

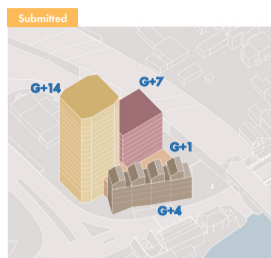
3 The Proposal: Updates to Site A

Summary of proposed amendments

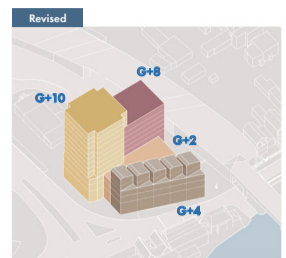
The Planning Submission scheme for Block A comprises Ground floor +14 +7 +4 floors. The proposed massing is reduced to Ground + 10 + 8 + 4 floors.

Key changes include:

- Reduce tower height by four storeys
- Increase pavilion building by one storey
- Increase commercial provision by one storey
- Enhanced sustainability aspirations
- No changes to Sites B or C



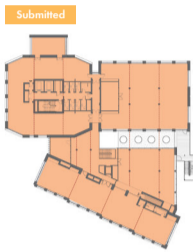
- G + 14 storey scheme**
- Three buildings: Ground floor + 14-7-4, with two storeys office
 - Three structural grids
 - Three ground finished floor levels



- G + 10 storey scheme**
- Single building: Ground floor + 10-8-4, with three storeys office
 - Single structural grid
 - Two ground finished floor levels

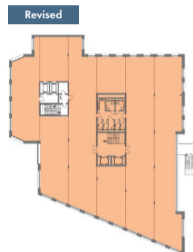
Reduced height

Office



Levels G-1:
2477m² / 26,662 sqft over two storeys

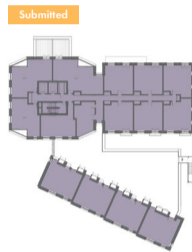
- Residential
- Office
- Structural grid



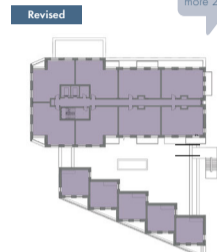
Levels G-2:
4477m² / 48,190 sqft over three storeys

Rationalisation
An efficient floorplate, optimised structural grid that works for office and residential uses

Residential



Levels 2-14:
96 residential units
42 x 1b, 50 x 2b, 4 x 3b (4 maisonette units)



Levels 3-10:
60 residential units
2 x 1b, 58 x 2b (including 5 maisonette units)

Rationalisation
An efficient floorplate, more 2-bed units



Study view 1 from across the River Thames

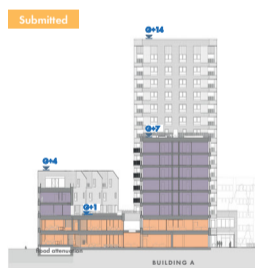


How the office space will work

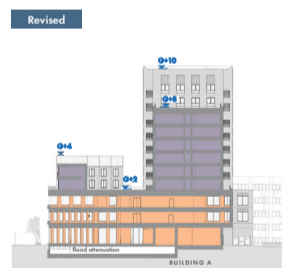
We understand the changing nature of contemporary workplace environments. The office will be designed for flexible working as well as a variety of working styles, promote staff wellbeing, provide a range of amenities and social spaces, aiming to operate at the highest level of environmental sustainability.

The rationalised design for the office floors will provide:

- Single structural grid for flexible office space
- Efficient floorplate: allows flexibility for various open plan layouts
- Flexible tenancy: for single tenant to up to 4 tenants per floor
- Direct access to outdoor space
- Rationalised entrances and access for servicing
- 'Very Good' BREEAM sustainability commitment: aiming for 'Excellent' rating

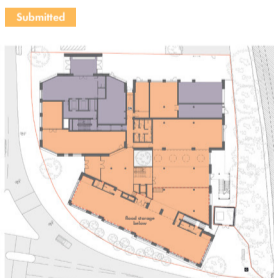


Section

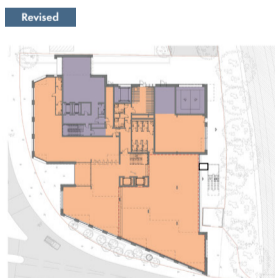


Section

Ground Floor



- Residential
- Office
- Flood water storage tank beneath raised office floor level



Level with street frontage near entrance. Relocation of flood storage space to southern side at lowest level of the site.

Rationalisation
Ground floor usage

Typical Office Floor



- Tenant A
- Tenant B

Rationalisation
Flexible tenancies



- Tenant A
- Tenant B
- Tenant C
- Tenant D

Rationalisation
Either 1, 2, 3 or 4 tenants per floor



THAMESIDE HOUSE
Public Consultation 24/25 June 2022