

Section 4

# Design Proposals

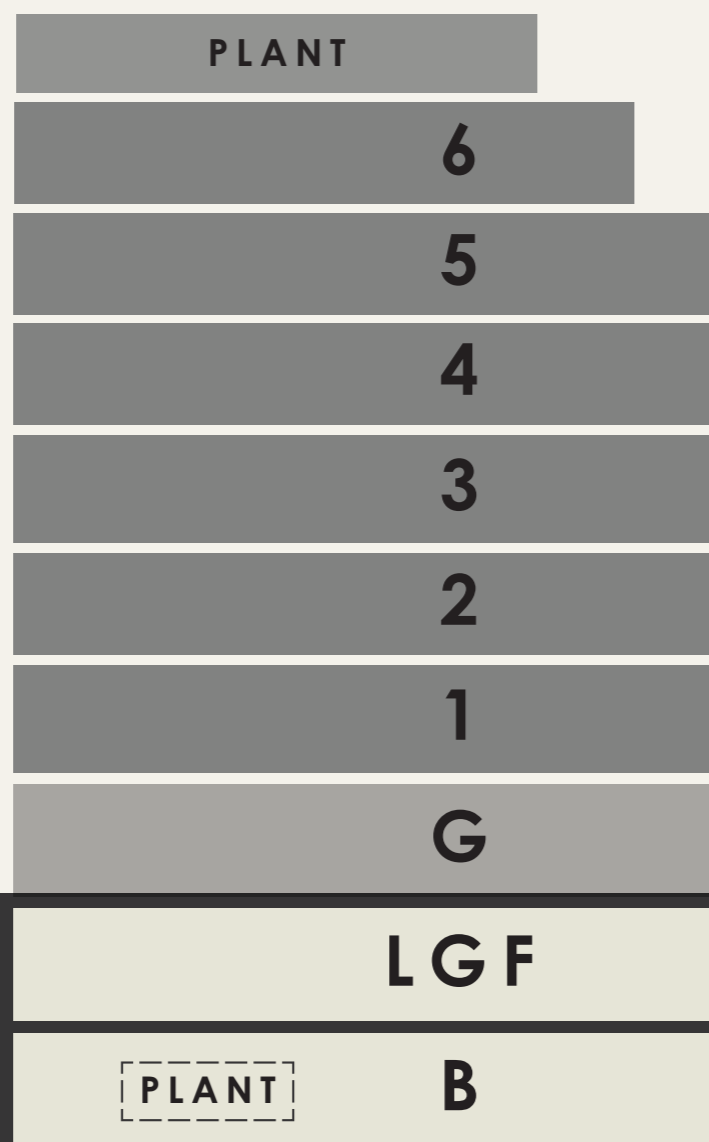
How it might look...



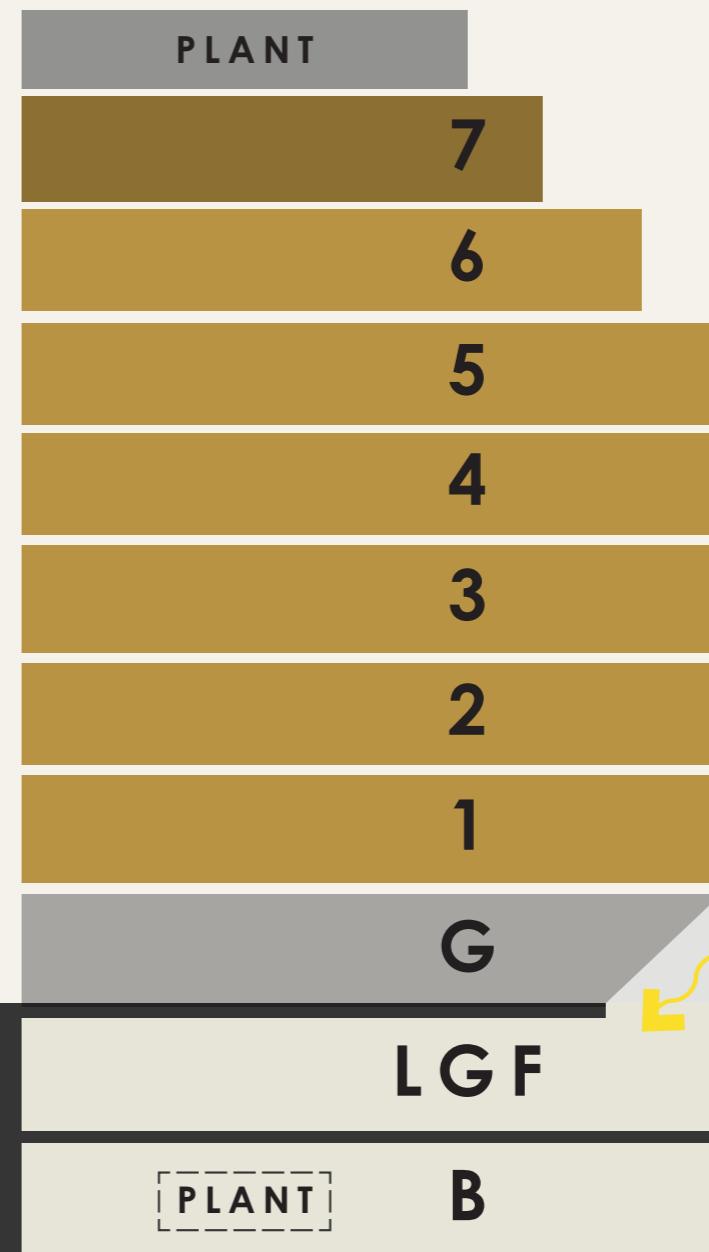
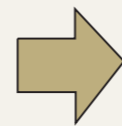
# Design Overview

## Our Approach

- Our aim is to create high quality, co-ordinated, modern architecture that will create a sense of place and image, one appropriate to the conservation area for future generations to admire.
- The desire is to create an appropriate design which sits well within the surrounding context. The design team aspire to high standards for accessibility, functionality and sustainability.



EXISTING



PROPOSED

## Key Moves

### Design Principles

**A** \_ Rationalise the plan

**B** \_ Add space

**C** \_ Coordination of Plant Equipment

**D** \_ Refurbish the Facade

**E** \_ Activating the Street

**F** \_ Renew the entrance

Existing



Proposed

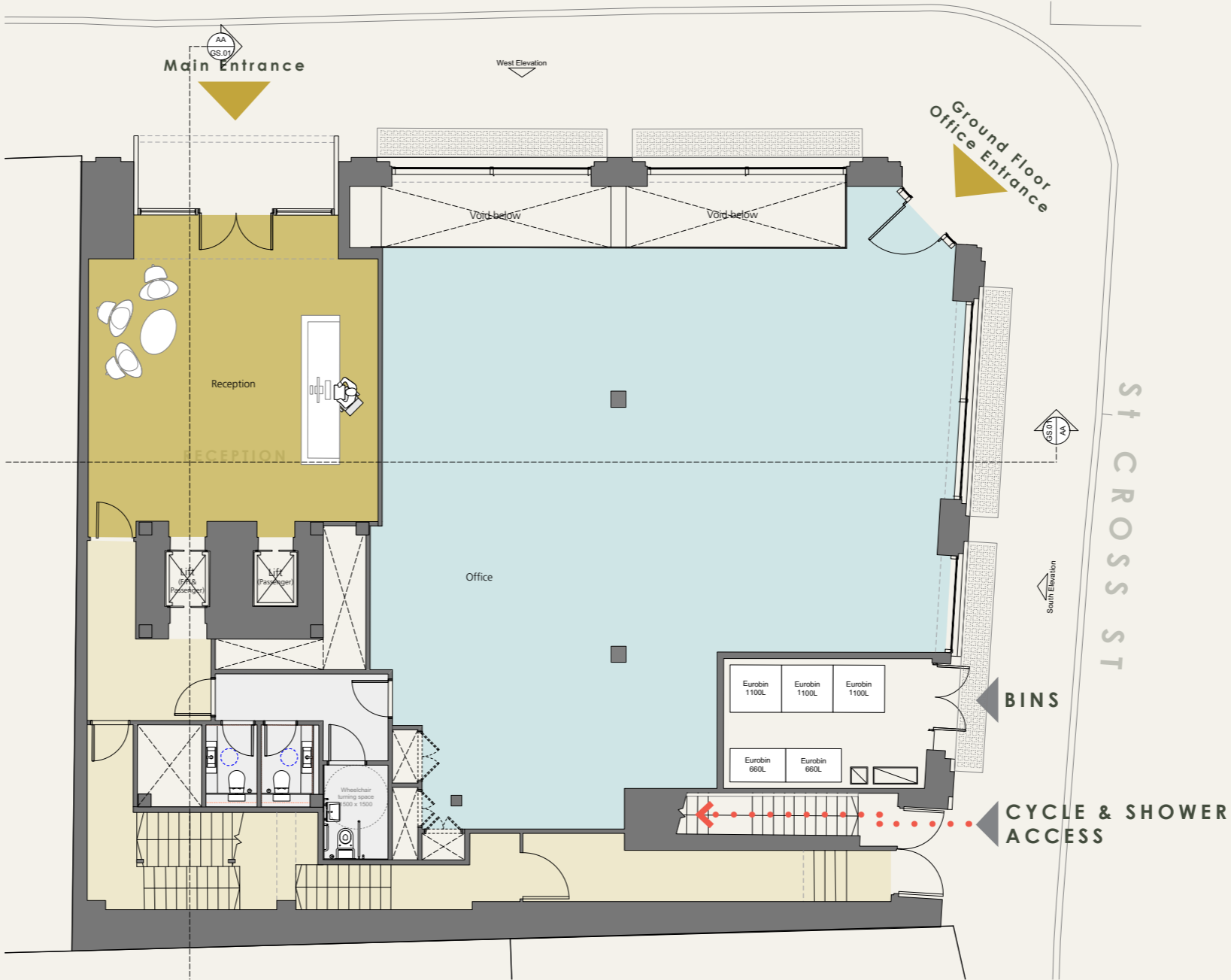
## Key Move A

### Rationalise the Plan

- Removal of one staircase
- Reconfigure the core to provide 1no. Part M compliant stair and 2no. passenger lifts (including Fire Fighting lift)
  - Flexible, efficient office space which can be both open plan and cellular to suit the user's requirements.



FARRINGTON ROAD



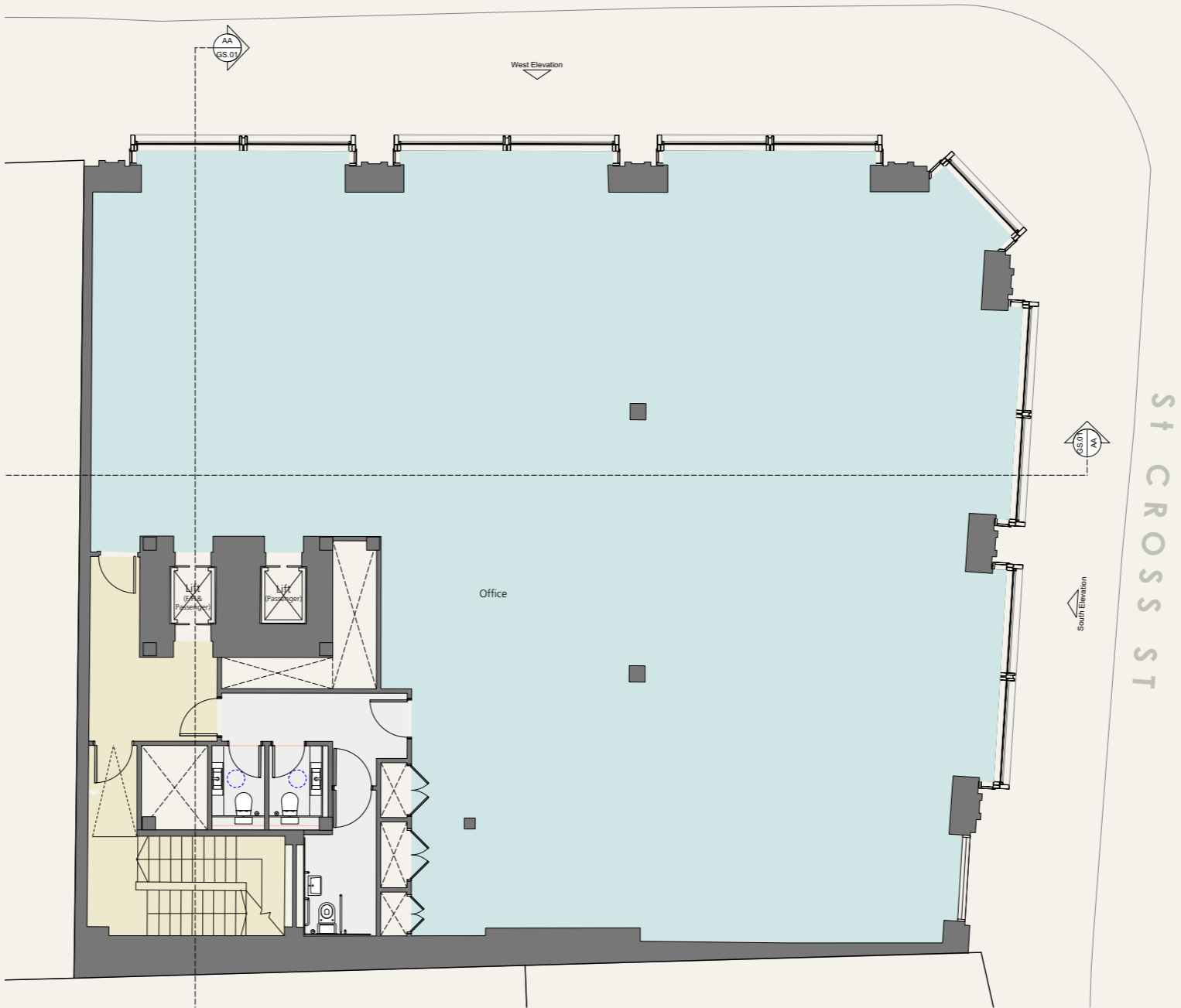
Proposed \_ ground floor plan

# Rationalising the Plan

## Ground Floor

- Refurbished welcoming office reception accessed from Farringdon Road
- Dedicated entrances from St Cross Street to bin storage (at street level), cycle store and shower and changing provisions (located in basement).
  - Secondary office entrance from the corner of Farringdon Road and St Cross St.
- no ground floor unit with the potential to link to the lower ground floor with own designated corner entrance.
- Floor slab cut back from Farringdon Road to activate lower ground floor and improve daylight/amenity

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Proposed \_ typical floor plan

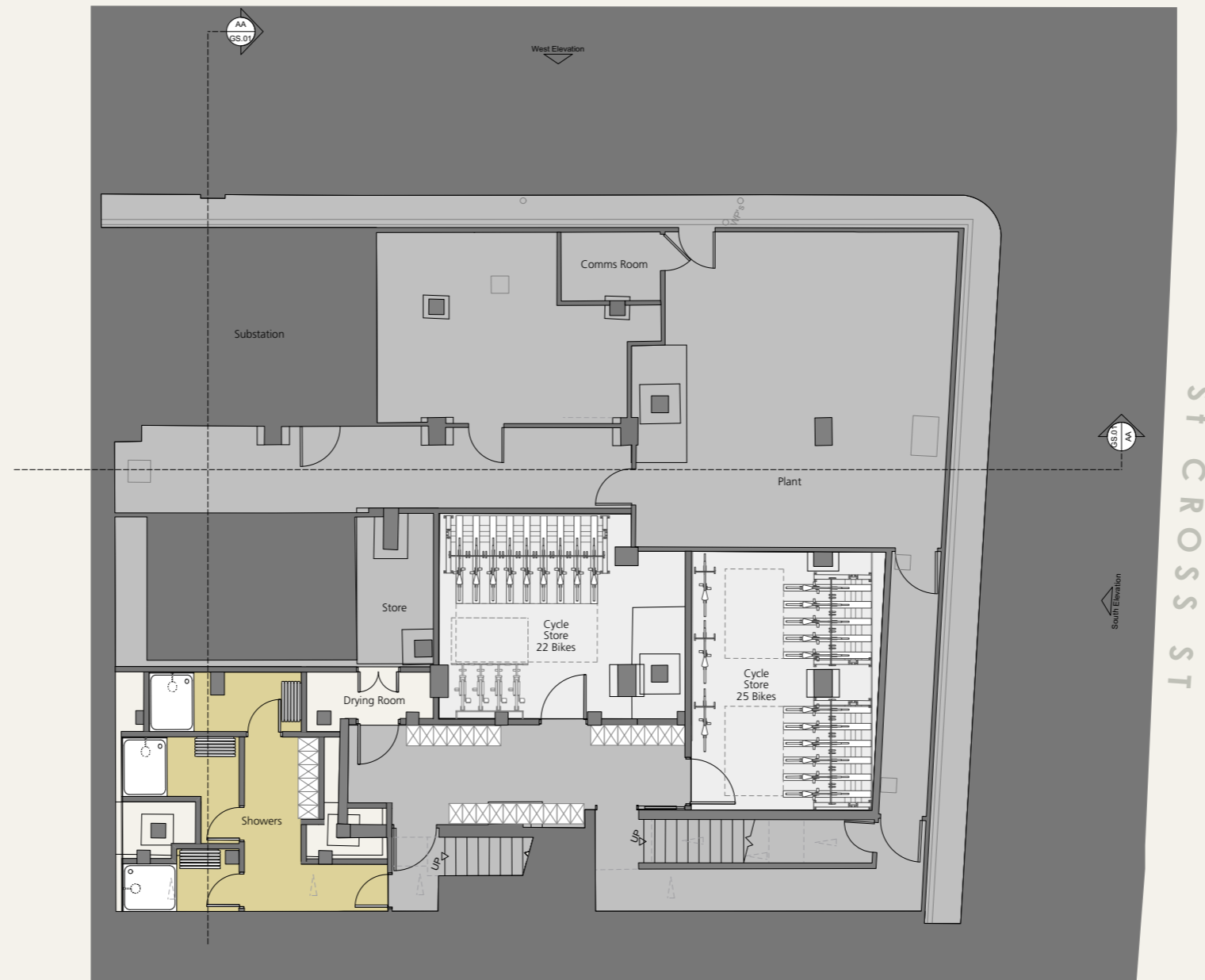
## Rationalising the Plan

### Typical Floor

- Refurbished, more efficient core with reconfigured vertical circulation to allow for a flexible office floor plate.
  - Single escape stair with two points of access from the office floor plate.
  - 2no. passenger lifts (1no. fire fighting with fire curtain to office side)
- 3 no. newly fitted WC's comprising unisex self contained cubicles including 1 accessible WC to comply with BCO 1:8 occupancy.



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Proposed \_ basement floor plan

## Rationalising the Plan

### Improving the Welfare

- Currently inadequate on site provision for cycles within the building
- Cycle store, showers and changing facilities to be located in basement.
- Basement accessed from St Cross St via a designated cycle ramp integrated into the stairs.
- Provision of 47 no. Cycle spaces with lockers, changing facilities and a designated drying room.

