

## 2.3 BUILDING USES

### 2.3.3 WEST BLOCK USES

#### Second to Fourth Floors

The second, third and fourth floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance

#### Fifth to Thirteenth Floors

The fifth to thirteenth floors represent the scheme's typical office floors, each allowing for single or double tenancy.

#### Fourteenth to Nineteenth Floors

The fourteenth to the nineteenth floors contain smaller office floor plates, with double height terraces that can be accessed from the lowest two floors by tenants only.

#### Roof

The roof contains enclosed plant equipment as well as subsequent maintenance elements.

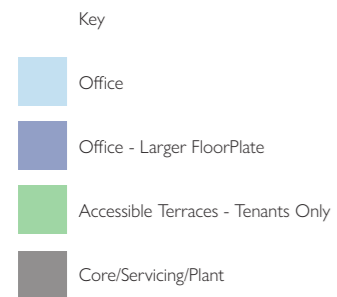


Fig. 2.3.3 West Block uses axonometric diagram

## 2.3.4 EAST BLOCK USES

### Second to Fourth Floors

The second, third and fourth floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance.

### Fifth to Seventh Floors

The fifth to seventh floors represent typical office floors that allow for single tenancy.

### Eighth Floor

The eighth floor contains a restaurant, an A3 use, with a terrace space. This floor is also allocated with a degree of plant space.

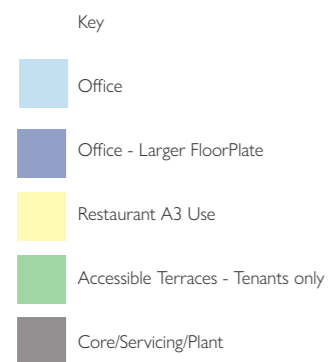


Fig. 2.3.4 East Block uses axonometric diagram

## 2.4 FLOOR PLANS

### GROUND FLOOR

The main entrances of the market are located at ground floor level facing Pope's Road, with one more additional entrance on each east/west side street for servicing.

Office users will also be able to access the scheme through market entrances to enter the two office lobbies located within the market respectively on the west and east sides.

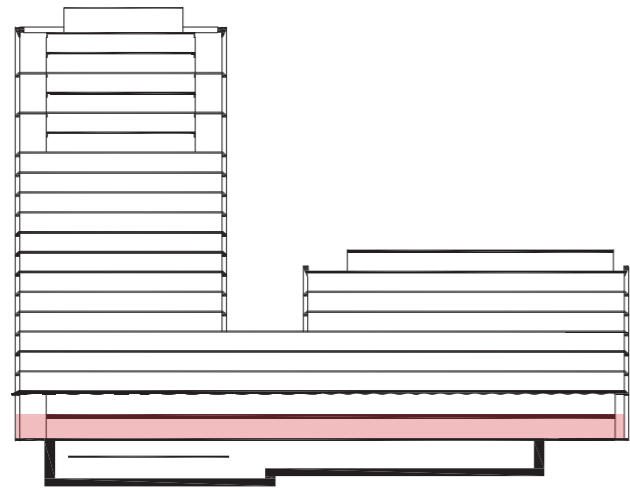


Fig. 2.4.1 Ground floor plan

FIRST FLOOR

The first floor is occupied by flexible market units. This floor can be reached by users via the main stair located in the centre of the market, or via lifts.

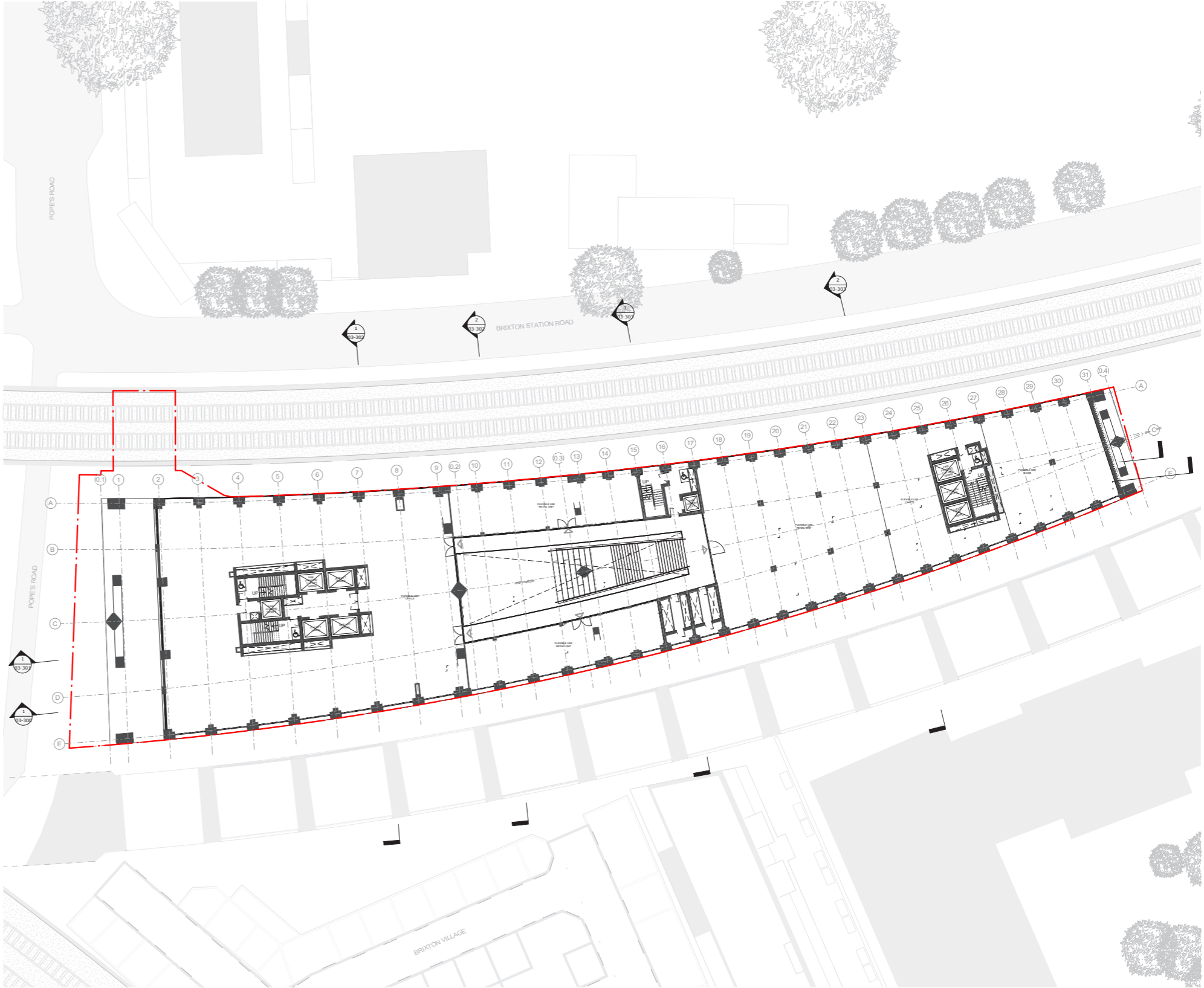
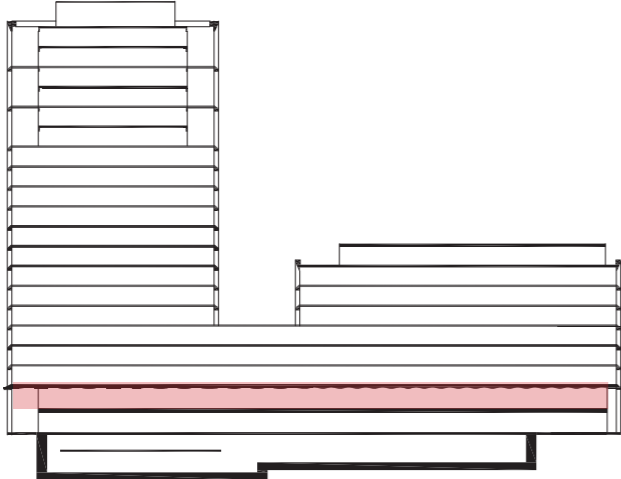


Fig. 2.4.2 First floor plan

## 2.4 FLOOR PLANS

### SECOND TO FOURTH FLOOR

The second, third and fourth floors offer a much wider floor plate compared with subsequent floors. Their increased floor plate is organised around a central core located in the west, a void in the centre, and in between the cores on the east.

The void in the centre will overlook the flexible market space, and will be enclosed by a breakout corridor that protects the office spaces from ambient noise from below. It will simultaneously allow for visual permeability and interaction with the market beneath.

The core in the west will house the main vertical circulation elements for offices, as well as fire and escape circulation elements. In the east block, the eastern core will house the main vertical circulation for offices, as well as fire and escape circulation elements.

The two smaller cores present on these floors will house risers and fire escape elements.

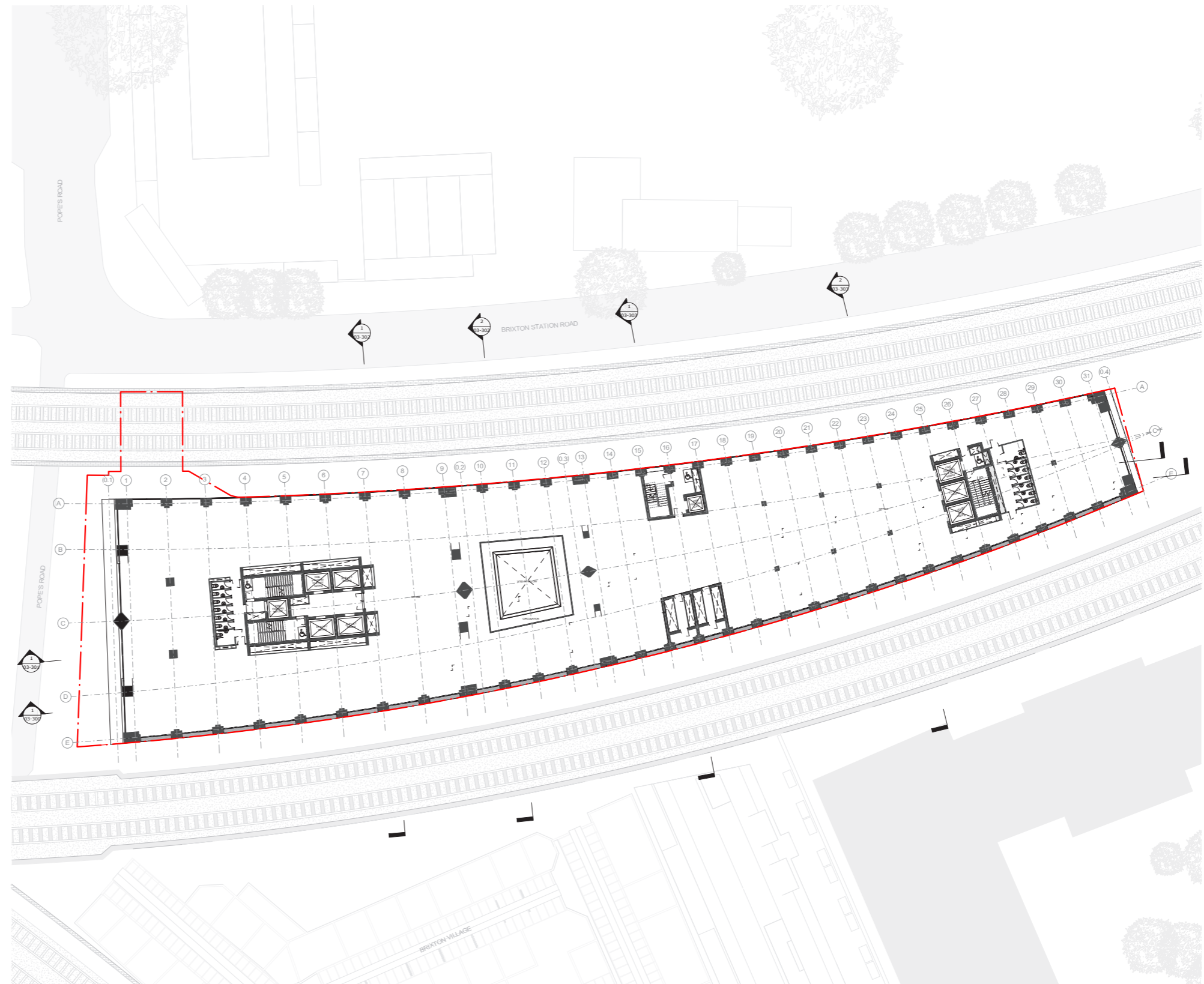
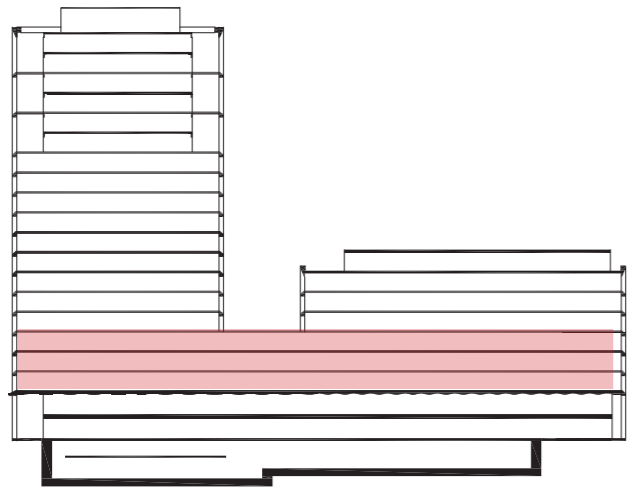


Fig. 2.4.3 Second to fourth floor plan

## FIFTH TO SEVENTH FLOOR

The fifth to seventh floors represent typical office floors for both blocks, with each overlooking the garden located in between blocks on the fifth floor.

The layout of the two blocks showcases the way in which in the west block is organised around a central core, whereas in the east block, organisation is built in between the three cores.

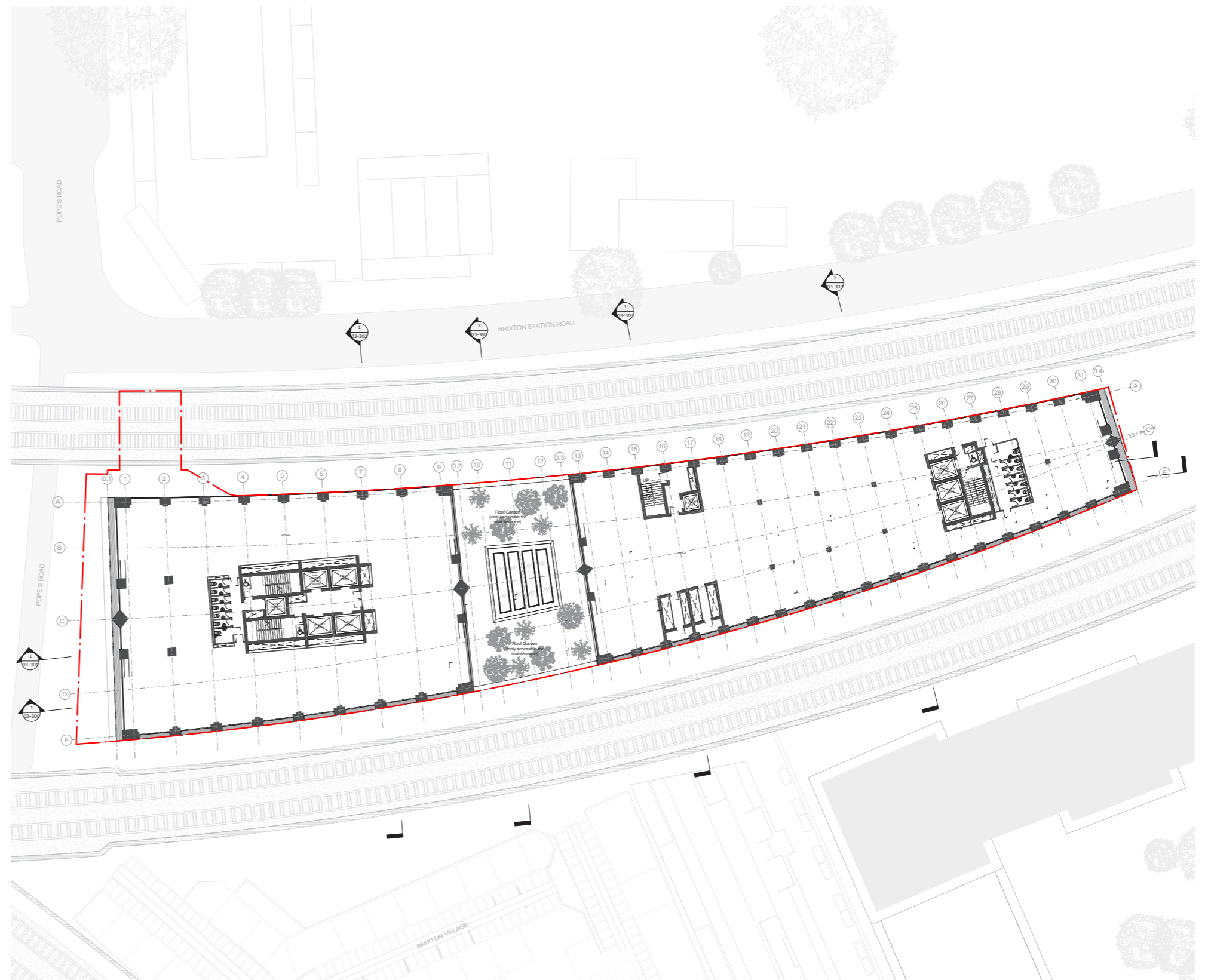
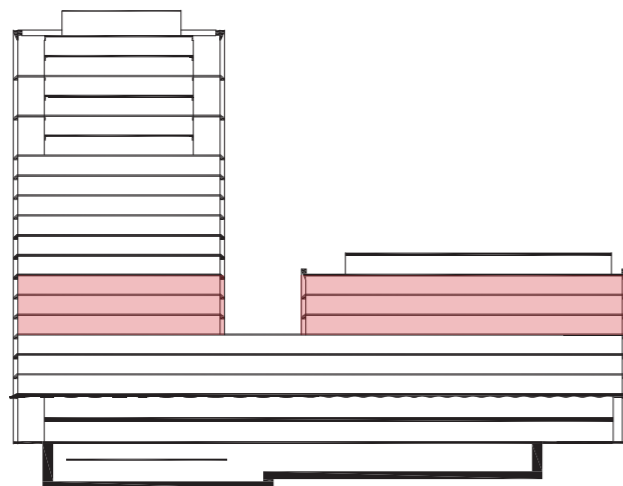


Fig. 2.4.4 Fifth to seventh floor plan

## 2.4 FLOOR PLANS

### EIGHTH FLOOR

The eighth floor represents a typical office floor in the west block, whilst a restaurant is located in the east block. The latter can be accessed by the public via a lift directly from ground floor.

The restaurant will offer views towards the city of London, as well as access to a terrace. Plant spaces are also allocated in the east block, each contained in plant enclosures.

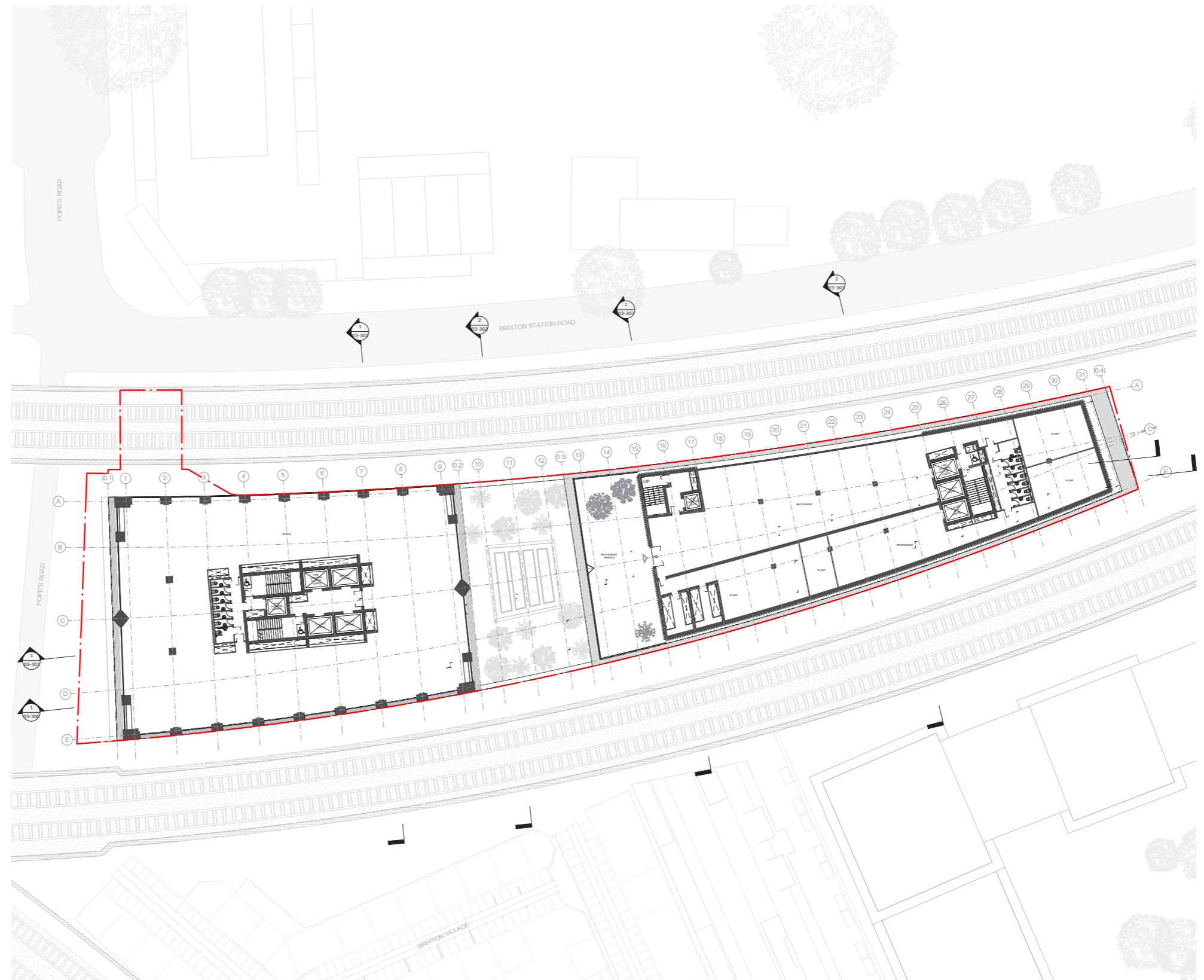
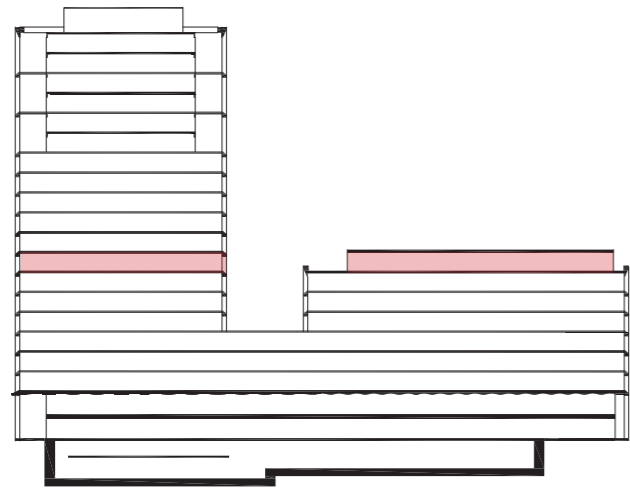


Fig.2.4.5 Eighth floor plan

## NINTH TO THIRTEENTH FLOOR

The ninth to thirteenth floors represent typical office floors for the west block, with the omission of façades facing the lower block to the east. Views over the building's surrounding have now been fully opened on all the sides of the west block.

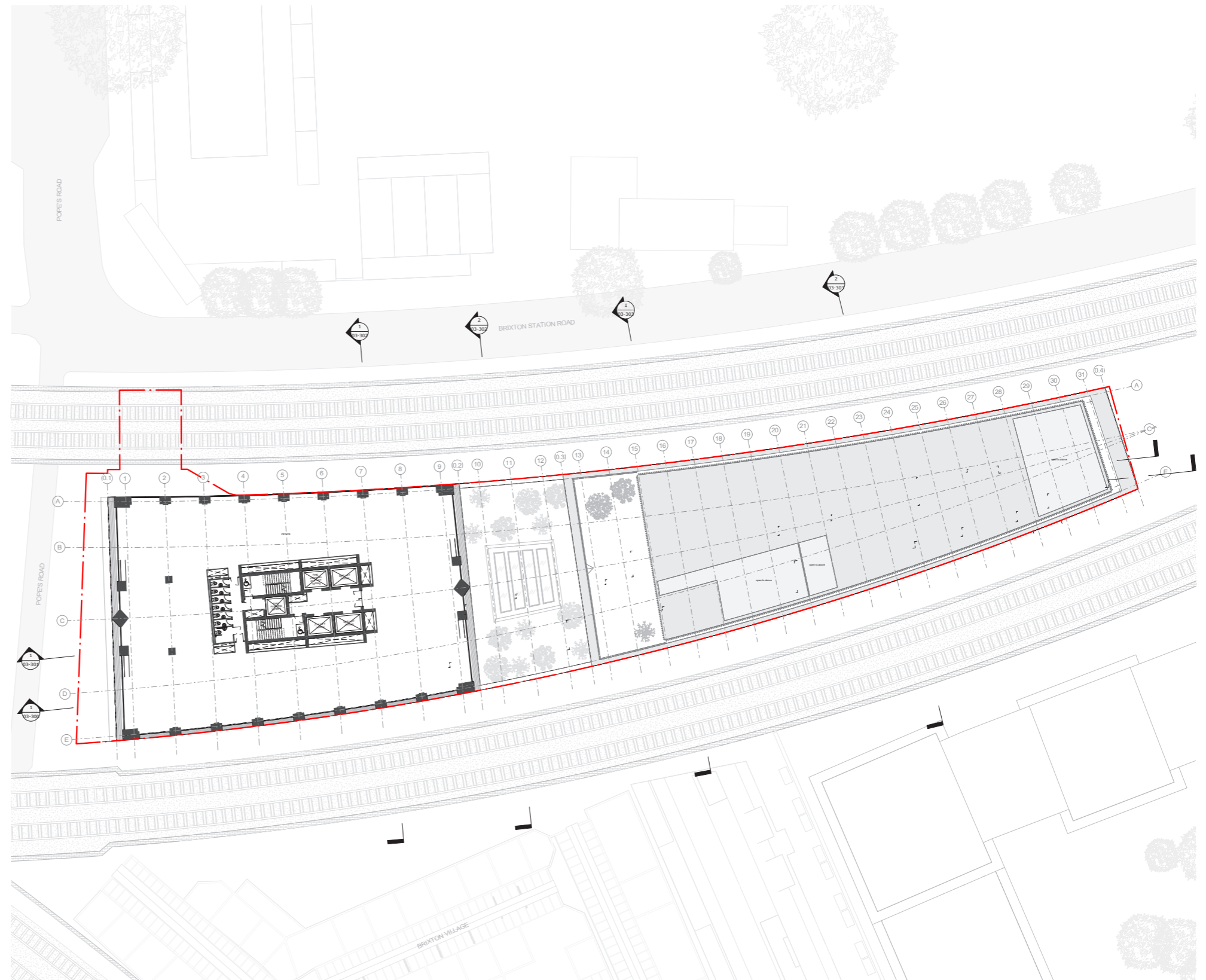
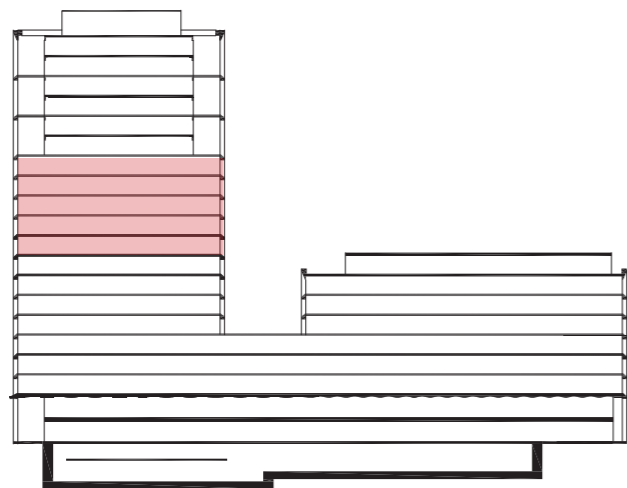


Fig. 2.4.6 Ninth to thirteenth floor plan



## 2.4 FLOOR PLANS

### FOURTEENTH, SIXTEENTH AND EIGHTEENTH FLOOR

The fourteenth, sixteenth and eighteenth floors represent the typical of office spaces with access to the terraces on the west and east side of the west block.

The terraces are double height and accessible only from the lower floor by tenants only. The floor plates on these levels remain similar to the floors below, with the exception of the east and west side, which are one bay smaller.

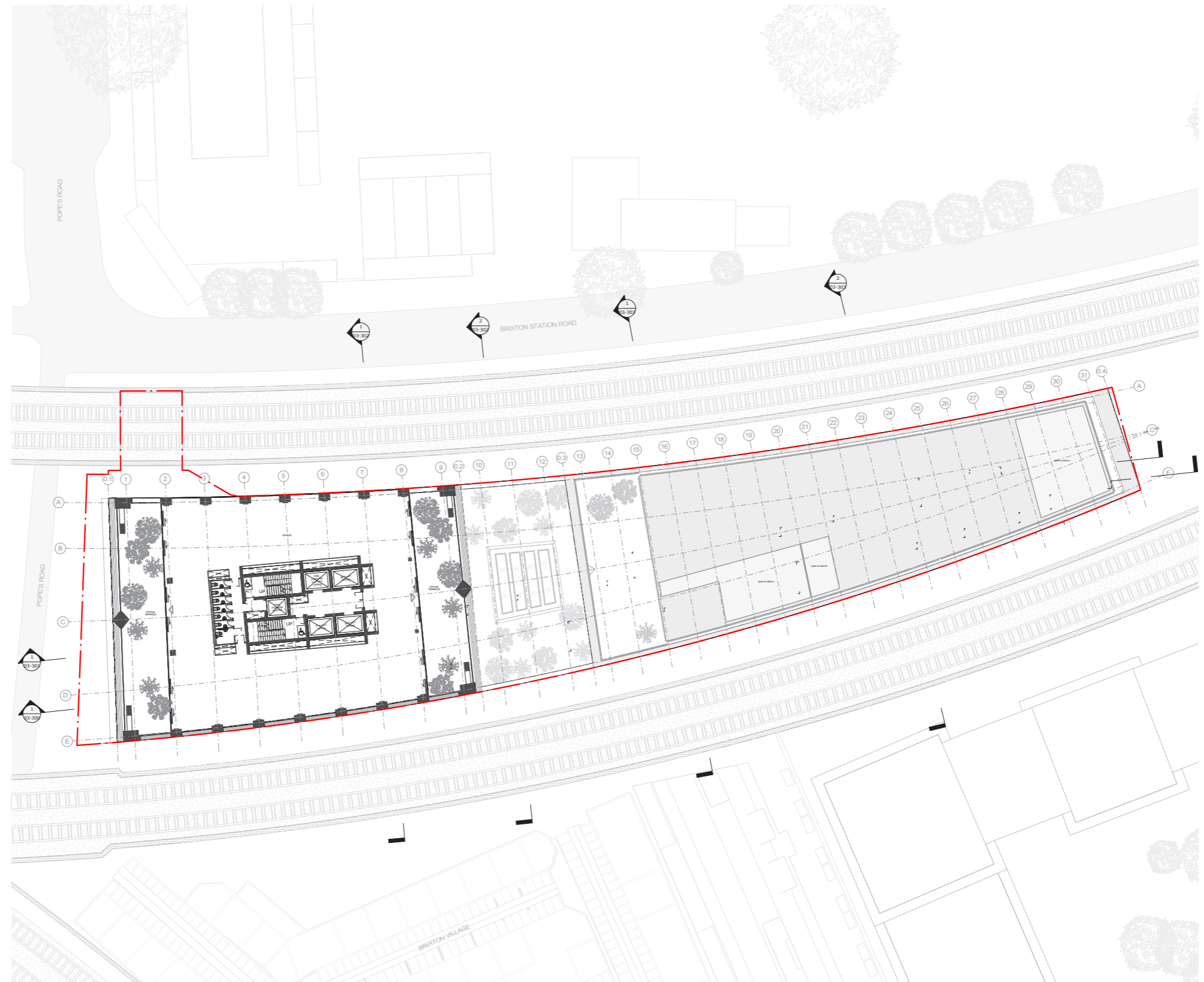
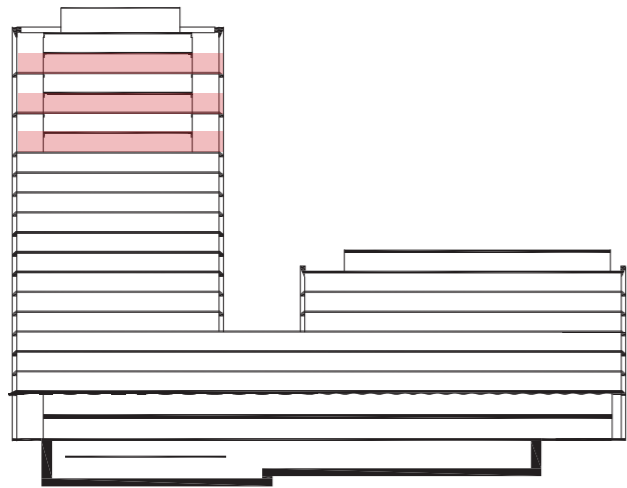


Fig. 2.4.7 Fourteenth, sixteenth and eighteenth floor plan