

MET BUILDING

Design & Access Statement - July 2021

FORME
UK

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INTRODUCTION

INTRODUCTION

1.1 Introduction

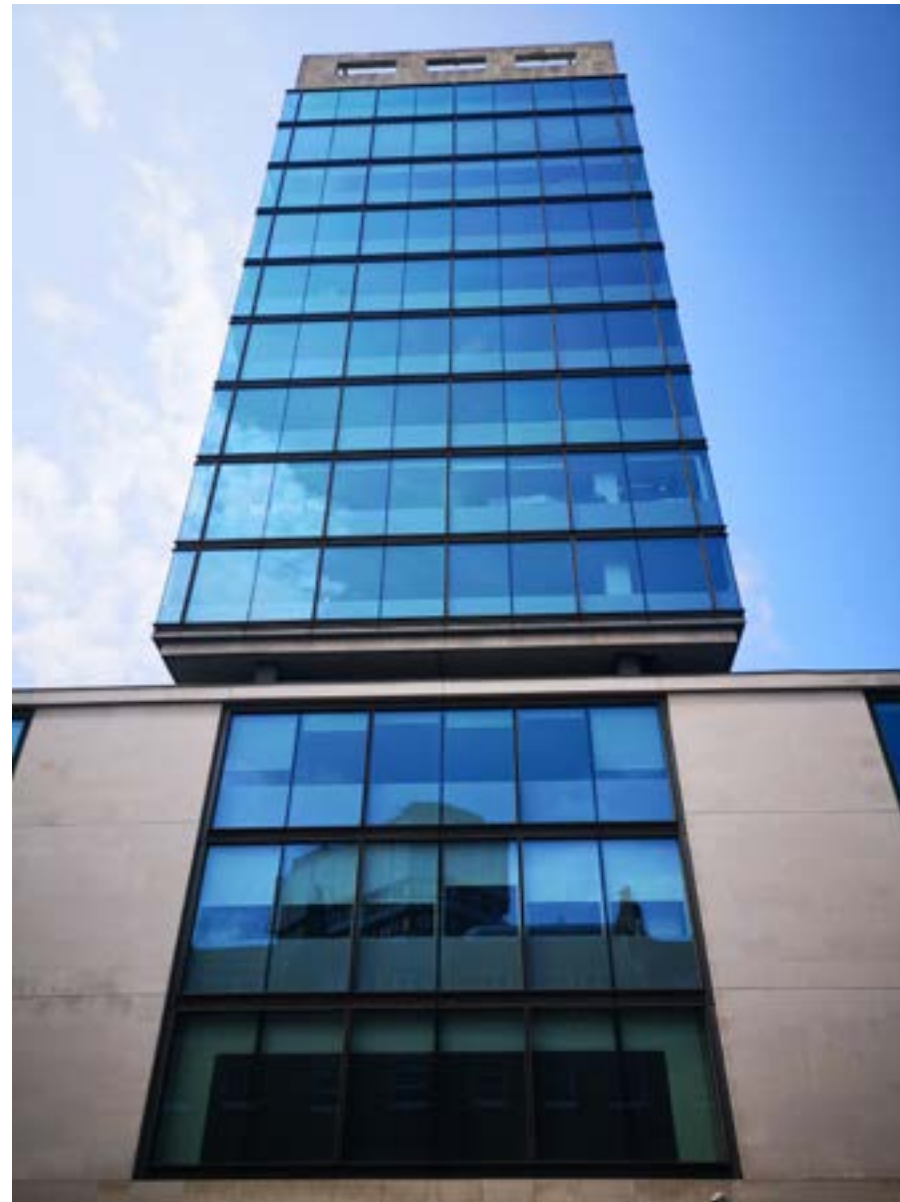
Project: The Met Building
Client: Lazari Investments Ltd.
Architects/
Designers: FORME UK



INTRODUCTION

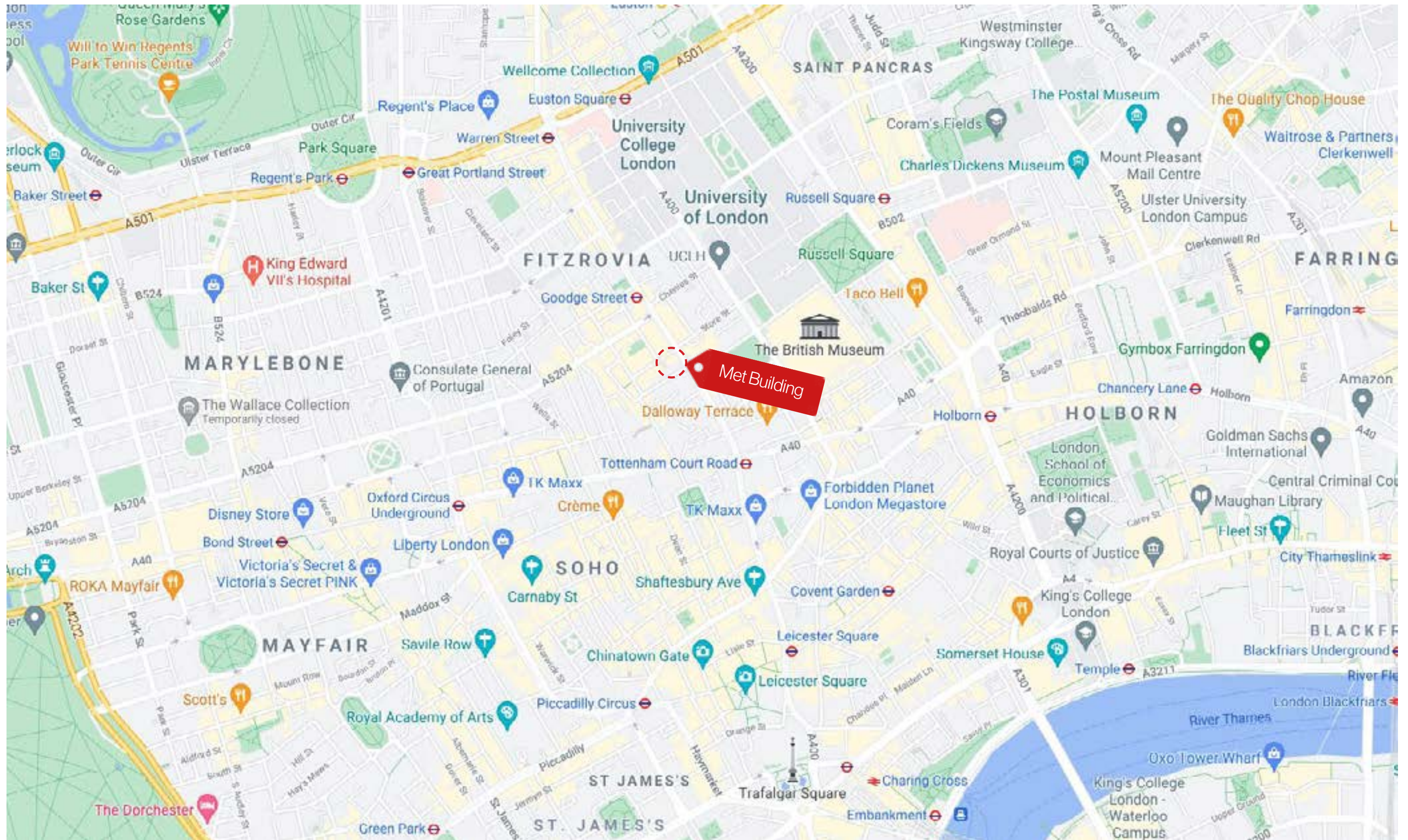
1.2 Project Brief and Aspirations

Lazari Investments have commissioned Forme Uk to explore and develop design proposals aimed at remodelling The Met Building as part of a general re-branding and enhancement exercise. The Met Building as it stands today was last refurbished in 2005 and is beginning to become dated and tired. The goal is to refresh and enhance the identity and standard of the building to meet the demanding expectations of contemporary top tier tenants. To this end Forme Uk have addressed improving the arrival experience and circulation, designing brighter and more contemporary office floor areas, and creating accessible outdoor landscaped spaces to improve the workplace experience through wellbeing.



SITE AND CONTEXT

SITE AND CONTEXT



SITE AND CONTEXT

2.1 Site Description & Context

The Met Building is located between Percy Street to the South, Tottenham Court Road to the East, and Windmill Street to the North. It sits in the energetic Bloomsbury district within the London Borough of Camden.

The main entrance to the site is located on Percy Street. On the East side of the ground floor there is retail, with three store frontages facing Tottenham Court Road. The service yard is located on the North East of the site and is accessible via Windmill Street.

Percy Street was established in the 18th Century by Francis and William Goodge and soon became a fashionable residential address. While remaining a desirable residential location, the street has evolved to houses a range of modern store fronts including bars, restaurants, shops, and salons.

Tottenham Court Road is a major road, running from Euston Road in the North to St Giles Circus to the South. Historically a market road, the street remains a buzzy retail hotspot.

Windmill Street, like Percy Street, is quiet in comparison to the adjoining Tottenham Court Road. It houses several commercial sites, including salons, shops and restaurants, as well as many residential sites.



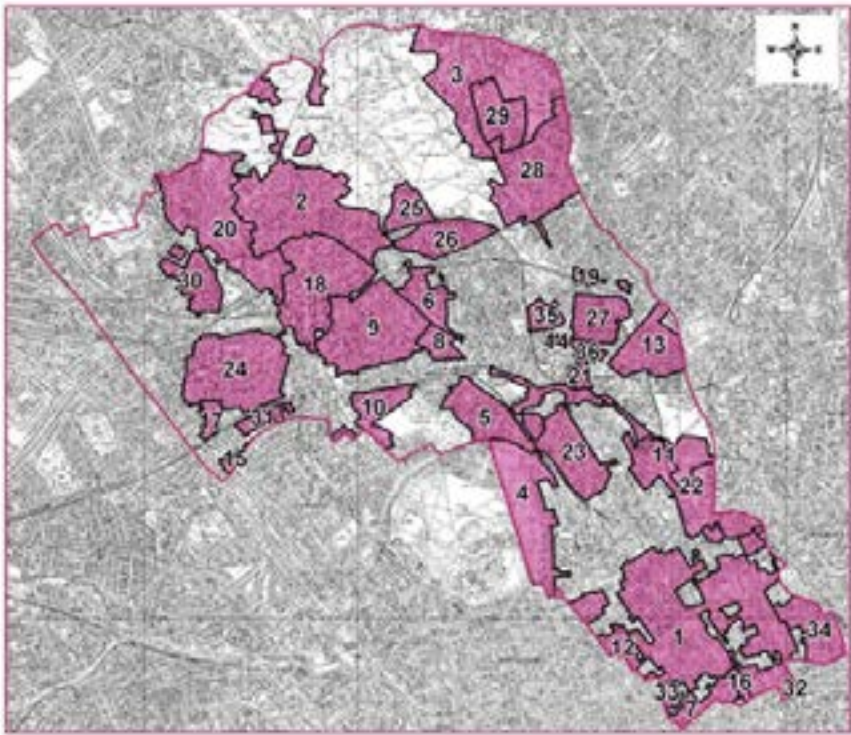
Site Outline

SITE AND CONTEXT

2.2 Conservation Area

The Met Building is not located within a Conservation Area and it is not listed.

However, it is surrounded on all sides by two different conservation areas. To the North, West, and South the site is surrounded by the Charlotte Street Conservation Area. To the East it is surrounded by the Bloomsbury Conservation Area.



- | | | |
|-----------------------|----------------------------|---------------------------------|
| 1 Bloomsbury | 13 Camden Square | 25 South Hill Park |
| 2 Hampstead | 14 Kelly Street | 26 Mansfield |
| 3 Highgate Village | 15 St John's Wood | 27 Bartholomew Estate |
| 4 Regent's Village | 16 Kingsway | 28 Dartmouth Park |
| 5 Primrose Hill | 17 Priory Road | 29 Holly Lodge Estate |
| 6 Parkhill/Upper Park | 18 Fitzjohns/Netherhall | 30 West End Green/Parsifal Road |
| 7 Seven Dials | 19 Kentish Town | 31 Alexandra Road |
| 8 Eton | 20 Redington/Frogna | 32 Strand |
| 9 Belsize Park | 21 Jeffray's Street | 33 Denmark Street |
| 10 Elsworthly | 22 King's Cross/St Pancras | 34 Hatton Garden |
| 11 Regent's Canal | 23 Camden Town | 35 Inkerman |
| 12 Charlotte Street | 24 Swiss Cottage | 36 Rochester |



SITE AND CONTEXT

2.3 Listed Buildings

There are a number of Grade II Listed Buildings within the vicinity of the site.

Directly adjoining the site are three Grade II Listed eighteen-century townhouses (Nos. 28-30 Percy Street). Immediately South of the site, on the opposing side of Percy Street, are several Grade II Listed buildings of similar specification. There are a further 18 Grade II listings on Percy Street.

On the North side of the building, on the opposing side of Windmill Street, is the Rising Sun public house – a Grade II listed 19th Century building, designed in elaborate Art Nouveau Gothic style.

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Listed Buildings Key

- A 28, 29 and 30 Percy Street and attached railings
- B 32 and 33 Percy Street and attached railings
- C 34-37 Percy Street
- D 1, 2 and 3 Percy Street
- E 4 Percy Street
- F 5-9 Percy Street and attached railings
- G 12 and 13 Percy Street
- H 14 Percy Street
- I 15-18 Percy Street
- J 19 Percy Street
- K 38 Tottenham Court Road
- L The Rising Sun Public House
- M 7 and 8 Windmill Street
- N 11 and 13 Charlotte Street

KEY

 Site Outline

 Grade II



Percy Street



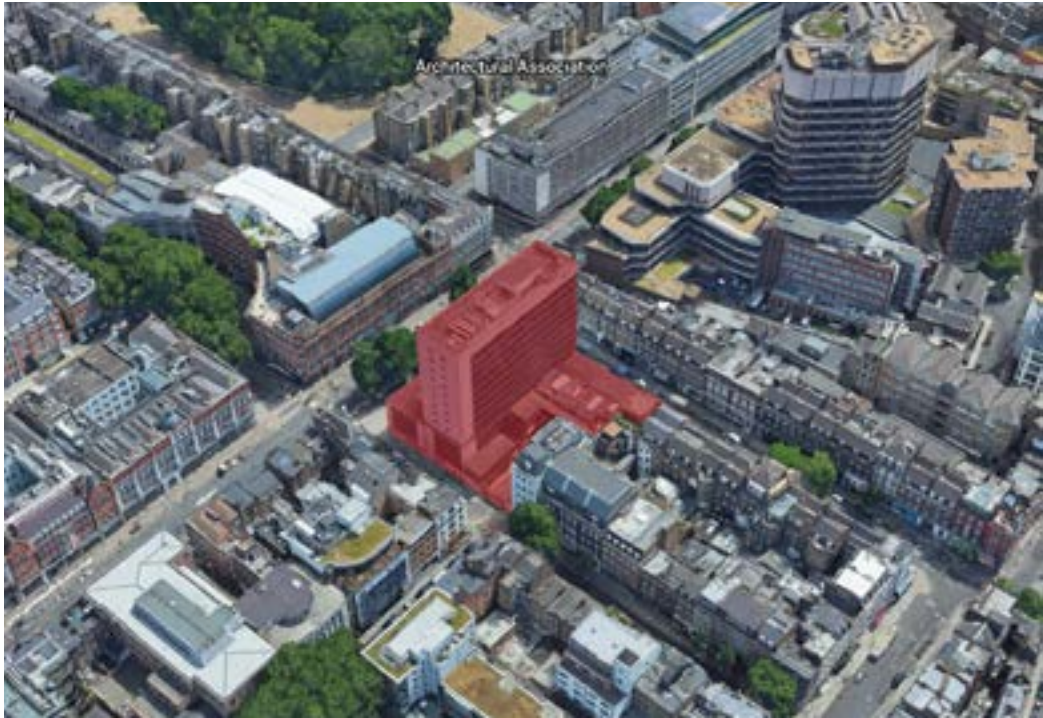
SITE AND CONTEXT

2.4 Existing Aerial Views

View A



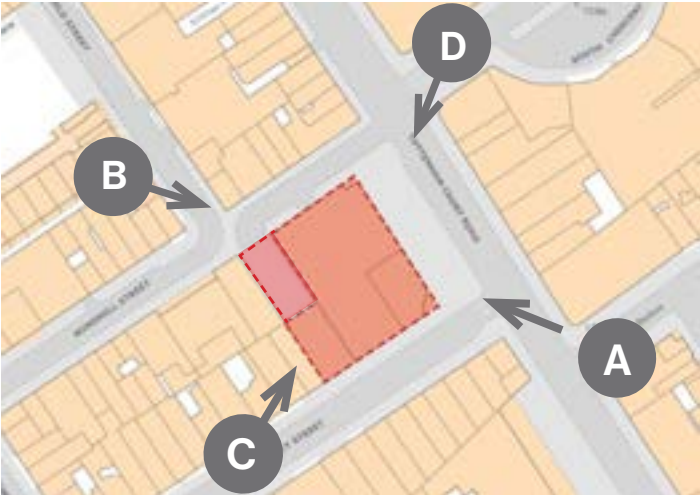
View B



View C



View D



KEY
Site Outline

SITE AND CONTEXT

2.5 Street Views



View A - Street view of opposing buildings from Percy Street West



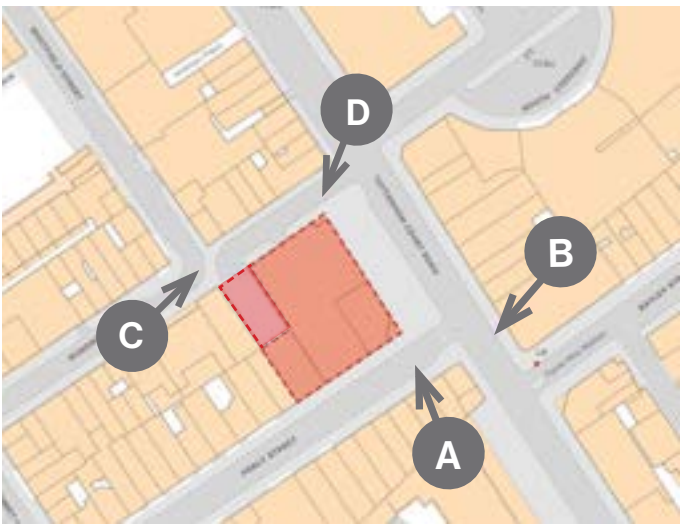
View B - Street view of neighbouring buildings from Percy Street East



View C - Street view of opposing buildings from Windmill Street West



View D - Street view of opposing buildings from Windmill Street East



KEY

 Site Outline

SITE AND CONTEXT

2.6 Site History

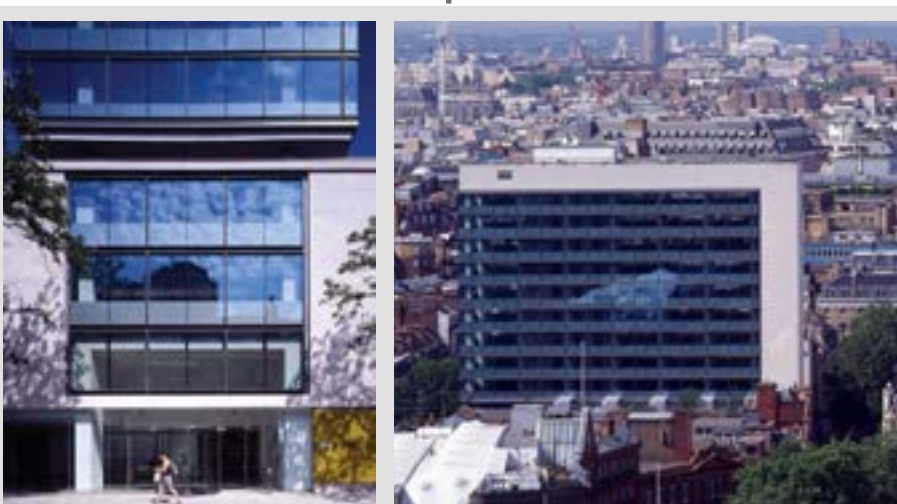
1960s

2005

2007



Originally known as Metropolis House, construction of the site occurred between 1961 and 1965. The 13-storey office block drew inspiration from American city-buildings, particularly New York's Lever Buildings, which were popular at the time. Designed with sensitivity to the four-storey residences that surround it, the site consisted of a four-storey podium which provides a base to a soaring nine-storey tower.



In 2005, architecture firm Orms undertook an extensive redevelopment of the site.

Podium levels were reconfigured to optimise the amount of useable office space and to provide the building with a reception lobby. With the intent to provide a modernised office environment, all levels were updated with increased ceiling heights and improved facilities, such as WCs and lifts. The exterior of the building was reclad in Portland stone and a high-performance unitised curtain wall. Upon completion, the floor space increased from around 82,000 square feet to 100,000 square feet.

With the refurbishment, the site was rebranded as the 'Met Building'.



Lazari Investments acquires the Met Building.

2.7 Site History - Drive Through



This image shows the view from when the building had a double height drive through towards Windmill Street from Percy Street Entrance in the 1960s.

KEY



View A



Views of Percy Street 1970s

SITE AND CONTEXT

2.8Transport

- 

Closest Underground Station

Tottenham Court Road	- 4min
Goodge Street	- 4min
Warren Street	- 10min
Oxford Circus	- 12 min
Holborn	- 15 min
- 

Closest Bus Stop

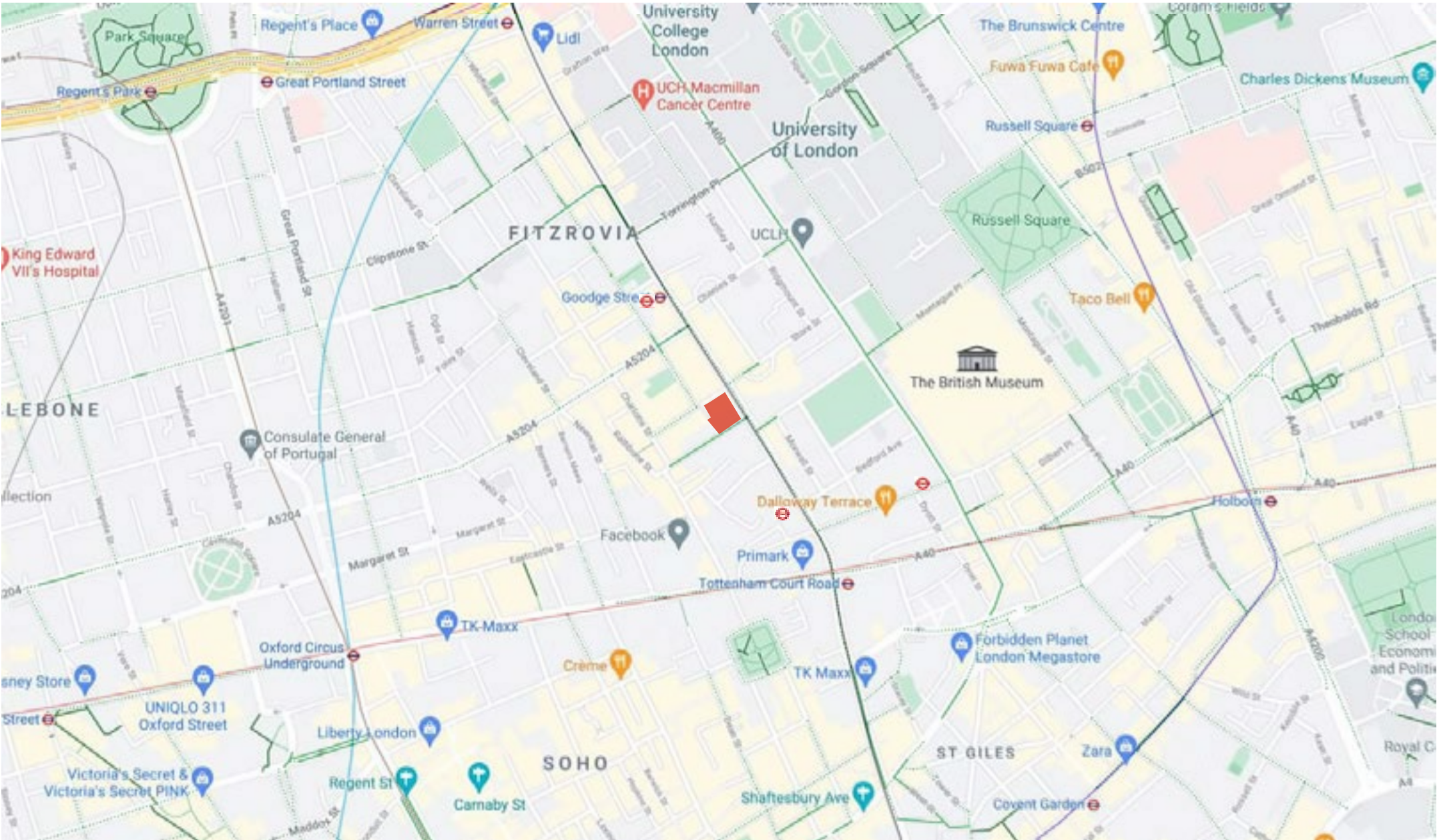
Goodge Street	- 4min
Tottenham Court Road	- 4min
Great Russel Street	- 6min
- 

Cycle Lanes

	Dedicated Lanes
	Bicycle - friendly Lanes

It is less than 5 minutes walking distance of Tottenham Court Underground and within walking distance of 6 other Underground Stations, providing access via the Central, Bakerloo, Victoria, Northern, Piccadilly, Circle, Metropolitan, Hammersmith and City lines, which connect to all major London Railway Terminals.

Bus frequency and reliability is optimum. Transport via Bicycle will be promoted by providing an increase in Secure Cycle Parking within the site in accordance with the requirements set out in the London Plan 2016.



KEY

-  Site Location

SITE AND CONTEXT

2.9 Local Amenities

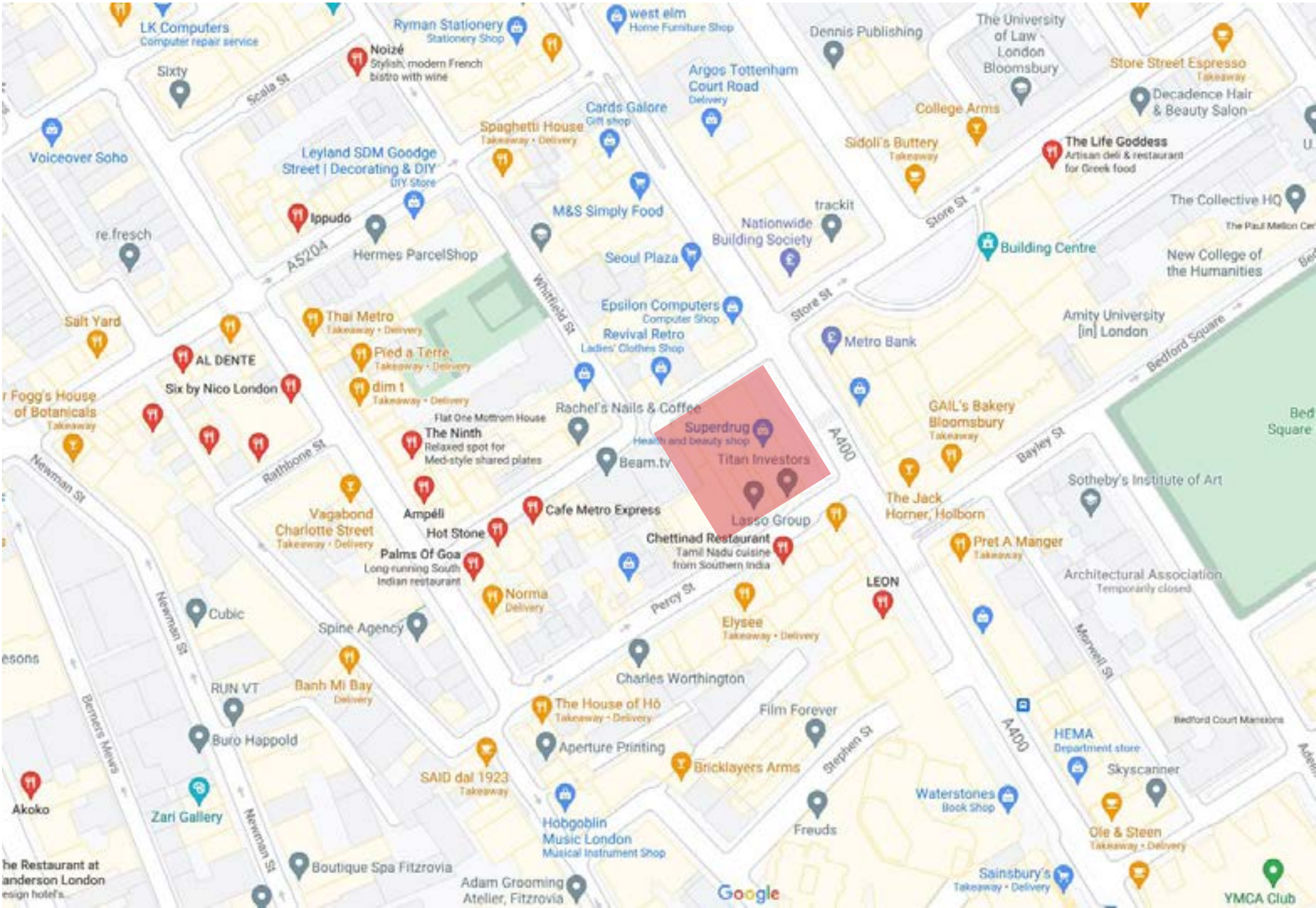
Cafe's and Restaurants

- Pret A Manager - 1min
- LEON - 1min
- Chettinad Restaurant - 1min
- Eggslut - 1min
- GAIL'S Bakery - 1min

Supermarkets

- Tesco Metro - 3min
- M&S Simply Food - 2min
- Sainsbury - 2min

The Met Building is located around a variety of local amenities. It is surround by many convenient places to go to such as supermarkets, restaurants, cafe's, health and beauty store, banks, cinema and many more all within 10 minutes walking distances



KEY

- Site Outline

DESIGN PROPOSAL

DESIGN PROPOSAL

3.1 Percy Street Entrances

The two existing entrances into the Met Building office areas are located at 22 Percy street for the Tower floors reception, and 24 Percy street for the Podium floors reception (fig. 1). The current reception frontages are comprised of full height glazing with matching glass revolving doors and glass pivot door sets. The existing entrances are indistinct from distance and largely indistinguishable from each other. The existing glass revolving doors project beyond the building façade line on to the pavement but fall within the property demise which extends out by approximately 1.6m.

The new entrance design proposal aims to create a more contemporary style at the thresholds into the building, and at the same time to enhance their visibility from Tottenham Court Road. To this end Forme UK have designed two entrance portals to form an architectural “family” but to be distinct from each other by ensuring that their proportions and positioning relate to the architectural formation of the building portions that they service. Refer to drawings PS5006-FME-ZZ-00-DR-A-20210, PS5006-FME-ZZ-XX-EL-A-20311

The Tower reception entrance proposal (fig. 6) creates a projecting double height portal that extends up in to the first-floor curtain walling and will frame the existing double height reception space behind. This configuration is intended to visually connect the Tower reception entrance with the Tower floors above and reflects the layout of the original 1960s façade, refer to page 14.. The portal will be clad in grey anodised aluminium, of a similar colour to the existing glazing frames, and will incorporate illuminated branding. The projection of the new portal falls within the building’s pavement demise. The façade area within the portal will be infilled with large, double-glazed panels at high level, in matching grey anodised framing. The existing 4 leaf glass revolving door will be refurbished and integrated into the new entrance design. To both sides of the revolving door will be new glass pivot door sets and framed infill glazing.

The Podium reception entrance proposal (fig. 2) follows the language of the Tower entrance, but the portal is single height and is inset below the body of the podium. This is intended to maintain the floating appearance of the Podium floors and relate to their horizontal formation. The portal cheeks are again clad in grey anodised aluminium with integral illuminated branding, and matching infill glazing frames. In this instance the existing 4 leaf glass revolving door will be refurbished and relocated to integrate into the new entrance design. To both sides of the revolving door will be new glass pivot door sets and framed infill glazing.

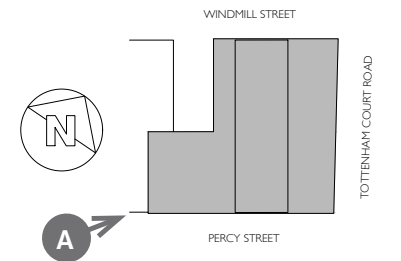


Fig. 1 - Existing Entrances, Street View A



Fig. 2 - Proposed Entrances, Street View A

Met Building

DESIGN PROPOSAL

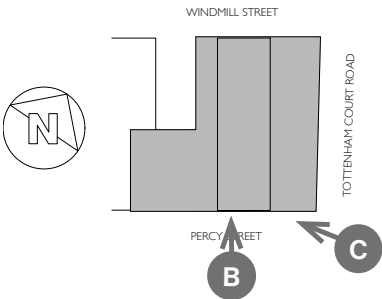


Fig. 3 - Existing Entrances, Street View B



Fig. 5 - Existing Entrances, Street View C



Fig. 4 - Proposed Entrances, Street View B



Fig. 6 - Proposed Entrances, Street View C

DESIGN PROPOSAL

3.2 Podium Roof West

The Podium flat roof to the west side of the Tower is currently home to an extensive services platform, partially screened by louvred panels (fig. 7). The existing mechanical plant equipment projects above the louvred screens in many places and is both visible and audible from the neighbouring Grade 2 listed residential roof terraces and is wholly visible from the Tower office floors.

Forme UK have developed the proposal for this area to create a fully accessible outdoor terrace area for the Podium office floors (fig. 10&12). To achieve this the aim is to replace and consolidate the plant equipment into a new central attenuated enclosure, partially covered with a louvred top to screen views from the Tower floors. The liberated surrounding area will then feature a porcelain tiled terrace of approximately 223sqm that will be set back by over 3m from both the neighbouring property and Percy Street. The terrace area will feature flanking walls to both screen sightlines and to mitigate the impact of the new massing on the neighbouring residential terraces, and painted steel and stainless-steel balustrade to the remaining edges. There will be extensive feature landscaping including planters and integrated bench seating, refer to accompanying Landscaping proposal. The central area will also feature a buffet enclosure to enhance terrace usage. Level access to the terrace will be achieved by extending one of the existing Podium lifts to the new terrace level. The new enclosed lift lobby area will also feature wc facilities. Statutory egress from the terrace will be provided for by extending up to terrace level the existing internal fire stair in the north/west corner. Access to the Podium terrace will also be further facilitated by a new external circulation stair that is covered in the next section. The enclosed areas of the proposed Podium roof terrace, including extended lift, lift lobby, wcs and extended fire escape stair create 47sqm of additional GIA.

Refer to drawings:

PS5006-FME-ZZ-RF-DR-A-20210

PS5006-FME-ZZ-R1-DR-A-20210

PS5006-FME-ZZ-XX-EL-A-20315

PS5006-FME-ZZ-R1-SE-A-20401

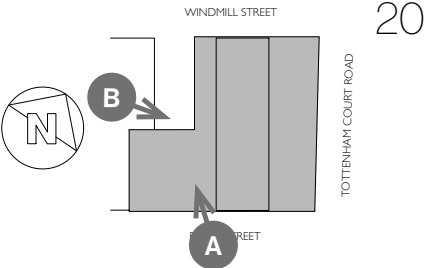


Fig. 7 - Existing, Podium Roof West View A



Fig. 8 - Existing, Podium Roof West Services View B

DESIGN PROPOSAL

Podium Roof West

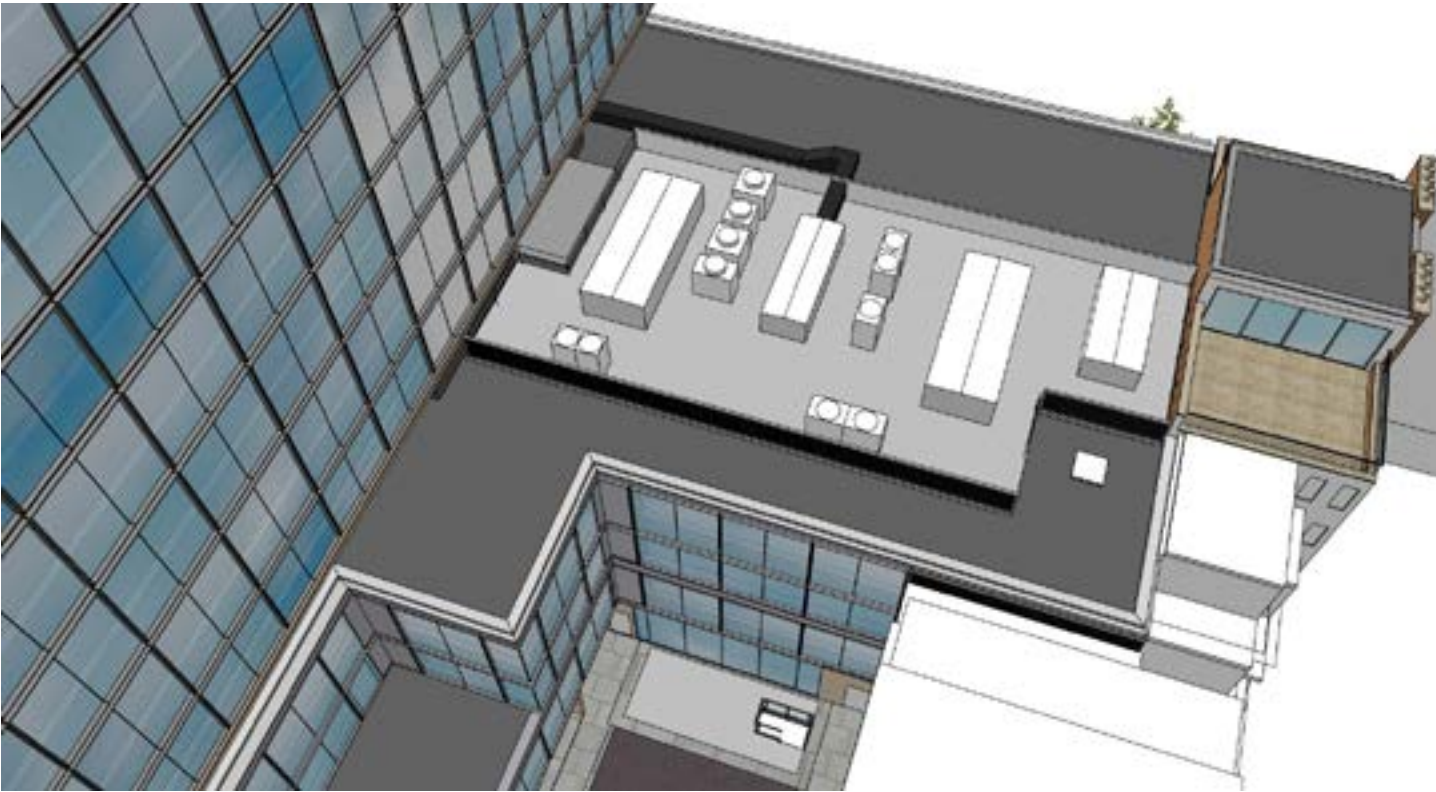
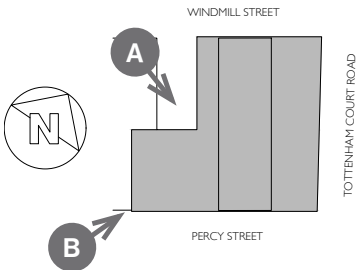


Fig. 9 - Existing Podium Roof West, High Level View A



Fig. 11 - Existing Podium Roof West, High Level View B



Fig. 10 - Proposed Podium Roof West, High Level View A



Fig. 12 - Proposed Podium Roof West, High Level View B

DESIGN PROPOSAL

3.3 Service Yard

The service yard is located to the north of the Podium reception and is accessed by vehicle from Windmill Street. It is bounded to the south and east by the Met Building and to the West by a neighbouring commercial property, 11-14 Windmill Street (fig. 14). The service yard currently houses an open wheelie bin storage area, 27 cycle rack spaces, 2 car parking spaces and facilitates light goods delivery to the building. It also serves as a fire egress route from both the Podium and Tower office floors, and the retail units, to the designated marshalling area on Windmill street. At the back of the service yard is a lightwell which provides daylight to a basement office suite, ventilation to plant equipment and maintenance access to an electrical substation. Refer to drawings PS5006-FME-ZZ-00-DR-A-10201, PS5006-FME-ZZ-XX-EL-A-10304.

As part of the central Forme UK goal to enrich the workplace experience by providing access to outdoor spaces, the service yard area proposal has been developed to create cascading external terrace levels. Beginning at Podium roof level, the next terrace level is located on top of an existing first floor extension. This terrace will be 77sqm in area and will be decked in 20mm porcelain tiling set on to a steel pedestal system, with painted steel and stainless-steel balustrade to the open sides. There will be feature landscaping including planters and integrated bench seating, refer to accompanying Landscaping proposal. Access will be provided from the second floor by the modification of one of the existing glazed curtain walling modules to include a door.

Above the service yard at first floor level Forme UK have proposed the creation of a mezzanine deck (fig. 16&18) to serve not only as an additional terrace level but to also provide sightline screening of the yard from the office floors above. The mezzanine deck is constructed onto a steel frame with composite concrete slab infills, bearing on to existing columns at basement level and tied back to surrounding slab edges. The deck will be 104sqm in area and will be clad in porcelain tiling with painted steel and stainless-steel balustrade to the edges. There will be feature landscaping including planters and integrated bench seating, refer to accompanying Landscaping proposal. Level access will be provided from the first floor by the modification of one of the existing glazed curtain walling modules to include a door, and via the new circulation stair outlined further on. 3m clear above the yard, the deck is set back from the service yard gates to enable access by high vehicles. The intent is that with the mezzanine in place the service yard continues to facilitate as existing, except for cycle storage which will be relocated to the basement and expanded in capacity. The deck also stands .5m clear of the neighbouring commercial property which features several windows with overview. The column of four windows look out from a central stair while the single window towards the back of the yard is on to a wc and is currently frosted.

At the back of the service yard Forme UK are proposing the addition of a glass enclosed spiral circulation stair which interconnects the Podium floors, the new Podium roof terrace, and the mezzanine deck. The stair treads are cantilevered off the structural central core, which also houses conditioned air supply. The painted outer steel frame, tied back to the core and Podium slab edges at landing level, is infilled with curved and flat double-glazed panels retained on to a proprietary steel sub framing system. The stair tower also features a double-glazed inclined roof. Beneath the enclosed stair a new external steel stair interconnects the service yard with the basement and facilitates access to the new cycle storage area. Service access to the substation is maintained with a gantry integrated into the mezzanine structure. The new enclosed stair creates 78sqm of additional GIA. Refer to drawings PS5006-FME-ZZ-00-DR-A-20210 PS5006-FME-ZZ-ZZ-DR-A-24201, PS5006-FME-ZZ-ZZ-SE-A-24201, PS5006-FME-ZZ-ZZ-SE-A-24202, PS5006-FME-ZZ-XX-EL-A-20314

For details of the new cycle storage, shower and wc facilities at basement level refer to drawing PS5006-FME-ZZ-B1-DR-A-20210

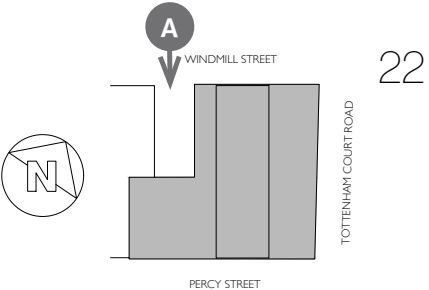


Fig. 13 - Existing Podium Second Floor Roof



Fig. 14 - Existing Service Yard, View A

DESIGN PROPOSAL

Service Yard

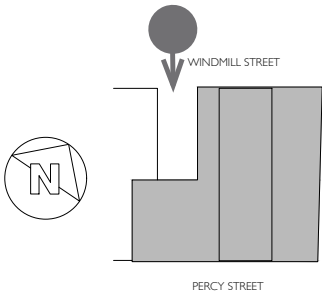


Fig. 15 - Existing Service Yard, High Level View



Fig. 17 - Existing Service Yard, Street View



Fig. 16 - Proposed Service Yard, High Level View



Fig. 18 - Proposed Service Yard, Street View

DESIGN PROPOSAL

First Floor Mezzanine Terrace Views

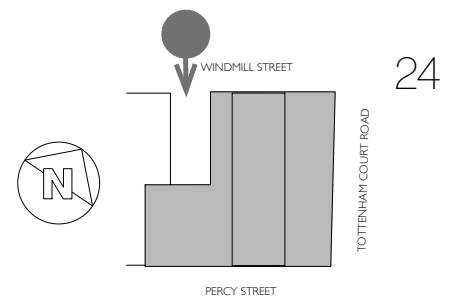


Fig. 19 & 20 - Proposed First Floor Mezzanine Terrace

DESIGN PROPOSAL

3.4 Podium Roof East

The eastern area of flat podium roof, fronting on to Tottenham Court Road, currently houses a large open services platform surrounded by Keyclamp balustrades (fig. 21). The encased air handling equipment is fully visible from the Tower office floors and from the upper floors across Tottenham Court Road. The services platform is punctuated by four skylights which provide inboard daylight to the Podium third floor office area.

Part of the original client brief was for Forme UK to explore options to effectively screen these services from view. The proposal (fig. 23)is to surround the services platform with louvred parapet walls, around 1.5m in height, and to screen the encased services with louvre panels that slide away to provide access for servicing. The existing skylights will be extended up to the new top datum level.

To the southern end of the flat roof Forme Uk have proposed a new terrace area (fig.), of 56sqm, accessed from the Tower fourth floor by the modification of one of the existing glazed curtain walling modules to include a door, leading to a steel stair. Step free access to this terrace via a platform lift is unfortunately impractical due to the limited point loading capacity of the existing hollow pot roof slab. Set back by nearly 4m from the Tottenham Court Road and Percy Street façade lines, the terrace will be decked in 20mm porcelain tile on to a steel pedestal system with stainless-steel balustrade to the outboard edges. There will be feature landscaping including planters and integrated bench seating, refer to accompanying Landscaping proposal. Refer to drawing : PS5006-FME-ZZ-RF-DR-A-20210, PS5006-FME-ZZ-R1-DR-A-20210 PS5006-FME-ZZ-XX-EL-A-20312



Fig. 21 - Existing Podium Roof East

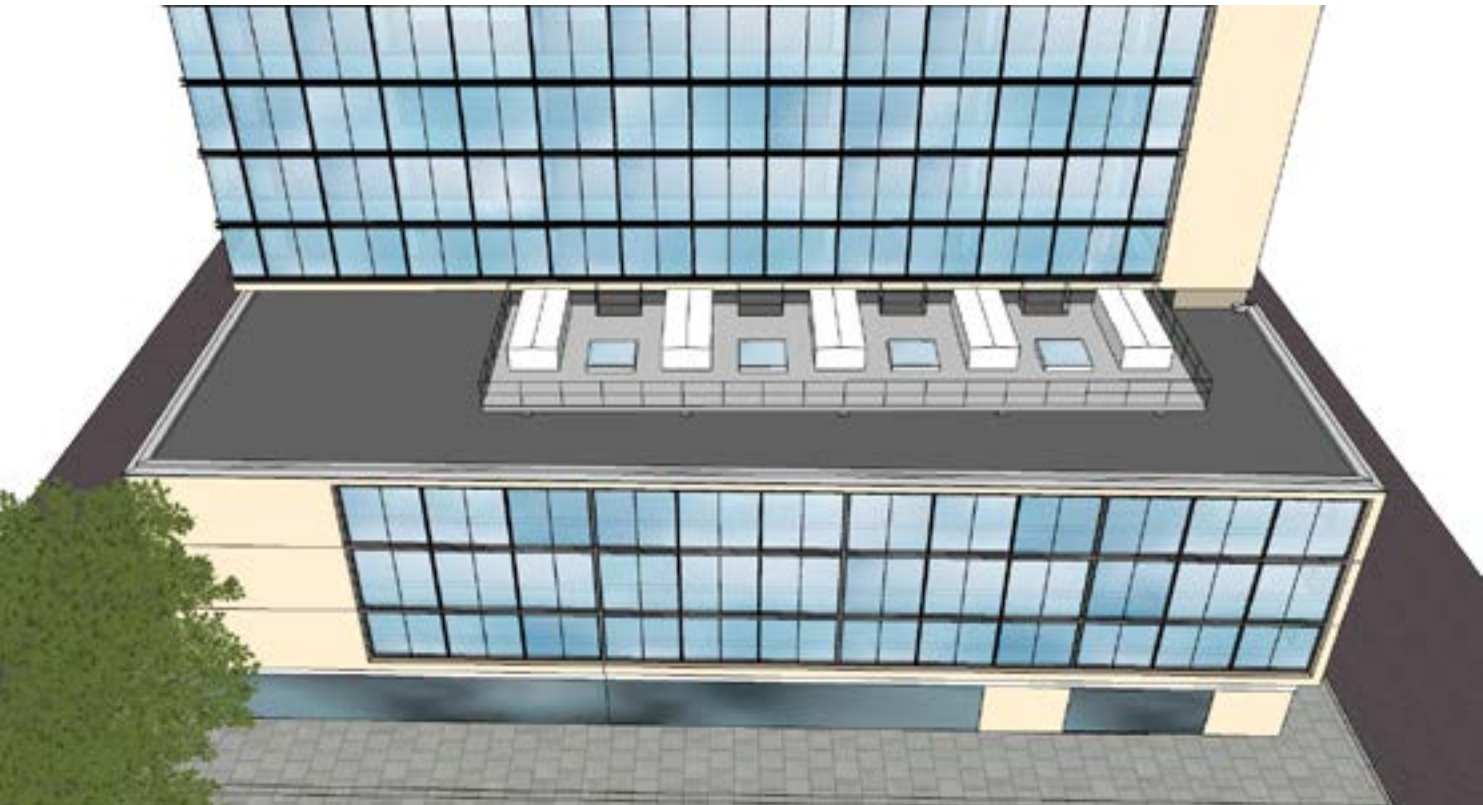


Fig. 22 - Existing Podium Roof East, High Level View A



Fig. 23 - Proposed Podium Roof East, High Level View A

DESIGN PROPOSAL

3.5 Tower Roof

The Tower flat roof is currently a largely open area bounded on all sides by a 2.8m high parapet wall which screens the majority of rooftop features (fig. 24). At the northern end, a concrete enclosure houses a fire escape stair, lift overrun and services risers. Towards the south, further concrete enclosures house a second fire escape stair, electrical plant equipment, a water tank, lift overrun and overhead lift machine room. The latter enclosure rises 2m in height above the parapet line. The central area is entirely occupied by a raised steel platform, populated by mechanical plant equipment. At the southern end, there is another small, raised steel services platform to one side, otherwise the area is largely empty (fig. 24). The parapet wall in this area features five large rectangular openings, three to the south, one each to east and west, guarded by rails. At high level around the inside of the entire parapet enclosure there is a steel cleaning gantry, which currently enables abseil cleaning of the tower windows.

Refer to drawings

PS5006-FME-ZZ-R2-DR-A-10201

PS5006-FME-ZZ-R2-EL-A-10301

PS5006-FME-ZZ-R2-EL-A-10302

PS5006-FME-ZZ-R2-EL-A-10305

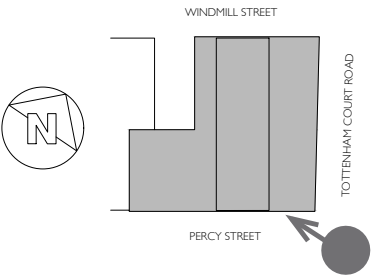


Fig. 24 - Existing Tower Roof View

DESIGN PROPOSAL

Tower Roof

The design proposal for the southern roof area seeks to take advantage of the spectacular views across southern London through the existing rectangular openings by converting the space for ancillary use. All existing mechanical plant equipment will be replaced and relocated to the central roof area, and the space cleared of all residual secondary structures. Level access will be achieved by the reconfiguration of one of the Tower lifts, from an overhead to a MRL system, to enable it run to the new roof level within the existing core enclosure. Fire egress will be provided via the existing local fire stair, with a secondary route across the roof to the north stair core. A DDA wc facility will also be created. The design proposes that the area is enclosed, with the main space located beneath fixed and sliding glass roof panels (fig. 26). A new internal steel frame will support the roof, independent of the existing parapet, for which it will also provide lateral restraint. The area below will be decked in porcelain tiling on to a steel pedestal system and will total 102sqm of additional GIA. The existing rectangular parapet openings will be infilled with laminated double-glazed panels. To facilitate abseil cleaning of the tower windows around the newly enclosed area, a rope access track system will be installed around the outside of the concrete parapet.

Refer to drawings

PS5006-FME-ZZ-R2-DR-A-20210

PS5006-FME-ZZ-R3-DR-A-20210

PS5006-FME-ZZ-R2-SE-A-20401

PS5006-FME-ZZ-R2-SE-A-20402

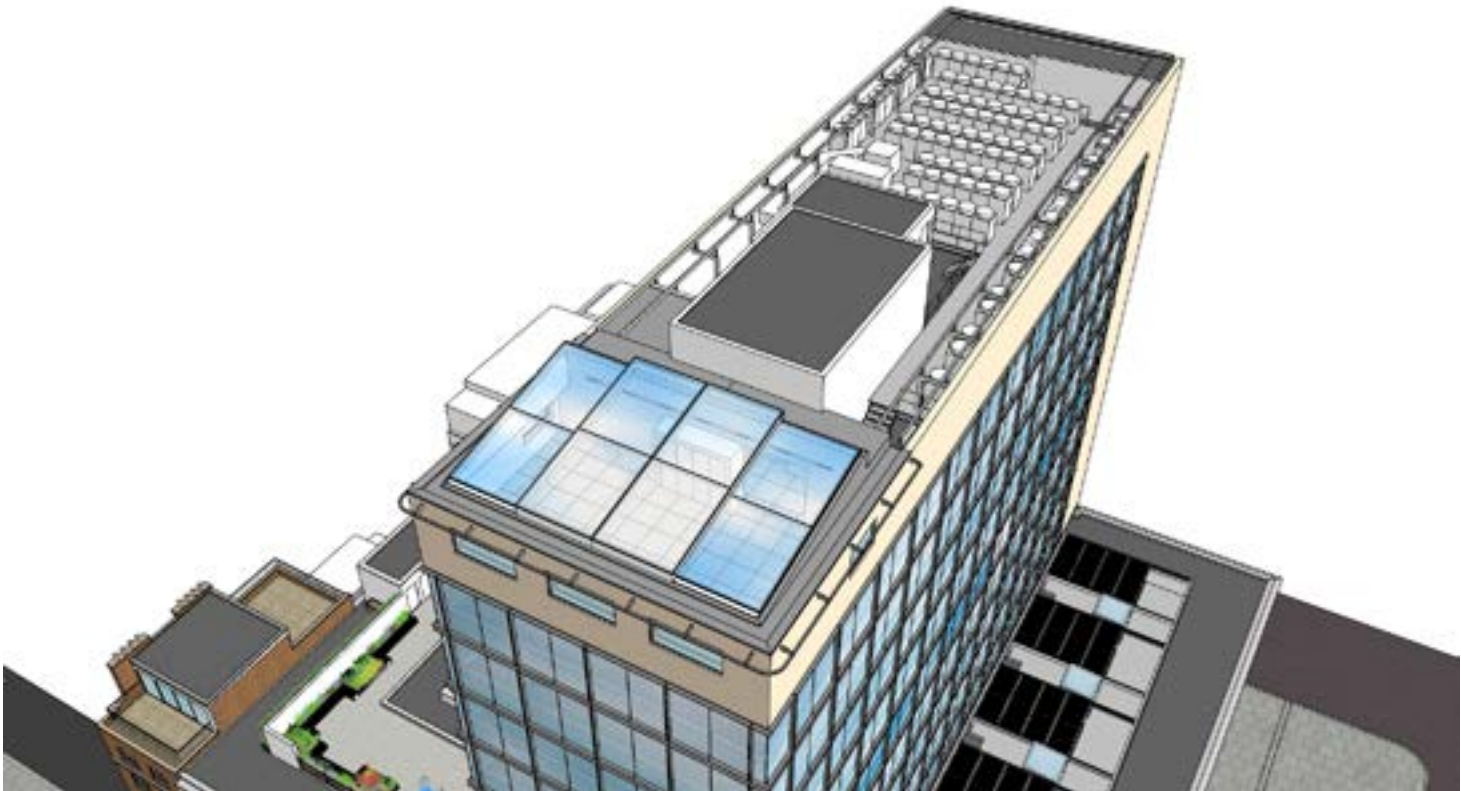
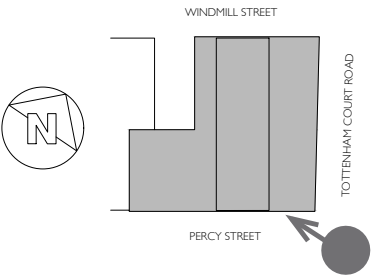


Fig. 25 - Proposed Tower Roof, High Level View, Rooflight closed

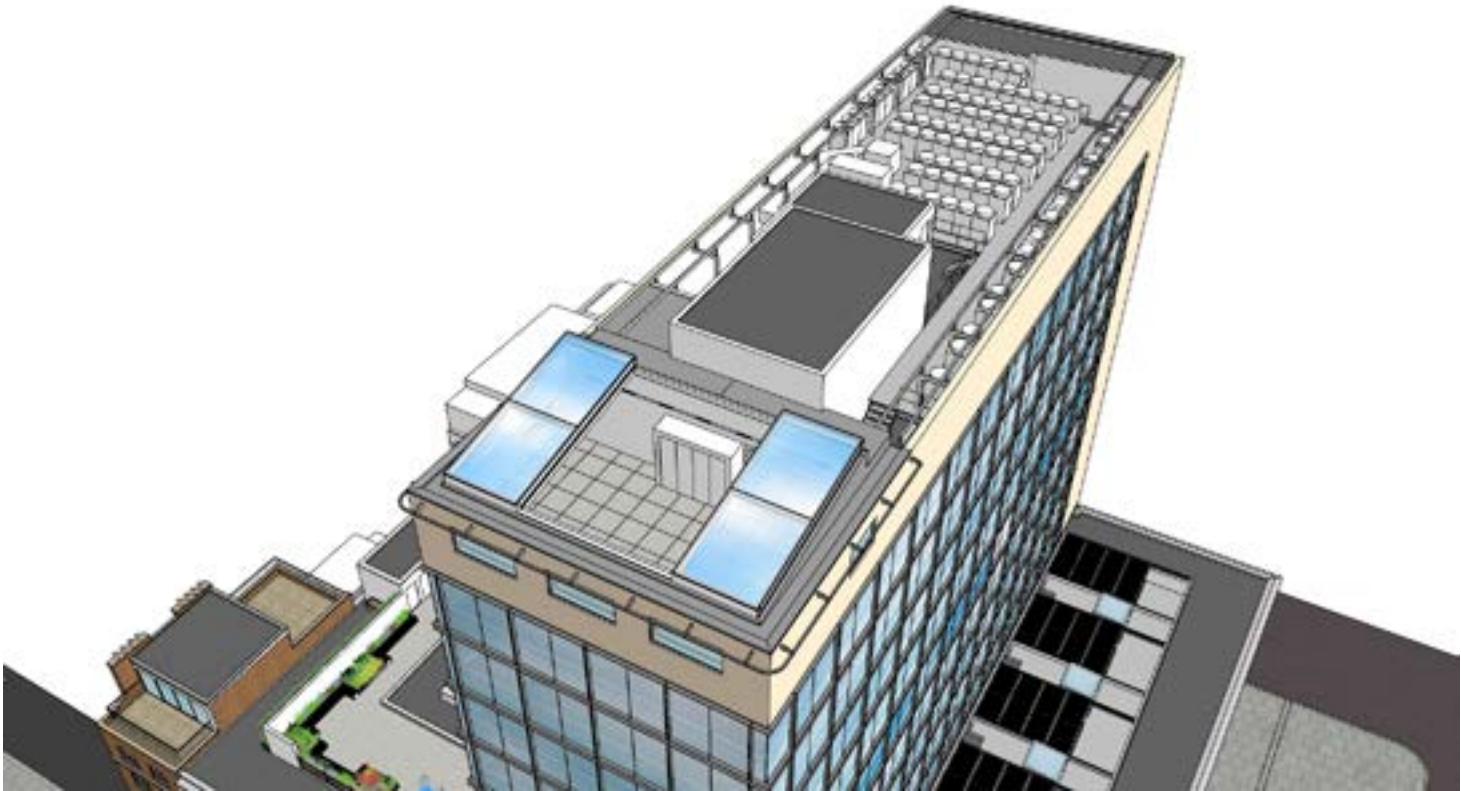


Fig. 26 - Proposed Tower Roof, High Level View, Rooflight open

ACCESS STATEMENT

4.1 Access Statement

The Equality Act 2010

The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. The act prohibits unfair treatment in the workplace, when providing goods, facilities and services when exercising public functions, in the disposal and management of premises, in education and by associations (such as private clubs).

Interpretation of Standards

Access standards are in a continuing state of development with no one authoritative document as a single reference. Instead, several separately authored documents must be referred to, these include:

- The Equality Act 2010
- The building Regulations 2010 Approved Document M – Access to and use of buildings
- BS 8300-2:2018 – Design of buildings and their approaches to meet the needs of disabled people
- Stairs, ramps, and escalators. Inclusive design guidance 2010 RIBA

In addition, the proposed design has been reviewed by Salus Approved Inspectors to ensure compliance.

As an integral part of the development proposals, and to satisfy the requirements of the above documents, close attention has been paid to accessibility throughout.

Wherever possible it has been a priority to ensure that there is level access to the new amenity areas with relevant facilities within reasonable distance. This is addressed as follows;

Tower Roof Enclosure

The extension of one of the existing tower lifts to the new terrace level will provide level access to this area. Include in the new layout will be a compliant DDA wc facility.

Podium Roof West

The extension of one of the existing podium lifts to the new terrace level will provide level access to this area. Include in the new layout will be a compliant DDA wc facility.

Podium Roof East

The new terrace area on the east podium roof is for the exclusive use of the tenant on the fourth floor will be approximately 1.1 meters below the office floor level. The terrace will be accessed via an external stair. Studies to provide level access to this terrace determined that structural modifications would be required to the roof structure to install a platform lift, and the costs would be prohibitive. Tenants on the fourth floor also have level access to the new tower roof terrace.

Service yard 2nd floor terrace

This proposed terrace will be accessed via a new opening through the existing glazed curtain wall at second floor level and will be installed on top of the existing insulated flat roof. The existing roof level is already high, and the new terrace level will be around .5m above the internal floor level, requiring 3 steps up to access. Again, the cost and logistics of providing level access are prohibitive. Tenants of the second floor also have level access to the new podium west terrace.

Service yard 1st floor Mezzanine Terrace

The proposed new mezzanine terrace above the service yard will have 2 points of level access from the first floor office areas. One will be via a new opening through the existing glazed curtain wall, the other via a door off of the first floor landing in the new enclosed circulation stair.

4.2 Crime Impact Assessment

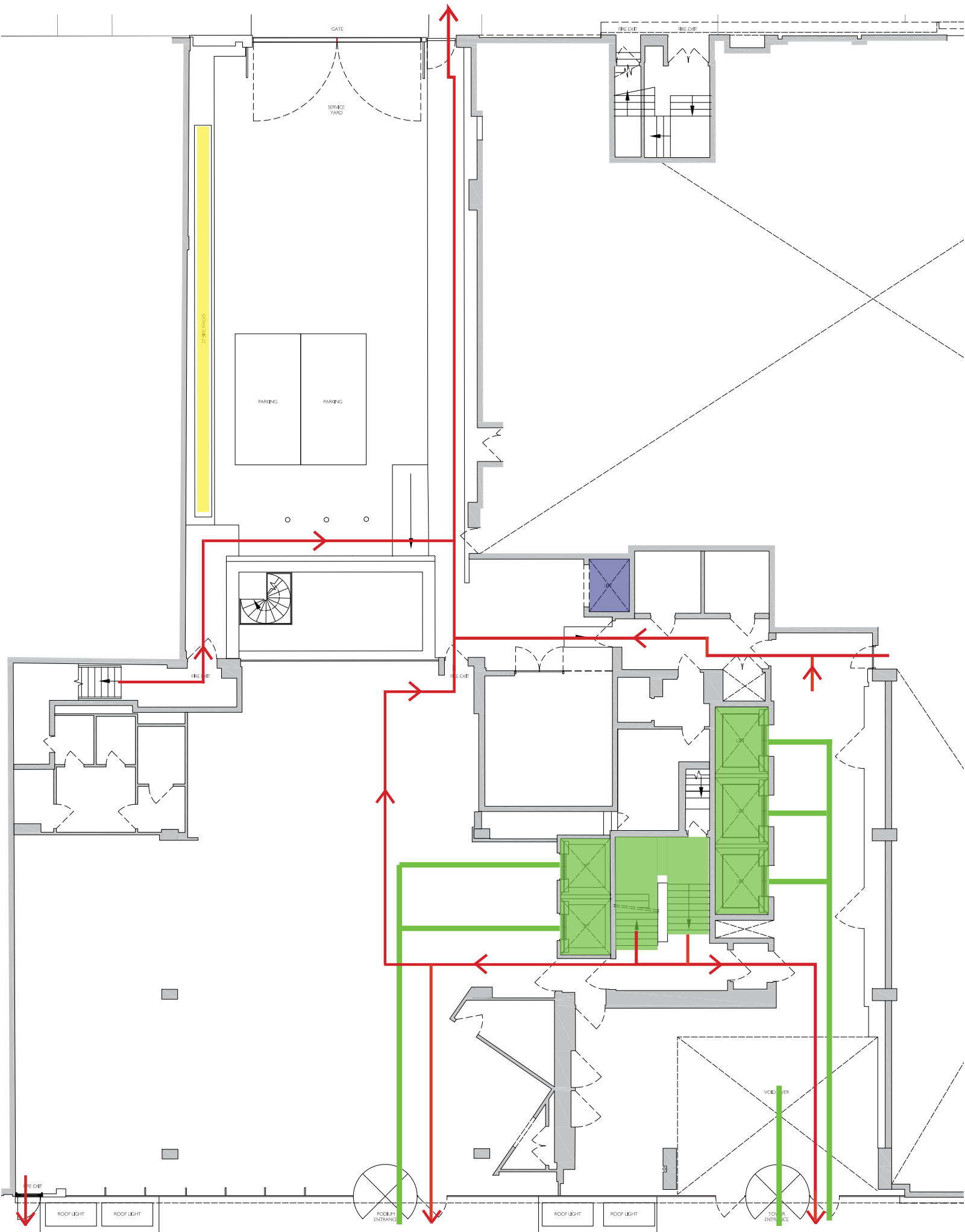
The proposed development will not affect existing security conditions as the new amenity areas are located beyond existing access control points on each floor. The newly designed entrances on Percy Street will replace and replicate the existing access control systems for these points of entry. Otherwise, all other current points of entry will have new access control systems installed to replace existing. The comprehensive external and internal CCTV coverage will be maintained.

DESIGN PROPOSAL

4.3 Building Access Existing - Ground Floor

KEY

- Fire Escape Routes
- Building Entrance
- 27 Existing Bicycle Racks
- Circulation Routes
- Bicycle Lift



DESIGN PROPOSAL

4.4 Building Access Proposed - Ground Floor

Existing access to the building is maintained from Percy Street dedicated entrances to the Reception. The Fire Escape has been maintained and the Escape Route rationalised in order to create a larger Reception with direct access to the Office and Vertical Circulation Core, as well as to improve the visual presence of the Primary Entrance.

KEY

Fire Escape Routes

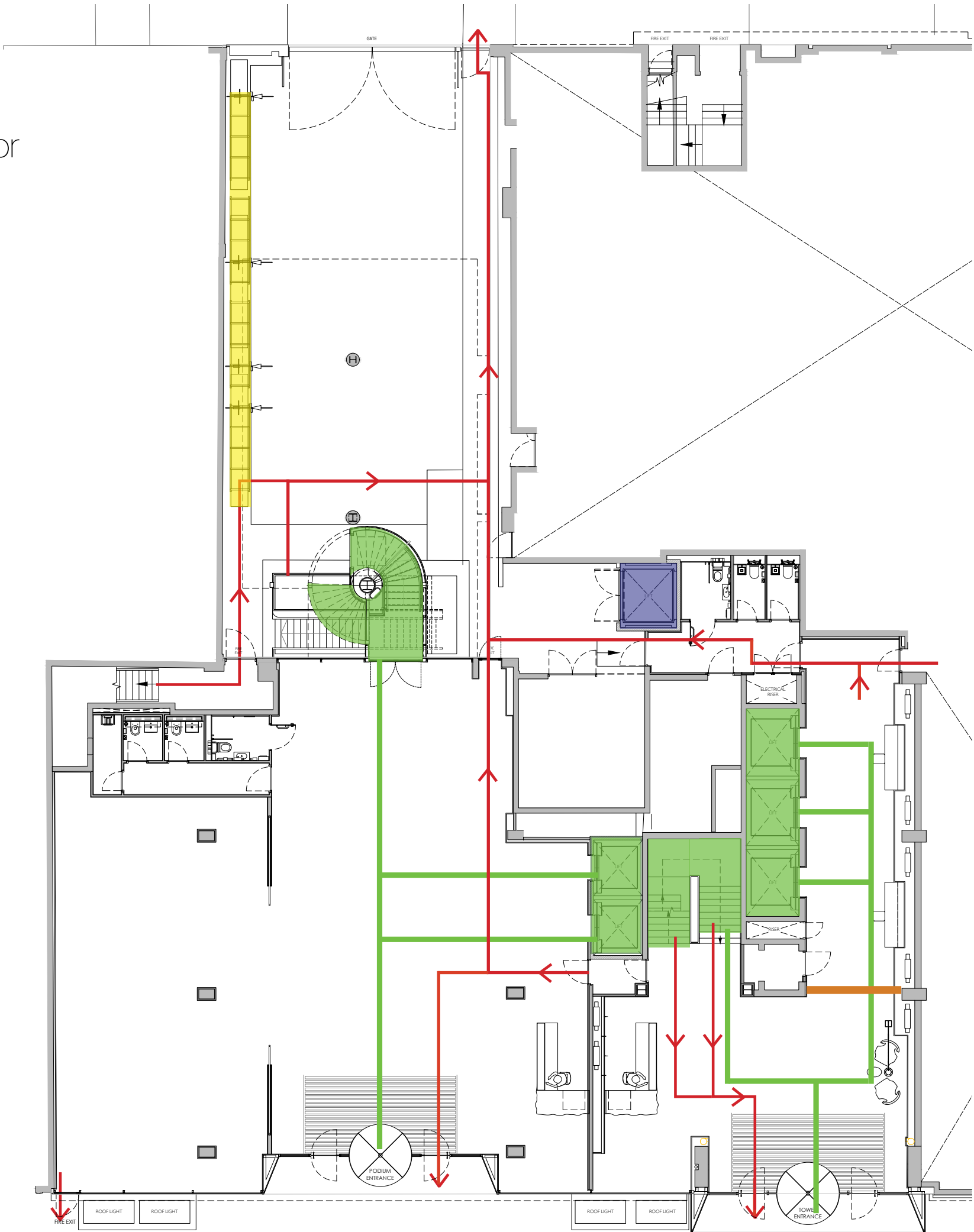
Building Entrance

Fire Curtain

20 non-standard cycle racks

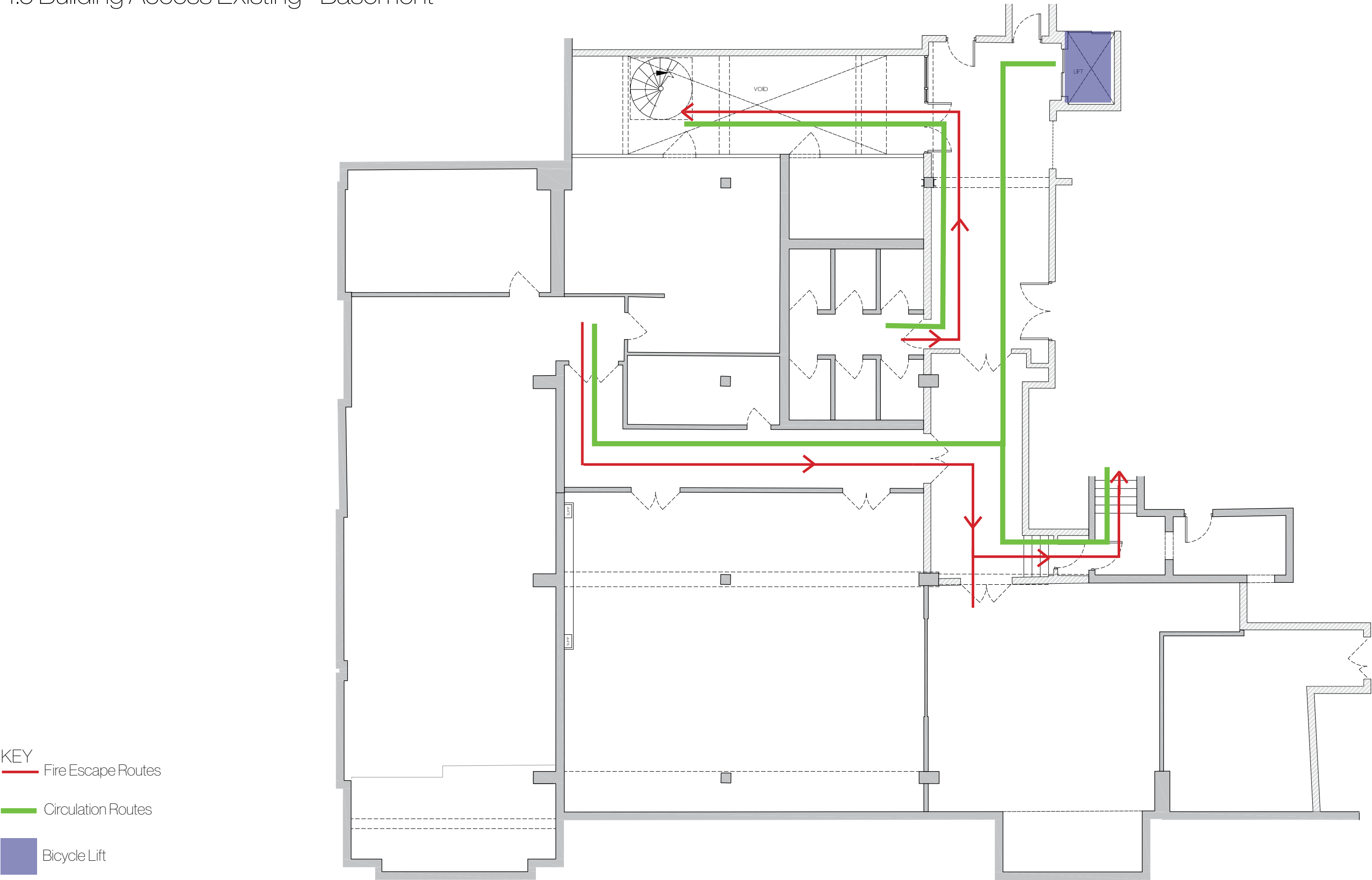
Circulation Routes

Bicycle Lift



DESIGN PROPOSAL

4.5 Building Access Existing - Basement



DESIGN PROPOSAL

4.6 Building Access Proposed - Basement

QUANTITIES PODIUM:

- TOTAL CYCLES: 114
- CYCLE HORIZONTAL RACK : 10
- CYCLE VERTICAL RACK: 68
- ELECTRIC CYCLES: 3
- FOLDING CYCLES LOCKERS (11 TRIPLE STACK): 33
- SHOWERS: 6
- WC'S : 4
- BASINS: 4
- LOCKERS (DOUBLE STACK): 92
- HEATED LOCKERS (DOUBLE STACK): 32
- CLEANER'S CUPBOARD: 2
- DRYING ROOM: 1

QUANTITIES TOWER:

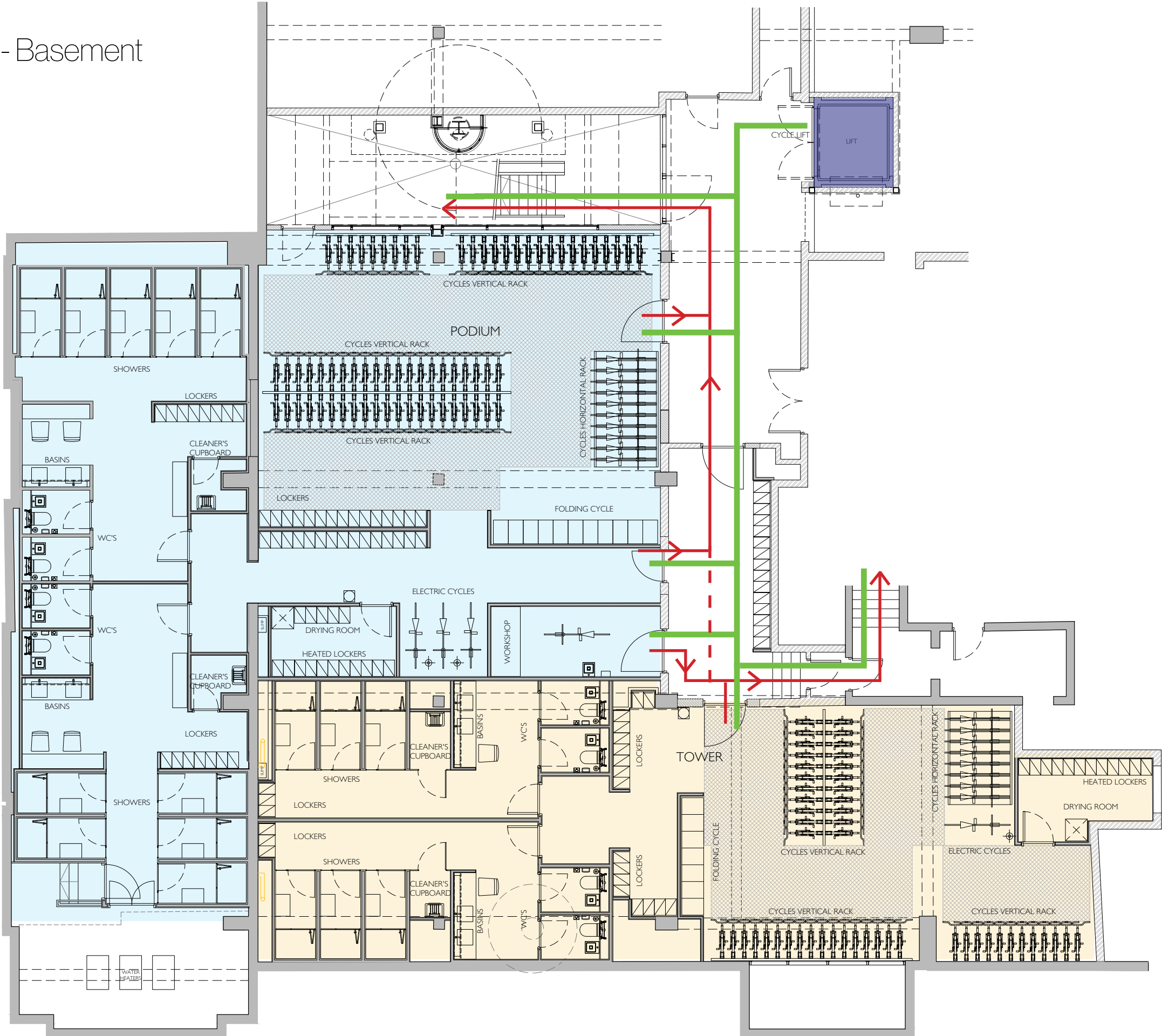
- TOTAL CYCLES: 81
- CYCLE HORIZONTAL RACK : 8
- CYCLE VERTICAL RACK: 51
- ELECTRIC CYCLES: 1
- FOLDING CYCLES LOCKERS (7 TRIPLE STACK): 21
- SHOWERS: 6
- WC'S : 4
- BASINS: 4
- LOCKERS (DOUBLE STACK): 38
- HEATED LOCKERS (DOUBLE STACK): 24
- CLEANER'S CUPBOARD: 2
- DRYING ROOM: 1

PODIUM & TOWER

- WORKSHOP: 1

KEY

- Fire Escape Routes
- Alternative Fire Escape Route
- Circulation Routes
- Podium
- Tower
- Bicycle Lift



DESIGN PROPOSAL

4.7 Podium Level Terracing Proposed

Schedule of areas

External Terraces

Podium Roof West	-	224m ²
Podium Roof East	-	56m ²
Service Yard 2nd Floor	-	77m ²
Service Yard Mezzanine	-	104m ²

KEY

- Podium Roof
- NIA
- Second Floor Terrace
- First Floor Mezzanine
- Fourth Floor Terrace



DESIGN PROPOSAL

4.8 GIA Schedule Existing and Proposed

Land Use	Existing	Proposed	Net Difference
Office	11,681m ²	11,895m ²	214m ²
Non-Food Retail	1,882m ²	1,882m ²	0
Total GIA	13,563m ²	13,777m ²	214m ²

Appendices

5.1 Landscaping proposal

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