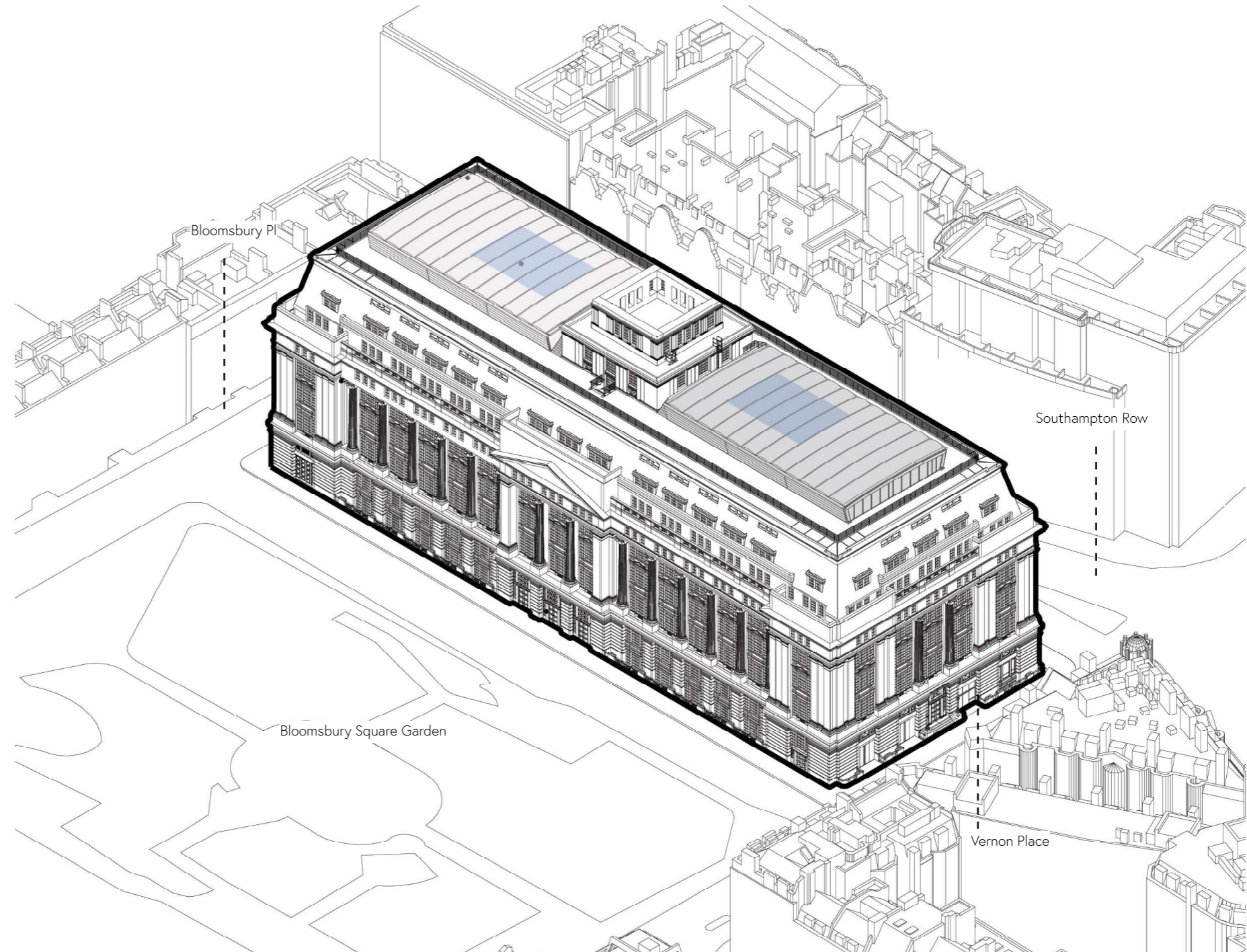


2.3 Site Context

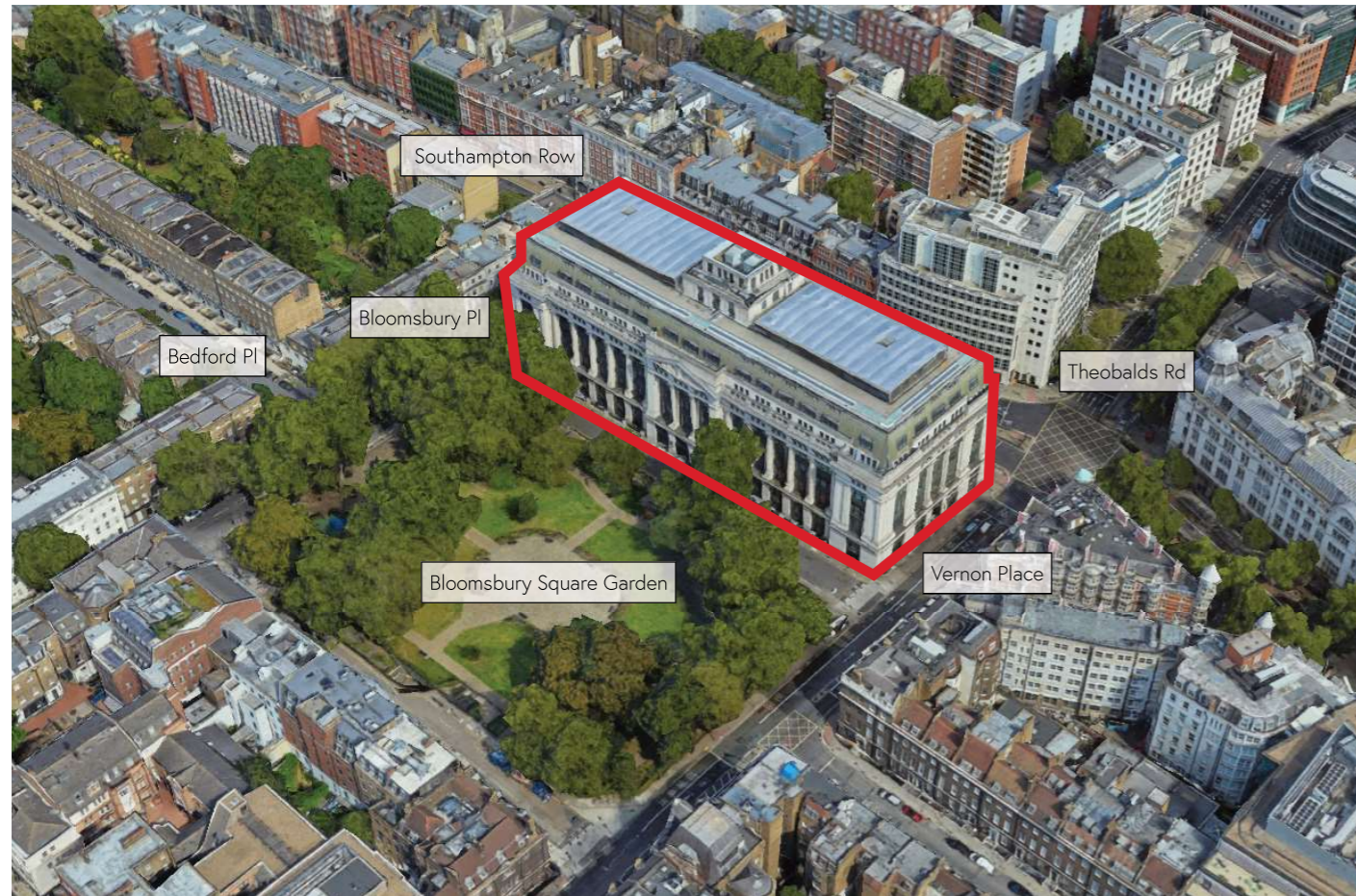
2.3.1 Overview

The building occupies an island site facing Bloomsbury Square (West), Vernon Place (South), Southampton Row (East), Bloomsbury Place (North). Victoria House is the tallest of the buildings surrounding Bloomsbury Square the historic façade forming the backdrop to the public gardens. The scale of the footprint and the height combine to make Victoria House a significant addition to the city.

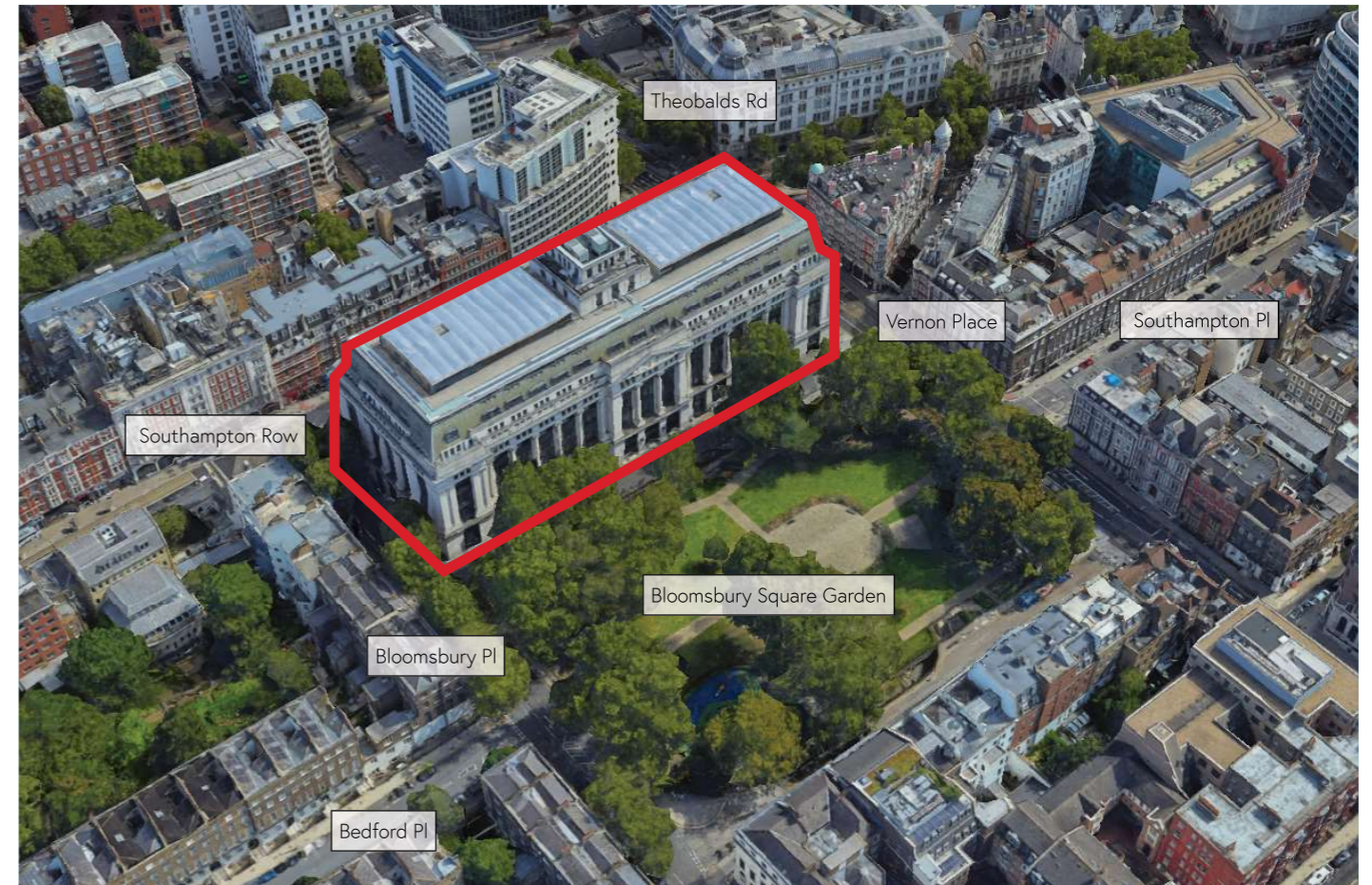


2.3 Site Context

2.3.2 Aerial Views



Aerial View Facing North East



Aerial View Facing South East

The building's relationship with the formal green space of Bloomsbury Square is of particular note. The building, at its tallest point, is 9 storeys high plus central roof plant enclosure.

2.4 Existing Photographs

2.4.1 Collection of external photographs



Aerial View looking South



View from Southampton Row & Vernon Place corner looking North

2.4 Existing Photographs



View from Bloomsbury Square looking South East



View from Bloomsbury Square towards building entrance

3.0 Design Proposals

3.1 Fit out - Additional Partitions & Ceilings - Levels B2, UGF, L1, L5 & L6

Basement level B2

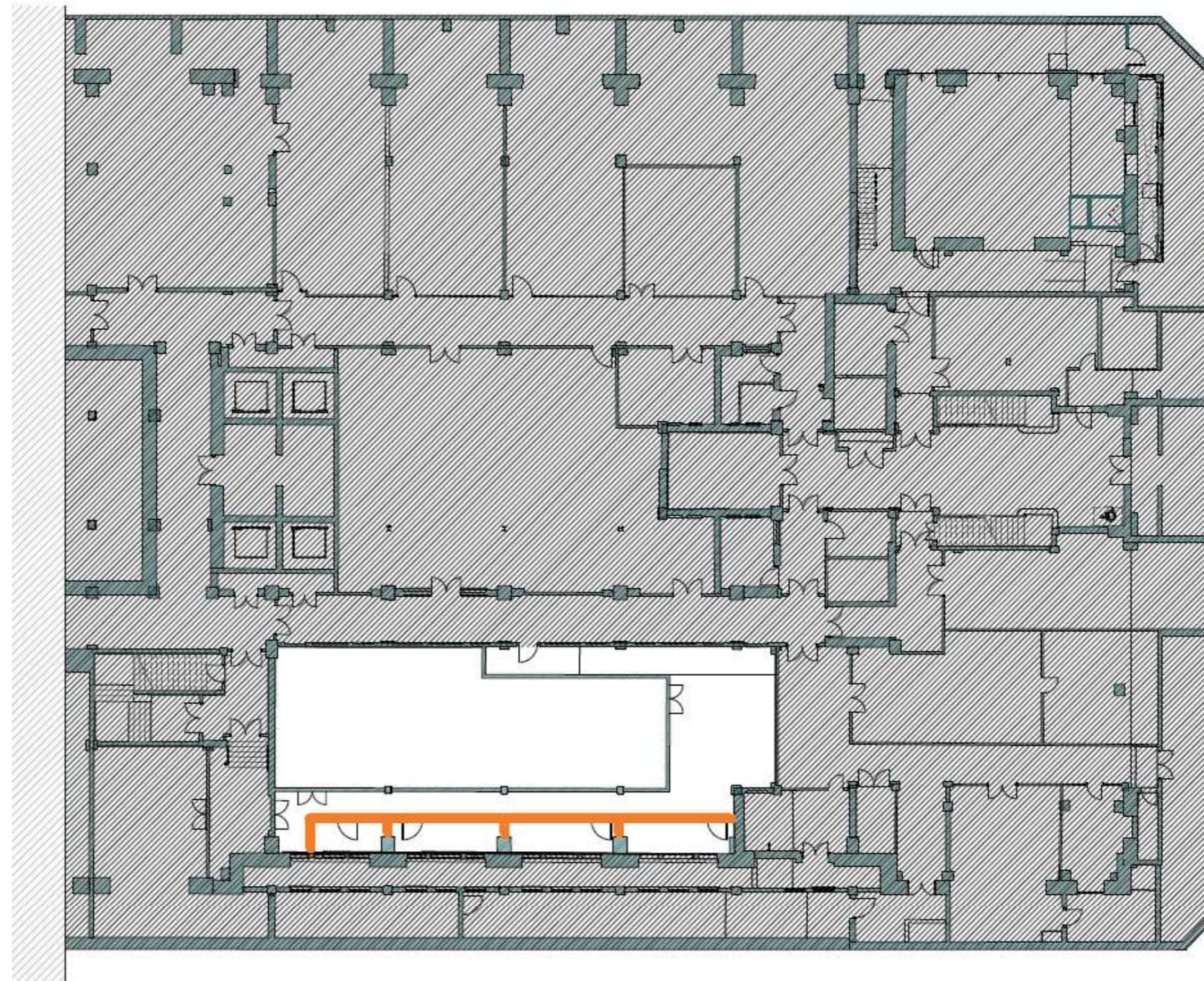
- Modular partition cages for tenant storage.
- 2.2m high
- 50 x 50mm mesh
- Powder coated in grey (RAL7037)



Typical Installation of a caged storage area.



Post fixings to screed floor



Level - Basement B2 - Orange line indicate new cage walls

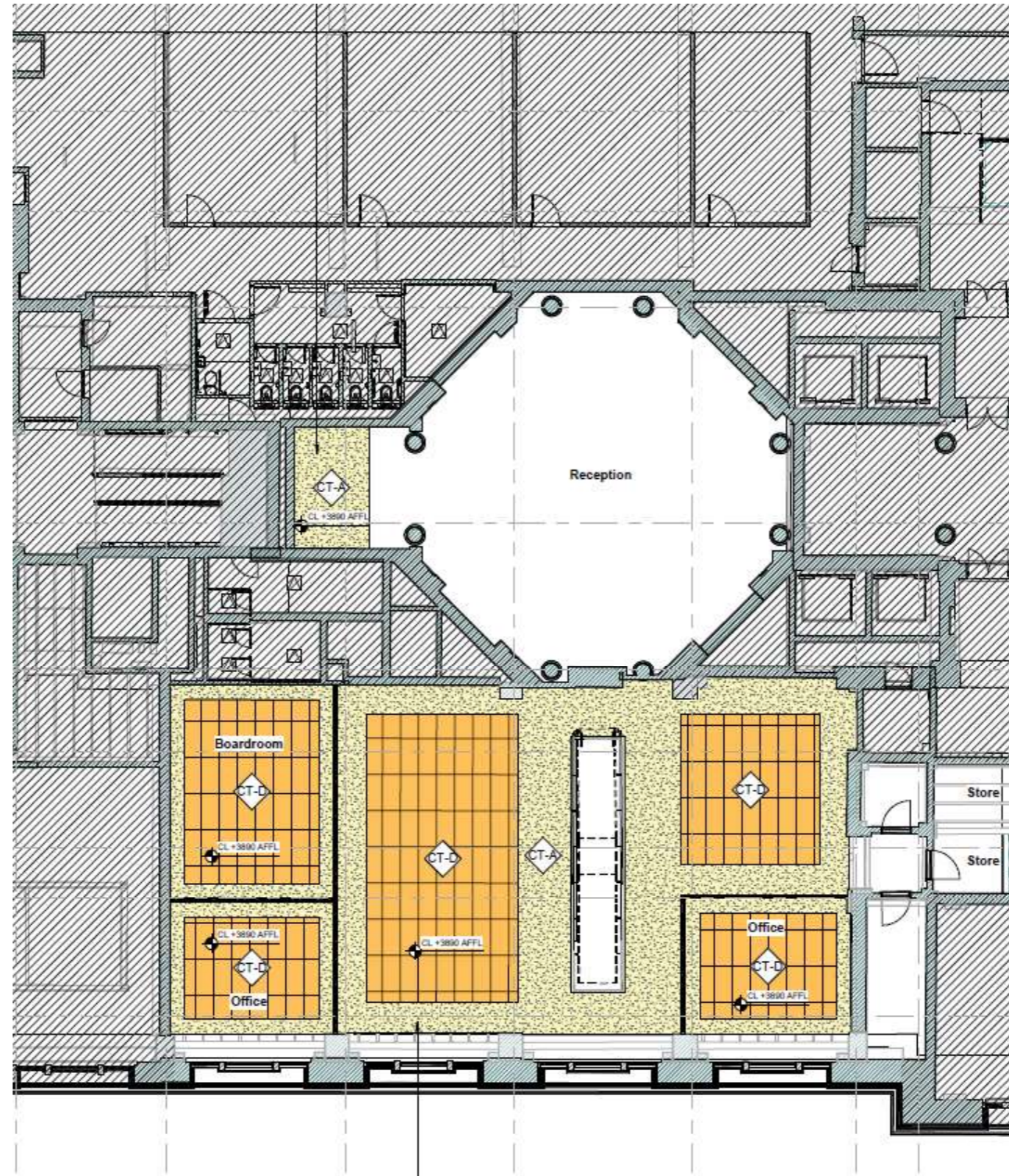
Fit Out - Additional Partitions & Ceilings - Level B2, UGF, L1, L5 & L6

Upper Ground Floor - Ceiling

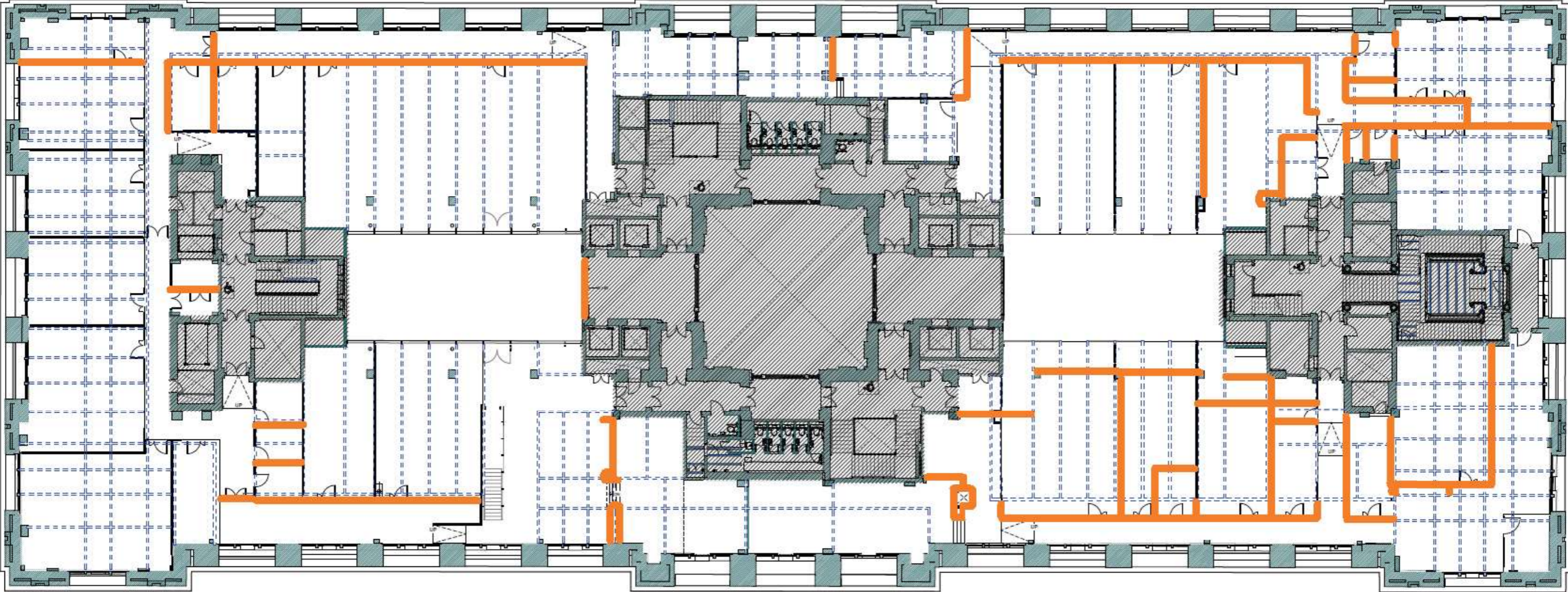
As part of the fit out works the proposal is to reinstate the ceiling around the new layout. The image to the right shows the new proposed suspended ceilings

- Yellow is for a perimeter suspended plasterboard ceiling.
- Orange for metal tile suspended ceiling system.
- The white areas are existing ceilings.
- The height of this ceiling will be the same as the suspended ceiling previously installed at this level and only recently removed during the strip out works.

There are no new partitions within the proposals, all walls for the fit out have previously been approved.



Fit Out - Additional Partitions & Ceilings - Level B2, UGF, L1, L5 & L6

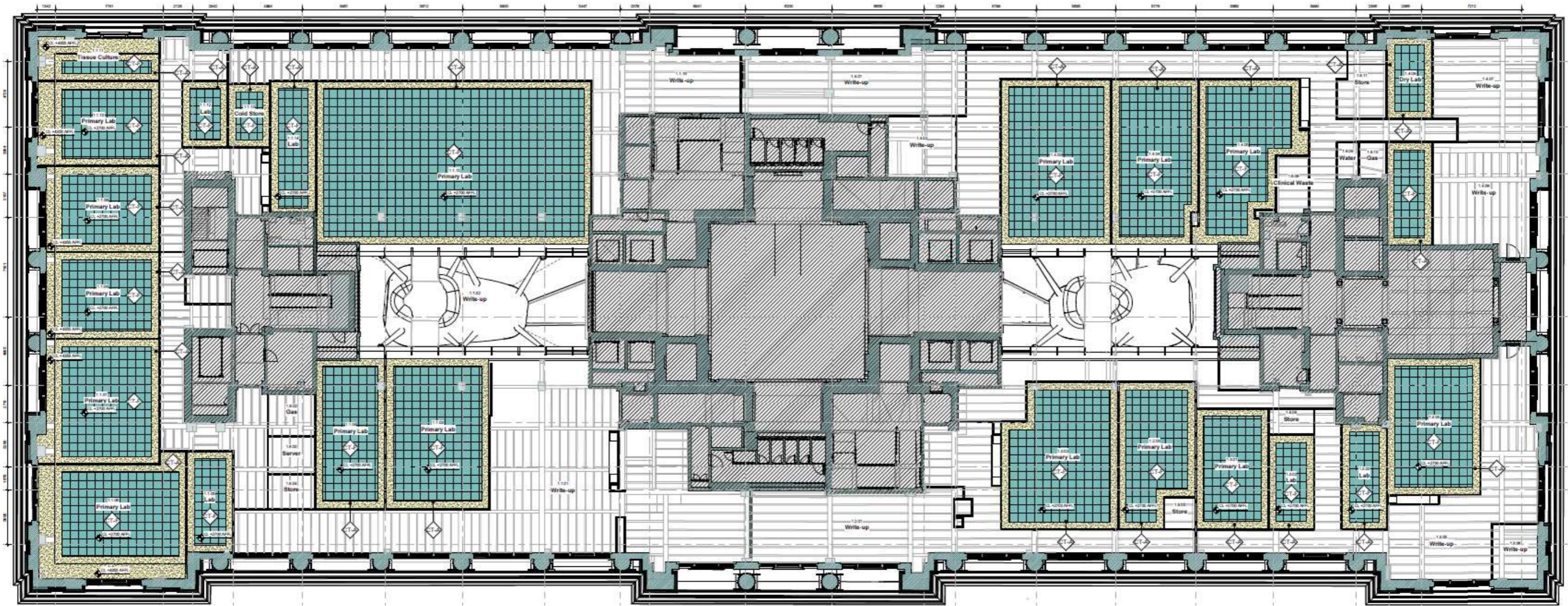


Level 1

The above plan is to be read in conjunction with the submitted plans which have greater detail.

- Orange lines indicate the proposed partitions requiring approval. The partitions will be either plasterboard or glazed with suitable doors to rooms and spaces. The partition between the lift lobby and the north atrium will be a full glazed screen with access doors.

Fit Out - Additional Partitions & Ceilings - Level B2, UGF, L1, L5 & L6

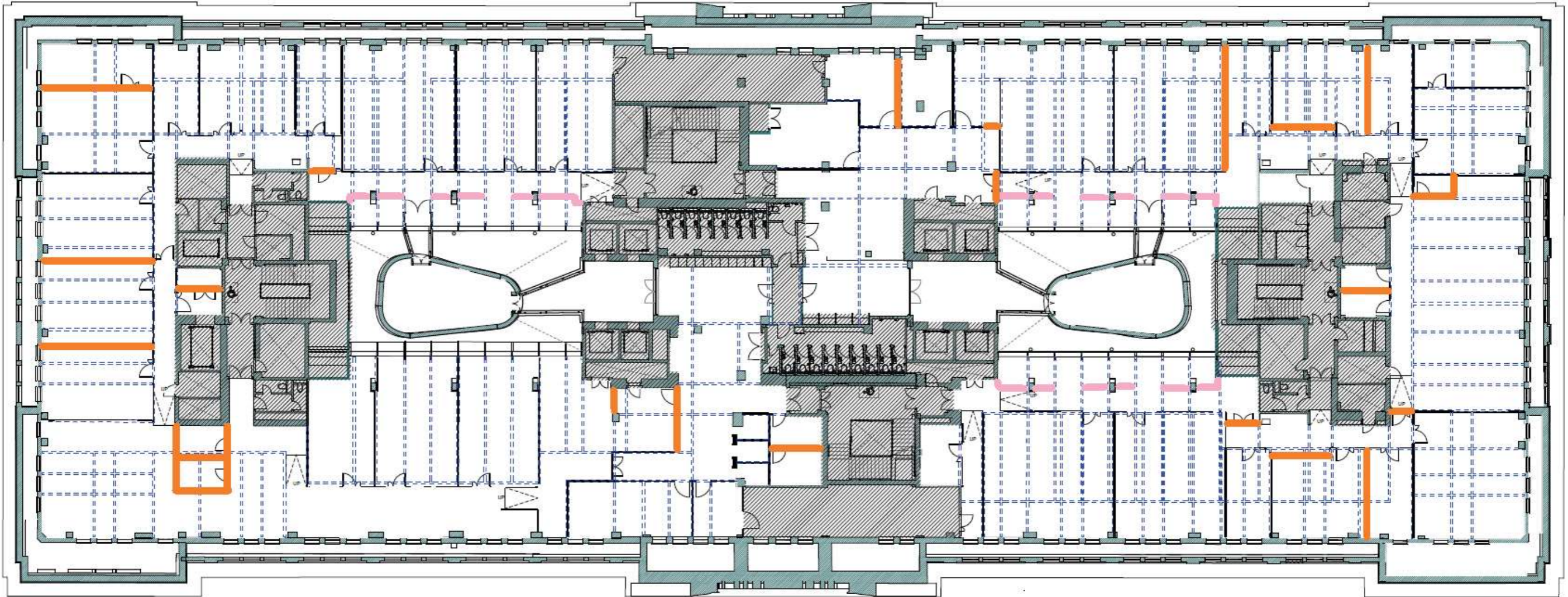


Level 1 - Ceiling

The above plan is to be read in conjunction with the submitted plans which have greater detail.

- The yellow shading is a suspended plasterboard ceiling that will edge the proposed laboratories. AFFL-CL 2.7m or 4.3m adjacent to windows.
- The turquoise shading is a suspended metal laboratory tile ceiling, AFFL-CL 2.7m.
- The white areas remain unchanged and are exposed soffits as previously approved.
- The yellow shading to the labs to the LHS of the image allow for a portion of the ceiling adjacent to the window to be at a higher level to clear the window. refer to the drawing for details

Fit Out - Additional Partitions & Ceilings - Level B2, UGF, L1, L5 & L6

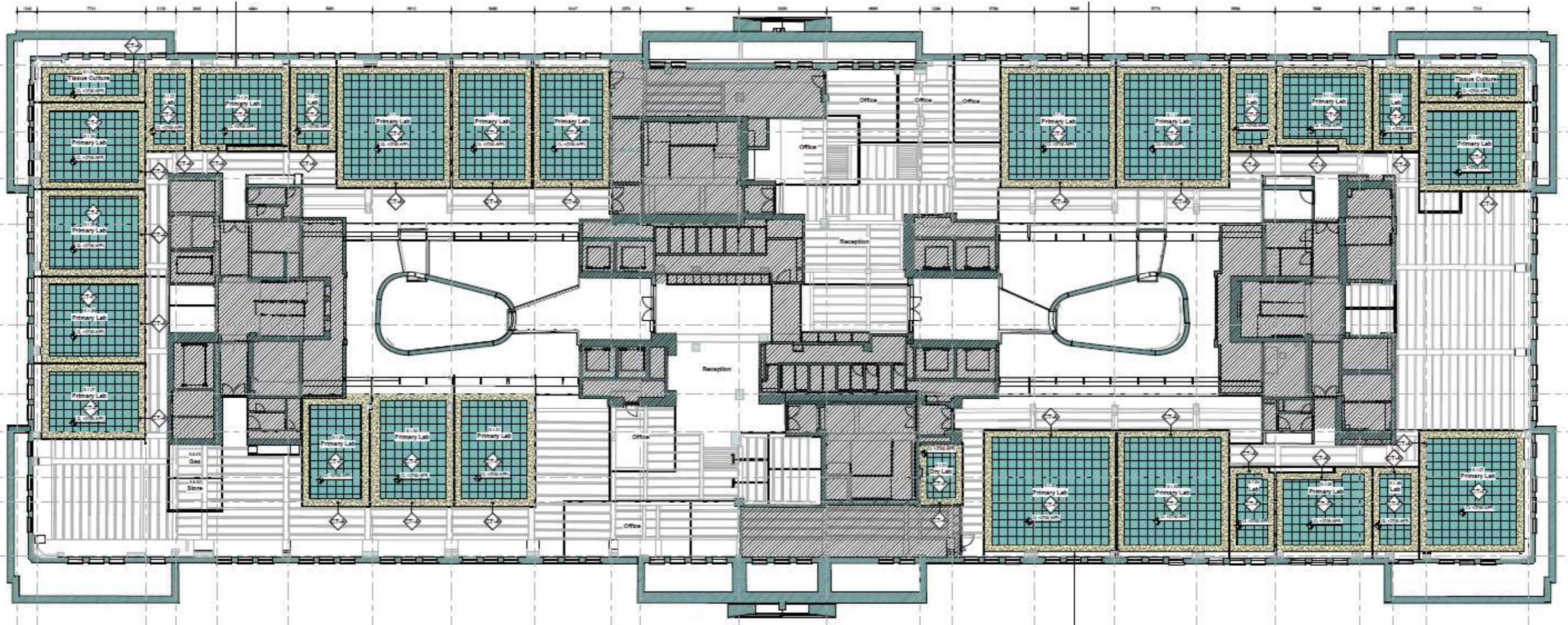


Level 5

The above plan is to be read in conjunction with the submitted plans which have greater detail.

- Orange lines indicate the proposed partitions requiring approval.
- Pink line indicate the 1.1m high half partitions.
- The partitions will be either plasterboard or glazed with suitable doors to rooms and spaces.

Fit Out - Additional Partitions & Ceilings - Level B2, UGF, L1, L5 & L6



Level 5 - Ceiling

The above plan is to be read in conjunction with the submitted plans which have greater detail.

- The yellow shading is a suspended plasterboard ceiling that will edge the proposed laboratories, AFFL-CL 2.7m.
- The turquoise shading is a suspended metal laboratory tile ceiling, AFFL-CL 2.7m.
- The white areas remain unchanged and are exposed soffits as previously approved.