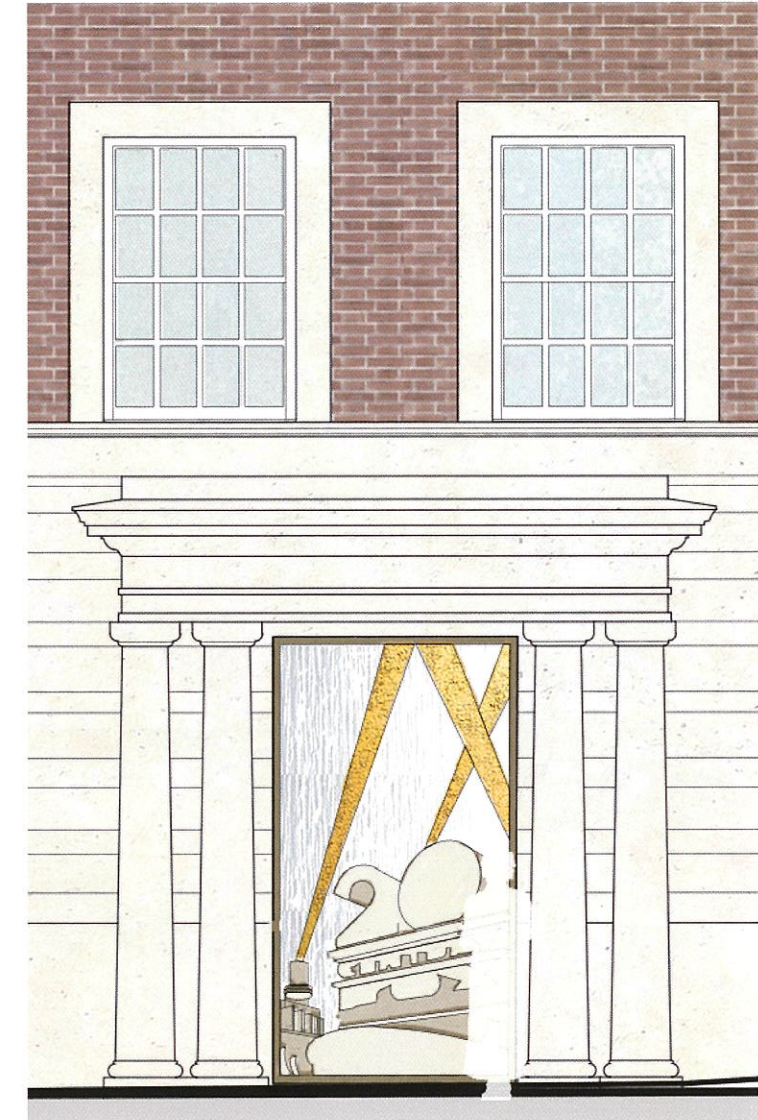


Fig 5 | Proposed portico with stained glass