

Refer to Appendix B included within submission pack.



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33 Ely Place, London EC1N 6TD

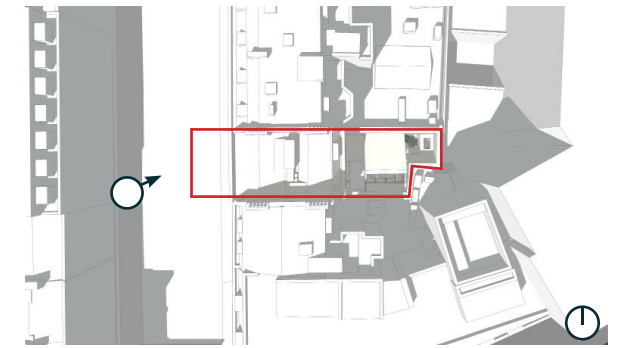
March 2022– Revision A
Updated to Architect’s Pre-Planning Information

M&E DRAFT Stage 2
Design Report

MEPH Strategy

12.2 Impact of Proposed MEPH from Street Level

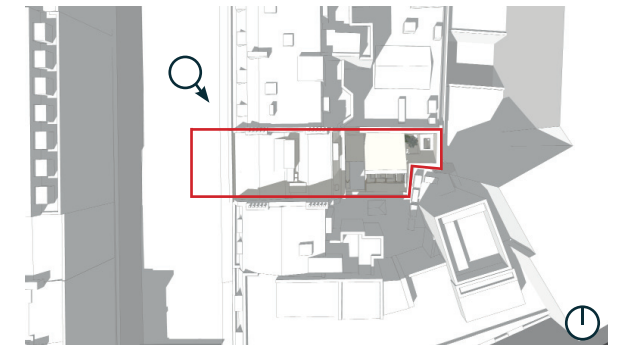
Entrance to Ely Place



MEPH Strategy

12.3 Impact of Proposed MEPH from Street Level

Approach from North



MEPH Strategy

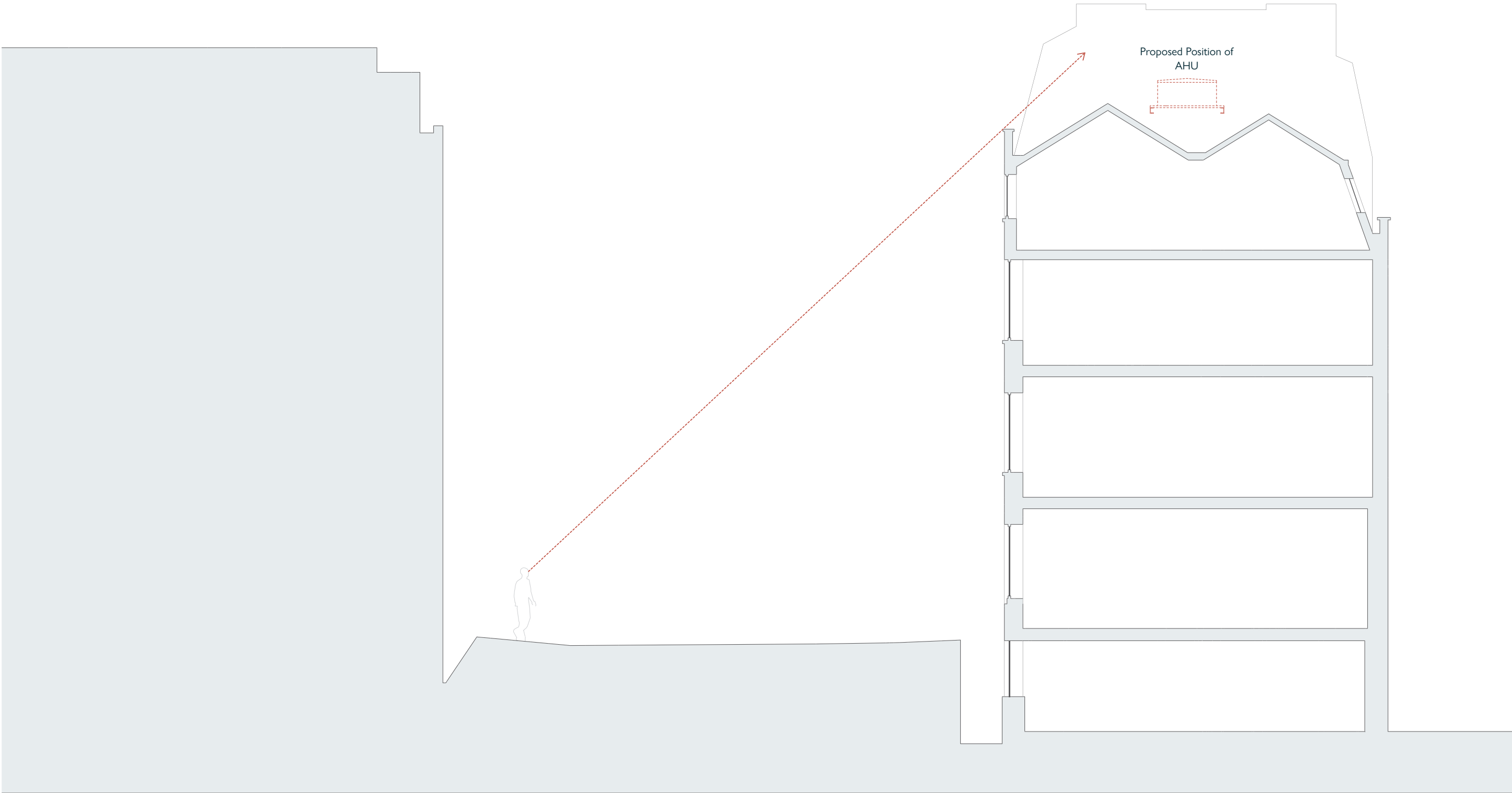
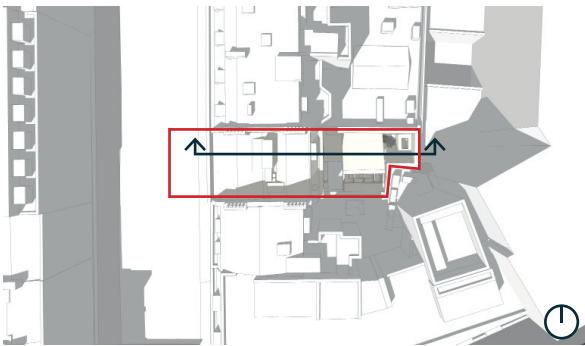
12.4 Impact of Proposed MEPH from Street Level

Approach from South - Significant Vista



12.5 Impact of Proposed MEPH from Street Level

Sight Line from Street Level Along Ely Place



13 Structural Strategy

Refer to Appendix C included within submission pack.



014 Area Schedules

Area Schedules

14.1 Existing vs Proposed GIA

Existing:

Lower Ground:	74sqm
Ground:	94sqm
First:	67sqm
Second:	57sqm
Third:	54sqm

Proposed:

Lower Ground:	74sqm
Ground:	90sqm
First:	55sqm
Second:	57sqm
Third:	54sqm

Overall Change:

Lower Ground:	0sqm
Ground:	- 4sqm
First:	- 12sqm
Second:	0sqm
Third:	0sqm
Total:	- 16sqm

Area Schedules

14.2 Existing vs Proposed NIA

Existing:		Proposed:		Overall Change:	
Lower Ground:	55sqm	Lower Ground:	53sqm	Lower Ground:	- 2sqm
Ground:	59sqm	Ground:	63sqm	Ground:	+ 4sqm
First:	45sqm	First:	38sqm	First:	- 7sqm
Second:	39sqm	Second:	39sqm	Second:	0sqm
Third:	42sqm	Third:	39sqm	Third:	- 3sqm
				Total:	- 28sqm

15 Summary of Proposal

Summary of Proposal

15.1 Summary of Proposal

Through high quality architectural design and sensitive interventions that respond to the historic fabric of 33 Ely Place, this proposal provides the opportunity to unify and showcase contemporary and traditional architecture.

Following on from the previous proposal, this scheme address the issues that were raised by the Heritage and Conservation Officers in regards to the rear extension, retaining historic fabric and proposing a mass that is not overbearing on the Listed Building or adjacent buildings along Ely Place.

The design features double height workspaces, natural light and ventilation for the boardroom and high quality materials to match the calibre of the existing historic building. Where new materials are being proposed they will compliment the tones and colours of the historic building, whilst the internal changes to the layout will help to make the design a far more accessible space. The design looks to restore, repair and re use existing fabric wherever possible, alongside improving the usability of the building and ensuring it will be fit for use as a commercial office for years to come.

