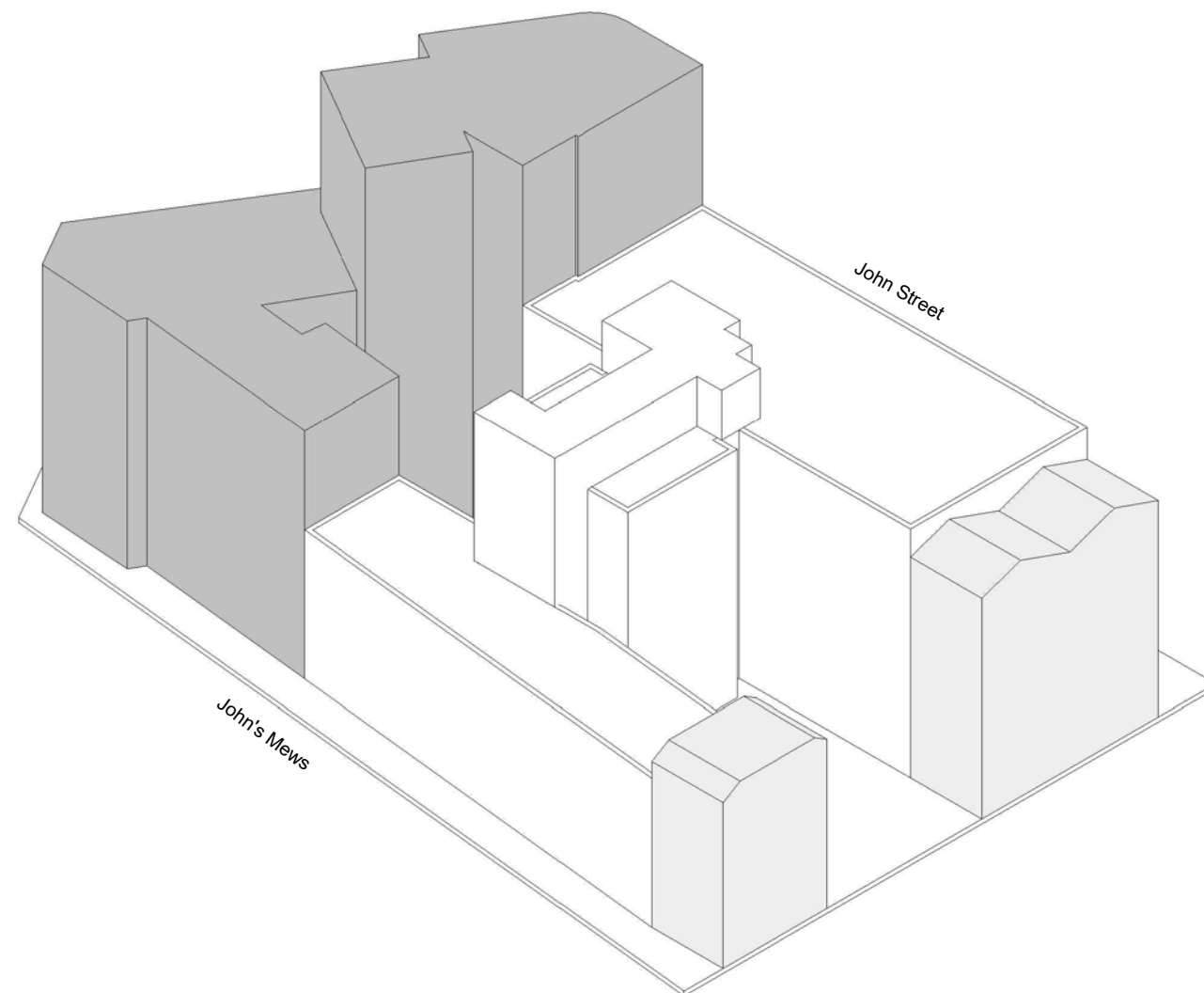
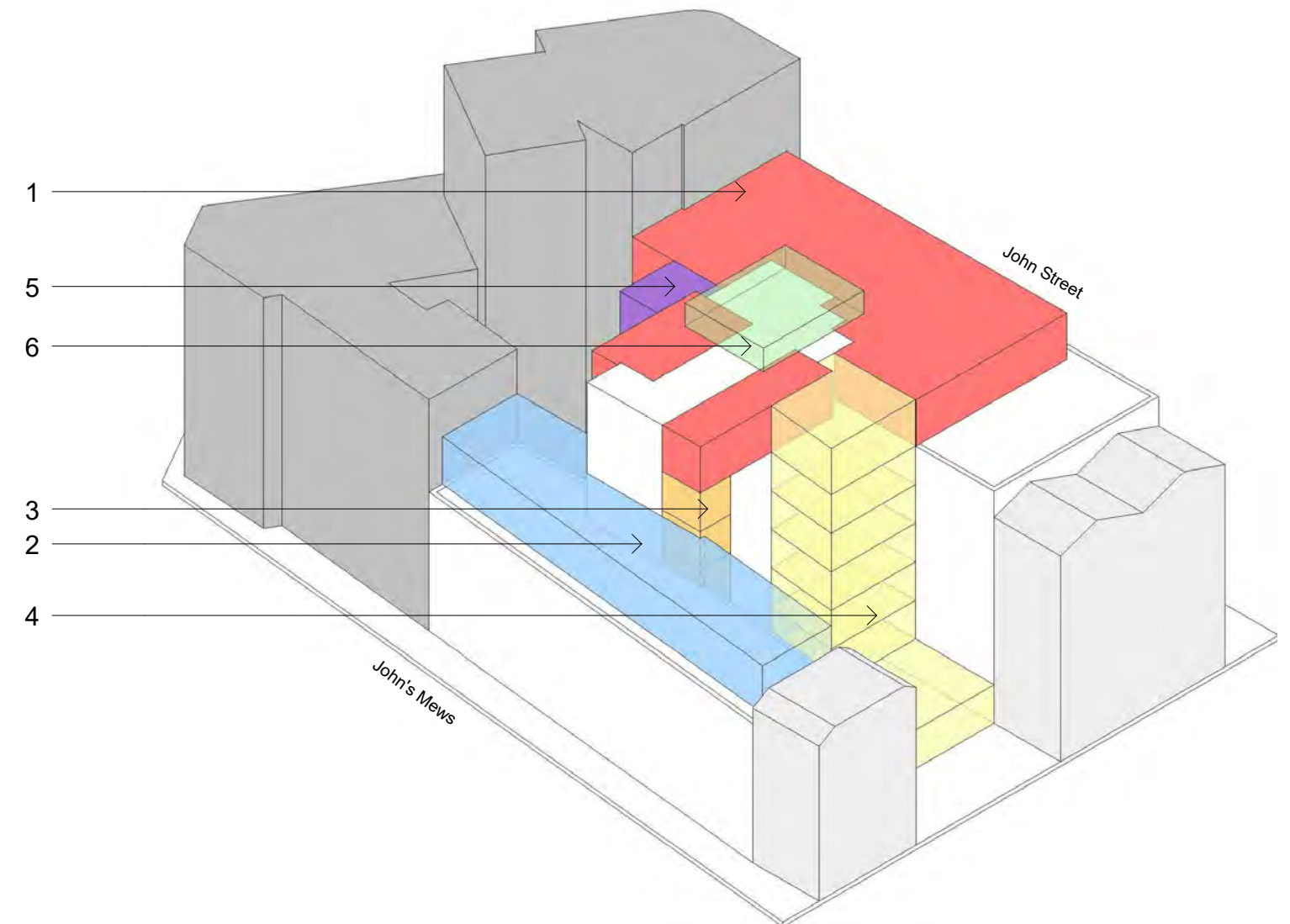


Volumetric Study

1. Single storey roof extension to the building fronting John Street;
2. Single storey roof extension to the building fronting John's Mews;
3. Seven storey infill extension within the south lightwell;
4. Seven storey extension within the south lightwell containing a new staircase, two new lifts, toilets and showers;
5. Installation of a metal fire escape staircase to the north lightwell; and
6. Replacement and relocation of plant and provision of a new plant enclosure at roof level.



Existing Volumetric



Proposed Extension Volumetric Study

Layout

The main entrance of the building for visitors and office users is accessed via John Street. This arrangement will remain.

The lobby area at ground floor level will be widened to offer a more spacious reception and waiting area. Furthermore, one of the existing windows will be removed to equally widen the main entrance providing two new double glazed doors. The existing ramp and stairs will be replaced with a new arrangement which will allow “accessibility for all”.

The new stair core attached to the building will provide vertical access to all levels. The core will contain the stairs, two lifts, toilet facilities for male / female and for disabled people. At lower ground level the stair core will extend to the site boundary to provide shower facilities for office users.

Internal alterations including the removal of the existing stair core, lift and toilet facilities will allow the creation of an open plan space configuration to each floor, providing improved flexibility of use.

A single storey roof extension to the building fronting John Street and to the building fronting John’s Mews Street provide additional quality office space. Also, the creation of significant glazed surface to both extensions will allow for natural light to penetrate into the building and to offer panoramic views over the city of London. An external terrace will be located at fifth floor level for office users, but this is set back from the edge of the building to prevent users looking over the edge.

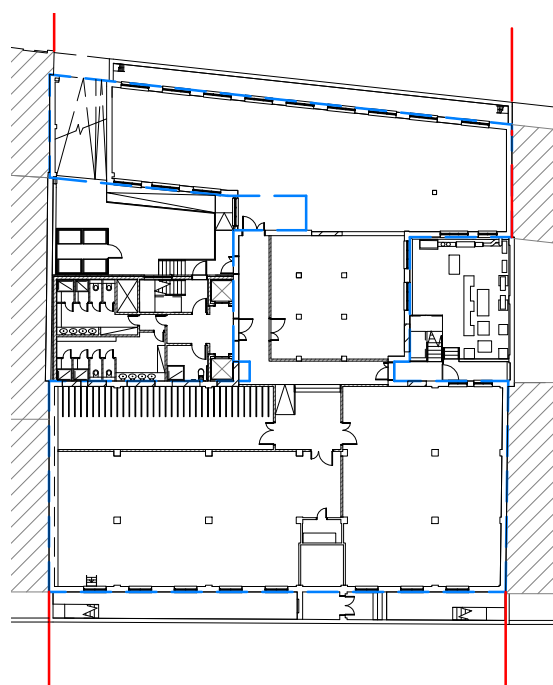
A new metal stair enclosed with a curtain walling system is proposed to be located within the North-West lightwell to provide an additional means of escape. A plant enclosure is proposed at roof level.

An existing vehicular access ramp facing John’s Mews Street provides access to the South-East courtyard. A refuse/recycling enclosure is proposed to be located within that area. The enclosure is also easily accessible by the local authority refuse collection team, and is adequate for the storage of general waste bins and recycling bins to serve all commercial units. The refuse enclosure will include wash-down facilities, and a waste water gulley to allow for the area to be kept and maintained to a good condition.

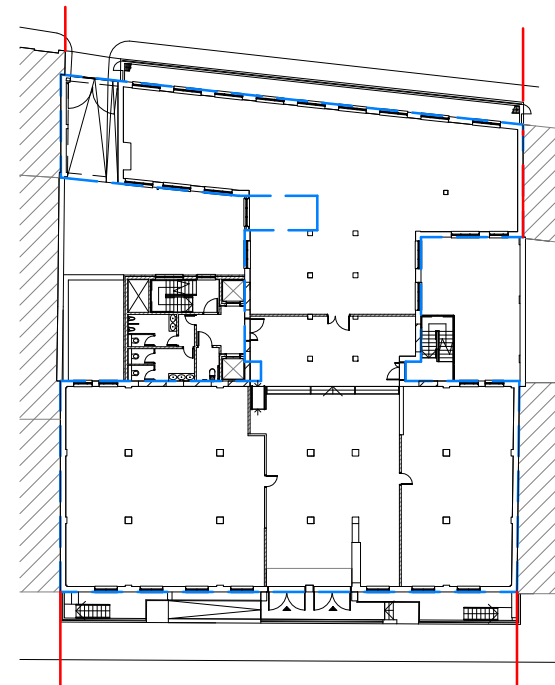
A secure enclosed bike store is located to the rear accessed via the South-East courtyard.

The overall aim of the project is to improve and enlarge the existing building, with the intention of providing extensions of high architectural quality. The proposal also aims to have an overall positive impact on the surrounding character and streetscape.

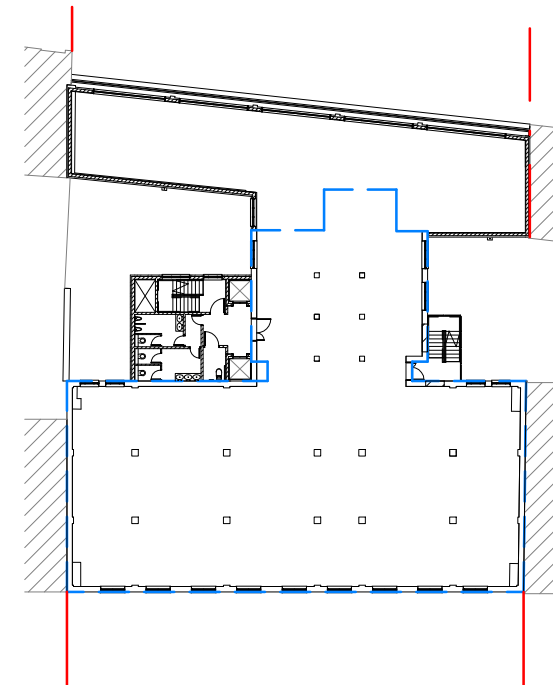
The external finishes of the building have been incorporated to provide a high quality, contemporary feel, whilst remaining sensitive to the local conservation area and the adjacent nearby listed buildings.



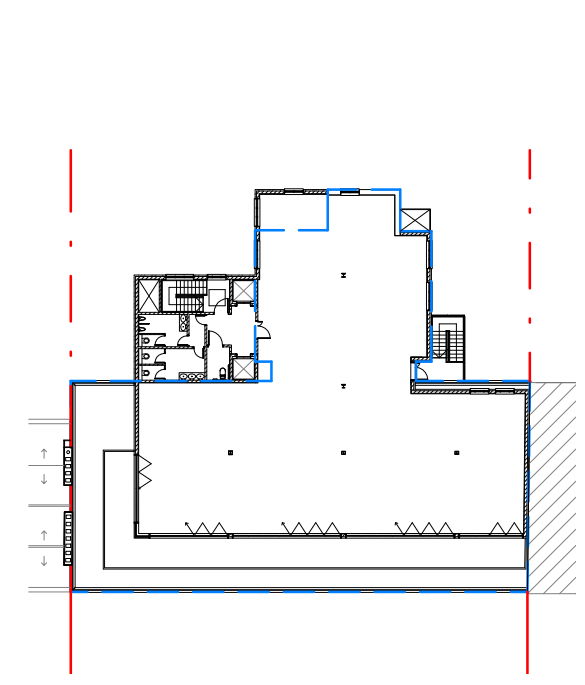
Lower Ground Floor Plan as Proposed
1 : 500



Ground Floor Plan as Proposed
1 : 500



Second Floor Plan as Proposed
1 : 500



Fifth Floor Plan as Proposed
1 : 500

Materials



John's Mews Elevation as Proposed
1 : 200



Brickwork to match Existing



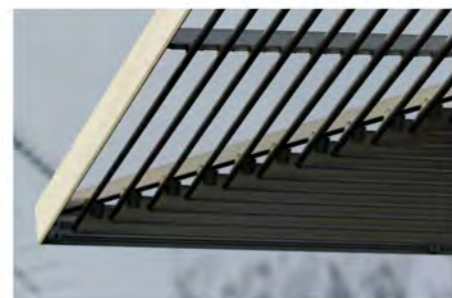
Composite Metal Cladding
Grey Metallic



Glass Balustrade



Louvres to new Plant Enclosure



Brise soleil



John Street Elevation as Proposed
1 : 200

The main material proposed for the new roof level extensions will be a composite metal cladding complemented with bi-folding glazed doors. Metal brise soleil will be installed to both extensions to provide solar protection. Glass balustrades will be fitted at fifth floor level to bond the amenity area.

All other extensions will be clad in brickwork to match the existing building. All new windows will also match the existing windows' style and colour.

Ultimately, the proposed extensions attempt to fit into their surroundings both in terms of aesthetics and scale, achieved by their design, massing and material choices. As such the proposal would have no adverse visual impact on the streetscape. The proposal responds to the character of the adjoining listed buildings on John Street and John's Mews.

Townscape Views : View From John Street Looking North - West



Existing



Proposed

Townscape Views : View From John Street Looking North - West



Existing



Proposed

Townscape Views : View From John Street Looking South



Existing



Proposed

Townscape Views : View From Roger Street Looking South - West



Existing



Proposed

Townscape Views : View From John's Mews Street Looking North



Existing



Proposed

Townscape Views: View From Northington Street Looking North - East



Existing



Proposed

Townscape Views : View From John's Mews Street Looking South - East



Existing



Proposed

Schedule

Proposed Extensions (GIA)										
Floor Plan	Rear (stairs) Infill		Roof Extension		Stairs Core		Stairs to North Lightwell (F.E.)		Total	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Lower Ground Floor	10.2	109.79			78.2	841.73	10.5	113.02	98.9	1064.54
Ground Floor	10.2	109.79			51.5	554.34	10.5	113.02	72.2	777.15
First Floor	10.2	109.79			51.5	554.34	10.5	113.02	72.2	777.15
Second Floor	10.2	109.79	165	1776.04	51.5	554.34	10.5	113.02	237.2	2553.19
Third Floor	10.2	109.79			51.5	554.34	10.5	113.02	72.2	777.15
Fourth Floor	10.2	109.79			51.5	554.34	10.5	113.02	72.2	777.15
Fifth Floor	10.2	109.79	271.8	2925.63	51.5	554.34	10.5	113.02	344	3702.78
Total	71.4	767.79	436.8	4701.67	387.2	4167.77	73.5	792.4	968.9	10429.11

Existing Areas

Site area: **0.1 hectares (1095.20m²)**
 Existing foot print area: **755.25m²**
 Existing total gross internal area: **3626.92m²**

Proposed Areas

Proposed foot print area: **852m²**
 Proposed Extensions (GIA): **968.9m²**
 Gross internal area to be retained: **3626.92m²**
 Gross area to be demolished: **0**
 Total gross internal area: **4595.82m²**

Gross Internal Floorspace (GIA)						
Floor Plan	Existing Gross Internal Floorspace		Net Additional Gross Internal Floorspace		Total Gross Internal Floorspace *	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Lower Ground	668.26	7193.09	98.9	1064.54	780.45	8400.69
Ground Floor	668.26	7193.09	72.2	777.15	753.78	8113.62
First Floor	690.96	7437.43	72.2	777.15	775.10	8343.10
Second Floor	506.68	5453.85	237.2	2553.19	775.10	8343.10
Third Floor	506.68	5453.85	72.2	777.15	587	6318.41
Fourth Floor	506.68	5453.85	72.2	777.15	587	6318.41
Fifth Floor	78.8	848.19	344	3702.78	444	4779.176
Total	3626.92	38185.16	968.9	10429.11	4595.82	50616.53

* Total gross internal floorspace includes internal wall thicknesses

Gross External Area (GEA)				
Floor Plan	Existing GEA		Total GEA	
	m ²	ft ²	m ²	ft ²
Lower Ground	732	7879.18	839	9030.92
Ground Floor	732	7879.18	811.2	8731.68
First Floor	757.6	8154.73	837.1	9010.46
Second Floor	548.6	5905.08	814	8761.82
Third Floor	548.6	5905.08	633	6813.55
Fourth Floor	548.6	5905.08	633	6813.55
Fifth Floor	99.2	1067.78	478	5145.14
Total	3966.6	42696.1	5045.3	54307.12

* GEA Includes: Perimeter wall thickness and external projections;
 Areas occupied by internal walls (whether structural or not) and partitions;
 Columns, piers, chimney breasts, stairwells, lift wells and so on; and
 Lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level.