

WING OVER STATION

Modification and refurbishment of Wing Over Station (WOS)

- > Demolish 1970s infill building, 100 Petty France
- > WOS will, in part, be rebuilt to form a new entrance on Petty France
- > The combined building will be more appropriately named '100 Petty France'
- > Car parking to be unallocated and managed by the concierge
- > Retention of majority of building reduces construction over railway and traffic movements during works
- > 22% of affordable is provided on site.



3 Bed maisonette lower floor
Net internal area (NIA)
62.5sqm (672sqft)

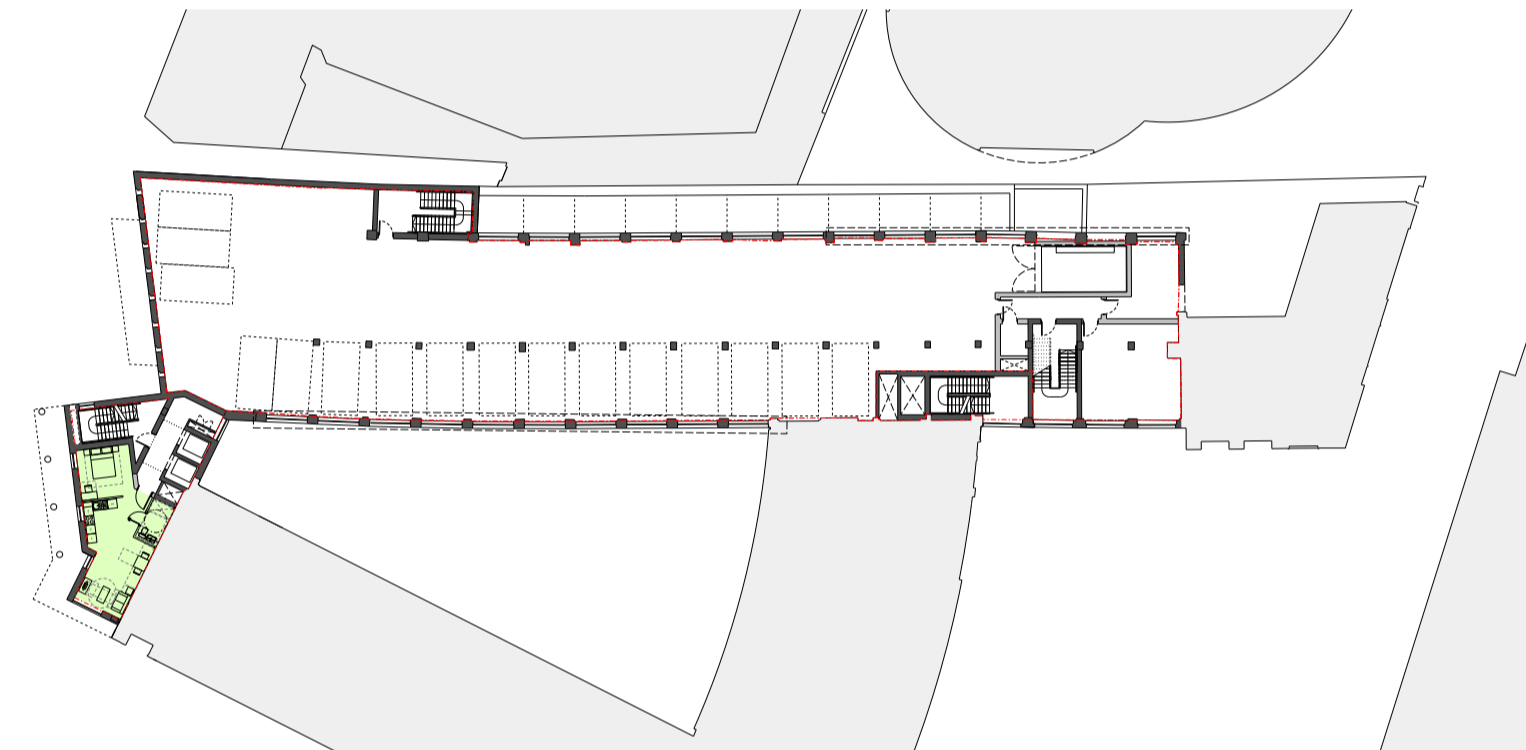
3 Bed maisonette upper floor
NIA
57.0sqm (614sqft)

Typical double aspect 3-Bed maisonette plans

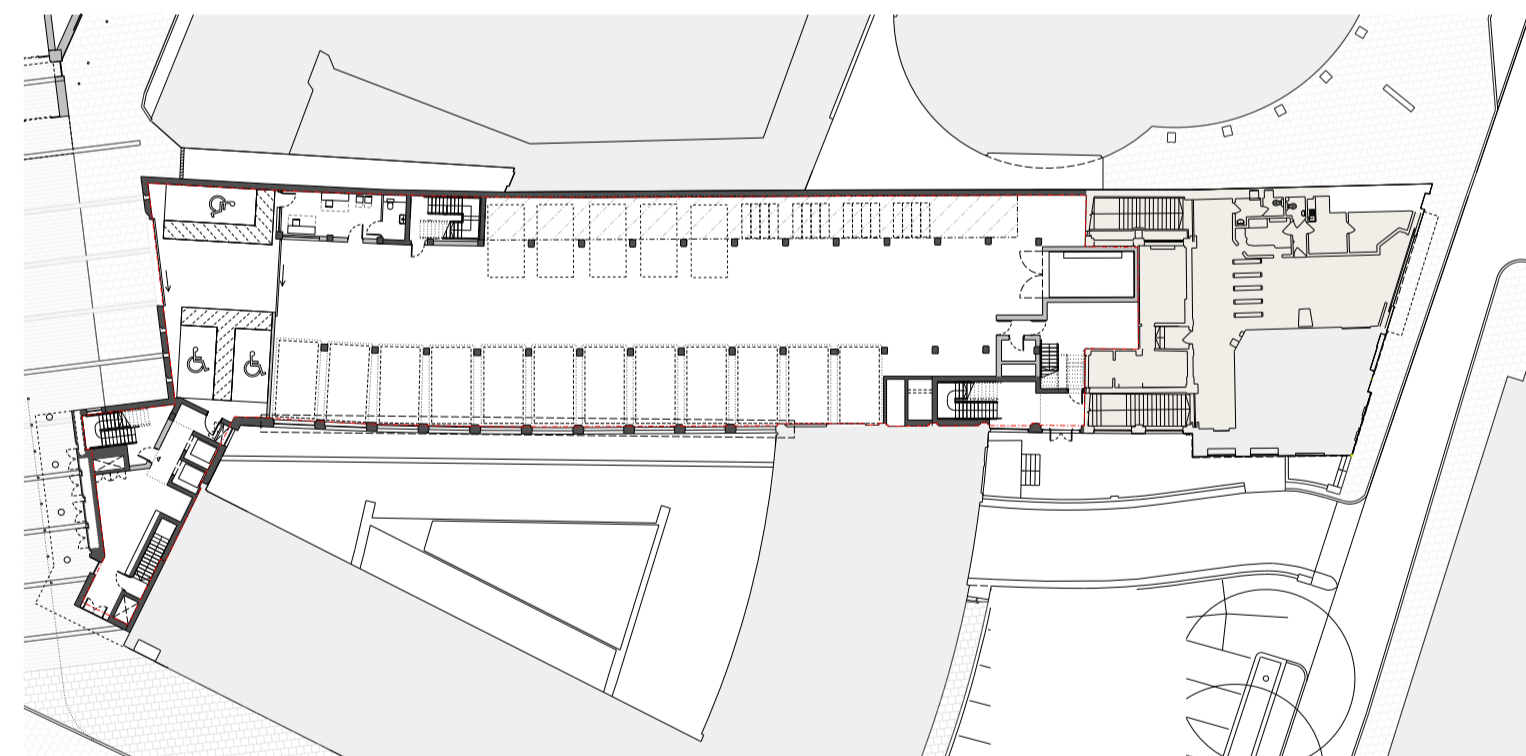
- Studio
- 1 Bed
- 2 Bed
- 3 Bed Maisonette



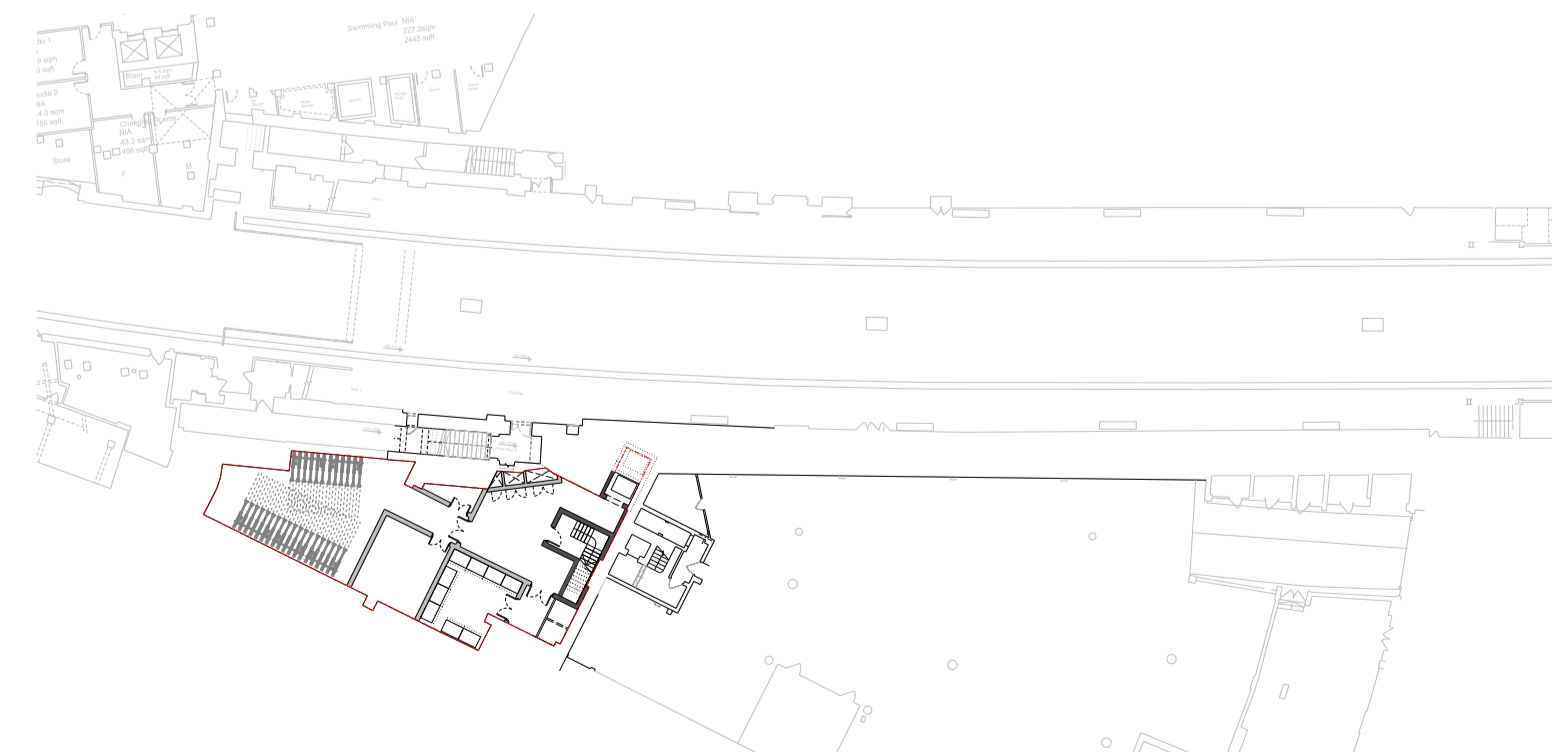
Second Floor



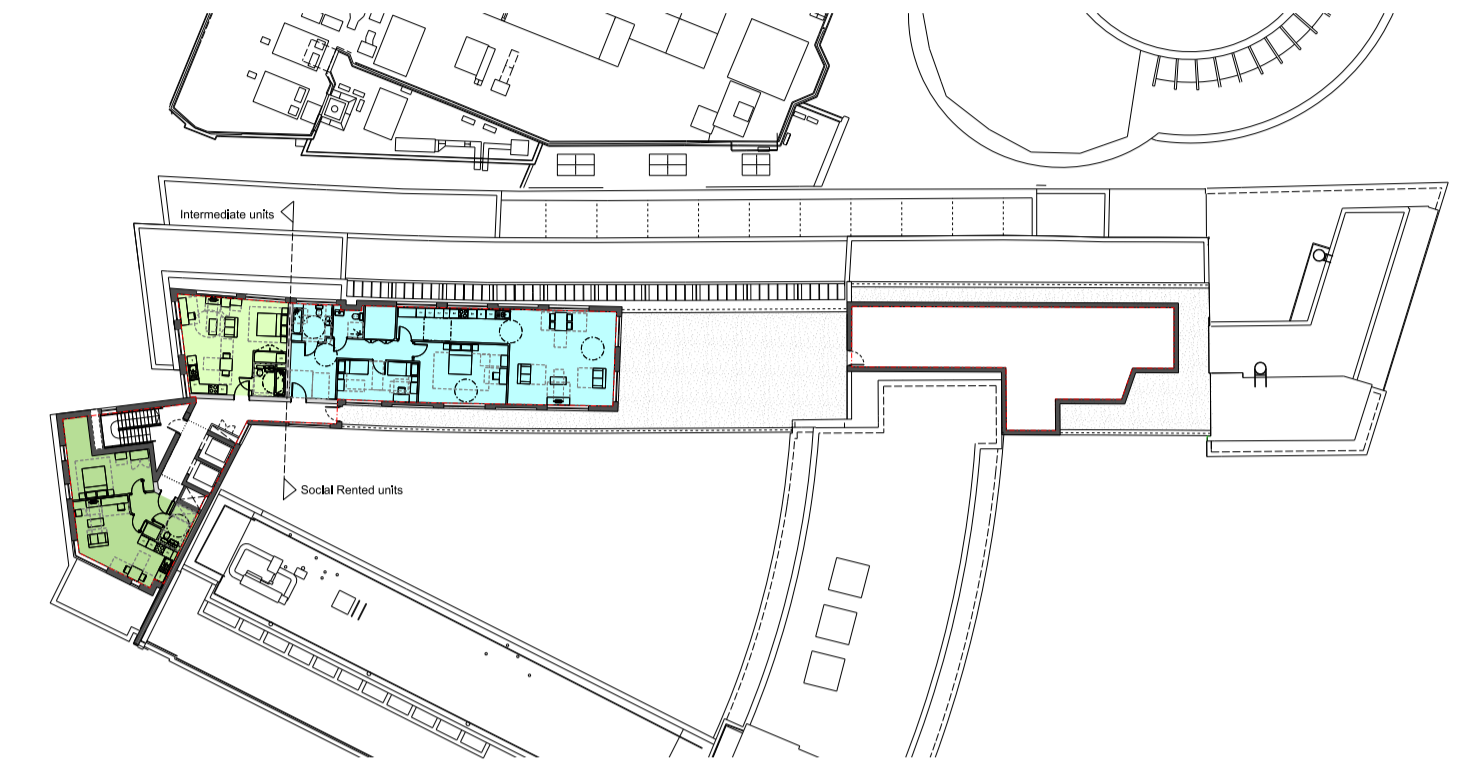
First Floor



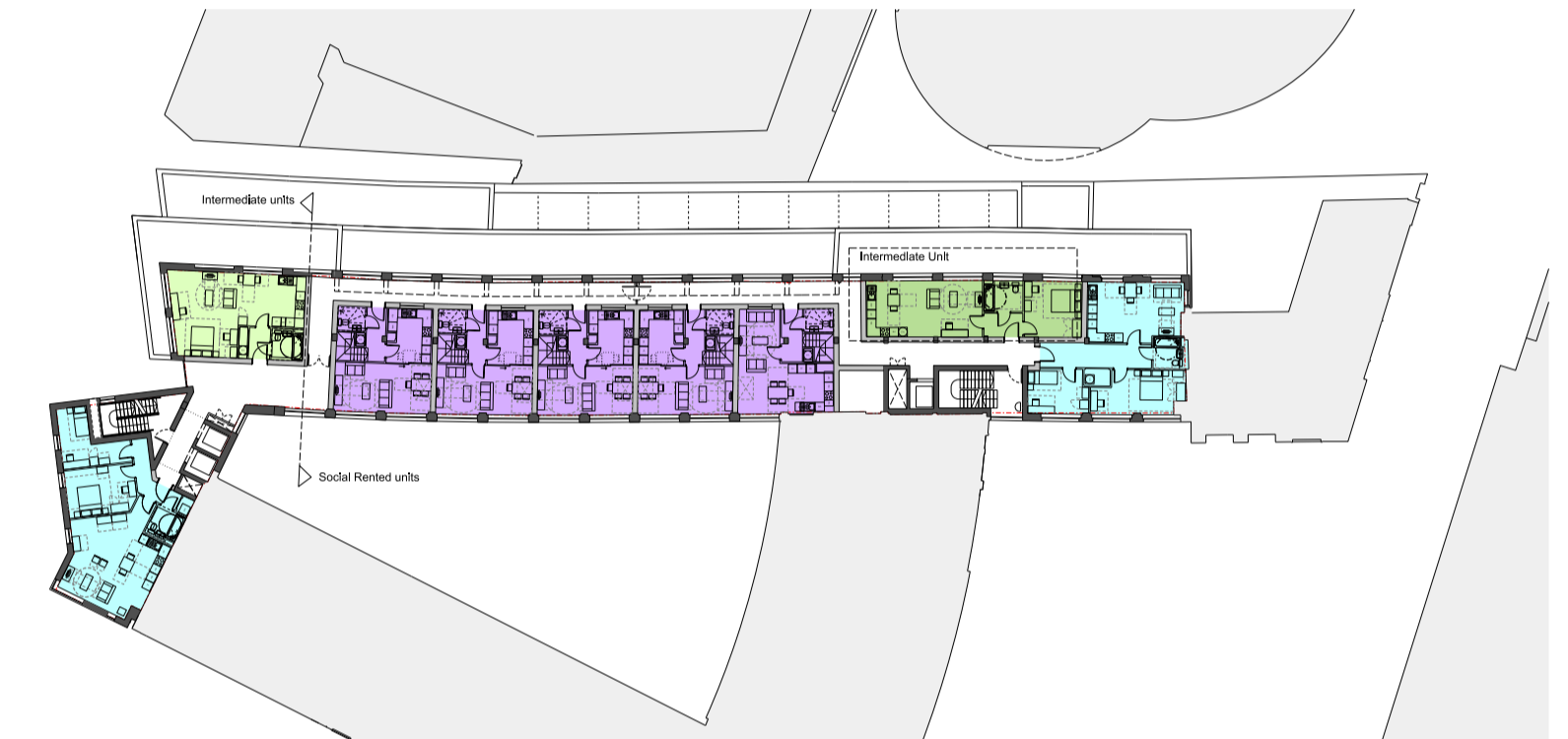
Ground Floor



Basement



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor

Broadway Complex

SUSTAINABILITY

Reduction of CO2 emissions of the overall development by more than 60% with the following measures:

- > Reduction of heat loss with thermal improvement of the building fabric
- > Use of highly efficient systems to produce heating and domestic hot water, such as Combined Heat and Power and Air Source Heat Pumps
- > Heat recovery on mechanical ventilation
- > Production of renewable energy via roof-mounted Photovoltaic panels
- >
- > Improvement of the thermal insulation of the walls
- > Reduction of heat loss through the windows by implementing double glazed secondary windows with thermally broken frame
- > Reduction of air infiltration through the windows frames



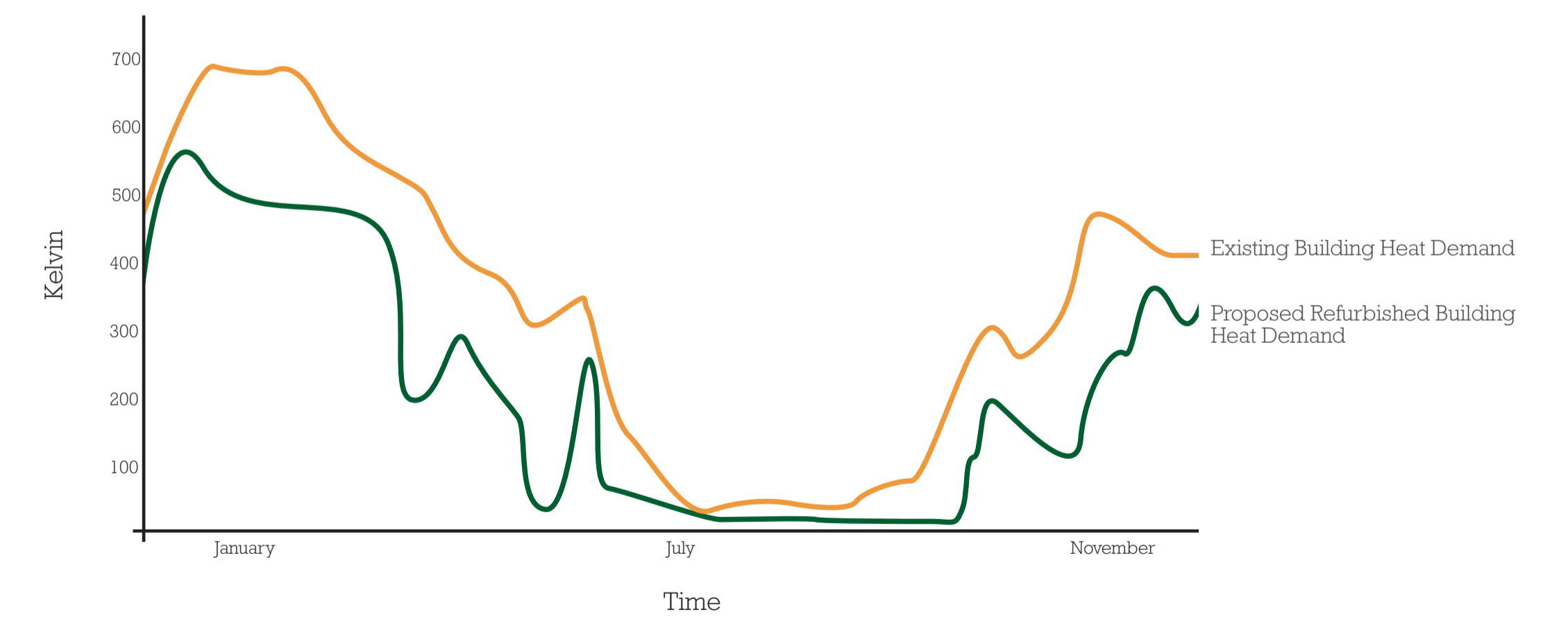
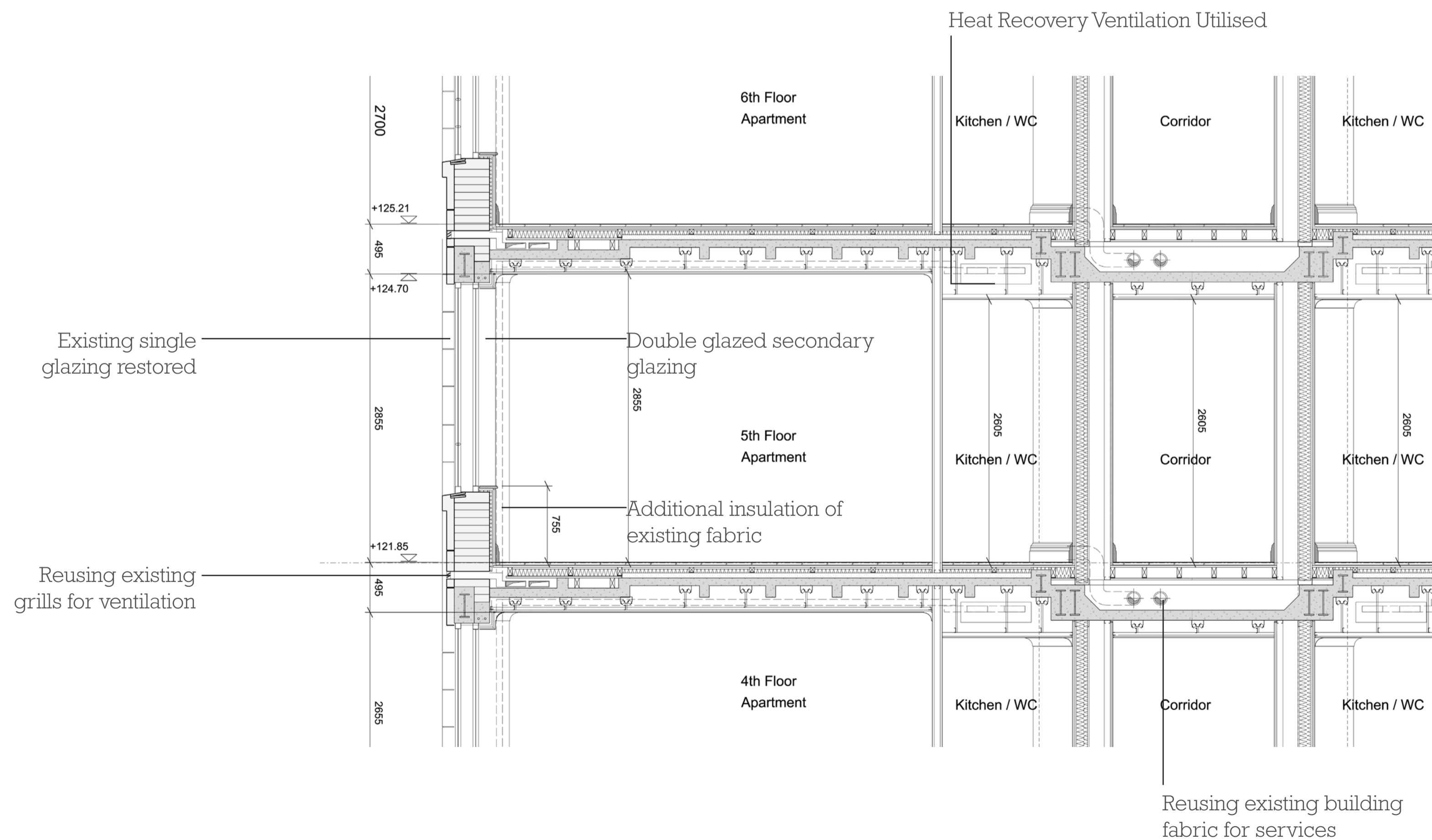
Solar Cells



Green Roof



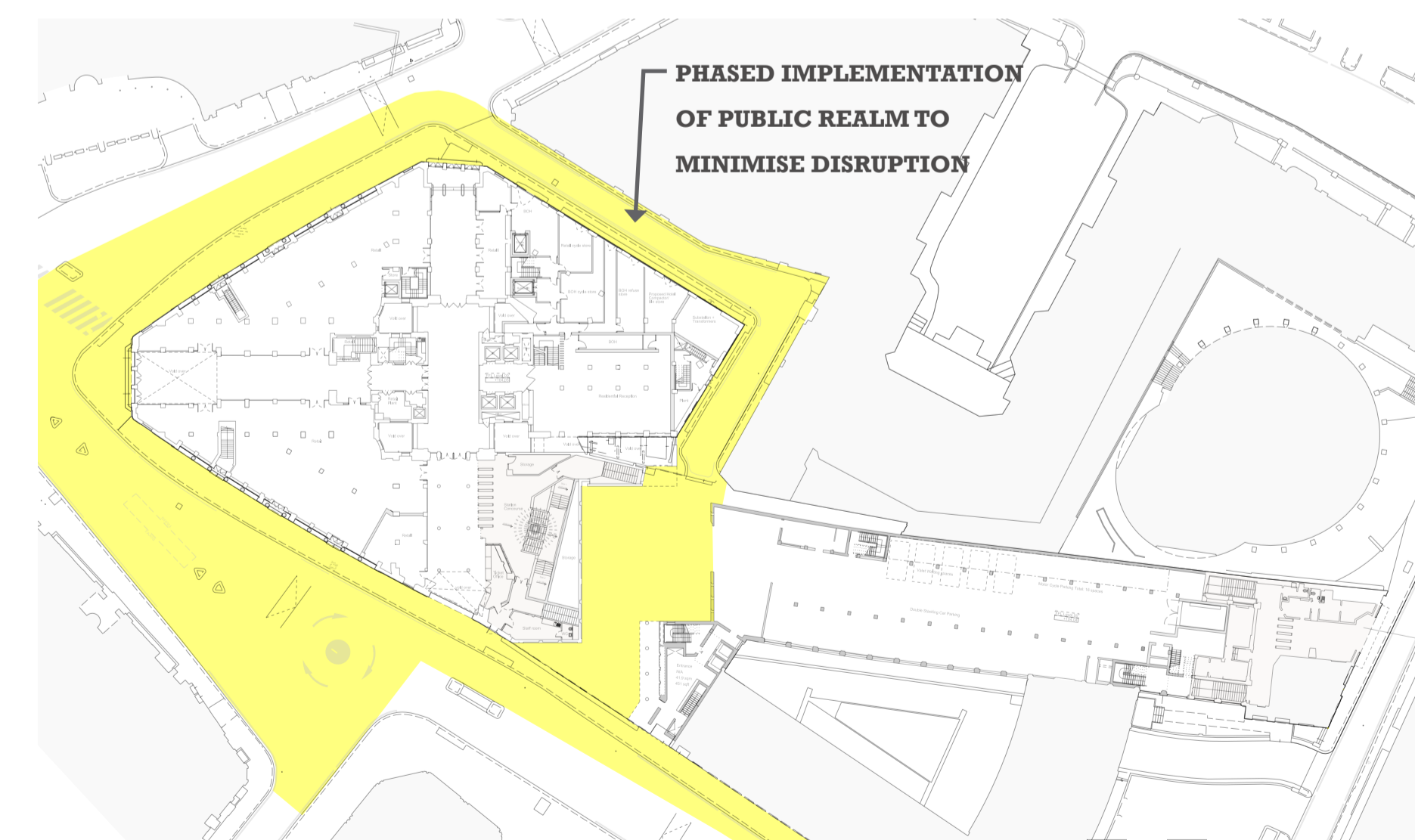
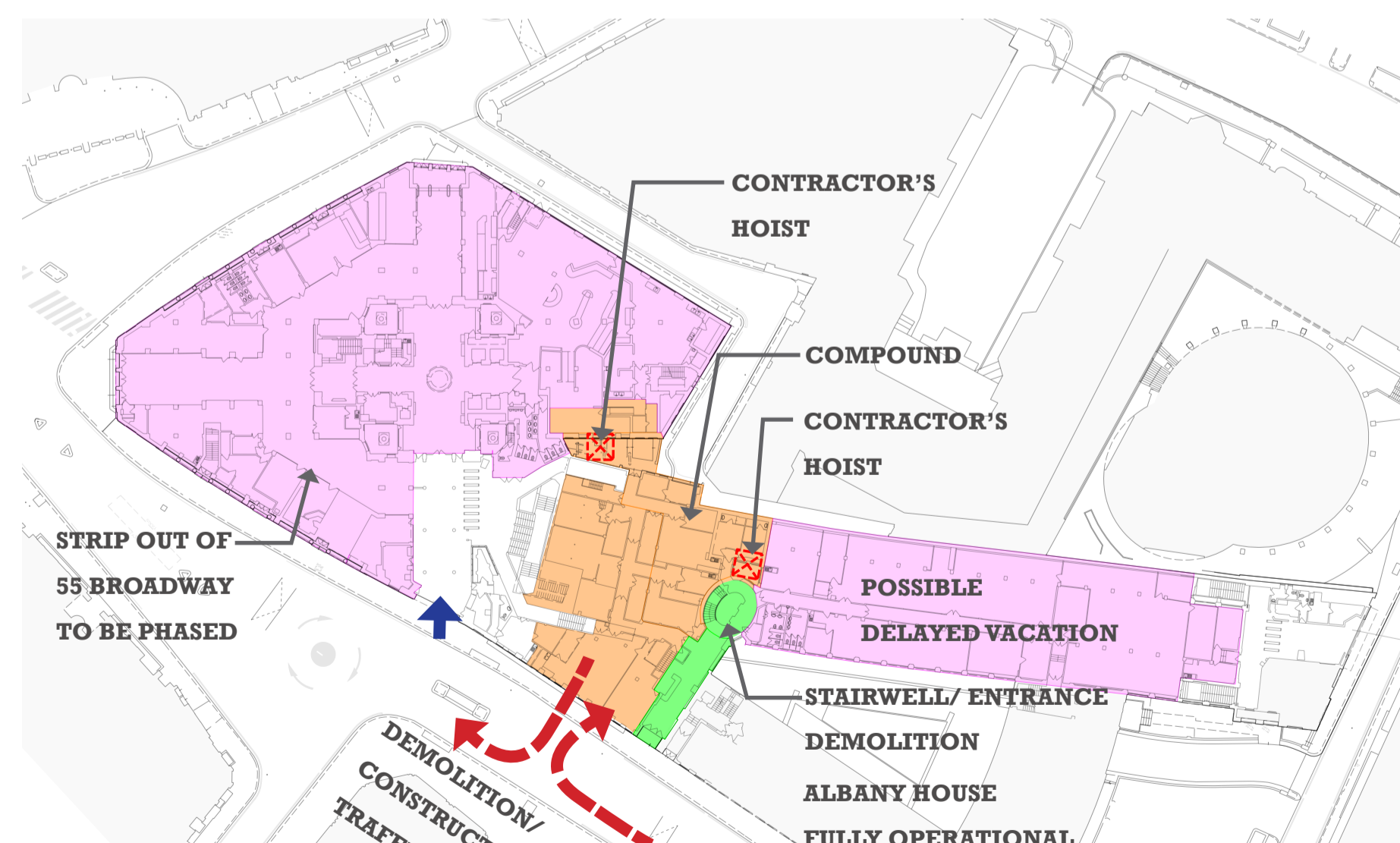
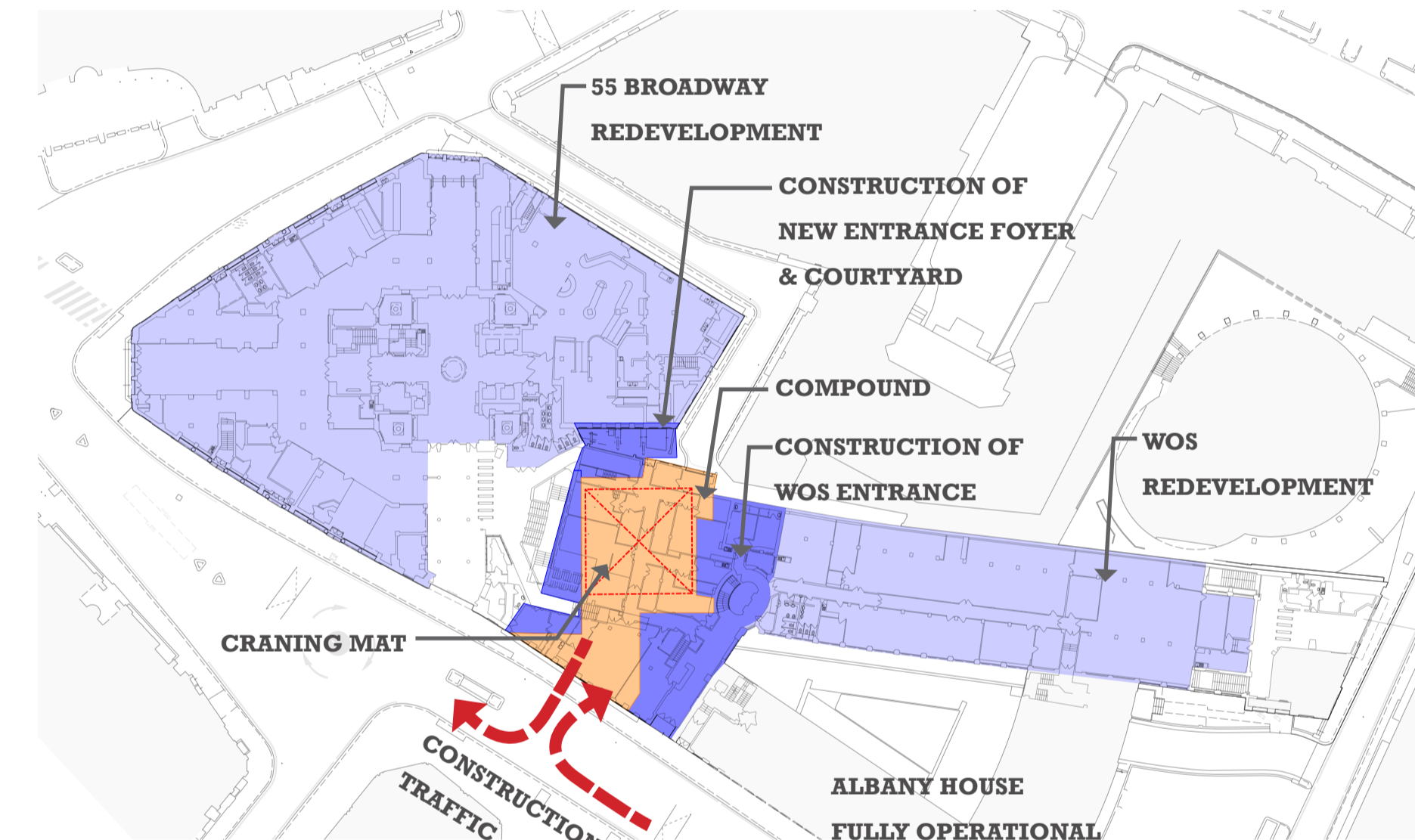
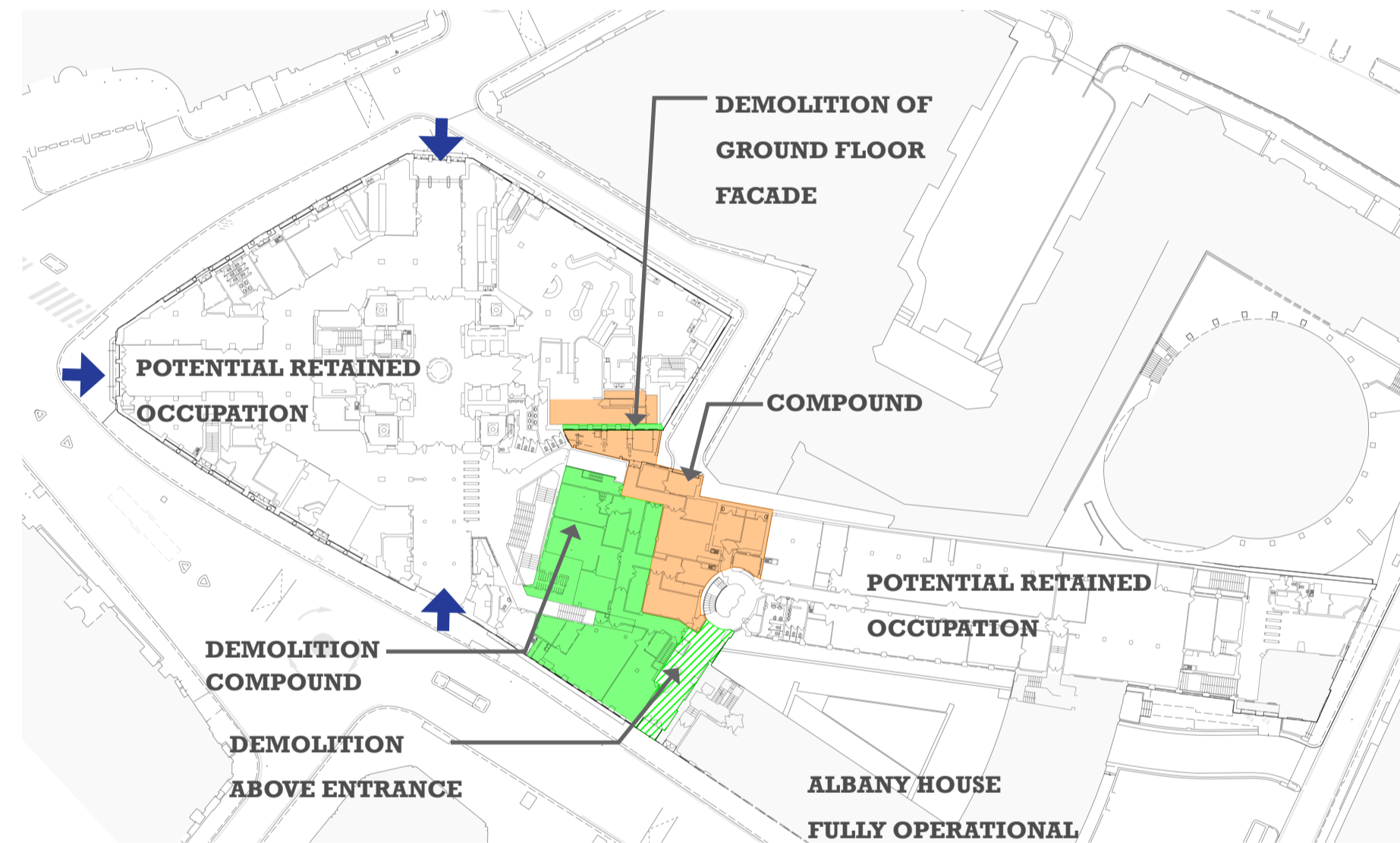
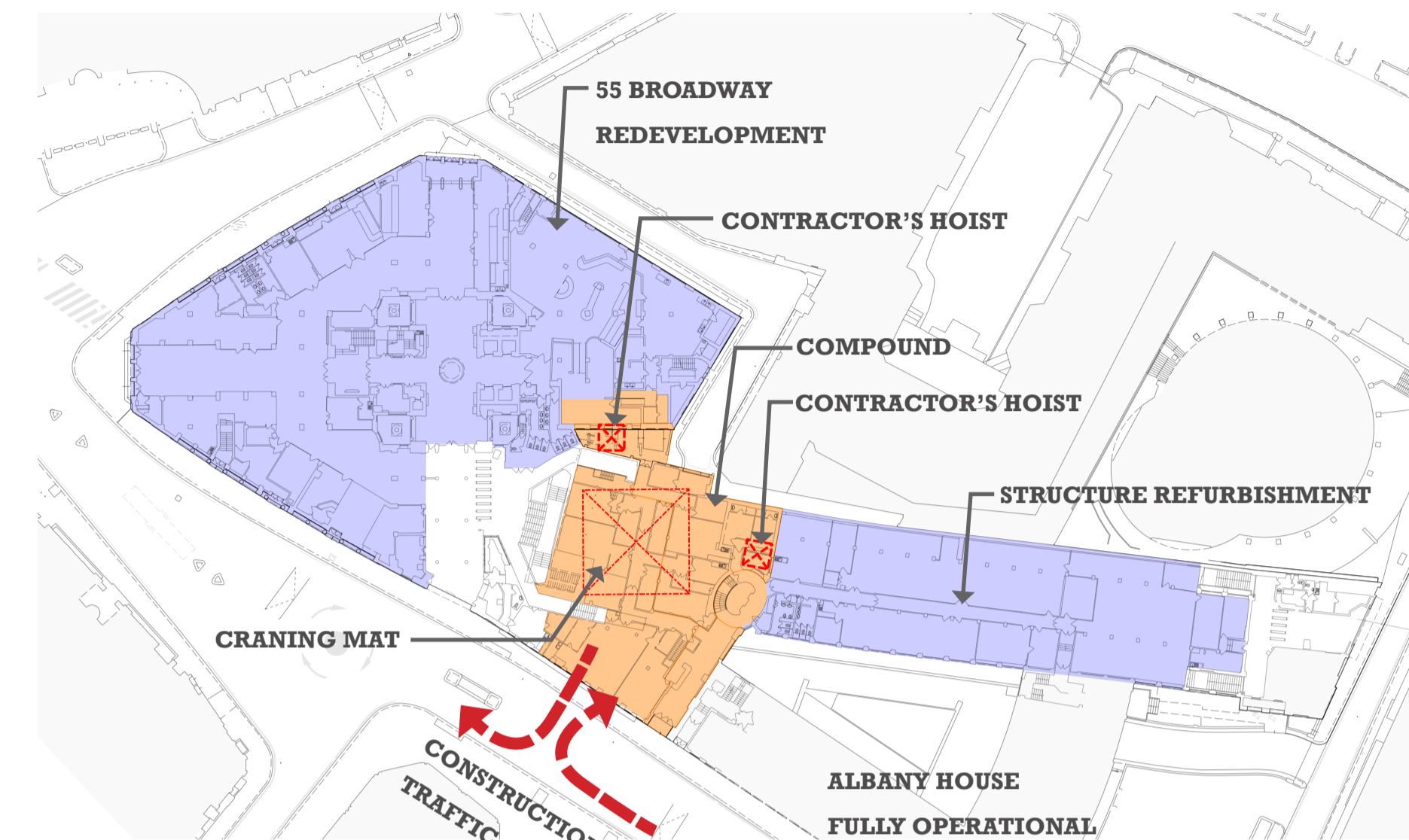
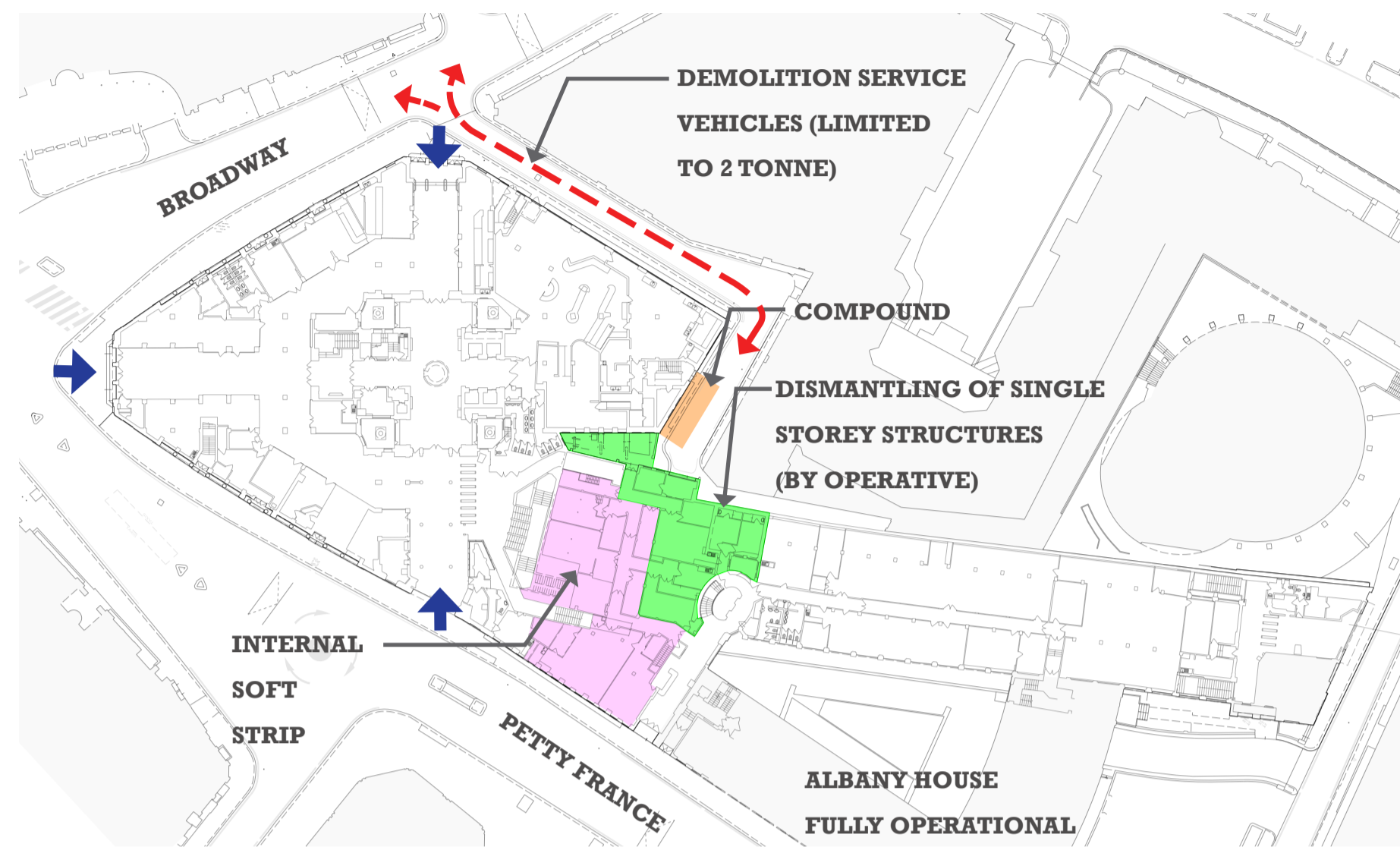
Secondary Glazing



CONSTRUCTION LOGISTICS

CONSTRUCTION PHASING KEY

- DEMOLITION
- ADDITIONAL DEMOLITION
- COMPOUND
- STRIP OUT
- REDEVELOPMENT
- CONSTRUCTION
- PUBLIC REALM
- BUILDERS HOIST
- CRANE MAT
- PEDESTRIAN ACCESS
- DEMO/ CONSTRUCTION VEHICLE ACCESS



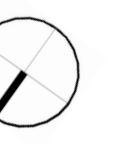
Management and communication:

Construction will commence when TfL have vacated the building

Works will continue whilst St James's Underground Station remains in operation

The works will be planned to cause as little disruption as possible

The project will conclude with the new public realm paving scheme, giving more generous back to the pedestrian



CONTACTS

Thank you for attending our public exhibition. We hope you have found this information useful.

The proposals will provide:

- > New high quality residential accommodation including 22% affordable housing on site
- > A new public square and other improvements to the public realm
- > Better access to the underground station
- > High quality and larger retail space including active street frontages.

Next steps

TfL plan to submit a planning and listed building application to Westminster City Council for the refurbishment and partial redevelopment of the site in Autumn 2014.

To ensure that we understand the views of the local community, we would be grateful if you could fill in a questionnaire to let us know your thoughts which can be left with staff or sent to us later using the FREEPOST address.

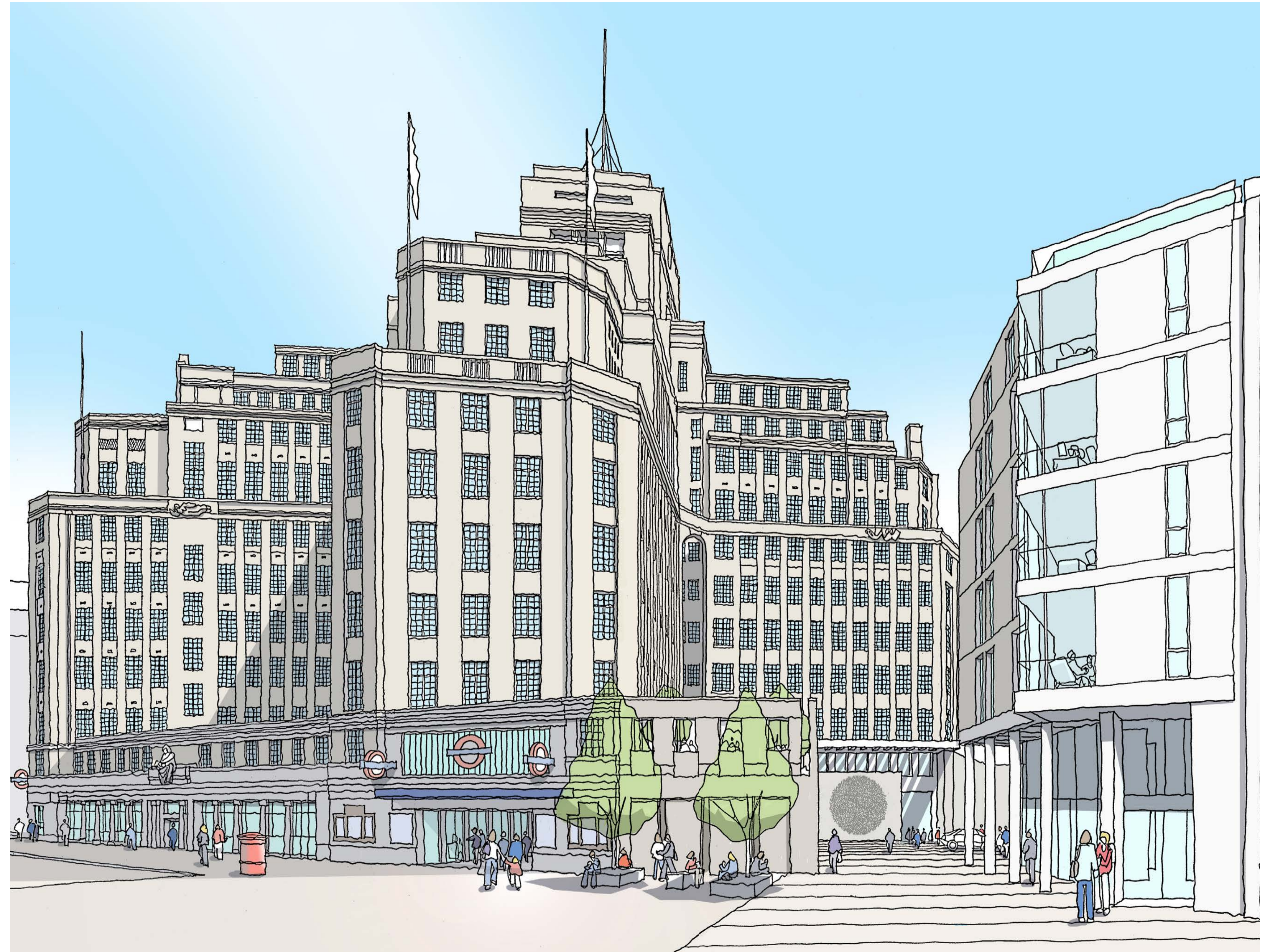
If you have any questions or would like further information, please contact Peter Elliott:

PeterElliott@tfl.gov.uk

Westminster City Council will consult residents, businesses and the local community.

We expect a decision from Westminster by Spring 2015.

Following this we will look at appointing a development partner to assist us in progressing the details of the scheme and construction.



The Team



Client



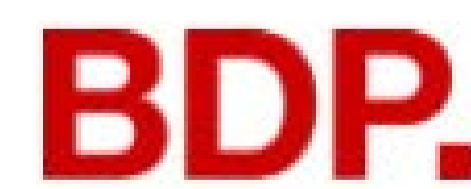
Architects



Planning Consultants



Conservation Consultants



Public Realm Consultants



Multidisciplinary Engineers



Townscape Consultants



Rights of Light



PR Consultants

Broadway Complex