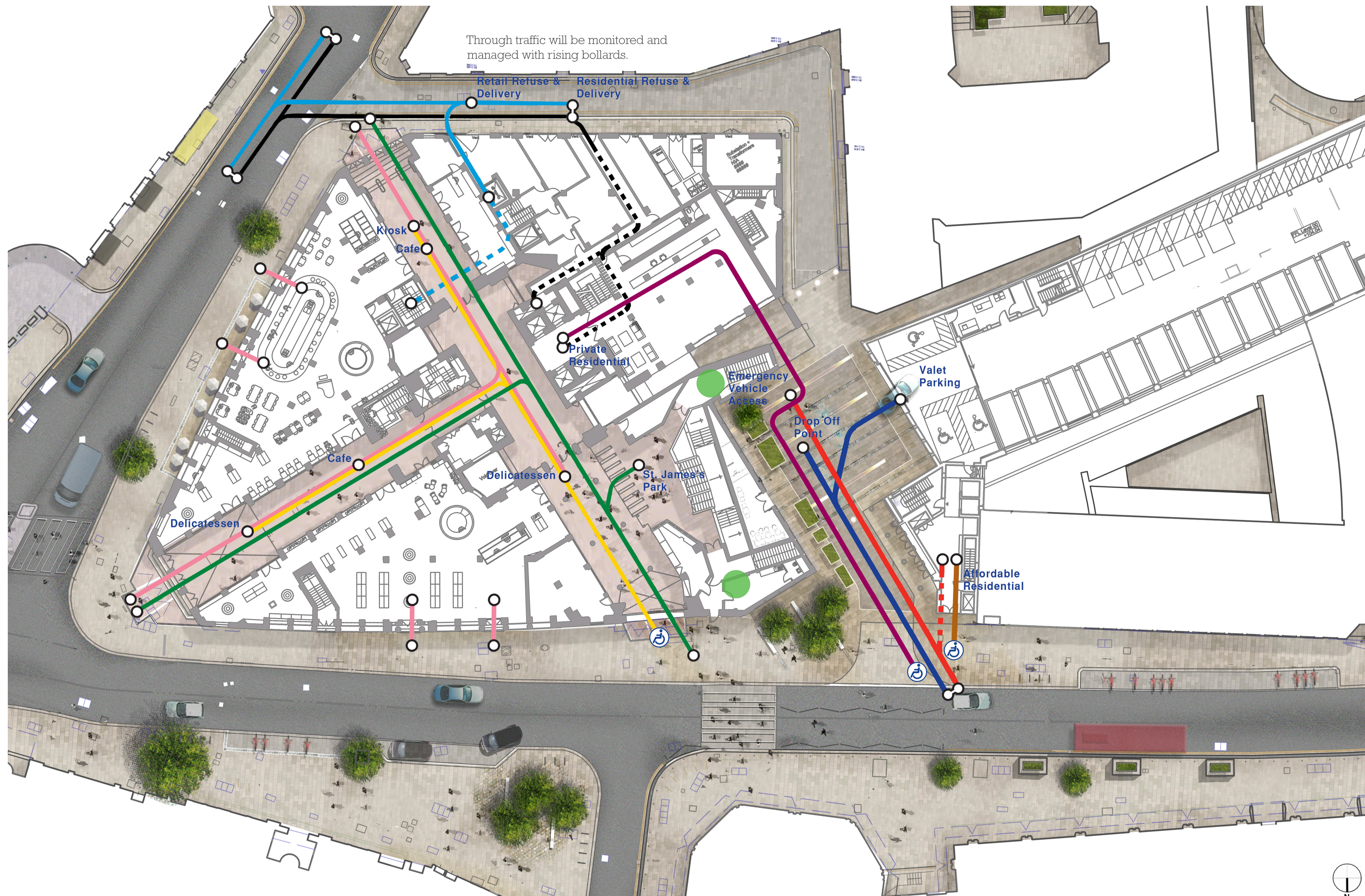


# ACCESS AND CIRCULATION

- Tube Access
- Level Access
- Retail Access
- Private Residential
- Affordable Residential
- Private Vehicle / Cycles
- Retail Refuse & Delivery
- Residential Refuse & Delivery
- Emergency Vehicle
- Step Free Access (SFA) to platform under investigation

Proposals:

- > Reinstatement of the direct circulation routes
- > Single retail operator will require less servicing vehicles
- > More space given over to larger, more open retail area
- > Main servicing off St Ermin's Hill
- > Private residential parking at ground and first floors of WOS
- > Accessible spaces for affordable off new courtyard entrance.



# RETAIL CONCEPT

## Historic Plan

- > Charles Holden, 55 Broadway's architect, created a short cut from Victoria Street into the station ticket hall
- > The route from the east was a secondary entrance providing easy access to the main stair or leading through to the junction of the axes of the cruciform into the lift lobby
- > The retail units were very modest in scale
- > The ground floor has undergone a series of transformations to suit changing priorities.

## Proposals

- > Original ground floor configuration restored
- > Ground floor retail offering open to street
- > Back of house areas located in basement
- > Pavement depth increased for external seating.



Original Holden plan illustrating the minimal retail and circulation route



Current circulation with retail coloured yellow.  
Central core closed to public access (1980s plan)



Reestablishing the axial circulation with retail coloured yellow

- Retail
- Public circulation



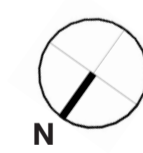
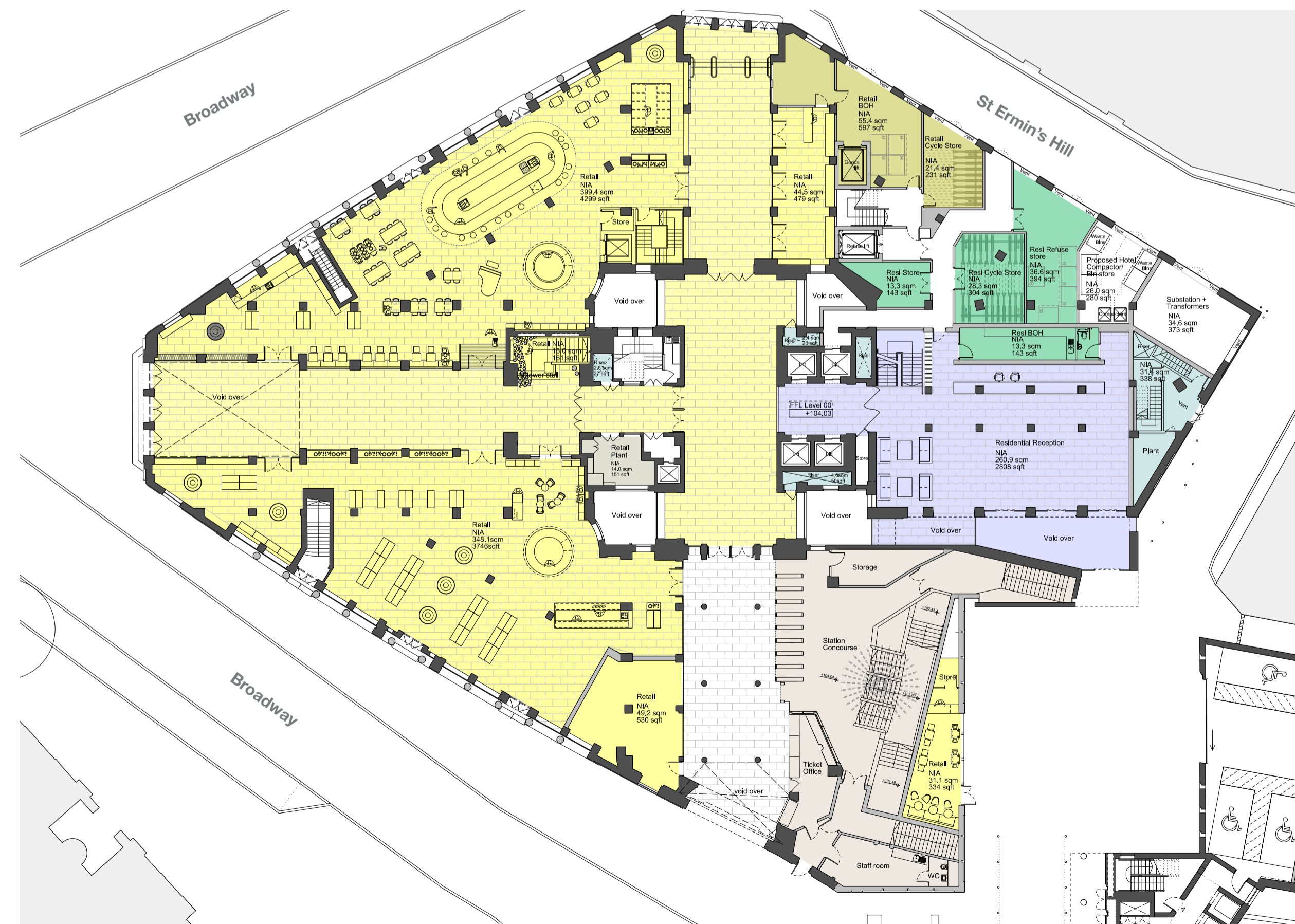
Holden visual - animated ground floor



South corridor leading into central hall, 1963



Shops facing booking hall, 1963



- Retail
- Retail Back of House (BOH)
- Residential BOH
- Residential Reception
- Retail Plant
- Residential Plant
- LUL(London Underground Ltd)

Proposed ground floor plan



Examples of varied offers by single operators