

04

Proposal

INTERNAL

As part of the wider development, works are to include the interior refurbishment throughout the building and re-positioning of the entrance reception to Mercer Street

With a bolder aesthetic and greater expression of raw materials, we deliver contemporary spaces that improve the work environment and experience.

While retaining the primary structure of the building, we propose to re-design the core in order to provide superloo cubicles and de-clutter the circulation spaces on office floor levels.



04.01 Proposed plans -Basement Floor Plan



- Reduced number of car parking spaces to provide two number spaces in total including an electric vehicle charging point and wheelchair parking space.

Greater quantum of cycle parking and more secure facilities, exceeding the number required for London Plan and BREEAM standards.
New maintenance/ repair station.

- Secured long stay cycle parking area

Complete overhaul of existing stair include new handrail. Exposed materials (concrete) and pop colour accents / supergraphics

Non-typical cycle parking space, as required by London Cycling Design Standards. Space to be used by people who use handcycles, tricycles, tandems and models adapted to suit the rider's specific needs as well as cargo cycles.

Increased dedicated female and male shower provision with lockers and new drying rooms

Substation to be retained, access soft spot in reception on ground floor for maintenance

Short stay cycle parking area
Dedicated refuse area



Proposal

04.01 Proposed plans - Cycle, Locker and Provisions

TOTAL Approx. GEA	4245 sqm
TOTAL GIA	3877 sqm
TOTAL NIA	2324 sqm
Occupancy (1/8 of NIA)	295 staff

1. Based on the London Plan Requirements (and Camden Council)

B1 Office Long Stay: 1 per 90 sqm
B1 Office Short Stay: 1 per 500 sqm up to 5000 sqm
1 per 5000 sqm thereafter

2. BREEAM requirements

B1 Office Long Stay: 1 per 10 staff

Showers: 1 per 10 cycle spaces
Lockers: To equal number of cycle spaces

Changing and Drying Areas: To be provided accordingly

3. WELL Requirements

B1 Office Long Stay Min. 5% occupancy
B1 Office Short Stay Min. 2.5% peak visitors

Showers: 1 for the first 100 regular office occupants
1 for every 150 regular occupants thereafter
Lockers: 1 for every 5 regular occupants or lockers to exceed demand by min. 20%

4. BCO

Secure Cycle Spaces 1 cycle per 10 staff - with the ability to extend to 1.5 cycle spaces per 10 staff

Shower Facilities 1 shower per 100 staff or per 10 cycles

Secure Lockers 1 locker per 10 staff or per 10 cycle spaces

	1. London Plan	2. BREEAM	3. WELL	4. BCO	Proposed
Cycle Parking Long Stay	26	30	15	30	36
Cycle Parking Short Stay	2	0	7	0	10
Showers		3	3	3	10
Lockers		30	59	30	42
Drying station lockers					4

Based on the above and the ambition of the baseline scope we are looking to achieve the below quantities.

Long stay cycle parking - 36 (including the non-typical cycle parking space)

Short Stay cycle parking - 10

Lockers - 42

Drying stations - 4

Showers - 10

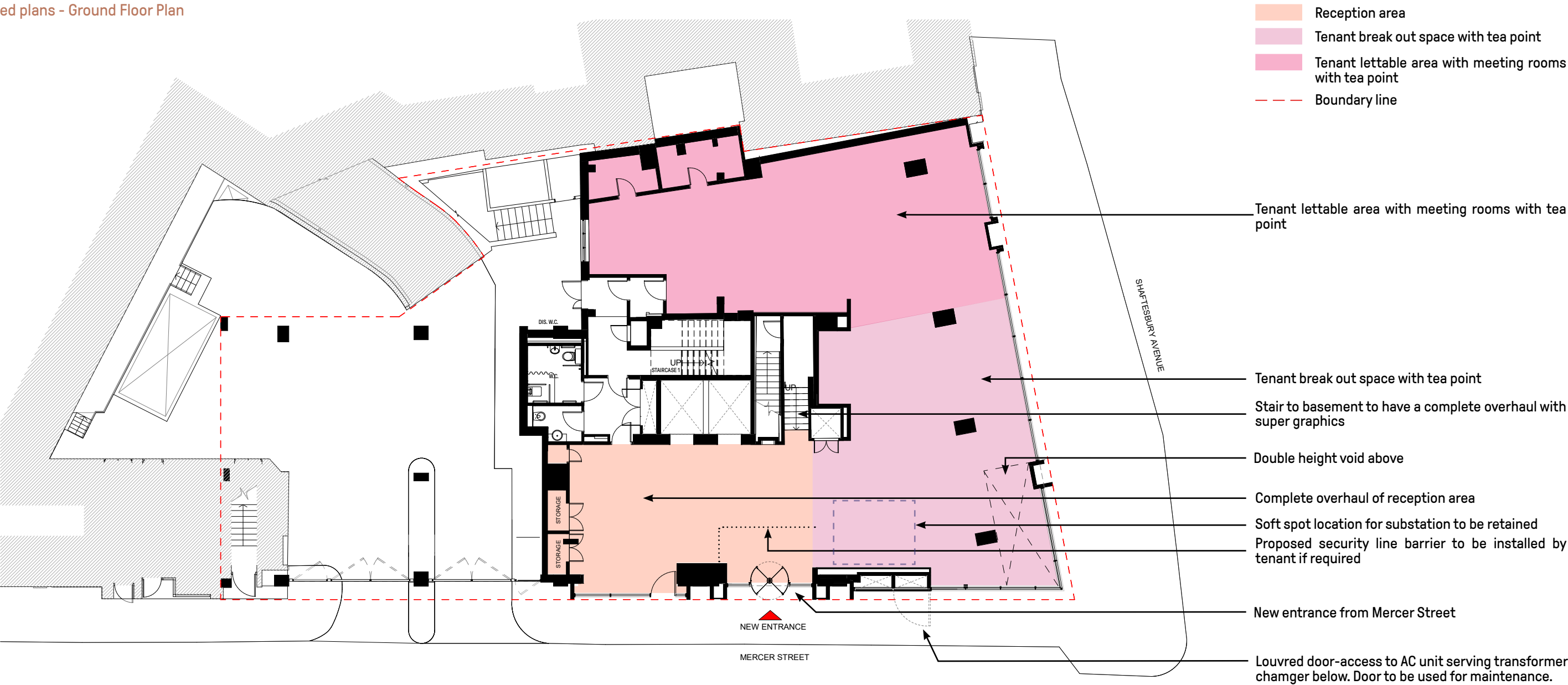
1 unit of the proposed 46 long stay cycle parking is a non-typical cycle parking space, as required by London Cycling Design Standards. Cycle parking will take into account all user needs, so as not to exclude or disadvantage riders of certain types of cycle. This includes people who use handcycles, tricycles, tandems and models adapted to suit the rider's specific needs as well as cargo cycles.

The scheme supports low-carbon travel encouraged by the London Plan offering an excellent amount of cycle parking and associated facilities that exceeds the requirements of London Plan, BREEAM and BCO.



Proposal

04.01 Proposed plans - Ground Floor Plan



Proposal

04.01 Proposed plans - Ground Floor 3D Plan



Proposal

04.01 Proposed Reception Visual



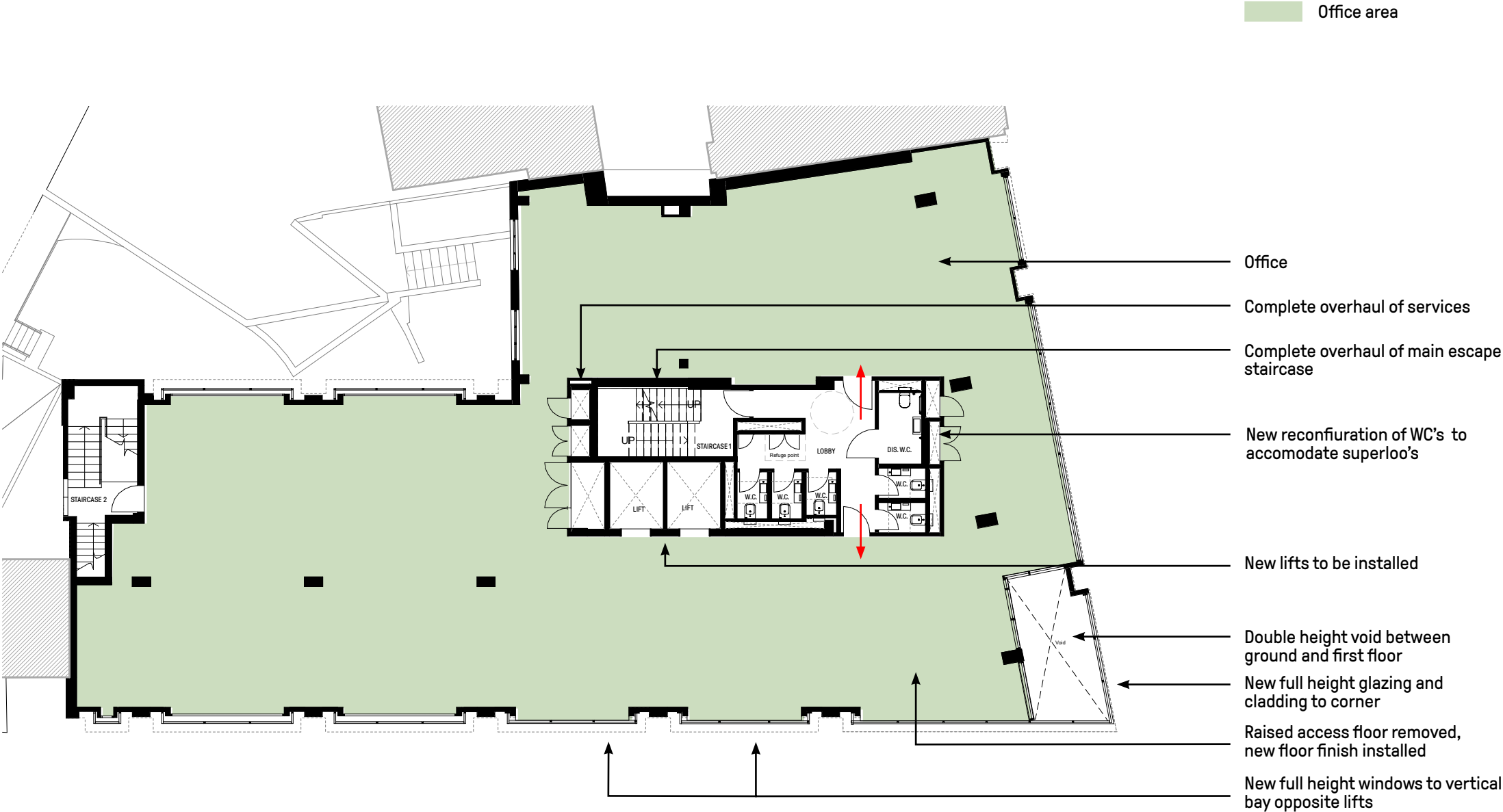
Proposal

04.01 Proposed Break Out Visual



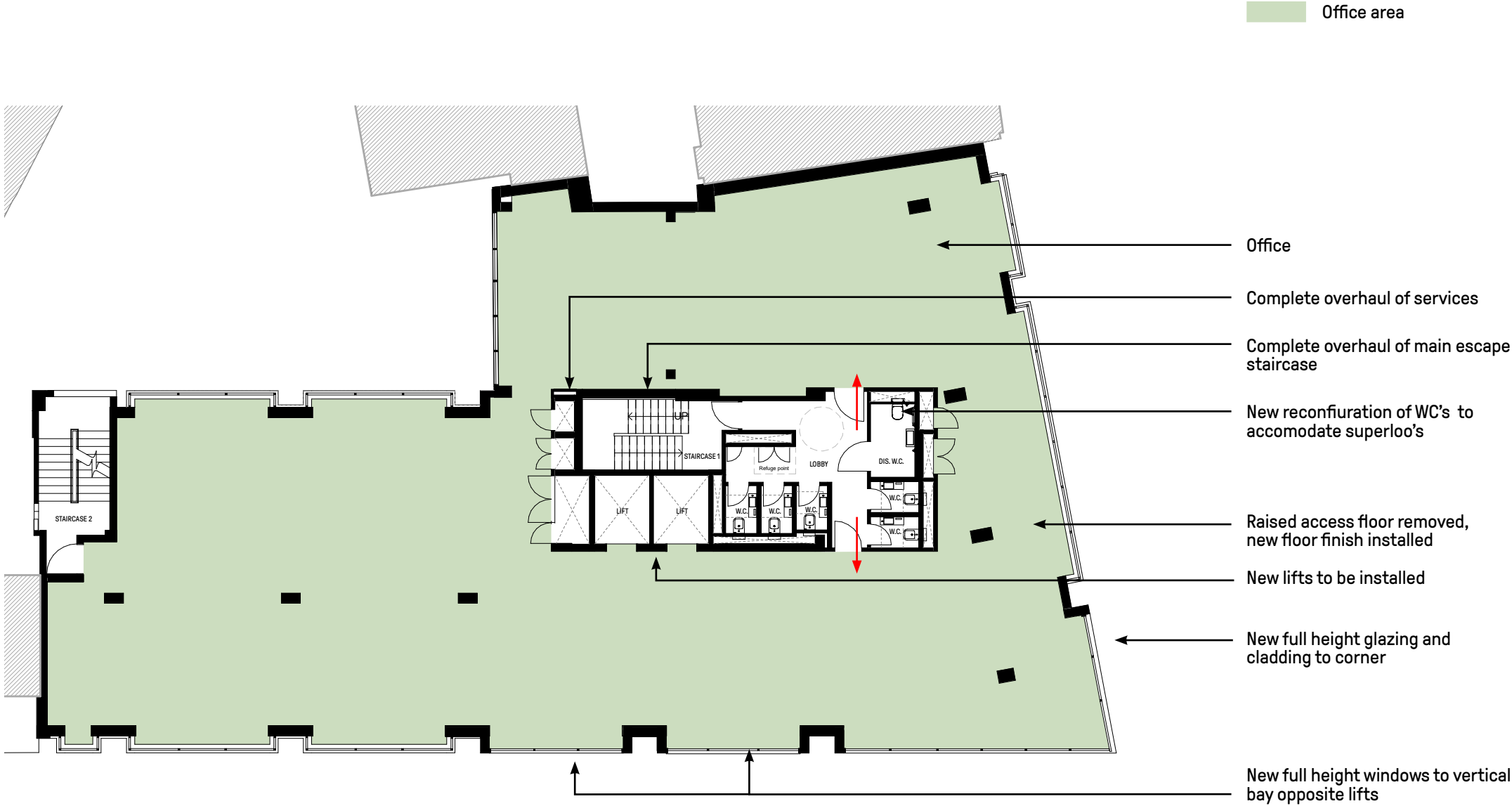
Proposal

04.01 Proposed plans - 1st Floor Plan



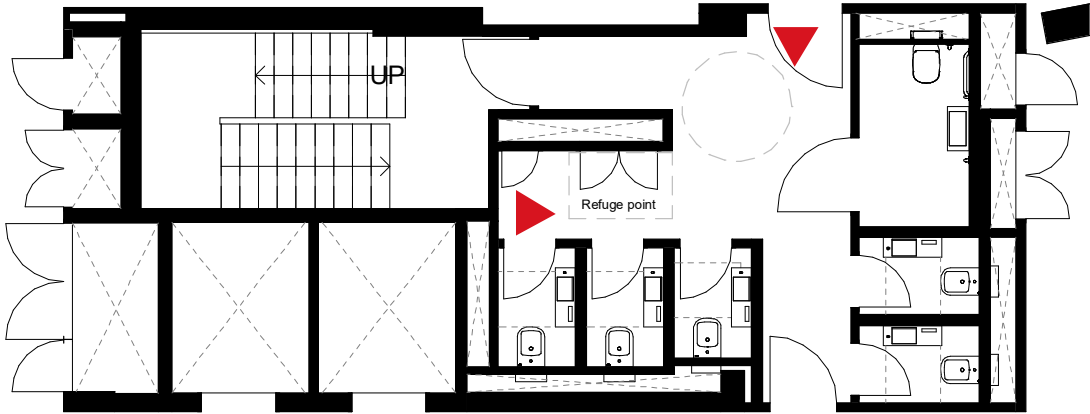
Proposal

04.01 Proposed plans - 2nd-4th Floor Plan



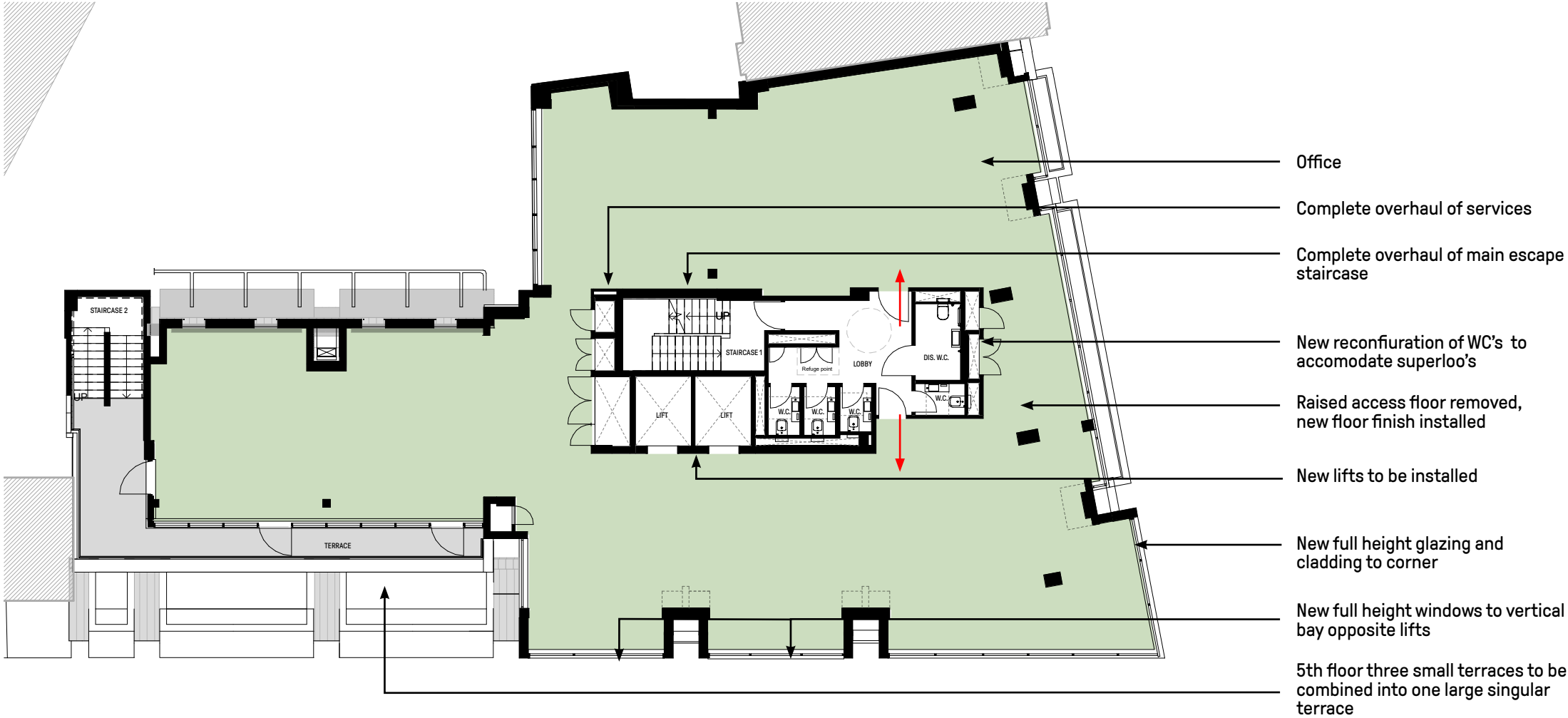
Proposal

04.01 Proposed Staircore Visual



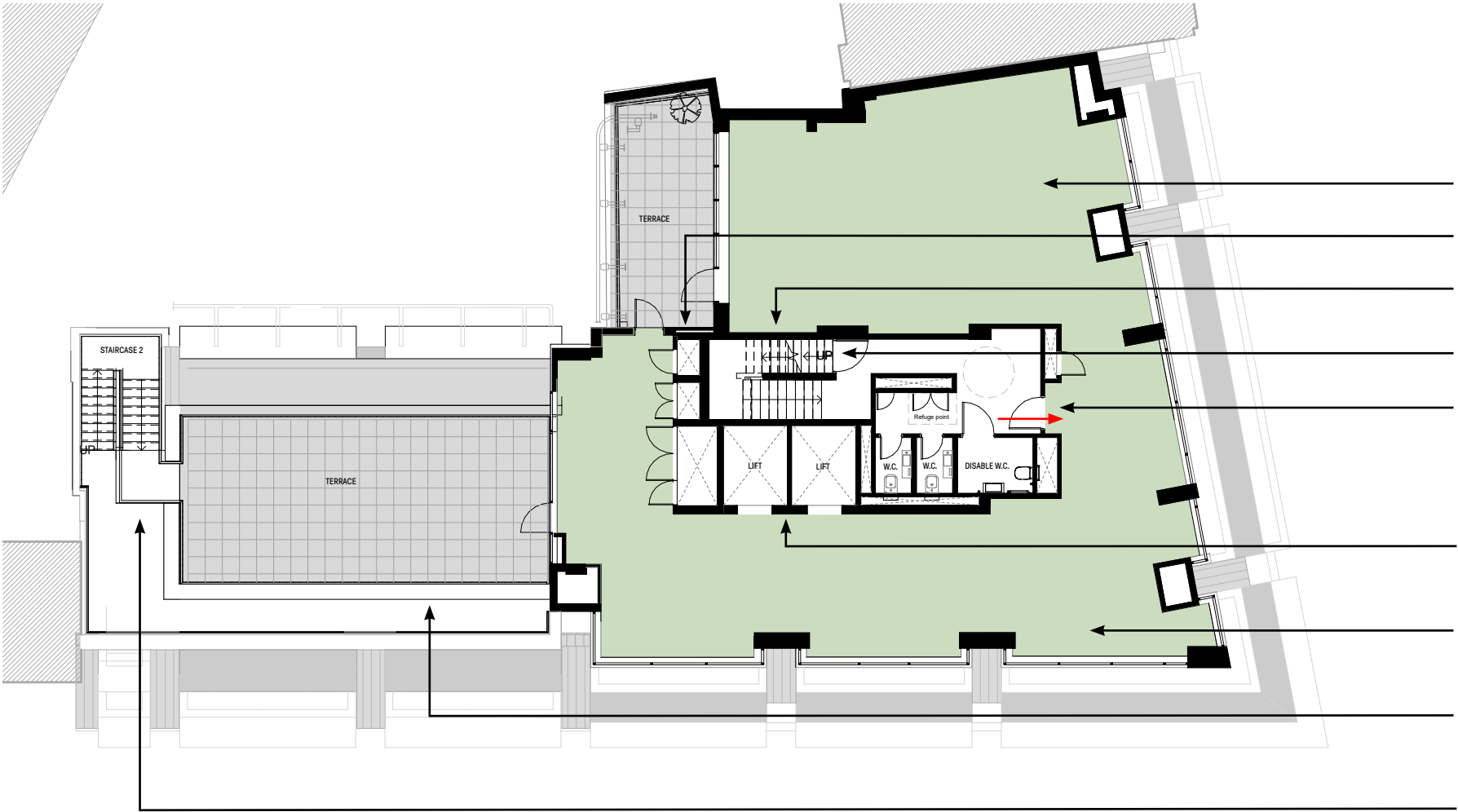
Proposal

04.01 Proposed plans - 5th Floor Plan



Proposal

04.01 Proposed plans - 6th Floor Plan



Office area

- Office
- Complete overhaul of services
- Complete overhaul of main escape staircase
- New FR louvre door to roof plant
- New reconfiguration of WC's to accomodate superloo's
- New lifts to be installed. Both lift to serve level 6
- Raised access floor removed, new floor finish installed
- New roof terrace to roof of 5th floor extension
- New stair extension from 5th to 6th floor



04

Proposal

EXTERNAL

The aim of our proposal is to make sympathetic interventions which would allow the property to achieve its full potential and to provide a comfortable and modern office space and environment for the future tenants.

We have categorized our proposed scheme as follows:

- facade replacement to corner of building including relocation of main entrance
- replacement of external gates leading towards basement
- 5th floor three small terraces to be combined into one large singular terrace
- new terrace and extended staircase to sixth floor
- M&E plant to be replaced at roof level

