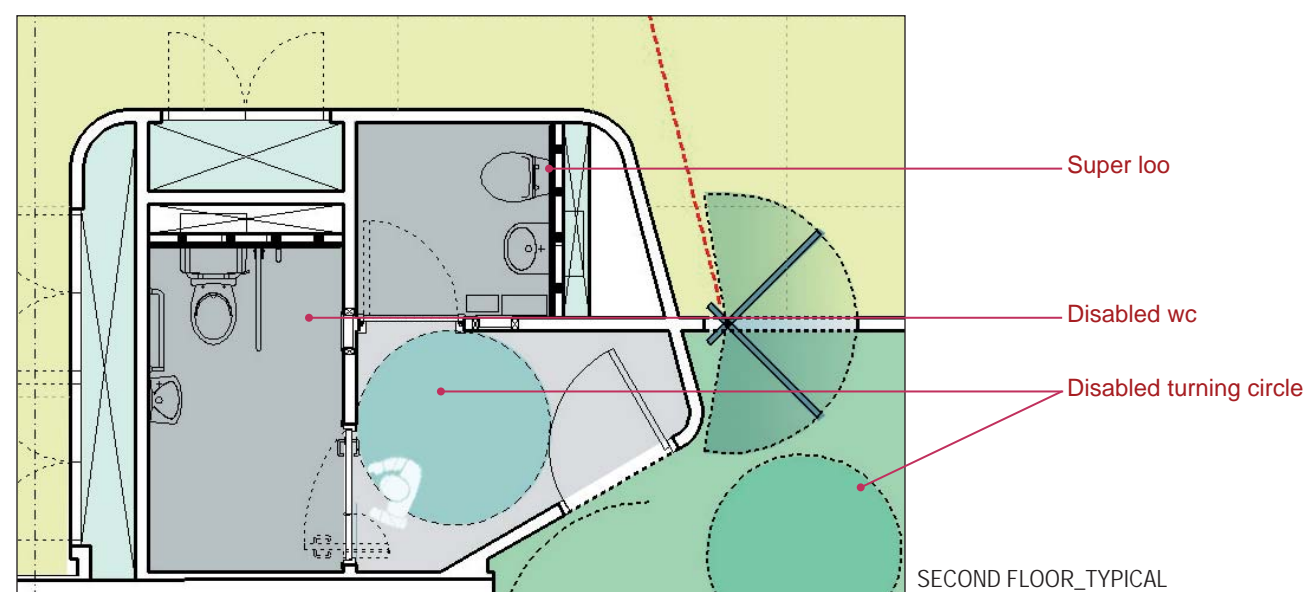


ACCESS FROM WHITFIELD STREET TO RECEPTION



SECOND FLOOR_TYPICAL

3.2 ACCESS

The primary objective is to provide level access for all into and around the building, which given its age, is not currently provided as existing.

The proposed main entrance incorporates a shallow ramp, recessed into the building. A 'powered opening' entrance door will provide compliant access to the reception. A further shallow ramp gives access to the ground floor office space and a new main lift (in the existing shaft) will give access to all the upper floors. While the rise and going of the existing stair will not comply with current Building Regulations, it will be fully refurbished and will comply with current codes of practice wherever reasonably possible. New disabled refuges will be provided in the main escape stair core.

All services and facilities will be fully refurbished, including provision of accessible sanitary accommodation to meet current statutory guidelines. Where new raised floors are installed, integral shallow ramps will be incorporated into the floor.

3.3 SUSTAINABILITY

Our proposal envisages significant improvements to the thermal performance of the envelope along with replacement of the existing plant with highly efficient plant and services.

All existing windows are to be replaced with high performance thermally broken frames and double-glazed units, the increased window area will improve daylight distribution to the interior, which is currently very limited. New insulated roof finishes will also to be installed and the remaining external fabric, largely cavity brick walls is to be improved where possible to meet statutory requirements.

3.4 PARKING, REFUSE & SERVICING

Parking and Delivery
Whitfield Street is located in a very prominent and well connected area; its within a short walking distance from Goodge Street and Warren Street station, off Tottenham Court Road with a wide variety of bus routes at its doorstep. The building has no parking provision . Delivery and other services will be accessed from Whitfield Street.

Cycling
Cycle parking is available at basement level.

Refuse
Refuse will be collected from the street (Whitfield Street) utilising the same facility as with the adjacent buildings.

MOCK UP MODEL PHOTOS



V 01



V 02



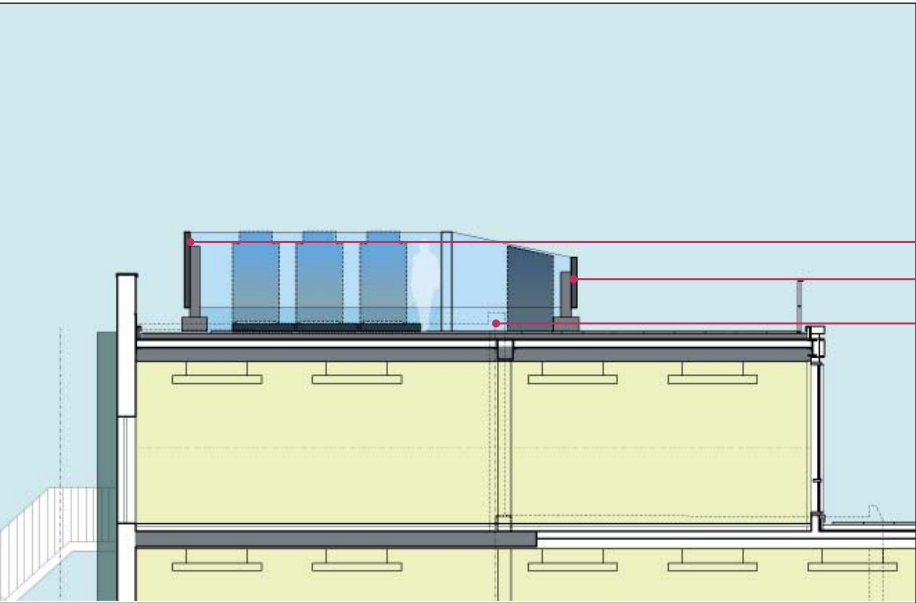
V 03



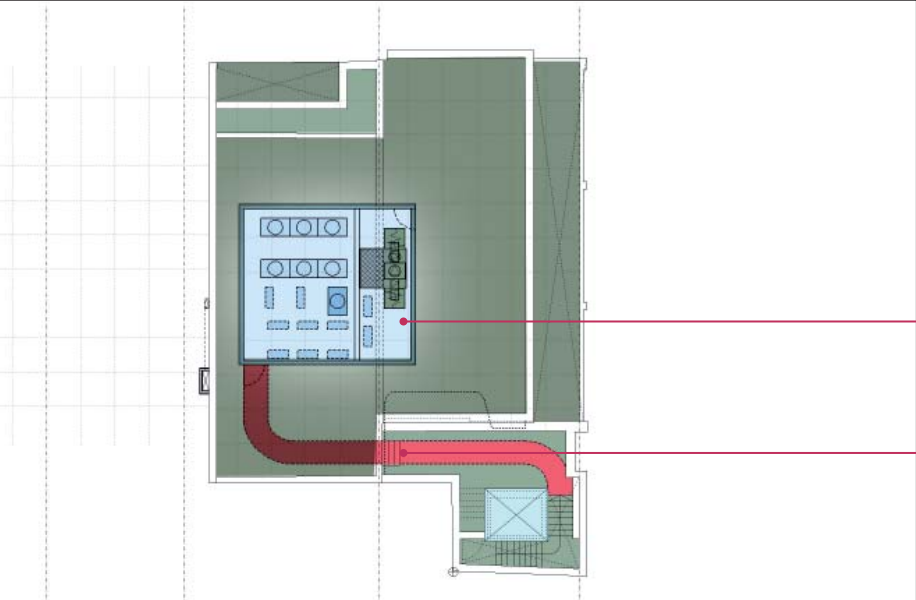
V 04



V 05



2.0 m
1.5 m
Plant screen

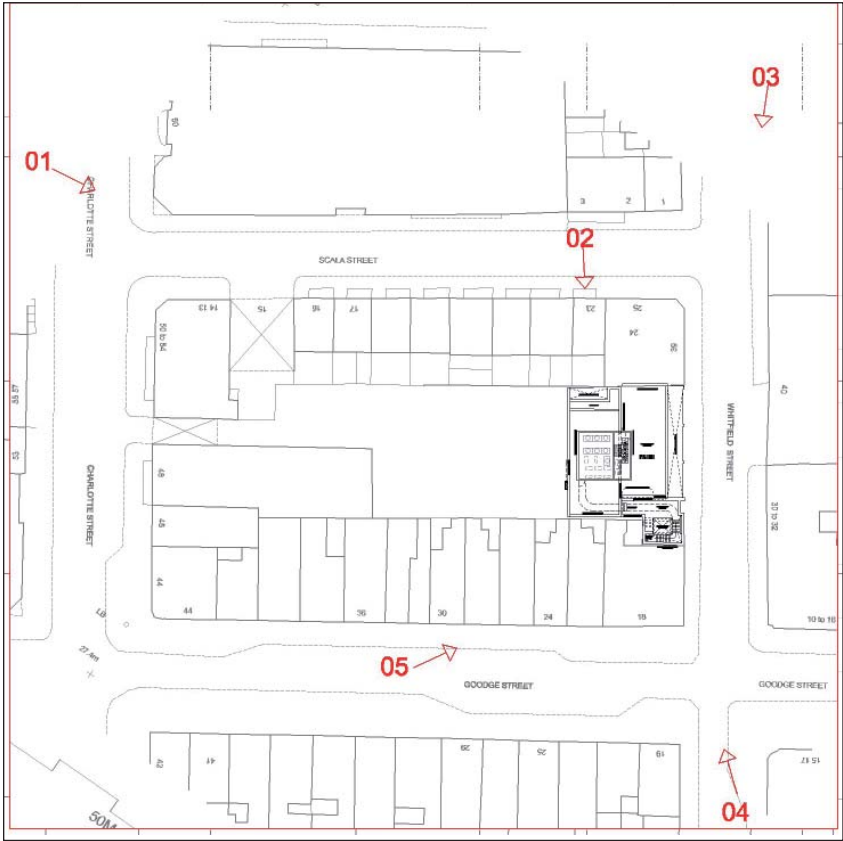


Plant enclosure
Service Pathway

3.5 PLANT ENCLOSURE

The existing plant located on the the top of the third floor will be removed along with the plant and other electrical equipment on the fourth floor.
New plant will be located on the new roof above fourth floor.
The new plant has been designed to meet stringent acoustic standards and will be concealed by a metal louvred screen to reduce the acoustic and visual impact on the neighbourhood.(See separete Mechanical and Acoustic service Report)
After discussions with planning officers a mock up was set up on site to establish the most appropriate and successful location and size of the plant enclosure that will both be the least visible from key viewpoints (street views) and also cater for future requirements.
A plant with a sloping roof was found to be the most appropriate, with a maximum height of 2m towards Charlotte Street and a height of 1.5, towards Whitfield Street. We have determined that the final size of the enclosure will be 7m x 7.7m .
As demonstrated to a planning officer on site and as recorded in the photographs v01 to v05, the plant enclosure has minimal impact to the local roofscape and surrounding.

See also M & E Acoustic Report.





EXISTING TYPICAL BAY

- Out of Context with Surrounding Buildings
- Dated
- Harsh Exterior
- Dark & Stuffy Interior

PROPOSED TYPICAL BAY

- Respective of Surrounding Buildings Elevation
- Modern
- Approachable & Inviting Exterior
- Light & Airy Interior