



Grand rooms to the 2<sup>nd</sup> floor facing out to the Holborn elevation. There are to be no works carried out on these rooms beyond the replacement of the flooring and re-painting of plastered walls where required.





Corridor leading to second floor meeting rooms. Panelling is not original but to be retained. We understand that the ceiling was recreated in order to house modern mechanical services. Again there is no intention to make any alterations to this or the lighting.



Areas of original tiling are evident behind the timber panelling, but the condition of these does not lend to being exposed. Therefore it is proposed to leave the timber panelling as existing.



Propose to open end of corridor to lead into WeWork areas within 3 Waterhouse Square. An existing opening has plasterboard inset and therefore opening this up will have no impact on the existing building.

## 6.7 Works to Fourth floor

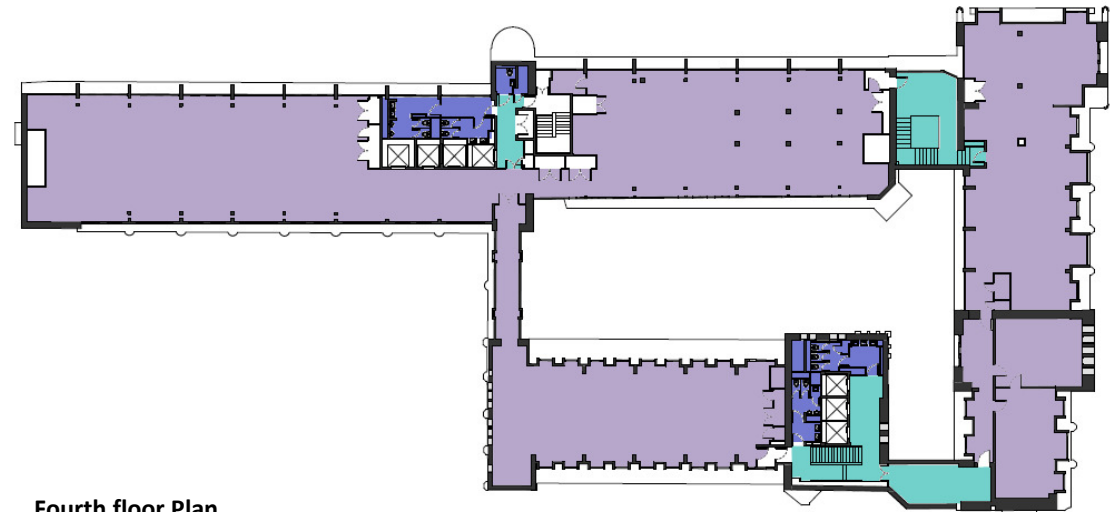
6.7.1 The fourth floor office space due to be occupied by WeWork has modern fit out with plasterboard partitions and suspended ceilings.

6.7.2 Plasterboard finishes are intended to remain to the external walls, with repairs as necessary. All other lightweight partitions are to be removed. As with other areas it is proposed to remove the suspended ceilings and expose the soffit and mechanical and electrical services.

6.7.3 New lightweight partitions, predominantly formed in glazing are to be installed as shown in the design drawings which accompany the application.

6.7.4 To the Landlord areas, minimal works will be carried out to the stairs with replacement of carpet floor finishes and decoration of the walls. Specific care is to be taken with the staircase to the South East of the building (shown in the top right corner of the adjacent plan) as being original to the building.

6.7.5 It is also proposed to upgrade the toilet facilities within the common areas.



Fourth floor Plan

Original building with modern fit out. Original ceilings to be exposed. External walls to retain plasterboard



Original building with modern fit out. Original tilework present beneath plasterboard



Original building with heritage features.



Existing toilets – part of modern fit out – to be replaced



Common stairs and lobbies. Minimal works to be carried out







Office areas to fourth floor with existing raised access floors, partitioning and suspended ceilings. All lightweight partitions and suspended ceilings to be stripped out.



## 6.8 Works to Fifth floor

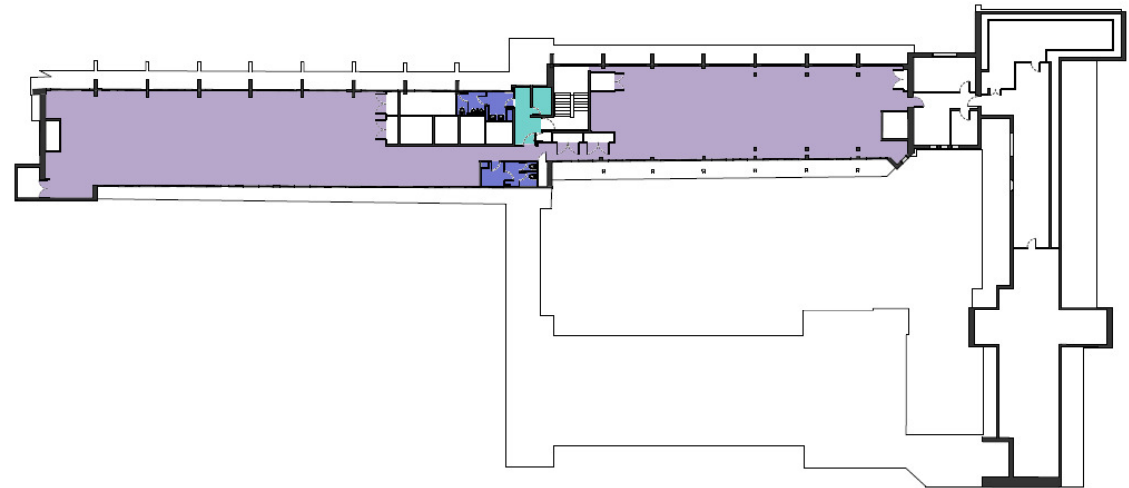
6.8.1 The fifth floor office space due to be occupied by WeWork has modern fit out with plasterboard and PVC partitions and suspended ceilings.

6.8.2 Plasterboard finishes are intended to remain to the external walls, with repairs as necessary. All other lightweight partitions are to be removed. As with other areas it is proposed to remove the suspended ceilings and expose the soffit and mechanical and electrical services.

6.8.3 New lightweight partitions, predominantly formed in glazing are to be installed as shown in the design drawings which accompany the application.

6.8.4 To the Landlord areas, minimal works will be carried out to the stairs with replacement of carpet floor finishes and decoration of the walls. Specific care is to be taken with the staircase to the South East of the building (shown in the top right corner of the adjacent plan) as being original to the building.

6.8.5 It is also proposed to upgrade the toilet facilities within the common areas.



**Fifth floor Plan**

Original building with modern fit out. Original ceilings to be exposed. External walls to retain plasterboard



Original building with modern fit out. Original tilework present beneath plasterboard



Original building with heritage features.



Existing toilets – part of modern fit out – to be replaced



Common stairs and lobbies. Minimal works to be carried out







Fifth floor general office fit out contains modern tea preps, demountable glazed and plasterboard partitions and PVC partitioning system. These are to be stripped out along with suspended ceiling and existing above ceiling services. All new mechanical services above ceiling are to be exposed in a manner similar to the fit out to 3 Waterhouse Square. All flooring finishes are to be replaced