

## 3. Design

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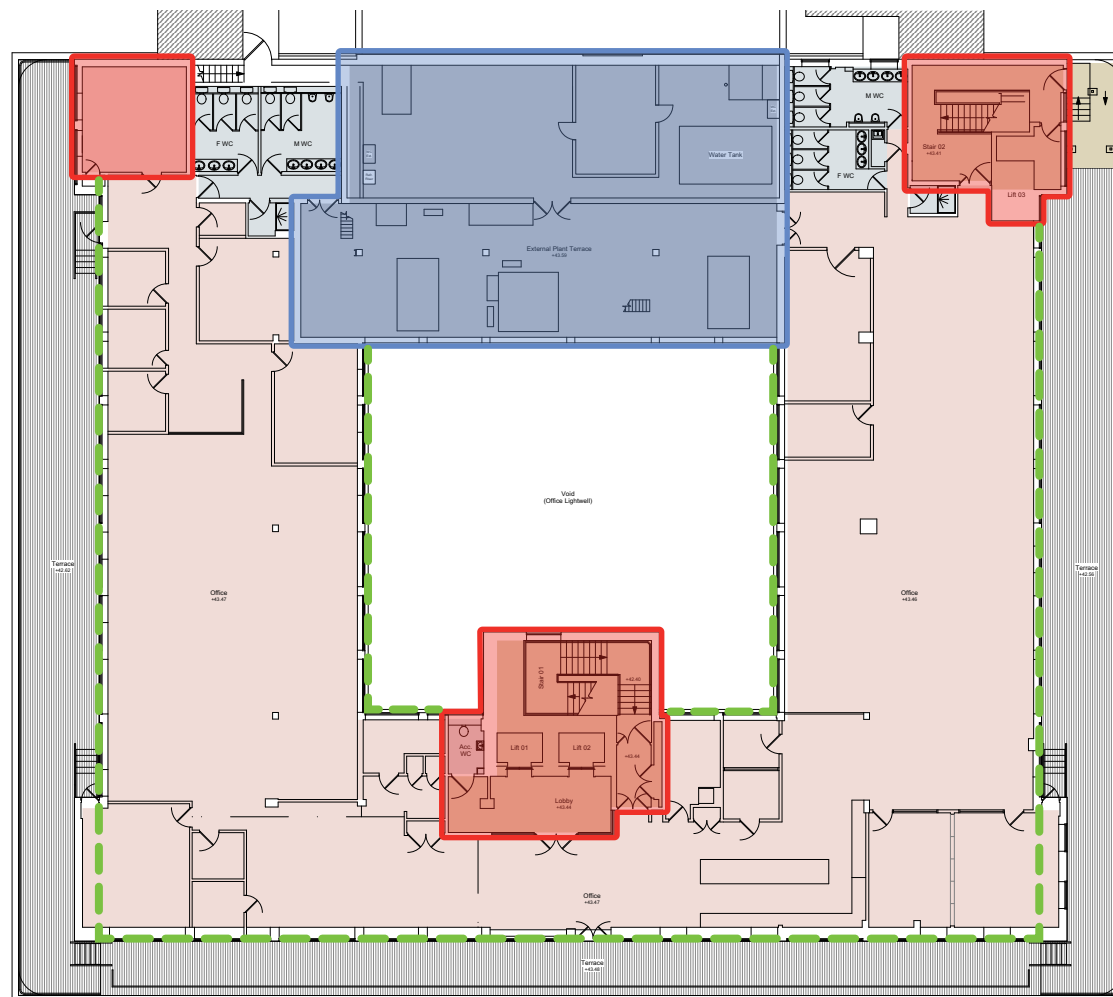
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### 3. Design

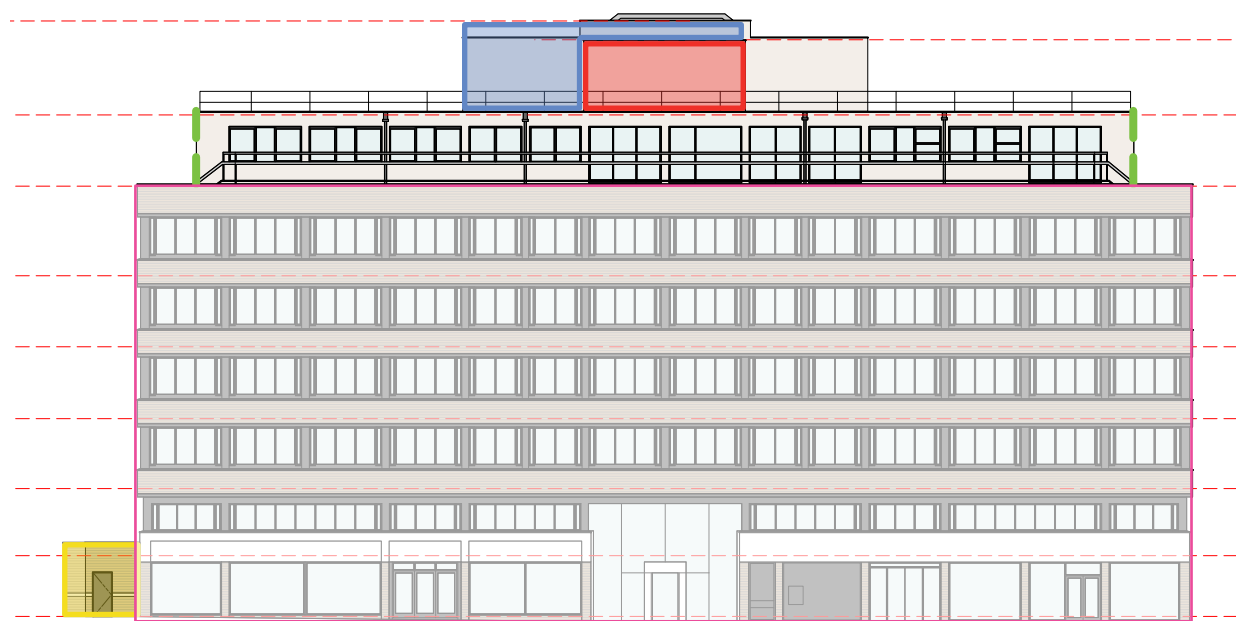
#### 3.1 Opportunities

To create a high quality refurbishment and extension to the existing building which meets the needs of modern businesses a number of key improvements are proposed to the existing building, which will help elevate the quality of the building.

- Internal reconfiguration and refurbishment of the existing 5th floor office and plant rooms to provide an improved office floor
- Create a new 6th floor office space.
- Provide a new designated plant compound to the roof.
- Provide private external amenity space with level access for new 5th and 6th floors and shared amenity space for the other floors with new communal roof terrace. With the impact of Covid-19 the provision of outside space is seen as a requirement by many prospective occupiers
- Provide dedicated, sheltered, cycle storage within the existing car park.
- Minimal impact to levels 00-04 which are intended to remain occupied and unaltered during works.



Existing 5th Floor Plan



Existing Bernard Street Elevation

Key

- Dedicated cycle access to basement
- Upgrade and extension of existing cores
- Removal of plant room to create high quality office space
- Utilise existing building perimeters for new floor
- Areas out of scope

## 3. Design

### 3.2 Design Development

Through the pre-application and design development process we have developed the adjacent proposed strategy in terms of the massing to the new levels 05 and 06.

- The facades at level 05 will be upgraded with new high-performance glazing utilising the existing structure where possible. and the east and west terrace levels raised to provide level access to all 3no. sides
- The new Level 06 will set back further, screening it from street level view as much as possible and providing new roof terraces to 3no. sides.
- A new external plant enclosure to the roof will provide space for new condensers and a relocated water tank
- The three cores will be extended to service the 6th floor. The southern core will extend to the roof to provide safe access
- There are no proposed amendments to Levels 00-04 facades or massing.

Remove visual clutter associated with current 5th floor and ad hoc roof alterations

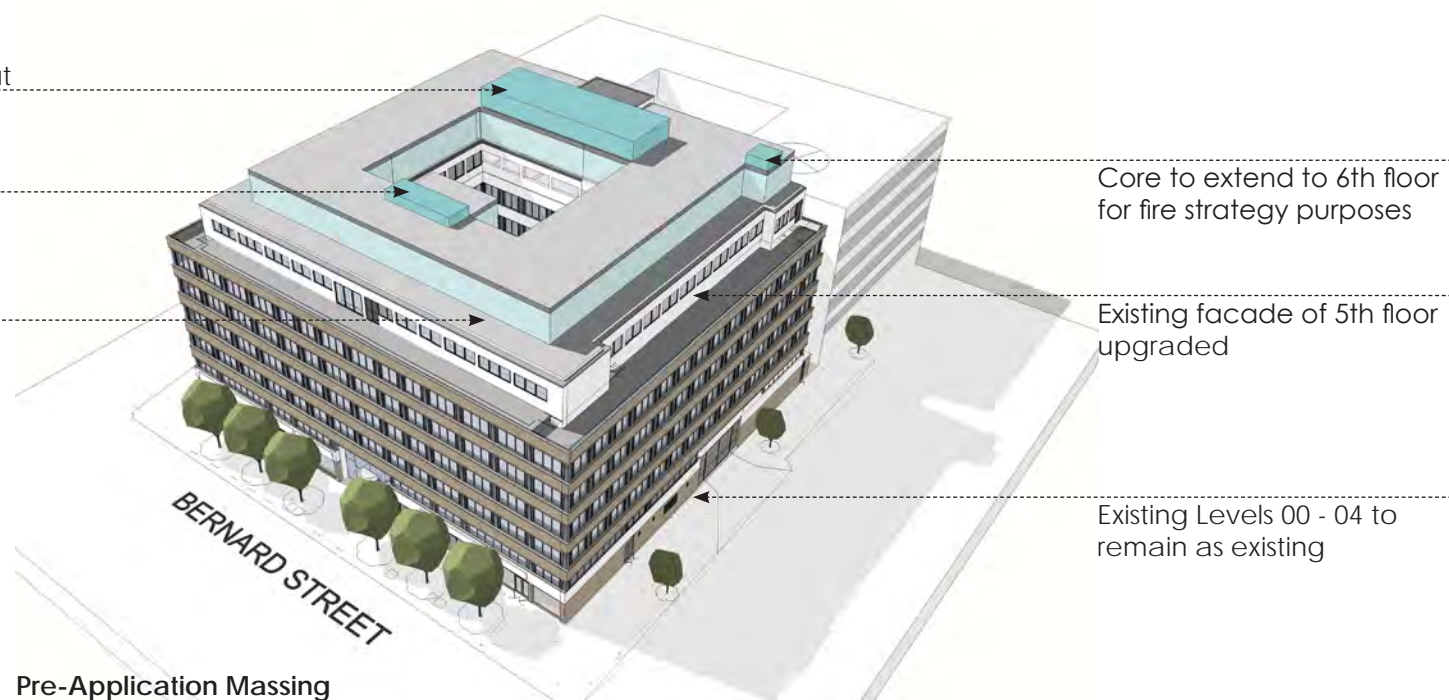
Rationalise level changes to perimeter terraces



New plant enclosure to rationalise building plant layout

Core to extend to serve 6th floor and provide roof access

New 6th floor setback to create terrace and reduce massing impact





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#### 3.2 Design Development

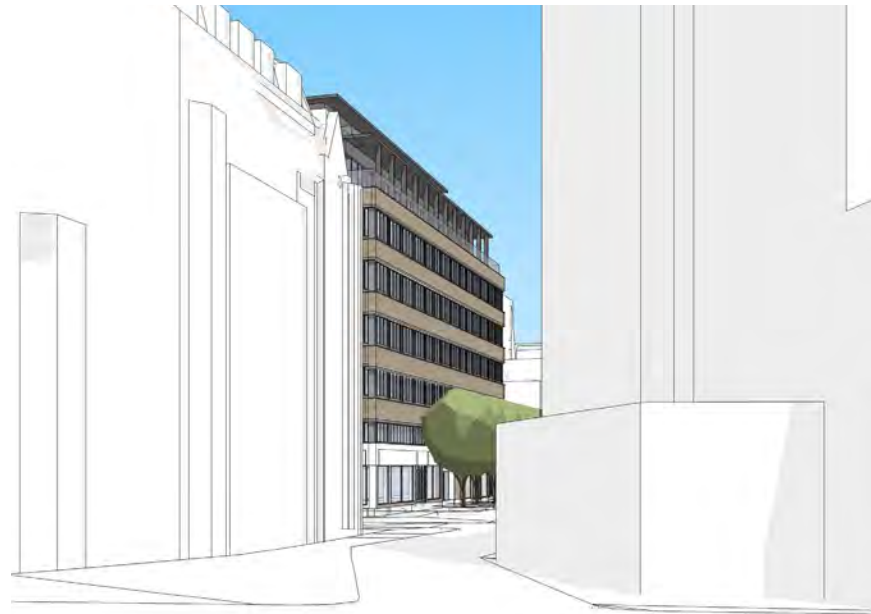
As well as the proposed massing strategy, through the pre-application process and design development a preferred strategy for the architectural language was identified.

This incorporated:

- The preferred pre-application scheme developing a language of set back floors.
- Canopies to each floor have been proposed to provide solar shading and allowing a largely glazed treatment to the facade - emphasizing the existing horizontality of the building language.
- A colonnade is utilised at level 05 to add interest to the terrace zone and help tie the new floors back to the existing building below.
- A light grey colouration to the cladding has been proposed with horizontal cassettes to further emphasize the horizontal language.



Pre-application view along Bernard St



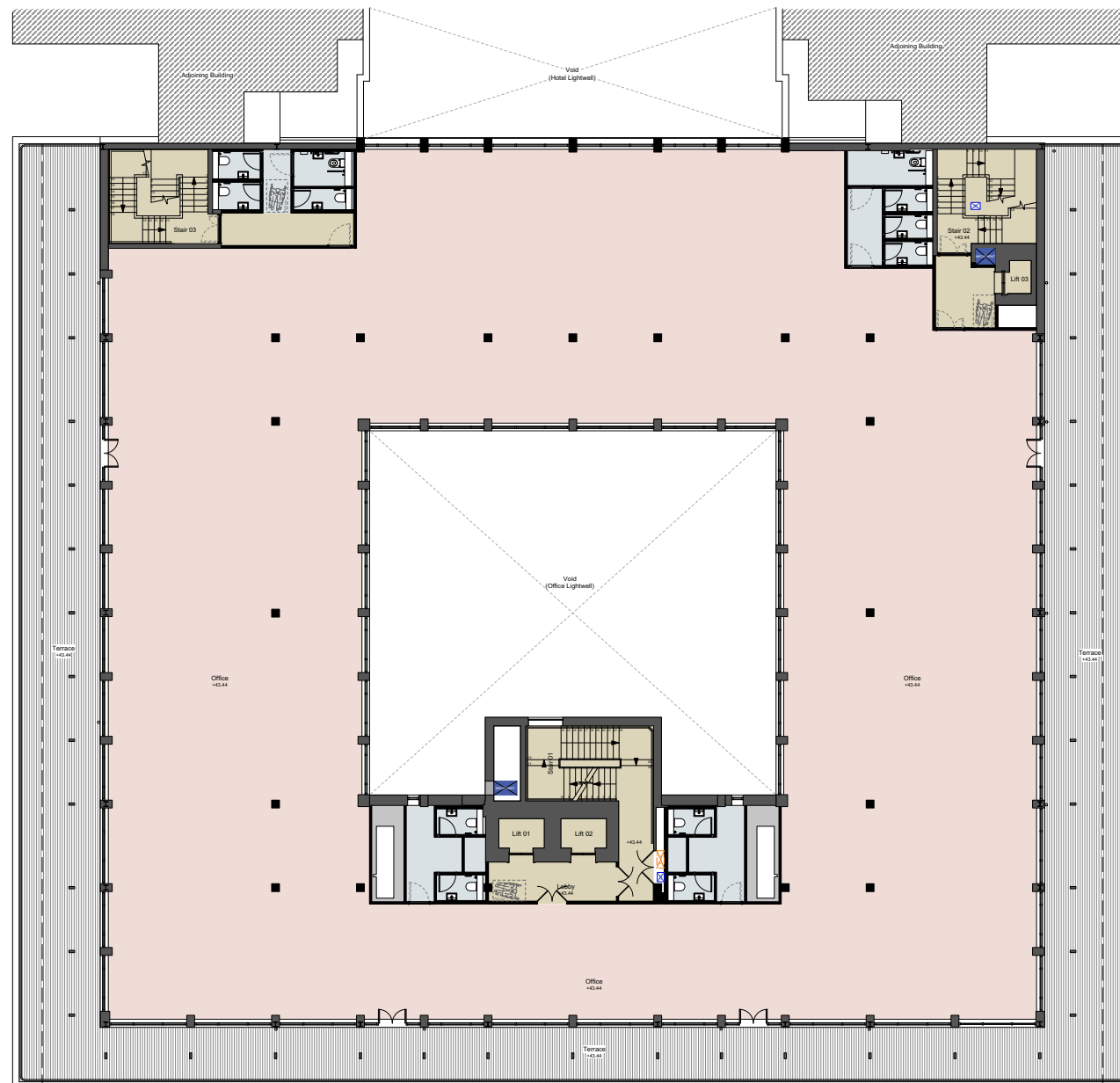
Pre-application view from Russell Square



Pre-application Bernard Street Elevation

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### 3.3 Proposed 5th Floor



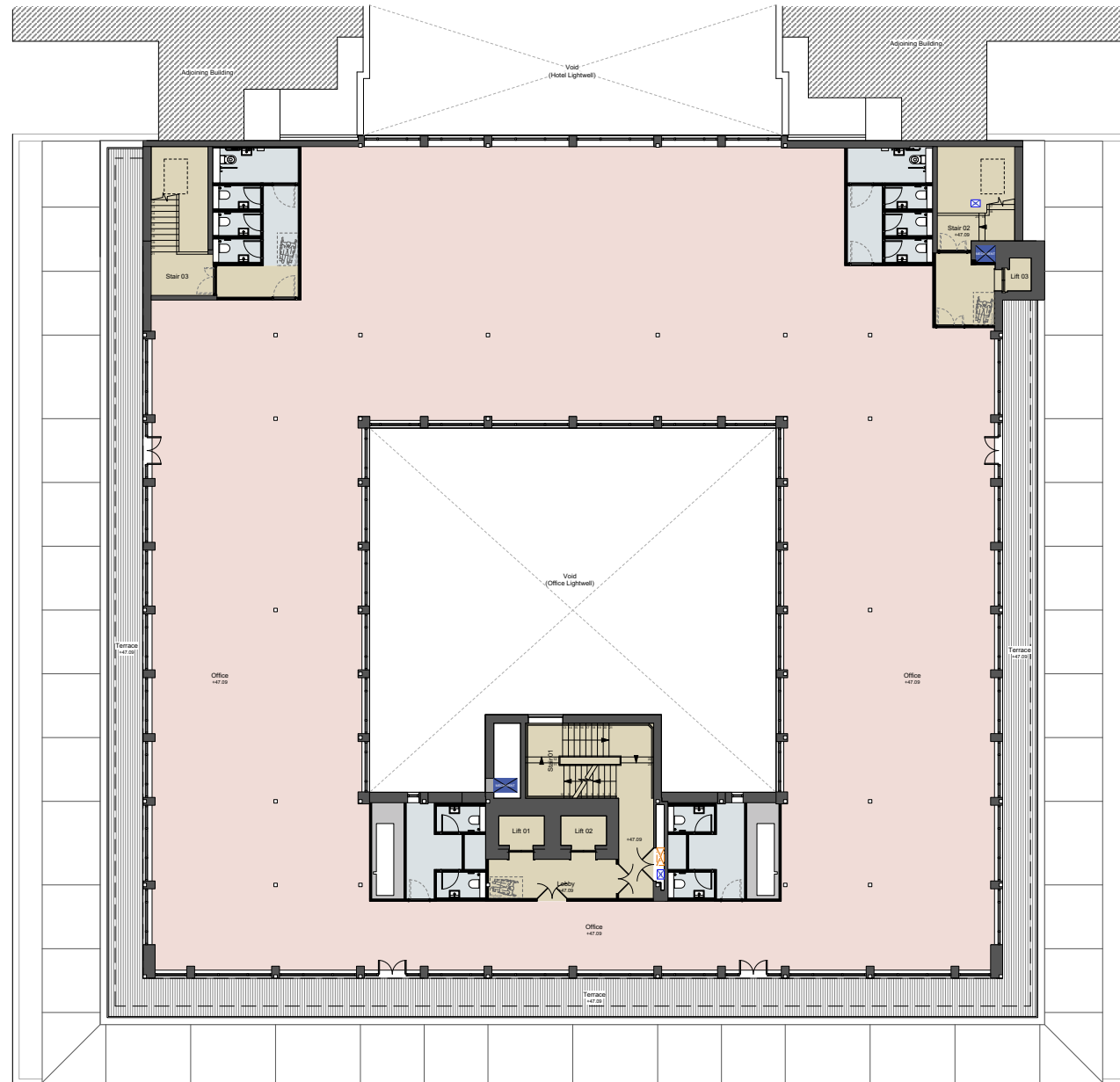
Proposed 5th Floor Plan

- The proposed 5th floor uses the same external wall extents to the south, east and west - whilst the rear plant terrace and plant room are infilled to create new office space.
- New glazed windows are proposed for the north elevation.
- The existing cores have been reorientated to provide 3 means of escape as well as protected fire fighting cores to the south and north east.
- Level access is now provided to all sides of the external terrace space from the office floor, whilst the floor-ceiling is improved with a coordinated MEP strategy.
- A covered terrace with colonnade provides solar shading to the 5th floor. A lightly reflective soffit will add visual interest from the street and soften the form.

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#### 3.4 Proposed 6th Floor

- The proposed 6th floor steps back from the external perimeter of the 5th floor, allowing for the provision of external amenity space to the south, east and west.
- The set back minimises daylight/ sunlight impact on neighbouring properties.
- A continuous office floorplate is provided as per levels 01-05.
- New full height glazing to maximise natural daylighting into the office spaces
- Three means of escape are provided by continuing all three stair cores to this level, with protected fire fighting lobbies to the south and north east cores.



Proposed 6th Floor Plan

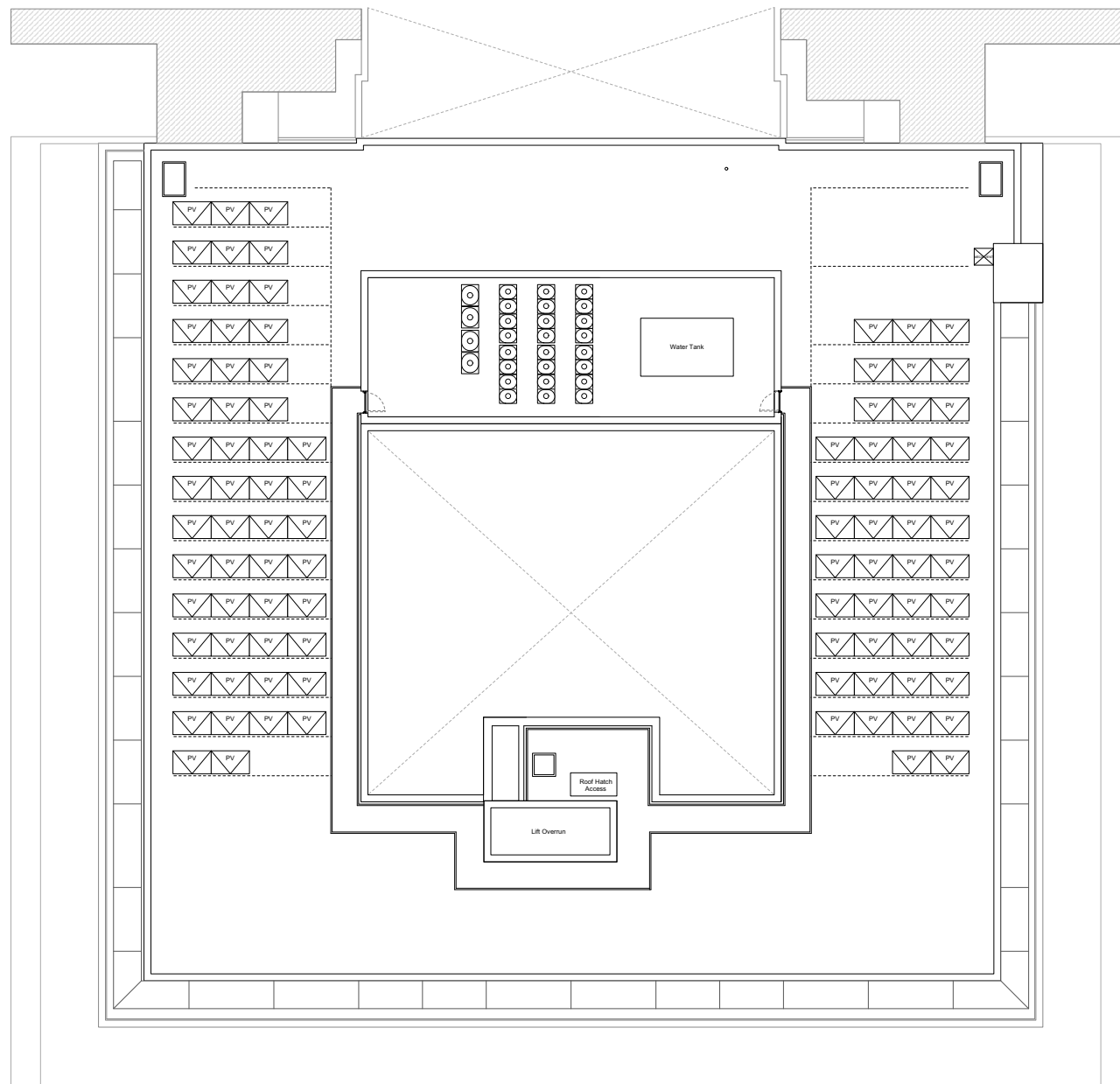


View of the proposed terraces to Levels 05 and 06 showing the set backs and solar shading canopies

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#### 3.5 Proposed Roof

- As part of the proposal the existing MEP strategy has been refined and has allowed for the removal of a large amount of decommissioned plant and under utilised internal space.
- A dedicated plant enclosure is created to the north of the internal lightwell, with 300mm thick acoustic louvres to the perimeters, ensuring it is not visible from street level and provides suitable noise attenuation
- New PV cells are incorporated to the east and west of the existing lightwell to allow for the provision of renewable energy to the proposal
- A new metal balustrade is proposed to the roof around the lightwell to provide safe access for maintenance. Due to it's proposed location set back from the perimeter of the building it will not be visible from street level



Proposed Roof Plan



Solar PV arrays will be installed to the east and west



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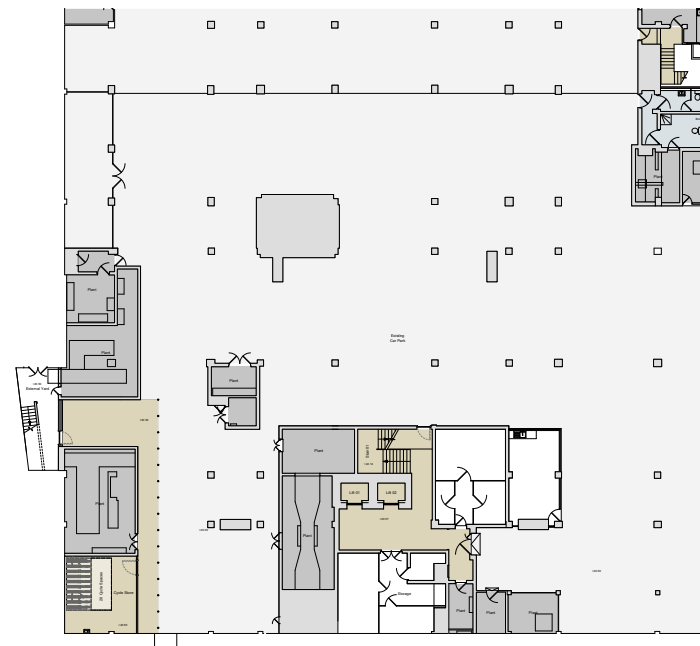
#### 3.6 Use

- The primary building use is to remain as commercial (Levels 00M, 01, 02, 03, 04, 05 & 06). There are no proposed changes to levels 00M - 04)
- New proposed secure cycle storage facilities in basement. No changes to primary office entrance
- New open-air plant enclosure and new pv cells to the roof

##### Key

- Office
- Retail
- Circulation

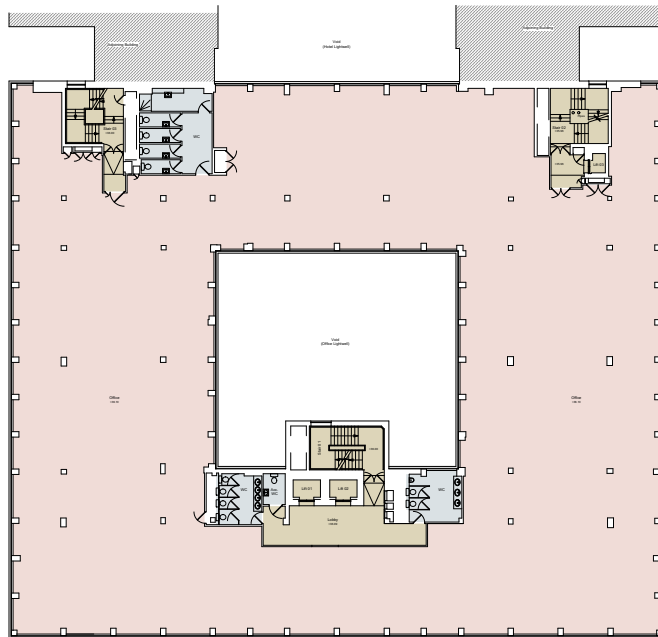
- Reception
- Plant
- WC



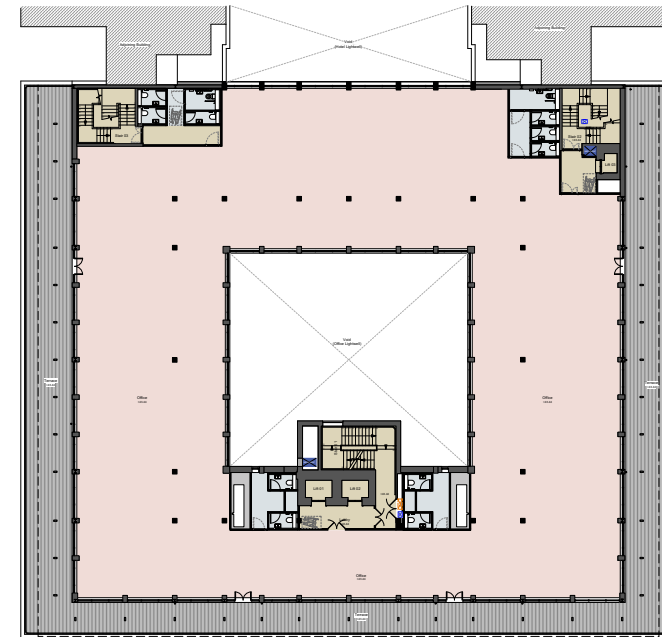
Proposed Basement Plan



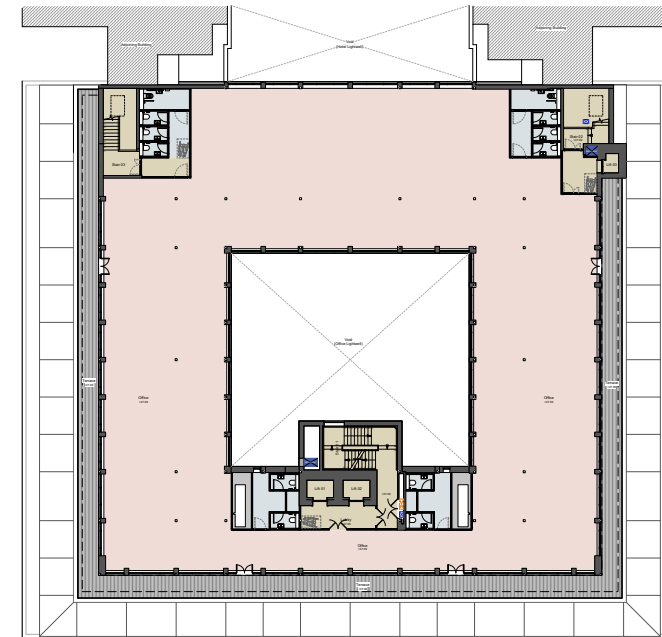
Proposed Ground Floor Plan



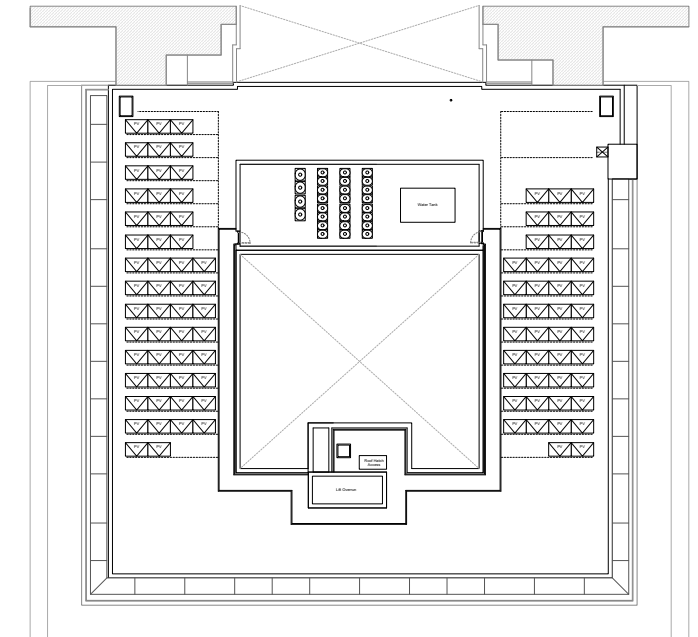
Proposed Typical Floor Plan - No changes to Existing



Proposed Fifth Floor Plan



Proposed Sixth Floor Plan



Proposed Roof Plan



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3.7 Proposed Areas

FLOOR	Existing			
	GEA (sqm)	GEA (sqft)	GIA (sqm)	GIA (sqft)
Basement	4,348	46,801	4,325	46,554
Level 00	1,160	12,486	1,070	11,517
Level 00 Mezzanine	967	10,409	925	9,957
Level 01	1,703	18,331	1,270	13,670
Level 02	1,700	18,299	1,580	17,007
Level 03	1,700	18,299	1,595	17,168
Level 04	1,700	18,299	1,560	16,792
Level 05	1,200	12,917	1,105	11,894
Roof	185	1,991	165	1,776
TOTAL	14,663	157,831	13,595	146,335

FLOOR	Proposed				Difference	
	GEA (sqm)	GEA (sqft)	GIA (sqm)	GIA (sqft)	GEA (sqm)	GEA (sqft)
Basement	4,348	46,801	4,325	46,554	0	0
Level 00	1,160	12,486	1,070	11,517	0	0
Level 00 Mezzanine	967	10,409	925	9,957	0	0
Level 01	1,703	18,331	1,270	13,670	0	0
Level 02	1,700	18,299	1,580	17,007	0	0
Level 03	1,700	18,299	1,595	17,168	0	0
Level 04	1,700	18,299	1,560	16,792	0	0
Level 05	1,283	13,810	1,230	13,240	83	893
Level 06	1,082	11,647	1,040	11,194	897	9,655
TOTAL	15,643	168,380	14,595	157,099	980	10,549

Existing & Proposed Area Schedules

### 3. Design

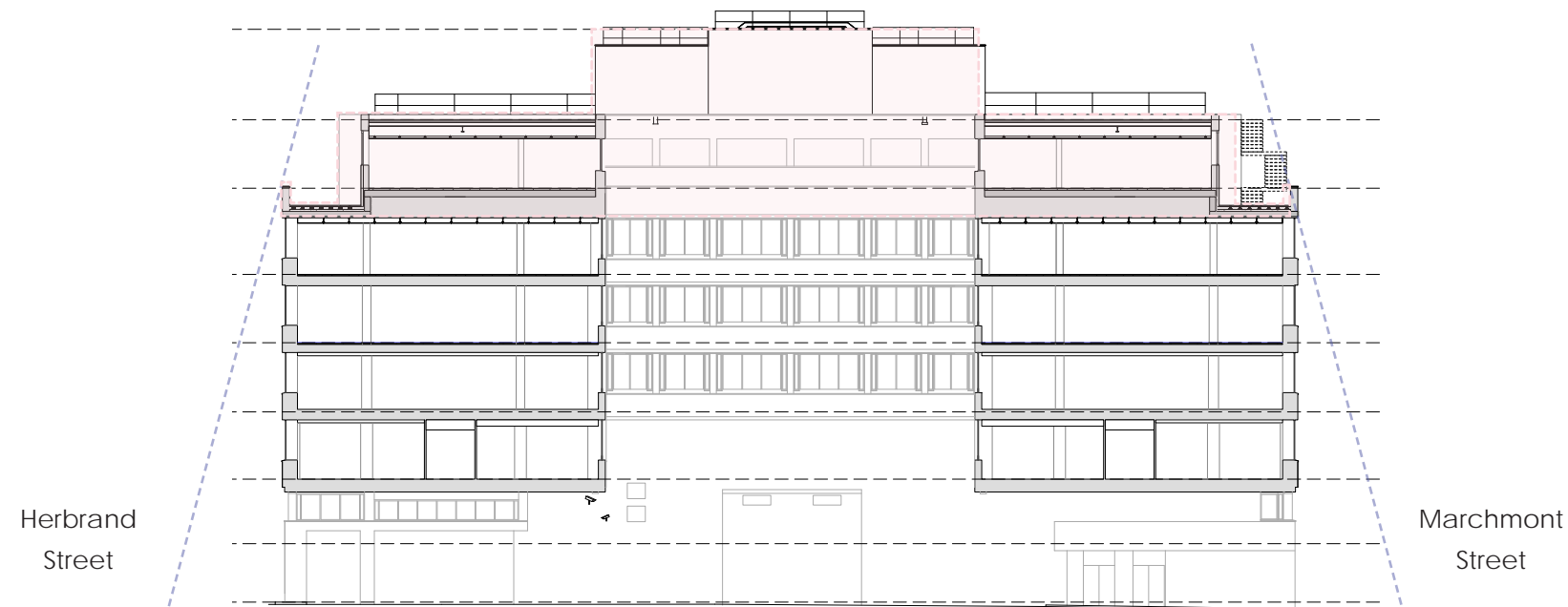
#### 3.8 Scale

- The proposals see an uplift in GEA at Levels 05 (83m<sup>2</sup>) and 06 (897m<sup>2</sup>) giving a total GEA uplift of 980sqm
- The uplift at Level 05 is due to the infilling of the central plant terrace space. It is proposed to replace the existing rendered facade with new-high-performance glazing but keeping the existing footprint
- Level 06 is further set back, restricting it's visibility from the street. This setback enables the creation of new perimeter roof terraces
- The 5th floor canopy is extended to minimise the visual impact of the new 6th floor.

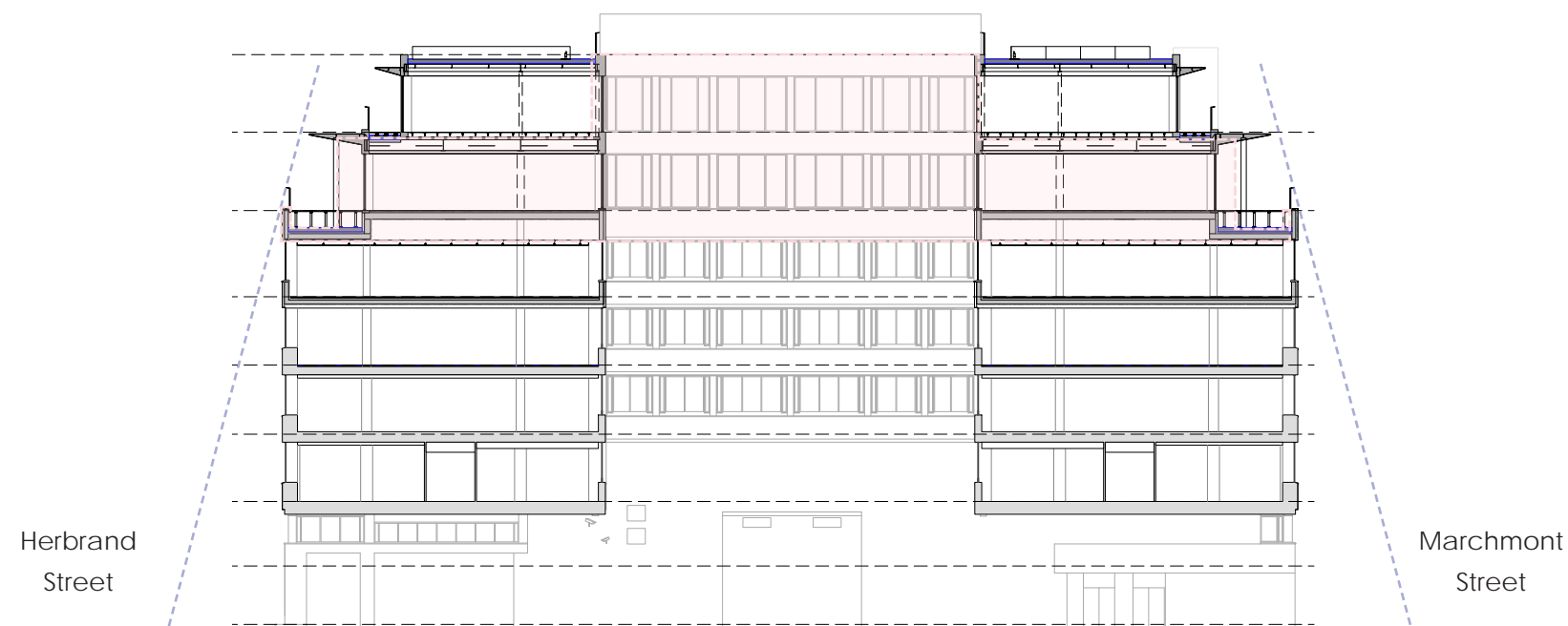
Key

Existing 5th and 6th Floor outline

Set back floors have limited visibility from street level



Existing Section BB



Proposed Section BB

