

47 Fleet Street

Conceptual Design Report
Prepared for C.Hoare & Co.

SCOTT
BROWNRIGG

An aerial photograph of a dense urban area, likely London, showing a mix of historic and modern buildings. The word "DRAWN" is overlaid in large, white, serif capital letters across the center of the image. The buildings are packed closely together, with various architectural styles and colors. A church spire is visible in the lower right quadrant. The overall scene is a high-angle, wide-area view of a city block.

DRAWN

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Introduction

This document is to illustrate the proposed design approach for the refurbishment & extension of 47 fleet street for C.Hoare & Co. and the City of London at a pre-application meeting.

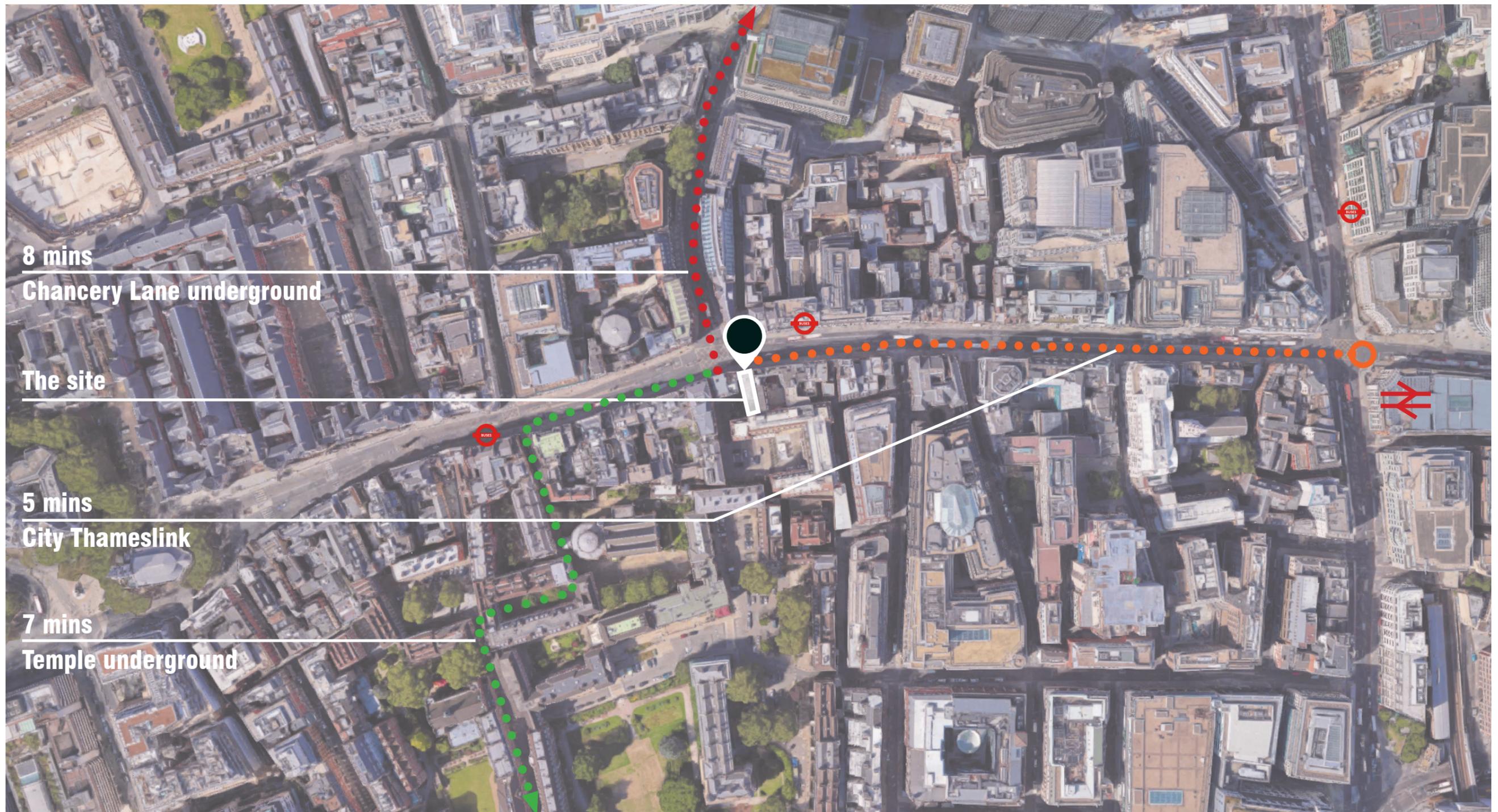
1.0

Site overview

Site location & transport links

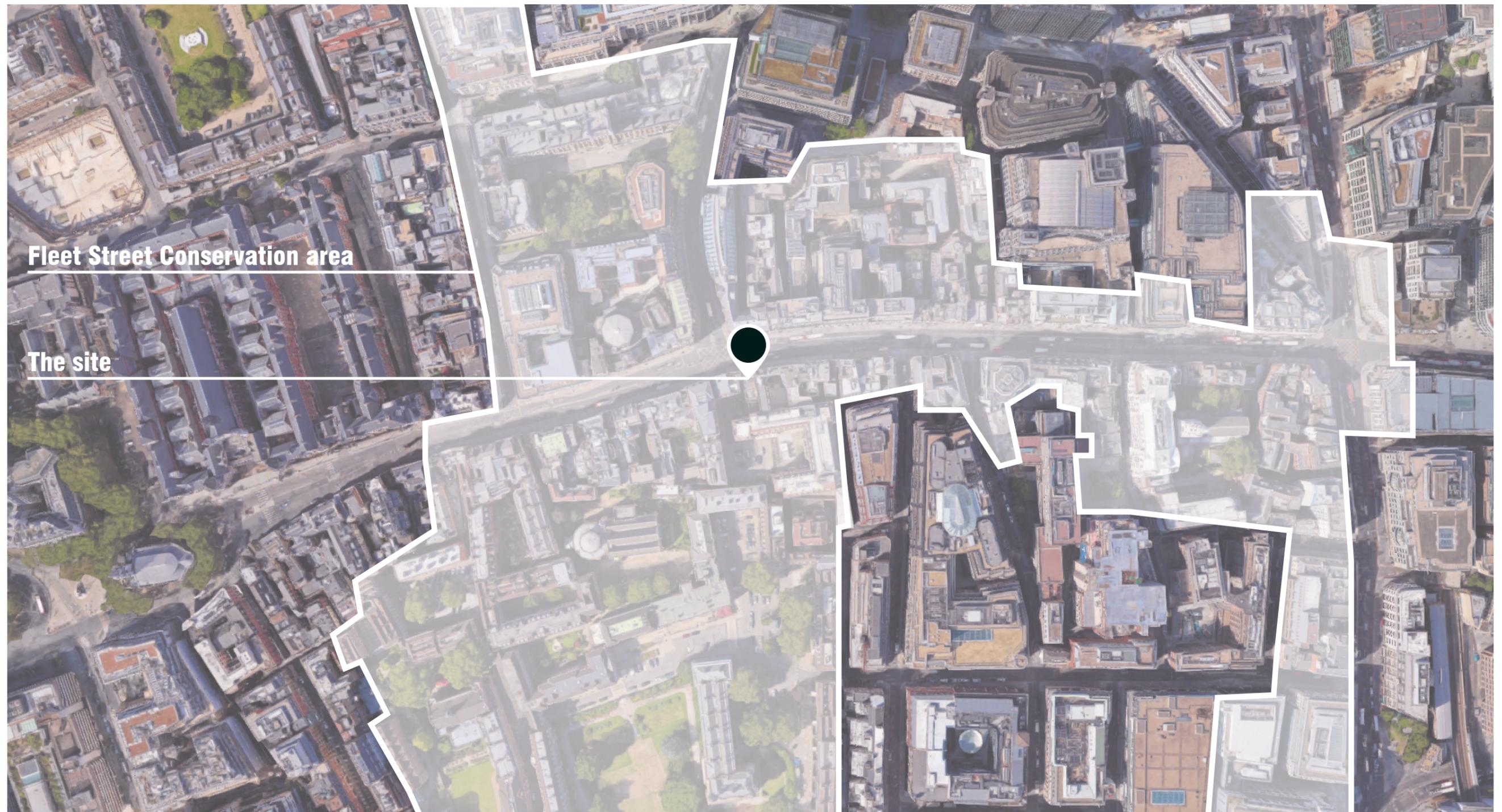
Site map below shows the location of the site as well as transport links within a 10 minute walking distance

- To Central line
- To District line
- To National rail



Fleet Street Conservation Area

Diagram which shows the conservation area around the site within the City of London



Listed buildings

Map showing all the listed buildings around the site

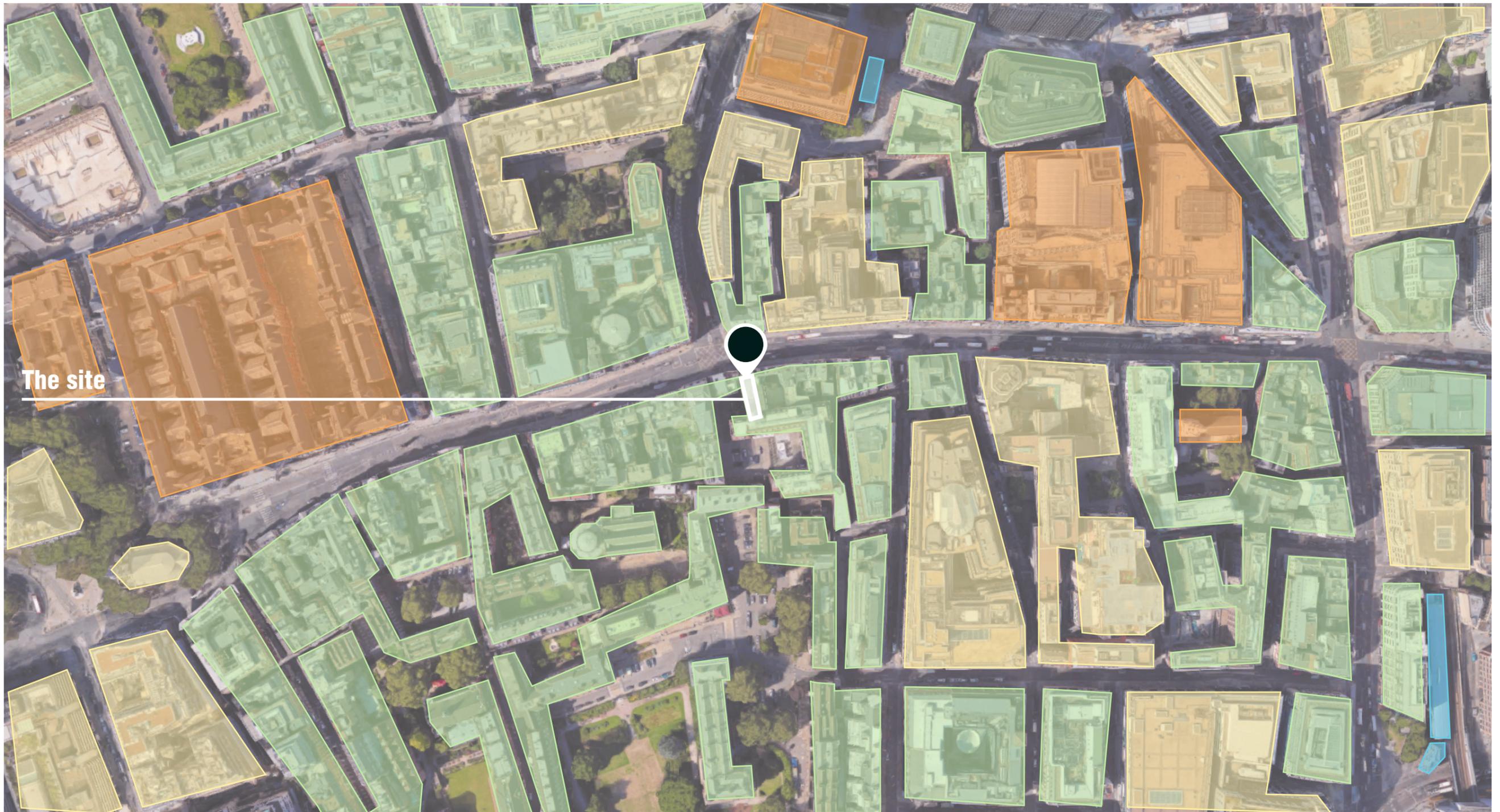
- Grade I
- Grade II*
- Grade II



Building heights

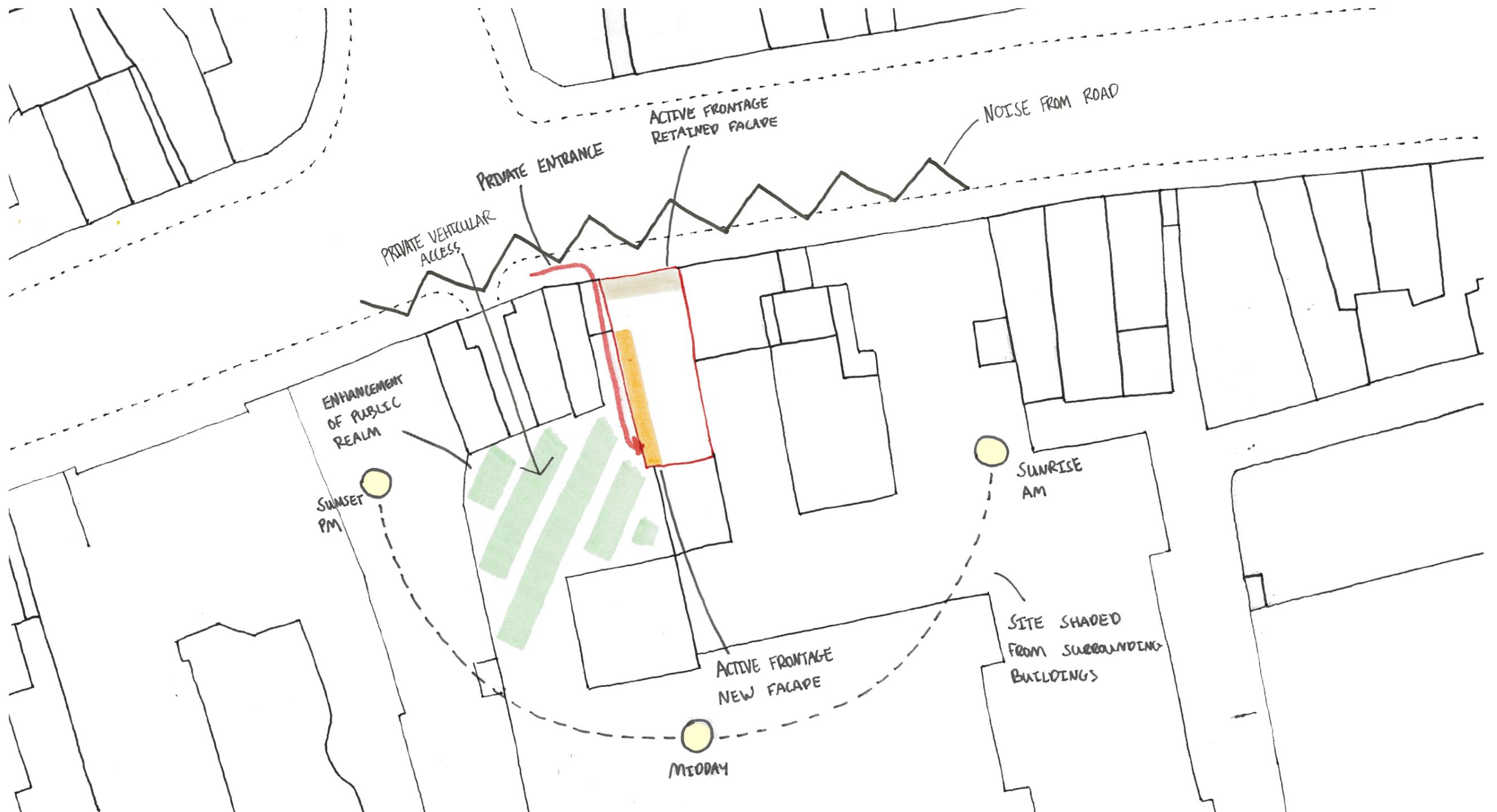
Analysis of the adjacent building heights to highlight site potential

- 1-3 Storeys
- 4-6 Storeys
- 7-9 Storeys
- 10+ Storeys



Constraints and opportunities

Diagram showing the constraints and opportunities of the site

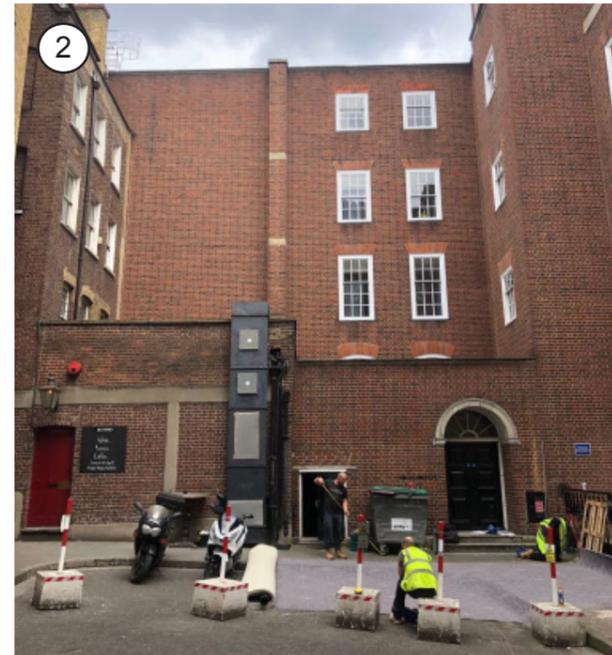


Site character

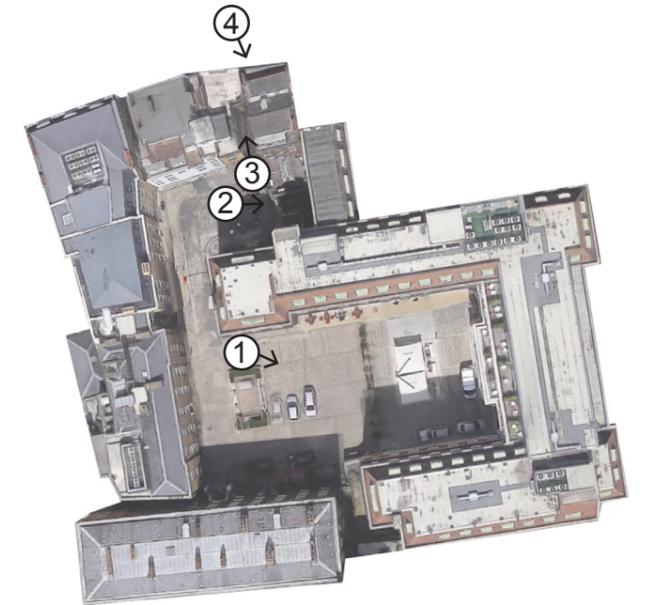
photos of the adjacent buildings and areas highlighting local character



1
Old Mitre Court



2
Rear of building



Key



3
Hare Place



4
Fleet Street View

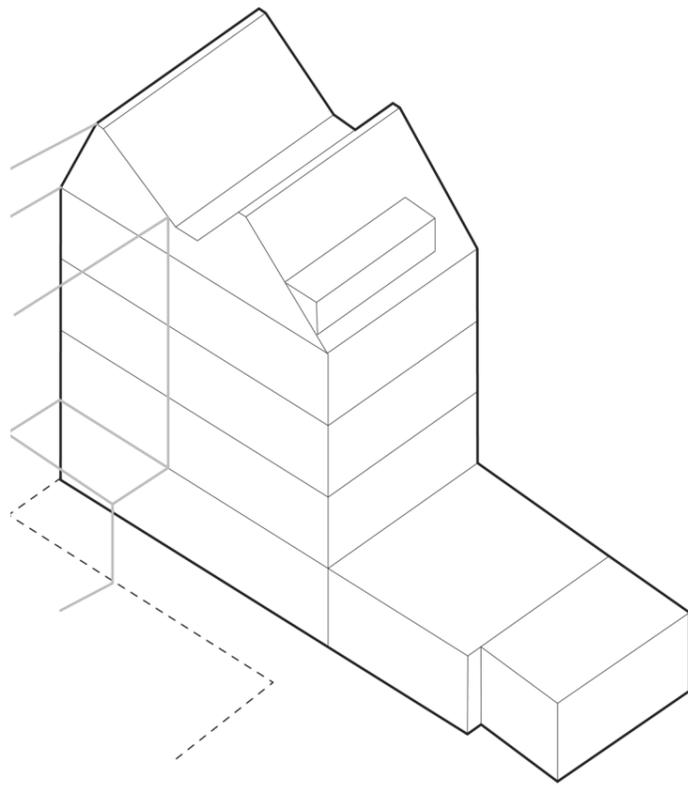
47 Fleet Street

2.0

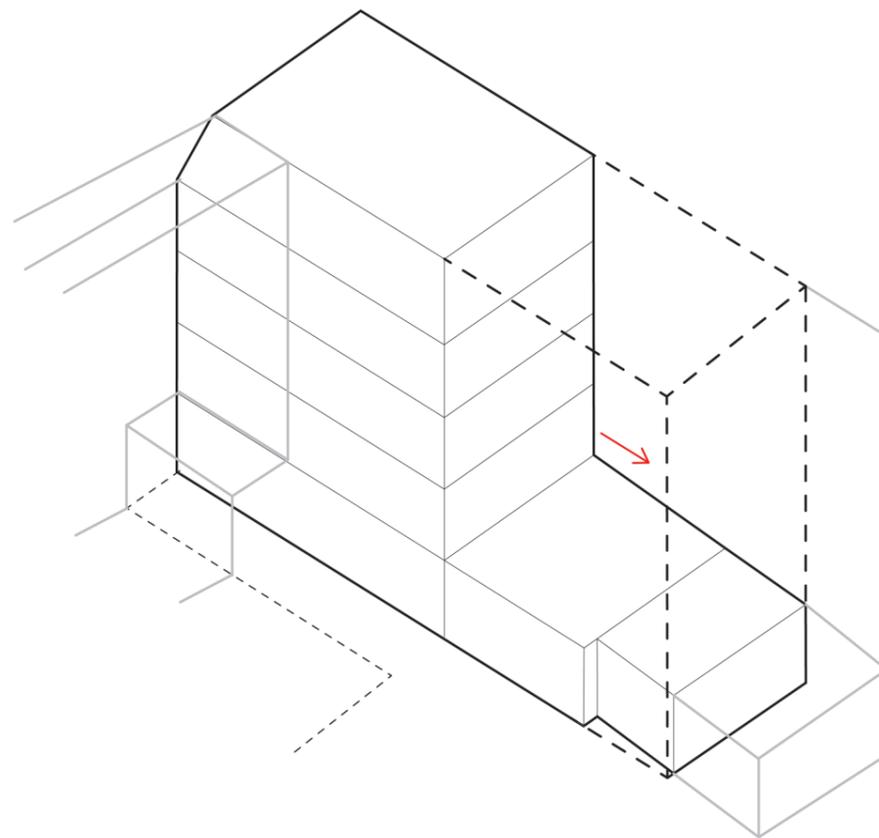
Proposed Massing & plan diagrams

Proposed Massing Development

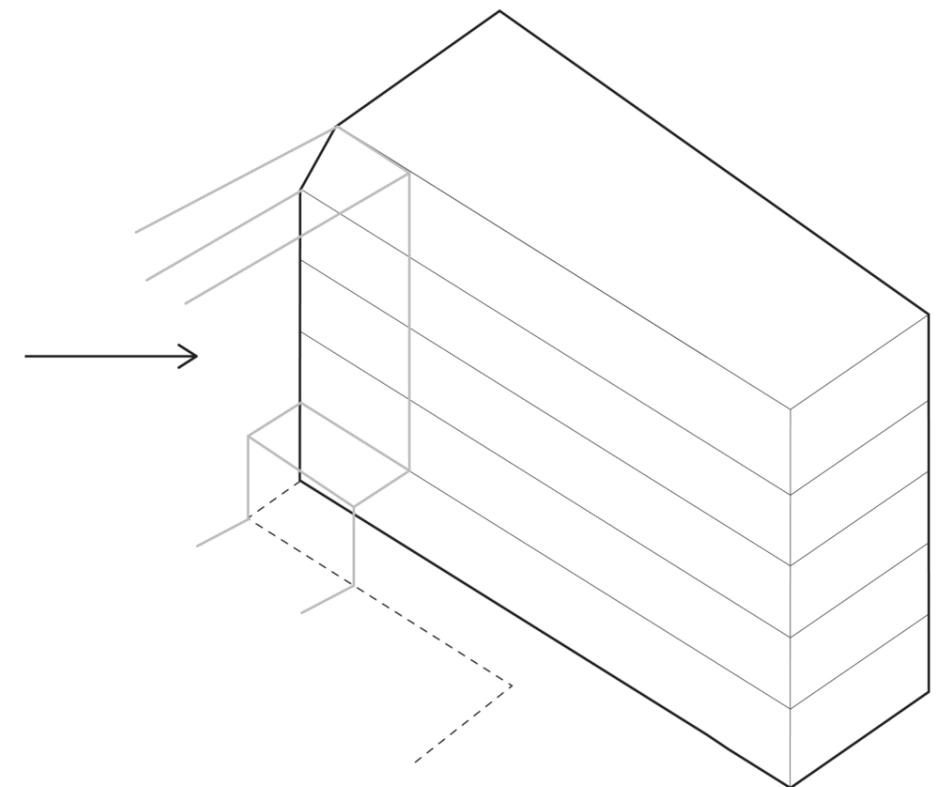
Diagram showing the existing building and our proposed massing



Existing building



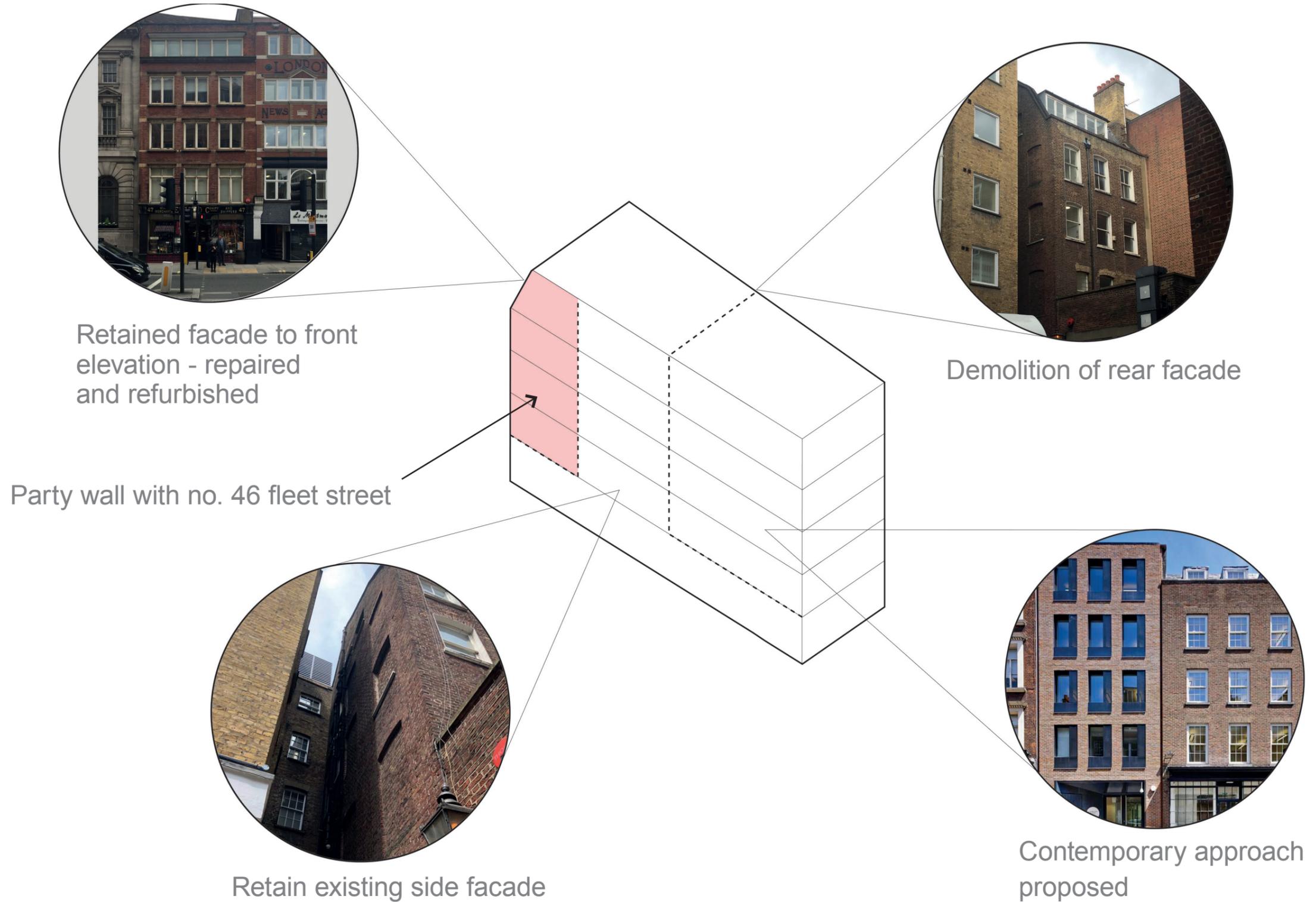
Make / complete the square



Rear of building extended outwards over the existing single storey

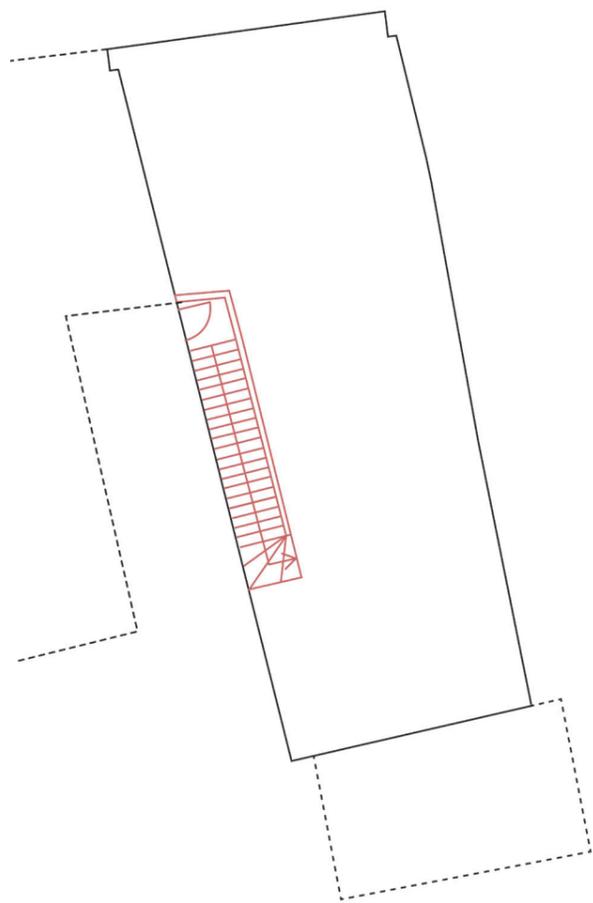
Proposed Facade Strategy

Proposed treatment of facades for proposed building

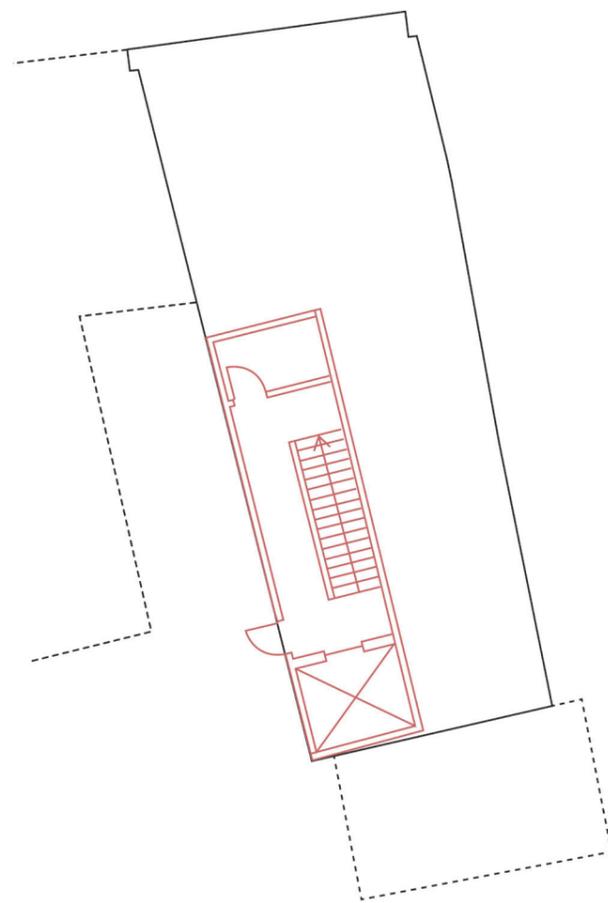


Proposed Plan Development

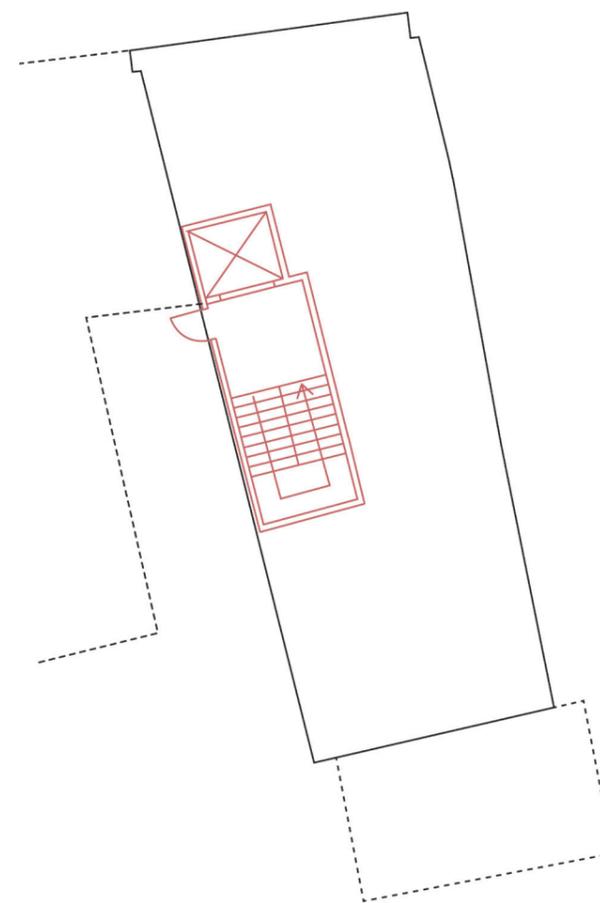
Plan diagrams showing the development and placement of the core



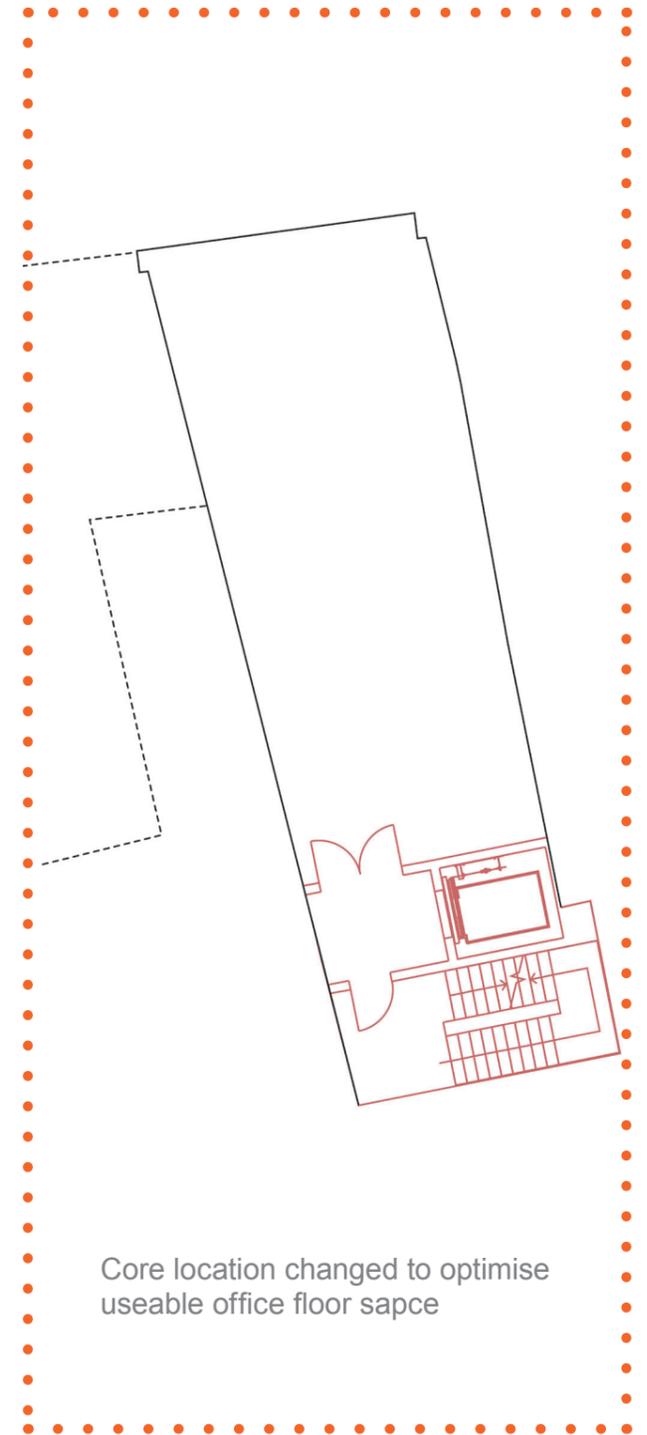
core doesn't meet current office standards



Initial core developed in a similar way to the existing



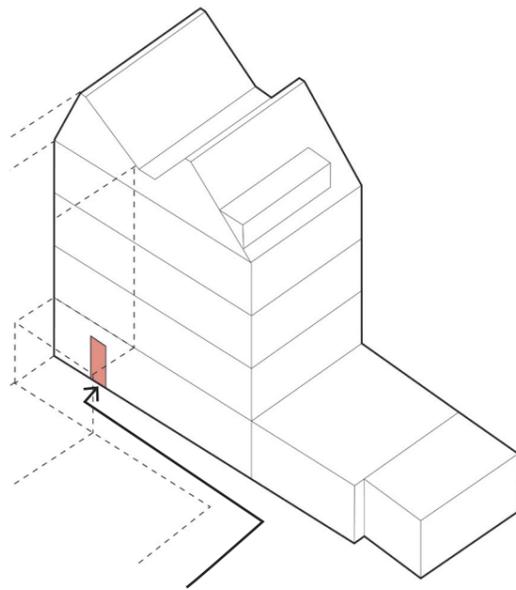
Core optimised



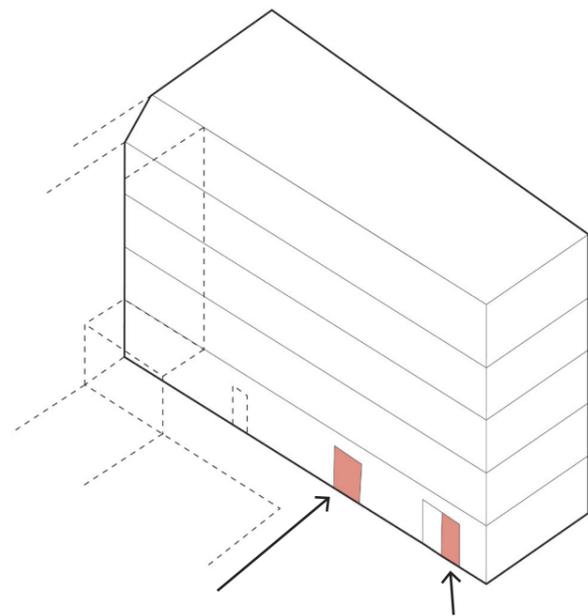
Core location changed to optimise useable office floor sapce

Core & entrance

Diagram showing proposed change to the entrance and core location

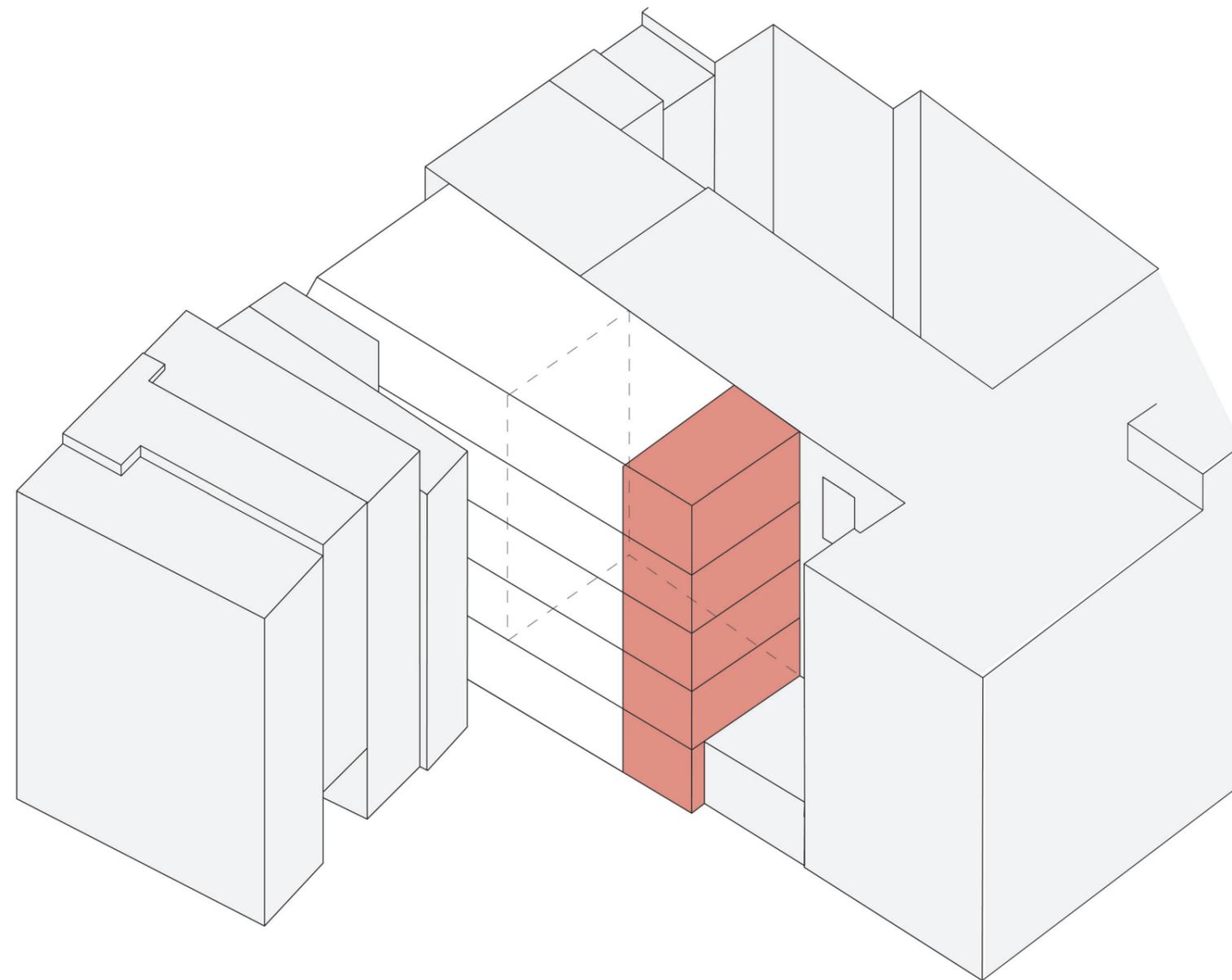


Existing entrance off Hare PI.



Access for retail unit for usage of the public realm

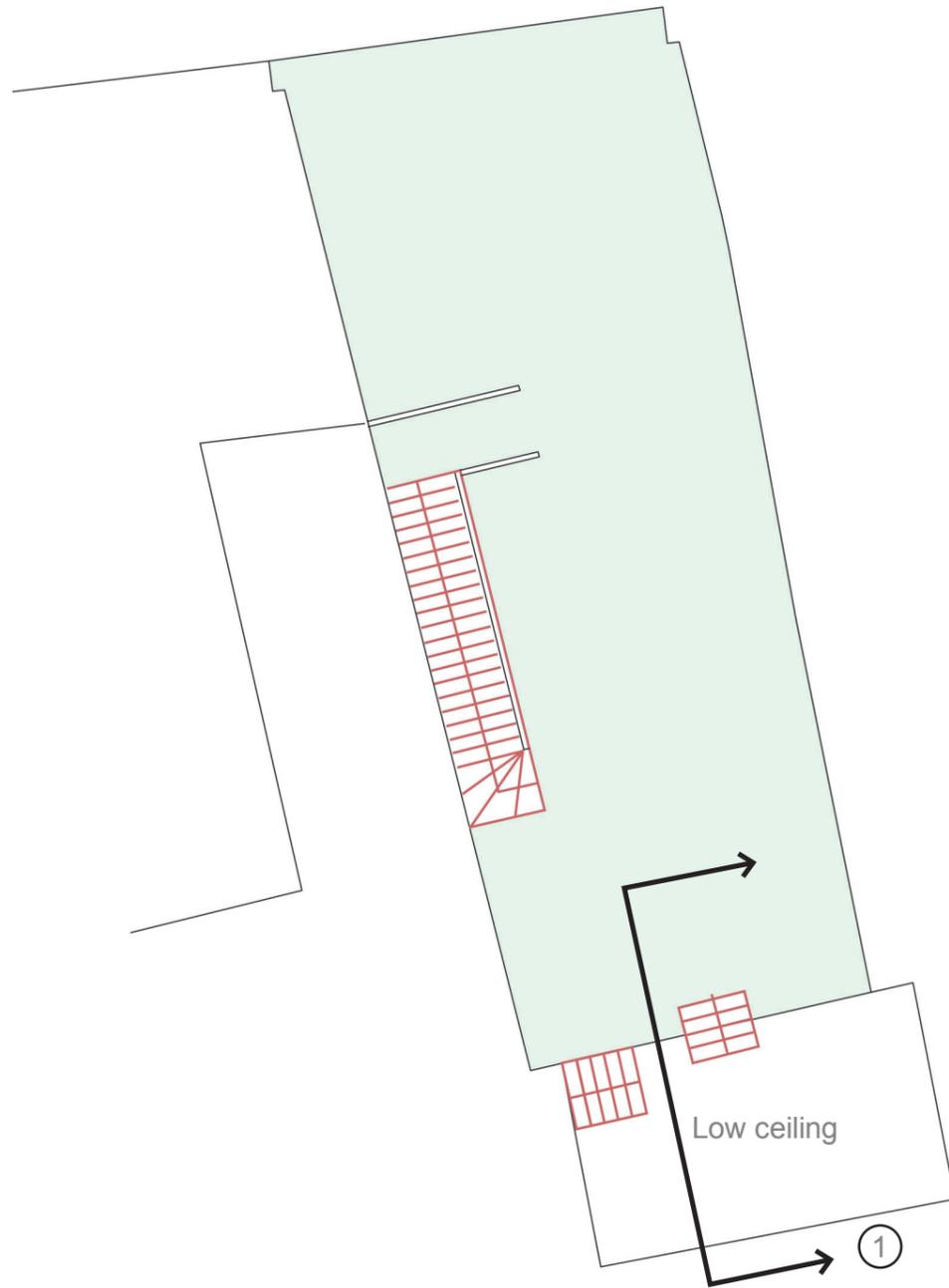
New office entrance opportunity improving public realm to give office entrance an identity. Escape from basement is incorporated into frame



Proposed core moved to rear to rationalise floor plans

Effect on the Retail Unit

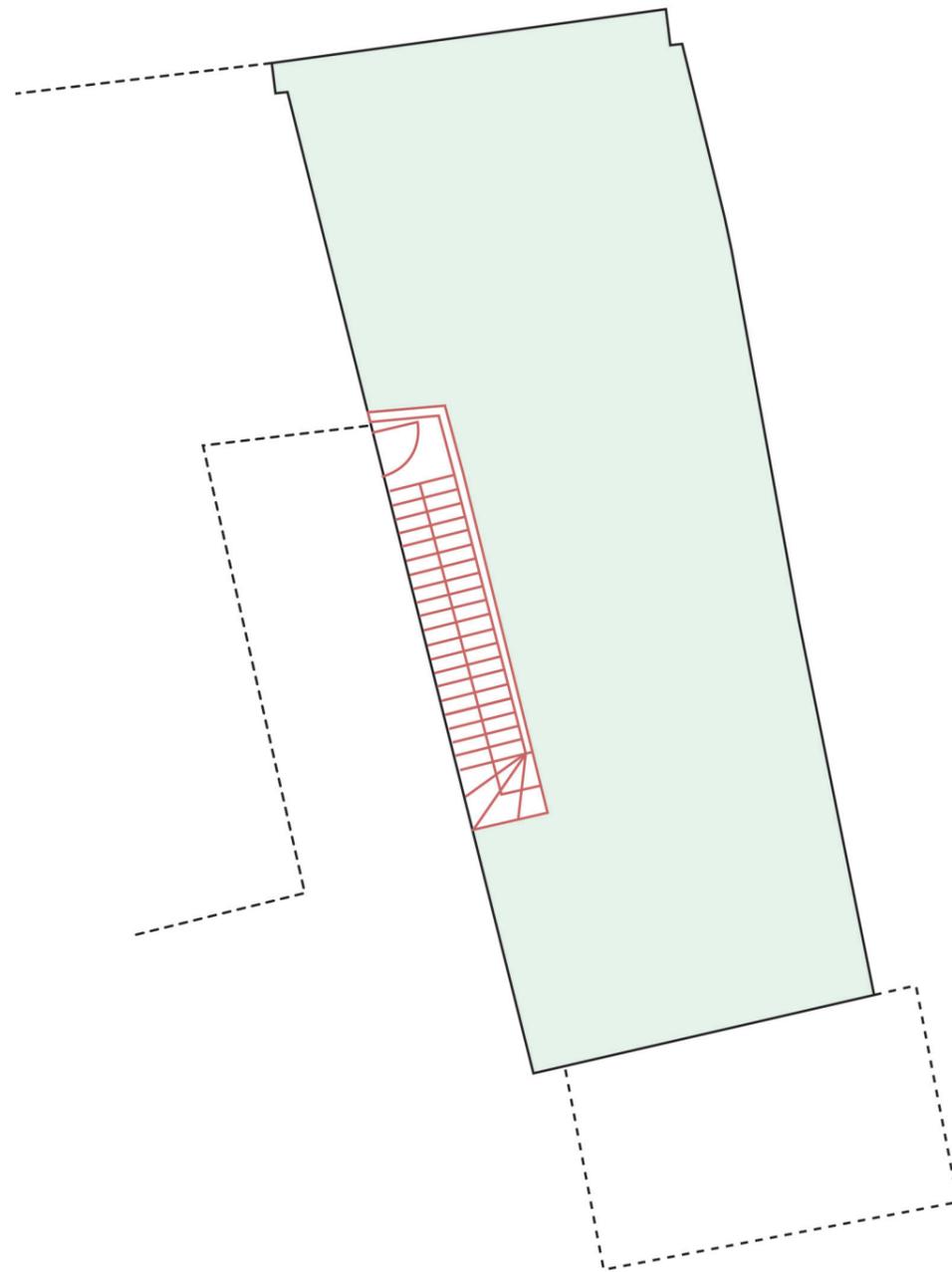
Plan diagrams showing how the change in core placement will effect the usable area of the wine bar



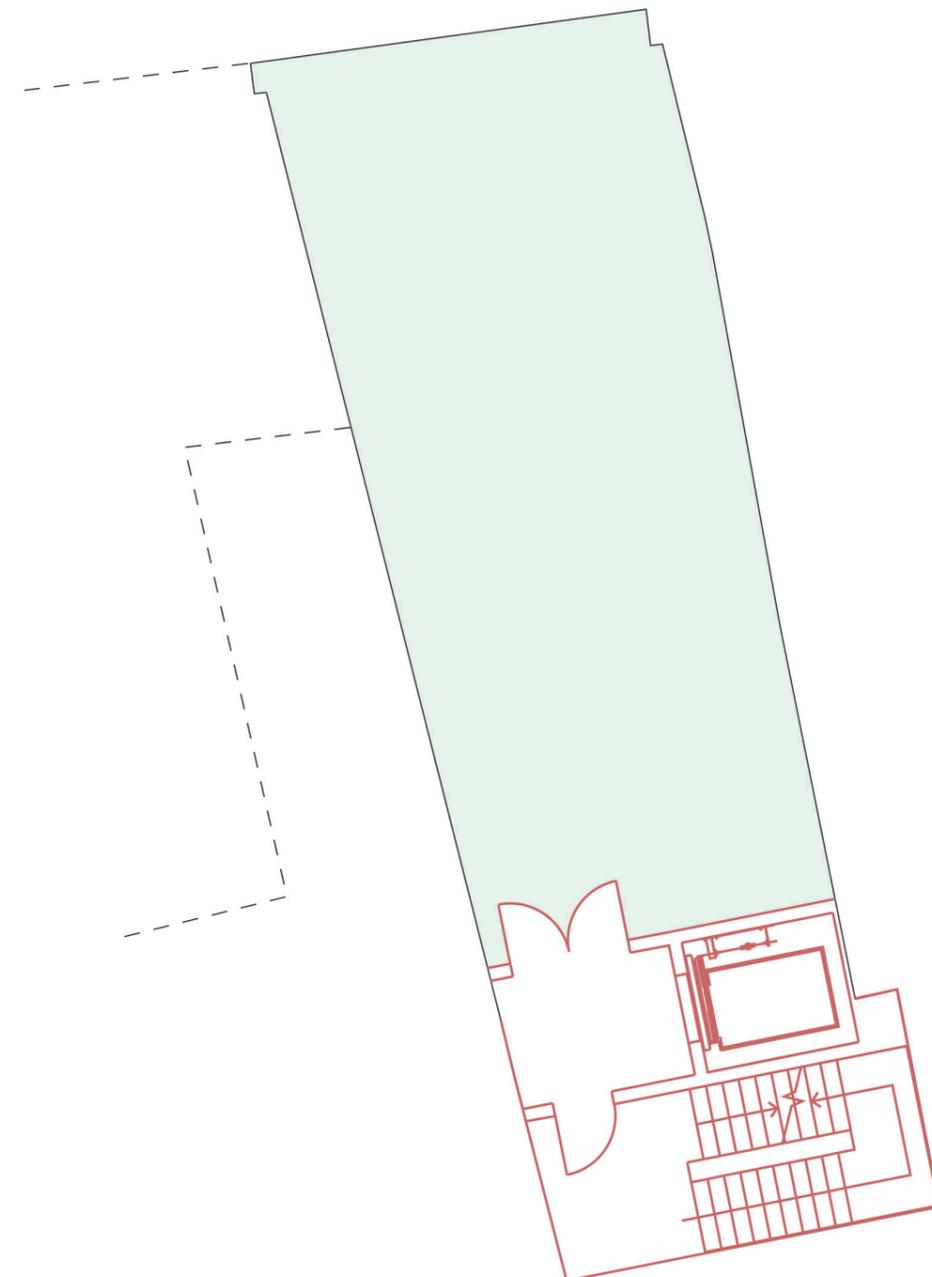
Existing building basement net internal area = 114 m²



Intention to excavate in the basement to increase usable floor space as currently at the rear of the existing building there is low ceiling making space unusable



Existing building Ground floor net internal area for retail unit = 91 m²



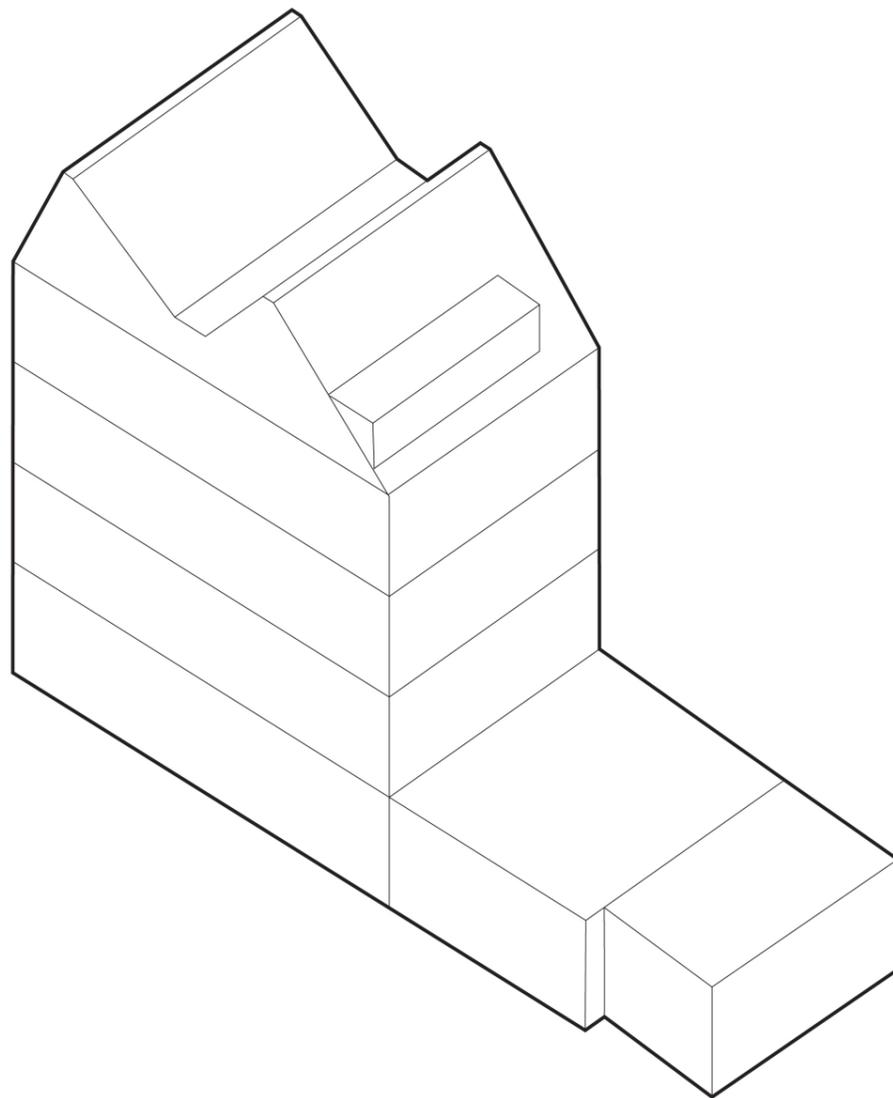
Proposed building Ground floor net internal area for wine bar = 82 m²

3.0

Area schedule

Area Schedule

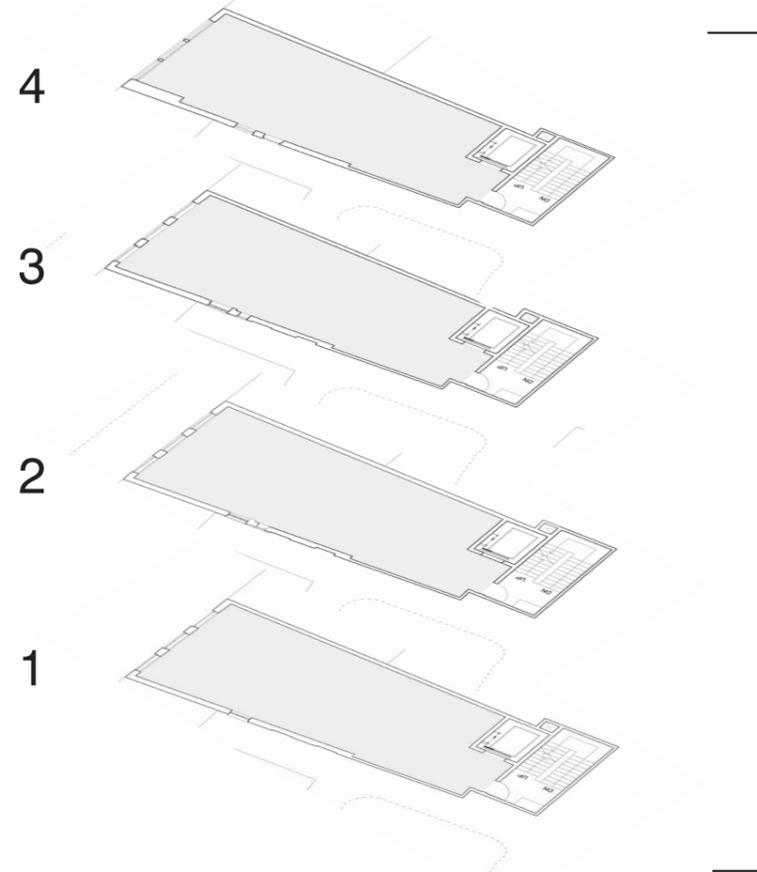
Existing schedule area for the current building



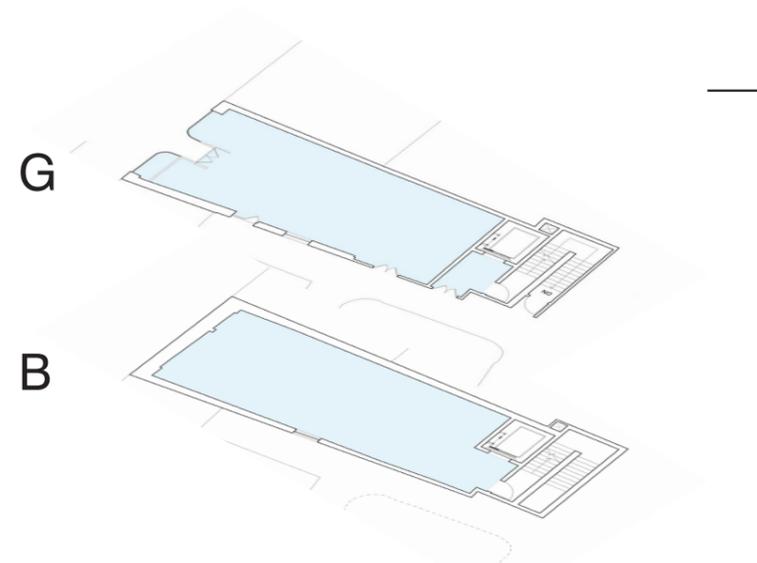
Original Scheme	GEA Area (m ²)	GIA Area (m ²)	NIA Area (m ²)
Basement	138.24	127.18	114.20
Ground floor	115.74	101.09	91.06
First floor	77.99	71.75	59.70
Second floor	77.99	71.75	59.70
Third floor	77.99	71.75	59.70
Fourth Floor	77.99	71.75	59.70
Total	564.94	515.27	444.06

Area Schedule - Option 1 seperate tenancy per floor

NOTE: Areas measured to the RICS Code of Measuring Practice 6th Addition.
All areas are indicative for this stage and may be subject to design development, site conditions, construction tolerances and final site measurement.



Office Floors	GEA (m ²)	GIA (m ²)	NIA (m ²)
1	146	130	96
2	146	130	96
3	146	130	96
4	146	130	96



Retail Floors	GEA (m ²)	GIA (m ²)	NIA (m ²)
G	146	130	82
B	146	130	90

Building Totals	GEA (m ²)	GIA (m ²)	NIA (m ²)
Office & Retail	876	780	556

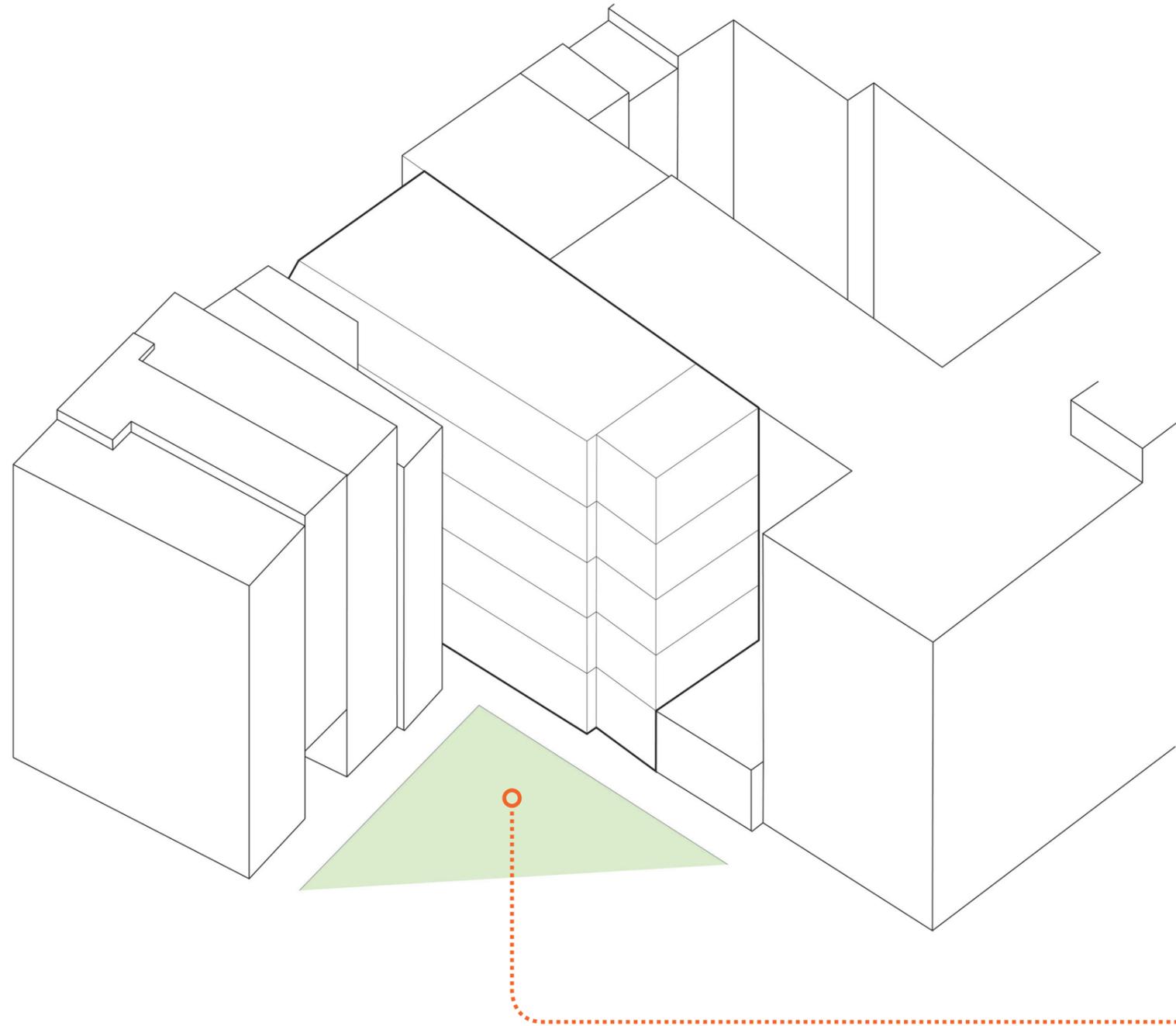
4.0

Public Realm

Public realm

The proposal is to create a shared space similar to that of Mitre Court, with enhanced surface finishes, planting and the potential for external seating for the retail unit.

This will also provide a clear entrance for the office building.



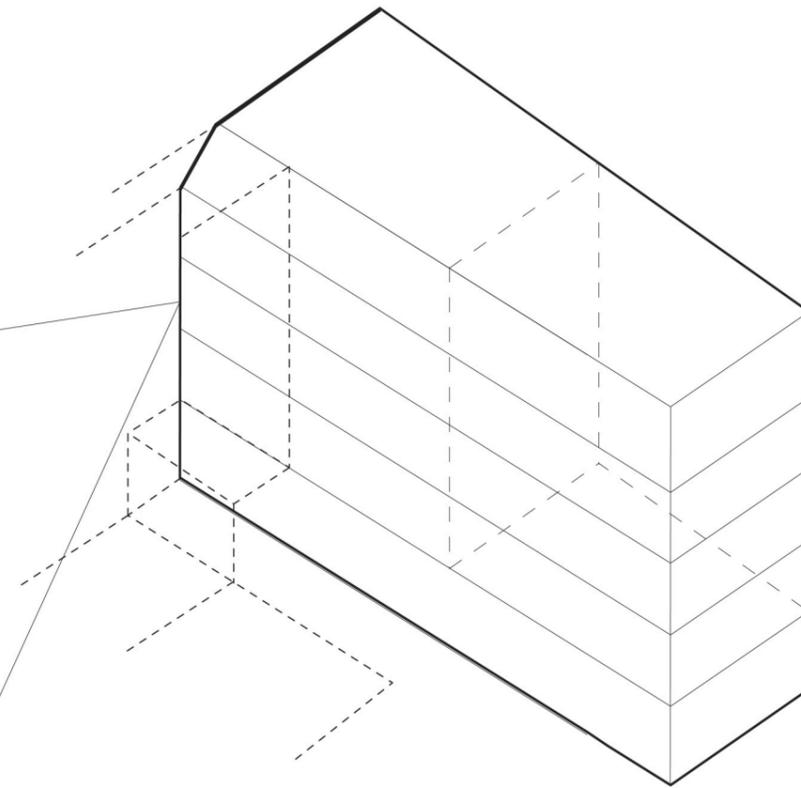


5.0

Facade treatment

Proposed Front Elevation Treatment

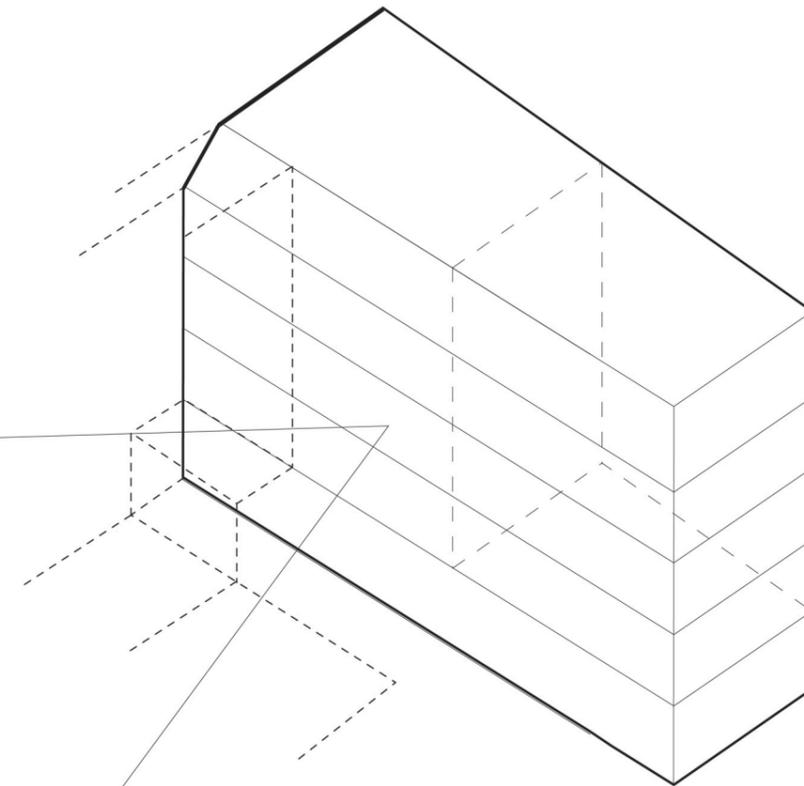
intended strategy to the front elevation



Existing front facade to be retained and refurbished

Proposed Side Elevation Treatment

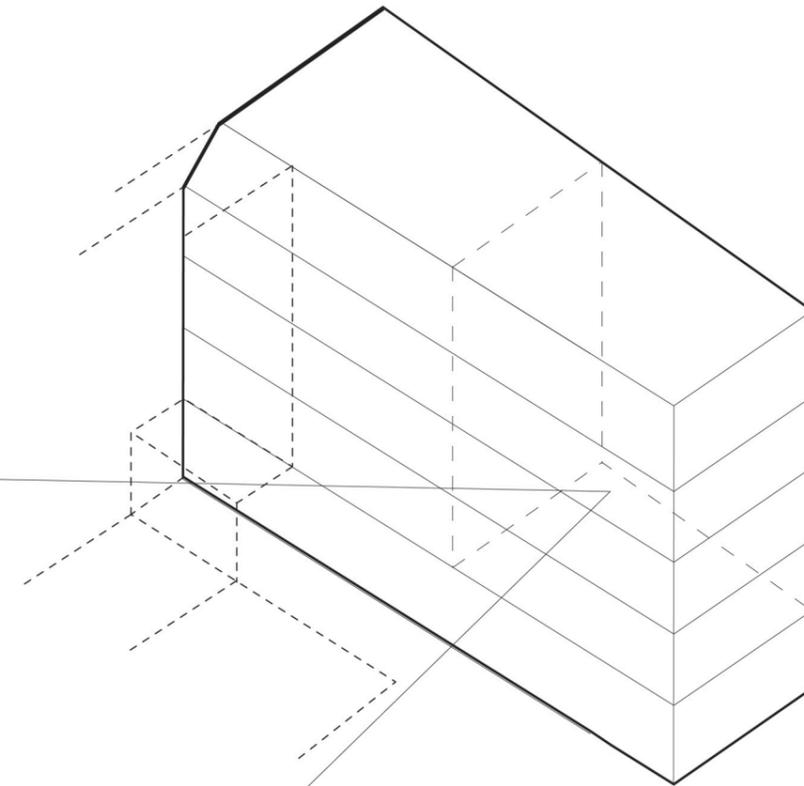
Plan diagrams showing how the change in core placement will effect the usable area of the wine bar



Existing patterned brick side facade to be retained

Proposed Contemporary Brick Facade

Precedents showing possible contemporary brick facade options



Proposed extension to be made contemporary whilst matching the local character

Proposed facade development

Elevation of the surrounding facades highlighting the rhythm and character of the area



Initial exploration into possible openings



5 openings tested



Three openings further developed

Proposed Development

Mansard

Bespoke planting / artwork

Screen to seating area

Active courtyard destination

Placemaking



Punched hole in wall brickwork

Deep reveals

Slender framing

Hierarchy

Proportion

Opening onto courtyard from winebar

Tactile surfaces

