

4.3.2 Hanover Street Elevation

The cycle facilities and waste storage will be located within the existing basement area. By locating all the back of house facilities in the basement, this allows for secured access and frees the ground floor for retail and public facing uses. Both of these functions require direct access to the exterior of the building to allow for the removal of waste and for cyclists using the facilities provided.

As part of the site wide waste management strategy, the refuse from Old Bank will be collected from the existing loading bay on Hanover Street.

There are two existing access points to the basement from ground floor level - one via the War Memorial lobby and one via the lobby accessed from the New Century House Plaza. Consideration was given to each of these access points to facilitate the removal of waste and access for cyclists.

Plaza Lobby:

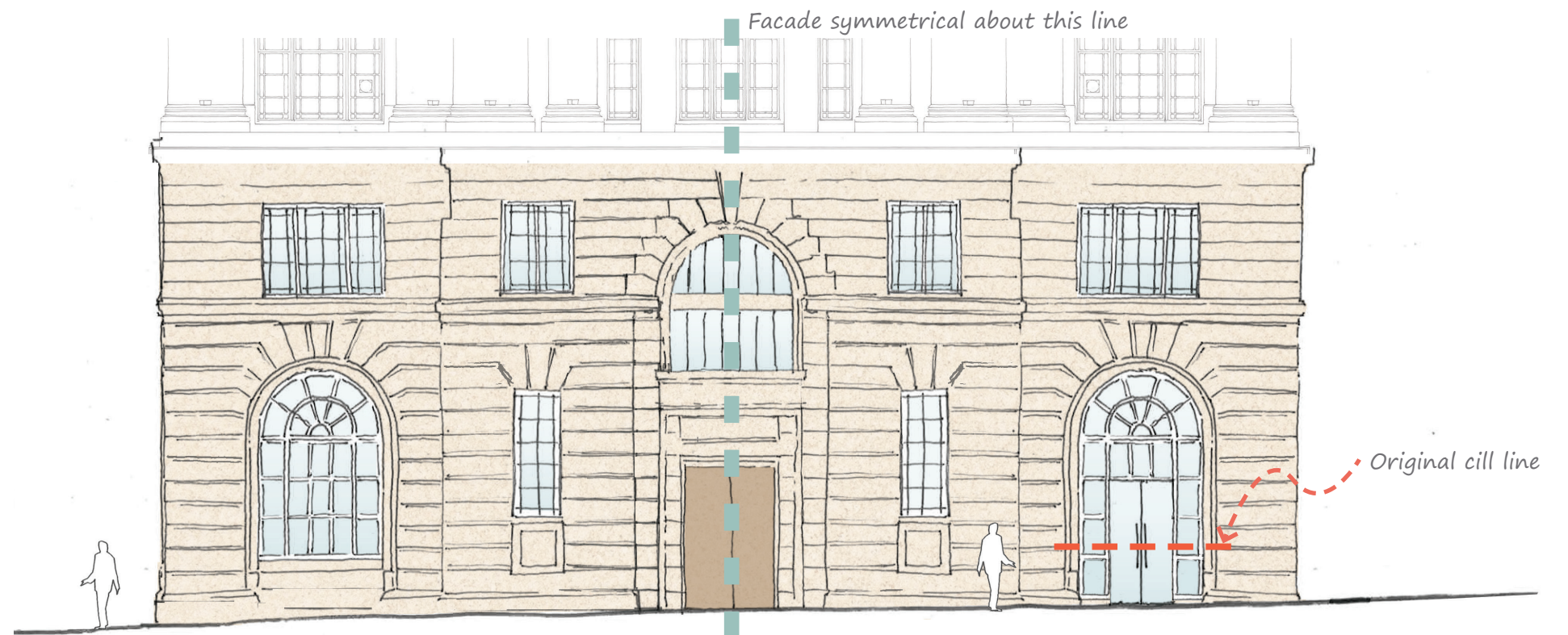
- Within the fire strategy, the existing goods lift is required to become a fire fighting lift - therefore it cannot be regularly used as this may hinder the fire fighting strategy within the building (assume 3 collections of waste per week)
- The distance to Hanover Street loading bay is circuitous. Access would be via Plaza, Miller Street, along Corporation Street then up Hanover Street - a total distance of circa 220 meters.
- This option would also negatively impact the place making improvements taking place across NOMA,

Memorial Lobby:

- Existing lifts are not large enough to accommodate required Eurobins.
- This is also within a front of house area not suitable for waste and cycle traffic.
- Lift shafts not required for vertical circulation. The lifts have been assigned as new riser space within the existing building to avoid additional penetrations within the historic fabric.

Despite being outside of the project scope, initial consideration was also given to utilizing the existing lift within New Century House's plenum vent, but this was discounted as the connections are limited at basement level and would not facilitate easy access with bins. The brief is also to separate the building to allow for separate lettings.

Utilising the new 4no. office passenger lifts was also discounted as they are front of house spaces and as such should not be used for refuse removal.



Hanover Street Elevation - sketch presented at pre-app consultation



Hanover Street Elevation - final scheme

A new access point as close as practical to the Hanover Street loading bay was therefore sought.

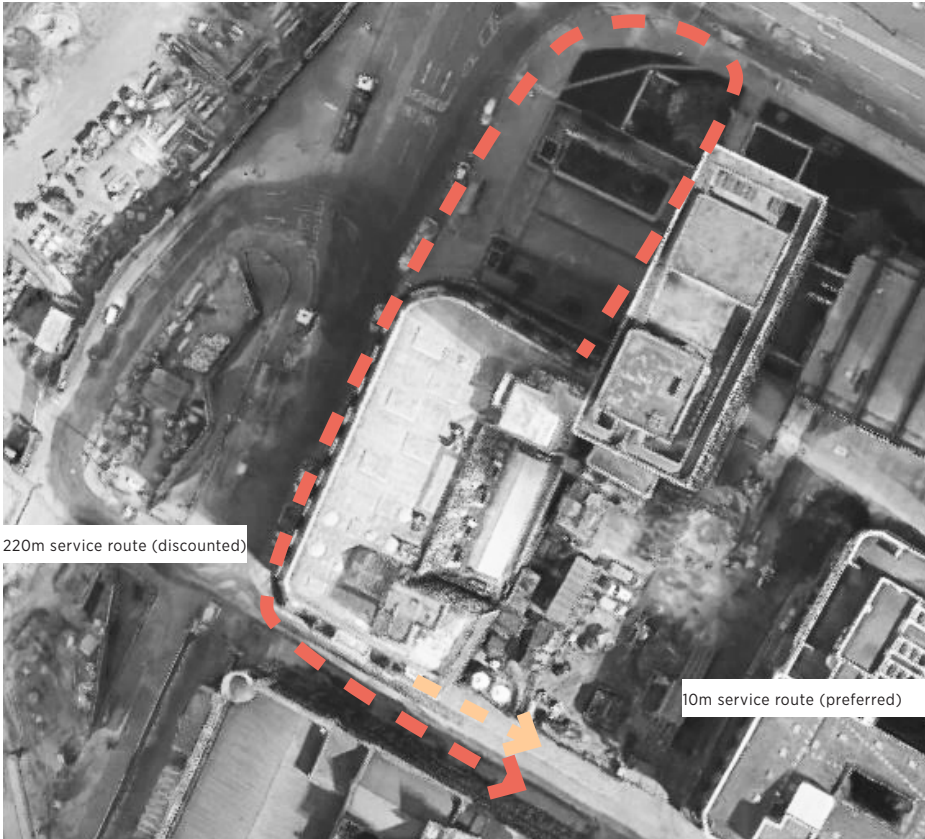
Consideration was given to creating a new access point to the basement via the ground floor of the new extension, but this was discounted as an existing retaining wall to the back of Old Bank would need to be penetrated, compromising the stability of the structure and also damaging bituminous tanking.

By dropping the cill on Hanover Street, a new door can be created to provide level basement access within the immediate vicinity of the loading bay.

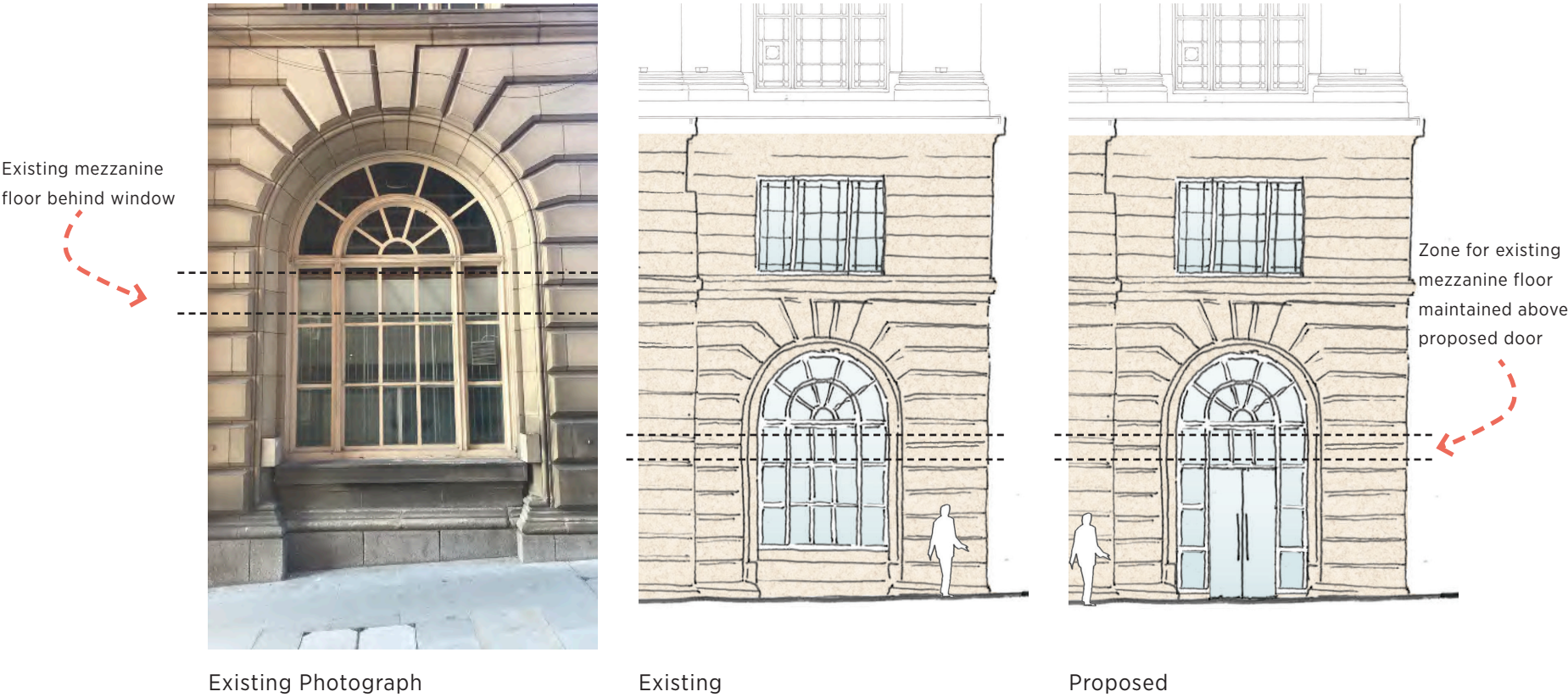
The existing fan light window head will be retained, with new metal framed doors below in section profiles to match the existing windows.

The access point utilises a back of house area immediately behind the existing war memorial, so does not impact on the internal areas of very high significance (Banking Hall and war memorial lobby).

The symmetry of the facade is maintained by retaining the existing stone window jambs; the lowering of the cill and extension of the glazing to meet it being the only visual alterations.



Service Route options



Plan Extract - Proposed