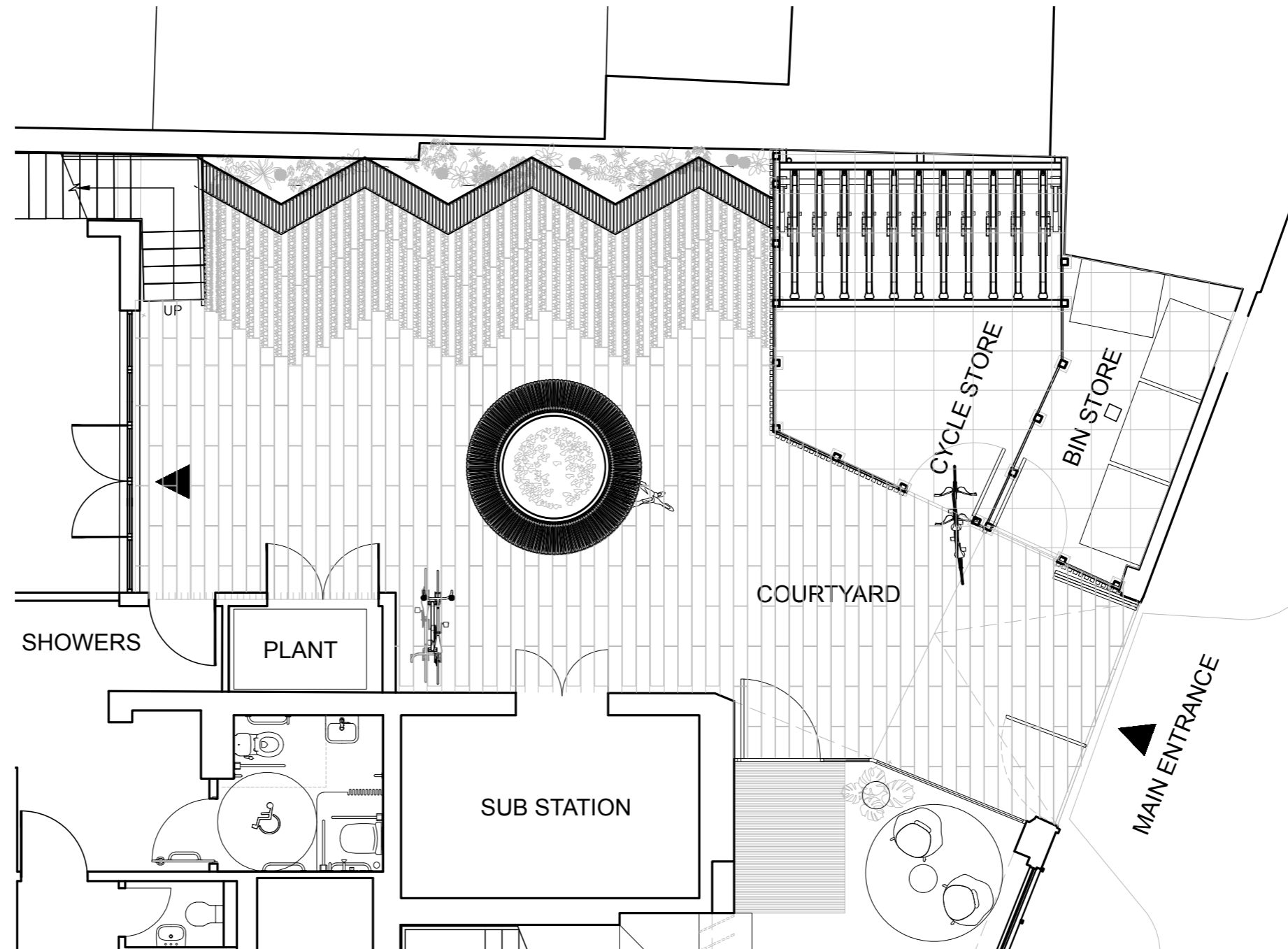


5.0 Details & Materiality

5.2 Courtyard & Landscaping

The courtyard will be levelled out with a ramp up from the entrance gate, and paved in a thin plank in alternating colours to create interest. To the back of the courtyard is an undulating timber bench that tenants can use for meetings, to eat lunch or make phone calls. Behind this is a series of planters and a wire rope plant trellis to add greenery to the space, which will be filled with plants such as ferns and ivy. In the centre of the courtyard will be a large tree and circular bench. The courtyard will be lit with a combination of bollard lights and uplights that won't cause any pollution for neighbouring housing. The bin store and cycle store will have lockable doors.



5.0 Details & Materiality

5.2 Courtyard & Landscaping

The following planting is proposed for the courtyard space as they are suited to the shaded conditions of the space and to all weathers and seasons, they will populate the planters and climbing plant wall quite quickly and won't require much maintenance.

Damp shade ferns



Athyrium niponicum var. pictum



Blechnum chilense



Golden Shield Fern

Dry shade ferns



Dryopteris affinis



Polystichum setiferum



Anemanthele lessoniana



Grasses *Festuca Glauca*

Potted Plants



Chamaerops humilis



Fatsia japonica

Climbers, Ivy's



Hedera helix green ripple



Hedera helix ivalace



Hedera helix wonder



Wire rope plant trellis system.



Central potted tree.

5.0 Details & Materiality

5.3 Proposed Signage

The existing signage for the building is limited to a metal sign on the column next to the entrance. It is fairly nondescript and does not attribute any character or identity to the building. Similarly, the existing entrance gate to the courtyard is plain and not configured for consistent use as an entrance to the building. The archway above doesn't correlate with the building and it has been commented that it doesn't look structurally sound.

It is proposed to incorporate the building signage into the essence of the new ground floor podium scheme, integrating the signage into brick work patterns and into the new gate, in order to give the building distinguishable identity.

Existing Building Entrance/ Signage



Existing entrance to reception with metal signage on column.



Existing gate into courtyard area.

References



Brick building sign.



Patterns derived from existing brickwork.

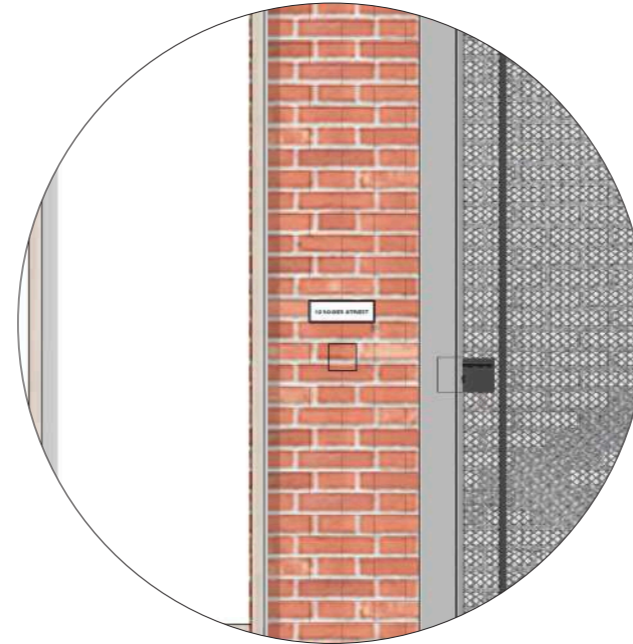


Glazed bricks within brickwork.

5.0 Details & Materiality

5.3 Proposed Signage

The proposed signage will be an integral part of the building's fabric, and consists of a fret cut metal sign within the gate reading 'Brownlow Yard' and a small engraved brick to sit above the access control panels next to the gate and front door. The new signage ties in with the facade designs and should advertise the building from all approaches, giving it a clearer identity and street presence whilst remaining subtly integrated in the building fabric.



5.0 Details & Materiality

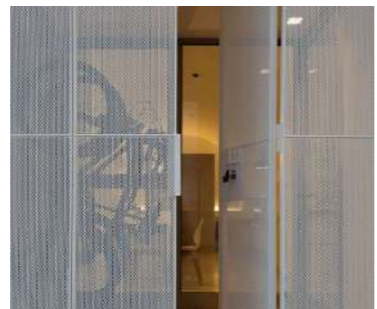
5.4 Proposed Entrance Gate

It is proposed to install a new bi-folding entrance gate into the courtyard space, which complements the use of the courtyard as the main entrance. It will act as a security measure at night, with the last leaf opening on an access control maglock for out of hours access. The gate will also be accessible for refuse connection.

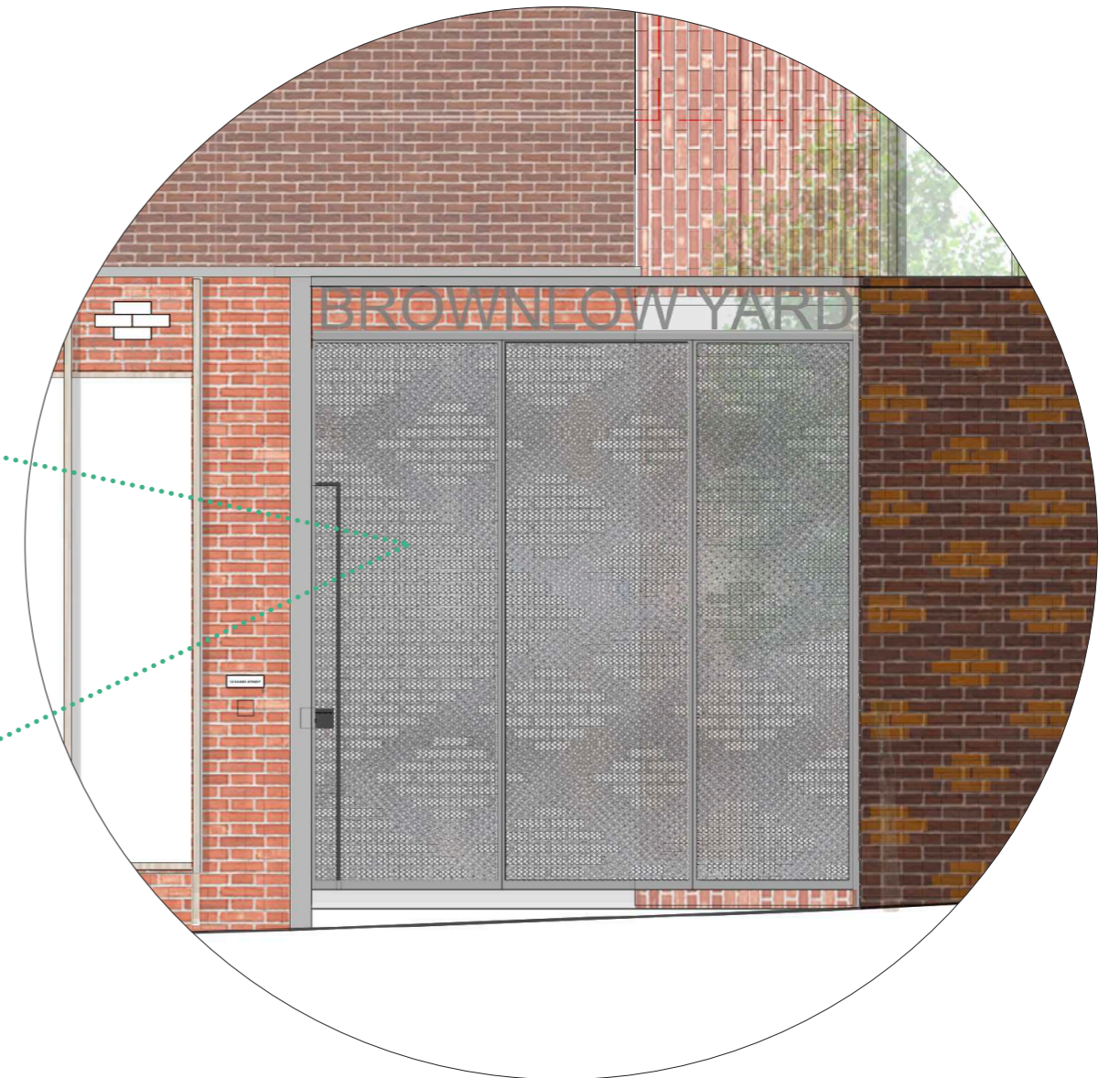
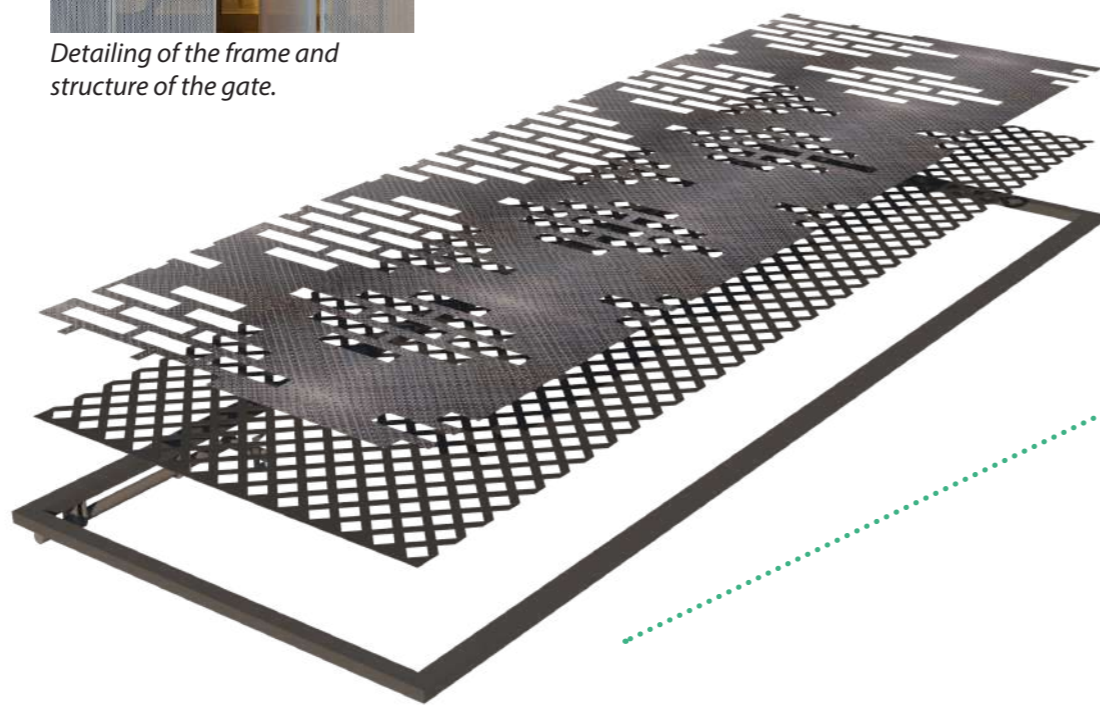
The design links to the brickwork patterns, with two layers of mesh with different perforations and a fret cut brick pattern creating a translucent screen into the space. This allows a view in and out of the courtyard even when the gate is closed, with the permeability maintaining the relationship between the public and private realm. The name of the building is also incorporated into the top rail of the gate.



Layering of different perforations of metal mesh.



Detailing of the frame and structure of the gate.



6.0 Access

6.0 Access

6.1

The building is located within walking distance of Holborn, Chancery Lane and Russell Square underground stations and is within reasonable proximity of Kings Cross St Pancras train station. Located just off of Gray's Inn Road, the building is close to numerous bus routes.

The re configuration of the entrance has allowed for level access into the building through the courtyard by means of a light ramp from the street. The courtyard paving has been raised to be level with the slab of the ground floor.

The new reception desk is compliant, with a lower section for wheelchair users and an induction loop. The lift will fit a wheelchair, however due to building constraints the shaft cannot be enlarged to incorporate a larger lift car. The raised access floor is being removed from the upper levels to create level access into the office floors, rather than ramping up.

Source of Guidance:
Statutory Requirements
Disability Discrimination Act 1995.
Approved Document M 2015
edition.

7.0 Sustainability

7.0 Sustainability

7.1

With regards to sustainability, the installation of new plant and services throughout the building will improve heat recovery on air handling units and on VRF/VRV for hot water. Energy saving strategies will be applied with regards to lighting, by installing LED fittings with daylight dimming, presence detection and time controlled circuits. There will also be a night setback mode on the MEP equipment.

The extension to the first floor will be of Glulam construction, which has a much lower embodied carbon footprint than concrete. Other materials proposed for use throughout the building such as Bolon flooring and wood-wool acoustic panels utilise recycled and sustainably sourced materials.

The new courtyard space will contribute to the wellbeing of tenants utilising the building, providing a source of, currently unusable, outdoor space. 22 secure

cycle spaces will be provided to allow cyclists to commute to work, using the new shower and changing facilities that will be accessible from the courtyard and the reception. There are also 2 short stay cycle spaces provided in the courtyard.

8.0 Conclusion

8.0 Conclusion

The proposed works to 12 Roger Street should reinvent the street presence of the building, giving it a character that ties in with the materiality and feel of the surrounding Conservation Area, whilst providing the building with more identity with new signage. The new entrance way through the courtyard space will provide level access and valuable amenity space for the building as well as a more attractive street frontage and inviting entrance for both tenants and visitors, with the reception becoming visible through the glazing along the Roger Street elevation. The refurbishment of all of the office floors and installation of new services will bring the building up to a more efficient, modern standard as well as allowing for a more efficient and attractive office floor plate. The new extension provides the building with more net office space and will even further enhance the appearance of the courtyard space and the interior of the building with feature ceilings and exposed Glulam construction.





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