Upper Brook Street Masterplan Non-Material Amendment Design Document

Document control and issue sheet

Document history

Version	Date	Description
P01	17/04/2026	Design Document issued to supplement Non-Material Amendment Application.
P02	21/04/2026	Updated Design Document issued to supplement Non-Material Amendment Application.



Planning History

Masterplan Overview

Masterplan Overview

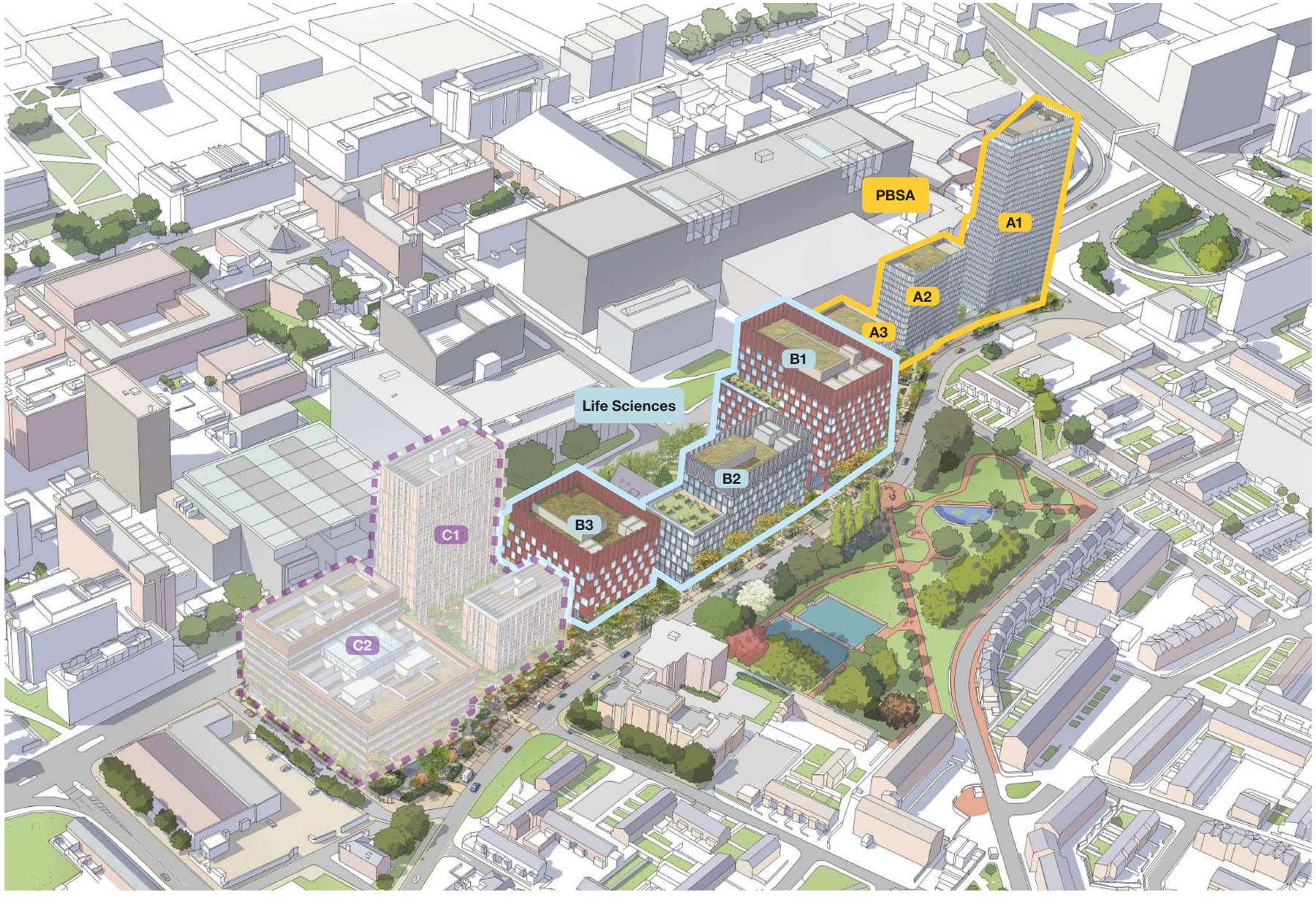
The site forms part of a wider illustrative Upper Brook Street masterplan, made up of three plots as part of two separate planning applications. The design teams across the application sites have worked closely to ensure cohesion across the masterplan, with the same Landscape Architect working across all three plots. The Clients, planning consultants and design teams have engaged with the public as a collective, to ensure clear messaging and that public needs or concerns are addressed.

The intentions of the combined masterplan are to:

- Create a framework for the delivery of high quality Life Sciences and PBSA schemes.
- Improve connections between Kincardine Road and Upper Brook Street.
- Ensure that high quality landscape and public realm will be at the heart of the scheme.
- Ensure that the development knits into the surrounding urban fabric, creating attractive streets and spaces for the public and residents to enjoy.

Plot B within the masterplan is the proposed Life Science quarter. This plot provides:

- Significant public realm, including the creation of Gaskell Green.
- New links through from Kincardine Road to Upper Brook Street.
- Best-in-class Life Sciences workspace.
- New jobs and economic benefits, in an ideal location for prospective business with links to the university and public transport connections.
- A diverse mix of ground floor active uses.
- Putting ‘science on show’ with ground floor lab spaces.



Planning History



June 2023
Design and Access Statement Submitted.



August 2023
Scheme Validated



April 2026
S96A Submission

Design Amendments

Wider Masterplan

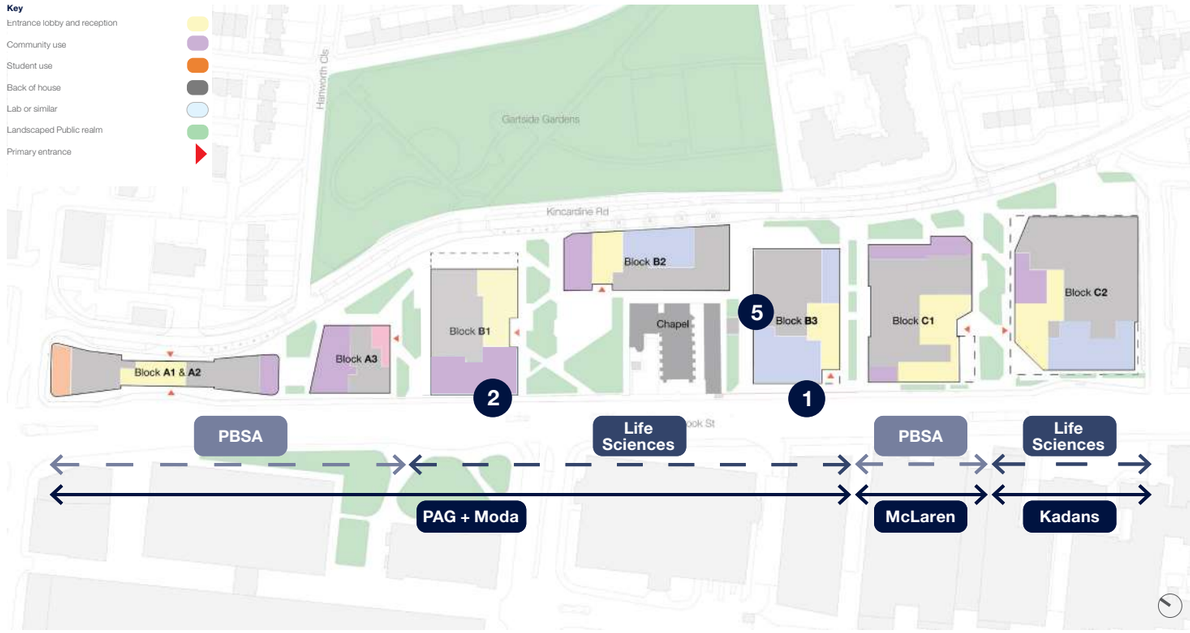
Key

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2. **Medical facility relocated to B1 with Lab/Workspace provided in B3 facing Upper Brook Street**
3. **Mezzanine level omitted to provide efficiencies to the building**
4. **Increased active frontage at ground floor with lab/ workspace facing onto South and East elevation. Internal access to be provided from Entrance Lobby**
5. **Cycle store positioned outside of building footprint within landscape**
6. **Flues relocated due to reorganised core arrangement**

Consented Scheme



Proposed Scheme

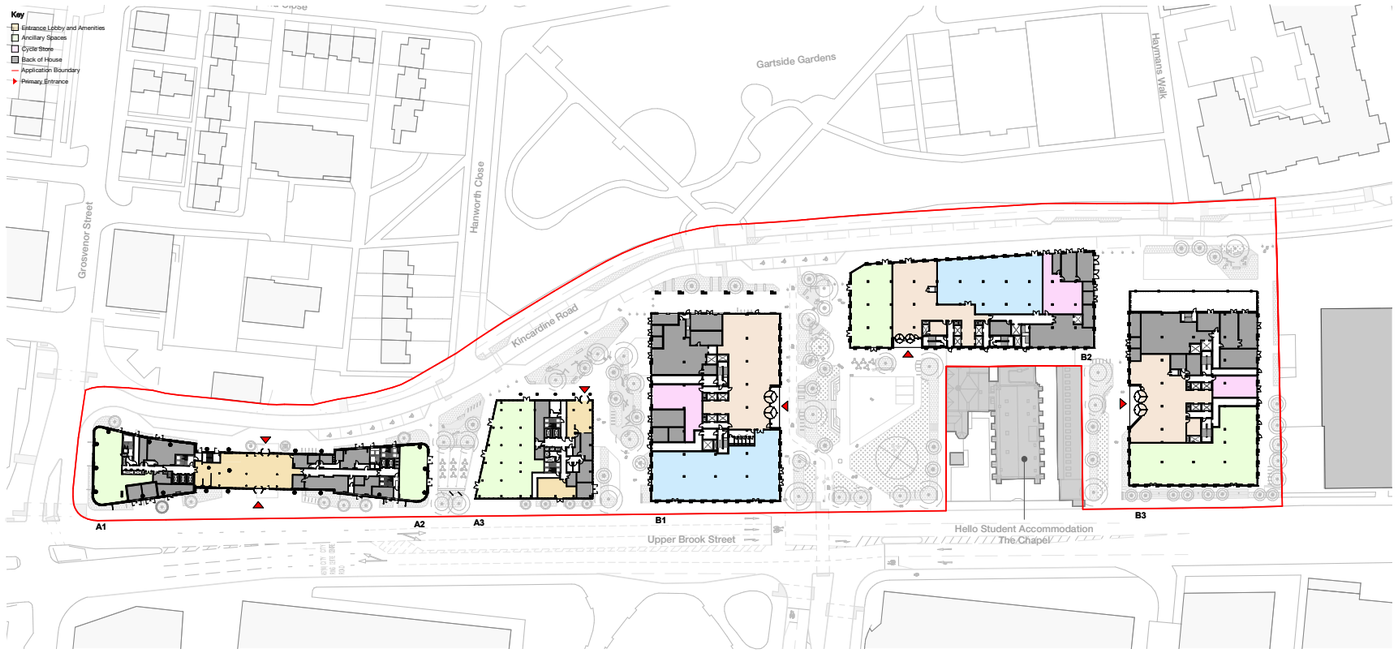


Site Plan

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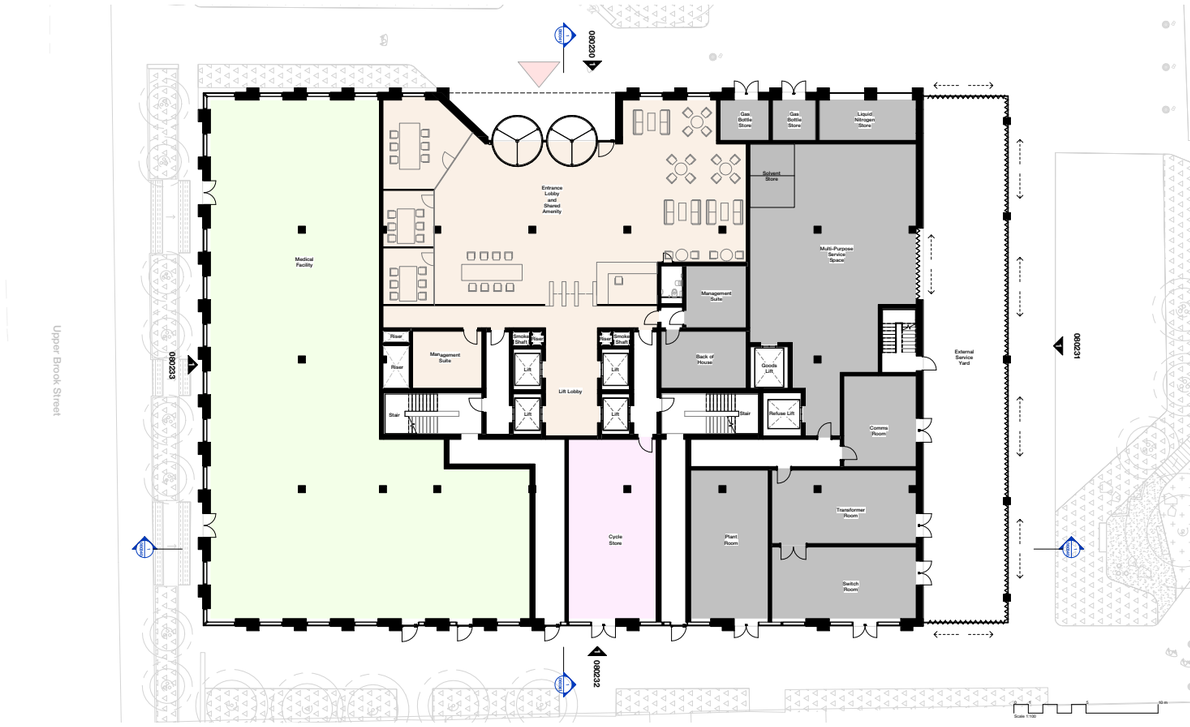


B3 Ground Floor

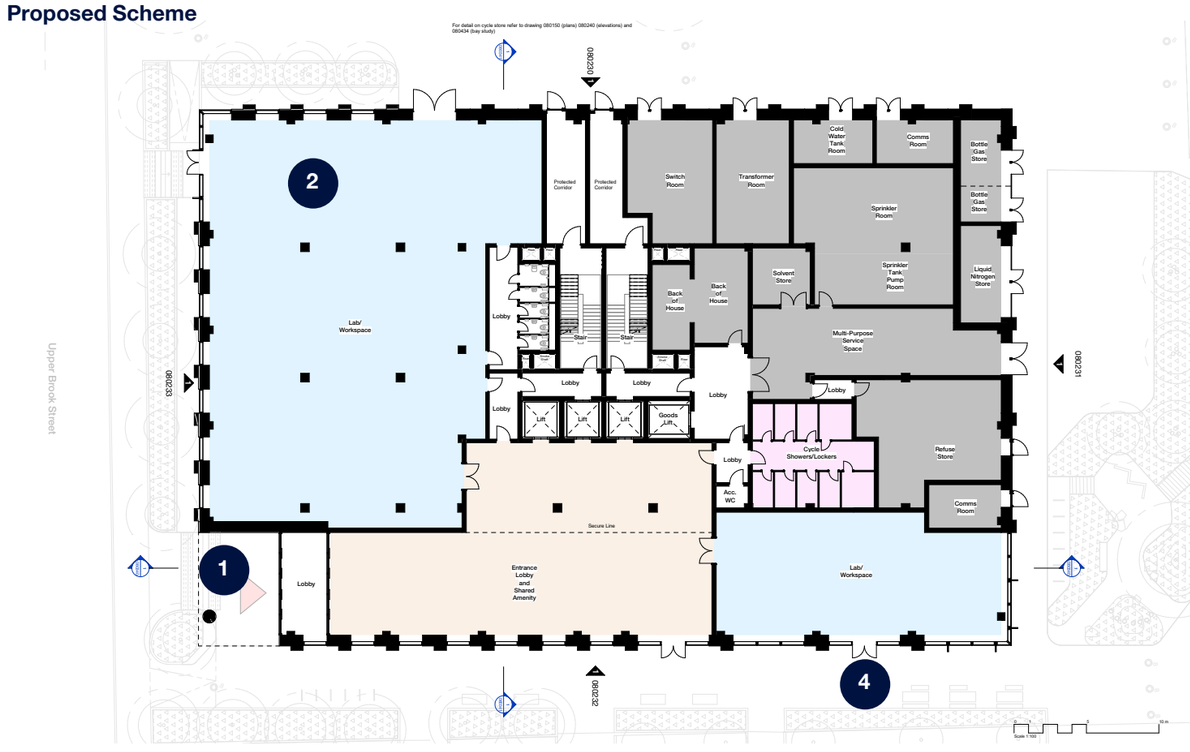
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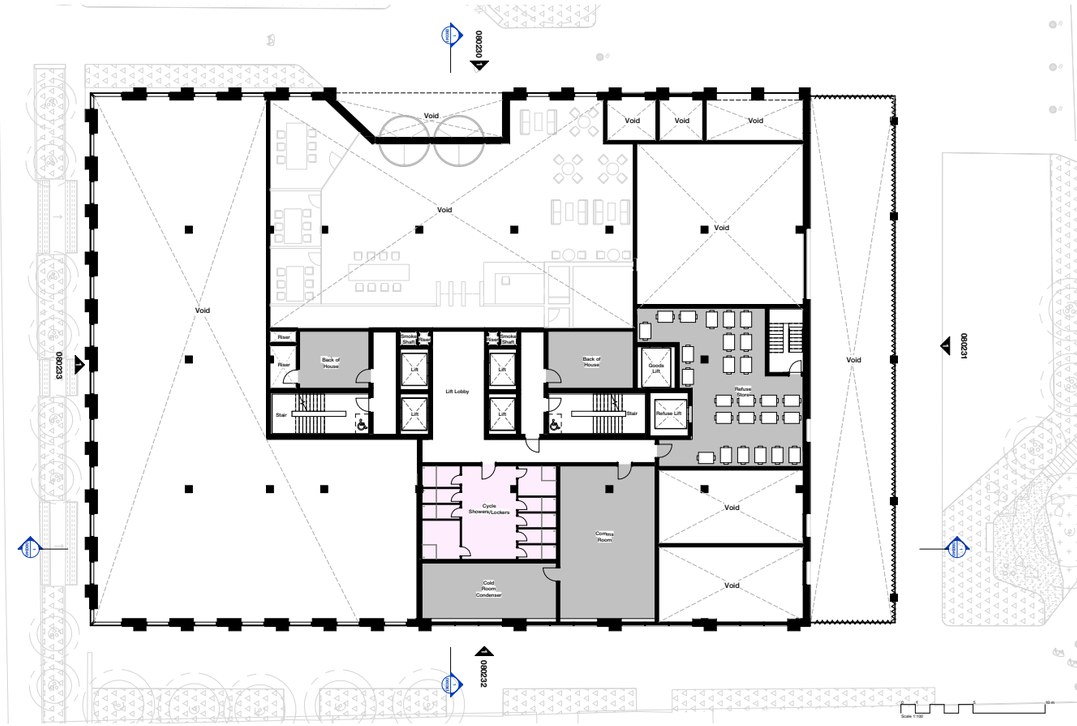


B3 Mezzanine

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Proposed Scheme

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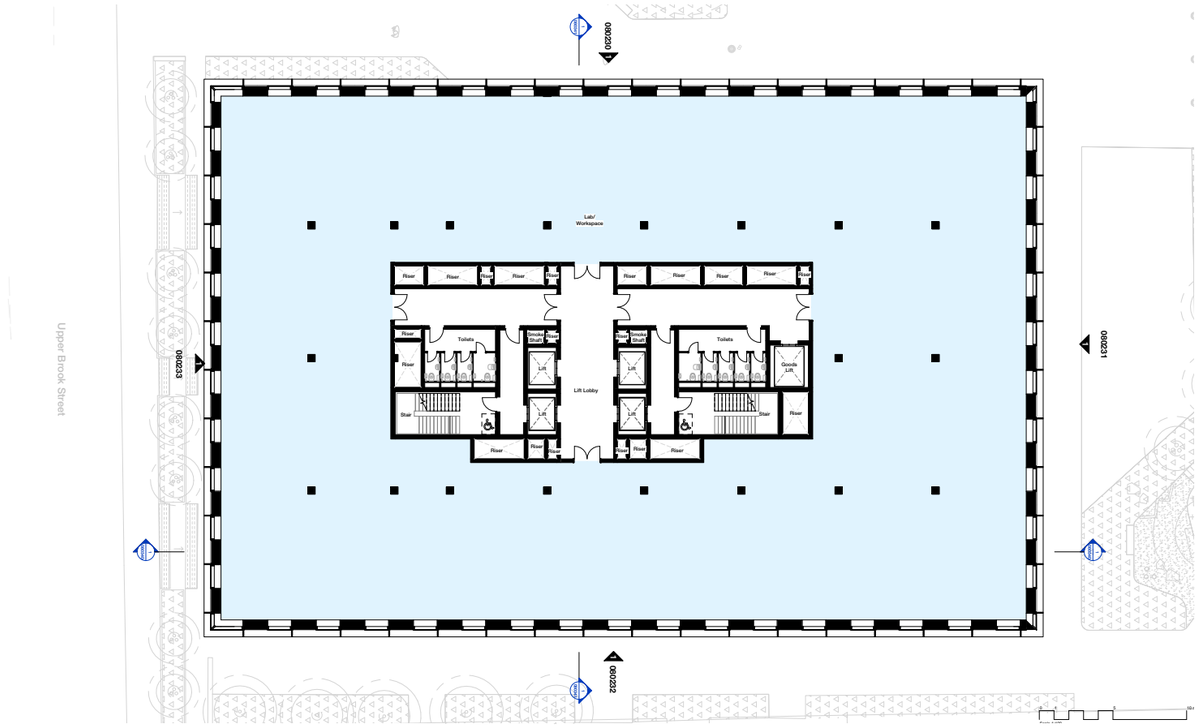
Mezzanine level omitted

B3 Lower Floor Levels

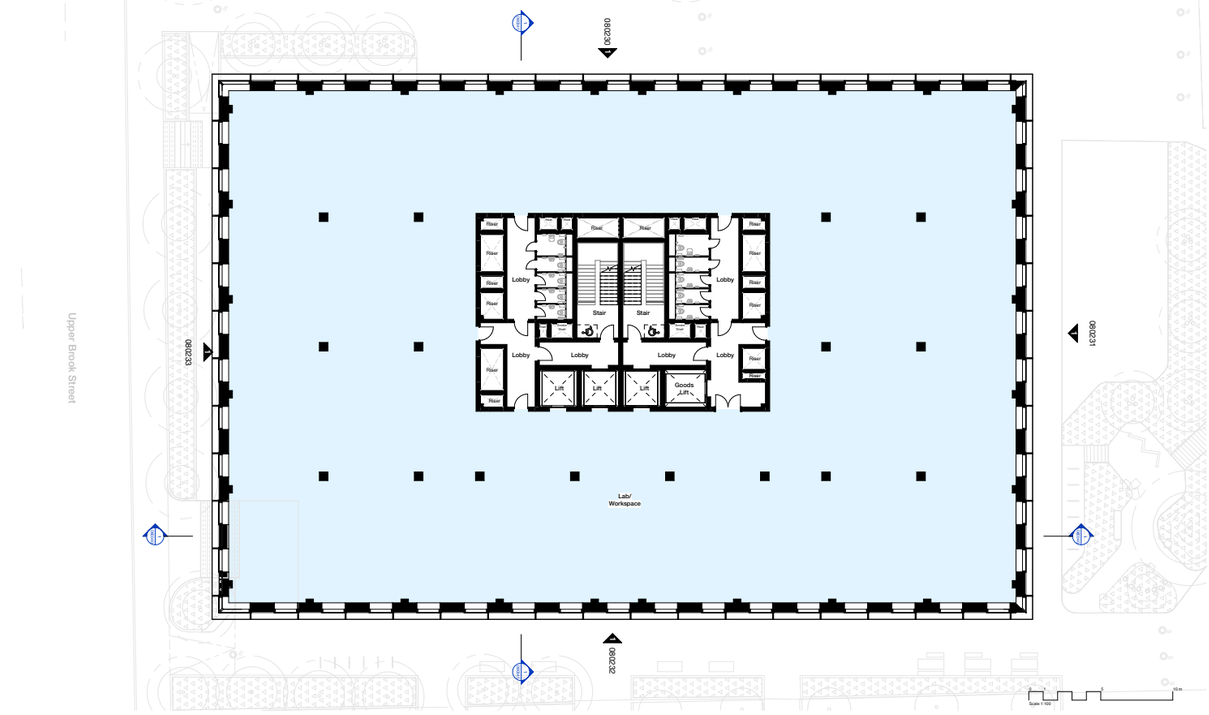
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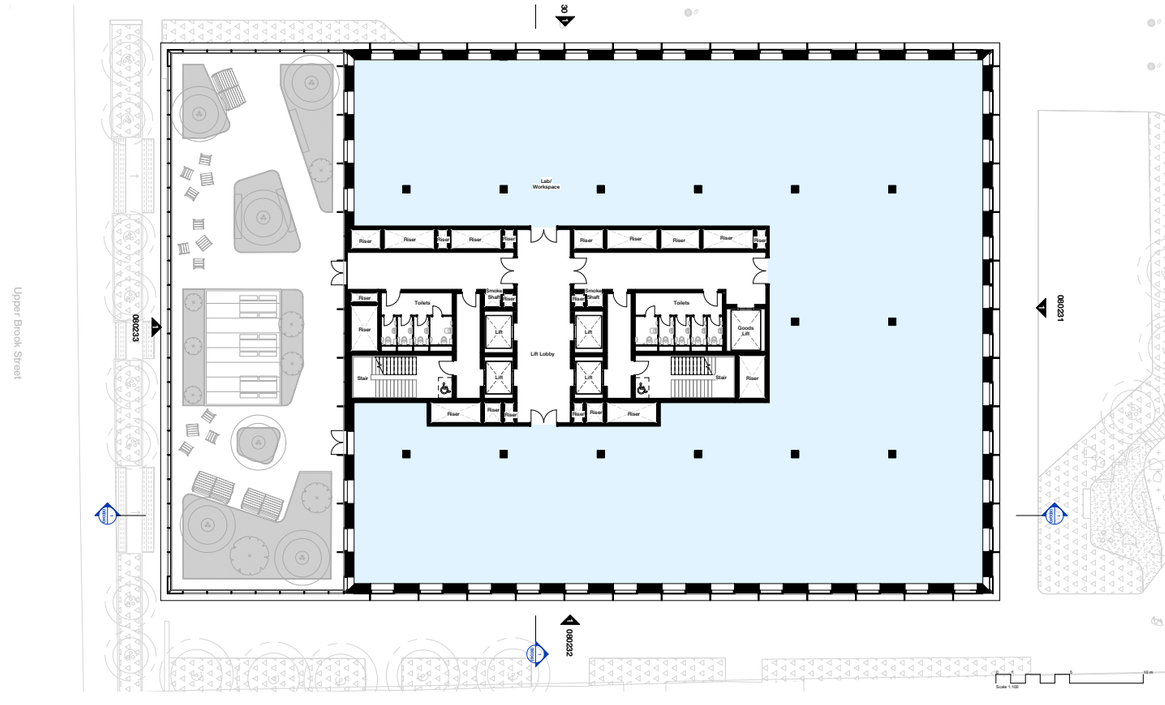


B3 Upper Floor Levels

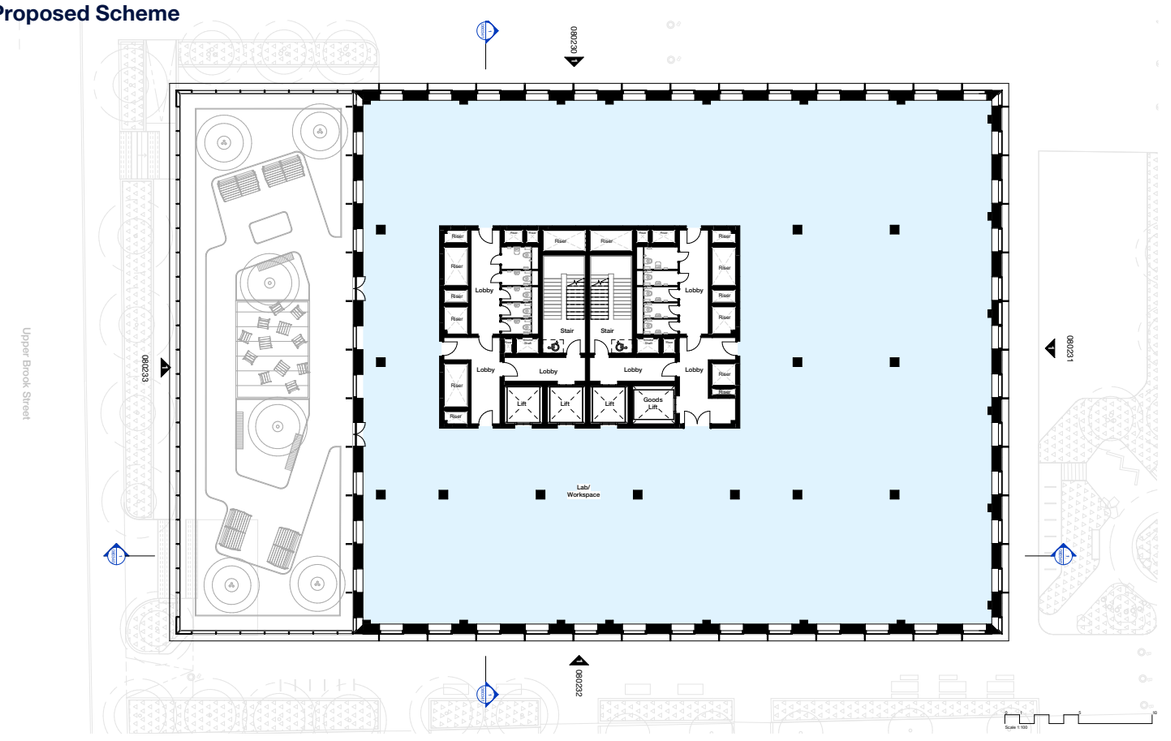
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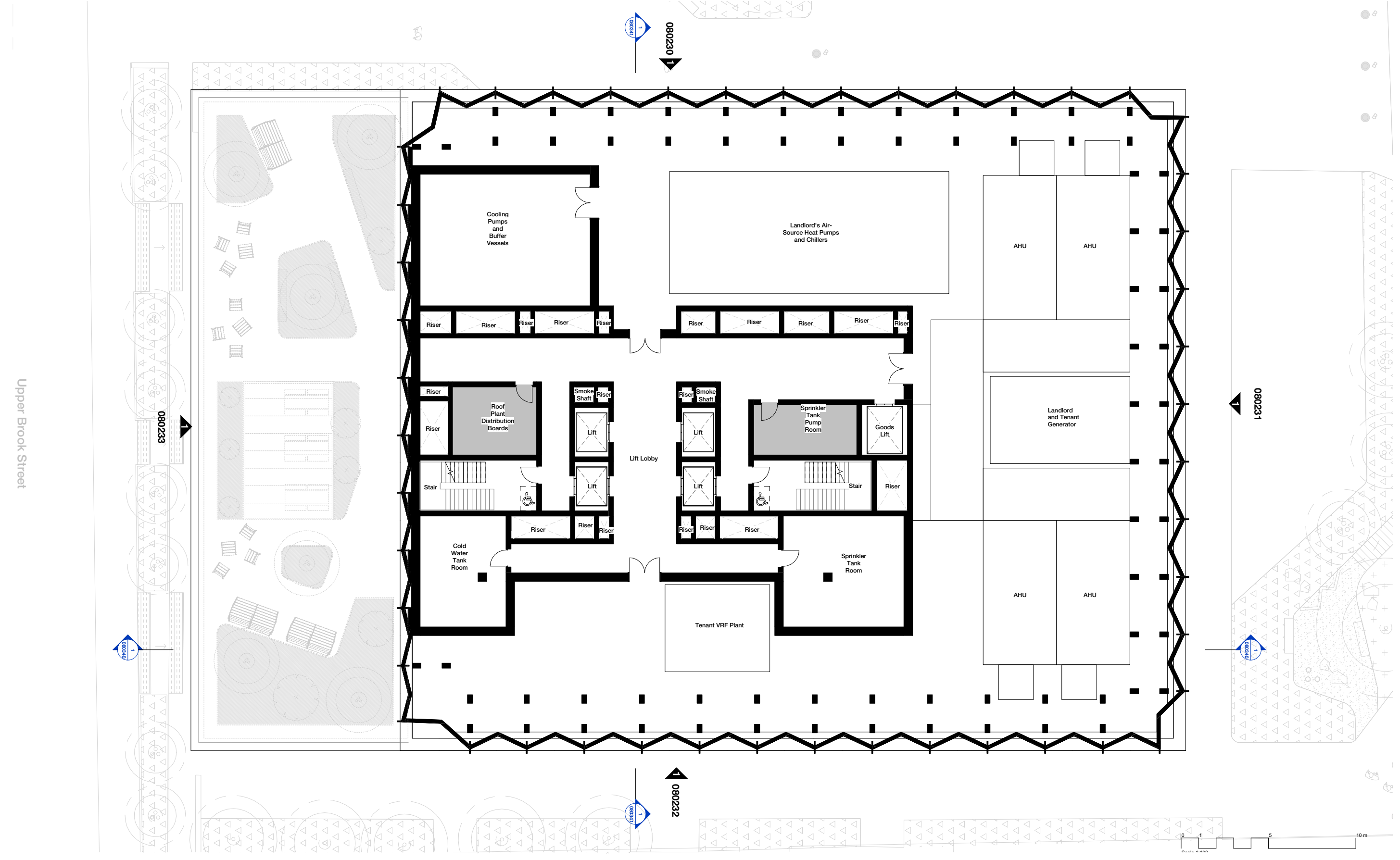


B3 Lower Level Roof

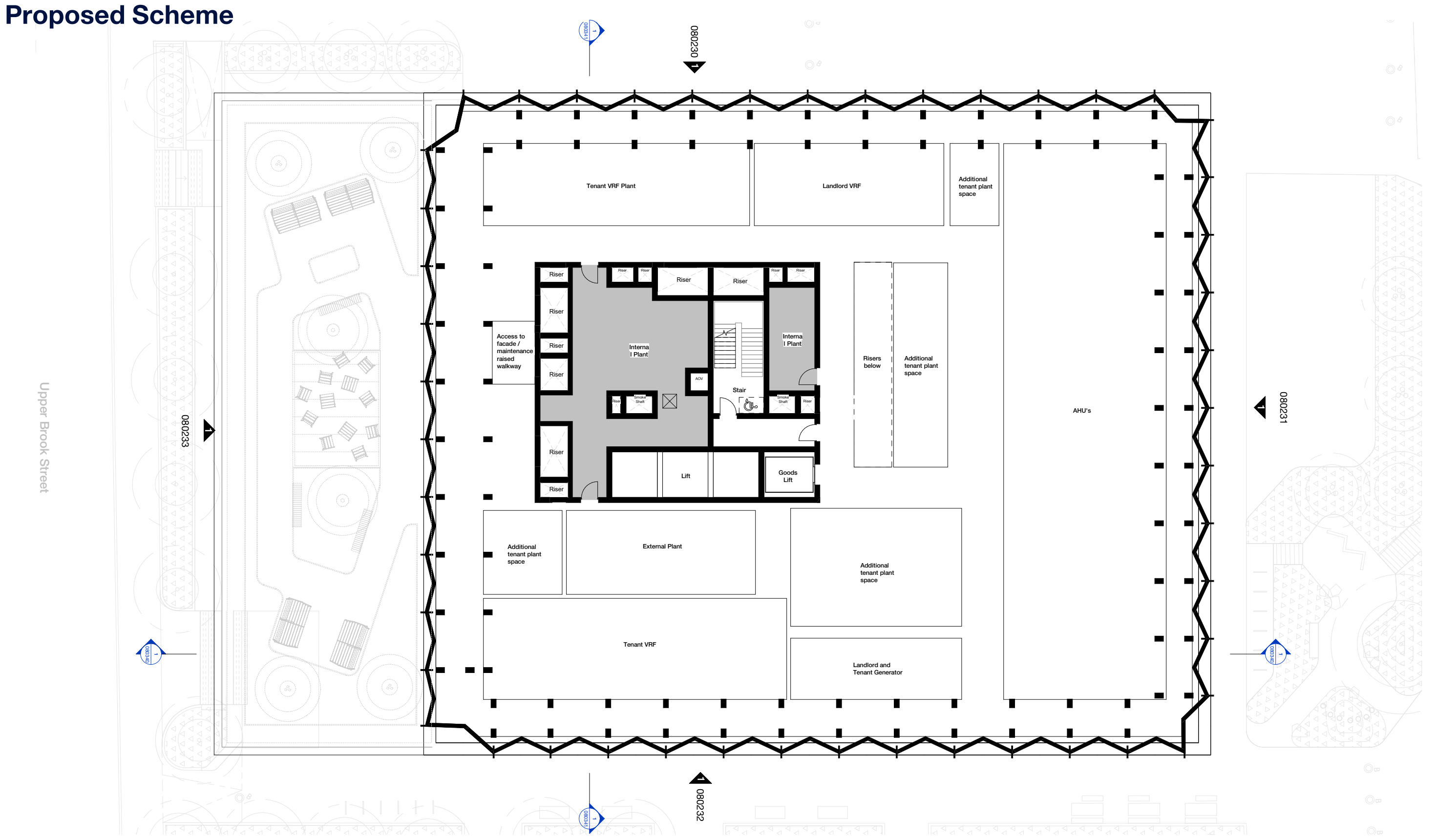
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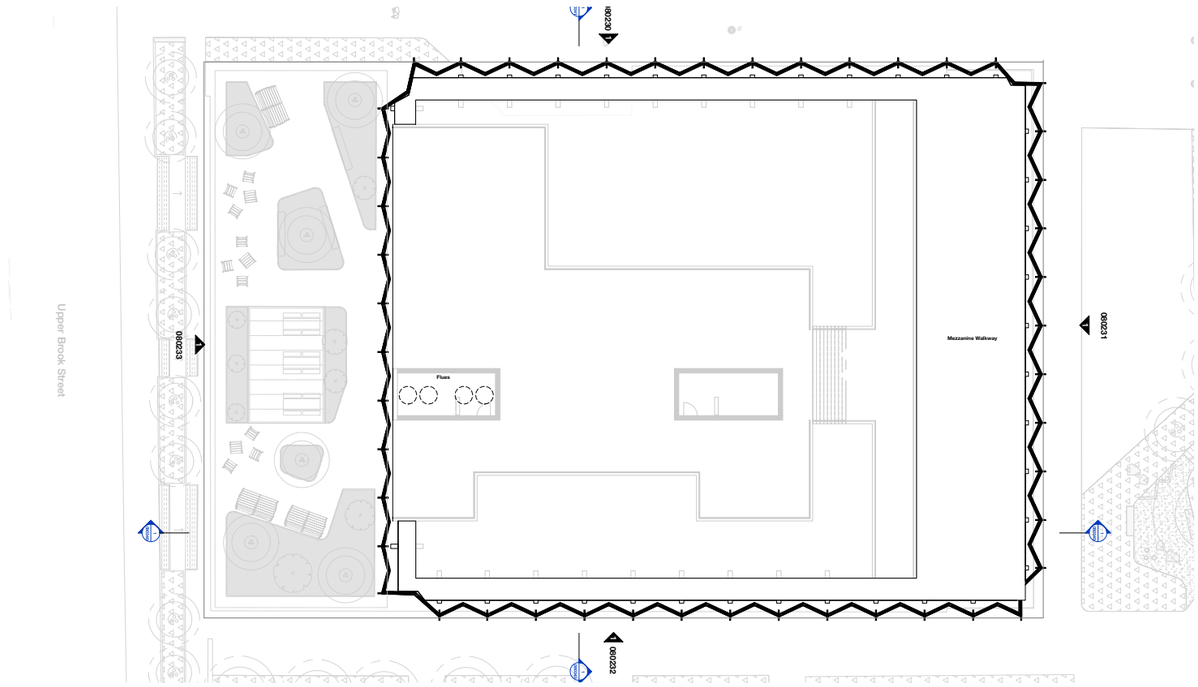


B3 Upper Level Roof

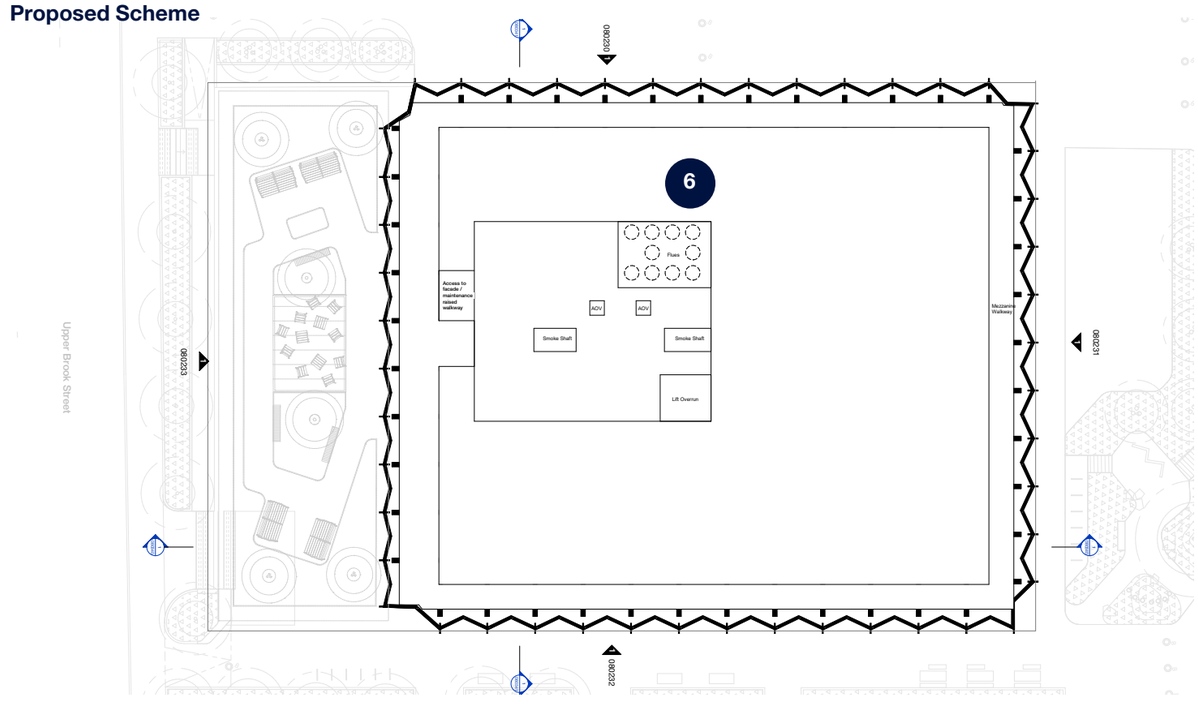
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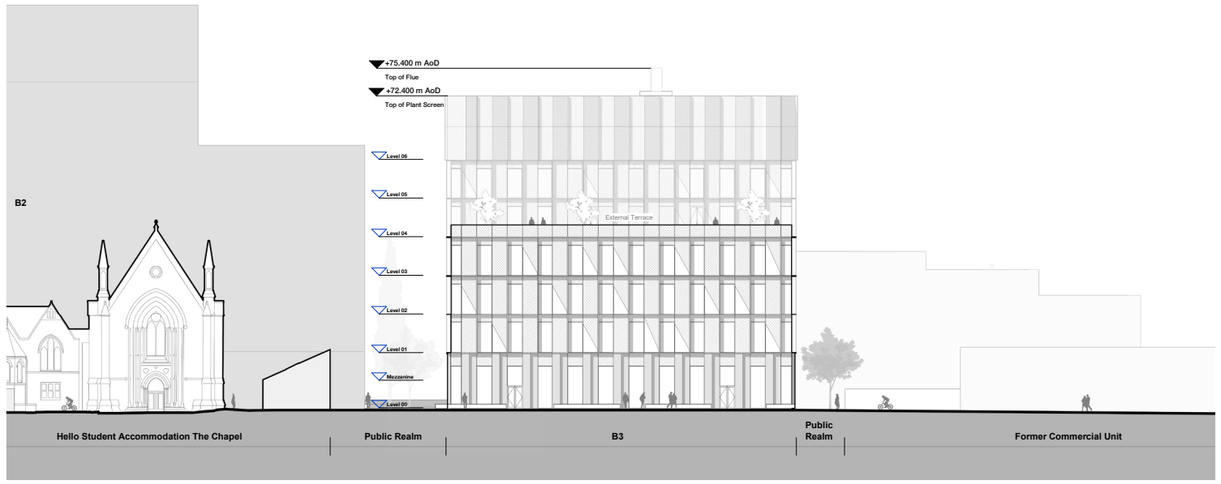


B3 West Elevation

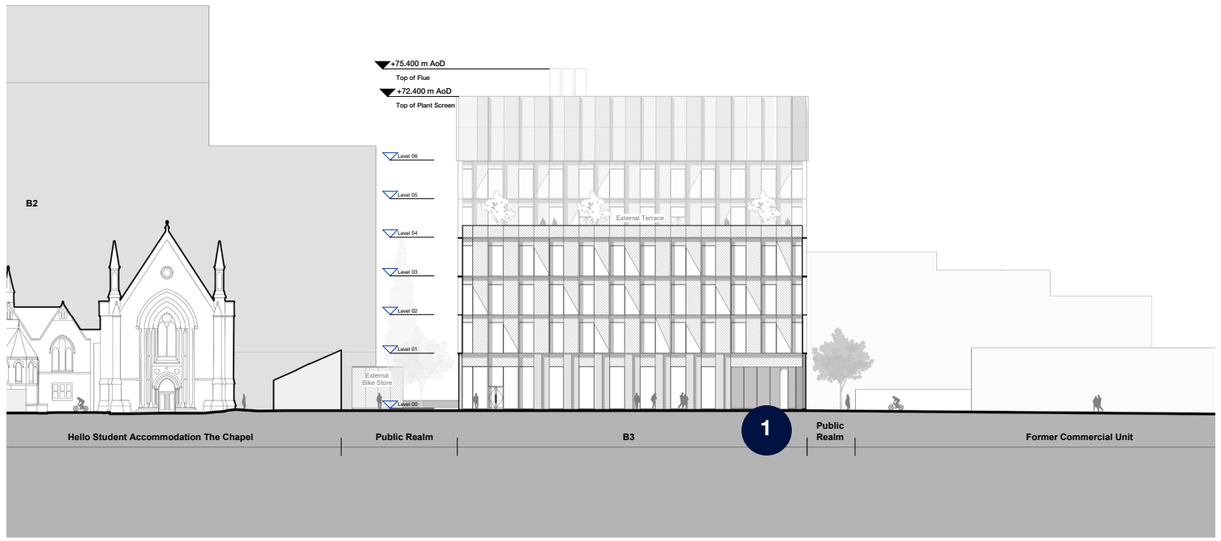
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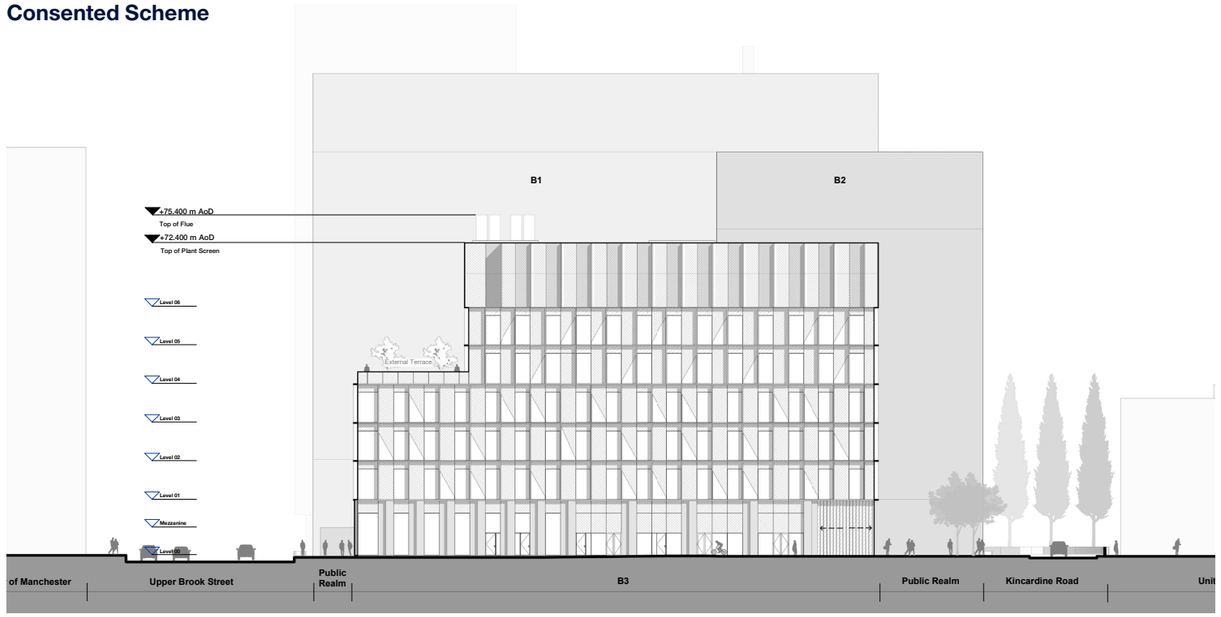


B3 South Elevation

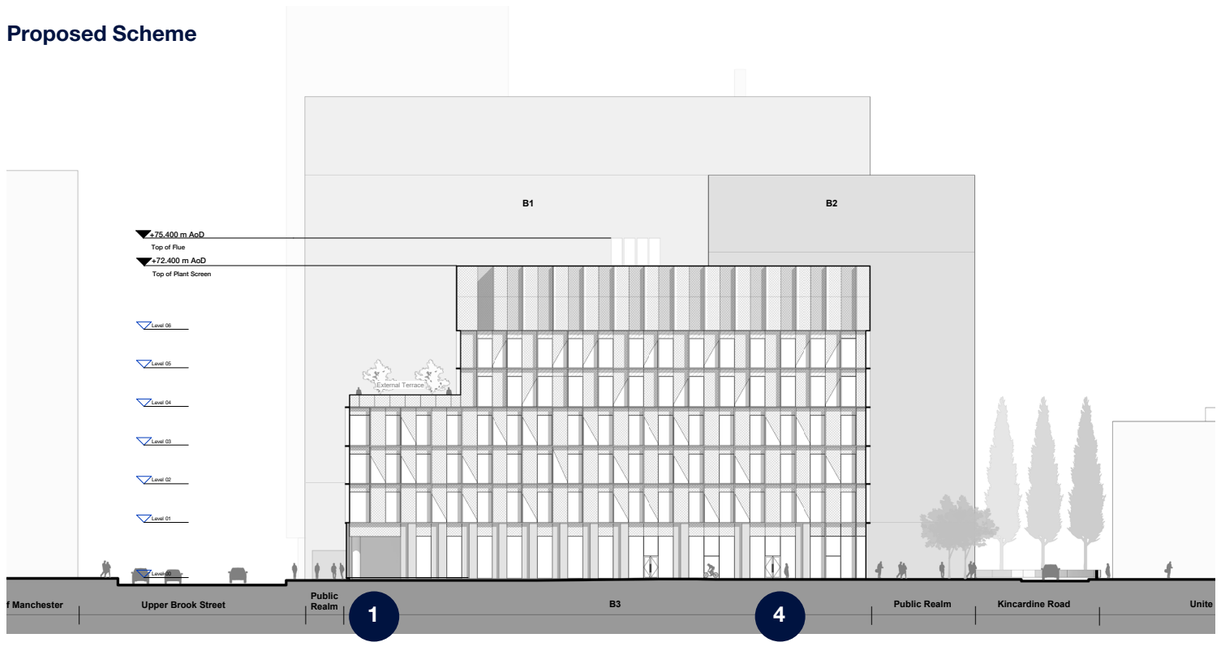
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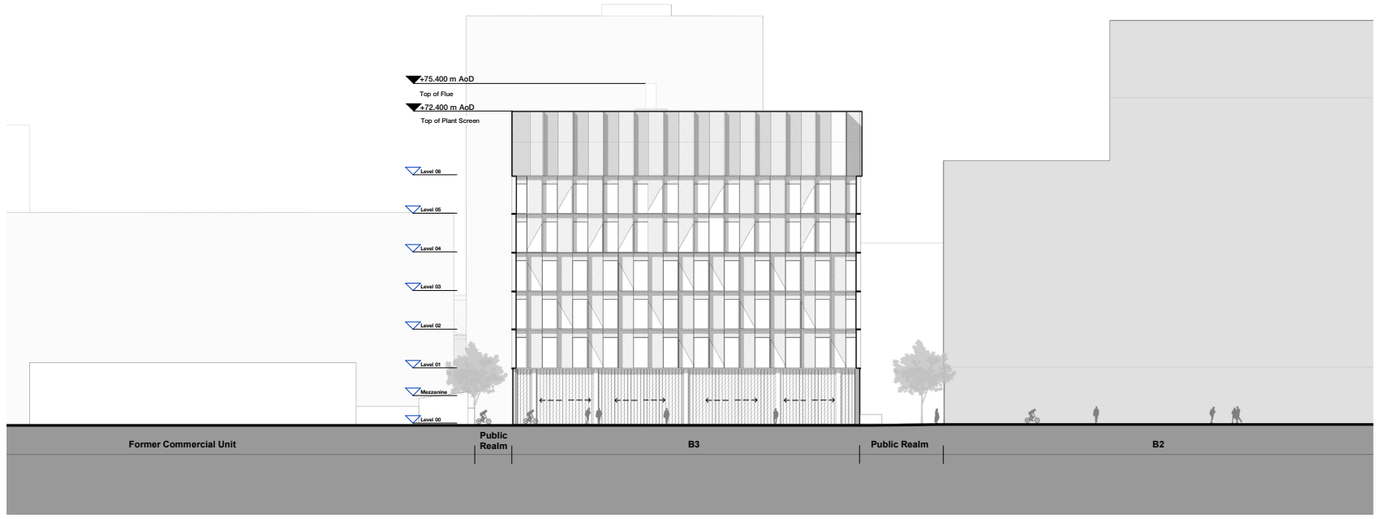


B3 East Elevation

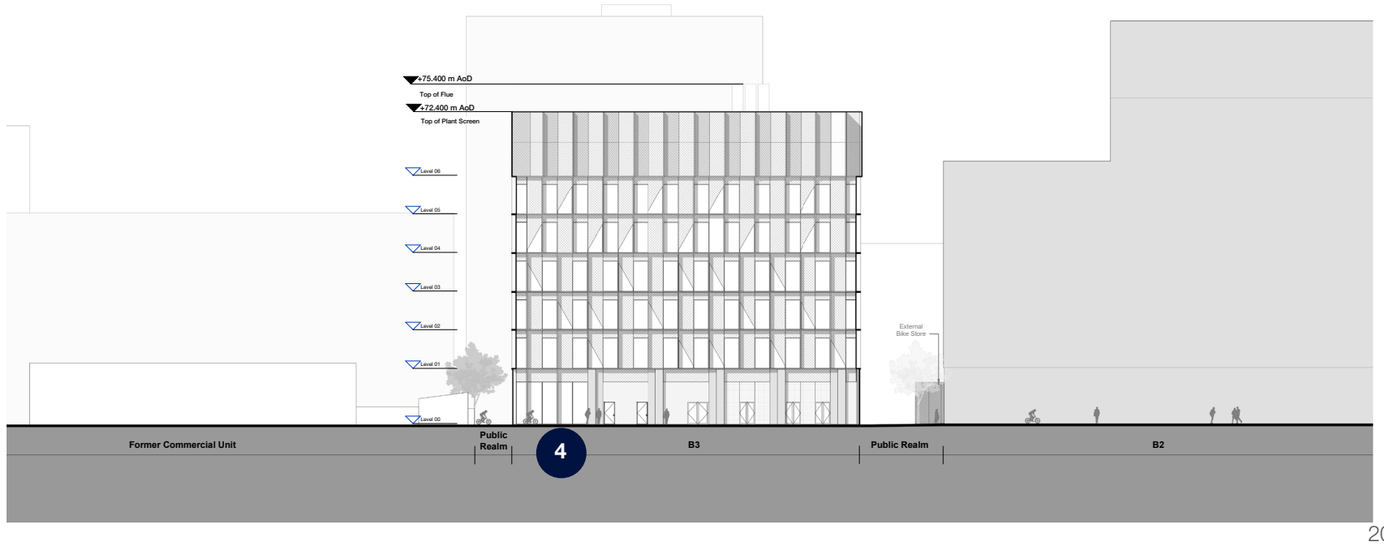
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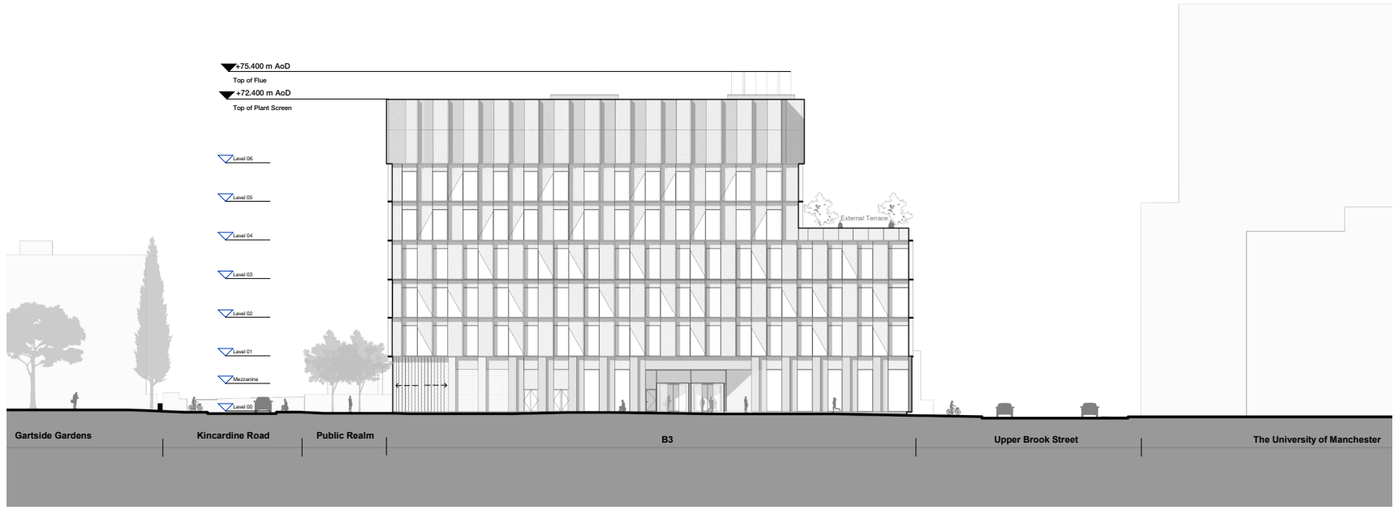


B3 North Elevation

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Proposed Scheme



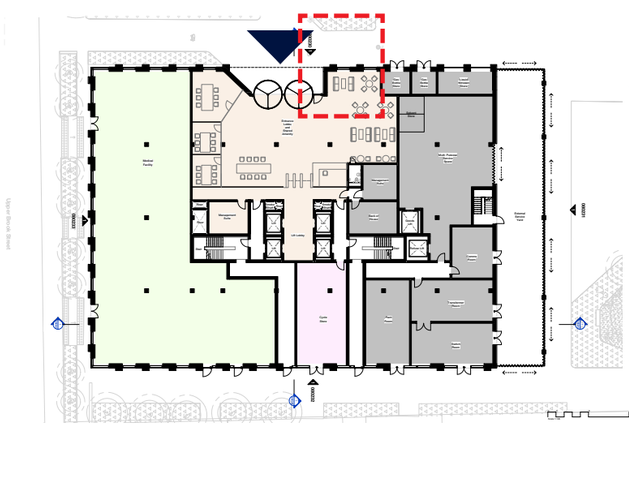
B3 Ground Floor Bay Study

Bay Study

The bay study location has moved in response to the ground floor amendments and shift in entrance location from the north elevation to the west elevation onto Upper Brook Street.

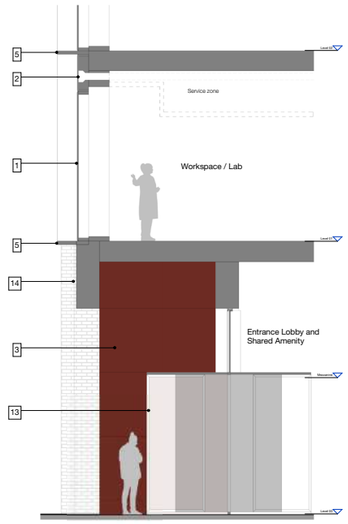
The revised ground floor bay drawing shows the retained facade rhythm and treatment adjacent to the main building entrance.

Consented Scheme



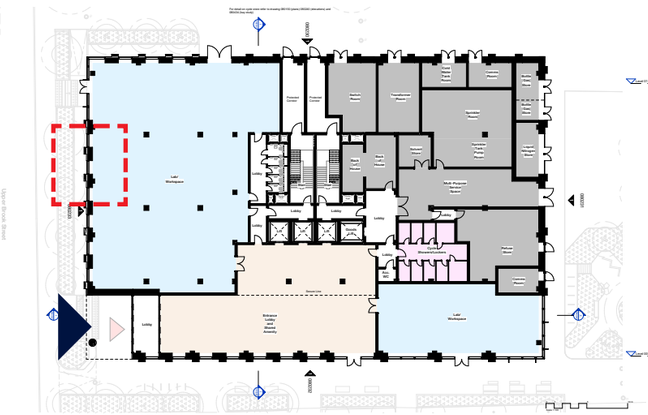


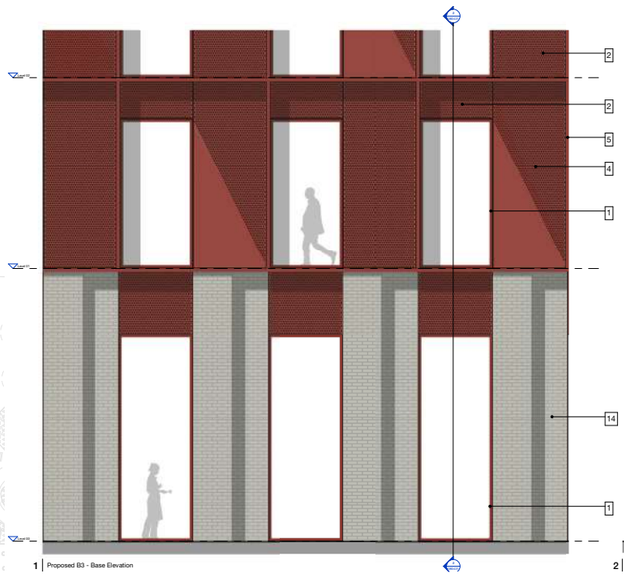
1 | Proposed B3 - Base Elevation



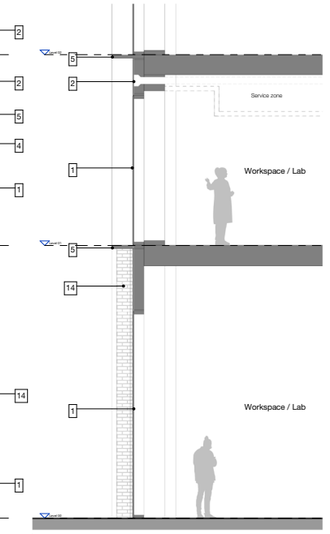
2 | Proposed B3 - Base Section

Proposed Scheme





1 | Proposed B3 - Base Elevation



2 | Proposed B3 - Base Section

B3 Cycle Store

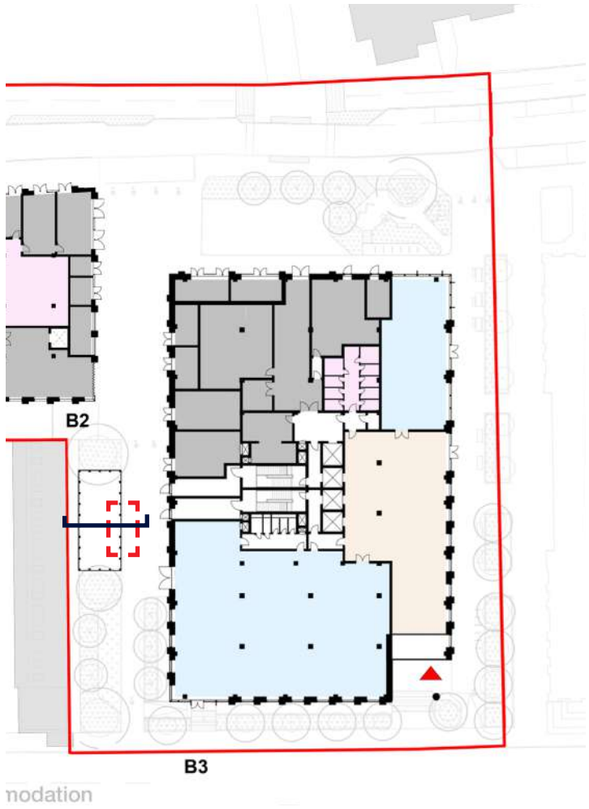
Cycle Store

Located on pedestrian and cycle route between Upper Brook Street and Kincardine Road.

Facade treatment to be red anodised perforate panels to be visually cohesive with B3 upper floors.

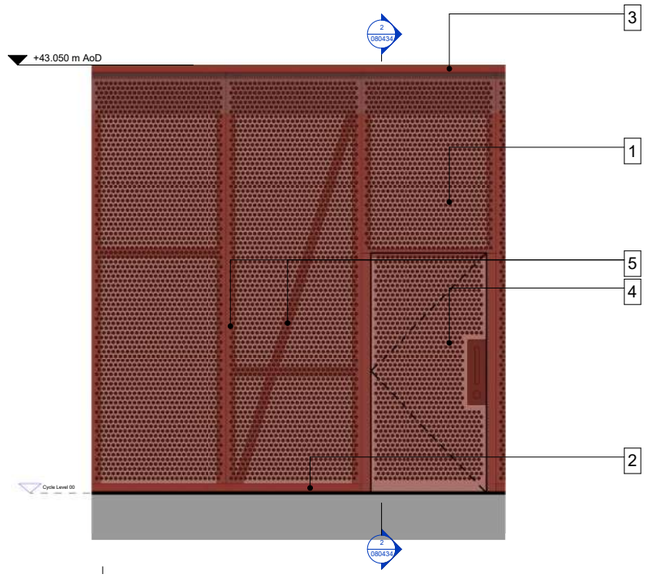
Perforate finish gives visibility into the bike storage allowing passive surveillance.

Cycle parking numbers aligned to consented scheme.

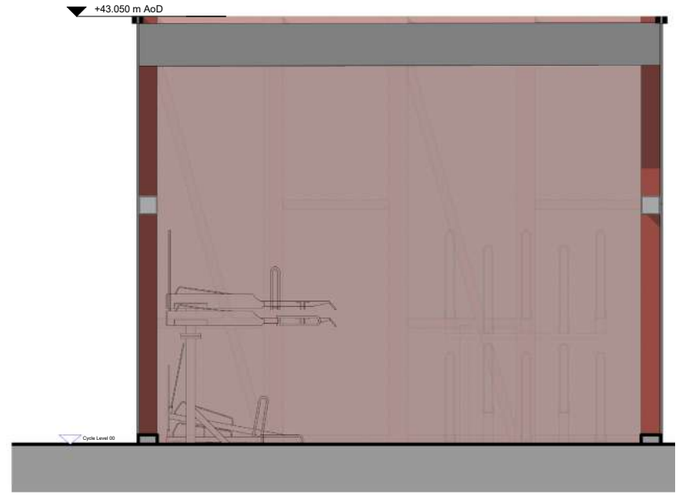


nodation

Bay Study



Section



Precedent
WAW architects Bicycle Pavilion



Precedent
Käuferle Bicycle Garage



Landscape

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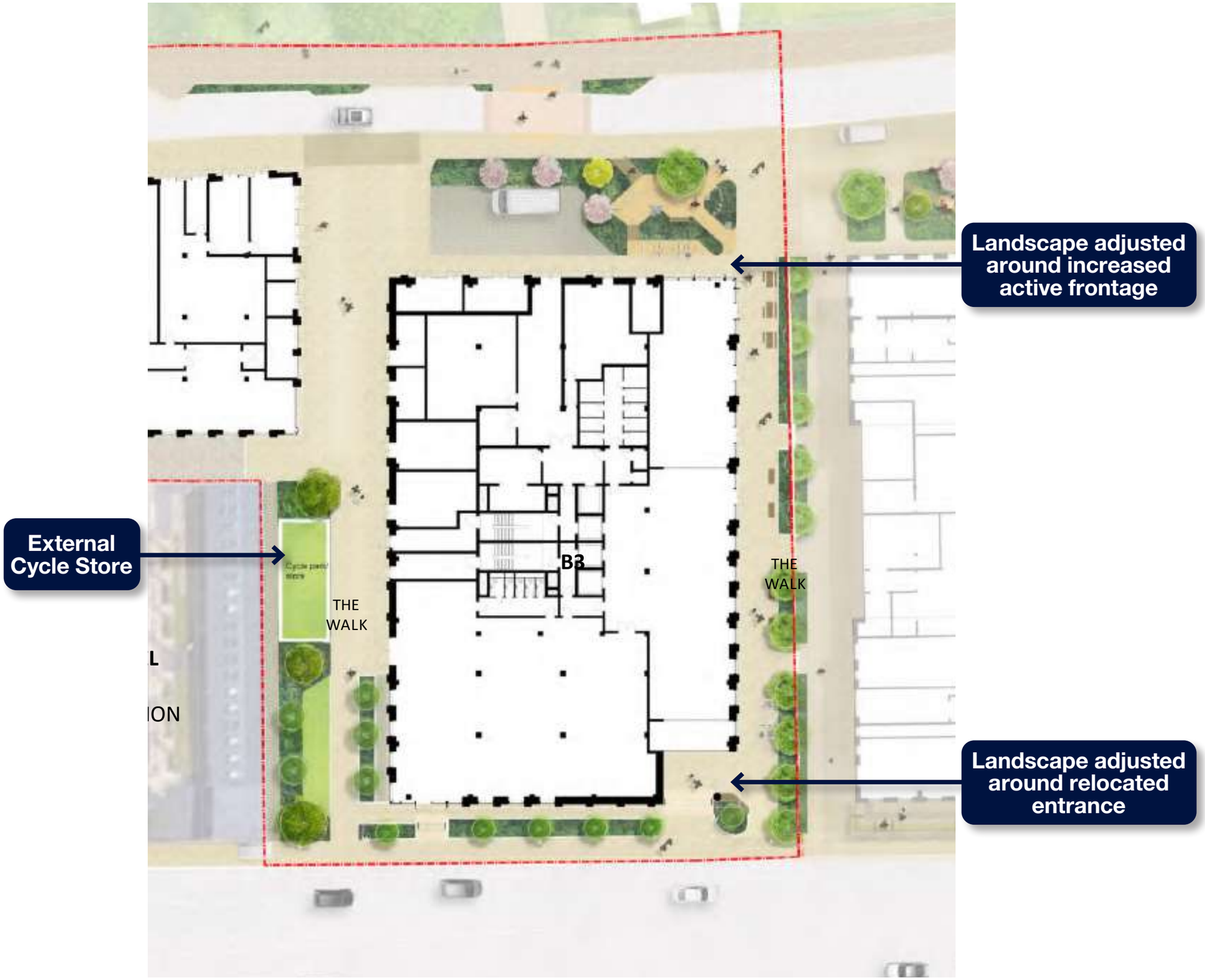
Consented Scheme



Proposed Scheme



Landscape


Landscape adjusted around increased active frontage
External Cycle Store
Landscape adjusted around relocated entrance
THE WALK
THE WALK
B3

London\
Edinburgh\
Manchester\
Los Angeles\
Dublin\

hawkinsbrown.com