





THE BRIEF

This project focuses on the world of **WORK AND ITS RELATIONSHIP TO PLEASURE** as well as developing an understanding of the **EFFECTS OF CHANGING PATTERNS OF WORK AND HABITATION** on space rehabilitation, reuse and design of buildings in a contemporary society.

The unit look at the **RE-USE AND RE-DESIGN** of buildings to accommodate new ways of working and divergent purposes. This necessitates a detailed investigation of the detail and **INTERNAL LANDSCAPE OF ARTIFACTS, FURNITURE AND EQUIPMENT** which might make up such a space and an explorative approach to the solution of spatial design issues.

The relationship between **PRIVATE AND PUBLIC** activities will be a key factor in driving new proposals for the development of multi-purpose buildings. Proposals will need to mediate between required **LEVELS OF TRANSPARENCY AND PRIVACY, PUBLIC ACCESS AND SECURITY THRESHOLDS** (within the workplace itself and within public and semi-public areas, such as clubs). Your primary client organisation believes it is both **A FAMILY AND AN ORGANISM**, individual and collective.

Consideration of **VERTICAL PLANNING, CIRCULATION VOIDS & IMPROVED DAY LIGHTING & NATURAL VENTILATION** is essential.

RATIONALE OVERVIEW

The general intention of this project is as follows;

- > Since the Iris company is all about **BREAKING AWAY FROM TRADITION** from the traditional work ethic, my proposed scheme in terms of both interior design and architecture will **ALSO REFLECT THAT PHILOSOPHY** of breaking away from tradition.
 - > To incorporate proper vertical planning into the scheme, whilst remaining **UNIQUE AND USER FRIENDLY** for all user groups involved in the scheme.
 - > To create a brand new office environment, which corresponds with the key research considering of the quotes from **IAN MILNER AND DR ROB YOUNG**
 - > Break away from hierarchy as seen in traditional office building
 - > Allow for **A SENSE OF EXPLORATION** and hospitality for any age group or visitor, due to its immediate proximity to the Tate Modern Gallery
 - > **MAINTAIN THE KEY FABRIC** of the existing brutalist building whilst redesigning the spaces inside and out,
 - > Due to the erection of **THE NEW TATE MODERN II EXTENSION**, which will be the near **FUTURE KEY ATTRACTION** in the area, it'll be necessary to relate the proposed architecture partly or fully to the extension to **CREATE A TENUOUS CONNECTION** and allow Tate Modern gallery **USERS TO FEEL AT EASE** to enter the Iris Forest too.

WHAT IAN MILNER (IRIS CHAIRMAN) SAYS:

"All of our research says active people are more **POSITIVE**, more **PRODUCTIVE**, they're **HAPPIER**, they **HAVE MORE CONFIDENCE** and our **CLIENTS LIKE THEM**."

"What we have to do as leaders of companies is give people permission to snap out of work and actively **ENCOURAGE PEOPLE TO GET AWAY AND BE MORE SOCIABLE**."

"All we can do is **GET PEOPLE TO ENJOY THEIR WORK MORE** by being more active and sociable."



Quotes taken from YouTube video: "Iris - Ian Millner on BBC Breakfast" (<http://www.youtube.com/watch?v=nxLYB6Ooqo8>)

WHAT DR. ROB YOUNG (PSYCHOLOGY OF PEOPLE IN THE WORKPLACE) SAYS:

One of the things that people need to do more is actually **GET OUTSIDE** because sitting at your screen working a 10-12 hour day is just not productive unless you get a break outside."

"Take your computer outside - **WORK OUTSIDE** if your office building has a little atrium or courtyard."

"I love coffee shops. I take my computer and I'll sit there and tap away just to **FEEL SOCIALLY CONNECTED**."

"People **BOOST THEIR MOOD AND CREATIVITY** and feel better, because if you're having a brainstorming session in the same old 4 walls, you're not going to be inspired by stuff."



RESEARCH STAGE

Firstly, I investigated into precedents, which vary in style and shape and based on those that would fit me personal beliefs into what relates to Iris' key ethos.



Tate Modern II
by Herzog de Meuron



Heinz Berlinski Elementary School
by Zvi Hecker



Nanyang Technological University
by Kenzo Tange



One New Change
by Jean Nouvel

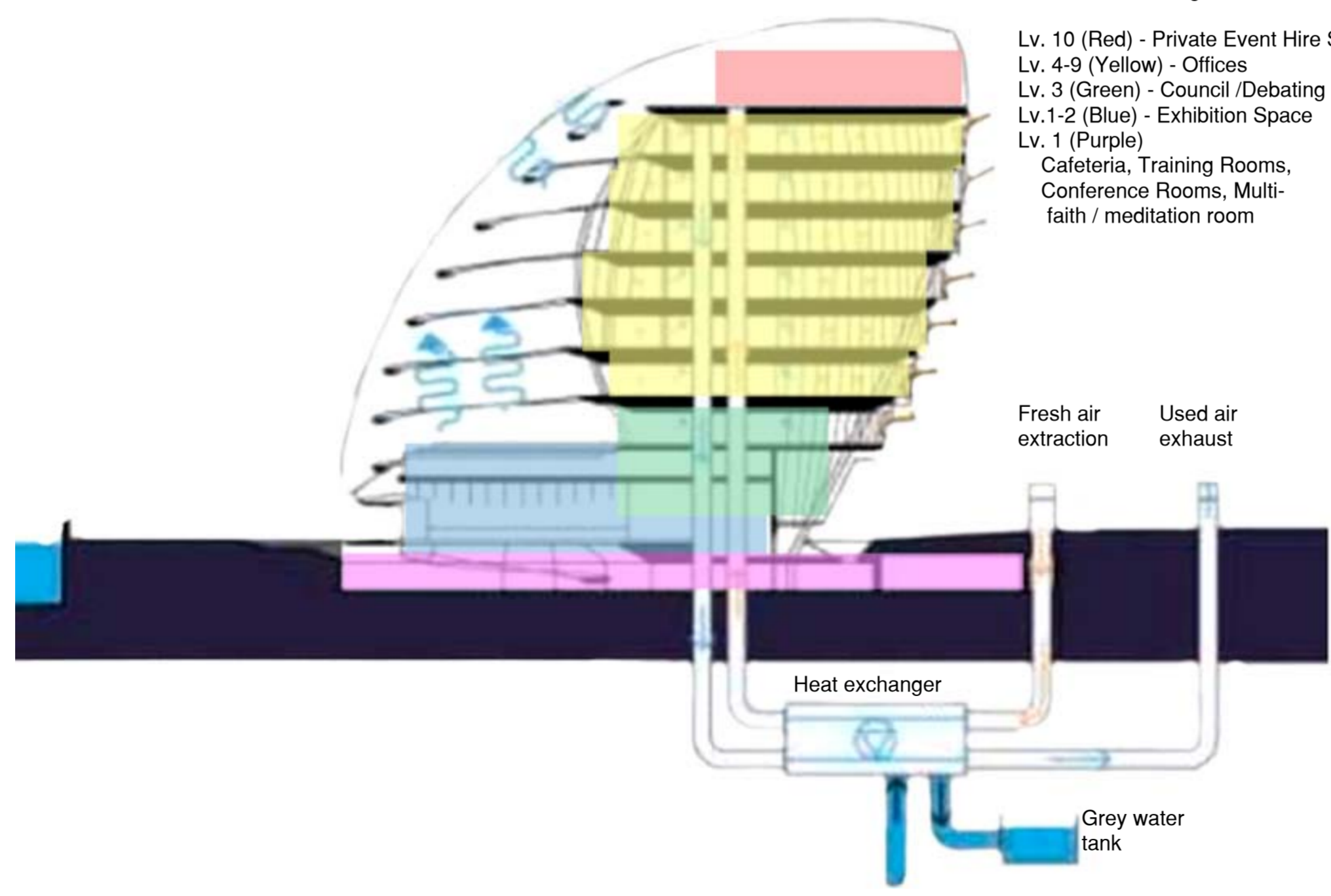


Reichstag Dome
by Norman Foster



Khadakvasla House
by Spasm Design Architects

London City Hall - Multi Purpose Office Building Precedent



Exterior View



View from inside looking out onto Thames landscape



View upwards at helical access ramp that spans all floors





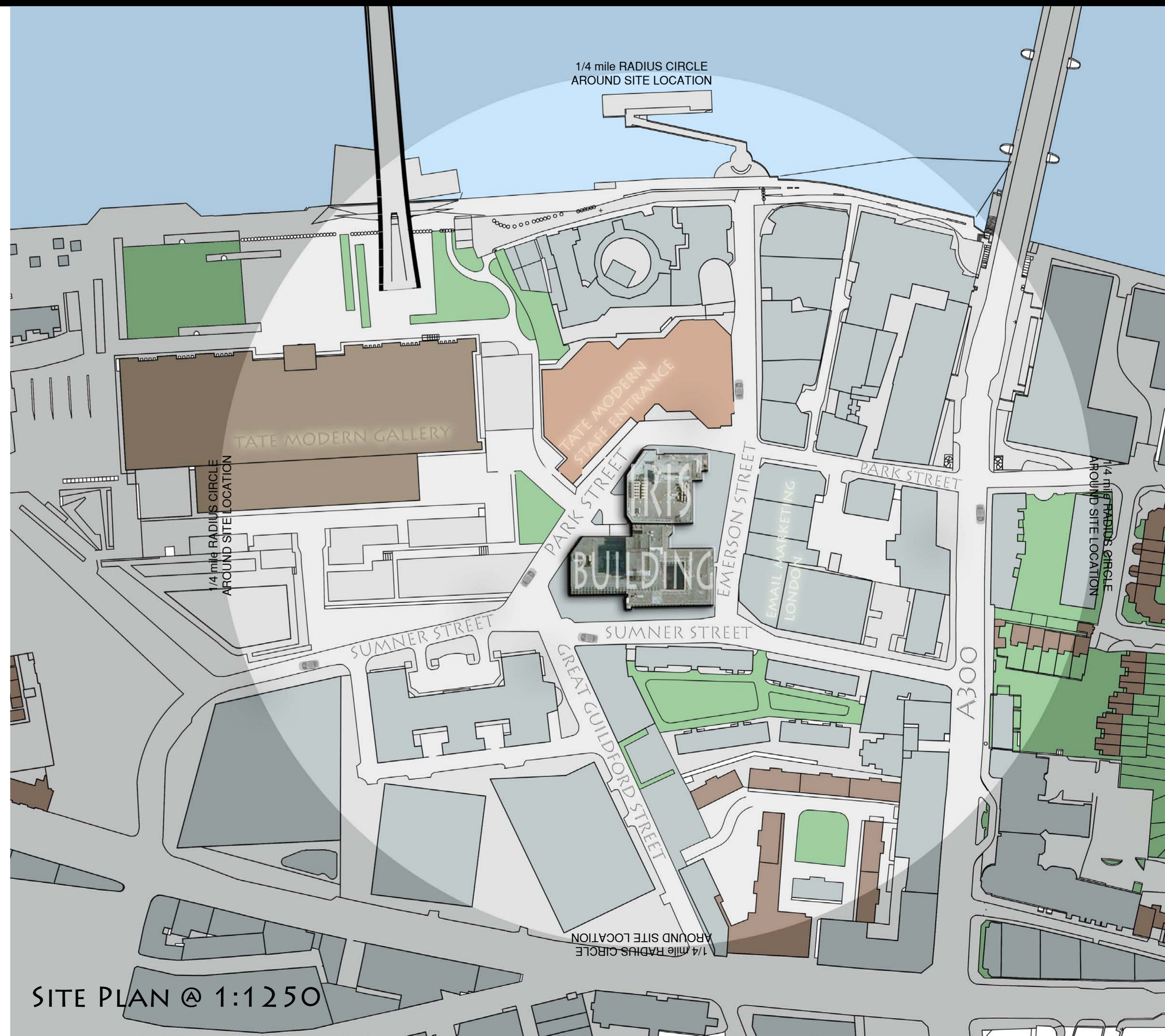
EXISTING MEETING AREA AND MEETING PODS



EXISTING CRAMPED WORKSTATION LAYOUT

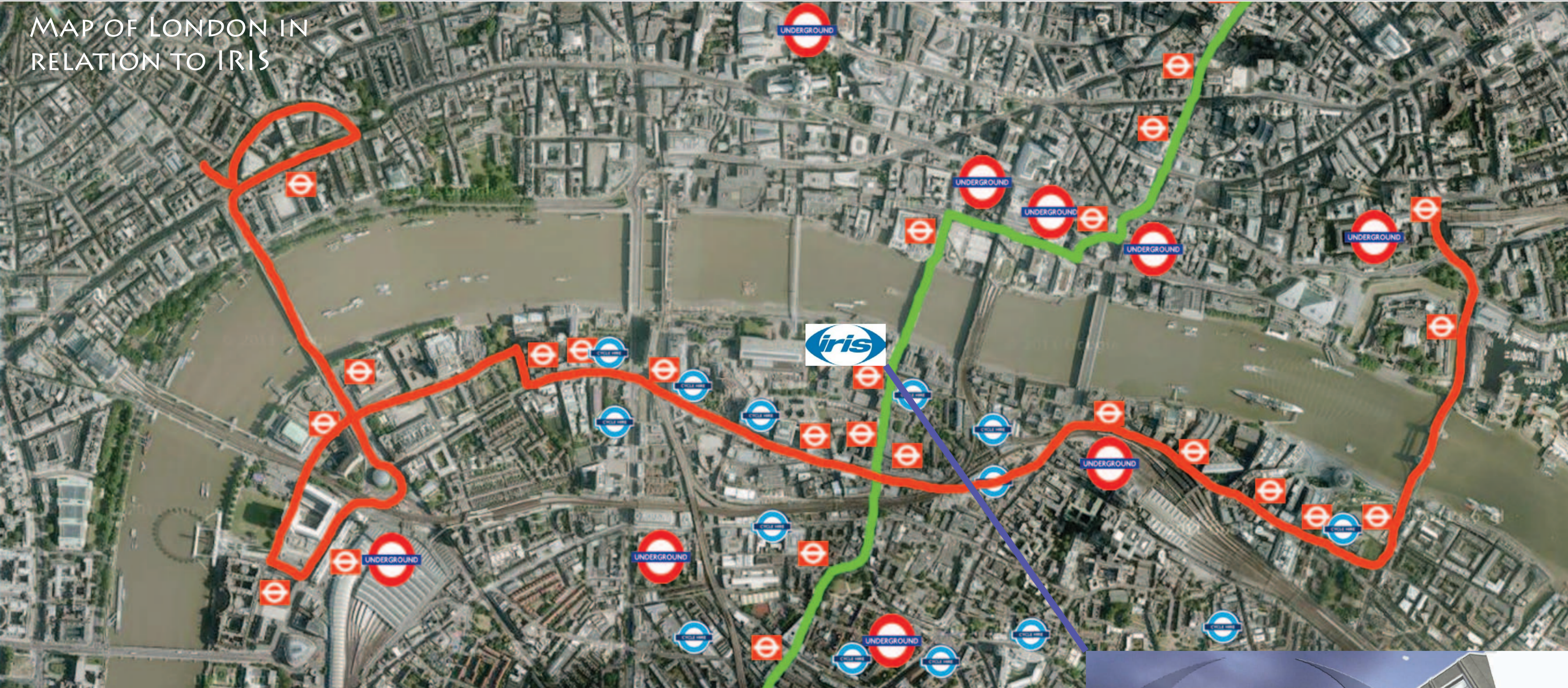


EAST ELEVATION VIEW







SITE PLAN @ 1:1250

MAP OF LONDON IN RELATION TO IRIS



MAP KEY

-  Bus Route RV1 (Nearest station - 4 min walk)
-  Bus Route 344 (Nearest station - 2 min walk)
-  Tube Stations (Nearest - Southwark - 11 min walk)
-  Cycle Hire Stations (Nearest - 1 min walk)

The building was established in 1965 during the era of Corbusier inspired **BRUTALISM** movement in architecture design. It is **CONSTRUCTED OF CONCRETE**, during the Cold War. The building's former purpose was in fact a power station.

FRONT ENTRANCE TO BUILDING (WEST ELEVATION)





THE IRIS DIGITAL COMPANY

It began in 1991 and is NOT KNOWN AS A NORMAL OFFICE ORGANISATION. They emphasise FUN IN THEIR WORKING ATMOSPHERE.

They believe fun is the key to success. They identify their opportunities, develop and expand upon potential clients. They see themselves as a MOTIVATED TRUST ORGANISATION. No matter which hour in the day, they are CONSTANTLY IN TOUCH WITH THE CHANGING ENVIRONMENT of the real world surrounding it. They don't believe in difference between WORK AND LIFE. People should be allowed to enjoy their time at work which will inspire them to develop ideas within Iris' projects. Iris listens to their clients and developing upon a successful mission in a way that is completely original.

"Welcome to modern day office living."

"Throw out the red tape, the big office, long lunches and the fat-cat parent companies."

Their main goal is to give old school networks the run for their money.



"Iris is the muscle in the eye that HELPS YOU SEE LIGHT - we thought that's a good way of explaining WHAT A GREAT AGENCY SHOULD HELP ITS CLIENTS DO"

Dean Tempest, Business Development Manager



CLIENT BASE

Iris is known for its VARIOUS CLIENT RANGE, who are as can be seen rather PRESTIGIOUS. Their great ethos has lead to a GREAT REPUTATION and thus a great client base which continues to grow...

IRIS POPULATION

is made up of a MULTICULTURAL team of talented individuals who each give DIFFERENT PERSONALITIES and input towards the growing company. There are 75 creatives, technical specialists, information architects, planners and project managers who all PUSH BOUNDARIES in order to complete the best, unique work possible to generate FANTASTIC OUTCOMES and reviews from clients. They also have 50 new faces scattered around the new worldwide offices in New York, Miami, Singapore, Sydney,

SURROUNDING PUBLIC SECTOR



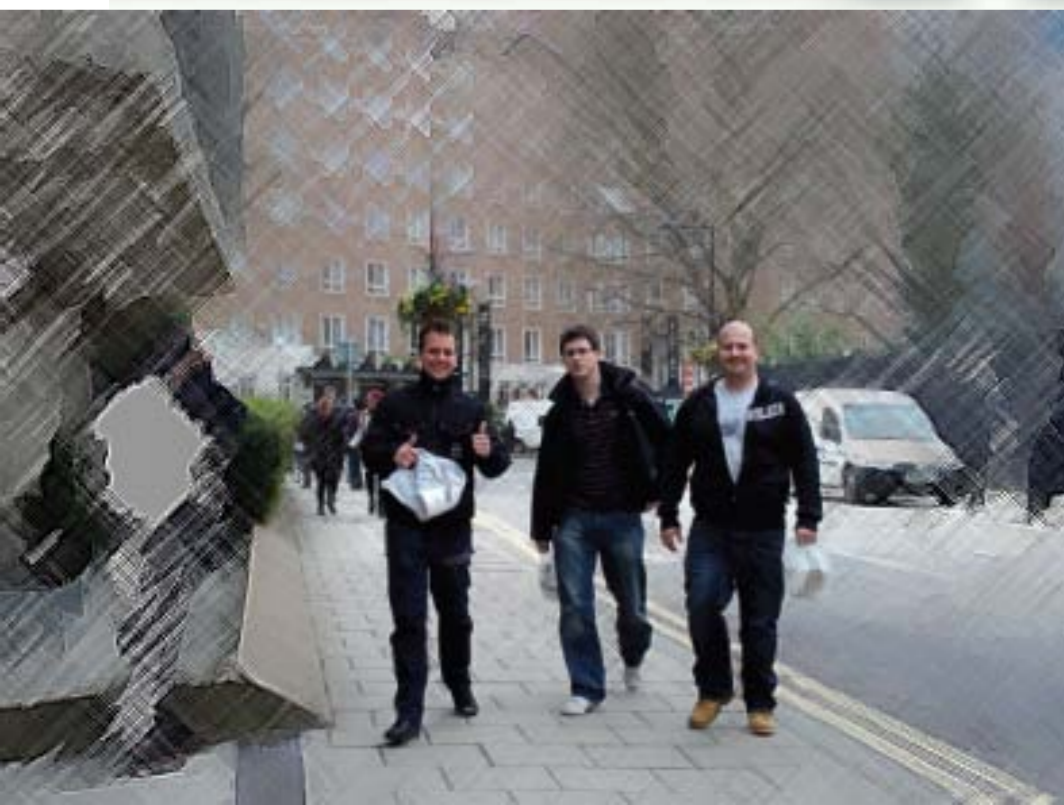
IRIS DEMOGRAPHIC

has a CONTRASTING WORKING POPULATION made up of a variety of personalities, ages and faces and experience levels, which allows for a WIDER RANGE OF COLLECTIVE SKILLS. This population comprises equally of men and women. In general - working hours are between 8:30am to 7pm, but

some do stay on longer when work demand gets high. Despite potential workaholics, they are, as individual personalities, generally rather DOWN TO EARTH and friendly.

However, it had been made apparent in a previous survey that they

do generally REQUEST MORE SPACE FOR RELAXATION and preparing food and drink, but also a restaurant style selection. In addition to this, they CRAVE MORE OUTDOOR SPACES for the purposes described by Ian Milner earlier.



AN EXAMPLE OF IRIS WORKERS



EXISTING RELAXATION AREA



EXISTING SMALL KITCHEN AREA



VIEW INTO BASEMENT FLOOR SPACE

Since underground spaces can come across as being **POTENTIALLY PSYCHOLOGICALLY DAUNTING**, a light green hue is introduced as a means a **ADDING A SENSE OF SECURITY AND SAFETY**. The ceiling surface consists of fibre-reinforced plastic with a glaze to allow **REFLECTION TO MAKE THE SPACE SEEM LARGER**, thus less claustrophobic. The warping in the ceiling allows for an **ILLUSION OF BIGGER SPACES** owing to the light bending at different angles on the surface.

UNDERGROWTH LAYER BASEMENT FLOOR PLAN @ 1:200

In the rainforest, the undergrowth contains the roots in which the several trees and plants originate from. It is here that the rainforest begins. This is also true for this scheme in relation to a day in the Iris Forest. Employees of the company **ARRIVE ON THIS LEVEL VIA THEIR BIKES OR BORIS BIKES**. Then, if they so wish, they shall be free to make use of the gym and spa

facilities, which would allow the **ENDORPHINS, WHICH PRODUCE ANALGESIA AND THE FEELING OF WELLBEING**, to kick in. This fits in with Ian Milner's philosophy of encouraging employees to **FEEL MORE CONFIDENT TO BE MORE PRODUCTIVE**.

1 - CENTRAL LIFT

This lift spans all 8 floors of the scheme and is the **CENTRAL POINT** of every aspect of the scheme, and acts as the tree trunk symbol in which **EVERYTHING RISES AND EXPANDS OUTWARDS** from it, just like branches and trees do.

2 - BIKE STANDS

Employees are encouraged to ride bikes into work, because it **KEEPS THEM FIT** and it is also more **ENVIRONMENTALLY FRIENDLY**. There is a large accommodation for them as well as Boris bike stands for those who do not own bikes.

3 - BORIS BIKE STANDS

4 - GYM

The gym, as explained, **CREATES THE ENDORPHINS** needed to start the productive day.

5 - JACUZZI

The spa allows muscles to become **RELAXED BEFORE STARTING WORK** in the morning after the commute into work.

6 - SAUNA ROOM

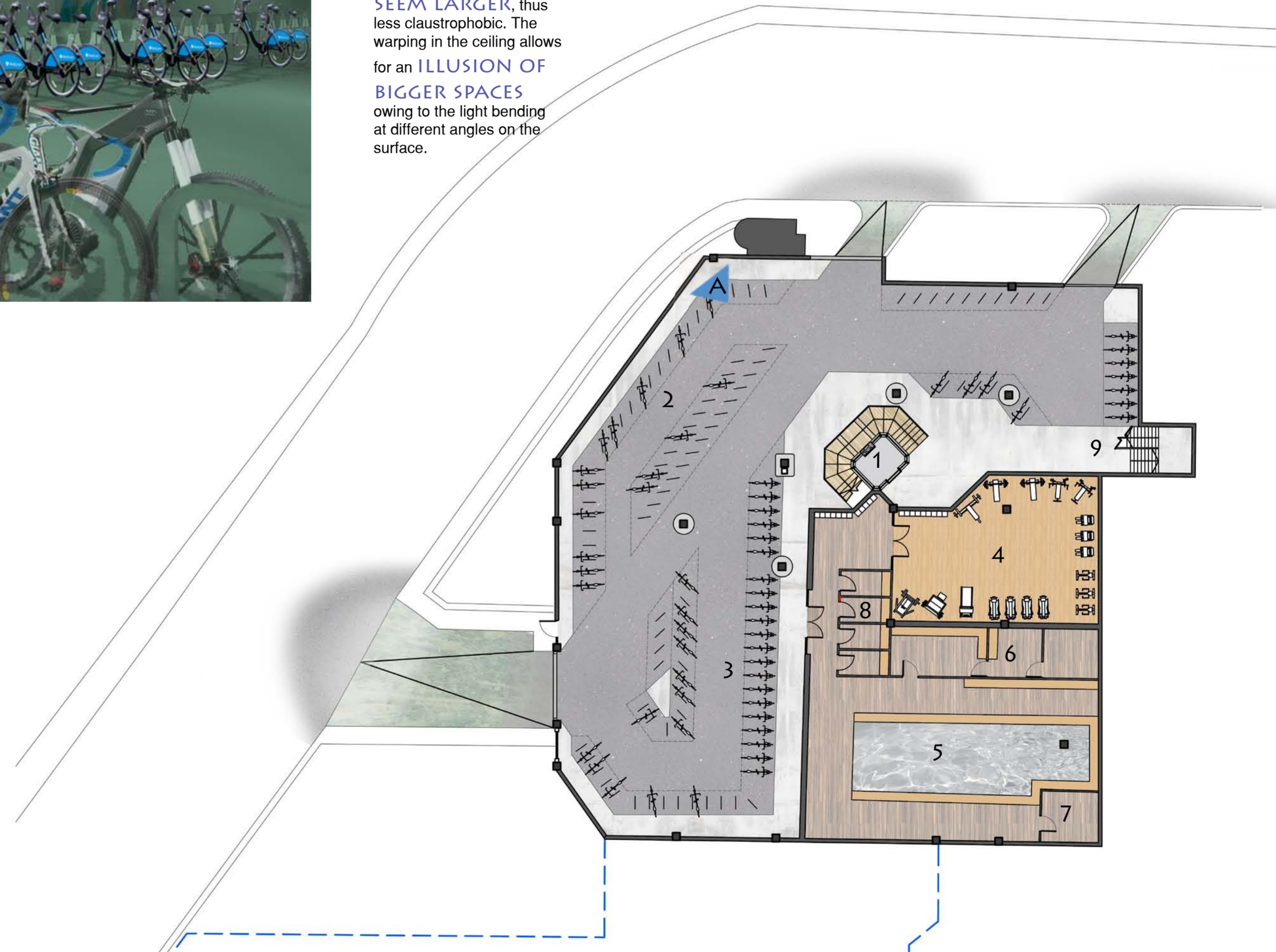
These have been known to **REDUCE STRESS HORMONES**, as well as enhance activation of monocytes to bacteria and endotoxins. This is important when it comes to self presentation to colleagues and clients. These also **PREVENT POTENTIAL ILLNESSES** from attacking which can lead to loss of working hours from an employee.

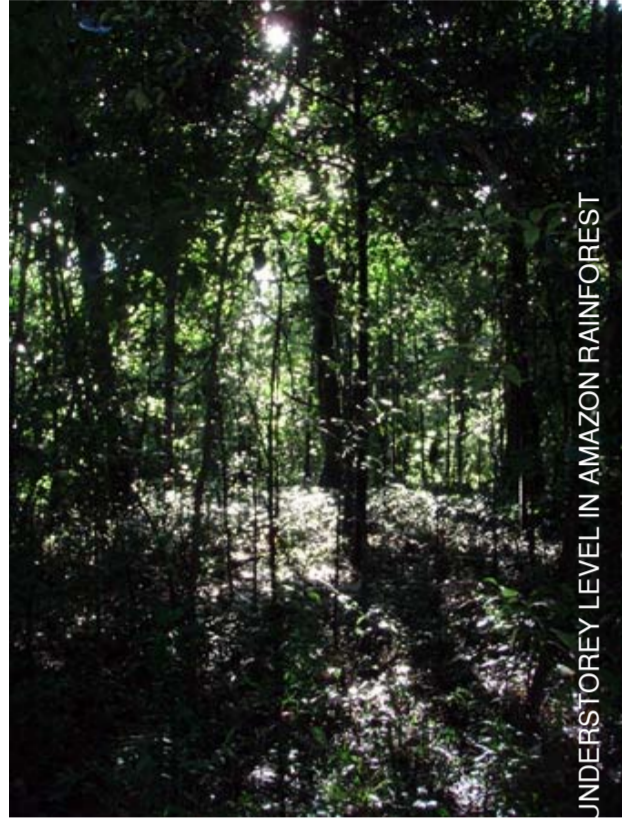
7 - RASUL

This is a mud treatment room which can **IMPROVE THE APPEARANCE** of an Iris employee with regards to gleaming healthy looking skin.

8 - CHANGING ROOMS

9 - EMERGENCY STAIRS





UNDERSTOREY LEVEL IN AMAZON RAINFOREST

In the rainforest, the understorey layer is the **WARMEST AND RECEIVES THE LEAST SUNLIGHT**. The most common plants are found on this layer, which relates in the modern environment of the scheme, since, no segregation intended, common inhabitants being the public users are found on this layer.

It is this layer is where animals locate food, which is also true of the scheme. This is the first layer that

any living organism enters for this purpose, hence the restaurant is located on this layer too.

It can also be seen as the most **ATTRACTIVE LAYER THAT ENCOURAGES ORGANISMS INTO THE SPACE**. The scheme reflects that with the placing of the exhibition room on this layer. After all, the exhibition room is used by the Iris brand to attract people into their space.

UNDERSTOREY LAYER GROUND FLOOR PLAN @ 1:200

1 - CENTRAL LIFT

2 - MAIN PUBLIC ENTRANCE

Sumner street is one of the thoroughfares to the Tate Modern Gallery. This street would attract visitors to the gallery and should therefore be the best place for the Iris Forest entrance as a means of attracting people in. There is **PROVISION FOR BOTH PEDESTRIANS AND DISABLED** for this reason.

3 - RESTAURANT SEATING

THERMAL UNDERFLOOR HEATING provided by the spa facilities directly from the floor below allows for a **WARMER COMFORTABLE DINING EXPERIENCE** since it would be required because of being exposed to the elements. This is of course a unique **SUSTAINABLE CHEAPER ENERGY** reuse method. Being on grass adds to the **BREAKAWAY FROM THE TRADITIONAL INDOOR DINING EXPERIENCE** and introduces the user to a **SENSE OF BEING IN NATURE** away from the big city life.

4 - KITCHEN AND BAR

5 - RESTAURANT STORAGE AND DUMB WAITER

This storage space is used by the restaurant as well as the club on the top floor. **SUPPLIES FOR THE CLUB ARE HAULED UP** via the dumb waiter.

6 - RECEPTION

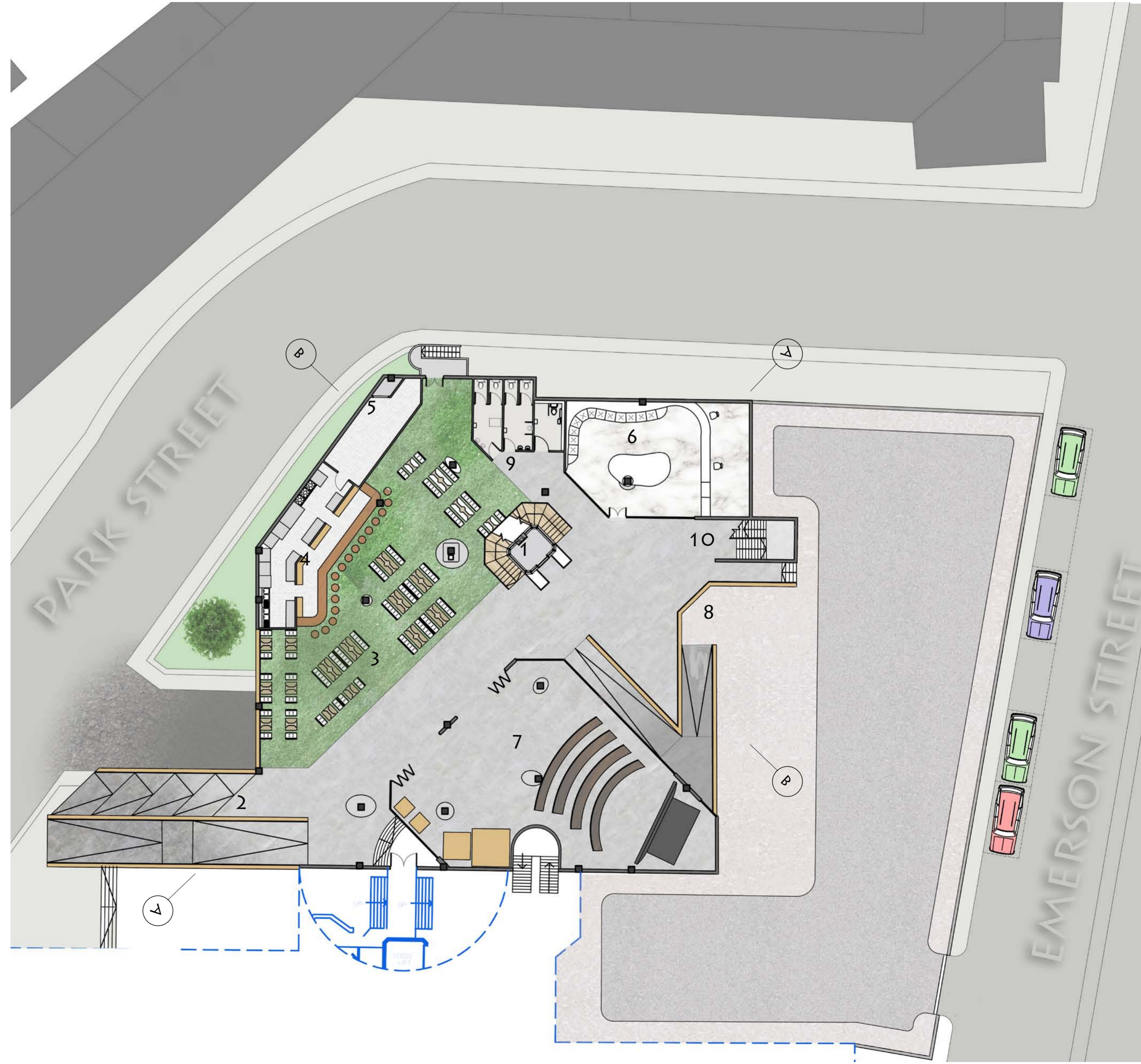
7 - EXHIBITION SPACE

Iris employees can use this space to **PRESENT MATERIAL FROM THEIR COMPANY TO THE PUBLIC**. Whilst the space can be closed up for certain visitors if need be, the space is glazed. This allows for **MAXIMUM EXPOSURE** to those passing by or dining opposite to watch any exhibitions or presentations taking place.

8 - EASTERN ENTRANCE

9 - WC PROVISION

10 - EMERGENCY STAIRS



NORTH VIEW OF PARK STREET



TATE MODERN GALLERY

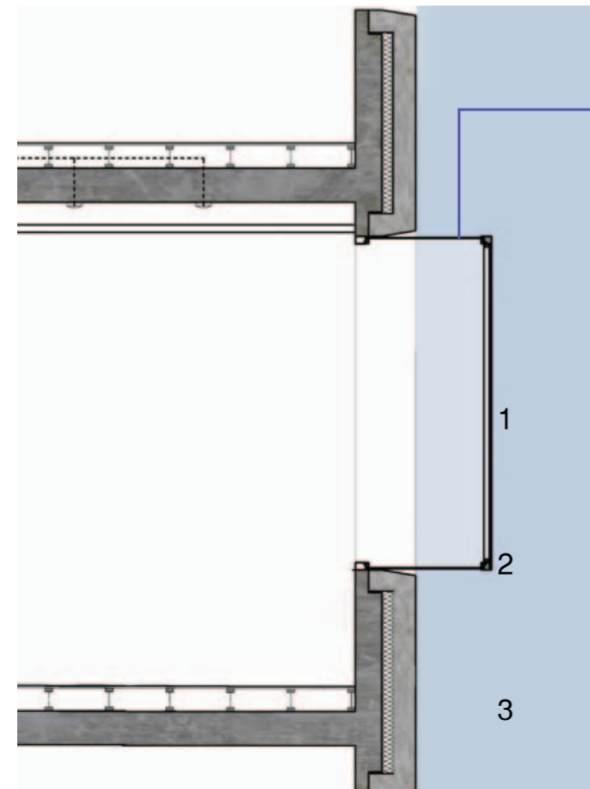
TATE MODERN STAFF ENTRANCE

PARK STREET

EXISTING IRIS BUILDING WEST ENTRANCE



VISUALISATION OF THE TATE MODERN II PROJECT



EXTERIOR FACADE DETAIL @ 1:25

COMPONENTS KEY

- 1 - Strip windows to contrast the architecture of the Tate Modern II Extension
- 2 - Slim steel framing
- 3 - Concrete spandrel facade as existing

The inside ground floor space is more or less **OPEN PLAN**. When potentially there wouldn't be a good amount of sunlight entering the space during the day,

owing to the path of the sun, other methods would need to be implemented, such as artificial lighting and the right kind of surfaces to aid in illuminating the spaces. This would be more

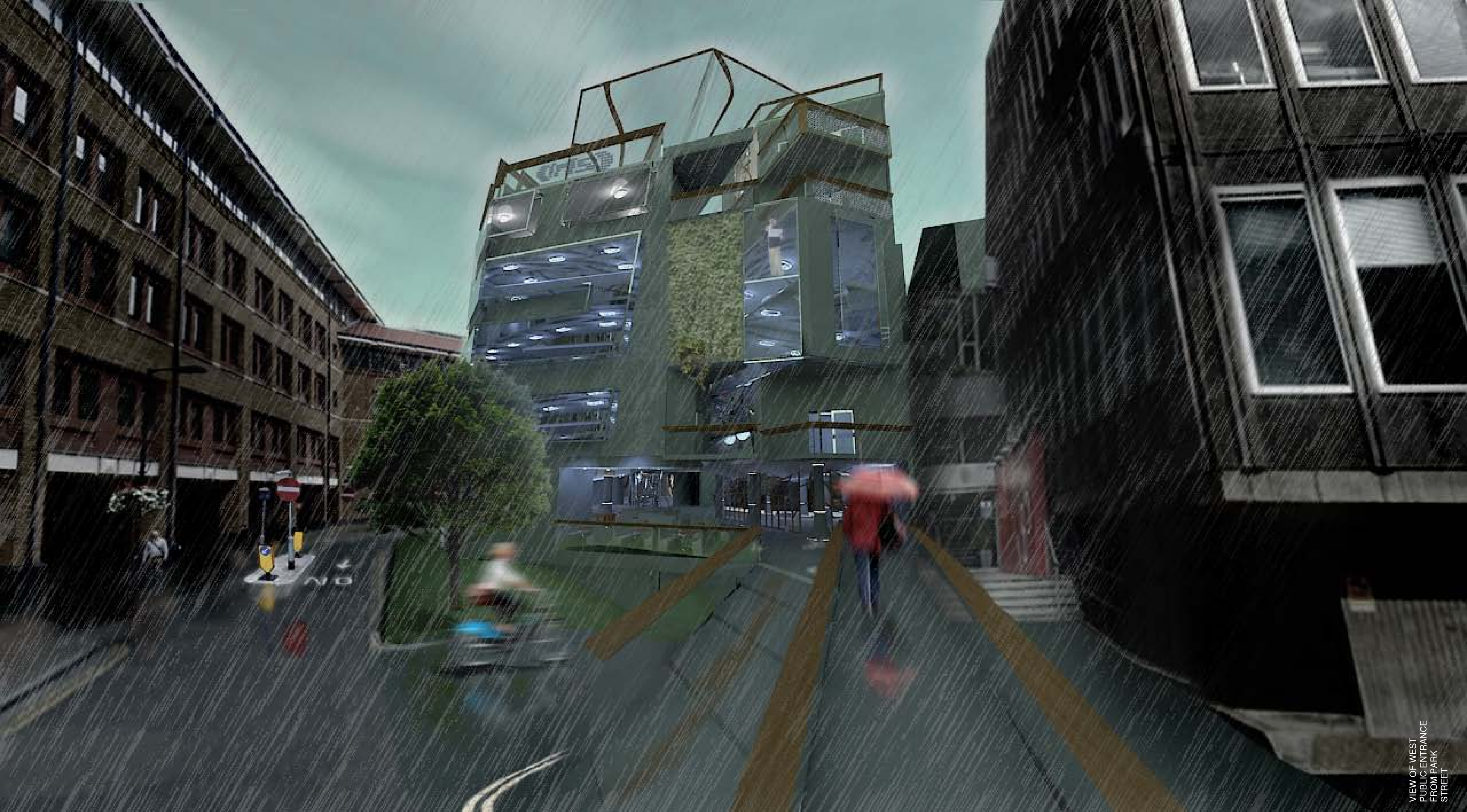
necessary in the evenings. The incorporated **LIGHT WELL** will also **ALLOW TOPLIGHT** to enter the space.



VIEW EAST ACROSS INTERIOR SPACE



VIEW EAST FROM ENTRANCE INTO INTERIOR SPACE AT NIGHT



VIEW OF WEST
PUBLIC ENTRANCE
FROM PARK
STREET

Regardless of the diverse types of weather that the UK gets, which can vary from sun to rain, it is necessary for the proposed scheme to **INDICATE INVITATION** into the space within its surroundings. Being a brutalist building can have its disadvantages. The grey concrete doesn't give much to aesthetics in the viewing eyes of the public. Given that this area would be revived with attention because of the **TATE MODERN II PROJECT**,

this new proposal would do good to **PAY REFERENCE TO THE NEW MODERN ARCHITECTURE** into the area by implying a link within the design.

This visualisation above indicates how Iris Forest appears from the West Elevation. The ground floor is intentionally **OPENED UP FOR AN OBVIOUS INVITATION** into the potentially well lit area.



VIEW FROM SOUTHEAST
ENTRANCE OF SITE

The eastern facade is deliberately opened and **EXPOSED TO THE MORNING EASTERN SUNLIGHT** to allow for Vitamin D from the sun, which has been scientifically proven to **ENHANCE OUR BODIES**. Research has indicated that this vitamin **HELPS THE IMMUNE SYSTEM**

and psychologically **IMPROVES THE MOOD** of one. We, as human beings, naturally wake up in response to light. Even after we are out of bed and at work, the body isn't always ready to function at 100%. As well as the opportunity for employees to purchase a coffee at the restaurant on the ground level, they are also exposed to the morning sun due to the fact that the light enters the

space easily. In response to the theme of the scheme, Iris Forest adopts decorative landscaping elements such as green walls, ivy and treebranch style timber/glass facades to **EMBELLISH THE PSYCHE** of those who dwell and work around the business(es). The workforce are given the opportunity in a new, but proper way to begin their working day.

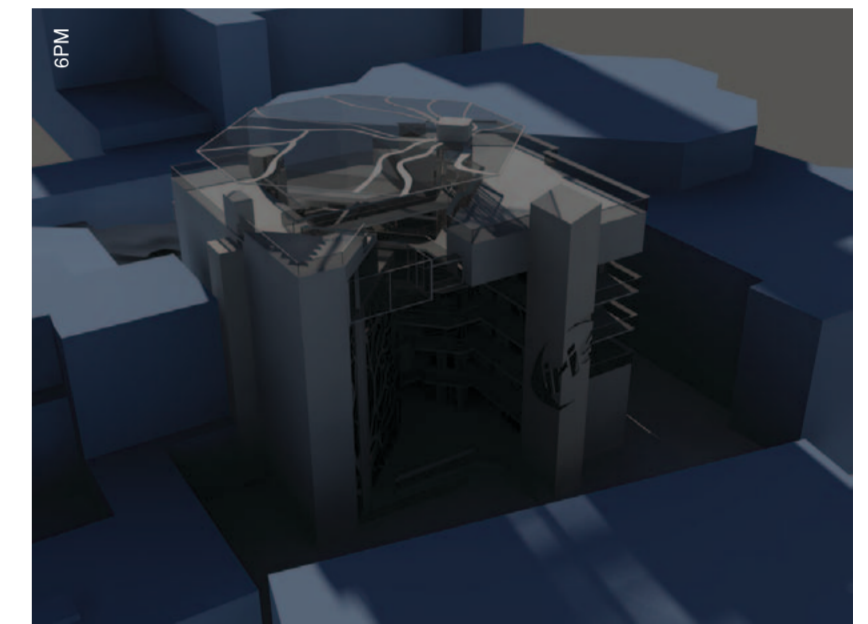
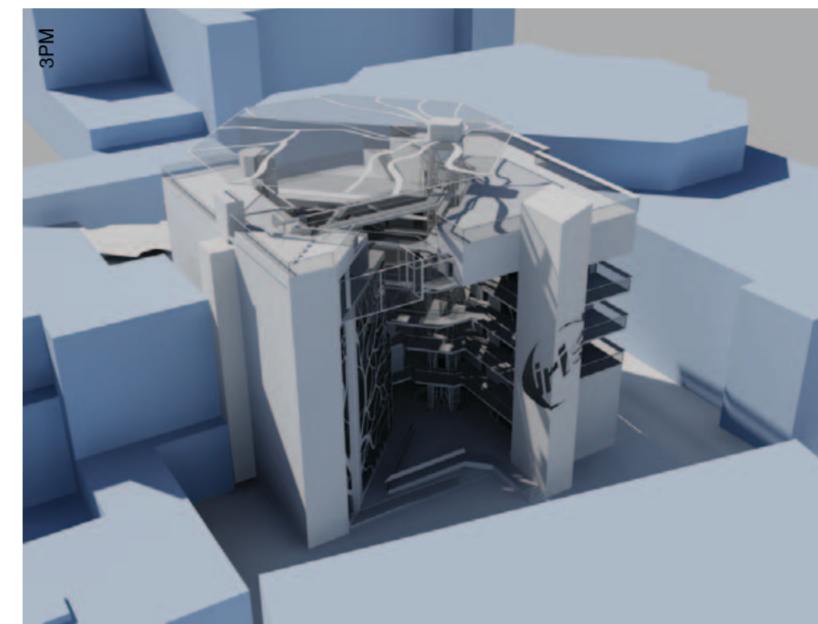
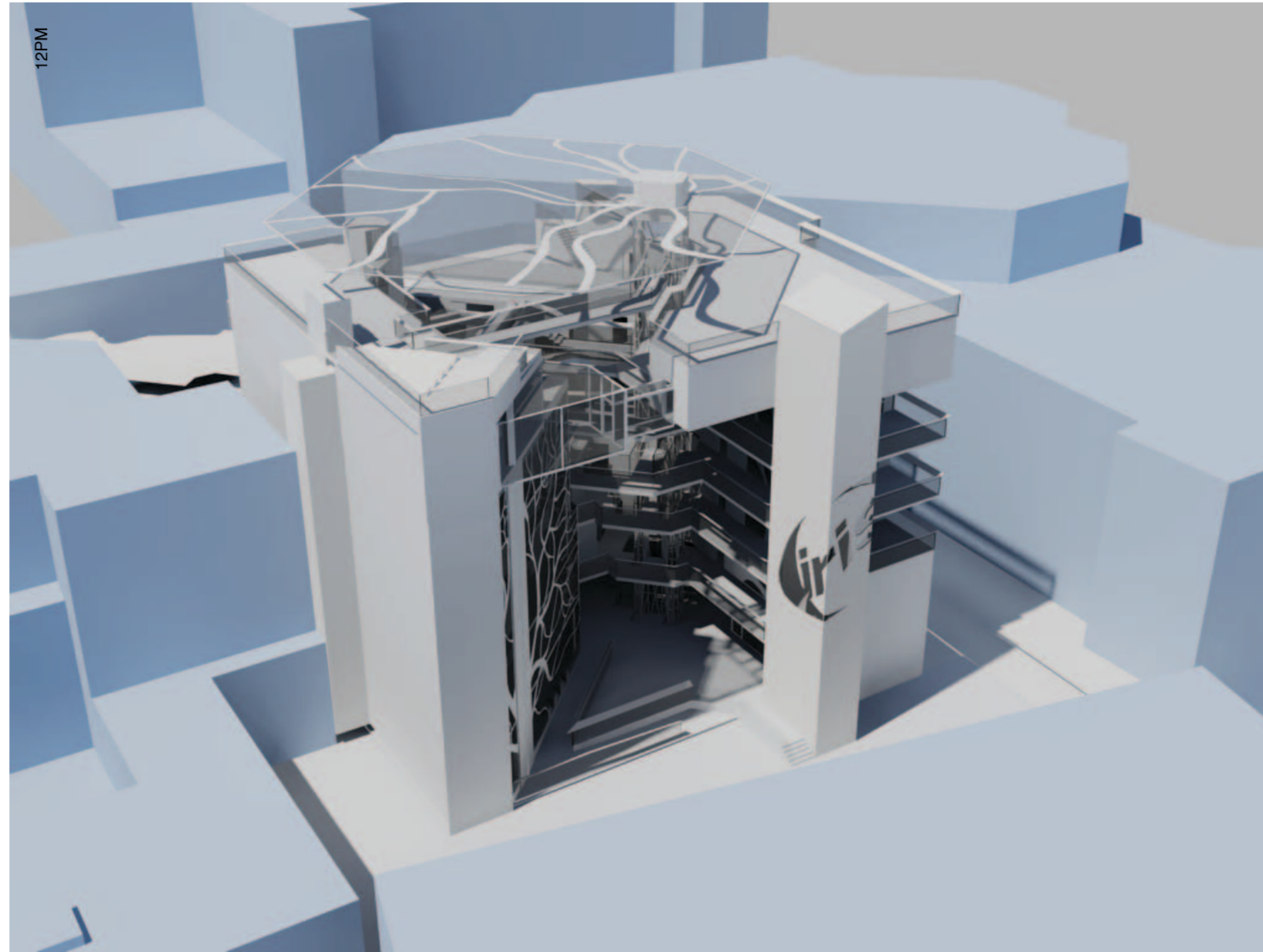
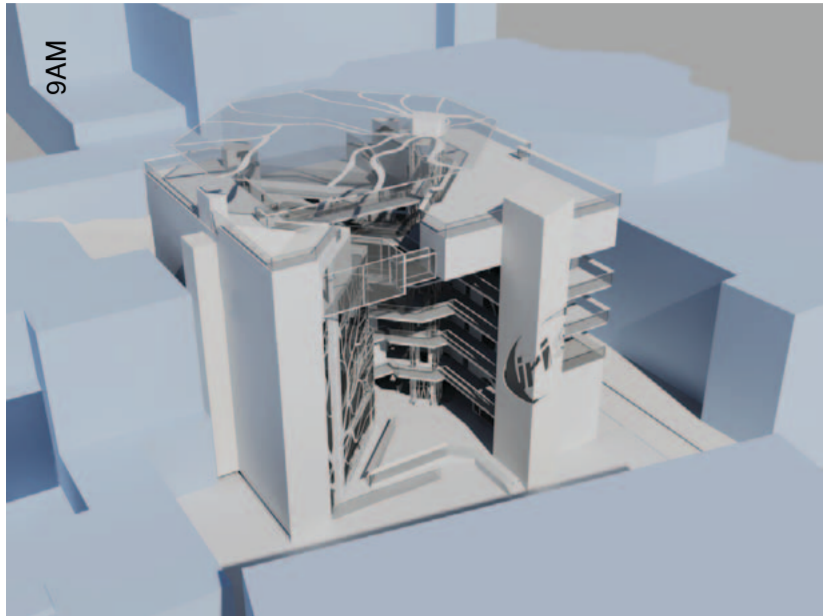
And throughout the day, owing to the amount of glass used to **ALLOW FOR MAXIMUM NATURAL LIGHT EXPOSURE**, this means that **NO ROOM OR SPACE IN THE IRIS FOREST WILL FEEL CLAUSTROPHOBIC**. This also means less need for artificial lighting, which can be expensive to pay for.

The sun rises in the East and makes its way West. Sunlight enters the space at the right time in the morning for the reasons explained above. Due to the large shadow cast in the Southeast, which is apparent after 3pm, there is a need for artificial lighting to be brought into play. However, there is an advantage to this too. When lighting is turned on, this would **STILL ILLUMINATE THE LARGE HEIGHTED VOID** as well as the rooms facing it effortlessly. Due to the aesthetics of the facades, this can be seen as impressive and **UNIQUE TO LOOK AT FROM THE PUBLIC EYE**, as well as allowing them to see what exactly goes on during a day within the Iris Forest.



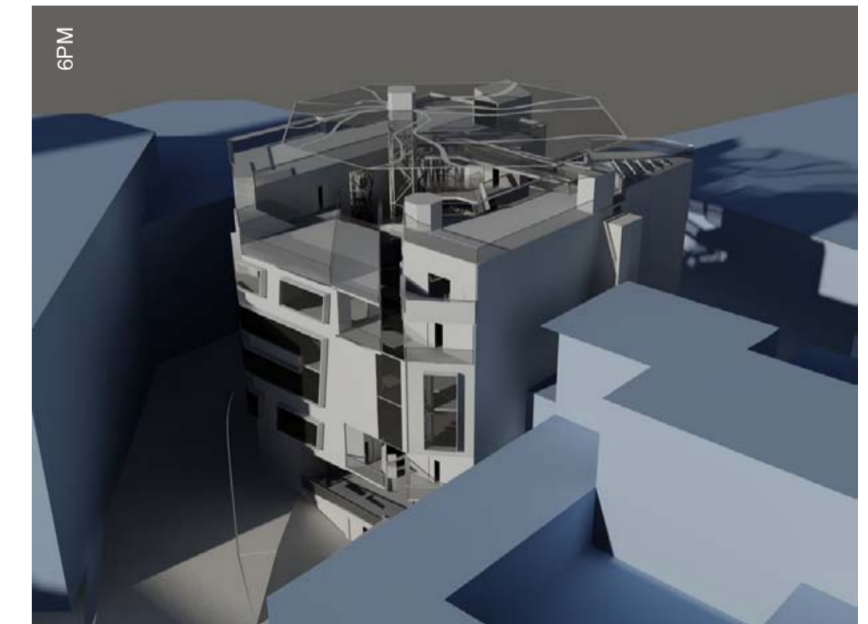
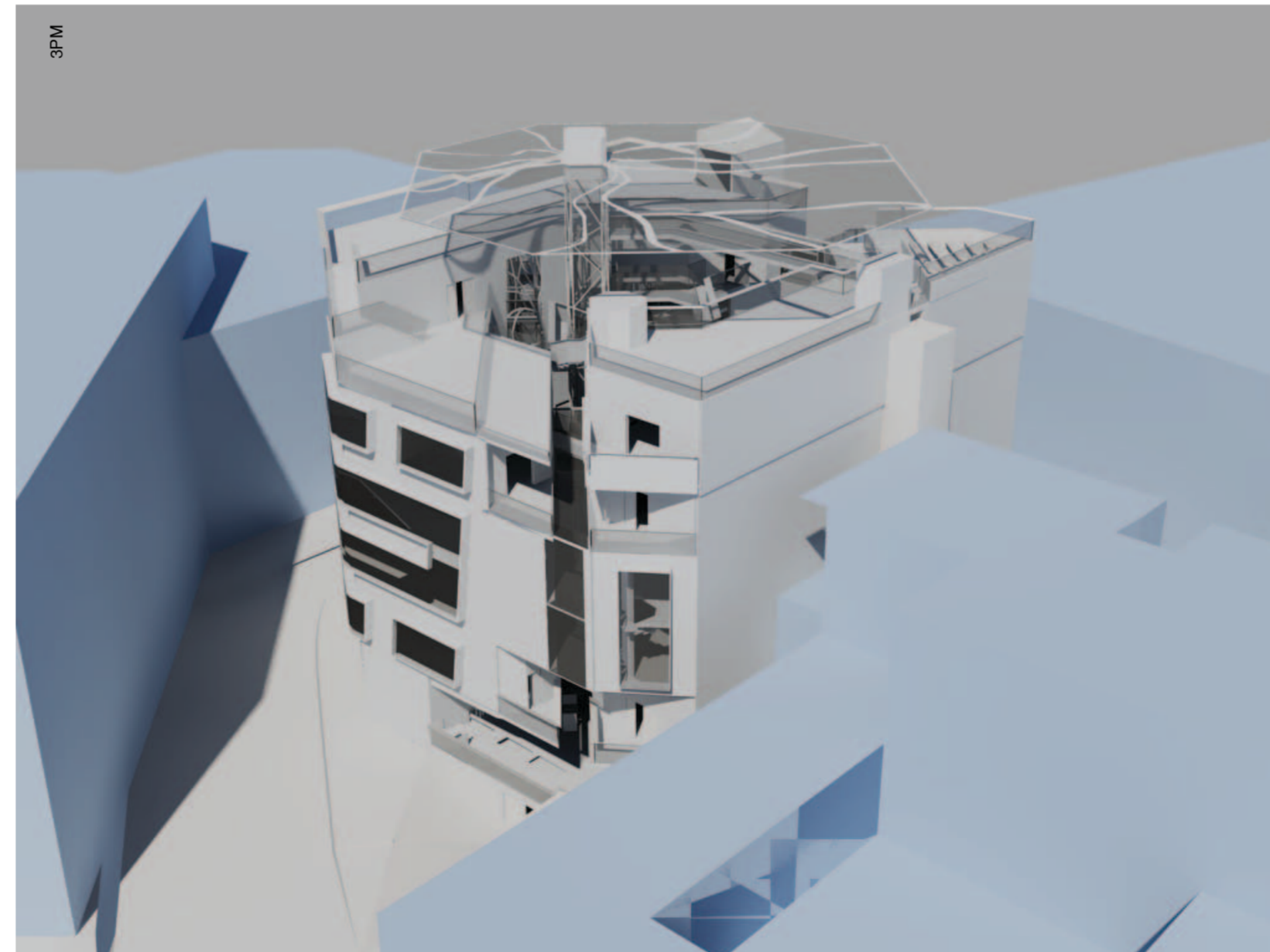
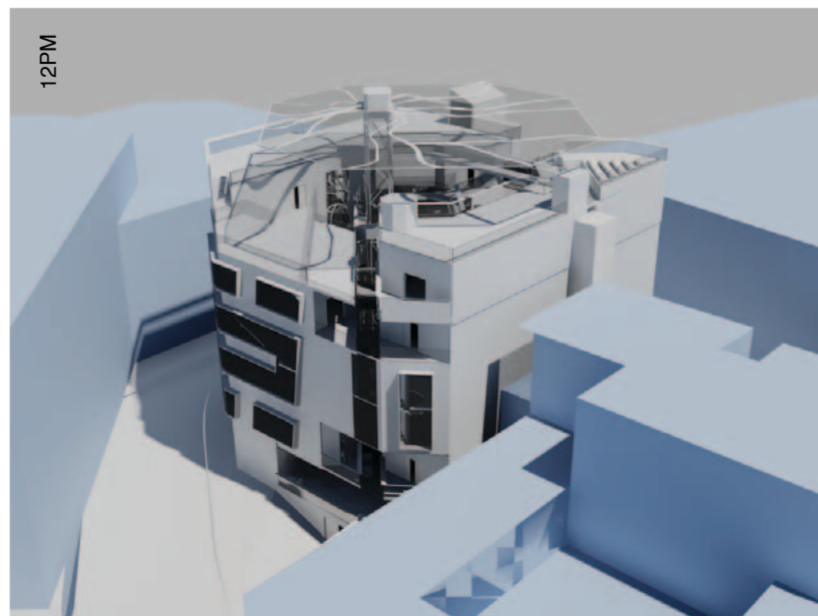
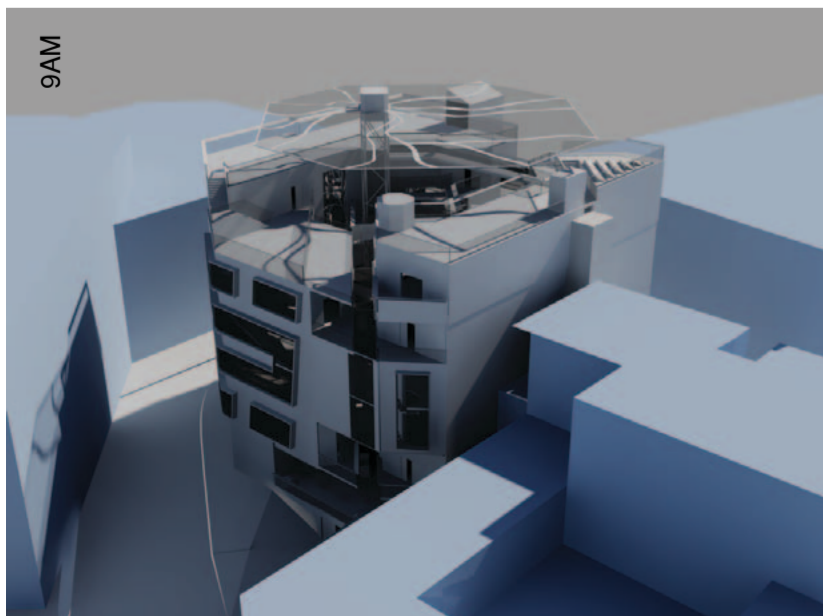
VIEW FROM EAST
BOUNDARY OF SITE AT
5PM JUNE

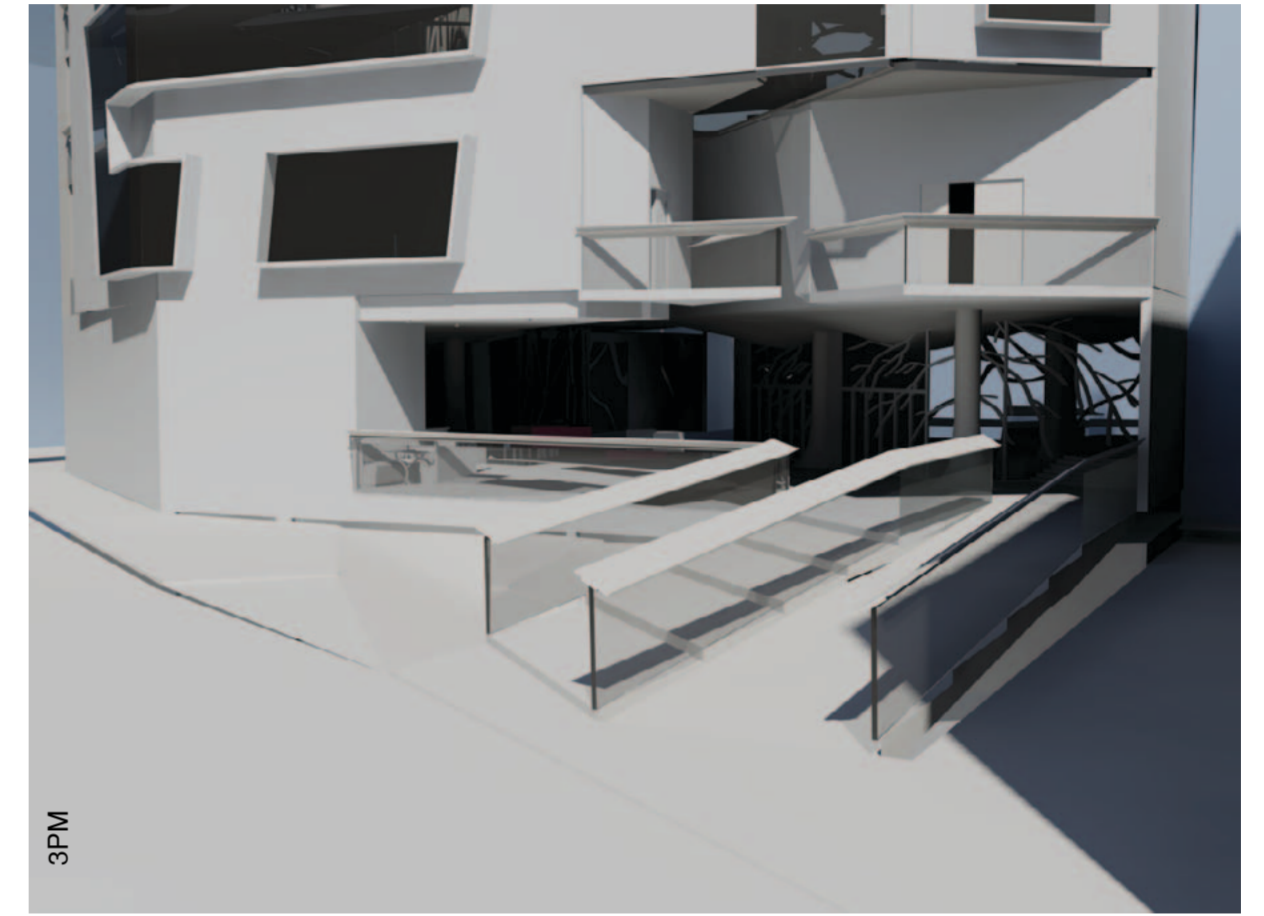
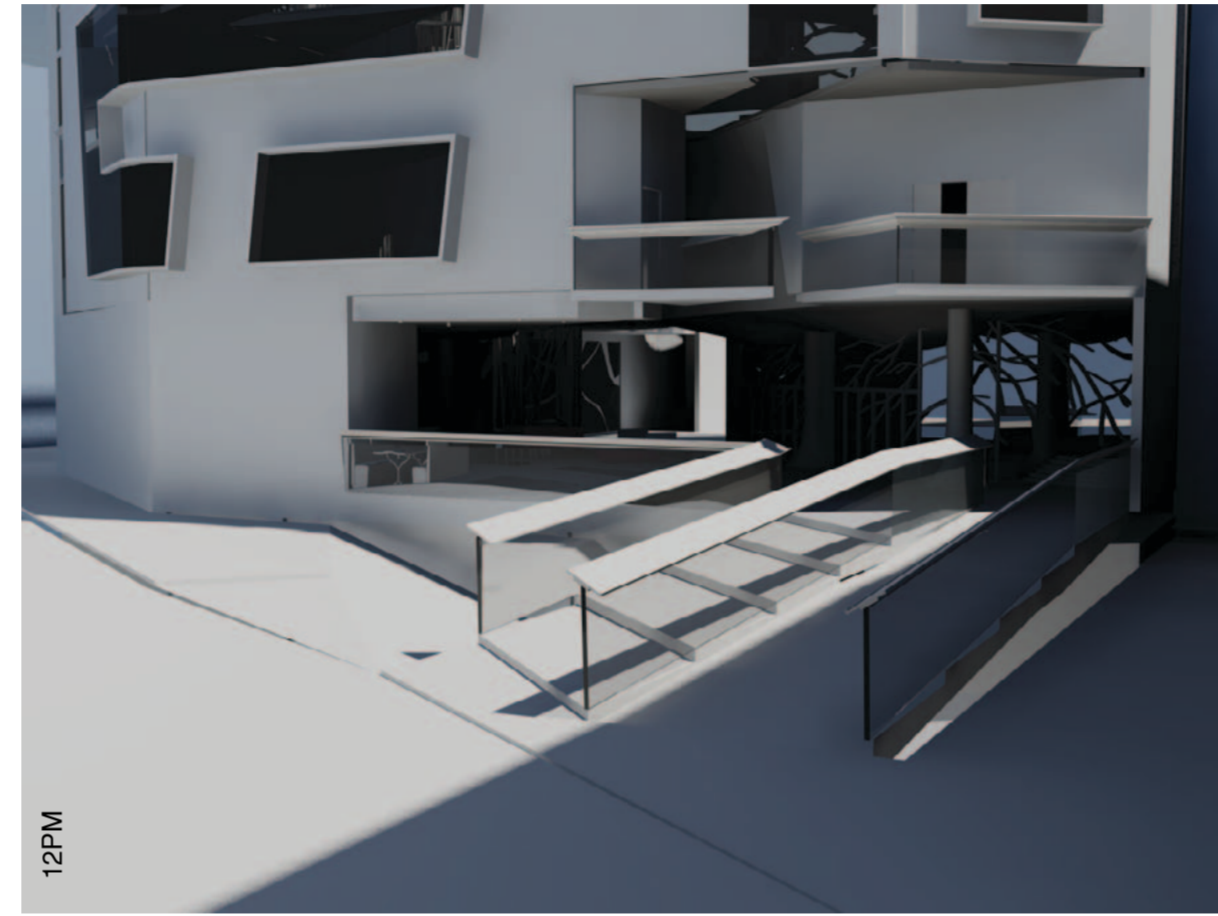
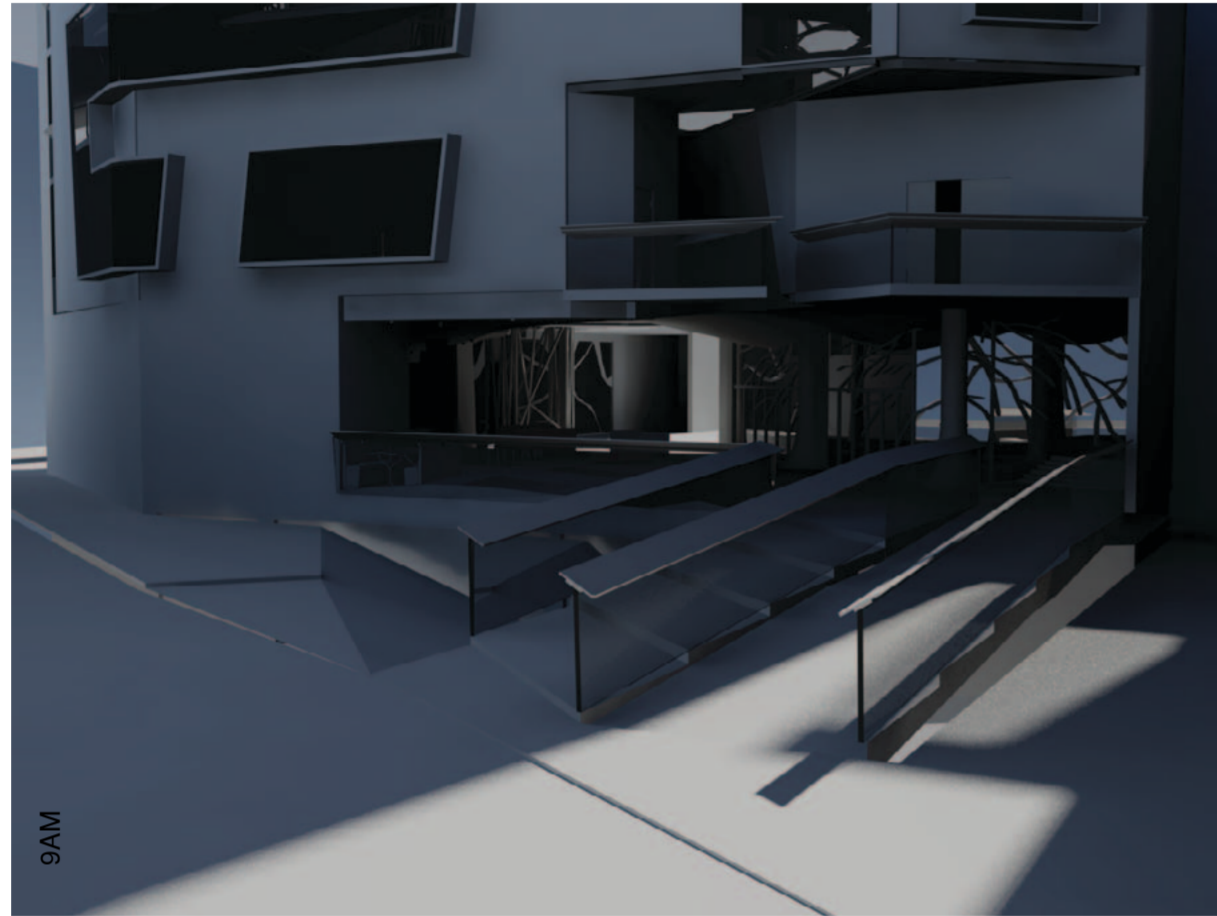
EXTERIOR VIEWS AND SUN PATH AROUND THE SITE



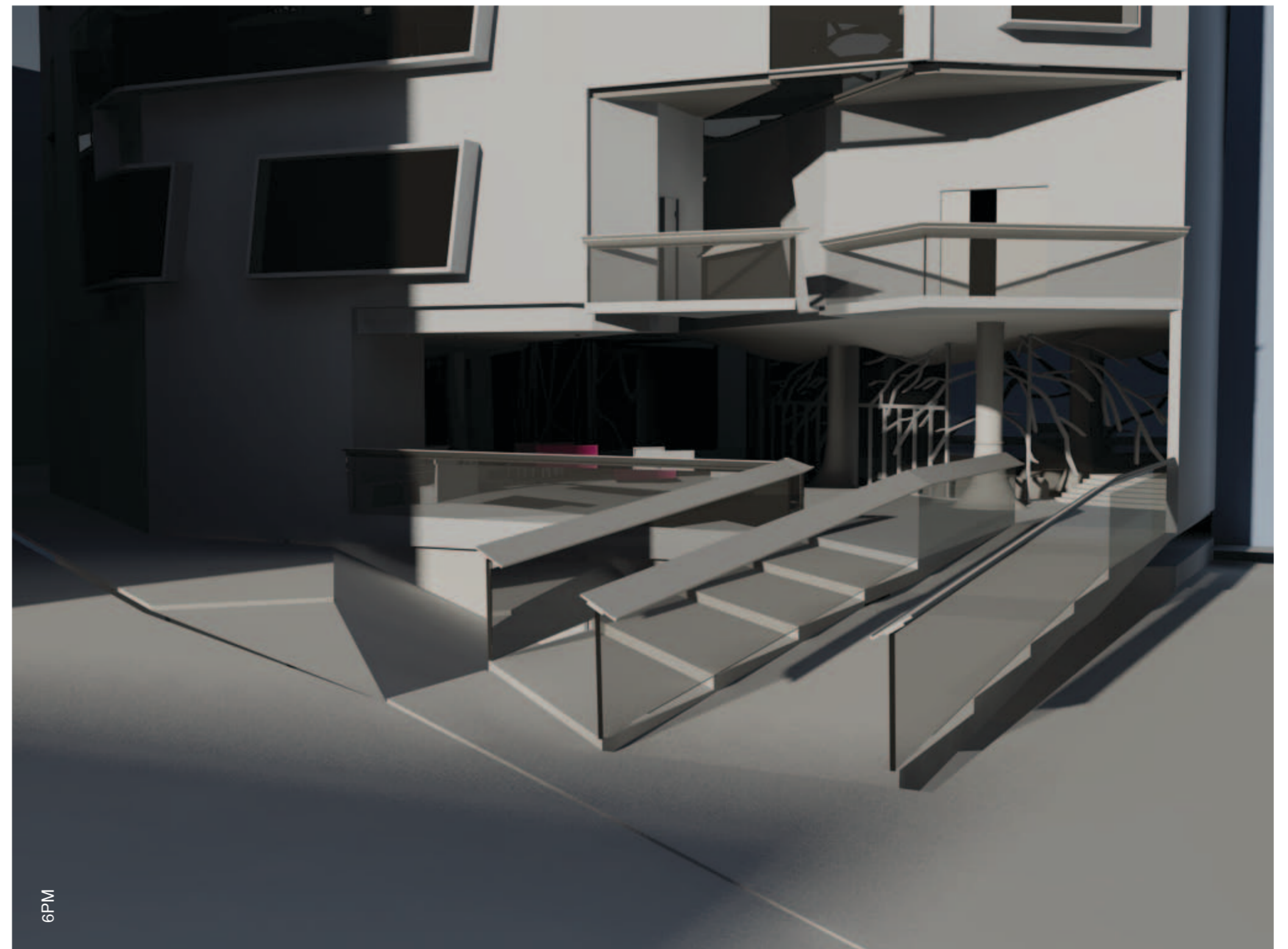
VISUALISATIONS INDICATING SUN PATH FROM SOUTH EAST OF SITE

VISUALISATIONS INDICATING SUN PATH FROM SOUTH WEST OF SITE





VISUALISATIONS INDICATING EFFECTS OF SUNLIGHT FROM WESTERN ENTRANCE OF BUILDING



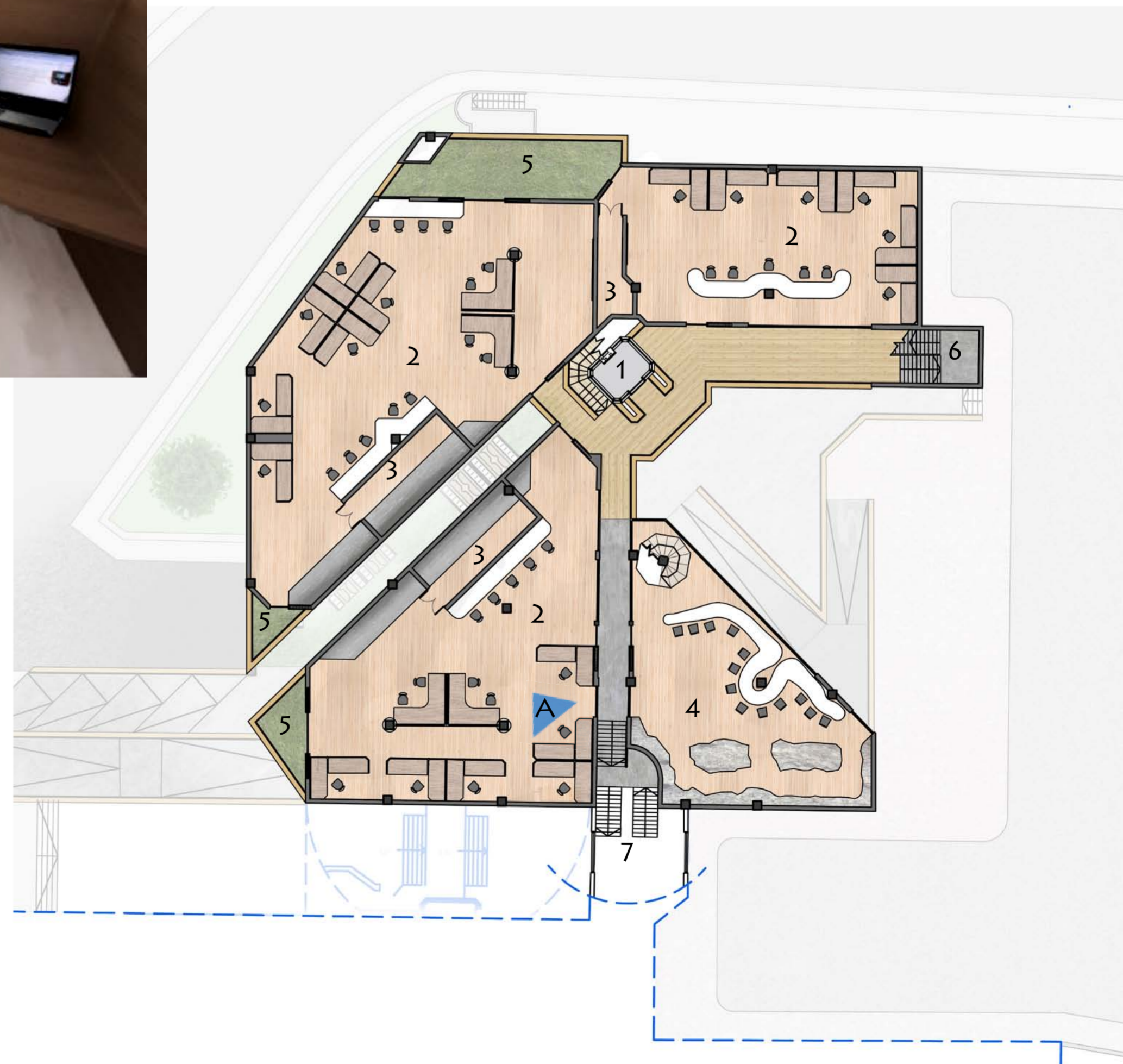


A
VIEW INTO A RENTABLE OFFICE SPACE

UNDERSTOREY LAYER FIRST FLOOR PLAN @ 1:200

This level is the highest level for public amenities and is where the **PUBLIC AND SEMI-PRIVATE REALMS COLLIDE.**

A rental space is fairly neutral with little decoration in order for the new business to **APPLY THEIR OWN BRANDING** into the spaces. It is the branding that gives a business **IDENTITY AND AWARENESS.**



1 - CENTRAL LIFT

2 - RENTABLE OFFICE SPACES

This era has seen the **RISE AND NICHE FOR NEW DEVELOPING SMALL BUSINESSES.** By having designated work spaces that can be **HIRED OUT** by other new small businesses, this **ALLOWS FOR NETWORKING** with Iris, who already has an impressive client contact base. The Iris brand gains money from rent from other companies, and the new business has a place to begin. This therefore becomes a **MUTUALLY BENEFICIAL** solution.

3 - STORAGE

4 - LIBRARY

This can be used by the public as well, but this would be used by the Iris researchers and any trainees for the brand. This also looks outwards east from within the tree branch glass facade. Views are **MAXIMISED FOR INSPIRATION.**

5 - GRASS BREAKOUT SPACES

Since Dr Rob Young encourages people to get a break outside and/or work outside, breakout spaces away from the public circulation **ALLOW FOR PRIVACY** if required. Even the feel of grass underneath one's feet can **CHANGE THEIR MOOD** after treading on the hard floors of the office all day.

6 - EMERGENCY STAIRS

7 - CENTRAL STAIRCASE BETWEEN EXISTING AND PROPOSED BUILDINGS

This is the staircase that acts as the portal between the existing neighbouring Iris offices and the new Iris Forest scheme.



VIEW OUTWARDS
SOUTHEAST FROM
THE ATRIUM

The glass atrium is **SEXTUPLE HEIGHTED**, which allows for morning natural light to enter the spaces and for lighting from inside the building to illuminate the vicinity at night



VIEW SOUTH ACROSS THE IRIS DIGITAL FLOOR
A

IRIS CANOPY SECOND FLOOR PLAN @ 1:200



PHOTOGRAPH OF A CANOPY LAYER IN THE AMAZON RAINFOREST

A rainforest canopy is the centralmost layer and contains the **MOST BIODIVERSITY**, thus indicating that this is where most activity takes place. This

is also true of this layer in the scheme since this is where **THE IRIS COMPANY FUNCTIONS MOSTLY**.

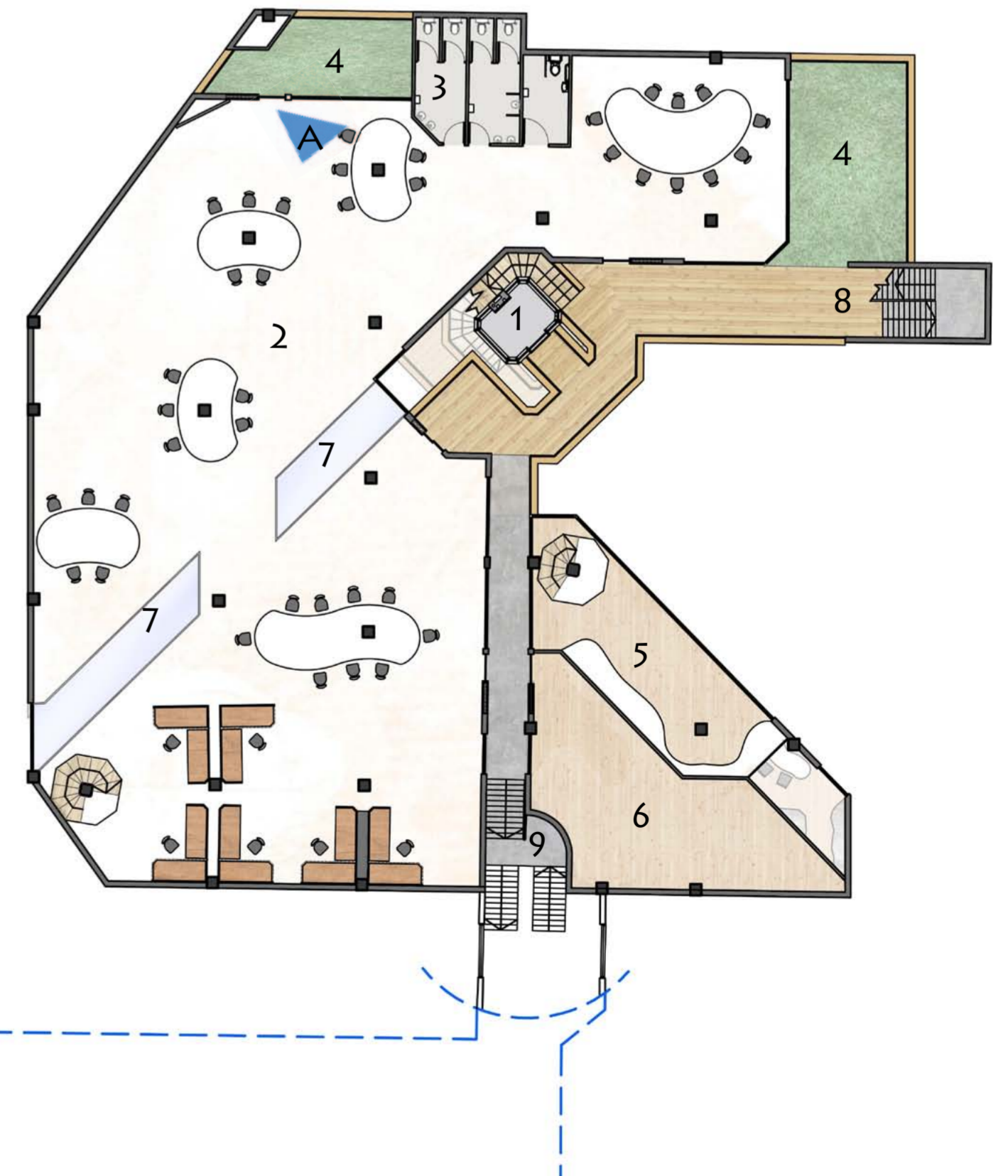
The Iris Canopy is **DOUBLE HEIGHTED** to allow for easy interaction between the Iris Digital and Iris Research departments. Given that the Digital department is larger, it requires more space. The colour scheme used is a bright hue of green to allow one to **FEEL AT EASE AND RELAXED AND AT HOME**. This is to reflect the ethos that...

"Employees believe there is a strong sense of family in their teams, are excited about where the company is going and love working for the organisation" - Timesonline.co.uk

It is believed that people that work in a room of a high ceiling classroom tend to be **MORE PRODUCTIVE** compared to the ones with an average height ceiling.

- 1 - CENTRAL LIFT
- 2 - IRIS DIGITAL SPACE
- 3 - WCS
- 4 - GRASS BREAKOUT SPACES

- 5 - PRIVATE STUDY AREA
- 6 - STORAGE
- 7 - TREADABLE GLASS FLOOR
- 8 - EMERGENCY STAIRS
- 9 - CENTRAL STAIRCASE BETWEEN EXISTING AND PROPOSED BUILDINGS



IRIS CANOPY THIRD FLOOR PLAN @ 1:200

This is primarily the floor for Iris Research and is the upper floor for the main Iris work hub.



VIEW NORTHWEST
ACROSS THE IRIS
RESEARCH FLOOR

Considering that the Iris Research department comprises of less members, there is lesser floor space needed. Therefore, this floor becomes like a **MEZZANINE** in which

they are tucked away on the top with the **OPTION TO SOCIALISE** with their colleagues in the Digital department.

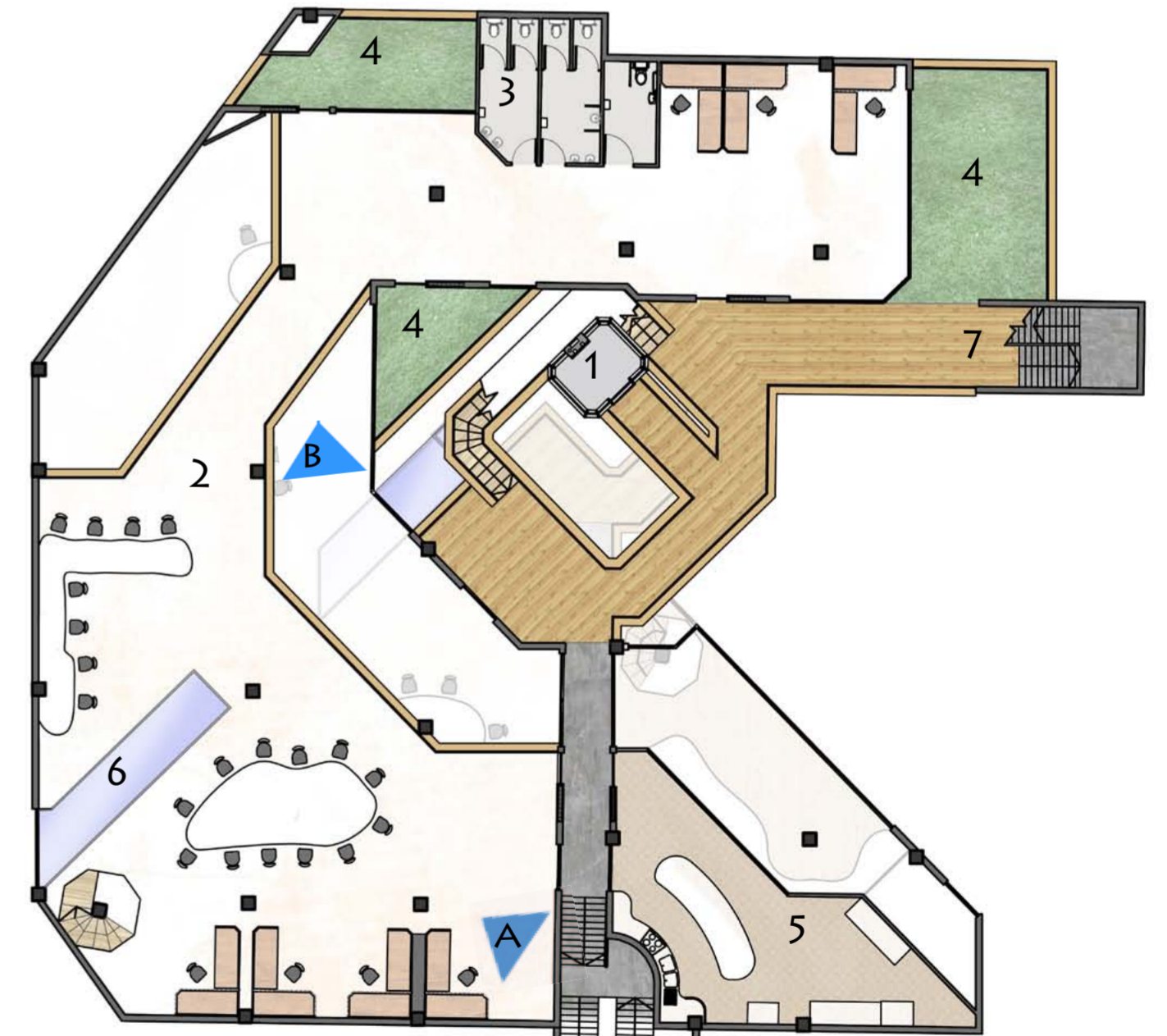
Given that this scheme is about work and its relationship to pleasure, the big TV for instance is shared between the two separate departments, which **CONNECTS**

ALL OF THE IRIS COLLEAGUES BY MEANS OF PLEASURE...



AN ADDITIONAL VIEW

- 1 - CENTRAL LIFT
- 2 - IRIS RESEARCH SPACE
IRIS Digital consists of approximately 15 researchers. Desks and seating are varied according to their roles and also to **ALLOW FOR FLEXIBILITY**, given the presence of **NOMADIC WORKERS**.
- 3 - WCS
- 4 - GRASS BREAKOUT SPACES
- 5 - KITCHEN AND REPROGRAPHICS
Further to previous information about the Iris workers' desire for a kitchen, this has been granted! The reprographics space is also situated here, which allows those who are waiting for printing to be finished to grab a cup of coffee
- 6 - TREADABLE GLASS FLOOR
- 7 - EMERGENCY STAIRS
- 8 - CENTRAL STAIRCASE BETWEEN EXISTING AND PROPOSED BUILDINGS

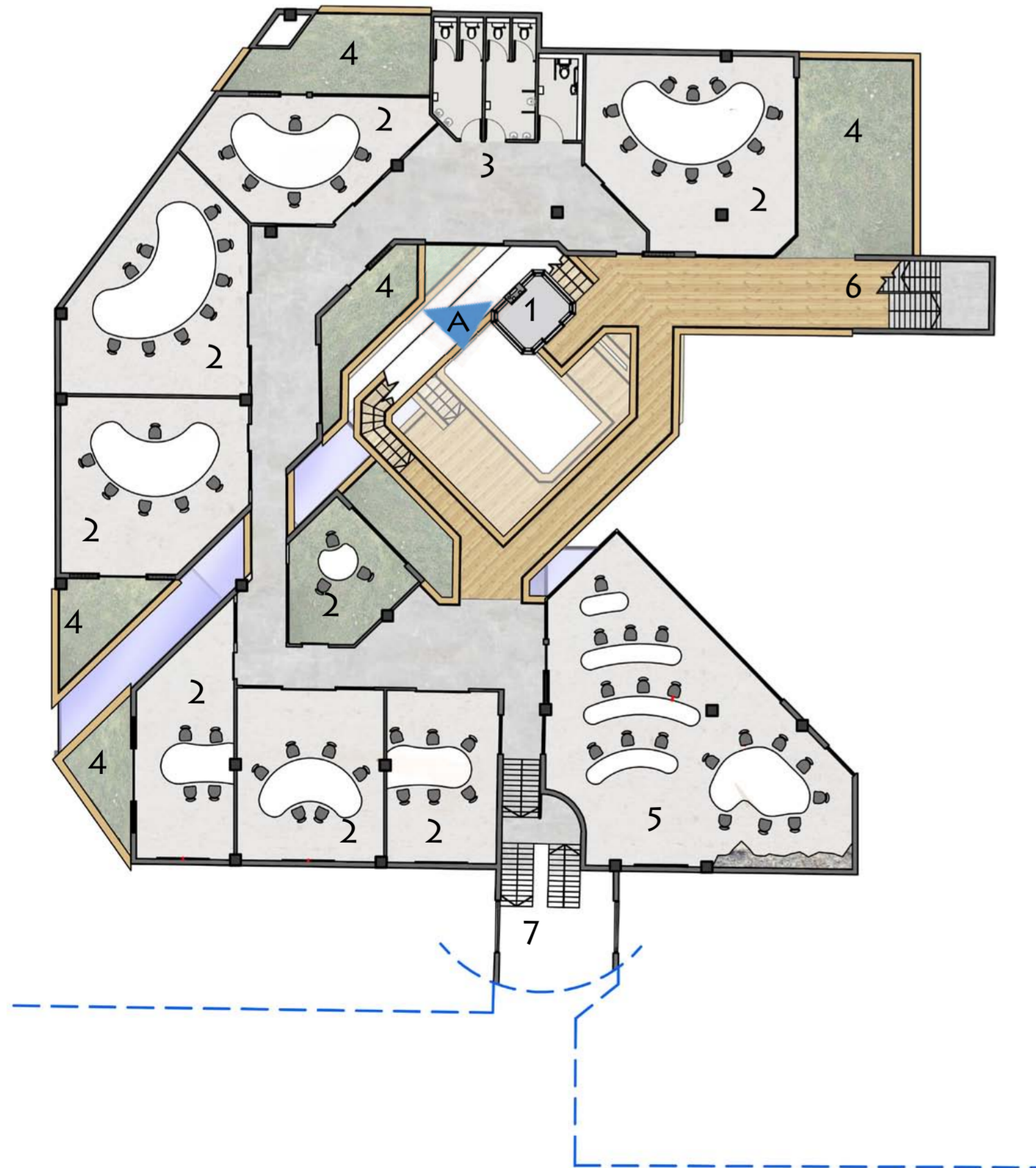


EMERGENT LAYER

FOURTH FLOOR PLAN @ 1:200

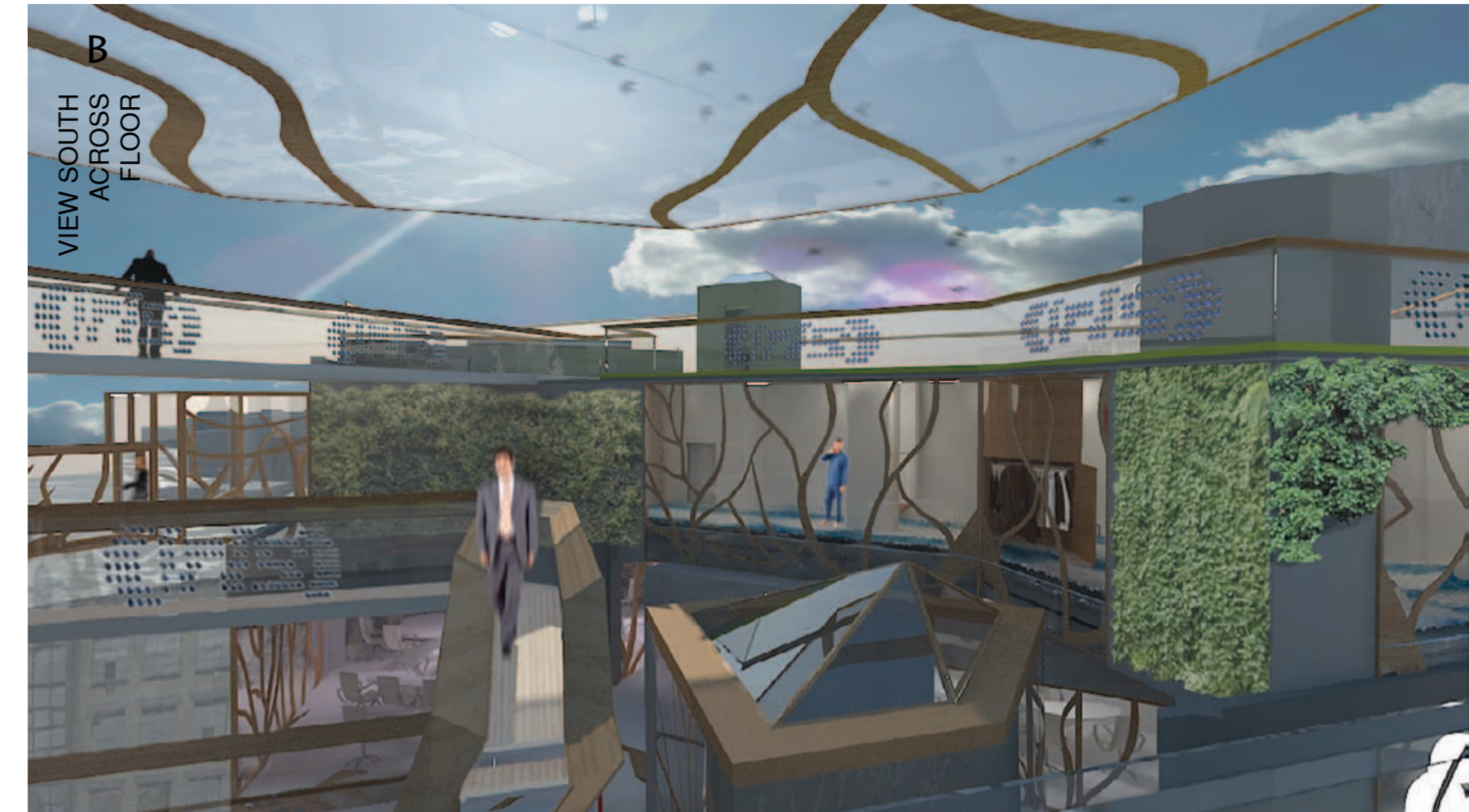


Like in the rainforest, this layer gets the **MOST SUNLIGHT**. Owing to its height and its unique **HIERARCHY OF PLACING THE IRIS CLIENT OVER THE COMPANY ITSELF**, client related spaces begins on this floor with the individual client meeting rooms. The next generation of Iris employees are also trained on this floor.

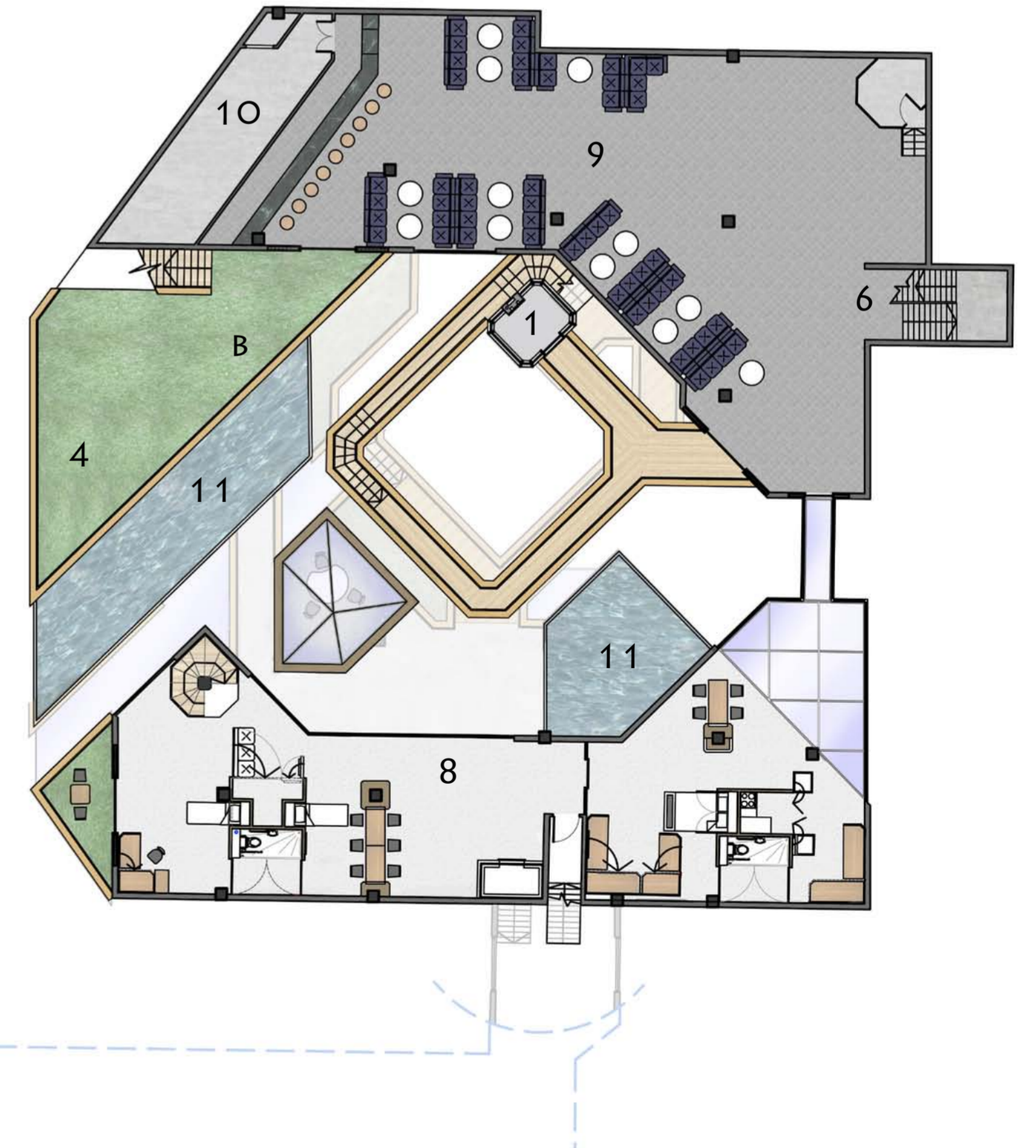


- 1 - CENTRAL LIFT
- 2 - INDIVIDUAL CLIENT MEETING ROOMS
Rooms are various in terms of size and ratio of Iris workers:client group size. Each client and each party and each purpose is different.
- 3 - WCs
- 4 - GRASS BREAKOUT SPACES
- 5 - TRAINING
- 6 - EMERGENCY STAIRS
- 7 - CENTRAL STAIRCASE BETWEEN EXISTING AND PROPOSED BUILDINGS

FIFTH FLOOR PLAN @ 1:200

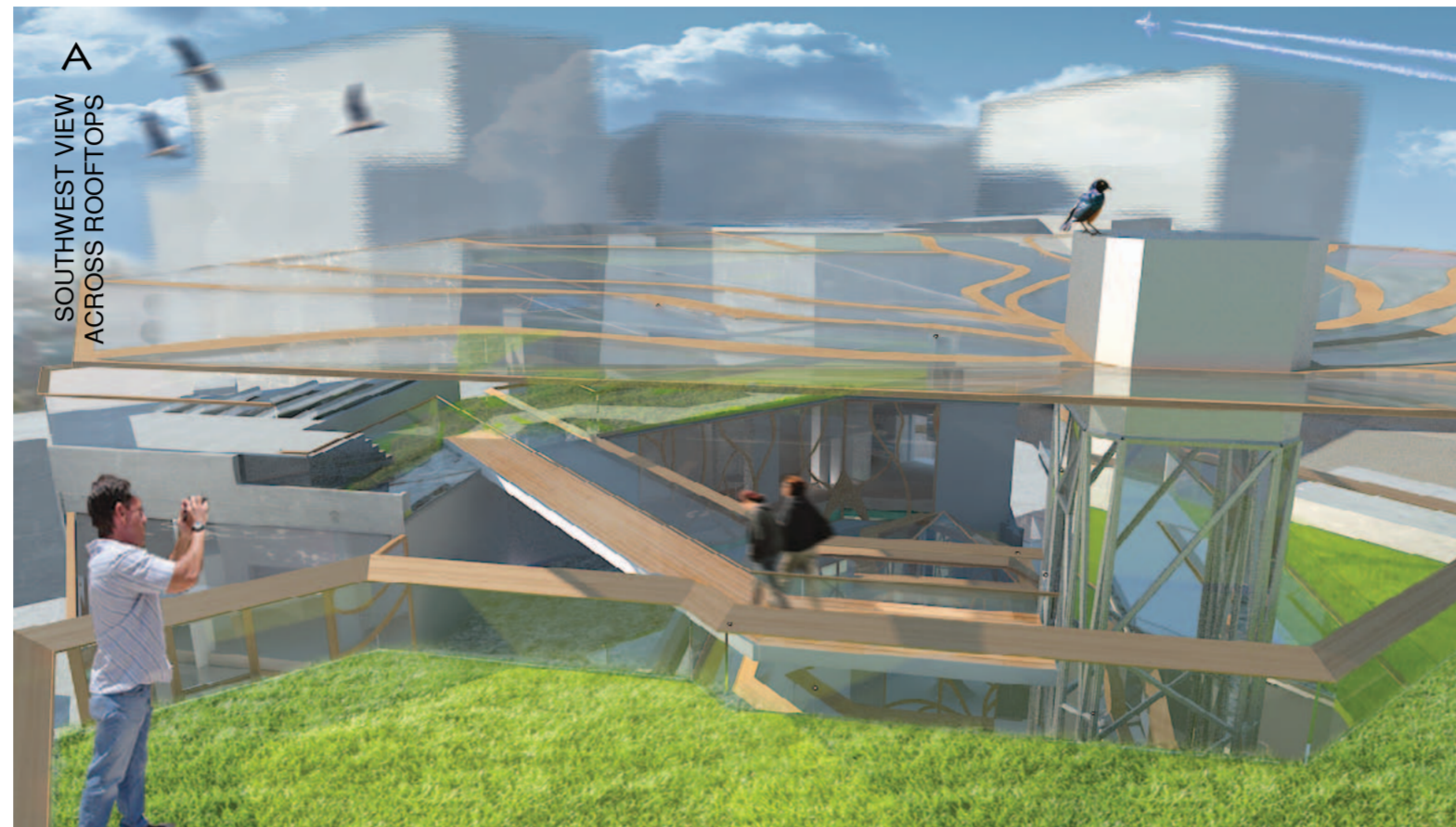


The highest floor plan has the **MOST PRIVATE SPACES**; the client penthouse suite and the club. Both of these offer **BREATHTAKING VIEWS** of the city, including the Tate Modern Gallery.

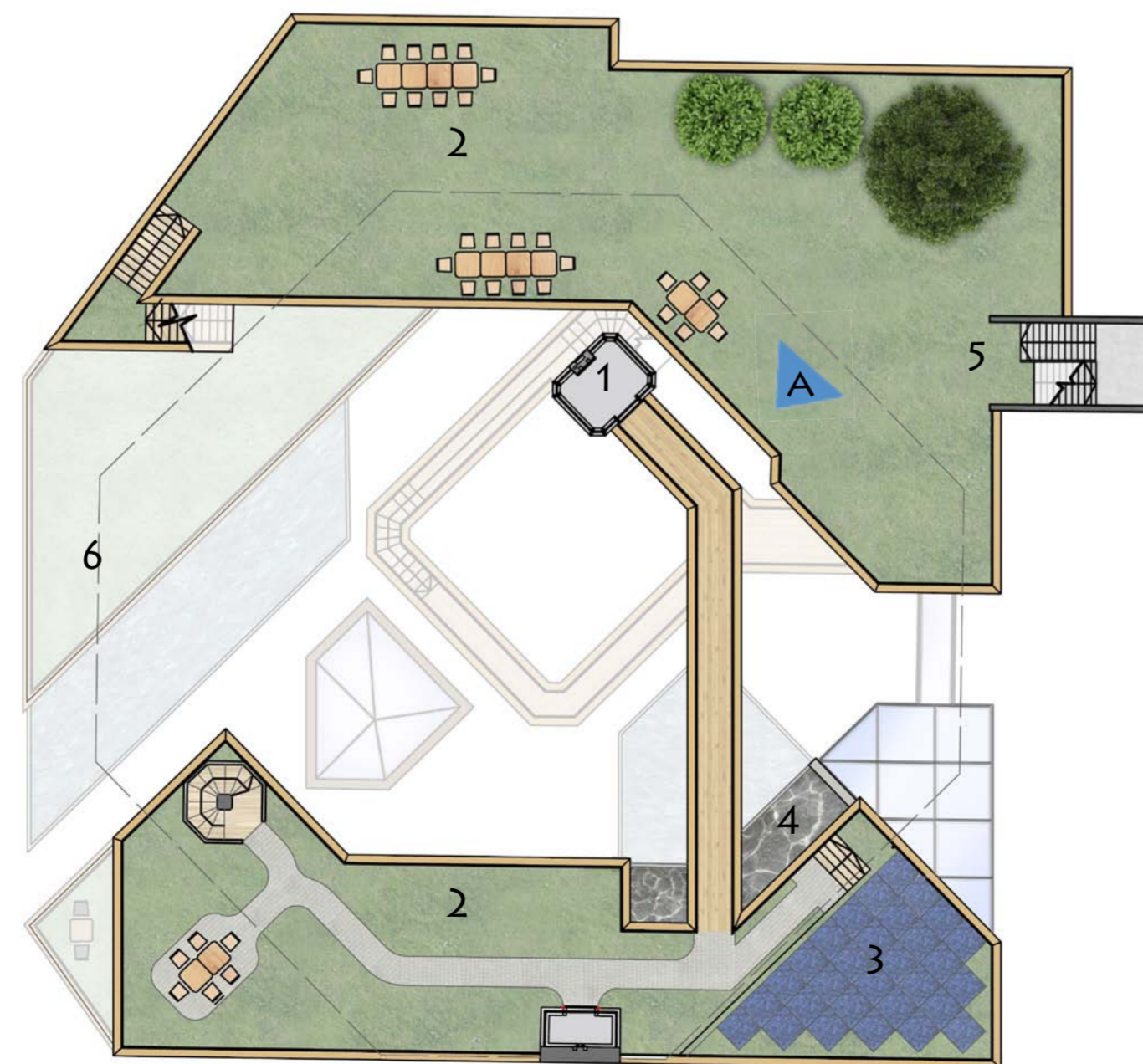


- 8 - CLIENT PENTHOUSE SUITE
Iris' clients **COME FROM AROUND THE WORLD**. Therefore, as a means of indicating hospitality towards them, the company can supply **OVERNIGHT ACCOMMODATION** for them to prevent them from spending their hard earned cash on somewhere most likely more expensive. The furniture folds away, which allows for more potential roaming space. **GUESTS LIKE BIG** rooms to stay. There is also **ACCOMODATION FOR THE WHOLE FAMILY**.
- 9 - CLUB
The club can be used for Iris employees but can also be rented out for the public. After all, this club has top level **VIEWS OF THE TATE MODERN GALLERY**.
- 10 - CLUB STORAGE AND DUMB WAITER
This storage space is used by the club. **SUPPLIES ARE HAULED UP** via the dumb waiter.
- 11 - WATER FEATURES
Not only are they aesthetically pleasing and considered a luxury, but they also help to **PURIFY THE AIR**.

EMERGENT LAYER ROOF PLAN @ 1:200



The rooftop gardens respond to the **NEW TREND OF BEING GREEN**, no pun intended! These gardens are the **PERFECT BREAKAWAY** from the world below with **VIEWS ACROSS THE CITY MAXIMISED.**

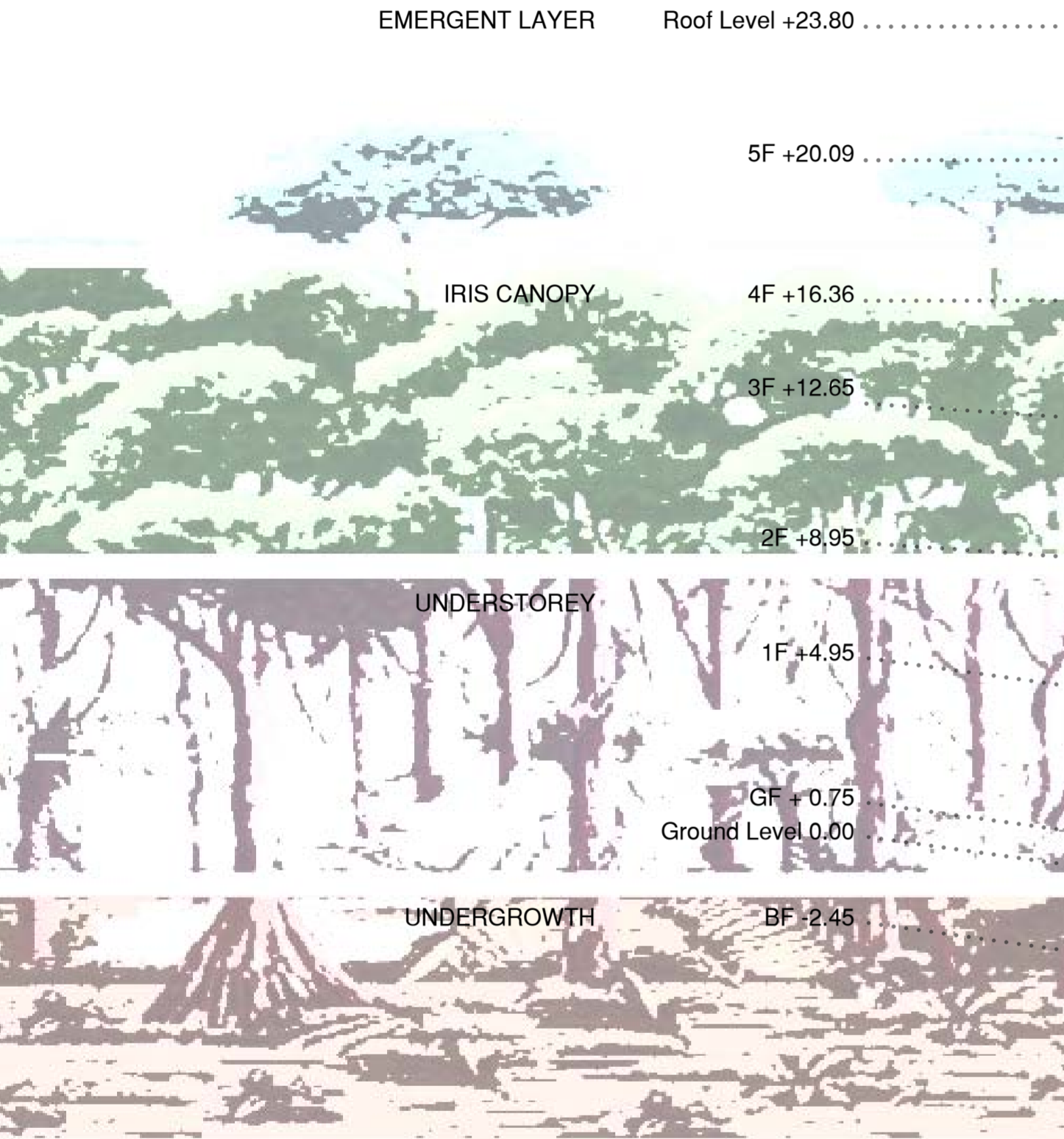


- 1 - CENTRAL LIFT
- 2 - ROOFTOP GARDENS
- 3 - PHOTOVOLTAIC ARRAY
When the penthouse garden isn't in use, the photovoltaics are rotated outwards and are used to **OBTAIN SOLAR ENERGY** from the sun. The photovoltaics are purposely positioned **ACCORDING TO THE SUN PATH.**
- 4 - WATER FEATURES
- 5 - EMERGENCY STAIRS
- 6 - DOTTED LINE INDICATING TREETOP GLASS ROOF POSITION ABOVE

SECTION A - A
@ 1:125

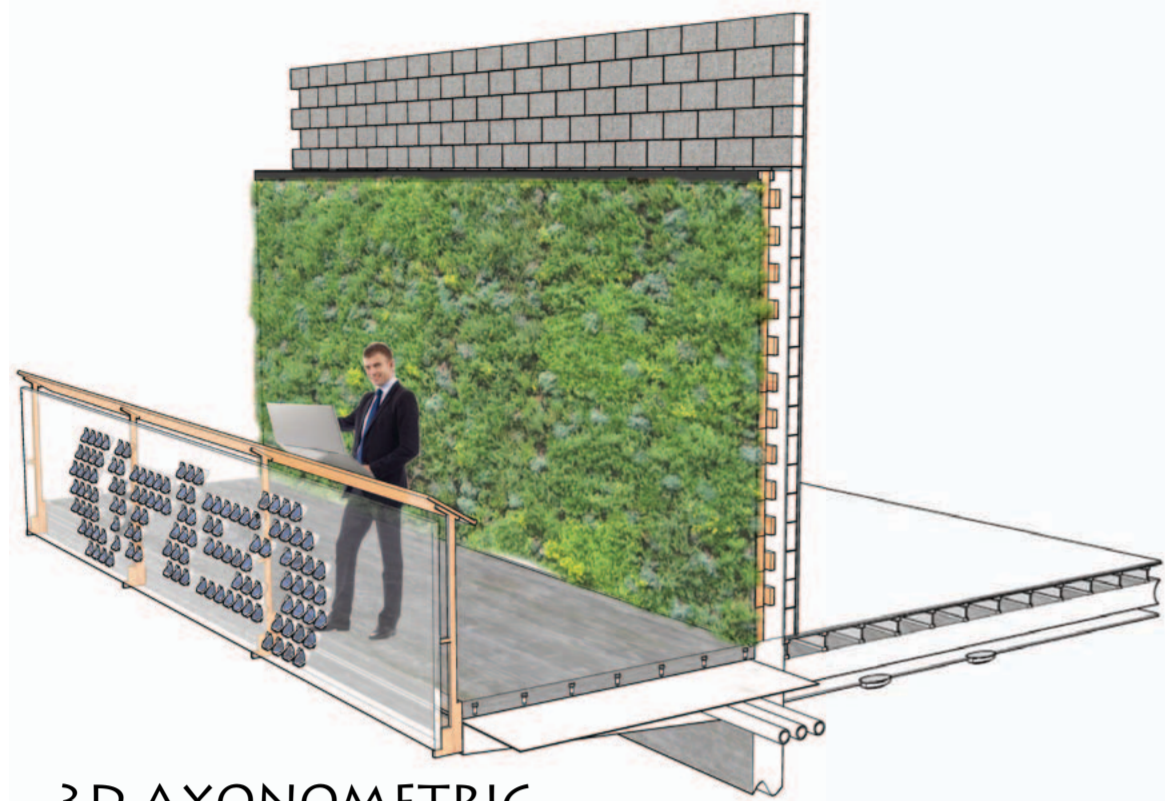


SECTION B - B (3D PERSPECTIVE)

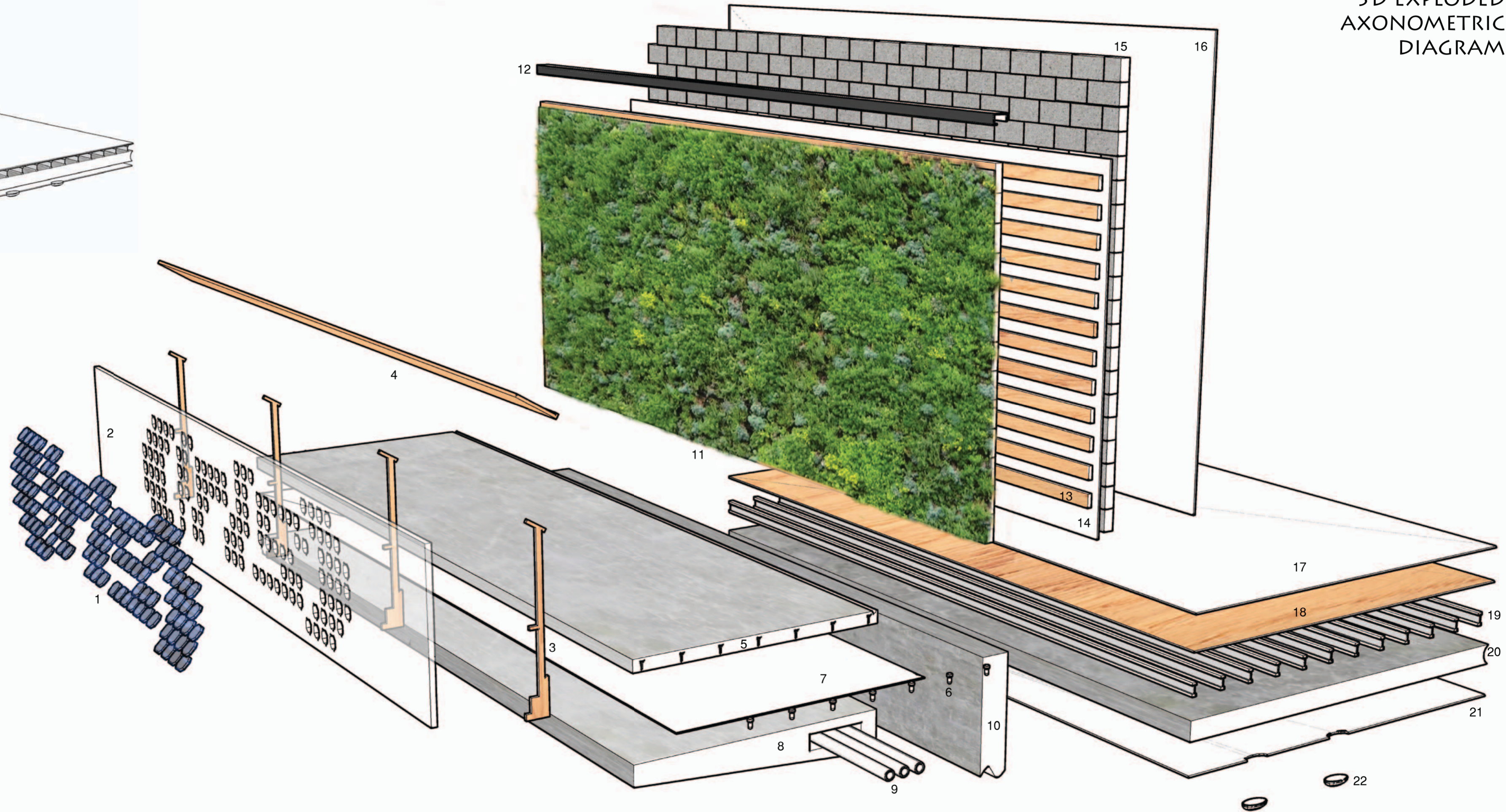


WALKWAY / GREEN WALL / INTERNAL DETAIL

3D EXPLODED AXONOMETRIC DIAGRAM



3D AXONOMETRIC DIAGRAM



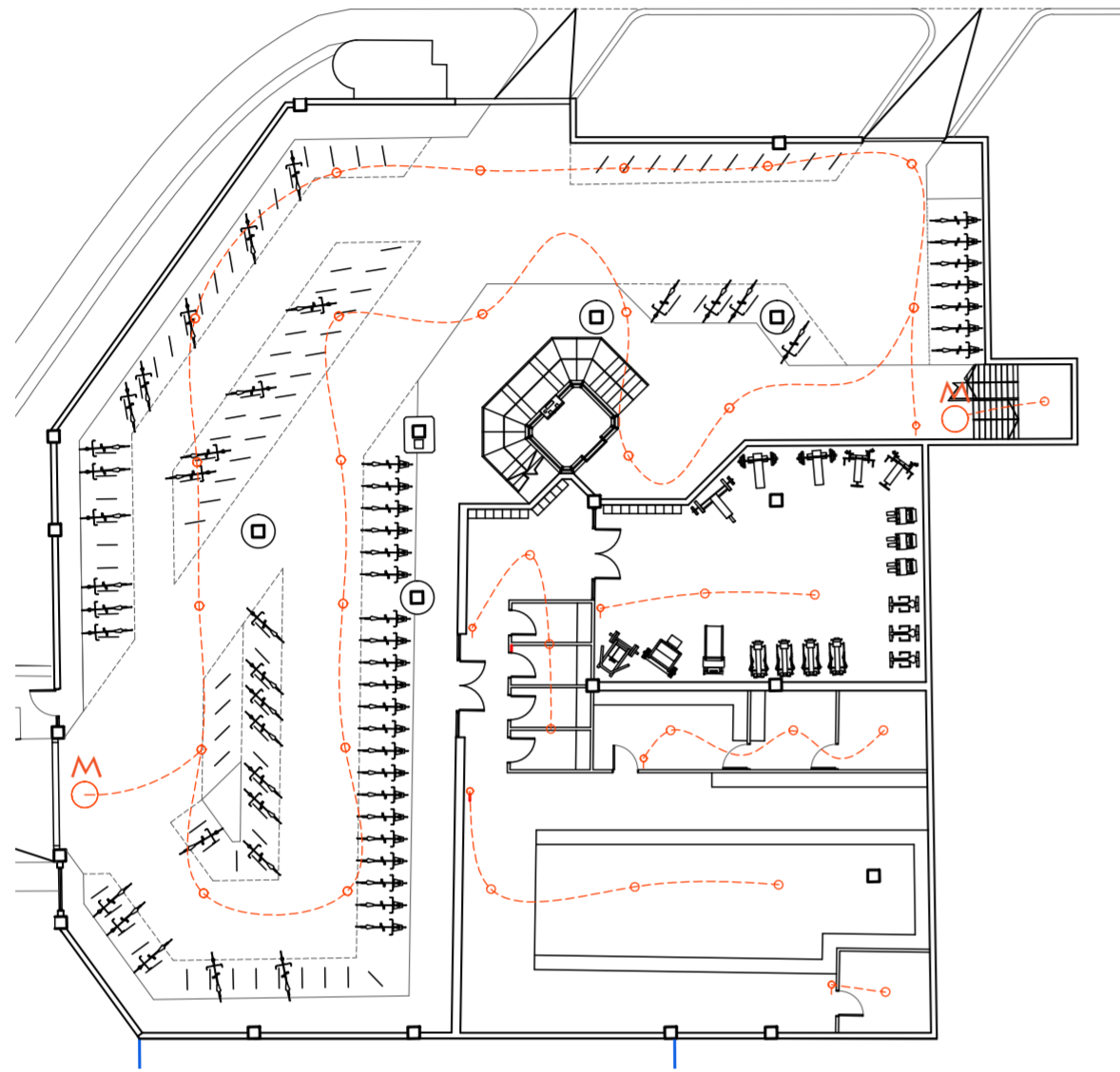
COMPONENTS KEY

- 1 - Photovoltaic panel coins
- 2 - Glass screen
- 3 - Balustrade supports
- 4 - Handrail / laptop desk
- 5 - 2 no. concrete layers w/ rain gutter
- 6 - Cap bolts
- 7 - Compriband Polyurethane Waterproof Membrane Underlay
- 8 - Service conduit support slab
- 9 - Building services pipes
- 10 - Existing concrete outer leaf
- 11 - Green wall growing medium
- 12 - Aluminium top trim
- 13 - Timber stud wall
- 14 - Waterproof membrane
- 15 - Concrete block inner leaf
- 16 - 15mm plasterboard finish
- 17 - Floor finish (various depending on room)
- 18 - Timber floor screed
- 19 - I-beam floor studs
- 20 - Concrete floor slab
- 21 - Suspended ceiling layer (various depending on room)
- 22 - Ceiling lights (fix into ceiling voids)

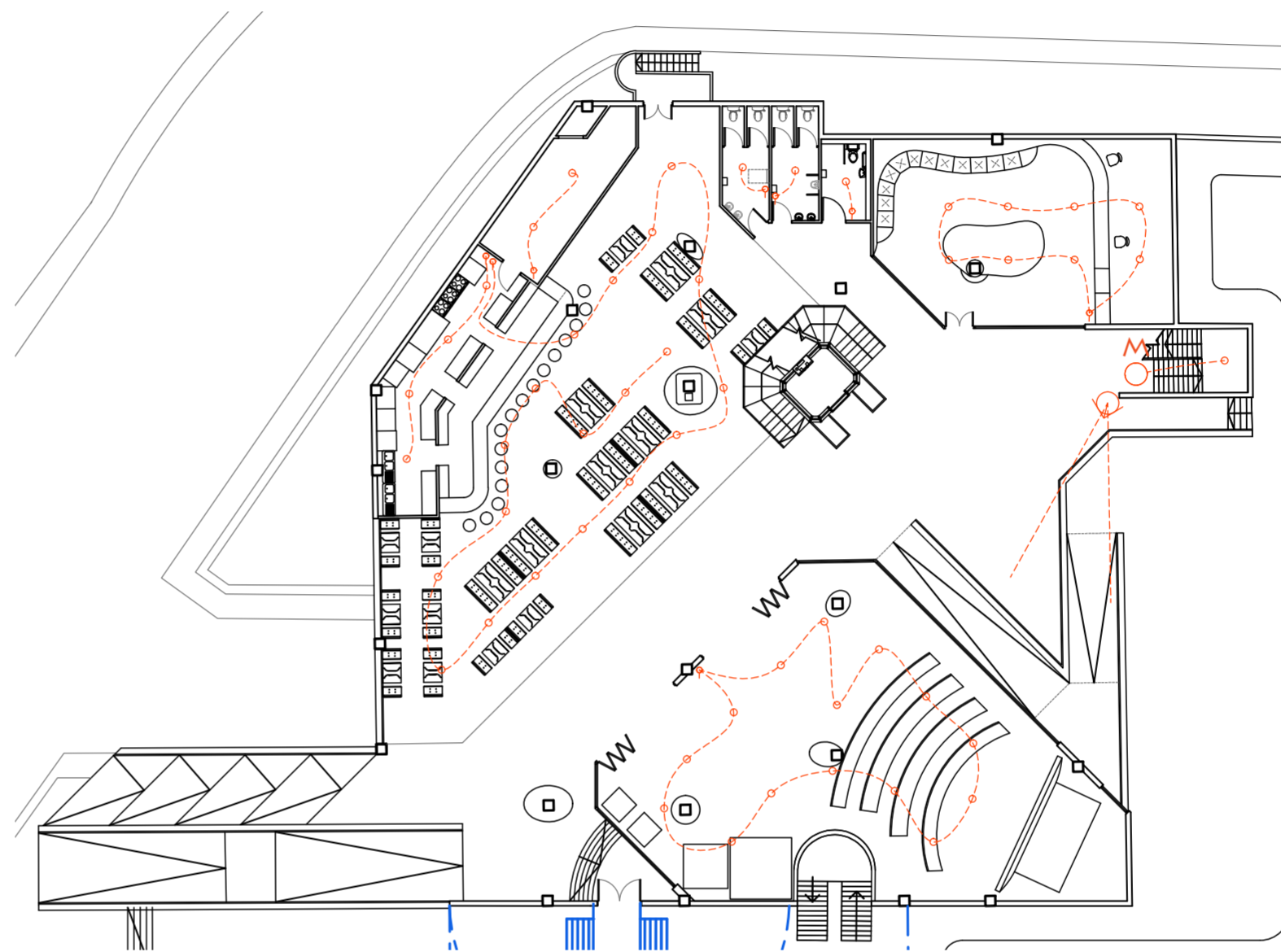


LIGHTING SCHEMATICS

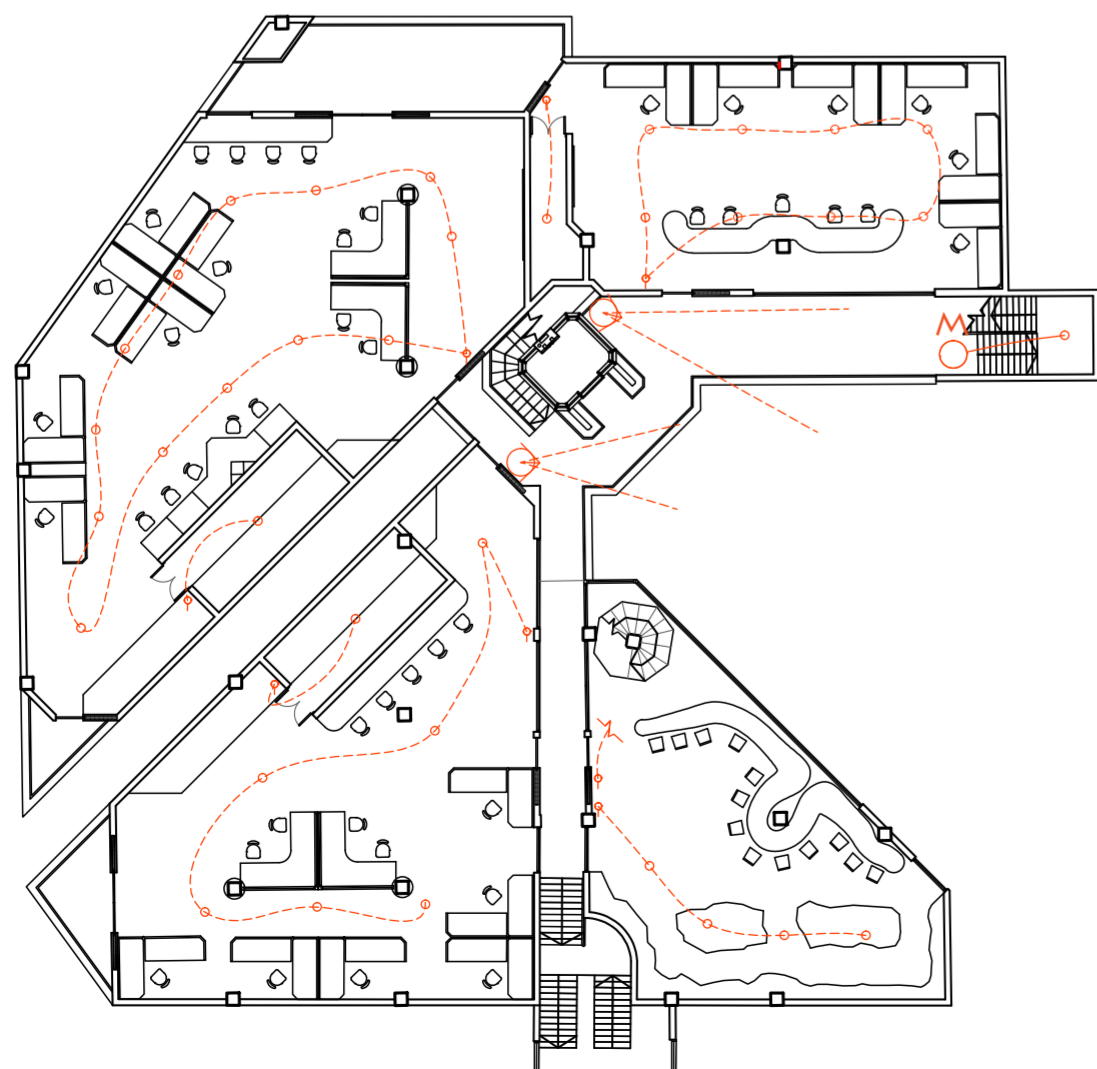
@ 1:250



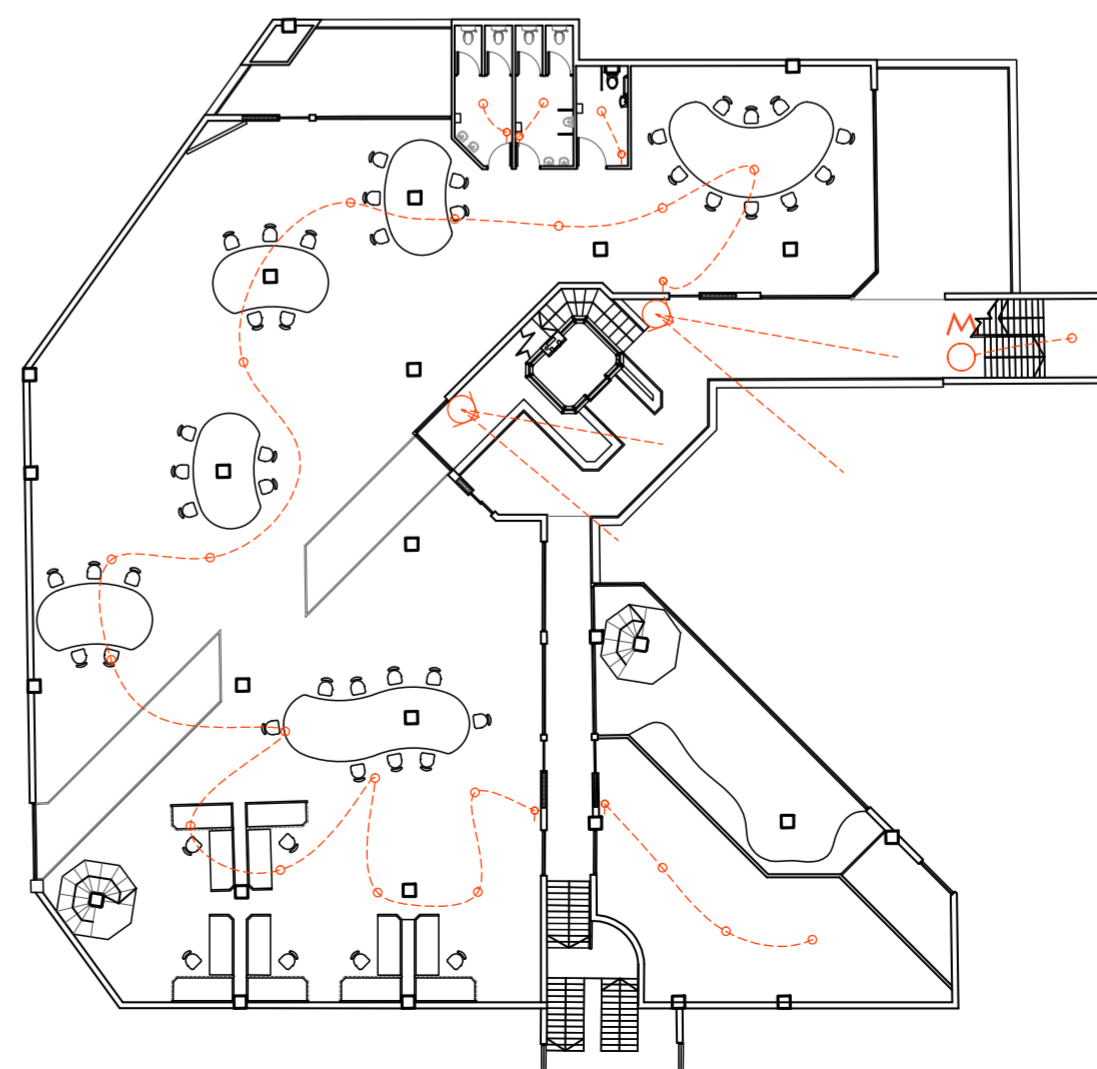
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN





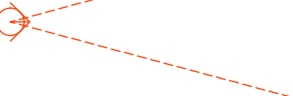


FIRST FLOOR PLAN



SECOND FLOOR PLAN

SYMBOLS KEY:

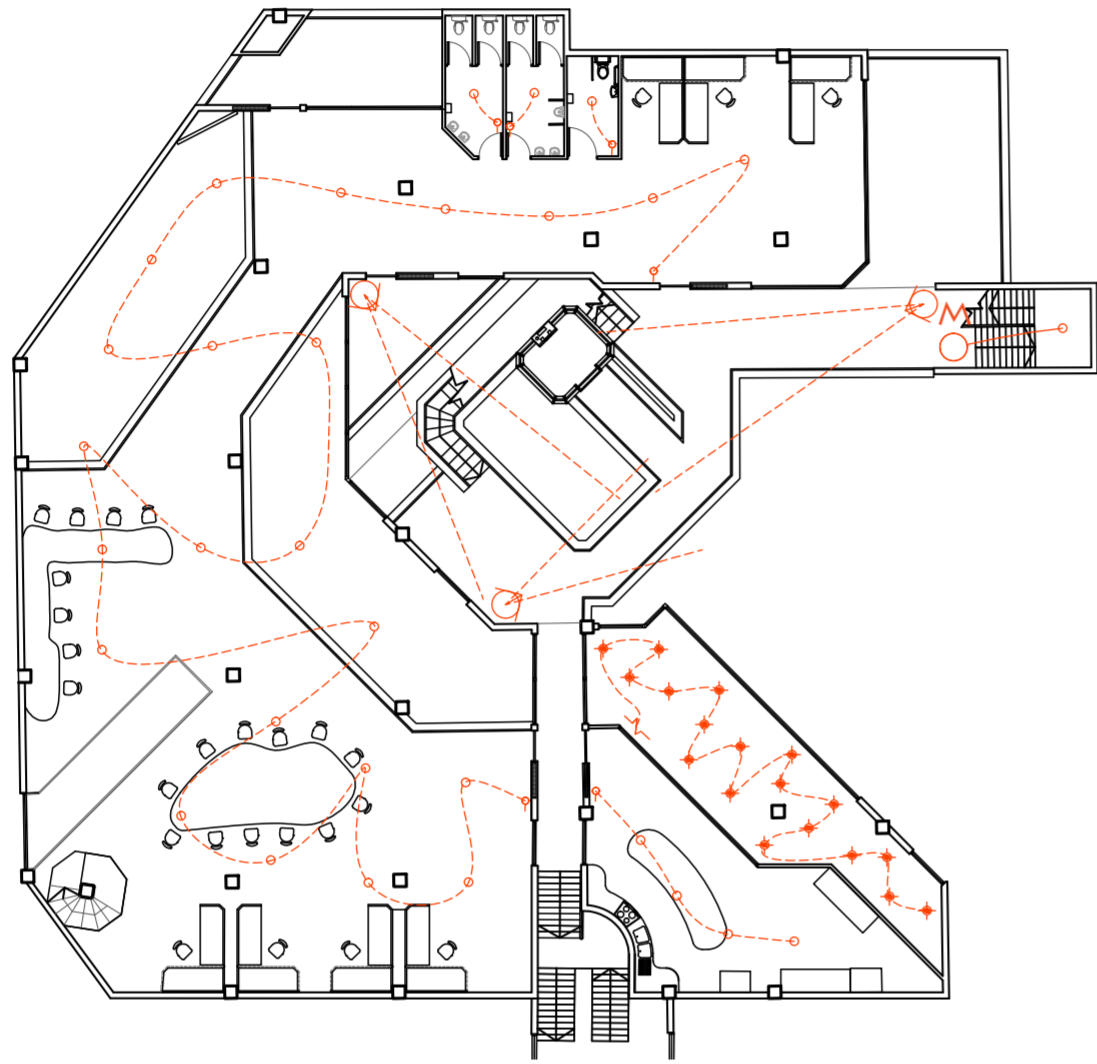
- Light Switch 
- Hanging Pendant Light 
- Pearl Light embedded into ceiling construction 
- Motion sensor 
- Directional Floodlight 



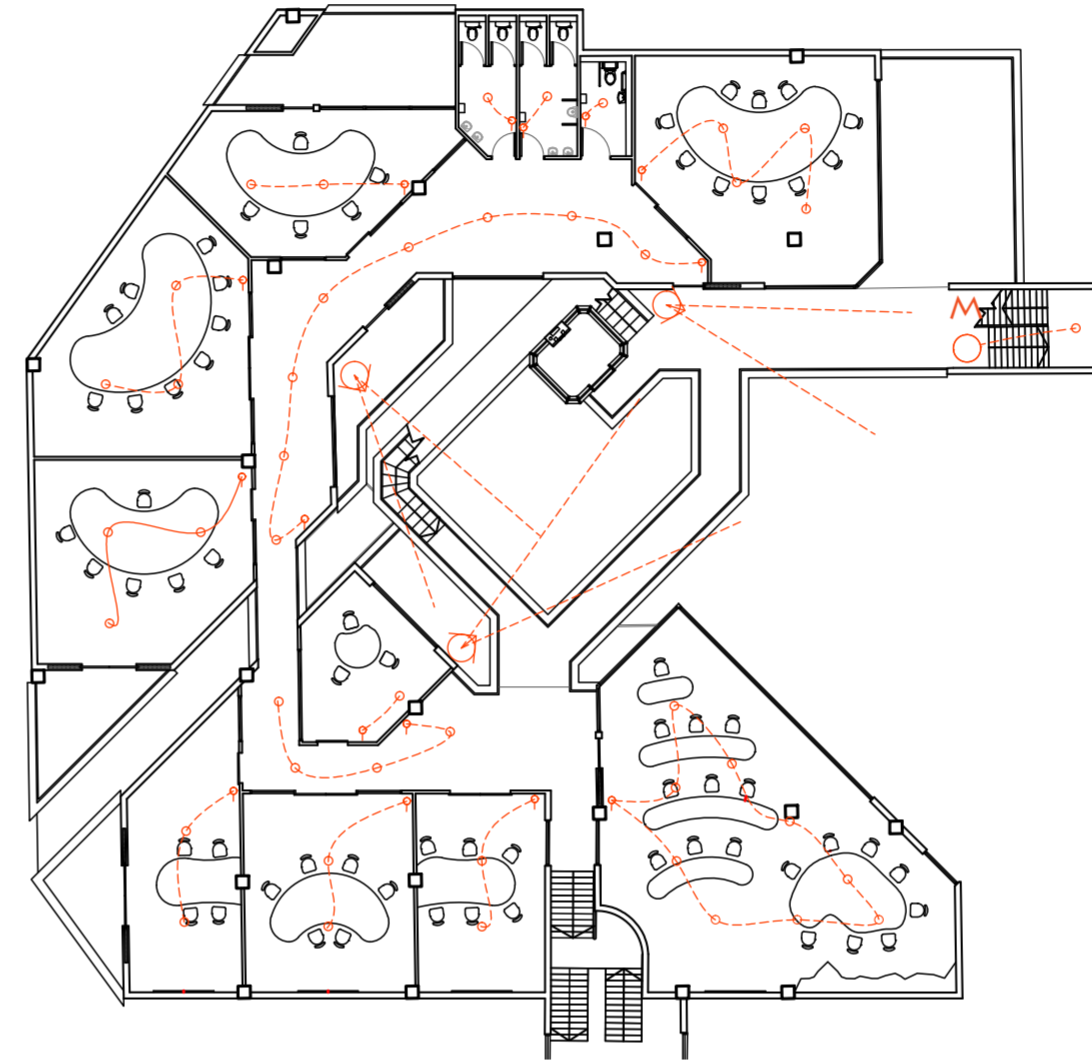
LIGHTING SCHEMATICS

@ 1:250

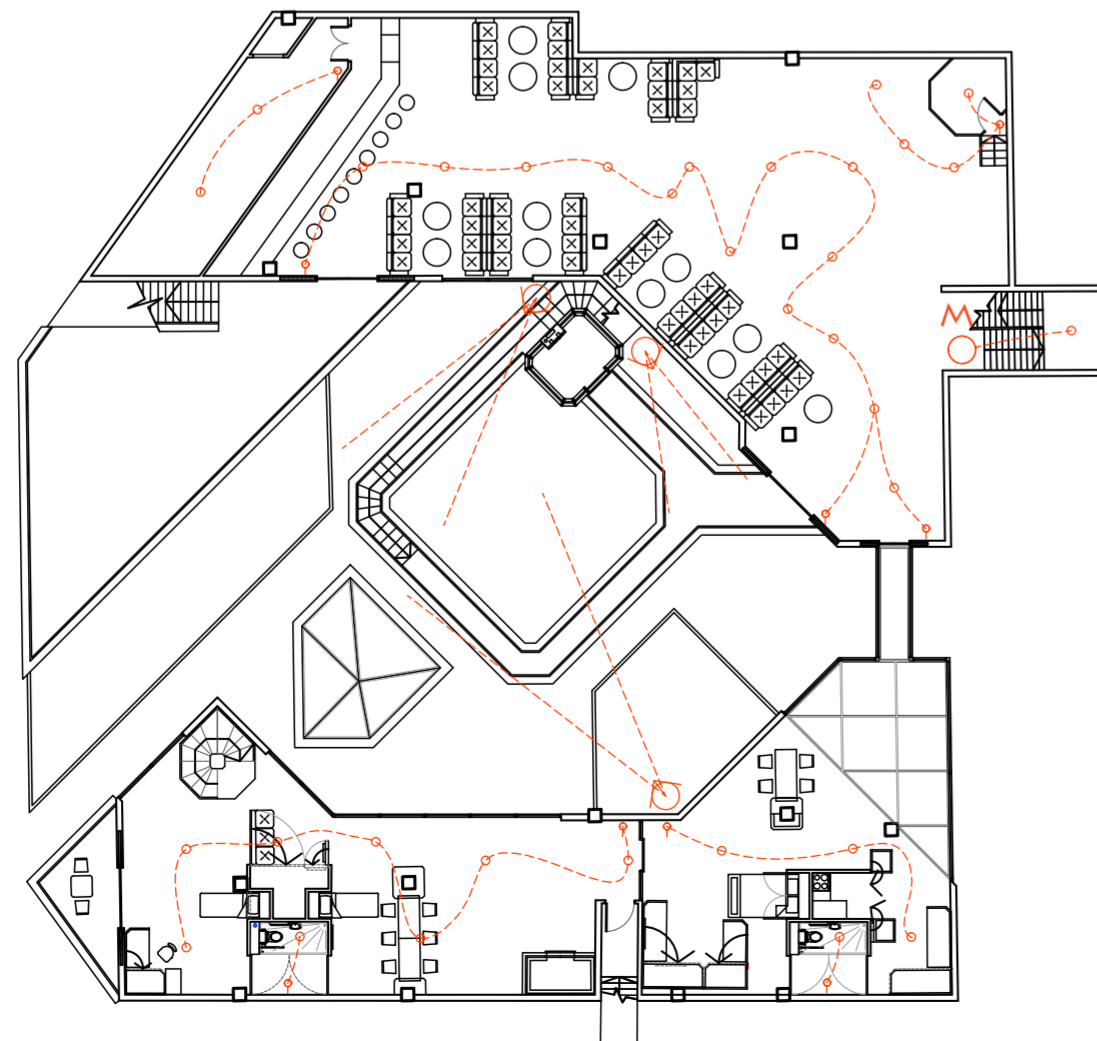
THIRD FLOOR PLAN



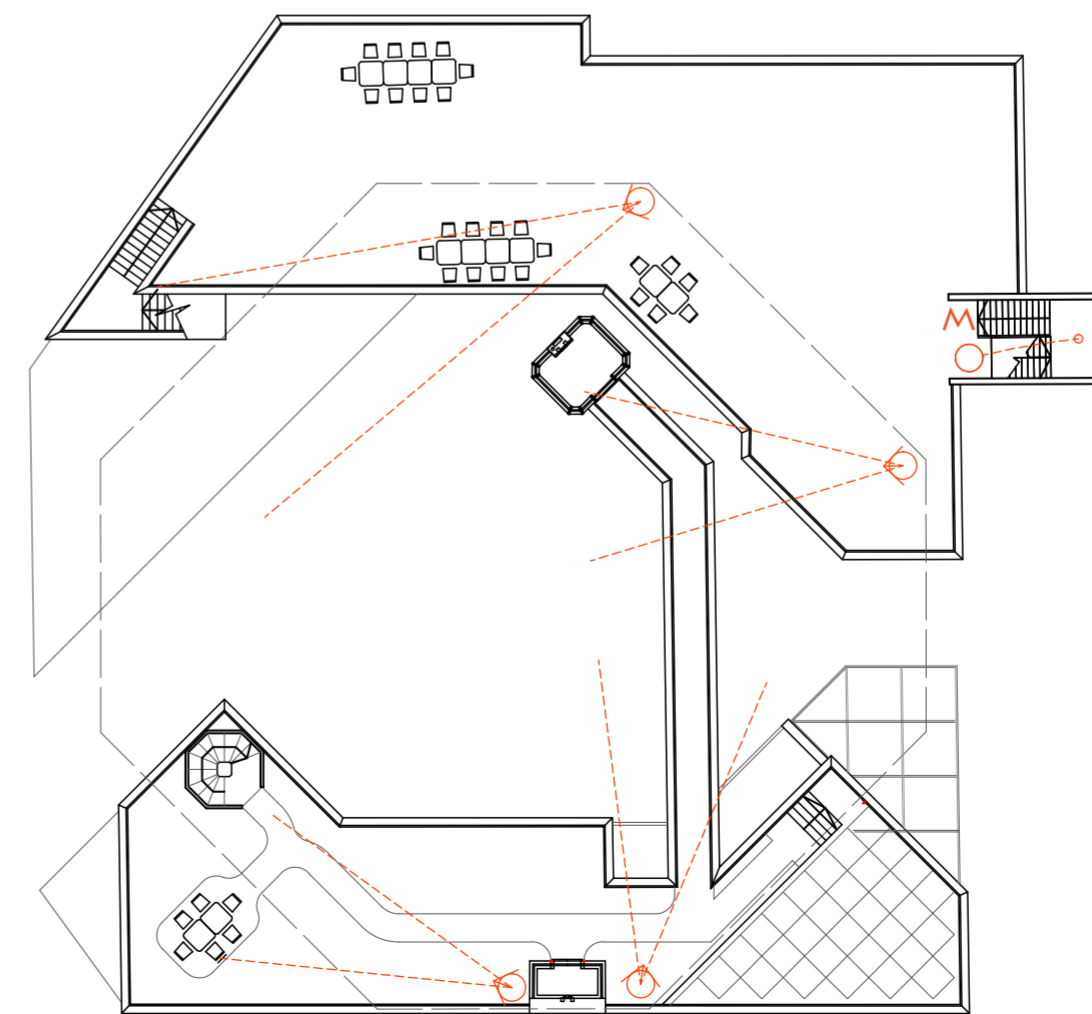
FOURTH FLOOR PLAN







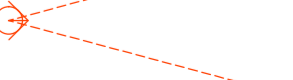
FIFTH FLOOR PLAN



ROOF PLAN



SYMBOLS KEY:

- Light Switch 
- Hanging Pendant Light 
- Pearl Light embedded into ceiling construction 
- Motion sensor 
- Directional Floodlight 

DESIGN EVOLUTION SUMMATIVE ASSESSMENT STAGE JUNE 2011



VIEW SOUTHEAST ACROSS
SOUTH EAST SKYLINE



VIEW INTO GROUND FLOOR
RESTAURANT SPACE

Criticism received was that
glass shards incorporated into
the lighting didn't look safe!

OFFICE DESK DETAIL

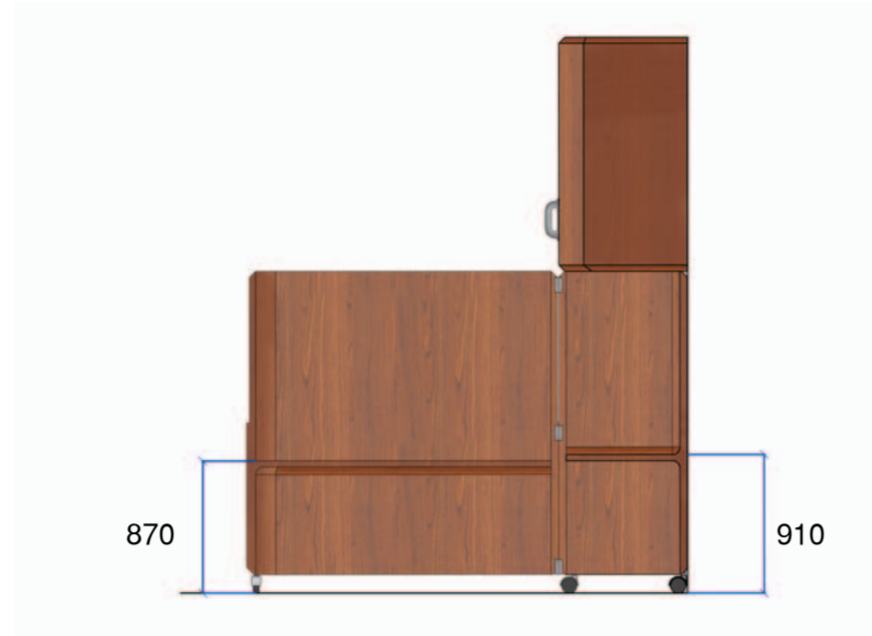
HOW THEY WORK

Throughout the offices spaces in the building, there are **WORK STATIONS WHICH CAN FOLD AWAY** when not in used.

Constructed from timber with stainless steel trim.

When opened, they allow for privacy when being used. Timber construction **ALLOWS FOR SOUND INSULATION.**

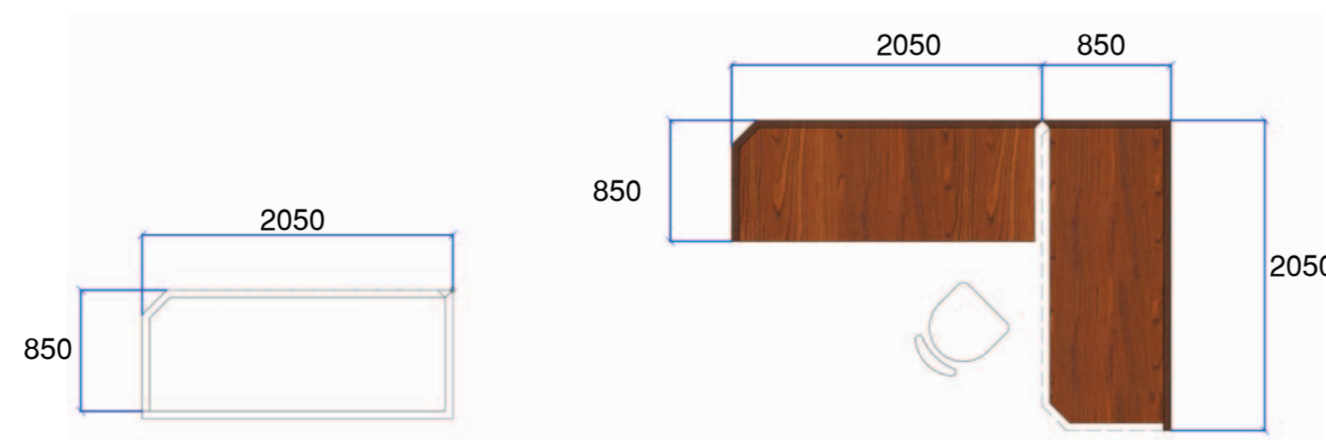
When closed, it allows the office space to **LOOK TIDY**. Also, the surfaces are flat which allows for work to be used as a pin up wall when not in used. each pair of desks allows for 13.8 square metres of **AVAILABLE SPACE TO PIN UP AND PRESENT** work on.



OPENED SIDE ELEVATION



CLOSED FRONT ELEVATIONS
(2 adjacent to each other)



CLOSED PLAN

OPENED PLAN

PLANS AND ELEVATIONS
@ 1:20

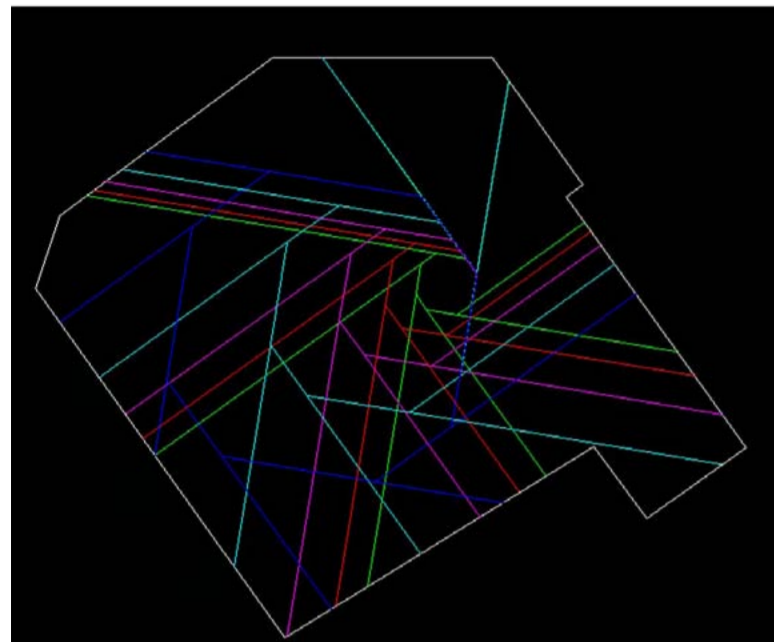


OPENED AXONOMETRIC VIEW

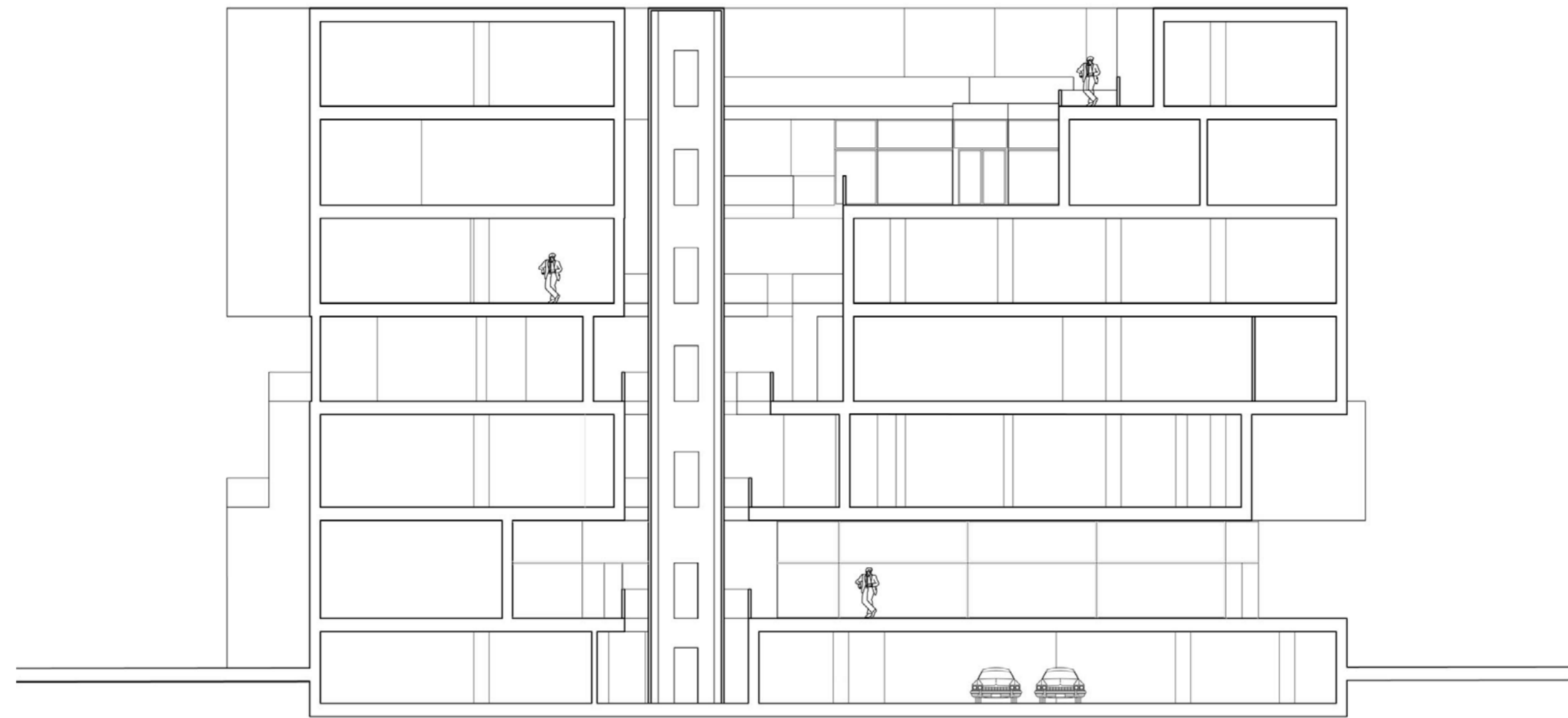


CLOSED AXONOMETRIC VIEW

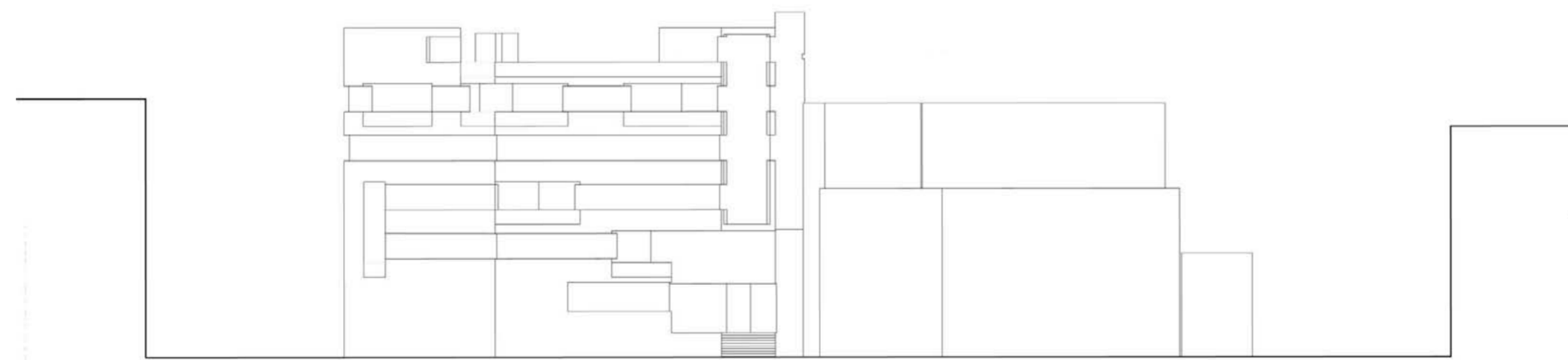
DESIGN EVOLUTION FORMATIVE ASSESSMENT STAGE MAY 2011



INITIAL VORTEX
DIAGRAM



SOUTH SECTION A - A

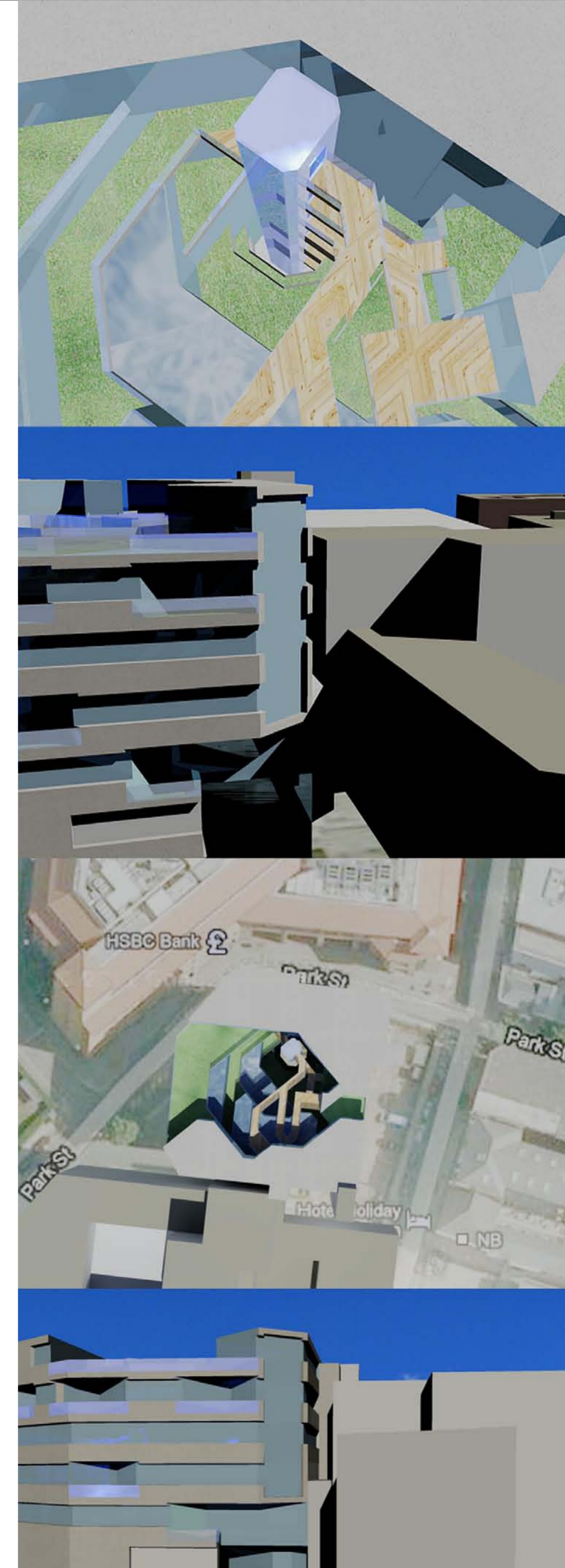


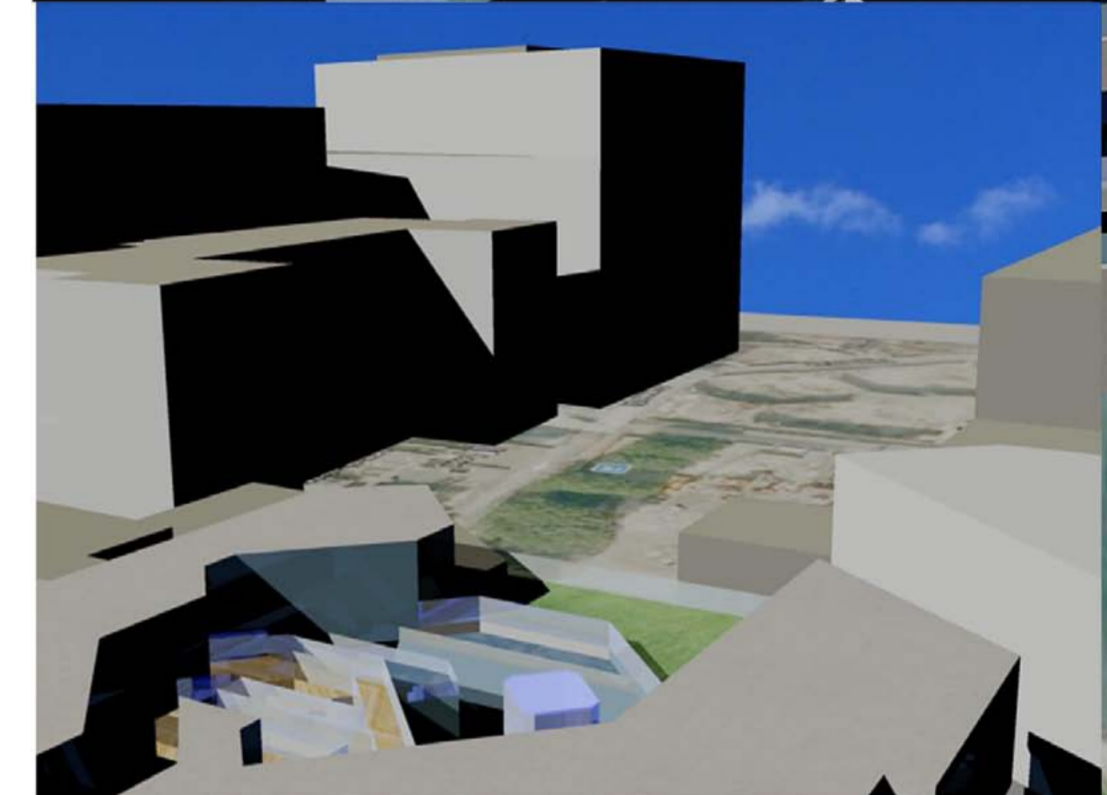
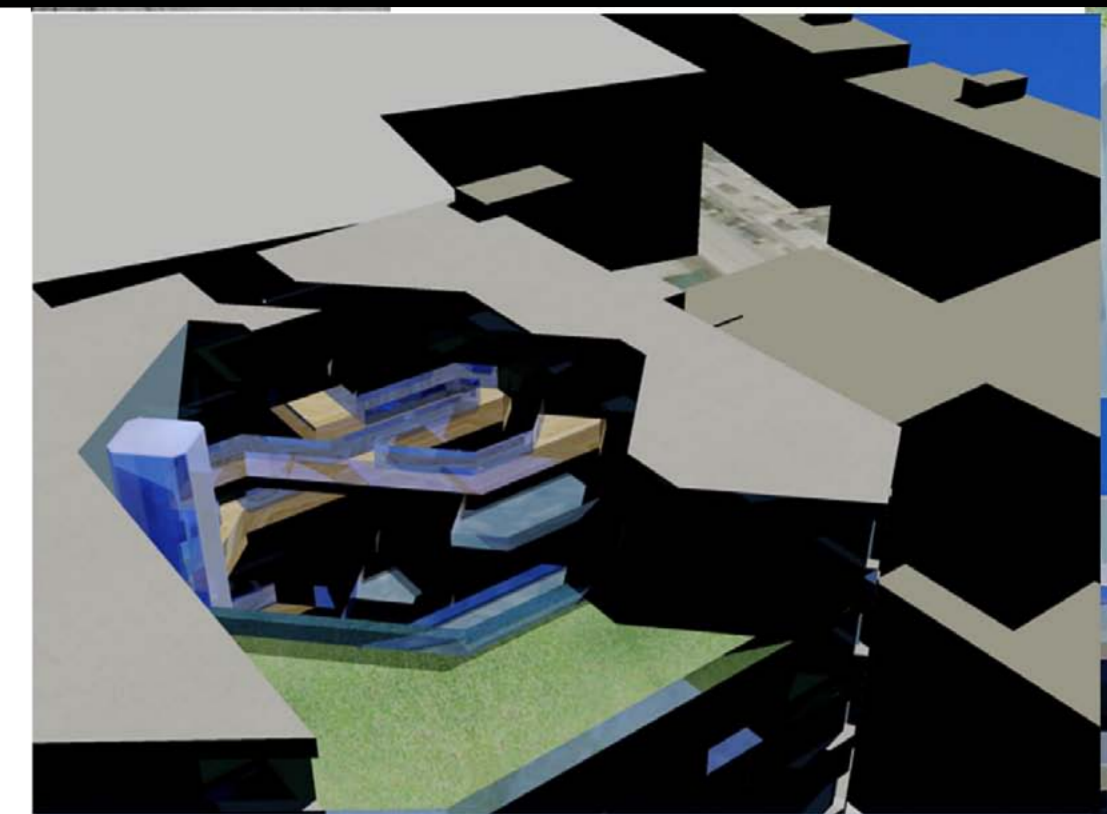
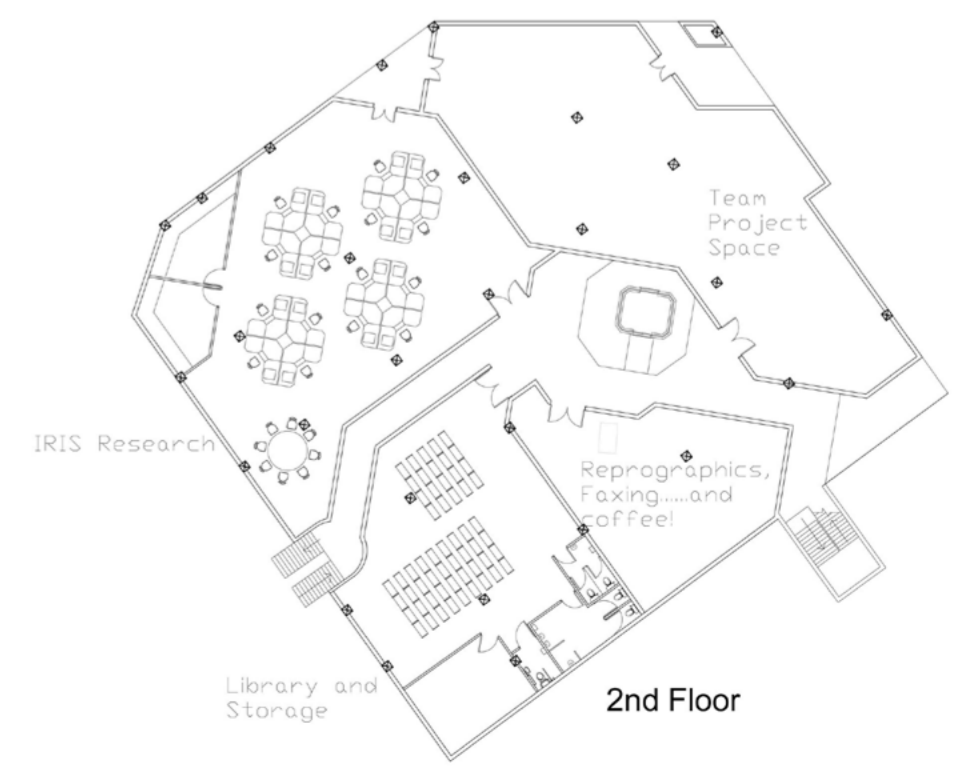
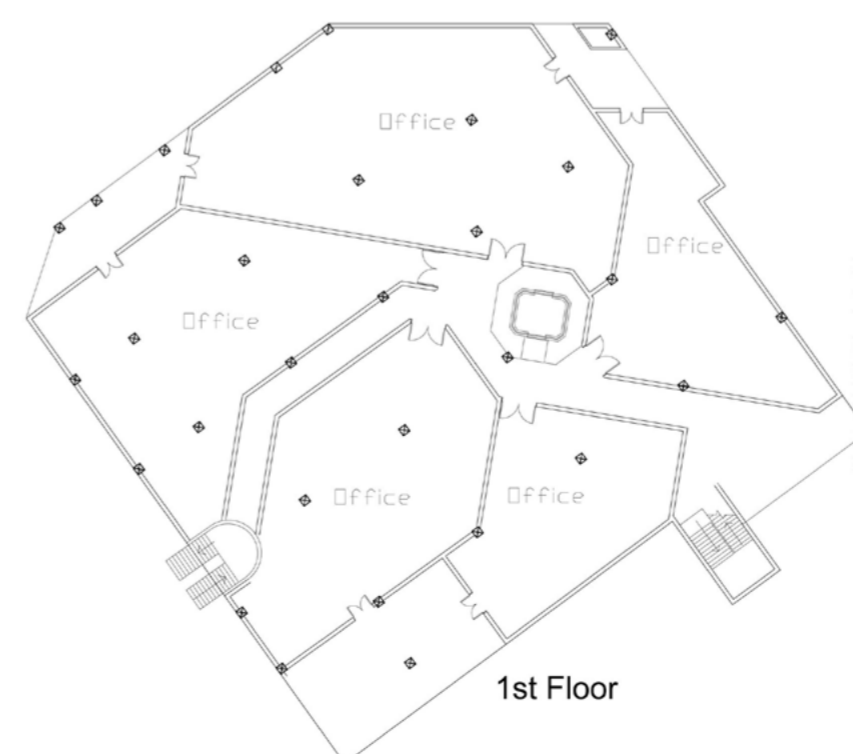
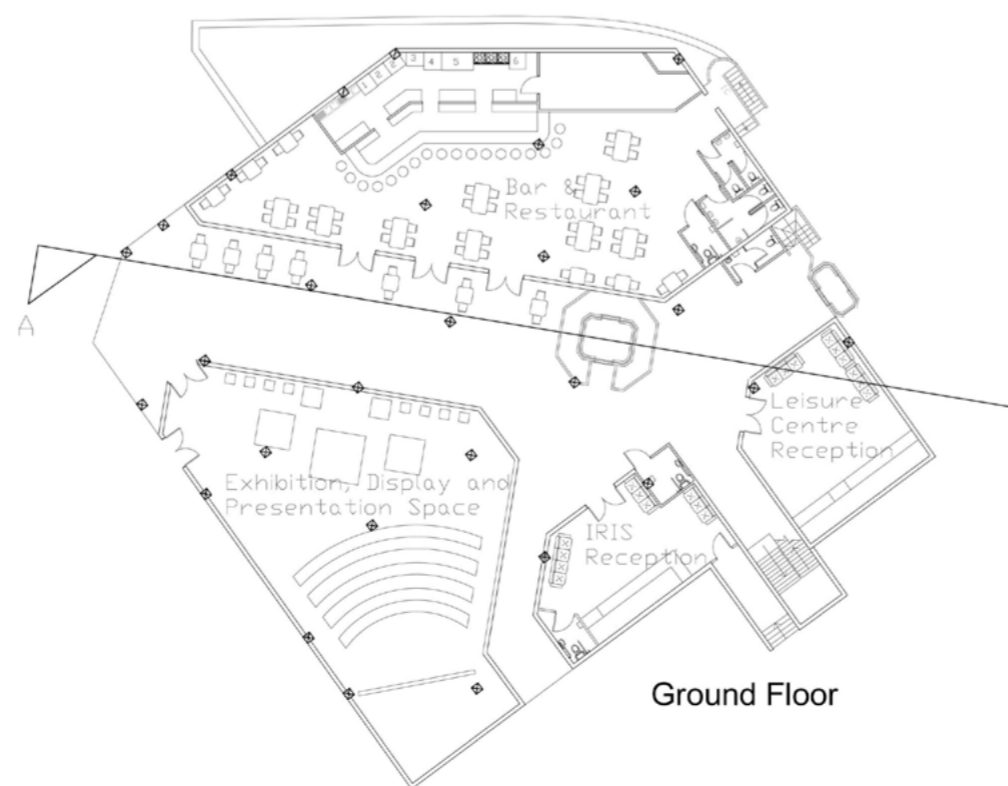
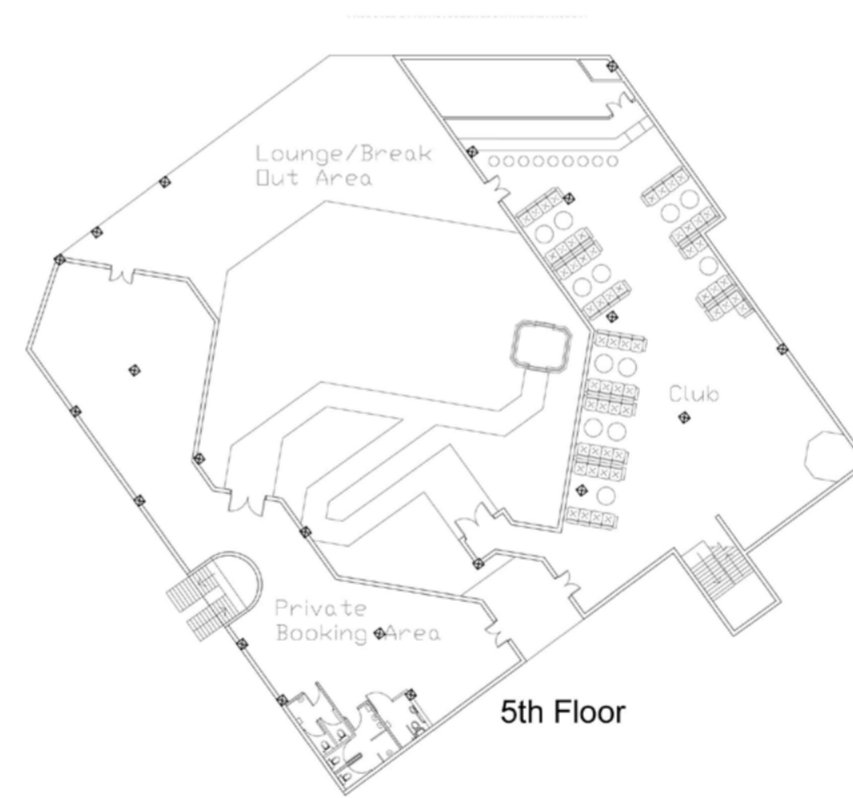
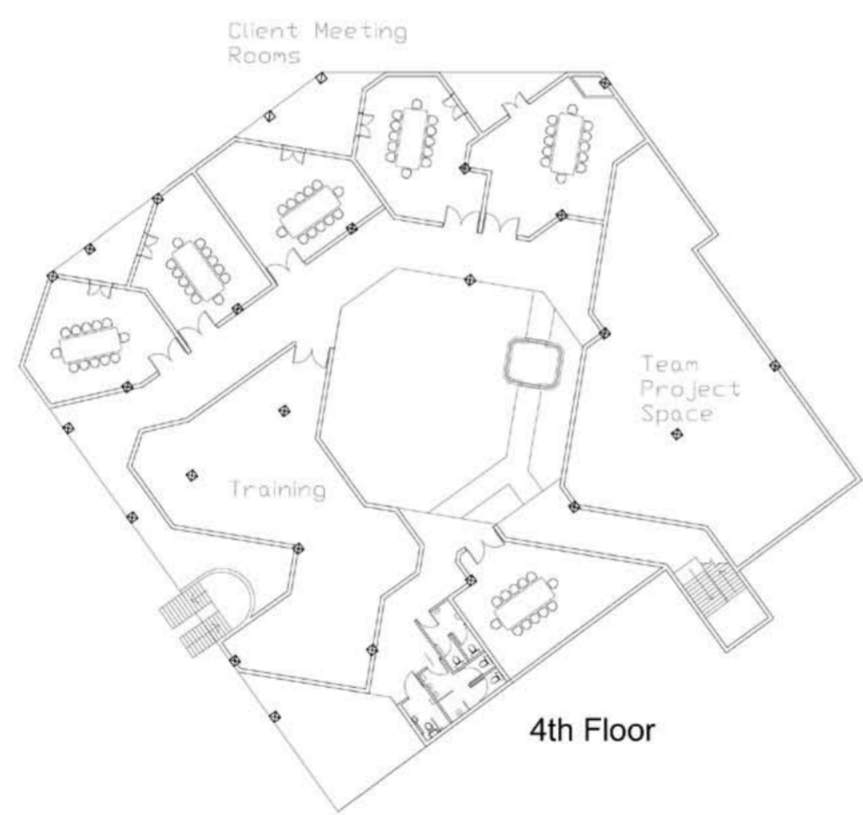
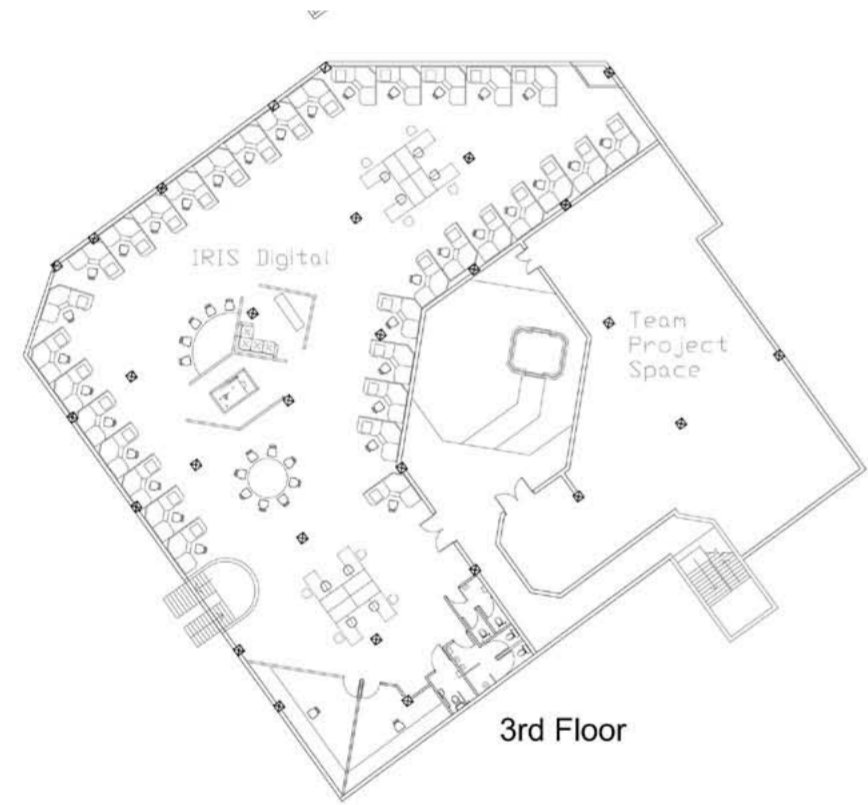
EAST ELEVATION

The layout of the project **FIRST ORIGINATED** from the above diagram. Everything is set around the vertical axis that is the glass lift. As one makes their way up the building, there is more natural light. This allows for natural light to enter down into the depths of the building.

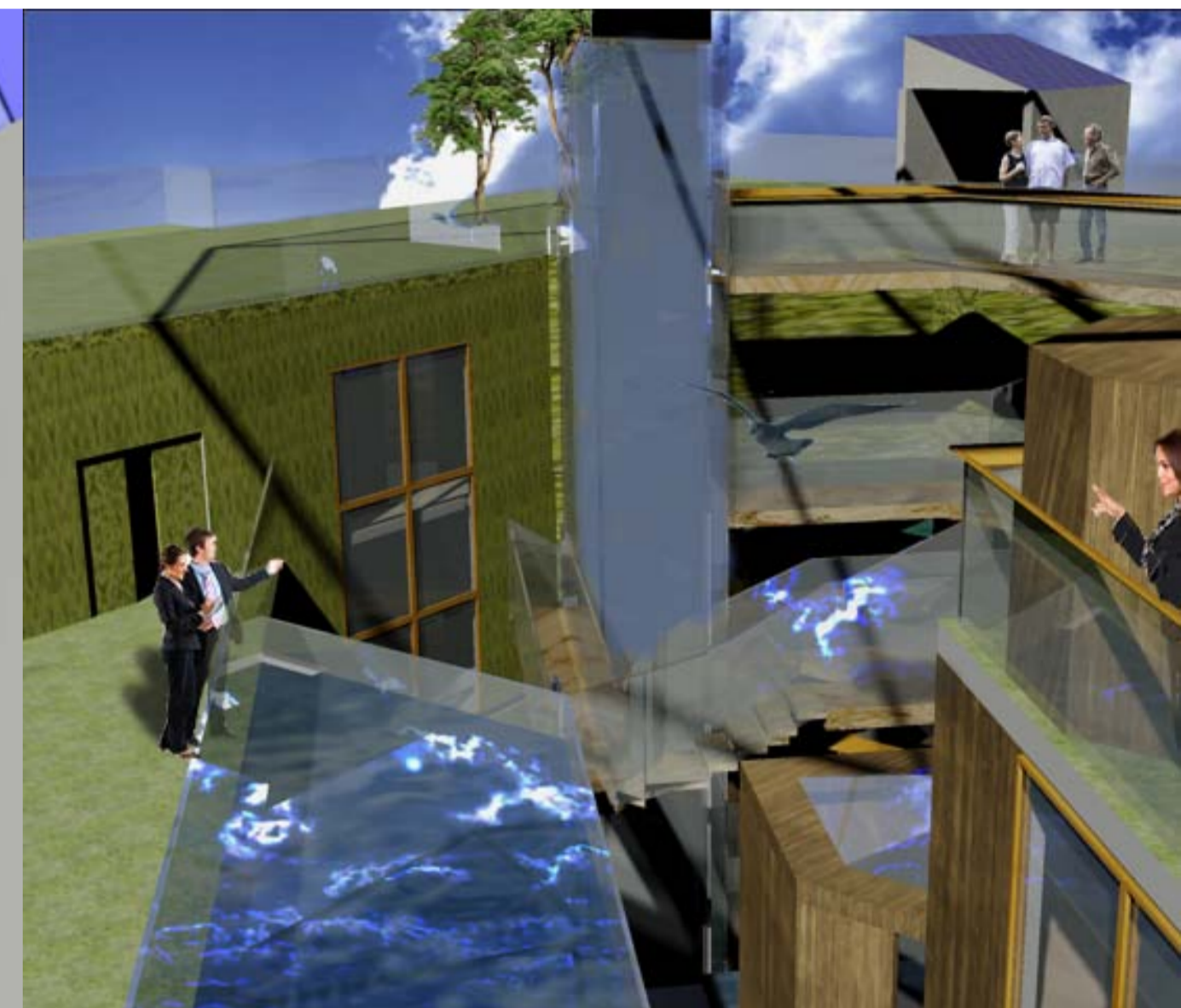
The criticism I got at this stage was that it doesn't flow nicely in terms of potentially dark corners in corridor breaks.

VARIOUS EARLY STAGE VISUALISATIONS





DESIGN EVOLUTION SUMMATIVE ASSESSMENT STAGE JUNE 2011



SOUTH EAST VIEW OF ATRIUM

WEST PUBLIC ENTRANCE VIEW

TOP FLOOR VISUAL

Criticism received was that whilst the timber facades worked, they did look outdated!