8.02 Terrace Landscape Plan

The size of the outdoor terraces progressively increases while moving up to the higher floors. Notably, the largest terrace is situated on the eighth floor.

Level 08 terrace was designed as a communal terrace for all users of the building. Its a generous 350sqm and split into 3 zones, allowing flexible use for the whole building. Access to this terrace is available via the eastern core. BGY have looked at developing the layout of the fixed seating area, planters and pagoda, to better cater for communal use.

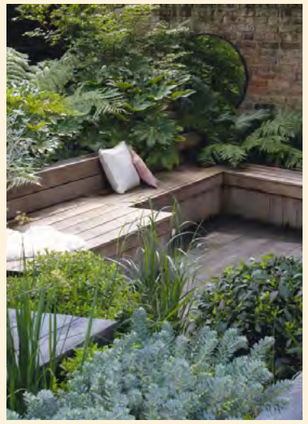
8.03 8th Floor Terrace Zoning

The 8th-floor communal terrace will be subdivided into various zones to establish distinct and purposeful areas. Upon entering the terrace from the eastern core, a versatile open space will be encountered. This area will be equipped with a bar, movable furniture, and an overhead pagoda. This adaptable zone is designed to accommodate a wide range of activities, from yoga sessions to casual drinks receptions and everyday lunchtime social gatherings as well as flexible outdoor workspace.

Progressing westward along the terrace, a transitional space will lead into the zoned social spaces. These areas will incorporate custom-built joinery elements with integrated planters, providing designated clusters and zones for groups to convene and socialize.

Continuing toward the end of the terrace, more intimate spaces are found, designed to offer a tranquil environment for one or two individuals. The use of larger planting in this section will create more secluded and enclosed spaces, ideal for moments of solitude or quiet contemplation.

Intimate



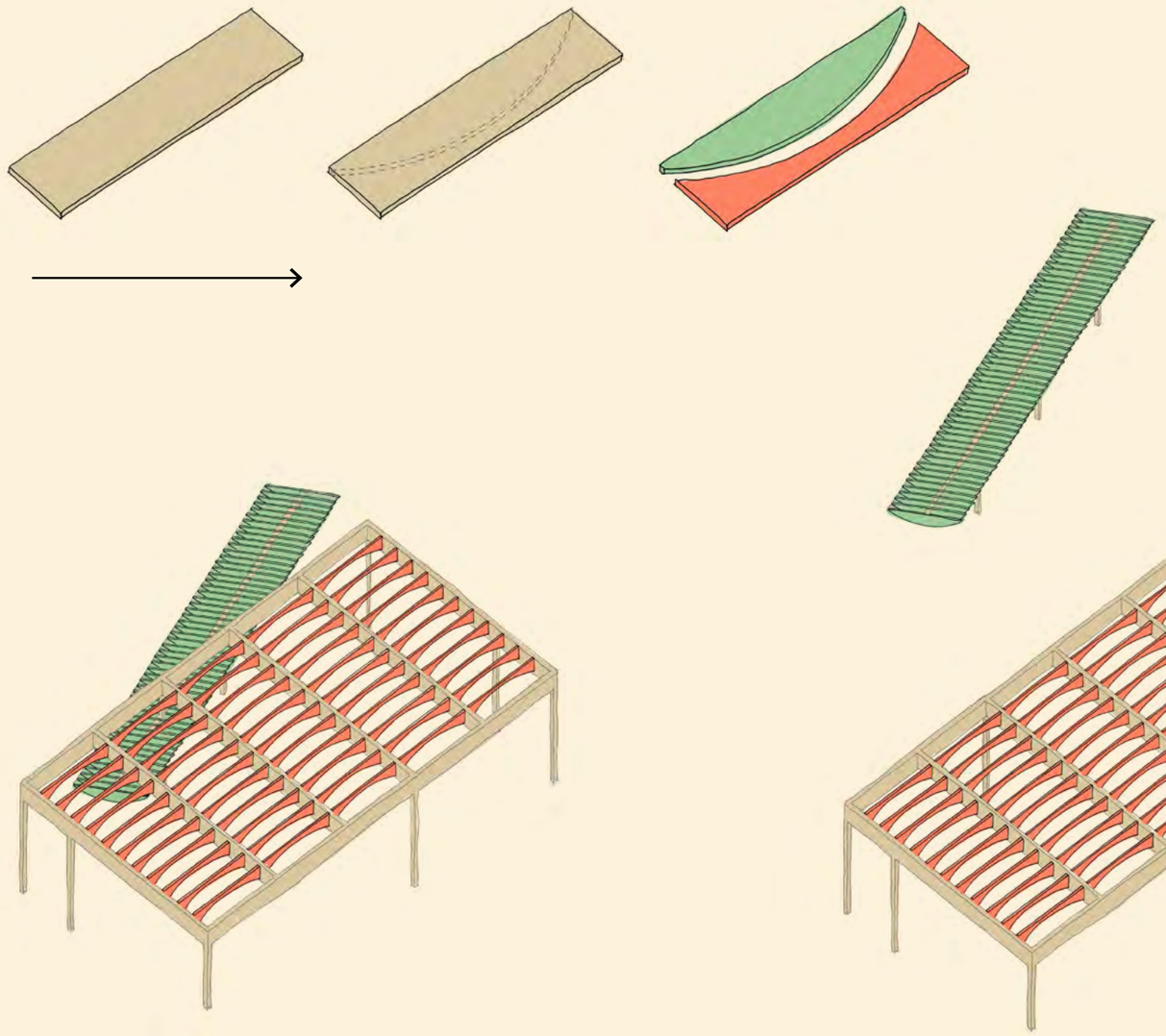
Social

Flexible

8.04 Pagoda Concept

Waste Reduction

The pagoda situated above the flexible social space is designed to minimise waste, with the intention being all pieces of cut timber find purpose within its structure. A vaulted structure is used in the central pagoda area. Utilising offcuts from these components it will be feasible to construct a canopy over the fixed bar area. This lightweight timber framework aligns with structural grid lines, minimising the load imposed on non-structural regions.



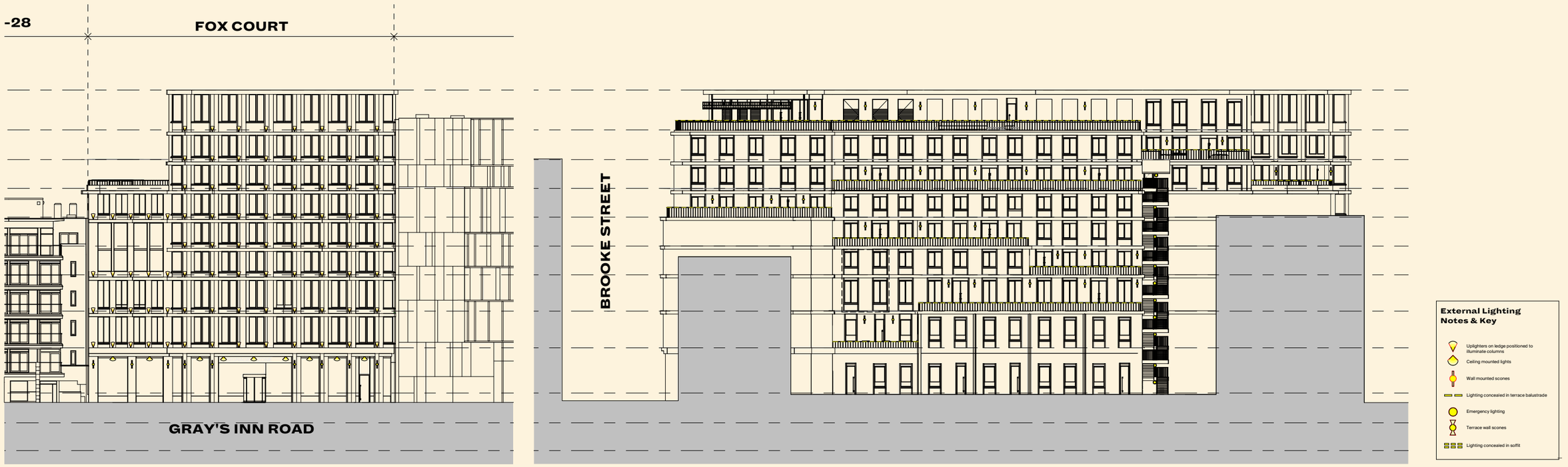
8.05 Illustrative Communal Terrace CGI -01

8.06 Communal Terrace CGI - 02

8.07 External Lighting

Design Strategy

BGY have prepared strategic external lighting proposals which will be developed by a specialist lighting consultants in a later project stage. The drawings contained within the pack are intended to demonstrate design intent and we are seeking a condition on the lighting scheme to develop the design and technical details and submit for approval in due course.



BGY

9.00

South Facade

9.00 South Facade

9.01 Existing South Facade

The south facade predominantly consists of red bricks interspersed with uniformly sized individual windows and slate tile mansard roof. The windows are openable standard/low quality aluminium frames with blank glass infill.

The predominant volume in the south facing view is consistent in height, spanning 9 storeys tall. A smaller volume, consisting of 5% of the total extent, characterised by the slate tiled mansard roof, spans 3 storeys in height and marks the entrance to the loading bay.

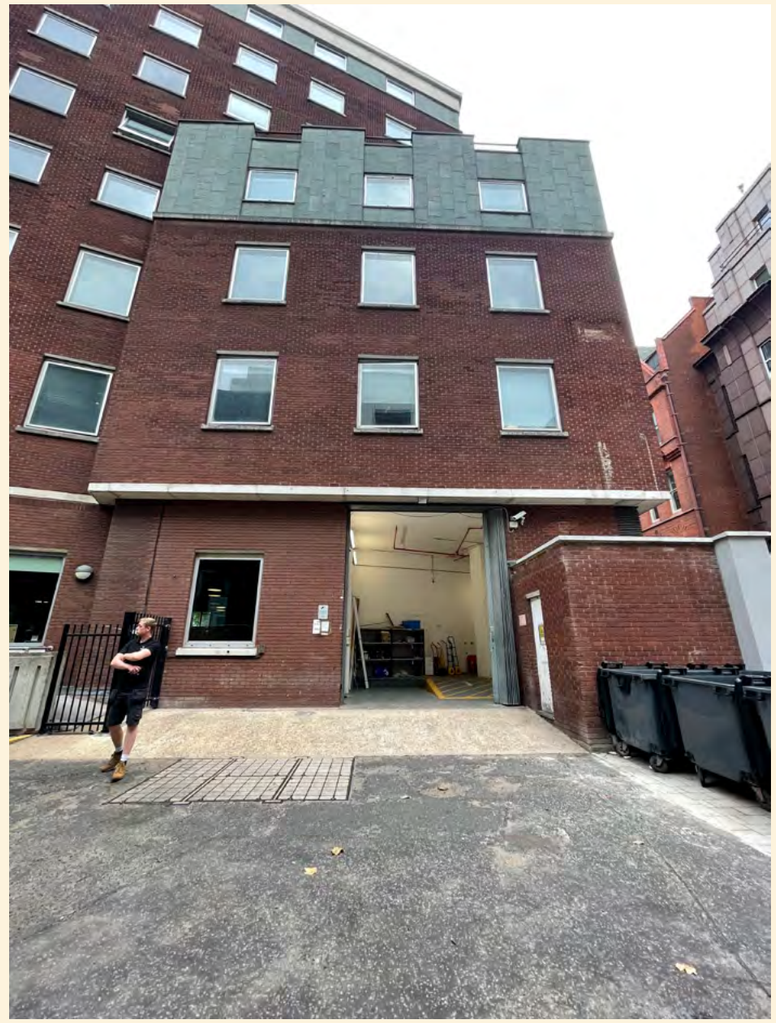
The rhythm of the facade is characterized by an organized and repetitive pattern.

The existing elevation illustrates the extent of the building in relation to the adjacent residential units of 150 Holborn.
A party wall is shared between the two buildings.
The South Facade faces the access car ramp to basement and the adjacent residential units of 150 Holborn.

The different ceiling heights are expressed through the larger window sizes, across levels ground, first and second. From level three, the window size is reduced and consistent up to roof level.

Additionally, it shows the change of levels between:

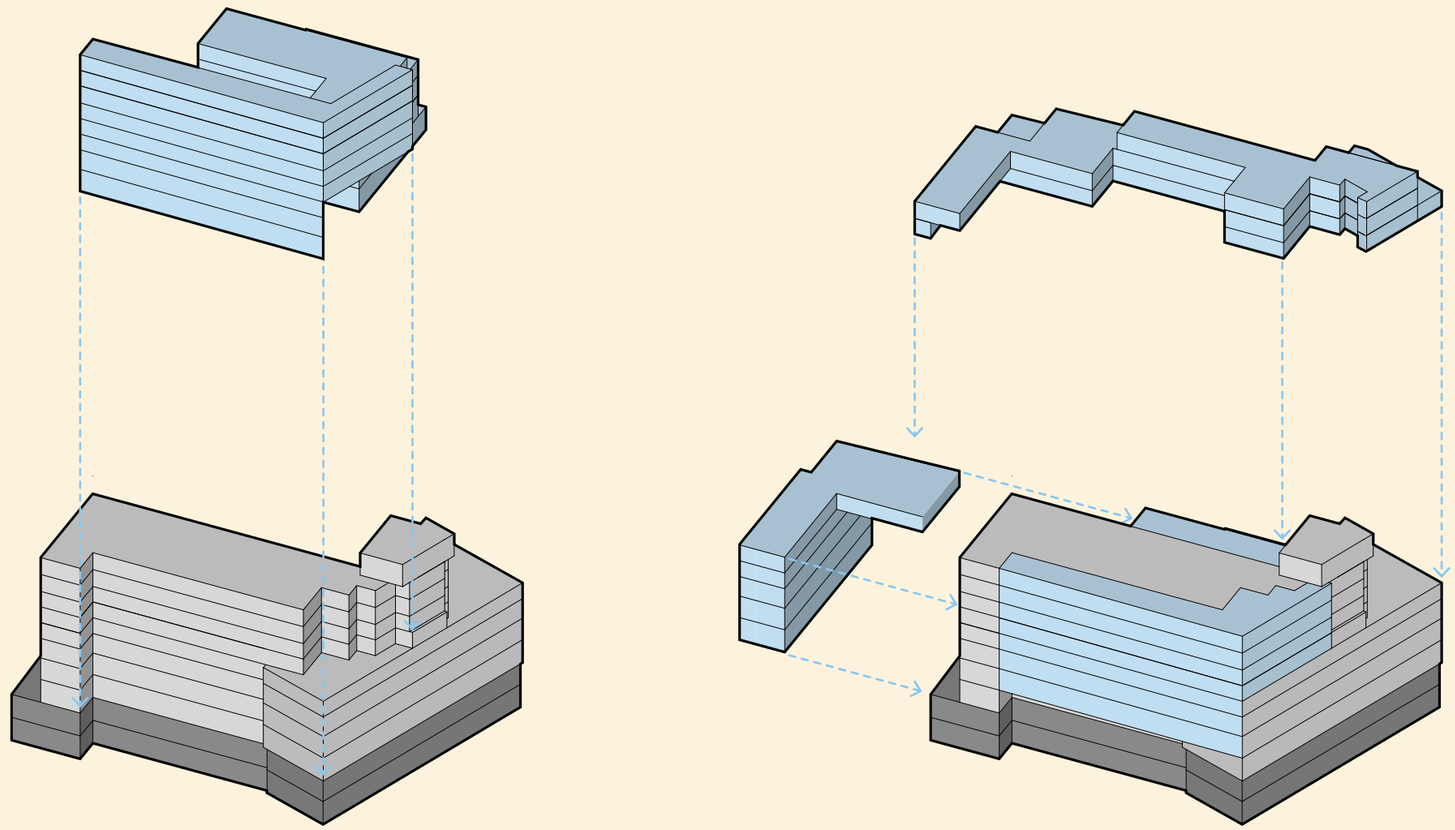
- Street level and internal communal courtyard
- Car Park ramp leading into basement level
- Street level and basement level



9.02 South Facade Proposal

Key Moves

Key moves in the massing include infilling the south courtyard with additional office space and aligning with the west core party wall, rationalising the north and east facade in order to achieve a cleaner geometry and increase the building's NIA. These moves are all designed to improve the outward appearance and the thermal performance of the facades.



9.00 South Facade

9.03 Solar Shading

A thorough solar shading analysis was conducted as part of our design development process.
Solar shading requirements promote energy efficiency, occupant comfort, and sustainable design practices. Effective solar shading strategies are essential to balance natural light, reduce heat gain, and minimize energy consumption.

Primary goals of solar shading include:

- Energy Efficiency

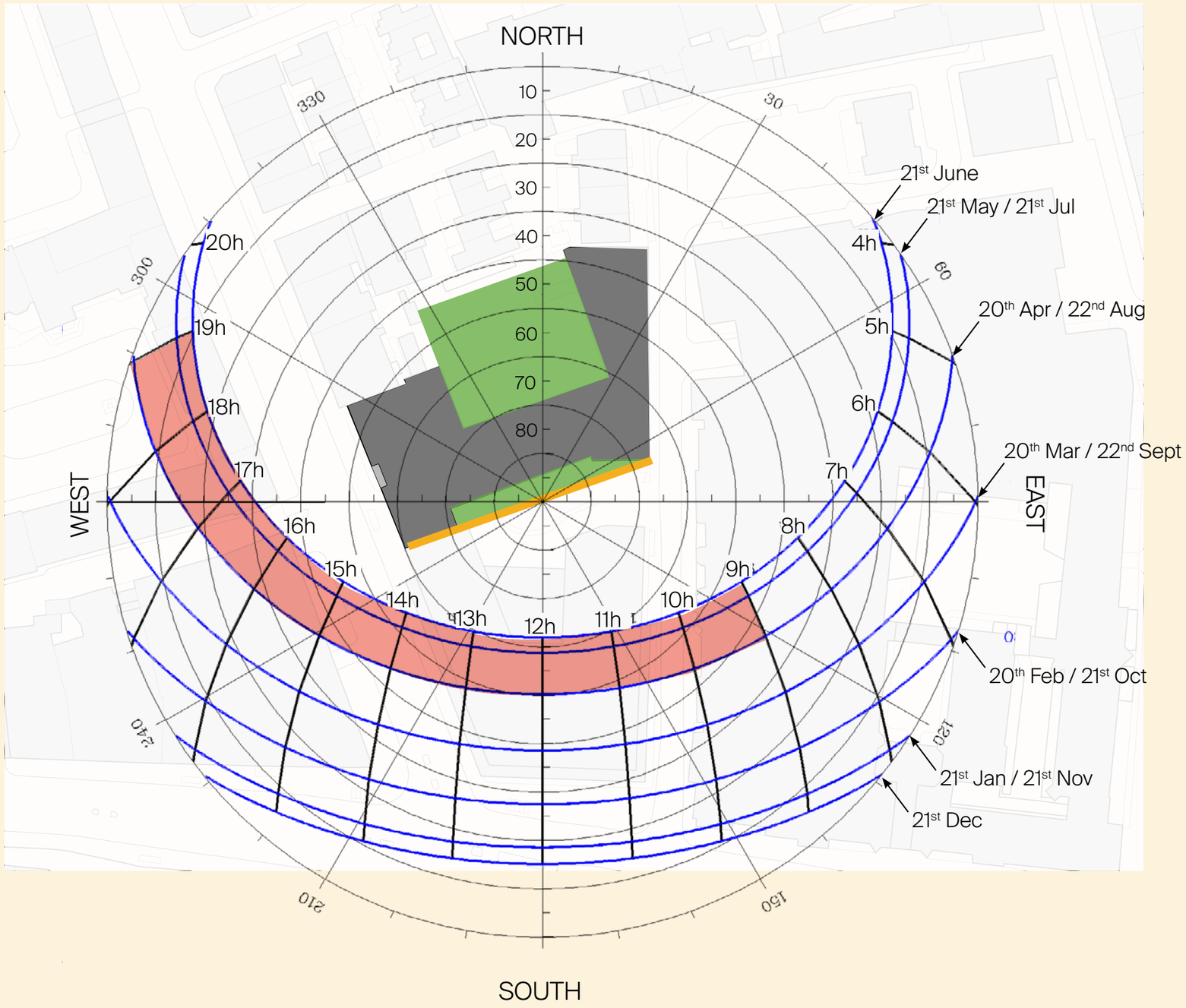
- Daylight Utilisation

- Compliance with Building Regulations (Part L & Part F)

Solar shading should aim to offer shade between April and August, specifically during the hours of 9:00 to 14:00 (red zone), in order to counteract issues like overheating, glare, and discomfort for occupants.

Solar shading is to be provided to both east and south facades.

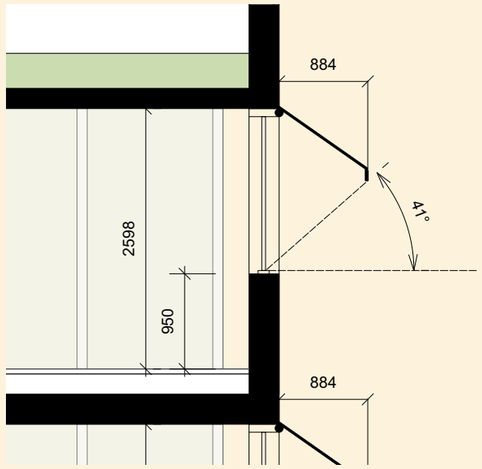
It is to note that areas next to double height windows will have to sustain a higher heating load.



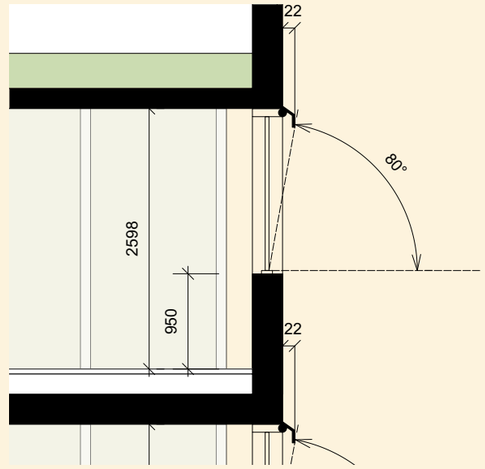
9.04 Solar Shading Proposal

Solar Shading - Awnings

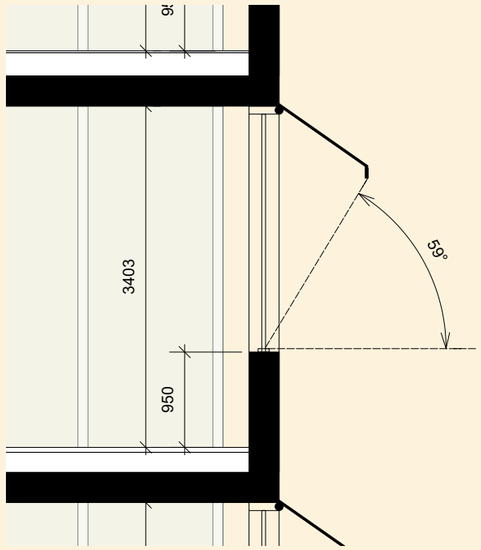
Multiple solutions of solar shading were considered and tested at Stage 2. The most suitable proposal in alignment with the client's requirements involves a retractable awning system. This system can be seamlessly integrated into the upper part of the windows.

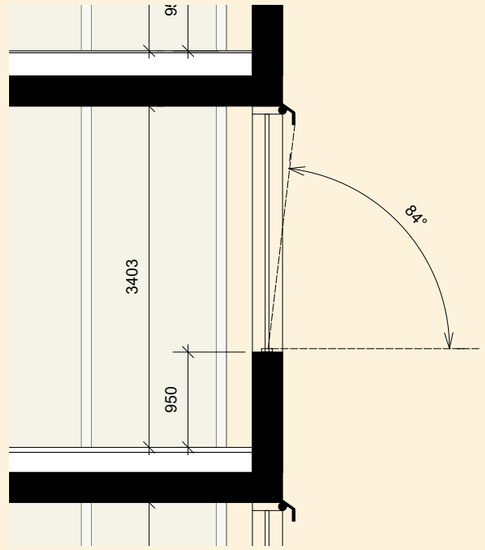


Sections - Awning Down (Summer)



Sections - Awning Up (Winter)





9.00 South Facade

9.05 Solar Shading Proposal Analysis

Proposals

The area highlighted in red on the diagram requires protection by horizontal (green) shading.

Ideally any form of shading should try to be provided where average temperatures are more than 19 degrees.

Vertical fins would not prove to be effective for the south facade as it would cause overheating during the middle hours of the day.

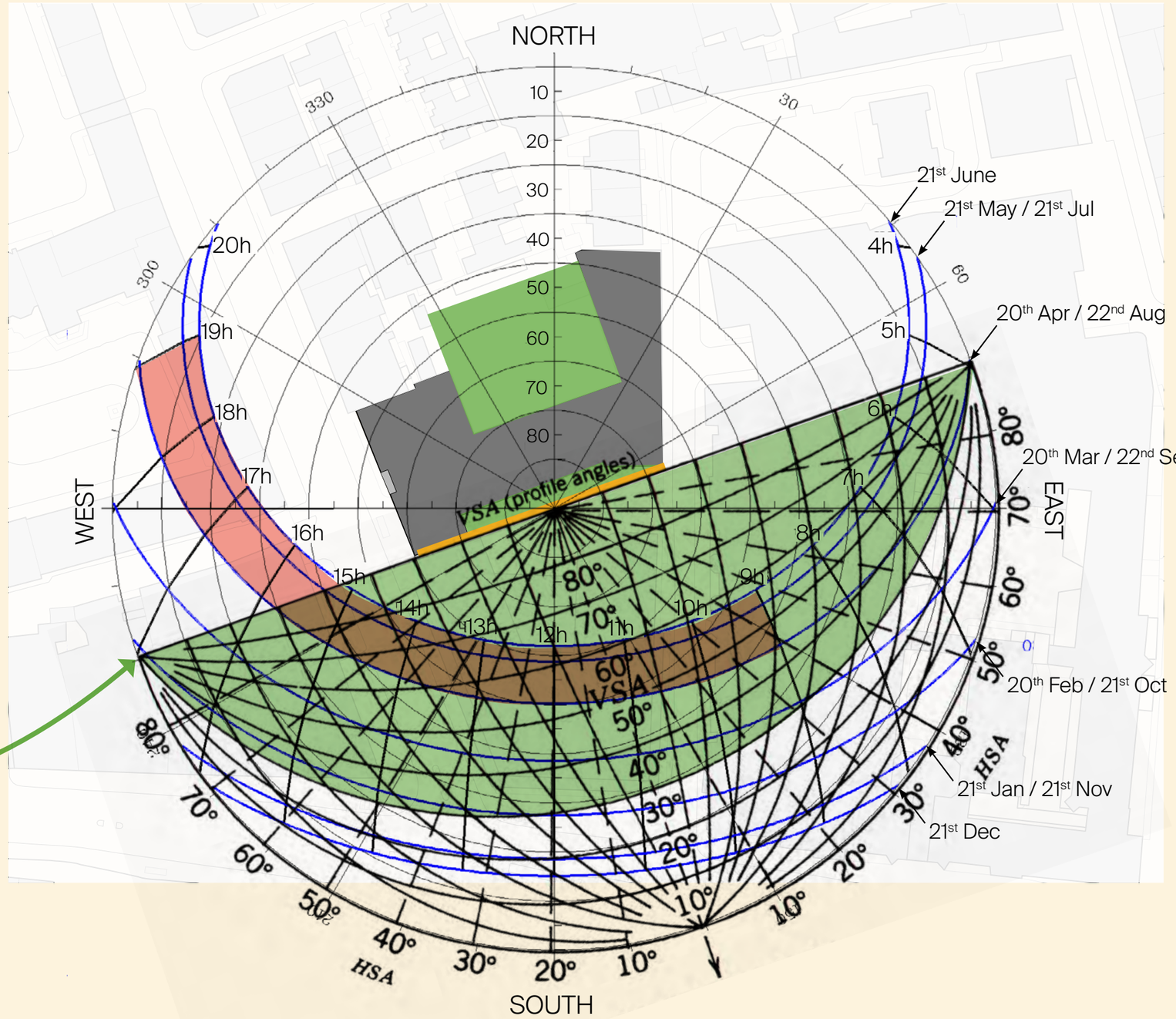
Indeed, a horizontal awning would achieve the required solar shading

Horizontal awnings: adjustable (884mm for best shading)

Level 07 = 41 degrees
Level 02 = 59 degrees

*degrees of solar shading vary due to changes in floor to ceiling heights

50 degree overhang line



9.00 South Facade

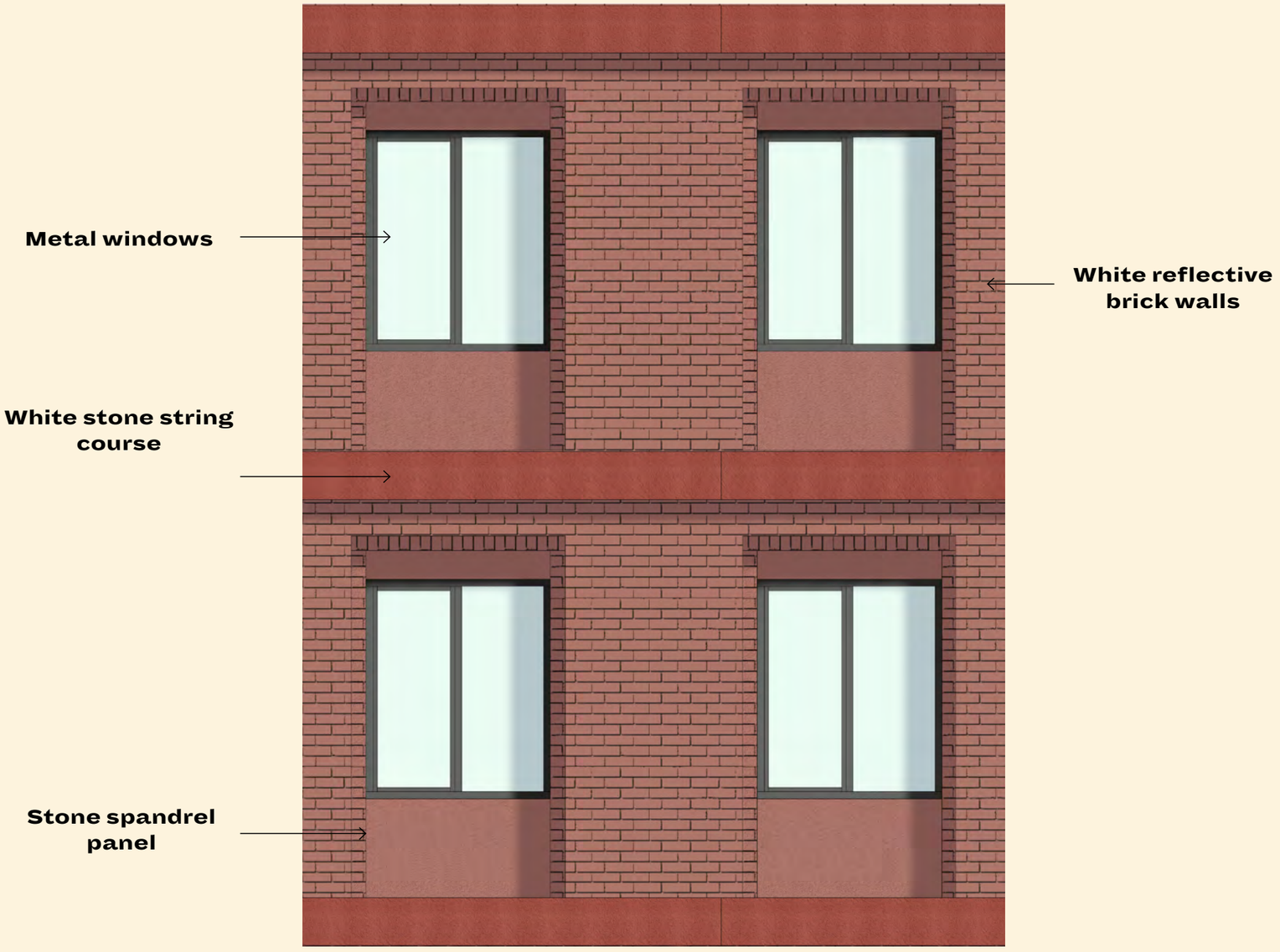
9.06 Bay Study

South Facade

The south facade design is intentionally kept simple and rhythmical. The use of standardised windows will be employed within a pre-cast concrete panel wall structure. This choice is made to streamline the manufacturing process and build time reducing disruption to the neighbouring buildings.

The facade's composition comprises:

- Stock bricks
- Stone string courses
- Metal window systems
- Retractable awnings



9.00 South Facade

9.07 Visualisations

Existing

Proposed

BGY

10.00

Brooke Street Facade

10.00 Brooke Street Facade

10.01 Existing Brooke Street Facade

The Brooke Street's facade is viewed primarily from its northern and southern corners. It faces onto a narrow street which opens up to Brooke's Market to the north and the widens to the south.

The facade is comprised of red bricks and a slate tiled mansard roof. Windows are punched into the facade and are low-quality aluminium frames with blank glass infill.

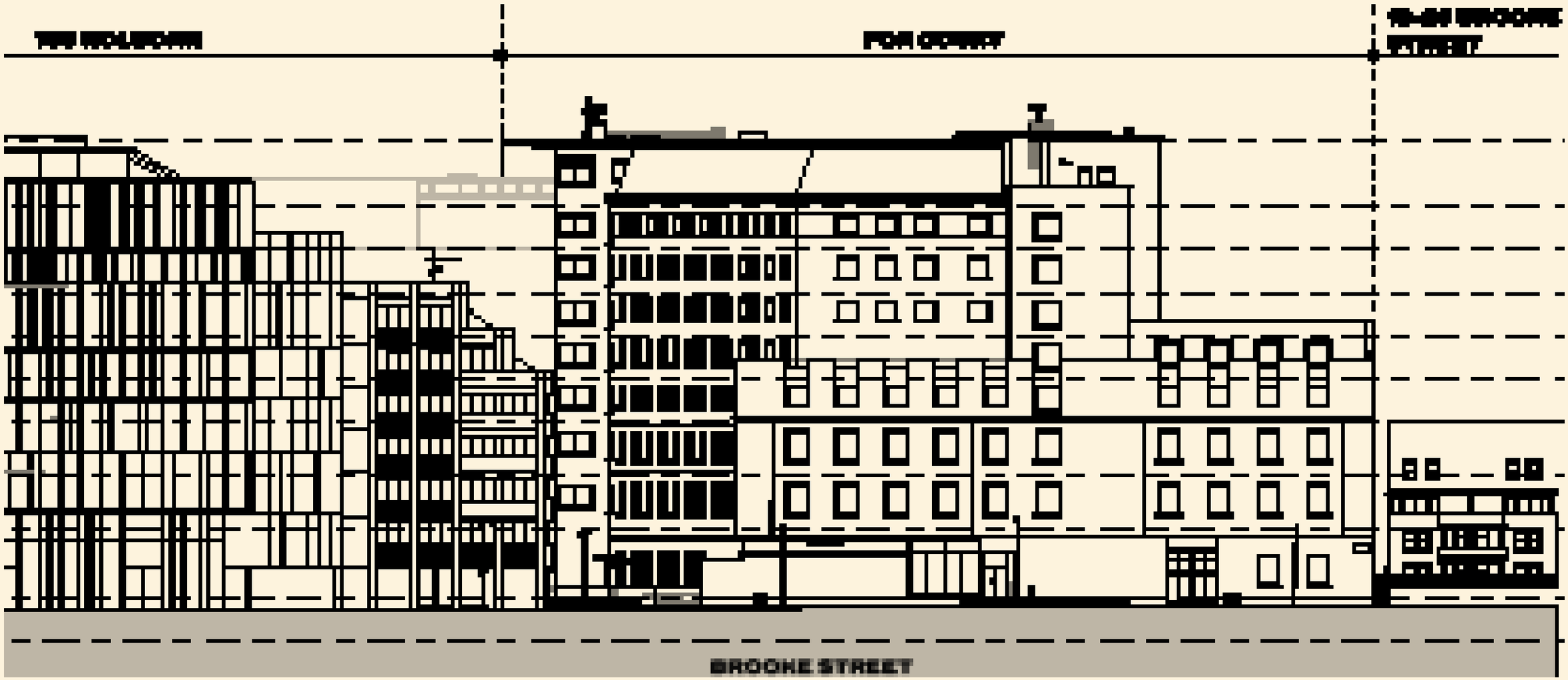
The Brooke Street's side of the building is comprised of a collection of disordered geometries, sometimes castellated, sometimes a mansard and elsewhere over-bearing brick cuboids come together to present a disjointed building.

The west core dominates the views from the north and east, as it is presents largely blank brick facades to three elevations. The ground floor is raised up 4 steps from the street level and the building is accessed via 2 small and dark entrance doors.

10.00 Brooke Street Facade

10.02 Existing Brooke Street Facade

The existing elevation illustratres the disjointed nature of the existing building's facade and the scale of the adjacent buildings. Fox court navigates the scale from 150 Holborn to the south and the smaller houses to Brookes Court to the north by dropping the roofline from 9 to 5 storeys.



10.00 Brooke Street Facade

10.03 Brooke Street Facade Proposal

The proposed alterations to the facade seek to rationalise the form of the building by bringing the whole evelation to the Brookes Court building line.

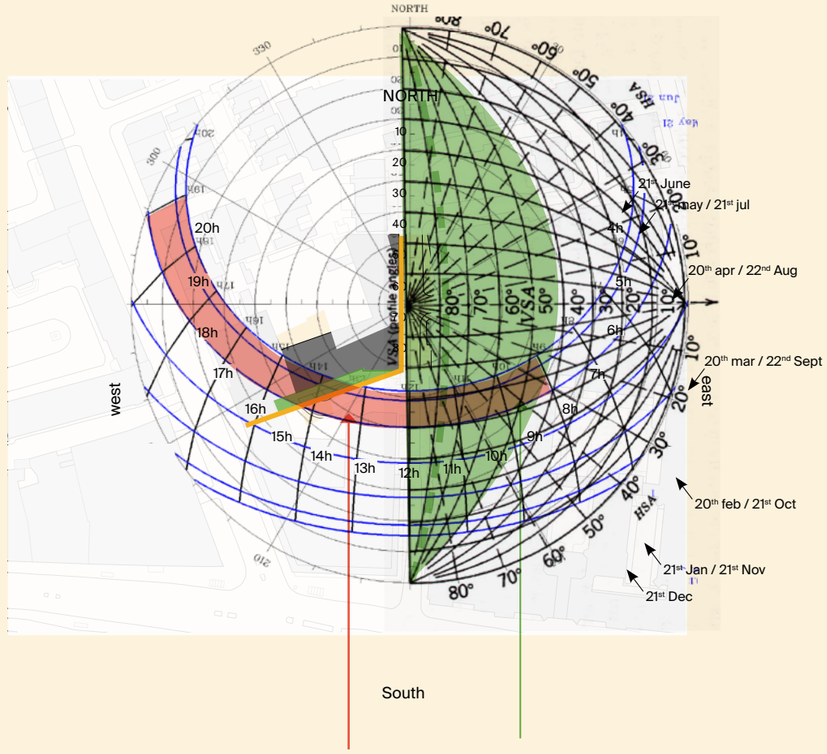
The change in scale is maintained by pulling the extension to the north east corner away from the northern boundary.

A new reception entrance is provided facing Brooke's Market square and new windows are proposed within the existing concrete openings.

10.04 Solar Shading Proposal

For the reasons outlined in the south facade section of the document, we are proposing to include retractable awnings on the east facade also. The awnings provide the most flexible and robust solution to controlling solar gains to the south and east facades whilst providing a varied and dynamic facade treatment.

Any form of shading should try to be provided where average temperatures are more than 19 degrees.

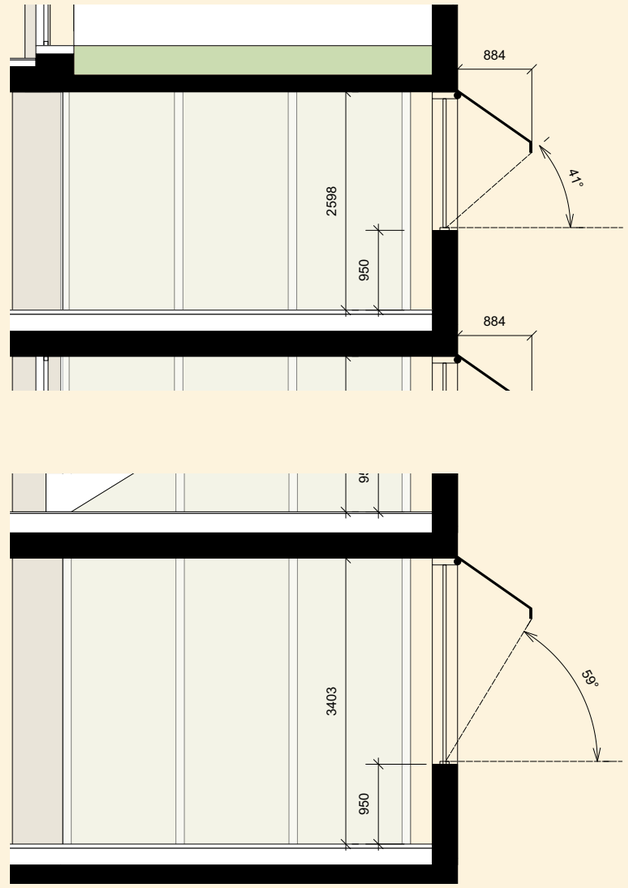


Horizontal Overhang: adjustable (884mm for best shading)

Level 07 = 41 degrees
Level 02 = 59 degrees

***degrees of solar shading vary due to changes in floor to ceiling heights**

A vertical overhang will be most effective at shading the east facade



Bay sections through awnings

10.00 Brooke Street Facade

10.05 Bay Study

The facade is designed to be straightforward. Standard window systems will be utilised in a pre-cast concrete panel wall construction to regularise manufacture process and reduce disruption to neighbouring buildings.

There are 2 no. double height windows on the south east corner which highlight the double height spaces in the office floor behind.

The facade is built up of:
- Stock bricks
- Stone string courses
- Metal window systems
- Retractable awnings