

1
GENEROUS VOLUME

- Increased flexibility of use. Existing volume provides for future upgrades.
- Increased natural daylight penetration.
- Improved temperature comfort levels.
- Efficient & even distribution of artificial lighting.
- Beneficial +2% on travel distances (similar recovery penalties for deeper floorplates).

2
SMART SERVICING

- Minimal provision i.e. no excessive fit.
- Maximum use of passive systems i.e. natural daylighting & ventilation.
- Exposed concrete to maximize thermal mass.
- Removal of unnecessary finishes to maximize headroom.
- Natural ventilation through roof wind catches.

3
SIMPLE PASSIVE FACADE

- Replacement of glazing where it counts.
- Shading where necessary i.e. to minimize UV ray elevations depending on context.
- Operable windows controlled by users.
- Activities strategically located in building to align with orientation.

4
FLEXIBLE FLOOR - PLATES

- Generous scale provides best opportunity for future flexibility.
- Use of the building can change to reflect community needs.
- Potential for adding additional work between floors to allow for additional connectivity an
- New vertical circulation at central atrium provides equitable access for all.

5
THERMAL-MASS STRUCTURE

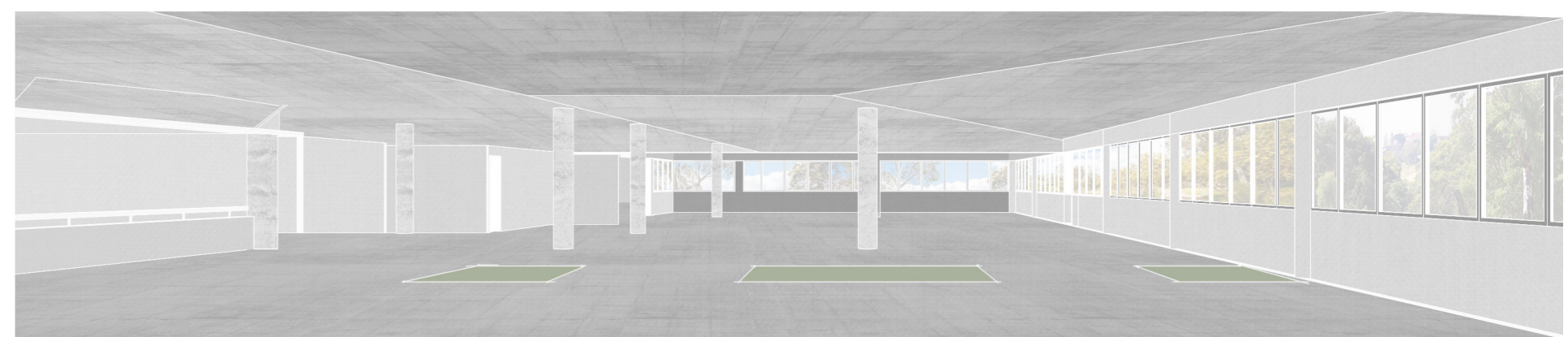
- Exposed concrete for thermal mass and night time cooling.
- Exposed concrete minimises decorating. Exposed concrete is durable & allowing contemporary aesthetic.
- Minimise carbon footprint.
- Respect integrity of the architectural heritage.



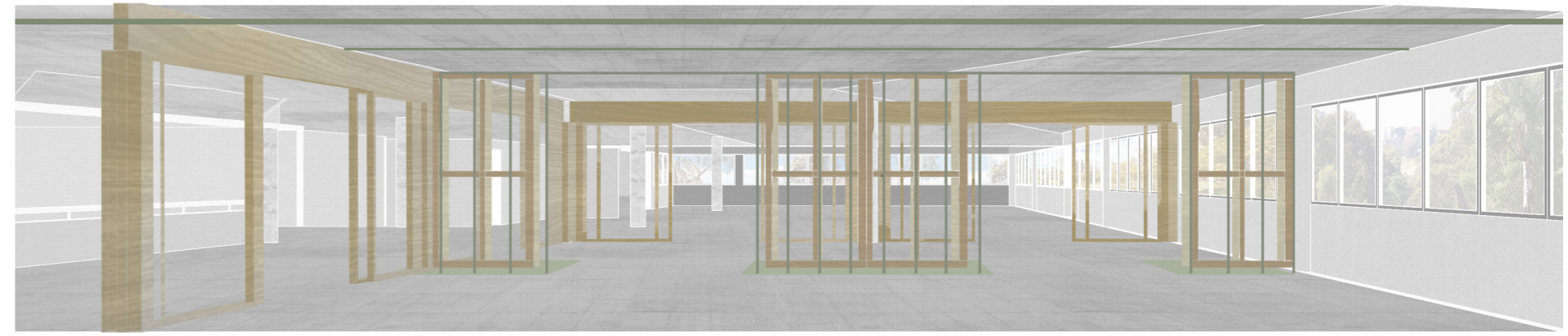
VIEW FROM THE NORTH WEST GARDEN



VIEW FROM THE CENTRAL ATRIUM



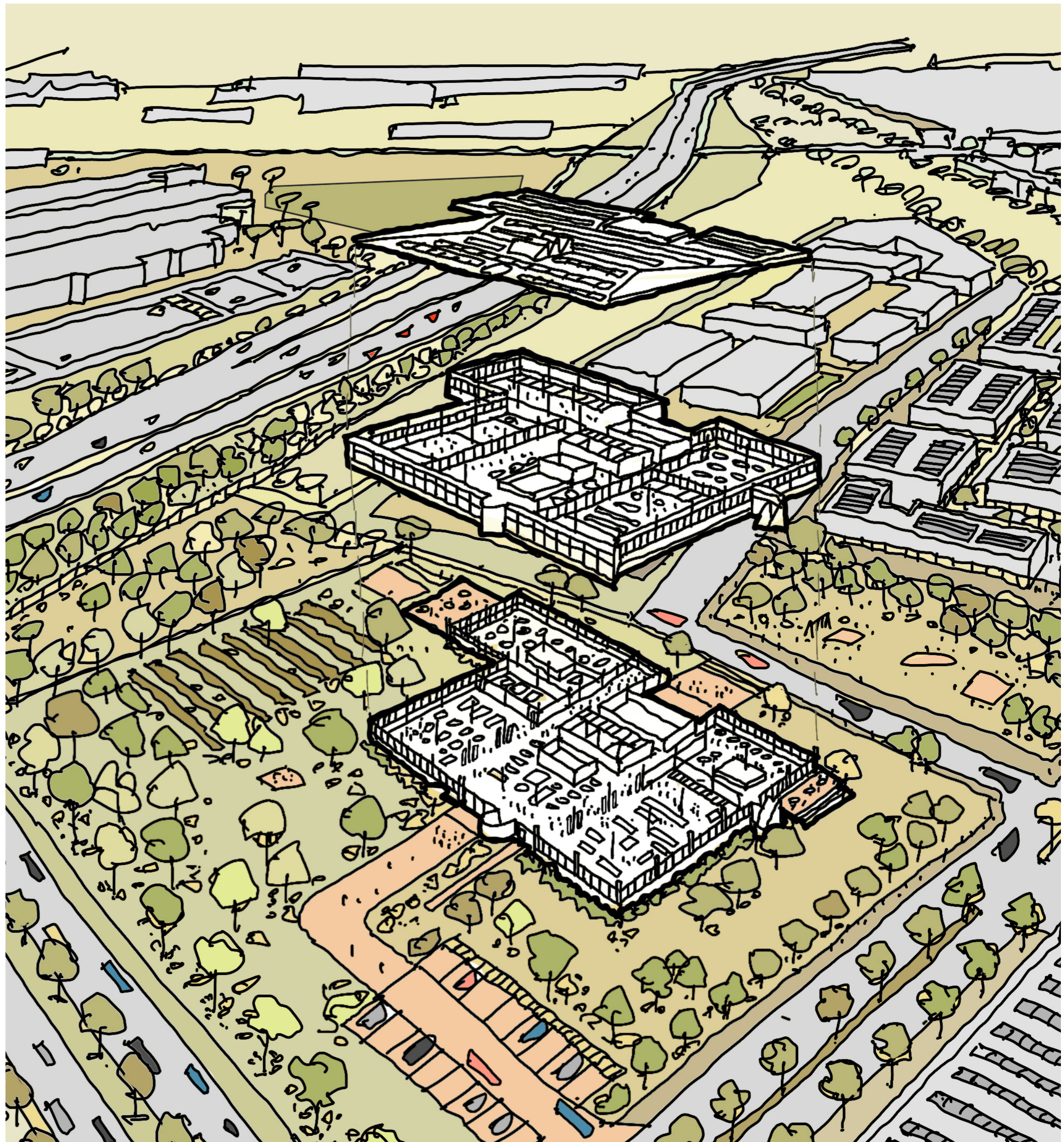
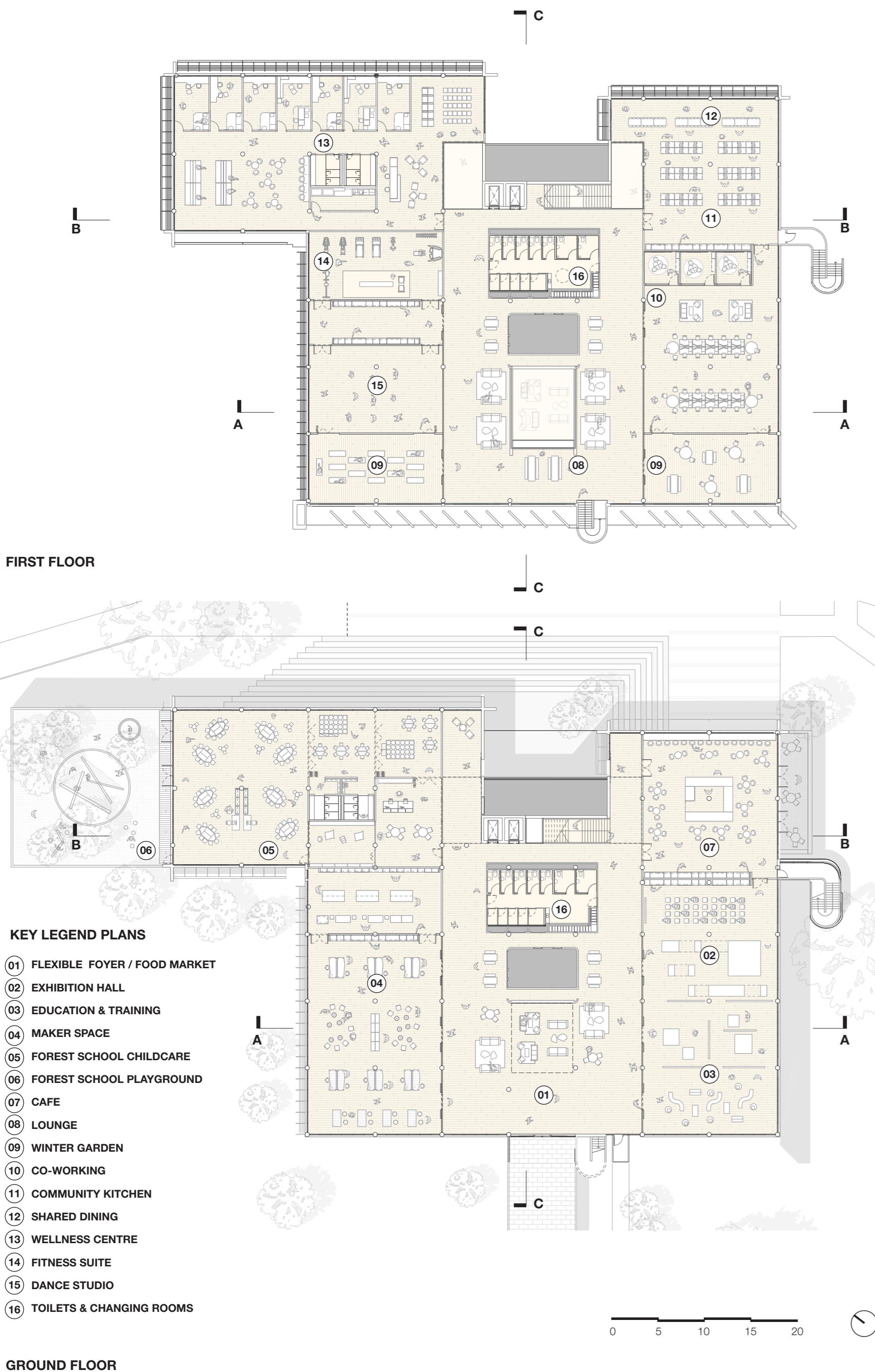
THEATRE | The fabric of the building 60 years old enhanced and revitalised to last another 100 years



STAGE SET | A series of low impact interventions to create space and support different activities designed to be taken away or reconfigured



PROPS | Flexible changable furniture and biophilia enabling inhabitation and meeting the needs of everyday life



AXONOMETRIC BIRD EYE VIEW OF THE SITE