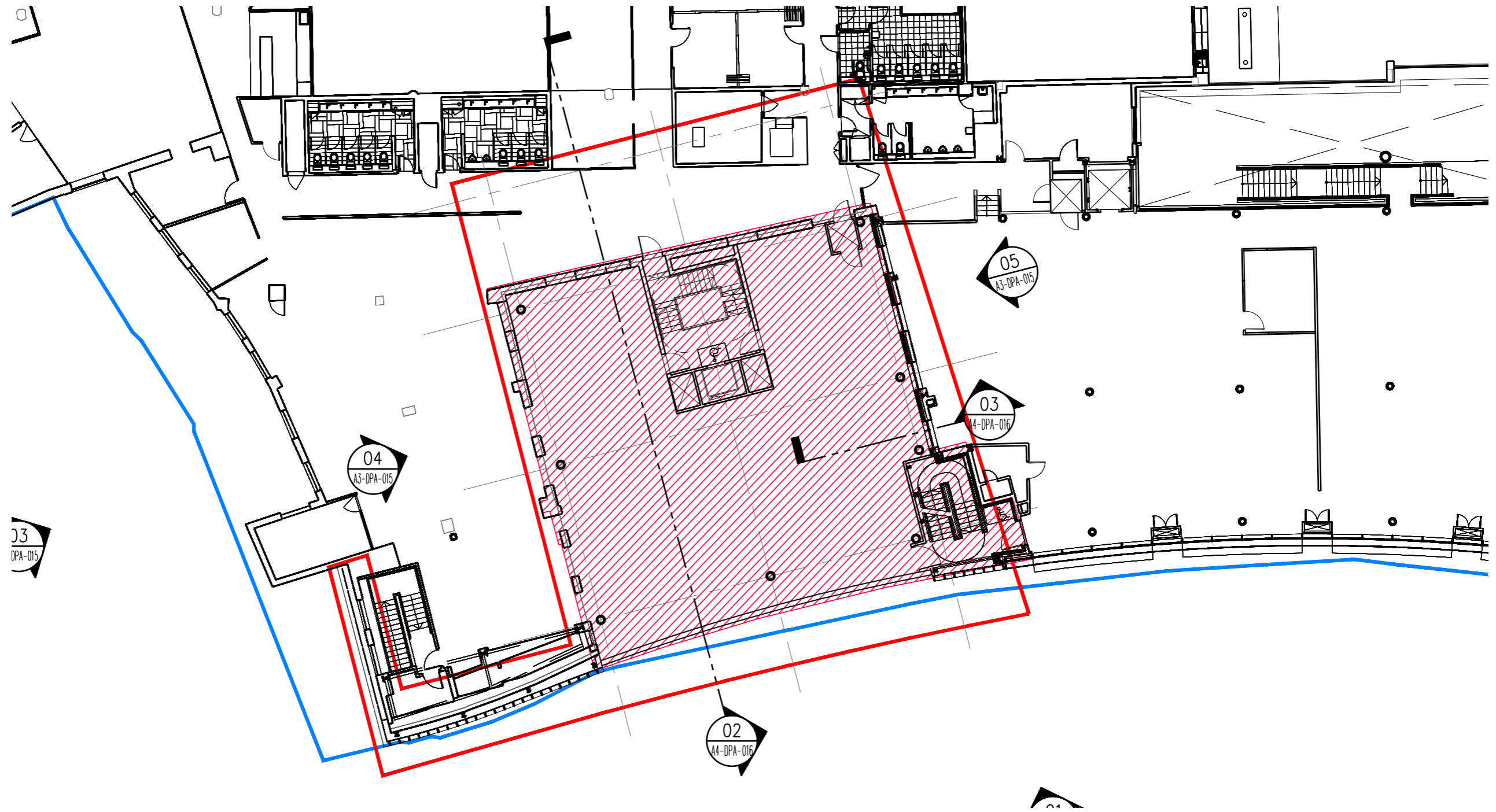


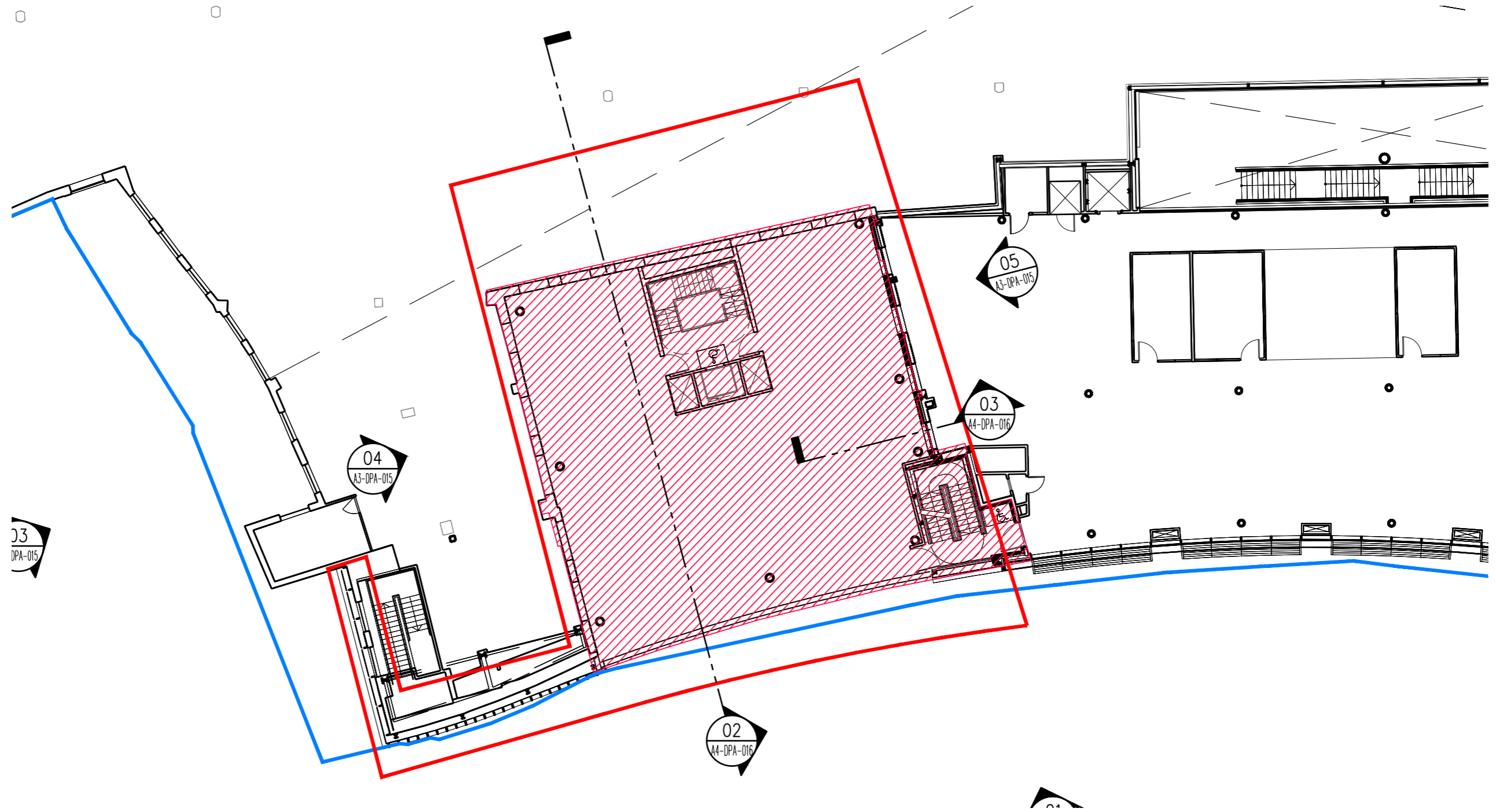
05 | PROPOSED SCHEME

First floor plan



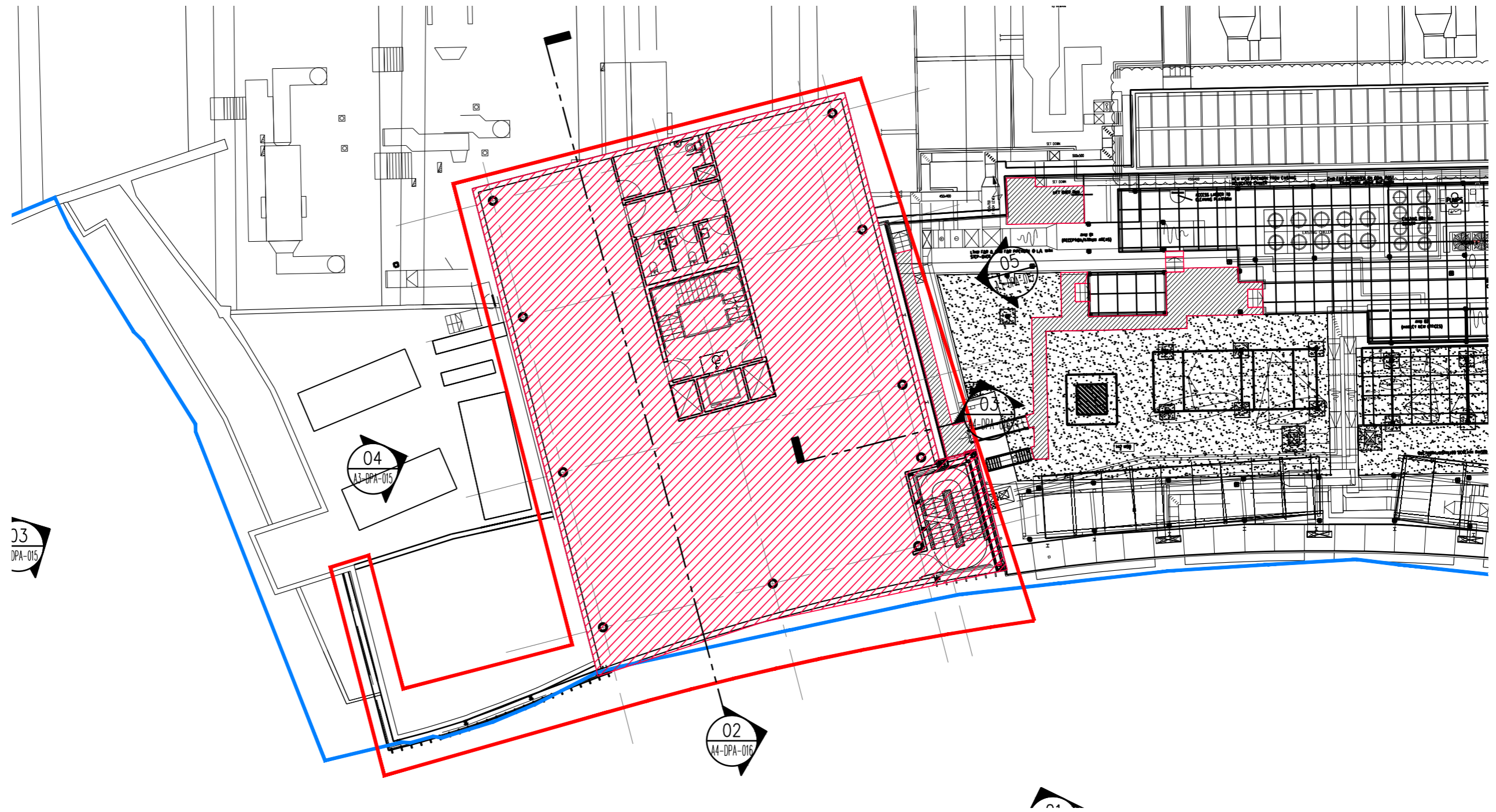
05 | PROPOSED SCHEME

Second floor plan



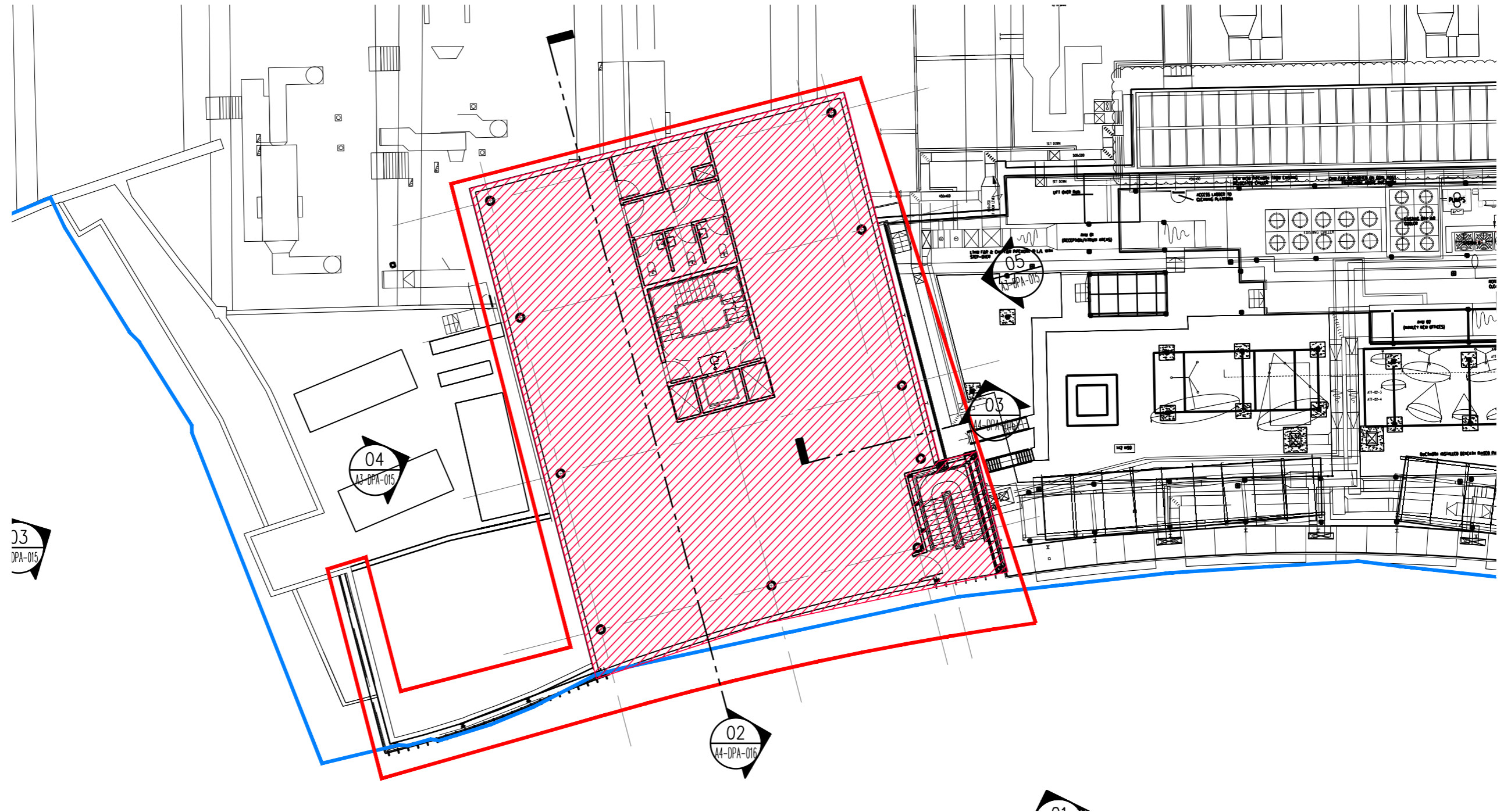
05 | PROPOSED SCHEME

Third floor plan



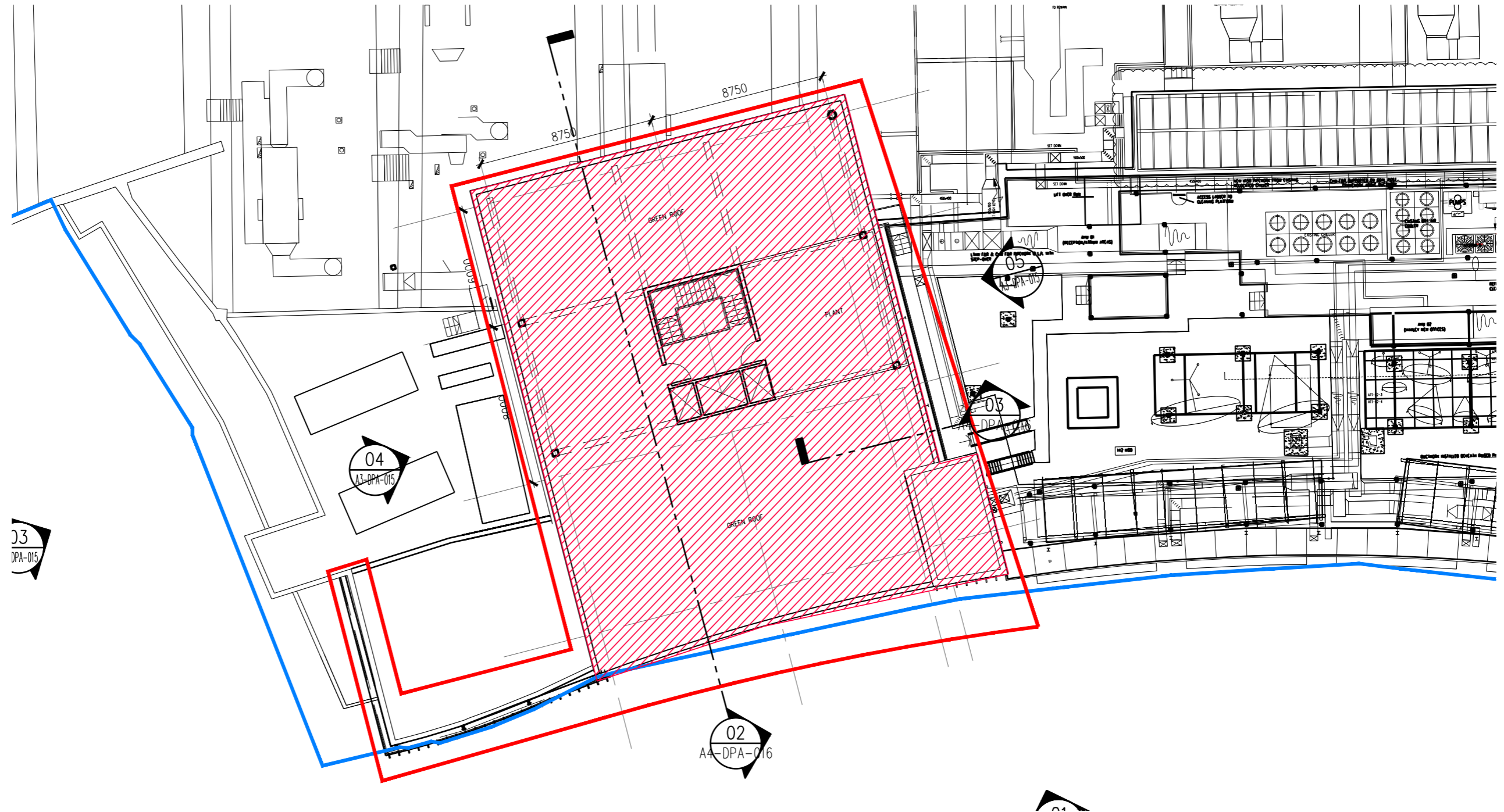
05 | PROPOSED SCHEME

Fourth floor plan



05 | PROPOSED SCHEME

Roof plan



05 | PROPOSED SCHEME

Sustainability

The new extension will aim to be sustainable in the following ways: new cycle spaces, high U values for the external envelope, on site power generation through photo voltaic panels, water saving measures in WCs and hand wash basins as well as incorporation of soft landscaped green walls.

Viacom are keen to promote the use of public transport and cycling to and from work. In order to be able to encourage staff to cycle to work new safe cycle parking spaces will be created in the courtyard.

The new building will achieve high levels of insulation in accordance to a Very Good BREEAM standard. The new roof will allow for an improved level of insulation superior to the existing condition. The spandrel areas and non accessible areas will have a solid façade in order to minimise heat losses and gains. The incorporation of large areas of glazing will reduce the need to use artificial lighting and will improve the quality of the work place environment.

On the southern edge of the roof line there will be an array of south facing photovoltaic panels that will feed the new office extension. The on site generation from renewable sources will reduce the use of energy from the network and create a more sustainable future for the building. The lighting in the building will incorporate high efficiency light fixtures and will incorporate passive infra red sensors that will turn lights off when spaces are not in use.



SENSOR FLOW HAND WASH BASINS



CYCLE PARKING



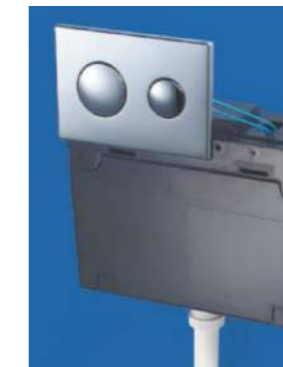
SHOWER FLOW LIMITER WATER SAVING



PHOTOVOLTAIC PANELS



ENERGY EFFICIENCY



DUAL FLUSH CISTERN



SOFT LANDSCAPING WALL

Access statement

The extension area designed has taken into consideration an inclusive approach so that people can circulate and exit the accommodation with ease and that the built design does not present barriers to people with disabilities. There are step free routes to all parts of the building and passenger lift access is provided between all stories.

The access standards referred to are:

- Building Regulations approved document Part M 2013 access to and use of buildings
- BS 5588-8 Fire precautions in the design, construction and use of buildings- code practice for means of escape for disabled people
- BS 8300: 2001 design of buildings and their approaches to meet the needs of disabled people- code of practice
- BS 8300
- The Equality Act 2010

PUBLIC APPROACH

Access to the new extension will be through the existing entrance lobby.

HORIZONTAL CIRCULATION

The route towards the proposed office extension is step free. The current and proposed décor within the common areas distinguishes the walls from the floors, and doors within the walls from all circulation spaces and corridors.

Doors on all public circulation routes will be designed to be opened with a force of no more than 30 newtons.

All doors on routes to be used by people in wheel-

chairs will have 300mm clear space adjacent to the leading edge of the pull side of the door and 200 mm on the other side. The clear opening of such doors will be a minimum of 800 mm wide per leaf.

Generally all doors will not open across corridors.

VERTICAL CIRCULATION

Lift

A new lift will serve all four office levels and the service areas at ground level.

The lift will meet the requirements of the Disability Discrimination Act (DDA), approved document part M and is designed in accordance with BS en81-1:1998 safety rules for the construction and installation of lifts, and BS 8300.

On level 1 a platform lift will be incorporated to allow easy movement between existing and proposed floor levels. The platform size will be 1100 mm wide and 1400 mm deep with a headroom of 2400 mm.

Induction loop systems and a speech reinforcement facility will be provided with the two way communication in the lift cab.

In front of the entrance to the lifts at all levels there will be an unobstructed wheelchair turning space 1500 mm wide and 1500 mm deep.

Between the first floor and the mezzanine there is a difference of 1 metre. This difference is bridged by two flights of steps as well as the disabled lift.

Stairs

The main staircase serving the proposed office area will have an area of refuge for wheelchair or disabled users within the core.

The clearly demarcated area on the landing next to

the entrance door will be 900 mm wide and 1400 mm deep.

Induction loop systems and a speech reinforcement facility will be provided at the safe areas of refuge.

All office areas have level alternative means of escape without any steps or barriers.

Sanitary facilities

At the four office levels there will be a unisex wheelchair accessible toilet with a corner WC accessible at level and designed to meet part M standards.

The existing wheelchair accessible toilet with a corner WC on the ground floor already incorporates a shower area.