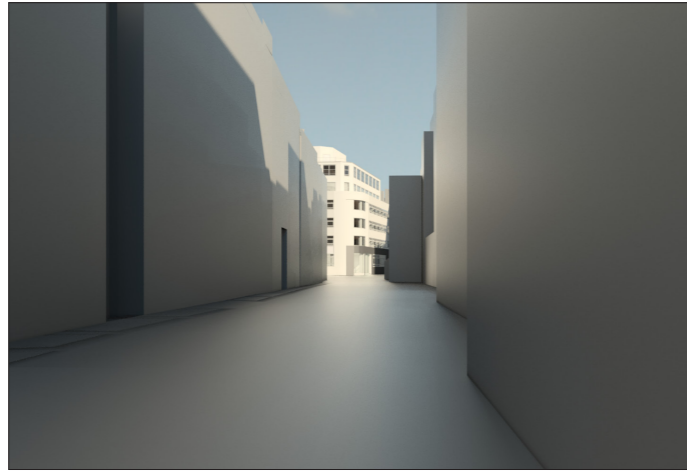


# 5. Planning and Consultation

## 5.2 Post consultation design options

### 3. View from Eagle Street



Existing



Plant Screen 2500mm high



Plant screen 2000mm high, enclosure repositioned further away from Red Lion &

### 4. Corner Entrance



Existing



Proposed as presented to BCAAC and Camden



Proposed with the entrance repositioned towards Sandland Street



Proposed with corner entrance and 'dummy' glazed panel added to levels 1-3 to upper floors

# 6.0 The Design Proposal

## 6. The Design Proposal

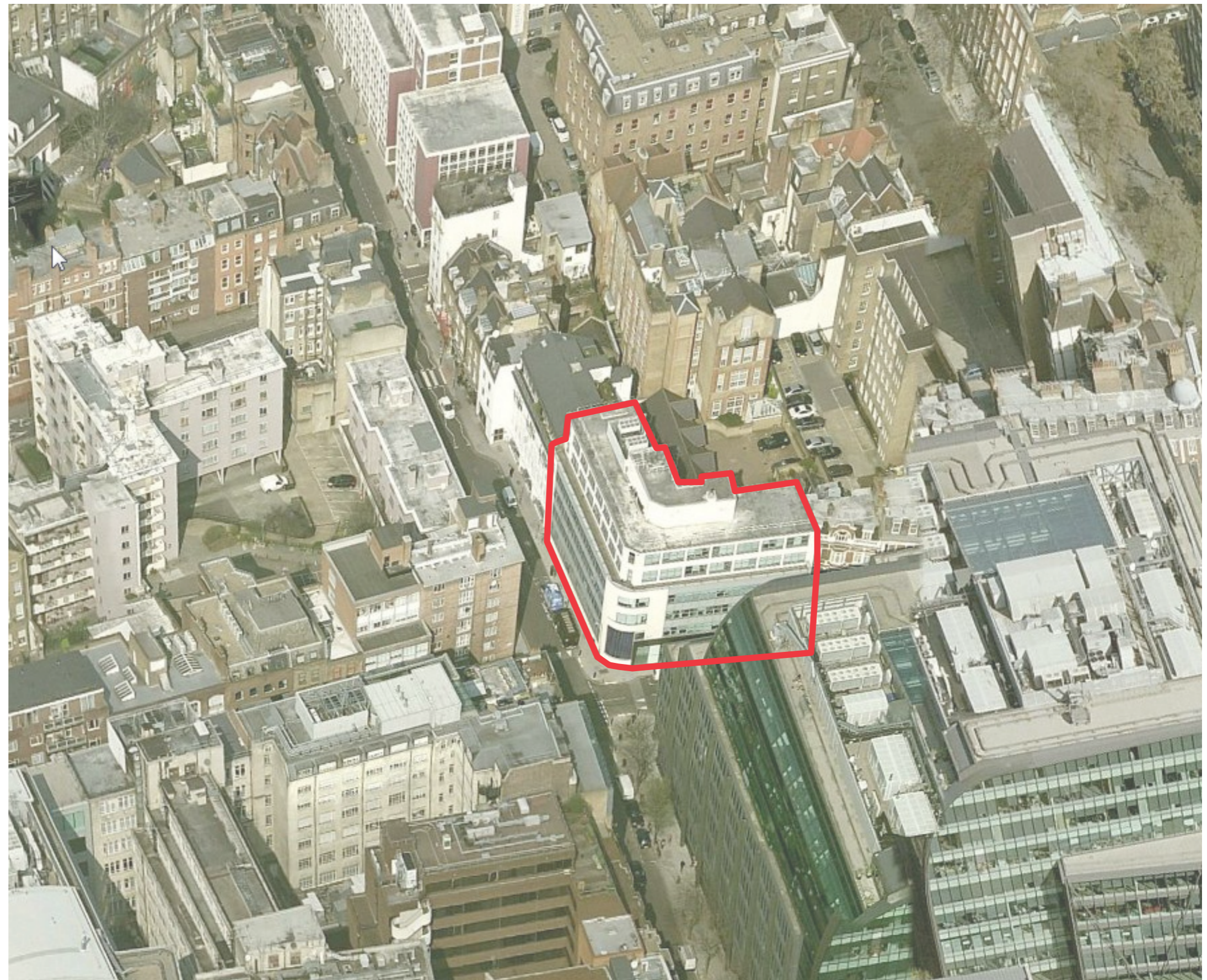
### 6.1 Overview

The proposal is to refurbish and extend 20 Red Lion Street to secure its future as an office building that can provide a new modern working environment.

The strategy is to work with the existing building by retaining the existing fabric where possible whilst enhancing the character and appearance of the building by respecting and reinforcing its Bauhaus/ International Style aesthetic.

This section sets out the architectural intent. The scope of work includes:

- Move the main entrance back to the corner of Red Lion Street & Sandland Street
- Enlarge and refurbish reception
- Re-clad ground floor road facing facades
- Clean existing road facing rendered facades
- Improved cycle parking
- New rear terraces at ground floor, 1st, 5th and 6th Floor levels
- New route from rear courtyard through to ground floor core
- New lift servicing basement to fifth floors
- Drop slab in the WCs so that it is accessed from office floor levels rather than half landings
- Extend ground to fifth floors to connect both wings of existing floorplate behind the core
- Upgrade all remaining existing windows on the rear facade with new double glazed units
- Render remaining existing rear facade to match the front
- New office floor on 6th, existing plant level
- Extend two existing lifts to new 6th floor
- Move plant level to new 7th floor
- New plant enclosure
- New services to CAT A standard throughout
- New floor, wall and ceiling finishes throughout
- New basement shower and locker facilities
- Upgrade toilet accommodation
- Upgrade all office services to modernise the office accommodation and improve energy efficiency
- Retention of B1 office use for all floors.



## 6. The Design Proposal

### 6.2 Key Moves - Ground Floor

- 1 New corner entrance
- 2 New stone cladding
- 3 Enlarged existing reception
- 4 Refurbished existing lift
- 5 New lift
- 6 Existing office floor
- 7 New office floor
- 8 Refurbished WCs
- 9 New route to courtyard
- 10 New terrace at Ground Floor level
- 11 27 cycle spaces, Double stacked with roof  
(16 new and 11 existing replaced)
- 12 Designated area for bin storage
- 13 Existing UKPN substation
- 14 New steps to ground floor level



## 6. The Design Proposal

### 6.2 Key Moves - Ground Floor

#### Cyclist Facilities

The proposal sets out an enhancement of the current cyclist facilities from the current 16 spaces on site.

The new extension (GEA +781 m<sup>2</sup>) incurs a requirement of a further 11 spaces based on the London Plan March 2016 calculations. 9 long stay and 2 short stay.

The proposed scheme therefore sets out the following:

- 27 cycle spaces in the courtyard
- 25 lockers in the basement
- 4 showers, 1 of which will be Part M compliant

