

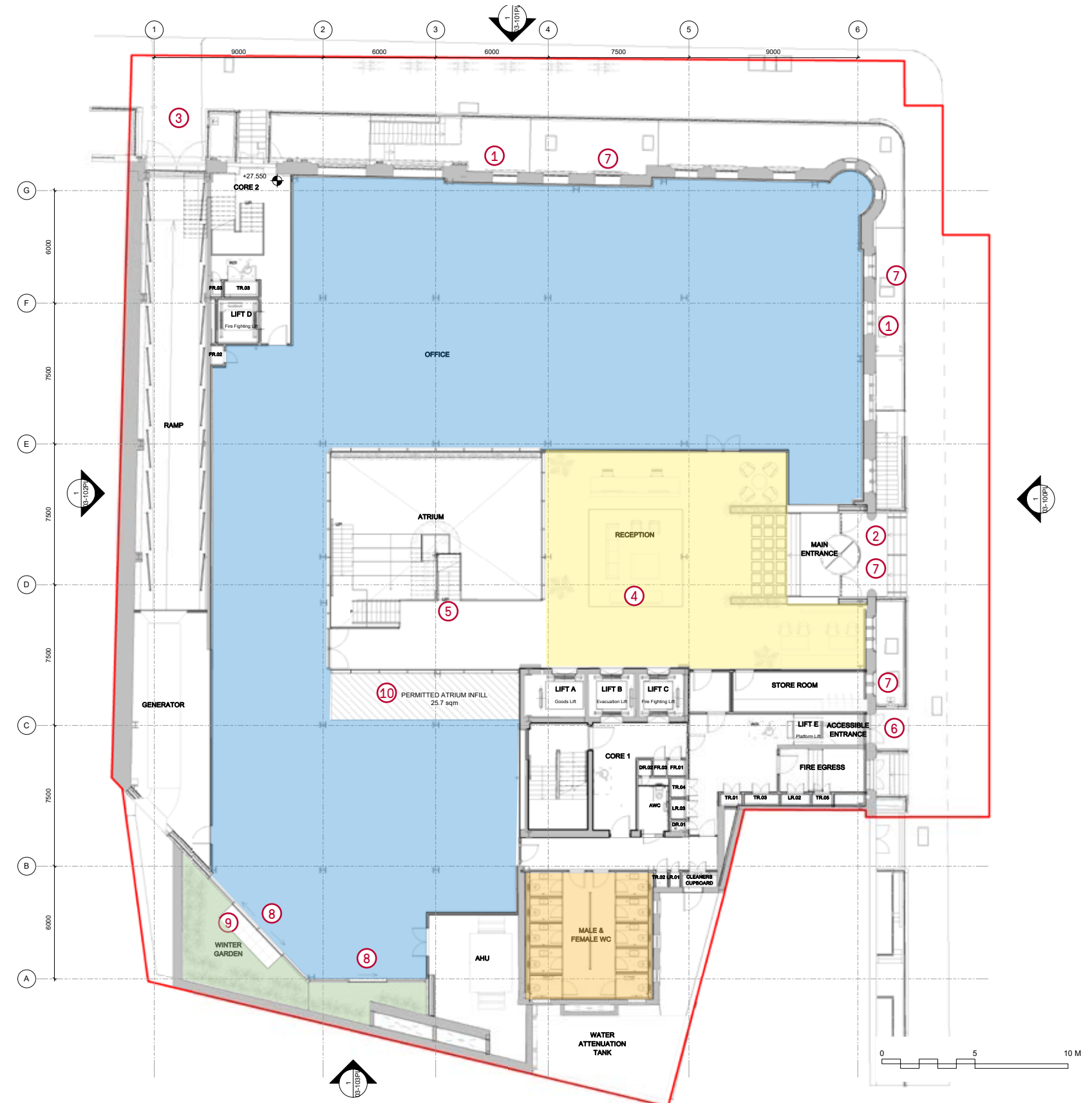
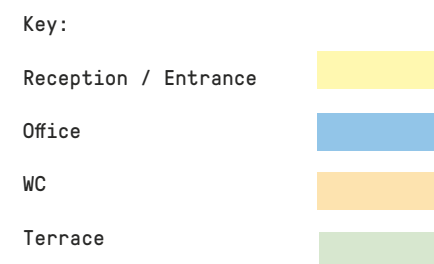
4.0 PROPOSALS

4.19 Proposed Ground Floor Plan

- ① Retained facade line at street level
- ② Upgrading existing Bloomsbury St entrance to improve building legibility
- ③ Enhance end of trip entrance off Bedford Ave
- ④ Re-configured reception + accessibility
- ⑤ New atrium staircase for improved connectivity to the lower ground floor (N.B. Partial atrium infill already permitted under 2022/0189/P)
- ⑥ Upgrading existing accessible entrance
- ⑦ All existing windows + external doors to be replaced
- ⑧ Additional new glazing at rear elevation
- ⑨ New winter garden to rear
- ⑩ Partial atrium infill already permitted under 2022/0189/P



Existing Ground Floor Plan

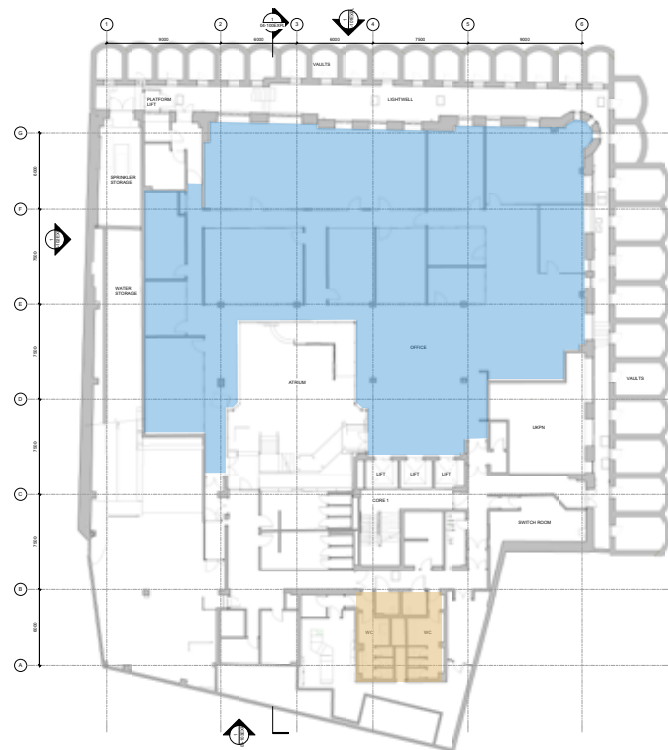


Proposed Ground Floor Plan

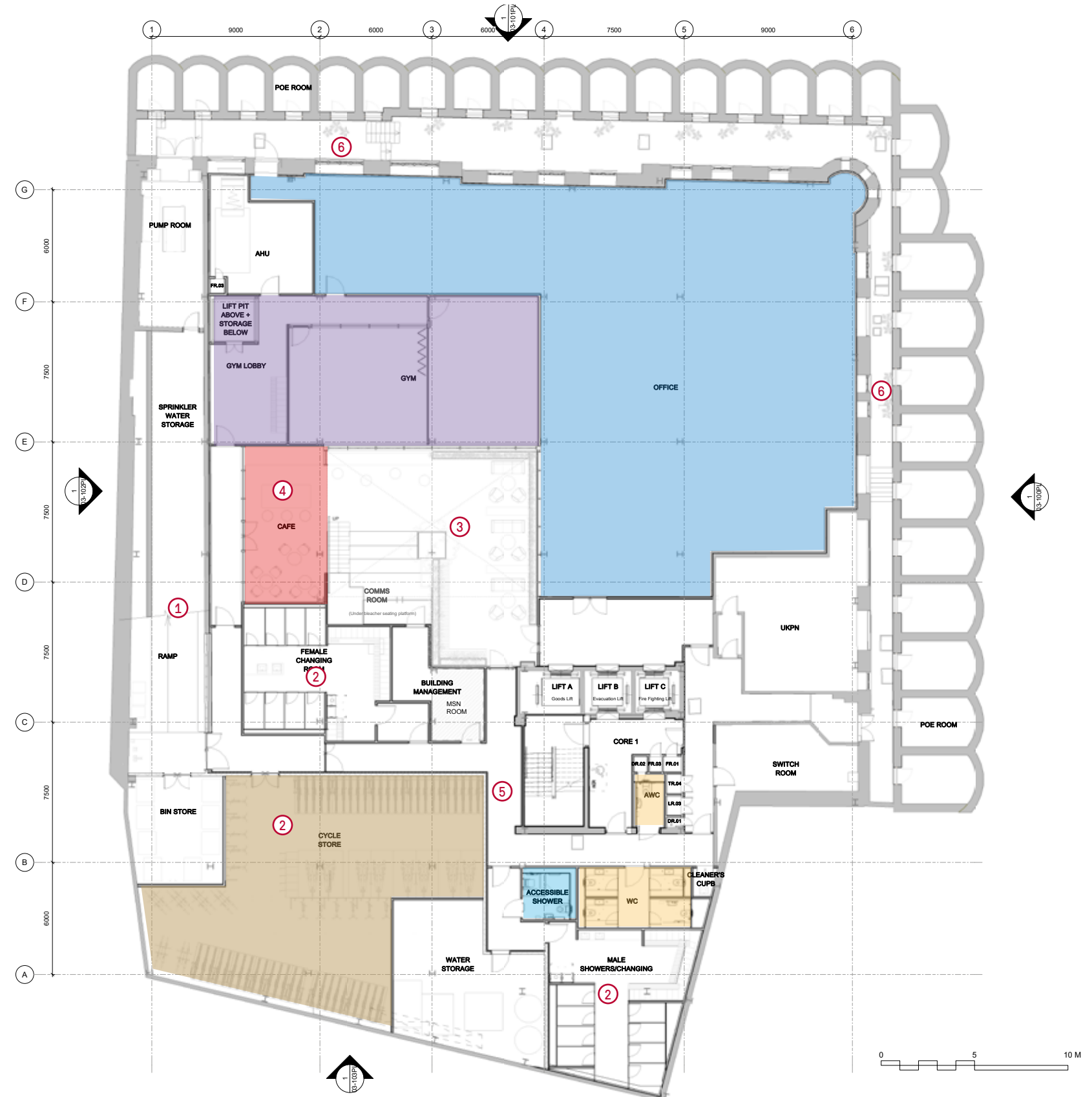
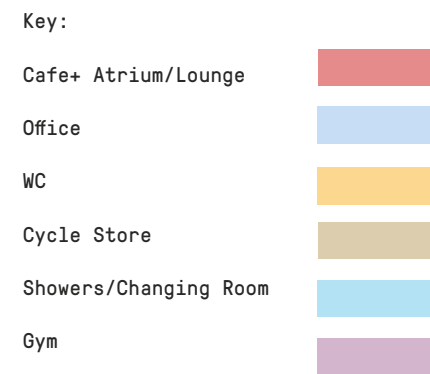
4.0 PROPOSALS

4.20 Proposed Lower Ground Floor Plan

- ① Reinvigorated ramped end of trip entrance
- ② New cycle, shower & changing provision to meet New London Plan
- ③ New atrium staircase for improved connectivity to the lower ground floor
- ④ New cafe / amenity space provided to lower ground floor
- ⑤ Accessible access direct from end of trip entrance through to lift core
- ⑥ All existing windows + external doors to be replaced



Existing Lower Ground Floor Plan

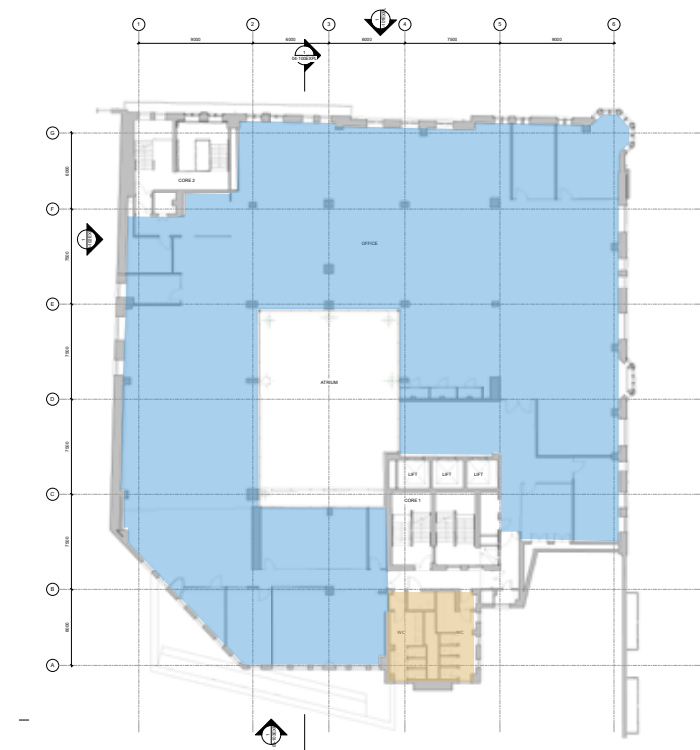


Proposed Lower Ground Floor Plan

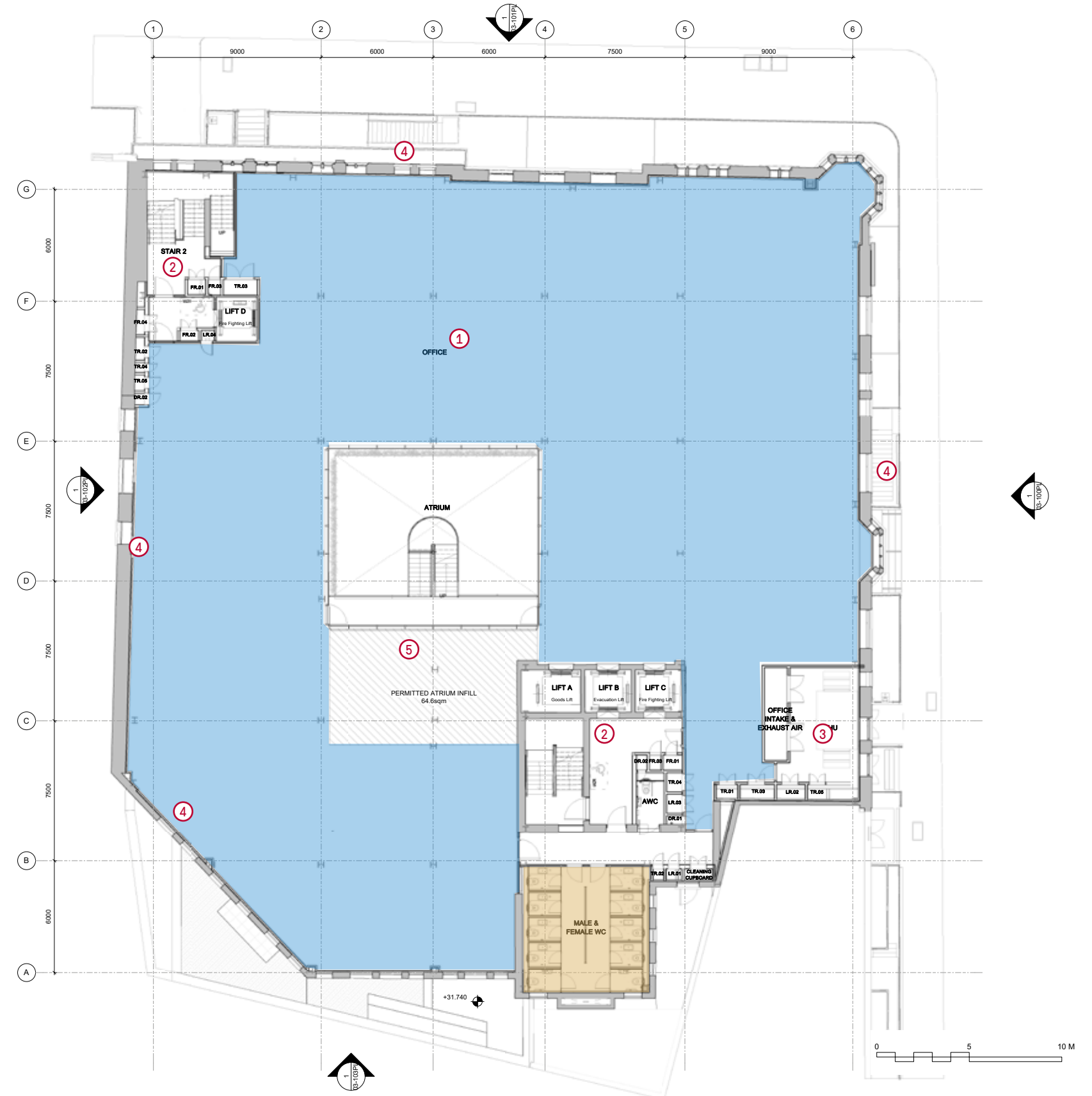
4.0 PROPOSALS

4.21 Proposed First Floor Plan

- ① CAT A office refurbishment
- ② Reconfigured core areas
- ③ Reconfigure and consolidate on-floor ventilation strategy
- ④ All existing windows to be replaced
- ⑤ Partial atrium infill already permitted under 2022/0189/P



Existing First Floor Plan

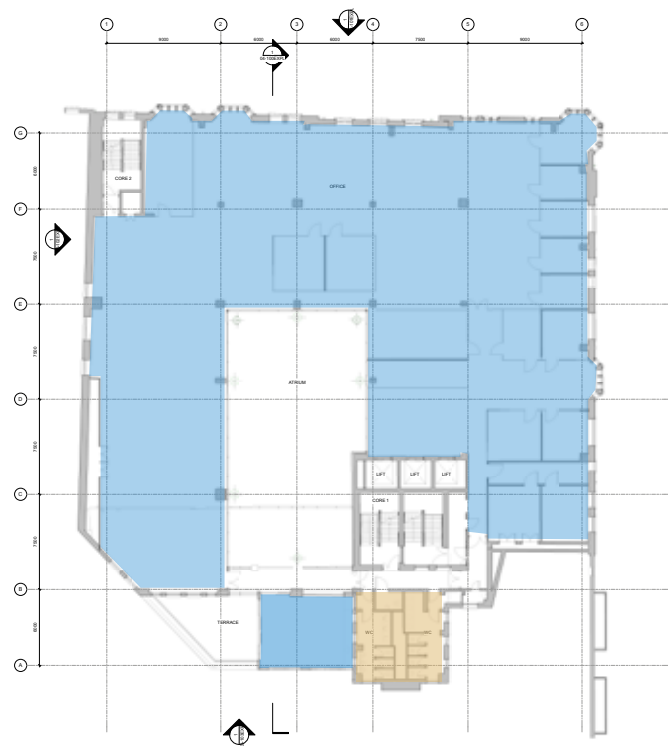


Proposed First Floor Plan

4.0 PROPOSALS

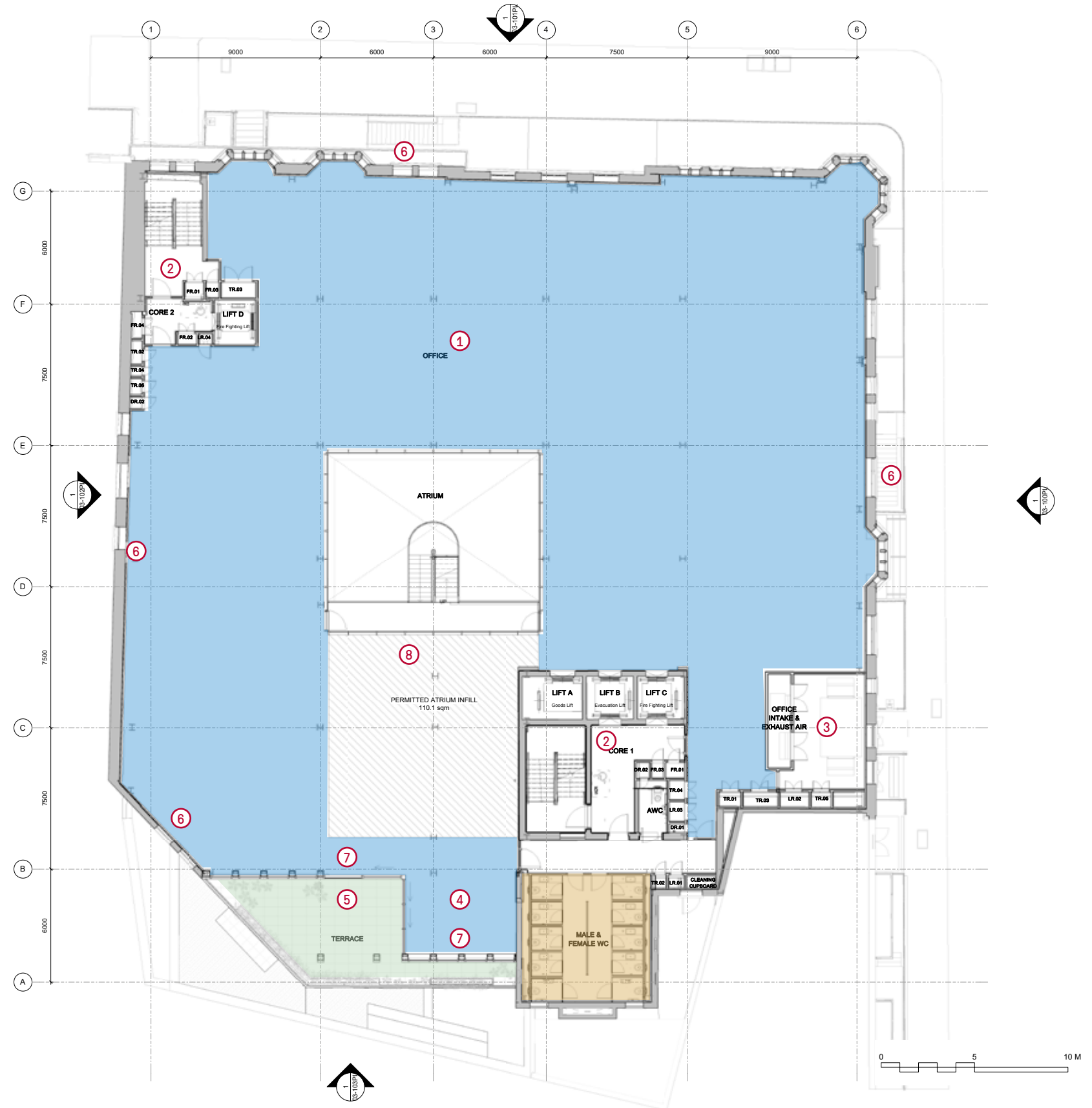
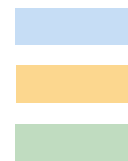
4.22 Proposed Second Floor Plan

- ① CAT A office refurbishment
- ② Reconfigured core areas
- ③ Reconfigure and consolidate on-floor ventilation strategy
- ④ Replaced rear extension circa 25sq m (nom.) 2nd - 5th floors
- ⑤ Replaced external terrace to rear elevation circa 51 sqm (nom.)
- ⑥ All existing windows to be replaced
- ⑦ New full height glazing to rear elevation
- ⑧ Partial atrium infill already permitted under 2022/0189/P



Existing Second Floor Plan

Key:
Office
WC
Terrace

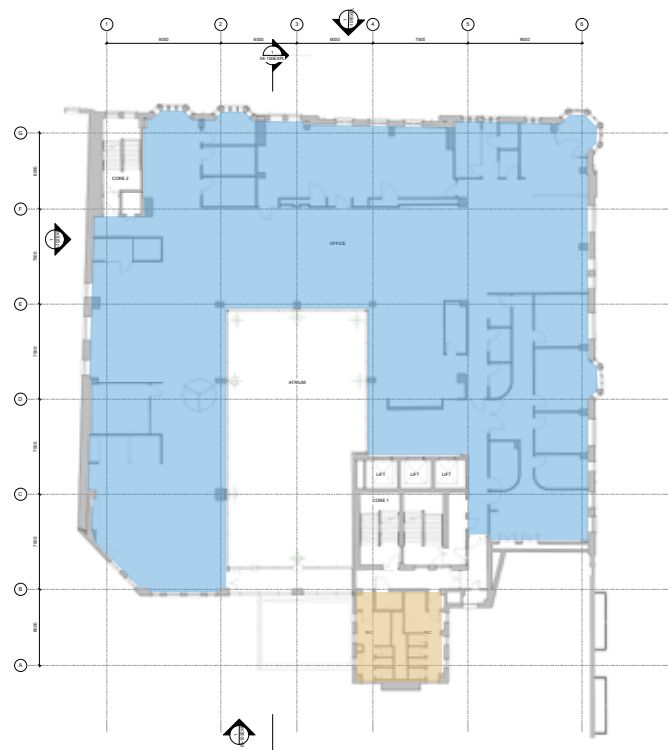


Proposed Second Floor Plan

4.0 PROPOSALS

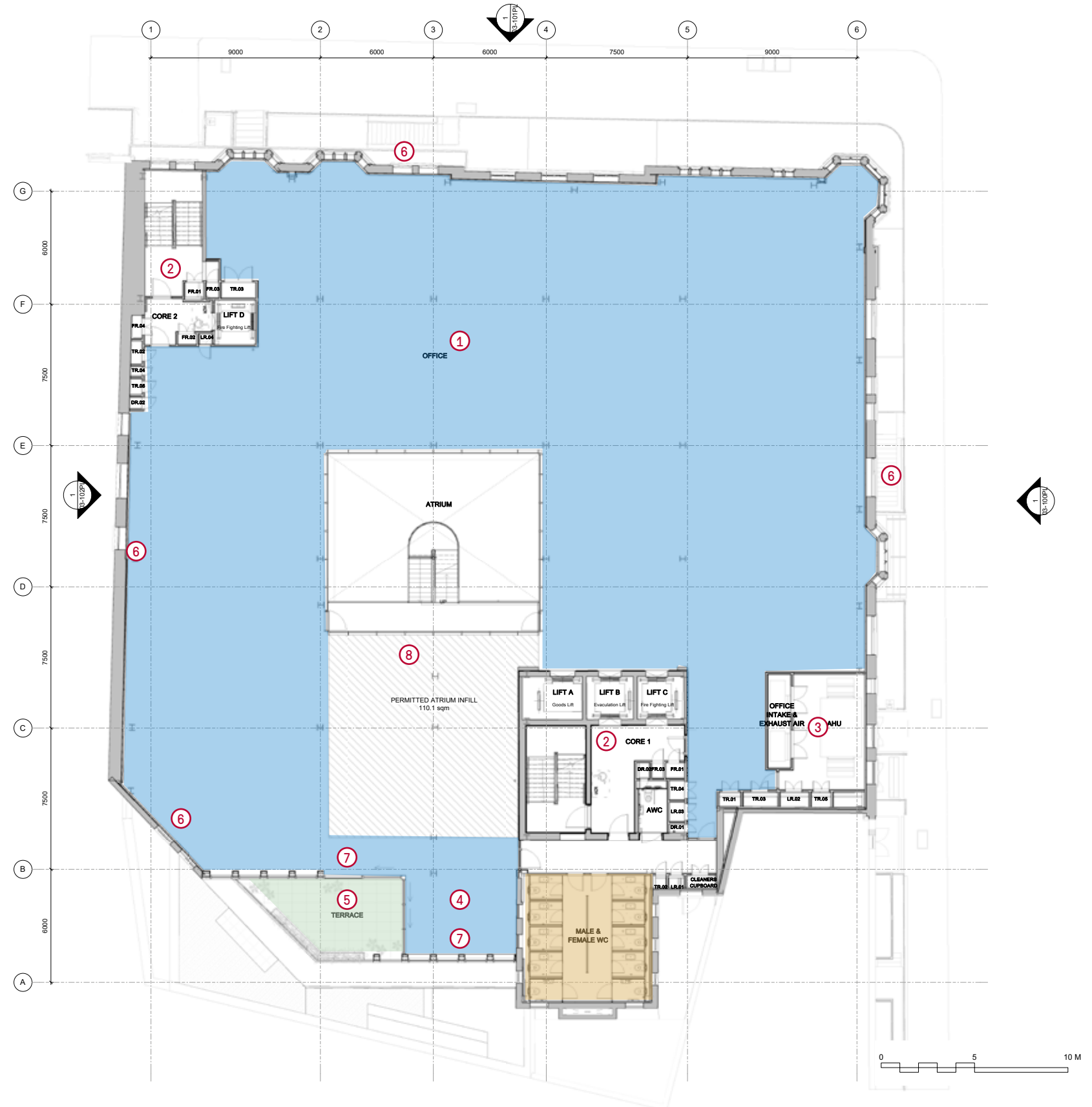
4.23 Proposed Third Floor Plan

- ① CAT A office refurbishment
- ② Reconfigured core areas
- ③ Reconfigure and consolidate on-floor ventilation strategy
- ④ New rear extension circa 25 sq m (nom.) 2nd - 5th floors
- ⑤ New terrace to rear elevation circa 28 sq m (nom.)
- ⑥ All existing windows to be replaced
- ⑦ New full height glazing to rear elevation
- ⑧ Partial atrium infill already permitted under 2022/0189/P



Existing Third Floor Plan

Key:
Office
WC
Terrace

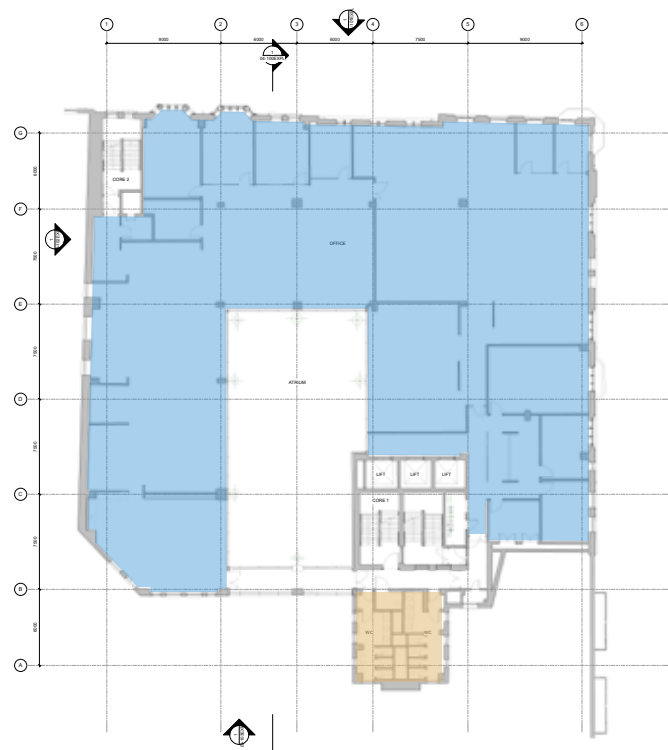


Proposed Third Floor Plan

4.0 PROPOSALS

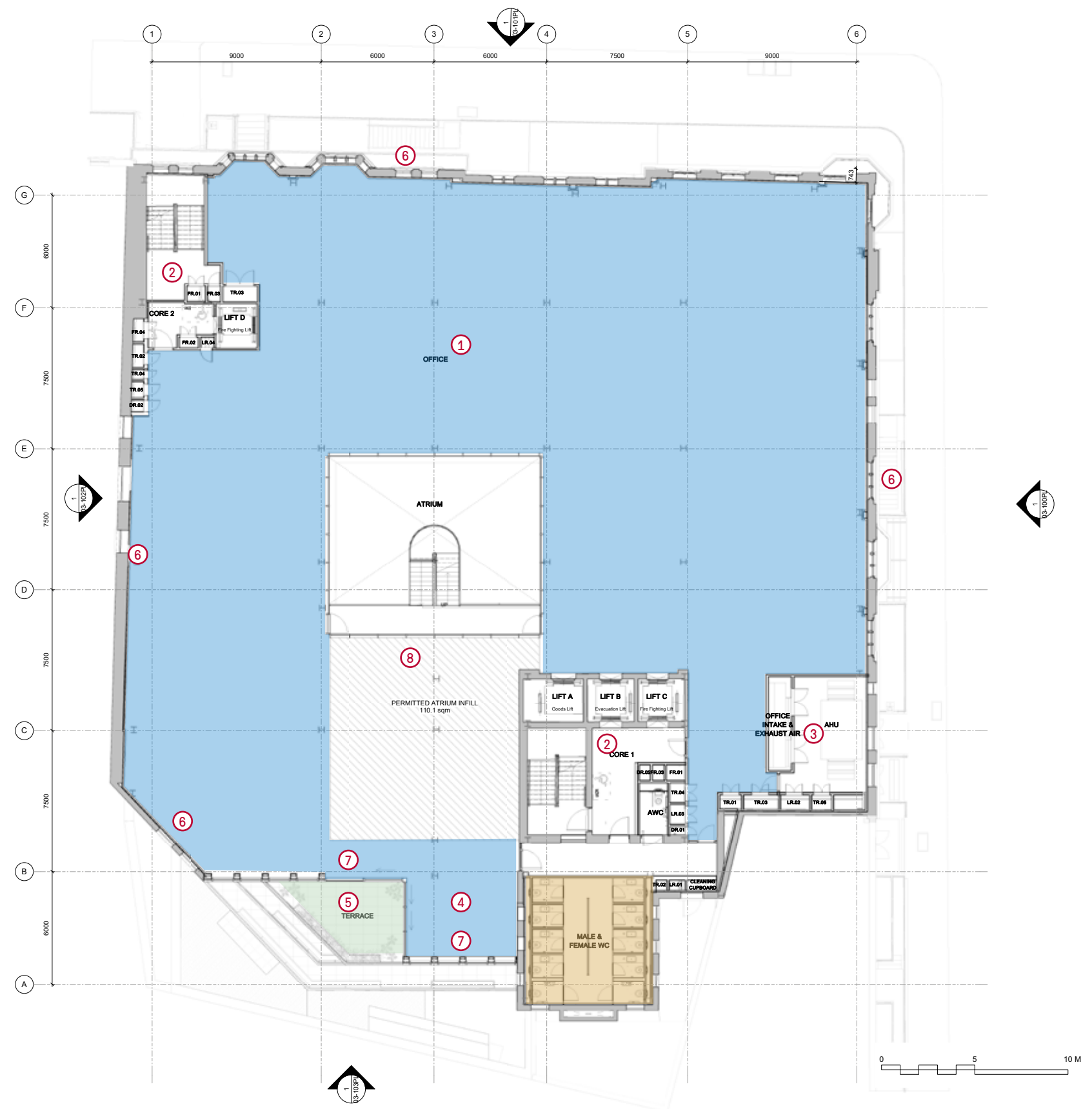
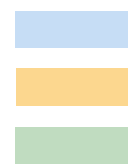
4.24 Proposed Fourth Floor Plan

- ① CAT A office refurbishment
- ② Reconfigured core areas
- ③ Reconfigure and consolidate on-floor ventilation strategy
- ④ New rear extension circa 25 sq m (nom.) 2nd - 5th floors
- ⑤ New terrace to rear elevation circa 22 sq m (nom.)
- ⑥ All existing windows to be replaced
- ⑦ New full height glazing to rear elevation
- ⑧ Partial atrium infill already permitted under 2022/0189/P



Existing Fourth Floor Plan

Key:
Office
WC
Terrace

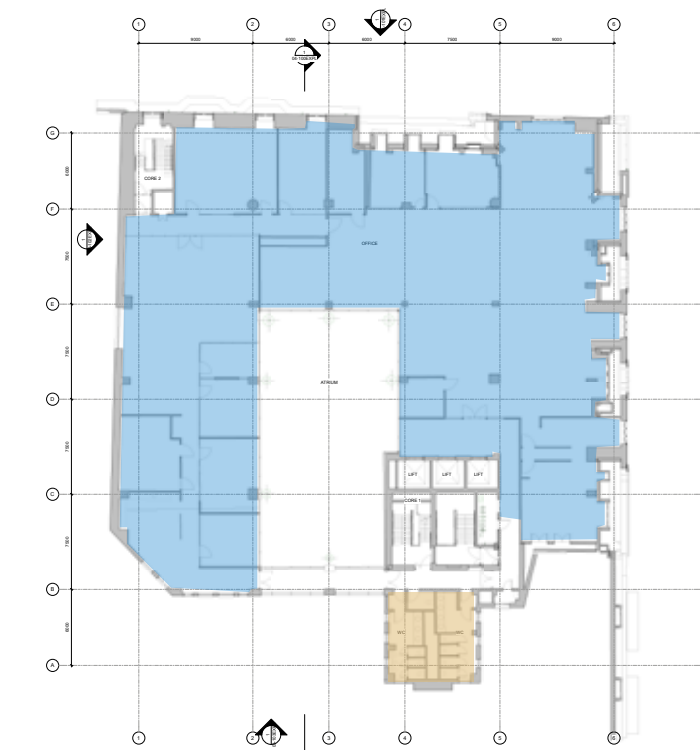


Proposed Fourth Floor Plan

4.0 PROPOSALS

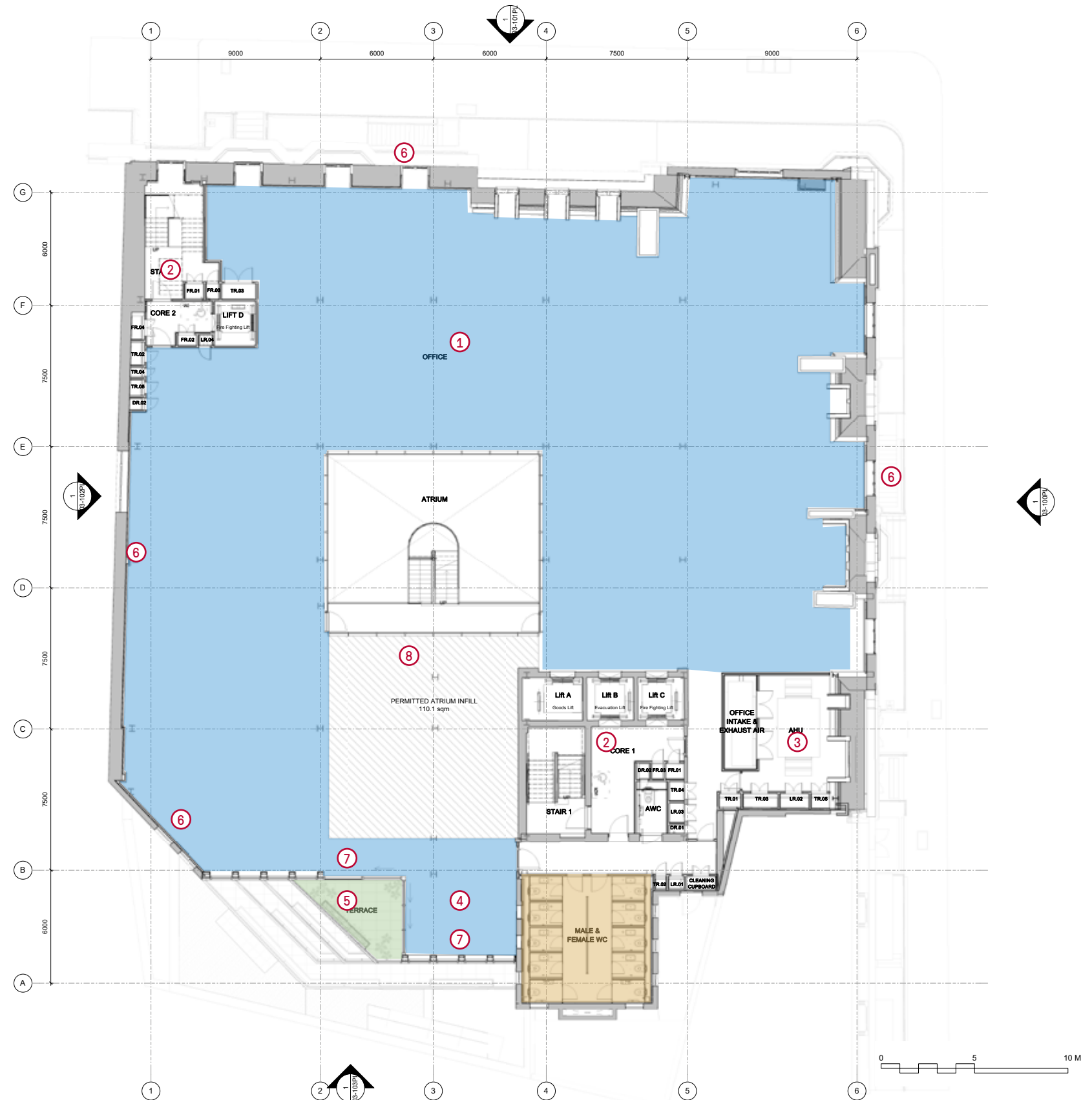
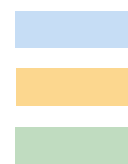
4.25 Proposed Fifth Floor Plan

- ① CAT A office refurbishment
- ② Reconfigured core areas
- ③ Reconfigure and consolidate on-floor ventilation strategy
- ④ New rear extension circa 25 sq m (nom.) 2nd - 5th floors
- ⑤ New terrace to rear elevation circa 16 sq m (nom.)
- ⑥ All existing windows to be replaced
- ⑦ New full height glazing to rear elevation
- ⑧ Partial atrium infill already permitted under 2022/0189/P



Existing Fifth Floor Plan

Key:
Office
WC
Terrace

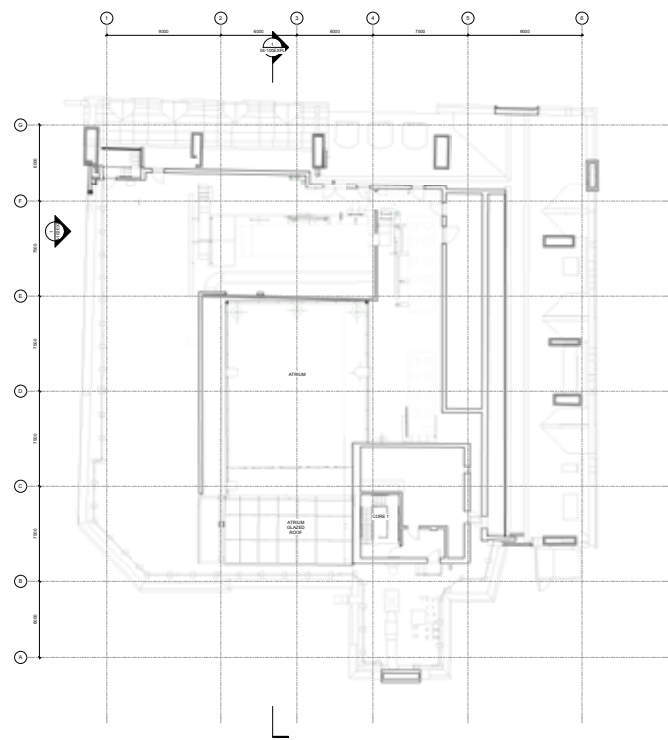


Proposed Fifth Floor Plan

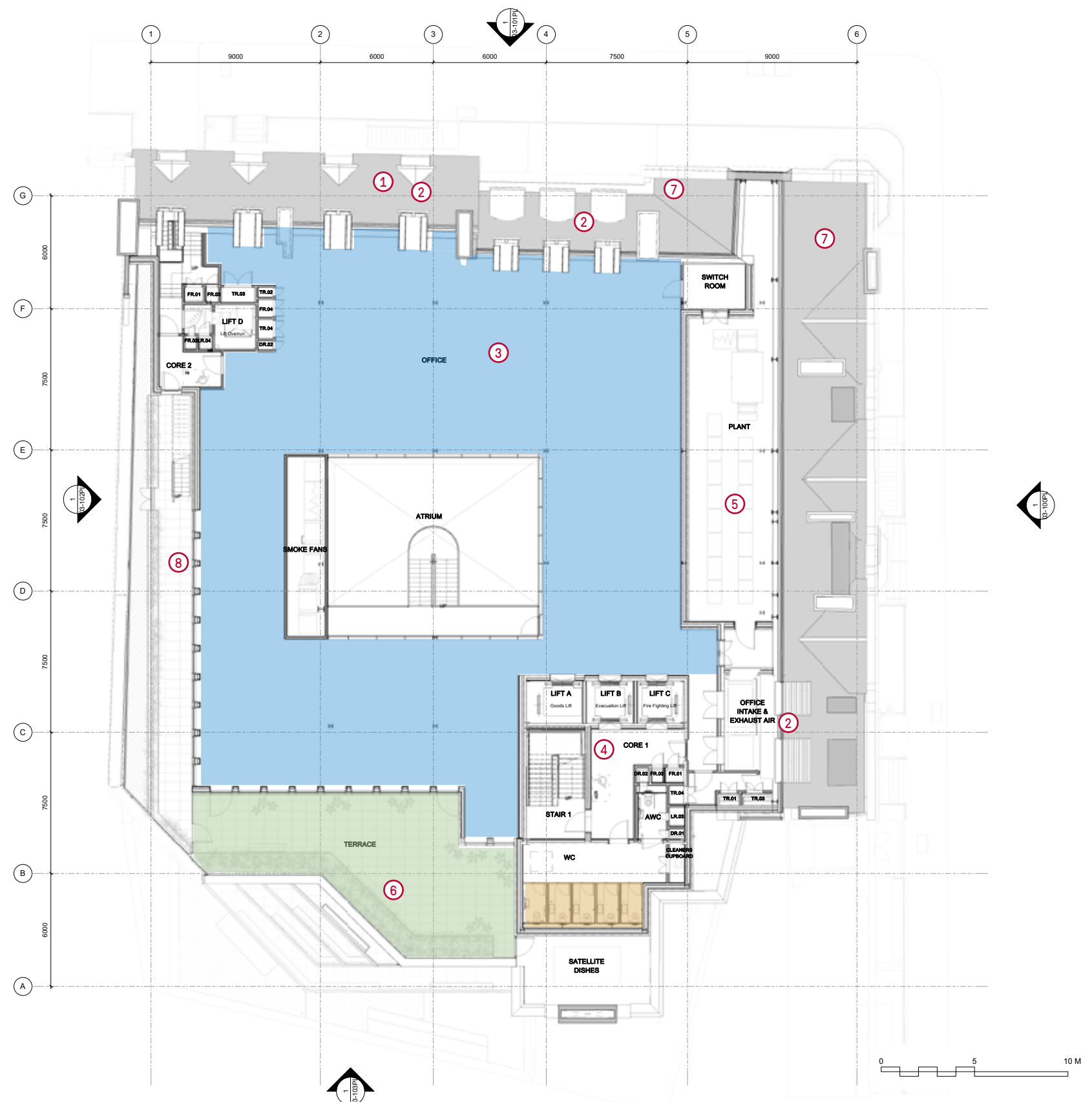
4.0 PROPOSALS

4.26 Proposed Sixth Floor Plan

- ① Double mansard roof in line with existing gradient
- ② New dormer windows to 6th floor extension
- ③ New CAT A office to 6th floor extension
- ④ Extend reconfigured core area to 6th floor
- ⑤ New central plant with metal mesh roof above
- ⑥ New terrace to rear elevation circa 102 sq m (nom.)
- ⑦ Modification of existing roof form to simplify and align roof lines
- ⑧ Improved sightlines to adjacent sensitive neighbouring properties through plant arrangement + urban greening (Accessible for maintenance and fire escape only)



Existing Roof Plan



Proposed Sixth Floor Plan

Key:
Terrace

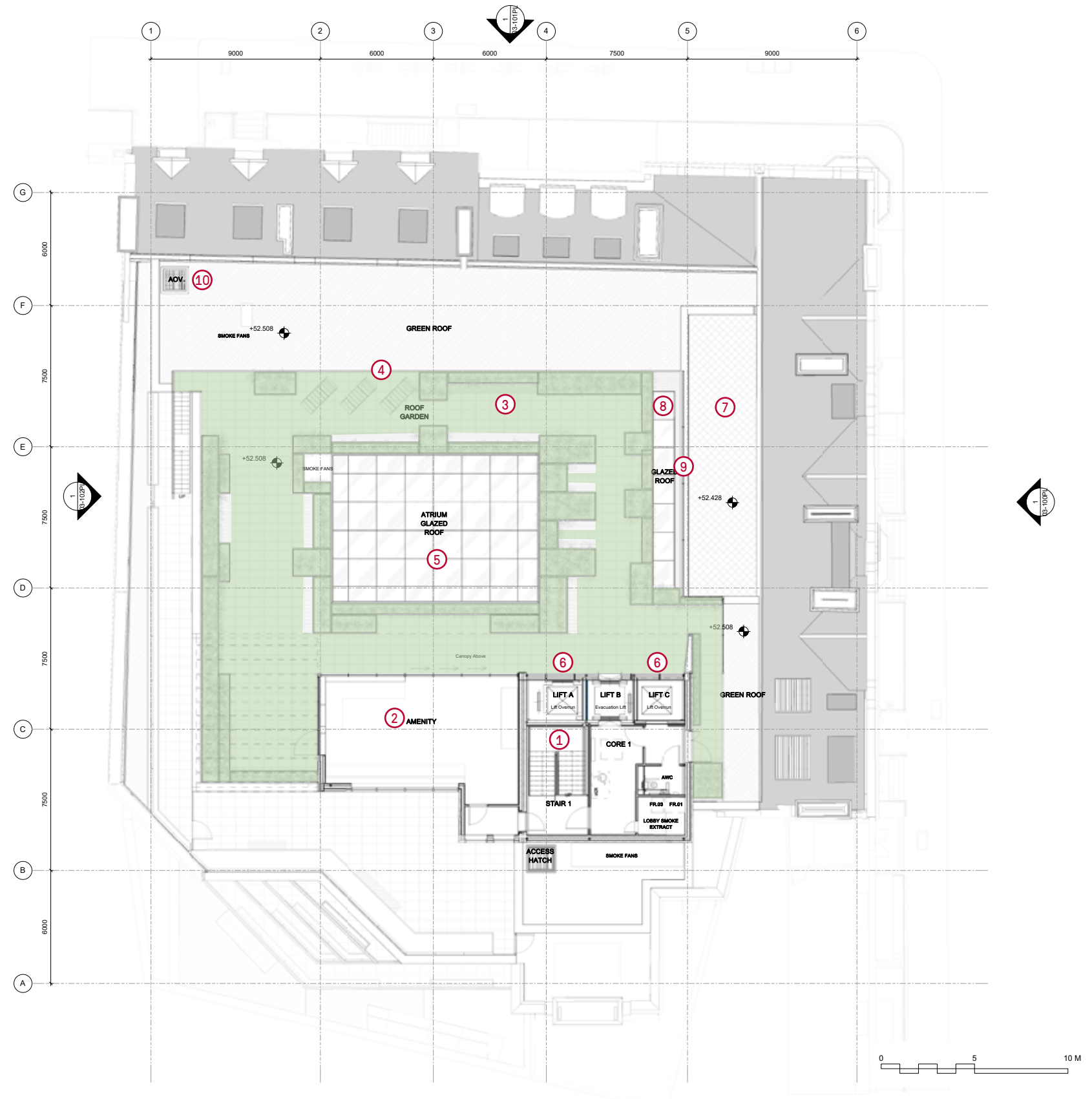


4.0 PROPOSALS

4.27 Proposed Seventh Floor

- ① Extend reconfigured core area to 7th floor
- ② Internal tenant amenity space
- ③ New garden to 7th floor with urban greening and outdoor amenity for all building users
- ④ New terrace balustrade
- ⑤ Reconfiguring glazed atrium roof line to new 7th floor extension
- ⑥ New lift overrun within 7th floor massing
- ⑦ Metal mesh roof to central plant
- ⑧ Rooflight to office space below
- ⑨ Acoustic glazed screening to mitigate noise from central plant
- ⑩ AOV

Key:
Terrace

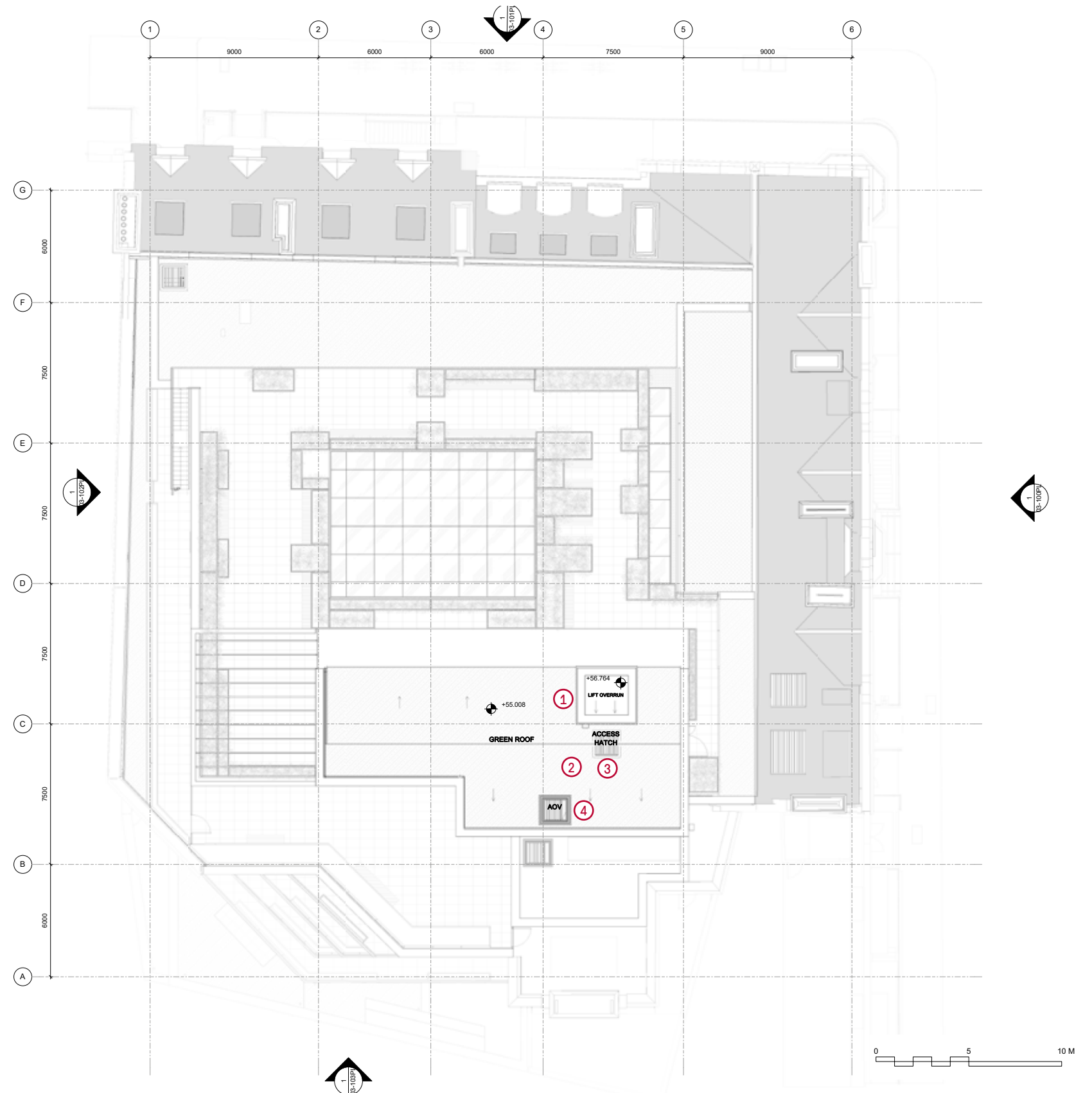


Proposed Seventh Floor

4.0 PROPOSALS

4.28 Proposed Roof Plan

- ① New lift overrun @ 4245mm 7th floor AFFL
- ② Green roof
- ③ Access hatch
- ④ AOV



Proposed Roof Plan