

FARRINGTON POINT DESIGN STATEMENT - 10.01.17

LOCATION:

Farrington Point, 29-35 Farrington Rd, London EC1M 3JF

SCALE:

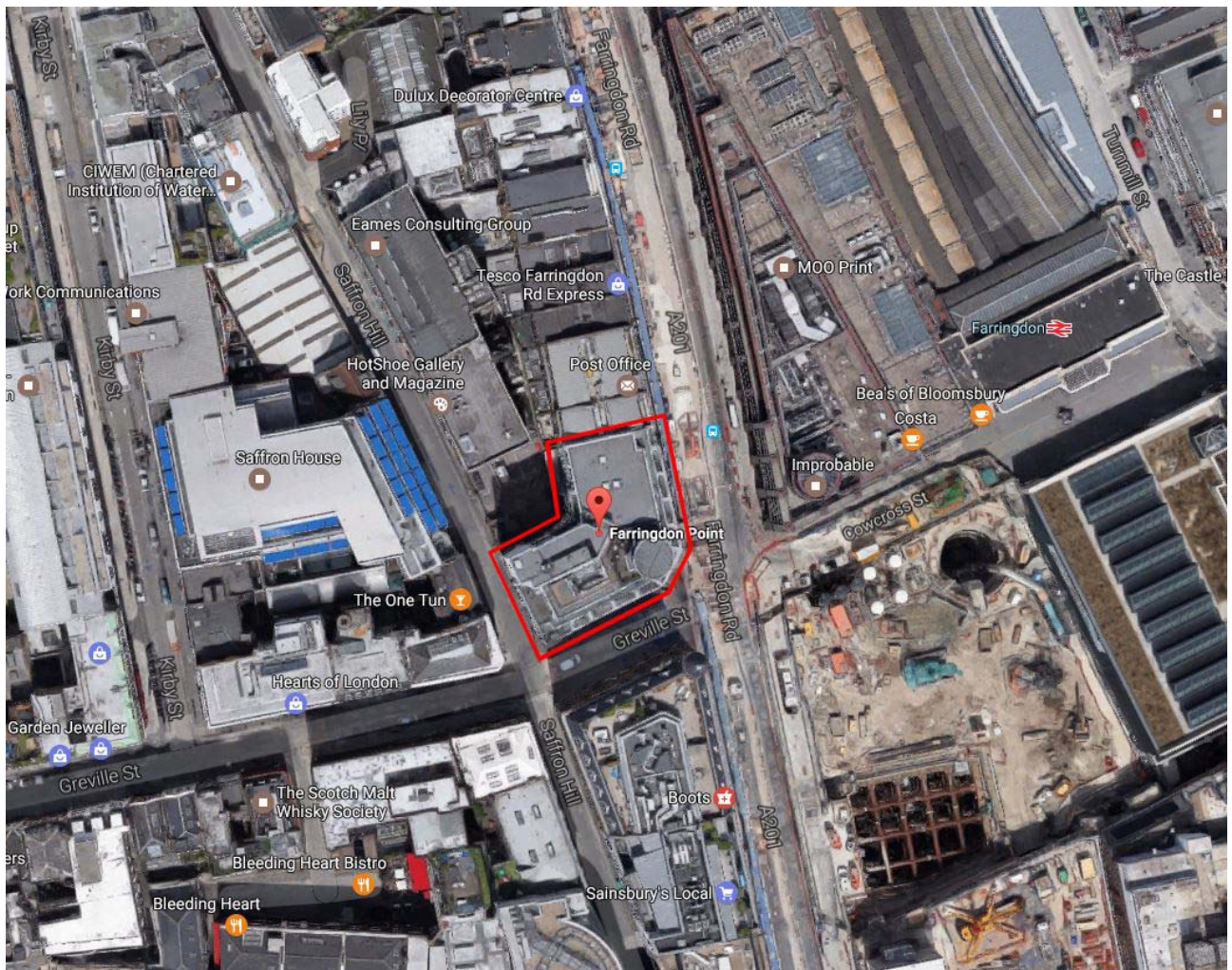
Farrington Point is an eight storey mixed use building consisting of Basement and Ground through to Sixth floor. The Ground floor is used for access to commercial office space to upper floors via a manned Reception area. A Public House holds a long term tenancy to a sizable area of the Ground floor which is accessed via a different entrance on the adjacent façade.

The Basement level is part social use space (having previously been let as a nightclub), landlord plant area, and Public House cellar storage space. There is a lift within the Ground Floor Reception area which is for access to floors 1-4 only.

Floors One through Four are Commercial Office space which are let to tenants via the landlord. Each lettable floor has an approximate NIA of 555 SQM.

Floors Five and Six are private Residential spaces which are accessed via a private entrance lobby to the rear of the building.

Building Location:



DESIGN:

The existing building is comprised of reinforced concrete structure with in-situ cast floor slabs and reinforced concrete columns supporting all floor levels. The façade is currently painted white and the glazing is clear single glazed units with white metal frame.

There is a dedicated entrance for the commercial space on Farringdon Road where access is via a series of steps from street level up into the Reception space. The existing entrance doors are glazed and manually operated with no electrical assistance.

The current entrance has no clear street presence and is poorly configured with multiple level changes spanning from the exterior space and across the Reception lobby area.

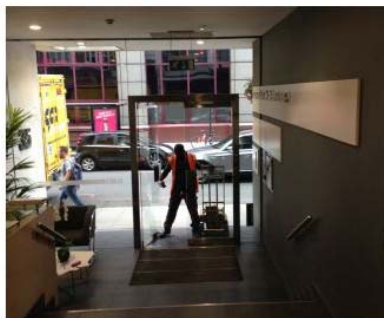
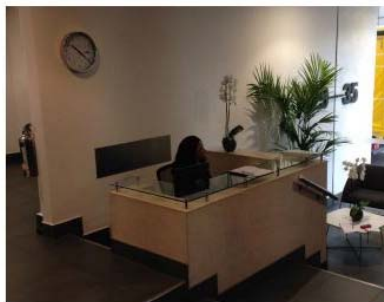
Existing Building Exterior:



Existing Building Entrance:



Existing Building Reception/Entrance Area:



PROPOSALS:

The planning application proposes a reduced and more open entrance canopy, reconfiguration of the existing step locations, and a far improved visual connection to a more aesthetically appropriate Reception area. The building signage is also to be improved with the introduction of a new building brand identity through typeface, material and subtle lighting. The corner of the building which currently has no identifiable relationship with the commercial space entrance will also receive new signage and painting.

The entrance to the street level is rationalised by bringing all of the existing level changes forwards so that there is one clear level change via a stepped entrance. Building users will then arrive at a more generous landing area prior to entering the building via a new set of glazed doors. To achieve the reconfiguration of levels, the point of entry has been pushed back into the building and away from street level by 2 metres, therefore making entry and exit onto the pavement a more comfortable experience. The new entrance façade also features a concrete fin structure with adds aesthetic interest and also creates an interesting recessed lighting feature to the area above the new landing.

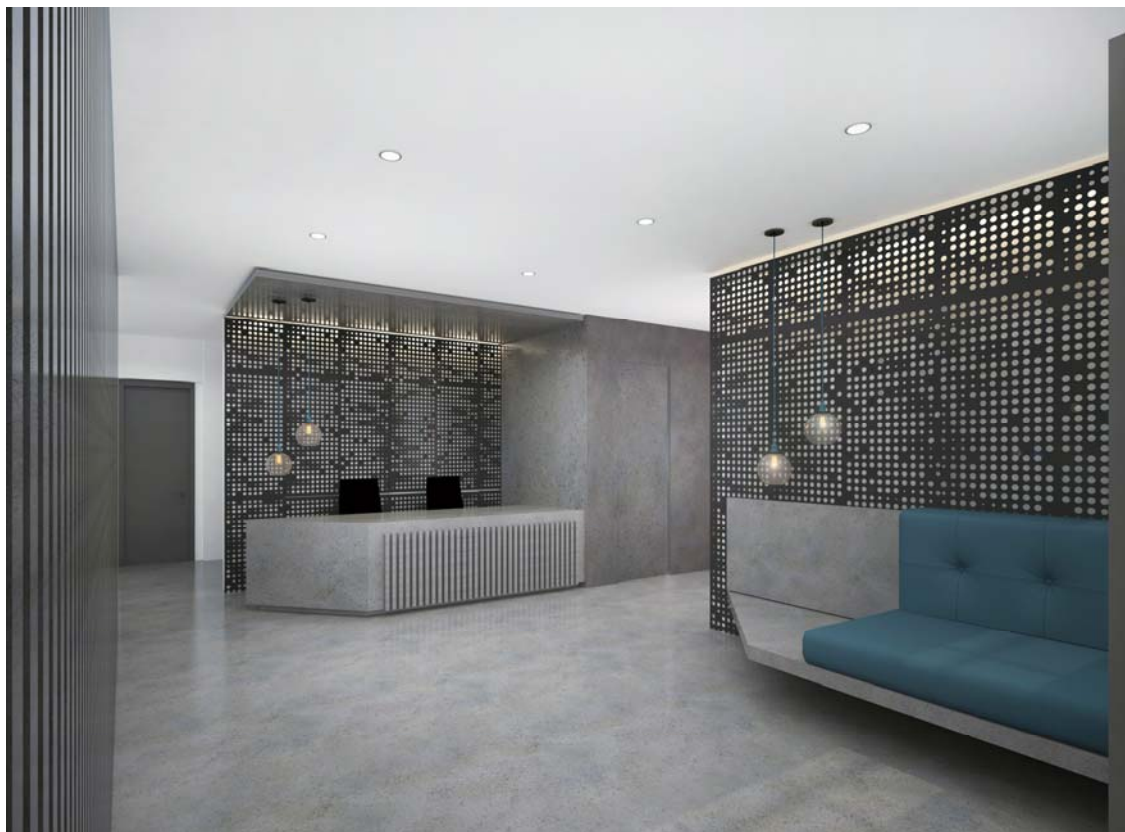
Proposed Building Exterior:



Proposed Building Entrance:



Proposed Building Reception Area:



ADDITIONAL

ACCESS:

The existing building has no assisted entrance for disabled workers or visitors. The proposed amendments incorporate an enhanced rear access strategy through the introduction of a DDA call button to the front façade which will alert the Receptionist to direct building users who are not able to enter via the staircase to the level access at the rear of the building. Once inside the building at the main Reception level, access is level threshold and every floor is accessible via an existing lift.

AESTHETIC:

The proposed works will provide a much needed modernisation of the building and will improve the quality of construction that is clearly visible from street level. The existing entrance and reception space is currently very dated looking, is dark and featureless and offers very little degree of warmth or welcoming feeling. The proposed design will inject a new lease of life to the building and will have dramatically improved lighting and design features.

CONCLUSION:

The proposed design will give Farringdon Point the new lease of life that it requires and will improve the aesthetic and desirability of the surrounding area.

Whilst the proposed works are modern and fresh, they are still sympathetic to the existing building and will greatly enhance the letting potential of the commercial spaces, therefore attracting multiple new tenants to the building. Furthermore, accessibility and visual connection to the building from street level will be improved therefore making it a far more welcoming and attractive space to visit and work within.