

5.4 _ The Building's Current Arrangement Ground Floor

Ground Floor

The main entrance to the building is from Red Lion Square, via stepped access. This leads into an octagonal entrance lobby and then the entrance hall. Immediately on the right is the main reception for the building with supporting services. Further on the right is the main stair core serving all floors of the building. Behind this stair core and directly ahead from the entrance hall is the lift lobby with two lifts. This provides access to the WCs and office floor space.

Level access to the building is provided from the external courtyard via a ramp. Access is directly from the courtyard that provides cycle and refuse storage, via secure gated access from Eagle Street.

In addition to access from the lift lobby, the main open plan office space is accessed via double doors from the right of the entrance hall. This 'L' shaped open plan space is punctuated by columns and load bearing walls. A secondary means of escape stair core is provided, and is accessed from the south west of the floor plate, which also serves all floors.



5.4.A Existing Ground Floor Arrangement

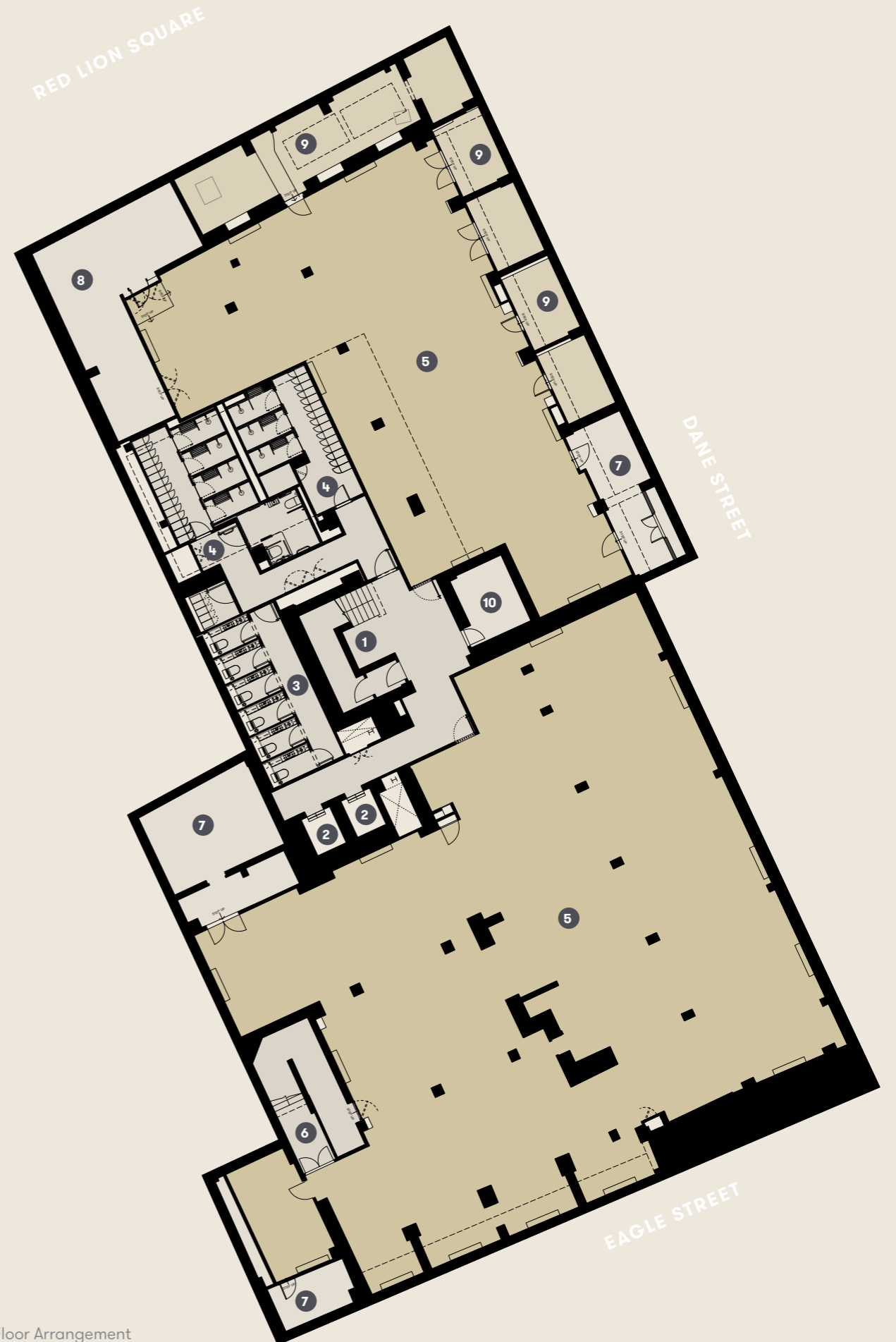
5.4 _ The Building's Current Arrangement

Lower Ground Floor

Lower Ground Floor

The floor is accessed via the stair and lift cores. Accessed from the main stair core is shower, locker and drying room provision. This is split into male and female cubicles with separate disabled provision.

The original structure between the 1925 and 1970 buildings divides the office provision into two at this level. The northern office space has no natural light, but has various tenant store areas, accessed directly from the office to the north and east. All of these storage areas benefit from natural light through the pavement lights above, however they are partitioned off from the main office space with solid walls and doors. The southern office space, again interspersed by structure, benefits from four pavement lights to the south, although these provide minimal natural light.



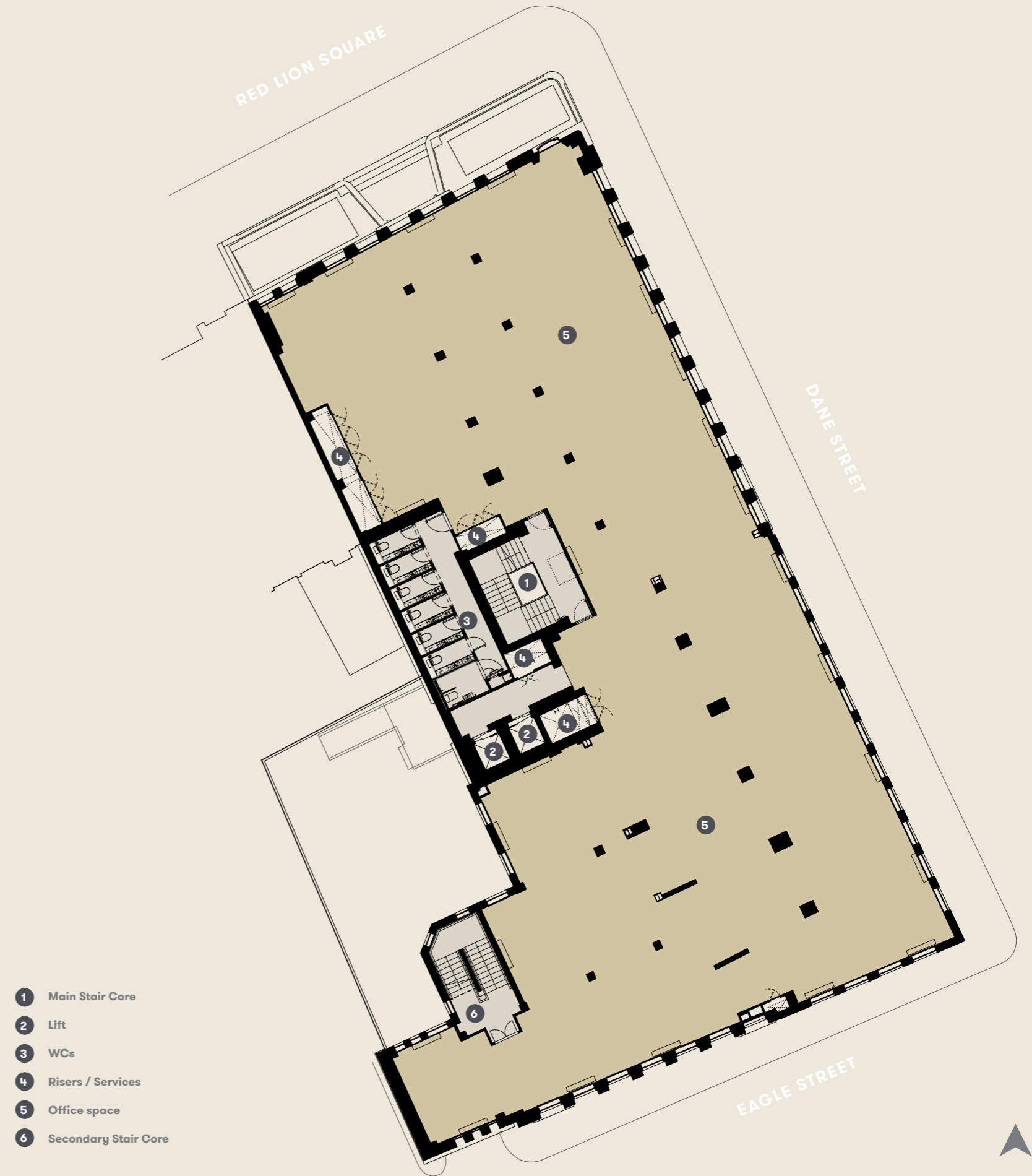
- 1 Main Stair Core
- 2 Lift
- 3 WCs
- 4 Showers
- 5 Office space
- 6 Secondary Stair Core
- 7 Plant / Services
- 8 UKPN Substation
- 9 Office Storage
- 10 BMS Room

5.4.B Existing Lower Ground Floor Arrangement

5.4 _ The Building's Current Arrangement Typical Upper Floors

Upper Floors (1st - 3rd Floors)

The main stair, lift core and WCs continue to each floor and form the central core, to the western facade. There are 2no. passenger lifts that serve all floors of the buildings. There are seven unisex toilet cubicles on each floor including one disabled cubicle and one accessible cubicle. Within this WC core there is also a small cleaner's cupboard at each level. Open plan office space wraps around this core. The secondary stair core and means of escape is accessed from south west corner of the open plan office space.



5.4.C Existing First Floor Arrangement

5.4 _ The Building's Current Arrangement Fourth Floor

Fourth Floor

The core configuration is as per the typical floors below, however this floor is set back from the floors below to the east and south. This creates an external space only accessible for maintenance and servicing along Dane Street and the south east corner with Eagle Street. The roof is accessed via a fixed ladder with cage from this space, to the Dane Street elevation. The roof houses plant equipment and services. Large plant equipment is enclosed within a metal acoustic plant enclosure and a 1970s brick plant room, with other plant and associated low level ductwork left exposed.

There is also a large, accessible roof terrace above the southern 1925 building to the south west, accessed from the main office space. This roof terrace is for tenant use.

Upstand beams partially divide the open plan office, at low level, to the northern 1925 building.



5.4.D Existing Fourth Floor Arrangement



6.1 _ The Aspiration

The Office Group and Note Design Studio seek to sensitively fit out the existing office spaces at Summit House to create flexible private offices of various sizes, co-working areas, meeting rooms, social working spaces, lounge areas with ancillary services that capture the character and history of Summit House. The spaces will be aimed at individuals, small to medium enterprises (SMEs) as well as more established companies, to meet the demand for office space in the area. TOG firmly believe that this adaptable offer will meet the demands of the today's office market and future markets. Activating the currently dormant spaces will positively contribute to the life and atmosphere of Red Lion Square and breathe life back into the building.

The aspiration is to create a design concept that synchronises the building's architectural style with regards to the tonality, expression and feel to create a striking modern workplace. The aim is to bring the delicacy of the Art Deco exterior into the interior spaces. The richness of the artwork from the 1930s Austin Reed advertising posters, who originally occupied the space, is the inspiration for a new interpretation and the tonality of the design proposals for Summit House. The proposals are based on a simplified Art Deco style with geometrical forms, balanced proportions and solid, sculptural expression, clear of excessive decoration.

The proposals seek quality and high standards for aesthetics, use, accessibility and sustainability where possible. The proposed design and materials will be of the highest standard and quality, that will enhance the grand, existing architecture of the building, whilst ensuring that the sensitive elements of the Grade II listed building are addressed.

6.2 _ The Approach

The purpose of the proposals outlined on the following pages is to convert the current empty office space, that is a blank canvas, to new, inspiring office spaces and create a home for TOG's creative, exciting and forward-thinking working community, whilst remaining sensitive to the existing building. The proposals include the following:

- Reinstating the historic light well to the north eastern corner of the building, to the left of the main entrance as you approach from Red Lion Square. Refer to section 6.4 for further information.
- Introducing a new internal stairwell, within the 1970s building, to link the ground floor and lower ground floor lounge and co-working spaces and introducing natural light to the lower ground floor. Refer to section 6.5 for further information.
- Creating a new light well and garden at lower ground floor to the western courtyard, with associated revised cycle storage. Refer to section 6.6 for further information.
- Replacing the existing replica lights to the entrance hallway and creating a welcoming entrance. Refer to section 6.7
- Creating a new roof terrace to the south east corner of the fourth floor of the building were an accessible flat roof currently exists. Refer to section 6.3 and planning drawings for information.
- Creating a new opening at ground floor, within a 2017 partition, between the lift lobby and the office space. Refer to section 6.3 and planning drawings for information.
- Reintroducing natural light from the pavement lights along Dane Street to the lower ground floor, by the removal of modern plasterboard partitions. Refer to section 6.3 and planning drawings for information.
- Creating a variety of individual office spaces, shared facilities (kitchens, phone-booths and breakout areas) to the upper floors and creating communal workspaces and lounges , meeting rooms, offices, reception and supporting facilities to the ground and lower ground floor. Refer to section 6.3 for further information.

6.3 _ The Proposed Arrangement Ground Floor

Ground Floor

The existing entrance arrangement is retained as existing, with stepped access from Red Lion Square to the north of the building, and level access provided via the rear courtyard. Both entrances lead to the central core with stair, lift and WC provision, that also remain as the current arrangement.

Whilst the main building reception remains in the same location, it is proposed that the finishes and fittings are changed to suit the overall internal design scheme and a management office is created to suit the operational needs of the building users - as detailed further in section 6.7.

It is proposed that the current open plan office is subdivided into a variety of office spaces to meet the market demands. Directly off the main entrance hall, through the existing double doors, a breakout and kitchen space is proposed. Leading off of this is a private office to Red Lion Square and to the south is a lounge and co-working space. This multifunctional space will provide various public and semi-private work environments for individuals to work or groups to meet. As described in section 6.5, a new stair and light well linking this space with the lower ground floor is proposed. Located around this space are private meeting rooms of a variety of sizes.

Section 6.6 describes the proposals for a new external light well to the courtyard. Along side this it is proposed to create a direct route through the courtyard to the secondary entrance by relocating the cycle storage to the perimeter fence. To ensure that the current cycle provision is met it is proposed to create a safe and secure internal cycle store, with direct access from the secondary entrance and lift core.



6.3.A Proposed Ground Floor Indicative Arrangement

6.3 _ The Proposed Arrangement Lower Ground Floor

Lower Ground Floor

As described further in section 6.4 it is proposed to reinstate the original light well to Red Lion Square, creating a private garden at this level. This garden will be for the sole use of the office tenant to the large office space to the northern part of the building. As part of the reinstatement of the light well, windows are to be reintroduced to two existing blocked up window openings between the lightwell and the lower ground floor. It is also proposed to replace the internal grade, solid timber door with a new framed, glass door. This will allow greater levels of natural light into the office area. To further increase the amount of natural light to this office space it is proposed to remove the existing plasterboard partitions that currently block off the pavement lights to the eastern side.

It is proposed to retain the existing central core arrangement that divides this floor into two halves. It is proposed that the southern half of the building that is currently open plan office space, will be subdivided into small private offices to the eastern perimeter, with the majority remaining as open-plan lounge and co-working space, as per the ground floor above it. The proposed stair and light well will connect these two spaces together and increase the levels of natural light where currently this is limited.

To further increase the levels of natural light to this lounge space, and to increase the opportunities for terrace space and fresh air it is proposed to create a new garden and light well to the courtyard that links directly with the lounge. This space is arranged so that it can be opened up to provide external work spaces that link seamlessly with the internal spaces. Further details of this new light well are provided in section 6.6.

- 1 Main Stair Core
- 2 Lift
- 3 WCs
- 4 Showers
- 5 Office space
- 6 Secondary Stair Core
- 7 Plant / Services
- 8 UKPN Substation
- 9 Office storage opened to office
- 10 BMS Room
- 11 Storage
- 12 Lounge and meeting space
- 13 Kitchen / Breakout
- 14 Proposed front light well and garden
- 15 Proposed rear light well and garden
- 16 Proposed feature stair and light well

6.3.B Proposed Lower Ground Floor Indicative Arrangement

6.3 _ The Proposed Layout Typical Upper Floor (Floors 1 -3)

Upper Floors (1st - 3rd Floors)

The original internal features of the building have been lost, with the exception of elements of the ground floor entrance area. The internal finishes to the majority of spaces are non-original and installed in the 2017 refurbishment. These spaces - the office areas - are a 'blank canvas'. Our proposals seek to reference the site's heritage and it is envisaged that this will enhance the character and create notable and impressive space with future longevity. The proposed divisions create high quality office floor space which will remain sensitive to the building whilst meeting the changing needs of the office market and occupants.

The approach to the interior is also to preserve the building and create spaces for all to enjoy. Where possible it is intended to minimise all interventions and fixings to the existing faces and fabric.

The proposals retain the existing internal stair cores, lift cores and WCs, to the typical floors, whilst the large open plan office volumes will be sub-divided to create office spaces, kitchens, break out areas, communal work areas and supporting facilities.

Figure 6.3.C illustrates how one of the typical upper floors will be sub-divided to create a range of private offices. These offices will share common facilities such as the central kitchen with places to eat, lounge and hold informal meetings, phone booths and meditation rooms. Office partitions are located and fixed from the plasterboard lined piers between window bays and be positioned to create a central corridor with a range of office sizes accessed directly from this.



6.3.C Proposed First Floor Indicative Arrangement

6.3 _ The Proposed Layout Fourth Floor

Fourth Floor

As per the typical office floors the arrangement of this floor retains the existing internal stair cores, lift cores and WCs, whilst the large open plan office volume will be subdivided to create office spaces, kitchens, break out areas, communal work areas and supporting facilities. Due to the existing form of the building, being set back from Dane Street, and the existing structural up-stand beams that punctuate the floor, this floor lends itself to smaller private offices. The kitchen and breakout provision on this floor has been located with direct access to the existing tenant roof terrace.

It is proposed to utilise the existing flat roof to the south east corner of the building, currently only used for maintenance access, for a private terrace for the southern most office tenant. It is proposed to introduce a new composite timber floor finish to match the existing large roof terrace and to replace the balustrade to this terrace space to meet regulations. Access to the roof top plant, via a ladder from the set back to Dane Street will be retained.



6.3.D Proposed Fourth Floor Indicative Arrangement

6.3 _ The Proposed Layout Roof

Roof

The roof, accessed via a fixed ladder with cage from the Dane Street elevation, houses plant equipment and services. Large plant equipment is enclosed within a metal acoustic plant enclosure and a 1970s brick plant room, with other plant and associated low level ductwork left exposed. The existing plant is in accordance with the 2018 planning and listed building consent, application numbers 2018/2511/L and 018/1565/P.

It is proposed to install 5no. side discharging condensing units and associated pipework and tray-work to the northern part of the roof to serve the increased demand of the office fit-out - predominantly the server room and management office. The proposed condensing units have been placed adjacent to the northern parapet wall, in a zone denoted as 'tenant plant' in the previously consented 2018 application. The height of these units will not exceed the height of the existing parapet wall. The low level refrigerant tray will be 500mm wide, that changes to vertically run alongside existing ductwork and drop into the existing riser, adjacent to existing pipework, to the north west of the building.



6.3.F Proposed part section to north of building showing indicative plant



- 1 Existing boiler plant room
- 2 Existing AHU
- 3 Existing lift overrun
- 4 Existing roof light
- 5 Existing chiller in plant enclosure
- 6 Proposed low level tray and pipework
- 7 Proposed condensers

6.3.E Proposed Roof Indicative Arrangement