

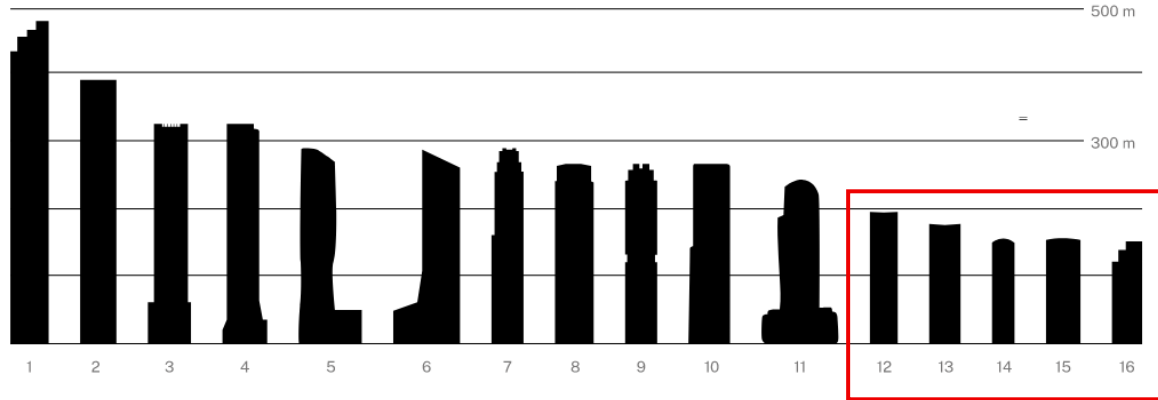
Crown St Phase 1

Presented by
Darren Paine

March 2026

DeSimone

Tall Building Experience – UK and International



1. 80 South Street
2. Bangkok Tower
3. 888 Brickell
4. One Bayfront Plaza
5. Wasl Tower
6. One Brickell City Centre
7. 220 Central Park South
8. 99 Hudson
9. 125 Greenwich Street

10. 5 WTC
11. Grand Hyatt Abu Dhabi
12. Deansgate Square, South Tower
13. Deansgate Square, East Tower
14. Three60
15. The Blade
16. Elizabeth Tower

Crown St Phase 1 – Great Jackson St Masterplan



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Great Jackson St Masterplan



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Crown St Phase 1 – Great Jackson St Masterplan

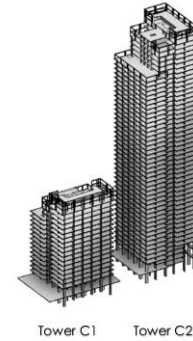


Crown St Phase 1 – Elizabeth and Victoria Tower



Key Features – Elizabeth Tower

- 153m tall
- 52 stories
- 2 storey basement
- 6 storey clear height to south elevation with exposed feature columns clad in bronze
- Swimming pool on the 44th Floor
- Residential terrace on the 44th Floor
- Duplex penthouses with terraces on the 50th floor
- Design started June 2017
- Planning submitted July 2018
- Start on site October 2018
- Completed 2022



Residential Towers :

Tower C1 : 21 Floors – 66.125m
(AOD=99.125m)
Tower C2 : 51 Floors – 151.625m
(AOD=184.625m)



Residential Towers



Level 01 _ Mezzanine Floor



Level 00 _ Ground Floor



Basement 2 Parking

Basement 1 Parking

Grenfell Timeline

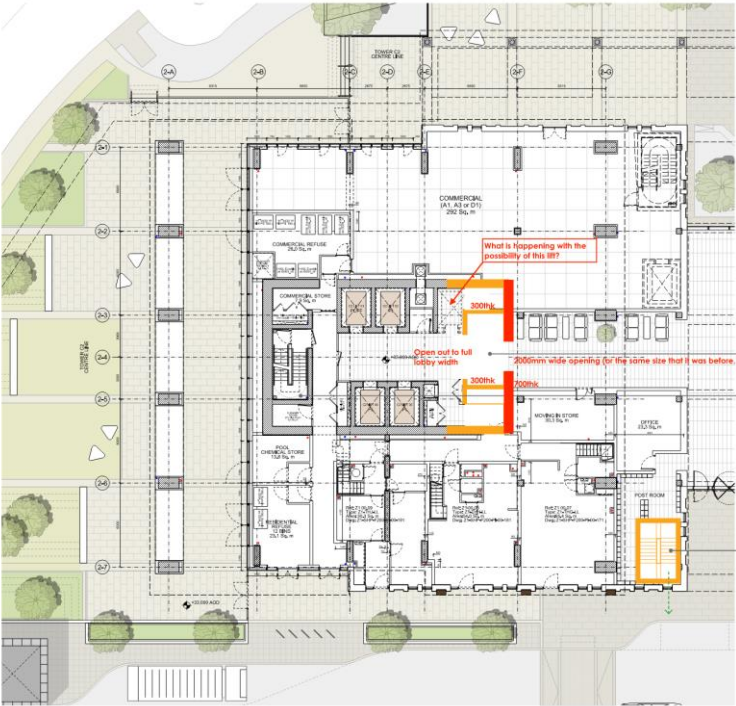
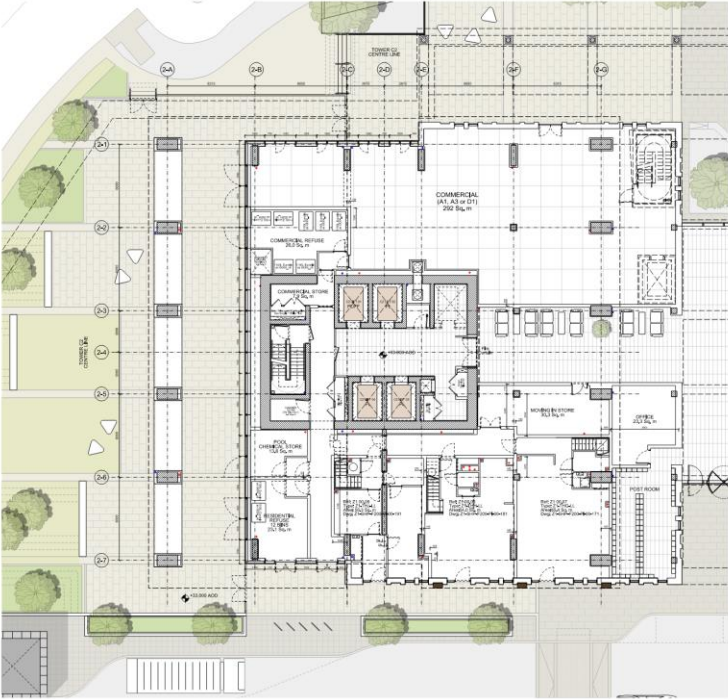
- 14th June 2017
- 15th June 2017 Public Inquiry Instructed
- September 2017 Public Inquiry Starts
- May 2018 Phase 1 Inquiry report
 - Initial Findings were that the cladding did not comply with the Building Regulations.
 - Evacuation guidelines to include partial and full evacuation.
- No explicit guidance on what changes were likely to be implemented, and when these would take effect.
- One key concern was that all buildings over 18m should be provided with two means of escape. Current fire strategies at that time permitted a single escape stair.

Crown St Phase 1

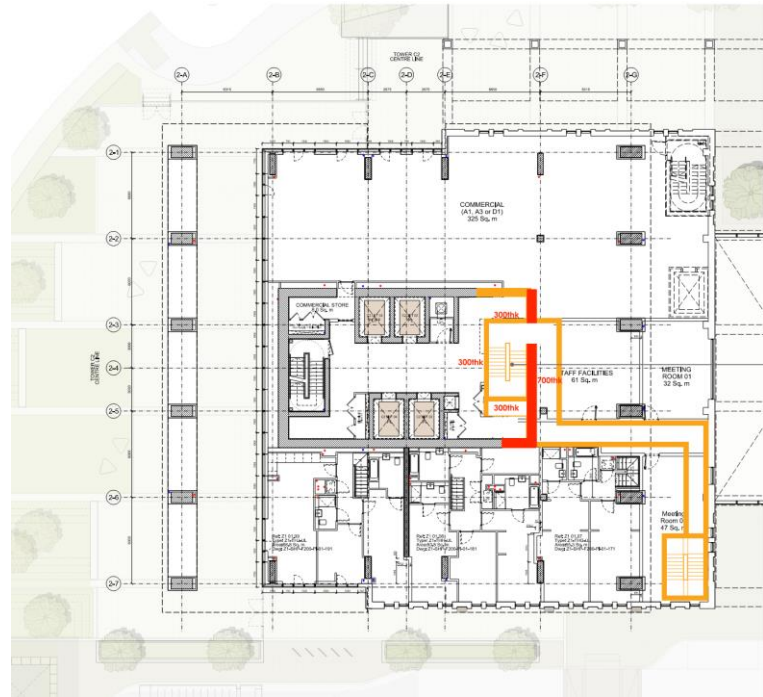
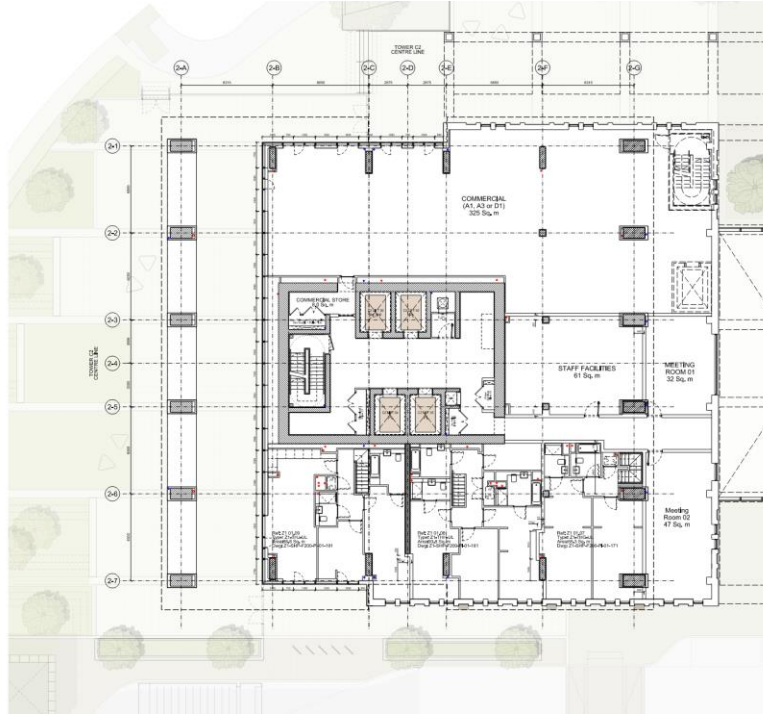


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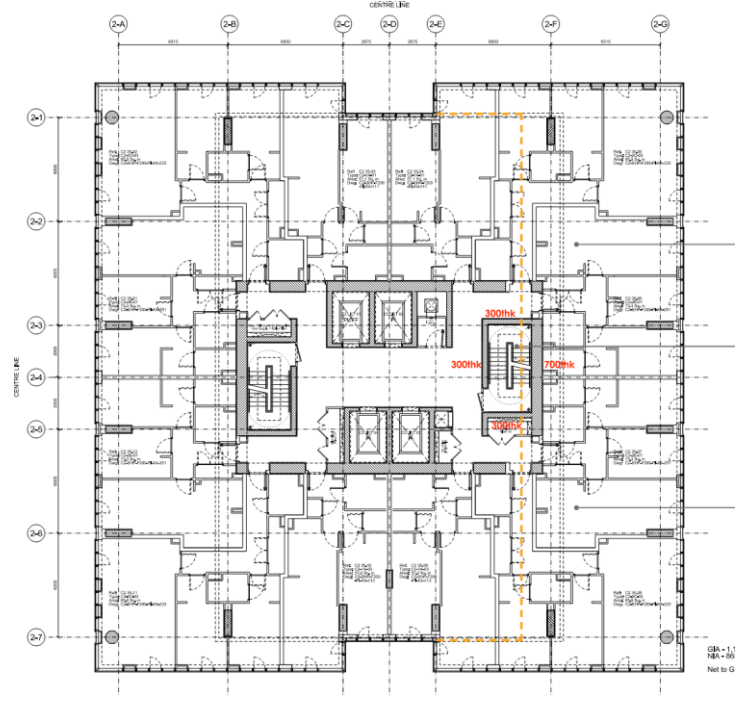
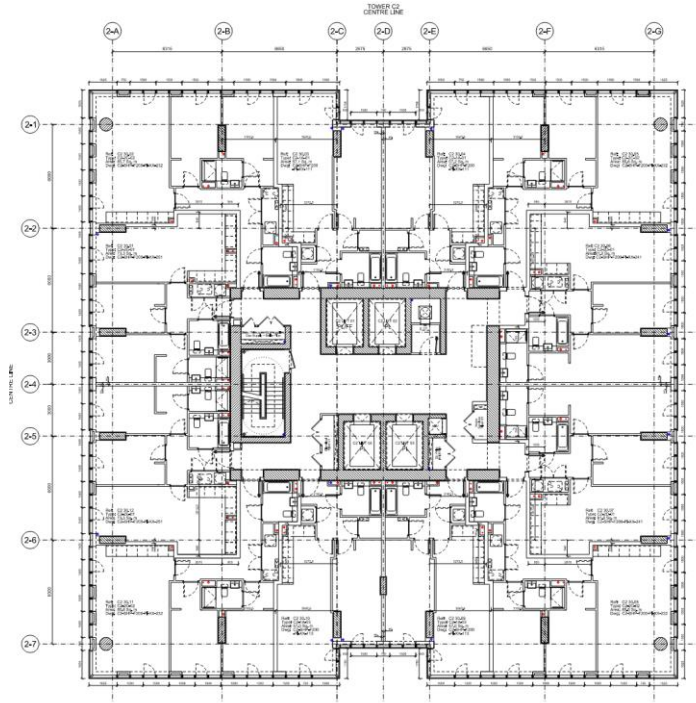
Crown St Phase 1 – Stair change implications – Ground Floor



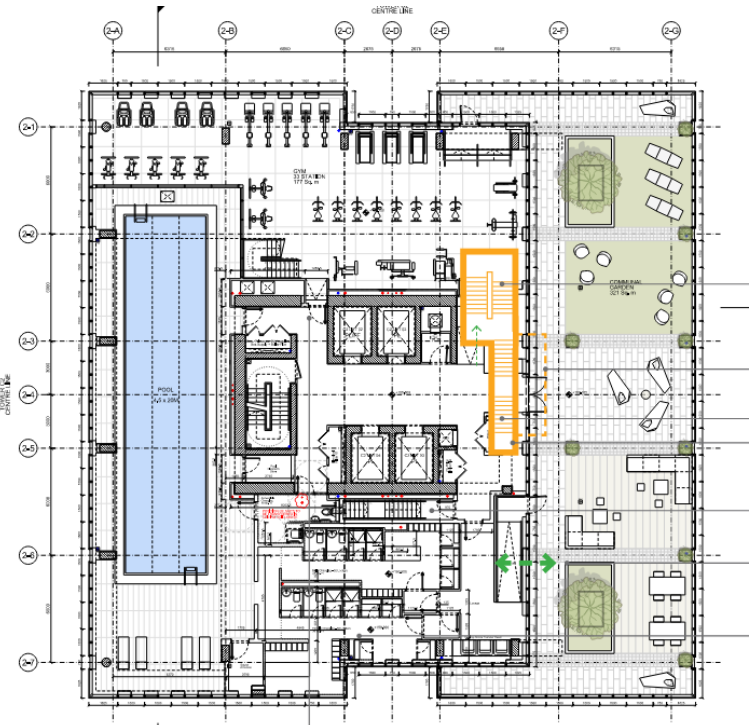
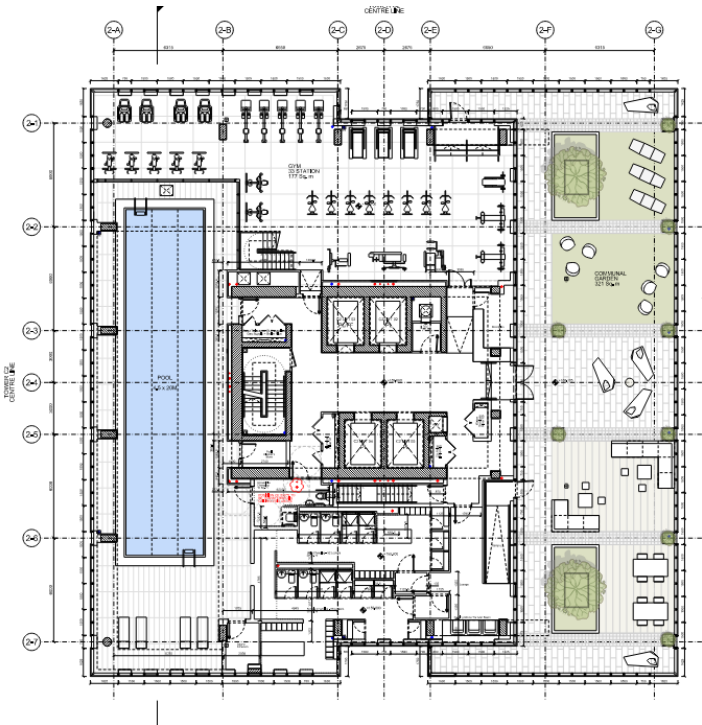
Crown St Phase 1 – Stair change implications – First Floor



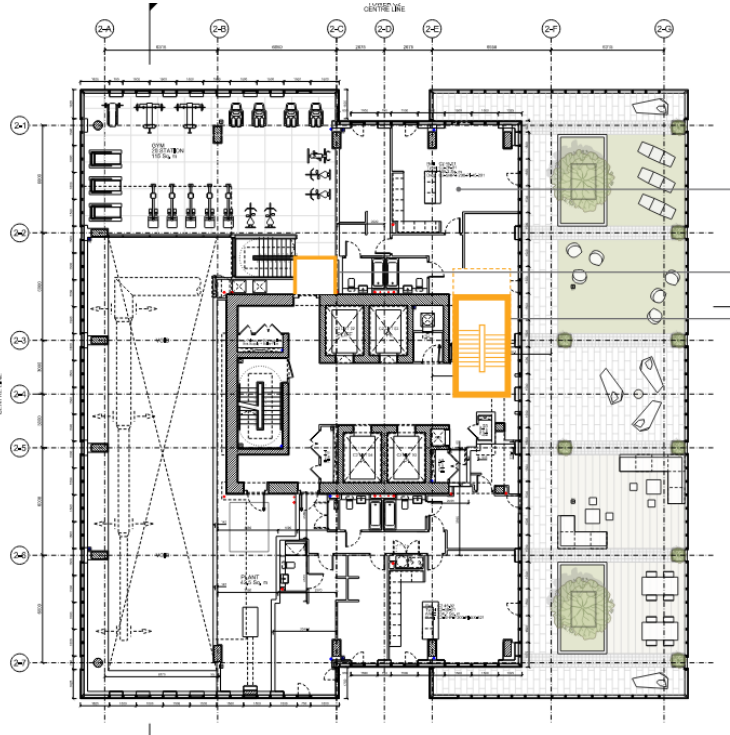
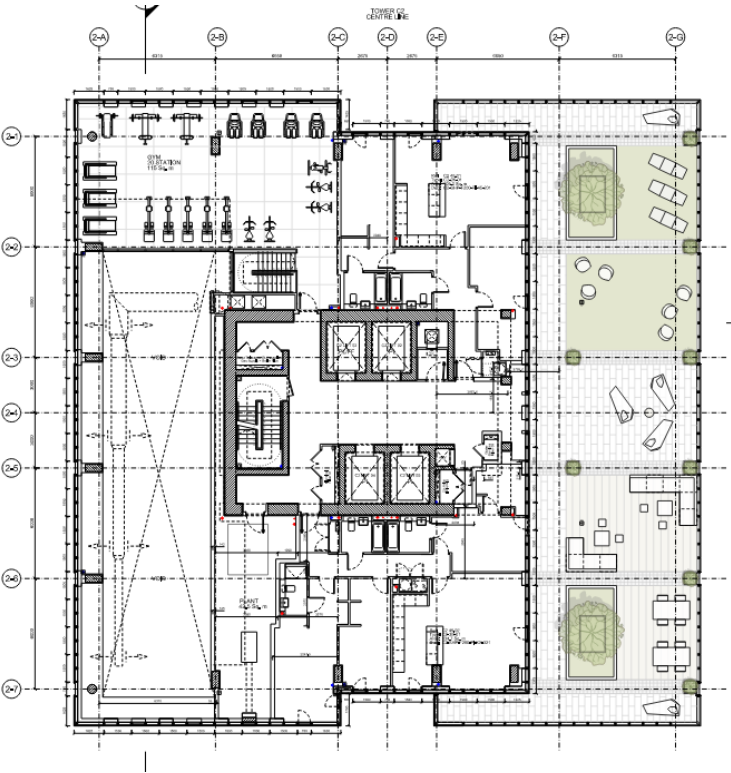
Crown St Phase 1 – Stair change implications – Level 35



Crown St Phase 1 – Stair change implications – Level 44

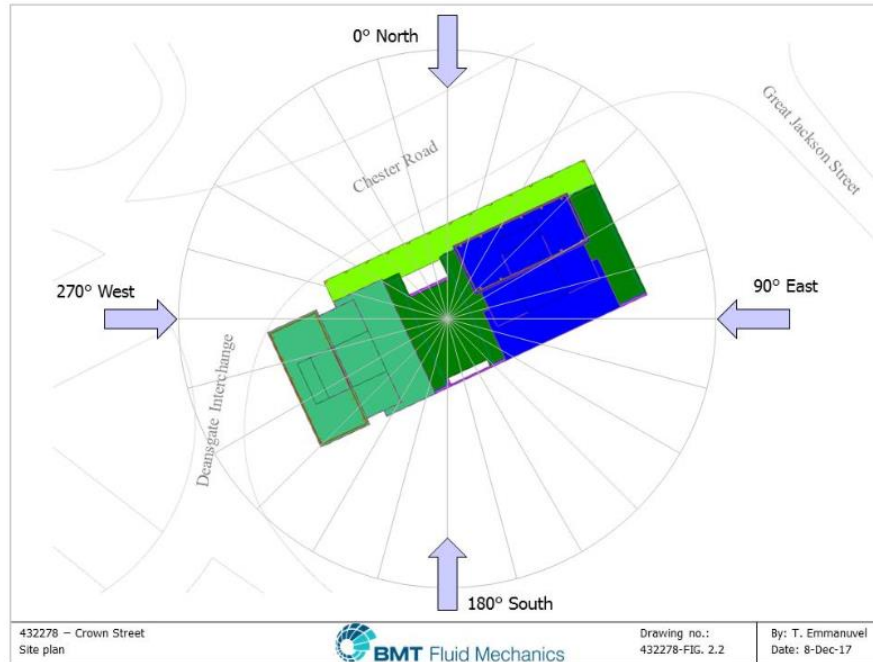


Crown St Phase 1 – Stair change implications – Level 45



Crown St Phase 1 – Wind Tunnel Testing – December 2017

Figure 2.2: Plan view of the proposed development and wind direction definition

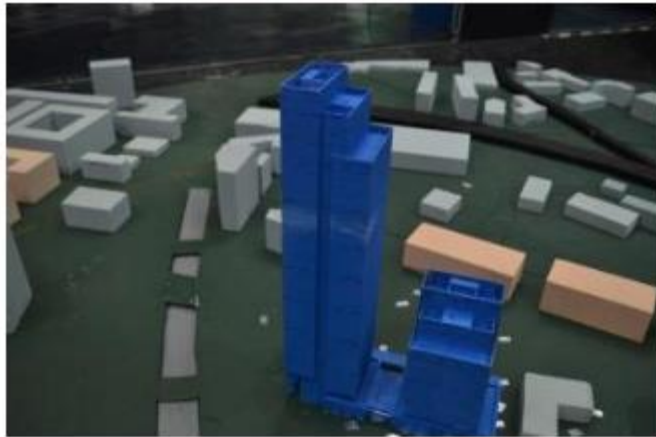
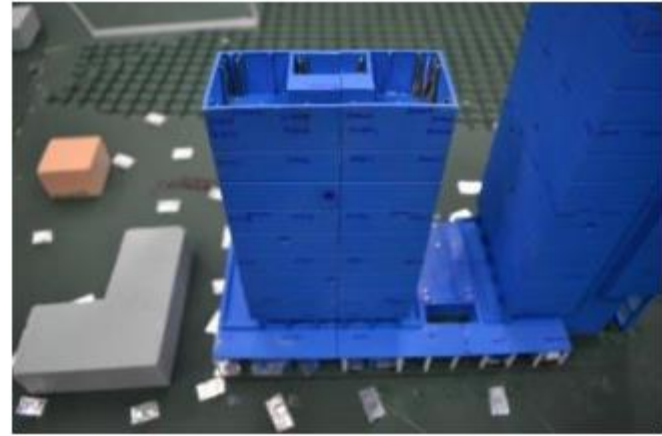


Crown St Phase 1 – Wind Tunnel Testing



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Crown St Phase 1 – Wind Tunnel Testing



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Crown St Phase 1



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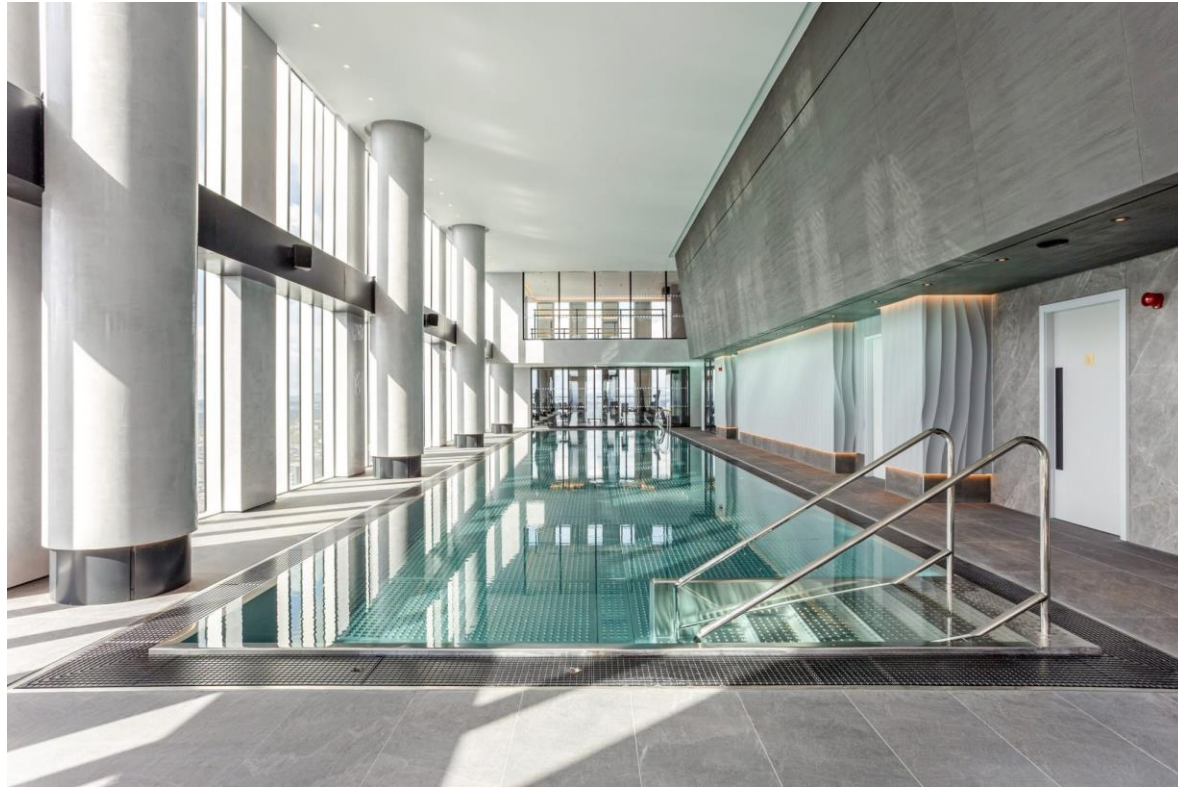
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