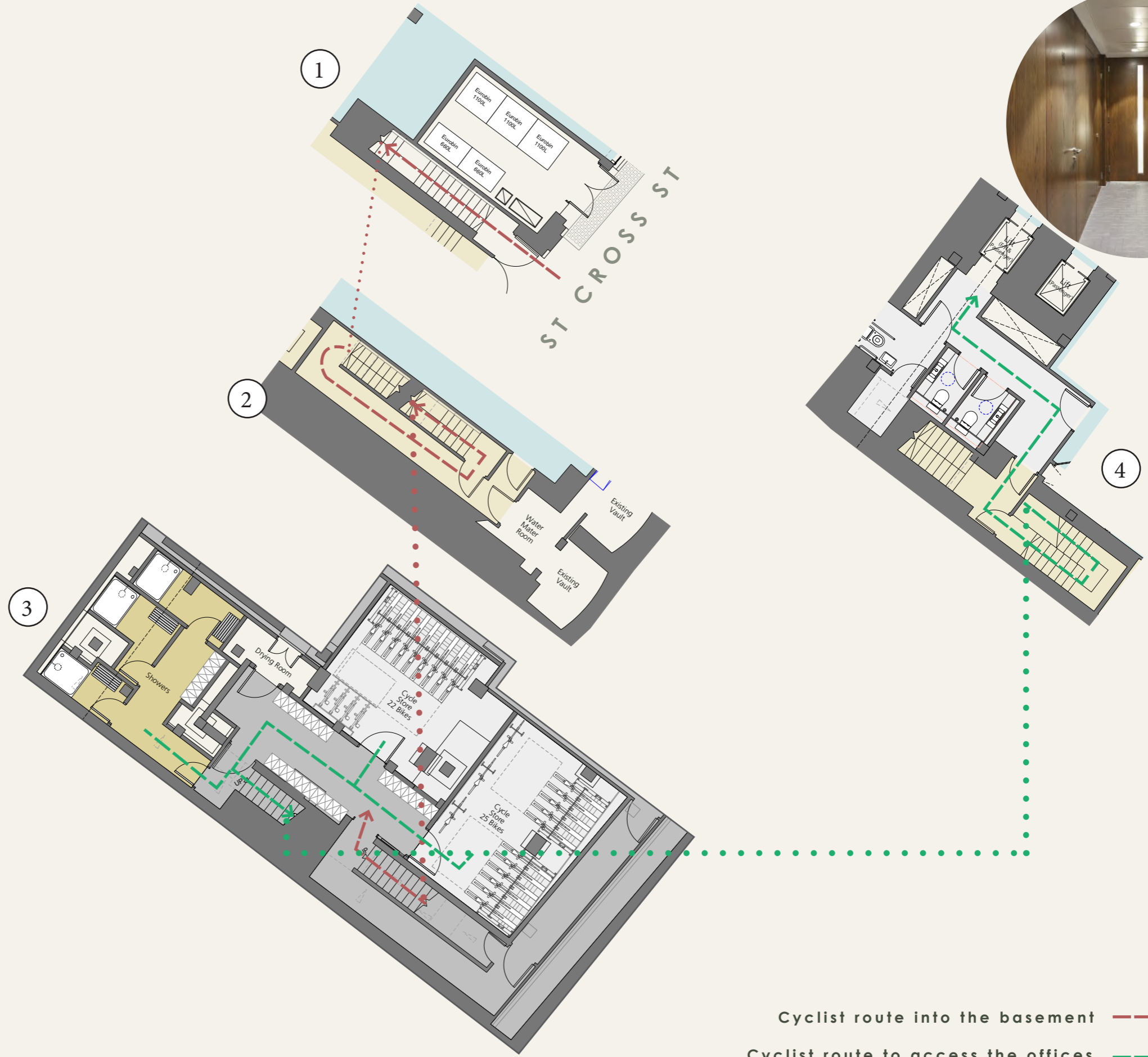


1
CYCLIST ACCESS FROM ST CROSS ST
(Ground to LGF)



2
SECOND STAIR FLIGHT
(LGF to Basement)

3
ACCESS TO CYCLE STORE AND
SHOWERS

4
CYCLIST TO LEAVE VIA MAIN
STAIRCASE TO LIFT LOBBY AT LGF



Cyclist Journey

Cyclist route into the basement 
Cyclist route to access the offices 

Rationalising the Plan

The Journey

- The proposed journey for cyclists entering the building will be via St Cross St.
- A custom made cycle track will be installed on the St Cross St staircase to allow for cyclists to travel with their cycles to the store in the basement.
- Designated showers, cycles (47 No.) Lockers, and drying room will provide generous provision for the building's users.
- A short journey via the main staircase takes the cyclist to the lift lobby at lower ground floor.



Yalding House Cycle Store



C-Space Cycle Store



Yalding House Shower



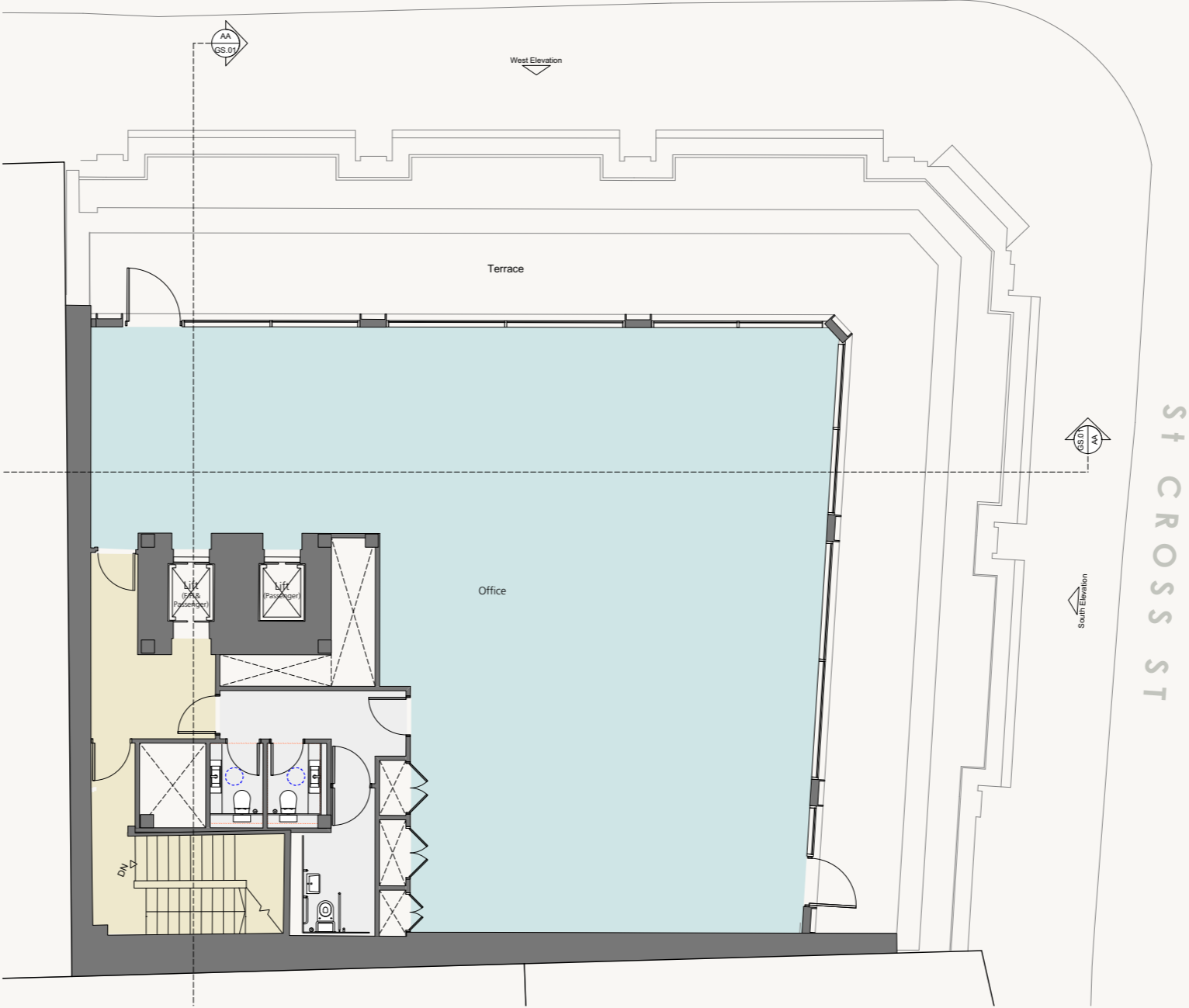
Rationalising the Plan

Cycle & Shower Provision

- 3 No shower cubicles with coat hook and bench seating
 - Minimum of 30 ventilated secure cycle lockers
 - 4 no. Vertical cycle racks
- 20 no. Double stacked cycle racks (40 no. total spaces)
 - 3 no. wall mounted bike hoops



FARRINGTON ROAD

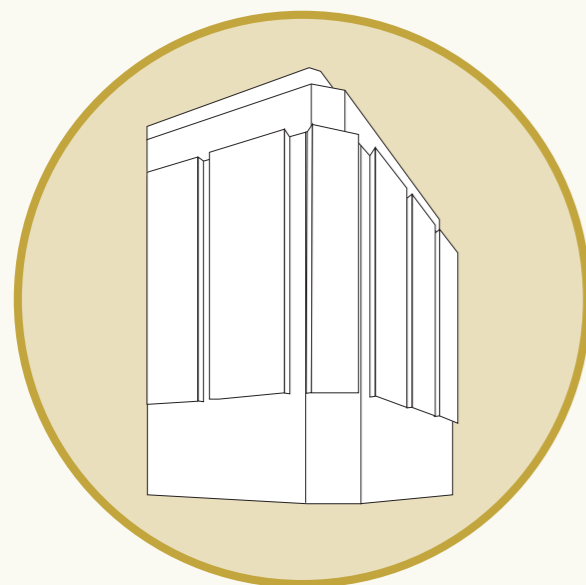


Proposed _ seventh floor plan

Key Move B

Add Space

- New rooftop addition set back at seventh floor to provide high-quality space with excellent views across Farringdon & Clerkenwell to the city beyond.
- The set back is designed to respond to the local context and massing, and is intended as a sympathetic addition, whilst providing external amenity to the occupants.



77 Farringdon Road



Turnmills Building



The Buckley Building

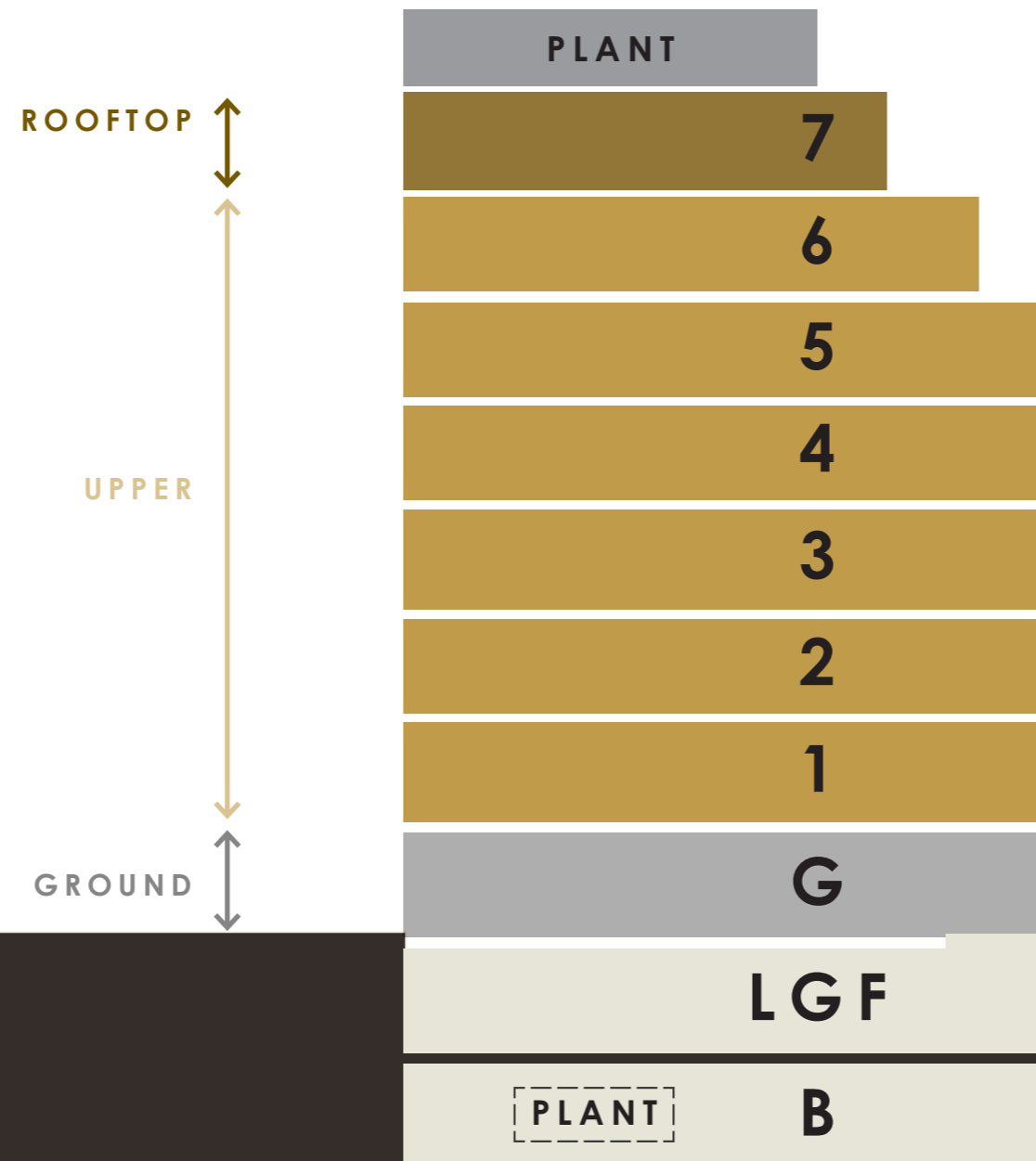
Subservient mansard relationship echoing that seen elsewhere in the area.

Massing : The Seventh Floor

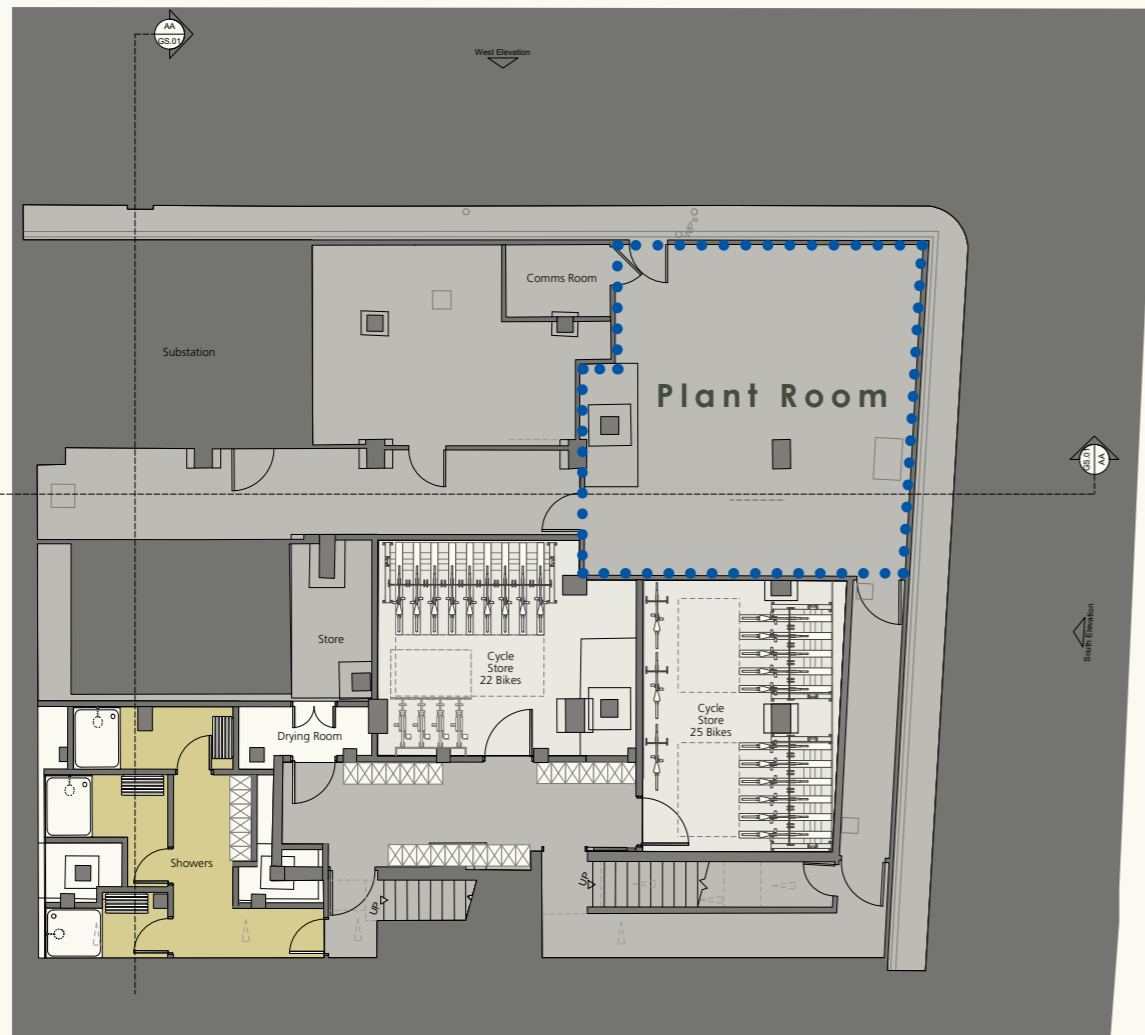
Proportion

The new top floor will have a consistent relationship with the existing parapet with an equal setback to both facades.

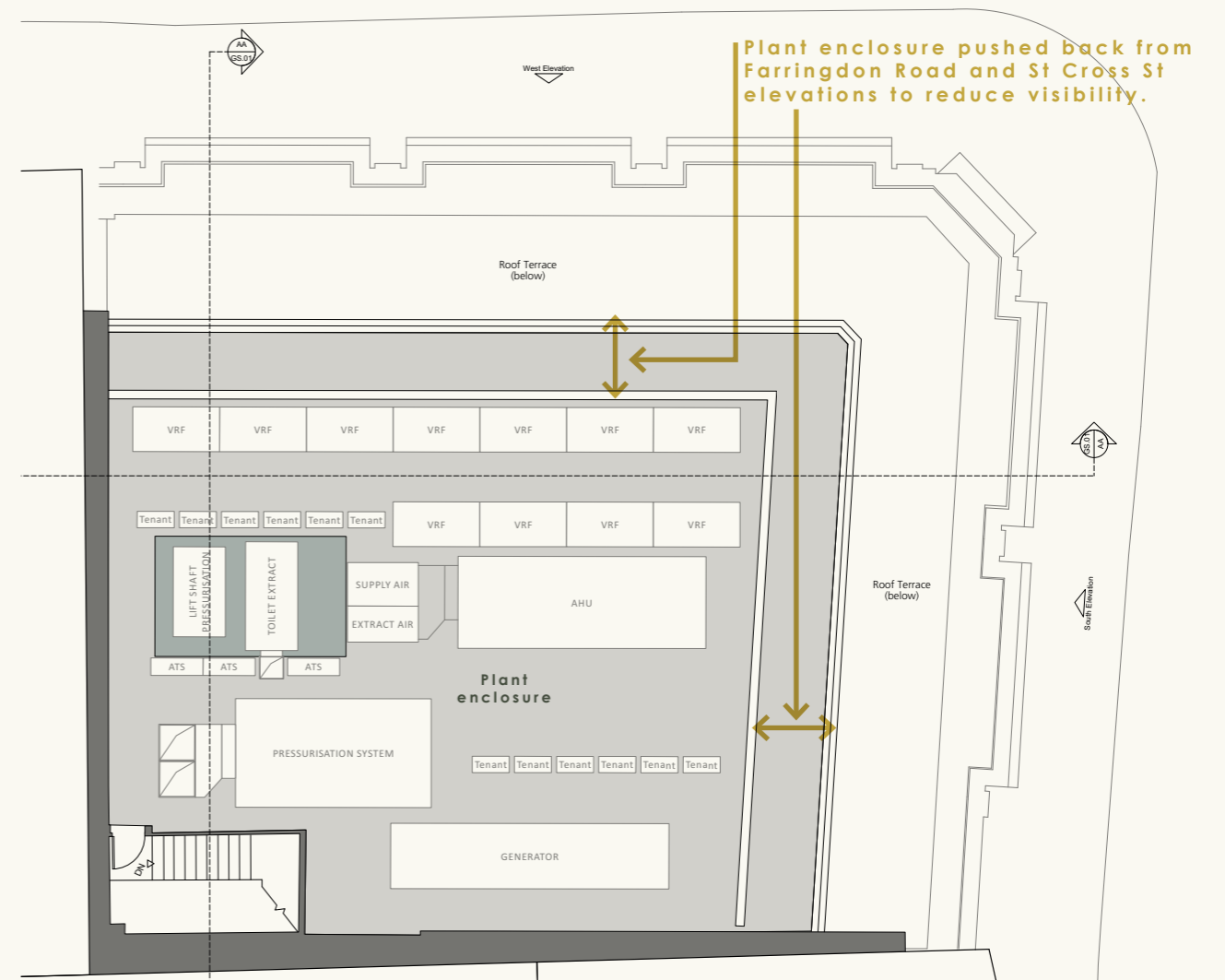
The new floor will be constructed of a composite metal panel and glazing system which will echo the rhythm of the existing facade below.



Proportionally...a better building



Proposed _ basement plan



Proposed _ roof plan

Key Move C

Coordination of Plant Equipment

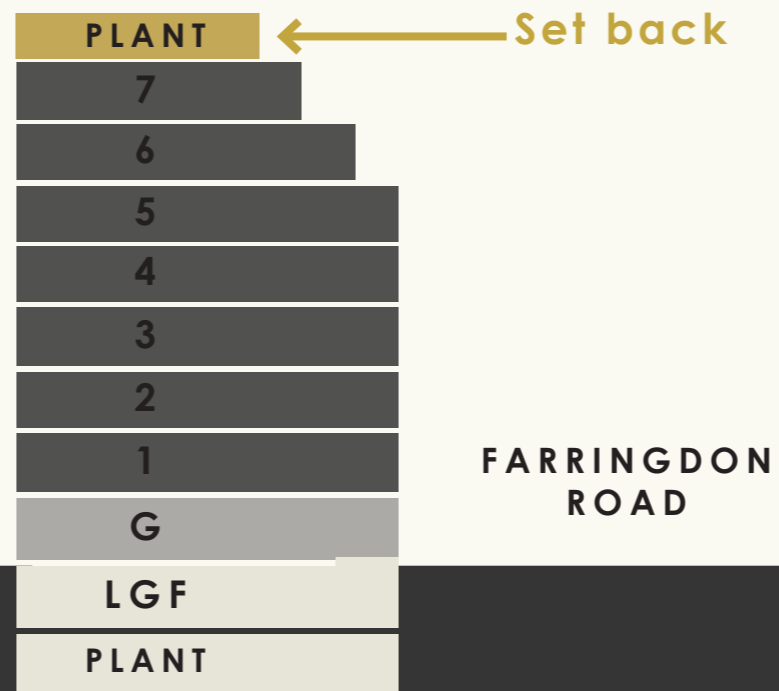
Plant Strategy

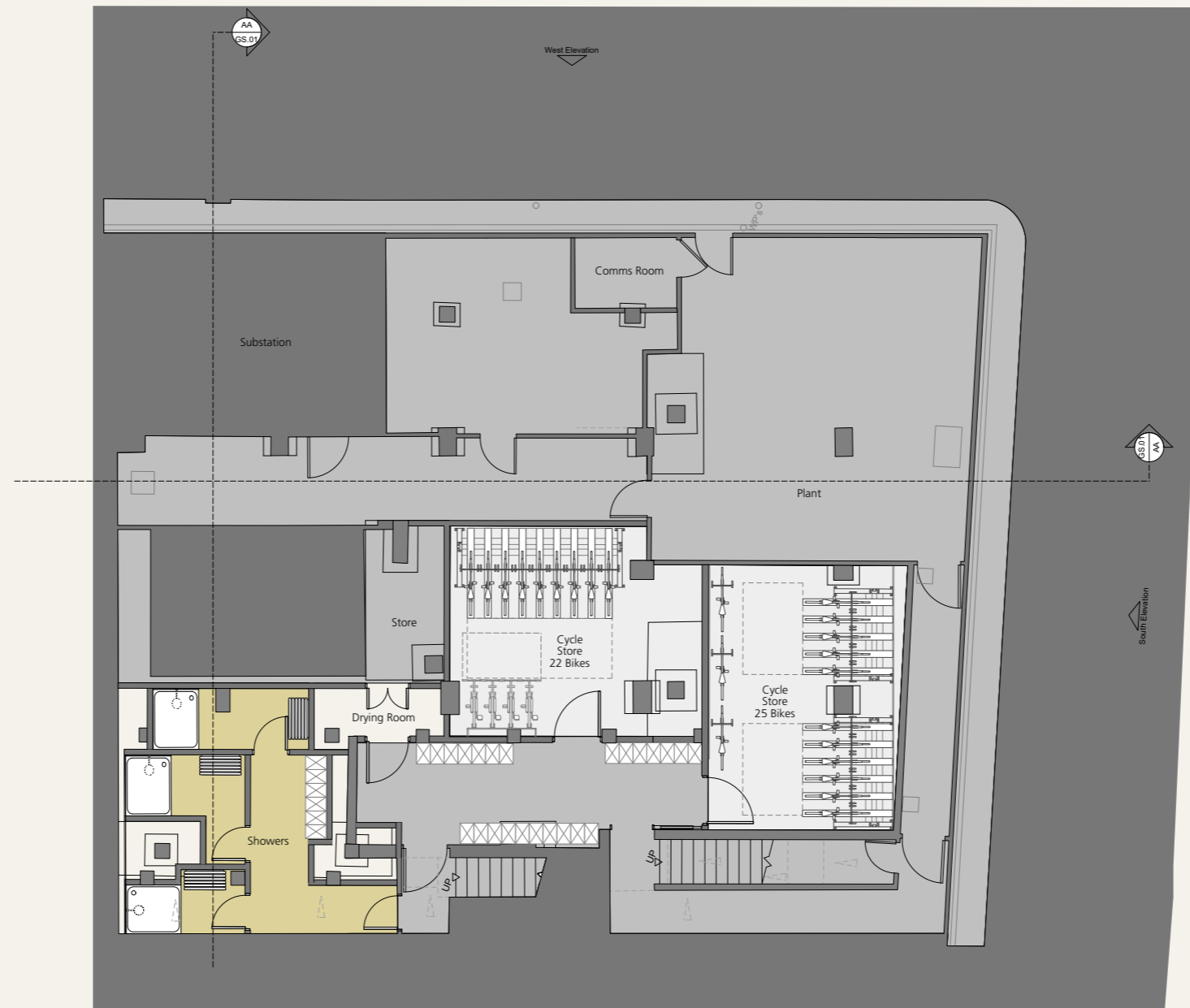
The majority of large plant is located at roof level with the remainder positioned at basement level. The intention is to reconfigure the plant in the basement to allow for the installation of cycles & shower stores.

Rooftop Plant

The plant enclosure has been designed at the minimum height required to obscure the plant and will be formed from grey louvres, it has been set back from both Farringdon Road and St Cross St to reduce the visibility and impact on surrounding context.

The plant enclosure has been designed to allow for future tenant plant.



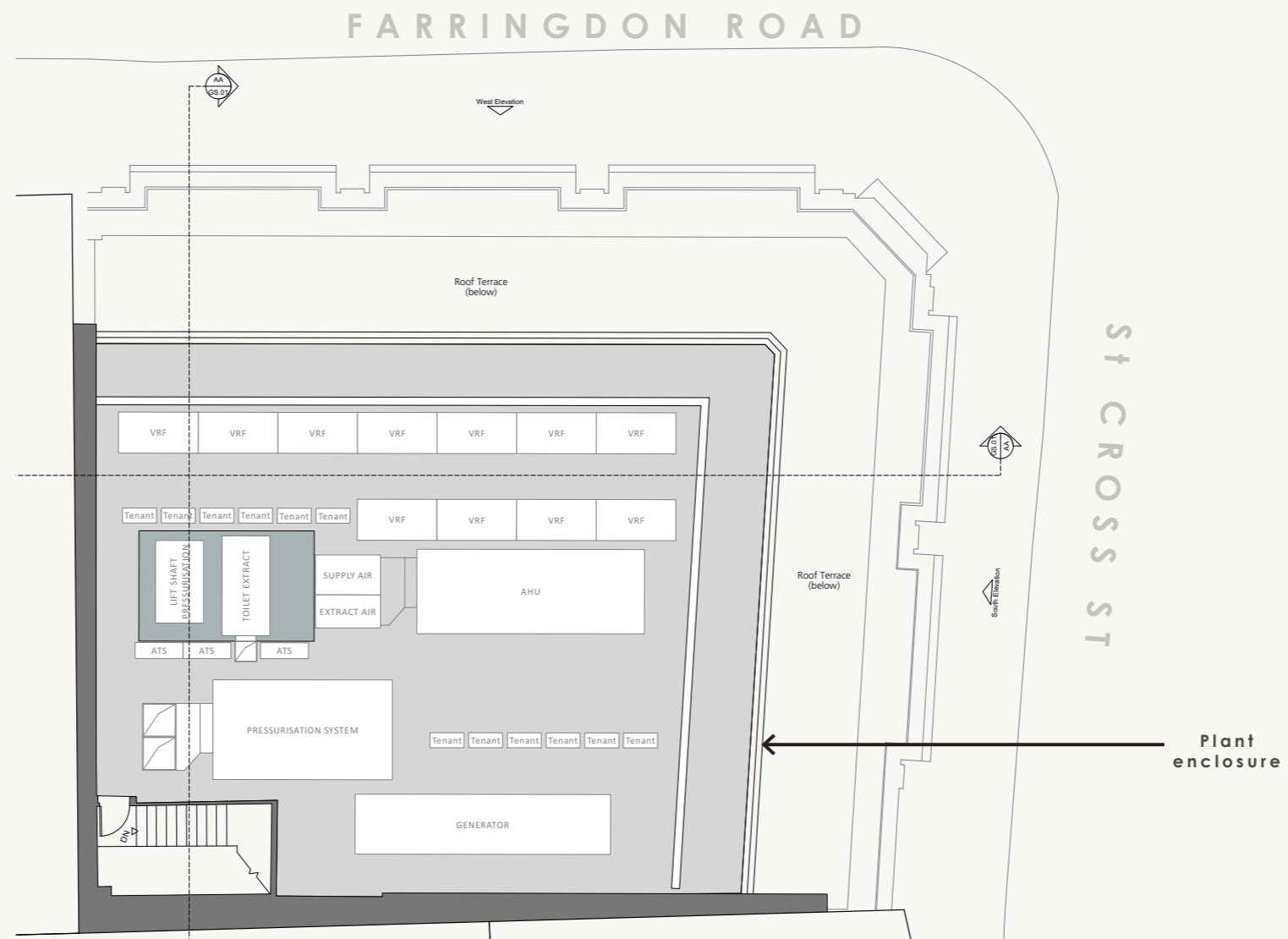


Proposed _ basement floor plan

Coordination of Plant

Basement Level

- The basement houses a complex mix of historical structural additions which create challenges with respect to space planning
- Cycle storage and associated facilities are located at basement level, accessed via a dedicated cycle ramp.
 - Mixed Male and Female showers with private changing facilities are provided.
 - Drying room, plant and the existing UKPN substation are all located in the basement

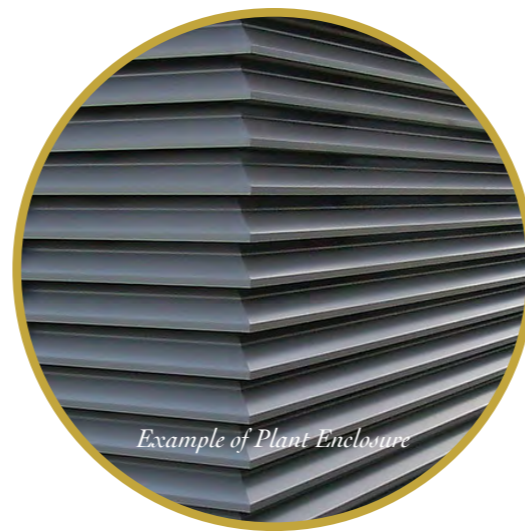


Proposed _ roof plan

Coordination of Plant

Roof Level

- Plant which cannot be housed at basement level will be located at roof level.
- Acoustic screen plant enclosure set back from parapet edge to minimise visual impact from surrounding areas.
 - Man safe system to allow for safe maintenance access.



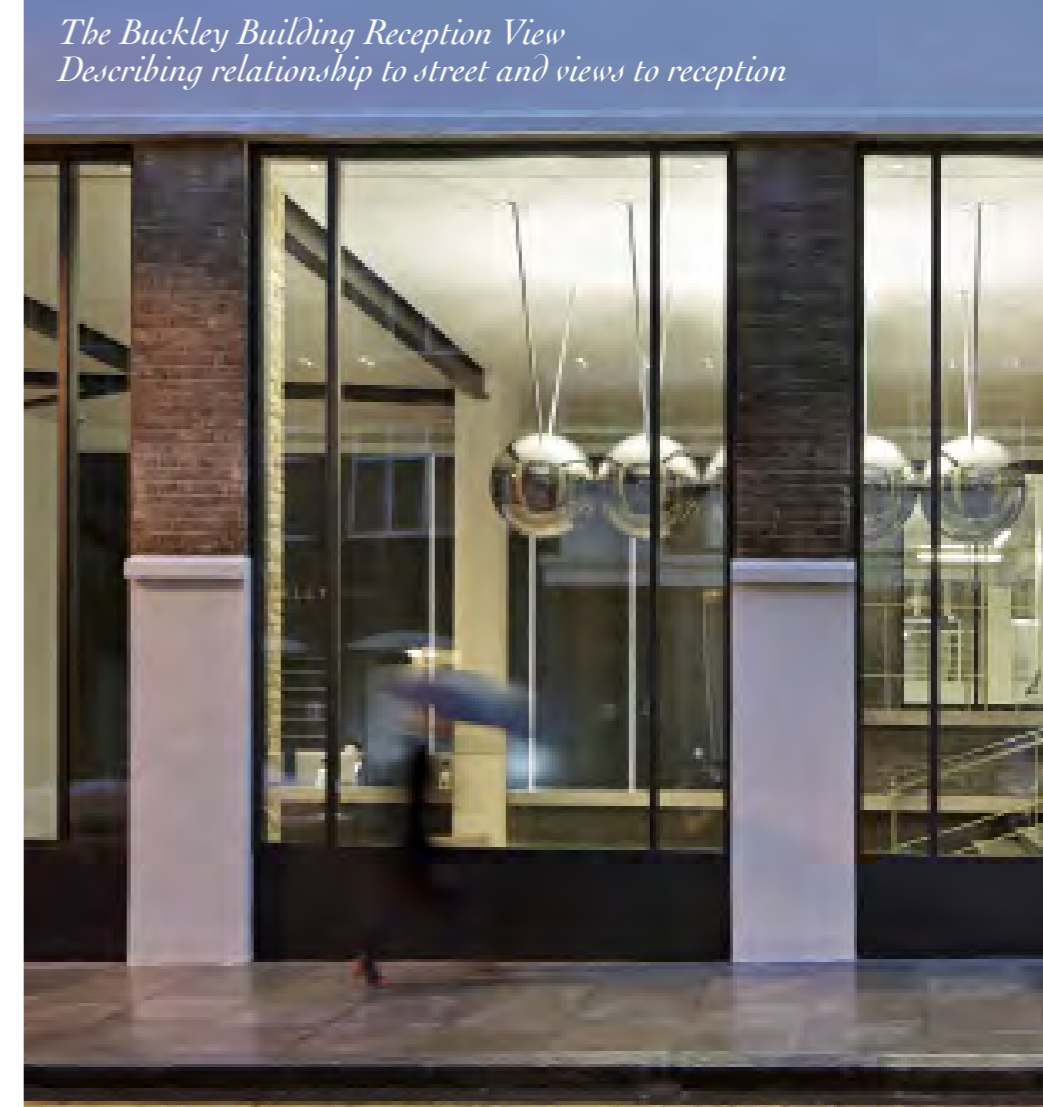
*Buckley Building Roof Terrace
Describing full height glazing*



*C-Space - External Photograph
Illustrating rooftop addition*



*The Buckley Building Reception View
Describing relationship to street and views to reception*



*Materiality of proposed curtain walling describing
Profiled spandrel panels*



*Charterhouse Square proposed visual
describing roof addition & facade overhaul*

The Building Image

Our approach is to rejuvenate the existing building and improve the facade treatment through a number of measures including; refurbishment of the existing exterior stonework and curtain walling, adding a new setback seventh storey and re-activating the building at street level.

We feel these simple steps will transform the building into vibrant office space, that externally enhances the public amenity and makes a positive contribution to the conservation area and surrounding context.

Our proposals are designed to make the most of the existing fabric whilst complementing this with a series of contemporary additions to modernise the building.

How it might look...



Key Move D

Refurbish the Facade

Small Changes = Big Gains

Our design intent is to make a number of small changes to the existing fabric that will have an incremental benefit, consequentially improving the conservation area and the setting of the adjacent listed buildings.

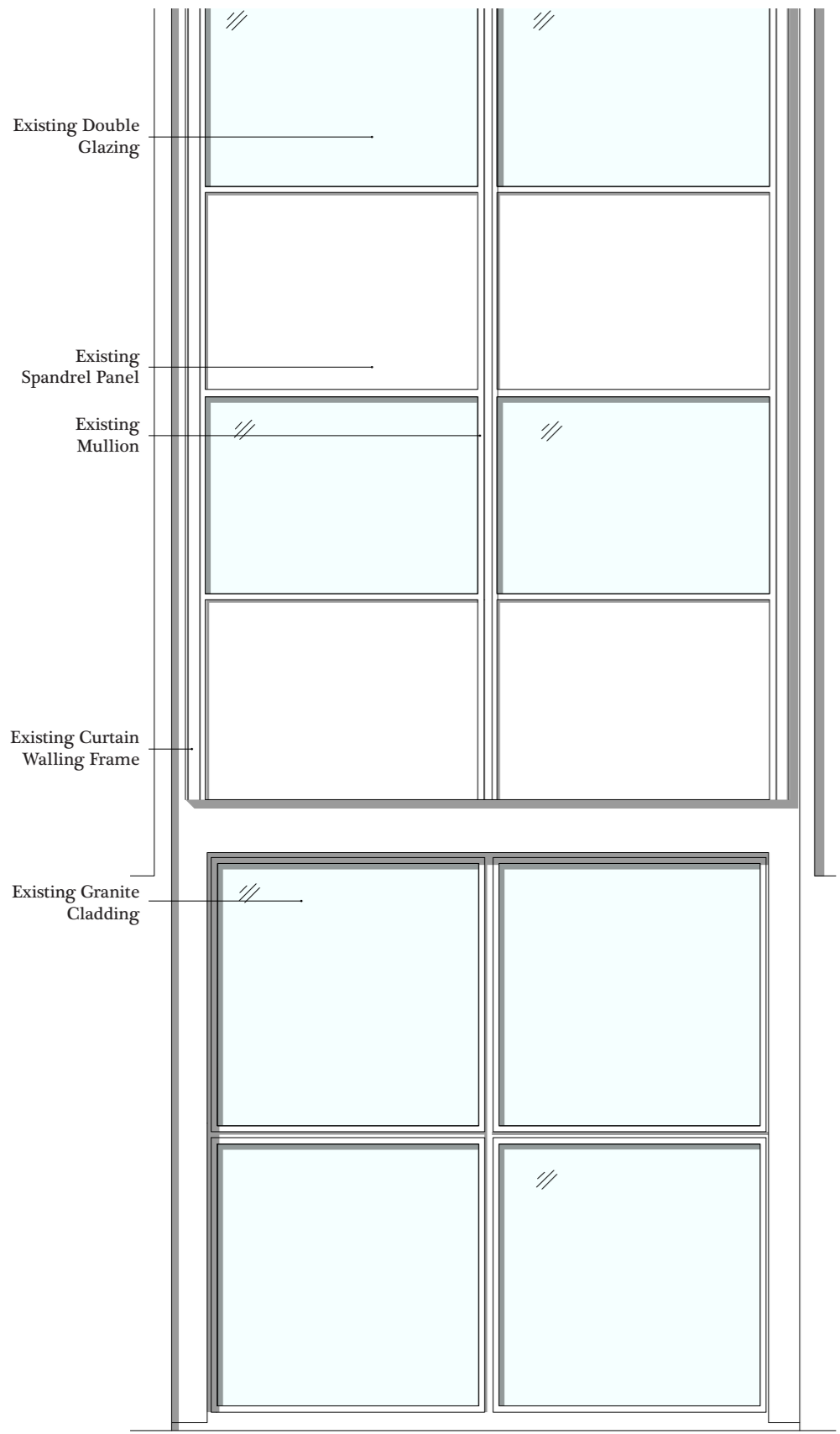
Existing Facade

- Poor quality, dated windows and frames
 - Tinted glazing
 - Dirty stonework
 - Low window heights
- Stall riser at street level
- Uninviting entrance

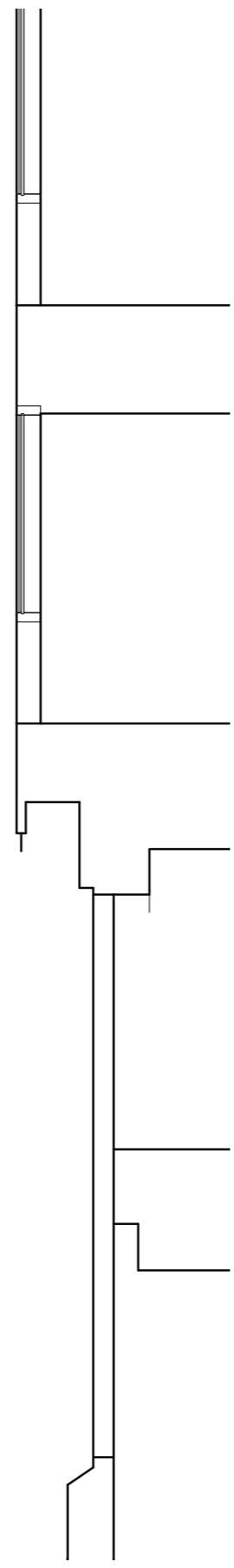
Proposed Facade

- High quality, refurbished curtain walling with clear glazing
 - Deeper capping piece to window frames to add relief
 - Stonework to be cleaned and refurbished
- Removed stall riser at ground floor to both St Cross St and Farringdon Road provide increased active frontage
 - Spandrel panels to be replaced with new fluted metal panels
 - New low profile metal balustrade at terrace levels

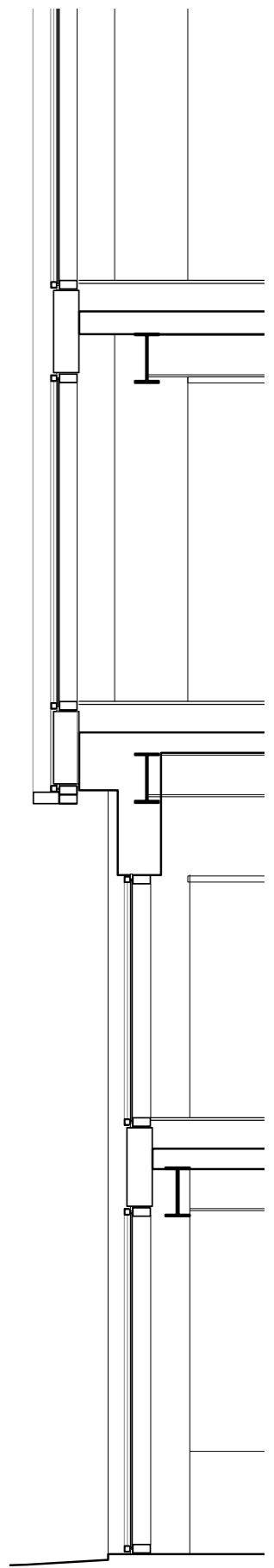
Aesthetically....a better building



Existing Bay



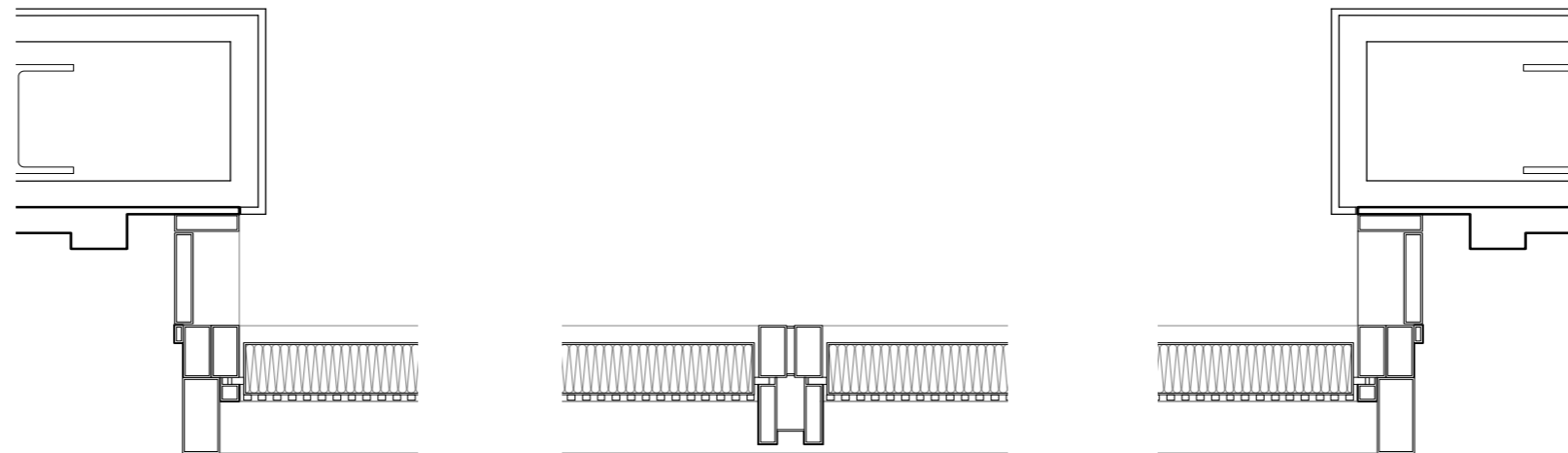
Proposed Bay



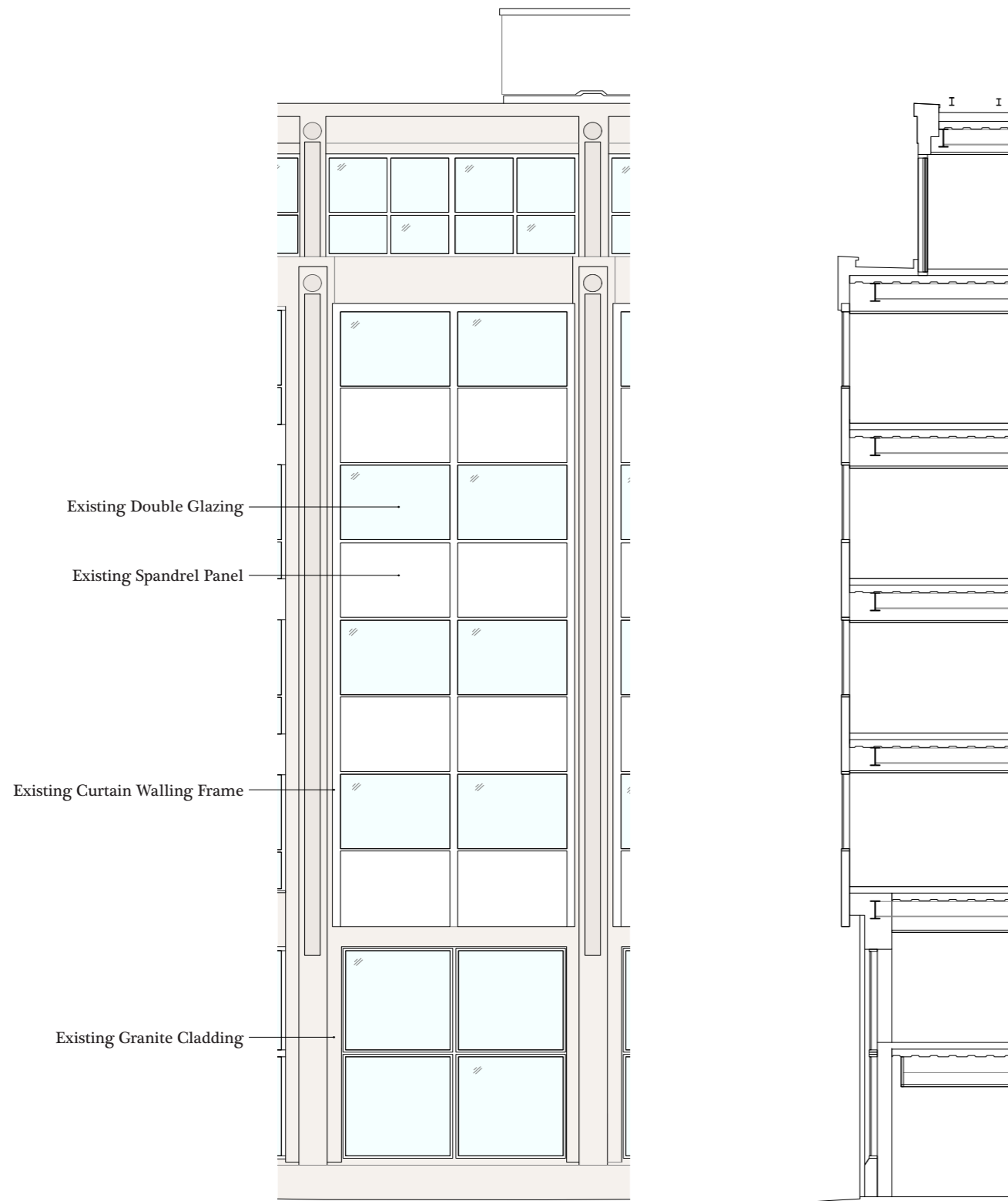
Refurbish the Facade

Existing & Proposed Bay Study

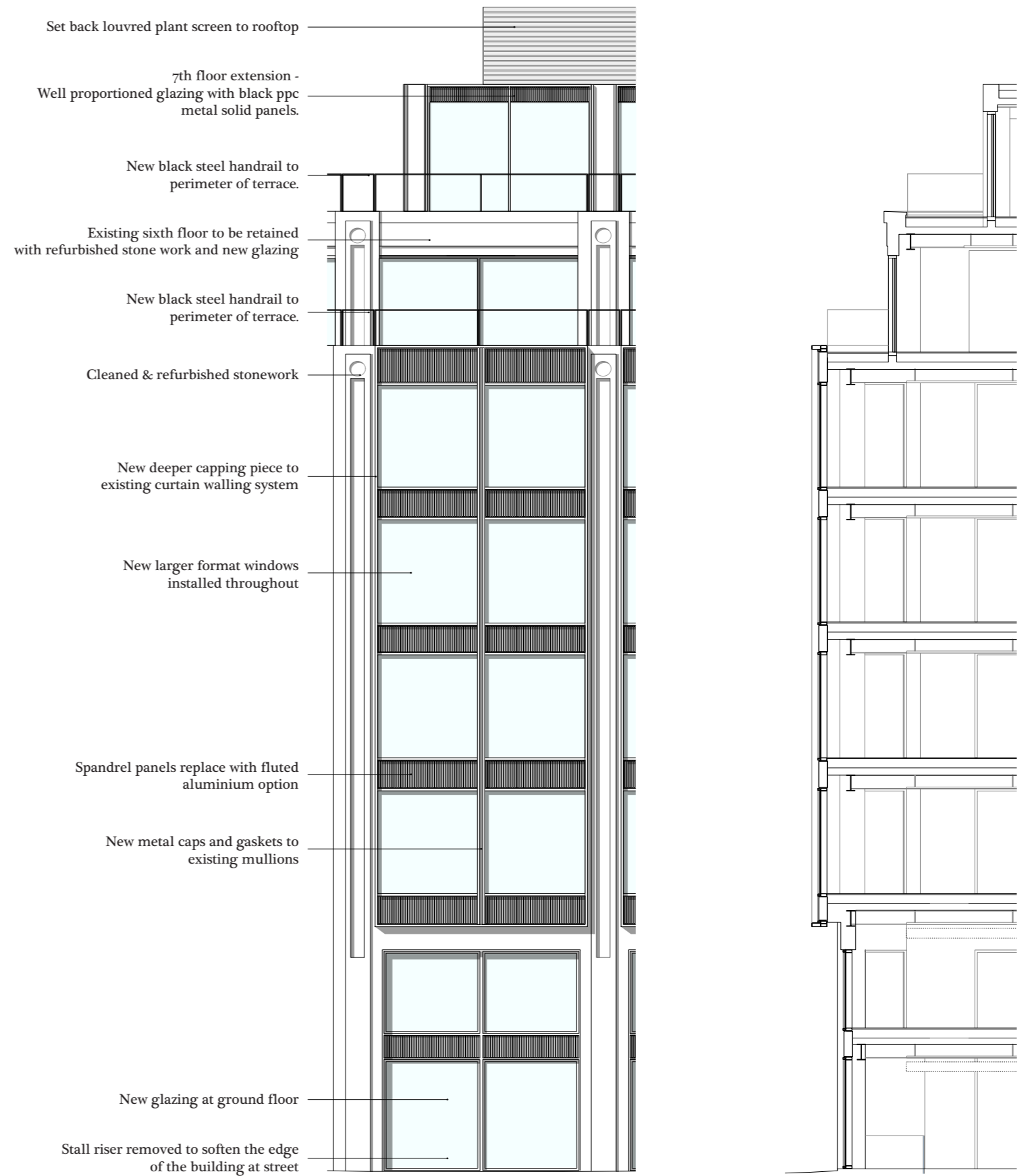
- The development adds further detailing to the spandrel panels in order to add interest to what is currently a facade with little relief.
- Fluted spandrel panels further add to the verticality of the reconfigured facade.
- The detail below describes the addition of the perimeter frame, central mullion capping piece and the profiled spandrel panel.



Proposed Cladding Detail



Existing Bay



Proposed Bay



**Typical Bay
(front elevation)**

Refurbish the Facade

Detailed Facade Treatment

- The adjacent images show typical bays of the existing and proposed facades. We believe there is a strong rationality and clarity to the new design which will represent a significant enhancement to the existing fabric.
- By removing the existing stallriser, and opening the ground floor at the perimeter the proposed alterations will provide a positive impact at street level and modernise the appearance of the building.
- The alterations will reuse and adapt the existing building, bringing it in line with contemporary office standards.



Examples of facade refurbishment and / or relevant material precedents

- 01. C-Space, City Road
BuckleyGrayYeoman
- 02. Charterhouse Sq,
Buckley Gray Yeoman
- 03/04. Buckley Building
BuckleyGrayYeoman
- 05. 33-39 Bowling Green Lane
Ben Adams Architects



Refurbish the Facade

The Approach at Seventh Floor

- At the seventh level we propose to add a new floor and relocate the plant to the new rooftop. This will be set back from the perimeter in order to improve the massing.
- We propose a glazing system with solid infill panels incorporated to hide the new structure.
- The solid panels are proposed to be a black metal, a contemporary addition to the material palette.





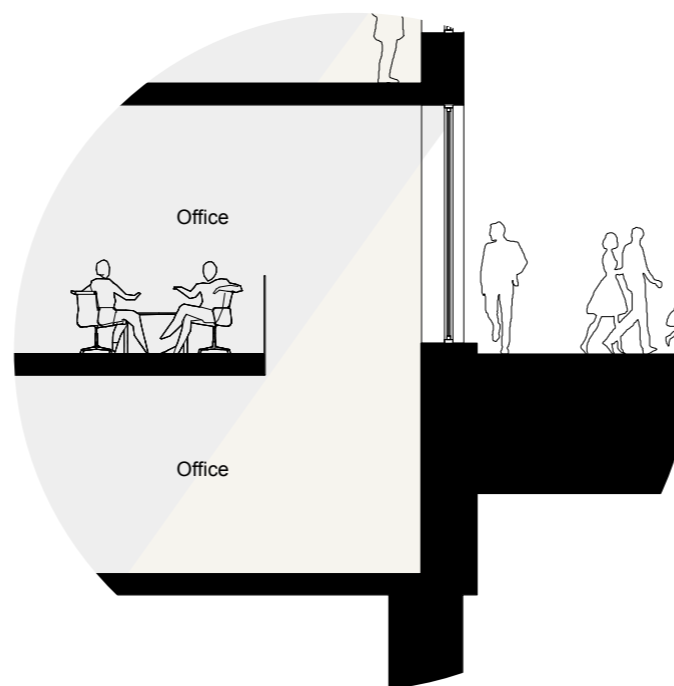
- Clear glazing
- Signage Opportunity
- New corner entrance
- Remove the stall riser

- Obscure glazing
- High stall riser

Key Move E

Activating the Street

- At street level the building doesn't respond to its context in an effective manner. High stall risers and reflective glazing create a hard edge to the public realm.
 - Opportunity to create a new corner entrance and modernise the aesthetic
 - Square off the corner
 - Create a new private entrance to the rejuvenated ground floor unit
 - Effective signage to improve way finding
- Cut back ground floor level to create views and increase daylight into the lower ground floor





Proposed View of the New Entrance - Farringdon Road

Key Move F

Renew the Entrance

EXISTING ENTRANCE

- The entrance has a dated appearance, consisting of a large revolving door with two pass doors and dummy columns
 - The glazing is obscured offering limited views into the reception
 - Existing louvres over doors clutter the entry
 - Signage is overdue for updating

PROPOSED ENTRANCE

- New entrance portico with integrated signage
- Access controlled automatic entrance doors
- Clear glazing to activate street interface



Proposed Entrance View