

Proposed CGI looking south toward the viaduct from Park Street



Proposed CGI looking at rear entrance



Proposed CGI of the Roof terrace



Proposed CGI Internal Atrium View



Conclusion

We hope this document provides a clear indication of the proposals and intentions of the Peer Group to enhance their much-loved building. The Building has suffered through the years through pollution, vacant periods, war damage and a near catastrophic fire in 1920 truncating the building by half and losing the elegant roof to galleried atrium space.

The proposal creates full accessibility to all and improves the permeability of the building. The scheme will offer an opportunity to reinstate an elegance to the roof spaces and façade with the provision of new modern flexible commercial space that will provide greater sustainability for the building going forward for the next 120 years.

- The scheme will be removing mid-century structures that are considered harmful to heritage value, such as the commercial loading dock to the rear, utilitarian structure within the lightwell to the rear and the flat roof, deep beams and lantern lights over the Exchange Hall.
- The Exchange Hall roof will be replaced with a new vaulted and glazed roof that is a sympathetic modern version of the original style and shape.
- Works to make good the poorly truncated piers in the Exchange Hall with the introduction of a cornicing detail with influence taken from the original ornate design.
- Parts of the building that are dark, damp and poorly ventilated in the lower ground and basement will be renewed and made usable, which will increase the utility and enjoyment of parts of the building that are otherwise redundant.

- Creating a new rear entrance and public uses at ground and fifth floor level will increase public enjoyment of the building
- Introducing level access at the rear for DDA compliance avoiding the need to make DDA compliance interventions within the main portico entrance.
- The front elevation will be refurbished and returned to the colour pallet from significant stages of the heritage past.
- The new rear and roof top elevations are designed to be complimentary, but subservient to the main heritage features of the building, such as the Southwark Street elevation and the Exchange Hall.
- Additional height is to be added to the original Southwark Street parapet which improves on the truncated proportions resulting from the mid-century demolition of the upper stories.
- Localised heritage harms will be made good such as removing mid-century casement windows from the main elevation and centralising mechanical plant from open roof tops and walls into concealed and sound shielded plant areas.
- Removing modern macadam paving and reinstating original style reclaimed granite sets in the rear yard and within the arches.
- Replacing the utilitarian front and side gates with new gates of intricate ironwork taking cues from the hop motifs of the original portico ironwork.
- Removal of basement vaults and upper ground floor structure which allows for level street access from the street into the central building.

