

7.2 Looking East (Drummond Street) Proposed



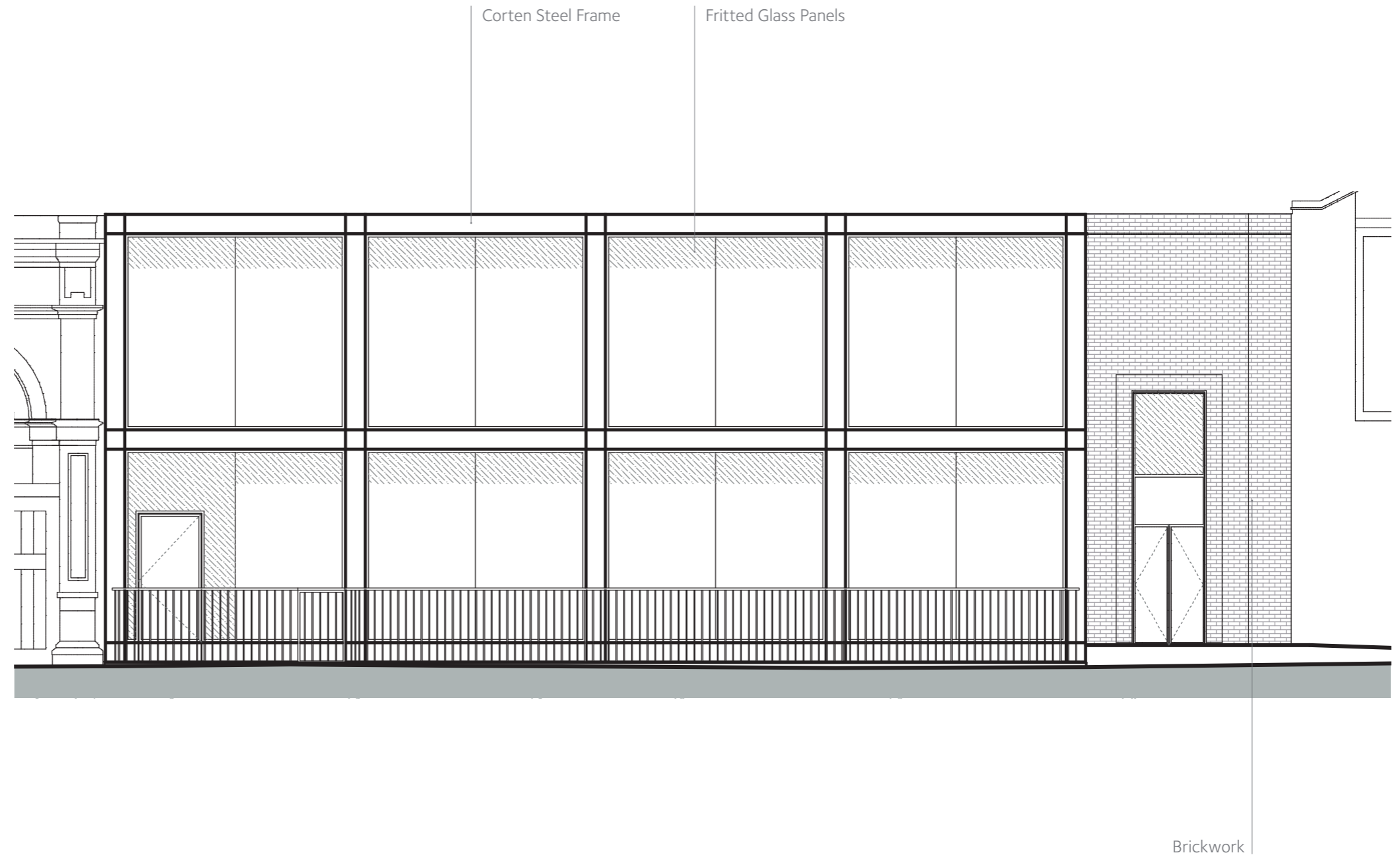
7.3 Looking West (Drummond Street) Existing



7.4 Looking West (Drummond Street) Proposed



8.0 MATERIALITY





CORTEN STEEL



BRICKWORK



FRITTED GLASS DETAIL



FRITTED GLASS

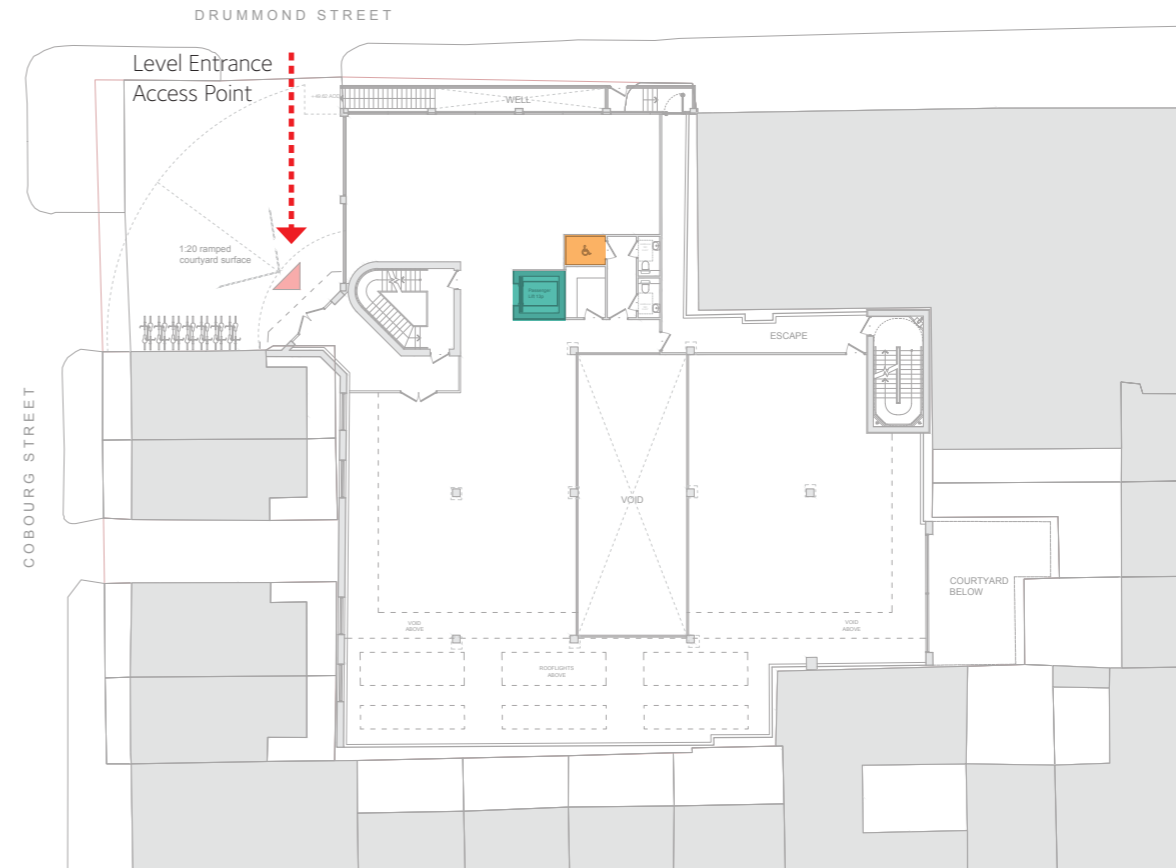
9.0 DETAILED DESIGN

9.1 Accessibility

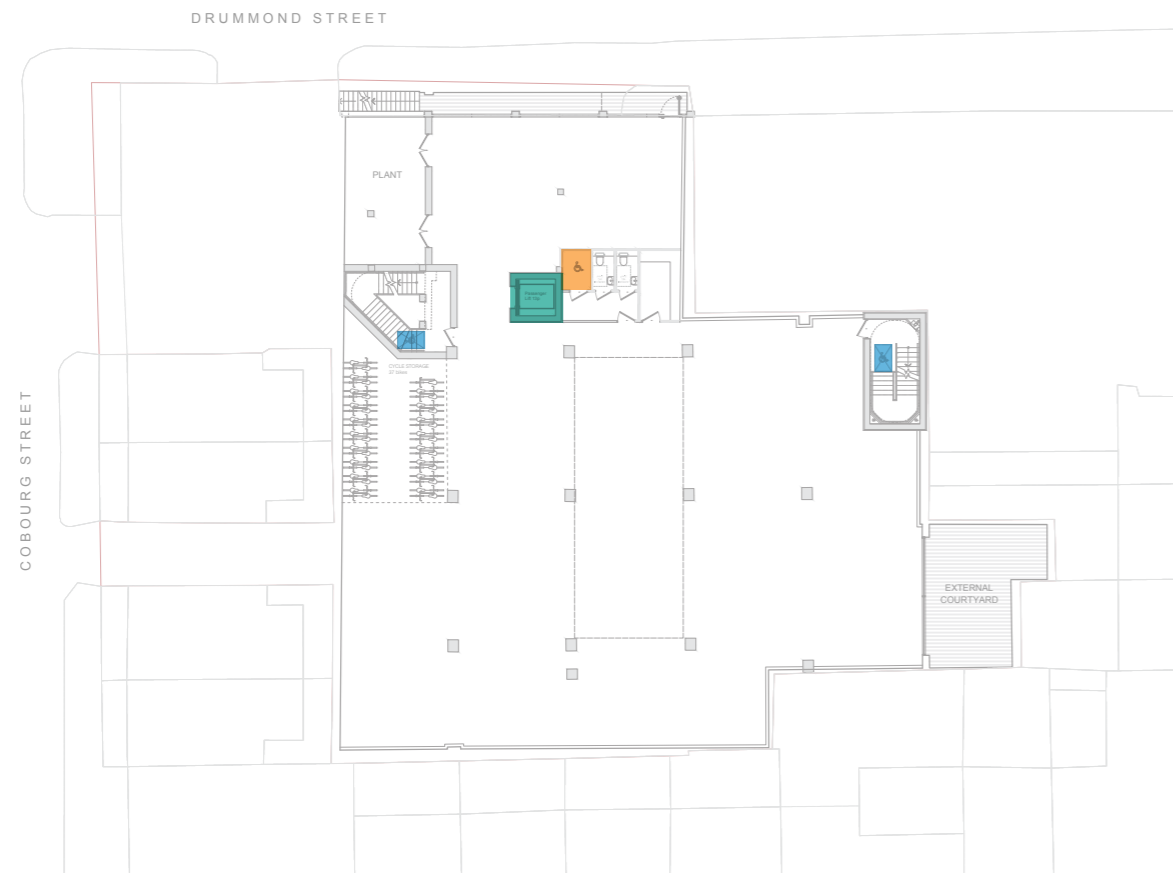
The scheme provides an environment which is accessible and legible to all regardless of physical ability, age, gender or circumstance.

The following provisions have been made:

- Level access at entrance points
- 13 person accessible passenger lift
- Protected wheelchair refuge zone within basement and first floor stair cores
- Wheelchair accessible WC facilities on all floors



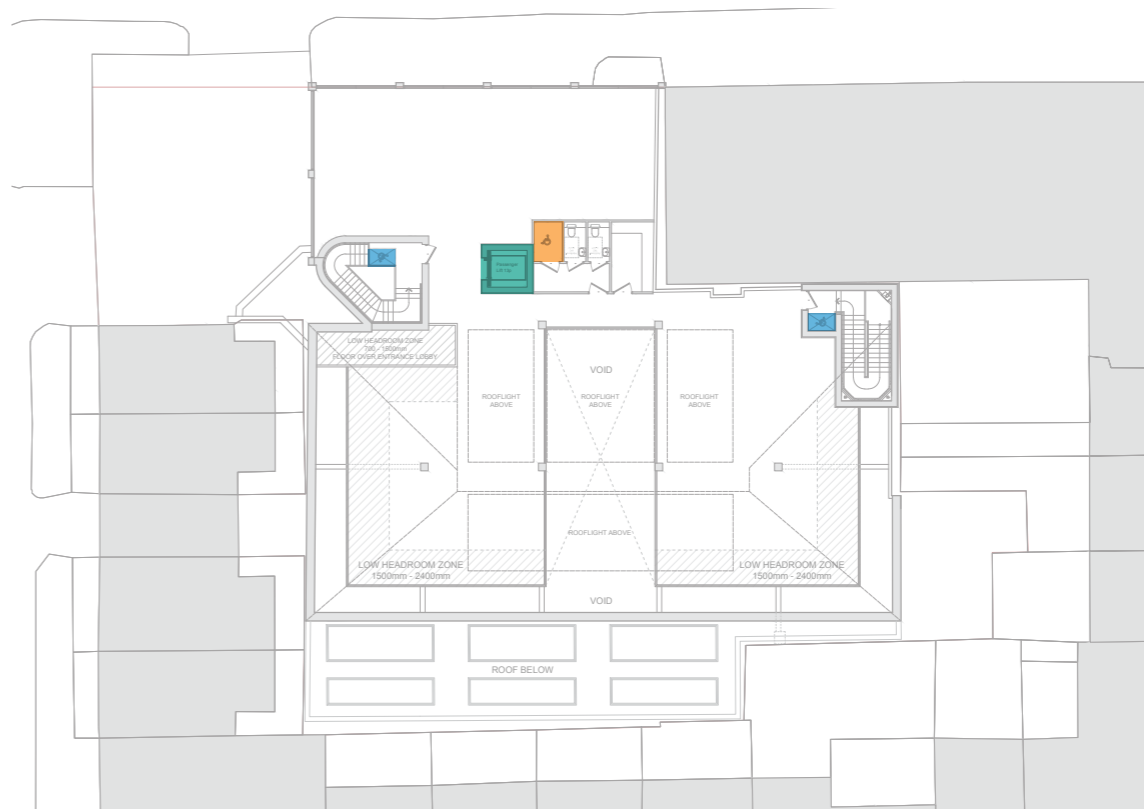
Ground Floor Plan



Basement Floor Plan

KEY

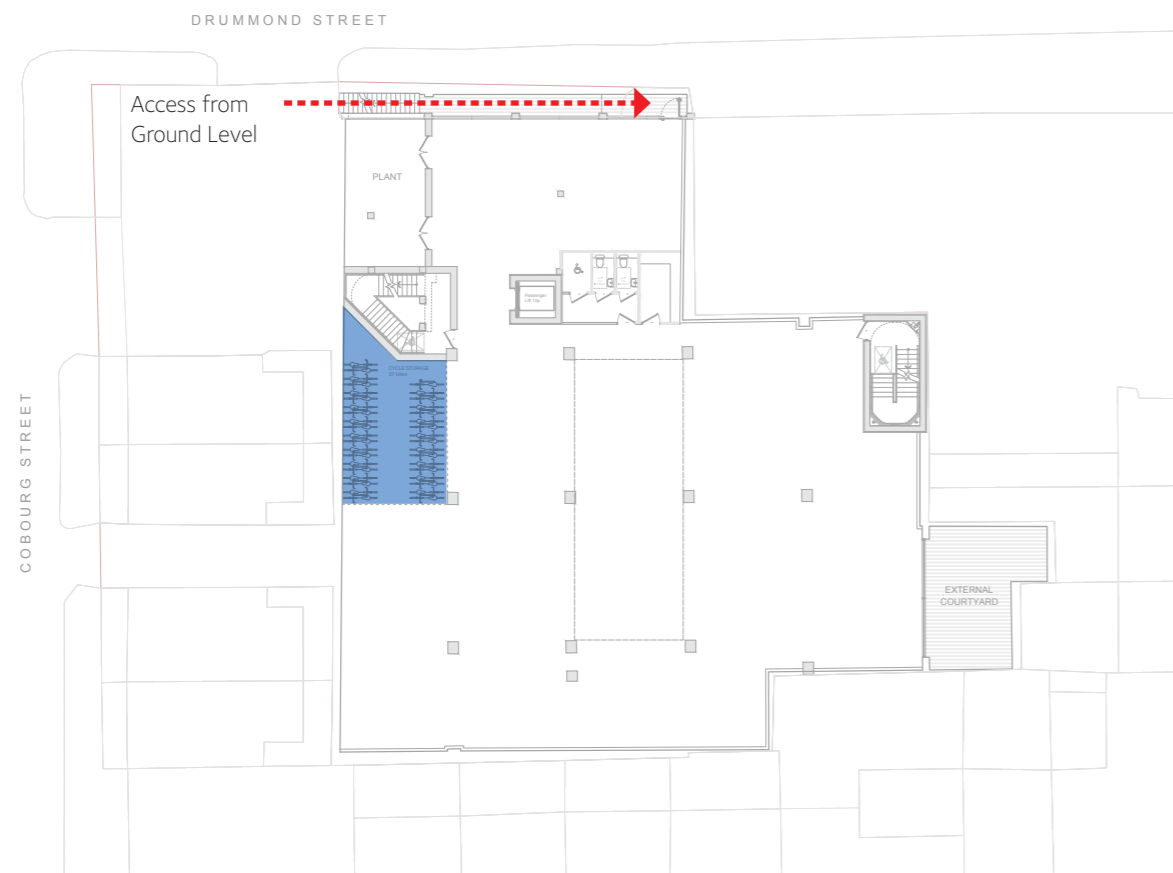
- Accessible Passenger Lift 13 person
- Wheelchair Refuge Zone
- Wheelchair Accessible WC



First Floor Plan

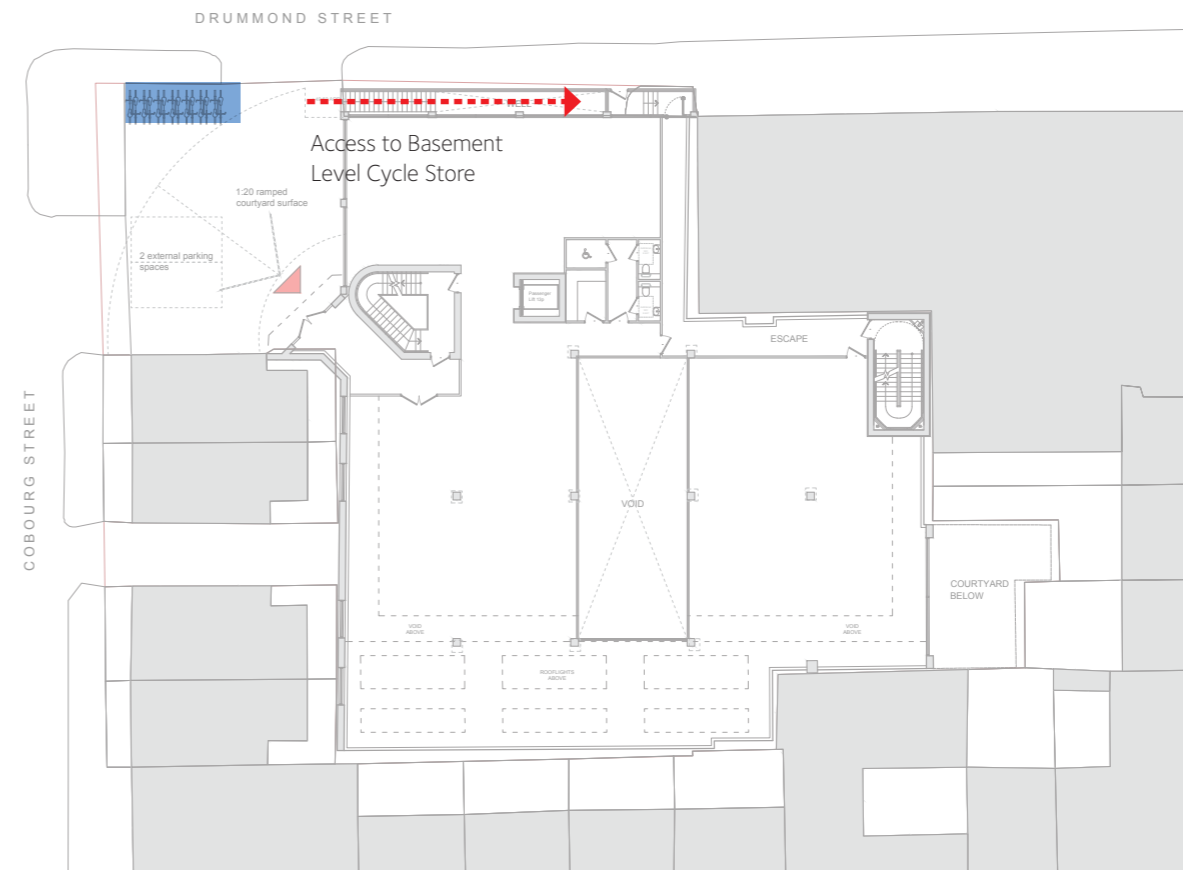
9.2 Cycle Storage

The scheme provides cycle storage on the basement floor for 37 bicycles with 19 Sheffield bike stands. This is accessed via a stairway with a cycle wheel ramp on the Drummond Street side of the building. There is also an additional 14 bike spaces on the ground floor for visitors.



Basement Floor Plan

KEY
 Cycle Storage Zone



Ground Floor Plan

10.0 SCHEDULE OF ACCOMMODATION

9.1 Existing Building Schedule of Areas

Levels	Approximate GIA	
	sqm	sqft
-1	879.14	9462.98
0	876.45	9434.02
1	126.42	1360.77
2	36.06	388.15
Total	1918.07	20645.91

9.2 Proposed Scheme Schedule of Areas

Levels	Approximate GIA	
	sqm	sqft
-1	845.36	9099.37
0	755.41	8131.16
1	525.78	5659.44
Total	2126.55	22889.97

Levels	Approximate NIA					
	Services (Plant /Kitchen / WC / Bike Store)		Circulation		Office	
	sqm	sqft	sqm	sqft	sqm	sqft
-1	101.38	1091.24	38.28	412.04	685.49	7378.55
0	20.20	217.43	91.87	988.88	631.47	6797.08
1	22.25	239.50	42.75	460.16	455.47	4902.63
Total	143.83	1548.17	172.90	1861.08	1772.43	19078.26

Level 01 Office NIA Breakdown		
Headroom	Area (sqm)	Area (sqft)
< 1500mm	13.63	146.71
1500 - 2400mm	87.99	947.12
> 2400 mm	367.48	3955.52
TOTAL (> 1500mm)	455.47	4902.63