

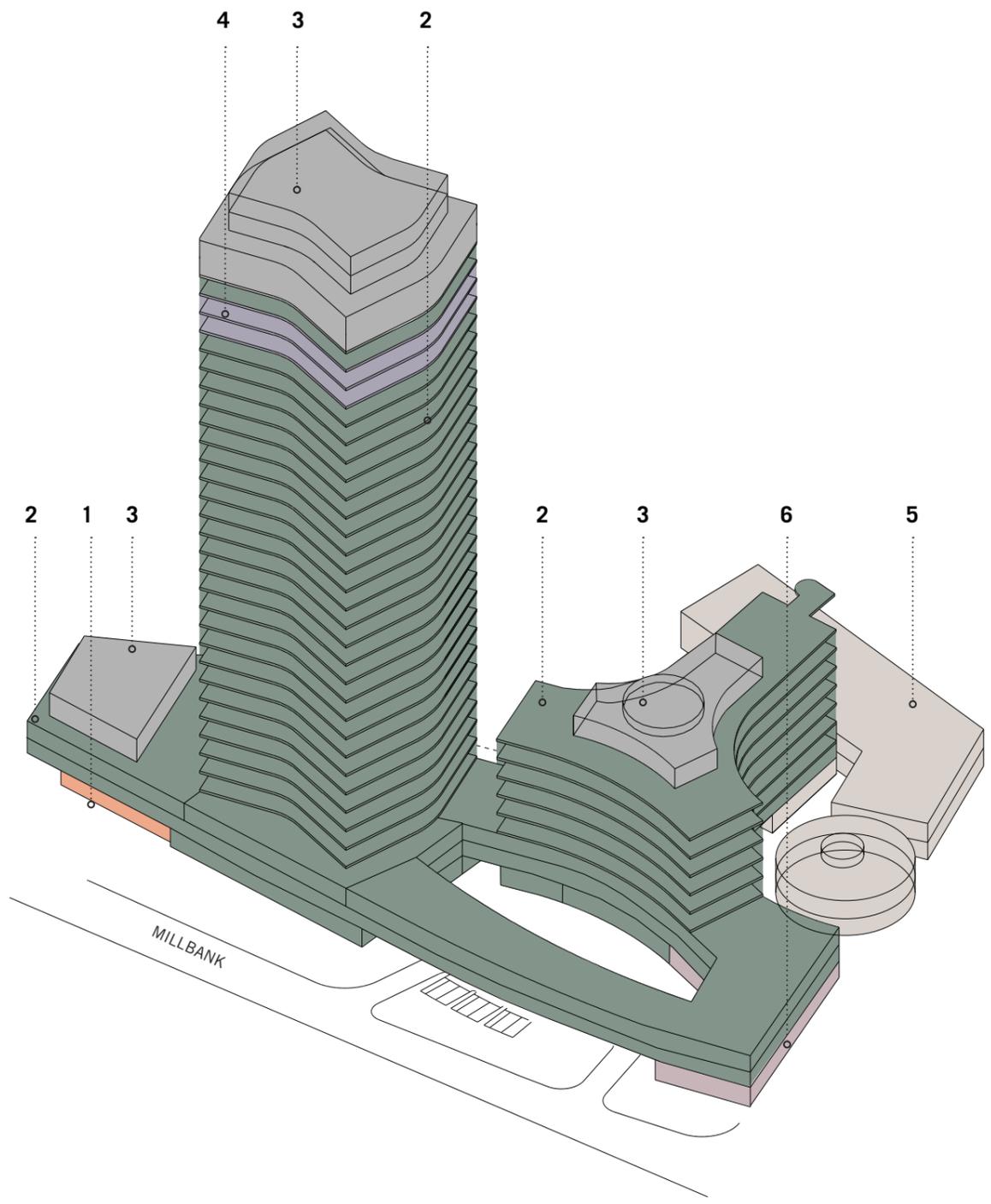
# Millbank Complex

Minor Amendments to the Existing Planning and Listed Building Consents  
Basio Holdings Ltd



PUBLIC EXHIBITION  
18th & 20th July 2018

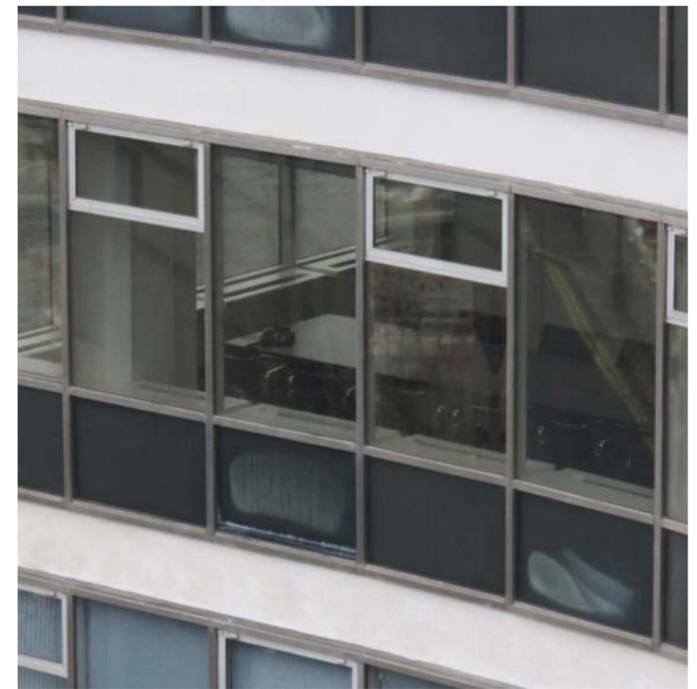
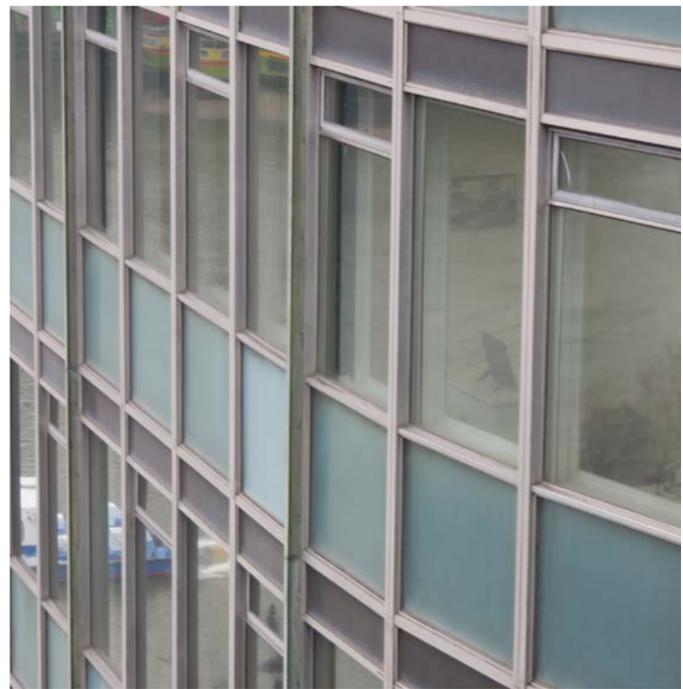
JOHN MCASLAN + PARTNERS



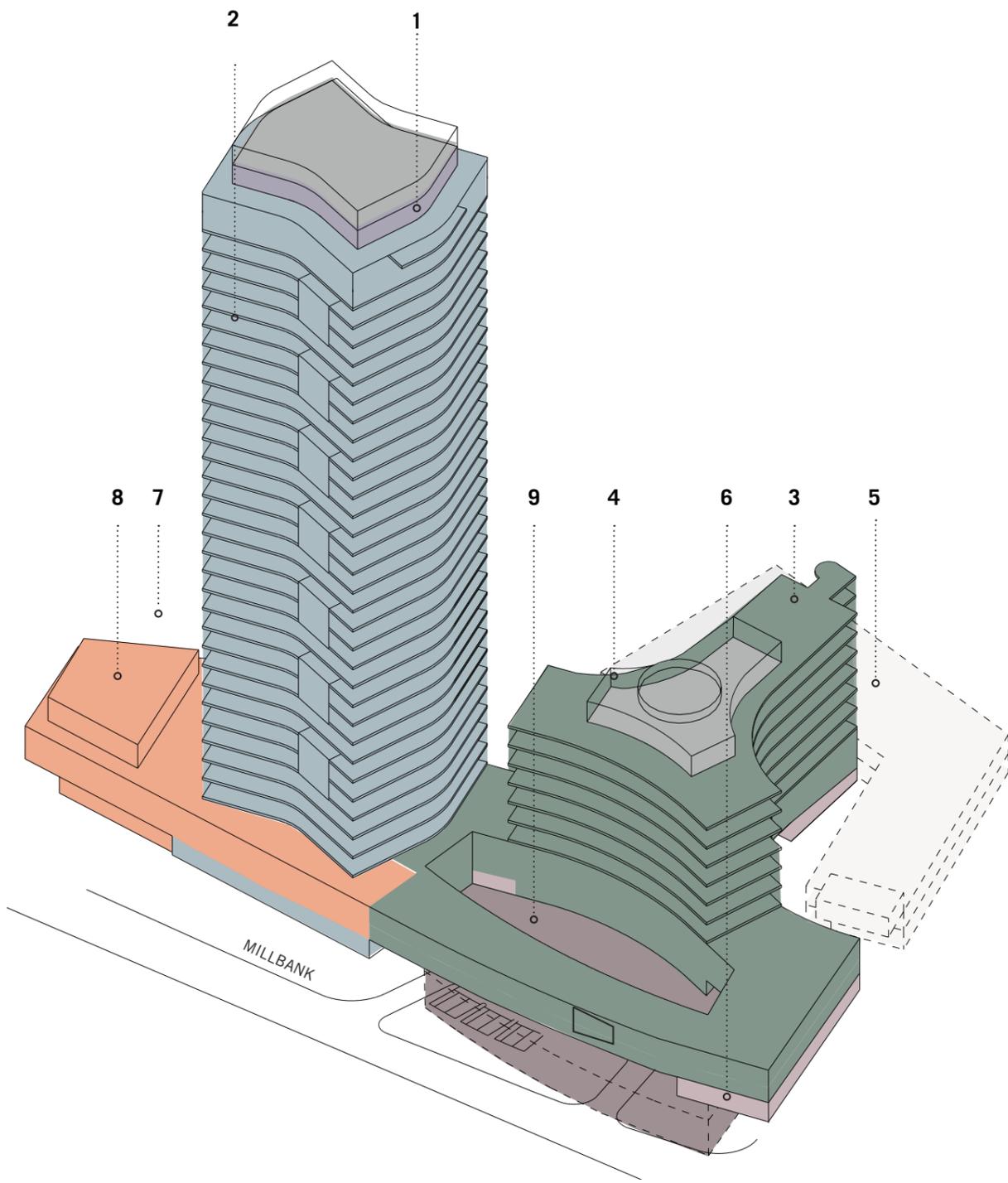
- 1 existing cafe / media centre
- 2 office space
- 3 plant
- 4 event space
- 5 above ground car parking
- 6 restaurant

**KEY**

	Plant
	Public
	Office
	Parking
	Restaurant
	Event Space



# The Existing Building



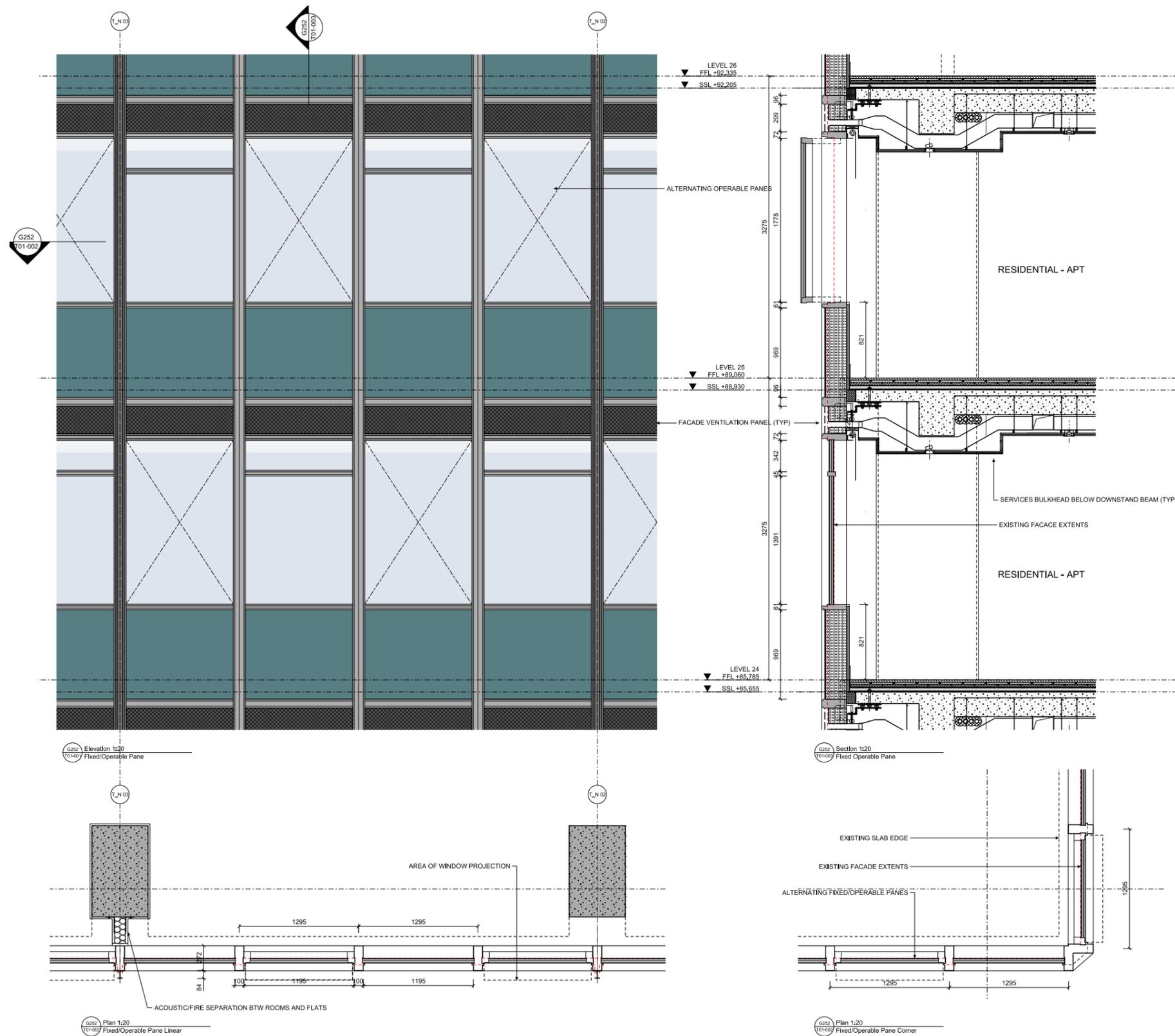
- 1 two levels added to height of Tower including Hotel Skybar at 35th floor
- 2 change of use of tower to residential
- 3 change of use in 'Y building' + Podium to hotel with business centre
- 4 one level added to Y building
- 5 car park removed and relocated underground; new private gardens added for residents
- 6 hotel restaurant units at ground floor
- 7 service yard + access combined into one area underground with access from the south
- 8 cultural centre on part basement, ground, 1st and 2nd floors
- 9 2 levels of hotel spa

**KEY**

	Residential
	Plant
	Culture
	Hotel
	Parking
	Hotel Restaurant
	Hotel Spa
	Hotel SkyBar

## Consented Scheme Overview





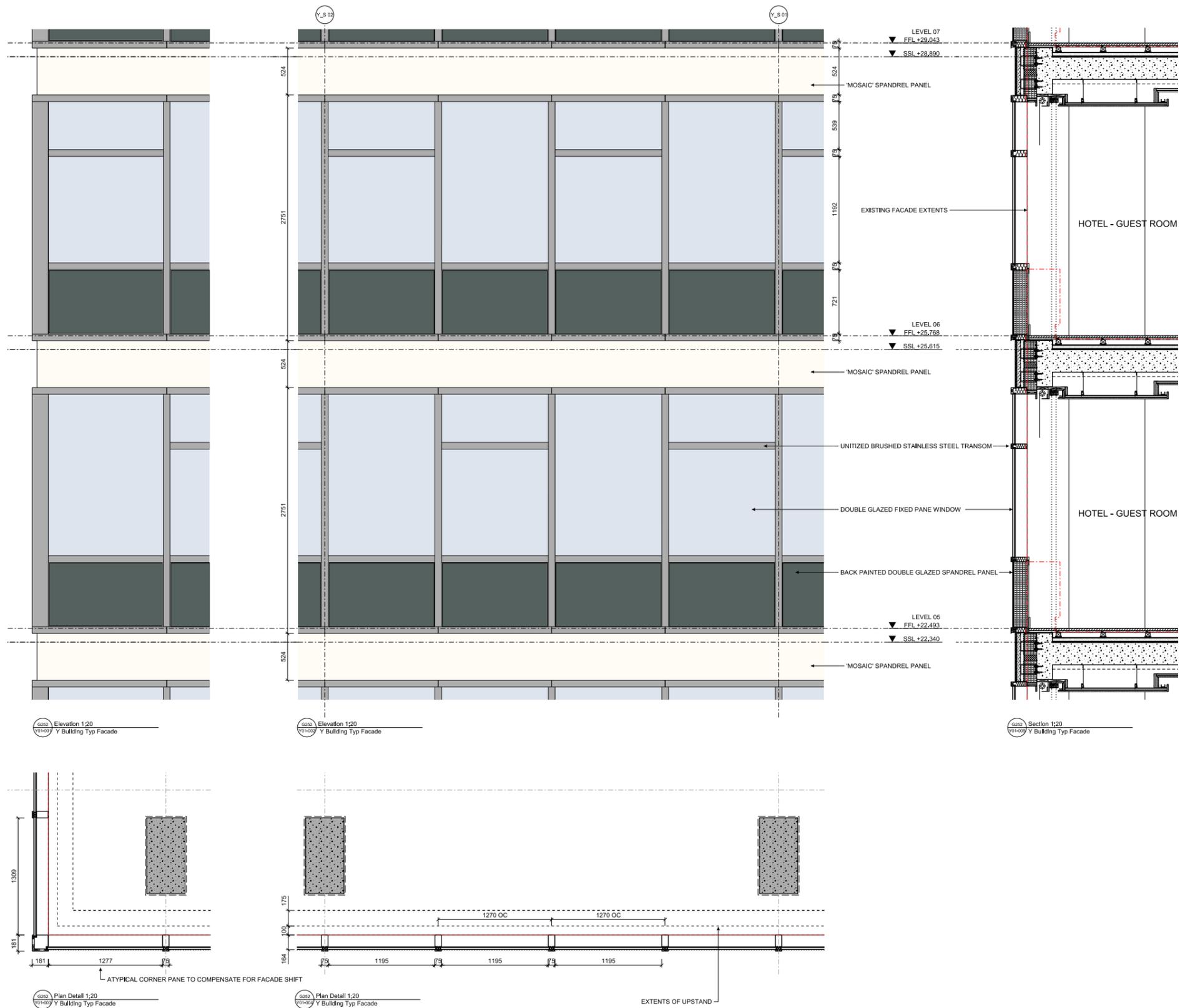
Tower Facade



The team have been developing detailed information to discharge the planning conditions relating to the detail design and production of the facades. This has been progressed with two major work streams:

- Detail drawings of the various facade conditions prepared
- Full size facade mock-ups manufactured (see photographs above)

## Work Underway - Pre-Commencement Planning Conditions

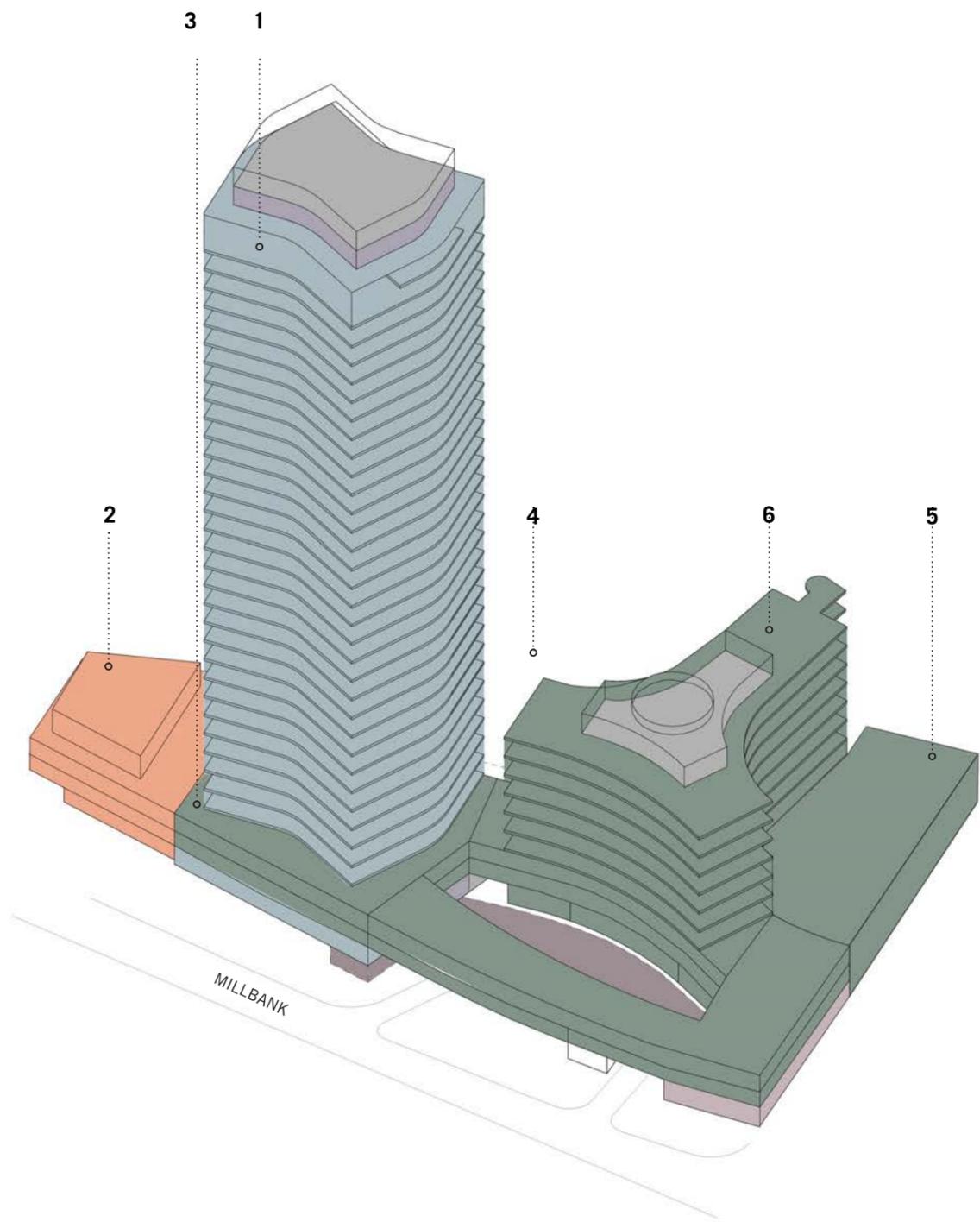


Y-Building Facade

The team are currently progressing the discharge of a number of planning conditions for the consented scheme as follows:

- |                       |                                   |
|-----------------------|-----------------------------------|
| Condition 35 / 37A    | Tree Protection Strategy approved |
| Condition 39          | Archaeology                       |
| Condition 40          | Phase 1 Site Investigations       |
| Section 106           | Environmental Management Plan     |
| Section 106           | Carparking strategy               |
| Section 106           | Threshold Levels                  |
| Section 278 Agreement | Highway Improvements              |

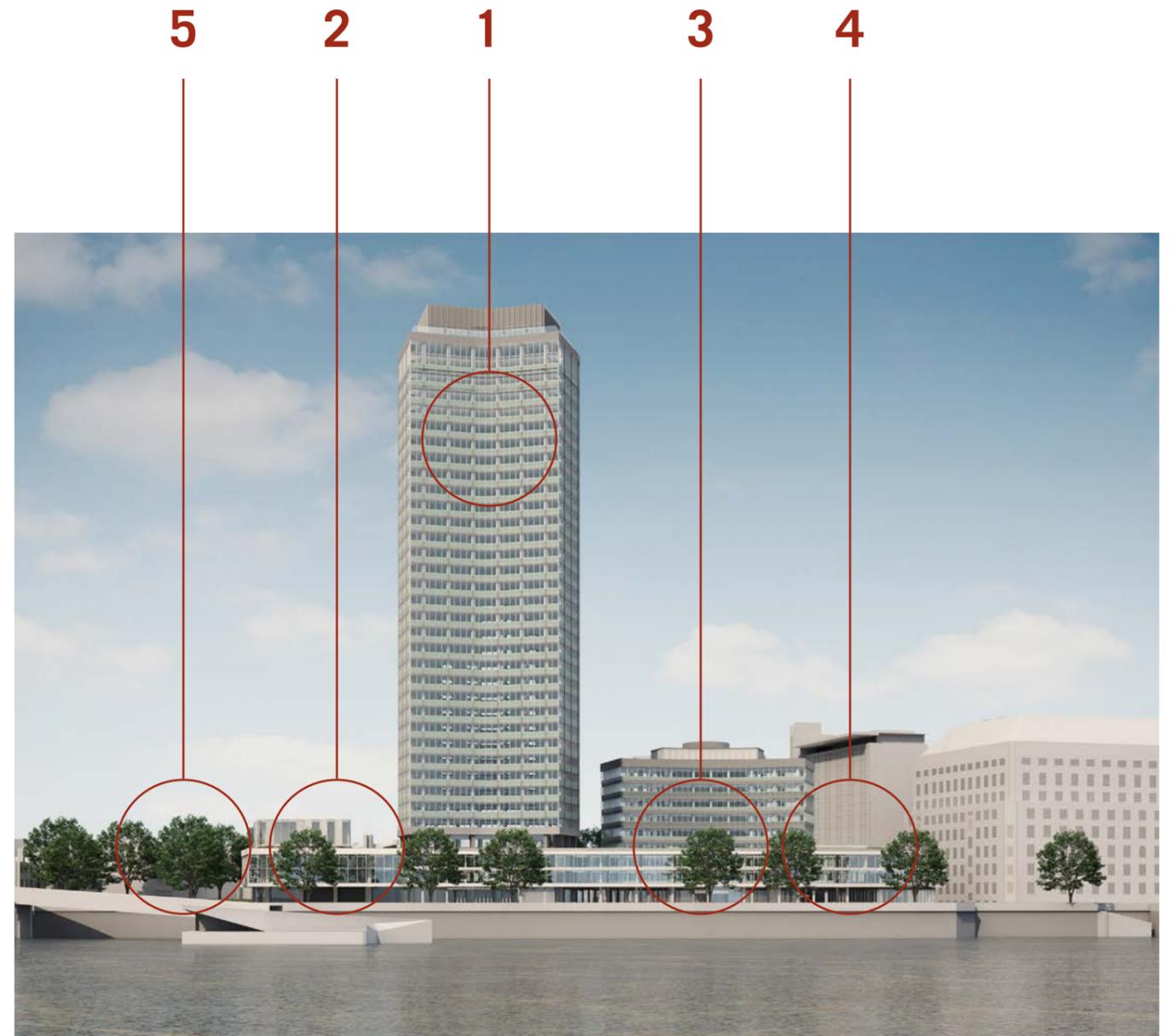
## Work Underway - Pre-Commencement Planning Conditions



- 1 No change to the number of residential units or floorspace
- 2 Rationalisation of the cultural space within the prow to meet the occupiers needs
- 3 Hotel business centre relocated to the 1st and 2nd floors of the Tower
- 4 Existing carparking to be relocated underground (no change)
- 5 Hotel banqueting space added to rear of Y-Building
- 6 Increase in number of hotel rooms from 150 to 228

**KEY**

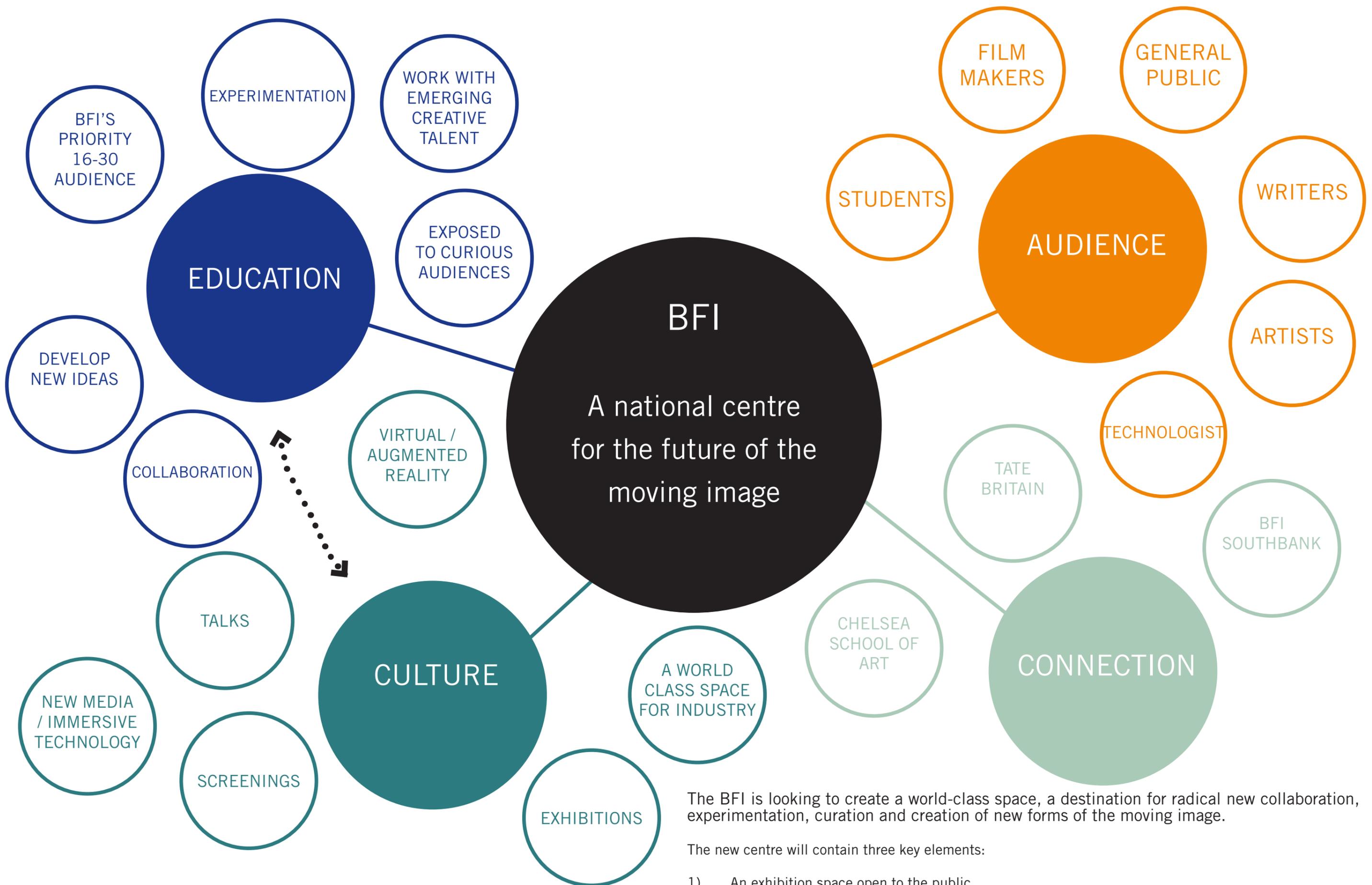
	Residential
	Plant
	Culture
	Hotel
	Parking
	Restaurant
	Hotel Spa
	Hotel SkyBar



Basio Holdings are committed to creating an environment that makes Millbank Complex an attractive destination for local residents and workers as well as tourists.

- 1. There is no change to the number of residential units provided.
- 2. A change to the cultural space that is built to the specifics required by the operator
- 3. The number of hotel rooms will increase to meet the requirements of the hotel operator
- 4. A banqueting space will be added to the hotel
- 5. More of the existing trees retained and improved planting

## Comparison with the Consented Scheme



The BFI is looking to create a world-class space, a destination for radical new collaboration, experimentation, curation and creation of new forms of the moving image.

The new centre will contain three key elements:

- 1) An exhibition space open to the public
- 2) A studio with additional support spaces for creators open to the public by appointment
- 3) Multi-format flexible auditorium with connecting education rooms and facilities open to the public

## British Film Institute Coming to Millbank



**Introducing BFI Millbank**

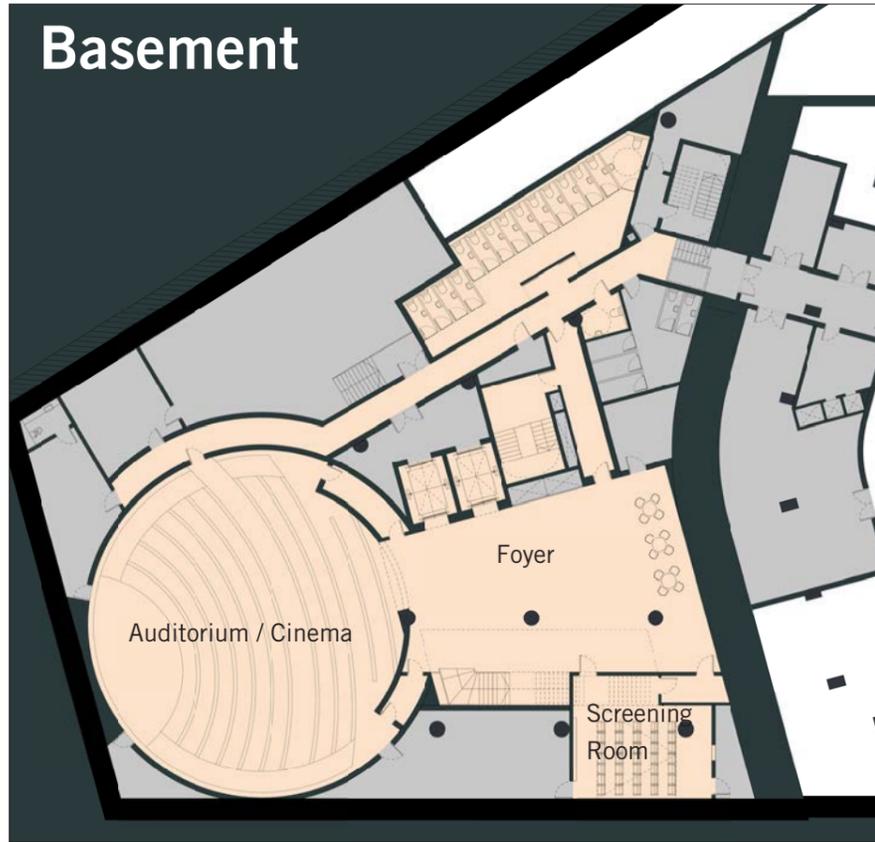


The British Film Institute (BFI) is the selected cultural partner for the proposed development. BFI Millbank will be a world-class location for industry, audiences, students, filmmakers, writers, artists and technologists to engage with ideas at the frontiers of the art of the moving image. This will be a destination for radical new collaboration, experimentation, education, curation and creation of new forms of the moving image, a place to develop new ideas, work with emerging creative talent and curious audiences, including the BFI's priority 16-30 audience.

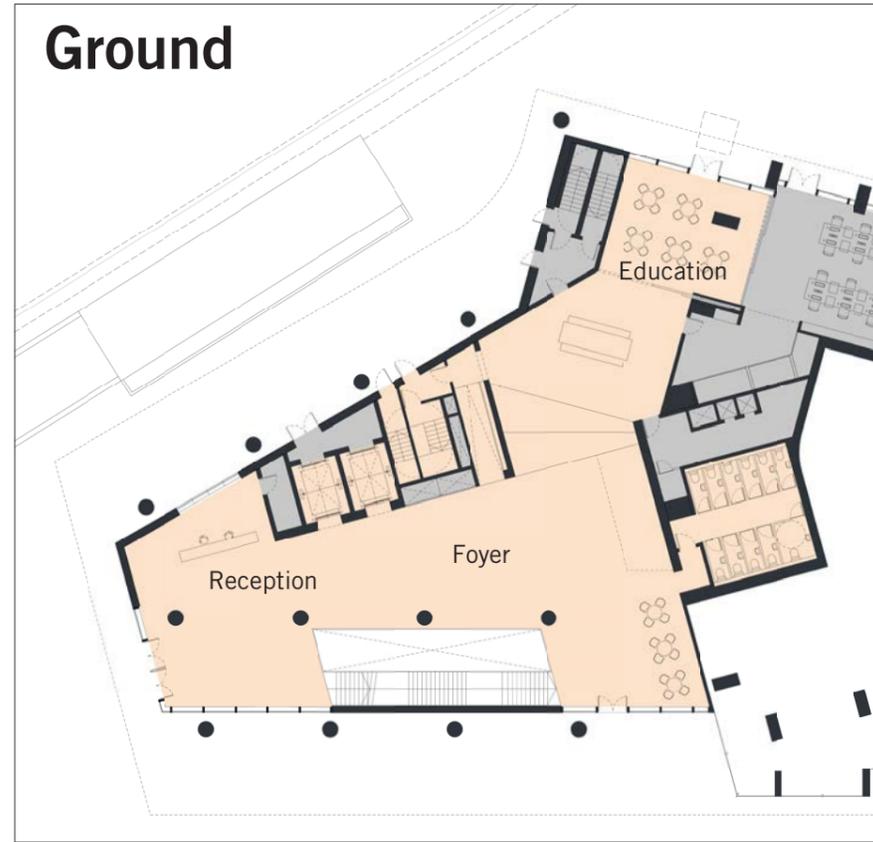
There will be year-round public access to the building. Gallery spaces will be open from mid-morning to early evening. Specific events will be programmed and promoted to Westminster residents and school children. The building will also be open to school groups from throughout the country and other learning and community focussed groups throughout the year.

## Introducing BFI Millbank

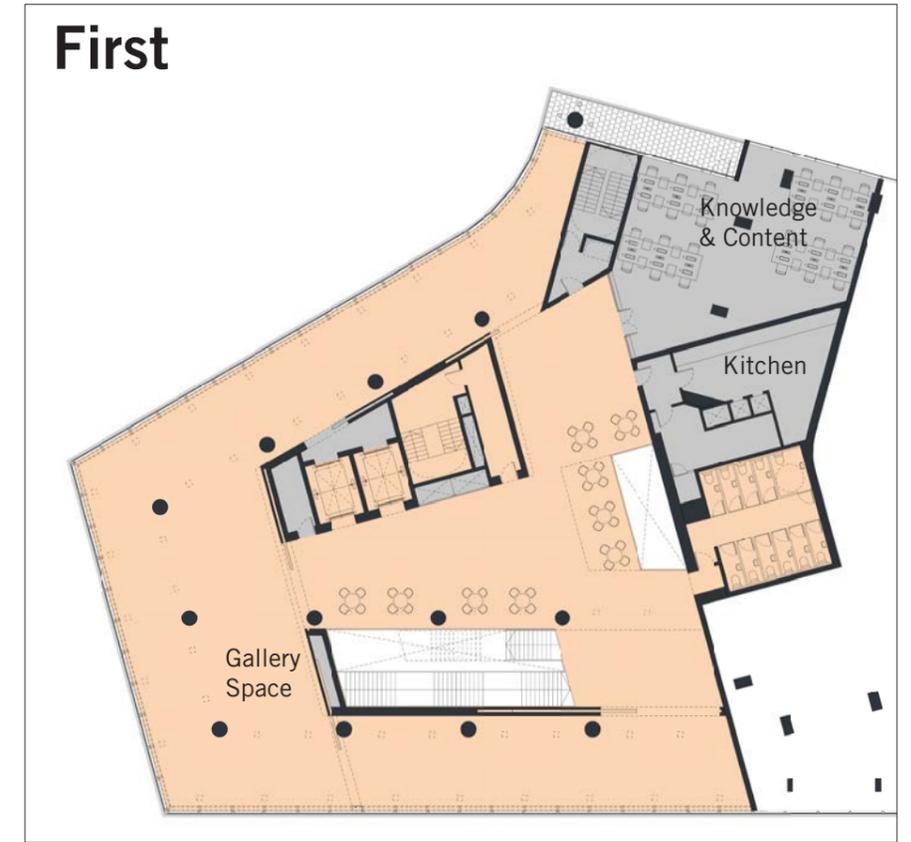
## Basement



## Ground



## First



There will be free year-round access to the building for the community.

Gallery spaces will be open from mid-morning to early evening for general public access.

There will be specific screenings during the day and into the evening programmed for and promoted to Westminster residents as well as special screenings in collaboration with partner organisations.

The building will also be open to school groups and other community and learning focused groups throughout the year.

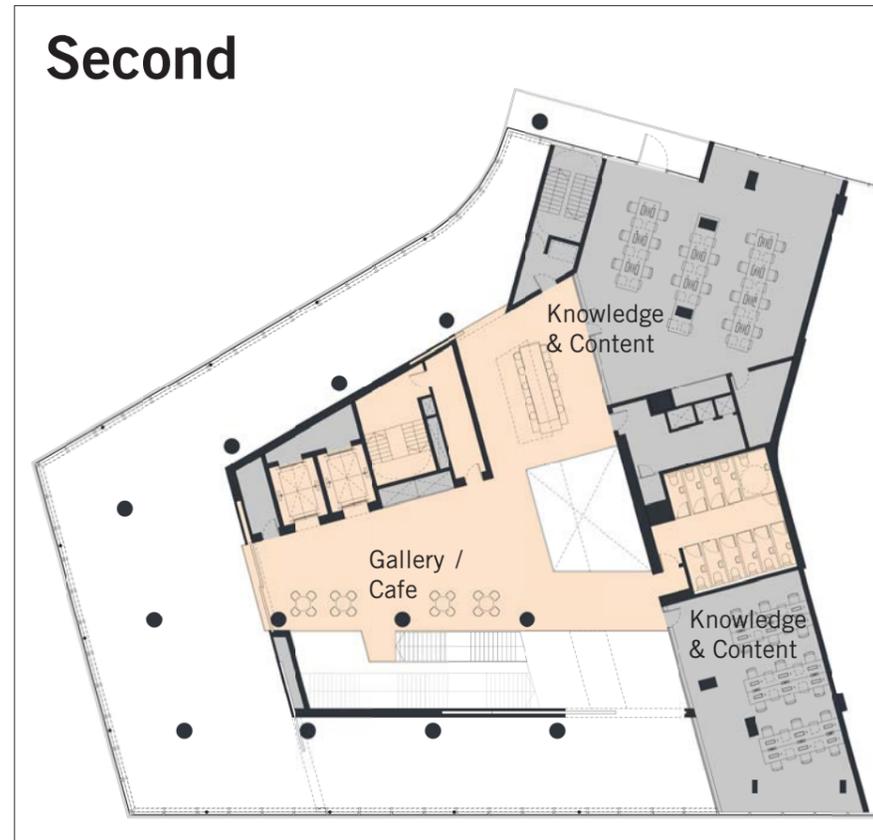


Publicly accessible spaces

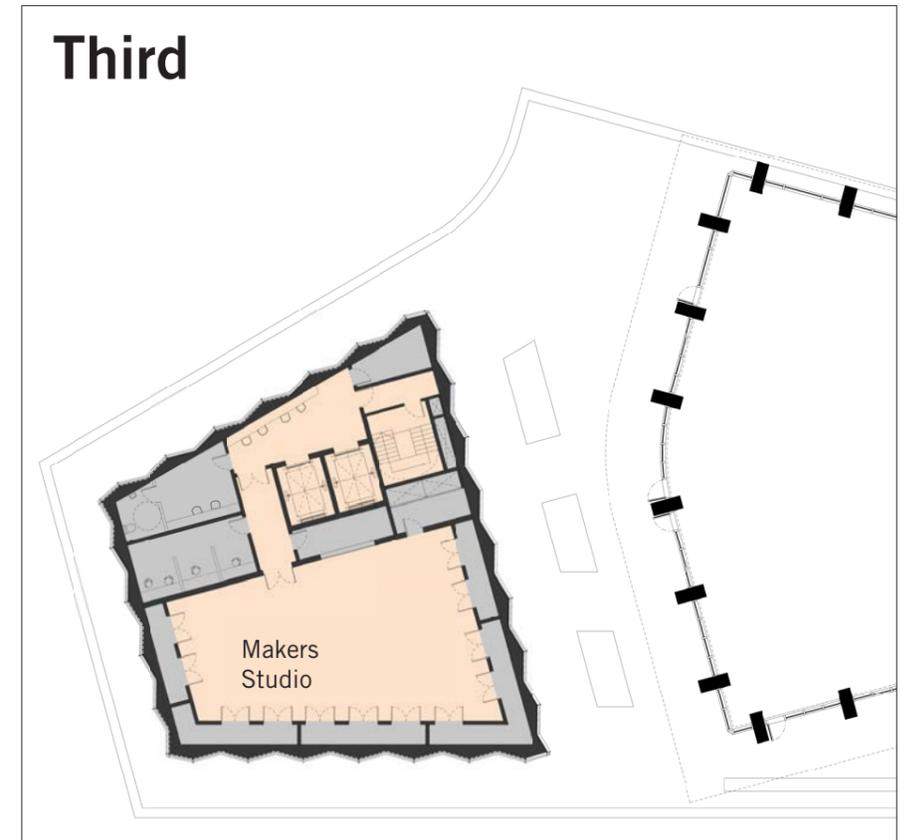


Private / back of house spaces

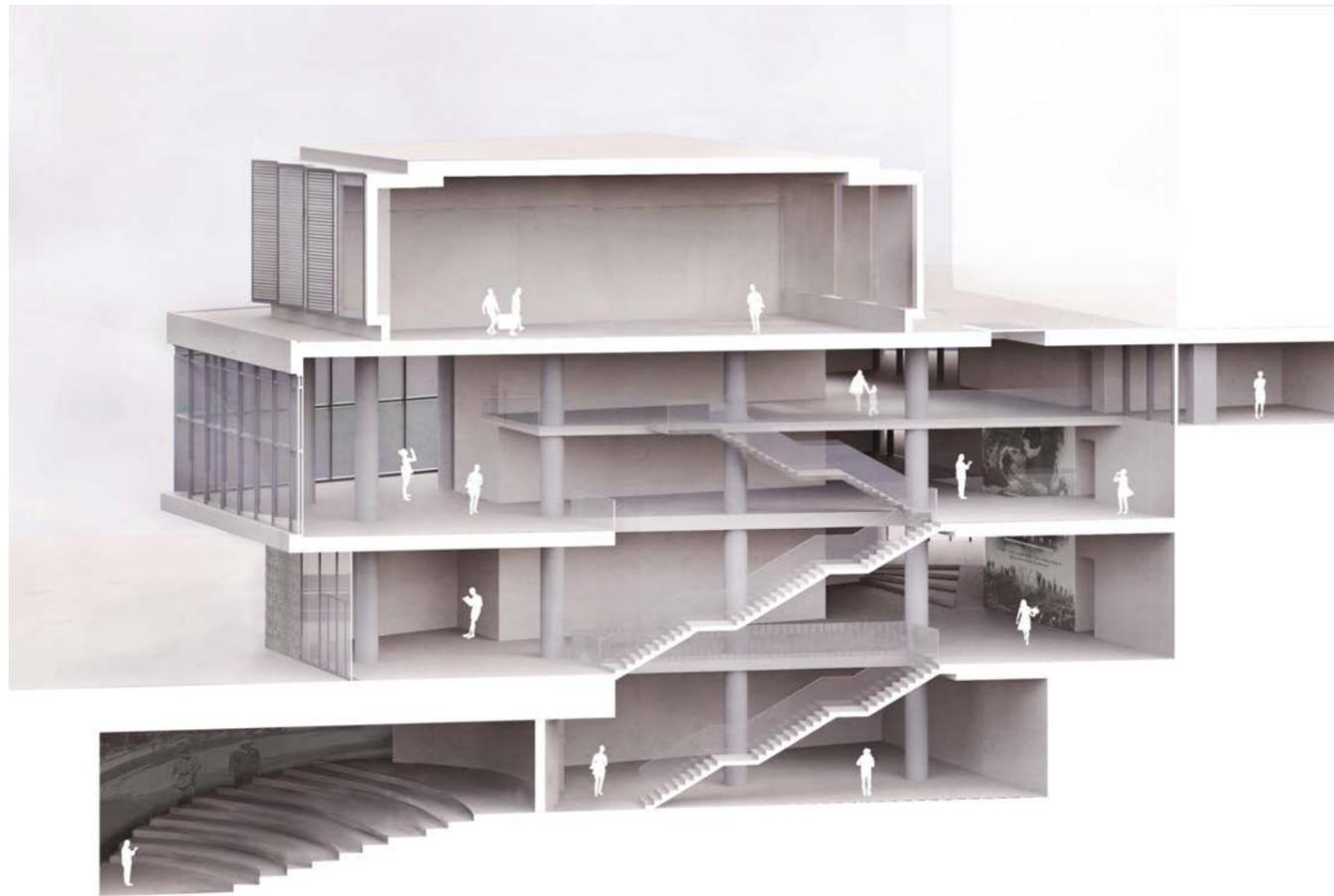
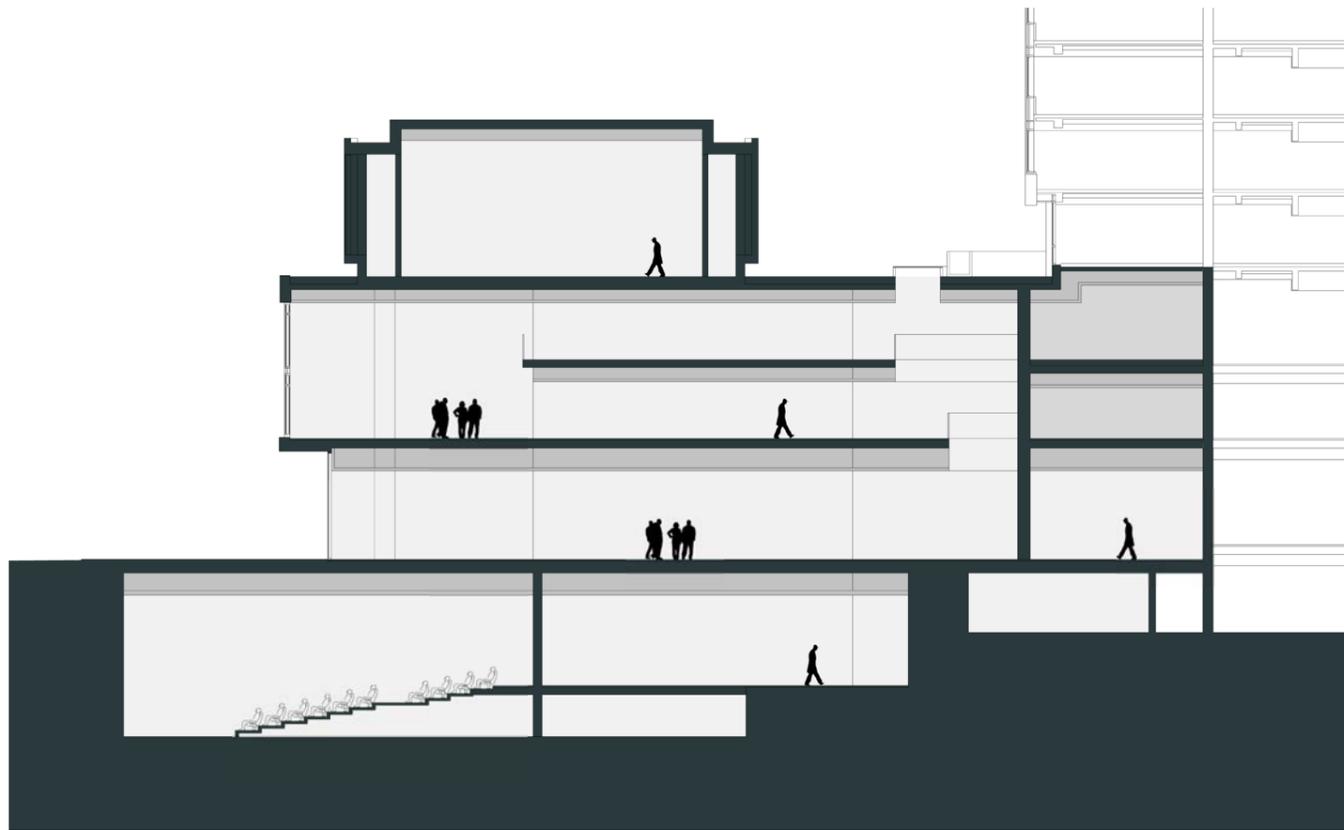
## Second



## Third



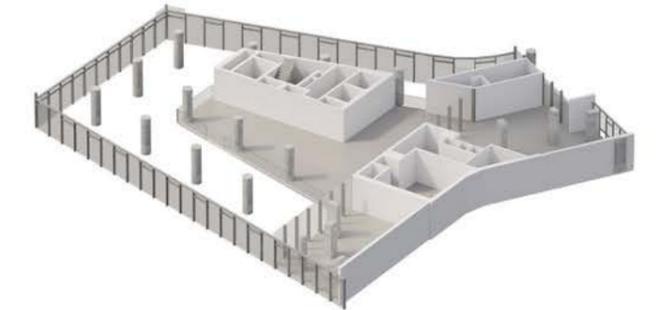
# Introducing BFI Millbank



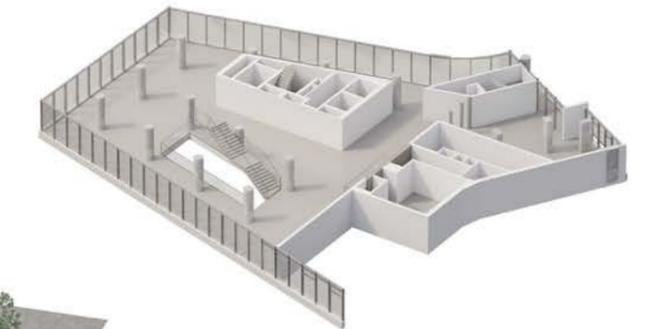
**Third Floor**  
**Makers Studio**



**Second Floor**  
**Upper Gallery**



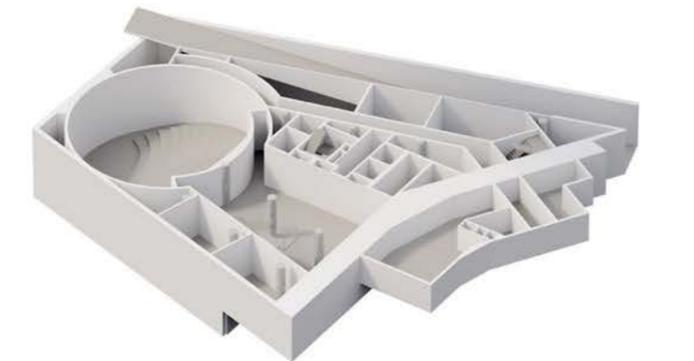
**First Floor**  
**Lower Gallery**



**Ground Floor**  
**Foyer**



**Basement**  
**Auditorium & Screening Room**



## Introducing BFI Millbank

In the consented scheme a limited amount of the prow was retained. This however resulted in a very constrained basement area. In order to accommodate the BFI's needs the prow will be completely demolished. Elements of the existing fabric will be retained and re-incorporated into the new building.



Landscape + Garden Design



Hotel Banquet Hall

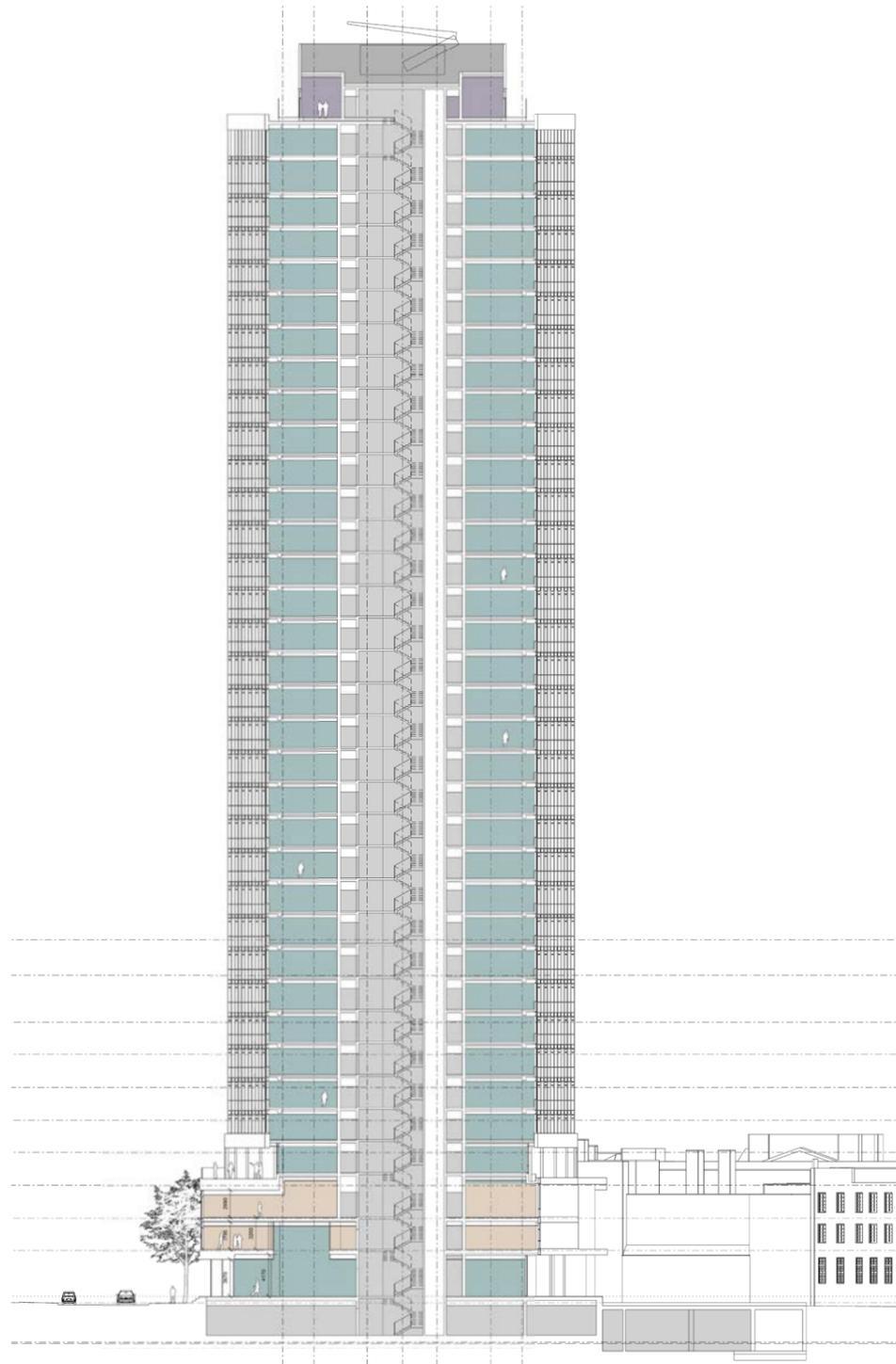


Podium Roof with Hotel Banquet Hall roof beyond

## Revised Hotel Offer

The hotel has expanded when compared to the consented scheme. Discussions with hotel operators has highlighted the need for additional hotel keys as well as additional banqueting provision. The following proposed changes respond to that need:

- 1) An increase in the number of hotel rooms from 150 to 228 achieved by reducing the size of rooms and displacing the meeting rooms from the first floor of the podium into the first and second floors of the tower
- 2) The introduction of a new banquet hall to the rear of the Y-Building
- 3) The hotel sky bar and spa are retained as per the consented scheme



**KEY**

- Residential
- Plant
- Culture
- Hotel
- Parking
- Hotel Restaurant
- Hotel Spa
- Hotel SkyBar

**Revised Tower**



The number of residential units remains the same as the consented scheme. There have been three key areas of design development within the Tower as follows:

- 1) Refinement of the residential layouts
- 2) Retaining the existing symmetry of the entrance lobby unlike the consented scheme
- 3) Displacement of the cultural low headroom space in favour of hotel meeting rooms



Plant

Makers Studio

Support Space

Gallery

Gallery

Foyer & Education

Service Ramp

Plant

Auditoria



Introducing BFI Millbank