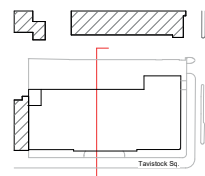


Proposed Sections

Summary



2021 Planning Permission



Proposed Section 73 Amendment

- 1 Connection from Tavistock Square to rear yard retained
- 2 Greening elements to service yard
- 3 External plant to eighth and ninth floor roofs
- 4 Greening to front lightwells
- 5 Replaced floor structure relating to lab areas
- 6 Photovoltaics to tenth floor roof



Servicing

Cycle Facilities

The proposed development will provide long-stay and short-stay cycle parking provision in line with the London Borough of Camden CPG and London Plan (2021) standards for Light Industry/Research (B1), with flexibility to expand to Office Use (E) in future.

The long-stay cycle provision will be located in the basement and enhanced by the provision of showers, changing facilities, vanity space, drying room and lockers provided adjacent to the cycle parking area. A minimum of 5 showers will be provided, with spatial allocation available for up to 9.

A range of cycle racks will be provided to meet different needs, with 50% accessible from the ground.

The short stay provision will include a total of 9 spaces, with one for adapted bikes at ground level to the rear of the building.

Long Stay Spaces: 36

- 20 tiered rack
- 10 sheffield stand

Short Stay Spaces: 9

- 8 sheffield
- 1 sheffield adapted bikes

Showers: 5-9

- 4-8 (>50% ratio Male/Female & (BCO: 1 shower per 100 staff)
- 1 x Part M Unisex

Lockers: 36

- Street level short stay and adapted cycle parking
- Basement secure cycle store
- Basement secure cycle store: potential future expansion
- End of trip facilities inc.. showers, changing and lockers
- ➔ Main cyclist journey
- ➔ Visitor cyclist journey

00
Ground Floor



-1
Basement

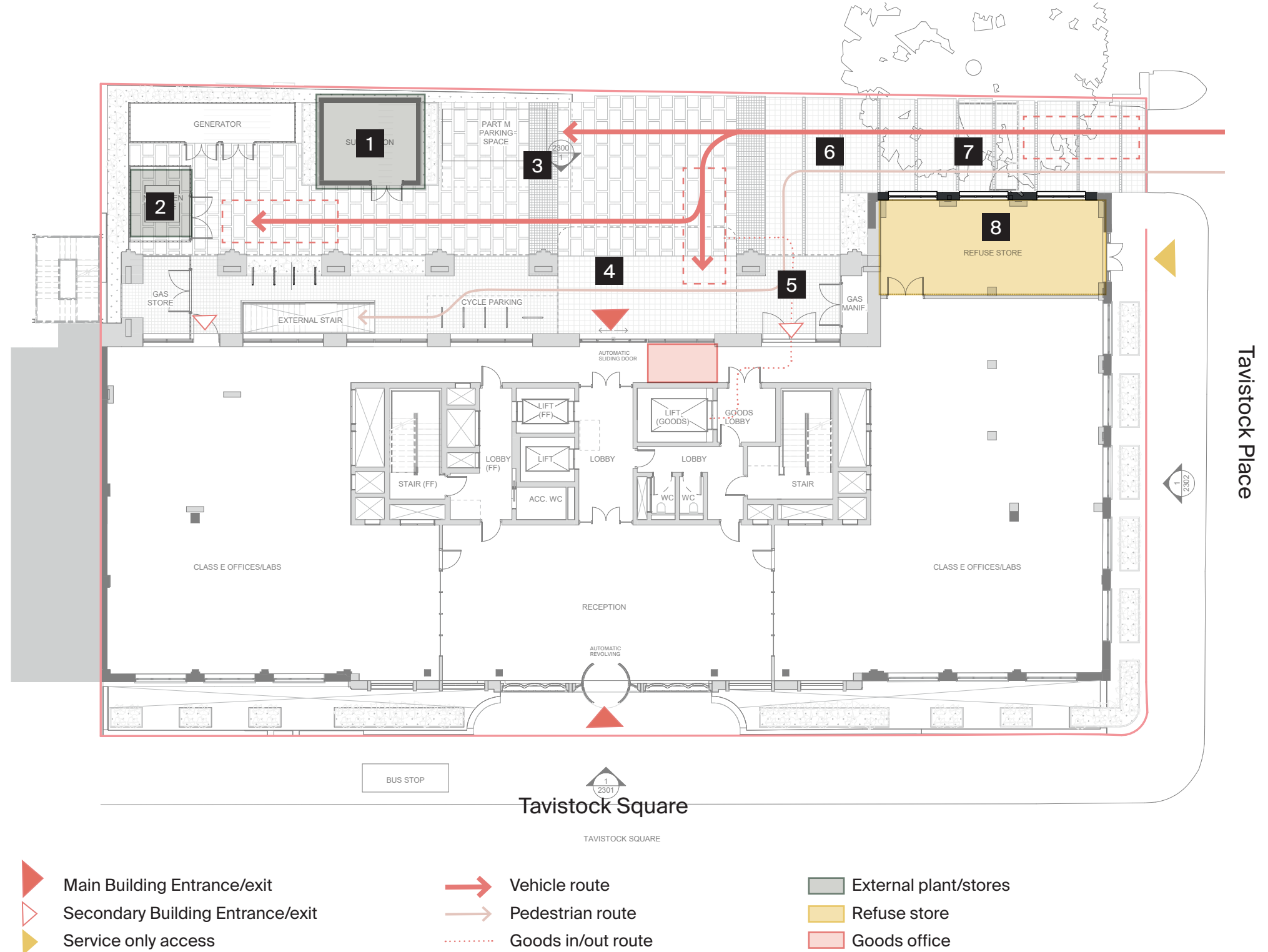
Servicing










Transport Strategy

To be read in conjunction with Addendum Transport Statement by Motion.

The transport strategy follows the same principles as the permitted scheme with minor adaptations for the additional servicing required within the yard.

- 1 UKPN substation expanded and relocated to allow for generator plant. Brickwork construction to match existing building brick colour. Green walls to north and south facades.
- 2 Nitrogen/Gas storage cylinder and metal enclosure with 6m vehicle access provided for refill and deliveries.
- 3 The development remains car free, with a single space reserved for disabled use
- 4 Existing levels raised to create level entrance
- 5 Loading bay adjacent to dedicated goods entrance, goods office and goods lift. Shared surface provided to slow traffic and mark non pedestrianised space.
- 6 Low risk traffic allows for shared surface and gate opening as per permitted scheme. Dedicated pedestrian/bike paving surface to separate vehicle and foot traffic.
- 7 Gate set back to allow 6m vehicles to wait without overlapping footway
- 8 Refuse store relocated to within building footprint, accessed via main road.



- | | | | | | |
|---|----------------------------------|---|--------------------|---|-----------------------|
|  | Main Building Entrance/exit |  | Vehicle route |  | External plant/stores |
|  | Secondary Building Entrance/exit |  | Pedestrian route |  | Refuse store |
|  | Service only access |  | Goods in/out route |  | Goods office |

Servicing

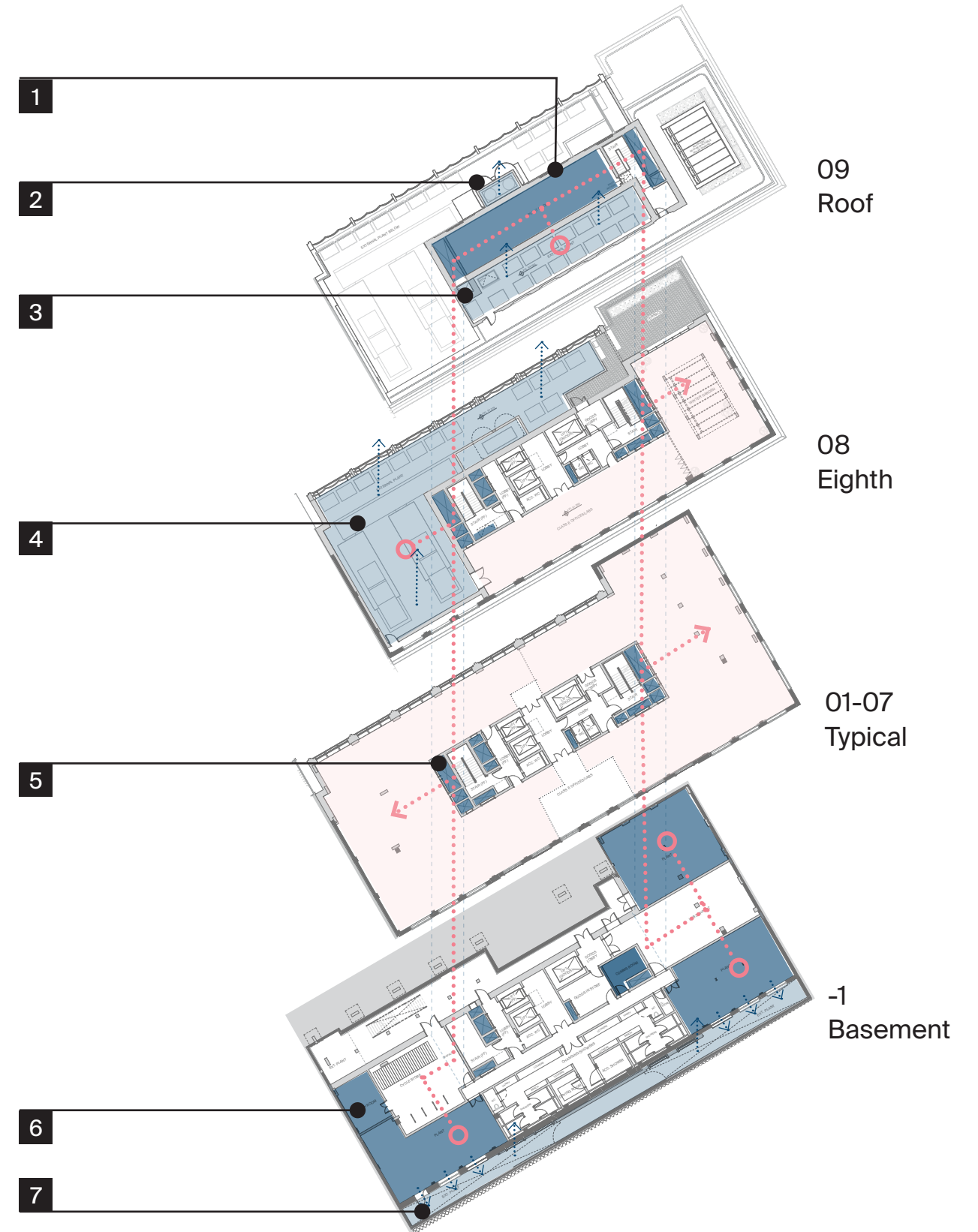
Plant/Building Services

Lab-enabled offices require more and different types of servicing when compared to conventional offices. Greater spatial allowances for mechanical ventilation and fume extract are required at roof level.

To avoid adverse visual impact, we have taken top floor internal floor area to accommodate plant equipment and make this more discreet. To offset this loss of internal floor area we have gained floor area where there was previously an external escape stair, which in turn has led to a simpler shape of floor plate that is better and more flexible for laboratory space planning.

- 1 The proposal aims to limit any visible plant at rooftop level. Major distribution routes to the core are concealed within a dedicated enclosure on ninth floor.
- 2 Fume cupboards are served by strobic fans, housed in an acoustic screen at ninth floor
- 3 An acoustic enclosure is provided to house condensers at ninth floor.
- 4 Air Handling Units and condensers are located within an external plant room at eighth floor. Acoustic screening is provided to the east elevation. Existing windows to the west elevation are retained and backpainted.
- 5 The core is split to allow on floor distribution to be divided between two tenants.
- 6 Water, electrical services and supplementary ventilation plant is located within the basement. Louvres provide intake and exhaust to AHUs.
- 7 Condensers are located within the eighth and ninth floors where possible, with the remaining housed within the basement lightwell. Upwards ventilation is co-ordinated with lightwell greening.

- ⋯→ Services route
- ⋯→ Air in/out
- Serviced tenant space
- External plant venting upward
- Internal plant/riser



Areas

Summary

Level	Use Category	GIA EXISTING		GIA PERMITTED SCHEME		GIA SECTION 73		GIA GAIN sqm
		sqm	sqft	sqm	sqft	sqm	sqft	
Basement	Class E Office/Lab	836	8,996	680	7,319	686	7,384	-150
Level 00	Class E Office/Lab	732	7,883	790	8,503	760	8,181	28
Level 01	Class E Office/Lab	689	7,419	792	8,525	780	8,396	91
Level 02	Class E Office/Lab	691	7,435	856	9,214	873	9,397	182
Level 03	Class E Office/Lab	691	7,436	856	9,214	874	9,408	183
Level 04	Class E Office/Lab	693	7,455	856	9,214	876	9,429	183
Level 05	Class E Office/Lab	693	7,460	856	9,214	876	9,429	183
Level 06	Class E Office/Lab	686	7,383	846	9,106	869	9,354	183
Level 07	Class E Office/Lab	621	6,688	786	8,460	805	8,665	184
Level 08	Class E Office/Lab	502	5,407	529	5,694	385	4,144	-117
Level 09	Class E Office/Lab	69	747	50	538	113	1,216	44
	Total	6,903	74,308	7,897	85,003	7,897	85,003	994

Notes

These areas have been prepared for our Client, HIG Capital International Advisors LLP, are approximate only and have been measured from the general arrangement plan drawings issued on [20 March 2024] with Drawing Issue Sheet (File Ref: [222 Drawing Register_240320]).

Areas [Gross External Area (GEA), Gross Internal Area (GIA), Net Internal Area (NIA), Net Sellable/ Sales Area (NSA)] are measured and calculated generally in accordance with the RICS Code of Measuring Practice, 6th Edition, and have been calculated in metric units. If, upon request, we state imperial units, the conversion factor used is 1m² = 10.7639 ft².

Areas to be verified by a Chartered Surveyor and any discrepancies to be notified to us in writing as soon as a discrepancy is found.

Construction tolerances, workmanship and design by others may affect the stated areas.

For work to existing buildings, the building may present anomalies in relation to surveyed/ drawn plans that may affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in design development and construction processes.

Sustainability

Summary

The sustainability strategy aligns with the permitted scheme. Where changes have been made to provide lab enabled space, principles of fabric first and energy use reduction are combined to limit embodied and operational carbon.

Embodied Energy

The proposed repurposing of Tavis House to provide flexible lab enabled space is intended to prolong the life of the existing building fabric and preserve the embodied energy within it. New fabric is designed for optimal future flexibility, further prolonging the life span of the existing and proposed materials.

Where amendments are required to the building to make it fit for lab purpose the design seeks to preserve and optimise the existing fabric where possible. On each typical floor, laboratory space is strategically located within new building fabric or where new fabric can be provided with limited demolition of existing, resulting the majority of the existing fabric being retained.

Measures have also been taken to reduce embodied energy in temporary works, as outlined on the next page.

Fabric First

New fabric aims to reduce energy consumption. The glazing area is lower than the permitted scheme in order to limit solar gain and reduce plant loading. Solar shading is provided to the wintergarden rooflight and low g-value glazing is proposed throughout.

Design for future flexibility

- 1 The core has been symmetrically planned and centrally located to allow for multiple tenancy arrangements and flexible letting arrangements
- 2 Lift shafts and lobby arrangements are designed to allow retrofit for increased passenger traffic required for office density
- 3 The risers and external plant zones have spaces allocated for potential future tenants
- 4 Soft spots are to be allowed for tenant flexibility, allowing potential auditorium use and lift adaptations
- 5 WCs and End of Trip facilities provision is sized and located for flexible tenancies
- 6 Windows are openable to allow mixed mode ventilation systems to be retrofitted if required

Sustainability

Facade Retention

Temporary Works

Where structural replacement works are required, the reduction of carbon in the embodied carbon of the temporary support works has been considered.



Where the building steps inwards, two options for the temporary solution for the facade during strengthening works have been considered:

Option 1 Facade replacement – 65 tCO2

Option 2 Facade retention – 75 tCO2

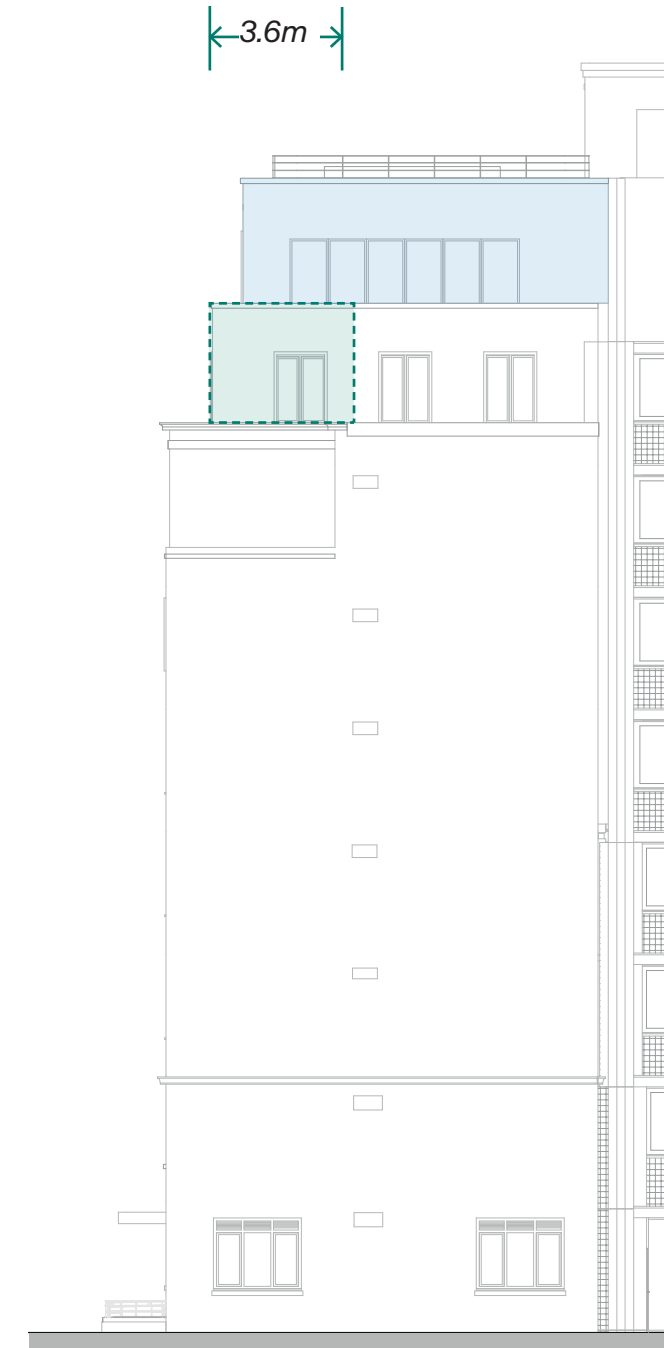
Option 1 is a 13% improvement on the full retention option, therefore the proposals include for the removal of the facade during the strengthening works.

The existing bricks are to be salvaged and reused in the reconstruction where possible. Where existing material cannot be reused, matching will be sourced.

-  New facade to match existing
-  Replacement facade to match existing



South Elevation



East Elevation

7.0 Townscape Views

Townscape Views

Townscape View 01



2021 Planning Permission



Proposed Section 73 Amendment

Townscape Views

Townscape View 02



2021 Planning Permission



Proposed Section 73 Amendment