

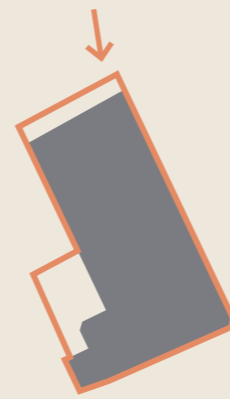
6.4 _ The front light well

Reinstating the original light well to Red Lion Square

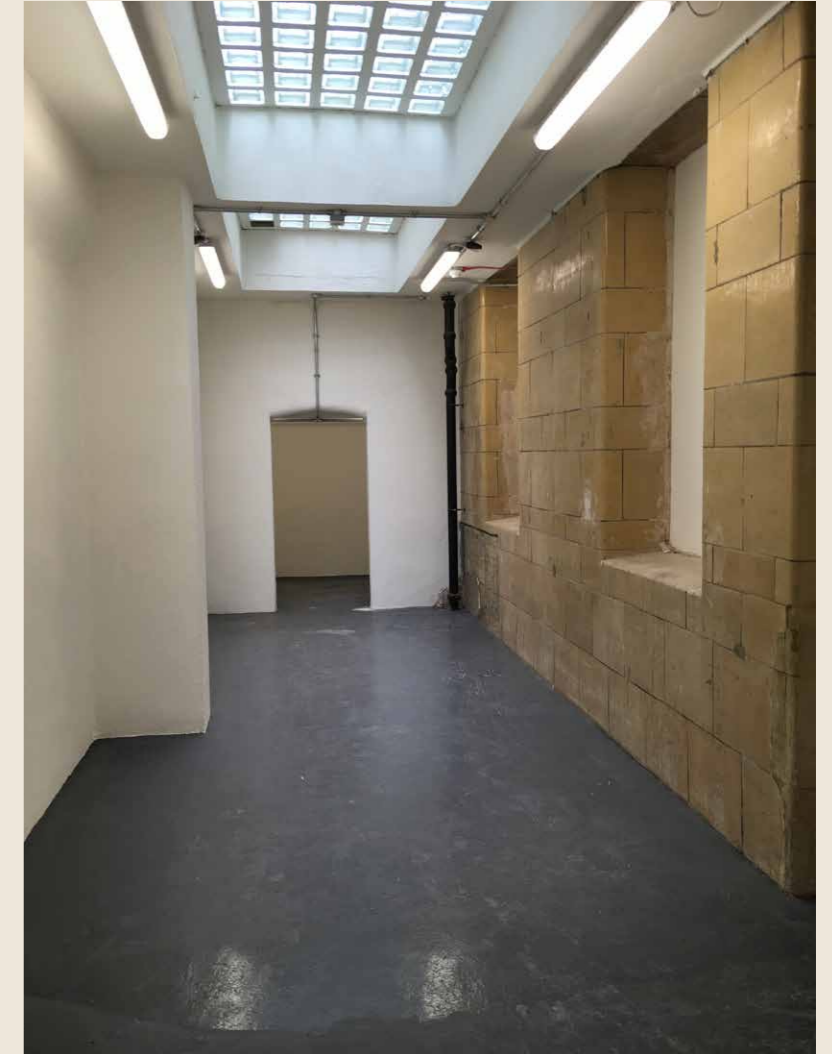
It is proposed to remove the concrete lid with glass block 'pavement lights' to the north eastern corner of the ground floor. This area was originally a light well allowing the lower ground floor to benefit from natural light from street level when the building was first built, as per the light wells to adjacent properties along Red Lion Square. The current lid encloses this light well and restricts views of the original facade, and the natural light levels to the lower ground floor.

Once the concrete lid is removed the light well will be re-instated as external space, as per the original 1925 building. The existing faïence facade that continues to the lower ground floor level will be revealed and visible from the street level, rather than enclosed within an internal store room. It is proposed that this new external space will be a garden for the office occupiers.

The proposal also includes reinstating two windows from the light well to the lower ground floor office space, to provide natural light to the office and a visual link between the internal and new external space and street level. The existing blocked up window openings will be opened up and new glazed window units with black metal window frames are proposed to be installed. The profiles and configuration of the new windows will match the existing window frames as closely as possible, whilst ensuring the window units meet the relevant regulatory and statutory regulations. The proposals also include to upgrade the existing solid timber, internal grade door between the internal office space and the proposed garden to an external grade, metal framed glazed door. This glazed door will again increase the natural light to the office floor plate. The windows and door will have black metal frames, in keeping with existing window frames elsewhere in the building, and will restore the historic pattern of fenestration to the Red Lion Square elevation, offering the enhancement of improving the legibility of the site's historic design.



6.4.A Existing lightwell 'lid' from corner of Red Lion Square and Dane Street

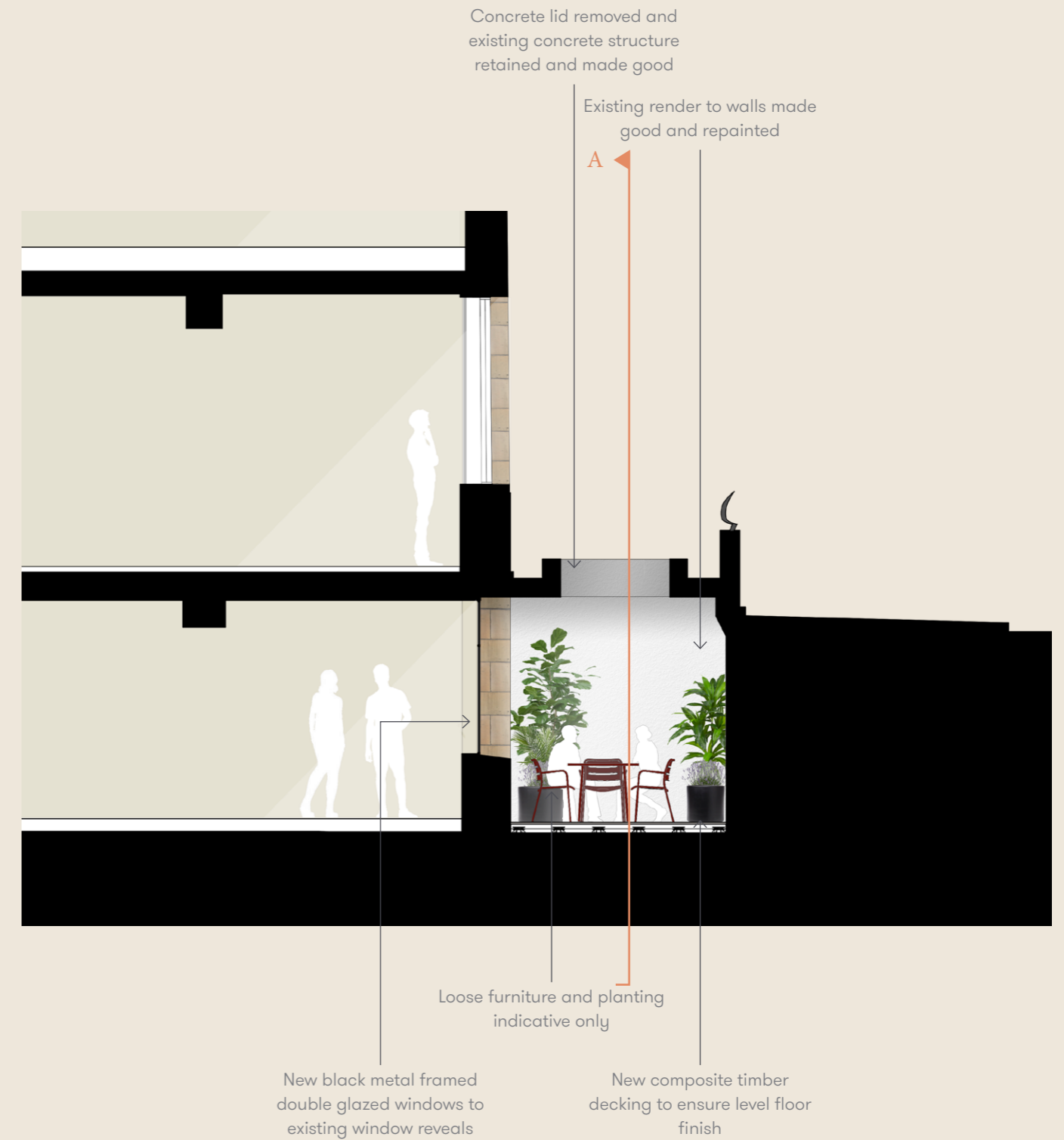


6.4.B Existing covered lightwell from lower ground floor

6.4 _ The front light well Design Proposals



6.4.C Proposed Sectional Elevation A through light well



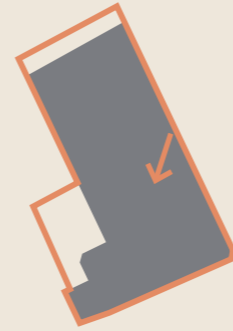
6.4.D Proposed Section B through light well

6.5 _ Creating a new stairwell Linking the Lower Ground and Ground Floor

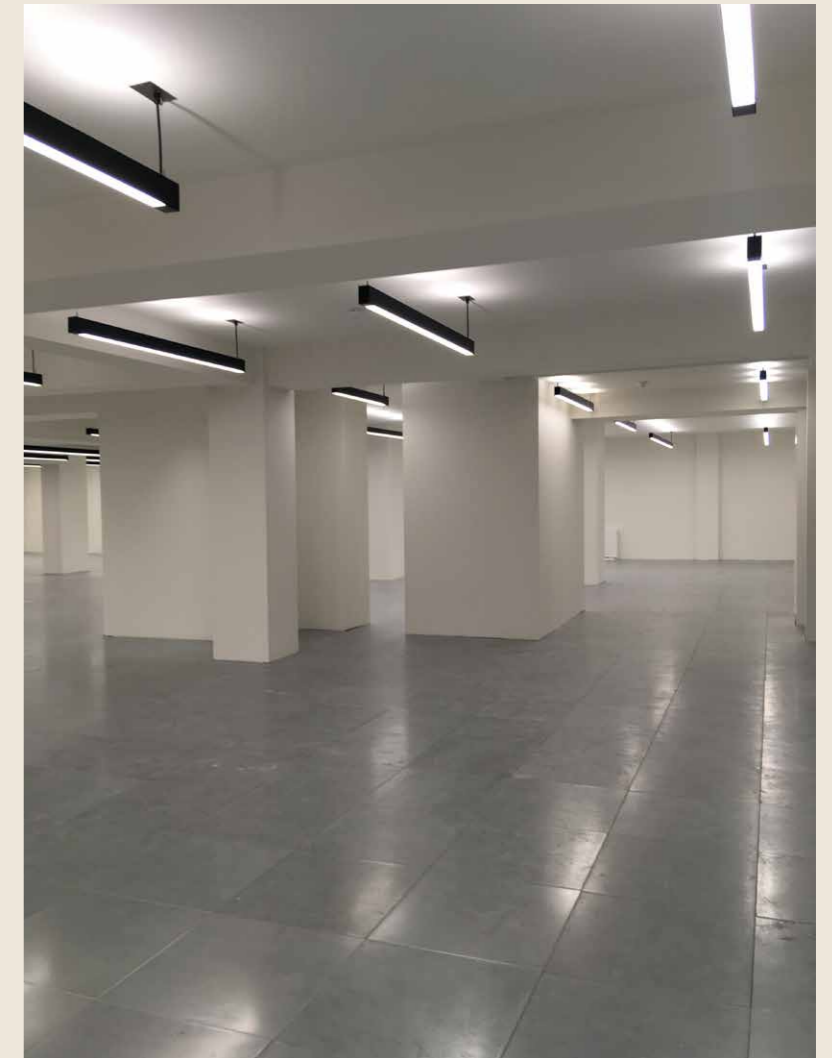
It is proposed that the floor plates south of the main core to the ground and lower ground floors will be communal working, lounge and meeting room spaces. Currently the lower ground floor suffers from a lack of natural light along with lower floor to ceiling heights than the ground floor, that contribute to the dark feeling of the space.

To link the proposed lounge spaces a new feature, staircase is proposed. The new feature staircase and light well is proposed within the 1970s part of the building, retaining the existing structure of the original 1925 buildings. The proposed cut out will be lozenge shape, with the curved corners drawing on the geometric forms of the Art Deco period. To one end of this lozenge space will be a generous spiral staircase, solid in form and appearance and adding a sculptural quality to the space. The balustrade and guarding of this light well and stair will be of simple geometric pattern.

This staircase will not only provide circulation and a focal point to the lounges but the generous cut out in the slab between the two floors will allow the natural light from the large windows of the ground floor to reach the lower ground floor. The creation of this stairwell and light well will create a double height space to this area at the lower ground floor, increasing the feeling of light and space. The stair proposed is stylistically appropriate to the 1920s character of the building, as the following pages illustrate and it creates a degree of architectural interest in this otherwise unremarkable area of the floors.

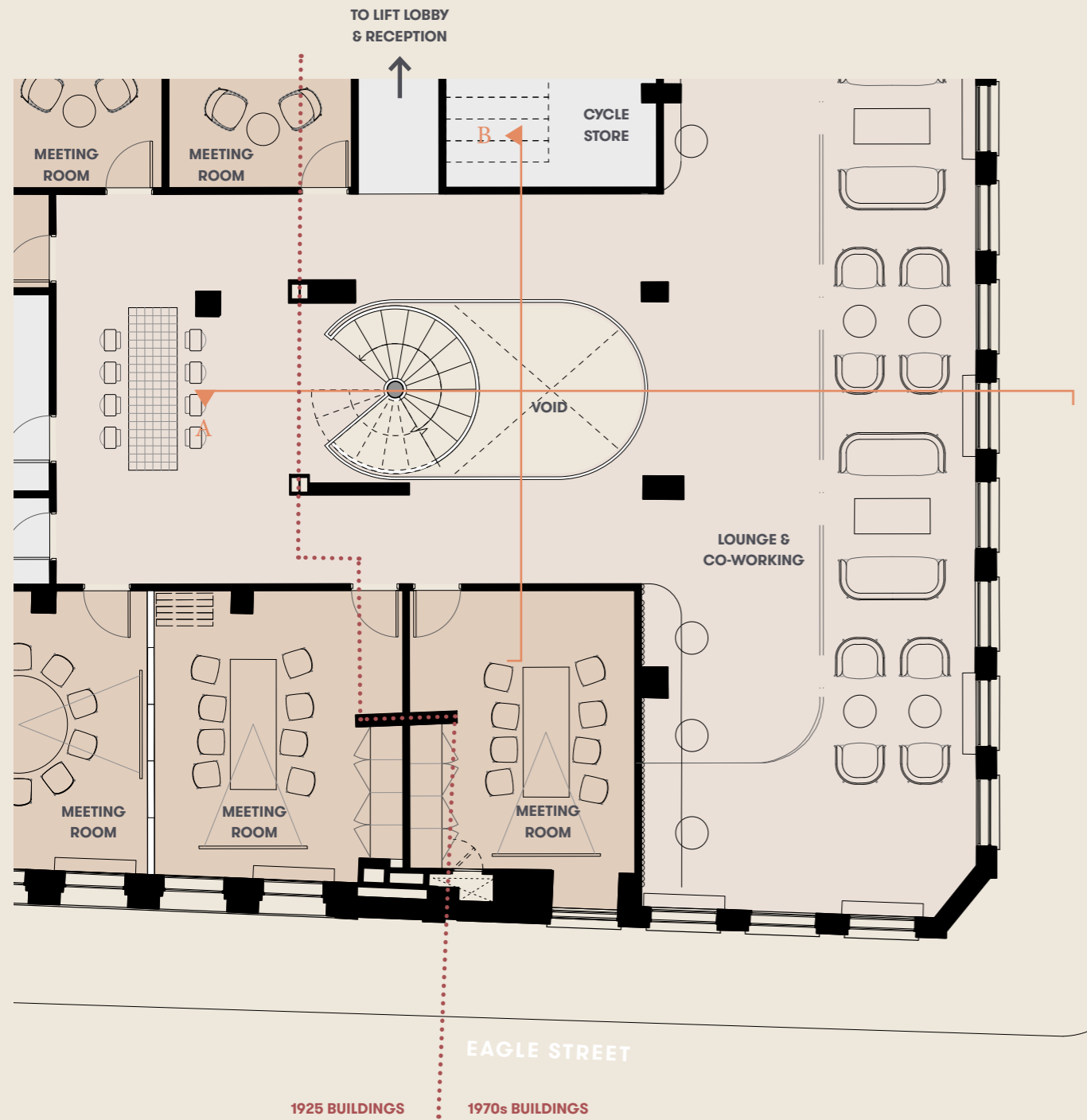


6.5.A Existing ground floor office space

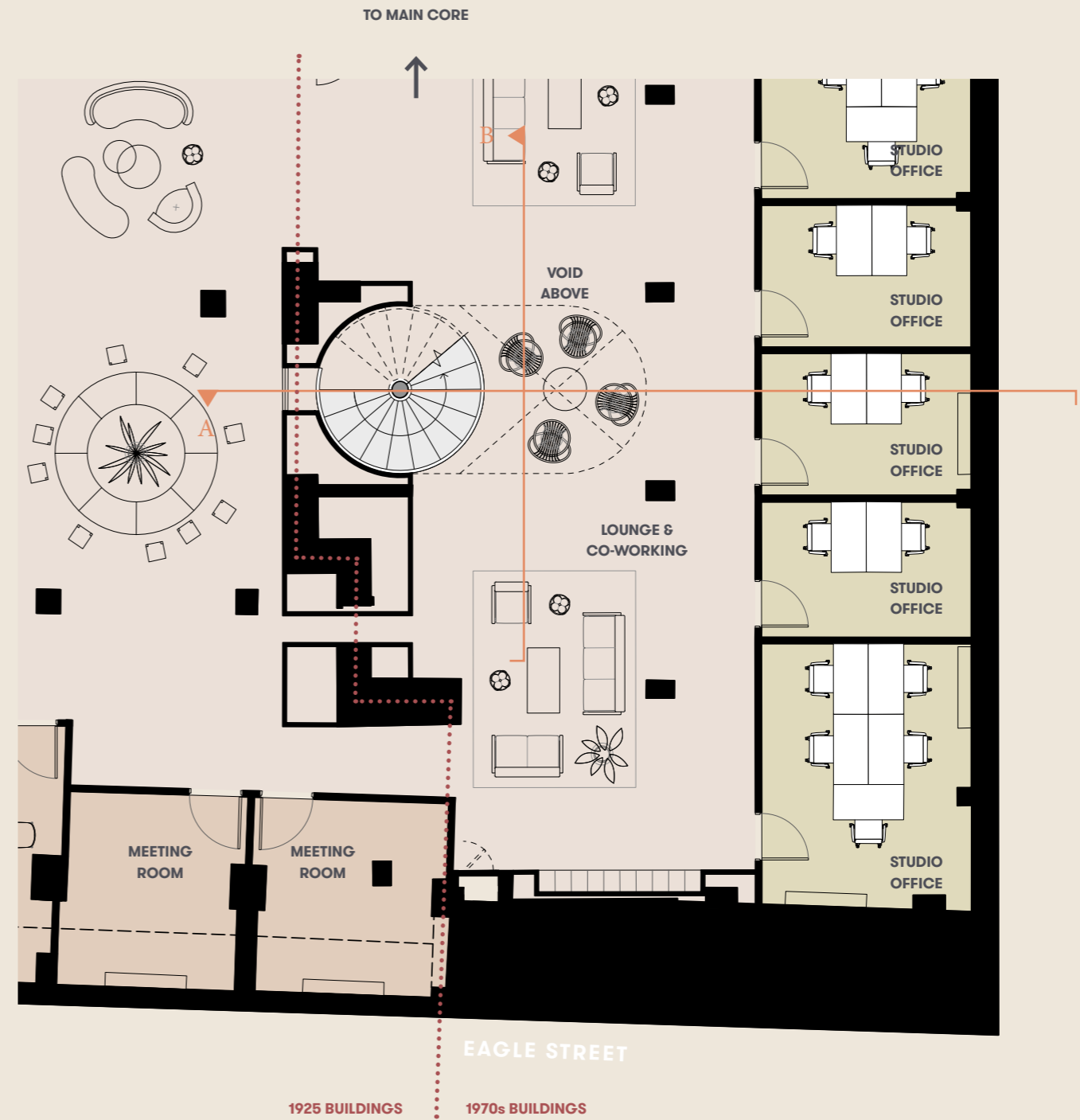


6.5.B Existing lower ground floor office space

6.5_ Creating a new stairwell Design Proposals

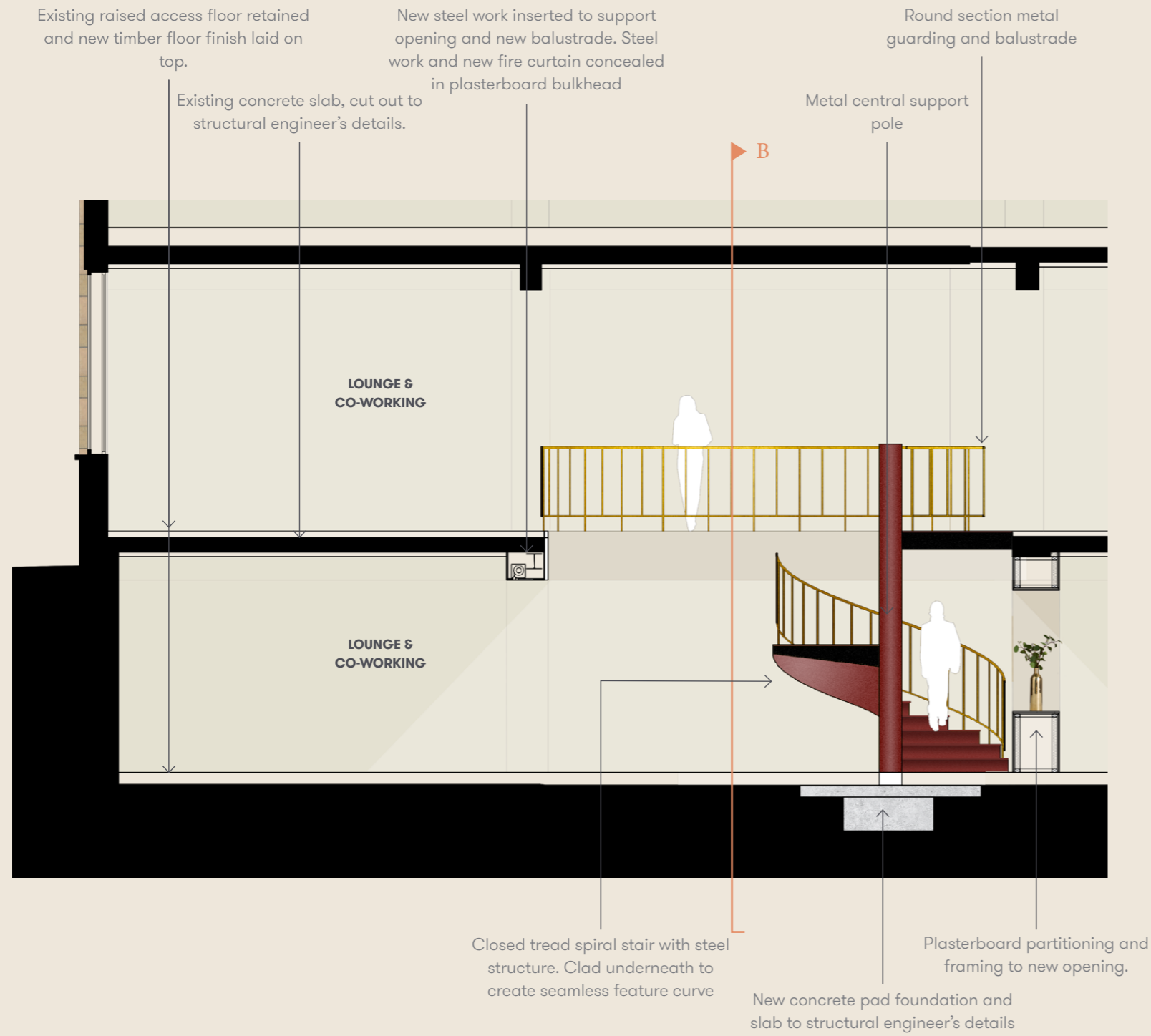


6.5.C Proposed stair and light well plan - Ground Floor

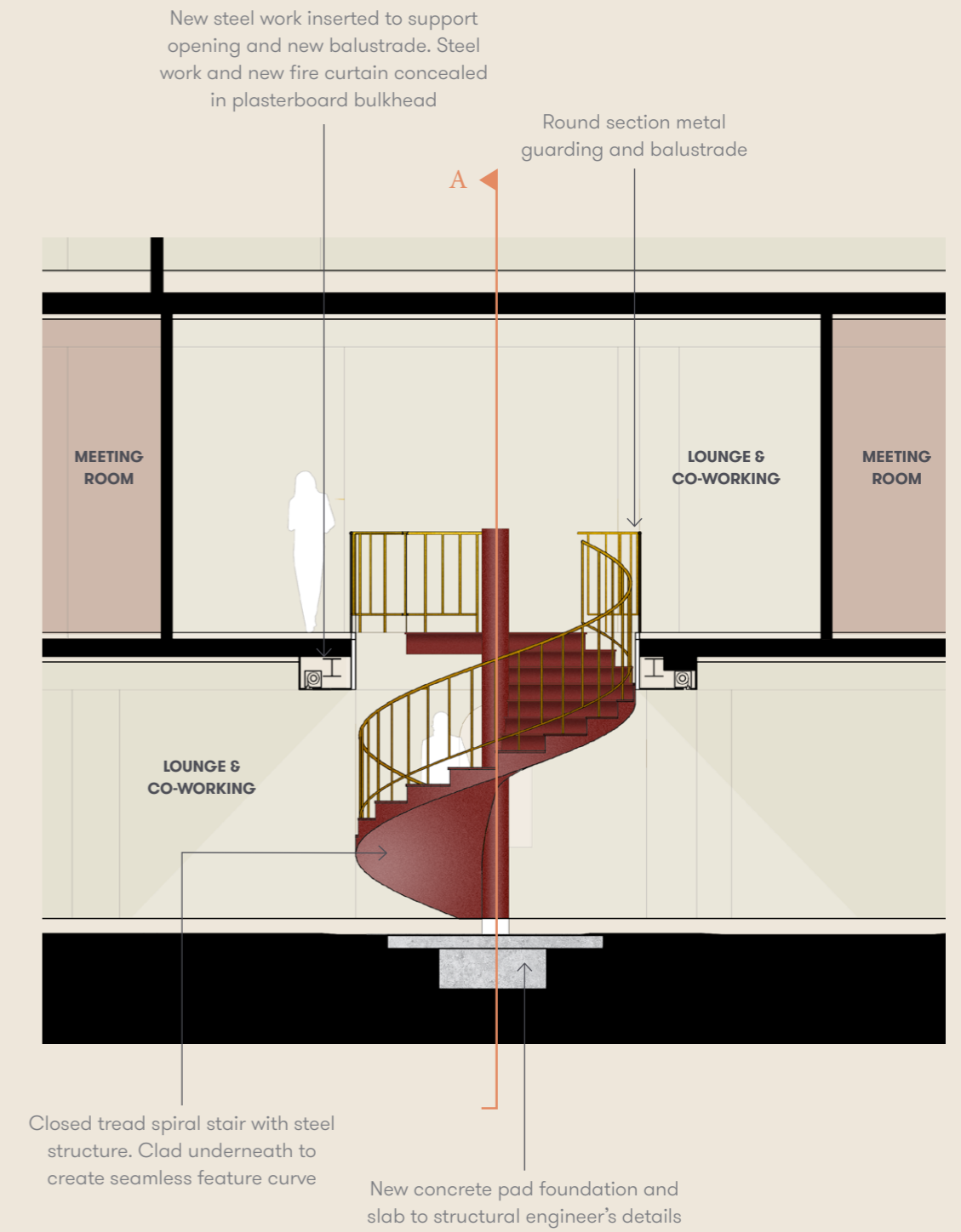


6.5.D Proposed stair and light well plan - Lower Ground Floor

6.5 _ Creating a new stairwell Design Proposals



6.5.E Proposed Section A through stair and light well



6.5.F Proposed Section B through stair and light well

6.5 _ Creating a new stairwell

Sketch views



6.5.G Proposed sketch view of the staircase and opening. Viewed from the Lower Ground Floor



6.5.H Proposed sketch view of the staircase and opening. Viewed from the Ground Floor

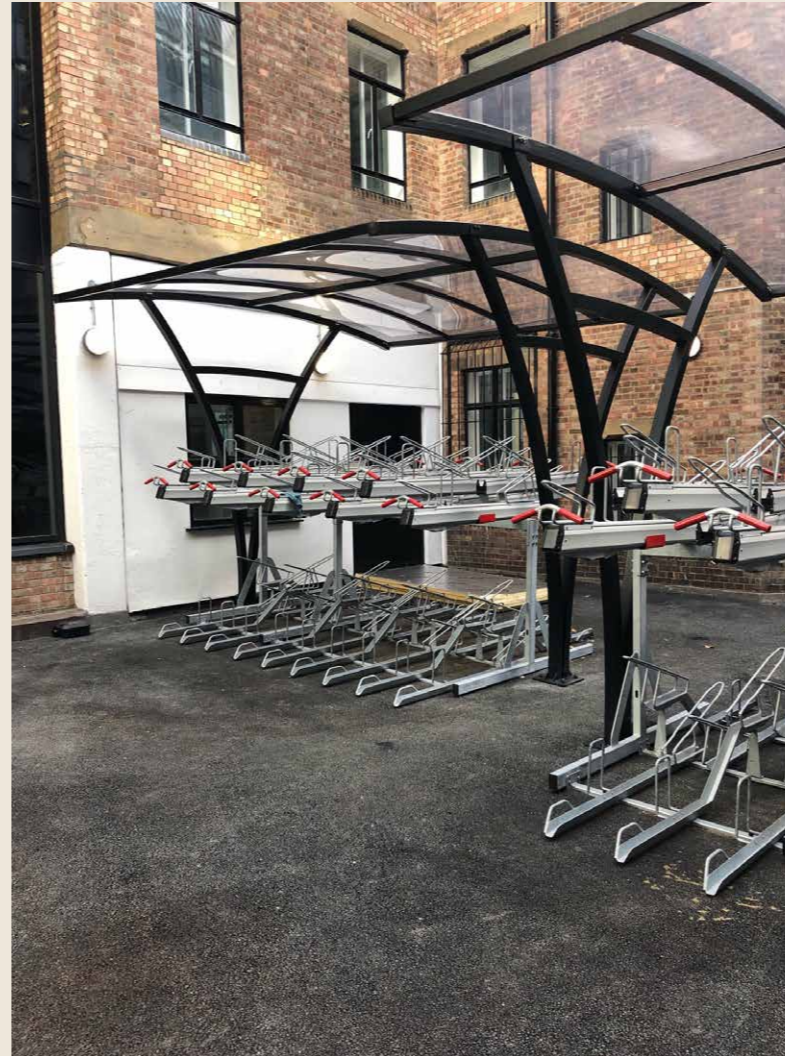
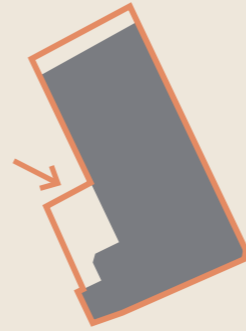
6.6 _ Creating a new light well and garden Enlivening the lower ground floor and courtyard

The existing rear courtyard is dominated by cycle storage. The lower ground floor is also suffering from a lack of natural light. There is an opportunity to improve the appearance of the courtyard and the natural light levels to the lower ground floor. It is proposed to remove the courtyard slab, above the existing lower ground floor to create a new light well and an external garden space associated with the lower ground floor.

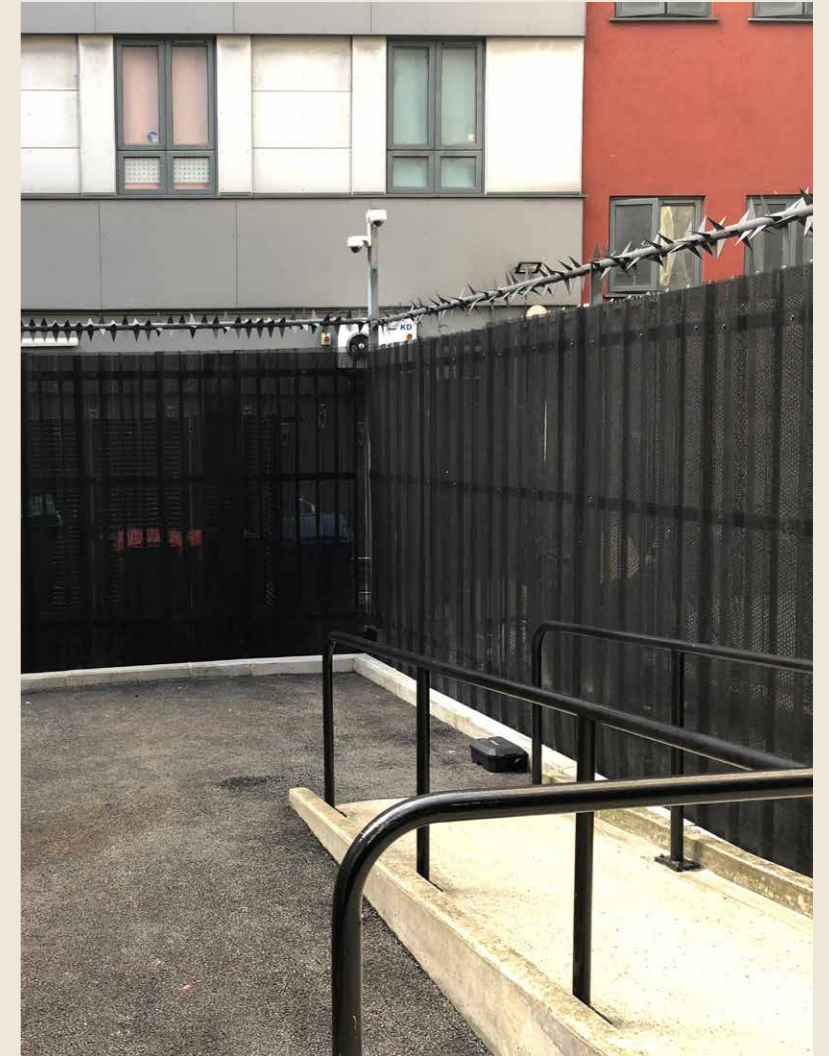
Access to this new garden from the lower ground floor will be via bi-folding glazed doors, maximising the light levels to the internal lounge space. The floor finish from the inside will continue externally creating a seamless transition, so that the space is seen as an extension of the internal space. This external space will provide a secluded workspace and breakout area. It is proposed that the existing walls at lower ground floor will be upgraded and waterproofed to accommodate the new external conditions. The external walls are to be clad in the same terracotta coloured tile as the floor to create a seamless finish that compliments the existing brickwork to the rear façades of the building.

At ground level the void will be guarded with a black metal balustrade, in keeping with the existing courtyard metalwork - the fence, entrance gate and ramp balustrade to the secondary building entrance.

The existing 64no. cycle storage spaces will be re-provided between the courtyard and the building. 37no. vertical bike racks, against the western perimeter fence are proposed, this creates a clear route through to the secondary entrance. In addition, a dedicated space will be provided internally that accommodates 3no. vertical cycle spaces and 12 double stacked horizontal racks, housing 24no. cycles. This space is directly accessed from the secondary entrance at ground floor, where all cyclists will enter the building.

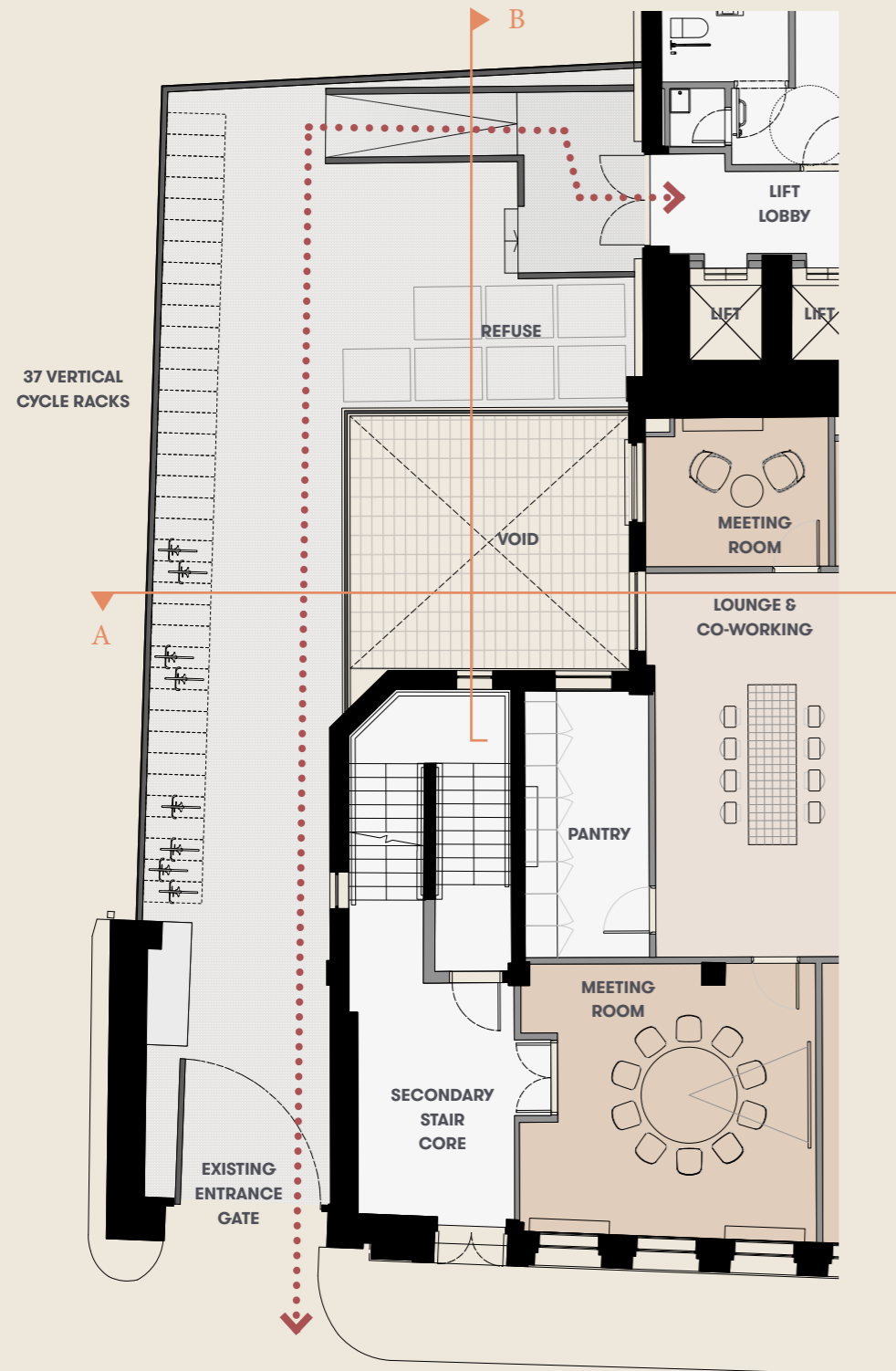


6.6.A Existing courtyard space at ground level

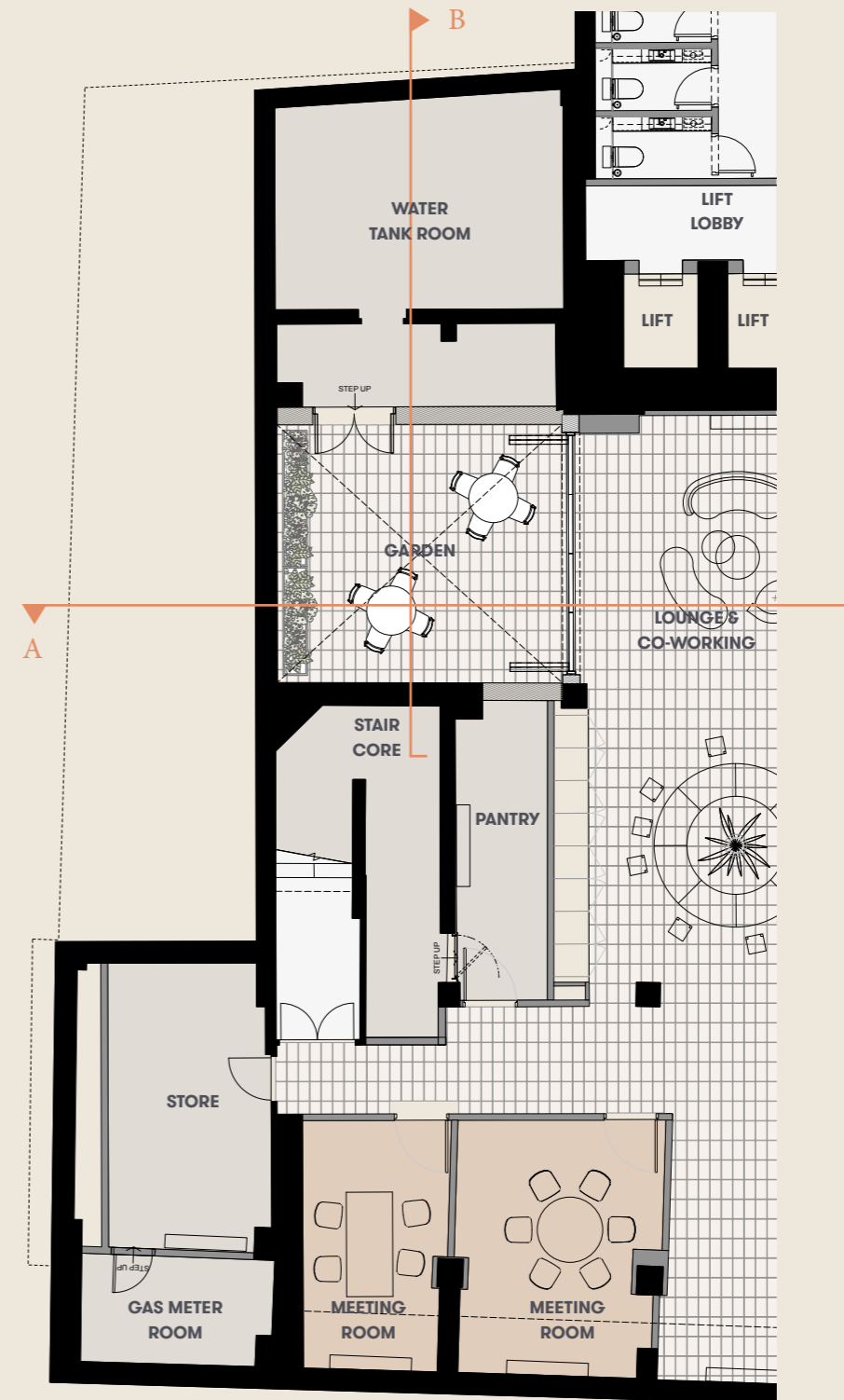


6.6.B Existing courtyard space perimeter fencing and level access ramp

6.6 _ Creating a new light well and garden Design proposals



6.6.C Proposed courtyard and light well plan - Ground Floor



6.6.D Proposed courtyard and light well plan - Lower Ground Floor

6.6 _ Creating a new light well and garden Design proposals



6.6.E Proposed Section A through courtyard and lightwell



6.6.F Proposed Section B through courtyard and lightwell

6.7 _ The Entrance

A welcoming arrival

To create a warm and welcoming arrival upon entering the building it is proposed to repaint the existing walls of the entrance lobby and hall a warmer neutral tone in keeping with the facade colour, rather than the cool grey from the 2017 refurbishment. It is proposed to retain the original stone patterned flooring, ornate wall mouldings and doors. It is also proposed to replace the current 2001 replica pendant and 2017 wall fittings, for more contemporary fittings that draw on the geometric shapes and simple elegance of the Art Deco period, when the building was constructed. These new fittings will be fitted in the current light fitting positions. These new, high quality, light fittings will complement each other in style and warmth to provide a more harmonious look than the mismatched finishes of the existing lighting.

Whilst it is proposed to keep the reception in the same location as the current one, it is proposed to install a new reception desk, shorter in length than the existing with a feature corbelled wall behind. This feature wall creates a management office behind, essential for the operation of the office spaces. The stepped feature frames the new timber desk, leading new users and visitors to the reception and draws on the existing stepped ceiling of the entrance hall - refined simplicity.

To complement the existing stone flooring and black inlaid patterns to the entrance hall, it is proposed that the 2017, timber reception flooring is replaced with stone tiled flooring with an inlaid modern pattern in warm luxurious tones, again referencing the principles of Art Deco design.



6.7A Existing Entrance Hall



6.7B Existing Reception space

6.7 _ The Entrance

A welcoming arrival



6.7.C Proposed entrance and reception plan

6.7 _ The Entrance

Sketch view



6.7.D Proposed sketch view 1 of the Entrance Hall



6.7.E Proposed pendant light



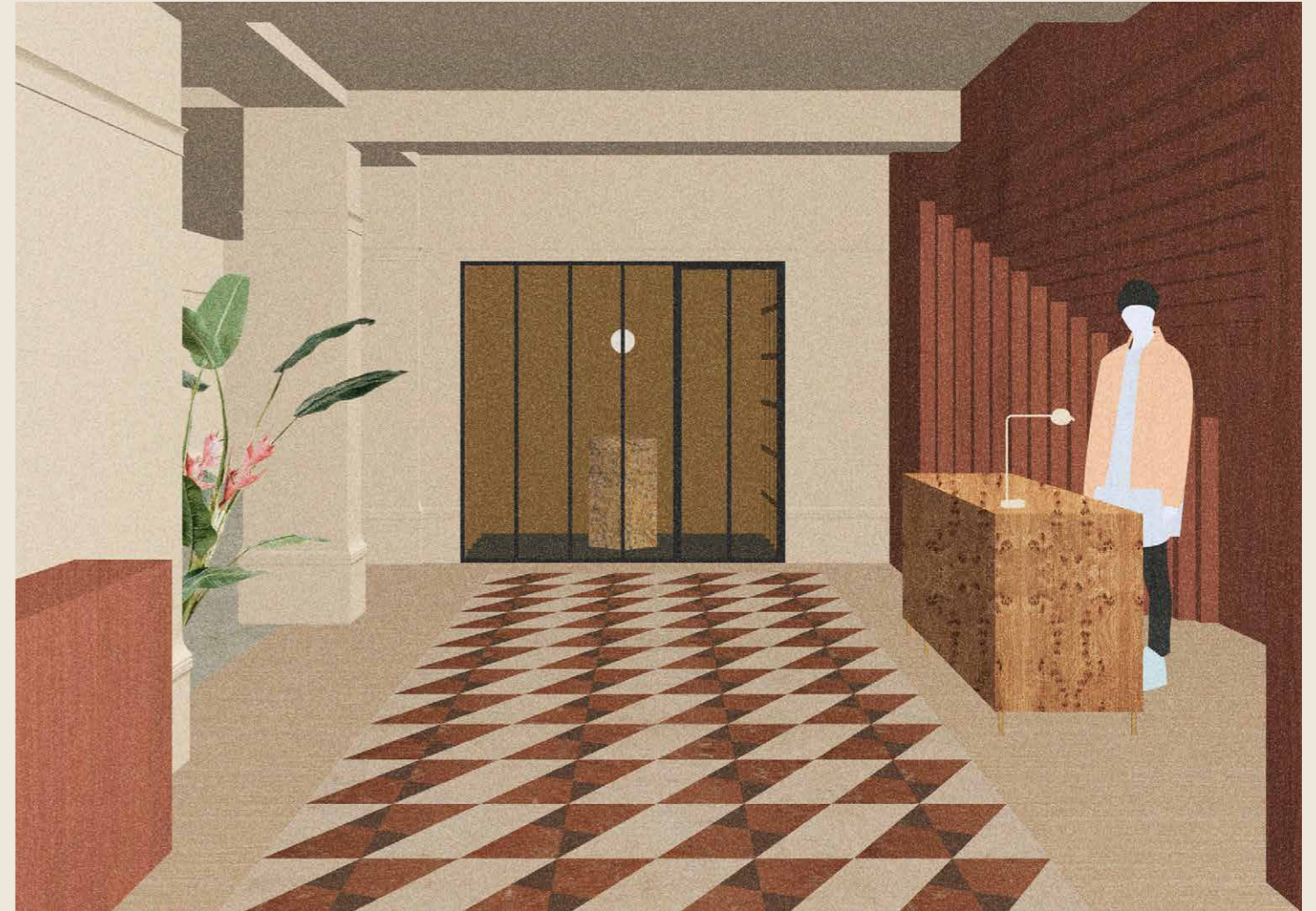
6.7.F Proposed wall light

6.7 _ The Entrance

Sketch views



6.7.G Proposed sketch view 2 of the Reception Area



6.7.H Proposed sketch view 3 of the Reception Area