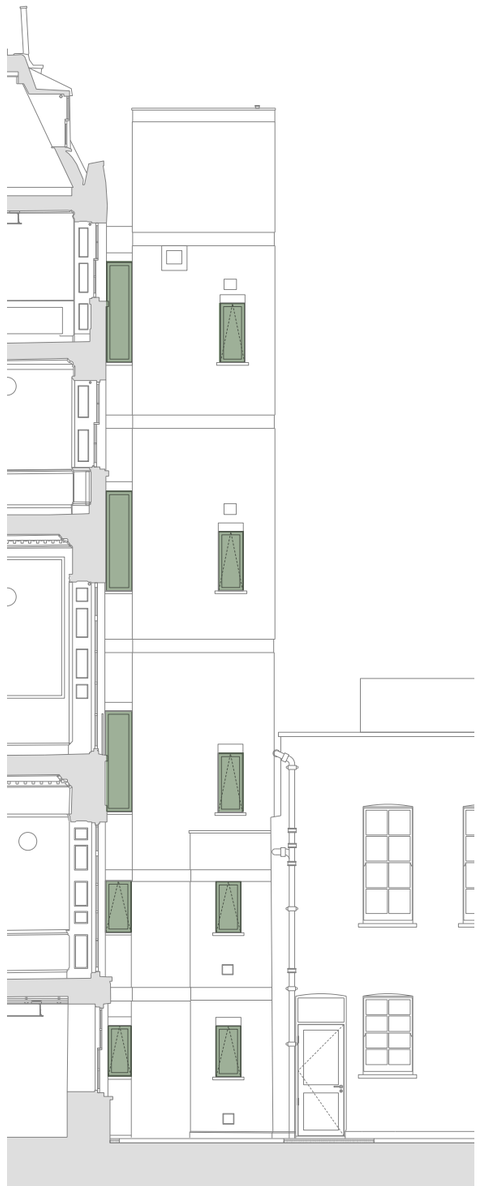
7.0 EXTERNAL WORKS
7.5 PROPOSED REPLACEMENT WINDOWS

Elevations D and E shown below.



D - No. 7 courtyard elevation 1

E - No. 7 courtyard elevation 1

Proposed replacement windows

8.0 BUILDING SERVICES
8.1 SERVICING STRATEGY

New services are proposed throughout. This will create a building that is more efficient and fit for purpose. The new services will be discrete, improving the visual appearance of the buildings.

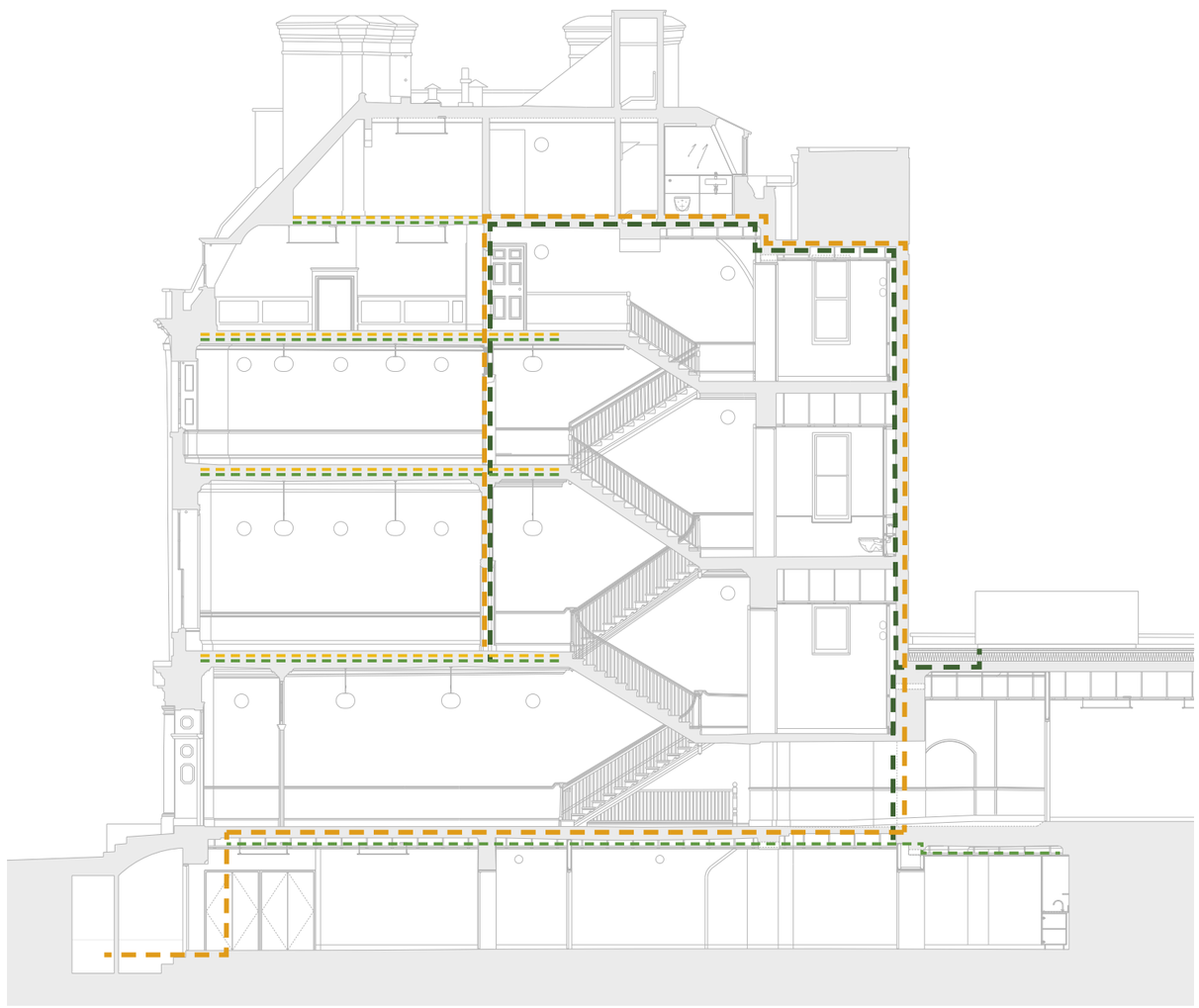
Heating and Cooling
The buildings will be heated or cooled using a VRF system. On no.6 and 7, the external plant will be located on the rear 1st floor roof. The pipework will then feed up through the rear extension and drop onto the floors centrally via a new riser. The distribution from the riser will be via the floor to heating/cooling units within painted casings. Within no. 8, the VRF units will be located at roof level. The existing lift shaft will be re purposed as a riser, serving all levels.

Power and data
Power and data will be brought into the building via the basement. This will then be distributed at high level to the service risers that serve up and down the building. Within the rooms, power and data will be located within floor boxes. The exist location of the floor boxes will be determined by the tenant.

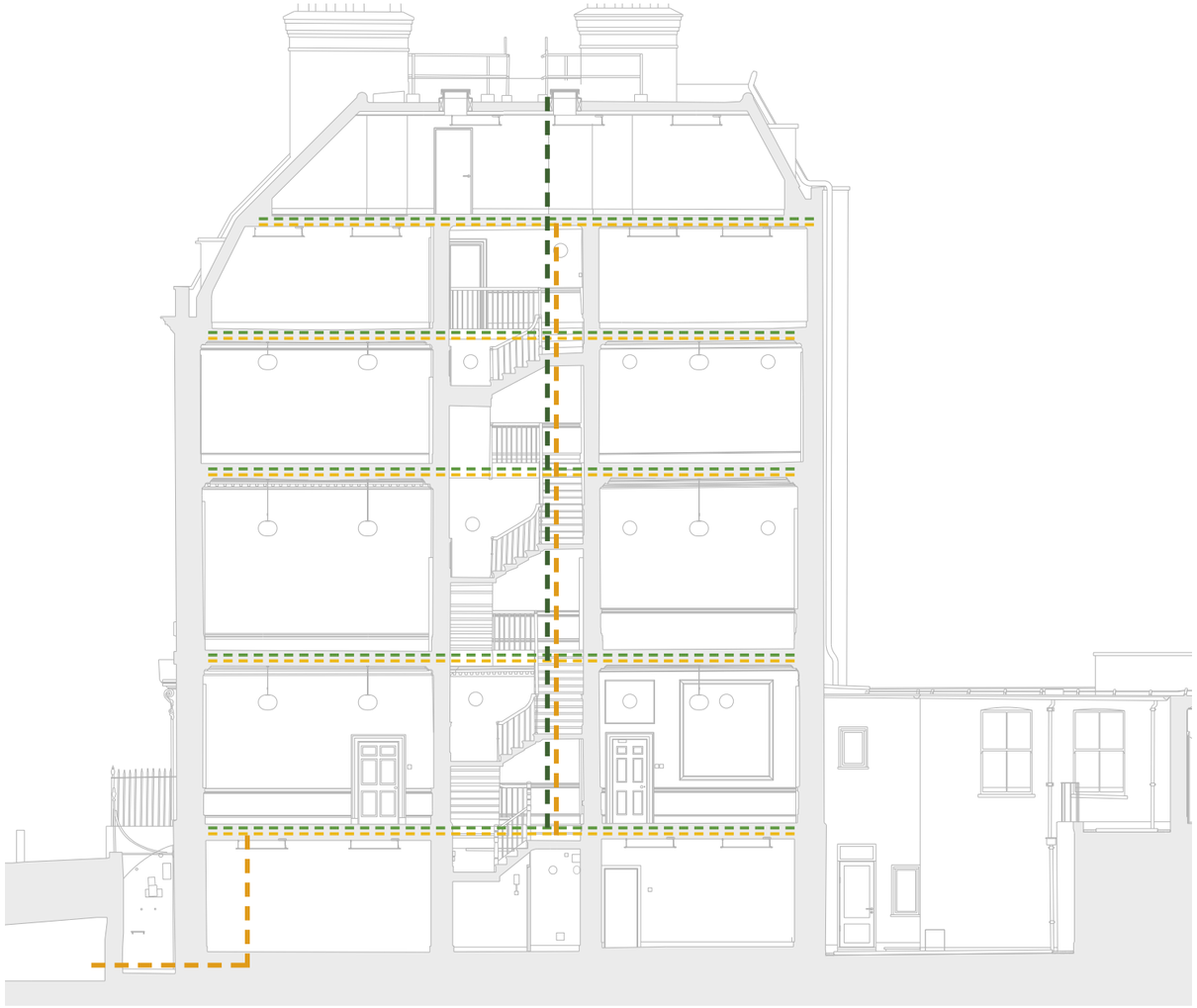
Water
The water tanks will be located within the existing basement vaults. it will be brought into the building at at basement then distributed at high level to the risers.

Key

- Primary VRF service route
- VRF service distribution within floors
- Primary power/data route
- Power/data distribution within floors



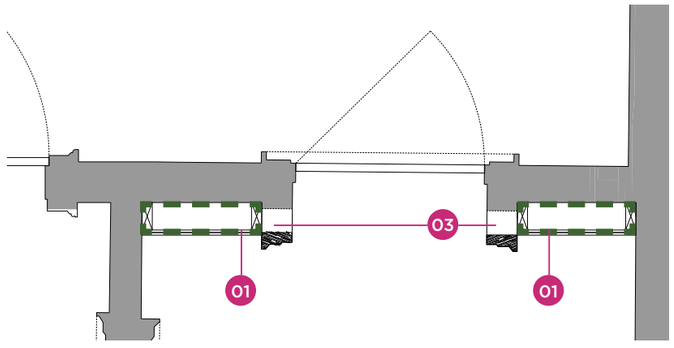
Proposed service routes for No. 6 and 7



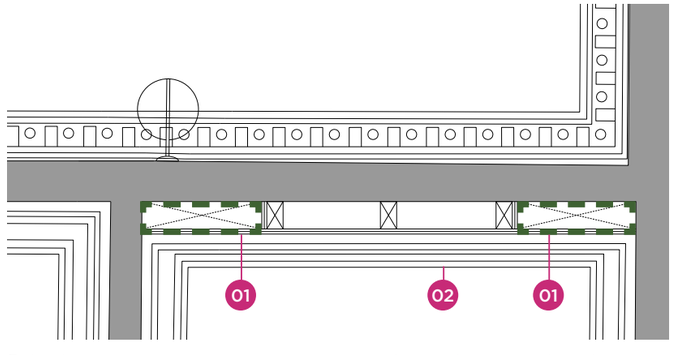
Proposed service routes for No. 8

8.0 BUILDING SERVICES
8.2 RISER STRATEGY

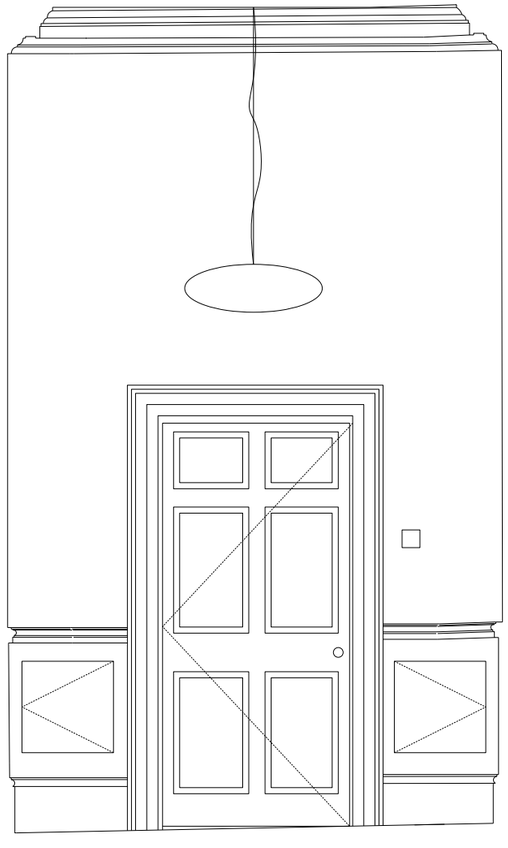
On no.6 and 7, there is the need for creating new vertical risers through the building. Services rise up the buildings within the rear extensions in risers behind the WC's and kitchenettes. The services transfer to the main building at 4th floor ceiling level in no. 6 and at 3rd floor ceiling level in no.7. Two new services risers per building are formed on the main stair landing, serving back down to 1st floor. The are formed by extending the existing door architraves to create a false wall. The existing cornice is adjusted and remain do that the new riser in concealed.



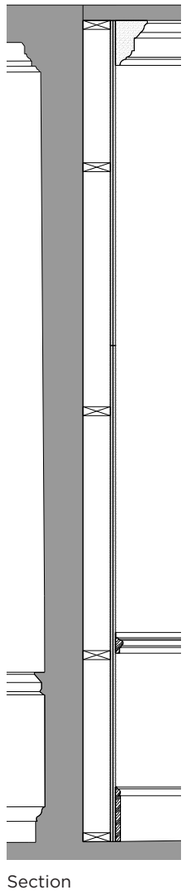
Plan showing new riser locations either side of existing door



Reflected ceiling plan showing new riser locations either side of existing door



Elevation showing riser access doors either side of existing door



Section

Proposed first floor plan, showing proposed riser locations in the buildings

Key
01 New riser formed with plasterboard
02 Cornicing adjusted to new wall thickness
03 Extended door frame

Proposed riser locations

Key

Proposed riser locations

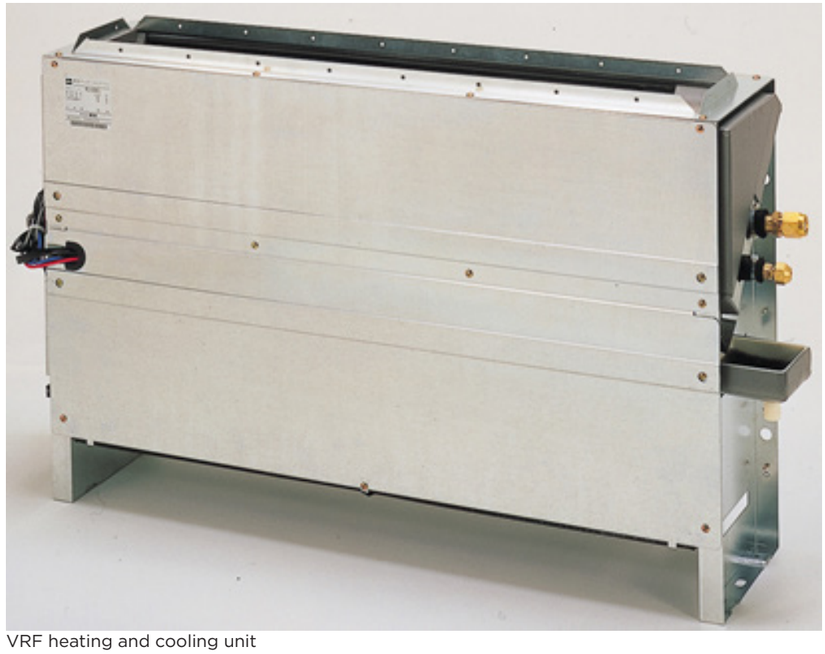
8.0 BUILDING SERVICES
8.3 IN ROOM SERVICES

The buildings are currently heated using gas boilers with surface mounted radiators. Much of the power and data cabling is also surface mounted.

The proposals look to improve upon the existing condition in terms of sustainability and the impact to the existing building. All distribution will be done within the floors. Joists will be drilled/notched to accommodate services (power, data and heating/cooling) . Holes and notches to be accordance with the structural engineers details. Any existing/new openings that fall outside of this detail are to be checked by calculation individually. Existing holes and notches will be used where possible

HEATING & COOLING

New heating/cooling VRF units are proposed throughout. These will be concealed within casings within the historic rooms. Within rooms which are devoid of historical features, the units will be exposed. The central plant is locate on the roofs of the rear extensions to No. 6 & 7 and at roof level on No. 8. All habitable spaces utilise natural ventilation.



VRF heating and cooling unit

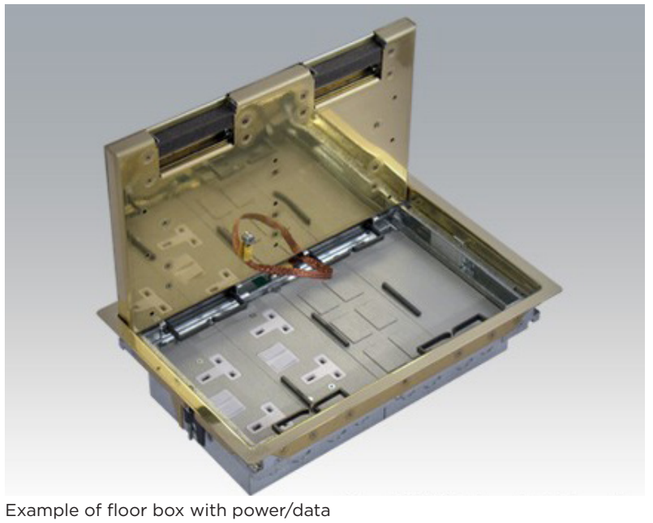
Example of wall casing to conceal VRF uinit

Proposed casing shown in proposed visualisation of heritage room

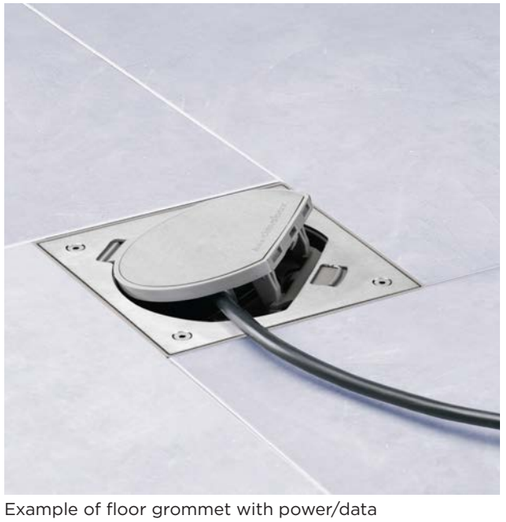
POWER AND DATA

Power/data is to be provided within the floor. Floor power/data is accessed via floor boxes or grommets. Floor boxes for power and data will not be installed as part of the Cat A works with tenants providing final locations for floor boxes, limiting the amount of cutting into the existing floor.

Example of floor box with power/data



Example of floor box with power/data



Example of floor grommet with power/data

8.0 BUILDING SERVICES
8.3 IN ROOM SERVICES

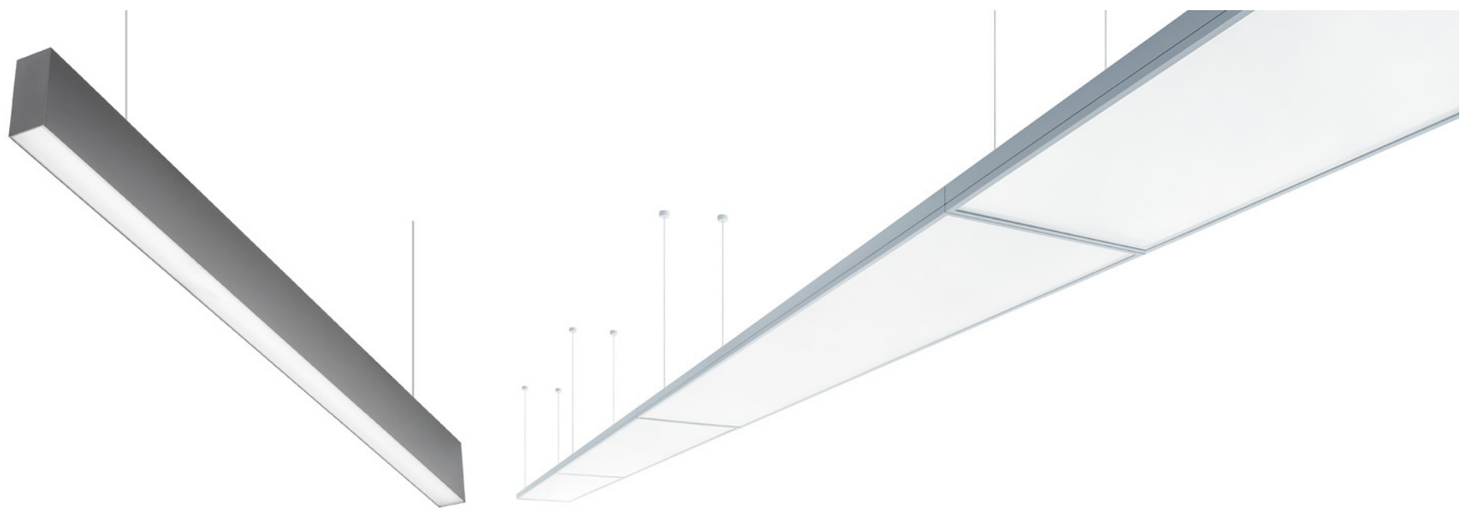
Within key heritage spaces (ground, first and second floor and staircases), we are proposing feature pendant lighting, supplement wall mounted lights. Where there are existing ceiling roses, these will be re-used.

Within the other spaces (basement, ground floor extensions, 3rd and 4th floors) , modern linear lighting is proposed, reflecting the overall strategy for refurbishment. The proposed arrangement of lighting can be found within the reflected ceiling plan drawings that form part of this application.

Existing ceiling rose in No. 7. All ceiling roses to be re-used with new pendant light fitting

Examples of pendant lighting proposed for historic rooms

Wall lights proposed to supplement pendant fittings



Examples of suspended linear lighting proposed for modern workrooms

View of proposed rear office space

9.0 ACCESS STATEMENT

The proposals do not impact on the current access arrangement to the property.

There is currently a stepped access to the front doors which gives access to the ground floor rooms.

The basement and upper floors are accessed internally via a single staircase. The existing lifts are accessed generally from half landings and as such, do not create an accessible building. They are very small in size, fitting 1 person. On the basis that they do not improve accessibility, we are proposing that these are removed.

Our proposal generally retains the existing arrangement and, as such, does not negatively impact on the access arrangement to, and within, the property.

10.0 AREA SUMMARY

The gross internal areas of the proposed building are unaffected as there is no extension or demolition of the building envelope. This is illustrated in the table below.

GIA (Sq.m)

	Existing	Proposed
6	702	702
7	675	675
8	630	630

11.0 SUMMARY

This report documents and illustrates the design of the proposals for the application site at no. 6-8 Southampton Place

The site's historic, current and emerging context has been analysed in order to enable an appropriate response to be proposed.

The interventions are sensitive, and improve the understanding of the historic building by reinstating the original plan form. Where alterations are made to the existing fabric, this is done within the later extensions to the rear and at roof level. This generally involve replacing low grade windows and roof lights within existing openings. The

The new services have been carefully considered and integrated into the fabric of the building. By removing the surface mounted services, the appearance of the existing building is improved.

The proposals will bring the buildings back to life, celebrating their heritage and creating high quality and enjoyable paces to work.

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