



1



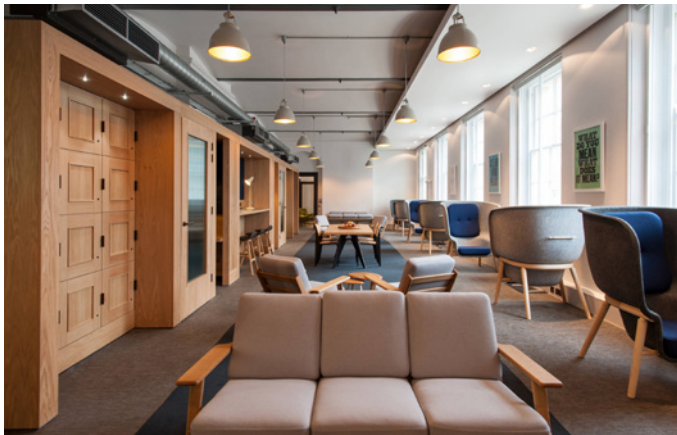
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## Precedents - Internal works & landscape

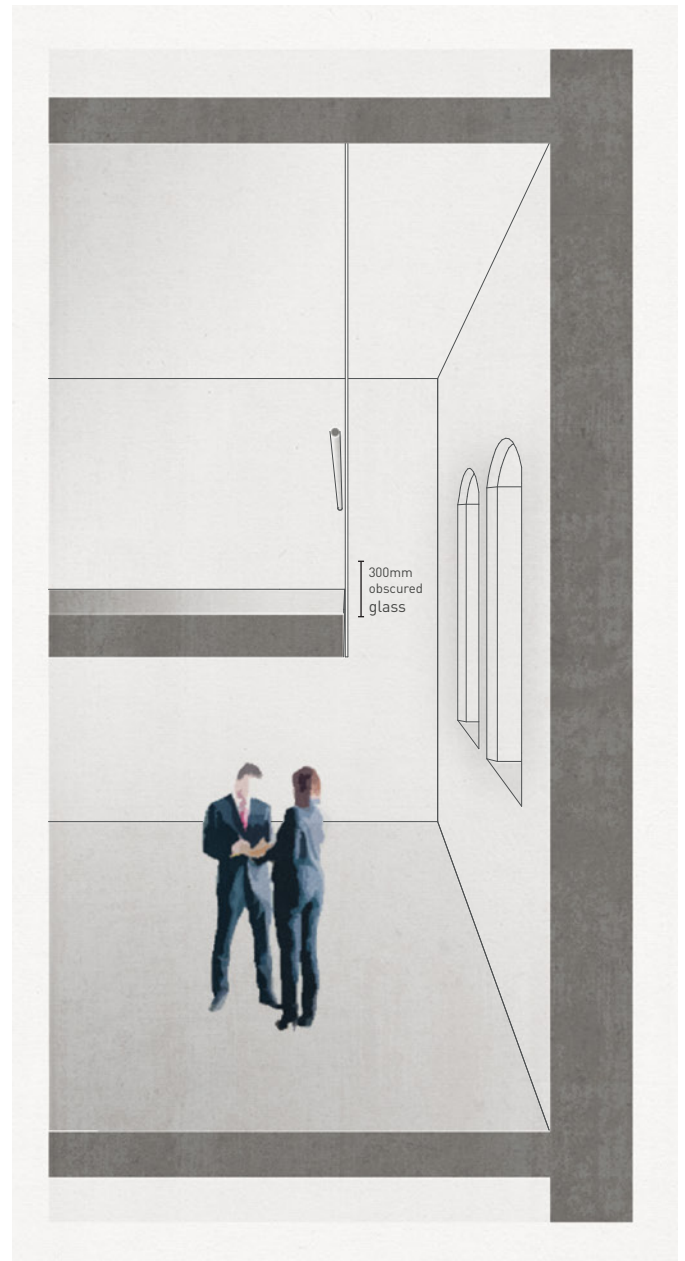
The interior alterations proposed will aim to work with the existing building historic features, an approach taken by the precedents above. The use of natural materials and a simple palette, together with the maximisation of daylight will be provided throughout the new office spaces.

Landscaping is proposed to be a highly geometric design, responsive to the intricate site boundaries. This will then be translated in the careful selection of paving materials to enhance the link between internal spaces and the external courtyard.

1-2-3. Co-working office in Grade I Listed Building, King's Cross, by dMFK architects  
4-5-6. Examples of restrained simple hard landscaping schemes and vibrant planting schemes within fixed planters (Uncon Storrs Campus; Nigel Dunnet planting at the Barbican; Coal Drops Yard, Kings Cross)



Existing



Proposed

### Proposed internal changes

The proposed internal changes aim to reconfigure some of 1980s alterations to the interior of the Listed building, to enhance the quantity of natural light enjoyed by the building to create successful modern workspace.

During the 1980s series of alterations, the new installed floor clashed with windows on the front and side elevations. This was mediated at the time through the implementation of 'glass boxes', as shown in the image on the right. We propose the removal of the unsightly boxes, which do not allow for good lighting levels on the second floor. The proposal involves 'pulling back' the whole floor, to avoid the windows and installing floor-to-ceiling height glass screens. These will ensure the highest levels of daylight for the second floor, whilst ensuring acoustic separation with the first floor office space.

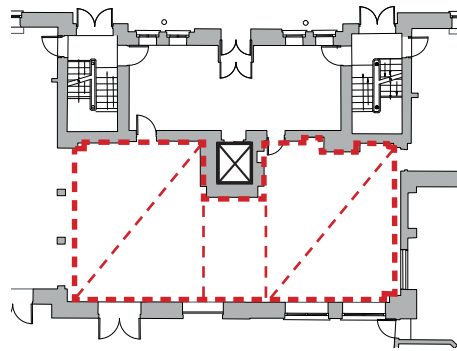


Existing 'floor boxes' on second floor

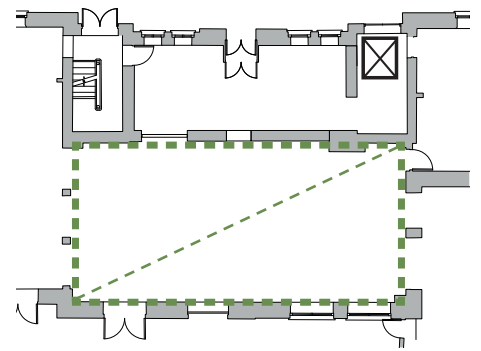


## Lift repositioning

The current lift & lift shaft was installed during the 1980s, and it separates the largest part of the floor plate into two small areas. By repositioning the lift within one of the existing stair cores, the central part of the building can be re-established as a single generous and well-lit space. This strategy has been developed in accordance with a specialist fire engineer, to ensure continued compliance with Building Regulations.



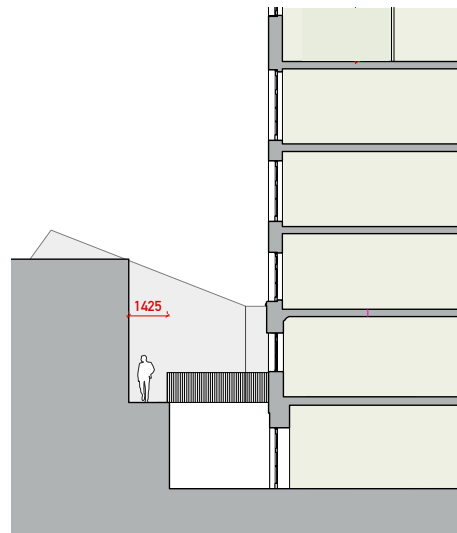
Existing



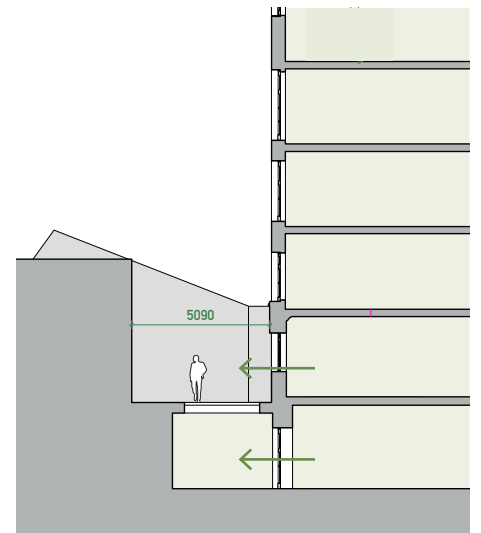
Proposed

## Lightwell enclosure

The lightwell to the west is proposed to be covered by a walk on rooflight, to increase the area of the basement, as well as allow enjoyment of the courtyard, which will now be more generous, and encompass the new orangery.



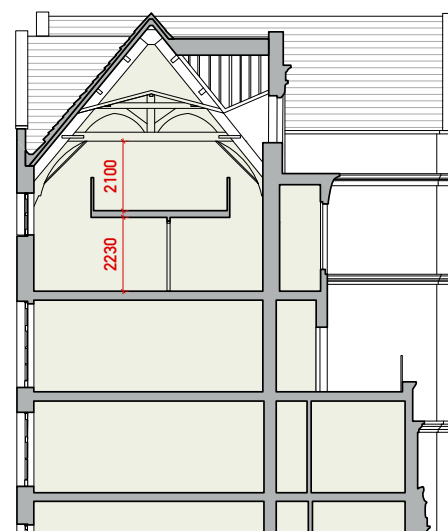
Existing



Proposed

## Mezzanine removal

The existing fourth floor mezzanine is proposed to be removed, as it currently provides a very small space and negatively impacts the fourth floor, as the office space below has no outlook and poor light levels. With the removal of the mezzanine, the whole floor plate will enjoy natural daylight and will also reveal the existing roof trusses, creating a unique working space.

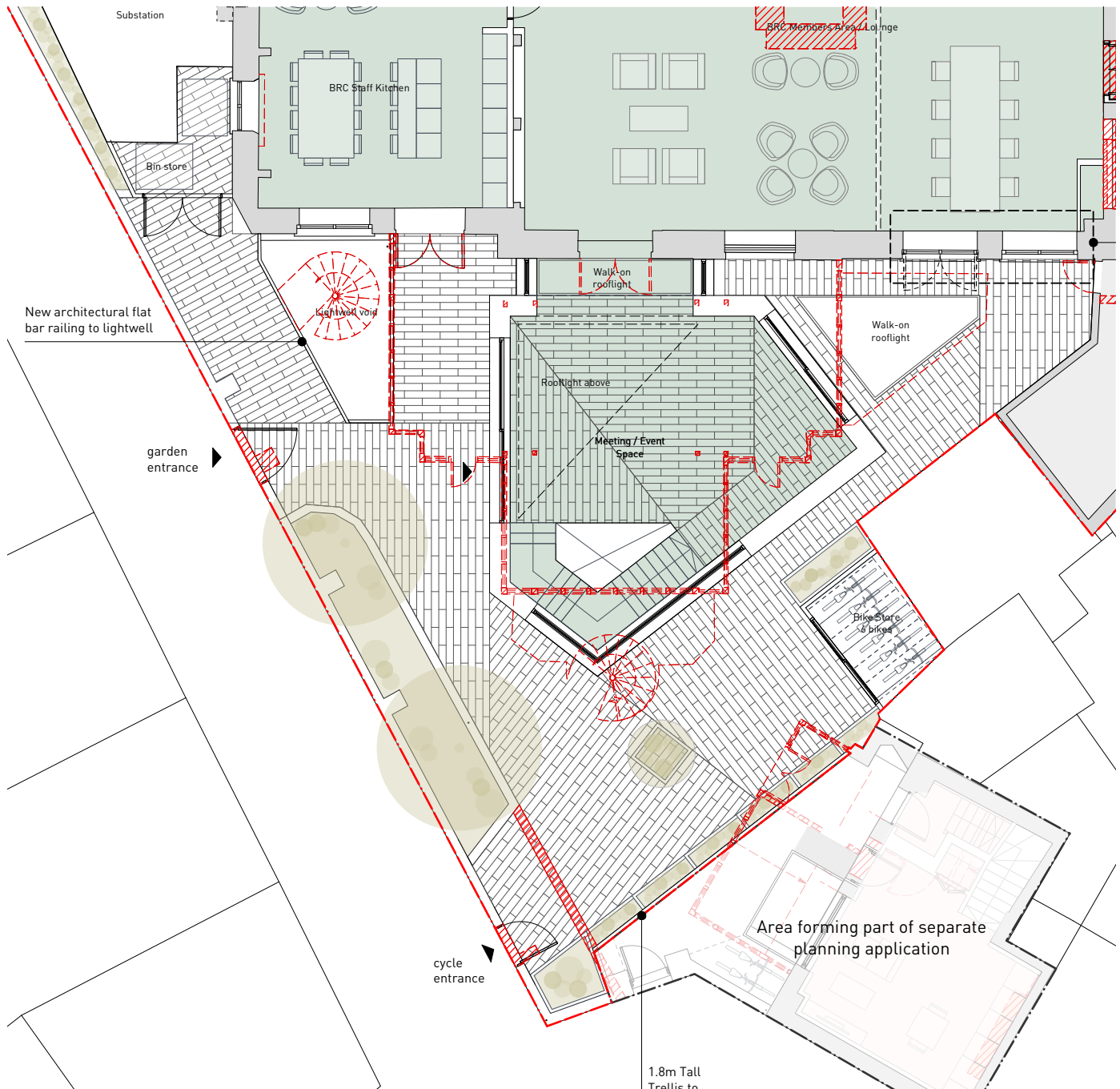


Existing



Proposed

## 04 Design proposal



Landscape plan of rear courtyard

## Landscape Strategy

The proposed landscape for the rear courtyard aims to reconcile the many differing geometries and elements, and create a successful, calm setting for the new orangery. At the same time the design carefully incorporates the functional constraints of the site, such as cycle and bin storage, while allowing areas for inhabitation and to take advantage of this unique courtyard in the heart of central London. The design provides subtle variety, by using the paving to encourage movement through the courtyard. Moreover, a similar geometry is proposed to 'spill' within the new rear extension, in order to reinforce the connection between external and internal spaces, further cemented by the two newly proposed walk-on rooflights to the basement.

The new side gates on Tower Court are proposed together with the refurbishment and repainting of the late 20th century railings, to improve both visual amenity and security around the site.





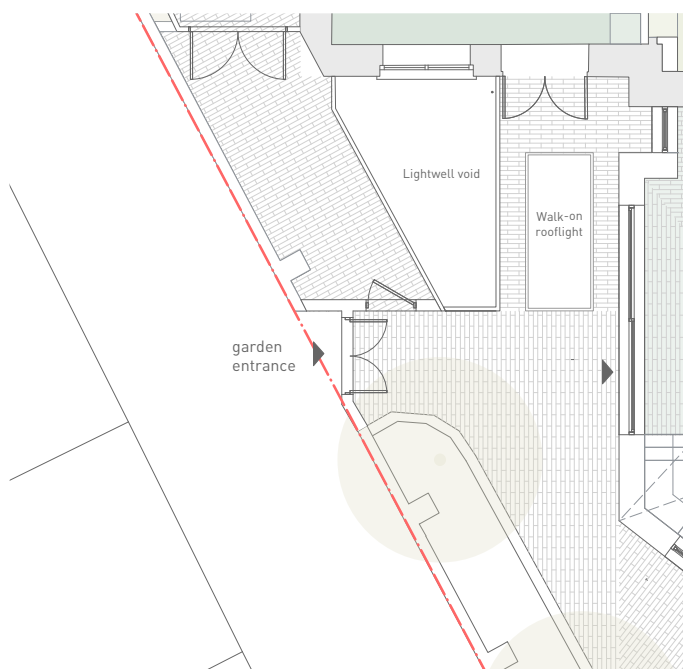
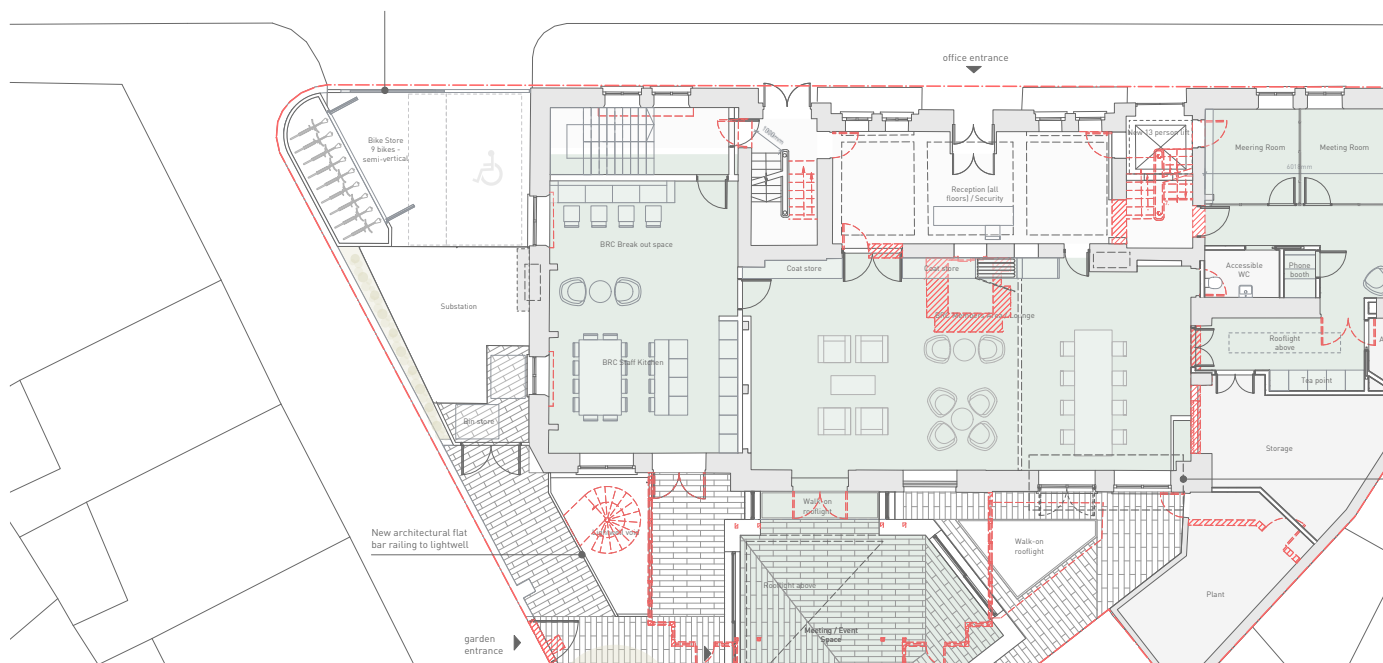
Proposed elevation showing new gates and other security measures



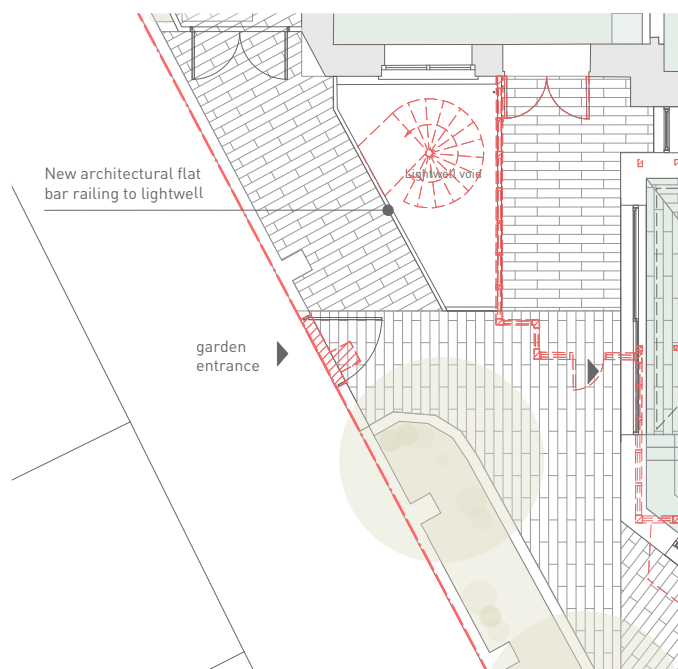
Existing elevation along Tower Court



## 05 Access & Technical information



Proposed design at consultation



Revised design to incorporate comments

## Secure by Design Consultation

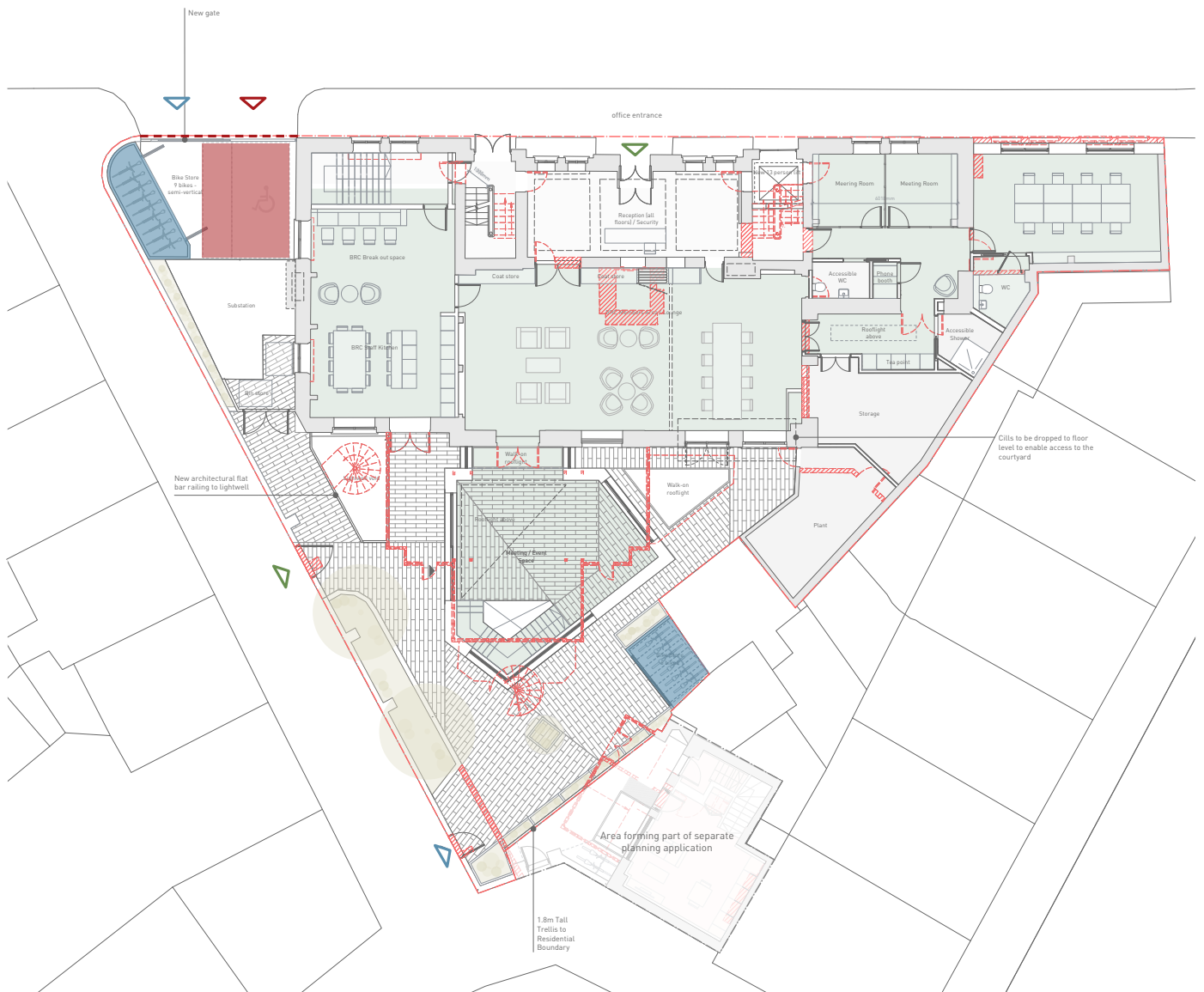
Secure by Design consultation was undertaken on 21.11.18, with the participation of 'Design Out Crime Officer' Jim Cope. The main design comments raised are as follows:

- The parking spaces in front of the substation are often a place for antisocial behaviour. It was suggested that a gate be installed across the front, on Tower Street. If this is not possible the distinction between public and private land should be made clearer.
- The recessed entrance through the Tower Court fence could become a place for rough sleepers. It was suggested the entrance to be made flush to the wall, or to be less than 600mm deep.
- If replacement of the external railing was proposed horizontal bars should be avoided, as they provide a foothold for anyone trying to climb over. The step created by the wall is also something for people to climb on. Further improvement could be achieved by also moving the

railings to sit towards the outside of the wall.

- Fence should be 1800 above anything you can climb on, although the officer acknowledged that 1800 above the wall might be excessively tall.
- Concerns were raised about the planter behind the new bike store. It would be preferable to build up to the fence or to use defensive planting.

Many comments have been addressed through the design development of the rear landscape, especially the redesign of the garden entrance which now avoids creating a recess, and the recommendations will be further incorporated during the detailed design phase.



## Access & Parking

The proposal provides 1No. accessible parking bay, with a new secure gate, accessed from Tower Street, as well as 9No. cycle storage spaces in the same location, for the occupants of the building.

The main pedestrian entrance to the office will remain the current entrance. At the rear, together with the new orangery and landscape proposal, pedestrian access to the courtyard is provided from Tower Court, as well as a separate cycle entrance for BRC staff members (which provides an additional 6 cycle spaces).

A new 1.8m high screen will be installed to separate and create visual privacy for 2 Tower Court, which will be accessed from the public highway.

- Car parking
- Cycle parking
- Car access
- Cycle access
- Pedestrian access

## 05 Access & Technical information



### Refuse Strategy

Refuse storage has been located away from the front facade of the building, to avoid any visual impact. Bin provision is in line with Camden recommendations for non-residential developments (Camden Planning Guidance 1 - Design).

The development has assumed a daily refuse collection off Tower Street for both the office and the cafe'.



## Area Schedule

	Existing Office GIA		Proposed Office GIA		Proposed Commercial GIA		Total Proposed GIA	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
BS	398	4,281	420	4,524	-	-	420	4,524
GF	445	4,788	425	4,575	-	-	425	4,575
1F	267	2,875	298	3,208	-	-	298	3,208
2F	261	2,806	256	2,750	-	-	256	2,750
3F	262	2,819	242	2,604	-	-	242	2,604
4F	250	2,695	250	2,695	-	-	250	2,695
Mezz.	21	228	-	-	-	-	-	-
<b>Total</b>	<b>1,904</b>	<b>20,492</b>	<b>1,891</b>	<b>20,356</b>	<b>-</b>	<b>-</b>	<b>1,891</b>	<b>20,356</b>

## Specialist reports

This document is to be read in conjunction with the following specialist reports:

- Planning statement
- Heritage report
- Acoustic report
- Arboricultural report
- Daylight/sunlight report

