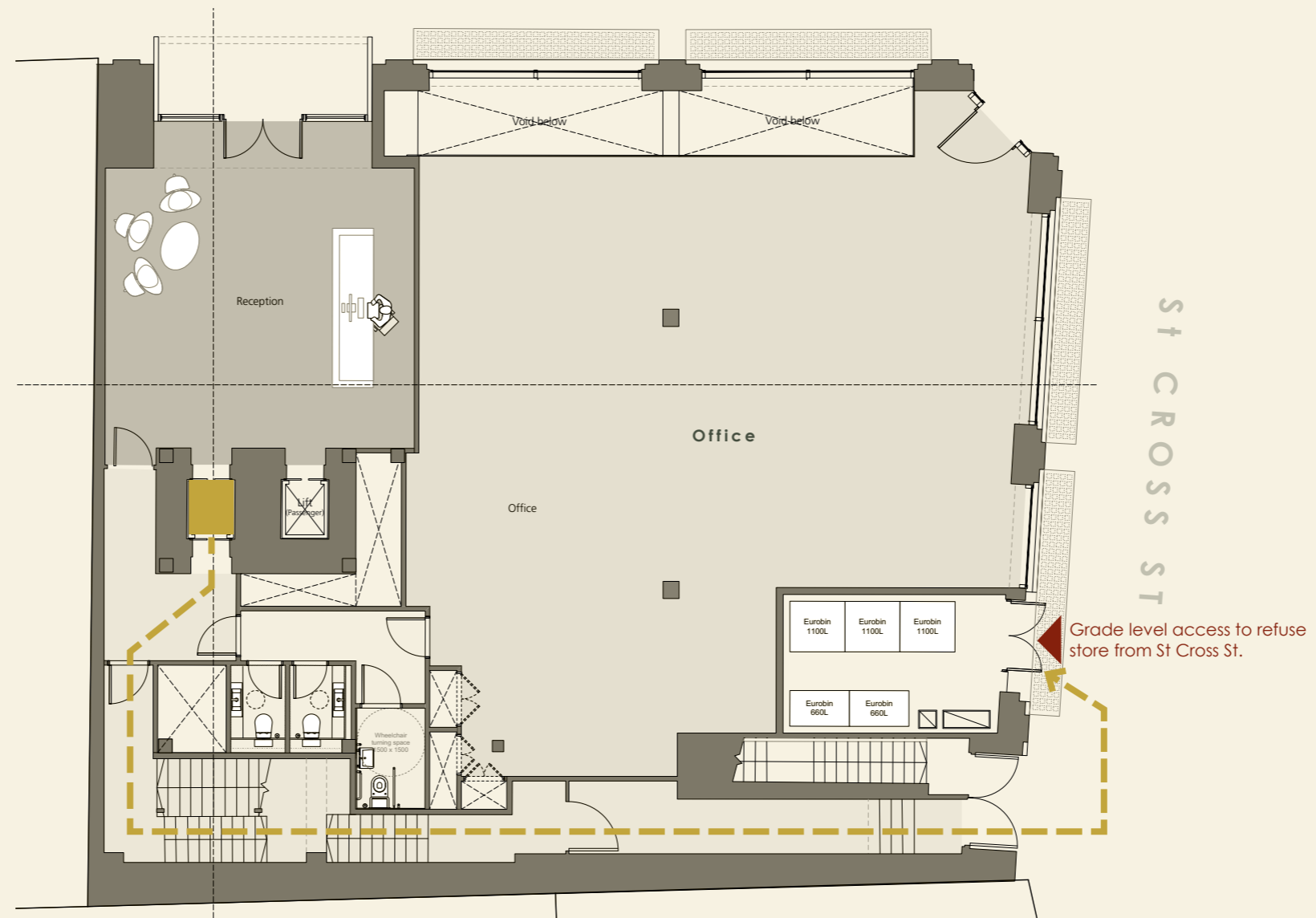


FARRINGTON ROAD

Deliveries via Primary access
from Farringdon Road



Servicing & Deliveries _ Ground Floor

Waste Storage

Waste storage requirements have been calculated using London Borough of Camden guidance set out in the Chapter 10 of Camden Planning Guidance

B1 Office Use

For more information on servicing and waste storage, please refer to the report by SCP.

Camden guidance states that external storage must be provided in most cases.

As a guide, approximately one cubic metre storage space is required for every 300-500sq m of commercial space (includes both recyclable and non-recyclable waste).

Storage space must be designed to accommodate bins to hold this amount of waste, separated, and should be designed in consultation with the waste collection contractor.

Under BREEAM 2014 NC (Non-Domestic) guidance we are required to provide a recycling storage area of >10m² to achieve the WST 3 credit for operational waste.

Based on the figure of 2,300m² office NIA this equates to a total of 4.6m³ storage for refuse and recycling.

We have provided sufficient area for 3 no. 1100L Eurobins & 2 no. 660L Eurobins for office waste storage, equating to 4.6m³ storage. It will therefore be necessary for 2 collections per week to meet the anticipated demand for waste collections.



Section 8

Energy and Sustainability



Energy and Sustainability

The energy strategy developed for 75 Farringdon Road, follows the principles set through the London Plan and Camden Planning Policy. The strategy takes a fabric first approach. As the development is an existing development, the strategy aims to show the new building will produce at least 35% less CO₂ emissions per year than the existing building.

The development has exceeded this target, and has indicated it meets the new build Part L2A energy requirements. This has been done through a passive design and energy efficiency measures, with the inclusion of a high performing VRF system that incorporates air source heat pumps.

The development is proposing to produce a sustainable design supported by their commitment to BREEAM.

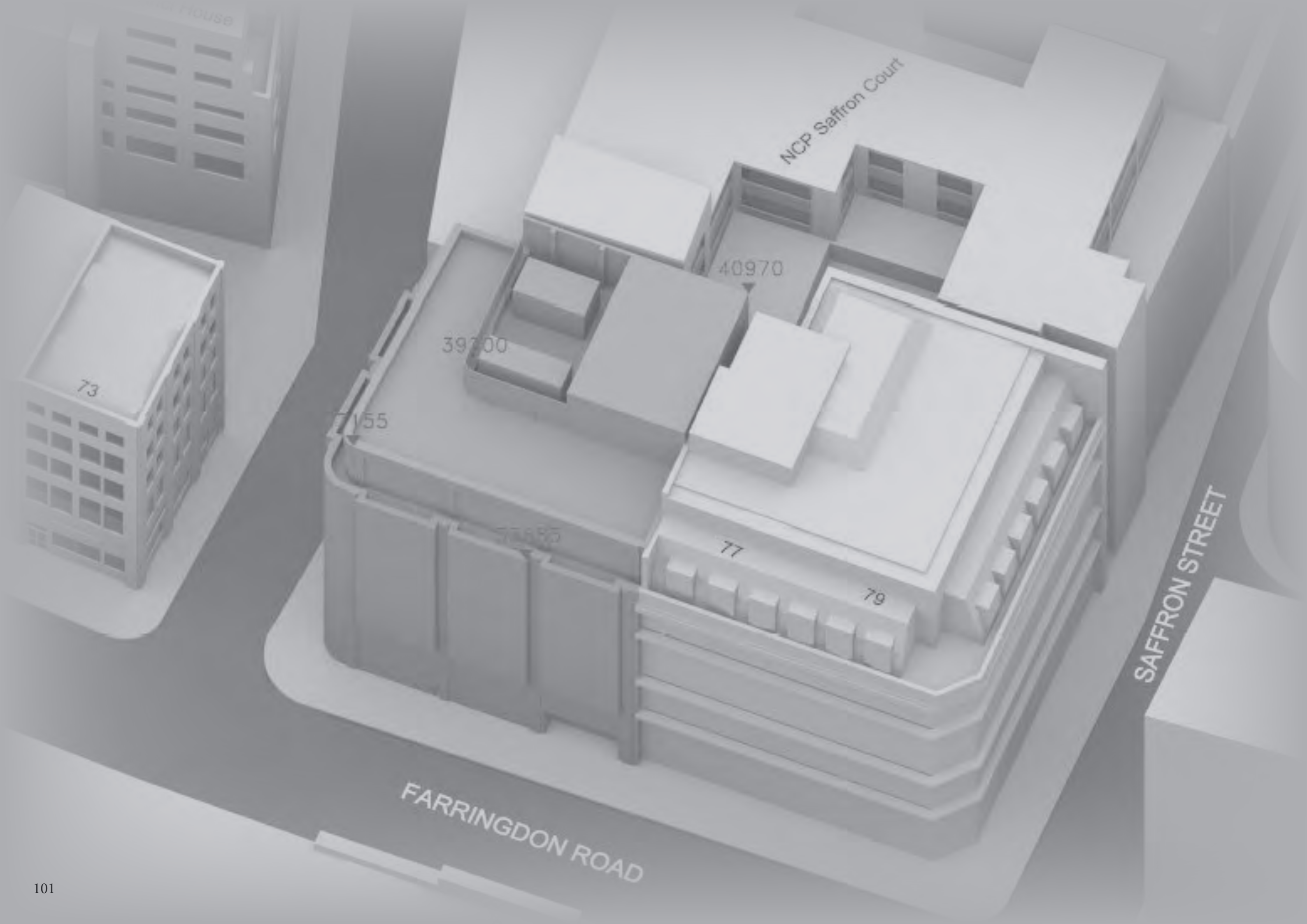
The development is targeting a BREEAM Excellent.

BREEAM considers all aspects in the design process, from management to construction. The development will have waste strategies in place to reduce waste. Materials will be chosen with responsible sourcing in mind, all timber will be FSC accredited or equivalent. The development will minimise water usage. The design is aiming to reduce energy through energy efficient design, the installation of meters, and renewable technology.

The contractor will be encouraged to sign up for the considerate constructor scheme.

Overall sustainability will be at the forefront of design decisions. The table within the report summarises the current BREEAM score. The development has targeted 62% of credits, with an additional 12% being discussed to allow the development to target a BREEAM Excellent overall.

For more detailed information, please refer to the Sustainable Construction and Design Statement prepared by Hilson Moran.



HOUSE

NCP Saffron Court

40970

39200

73

71

55

75

80

77

79

SAFFRON STREET

FARRINGTON ROAD

Section 9

Daylight & Sunlight Report



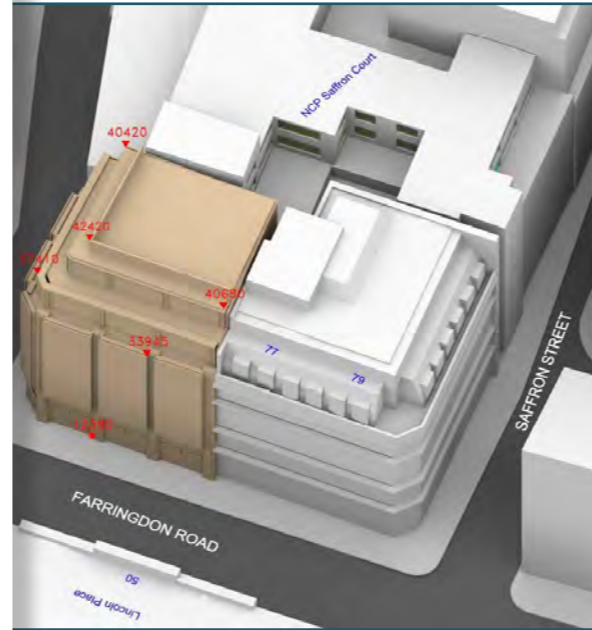
JUSTIN BOLTON • BARRY HOOD
 • ANDREW CARTMELL • CHRIS SKELT
 NICK LANE • LIAM DUNFORD

POINT 2 SURVEYORS LTD
 17 SLINGSBY PLACE, LONDON WC2E 9AB
 TEL: 0207 836 5828

75 Farringdon Road,
 London

Daylight and Sunlight
 Report

DIRECTOR: NICK LANE
 CLIENT: ST JAMES'S PLACE PROPERTY UNIT TRUST
 DATE: SEPTEMBER 2016
 VERSION: DRAFT ISSUE
 PROJECT: P695



Development

potential properties have been assessed in terms of the effect of the proposed upon their daylight and sunlight amenity, due their proximity to the site:

Road (4th floor flat)
 , 44 Saffron Hill

Point 2 Surveyors
 Site Photographs

London Borough of Camden

Online planning records:

73 Farringdon Road – 4th floor plan (Planning Application ref: 2012/2215/P)
 Da Vinci House, 44 Saffron Hill – 5th – 8th floor plans (Planning Application ref: 2013/2495/P)

Maltby Land Surveys Limited
 Detailed Site Survey

AD, LONDON DAYLIGHT ANALYSIS
 EXISTING v PROPOSED SCHEME 29/10/15
 SEPT 2016

Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF	
	ADF	TOTAL	ADF	TOTAL			
W3/24	1.58		1.58				
W4/24	1.49		1.49				
W9/24	1.17		1.13				
W10/24	1.20	5.44	1.16	5.36	0.08	1.45	
W1/24	1.39		1.39				
W2/24	1.50	2.90	1.50	2.90	0.00	0.00	
DM W5/24	0.49		0.46				
DM W6/24	0.49		0.47				
DM W7/24	0.54		0.52				
DM W8/24	0.55	2.07	0.53	1.98	0.10	4.59	
Saffron Hill							
W3/11	1.90		1.87				
W4/11	1.09		1.08				
W5/11	0.55	3.54	0.55	3.50	0.03	0.93	
W2/11	3.10	3.10	3.07	3.07	0.03	0.97	
W1/11	0.58	0.58	0.58	0.58	0.00	0.51	
W3/12	1.61		1.59				
W4/12	1.22		1.21				
W5/12	0.64	3.47	0.63	3.43	0.04	1.15	
W2/12	2.79	2.79	2.76	2.76	0.03	1.08	
W1/12	0.69	0.69	0.69	0.69	0.00	0.43	
W3/13	1.27		1.25				
W4/13	1.33		1.32				
W5/13	0.73	3.33	0.72	3.29	0.04	1.17	
W2/13	2.27	2.27	2.24	2.24	0.03	1.15	
W1/13	0.45	0.45	0.44	0.44	0.00	0.45	
W2/14	2.03		2.01				
R1/14 ASSUMED	2.37	4.40	2.34	4.35	0.06	1.25	
R2/14 ASSUMED	W1/14	3.32	3.32	3.28	3.28	0.03	1.03
R1/15 ASSUMED	W2/15	2.34	2.31				
R1/15 ASSUMED	W3/15	2.52	4.86	2.49	4.80	0.06	1.13
R2/15 ASSUMED	W1/15	3.92	3.92	3.89	3.89	0.04	0.89

Daylight & Sunlight

This reports considers the potential effect of the Buckley Gray Yeoman Architects proposed refurbishment of 75 Farringdon Road in terms of the daylight and sunlight amenity to the existing surrounding residential properties.

There is a full technical analysis contained within the report, however, in summary the effect of the construction of the proposed development upon each of the existing surrounding residential properties is considered to be negligible in nature on the basis that the daylight and sunlight amenity alterations, if any, to all of the habitable rooms and windows are fully compliant with BRE guidance. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of daylight and sunlight amenity.

The effects of the proposed development in terms of the daylight and sunlight amenity should therefore be considered acceptable.

For more detailed information, please refer to the full sunlight & daylight report by Point 2 Surveyors



SAFFRON HILL EC1

BARRY BROS SECURITY
Property Protection Systems
020 7262 9000

No access to Highway Cross ahead

Section 10

Noise & Vibration

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

16327-R01-B

7 September 2016

75 Farringdon Road

Planning noise and vibration report

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Sandy Brown Associates LLP
Registered in England & Wales No. OC 307504

Registered Office: 55 Charterhouse Street, London EC1M 6HA

BROWN

Acoustics, Noise & Vibration

Measurement position used during the survey is indicated in Figure 1, denoted by the photograph showing the measurement location is provided in Figure 2. This is chosen to be reasonably representative of the noise levels experienced by the most sensitive premises, and also of night maximum noise levels experienced at the

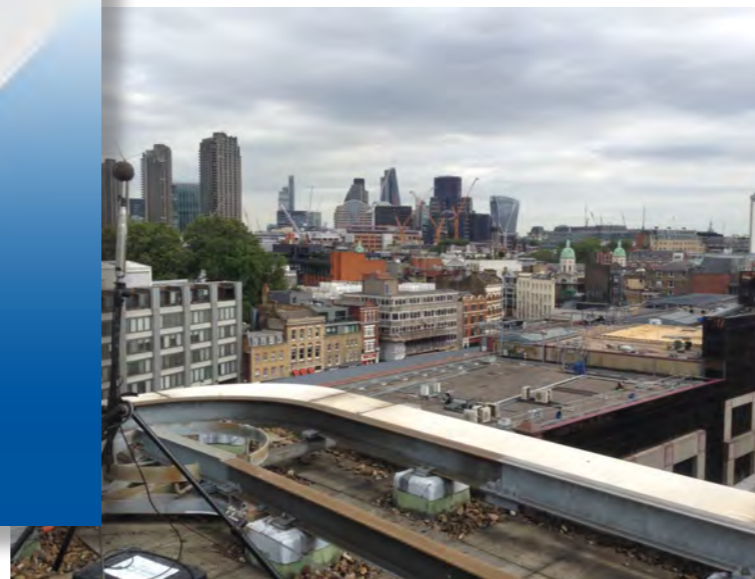


Figure 2 Photograph of unattended measurement position

3.2 Vibration survey method

Vibration measurements were performed at the lower ground level of the building in order to determine the maximum vibration levels from the passage of trains on the railway tracks near to the site. The vibration measurement location is indicated in Figure 1 with the letter 'V'.

For the vibration measurements, tri-axial accelerometers were set up, to measure vibration dose values (VDV) and 1/3 octave band slow weighted RMS acceleration in three axes. The VDV measurements were taken to establish levels of tactile vibration while the 1/3 octave band slow weighted RMS acceleration measurements were used for purposes of the re-radiated L_{ASmax} prediction.

BROWN

Acoustics, Noise & Vibration

assessment

ation

The assessment should be based on the axis along which the highest vibration dose value (VDV) is measured. At the measurement location, the highest vibration dose value was measured on the Z axis.

The worst case measured 1 minute vibration value presented in section 4.3 and on the total daytime period of 07:00 – 23:00, the equivalent vibration dose value for a 6 hour period is $VDV 0.04 m/s^{1.75}$.

The measured value is well below the LBC criterion set out in section 5.3.2 based on BS 6472 that tactile vibration is well below the threshold category of 'low level of concern'.

The measured vibration may vary depending on the type of train however, as the measured vibration is well below the lowest BS 6472 threshold, a significant increase in the number of trains required for the threshold to be exceeded. Tactile vibration due to trains is not considered to be problematic at this site.

and noise

The measured L_{Amax} level was 32 dB which is well below the BCO guidance as presented

Ground-borne noise in the proposed re-development is unlikely to result in an adverse comment. As the predicted values are for worst case lower ground floor conditions, noise levels from this source are expected to be even lower at upper floor levels.

8 Conclusion

The minimum measured background sound levels were $L_{A90,15min}$ 54 dB during the day, $L_{A90,15min}$ 55 dB during the evening and $L_{A90,15min}$ 53 dB during the night.

On the basis of the requirements of LBC, the relevant plant noise limits at the worst affected existing noise sensitive premises would be L_{Aeq} 49 dB during the day, L_{Aeq} 50 dB during the evening and L_{Aeq} 48 dB during the night. These limits are cumulative, and apply with all plant operating under normal conditions. If plant items contain tonal or attention catching features, the limits will be 5 dBA more stringent than those set out above.

Tactile vibration and structure borne noise are not considered to be an issue at this site.

Noise & Vibration

A noise & vibration assessment has been commissioned in support of the application.

Sandy Brown (SB) were commissioned by St James's Place Property Unit Trust to provide acoustic advice in relation to the proposed refurbishment and extension of 75 Farringdon Road.

An environmental noise and vibration survey has been carried out at the site. The noise survey was performed between 11 August 2016 and 15 August 2016. The vibration survey was performed on 15 August 2016.

The lowest background sound levels measured during the survey were LA_{90,15min} 54 dB during the daytime, LA_{90,15min} 55 dB during the evening and LA_{90,15min} 53 dB at night.

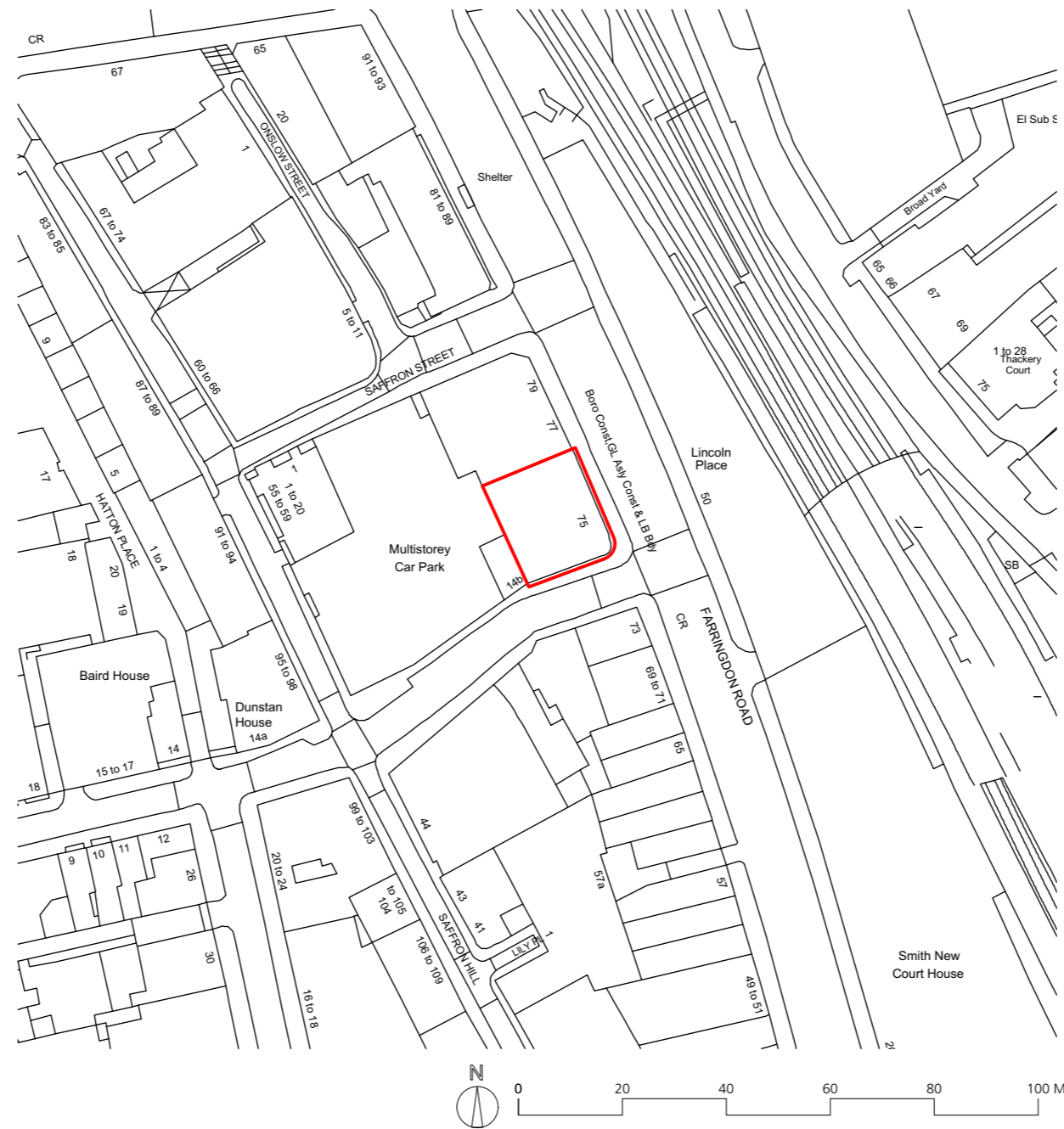
Based on the requirements of the London Borough of Camden and on the results of the noise survey, all plant must be designed such that the cumulative noise level at 1 m from the worst affected windows of the nearby noise sensitive premises does not exceed LA_{eq} 49 dB during the daytime, LA_{eq} 50 dB during the evening and LA_{eq} 48 dB during the night.

The vibration survey indicated that tactile vibration and structure borne noise are not considered to be an issue at this site.



Appendix A1

Existing Drawings



DRAWING NOTES:
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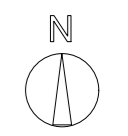
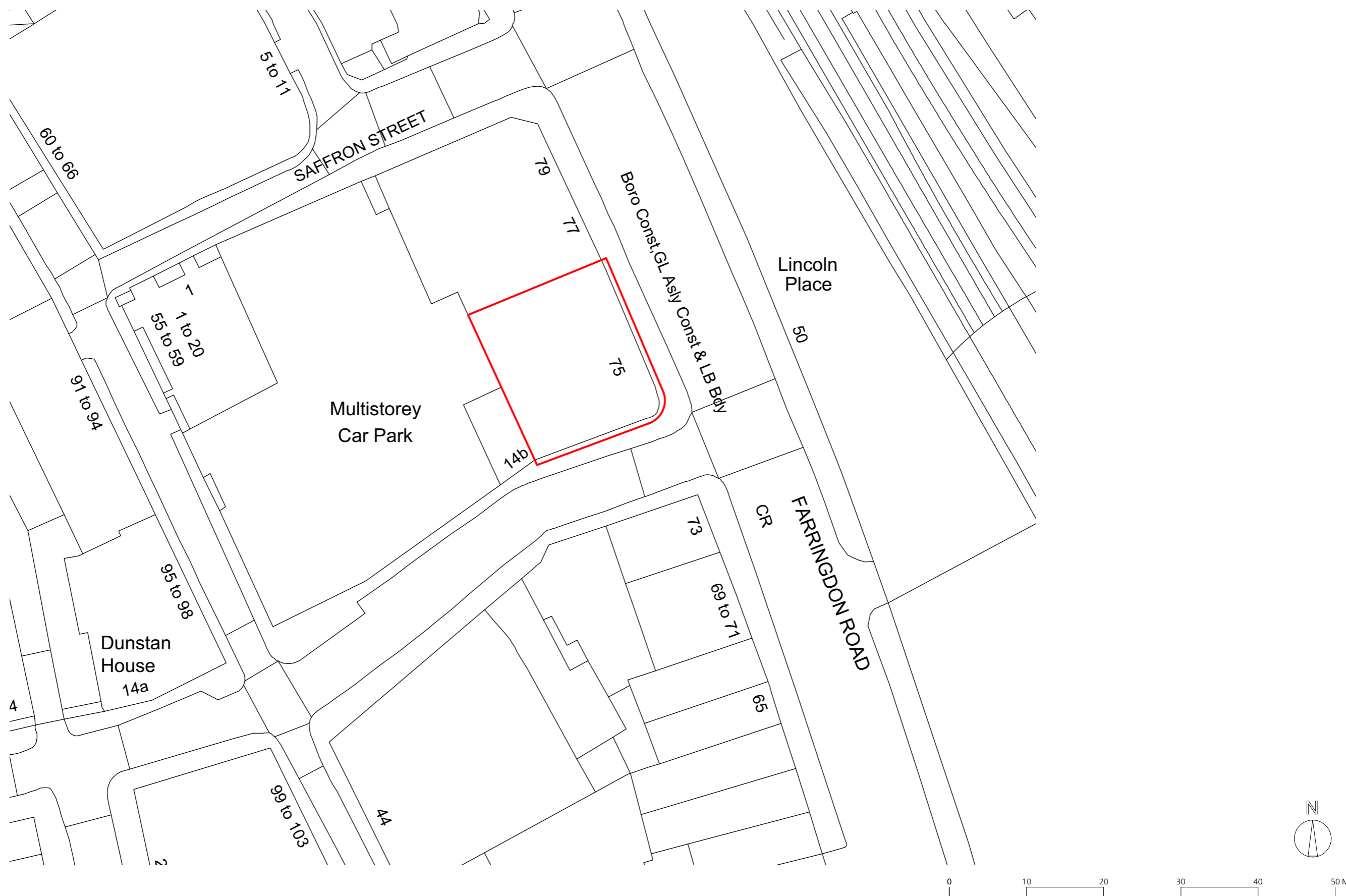
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STATUS	REVISION	DATE

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SCALE	1:1250 @ A3
DATE	July 2015
DWG No.	861_SP-01_1:1250
DRAWING STATUS	Planning

DRAWING FILE REF 861_SP-Site Plan	
DRAWN BY BGY	
REVISION	A
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farrington Road

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

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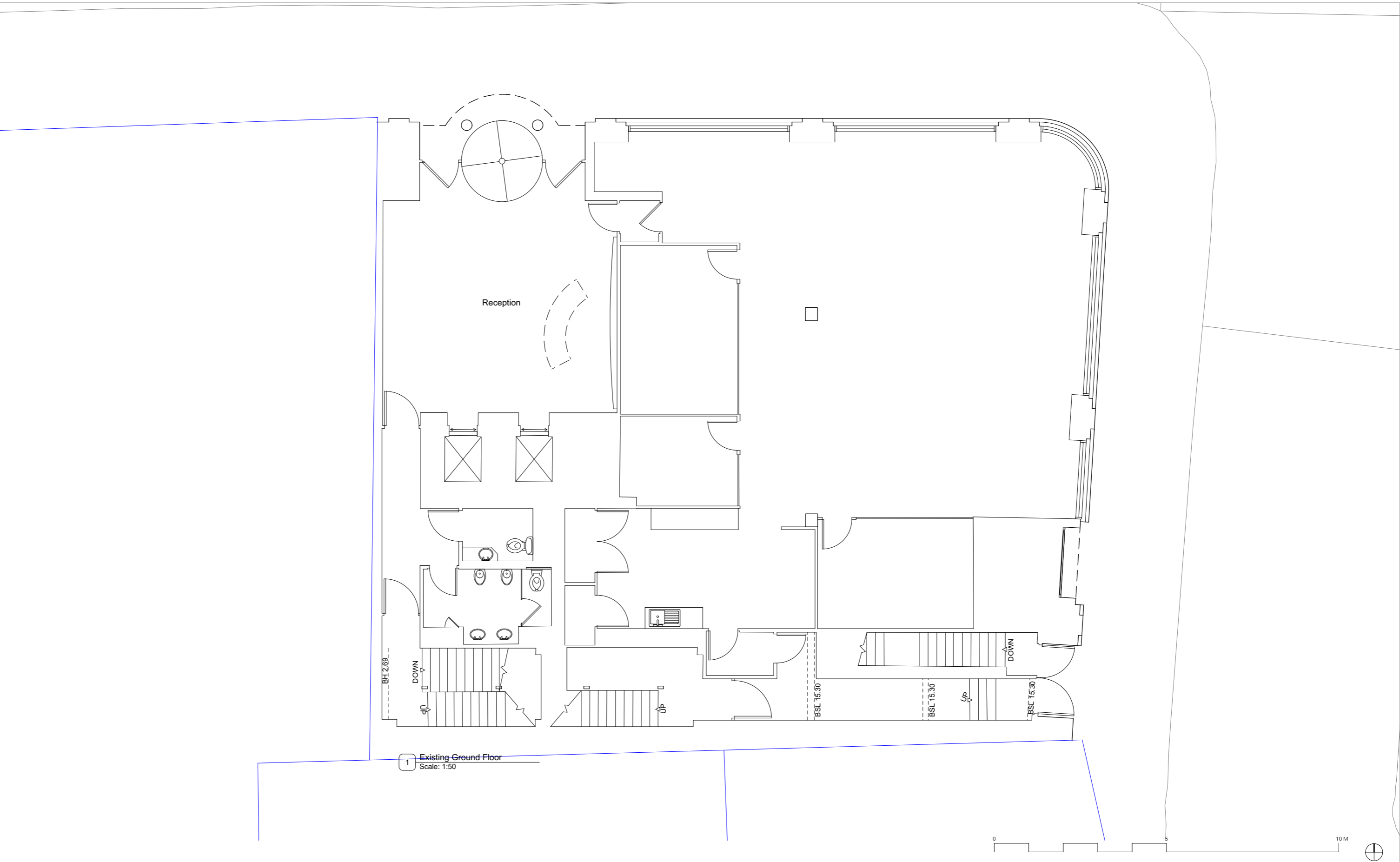
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STATUS	REVISION	DATE

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DATE	DRAWN BY
July 2015	BGY
DWG No.	REVISION
861_SP-02_1:500	A
DRAWING STATUS	
Planning	

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PROJECT	75 Farrington Road

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1 Existing Ground Floor
Scale: 1:50

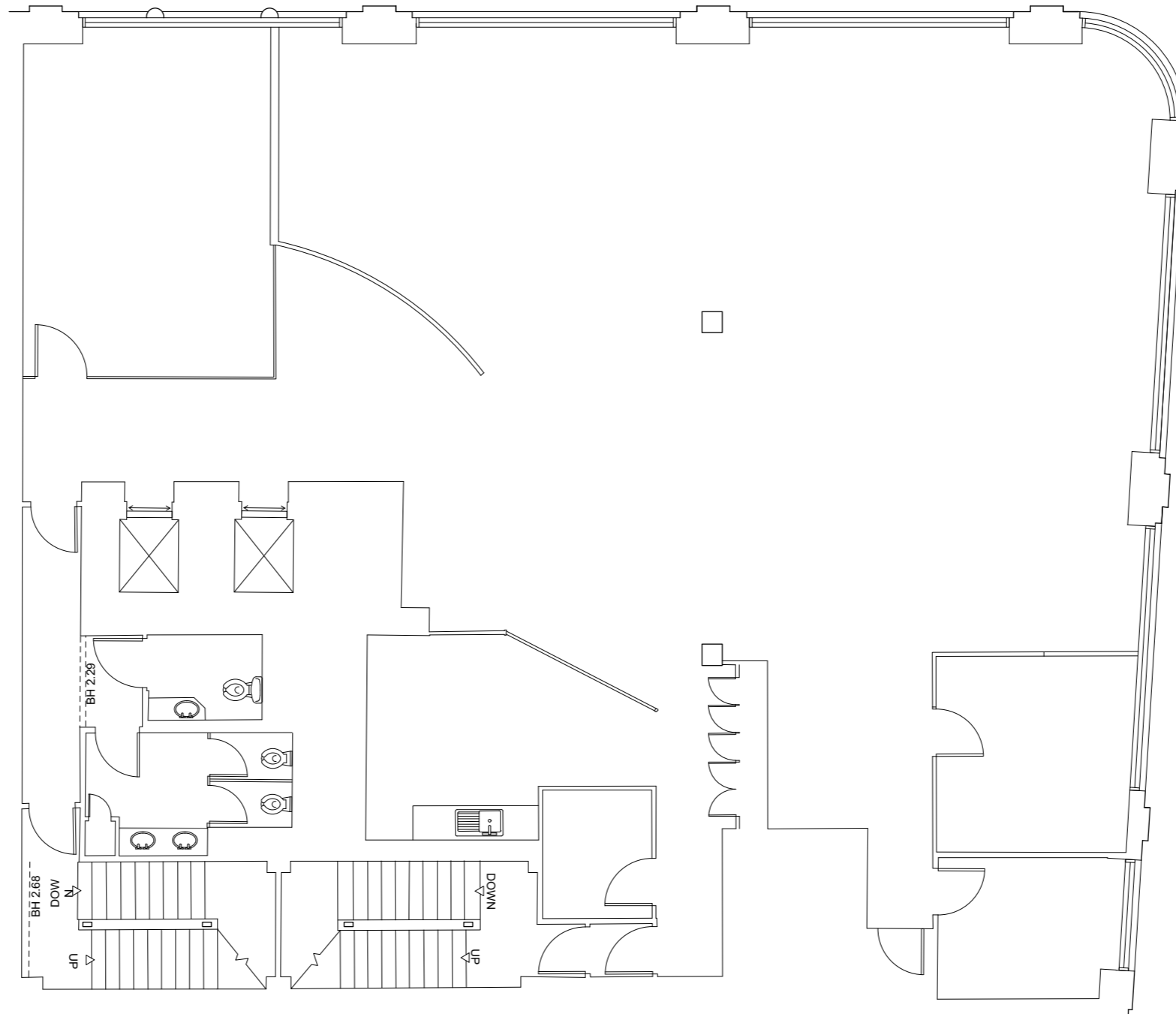
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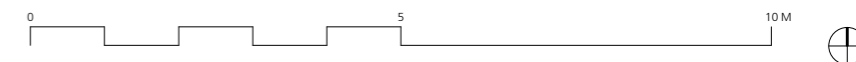
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DATE	DRAWN BY
Oct 2015	CP
DWG No.	REVISION
EX.00	--
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75 Farringdon Road	

Buckley Gray Yeoman	
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CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Existing First Floor
Scale: 1:50



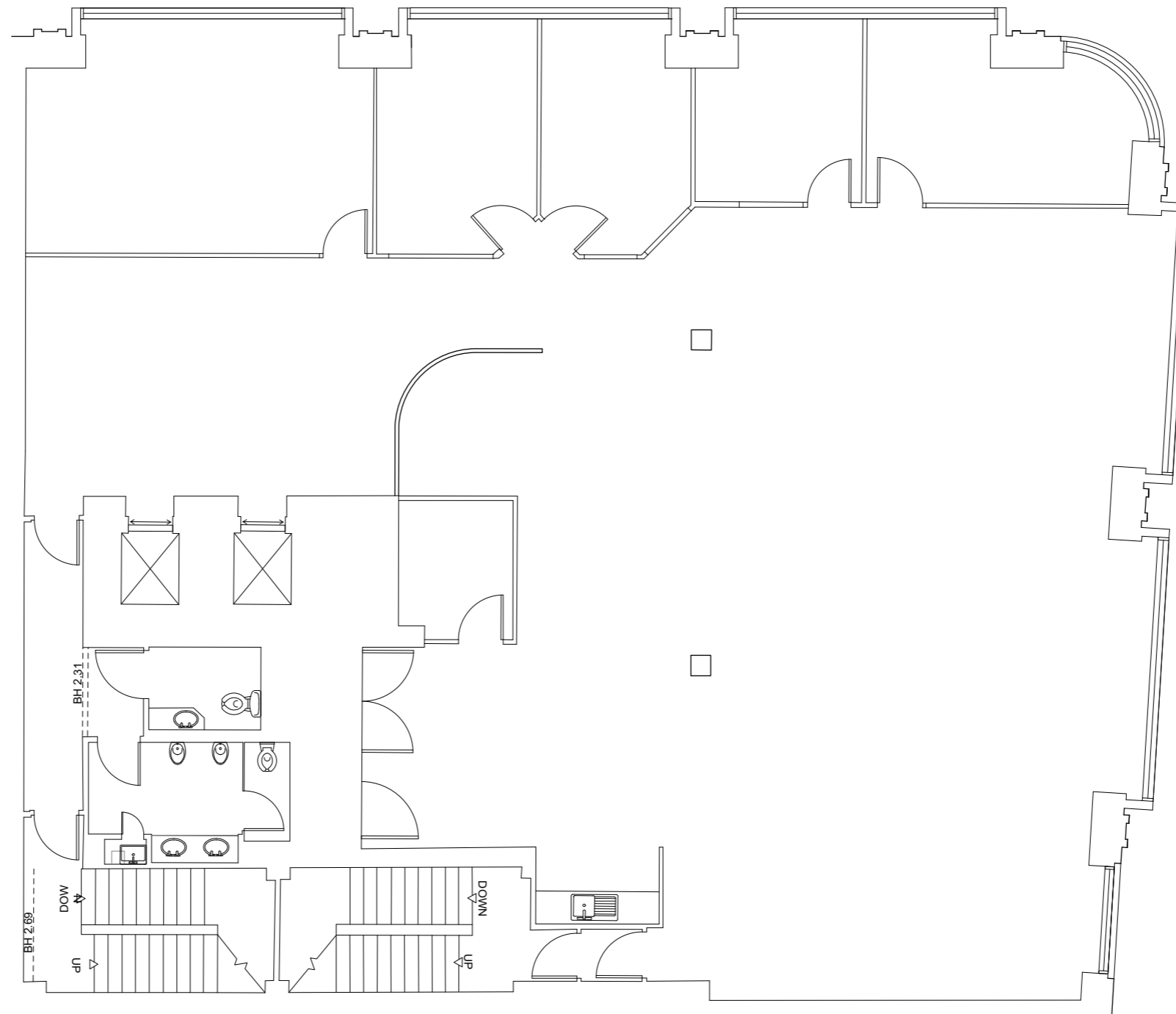
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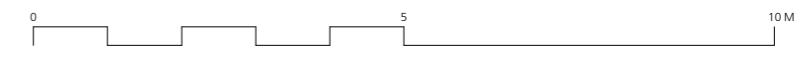
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DATE Oct 2015	DRAWN BY CP
DWG No. EX.01	REVISION --
DRAWING STATUS 75 Farringdon Road	

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CLIENT St James's Place Property Unit Trust	PROJECT 75 Farringdon Road



1 Existing Second Floor
Scale: 1:50



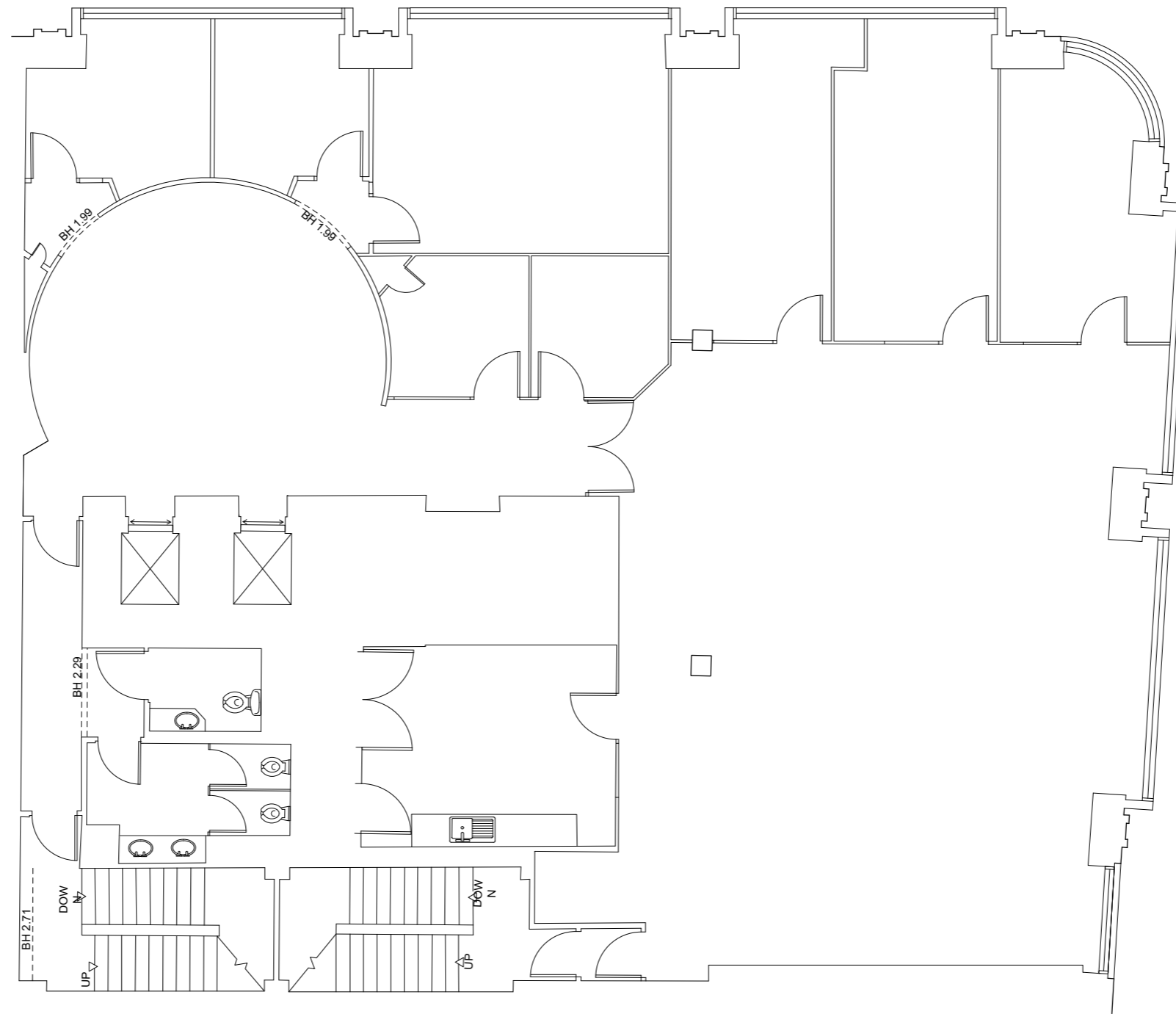
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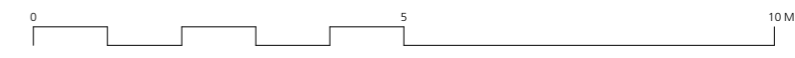
115

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			Oct 2015	CP	
			DWG No.	REVISION	PROJECT
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1 Existing Third Floor
Scale: 1:50



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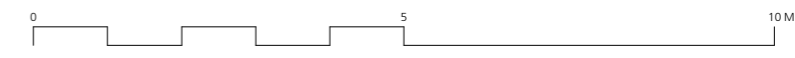
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DATE Oct 2015	DRAWN BY CP
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DRAWING STATUS 75 Farringdon Road	

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CLIENT St James's Place Property Unit Trust	PROJECT 75 Farringdon Road
	116



1 Existing Fourth Floor
Scale: 1:50



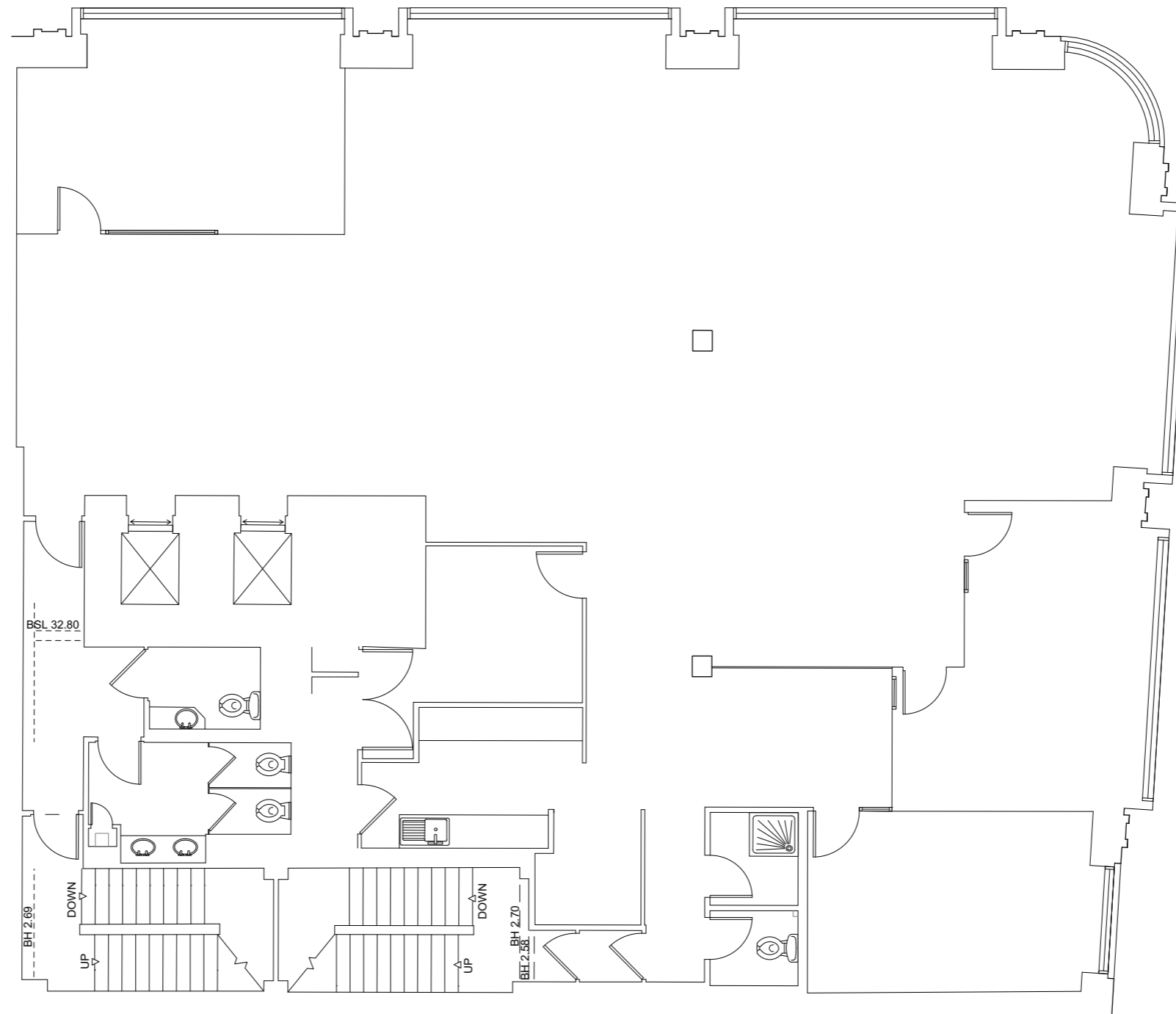
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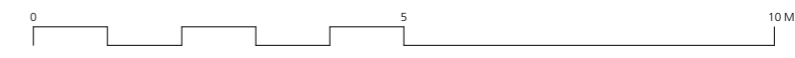
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117

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			DWG No.	REVISION	PROJECT
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1 Existing Fifth Floor
Scale: 1:50



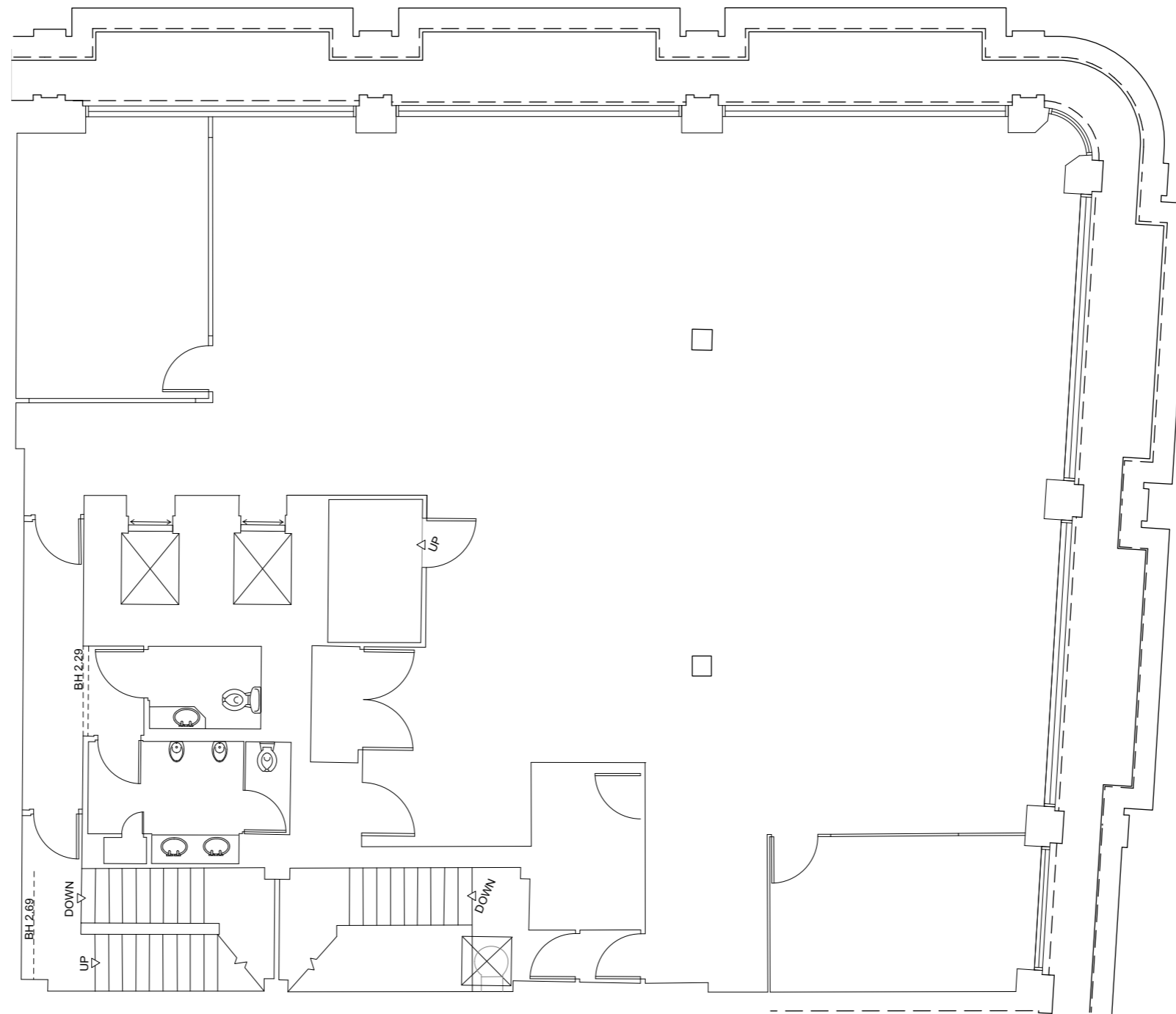
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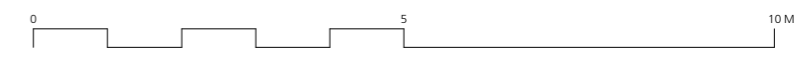
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Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road 118



1 Existing Sixth Floor
Scale: 1:50



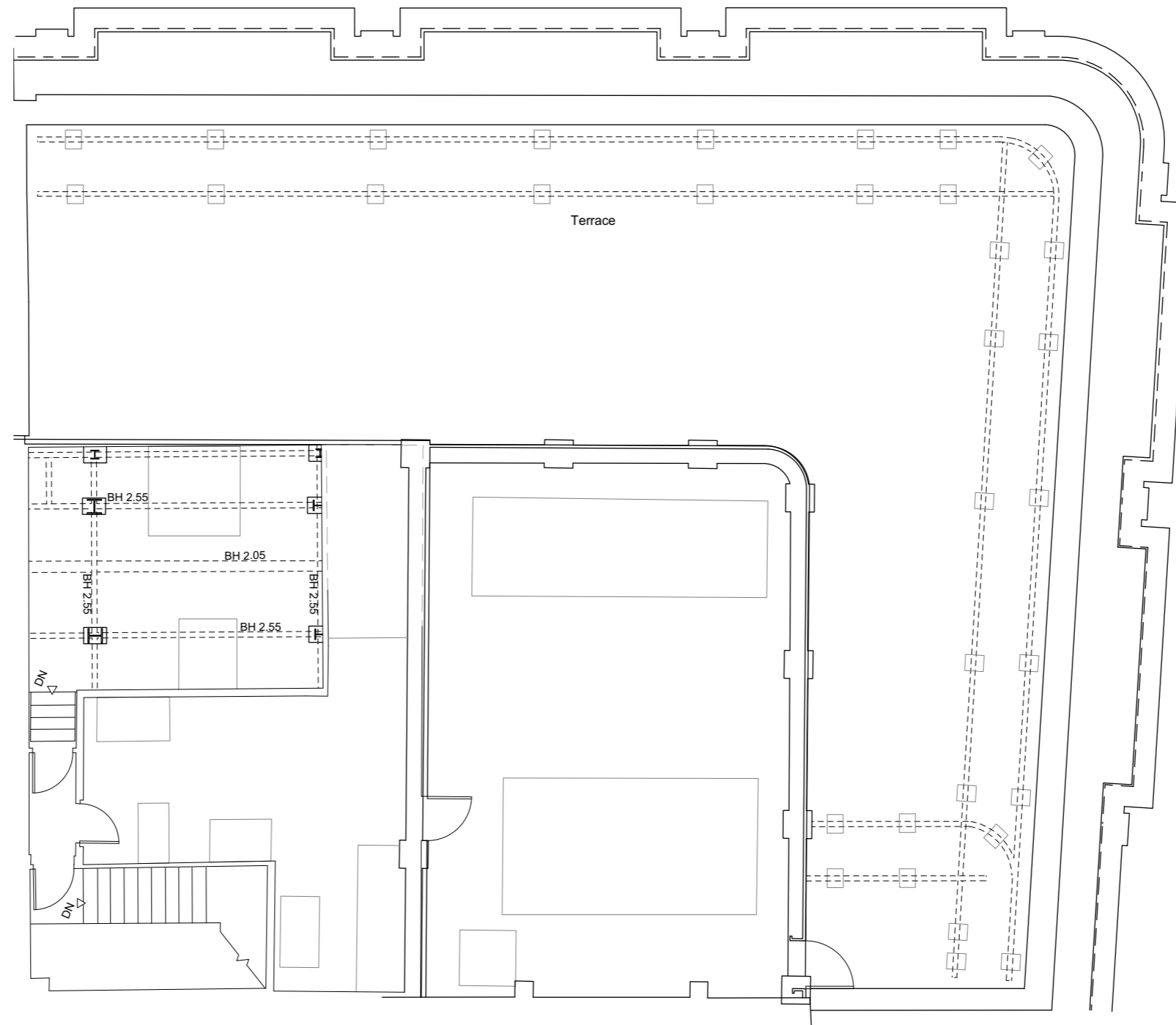
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DRAWING NOTES:

STATUS	REVISION	DATE

DRAWING Existing Sixth Floor Plan	
SCALE 1:50@A1 1:100@A3	DRAWING FILE REF 000 Drawing Name
DATE Oct 2015	DRAWN BY CP
DWG No. EX.06	REVISION --
DRAWING STATUS 75 Farringdon Road	

Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT St James's Place Property Unit Trust	PROJECT 75 Farringdon Road



1 Existing Seventh Floor
Scale: 1:50



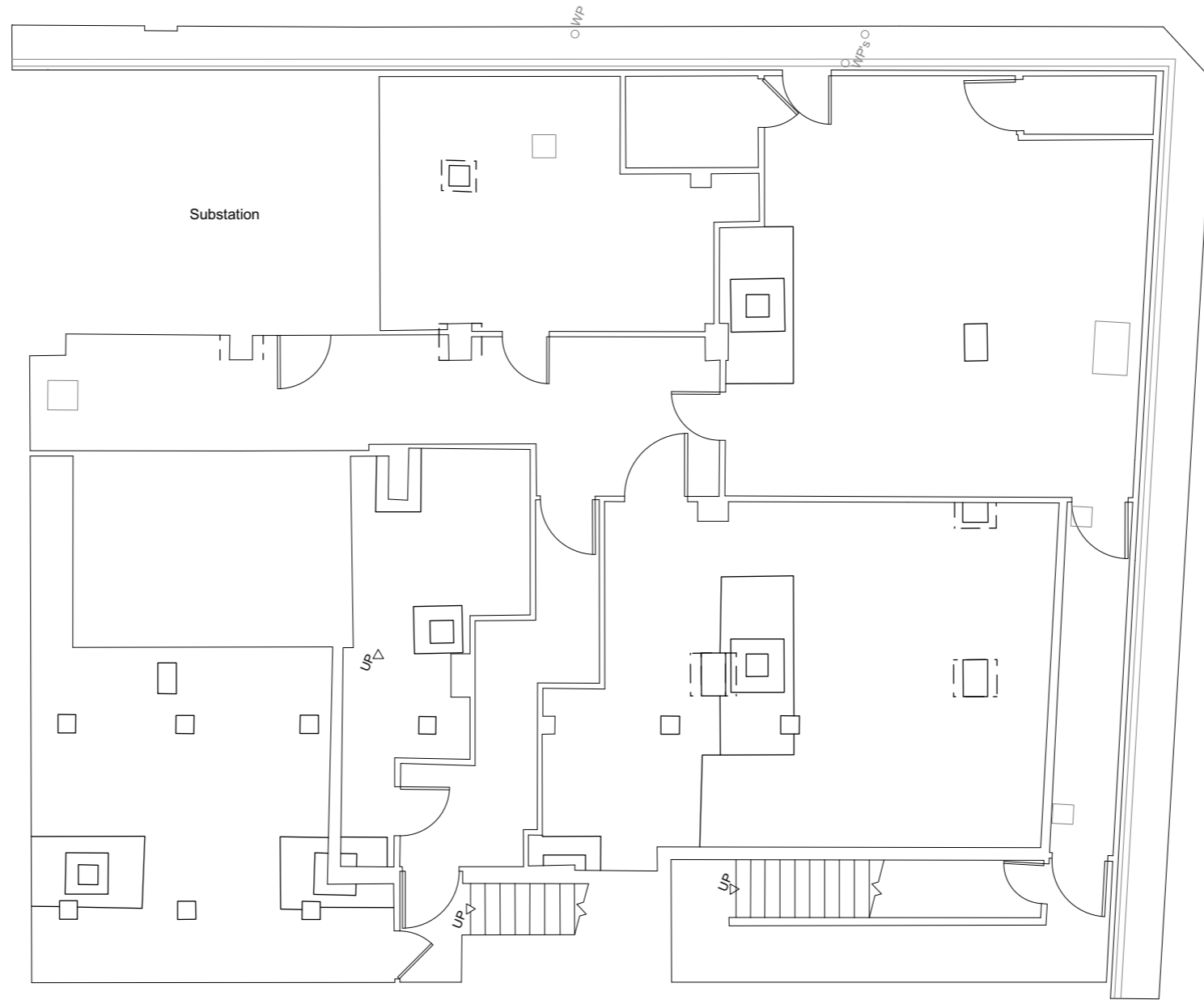
DRAWING NOTES:
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DRAWING NOTES:

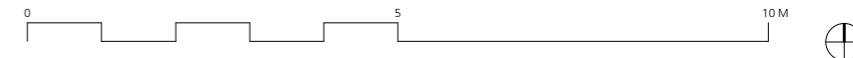
STATUS	REVISION	DATE

DRAWING Existing Seventh Floor Plan	
SCALE 1:50@A1 1:100@A3	DRAWING FILE REF 000 Drawing Name
DATE Oct 2015	DRAWN BY CP
DWG No. EX.07	REVISION --
DRAWING STATUS 75 Farringdon Road	

Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT St James's Place Property Unit Trust	PROJECT 75 Farringdon Road
	120



1 Existing Basement
Scale: 1:50

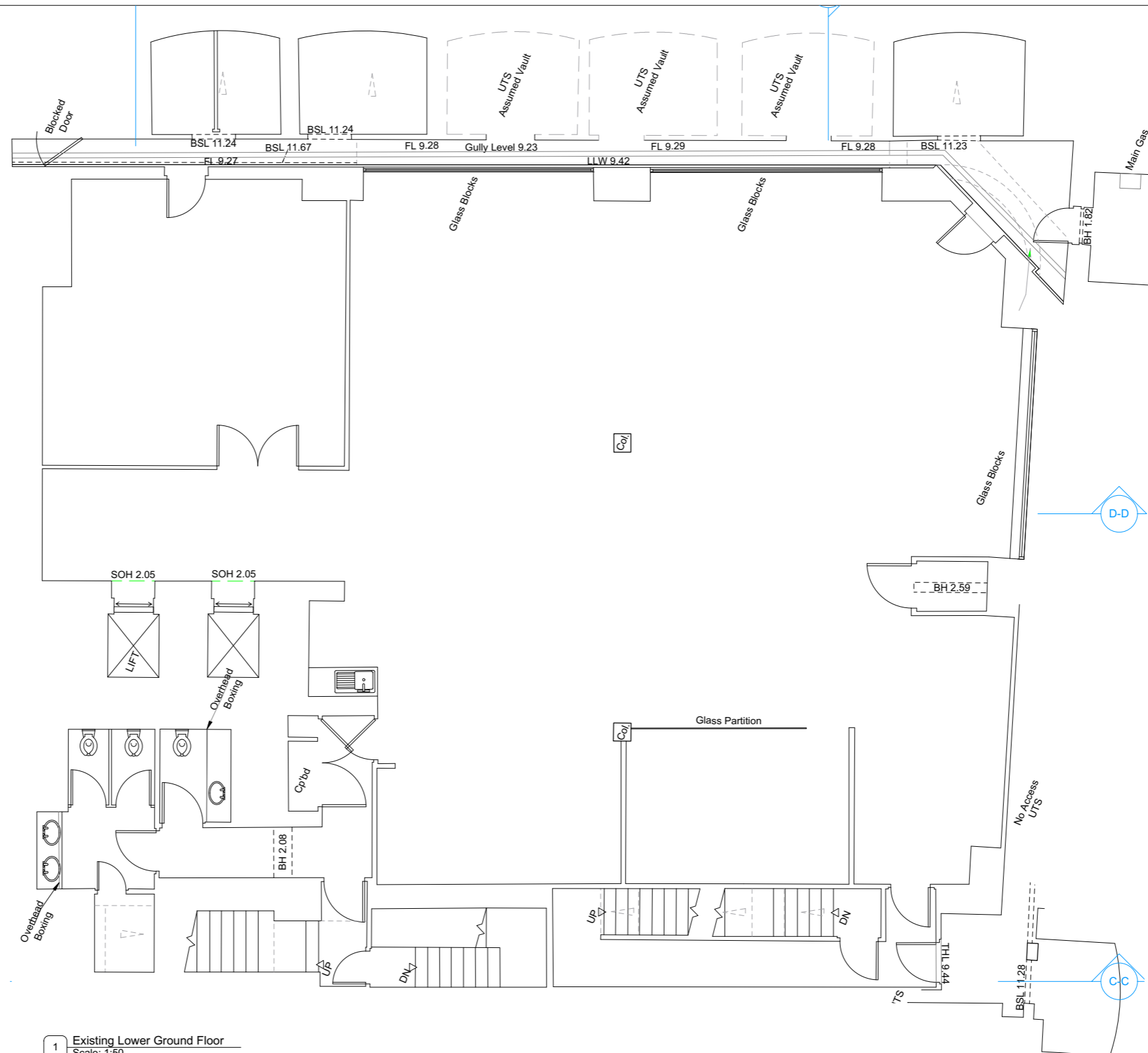


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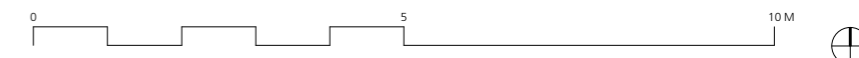
DRAWING NOTES:

121

DRAWING		Existing Basement Plan		Buckley Gray Yeoman	
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF	000 Drawing Name	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	Oct 2015	DRAWN BY	CP	CLIENT	St James's Place Property Unit Trust
DWG No.	EX.B1	REVISION	--	PROJECT	75 Farringdon Road
DRAWING STATUS	75 Farringdon Road			75 Farringdon Road	
STATUS	REVISION	DATE	Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.		



1 Existing Lower Ground Floor
Scale: 1:50



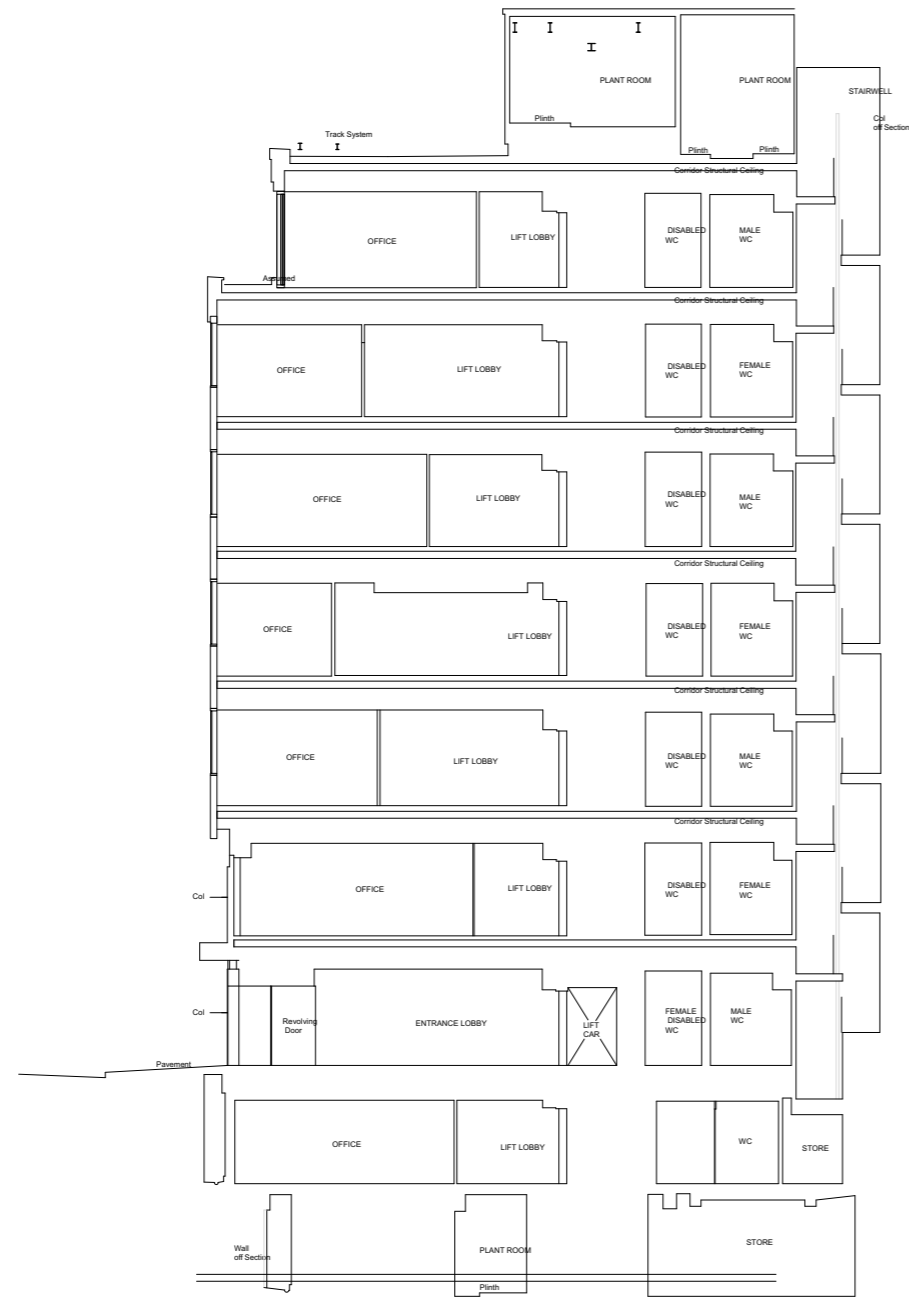
DRAWING NOTES:
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DRAWING NOTES:

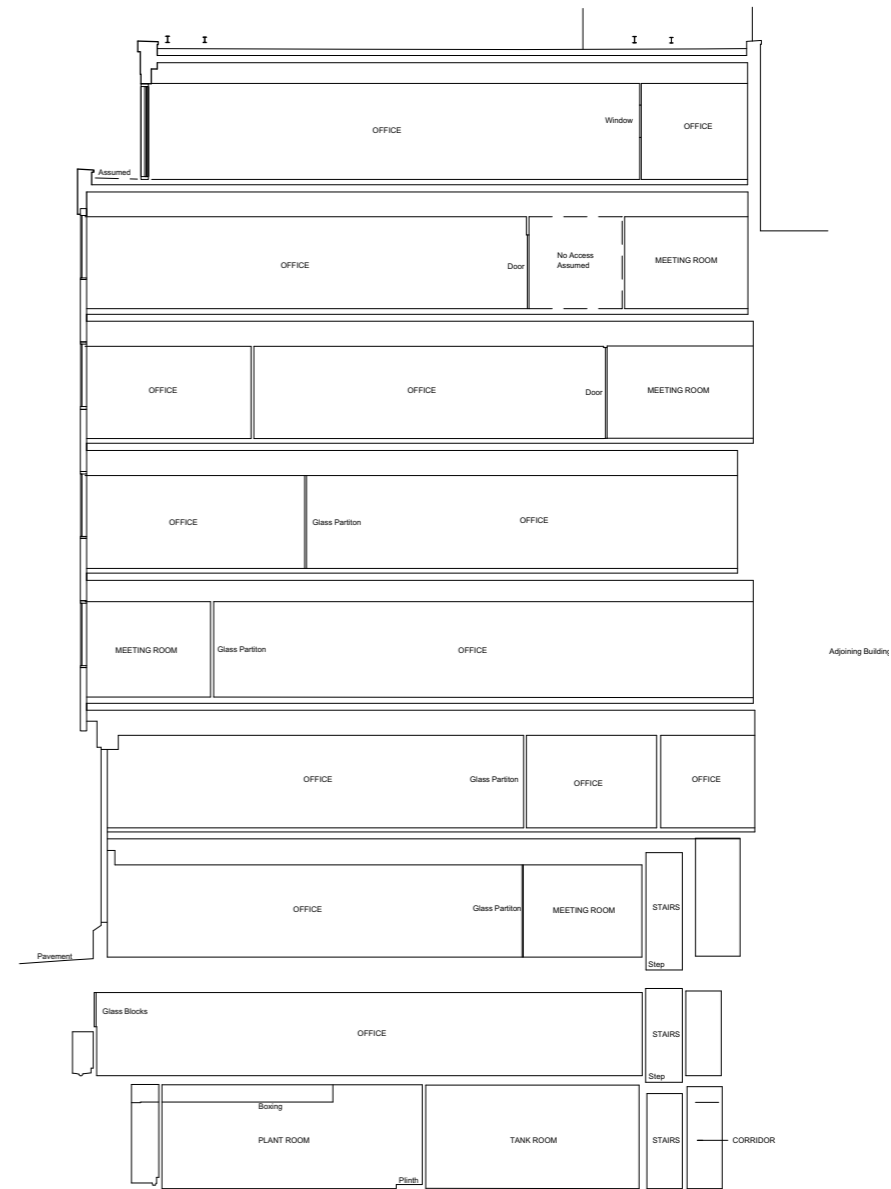
STATUS	REVISION	DATE

DRAWING Existing Lower Ground Floor Plan	
SCALE 1:50@A1 1:100@A3	DRAWING FILE REF 000 Drawing Name
DATE Oct 2015	DRAWN BY CP
DWG No. EX.LGF	REVISION --
DRAWING STATUS 75 Farringdon Road	

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road 122



1 Existing Section AA
Scale: 1:100



2 Existing Section BB
Scale: 1:100



DRAWING NOTES:
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DRAWING NOTES:

123

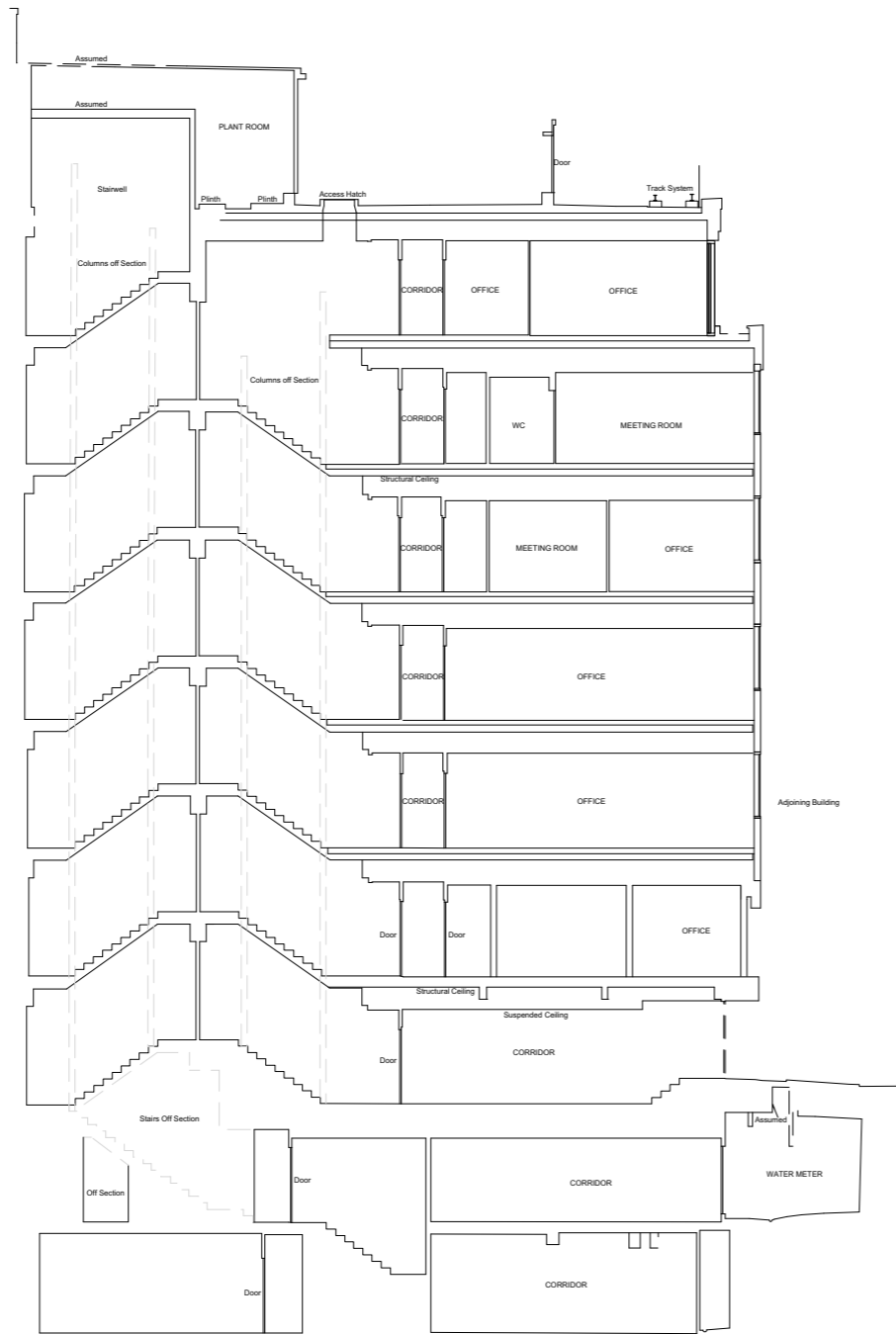
DO NOT SCALE FROM THIS DRAWING.

STATUS	REVISION	DATE	DRAWING		CLIENT
			Existing Sections		
			SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF 000 Drawing Name
			DATE	Nov 2015	
			DWG No.	ES.00	REVISION X0
			DRAWING STATUS		PROJECT
			75 Farringdon Road		75 Farringdon Road
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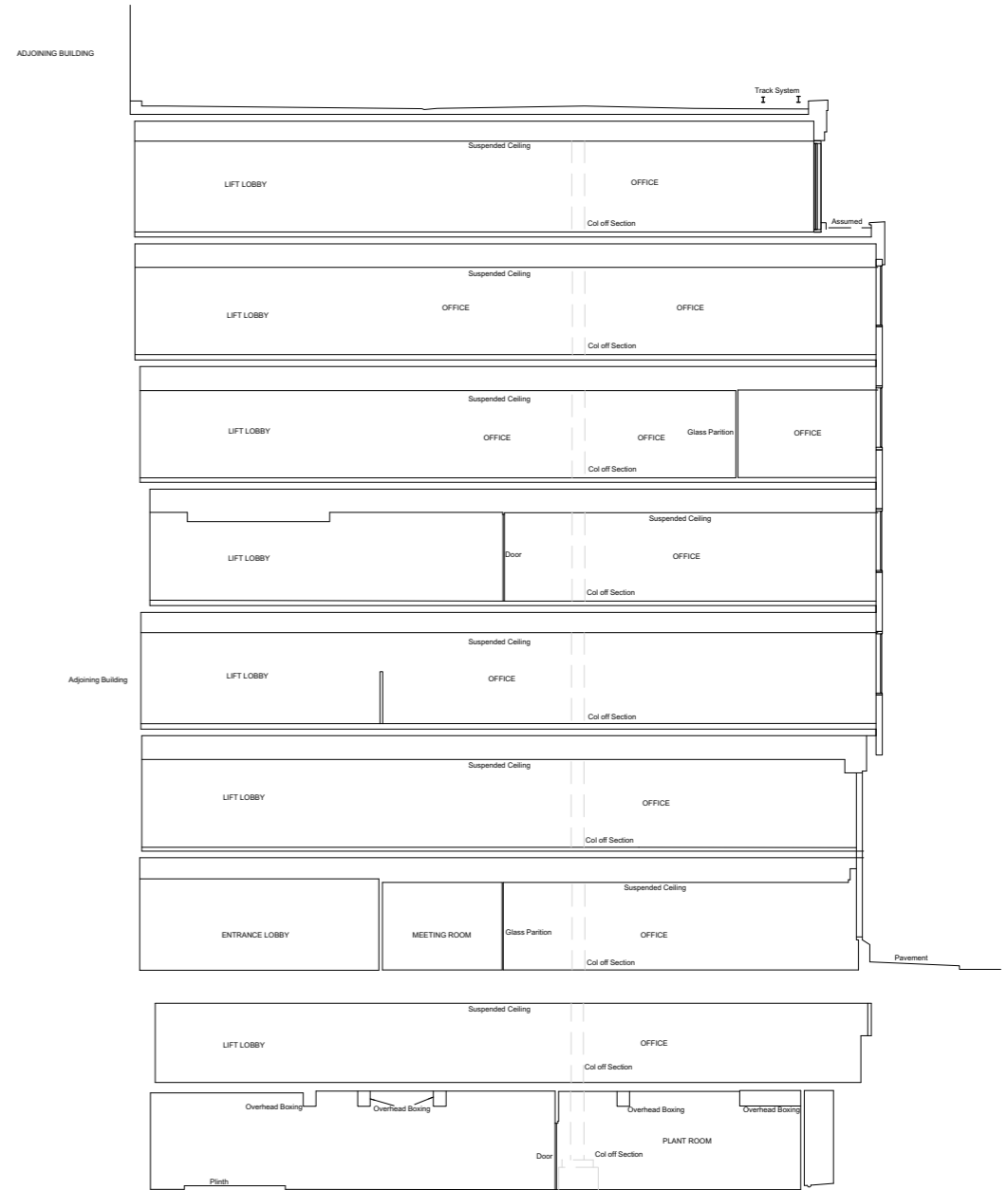
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

St James's Place Property Unit Trust

75 Farringdon Road



1 Existing Section CC
Scale: 1:100



2 Existing Section DD
Scale: 1:100



DRAWING NOTES:
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STATUS	REVISION	DATE

DRAWING		Existing Sections Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	Nov 2015	
DWG No.	ES.01	
DRAWING STATUS	75 Farringdon Road	DRAWING FILE REF 000 Drawing Name DRAWN BY CP REVISION X0 CLIENT St James's Place Property Unit Trust PROJECT 75 Farringdon Road

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Street Elevation C

Datum 10.00m

1 Existing South Elevation
Scale: 1:100



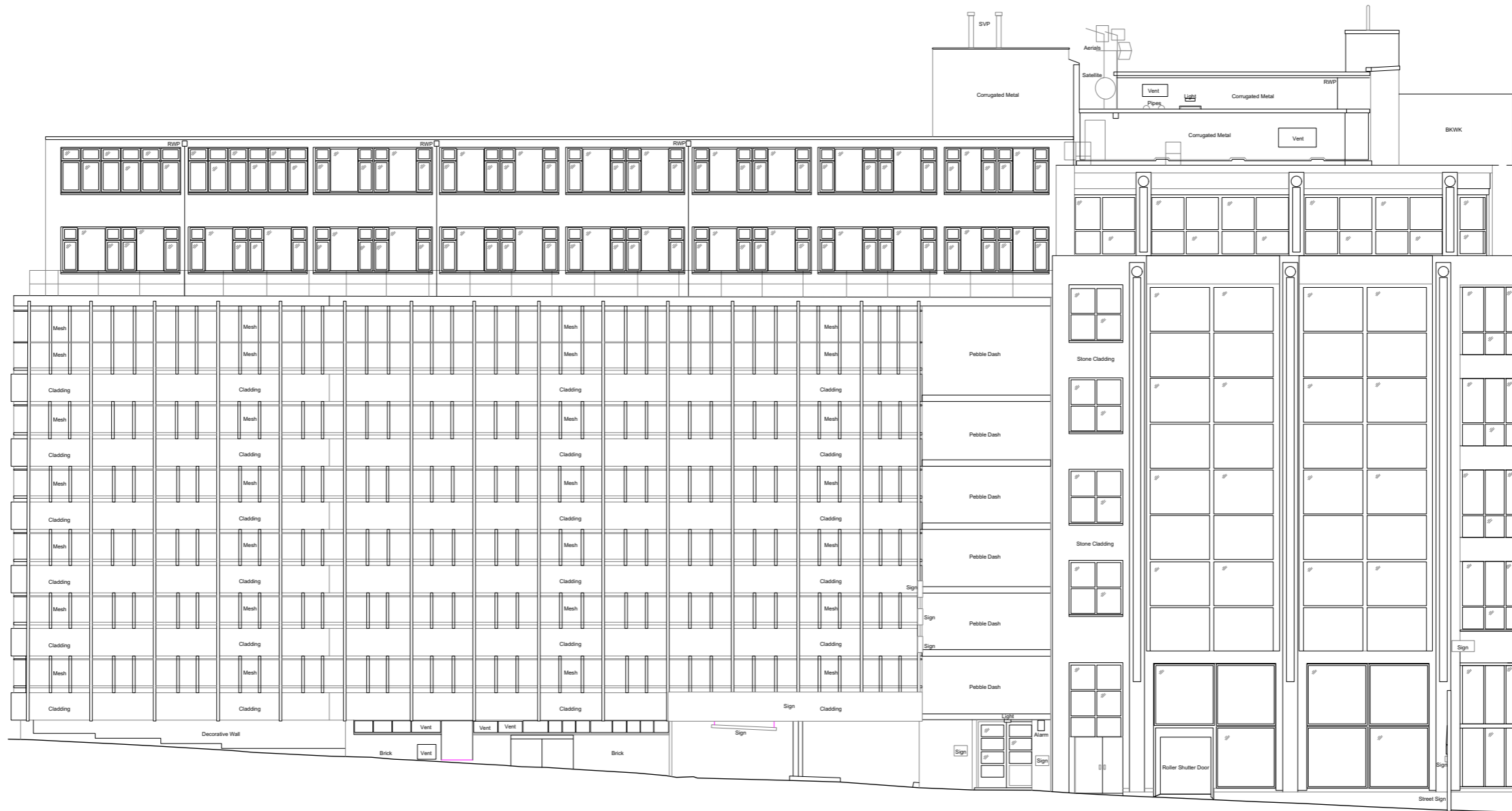
DRAWING NOTES:
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DRAWING NOTES:

STATUS	REVISION	DATE

DRAWING		Existing South Elevation	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	000 Drawing Name
DATE	Nov 2015	DRAWN BY	CP
DWG No.	EE.00	REVISION	X0
DRAWING STATUS		75 Farringdon Road	

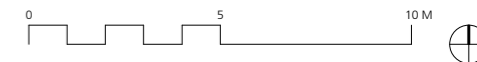
Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



Datum 10.00m

Street Elevation B

1 Existing West Elevation
Scale: 1:100



DRAWING NOTES:
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DRAWING NOTES:

STATUS	REVISION	DATE

DRAWING	
Existing West Elevation	
SCALE 1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF 000 Drawing Name
DATE Nov 2015	DRAWN BY CP
DWG No. EE.01	REVISION X0
DRAWING STATUS 75 Farringdon Road	

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road 126

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Appendix A2

Proposed Drawings



1 Proposed Ground Floor
Scale: 1:50

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DRAWING NOTES:

P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16
STATUS	REVISION	DATE

DRAWING		Proposed Ground Floor Plan	
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF	000 Drawing Name
DATE	Oct 2015	DRAWN BY	CP
DWG No.	GA.00	REVISION	P6
DRAWING STATUS			
INFORMATION			

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road

FARRINGDON ROAD

West Elevation

AA
GS.01

GS.01
AA

South Elevation

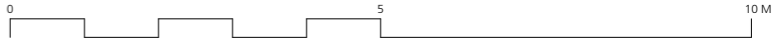
ST CROSS STREET

Office

Lift
(Passenger)

Lift
(Passenger)

1 Proposed First Plan
Scale: 1:50



DRAWING NOTES:
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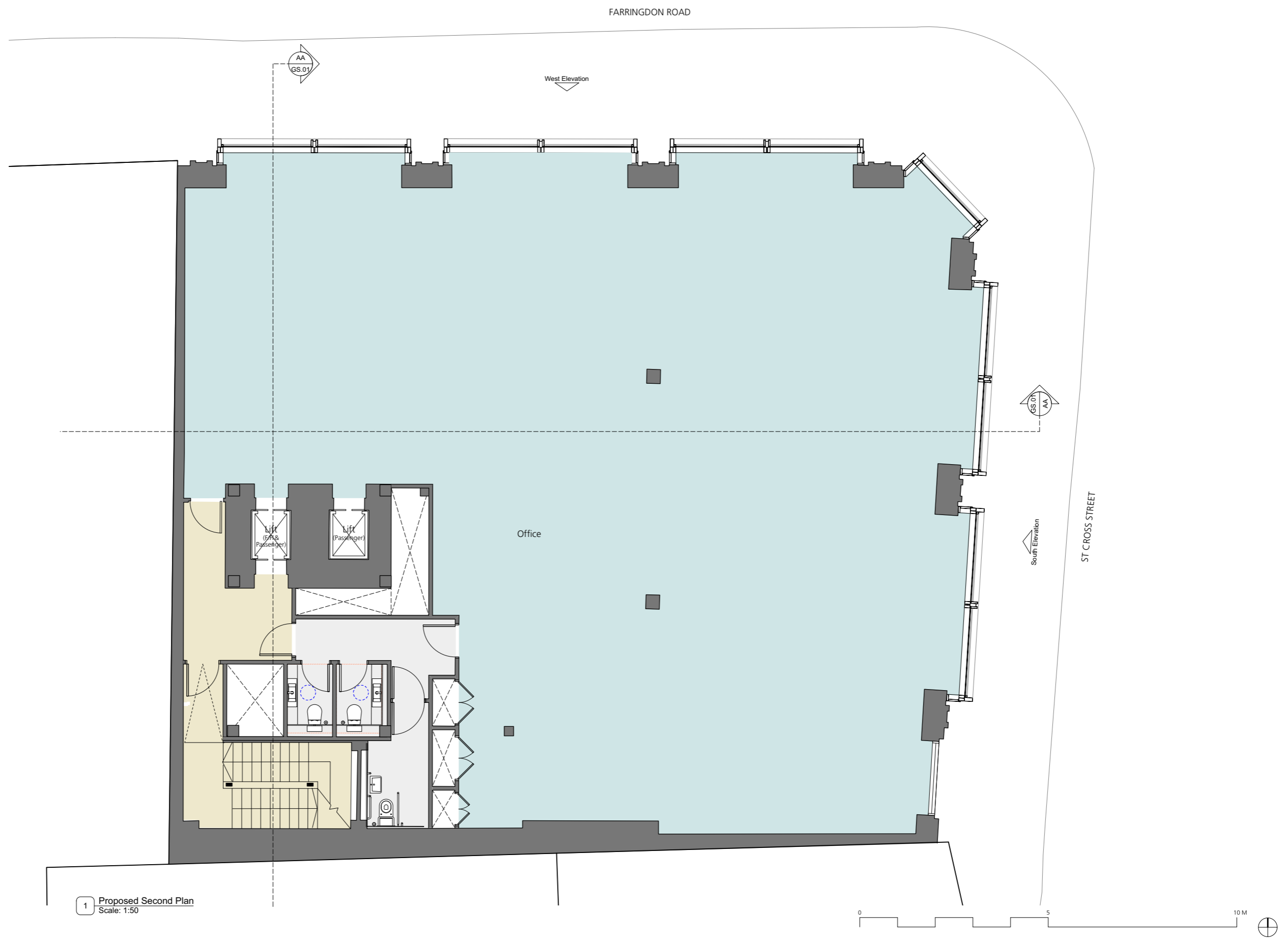
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P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16

STATUS	REVISION	DATE
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DRAWING Proposed First Floor Plan	
SCALE 1:50@A1 1:100@A3	DRAWING FILE REF 000 Drawing Name
DATE Oct 2015	DRAWN BY CP
DWG No. GA.01	REVISION P6
DRAWING STATUS INFORMATION	

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Second Plan
Scale: 1:50

DRAWING NOTES:
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DRAWING NOTES:

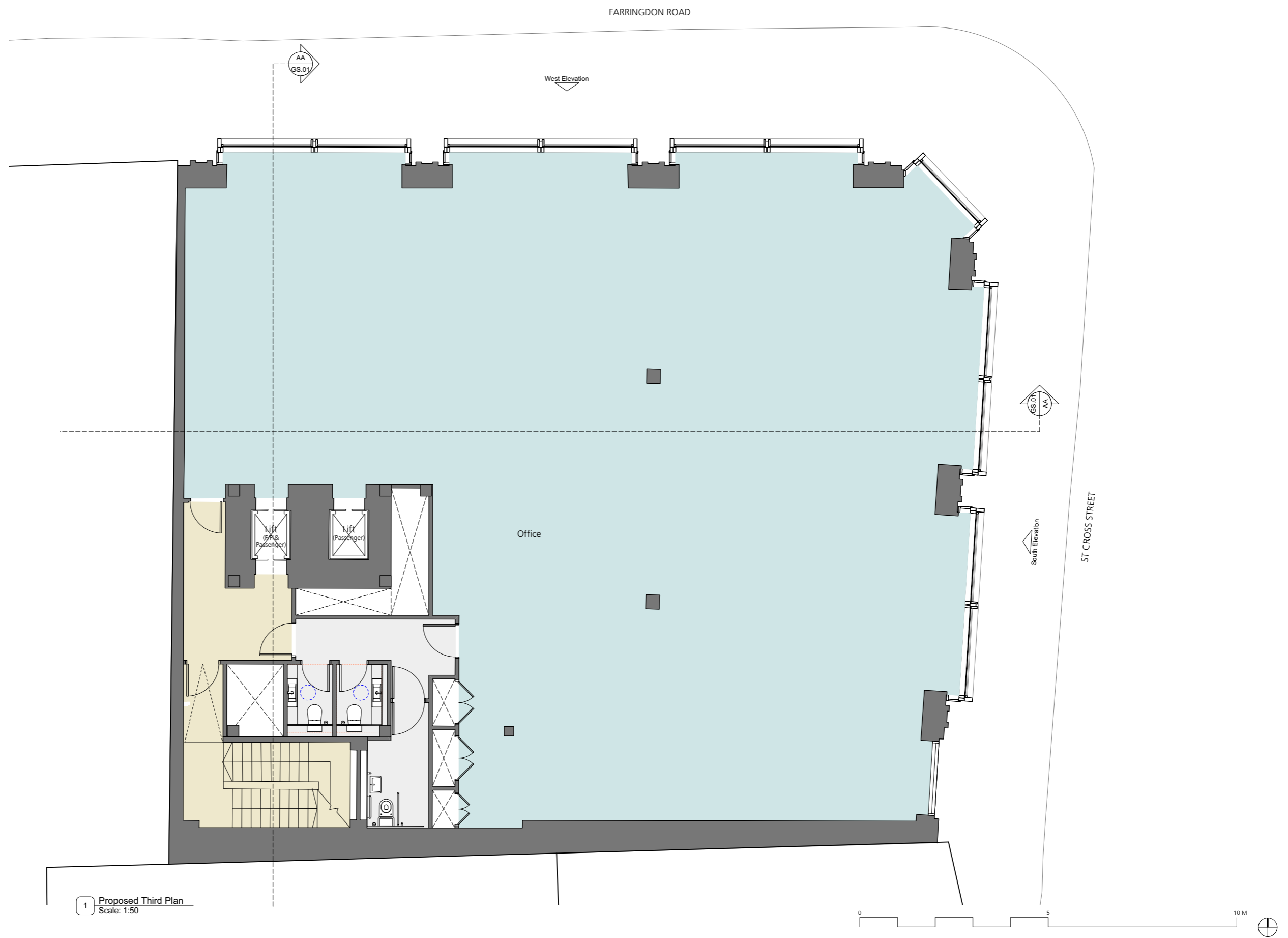
131

DO NOT SCALE FROM THIS DRAWING.

P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16
STATUS	REVISION	DATE

DRAWING		Proposed Second Floor Plan	
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF	000 Drawing Name
DATE	Oct 2015	DRAWN BY	CP
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DRAWING STATUS			
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CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Third Plan
Scale: 1:50

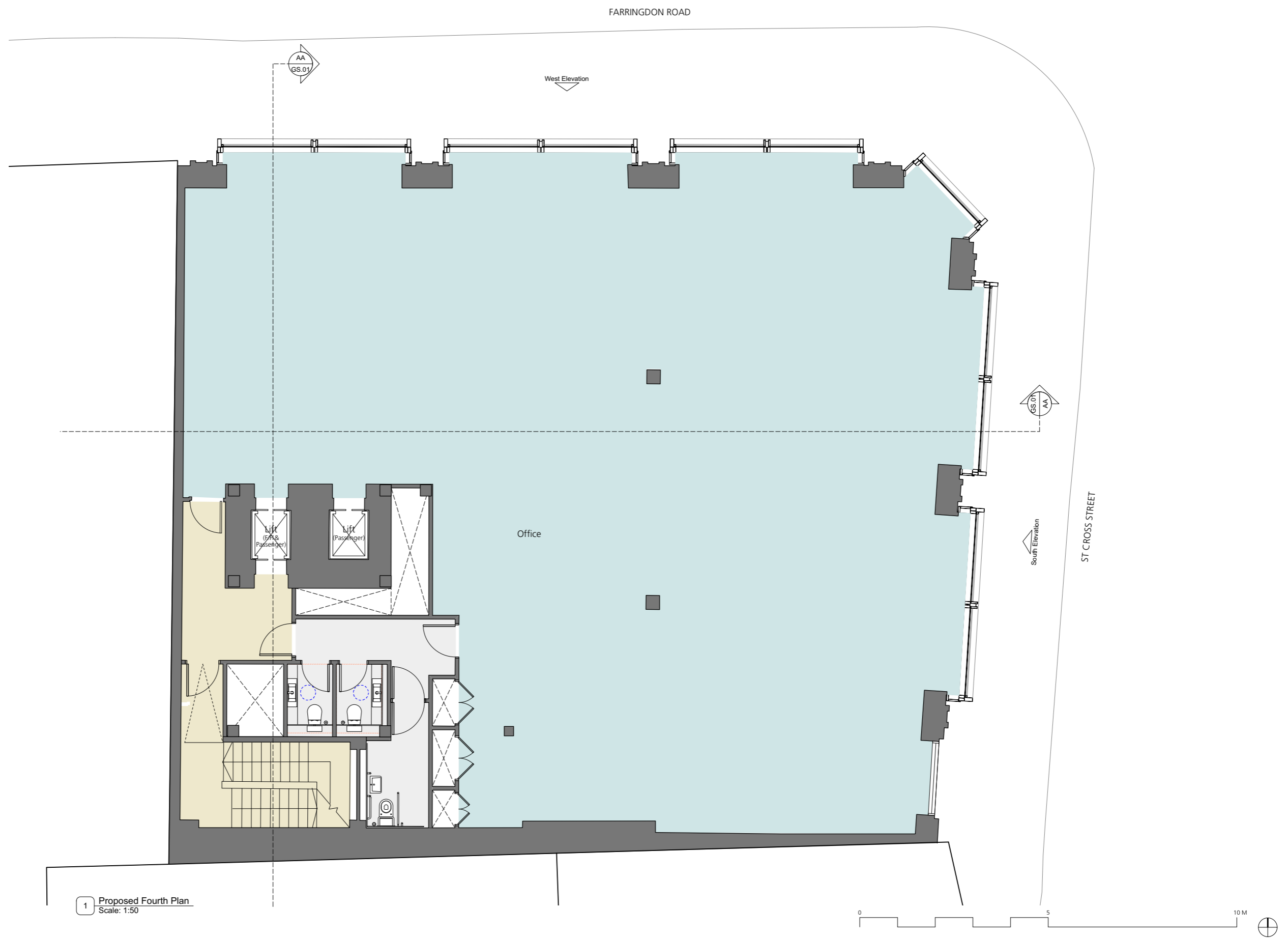
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P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16
STATUS	REVISION	DATE

DRAWING			
Proposed Third Floor Plan			
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF	000 Drawing Name
DATE	Oct 2015	DRAWN BY	CP
DWG No.	GA.03	REVISION	P6
DRAWING STATUS			
INFORMATION			

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Fourth Plan
Scale: 1:50

DRAWING NOTES:
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DRAWING NOTES:

P6 Planning Issue 2 P5 Planning Issue P4 Design Team Issue P3 Revised core arrangement P2 Layout updates post pre-app P1 Layout updated to all stairs, LGF and GF secondary entrance		7.10.16 29.09.16 06.09.16 02.09.16 13.01.16 25.01.16	DRAWING Proposed Fourth Floor Plan SCALE 1:50@A1 1:100@A3 DATE Oct 2015 DWG No. GA.04 DRAWING STATUS INFORMATION	DRAWING FILE REF 000 Drawing Name DRAWN BY CP REVISION P6	Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914 CLIENT St James's Place Property Unit Trust PROJECT 75 Farringdon Road
STATUS	REVISION	DATE	<small>Information contained on this drawing is the sole copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.</small>		

FARRINGDON ROAD

West Elevation

AA
GS.01

GS.01
AA

South Elevation

ST CROSS STREET

Office

Lift
(Passenger)

Lift
(Passenger)

1 Proposed Fifth Plan
Scale: 1:50



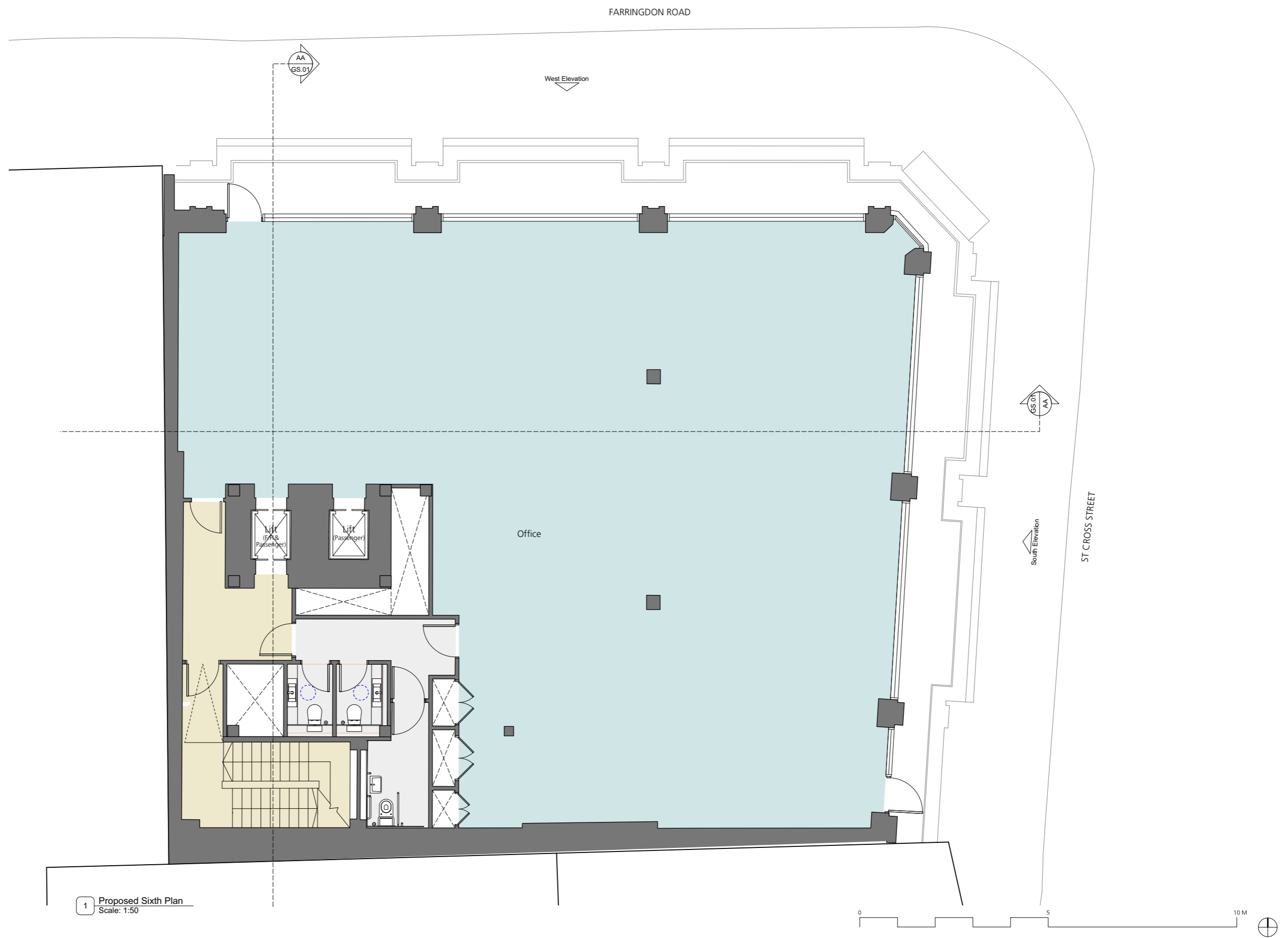
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STATUS	REVISION	DATE
P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16

DRAWING		
Proposed Fifth Floor Plan		
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF 000 Drawing Name
DATE	Oct 2015	DRAWN BY CP
DWG No.	GA.05	REVISION P6
DRAWING STATUS INFORMATION		

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Sixth Plan
Scale: 1:50

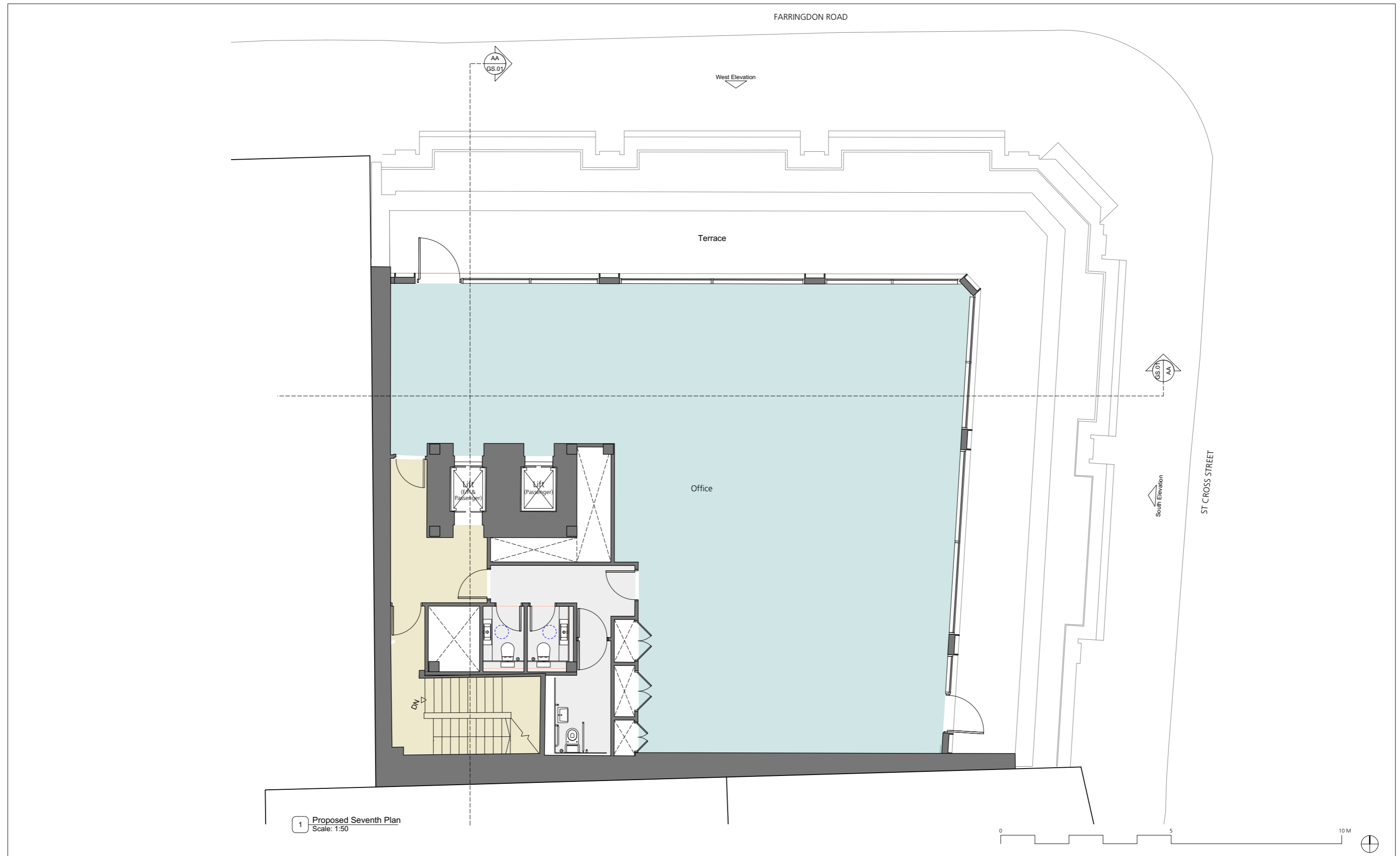
DRAWING NOTES:
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DRAWING NOTES:

P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16
STATUS	REVISION	DATE

DRAWING		Proposed Sixth Floor Plan	
SCALE	1:50@A1 1:100@A3	DRAWING FILE REF	000 Drawing Name
DATE	Oct 2015	DRAWN BY	CP
DWG No.	GA.06	REVISION	P6
DRAWING STATUS			
INFORMATION			
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CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Seventh Plan
Scale: 1:50

DRAWING NOTES:
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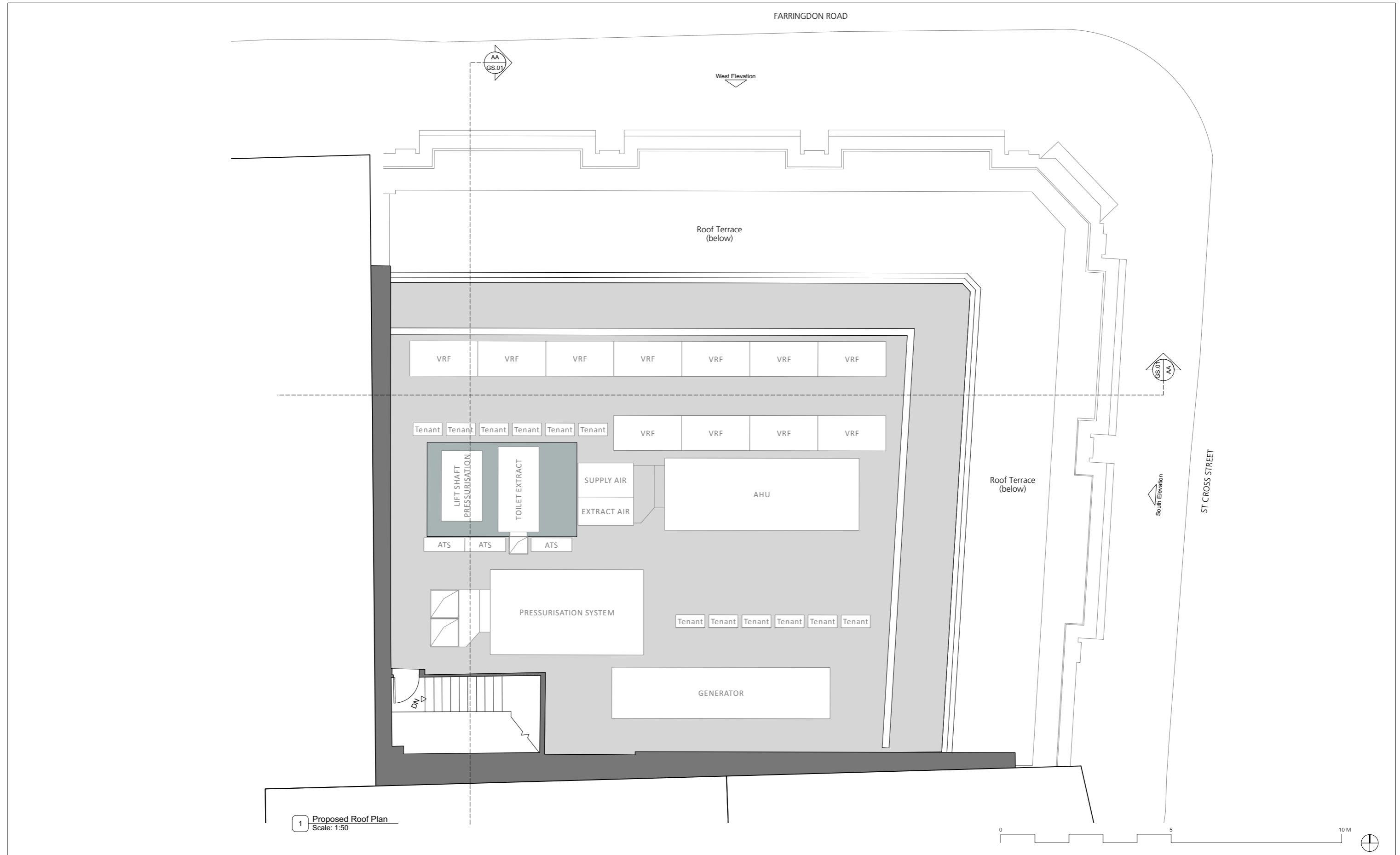
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STATUS	REVISION	DATE
P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16

DRAWING STATUS	REVISION	DATE
GA.07	P6	Oct 2015

DRAWING INFORMATION	
SCALE	1:50@A1 1:100@A3
DATE	Oct 2015
DWG No.	GA.07
DRAWING STATUS	INFORMATION

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Roof Plan
Scale: 1:50

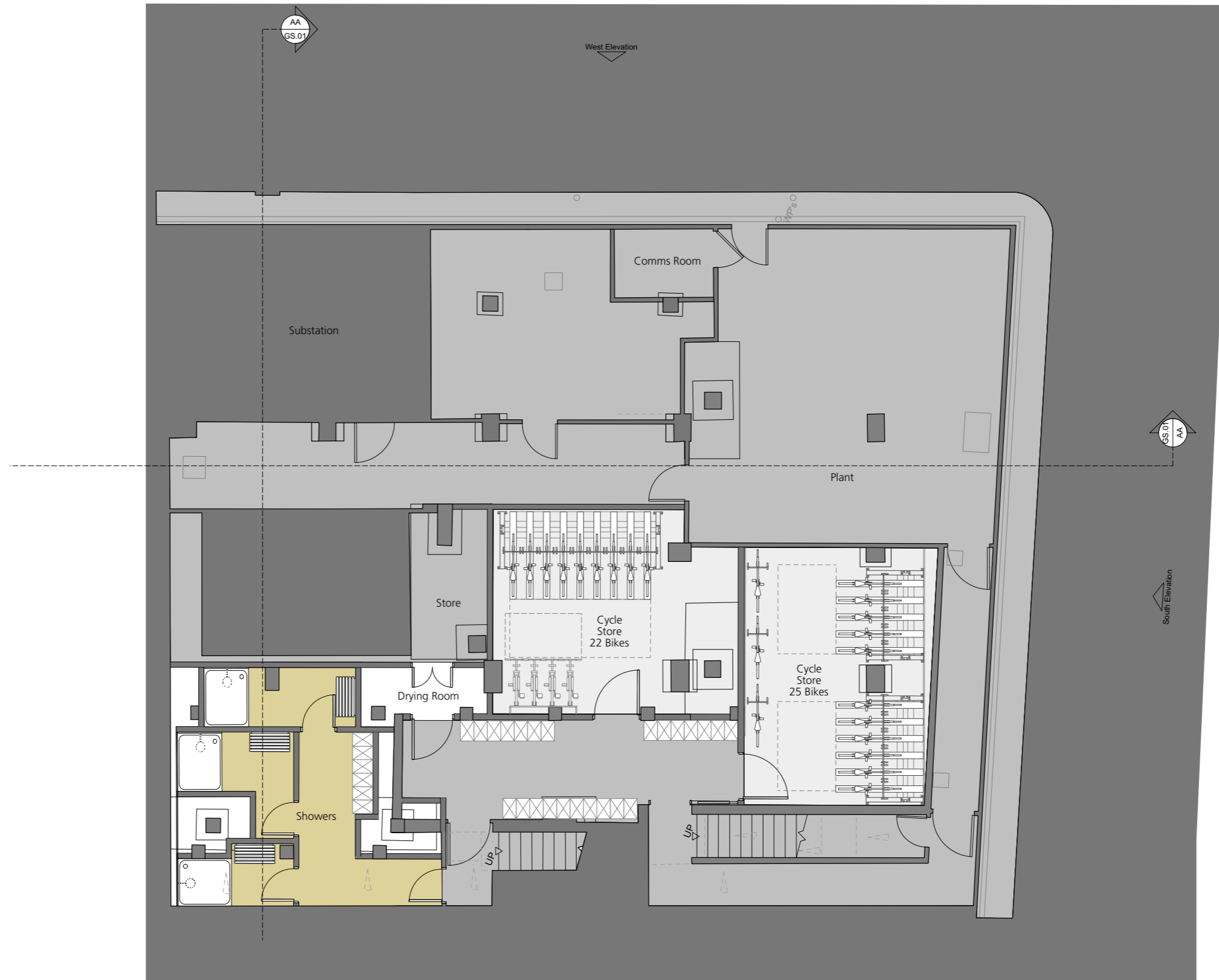
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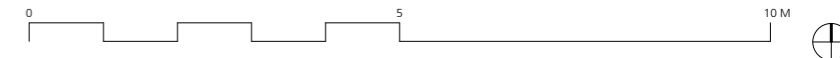
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P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16
STATUS	REVISION	DATE

DRAWING			
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DATE	Oct 2015	DRAWN BY	CP
DWG No.	GA.08	REVISION	P6
DRAWING STATUS			
INFORMATION			

Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Basement - Op2
Scale: 1:50



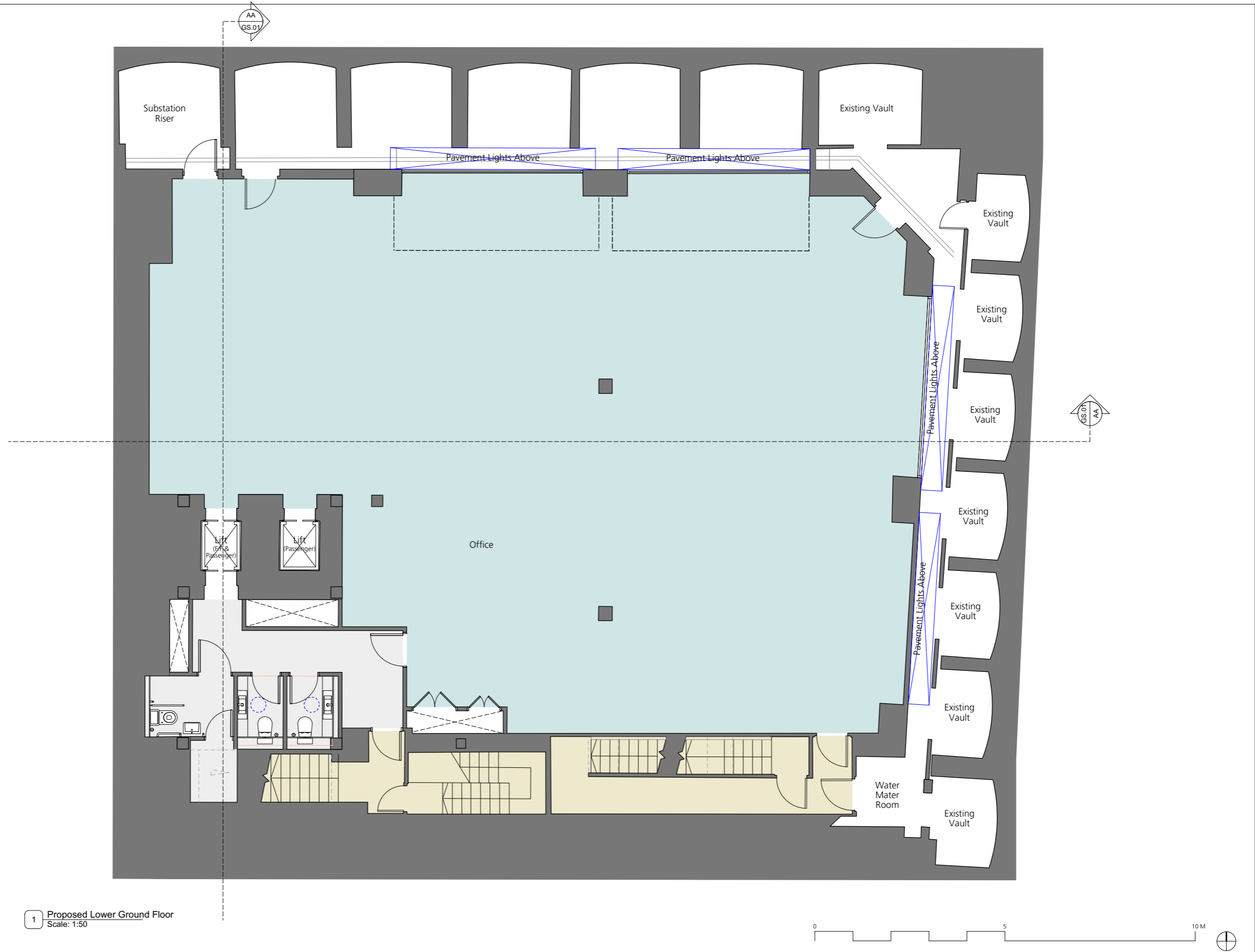
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STATUS	REVISION	DATE
P6	Planning Issue 2	7.10.16
P5	Planning Issue	29.09.16
P4	Design Team Issue	06.09.16
P3	Revised core arrangement	02.09.16
P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16

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DWG No.	GA.B1	REVISION	P6
DRAWING STATUS		INFORMATION	

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CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Lower Ground Floor
Scale: 1:50

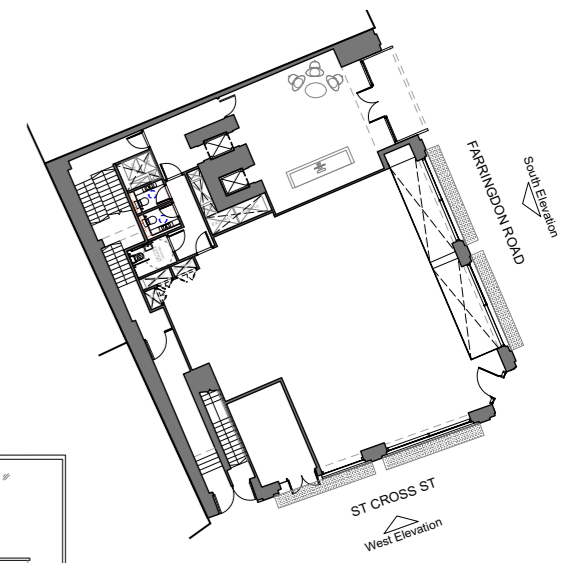
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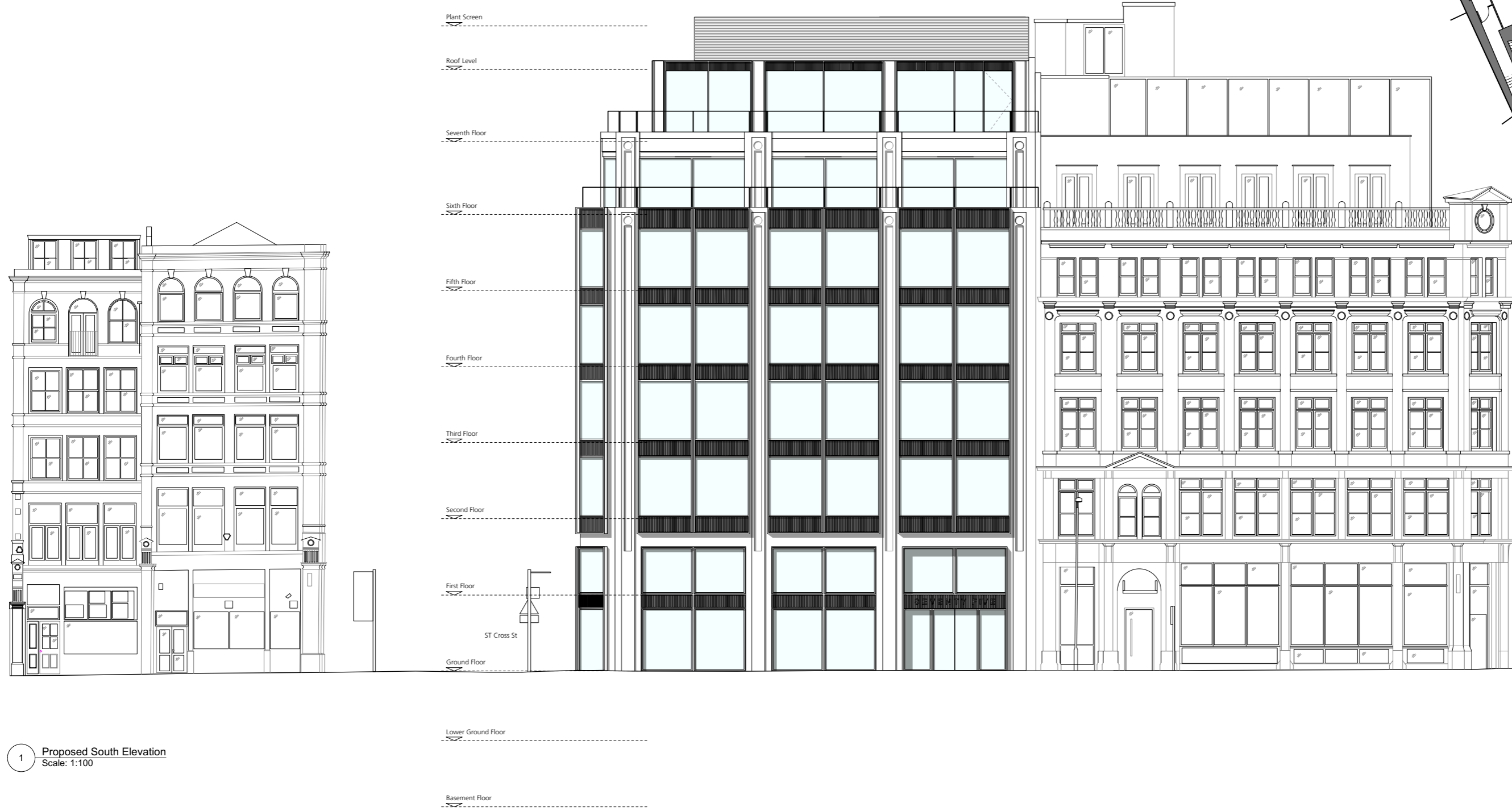
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P2	Layout updates post pre-app	13.01.16
P1	Layout updated to all stairs, LGF and GF secondary entrance	25.01.16

DRAWING Proposed Lower Ground Floor Plan	
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DATE Oct 2015	DRAWN BY CP
DWG No. GA.LGF	REVISION P6
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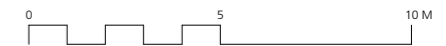
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CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



2 Elevation Locator
Scale: 1:200



1 Proposed South Elevation
Scale: 1:100



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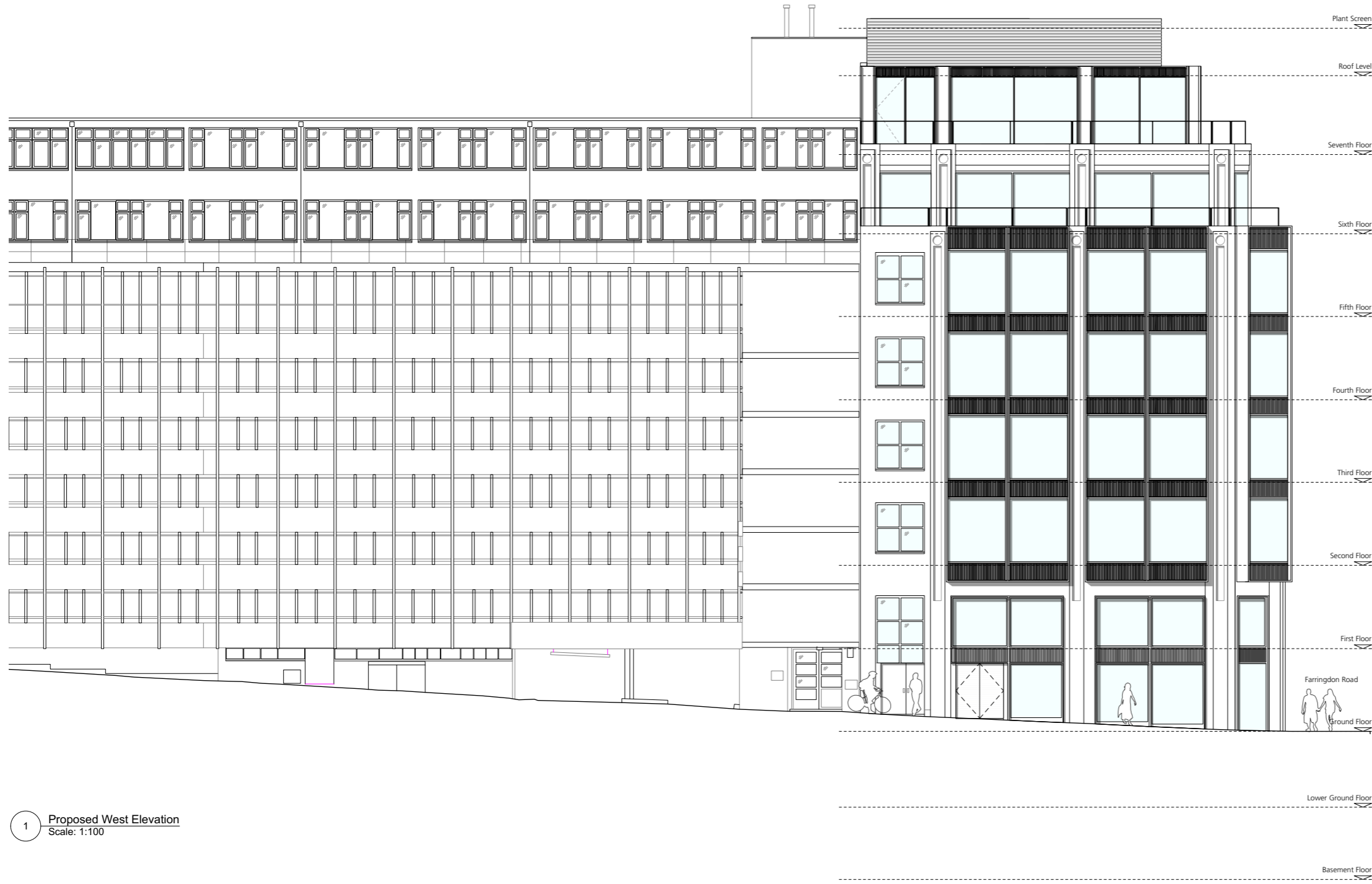
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STATUS	REVISION	DATE

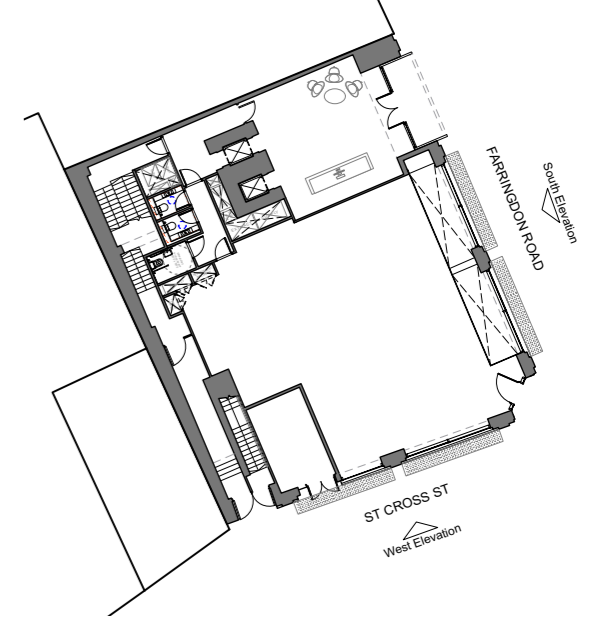
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DATE Nov 2015	DRAWN BY CP
DWG No. 952_GE.00	REVISION P1
DRAWING STATUS 75 Farringdon Road	

CLIENT St James's Place Property Unit Trust	
PROJECT 75 Farringdon Road	
140	

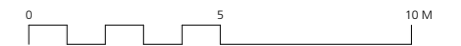
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1 Proposed West Elevation
Scale: 1:100



2 Elevation Locator
Scale: 1:200



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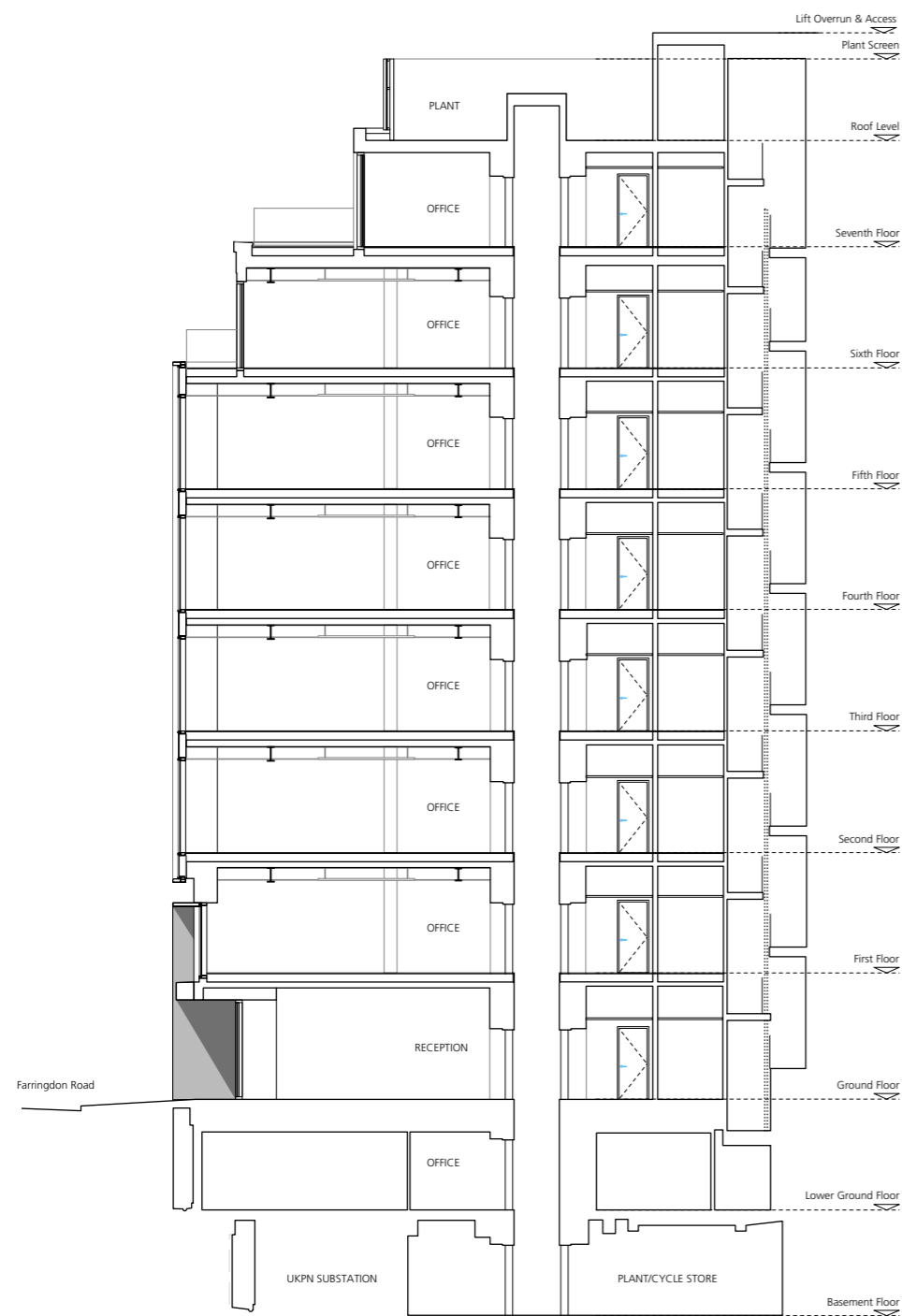
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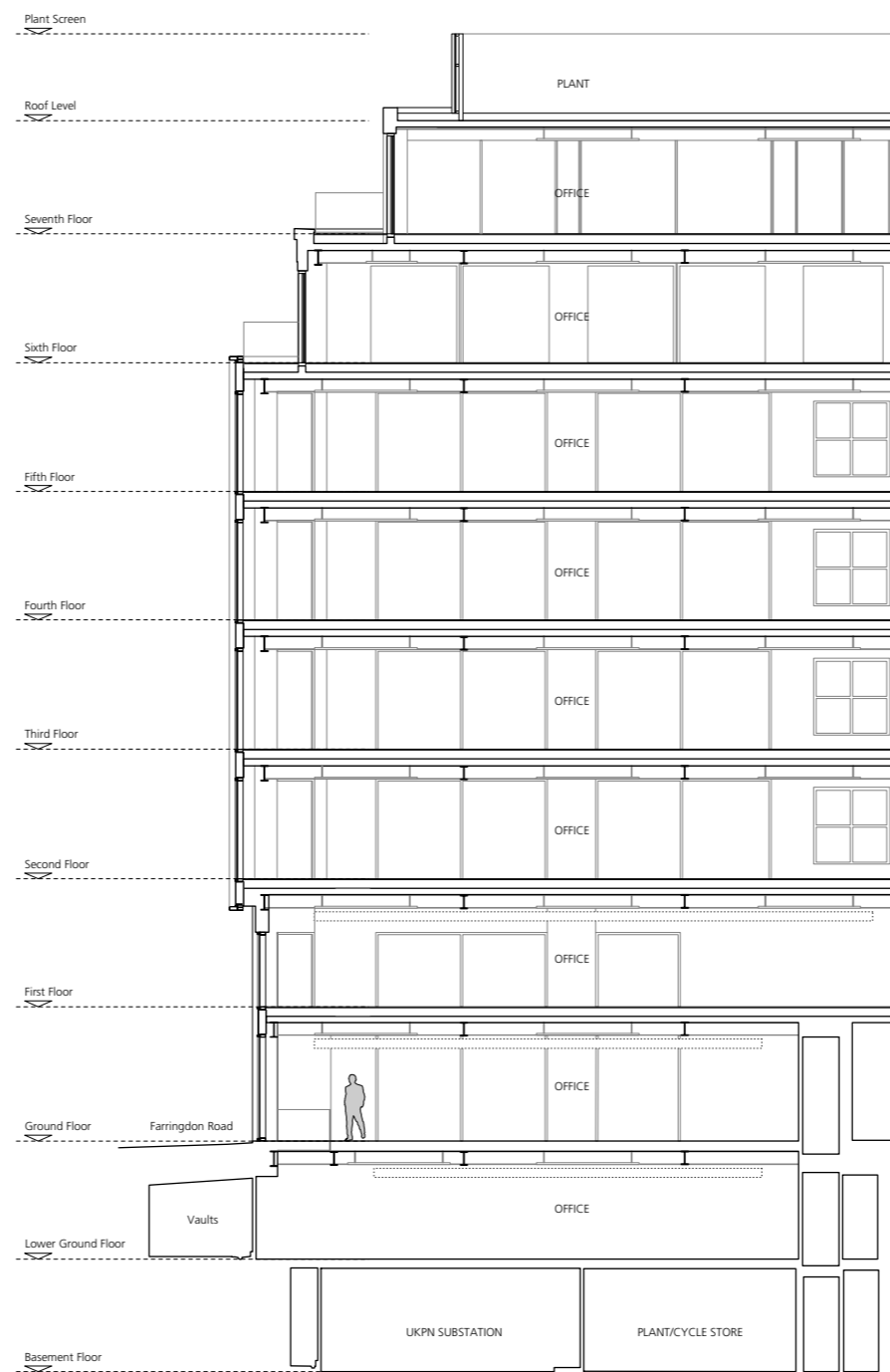
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SCALE	1:100 @ A1 (1:200 @ A3)
DATE	Nov 2015
DWG No.	952_GE.01
DRAWING STATUS	75 Farringdon Road

DRAWING FILE REF 000 Drawing Name	
DRAWN BY	CP
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road

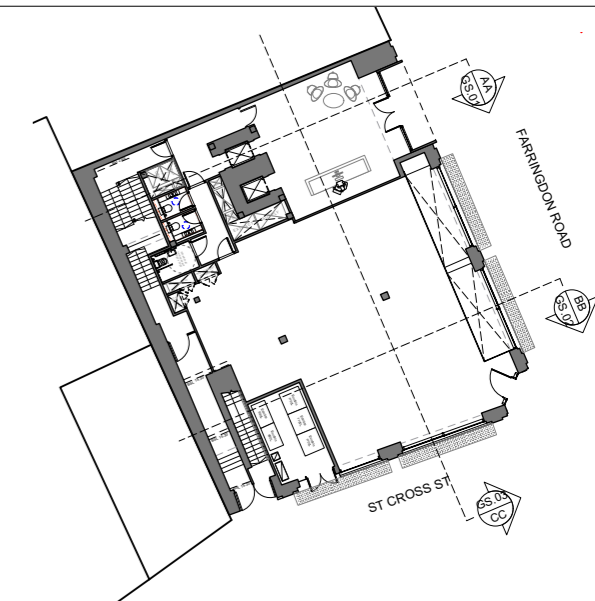
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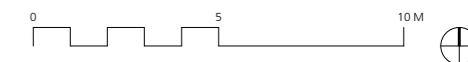
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2 Proposed Section BB
Scale: 1:100



3 Section Locator
Scale: 1:200



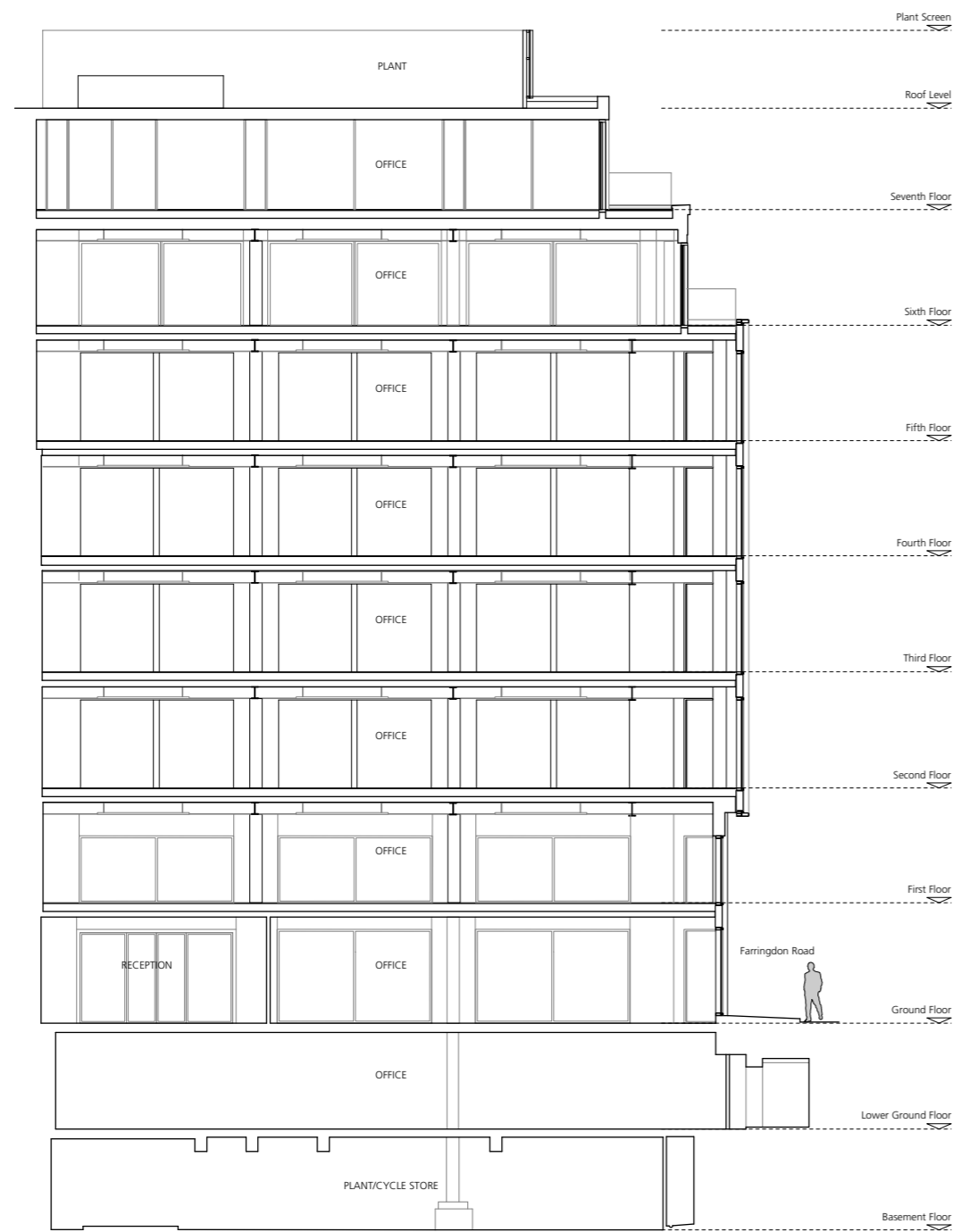
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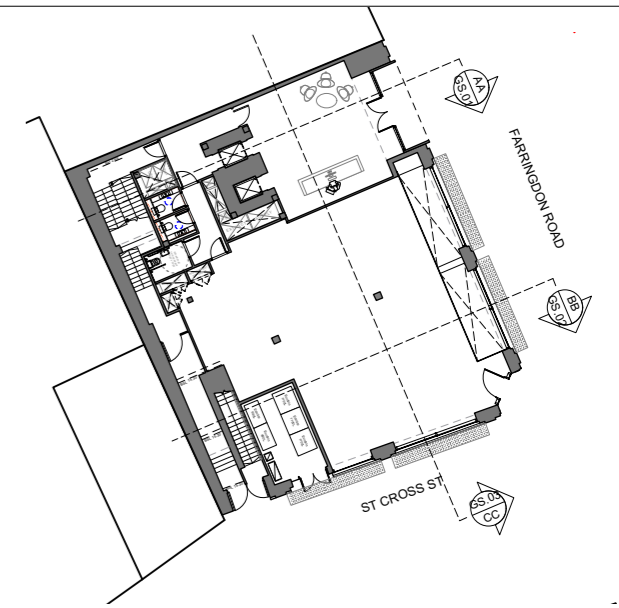
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DATE	Sep 2016	DRAWN BY	CP
DWG No.	952_GS.00	REVISION	P1
DRAWING STATUS		75 Farringdon Road	

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Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	St James's Place Property Unit Trust
PROJECT	75 Farringdon Road



1 Proposed Section CC
Scale: 1:100



2 Section Locator
Scale: 1:200



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DRAWING NOTES:

143

P1	Planning Issue	7.10.16	DRAWING		Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
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			SCALE	DRAWING FILE REF		
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STATUS			DATE	DRAWING STATUS		
P1			7.10.16	952_GS.01	75 Farringdon Road	
REVISION				P1	75 Farringdon Road	

Appendix A3

Energy Statement

1. Energy Strategy

The energy strategy developed for 75 Farringdon Road, follows the principles sets through the London Plan and Camden Planning Policy. The strategy takes a fabric first approach. As the development is an existing development, the strategy aims to show the new building will produce at least 35% less CO₂ emissions per year than the existing building.

The development has exceeded this target, and has indicated it meets the new build Part L2A energy requirements. This has been done through a passive design and energy efficiency measures, with the inclusion of a high performing VRF system that incorporates air source heat pumps.

1.1. Be Lean:

A wide range of passive and energy efficiency measures have been incorporated into the design, including daylight infiltration; reducing reliance on artificial lighting, efficient artificial lighting and controls, as well as high efficiency building services that exceed Part L2A:2013 requirements and reduce the overall CO₂ emissions of the scheme.

The development is proposing to replace the glazing and spandrel panels throughout the building, and to extend the building by one level. The new floor will exceed minimum Part L1A requirements.

The existing fabric performance is based on the age of the development.

1.1.1. Thermal Comfort

A thermal comfort study has been undertaken to balance thermal comfort of occupants, and daylight into the building.

The study identified that the proposed glazing will provide a thermally comfortable environment for the occupants, meeting the BREEM criteria for Hea 04 for both the current and future weather profile.

1.1.2. Building Fabric

The following building glazing has been proposed

Performance	Part L1A:2013 limiting factors	Existing performance	Proposed performance
Glass U-value, (W/m ² K)	2.00	2.53	1.31
Light transmission	-	0.76	0.62
Solar transmittance, (g-value)	-	0.59	0.35

Table 1 Proposed glazed façade performance properties

The following outlines the U-values of the external envelope:

Opaque Fabric Performance	Part L2A:2013 limiting factors W/m ² K	Existing performance W/m ² K	Proposed performance W/m ² K
External wall	0.35	0.58	0.58
Spandrel wall	0.35	0.27	0.20
Level 7 : New External wall	0.35		0.24
Roof (new roof)	0.25	0.40	0.16
Floor	0.25	0.80	0.80

Table 2 Proposed building envelope thermal properties

1.1.3. Building Services

The existing services will be replaced with new efficient building services. This will include

- LED Lighting and light controls
- A new boiler
- New air handling units
- New VRF system providing heating and cooling to the development.

Proposed Building Services							
Use	System	Heating Source	Cooling Source	Heat Recovery efficiency	Ventilation Plant SFP (W/(l/s))		
					SP	EX	TR
Offices, Reception and circulation areas	Fan coil units	VRF ASHP Efficiency: 448%	VRF ASHP COP 6.51	70%	0.9	0.90	-
WCs	Extract only					0.50	

Table 3 Proposed building services

1.2. Be Clean:

All onsite low carbon technologies have been assessed for viability in the proposed scheme. Citigen is located within 500m of the site, but is across the main train line into Farringdon station. Hilson Moran are awaiting confirmation from EON/Citigen that the heat supply is unable to pass the railway as noted on other projects in a similar location.

As the development is an office it has a low heat load. The heat load is not sufficient for a CHP.

1.3. Be Green:

A detailed assessment of renewable energy opportunities and viability has been undertaken, which has determined that air source heat pumps are the most suitable renewable technology for the development.

1.4. Summary

The proposed development will reduce CO₂ emissions of the existing building by 69.3%. The development has also been shown to comply with Part L2A with a saving of 26.6%.

Energy hierarchy stage	Unregulated CO ₂ emissions	Regulated CO ₂ emissions	Regulated CO ₂ emissions reduction	
	Tonnes CO ₂ /annum	Tonnes CO ₂ /annum	Tonnes CO ₂ /annum	% development regulated emissions
Baseline: Existing Building	95	142.8	-	-
Building Regulations Part L2a 2013	69	59.6	-	--
Proposed after energy demand reduction (Be Lean)	69	49.7	9.9	16.6%
Proposed after district energy (Be Clean)	69	49.7	0.0	0.0%
Proposed renewable energy (Be Green)	69	43.8	5.9	11.9%
Total Savings over existing baseline building			99.0	69.3%
Total Savings over Part-L baseline building			15.8	26.6%

Table 4 Energy Strategy performance for the proposed energy hierarchy measures.

2. Sustainability

The development is proposing to produce a sustainable design supported by their commitment to BREEAM. The development is targeting a BREEAM Excellent.

BREEAM considers all aspects in the design process, from management to construction. The development will have waste strategies in place to reduce waste. Materials will be chosen with responsible sourcing in mind, all timber will be FSC accredited or equivalent. The development will minimise water usage. The design is aiming to reduce energy through energy efficient design, the installation of meters, and renewable technology.

The contractor will be encouraged to sign up for the considerate constructor scheme.

Overall sustainability will be at the forefront of design decisions. The following table summarises the current BREEAM score. The development has targeted 62% of credits, with an additional 12% are being discussed to allow the development to target a BREEAM Excellent overall.

	Credits Available	Targeted	Potential
MANAGEMENT	19	15	4
HEALTH & WELLBEING	17	7	2
ENERGY	23	15	3
TRANSPORT	7	7	0
WATER	8	6	0
MATERIALS	13	6	4
WASTE	12	7	1
LAND USE AND ECOLOGY	2	2	0
POLLUTION	13	6	0
INNOVATION	10	0	0
Total	124	71	14
	Final Weighted Score	62.00%	74.36%
	Predicted BREEAM Rating	Very Good	Excellent

Table 5 Summary of the BREEAM target

