

Stage 3 Report

65 Fleet Street

14-05-21

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Quality Assurance

BGY	Stage 3 Report
Prepared	Joshua Thomas & Rachel Phillips
First Check	Joshua Thomas & Rachel Phillips
Second Check	Rachael Owens
Approved	Victoria Cooper-Kempski

Stage 3 Report

1.00 Introduction

Introduction



NORTH BUILDING - PROPOSED FACADE



SOUTH BUILDING - PROPOSED FACADE

Introduction

1.01 Purpose of the Report

This Stage 3 Report is prepared by Buckley Gray Yeoman, in support of the redevelopment proposals for 65 Fleet Street, London, on behalf of Whitefriars Limited, and follows on from the development team's Stage 1 & Stage 2 Reports, Pre-Application engagement with the City of London, subsequent planning submission and consequential design development.

The project team's vision is to provide a first class refurbished and extended office building that serves the City office market and provides modern, attractive, and flexible office accommodation. The existing 65 Fleet Street Building was occupied by Freshfields, who have recently vacated the property as it no longer meets today's standards for offices.

The following alterations summarise the key proposals:

















- New façade facing Fleet Street
- A new entrance for the North Building off Fleet Street
 - Enhancements to the retail colonnade
 - Enhancement to the existing street facades
- New facade to the enlarged South Building reception
- Addition of a canopy to the courtyard between the North and South Buildings
 - Two additional floors and a roof terrace on the South Building
 - Removal and rationalisation of the internal cores
 - Partial infill of the atrium to the South Building
 - Comprehensive internal office refurbishment
- Restructuring the MEP services to include an all electric servicing strategy.

Planning approval was granted by the City of London on the 6th April 2020. (ref. 19/00058/FULMAK). Subsequent planning and section 73 applications are required to cover changes to the design since Stage 2.

The RIBA Stage 3 Report brings together the work of the key Design Team members, including input from Interior Designers, Structural Engineers, Services Engineers, Facade Consultants, Fire Consultants and Building Control. The proposals are presented in greater detail in the proceeding chapters of the Report and Appendices.

Introduction

1.02 Project Team

	Client KWG GROUP HOLDINGS HONG KONG		Structural Engineer ELLIOT WOOD 241 THE BROADWAY LONDON SW19 1SD		Rights of Light POINT 2 SURVEYORS 17 SLINGSBY PLACE LONDON WC2E 9AB
	Development Manager CBRE ST MARTIN'S COURT 10 PATERNOSTER ROW LONDON EC4M 7HP		Services, Energy & Sustainability MTT LIMITED 9 KINGSWAY LONDON WC2B 6XF		Acoustic Consultant HANN TUCKER DUKE HOUSE, 1-2 DUKE STREET WOKING SURREY GU21 5BA
	Project Manager / CDM CBRE ST MARTIN'S COURT 10 PATERNOSTER ROW LONDON EC4M 7HP		Fire Engineer THE FIRE SURGERY 102 METAL BOX FACTORY BUSINESS CENTRE 30 GREAT GUILFORD STREET LONDON SE1 0HS		Access and Maintenance ACCESS ADVISORS 70 GRACECHURCH STREET LONDON EC3V 0HR
	Architect BUCKLEY GRAY YEOMAN 56 SHOREDITCH HIGH STREET LONDON E1 6JJ		Facade Consultant BURO HAPPOLD LIMITED 17 NEWMAN STREET LONDON W1T 1PD		Transport Consultant STEER GROUP 28-32 UPPER GROUND LONDON SE1 9PD
	Planning Consultant GERALD EVE LLP 72 WELBECK STREET LONDON W1G 0AY		Interior Designers SSH ARCHITECTURE & INTERIOR DESIGN 1 VENCOURT PLACE RAVENCOURT PARK LONDON W6 9NU		
	Quantity Surveyor RIDER LEVETT BUCKNALL LEVEL 3, 110 BISHOPSGATE LONDON EC2N 4AY		Building Control SOCOTEC BUILDING CONTROL MURDOCK HOUSE 30 MURDOCK ROAD BICESTER OX26 4PPWC2E 9AB		

Introduction

1.03 Works to Date

The project has undergone the following stages to date:

- Pre-application process, where the proposed design was developed to incorporate the feedback received from the City of London.
- Planning Application was submitted on 21st December 2018.
- Stage 2 Report was issued on 1st February 2019
- Planning Approval was granted on 6th April 2020.

During the course of the Stage 3 design development, the following has been implemented:

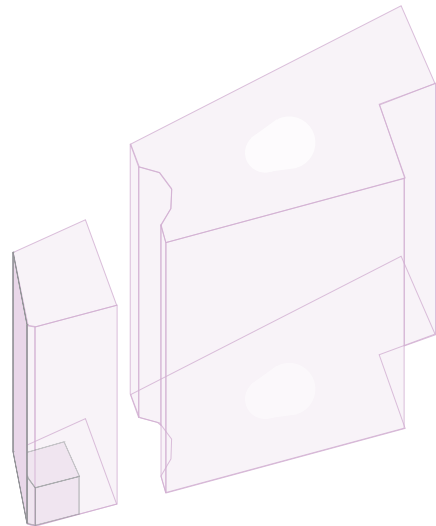
- Design studies have been carried out and presented to the client to provide options for the courtyard canopy, south building facade, street façade treatments, colonnade, atrium feature stairs, atrium theatre seating, atrium canopy, atrium roof and roof terraces.
- Further pre-application process has been held with The City of London, in relation to the proposed amended changes including the facades, canopy and change of energy strategy.
- Ongoing coordination between all consultants to develop the scheme, which will be continued at Stage 4.
- Development of the look and feel for the project has been progressed in collaboration with the Interior Designer.
- Amendments to the basement servicing strategy and end of journey facilities.
- Development of the Base Build Design document has been undertaken.
- An outline specification has been produced.

Stage 3 Report

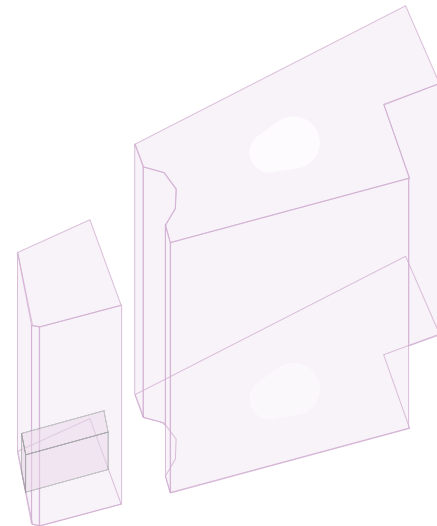
2.00 Executive Summary

Executive Summary

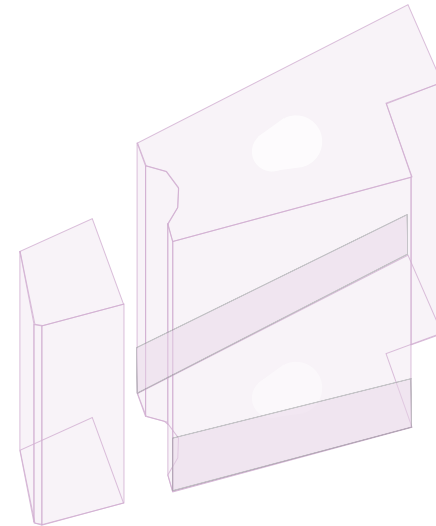
2.01 Key Design Moves



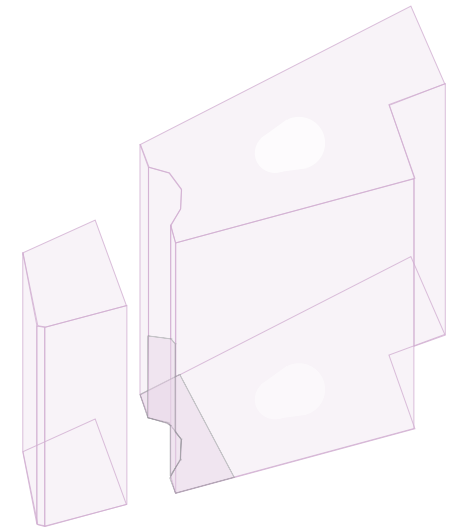
New facade facing Fleet Street and entrance for the North Building



Enhancements to the retail colonnade

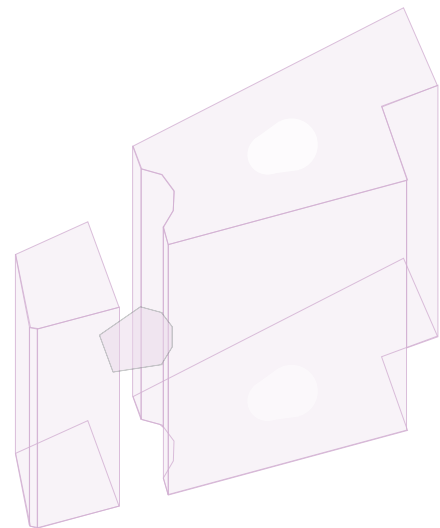


Enhancements to street facades

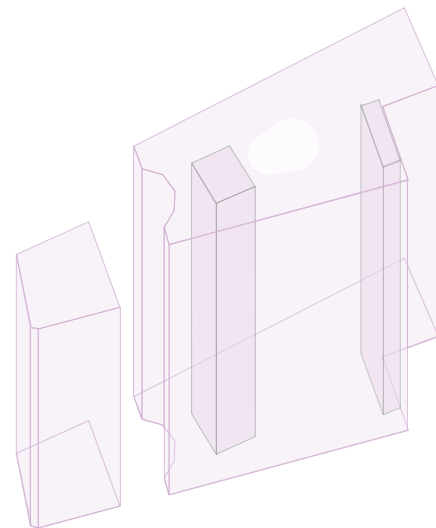


New facade to the enlarged South Building reception

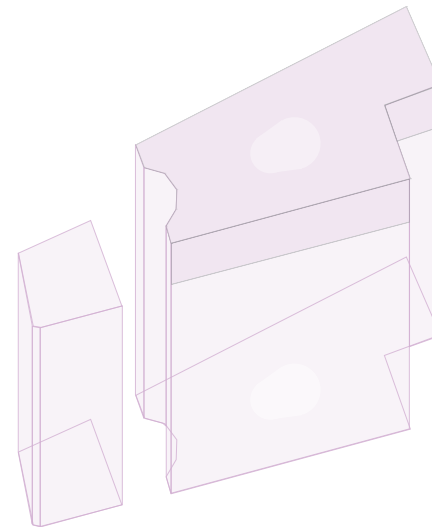
Executive Summary



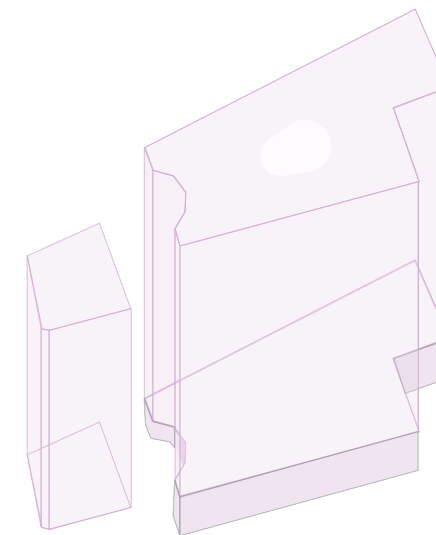
**Addition of canopy to
courtyard between North
and South Buildings**



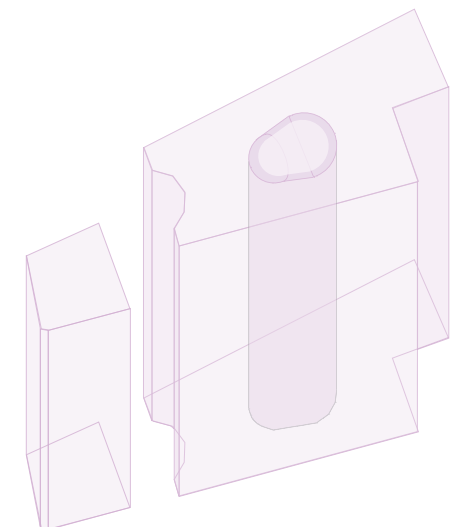
**Removal and
Rationalisation of
internal cores**



**Two additional floors
and new roof terraces**



**Restructuring of the
MEP services into the
basement**



**Partial infill of existing
atrium**

Executive Summary

2.02 Design Programme

The target programme prepared by CBRE outlines the anticipated potential key project dates:

- 2nd Pre-application meeting: 1st week June
- Planning Submission - following pre-application meeting 2
- Stage 4 Design Period Commencement - 7th June 2021
- Stage 4 PCSA Design Development - 8th November 2021
- Strip Out Contract Start on Site - 12th July 2021
- Main Contract Start on Site - 7th February 2022

Executive Summary

2.03 Planning Summary

The team has engaged with the City of London Officers throughout the design development process. Several Pre-application meetings were held prior to the initial Planning Submission at the end of Stage 2. These consultations included:

- Pre-App 1 - 14th May 2018
- Pre-App 2 - 15th June 2018
- Pre-App 3 - 8th August 2018
- Access & Secure by Design - 21st August 2018
- Pre-App 4 - 22nd August 2018
- Pre-App 5 - 11th September 2018
- Highway & Waste - 20th September 2018
- Facade Workshop - 20th September 2018
- Pre-App 6 - 1st November 2018
- Planning Submission - 21st December 2018
- Planning Approval - 6th April 2020

Following further design development during Stage 3, the design teams have prepared and submitted 2 additional Pre-Applications with a view of submitting a Minor Material Amendment and / or a new application, following confirmation from CoL to capture the following changes:

- Fleet Street Facade Development
- Colonnade Development
- Courtyard Canopy
- Street Elevations
- Roofscape
- Dedicated Active Travel Hub Entrance
- Energy Strategy
- South Building Courtyard Facade
- 6th Floor Facade Cladding
- North Building Core

A further application may be required if the team chooses to proceed with combining the North Reception with the retail unit on the corner of Fleet and Bouverie Street.

Executive Summary

2.04 Compliance

The proposed building will be designed in order to comply with the following:

- Current Building Regulations.
- City of London Planning Requirements
- BREEAM - for planning and marketing purposes aiming for an 'Excellent' rating for both buildings.
- Aspiration to comply with all BCO 2014 Guidance, where feasible within the constraints of the existing building.

Building Control

Socotec have been appointed as Approved Inspector. During Stage 03 they have been consulted with throughout the design process.

Socotec will issue a building control compliance tracker, following Stage 3. The design team will then address any outstanding points during Stage 4.

Executive Summary

Rights to Light / Daylight & Sunlight

Rights to Light:

Point 2 Surveyor were appointed during Stage 3 to review the current proposed massing. Point 2 have completed a series of cut-back studies which BGY are to review at the start of Stage 4.

Daylight and Sunlight:

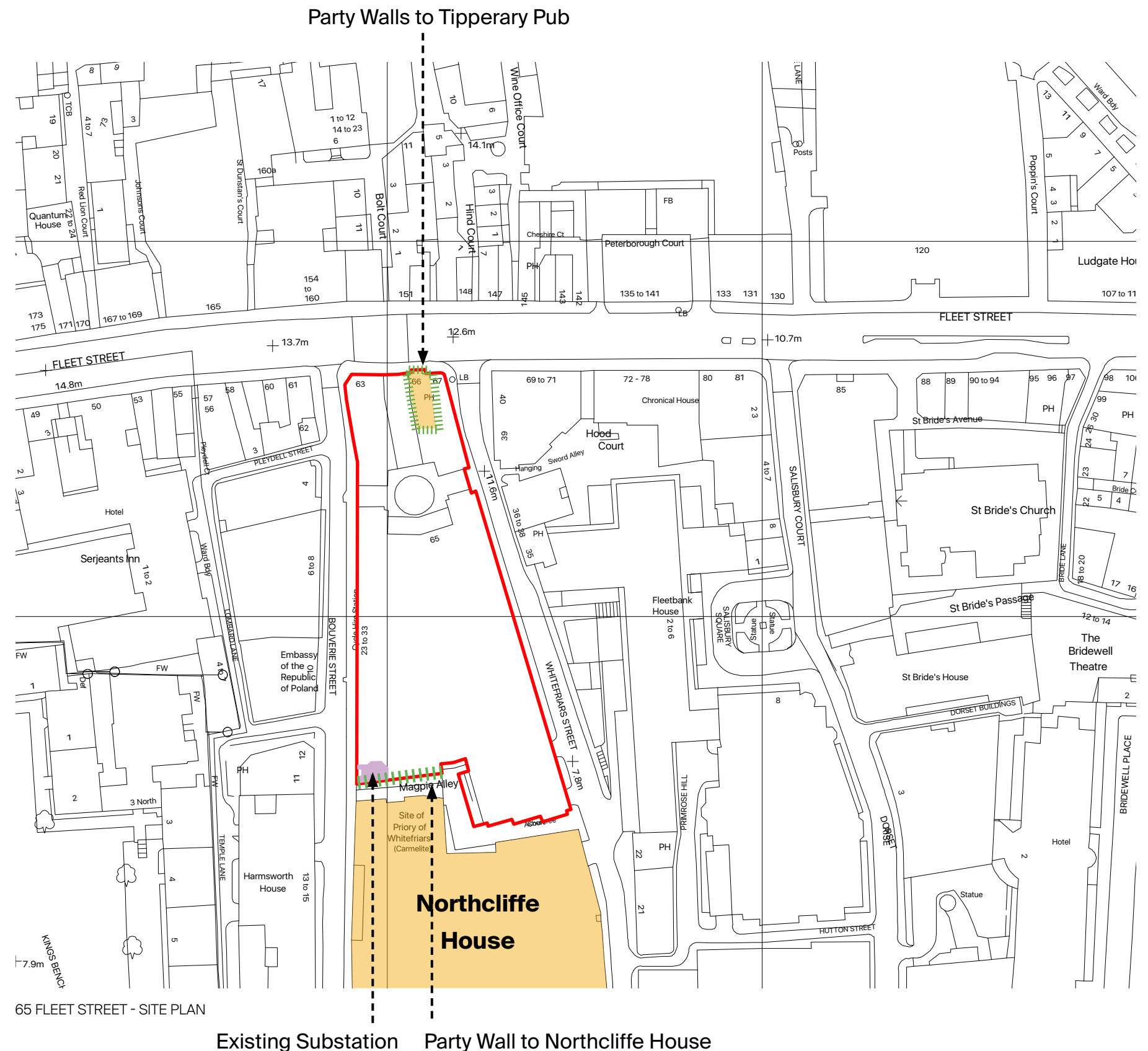
Delva Patma Redler LLP were appointed at Stage 2 to undertake a Daylight Sunlight study. No further studies have been undertake during Stage 3 in relation to Daylight and Sunlight. DPR's predicted results from Stage 2 state that:

“in conclusion, it is submitted that the layout of the proposed development fully recognises and observes the intentions of the City's Local Plan Policy DM10.7 Daylight and Sunlight and the BRE guidelines in daylight and sunlight terms.”

Party Walls and Boundaries

The existing building has party walls with the adjoining Northcliffe House to the South and to the Tipperary Pub to the North. It is recommended that Party Wall Surveyors are appointed at an appropriate stage to manage any party wall implications.

An existing substation is also located to the southern end of the site.



Executive Summary

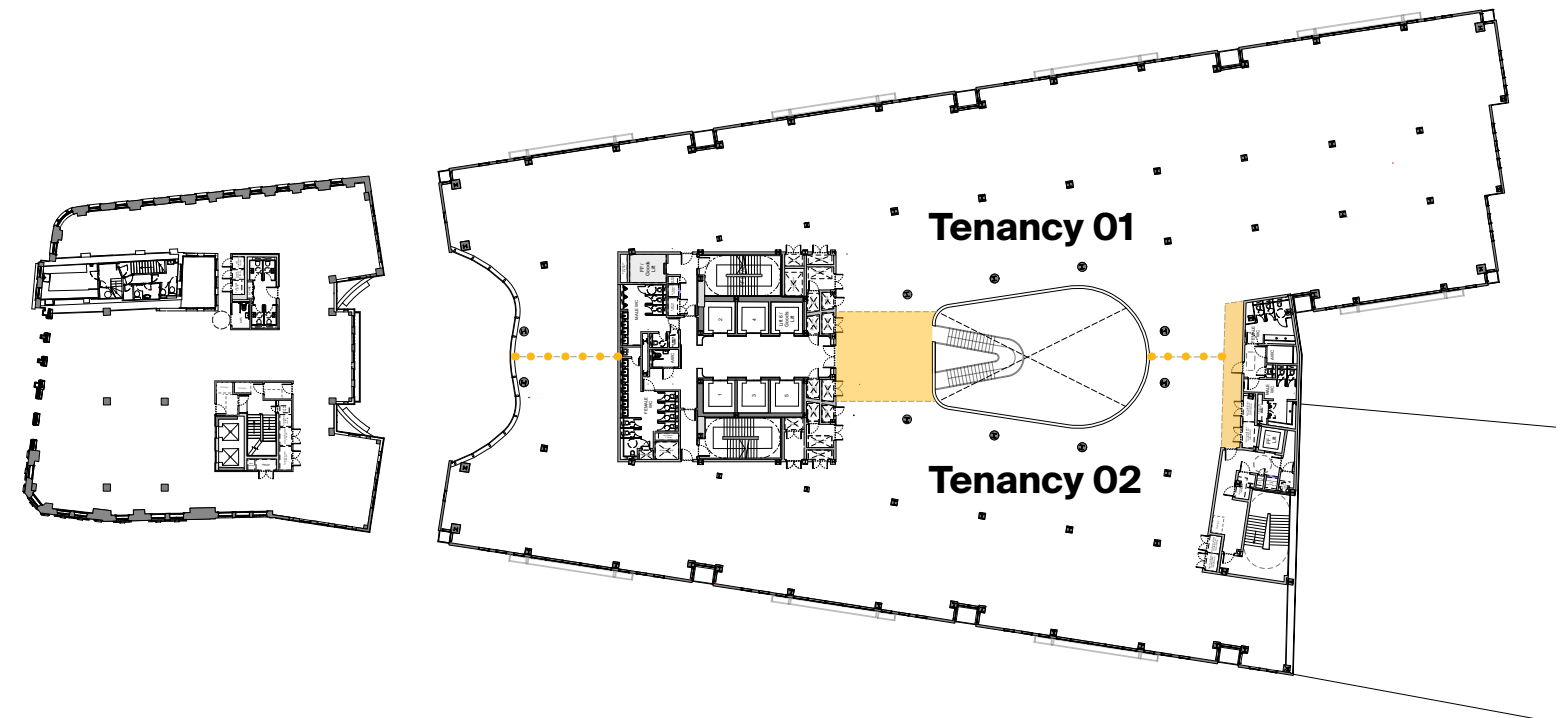
2.05 Occupancy

The design has been developed upon the following office occupancy densities:

Occupancy:	8 sqm per person
WC Provision:	8 sqm per person (with 80% utilisation)
Services:	8 sqm per person
Fire Strategy:	6 sqm per person

Split Tenancies

Office floors in the south building can accommodate split tenancy occupations from levels 1 to 7.



TENANCY SPLIT KEY PLAN

Executive Summary

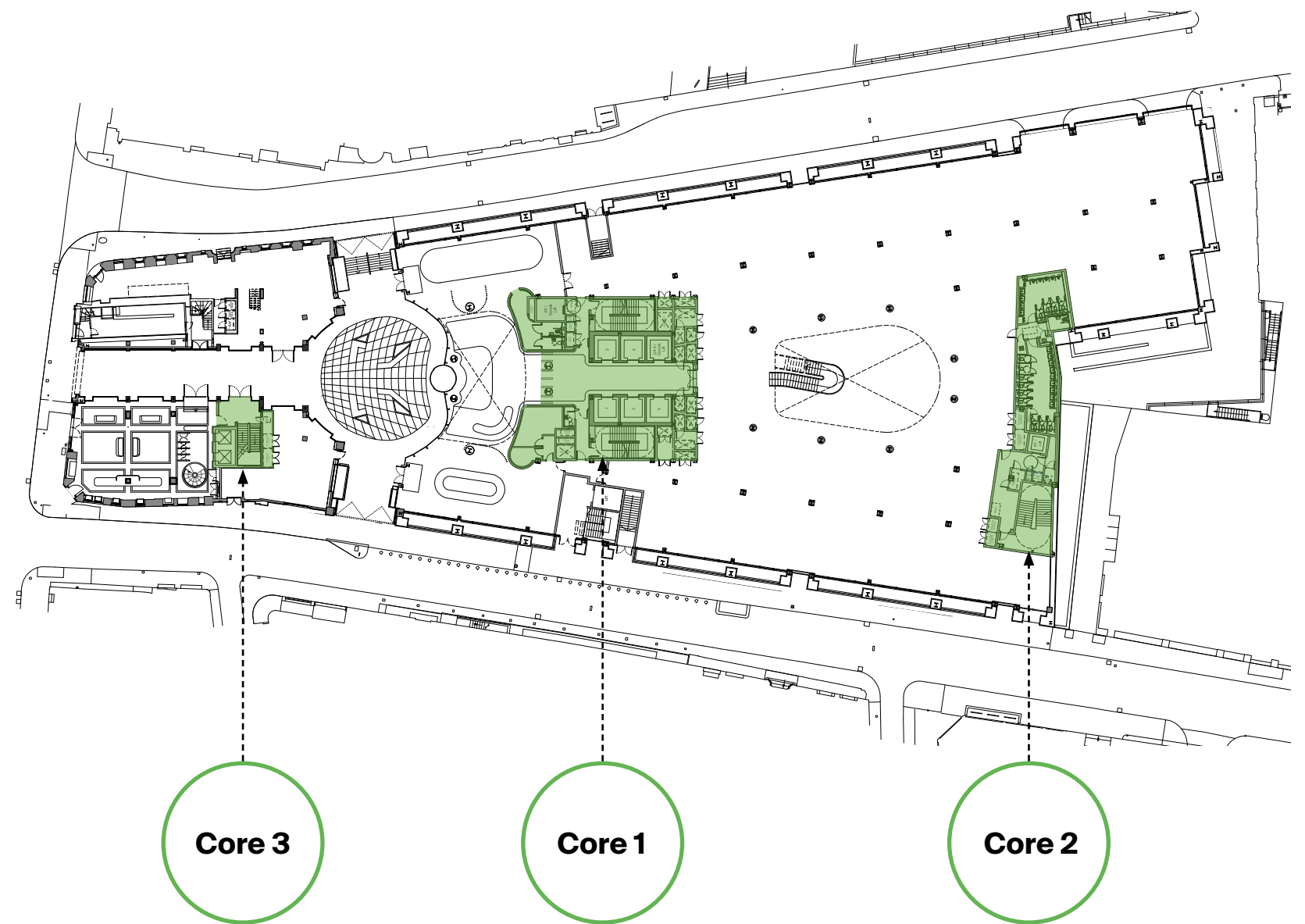
2.06 Cores

North Building Cores

The existing arrangement within the North Building has two cores. The proposals remove the existing east core whilst retaining the services risers and refurbishing the west core. A stairwell pressurisation system is to be incorporated within the west stair core for smoke control to the lobbies and the stair.

South Building Cores

The existing arrangement within the South Building consists of three cores. The proposals remove the existing south east core. The main and southern cores are retained and refurbished. Both cores include fire fighting shafts, containing both stairs and lifts. Both retained cores contain WC facilities and primary service risers.



CORES KEY PLAN

Executive Summary

2.07 Lift Occupancy

The proposed number of lifts has been reduced from Stage 2 following a Vertical Transport assessment carried out by MTT. Please refer to MTT's stage 3 report for further information.

The revised lift provision will serve the following levels:

North Building:

Lifts 7 & 8 Levels LG - 04

South Building Main Core:

Lifts 2, 4 & 9 Levels B1 - 09

Lift 6 Levels B1 - 08

Lifts 1, 3 & 5 Levels B1 - 07

South Building Southern Core:

Lift 11 Levels LG - 08

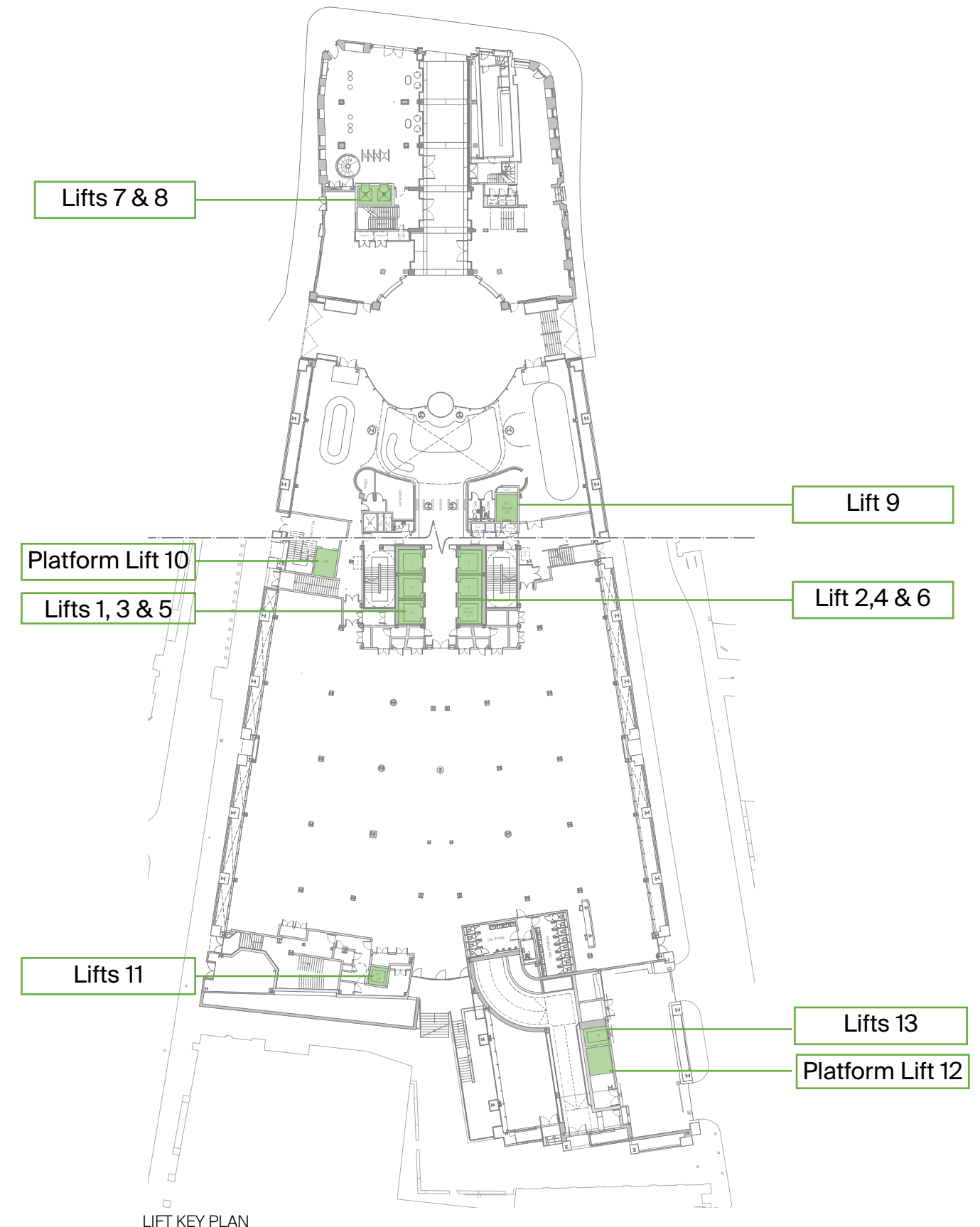
Destination control to South Building main core only, group control is used elsewhere.

Additional Lifts:

A designated lift (Lift 13) is proposed for transporting waste from refuse store within the basement to the service bay on the Lower Ground Floor.

A separate platform lift (Lift 12) is proposed for transporting goods delivered to the service bay on the Lower Ground Floor to the basement.

An additional platform lift (Lift 10) is proposed to serve the Gym / Amenity space at Lower Ground floor from the Bouverie Street Entrance.



Executive Summary

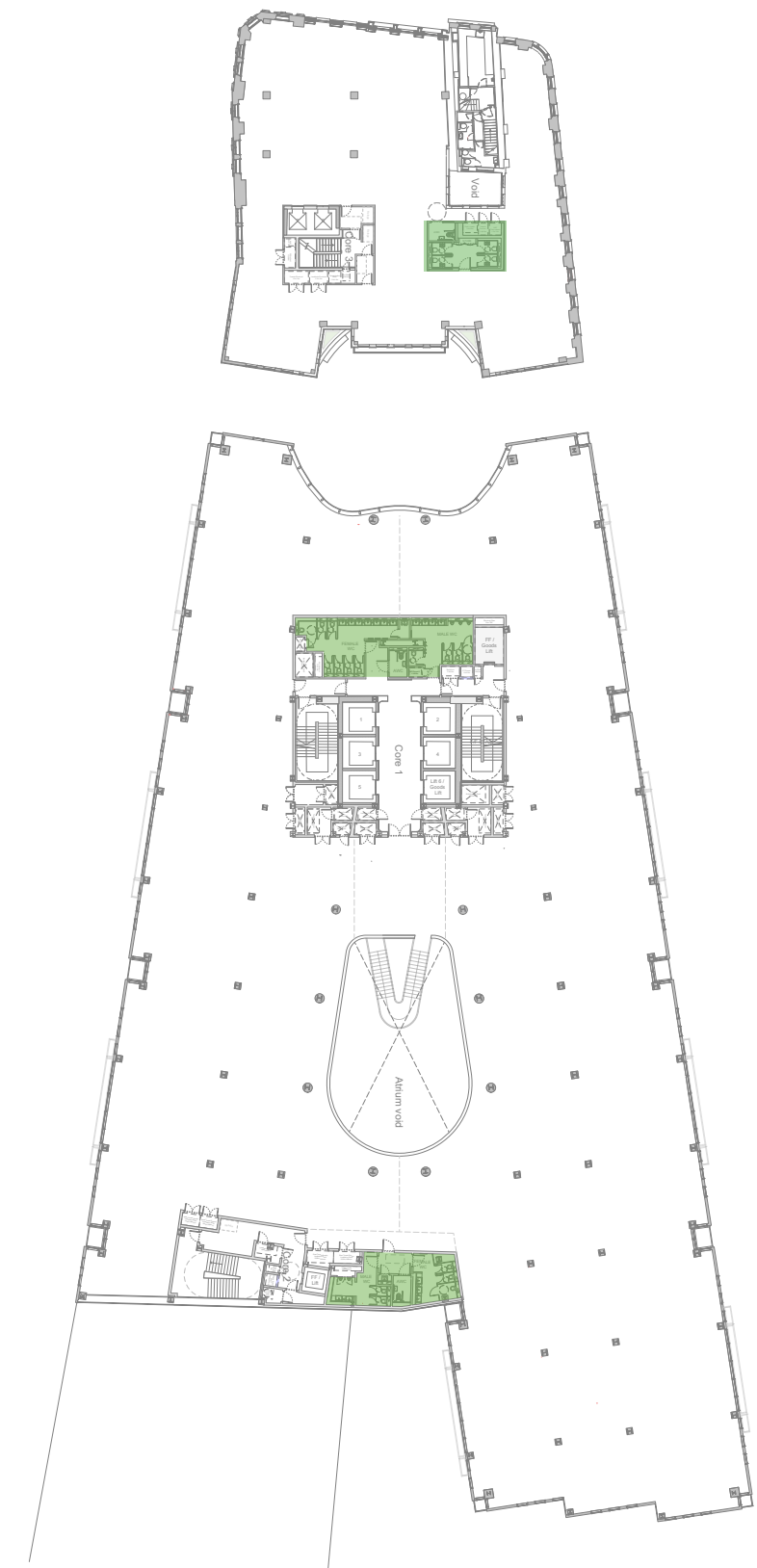
2.08 WC Occupancy

The WC provision is to BCO standards for the area of each floor at the design occupancy of 8 sqm with 80% utilisation per person.

Within the North Building Superloos are provided with at least one Part M compliant WC provided upon each floor.

Within the South Building the WC provision is split between the main and southern cores, with at least one Part M compliant WC provided in each location.

Showers and WCs for the building user's including two Part M compliant Shower / WCs are located within the basement. Provisions are based upon London Plan (2016) and in line with the approved drawings.



TYPICAL FLOOR PLAN (WC PROVISIONS HIGHLIGHTED IN GREEN)

Executive Summary

2.09 Cycle Provisions

At Stage 2 access to the basement cycle storage as per the existing route was via the service bay. Since the stage 2, in the industry as a whole, the value placed on desirable active travel facilities has increased. Therefore BGY have focused upon improving the Stage 3 cycle provision. This has now been re-branded as an 'Active Travel Hub' with its own dedicated, high quality entrance upon Ashentree Court.

The basement cycle storage includes a total of 380 two-tier bicycle spaces, 18 Sheffield stand spaces and 5 adaptive / charging spaces.

The number of two tier bicycle spaces slightly exceeds the required number of 370 spaces agreed with the City of London. This is a precautionary measure as the proposed GIA has increased between Stage 2 and Stage 3.

38no. Showers and 2no. Part M compliant showers are provided with an equal split between Male and Female Changing Rooms.

A total of 381 Lockers has been provided which consists of a variety of 2 / 3 tier lockers as follows:

Male:

50no. 3 Tier Lockers

6no. 2 Tier Lockers

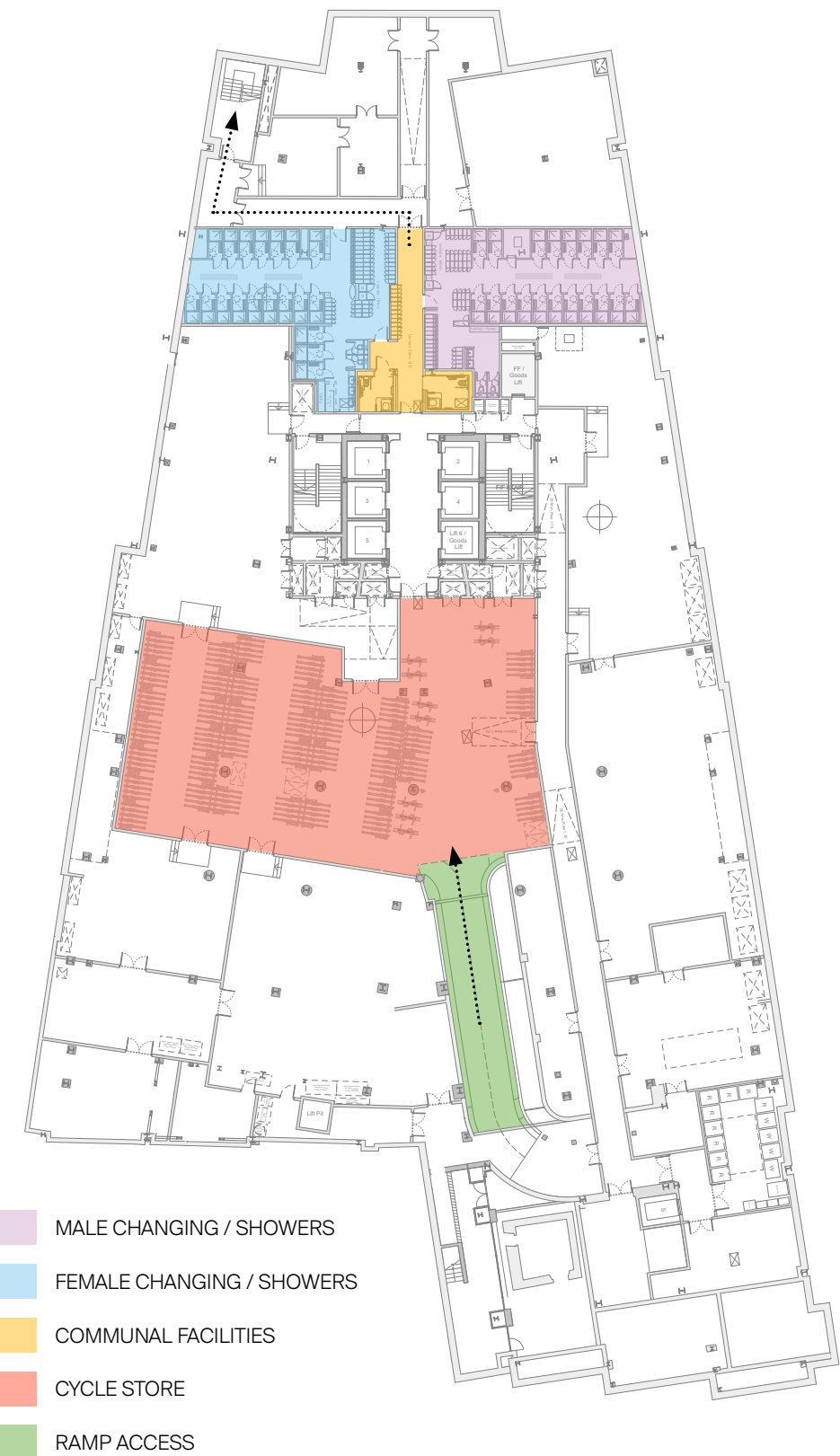
Female:

51no. 3 Tier Lockers

9no. 2 Tier Lockers

Communal:

16no. 3 tier Lockers



BASEMENT - CYCLIST FACILITIES KEY PLAN

Executive Summary

2.10 Servicing Provisions

One of the key design principles for the project is the relocation and renewal of the majority of the existing roof mounted plant equipment into the basement.

This proposal allows the update of the servicing to meet modern standards, whilst opening up space upon the roof for additional usable office space and high quality amenity roof terraces.

The structural and service zones are to be shared where possible with an exposed servicing strategy to increase the feeling of height to the floor plates.

2.11 BREEAM

The South and North buildings will be assessed separately and will aspire to achieve a BREEAM 'Excellent' rating. Refer to MTT's Stage 3 report for further information.

2.12 Structure

The structural grid is dictated by the existing column layout, and as a result of the non-rectangular floorplates and existing column arrangement, is irregular across the floorplates. The proposed structure to the new upper floors is more rationalised. See the structural report for further detail.

Executive Summary

2.13 Terraces

New high quality external terraces are to be provided at Levels 8 and 9 of the South Building. The structural loadings have been developed to accommodate a landscaping scope in line with the concept developed by the Client's in house Landscaping consultants.

This concept is to be further developed at Stage 04 by an appointed Landscaping Consultant.

Level 8

The new terrace at Level 8 is to be formed above the new 8th floor slab, with a level threshold to the 8th Floor Office, which the terraces will be demised to.

Level 9

The new terrace at Level 9 is to be formed above the new 9th floor slab. This terrace is proposed as a communal amenity space for the entire building.

There is the potential for a future inclusion for an external stair to connect the 8th and 9th floor terraces. This will be investigated further at Stage 04.



8TH & 9TH FLOOR TERRACE - DESIGN INTENT VISUAL

Executive Summary

2.14 Building Servicing and Access

The building servicing strategy has been developed with MTT for MEPH and built upon the consultations with Steer during Stage 2 and Stage 3.

The building servicing strategy is summarised as follows:

Primary office access to the North Building is via the manned reception facing onto Fleet Street. There is potential for security speed gates to be included within the reception, with power and data provision.

Primary office access to the South Building is via the manned reception facing onto the courtyard which can be accessed via the colonnade from Fleet Street or the secondary entrances from Whitefriars and Bouverie Street. Security speed gates are in place to control lift and stair access.

Part M compliant access is provided to all floors, with lift access to all floors except the North Building Plant area at 5th Floor.

Goods, refuse, recycling and plant replacements are handled within the loading bay on Whitefriars Street. Access to the Basement level via dedicated goods and refuse lifts.

A dedicated service corridor has been introduced at basement level connecting the service lifts to the goods lifts within the South Building main core.

Security and Building Management is located with the loading bay and at Basement Level. This provision is to be developed further at Stage 4 with facilities management team.

End of journey facilities are located within the basement level.

The primary cycle access is via the dedicated Active Travel Hub entrance on Ashentree Court. Cycle access is via the amended ramp. Secondary access can be accommodated via the Goods lift for those unable to navigate the ramp.

The majority of MEPH plant is located within the basement, with additional plant spaces at 7th and 8th floor of the South Building and the 5th floor of the North Building.

External cleaning is carried out via a combination of reach pole, monorail and MEWP access. Internal cleaning within the Atrium will be achieved using MEWP access.

Refer to Access Advisors drawings for further information.

Executive Summary

2.15 Retail Units

Retail Proposals:

- North Building – GF / FF East: A1 Retail Unit
- North Building – GF West: Reception with A1 Concession
- North Building – GF West: A1 Retail Unit
- North Building – FF West: A1 / B1 Unit
- South Building – GF Reception: A1 / B1
- South Building – LGF North: A1 / B1 / D2
- South Building – LGF South: B1 / D2

At Stage 2 there were three A1 retail units at Ground Floor within the North Building. During Stage 3 one of the A1 units has been combined with the North Building reception, with the idea of including a Coffee concession within the Reception.

This is subject to further planning consultations and provisions have been made to reinstate this dedicated retail space if necessary.

The retail units will be provided as shell and core with capped services.

Refuse and recycling waste storage for the retail units is located within the refuse store in the basement of the South Building.

Combined A1 / B1 is subject to additional planning approval

2 Storey retail unit

A1 / B1 / D2 at lower ground floor

- A1 RETAIL UNIT
- A1 / B1 RETAIL / RECEPTION
- A1 / B1 / D2
- B1 / D2

GROUND / LOWER GROUND FLOOR ACCESS PLAN

Executive Summary

2.16 Areas

The area prepared by Buckley Gray Yeoman are based upon the Stage 3 scheme and available survey information. Refer to RLB’s Stage 3 areas costing.

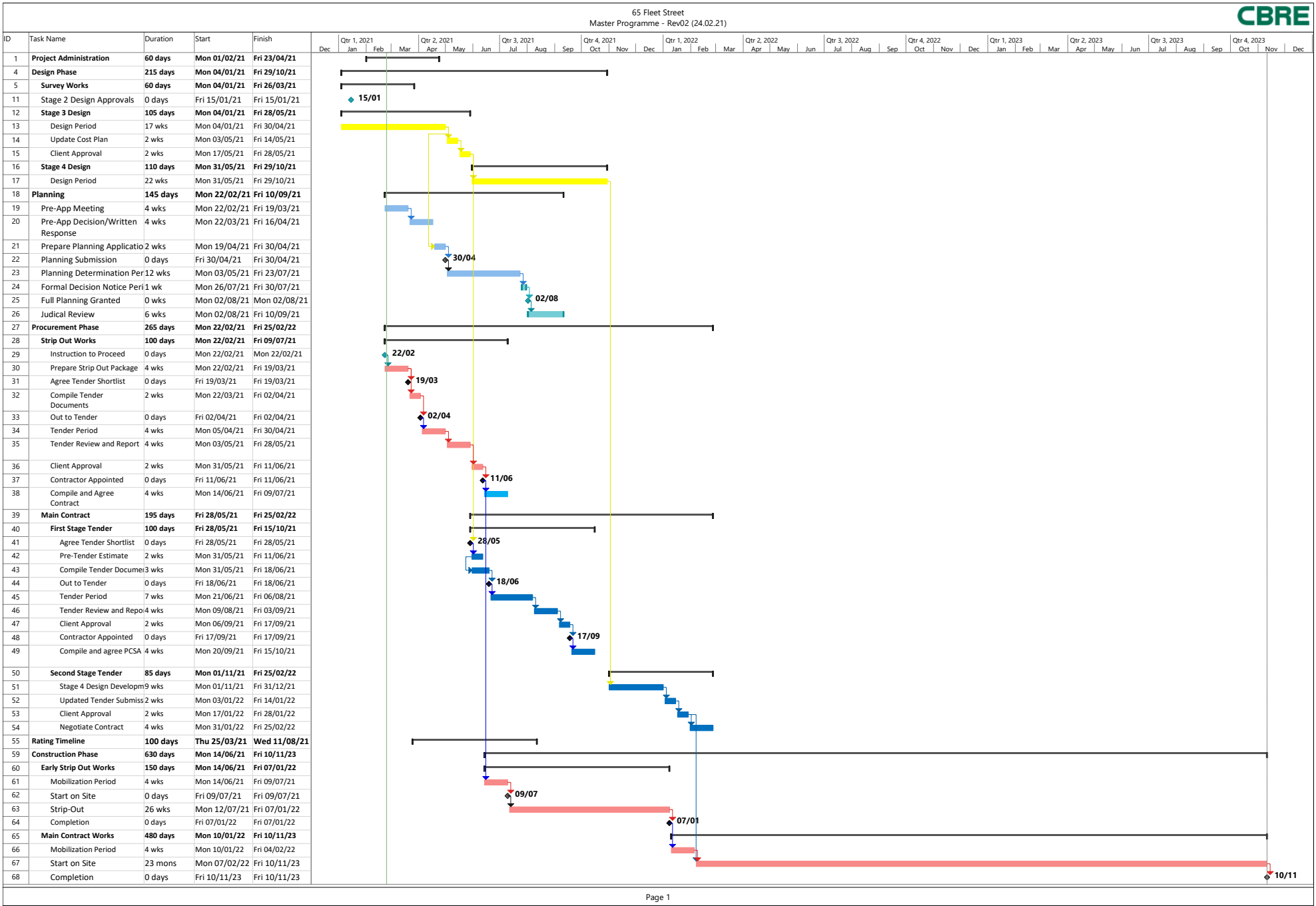
PROPOSED AREAS - BASE OPTION - BASEMENT, LOWER GROUND, GROUND + 8 STOREYS								SOUTH BUILDING	
Level		OFFICE NIA (WITH ATRIUM INFILL)		RETAIL/AMENITY NIA		GIA			
		m2	ft2	m2	ft2	m2	ft2		
BI*	Basement	0	0	–	–	3,556	38,276		
LG	Lower Ground	1,562	16,813	1,190	12,809	3,872	41,681		
LG	Lower Ground - Reception	0	0	–	–	–	–		
0	Ground - Reception	146	1,572	264	2,842	–	–		
0	Ground - Gym Reception	19	205	–	–	–	–		
0	Ground	2,086	22,453	–	–	3,060	32,938		
1	First	2,515	27,071	–	–	3,002	32,313		
2	Second	2,634	28,352	–	–	3,113	33,508		
3	Third	2,634	28,352	–	–	3,113	33,508		
4	Fourth	2,204	23,724	–	–	2,683	28,880		
5	Fifth	2,001	21,539	–	–	2,460	26,479		
6	Sixth	1,726	18,578	–	–	2,185	23,519		
7	Seventh	1,189	12,798	–	–	1,866	20,085		
8	Eighth	663	7,136	–	–	931	10,021		
RF	Roof	–	–	–	–	114	1,227		
				1,454	15,651	29,955	322,435		
		Sub-Total (exc. Reception)	19,214	207,022					
		TOTAL	19,379	208,594					

PROPOSED AREAS - BASE OPTION - LOWER GROUND + 4 STOREYS								NORTH BUILDING	
Level		OFFICE NIA		RETAIL NIA		GIA			
		m2	ft2	m2	ft2	m2	ft2		
LG*	Lower Ground	0	0	–	–	–	–		
0	Ground - Reception (A1/BI)	162	1,744	–	–	–	–		
0	Ground (A1)	0	0	244	2,626	464	4,994		
1	First - (Flexible Space A1/BI)	224	2,411						
1	First (A1)	0	0	163	1,755	460	4,951		
2	Second	556	5,985	–	–	637	6,857		
3	Third	555	5,974	–	–	635	6,835		
4	Fourth	507	5,457	–	–	589	6,340		
5**	Fifth	0	0	–	–	215	2,314		
RF	Roof	–	–	–	–	0	0		
				407	4,381	3,000	32,292		
		Sub-Total (exc. Reception)	1,842	19,827					
		TOTAL	2,004	21,571					

NOTE:
We issue approximate areas for initial feasibility studies and subsequently areas required for the completion of planning application forms. Our area measures are for internal checking only and are not issued for any other purposes (ie. Costing, Tendering, Legal or Leasing).
Please note areas are indicative only at this design stage and subject to further development with MEP and Structural consultant input.
* Area of Lower Ground Floor Under North Building Measured in South Building
** Area of Level 5 Plant Area in North Building not verified

Executive Summary

2.17 Overall Programme



Stage 3 Report

3.00 Post Stage 2 Considerations

Post Stage 2 Considerations

3.01 Design & Architectural Solutions

During Stage 3 BGY have worked alongside the interior designer SHH to develop the 'Look and Feel' of key internal spaces, and BGY have also considered the design of a number of external elements, to enhance the scheme.

SHH's design scope includes:

- Receptions
- WCs & Changing Areas
- Lobbies & Lifts
- Stairs

For further information on these packages please refer to SHH's stage 3 report and drawings.

BGY, SHH and MTT have worked together to develop the design of the office floorplates, and coordinate the ceilings. For further information refer to BGY's 1046-RC drawing series, outline specification, T-Sheet and MTT's drawings and report.

Colonnade

SHH have provided concept design for changes to the colonnade facades, ceiling and flooring, and BGY have worked up details and drawings based on SHH's proposals. The changes will be submitted as part of a new application for planning permission.

Alterations from Stage 2 include:

- Double height shopfront bays
- Addition of stone piers and bulkheads
- 3D profiled ceiling with integral lighting
- Refinement of paving design
- Further layering and detail to stone facade and historic panel

The design of the historic panel is to be developed at stage 4 by an artist. The detail of a concealed door to the fire escape from the Tipperary pub is to be further developed at stage 4.



STAGE 2 COLONNADE DESIGN



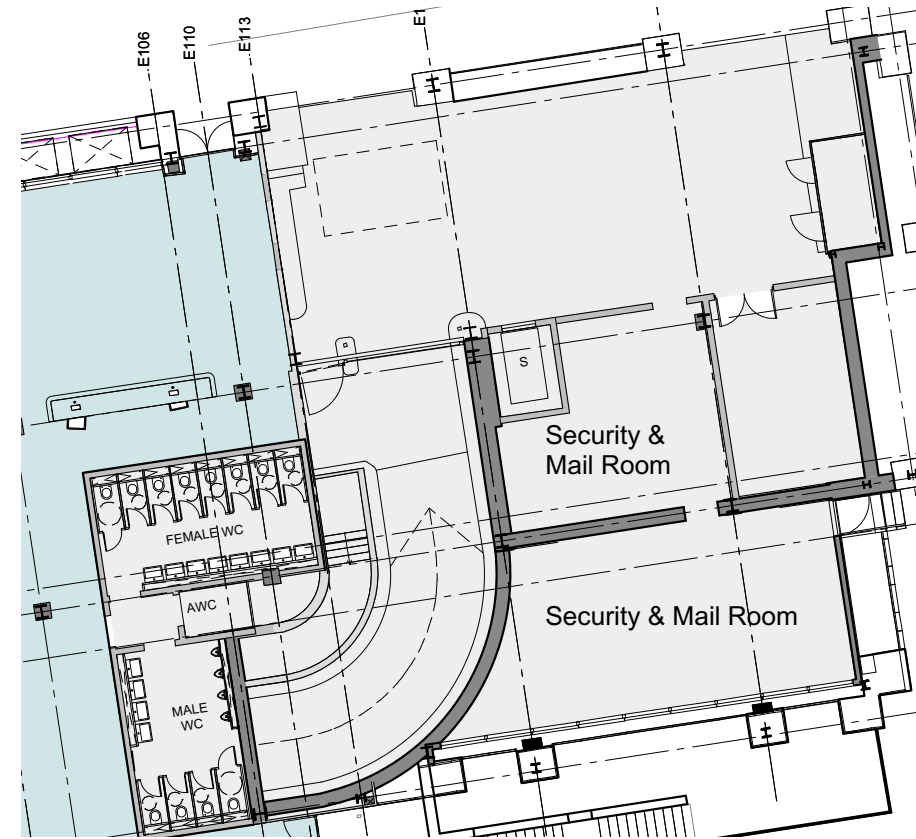
CURRENT PROPOSED COLONNADE DESIGN

Post Stage 2 Considerations

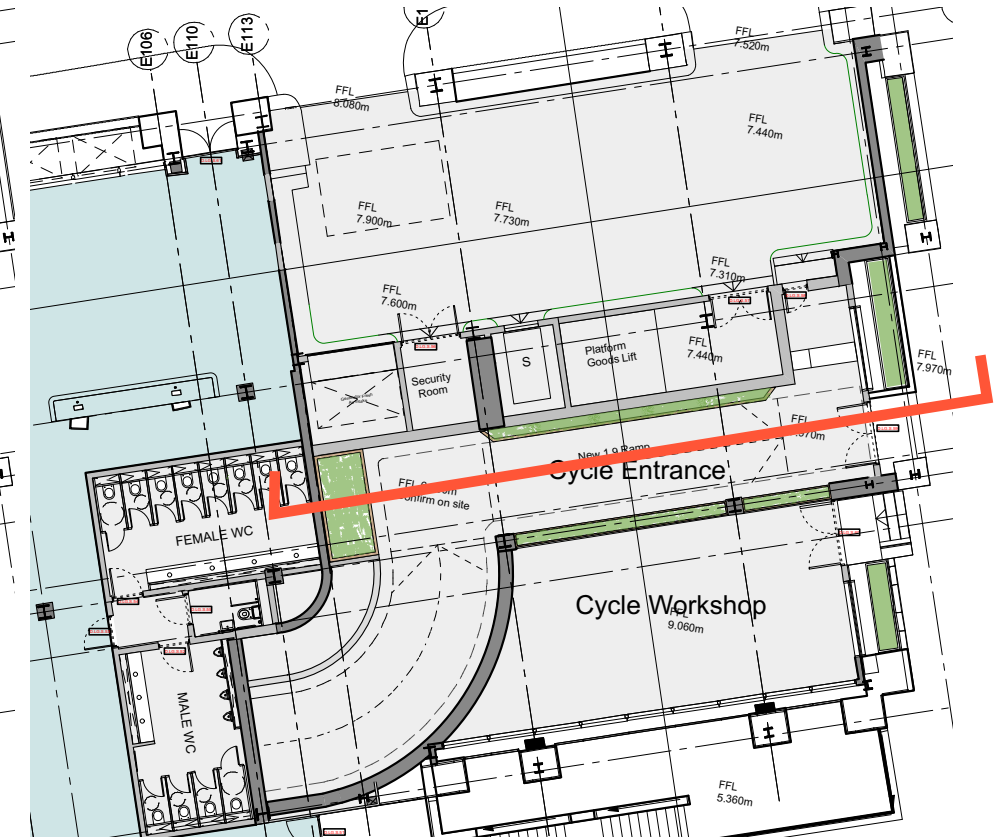
End of Journey

BGY have developed the access to and 'look and feel' of the end of journey facilities, to create a dedicated entrance, a warmer, less industrial atmosphere and re-branded the space as an 'Active Travel Hub' open to joggers, walkers and cyclists.

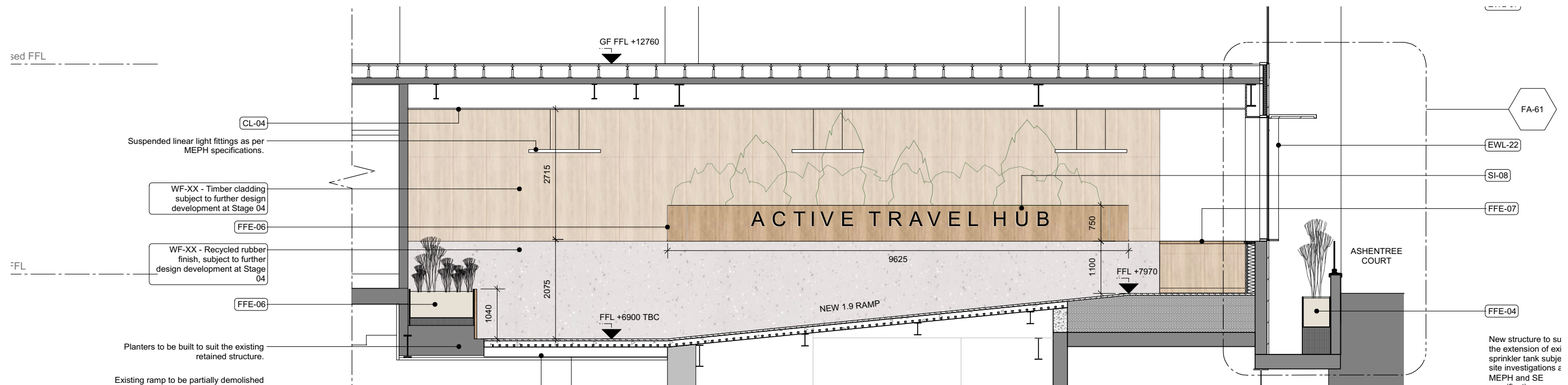
At stage 2 the cycle entrance was via the service yard, the developed stage 3 design includes instead a dedicated entrance from the pedestrianised Ashentree court, with new facades and cycle workshop. This change will be submitted as part of an application for planning approval, and has been well received during pre-application meetings with the City of London.



STAGE 2 PLAN



CURRENT PROPOSED PLAN



SECTION THROUGH NEW ENTRANCE TO ACTIVE TRAVEL HUB

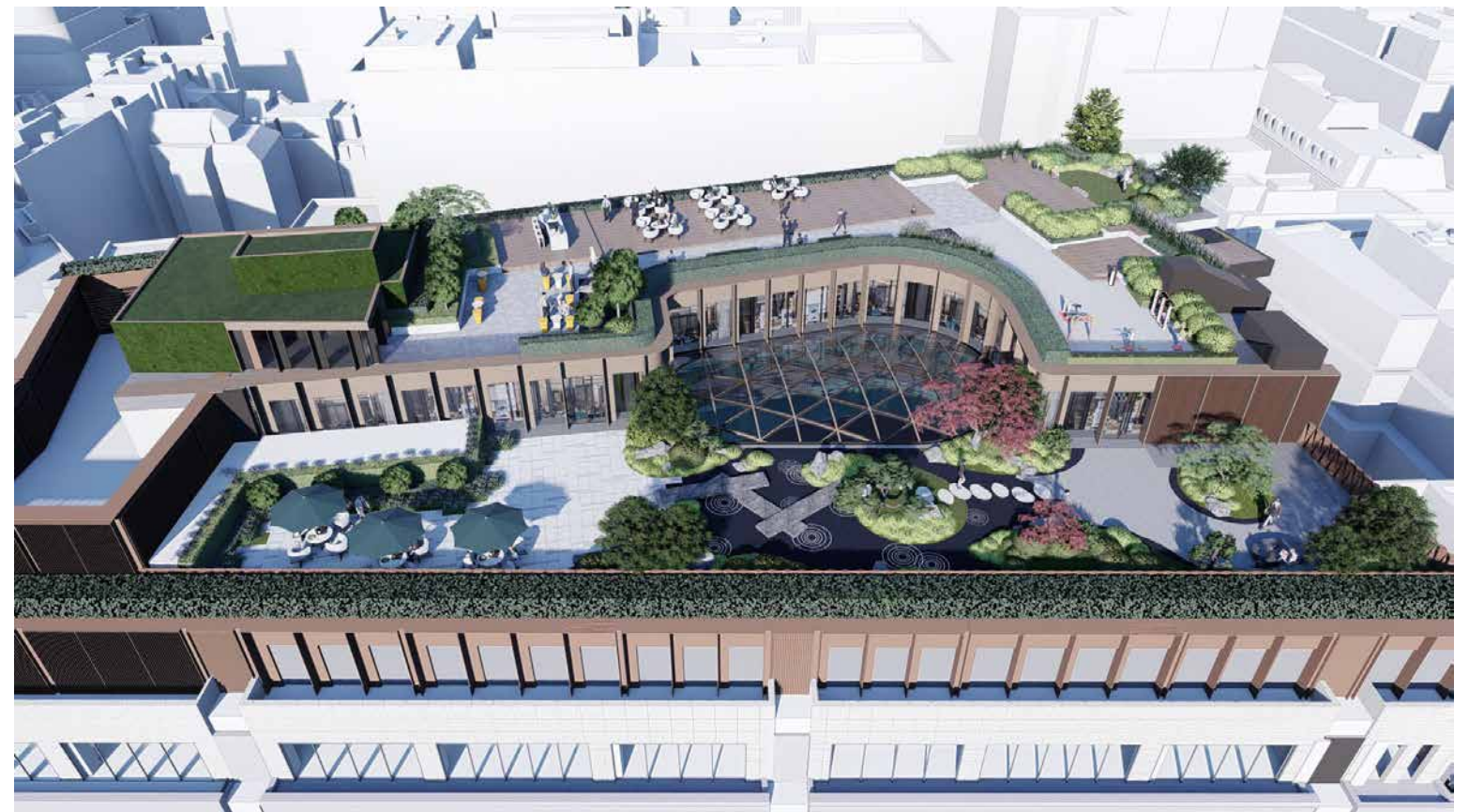
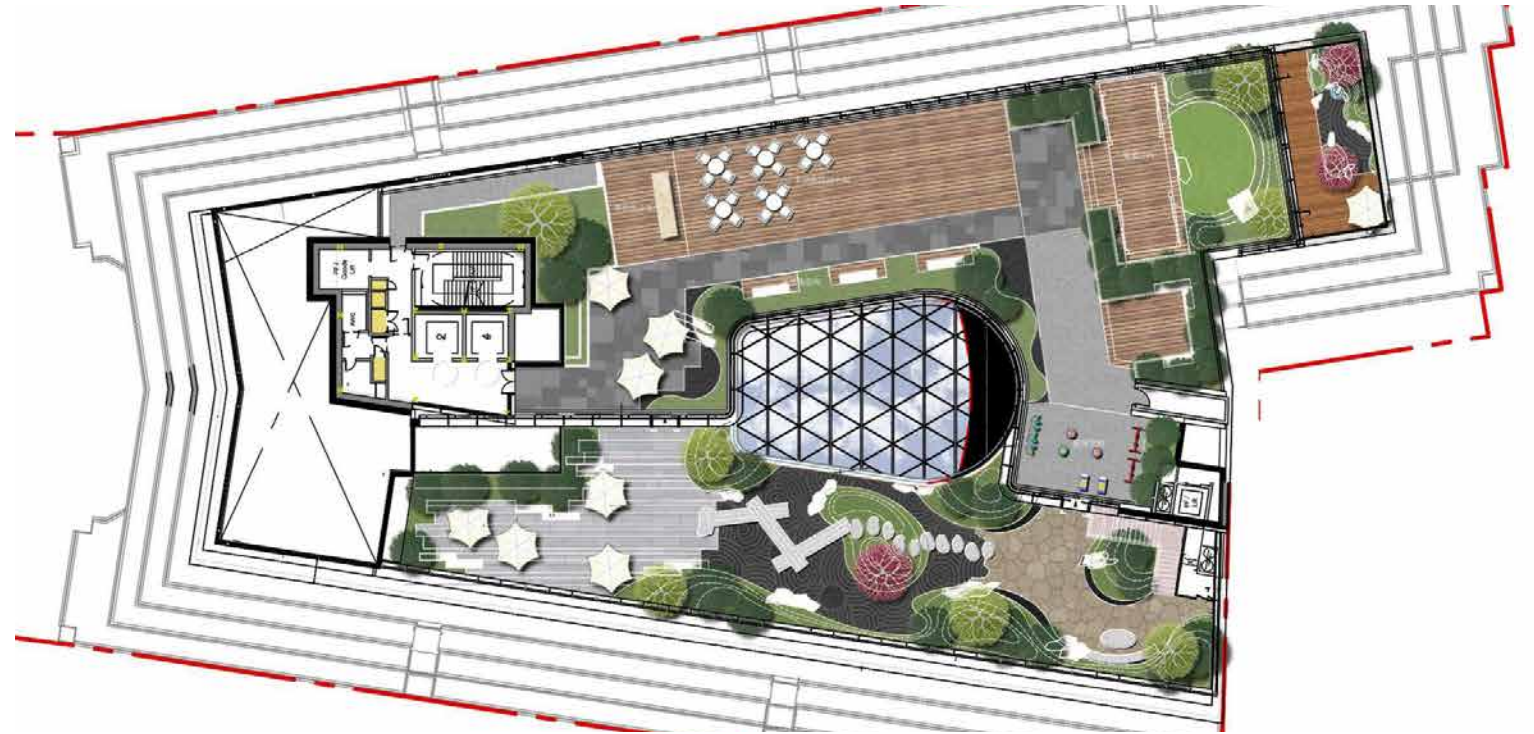
Post Stage 2 Considerations

Roof Terraces

At the start of Stage 3 BGY developed the design of the roof terraces in more detail, considering the access to views across the city, from different vantage points within the roofscape. BGY produced concept designs, and activity zoning, based on feedback from office agents.

The landscape design was subsequently developed by KWG's in house landscape designers.

At Stage 4 a landscape consultant will be appointed to develop, and detail the design of the terraces, courtyard and planters along Whitefriars & Bouverie Street, ensuring the species selection and look and feel are suitable for a London climate and market.



BGY CONCEPT DESIGN

KWG DEVELOPED CONCEPT DESIGN

Post Stage 2 Considerations

3.02 Early Workstage 3 Design Studies

BGY worked through a number of design exercises within stage 3, in order to optimise the utilisation of space within the scheme, and to improve the positioning of the building within the market. These studies are summaries below.

Rooftop Plant Rationalisation

It was identified at stage 2 that further coordination was required to rationalise the plant arrangement at 7th and 8th floor. The stage 2 reports were finalised at the start of 2019, and during the subsequent break before the start of Stage 3 the strategies by which offices are serviced have developed. The stage 2 scheme included the retention and supplementation of the existing gas fired boilers and cooling towers, however the stage 3 scheme proposes an all-electric solution, in line with decarbonisation of grid, to reduce operational carbon emissions. For further information refer to the service engineer's stage 3 report and drawings.

BGY and MTT have developed the layout of the plant rooms in line with this new strategy. To the South Building an enclosed plantroom is provided to part of the 7th floor, with weatherproof louvers, and plant room open to the atmosphere is provided to part of the 8th floor. The layout of plant within the basement has also been optimised, including the retention and reuse of the existing concrete water tanks, subject to survey. To the North Building plant is located within the existing plantrooms at 5th floor, within the pitched roof.

Whitefriars & Bouverie Street Facades

At stage 2, generally, no work was proposed to these facades. BGY developed the design in these locations to provide more daylight into the ground and lower ground floors, improve transparency and street activation. The windows here are to be replaced with clear, bronze coloured curtain walling, and the metal balustrades to the lightwells replaced with frameless glass. The specification of the glass will be further developed at stage 4 to consider robustness, prevention from scratching and the required barrier loadings.

BGY also proposed options for the existing metal balconies to the 1st - 3rd floors, including removing or retaining and planting the balconies. Following pre-application planning feedback these options require further consideration at Stage 4, the City of London's preference is for the balconies to be retained and planted, and would not support removing the balconies as it is felt that these add visual interest to otherwise long, flat facades.

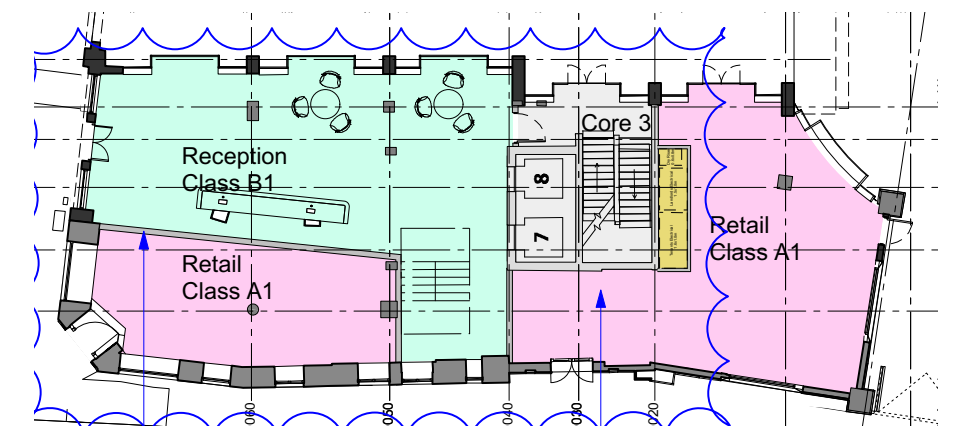


VISUAL SHOWING NEW GLAZING AT G & LG, AND BALCONIES REMOVED

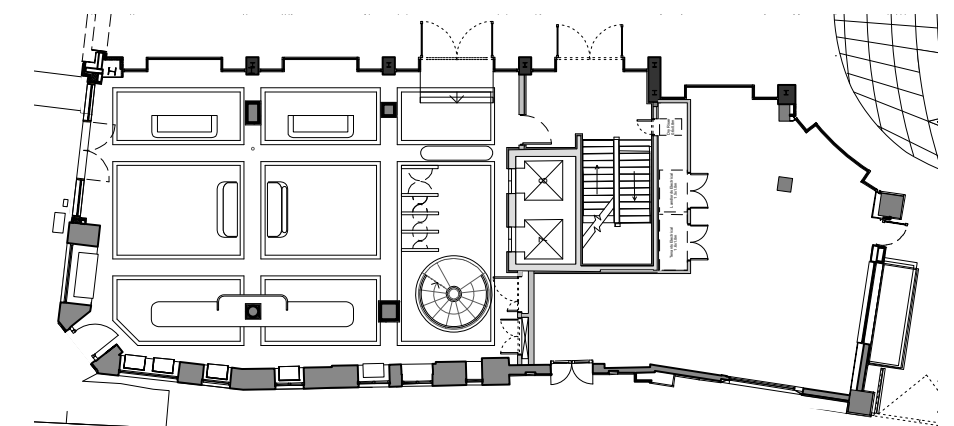
North Building Reception

The consented stage 2 design includes 3no. retail units at Ground floor in the North Building. At stage 3 BGY and SHH developed options for combining and/or reconfiguring the North office reception and one of the retail units.

At this stage flexibility is being provided within the servicing strategy to allow the configuration of these spaces to be determined at a later date. Planning permission is also required to combine the retail and reception units.



STAGE 2 NORTH BUILDING GROUND FLOOR PART PLAN



STAGE 3 NORTH BUILDING GROUND FLOOR PART PLAN - FINAL LAYOUT TBC

Post Stage 2 Considerations

6th Floor Cladding

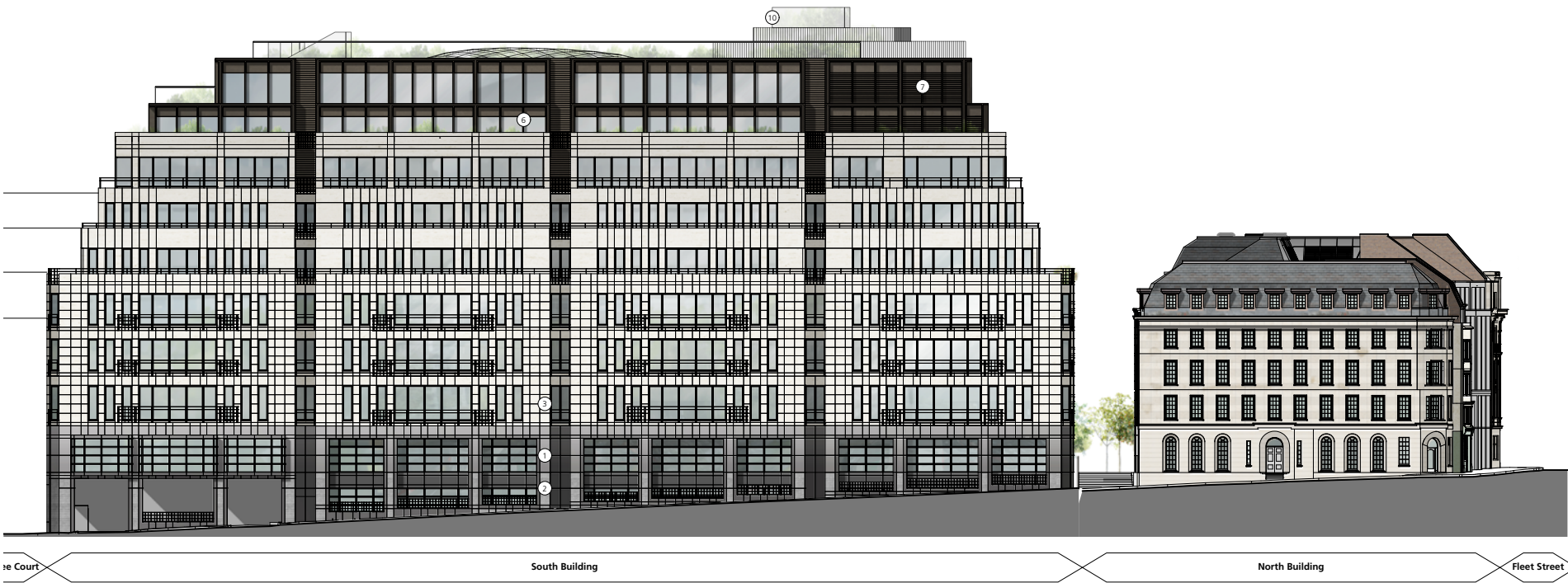
At stage 2 the scheme proposed the replacement of the existing steel cladding to the 6th floor, with new granite cladding to match lower floors, involving:

- Removal of the steel cladding, insulation, membranes, inner leaf (assumed blockwork) and internal finishes, back to the primary structure.
- Potential strengthening of the primary structure to take the increased load of granite cladding.
- New steel framed inner leaf, sheathing board, membranes, insulation, internal linings and finishes, and a new secondary steel frame to support the new granite cladding.
- New granite cladding, to match existing.

At stage 3, in order to reduce, cost, embodied carbon emissions and waste the design team instead proposed the retention and refinishing of the existing aluminium cladding, alongside refinishing the existing window frames at 6th floor.

The change will be submitted in an application for planning permission, and has been well received during pre-application advice, as the proposals respond well to the Mayor’s circular economy and whole life carbon objectives.

At stage 4 the design team will develop in more detail the method or refinishing, including whether this is conducted on or off-site. Sampling will be required.



STAGE 2 ELEVATION



STAGE 3 ELEVATION

Post Stage 2 Considerations

Atrium

BGY proposed the following changes to the stage 2 design:

- Partially infilling the atrium at lower levels, to increase NIA and make the atrium a consistent shape throughout.
- Lower the glazed atrium roof by one level, to increase light into the 8th floor.
- Redesign the plan form of the atrium roof, to increase light into the atrium itself.

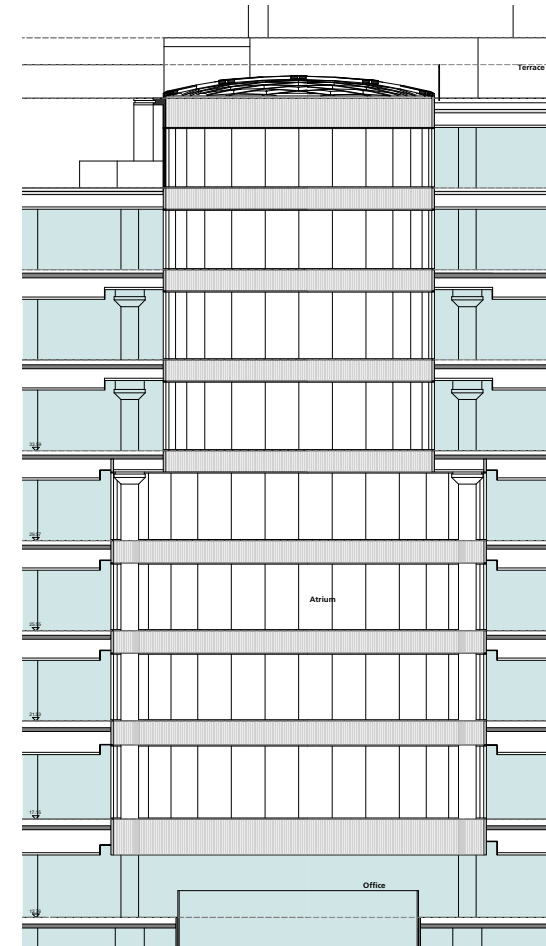
The detailed design of the atrium was developed as follows:

- Structural arrangement and pattern of glazed roof developed to maximise transparency and minimise steel depths.
- Cladding to atrium walls to be class 0 treated white oak battens.
- New frameless glazing to perimeter of atrium, to have 30 minutes fire integrity. The thermal performance of the glass is to be confirmed at Stage 4.

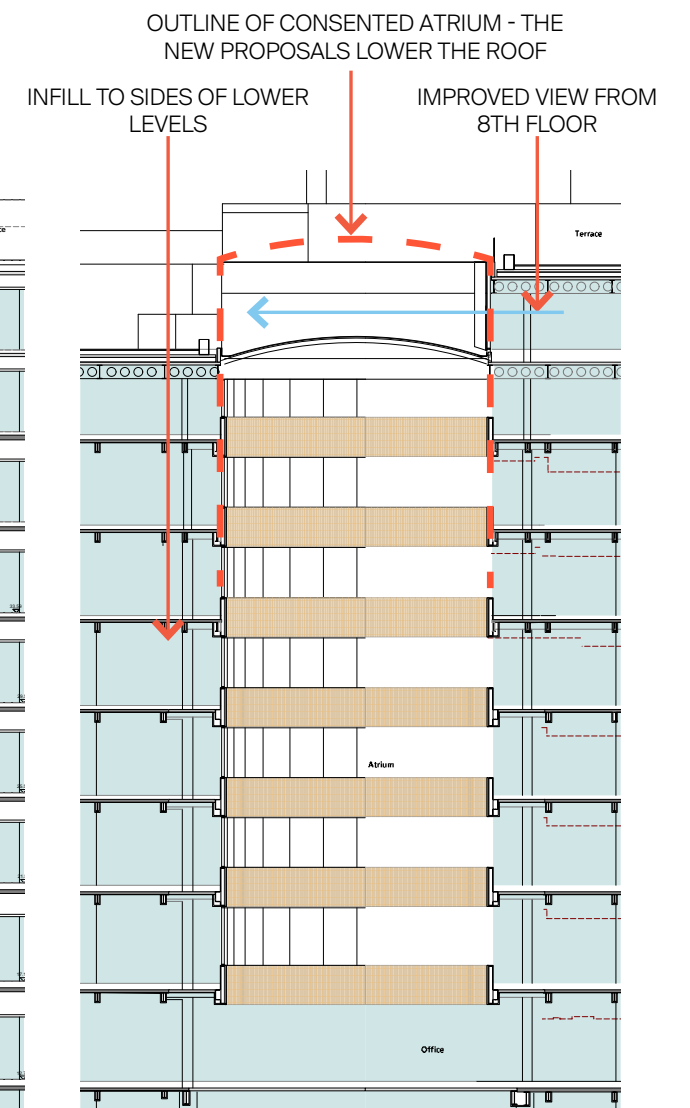
Changes are to be submitted as part of an application for planning permission. A number of options were explored for creating life and animation in the atrium, including creating breakout areas, incorporating planting, feature stairs, platforms and auditoria structures. The design of a feature staircase, planting and / or auditoria structure are to be developed at Stage 4 following client and agent feedback.



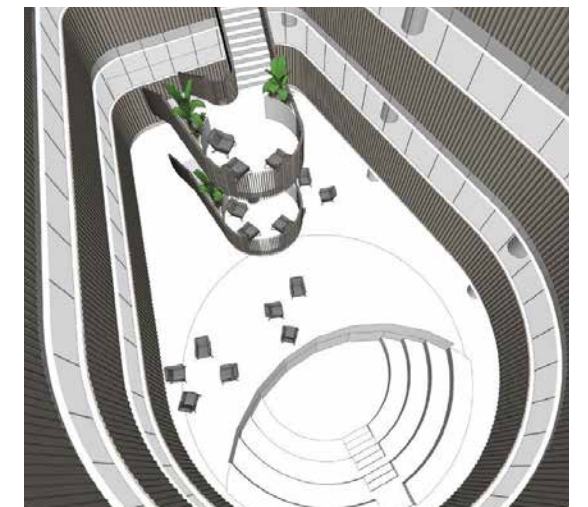
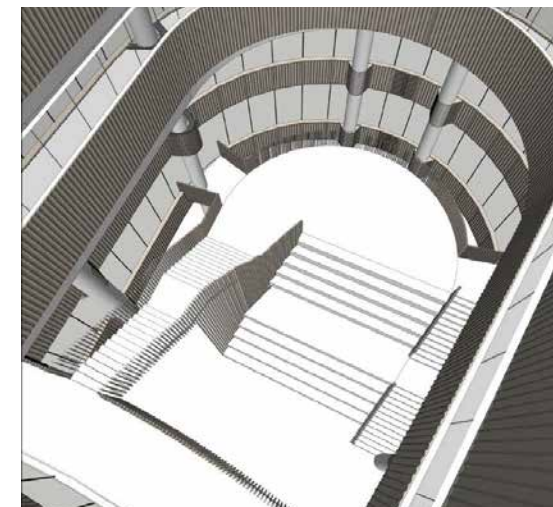
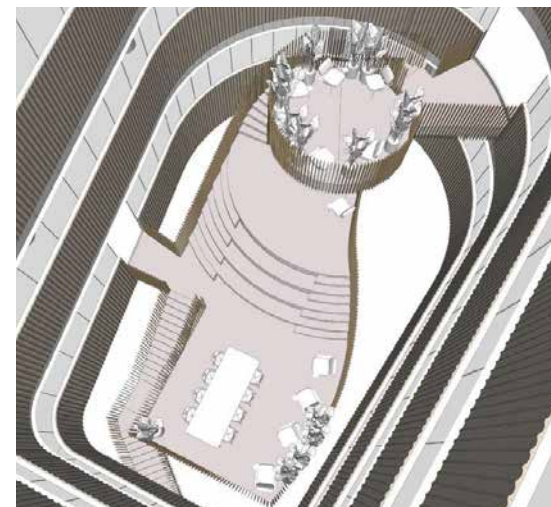
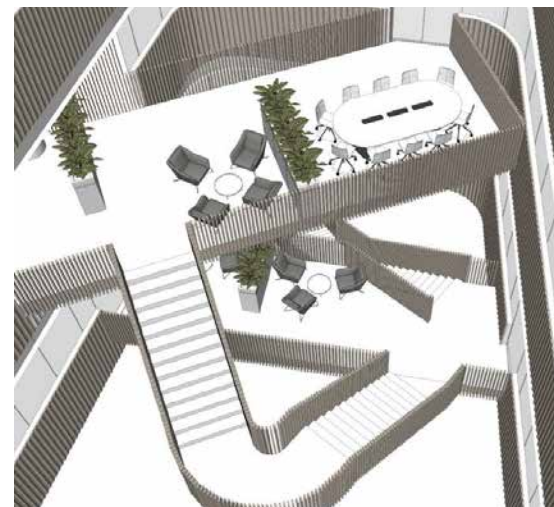
ATRIUM VISUAL SHOWING FEATURE STAIR



STAGE 2 ATRIUM SECTION



CURRENT PROPOSED ATRIUM SECTION



SUMMARY OF OPTIONS FOR CLIENT CONSIDERATION

Post Stage 2 Considerations

South Building North Facade

At stage 2 it was proposed to remove and replace the main entrance facade to the South building from ground to 3rd floor. At stage 3 the client asked BGY to develop two options for the facade in parallel:

- Retention of part of the existing facade in this area, incorporating balconies, canopies and a smaller element of new facade at ground and first floors.
- Refinement of the new facade proposal, reducing the amount of extension to the existing slab edges, altering the plan form to suit feng-sui principles, with a convex, rather than concave entry point, and reducing the strength of the vertical and horizontal grid.

Following discussions with the client and agents it was decided to proceed with the second option. This option has been developed in further detail with Buro Happold, the facade engineer. This change will be submitted with an application for planning permission.



STAGE 2 ELEVATION



STAGE 3 RETAINED ELEVATION OPTION



STAGE 3 NEW FACADE, CURRENT PROPOSAL

Post Stage 2 Considerations

Courtyard Canopy

At the start of stage 3 the client and agents asked the design team to develop proposal for a canopy to the courtyard between the North and South buildings. BGY and EW worked to produce a number of framing options for a glazed canopy that sits between the two buildings at 4th floor level, above the new facade to the South Building. The canopy is an new addition since stage 2, and requires planning consent.



CANOPY STRUCTURE, MID STAGE 3



CANOPY STRUCTURE, VIEW FROM BELOW



CANOPY - VIEW FROM BOUVERIE STREET

Post Stage 2 Considerations

3.03 Facade Engineering

Buro Happold were appointed as facade engineers at stage 3 and have worked with BGY and EW to develop the design of the following areas:

- Fleet Street stone facade and windows
- South building North elevation
- 6th, 7th, 8th and 9th floor facades including curtain walling and rainscreen cladding
- Glazed atrium roof
- Glazed courtyard canopy

Buro Happold are also appointed to carry out a due diligence report on the existing facades, and have prepared instructions for investigations into the current facades, including of the as built fire protection / stopping in representative areas.

Refer to Buro Happold's drawings and design notes for further information.

3.04 Fire Engineering

The Fire Surgery were appointed at Stage 3 to carry out fire engineering and have been working with the design team to develop the fire strategy.

Early in Stage 3 the design team considered using a hybrid structure of cross laminated timber slab with steel beams, rather than concrete on metal deck, for the two new floors to the South building. The team prepared a design note on how compliance with statutory requirements could be achieved with a CLT slab and outlined the benefits and complexities of this option. The client chose to proceed with new concrete on metal deck slabs, and this option was discounted.

A meeting was held with the fire brigade to discuss the provision of fire fighting lifts, with options being tabled for the main core:

- Fire fighting lift as one of the main bank of lifts, the existing lobby here would greatly exceed the maximum area for a fire fighting lobby defined in BS 9999
- Combined fire fighting and goods lift

The fire brigade expressed a preference for the second option, and this reflects the current proposal.

Items for development post-stage 2, and since developed by TFS include:

- Atrium smoke ventilation strategy, developed with MTT and includes AOVs within the atrium roof and a mechanical air supply to the base of the atrium
- Existing structural fire resistance, confirmation that 90 minutes is acceptable, subject to intrusive survey investigations to reveal the extent, quality and condition of the existing fire protection
- An additional lobby has been added to the 7th floor south core
- North building fire strategy including a pressurised stair and the addition of sprinkler fire protection to this part of the building
- Coordination with BGY on final escape widths, particularly where limited by the existing building fabric

Refer to TFS's report and section 9 of this report for further detail.

3.05 Acoustic Design

Hann Tucker are appointed as acoustic consultant, refer to the acoustic report for further information.

Hann Tucker have provided comment on sensitive details, including at facade and slab edges, and have provided performance requirements to MTT and BH, that are included within their stage 3 reports.

HT have provided advice on reverberation within the office floors to BGY, the design of measures to limit reverberation will be further developed at stage 4, following on site testing. Refer to BGY's base build summary specification, section 1.5 for further information.

3.06 Access & Maintenance

Refer to the Access Advisors drawings for further information. Generally the access and maintenance strategy is as follows:

- Facades at street level or to terraces to be cleaned by hand
- Windows above ground floor, without direct access from terraces to be accessed via MEWP
- Courtyard canopy to be accessed via MEWP to the underside and edges, and by operatives connected to fall restraint system to the top, accessed from 4th floor terrace
- Atrium facades accessed via MEWP
- South facade access via rope from monorail
- Atrium roof and courtyard canopy to be class 1 walk-on glazed roofs

3.07 BREEAM

MTT are appointed as sustainability consultant, refer to the BREEAM trackers, and BGY's outline specification section 2.11 for further information.

Post Stage 2 Considerations

3.08 Intrusive Survey

BGY, EW, MTT and BH prepared scoping drawings and specifications for intrusive survey works. Intrusive surveys have been carried out, with some information released to the design team, such as structural connections and CCTV drainage surveys and additional survey information to follow.

3.09 Landscape Design

Refer to section 3.01 for further details. A Landscape designer is to be appointed at stage 4 to develop BGY's RFP and KWG's design intent.

3.10 Design Risks

Risks identified at stage 2 included:

- Validation of the existing survey information
- Access & maintenance strategy of external façade and atrium

Intrusive surveys have been carried out, and further survey information will follow the strip out works. Access Advisors have been appointed to assess the access strategy, refer to section 3.06.

Refer to designer's risk register, section 5.09 for further information on risks identified at stage 3.

3.11 Value Engineering

Value engineering workshops were held at stage 3 and the following design decisions were taken to provide cost savings:

- Retention and refinishing of the existing aluminium facade to the 6th floor, rather than its replacement with a new granite facade, refer to section 3.02 for further details
- Existing sprinkler tanks retained and reused
- Metal rather than glass spandrel panels to the 7th, 7th and 9th floor curtain walling
- Use of a stone such as Moleanos, rather than Portland to the Fleet Street facade
- Reduced opening up to East part of North building
- Further structural efficiencies
- Pre-procurement of MEPH

A further cost workshop will be held at the start of stage 4.

4.00 **Site Constraints**

Site Constraints

4.01 Site Location

65 Fleet Street is located in the center of what historically was once the heart of the UK newspaper industry. Now however, it has developed to accommodate a more diverse mix of businesses that include corporate entities from a range of industries such as; Insurance, Legal, Fintech, Social Media & Technological Enterprises.

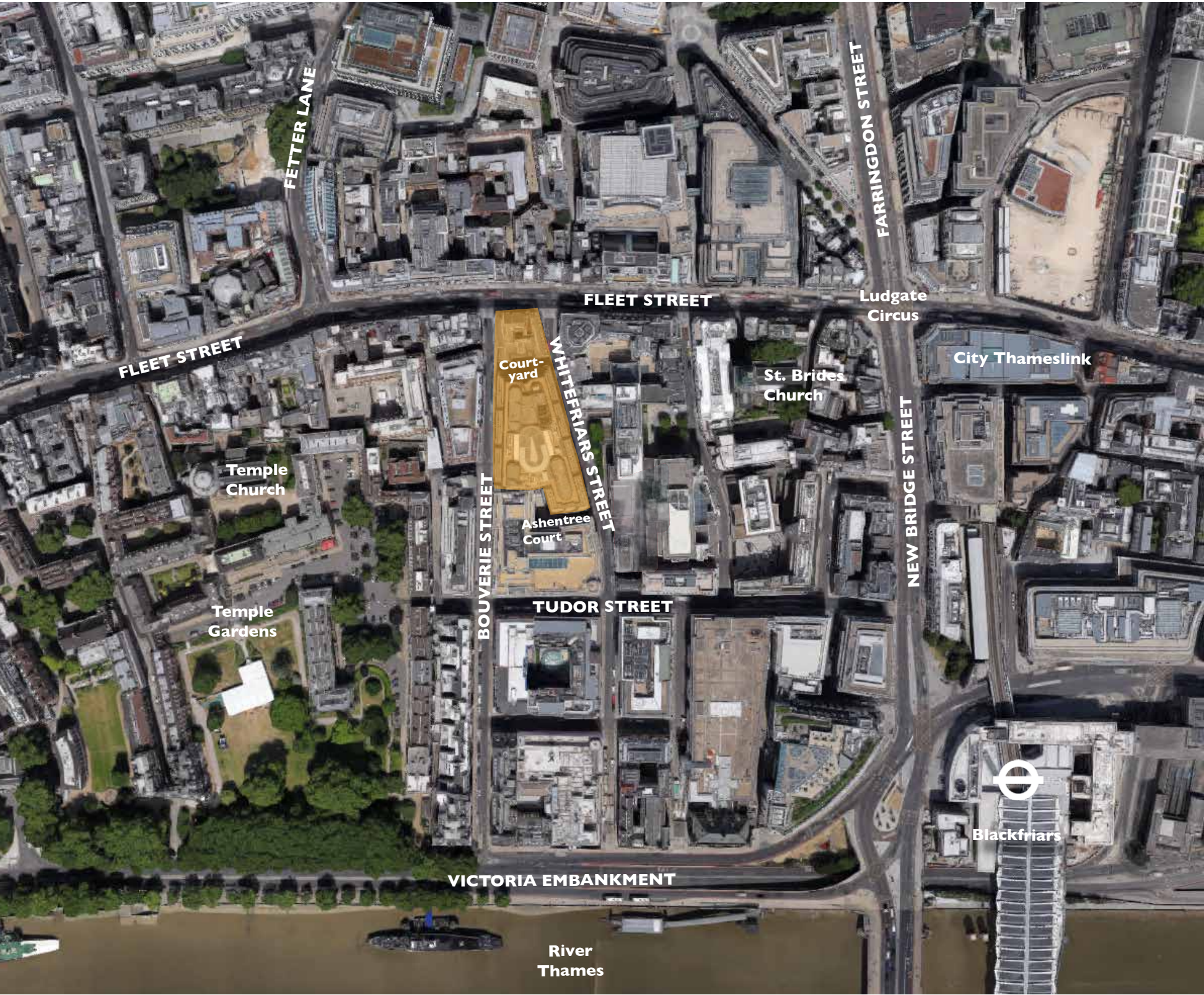
The area has a strong retail presence and Fleet Street is a designated Principal Shopping Centre with small retail units fronting the street.

The site is bordered on both sides by Bouverie Street and Whitefriars Street. Both streets slope down to the River Thames. To the rear of the site Magpie Alley and Ashentree Court provide pedestrian links between Bouverie Street and Whitefriars Street.

Routes through the site are provided by a colonnade and courtyard, these are publicly accessible during the day but are not public rights of way.

The site benefits from excellent transport links being a short walk away from City Thameslink and Blackfriars Underground Station.

The buildings were constructed between 1989-91 on a site that was previously occupied by News Internationals headquarters and printworks.



SITE PLAN SHOWING 65 FLEET STREET

Site Constraints

4.02 Existing Key Approaches



65 FLEET STREET - VIEW FROM WEST APPROACH ALONG FLEET STREET



65 FLEET STREET - VIEW FROM SOUTHERN END OF BUILDING ALONG BOUVERIE STREET

Site Constraints

4.03 Existing Massing

North Building

The North Building is four upper floors plus ground (5 storeys) and lower ground. The 3rd floor upwards is partly made up a double mansard. Existing plantrooms are located within the roof space at 5th floor.



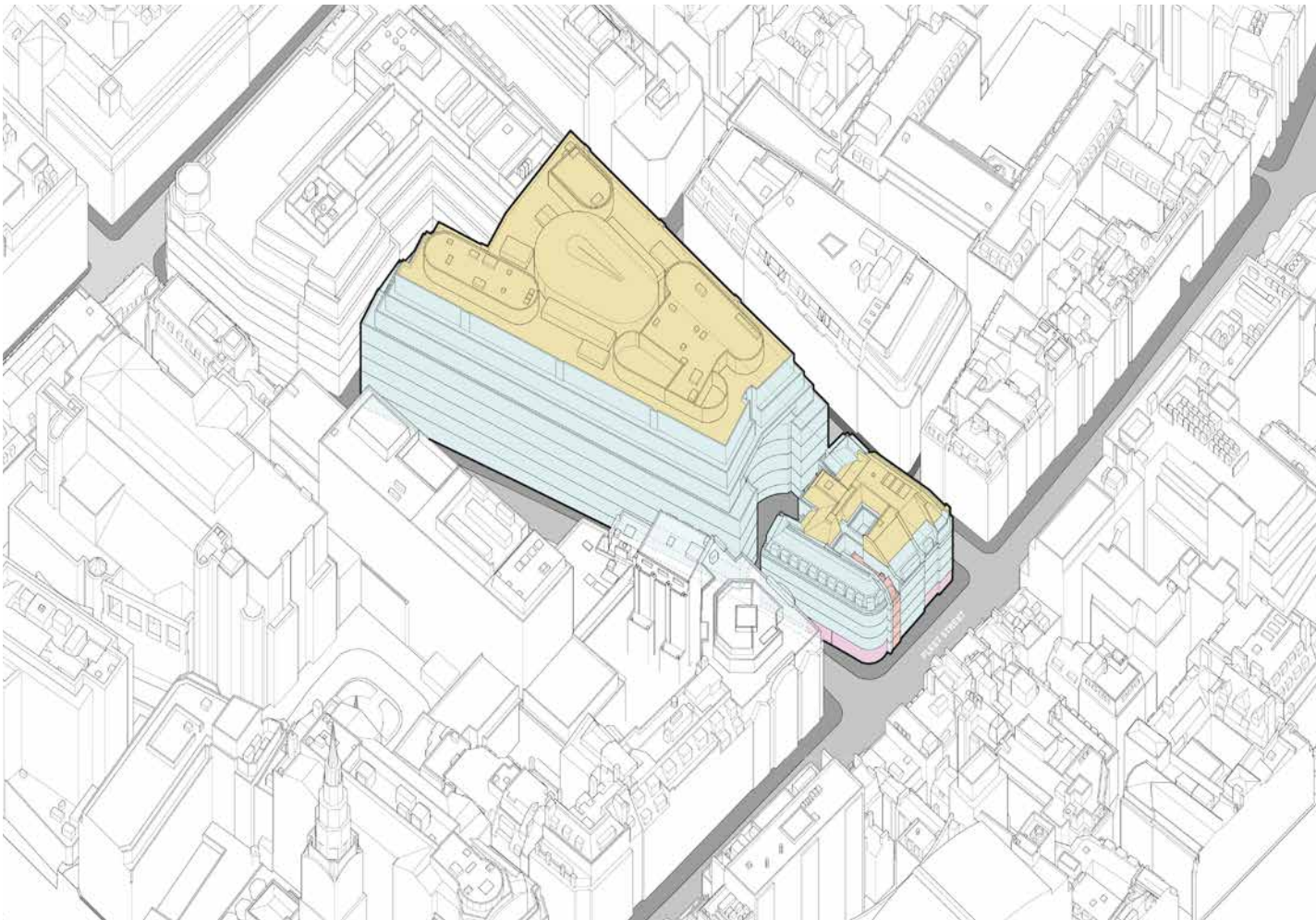
EXISTING MASSING DIAGRAM - SOUTH EAST AXONOMETRIC

South Building

The South Building is 6 floors plus ground (7 storeys). The roof level contains one storey of plant enclosures and the atrium rooflight. The floors above 4th floor step back from the street.

KEY

- Office
- Plant
- Retail
- Tipperary



EXISTING MASSING DIAGRAM - SOUTH WEST AXONOMETRIC

Site Constraints

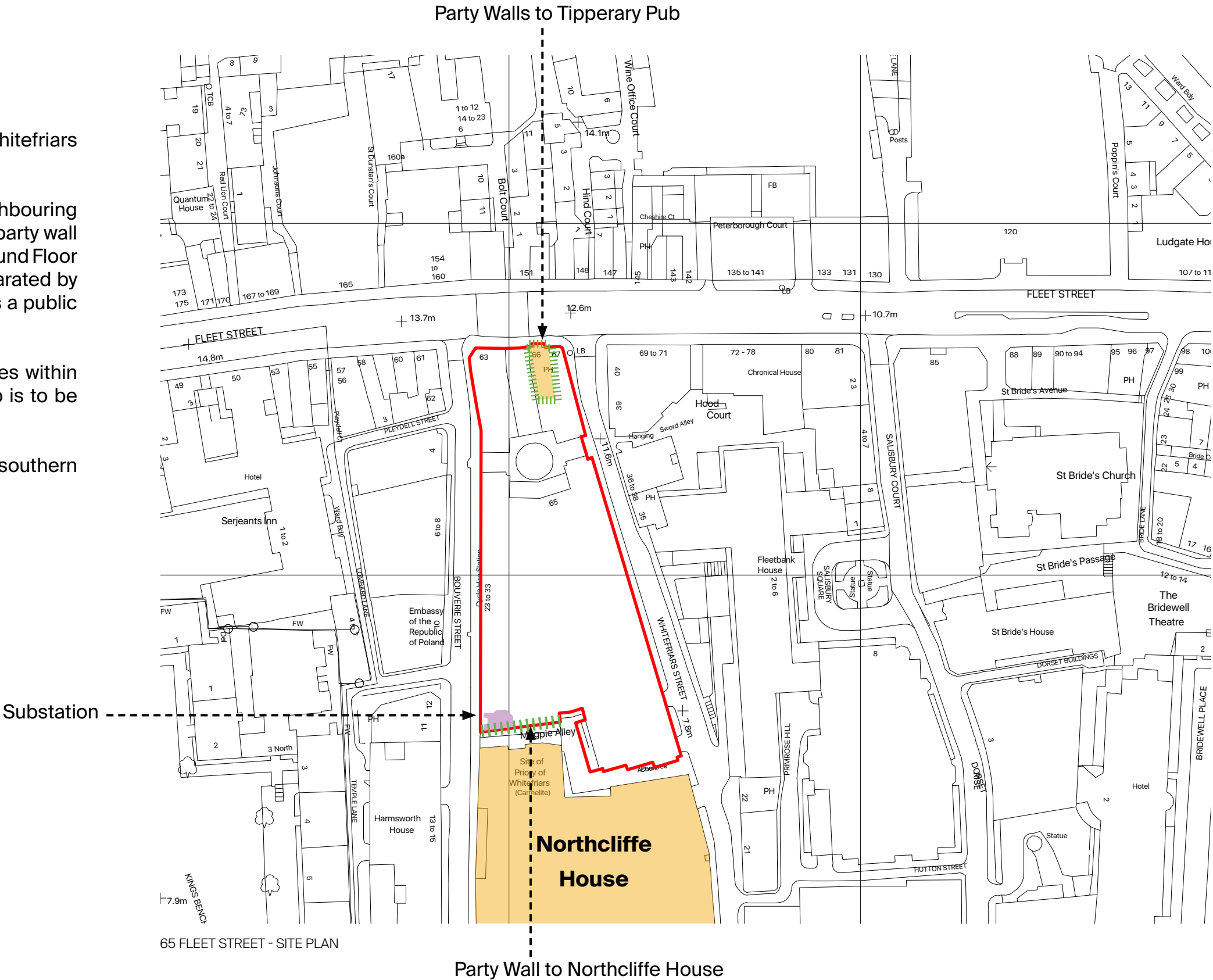
4.04 Existing Boundaries

The site is bound by Fleet Street to the North, Whitefriars Street to the East and Bouverie Street to the West.

Part of the boundary to the south is shared with a neighbouring property, Northcliffe House. The building shares a party wall between GF to 5th Floor. The buildings at Lower Ground Floor which is street level at this point of the site is separated by Magpie Alley and Ashentree Court, which provides a public route between Whitefriars and Bouverie Streets.

Within the North Building the Tipperary Pub resides within the boundary of 65 Fleet Street. However the Pub is to be retained and no works will be carried out to it.

An existing UKPN substation is located on the southern boundary beside Magpie Alley.



Site Constraints

4.05 Existing Elevations

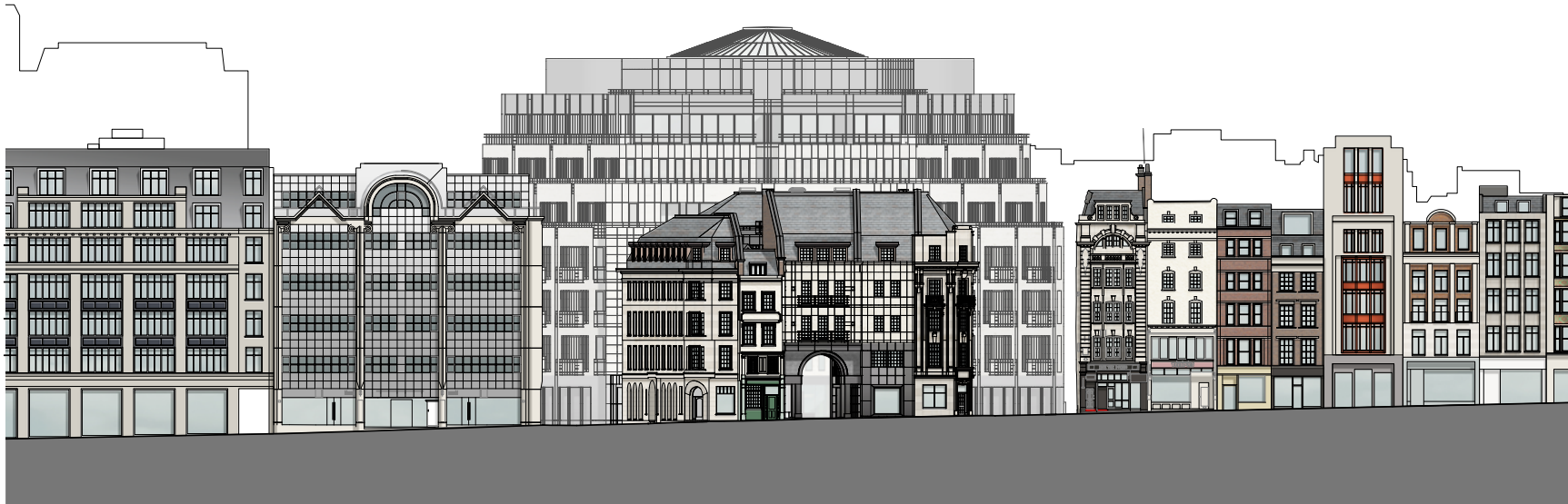
Fleet Street Elevation

Fleet Street is a mix of narrow terraces and larger fronted institutional buildings and offices.

The North Building is made up of two retained ‘book ends’, the Tipperary Pub and the facade of the 1989-91 infill, which notionally appears as two bays.

The materials of the North Building infill match that of the South Building with light granite paneling above a dark granite plinth.

The South building sits back from Fleet Street, with its facades only visible obliquely down Whitefriars Street and Bouverie Street.



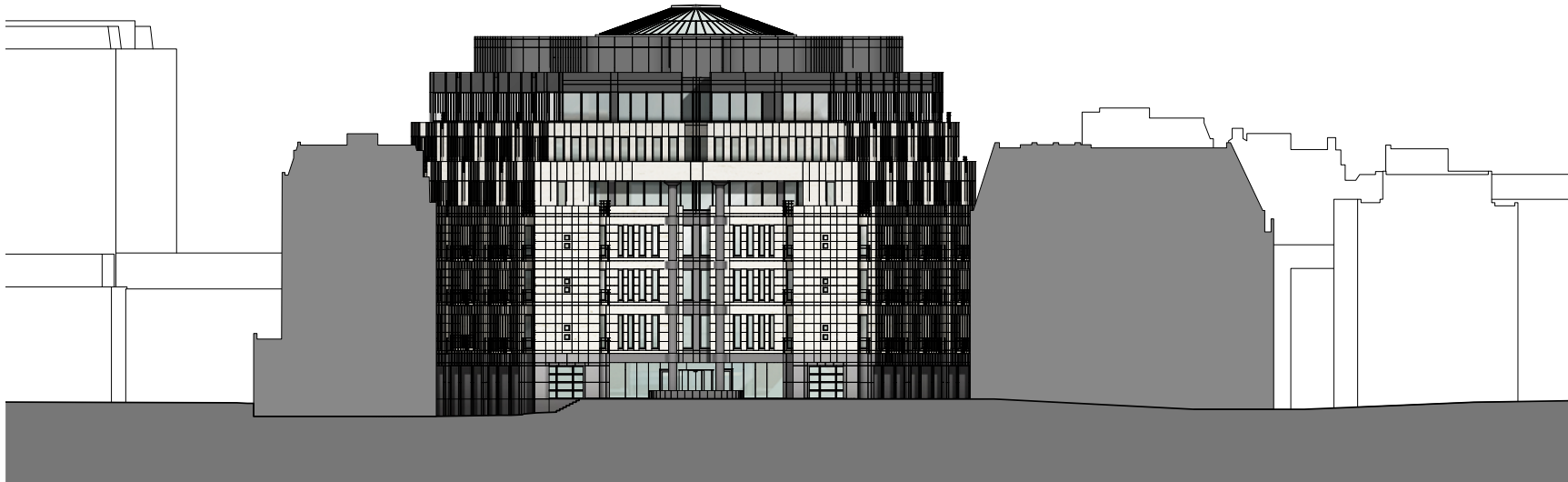
EXISTING FLEET STREET ELEVATION

South Building Courtyard Elevation

The courtyard elevation has a curved central facade with recessed pocket. The central curved facade has a recessed glazed ground floor which corresponds to the main reception.

The facade is articulated with 2 post modern style columns supporting the cantilevered 5th floor above.

The curved facade is flanked with 2 granite clad wings which reflect the material of the main street elevations.



EXISTING SOUTH BUILDING COURTYARD ELEVATION

Site Constraints

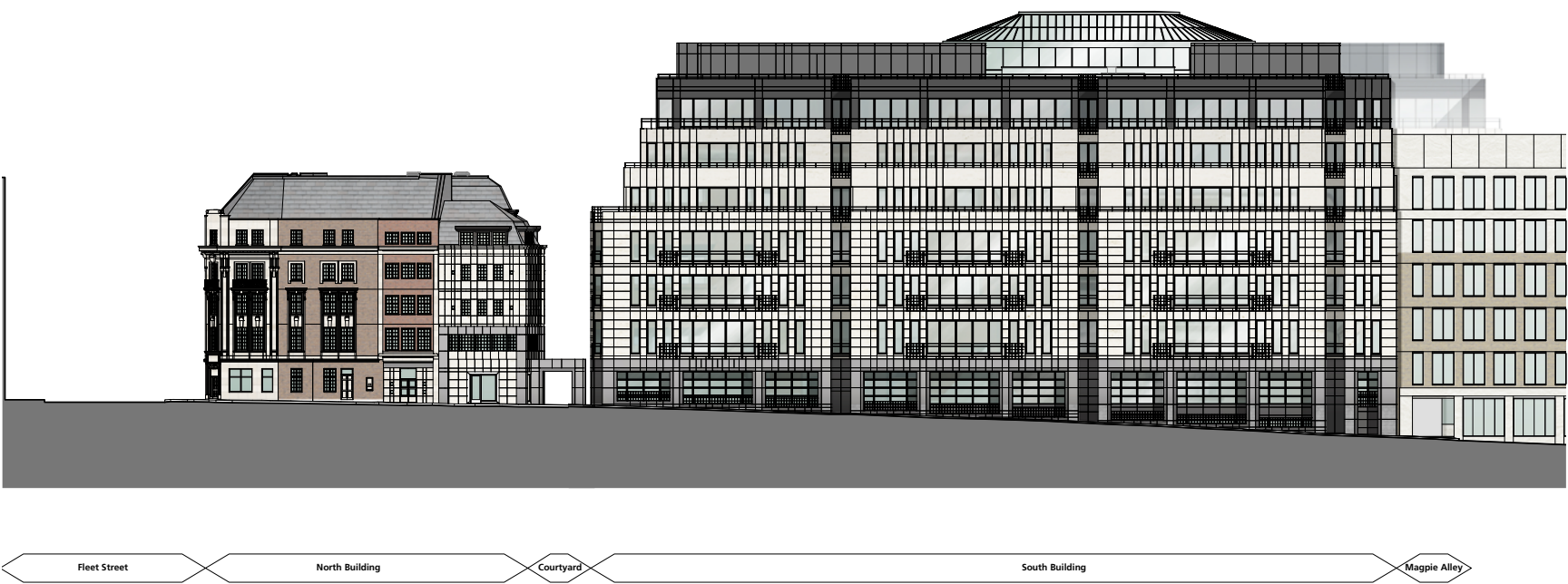
Bouverie Street Elevation

The North Building is a mix of styles with the retained 1920's facades and rear section being part of the 1989-91 development.

The South Building has three large bays with recessed pockets to the facade with articulates three large terrace blocks. The building directly adjoins Northcliffe House with Magpie Alley running under the neighbouring building.

The ground and lower ground are set back from the floors above, and granite piers at the corner of each bay create the appearance of a colonnade, with lightwells to the lower ground floors.

The building steps back from the 4th floor upwards.



EXISTING BOUVERIE STREET ELEVATION

Whitefriars Street Elevation

The North Building is entirely fronted by the retained facade of 66-67 Fleet Street. This has a double mansard roof, which was constructed as part of the 1989-91 development.

The South Building, as on Bouverie Street is broken down into a series of bays separated by recesses.

The elevation is separated from Northcliffe House by Ashentree Court, which leads to the rear entrance and Magpie Alley.



EXISTING WHITEFRIARS STREET ELEVATION

Site Constraints

4.06 Existing Facades

The majority of the existing facade are to be retained with specific areas identified to be upgraded or replaced.

Refer to BGY's 1046-FA series drawings for proposed amendments to the facades.

Buro Happold have been appointed to carry out a due diligence report on the existing facades, and have prepared instructions for investigations into the current facades. The findings are to be incorporated into the technical design during Stage 04.

Refer to Buro Happold's design notes for further information.

-
7th floor plant enclosure
fins to be reused
.....
- 6th Floor steel cladding and
windows to be retained and
refinished
.....
- 4th / 5th Floor granite cladding
and windows to be retained
.....
- 1st / 2nd / 3rd Floor granite
cladding and windows to be
retained
.....
- LG / G Floor granite cladding
to be retained. Curtain glazing
and frames to be replaced.
.....



WHITEFRIARS STREET ELEVATION - PART

Site Constraints

4.07 Existing Ground and Typical Upper Floor Plans

The buildings have several opportunities to improve their functionality for both office and retail use. These include:

- Lack of street presence for the office entrance to the North Building.
- Limited active frontage to retail units.
- Retail units are inefficient in plan.
- Poor quality and dated facade to Fleet Street.
- Small windows creating dark inward looking offices.
- Atrium and Cores which create pinch points upon the office floor plates.
- Too many circulation cores leading to inefficient accommodation.
- No usable external amenity space.
- Not BCO compliant for offices.



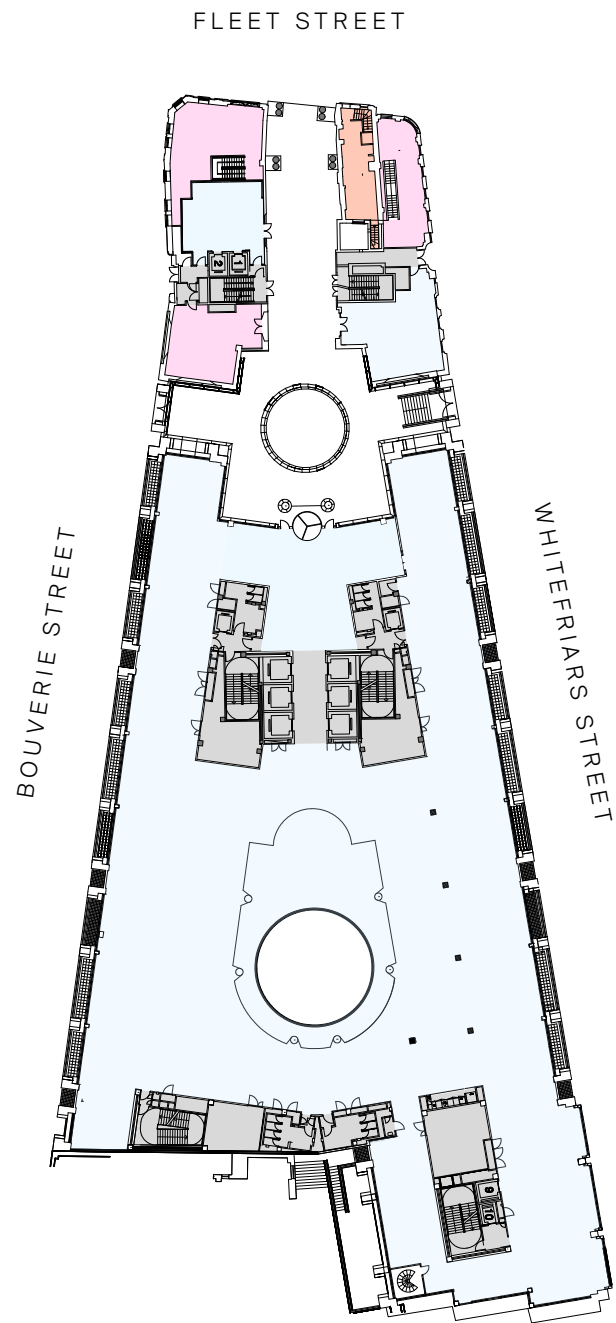
EXISTING SOUTH BUILDING OFFICE



EXISTING NORTH BUILDING OFFICE



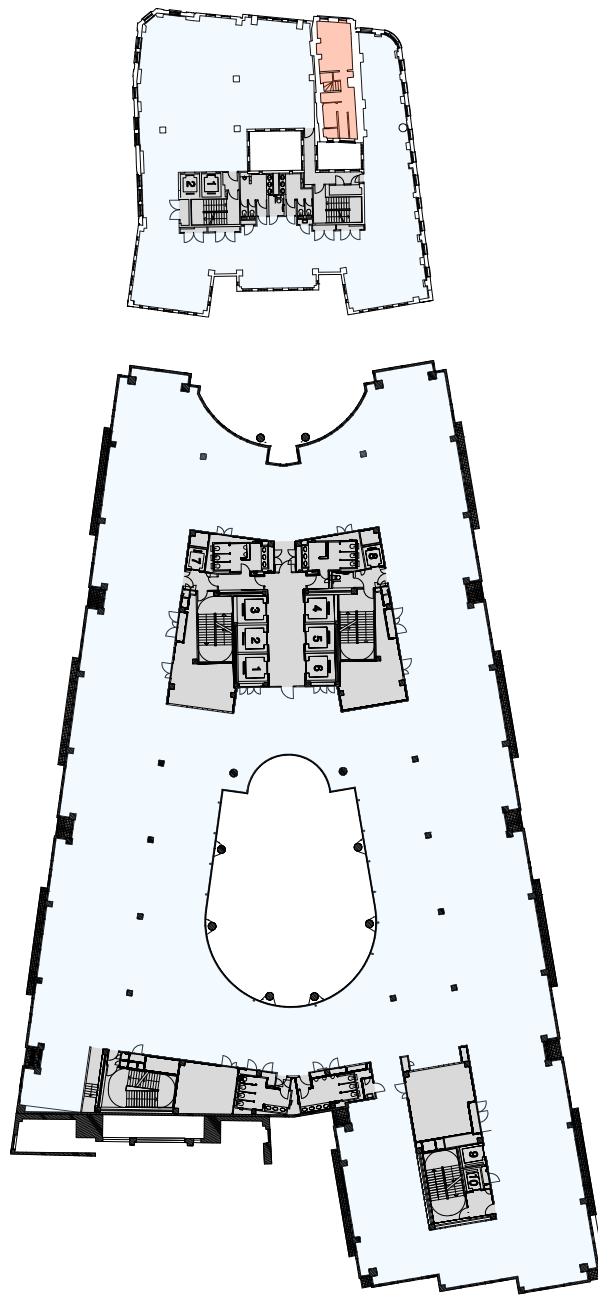
EXISTING SOUTH BUILDING OFFICE



EXISTING GROUND FLOOR PLAN

AREA USE KEY:

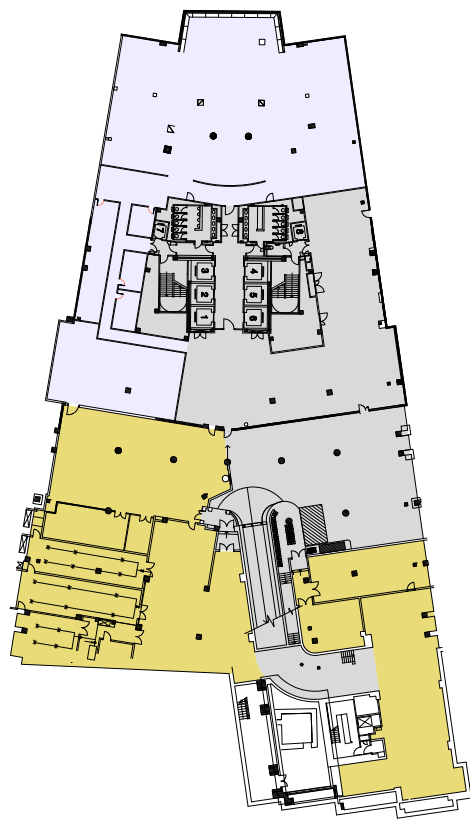
	A1 - Retail		A4 - Tipperary Pub Grade II Listed
	B1 - Office		Services/Plant
	Roof Terrace		Outside of scope



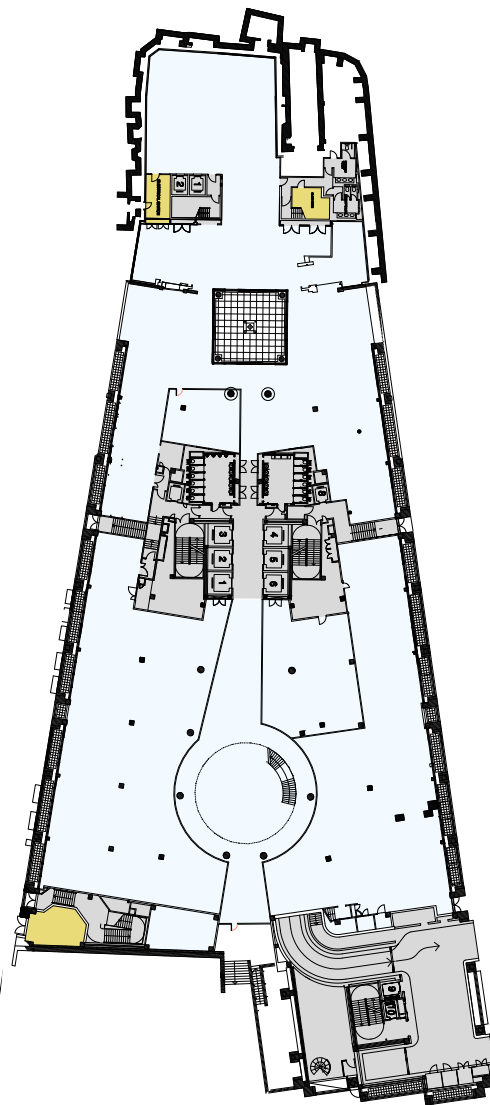
EXISTING TYPICAL UPPER FLOOR PLAN

Site Constraints

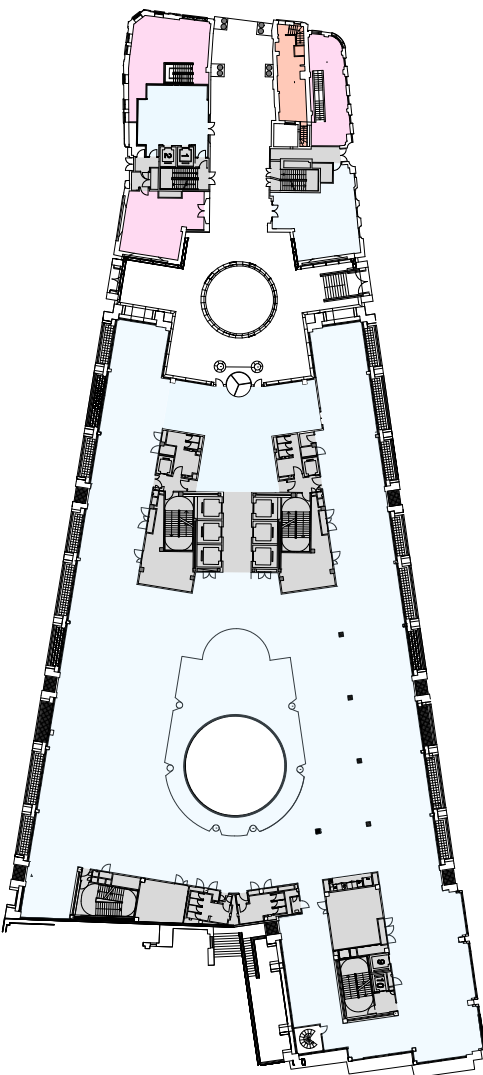
4.08 Existing Floor Plans



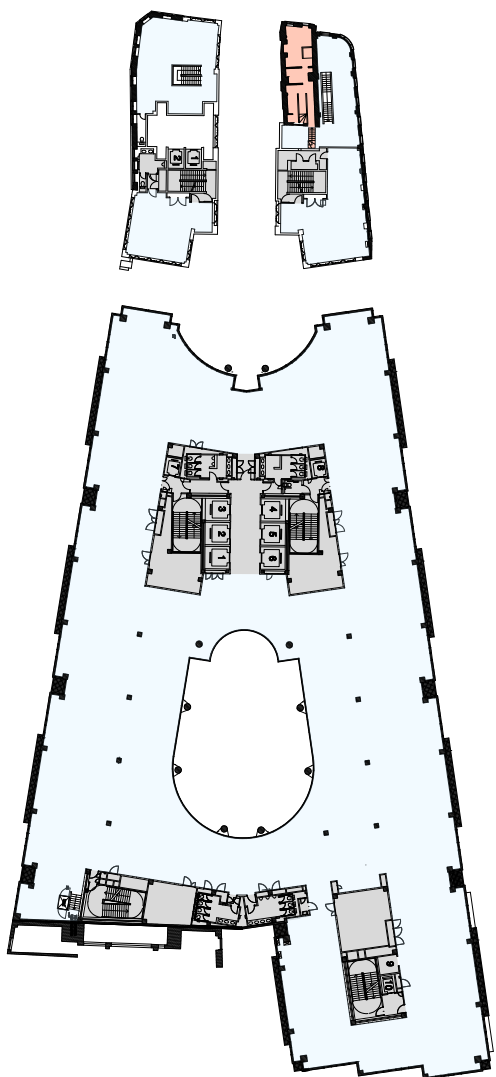
EXISTING BASEMENT PLAN



EXISTING LOWER GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

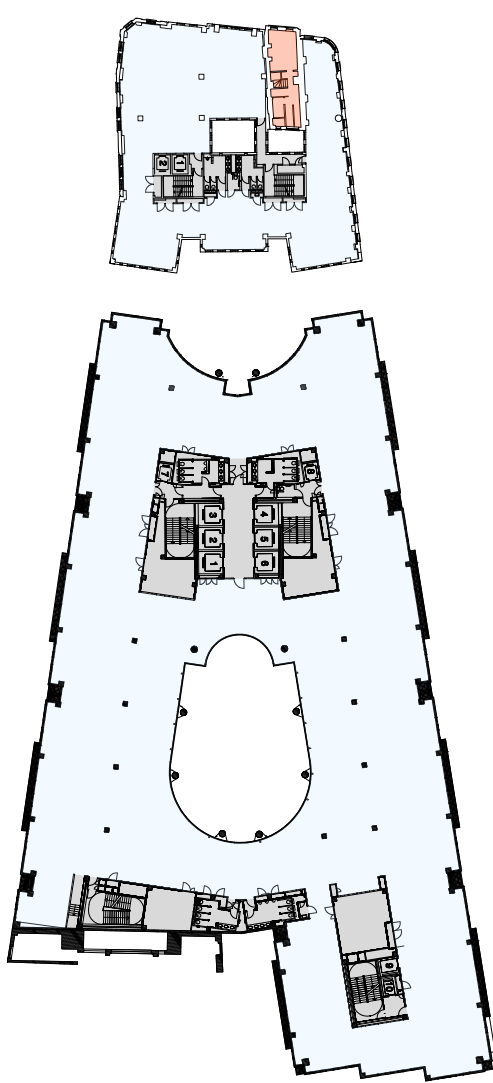


EXISTING FIRST FLOOR PLAN

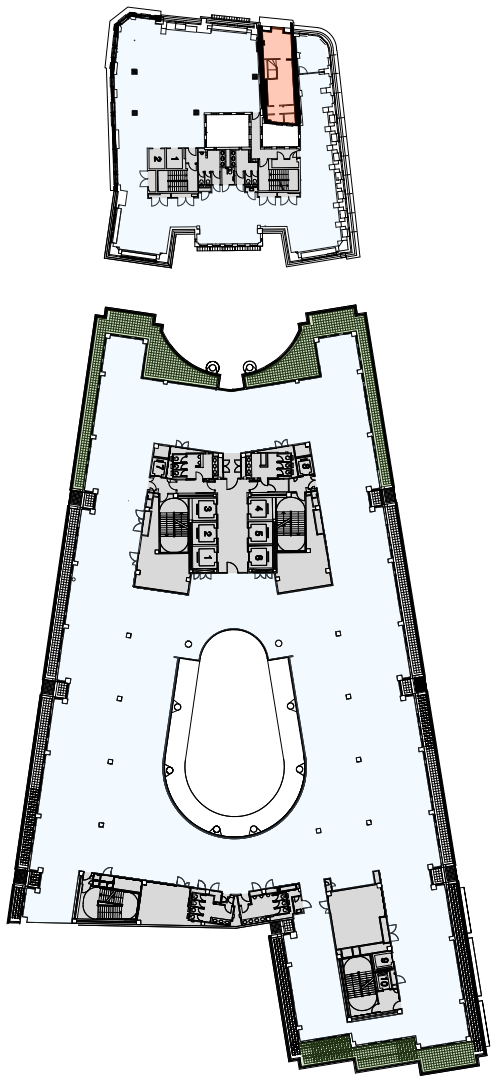
Site Constraints

AREA USE KEY:

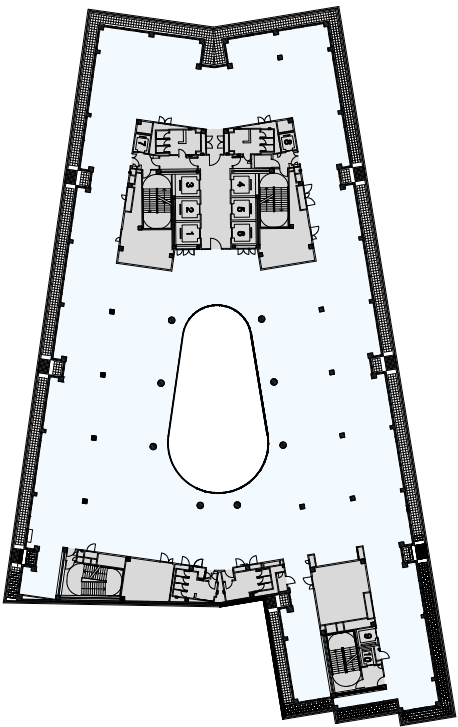
<div></div> A1 - Retail	<div></div> A4 - Tipperary Pub Grade II Listed
<div></div> B1 - Office	<div></div> Services/Plant
<div></div> Roof Terrace	<div></div> Outside of scope



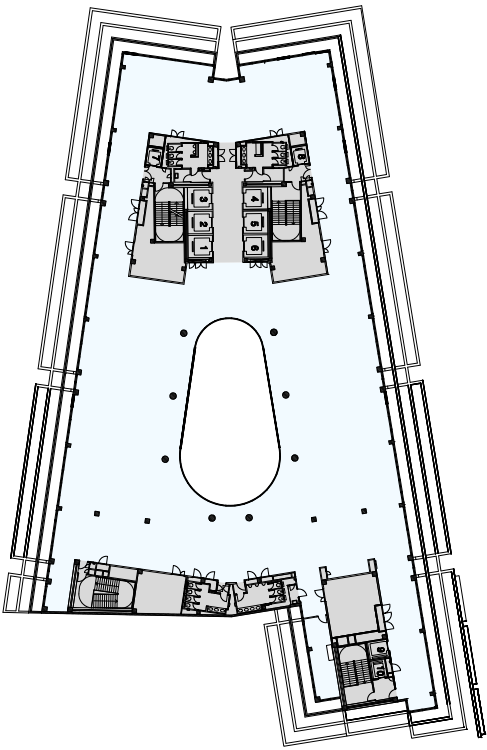
EXISTING TYPICAL FLOOR PLAN



EXISTING FOURTH FLOOR PLAN



EXISTING FIFTH FLOOR PLAN



EXISTING SIXTH FLOOR PLAN

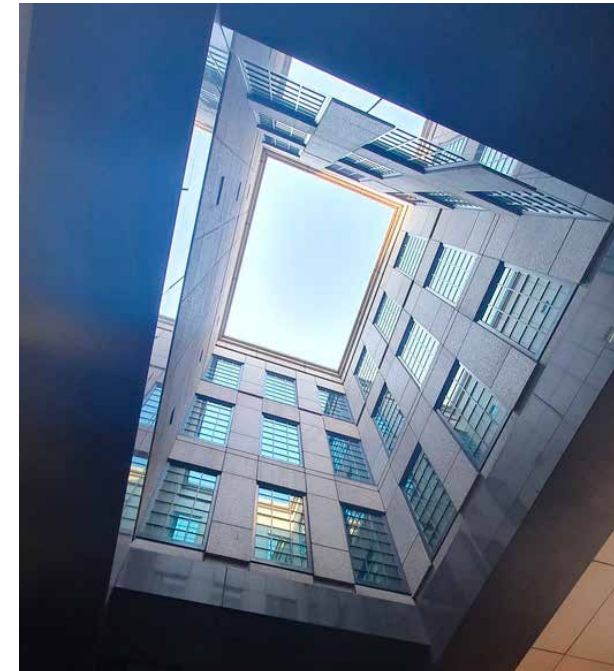
Site Constraints

4.09 Existing Interiors

North Building Interiors

Opportunities for improvement include:

- Existing ineffective internal lightwell.
- Extensive core dominates the floor plan and compromises flexibility.
- Limited floor to ceiling heights.
- Tired finishes throughout.
- Not BCO compliant for office use.
- Mix of external wall construction means varied external wall performances.
- Inconsistent windows retained across the floor plate with dated secondary glazing applied.



EXISTING LIGHTWELL



EXISTING 1989-91 FACADES



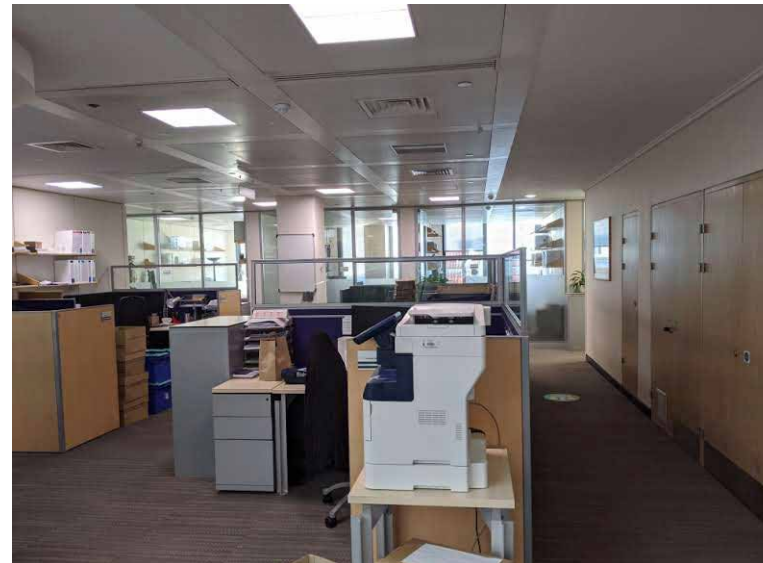
EXISTING RETAINED FACADE WITH SECONDARY GLAZING

Site Constraints

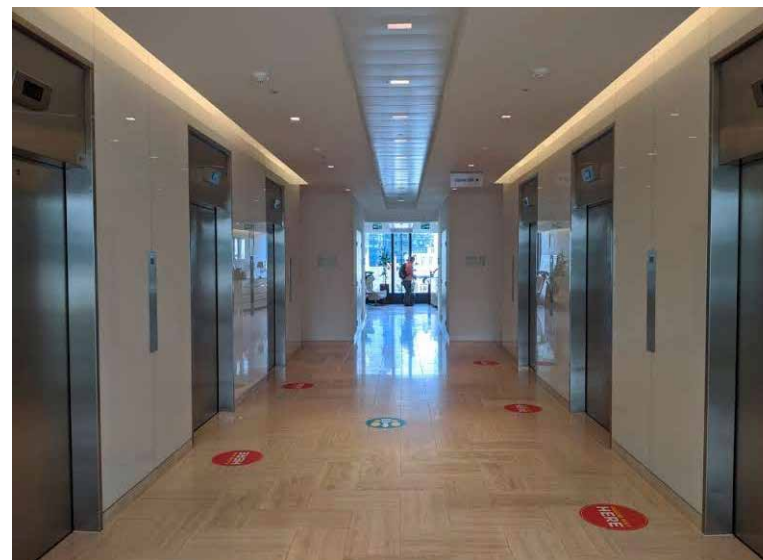
South Building Interiors

Opportunities for improvement include:

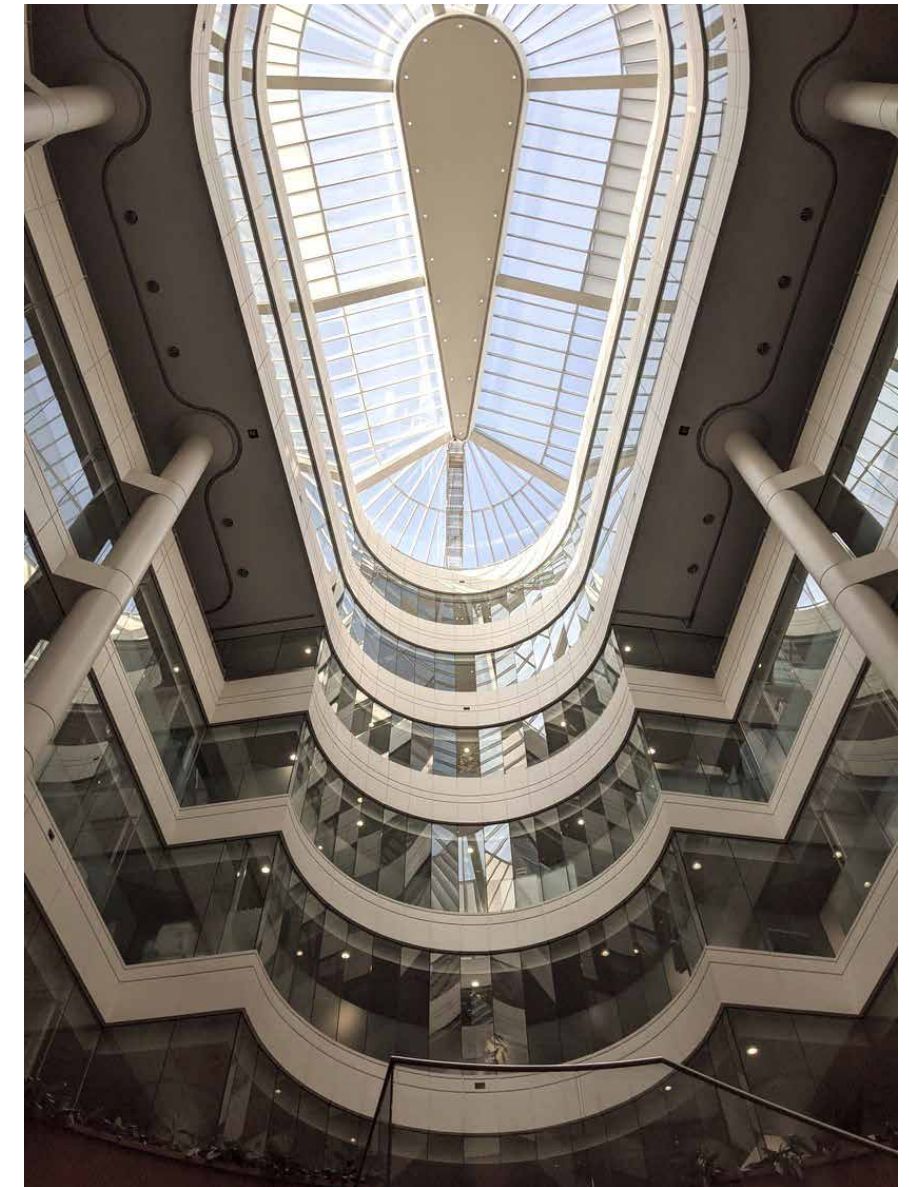
- Too many circulation cores leading to inefficient floor plans.
- Existing atrium is not consistent to all floors.
- Good floor to ceiling heights, but could be improved
- Tired finishes throughout.
- Not BCO compliant for office use.
- Deep floor plan.



EXISTING TYPICAL OFFICE



EXISTING TYPICAL LIFT LOBBY



EXISTING ATRIUM

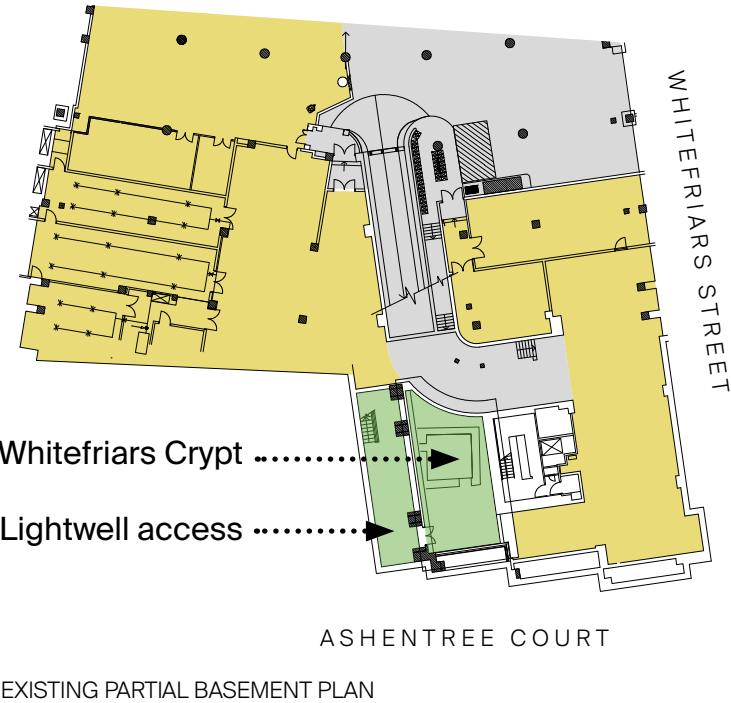
Site Constraints

4.10 The Crypt

The listed Whitefriars Crypt, which dates from 1253 is currently located to the rear of the site at basement level. The crypt was unearthed during building works in 1895, before being restored in the 1920s. The Crypt was moved to its current location during the developments in 1989-1991 and provided with public access via the steps into the lightwell off Ashentree Court.

Currently the access arrangements are unclear for members of the public and there is little to indicate its location from any of the surrounding streets, though it is on the blue plaque walking route.

Due to the listed nature of the Crypt no works are proposed to this area. However a historic panel will be incorporated within the colonnade to help improve access and understanding of this important listed structure.



EXTERNAL VIEW OF THE CRYPT FROM ASHENTREE COURT



EXTERNAL VIEW OF THE CRYPT FROM THE LIGHTWELL



INTERNAL VIEW OF THE CRYPT

Site Constraints

4.11 Site Access

The site is bound on three side by roads.

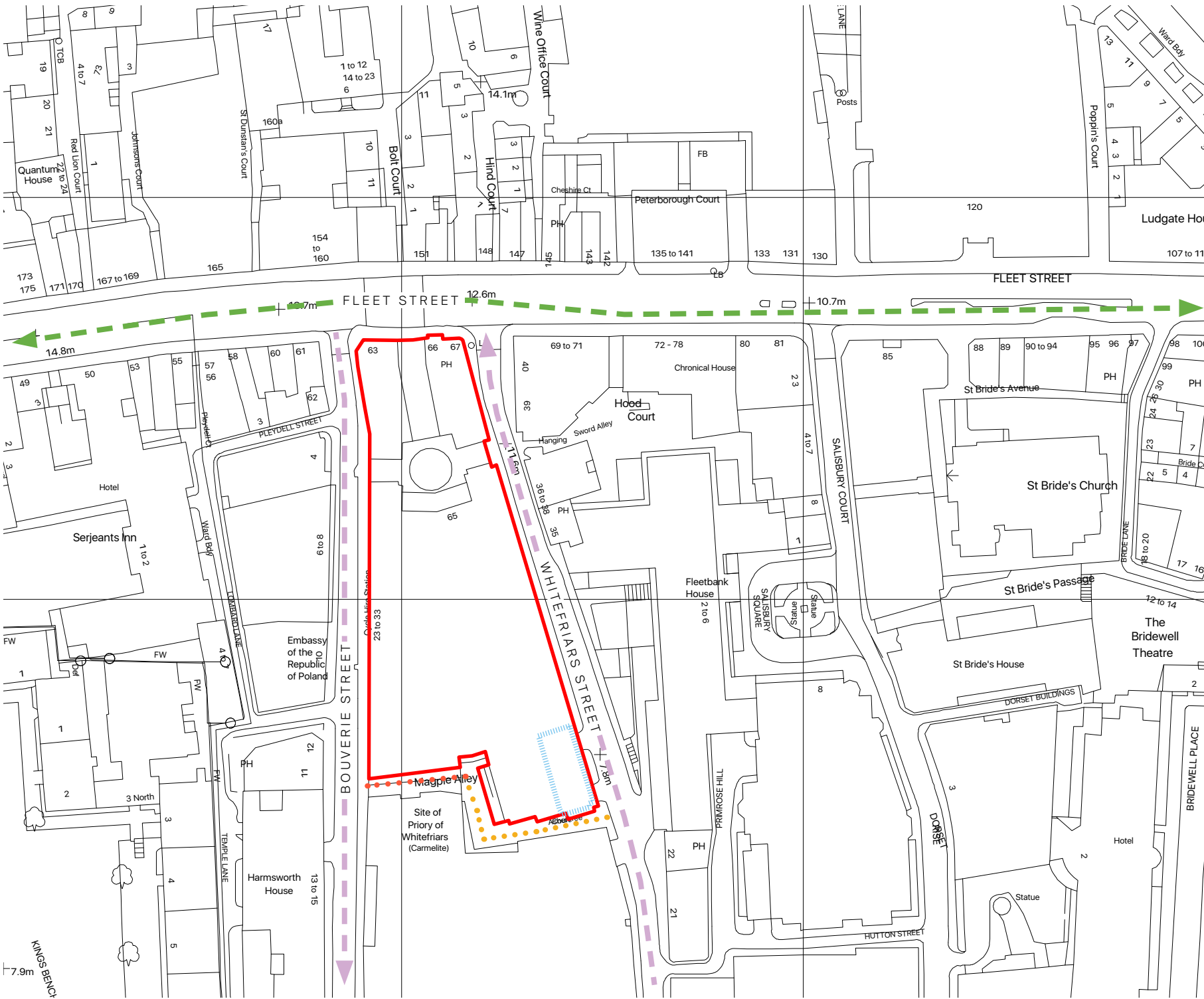
Fleet Street to the North is a busy two-way road.

Bouverie Street is a secondary one-way road which can be used to travel south towards the River Thames.

Whitefriars Street is also a smaller one-way road which can be used to travel north towards Fleet Street. The existing loading bay is located at the South East corner of the site and is accessed using Whitefriars Street.

The Southern boundary of the site can only be accessed by the pedestrianised Ashentree Court and the covered passage Magpie Alley.

- LOADING BAY
- TWO WAY STREET
- ONE WAY STREET
- PEDESTRIAN ROUTE
- PEDESTRIAN PASSAGE



SITE PLAN

Site Constraints

4.12 Rights of Light

A rights of light consultant was appointed during Stage 2. Their initial analysis identified a potential risk to the surrounding properties.

The Right of Light report suggested the following options:

- Negotiate of full settlement.
- Amend the scheme to reduce the risk
- Amend the scheme to eliminate the risk
- Seek to insure against any potential risk

Point 2 Surveyor were appointed towards the end of stage 3, to continue the Right of Light assessment. Further analysis has been carried out into the potential set backs required to reduce any risk.

This exercise will be reviewed by the design team and continued into stage 4 in collaboration with CBRE.

Site Constraints

4.13 Party Walls

A Party Wall Surveyor is due to be appointed at the start of stage 4 to assist with the current party wall conditions.

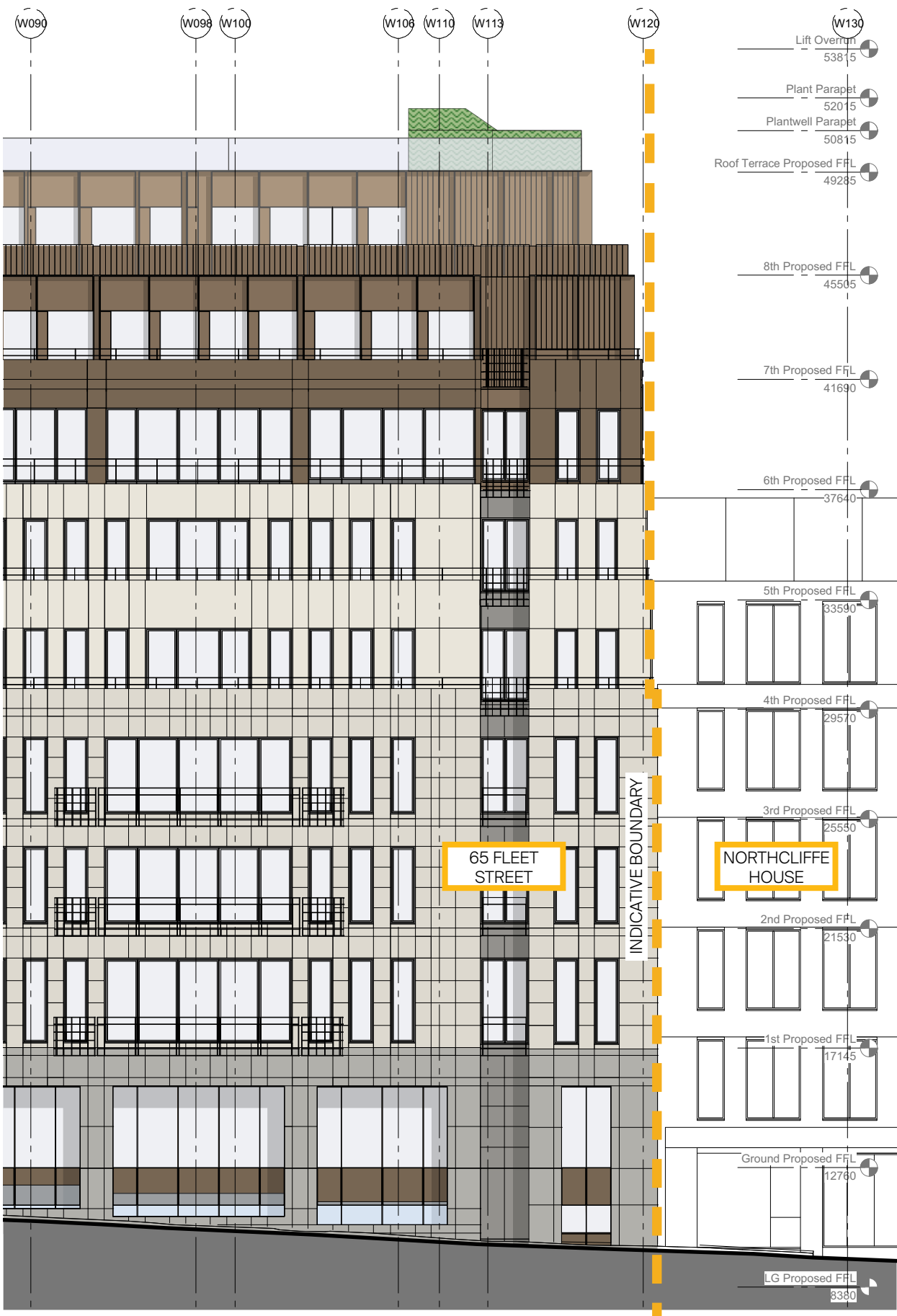
One of the areas to be assessed is the southern boundary of the site. 65 Fleet Street shares a boundary with Northcliffe House at levels Ground to Fifth. At street level the buildings are separated by Magpie Alley.

The proposed additional storeys would not abut the building fabric of Northcliffe House as the roof level of this building sits below the new proposed mass of 65 Fleet Street.

A Party Wall Surveyor will need to assess the requirements in relation to this boundary, focusing upon locating the site boundary, assessing any additional load and negotiating any over-sailing issues as part of the construction and maintenance of the new storeys.

The second party wall condition which needs to be assessed relate to the Tipperary Pub which resides within the boundary of 65 Fleet Street. No works are proposed to the pub.

The party wall requirements between the Pub and the rest of 65 Fleet will be investigated further at stage 4, including junctions with the mansard roofscape.



PROPOSED PARTIAL BOUVERIE STREET ELEVATION

Site Constraints

4.14 Existing Services

Refer to MTT's Stage 3 for a detailed review of the existing services.

In summary the condition of the existing services includes:

Gas

For the North Building there is an existing mains incoming gas supply and associated meter located within a dedicated gas meter room located at lower ground level.

For the South Building there is an existing mains incoming gas supply and associated meter located within a dedicated gas meter room, accessed externally from the building.

Both buildings are currently heated by gas fire boilers.

The existing gas supplies are not required for the proposed extension and refurbishment works.

Electricity

An existing and dedicated UKPN HV substation located at lower ground level on the south-west corner of the south building.

Existing retail supplies which are standalone dedicated services, will be retained subject to survey/ validation.

Telecommunications

The existing comms intake room is located adjacent to the landlords MV switchroom within the basement of the south building. This room will be retained and any incoming telecommunication ducts will remain unchanged where possible, subject to survey and validation of position and quantity of existing ducts.

Existing retail which have standalone dedicated incoming ducts will be retained subject to survey/ validation.

Water

For the North Building there are currently 4no. incoming metered mains water supplies serving the retail units and 2 no incoming supplies for the office development. The size of these supplies is currently unknown.

For the South Building the location and size of the incoming metered mains water supply is currently unknown.

A site survey will be required to establish the size and capacity of each supply for both buildings.

Drainage

For the North Building there is a single sewer outfall that drains the North Building this connects into the sewer located beneath Bouverie Street.

For the South Building there are 4no. existing sewer outfalls that drain the South Building. Two of these connect into the sewer located beneath Whitefriars Street and the other two connect into the sewer beneath Bouverie Street.

The Tipperary Pub

The existing dedicated services to the Tipperary Pub are to be retained as existing with no works to be carried out.

Site Constraints

4.15 Surveys and Assessments

Measured Survey

A measured survey of the site was carried out by Point 2 Surveyors in 2018 consisting of full plans of the areas accessible along with elevations and sections.

This measured survey was not fully comprehensive with some small areas, in the basement and roof areas which were not accessible at the time.

Structural archive information was also available from the development in 1989-91, which has been used for reference for the Design Team during Stage 3.

There is also O&M information which has stored on site. This is in the process of being digitalised.

The team have updated proposal in accordance with the available survey and archive information. However a post strip out survey of the building will be necessary to obtain more comprehensive data on the existing building.

Investigative and Intrusive Survey

The design team provided a scope of initial surveys to be carried out upon the completion of vacant possession.

Carrying out these surveys earlier would however help minimise the risk on the client side. The proposed areas to be investigated include:

- Lift shaft and staircase shaft extent.
- Further survey of existing plant space adjoining Magpie Alley.
- Further survey of existing plant space within the roofscape of the North Building.
- Exposure of existing structure to determine the type and condition of the existing fire protection.
- Exposure of existing soffits to determine condition.
- Determine the existing WC extract in the Southern Core.
- Existing external hard landscaping waterproofing and build up.
- Facade investigation survey as specified by Buro Happold.
- Confirmation of existing SSL within the basement.
- Further survey of the area to the SE of the basement.
- CCTV survey of the basement drainage.

A number of these investigation have now been carried out including the structural investigations and CCTV survey. The findings will be incorporated at the start of Stage 4.



EXPOSED STRUCTURAL CONNECTION WITH FIRE PROTECTION

5.00 **Statutory / Legal Obligations**

Statutory / Legal Obligations

5.01 Planning History

Planning Pre-Application and Consultation

A thorough Pre-Application and consultation process enabled the design to develop in an appropriate manner by incorporating feedback received from The City of London.

Pre-Application Meeting 1

Key Points:

- Opportunity to improve existing facade recognised
- Fleet Street facade proposal too contemporary, more contextual response may be more appropriate
- North Building additional massing considered out of scale
- South Building additional massing considered to tall
- Additional LVMF views requested from Gabriel's Wharf and London Bridge
- Proposed flexible uses at ground and lower ground acceptable in principle
- New office entrance to North Building on Fleet Street acceptable in principle
- Proposals to improve colonnade and courtyard welcomed
- Improved wayfinding to medieval vault welcomed
- The city queried whether the had been a condition survey of the medieval vault and f any remedial work were required

Pre-Application Meeting 2

Key points:

- Changes to proposed Fleet Street facade welcomed however proportion of glazing too high, and setback at upper floor suggested
- Colonnade proposals and interpretation panel positively received
- Changes to South Building's massing in right direction but more work required, existing and proposed sections requested
- View from Temple Gardens to be considered in more detail with materials and at night.

Pre-Application Meeting 3

Key points:

- Increase A1 space facing Fleet Street
- Fleet Street facade to respond more to 'book end' facades
- Reduce impact of South Building massing from Temple Gardens

Pre-Application Meeting 4

Key points:

- Fleet Street facade to pick up more key datums and increase solidity
- South Building level 8 should be set back so it is no longer visible from Temple Gardens view.

Pre-Application Meeting 5

Key points:

- Fleet Street facade to be articulated as two separate buildings to reflect historic plot widths. A step back to be introduced, high quality materials key to success
- Design development of colonnade welcomed, signage and sizes to be reviewed. Could be resolved via conditions
- South Building level 8 massing set back further because Temple Gardens view is not static and massing needs to be not visible from circa 5m back.

Facade Workshop

Key points:

- Fleet Street facade options positively received and option with clearer articulation and two fenestration styles of projecting and recessing windows preferred

Pre-Application Meeting 6

Key points:

- Fleet Street facade positively received and only requires slight refinements
- South Building massing level 8 set back is sufficiently far.

Other Consultees Meetings:

- Access Officer
- City of London Police
- Waste Amenity Manager
- Historic England



Statutory / Legal Obligations

5.02 Planning Status

The series of pre-application submissions and presentations, with The City of London Council Officers led to the issue of planning documents on 21st December 2018 and the subsequent planning permission granted on 6th April 2020.

During Stage 3 design developments have taken place that affect the consented planning scheme including:

- Refinement of the Fleet Street Facade
- Review of the retail / reception space facing Fleet Street
- Refinement of the retail colonnade
- Addition of a glazed canopy to the courtyard
- Refinement of the South Building courtyard facade
- Proposed amendment to the street facades
- Proposal to retain and refinish the existing 6th floor cladding
- Lowering of the atrium roof light to 8th floor terrace level
- Proposed infilling of the atrium at lower levels
- Amendment to cycle entrance via Ashentree Court
- Amendment to the energy strategy

Following consultation with the appointed planning consultants, Gerald Eve a Pre-Application meeting was arranged with the City of London to review the proposed amendments on 23rd March 2021.

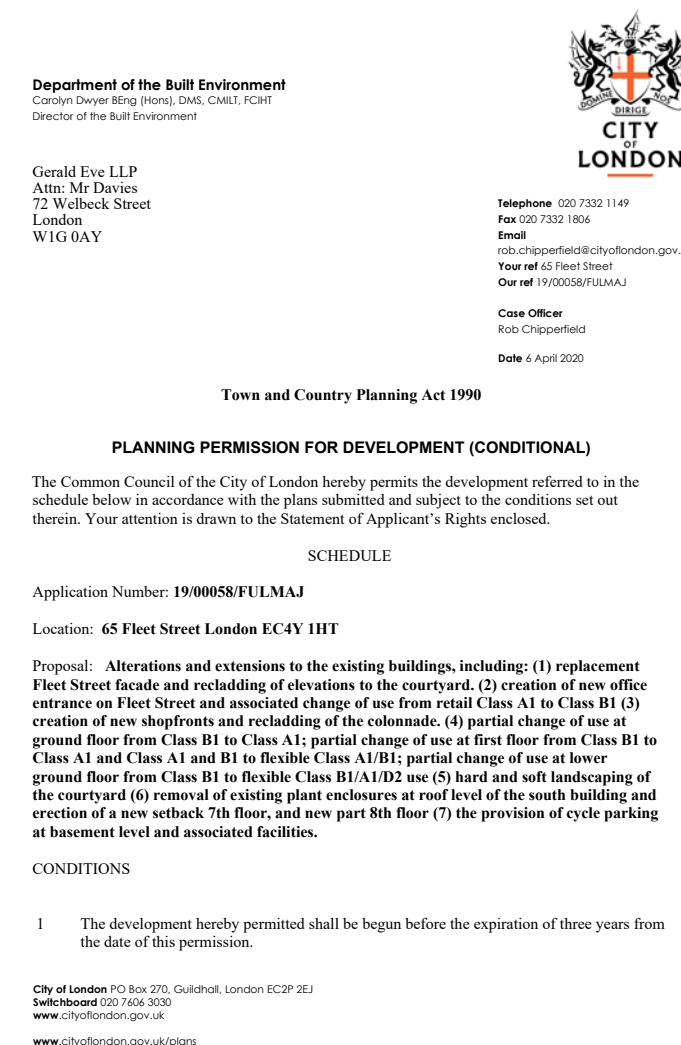
Written feedback was received on 22nd April 2021. Key points included:

- Clearer presentation of consented details and proposed changes
- Clarification on the area uplift, and that this is caused solely by internal works not requiring planning consent

- Changes to the North reception were not welcome, and, as this area is subject to change, this part will be excluded from the next application
- Further details required for the cycle workshop
- Proposed Fleet Street facade changes are acceptable subject to further detailing
- Proposed changes to the colonnade are welcomed
- Further details required for the proposed canopy and the courtyard below
- Removal of the existing balconies to the street elevations is not supported
- Proposed changes to the South Building courtyard facade are welcomed
- Increased visual interest for the cycle entrance was suggested
- Retention of the sixth floor facade, and the associated reduction in embodied carbon emissions was welcomed
- Further work and additional views are required to review the proposed lift overrun to the ninth floor for the fire fighting lift
- Revised BREEAM assessment is required
- Revised Energy Strategy is required
- Additional information on Whole Life-cycle carbon emissions and Climate Action Strategy would be welcomed

A further Pre-Application has been requested prior to the submission of any new applications.

Additional application may be required in the future to cover: changes to the North reception layout, and rooftop landscaping proposals that affect the massing of the scheme.



DECISION NOTICE - 6TH APRIL 2020H

Statutory / Legal Obligations

5.03 Building Control

Socotec Building Control have been appointed as Approved Inspector during Stage 3 of the project with the brief of providing ongoing advice and final Building Control approval.


A number of workshops have been held with Socotec, The Fire Surgery and MTT during the workstage. Socotec have also been in attendance to a number of the DTM as well as reviewing the Stage 3 information from the individual consultants.

Discussions and workshops with Socotec will continue during the next design stage.

All sections of the approved documents shall be consulted to validate the design proposals, these include:

- A Structure
- B2 Fire Safety - Buildings other than Dwelling Houses
- C Resistance to Moisture and Weather
- D Toxic Substances
- E Resistance to Sound
- F1 Ventilation
- G Sanitation
- H Drainage and Waste Disposal
- J Heat Producing Appliances
- K Protection from Falling
- L2B Conservation of Fuel and Power 2013
- M Access to and Use of Buildings
- N Glazing
- P Electrical Safety
- R High-speed electronic communications
- 7 Materials and Workmanship

SOCOTEC Building Control Limited
Murdock House 30 Murdock Road Bicester Oxfordshire OX26 4PP
Tel: 01869 321590



Project Name:	65 Fleet Street, London, EC4Y 8BQ Refurbishment of two existing office buildings, creation of ground and first floor retail and amenity space and a two storey roof top extension to the South building and façade and frontage remodelling and improvements		
File Ref:	143731	Date:	14 May 2021
Subject:	Stage 3 - Approved Inspectors Summary	Email:	david.clayton@socotec.co.uk
Project Manager:	David Clayton		

Approved Inspector Stage 3 Statement

SOCOTEC Building Control Ltd (SBC), previously Butler and Young Approved Inspectors Ltd, have sat alongside the design team through RIBA Stage 3, attending respective workshops and design team meetings to review design development and provide comments and confirm acceptance of principles through and up to the recent release of formal final Stage 3 packages from each consultant. These formal designs are in the process of review and our Stage 3 compliance report pertaining to this information will be issued shortly.

Principal Architecture - BGY
BGY Stage 3 Report and drawings including Fire Strategy plans
SBC currently reviewing this information

Structures - Elliot Wood
Stage 3 Report and design drawings provided
SBC's checking engineer has reviewed this information and, while noting some minor elements are to be confirmed at Stage 4, the information provided for Stage 3 is accepted.

Civils – Elliot Wood
Stage 3 Report and design drawings provided
SBC currently reviewing this information

Fire Safety – The Fire Surgery
Stage 3 Fire Strategy awaited
Principles of fire strategy development reviewed and generally accepted with detail to support those principles to be made in due course including single stair to North Building, façade and compartmentation design, atrium design of the Southern Building and Fire Service access to the new roof terrace.
Fire Authority to be consulted upon review of Stage 3 Fire Strategy





MEPH & Part L – MTT
Stage 3 report and drawings provided with clarification on approach to consequential improvements to be made. Review of final Stage 3 information in progress.

Interior Design Architecture - SHH
SSH Interiors (walls and ceilings etc)
SBC currently reviewing this information

Façade Engineering – Buro Happold
Stage 3 Façade Report received
SBC currently reviewing

Access & Maintenance – Buro Happold
Stage 3 Façade Report received
SBC currently reviewing

SOCOTEC Building Control Limited
Registered Office: SOCOTEC House,
Breitby Business Park, Ashby Road,
Burton upon Trent, DE15 0YZ
Registered in the UK: 3183083
www.socotecbuildingcontrol.co.uk

Page 1 of 1

Statutory / Legal Obligations

5.04 Fire Strategy

The Fire Surgery were appointed as Fire Engineer's during Stage 3 and have worked with BGY, Socotec and MTT to develop the Engineered Fire Strategy.

The principles are set out below:

- Office occupancy is based upon 6m²/person
- The means of escape strategy is based upon simultaneous evacuation.
- The entire building will be sprinklered.

North Building Core

- North building core is to be protected using a pressurisation system. To be developed further at Stage 4 with specialist input.

South Building Main Core

- Fire fighting shaft with combined goods lift and smoke extract shaft

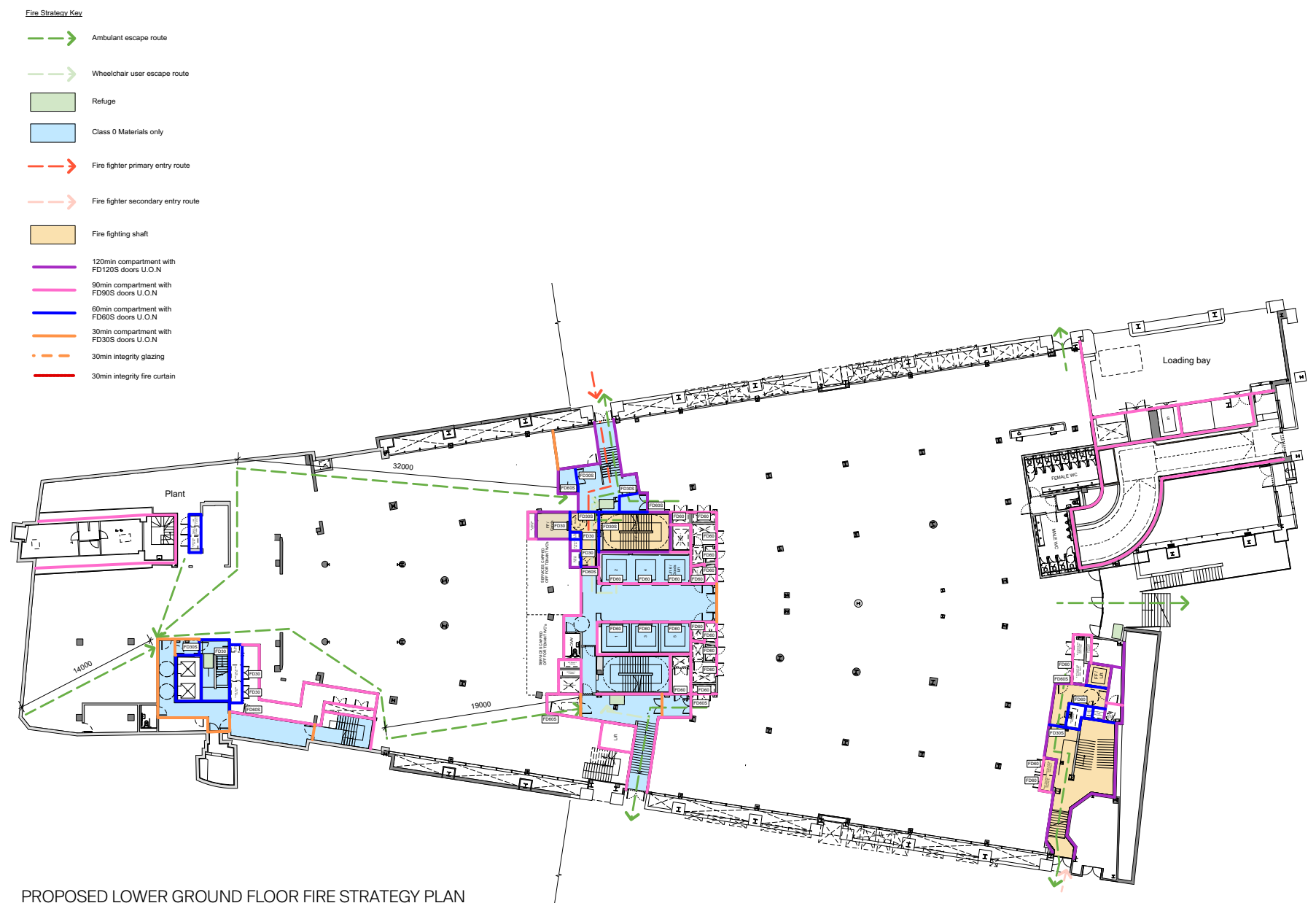
South Building Southern Core

- Fire fighting shaft with walk through lift and smoke extract shaft

Atrium

- Atrium requires 30min integrity glazing
- Side wall sprinklers not feasible for base of atrium. Bespoke solution required for atrium sprinkler strategy, to be developed with a specialist subcontractor at stage 4

Refer to section 9 and The Fire Surgery's stage 3 report for further information.



5.05 Security

BGY previously met with The City of London Police during Stage 2 for a review of the proposed development.

The Officer recommends multiple layers of security to mitigate risks:

- Compartmentalised access;
- Limit multiple entrances where possible;
- CCTV and roaming security.

New glazing is to be blast resistant with a laminated layer and the new combined courts and police headquarters may increase the risk profile for the area.

A vehicle dynamic assessment will be required to review the colonnade and courtyard entrances and advise on risk mitigation for these semi-public areas. This will be carried out during stage 4.

The position of the security office and post room is recommended away from the reception area. Additionally a separate HVAC system should be considered for the post room to prevent evacuation of the whole building in case of an incident.

The meeting and recommendations took place in 2018, and therefore the security strategy, and any changes that might have occurred to the risk profile of the building will be reviewed again during stage 4.

BuckleyGrayYeoman

Meeting Notes

Project : 65 Fleet Street

Subject : Secured by Design

Location : Buckley Gray Yeoman, Studio 4.04, The Tea Building, Shoreditch High Street, London E1 6JJ

Date : 31st August 2018

Present

Ford Keeble – City of London Police (CLP)
Tom Bell - Gardiner & Theobald (GTMS)
Jochem Hamoen – Buckley Gray Yeoman (BGY)

1.1	CLP advises against the use of magnetic locks for exterior doors as they can be forcefully opened with relative ease.	
1.2	Additional layers of security recommended such as compartmentalised access throughout the building for increased security Limit multiple entrances to reception area to prevent theft - this is space users normally feel secure but is easily targeted. CCTV and security can mitigate the risk.	
1.3	New glazing to be blast resistant with a laminated layer. The proposed combined courts and Police HQ may increase risk profile for the area - existing glazing isn't being changed.	
1.4	The colonnade and courtyard entrance to be reviewed with a VDA (vehicle dynamic assessment), bollards or similar may be required.	
1.5	Cycle store will require secure access: fob controls from the loading bay and airlock system to be considered. Colour of bicycle store can have a role in prevention, CLP recommends the use of 'battleship grey' because of its reflective qualities. CCTV and lighting are also deterrents.	
1.6	Roof access restrictions should be imposed.	
1.7	Suicide prevention to be incorporated at the South Building's South elevation as there is a risk of jumping.	
1.8	Server room can be exposed to data theft and sabotage, the space should be properly secured and a vision panel to the inside is recommended.	
1.9	Post room can be exposed to 'white powder incidents', a separate HVAC system should be considered to prevent evacuation of the whole building and scanning equipment may be provided by the potential tenant. Alternative is to scan offsite, a strategy normally used only at larger buildings.	
1.10	The position of the security office and post room is recommended away from the reception area, the loading bay should be acceptable (tbc).	

5.06 Access

Previous discussions were held at Stage 2 between BGY and The City of London’s Access Officers in order to review the proposed development.

The officers requested a minimum of one adapted cycle space and one space for mobility scooters with charging points in the bicycle parking area.

Wheelchair accessible toilets should be available within 40m horizontal travel distance and as such an additional accessible toilet has been provided in the southern core. Additionally the access officer requested both left- and right handed wheelchair accessible toilets should be provided within alternate floors. During stage 3 the WC layout has been developed and it is now proposed to provide a left and right handed accessible WC on each floor, one within core 1 and one within core 2.

The Officers welcomed the level access entrances at reception and the new roof terraces.

These requirements will continue to be considered as the proposed design develops throughout Stage 4.

BuckleyGrayYeoman

Meeting Notes

Project :65 Fleet Street

Subject :Access Officer

Location :Guildhall North, Aldermanbury, London, EC2V 7HH

Date :31st August 2018

Present

Lydia Morley – City of London (CoL)

Amrith Sehmi – City of London (CoL)

Jochem Hamoen – Buckley Gray Yeoman (BGY)

1.1	The cycle parking is to include space for mobility scooters (with charging points) and adapted cycle spaces, CoL will follow-up with specific requirements. <i>Post-meeting note: CoL states: “The City currently do not have any specific standards on the provision of adapted cycle spaces. The London Cycling Design Standards (Section 8.2.1) recommends “that at least 5 per cent of all spaces should be capable of accommodating a larger cycle”, however the City do not enforce this as it is a high proportion. It is advised that a minimum of one storage space for an adapted cycle and one charging point for a mobility scooter is provided from the outset. However, as Amrith previously mentioned, employers have a duty under the Equality Act 2010 to make reasonable adjustments to avoid substantial disadvantage to disabled employees. The duty to make these changes is not anticipatory but relates to the actual needs of a specific individual. Therefore, it is possible that extra spaces may be required for adaptable cycles or electric mobility scooter charging points if disabled employees are employed in the future.”</i>	
1.2	The spaces themselves are to be provided by the employer when required as per the equalities act, however space for these is to be allocated in advance.	
1.3	Wheelchair-accessible toilets should be available within maximum 40m horizontal travel distance. An additional wheelchair-accessible toilet in the secondary core of the South Building is likely to be required.	
1.4	Wheelchair-accessible toilets should be left- and right-handed on alternate floors.	
1.5	Level access entrances at reception and to the new roof terraces is welcomed.	
1.6	The South Building's main entrance provides access via a revolving door, an alternative access for wheelchair users should be allowed for via an automatic door (for instance with a push-button) – this is provided within the scheme already.	

ACCESS OFFICER MEETING NOTES

Statutory / Legal Obligations

5.07 Highways and Waste

During Stage 2 BGY and Gerald Eve met with The City of London Highways and Waste Officers for a review of the proposed development.

The Highways Officer accepted the basement has insufficient area available to adhere to the (then) Draft London Plan standards, instead it is suggested to provide more than required under existing London Plan 2016 standards where possible.

The City of London accepts in principle the approach of maintaining the existing servicing strategy with the South Building served via the loading bay on Whitefriars Street but now with the North Building retail units being served by the service bay, rather than on-street as is the existing condition.

Steer has drafted a Delivery and Servicing Plan, setting out the operational strategies for the site, as part of the Stage 2 works.

The Waste Officer provided waste requirements for the different uses assuming a daily commercial waste collection. The waste of the North Building can be held locally however this must be transferred internally and collected from the same location as the waste from the South Building.

Steer have been consulted during Stage 3 to review amendments to the Delivery and Servicing Plan. One amendment has been implemented, which proposes the removal of the internal temporary bin store at LGF level. Waste is now to be temporarily stored in designated locations with the loading bay. The waste and goods route through the basement has been refined to avoid passing through the cycle store.

Cycle Parking

CoL accepted that there is not enough space in the basement to retro-fit cycle parking to Draft London Plan standards, however would like to see the provision of more than required under existing London Plan standards, where possible.
Cycle parking and shower ratio needs to be maintained at 1:10;

Deliveries and Servicing

CoL were advised that the strategy for deliveries and servicing will remain the same as currently, with the South Building served via the loading bay on Whitefriars Street and the North Building retail units receiving deliveries from on-street.
CoL accept this approach, and asked that Steer focus on providing a thorough Delivery and Servicing Plan (DSP) which sets out the operational strategies for the site.
CoL stated that a Framework Travel Plan (FTP) is not needed and they rather we focus on the DSP.
CoL asked to see the servicing database which Steer use for their servicing trip calculations. Steer noted that some of this information is commercially sensitive however will review and share info where possible.

Waste Management

The waste officer stated that the waste from the North Building can be held locally but must be transferred internally and collected at the same point as the waste from the South Building. BGY to review the internal transfer route between North and South, and look for a place to hold waste locally near the South Building.
CoL stated that the waste requirements for each land use are as follows:
B1 = 1 x 1,100L Eurobin for every 10,000 sq.ft NIA floorspace
A1 = 1 x 1,100L Eurobin for every 5,000 sq.ft GIA floorspace
A3/A4 = 1 x 1,100L Eurobin for every 2,500 sq.ft NIA floorspace
The above assumes a daily commercial waste collection.
The waste storage ratio of recyclables to residual waste is 2:1, so two thirds of the storage should be marked for recyclables. Food waste allocation to be provided at 10% of total provisions.
CoL asked that the refuse storage rooms meet BS:5906 specifications for waste management.
The bin pick-up location in the loading bay does not require to be enclosed;
All occupants of the development will be required to have access to the bin store.

HIGHWAYS MEETING NOTES

Statutory / Legal Obligations

5.08 BREEAM

MTT were appointed as BREEAM consultant for Stage 3 and have progressed the BREEAM requirements in collaboration with all of the relevant consultants during the workstage.

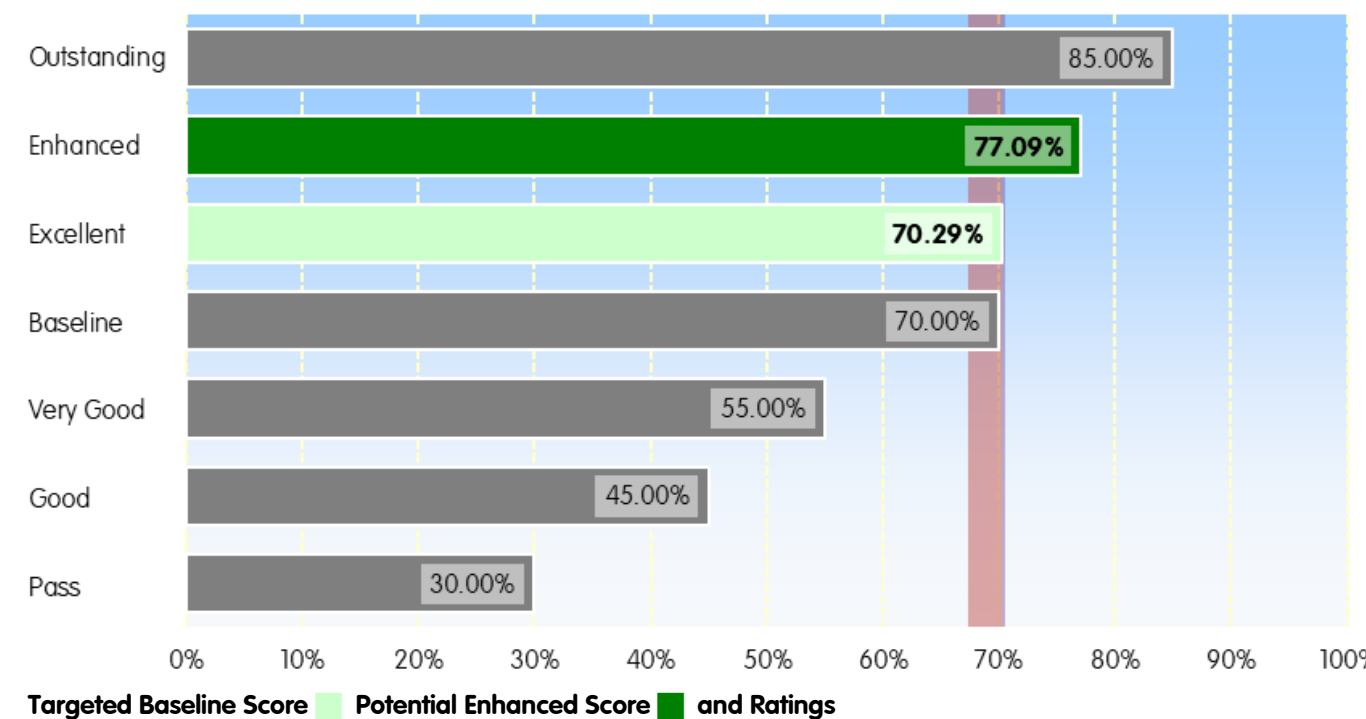
The North Building is a refurbishment and will therefore be assessed under BREEAM Refurbishment and Fit-Out (RFO) 2014.

The south building has an extension and for BREEAM, as the development is a mix of new-build and refurbishment of existing spaces, the design team have decided to undertake a Bespoke assessment, which is a combination of RFO 2014 and New Construction (NC) 2014.

Following the BREEAM workshops held, MTT have established an 'Excellent' rating is achievable. The 'baseline' assessment just meets the 70% threshold required.

However by targeting all of the enhanced credits, which are likely to incur some cost, complexity or design implications, the rating will improve to 'Excellent' with an overall score of 77.09%. At stage 4 final decisions will be made on which enhance credits to target.

In addition to the enhanced credits, time critical actions and additional appointments, there are mandatory credits that must be achieved for an Excellent rating. CBRE have made a number of relevant appointments, and further appointments, such as of an ecologist, will be required at stage 4.



CURRENT BREEAM TRACKER ASSESSMENT

5.09 CDM Risk Register

During the Stage 3 Design process, CBRE were appointed Principal Designer and have been reviewing, monitoring and where required, co-ordinating the CDM aspects of design development to ensure that the Designers are complying with their obligations within CDM Regulations.

Specifically this refers to the application of the general Principles of Prevention to eliminate, and where this is not reasonably practicable to mitigate, to the lowest achievable level residual risk to those:

- (a) Carrying out or liable to be affected by construction work;
- (b) Maintaining or cleaning a structure; or
- (c) Using a structure designed as a workplace.

This has generally been based on attendance at Design Team meetings, CDM Reviews and additional input as requested by the Designers to address specific design related issues.

The primary focus of the Principal Designer at this stage has been in relation to the constructibility and maintenance of the current designs, taking into account the brief requirements, site constraints and technical considerations.

This has involved the identification, management and mitigation of design related build-ability, or maintainability challenges, as a collective process, with all of the project team working together in a coordinated manner.

CBRE have produced a combined risk register, based on designer's risk registers provided by members of the design team, including BGY.

Statutory / Legal Obligations

5.10 Other Considerations

WELL

The design team have considered targeting WELL and certification. CBRE to confirm if further certification is required. To date no work has been done to progress WELL certification.

WIRED SCORE

Platinum is targeted.

This is currently being progressed, and would have an impact upon the services design at Stage 4.

Wired Score require a fee to assess the design for compliance and to provide certification, MTT have provided a quotation for this for CBRE action.

BUCKLEY GRAY YEOMAN

Stage 3 Report

6.00 Design Criteria

Design Criteria

Design Criteria

6.01 Project Brief

The site is currently split into two buildings linked at lower ground level. The North Building fronts onto Fleet Street with the larger South Building behind fronting an open courtyard that is set back from Fleet Street.

The client is seeking to undertake a comprehensive refurbishment of the buildings that will reprovide an office led scheme with some proposed retail use (A1) for the ground and first floors of the North building and Amenity/ Gym uses to the lower ground floor level of both the North and South buildings.

The existing buildings are ready for refurbishment and no longer meet the current standards for office use. The proposals will deliver a modernised office building that provides high quality office space to meet today's standards. The design of the scheme will be sympathetic to the wider surrounding context and the Conservation Areas.

The key elements to the proposed scheme are summarised as follows:

- Comprehensive refurbishment of the two buildings, creating two distinct buildings aimed at different sectors.
- Addition of two storeys to the larger South building.
- Remodel the central Fleet Street facade and the entrance colonnade to create a vibrant and distinctive offering to Fleet Street.
- Create an improved front door to both building.
- Rationalised retail units at ground floor to improve active frontages and visibility along Fleet Street.
- Target internal spacial reconfiguration to improve the workspace efficiency of both buildings.
- Retention of the Listed Tipperary pub and Medieval Crypt.



AERIAL OF 65 FLEET STREET SITE

Design Criteria

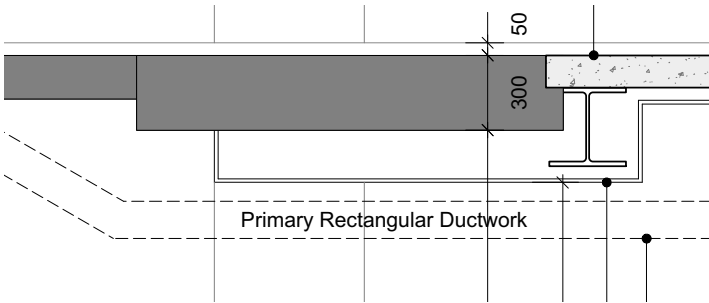
6.02 Internal Heights

A key design objective is to provide as generous internal floor to ceiling heights within the office floors as possible.

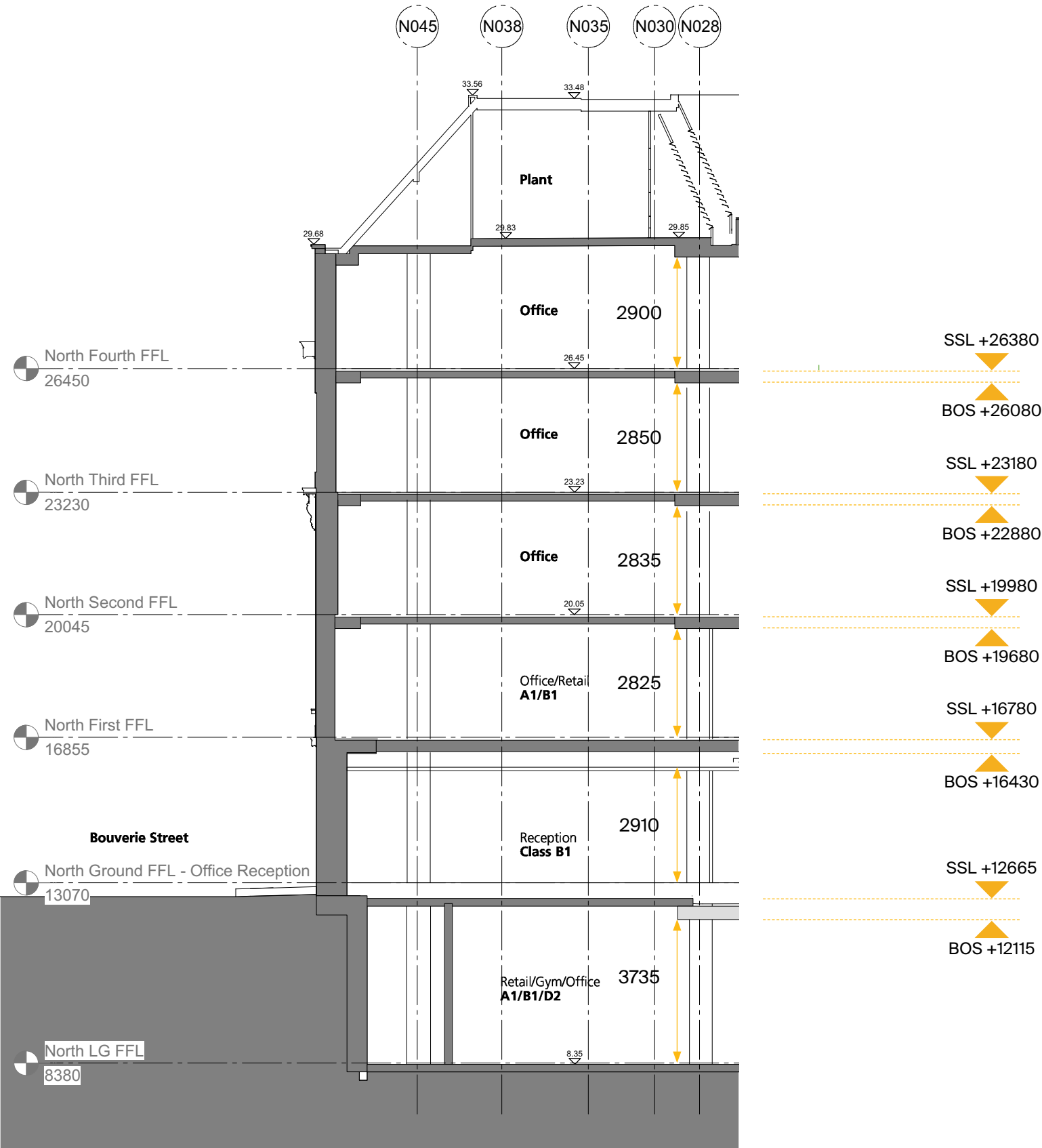
North Building

The existing floor to ceiling heights are to be improved by removing the existing plasterboard ceiling and exposing and refinishing the existing concrete soffits.

Exposed services are to be in RAL coloured metal, the design of which to be developed with MTT at stage 4.



TYPICAL FLOOR ZONE DETAIL



PARTIAL NORTH BUILDING SECTION
(SSL / BOS SUBJECT TO POST STRIP OUT SURVEY)

Design Criteria

South Building New Floors

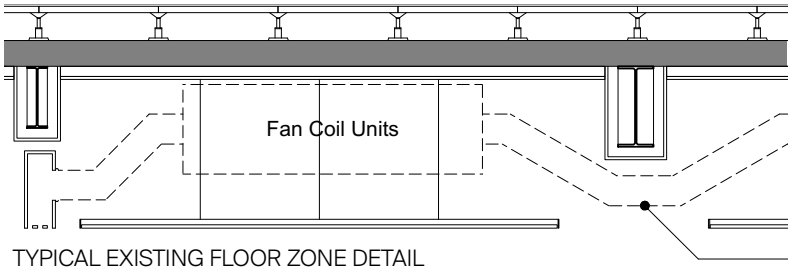
The height of the new floors of the South Building are limited by the verified views from Temple Gardens. Therefore to maximise the ceiling heights, the proposals leave the soffit and new structure exposed.

Acoustic baffles are only used sparingly to conceal fan coil units and should be mounted as high as possible.

South Building Existing Floors

The existing floors of the South Building are limited by the existing slab levels.

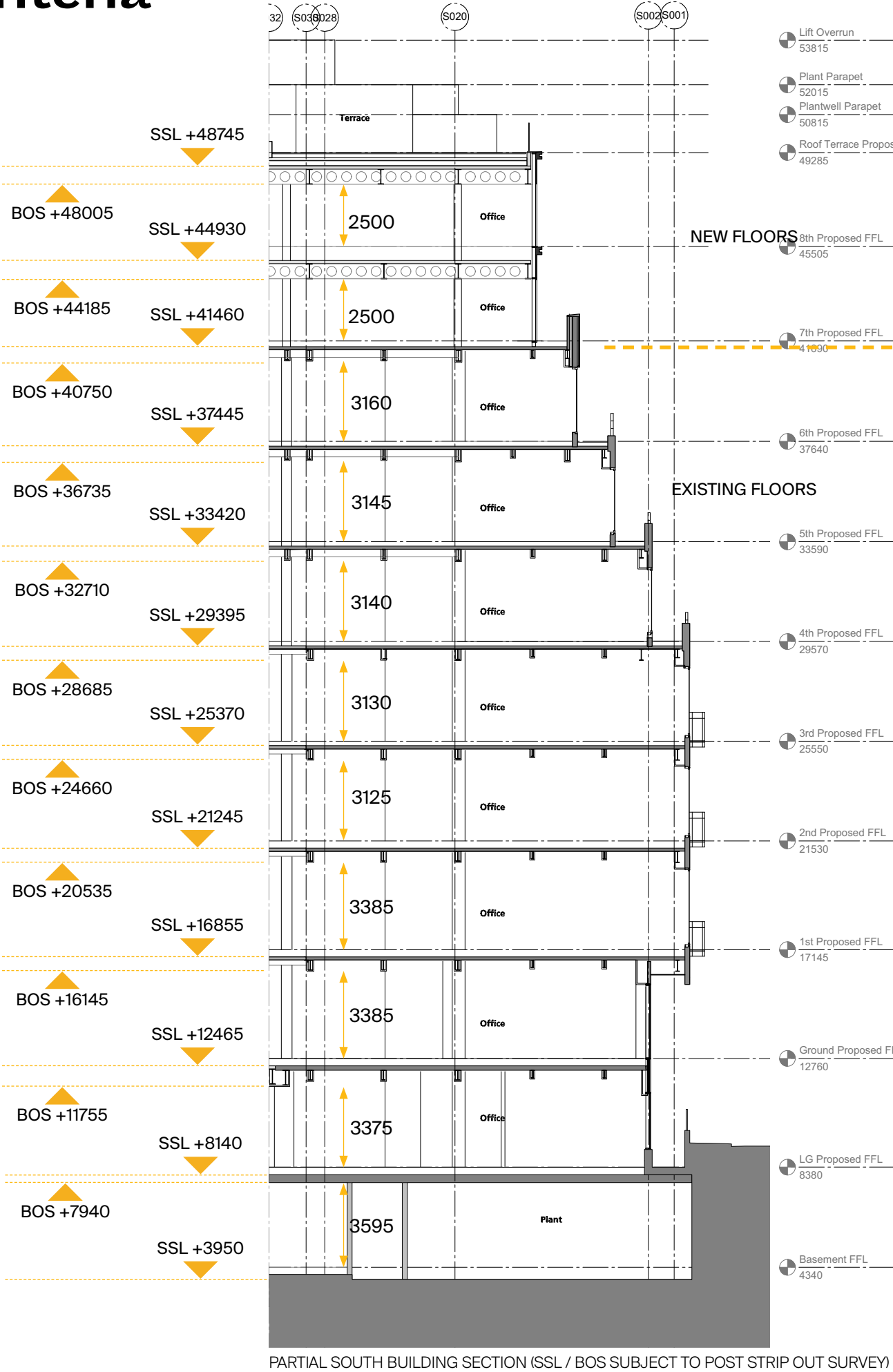
The proposal is to remove the existing plasterboard ceiling, treat the underside of the existing soffits and use acoustic rafts and baffles as a ceiling treatment in an attempt to increase the feeling of height. Floor to floor heights vary, but the intention is to provide a FCL of 2900mm.



Basement Level

Maximum height is to be retained within the basement level plant spaces where no raised access floor or plasterboard ceilings are provided.

End of journey and core spaces propose to install a raised access floor to align with the existing FFL (+4340) to ensure the existing cores still work.



Design Criteria

6.03 Structural Grid

South Building

The existing superstructure comprises of a 130mm concrete slab on steel decking spanning between steel framing with a floor-to-floor height of approximately 4100mm.

Beginning at fourth floor level, the perimeter of the building sets back approximately 1500mm supported by transfer beams.

Stability is provided by vertical steel bracing for the full height of the building within the three existing cores.

The lower ground floor slab is mainly constructed of a solid flat reinforced concrete slab. Steel columns extend to basement level. The building foundation consists of a 1100mm thick reinforced concrete raft. At basement level there are 500mm thick retaining walls around the perimeter that are offset from the lower ground floor slab to create lightwells adjacent to the main facade of the building.

North Building

The existing superstructure comprises a reinforced concrete frame with a floor-to-floor height of approximately 3200mm. Reinforced concrete columns support wide shallow beams with thinner one way slab spanning between. A main central beam deeper than the typical beam spans between the existing cores.

The existing cores provide stability with reinforced concrete walls forming the main lift / stair shafts.

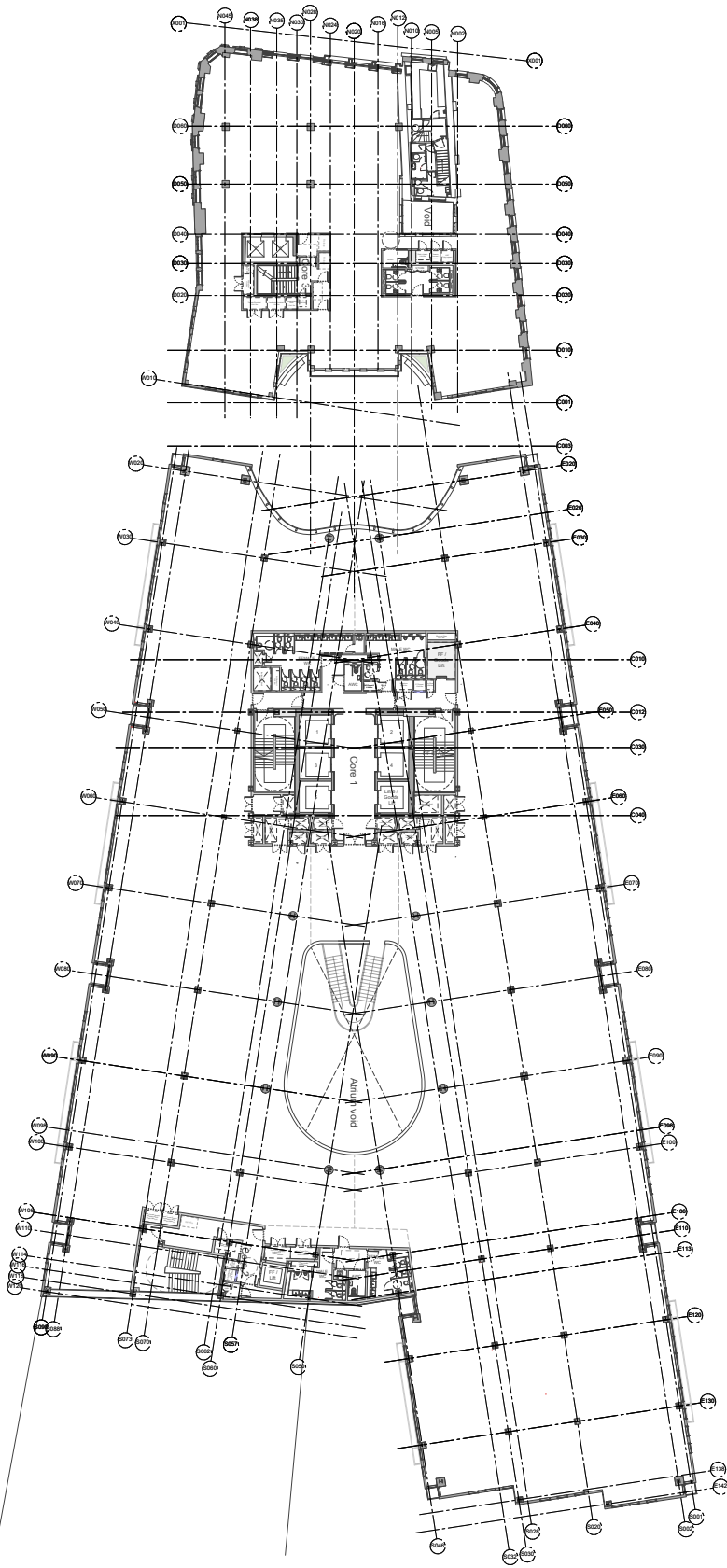
Grid

Due to the two distinct buildings and the wedge shaped site the existing grid from the archive information has been split into different sections.

A set of 'N' and 'D' grid lines are perpendicular and relate predominately to the North Building.

The South Building has 'W', 'E' and 'S' grid lines which are perpendicular to the angle of the facades.

There is also a set of 'C' gridlines which relates to the main core of the South Building.



GRID TO A TYPICAL FLOOR

Design Criteria

6.04 Acoustics

During Stage 3 Hann Tucker have been appointed as acoustic consultants. For detailed information on the acoustic considerations during Stage 3 refer to Hann Tucker's Stage 3 report.

Hann Tucker have been consulted during the Stage 3 design process to ensure suitable acoustic control is provided within the office spaces. Hann Tucker's finding suggest that acoustic treatment is required to the North Building which is currently proposed as exposed soffit and services.

Due to the proposed levels of acoustic reverberation, additional analysis and mitigation need to be developed during Stage 4. This may result in the requirement for acoustic treatment to the soffit of the North building, or a tenant requirement included within the base build documentation.

Acoustic rafts and baffles are proposed to the South Building ceiling, the design, placement and extent of these to be further developed at stage 4 with Hann Tucker.

MTT have been working in coordination with Hann Tucker to review the Building Services Noise Control requirements.

A full plant selection and acoustic review will be undertaken during Stage 4, in accordance with the acoustic environmental survey and local planning conditions.

Consideration will need to be given in particular to the external plant enclosure housing the condensers and air handling units.

Design Criteria

6.05 Occupancy and WCs

For information on the layout, design and materiality to the WCs please refer to section 7 of this report.

The design team have been working to a general occupancy of 8 sqm per person for workspace, refuse and recycling, transport and services strategies. However for the WC provision the design team has targeted an occupancy of 1:8 with a 80% utilisation.

General Occupancy:	8 sqm per person
WC Provision:	8 sqm per person (80% utilisation)
Refuse & recycling:	8 sqm per person
Transport Strategy:	8 sqm per person
Services Strategy:	8 sqm per person
Fire Strategy:	6 sqm per person

South Building WC Occupancy

The Net Internal Area on a typical South Building floor (2/3F) plate is 2634 sqm. With an occupancy of 1:8 this translates to 329 people per floor. A 20% absenteeism would mean the total occupancy per floor reduces to 263 people.

Based on a 60%-60% male / female split there would be 158 males and 158 females on which to base the toilet calculations.

In accordance with BCO guidance this level of occupancy requires:

11 Female WCs
6 Male WCs & 6 Urinals
Unisex AWCs are provided within each core and contribute to the number of Female WC provision.

*Note this breakdown only applies to 2F / 3F. The same approach has been applied to each floor.

North Building WC Occupancy

Due to the existing constraints to the North Building Superloos have been proposed to minimise area lost in providing gendered WCs.

The Net Internal Area on a typical North Building floor (2/3F) plate is 556 sqm. With an occupancy of 1:8 this translates to 70 people per floor. A 20% absenteeism would mean the total occupancy per floor reduces to 56 people.

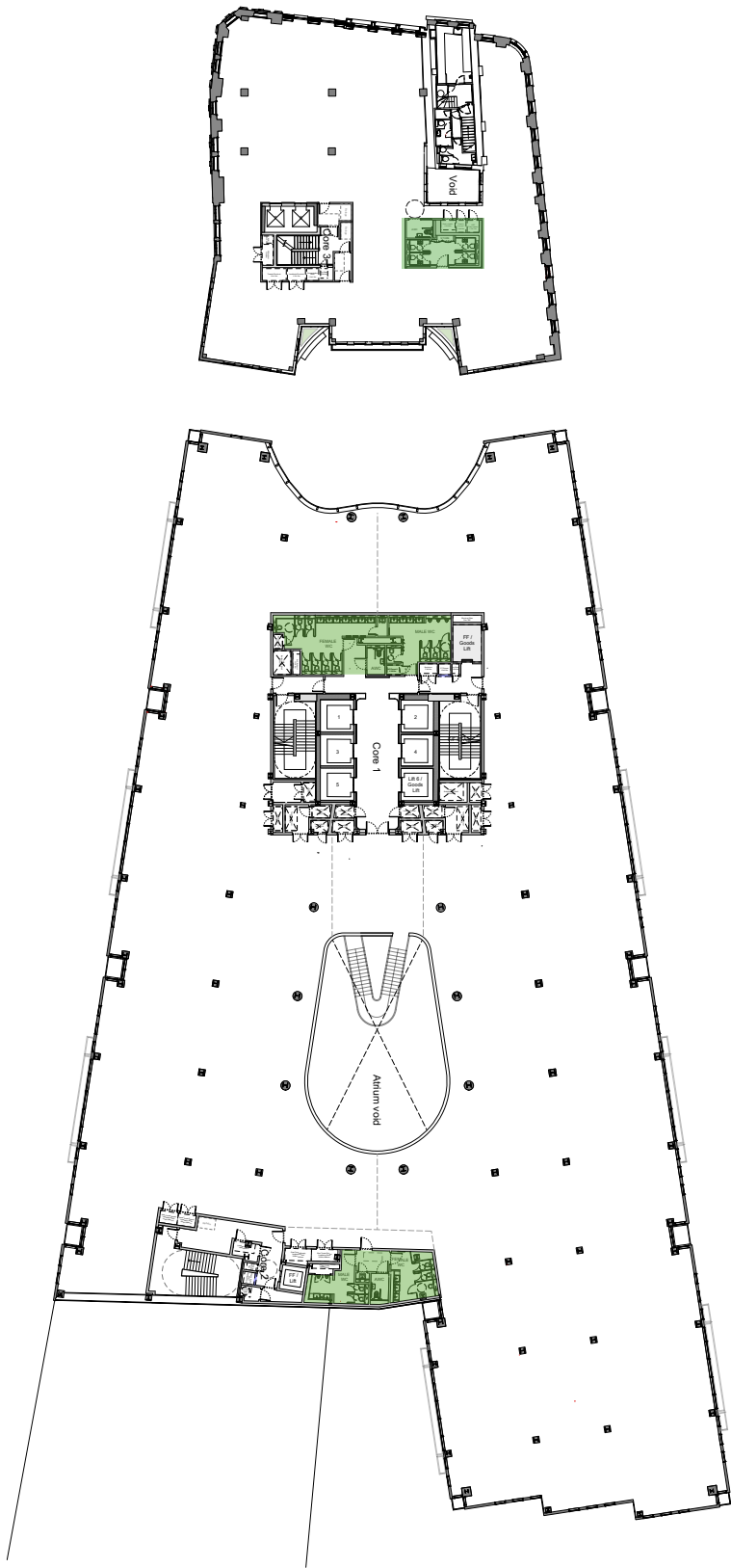
In accordance with BCO guidance unisex WC provisions should be based on a 100% occupancy. This translates to:

5 Unisex WCs

BCO also suggests that where unisex WCs are provided with the handwashing facilities within the cubicles an additional 25% occupancy should be allowed for.

Currently the proposals do not allow for the additional 25%, however if this requirement is necessary then this could be incorporated.

This is to be reviewed early in Stage 04, refer to the 'next steps' section for further information.



TYPICAL FLOOR PLAN (WC PROVISIONS HIGHLIGHTED IN GREEN)

Design Criteria

6.06 Access and Egress

Finished floor levels are largely dictated by the existing structure and the street paving levels around the building. The intention is to retained the existing stairs within the building there the existing FFLs are maintained to avoid amending the stairs.

North Building Office Entrance

The main entrance to the North Building reception is provided by a level threshold matching the Fleet Street Paving level.

A secondary entrance of the NW corner of the building requires a small internal step to navigate the difference between existing pavement level and proposed FFL.

Two internal steps are required to navigate down to the FFL of the existing staircore landing, which also provides level secondary access from the colonnade.

East Retail Unit

Level access to the retail unit is provided from the corner of Fleet Street and Whitefriars Street. Additional level access / escape is provided via the colonnade and a small external ramp is required to provide access from the courtyard.

West Retail Unit

Level access to the retail unit is provided from the existing entrance upon Bouverie Street. Secondary access is also provided from the courtyard, which requires a small external ramp to navigate the existing FFL.

South Building Office Entrance

The main entrance to the South Building reception is provided by a level threshold matching the courtyard. Secondary access / escape from the flexible spaces either side of the reception is provide from the courtyard.

Gym Unit & New Bouverie Street Escape

Level access to the gym retail unit and for the new escape stair is provided from Bouverie Street.

New lightwell link bridges are to be provided to match the existing pavement levels, with a matching portions of new internal RC slab to ensure a full threshold is provided.

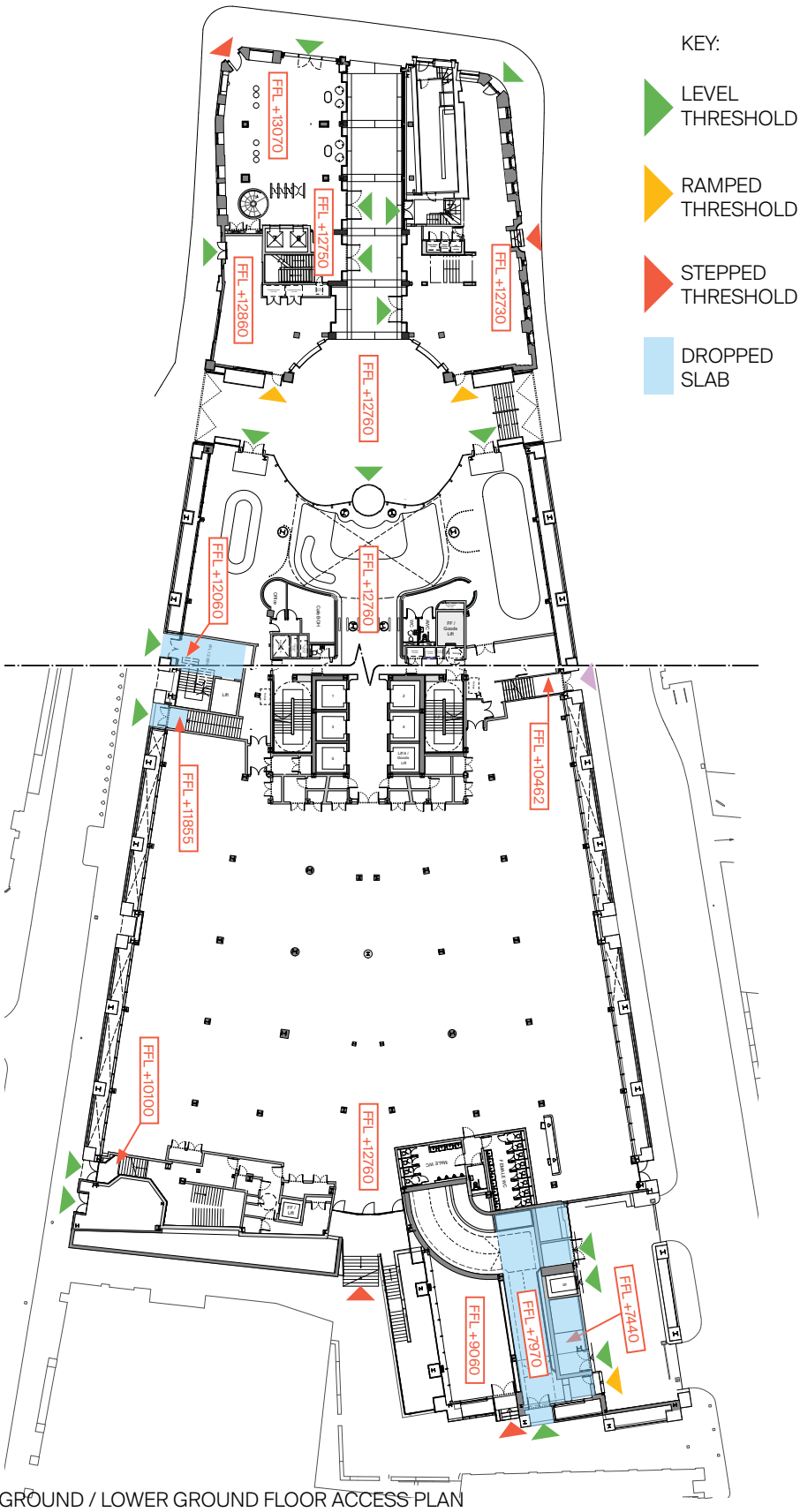
Cycle Entrance and Workshop

Level access to the Active Travel Hub is provided from Ashentree Court. A new lightwell link bridge is provided to match the existing pavement level, with a matching ramps RC slab to ensure a full threshold is provided.

The stepped access to the proposed cycle workshop is to be retained.

Service Yard

Level access is provide to the good entrances using dropped kerbs. New stepped access between the service yard and Active Travel Hub is proposed for security and management use only.



Design Criteria

6.07 Internal Circulation

Core

The North building core (core 3) provides access between lower ground floor and 4th floor for building users of the North Building. Only the stand alone east retail at ground and first floor is not served by this core.

The 2no. passenger lifts are accessed from a level threshold directly from the floor plate. The existing single stair serves from lower ground to the plant space within the roofscape at 5th floor level.

The South Building main core (core 1) is accessed directly from the reception at Ground Floor level. Core 1 provides 6no. passenger lifts as well as a fire fighting shaft with a designated fire fighting lift and stair. An additional flight of stairs is provided as per the existing condition.

The South Building also provide a second 'back of house' core (core 2) which provides lift access between lower ground floor and 8th floor and stair access from lower ground floor to 9th floor.

Level thresholds are provided to the lifts and stairs. The existing stair will be amended to comply as closely as possible to Approved Documents K and M.

Roof Terrace Access

The roof terraces at 8th and 9th floor can be accessed by both the cores 1 and 2 within the South Building.

Lift access is provided from the core 1 only to 9th floor terrace.

Cycle Access

A dedicated access to the basement level has been created for users of the Active Travel Hub with an entrance of Ashentree Court.

Once with the basement cycle store South Building users can directly access the core 1. North Building users can use the transfer stair at basement level which take them to the main core 3.

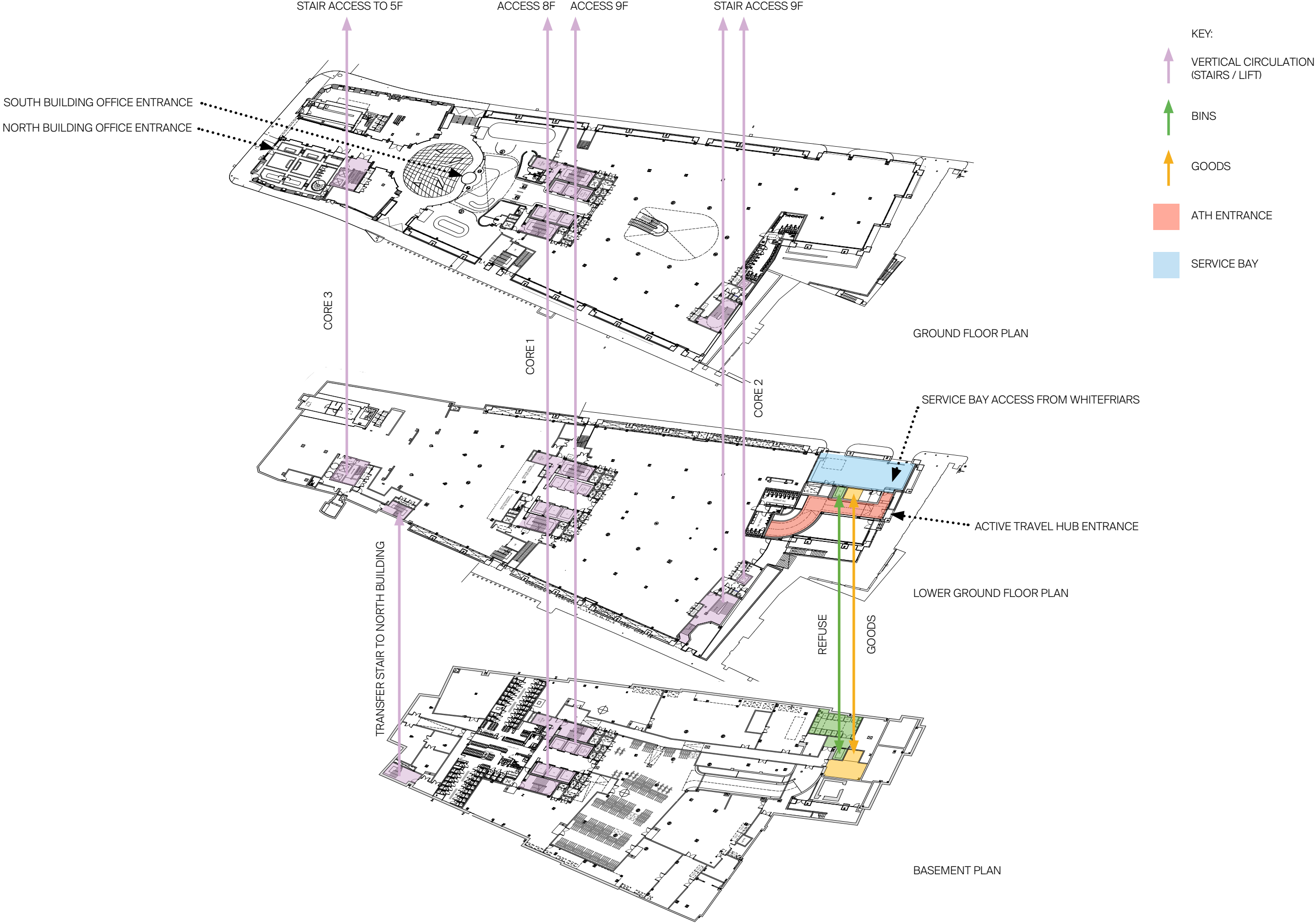
Due to the existing nature of the building, lift access cannot be provided directly from the North Building to the basement level. Those requiring lift access would have to use the core 1 before transferring through the courtyard and colonnade to core 3 within the North building at ground floor level.

Good / Services Access

A dedicated service access is provided via the service bay on Whitefriars Street. Separate refuse and goods lifts are being provided to the basement level.

Good / post stores are provided and a service corridor has been incorporated into the basement to connect the service area to the core 1 goods lifts which can access all floors.

Design Criteria



Design Criteria

6.08 Lifts

Refer to the lift specifications in MTT's Stage 3 Services Report for more information.

Lift 1, 3 & 5 : 3no. 26 person lifts

Levels: B1 - 7F
Controls: Destination control
Car Size: 1900 (w) x 2115 (d) x 2300 (h)

Lift 2, 4 & 6 : 3no. 26 person lifts

Levels: B1 - 8F (Lift 2 & 4 also serve 9F)
Controls: Destination control
Car Size: 1900 (w) x 2115 (d) x 2300 (h)
1no. also a goods lift, 1no. also an evacuation lift

Lift 7 & 8 : 2no. 8 person lifts

Levels: LG - 4F
Controls: Group Control
Car Size: 1100 (w) x 1400 (d) x 2300 (h)

Lift 9: 21 person lift

Levels: B1 - 9F
Controls: Group and Firefight Controls
Car Size: 1400 (w) x 2400 (d) x 2300 (h)

Lift 10: 17 person platform lift

Levels: LG - GF
Controls: Group Control
Car Size: 1200 (w) x 2300 (d) x 2300 (h)

Lift 11: 8 person lift

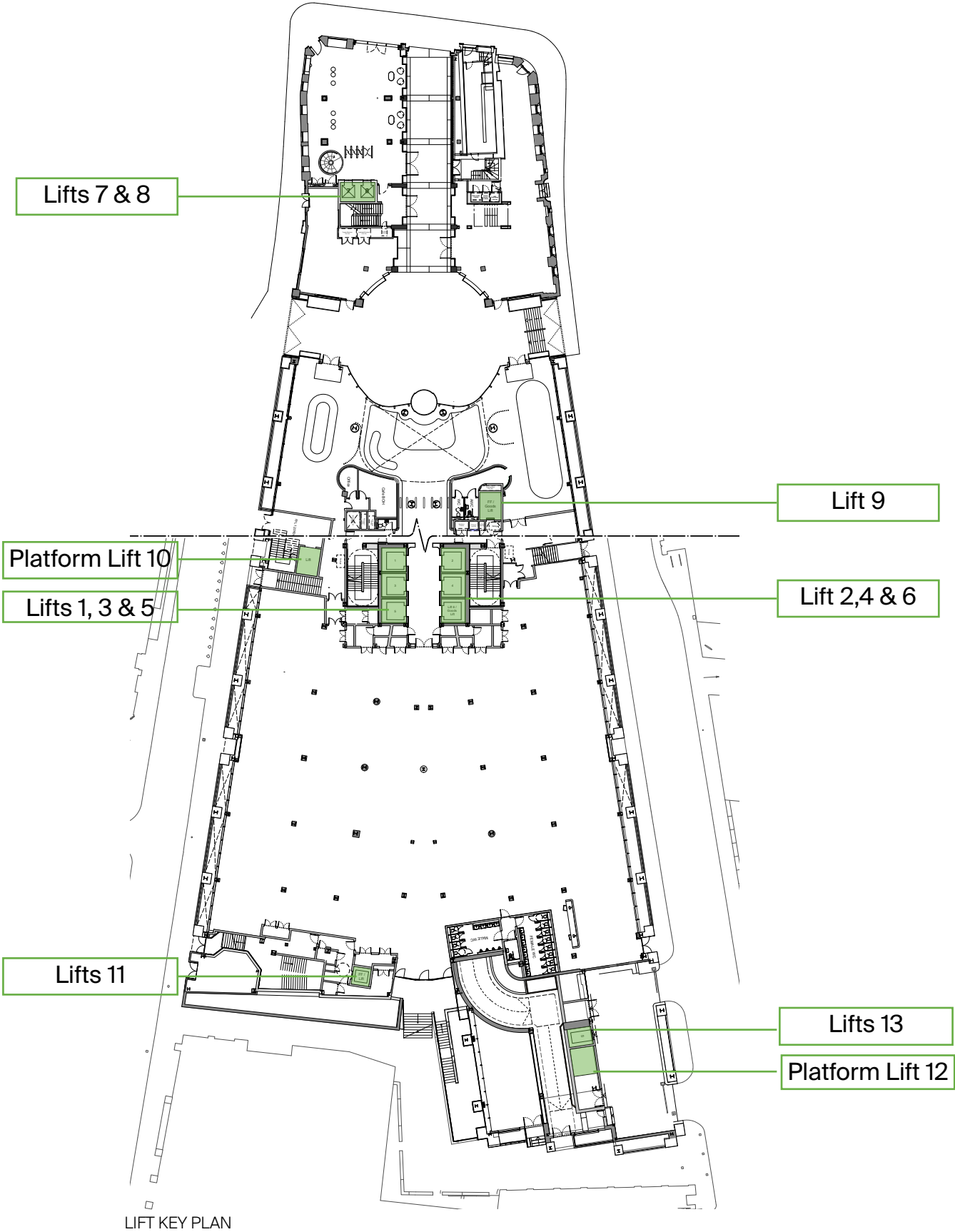
Levels: LG - 8F
Controls: Group Control
Car Size: 1100 (w) x 1400 (d) x 2300 (h)

Lift 12: 21 person platform lift

Levels: B1 - LG
Controls: Group Control
Car Size: 1400 (w) x 2400 (d) x 2100 (h)

Lift 13: 21 person lift

Levels: B1 - LG
Controls: Group Control
Car Size: 1400 (w) x 2400 (d) x 2200 (h)



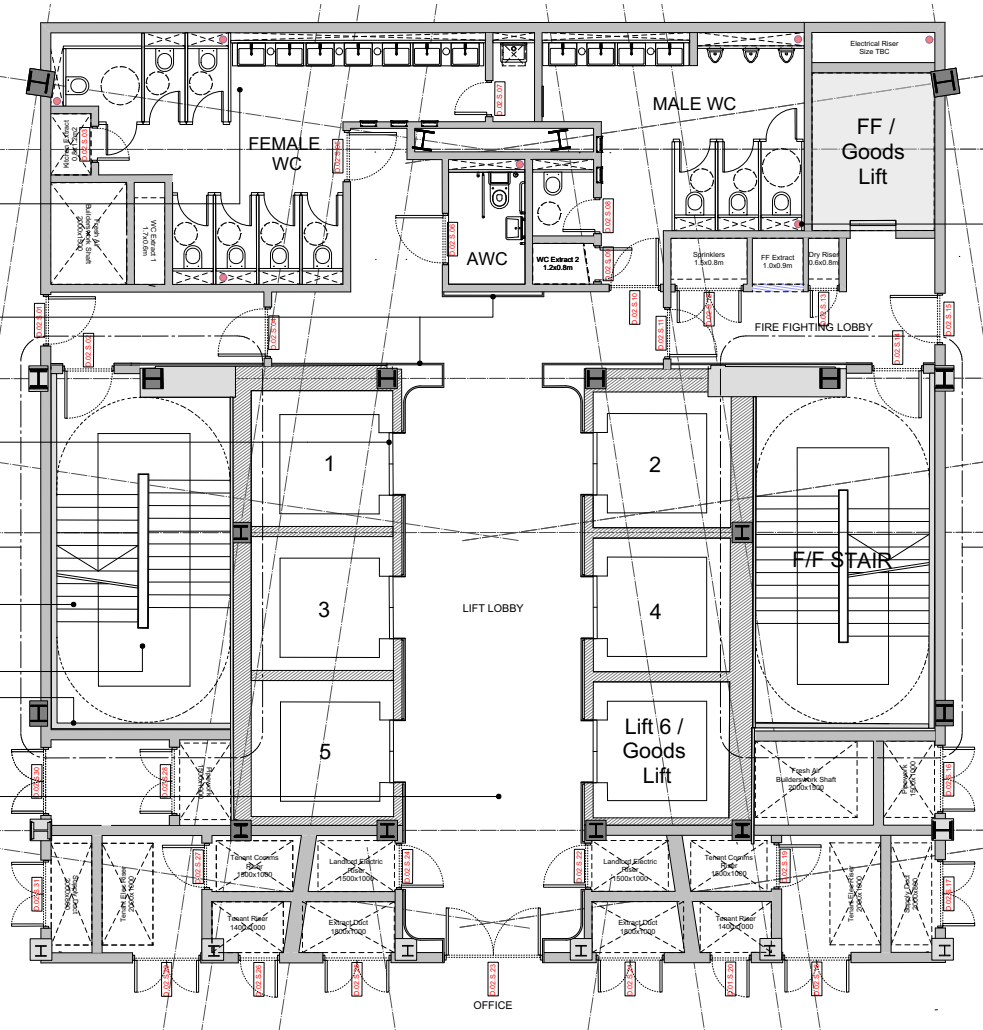
Design Criteria

6.09 Core 1 Stairs

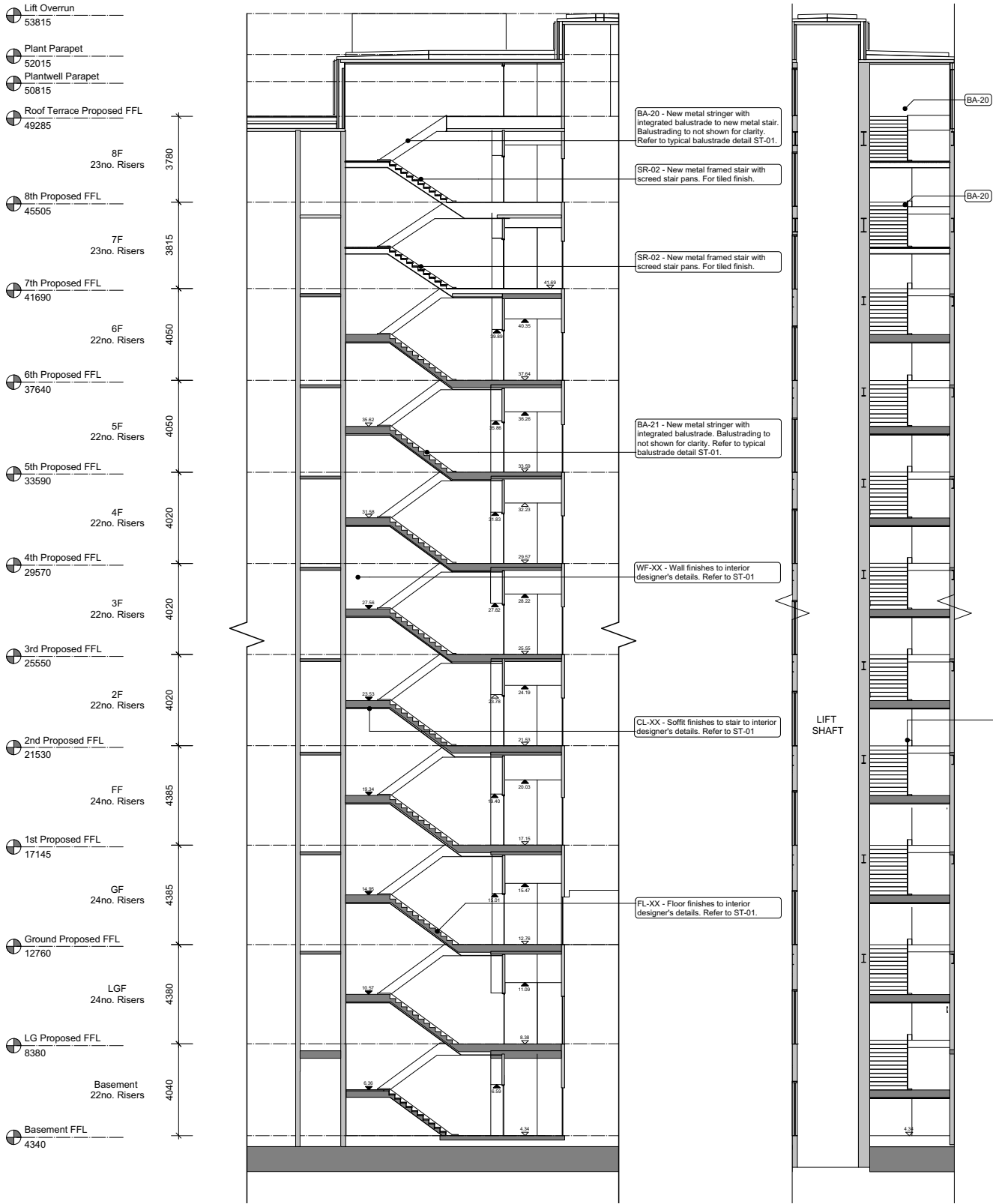
Core 1 contains 2no. existing staircases which are to be retained, refurbished and extended to serve the new floors.

The east staircore serves basement level to 9F. It is to be part of the fire-fighting shaft along with Lift 9, the combined fire-fighting and goods lift. The fire-fighting shaft is also provided with smoke extract and dry riser, along with disabled refuge.

The west stair serves basement level to 7F.



CORE 1 - TYPICAL PLAN



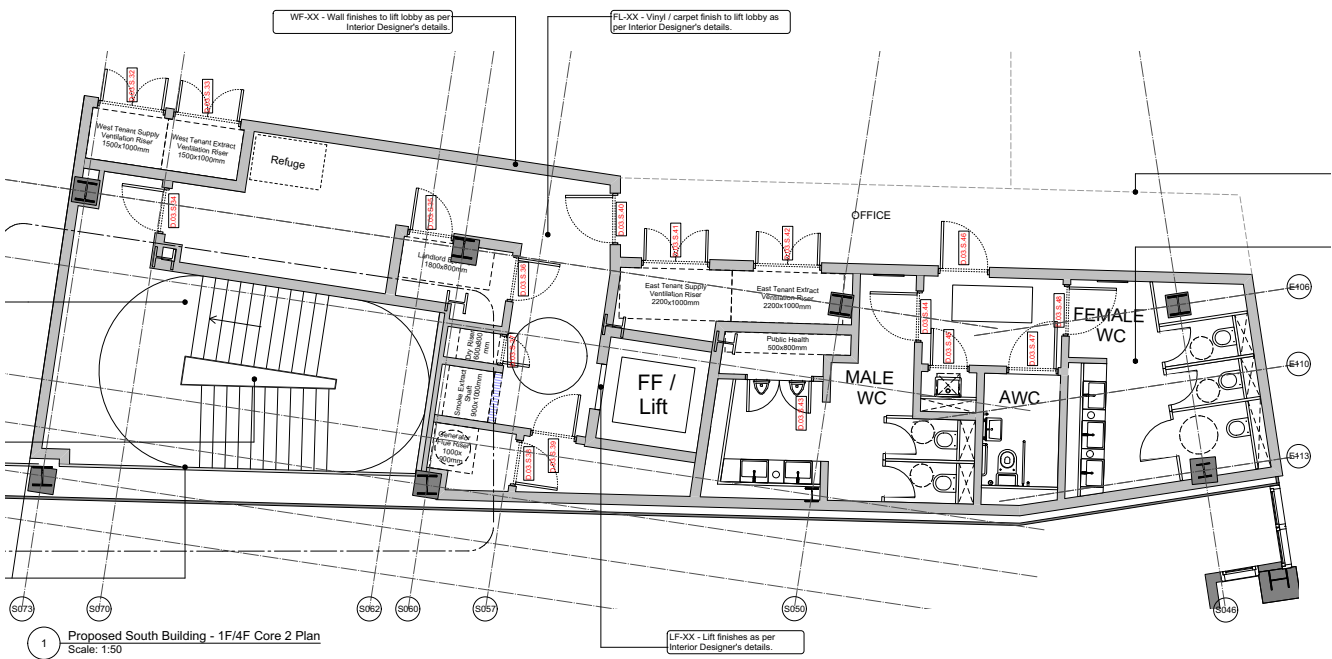
CORE 1 - EAST STAIRCASE SECTIONS

Design Criteria

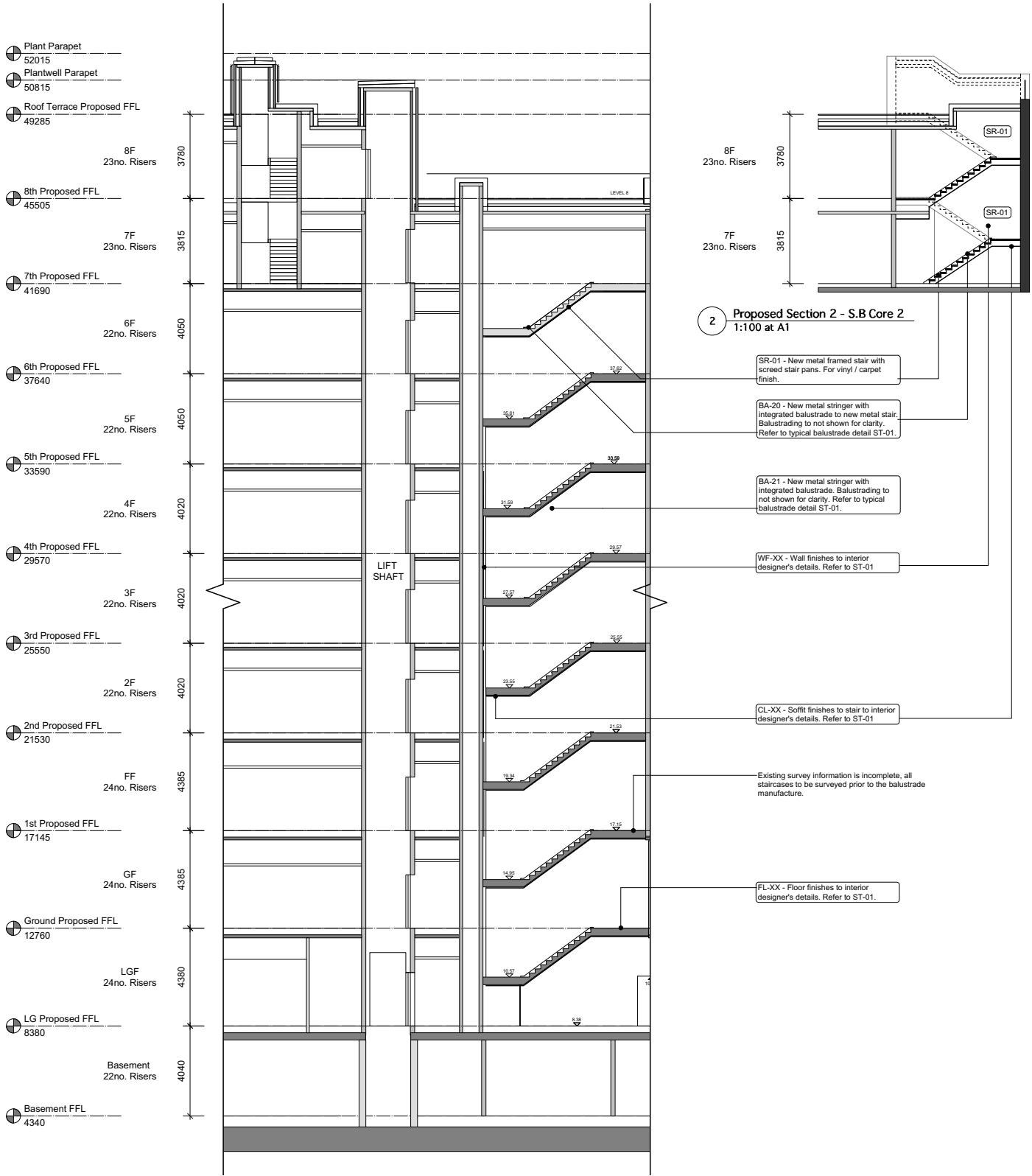
6.10 Core 2 Stairs

Core 2 contains 1no. existing staircases which is to be retained, refurbished and extended to serve the 7th floor. A new metal stair is provided between 7th and 9th floor, with a corridor linking the two stairs at 7th floor level.

Core 2 is a fire-fighting shaft containing fire fighting stairs, a dedicated fire fighting lift no.11, smoke extract and dry riser, along with disabled refuge.



CORE 2 - TYPICAL CORE PLAN



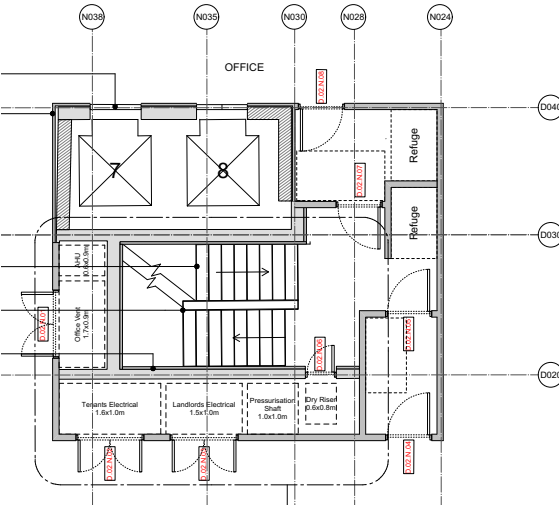
CORE 2 - STAIRCASE SECTIONS

Design Criteria

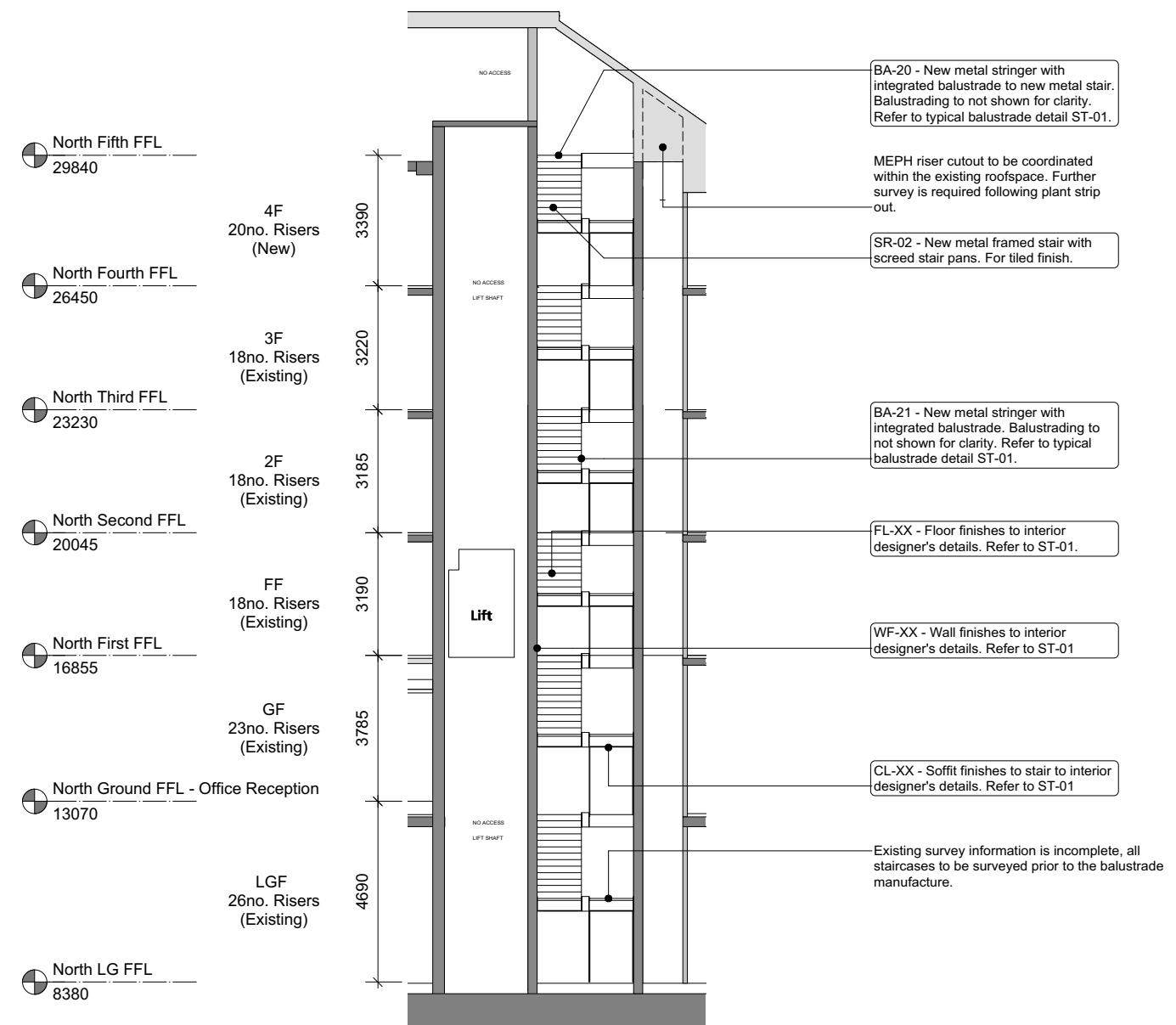
6.11 Core 3 Stairs

Core 3 contains an existing staircases which is to be retained, refurbished and extended to serve the 5th floor plantroom.

The staircore serves lower ground floor level to 5F. It is not a fire-fighting shaft and the lifts are accessed directly from the floor plate. The staircase lobby is provided with a dry riser, pressurisation shaft (1F - 4F) along with a disabled refuge.



CORE 3 - TYPICAL CORE PLAN



CORE 3 - STAIRCASE SECTIONS

Design Criteria

6.12 Tea Points

MTT have allowed the necessary services, for tea points within each core. Connections are available to the soil, vent and cold water risers for extension by tenants.

The tea point location will be refined at Stage 4 in coordination with MTT.

Main Core 1

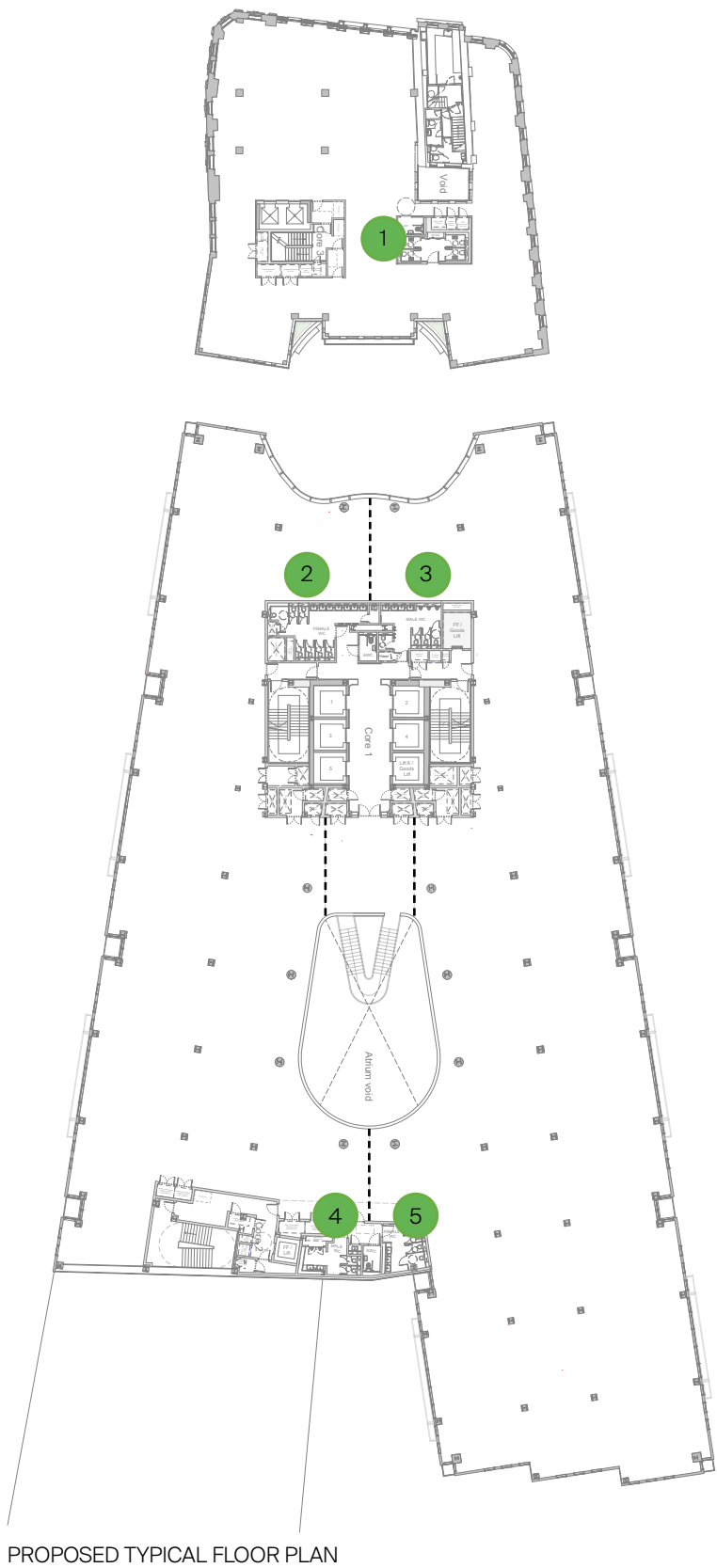
There are two possible tea point locations associated with the main core. The two locations allow one tea point per tenant if the office has a split tenancy.

Southern Core 2

There are two possible tea point locations associated with the southern core. The two locations allow one tea point per tenant if the office has a split tenancy.

North Core 3

One possible tea point location has been proposed beside the western core WC's as this floor plate will only be let for single tenancy.



Design Criteria

6.13 Waterproofing

North Building

The existing plant space at 5th floor of the North Building was originally partially external. The proposed works to open up the plant space into one combined larger plant space will require the existing slab to be re-waterproofed and for a greater extent of the 5th floor concrete slab to be waterproofed.

South Building Terraces

An allowance has been made to replace the waterproofing to the existing terraces at 4th, 5th, 6th and 7th floors of the South Building subject to a peel test of the existing.

New waterproofing roof finishes are proposed to the new 8th and 9th floor as specified upon BGY’s Stage 3 1046-RF drawing series.

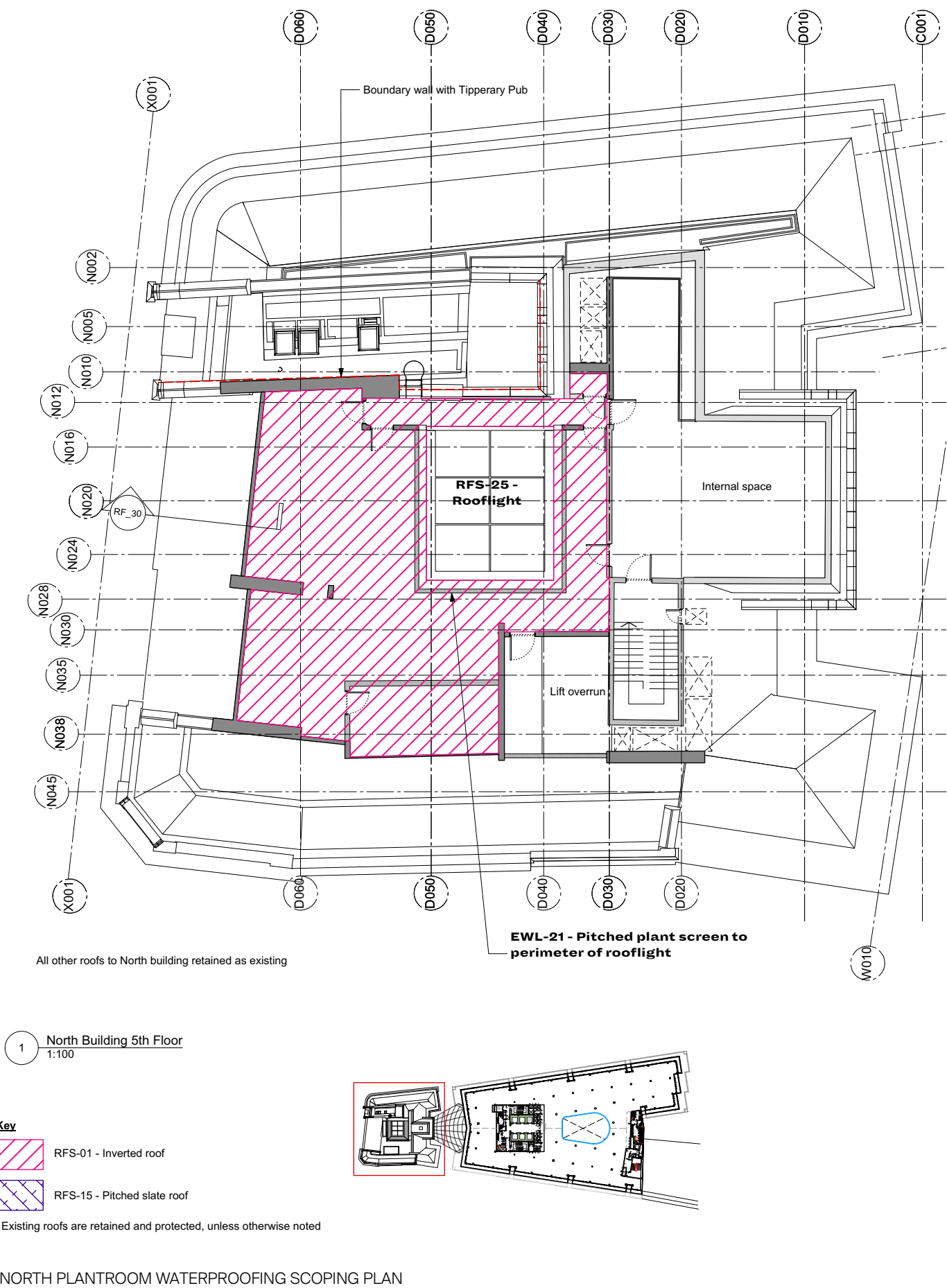
South Building Basement

The existing basement foundation is to be retained in its existing condition as much as possible.

Any alterations to the slab have been minimised as much as possible, but as per the Structural Engineer’s specifications any amendments to be slab should be replaced with concrete with waterproofing additive.

Following the strip out works, a survey should be carried out to review the condition of the existing waterproofing and a decision made with the design team on replacing the waterproofing to ensure the system can be guaranteed.

Waterproofing works will also be require to new opening in the lightwells and basement walls around new service penetrations.



Design Criteria

6.14 Site Management

Initial management proposals subject to further design development at Stage 4 with input from a Facilities Management team and an access consultant / specialist subcontractor.

Office

The North and South Buildings both have office receptions at ground floor. The design team have assumed a 24 hour concierge will be in place, to be confirmed during stage 4 by the project manager. The main entrance doors will be in constant use during working hours and are therefore assumed to be unlocked.

As a consequence the first security line will be the reception staff. A second secure line of speedgates is proposed between the main entrance and the lift/stair lobby. These speedgates may not be provided for the North building, if this is the case the entrance doors will become a locked security line, accessed via Electronic Access Systems (EAS) and call button.

Once speed gates are passed, EAS will be required for access to the Ground Floor office unit. Lift call buttons will be controlled by EAS as well as the actual lift cars. In order to control the access to the different zones depending on the final tenant configuration.

On office floors, the doors from the lift lobbies into the office units will be again controlled with EAS.

Active Travel Hub

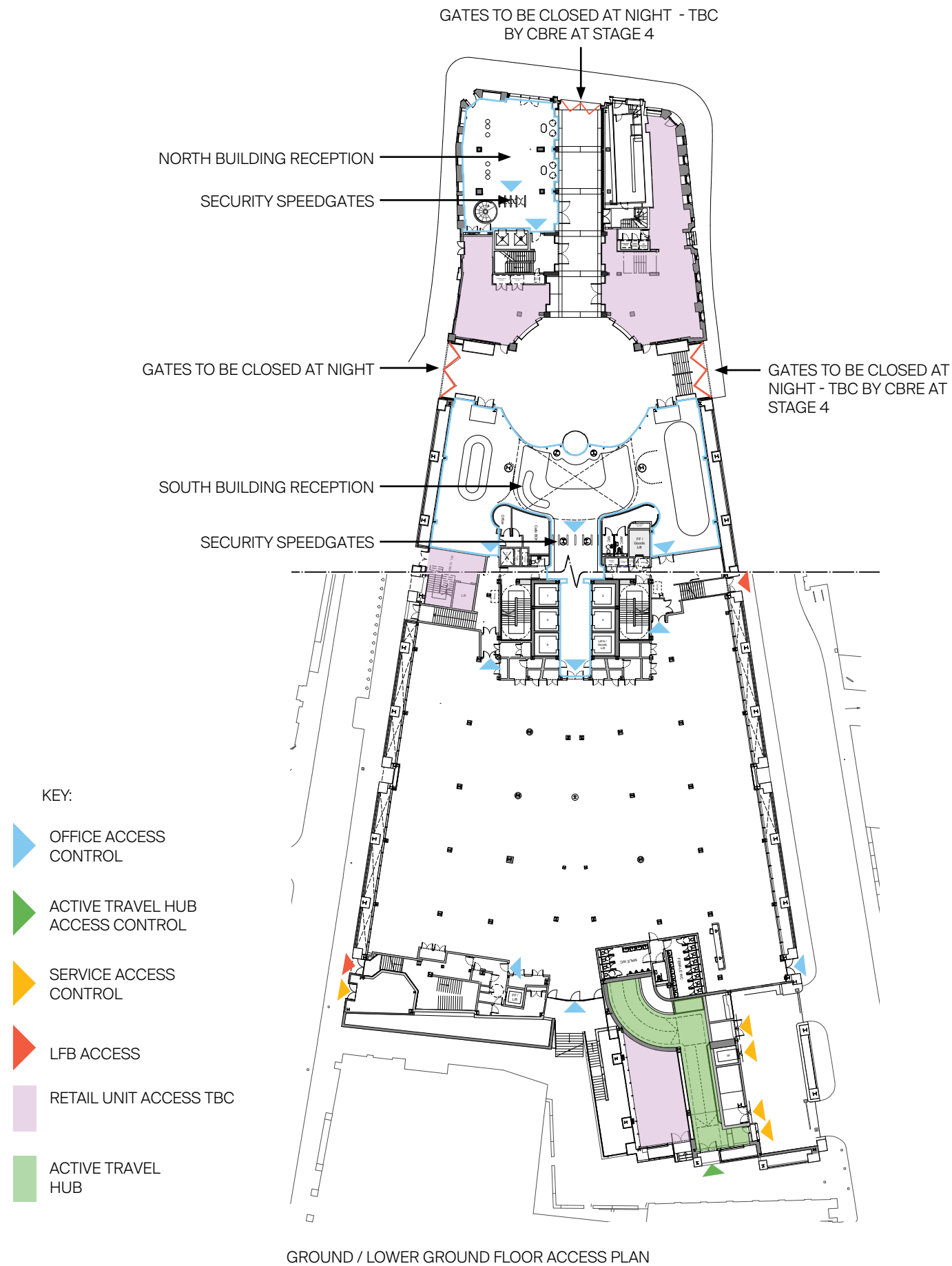
The entrance to the Active Travel Hub upon Ashentree Court is secured by EAS. A call button is also provided for visitors which is managed by the manned security desk which oversees the Active Travel Hub and the Service Bay. At basement level, access to changing room facilities will be also controlled through EAS.

Service Access control

All back of house / service / plant areas are controlled by EAS.

Retail / Gym Access

Access control to all retail units including the cycle workshop and gym are to be confirmed individually at stage 4, with agent input.



Design Criteria

Goods Delivery

Any goods deliveries are accepted within the Service Bay at lower ground floor on Whitefriars Street. A new dedicated goods platform lift is proposed to provide access directly into the basement.

Once in the basement a dedicated service corridor has been provided, connecting to CORE 1 and the 2no. goods lifts required under BCO guidance. This provides access to all of the floors within the South Building.

A goods store / post room is provided along the service corridor.

Goods access for the North Building is via the service corridor and the transfer stair to the north-west of the basement which connects to core 3 at lower ground floor level.

Refuse and Recycling

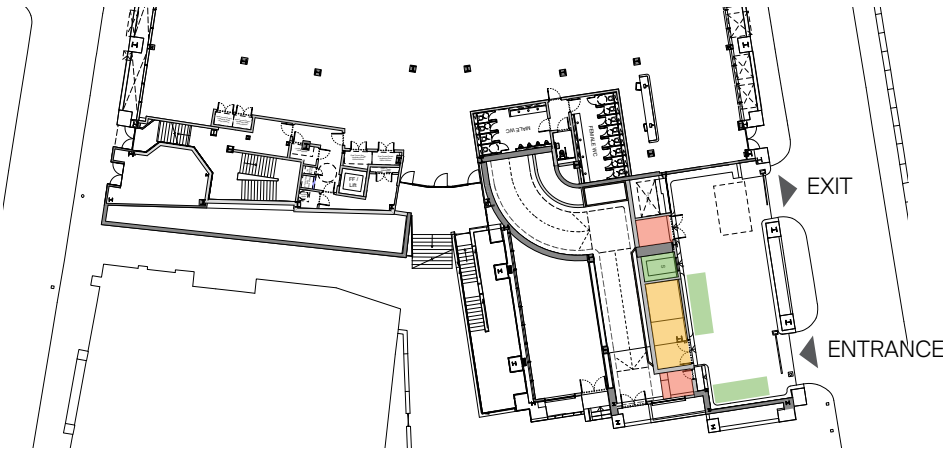
A dedicated lift is provided between basement and lower ground floor specifically for the transfer of refuse and recycling from the basement store to the temporary storage area within the service bay.

Steer were appointed at Stage 2 to produced a Delivery and Servicing Plan. One amendment has been implemented during Stage 3, which proposes the removal of the internal temporary bin store at LGF level. Waste is now to be temporarily stored in designated locations with the loading bay. Steer were consulted and approved this change.

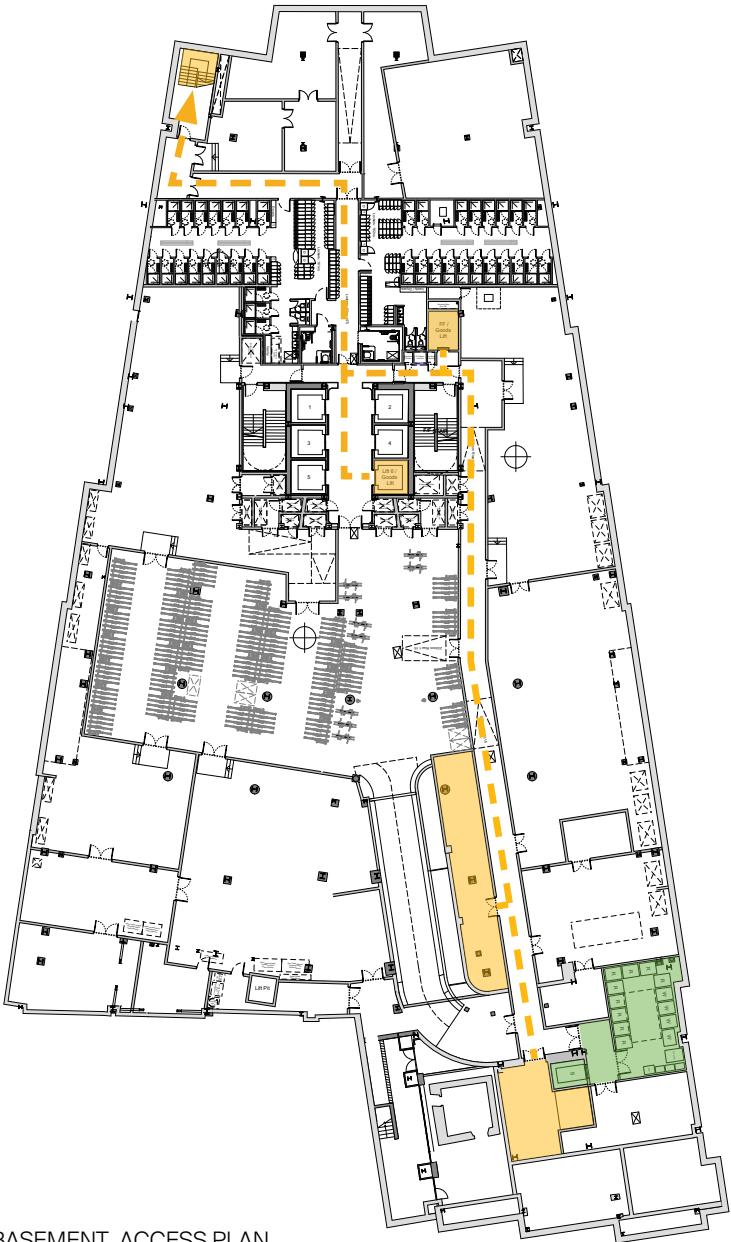
Security and CCTV

There are two proposed areas for building management, one within the Active Travel Hub, which has access via the service bay and an additional security room facing onto the loading bay.

Additional space has been allocated for a security / CCTV room at lower ground floor beside the Whitefriars Street escape. These facilities are due to be further developed at Stage 4 in coordination with an Facilities Management team.



PARTIAL LOWER GROUND FLOOR PLAN



BASEMENT ACCESS PLAN

Design Criteria

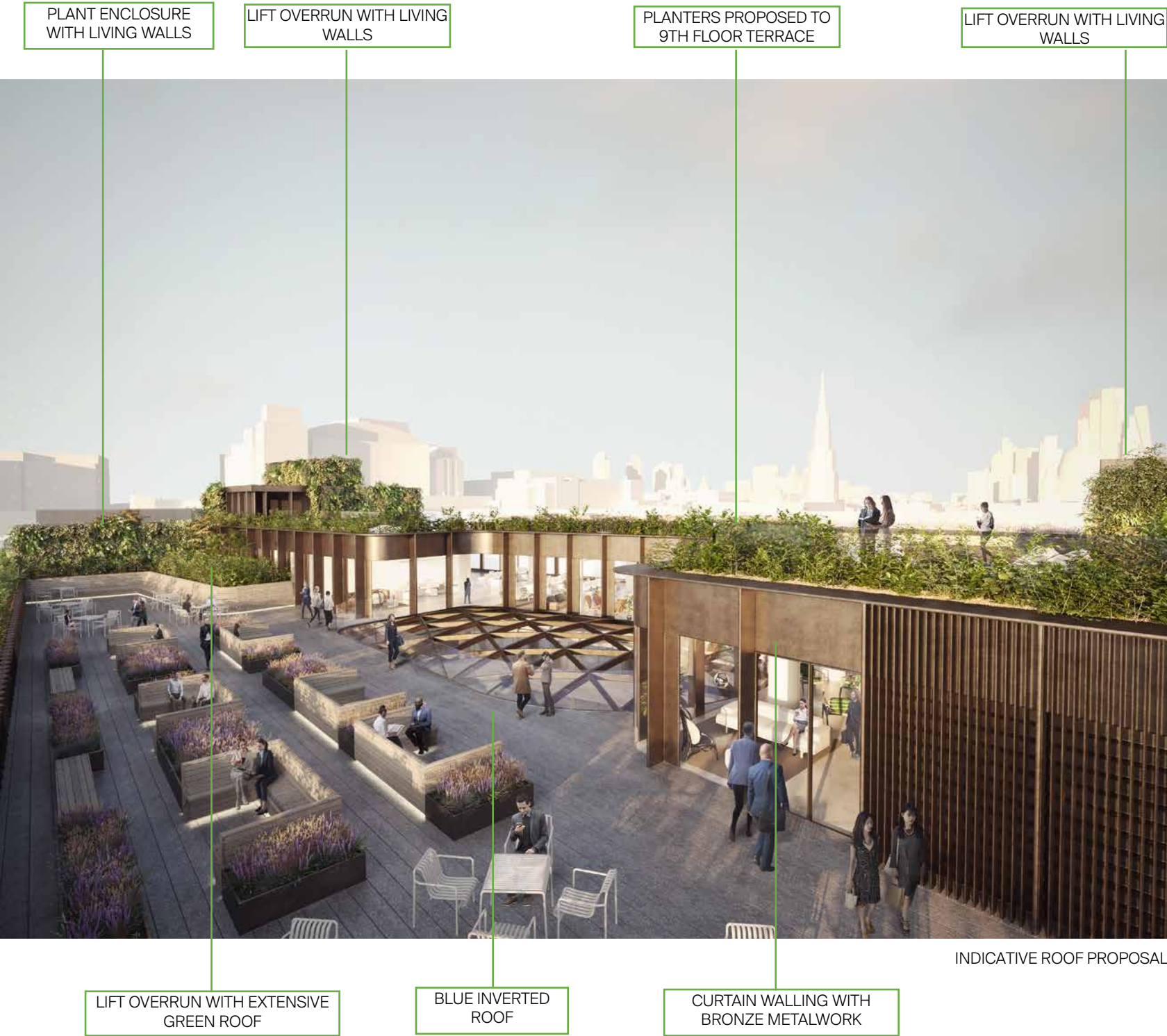
6.15 Green Roofs / Terraces

The proposed roof terraces to 8th and 9th floor consists of a mixture of hard and soft landscaping which are due to developed further at stage 4. The client's in-house Landscape Designers have produced a design intent which an appointed Landscape Consultant will progress with the design team.

Refer to the Structural Engineer's Stage 3 report and BGY's Landscape RFP for proposed design intent and restrictions.

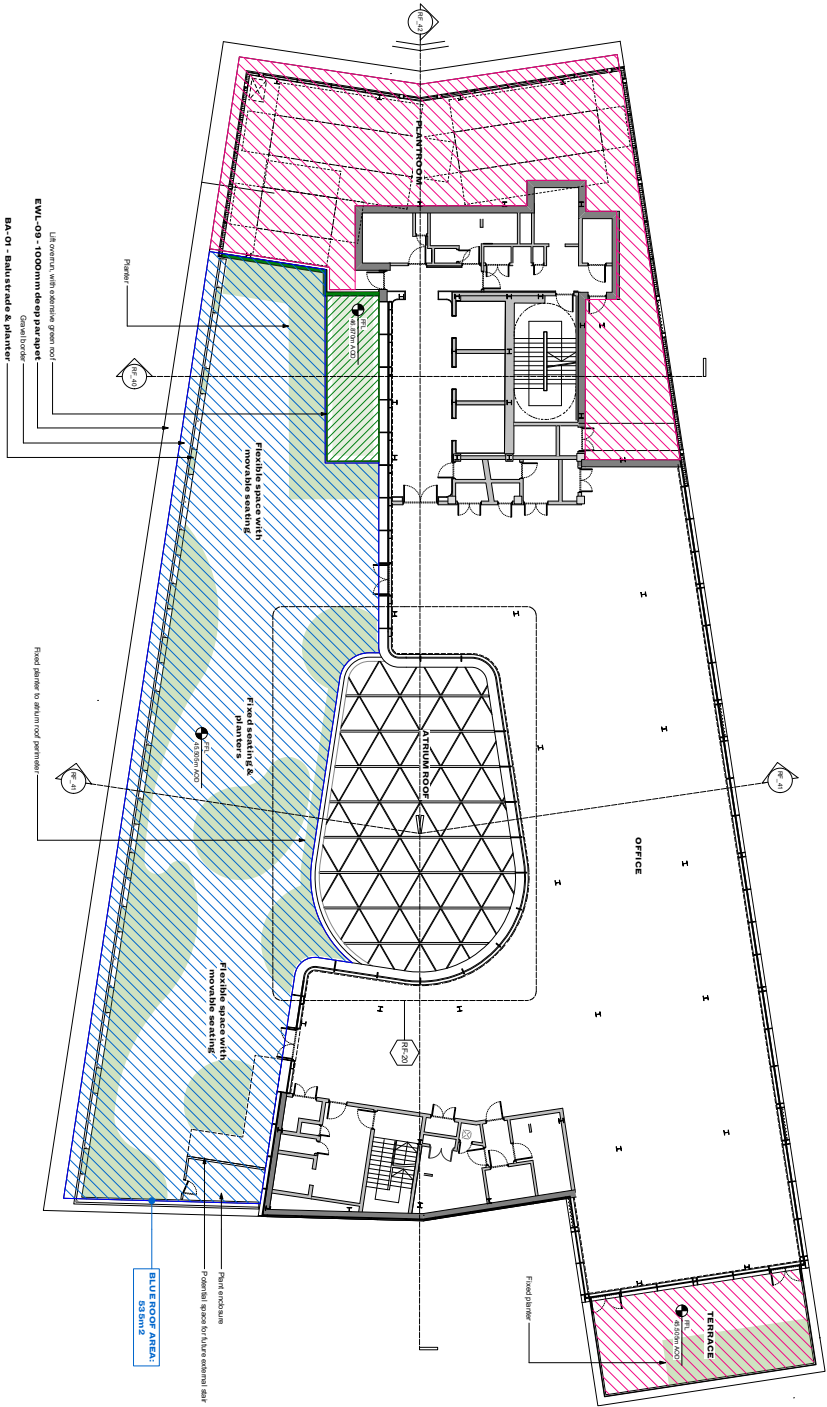
Structural loadings have been considered to provide available zonings for intensive shrub planting or lightweight topsoil. A small area for increased loadings have been identified around the main core, which can be suitable for the planting of small trees. Refer to the S.E's loading plans for further information.

The terraces are finished with of a combination of inverted roofs, blue roofs, warm intensive roofs and warm extensive roofs. The plant enclosures and lift overrun walls are concealed with living walls.

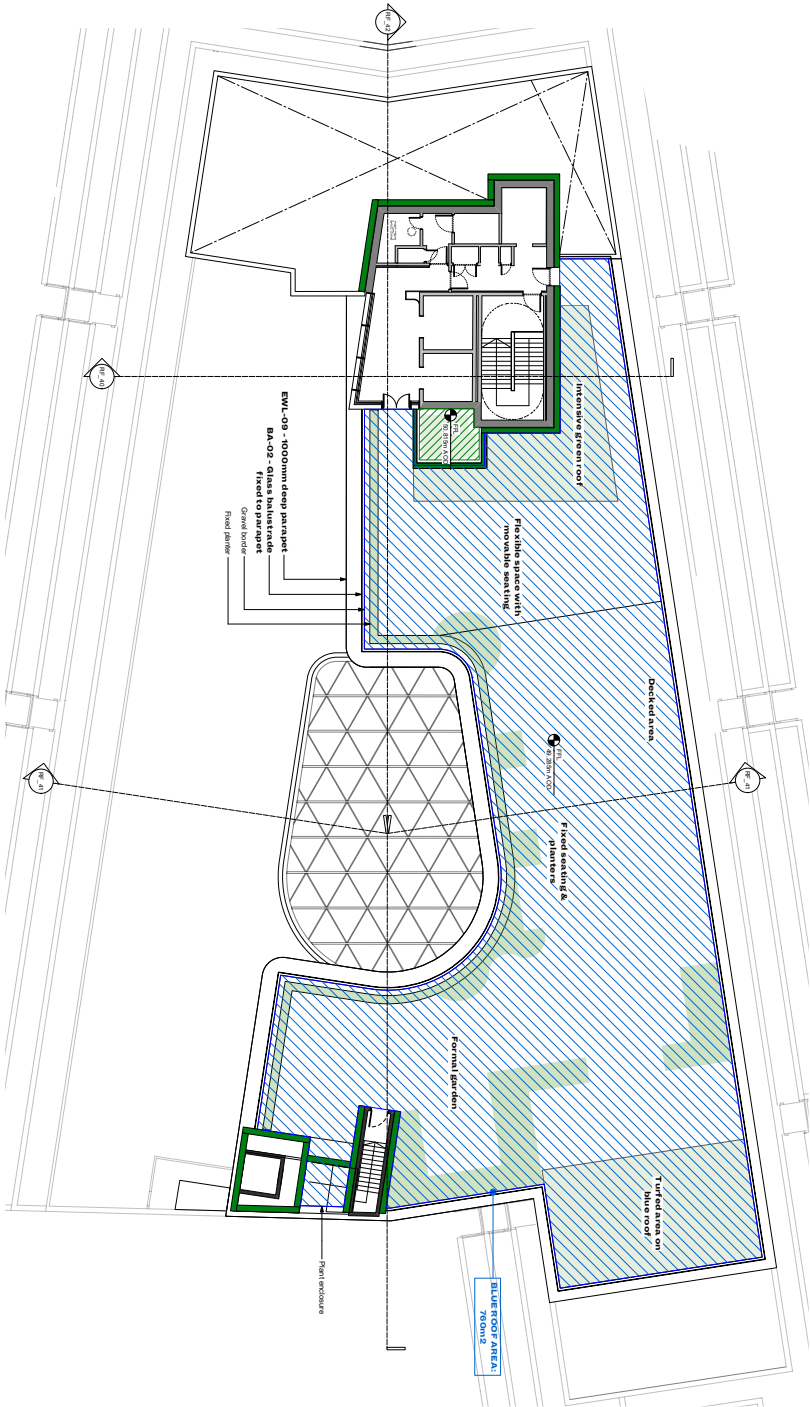


Design Criteria

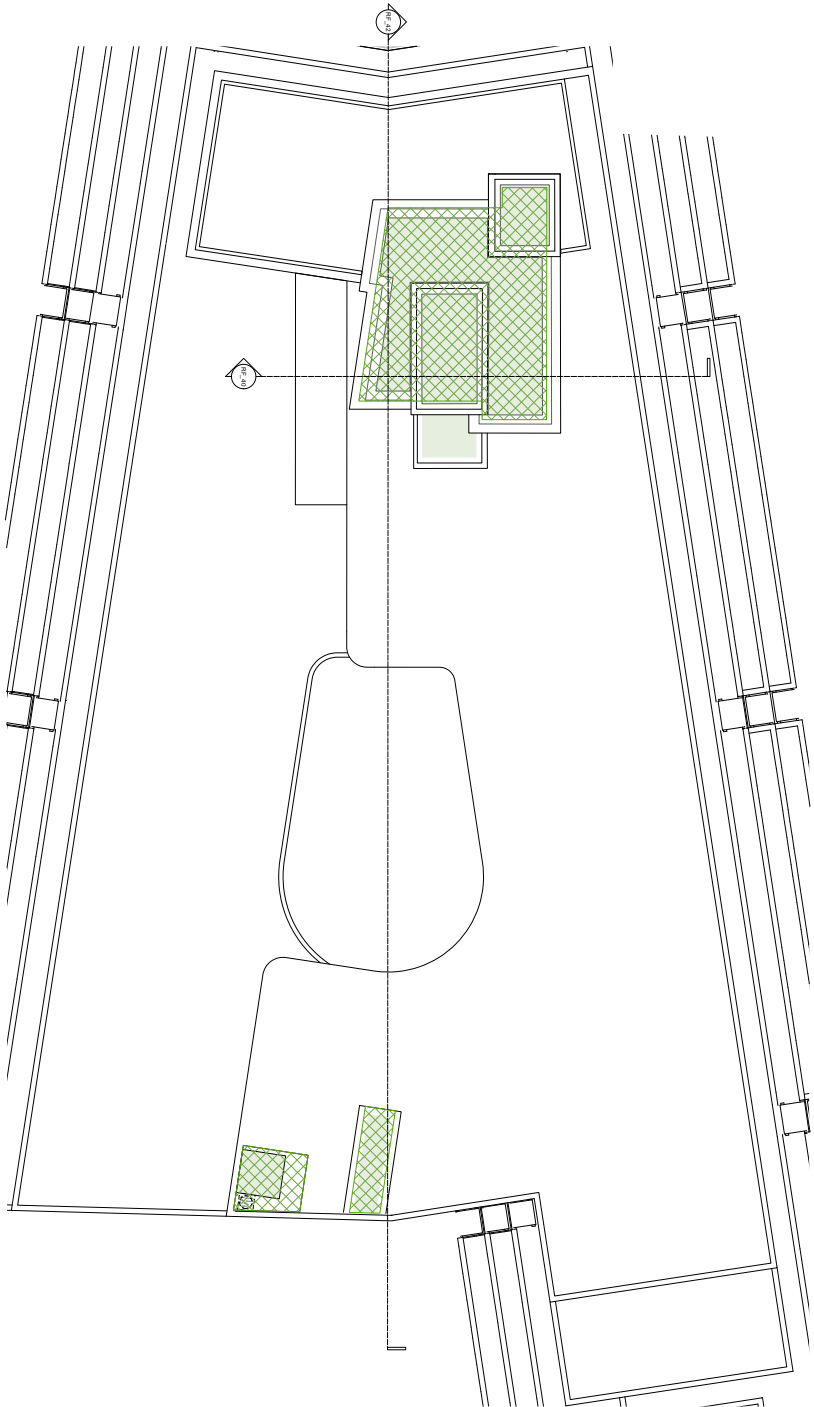
- RFS-01 - Inverted roof
- RFS-02 - Blue inverted roof
- RFS-10 - Intensive warm roof
- RFS-11 - Extensive warm roof
- Fixed planter
- Green wall



PROPOSED 8TH FLOOR ROOF PLAN



PROPOSED 9TH FLOOR ROOF PLAN



PROPOSED ROOF PLAN

Design Criteria

6.16 U-Values and Air Permeability

MTT have carried out thermal modeling exercises for the following:

- South Building Extensions
- South Building Refurbishment
- North Building Refurbishment

The thermal modeling exercise has made assumptions regarding the existing thermal performance of the building and have determine the required U-values for the new elements.

Refer to BGY's Outline Specification and T-sheets for confirmation of proposed U-values for each building element.

Refer to MTT's Stage 3 Services Report for further information upon the required U-value performances of the new proposed energy.

Design Criteria

6.17 Services Strategy

Refer to MTT's Stage 3 services report for further details and to BGY's Base Build Summary Specification (Section 5.0).

6.18 Structural Strategy

Refer to Elliot Wood's Stage 3 report for further Structural details and BGY's Outline Specification (Section 2.9).

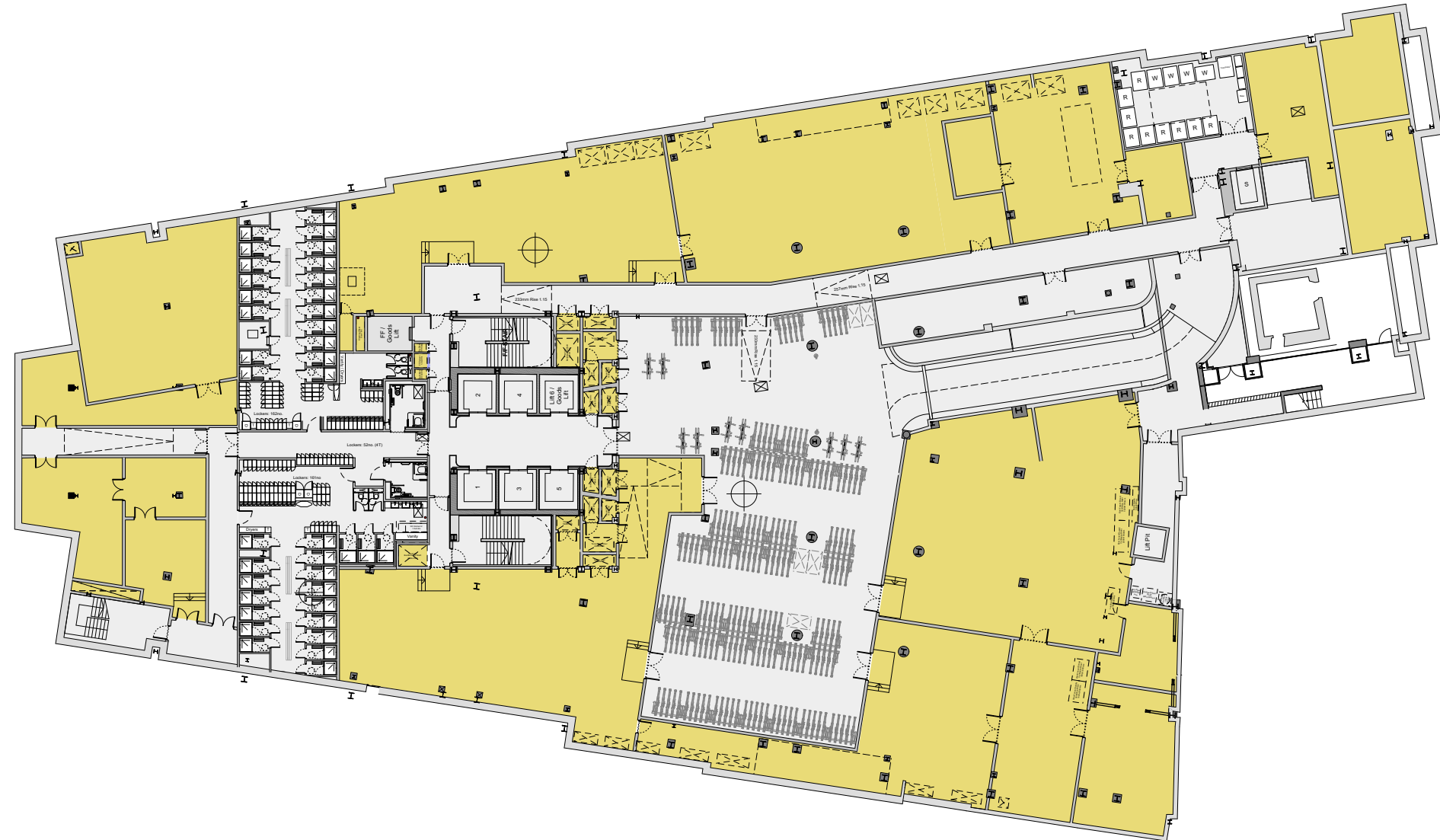
7.00 **Design Proposals**

Design Proposals

7.01 Proposed Plans

Design Proposals

7.01.01 Basement Level



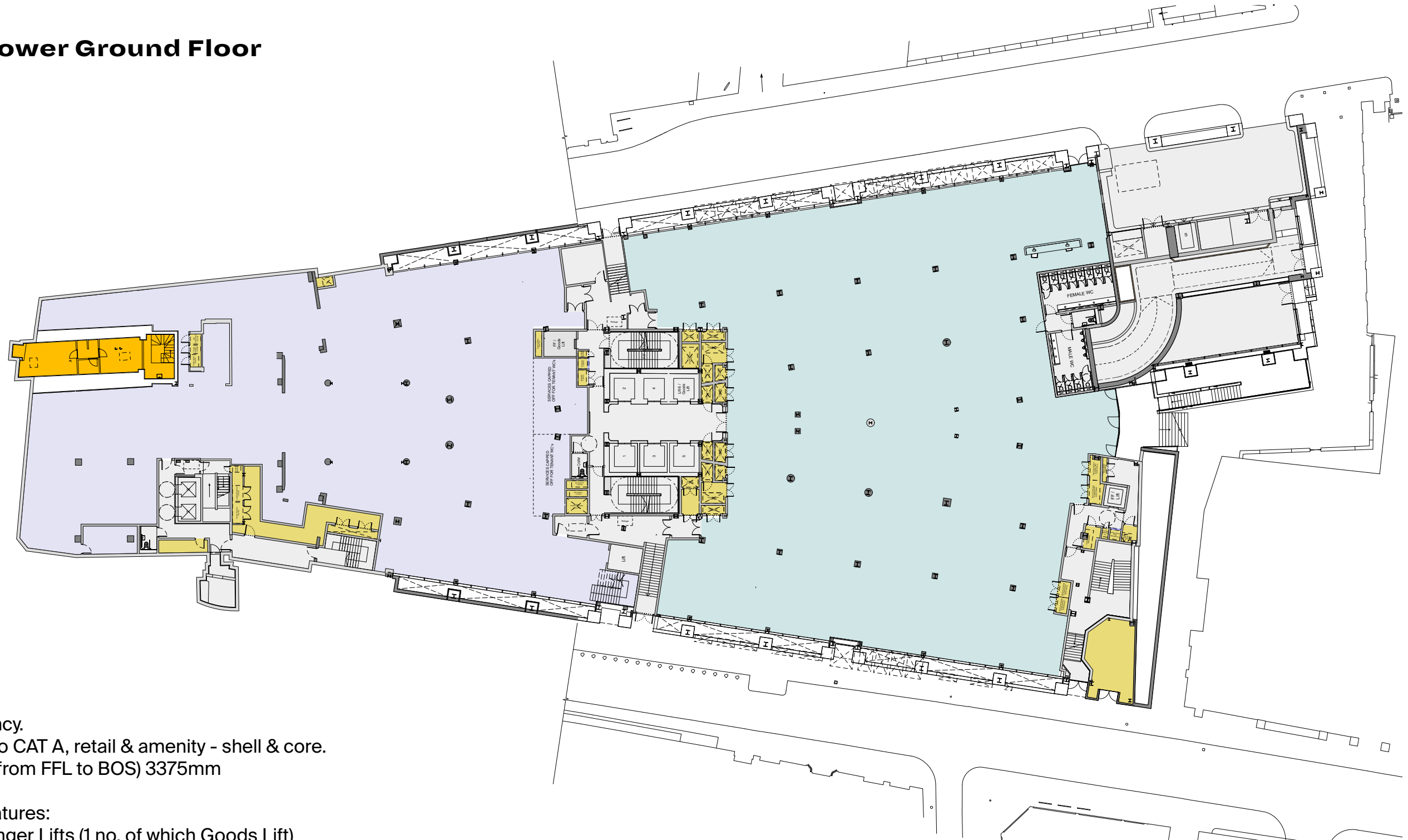
Ceiling height (from FFL to underside of slab) 3595mm

Key Design Features:

- Female Shower Provision 19no.
- Male Shower Provision 19no.
- AWC Shower Provision 2no.
- Bike Store Provision 403no. spaces (380no. two tier, 18no. sheffield spaces & 5no. adaptive)
- 381no. Lockers
- 6 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- Plant Space

Design Proposals

7.01.02 Lower Ground Floor



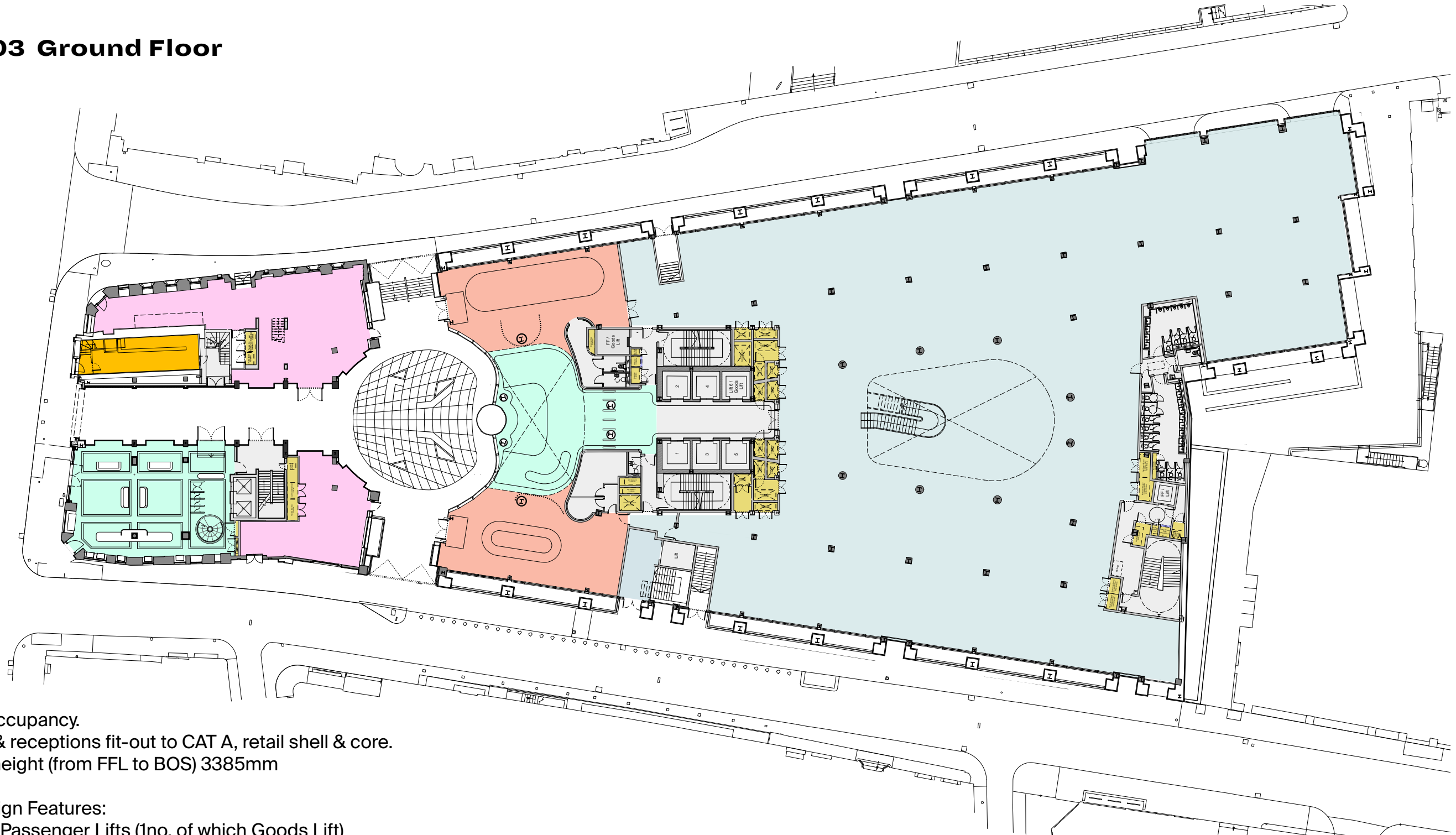
Single occupancy.
Offices fit-out to CAT A, retail & amenity - shell & core.
Ceiling height (from FFL to BOS) 3375mm

Key Design Features:

- 8 no. Passenger Lifts (1 no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.03 Ground Floor



Single occupancy.

Offices & receptions fit-out to CAT A, retail shell & core.

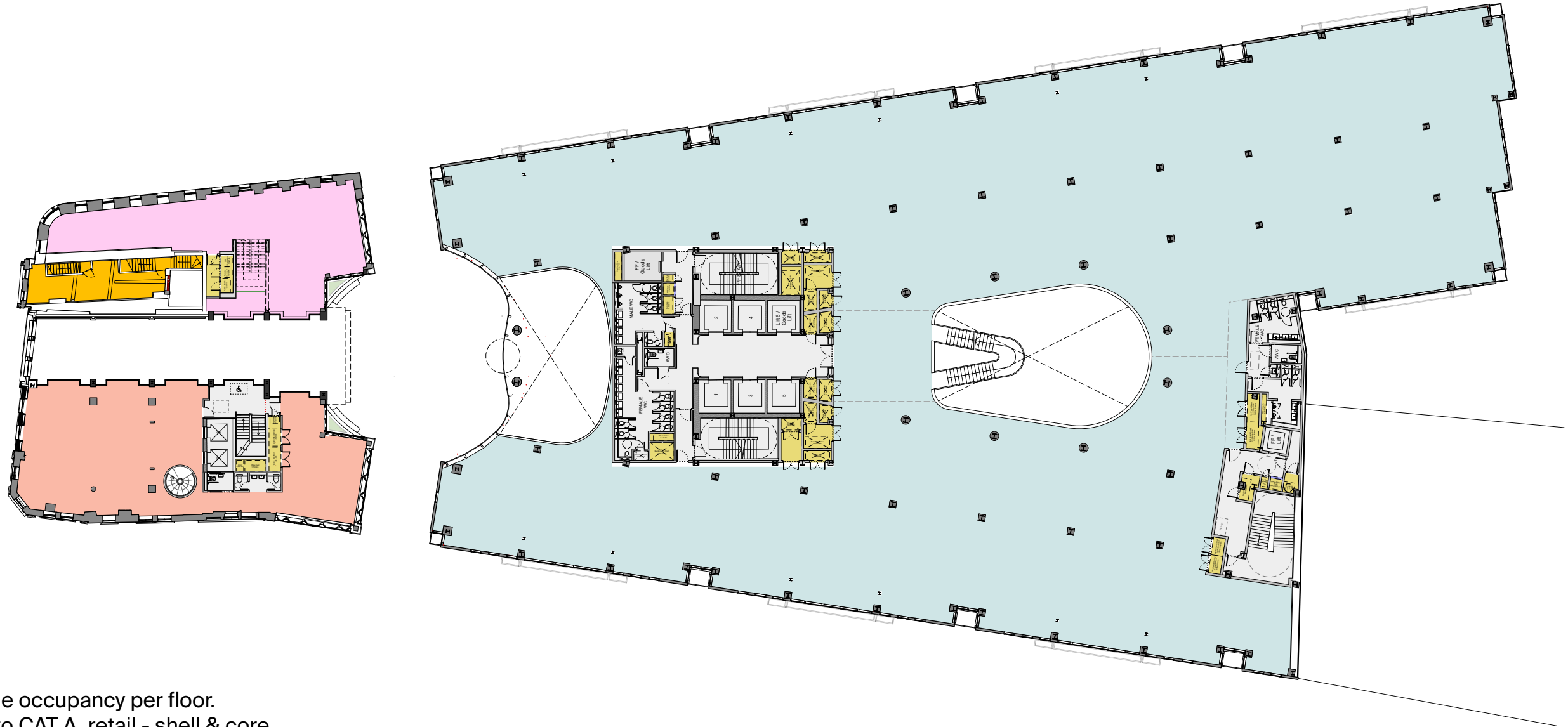
Ceiling height (from FFL to BOS) 3385mm

Key Design Features:

- 8 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy
- Double Height Reception Space

Design Proposals

7.01.04 Level 01



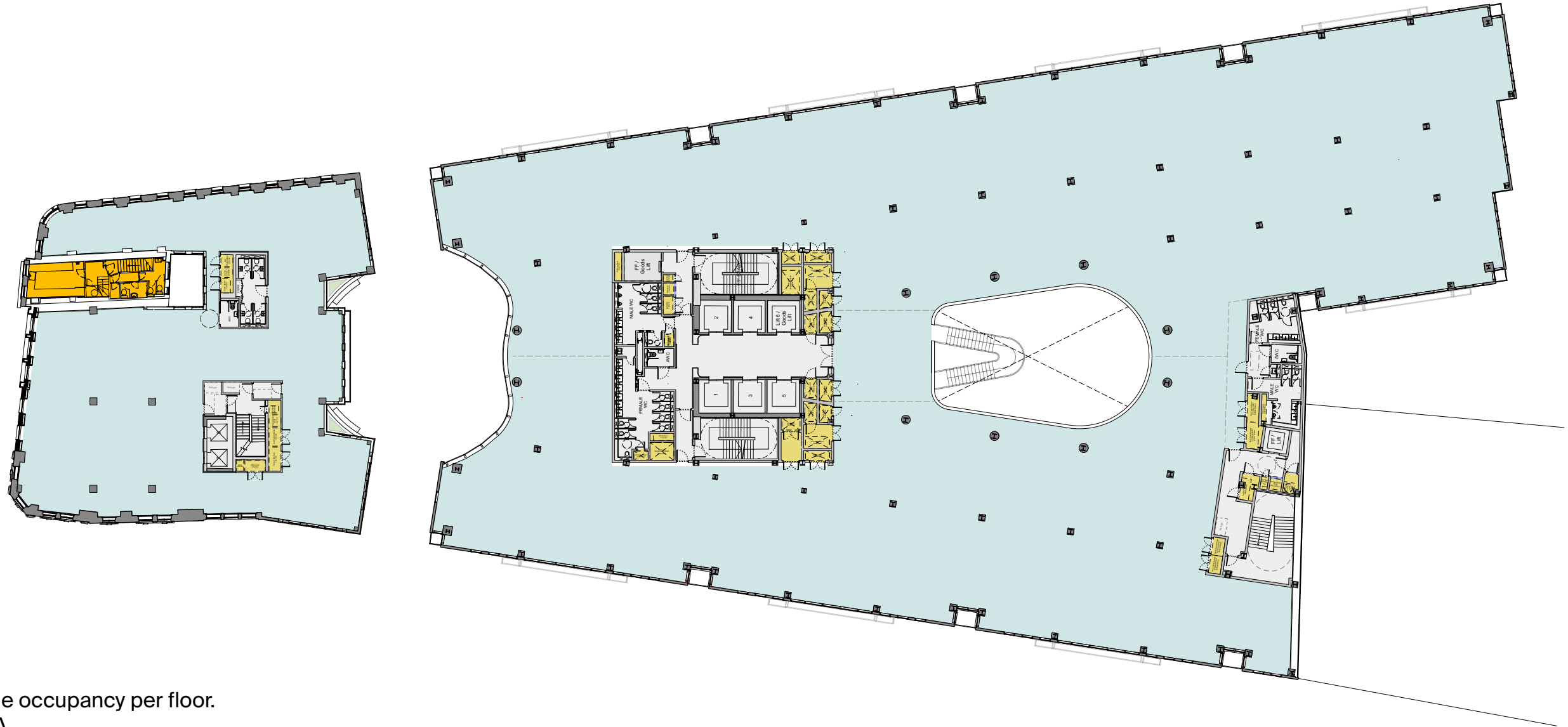
Single or double occupancy per floor.
Offices fit-out to CAT A, retail - shell & core.
Ceiling height (from FFL to BOS) 3385mm

Key Design Features:

- 6 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.05 Level 02



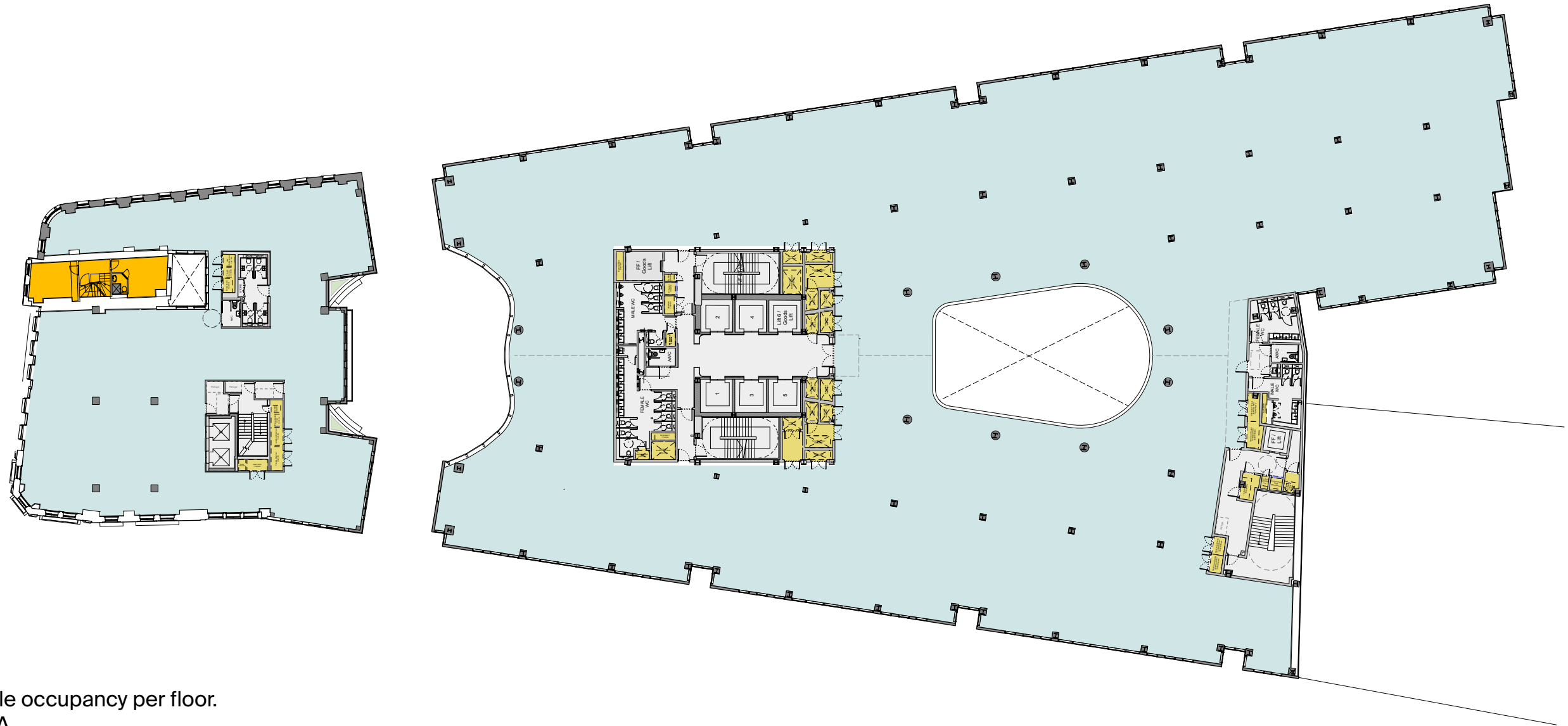
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 3125mm

Key Design Features:

- 8 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.06 Level 03



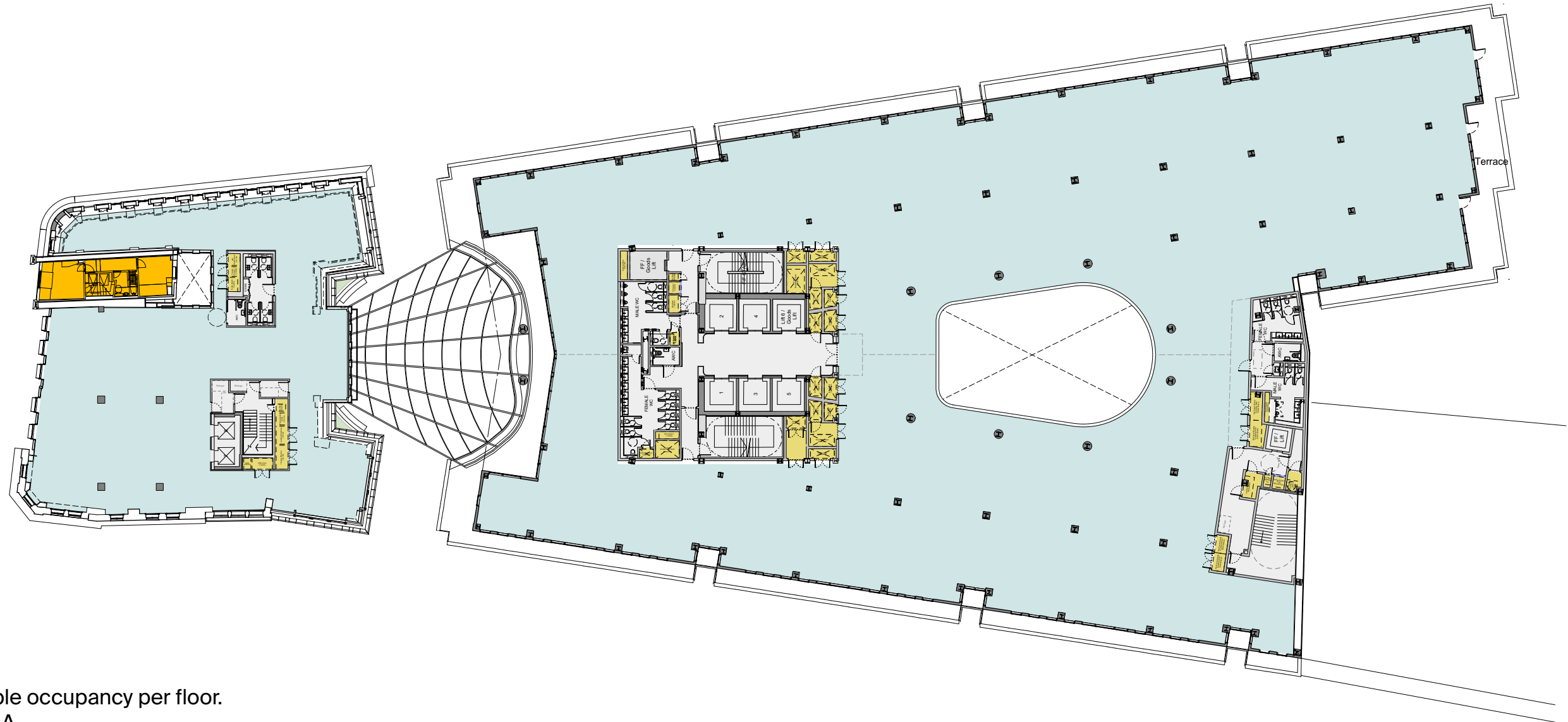
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 3130mm

Key Design Features:

- 8 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.07 Level 04



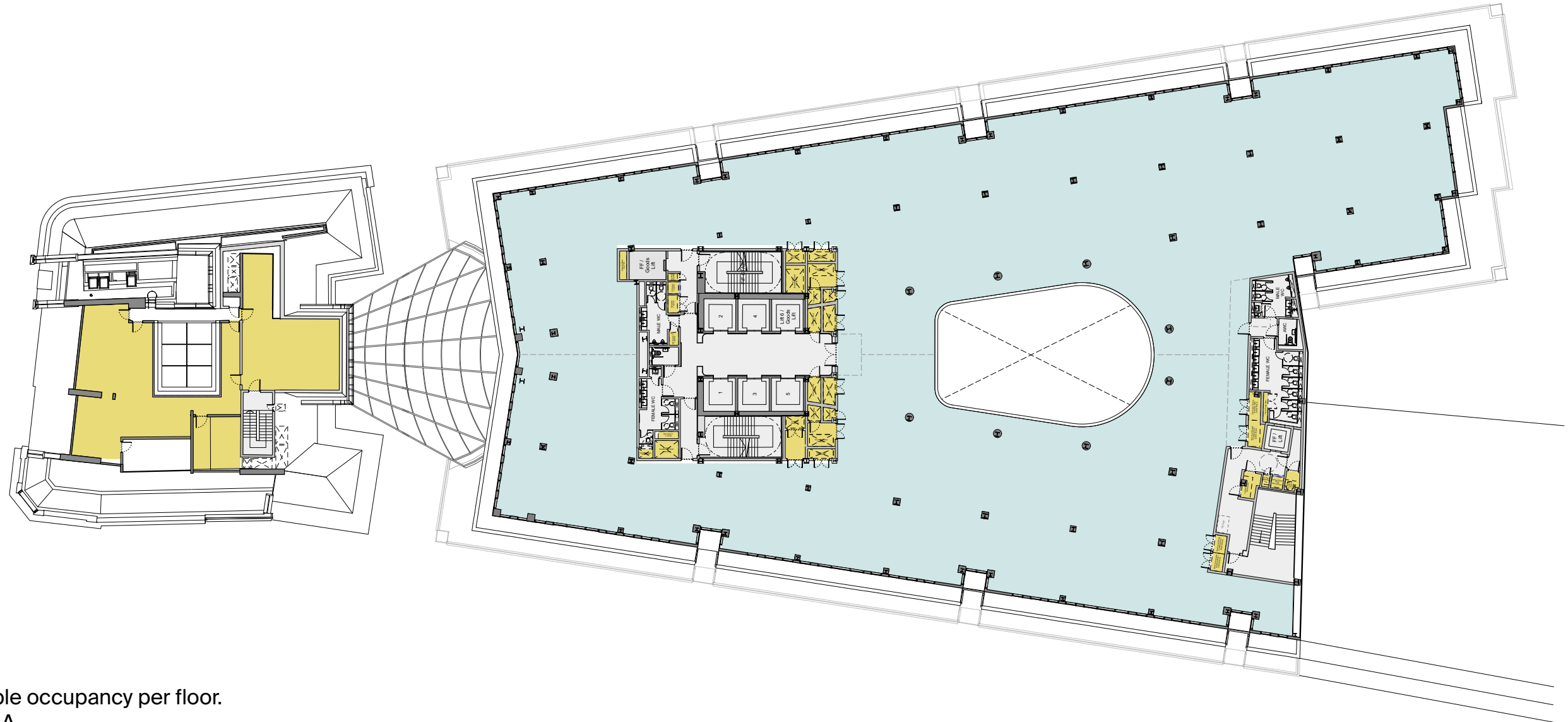
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 3140mm

Key Design Features:

- 8 no. Passenger Lifts (1 no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.08 Level 05



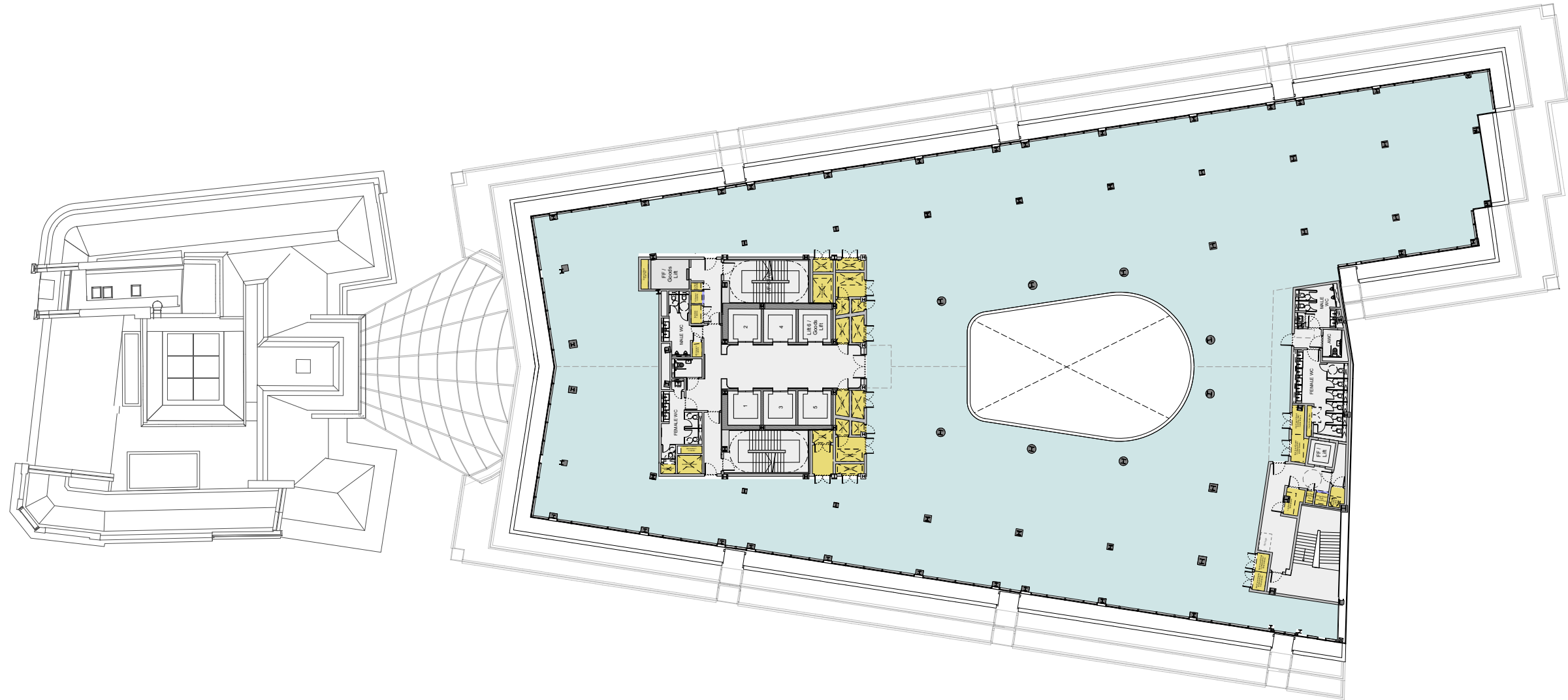
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 3145mm

Key Design Features:

- 6 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.09 Level 06



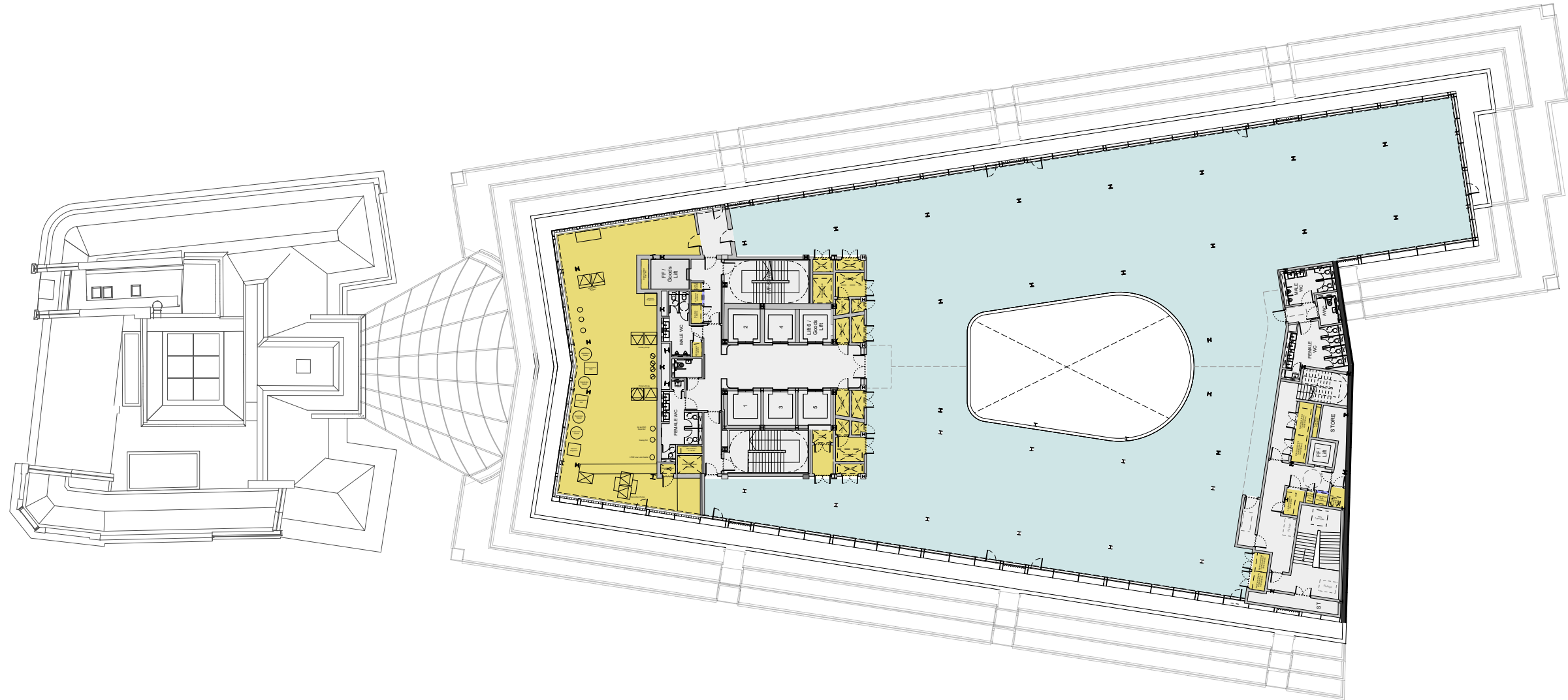
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 3160mm

Key Design Features:

- 6 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.10 Level 07



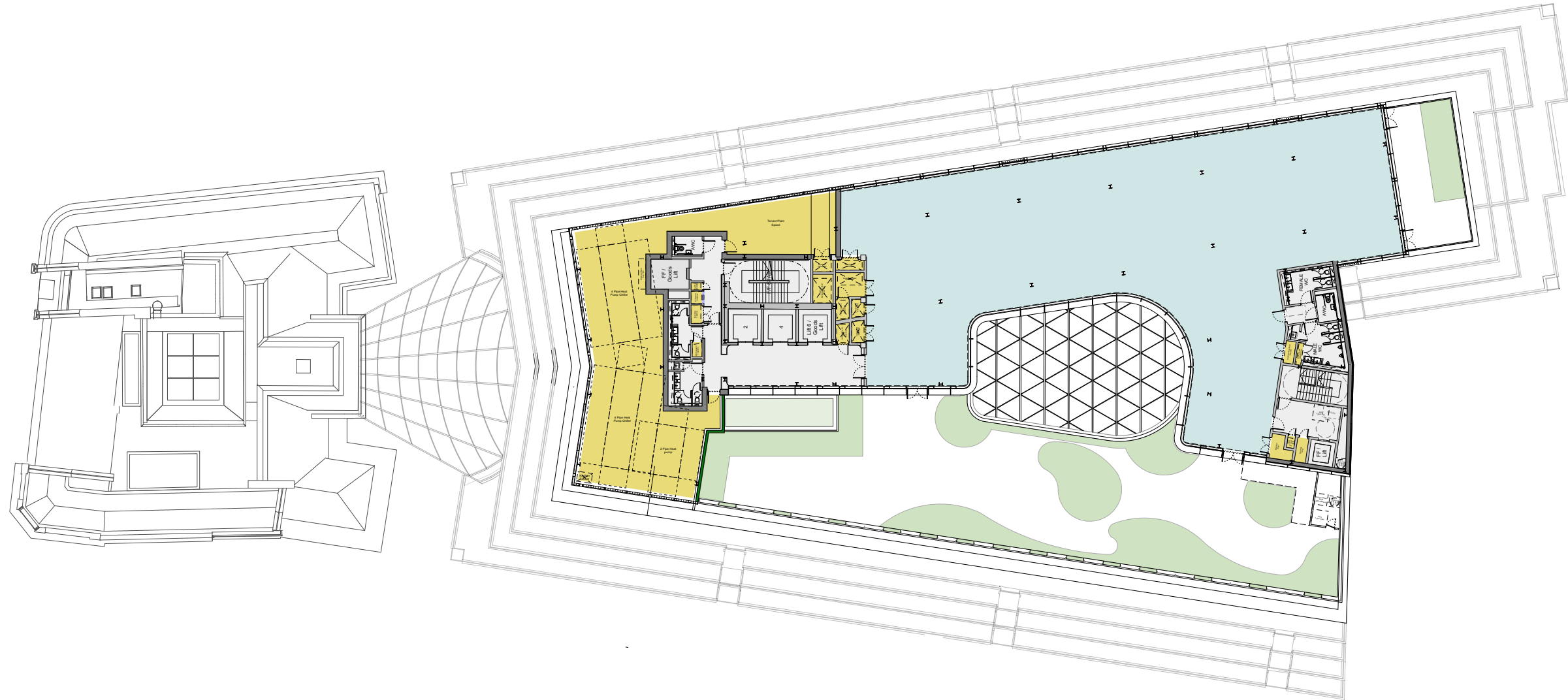
Single or double occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 2500mm

Key Design Features:

- 6 no. Passenger Lifts (1no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.11 Level 08



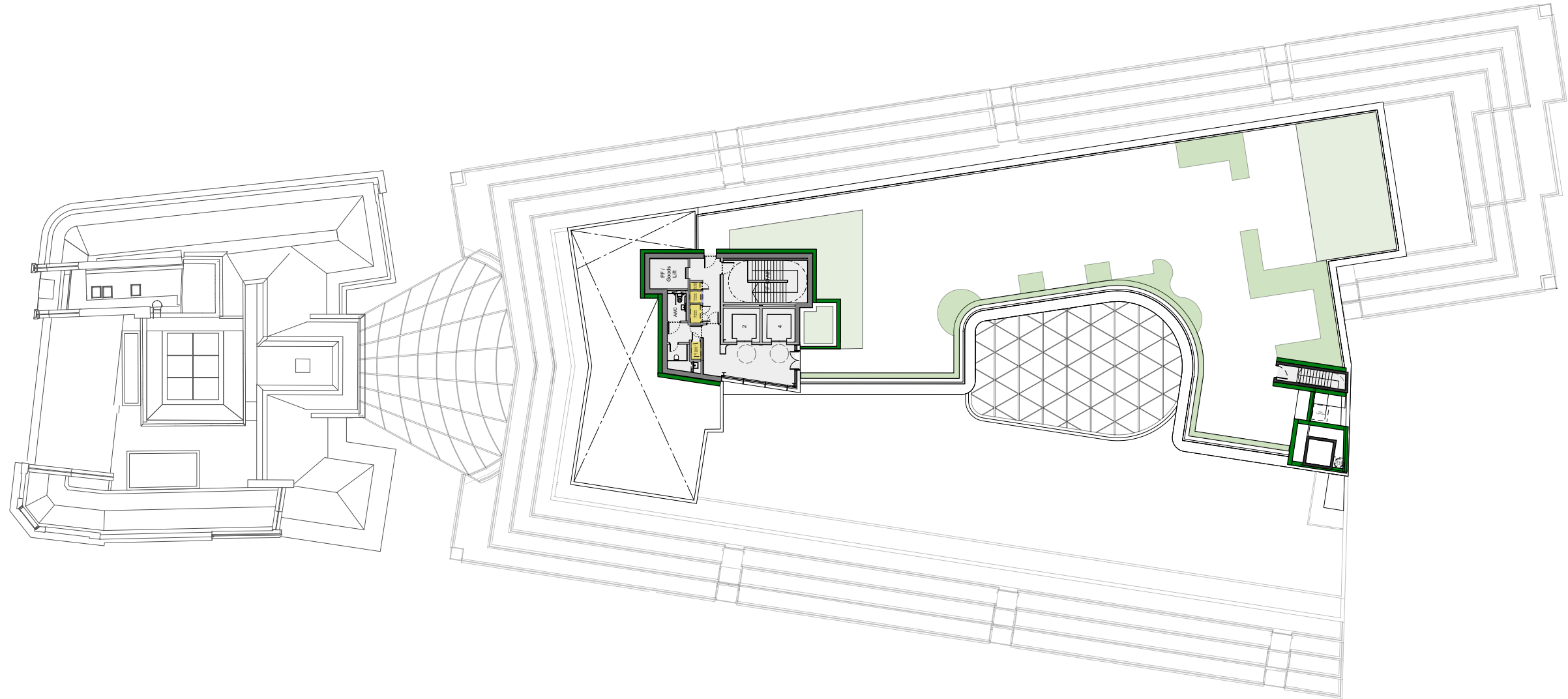
Single occupancy per floor.
Fit-out to CAT A.
Ceiling height (from FFL to BOS) 2500mm

Key Design Features:

- 3 no. Passenger Lifts (1 no. of which Goods Lift)
- 1 no. Fire Fighting / Goods Lift
- 1 no. Fire Fighting Lift
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP Services to 1:8 Occupancy

Design Proposals

7.01.12 Level 09

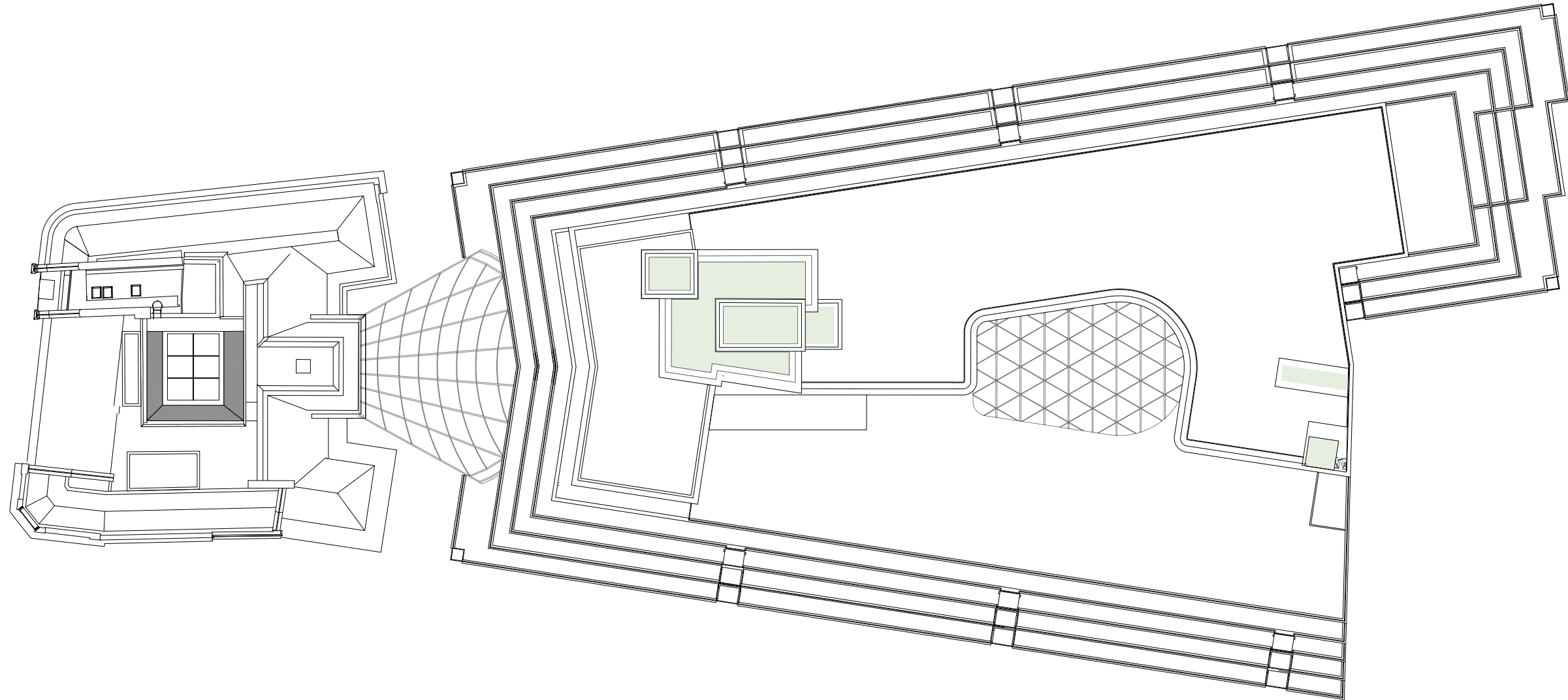


Key Design Features:

- 2 no. Passenger Lifts (1no. of which Good lift).
- 1 no. Fire Fighting / Goods lift (subject to planning permission)
- WC provision to BCO guidance 1:8 occupancy with 20% absenteeism.
- MEP services to 1:8 occupancy

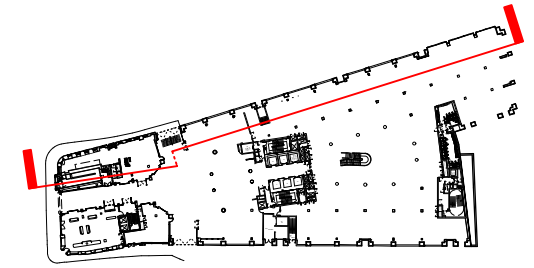
Design Proposals

7.01.13 Roof

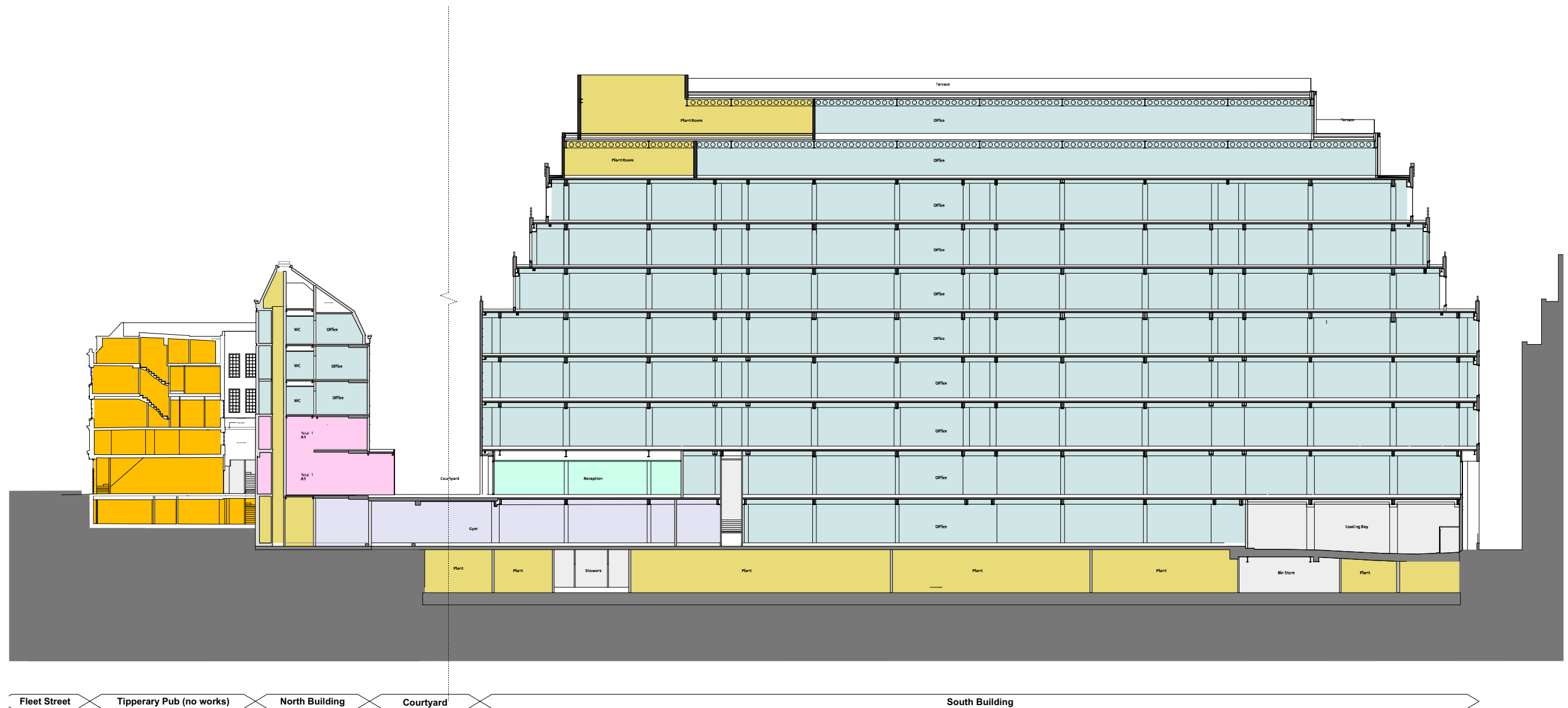


7.02 Proposed Sections

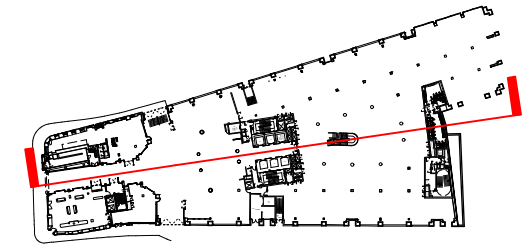
Design Proposals



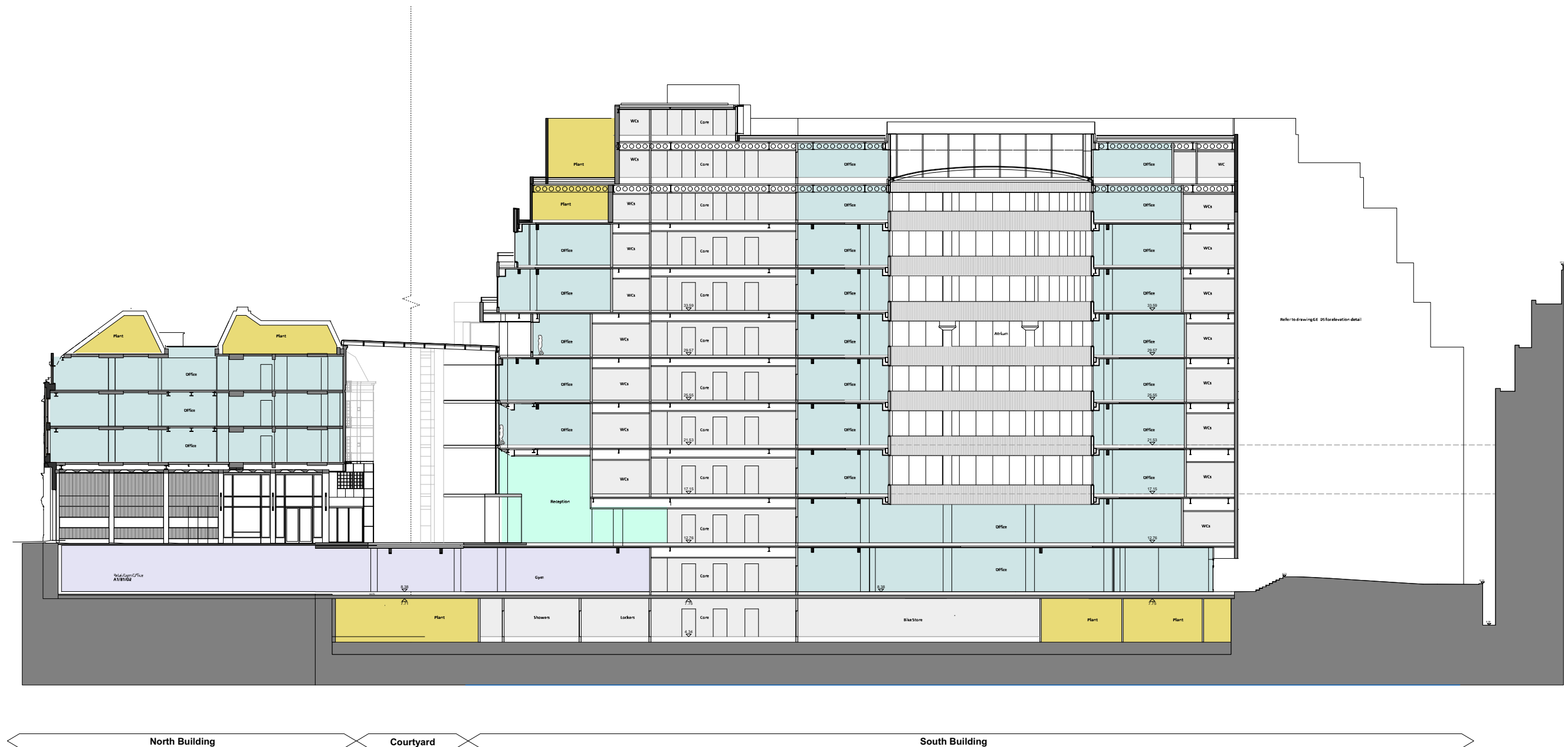
7.02.01 Section 01



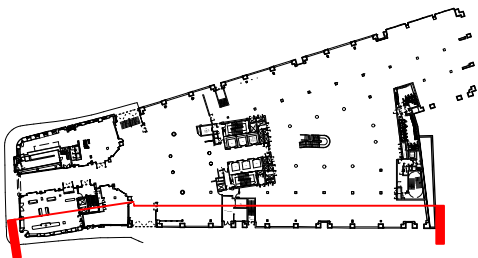
Design Proposals



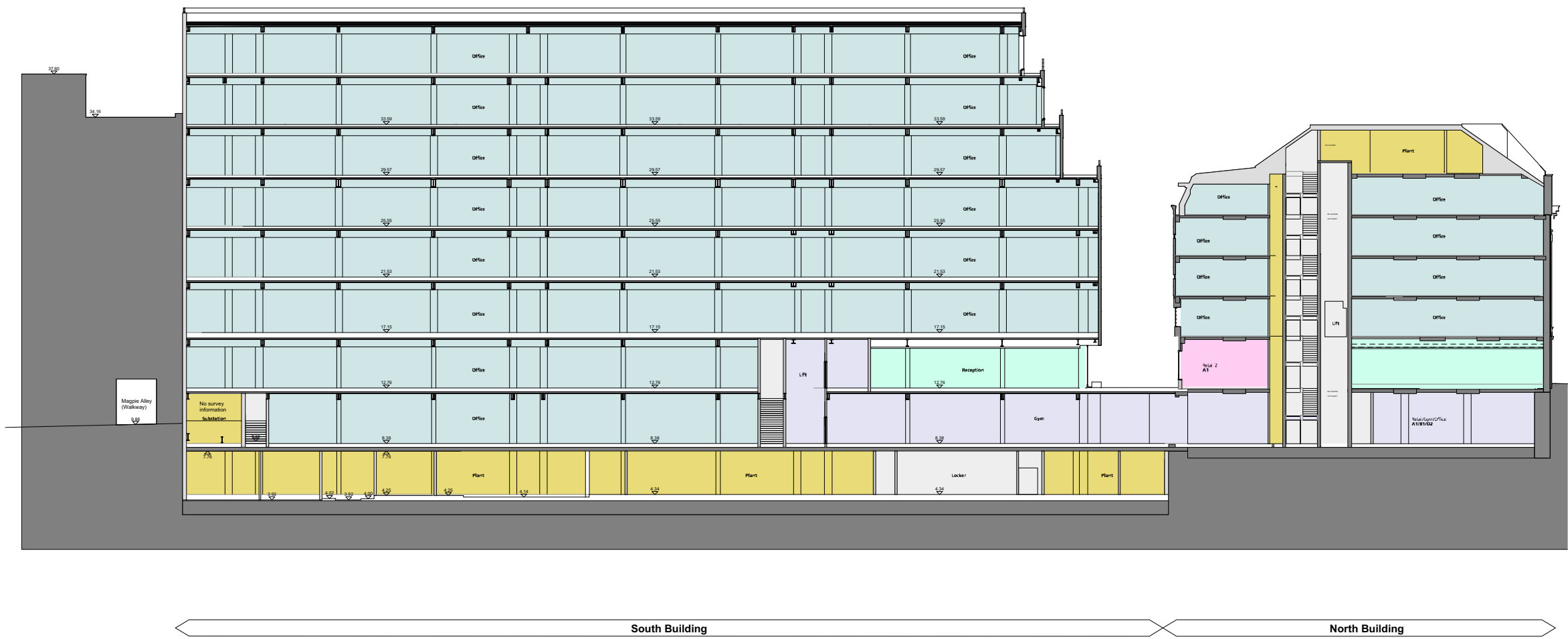
7.02.02 Section 02



Design Proposals



7.02.03 Section 03



Design Proposals

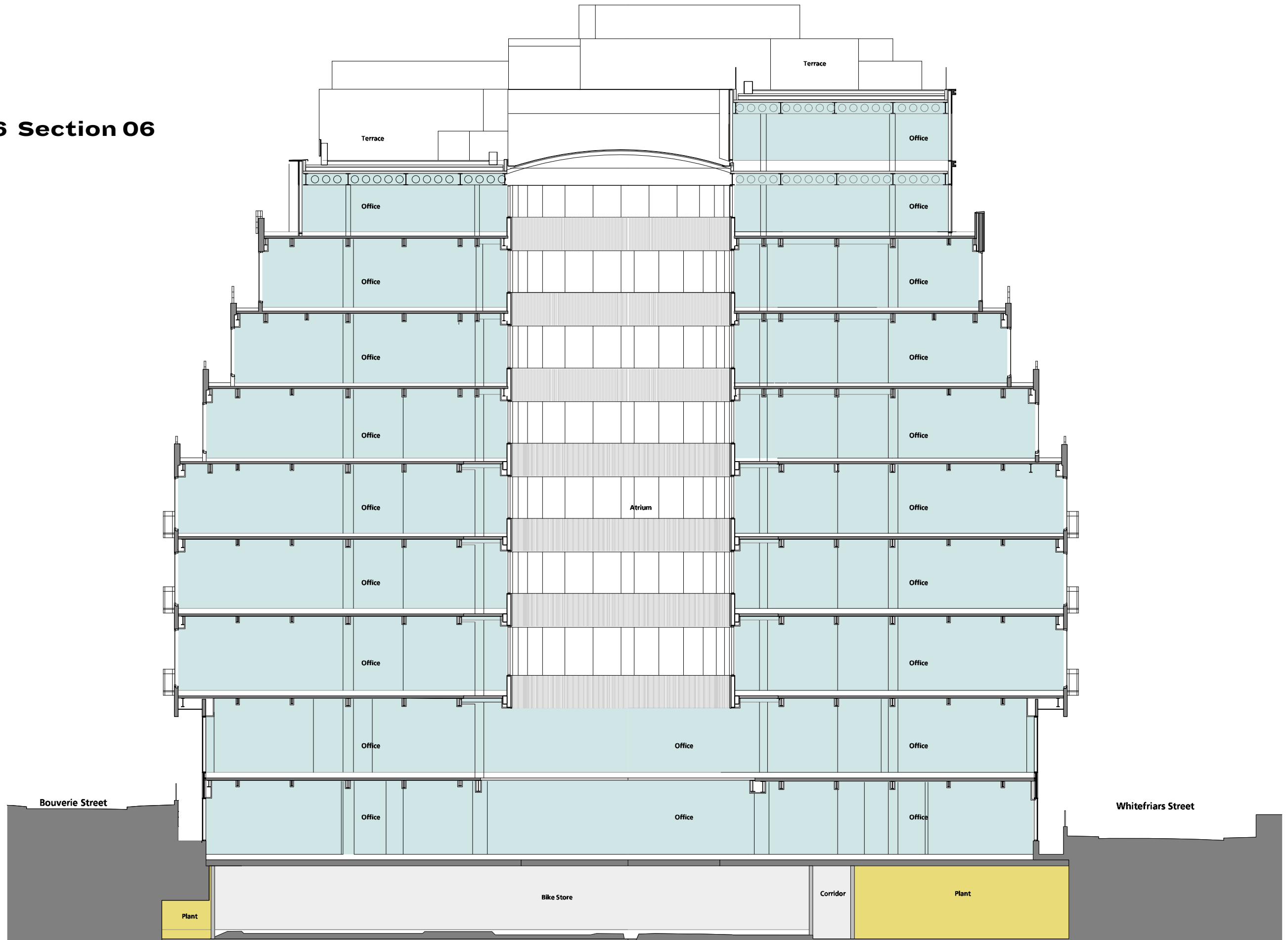
7.02.05 Section 05



BUCKLEY GRAY YEOMAN

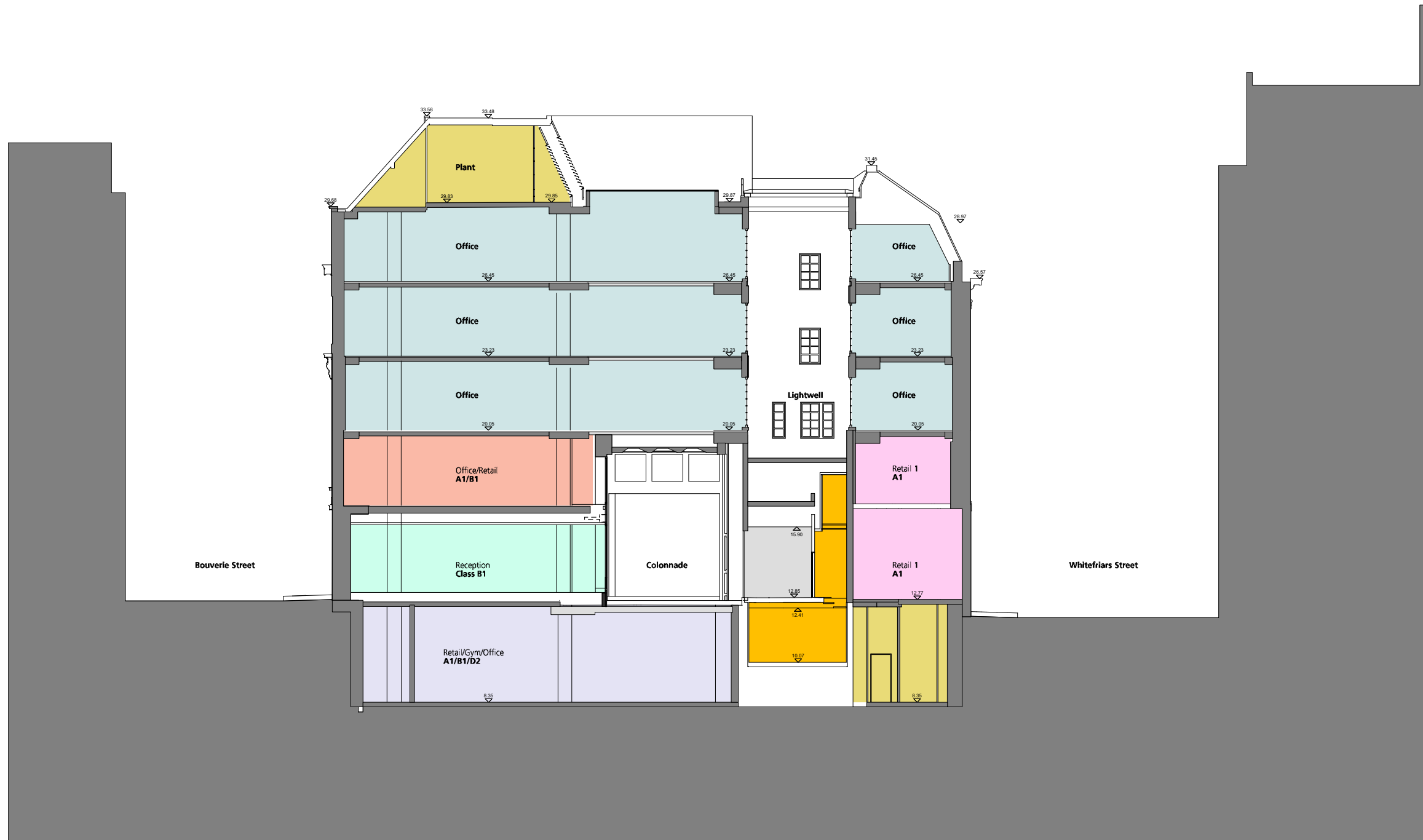
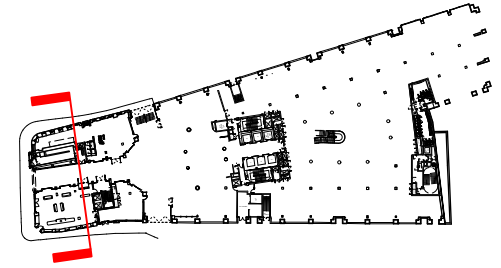
Design Proposals

7.02.06 Section 06



Design Proposals

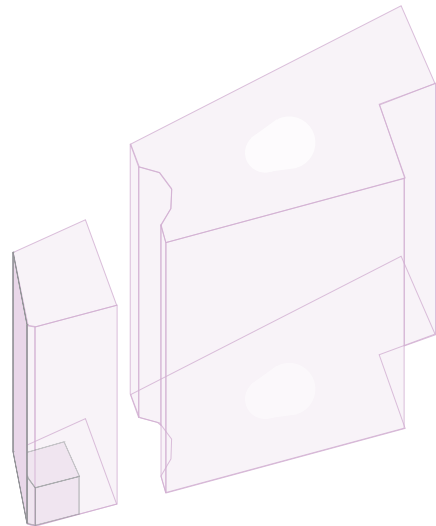
7.02.04 Section 04



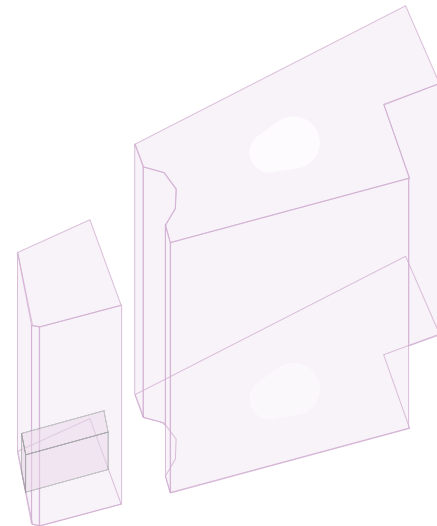
Blank Page

Design Proposals

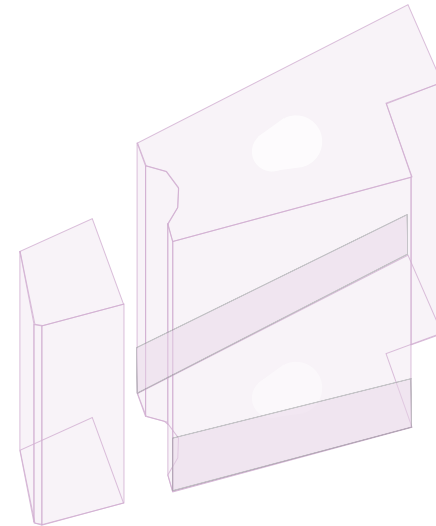
7.03 Key Design Moves



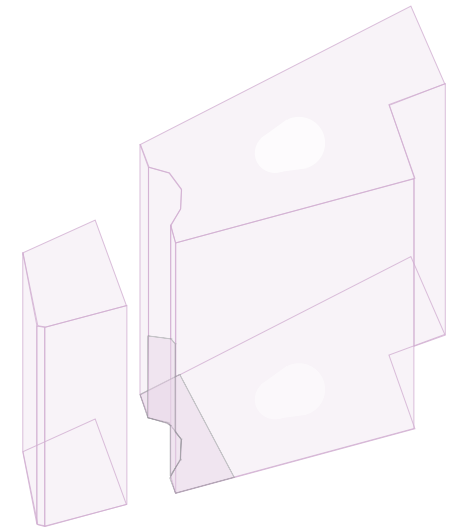
New facade facing Fleet Street and entrance for the North Building



Enhancements to the retail colonnade

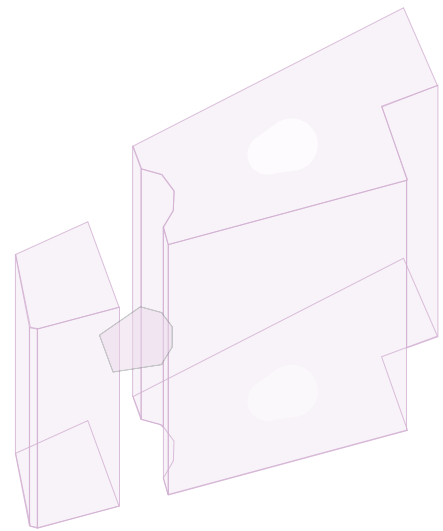


Enhancements to street facades

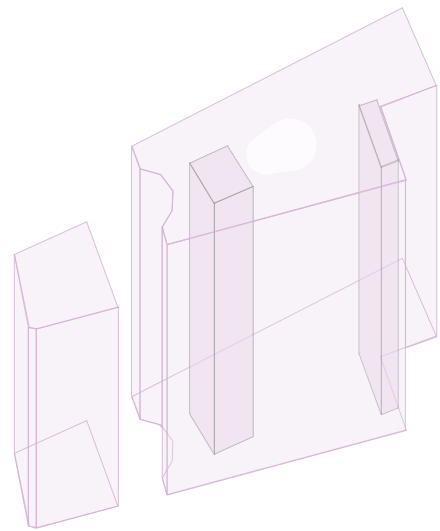


New facade to the enlarged South Building reception

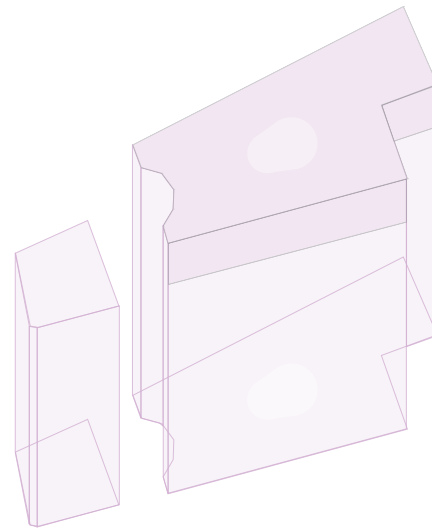
Design Proposals



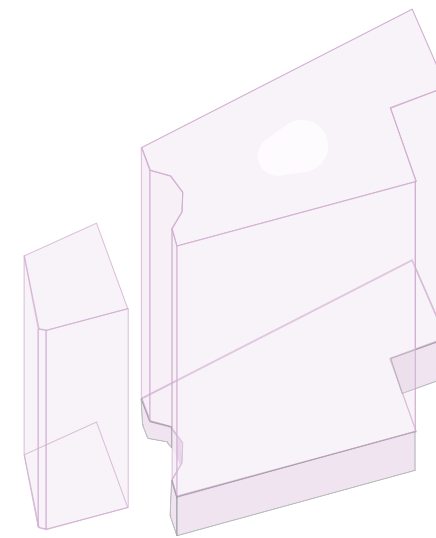
**Addition of canopy to
courtyard between North
and South Buildings**



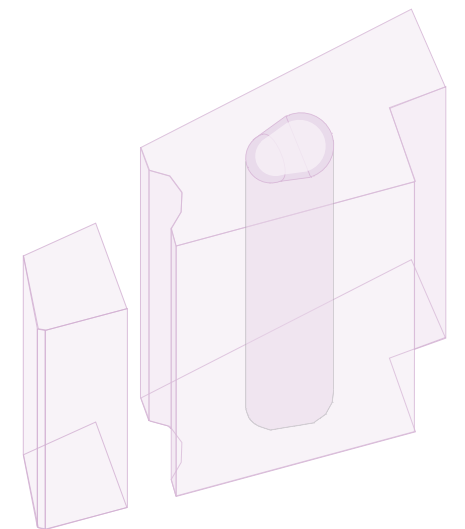
**Removal and
Rationalisation of
internal cores**



**Two additional floors
and new roof terraces**



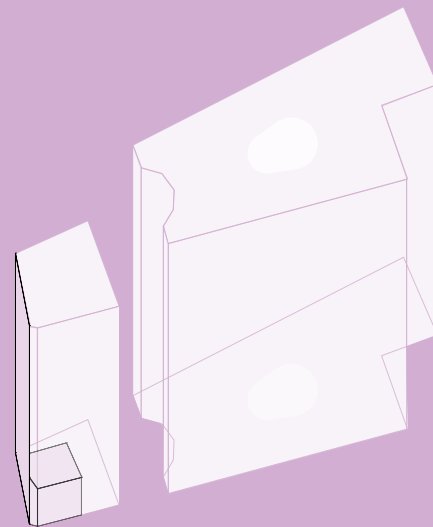
**Restructuring of the
MEP services into the
basement**



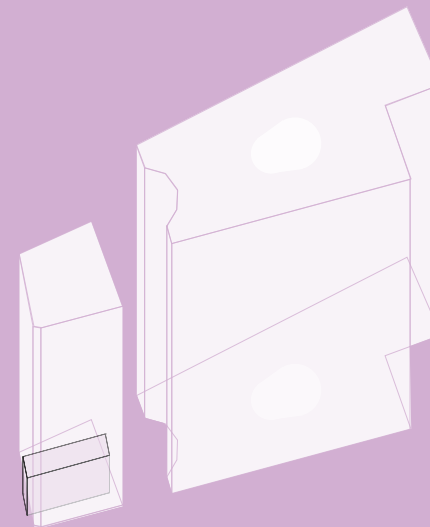
**Partial infill of existing
atrium**

Design Proposals

7.04 - 7.08 **North Building** **Key Design Areas**



**New facade facing Fleet
Street and entrance for
the North Building**



**Enhancements to the
retail colonnade**

Design Proposals

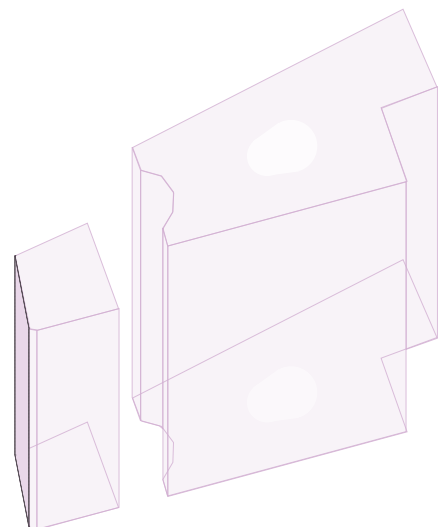
7.04 North Building - Fleet Street Facade

The overall Fleet Street facade design has remained largely the same as the Stage 2 proposal.

Minor changes have been made to the design during Stage 3, including the refinement of materials and detailing thereof, along with the introduction of an entirely bronze portal (instead of stone), helping to emphasise the main entrance into the colonnade. The ornate metalwork shown at Stage 2, within the openings above the portal, has also been replaced with reeded glass.

Proposed materials as follows:

1. Smooth Cut Limestone
2. Profiled Stone Interpretation Panel
3. Rough Cut Stone
4. Bronze Coloured Portal
5. Bronze Coloured Shopfront
6. Bronze Coloured Windows
7. Fossilised Limestone in Recessed Bays



123



EXISTING FACADE



STAGE 3 PROPOSED FACADE

BUCKLEY GRAY YEOMAN

Design Proposals

7.04.01 Proposed Facade Materials

Overview of materials:



TEXTURED STONE BASE



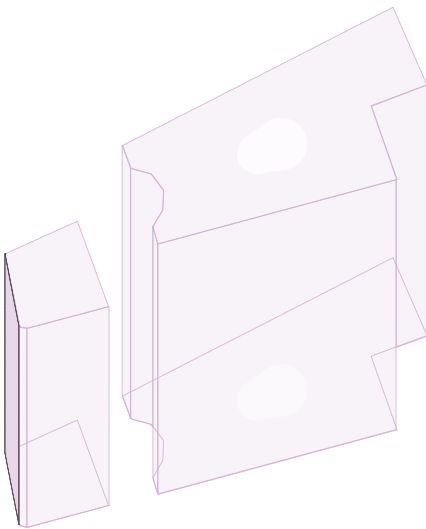
SMOOTH LIMESTONE



FOSSILISED LIMESTONE



BRONZE COLOURED SHOPFRONTS



7.04.02 Stone Options

We have put together three material palettes, each comprising of a complementary pair of limestones - a smooth fine grain limestone and a fossilised limestone. Options A and B are both Portland stones, whereas Option C is Portuguese limestone. Final material selection will be made at stage 4.



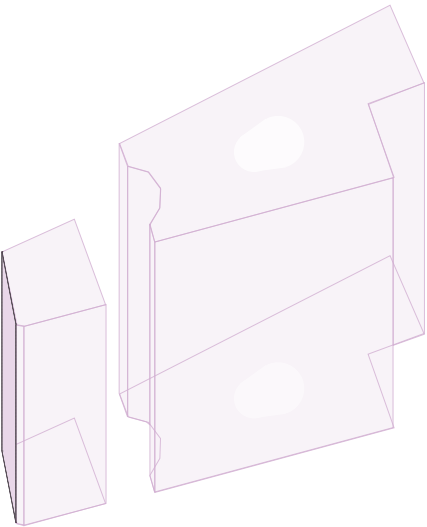
A - PORTLAND GROVE WHITBED & PORTLAND BOWERS BASEBED



B - PORTLAND FANCY BEACH WHITBED & PORTLAND JORDANS BASEBED



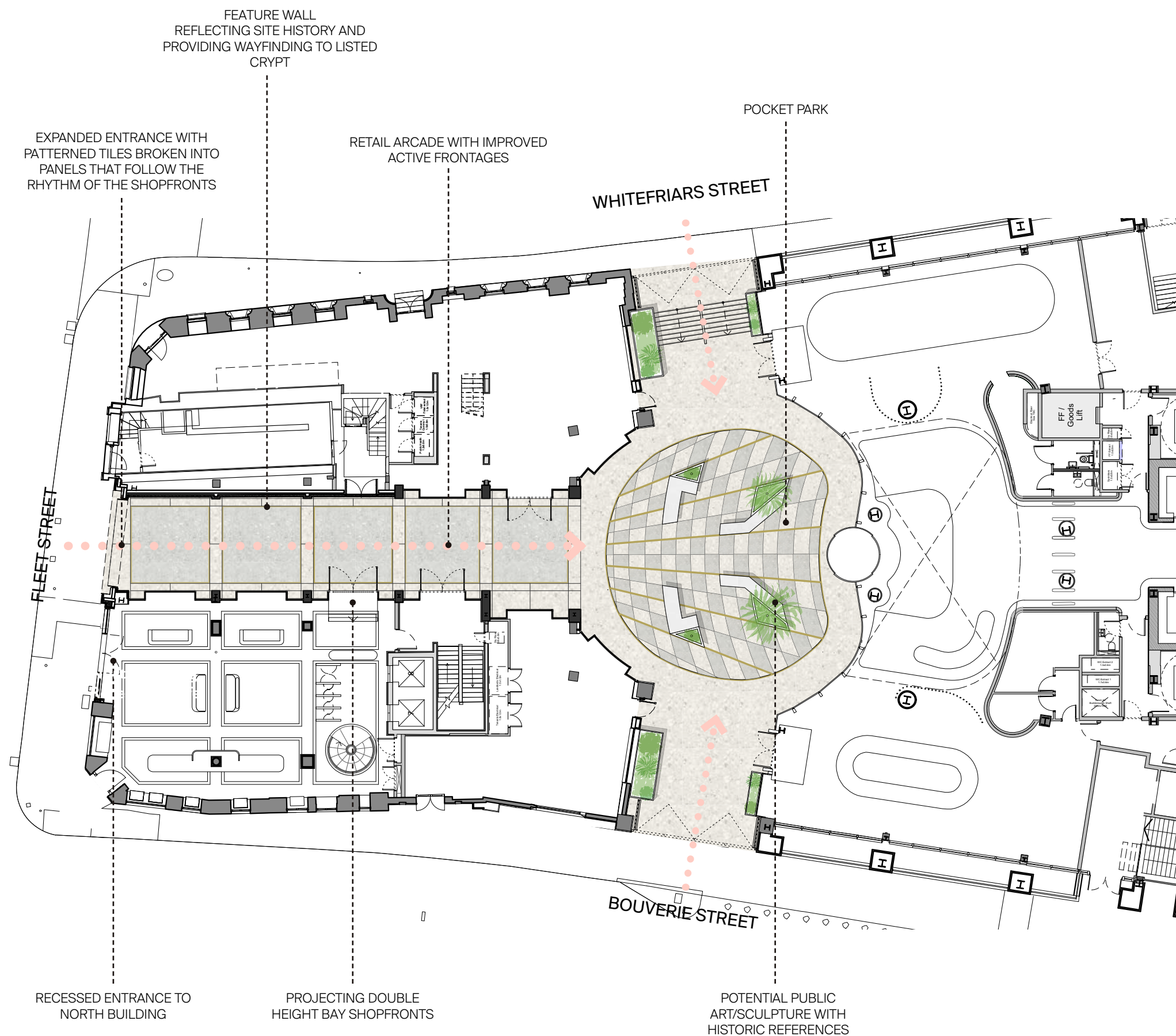
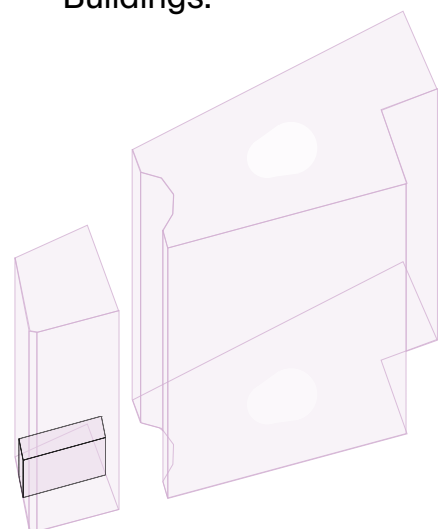
C - PERLINA & MOLEANOS



7.05 Entrance Sequence

The proposals rationalise the entrance sequence creating a more open aspect to the South Building reception.

- The existing lightwell to the LG floor is infilled and replaced with a central amenity space. The blank facades along the entrance colonnade are opened up to improve activity, with new double height glazed shopfronts.
- The North Building has its own distinct entrance from Fleet Street to provide separation between the two different buildings.
- New wall artwork, provides a nod to the history of the site and signposts directions to the Crypt off Magpie Alley.
- A greener piece of public realm, in front of the South building entrance, with more visible planting and integrated seating to encourage public usage.
- Enhanced presence for both North and South Buildings.



Design Proposals

7.06 North Building - Colonnade

The Stage 3 colonnade design has been developed by SHH, therefore please refer to their drawings and report for further information. Design intent for the shopfronts has been produced by SHH, and details worked up by BGY.

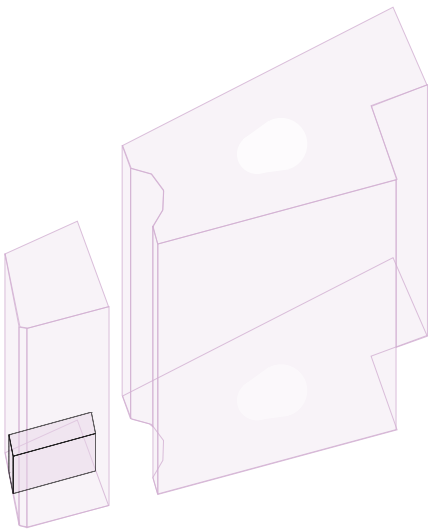
Detailed design to be further progressed by BGY at stage 4.

MATERIAL KEY:

- 1. HISTORIC INTERPRETATION FEATURE WALL
- 2. TRIANGULAR PROFILED STONE CLADDING.
- 3. SCULPTURAL CEILING WITH LIGHTING
- 4. STONE PILASTERS & SOFFITS
- 5. TRIANGULAR PROFILED BRONZE CLADDING TO SHOPFRONT
- 6. PLANTING AND BENCHES TO COURTYARD
- 7. PATTERNED TILED FLOOR



PROPOSED COLONNADE



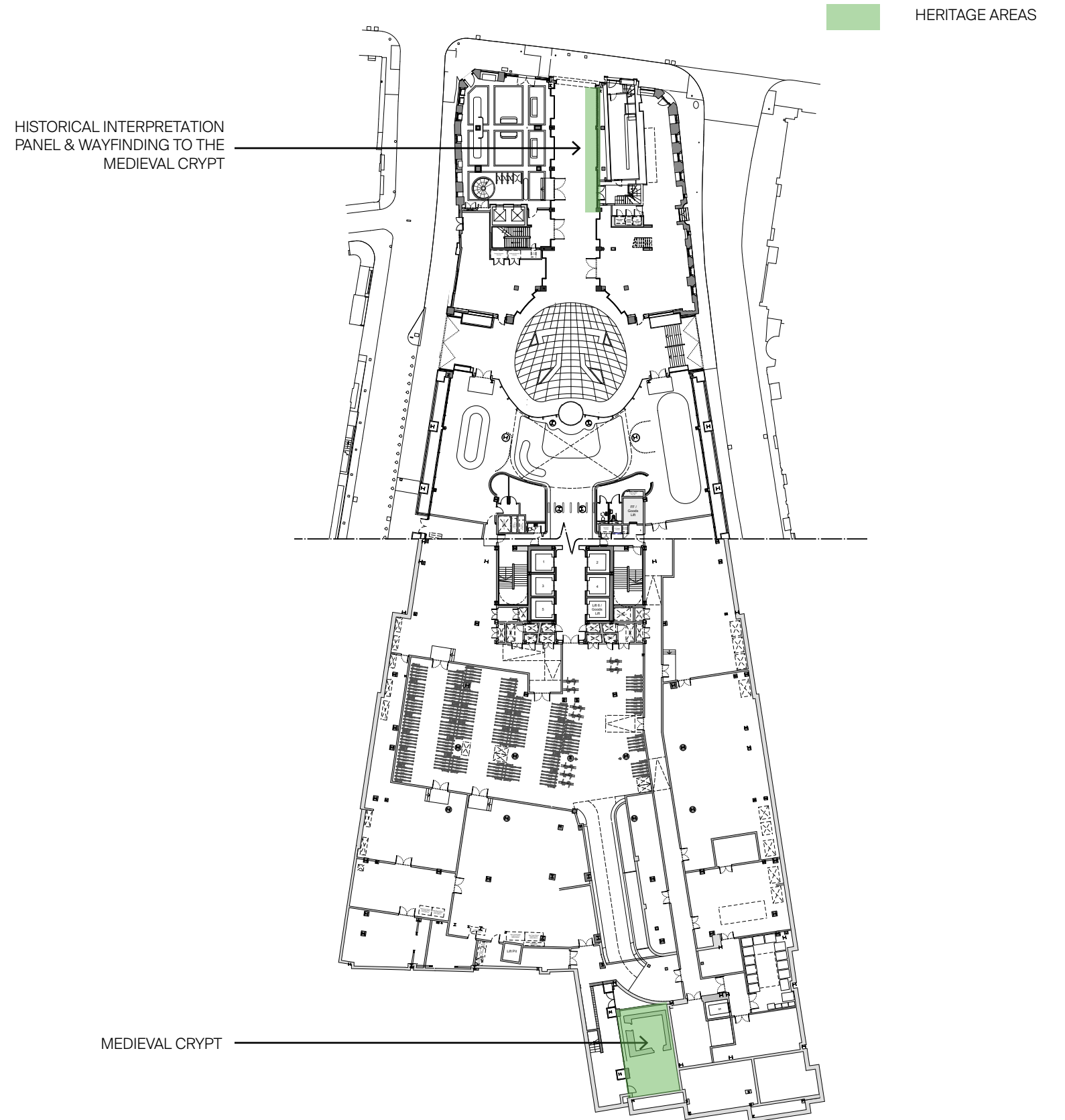
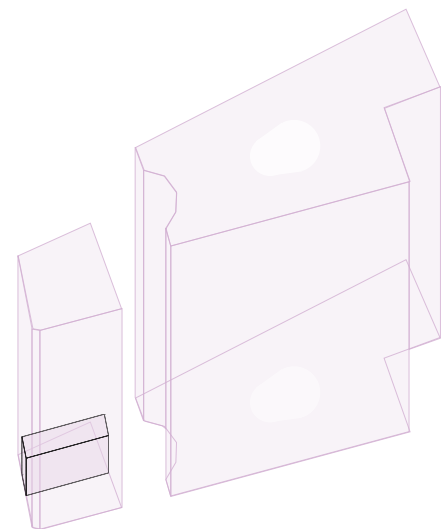
Design Proposals

7.07 Site Heritage

To the rear of the site at basement level is a medieval crypt. Tucked away from public view, the intention is to make reference to the crypt within the colonnade and make improvements to the space the crypt is housed in.

Please refer to Sections 7.07.01 and 7.07.02 for further information on the historical interpretation and wayfinding panels proposed within the colonnade and the proposed works to the crypt.

These elements will be developed at stage 4.



GF & BASEMENT SPLIT PLAN

Design Proposals

7.07.01 Historical Interpretation

The entrance colonnade provides an opportunity to raise the profile of the rich history of the site and the listed Medieval Crypt.

The proposal features a historical interpretation panel within the colonnade that depicts some of the historical uses that have characterised the site over the centuries.

The wall shows an abstract representation of historic imagery in stone relief. References include:

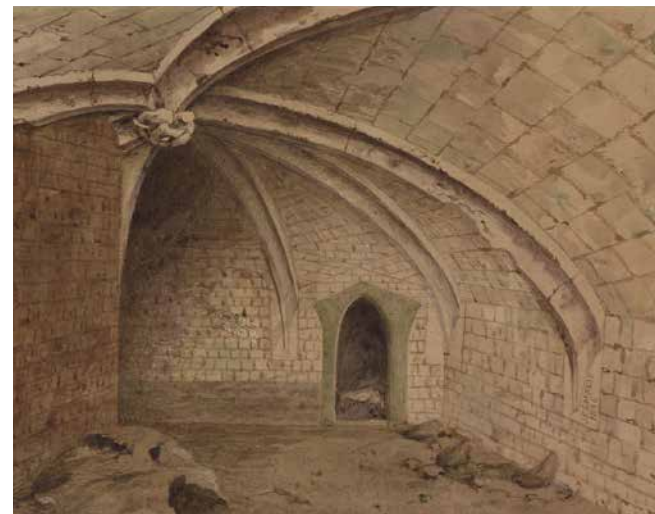
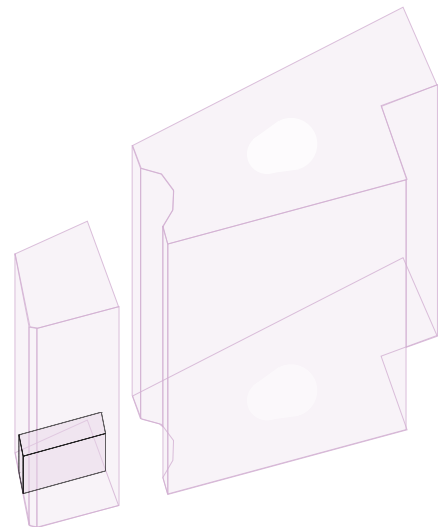
- The Whitefriars Monastery
- The Bolt & Tun Inn,
- The Newspaper Industry.

Integrated next to the historical interpretations will be a wayfinding panel providing directions to the newspaper history mural and Medieval Crypt off of Magpie Alley.

The historical and wayfinding panels will be further developed at Stage 4 by an artist.



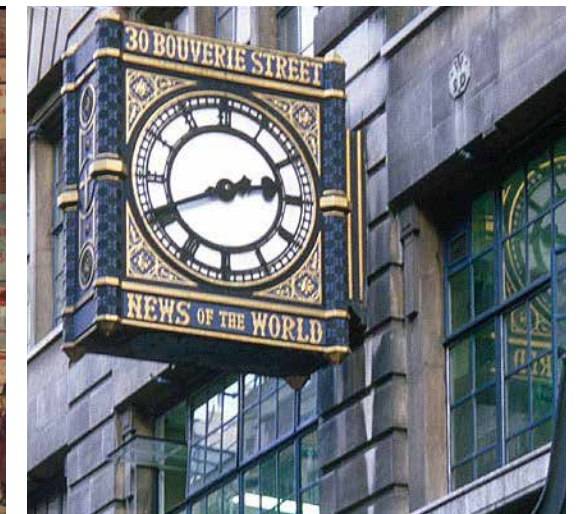
SKETCH PROPOSAL OF HISTORICAL INTERPRETATION WALL



WHITEFRIARS CRYPT



BOLT IN TUN INN



NEWS OF THE WORLD

Design Proposals

7.07.02 Heritage (Whitefriars Crypt)

The listed Whitefriars Crypt is currently located to the rear of the site off of Magpie Alley on the lower ground level. The access arrangements for the Crypt are currently unclear for the public and there is little to indicate its location from any of the surrounding streets, though it is on the blue plaque walking route.

It is proposed to:

- Retain the Crypt in its current location but raise its profile by providing improved wayfinding signage and an interpretation panel within the entrance colonnade off Fleet Street.
- Create an online ticketing system. Tickets to gain access to the crypt would be free of charge and be bookable online via a website 24hr prior to the timeslot. Upon booking a 30 minute timeslot will be provided. The number of people allowed access into the room, within the timeslot, will be restricted accordingly. A booking reference or pin provided will allow access via an access control panel or similar on the door. It is not envisaged the Crypt will be manned.
- It is proposed to provide access to the Crypt at the times below:

Monday - 10am-5pm
Tuesday - 10am-7pm
Wednesday - 10am-5pm
Thursday - 10am-7pm
Friday - 10am-5pm
Saturday & Sunday - Closed
Bank Holidays - Closed

- Enhance the lighting and interpretation panels within the space, providing a broader history of the Crypt and Friary.
- Add an interpretation panel outside the Crypt so significance of structure can be understood outside of opening hours.
- Conduct a quinquennial inspection of the Crypt and agree any remedial works with heritage bodies. An initial conditions report has been carried out and will be included within the planning application documents.

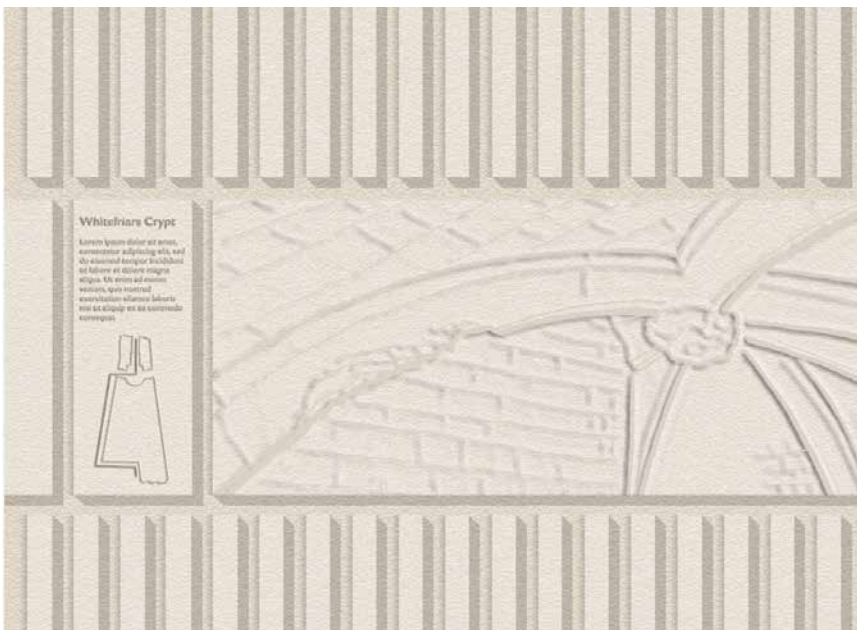
The above measures will be further developed at stage 4, and there is currently an allowance within the cost plan for these works.



WINDOW INTO CRYPT OFFERS GOOD VISIBILITY BUT LIMITED INTERPRETATION



EXISTING LIGHTING IS NOT APPROPRIATE FOR THE LISTED CRYPT.



WAYFINDING AS PART OF SITE HISTORY INTERPRETATION PANEL IN THE COLONNADE



ATMOSPHERIC LIGHTING SCHEME AT THE TEMPLE OF MITHRAS, LONDON.

Design Proposals

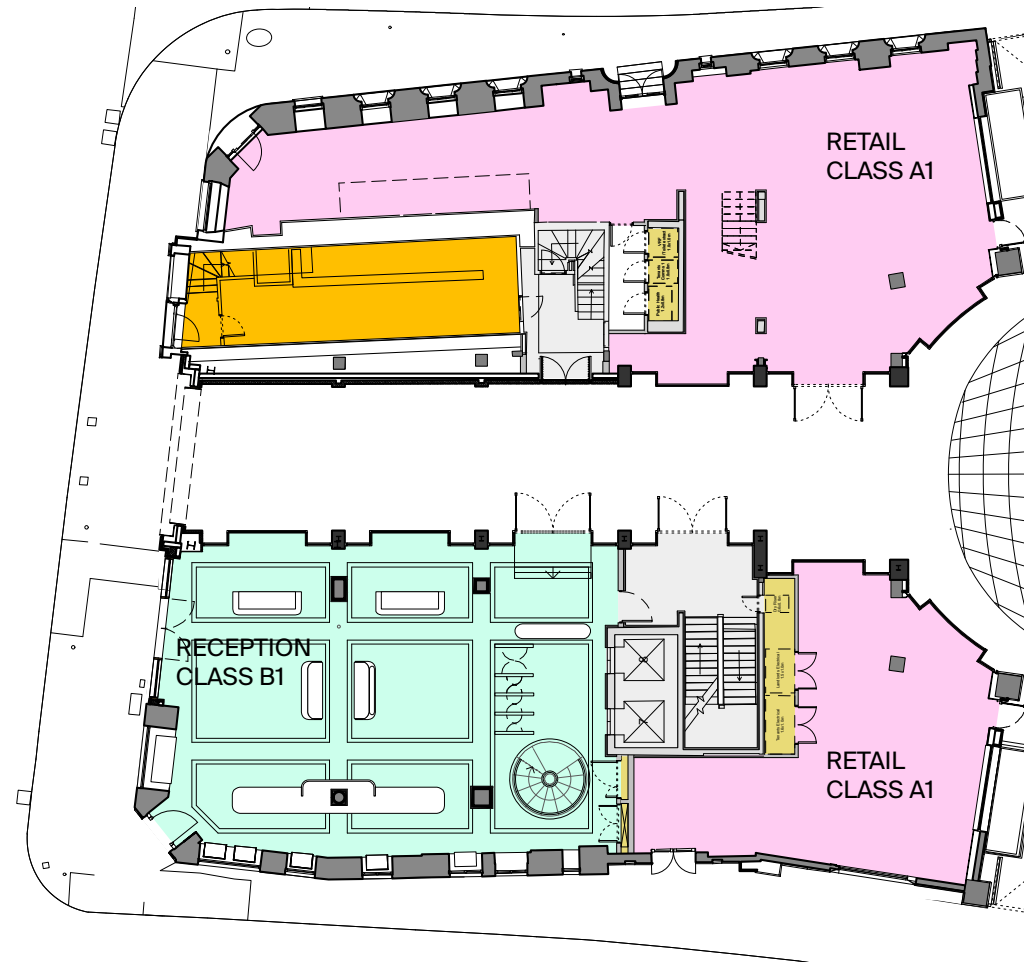
7.08 North Building - Retail

Retail units (Class A1) are located within North Building at Ground and First Floor Levels.

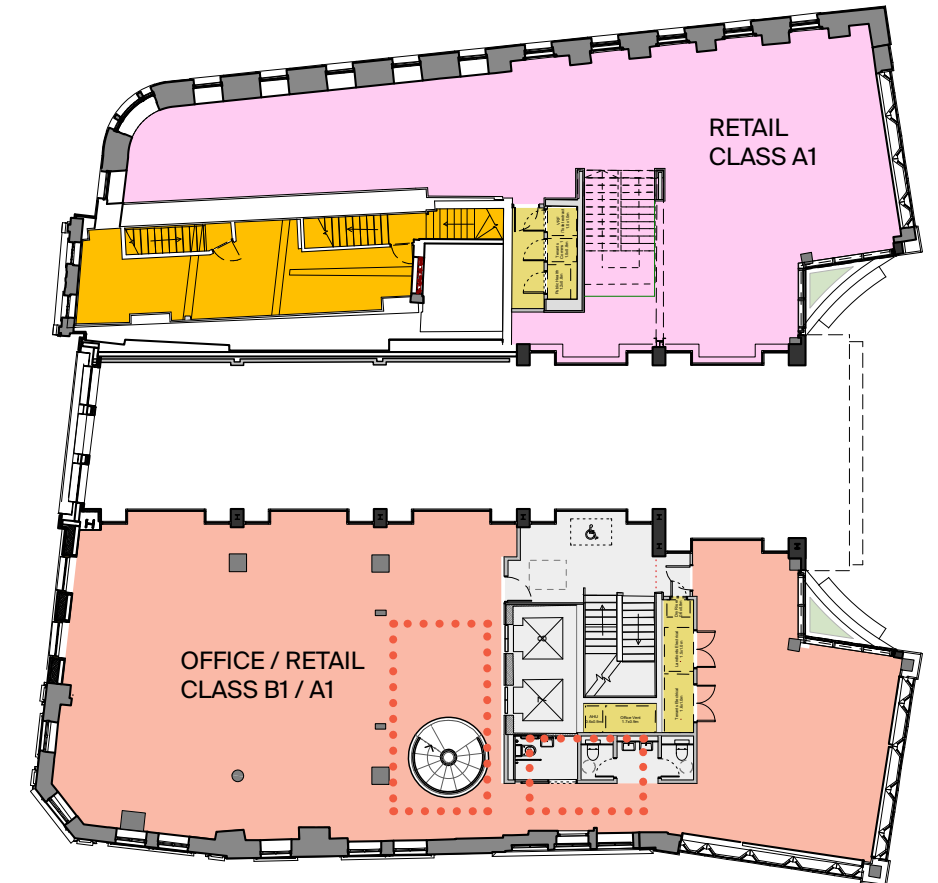
The area to west of North Building at 1F Level has planning for either Office (Class B1) or Retail (Class A1). Currently the use here is to be kept flexible, to allow the tenancy to be informed by market conditions.

Flexibility in uses achieved here owing to concrete slab soft spots - refer to diagrams.

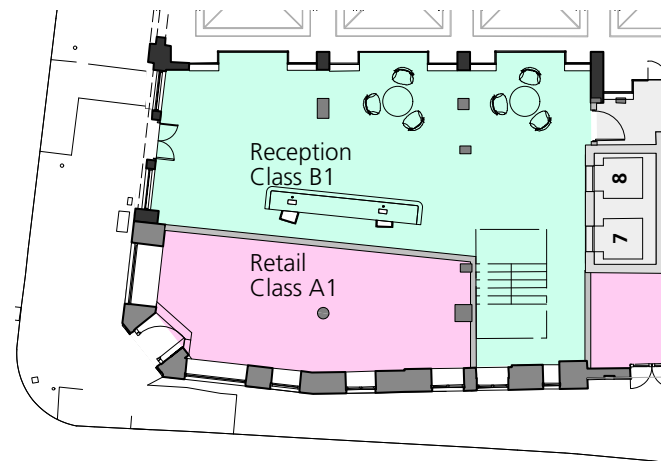
As discussed further in Section 7.19, the North Reception layout is currently kept flexible, with the possibility of reverting back to the stage 2 layout, with smaller reception space and additional retail unit. Combining the retail and reception spaces would require an additional planning application. Services are designed to allow for both layouts to be implemented.



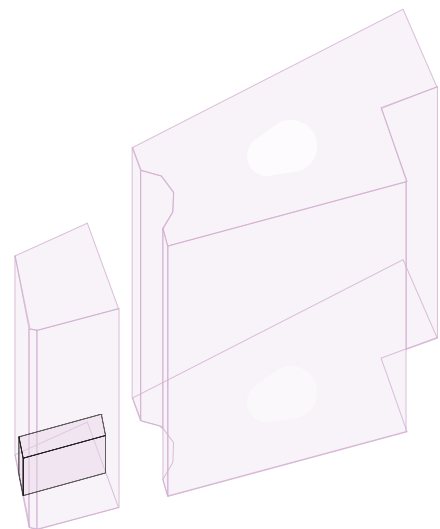
STAGE 3 PROPOSED GROUND FLOOR PLAN



STAGE 3 PROPOSED FIRST FLOOR PLAN, WITH SOFT SPOTS IN RED

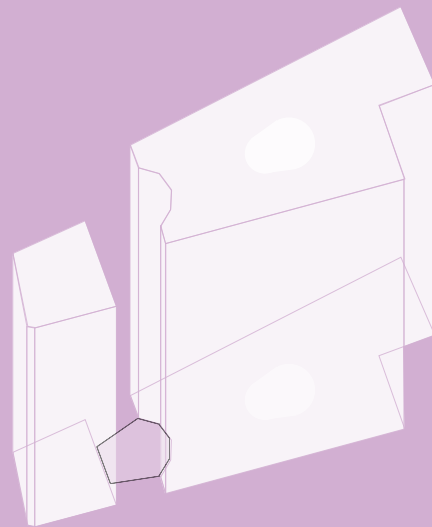


CONSENTED GROUND FLOOR PLAN

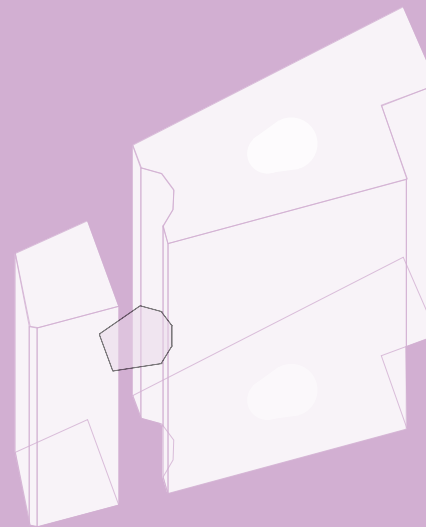


Design Proposals

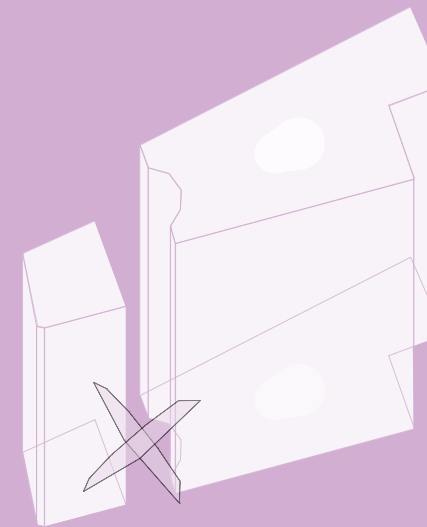
7.09 - 7.12 Courtyard Key Design Areas



New landscaping to courtyard to create a 'pocket park'



Addition of canopy to courtyard between North and South Buildings



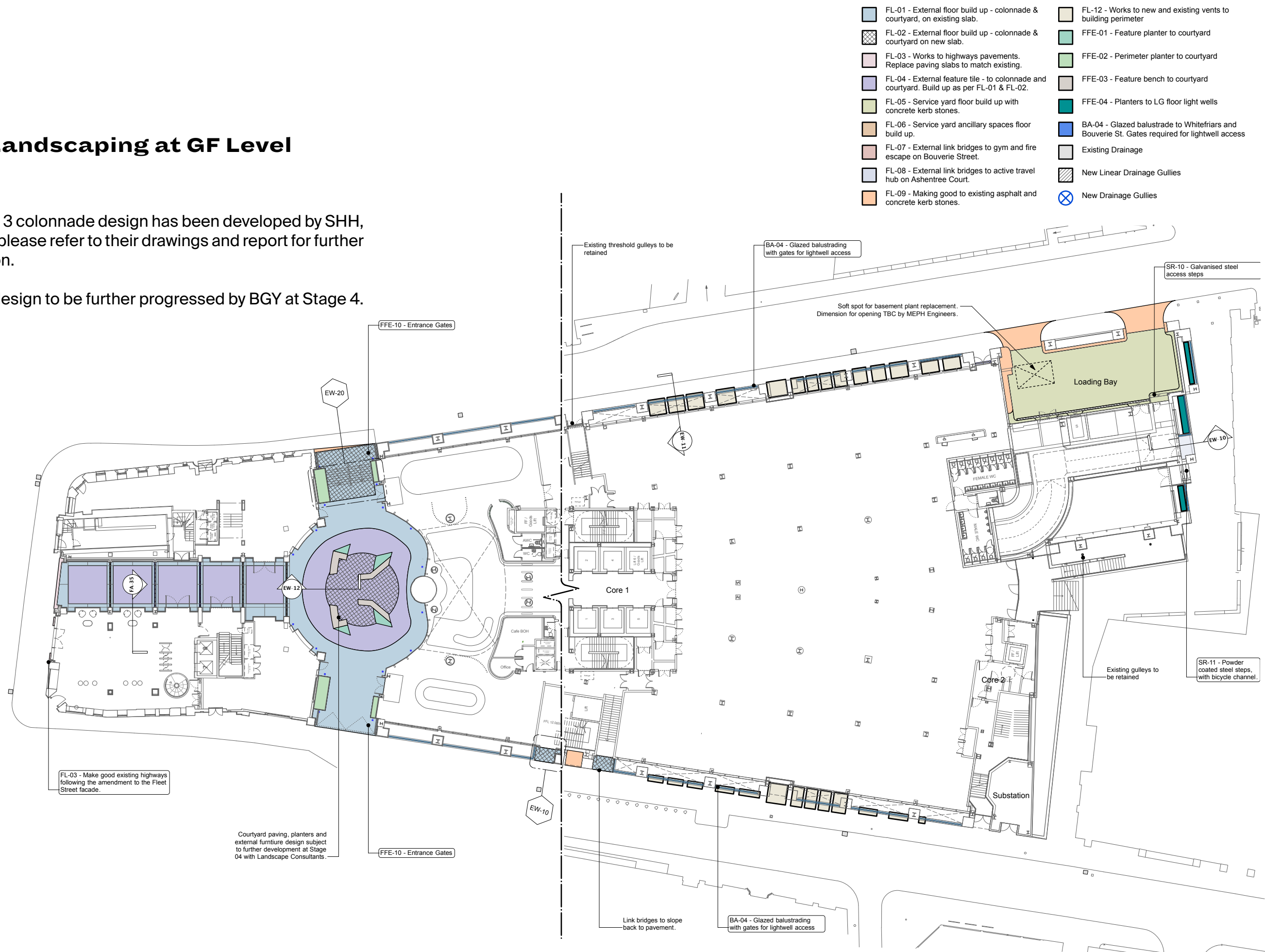
Sculpture within courtyard space

Design Proposals

7.09 Landscaping at GF Level

The Stage 3 colonnade design has been developed by SHH, therefore please refer to their drawings and report for further information.

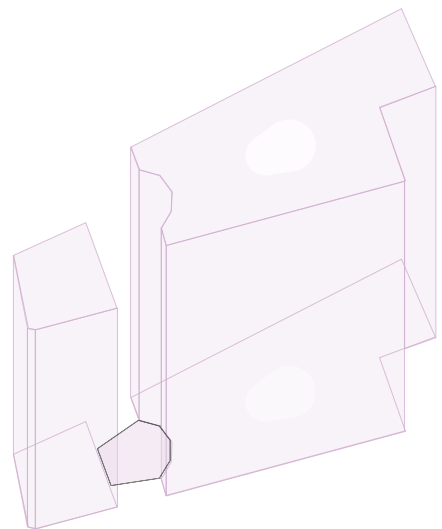
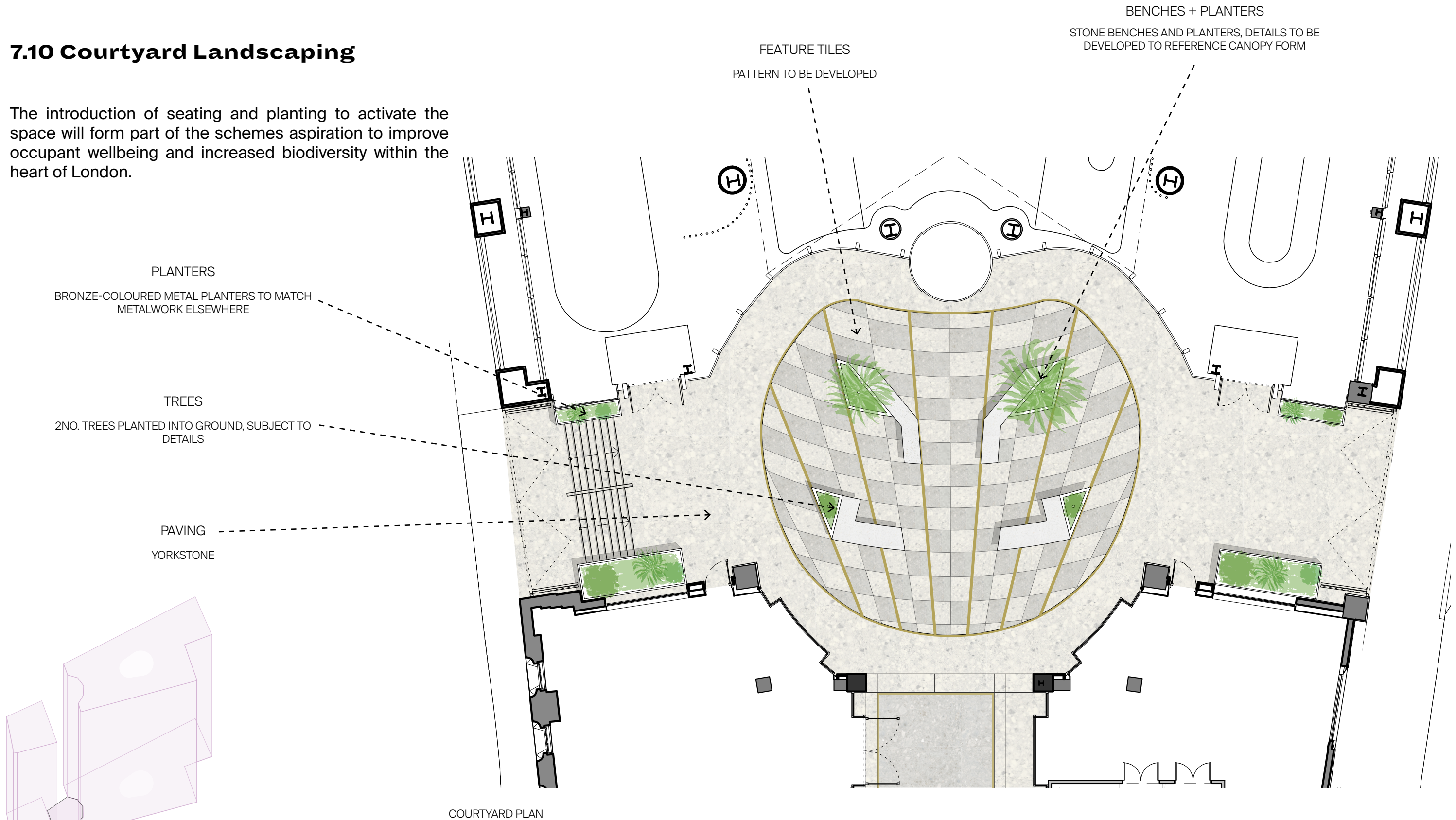
Detailed design to be further progressed by BGY at Stage 4.



Design Proposals

7.10 Courtyard Landscaping

The introduction of seating and planting to activate the space will form part of the schemes aspiration to improve occupant wellbeing and increased biodiversity within the heart of London.



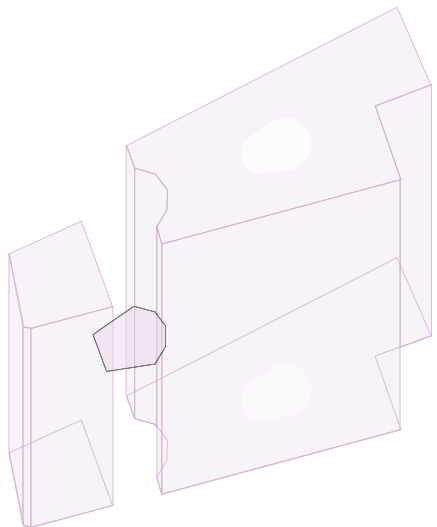
Design Proposals

7.11 Courtyard Canopy

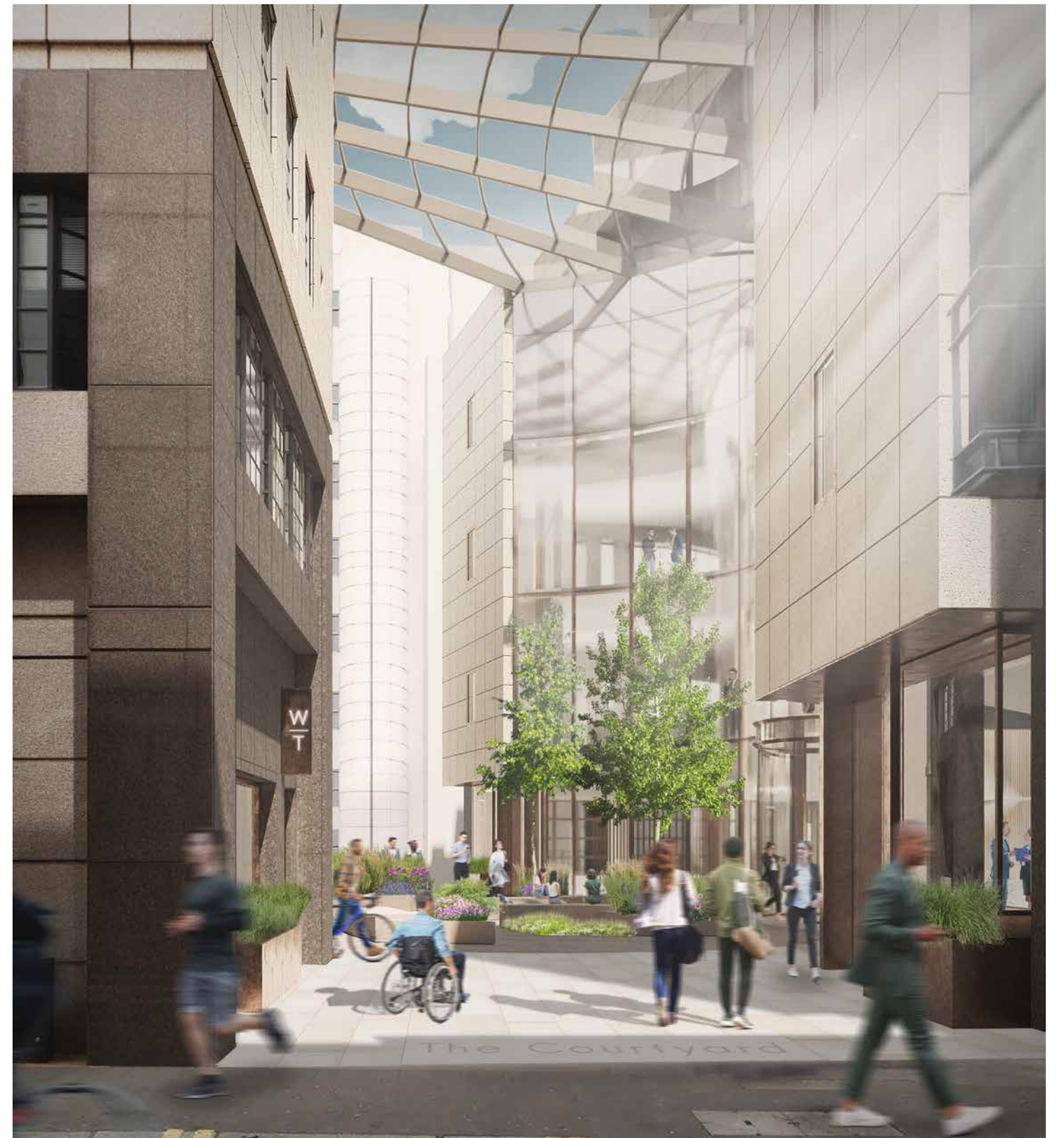
A new, glass canopy, sitting just above 4th floor level, is proposed to cover the courtyard space between the North and South buildings. The canopy is formed of powder coated steelwork, with glass panels reflecting the rhythm of the entrance facade. The primary structure forms a radial shape, aligning with the facade mullions, and the curved secondary structure emphasises the convex shape of the facade.



INDICATIVE VIEW LOOKING UP AT CANOPY FROM COURTYARD



EXISTING VIEW



VIEW INTO COURTYARD FROM BOUVERIE STREET

Design Proposals

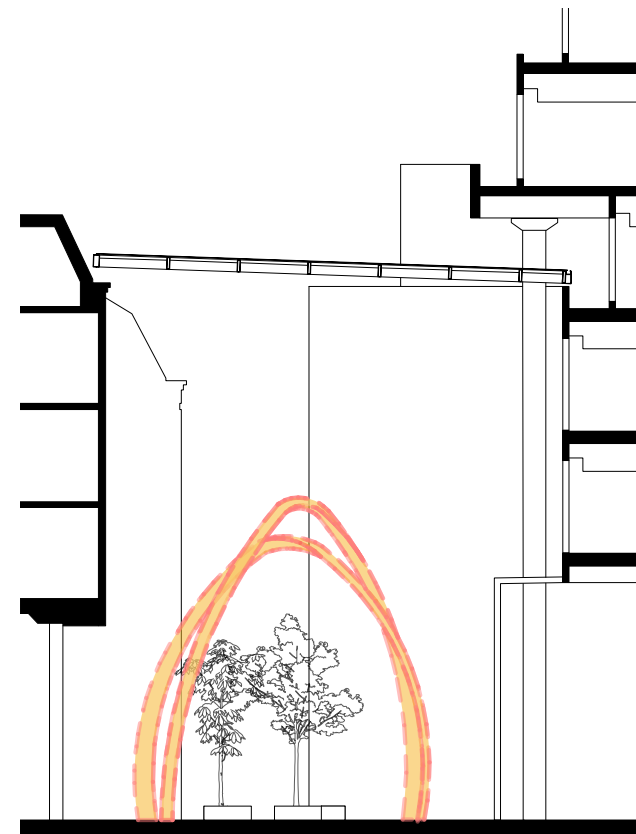
7.12 Courtyard Sculpture

At stage 3 the design team explored initial proposals for a sculpture to be incorporated into the courtyard space. This could be floor mounted or suspended between the North and South Building, beneath the canopy. The images shown are typology options explored by BGY for client comment.

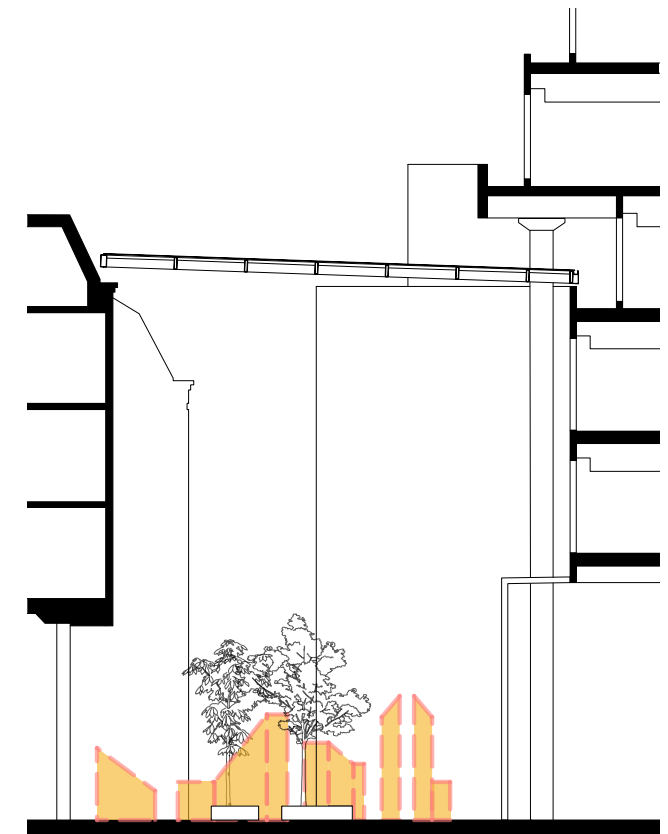
The design of this element is to be further developed at stage 4, by an artist or creative company specialising in art fabrication within the public realm.

Planning and structural implications of the sculpture to be further considered at stage 4.

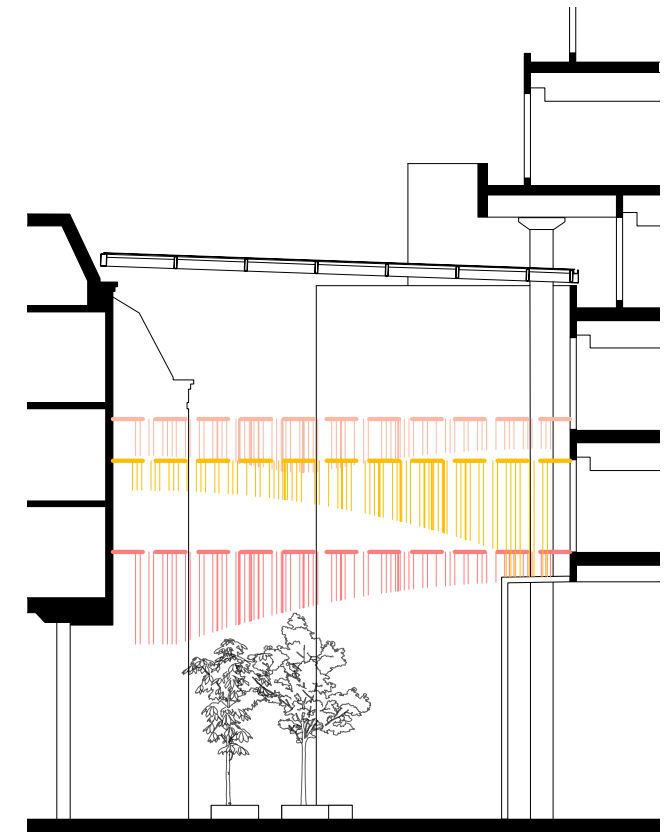
The DAS notes that a potential sculpture could have historic references, relating back to the site's heritage.



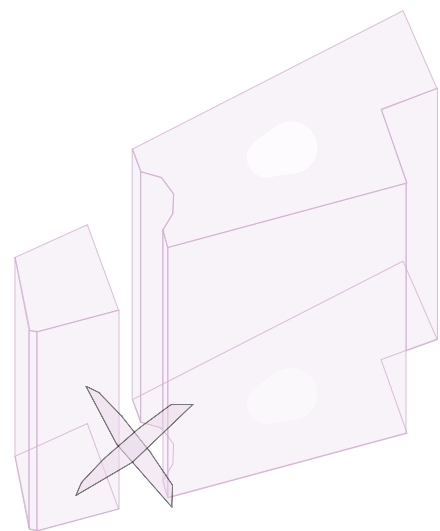
FLOOR MOUNTED AND LARGE-SCALE, ALLOWING PEOPLE TO WALK BENEATH IT



FLOOR MOUNTED AND LOW-LEVEL



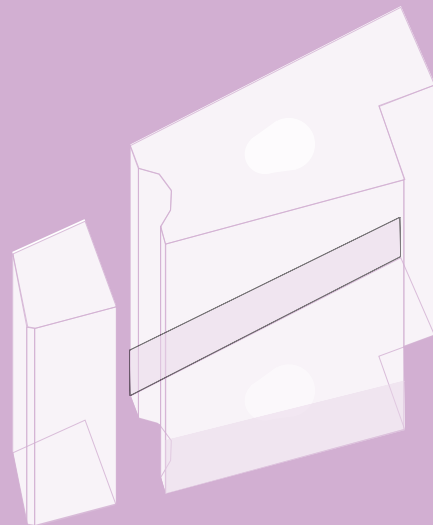
SUSPENDED BETWEEN THE NORTH AND SOUTH BUILDING, BELOW THE CANOPY



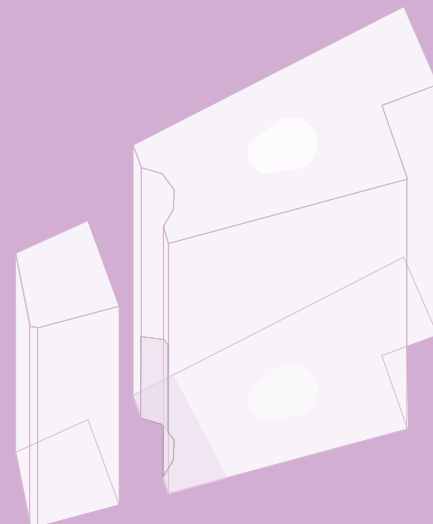
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Design Proposals

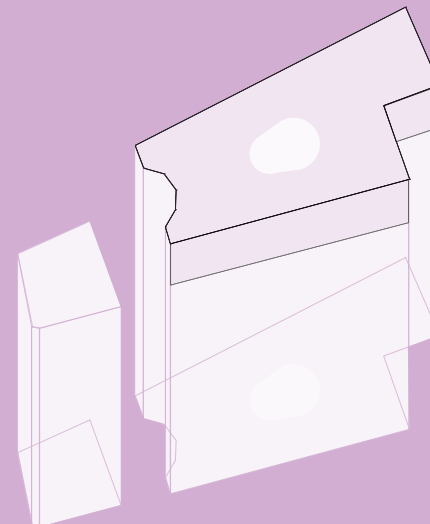
7.13 - 7.16 **South Building** **Key Design Areas**



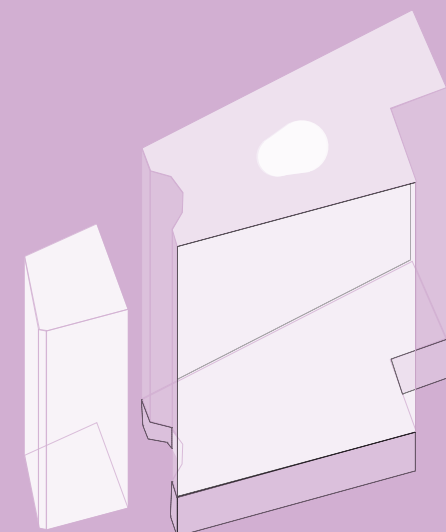
**Enhancements to
street facades**



**New facade to the
enlarged South
Building reception**



**Two additional floors
and new roof terraces**



**Restructuring of the
MEP services into the
basement**

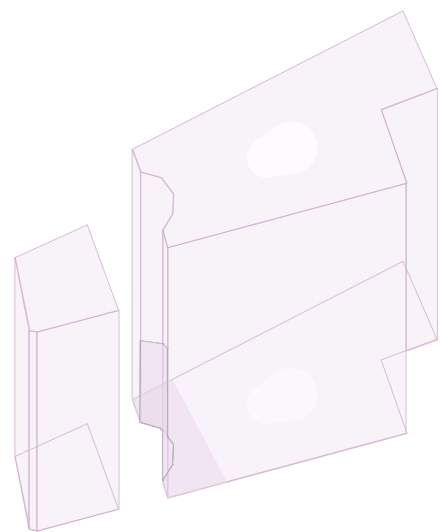
Design Proposals

7.13 South Building - North Facade

The proposal includes a toggle fixed curtain walling system, without external capping, creating an open and transparent facade.

The convex and concave geometry is achieved through the use of both curved and flat glass panels.

The facade interfaces neatly within the existing granite cladding to either side.



VIEW TOWARDS NEW FACADE FROM BOUVERIE STREET



PLEASE NOTE: PREVIOUS
CANOPY
DESIGN SHOWN HERE

VIEW OF NEW FACADE THROUGH COLONNADE ENTRANCE INTO COURTYARD

Design Proposals

7.14 South Building - Bouverie & Whitefriars St.

An open and activated street frontage created at GF and LGF Level with the introduction of new bronze coloured curtain wall glazing, to replace existing outdated glazing system.

Existing metal balustrades to be replaced with frameless glass, so as to 'de-Freshfields' the appearance of the building, whilst also improving natural light at LGF level.

Existing external metal light fittings removed and new strip lighting recessed into soffits - external lighting design to be developed at stage 4.

Potential to 'green' balconies to be further explored at stage 4 - further cost plan discussions and agent input required.



EXTERNAL
LIGHTING

GLAZED
BALUSTRADES

A MORE TRANSPARENT STREET
FRONTAGE

PRECEDENT IMAGE



BUCKLEY GRAY YEOMAN

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Design Proposals

7.15 South Building - 7th, 8th & 9th Floor Facades

New curtain wall facades to levels 7, 8 & 9. Framing to be bronze coloured aluminium, with double frames between bays. Spandrel panels to be flat bronze coloured aluminium.

East facade is predominantly 2-storey glazed curtain walling with 200mm deep reveals.

West facade to be single storey curtain walling with 500mm deep reveals and additional vertical spandrel panels. These design features are intended to significantly reduce the 'lantern effect' of the building when viewing it from Temple Gardens, and reduce solar gain and overheating during the summer.

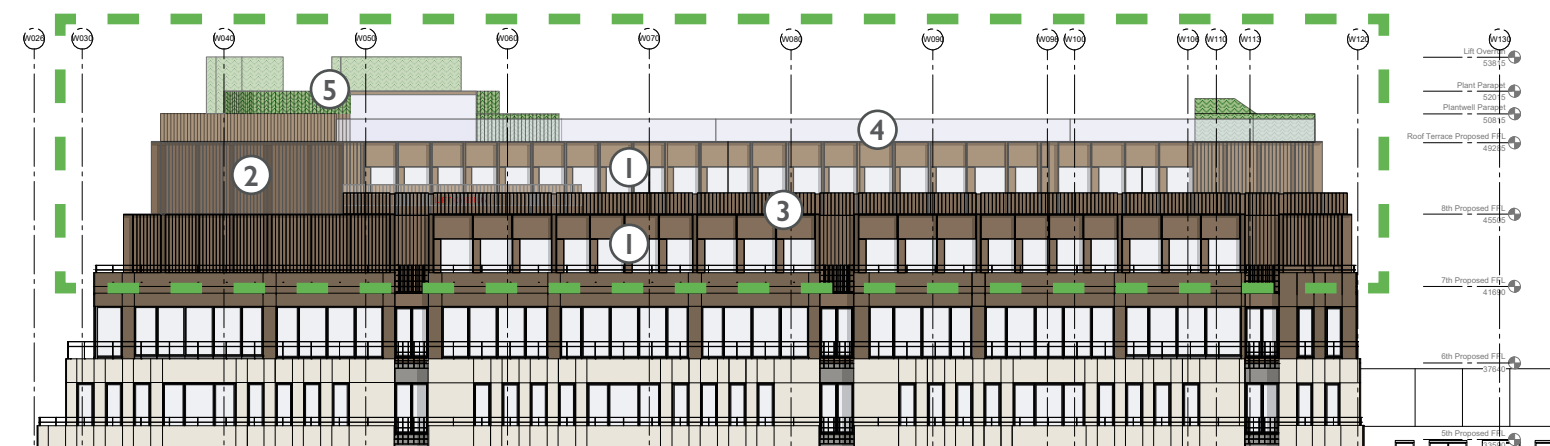
Vertical greening is proposed to level 9 facades and lift overruns.

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

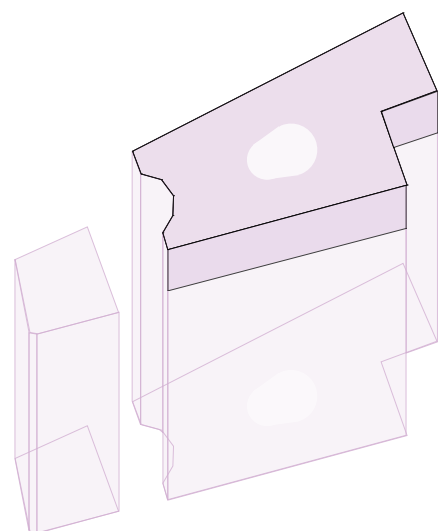
- ① CURTAIN WALL GLAZING WITH BRONZE COLOURED ALUMINIUM
- ② FRAMING BRONZE COLOURED ALUMINIUM LOUVERED PLANT
- ③ ENCLOSURE
- ④ BRONZE BALUSTRADE
- ⑤ GLAZED BALUSTRADE
- ⑥ VERTICAL GREENING
- ⑦ BRONZE COLOURED ALUMINIUM RAINSCREEN CLADDING



SOUTH BUILDING - WHITEFRIARS STREET FACADE (EAST)



SOUTH BUILDING - BOUVERIE STREET FACADE (WEST)



Design Proposals

7.15.01 South Building - North and South 7th, 8th & 9th Floor Facades

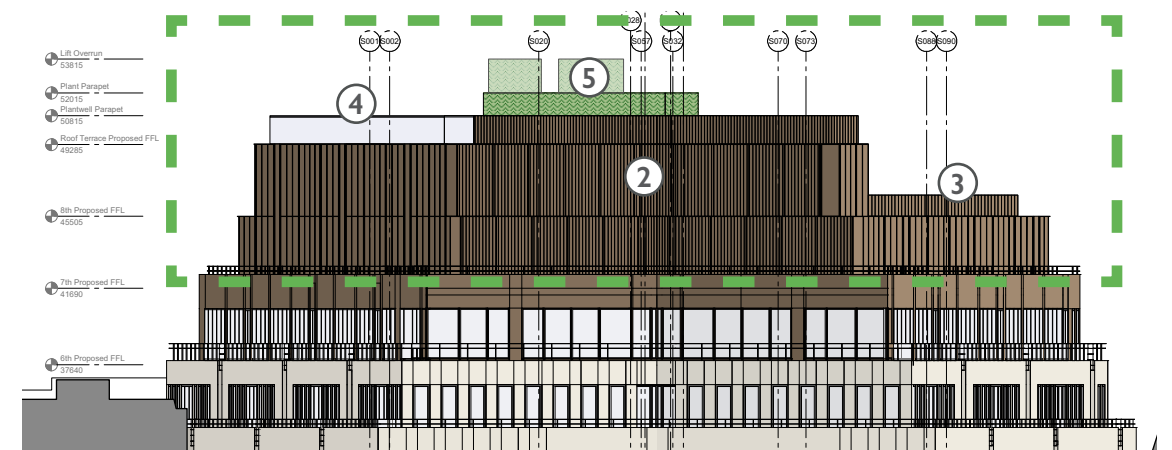
North facade comprises of bronze coloured aluminium vertical louvers and plant screen, there are acoustic louvers at level 8 and cladding panels with reclaimed and refinished fins at level 7.

South facade predominantly comprises of bronze coloured aluminium flat panel rainscreen cladding.

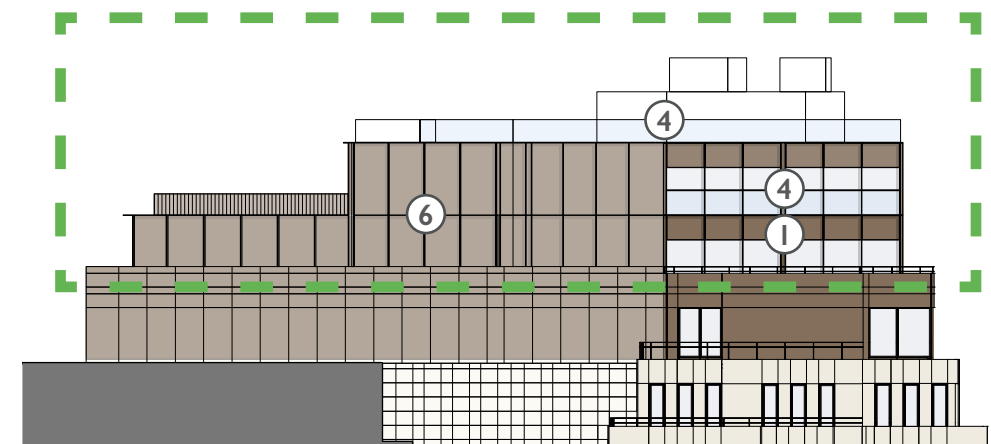
Vertical greening is proposed to level 9 facades and lift overruns.

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

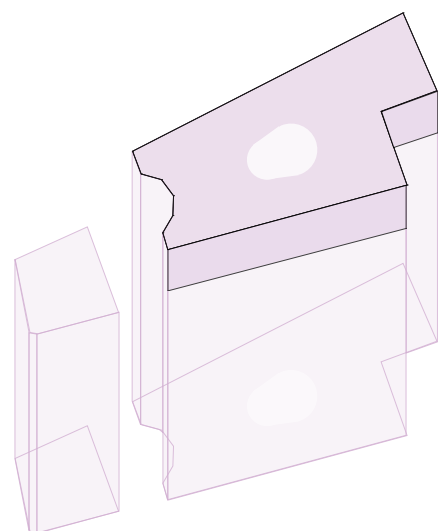
- ① CURTAIN WALL GLAZING WITH BRONZE COLOURED ALUMINIUM
- ② FRAMING
- ③ BRONZE COLOURED ALUMINIUM LOUVERED PLANT ENCLOSURE
- ④ BRONZE BALUSTRADE
- ⑤ GLAZED BALUSTRADE
- ⑥ VERTICAL GREENING
- ⑦ BRONZE COLOURED ALUMINIUM RAINSCREEN CLADDING



SOUTH BUILDING - COURTYARD FACADE (NORTH)



SOUTH BUILDING - ASHENTREE COURT FACADE (SOUTH)

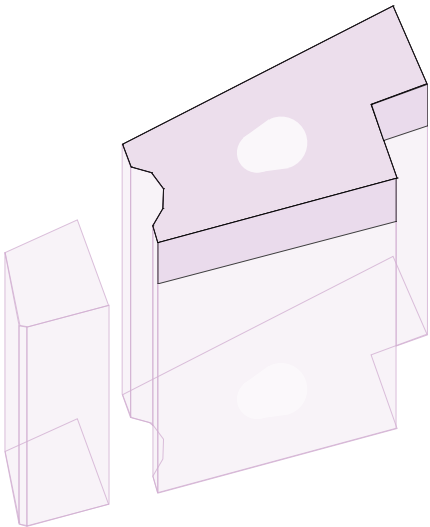


Design Proposals

7.15.02 South Building - 7th, 8th & 9th Floor Facades

Roofscape visual showing design intent of facade types, produced by BGY, prior to client's landscape proposals.

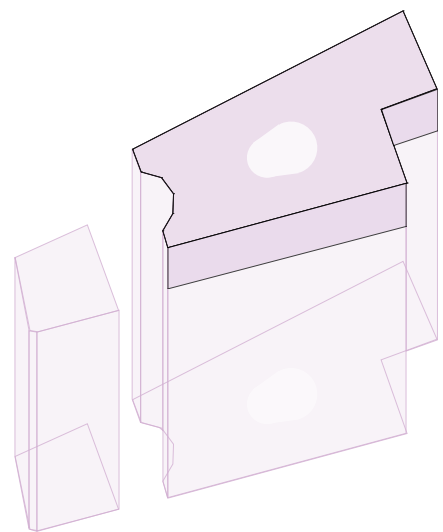
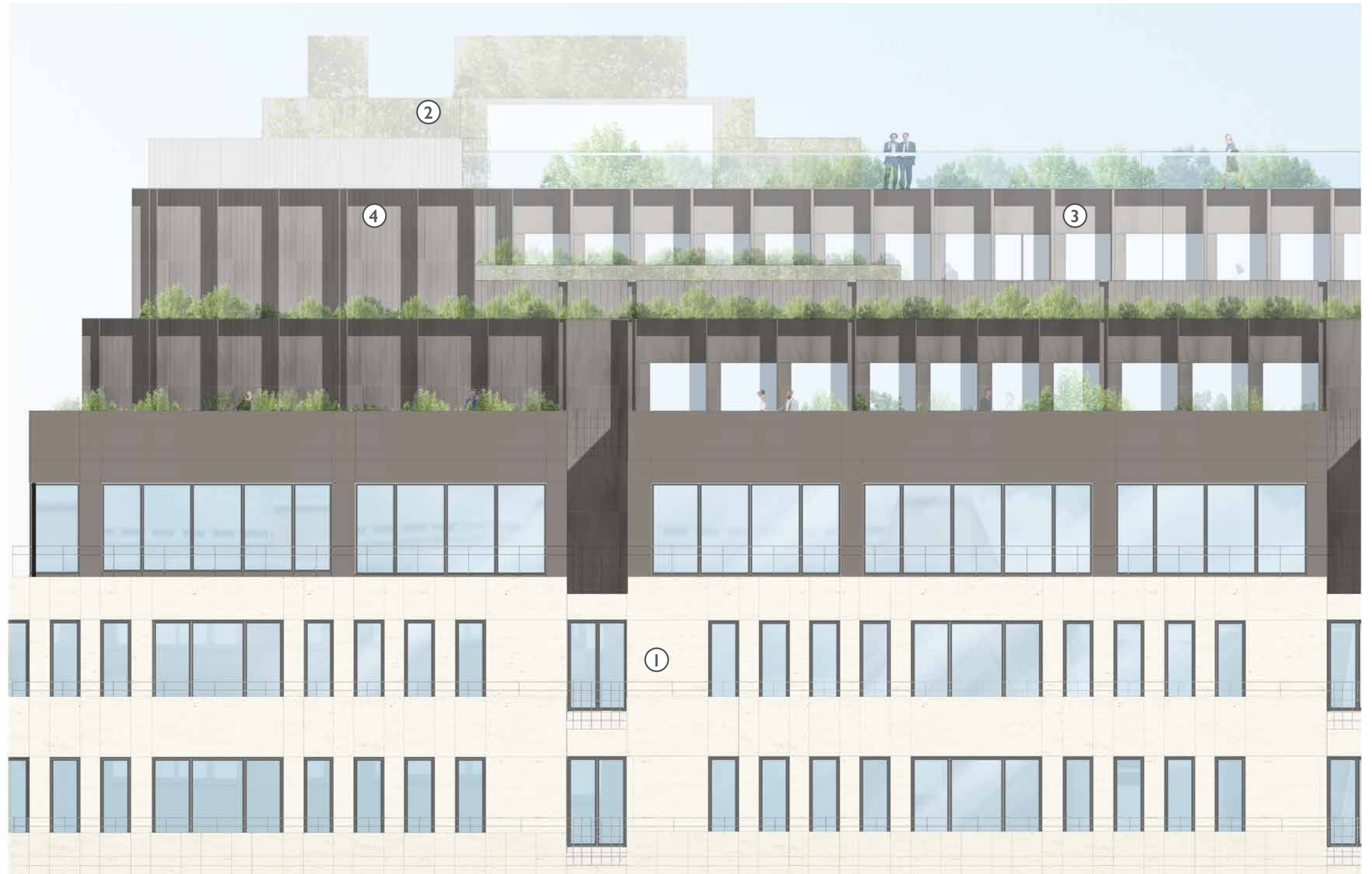
- VERTICAL GREENING TO LIFT OVERRUNS & LEVEL 9 CORE FACADES
- LEVEL 9 GLAZED FACADE TO BE FURTHER DEVELOPED AT STAGE 4
- VERTICAL GREENING TO LEVEL 8 PLANT SCREEN
- GLAZED ATRIUM ROOF WITH BRONZE COLOURED ALUMINIUM CAPPING ABOVE GLASS PANELS
- 500MM DEEP 30MM WIDE TAPERED REVEALS - REFER TO DETAIL DRAWINGS
- BRONZE COLOURED ALUMINIUM SPANDREL PANELS WITH INSULATION AND METAL WRAPPED BACK
- MASONRY CAVITY WALL WITH VERTICAL METAL FINS TO EXTERNAL SIDE - EXISTING PLANT SCREEN LOUVERS TO BE REFINISHED AND REUSED HERE.



Design Proposals

7.15.03 South Building - 7th, 8th & 9th Floor Facades

- ① SMOOTH LIGHT GRANITE STONE RAINSCREEN CLADDING
- ② VERTICAL PLANTING
- ③ BRONZE COLOURED ALUMINIUM CLADDING WITH VERTICAL FINS
- ④ BRONZE COLOURED ALUMINIUM LOUVERED PLANT ENCLOSURE



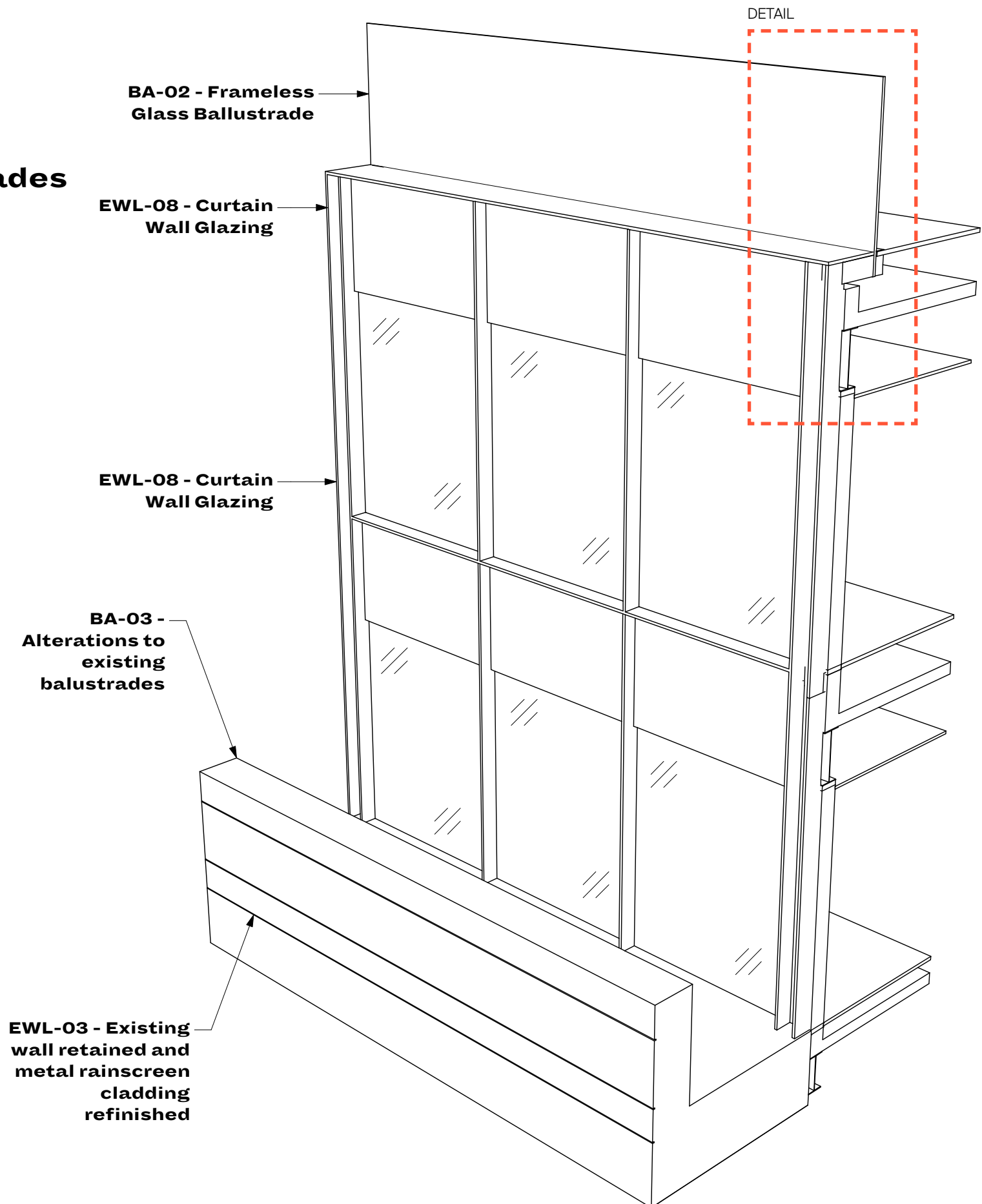
Design Proposals

7.15.04 South Building - 7th, 8th & 9th Floor Facades - Facade Type EWL-08

Curtain Walling to 7th & 8th floors with flat metal spandrel panels and a fin depth of 200mm.

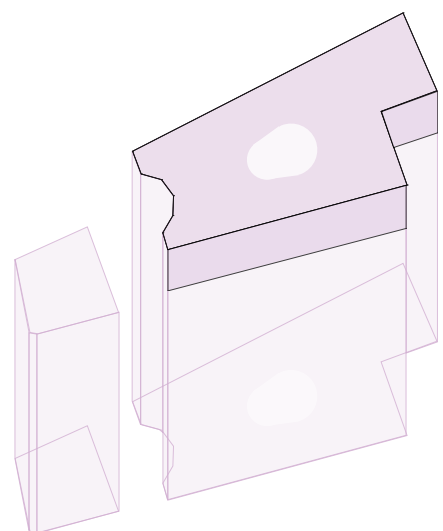
Timber, steel or aluminium mullions to be confirmed at Stage 4.

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

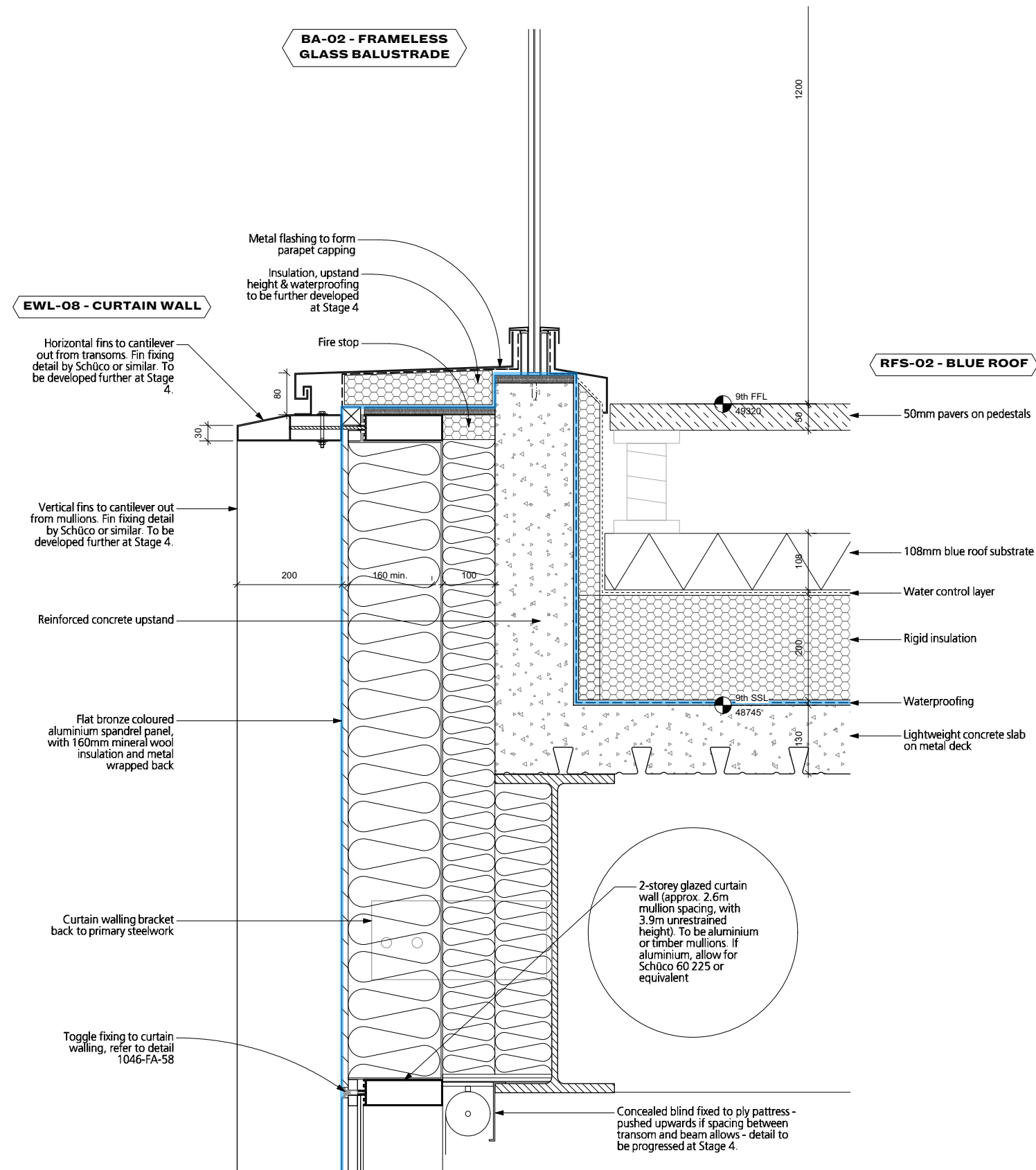


AXONOMETRIC BAY STUDY

BUCKLEY GRAY YEOMAN



Design Proposals



CURTAIN WALL HEAD, PARAPET & BALUSTRADE DETAIL - 1:10

Design Proposals

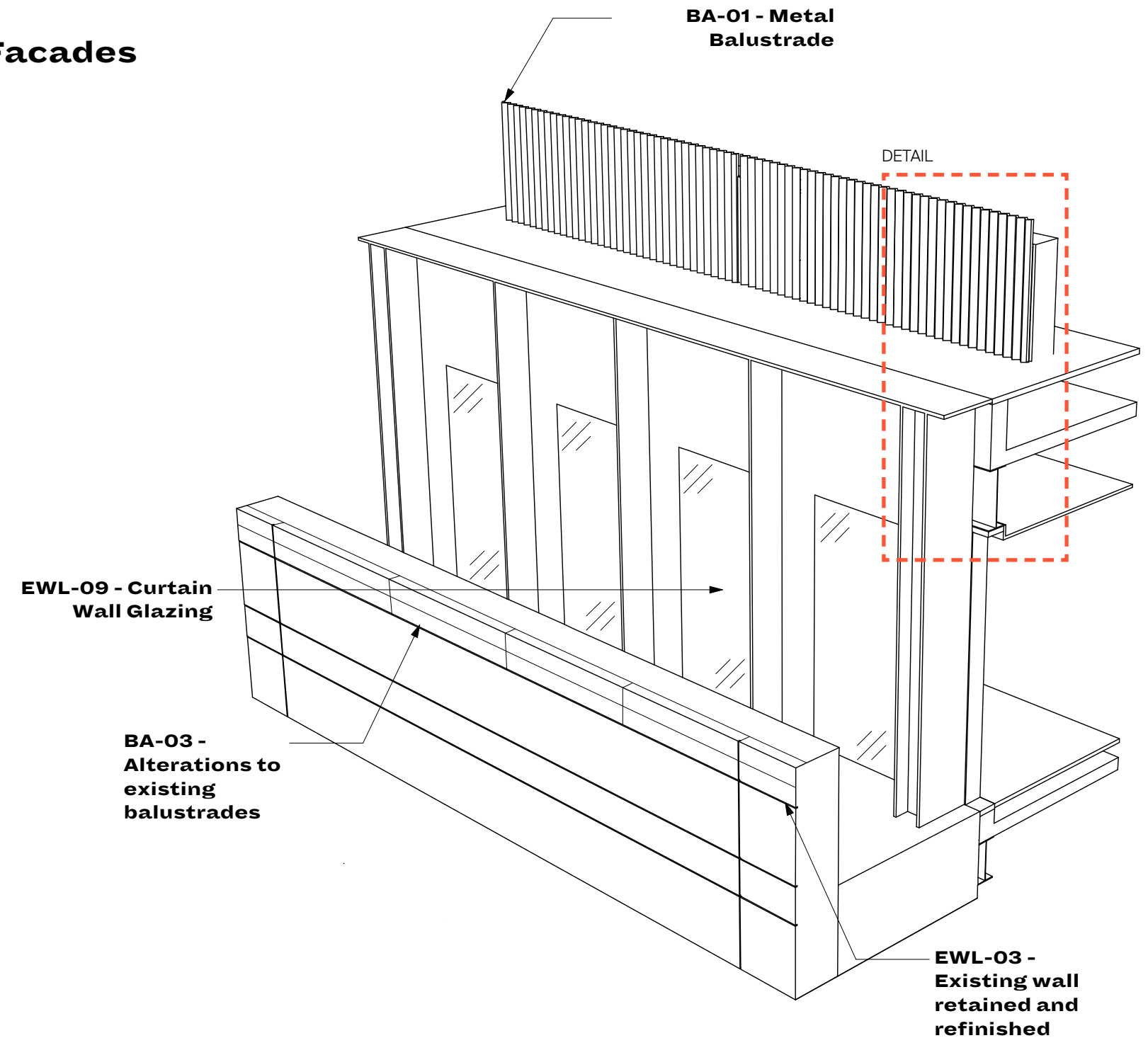
7.15.05 South Building - 7th, 8th & 9th Floor Facades

- Facade Type EWL-09

Curtain Walling to 7th & 8th Bouverie Street Facade, with 500mm fin depth and flat metal spandrel panels.

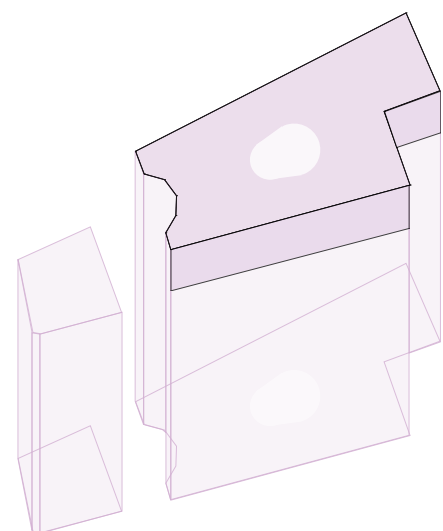
Timber, steel or aluminium mullions to be confirmed at Stage 4.

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

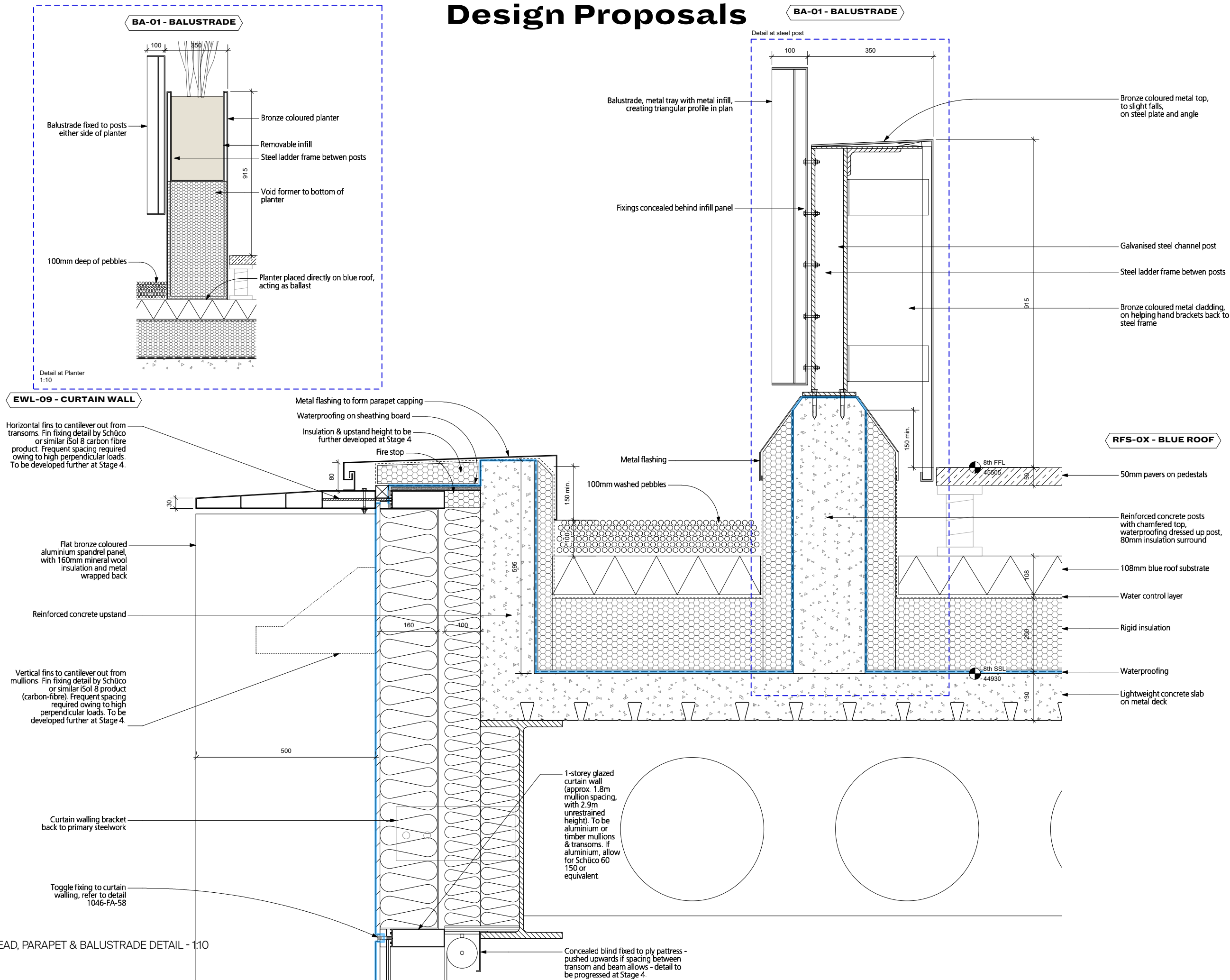


AXONOMETRIC BAY STUDY

BUCKLEY GRAY YEOMAN



Design Proposals



CURTAIN WALL HEAD, PARAPET & BALUSTRADE DETAIL - 1:10

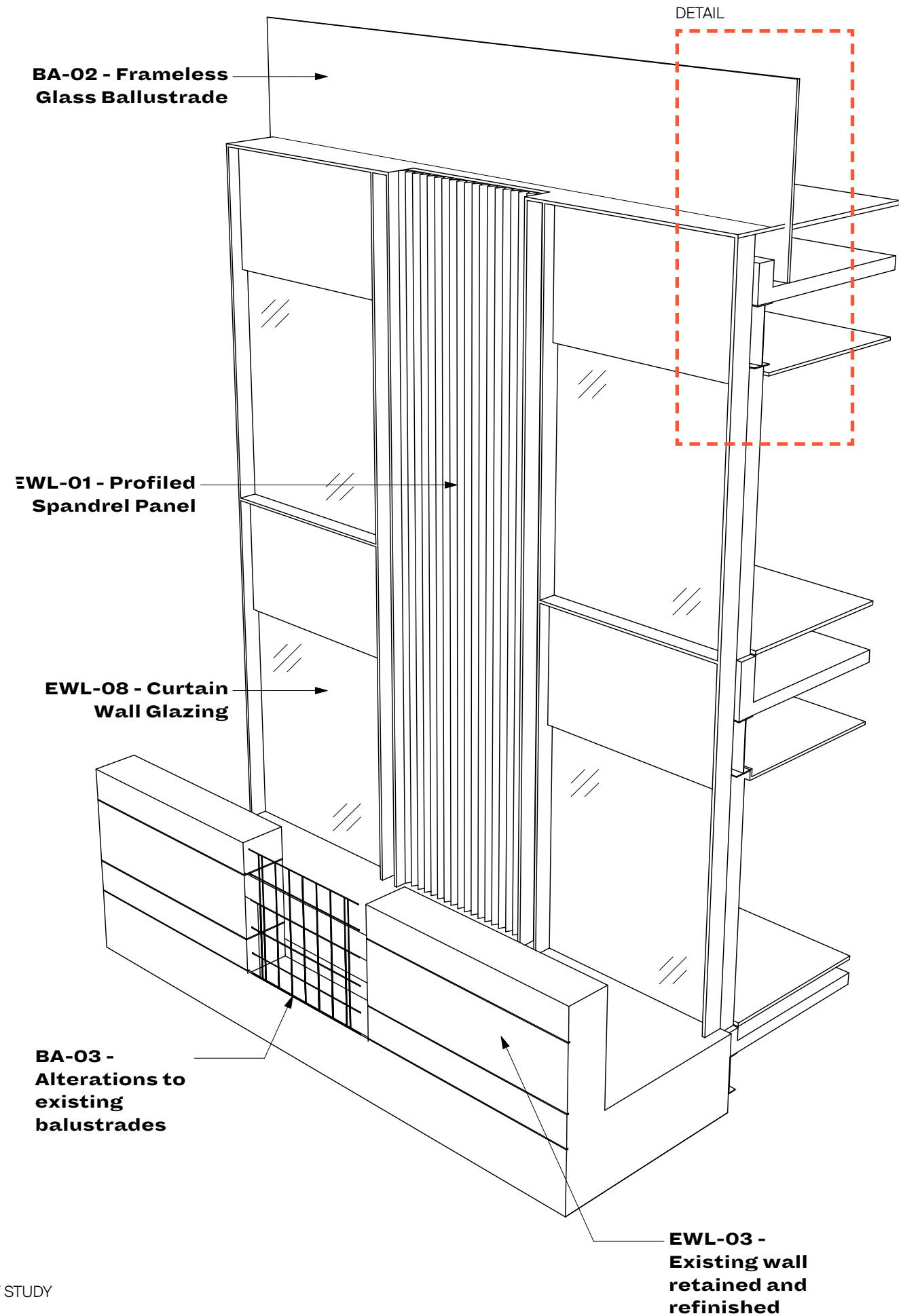
Design Proposals

7.15.06 South Building - 7th, 8th & 9th Floor Facades - Facade Type EWL-01

Triangular profiled metal spandrel panel between glazing types.

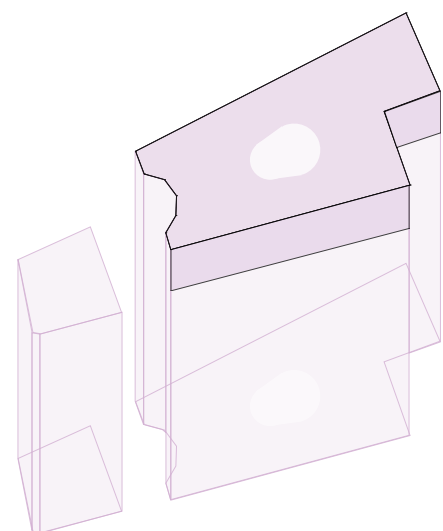
Timber, steel or aluminium mullions to be confirmed at Stage 4.

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

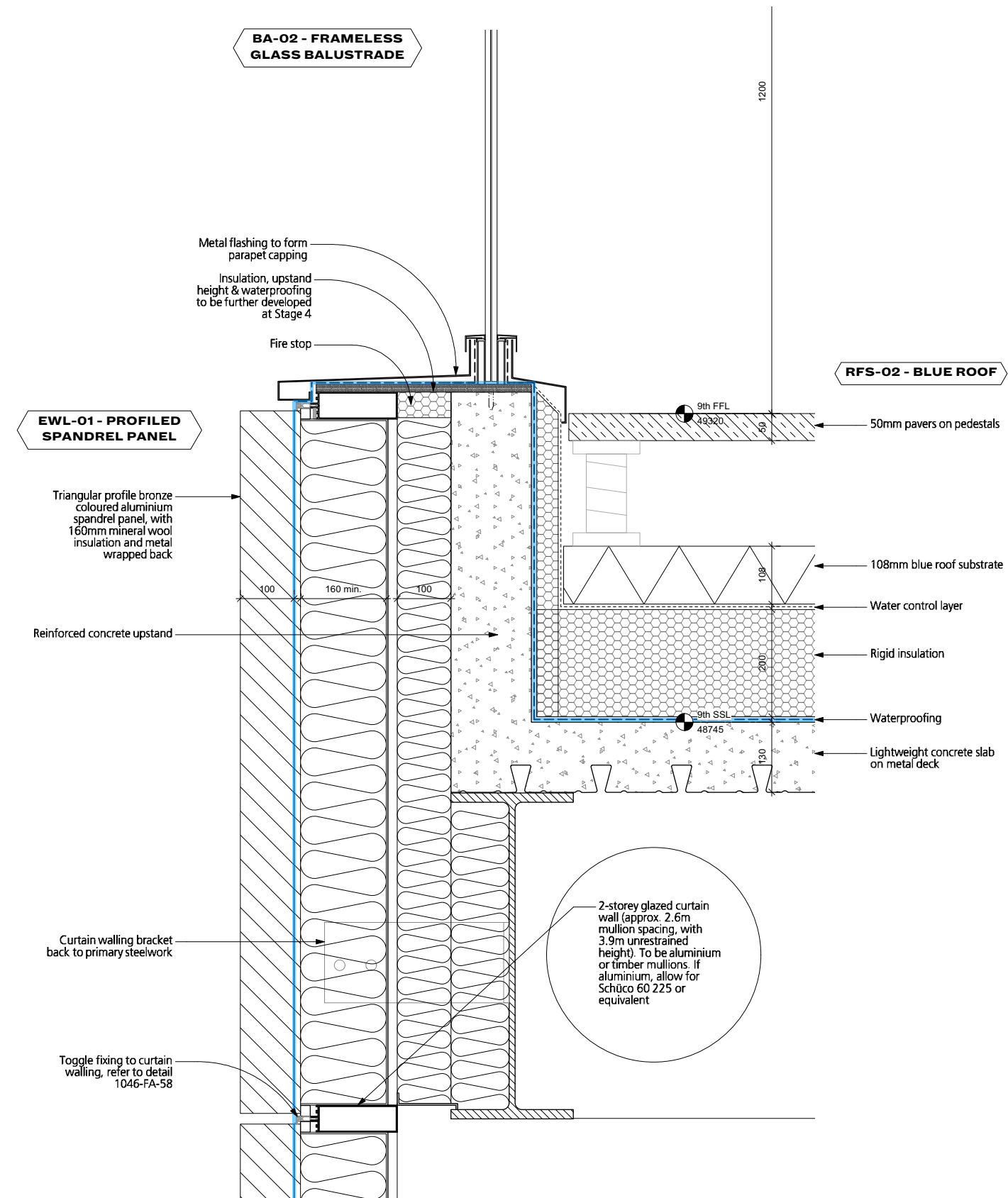


AXONOMETRIC BAY STUDY

BUCKLEY GRAY YEOMAN



Design Proposals



CURTAIN WALL HEAD, PARAPET & BALUSTRADE DETAIL - 1:10

Design Proposals

7.15.07 South Building - 7th, 8th & 9th Floor Facades

- Facade Types EWL-02 & EWL-04

EWL-02 - Masonry cavity wall with vertical metal fins to external side - existing plant screen louvres to be refinished and reused here.

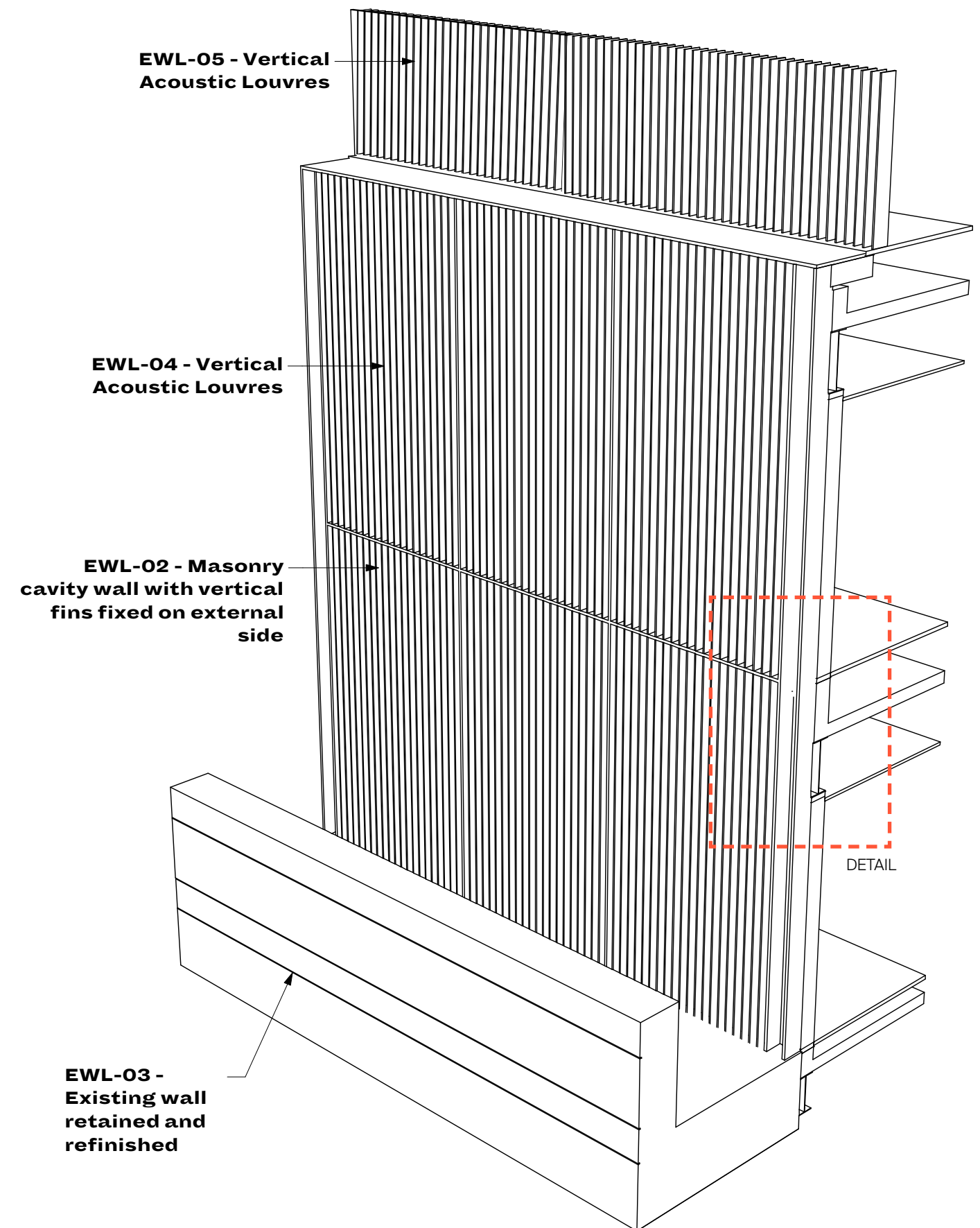
EWL-04 - Vertical acoustic louvers, with powder coated metal framing.

Free area: TBC by MEPH consultant

Acoustic rating: refer to Hann Tucker's report

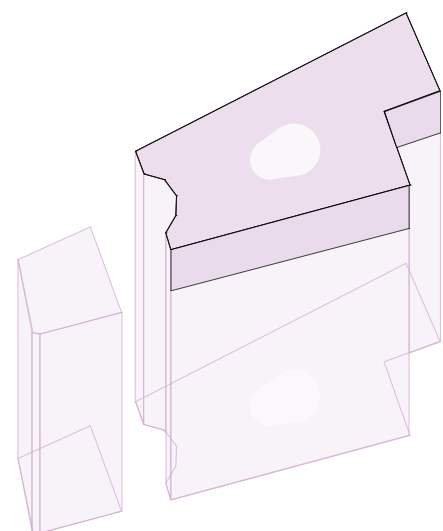
Louvers must be able to be cleaned from the inside face only. Where this is not possible hinged panels to be provided

For additional information REFER TO FACADE SCOPING DRAWINGS and details (FA series).

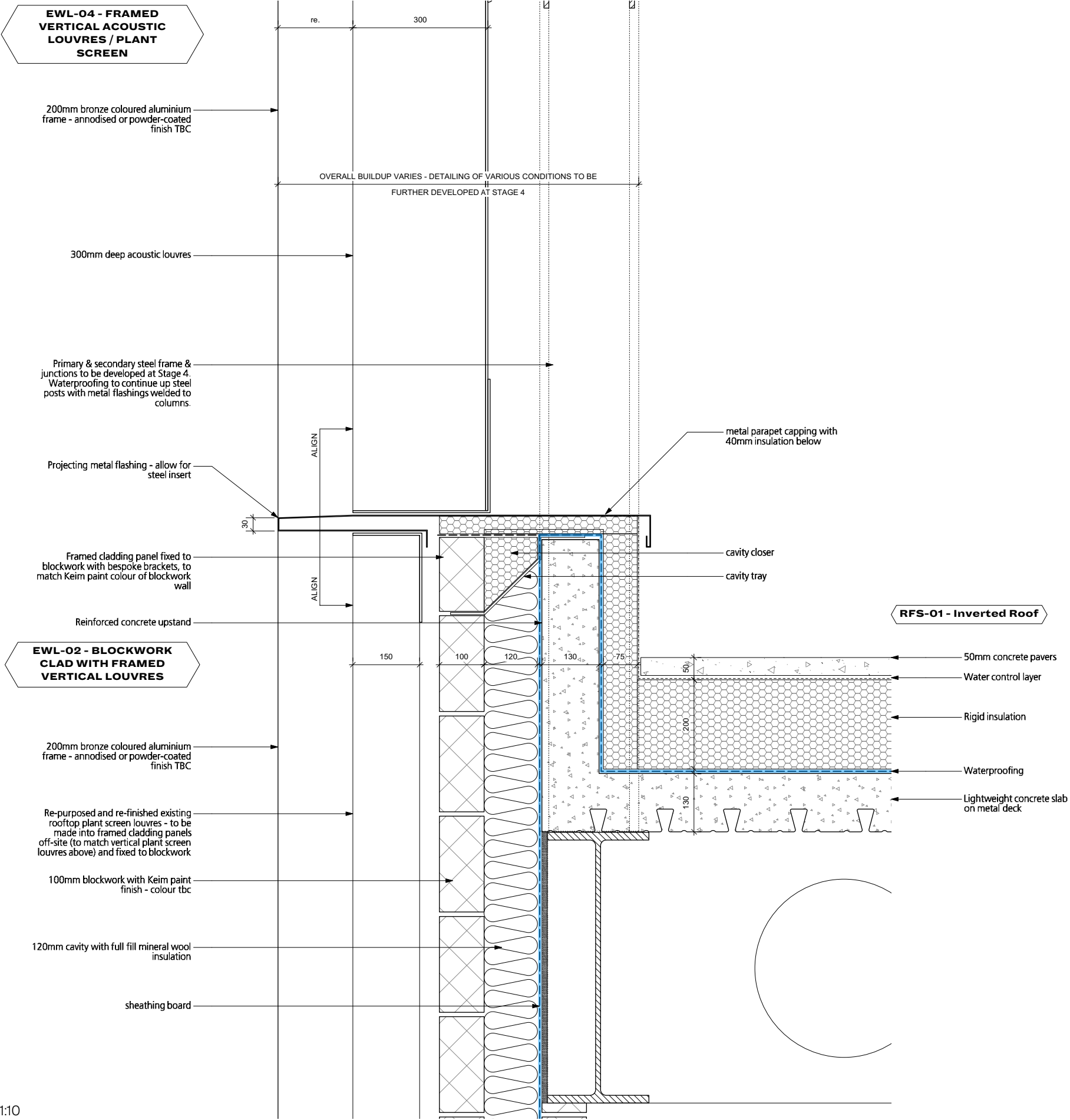


AXONOMETRIC BAY STUDY

BUCKLEY GRAY YEOMAN



Design Proposals



CLADDING - PLANT SCREEN / LOUVER JUNCTION - 1:10

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7.16 Roof Terraces - Landscaping

We have looked to create a unique environment at roof level that provides valuable green amenity space to the users of the building.

It is intended that the space can be used for a wide range of activities including; informal meetings, lunches, evening functions and exercise facilities.

A significant proportion of greening is included within the proposals providing an improvement in ecology on the site.

The plant species and detailed layouts of the roof terrace will be developed as part of stage 4 with the landscape designer.

Design Proposals



FLEXIBLE SEATING AREAS



FLEXIBLE EXERCISE AREAS



FIXED SEATING AREAS & TYPICAL 'LONDON' TERRACE DESIGN TO LEVEL 09



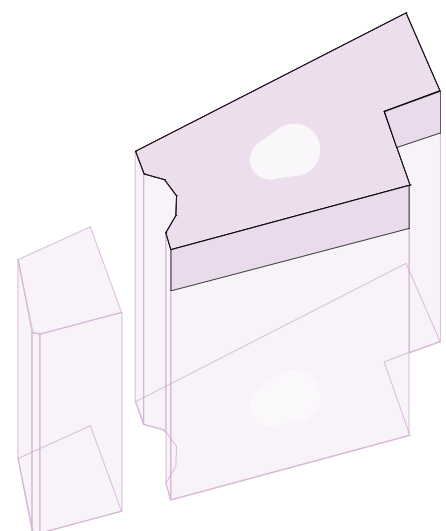
LEISURE ACTIVITY AREA



JAPANESE STYLE PLANTING TO LEVEL 08



EXTERNAL GYM EQUIPMENT



Design Proposals

7.16.01 Roof Terraces - Landscaping

Design developed by KWG. Detailed design to be progressed by Landscape Consultant at stage 4.



南楼屋面景观方案

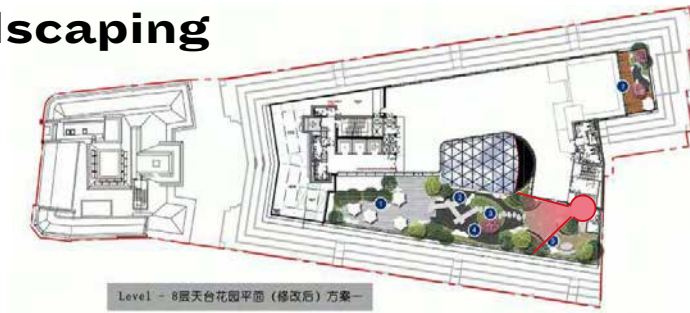


LEVEL 08 & 09 TERRACES - SHOWING OVERALL DESIGN INTENT

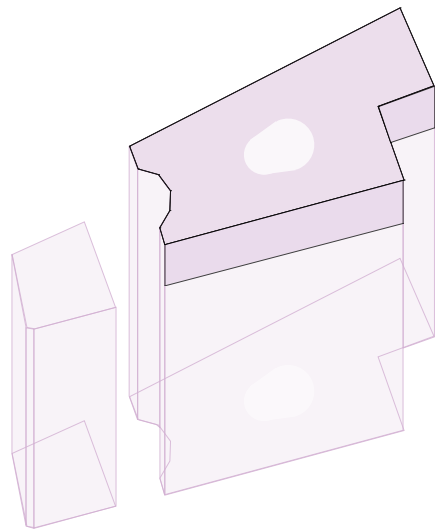
Design Proposals

7.16.02 Roof Terraces - Landscaping

Design developed by KWG. Detailed design to be progressed by Landscape Consultant at stage 4.



LEVEL 08 TERRACE - SHOWING DESIGN INTENT



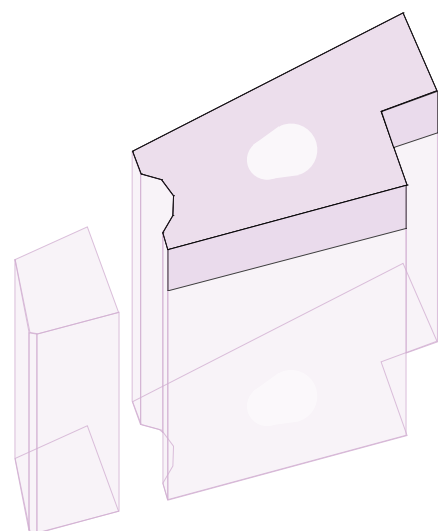
Design Proposals

7.16.03 Roof Terraces - Landscaping

Design developed by KWG. Detailed design to be progressed by Landscape Consultant at Stage 4.



LEVEL 09 TERRACE - SHOWING DESIGN INTENT FOR BAR / CATERING AREA



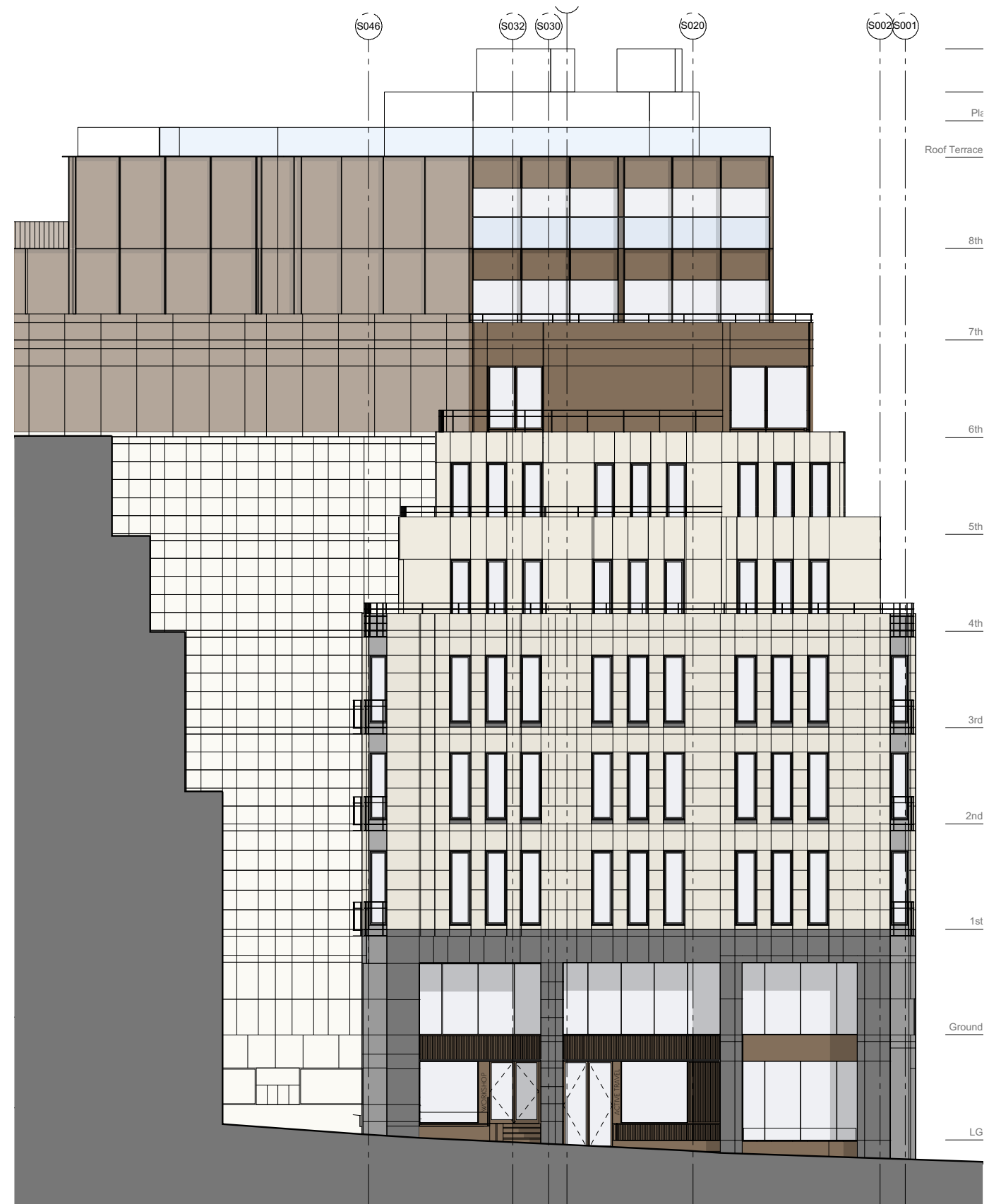
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Design Proposals

7.17 Active Travel Hub Entrance

To improve the schemes user amenity, and to focus more on occupant wellbeing and sustainable transport choices, the design of the cycle facilities has developed in stage 3. The facilities are now targeted at all users of the building who might travel by cycling, jogging or walking. The 'Active Travel Hub' is accessed via a dedicated entrance on Ashentree Court. Here ramped access is provided from lower ground to basement level.

This change aims to provide a dedicated and welcoming entrance for those actively traveling to work in line with the proposed changes to Whitefriars and Bouverie Street.



PROPOSED ASHENTREE COURT ELEVATION

Design Proposals

7.18 Air Intake / Exhaust

To facilitate moving the plant equipment into the basement, works are required to create additional openings within the lightwells along Whitefriars and Bouverie Street.

The fresh air for the AHUs are provided through the 2no. builderwork shafts, a new opening within the lightwell and a new louvered opening to the underside of the crypt lightwell stair.

The exhaust air is routed to atmosphere via a number of new openings within the street lightwells.

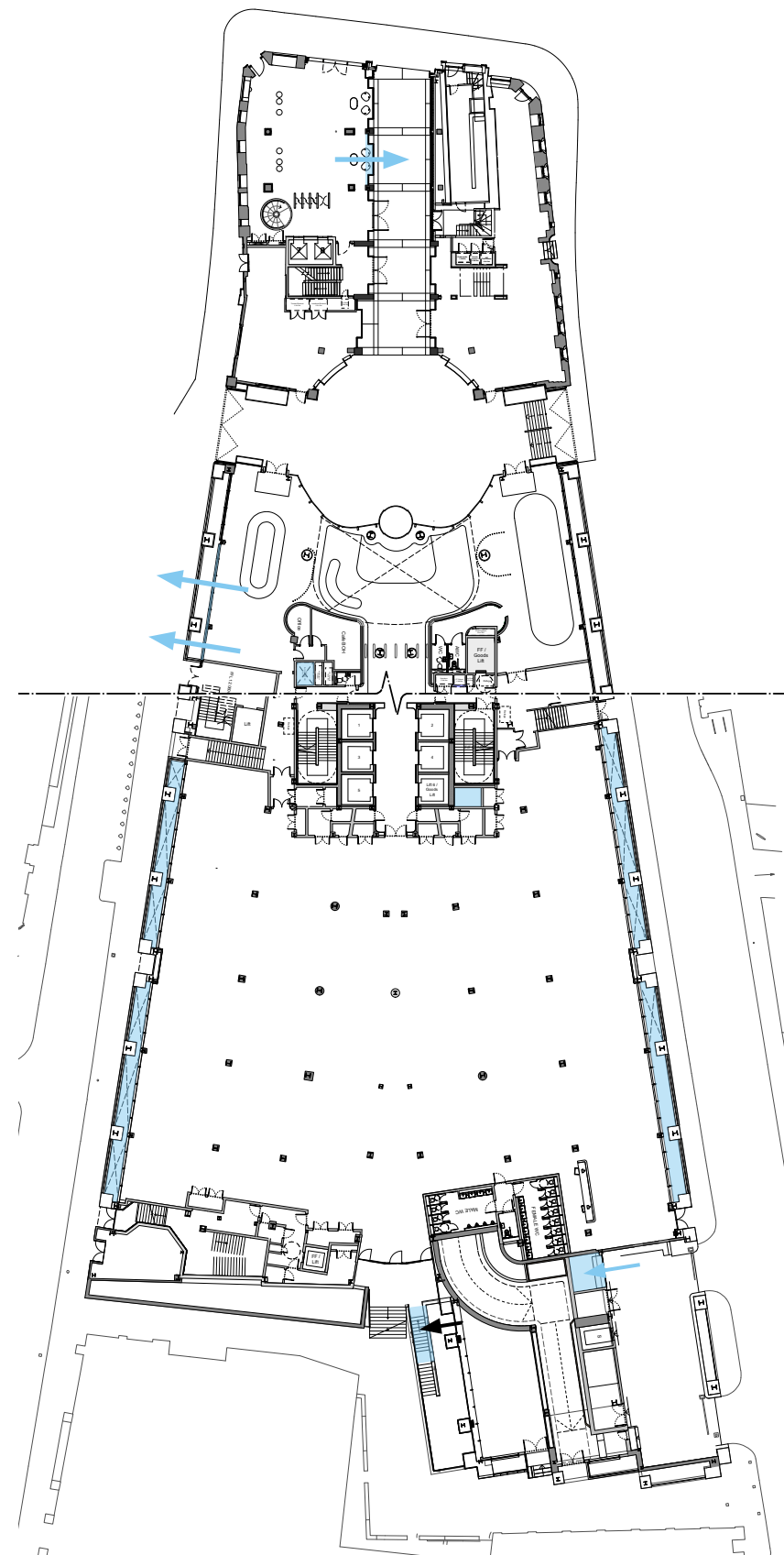
Intake and exhaust ductwork for the mechanical ventilation of the North Building is located within the colonnade facade.

Retail units and the lower ground Gym amenity space will be provided with external louvers, within the facades, for future tenant CAT A/B fit out.

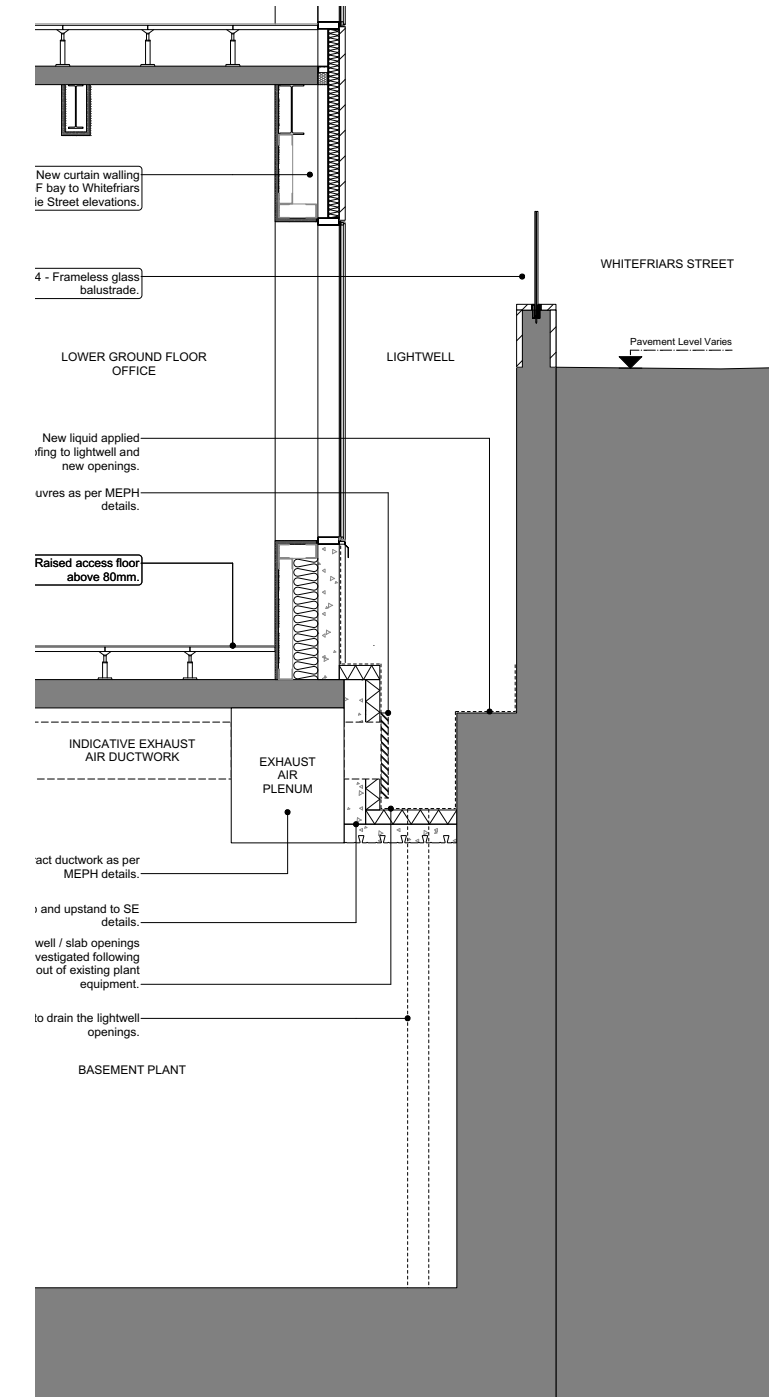
A louvered opening is required within the service bay to provide fresh air for the Generator intake.

Louvre details within the facades are to be developed further in stage 4.

Refer to MTT's Stage 3 Services Report for further details.



PROPOSED ACTIVE TRAVEL HUB SECTION

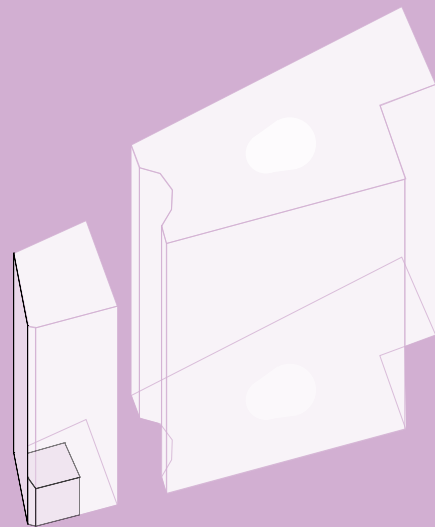


PROPOSED LIGHTWELL OPENING DETAIL

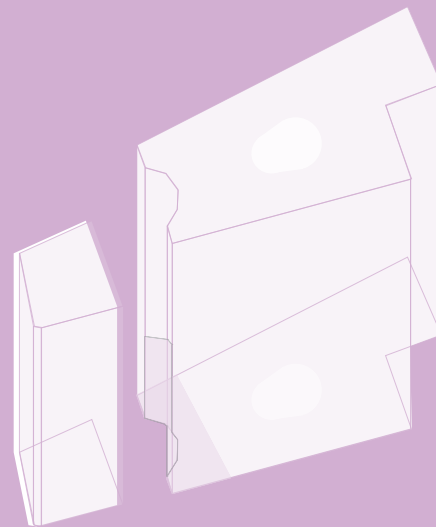
PROPOSED AIR INTAKE / EXHAUST

Design Proposals

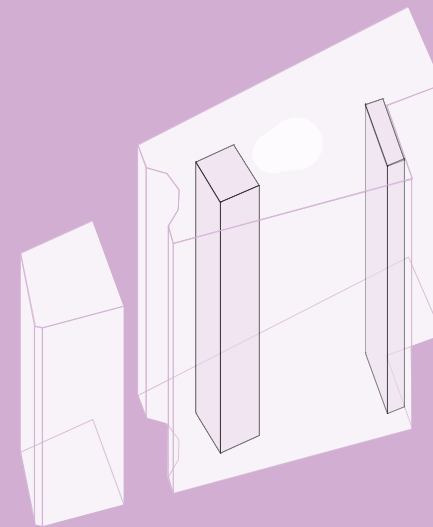
7.19 - 7.27 **Interiors**



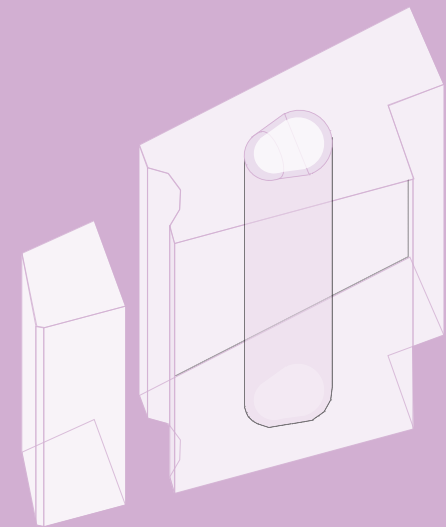
North Building Reception



South Building Reception



**Internal cores, lifts,
stairs & WCs**



Atrium & Feature Stair

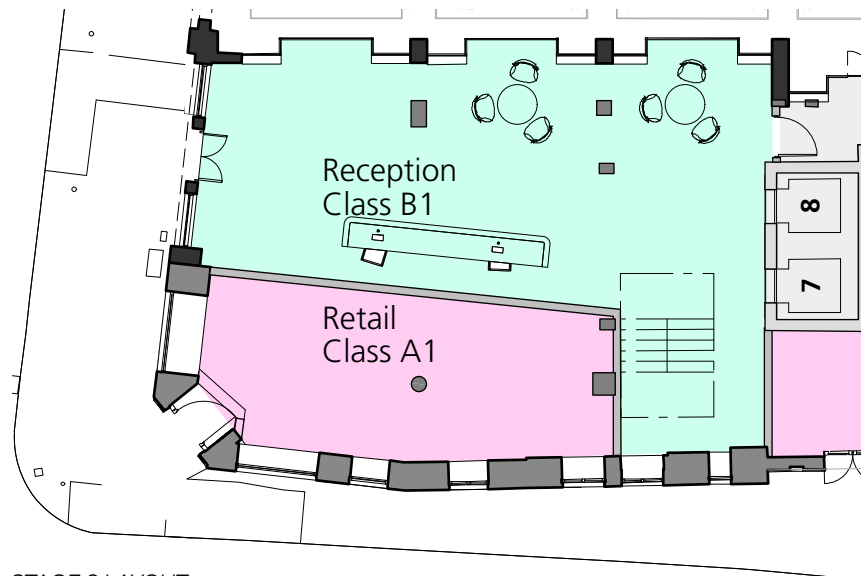
Design Proposals

7.19 North Building - Reception

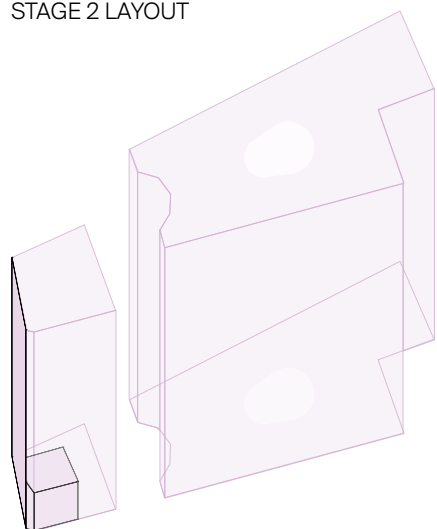
Design developed by SHH. Detailed design to be progressed by BGY at stage 4. Refer to SHH's stage 3 report for further information.

Please note North Building Reception layout is in abeyance. Stage 2 layout shows the overall space divided into a reception and small retail unit. Stage 3 SHH layout incorporates the retail unit into one large reception space.

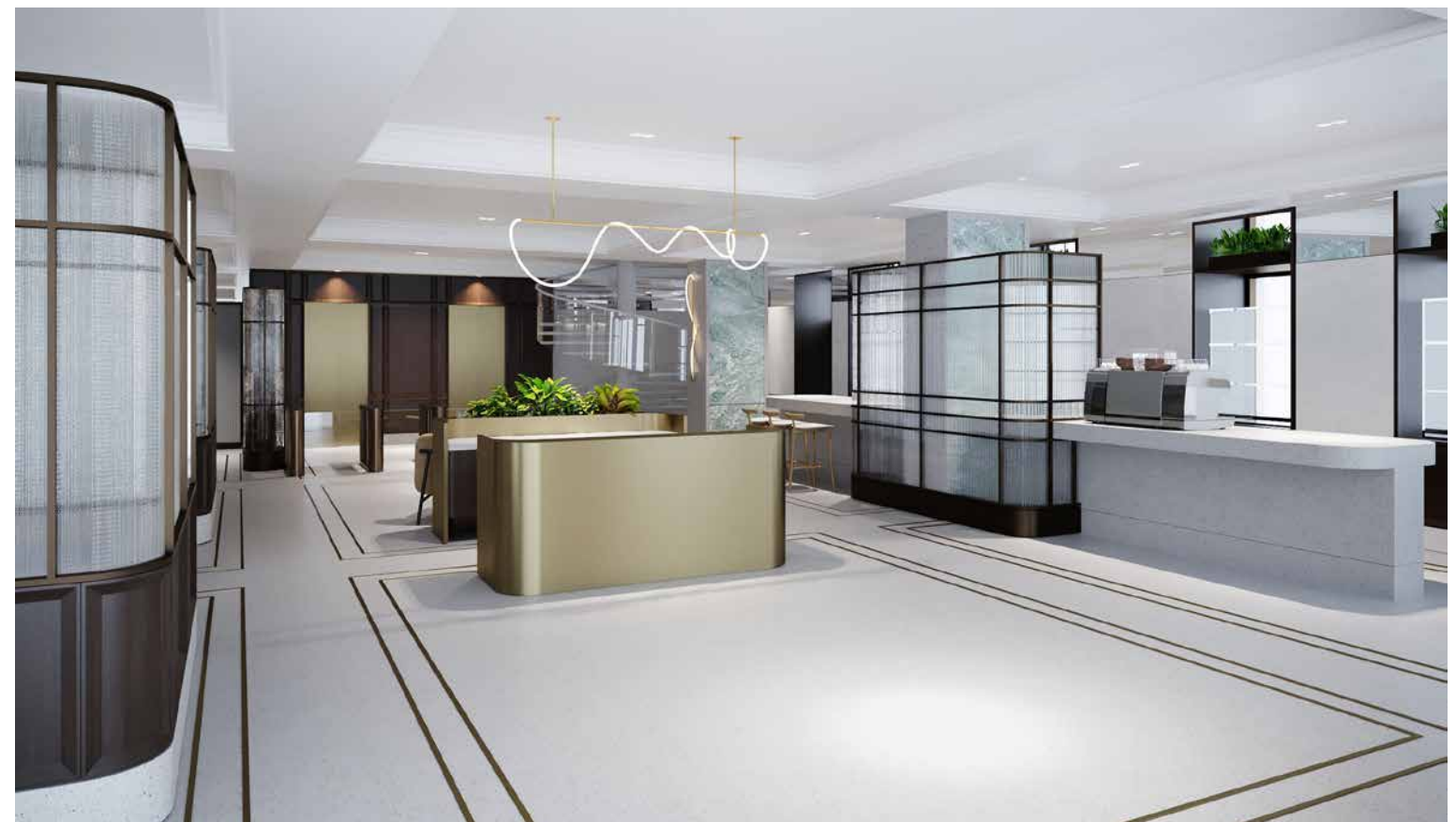
Potential to revert back to stage 2 layout - to be decided at stage 4, subject to planning, client decision & agent feedback. Flexibility is allowed for within the servicing strategy to allow for either option.



STAGE 2 LAYOUT



NORTH RECEPTION - TIMBER OPTION



NORTH RECEPTION - MARBLE OPTION

BUCKLEY GRAY YEOMAN

Design Proposals

7.20 Interiors - South Building Reception

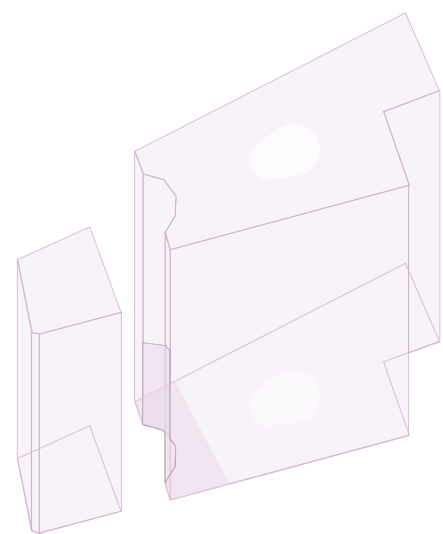
Design developed by SHH. Detailed design to be progressed by BGY at stage 4. Refer to SHH's stage 3 report for further information.



SOUTH BUILDING RECEPTION - EAST LOUNGE



SOUTH BUILDING RECEPTION

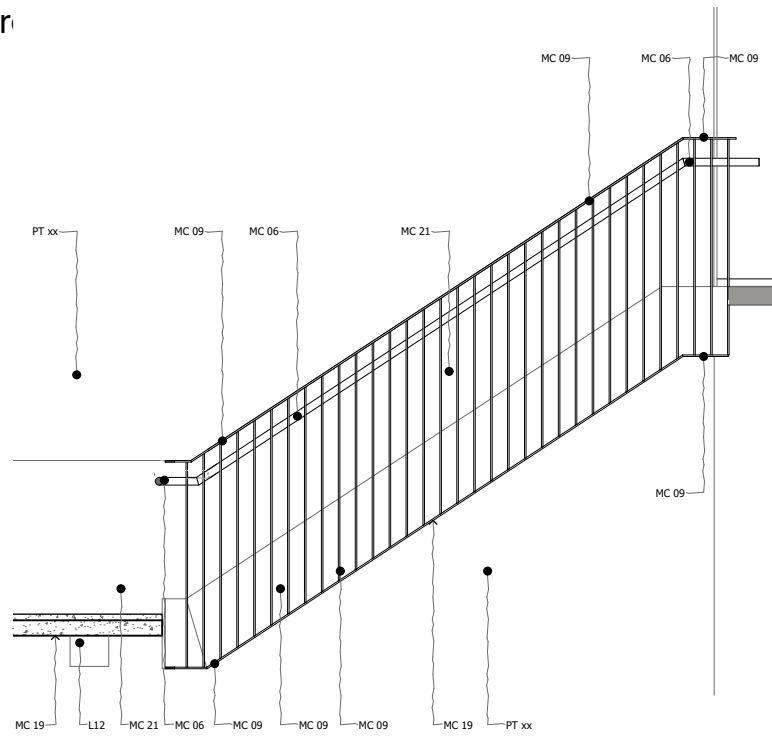


SOUTH BUILDING RECEPTION - WEST CAFE

Design Proposals

7.21 Interiors - Cores

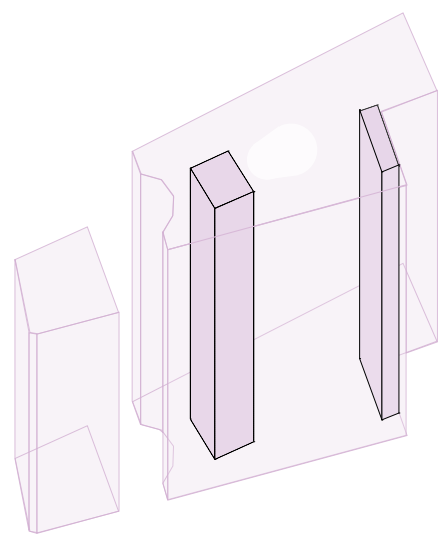
Design developed by SHH. Detailed design to be progressed by BGY at Stage 4. Refer to SHH's stage 3 r



TYPICAL STAIR DETAIL



GROUND FLOOR LIFT LOBBY

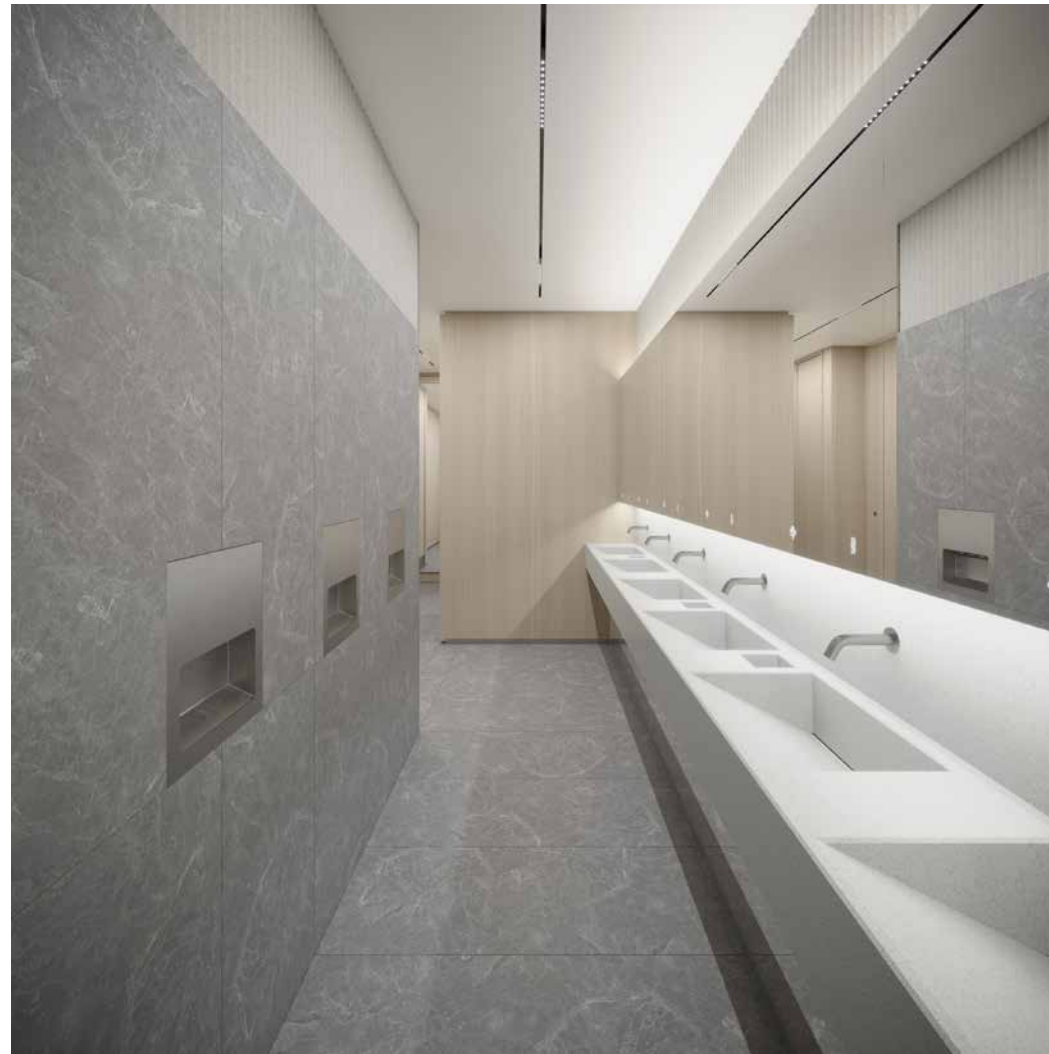
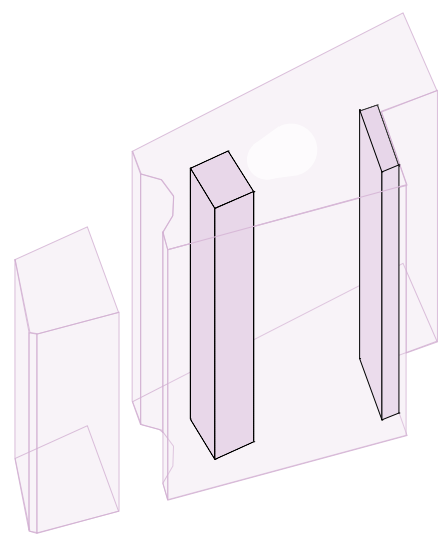


LIFT CAR

Design Proposals

7.22 Interiors - WCs

Design developed by SHH. Detailed design to be progressed by BGY at Stage 4. Refer to SHH's stage 3 report for further information.



TYPICAL WC BASINS



TYPICAL WC CUBICLE

Design Proposals

7.23 Interiors - Atrium & Feature Stairs

The design of the atrium has changed significantly since Stage 2.

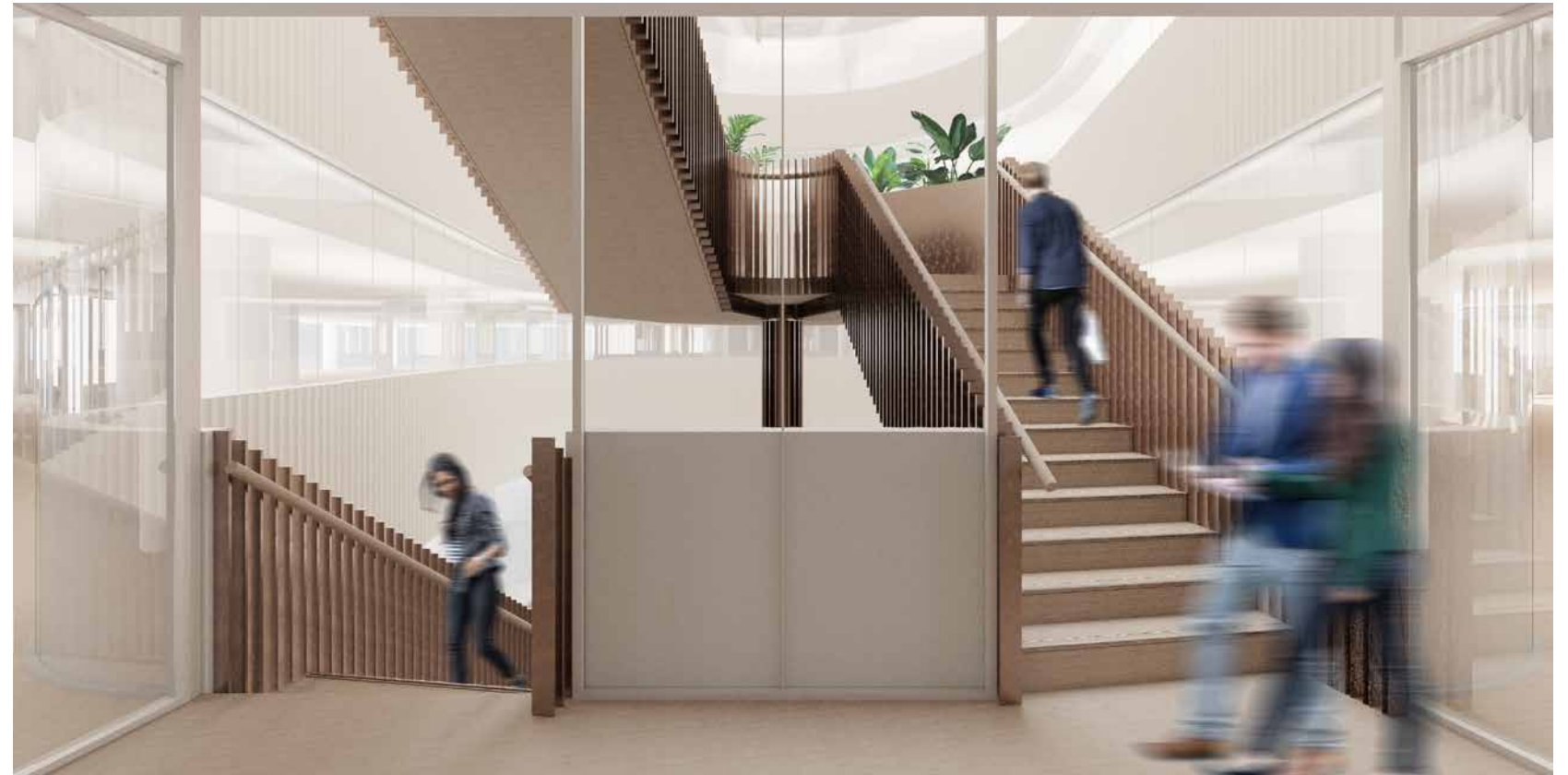
The Stage 3 proposal is to infill the atrium perimeter so as to make it the same volume from ground floor up to roof level. The new atrium perimeter walls to have a dark fabric facing, clad with scalloped white oak battens.

There will also be new perimeter glazing to the entirety of the atrium, to be clear laminated single glazing, with concealed frame.

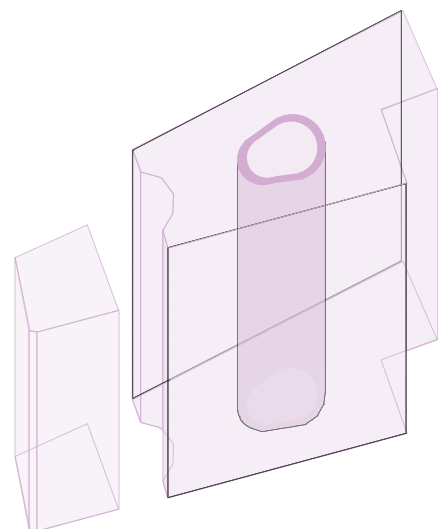
The proposed stair finishes are bronze coloured metal vertical fins, with timber handrail, treads, risers and soffit.

The stair comprises of two flights, running from ground to second floor level, with the potential to be repeated up to as many levels as desired by future tenants.

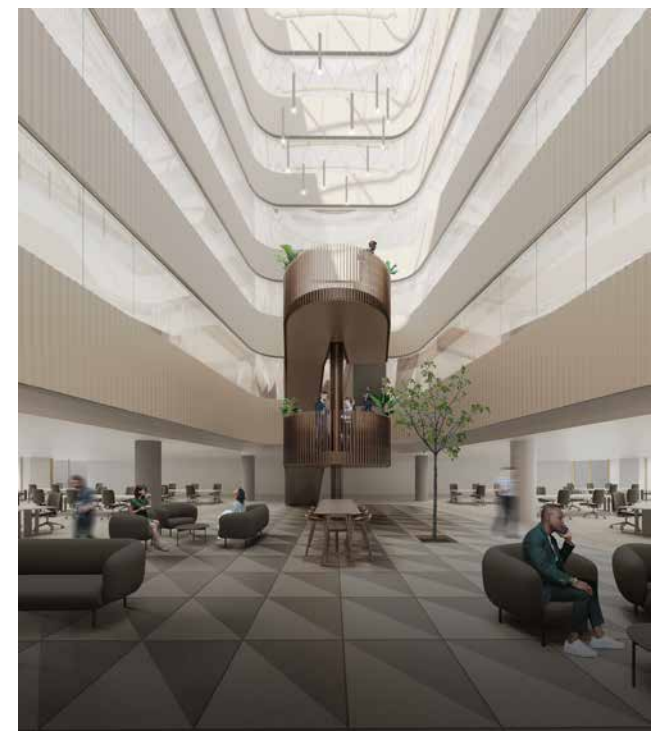
Break out spaces are located on the half-landings of the stair, made structurally possible by a single column, running up from basement level. The column is clad in a bronze coloured fluted metal.



PROPOSED FEATURE STAIR DESIGN



DESIGN DEVELOPMENT OF FEATURE STAIR



PROPOSED ATRIUM & STAIR

Design Proposals

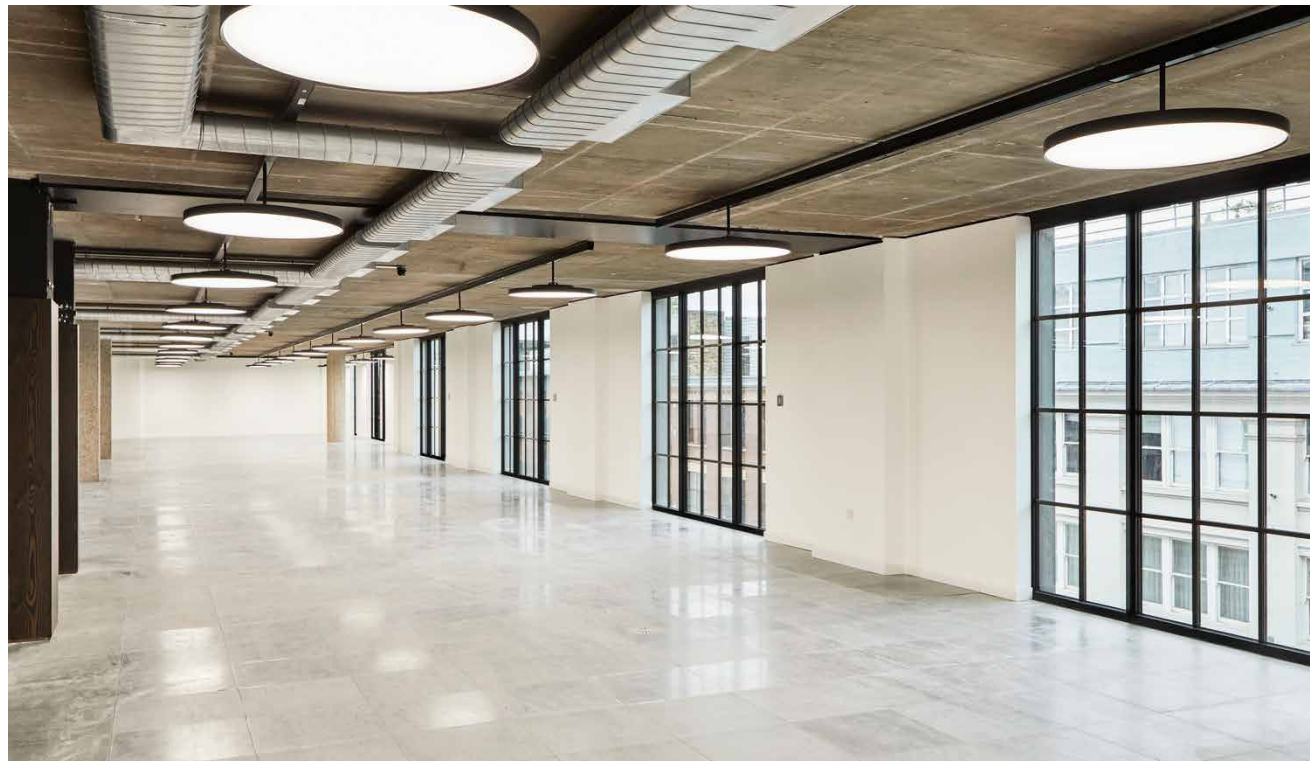
7.24 Interiors - North Building Office Floors

Within the North building it is proposed to expose, and colour treat the existing concrete soffits. Site investigations are required at the start of stage 4 to determine the quality and condition of the existing soffits.

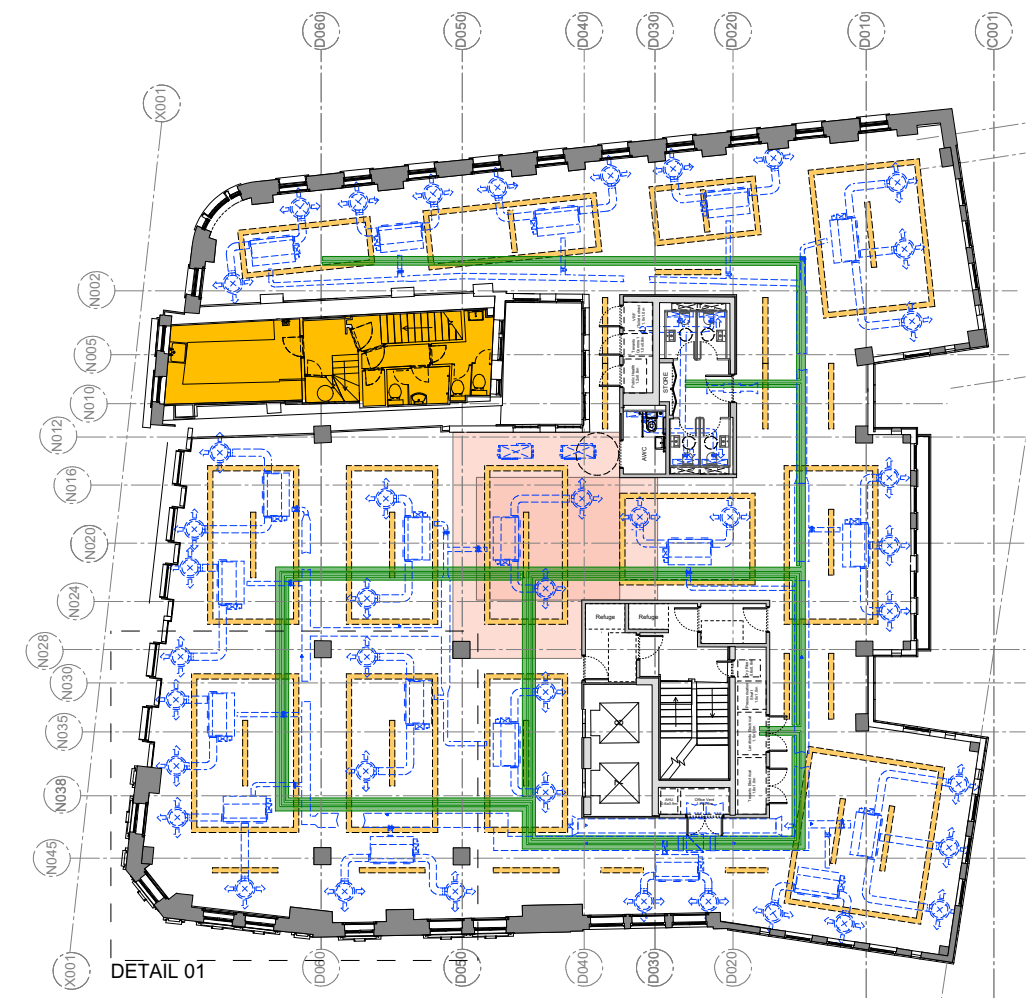
Services will be exposed, with RAL coloured metalwork encasing / paint finishes.

Walls are to be painted plasterboard, and low void depth raised access floors provided throughout the office floor.

Refer to BGY1046-RC series drawings for further information.



EXPOSED SERVICES PRECEDENT IMAGE



NORTH BUILDING TYPICAL RCP

Design Proposals

7.25 Interiors - South Building Office Floors

The existing metal deck soffit is proposed to be exposed, and painted. Site investigations are required to assess the condition of the soffit, and any remedial works that may be required. If necessary a plasterboard finish may be chosen instead.

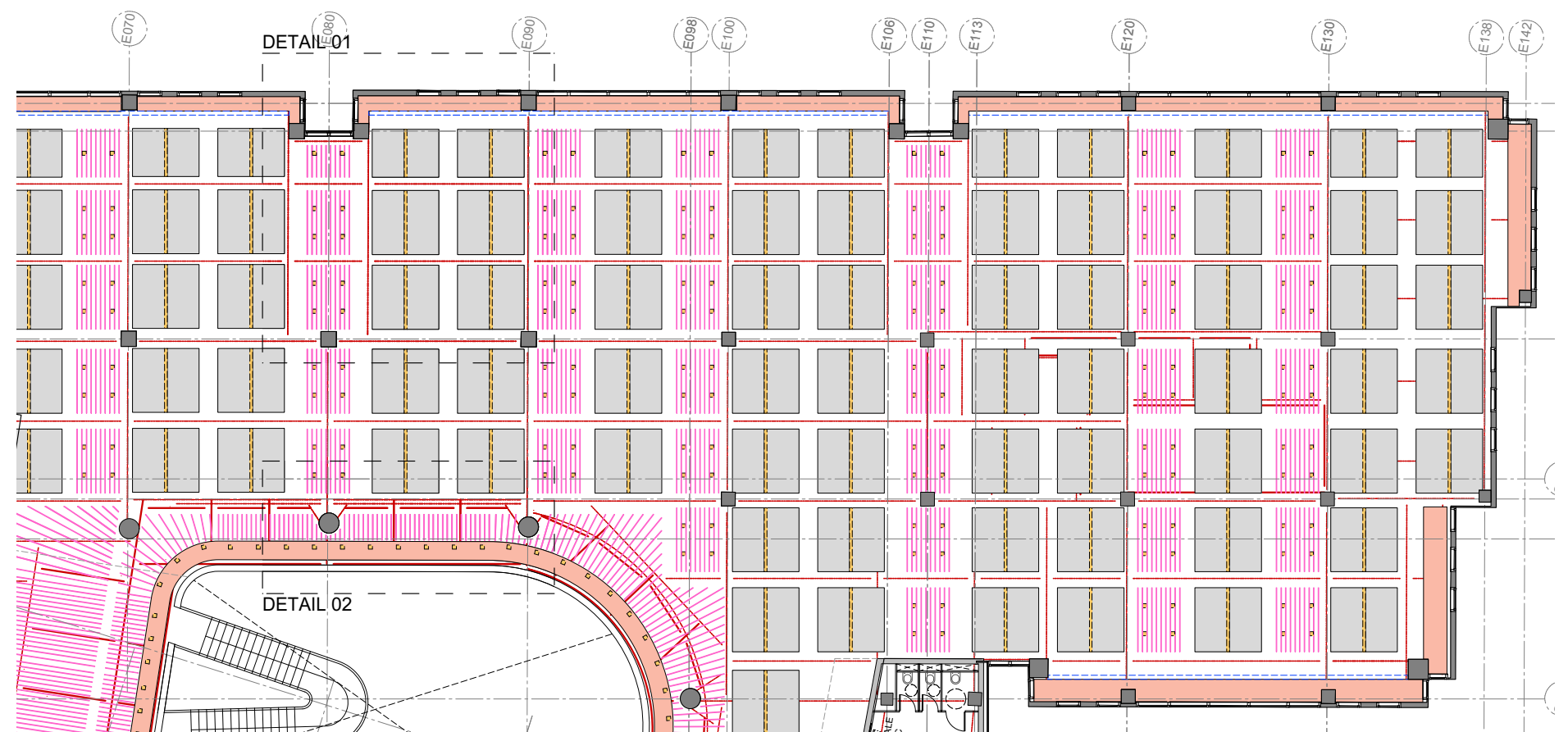
Services are semi-exposed beneath the structural soffit, with suspended rafts and baffles below the services to provide acoustic attenuation. Plasterboard bulkheads, with blind pockets are provided to window and atrium edges.

Walls are to be painted plasterboard, and raised access floors provided throughout the office floor. The existing raised access floors will be reclaimed, and the potential for reuse explored.

Refer to 1046-RC series drawings for further information.



BAFFLE PRECEDENT IMAGE



SOUTH BUILDING TYPICAL RCP - PART

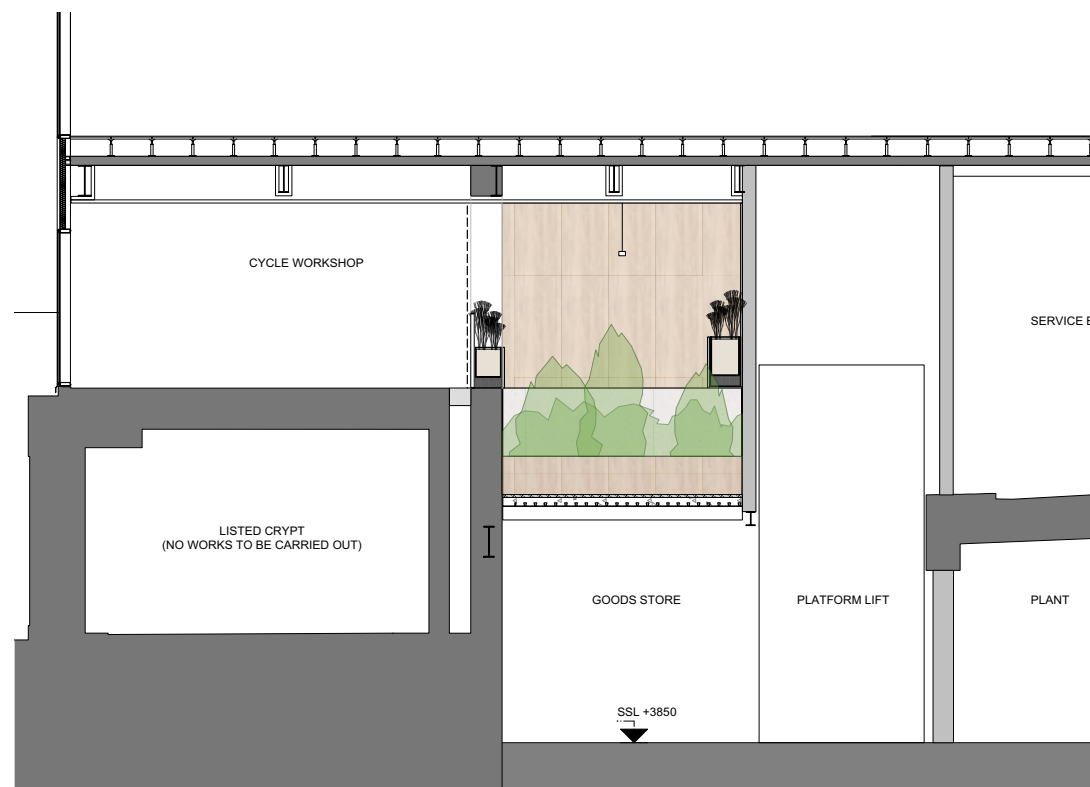
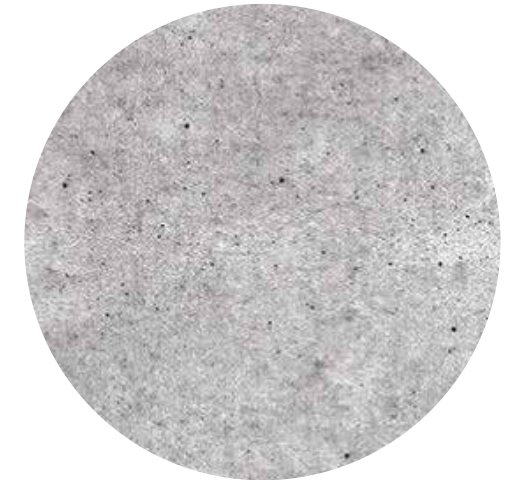
Design Proposals

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

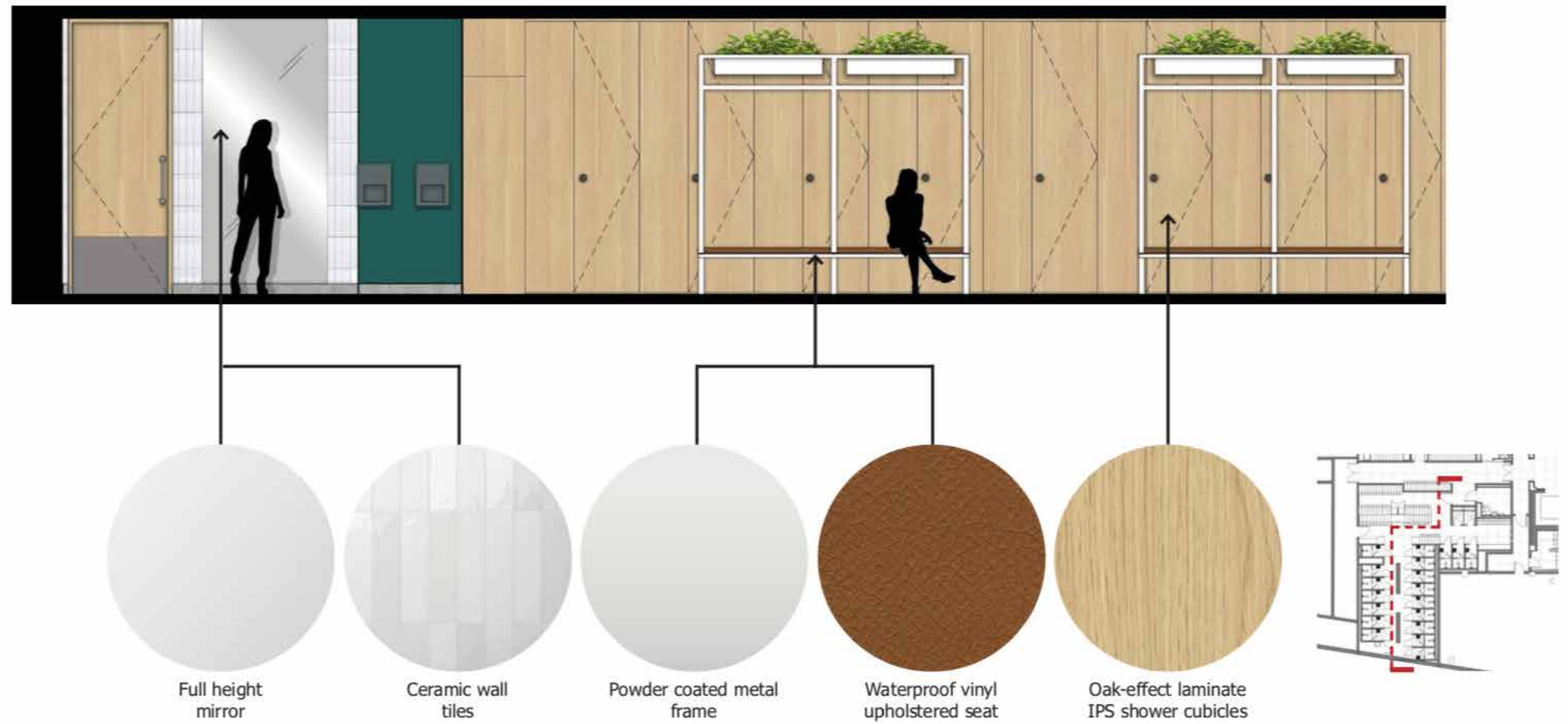


PROPOSED ACTIVE TRAVEL HUB SECTION

Design Proposals

7.27 Interiors - Showers / Changing Room

Design developed by SHH. Detailed design to be progressed by BGY at Stage 4. Refer to SHH's stage 3 report for further details.



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Design Proposals

7.28 Lower Ground Floor Gym

Part of the lower ground floor level has planning permission for use as A1 / B1 / D2 and the primary aspiration is for the space to be used as a gym.

The primary access to the space is via a dedicated entrance from Bouverie Street at Ground Floor level. Refer to section 6.06 for more details.

A new platform lift and staircase is provided to access the lower ground floor space which is proposed to be left as shell and core.

The lower ground amenity space will be provided with external louvers upon the Bouverie Street facade for future tenant mechanical CAT A/B fit out.

As the basement doesn't extend underneath the North Building, services need to be transferred across the lower ground floor. At Stage 3 a number of options were explored to minimise the landlords access requirements for maintenance.

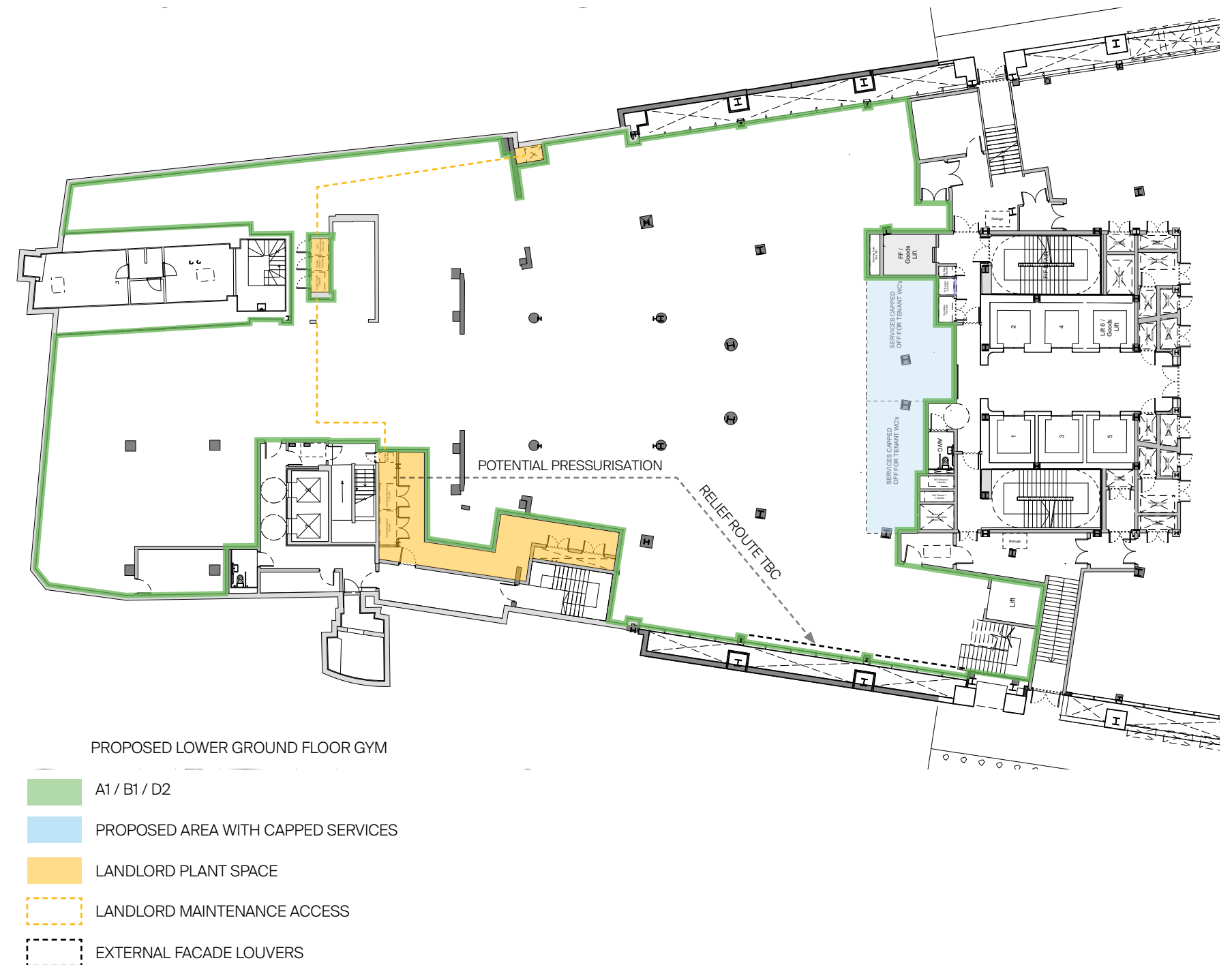
A new service riser and corridor have been created alongside the transfer stair to connect to the North core. The majority of service are housed within this space and can be maintained without entering the Gym's demise.

A minimal amount of landlord services will need to be run within the gym and an access agreement will need to be included within the lease.

Capped off services are provided for future tenants sanitary facilities.

The stair pressurisation system for the North Core may require a pressure relief attenuator to run within the Gym's demise to the external facade on Bouverie Street. This is subject further design development with a specialist contractor at stage 4.

Refer to MTT's Stage 3 Services Report for more details.



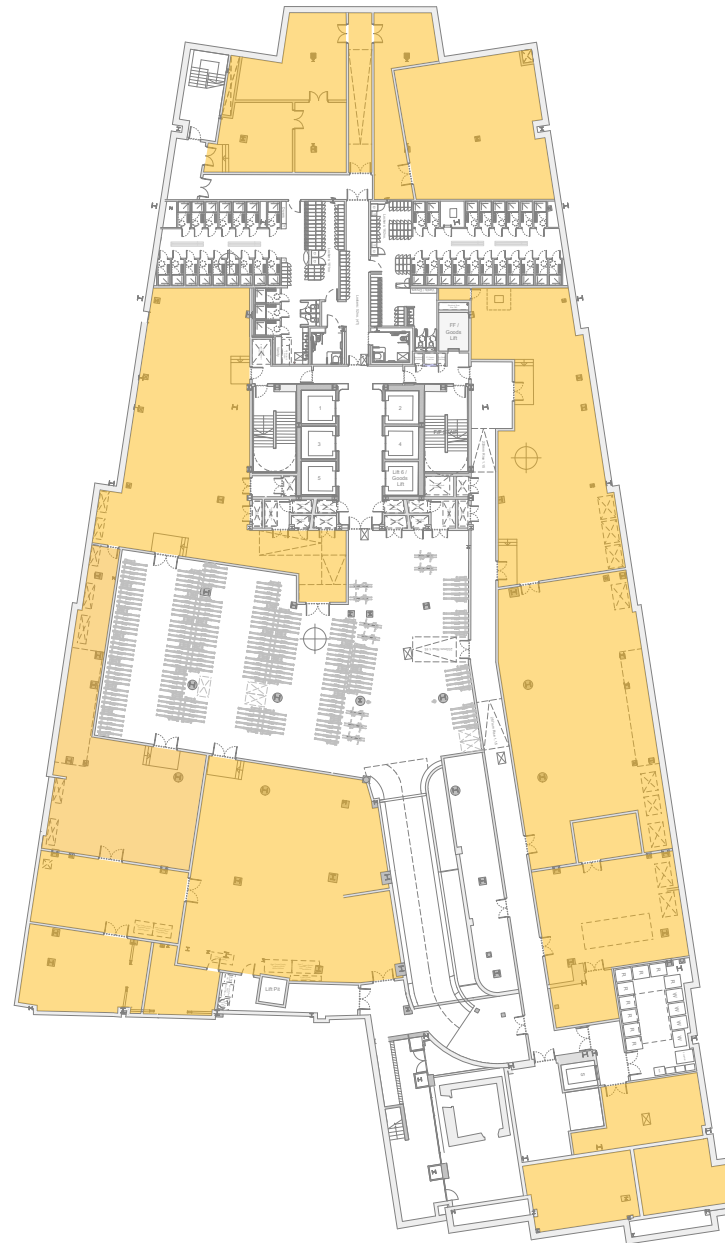
Design Proposals

7.29 Plant

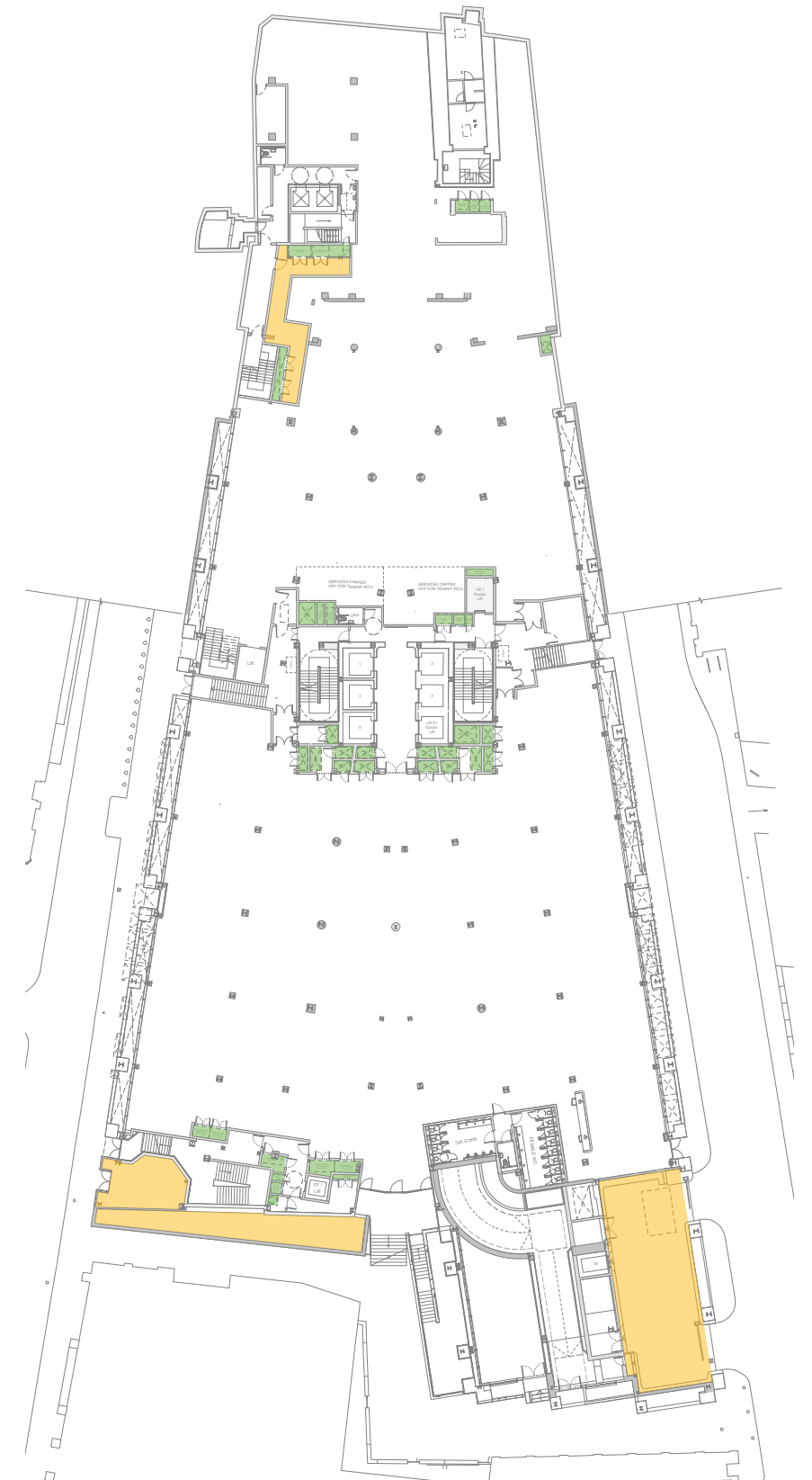
The proposed services strategy has developed substantially from stage 2. The initial proposal of relocating the plant from the existing roof to the basement has been retained, however the design has now developed to an all electric scheme.

The plant areas and riser arrangement has been developed in coordination with MTT and Elliot Wood during stage 3.

- PROPOSED PLANT SPACES
- PROPOSED RISERS

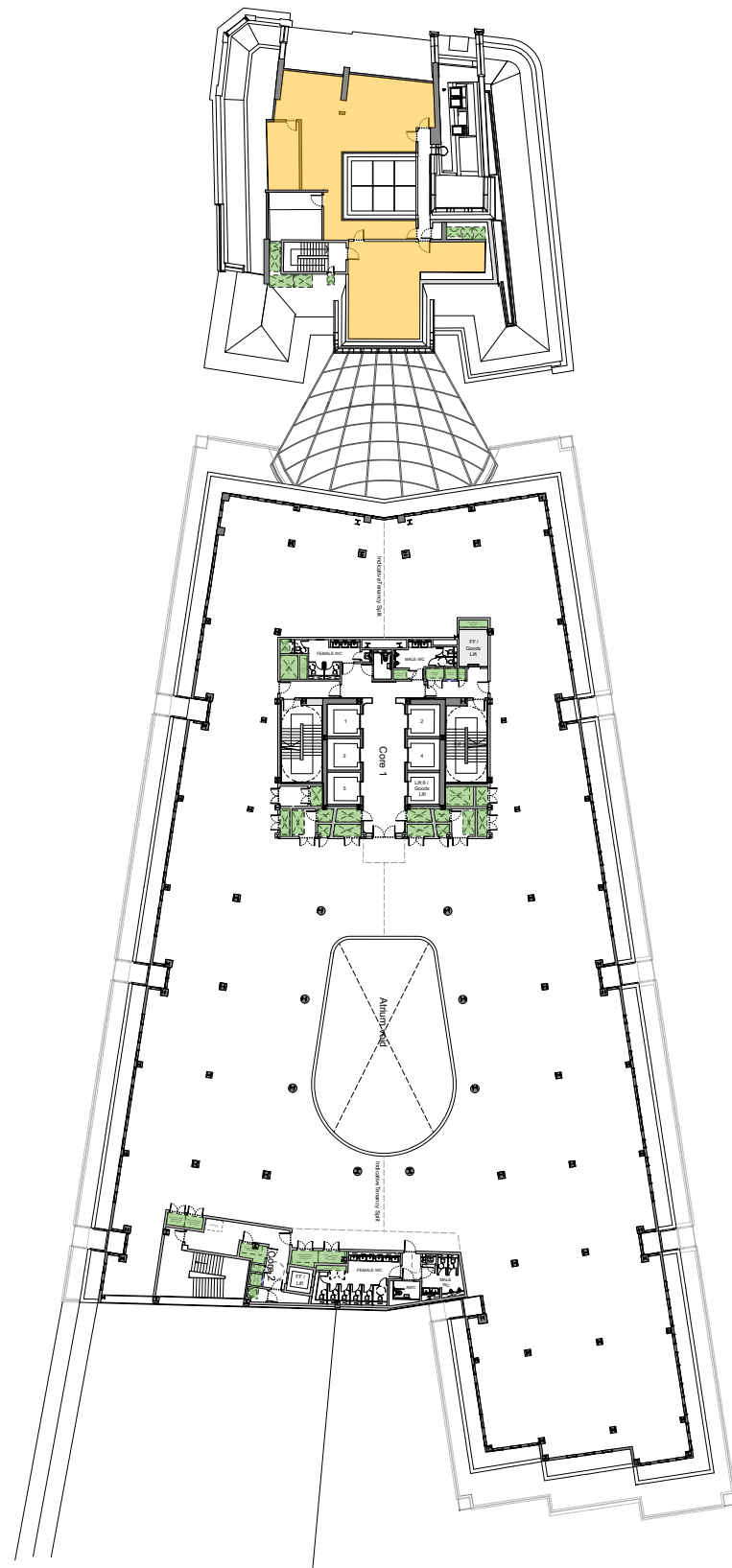


PROPOSED BASEMENT PLAN

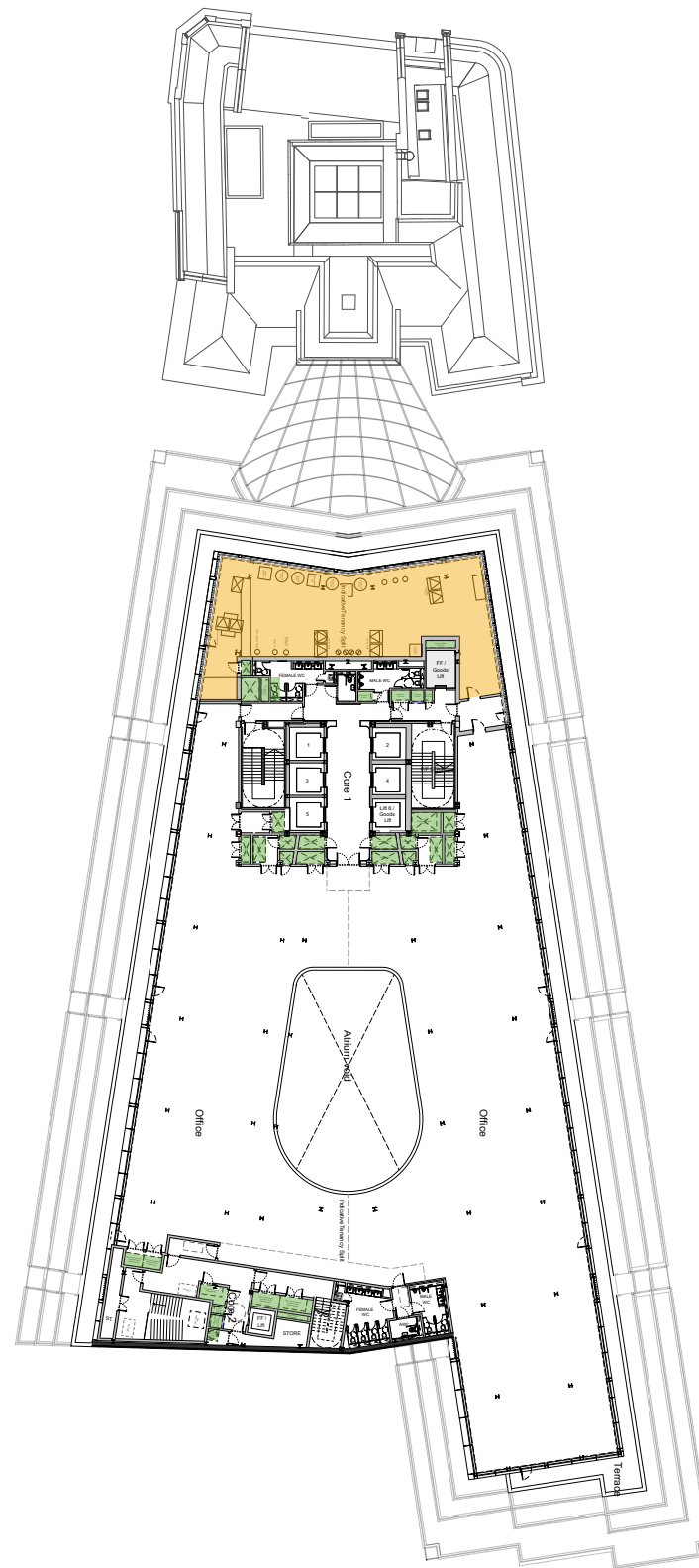


PROPOSED LOWER GROUND FLOOR PLAN

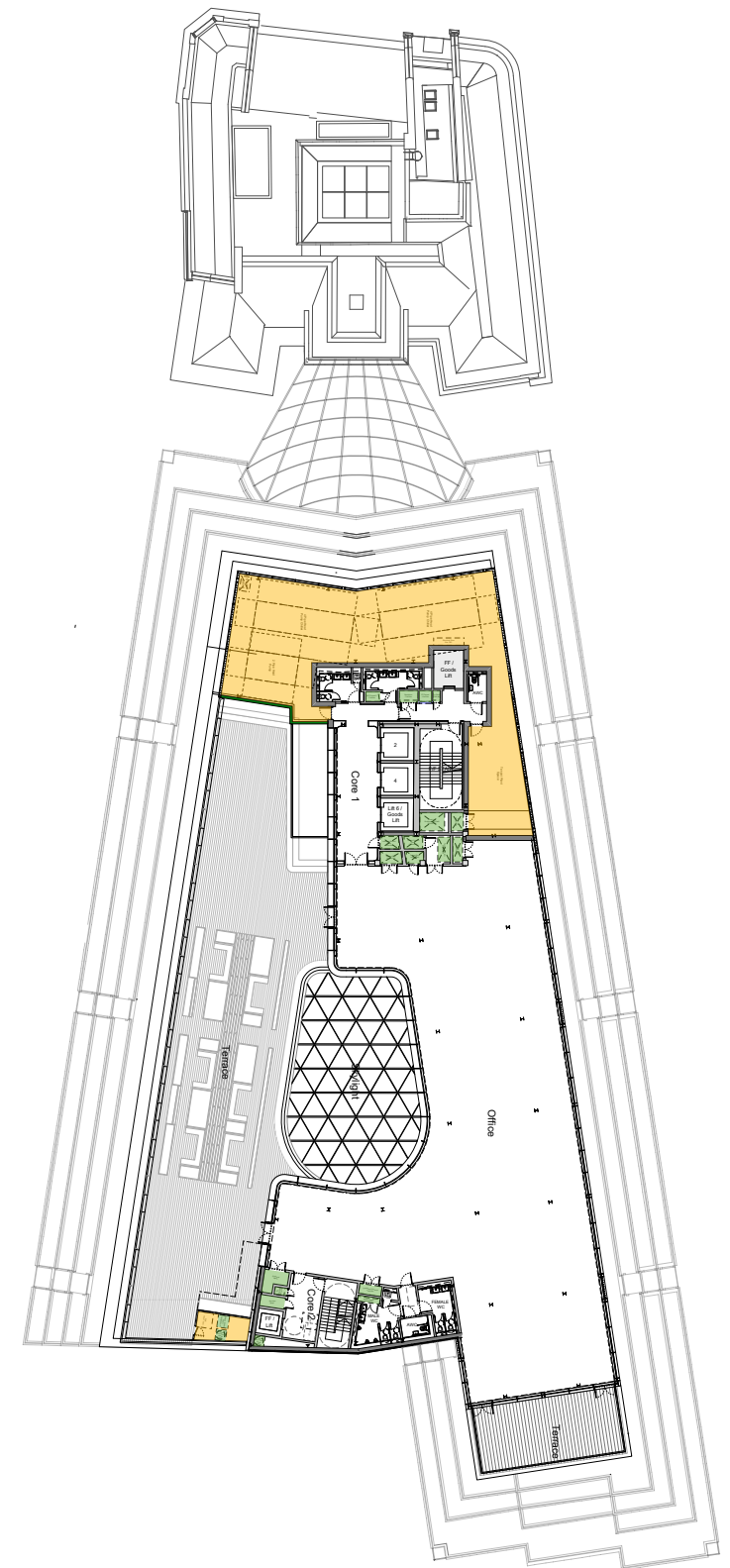
Design Proposals



PROPOSED 5TH FLOOR PLAN



PROPOSED 7TH FLOOR PLAN



PROPOSED 8TH FLOOR PLAN

8.00 **Sustainability & Wellness**

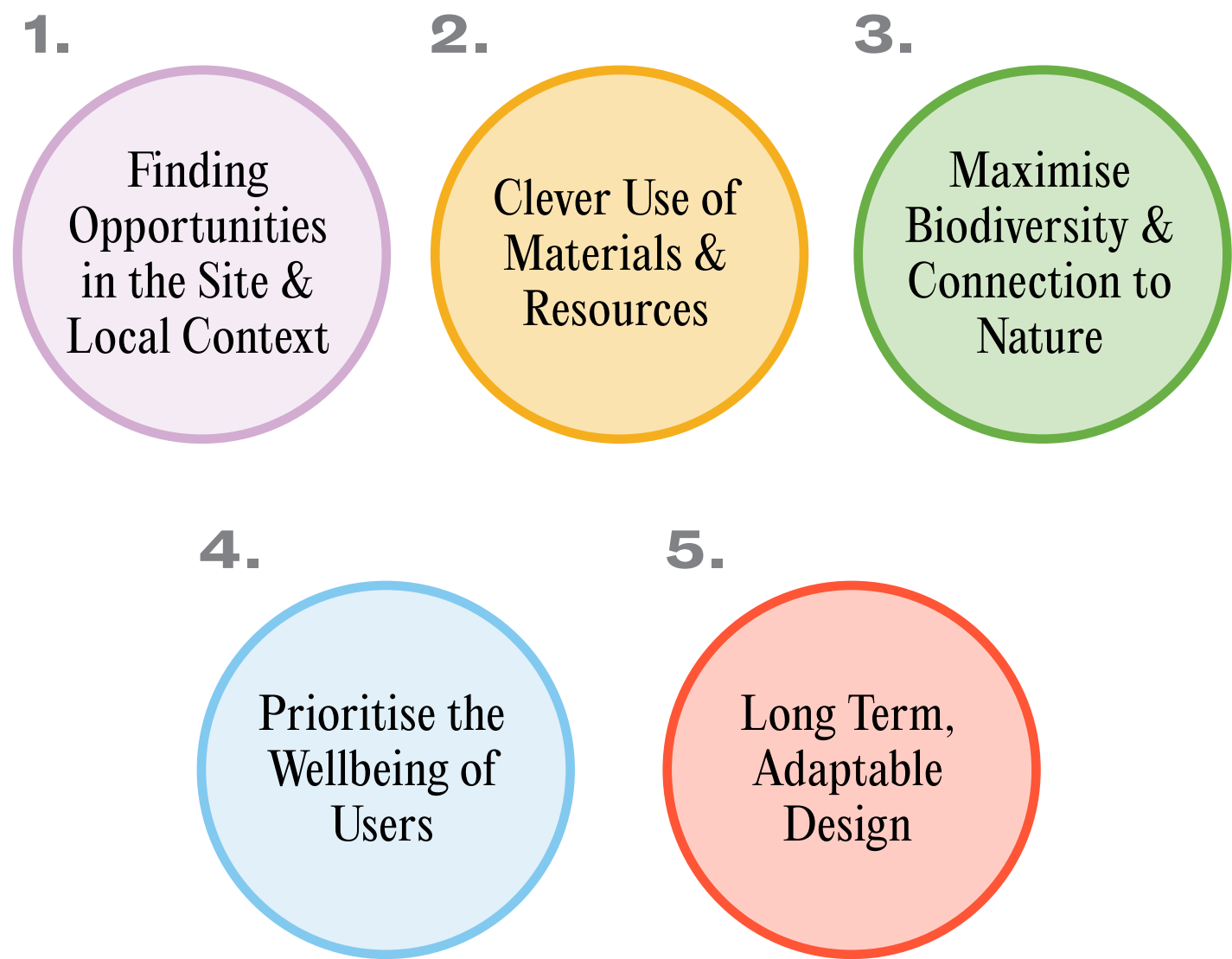
8.01 BGY Sustainability Principles

Buckley Gray Yeoman take our responsibility to people and the planet seriously.

We work with our clients, partners and collaborators to put the climate and biodiversity emergency top of the agenda. In the UK, 42% of all greenhouse gas emissions come from the built environment, which pollutes ecosystems and causes global heating. Ramifications of global heating include biodiversity loss, rapidly rising rates of extinction, drought, flood and increases in extreme weather events. As professionals within the built environment, we have the power to make a real impact.

Our designs aim to positively mitigate climate breakdown, reduce greenhouse gas emissions and promote better links between humans and the natural world.

BGY’s work is informed by a set of 5 principles, which are linked back to our unique practice ethos:



Stage 3 Report

8.02 Sustainability & Wellness Presentation

The following pages were prepared by BGY for the client, project manager and agents, during stage 3, to consolidate and summarise the scheme's sustainability & wellness aspirations, and to record how the proposals respond to BGY's Sustainability Principles.

The following pages include design options that were considered during this work stage.

The pages act as a starting point to market the scheme to future tenants who priorities sustainability and design for wellbeing.

65 Fleet Street

Developed with Wellness & Sustainability in Mind

The development at 65 Fleet Street is considered holistically to maximise water & energy efficiency, while lowering embodied carbon. Opportunities of the existing fabric and structure are maximised, reducing resource use and waste, while high quality new elements are designed to be energy efficient, durable and long lasting.

The terrace gardens not only create enhanced ecological value but, alongside the increased natural lighting from new facades, will improve the health and wellbeing of occupants.

Sustainability & Wellness Strategy

1.
Reuse of the existing structure and facade to reduce Embodied Carbon Emissions
2.
Using natural, responsibly sourced, low embodied carbon materials
3.
Reduce Operational Energy with efficient servicing and higher performance new facades
4.
Maximise biodiversity and give users a direct connection with nature, daylight & fresh air
5.
Encourage active travel to, and circulation through the building
6.
Provide flexible, adaptable floorplates



Sustainability & Wellness



Cafes, restaurants, pubs, coffee shops, retail, entertainment, gym and other offerings, Fleet Street is **filled with life.**



Fleet Street Quarter

- More public spaces and greening, creating an area that boasts an attractive and sustainable destination.
- Support for active modes of transport.
 - Creation of a safe and secure environment, supporting the cultural offering within the area.
- Creation of more green space and outside open spaces.



BREEAM Excellent rating targeted

Active Travel Amenity

- 370 bicycle spaces
- 9 Sheffield stands (18 spaces)
- 5 adaptive and charging spaces for electric bicycles
 - 370 lockers
 - 39 showers

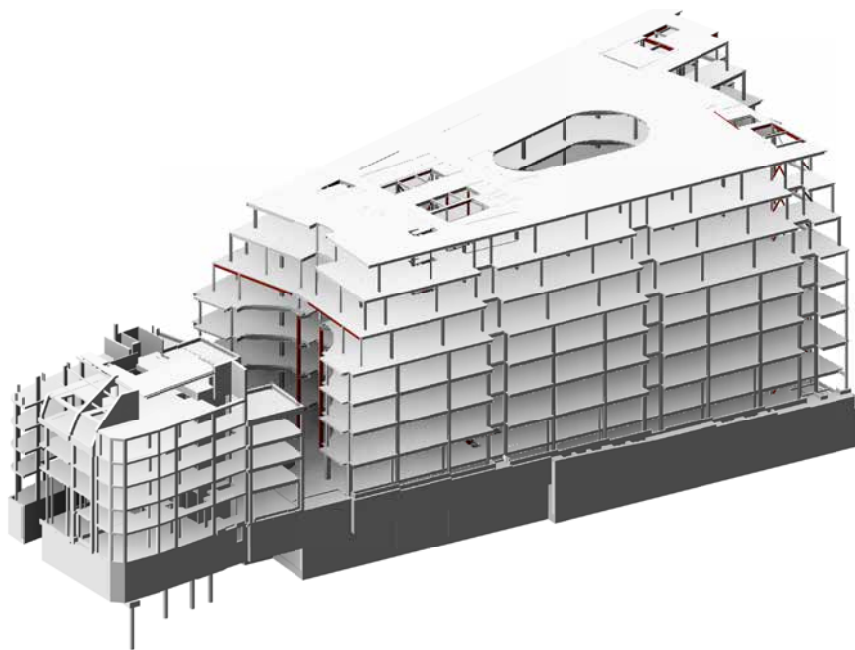


Excellent transport links from City Thameslink and Blackfriars Underground Station

Sustainability & Wellness

Finding Opportunities in the Site & Local Context

Reuse of the existing structure and facade to provide a substantial Embodied Carbon saving.
97% OF STRUCTURE RETAINED
9365 Tons CO₂e emissions retained
1405 Tons CO₂e emissions proposed



RETAINED - EXISTING STRUCTURAL COLUMNS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	125.47 m³
Exg Metal - Steel	66.12 m³
Exg Metal - Steel Strengthening	3.48 m³
Grand total:	195.07 m³

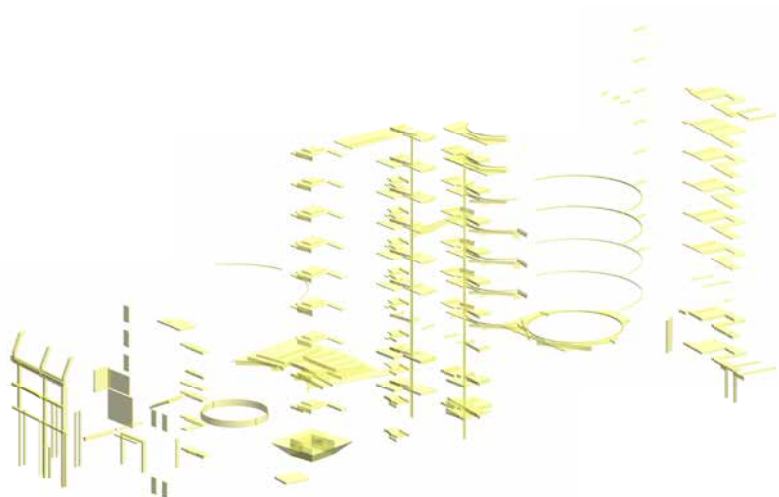
RETAINED - EXISTING STRUCTURAL SLABS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	4597.89 m³
Grand total:	4597.89 m³

RETAINED - EXISTING STRUCTURAL FOUNDATION	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	4895.26 m³
Grand total:	4895.26 m³

RETAINED - EXISTING STRUCTURAL BEAMS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	208.71 m³
Exg Metal - Steel	104.71 m³
Exg Metal - Steel Strengthening	5.88 m³
Grand total:	319.30 m³

RETAINED - EXISTING STRUCTURAL WALLS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	1381.61 m³
Grand total:	1381.61 m³

RETAINED STRUCTURE



DEMOLISHED - EXISTING STRUCTURAL COLUMNS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	14.03 m³
Exg Metal - Steel	1.52 m³
Grand total:	15.56 m³

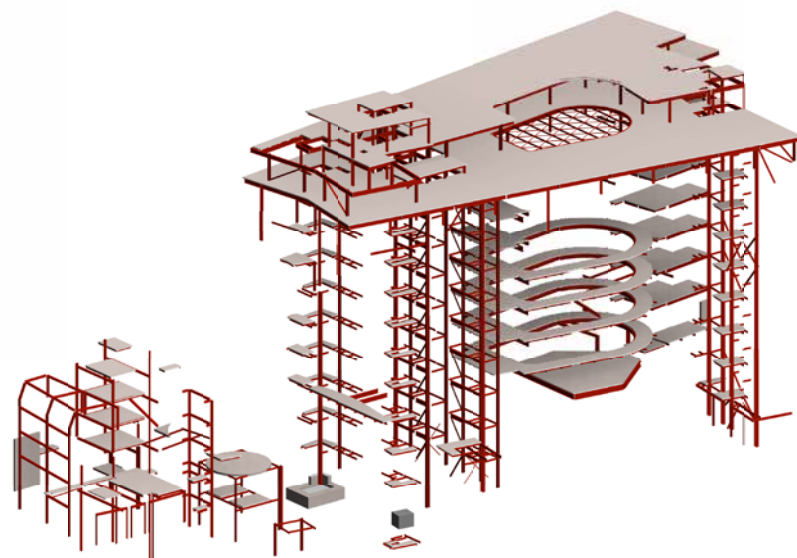
DEMOLISHED - EXISTING STRUCTURAL SLABS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	183.89 m³
Grand total:	183.89 m³

DEMOLISHED - EXISTING STRUCTURAL FOUNDATIONS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	28.08 m³
Grand total:	28.08 m³

DEMOLISHED - EXISTING STRUCTURAL BEAMS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	8.66 m³
Exg Metal - Steel	5.86 m³
Grand total:	14.52 m³

DEMOLISHED - EXISTING STRUCTURAL WALLS	
Structural Material	Volume
Exg Concrete - Reinforced Concrete	27.13 m³
Grand total:	27.13 m³

DEMOLISHED STRUCTURE



NEW - STRUCTURAL COLUMNS	
Structural Material	Volume
Metal - Steel	24.21 m³
Grand total:	24.21 m³

NEW - STRUCTURAL SLABS	
Structural Material	Volume
Concrete - Mass Concrete	6.76 m³
Concrete - Reinforced Concrete	639.28 m³
Metal - Decking	0.00 m³
Grand total:	646.04 m³

NEW - STRUCTURAL FOUNDATIONS	
Structural Material	Volume
Concrete - Reinforced Concrete	30.97 m³
Grand total:	30.97 m³

NEW - STRUCTURAL BEAMS	
Structural Material	Volume
Metal - Steel	45.30 m³
Grand total:	45.30 m³

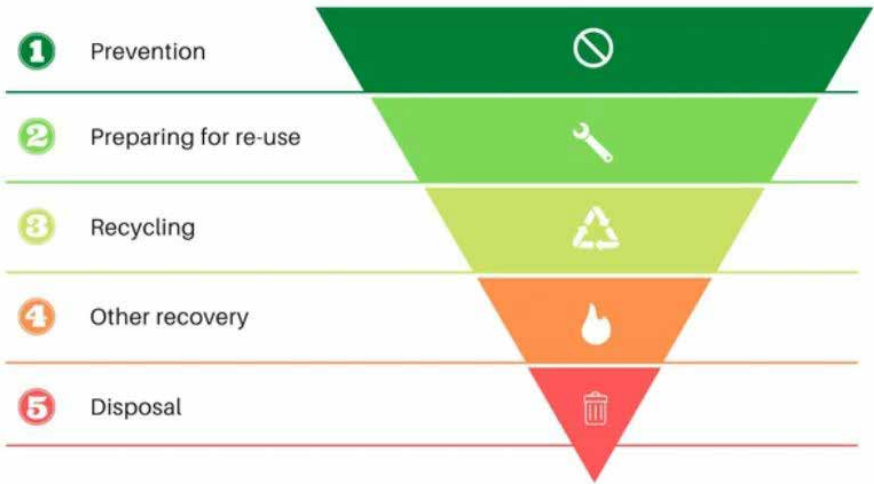
NEW - STRUCTURAL WALLS	
Structural Material	Volume
Concrete - Reinforced Concrete	15.67 m³
Grand total:	15.67 m³

NEW STRUCTURE

Sustainability & Wellness

Clever Use of
Materials &
Resources

- Minimise waste with a pre-refurbishment audit to identify existing materials for reuse and recycling.
- Retain existing high quality elements for restoration.
- Remove low quality, low performance or failing elements.
- Consider timber framed curtain walling.
- Consider reuse of existing plant screens & granite cladding.



EXISTING GRANITE CLADDING TO BE
REMOVED AND REUSED ELSEWHERE



TIMBER FRAMED CURTAIN WALL AT BGY'S CHANNING
SCHOOL

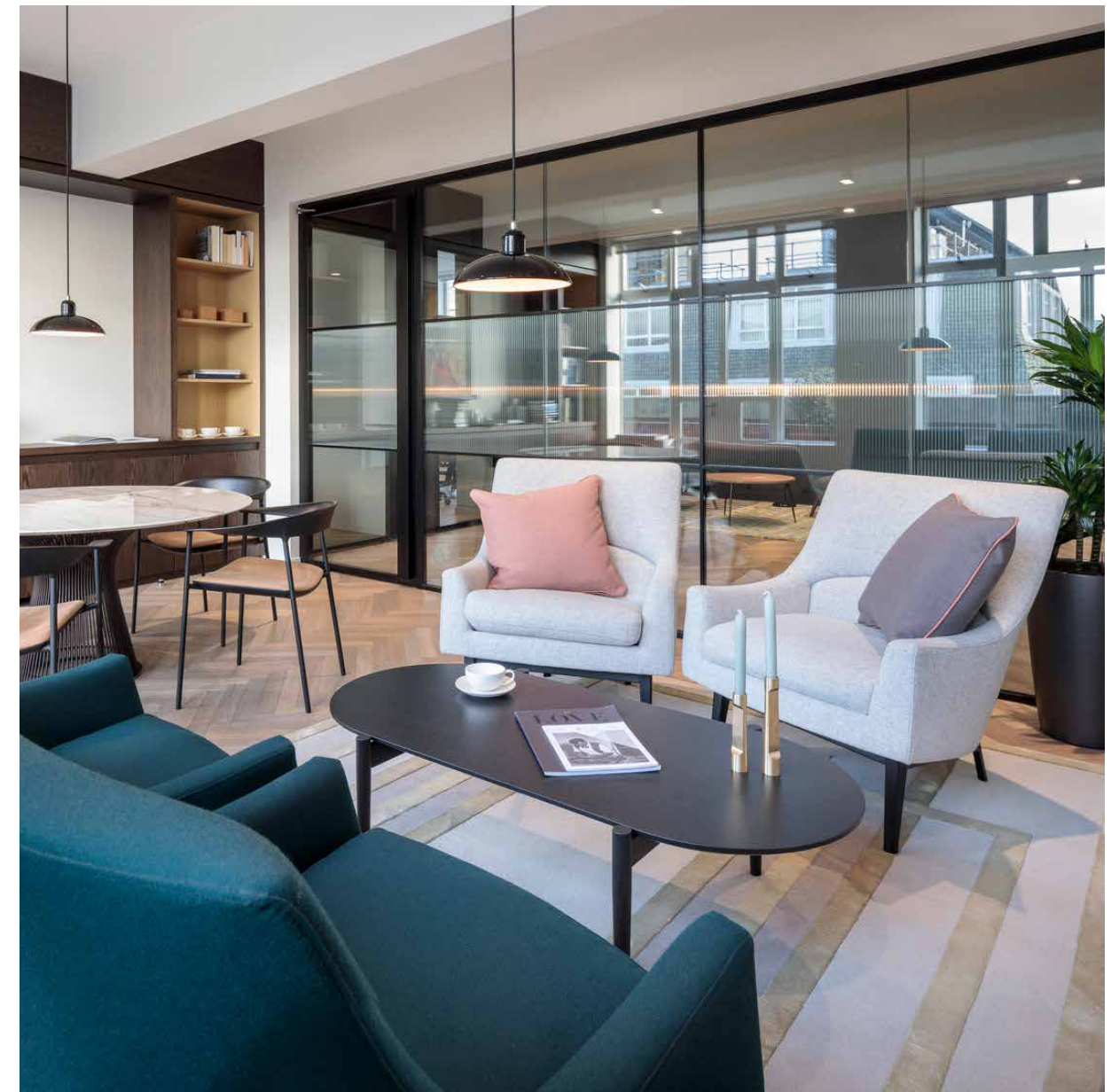
Sustainability & Wellness

Clever Use of Materials & Resources

Interior elements:

- VOC & formaldehyde free products - to ensure the best possible air quality.
- Certified supply chain of responsible sourcing & pollution free production.
- Natural materials.
- Circular economy principles - recycled, recyclable products.

“BGY worked with Dodds & Shute, on projects such as Elsley House, where 1,361 trees were protected from deforestation & a 39 ton offset of CO2 emissions was achieved.”



BGY'S ELSEY HOUSE
Furniture and materials from responsible, sustainable sources.

Sustainability & Wellness

Clever Use of Materials & Resources

Reductions in Operational Energy with:
Excellent thermal performance and high airtightness to all new floors
Fossil-fuel-free & highly efficient all-electric services
Heat reclamation from shower waste water

Energy Strategy

The scheme will utilise high efficiency, all electric, building services plant, which does not rely on the use of on-site fossil fuels. This reduces CO₂ emissions, facilitates the transition to zero carbon and reduces local air pollution.

New high performance lighting and controls will be installed, to save energy and reduce the cooling demand to lower the building's consumption.

The refurbished element of the proposed development, which makes up circa 92% of the net internal area, achieves a significant carbon reduction relative to the baseline performance of the unrefurbished condition of the existing building.

The refurbishment and extension of 65 Fleet Street will comply with Part L2B of the Building Regulations "Conservation of Energy and Power". Any new thermal elements (external walls, glazing and roofs) will be designed to exceed the minimum requirements of Part L, in order to reduce the building's energy demand. New efficient lighting and new HVAC systems will provide further reductions to energy consumption and consequent CO₂.

The new build extension will target a CO₂ reduction of over 35% above Part L2A 2013 requirements, as per London Plan targets, as far as technically and feasibly possible within the constraints of the existing building's thermal fabric and heritage elements.

Enhanced metering will enable occupant monitoring and benchmarking of operational energy consumption. An energy strategy in line with the London Plan energy hierarchy principles has been developed throughout design, namely:

Be Lean: Use less energy through improved fabric performance and efficient equipment

Be Clean: Supply energy efficiently and assess the feasibility of connection to a district energy network

Be Green: Supply renewable energy where feasible

Sustainability & Wellness

Maximise Biodiversity & Connection to Nature

Roof gardens with green roofs & living walls to maximise biodiversity.

Provide users a direct connection with nature.

Blue roof provides significant water retention to protect against flooding.

Fantastic green views are provided towards Temple Gardens.

635m² Green Roof

230m² Living Wall

- The main roof terrace proposals have a series of large raised planters with a variety of plant species. There are also two areas of extensive green roof to the top of the core and the perimeter of the 8th floor terrace. The remainder of the 8th floor terrace is proposed as a blue roof to improve the rainwater attenuation of the building. Vertical green wall trellis's are utilised where possible to aid with screening sections of the building from the long views.
- Biodiversity targets (subject to ecology report):
At least 10 floral species of known wildlife value (RHS Plants for Pollinators).
- Extensive green roof
Minimum 20 species of native wildflower, herbs and grasses and 50% coverage (seeding and/or plug planting).
Provide a range of depths of substrate to allow for some plug planting of shrubs
- Vertical greening
Minimum 3 species Species with smaller leaves and a variety of textures to filter air pollutants.



INDICATIVE ROOFTOP GARDEN VIEW



INDICATIVE ROOFTOP GARDEN VIEW

Sustainability & Wellness

Prioritise the Wellbeing of Users

Provide maximum comfort and control for users.

New facades are designed with solar control measures to optimise daylight & prevent overheating.

Mixed-mode ventilation considered.

25% reduction in solar gain when the glazing is designed with 500mm deep reveals and vertical spandrel panel

Servicing Strategy

All heating, cooling, ventilation and lighting will be designed to optimise comfort and user experience. Systems will be designed for thermal comfort using best practice analysis and modeling.

Fresh air will be continually supplied to reduce the risk of pollutant build-up in the space with appropriate filtration to improve internal air quality.

New façades will be designed to optimise daylight whilst concurrently reducing the risk of overheating and lowering cooling demand.

Visual comfort will be achieved with optimised daylight and intelligent lighting design.

All building services systems will be delivered with the appropriate settings to optimise wellbeing and will also have appropriate user controls to allow occupants to adjust and control their indoor environment.



OPENABLE FACADE PANELS AT BGY'S VERSE



DEEP FINS SHADE WEST FACING FACADES

Sustainability & Wellness

Prioritise the
Wellbeing of
Users

Active Travel Amenity - comfortable & inviting arrival
which provides a greater variety of transportation options.

Footfall through main building entrances reduced.

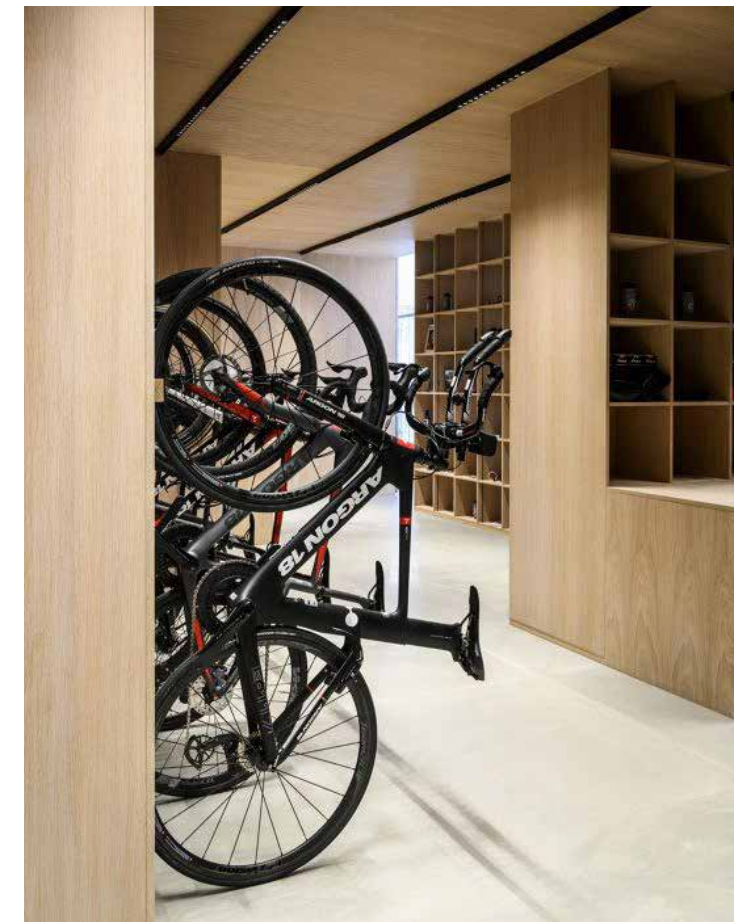
New entrance, cycle store, showers and lockers to
encourage and enable users to walk, run and cycle.



CYCLE ENTRANCE CONCEPT



PLANTING



CYCLE RACK AREA

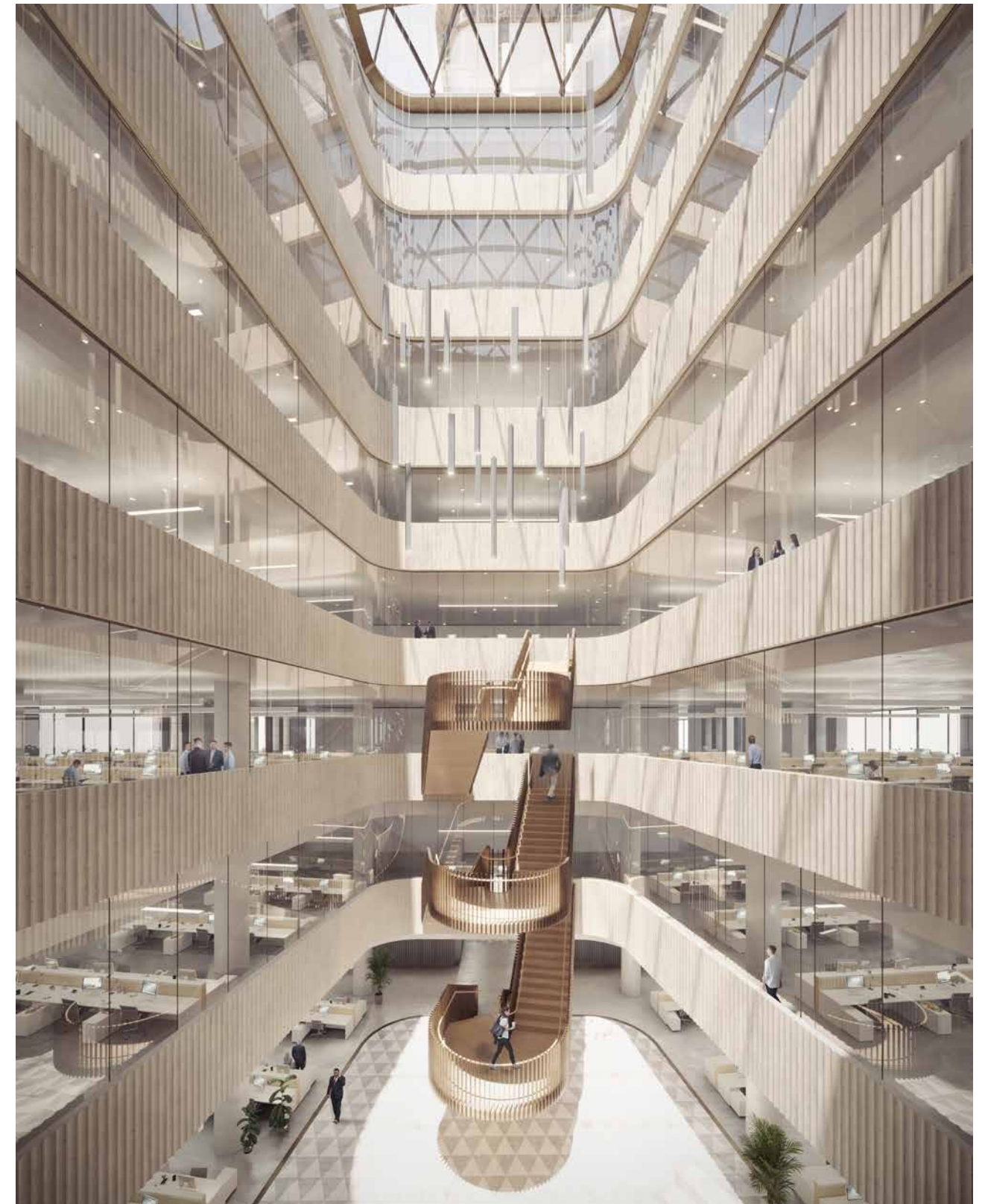
Sustainability & Wellness

Prioritise the
Wellbeing of
Users

Atrium feature stair to encourage active
circulation and reduce lift waiting times.

85% of 1st floor users likely to use the stairs
65% of 2nd floor users likely to use the stairs

That's 380 people using the atrium stairs rather than the lift



ATRIUM FEATURE STAIR - DESIGN OPTION

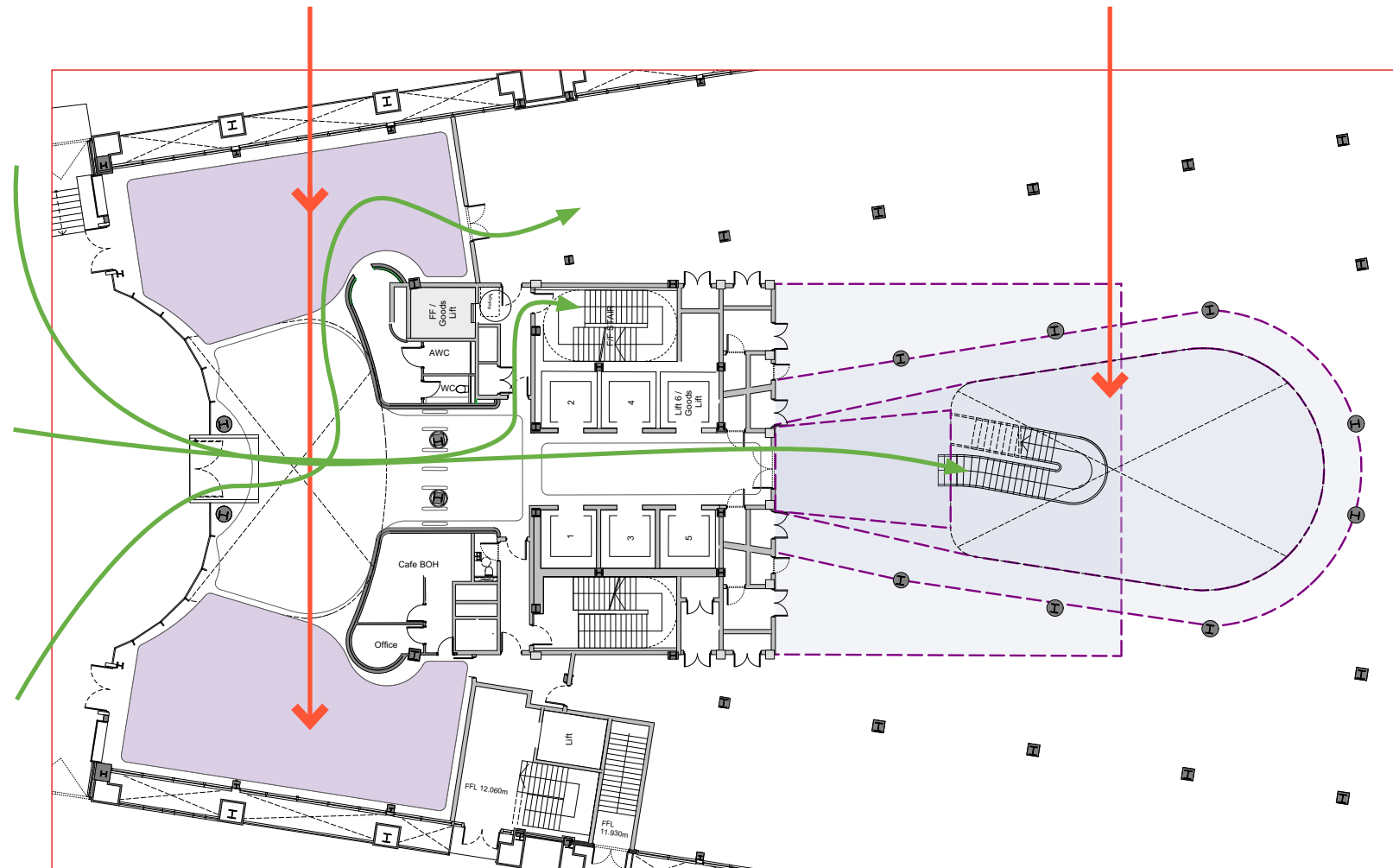
Sustainability & Wellness

Long Term, Adaptable Design

- Flexible ground floor space - providing adaptability and longevity
- External cladding - materials which weather well and gain character over time
- Internal finishes - robust materials resistant to wear and damage
- High quality off-site manufacturing considered
- New stone facade and curtain walling with lifespans in excess of 30 years

Flexible bar / tenant reception /
lounge / break-out space

Flexible extent of break-
out space at atrium



GROUND FLOOR FLEXIBLE SPACE



LIMESTONE CLADDING TO FLEET STREET FACADE

Sustainability & Wellness

Long Term,
Adaptable
Design

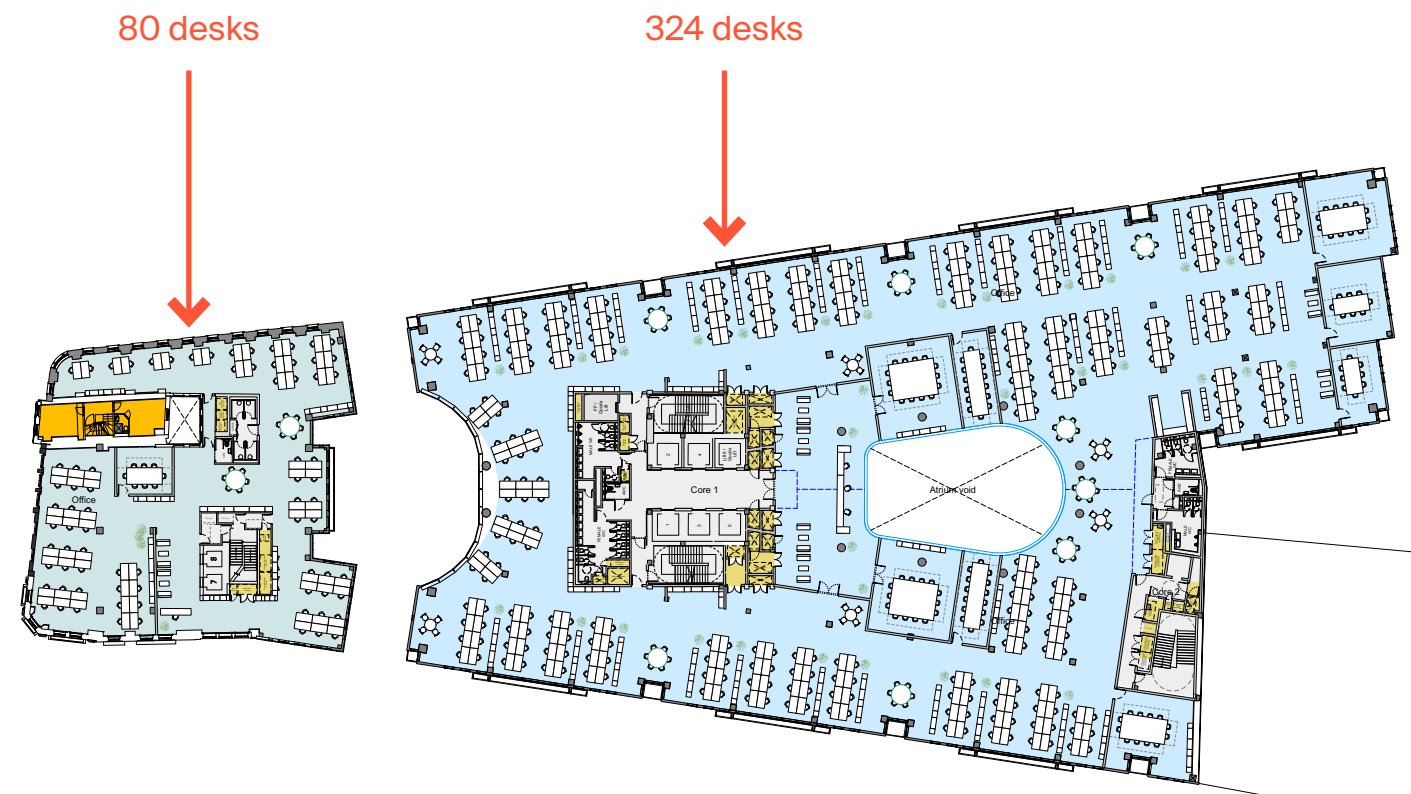
Flexibility - allows for adaptability and provides longevity

Atrium stair - providing connectivity

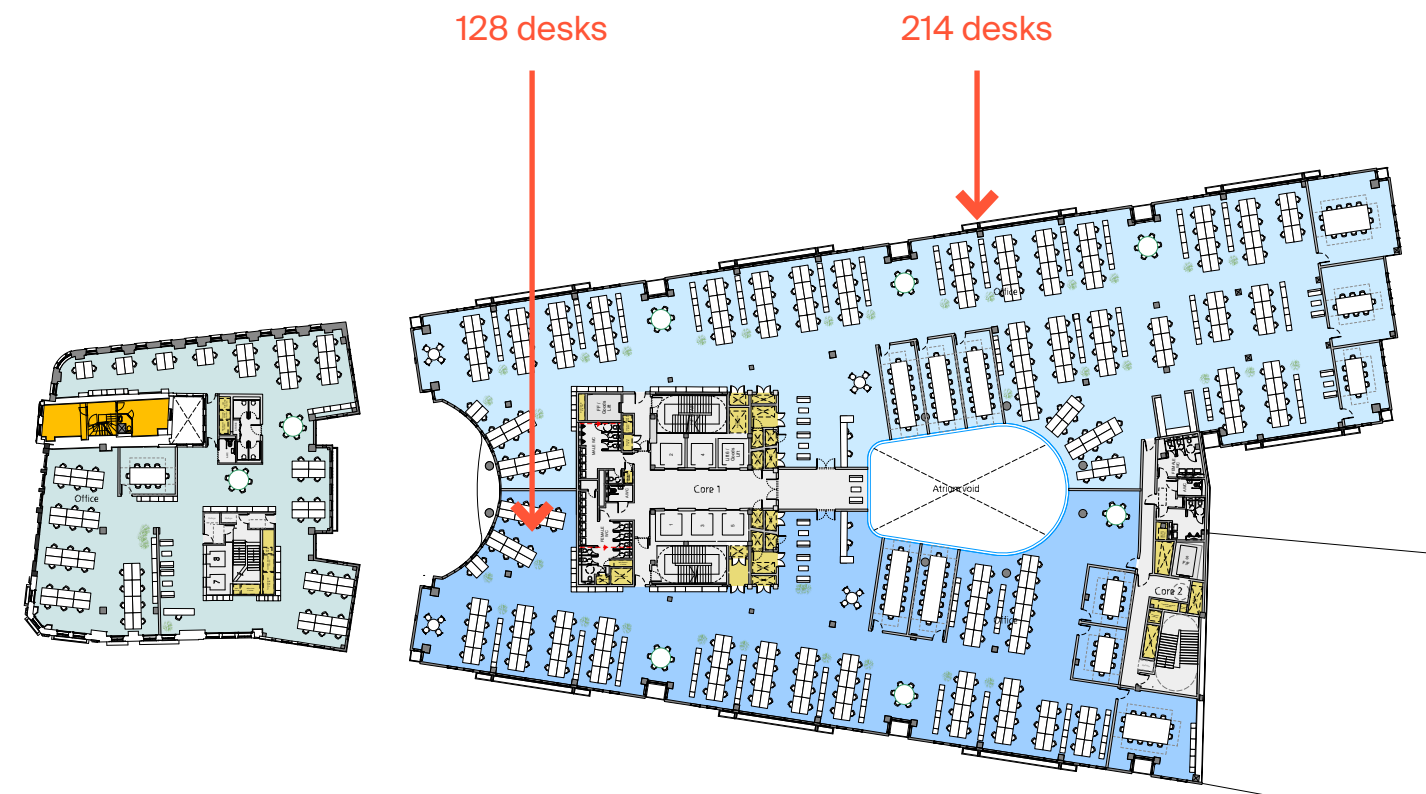
Upper floor space - allows tenants to grow or contract

Typical office floorplate areas
Typical North Building = 640m²
Typical South Building full floor = 2600m²
Typical South Building partial floor = 1100m² or 1500m²
Tenants may increase or decrease area in modules.

A range of floorplate module sizes,
allowing companies to
Develop and Grow



The illustrative floor layout shows the building occupied at roughly 1:8 with a single tenant per floor.
The split allows for the North and South Building combined, over all levels, to cater for a maximum of 14 individual tenants.



The illustrative floor layout shows the building occupied at roughly 1:8 with a the South Building floor plate split into dual tenancies.
The split allows for the North and South Building combined, over all levels, to cater for a maximum of 22 individual tenants.

Sustainability & Wellness

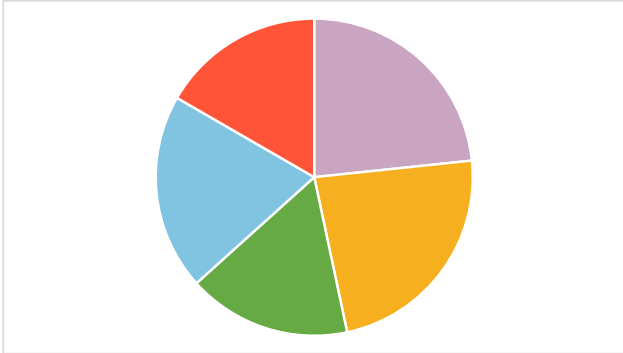
8.03 Sustainability Tracker

1046_SS_Sustainability Toolkit Tracker											BGY BUCKLEY GRAY YEOMAN Studio 4.04, The Tea Building 57 Shoreditch High Street, London E1 6JJ 21 7033 9913 www.bgy.co.uk		
Job Name		65 Fleet Street		Job No.		1046							
Date		Revision		Reason for Issue		Notes							
23/11/2020 14/05/2021		D1 P1		For internal consideration Stage 3 report		Revisions indicated in bold red text							
		Category	Considered	Sub-Category	Description & Headline Sustainability Facts	Product Specification	BGY Ref	NBS Ref	BGY Folder Filing Code 3.09	Client Request	External Resource Links or BGY Drawing Ref	Scoring Matrix	
			N/A / Y / N							Y/N	Website Links		
Context	1											7	23.3%
	Finding Opportunities in the site and local context	Natural Site Features	N/A									0	
		Local Climate	Y	Pollution levels	Consider pollution levels at upper floors - likely to be low - mixed mode ventilation considered	TBC	Stage 3 Report			N		1	
			Y	Sunpath	Deep reveals and reduced extent of glazing to upper floor West facades to prevent overheating	TBC	1046-FA-53	EWL-09		N		1	
		Retrofit/Re-use	Y	Existing structure	97% of existing structure retained	N/A	1046_STAGE 3 REPORT			Y		1	
			Y	Existing facades	Existing granite facades retained, aluminium cladding to 6th floor retained and refinished.	N/A	1046-FA series drawings			Y/N		1	
		Waste Reuse / Recycling	Y	General material for reuse	Pre-refurbishment audit undertaken and recommendations incorporated into strip-out specification	N/A	BGY Strip out package	1046_NBS_C20		N		1	
			Y	Existing granite	Granite from removed facades to be reused elsewhere where possible	N/A	BGY T-Sheet	EWL-23, 24		N		1	
			Y	Existing plant screens	Existing metal fins forming plant screening to be removed and reused for new plantscreen walls	N/A	BGY T-sheet	EWL-02		N		1	
		Orientation	N/A									0	
Form Factor	N/A									0			
Materiality	2											7	23.3%
	Clever use of materials & Resources	Building Envelope Embodied Carbon	TBC	Stone selection	Consider EPDs when selecting stone, TBC at stage 4							1	
			TBC	Timber framed curtain walling	Under consideration, tbc at stage 4		BGY T-sheet	EWL-07 - 10				0	
		Building Structure Embodied Carbon	N	CLT slabs	CLT, rather than concrete on metal deck, slabs were considered but option not selected by the development manager		BGY File Note		3.07	N		0	
			Y	Build light	S.E worked to reduce dead loads from structure, including using cellular beams		EW Stage 3 report			N		1	
		Furniture & Fittings		Developed at next stage									
		Internal Finishes	Y	Ceilings	Plasterboard removed where possible, structure left exposed with rafts and baffles for acoustic reverberation control		1046-RC series drawings			N		1	
			TBC		Consider biobassed materials, demountable finishes								
			TBC		Responsibly sourced materials. Materials utilising circular economy principles								
		Thermal Mass & U-values	Y	Energy model as produced by MTT			MTT stage 3 report			N/A		1	
		Building Services & Utilities	Y	All electric servicing	Highly efficient servicing and removal of gas fired boilers		MTT stage 3 report			N		1	
			Y	Refrigerants	North building servicing designed to reduce the use and GWP of refrigerants.		MTT stage 3 report			N		1	
			Y	Shower heat reclamation	Heat reclamation units to be specified to basement showers		MTT stage 3 report			N		1	
		On-site Renewables & Technologies	N							N			
Biodiversity	3											5	16.7%
	Maximise biodiversity & user's connection with nature	Protect & Create Habitat	Y	Roof & Courtyard	Green roof, living walls with biodiversity targets		Stage 3 report			Y		1	
		Outdoor Space Provision	Y	Roof & Courtyard	Accessible outdoor terraces for building users		Stage 3 report			Y		1	
		Internal Space Provision	Y	Atrium	Atrium to be planted & accessible to building users. Views into atrium planting		Stage 3 report			Y		1	
		Rainwater Systems	Y	Blue roofs	Blue roofs provided for rainwater attenuation.		1046-RF series drawings			N		1	
		Outward Looking Viewpoints	Y	Rooftop views	The building provides views towards temple gardens, particularly from the roof terrace. Views from the new upper floors are maximised		Stage 3 report			Y		1	
			TBC	Existing balconies	Consider planting to existing balconies, to improve view of nature from lower floors		Stage 3 report			N			

Sustainability & Wellness

		CATEGORY	CONSIDERED	SUB-CATEGORY	DESCRIPTION & HEADLINE SUSTAINABILITY FACTS	PRODUCT SPECIFICATION	BGY REF	NBS REF	BGY FOLDER FILING CODE 3.09	CLIENT REQUEST	EXTERNAL RESOURCE LINKS or BGY DRAWING REF	SCORING MATRIX	
			N/A/Y/N							Y/N	WEBSITE LINKS		
WELLBEING	4											6	20.0%
	Prioritise the wellbeing of users	MAXIMISED DAYLIGHTING	Y	Facades	Daylighting to upper floors considered, glazing maximised due to nature of deep plan. Atrium retained and improved		Stage 3 report			Y		1	
		SOLAR CONTROL & SHADING	Y	Facades	Deep reveals and fins are provided to the West elevation, to shade the glazing from midday - afternoon sun		1046-FA-53	EWL-09		Y		1	
			Y	Blinds	Internal blinds are to provided to all floors		SHH stage 3 report			N/A		1	
		NATURAL VENTILATION	TBC	Mixed mode ventilation	Mixed mode ventilation under consideration for the new upper floors		TBC			N		0	
		DESIGNATED AMENITY PROVISION	Y	Terraces	The upper floor roof terrace to be designed to provide designated eating space.		Stage 3 report			Y		1	
		ENCOURAGE PHYSICAL ACTIVITY	Y	Feature stair	New feature stair provided to atrium, encouraging building user on lower floors to choose the stairs, rather than the lift.		Stage 3 report			Y		1	
			Y	Active travel	Dedicated active travel hub, with entrance from the pedestrianised Ashentree Court, ramped access, cycle storage, lockers and showers		Stage 3 report			Y		1	
ADAPTABILITY	5											5	16.7%
	Long term adaptable design	DESIGN FOR DISASSEMBLY & FUTURE ADAPTATION	TBC							N			
		OFF SITE MANUFACTURING	TBC		To consider for: stairs, WCs, lockers, planters & external furniture					N			
		PRODUCT FINISHING	TBC		Avoid finishes that make products unsuitable for recycling					N			
		BRIEF INTERROGATION TO ENSURE BUILDING EFFICIENCY	Y	Flexible receptions	North & South receptions provide flexible space, with bar / café offers.		Stage 3 report			Y		1	
			Y	Flexible floorplates	Tenancy splits within South building provide a number of different tenancy sizes, and allow businesses to grow		Stage 3 report			Y		1	
		MULTI-FUNCTIONAL SPACE	Y	Atrium, roof & LG floor	Ground floor multifunctional / adaptable space at bottom of atrium. Roof garden to be adaptable for different uses. LG floor use to be adaptable.		Stage 3 report			Y		1	
		SOFT SPOTS	Y	North building reception	Soft spots provided to allow for flexible usage of the 1st floor		Stage 3 report			Y		1	
WELL WEATHERING MATERIALS	Y	Facades	Powder coated aluminium & stone. Detailing to stone to be carefully considered to avoid staining		Stage 3 report			Y		1			

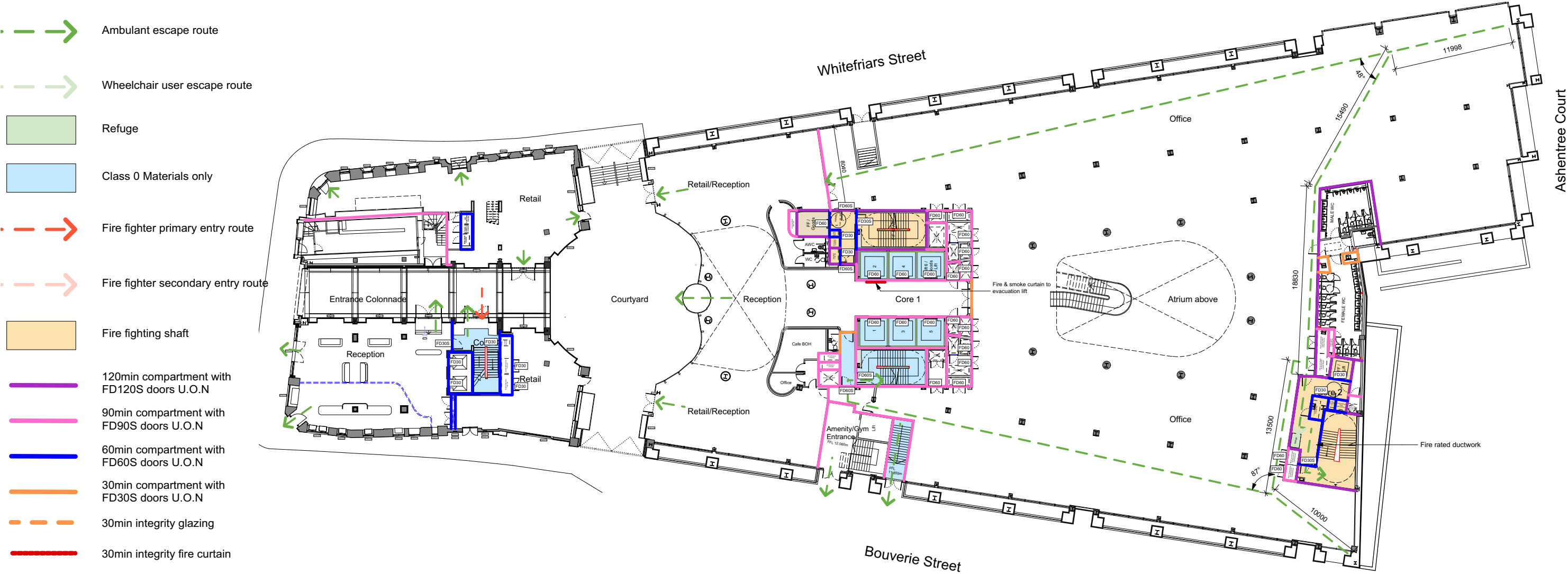
TOTALS	30
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Stage 3 Report

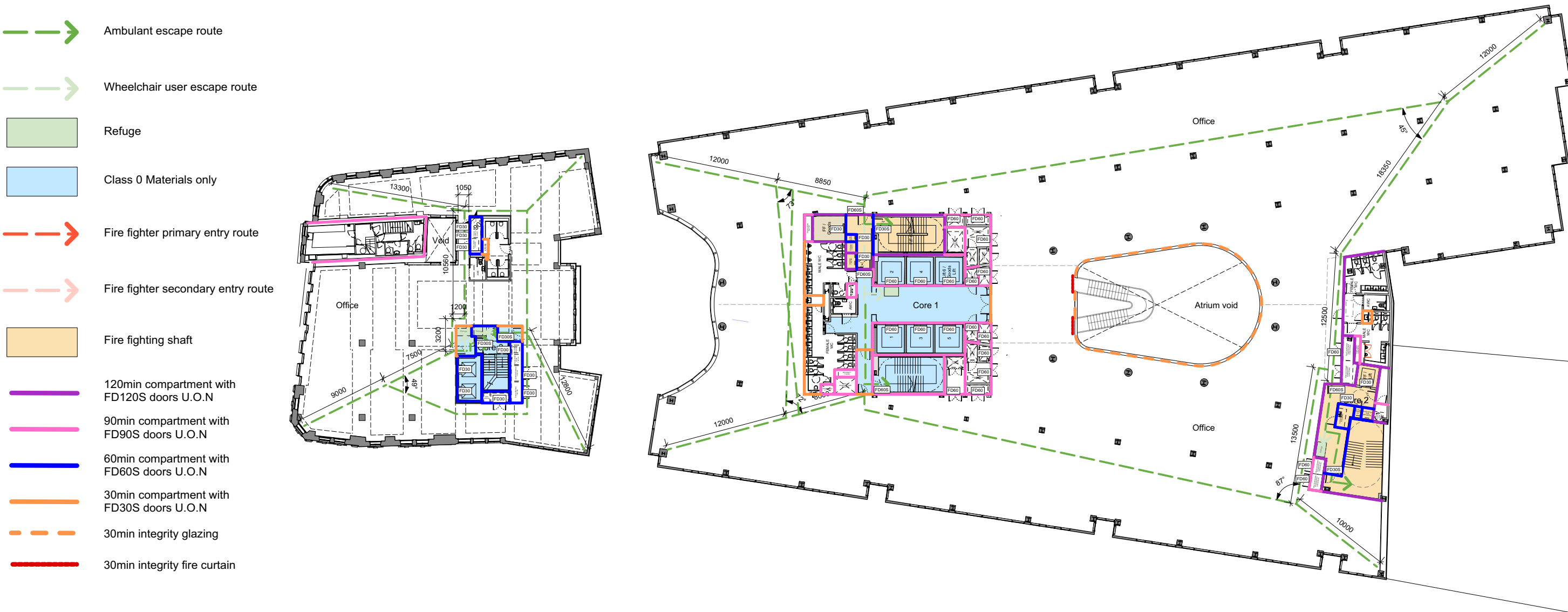
9.00 **Fire Strategy**

9.01 Ground Floor Fire Strategy Plan

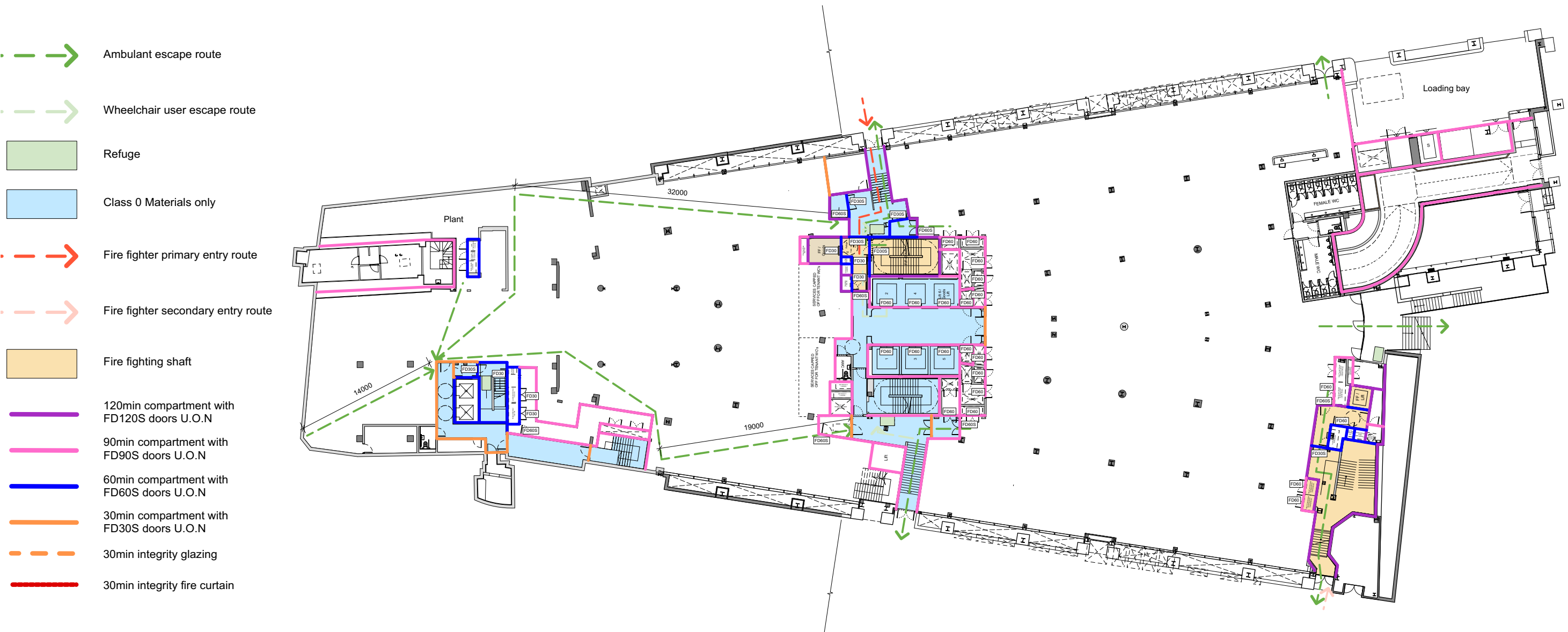


9.02 Typical Upper Floor Fire Strategy Plan

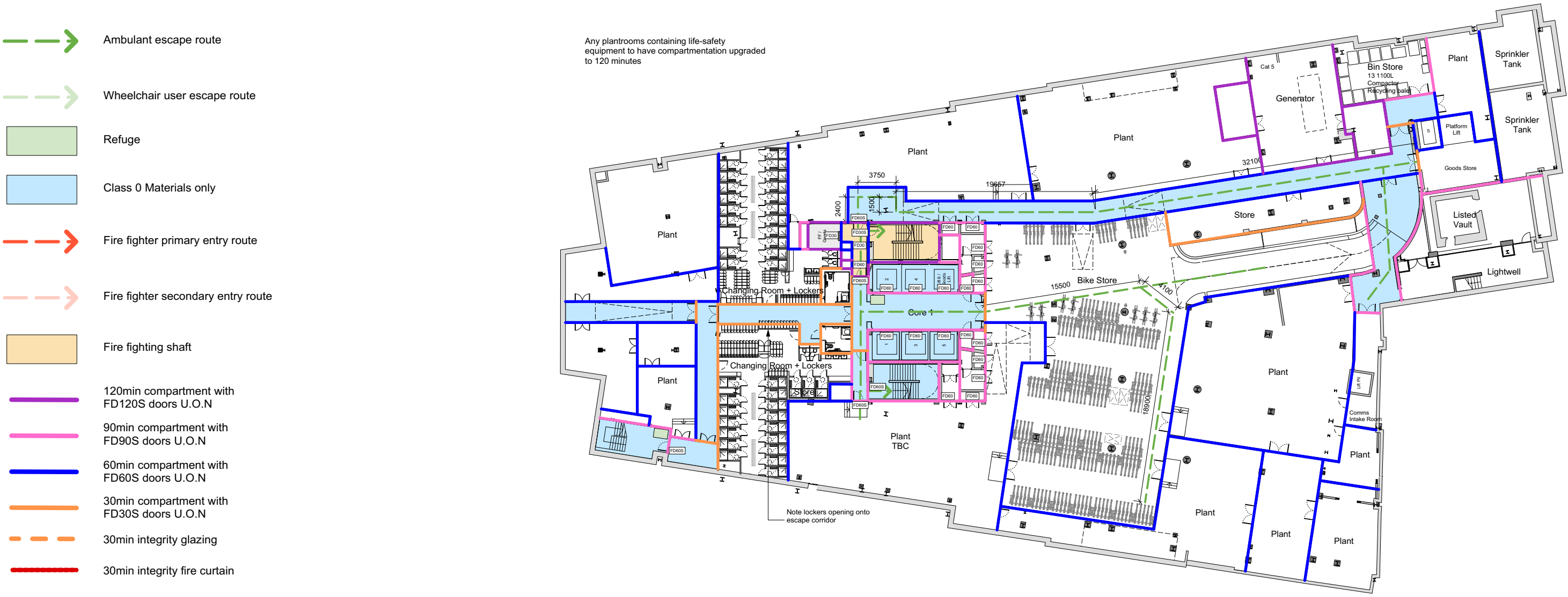
Refer to 1046_FS series fire strategy plans for each floor



9.03 Lower Ground Floor Fire Strategy Plan



9.04 Basement Fire Strategy Plan



9.05 Core 1 Fire Strategy Plan

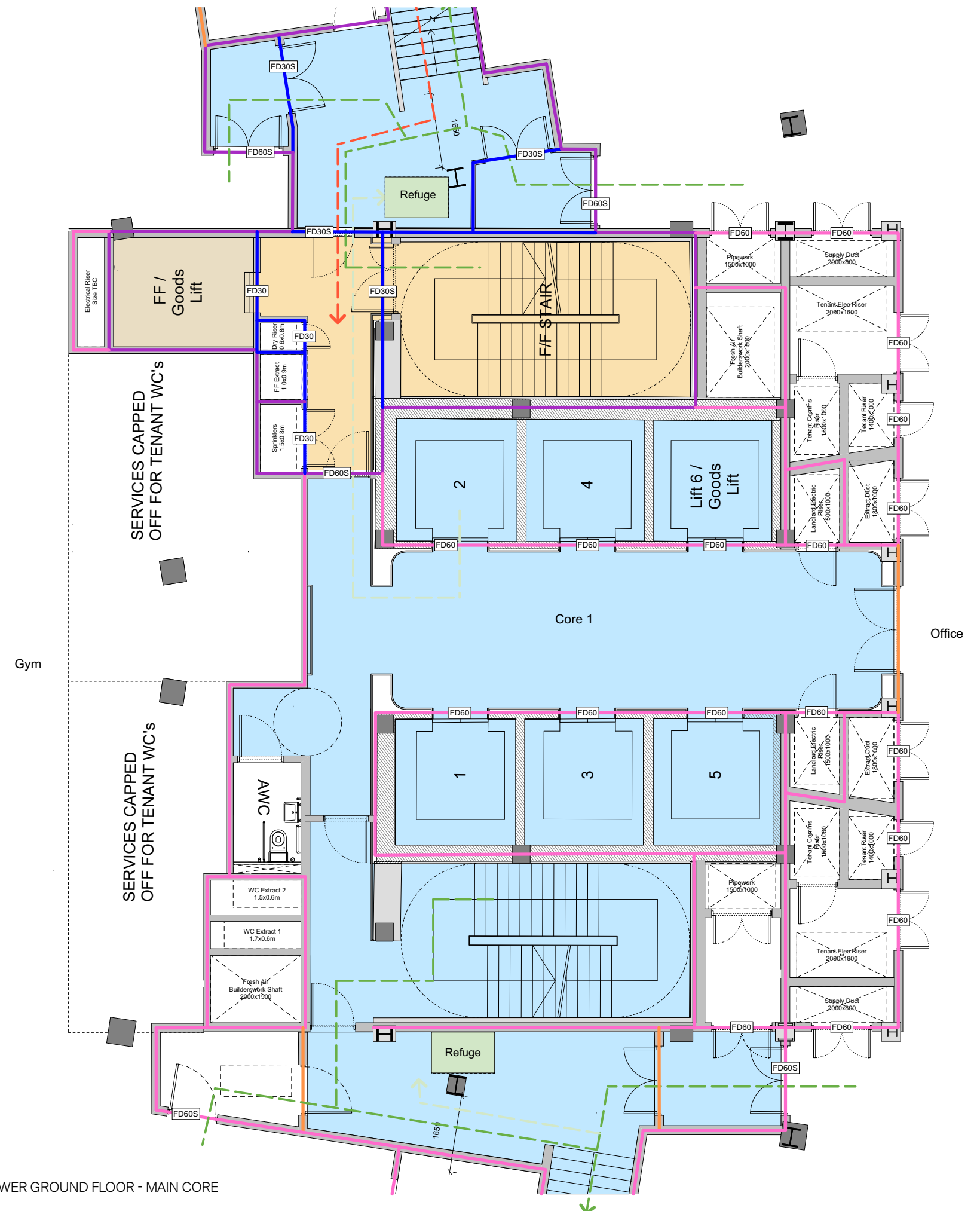
The Main Core is one of two cores serving the South building. This core serves floors B - 9. The stairs from B - 7th floor, main lobby and 6 lifts serving the lobby are existing, two goods lifts are removed and the fire fighting lift, riser and WCs are new.

One stair forms part of a fire fighting shaft, with a fire fighting lobby and combined goods and fire fighting lift. The dual purpose lift has been discussed with the fire brigade, who expressed a preference for this arrangement over using one of the main bank of lifts as a fire fighting lift, due to the overly large nature of the fire fighting lobby that this option would require. The fire fighting shaft is provided with a dry riser, with an inlet in its existing position on the Whitefriars Street facade and a smoke extract shaft. One of the main banks of lifts will be an evacuation lift and disabled refuges are provided to the main lobby adjacent to the lift.







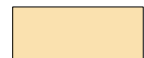






The evacuation strategy in the South building is based on simultaneous evacuation and the escape and fire fighting access level is at Lower Ground floor. Occupants of the Ground floor will also be able to escape through the main reception at this level.

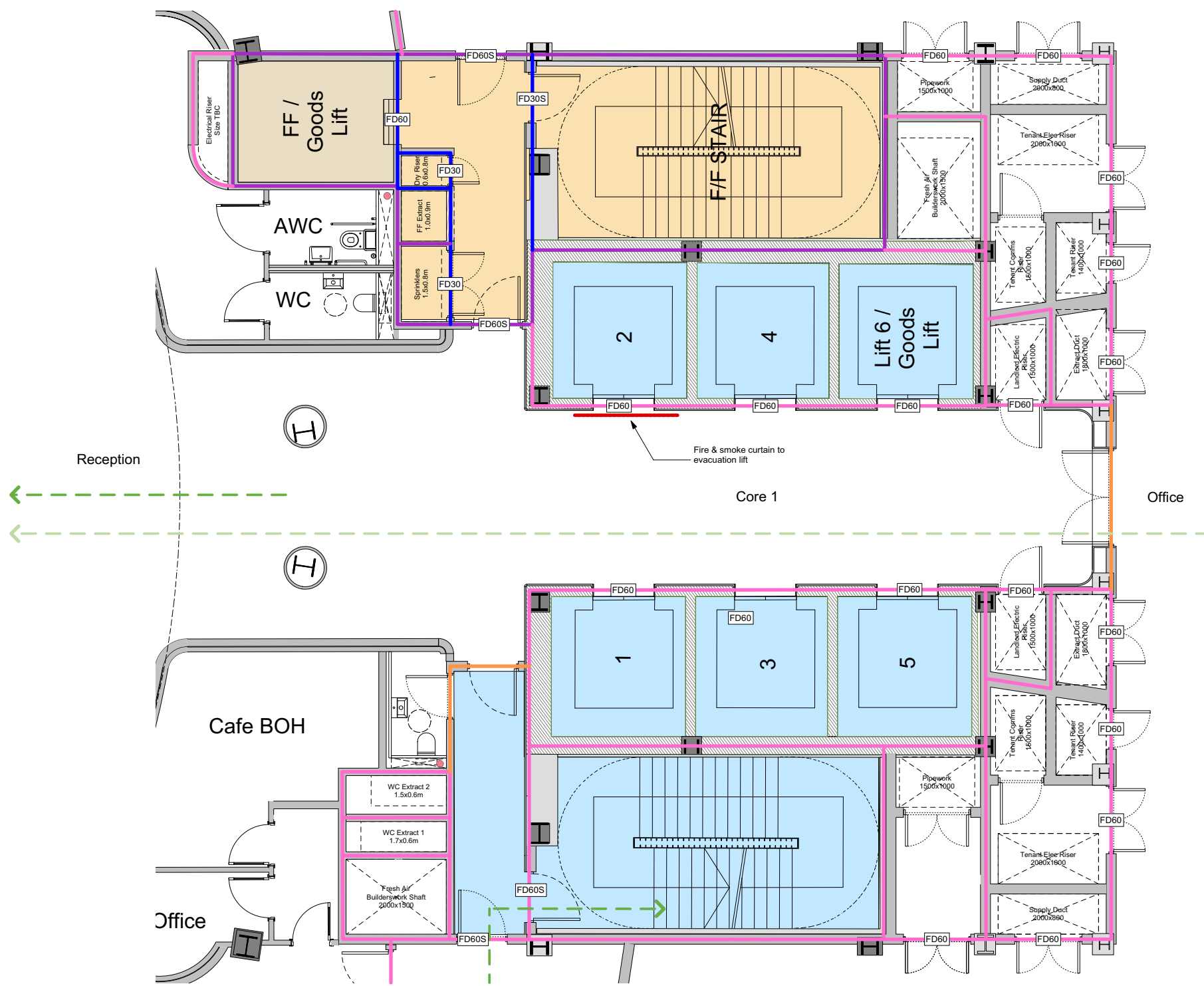
The walls surrounding the fire fighting shaft are generally 120 minute compartments, with walls between the lifts, lobby and stairs having 60 minutes compartmentation. Other walls to the core are generally 90 minute compartments, with 30 minutes to the lobbies and WCs.

For further information refer to The Fire Surgery's stage 3 report.









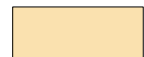






9.05 Core 1 Fire Strategy Plan

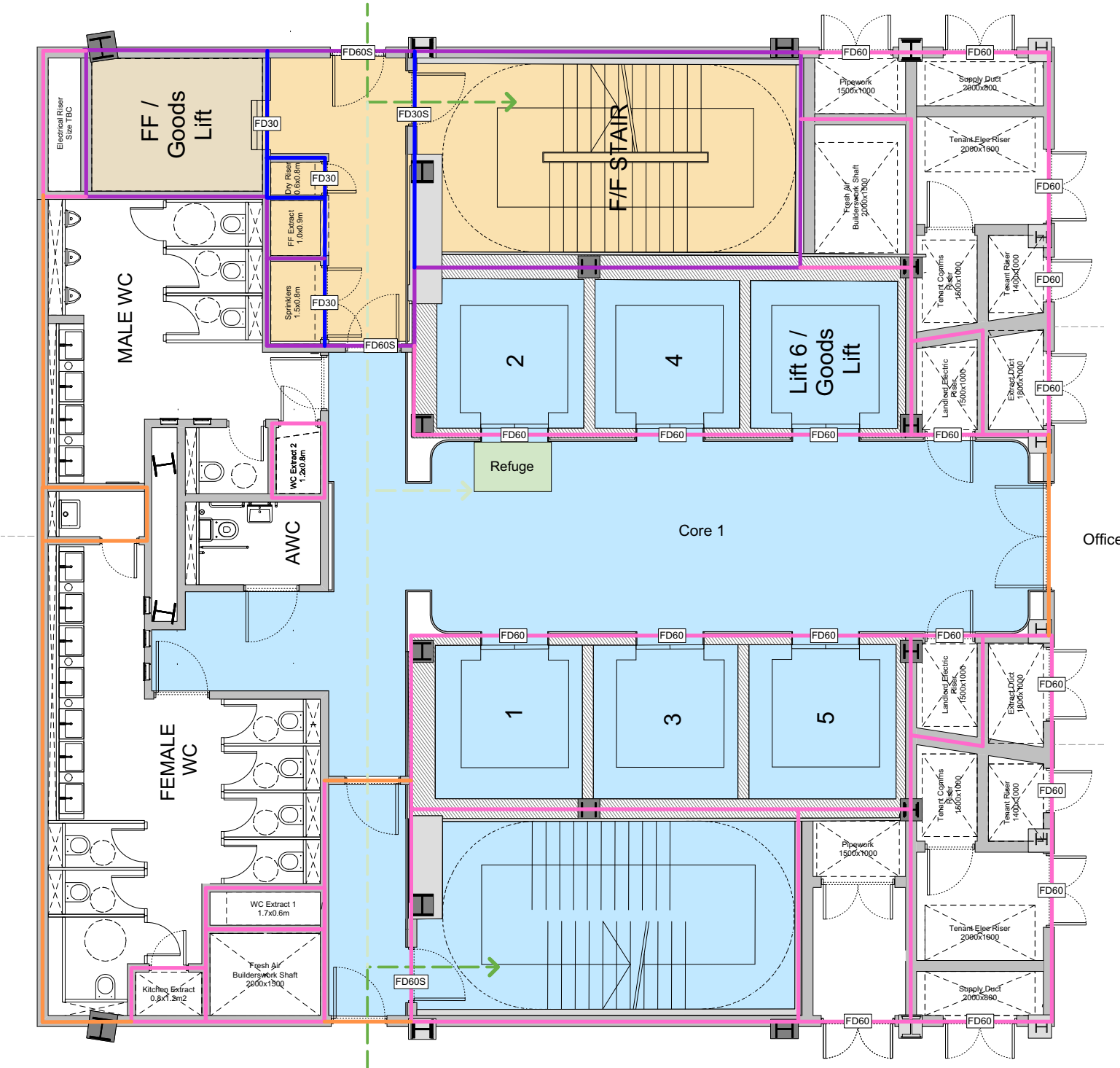
-  Ambulant escape route
-  Wheelchair user escape route
-  Refuge
-  Class 0 Materials only
-  Fire fighter primary entry route
-  Fire fighter secondary entry route
-  Fire fighting shaft
-  120min compartment with FD120S doors U.O.N
-  90min compartment with FD90S doors U.O.N
-  60min compartment with FD60S doors U.O.N
-  30min compartment with FD30S doors U.O.N
-  30min integrity glazing
-  30min integrity fire curtain



GROUND FLOOR - MAIN CORE

9.05 Core 1 Fire Strategy Plan

-  Ambulant escape route
-  Wheelchair user escape route
-  Refuge
-  Class 0 Materials only
-  Fire fighter primary entry route
-  Fire fighter secondary entry route
-  Fire fighting shaft
-  120min compartment with FD120S doors U.O.N
-  90min compartment with FD90S doors U.O.N
-  60min compartment with FD60S doors U.O.N
-  30min compartment with FD30S doors U.O.N
-  30min integrity glazing
-  30min integrity fire curtain



TYPICAL FLOOR - MAIN CORE

9.06 Core 3 (North) Fire Strategy Plans

There is a single core to the upper floors of the North Building with the stair serving floors LG - 5th plant-room and the lifts serving floors LG - 4. The stair and lift shafts are retained as existing, with some alterations to openings into the core, and new lobbies created. On typical floors there are two lobbies into the stair, providing means of escape from two directions.

The stair is protected from smoke ingress by a stairwell pressurisation system. The detailed design of the pressurisation system will be further developed at Stage 4

by the MEPH engineer and a specialist subcontractor.

This building does not have a fire fighting shaft, as the top storey is less than 18m from Ground level. The core is provided with a dry riser, the position of the external dry riser inlet is to be coordinated at stage 4. Disabled refuges are provided within one lobby and within the stairwell.

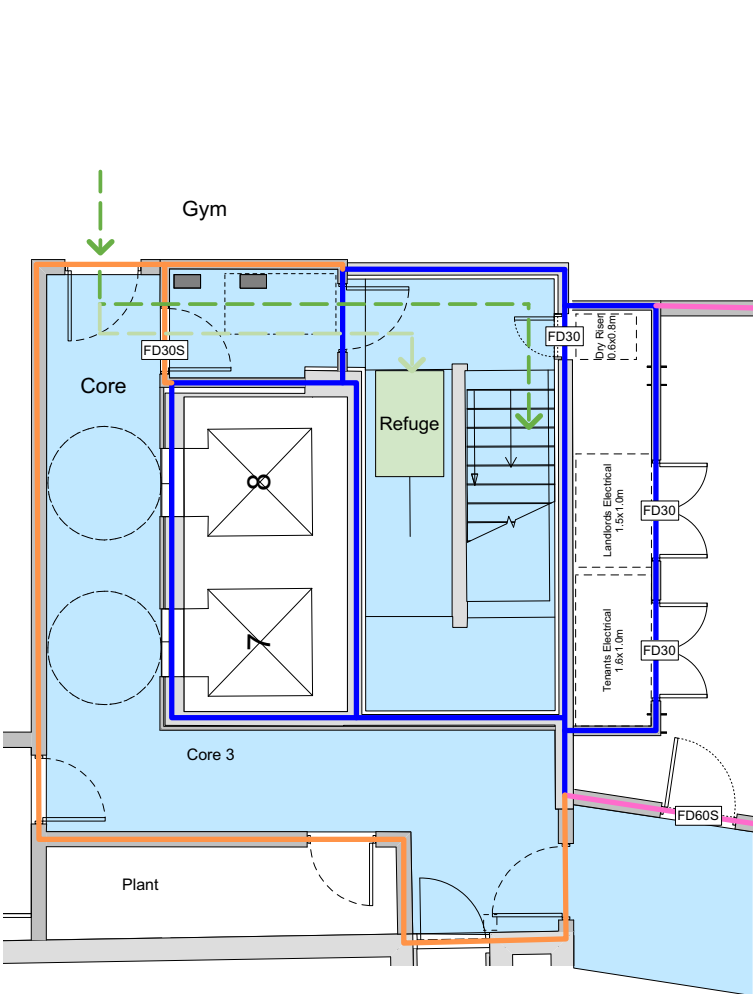
The evacuation strategy is based on simultaneous evacuation and the escape and fire fighting access level is at Ground floor.

The core walls generally provide 60 minutes compartmentation, with 30 minute compartment walls to the lobbies.

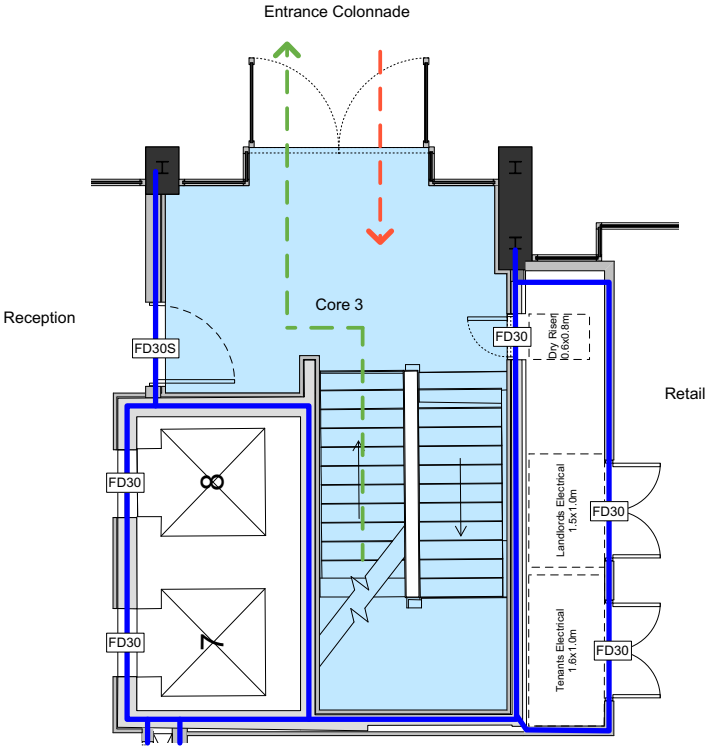
The two storey retail unit to the East of the North building will be served by its own stair, the design of the escape from this unit is subject to further development at stage 4.

For further information refer to The Fire Surgery’s stage 3 report.

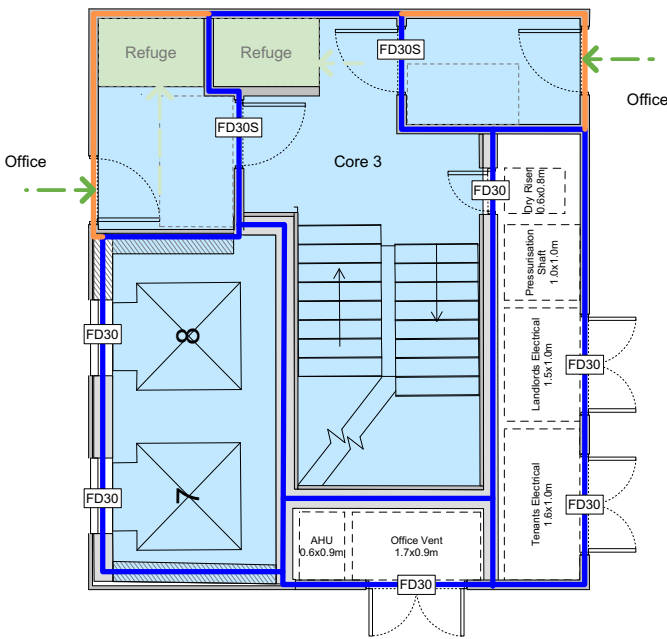
- Ambulant escape route
- Wheelchair user escape route
- Refuge
- Class 0 Materials only
- Fire fighter primary entry route
- Fire fighter secondary entry route
- Fire fighting shaft
- 120min compartment with FD120S doors U.O.N
- 90min compartment with FD90S doors U.O.N
- 60min compartment with FD60S doors U.O.N
- 30min compartment with FD30S doors U.O.N
- 30min integrity glazing
- 30min integrity fire curtain



LOWER GROUND FLOOR - NORTH CORE



GROUND FLOOR - NORTH CORE



2ND - 4TH FLOORS - NORTH CORE

9.07 Core 2 (South) Fire Strategy Plans

The South Core is one of two cores serving the South building. This core serves floors LG - 8, with the stair transferring location at 7th floor, and the stair alone also serving the 9th floor roof terrace. The stairs from LG - 6th floor are existing, and the lift shaft, lobbies and additional floors of stairs are generally new.

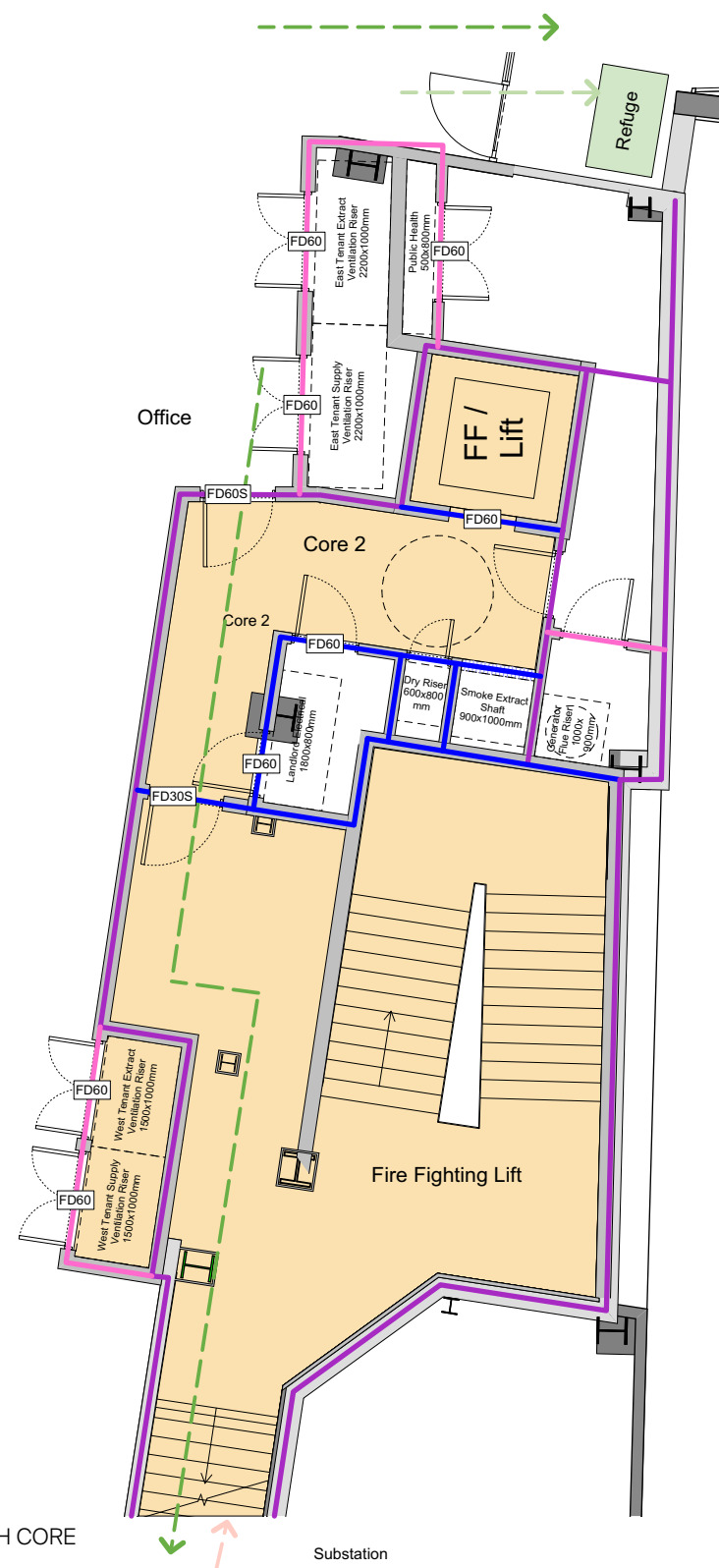
This core is a fire fighting shaft, with fire fighting stair and dedicated fire fighting lift. The core is provided with a dry riser, with an inlet in its existing position on the Bouverie Street facade, a smoke extract shaft and an AOV to the roof of the 8th floor lobby, which is smoke protected separately. Disabled refuges are provided within the lobby.

The evacuation strategy in the South building is based on simultaneous evacuation and the escape and fire fighting access level is at Lower Ground floor.

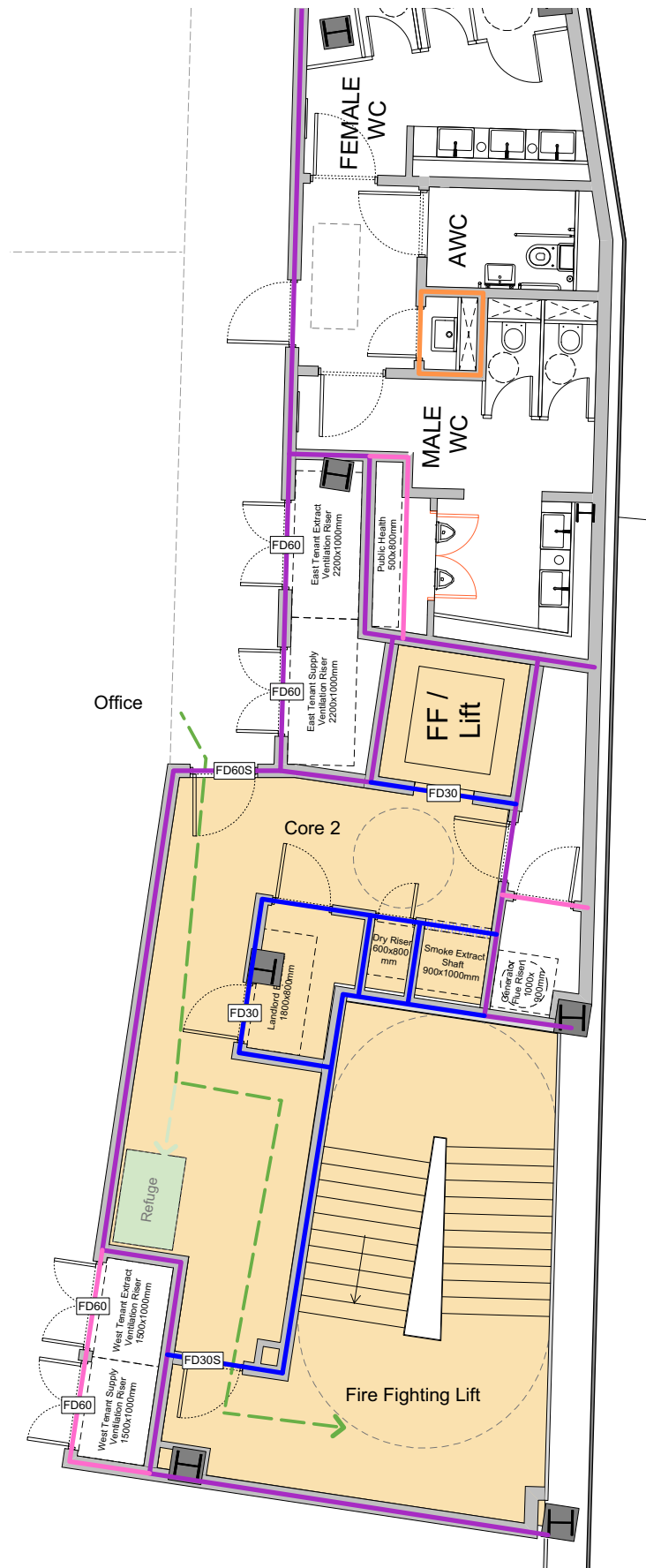
The walls surrounding the fire fighting shaft are generally 120 minute compartments, with walls between the lifts, lobby and stairs having 60 minutes compartmentation.

The landlords electrical riser within the fire fighting shaft also serves the WCs, therefore 120 minute fire compartment walls are provided to the perimeter of the WCs, to mitigate the added risk from services penetrations into this space.

For further information refer to The Fire Surgery’s stage 3 report.



LG FLOOR - SOUTH CORE



TYPICAL FLOOR - SOUTH CORE

9.08 Structure Fire Rating

The existing structure is treated with a spray applied cementitious fire treatment and/or fire-board. The structural engineer has confirmed that the existing fire treatment would have been designed to give 90 minutes fire resistance. The fire engineer has confirmed that, should the existing fire protection be generally found to be in a good condition throughout, the 90 minutes fire resistance is adequate for the building.

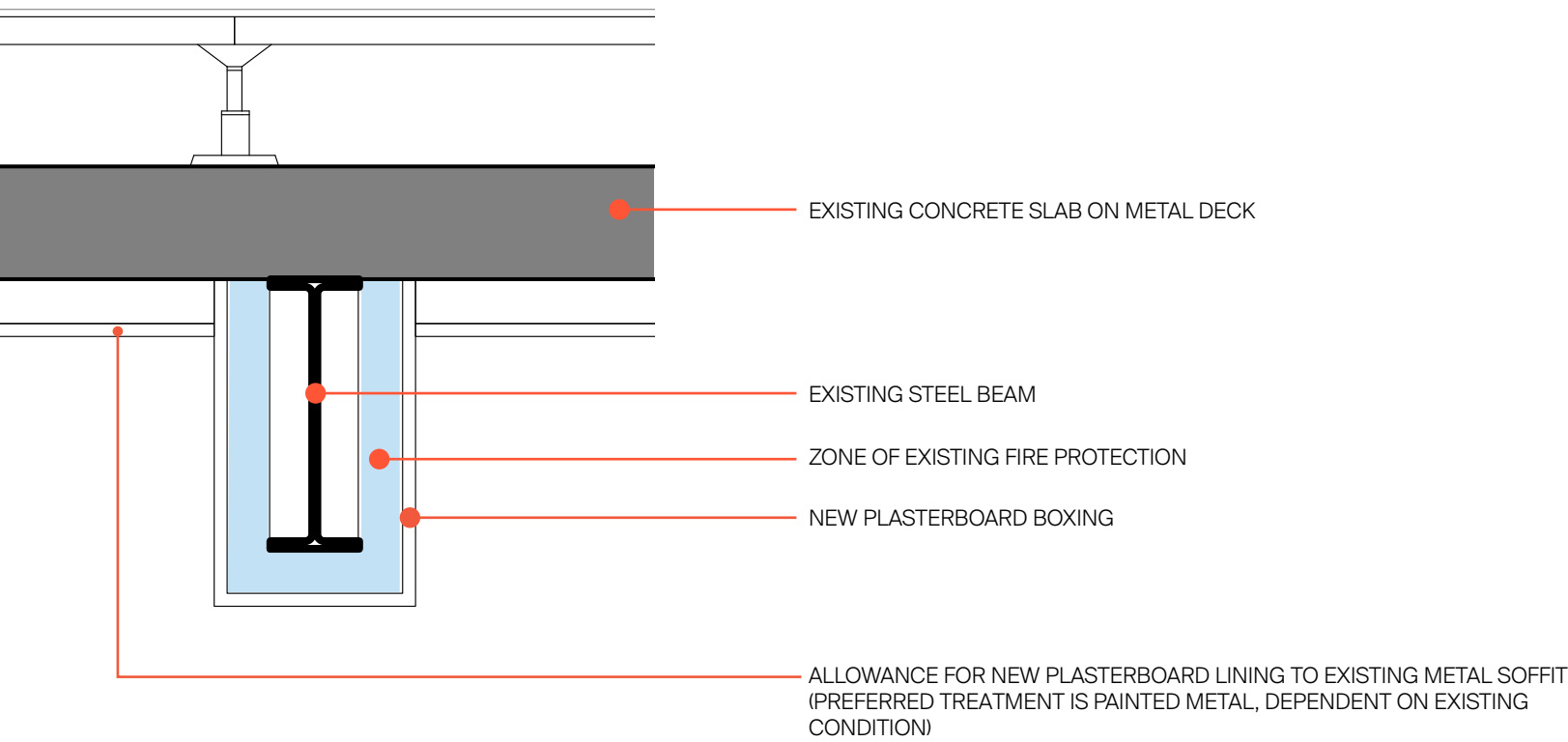
It is proposed that the fire treatment to the existing structure be retained and made good where necessary. The new proposals do not include suspended ceilings, therefore existing beams and columns will be encased in plasterboard boxing. BGY will develop the detail at stage 4 to allow the boxing to be installed over the existing fire protection, without damage.

Where exposed, new steelwork to the upper floors will be treated with intumescent paint, to achieve 90 minutes protection. Where structural elements are within walls, bulkheads or ceilings the fire protection may be provided by plasterboard encasement. Junction details between the types of fire protection to be developed by a specialist subcontractor.

For further information refer to The Fire Surgery’s stage 3 report and Elliott Wood’s stage 3 report.



EXISTING CEMENTITIOUS FIRE PROTECTION



EXISTING SLAB & STEELWORK

Stage 3 Report

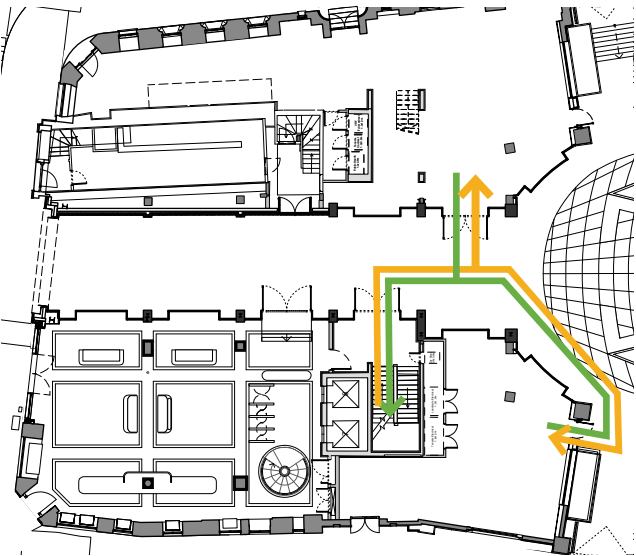
10.00 **Building Servicing**

10.01 Servicing & Refuse Strategy

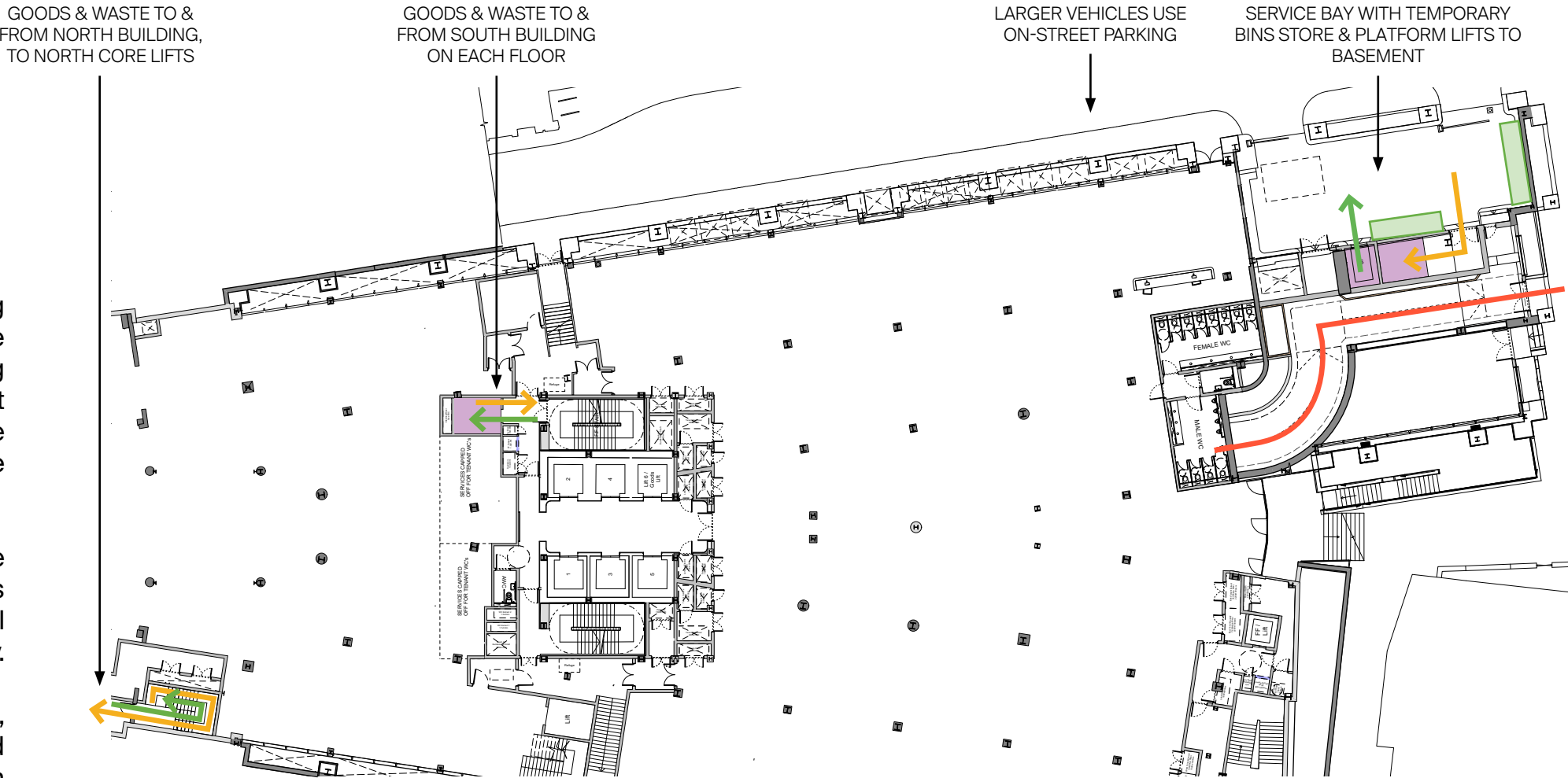
At Stage 2 waste, goods and cyclists entered the building through the service yard, and the waste and goods were distributed via the cycle store in the basement. During Stage 3 the design team worked to separate the cyclist route through the building from the good and waste route by providing a dedicated cyclists entrance from Ashentree Court and a new goods corridor within the basement.

Cars and vans less than 7.5 tonnes access the site via the service bay at LG floor level on Whitefriars street, all HGVs will service on street for a maximum of 40 minutes. Retail delivery and servicing will also take place via the service bay.

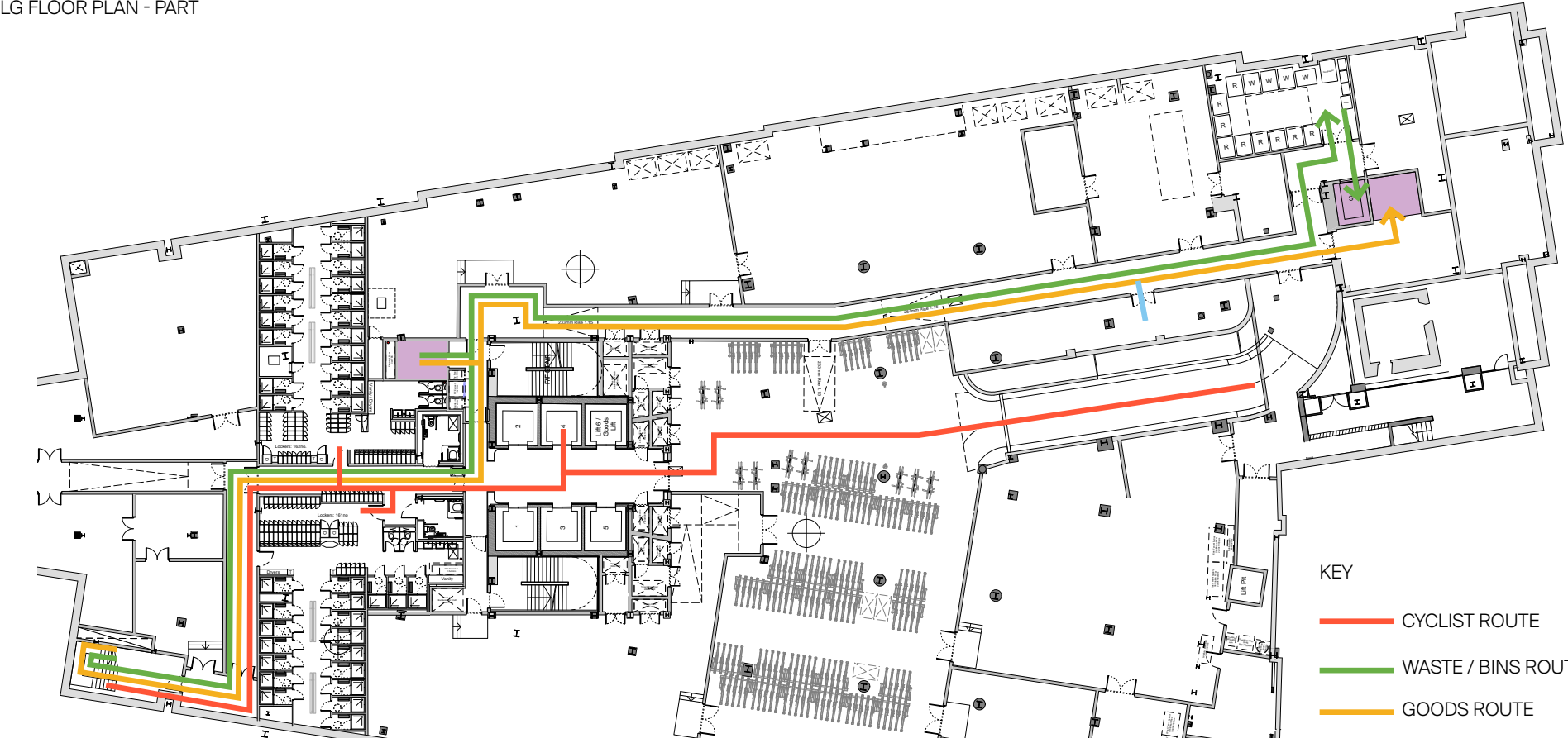
Waste and goods routes are shown on the adjacent plan, with access from the North building via a linking stair, and good distribution from the goods lift in core 1 to the South building. There is a bin store at basement level, with bins for general waste, recyclables, glass and a cardboard baler. Prior to collection bins are transported in the bins lift to the LG floor where they are temporarily positioned within the service bay. Temporary goods stores are also provided at basement level. There is a goods platform lift, accessed via sorting rooms at LG and basement level.



GROUND FLOOR PLAN - PART - WASTE & GOODS FROM RETAIL UNITS



LG FLOOR PLAN - PART



BASEMENT PLAN - PART

10.02 Transport Strategy

The transport strategy at 65 Fleet Street is largely based on the existing condition, with some enhancements and additional facilities provided to ensure an inclusive and safe environment that prioritises sustainable transport.

A transport strategy was prepared at stage 2 by Steer, there have since been changes to the servicing and cycle access strategy, which are summarised in the previous section. An addendum report will be provided by Steer during the next stage, for planning approval.

Disabled Parking Provision

As per the existing condition, with the use of on-street disabled parking spaces, for example the space opposite the service bay on Whitefriars Street or on Bouverie Street.

Taxis

Taxis can drop off and collect passengers on Whitefriars & Bouverie Street.

Bicycle Access

Refer to 5.06, 7.17, 7.26 and 10.01, via the dedicated entrance on Ashentree Court.

Transport Links

The building is well located in the City of London with excellent public transport access due to the site's proximity to Bus, London Underground and Rail facilities, giving the site a Public Transport Accessibility (PTAL) of 6B; the highest available.

City Thameslink and Blackfriars rail stations and Blackfriars and Chancery lane underground stations are nearby. There

are good bus links along Fleet Street, Farringdon Street and Victoria Embankment.

Vehicular access is via Whitefriars and Bouverie Street, which are both one-way, Whitefriars Street Northbound and Bouverie Street Southbound.

Goods Delivery & Waste Access

Via the loading bay on Whitefriars Street - refer to the previous section for further information.

10.03 Cleaning & Maintenance Strategy

At Stage 3 the facade consultant, Buro Happold, appointed a facade access specialist, Access Advisors to design and develop the access and maintenance strategy for the facades, internal atrium and roofs at the project.

Please refer to Access Advisor's stage 3 report for further information. The access and maintenance strategy is summarised as follows:

- Generally facades from 1st - 4th floors are access via MEWP from the street
- Generally facades from 5th - 9th floor are accessed directly from adjacent terraces
- The 8th floor plant louvers are cleaned from within the plant room, by reaching through
- Rope access is required to the South facade
- The atrium roof is accessed from the top via walk-on glass (class 1 roof)
- The internal atrium facades and underside of atrium roof are accessed via MEWP positioned internally
- The top of the courtyard canopy is access via a fall restraint system, with walk-on glass, with the edges accessed via MEWP
- The underside of the canopy roof will be accessed via MEWP

On the South facade there is the requirement to sail over, and potentially land on the adjoining building - Northcliffe House. This strategy requires further development at stage 4 with the project manager and party wall surveyor. The existing C&M strategy here is currently unknown, and further information is required from the O&M manuals on site, however it is likely that the facade here already requires access in this manner.

Stage 3 Report

11.00

Next Steps

Next Steps

11.01 Design and Architectural Solutions

In the next work stage the design proposal identified within this report will be developed into coordinated technical information suitable for contractor tendering. Details will be developed with CBRE, Elliot Wood, MTT and RLB, prior to the design development period once a PCSA has been agreed with a main contractor.

The look and feel of the key internal elements will also be concluded and incorporated into the coordinated design.

Specific elements for consideration at stage 4 include:

Feature Atrium Stair

The design of a feature staircase, planting and / or auditoria structure are to be developed at stage 4 following client and agent feedback.

At stage 3 a number of options were explored and presented. A structural allowance was made to support the future inclusion of a feature stair, however this will need to be developed further in line with the Client's feedback.

A preference for Option 1 was instructed shortly before this report was issued. The preferred atrium stair proposal is to be developed up to 2nd floor, with a structural allowance made to extend the staircase to all levels in the future.

Facade Materiality

Sampling is required for finishes to the: cladding to the new upper floors, the plant louvers, colonnade shopfronts and curtain walling to the street elevations.

Signage Strategy

The signage strategy for the building is to be developed at stage 4. SHH have provided concept designs for the wayfinding strategy within the lift lobbies. However a building wide wayfinding, statutory and external signage, we will need to be developed in line with the Agents and Branding Consultants.

Crypt

Development of the historic crypt panel within the retail colonnade, is to be developed in collaboration with an artist and in line with the CoL feedback. Design of the lighting, access control, additional interpretation panels, plus the identification of any remedial works to the crypt will be developed at stage 4, in line with the description in the Design and Access Statement.

Basement Waterproofing

Further investigation are required to determine the existing basement waterproofing and the required works to ensure a robust waterproofing solution is provided.

Retail Frontages

There are a existing retail frontages to the North building on Bouverie Street which are currently not being replaced. These facades were added as part of the works in the 1990s, and the right hand bay particularly appears out of place with the rest of the retained facade. With the effort and consideration being applied to the majority of the other retail facades, it would make sense to update these additional secondary facades to ensure a consistent design language is applied to the entirety of the building. This addition will be considered during stage 4 with input from the QS and agents.

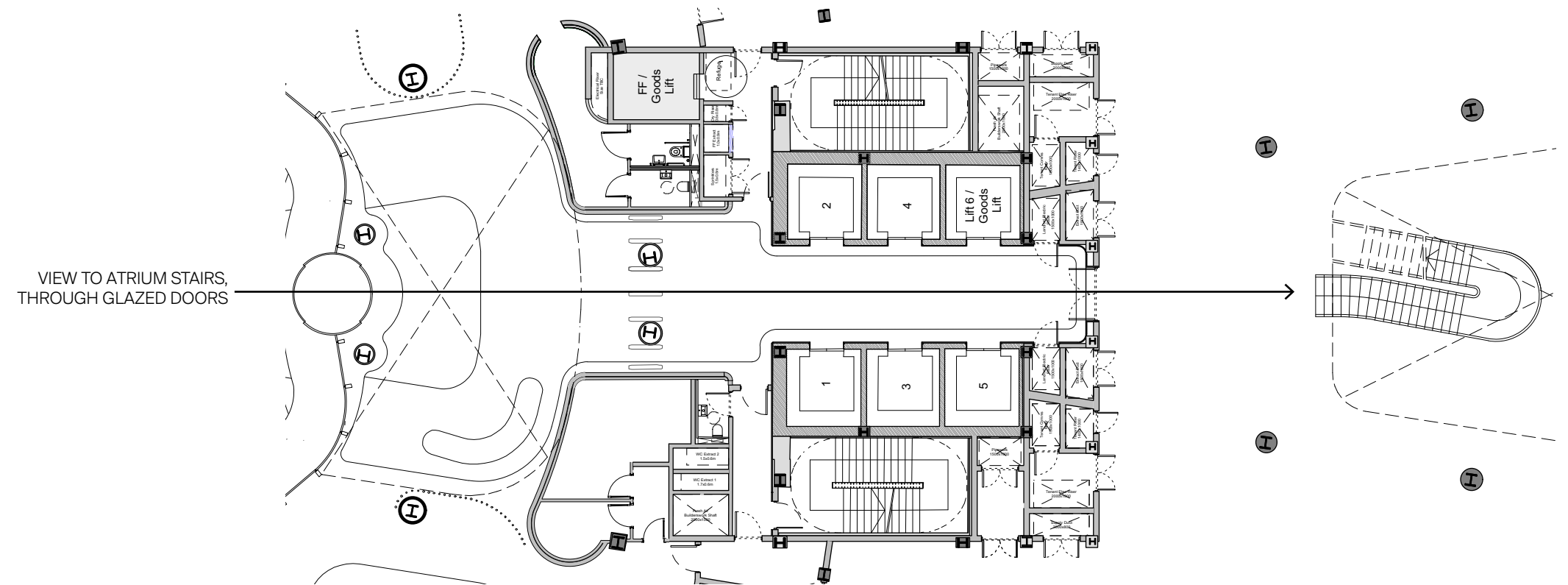


NORTH BUILDING SHOPFRONTS ONTO BOUVERIE STREET

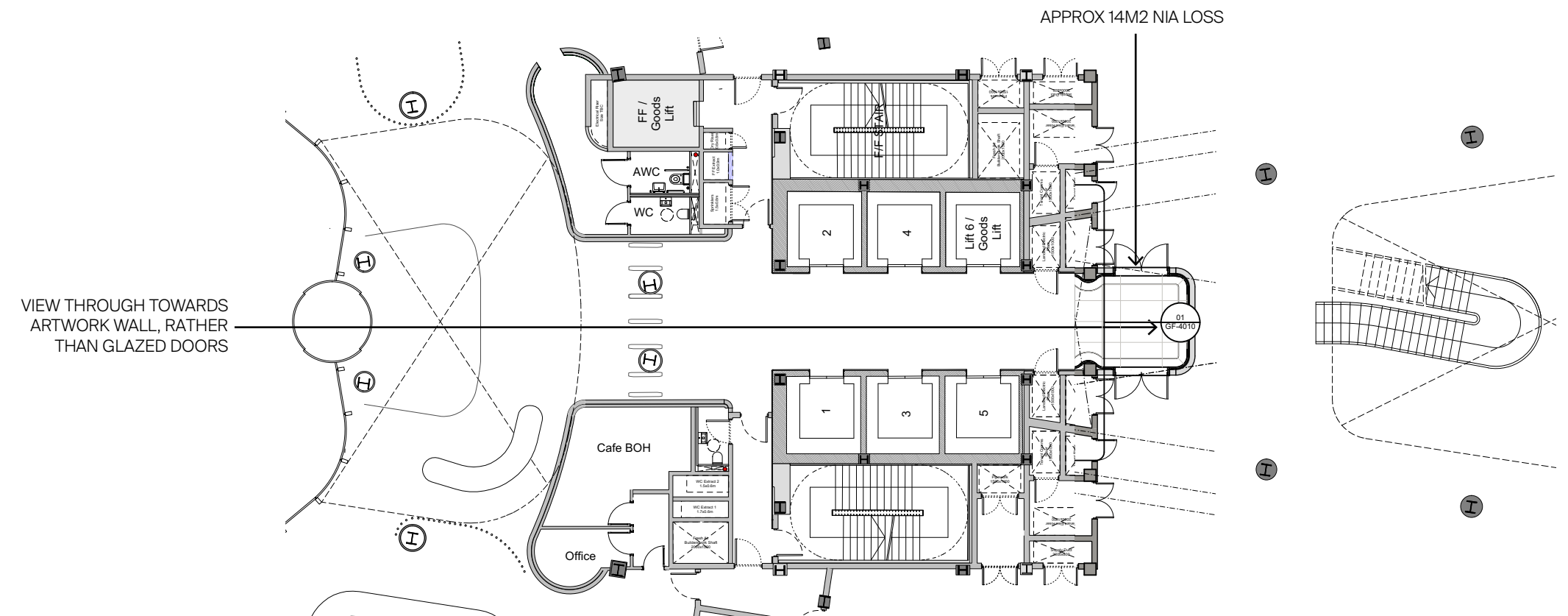
Next Steps

GF Lift Lobby

Following the stage 3 drawing issue a client comment has been raised to amend the arrangement of the ground floor lift lobby. The client team has suggested an anti-lobby is added to the lift lobby with 2no. doors accessing the office floor plate rather than the double door currently shown. This is something that can be developed at Stage 4 as consideration needs to be given in to how this works with the feature stair and potential for split tenancies, along with any agent comments.



CORE 1 GROUND FLOOR ARRANGEMENT - CURRENT STAGE 3 DESIGN



CORE 1 GROUND FLOOR ARRANGEMENT - LOBBY OPTION

Next Steps

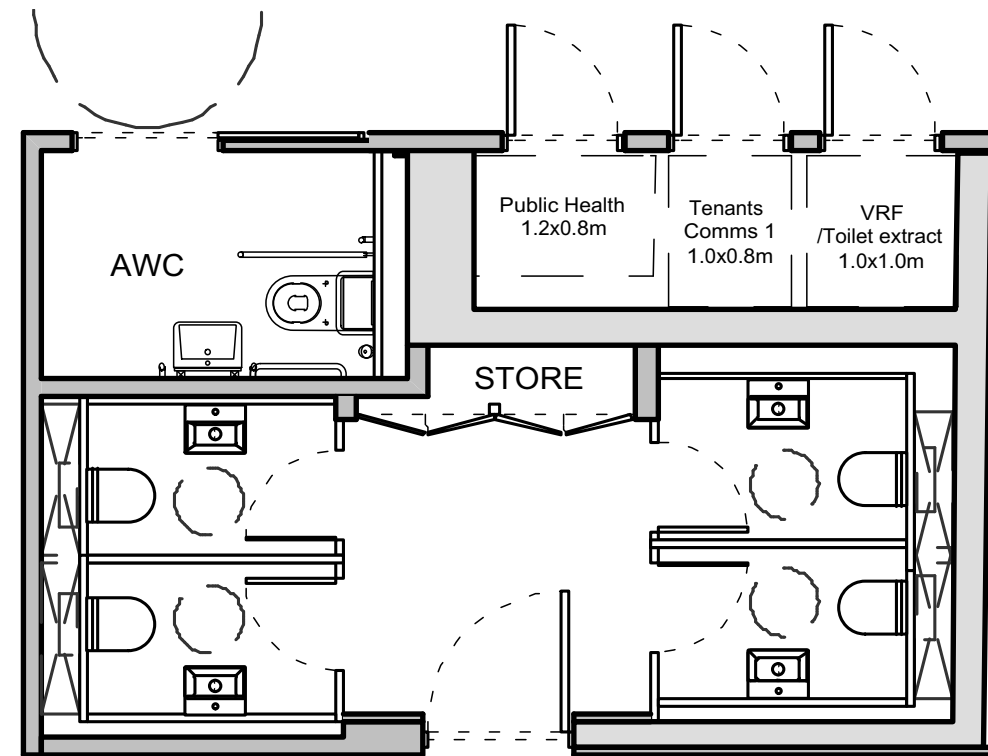
North Building WC

In accordance with BCO guidance unisex WC provisions should be based on a 100% occupancy. This translates to 5 Unisex WCs.

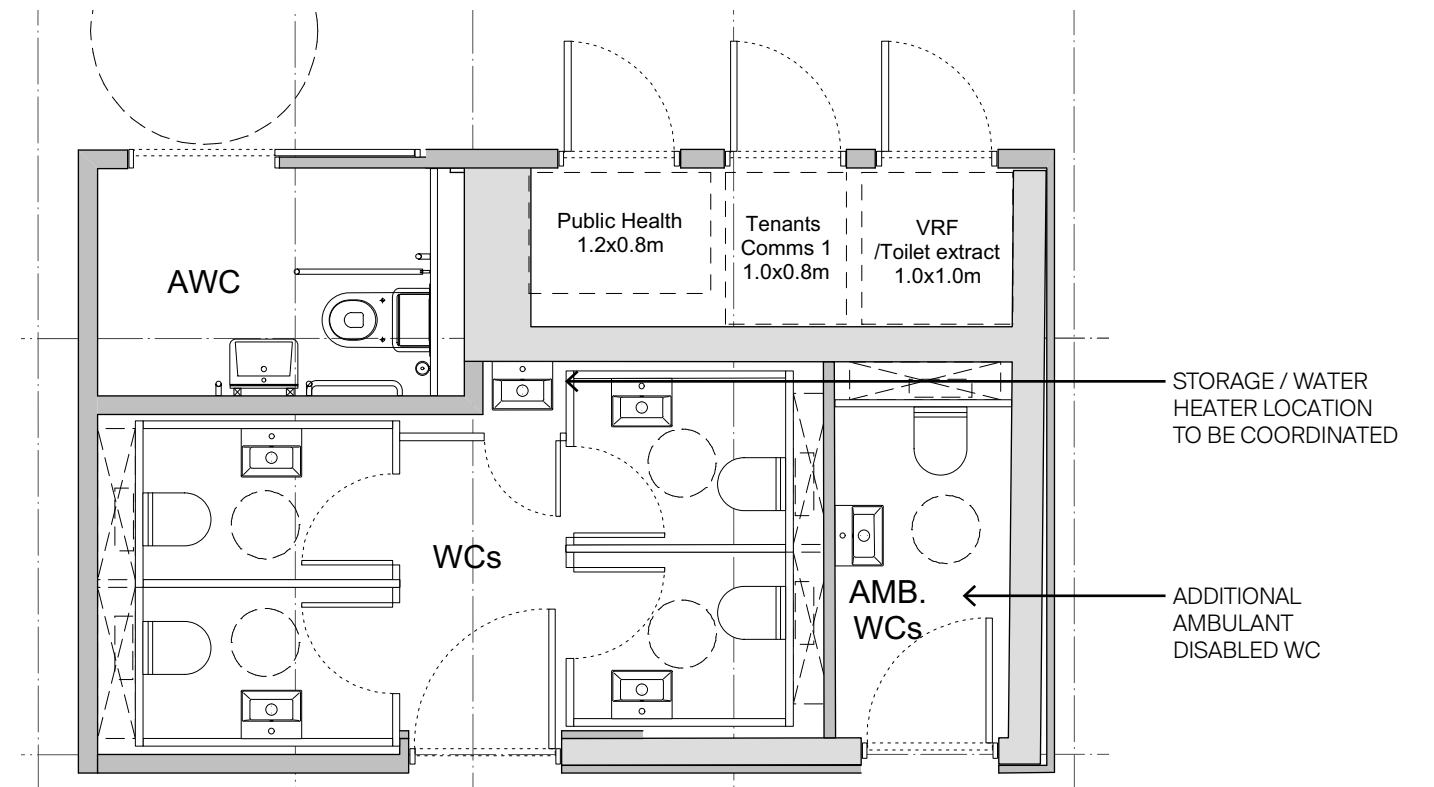
BCO also suggests that where unisex WCs are provided with the handwashing facilities within the cubicles an additional 25% occupancy should be allowed for.

Currently the proposals do not allow for the additional 25%, however if this requirement is necessary then this could be incorporated.

An initial option has been produced, which increases the number of WCs to 6. This is to be reviewed early in stage 4.



NORTH WCS ARRANGEMENT - CURRENT STAGE 3 DESIGN



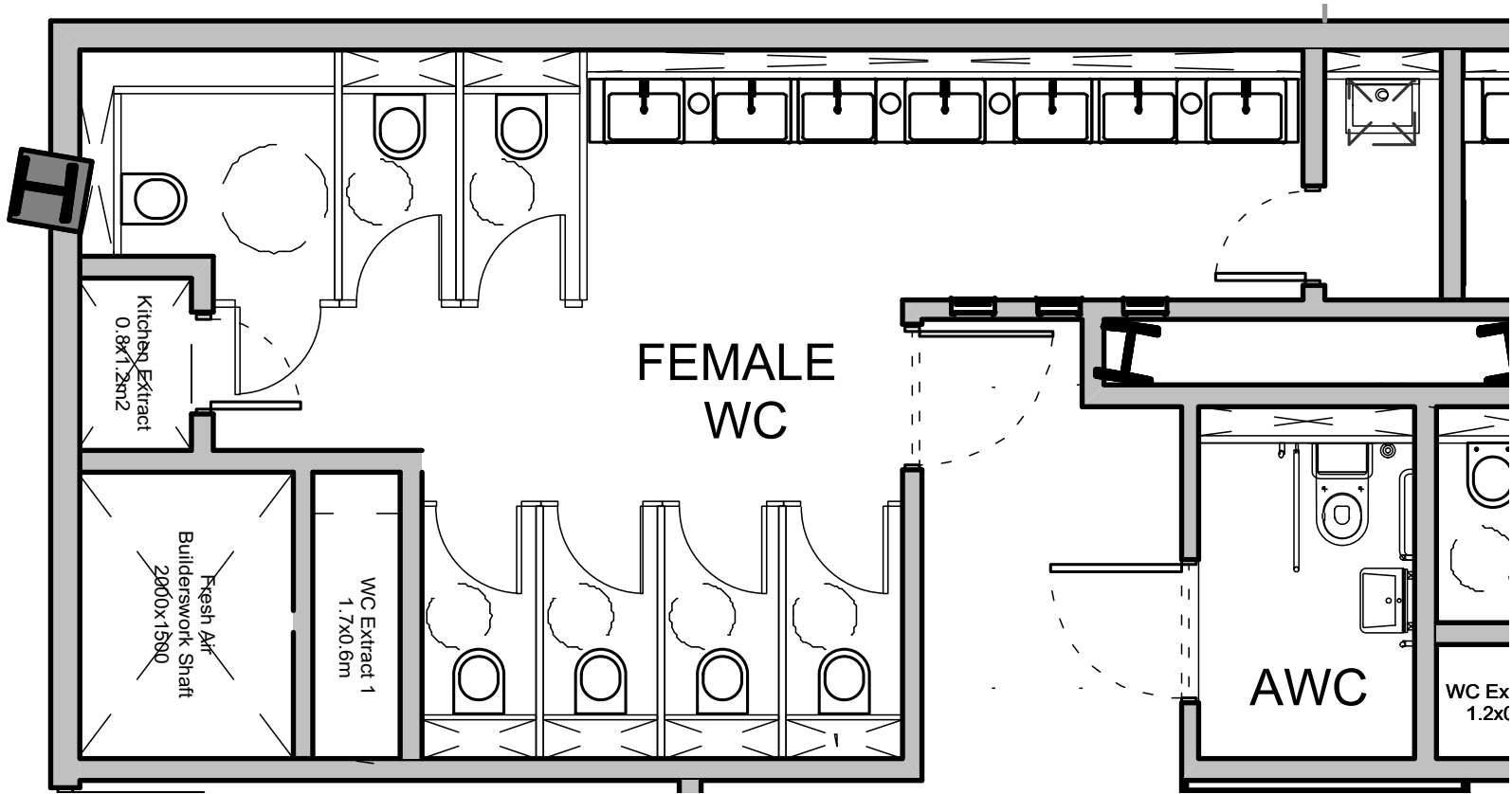
NORTH WCS ARRANGEMENT - OPTION TO INCORPORATE ADDITIONAL WC ACCESSED FROM FLOORPLATE

Next Steps

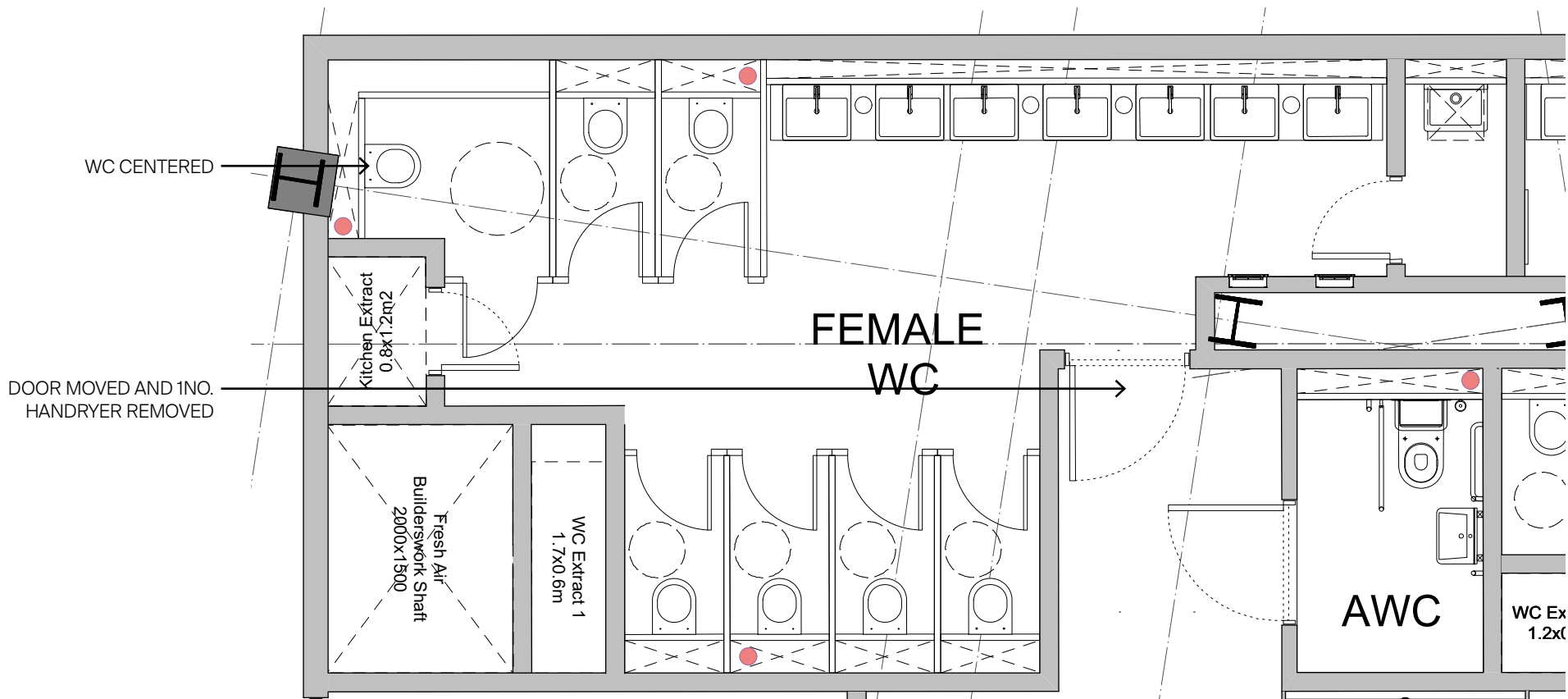
Main Core WCs

Following the stage 3 drawing issue a client comment has been raised to amend the layouts of the female WCs within the main core.

An initial option has been produced by SHH which will be reviewed early in stage 4.



CORE 1 WCS ARRANGEMENT - CURRENT STAGE 3 DESIGN



CORE 1 WCS ARRANGEMENT - OPTION TO PICK UP CLIENT COMMENTS

Next Steps

11.02 Planning

A further planning application is required to capture the changes instructed during stage 3 including the addition of the courtyard canopy, changes to the colonnade, changes to the facades and roofscape.

Additional consideration is required to review the proposed treatment to the existing balconies upon Bouverie Street and Whitefirsars Street. The City of London's recommendation of retaining the existing balconies and adding planting to them needs to be reviewed, design and costed before proceeding.

Pre-commencement planning conditions will be addressed and responded / discharged where necessary.

11.03 Cost Model

Following the issue of the design team's Stage 3 information RLB are due to update and issue a revised cost plan.

Subject to RLB's finding, a review of the proposals and potential value engineering options may need to be considered.

A particular element affecting the cost plan is:

Fire Protection to Existing Structure

The requirement for upgrading the fire rating to the existing structural elements will be reviewed further at stage 4.

During stage 3 preliminary site investigations were undertaken to identify the existing product used as fire protection to the existing structure, and , where investigations were carried out the protection is found to be in good condition. The next step is to determine the extent and condition of the previous application and in coordination with The Fire Surgery, Elliot Wood and Building Control to determine if the existing application is suitable and can be retained or whether it needs upgrading. This will be carried out following the strip out works.

Next Steps

11.04 Additional Consultants / Information Required

Post Strip Out / Demolition Surveys

Some preliminary on site investigations were undertaken during stage 3. One of the key investigations was to determine the type and condition of the existing fire protection to the structural elements, as described above.

Following the completion of the strip out works, a survey will be carried out to confirm the condition and exact nature of the existing retained building fabric.

This exercise will be particularly important within the plant areas of the north building, basement plant areas, around the existing stairs and lifts. and to the existing structural elements.

A similar exercise will be carried out following the demolition works at the start of the main contract.

External Lighting

External lighting to the facades, colonnade, courtyard and roof terraces has been shown indicatively on the stage 3 drawings, and the design is yet to be developed. An external lighting consultant will be appointed at stage 4 to design and develop an external lighting strategy.

Party Wall and Facade Access

One consideration that is to be reviewed in more detail is the party wall condition with the adjoining building, Northcliffe House to the South West of the site.

Current Access Advisors have allowed for access via a monorail for cleaning and maintenance to the portion of

facade above Northcliffe House.

Existing rights need to be determined and alternative over-sailing permits will need to be sought if necessary.

Public Access

The colonnade and courtyard are privately owned spaces, secured in the evening with gates to Fleet Street, Whitefriars Street and Bouverie Street.

This condition has been retained within the stage 3 design, however the necessity to include gates within the design has been questioned by the design team. Removing the gates and permanently opening the space to the public would reflect similar developments within the surrounding context. This offering could also strengthen the canopy planning application, showing that courtyard canopy and landscaping of the courtyard would help to benefit the public realm as well as the building users.

Rights of Light

A rights of light analysis was carried out during Stage 2, which identified the potential compensation risk to the surrounding properties. A rights of light consultant has been appointed towards the end of stage 3 to carry out some additional analysis. This review will be continued into stage 4.

Facilities Management

Consultation with a facilities management consultant has been discussed in order to develop the access control and security facilities in coordination with MTT. CBRE are looking at engaging with their in house FM team.

Security

A vehicle dynamic assessment will be carried out at stage 4, by a specialist consultant, to review the colonnade and courtyard entrances and advise on risk mitigation for these semi-public areas.

Additional Considerations

There will be additional considerations required to be developed at stage 4. This list of next steps is not exhaustive and will develop and evolve throughout the next stage with the input of the other members of the Design Team.

Stage 3 Report

12.00 Appendices

Appendices

Appendices Contents

A1.	Architectural Drawings Issue Sheet - BGY	30/04/2021
A2.	Architectural Outline Specification / Basebuild / T-Sheet - BGY	30/04/2021
A3.	Structural Engineering Report - Elliot Wood	22/04/2021
A4.	Services Engineering Report - MTT	16/04/2021
A5.	Facade Performance Requirements Report - Buro Happold	27/04/2021
A6.	Access and Maintenance Strategy - Access Advisors	29/04/2021
A7.	Acoustic Report - Hann Tucker	14/05/2021
A8.	Interior Designer's Drawings & Schedules - SHH	awaited
A9.	Fire Strategy Report - The Fire Surgery	awaited
A10.	Building Control Tracker - Socotec	awaited
A11.	Combined Risk Register - CBRE	awaited
A12.	Pre-Refurbishment Audit - Salters	March 2021
A13.	Landscaping RFP - BGY	27/04/2021
A14.	Design Note 01 - Buro Happold	07/12/2020
A.15.	Design Note 02 - Buro Happold	12/01/2021
A.16.	Design Note 03 - Buro Happold	21/01/2021
A.17.	Design Note 04 - Buro Happold	28/01/2021
A.18.	Design Note 05 - Buro Happold	15/02/2021
A.19.	Design Note 06 - Buro Happold	08/04/2021

Appendices

A1. Architectural Drawing Issue Sheet

Appendices

A2. Architectural Outline Specification / Basebuild / T-Sheet

Outline Specification

65 Fleet Street

REVISION: P1

DATE: 30/04/21

STAGE 3

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Section A - Outline Specification

1.0 DESCRIPTION OF THE WORKS

This outline specification has been prepared by Buckley Gray Yeoman Architects on behalf of Whitefriars Ltd. The document relates to the building at 65 Fleet Street, Temple, London EC4Y 8BQ.

The project brief is to provide a first class refurbished and extended office building that provides modern, attractive and flexible office accommodation.

Proposed alterations to the building include:

External:

The additional of two new floors to the South building, complete with rooftop gardens.

Installing new facades to Fleet Street, the South building entrance, and the ground and lower ground floors along Whitefriars & Bouverie Street.

Enhancing the entrance sequence from Fleet Street, through the colonnade and into the courtyard by replacing facades, providing a new canopy and updating the landscaping and paving.

Internal:

Comprehensive internal office refurbishment to all existing floors.

Redesign and refinishing of office receptions.

Reconfiguring the internal core arrangements and light wells.

Restructuring the MEPH services.

Enhancing and reshaping the existing atrium by providing a new feature stair, re-cladding the facades and installing a new glazed roof.

CAT A fit out to all office floors, with shell and core to retail and gym units.

Enhancing the user amenities, with new cycle entrances, storage, lockers and showers at lower ground and basement level.

The following specifications should be read in conjunction with the architect's design drawings, stage 3 report and all other relevant documents by the Structural Engineer, Services Engineer, Facade Consultant and Fire Engineer.

2.0 KEY DESIGN CRITERIA

2.1 Occupancy Criteria

Occupation Density

Means of Escape: 1 person per 8m²

Internal Climate (cooling & fresh air): 1 person per 8m²

Lift Provision: 1 person per 8m² with 80% utilisation & 12% absenteeism

Sanitary Provision: 1 person per 8m² with 80% utilisation

2.2 Ceiling Heights

North Building

Varies - 2.9 - 3.7m from FFL to underside of structural soffit, with downstand beams and suspended services within this height.

South Building

Basement:

3.4m from FFL to underside of slab, with suspended services in this height.

Floors LG - 6:

Typically 3.0 - 3.5m from FFL to underside of downstand beams, with suspended services within this height.

Floors 7 & 8:

2.55m from FFL to underside of downstand beams

3.1m from FFL to underside of slab with suspended services within this height.

2.3 Circulation

Lift Arrangement

Refer to Section B - base-build summary specification and service engineer's drawings, reports and specifications.

Lift Control

Refer to Section B - base-build summary specification and service engineer's drawings, reports and specifications.

Lift Over-run Heights

Heights from top floor FFL to the underside of the structural soffit are as follows, the lifting beam is to be provided within this height:

- Lifts 1, 3, 5 & 6: 4.5m
- Lifts 2 & 4: 4.0m
- Main Core FF Lift: 4.0m
- South Core FF Lift: 4.5m
- North Building Lifts: As existing

Stairs

The North building is served by one staircase.

The South building is served by two staircases, allowing the separation of up and down foot traffic. There is an feature staircase with the atrium serving floors Ground - Second, which will be developed further at Stage 4.

2.4 Ceiling Voids / Service Zones

North Building

Exposed services to ceiling, tight to structural soffit.

South Building

Floors LG - 6:

Structural soffit - underside rafts: 700mm, downstand beams are included within this depth.

Floors 7 & 8:

Ceiling mounted services within downstand beam depth, Duct transfers through regular cellular openings in beams. Beam depth: 550mm

Section A - Outline Specification

2.5 Floor Zones / Trunking

North Building

Low void raised access flooring provided to office floors. No trunking provided. SSL to FFL heights are generally as follows:

Ground floor: 405mm

1st Floor: 75mm

2nd Floor: 65mm

3rd Floor: 50mm

4th Floor: 70mm

South Building

Raised access flooring provided to office floors. No trunking provided. SSL to FFL heights are generally as follows:

Floors 1 - 7: varies 170 - 300mm

Floors 8 & 9: 540 - 575mm

Refer to Section C - T-Sheet, FL-50 and FL-55.

2.6 Planning Modules

On office floors ceiling mounted services are set out to BCO requirements, with 4.5 deep x 6m long zones along the facades, and 50 - 70m2 zones inside this depth. The ceiling grid corresponds to the existing building form and location of downstand beams, and is generally in 3 and 6m intervals.

Partitions to the 7th & 8th floors are to stop short of the ceiling, or have high level vents, to allow natural ventilation. Some partitions to the North Building and lower ground floor to stop short of the ceiling, to allow for air flow, in the event of a fire to AOVs in the facade. tenants to consider acoustic design accordingly.

2.7 Canteen / Tea Point Areas

All office floors to the South Building are served by a kitchen

exhaust duct, future tenants are able to connect to this ductwork from one floor.

There will be provision on each office floor for future tenant fit-out of kitchenettes and tea-point areas. Refer to the stage 3 report for typical locations.

2.8 Car Parking / Bicycle Storage

Car Parking:

None

Motorcycle parking:

None

Loading Bay

1 dedicated loading bay, accessed from Whitefriars Street. The loading bay can be used by Cars/Vans <7.5 Tones. HGVs will service on street, adjacent to the loading bay. Refer to Transport Assessment for further detail

Bicycle Spaces

370 double stacked spaces, 9 Sheffield stands (18 spaces) and 5 adaptive and charging spaces for electric bicycle

‘End of journey’ area

Located in the basement, this includes:

370 No. Lockers.

37 No. Shower Cubicles, split approximately 50/50 male/female and 2 No. Accessible Unisex Shower & WC Rooms.

To comply with the approved planning drawings and design and access statement.

See section 4.5 for further information.

2.9 Construction / Structure

North Building

Existing Structural Grid

The existing columns are generally within the external wall build-up with 4no. columns within the floor-plate on floors 1 - 4.

Existing Structural Slab Thickness

Basement (at South Building LG level) - 850mm reinforced concrete raft foundation

Ground Floor - 250mm reinforced concrete

Typical Floor - Concrete slab - thickness varies

Existing Structure

The North building is concrete framed and six storeys in height plus a single basement. The existing superstructure comprises a reinforced concrete frame. Reinforced concrete columns support wide shallow beams with thinner one way slabs spanning between. A main central beam, deeper than the typical beams, spans between the two main cores. The existing roof comprises of a steel framed mansard. Stability is provided in both directions by the reinforced concrete walls forming the two main stair/lift cores.

The building foundation consists of an 850mm thick reinforced concrete raft bearing onto the natural ground below. A reinforced concrete retaining wall is provided around the perimeter (including around the Tipperary Pub) on the north, east, and west sides with the floor plate connected to the South Building at the lower ground level. Existing below ground drainage has been typically cast into this raft foundation throughout.

South Building

Existing Structural Grid

The existing columns are generally spaced 7.5m apart North - South, and 6 - 9m apart East - West.

Existing Structural Slab Thickness

Basement - 1100mm reinforced concrete raft foundation

Lower Ground Floor: 300mm reinforced concrete

Ground Floor - 350mm reinforced concrete

Typical Floor - 130 mm concrete on 50mm metal deck (minimum 80mm concrete cover)

Section A - Outline Specification

Existing Structure

The South Building is steel framed and seven storeys in height above ground level plus two levels of basement. The existing superstructure comprises of a 130mm concrete slab on steel decking spanning between steel framing. Beginning at fourth floor level, the perimeter of the building is set back by approximately 1.5m with transfer beams introduced to deal with this set back. The building set-backs continue on the levels above creating a terraced profile with transfer beams provided at every affected level above. Stability is provided by vertical steel bracing for the full height of the building located in both directions in each of the three stair/lift cores.

The lower ground floor slab is constructed of a solid flat reinforced concrete slab; however, the main core area framing remains steel framed with a similar configuration to the typical storeys above. The steel columns extend to basement level and are provided with concrete encasement in some areas. A reinforced concrete retaining wall is provided around the perimeter which is cantilevered from lower ground level along the east and west frontages to provide a light-well adjacent to the external pavement. The building foundation consists of an 1100mm thick reinforced concrete raft bearing onto the natural ground below. Existing below ground drainage has been typically cast into this raft foundation throughout.

Please refer to Structural Engineer's information for further details.

2.10 Services Strategy

Refer to Section B - base-build summary specification and service engineer's drawings, reports and specifications.

2.11 Building Certifications

BREEAM

Two BREEAM assessments are being undertaken and these cover all aspects of the scheme on which work is being carried out, including the retail and office uses:

North Building: BREEAM Refurbishment and Fit-Out

South Building: BREEAM Bespoke

Excellent must be achieved for both assessments.

Wired Score

Platinum is targeted. Wired score to be engaged at stage 4 to review proposals and confirm if there are additional requirements.

Other certification schemes

The design team have considered targeting WELL and NABERS certification. CBRE to confirm if further certification is required.

2.12 Accessibility

Step free access is provided into the building at ground floor and into the office accommodation from the internal circulation spaces.

A ramp is provided to basement level, to allow access by adapted cycles.

Accessible toilet facilities are provided on all office floors.

2.13 Fire Strategy

Please refer to fire engineer's information and Fire Strategy drawings.

The North and South buildings are to be sprinklered throughout.

The North building core is protected by a pressurisation system. Two fire fighting shafts are provided to the south building, with smoke ventilation, dry risers, fire fighting stairs and fire fighting lifts.

3.0 EXTERNAL FABRIC

3.1 External Walls (EWL)

Includes curtain walling

See also specification by Facade Consultant, Buro Happold for further information

Existing

North Building: Natural handset stone and brickwork.

South Building & Colonnade: Generally granite cladding, with open joints to upper levels, and closed silicone joints to lower levels.

Proposed

New facades proposed include: handset limestone, curtain walling, cavity masonry, living walls and metal rainscreen cladding.

Refer to Section C - T-Sheet for information on each proposed external wall type.

All insulation materials to have a BRE green guide rating of A+.

3.2 External Glazed Windows & Doors (EWL)

See also specification by Façade Consultant, Buro Happold, for further information.

Existing

North Building: Timber framed single glazed sash windows with secondary glazing, and powder coated aluminium framed fixed double glazing.

South Building: Powder coated aluminium fixed and open-able double glazed windows and doors.

Proposed

Refer to Section C - T-Sheet for information on proposed external windows & doors.

Manifestation: to be provided to full height glazing as required by building regulations approved document K. Detailed design of manifestation to follow at stage 4.

Barrier / guarding: Where applicable the windows / glazing must comply with barrier / guarding loadings as defined in the Building Regulations, British Standards and the relevant National Annex.

3.3 External Solid Doors (DRS)

Existing

Powder coated metal doors along Whitefriars & Bouverie street, into lower ground floor.

Section A - Outline Specification

Proposed

New external doors to service yard and plant-rooms to be powder coated metal. Manual locking and access control required. Access control arrangement to be developed at stage 4 with services engineer and access control consultant.

3.4 Roofs (RFS)

Existing

North Building: Natural slate roof and mansards

South Building: Flat warm roofing with asphalt / waterproof covering.

Proposed

Roofs proposed include: inverted, warm, blue, green and pitched slate roofs.

Refer to Section C - T-Sheet for information on proposed roofs.

All insulation to meet BRE green-guide rating A+. All insulation to parapets and external wall upstands to be non-combustible.

3.5 Cleaning Access & Maintenance

Access & maintenance is provided by a combination of:

- Working from the ground plane, terraces or roof, where no fall risk is present, or where permanent passive fall protection exists
- Working at roof level with fall restraint system
- The use of MEWPs & spider cranes

Please refer to Access Advisors details for further information.

3.6 External Lighting

To be developed at Stage 4 with external lighting consultant. To include lighting to: facades, ground level and roof terraces.

4.0 INTERNAL FINISHES

4.1 Receptions

Refer to interior designer's information.

4.2 Stairs

Refer to interior designer's information.

4.3 Lift Lobbies & Lifts

Refer to interior designer's information.

4.4 WC's

Refer to interior designer's information.

4.5 Showers & Changing Rooms (Basement)

Refer to interior designer's information.

4.6 Office Space

North Building

Walls

Emulsion painted dry-lining plasterboard walls.

Shaft wall construction for risers and where access is only available from one side.

Ceilings

Existing concrete soffits cleaned and treated.

Ceiling mounted services to be exposed and finished as follows:

Cable trays: PPC RAL 7003 or other, with on site touch-ups as required following installation.

Ductwork: Flat oval galvanized steel ducts, spray finished on site to

RAL 7003 or other

Floors

Low void raised access floor generally, bonded screed to WCs and other areas of tiled flooring.

Skirting

Recessed painted mdf skirting with shadow gap bead to new walls.

Columns

Finish made good with plaster and emulsion painted.

Roller Blinds

Refer to interior designer's information.

Riser Doors

Refer to interior designer's information.

South Building

Walls

Emulsion painted dry-lining plasterboard walls.

Shaft wall construction for risers and where access is only available from one side.

Ceilings

Hybrid ceilings, with areas of rafts and baffles, exposed services and plasterboard bulkheads and blind pockets.

To existing floors - existing metal soffit cleaned and painted with intumescent paint, subject to site investigation following strip out. If the soffit is in poor condition, or is unevenly coated with cementitious fire protection then the ceiling is to be dry-lined tight to the structural soffit. Existing beams to be dry-lined and painted.

To new floors - exposed metal deck soffit, painted with intumescent paint to match beams.

To all floors: rafts and baffles suspended under the structural soffit, refer to reflected ceiling plans for further detail.

Ceiling mounted services to be exposed and finished as follows:

Section A - Outline Specification

Cable trays: PPC RAL 7003 or other, with on site touch-ups as required following installation.

Ductwork: Rectangular and circular spray finished on site to RAL 7003 or other

Floors

Raised access floors to offices. Raised floor suitable for tiling to WCs and other tiled areas.

Skirting

Recessed painted mdf skirting with shadow gap bead to new walls.

Columns

Dry-lined and painted with emulsion

Roller Blinds

Refer to interior designer's information.

Riser Doors

Refer to interior designer's information.

4.7 BOH / Storage / Plant Areas

Bin store

Walls - Painted blockwork

Floors - Waterproof paint build-up on existing concrete slab, with drainage gulley

Ceiling - Cleaned existing concrete soffit with exposed services

Cycle Storage

Walls - Subject to further development at stage 4. Walls cladding: timber / cork to high level localised areas, large format tile / rubber elsewhere

Floors - Ramp - concrete with non-slip painted finish, elsewhere raised access floor with resilient rubber finish

Ceiling - Cleaned and treated existing concrete soffit with exposed services

Plant / Store Rooms

Walls - Painted blockwork

Floors - Non-slip paint to existing concrete slab

Ceiling - Cleaned existing concrete soffit with exposed services

4.8 Ground & LG Floor Retail Units

Shell & Core finish.

5.0 LANDSCAPING

5.1 Ground Floor

Paving

Yorkstone generally, with feature areas of terrazzo. Inlaid bronze finish nosings, expansion joints and anti-slip strips.

Fixtures & Fittings

Planters and seating with detailed design development with landscape consultant at stage 4.

Services

Wi-fi connectivity to the colonnade and courtyard. External lighting to be developed at stage 4.

5.2 Roof Gardens

Surfacing

Pavers on pedestals, timber decking, intensive planting and turfed areas. Refer to landscape design concept for more detail. Subject to further development at stage 4.

Fixtures & Fittings

Planters and seating with detailed design development with landscape consultant at stage 4. Bar / kitchenette to be developed at stage 4, with connection to water supply, drainage and power.

Services

Wi-fi connectivity to the colonnade and courtyard. Power, water and drainage to be provided to 8th and 9th floor terraces, capped off for future use. External lighting to be developed at stage 4.

5.3 Irrigation

To specialist subcontractor's design.

To meet BREEAM requirements for credit Wat 04, refer to BREEAM tracker.

6.0 SUSTAINABILITY

6.1 Reuse & Recycling Rates

In additional to any BREEAM requirements:

At least 90% of glass from demolition / strip out must be salvaged and sent for recycling to a UK based cullet return scheme, such as: Saint-Gobain Building Glass Cullet Return Scheme.

Refer to pre-refurbishment audit prepared by Salter Demolition for further reuse requirements.

6.2 Materials

All insulation materials to have a BRE green guide rating of A+.

Products used internally are to be VOC & formaldehyde free.

Materials to be responsibly sourced to meet the requirements of Mat 03.1, 03.2 & 03.3 including as follows:

- Virgin timber, wood panels and products - FSC, PEFC or SFI certified
- In-situ and precast concrete - Concrete Sustainability Council (CSC) gold or platinum certified.
- Concrete reinforcement - 'Eco Reinforcement Responsible Sourcing Standard, Steel Products for the Reinforcement of Concrete' certified
- Steelwork - CARES Sustainable Constructional Steel Scheme

Section A - Outline Specification

certified

- Aluminium - 'ASI Certified Performance', with 'ASI Certified Chain of Custody' All aluminium shall originate from a casthouse that is a certified ASI Member and/or a subsequent supplier of this aluminium that is a certified ASI Member.
- All other materials listed in BREEAM Guidance Note GN18 to be EMS certified, where possible materials are to have BES 6001 Framework Standard for Responsible Sourcing certification

7.0 MOCK-UPS & SAMPLING

7.1 Mock-ups

Refer to drawing series 1046_MU for external mock-ups. Mock-ups to be provided for each of the areas highlighted for design team approval. The purpose of the mock-ups are to test: detailed design, interfaces, workmanship and material quality. Mock-ups may also be required for performance testing where specified.

Mock-ups are also required internally for reception joinery, lift reveals, typical WCs and typical floor-plates. Refer to interior designer's specification. A full list of mock-up areas to be issued at stage 4.

Mock-ups may be included within the finished work with the approval of the architect.

7.2 Tests & Sampling

Finishes as identified by the architect are to be sampled, with an allowance for testing and colour selection. This is particularly applicable where stains or new coatings are to be applied to existing surfaces, such as the existing concrete slabs, metal decks, aluminium cladding etc.

Section B - Base Build Summary Specification

1.0 Architectural

1.1 History & Context

Set within the Fleet Street conservation area, the North Building was redeveloped in the 1990's and the existing historic facades were retained and refurbished. The South Building is largely outside the conservation area and dates from the early 1990s. The proposals will provide a comprehensive refurbishment of the buildings to provide modern, sustainable, high quality office space.

1.2 Building Configuration

65 Fleet Street comprises two buildings, linked at lower ground floor level, with the primary frontage and entrances being from Fleet Street via a colonnade and from Whitefriars & Bouverie Street, into a central courtyard, sat between the two buildings.

The buildings will have a mix of uses, with retail to the ground and first floors of the North building, amenity / gym use to the lower ground floor, office space from 1st to 8th floor, rooftop gardens at 8th & 9th floors and active travel amenity, including cycle storage at basement level.

Receptions at ground floor will serve the North & South Building with service access & goods loading to the rear, on Whitefriars Street, at lower ground floor level. A dedicated active travel entrance will be provided on the pedestrianised Ashentree Court.

1.3 Size & Extent

Total Office NIA - Approximately 230,000 ft²

Typical North Building floor NIA - Approximately 5,700 ft²

Typical South Building floor NIA - 7,000 - 28,000 ft² with the option to take a split floor

Typical North Building Floor - Ceiling Height - 2.8m with exposed services

Typical South Building Floor - Ceiling Height - Approx. 3.1m with exposed services & downstand beams to upper floors.

Occupation Density: 1 person per 8m²

1.4 Building Fabric

The natural handset stone, granite and brickwork facades to the North and South Buildings are retained and refurbished where these are of a high quality.

New facades have been designed to respond environmentally to their orientation, with deeper reveals and shading to West facing facades at the top of the building.

A new handset limestone facade, with bronze coloured framed glazing to the North building, and a visually light glass facade to the entrance of the South building modernises the scheme, while paying close attention to the surrounding historic context.

New external walls we have a maximum U-Value of 0.28 W/m²K.

New glazing will have a maximum U-Value of 1.6 W/m²K

1.5 Acoustic

Refer to Hann Tucker's acoustic report

North Building

Exposed concrete soffits with suspended services. Design for control of reverberation to be developed, following on site testing by the acoustic consultant. Following tests it may be necessary to include acoustic rafts and /or baffles, or an acoustic treatment to the soffit. Tenants may need to consider future augmentation as part of their fit out works, refer to section 4.0 of the acoustic report..

South Building

Exposed concrete soffits with suspended services and acoustic rafts and baffles. Design for control of reverberation, and extent and amount of rafts and baffles to be developed, following on site testing by the acoustic consultant. Tenants may need to consider future augmentation as part of their fit out works, refer to section 4.0 of the acoustic report.

2.0 Environmental

BREEAM Excellent is targeted for both the North & South Buildings. Refer to the sustainability consultants BREEAM trackers for further information.

3.0 Structural

3.1 General

The existing superstructure to the upper floors is 130mm concrete slab on steel decking spanning between steel framing.

Foundations consists of an 1100mm thick reinforced concrete raft bearing onto the natural ground below. There is a reinforced concrete retaining wall around the perimeter.

3.2 Design Loads

Office floor plates are designed for a Live Load of 3.50kN/m² and

Superimposed Dead Load: 0.75 - 1 kN/m².

Refer to structural engineer's drawings and report for further information.

4.0 Vertical Circulation

4.1 Lift Arrangement

The North building is served by two 8 person 630kg 1.6m/sec passenger lifts. The lifts are new cars within existing shafts.

The South Building is served by six 21 person 1600kg 2.5m/sec passenger lifts one of which to be a secondary goods lift, plus two fire fighting lifts, one of which also serves as a dedicated goods lift. The passenger lifts are new cars within altered shafts, and the fire fighting lifts are new cars within new shafts.

The loading bay will have two new platform lifts for transporting goods & waste from entrance to basement level.

Section B - Base Build Summary Specification

4.2 Lift Control

Lifts to the North building will have a group control system.
Lifts to the South building will have a destination control system.

4.3 Stairs

The North building is served by one staircase.
The South building is served by two staircases, allowing the separation of up and down foot traffic. There is an feature staircase with the atrium serving floors Ground - Second.

5.0 Mechanical & Electrical

Refer to service engineer's drawings and Stage 3 report for further information

5.1 Air Conditioning

South Building Heating and Cooling

Heating and cooling to the south building will be provided via centralised 2 pipe and 4 pipe air source heat pumps (ASHPs) located within the 8th floor roof plant enclosure.
The ASHPs will provide chilled water (CHW) and low temperature hot water (LTHW) with heat recovery. CHW and LTHW will be distributed to the office floors via duty and standby circulation pumps via two distribution risers serving the East and West tenancy splits.
Each on-floor branch connection will be equipped with valve arrangements (flow regulator, strainer, isolation valves, flushing bypass, drain cocks, air vents, energy meter, etc.).
CAT A office floors will be provided with 4 pipe (LTHW and CHW) or 2 pipe (CHW only) fan coil units depending on their location on the floor plate.
FCU's will be zoned in accordance with BCO zoning with insulated

secondary ductwork completed with VCD's and grilles mounted at high level. Each fan coil unit will have a dedicated valve arrangement including drain cocks, PICV, isolation valves, air vent, all close coupled over an extended FCU drip tray.

North Building Heating and Cooling

Heating and cooling to the north building will be provided via high efficiency, heat recovery Variable Refrigerant Flow (VRF) fan coil systems. Each floor will be provided with its own dedicated external condenser, serving a branch controller complete with isolation valves to multiple fan coil units (FCU).
FCU's will be zoned in accordance with BCO zoning with insulated secondary ductwork completed with VCD's and grilles mounted at high level.

Miscellaneous Heating

Heating will be provided to ancillary areas of the building where required via radiators, underfloor heating or fan coil units.

Future tenants' plant

Spatial allowance will be provided in the risers and at roof and ground floor level for future office and retail tenants' server rooms heat rejection equipment.
Spatial allowance is provided in the risers and at roof level for future retail tenants' kitchen extract fans.

South Building Office Ventilation

Air Handling Units (AHUs) will be provided within the basement providing supply and extract ventilation to the office floors.
The AHUs will incorporate heat recovery and twin supply and extract fans. The AHUs will be constant volume units providing the minimum fresh air requirements of 12l/s per person to the office floors.
Multiple AHUs and ventilation risers will be provided throughout the building, with primary supply and extract ductwork incorporating fire dampers and volume control dampers to each floors.

North Building Office Ventilation

A single centralised AHU will be provided within the roof level plant enclosure providing supply and extract ventilation to the office floors.
The AHU will incorporate heat recovery and twin supply and extract fans. The AHUs will be constant volume units providing the minimum fresh air requirements of 12l/s per person to the office floors.
Ventilation risers will be provided throughout the building, with primary supply and extract ductwork incorporating fire dampers and volume control dampers to each floors.

Toilet Core Ventilation

Toilet cores will be provided with mechanical extract ventilation.
The south building main core and the north building will be provided with centralised extract fans with extract ventilation risers within the core, complete with fire dampers and volume control dampers.
The south building south core will be provided with local extract fans on each floor.
Make up air to the toilet cores will be provide from the adjacent office space, via an inline supply fan complete with bipolar ionisation.

Bipolar Ionisation

All air handling units (AHUs), fan coil units and supply fans will be provided with ionisation devices to treat the air before it enters the occupied space. The Ionisation devices have be introduced as a measure to reduce the impact of the COVID 19 virus and potentially subsequent similar, outbreaks.

Basement Ventilation

The basement will be provided with a dedicated Air Handling Units (AHUs) located within the basement providing general supply and extract ventilation.
The AHUs will incorporate heat recovery, integral heat pump heating and cooling, and twin supply and extract fans.
All basement ductwork will be fire rated allowing for dual use for both general ventilation and smoke extract ventilation.

Section B - Base Build Summary Specification

Smoke Extract

A mechanical smoke extract system will be provided in the fire-fighting shaft to ventilate the firefighting lobbies. The fans will be located at roof level, suitably rated, with a resilient power supply from the life safety generator.

A dedicated smoke extract system will also be provided to serve the basement areas. The fans will be configured as run and standby set, with resilient power supply from the life safety generator.

EOT Facilities

The EOT facilities will be provided with dedicated Air Handling Units (AHUs) located within the basement providing supply and extract ventilation. The AHU will incorporate heat recovery, electric heater batteries, supply and extract fans.

Shell and Core Areas - Retail Units

Fresh air intake and exhaust air louver provision will be provided for future tenant fit out within the façade, local to the area serving.

5.2 Lighting

The lighting scheme within offices will be designed to provide an average lighting level between 350-450 lux at desk level (750mm above finished floor level) as per the recommendations of the latest amendments of CIBSE Lighting Guide 7 and SLL code for lighting 2013.

Luminaires shall be low glare high efficiency type complete with LED Technology and DALI dimming control driver ballast unit.

Office lighting load 8 W/m².

Lift lobbies and core areas will typically achieve between 150-200Lux at floor level.

The base build shall be fitted with an intelligent lighting control system to provide automatic switching and efficient operation of the building's lighting systems.

Daylight linking shall be utilised to areas with sufficient light levels to maximise efficiencies and minimise running costs.

The office switching shall be controlled by PIRs to provide full

sensor coverage on a local zone basis providing flexibility and user comfort.

5.3 Power

Small power provision of 25W/m² at each tenant riser.

100% of essential life safety services and landlord lighting and power to fire escape routes only.

Tenant standby power can be provided by load shedding and re-configuring the life safety generator for a dual-purpose operation. No space allowance for tenant generator will be provided.

5.4 Building Management

All landlord plant will be controlled or monitored by the landlord BMS system. The BMS will utilise controls enclosures within main plant-rooms and on each floor. Energy meters will be monitored on the BMS or a dedicated energy metering system (EMS).

All Cat A plant will be controlled via a central BMS system with spare capacity for modification by the tenant.

All heating, cooling and electrical demands on the Cat A office space will be metered and recorded for billing on the BMS or separate EMS.

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Revision	Date	Notes
P1	30.04.21	Stage 3

General Notes:


To be read in conjunction with architects stage 3 report and drawings, and drawings and reports by: structural, services, fire and facade engineers and interior designer.

At stage 3 the interior designer’s scope includes: all finishes, ceilings, lighting, doors, fixtures, sanitary-ware and equipment to: receptions, lift lobbies, stairs, WCs, changing rooms and also design intent of the facades, ceiling and flooring to the external colonnade.

Works to be compliant with English Building Regulations and relevant British Standards, as approved by the building control approved inspector.


Works to achieve BREEAM excellent, refer to sustainability consultants reports and BREEAM trackers.

The following specification is indicative of the design at Stage 3. Further detail to be provided for Stage 4 issue.

Code	NBS Spec (to follow)	Description	Reference / Image
ALT - ALTERATIONS TO EXISTING BUILDING FABRIC			
ALT-01		Repair, cleaning and colour treatment to existing concrete soffits to North Building. Colour treatment eg: KEIM Concretal Lasur Allowance to be made for tests and sampling	
ALT-02		Allowance for new plasterboard lining tight to soffit, subject to site investigations, however preferred finish is: Repair and cleaning to existing metal deck soffits to the South building, including the removal of excess / ‘overspill’ fire protection adjacent to beams and columns. Removal of existing fire protection only to areas where this is not required, coordination with the fire consultant and structural engineer is required. Paint finish	 Preferred finish (note plasterboard lining is drawn in typical details)
ALT-03		Cleaning of existing limestone and granite facades, to facade consultant’s specification	
BA - BALUSTRADES			
BA-01		Solid metal profiled external balustrade, with ledge and integral planters Height from FFL: 1115mm	1046-FA-53 1046-FA-56
BA-02		Frameless glass external balustrade Height from FFL: 1200mm	1046-FA-50 1046-FA-59
BA-03		Metal balustrade, alterations to 7th floor. Additional flat bars, so match existing to be added to existing balustrade to achieve compliance with approved document K. New site-applied finish to facade consultant’s details	


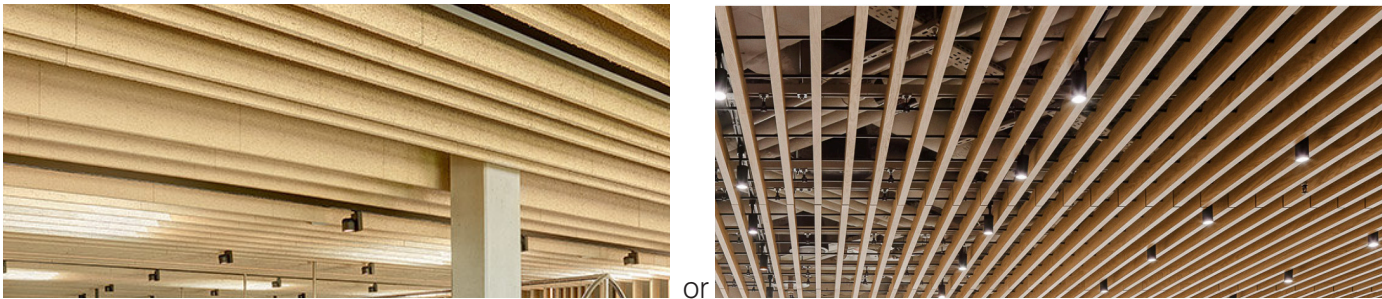
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Code	NBS Spec (to follow)	Description	Reference / Image
BA-04		Frame-less glass balustrade to light-well parapets. With gates to allow maintenance access into lightwells Existing granite topping careful removed. Metal base channel fixed to (assumed) existing concrete upstand, new granite topping installed either side to conceal channel. Height from FFL: see drawings, 1100 - 1300mm	1046-EW-10
BA-05		Metal flat bar balustrade, integrated in planter	
BA-06		Metal balustrade to external courtyard steps	
BA-20		Internal metal balustrade to new metal staircase with timber handrail and high metal stringer	1046-ST series drawings
BA-21		Internal metal balustrade to existing staircase with timber handrail and high metal stringer	1046-ST-01
BA-22		Wall mounted timber handrail to stairs	
BA-30		Internal metal balustrade to atrium stairs	
CL - CEILINGS			
All insulation to have a BRE green guide rating of A+			
CL-01		External soffit to colonnade: Existing and new concrete slab 130mm Rockwool soffit slab (un-faced) Suspended profiled ceiling with integrated lighting. Material to be developed, eg: jesmonite U-Value: max 0.25 W/m²k	1046-FA-36 

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Code	NBS Spec (to follow)	Description	Reference / Image
CL-02		Suspended plasterboard rafts to South building ceilings eg: Knauf AMF TOPIQ SONIC ELEMENT	
CL-03		Suspended vertical baffles to South building ceilings either: Wood-wool eg: Knauf HERADESIGN Baffle basic or: Timber, class O eg: SAS500 TIMBER BAFFLE or Stil Acoustics Vertical Slatted dowels	
CL-04		Suspended monolithic plasterboard ceiling No fire rating required 1 layer 12.5mm plasterboard. Moisture resistant plasterboard to wet areas eg: Knauf MF Suspended Ceiling / BG Gyplyner universal / BG Castoline MF	
CL-05		External soffits H/L GF along Whitefriars & Bouverie street. Existing granite retained, existing cement board remeoved and replaced with powder coated metal to match EWL-07. Mounting for LED strip lighting to be incorporated	
CL-06		External soffit to pavement link bridges. Cementitious board suitable for permanent exposure, on MF system fixed to metal deck soffit.	1046-EW-10
CL-07		Metal soffit to H/L GF at South Building North facade and H/L 4th floor Build-up: Existing concrete slab soffit 130mm Rockwool soffit slab (un-faced) Metal soffit cladding on MF framing,. Metal cladding to wrap up sides of soffit, and interface with EWL-14. Bronze finish to H/L GF, finish TBC to H/L 4th floor. With integrated lighting. U-Value: max 0.25 W/m²k	1046-FA-40
CL-08		Plasterboard bulkhead to atrium perimeter ceiling Plasterboard on MF framing Fire protection : 90 minutes with blind box formed in plasterboard	

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Code	NBS Spec (to follow)	Description	Reference / Image
CL-09		Plasterboard lining to existing steel beams. Lining on top of existing fire protection, without damaging fire protection. Subject to coordination with specialist fire protection subcontractor	
CL-10		Paint finish to underside of new slab soffit metal deck	
EDR - EXTERNAL DOORS			
EDR-01		External double casement door Bronze coloured metal finish U-Value: max centre-pane 1.5, overall including frames 2.5, G-Value: 0.6	Door no.s D.00.S.03 & D.00.S.57
EDR-02		External single casement door Bronze coloured finish U-Value: max centre-pane 1.5, overall including frames 2.5, G-Value: 0.6	Door no.s D.00.N.08 & D.00.N.14
EDR-03		External double, automatic opening door to cycle entrance Bronze coloured finish U-Value: max centre-pane 1.5, overall including frames 2.5, G-Value: 0.6	Door no.s D.LG.S.59 & D.LG.S.60
EDR-04		External metal double and single doors to service yard. Metal or metal wrapped timber U-Value: TBC	Door no.s D.LG.S.56, D.LG.S.57 & D.LG.S.58.
For internal doors refer to interior designer's information			
EWL - EXTERNAL WALLS			
All insulation to have a BRE green guide rating of A+. All insulation to external walls to be non-combustible			
EWL-01		Profiled metal spandrel panel U-Value: max 0.35 W/m²K	1046-FA-51
EWL-02		Masonry cavity wall with vertical metal fins to external side U-Value: max 0.28 W/m²K Build-up: Plaster finish, lightweight blockwork inner leaf, 120mm full-fill mineral wool insulation, outer-leaf blockwork with painted finish, Vertical metal fins (reclaimed and reused from existing plant screens where possible) re-finished to facade consultant's details, fixed to blockwork Wind posts - as required to subcontractor's design	1046-FA-52 1046-FA-57

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Code	NBS Spec (to follow)	Description	Reference / Image
EWL-03		Existing flat panel aluminium rainscreen cladding, and existing window and door frames to be refinished bronze, to facade consultant's details. Includes signage to LG floor SI-05	
EWL-04		Vertical acoustic louvers, with powder coated metal framing. Includes 1no. door. Weather performance: not required Free area: TBC by MEPH consultant Acoustic rating: refer to Hann Tucker's report Louvers must be able to be cleaned from the inside face only. Where this is not possible hinged panels to be provided	1046-FA-52 1046-FA-57 Door no. D.07.S.01
EWL-05		Vertical acoustic louvers, with powder coated metal framing Weather performance: not required Free area: TBC by MEPH consultant Acoustic rating: refer to Hann Tucker's report Louvers must be able to be cleaned from the inside face only. Where this is not possible hinged panels to be provided	1046-FA-52
EWL-06		Living Wall, by specialist Build-up: Geotextile living wall module, with irrigation, on secondary galvanized frame, fixed back to external wall. Substrate wall build-ups vary To contain planting inducing: Minimum 3 species with smaller leaves and a variety of textures to filter air pollutants.	1046-FA-65 - Core 1 walls 1046-RF-51 - Lift overruns & core 2 stairs
EWL-07		Curtain Walling to LG, GF and 1st floor. Includes doors to LG floor office and gym Timber, steel or aluminium mullions - TBC Includes Automatic opening vents to LG floor as required to suit the North core stair pressurisation strategy Fin depth: N/A. Flat metal spandrel panels. U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.2 W/m²K G-Value: 0.45 - 0.48 LT: 71%	Door no.s D.LG.S.15 & D.LG.S.61
EWL-08		Curtain Walling to 7th & 8th. Includes doors to terraces. Flat metal spandrel panels. Timber, steel or aluminium mullions - TBC Fin depth: 200mm U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.1 W/m²K G-Value: 0.33 LT: 60%	1046-FA-50 Door no.s D.07.S.15, D.07.S.59, D.07.S.56, D.07.S.57, D.07.S.58, D.08.S.32, D.08.S.33

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Code	NBS Spec (to follow)	Description	Reference / Image
EWL-09		Curtain Walling to 7th & 8th Bouverie Street Facade. Includes doors to terraces. Flat metal spandrel panels. Timber, steel or aluminium mullions - TBC Fin depth: 500mm U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.1 W/m²K G-Value: 0.33 LT: 60%	1046-FA-53 1046-FA-56 Door no.s D.07.S.02, D.07.S.36, D.07.S.37, D.07.S.38, D.08.S.20, D.08.S.21
EWL-10		Curtain Walling to 9th Floor. Includes door to terrace. Flat metal spandrel panels. Timber, steel or aluminium mullions - TBC Fin depth: 500mm U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.1 W/m²K G-Value: 0.33 LT: 60%	1046-RF-50 Door no. D.09.S.10
EWL-11		Smooth handset limestone cladding Build-up: 75mm stone (nom.) on stainless steel brackets & restraints, 50mm min. air gap, 150mm insulation (nom.), breather membrane, particle board, steel frame, plasterboard & skim U-Value: max 0.28 W/m²K	1046-FA-10 1046-FA-11
EWL-12		Fossilised handset limestone cladding Build-up: 75mm stone (nom.) on stainless steel brackets & restraints, 50mm min. air gap, 150mm insulation (nom.), breather membrane, particle board, steel frame, plasterboard & skim U-Value: max 0.28 W/m²K	1046-FA-10-16
EWL-13		Rough cut / textured handset stone cladding Build-up: 75mm stone (nom.) on stainless steel brackets & restraints, 50mm min. air gap, 150mm insulation (nom.), breather membrane, particle board, steel frame, plasterboard & skim U-Value: max 0.28 W/m²K	1046-FA-10 - 16

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Code	NBS Spec (to follow)	Description	Reference / Image
EWL-14		Curtain walling to South building North facade. Includes double sliding drum door eg: GEZE Slimdrive SCR with glass overpanel, bronze finish and lettering mounted above. With access control post mounted seperately. Curved glass as shown on drawing 1046-FA-21 Steel or timber mullions and transoms, with toggle fixing externally. U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.2 W/m²K G-Value: 0.53 LT: 70%	1046-FA-20-25 Door no. D.00.S.01 & D.00.S.02
EWL-15		Shopfronts to ground floor Fixed glazing with doors and projecting bays in bronze coloured framing (metal frames or metal wrapped timber). With profiled metal spandrel panels. Access control to reception doors. U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.2 W/m²K G-Value: 0.6 LT: 75%	Arrangement varies, see drawings: 1046-FA-11, 32, 33, 40, 41. Door no.s D.00.N.02, D.00.N.11, D.00.N.12, D.00.N.13 Window no.s W.00.N.01, W.00.N.15, W.00.N.16, W.00.N.17, W.00.N.18, W.00.N.19, W.00.N.20, W.00.N.21, W.00.N.22, W.00.N.23, W.00.S.01, W.00.S.02
EWL-16		Ribbed limestone cladding, stainless steel brackets & restraints back to existing wall / column. Discrete 3mm vertical mortar joints between panels, within fluting recess with bronze coloured plinth to colonnade. Concealed door to one panel, limestone cladding stainless steel frame, with concealed metal proective edges and pivot hinges, to be further developed at stage 4.	1046-FA-30 Door no.s D.00.N.19
EWL-17		Limestone historic interpretation panel, with bronze coloured framing. Detailed design by artist Concealed door to one panel, part of EWL-16	1046-FA-30
EWL-18		Metal rainscreen and window surrounds to Fleet Street entrance portal on brackets and steel frame	1046-FA-10
EWL-19		Metal rainscreen facade Build-up: plasterboard lining, SFS inner leaf, sheathing board, 150mm (nom.) mineral wool insulation, 50mm cavity, metal rainscreen cladding with framed profiles U-Value: max 0.28 W/m2K	1046-FA-54
EWL-20		Cavity wall. Build-up: Internal plasterboard lining, SFS inner leaf, sheathing board, AVCL, 130mm full fill mineral wool insulation, lightweight blockwork outer leaf, render finish U-Value: 0.28W/m2K max. Wind posts - as required to subcontractor's design	

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Code	NBS Spec (to follow)	Description	Reference / Image
EWL-21		Pitched plant screen to North Building Roof Free area: TBC Acoustic rating: TBC Not required to be weather lover PPC finish. With zinc trims and flashings.	1046-RF-01
EWL-22		Entrance facade to active travel and cycle workshop Fixed glazing with projecting bronze coloured framing (metal frames or metal wrapped timber). With profiled metal spandrel panels. With door EDR-03 and access control. U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.2 W/m²K G-Value: 0.6 LT: 75%	1046-FA-61 Door no.s D.LG.S.59 & D.LG.S.60
EWL-23		New granite cladding to match existing (lighter tone). Build-up varies, dependant on zone available and substrate, generally: Internal plasterboard lining SFS framing with steel posts as required, Sheathing board 150mm (nom.) mineral wool insulation 50mm cavity Granite rainscreen cladding Target U-Value: 0.28 Wm²K	Existing granite to demolished areas to be utilised fist and where possible, and cut to size
EWL-24		As EWL-23, but with granite to match the darker colour on site	Existing granite to demolished areas to be utilised fist and where possible, and cut to size
EWL-25		As EWL-23 but with stone to match the existing ribbed base stone to the perimeter of the building	
EW-26		External enclosure to plant area at roof level, to be coordinated with lanscape designer	
FFE - FIXTURES / FITTINGS / EQUIPMENT			
FFE-01		Feature planter to courtyard	
FFE-02		Perimeter planter to courtyard	
FFE-03		Feature bench to courtyard	
FFE-04		Planter to external LG floor light-wells	

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Code	NBS Spec (to follow)	Description	Reference / Image
FFE-05		Planters & seating to roof terrace to landscape designer's details	
FFE-06		Internal, class O timber clad planter, to active travel hub	
FFE-07		Timber clad reception desk to active travel hub With lift up panel / door for access and integrated access control equipment	
FFE-10		External gates to courtyard and colonnade. Decorative metalwork, concertina, to be held open against existng granite walls May not be required, tbc at Stage 4.	
FFE-20		Fire curtain eg: CoopersFire FireMaster, to be fully concealed. Fire performance: refer to fire strategy plans	
FFE-25		Speedgates to South building, refer to interior designer's information for details	
FFE-26		Speedgates to North building, refer to interior designer's information for details	
FFE-30		Two tiered cycle rack - PPC metal or other durable coloured finish	
FFE-31		Sheffield cycle stand - PPC metal or other durable coloured finish	
FFE-32		Adaptive cycle space - PPC metal or other durable coloured finish	
FFE-33		Cycle servicing point	
FL - FLOOR FINISHES			
Note: Internal floor finishes to entrances, cores & stairs to interior designer's details. Allow for antique bronze trims and expansion joints.			
FL-01		External floor build-up - colonnade & courtyard, on existing slab. Site investigations to determine whether existing waterproofing / tanking layer can be retained as existing. Allow for: existing paving, screeds, adhesives and waterproofing to be removed and replaced with new: liquid applied tanking to slab, insulation, sub base, road base, mortar and scoutmoor yorkstone paving slabs. U-Value target (dependent on existing levels): 0.18 W/m²K	1046-EW series
FL-02		External floor build-up - colonnade on new slab New: liquid applied tanking to slab, insulation, sub base, road base, mortar and Scoutmoor yorkstone paving slabs. Allow for interfaces with existing tanking to surrounding slab. U-Value target (dependent on existing levels): 0.18 W/m²K	1046-EW series

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Code	NBS Spec (to follow)	Description	Reference / Image
FL-03		Works to highways pavements. Replace paving slabs or asphalt to match existing, coordinated with new facade and levels shown. Sub base, road base & mortar as required by Highways to meet imposed loadings.	1046-EW series
FL-04		External feature tile - to colonnade and courtyard. Build-up as FL-01 for existing slab, and FL-02 for new slab. Pavers: TBC	1046-EW series
FL-05		Service yard floor build up. Allow for: existing asphalt, bases and waterproofing to be removed to slab level and replaced with new: built up waterproofing system with insulation, suitable for heavy traffic non-slip surface. Concrete kerb stones. Lift out panels as per S.E's details, surfacing above to be continuous. Linear drainage gulleys as shown on drawings U-Value target (dependent on existing levels): 0.18 W/m²K	1046-EW series
FL-06		Service yard ancillary spaces floor build up Allow for: existing asphalt, bases and waterproofing to be removed to slab level and replaced with new: void former to SE's details to suit new levels, built up waterproofing system, suitable for heavy traffic, non-slip surface	1046-EW series
FL-07		External link bridges to gym and fire escape. New: liquid applied tanking to slab, sub base, road base, mortar and paving slabs.	1046-EW-10
FL-08		External link bridges to active travel hub. New: liquid applied tanking to slab, sub base, road base, mortar and paving slabs.	as 1046-EW-10
FL-09		Making good existing asphalt pavement and kerb stones	
FL-10		Cycle ramp - painted screed / slab. Non-slip aggregate added to paint	
FL-11		Cycle store and basement corridors - recycled rubber floor on raised access floor, OR screed on void formers - TBC.	
FL-12		Works to new and existing vents to the building perimeter	1046-EW-11
FL-13		Paint to existing concrete slabs in plant rooms. Non-slip aggregate added to paint.	
FL-50		Raised access floor to heights above 80mm. Recycled and coated tile eg: RMF E-Coated, on steel pedestals	1046-ID-02, 03 & 04 Reuse of existing RAF to be considered.
FL-51		Bonded screed to low void tiled floors	
FL-52		Raised floor suitable for direct tiling, eg: Knauf GIFA floor. Note: raised floor to ground floor to be capable of taking load of MEWP, route as per Access Advisor's drawings, with reinforcement where necessary	

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Code	NBS Spec (to follow)	Description	Reference / Image																																				
FL-55		Low void raised access floor to North Building, FFL to SSL heights vary from 45 - 80mm. eg: Interface - Intercell – Space Saving Low Profile Floor System	Reuse of existing RAF to be considered.																																				
FP - FIRE PROTECTION																																							
To be developed at Stage 4																																							
IW - INTERNAL WALLS																																							
All insulation to have a BRE green guide rating of A+.																																							
BGY information covers blockwork and drylining types. Refer to interior designer’s information for finishes, cladding, linings and special requirements such as pattressing to: reception, lobby, stair, WC and changing rooms.																																							
IW-01		New partition wall - metal stud, insulation, plasterboard Fire Rating: 120 minutes (also used for 90 minute partitions) Acoustic Rating: 54 R _w dB Thickness (not inc. skim / finishes): 120mm	<div><div>Iw03</div><table><tr><th>Stud type</th><th>Stud spacing (mm)</th><th>Facing</th><th>Infill</th><th>Sound insulation (R_wdB)</th><th>Fire resistance (hours)</th></tr><tr><td colspan="6">Earthwool Acoustic Roll</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>12.5mm plasterboard Wallboard each side</td><td>25mm Earthwool Acoustic Roll</td><td>42</td><td>1/2</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>15mm Knauf Drywall Fireshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>49</td><td>1</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Soundshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>54</td><td>1</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Fireshield each side</td><td>50mm Earthwool Acoustic Roll</td><td>54</td><td>2</td></tr></table></div>	Stud type	Stud spacing (mm)	Facing	Infill	Sound insulation (R _w dB)	Fire resistance (hours)	Earthwool Acoustic Roll						50mm C stud	600 c/s	12.5mm plasterboard Wallboard each side	25mm Earthwool Acoustic Roll	42	1/2	70mm C stud	600 c/s	15mm Knauf Drywall Fireshield each side	25mm Earthwool Acoustic Roll	49	1	50mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Soundshield each side	25mm Earthwool Acoustic Roll	54	1	70mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Fireshield each side	50mm Earthwool Acoustic Roll	54	2
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IW-02		New partition wall to wet areas - metal stud, insulation, moisture resistant plasterboard + 5mm Schluter KERDI board to tiled walls Fire Rating: 90 minutes Acoustic Rating: 54 R _w dB Thickness (not inc. skim / finishes / KERDI): 120mm	<div><div>Iw03</div><table><tr><th>Stud type</th><th>Stud spacing (mm)</th><th>Facing</th><th>Infill</th><th>Sound insulation (R_wdB)</th><th>Fire resistance (hours)</th></tr><tr><td colspan="6">Earthwool Acoustic Roll</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>12.5mm plasterboard Wallboard each side</td><td>25mm Earthwool Acoustic Roll</td><td>42</td><td>1/2</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>15mm Knauf Drywall Fireshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>49</td><td>1</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Soundshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>54</td><td>1</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Fireshield each side</td><td>50mm Earthwool Acoustic Roll</td><td>54</td><td>2</td></tr></table></div>	Stud type	Stud spacing (mm)	Facing	Infill	Sound insulation (R _w dB)	Fire resistance (hours)	Earthwool Acoustic Roll						50mm C stud	600 c/s	12.5mm plasterboard Wallboard each side	25mm Earthwool Acoustic Roll	42	1/2	70mm C stud	600 c/s	15mm Knauf Drywall Fireshield each side	25mm Earthwool Acoustic Roll	49	1	50mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Soundshield each side	25mm Earthwool Acoustic Roll	54	1	70mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Fireshield each side	50mm Earthwool Acoustic Roll	54	2
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Code	NBS Spec (to follow)	Description	Reference / Image																																				
IW-03		New partition wall - metal stud, insulation, plasterboard Fire Rating: 60 minutes Acoustic Rating: 49 R _w dB Thickness (not inc. skim / finishes): 100mm	<div><div>Iw03</div><table><tr><th>Stud type</th><th>Stud spacing (mm)</th><th>Facing</th><th>Infill</th><th>Sound insulation (R_wdB)</th><th>Fire resistance (hours)</th></tr><tr><td colspan="6">Earthwool Acoustic Roll</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>12.5mm plasterboard Wallboard each side</td><td>25mm Earthwool Acoustic Roll</td><td>42</td><td>1/2</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>15mm Knauf Drywall Fireshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>49</td><td>1</td></tr><tr><td>50mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Soundshield each side</td><td>25mm Earthwool Acoustic Roll</td><td>54</td><td>1</td></tr><tr><td>70mm C stud</td><td>600 c/s</td><td>2 layers of 12.5mm Knauf Drywall Fireshield each side</td><td>50mm Earthwool Acoustic Roll</td><td>54</td><td>2</td></tr></table></div>	Stud type	Stud spacing (mm)	Facing	Infill	Sound insulation (R _w dB)	Fire resistance (hours)	Earthwool Acoustic Roll						50mm C stud	600 c/s	12.5mm plasterboard Wallboard each side	25mm Earthwool Acoustic Roll	42	1/2	70mm C stud	600 c/s	15mm Knauf Drywall Fireshield each side	25mm Earthwool Acoustic Roll	49	1	50mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Soundshield each side	25mm Earthwool Acoustic Roll	54	1	70mm C stud	600 c/s	2 layers of 12.5mm Knauf Drywall Fireshield each side	50mm Earthwool Acoustic Roll	54	2
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IW-04		New partition wall - metal stud, insulation, plasterboard Fire Rating: 30 minutes (also used where no fire rating is required) Acoustic Rating: 42 R _w dB Thickness (not inc. skim / finishes): 95mm	70mm C-stud + 25mm Earthwool Acoustic Roll + 12.5mm wallboard each side																																				
IW-05		New partition wall to wet areas - metal stud, insulation, plasterboard + 5mm Schluter KERDI board to tiled walls Fire Rating: 30 minutes (also used where no fire rating is required) Acoustic Rating: 42 R _w dB Thickness (not inc. skim / finishes / KERDI): 95mm	70mm C-stud + 25mm Earthwool Acoustic Roll + 12.5mm moisture panel each side																																				
IW-10		New partition riser walls - metal shaftwall studs, insulation, plasterboard Fire Rating: 90 minutes (also used for 60 minute riser partitions) Acoustic Rating: Thickness (not inc. skim / finishes): 90mm	2 no. 15mm Knauf Fire Panel + 60mm Knauf 'C-T' Studs at 600mm centers + 19mm Knauf Core Board secured between studs, with 25mm Knauf Earthwool Acoustic Roll within cavity																																				
IW-11		New partition riser walls - metal shaftwall studs, insulation, plasterboard Fire Rating: 120 minutes Acoustic Rating: Thickness (not inc. skim / finishes): 105mm (nom.)																																					
IW-20		New blockwork partition - lightweight paint grade blockwork Fire Rating: 120 minutes (also used where lower fire resitances are required) Thickness: 100mm Wind posts - as required to subcontractor's design	Aggregate industries Enviroblock, lightweight paint grade BRE Green guide rating: A+																																				

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Code	NBS Spec (to follow)	Description	Reference / Image
IW-21		New blockwork cavity wall. Build-up: 100mm lightweight paint grade blockwork, 100mm mineral wool insulation, 100mm lightweight paint grade blockwork U-Value: 0.28W/m2K Wind posts - as required to subcontractor's design	Aggregate industries Enviroblock, lightweight paint grade BRE Green guide rating: A+
IW-30		New atrium perimeter walls. Build-up: 90 minute fire rated internal plasterboard lining, steel sub-frame, acoustic insulation between timber framing, dark fabric facing, Scalloped white oak battens With glazing IW-35	1046-ID-70
IW-31		Works to existing atrium perimeter walls Existing walls demolished to primary structure and new build-up as follows: 90 minute fire rated internal plasterboard lining, steel sub-frame, acoustic insulation between timber framing, dark fabric facing, Scalloped white oak battens With glazing IW-35	1046-ID-70
IW-35		Atrium perimeter glazing. Clear laminated single glazing, with concealed steel head and base frame and glass to glass butt jointing, eg: Forster Fuego Light - fire-resistant butt-joint glazing Fire rating: 30 minutes integrity U-Value: tbc G-Value: tbc Light Transmission: tbc	1046-ID-70
IWL - INTERNAL WALL LININGS			
All insulation to have a BRE green guide rating of A+			
IWL-01		Insulated wall lining to the inside face of external walls Build-up: 100mm IWL drylining stud zone filled with mineral wool insulation, AVCL and 12.5mm plasterboard	
IWL-02		Wall lining to columns Details TBC depedent on existing fire protection	
IWL-03		Wall lining to upgrade fire performance of existing walls to meet the performance shown on the fire strategy plans. Metal frame wall lining eg: Knauf Wall Liner, plasterboard Fire rating: as shown on fire strategy plans	
IWL-04		Wall lining to create service zone in bathrooms Metal frame independant wall lining, insulation, moisture resistant plasterboard + 5mm Schluter KERDI board to tiled walls	

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Code	NBS Spec (to follow)	Description	Reference / Image
RFS - ROOFS			
All insulation to have a BRE green guide rating of A+. All insulation to parapets and upstands to external walls to be non-combustible.			
RFS-01		Inverted roof. Build-up: Ballast as per finishes drawings, drainage layer, EPS insulation, waterproofing, screed to falls, concrete slab. U-Value: 0.16W/m2K	1046-RF series
RFS-02		Inverted blue roof. Build-up: Ballast as per finishes drawings, 108mm blue roof substrate, drainage layer, EPS insulation, waterproofing, concrete slab. Allowance for any localised low points within new slab to be leveled with screed, to provide completely flat roof without back-falls. U-Value: 0.16W/m2K	1046-RF series
RFS-03		Warm roof. Build-up: Waterproof membrane, tapered insulation, AVCL, structural deck U-Value: Generally 0.16W/m2K unless otherwise noted	1046-RF series
RFS-04		Warm roof with vacuum insulation Build-up: Waterproof membrane, tapered insulation, vacuum insulation panels, AVCL, structural deck U-Value: Generally 0.18W/m2K unless otherwise noted	1046-RF series
RFS-05		Refurbished warm roofs to existing terraces Allow for: waterproofing, insulation and membranes to be removed down to structural deck Build-up: Waterproof membrane, tapered insulation, AVCL, structural deck Overall thickness to match existing, report U-Value, target 0.18 W/m²K	1046-RF-01
RFS-10		Warm, intensive green roof Build-up: Vegetation, 210mm substrate, filter fleece, 60mm drainage layer, protection mat, waterproof membrane, tapered insulation, AVCL, structural deck U-Value: Generally 0.16W/m2K unless otherwise noted	1046-RF series
RFS-11		Warm, extensive / bio-diverse green roof Build-up: Vegetation, 100 - 150mm substrate, 45mm drainage layer, waterproof membrane, tapered insulation, AVCL, structural deck U-Value: Generally 0.16W/m2K unless otherwise noted	1046-RF series

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Code	NBS Spec (to follow)	Description	Reference / Image
RFS-15		Pitched slate roof Remove and store existing slates for reuse. Remove battens, membranes and boards, retain timber joists where possible and retain steelwork and structural walls. Allow for new timber joists, sarking board, battens & membrane. Reinstall existing slates, and infill with new to match existing where required. Insulation between joists as shown on details Zinc flashing to junctions	1046-RF-01, 30
RFS-16		Concealed gutter to North Building, zinc lining, on rigid tapered insulation to outlet. Dressed under stone parapet and under slate roof over tilting fillet.	1046-RF-30
RFS-20		Courtyard roof - PPC steel frame, with glazed panels Class 1 roof with fall protection man-safe system	1046-RF-10
RFS-25		Rooflight to North Building Class 1 roof Pitch: 5 deg U-Value: 1.6 W/m²K, Centre-pane 1.1 W/m²K (vertical) 1.5 (horizontal) W/m²K G-Value: 0.28 LT: 60% Complete with water and airtight upstand flashings	1046-RF-01
RFS-30		Atrium roof - PPC steel frame, with triangular glazed panels Integral AOVs Class 1 roof U-Value: Centre-pane 1.1 W/m²K (vertical) 1.5 (horizontal) W/m²K G-Value: 0.30 LT 60%	1046-RF-20
RFS-31		Atrium perimeter gutter - stainless steel, flat with zero falls. Welded RWO connections.	1046-RF-22
RFS-40		Acoustic roof to 8th floor plant enclosure	Hann Tucker to confirm if required
RFS-50		Smooth limestone parapet capping, with mortar joints, on EPDM and stainless steel bracketry as required	1046_FA_12, 1046-FA-30
SI - SIGNAGE			
To be developed with branding agent			
SI-01		'65' numbering to colonnade entrance	1046-FA-01

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Code	NBS Spec (to follow)	Description	Reference / Image
SI-02		'64' numbering to North reception entrances	1046-FA-02
SI-03		'65' numbering South building main facade	1046-FA-20
SI-04		Active travel hub & workshop entrance illuminated signage.	1046-FA-61
SI-05		New signage above the LG floor entrance on Ashentree court. Graphics on spandrel panel or individual applied letters.	
SI-06		External public way-finding signage	
SI-07		External services way-finding signage	
SI-08		Internal signage within the active travel hub	
SI-10		Provision for illuminated future tenant signage to spandrel panels	
SI-11		Provision for illuminated future tenant blade signage	
SR - STAIRS			
SR-01		New metal framed stairs with screeded stair pans. For carpet / vinyl finish	1046-ST series
SR-02		New metal framed stairs with screeded stair pans. For tiled finish	1046-ST series
SR-10		External and plant room access steps Galvanised steel	1046-EW-01, 1046-EJ-02, 1046-GA-00
SR-11		External steps Powder coated steel	1046-EW-01
SR-12		Galvanised steel grating ramps to plant areas	1046-EJ-02, 1046-GA-00
SR-13		New external steps to courtyard, flooring type FL-02 with yorkstone paving and inlaid bronze strips.	1046-EW-20
SR-30		New feature stair to atrium	1046-ST-20
WF - WALL FINISHES			
Refer to interior designer's information for wall fiishes to all reception, lobby, stair, WC and changing room areas.			
WF-01		Emulsion paint applied to blockwork walls	

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Code	NBS Spec (to follow)	Description	Reference / Image
WF-02		Keim paint to concrete walls	
WF-50		Flush skirting. 100mm high painted mdf with square shadow gap bead to top. Note: fire integrity and insulation detail to be developed at Stage 4.	
WNX - WINDOWS			
WNX-01		Fluted glazing to Fleet Street entrance portal, with concealed framing No thermal performance requirements	1046_FA_10 Window no.s W.01.N.01 & W.01.N.02
WNX-02		Window to Fleet Street, with projecting box frame Operation: Fixed Frames: bronze coloured aluminium U-Value: center pane 1.1 W/m²K G-Value: 0.55 LT: 77%	1046_FA_11 1046_FA_16 Window no.s W.01.N.03, W.01.N.04, W.02.N.04, W.02.N.05, W.03.N.04, W.03.N.05
WNX-03		Window to Fleet Street, with projecting box frame Operation: Fixed Frames: bronze coloured aluminium U-Value: center pane 1.1 W/m²K G-Value: 0.55 LT: 77%	1046_FA_12 1046_FA_16 Window no.s W.02.N.01, W.02.N.02, W.02.N.03, W.03.N.01, W.03.N.02, W.03.N.03
WNX-04		Window to 4th floor Fleet Street, with projecting box frame Operation: Fixed Frames: bronze coloured aluminium U-Value: center pane 1.1 W/m²K G-Value: 0.55 LT: 77%	1046_FA_14 Window no.s W.04.N.04 & W.04.N.05
WNX-05		Window to 4th floor Fleet Street, with projecting box frame Operation: Fixed Frames: bronze coloured aluminium U-Value: center pane 1.1 W/m²K G-Value: 0.55 LT: 77%	1046_FA_16 Window no.s W.04.N.01, W.04.N.02, W.04.N.03

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Code	NBS Spec (to follow)	Description	Reference / Image
WNX-06		Replacement windows to North Building Automatic opening vent linked to fire alarm Frames: PPC aluminium to match existing U-Value: center pane 1.1 W/m²K G-Value: 0.55 LT: 77%	Windows TBC by MEPH engineer, approx. 2no. per floor
WNX-07		Window to Ground floor shopfronts. Fixed glazing Glass centre-pane max 1.1 W/m²K G-Value: 0.55 LT: 77%	1046-FA-42 Window no.s W.00.N.14 & W.00.N.24
WNX-08		New fixed glazing to South Building North elevation. Existing two openings combined into one and new window fitted. Frames: PPC aluminium to match existing Glass centre-pane max 1.1 W/m²K G-Value: 0.55 LT: 77%	Window no.s W.01.S.01, W.01.S.02, W.02.S.01, W.02.S.02, W.03.S.01, W.03.NS02, W.04.S.01, W.04.S.10,
WNX-09		New curtain walling to South building, North facade at 5th and 6th floors U-Value: maximum 1.6W/m²K total, including spandrel panel max 0.35 W/m²K and Glass centre-pane max 1.1 W/m²K G-Value: 0.55 LT: 77%	Window no.s W.05.S.09, W.06.S.01

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