

5.0 ARCHITECTURAL PROPOSALS

5.1 DESIGN PROPOSALS

Ground Floor

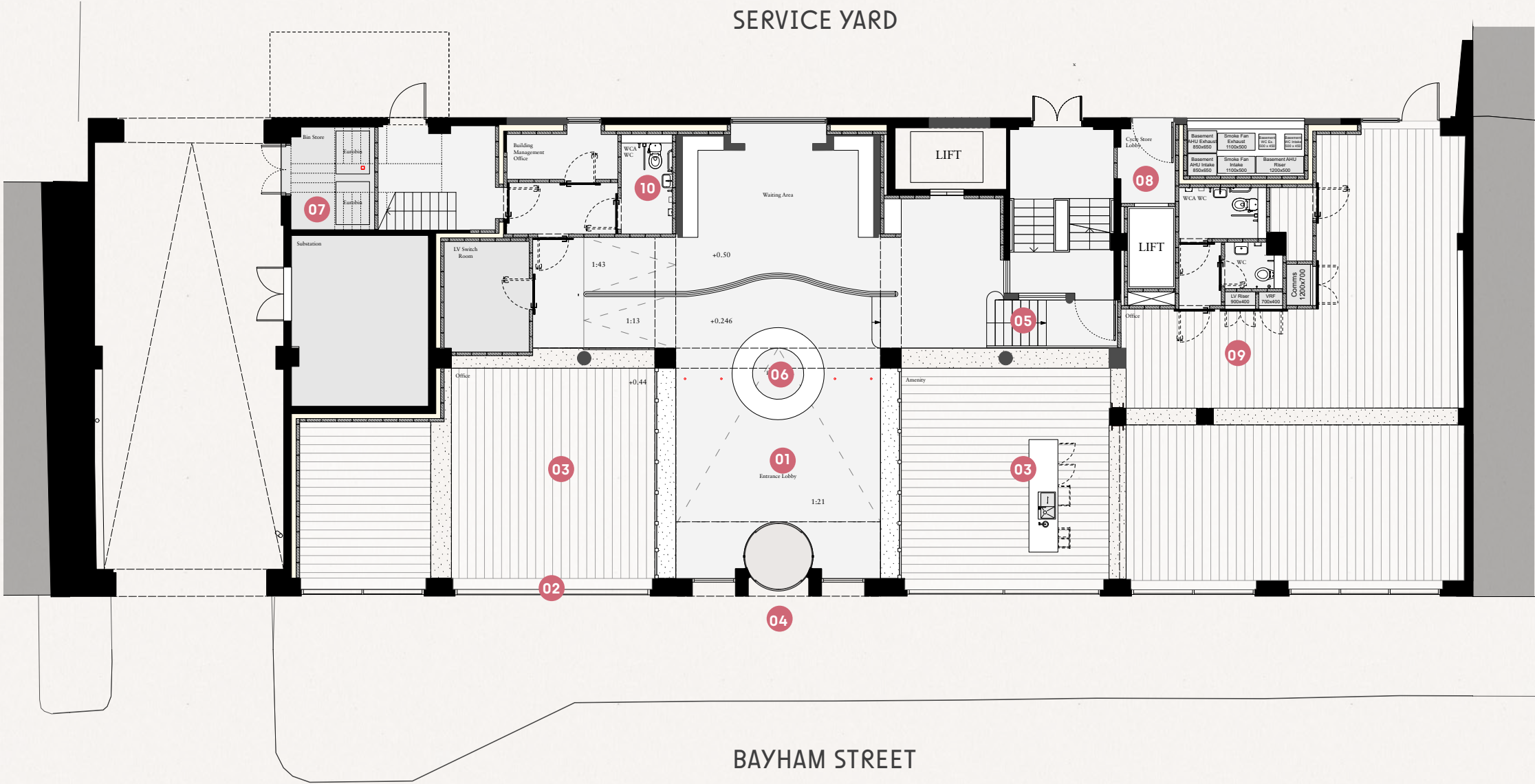
New internal ramps provide equitable access for wheelchair users. The street frontage along Bayham Street is reactivated by removing the translucent film at ground floor. The provision of ground floor amenity and flexible workspace contributes to the wellbeing of occupants and allows the building to engage with the world outside.



Existing Frontage is inactive - with film on the windows restricting views in and out of the building.



The elevation is enlivened by removing window film. Recently added steel cladding is removed to expose the existing underlying stone piers.

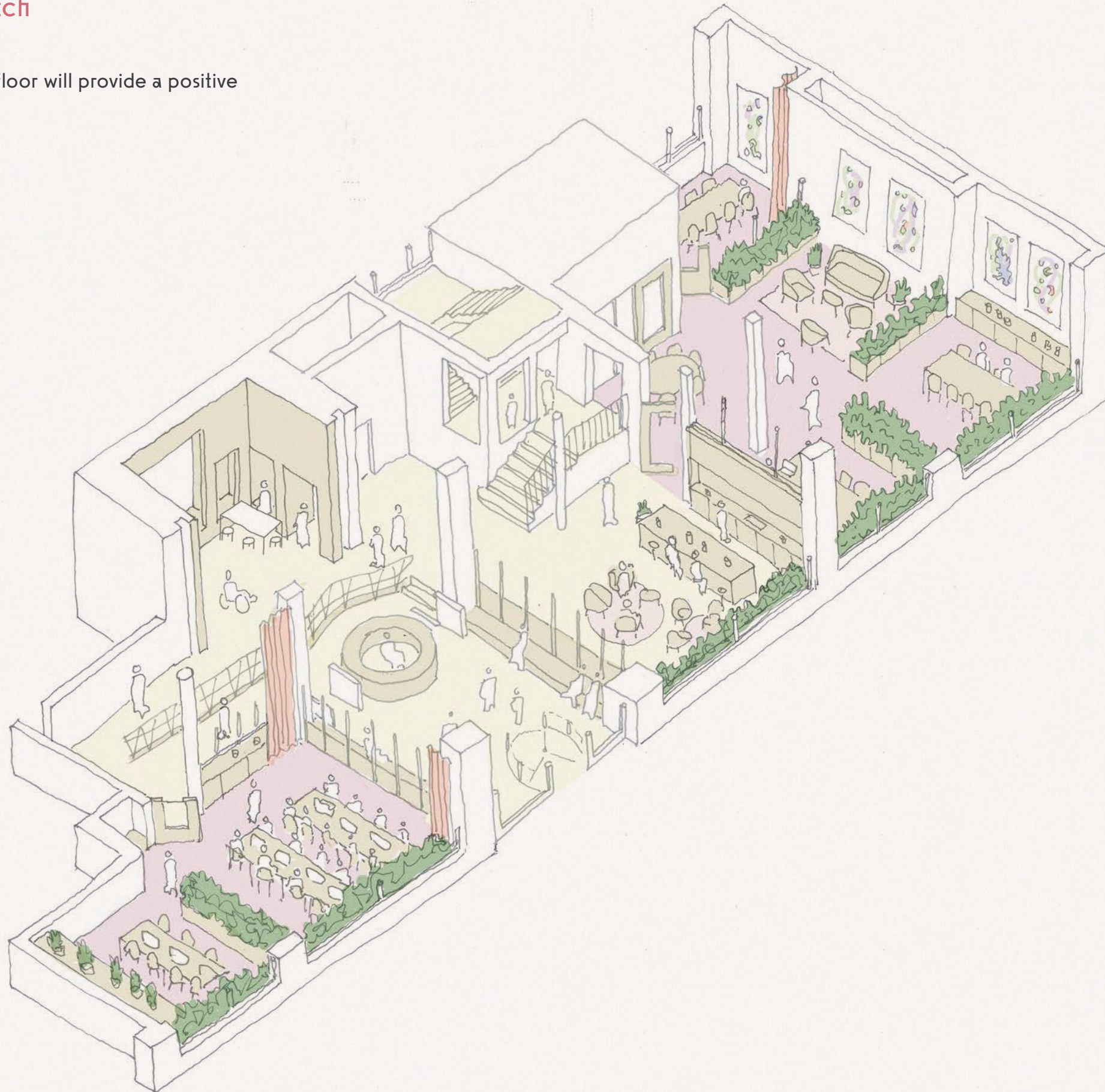


- 01 A ramp provides equitable access for wheelchair users.
- 02 Film is removed from windows, reactivating Bayham Street,
- 03 Shared communal areas promote the wellbeing of the building's occupants.
- 04 New entrance door
- 05 The stair is visible from the entrance, encouraging use of the stairs.
- 06 The reception desk has good visibility over the lobby, promoting the security of building users.
- 07 Bin Store
- 08 New Cycle Lobby
- 09 Private office space
- 10 Accessible WC

5.1 DESIGN PROPOSALS

Ground Floor - Axo Sketch

The refurbishment of the ground floor will provide a positive contribution to the street.



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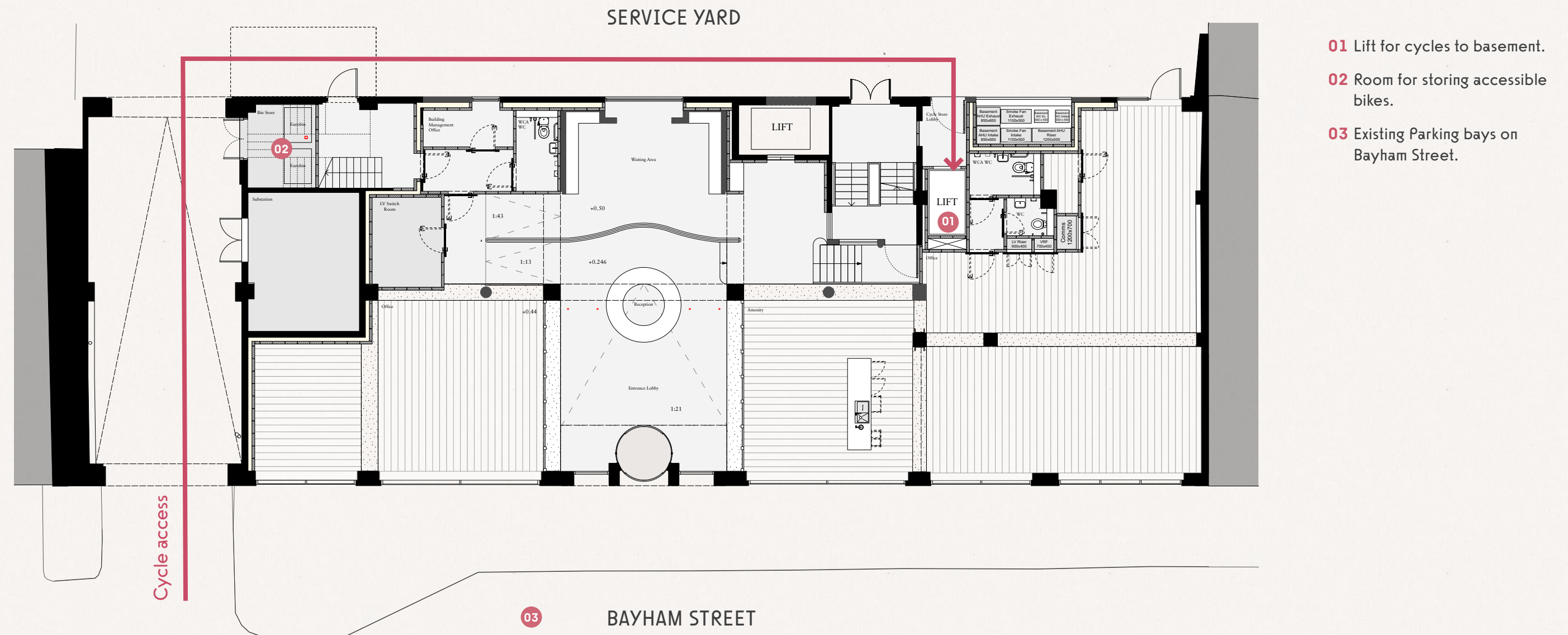
Ground Floor - Access, Servicing, Refuse

Cycle access

New dedicated lift is proposed, accessed from the service yard, to provide access to new cycle storage at basement level.

Bins

The room beneath the secondary stairwell would be used to store Eurobins for regular collection from the rear servicing yard.



5.2 DESIGN PROPOSALS

Basement & Cycle Storage

A new end of trip facilities are provided at basement level for cyclists, accessed from a new dedicated platform lift accessed from the rear service yard. Cycle storage, showers and lockers are provided to encourage active travel.

- 36 bikes at Basement
- 2 accessible bikes at Basement.



Sheffield Stand Cycle Parking



- 01** Access for bikes via dedicated cycle lift.
- 02** Shower Cubicles
- 03** Accessible shower room.
- 04** WC
- 05** Lockers
- 06** Plant room
- 07** Vanity Units

5.3 DESIGN PROPOSALS

Typical Floors

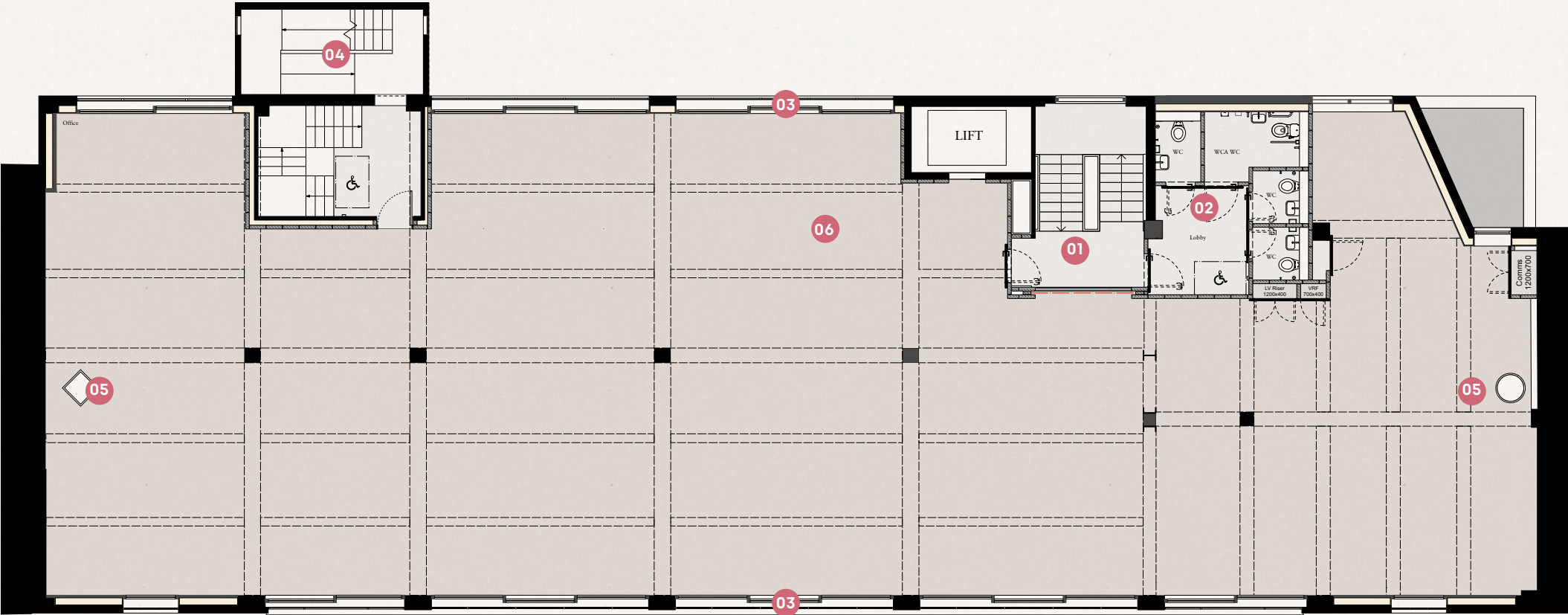
Typical floors will be stripped of their overclad finishes, revealing the underlying structure. This will unveil the original character of the building and expose more thermal mass, stabilising the cooling loads on the building. Exterior walls will be relined to improve thermal performance. An accessible WC will be provided at each floor level.



WC's - a characterful space enhanced with colour and attractive lighting



Revealing the underlying character of the building. Lazslo



- 01** Glazed core encourages openness to the floorplate and promotes everyday use of the staircase.
- 02** New WCs positioned to maximise flexibility and openness including an accessible WC provided at each floor level.
- 03** Thermal performance of glazing to be improved through secondary glazing or comprehensive replacement
- 04** External Fire escape to be retained.
- 05** Vertical ducts become sculptural objects within the space and minimise clutter on the soffit.

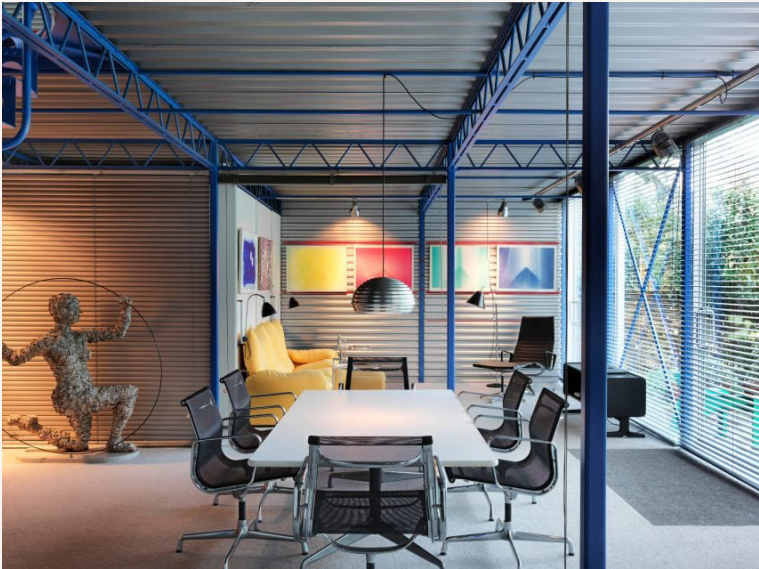
5.4 DESIGN PROPOSALS

Fourth Floor

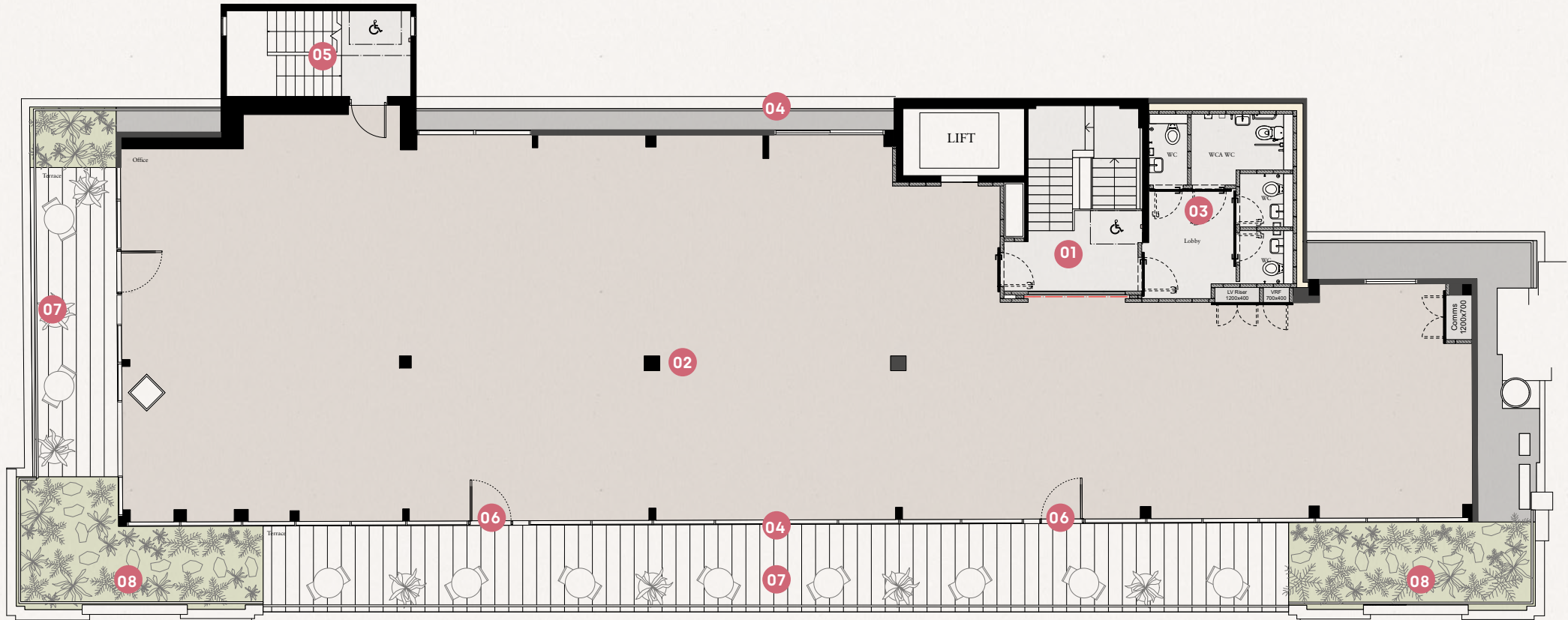
The fourth floor will be stripped of overclad finishes, increasing floor to ceiling heights and exposing the underlying beauty of the structure, roof insulation will be replaced and solar shading incorporated to substantially lower heating and cooling loads. The terrace will be refurbished and extended improving the wellbeing of the building's occupants. External planted areas will increase biodiversity and further improve wellbeing.



Existing Fourth Floor



Metal deck and structure is left exposed at 4th floor level lending simplicity and beauty to the space.



- 01** Glazed core encourages openness to the floor plate and promotes everyday use of the staircase.
- 02** Linings will be stripped back to the building's original finishes improving the fabric of the space and increasing ceiling heights.
- 03** New WCs positioned to maximise flexibility and openness.
- 04** Existing Glazing refurbished and recapped.
- 05** External Fire escape to be retained.
- 06** New accessible doors added within existing curtain wall to replace existing inaccessible sliding doors.
- 07** Refurbished terrace spaces.
- 08** Planted areas (circa 37m² area) improves biodiversity and offers beauty to the floor plates

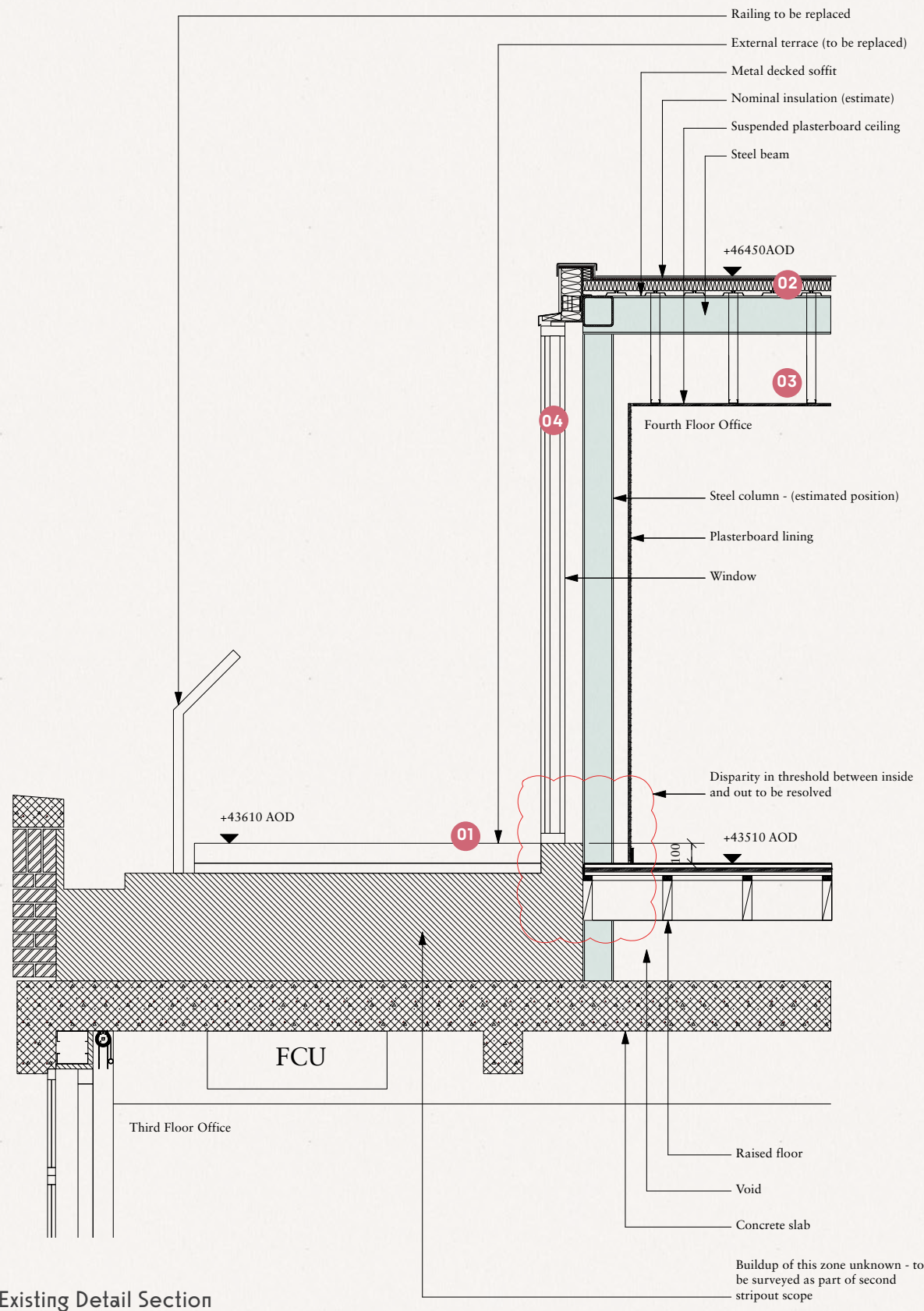
5.5 DESIGN PROPOSALS

Fourth Floor Roofing Detail - Existing

The section detail to the right shows the current condition of the Fourth Floor roof extension. There are three primary technical challenges to solve:

- There is no level access between the internal floor level and external terraces.
- The Fourth Floor extension has very nominal roof insulation which must be improved to meet EPC B
- The existing roof extension is highly glazed leading to significant solar gains and cooling requirements.

- 01** No level access between internal FFL and terrace.
- 02** Minimal rooftop insulation.
- 03** Internal ceilings are low and overclad with plasterboard.
- 04** High levels of solar gain at 4th floor.



Existing Detail Section

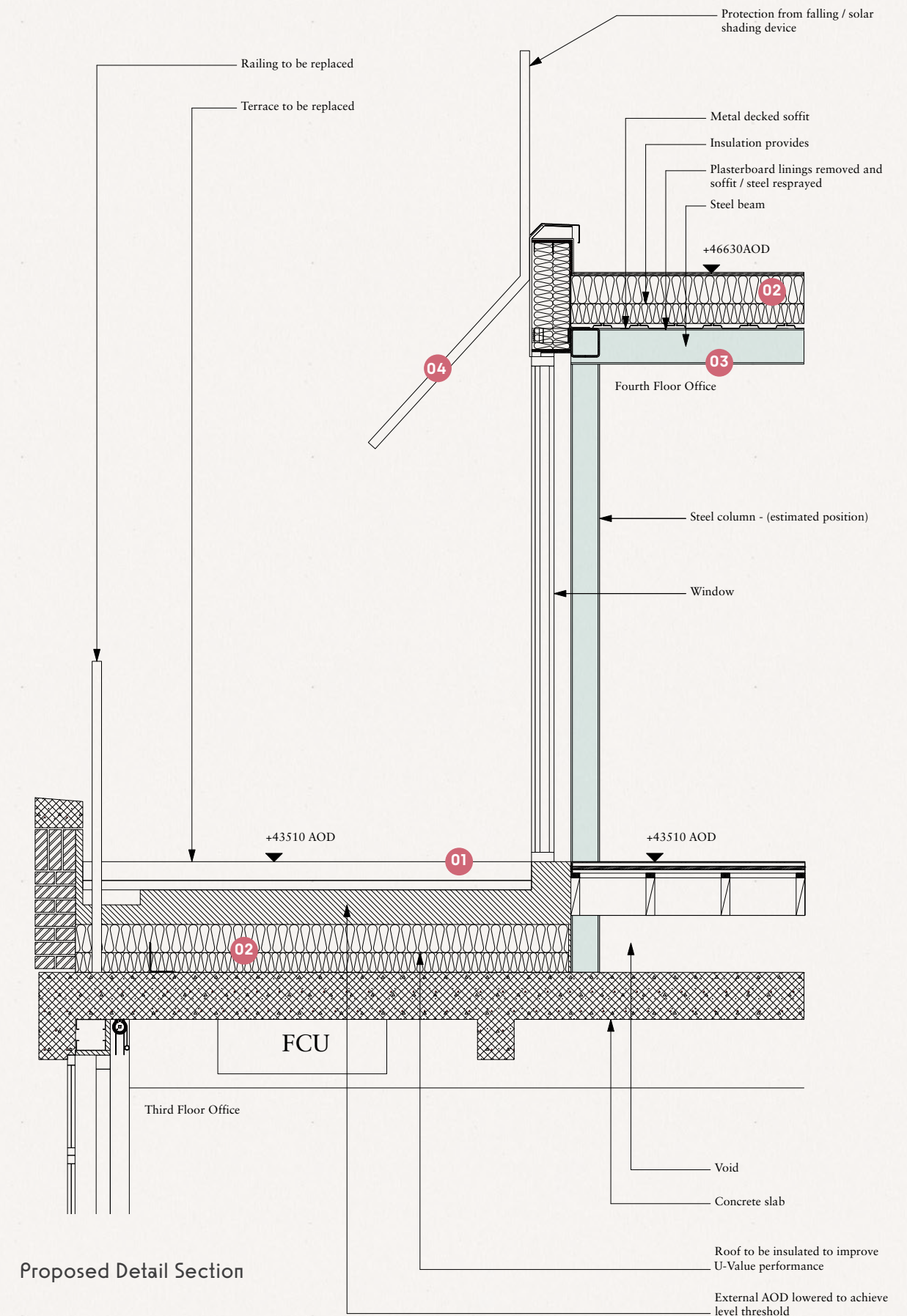
5.5 DESIGN PROPOSALS

Fourth Floor Roofing Detail - Proposed

The proposed section illustrated offers the following improvements::

- The fourth floor roof terrace is proposed to be reinsulated, improving thermal performance and providing level access between inside and out.
- The existing roof is proposed to be re insulated improving thermal performance. A new parapet fascia and window cappings will improve the appearance of the building.
- New brise soleil is proposed to provide shading to the existing windows, reducing thermal gains and energy use. The brise soleil louvres also provide guarding to the roof replacing the unsightly existing key clamp guarding..

- 01** Level access provided between internal and external spaces.
- 02** New roof Insulation.
- 03** Internal linings are removed to increase height and expose underlying structure.
- 04** New solar shading/guarding installed to reduce reduce heat gains and provide safe roof access



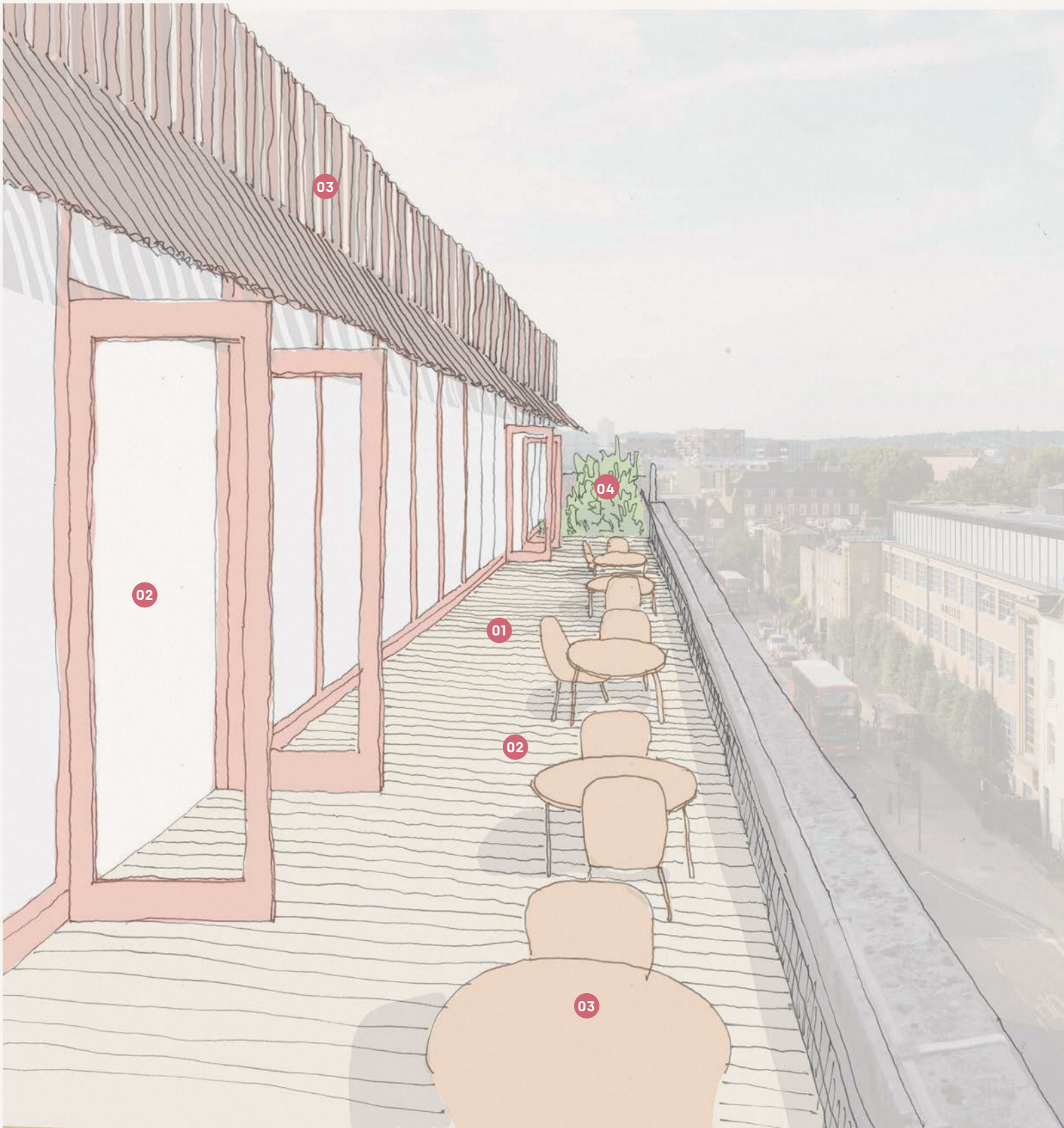
5.6 DESIGN PROPOSALS

External Terrace

The accompanying sketch shows the proposed brise soleil fitted above the external glazing. A refurbished terrace is then bookended by planting at either end - offering improved wellbeing for tenants and improving the Urban Greening Factor of the site.



Planting to target an UGF of 0.7



Indicative sketch of proposed roof terrace

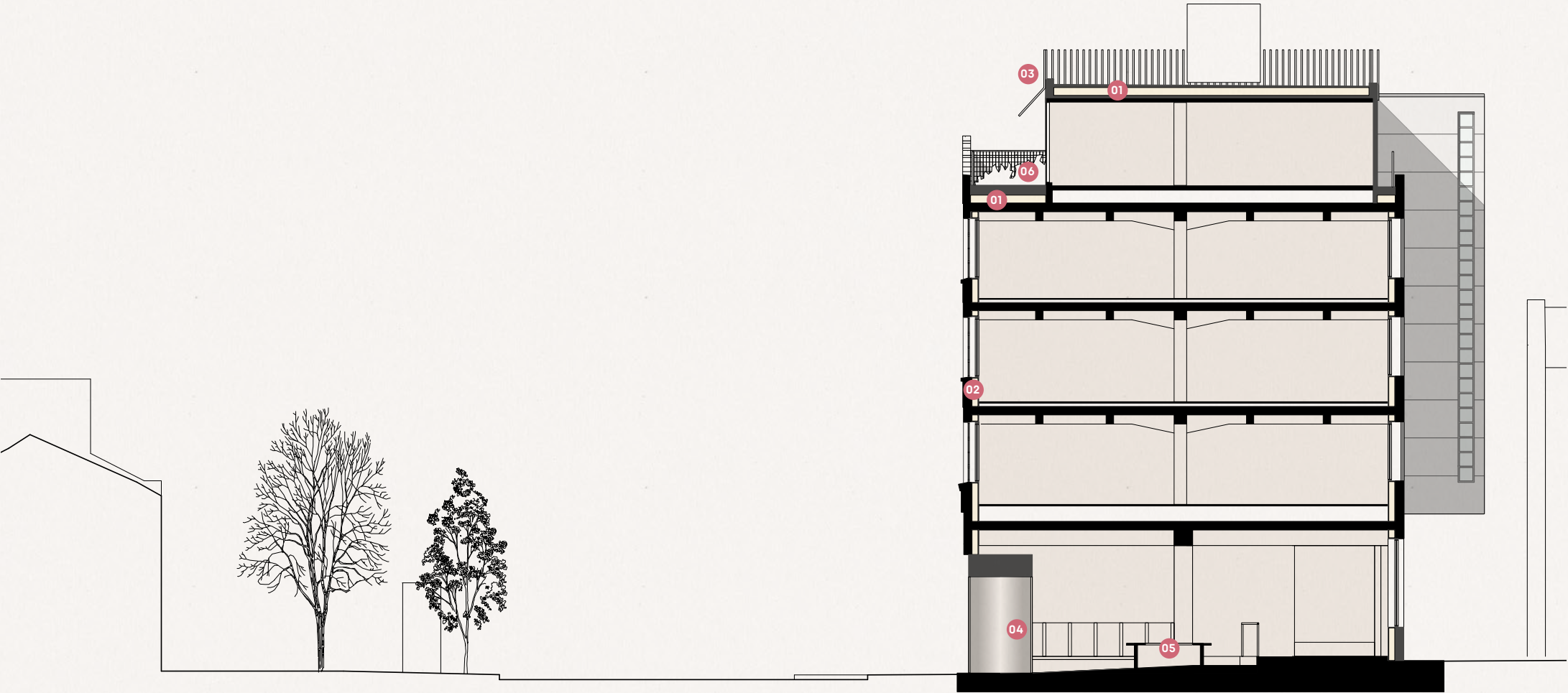


Masonry pavers potentially offer an attractive and durable finish to the terrace

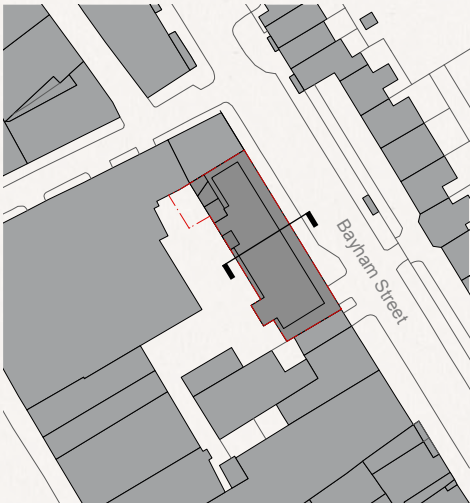
- 01** The existing roof terrace is proposed to be refurbished providing an external amenity for the office workers, contributing to a healthy workplace.
- 02** Existing doors are replaced to provide DDA compliant access.
- 03** New solar shading / protection from falling / plant screening device reduces solar gain and improves the external appearance of the building.
- 04** New rooftop planting is proposed to improve urban greening, improve biodiversity and promote wellbeing

5.7 DESIGN PROPOSALS

Section BB - Proposed



- 01 Roof buildup increased to improve thermal performance.
- 02 External walls insulated to improve thermal performance
- 03 Solar shading added to reduce solar gains.
- 04 New accessible entrance door
- 05 Reception desk
- 06 New Planting



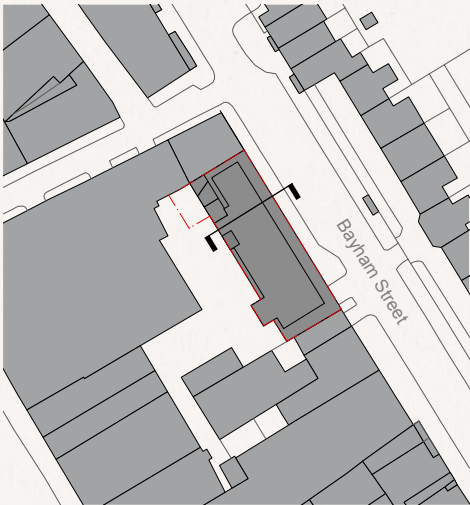
Key - Section BB

5.7 DESIGN PROPOSALS

Section CC - Proposed



- 01 Roof buildup increased to improve thermal performance.
- 02 External walls insulated to improve thermal performance
- 03 Solar shading added to reduce solar gains.
- 04 New accessible entrance door
- 05 New Planting



Key - Section CC