

a brief description

Procter House lies in a prominent location close to the junction of Kingsway and High Holborn. Constructed in the 1960's, it comprises four inter-connecting buildings which together front both sides of Procter Street.

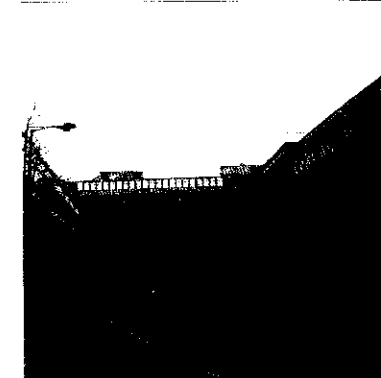
At it's junction with High Holborn it spans Procter Street to provide a south aspect frontage along High Holborn itself.

It is this portion of Procter House that bridges Procter Street and returns to the edge of Catton Street that this proposal is concerned with.

The existing building consists of concrete construction with horizontal bands of glazing and limestone cladding. There is a large scale to the building and a strong horizontal emphasis on all sides.

Currently, Procter House is unoccupied and is falling into a state of disrepair. The retail spaces at street level are empty and the lack of public activity produces a rather bleak environment.

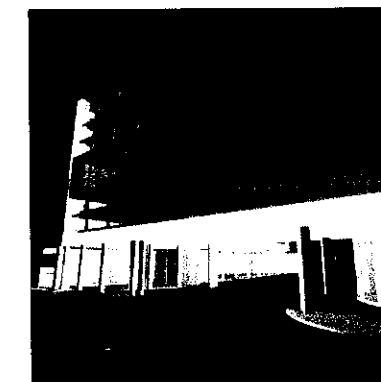
The proposed scheme aims to revitalise what is otherwise considered a 'blighted' neighbourhood in Bloomsbury.



EXISTING VIEW DOWN PROCTER STREET



EXCERPT OF LOCATION MAP



SKETCH VIEW OF PROPOSED BUILDING FROM HIGH HOLBORN

Ps 9904731 R2

10 PROCTER STREET
INTRODUCTION



aims of this proposal

The proposal for the redevelopment of Procter House has been driven by three central principles : sustainable building and energy solutions, rejuvenation of an urban landmark and the organisation of the workplace.

sustainability

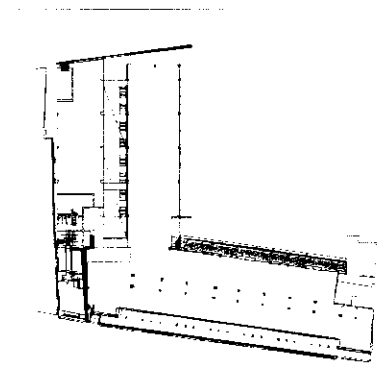
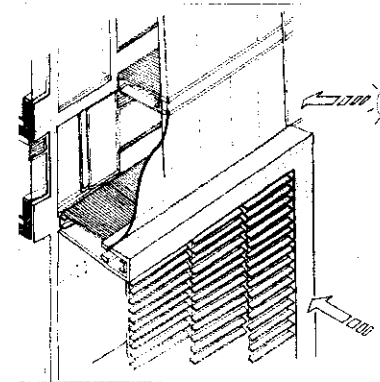
To provide natural ventilation and low energy heating and cooling.
Utilise natural daylight.
Soften the existing concrete building with more sensitive and practical materials.

landmark

Bring added value, through architecture, to the image of the building.
To respond positively to the changing urban context.
Offer the potential for a more vibrant streetscape.

workplace

Maximise office space.
Create softer environments.
Provide good comfort levels.



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10 PROCTER STREET
INTRODUCTION

The Proposal at Procter House

The proposed redevelopment of Procter House features predominately class A office space although it also promotes a new mix. A large retail unit is located in the basement and further 2-storey retail units face onto High Holborn and Procter Street which will be utilised by the busy area around Holborn tube station and neighbouring offices. A new wine bar and restaurant is also proposed which will enrich the surrounding environment.

The main entrance to the building shall be off Procter Street. A taxi drop off point will be provided along with a landscaped street edge which marks the entrance and offers protection from the road.

A new core is proposed to take people to both the 'west wing' towards the Catton Street side of the building and also to the wing that bridges over Procter St.

'the west wing'

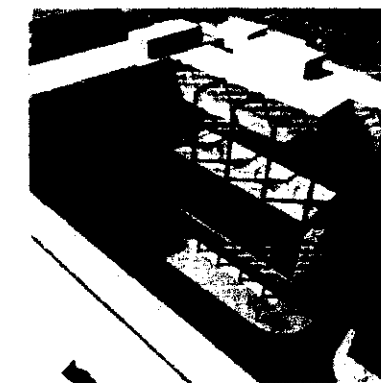
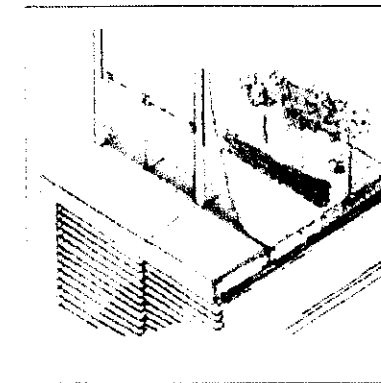
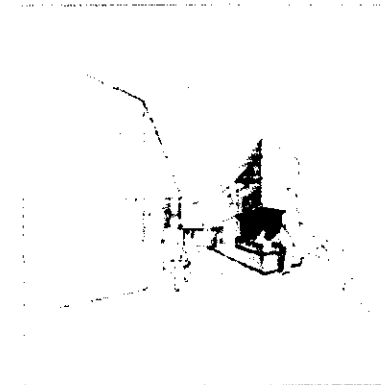
The west wing is organised around a central atrium space running south to north, which has continuous featured stair traversing from 1st floor to 4th floor. The daylight from the atrium is shared by the redeveloped existing building and an additional portion of new build office. These are linked by bridges that 'fly' across the atrium. The atrium on the upper floors folds out to become a winter garden for the offices.

'the bridge wing'

The long and narrow floor plate of the Procter House would suggest that work spaces be situated along the exterior walls with a central circulation space. The current proposal turns that principle inside out. On the main bridge building the circulation is placed on the outside of the building in a "saddle bag" light weight construction or circulation galleries hung on the outside of the building. The advantage is to this is that it opens the floor plates solely to work areas, thus maximising the area usage. It also throws intense human activity to the outside of the building, quite visible to the public sector.

On the underside of the bridge building a light box and acoustic barrier is proposed that would replace the existing acoustic plane and brighten up this dark and noisy existing space. The light box then follows through to become an architectural feature for the rest of the building.

The facades are receptive to natural daylight and in some places are functioning outer layers of the double skin facades providing solar shading and preventing heat loss.



Understanding this document

What follows is a brief Site Analysis of some of the existing conditions in and around Procter House. This then leads into some conceptual diagrams which aim to provide a picture of the overall proposed scheme.

Drawings of the existing scheme and the proposed scheme are then introduced showing plans, sections and elevations.

Reports from the Mechanical & Electrical Engineer and the Structural Engineer tackle particular elements of the proposed scheme and can be found at the end of this document.

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10 PROCTER STREET
INTRODUCTION



10 PROCTER STREET - NET AREAS (S.M.)

DATE: 15.12.99

Rev.: 31.01.00

	PROPOSED OFFICE	PROPOSED RETAIL	PROPOSED A3	TOTAL
Basement	0	1228	336	
Ground	38	310	320	
First	254	203	87	
Second	1051	45	0	
Third	1113	45	0	
Fourth	1064	45	0	
Fifth	987	45	0	
Sixth	773	0	0	
Seventh	1084	0	0	
Eighth	1091	0	0	
	7455	1921	743	10119

Areas are approximate only.

They are based on survey drawings by KND.

P59904731¹²²



SITE PLAN

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RICE 10 PROCTER STREET

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TITLE SITE PLAN PROPOSED

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HM/691/00/00

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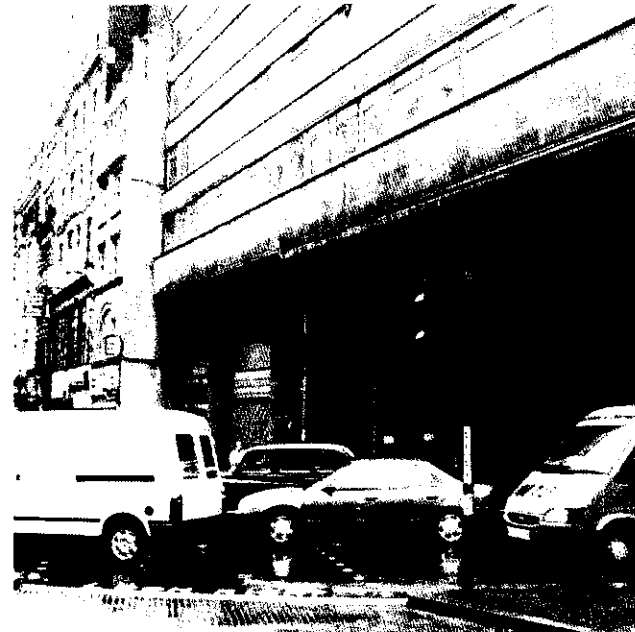
Existing Procter House Entrance On High Holborn



The Entrance And Streetscape Are Open To The Slow Moving And Congested Traffic And Consequential Vehicle Fumes.



Continuous Vehicle Congestion On High Holborn. The Stone And Glass Facade Of Procter House Is Currently In A State Of Disrepair.



Pedestrian Crossing And Surrounding Areas Are Darkened By The Existing Building, Even In Daylight Hours.

SITE ANALYSIS - EXISTING CONDITION

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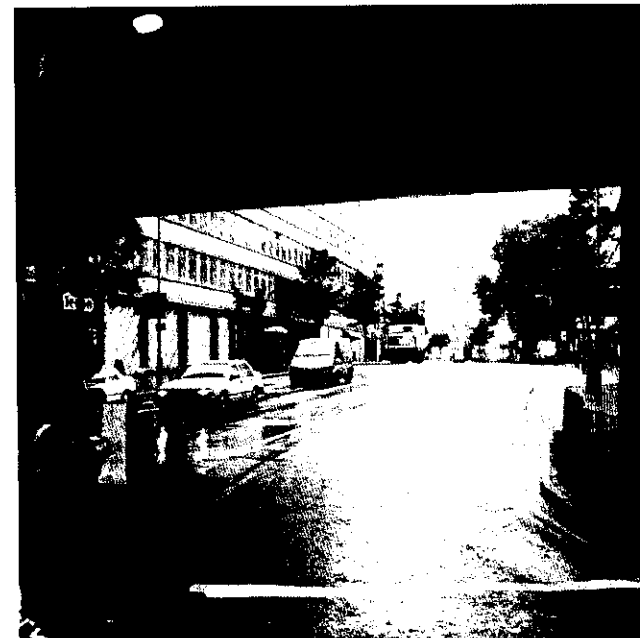
The underbelly of the building is dark and hazardous, especially outside daylight hours. No provision is made for a protected pedestrian environment



The lower floors of the existing building are unengaging with the surrounding streetscape. Currently there is a strong horizontal emphasis to the facade.



View south on Procter Street. People use alternative routes rather than passing by an empty building with boarded-up shops.



Procter Street is currently undesirable and therefore underused by pedestrians.

SITE ANALYSIS - EXISTING CONDITION

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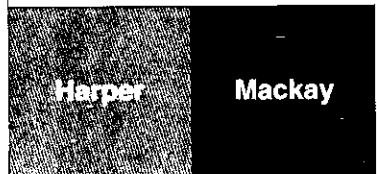
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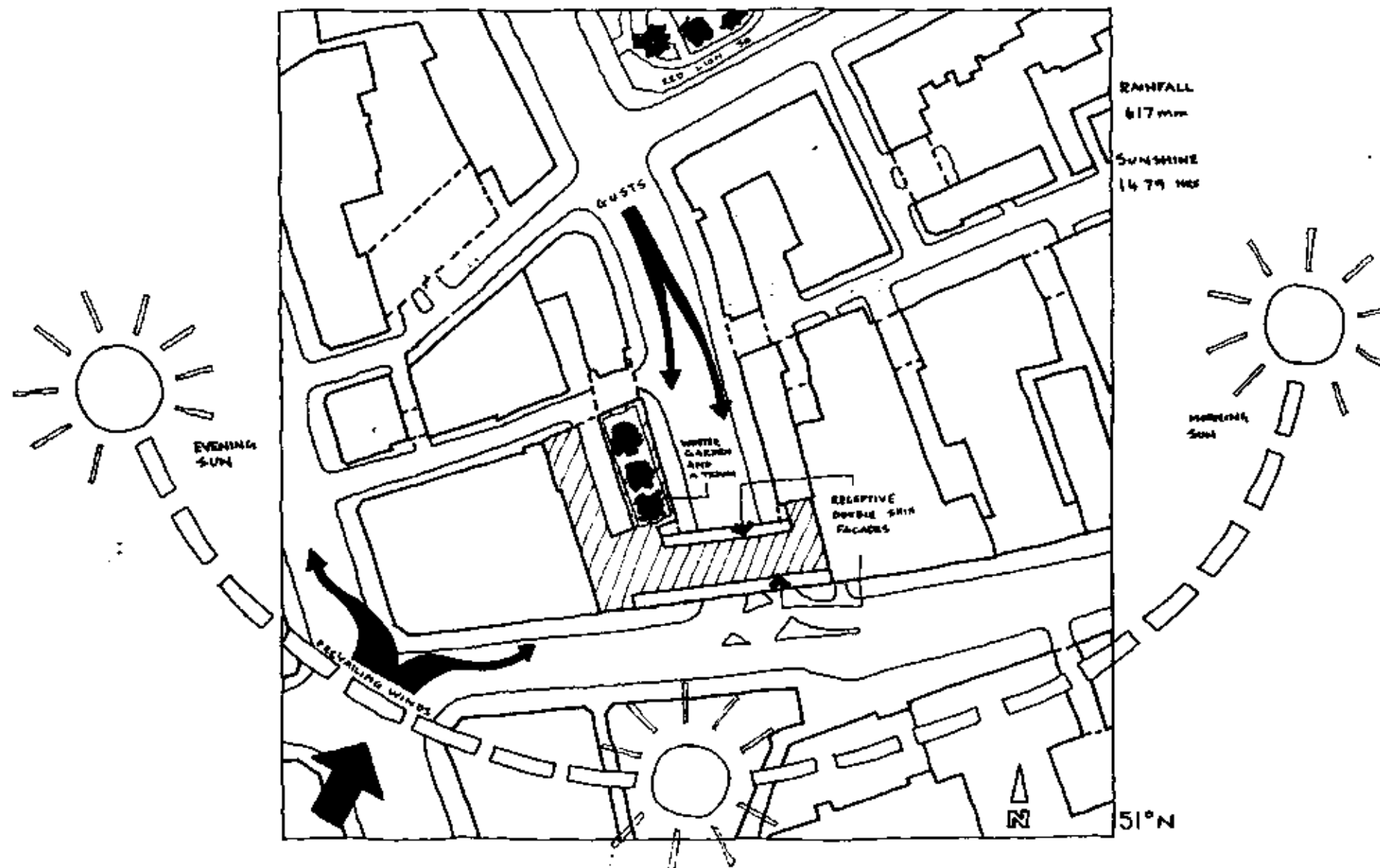


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SITE ANALYSIS - SOLAR PATH AND WIND DIRECTION

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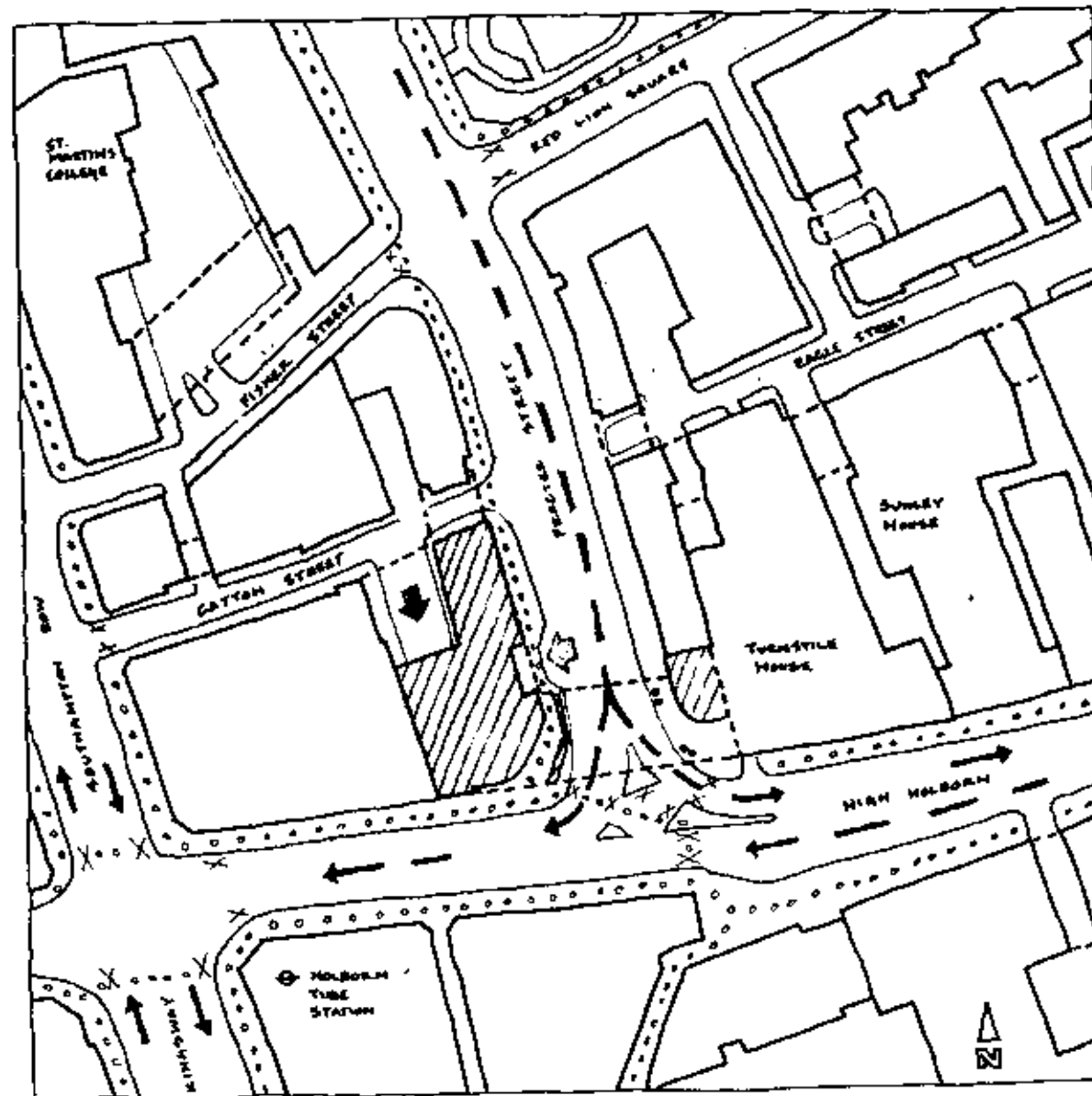
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- ENTRANCE
- LOADING
- MAIN PEDESTRIAN ROUTES
- PEDESTRIAN ROUTES
- PROCTER HOUSE
- PEDESTRIAN CROSSING
- ONE WAY TRAFFIC
- TWO WAY TRAFFIC

SITE ANALYSIS - MAIN PEDESTRIAN AND TRAFFIC ROUTES

By positioning the entrance on Procter Street we extend the hubris of High Holborn and provide a more relaxed threshold.

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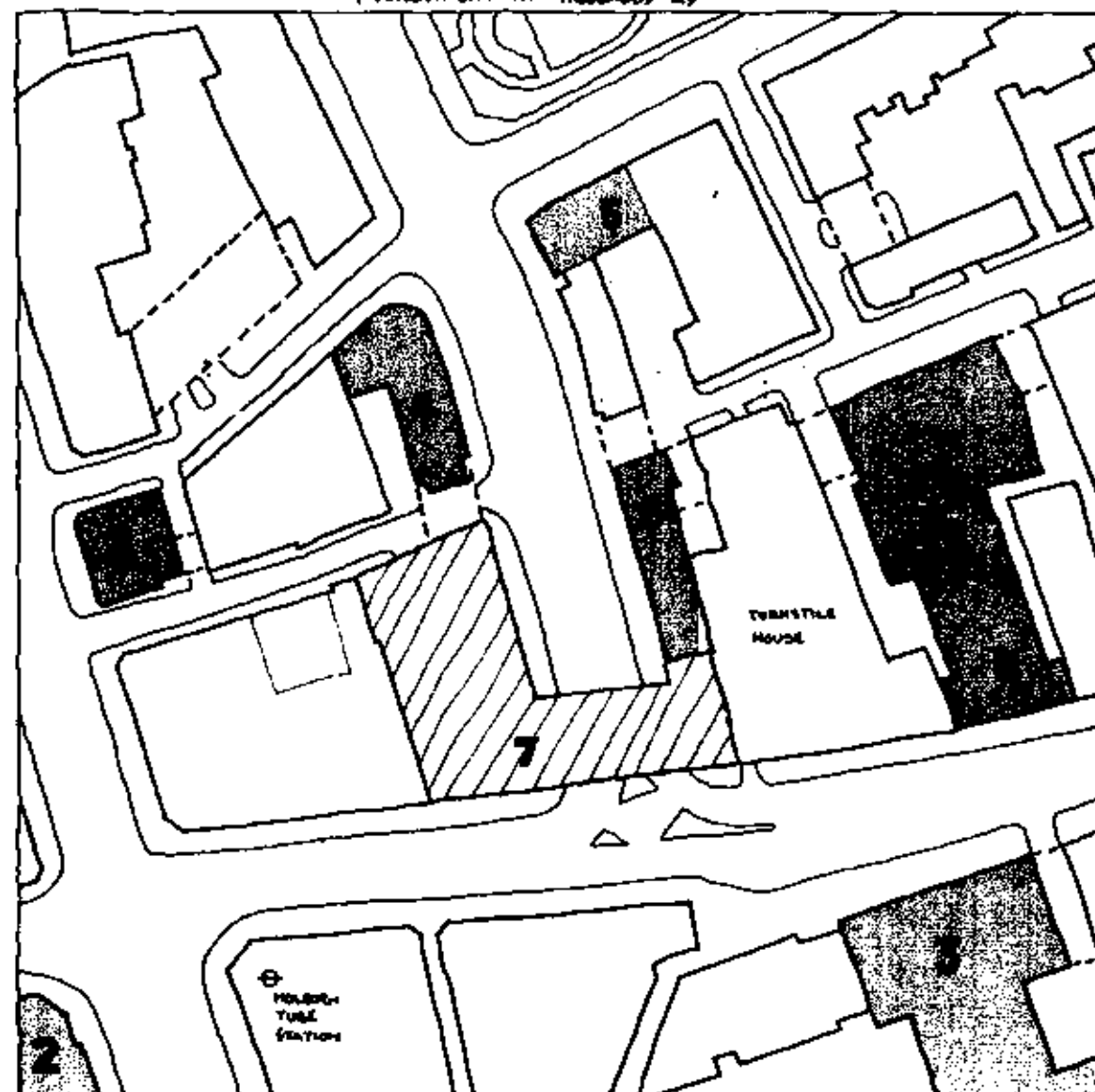
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DEVELOPMENT AT THEOBALDS RD



1. Future Crossrail Station
2. Office Under Construction
3. Hotel Development
4. Future Mixed-use Development
5. Barclay Homes- Residential
6. Future Office Development
7. Proctor House
8. Office Development

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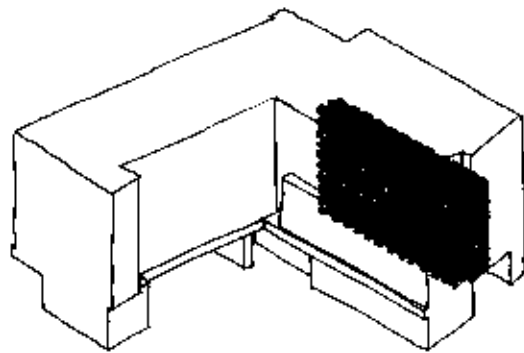
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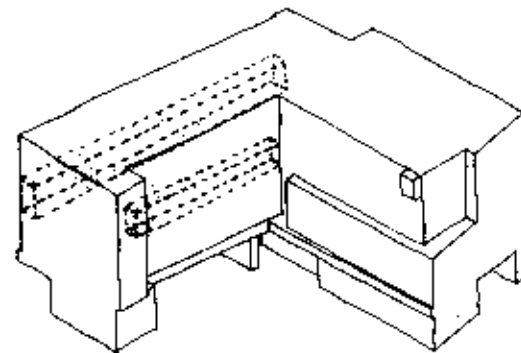
SITE ANALYSIS - SURROUNDING DEVELOPMENT

The surrounding site is undergoing substantial redevelopment. Proctor House, currently vacant, has the potential to add to the surrounding density with a sustainable approach

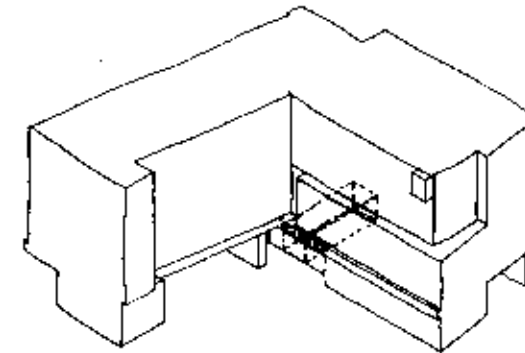
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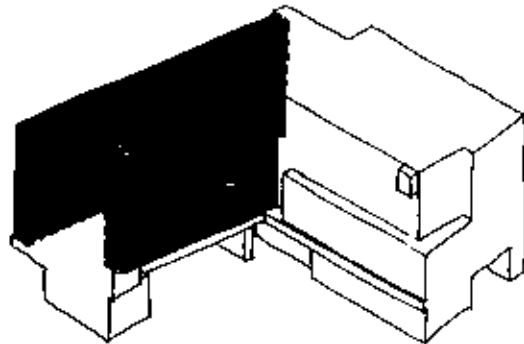
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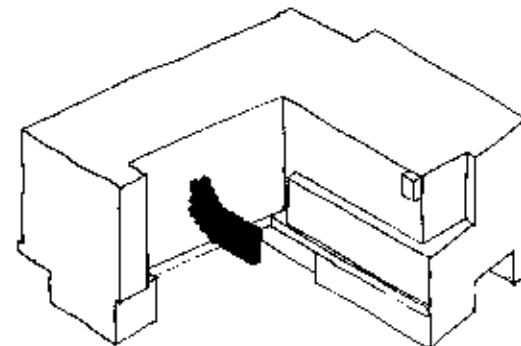
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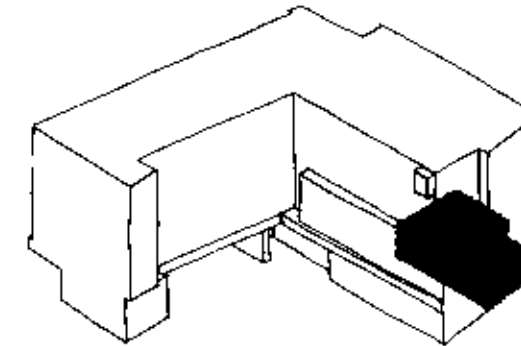
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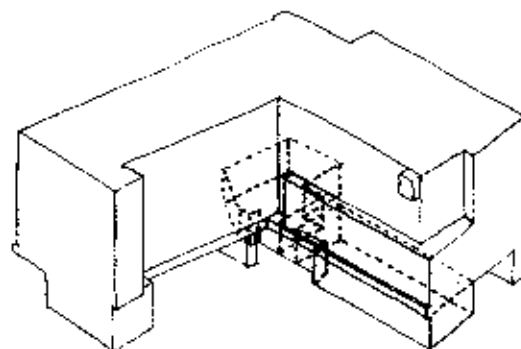
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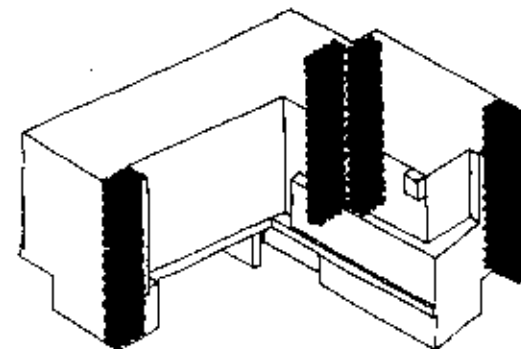
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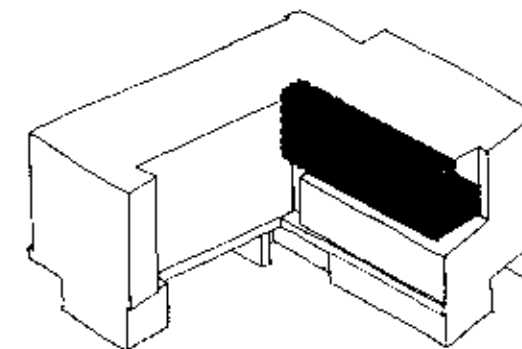
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retail/A3



vertical cores



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VOLUMETRIC ORGANISATION

30 MILL SCALE
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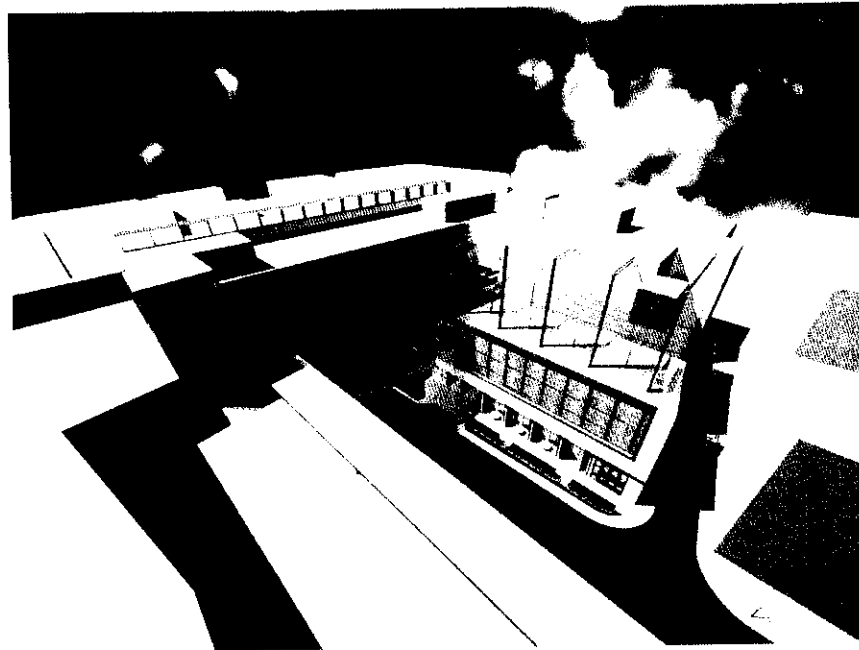
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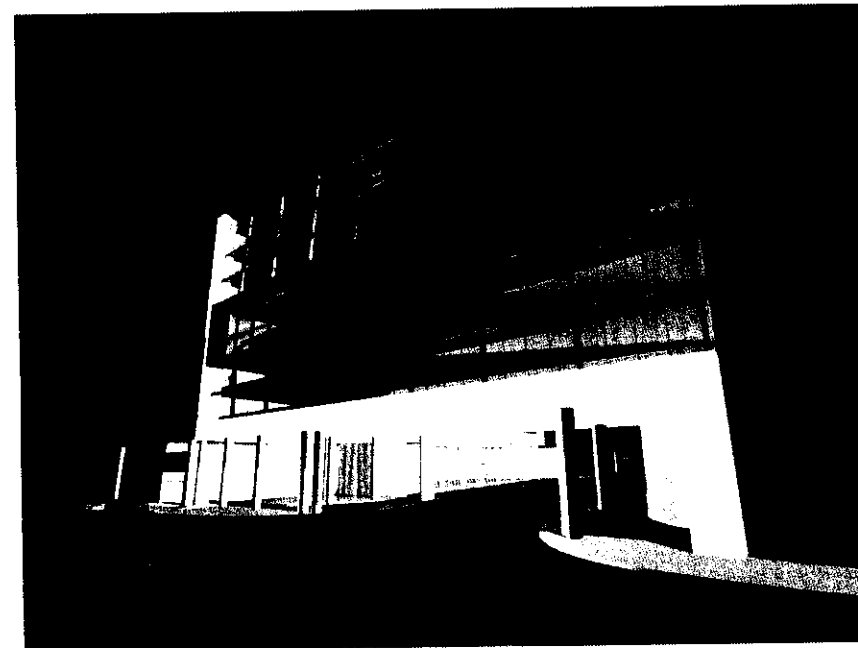
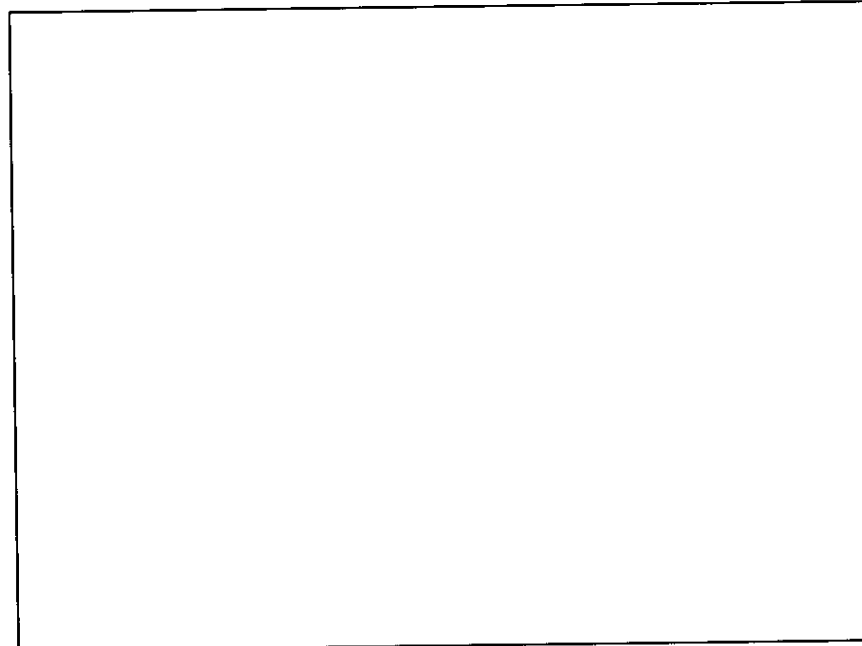
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FILE JOB NUMBER DATE



3D RENDER VIEWS

1. Aerial view overlooking procter street, showing wintergarden
2. Night view from pavement, high holborn showing lit undercroft of proposed scheme

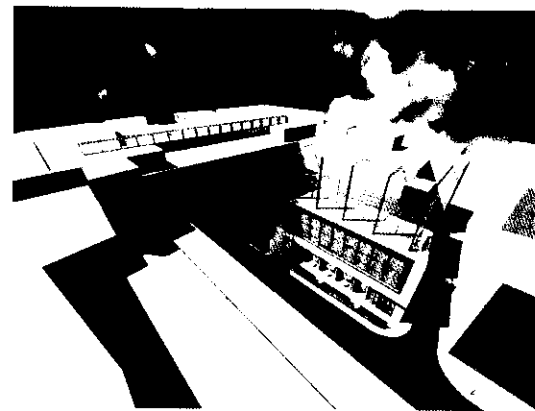


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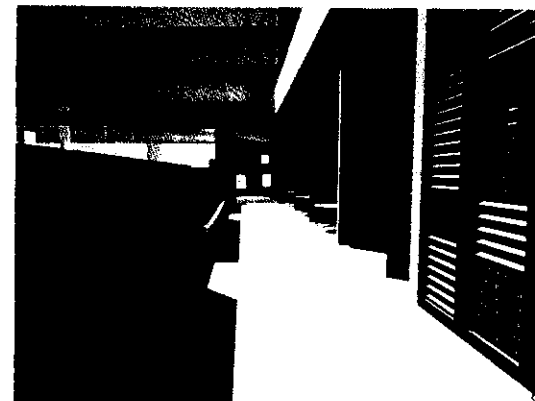
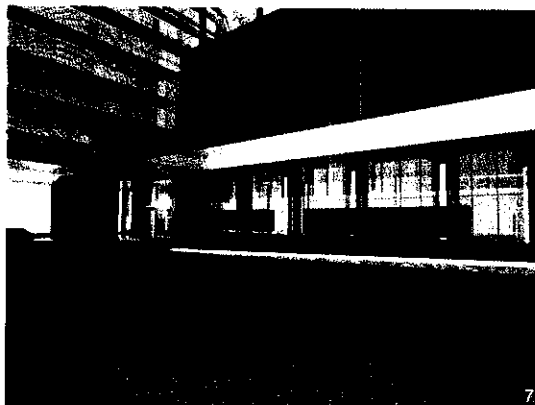
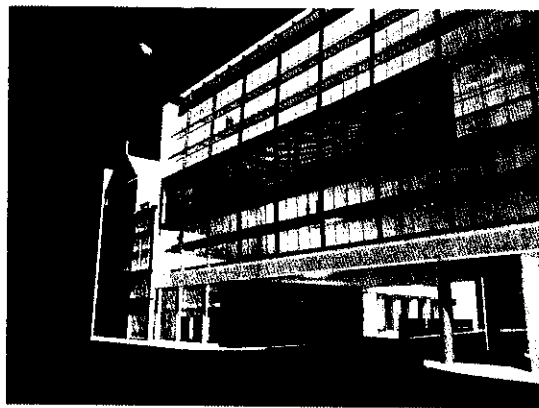
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3D RENDER VIEWS

1. Procter Street South
2. Aerial View, Procter Street
3. High Holborn Street View
4. 'Info-Wall'- Internal Street
5. 'Info-Wall'- High Holborn
6. 'Info-Wall'- Procter Street
7. Protective Screen- Procter Street
8. Esplanade



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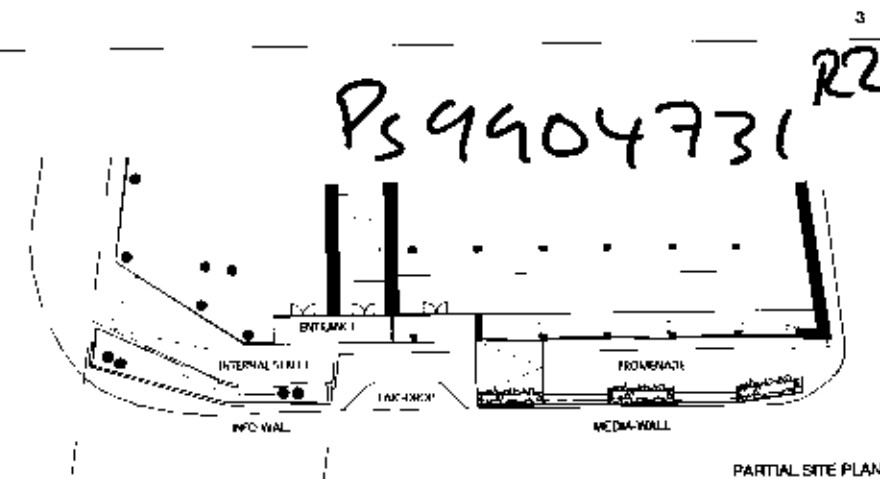
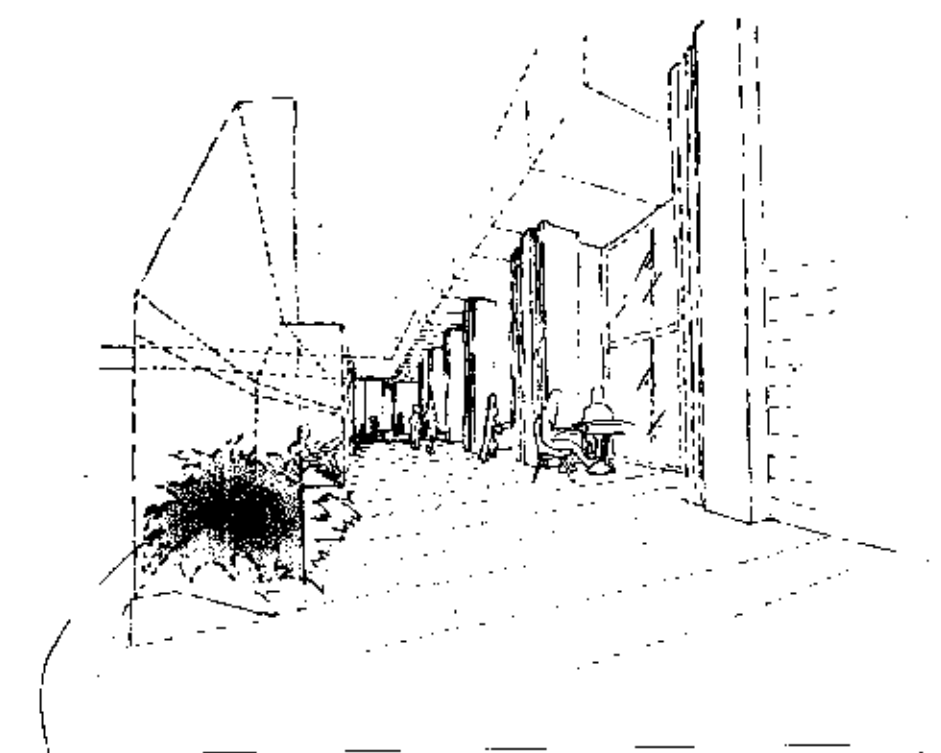
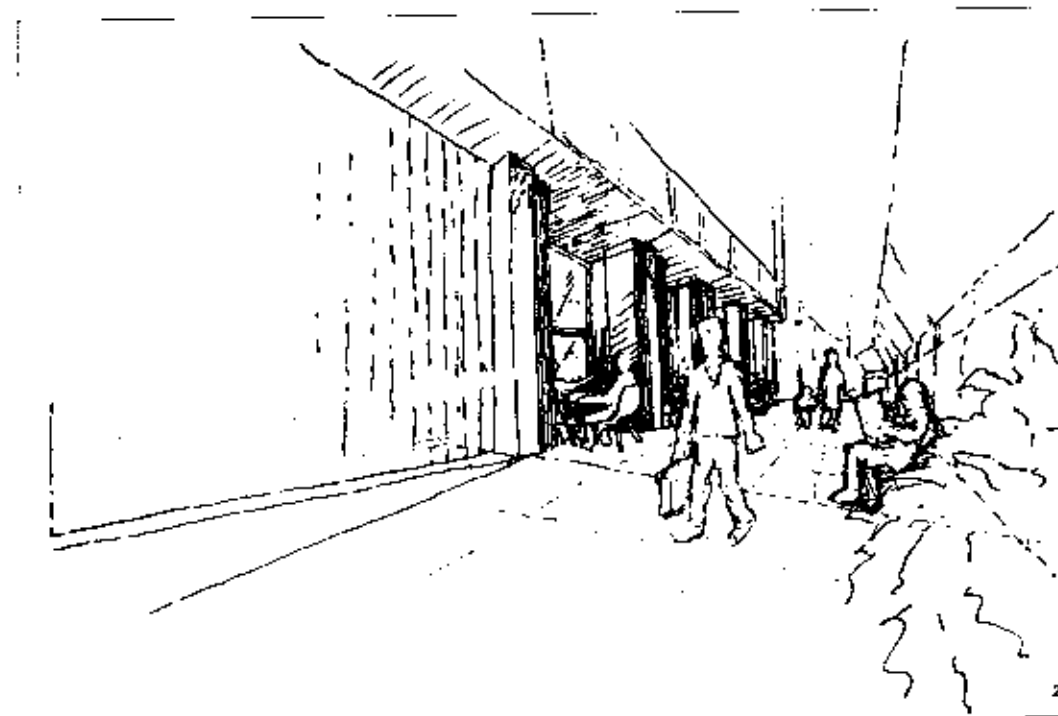
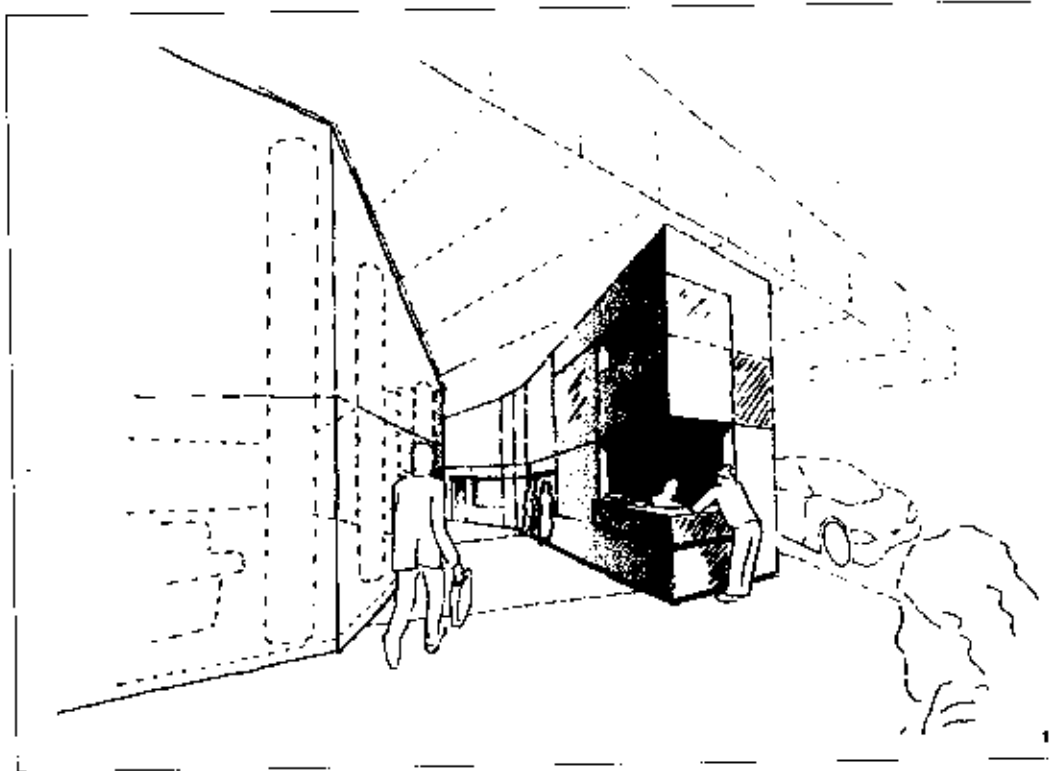
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PS 9904731 22



STREETSCAPE

In order to compensate for the ordinary traffic-choked approach to Proctor House consideration has been taken to extend the 'skin' of the building to accommodate for pedestrian activity. This is achieved in two ways:

THE INTERNAL STREET

The addition of an 'INFO-WALL' provides a sonic and visual barrier to the traffic in addition to allowing the insertion of programmatic contents within its thickness. These may consist of short-time-based programs alongside interactive media or art installations that will enliven a currently undesirable and dormant zone, see fig.1.

THE PROMENADE

The addition of a 'MEDIA-WALL' will perform the task of reducing wind speeds within the pedestrian zone. A manipulation of topography will trigger events within the semi-enclosed sheltered promenade engaging pedestrians with the neighbouring programs and allowing areas for seating and planting. Externally it will provide a blank canvas for artists to produce media based works that will enrich the streetscape, see figs. 2, 3.

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DRAWING TITLE STREETSCAPE VIGNETTES

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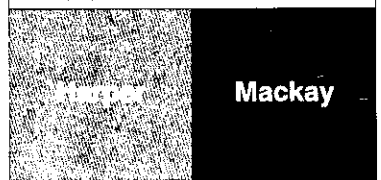
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FACADE TREATMENT

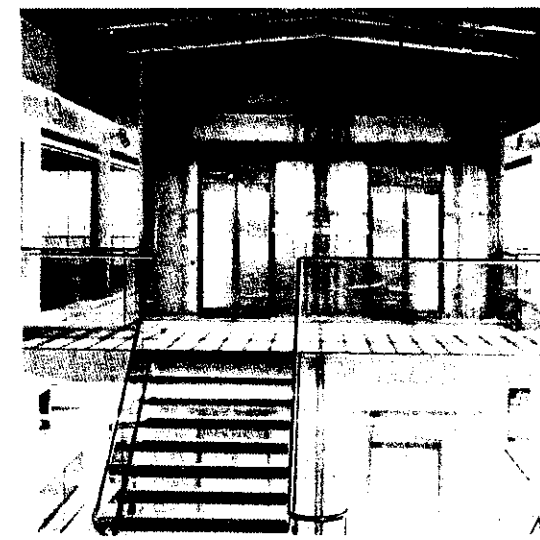
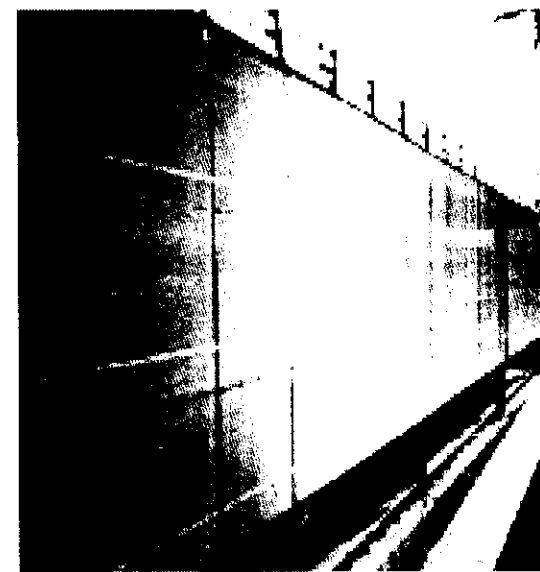
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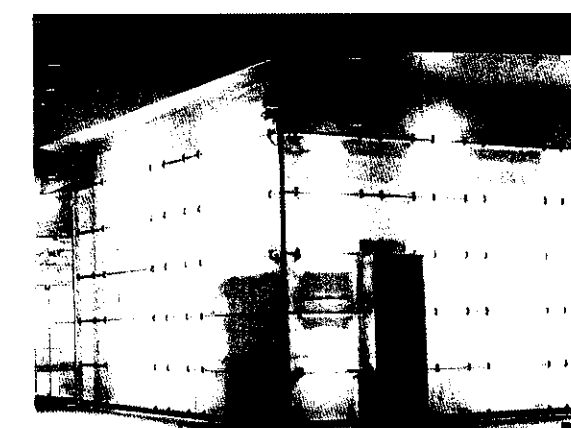
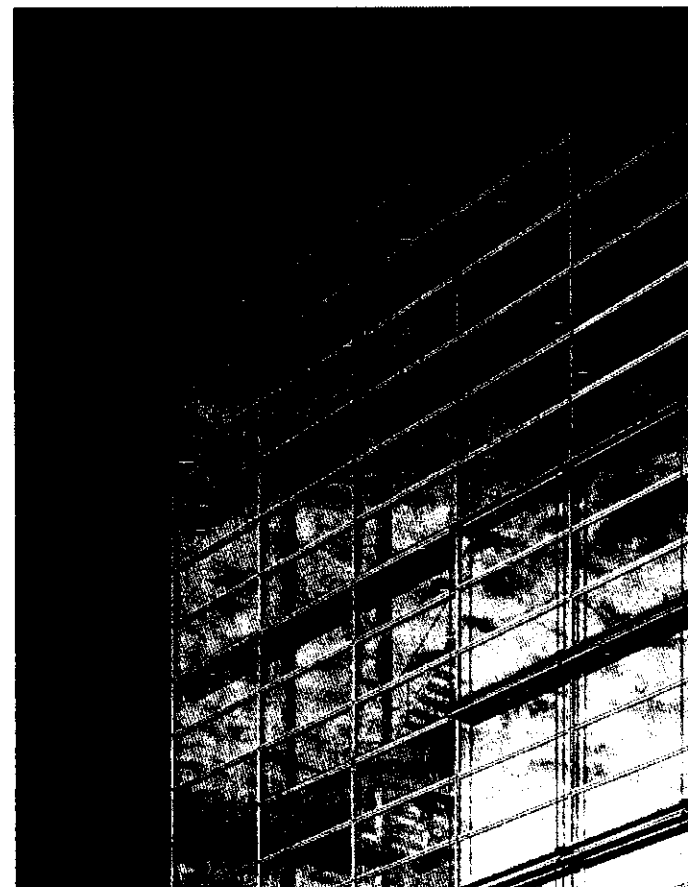
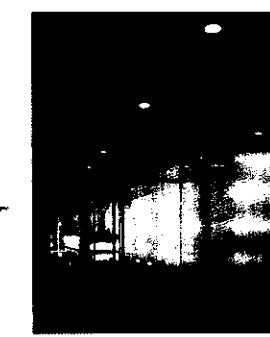
HM/691/

FILE JOB NUMBER 691

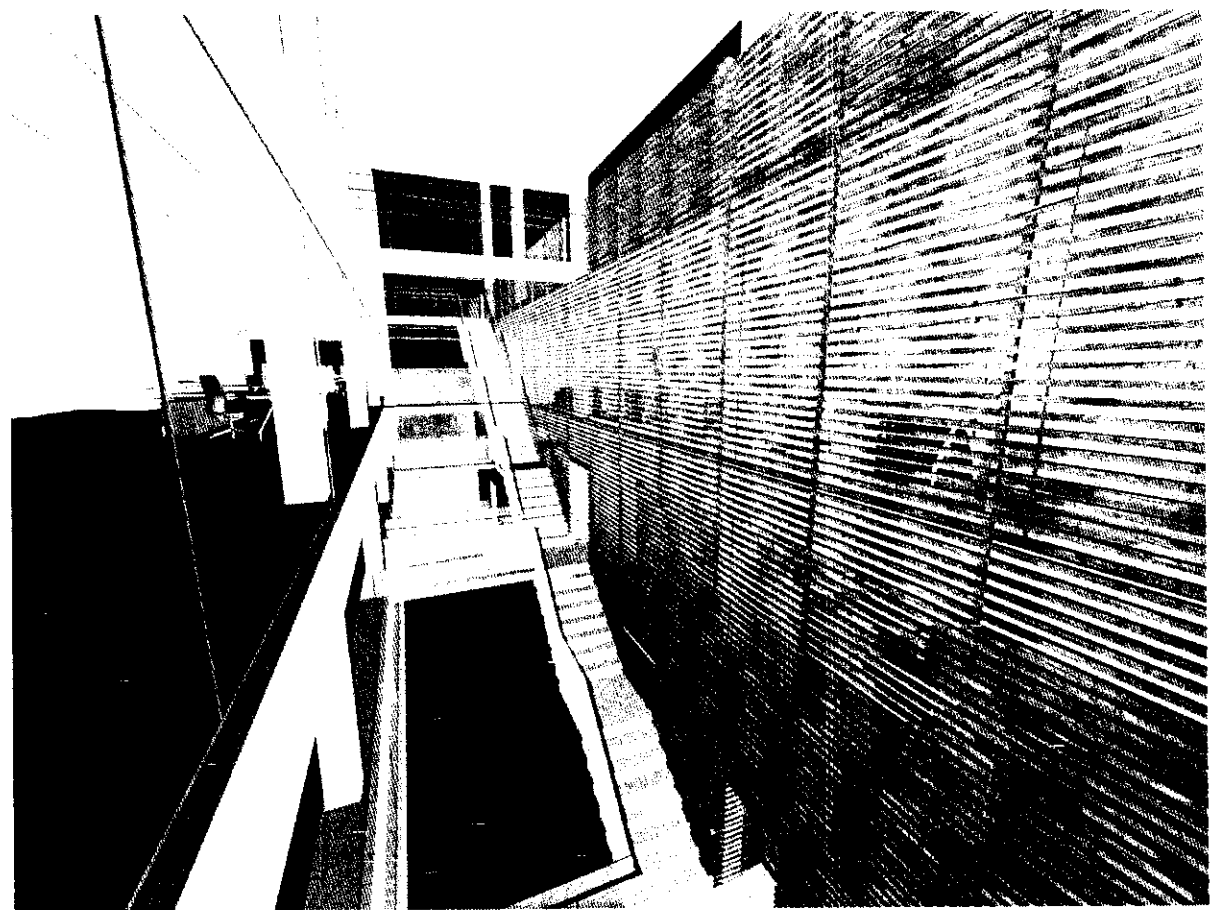


PS9904731

R2



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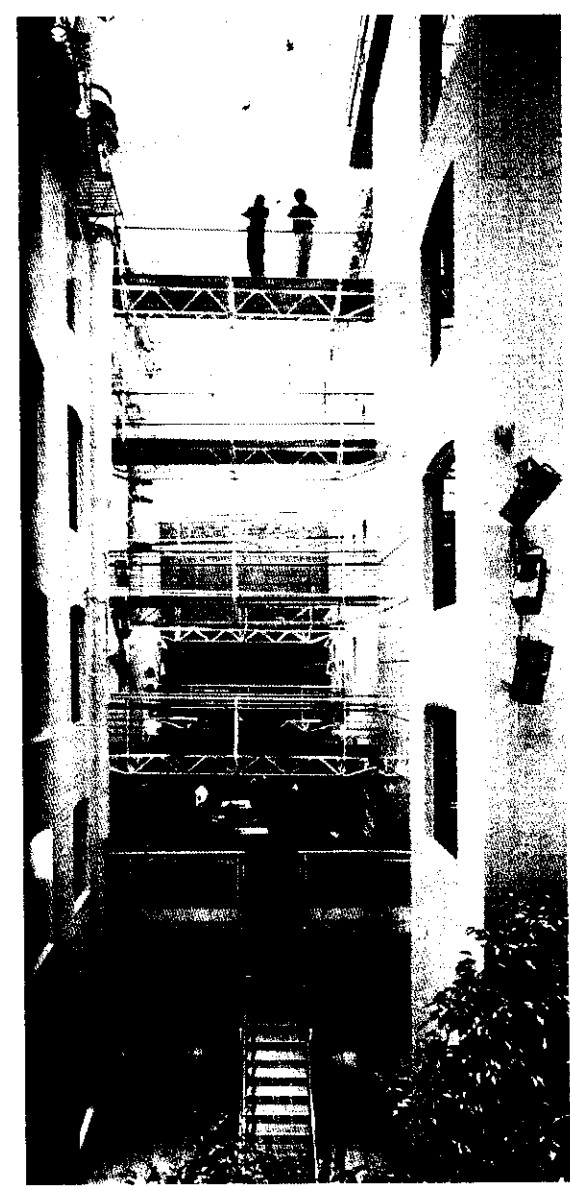
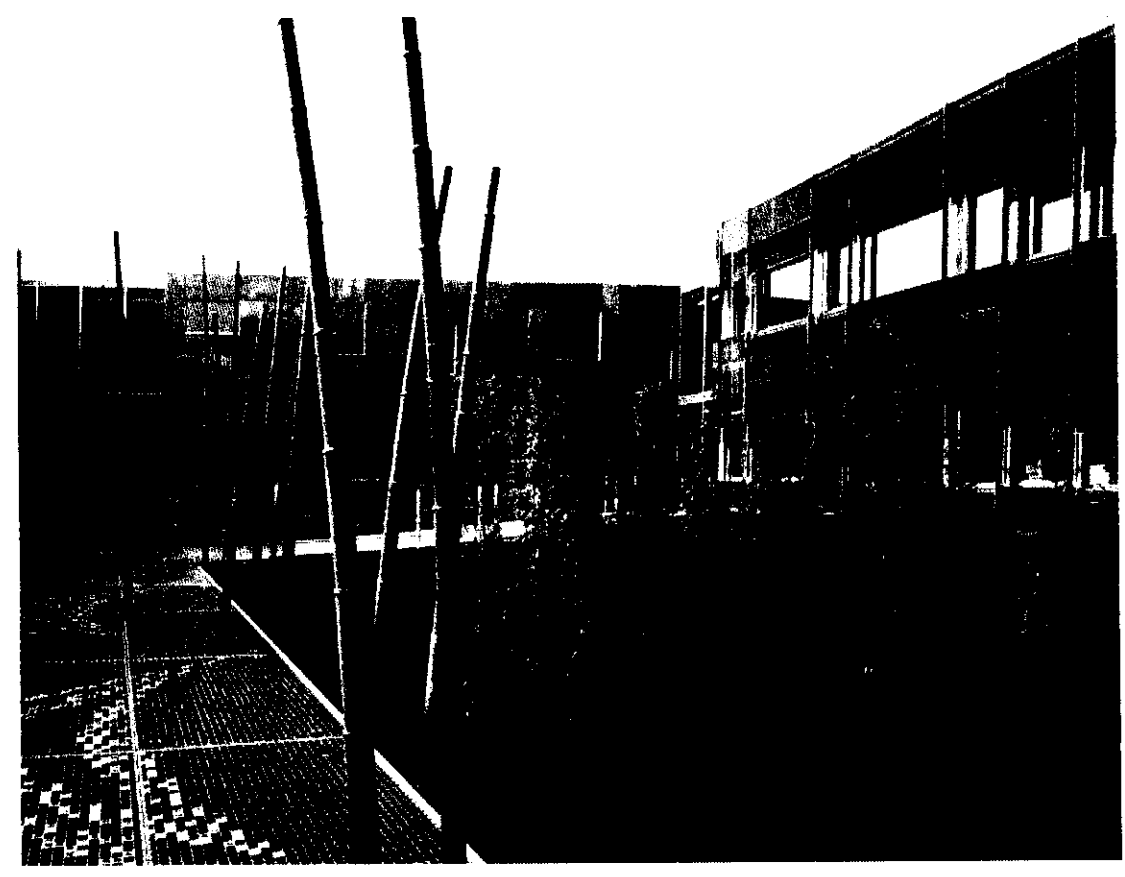
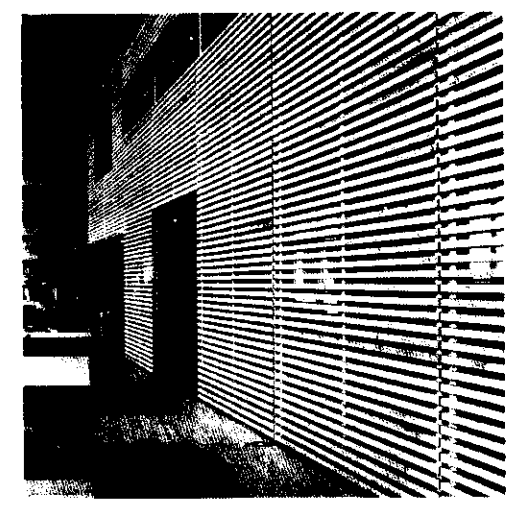
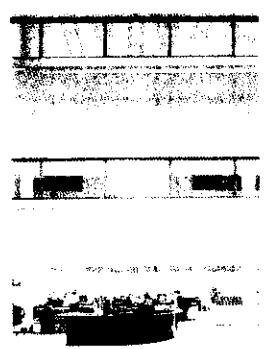


3D image of proposed atrium



P22

P59904731

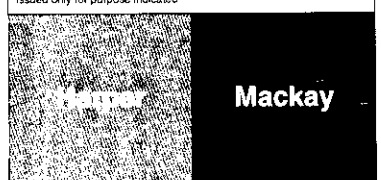


KEY PLAN

NOTES

Rev	Description	Date
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JOB TITLE 10 PROCTER STREET

DRAWING TITLE
**EXAMPLE IMAGES OF ATRIUM
AND WINTER GARDEN**

Scale	DRAWN BY
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Date	CHECKED BY
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Drawing No.	Rev
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HM/691/

FILE: JOB NUMBER 691



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NOTES

520mE

540mE

520mE

510mE

Rev Description Date

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10 PROCTOR STREET

EXISTING BASEMENT PLAN

Scale: 1:100 at A1

Drawn: 22/11/99

Checked by:

Drawn by:

HM/691/00/01

Fig Ref: 691

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FILE 100-111 HIGH HOLBORN

DRAWING
TITLE

GROUND FLOOR PLAN
EXISTING / DEMOLITION

Scale 1:200 @ A1

Date: 14.07.99

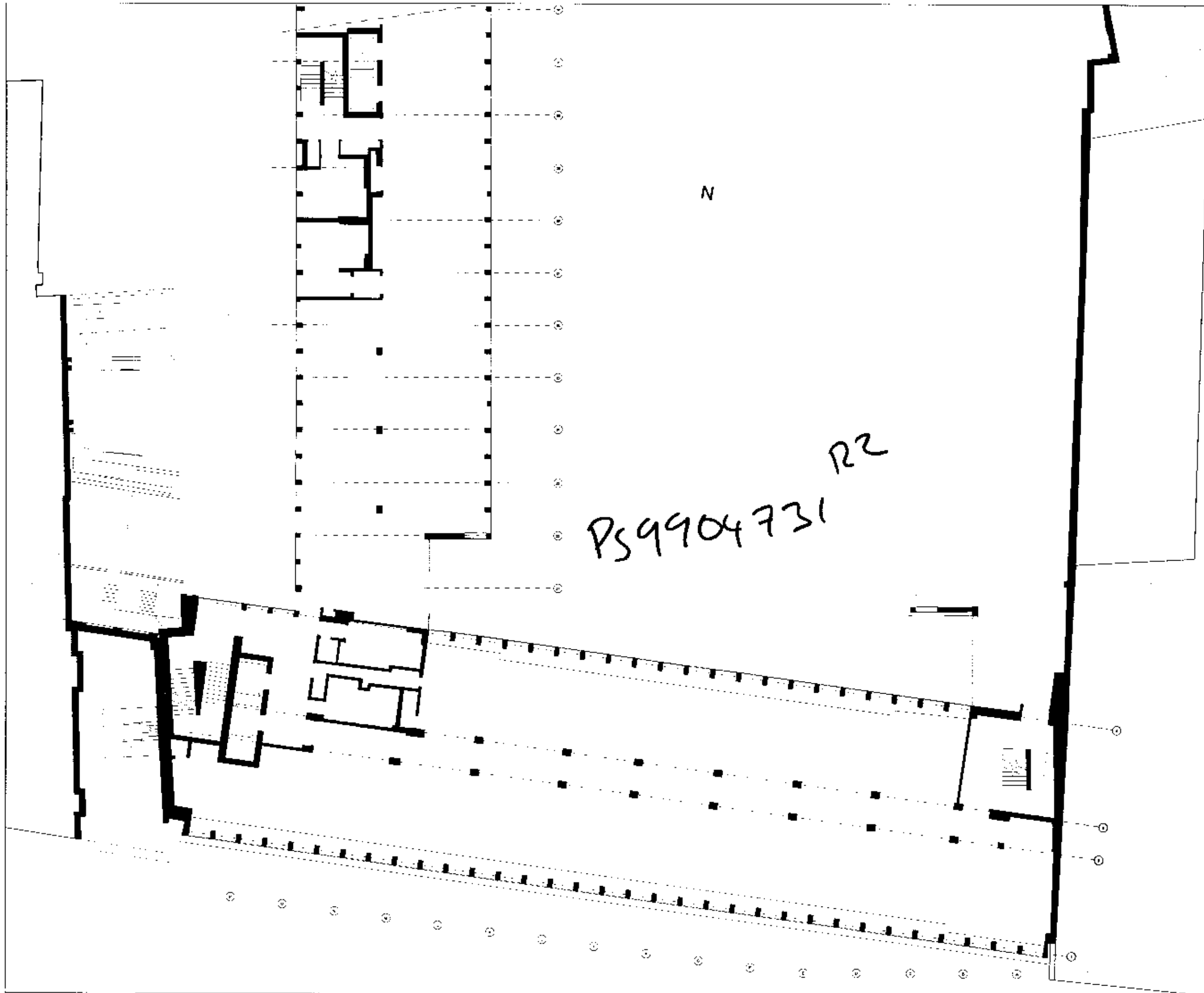
Drawing No. _____ Rev _____

HM/691/00/02

Pd F. JOB NUMBER



DRAWING NO. 10/00/03 DATE 22/11/99 DRAWN BY J/W CHECKED BY J/W APPROVED BY J/W	
NOTES	
Rev	Description
DRAWING STATUS FOR PLANNING Issued only for purpose indicated	
Harper	Mackay
Drawing Status: 10/00/03 - 10/00/03 Drawing Status: 10/00/03 - 10/00/03 Drawing Status: 10/00/03 - 10/00/03 ARCHITECTS & DESIGNERS	
10 PROCTOR STREET 10 PROCTOR STREET 10 PROCTOR STREET	
DRAWING TITLE EXISTING FIRST FLOOR PLAN	
Scale	Drawn by J/W
Date	Checked by
Drawing No	Rev
HM/691/00/03	
10/00/03 10/00/03 10/00/03	



NOTES

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10 PROCTOR STREET

ARCHITECTS & DESIGNERS

10 PROCTOR STREET

EXISTING SECOND FLOOR PLAN

Scale 1:100 at A1

Drawn by JW

Date 22/11/99

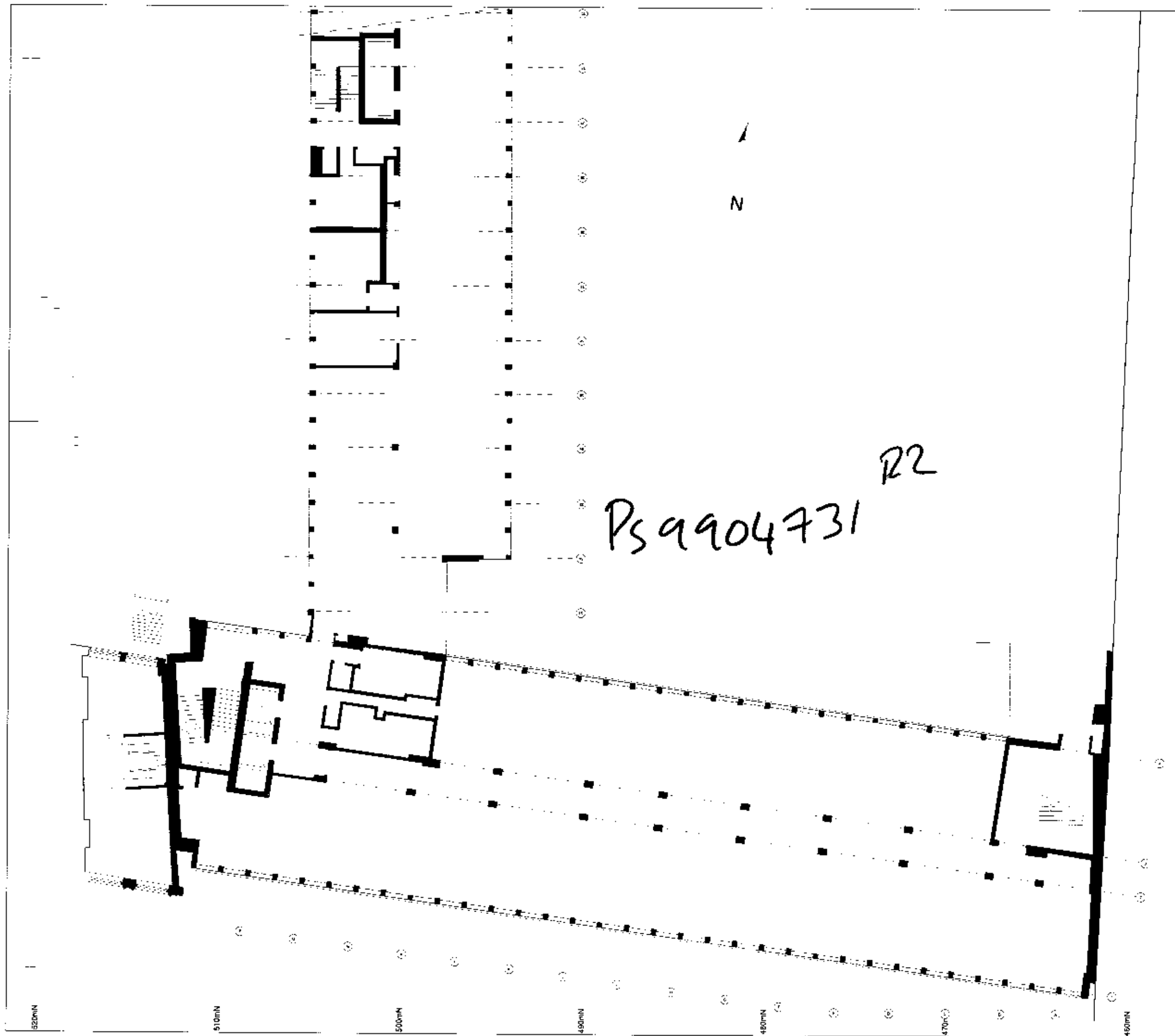
Checked by

Drawing No

Rev

HM/691/00/04

1 of 1



NOTES

550mE

540mE

530mE

520mE

510mE

500mE

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10 PROCTOR STREET

EXISTING THIRD FLOOR PLANS

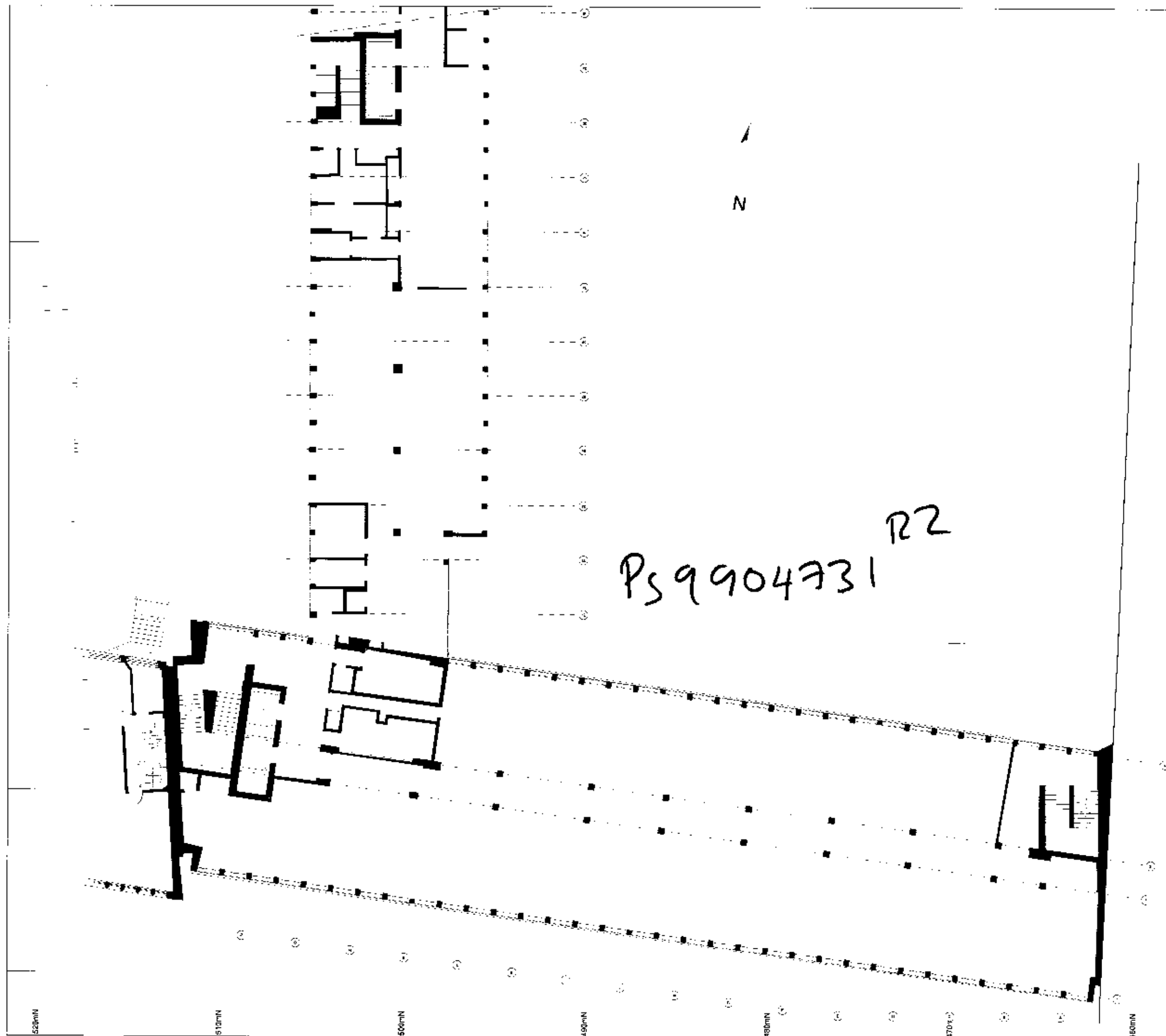
Scale 1:100 at A1

Date 22/1/99

Drawing No

HM/691/00/05

Rev


$$\begin{aligned} & \frac{1}{2} \left(\frac{1}{2} \right)^{k-1} = \frac{1}{2^k} \\ & \frac{1}{2} \left(\frac{1}{2} \right)^{k-1} = \frac{1}{2^k} \\ & \frac{1}{2} \left(\frac{1}{2} \right)^{k-1} = \frac{1}{2^k} \end{aligned}$$

NOTES

550T2E

540ME

530mE⁺

520mE

Item	Description	Value
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DRANK: 2 AILS

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STONE

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NOB
HILL 10 PROCTOR STREET

DRAWING
FILE

EXISTING FOURTH FLOOR PLANS

1.10% at A1

For What Use	JW
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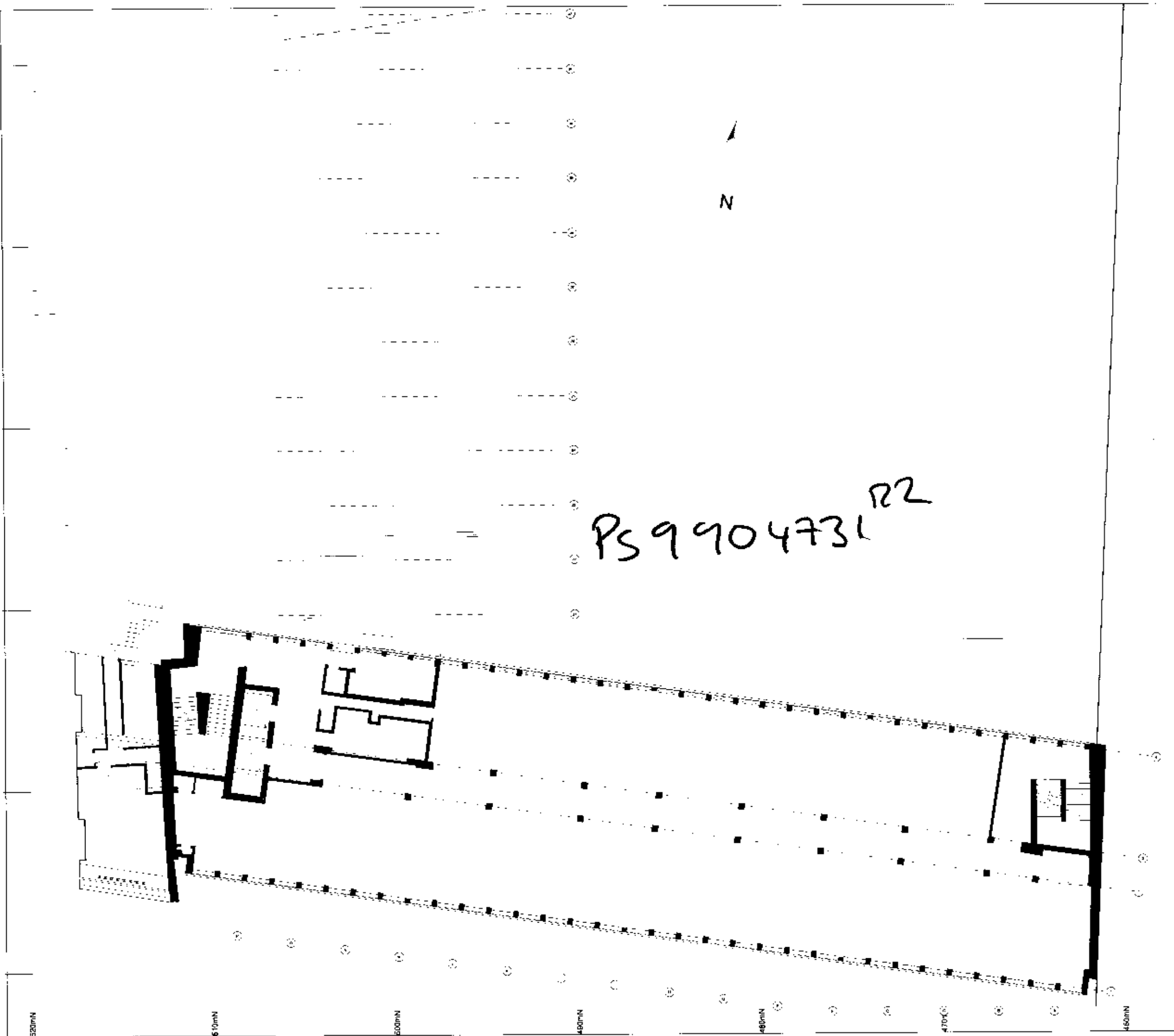
Date 22/1/2022

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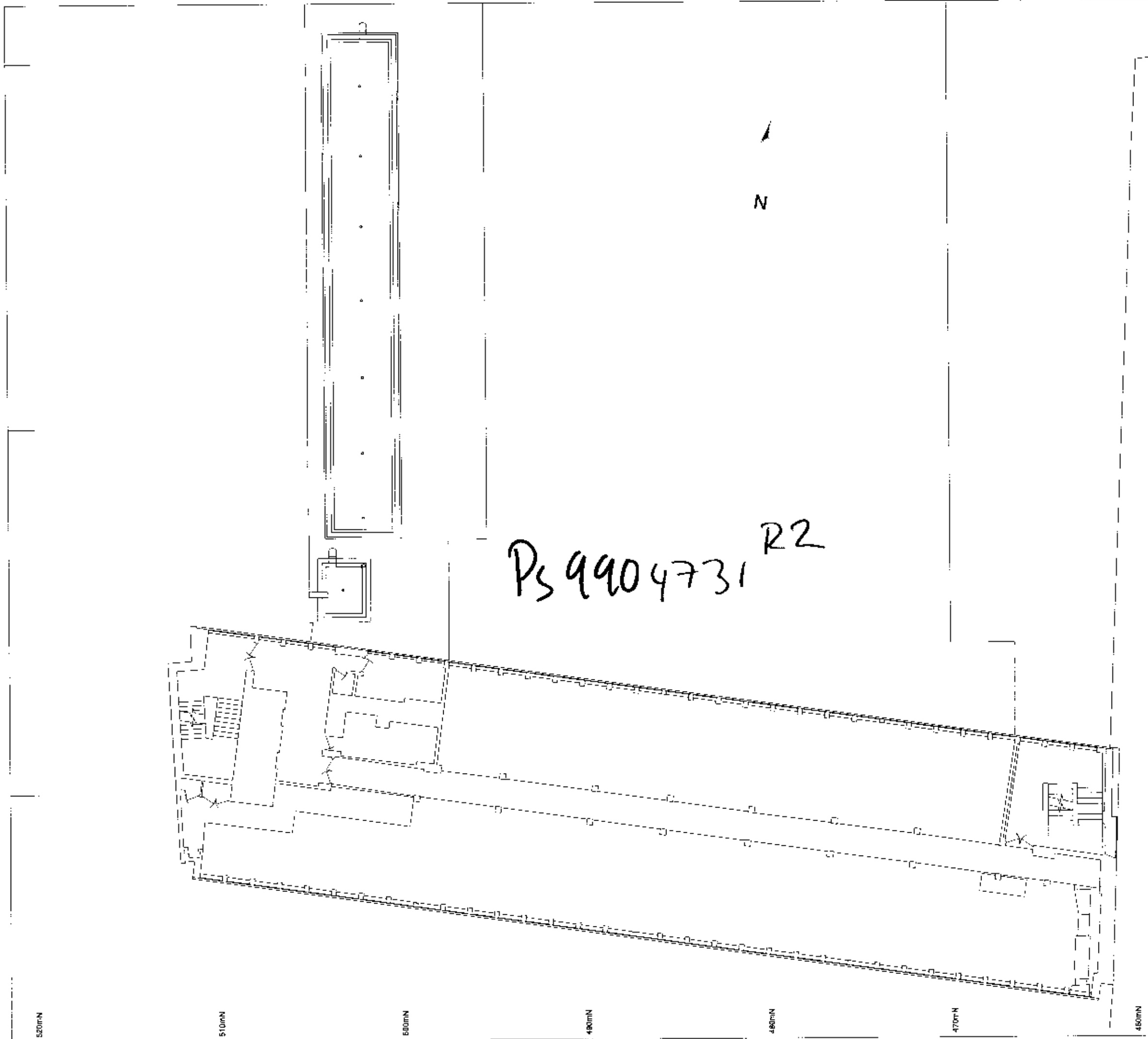
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HM/691/00/06

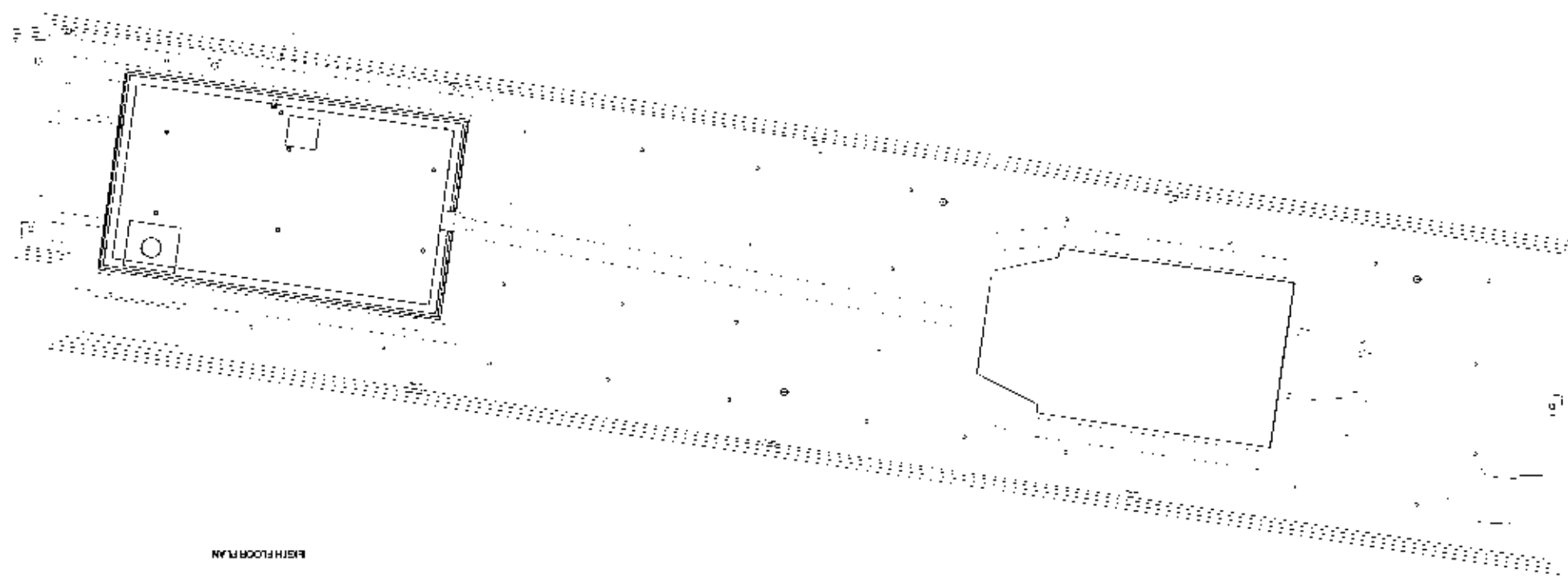
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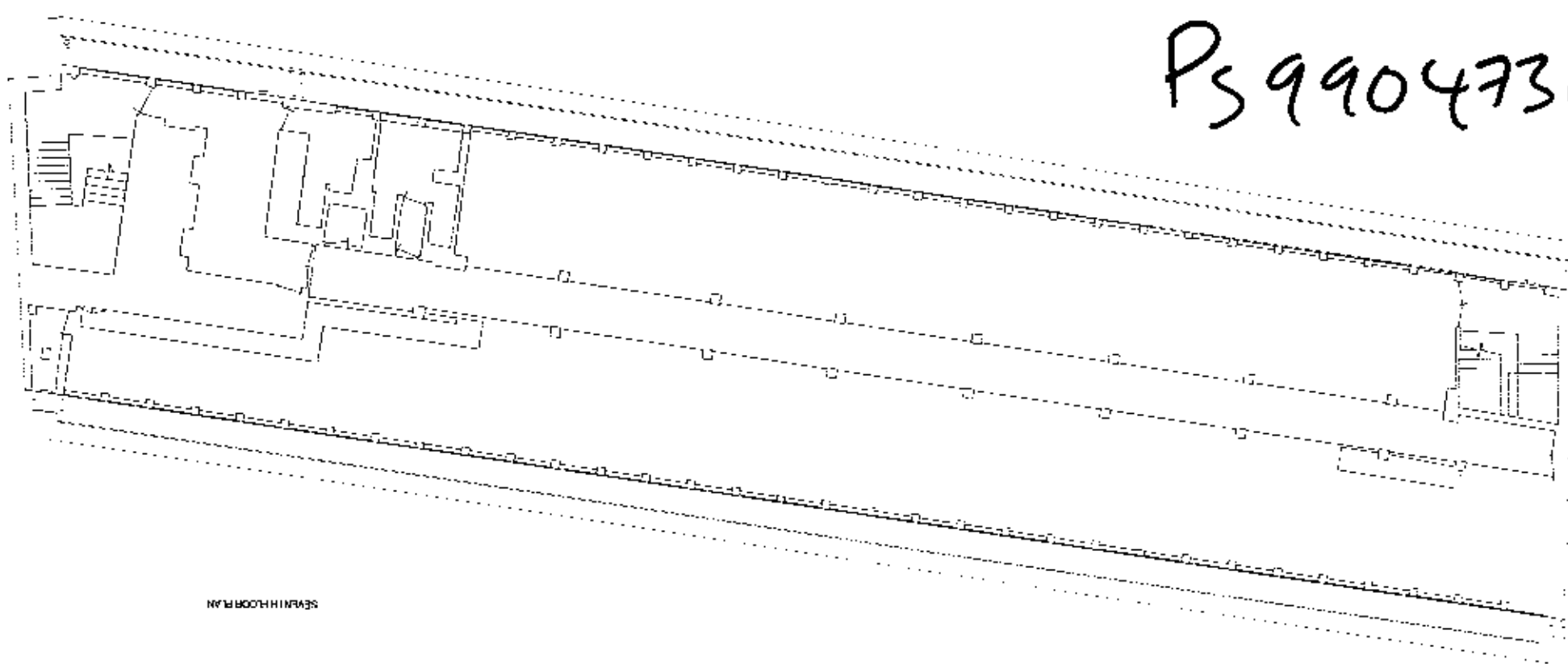
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	Rev	Description
	DRAWING STATISTICS	
	FOR PLANNING	
	Type: not only for comparison and calculation	
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	10 PROCTOR STREET	
	EXISTING FIFTH FLOOR PLAN	
	Scale 1:100 at A1	Checked by JW
	Date 23/11/99	Checked by
	Drawing No	Rev
	HM/691/00/07	
	File Ref: 50	



550mE	NOTES	
540mE		
530mE		
520mE		
510mE		
500mE		
	Rev	Description
	DRAWING STATUS	
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	ARCHITECTS & DESIGNERS	
	10 PROCTOR STREET	
	EXISTING SIXTH FLOOR PLAN	
	Scale 1:100 at A1	Drawn by JW
	Date 30.1.99	Checked by
	Drawing No	Rev
	HM/691/00/08	
	1 of 16 SS	



EIGHTH FLOOR PLAN



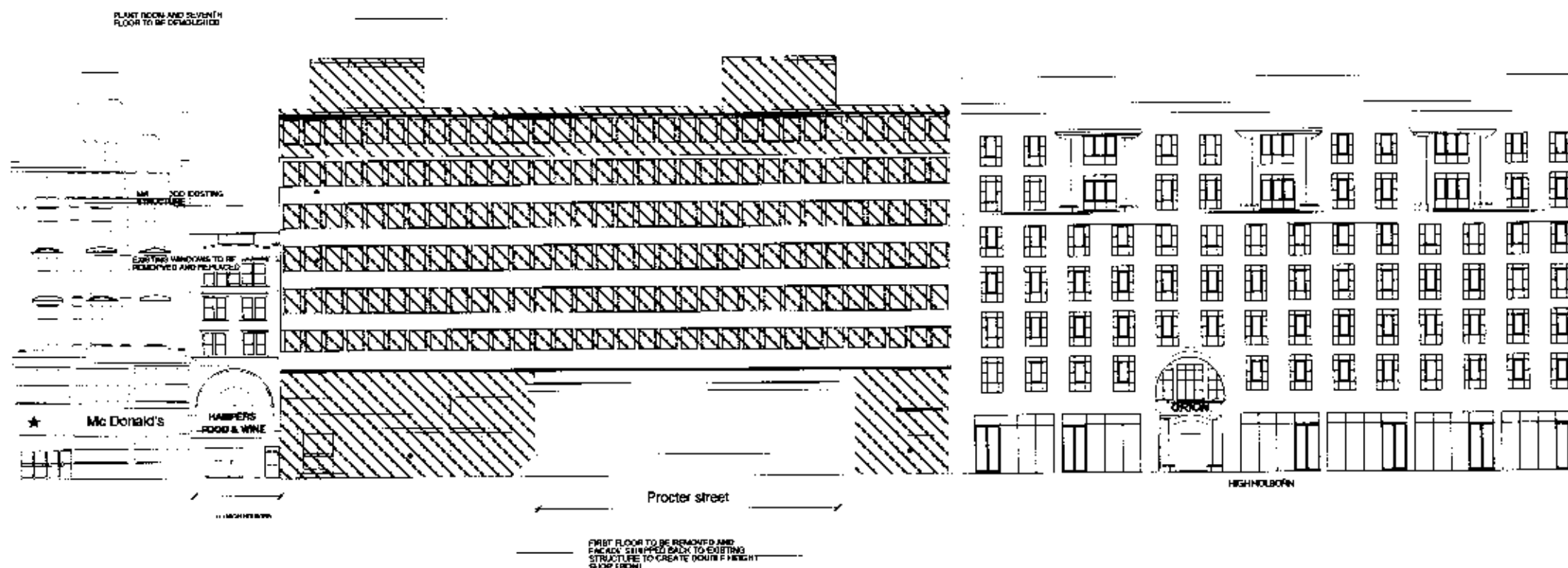
SEVENTH FLOOR PLAN

PS 9904731 22

1. ALL DIMENSIONS ARE IN METRES
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED

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EXISTING SEVENTH & EIGHTH FLOOR PLANS		
Scale	1:200 on A1	Drawn by JW
Date	23/11/99	Checked by
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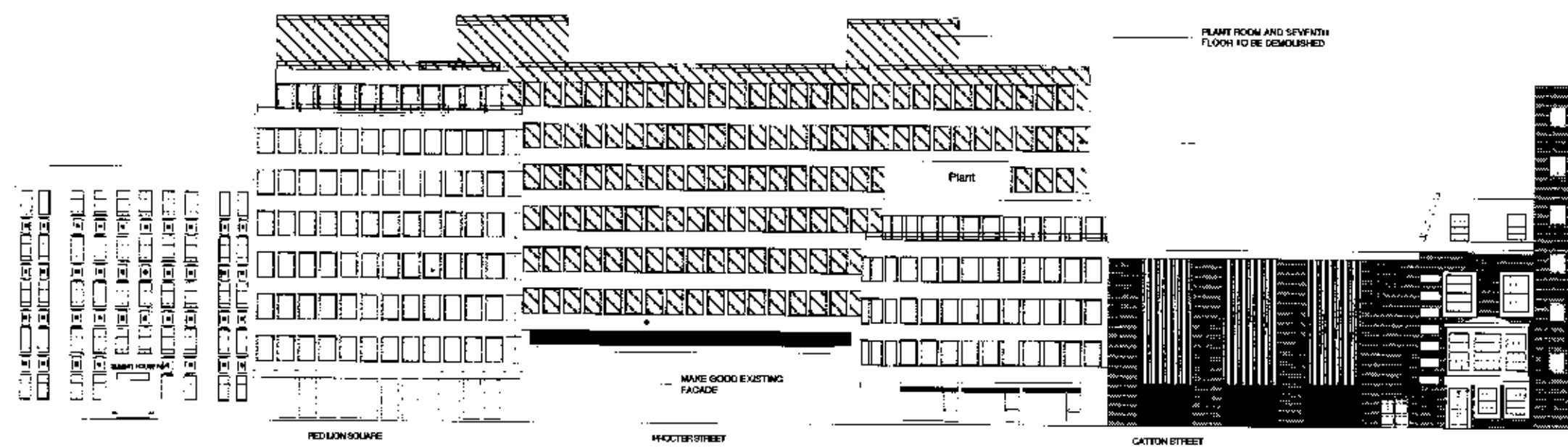
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DRAWING TITLE SOUTH ELEVATION DEMOLITION

Scale: 1:200 @ A1
 Date: 14.07.99
 Drawing No: 14.07.99
 Design No: 14.07.99
 MK
 SA

HM/691/00/11

FILE JOB NUMBER 601



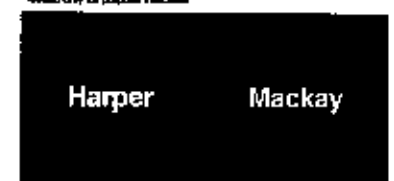
KEY PLAN

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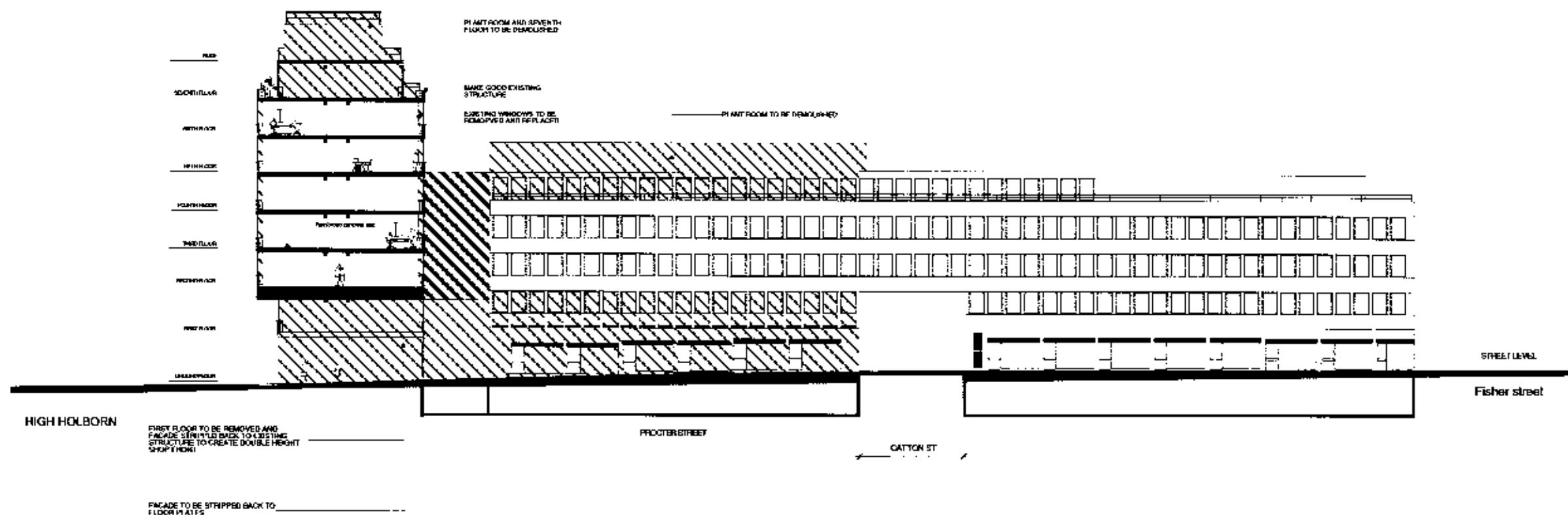
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JOB TITLE 100-111 HIGH HOLBORN

DRAWING TITLE NORTH ELEVATION DEMOLITION

Scale 1:200 @ A1 DRAWN BY MK
 Date 14.07.99 CHECKED BY SA
 Drawing No. Rev

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JOB TITLE 100-111 HIGH HOLBORN

DRAWING TITLE WEST ELEVATION DEMOLITION

Scale 1:200 @ A1 DRAWN BY MK

Date 14.07.99 CHECKED BY SA

Drawing No. Rev

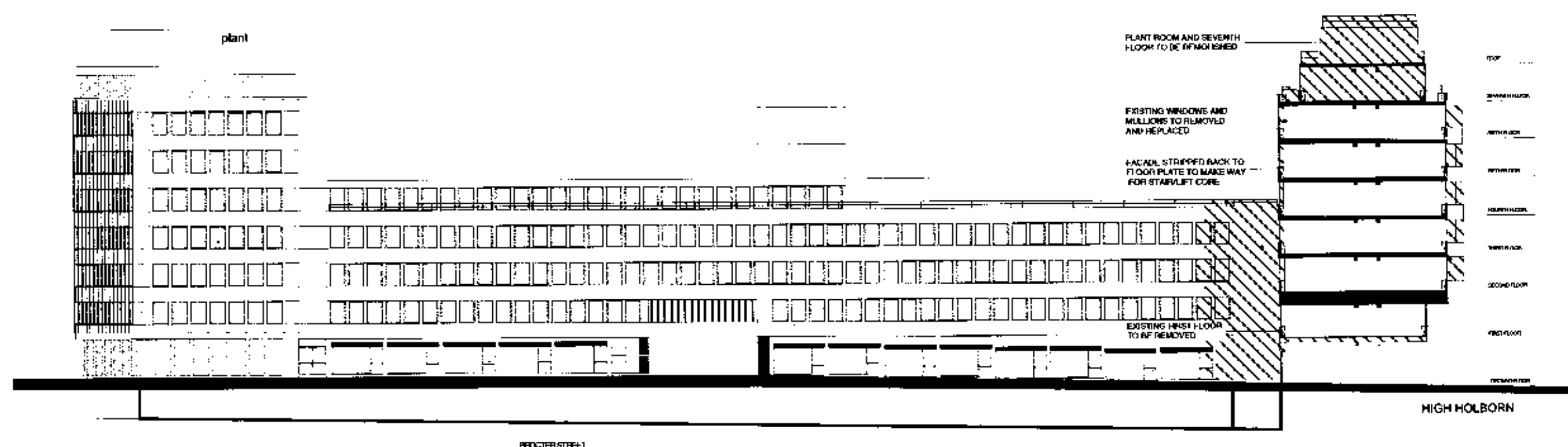
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FILE: JOB NUMBER 001

PS9904731 22

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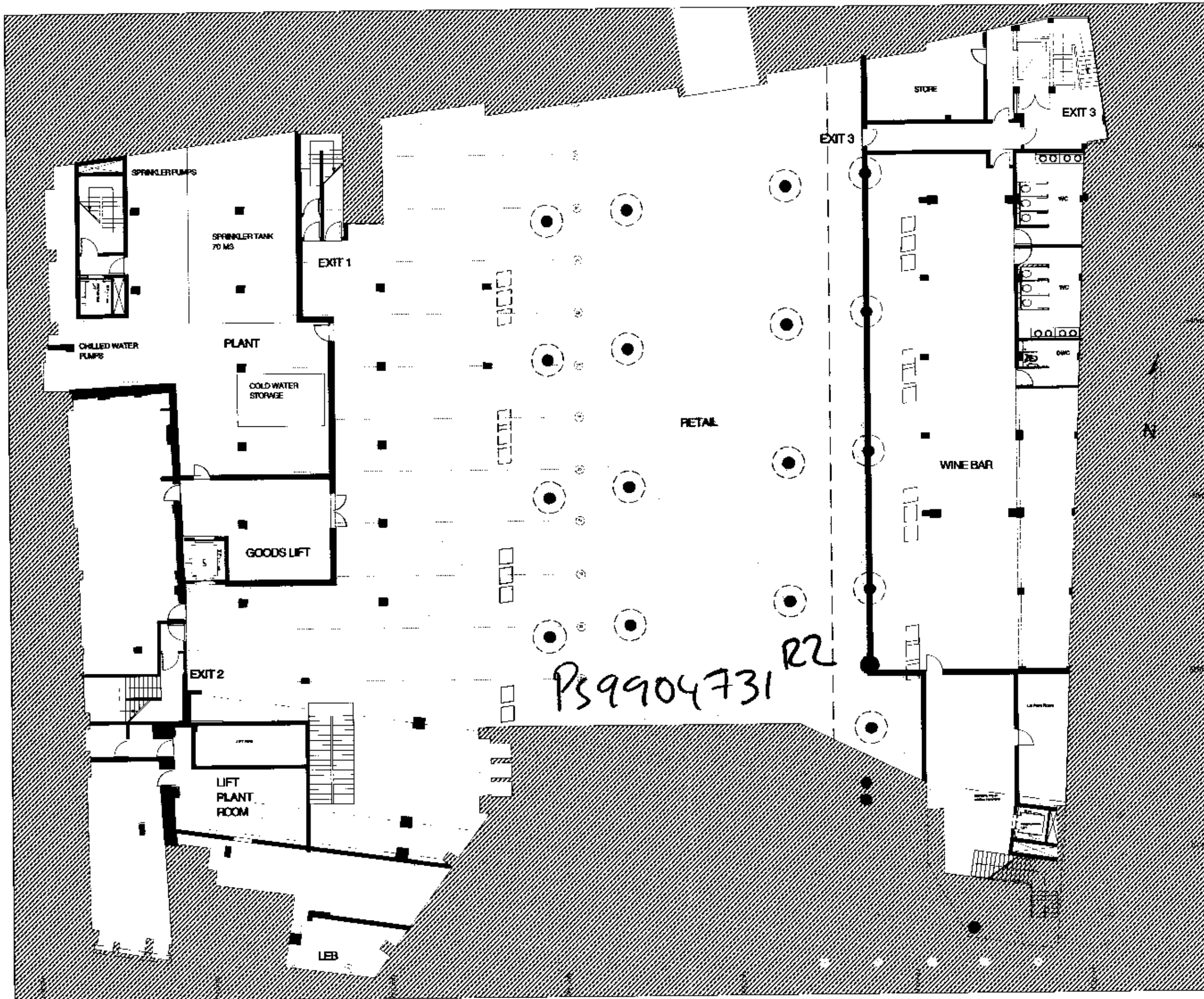
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DRAWING TITLE EAST ELEVATION DEMOLITION

Scale: 1:200 @ A1 DRAWN BY MK
 Date: 14.07.99 CHECKED BY SA
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2	FOR PLANNING	

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10 PROCTOR STREET

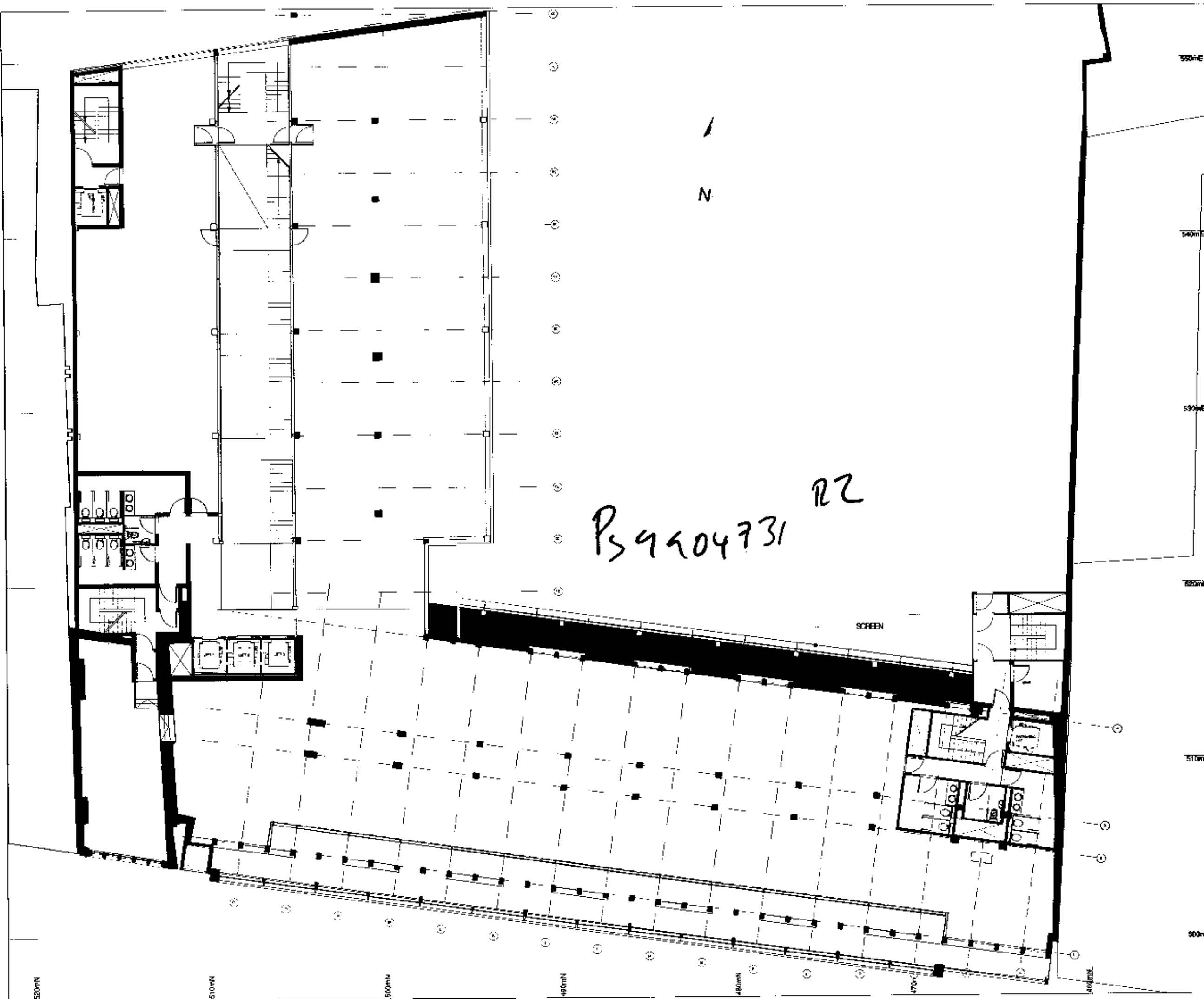
PROPOSED BASEMENT PLAN

Scale: 1:100 at A1

Drawn by: AW

Check by: XK

691/02/01



NOTES

Rev: 1/1/2006

DATE: 1/1/2006

FOR PLANNING

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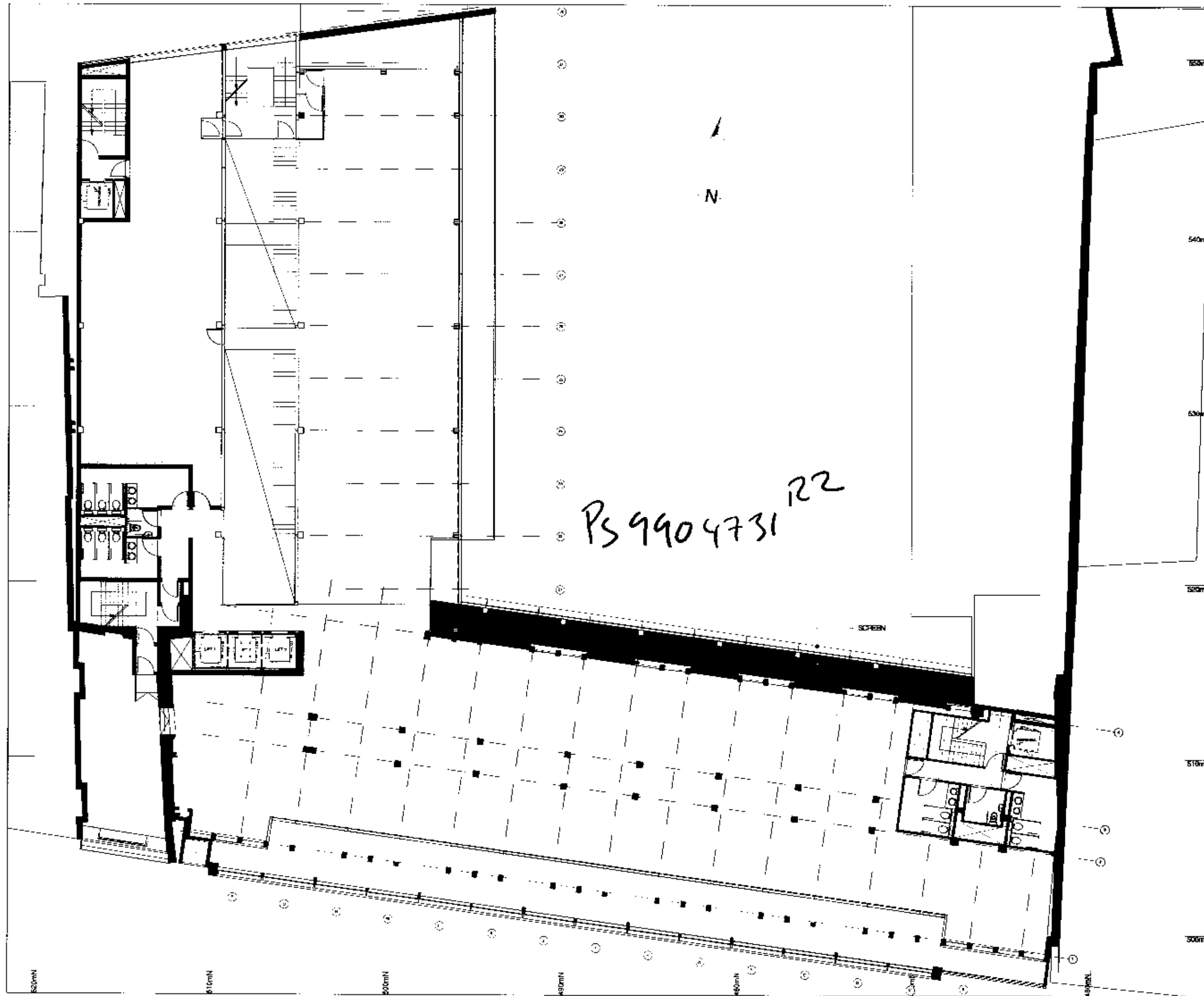
10 PROCTOR STREET

PROPOSED FOURTH FLOOR PLAN

Scale: 1:100 at A1

Date: 13/12/99

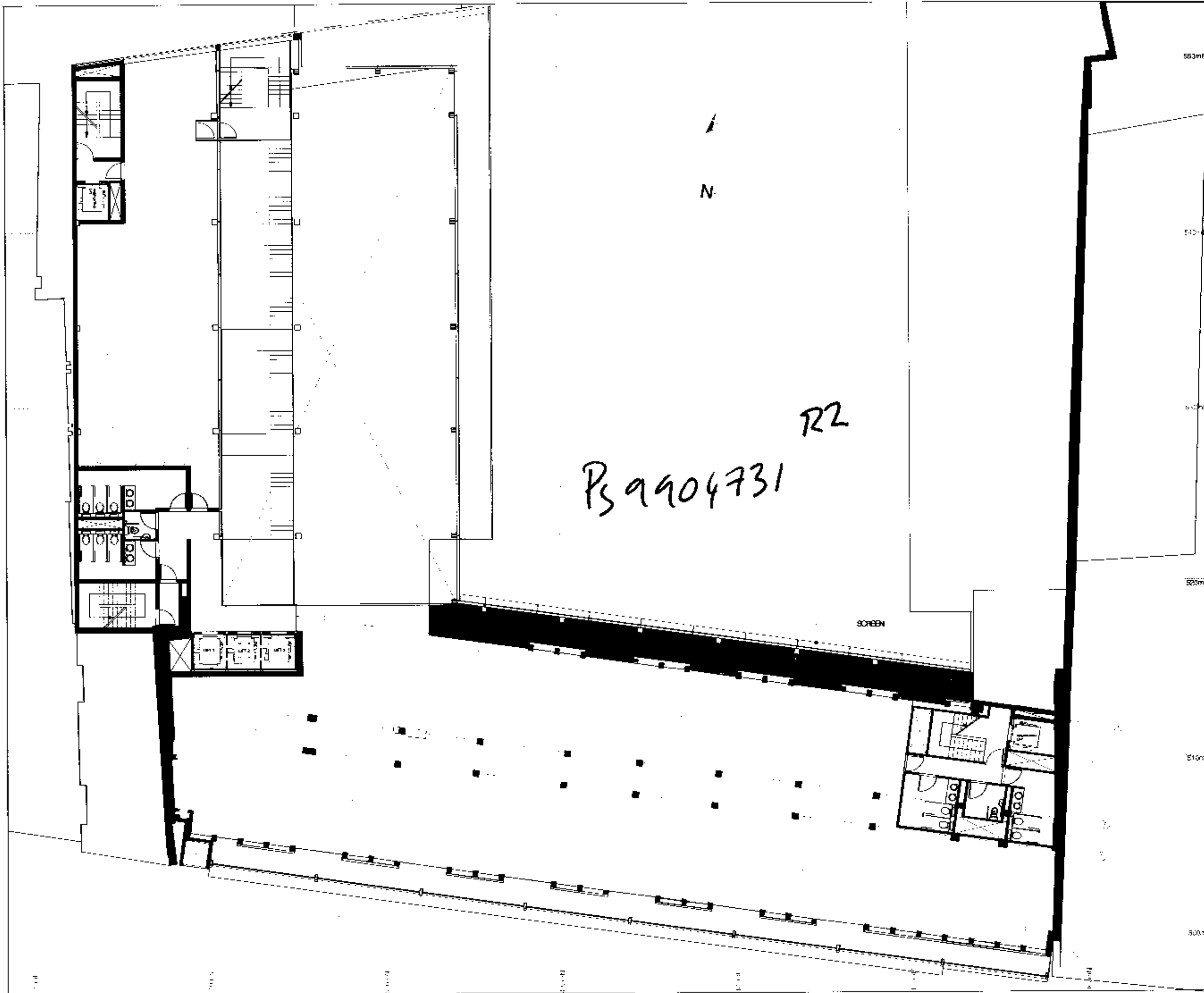
691/02/06



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10 PROCTOR STREET		
PROPOSED FIFTH FLOOR PLAN		
Scale	1:100 at A1	Drawn by JW
Date	13/12/99	Checked by
Drawing No		Rev
691/02/07		
See Ref: 091		



NOTES

553mE

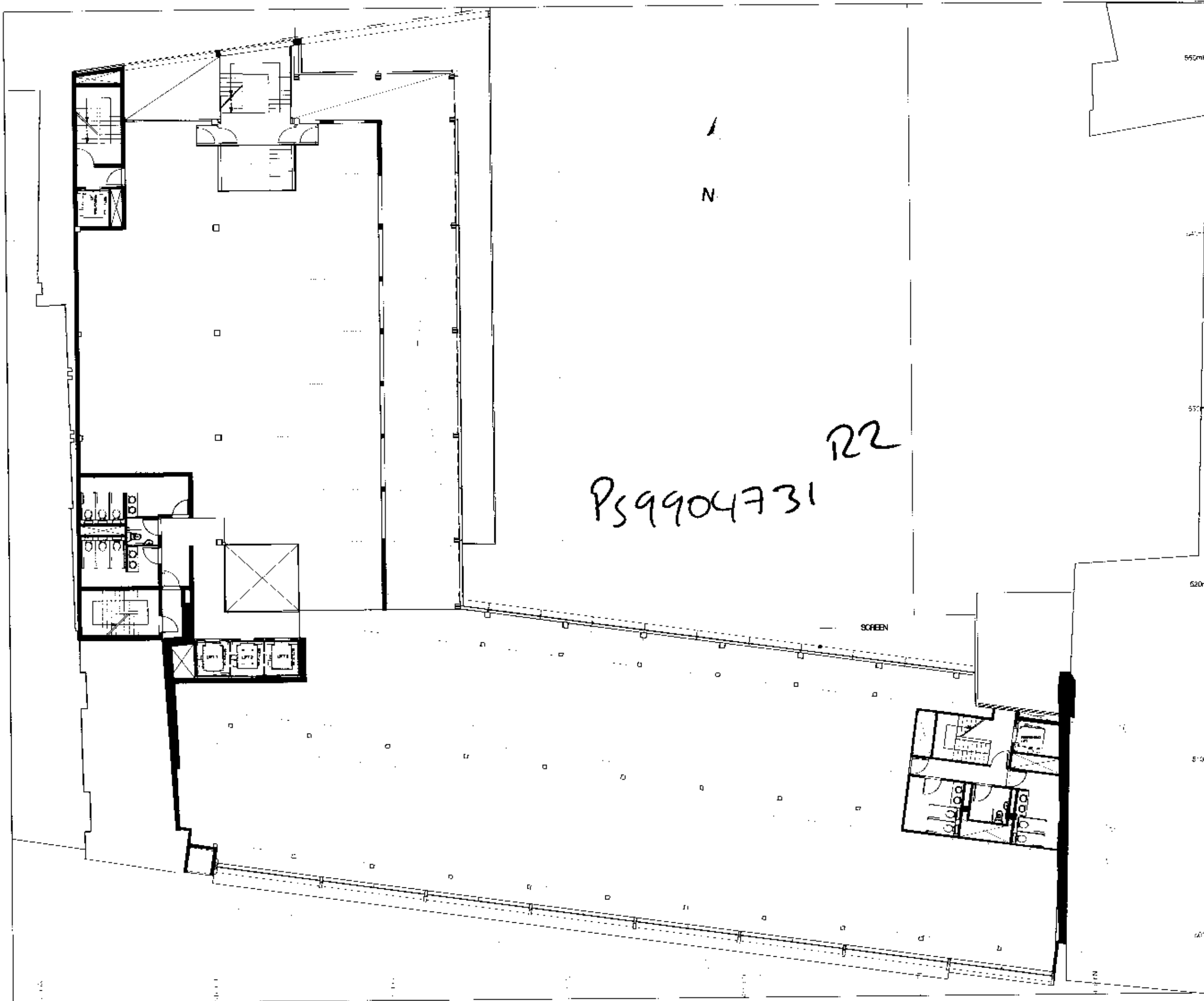
540mE

525mE

510mE

500mE

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DRAWING STATUS		
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JOB TITLE 10 PROCTOR STREET		
DRAWING TITLE PROPOSED SIXTH FLOOR PLAN		
Scale 1:100 at A1	Drawn by JW	
Date 13/12/99	Checked by	
Drawn by No.	For	
691/02/08		
File No. 691		



NOTES

555mE

552mE

520mE

510mE

500mE

490mE

480mE

470mE

460mE

450mE

440mE

430mE

420mE

410mE

400mE

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JOB TITLE 10 PROCTOR STREET

DRAWING TITLE PROPOSED SEVENTH FLOOR PLAN

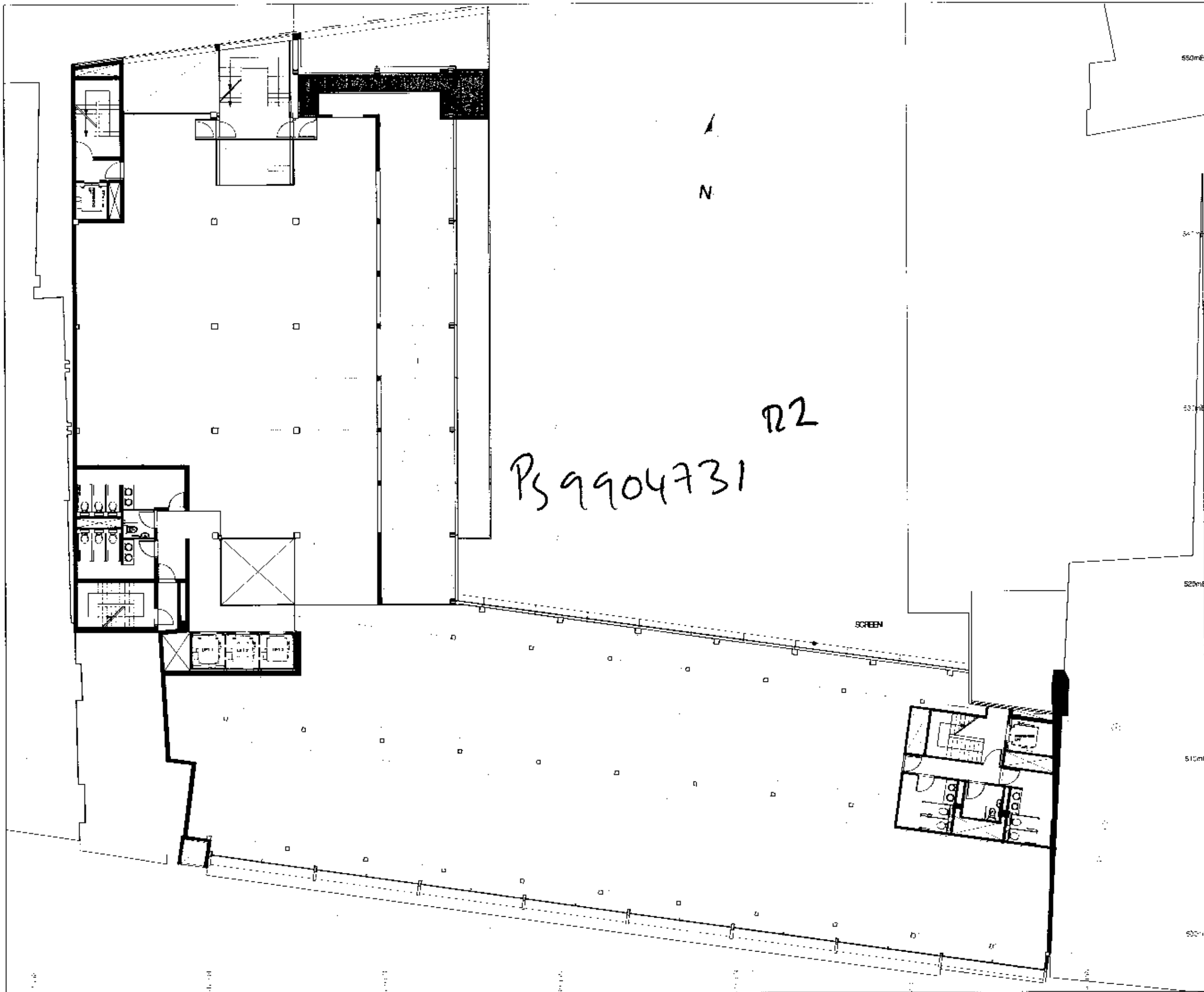
Scale 1:100 at A1

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Checked by JW

691/02/09

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10 PROCTOR STREET

PROPOSED EIGHTH FLOOR PLAN

Scale	1:100 at A1	Drawn by	JW
Date	13/12/99	Checked by	

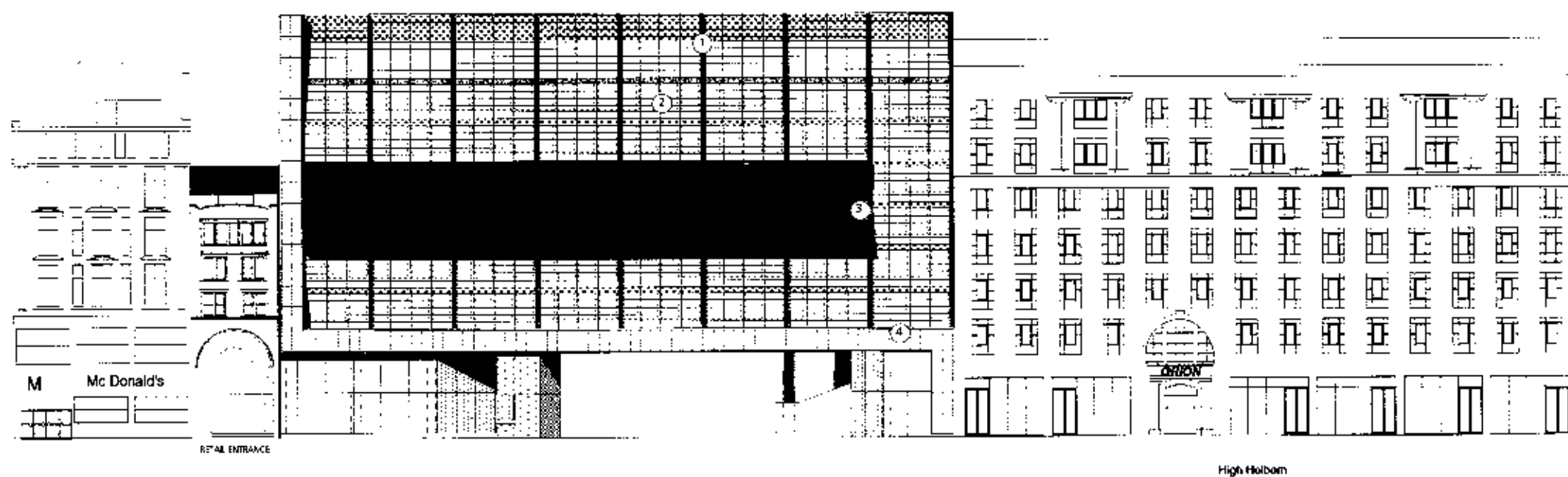
Drawing No	Rev
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691/02/10

1/10/99

- 1 TIMBER GLULAM MULLIONS
- 2 CURTAIN WALLING
- 3 TIMBER FRAME & TIMBER LOUVERS
- 4 BACK LIT GLAZED SCREEN

PS 9904731 R2



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JOB TITLE 10 PROCTER STREET

DRAWING TITLE SOUTH ELEVATION

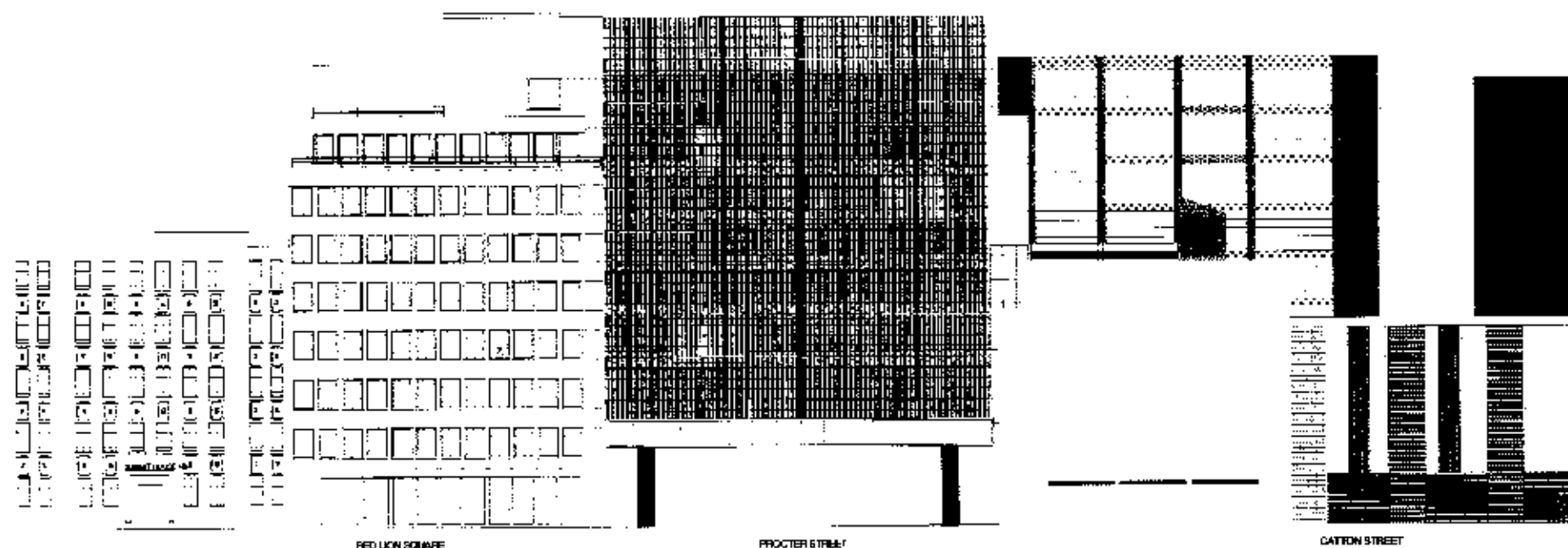
Scale 1:200 @ A1 DRAWN BY RS

Date 11/01/00 CHECKED BY RS

Drawing No. No

HM/691/21/01

FILE: JOB NUMBER 691



KEY PLAN

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JOB TITLE 10 PROCTER STREET

DRAWING TITLE NORTH ELEVATION

Scale: 1:200 @ A1

Date 11/01/00

Drawing No.

HM/691/21/02

DRAWING BY

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Rev

PS 9904731 R2

KEY PLAN

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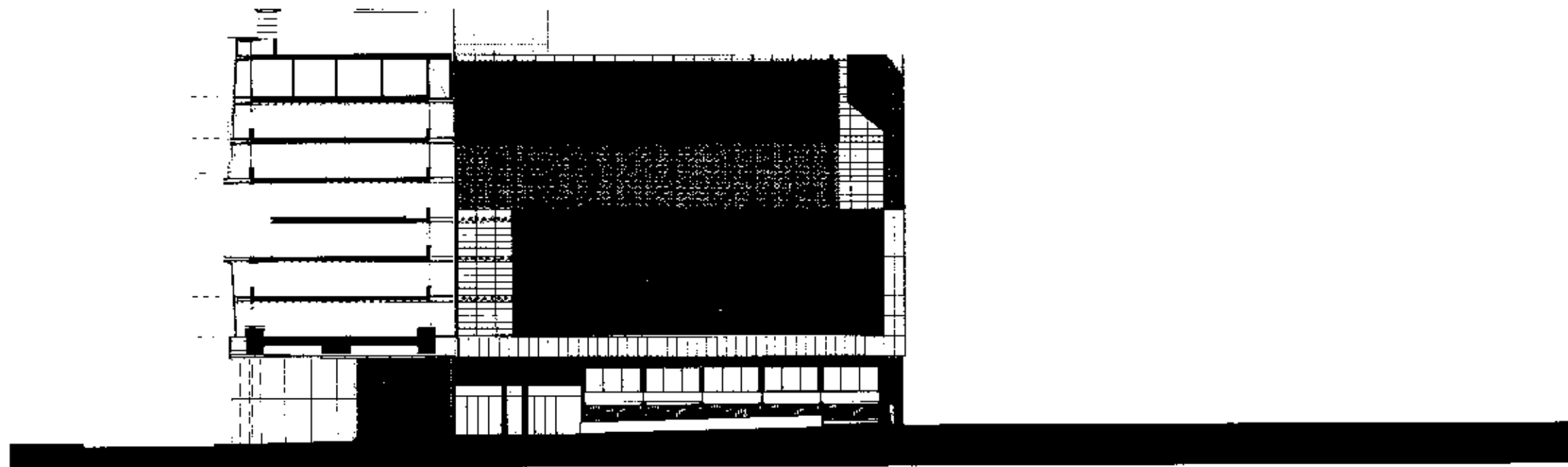
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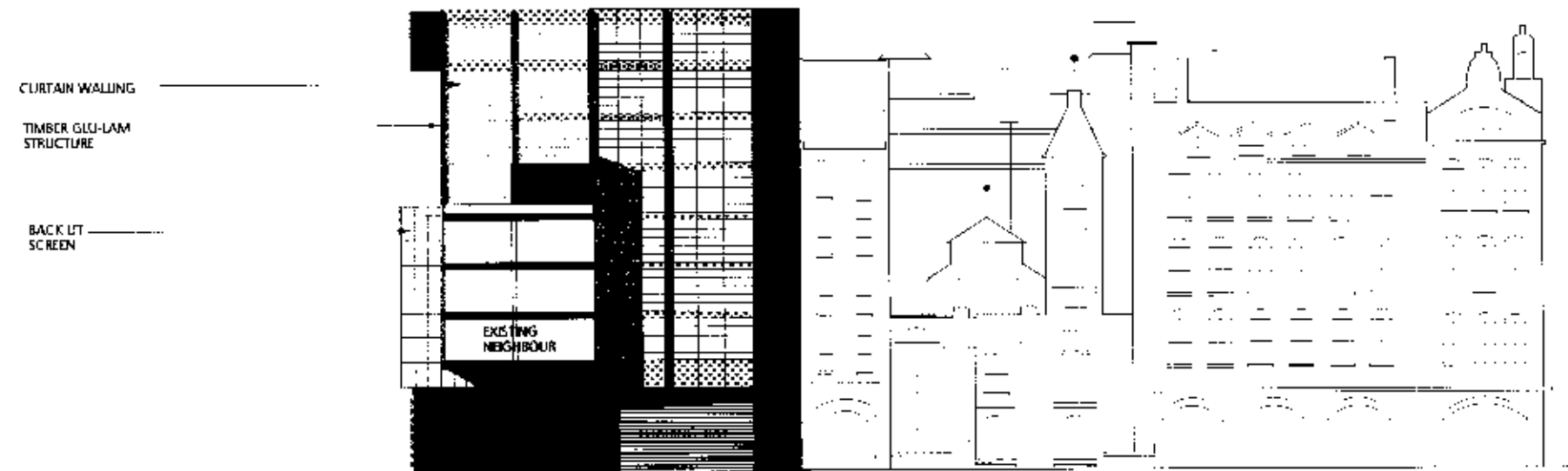
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Drawing No.		Plan	

HM/691/21/03

FILE: JOB NUMBER 001



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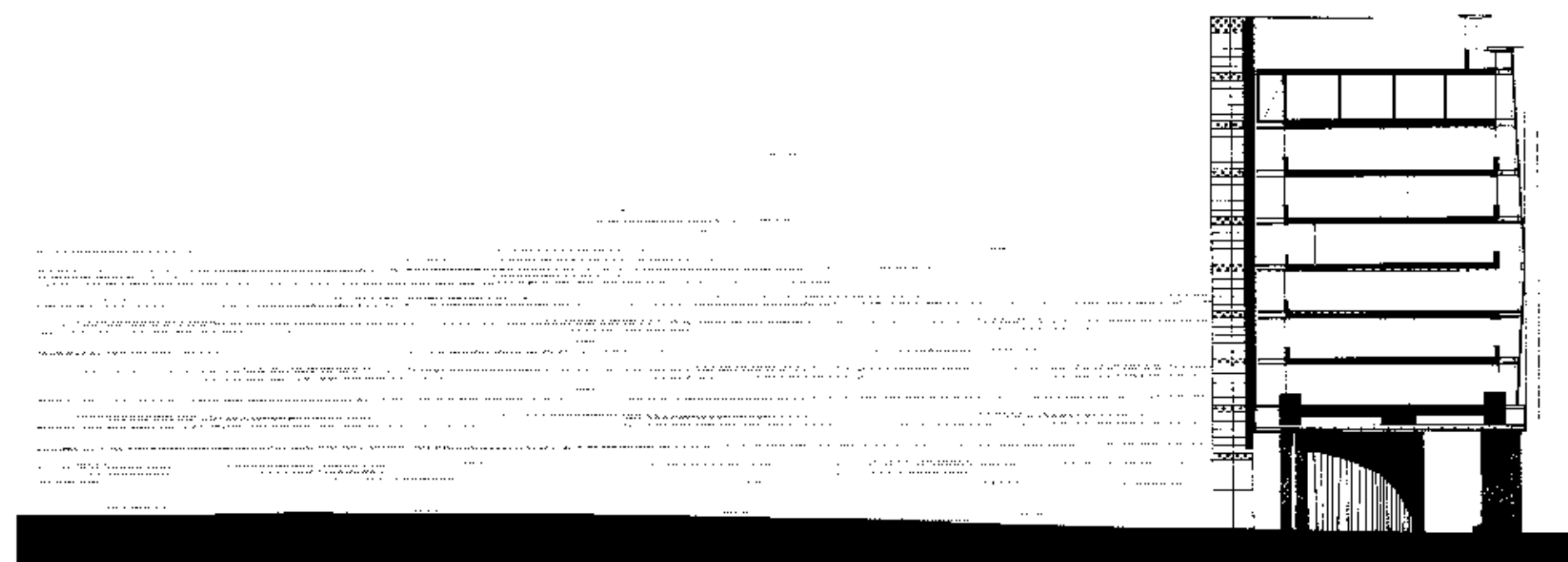


CATTON STREET ELEVATION

EXISTING NEIGHBOUR

KEY PLAN

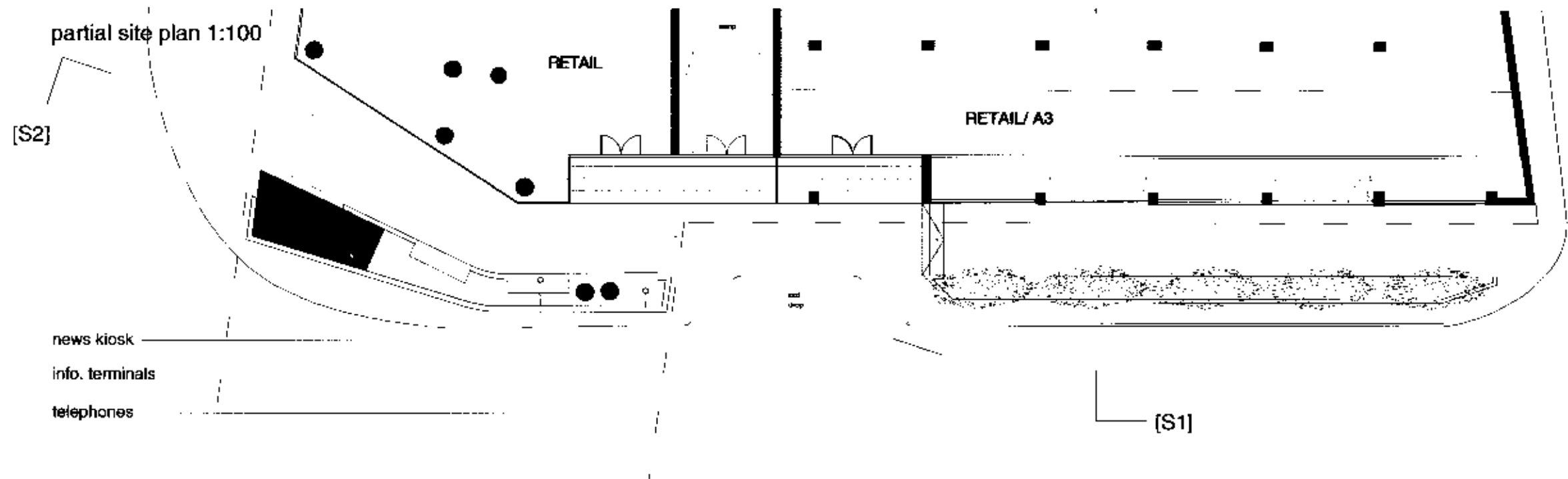
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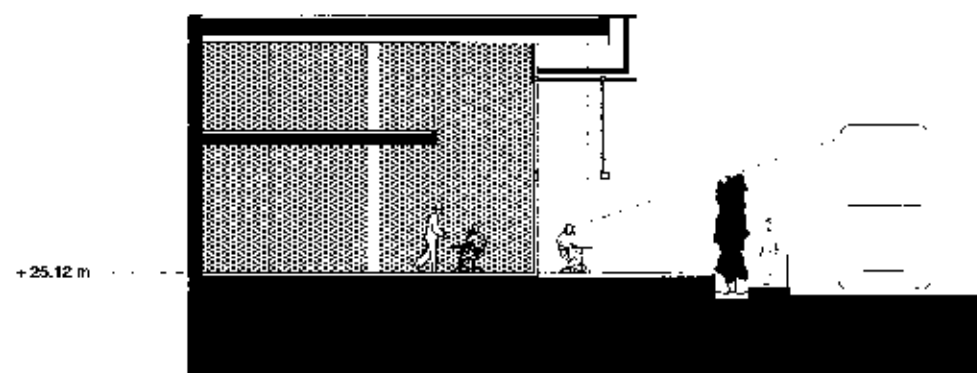
EAST ELEVATION

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ARCHITECTS & DESIGNERS		
JOB TITLE	10 PROCTER STREET	
DRAWING TITLE	CATTON STREET ELEVATION/ EAST ELEVATION	
Scale	1:100 @ A1	DRAWN BY jg
Date	11/01/00	CHECKED BY
Drawing No.		Rev
HM/691/21/04		
JOB NUMBER 691		



west elevation [street level]



street level section [S1]



internal street elevation [S2]



10 PROCTER STREET

Landscape Works Detail Scale 1:200

NEW FLOOR

EXISTING ROOF

NEW FLOOR

NEW FLOOR

NEW FLOOR

NEW FLOOR

NEW FLOOR

NEW GALLERY /
6040/15" AIR
DUC

NEW FLOOR

NEW FLOOR

BACK LIFT RAIL

BACK LIFT RAIL

PLANT BEYOND

EXISTING BUILDING

EXISTING BUILDING

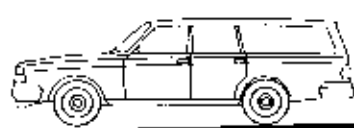
NEW GALLERY /
FRESH AIR SUPPLY
DUC

STEEL MESH

CURTAIN WALLING

PS9904731 R2

PROCTER STREET



10/11/00
M. Mackay & S. Mackay
10 PROCTER STREET
LONDON EC3M 8BA
Tel: (44) 0171 600 5151 Fax: (44) 0171 600 1062
e-mail: design@harper-mackay.co.uk

NEW PLAN

NOTES

1. Revised layout on top of South Wall
11/01/00
Description
Drawing Status
FOR PLANNING
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Harper Mackay

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ARCHITECTS & DESIGNERS

10 PROCTER STREET

SECTION AA

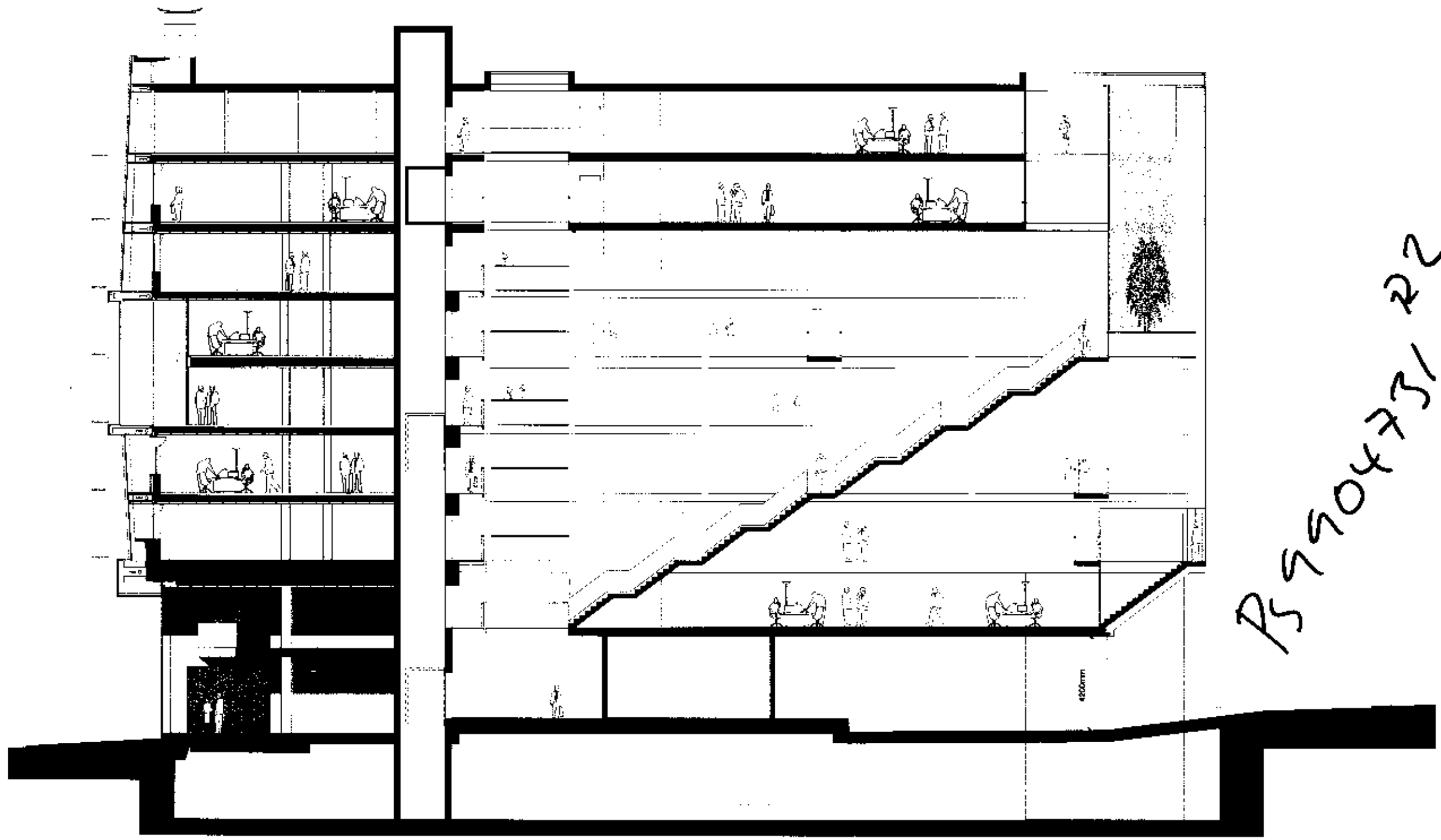
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Date 13/12/99
Drawn by JG
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HM/691/22/01

A

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12th November 00



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JOB TITLE 10 Prior Sheet

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Date 11.04.00

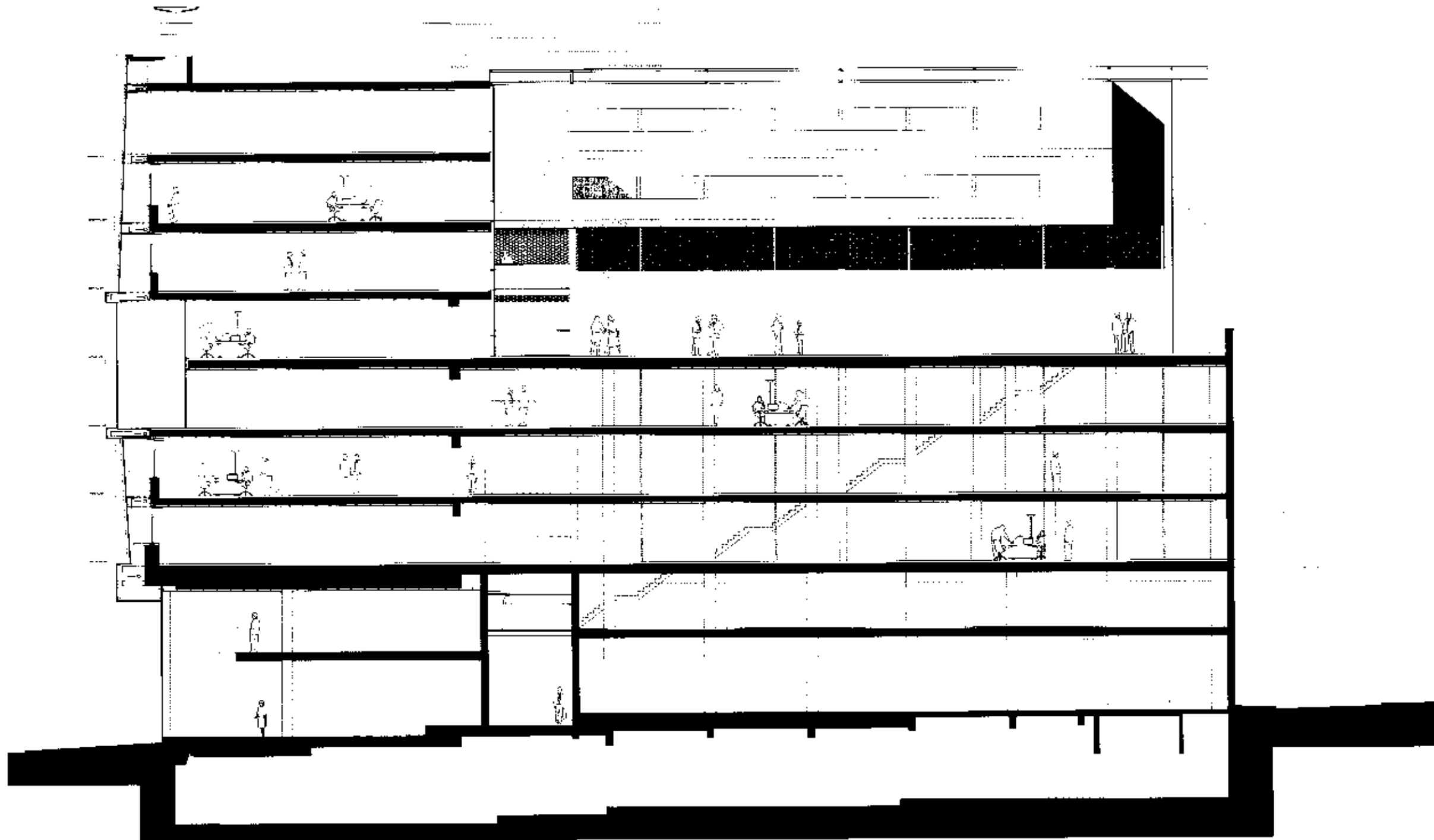
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Drawing No HM/691/22/03

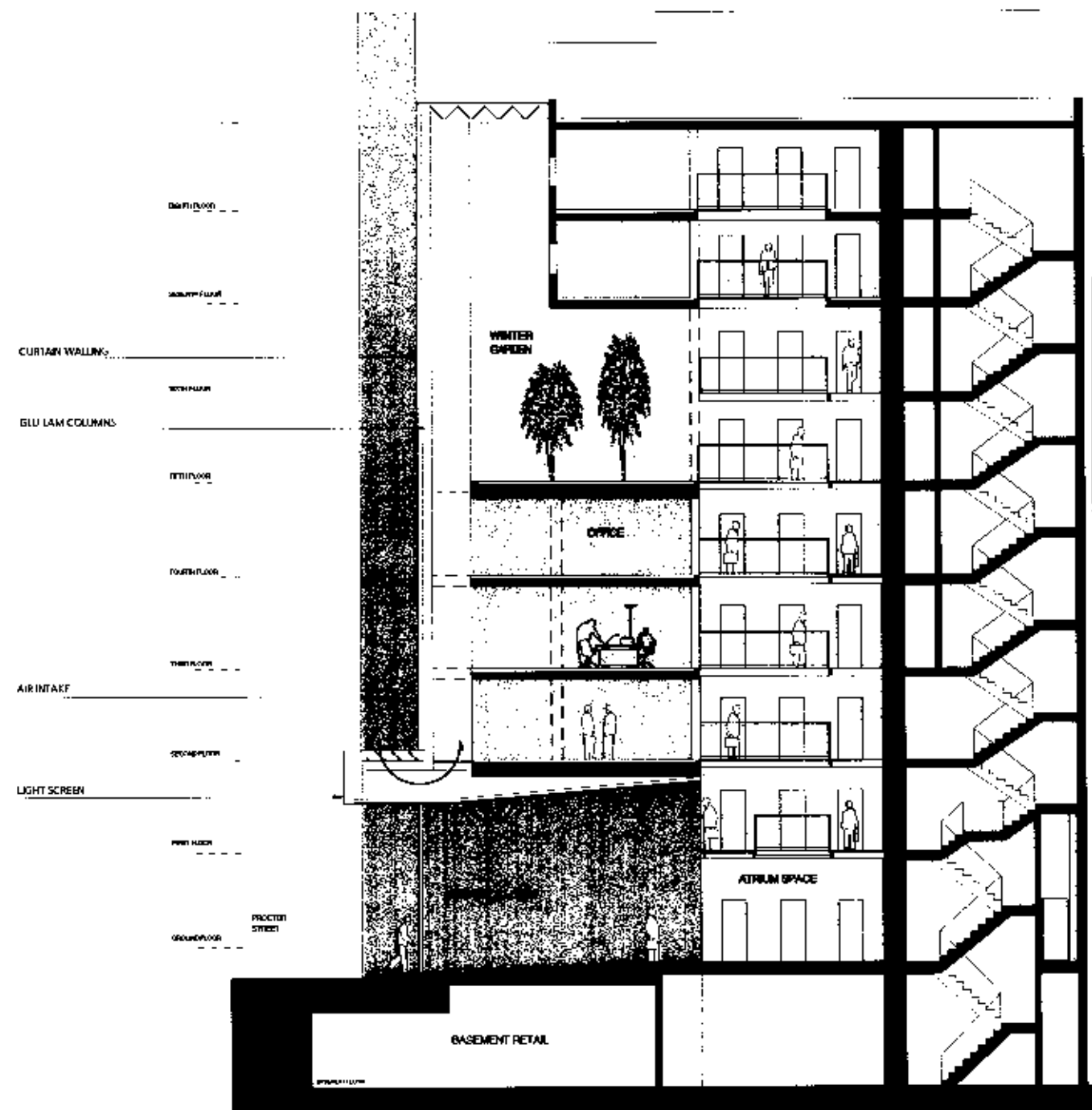
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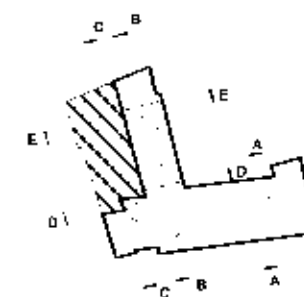
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Ps9904731 22

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DRAWING TITLE SECTION DD

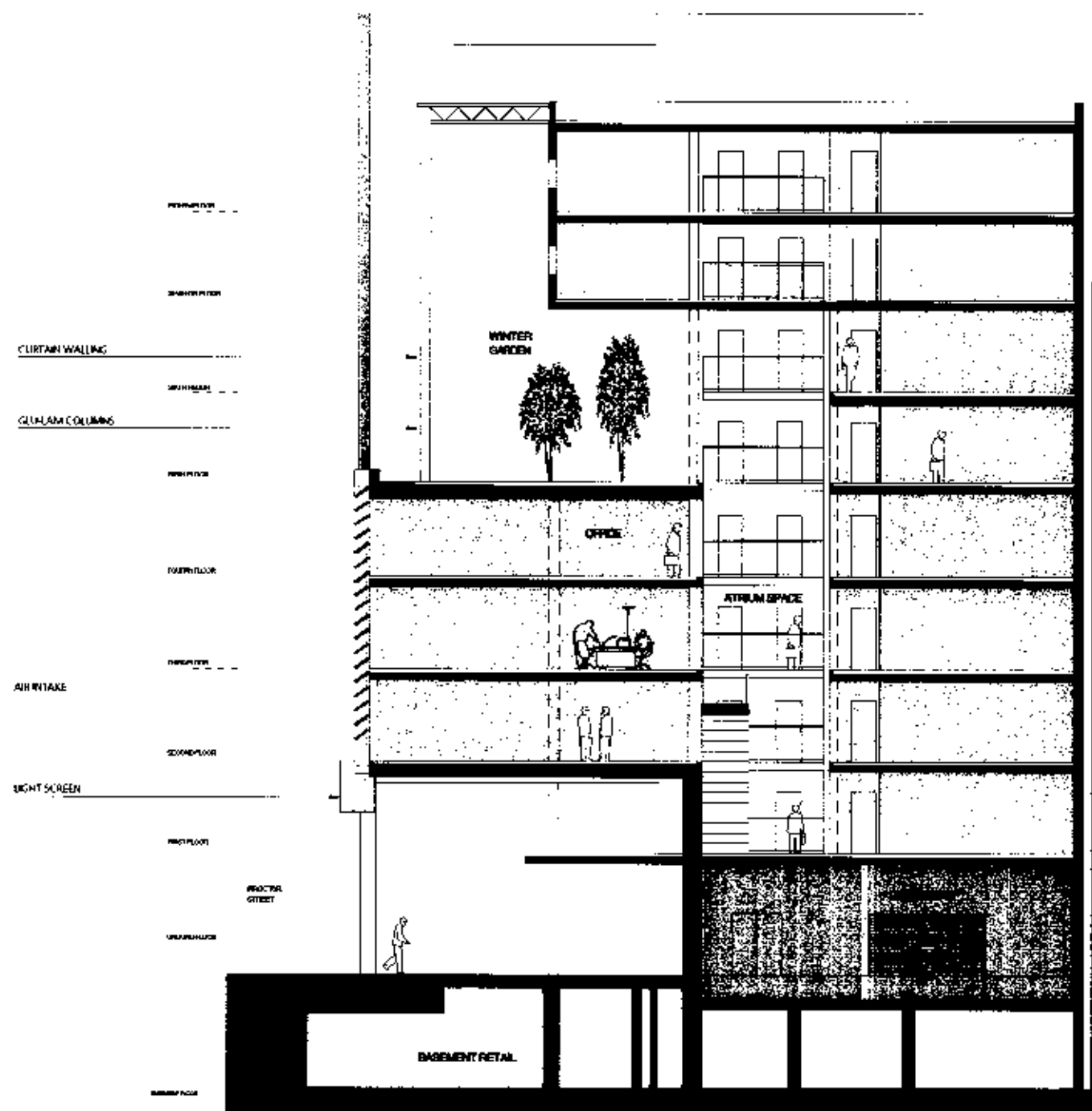
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DRAWING TITLE	SECTION DD	
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HM/691/22/05		
FILE	JOB NUMBER 691	

1.0 AIM

The aim of the proposed environmental strategy for the building is to:-

- i) Improve the thermal environment of the occupants – particularly in the Summertime.
- ii) Improve the visual environment of the occupants.
- iii) Improve the acoustic environment of the occupants.
- iv) Reduce the energy consumption of the building.
- v) Ensure that the new mechanical and electrical engineering systems work within the existing constraints of the building.
- vi) Improve the visual appearance of the building.
- vii) Improve, if possible, the external environment created by the building, particularly in the underpass.

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CONSULTING ENGINEERS

SYBILA BATTUE

2.0 KEY ELEMENTS OF THE STRATEGY

There are a number of key individual elements in the environmental strategy which combined will be designed to meet the criteria set above.

2.1 DOUBLE FACADE

The recladding of the external building envelope with a new "skin" will result in:-

- i) Reducing heat loss in the Wintertime by improving the thermal performance of the building.
- ii) Reducing Solar heat gain in the Summertime by again improving the thermal performance of the building.
- iii) Improve the acoustic environment within the building by dramatically reducing the level of external noise entering the building.
- iv) Create a path for outside air to be supplied and extracted from the office space.

2.2 NATURAL VENTILATION

Natural ventilation to the offices will be achieved by:-

- i) Stack effect resulting difference in height between the air inlet above Proctor Street and the air outlet at roof level (approximately 20m).
- ii) Wind effect resulting from the prevailing wind travelling over the double façade outlet at roof level. This outlet will be designed with an aerofoil to enhance the suction effect; and to ensure that this effect will occur whatever the wind direction. Incoming air will be filtered to remove particulate pollution.

2.3 CHILLED CEILING

A chilled ceiling will be installed within the office space. This will be designed to ensure that whatever the external thermal conditions the temperatures within the office space will be controlled to within a comfortable zone (24-26°C). the chilled ceiling will be designed to occupy a minimal ceiling zone thus maximising floor to ceiling height. The chilled ceiling system will be designed on the basis of elevated chilled water temperatures of approximately 14°C. This will result in an energy efficient thermal control system.

Air cooled chillers at roof level will generate the required chilled water for the ceiling.

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2.4 HEATING

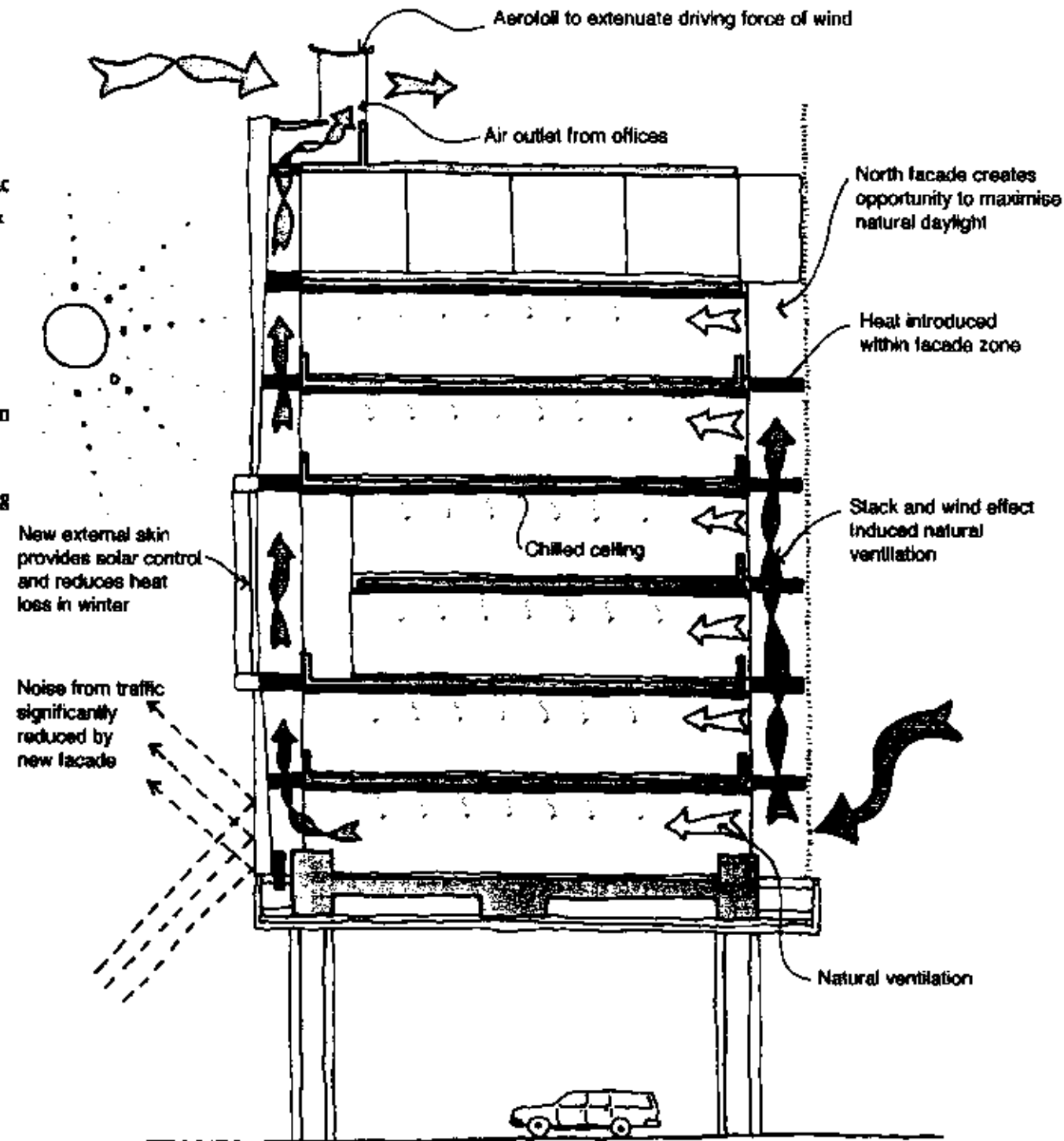
A new heating system will be installed within the building to ensure comfortable conditions especially during the Winter.

Heating will be introduced into the double facade zone to ensure that both this space and the internal office space are kept comfortable. New, energy efficient, low NO_x fired boilers will be installed to generate the required low temperature hot water.

2.5 LIGHTING

Energy consumption on artificial lighting will be reduced by:-

- Adopting a lighting control system which switches off artificial lights when sufficient daylighting is available.
- Maximising daylighting entering the space – achieved partly by eliminating existing perimeter facade.



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FILE: JOB NUMBER: 001

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RYBKA BATTLE

10 PROCTER STREET

3.0 ENERGY SAVINGS

It is difficult to quantify exactly the nature of the energy saving resulting from this design.

Suffice to say that a combination of:-

- high efficient thermal façade
- natural ventilation system
- efficient heating and cooling system
- efficient artificial lighting system

will significantly reduce the building energy consumption.

A target figure for this building should be in the order of 150-175kWh/m². This compares to 430 kWh/m² for a typical air conditioned building.

4.0 SEMINAL NATURALLY VENTILATED BUILDINGS IN THE UK

- Gateway 2 – Basingstoke
- Powergen Headquarters – Coventry
- Ionica Headquarters – Cambridge
- Solar office – Doxford, Sunderland
- Nottingham
- Inland Revenue office

CONSULTING ENGINEERS

RYANA BATTLE

PS 9904731²²

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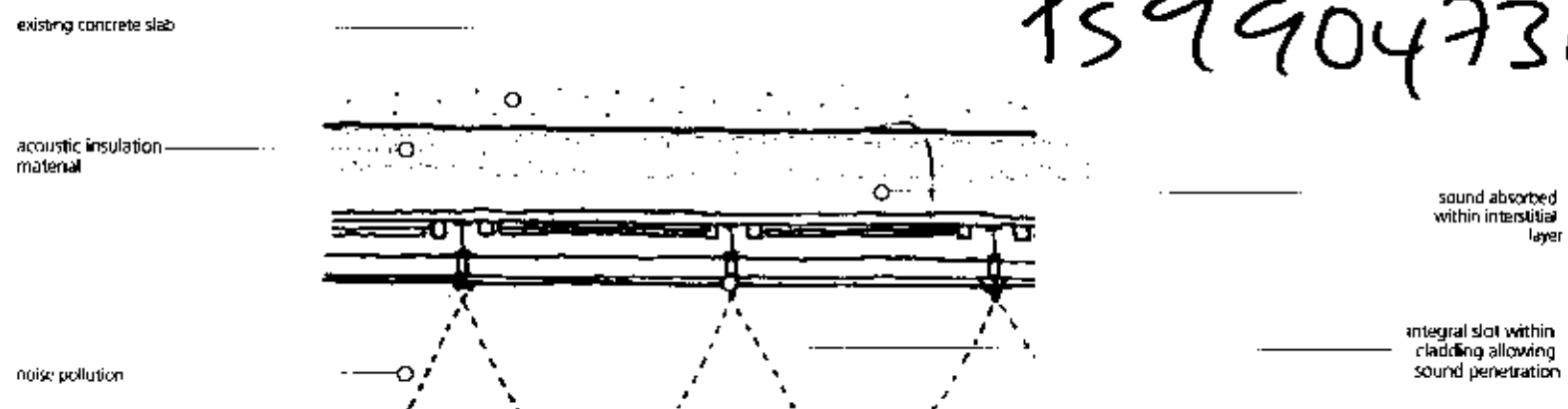
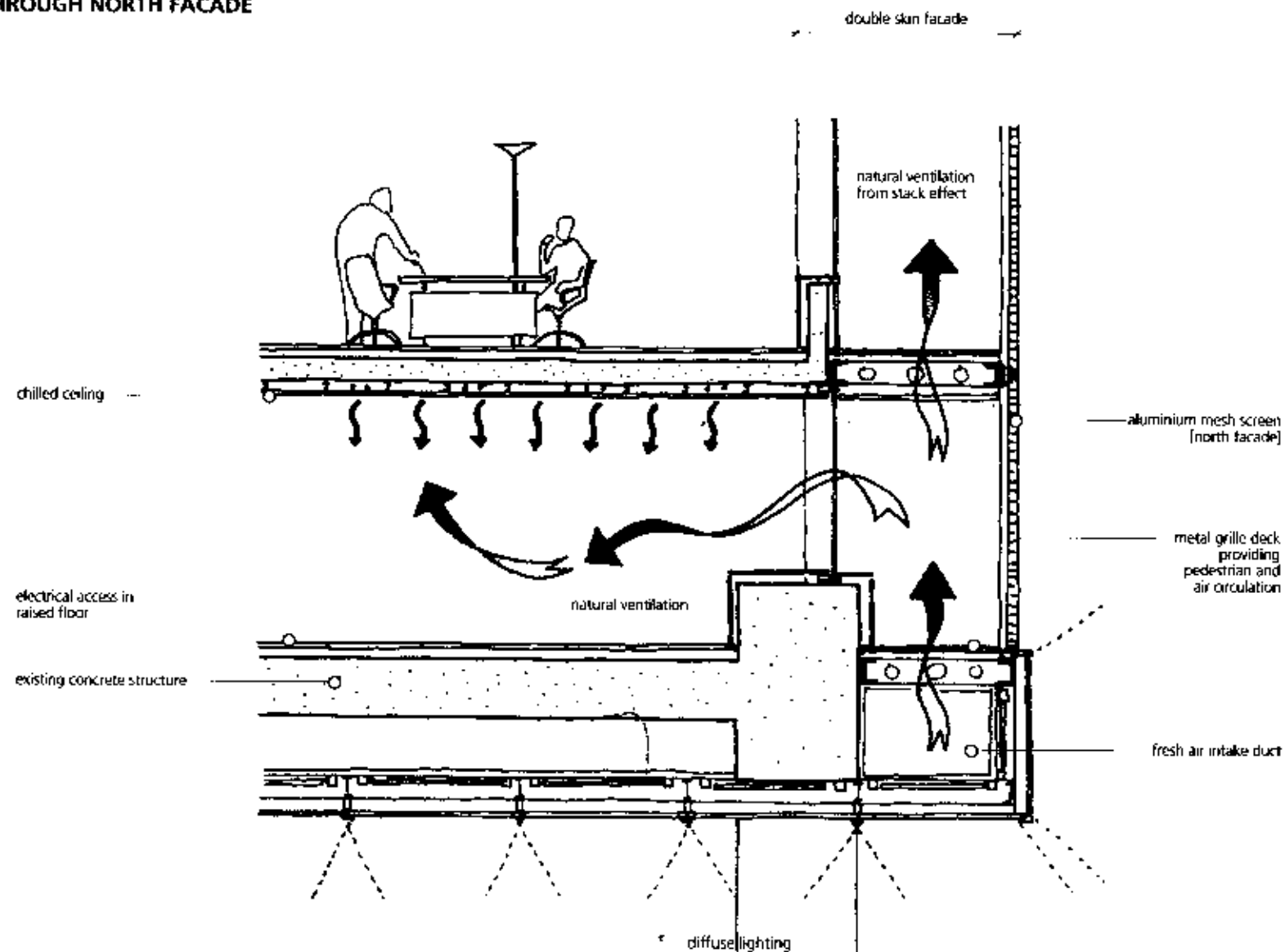
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FILE JOB NUMBER

COOLING INTAKE: SECTION THROUGH NORTH FACADE



LIGHTBOX DETAIL

PS9904731 21

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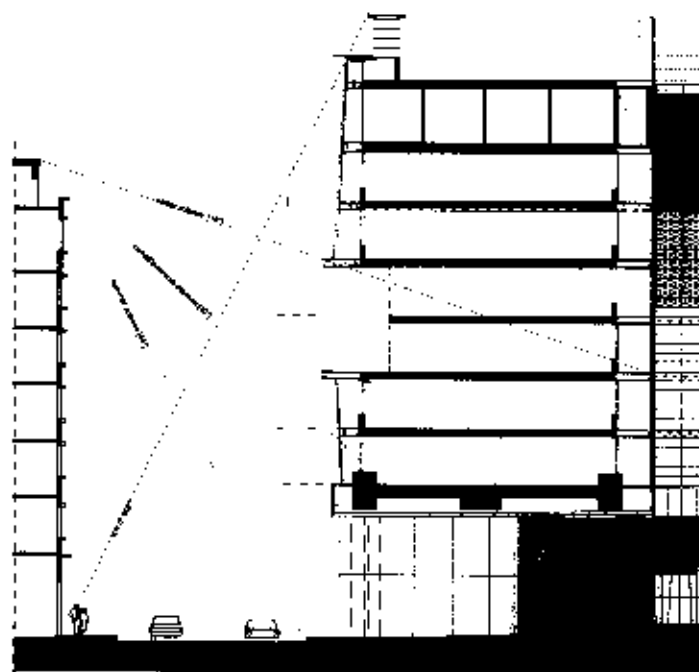
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DRAWING TITLE **COOLING/SONIC ABSORPTION**

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HIGH HOLBORN

SOUTH FACADE- ENVIRONMENTAL CONDITIONS

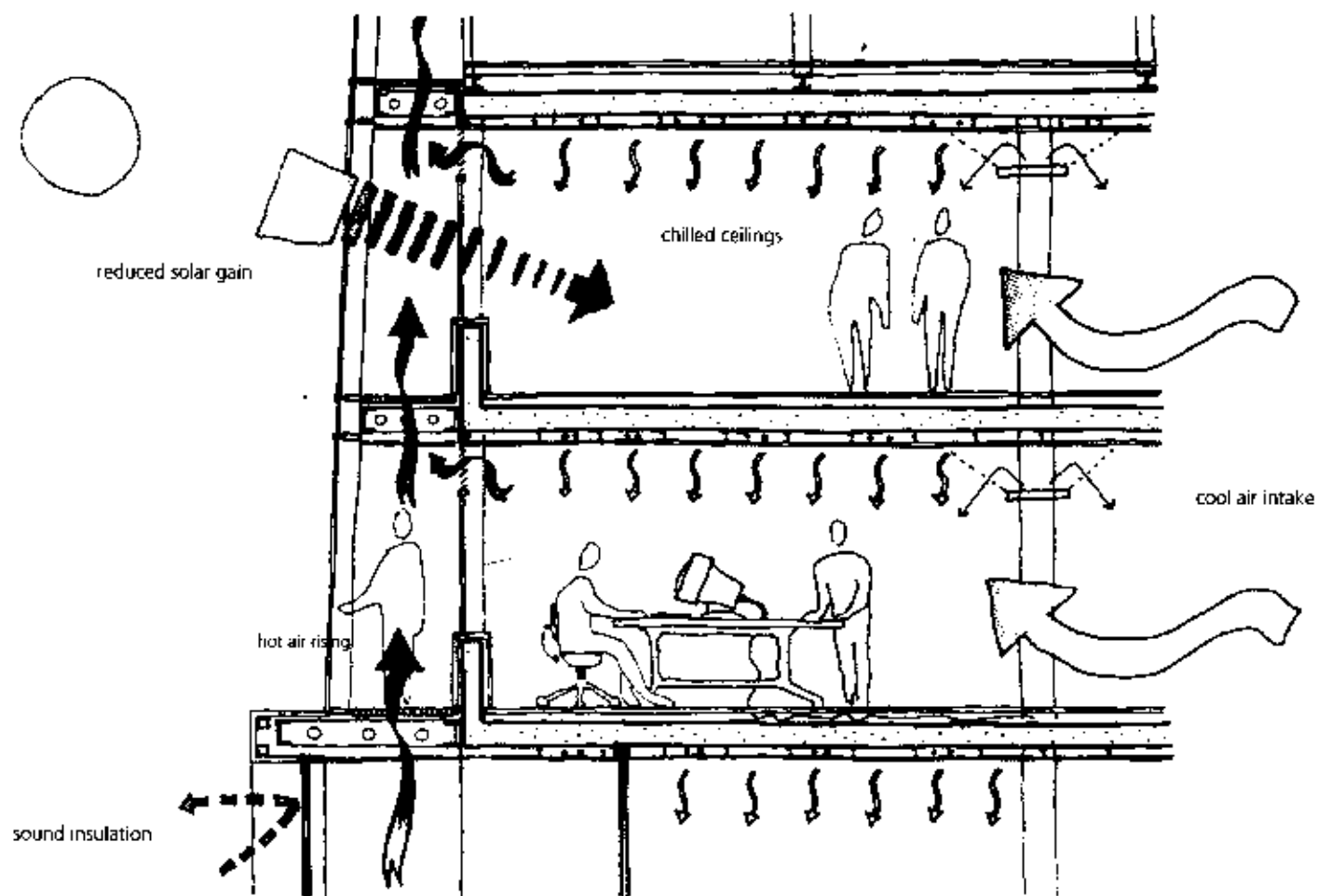
Environmentally, the task of the additional 'skin' of the building is to provide an enhanced environment through the implementation of a double facade, through natural ventilation and a chilled ceiling.

DOUBLE FACADE

Louvers and glazing within the articulated double facade help to reduce summertime solar gain whilst also reducing heat loss in the winter months. This also enables outside air to be supplied and extracted, with the assistance of an aerofoil wind baffle placed at roof level. However by positioning the baffle away from the facade edge it remains invisible at street level.

Left: 1:200 section showing max. seasonal solar angles.
Below: Sketch section of south facade

DOUBLE SKIN FACADE



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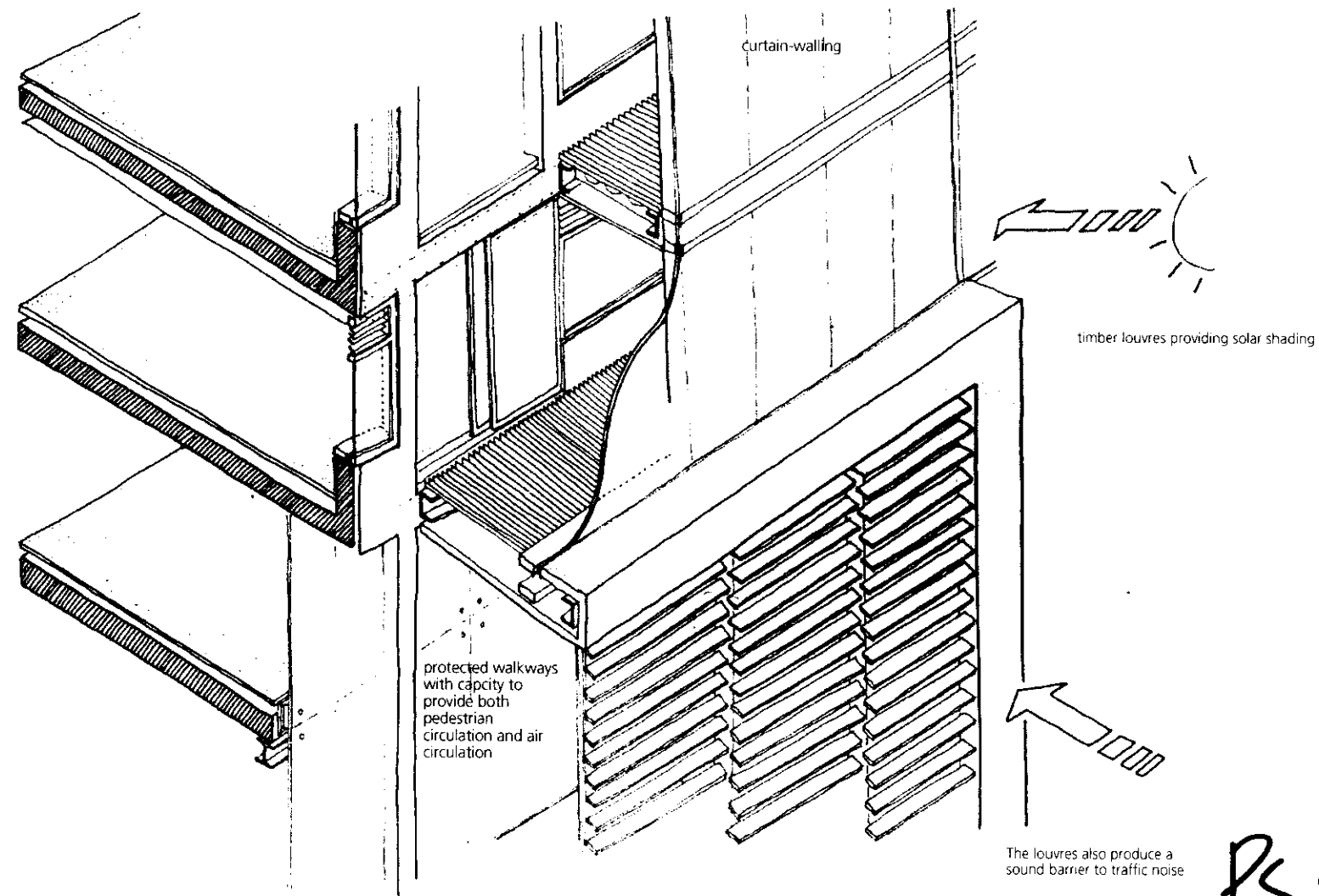
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SOUTH FACADE- ENVIRONMENTAL CONDITIONS

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R.I.P. JOB NUMBER 031

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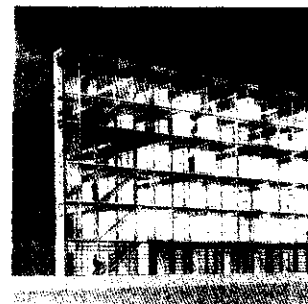


DOUBLE-SKIN FACADE

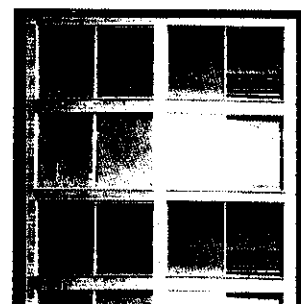
KEY PLAN

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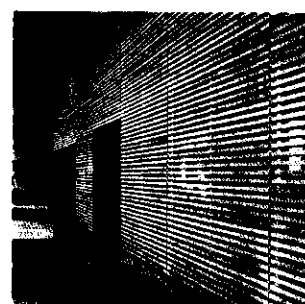
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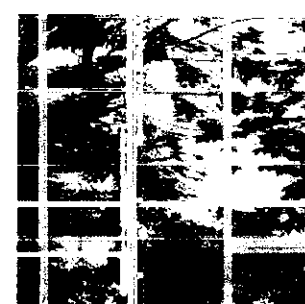
Lightness



Operability



Shading



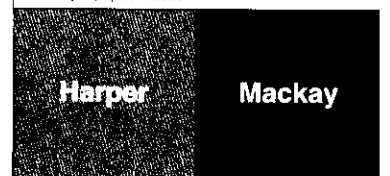
curtain-wall



second skin

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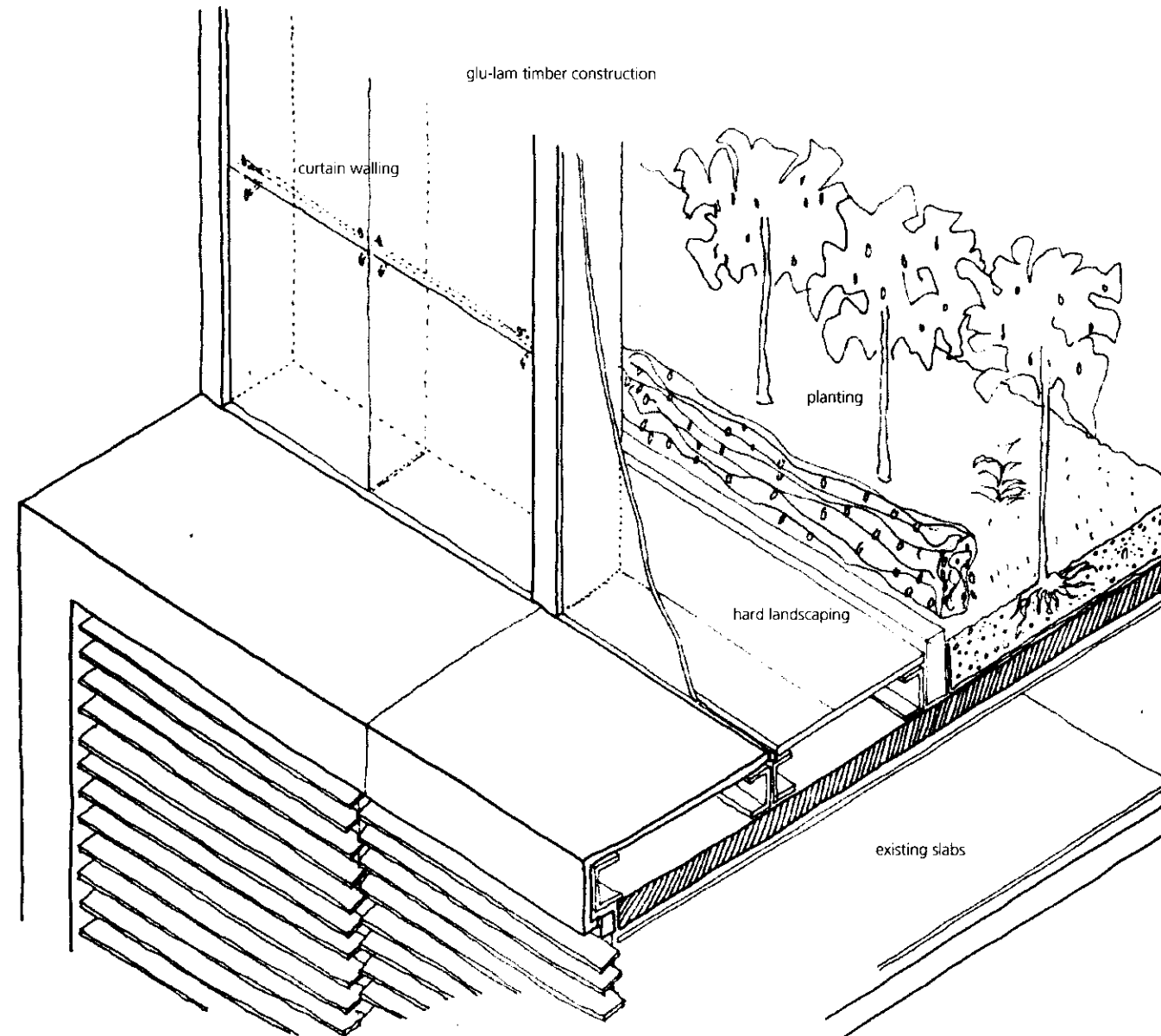
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WINTERGARDEN

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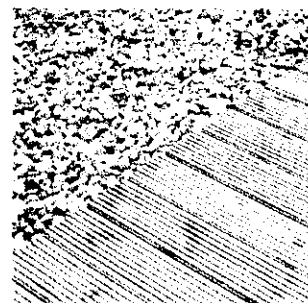
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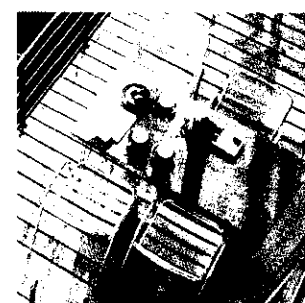
Hard Landscaping



Planting



Foliage



seating



tranquility



Nicholas J Cook
DSc PhD FREng FICE CEng FStructE Eurlng
Wind Engineering Consultant

10 Arretine Close
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AL3 4JL
United Kingdom

Telephone: 01727-764719 Facsimile: 01727-764720 Email: nicholas_cook@compuserve.com

Mr Jonathan Dawes
Harper Mackay Architects
33-37 Charterhouse Square
London EC1M 6EA

HARPER	MACKAY
REC'D	REF
26 JAN 2000	
Dr	RK

24 January 2000

Dear Jonathan,

10 Procter Street

This letter is to confirm our conversations on the effect of height changes on the wind through the Procter Street underpass.

The development forms an L shape, with the Procter Street underpass in the foot of the L. Wind flow through the underpass depends on the bulk of the building that forms the foot of the L. Changes to the height of the building that forms the leg of the L, marked "Retail/A3" on the site plans, will make no discernible changes to the flow through the Procter Street underpass.

I trust this statement meets your needs.

Yours sincerely,

NJ Cook

NJ Cook



Nicholas J Cook
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Mr Jonathan Dawes
Harper Mackay Architects
33-37 Charterhouse Square
London EC1M 6EA

HARPER	MACKAY
REC'D	REF
09 FEB 2000	
Dr	RK

7 February 2000

Dear Jonathan,

10 Procter Street

This letter is to confirm our conversations regarding the proposed screened-off pedestrian walkway through the Procter Street underpass.

While the changes to the facade of the main building will make no noticeable difference to the wind flow through the underpass, the proposed screens will act to direct more of the wind through the roadway and so reduce nuisance to pedestrians in the walkway. The particular improvements I suggested to the scheme for the western walkway:

1. avoiding the narrowing Venturi effect at the southern entrance by keeping the screen parallel to the building facade, and
 2. angling the screen parallel to the edge of the vehicle pull-in at the northern entrance to direct wind into the roadway,
- are expected to give the best reductions in nuisance practicable without obstructing pedestrians or vehicles.

I trust this statement meets your needs.

Yours sincerely,

NJ Cook

NJ Cook

R2

PS 9904731



10 PROCTER STREET

10 PROCTER STREET