

3.0 Sixth floor

Sixth floor amenity space

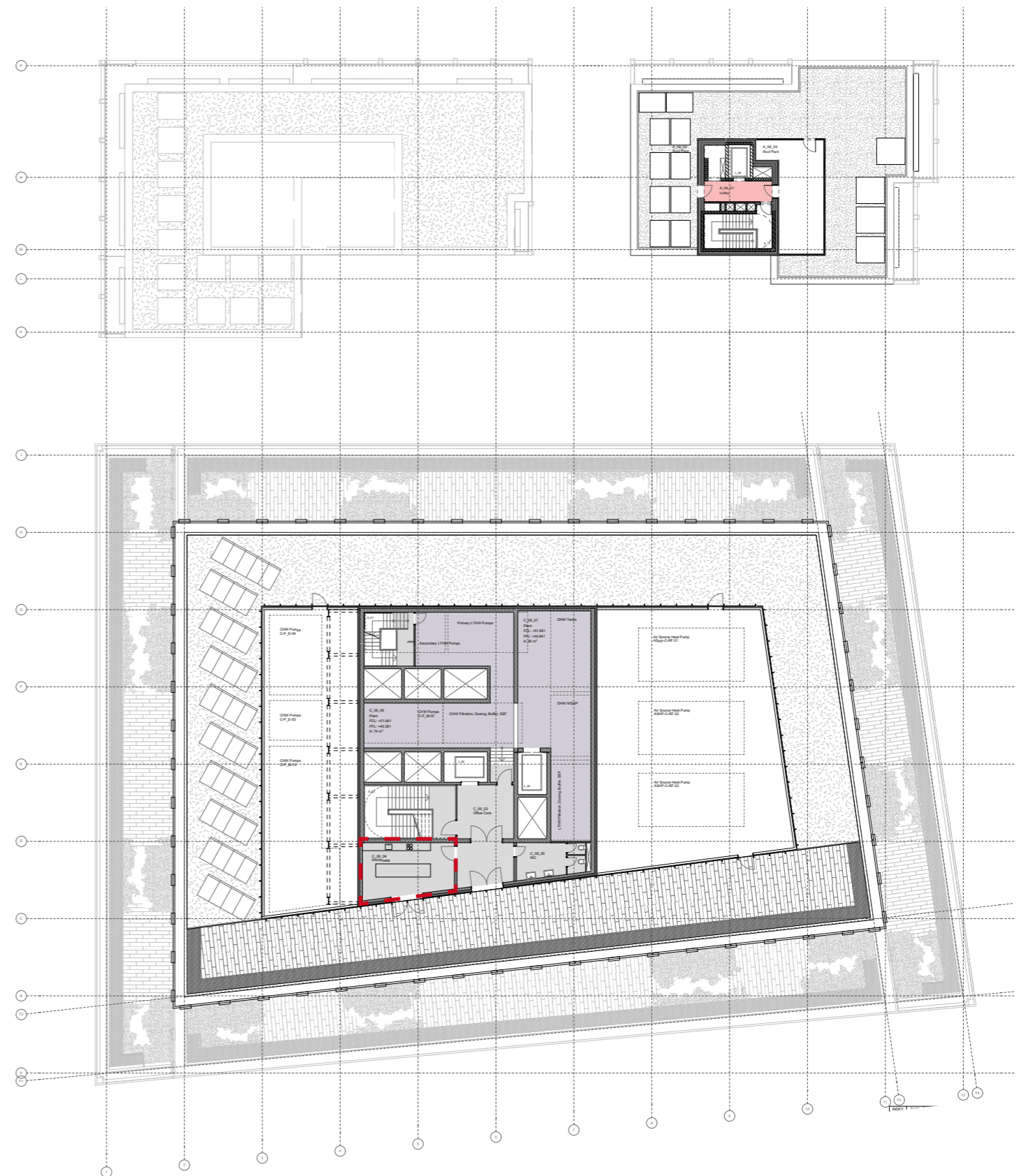
In August 2019 planning permission was granted for the provision of a shared amenity space for building users the sixth floor of the office building. This was available to all office tenants, but was principally intended for the use of tenants on levels 1, 2 and 3 who do not have direct access onto external terraces. It is proposed that the size of the space is increased by 54m² to create a more useful interior space with a small kitchen and store to facilitate events. The larger space facilitates changes in office working culture following covid which has seen an increase in the demand for flexible work space provision.

The increased area displaces some plant equipment, exhaust ducts and tenant direct expansion plant equipment is located to the north of the 6th floor, these units will be at low level only and will not be visible above the roof parapet. Larger bulky items are move to the 7th floor, concealed within the extended plant enclosure.

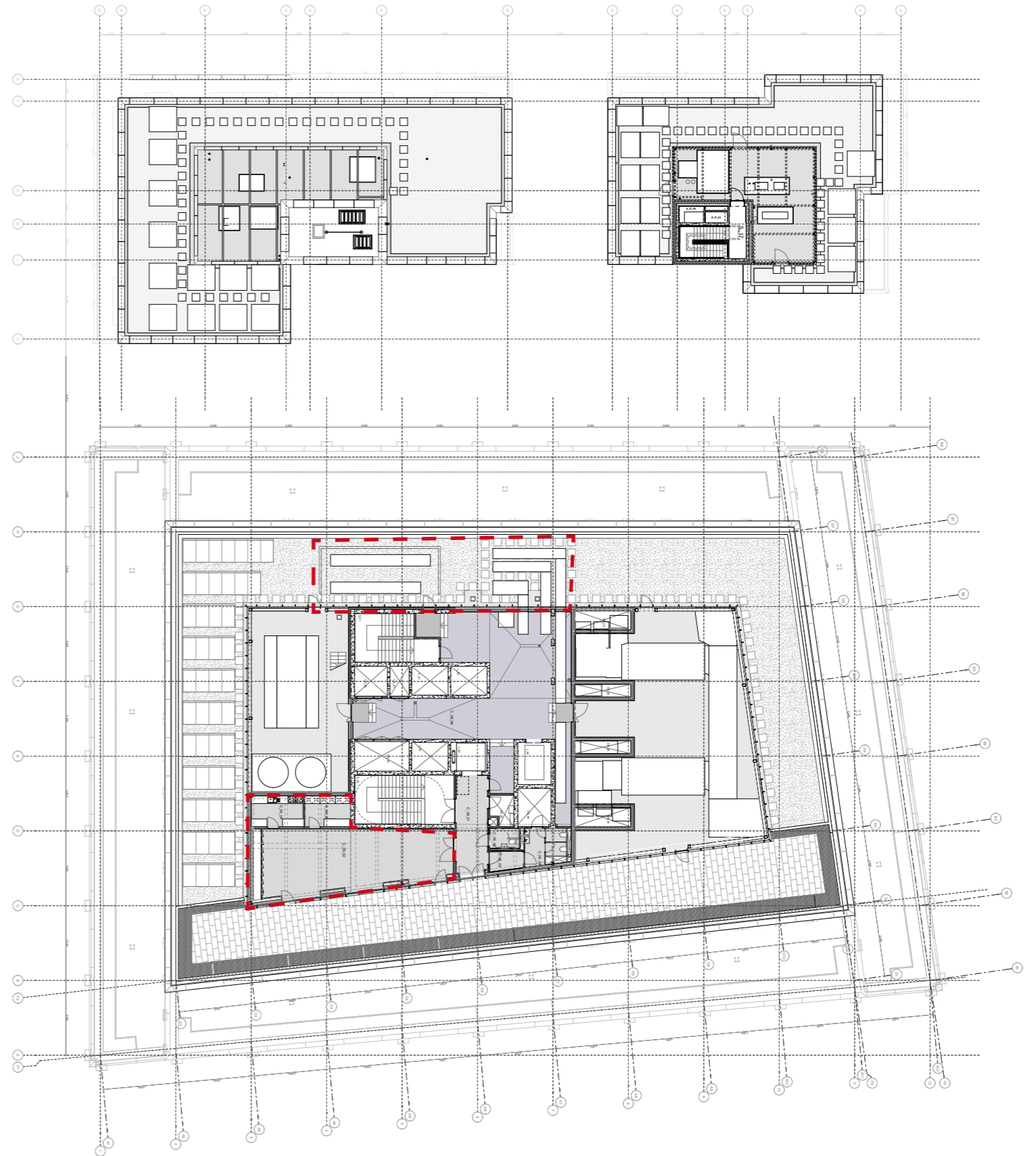
The openings on the south elevation of the sixth floor have been updated with an additional door and window. Provision is made for lighting along the south elevation to allow the terrace to be used in the evening, within the agreed permitted time period. In addition to this we have located visual and audio beacons on all terraces (4th, 5th & 6th floors) for the purposes of emergency escape.

KEY

- Retail
- Office lobby
- Residential lobby
- Office
- Office cycle storage
- Residential cycle storage
- Light industry
- Plant rooms office
- Plant rooms residential
- Residential units



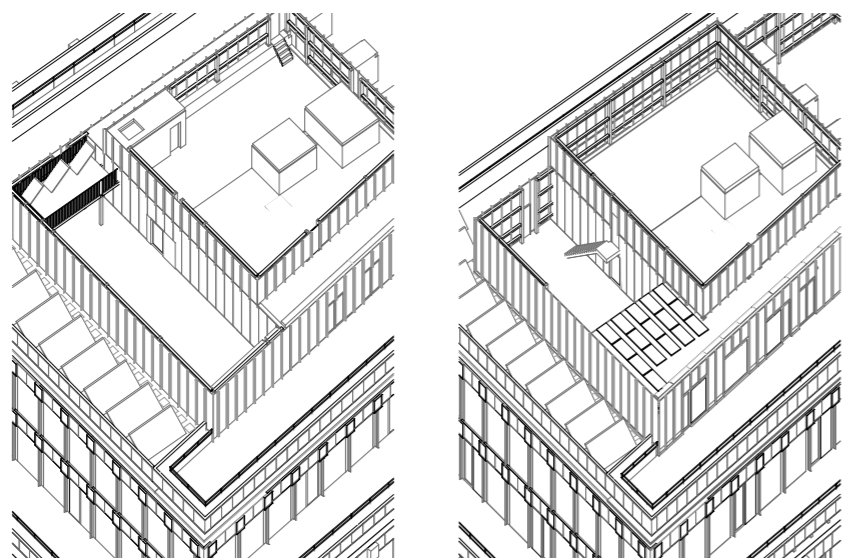
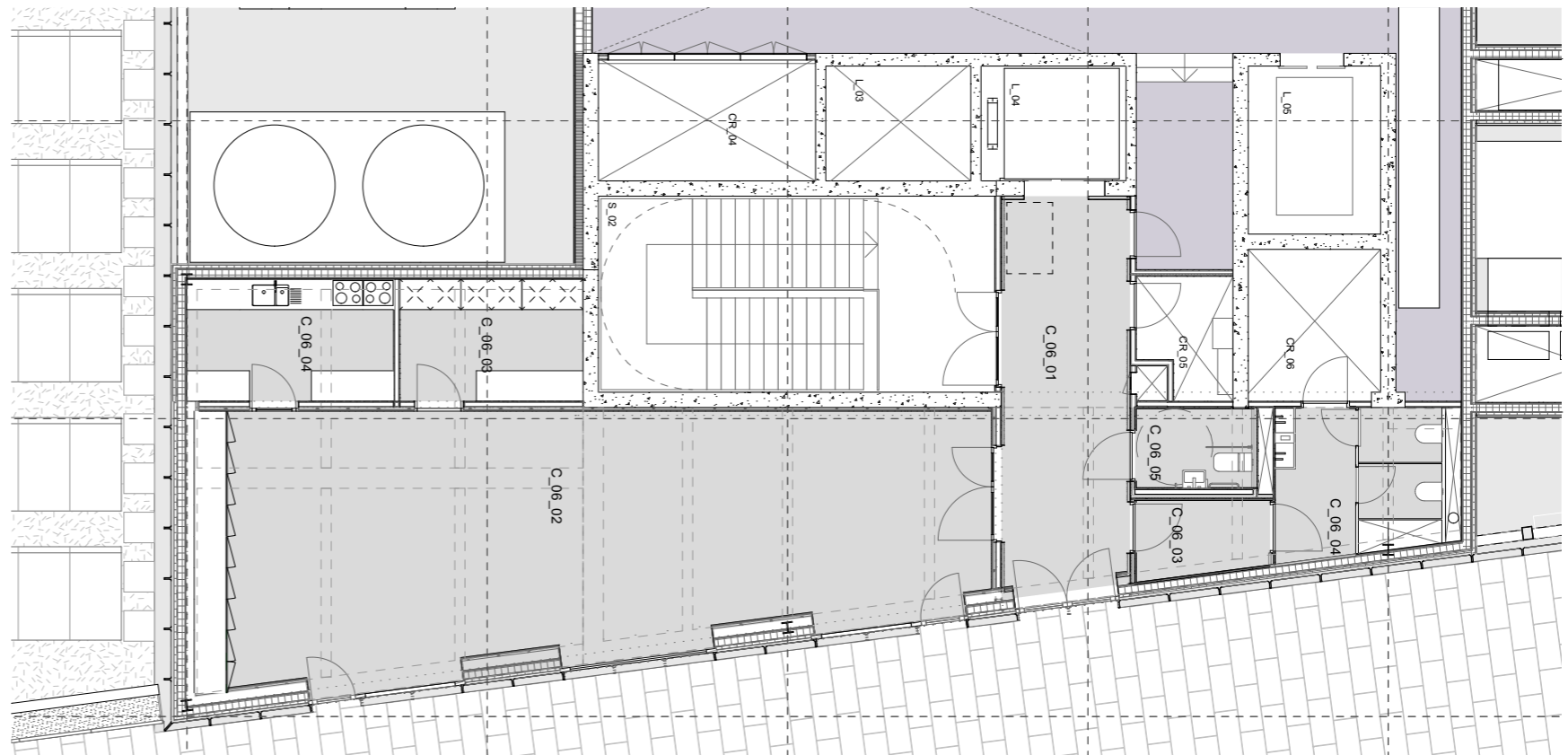
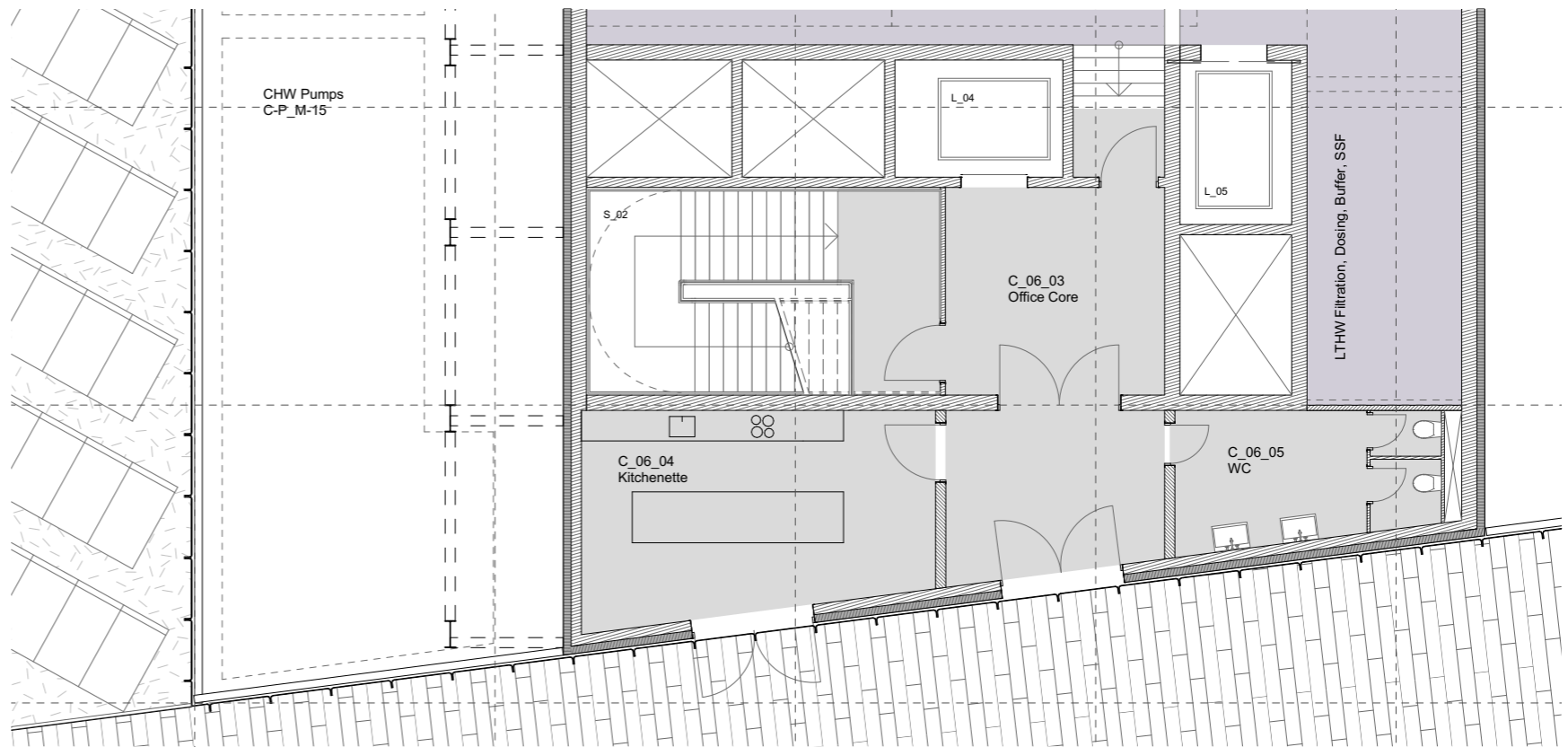
Sixth floor plan approved in December 2020



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Revised sixth floor plan with amendments marked in red



Axons showing the south west corner of the plant screen, the approved scheme on the left and the updated on the right.

Above: Sixth floor plan showing the amenity space as approved in December 2020
 Below: Revised sixth floor plan showing enlarged amenity space.