

## 3.0 EXISTING BUILDING



## 3.1 EXISTING BUILDING

### Appearance & Qualities

101 Bayham Street is a handsome Art Moderne building. The facade has a strong horizontal emphasis and a highly symmetrical facade bookended by vertical bays at either end.

The facade is comprised of interspersed bands of English bond brick and limestone - the stone has subtle relief and fluting.

The building is fenestrated with crittal - style windows, with the exception of the ground and fourth floors. The ground floor suffers with inactive frontage to Bayham Street due to the windows being concealed with film. The fourth floor is a curtain walled extension built in the 90's, visually the extension has little in common with the Art Moderne building below.



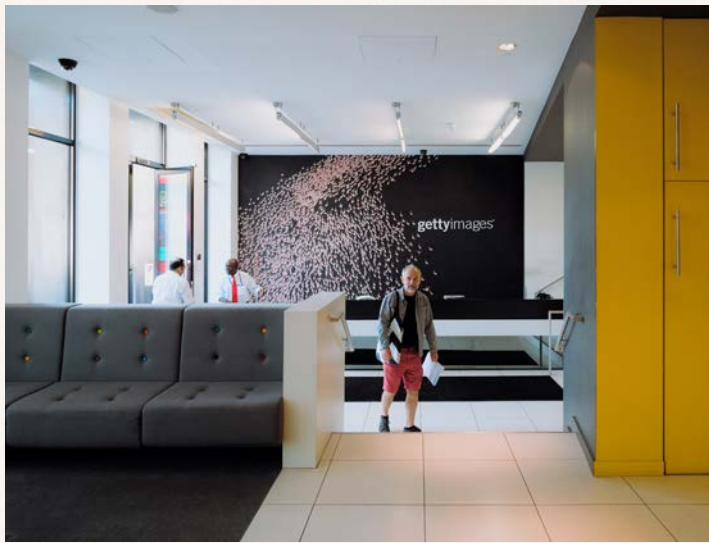
The facade at ground floor is opaque and contributes very little to activity of the street.



# 3.2 EXISTING BUILDING

## Ground Floor Plan

The current entrance arrangement is formal and devoid of activity or life. The internal fitout also lacks harmony with the history and heritage of the building. Accessibility is poor due to the current level changes and the legibility of circulation is obscured and uninspiring.



The reception is constrained and the building is inaccessible to wheelchair users



The Ground Floor is inactive and opaque, failing to bring positive value to the street



- 01 Accessibility - Steps within entrance lobby render the building inaccessible to wheelchair users
- 02 Meeting room dominated entrance lobby limits sense of activity & inhabitation
- 03 Inactive street frontages
- 04 Noisy road adjacent
- 05 Inefficient / extensive back of house areas



# 3.3 EXISTING BUILDING

## Basement

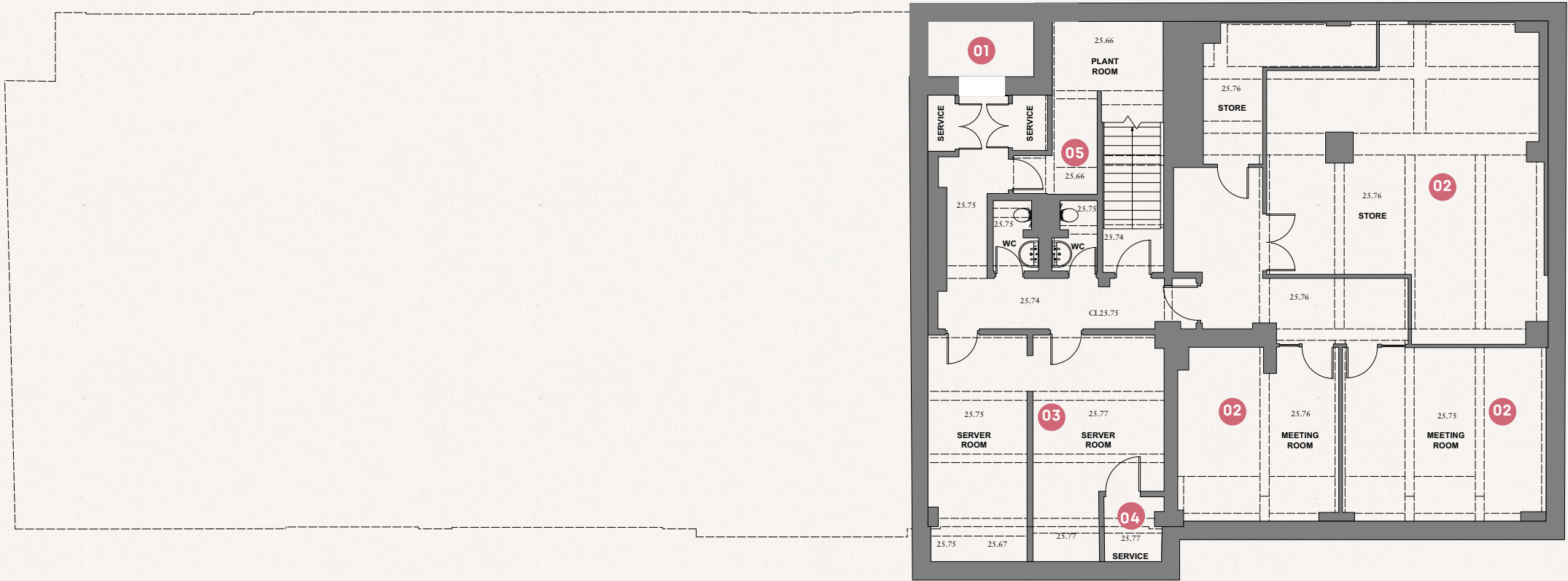
The basement has previously been used for meeting rooms and there is a room for data racks and incoming services. However there is very limited daylight to this floor apart from via a small lightwell in the incoming services and server room. The ceiling height is also relatively low at between 2135 and 2355mm meaning the office areas are of poor qualitative value.



Low ceilinged meeting rooms with no natural daylight



Underutilised server / storage room



- 01 Primary lift to floors above
- 02 Office Spaces / Meeting Rooms
- 03 Server room
- 04 Location of Incoming Services
- 05 Storage area under stairs



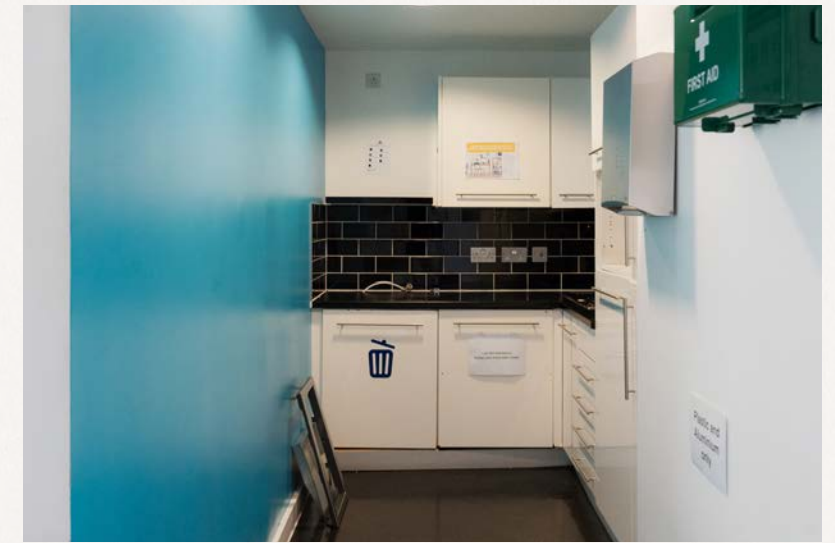
## 3.4 EXISTING BUILDING

### Typical Floors

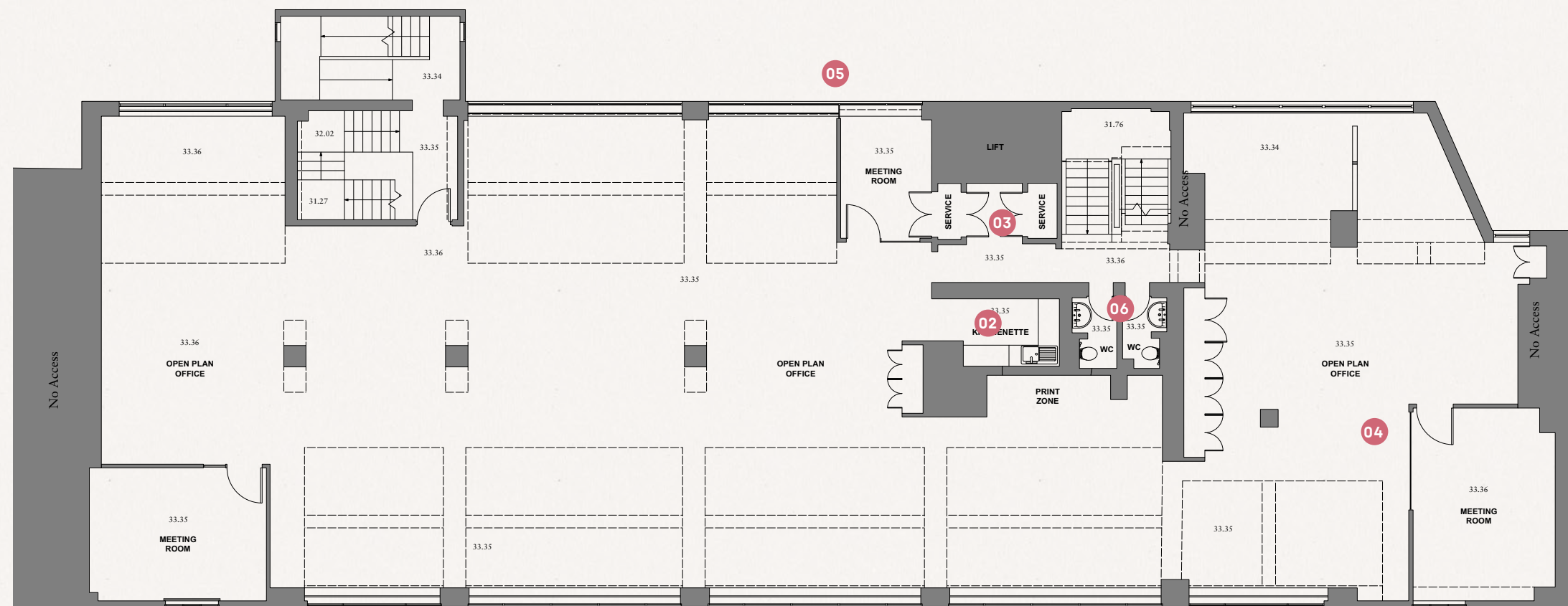
Arrival on the upper floors is currently underwhelming and spatially tight due to the current location and arrangement of the WCs, risers and kitchenette facilities. The interiors enjoy great views but lack character and perform poorly from an environmental perspective with large expanses of glazing exposed to solar gain and poor rooftop insulation.



The existing structure and character of the interiors has been overclad in plasterboard.



The kitchenette space is gloomy, generic and reduces the overall flexibility of the typical floors.



**01** Arrival experience on each floor is currently under whelming, spatially tight & blighted by WC's

**02** Location of WCs and kitchenette creates division within the floor plate, limiting flexibility & diluting the sense of space

**03** Location of risers clutter and dominate lift arrival

**04** Existing building structure and fabric has been overclad / 'whitewashed'

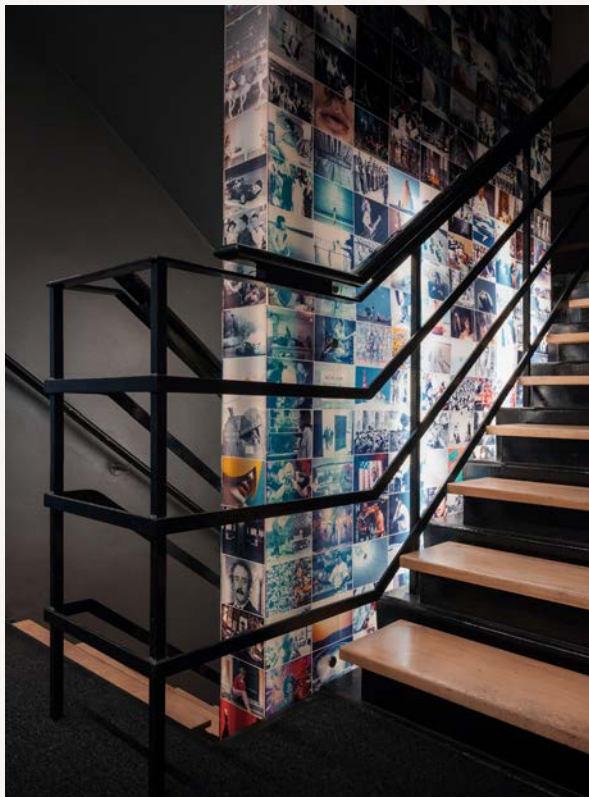
**05** South West facing windows create overheating & high energy/cooling

**06** No accessible WC's are provided



## 3.4 EXISTING BUILDING

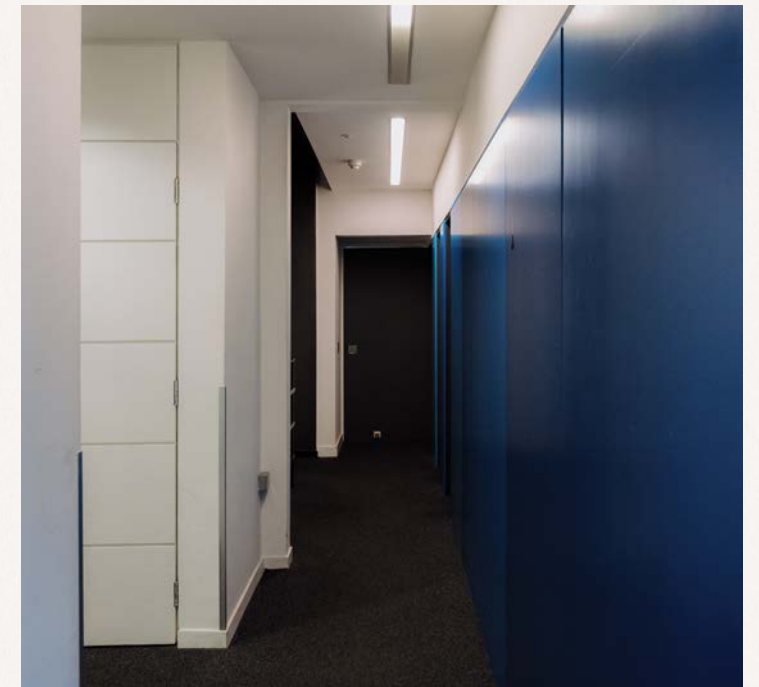
### Typical Floors



- Existing stairwell has character but no natural light



- Plasterboard finishes make the space feel lower in scale and generic in character, the finishes minimise thermal mass benefits.



- Internal corridors lack daylight and WC's open up directly to shared circulation.



- The existing windows perform poorly from an environmental perspective, with high thermal loss and solar gain.

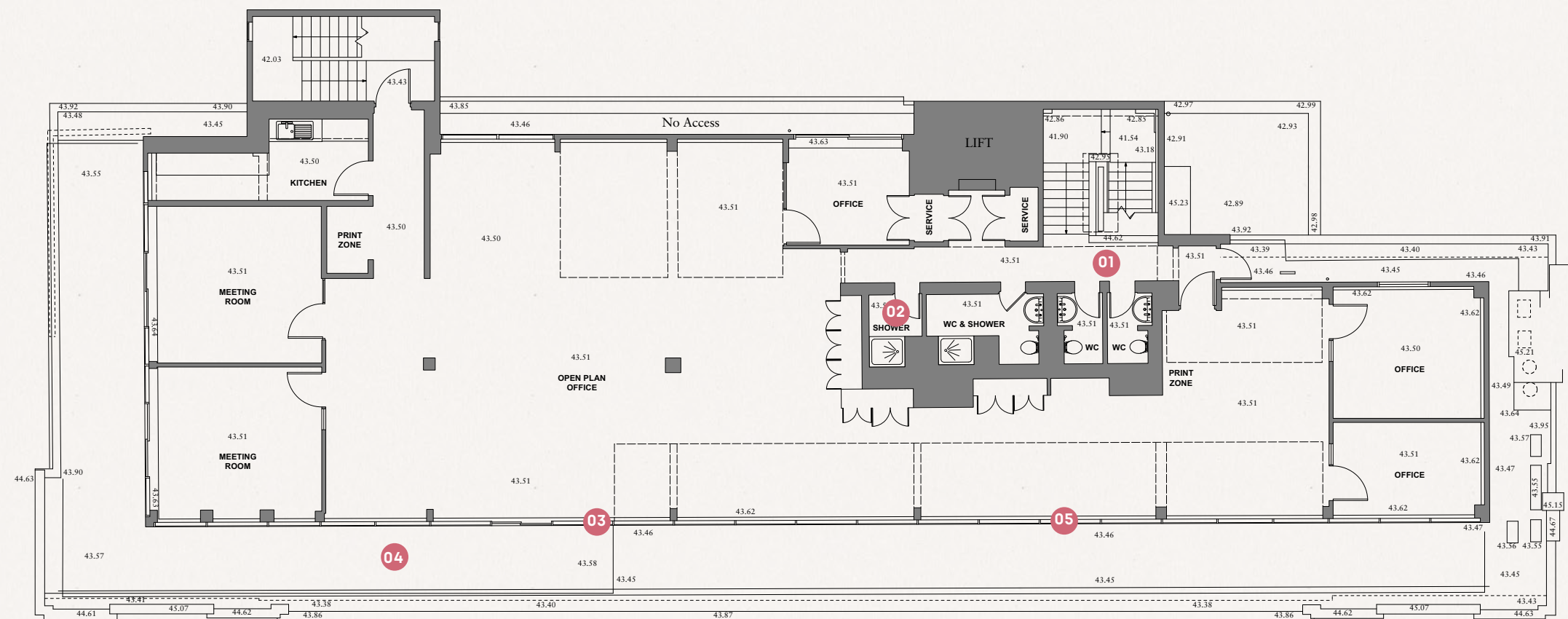


- The rear facade is practical in its composition and is not visible from wider townscape views.



## 3.5 EXISTING BUILDING

### Fourth Floor Plan



**01** Arrival experience on each floor is currently underwhelming, spatially tight & blighted by WC's

**02** Location of WCs and shower room creates division within the floor plate, limiting flexibility & diluting the sense of space

**03** Full height exposed fenestration leads to overheating and high energy demand

**04** Roof terrace currently very exposed and bleak but with great views over St Martin's Gardens

**05** There is currently no level access between the internal and external floor levels and existing doors are sliding so are non-DDA compliant.

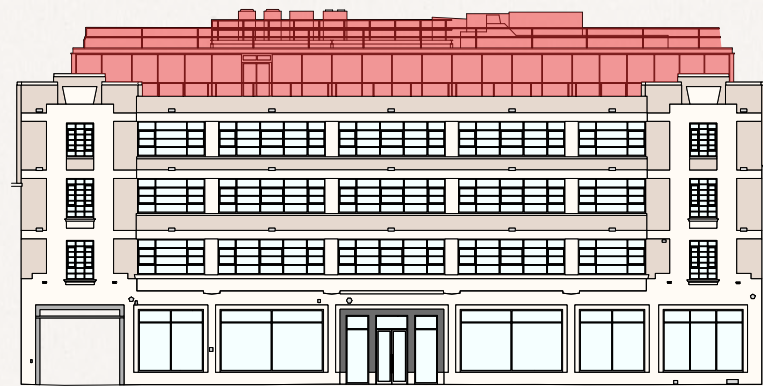


## 3.5 EXISTING BUILDING

### Fourth Floor



- The East and South facing terraces are tired and underutilised, the thermal insulation beneath deck requires upgrading. The glazed facade bears little relation to the building below.



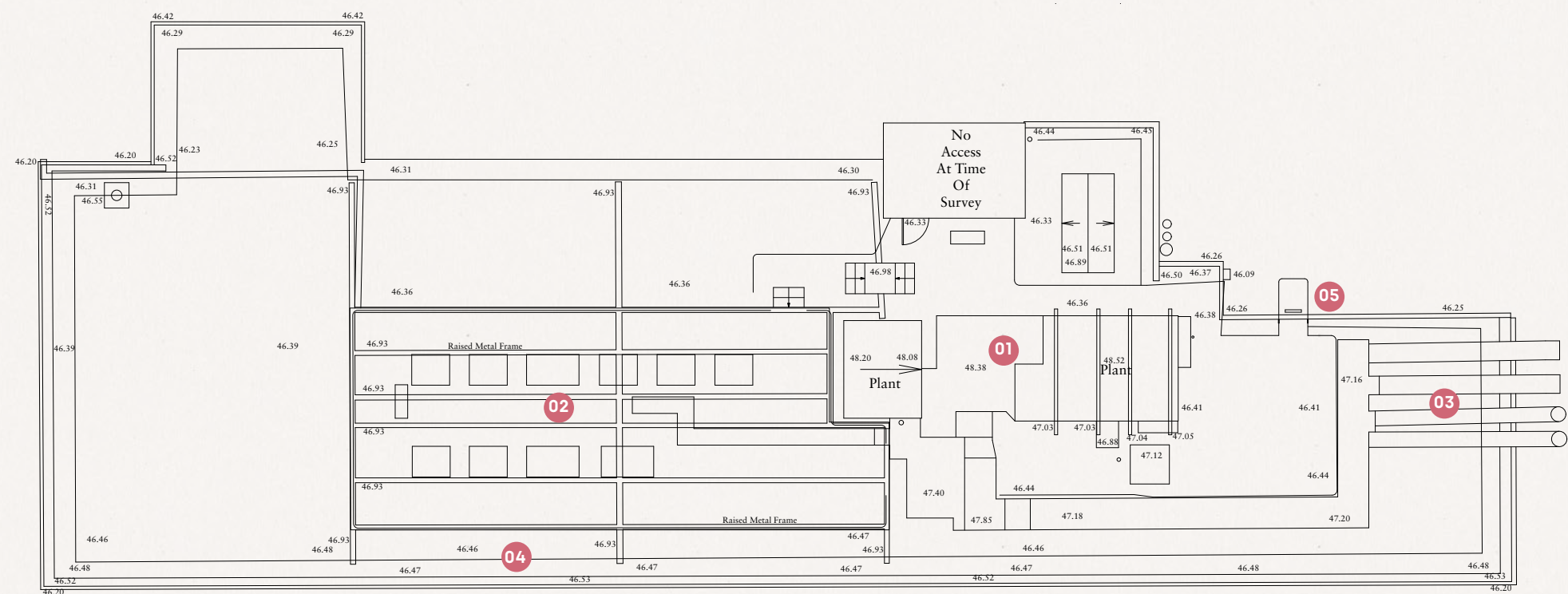
- The space has low ceilings and a generic character, large east and west facing windows present severe solar gain issues and the fabric of the extension has high levels of thermal loss.

- Existing plant is not curated or screened.



# 3.6 EXISTING BUILDING

Roof Level



- 01** Large Air Handling Unit is inefficient in terms of operational energy, is very prominent in townscape views and must be replaced.
- 02** Air conditioning units must be replaced with modern Air Source Heat Pumps

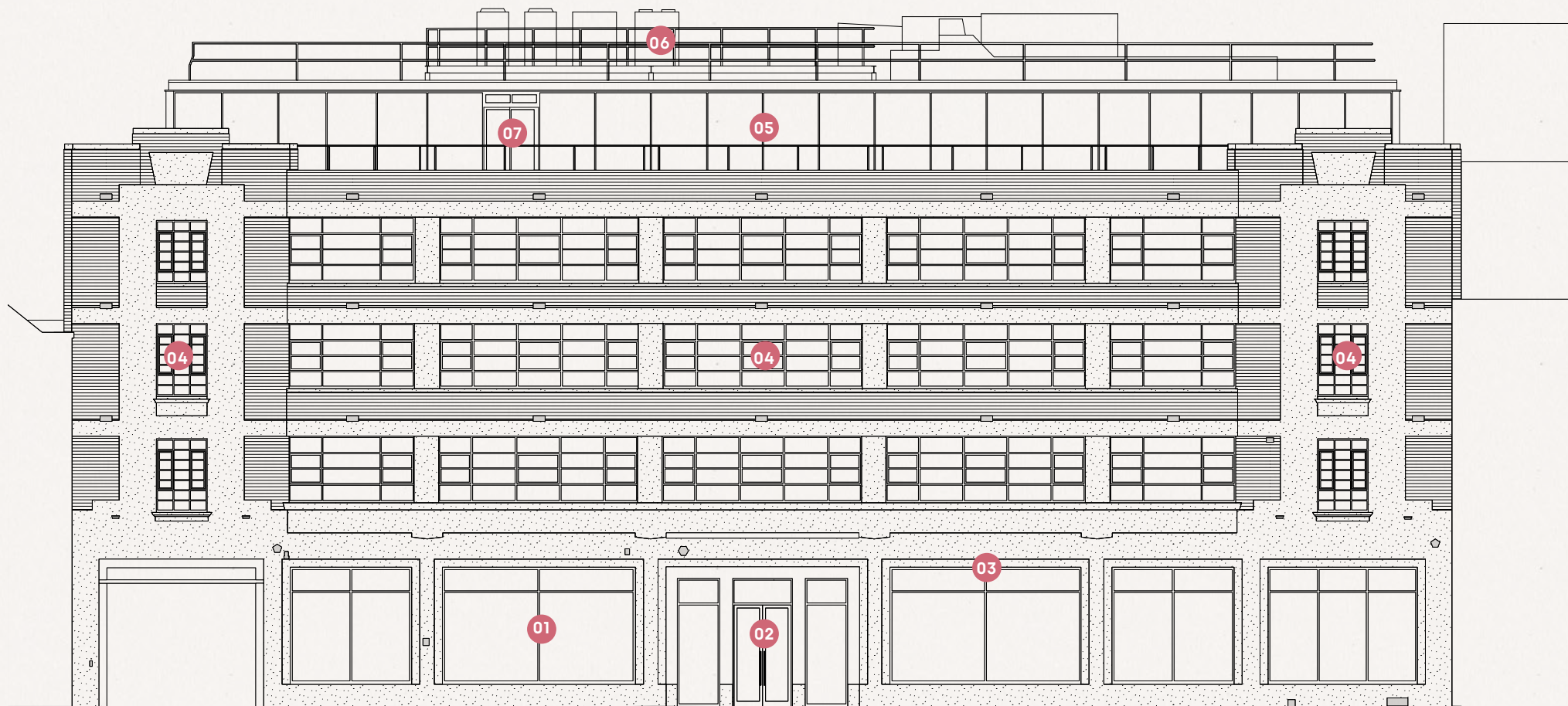
- 03** Ductwork pipes are visible from surrounding townscape views
- 04** Existing protection from falling is unsightly and prominent in townscape views

- 05** Maintenance access to roof is via a hoop ladder in close proximity to a large drop from the fourth floor terrace. Access feels precarious.



## 3.7 EXISTING BUILDING

### Bayham Street Elevation

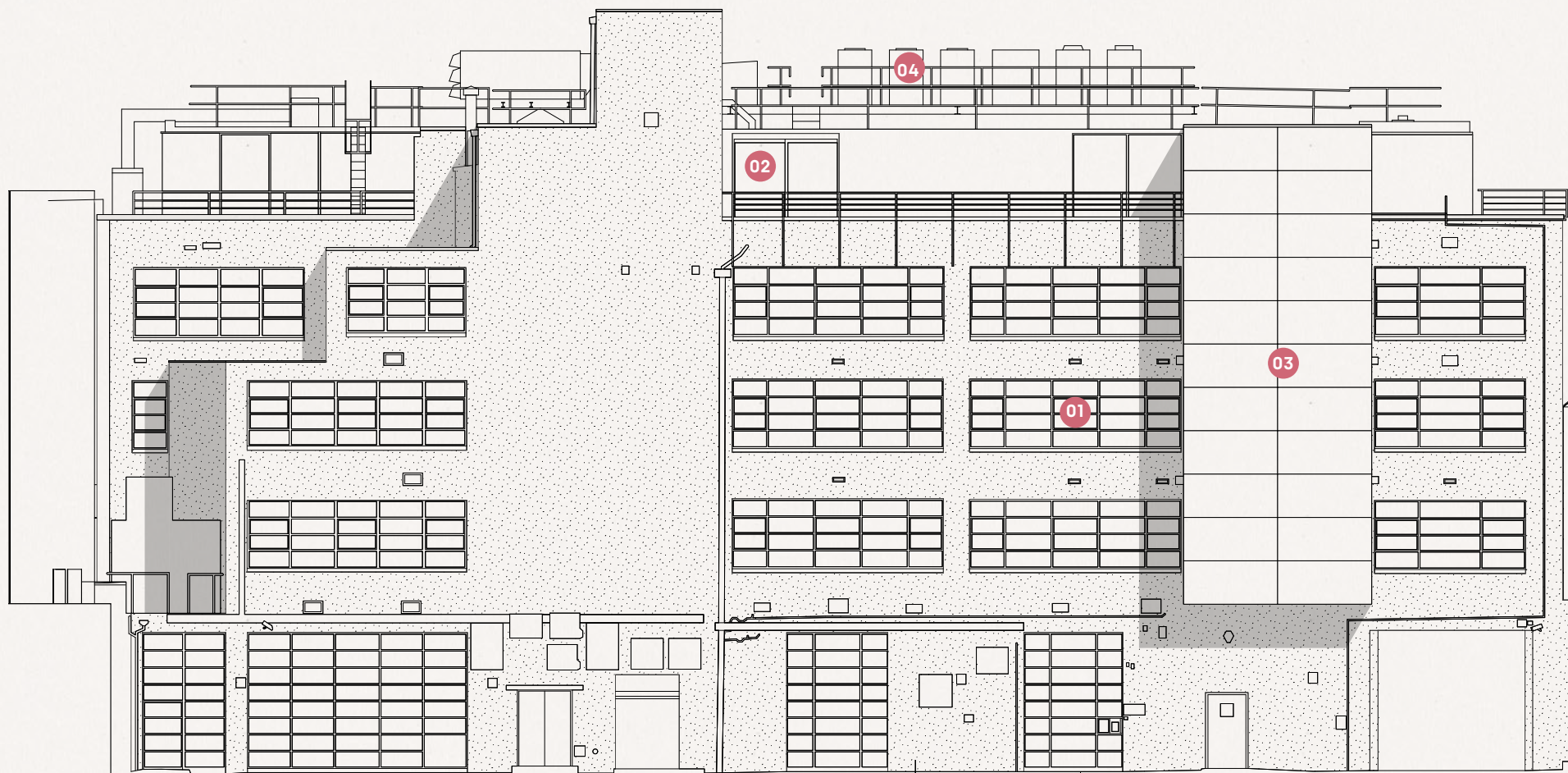


- 01** Film on Ground Floor Windows makes street frontage inactive.
- 02** Existing entrance feels incongruous to the building and doesn't offer generosity to the street.
- 03** High percentage of unshaded glazing generates high energy demand
- 04** Windows perform poorly from an environmental perspective with high solar gain and thermal loss.
- 05** Glazing on fourth floor has higher thermal performance but suffers from thermal gain.
- 06** Existing roof top plant and key clamp guarding is unsightly / visible from surrounding streetscape.
- 07** Terrace doors are slide opening and inaccessible to wheelchair users.



## 3.8 REAR ELEVATION

Existing



Rear elevation with overclad fire escape

- 01 Windows perform poorly from an environmental perspective.
- 02 Significant West facing solar gain at 4th floor level.
- 03 Existing fire escape.
- 04 Prominent plant.



## 3.9 EXISTING BUILDING

### Environmental Performance

#### — Glazing

The existing building includes secondary glazing. Information on the condition and U-Value achieved is unknown but likely poorly performing.

#### — Fabric

Roof and Wall insulation is limited, information on existing U-value is unknown but likely poor in performance.

#### — Plant

The existing building includes mechanical ventilation and mechanical cooling / heating systems using fan coils. Plant is over 10 years old and its working condition is unknown.

#### — Operational Carbon

The existing building has an EPC rating of E.

#### — Over Heating

No passive measures currently included in the building to reduce heat gains and over heating, external shading could be considered.

