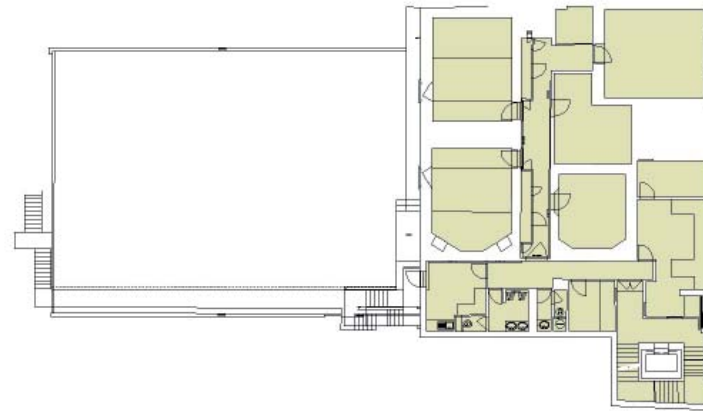
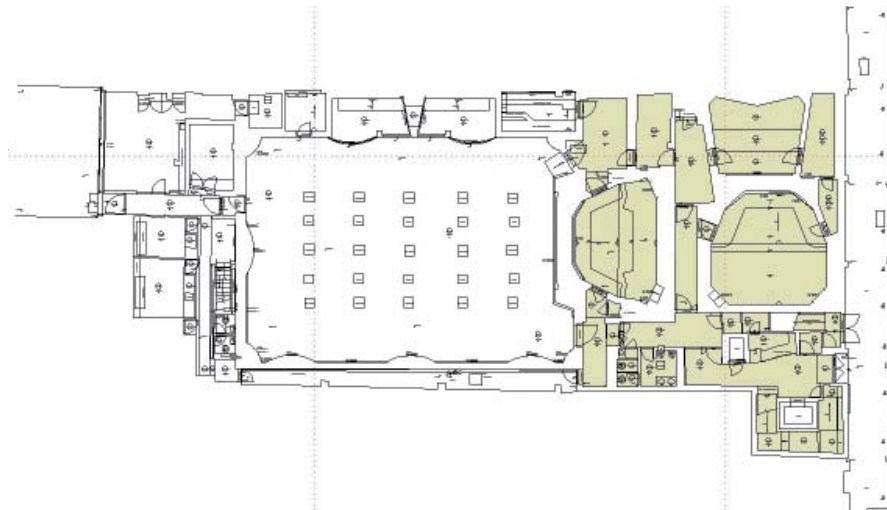


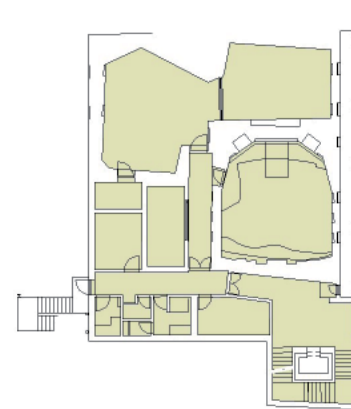
01 - EXISTING BASEMENT FLOOR



04 - EXISTING SECOND FLOOR



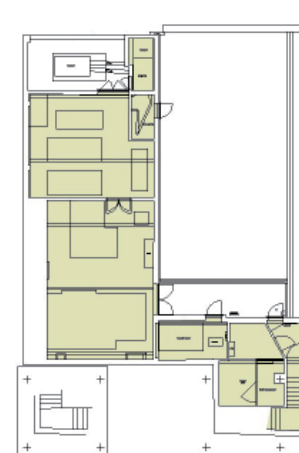
02 - EXISTING GROUND FLOOR



05 - EXISTING THIRD FLOOR



03 - EXISTING FIRST FLOOR



06 - EXISTING FIFTH FLOOR

Layout

The building consists of concrete frame structure, with a basement, ground floor and four storeys above. The front façade is largely clad in dark brick panels with ribbon windows, set between slender blue-grey tile clad structural piers and core.

The five storey core element contains the main stairs and lift, with its vertical strip of glazing clearly marks the entrance and is the buildings most distinctive feature. The flank walls (except that of the tile clad core) and rear wall where visible are in brick.

In addition the rear wall has a variety of grilles, down pipes and flues as well as an open fire escape stair.

Challenges

The refurbishment proposals improve the quality and quantity of the work space provided on the site. To successfully achieve this our proposal addresses the existing buildings challenges:

- Bespoke specialised layout,
- Worn finishes, fixtures and facilities,
- Out dated inefficient services.
- Ugly external envelope, lacking transparency, views and daylight
- illegible circulation.



Site Photographs



1



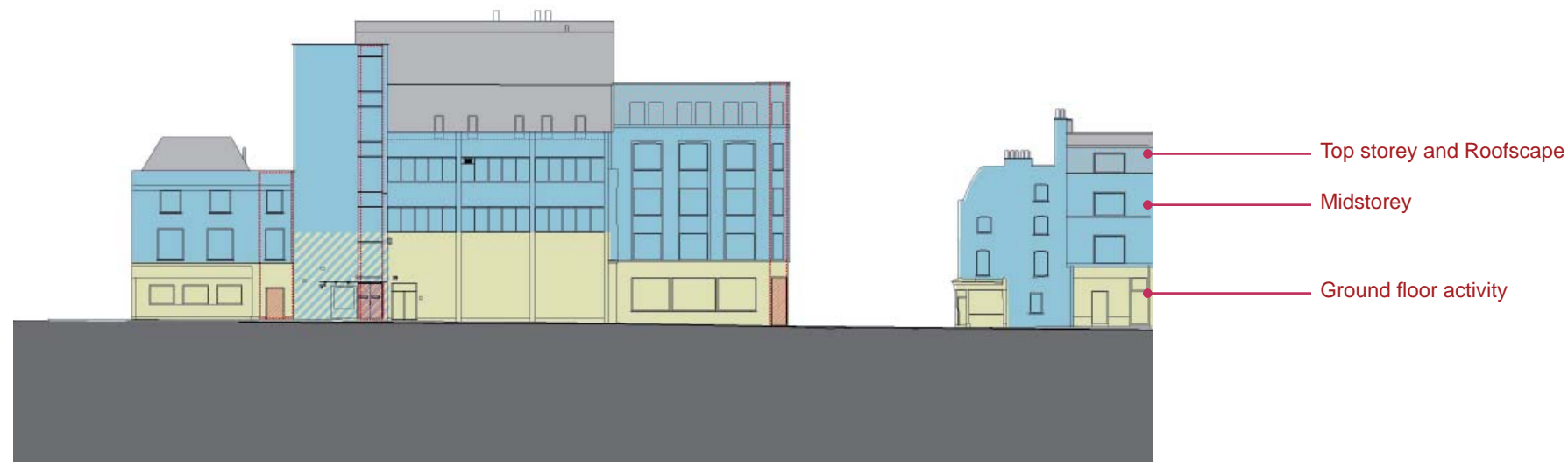
5



2



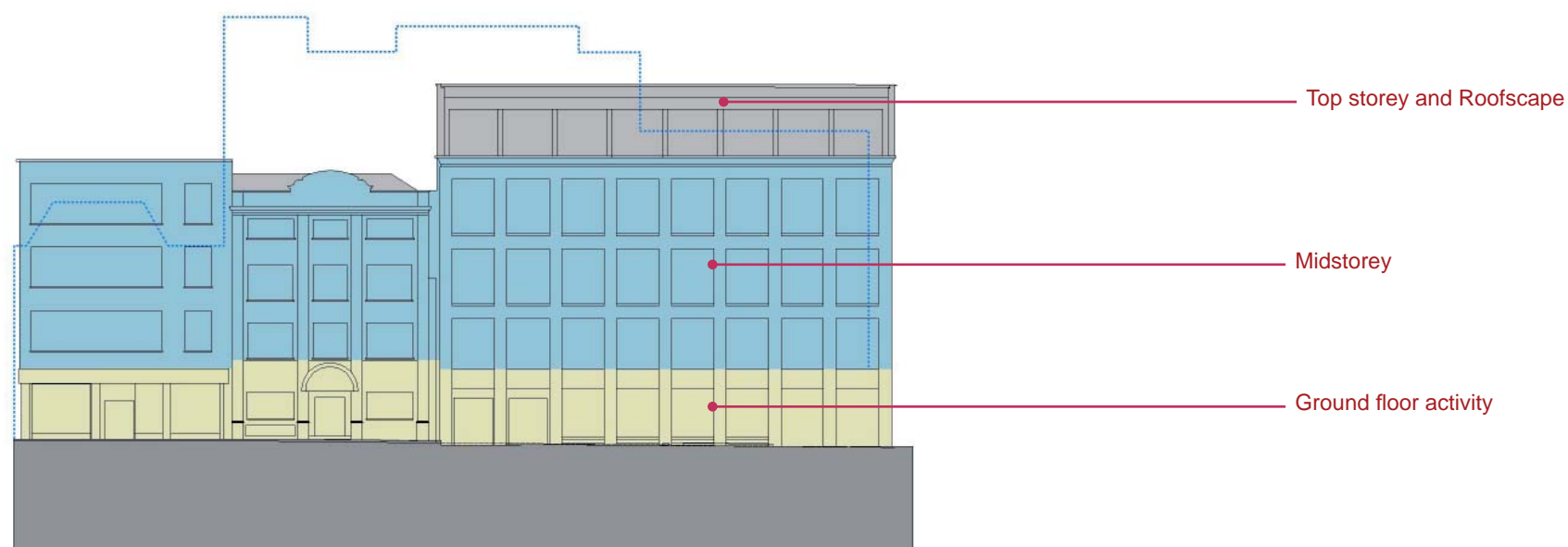
3



01 - EXISTING WHITFIELD STREET ELEVATION



02 - PROPOSED WHITFIELD STREET ELEVATION



03 - OPPOSITE WHITFIELD STREET

3.1 PROPOSAL - BUILDING ANALYSIS

The proposal is to change the use of the existing building as an office development with its own access and facilities. The five storey block will have its main entrance located at Whitfield Street.

The building will be stripped back to its structural frame and completely refurbished, with new finishes, services and facilities.

New external cladding will enhance the buildings appearance and form a significant improvement to the conservation area.

Front Façade

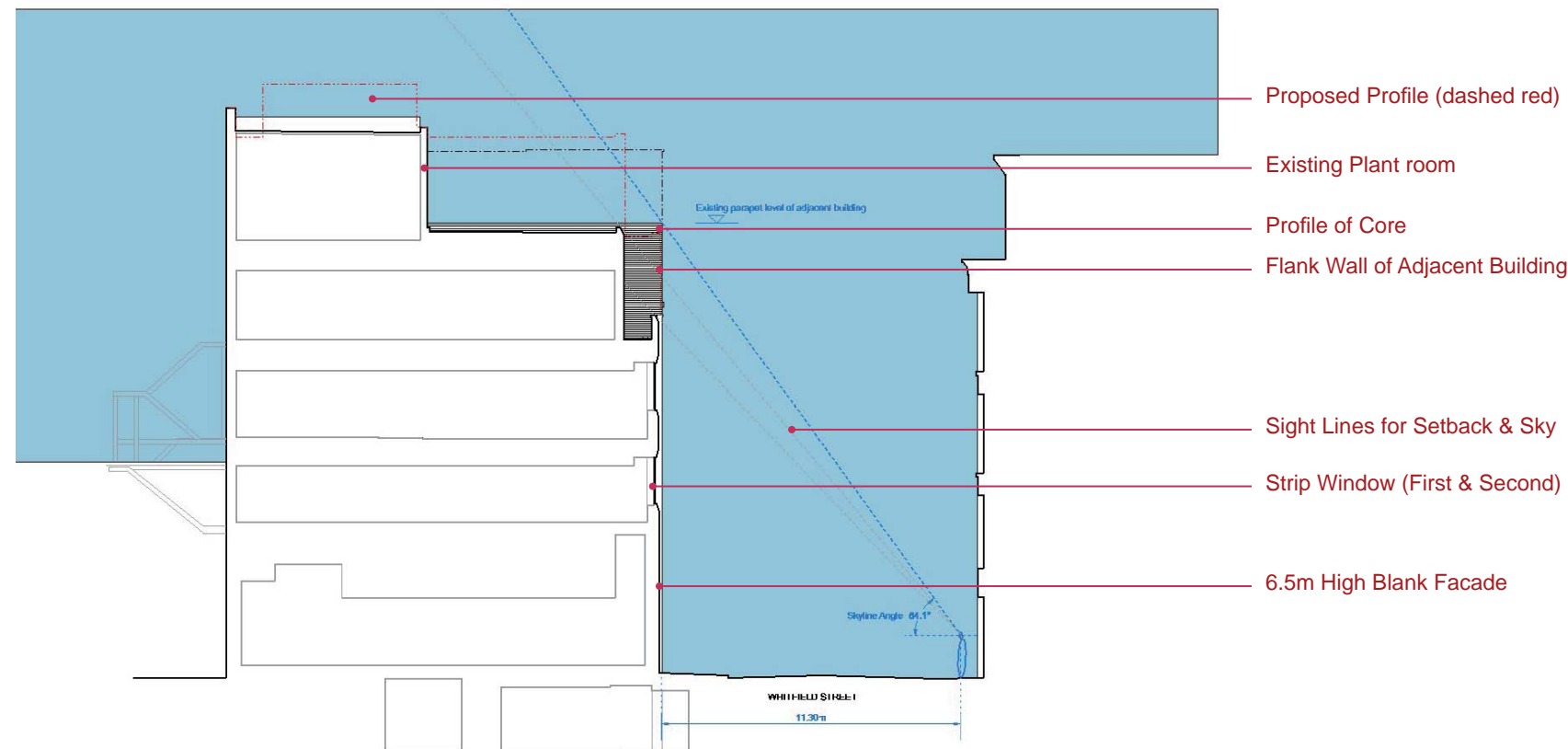
Our proposal envisages the replacement of the existing blank brown brick cladding and ribbon windows between ground and second floor, with a new high-performance aluminium framed glazing system which will be installed between the retained existing tile-clad piers. The frames, flashings and glazing capping are to be polyester powdered coated in a dark grey to complement the dark blue of the existing tiles. In contrast, slim slab level spandrel panels are to be highlighted in medium silver grey, emphasising their horizontality at counterpoint to the vertical piers, together with which they form a strong grid enclosing the lightweight glazing.

Ground Floor

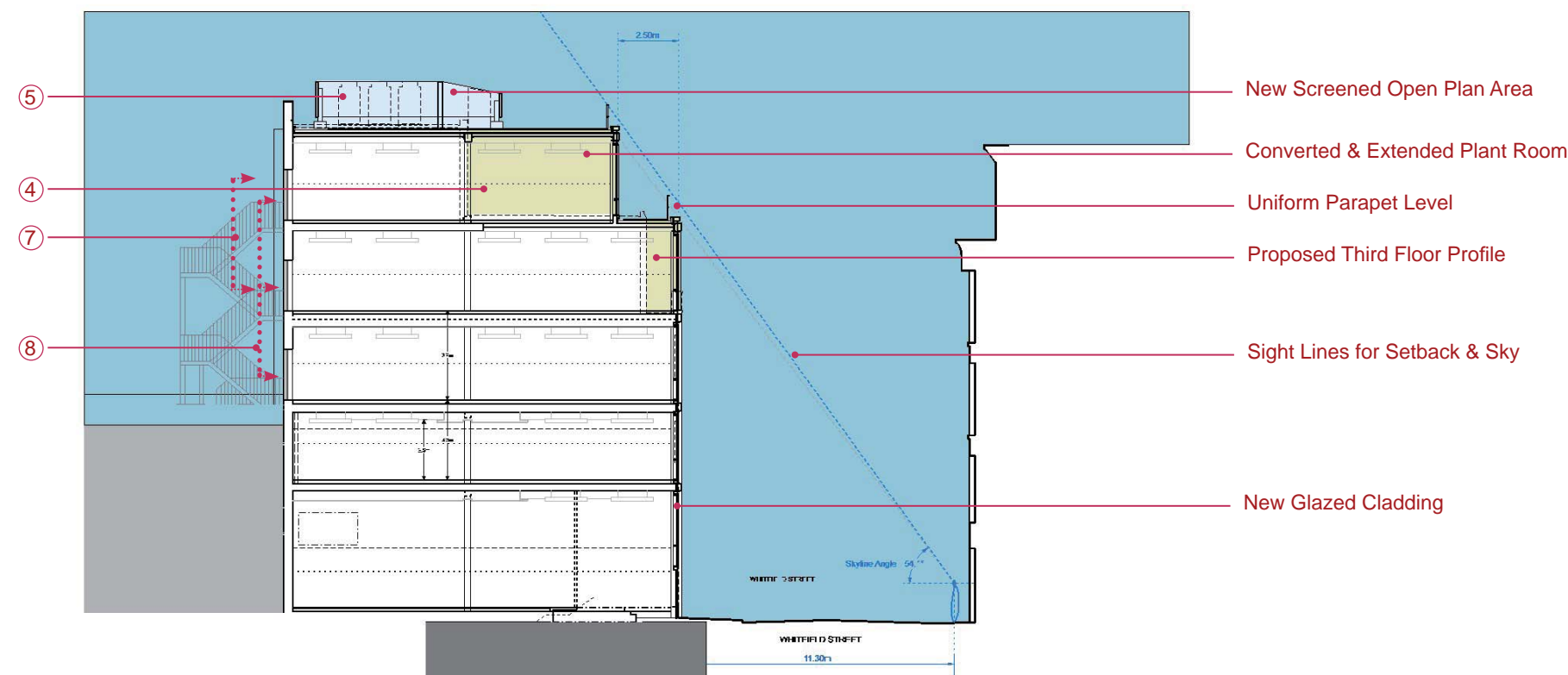
At ground level, in particular, the generous floor to floor height coupled with increased transparency will create an amplified sense of activity at street level and strong visual links. This is reinforced by the installation of new glazed entrance doors, signage and canopy. Finally the lowest level is clad in pale reconstone panels to complement solid panels along the street.

Third Floor

The proposals alter the existing third floor profile by infilling the existing shallow terrace and bringing the facade forward to the adjacent building line, creating a uniform parapet line. Compositionally the main elevation will then read as three similar storeys above a taller ground floor, more typical of many of the surrounding buildings than the truncated appearance of the existing facade. To assist in maintaining this desired appearance the treatment of the new third floor element is similar to that of the first and second floors below.



01 - EXISTING SECTION



02 - PROPOSED SECTION

Fourth Floor ④

The existing oversized plant space is to be converted into useable office space and extended forward to a line set back 2.5m from the main façade. The extension is to be necessarily lightweight and visually form a lighter more transparent element than the floors below. The combination of setting back and architectural treatment allow this extension to have a negligible visual impact from street level, while the extension roof is lower than the existing plant room parapet, ensuring minimal impact on the building profile and surrounding skyline when viewed from further north along Whitfield Street. When viewed for the south it is shielded entirely behind the mass of the existing core. The set back forms a useful terrace for installing modern façade rope access and cleaning equipment suitable for safely maintaining the new façade.

Roof Level ⑤ ⑥

A new much smaller and unobtrusive screened plant area is located at existing roof level, set back toward the rear of the building and set in from either flank. From the rear it is partially hidden behind the existing parapet wall. In addition new safe and secure stair access is proposed to roof level replacing existing cat-ladders. This is achieved by winding the existing main stair upwards behind the existing core parapet wall and around the overrun necessary to service the fourth floor, the overrun is set back centrally in the core to minimise its visual impact. A new feature hand rail replaces the existing utilitarian ones and visually terminates the tall core element. Elsewhere it is intended to fit install new safety handrails to all roof edges and parapets and replace all roof weatherproofing and finishes to meet the latest regulations.

Rear Facade ⑦ ⑧

The final improvements to the building are on the rear facade. Our proposal will increase and rationalise the window openings, this will improve daylight and views from the top three floors. The existing 'ad-hoc' and mismatched openings (windows and grilles) will be made good and existing flues and large external ducts will be removed, the will be brickwork cleaned and re-pointed.

The external escape stair will be refurbished and extend up by one storey to service the newly converted space on the fourth floors. The level of the rear parapet will remain unchanged