05 SUSTAINABILITY

The proposal for the refurbishment and restoration of 3 Bromley Place is designed to encompass and enhance the existing building, and improve every aspect of the dilapidated external envelope.

By improving the efficiency for all services and bringing the building fabric up to compliant building regulation standards f

The proposal efficiently reduces the impact of the existing mechanical condenser units. Replacing them with modern equivalent units to comfort cool the space. This reduces the quantity of units from 8 down to 5 new units.

The team assessed the existing building fabric, through extensive investigations and mobilisation works.

This has informed the scope of works to upgrade the leaking roofs to improve the heat loss by fully insulating the building to its maximum capacity.

The pitched roof and leaking windows, are being replaced.

Additional windows in the stairwell, allows natural daylight to naturally light the stairwell.

The building is improved significantly in terms of U’values for sustainable heat loss.

The proposal proposes replacement of the existing glazed roof, making the property wind and water tight.

In turn this improves the rain water drainage strategy, allowing it to comply with modern building standards and improve the heat loss and comfort light levels within the building.

The addition of the feature stair, allows the means of escape to work in terms of a compliant fire strategy

This then allows the non compliant external spiral escape stair to be removed, and replaced with a cycle store to allow employees and visitors to the ‘Rayne Foundation’ cycle to work.

The previous consent permitted a door to the glazed front of the property. When the Foundation acquired the property this had been replaced with a large glass panel preventing any accessibility for disabled visitors.

The site itself is in close proximity of Warren Street, Great Portland Street and Oxford Circus, allowing the staff and visitors to utilise the pubic transport and