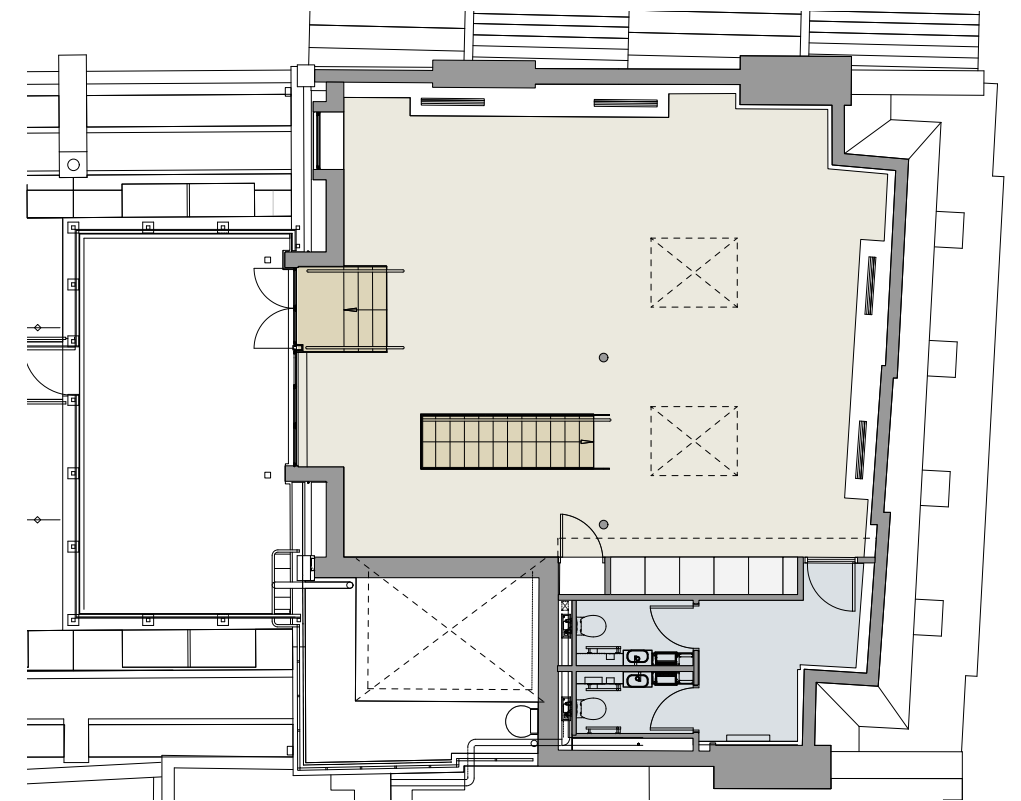




The fourth floor Existing configuration

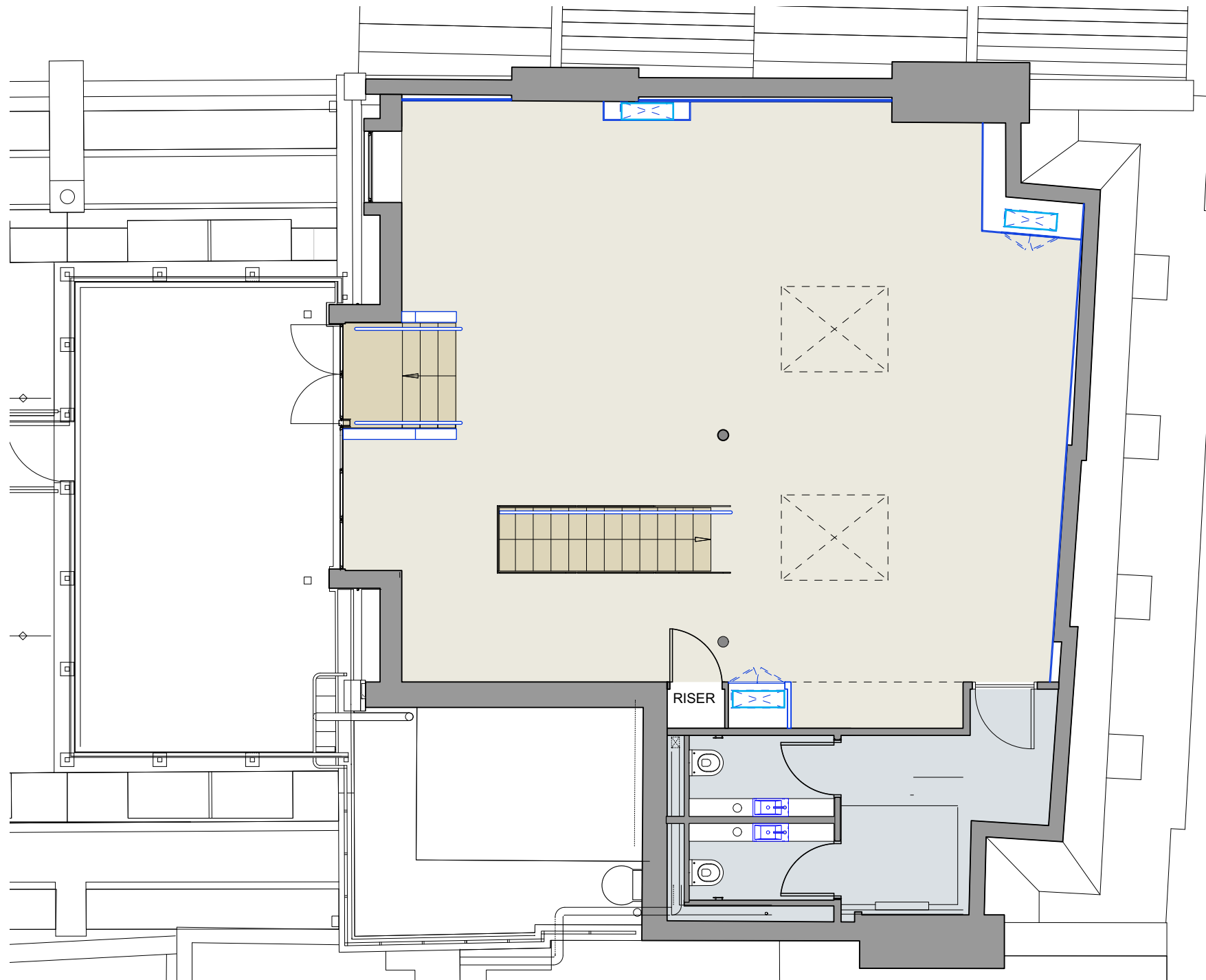
- The existing fourth floor has been fitted out as an event space with large kitchen units and a vinyl floor
- The floor has access to the roof terrace via a small staircase and opening doors and 2no. large rooflights
- However, the space does not have the 'look and feel' of the office floors below and the dark walls and floor make the space feel quite cluttered
- 4no. FCUs are currently boxed in at low level on the south and east elevations
- The west elevation has another kitchenette in front of 2no. self-contained WC cubicles



Existing Fourth Floor plan

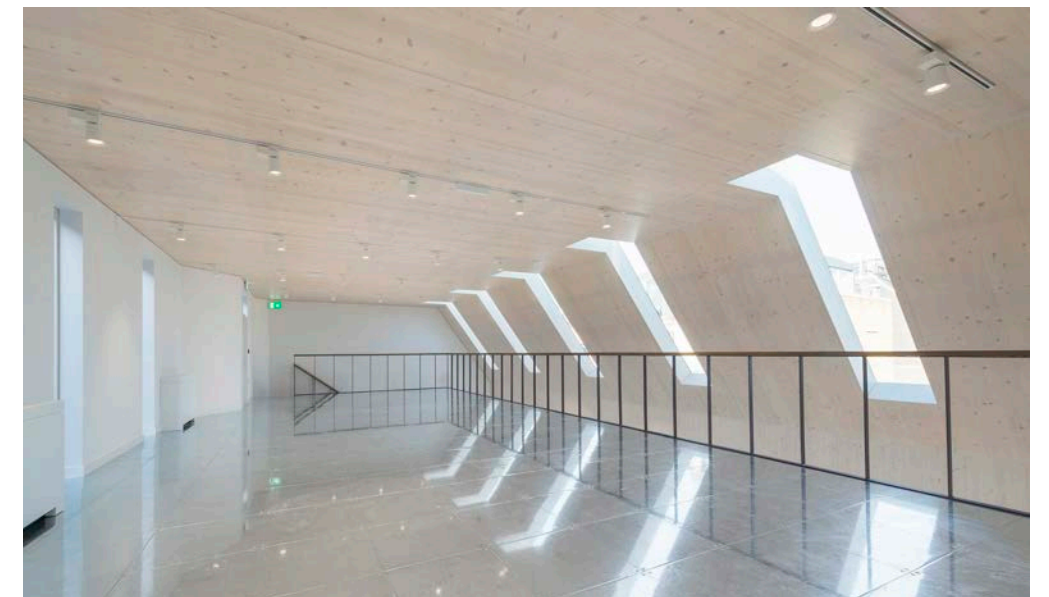
The fourth floor Proposed reconfiguration

- Kitchen units all stripped along with vinyl flooring
- New timber floor to match office floors below, walls painted white and existing columns painted a feature colour
- Proposal to rationalise FCUs into 3no. locations that are more incorporated into the walls to make the space feel more open
- New recessed track lighting to give the tenant flexibility in the space



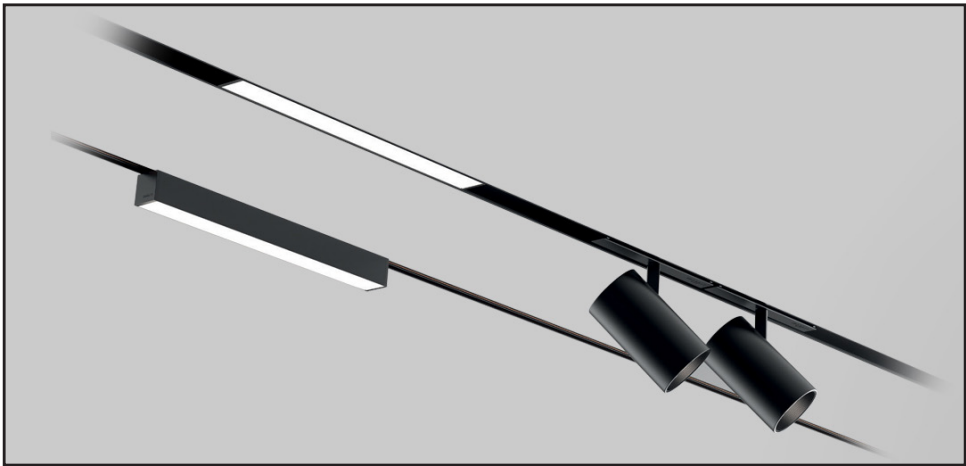
Proposed Fourth Floor plan

 Fan-coil unit

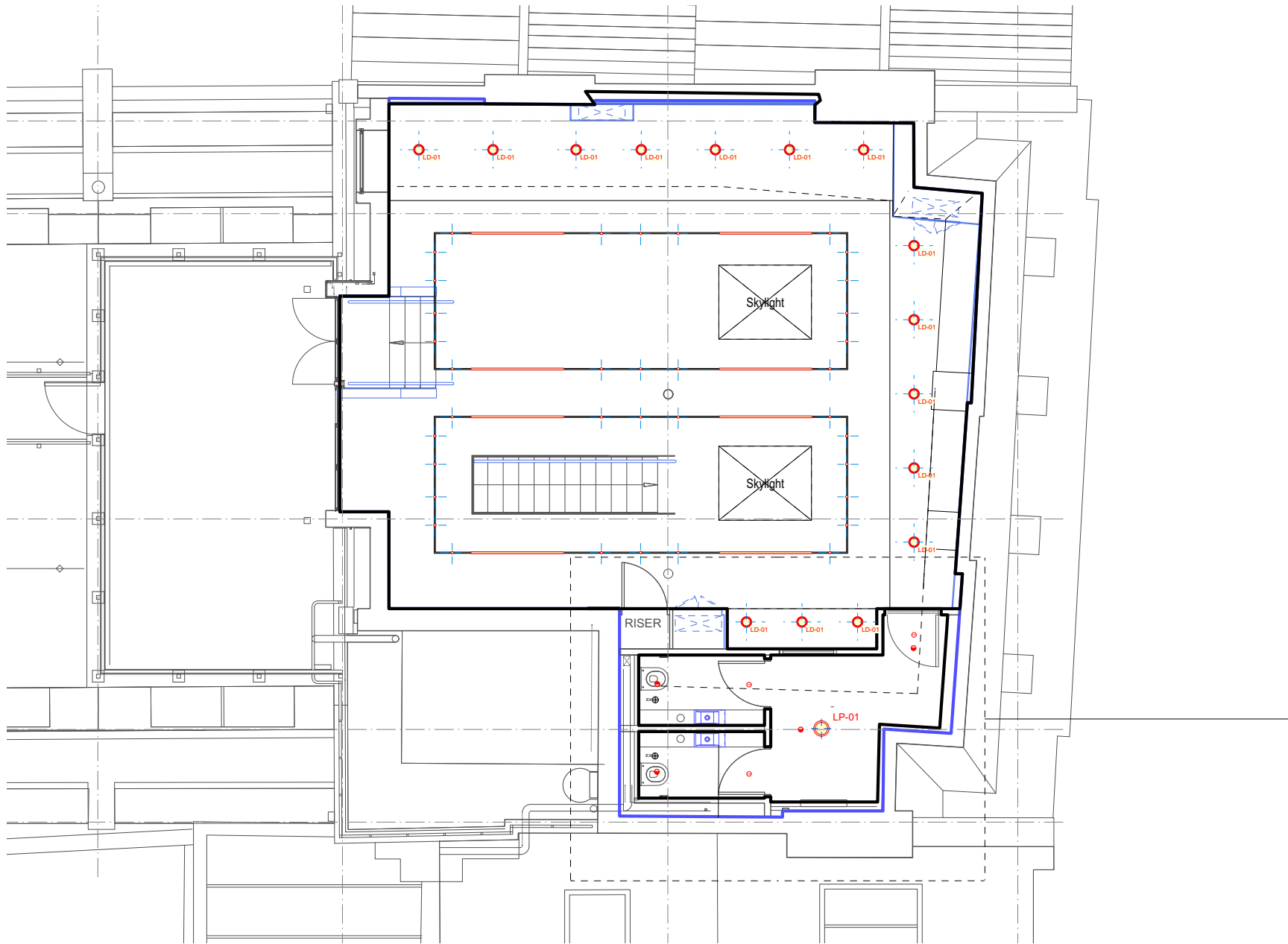


10 Lower James St by HBA

The office floors
Proposed Fourth Floor - RCP Design



Recessed, studio-style track lights offer good flexibility for tenants.



Proposed Fourth Floor ceiling plan

The fourth floor Proposed reconfiguration



The fourth floor Proposed reconfiguration



The fourth floor Proposed reconfiguration



Doors & Ironmongery

Historic doors

- There are a number of historic timber doors throughout the building although mostly on the first floor and as office entrance doors
- The historic doors are a mixture of styles, but all are dark stained and have brass ironmongery
- The second floor partition doors have been painted and have stainless steel ironmongery
- The proposals are to retain the brass ironmongery (or replace where necessary, such as second floor)



Type A - Historic office entrance door



Type B1 - Historic office partition door



Type B2 - Historic office partition door



Type C - Historic office panelled door



Type D - Historic office glazed door



Example of brass ironmongery

Doors & Ironmongery

Modern doors

- There are a number of more modern doors mainly around the secondary core, WCs or back-of-house areas
- The modern doors are a mix of timber and painted, but they all have stainless steel ironmongery
- There will also be a number of new modern doors with the new shower facilities and reconfigured WCs
- The proposals are to replace the existing stainless steel ironmongery with new brushed brass ironmongery on existing doors as well as the new doors



Example of new brass ironmongery and painted doors with signage

4

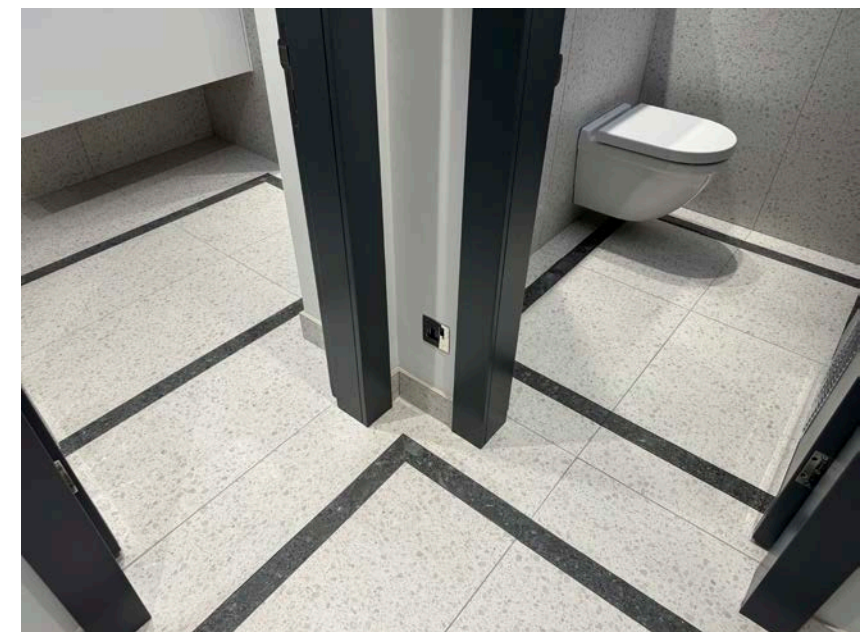
WC & Shower designs

Typical WC cubicles

General Design Proposals



- WC configurations not changed significantly other than 2nd and 3rd floors
- Existing WCs are very tight with lots of dark timber panelling and badly co-ordinated MEP features
- Design proposals are to lighten up the cubicles and create more concealed elements such as paper towel holders and bins
- Aim is also re-use some of the existing timber panelling to reduce waste
- New flooring design creates a classic look but with more contemporary materials



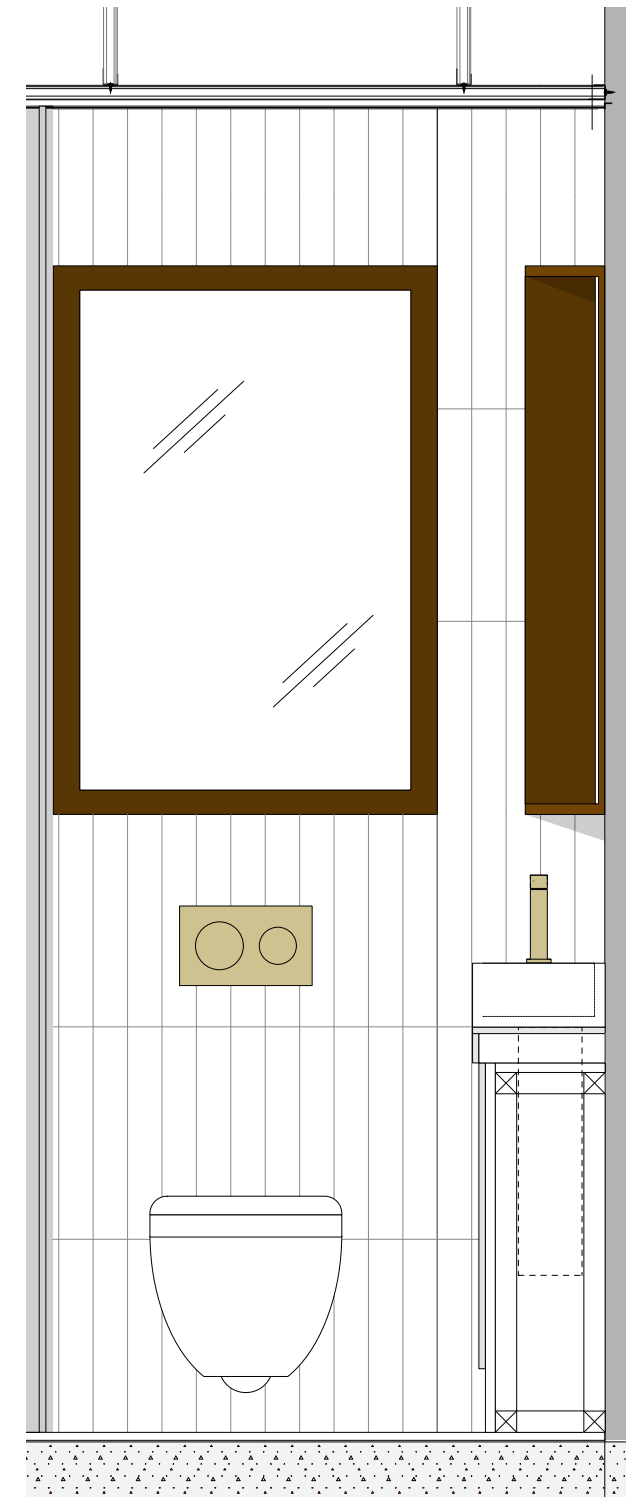
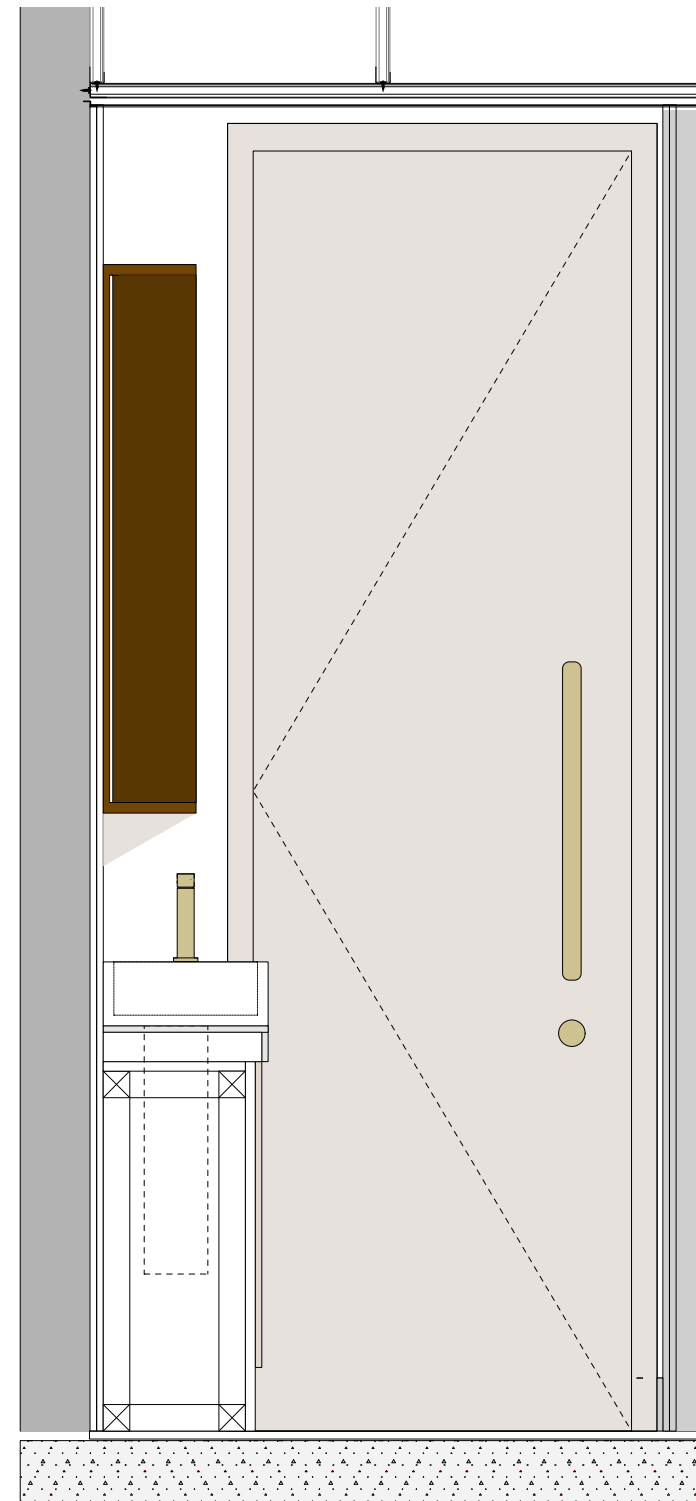
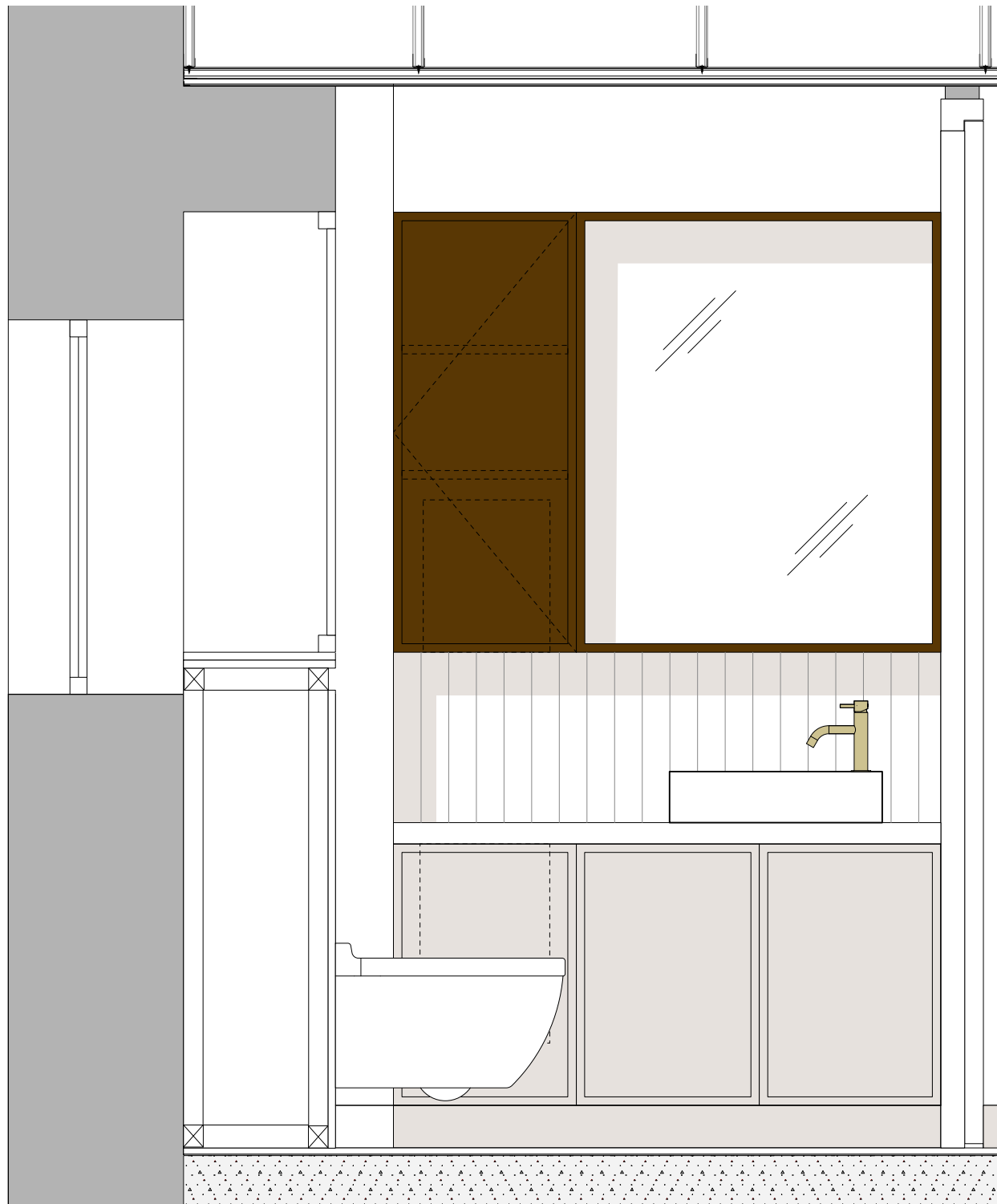
Terrazzo-effect floor tiling with borders

New WC cubicles Proposed Visual



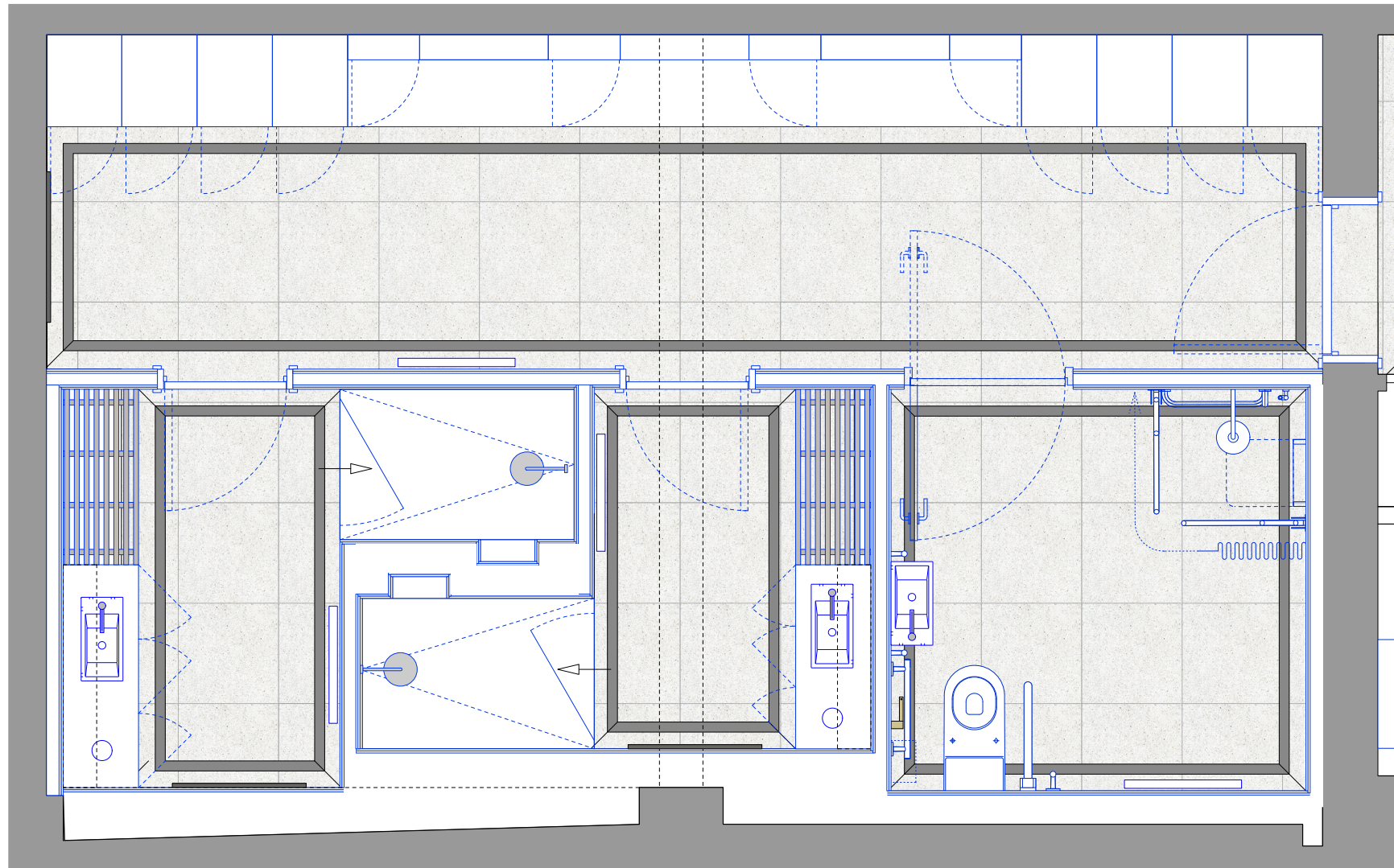
New WC cubicles

Proposed typical elevations



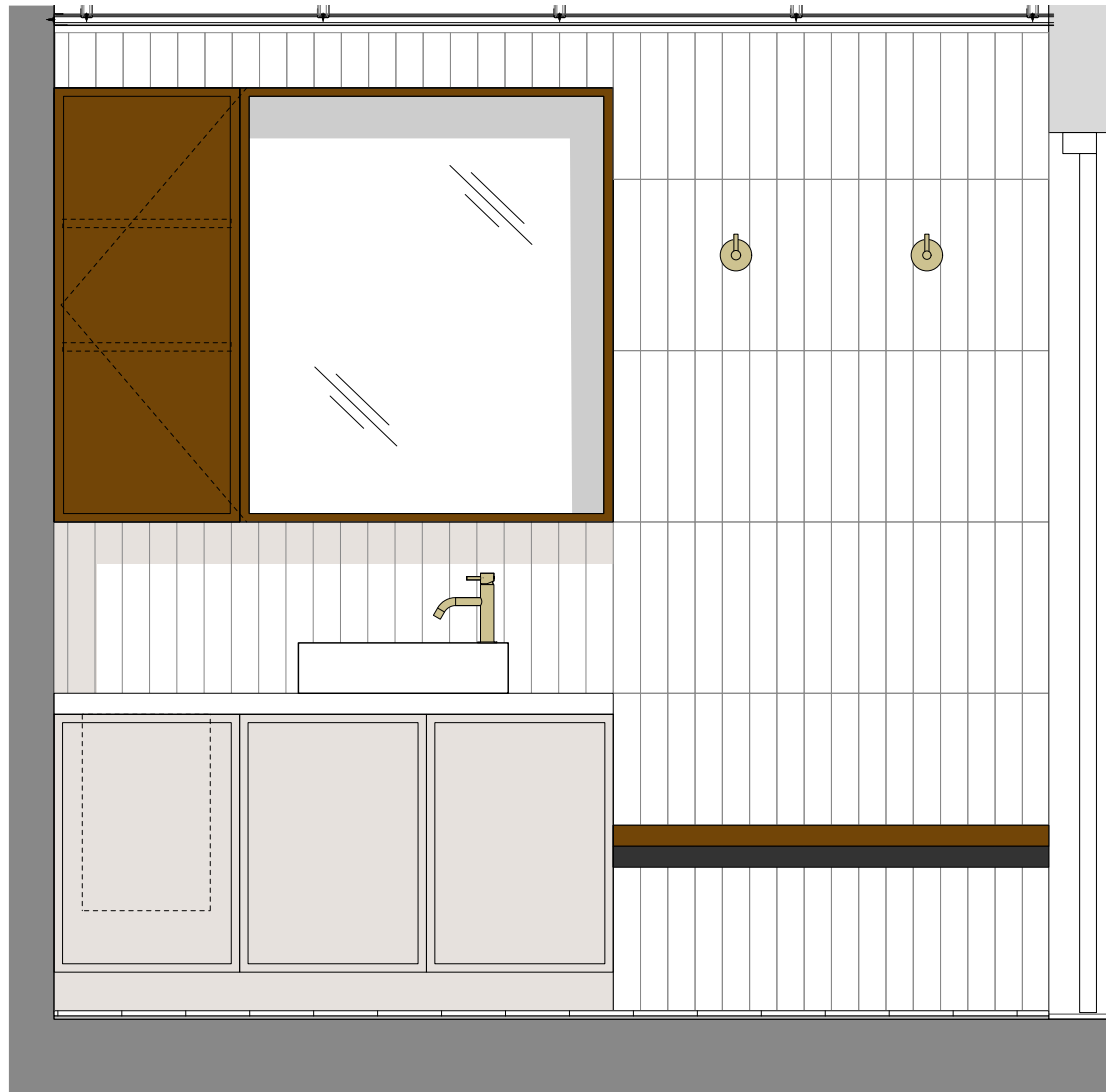
New basement showers Design Proposals - Plan

- Minimum 14 'Z' lockers to be provided
- 2 x shower rooms with small sink/vanity units & changing bench
- 1 x accessible shower & WC room
- Good sized vanity with mirrors and hair dryers

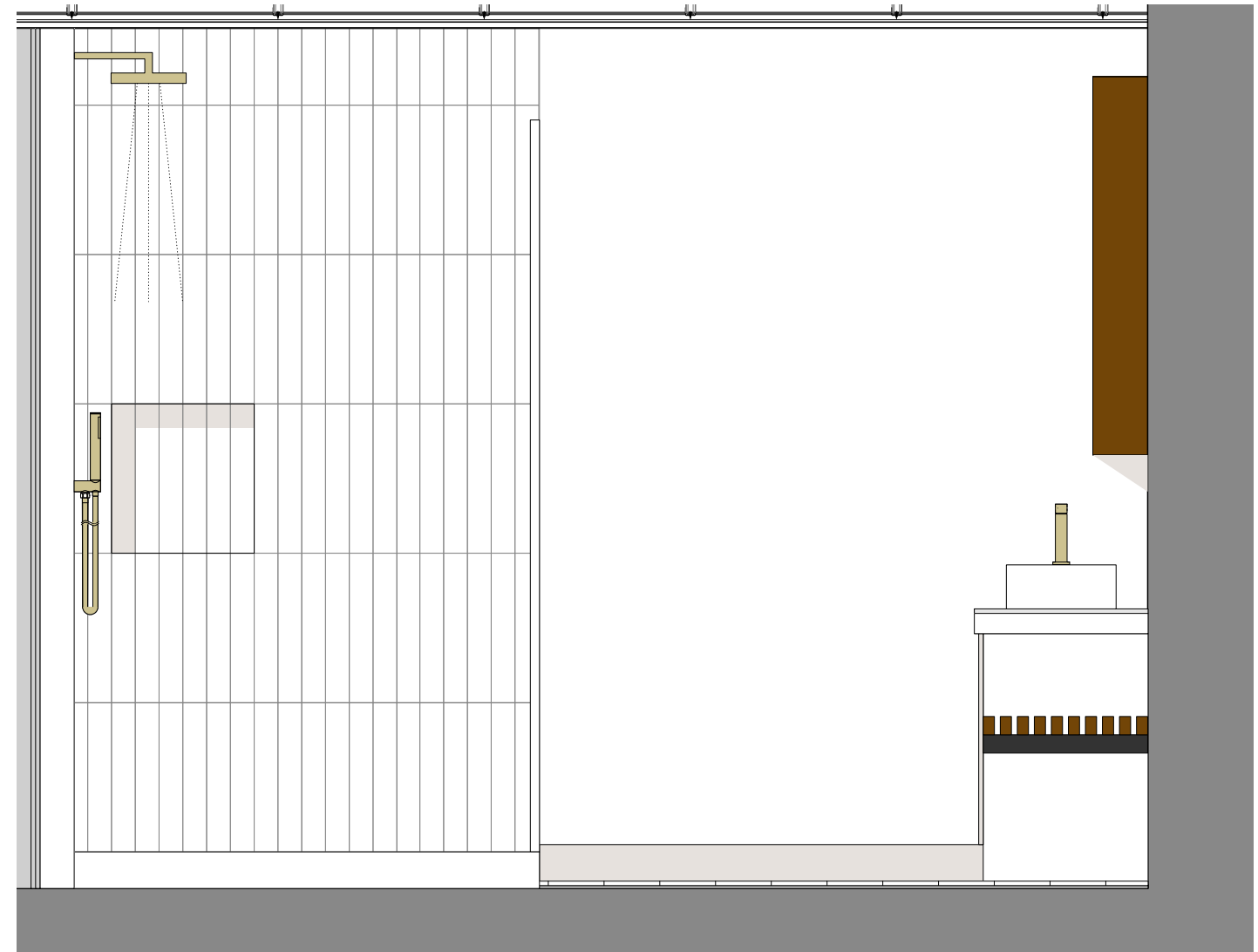


Proposed Basement Shower Room

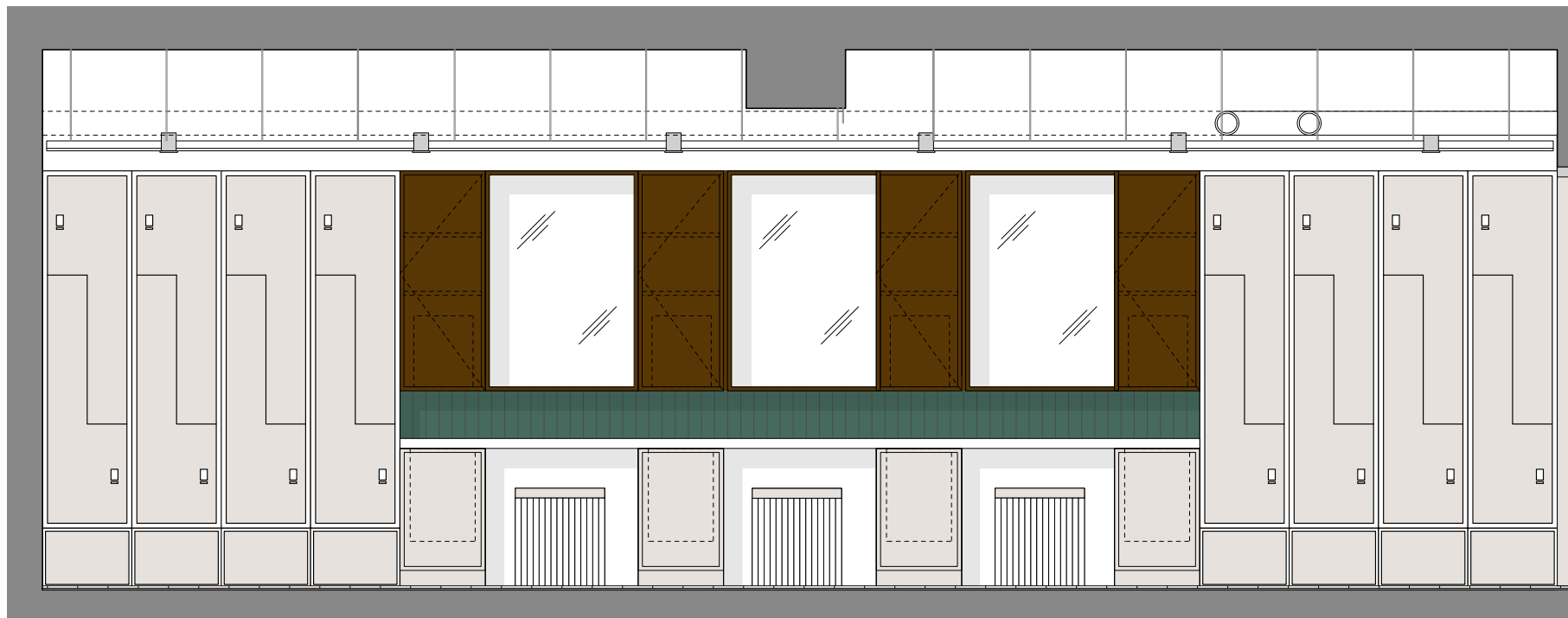
New basement showers Design Proposals - Elevations



Proposed Basement Shower Room elevations



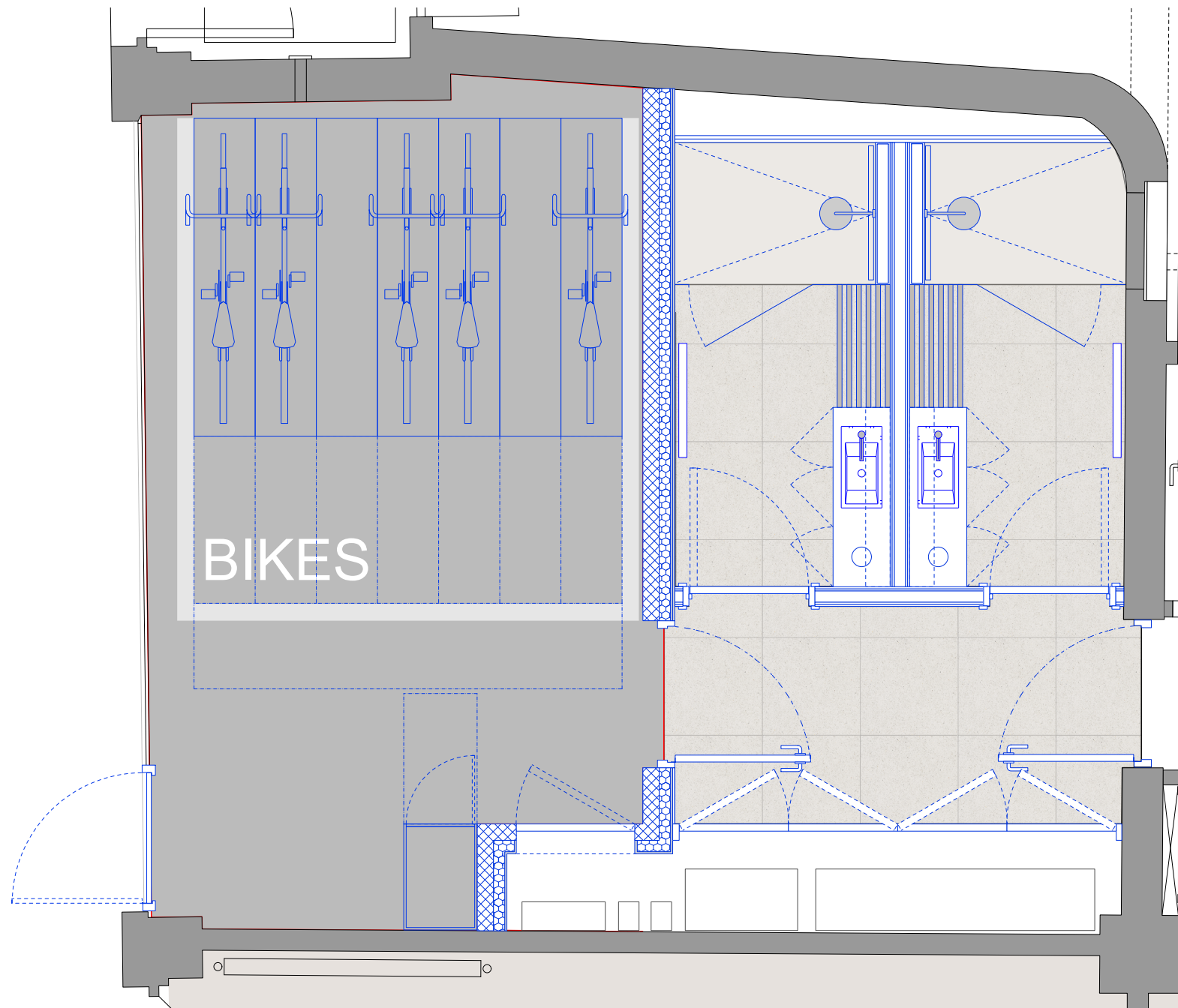
New basement showers Design Proposals - Elevations



Proposed Basement Shower Room Vanity area



New cycle store & showers Detailed Proposals - Plan

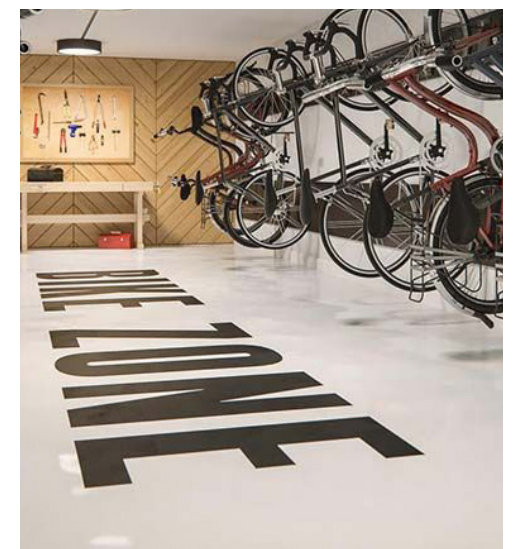


Proposed Ground Floor Cycle Store and Showers

- 14no. cycle spaces provided in double stack racks
- 2 x shower rooms with small sink/vanity units
- New pass door required to be cut into existing roller shutter
- New insulated wall required to form the showers, due to semi-external nature of the existing space
- Existing electrical equipment needs to be retained so almost full width 'risers' required to conceal them
- Existing concrete bund to be locally cut back to create level threshold access to shared core



Warm grey terrazzo-effect floor tile to showers and lobby

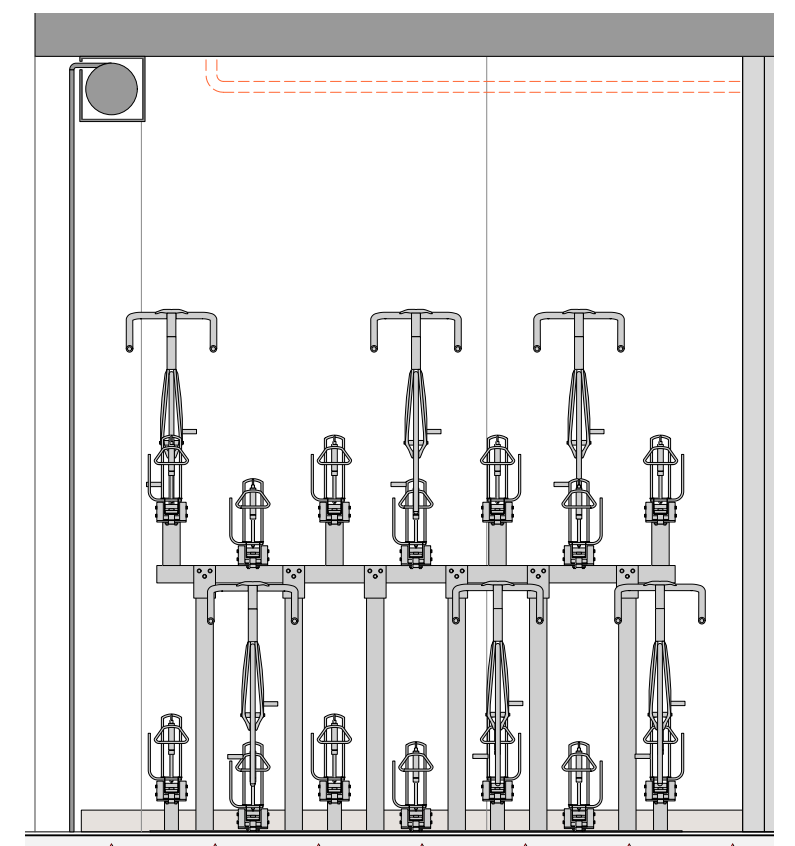
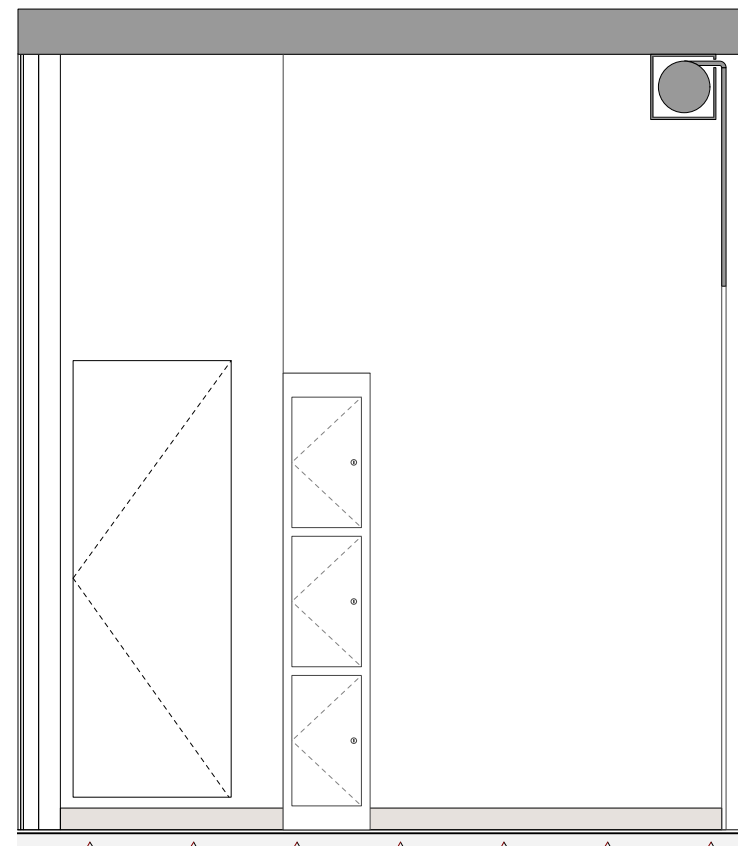
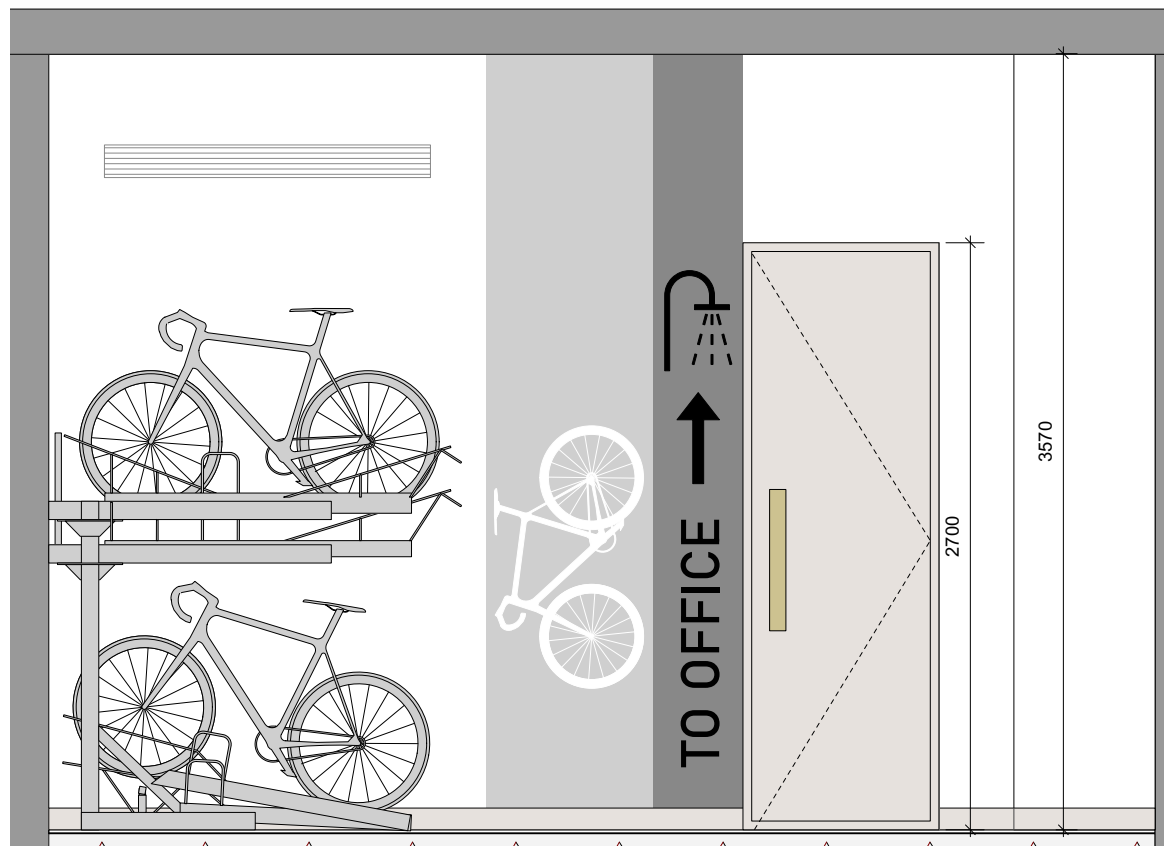


Floor paint and graphics/signage to cycle store



New cycle store & showers Detailed Proposals

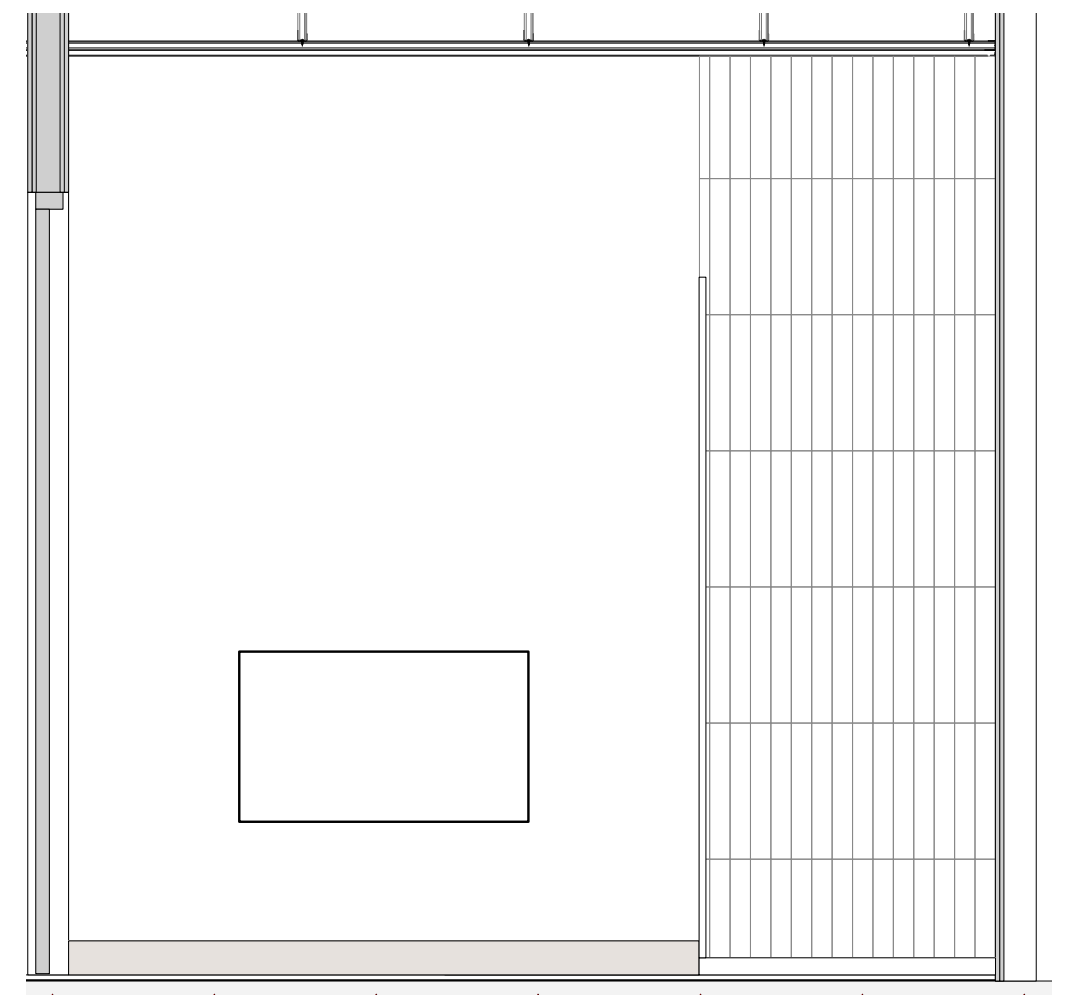
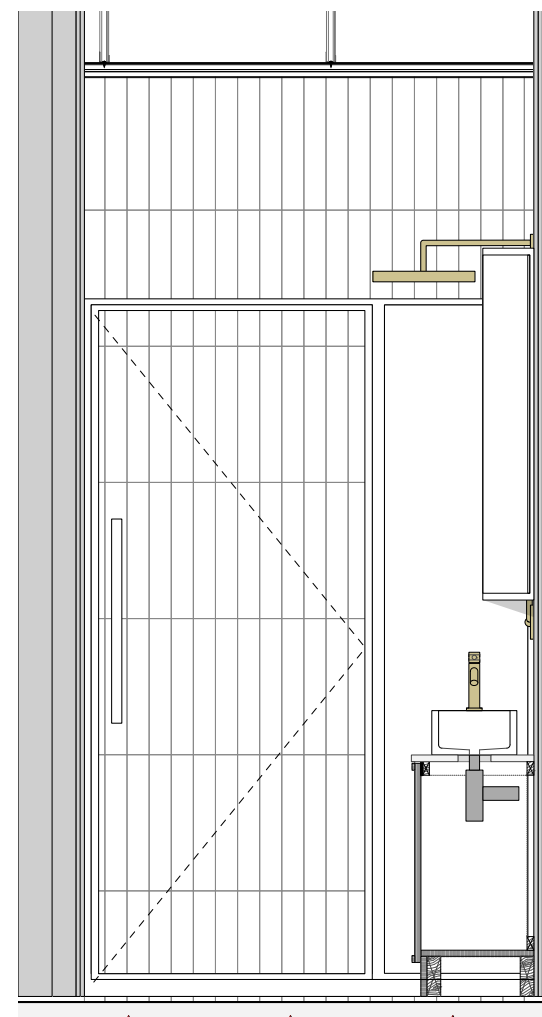
- Potential to utilise the main new plasterboard wall for large graphics and signage
- Suspended lighting could also provide a feature, but space is semi-external and transitional
- Finishes need to be robust as space will get cold and need regular cleaning



New cycle store & showers

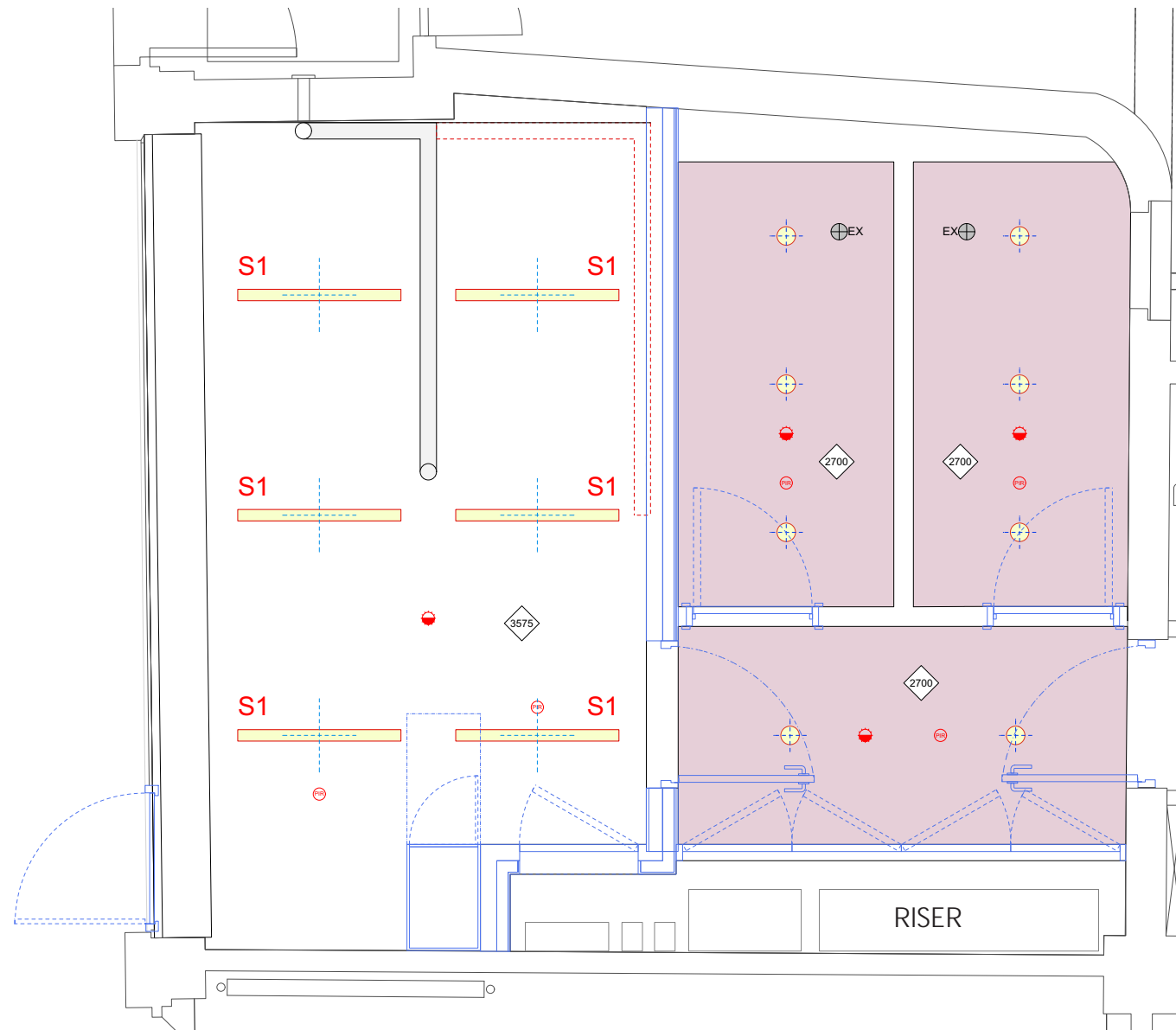
Detailed Elevations

- Fixtures and finishes to the cycle store shower follow a similar design intent to the office WCs and basement showers
- Joinery could be removed and simpler mirror details used for robustness



Proposed Cycle Store Shower elevations

New cycle store & showers Detailed Proposals - Lighting

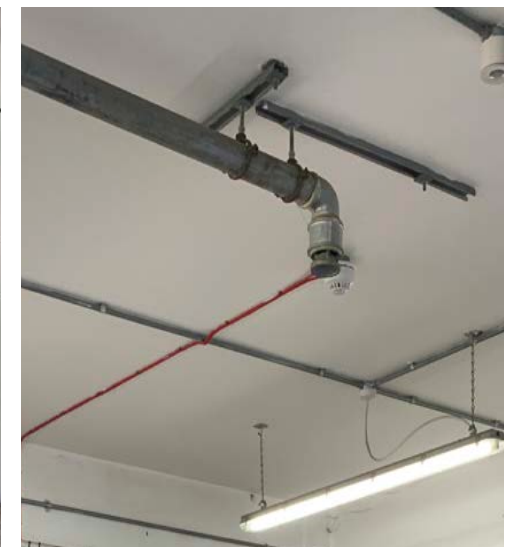


Proposed Ground Floor Bike Store and Showers - Ceiling Plan

- Existing electrical equipment needs to be retained so almost full width 'risers' required to conceal them
- Existing 'drench' pipe to ceiling needs to be retained but needs to be moved to avoid clash with new wall



Existing electric supplies



Existing drencher pipe

Access Statement

The design approach of every project within the practice aims to enable all potential users, regardless of ability or age, to enter our buildings and access the accommodation.

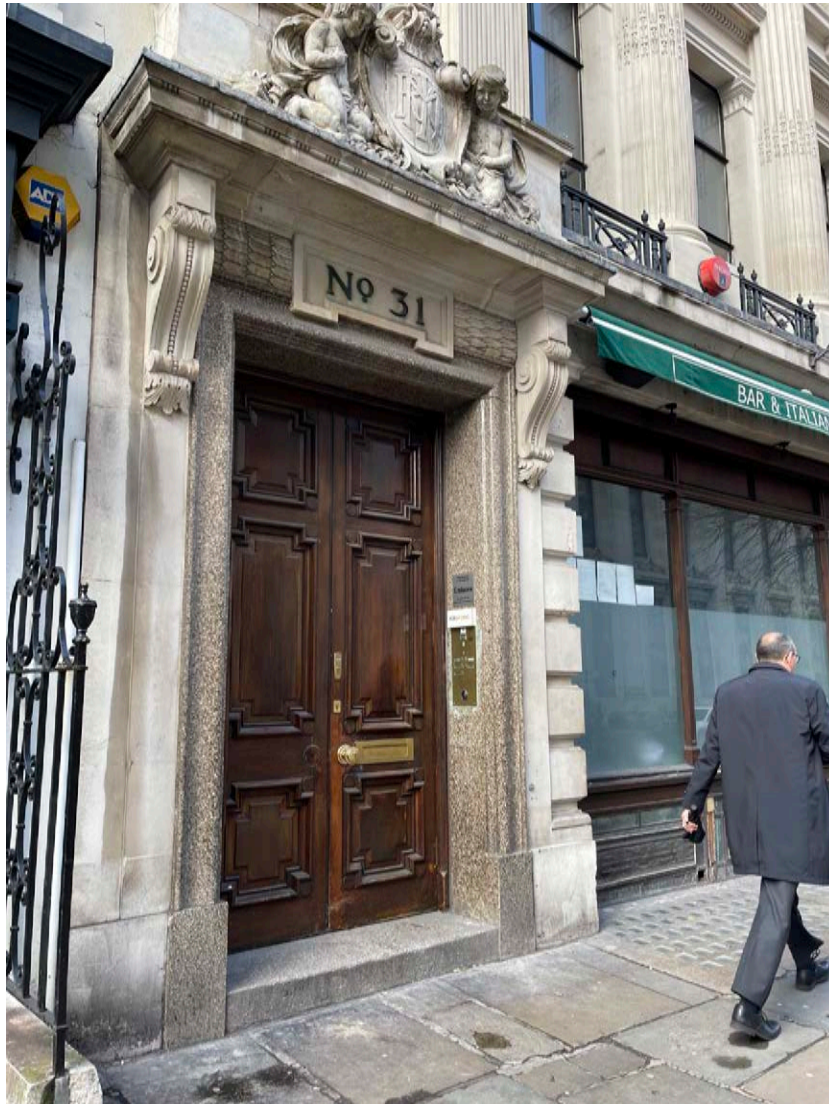
Using Approved Document M of the Building Regulations 'Access to and use of buildings' as our main source of guidance and advice, we also consider the guidance contained in BS 8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'. In the spirit of current legislation and in line with our objective to provide a wholly inclusive environment, this access statement sets out our approach to the refurbishment of this existing building. However, 31 Great Queen Street is Grade II Listed so many 'improvements' are not possible due to the impact on historic fabric.

The existing building entrance from Great Queen Street is limited in terms of accessibility for wheelchair users due to the existing door widths and existing stepped access.

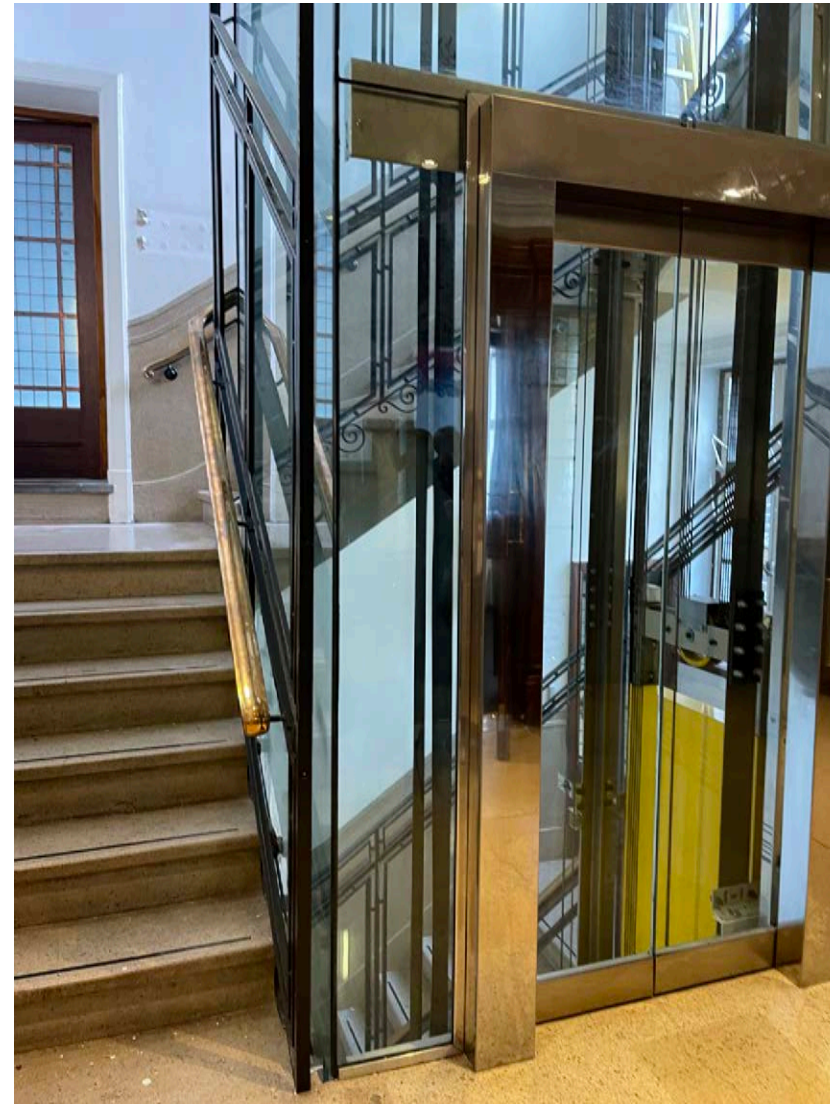
The building does however have 2no. passenger lifts serving all floors except the top floor (4th) and there are also existing emergency call points on all floors.

A number of floors have accessible WCs (although not all are fully compliant), which are being relocated or refurbished as part of the works. The works also provide a new fully-complaint accessible shower and WC in the basement, which will be accessible to all staff.

A new cycle store is being created to the rear of the ground floor with level access (and access to upper office floors via the rear passenger lift)



The existing entrance doors and stepped access



The existing lift