



**KWG GROUP HOLDINGS**  
**65 Fleet Street**

**Stage 3 Report**

**14.05.2021**



**REGISTERED  
DESIGN  
PRACTICE**

**RIBA**   
Chartered Practice

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# 1.0 INTRODUCTION

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This report provides a summary of the Stage 3 interior design proposals for the buildings at 65 Fleet Street, London.

The purpose of the design proposals within the scope of SHH is to refurbish and upgrade the public areas and tenant communal facilities within the north and south buildings of the property to modern standards and to a level that will appeal to the London office market.

The design proposals have been developed in consultation with the Client, CBRE and the project architects Buckley Gray Yeoman.

As highlighted in the following pages SHH's Stage 3 design scope encompasses the:

- public colonnade connecting Fleet Street to the inner courtyard;
- north building ground floor reception;
- south building ground floor reception lobby and lift lobbies;
- typical WC facilities;
- fire stairs in Cores 1 and 3;

- typical lift lobby landing area within Core 1;
- basement change room and shower facilities;

The principles documented within SHH's design presentation, drawings and schedules are to be applied at Stage 4 to all other relevant areas within the building.

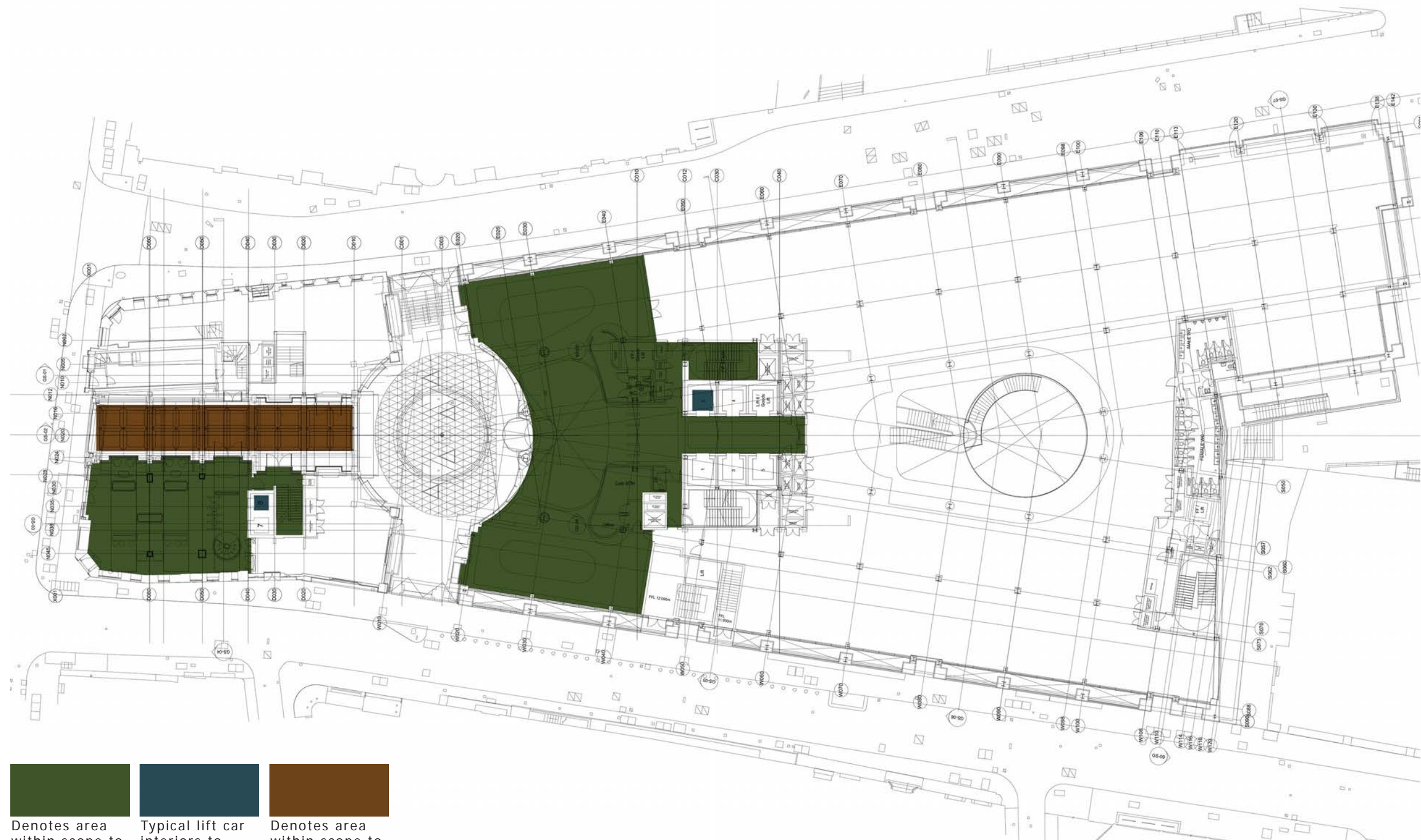
Stages 4 and 5 will be carried forward either by an appointed contractor or a third-party architect. SHH will perform an oversight role during these stages.






Denotes area within scope to Stage 3.



## GROUND FLOOR | SCOPING PLAN



-  Denotes area within scope to Stage 3.
-  Typical lift car interiors to Stage 3.
-  Denotes area within scope to Stage 2 only.



Denotes area within scope to Stage 3.



## 2.0 COLONNADE

At the request of the Client, SHH have worked with BGY to refine the design proposals for the colonnade that connects Fleet Street with the inner courtyard in front of the south building.

The refined design:

- maintains the material palette developed by BGY;
- emphasises to the structural bays through the introduction of columns and recesses;
- emphasises the verticality of the space by making the window bays double-height;
- divides the historic display panels into three framed recesses.

SHH provided concept direction only. BGY will develop the proposals through Stage 4.



BGY Stage 2 design.

## COLONNADE | WHITE MODEL STUDIES

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Colonnade east elevation



Colonnade west elevation



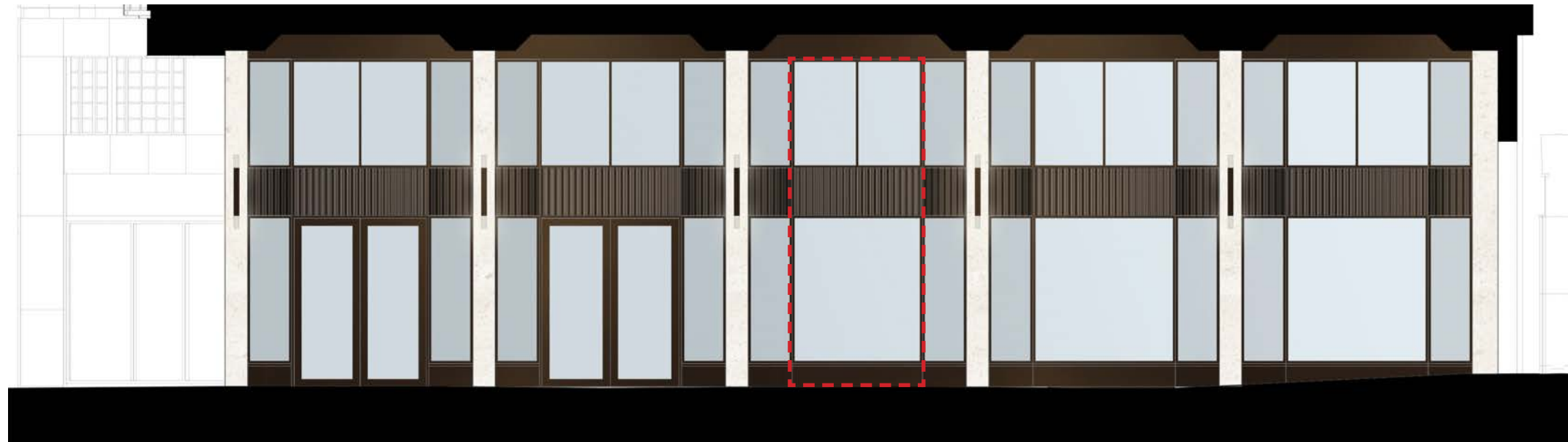
Colonnade east elevation



Colonnade west elevation

## COLONNADE | ELEVATIONS

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Colonnade east elevation



Colonnade west elevation





## 3.0 SOUTH BUILDING

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### GROUND FLOOR RECEPTION LOBBY

The ground floor reception lobby of the south building comprises four distinct areas:

- a double-storey volume containing reception and security facilities;
- a single-height space to the east;
- a single-height space to the west;
- a single-height lift lobby zone;

A number of specific brief requirements are summarised in the following pages.

As the designs progress through Stage 4 it is a priority of the Client's that ceiling heights within all of the spaces is maximised.



## Double-storey Reception:

This forms the main entrance point to the south building and is where access to tenanted areas within the building is controlled from.

The design presented in the following pages has been reviewed by the Client. Their one remaining design comment to be addressed is a request for alternative decorative lighting to replace that which is in the CGI's.

A number of technical matters related to the design are to be resolved at Stage 4. These are summarised in the list below. Further information can be found in sections 8.0 and 9.0 of this report:

- Access control and security installations;
- The integration of branding, directory and way-finding signage;
- Reception desk fabrication. Note that the shape visualised in the design proposals will evolve in Stage 4 in response to the technical requirements of fabrication;
- Fabrication methods of the curved timber wall panels. A number of options have been investigated with one yet to be settled upon that meets the projects requirements;
- Fabrication and installation of the high-level feature marble panel;
- The integration of acoustic treatments to meet the requirements of the acoustic consultants.

## East Lounge:

The brief for this area of the reception is for it to provide a lounge seating space for visitors to the building.

The proposed design is flexible so that the space can be easily converted into a secondary reception area for a ground floor tenant. Power and data provisions for a reception desk and associated facilities are to be included in the services design.

## West Cafe:

The western part of the main reception is to provide a cafe that serves both walk-in retail customers and building tenants.

It is likely that all joinery, loose furniture and catering equipment will be provided by the landlord, with a third-party caterer providing food and beverage products, staffing and management.

SHH have included within the Stage 3 drawings and schedules design intent information for a central service counter. It will need to be developed during Stage 4 in conjunction with the Client, agents any incoming catering contractor in order for it to be operationally suitable. A back of house space has also been allowed for within the plans.

SHH have provided an outline equipment and services requirements schedule within the Stage 3 drawings.

## Lift Lobby:

The lift lobby design at ground floor level sets the template for the lobbies on all other floors. It is differentiated from these through the finish of the ceiling: timber veneer at ground floor level, painted plasterboard on all other floors.

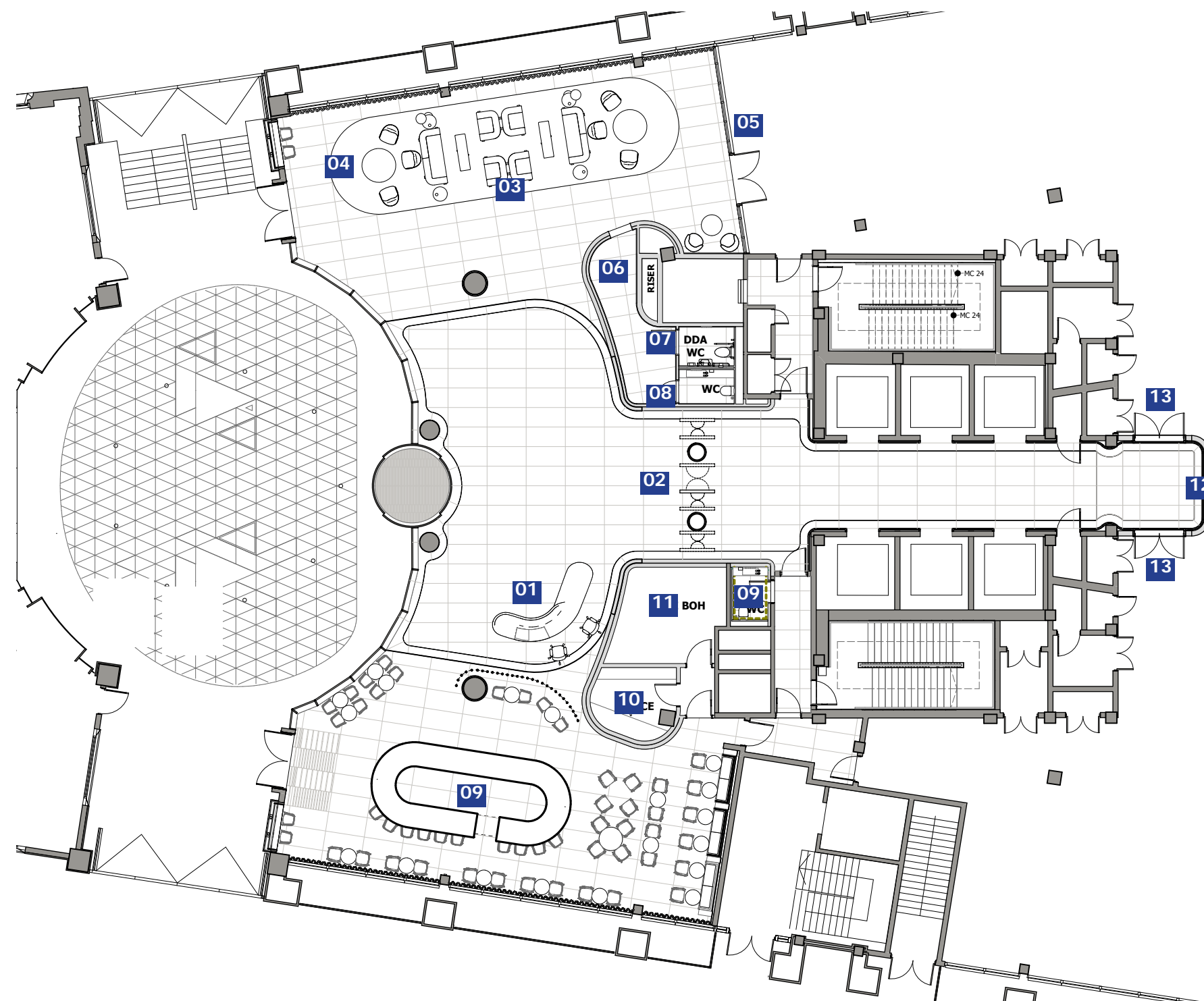
The Client has requested the lift lobby be lengthened, with the doors giving access to the office area being located in the flank walls as opposed to the previous proposal of being on axis to the lobby. Plans of both options are provided within BGY's Stage 3 report.

To be resolved at Stage 4 are:

- whether speed gates will be installed on day one or services only will be provided for future installation of speed gates;
- detailing at the head of lift door openings. SHH have visualised vertical reveal linings to each side with an inset over panel, the intention being to visually maximise the perceived height of the door openings;
- the acoustic performance of the lobby. Sound absorption requirements may be accommodated by incorporating micro-perforations in the veneered ceiling.

## SOUTH BUILDING | RECEPTION LOBBY | FLOOR PLAN

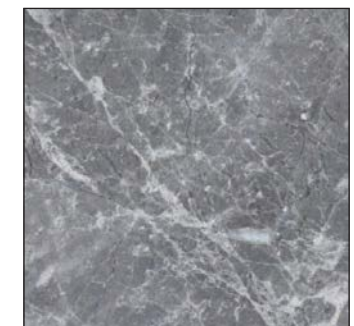
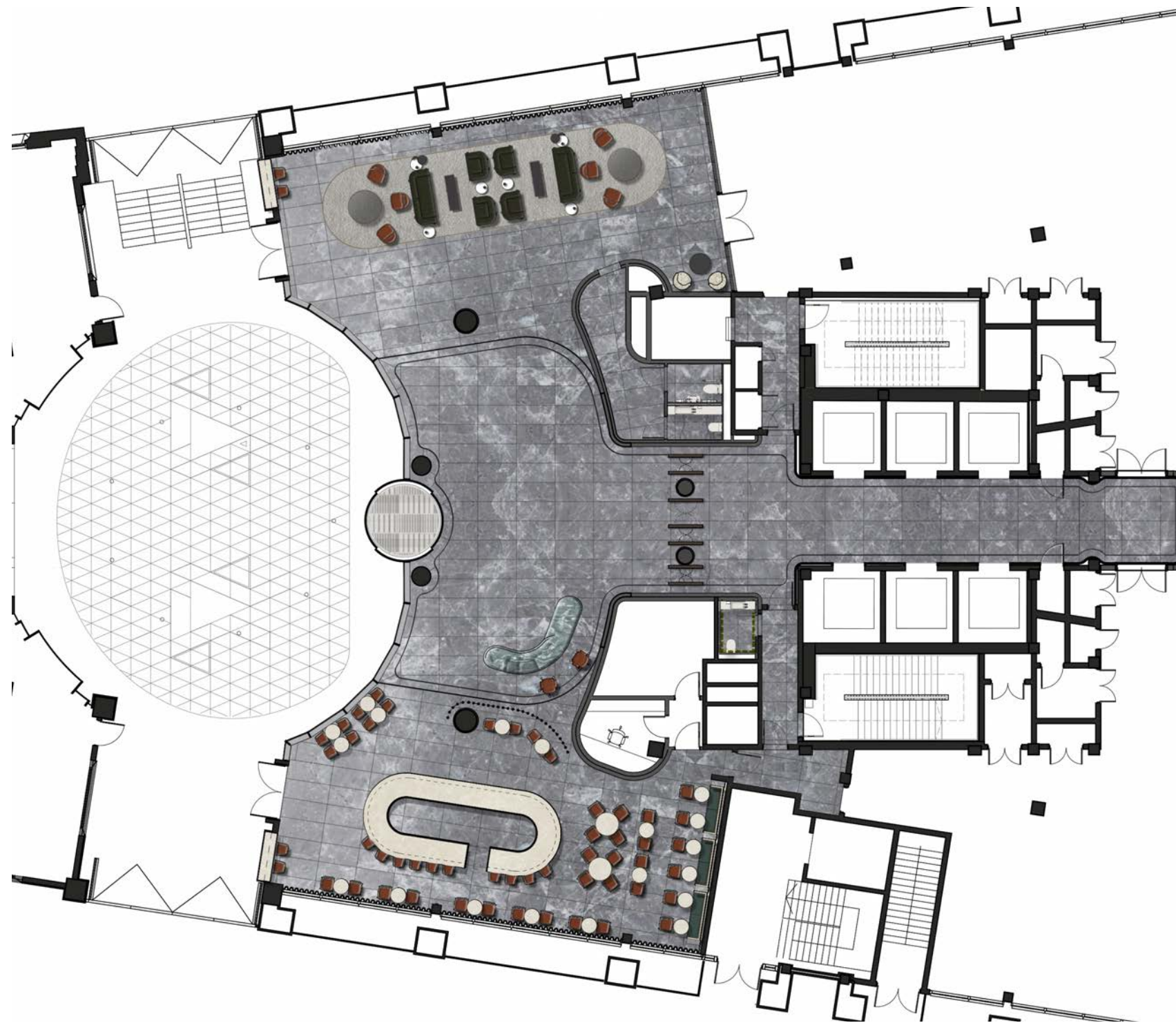
shh



- 01** Reception desk.
- 02** Optional speed gates to lift lobby.
- 03** East lounge.
- 04** Loose-lay area rug.
- 05** Translucent glass dividing wall.
- 06** Toilet lobby.
- 07** Disabled toilet.
- 08** Toilet.
- 09** West cafe.
- 10** Reception back of house office.
- 11** Cafe back of house area.
- 12** Artwork.
- 13** Glass doors to office area.

# SOUTH BUILDING | RECEPTION LOBBY | FLOOR FINISHES PLAN

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1500 x 750 x 20mm  
Texan Truffle honed  
limestone floor tiles.

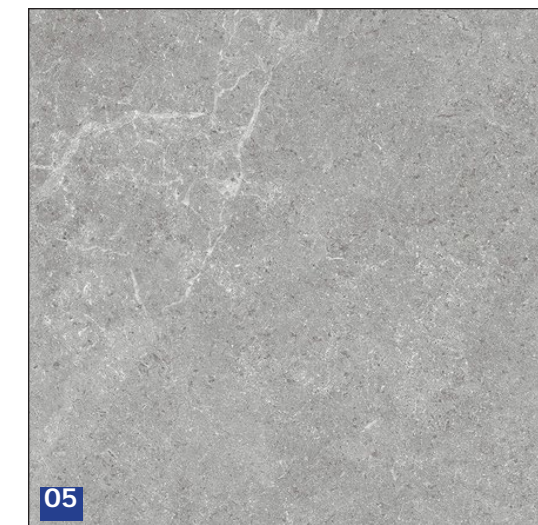
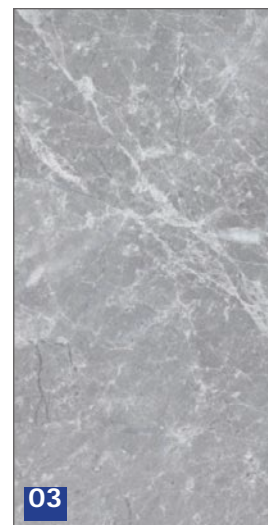
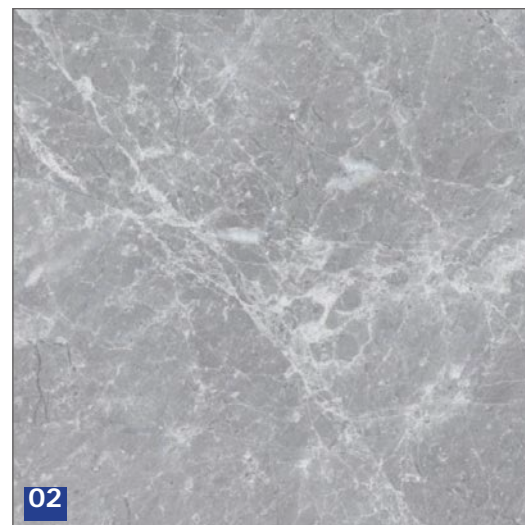
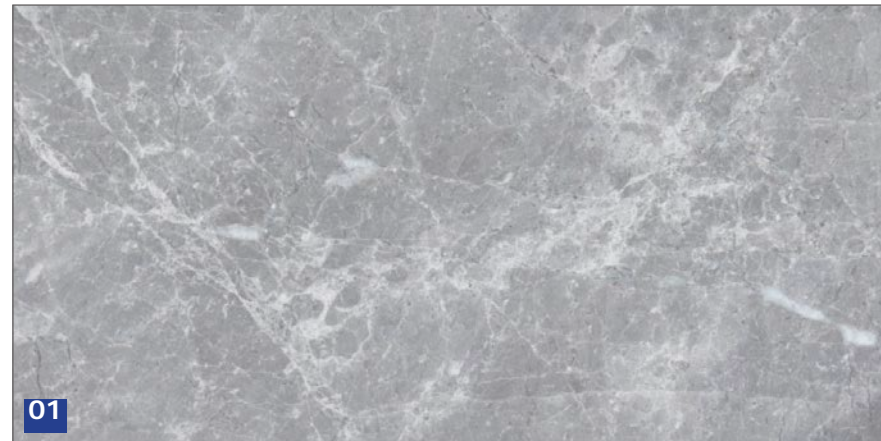


Loose-lay area rug  
beneath seating.



## SOUTH BUILDING | RECEPTION LOBBY | FLOOR FINISHES OPTIONS

shh



### LIMESTONE - TEXAN TRUFFLE HONED:

**01** 1500 x 750 x 20mm - £99.00/m<sup>2</sup>

**02** 900 x 900 x 20mm - £89.00/m<sup>2</sup>

**03** 900 x 450 x 20mm - £69.00/m<sup>2</sup>

Approximately £30.00/m<sup>2</sup> to treat to achieve 36+ slip value.

Supply costs only, excluding VAT.

### PORCELAIN (BUDGET OPTION) - DOMUS STORM:

**04** 1500 x 750 x 11mm - £44.76/m<sup>2</sup>

**05** 900 x 900 x 11mm - £40.13/m<sup>2</sup>

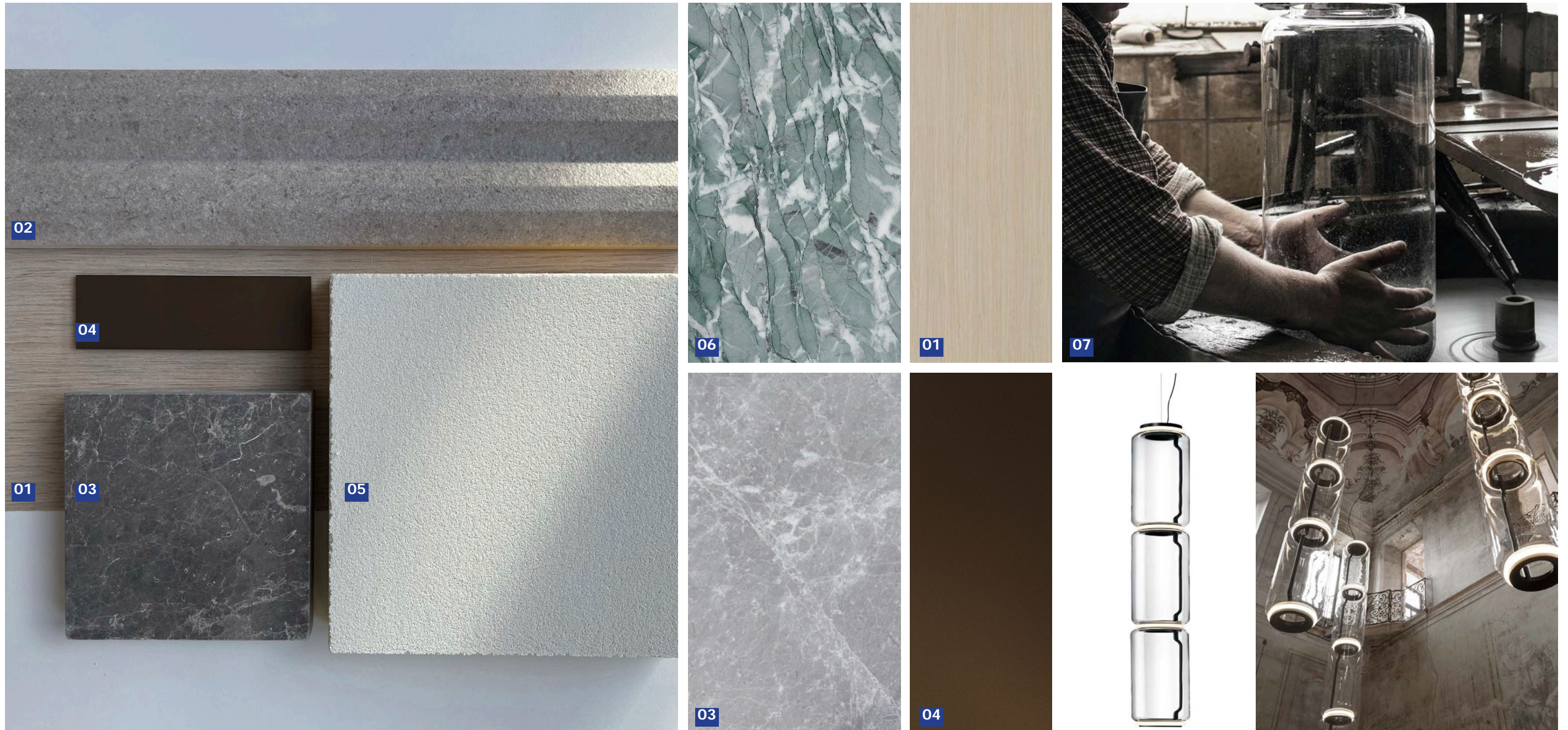
**06** 900 x 450 x 10.2mm - £29.72/m<sup>2</sup>

Supply costs only, excluding VAT.



# SOUTH BUILDING | RECEPTION LOBBY | MATERIAL PALETTE

shh



01 Veneer wall panels   02 Profiled ceramic   03 Texan Truffle Honed Limestone Floor  
04 Bronze anodizing   05 Acoustic plaster   06 Verde Antigua marble   07 Blown glass pendant lights TBC













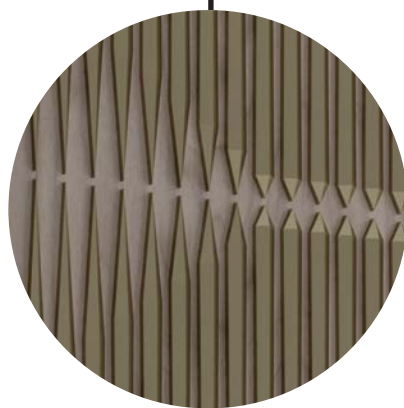


SOUTH BUILDING | RECEPTION LIFT LOBBY | ELEVATION

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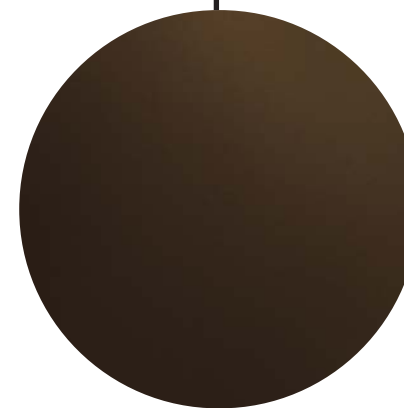
Timber veneer



Profiled battens



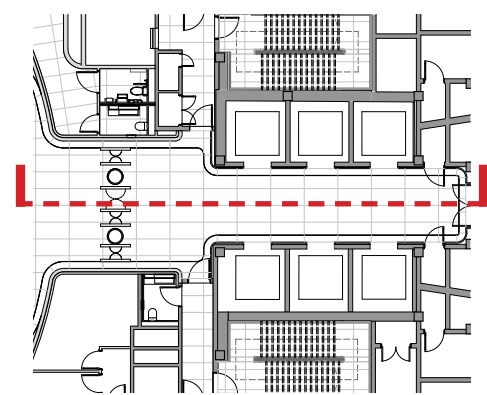
Projecting illuminated signage



Bronze coloured stainless steel doors



Profiled ceramic



SOUTH BUILDING | RECEPTION LIFT LOBBY | CERAMIC WALL

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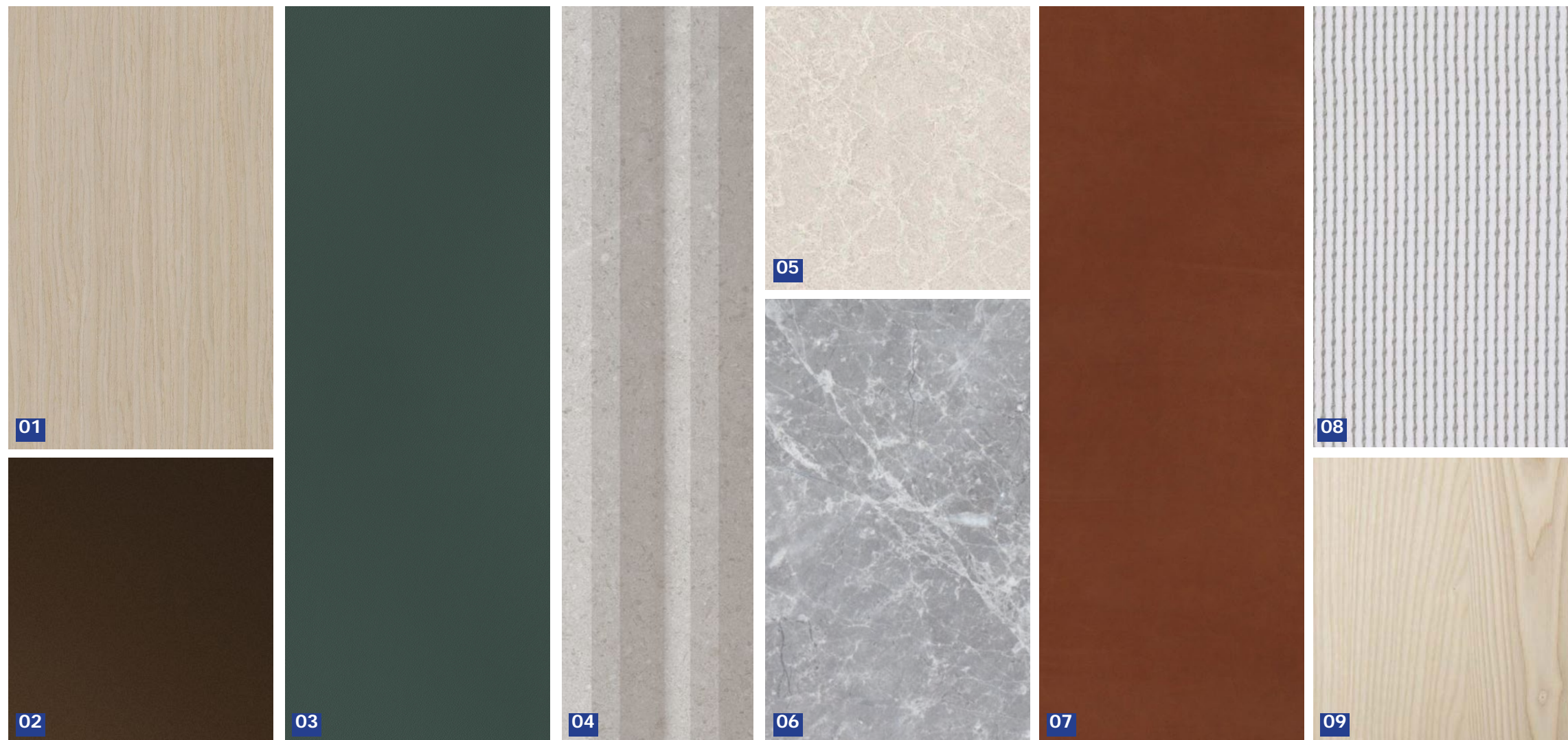




## SOUTH BUILDING | RECEPTION WEST CAFE | MATERIAL PALETTE

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shh



01 Oak joinery & panels   02 Bronze anodising   03 Leather wall panels   04 Profiled ceramic   05 Caesarstone countertop  
06 Texan Truffle Honed Limestone Floor   07 Leather furniture upholstery   08 Curtains   09 Ash furniture frames



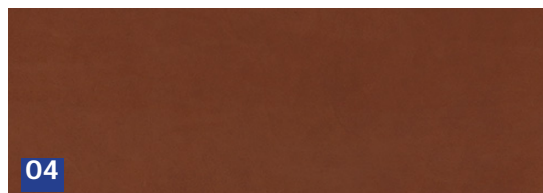
01



02



03



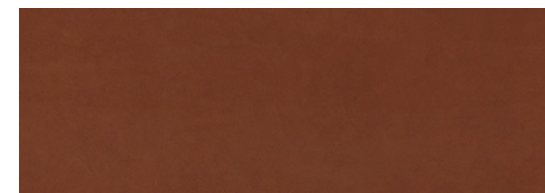
04



05



06



01 Leather upholstered armchairs 02 Metal, stone and ash tables 03 Leather upholstered stools  
04 Upholstery leather 05 Solid ash 06 Palladio Doge marble table tops





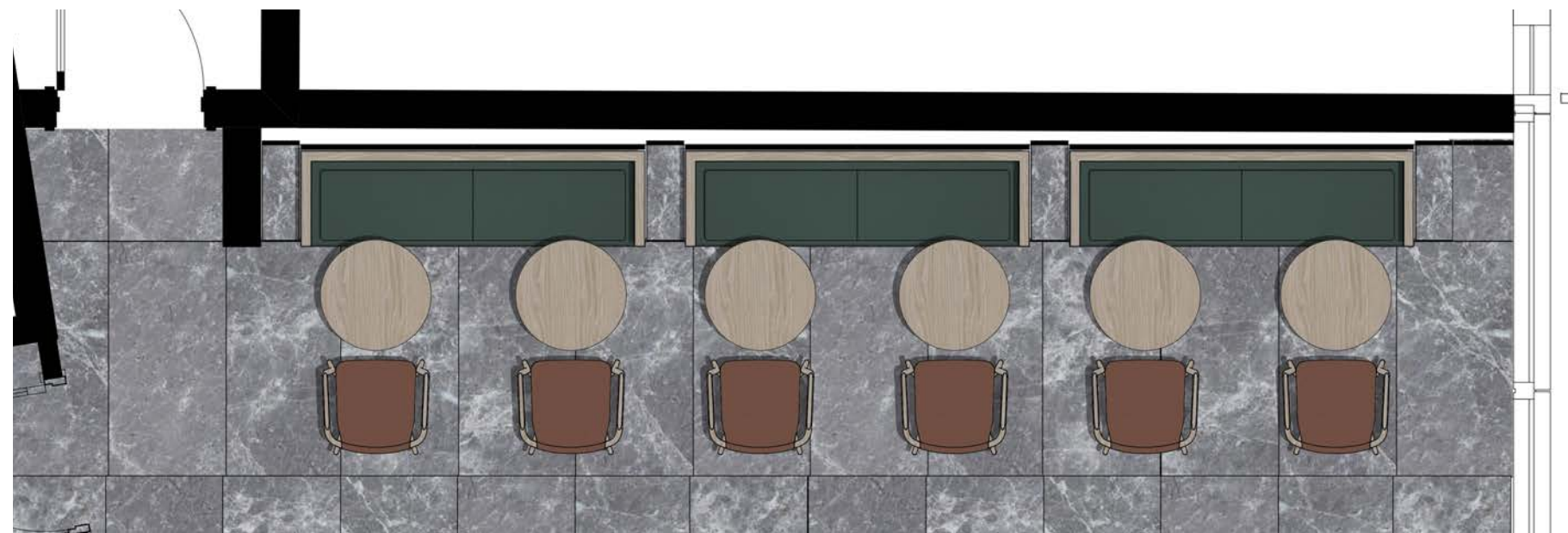
**01** Glass and brass wall light   **02** Track mounted LED spots  
**03** Track mounted LED strip   **04** Directional LED single down light  
**05** LED down light

SOUTH BUILDING | RECEPTION WEST CAFE | BOOTH SEATING

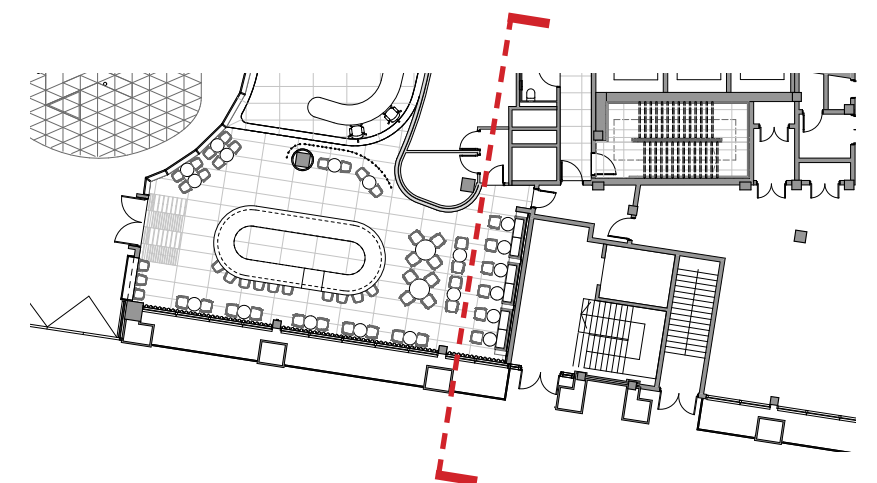
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Elevation



Plan





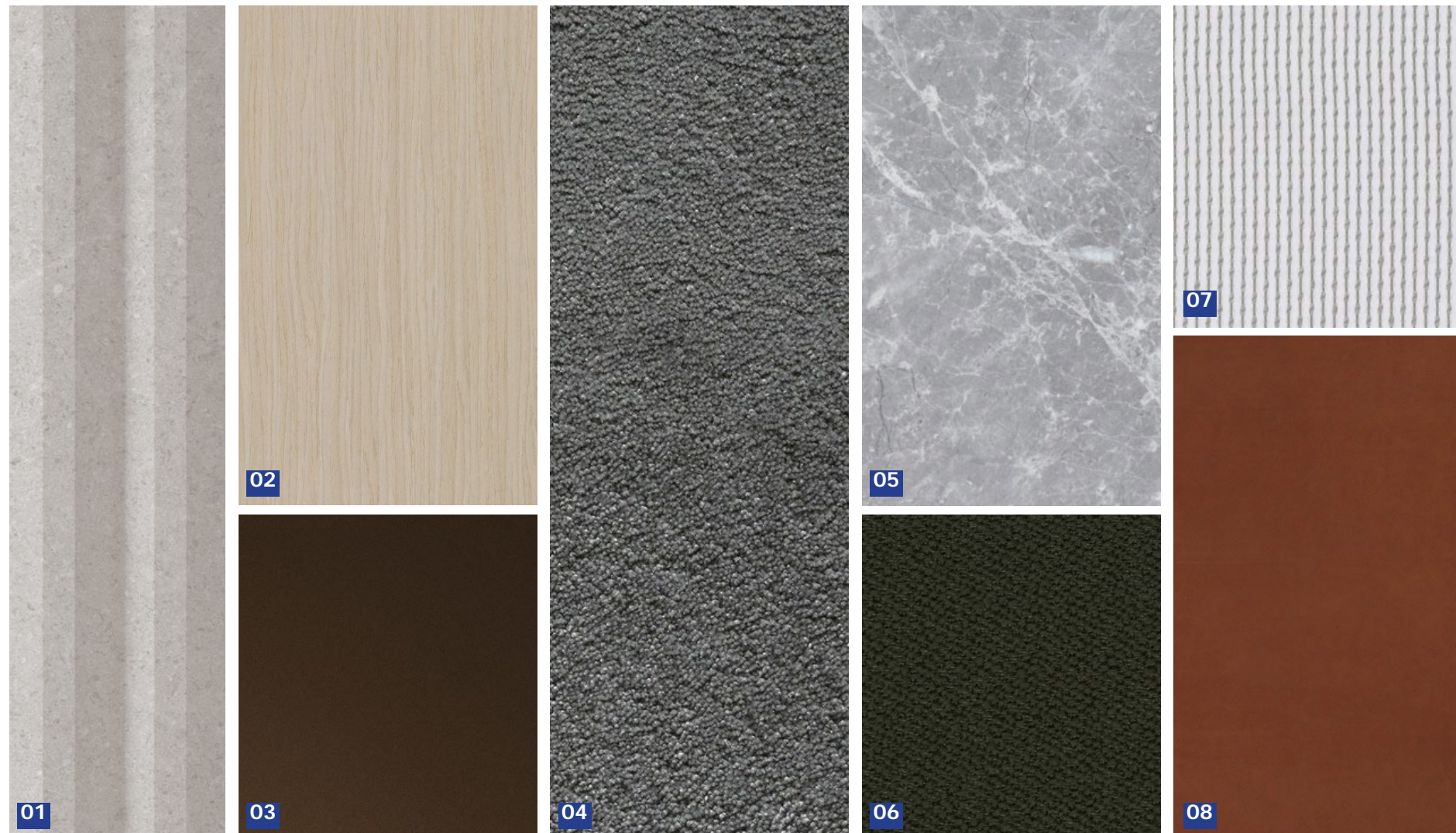




## SOUTH BUILDING | RECEPTION EAST LOUNGE | MATERIAL PALETTE

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- 01** Profiled ceramic columns   **02** Oak joinery & panels   **03** Bronze anodising   **04** Area rug  
**05** Texan Truffle honed limestone floor   **06** Sofa upholstery fabric  
**07** Curtain fabric   **08** Armchair upholstery leather





01



02



03



04



05



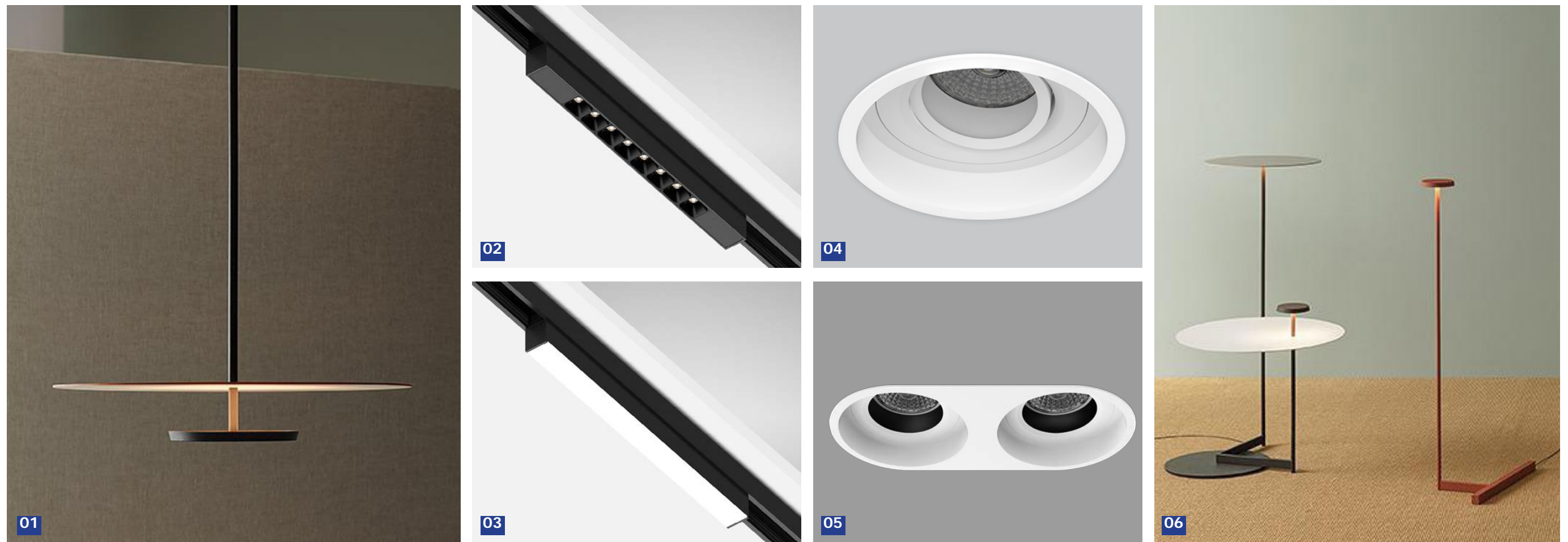
06

- 01 Three seat sofa upholstered in green fabric    02 Coffee table with veneer top and powder coated base  
 03 Armchair upholstered in tan leather    04 Coffee table with black glass top and powder coated base  
 05 Single seat sofa upholstered in green fabric    06 Powder coated side tables with integrated lighting



## SOUTH BUILDING LOBBY | EAST LOUNGE | LIGHTING

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01 Powder coated metal pendant light    02 Track mounted LED spots    03 Track mounted LED strip    04 Directional LED single down light  
 05 LED down light    06 Powder coated side table with integrated light

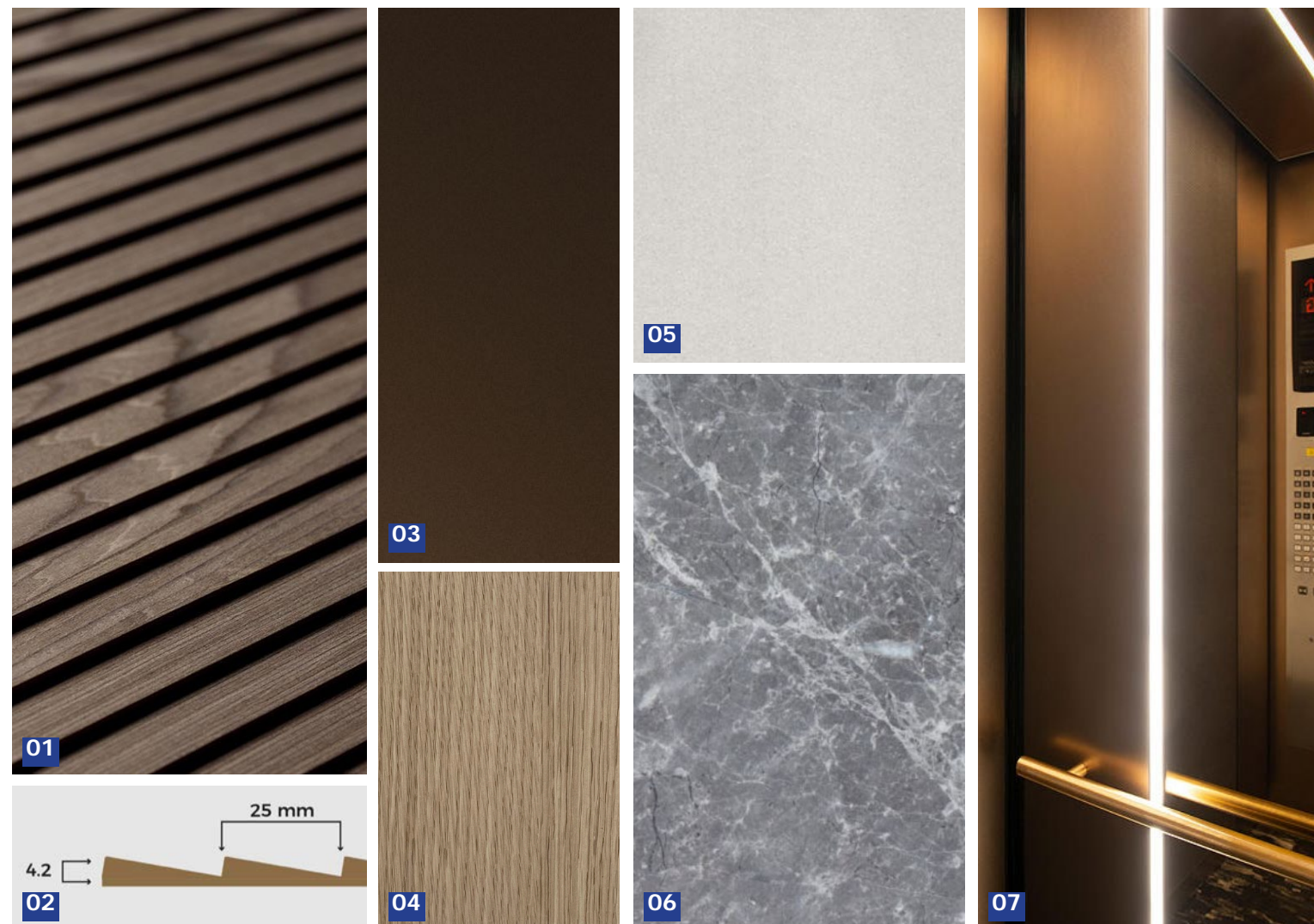






## SOUTH BUILDING | CORE 1 LIFT CAR | MATERIAL PALETTE

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**01** Profiled wall panels    **02** Profile plan detail    **03** Bronze-coloured stainless steel  
**04** Oak finish to profiled panel    **05** HI-MACS finish option for profiled panels  
**06** Texan Truffle Honed Limestone floor    **07** Integrated lighting





## 4.0 SOUTH BUILDING

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### CORE 1 COMMON PARTS

The areas within Core 1 for which designs have been provided are the:

- lift landing area;
- fire stairs and interconnecting corridors;
- female, male and accessible WC's.

## Lift Landing Area:

The second floor lift landing design continues the language established at ground floor level, with the exception of the ceiling as previously noted. The landing design is to be replicated on all remaining floors of the building, with the exception of the basement.

Acoustic treatment to the landing area needs to be developed during Stage 4. This may be addressed through the introduction of perforated acoustic plasterboard, or an acoustic plaster system such as the MC 28 specified within the finishes schedule.

## Fire Stairs:

The intent is that the fire stairs form a secondary circulation route within the building for its occupants; beyond being solely a means of escape. For this reason interior design proposals have been provided.

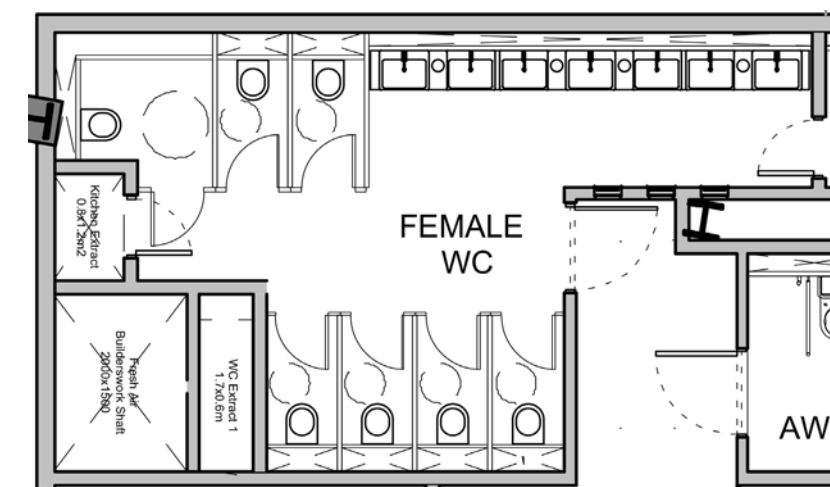
Important in encouraging their use is the specification of the fully-glazed fire rated doors on the approach route, making these spaces visible as “front of house” to occupants as opposed to concealing them behind solid doors.

## WC Facilities:

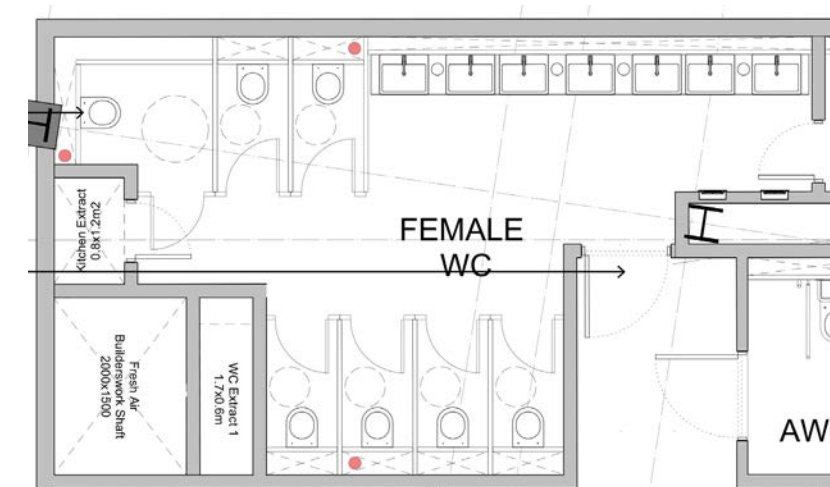
With the encouragement of both the Client and the leasing agents the key component in the WC facilities is the PIR sensor-activated basin system that has been specified. There is a general belief that post-COVID hygiene will be important to any potential tenant. The system includes:

- individual hand wash basins integrated into a continuous counter fabricated in a solid surface material;
- PIR-sensor activated soap dispensers;
- PIR-sensor activated wall mounted taps;
- primary hand drying via paper towel dispensers incorporated into the vanity mirror;
- individual bin receptacles adjacent to each basin;
- secondary hand drying via electric hand dryers on adjacent walls.

A number of constraints within the core impose restrictions on how the WC facilities can be planned. Illustrated opposite is the current floor plan that has been visualised in the following pages, along side a second option that attempts to maximise space. Final layouts are to be reviewed and confirmed at Stage 4. Note however that option two has the entrance door opening directly towards the mirrors creating privacy issues due to sight lines.



Option 1 - Stage 3 plan.

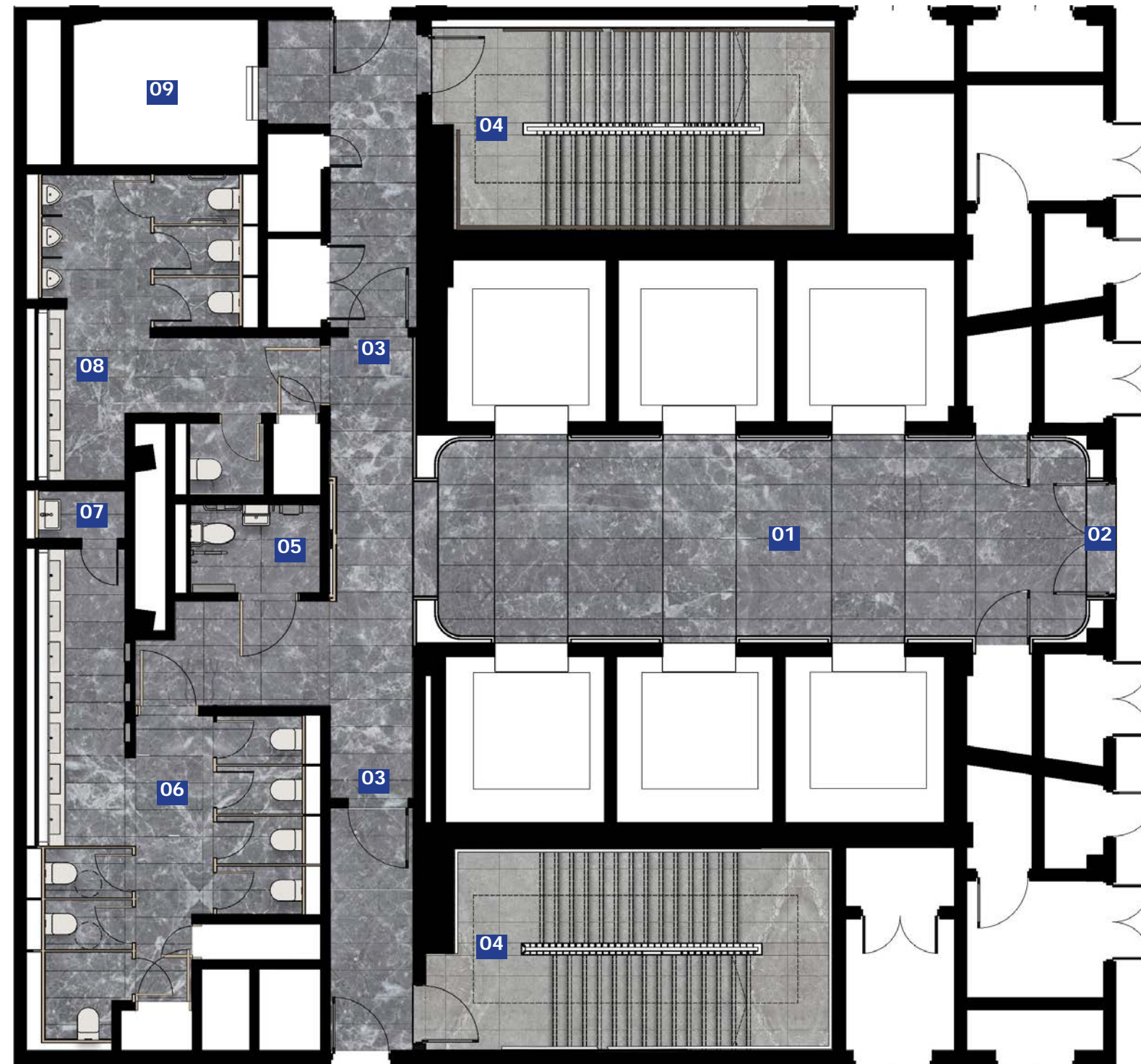


Option 2 - plan showing relocated entrance door.



## SOUTH BUILDING CORE 1 | LIFT LOBBY & WC'S | FLOOR PLAN

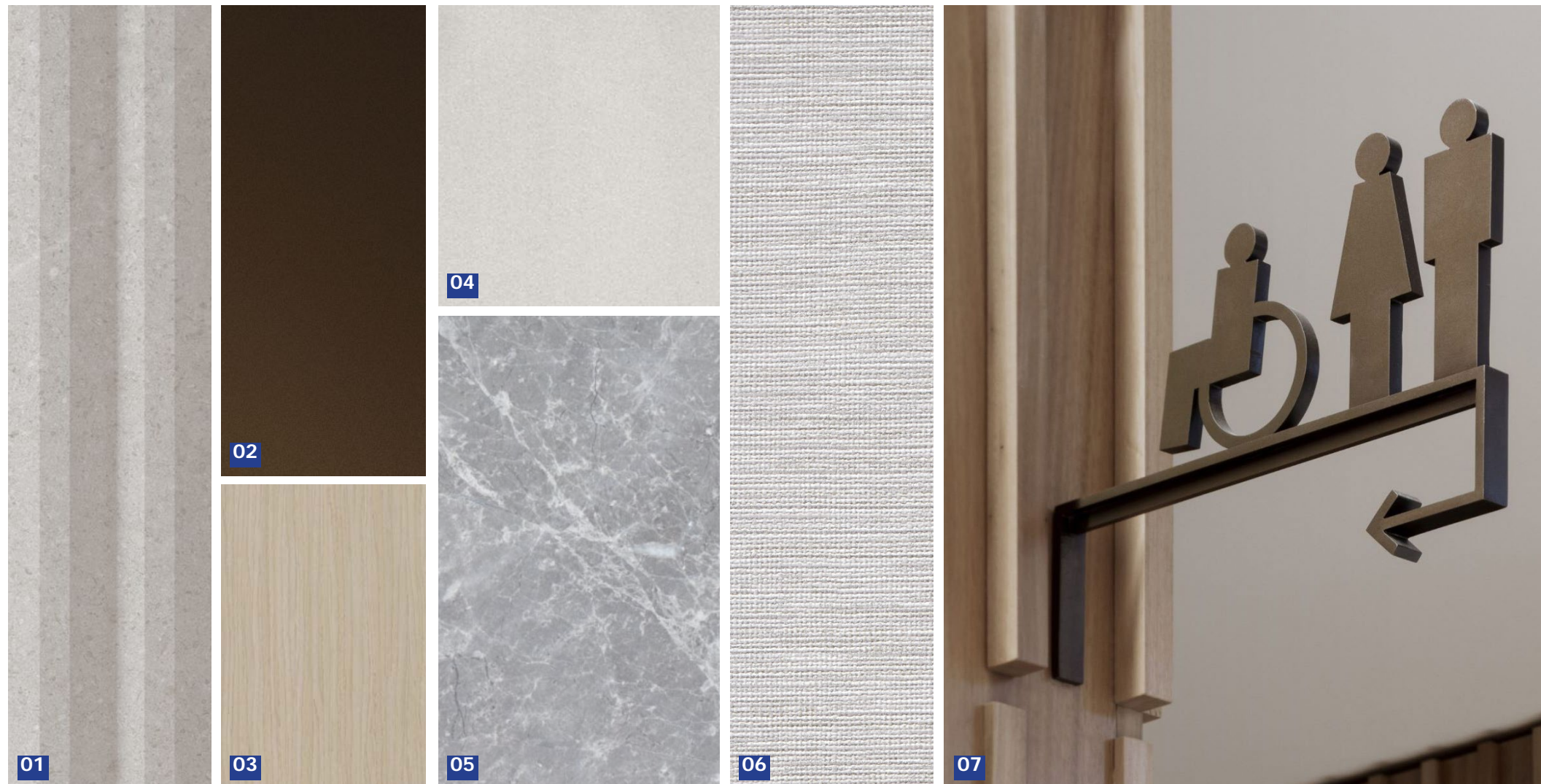
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- 01** Texan Truffle limestone floor.
- 02** Bronze powder coat-framed glass doors to office floor.
- 03** Bronze powder coat-framed glass door to fire escape.
- 04** Domus Storm porcelain floor tile in fire stairs.
- 05** Disabled WC.
- 06** Female WC's.
- 07** Cleaners cupboard.
- 08** Male WC's.
- 09** Goods lift.

# SOUTH BUILDING CORE 1 | LIFT LOBBY & WC'S | FLOOR PLAN

shh



**01** Profiled ceramic   **02** Bronze-coloured stainless steel   **03** Oak joinery panel   **04** Hi-Macs WC basin  
**05** Texan Truffle Honed Limestone floor   **06** Corridor wall covering   **07** Directional signage



SOUTH BUILDING CORE 1 | LIFT LOBBY LANDING | ELEVATION

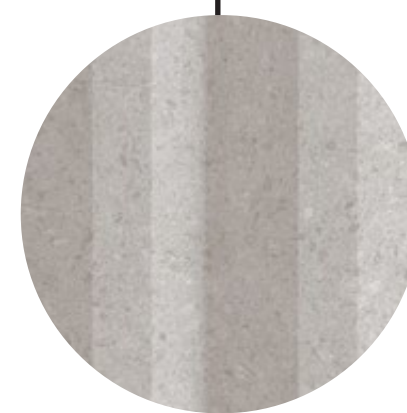
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Bronze-coloured stainless steel reveal lining



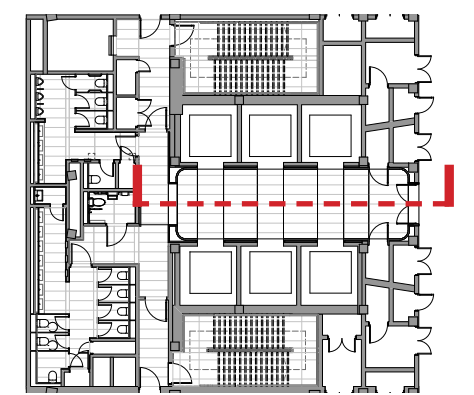
Projecting illuminated signage



Profiled ceramic



Profiled ceiling

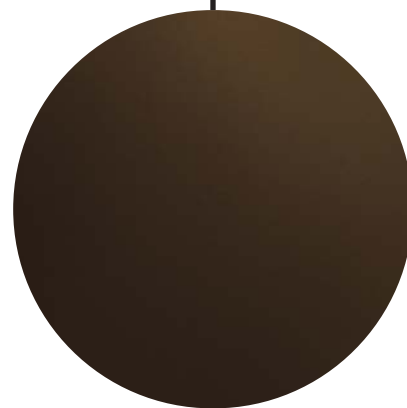


# SOUTH BUILDING CORE 1 | LIFT LOBBY LANDING | ELEVATION

shh



A



Bronze framed glass door to offices



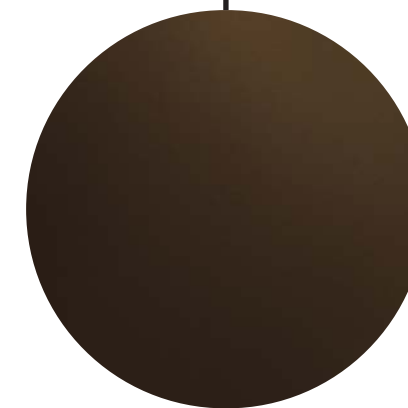
Profiled ceramic



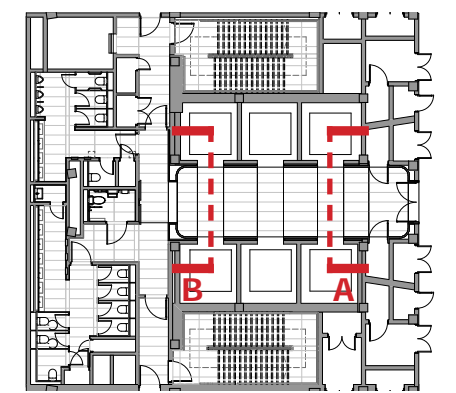
B



Profiled ceiling



Bronze-coloured stainless steel reveal lining





## SOUTH BUILDING CORE 1 | WC & ESCAPE CORRIDOR | ELEVATION



Texan Truffle  
limestone tiles



Vinyl  
wallcovering



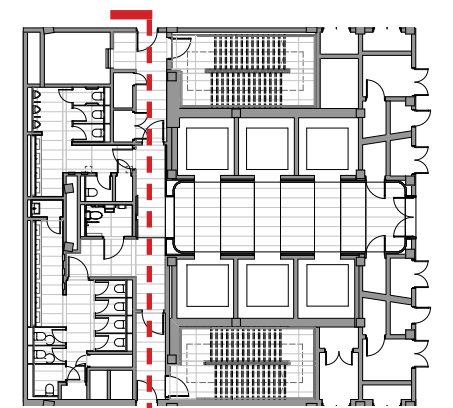
Bronze directional  
signage



Illuminated floor number  
in bronze channel

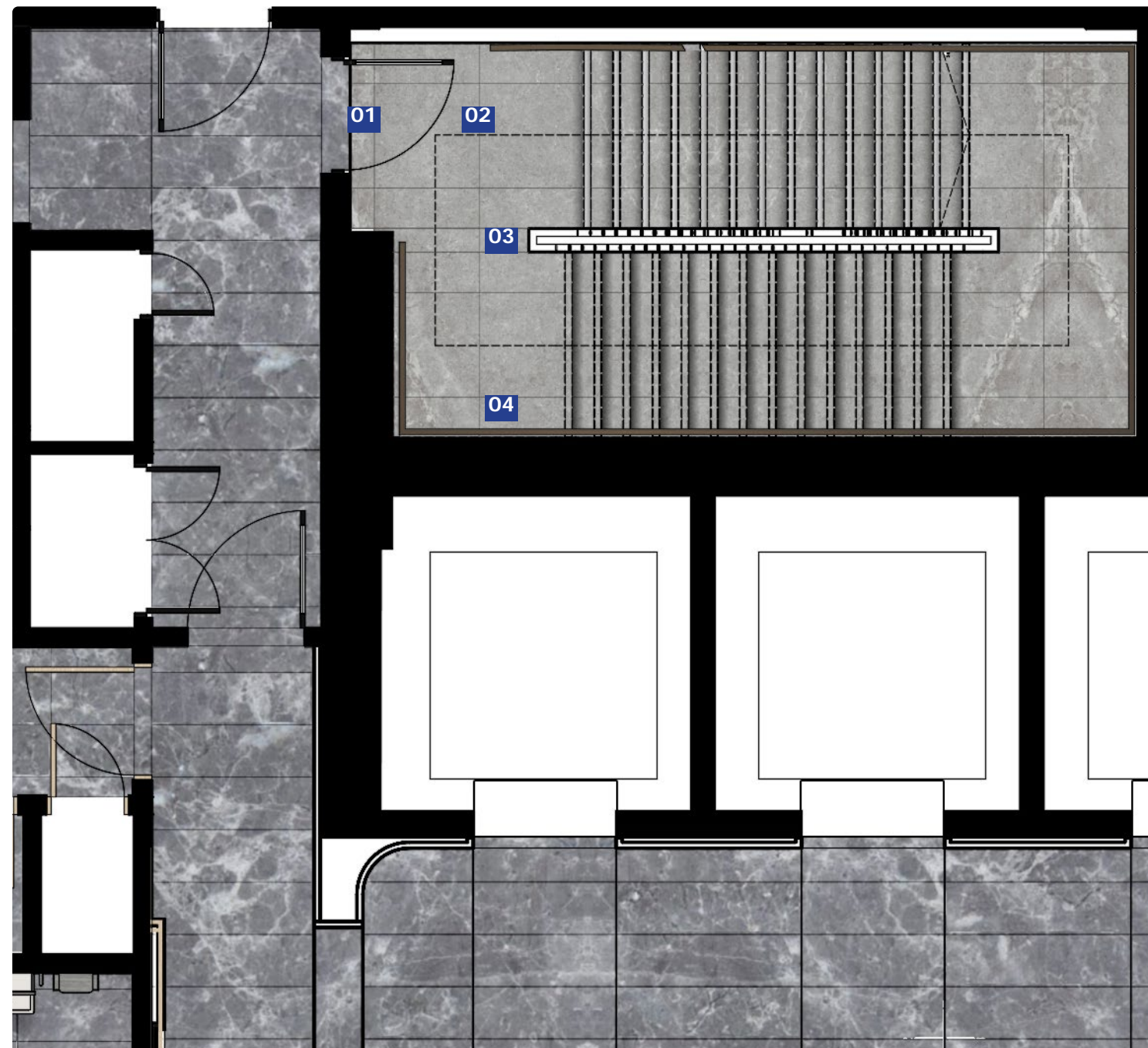


Veneer or laminate  
doors



## SOUTH BUILDING CORE 1 | FIRE STAIRS | FLOOR PLAN

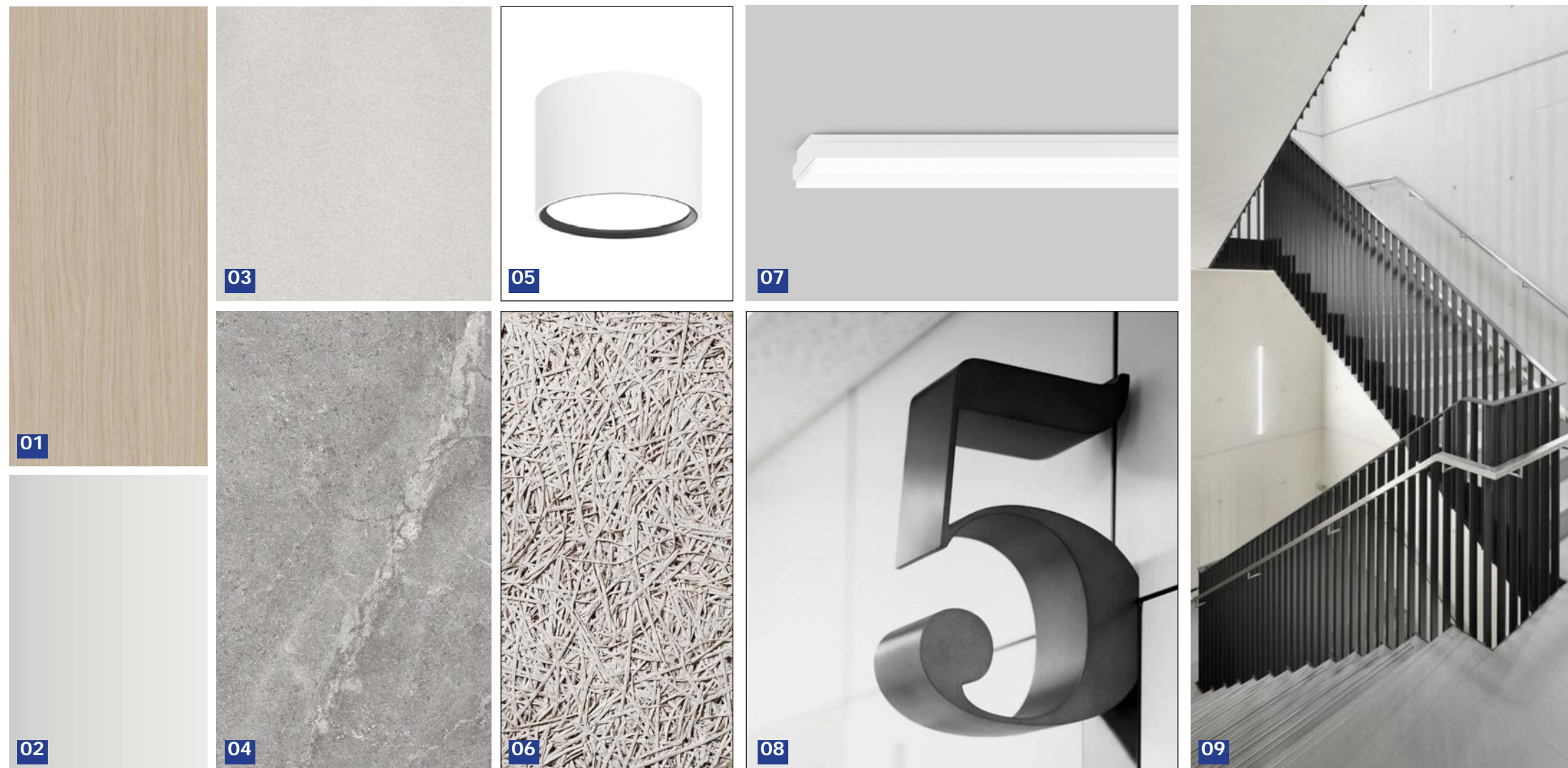
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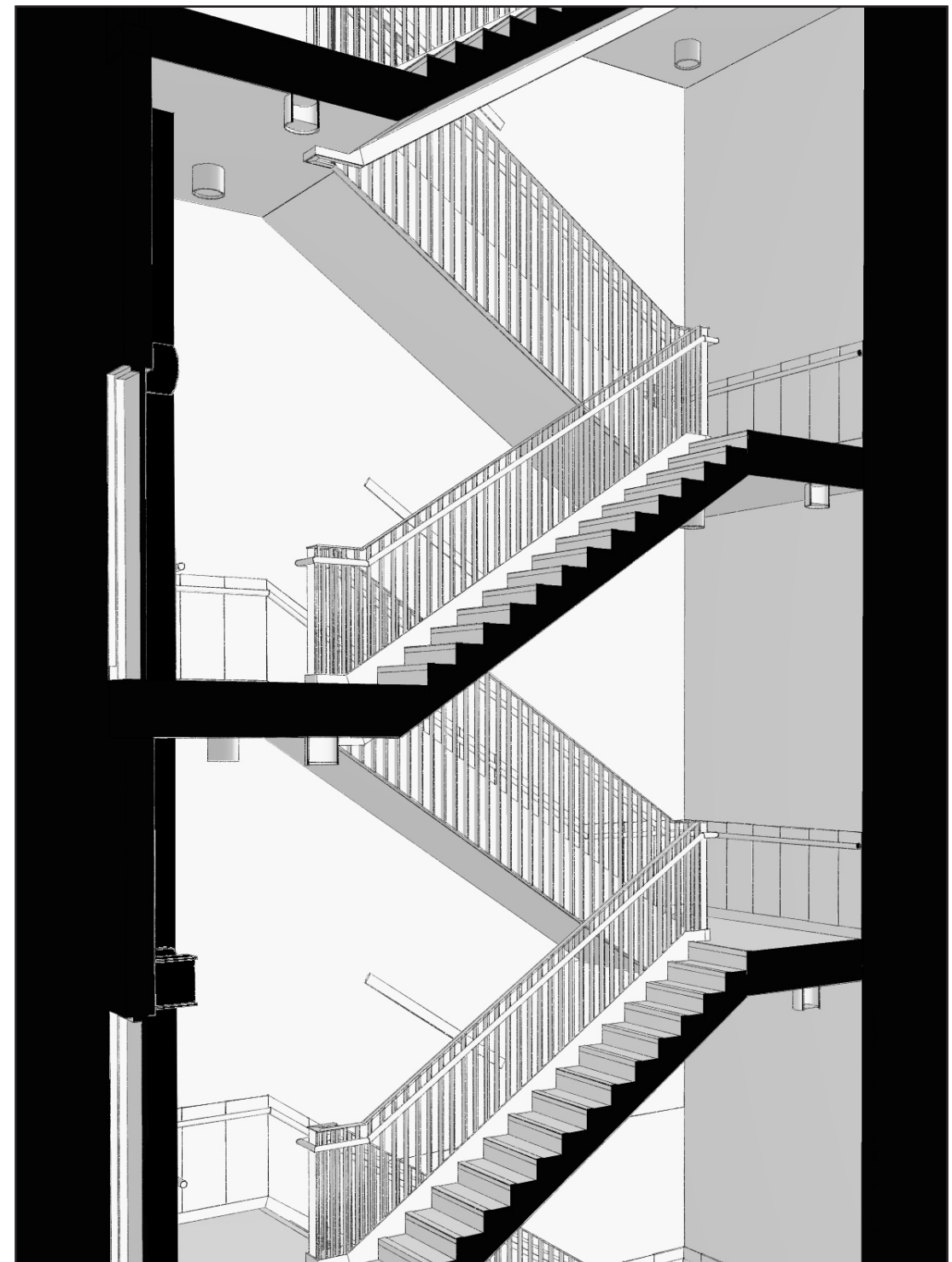
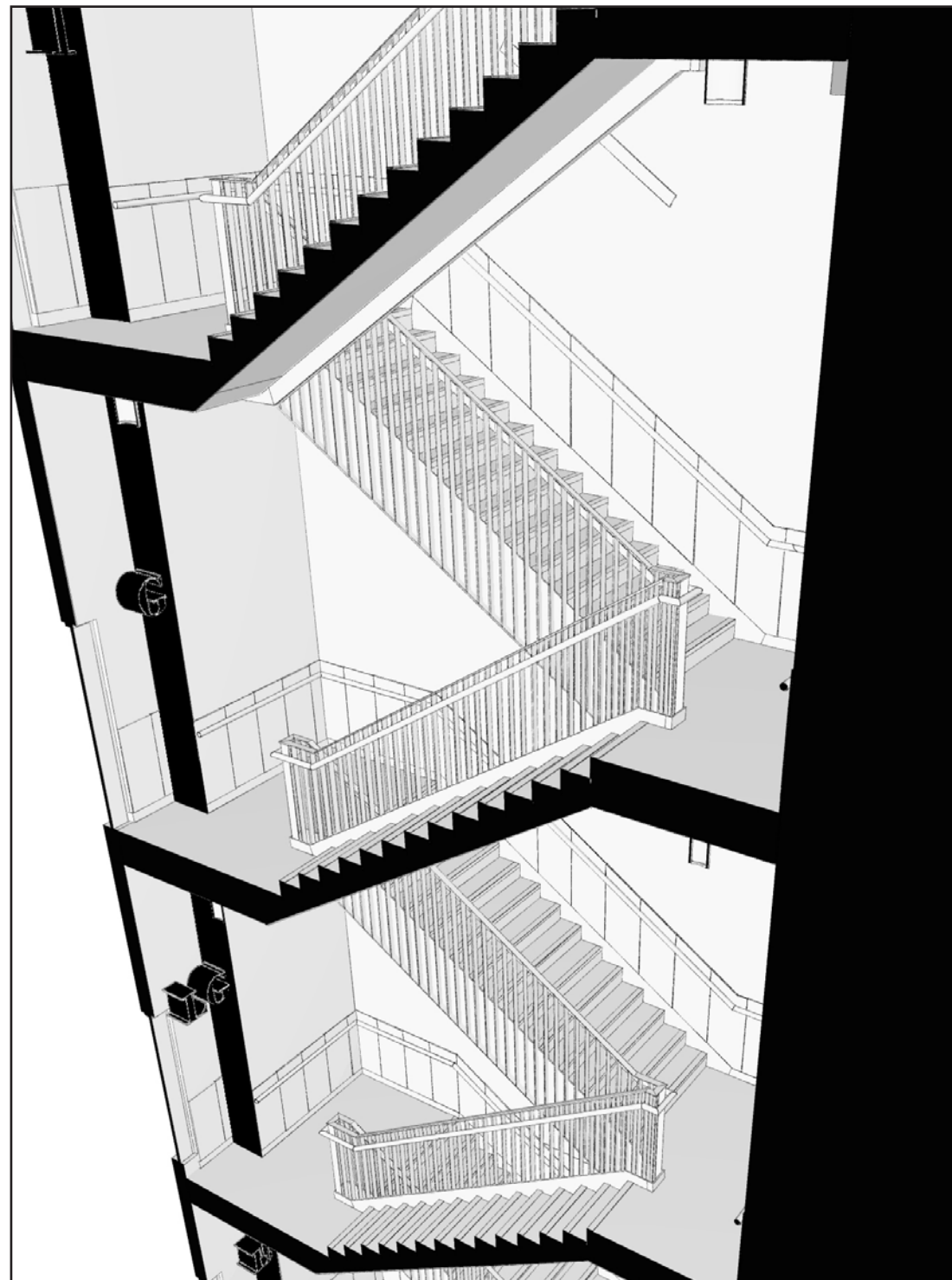
- 01** Oak veneer or oak-effect laminate door to fire stairs.
- 02** Porcelain floor tiles. 900 x 900 x 11mm thick format
- 03** New metal balustrade & handrails.
- 04** New handrail.



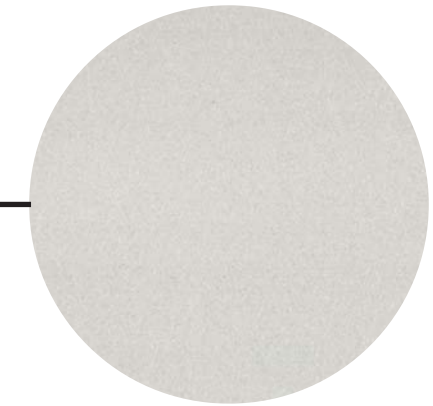
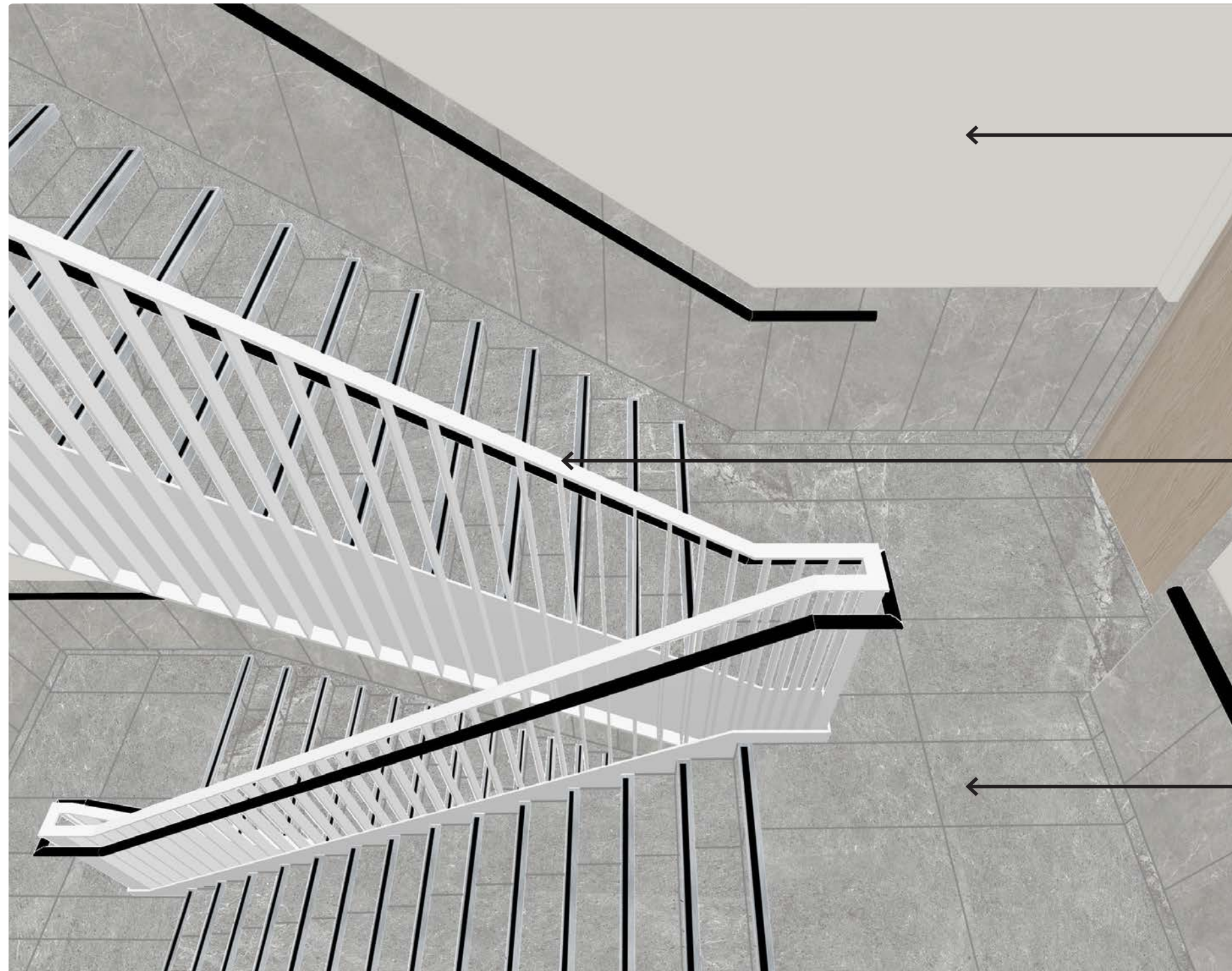
## SOUTH BUILDING CORE 1 | FIRE STAIRS | MATERIAL PALETTE



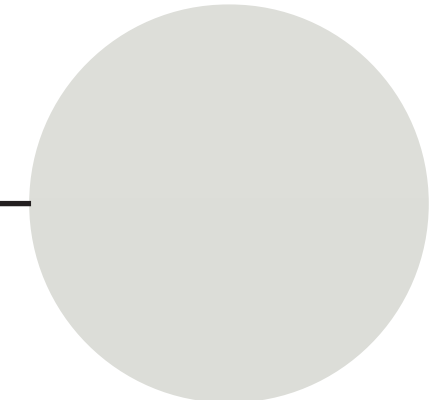
- 01** Veneer or laminate doors    **02** White powder coat balustrade    **03** Paint  
**04** Porcelain floor & wall tile    **05** Surface mounted ceiling lights  
**06** Wood wool lining to underside of stairs    **07** Wall lights  
**08** Floor number projecting signage    **09** Balustrade design reference image



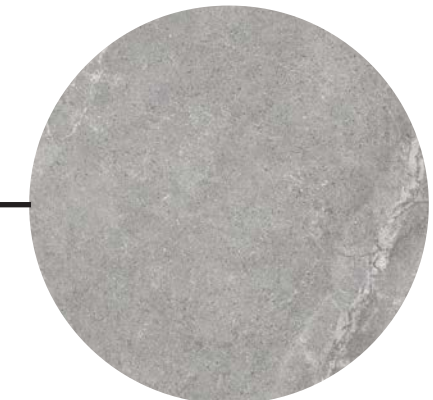




Painted plasterboard wall



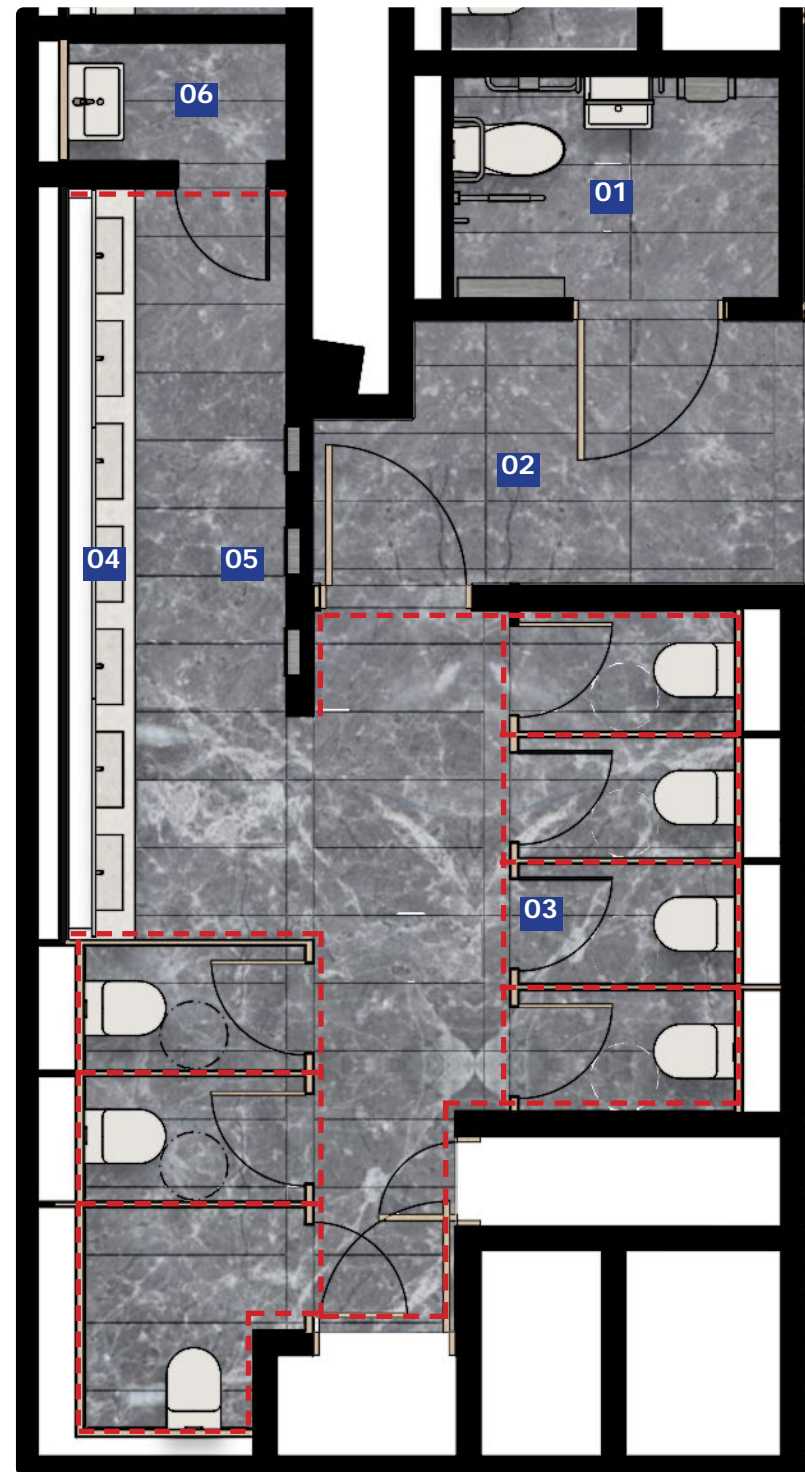
Powder coated balustrade



Porcelain floor and wall tile

## SOUTH BUILDING CORE 1 | FEMALE WC'S | FLOOR PLAN

shh



- 01** Disabled WC.
- 02** WC entrance.
- 03** Oak-effect laminate IPS cubicle system.
- 04** Basins with mirror and integrated taps, soap and paper towel dispensers.
- 05** Recessed hand dryers.
- 06** Cleaners cupboard.

Dashed red lines indicate oak-effect IPS panels.



## SOUTH BUILDING CORE 1 | FEMALE WC'S | ELEVATIONS



A



B



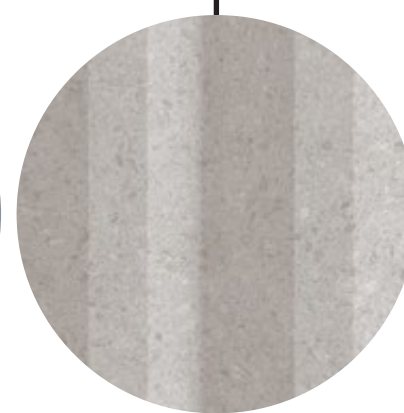
Oak-effect laminate IPS  
cubicle system



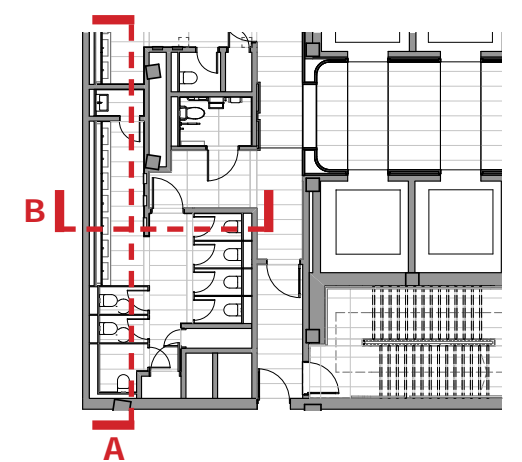
Hi-Macs  
basin



Dolphin integrated  
basin system



Profiled ceramic



B

A

## SOUTH BUILDING CORE 1 | FEMALE WC'S | ELEVATIONS



A



B



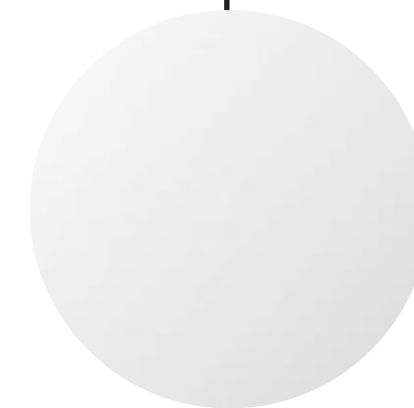
Texan Truffle  
limestone tiles



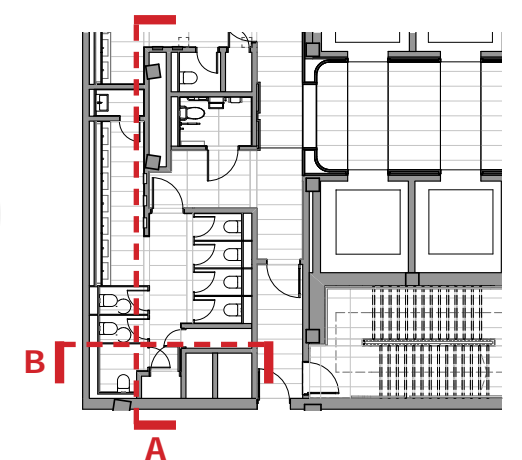
Profiled ceramic



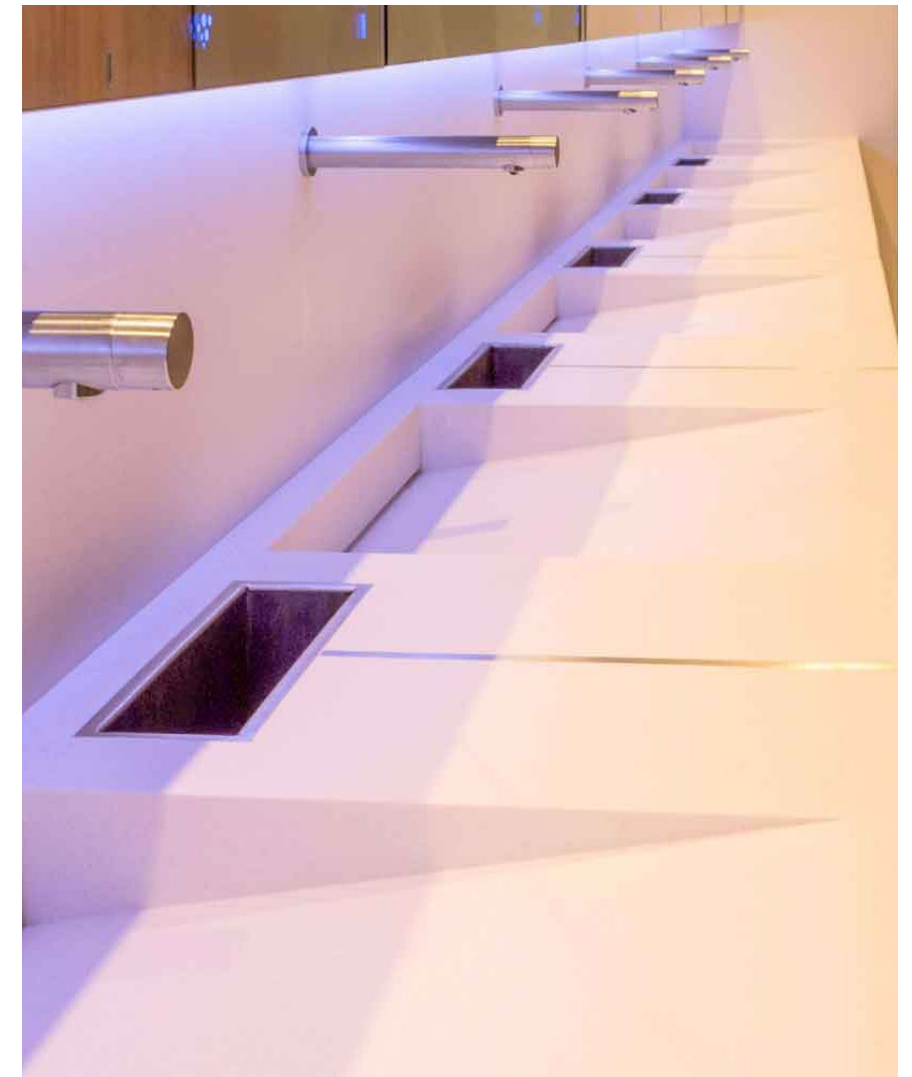
Oak-effect laminate IPS  
cubicle system



Full height  
mirror





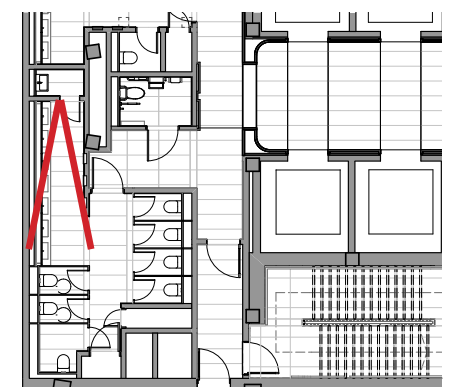
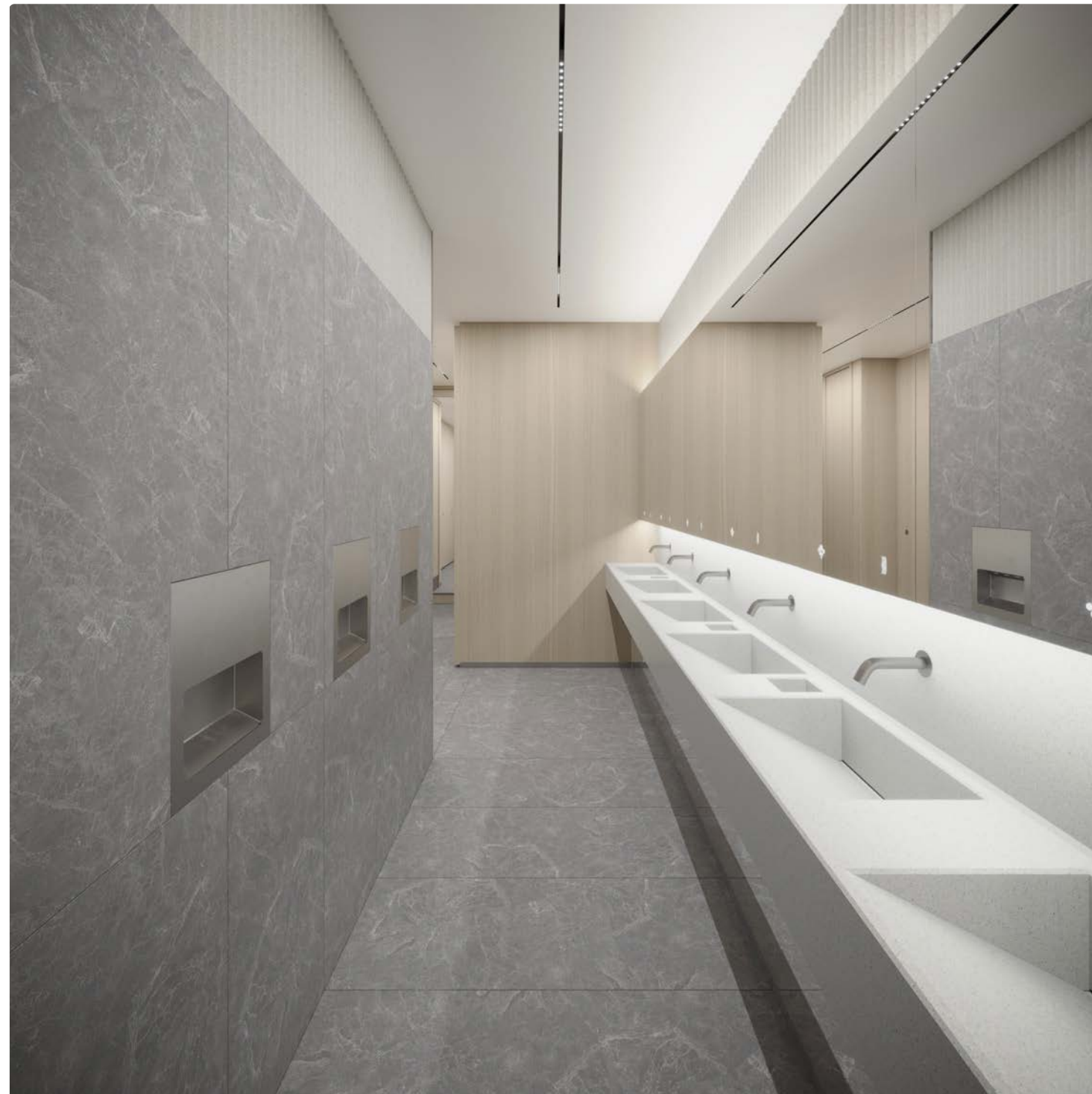


Continuous, solid-surface counter with individual sinks and bin shoots.  
Overhead mirror with integrated PIR activated soap and paper towel dispensers. PIR wall-mounted taps.

SOUTH BUILDING CORE 1 | FEMALE WC'S | CGI

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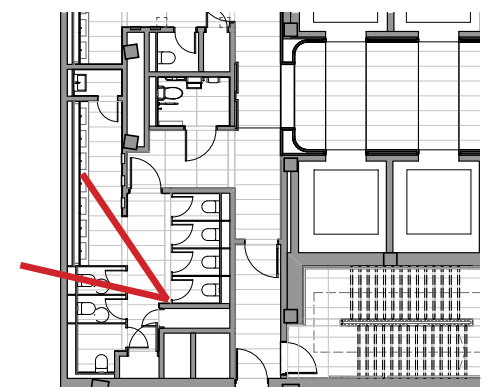
shh



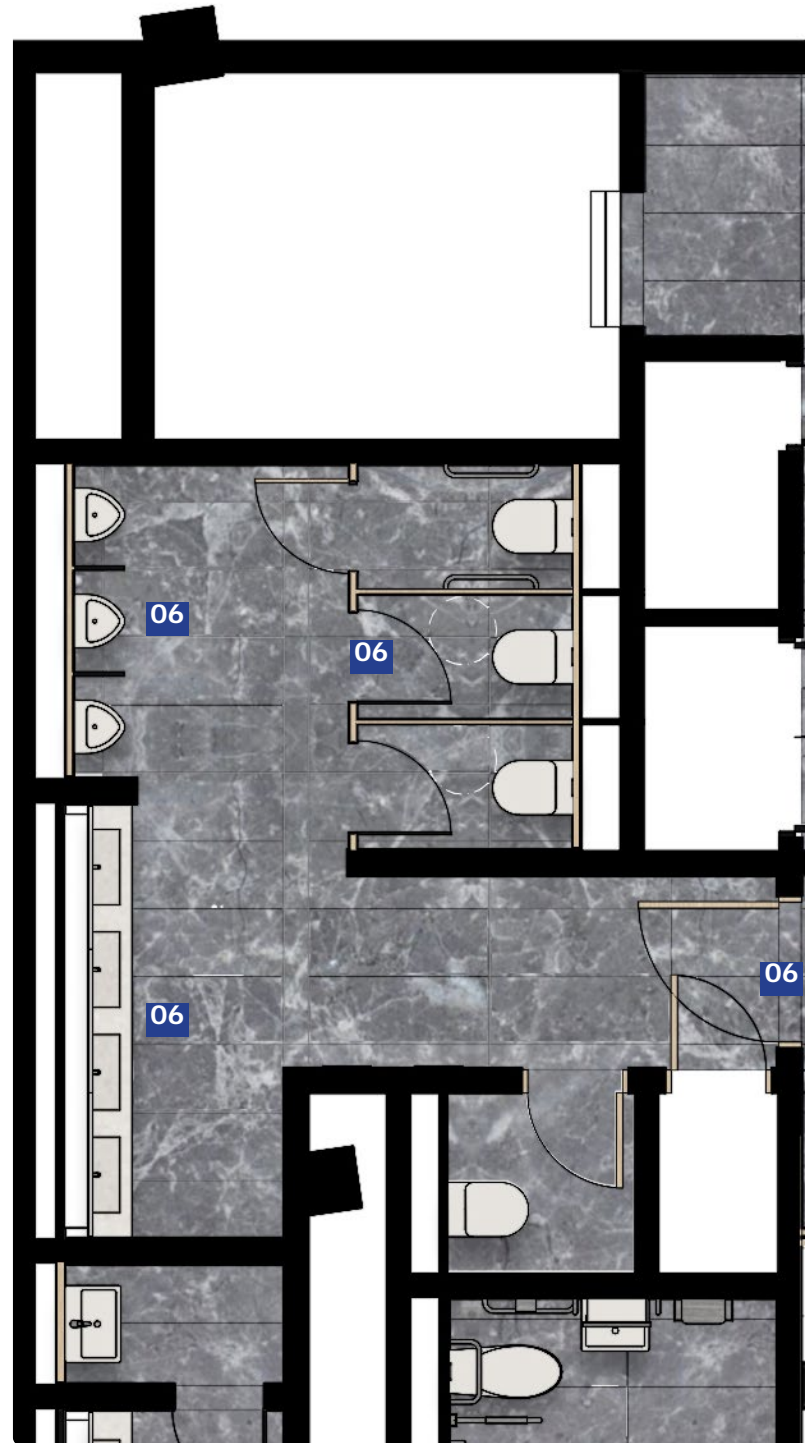


SOUTH BUILDING CORE 1 | FEMALE WC'S | CGI

shh



## SOUTH BUILDING CORE 1 | MALE WC'S | FLOOR PLAN



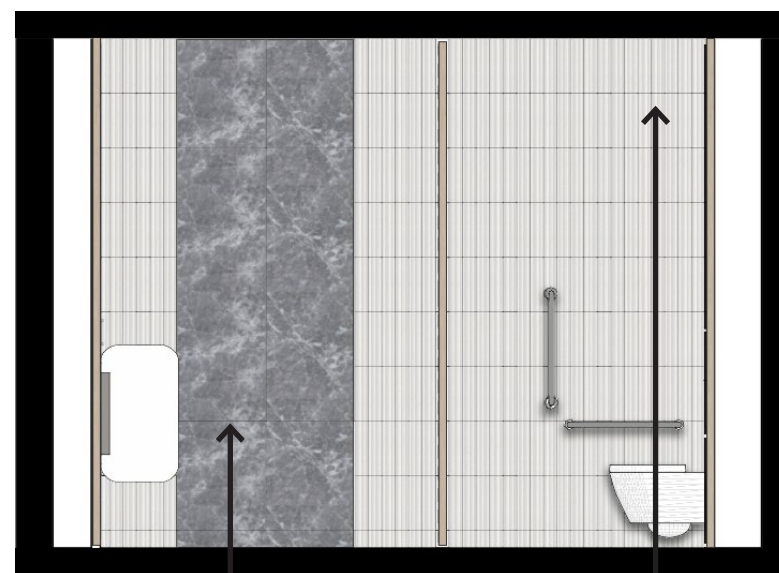
# shh

- 01** Disabled WC.
- 02** WC entrance.
- 03** Oak-effect laminate IPS cubicle system.
- 04** Basins with mirror and integrated taps, soap an paper towel dispensers.
- 05** Recessed hand dryers.
- 06** Cleaners cupboard.

Dashed red lines indicate oak-effect IPS panels.



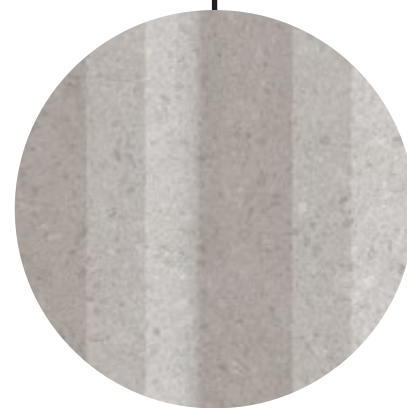
## SOUTH BUILDING CORE 1 | MALE WC'S | ELEVATIONS



A



Texan Truffle  
limestone tiles



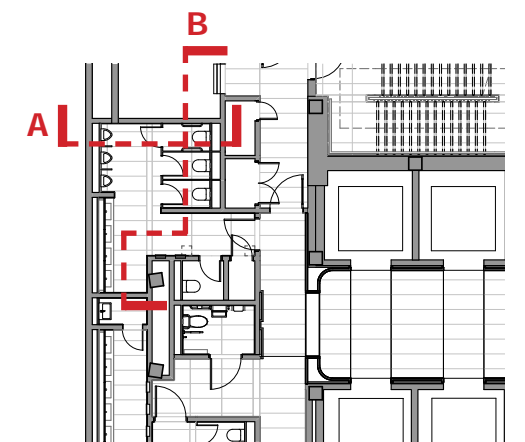
Profiled ceramic



B



Oak-effect laminate IPS  
cubicle system

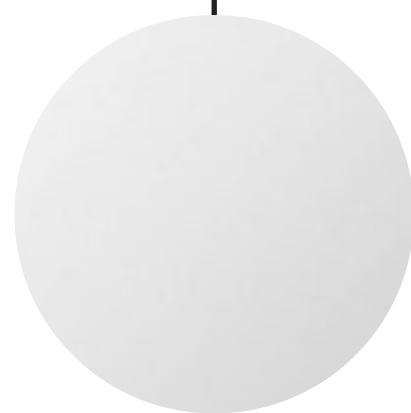




A



Oak-effect laminate



Mirror



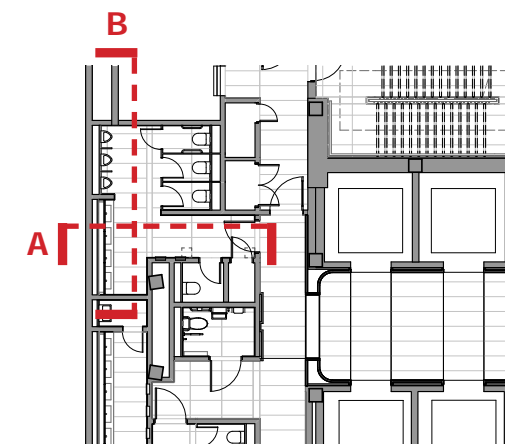
B



Hi-Macs  
basin

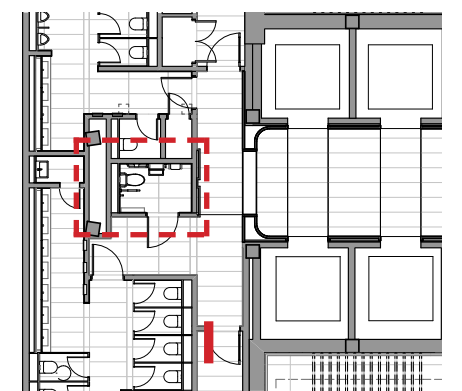
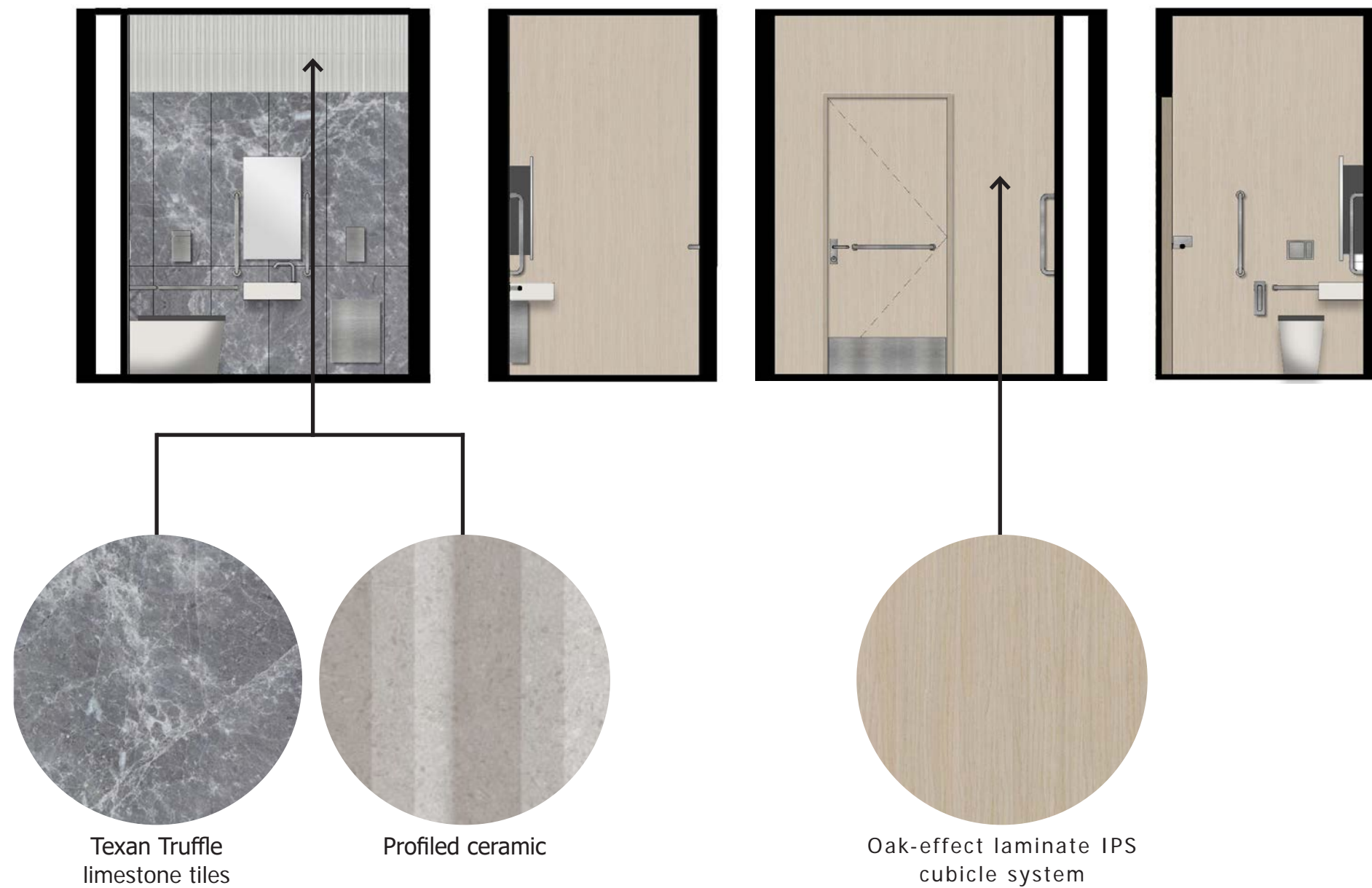


Dolphin integrated  
basin system





## SOUTH BUILDING CORE 1 | ACCESSIBLE WC'S | ELEVATIONS



## 5.0 SOUTH BUILDING

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### BASEMENT

#### Lift Landing Area:

The basement lift landing design continues the language established at ground floor level, with the exception of the ceiling as previously noted.

More cost-effective and robust materials have been specified to suit the usage of the space. Of note is the substitution of slip-resistant porcelain floor tiles where stone is used on the floors above.

#### Locker & Shower Facilities:

The interior design proposal for these spaces reflects the character of BGY's proposals for the Active Travel Hub at the building entrance.

A specialist locker system by Five at Heart is proposed to be installed. Detailed specifications are to be developed at Stage 4.



### Design Proposals

#### 7.26 Cycle Store

BGY have developed the 'look and feel' for the end of journey facilities, proposing a warmer, less industrial atmosphere focusing upon greenery and natural materials, such as rubber and timber.

A similar approach has been applied within the changing rooms and showers.

The internal finishes are to be developed further at stage 4.



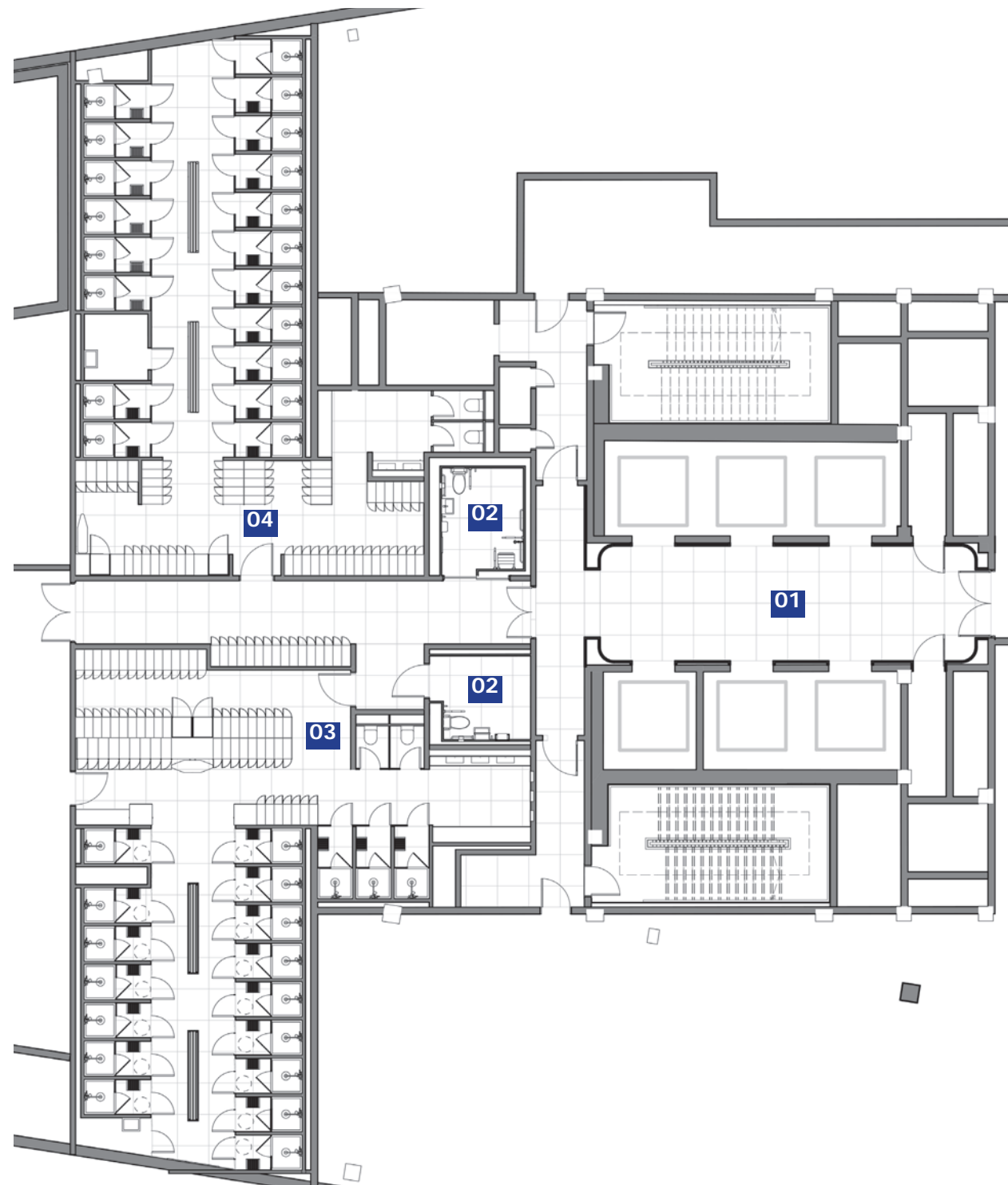
PROPOSED ACTIVE TRAVEL HUB SECTION



PROPOSED ACTIVE TRAVEL HUB SECTION

## SOUTH BUILDING | BASEMENT | FLOOR PLAN

# shh

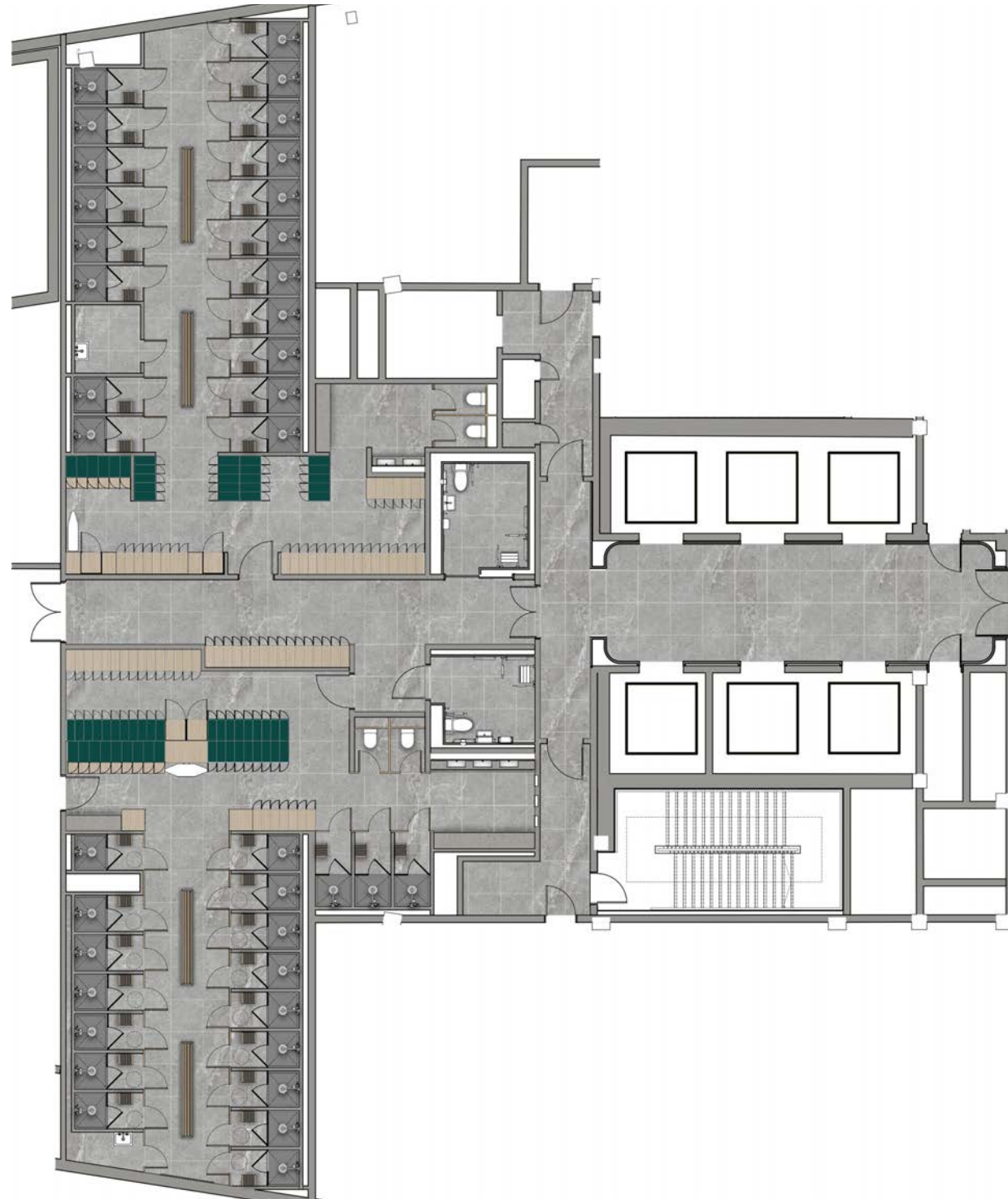


- 01** Lift lobby.
- 02** Accessible WC & shower.
- 03** Female locker & shower.
- 04** Male locker & shower.



## SOUTH BUILDING | BASEMENT | FLOOR FINISHES PLAN

shh

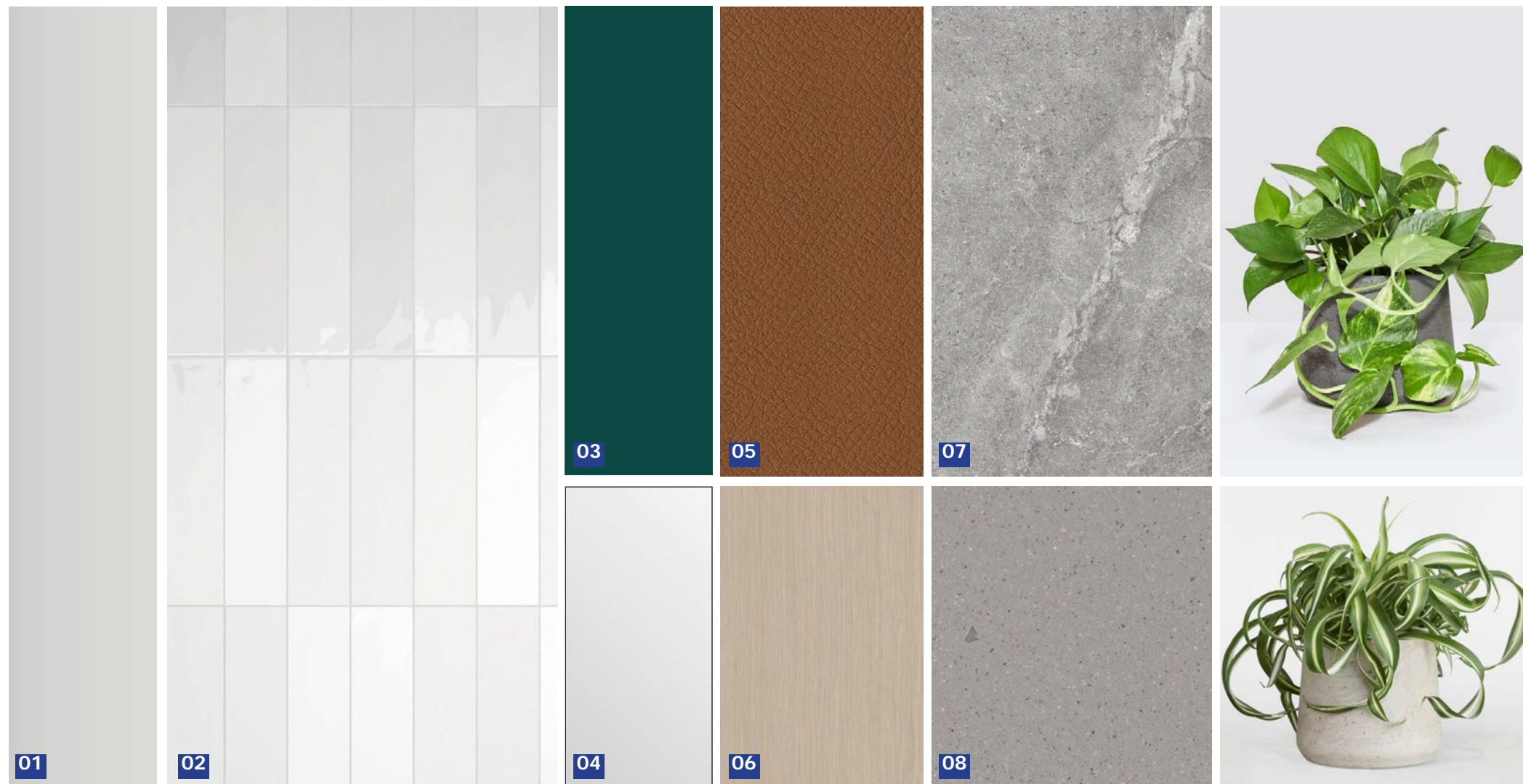


900 x 900 x 11mm  
R11 porcelain floor  
tile.

## SOUTH BUILDING | BASEMENT | MATERIAL PALETTE

---

shh



**01** Powder coated metal   **02** Ceramic wall tiles   **03** Locker laminate  
**04** Mirror   **05** Waterproof vinyl upholstery   **06** WC cubicle laminate  
**07** Porcelain floor and wall tile   **08** Hi Macs WC sinks



# SOUTH BUILDING | BASEMENT | LIFT LOBBY ELEVATIONS

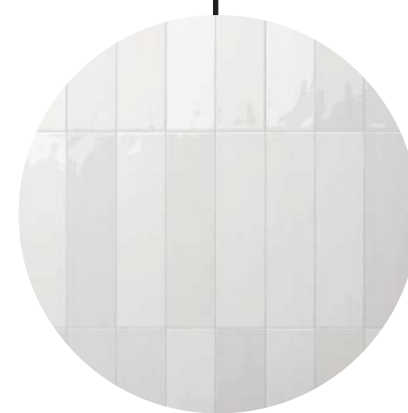
shh



Bronze-coloured stainless steel reveal lining



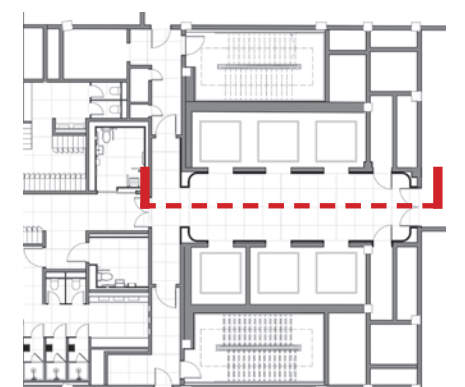
Projecting illuminated signage



Ceramic wall tiles



Profiled ceiling

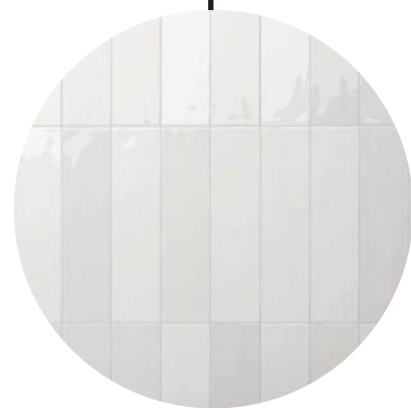




A



Profiled ceiling



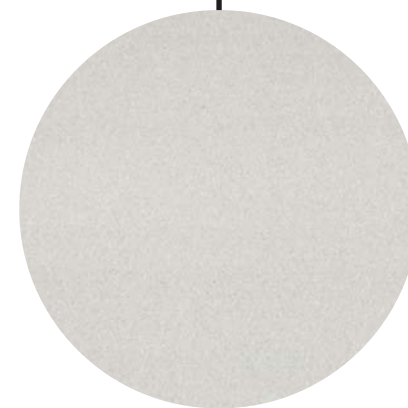
Ceramic wall tiles



B



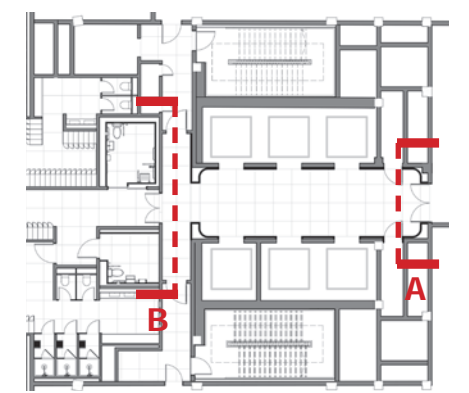
Porcelain floor and wall tile



Painted plasterboard wall



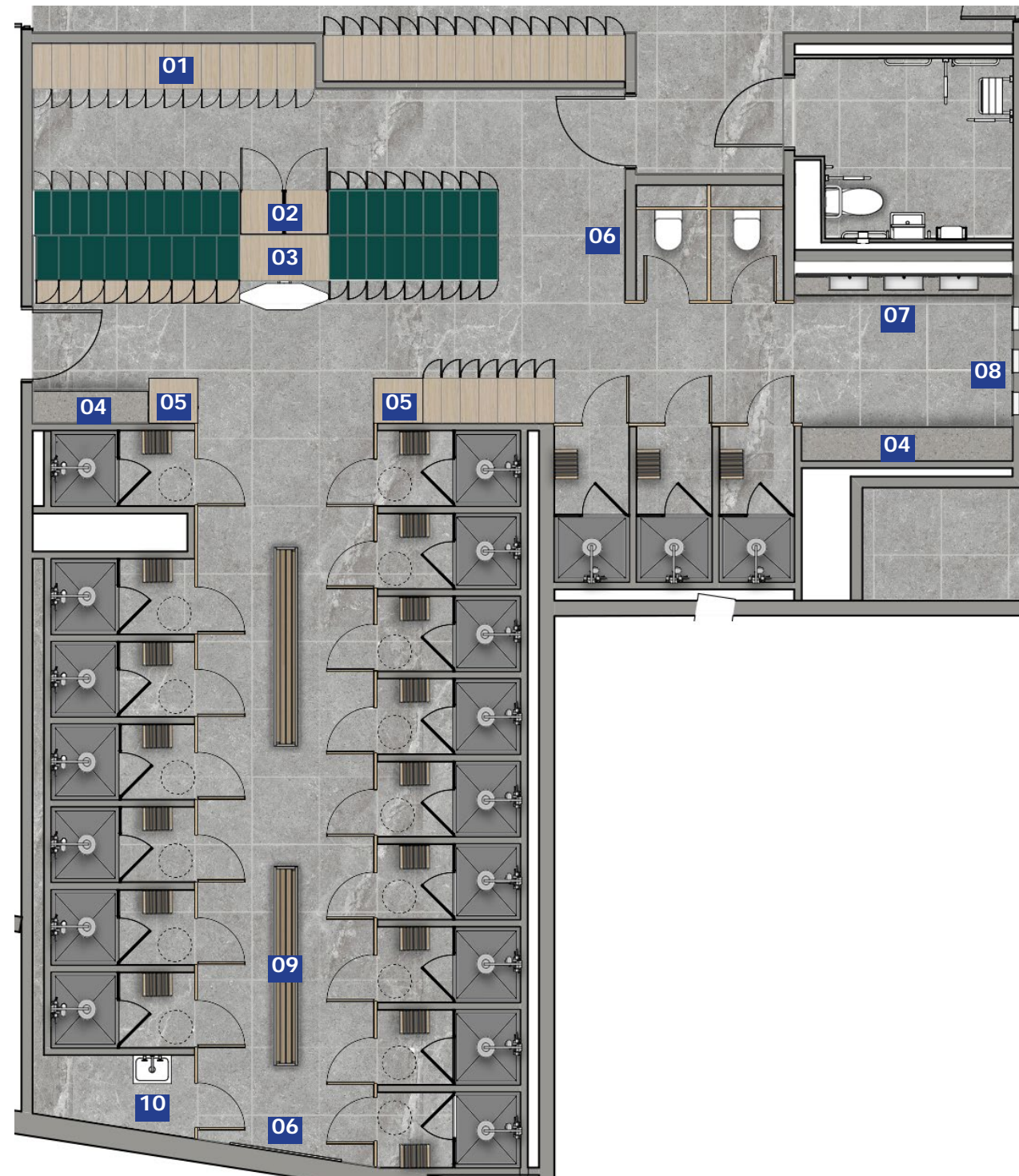
Laminate doors





## SOUTH BUILDING | BASEMENT | FEMALE LOCKER & SHOWER PLAN

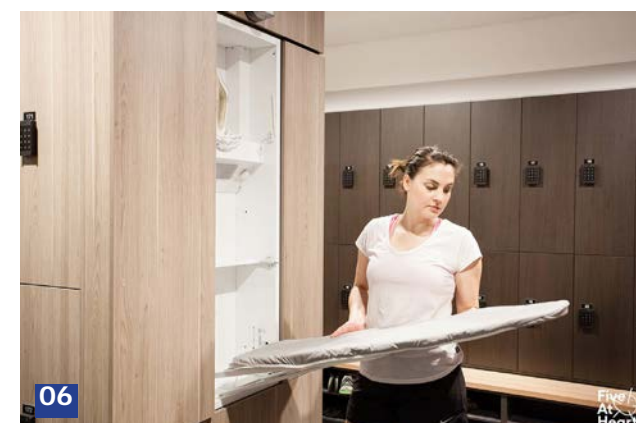
shh



- 01** Five at Heart lockers.
- 02** Drying cupboard.
- 03** Ironing station.
- 04** Vanity counter with hair dryers.
- 05** Open shelves.
- 06** Full height mirror.
- 07** Dolphin Alavo basin system.
- 08** Hand dryers.
- 09** Bench seats with integrated hanging rail.
- 10** Cleaners cupboard.

## SOUTH BUILDING | BASEMENT | LOCKER SYSTEM

# shh



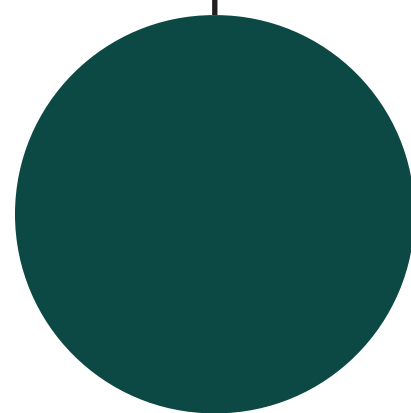
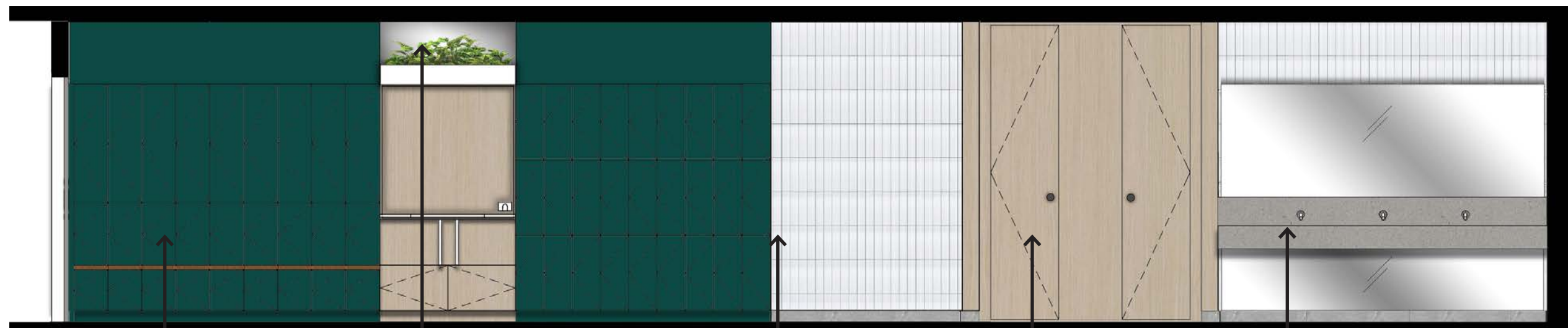
A Five at Heart locker system is proposed for both the female and male facilities and within the circulation corridor. A minimum of 380no. lockers are required. In the current proposals 381no. lockers have been accommodated.

In addition the facilities are to provide:

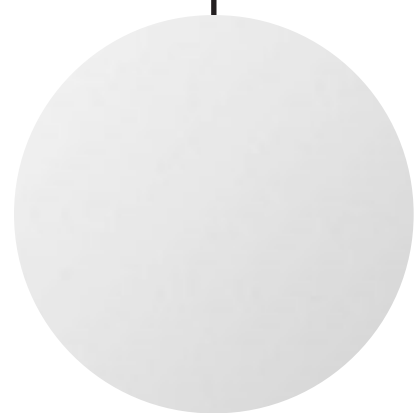
- 01** Ventilation to each individual locker;
- 02** Dedicated accessible lockers;
- 03** Bench seats;
- 04** Phone charge facilities either within each locker or a central charge station in each space;
- 05** Centralised airing cupboards;
- 06** Ironing stations;
- 07** Towel stations;

Note that hair drying stations fall within the Dolphin Solutions specification to suite with basins.

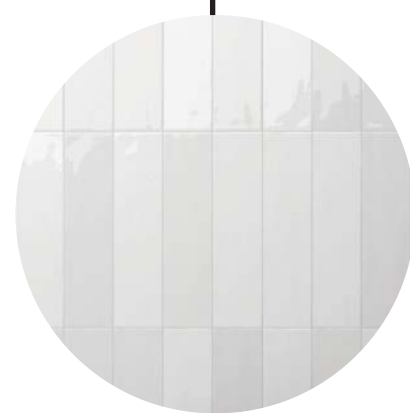




Laminate faced  
lockers



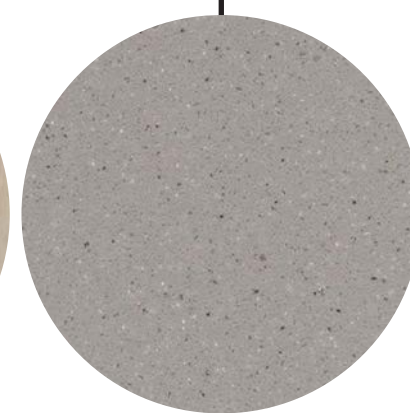
Mirror to back of  
planter recess



Ceramic wall  
tiles



Oak-effect laminate  
IPS cubicles

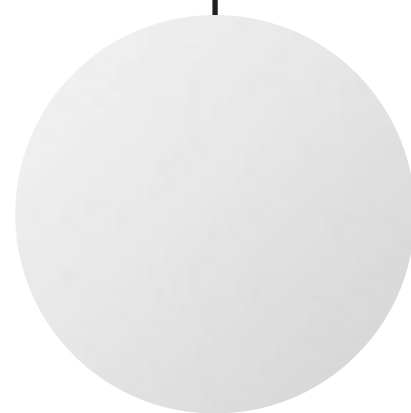


Corian  
basin



SOUTH BUILDING | BASEMENT | FEMALE LOCKER & SHOWER ELEVATION

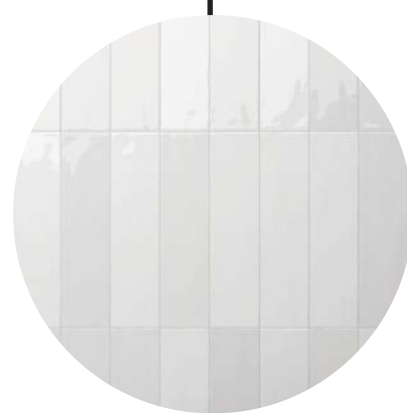
shh



Surface mounted mirrors



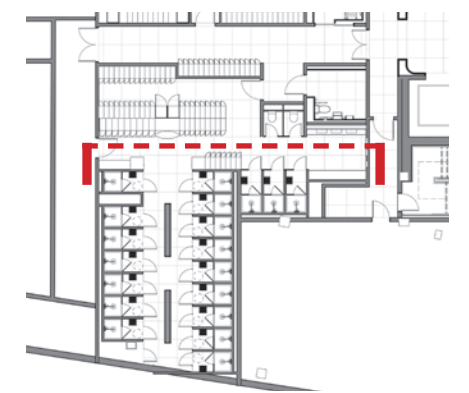
Corian counter



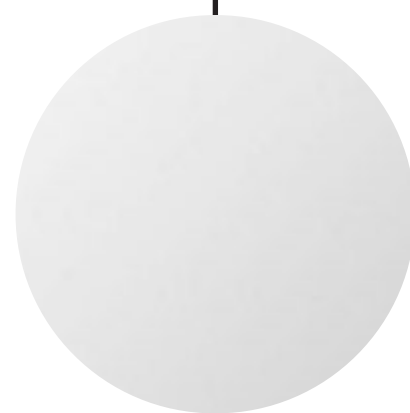
Ceramic wall tiles



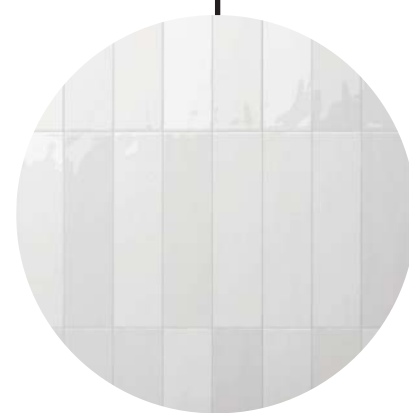
Oak-effect laminate lockers



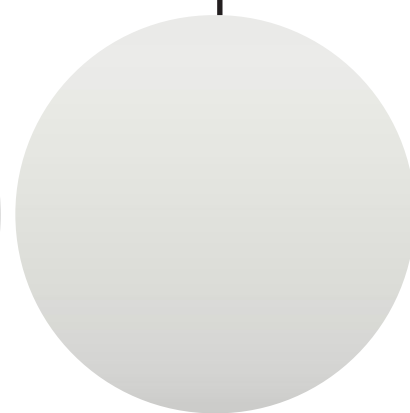




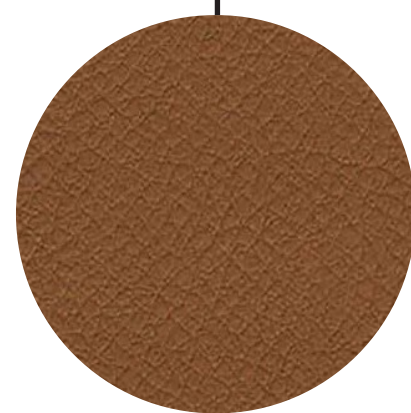
Full height mirror



Ceramic wall tiles



Powder coated metal frame



Waterproof vinyl upholstered seat

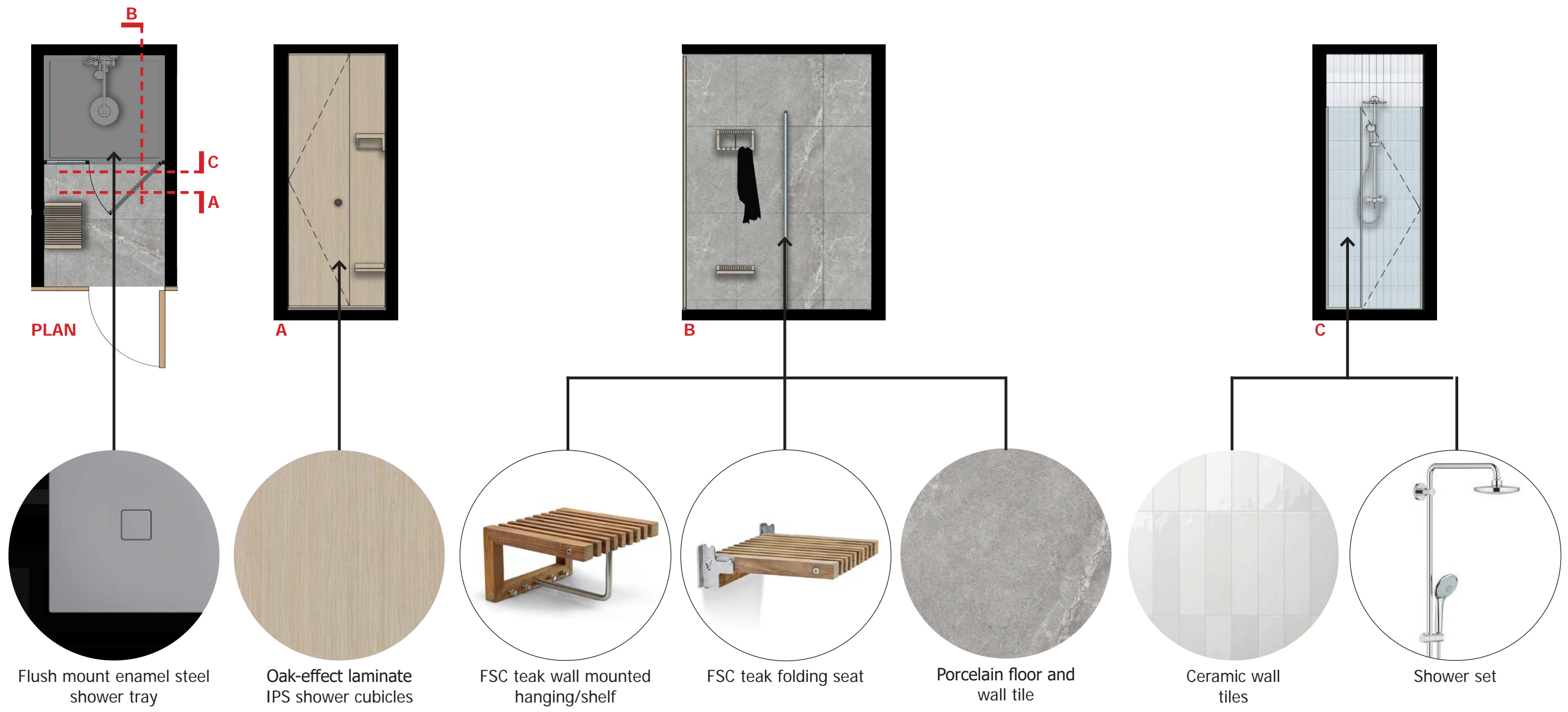


Oak-effect laminate IPS shower cubicles



SOUTH BUILDING | BASEMENT | TYPICAL SHOWER CUBICLE

shh



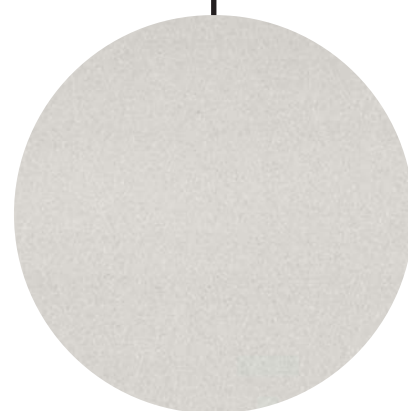


SOUTH BUILDING | BASEMENT | ESCAPE CORRIDOR ELEVATION

shh



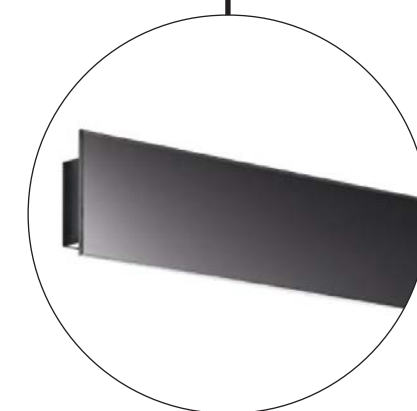
Porcelain floor and wall tile



Painted plasterboard wall



Oak-effect laminate lockers



Powder coated wall light



## 6.0 NORTH BUILDING

### GROUND FLOOR RECEPTION

The north building is different in character to the south, being a hybrid of new and old architecture. With its location on Fleet Street and having a reception directly accessible off the street it is also more public and is highly visible.

At this point in Stage 3 there are ongoing discussions as to whether separate retail and reception spaces will be developed, or a combined reception/retail space. The current interior design is for the latter.

The design of the ground floor reception reflects the old/new hybrid quality as well as its public/private aspects.

It is envisaged that the north building will appeal to a different market than the south building, for example a coworking office provider.

The ground floor has been designed to accommodate the tenant reception, a small coffee offer available to both tenants and walk-in retail customers, and seating areas for waiting, respite and informal meetings.

In addition to the decisions to be made over spatial configuration mentioned above, during Stage 4 further development will be required to determine the following items:

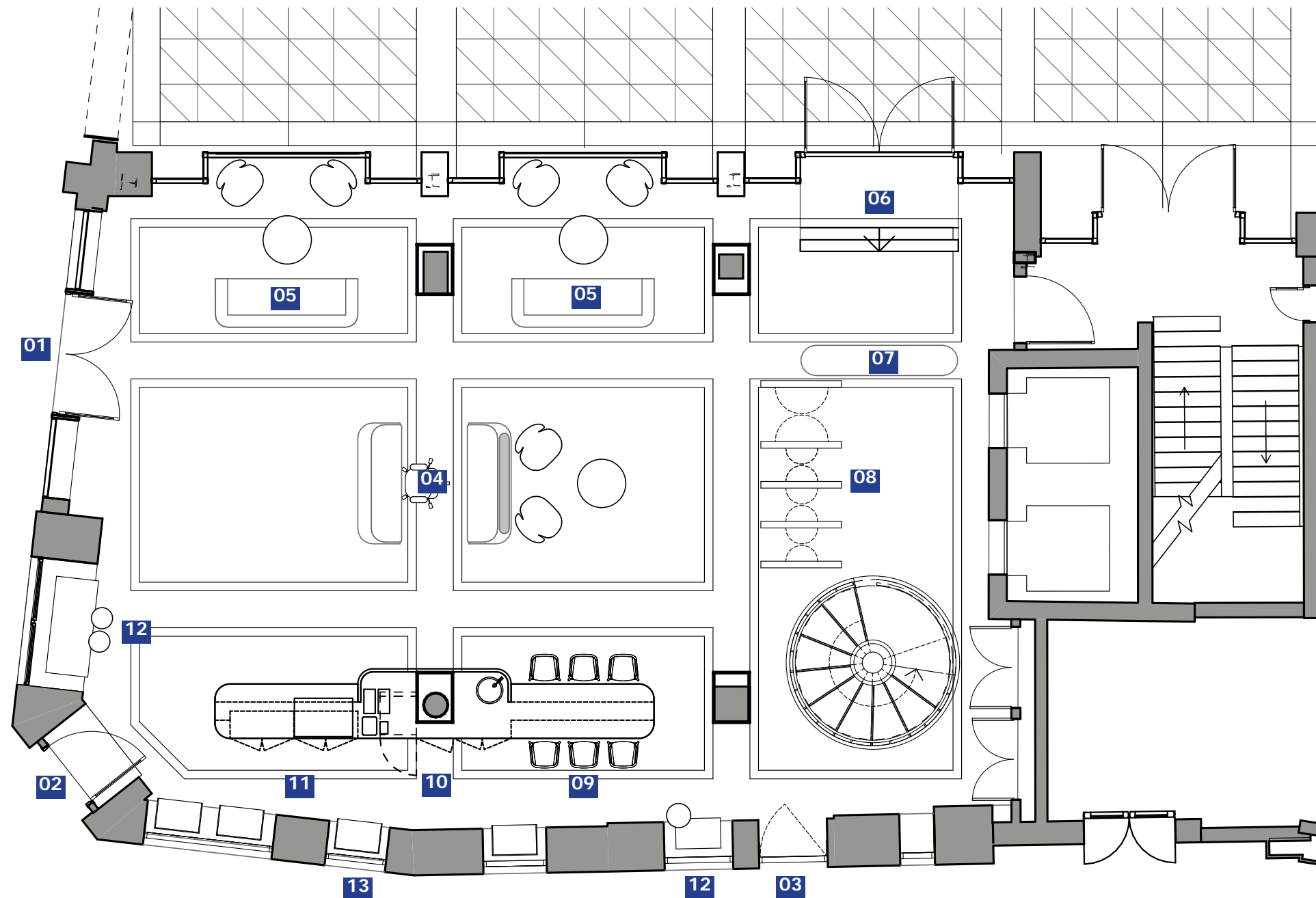
- whether speed gates will be installed on day one or services only will be provided for future installation of speed gates;
- the operational requirements for the coffee offer. SHH have provided an outline equipment and services requirements schedule within the Stage 3 drawings;

- whether an interconnecting staircase is required between the ground and first floors. Note that we have provided reference images for staircases only and not a design. If the staircase is deemed necessary its final location will need to be determined, however soft-spots have been allowed for within the structural proposals;
- the last design issue proposed that the reception columns be part-clad in glazed ceramic. At Client request this has been changed to timber in this report. We have also proposed as an option the use of Verde Antigua marble. Samples of all three materials have been sent to the Client for their decision on which of the options are to be proceeded with.

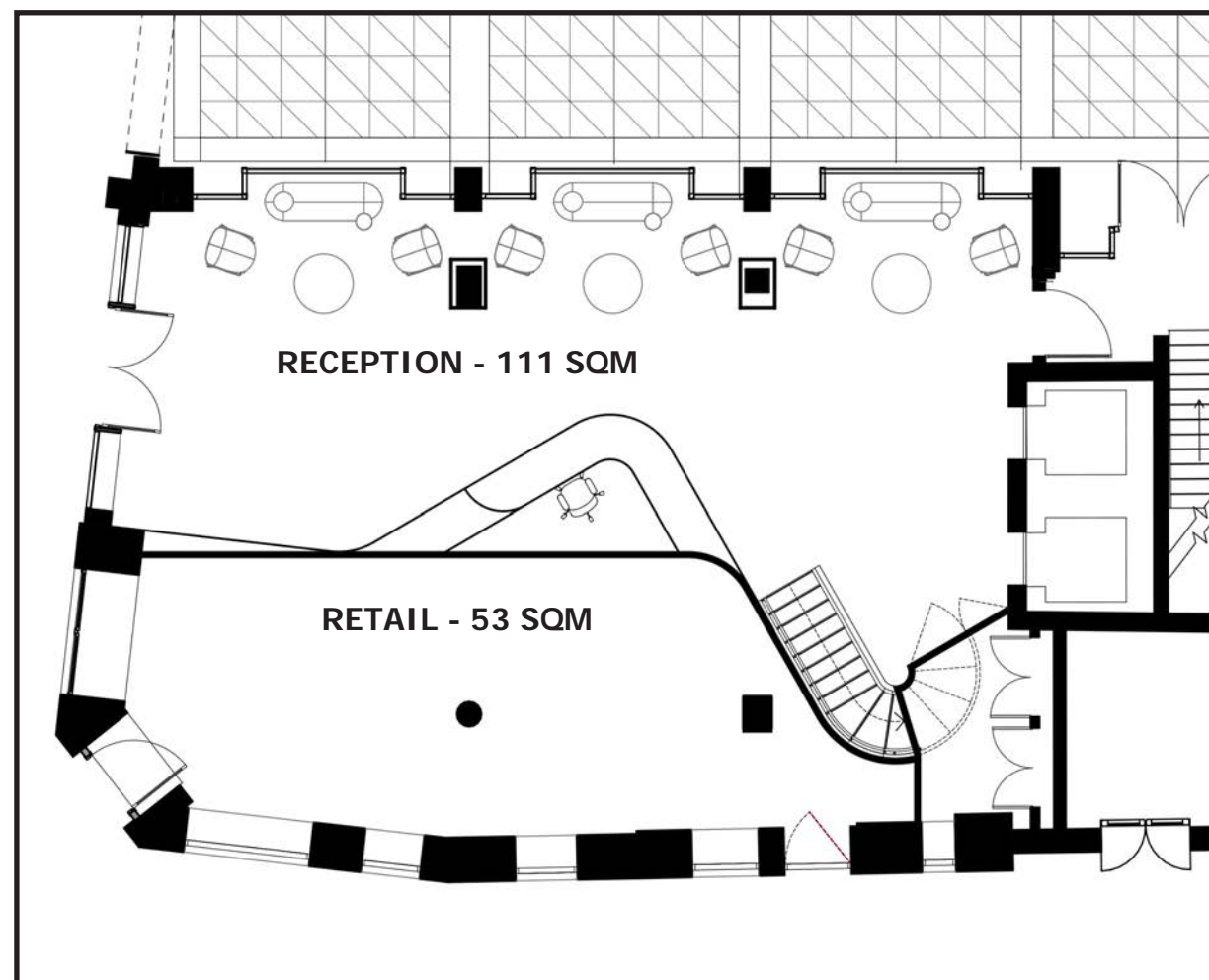


# NORTH BUILDING | GROUND FLOOR RECEPTION | FLOOR PLAN

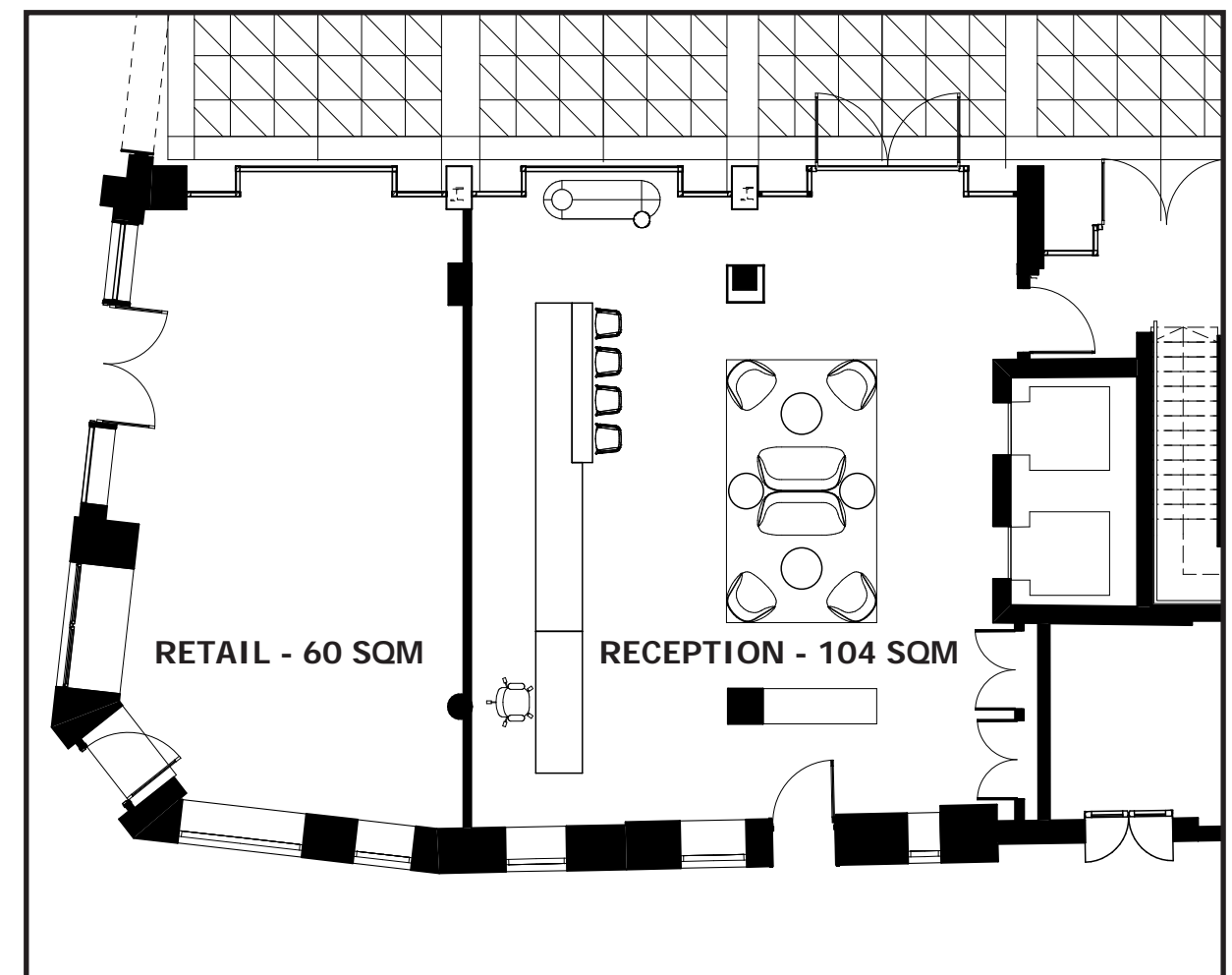
shh



- 01** 65 Fleet Street entrance.
- 02** 63 Fleet Street entrance.
- 03** Exit to Bouverie Street and access for deliveries.
- 04** Reception desk.
- 05** Lounge seat with tall screening to back.
- 06** Stepped entrance from colonnade.
- 07** Screen wall.
- 08** Optional speed gates.
- 09** Counter seating.
- 10** Screened counter.
- 11** Service counter.
- 12** Window seats.
- 12** Display shelving built into depth of window recess,



Option 2

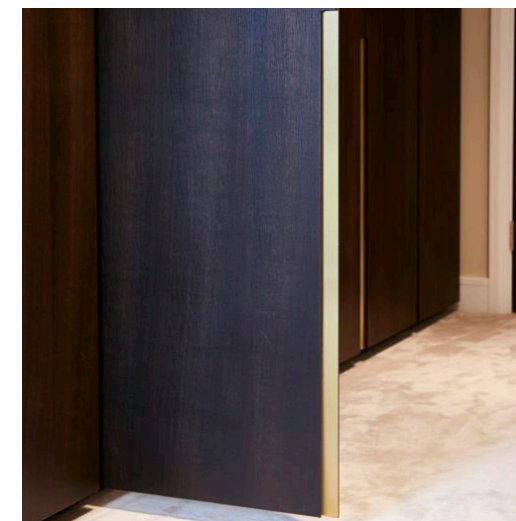


Option 3



NORTH BUILDING | GROUND FLOOR RECEPTION | MOOD IMAGES

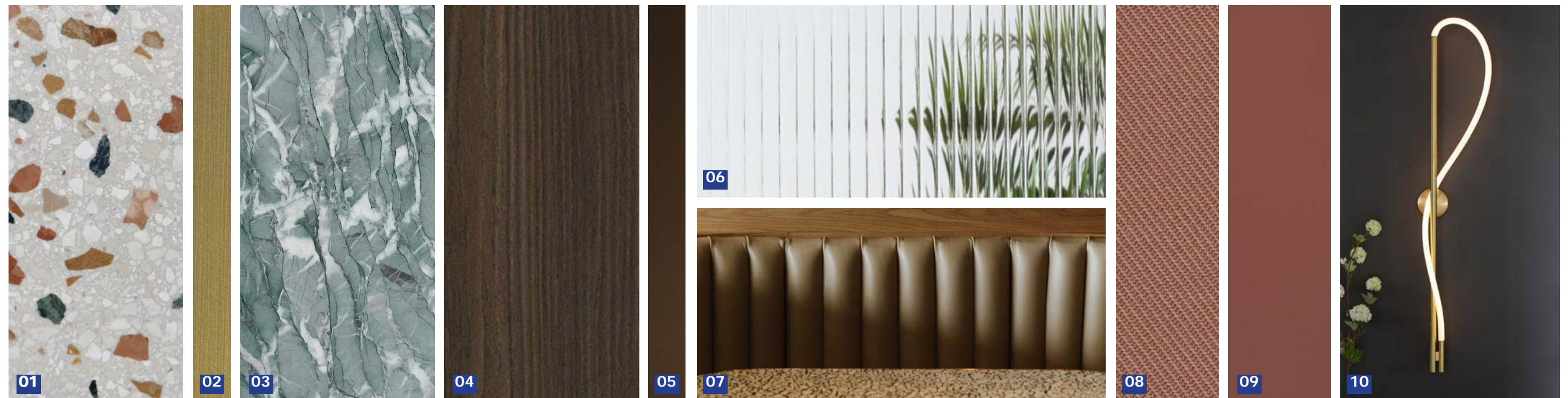
shh





# NORTH BUILDING | GROUND FLOOR RECEPTION | MATERIALS OPTION 1

shh

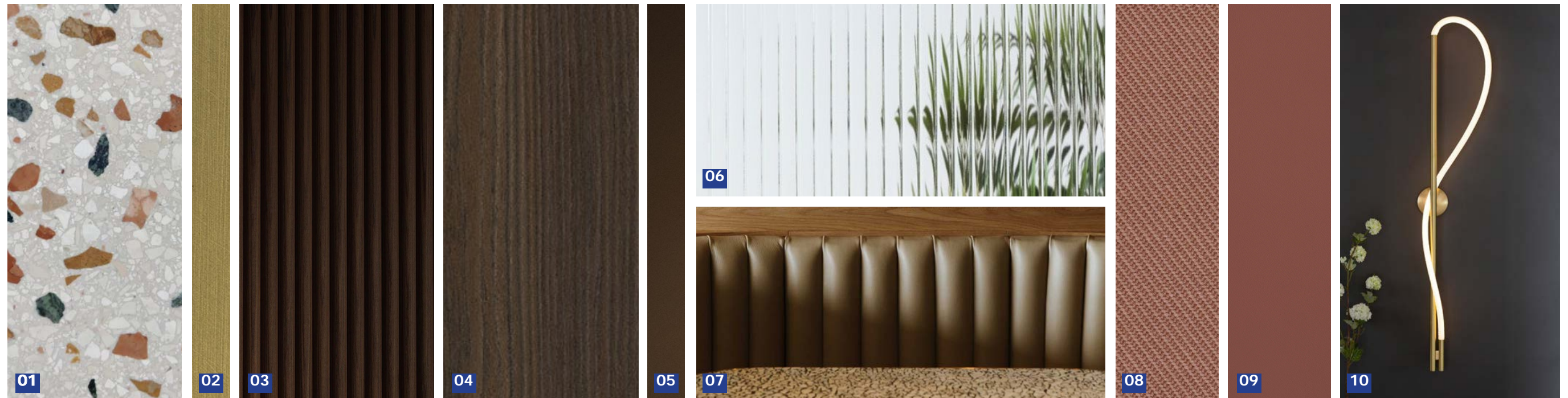


01 Polychrome mix terrazzo floor   02 Satin brass floor trim   03 Column facing option 1: marble  
04 Fumed oak veneer   05 Bronze anodised metal   06 Reeded glass   07 Upholstery detail   08 Fabric upholstery  
09 Leather upholstery   10 Satin brass wall light



# NORTH BUILDING | GROUND FLOOR RECEPTION | MATERIALS OPTION 2

shh



01 Polychrome mix terrazzo floor   02 Satin brass floor trim   03 Column facing option 1: reeded fumed oak  
04 Fumed oak veneer   05 Bronze anodised metal   06 Reeded glass   07 Upholstery detail   08 Fabric upholstery  
09 Leather upholstery   10 Satin brass wall light



01 Coffee tables in marble, metal and laminate    02 Fabric upholstered lounge chairs  
03 Decorative lighting in satin brass    04 Ash-framed stool with fabric upholstery



NORTH BUILDING | GROUND FLOOR RECEPTION | STAIRS

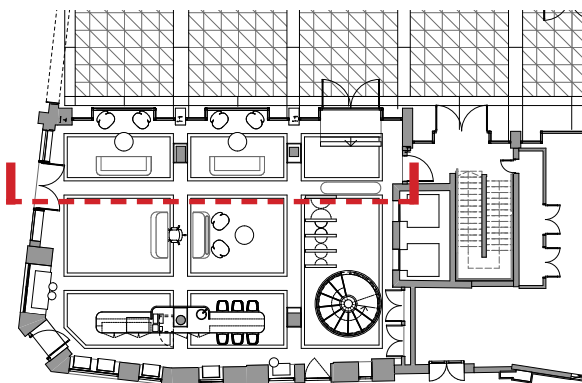
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shh



# NORTH BUILDING | GROUND FLOOR RECEPTION | ELEVATION

shh



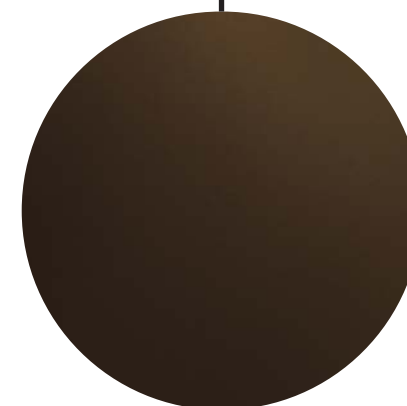
Smoked oak timber veneer



Panel framing



Reeded glass



Bronze anodising

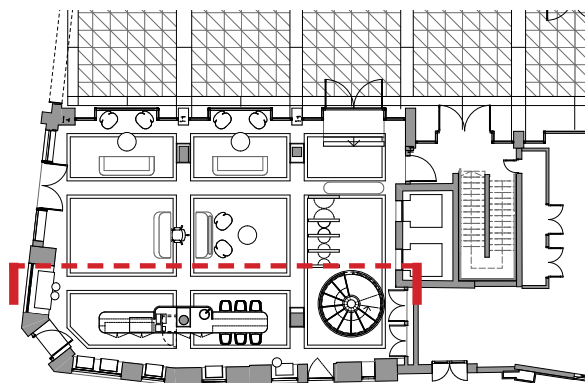


Plaster cornice

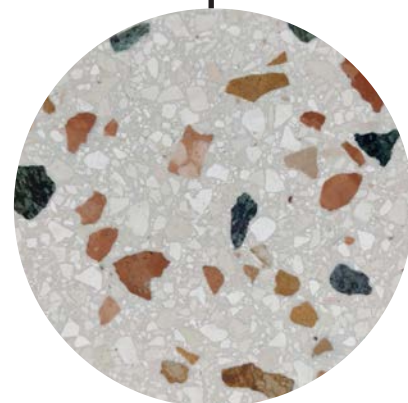


# NORTH BUILDING | GROUND FLOOR RECEPTION | ELEVATION

shh



Reeded glass



Terrazzo



Bronze anodising

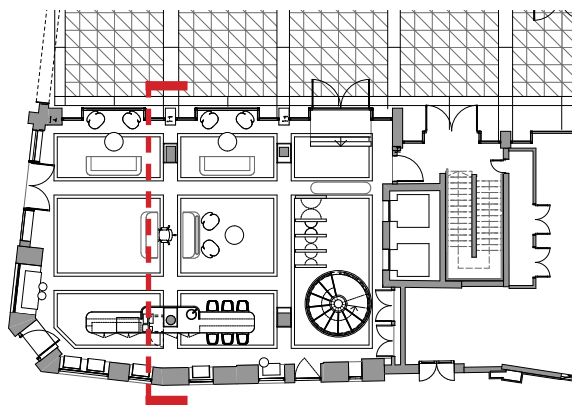
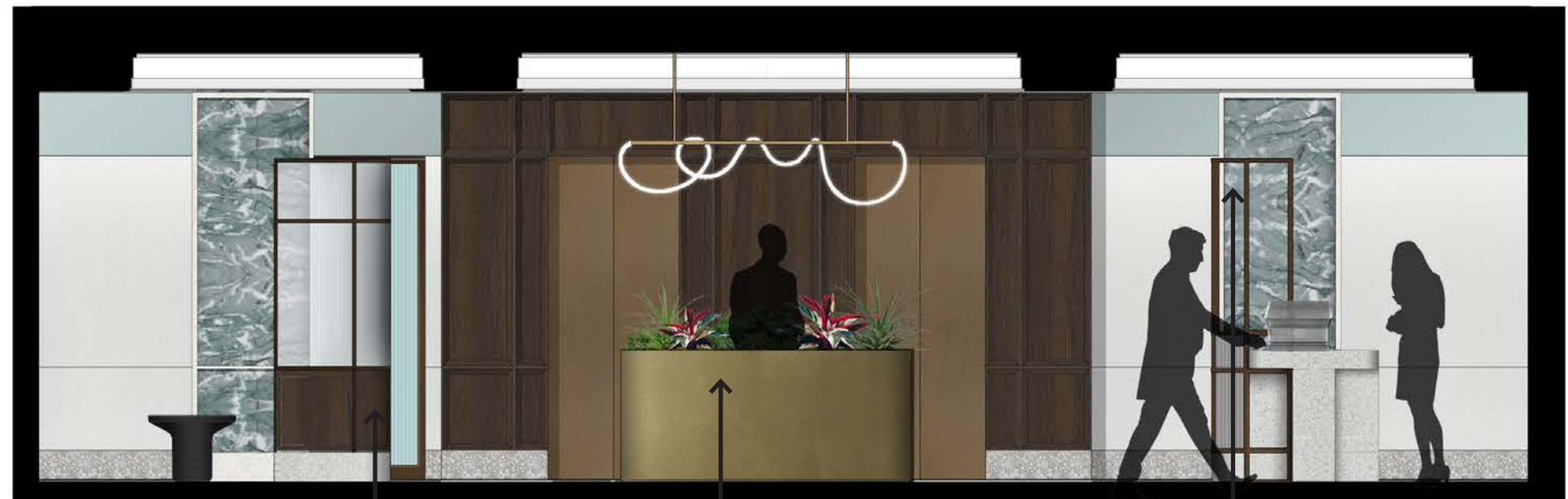


Plaster cornice



Satin Brass

## NORTH BUILDING RECEPTION | ELEVATION | OPTION 1



Smoked oak timber veneer



Panel framing



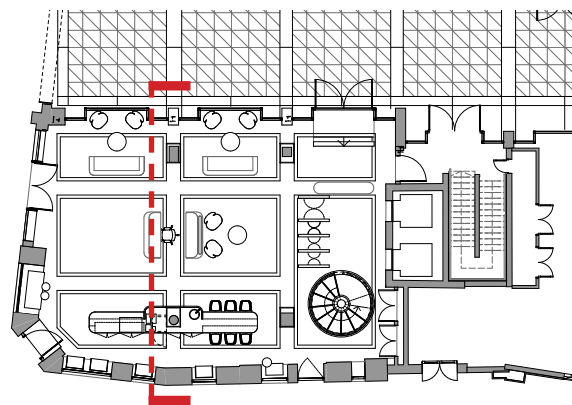
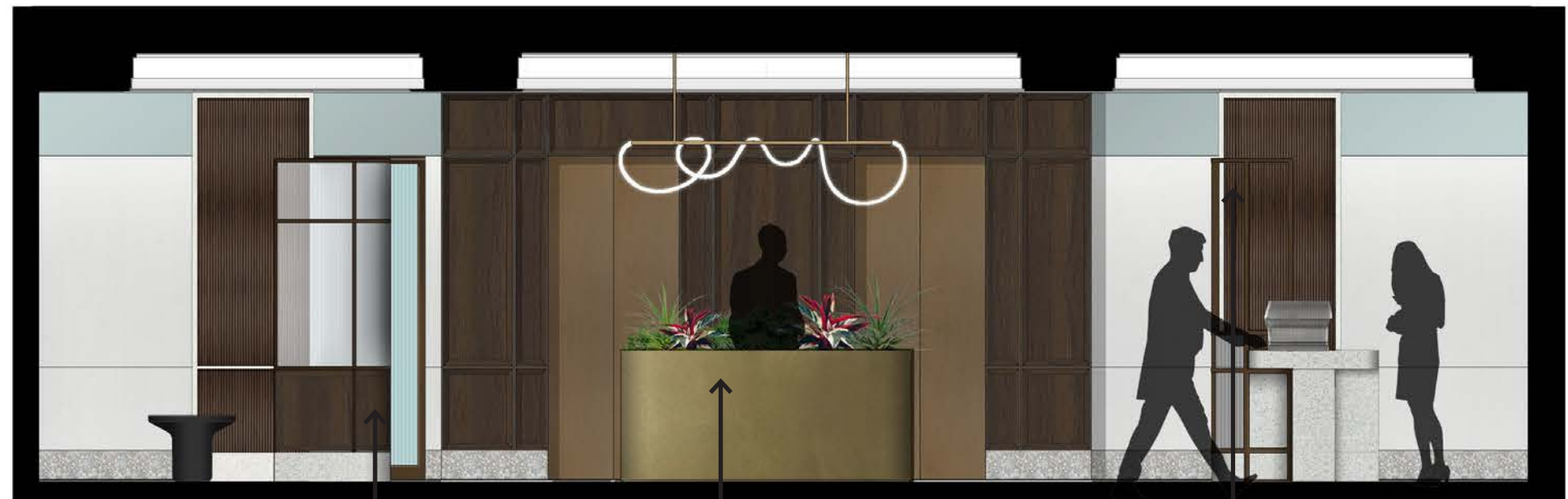
Liquid metal brass



Marble



## NORTH BUILDING RECEPTION | ELEVATION | OPTION 2



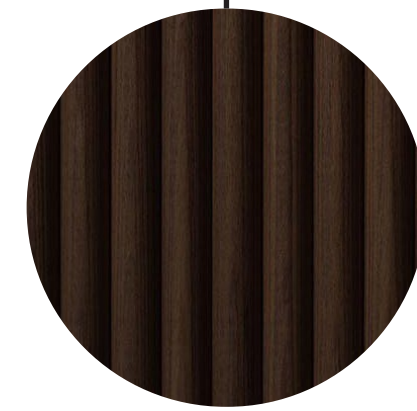
Smoked oak timber veneer



Panel framing

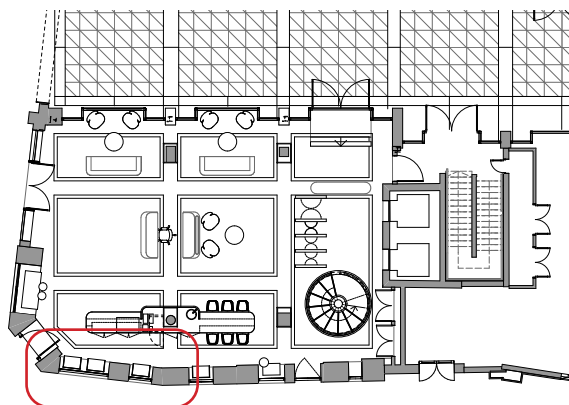


Liquid metal brass



CNC timber

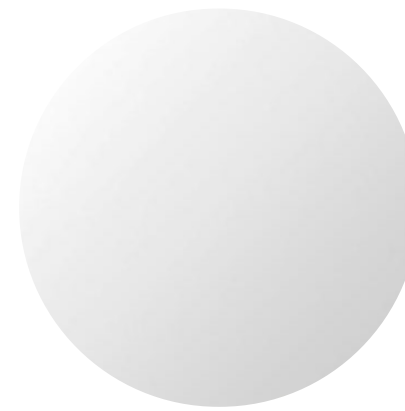
## NORTH BUILDING RECEPTION | ELEVATION | WINDOW RECESSES



Smoked oak timber veneer



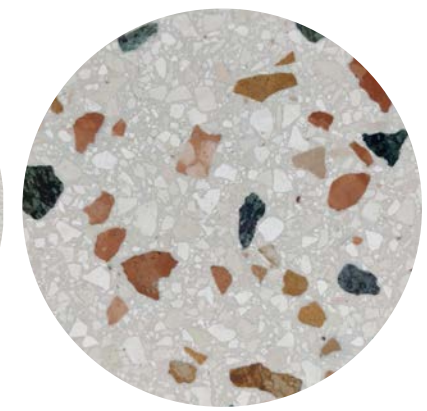
Window reveal detail



Mirror



Plaster



Terrazzo skirting











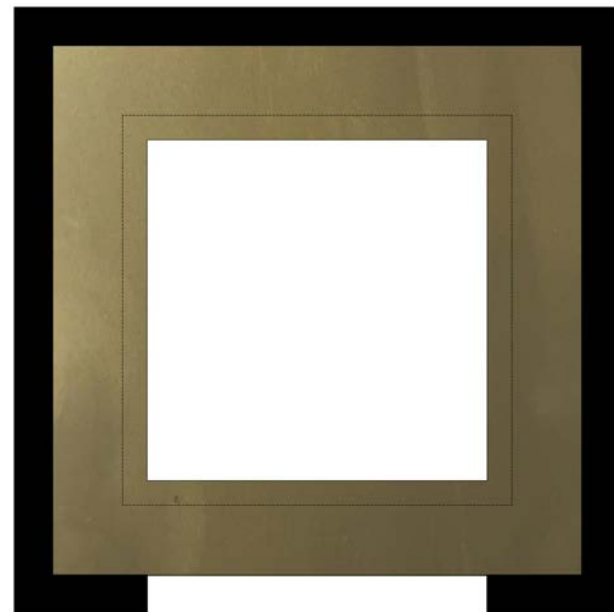








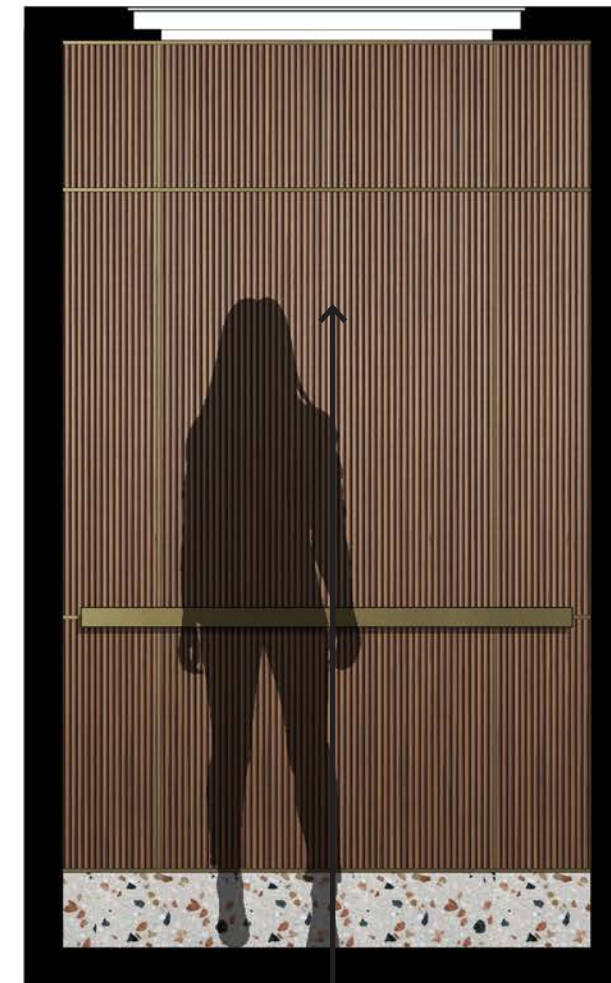
## NORTH BUILDING RECEPTION | LIFT CAR | PLANS & ELEVATIONS



CEILING PLAN



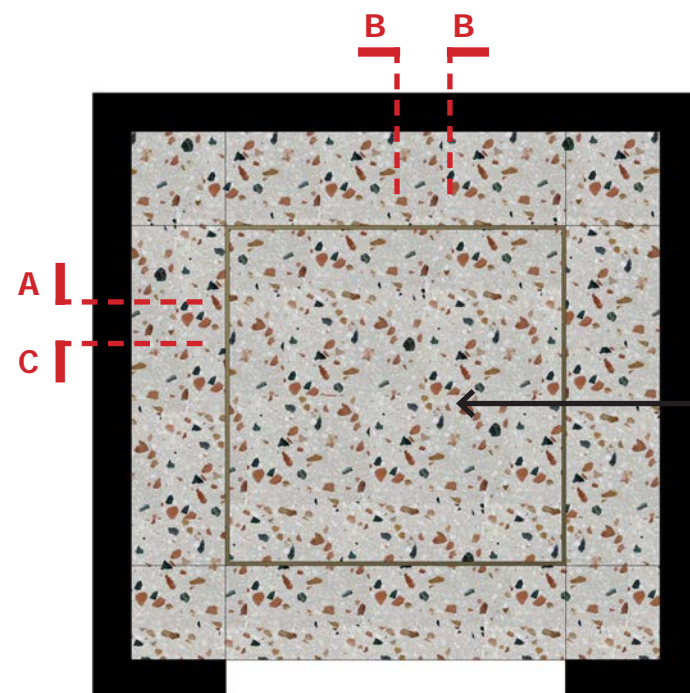
A



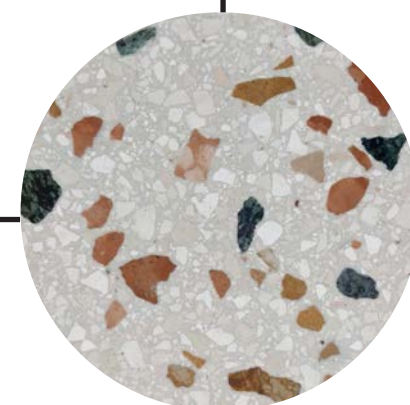
B



C



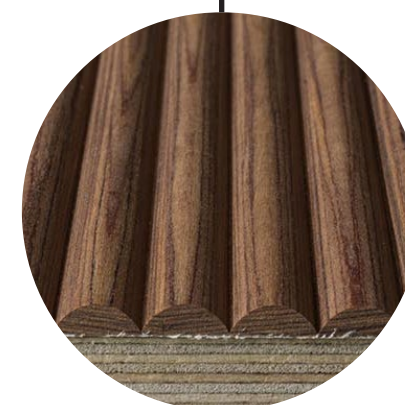
FLOOR PLAN



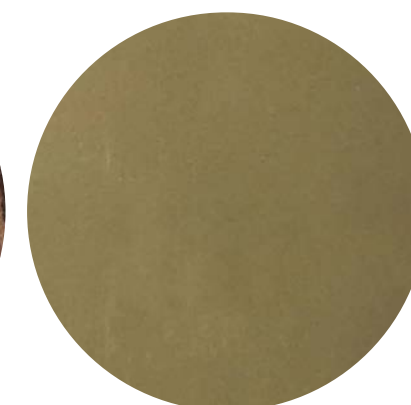
Terrazzo floor & skirting



Mirror with brass frame



12mm half-dowel timber panels



Coloured stainless steel



Illuminated ceiling

## 7.0 NORTH BUILDING

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### CORE 3 & WC'S

#### Fire Stairs:

Similar to the south building the intent is that the fire stairs form a secondary circulation route within the building for its occupants, beyond being solely a means of escape. For this reason interior design proposals have been provided.

#### WC's:

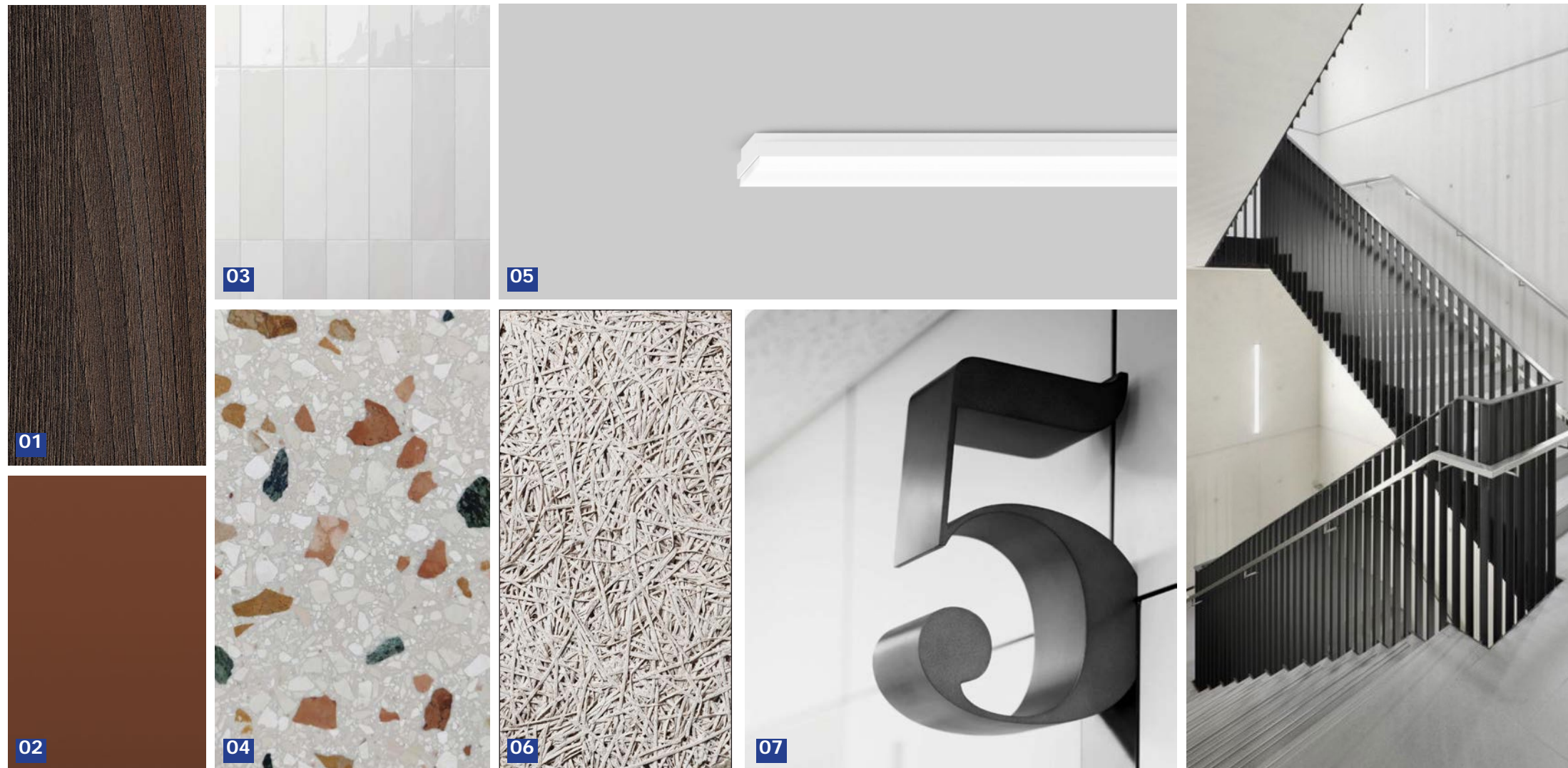
Blocks of WC's are provided on each of the office floors. These are designed as unisex superloos with a separate accessible WC.

BGY have provided proposals to increase the quantity of cubicles. Refer to their Stage 3 report for further information.



## NORTH BUILDING CORE 3 | FIRE STAIRS & WC'S | MATERIAL PALETTE

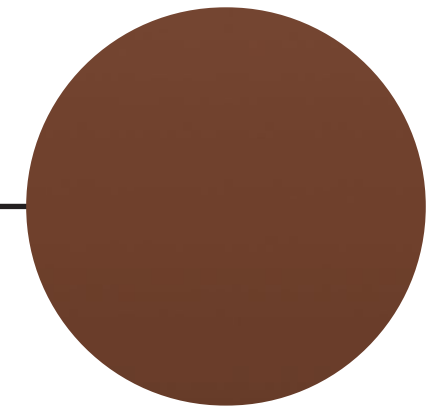
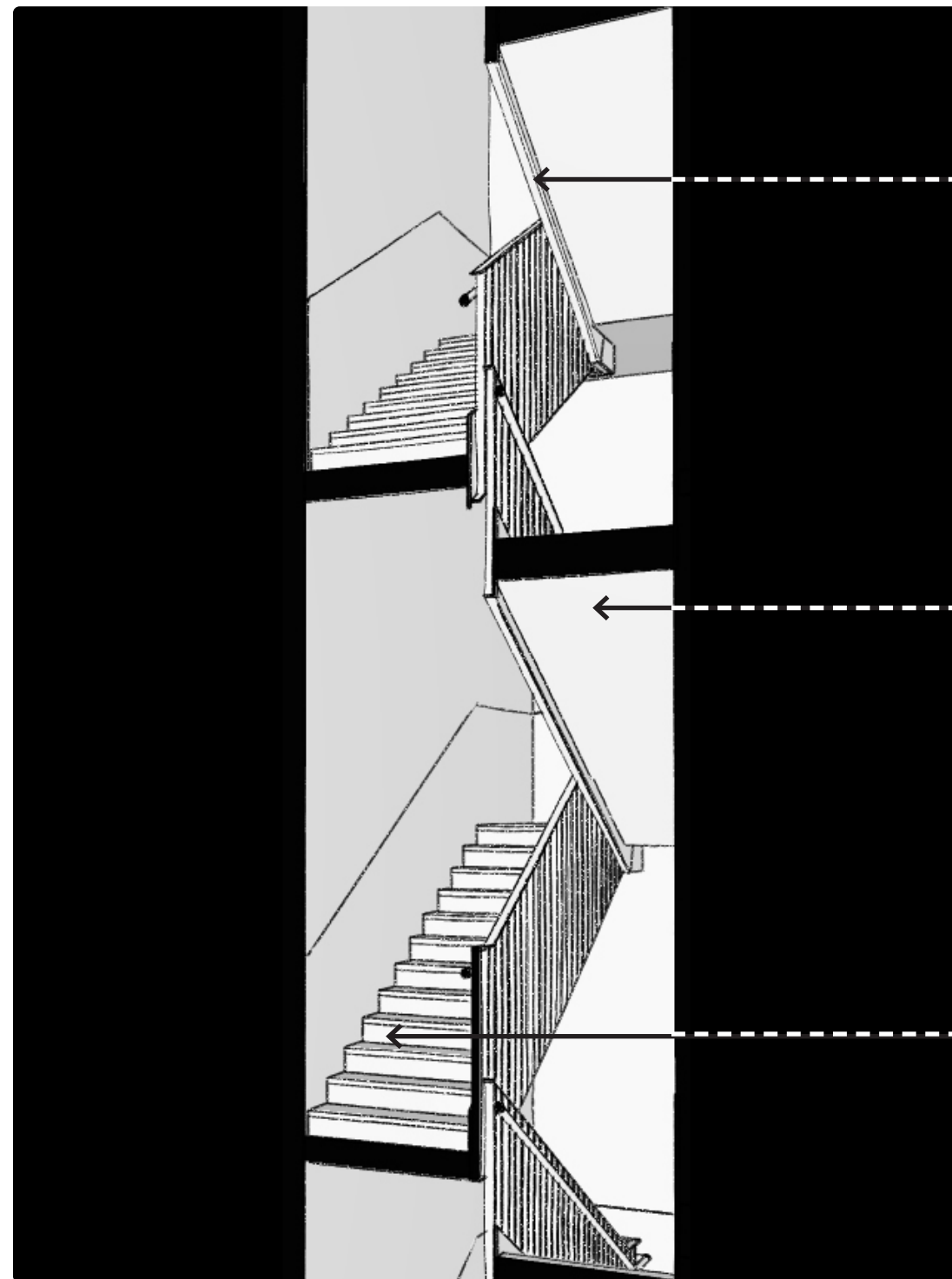
shh



- 01** Veneer or laminate doors    **02** Powder coat balustrade    **03** White ceramic wall tiles  
**04** Terrazzo floor & wall tile    **05** Surface mounted ceiling lights  
**06** Wood wool lining to underside of stairs    **07** Floor number projecting signage  
**08** Balustrade design reference image

# NORTH BUILDING CORE 3 | FIRE STAIRS | CUTAWAY VIEW

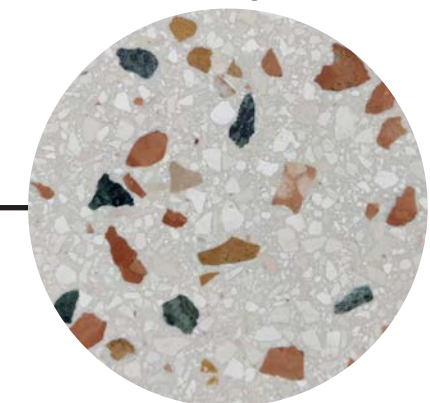
# shh



Powder coated  
stringer



Wood wool  
lining

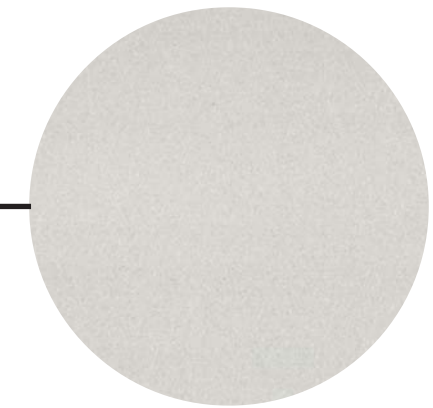
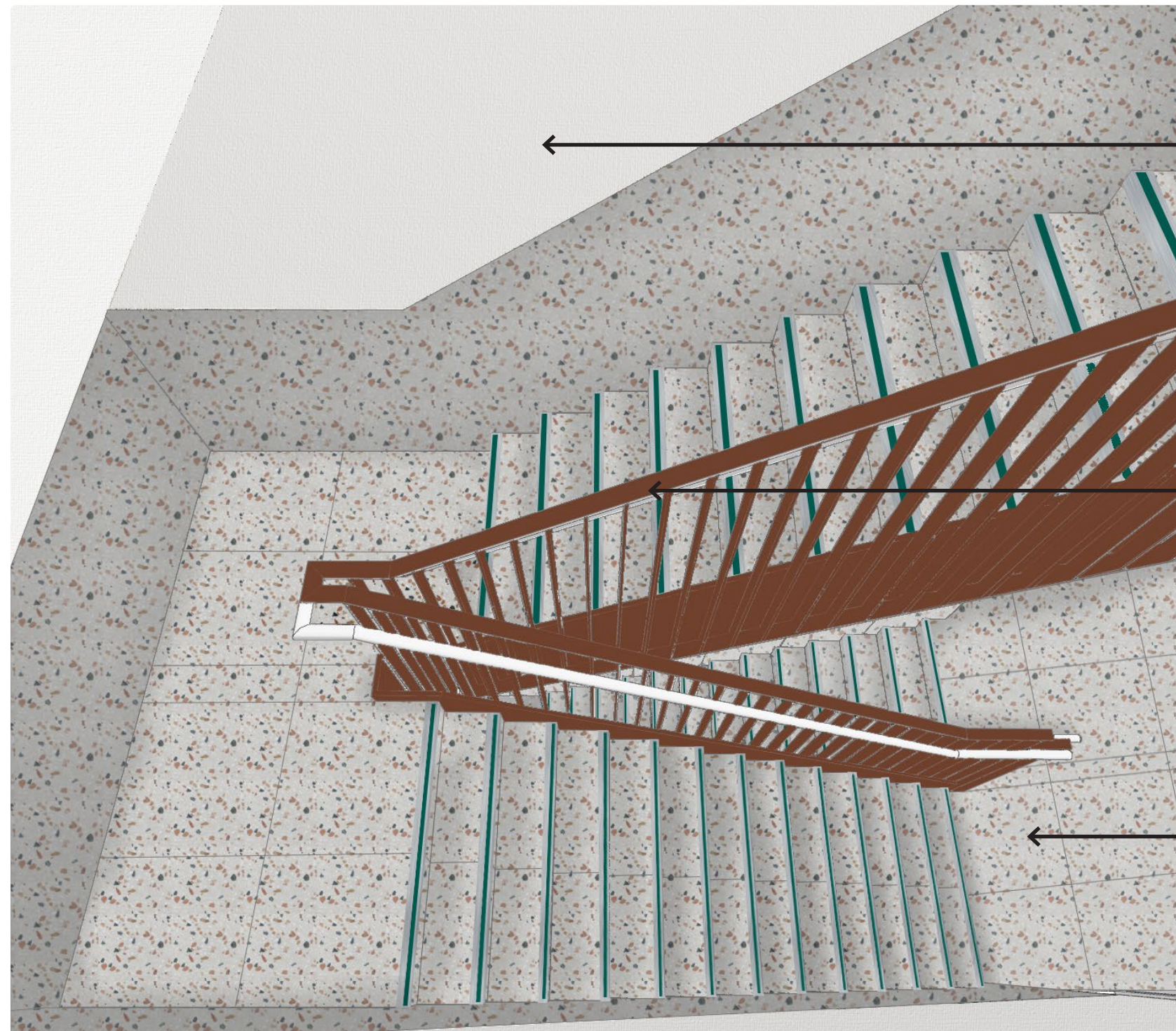


Terrazzo floor and  
wall tile

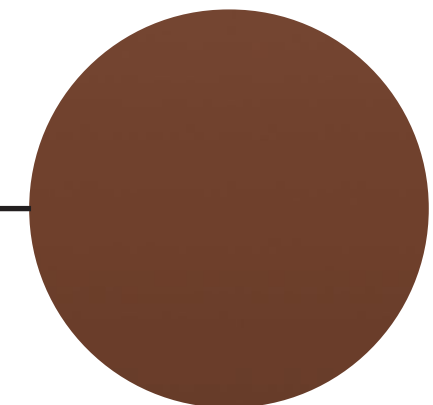


# NORTH BUILDING CORE 3 | FIRE STAIRS | SKETCH

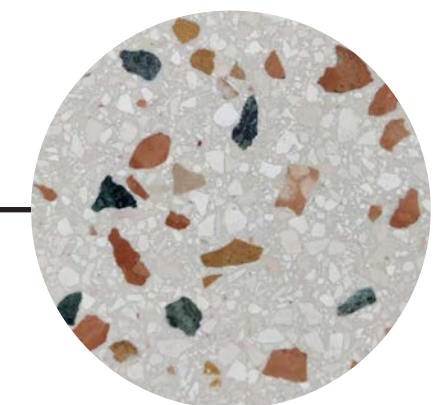
shh



Painted plasterboard wall



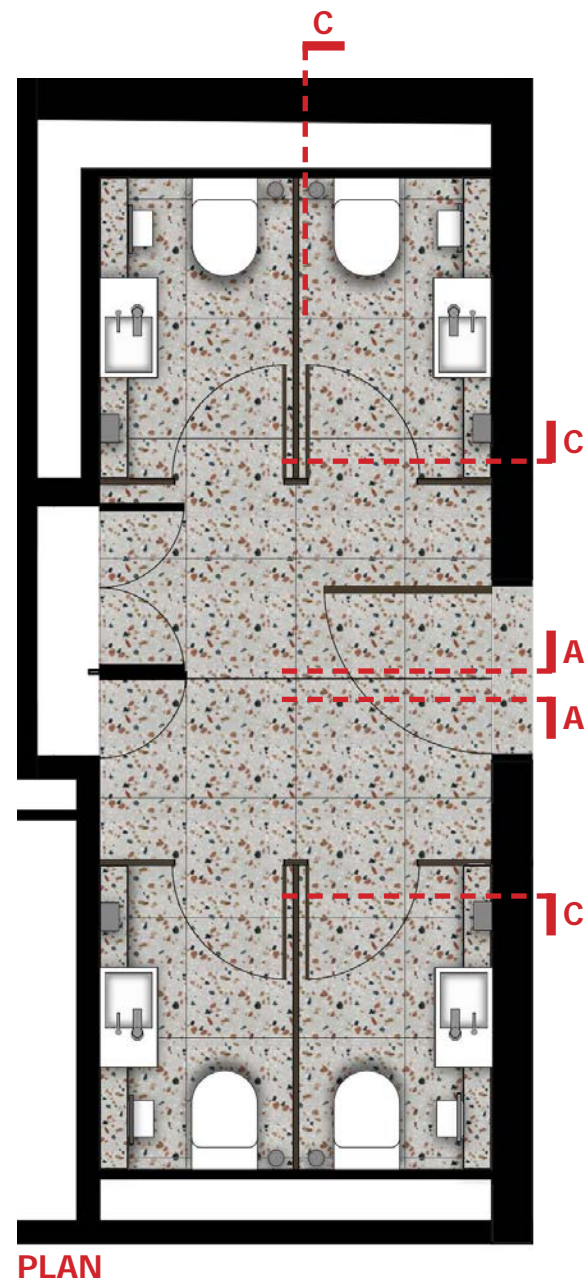
Powder coated balustrade



Terrazzo floor and wall tile



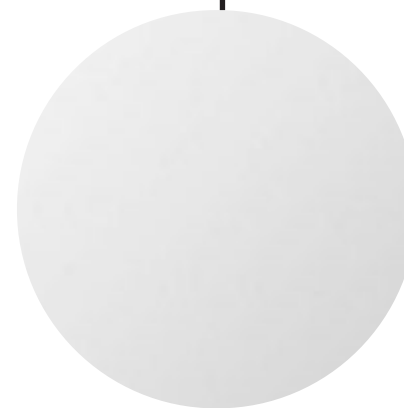
## NORTH BUILDING | WC'S | ELEVATIONS



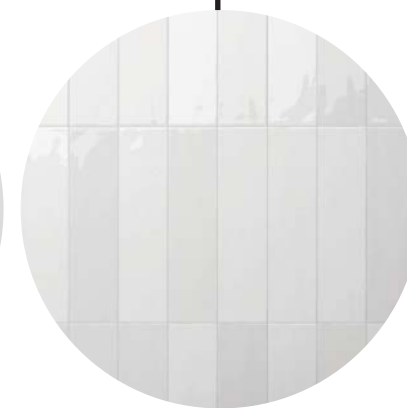
Laminate IPS  
cubicle system



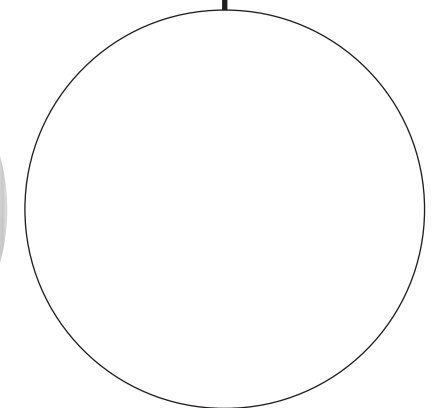
Terrazzo wall  
tiles



Surface mounted  
mirror



Ceramic wall  
tiles



Hi-Macs  
basins



## 8.0 STAGE 4 CLIENT DESIGN DECISIONS

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### SUMMARY

A number of spatial and aesthetic Client decisions will be required to be made during the progression of Stage 4. These are summarised in the following pages.

## CLIENT DESIGN DECISIONS | SUMMARY

### South Building Reception:

- Alternative decorative pendant light proposals to be prepared and presented by SHH and lighting designer for Client approval.
- Following Client feedback in late Stage 3 the reception east lounge has been redesigned and included in this report. Client review and approval is required.
- The option to extend the lift lobby and reposition the doors to the office space, included in this report alongside the previous proposal, is to be reviewed and a decision made on which option to proceed with.
- The installation of speed gates on day one (see following page), or the installation of services infrastructure only for potential future installation of speed gates.
- At the time of writing samples of all finishes are in transit to Hong Kong. Comment and approval from Client is required.

### Core 1:

- Option of repositioning door to female WC's to be reviewed and agreed.

### North Building Reception:

- Three options for the configuration of the space have been provided in this report: one combining a reception and retail cafe in one space; the remaining two separating off a retail tenancy from the reception. Planning and leasing agent review will be required in advance of a Client decision being made.
- Subject to the outcome of the point above, whether or not an interconnecting stair is required from ground to first floors. Stage 3 includes images of staircase styles only. If a stair is introduced at Stage 4 it will need to be designed from scratch.
- A decision will be required as to whether stone or timber is to be specified as the cladding material to the internal columns in the reception area.



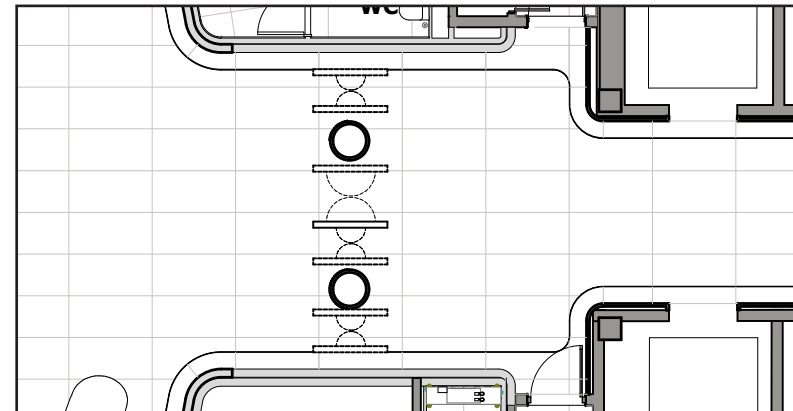
## SPEED GATES | NORTH & SOUTH BUILDING

The installation, or not, of speed gates in both the south and north buildings will be determined by the client at Stage 4. As a minimum the supply and installation of power, data and containment is to be allowed for within the tender.

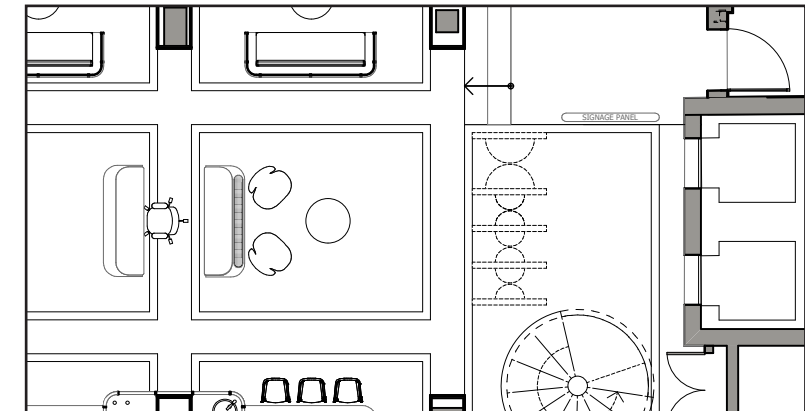
Further decisions to be made include access control requirements and confirmation of finish to the cabinets.

In the early part of Stage 3 three different speed gates systems were investigated. EA Group Swing Lane-S is currently preferred and this is based on the compact dimensions of the cabinets along with price.

The south building lobby currently accommodates 3no. standard width gates and 1no. extra-width accessible gate providing a traffic flow capacity of 120 people per minute. The same numbers are accommodated in the north building.



A: South building lobby speed gates.



B: North building ground floor reception speed gates.



C: Product image.

SPECIFICATION	EA GROUP
Range name.	Swing Lane-S
Traffic flow capacity.	30 people per minute.
Operating modes.	Manual and automatic.
Opening direction.	One or two direction.
Control options:	
- access control;	Yes. By others.
- push button;	Yes.
- for disabled;	Yes.
- Bi-directional;	Yes.
- Anti-tailgating.	Yes.
Finish.	Glass, powder coated metal.
Standard lane quantity.	3no.
DDA lane quantity.	1no.
Total quantity of lanes.	4no.
Cabinet quantity.	7no.
Supply only.	No.
Supply and installation exc. VAT	£47.4k

D: Product outline specification.

## 9.0 STAGE 4

### TECHNICAL DEVELOPMENT

The input of a number of specialist contractors will be required at Stage 4 in order to finalise the design and specification of a number of elements, including:

- proprietary locker systems by Five at Heart;
- fabrication, fixing and support details for south building reception feature stone panel by Putney+Wood;
- south reception wall panelling system by a specialist fabricator yet to be determined;
- catering provider input into the requirements for the cafe facilities in both the north and south building receptions;
- design development of the south reception stone reception desk, working with Putney + Wood.
- detailing to the reveal and opening for the lift doors at ground floor level in the south reception with the intent to maximise their perceived height.
- directory and way finding signage by the appointed branding agency.



## SOUTH RECEPTION | FEATURE STONE PANEL

The south reception has a large feature stone panel at high level comprised of marble in book-matched slabs. These will require mechanical fixing.

SHH have had discussions with Putney+Wood and outlined in the following pages is their initial assessment of the technical requirements for the installation. These will require development during Stage 4.

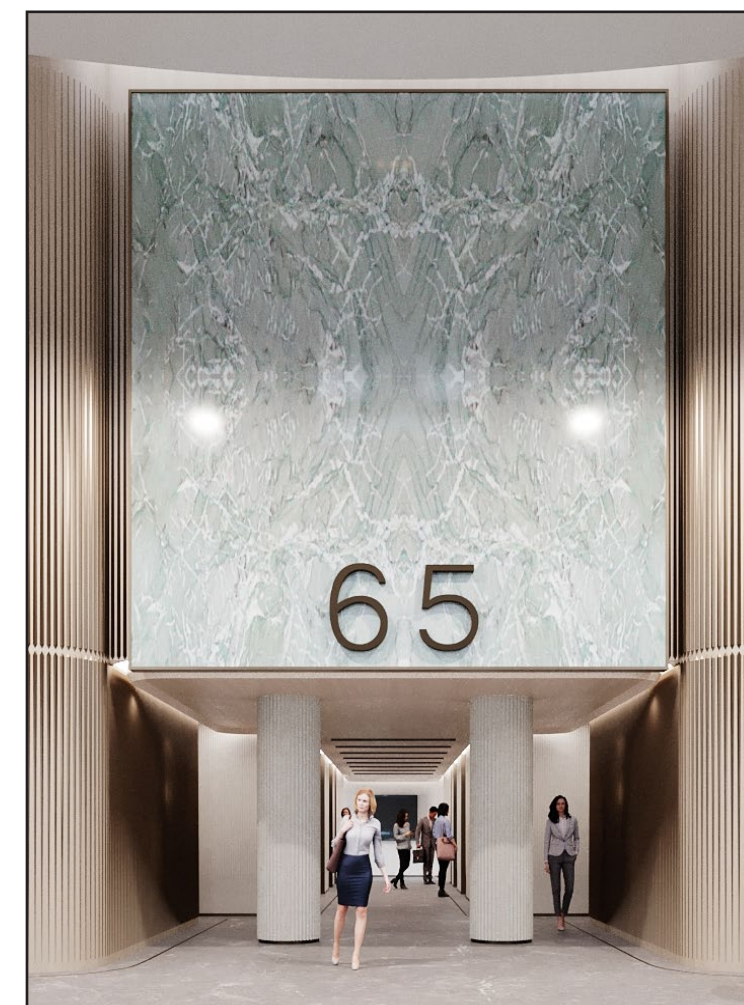
For the feature wall fixing method P+W suggest a secondary frame be installed between the floors to which the stone on aluminium honeycomb is attached. Sketches of the two basic principles have been provided by P+W for possible methods.

The first method would be to transfer the dead load of the stone panels onto the finished metal frame. This would be challenging and materials, thickness, tolerances and manufacture / install limitations would need to be considered. This option may be a non-starter.

The second method would be to support the panels independently of the metal finish. Sockets would be cast into the aluminium part of the panels which receive bolts that can be attached to "Z" cleats, top hats or rail fixings, these would then be attached to the framing. Consideration would need to be given to the loading capacity of the bolts / sockets to determine how many will be required and which ones transfer dead load and which ones are for restraint. During the frame / fixing design the effect of thermal movement would also need to be considered and fixings detailed to avoid locked in stresses. These design requirements could result in the need for silicone joints.

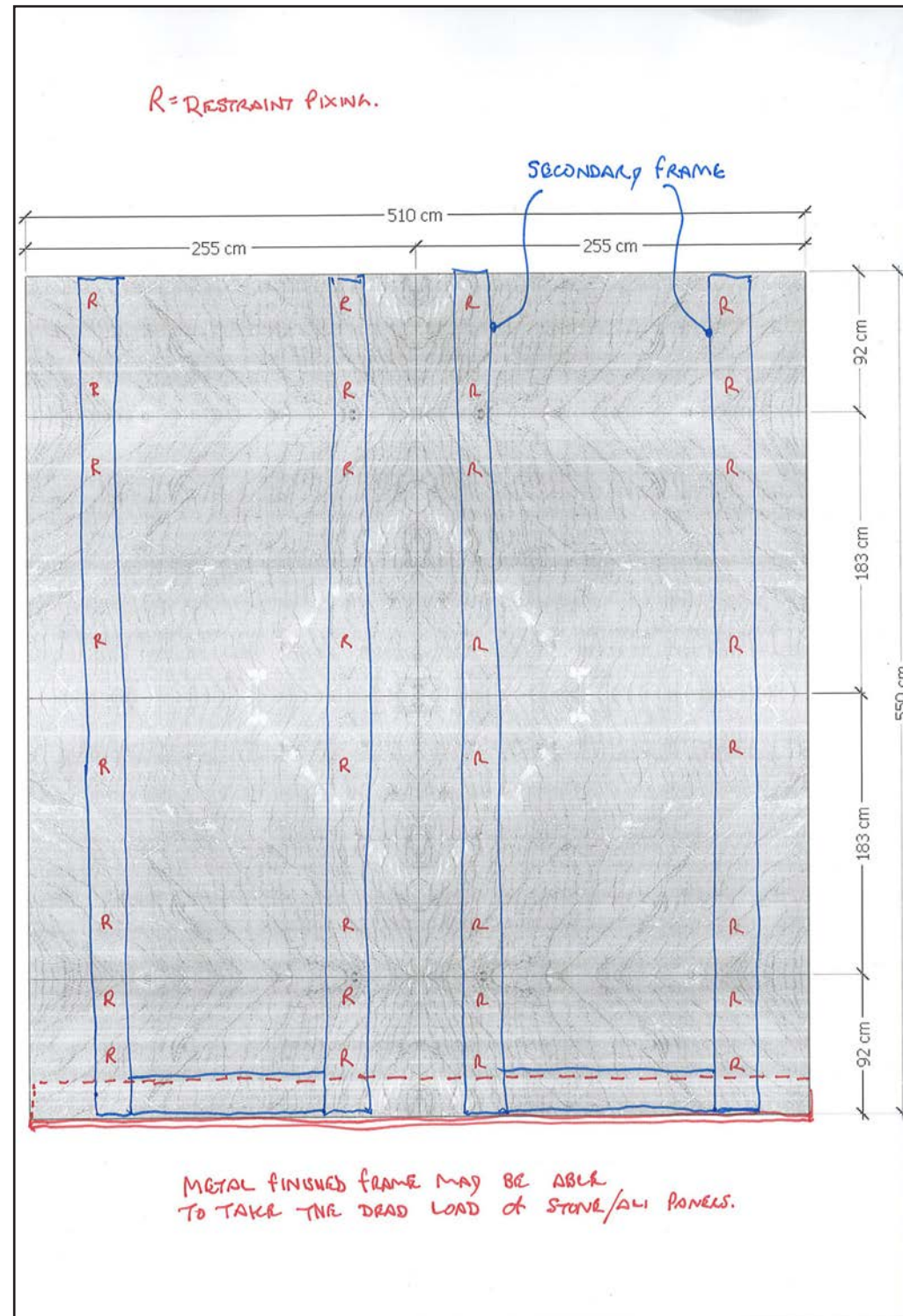
To simplify the install of the fixings P+W have inquired as to whether the wall behind the feature wall can not be installed until the feature wall is finished. Doing so could provide access from behind to tighten / adjust the fixings. If not there is the possibility of installing more fixings from the front which are accessible, or designing the fixings to allow for redundancy of the fixings that are difficult to gain access to.

Fixing the top stone would be challenging from an access point of view. P+W have posed two questions: is there a void in the slab; and can we lower the stone from above?

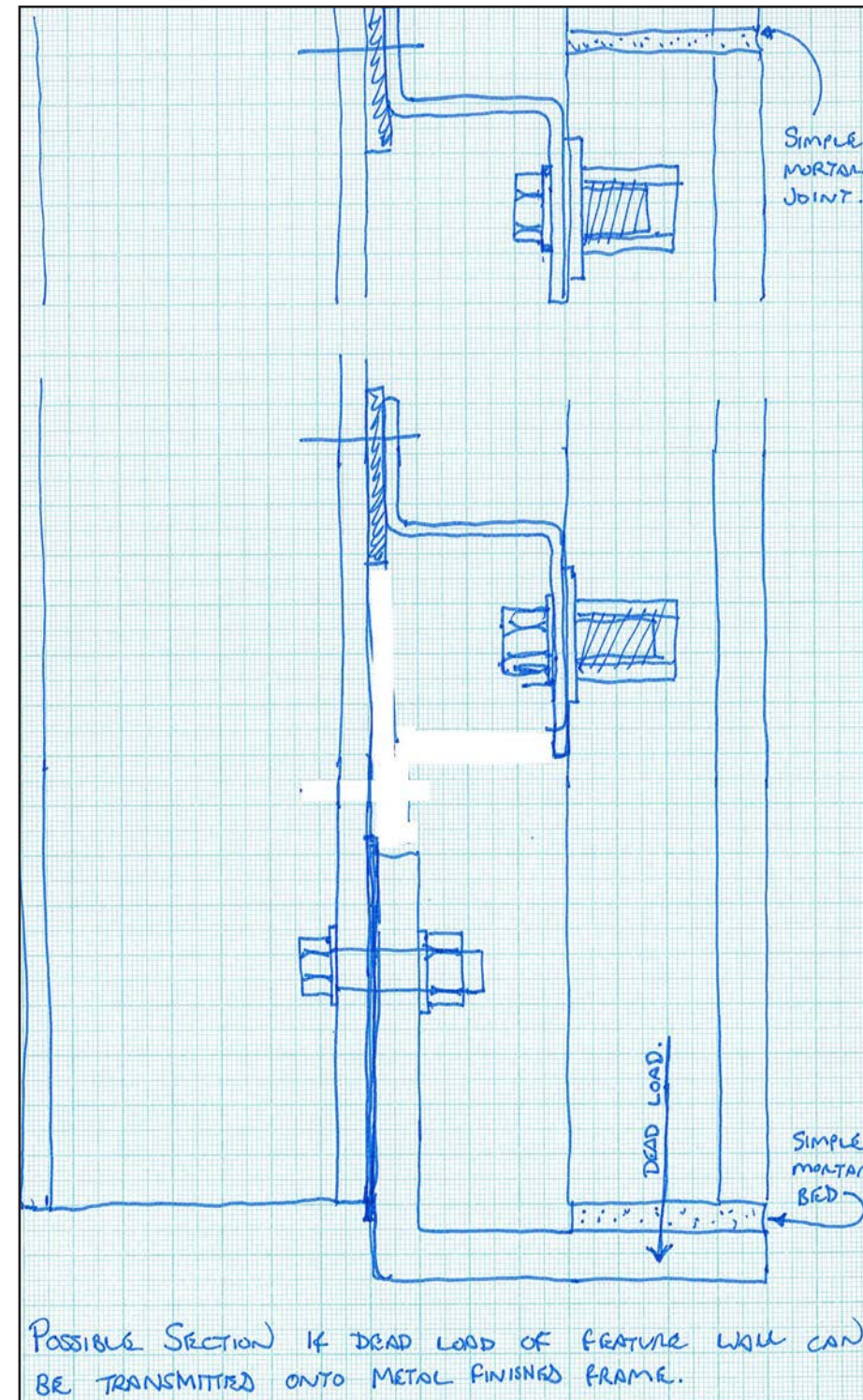




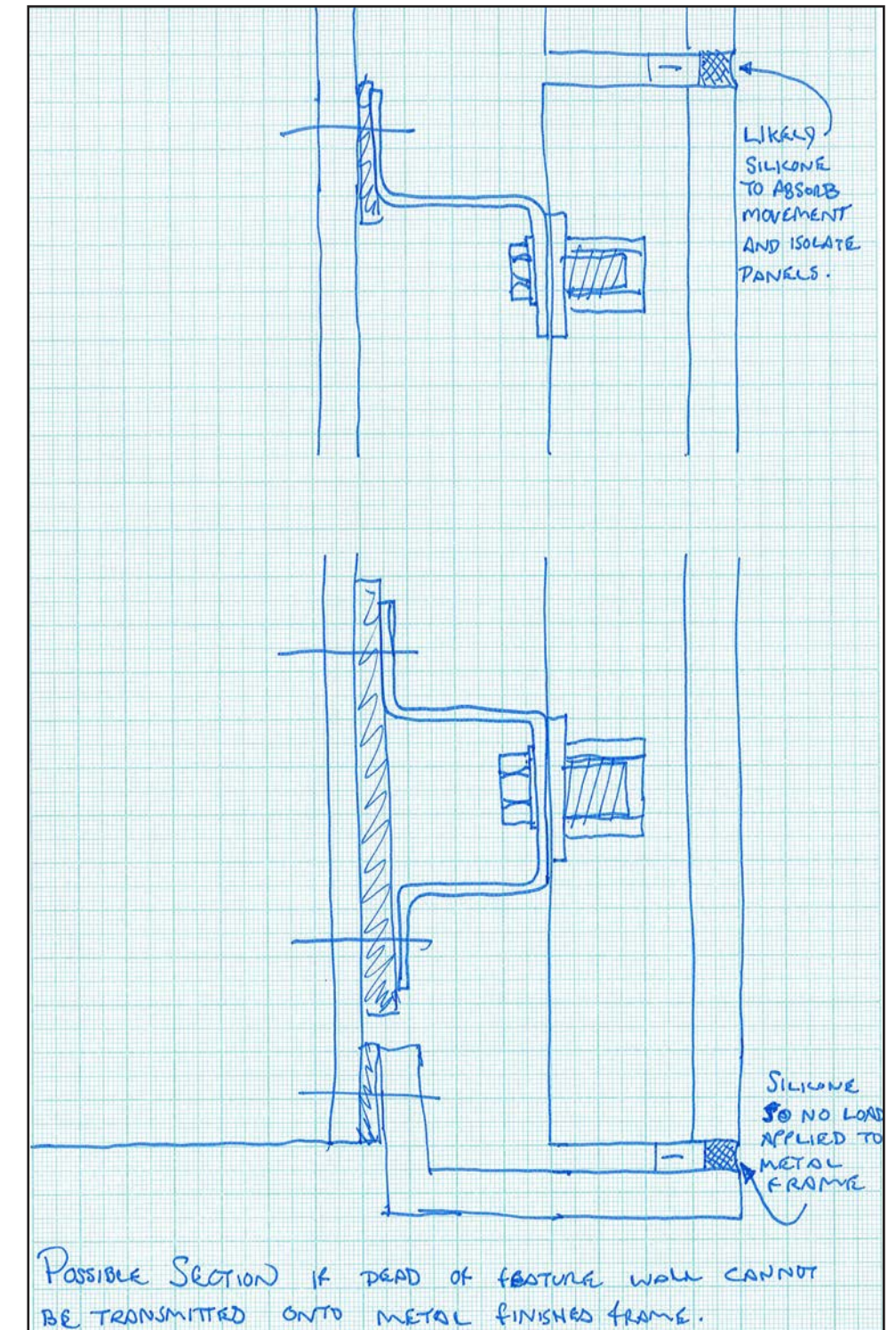
## SOUTH RECEPTION | FEATURE STONE PANEL | FIXING OPTIONS



Framing configuration.



Framing detail option 1.



Framing detail option 2.



## SOUTH RECEPTION | FEATURE STONE PANEL | STONE FORMAT

**Verde Antigua Feature Wall:** Verde Antigua quarry is currently closed but blocks are still available in stock. It is a soft and very fractured Iranian marble. Blocks are vacuum resined and slabs must have the mesh on the back side. We would suggest to not use this marble in 20/30/40 mm with mechanical fixing without backing support (honeycomb or other support). It is also very important to guarantee a very strong support in order to avoid bending which is very common with green stones.

We suggest two proceed as below:

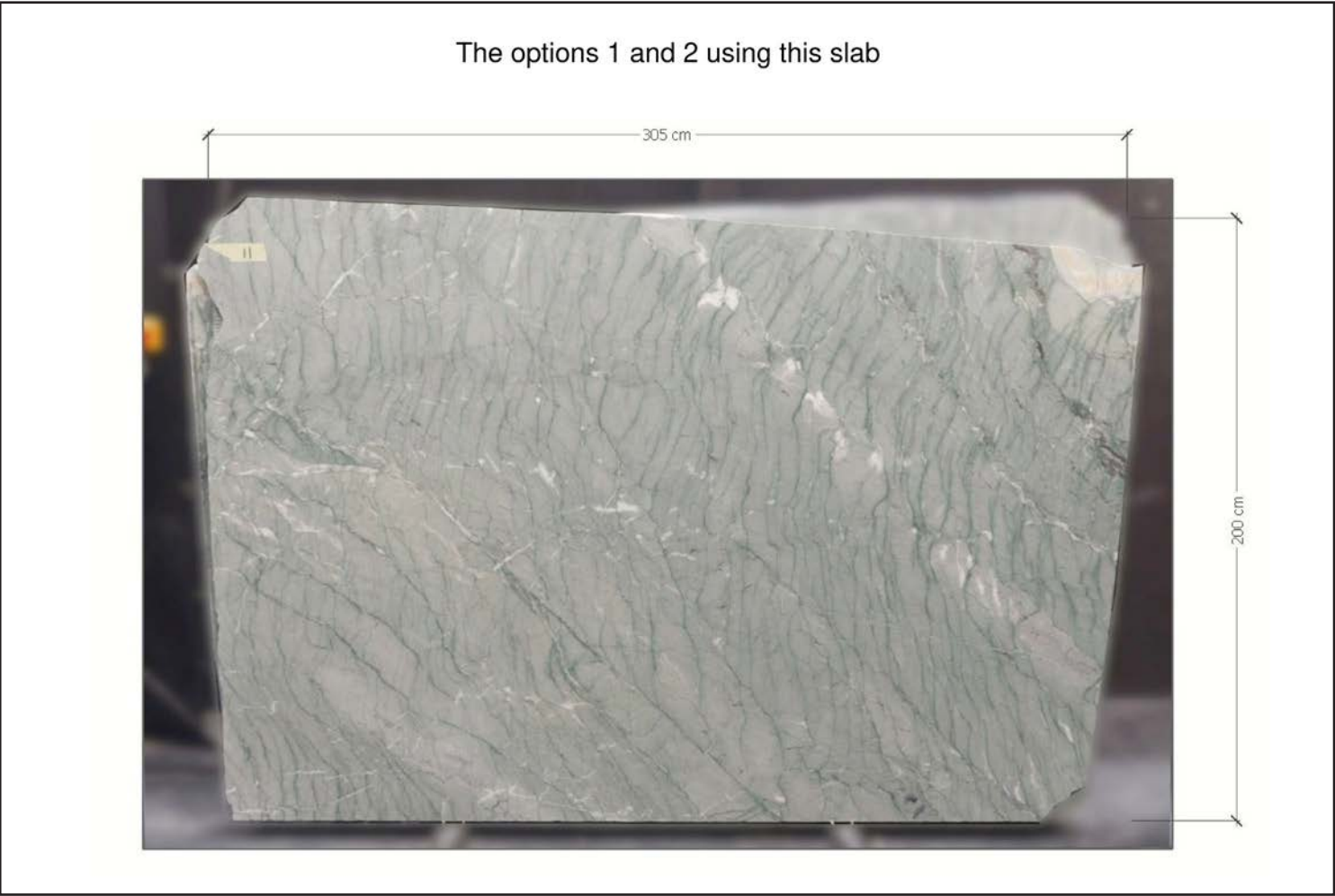
- Verde Antigua 10 mm + 30 mm honeycomb, 510 cm x 550 cm wall in 8 panels . Budget figure £29,600.00
- Verde Antigua 10 mm + 30 mm granite, 510 cm x 550 cm wall in 8 panels. Budget Figure £32,475.00
- Design and Engineering. Budget figure £10,000.00

Other advantages in using 20 mm slabs instead of 30/40 mm:

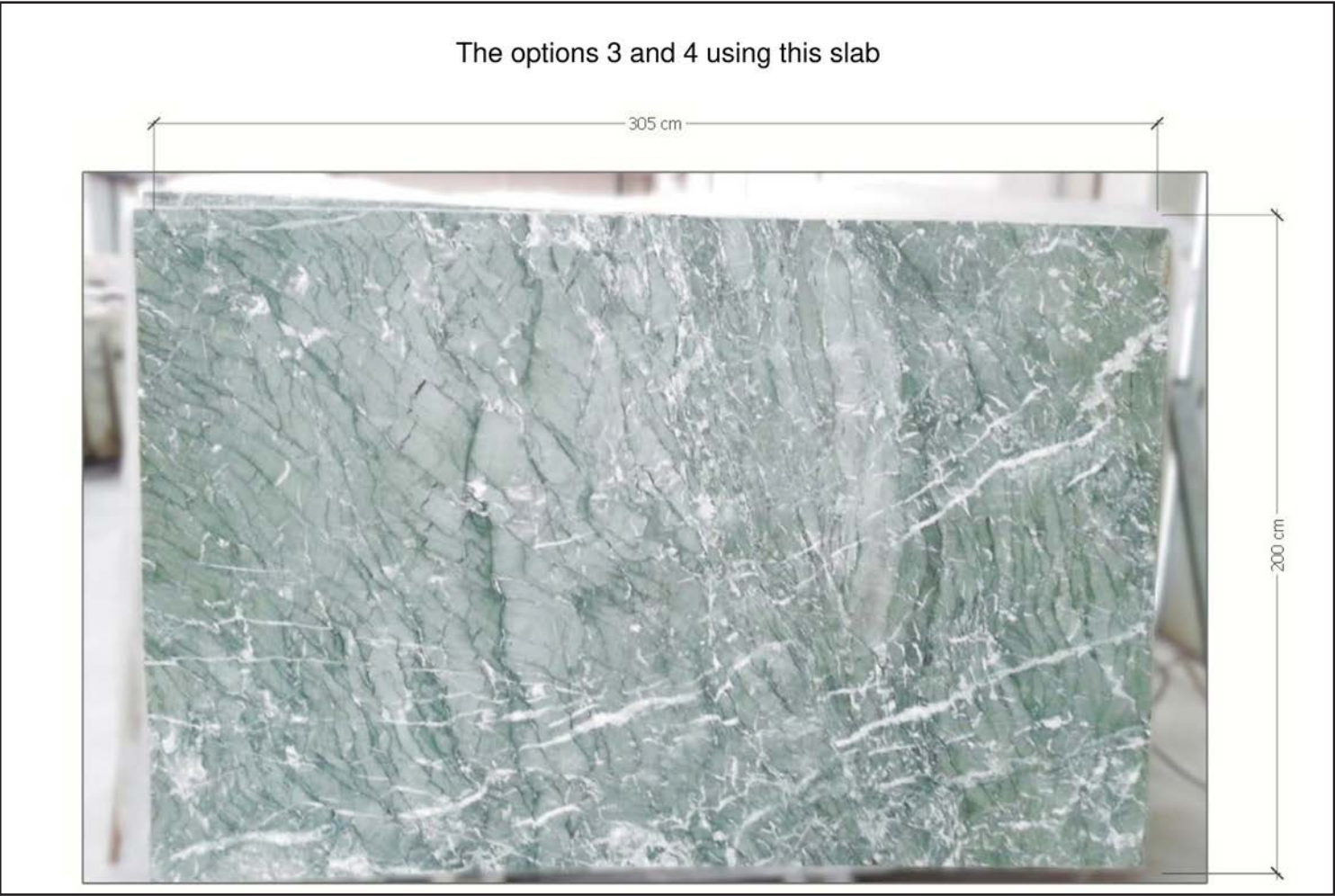
- large availability of already cut slabs
- book matched will be more accurate, veins will meet much better. We will only use 8 cm of the block (in depth) comparing with the 24 cm we have to use in case of 30 mm panels.

This is an example of quarter-matched Calacatta Borghini Oro (10 mm on 20 mm of honeycomb panel), you can appreciate how the vein meets:











## SOUTH RECEPTION | FEATURE STONE PANEL | STONE FORMAT

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Alternative to Verde Antigua:



Picasso, green Bardiglio from Carrara (available in slabs and blocks)

Emerald Green, Brazilian Quartzite (available in slabs and blocks)



**Verde Antigua Desk:** blocks are usually 310 cm long, similar to the majority of available marbles therefore we are confident to obtain the desk design (it needs a metal/wood structure as support/reinforcement) with one or two blocks. We would need a drawing to price this element.



## SOUTH RECEPTION | WALL PANELLING SYSTEM

SHH have investigated a number of fabrication methods for the panelling proposed to the walls of the south reception. Summarised below are findings of these investigations.

Discussion are in progress with a company named Wood-Skin whose production technology may enable the effect proposed for the panelling to be achieved.

**Company Name:** Materialise.

**Fabrication Method:** 3D printing.

**Description:** Modules would be cast from SLA tetrashell models. The bronze finish would be achieved by creating master patterns that can then be used for sand-casting bronze.

**Conclusion:** panel sizes would be too small for what is required and combined with bronze casting very heavy and unfeasibly expensive.

**Company Name:** RKK.

**Fabrication Method:** Bespoke.

**Description:** Fabricated out of a composite of materials including Corian. Lengths of up to 5 metres would be possible.

**Conclusion:** budget costs of £1,000.00 per square metre have been suggested, with a 2 metre square sample panel costing £7,500.00. The option is not feasible on cost grounds.

**Company Name:** Jesmonite.

**Fabrication Method:** Casting.

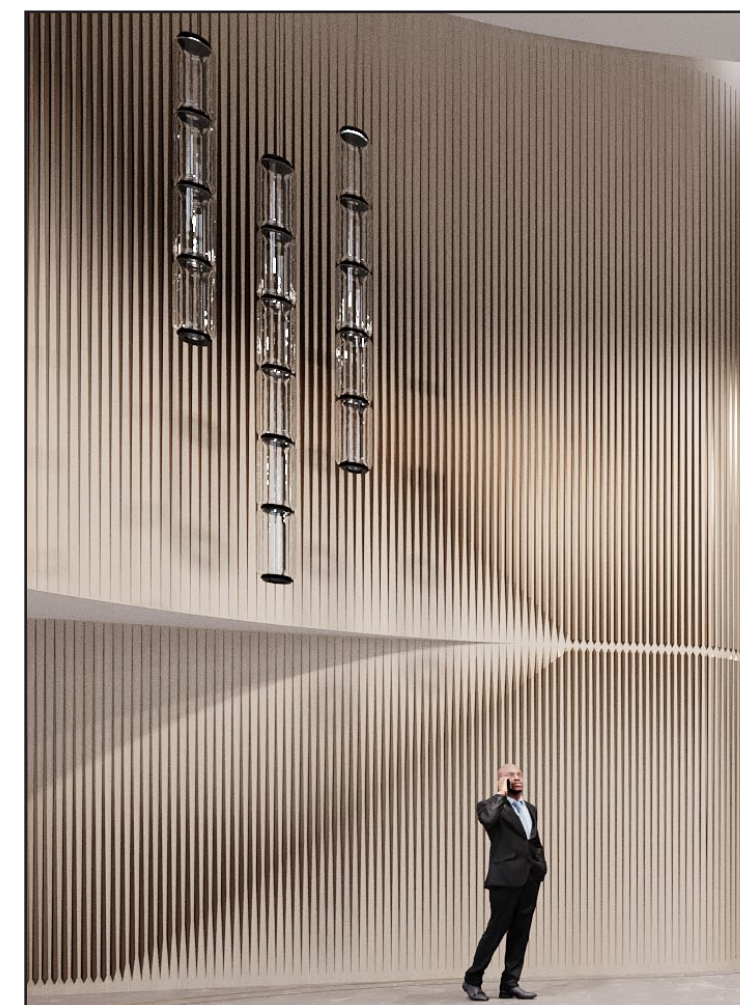
**Conclusions:** The material is too fragile to manufacture the wall panel profiles as currently design so these would require further development. The maximum panel size that can be cast is 2 square metres resulting in a proliferation of joints between panels that cannot be hidden or filled on site. The cost of each 2 square metre mould would be £2,500 excluding VAT, with the final panels costing in excess of £550 per square metre. Jesmonite therefore is not a feasible option.

**Company Names:** LSA/Gustafs and The Laser Cutting Company.

**Fabrication Method:** Hybrid.

**Description:** FA wall panel system by LSA/Gustafs used in combination with laser-cut metal extrusions by The Laser Cutting Company.

**Conclusion:** a combination of acoustic and non-acoustic panels could be manufactured at a supply cost of £68,000 exc. VAT for supply only. The laser cutters required to profile the proposed aluminium T-sections envisaged for the bronze-finish fins are not able to process this shape of profile.





## TECHNOLOGY AND APPLICATIONS

### WOOD-SKIN® technology

WOOD-SKIN® surfaces are made from a highly resistant textile core sandwiched between two sheets of hard material.

Once material is removed from both sides a hinge is formed which allows the surfaces to assume any three-dimensional form.

### Most common applications

Currently intended mainly for interior applications, exterior solutions can be developed on request, with careful consideration of the material selection based on the local environmental conditions.

WOOD-SKIN® is a system that makes it possible to easily create and install 3D surfaces that would otherwise be expensive and extremely difficult to build.

Due to the high degree of flexibility and customization, the system can respond to any degree of spatial complexity and creative input. Standardized panels/components in large quantities can also be developed thanks to the “mass customization” logic of our production system.





Mesh Sheet - Various Patterns - Bronze laminate on purple MDF

## PATENTED PROCESS

WOOD-SKIN® is a patented digital fabrication process able to translate any design into a one-of-a-kind, self-structured, three-dimensional surface.

The combination of proprietary software, composite materials, and CNC machines helps architects and designers to bridge the gap between digital representation and the building environment. Through software, complex surfaces are easily managed and tessellated. The surface is unfolded and highly optimized to be produced and shipped to the site, where it is folded back into the designed 3D shape.

Design ideas once thought to be too extravagant or expensive become both possible and affordable.

Thanks to the patented technology, WOOD-SKIN® can program traditional materials to fold according to even the most adventurous design needs, becoming 3D surfaces for the architectural environment.

### Application

Wall, ceiling, façade, counters, columns and more

### Materials

Wide range of wood (such as plywood, wood veneer, semi-finished products), laminates, aluminum, felt, cork, HPL and others upon request

### Finishes

Varnish, laminate, veneer

### Colors

Wide range of hues depending on materials and finishes

### Environment

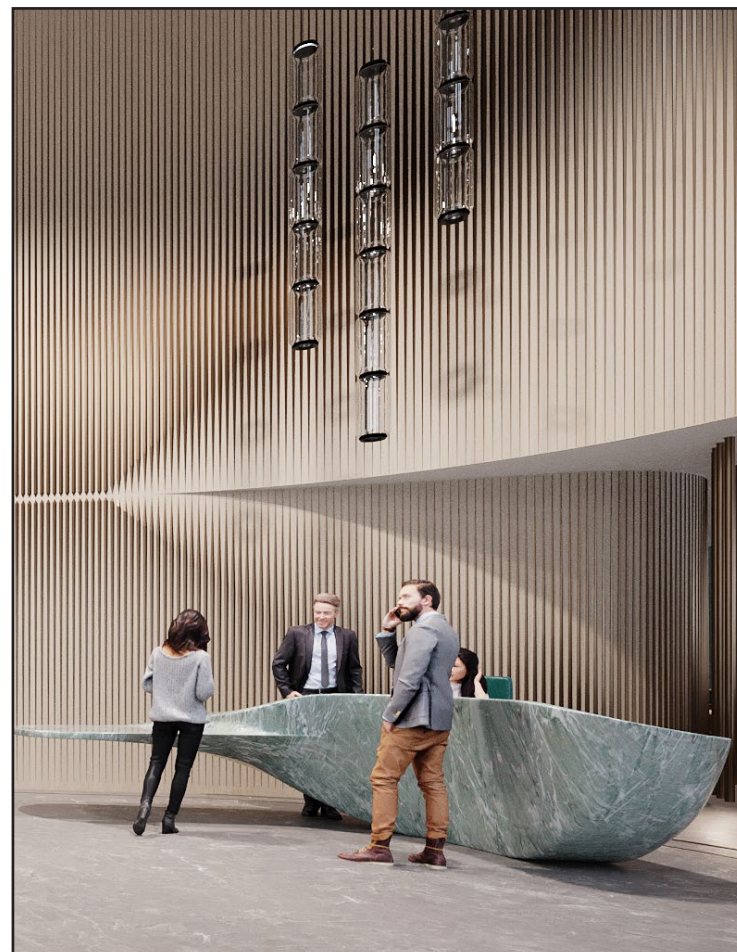
Indoor / outdoor



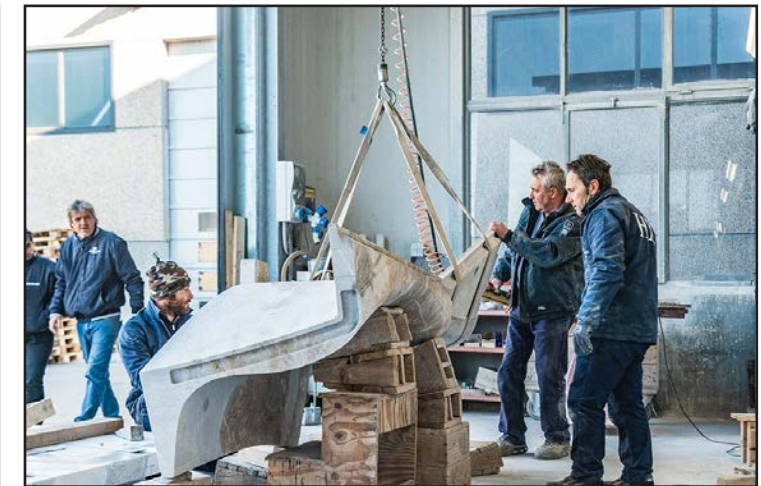
## SOUTH RECEPTION | RECEPTION DESK

A reference point for the Client throughout the design process has been Taikoo Place in Hong Kong. Particular attention has been drawn to the stone reception desks installed there.

Whilst not intending to copy those in Hong Kong, a CNC-carved reception desk is proposed for Fleet Street. Various forms for the desk have been studied by SHH. Putney+Wood have experience in developing similar objects with specialists in Italy and it is proposed that further development work be undertaken with them during Stage 4 to determine the final form of the desk.



Stage 3 proposal



Reference images of Taikoo Place, Hong Kong





# shh

“A drawing is simply a line  
going for a walk.”

Paul Klee

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