

west one



Image of the current building

West One Shopping Centre Partners LP (a Joint Venture between NBIM and British Land PLC), as the owners of West One shopping centre, are now bringing forward their detailed proposals to refurbish and partially redevelop the 1970s office and retail building.

Following our initial consultation in the summer, we have taken time to reflect on the feedback which we received and are now pleased to be in a position to present our detailed proposals for the future of the site.

Have your say at our virtual exhibition.

In response to government advice around the COVID-19 pandemic, it is not currently advisable to hold face-to-face public meetings.

As a result we are conducting an online and postal exhibition about our proposals, providing the community the opportunity to share their feedback so that we can finalise our detailed design proposals prior to submitting our application to Westminster City Council.



www.westoneconsultation.co.uk

Our consultation will run until: **11th December 2020**

History of West One

We are grateful to everyone who gave us their thoughts on our emerging proposals for the future of West One during our first phase of consultation earlier in the summer.

Following a review of the feedback, we are now in a position to bring forward our detailed design proposals.

Below is a summary of the feedback we received from our first phase of consultation and how this has helped to shape our proposals:

- The majority of responses welcomed the principle of retaining circa. 60% of the existing building's structure, including the retail which would continue to trade whilst the redevelopment is taking place.
- A majority of responses recognised that the existing building does not contribute to the area and our approach is to provide a new high-quality building that responds to current and future context of the area.
- Consultees were keen to see more detailed designs, which now form part of this second round of consultation.
- Consultees were also keen to understand how the building would be operated in the future, including access, servicing, greening and the introduction of new terraces.



Proposed view looking West along Oxford Street

Following our consultation in the summer, our proposal for West One is to partially redevelop the building, retaining and improving its retail frontages and introducing new high-quality office accommodation.

As part of this approach, we are looking to:

The Proposals



Re-use circa. 60% of the existing structure



Introduce a **new high-quality** façade that responds to the character of the area



Introduce a **new two-storey roof extension**, which steps back from the façade, to provide additional **high-quality office floorspace**.



Improve the sustainability credentials of the building whilst **introducing urban greening** wherever possible



Introduce a series of stepped terraces around the building to **provide additional amenity space** and enhance the wellbeing of office tenants



Respond to and support the substantial **public realm improvements** happening around the site



Maintain retail and station access throughout the redevelopment of the site

Benefits

We believe our proposals will bring forward a number of benefits for the local area, including:



Additional **high-quality office space** that contributes to the long-term economic success of Oxford Street



A new high-quality façade that is contextually appropriate and will **improve the building's relationship with the area**



Improved sustainability credentials which reduce the building's carbon footprint



Roof terraces that help **improve the wellbeing of office tenants**



Improving biodiversity in the area by **introducing urban greening** across the site



Maintaining access to the retail units and underground station throughout the redevelopment

How to Get Involved

For more information on our detailed proposals and to provide feedback via the virtual exhibition, please visit our consultation website:



www.westoneconsultation.co.uk

Our consultation will run until: **11th December 2020**

You can also see our Frequently Asked Questions via this website.

If you have any issues or do not have access to the internet, please call 020 3900 3676 and a member of our team would be happy to help you.