

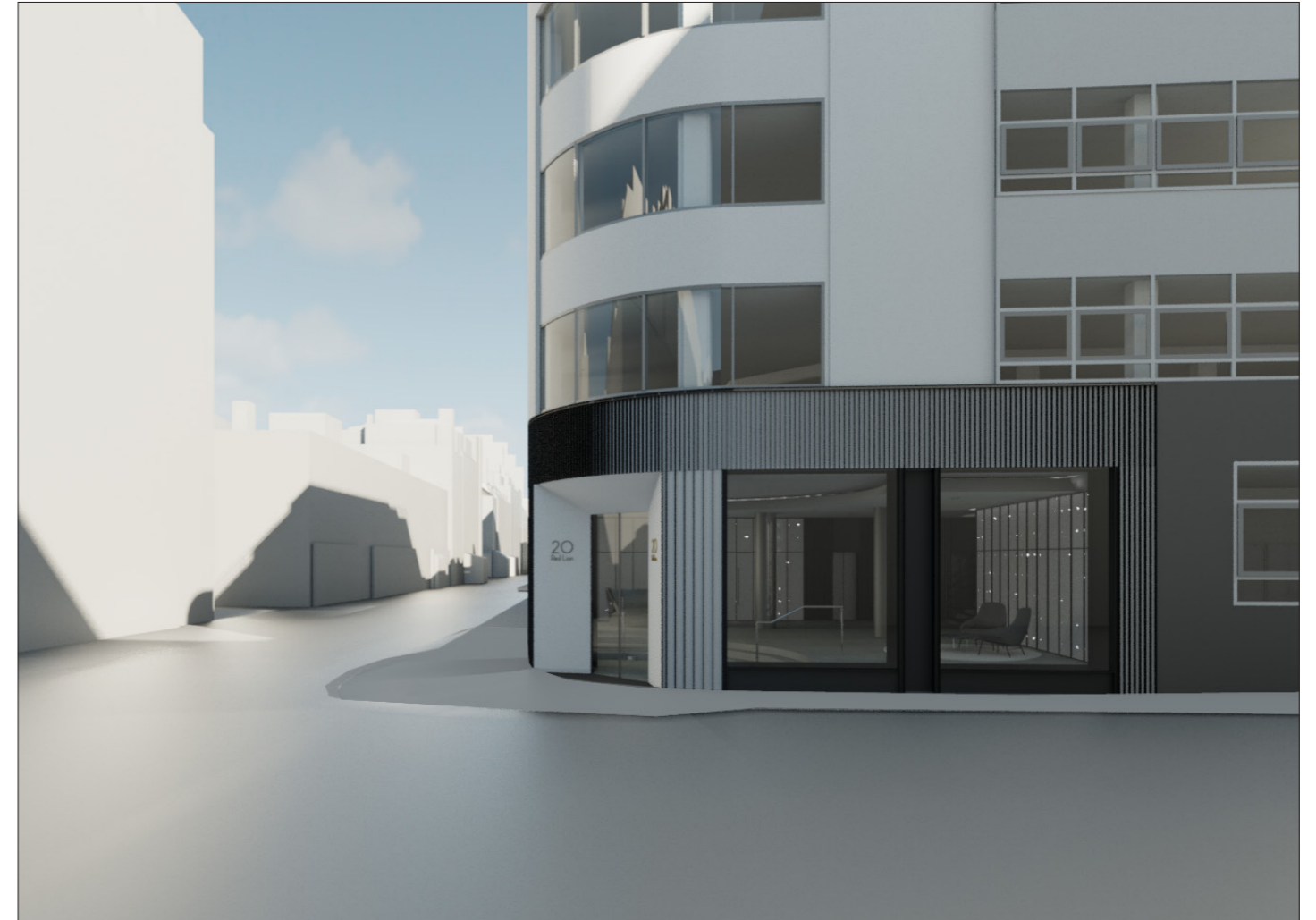
6. The Design Proposal

6.2 Key Moves - Ground Floor

View of new corner entrance



Existing



Proposed

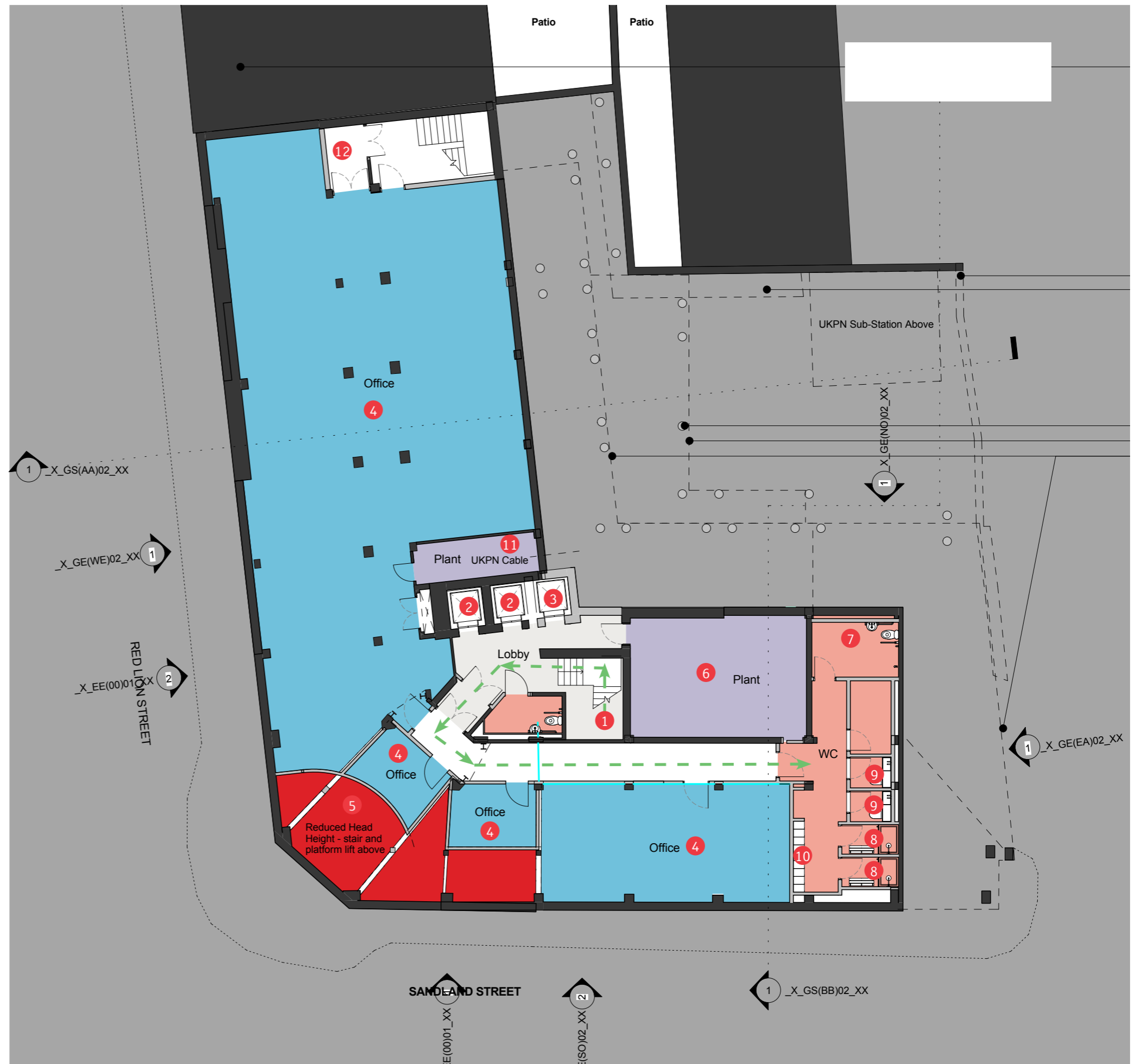


6. The Design Proposal

6.3 Key Moves - Basement

Basement floor plan

- 1 Route from Reception to cyclists facilities
- 2 Refurbished existing lift
- 3 New lift
- 4 Existing office floor
- 5 Existing office floor with reduced head height
- 6 Existing plant
- 7 Part M compliant shower and WC
- 8 Shower
- 9 Superloo
- 10 Lockers
- 11 UKPN cable inlet
- 12 New lobby to existing fire escape stair
- 13 Drying room



6. The Design Proposal

6.4 Key Moves - Typical Floors

Typical Floor Plan (1-3)

- 1 Existing extended lobby
- 2 Refurbished WCs at office floor level
- 3 Refurbished existing lift
- 4 New lift
- 5 New lobby
- 6 Existing office floor
- 7 New office floor
- 8 New lobby to existing fire stair
- 9 New double glazed windows to replace existing single glazed unit
- 10 Remaining existing facade rendered to match front facade
- 11 New external terrace
- 12 New brick facade
- 13 New double glazed windows & doors



6. The Design Proposal

6.4 Key Moves - Typical Floors

The proposal will rearrange the floor plates into a permeable and versatile space. The layout allows for future sub-tenancy within the same floor. The new toilets are accessed from the office floor level and the extended floor plate connects both wings of the building behind the core.

The existing building has challenging floor to ceiling heights, as the clear distance between the slabs is approximately 2700mm. This is pushed further to 2400mm by a suspended ceiling across the whole floor plate.

The new strategy contains the services to the centre of the plan and the perimeter walls. The clear height is now 2650mm, with the exception of a narrow zone between the existing columns where the ceiling is dropped to 2360mm. A plasterboard zone beneath the existing slab will conceal semi-recessed light fittings and their associated cables.



Existing



Proposed

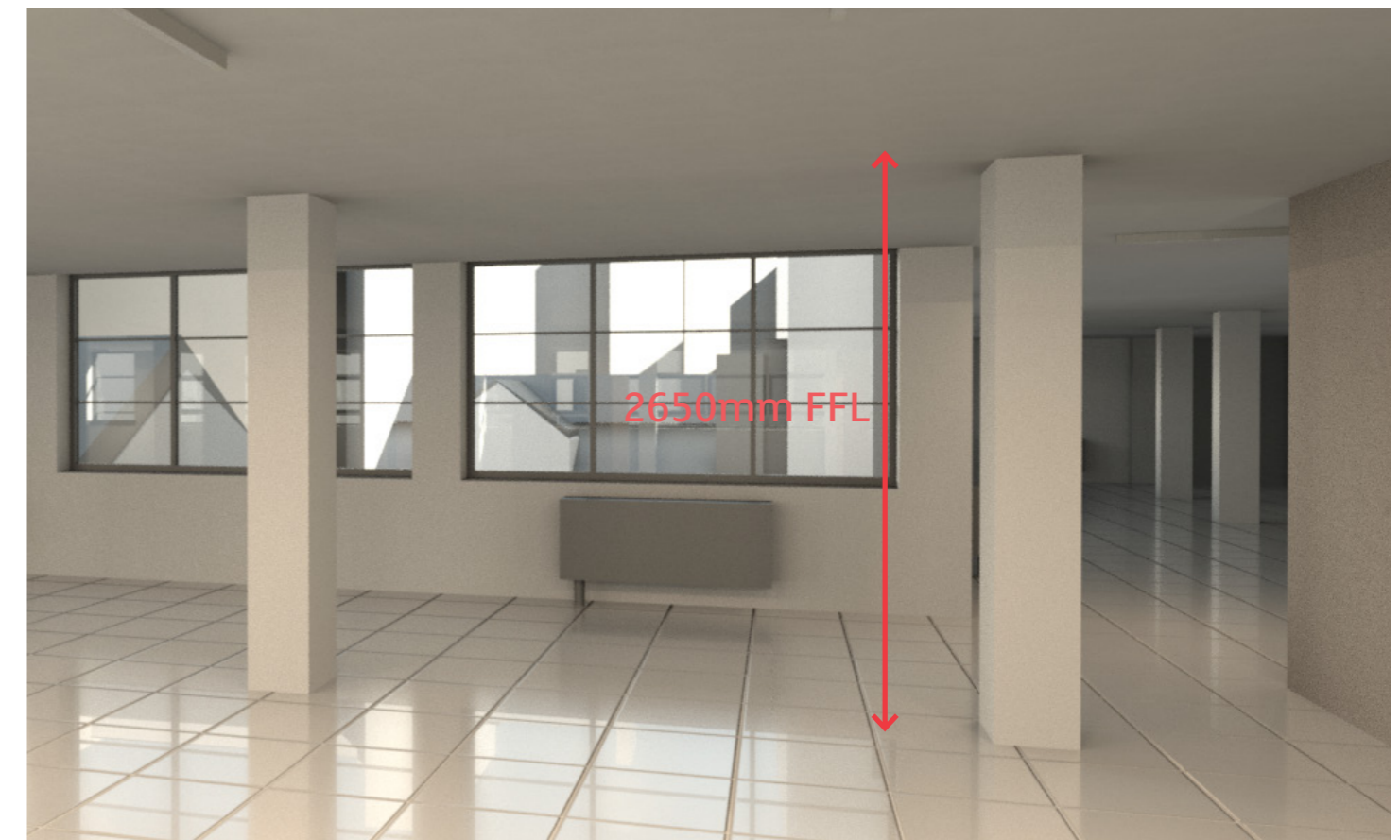
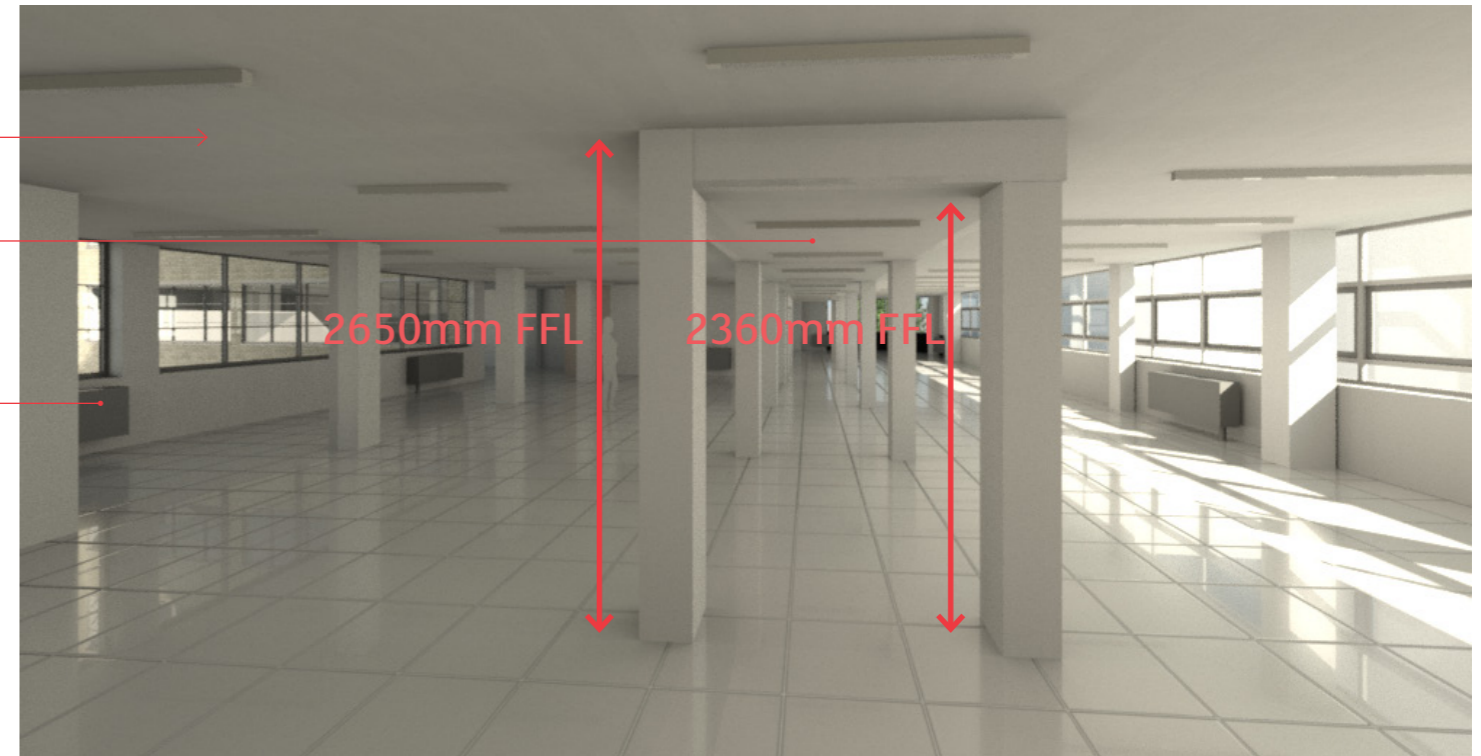
6. The Design Proposal

6.4 Key Moves - Typical Floors

Typical Reflected Ceiling Plan



- Plasterboard lining
- Dropped zone for services
- Wall mounted services



6. The Design Proposal

6.5 Key Moves - Typical Upper Floors

Typical Upper Floor Plan (4-5)

- 1 Existing extended lobby
- 2 Refurbished WCs at office floor level
- 3 Refurbished existing lift
- 4 New lift
- 5 New lobby
- 6 Existing office floor
- 7 New office floor
- 8 New lobby to existing fire stair
- 9 New double glazed windows to replace existing single glazed unit
- 10 Remaining existing facade rendered to match front facade
- 11 New external terrace
- 12 New brick facade
- 13 New double glazed windows & doors



6. The Design Proposal

6.5 Key Moves - Typical Upper Floors

5th Floor Terrace

New double glazed door

New brick facade

PPC Metal balustrade

Coping to match existing

New decking



6. The Design Proposal

6.5 Key Moves - Typical Upper Floors

