



VIDA

HOTEL  
VANDERBILT

THE FLORES

Flores

Flores  
WHY NOT  
road  
GOOD FOOD

BRIM

Footbridges to Park Route

## 5.5 EAST SITE – FOOTBRIDGES

### 5.5.1 Introduction

The Footbridges provide a pedestrian connection between buildings E1, E2, E3 and E4 at First Floor Gallery level. An additional Footbridge connects the resident's Roof Gardens at second floor level.

### 5.5.2 Layout

The overall East Site layout has been informed by the network of new, pedestrian streets and the townscape context, as described in Section 4.0.

The 4no Footbridges provide a level threshold connection between buildings E1, E2, E3 and E4, forming a complete, shopping loop to the First Floor Galleries. A 5th Footbridge makes for a convenient and accessible connection between the 2no resident's Roof Gardens to buildings E2 and E3. The journey is completed via a passenger lift within building E2.

In plan, each of the Footbridges responds to the two predominant grids of the site layout and building forms. This is most evident on Park Route as the two bridges resolve the two geometries of buildings E2 and E3 at Newington Butts.



Drawing: Park Route from Newington Butts

### 5.5.3 Appearance

#### Concept

As described in Chapter 4, the Footbridges form their own identity, distinct from that of the buildings they serve, which assists in forming a conscious, visual connection and familiarity with the stairs, escalators and lifts and the First Floor Galleries.

The Footbridges are each formed of a single, slender column rising from street level to the angled soffits of the bridge that conceal the structure. Each Footbridge will have a further, physical connection at the threshold with connecting buildings.

It is intended that, at street level, the slender column will incorporate opportunity for integrated way finding signage, litter bins and lighting. The bridge itself will also provide an opportune canopy to shelter from inclement weather, as well as, provide a convenient and recognisable meeting point beneath.

Atop each Footbridge can be opportunity for rest with a fixed, central bench seat. These will offer shoppers a moment for pause between shops, cafes, bars and restaurants to the First Floor Galleries.



Visualisation; Footbridge study

#### 5.5.4 Facade Detail

An exposed steel plate construction forms the structural 'leg' column, as well as, the angled soffits to the Footbridge. An open joint connection allows for a lighting feature to be integrated within the construction, whilst expressing the bridge form through illumination. Directional lighting is integrated at the neck of the column with opportunity to wash the bridge soffit with light and/or illuminate the street below.

A bold, signature colour is proposed for the Footbridges; firstly to emphasise the presence of the structure itself, and secondly to form a visual connection and familiarity with the First Floor Galleries.

The balustrade has been conceived as two, staggered rows of steel flat balusters capped with a deep profile, solid handrail at c.1300 mm above finished floor level. The floor deck is illuminated via concealed strip lighting to the handrail and fixed, central bench.



Visualisation; Station Route to the peninsular



### 5.5.5 Materials

#### Footbridge

Steel plate construction to receive a M.I.O. protective coating in a colour finish.

#### Walkway

The walkway is formed of metal planks with a slip-resistant surface finish. The metal would be galvanised to achieve and maintain a consistent surface finish to reduce issues of differential weathering as much as possible.

### 5.5.6 Access and Inclusive design

The Proposed Development has been designed to incorporate access principles. Refer to chapter 7.0 Access and Inclusive design for detail description.

The following key points about inclusive design are from CABE's 2006 publication *The Principles of Inclusive Design - They Include You*, which also gives more detailed explanations of each point:

- Inclusive design places people at the heart of the design process.
- Inclusive design acknowledges diversity and difference.
- Inclusive design offers choice where a single design solution cannot accommodate all users.
- Inclusive design provides for flexibility in use.
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people.