



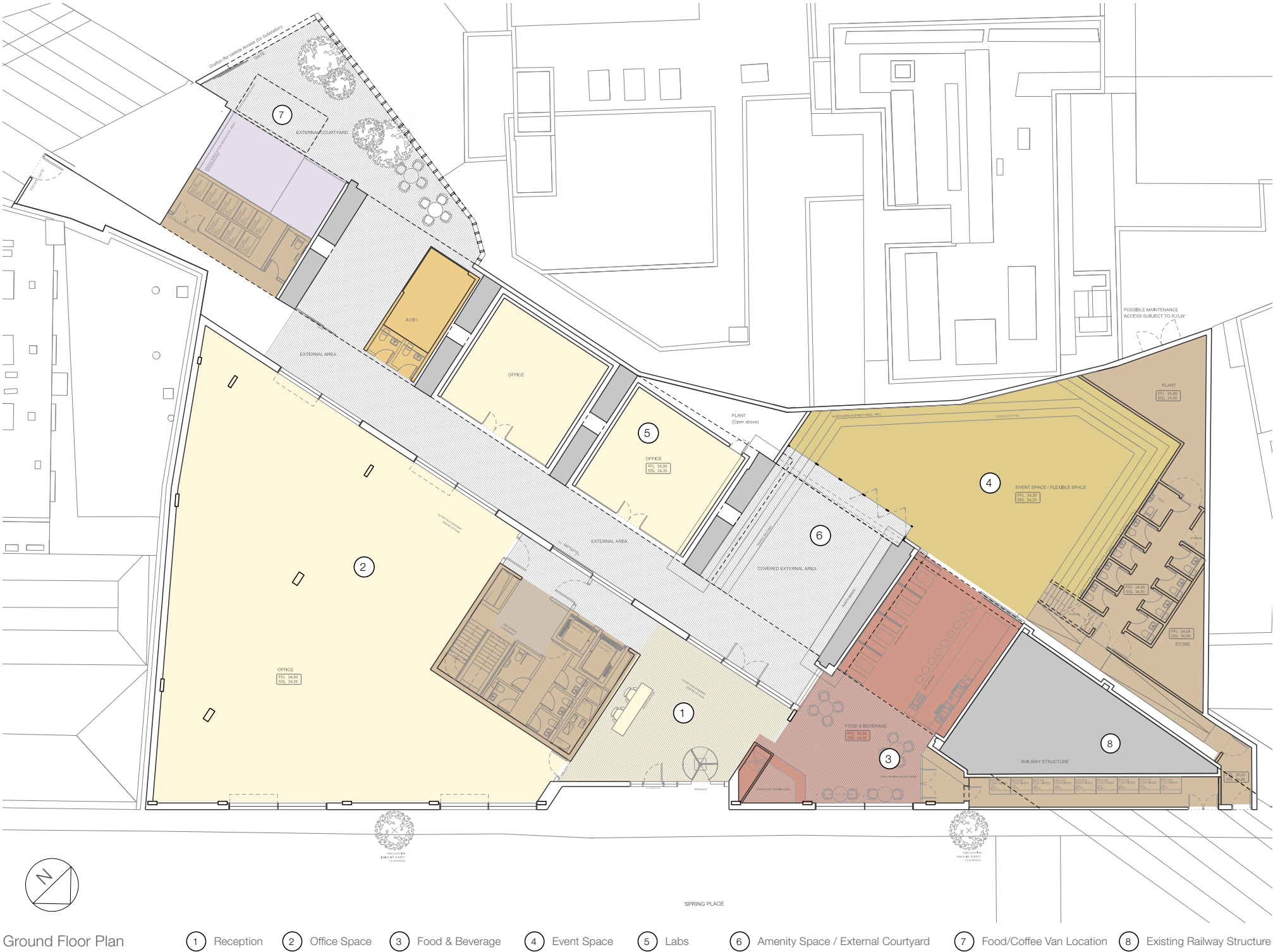
## 5.1 Arrangement

The ground floor design has progressed through a number of iterations to create an informal floorplate that combines the offices, the cafe and the event space, as well as creating meaningful connections with the external areas.

The proposal presents the majority of its street elevation to Spring Place, with a small area facing Grafton Road. The area located west of the arches is landlocked by neighbouring buildings.

In order to maximise street activation, the majority of ancillary areas have been located within the basement. The plant room area is split between the basement and the top floor, where it is concealed to reduce clutter and bulk of the building. The UKPN new substation sits within the most southern arch of the railway, with direct street access from Grafton Road.

The Spring Place elevation is occupied by the offices, the main entrance and the cafe. The arches and the event space are visually connected to the street thanks to the double height internal space in that area and the generous facade openings.



- KEY:
- Co-Working Space
  - Reception/Entrance Foyer
  - Event/ Co-Working Flexible Space
  - Food & Beverage
  - A1 / B1
  - Core / Circulation / Ancillary / Plant Area
  - Substation
  - Amenity Space / External Courtyard



## 5.1 Arrangement

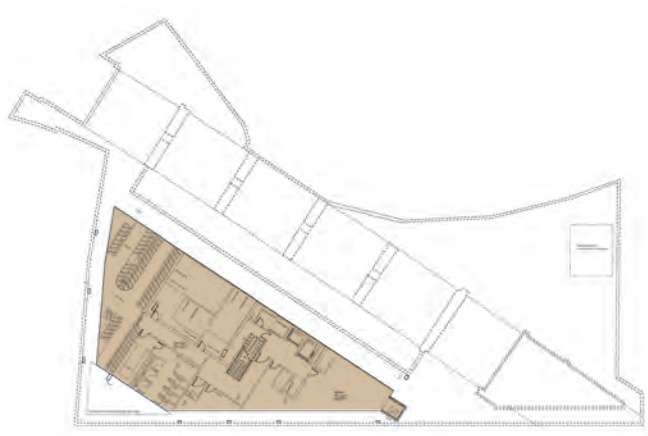
The proposed development has a total GEA of 4,996 sqm.

The majority of the ancillary spaces are located in the basement, in order to free the upper floors and provide the best quality office possible. This includes plant room area, storage, bike storage, lockers and showers, WCs and the kitchen for the F&B, which serves ground floor via a dumb waiter.

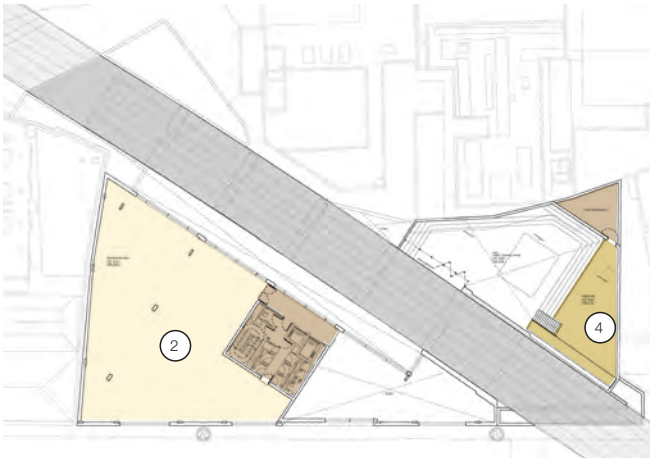
While the ground floor contains a combination of uses, the upper floors are solely dedicated to offices.

The building footprint reduces on the upper floors, allowing the provision of external amenity space on the two terraces located on the second level.

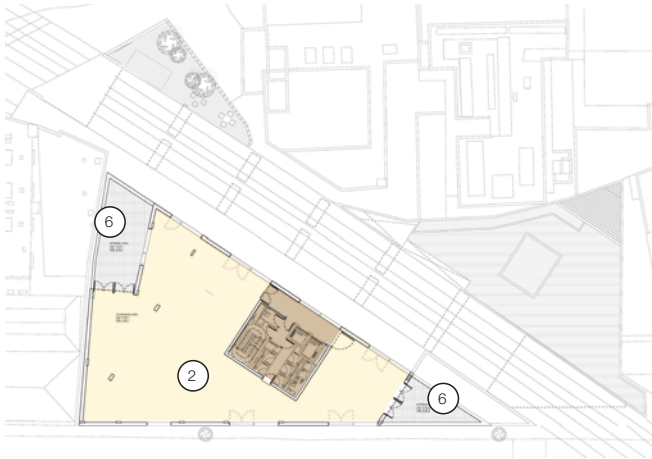
The fifth floor conceals the remaining part of the plant room area required, as well as offices.



Basement Plan



First Floor Plan



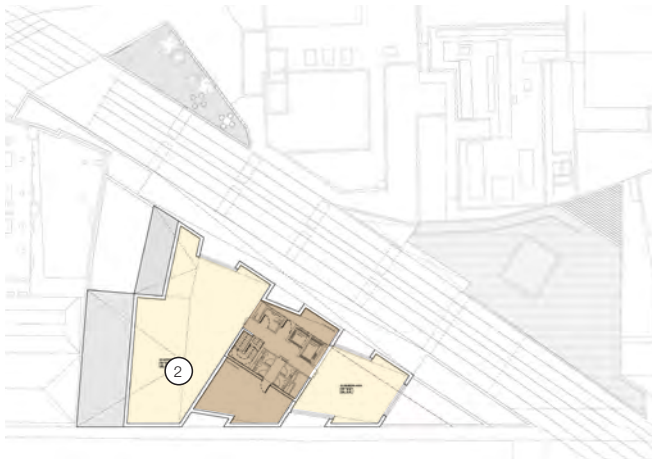
Second Floor Plan



Third Floor Plan



Fourth Floor Plan

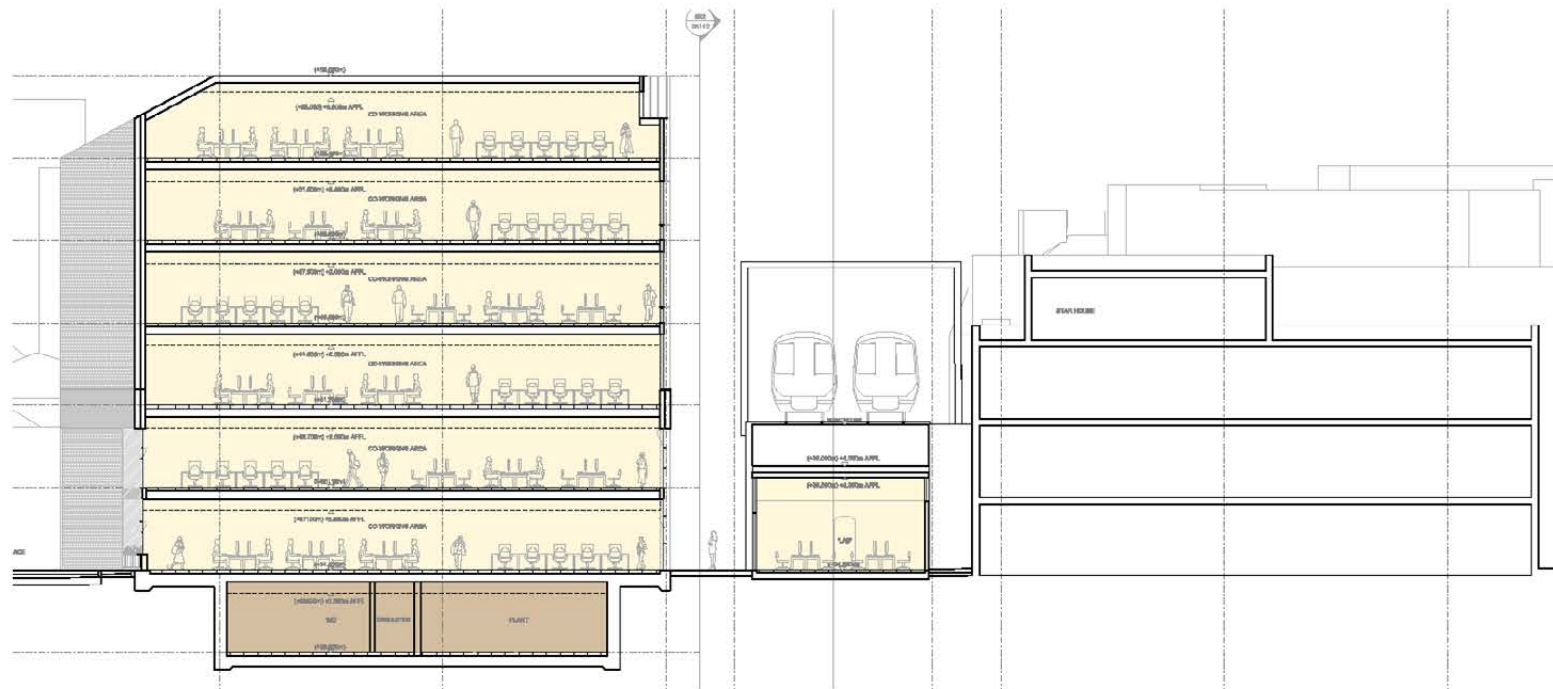


Fifth Floor Plan

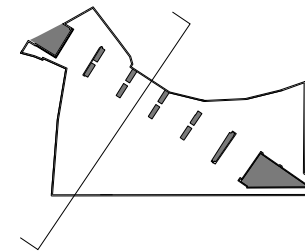
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## 5.2 Sections

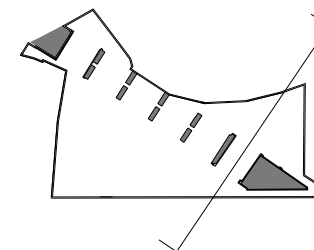
The sections in this page indicate the two different relationships of the proposal with the railway arches.



Section through Office Space



Section through Reception and Event Space



- Co-Working Space
- Reception/Entrance Foyer
- Event/ Co-Working Flexible Space
- Food & Beverage
- A1 / B1
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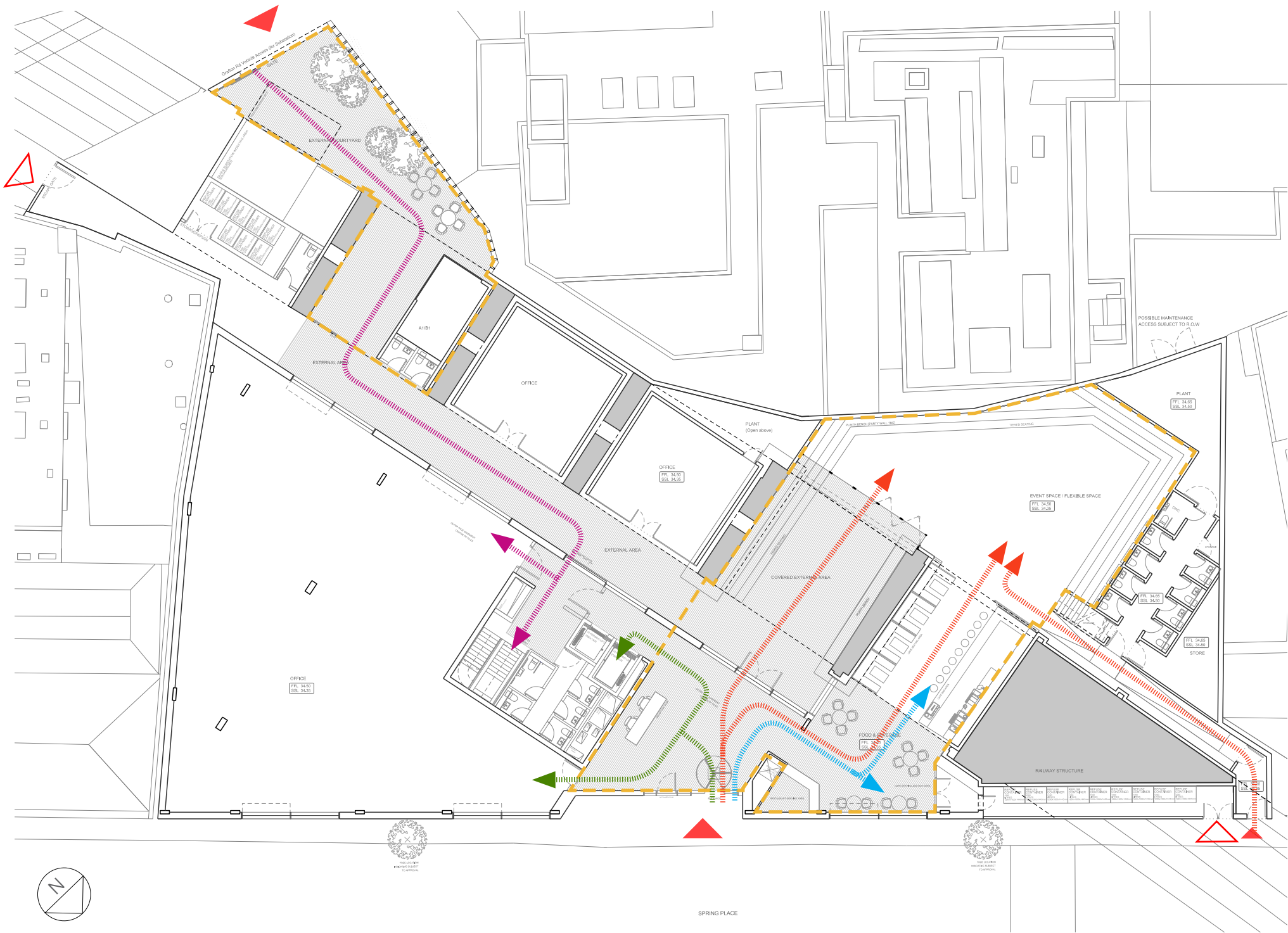
5.3 Access & Internal Flow

The design features two separate entrances, a main access via Spring Place and a secondary one on Grafton Road. Both have been carefully considered in terms of the sequence of entrance, materials and light.

*Spring Place Entrance*  
A light and spacious double height entrance foyer is located at the heart of the scheme, linking the reception for the offices, the cafe and the event space. The double height space allows a direct connection with the railway arches, bringing this feature into the interior space.

*Grafton Road Entrance - The Yard*  
A gated landscaped courtyard with considered planting and access to cycle storage, is accessed from Grafton Road. The court will benefit from south light and a quieter more residential character. It will present the opportunity to open the scheme to the public during business hours, while providing access to the scheme.

This external area serves various purposes: it provides direct maintenance access for the UKPN substation, it creates an active frontage to Grafton Road, it creates a direct cycle route into the building and the basement cycling storage and it can host street food/coffee vans during the day, activating the courtyard with public use.



- Entrances
- Back of house / Fire Escape
- Office Route - From Spring Place
- Office Route - From Grafton Road - Bike & Pedestrians
- Cafe Route
- Event Space Route
- Areas with Controlled Public Access



### 5.3.1 Welcoming & Open Spaces

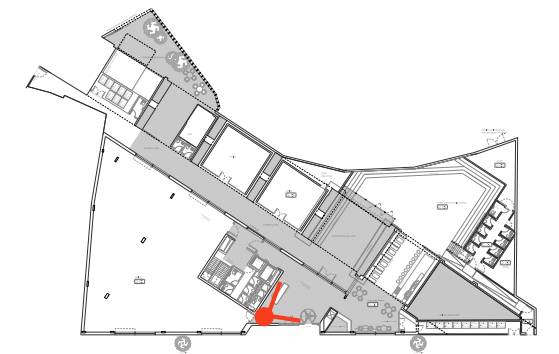
The entrance on Spring Place leads into a double height space that brings the different areas within the building together.

A generous opening connects it visually with the external courtyard and the arch that continues into the event space.

This area will have a public feel, providing access to the cafe as well as to the offices, linking both and their users and enhancing the relationship with the community.



Reception and Cafe area overlooking the arches and the Event Space





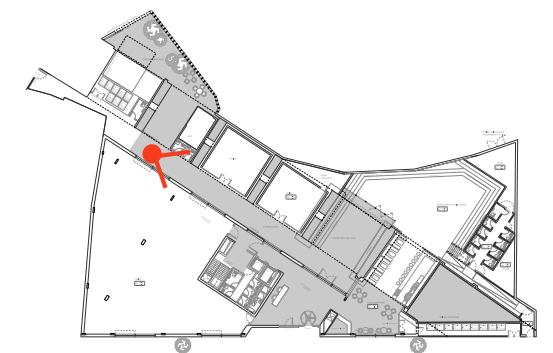
### 5.3.2 Flexible, Characterful Office Space

A variation of work spaces are intended to encourage a range of occupiers and a diversity and richness of building users.

The external space provided between the railway arches and the office building not only serves as an access route and amenity space, but also provides natural light into the office area and creates a better working space.



Courtyard between the railway arches and the building



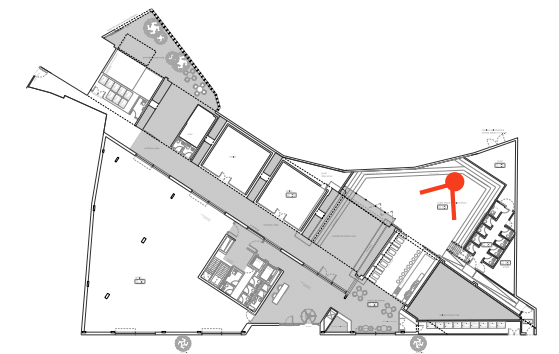


### 5.3.3 Publicly Accessible Cafe & Event Space

The publicly accessible cafe extends from the Spring Place side through the arches and opens into the double height event space.



View from the event space towards the cafe and public entrance





### 5.3.4 Public Amenity Spaces

The open Yard fronting Grafton Road gives the proposal a generous and permeable street edge, replacing a poor quality single storey building with planting and high quality metalwork which echoes the building above.

This gated courtyard will be publicly accessible during business hours and will also act as the primary cycle access route into the building.

There will also be a flexible A1/B1 space located in the yard arch adjacent to the external terrace on Grafton Road. This space will maximise flexibility of use throughout the year if the weather conditions make the external space not usable.



The Yard: New Building Access from Grafton Road and Public Space



### 5.4 Roofs, Terraces & Amenity Space

The careful articulation of the scheme’s massing allows for the creation of several external areas, both at ground and second floor levels.

**SPRING PLACE**  
Window boxes at street level  
Inclusion of trees on the footway

**TERRACE LANDSCAPING**  
Rooftop terraces provide landscaped amenity areas for the office. In the long views up from Spring Place and Grafton Road these elements, together with the planters at Ground Floor level, contribute to enhancing the greenery of the street.

**GRAFTON ROAD - THE YARD**  
Opening up the scheme towards Grafton Road creates the opportunity for some hard landscaping with trees.

**EAST AREA ROOF**  
The enclosed plant area located on the floor below will be open to the air. An offset zone of 1500mm from the roof perimeter has been retained for access and maintenance. PVs have been maximised within this area and without being visible from the street.

**WEST AREA ROOF**  
The portion of the building located west of the railway arches presents a flat roof. Two rooflights bring light into the event space. PVs on this area were explored but deemed unfeasible due to the shading produced by the surrounding properties.





## 5.4 Roofs, Terraces & Amenity Space

The landscaping concept for the scheme has been designed to enhance the qualities that each of the different spaces provides.

In those localised areas where there is planting, it will offer a mixture of shrub and herbaceous species that give year round interest. The proposal for the Yard on Grafton Road includes a number of trees.

A pair of trees are proposed to the Spring Place elevation, location subject to approval from Highways.

The external amenity spaces will be surfaced with granite baguettes in a tone to compliment the elevations to the proposed building. A variety of textures will be applied to differentiate access and walk through areas.



Section through landscaped terraces



View of the Front Terrace from the railway



More London granite baguettes



High Line New York mixture of soft and hard landscaping



Spring Place windows greenery and proposed trees