

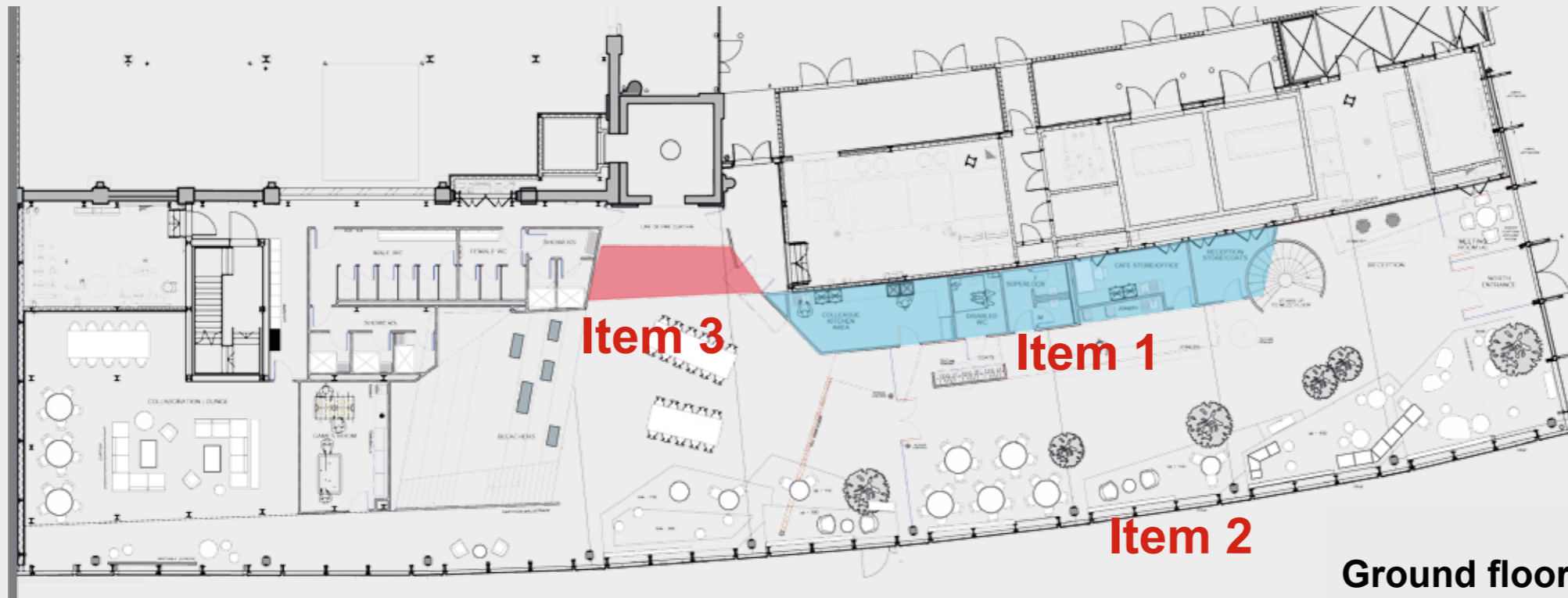


Final proposal

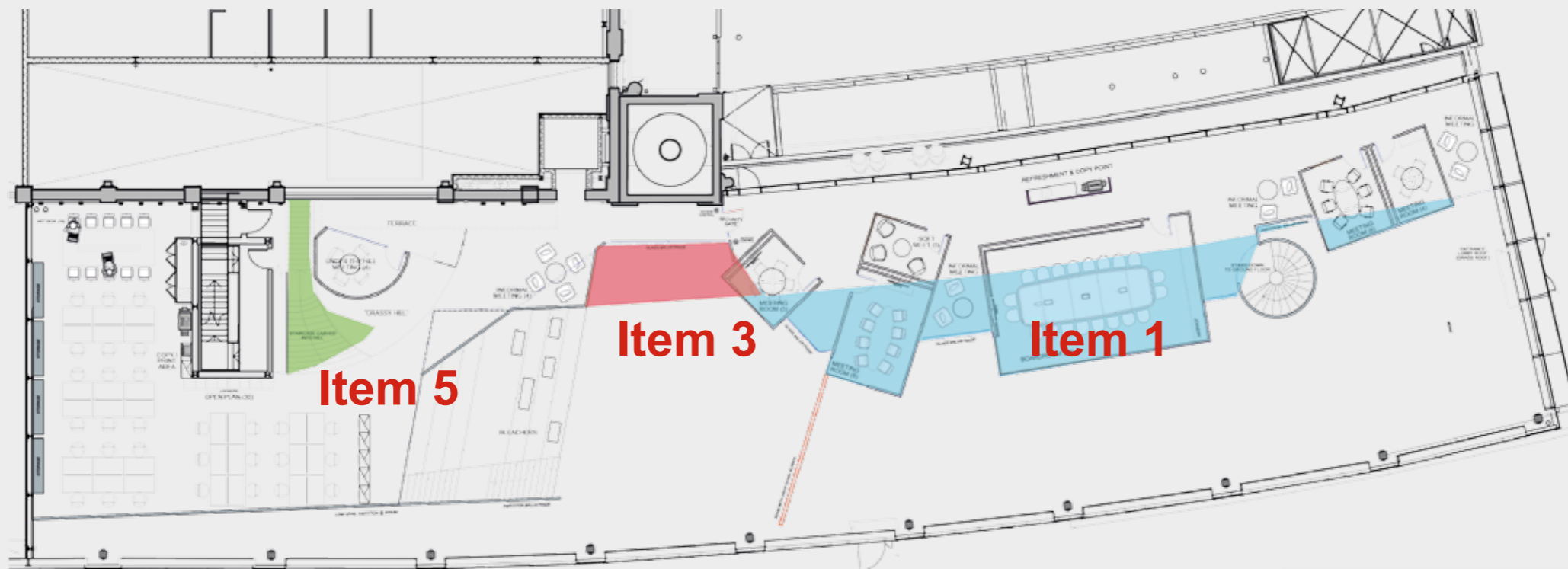
Midland Goods Shed and East Handyside Canopy

Proposed plans - Key areas

These plans highlight the key areas of the design scheme. 3 of the previous items have been changed or omitted. As described (and highlighted in red) on the page opposite.



Ground floor plan



Mezzanine floor plan

Proposed plans - Key areas

Item 1. Extension of mezzanine floor and installation of meeting room boxes. The existing bleachers by the north entrance are to be removed, to open up the views into the building. The existing mezzanine is extended, with spiral stair to access the upper level. New cantilevered meeting room boxes introduce interesting and complimentary architectural forms to the environment.

Item 2. The ramp has been removed from the original scheme, replaced with a furniture solution. Freestanding planes sit in front of the existing solid facade 'panels', the area where the existing blinds are located remains unobstructed to maintain sightlines/daylight.

Item 3. Cut back of existing mezzanine to expose more of the accumulator pump. This feature is currently too hidden away. Removing part of the mezzanine will allow this existing feature to be take more of a prominent role in the space.

Item 4. We have decided not to proceed with opening up the existing brickwork, as the existing aperture would not present a large enough opening to benefit from these works.

Item 5. New staircase up to first floor level. We will need to remove a connecting truss to allow connection of the floors - as per the previously approved Guardian scheme.

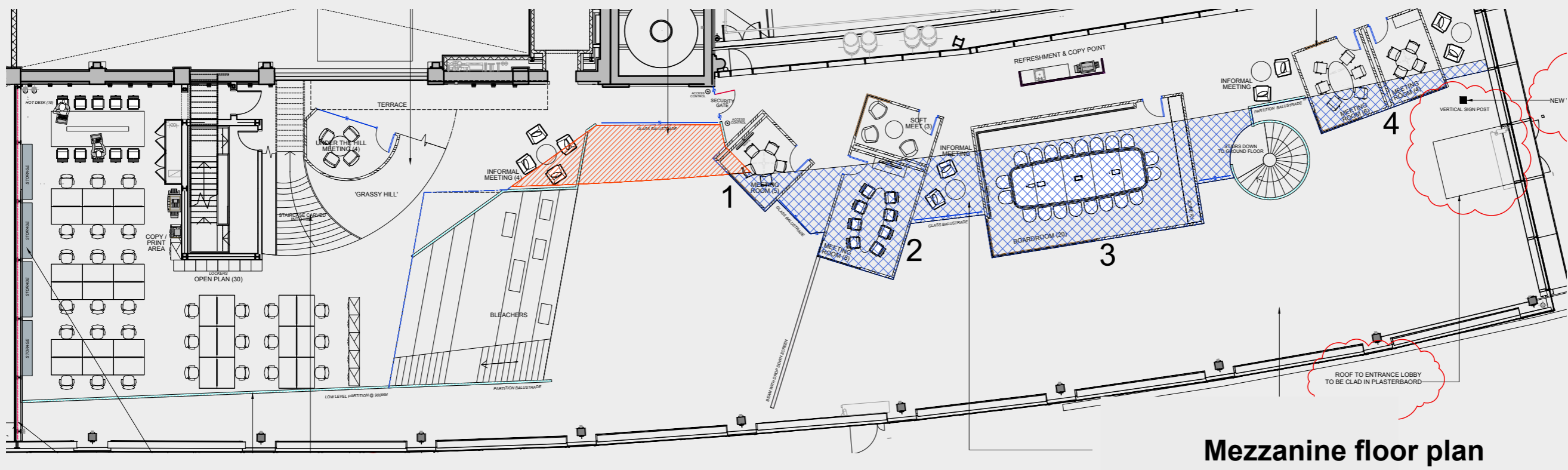
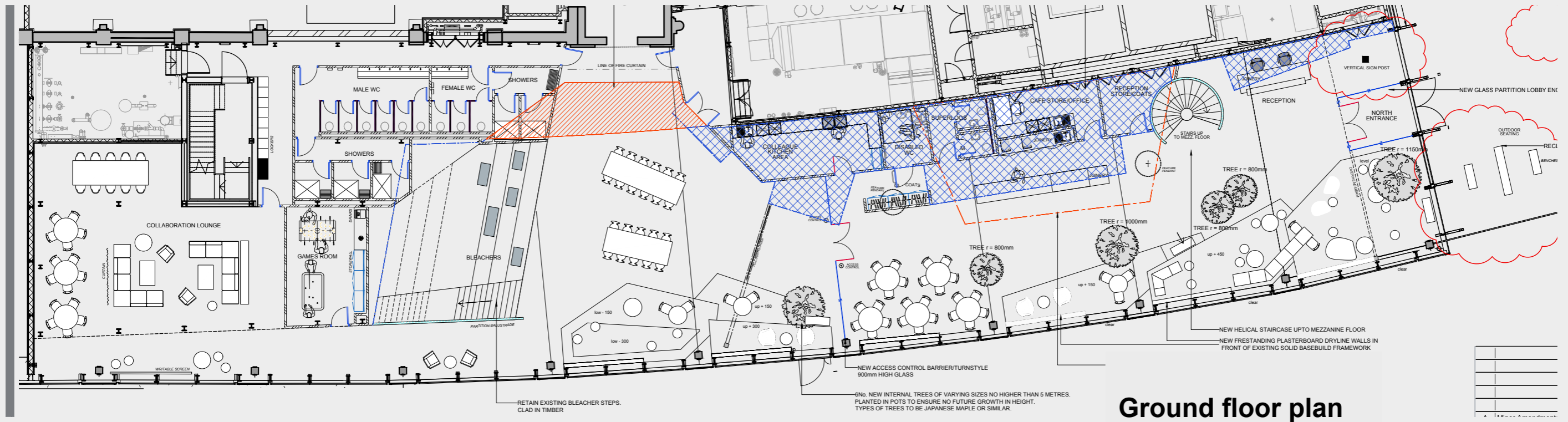
Item 6. We have decided not to proceed with the installation of 'hammocks' within existing trusses as this will not work structurally.

Item 7. New mezzanine floor at first floor level. Offering an alternative perspective of the floor, this piece makes use of the high ceilings while retaining a sense of the overall volume of the space. It also means the existing perimeter brickwork walls are visible throughout the floor.

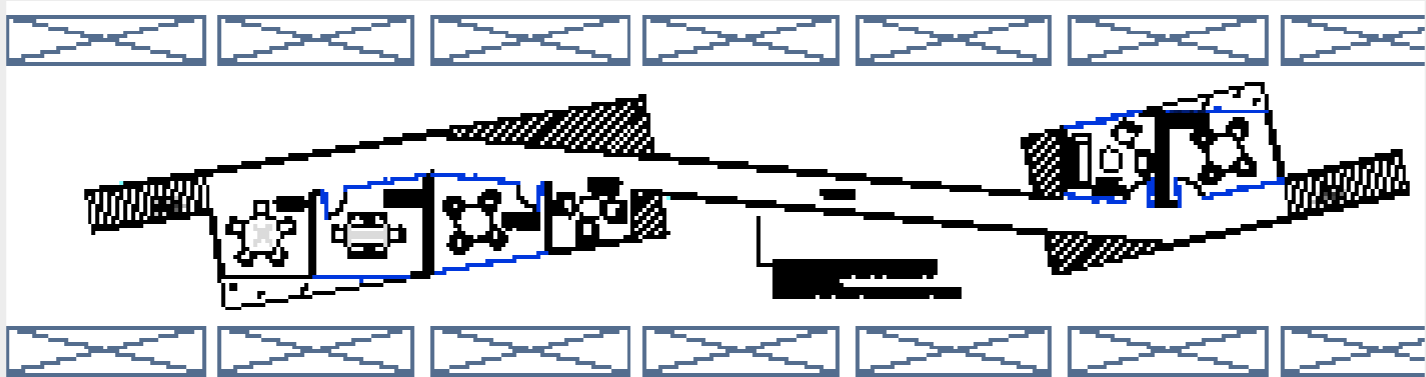


Proposed plans

Note: Scaled versions of these plan (with notes) are provided separately as A1 and A0 drawings



Proposed plans

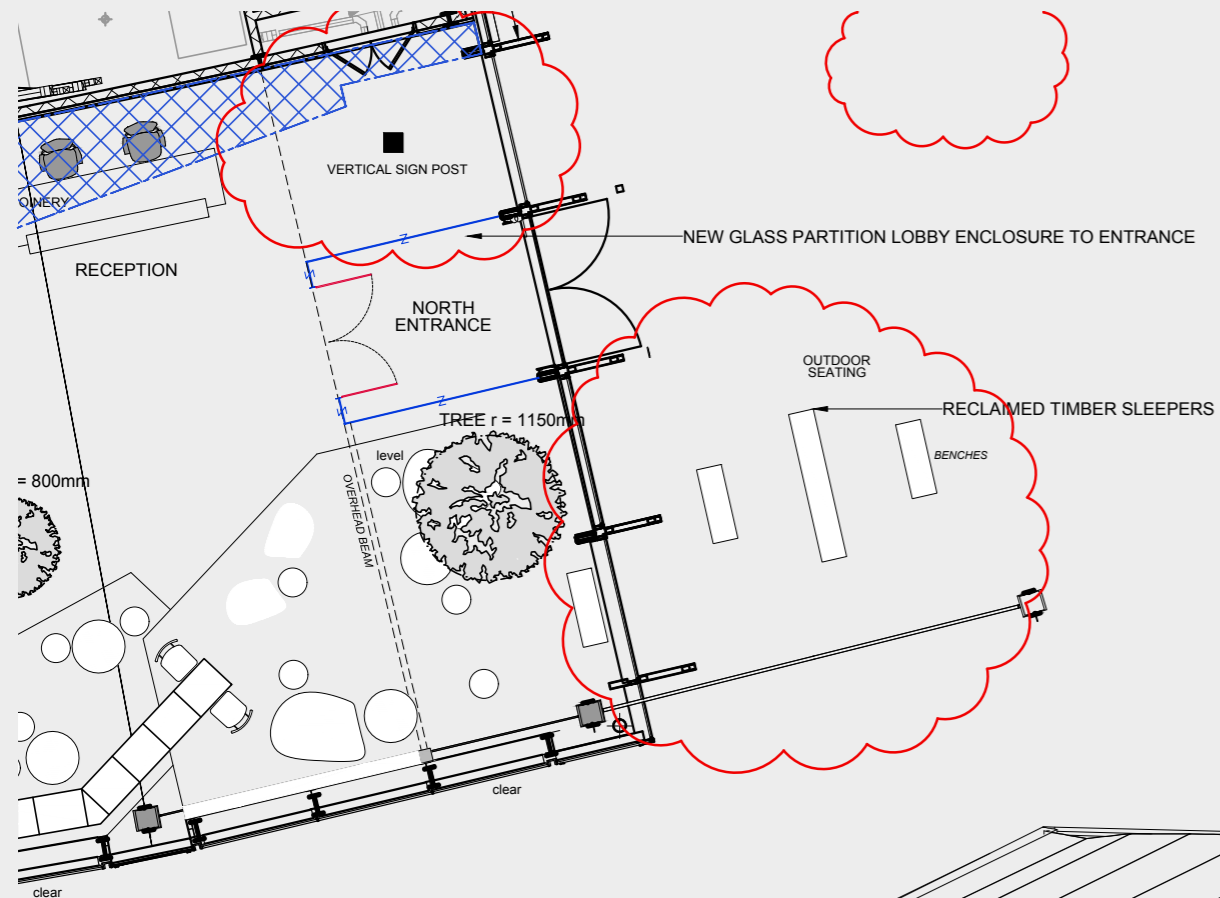


First floor mezzanine plan



First floor plan

Detail 1 - Internal trees and sign



Part plan - Ground floor

We propose 6-8 trees of varying size, however none over 4.5 metres in height. They are placed internally, through the ground floor space to bring the outside in. There will be no trees placed externally under the canopy, to maintain the visibility of the existing entrance and canopy.



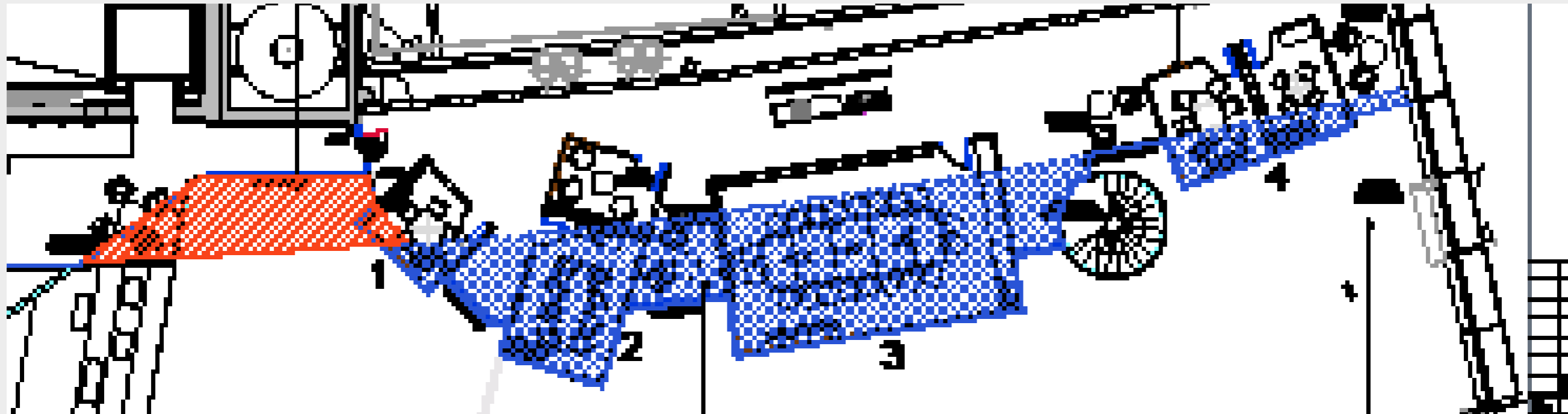
North elevation entrance



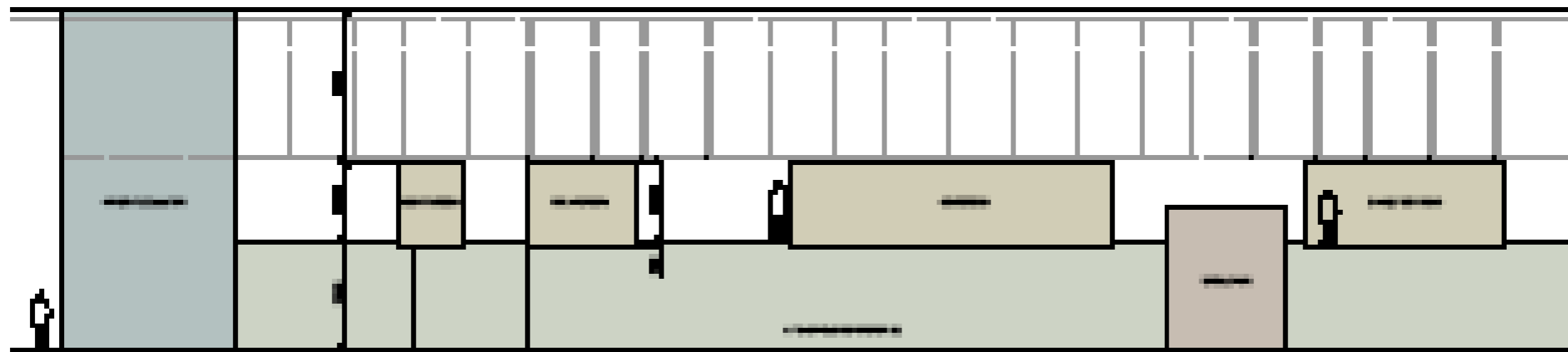
The vertical sign is placed internally, however is visible from the street. 3300mm tall, 30mm thick black powdercoated square section sign with 'NewDay' logo.

Detail 2 - Meeting pods

The meeting room pods are constructed using materials of an industrial aesthetic - modern boxes with reference to the industrial nature of the existing building fabric. These are standalone items, the existing trusses soar overhead and are left independent of the new insertions.



Part plan - Mezzanine floor



Indicative elevation

Detail 3 - Waitrose elevation

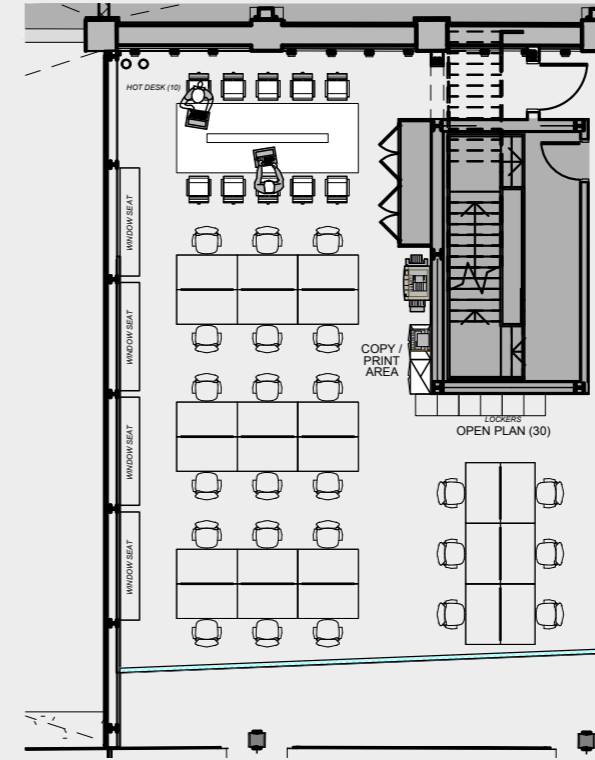


CLEAR GLAZING ABOVE
 FROSTED MANIFESTATION TO GLAZING TO 1000mm AFFL, ALL GLAZED PANELS FACING INTO WAITROSE
 FREESTANDING STORAGE UNITS IN FRONT OF CENTRAL FOUR PANELS

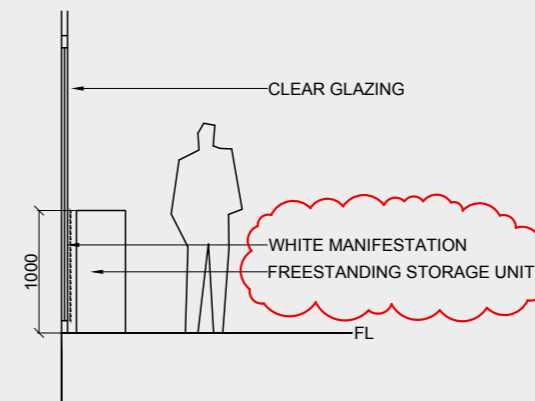
Front view on mezzanine towards Waitrose



Side view on mezzanine towards Waitrose



Plan



Section

Our proposed scheme follows the same principle as the previously granted proposal by 'The Guardian'. Film on the glazing, plus low storage units to and a gap before workstations - to ensure there are no desks placed up against the window

Design summary

We are seeking Listed Building consent to carry out the proposed works, to create an office environment to bring the building to life. Our design scheme is sensitive to the existing site, including features and ideas to enhance the space.

The design takes full account of the significance of the building and it is our professional view that the proposals will not cause harm or loss to that significance, ensuring that the buildings can continue to retain their historic place as part of The Granary complex.

There will be no loss to any historic fabric (excluding the x1 linking ironwork between trusses described above) such as walls, windows, doors, timber framing, roofing or architectural features such as cornices, fireplaces, panelling etc. Our proposed alterations are all internal and will therefore not affect the character or appearance of the buildings. The approach to the works is based on the following key conservation concepts:

- Minimal intervention
- Respect for the significance of the building (value and age and maintaining authenticity)

All work will be fully compliant with Building Regulations.