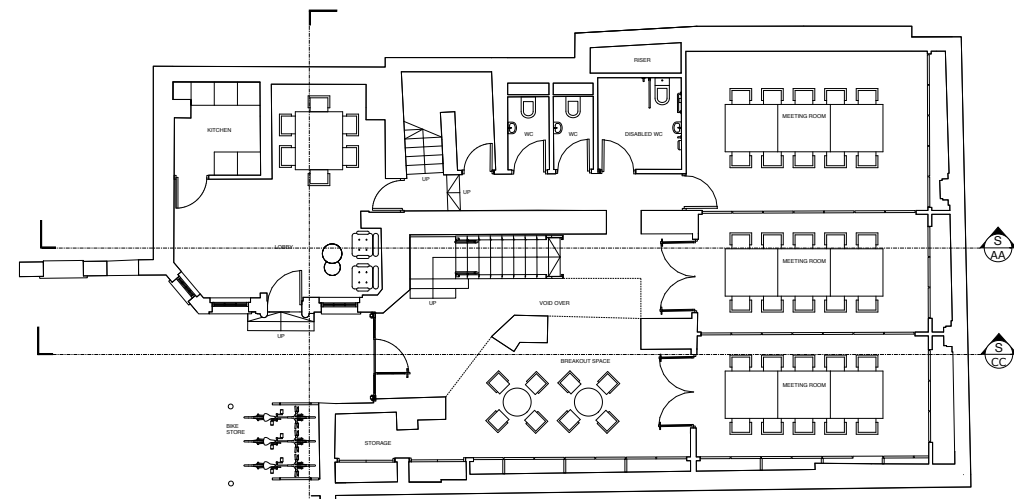
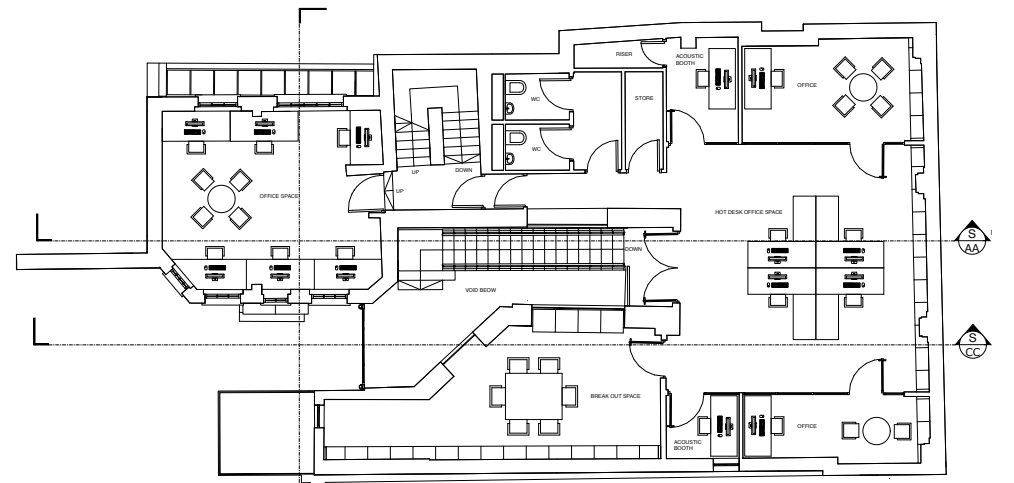


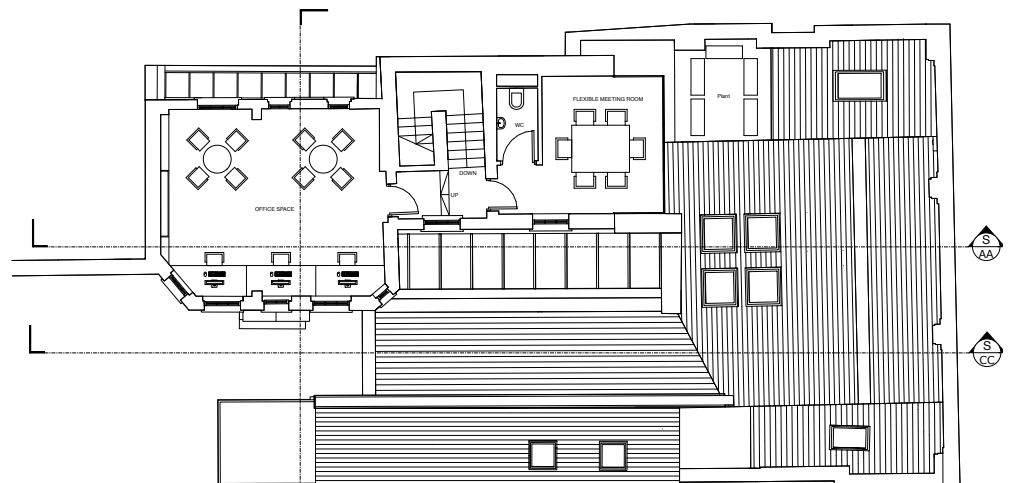
Section 3



Ground Floor Plan



First Floor Plan



Second Floor Plan

03 DESIGN

03/01 Concept / Design Development

The proposal is simple in concept and design, reinstating as much of the original essence of the building, whilst creating an inspiring workplace for the foundation to flourish in the charitable work it undertakes.

03/02 Views

The land locked nature of the site means there are no key views other than the outlook from the entrance to the BT tower, that makes the property feel unique to its locale. Views onto the building from surrounding properties will remain predominantly unchanged, with the reinstatement of the existing roof and simplification of the glazed roof improving visual amenity.

03/03 Layout and Design Approach

The design approach is simple is its overall concept.

The Rayne Foundation occupy the main heart of the building, in the warehouse side of the property on the 1st floor.

The Ground floor is laid out to allow for maximum flexibility with 3 large meeting rooms, a break out space, tea point, cloakroom, reception area. that can be flexibly adapted for differing uses.

The townhouse remains the same in its configuration. This allows friends and charities associated with the foundation to drop in and utilise its central London location, free of charge.

The second floor raised mechanical AHU balcony is removed and in-filled with a conservatory style flexible meeting space, replacing the glass box that current is acts as an oven in the summer and fridge in the winter.

WCs are increased by adding an additional 4, increasing the overall quantity to 6 from the original low provision of 2 WC/Showers for the whole building.

03/04 Plans

The plans shown opposite demonstrate the creation of functional high quality office, meeting and flexible space revealed through the proposals for the refurbishment works.