

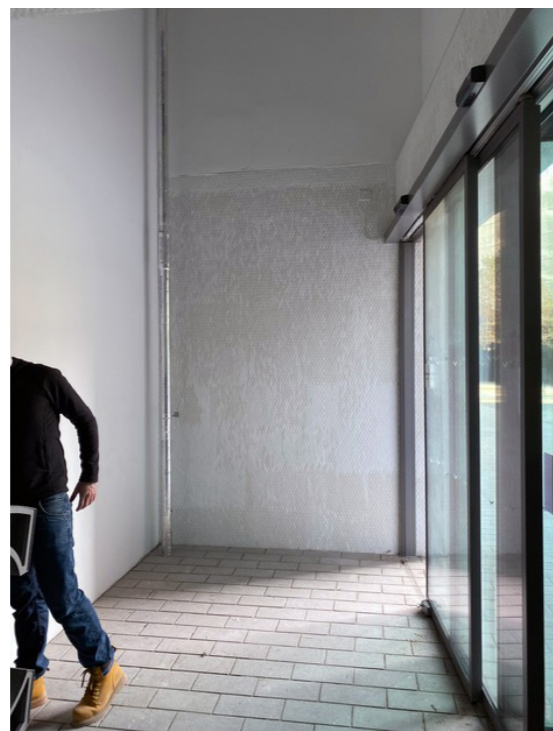
4.0 GROUND FLOOR ENTRANCE

4.02 INTERNAL ELEVATIONS

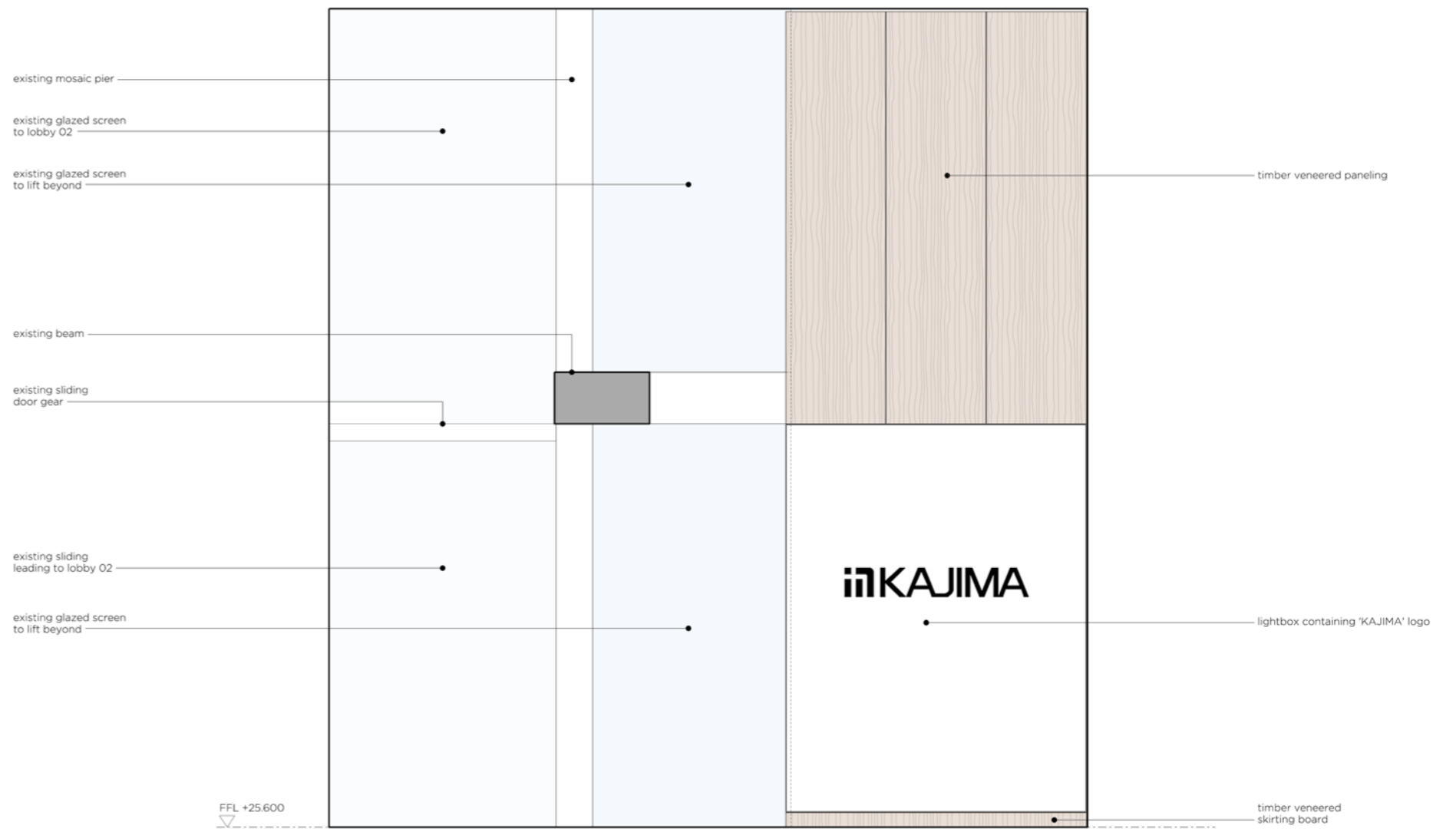
A full height signage box is proposed within Lobby 01, providing visitor signage and an element that will conceal the existing vertical sprinkler pipework.



Lobby 01 viewed fro St Giles Square



Southern wall of Lobby 01 with entrance screens to the right



Internal elevation of entrance signage box within Lobby 01

4.0 GROUND FLOOR ENTRANCE

4.03 LOBBY 01

The proposal for Lobby 01 comprises a light box that is built into a full height joinery element. The light box/ joinery element is fixed back to the existing plastered wall and will not affect the listed structure.

This element also conceals sprinkler pipework that is located in the south-east corner of the lobby.

A new timber battened ceiling to match the existing is continued into Lobby 01 to make a coherent internal space.

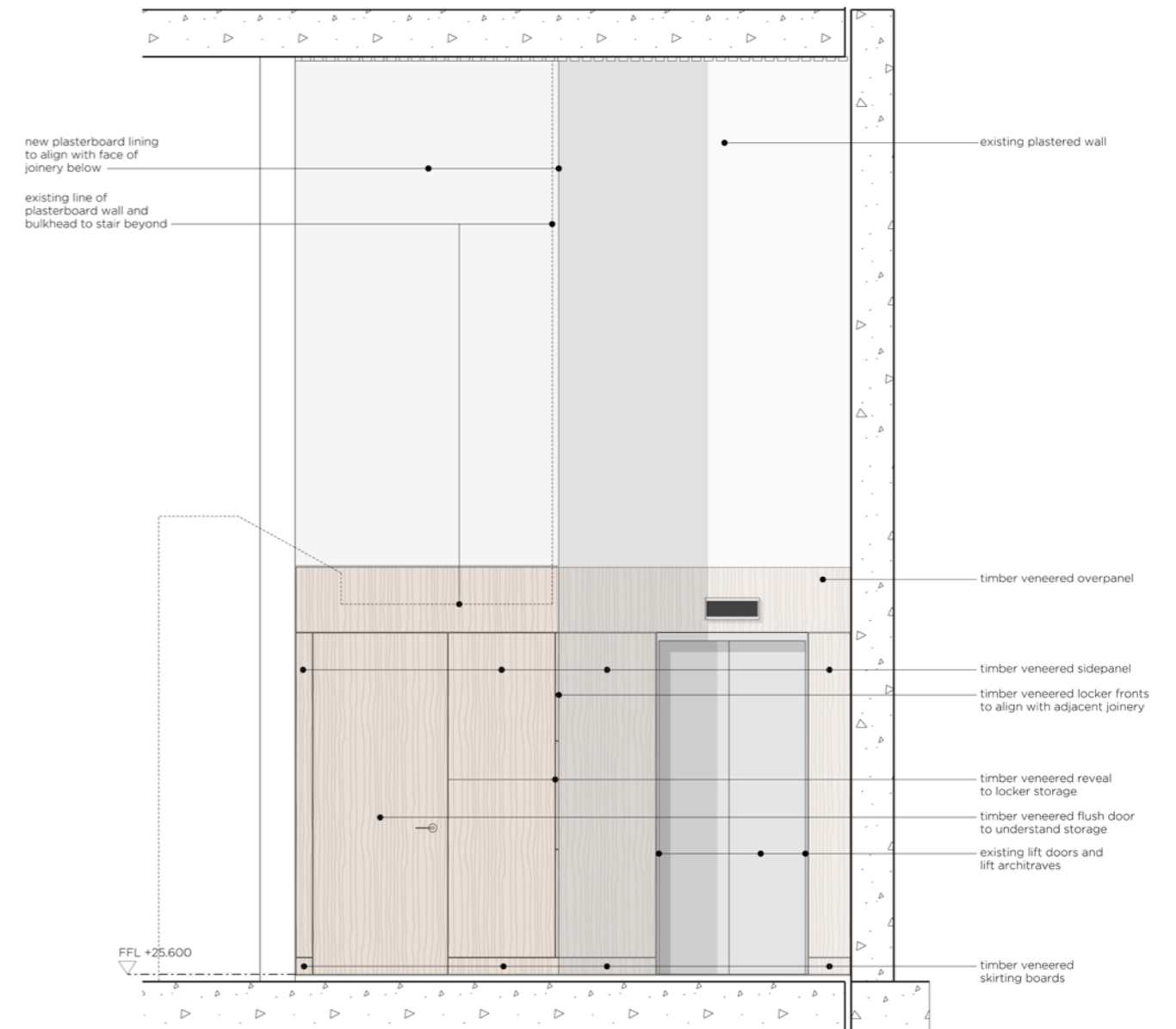
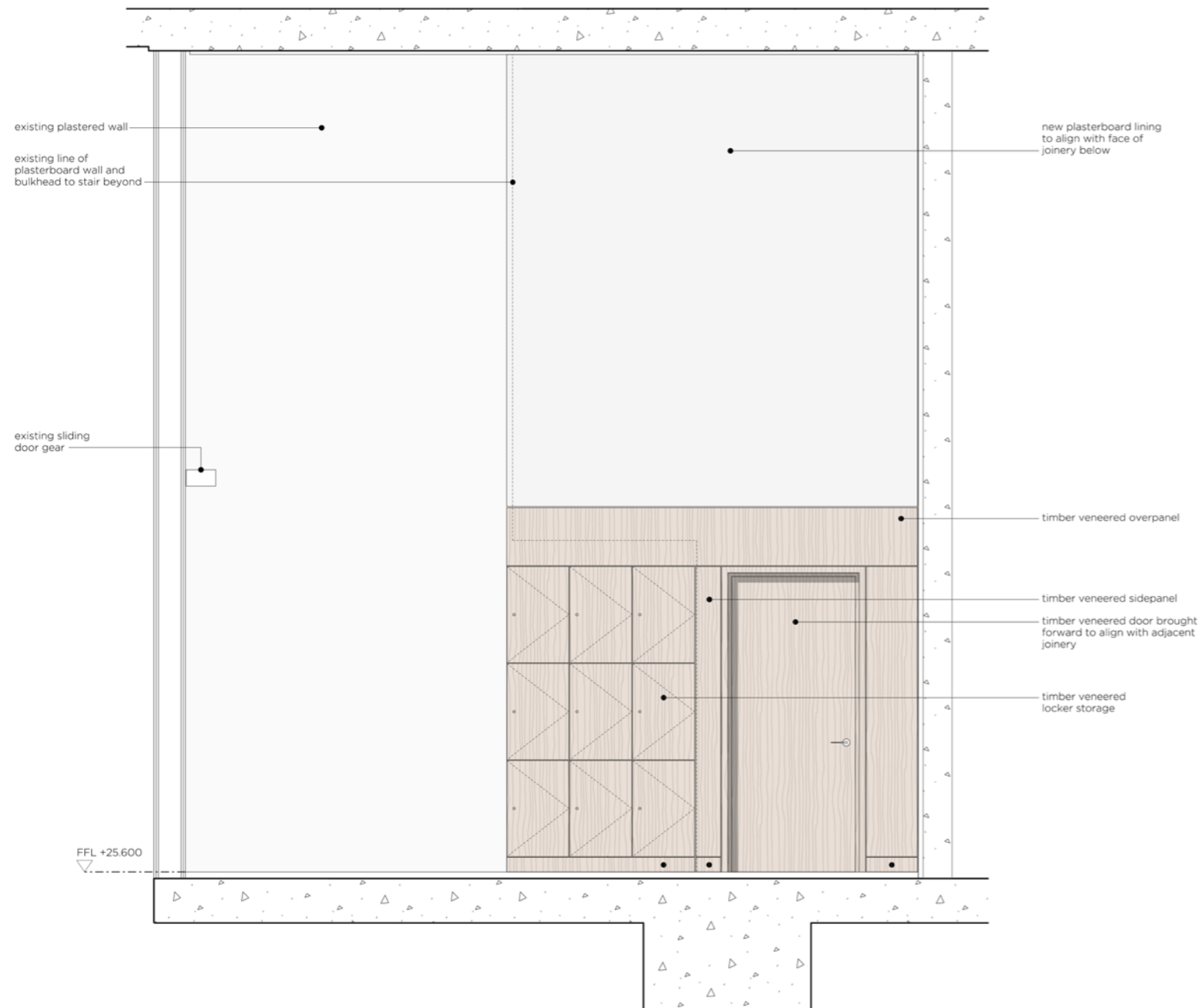


Sectional perspective of Lobby 01 with Lobby 02 beyond

4.0 GROUND FLOOR ENTRANCE

4.03 LOBBY 02

Lobby 02 contains entrance storage and linings to the north and east walls to make a coherent internal space.



Storage joinery and wall linings to northern elevation to Lobby 02

Storage joinery and wall linings to eastern elevation to Lobby 02

4.0 GROUND FLOOR ENTRANCE

4.03 LOBBY 02

The proposal for Lobby 02 comprise a new insitu terrazzo floor that approximates the original floor and has been reinstated in the other parts of the development. New storage joinery is proposed within the existing alcove. A small console desk is proposed.



View into Lobby 02

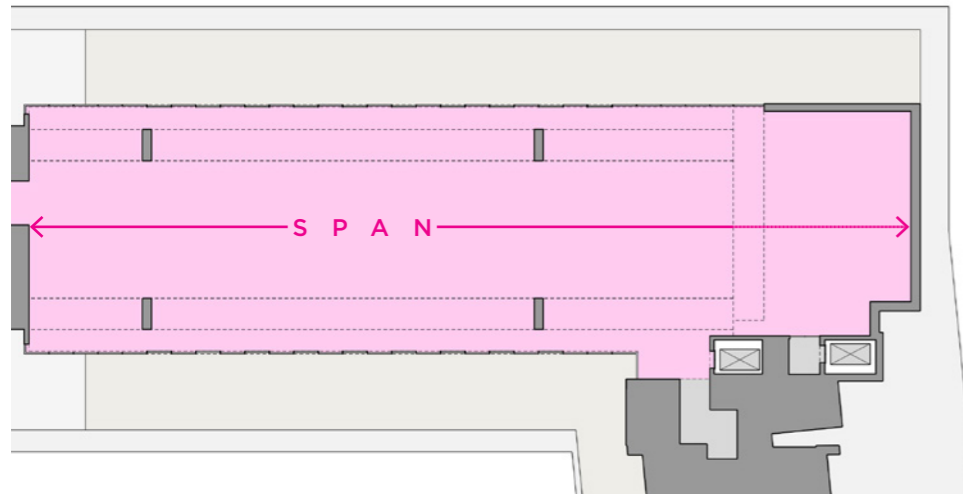
5.0 SECOND FLOOR SPACE

5.01 DIAGRAM

The proposals have sought to respond to the client brief whilst preserving the character and appearance of the listed building

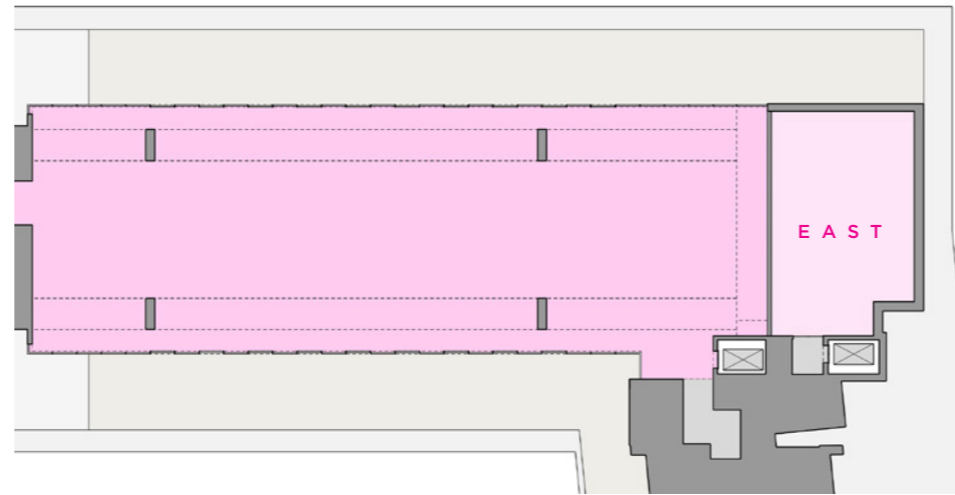
The strategic development of the proposals is sensitive to the design philosophy and physical geometry of the existing listed building. The diagrams below explain the rationale of the current proposals.

01 LARGE SPAN



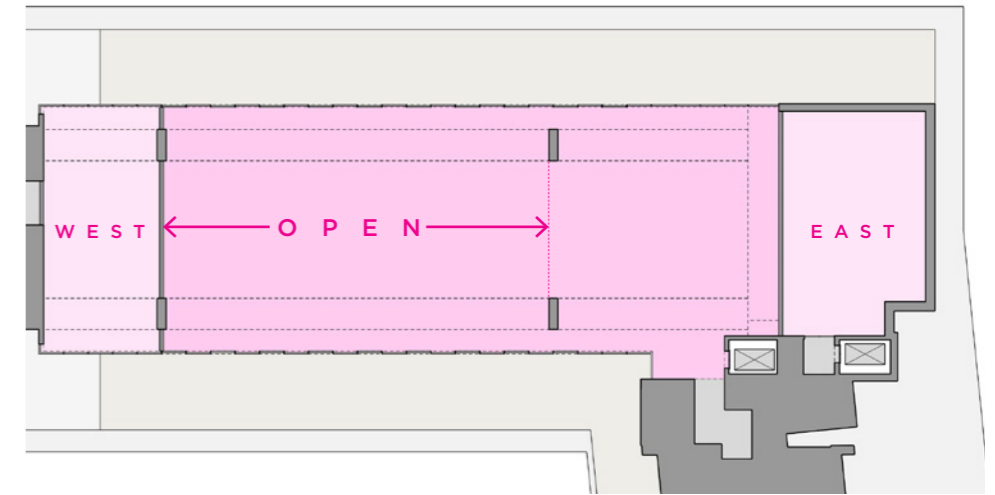
The existing space is a large span space that can be occupied in a number of ways. The entire span rests on only 4 columns providing the occupiers with unencumbered net space.

02 EAST BLOCK



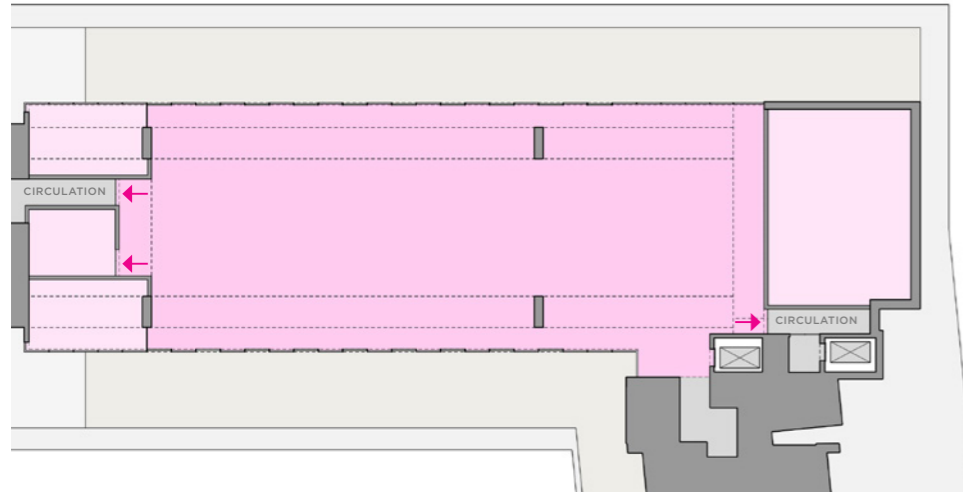
The newer accommodation to the east is separated from the original structure by a generous roof-light. This provides a well defined element that can be planned with cellular accommodation.

03 WEST BLOCK



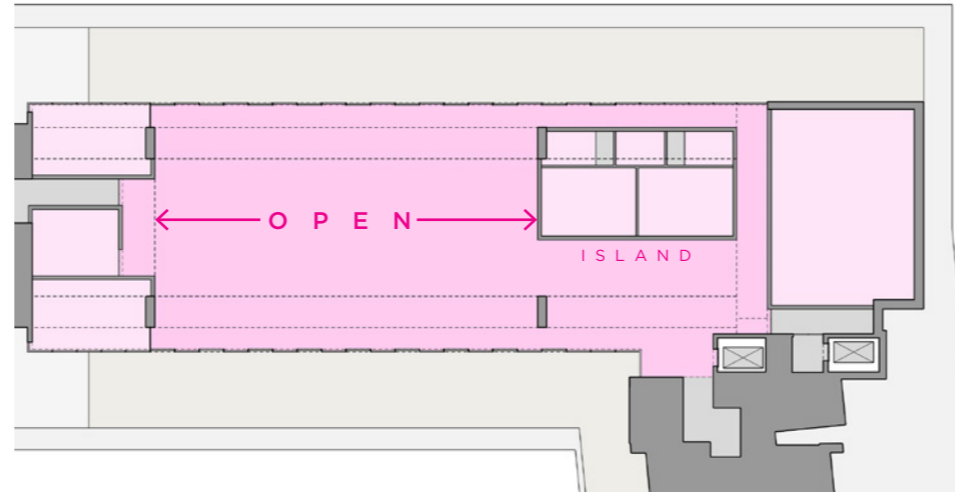
The western end of the space is also planned with cellular accommodation enabling the central space between the blade columns to remain liberated and open.

04 CIRCULATION



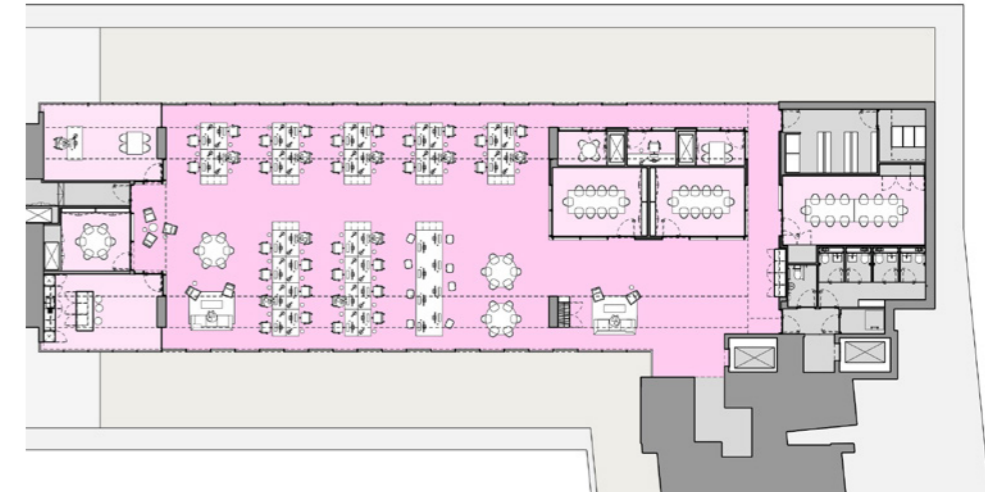
The east and west blocks 'book-end' the central space and are split into further cells of accommodation. Both are organised with sensitivity to the existing fabric.

05 ISLAND



An island of meeting and studies rooms is proposed that defines the entrance sequence from the main passenger lift. The island provides essential accommodation whilst keeping the central space open.

06 OCCUPATION



The plan provides Kajima with a generously proportioned office space that fulfils their needs, whilst respecting the character of the existing listed fabric.

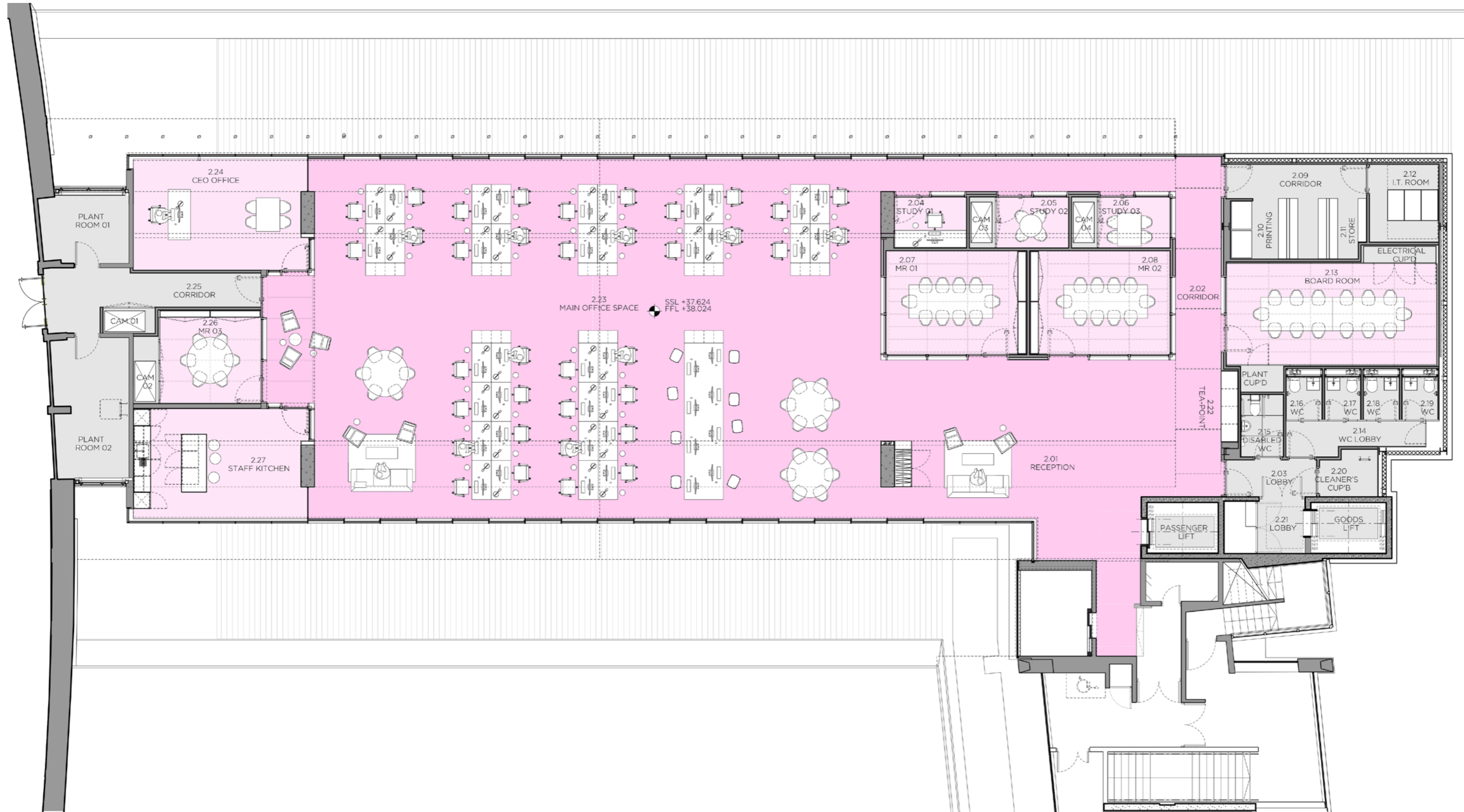
5.0 SECOND FLOOR SPACE

5.02 PLAN

The proposed plan keeps the central space between columns open. This maintains one's appreciation of the main central volume and also retains the double aspect nature of the space. Retaining the transparency of the central volume and protecting the visibility and appreciation of the tapering roof and beam profile

is a key aspect of the proposals. Plant equipment is restricted to the western end in order to make use of the recessed louvres separating the Tower and Link parts of the complex. The proposals also acknowledge the separation between historic and new fabric, avoiding new elements (walls, plant equipment

etc.) crossing the glass rooflight at the eastern end of the cantilevered roof. The down-draft CAM units are housing within their own metal enclosure. We are then proposing to enclose these within plasterboard partitions and painted timber access doors.



Proposed second floor plan

5.0 SECOND FLOOR SPACE

5.03 EASTERN PORTION

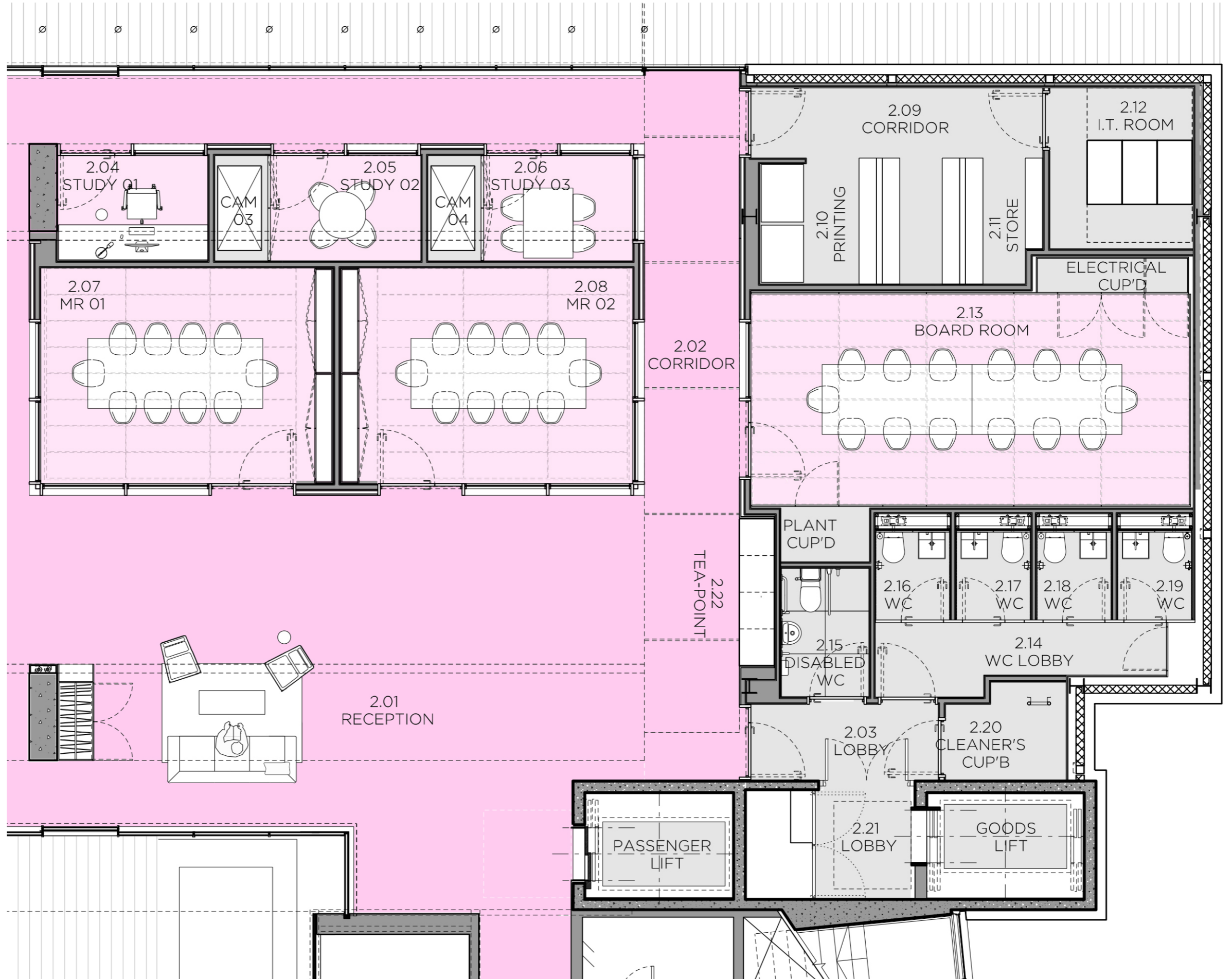
The meeting room island contains well proportioned meeting rooms and study spaces. We are proposing that the 2no. meeting rooms and equipped with full-height built-in storage and cabinetry for large format presentation screens.

The board room is a well proportioned space. This has enhanced timber linings to all walls.

The more recent steel frame enclosure also accommodates the office's ancillary accommodation, including WCs, disabled WC, cleaners' store, tea-point, printing, I.T. room and general store.

The eastern accommodation and meeting room island are carefully arranged around the generously proportioned rooflight, that brings natural daylight into the circulation space between the two blocks of accommodation and also affords natural daylight to the broad room and second meeting room. The accommodation also frames the view from the corridor space to the northern terrace and New Oxford Street, beyond.

We intend to use the vents for which planning permission and listed building consent has been sought by the landlord.



Proposed second floor plan Eastern portion

5.0 SECOND FLOOR SPACE

5.04 WESTERN PORTION

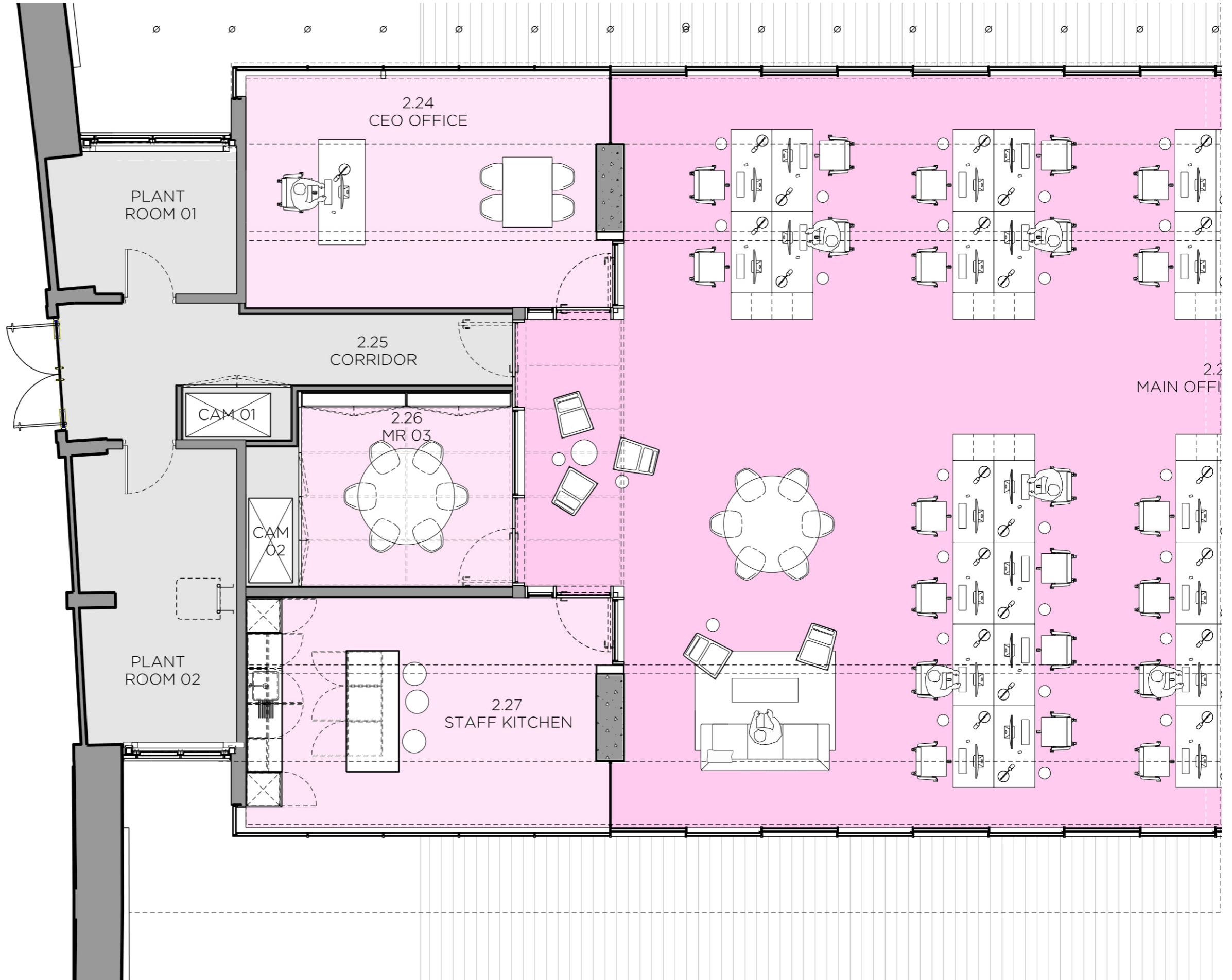
The western end contains a CEO office, staff kitchen and third meeting room. The means of escape passage (between CEO office and meeting room) is maintained.

The partition between the western accommodation and main space is set-out on the existing column line. Combined with the specific detailing of the proposed partitioning and screens (discussed later) we believe this gives the space clarity and works harmoniously with the existing fabric.

The staff kitchen is located on the southern side of the space and enjoys views into St Giles Square, whilst the CEO office is located on the northern side.

A recess or alcove is proposed in front of the third meeting room. This provides an informal seating or lounge area, but also acts to soften the impact of the partitioning on the main space. The recess also enables the doors to the CEO office and staff kitchen to occupy the reveals to the alcove rather than being located directly onto the main space.

The principle of locating rooms at the western end of the space is consistent with designs previously approved for the unit.



Proposed second floor plan Eastern portion

5.0 SECOND FLOOR SPACE

5.05 TIMBER PARTITIONING

There are clearly a number of conditions that the proposed partitioning system needs to address: doors, glazed screens, solid screens, bulk-heads.

Whilst the spatial character of the existing space is engaging, the materiality of the space is pared back to a white interior and simple metal screen and doors. The fit-out has the potential of adding warmth and tactility to the space. By using timber the proposed fit-out elements are clearly distinguishable from the existing listed fabric.

Timber also has an inherent quality and sense of craft that can be used for all the different conditions and components required of the partitioning system.

There are also good examples of modernist interiors that use timber panelling to create memorable, engaging spaces. Below are examples of timber linings being used in some of the most important post war buildings. In each example the linings give material warmth that contrasts with the stripped-back shell and core.



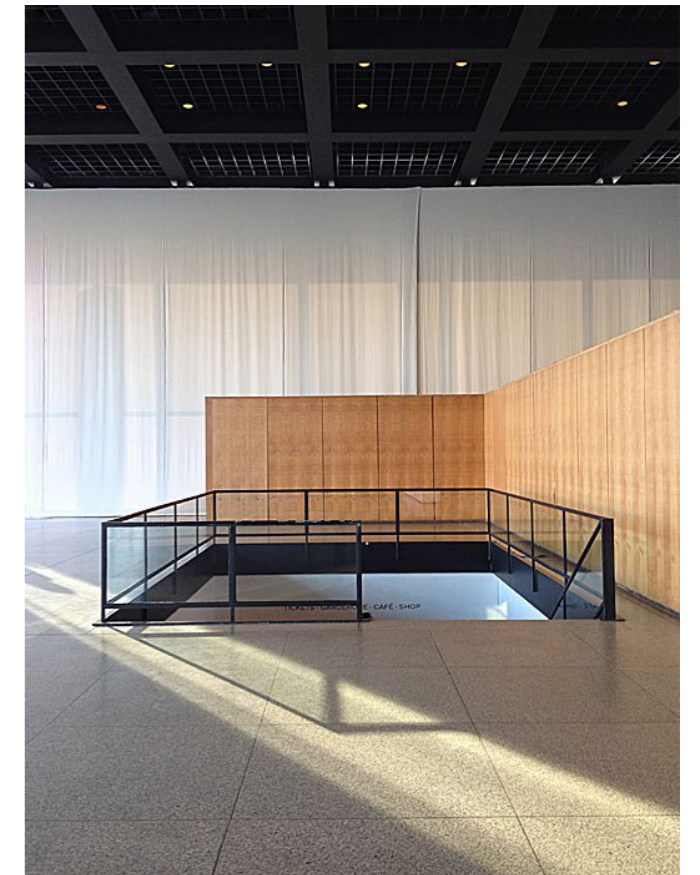
SAS Royal Hotel, 1960 *Arne Jacobsen*



Seagram Building, 1958 *Ludwig Mies van der Rohe*



Farnsworth House, 1951 *Ludwig Mies van der Rohe*



Neue Nationalgalerie, 1968 *Ludwig Mies van der Rohe*

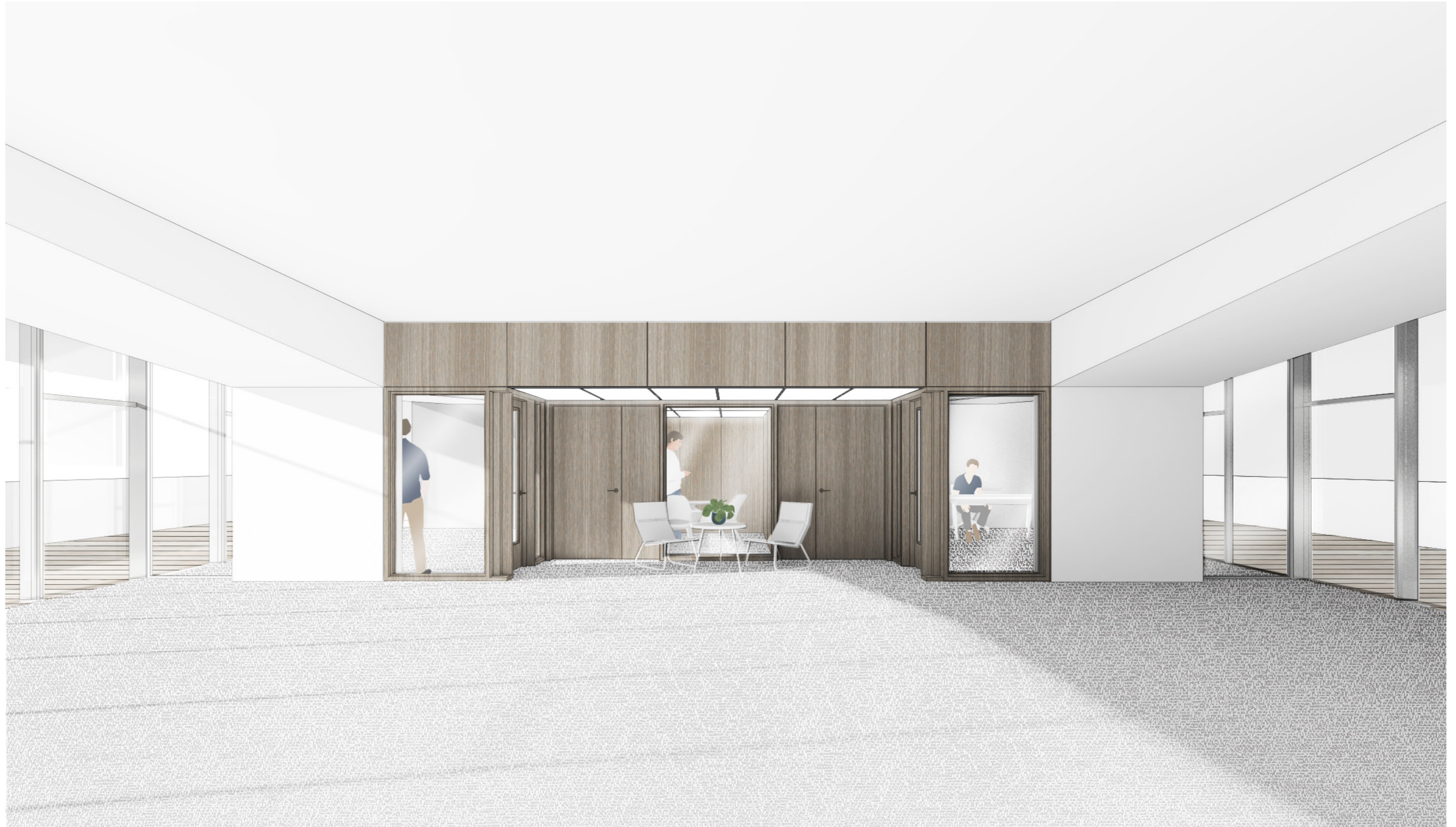
5.0 SECOND FLOOR SPACE

5.06 WESTERN END

This view shows the proposed partition to the western accommodation when viewed from the main space. The timber assembly is located deliberately between the existing paired blade columns. The timber bulkhead aligns with the intersection between the existing blade columns and downstand beams, ensuring that the partitioning related

very directly to the geometry of the listed fabric. The layout of the accommodation, beyond the partition, has been carefully considered in order to create a symmetrical arrangement when viewed from the main space. As such, the symmetrical relationship to the blade column and wider space is achieved. The recess created within the partitioning

system creates an informal lounge area in front of the central meeting area. Doors into the staff kitchen and CEO office are tucked into the recess. The partition will be fixed to the existing soffit, however, the partition can be removed and very minor making good can be made to the existing plastered soffit to return the building to its current condition.



View of partitioning system to western accommodation