

3. The Existing Building

3.8 Roof top - analysis

- The existing plant is split between the rooftop and the basement
- Air handling units have acoustic screens, but not to the rear

Roof top plant



Roof top plant



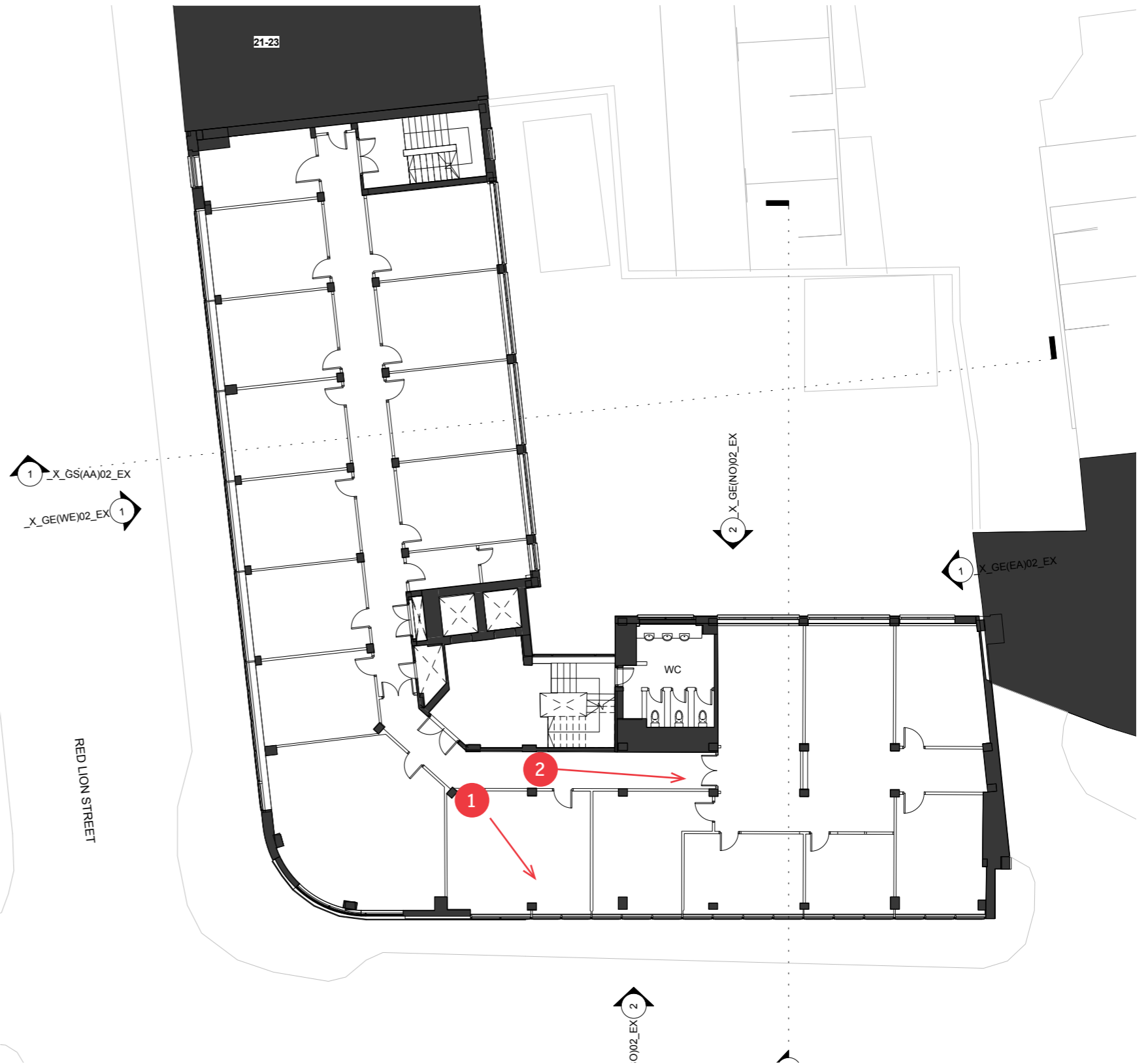
1. The rear facade from Three Cups Yard

2. Aerial view of 20 Red Lion Street

3. The Existing Building

3.9 Typical Floor - analysis

- The existing floors are uniform in appearance lacking character and diversity
- Toilet provision does not meet current guidelines
- Toilet cores accessed on the half landings
- Servicing does not allow for easy flexibility of subdivision
- Suspended ceiling reduce ceiling height and natural light



3. The Existing Building

3.10 Summary

- Originally built in 1955 and known as Nos 16 & 20 Red Lion Street & 23 & 27 Sandland Street
- Existing B1 office accommodation totalling 2,711 sq m (29,181 sq. ft) of net internal accommodation arranged over basement, ground and five upper floors with five secure car parking spaces and cycle storage located within a service area to the rear of ground floor level.
- The building is 'L' shaped on plan with north and east wings linked by a central stair, lift and toilet core with fourth and fifth floors stepped back from the principal elevation.
- Alternate male and female WCs are located at half landing levels, with accessible facilities and a shower room located at basement level. A further escape stair core is located to the end of the north wing. At ground floor level a main entrance and reception area is accessed from Sandland Street.
- Roof areas are designed to accommodate a mechanical plant deck and plant zones.
- The principal elevations are a combination of through colour rendered brickwork with glazed aluminium framed stick curtain walling, and fixed decorative marble cladding panels at ground level. Rear elevations are formed in steel crittall type glazed curtain walling to the main stair core and aluminium frame single glazed units (with internal secondary glazing) all set within facing calcium silicate brickwork

There is a desire to clarify the entrance and address relationship (Sandland vs. Red Lion) to shift the prominence back to Red Lion Street for a better relationship to its context. The internal spaces of the building fall short of contemporary standards for environmental comfort, lighting and air-conditioning therefore the proposals that follow seek to bring it in line with current guidelines. The dimensions of the main office space are relatively narrow and do not offer much flexibility to achieve ideal densities of occupation or diversity of work settings, the proposal to expand the typical floor plate would allow for greater opportunities for use of the space.



4.0 Opportunities and Constraints

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4.1 Overview

This section outlines the key opportunities and constraints we have identified in our detailed analysis to inform our current design proposals.

Extend the floorplate into the rear courtyard and maintain character and proportion

Add space whilst respecting the 'stepped' roof line

Replace the single glazed windows on rear facade with double glazed

Improve the cycle parking and facilities

Create a connection from the cycle park to the core

Create a terrace in the external space

Create terraces to the upper office floorplates

Create a modern work environment

Reinstate the corner entrance

