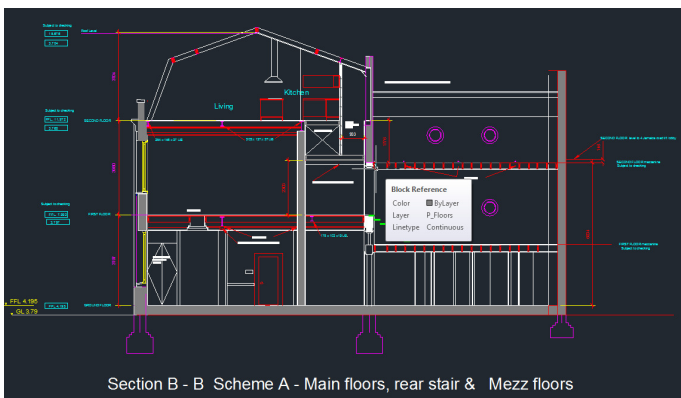




Case Study – Conversion of office space to residential apartment. London SE1

Brief – The original building constructed in 1894 as builders merchant servicing the extensive nearby dockside wharfs was refurbished and converted into a single head quarters building by adding a second floor level with new rear fire escape block. The client a pension fund required a full survey consisting of updated CAD structural & services layout plans for all floors of the building, with an objective of establishing an overall planning strategy. The initial focus was the existing 2nd floor level to establish an overall feasibility for change of use to residential. Provide planning options for access via adjacent building with budgetary costs combined with logistics for contractual programme minimising disturbance to existing tenants of lower floors.

Scheme Design – Detailed plan configurations were developed to solve the inherent problem of varied floor level heights between the main front elevation space and the rear mezzanine floor with a lower access floor level connection to the lift and stair lobby. The design issue of the floor levels was developed from a problem into a feature, by using the connecting stair space into visual interest. Because of the prime position with a view of the Victorian wharf looking towards the Thames a high specification of fitting out is demanded.



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