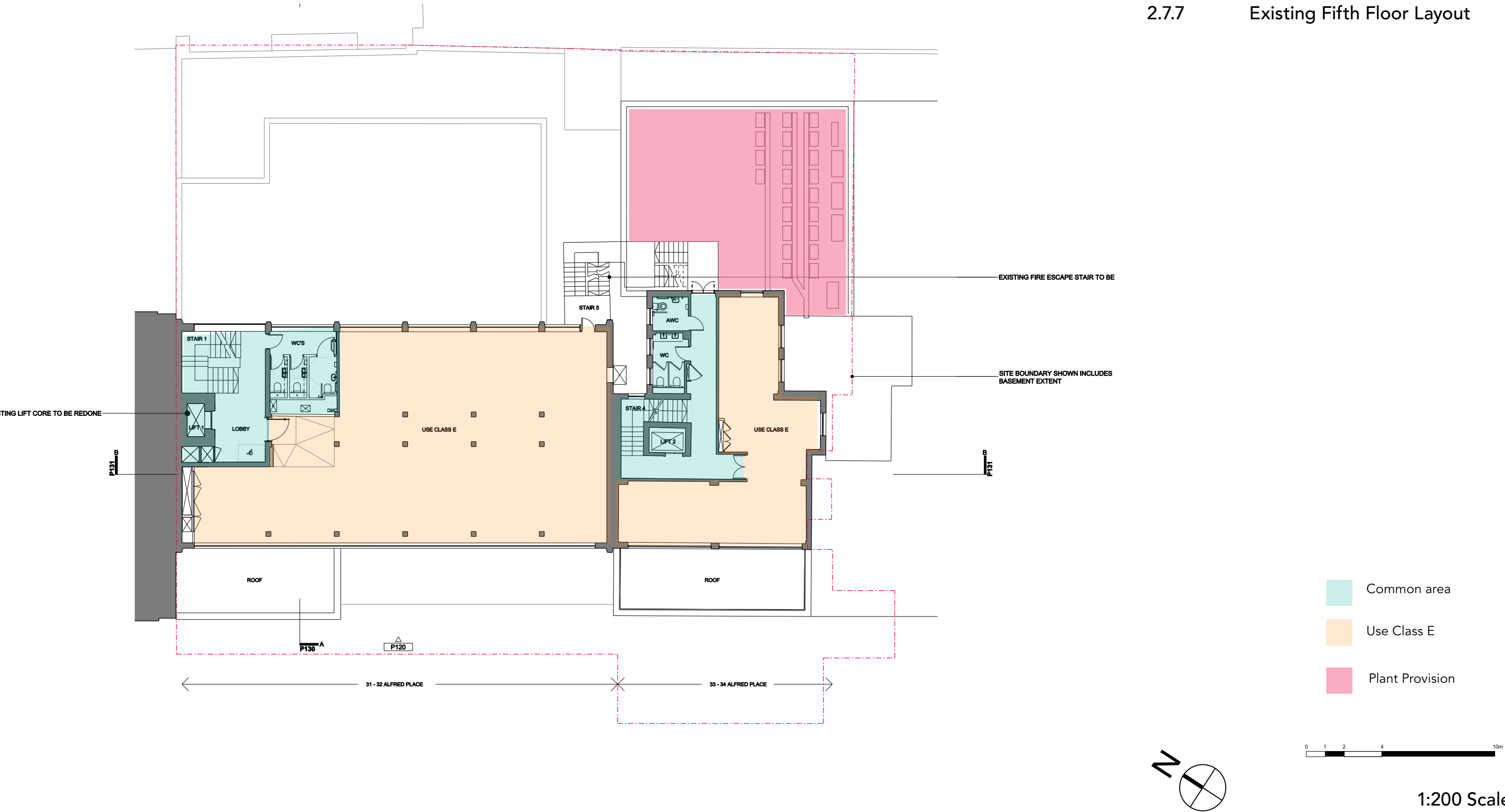
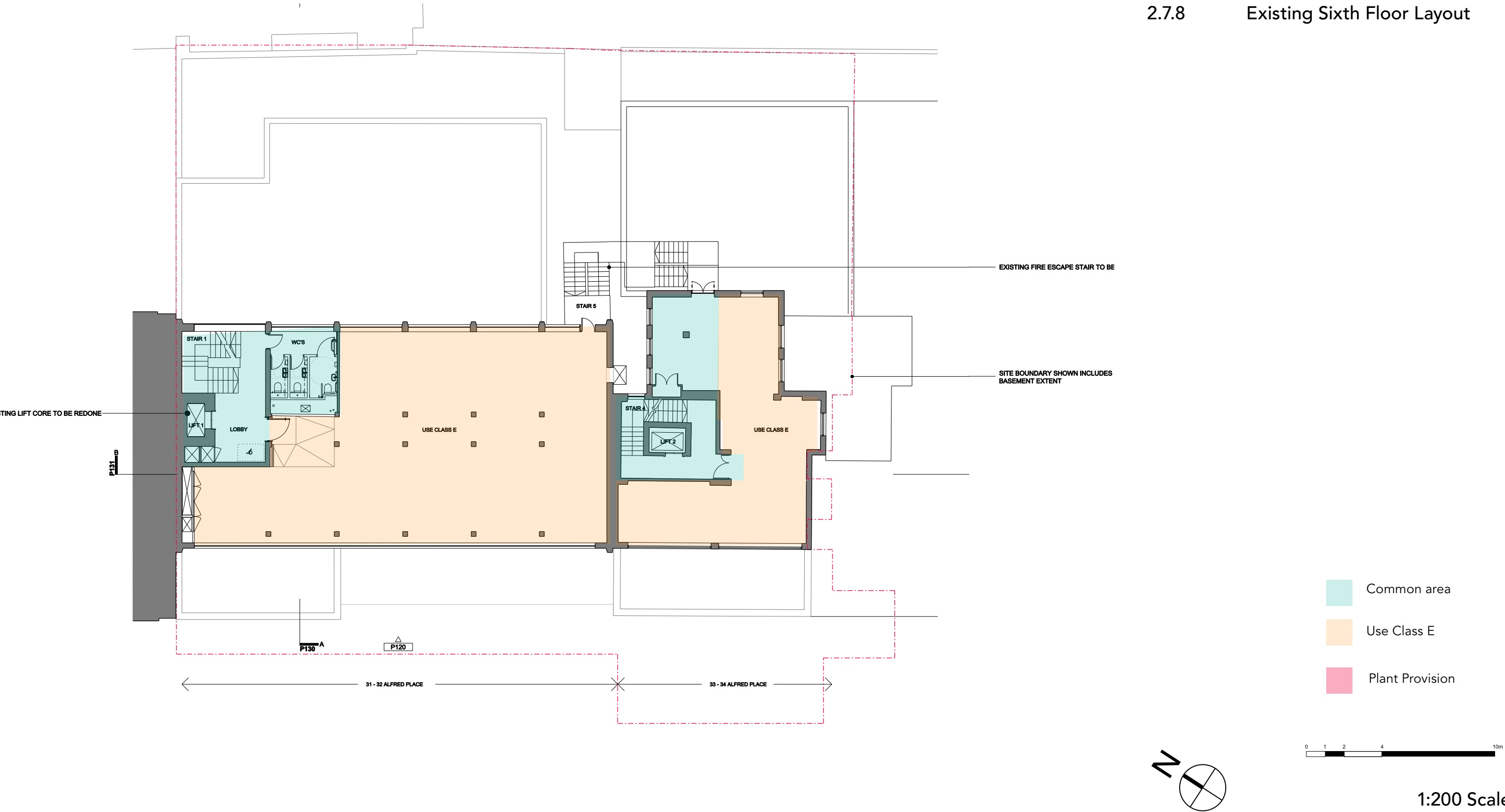


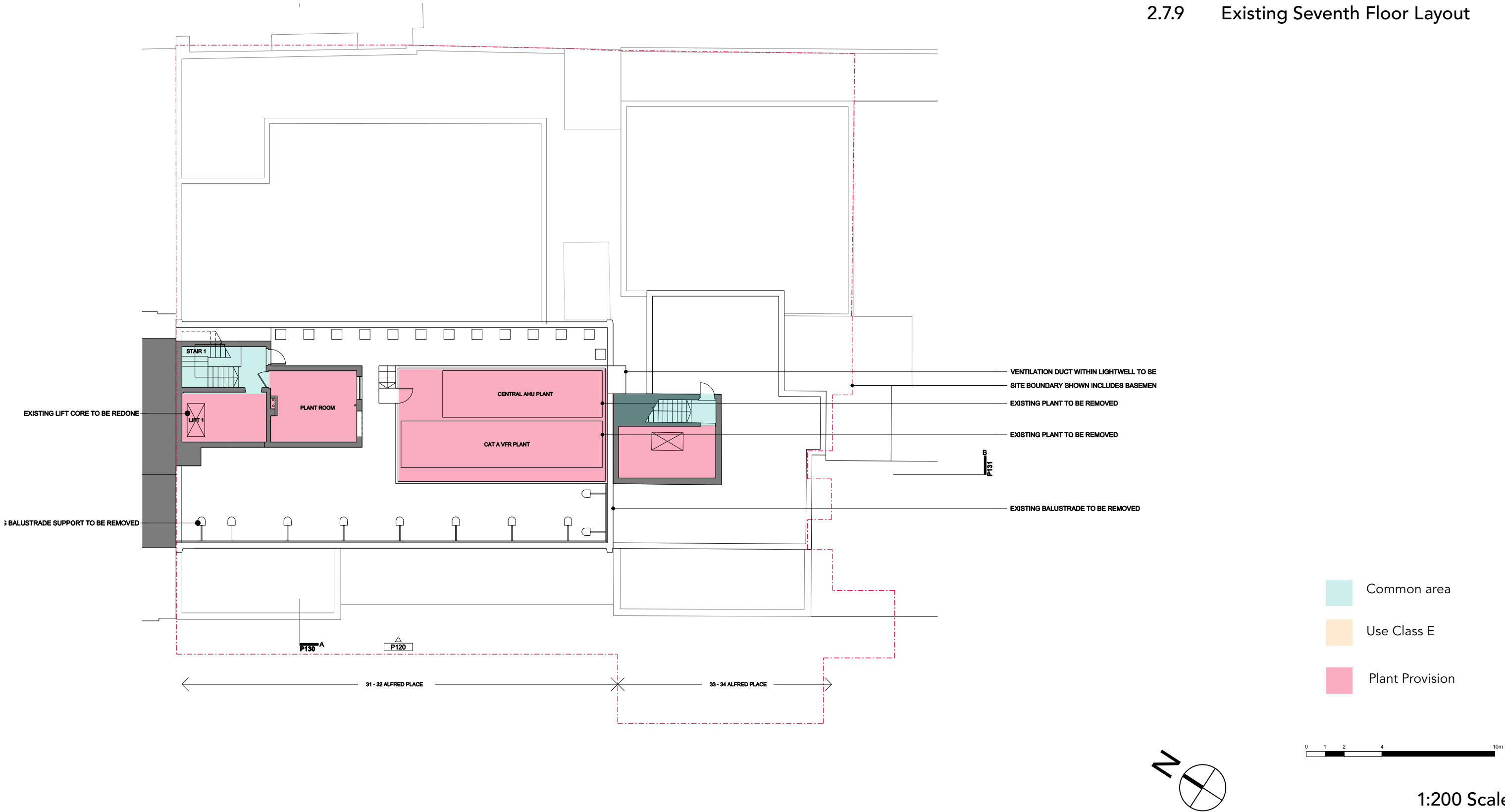
2.7.7 Existing Fifth Floor Layout



2.7.8 Existing Sixth Floor Layout



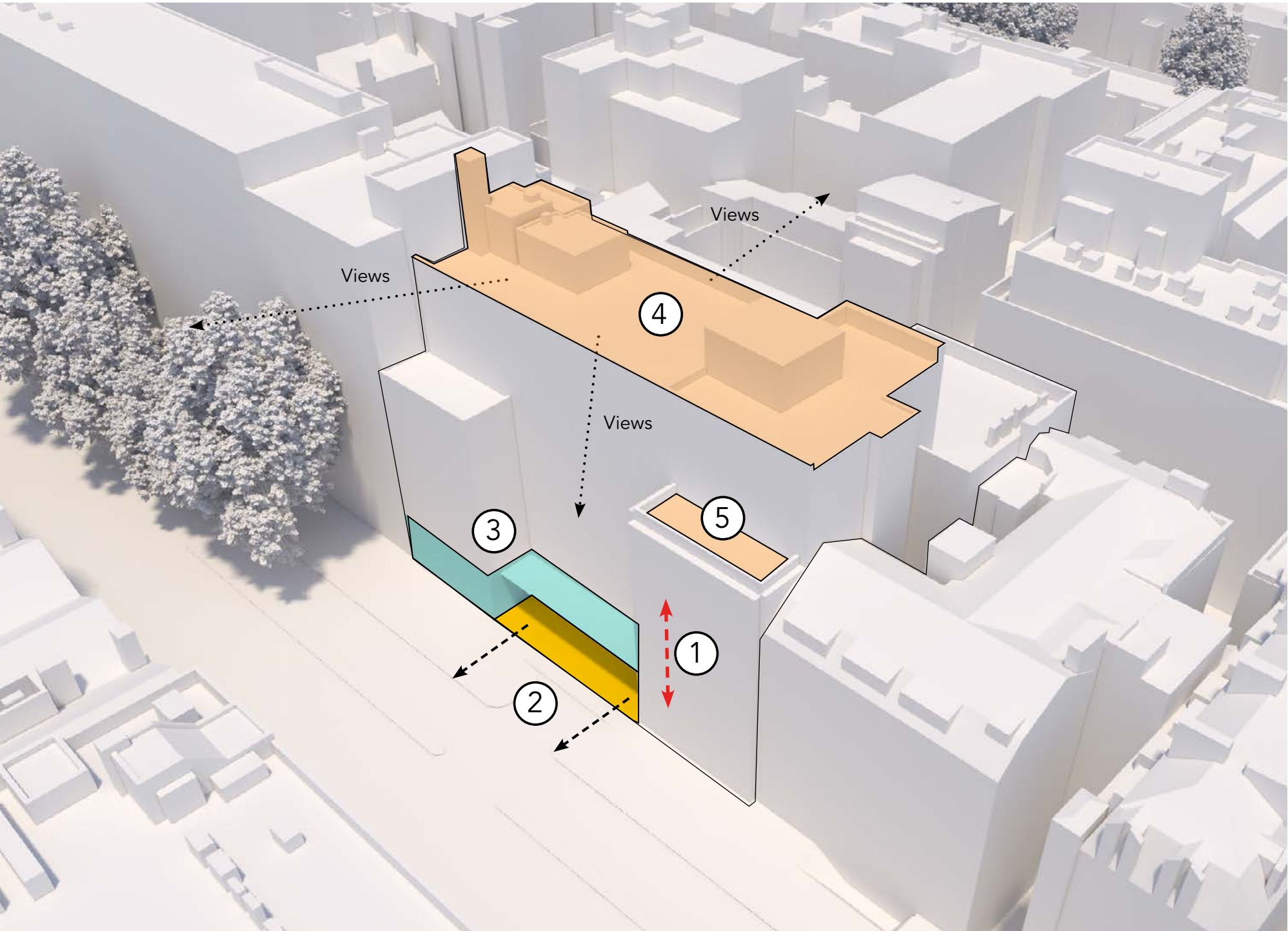
2.7.9 Existing Seventh Floor Layout



# Section 3.0

## Design Approach





3.1 Project Brief

Following on from a recent redevelopment of 31-34 Alfred Place, the project seeks to improve the building by achieving the following objectives:

1. Better link the basement and ground floor office levels, maximising daylight at basement level
2. Provide a stronger connection with the recently completed Alfred Place Gardens adjacent to the building
3. Modifications to ground floor facade to open up building to recently completed Alfred Place Garden
4. More efficient use of existing roof terraces to allow tenants to use these areas as breakout space.
5. New balustrades and finishes to roof terrace space

## Section 4.0

### Scale and Amount



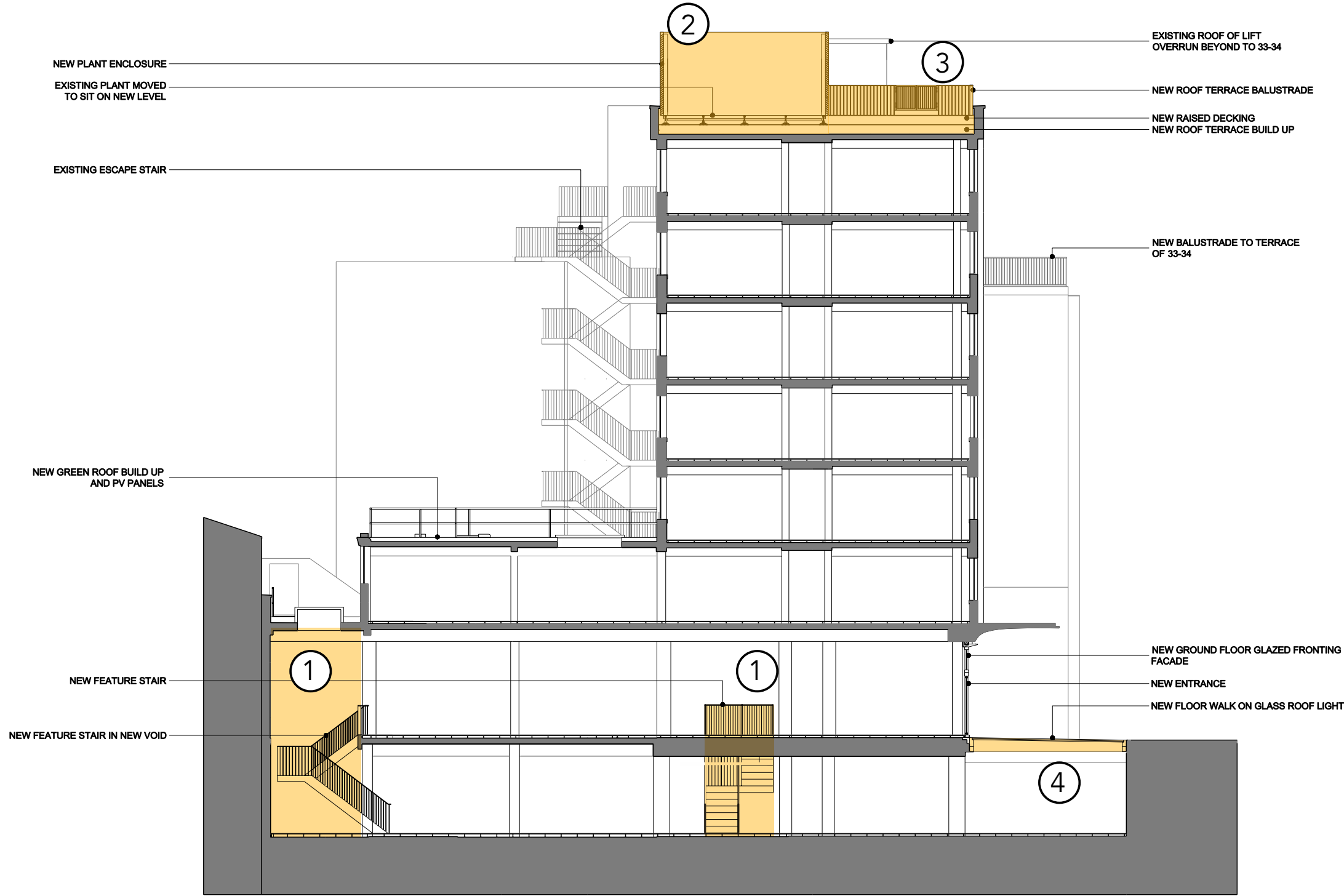
4.1 Building Section

The proposed changes to the existing building massing are local to the existing roof and ground floor areas.

The introduction of a new fire fighting lift will result in an additional lift overrun popping up above the existing roof level.

Additionally the introduction of new roof finishes and new structural deck will raise the plant screen and surrounding ballustrade heights.

- 1. New voids and feature stairs to basement level from ground
- 2. Roof plant raised to meet new roof level
- 3. Roof balustrade level raised to meet new roof level
- 4. New roof lights in front of building to let natural light into basement office spaces.



Proposed Section through 31-32 Alfred Place

4.2 Area Schedules

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
All	All Uses	GIA	5,100	54,900	5,049	54,400

Gross Internal Area (GIA) Breakdown By Floor and Use Class

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	E Office	GIA	1,087	11,700	1,087	11,700
0	E Office	GIA	781	8,400	749	8,100
1	E Office	GIA	755	8,100	755	8,100
2	E Office	GIA	557	6,000	557	6,000
3	E Office	GIA	557	6,000	557	6,000
4	E Office	GIA	557	6,000	557	6,000
5	E Office	GIA	372	4,000	372	4,000
6	E Office	GIA	372	4,000	372	4,000
7	E Office	GIA	62	700	44	500

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
All	All Uses	NIA	3,713	40,000	3,868	41,600

Net Internal Area (NIA) Summary By Use

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
	E Office	NIA	3,713	40,000	3,474	37,400
	E Office Flex +	NIA	0	0	394	4,200

Net Internal Area (NIA) Breakdown By Floor and Use Class

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	E Office	NIA	716	7,700	677	7,300
-1	E Office Flex +	NIA	0	0	150	1,600
0	E Office	NIA	443	4,800	230	2,500
0	E Office Flex +	NIA	0	0	244	2,600
1	E Office	NIA	631	6,800	644	6,900
2	E Office	NIA	453	4,900	453	4,900
3	E Office	NIA	453	4,900	453	4,900
4	E Office	NIA	453	4,900	453	4,900
5	E Office	NIA	272	2,900	272	2,900
6	E Office	NIA	292	3,100	292	3,100
7	E Office	NIA	0	0	0	0

Notes:

1. These areas have been prepared for our client, Great Portland Estates, are approximate only and have been measured from preliminary drawings based on measured survey by Maltby Surveys Ltd. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.

2. All areas are approximate and subject to survey verification by RICS accredited measurement professionals.

3. The Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.

4. Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639, then rounded to the nearest 100 square feet.

5. Construction tolerances, workmanship and design by others may affect the stated areas.

6. The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.



# Section 5.0

## Appearance





Existing Alfred Place Elevaton



Proposed Alfred Place Elevation

5.1 Elevation Development

The proposed changes to the existing building elevation are located at the ground and roof levels of the building.

The introduction of a new fire fighting lift overrun and structural deck at roof level has altered the profile of the massing in this area. The plant screens and balustrades at roof level are also proposed to be raised up to sit on the higher roof level.

Part of the ground floor elevation is to be replaced to relocate the main entrance more centrally in the building. The introduction of openable windows will also offer the opportunity to open up to the green landscape in front of the building.

- 1. New facade at ground floor level including openable windows with 'breakfast bar' seating behind
- 2. New lift overrun for fire fighting lift provision.
- 3. New plant screen raised to meet new roof level.
- 4. New balustrades around the roof terrace areas.
- 5. New balustrades around roof terrace.







5.2 Key Street View



Existing Facade at Ground Floor Level



Proposed Facade at Ground Floor Level



Key Plan

# Section 6.0

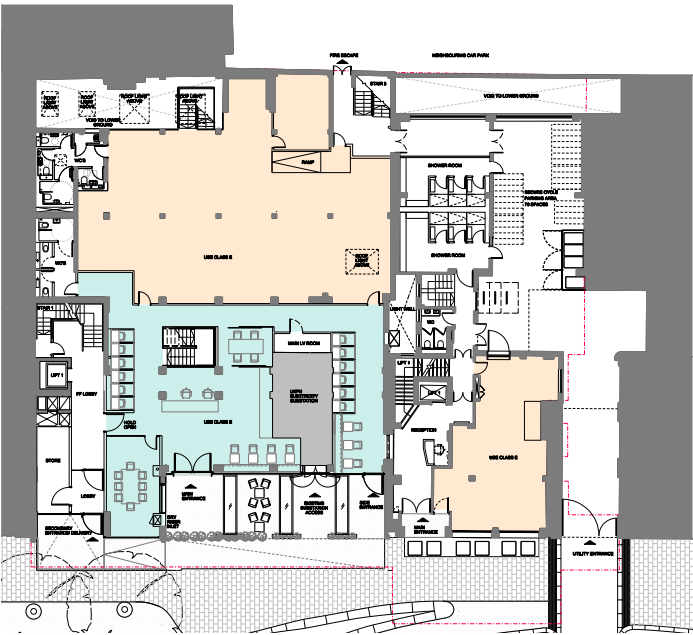
## Use & Layout



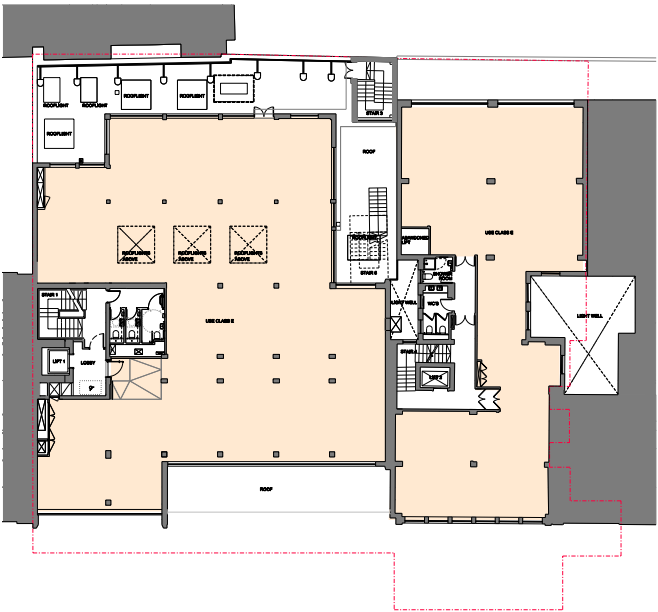
6.1 Proposed Floor Plan Summary



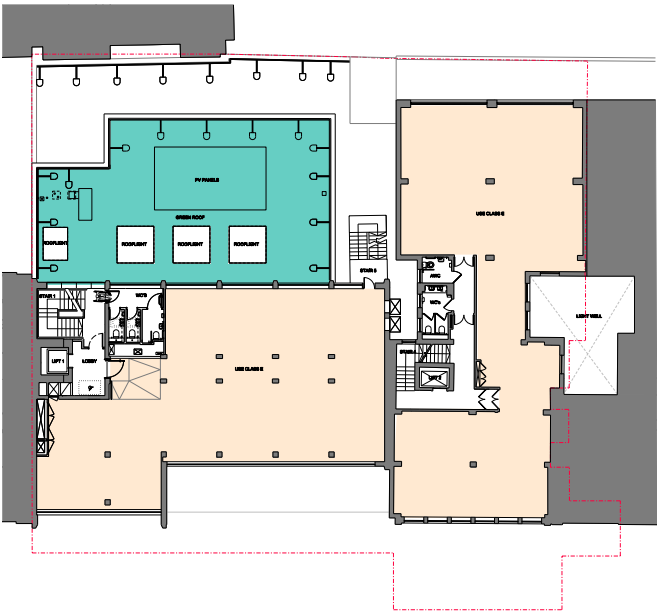
Basement Area Plan



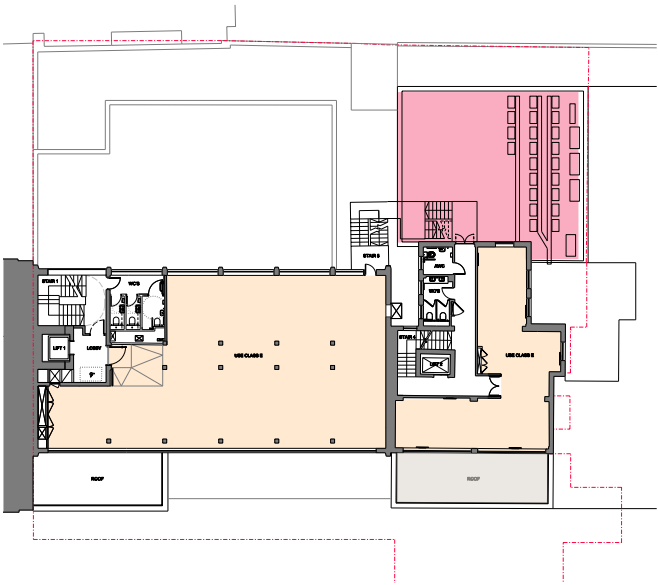
Ground Floor Area Plan



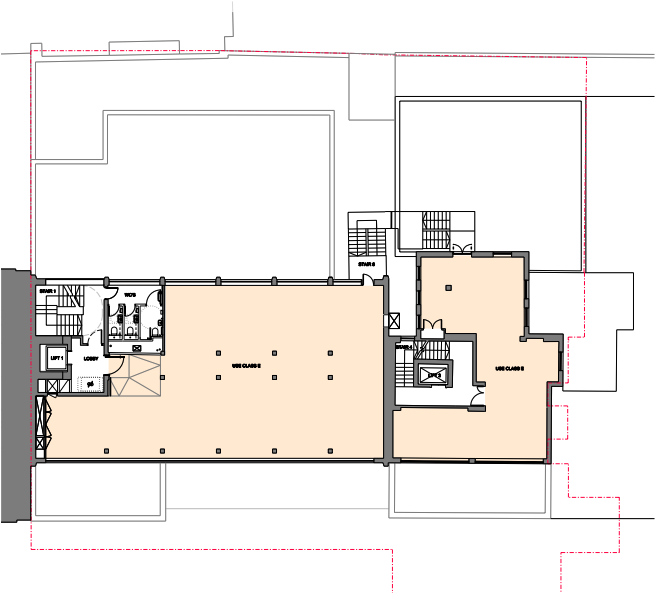
First Floor Area Plan



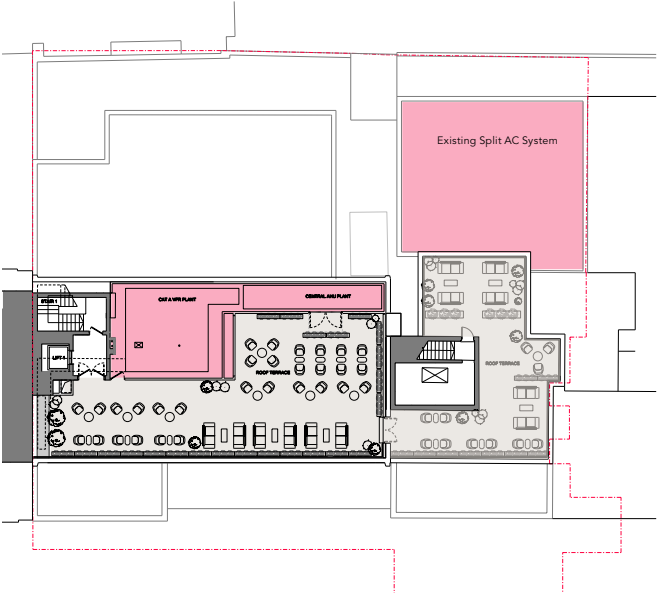
Typical Floor Area Plan ( 2nd - 4th )



Fifth Floor Area Plan



Sixth Floor Area Plan



Roof Floor Area Plan

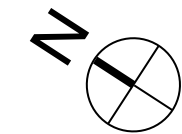
- Green Roof Provision
- Flex plus Amenity
- Standalone flex unit
- Plant Room Provision
- Roof Terrace



6.2 Proposed Basement Floor Layout



- 33/34 Alfred Place standalone flex unit
- Plant Room Provision
- 31/32 Flex plus Amenity
- 31/32 Alfred Place standalone flex unit



1:200 Scale