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# Recap

01

Light is limited on the Lower Ground, how can we best retain this for the LG users?

02

Initial focus on the Lower Ground to split into 3 or 4 smaller units

03

Activation of atrium and different use case options

04

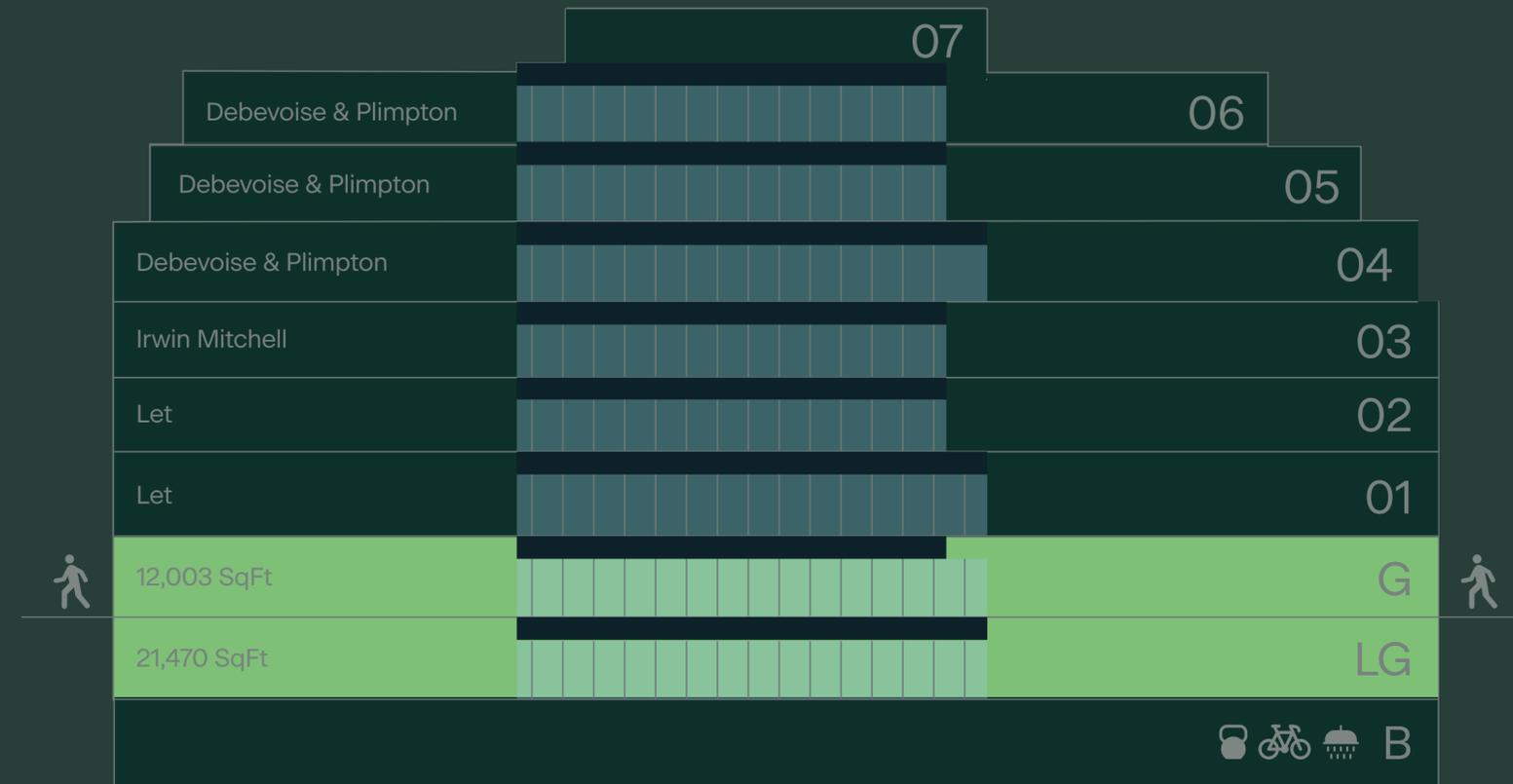
What are we seeing in similar spaces?

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Temple  
London  
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**THIRDWAY**

Morelands  
5-23 Old St  
London  
EC1M 7AD

Date: 17.12.2025



Availability: 33,472 Sqft

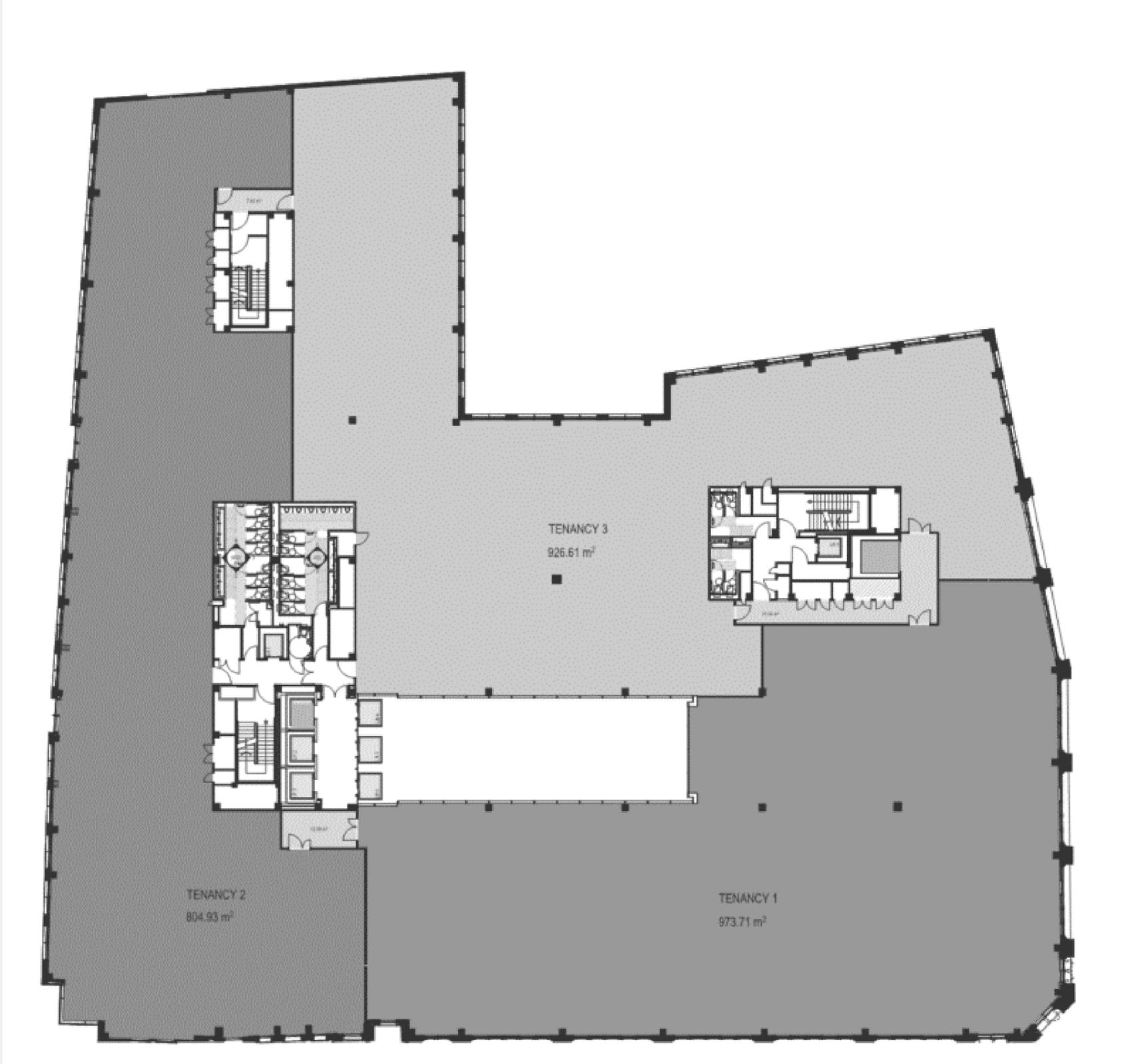
# Fire Strategy Observations

Fire strategy diagram illustrates and confirms the principle of access to two staircases as points of escape

Opportunity to explore an engineered/approved approach to a small unit in a single direction should it be required

We have discounted Stair 4 at the moment which is shared with Natural Kitchen as it provides limited layout benefit to the main 3 staircases

In the summary of the Atrium it is noted that 'The atrium is currently enclosed with glazing. It is not known whether the glazing is unprotected, toughened, smoke-retarding, or fire-resistant.' This would have to be considered further as part of a demise split.



# Zoning - Opt 01

## Adhering to fire strategy

GF to stay as 1 x 12,003 sq ft unit  
LG to be split into 3 x smaller work spaces, each with access to 2 cores  
Introduce corridor between both cores with WC's to maximise WC availability and also allow for goods lift to be accessible from both cores  
Each unit has access to the atrium



Ground Floor



Lower Ground Floor

# GA - Opt 01

Adhering to fire strategy, increasing WC access

## Unit 1 - 3427 Sq Ft

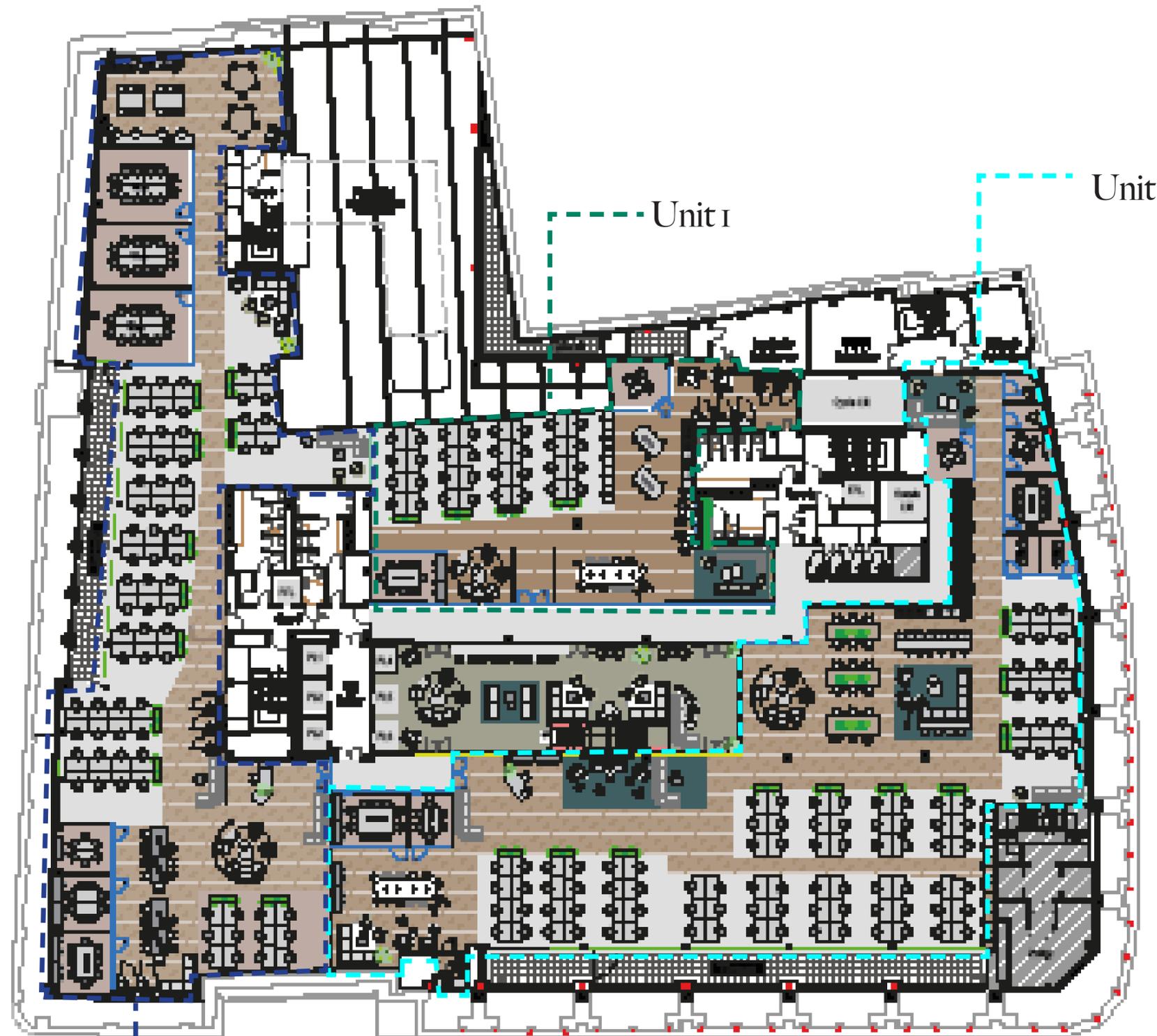
Desks - 1400 X 800mm	32
Focus pods	05
4P Meeting Room	01
8P Meeting Room	01
Breakout & Collab	05

## Unit 2 - 9424 Sq Ft

Desks - 1400 X 800mm	92
Focus Rooms	02
Focus Booths	04
2P meeting rooms	03
4P meeting rooms	02
6P meeting rooms	01
8P meeting rooms	01
10P board room	01

## Unit 3 - 7787 Sq Ft

Desks - 1400 X 800mm	73
Focus pods	05
6P Meeting Room	01
8P Meeting Room	02
12P Meeting Room	03
Breakout	01



Unit 3

# Zoning - Opt 02

Splitting the floorplate further

GF to stay as 1 x 12,003 sq ft unit

LG to be split into 4 x smaller work spaces, each with access to 2 cores

Introduce corridor between both cores with WC's to maximise WC availability

Each unit has access to the atrium



Lower Ground Floor



Ground Floor

# GA - Opt 02

Adhering to fire strategy, increasing WC access

## Unit 1 - 3427 Sq Ft

Desks - 1400 X 800mm	32
Focus pods	05
4P Meeting Room	01
8P Meeting Room	01
Breakout & Collab	05

## Unit 2 - 9424 Sq Ft

Desks - 1400 X 800mm	92
Focus Rooms	02
Focus Booths	04
2P meeting rooms	03
4P meeting rooms	02
6P meeting rooms	01
8P meeting rooms	01
10P board room	01

## Unit 3 - 3594 Sq Ft

Desks - 1400 X 800mm	33
2P Meeting Room	02
4P Meeting Room	01
8P Meeting Room	01
10P Meeting Room	01
Breakout	01

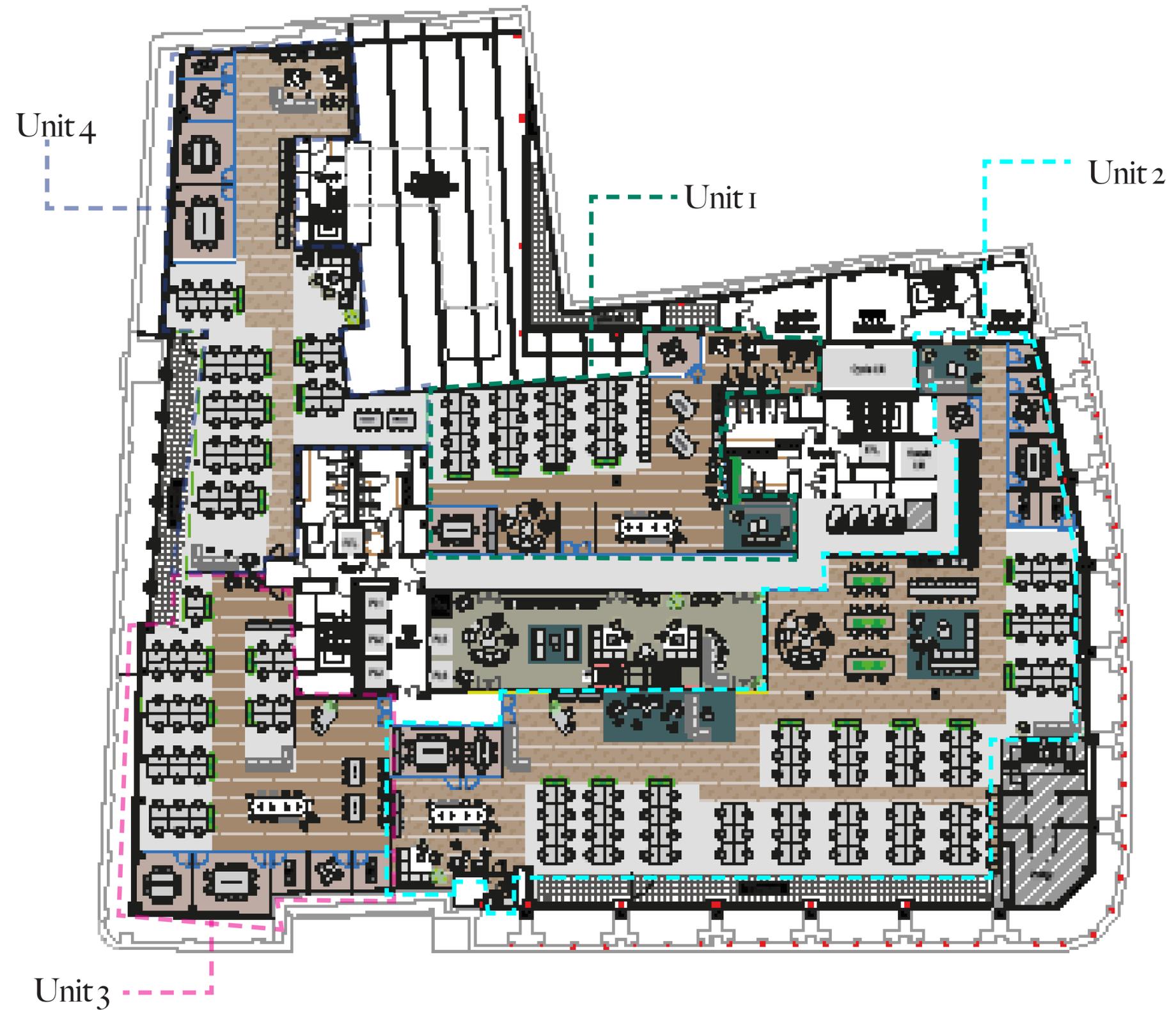
## Unit 4 - 4057 Sq Ft

Desks - 1400 X 800mm	38
2P Meeting Room	01
4P Meeting Room	01
8P Meeting Room	01
10P Meeting Room	03
Breakout	01

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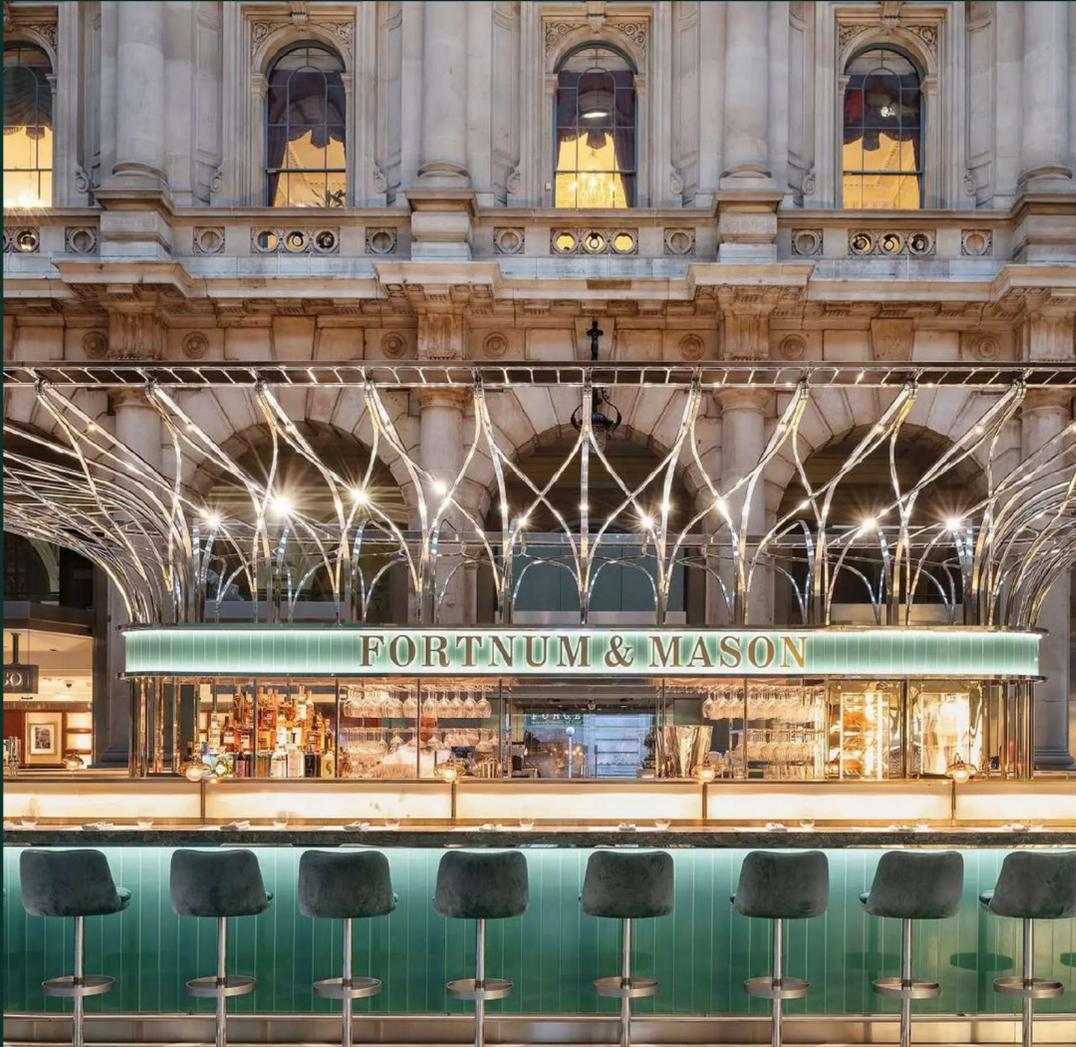
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# Possible Use Case

# Atrium



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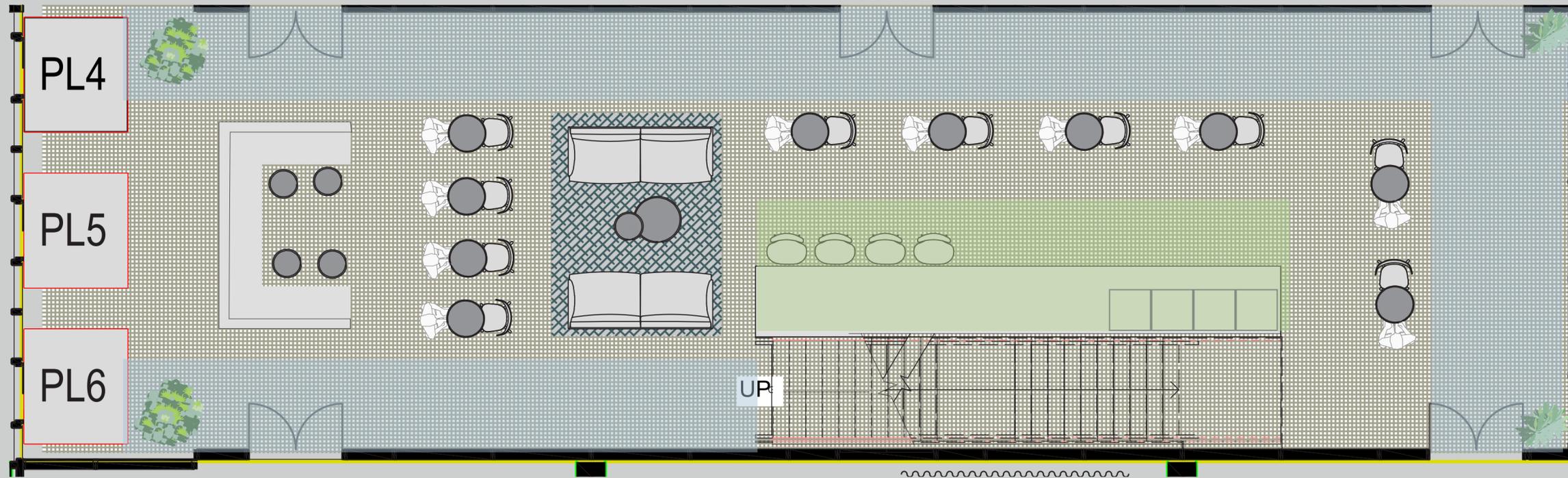
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# Option 01

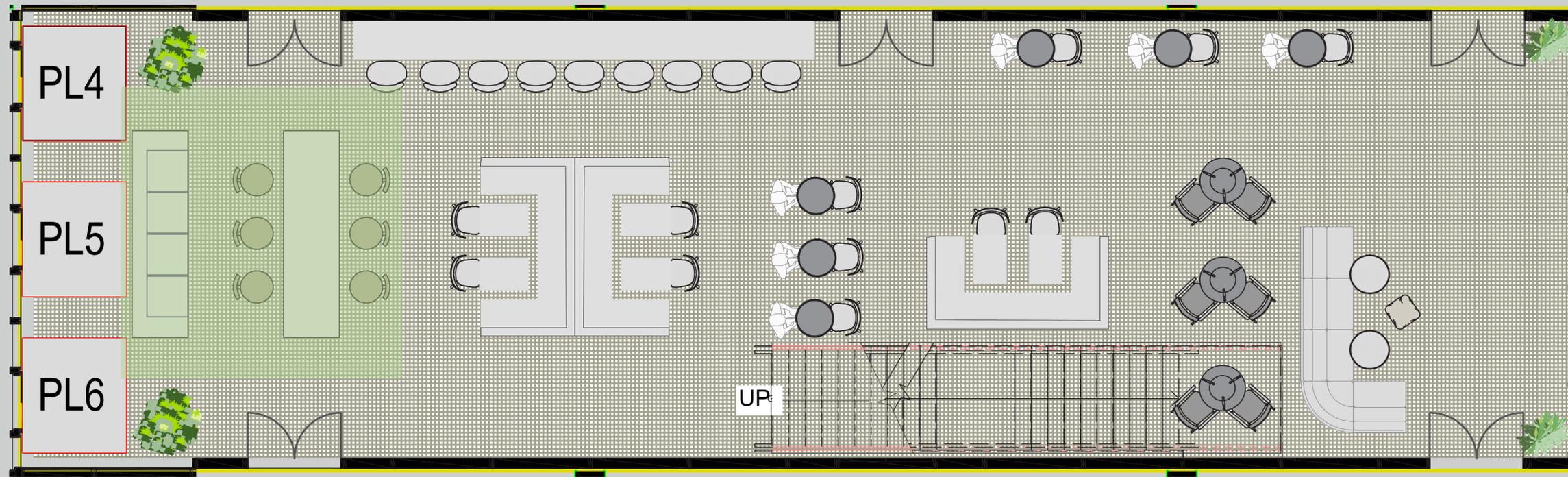
Central Bar



-  Lockable Fridges
-  Bar
-  Circulation

# Option 02

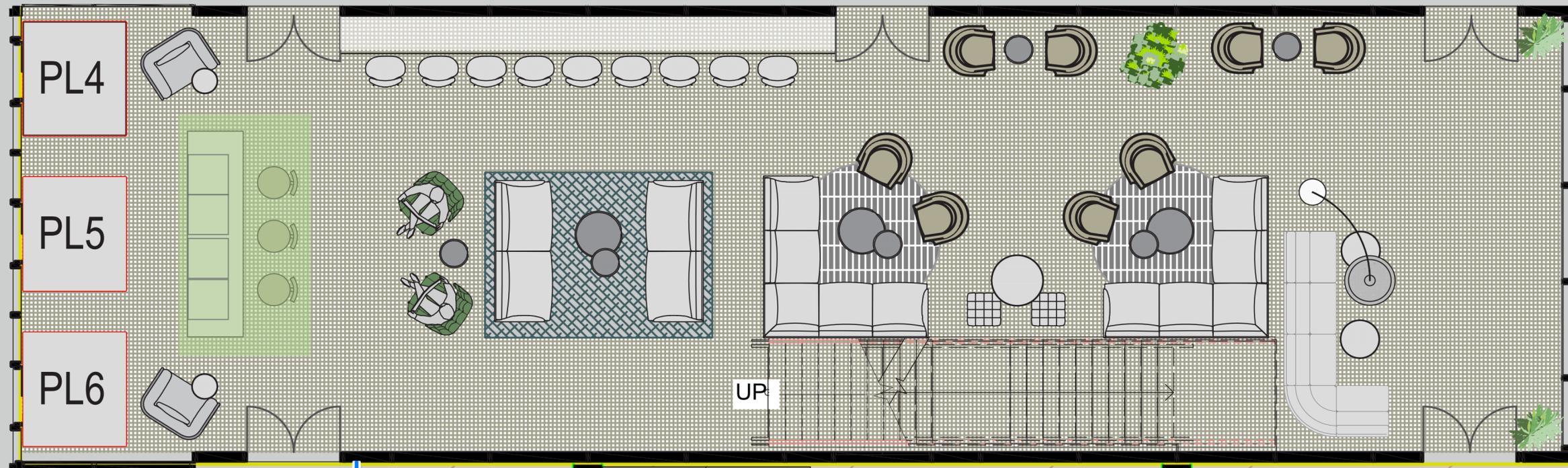
Coffee Bar



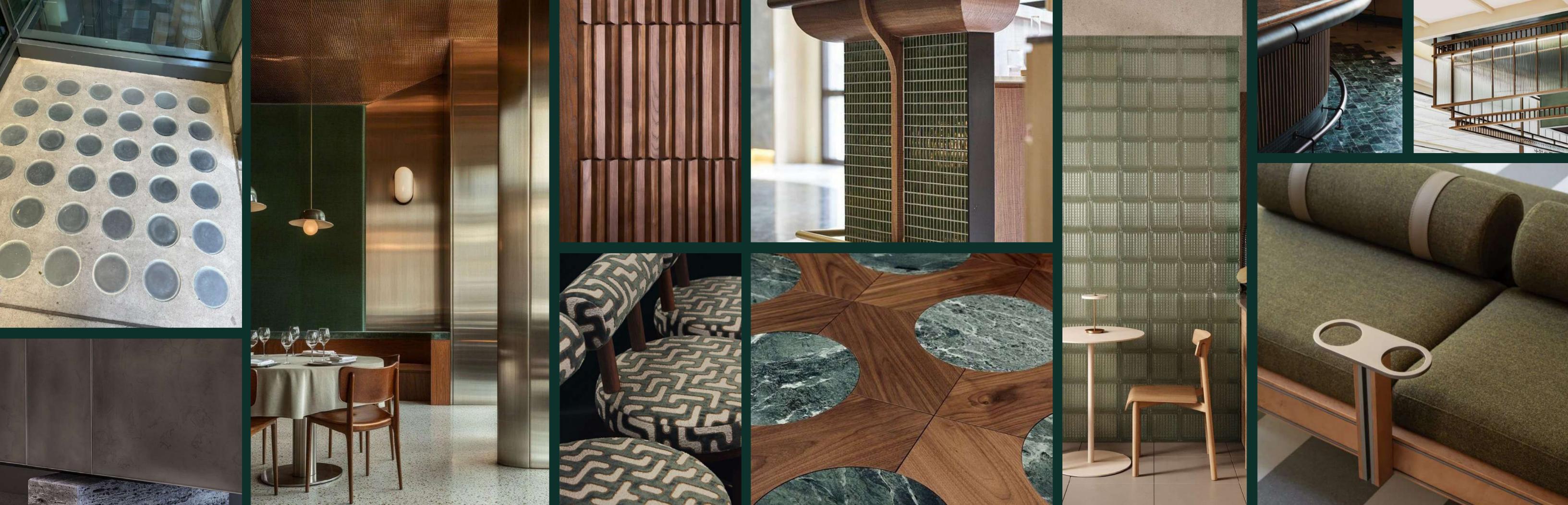
-  Bar
-  Lockable Fridges

# Option 03

Furniture Solution with fixed bar



- Bar
- Lockable Fridges



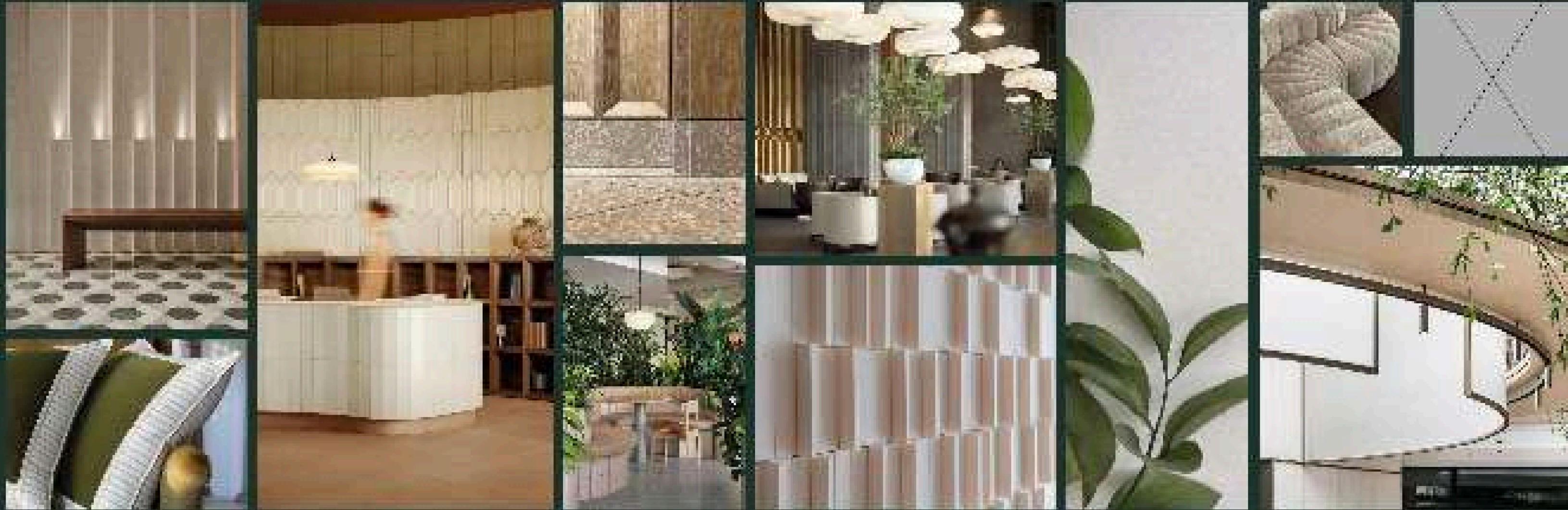
# Look & Feel

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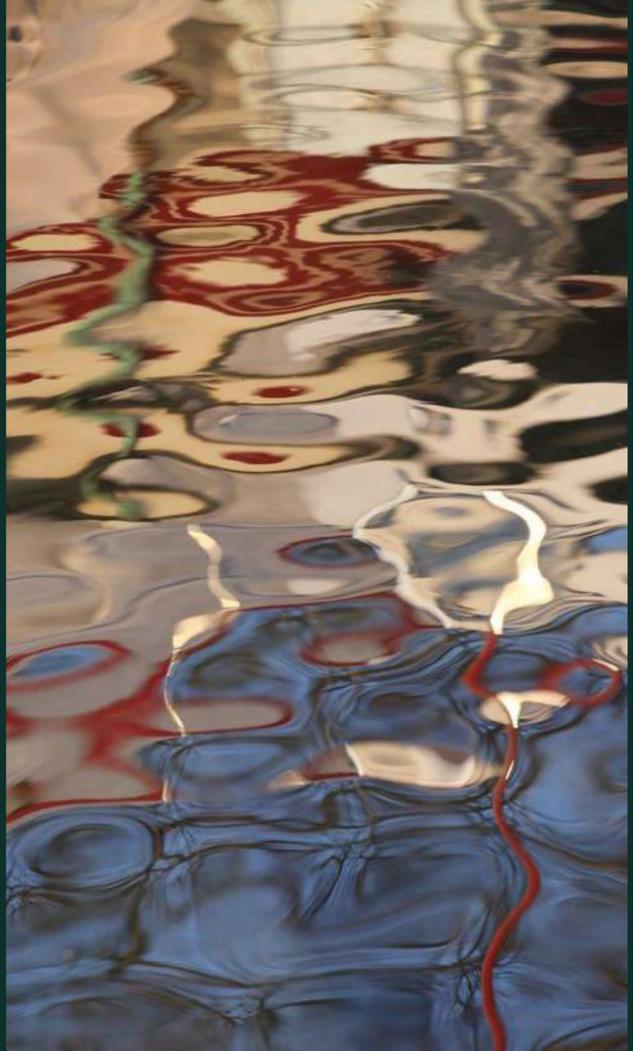
# Look & Feel

The Furniture  
is available in  
the same  
factory  
material

THROWBY

Design  
and  
Production

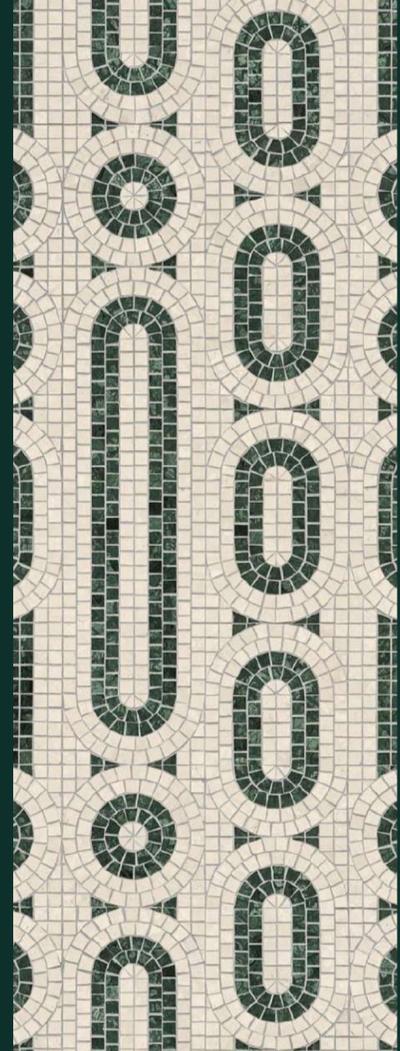
11.01.2023



# Look & Feel

Soft & Feminine, a contrast to it's surroundings.

Option 04



# Look & Feel

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# NEXT STEPS

- 01 Confirm market appropriate unit sizes and split with client/agency team
- 02 Confirm function and management of central atrium space
- 03 Progress detailed design of MEP to suit preferred layout
- 04 Visuals and Furniture specification
- 05 Understand performance of the glazed atrium wall and impact on split

# CASE STUDIES STUDIES CASE

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# Norton Folgate

British Land  
Shoreditch, London  
11,000 sq ft  
Property Industry

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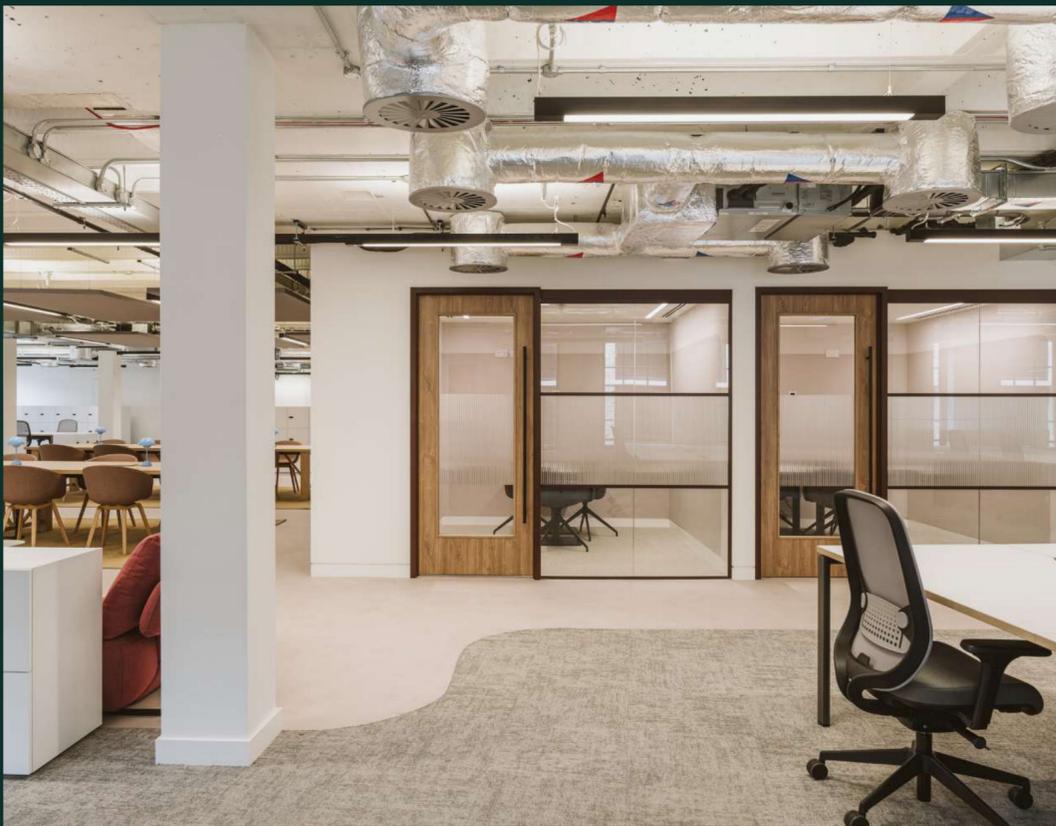
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# Crafting a calming oasis in the heart of Shoreditch.

At Norton Folgate, we designed a speculative office fitout for British Land that transforms an 11,000 sq ft floor into a welcoming space with universal appeal. Warm, neutral shades were used throughout to create a relaxing environment, offering potential tenants a pre-fitted office that feels ready to move into. The layout is designed to encourage flow and comfort, providing a flexible base for diverse business needs in the vibrant Shoreditch area.



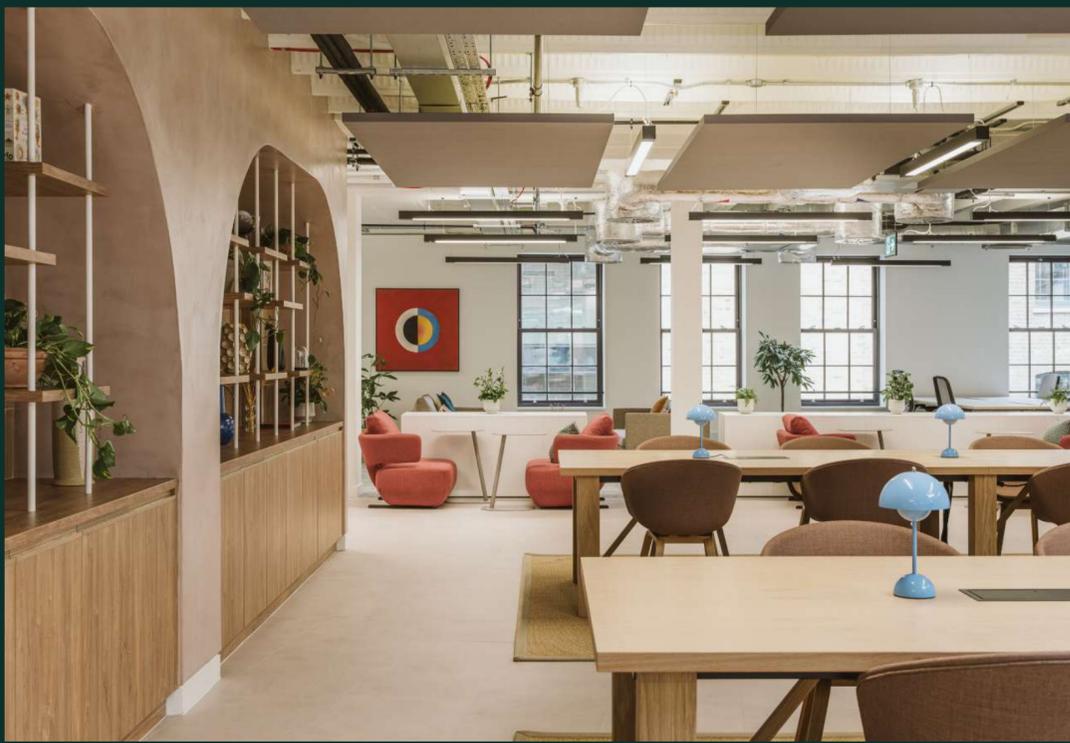
British Land  
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# Convene

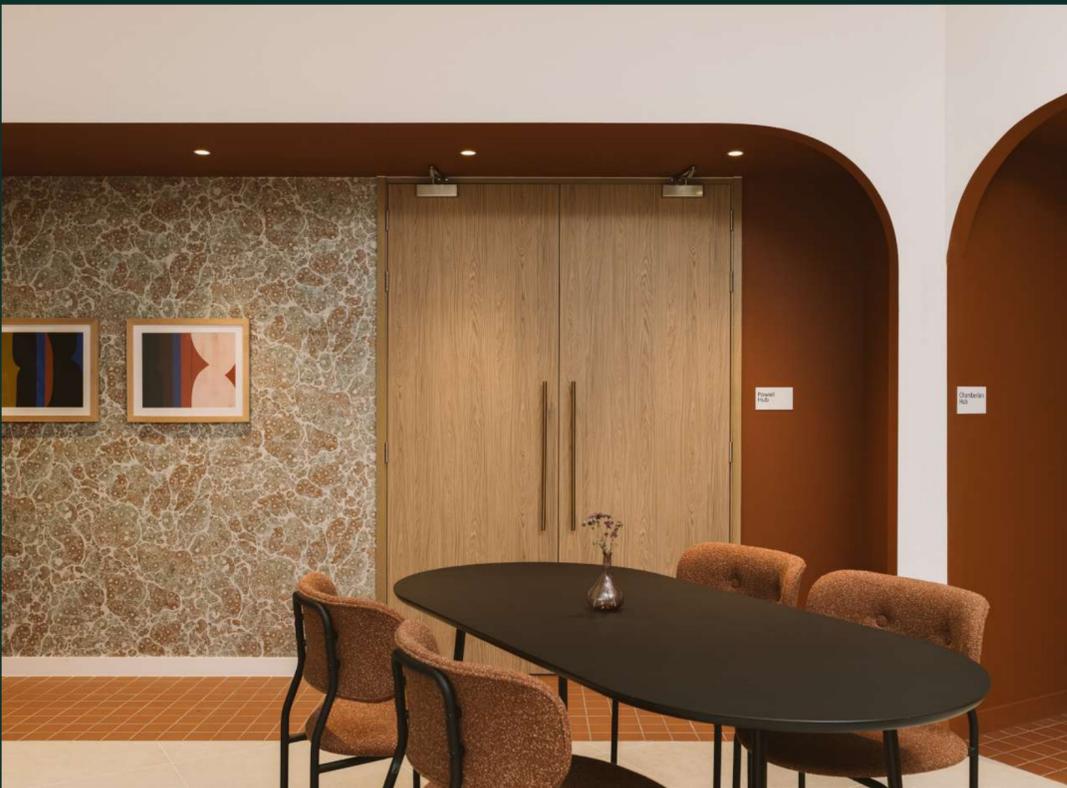
Description: CAT B  
Location: THE CITY, LONDON  
Size: 25,000 SQ FT  
Industry: Event space

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# 105 Wigmore Street

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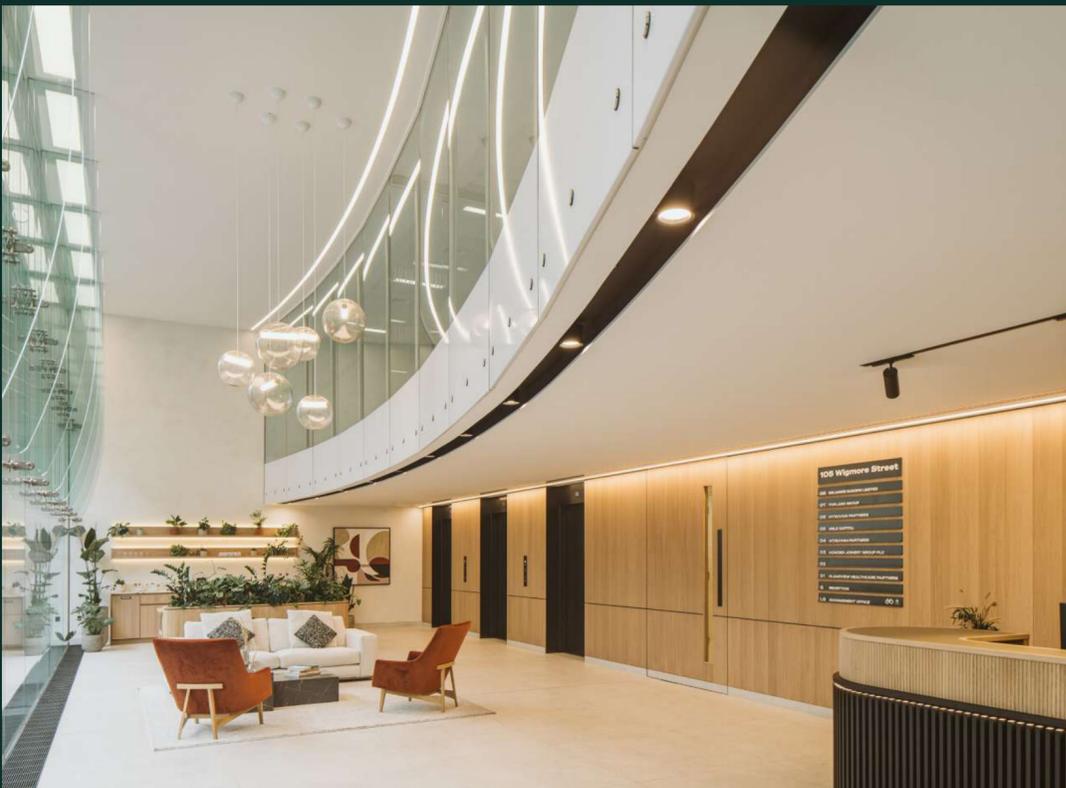
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# A beautifully reimagined arrival which sets a new tone for the building.

The reception spaces and communal amenities at 105 Wigmore required a new lease of life that was worthy of its high-end postcode. The design concept was to exploit the impressive amount of natural light in the reception, complimenting this brightness with a lot of planting, light timbers, and warm furnishings. The look and feel was also applied to our elevator renovations, bathrooms, and basement bike store.





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Client: BRITISH LAND  
Description: OFFICE SPACE  
Location: FRITZROVIA, LONDON  
Size: 10,000 SQ FT  
Industry: LANDLORD

Date: 17/12/2025

# A Natural Approach to Workspace Design

In a brand-new CAT A floorplate on Euston Road, we delivered a refined CAT A+ fit-out for British Land that blends, sustainability, contemporary functionality and organic warmth. The design centres around natural materials, bringing a tactile richness to the workspace, with a standout wavy oak banquette offering both sculptural interest and a relaxed, informal seating option. This inviting feature anchors the space, softening the architectural geometry and creating a welcoming, versatile hub for tenants.

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Description: OFFICE SPACE  
Location: FRITZROVIA, LONDON  
Size: 10,000 SQ FT  
Industry: LANDLORD

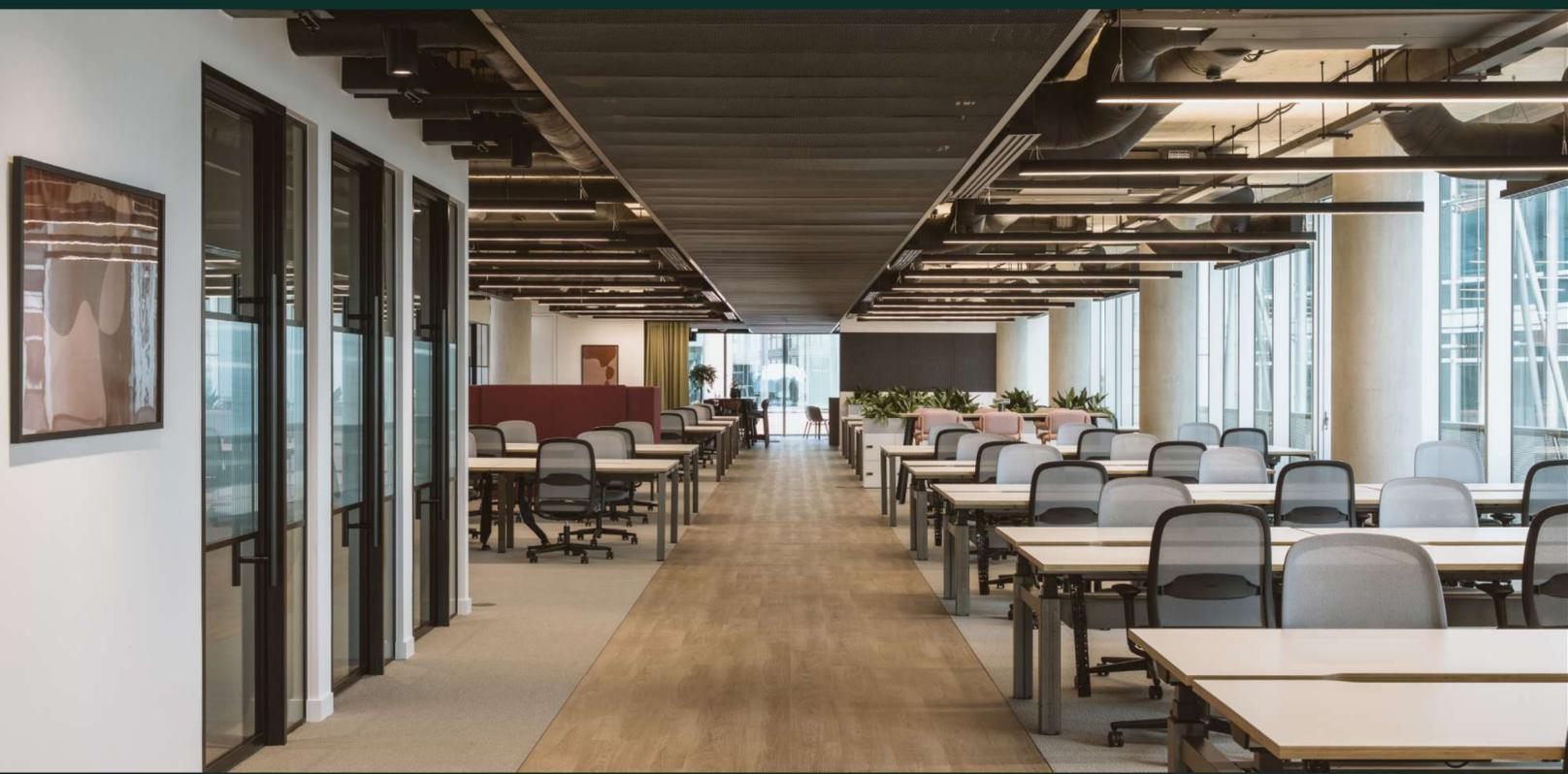
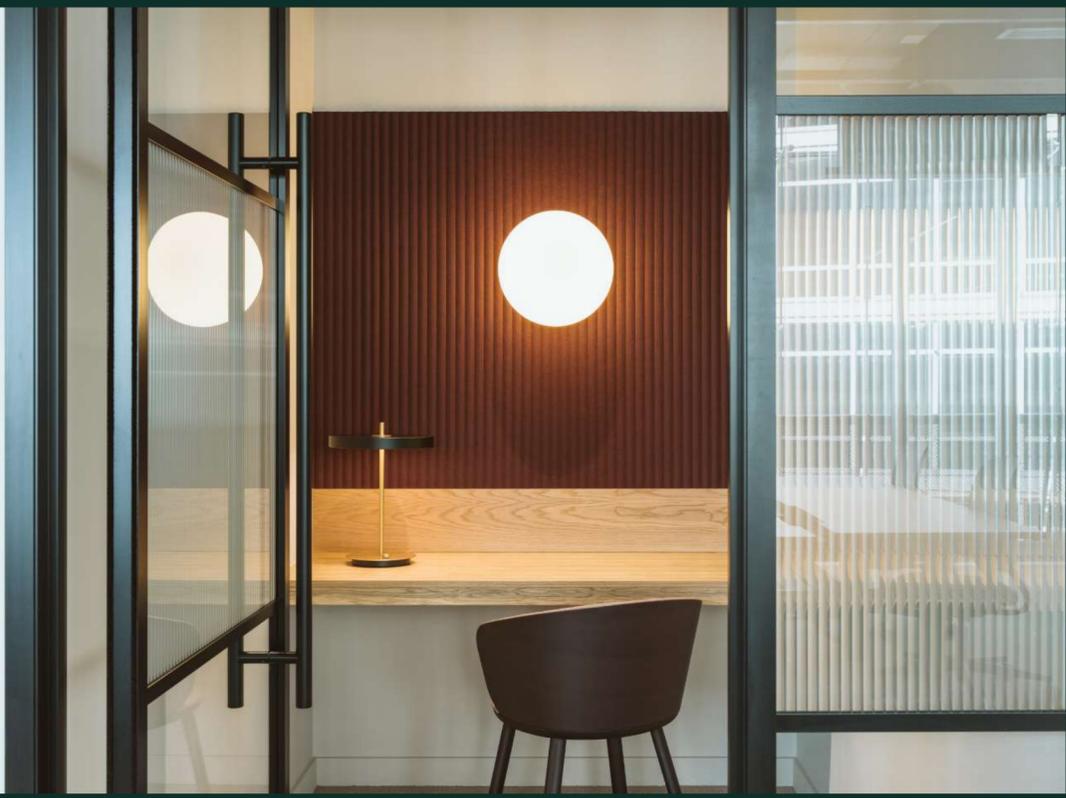
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