



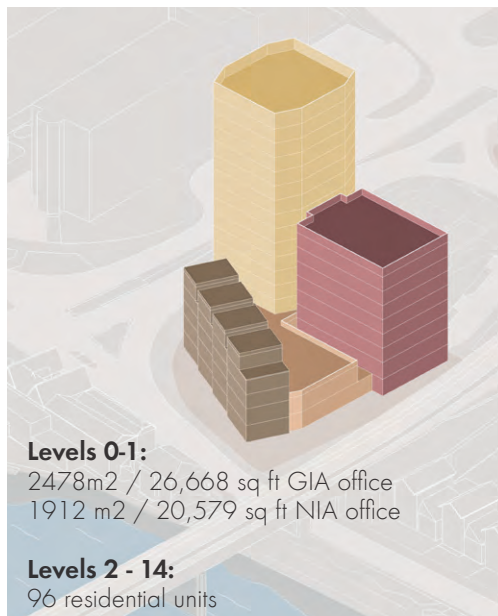
# Thameside House - Block A

## MASSING STUDIES

September 2021

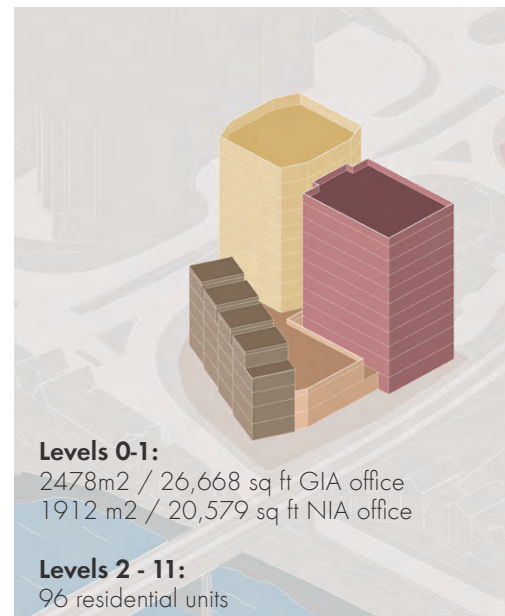
### Planning Scheme

The current Planning scheme includes a 15 storey tall building linked to an 8 storey 'pavilion' building



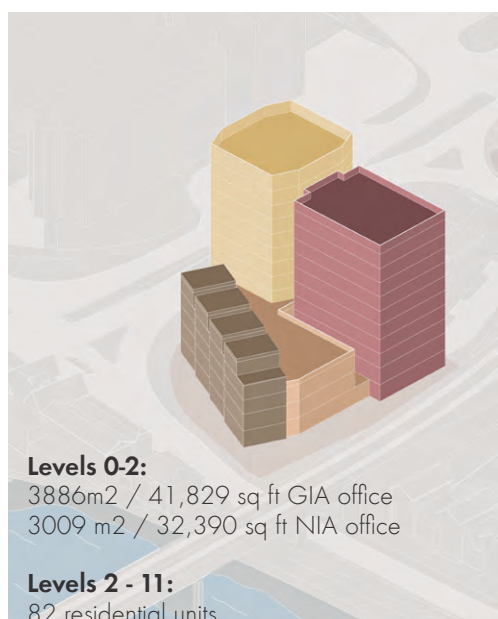
### Option 1

Reduce the 15 storey building to 12 storeys and increase 'pavilion' building to 10 storeys  
Maintain current 21,579 sqft NIA office space



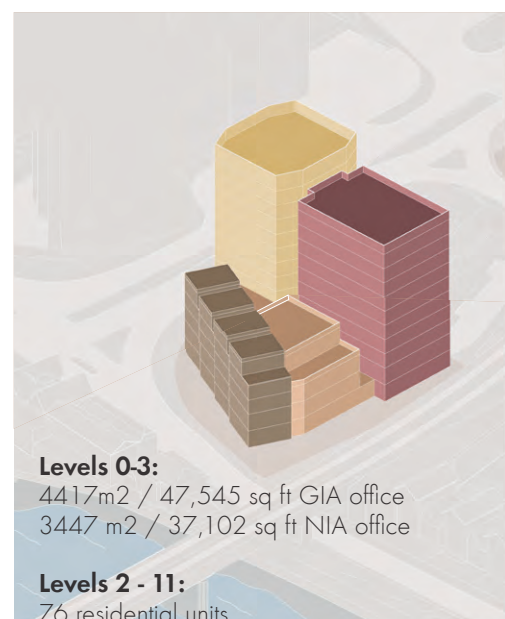
### Option 2

Reduce the 15 storey building to 12 storeys and increase 'pavilion' building to 10 storeys. Additional storey to plinth: Additional 11,800 sf NIA office



### Option 3

Reduce the 15 storey building to 12 storeys and increase 'pavilion' building to 10 storeys.  
Additional 16,500 sf NIA office to levels 2 & 3





**Allies and Morrison**

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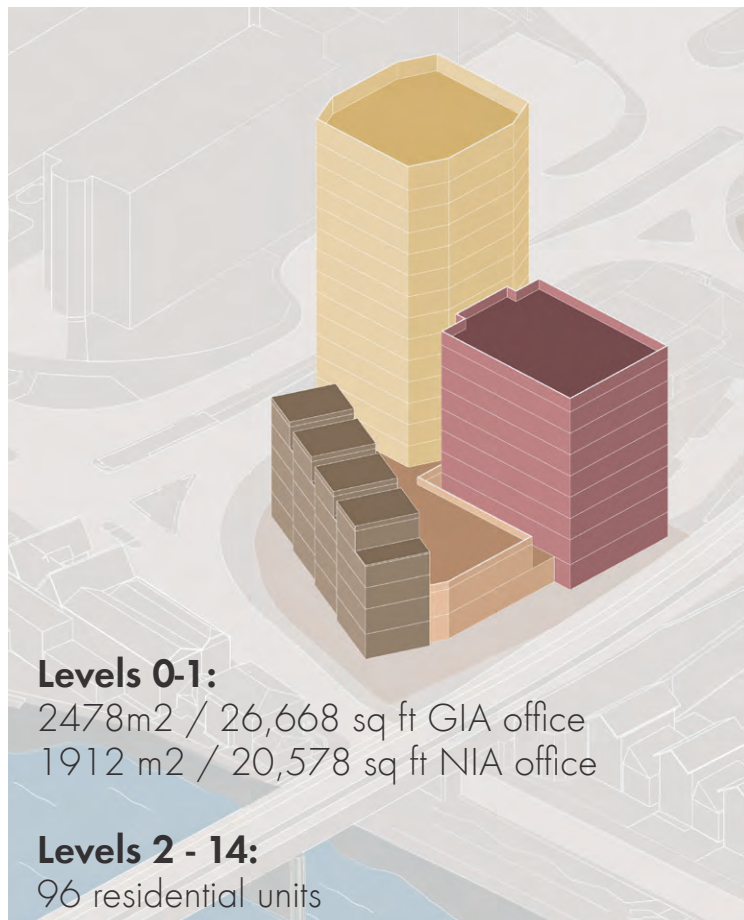
project name **Thameside House**

project number 18132\_00\_2Q&A

DRAFT - 17.09.21

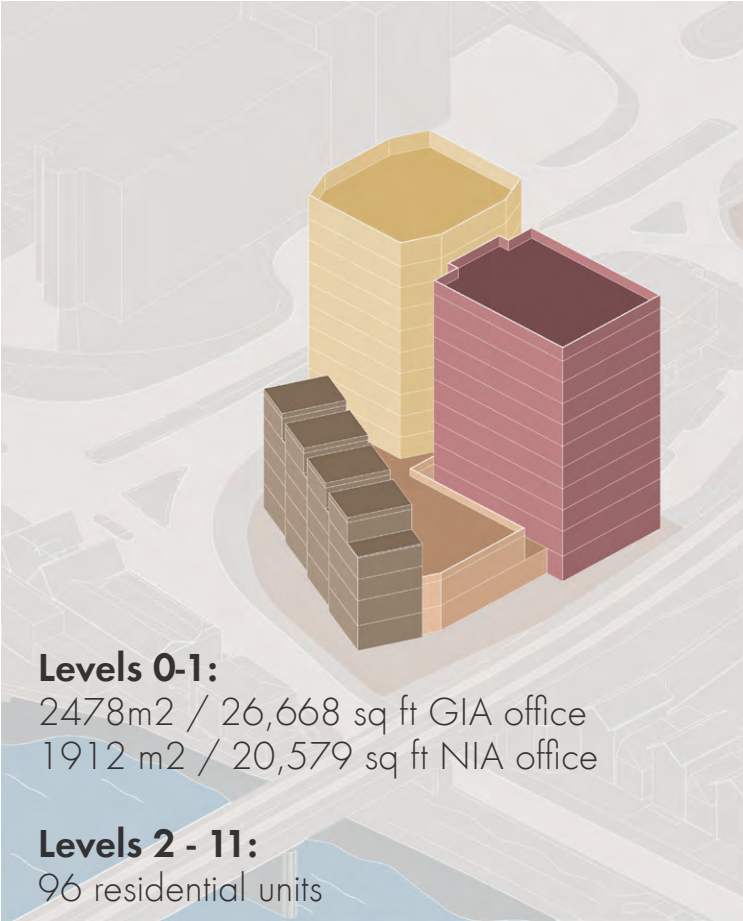
**PLANNING SCHEME**

		GEA		GIA		NIA		UNITS				TOT
		m2	sqft	m2	sqft	m2	sqft	1b/2P	2b/ 3P	2b/ 4P	3b/ 6P	
<b>A</b>												
Office												
	Level 00	1102.1	11862.9	1027	11054.8	771.6	8306.1					
	Level 01	1589.8	17112.9	1450.5	15613.6	1140.1	12272.5					
	Office Total	2691.9	28975.8	2477.5	26668.4	1911.7	20578.6					
Residential												
	Level 00	218.1	2347.4	201.2	2165.7							
	Level 02	1186.1	12766.3	1015.1	10926	766.9	8252.8	12	1	1		
	Level 03	1196.6	12879.8	1030.8	11096.7	1041.8	11211.8	6		4	4	
	Level 04	1097.6	11813.8	917	9870.6	600.6	6462.6	6		4		
	Level 05	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 06	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 07	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 08	437.3	4706.5	368.7	3968.8	274	2948.8			4		
	Level 09	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Level 10	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Level 11	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Level 12	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Level 13	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Level 14	437.3	4706.5	368.7	3968.8	281.6	3029.6			4		
	Residential Total	9359.9	100742.2	8022	86352.4	6174.7	66441.4	42	1	49	4	96

**Planning Scheme**

OPTION 1 - REDUCED HEIGHT - 12 + 10

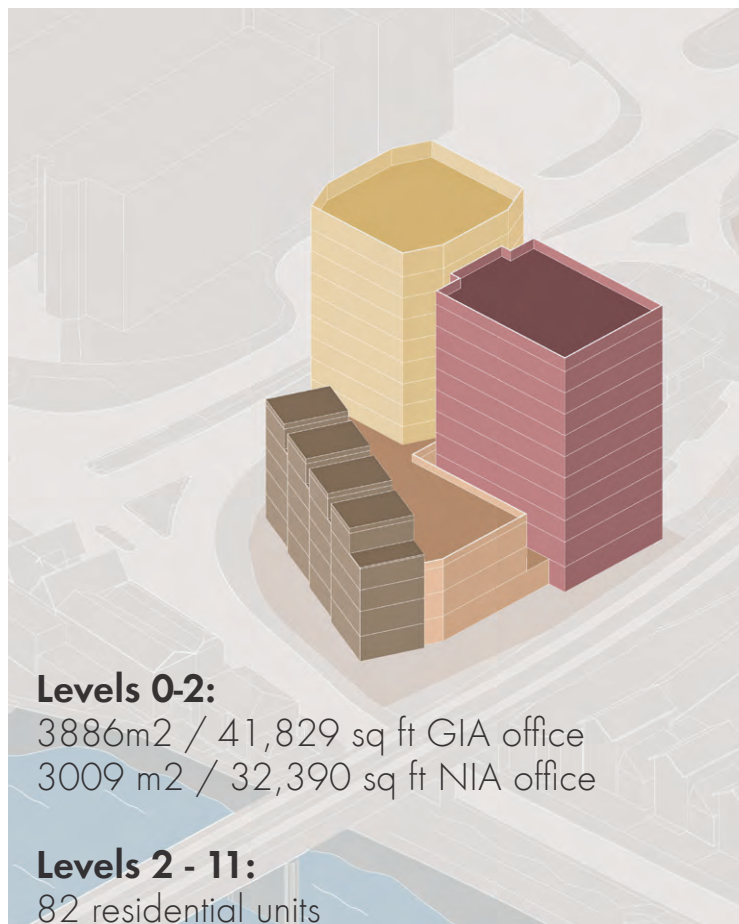
		GEA		GIA		NIA		UNITS				TOT
		m2	sqft	m2	sqft	m2	sqft	1b/2P	2b/ 3P	2b/ 4P	3b/ 6P	
A												
Office												
	Level 00	1102.1	11862.9	1027	11054.8	771.6	8306.1					
	Level 01	1589.8	17112.9	1450.5	15613.6	1140.1	12272.5					
	Level 02											
	Level 03											
	Office Total	2691.9	28975.8	2477.5	26668.4	1911.7	20578.6					
Residential												
	Level 00	218.1	2347.4	201.2	2165.7							
	Level 02	1186.1	12766.3	1015.1	10926	766.9	8252.8	12	1	1		
	Level 03	1196.6	12879.8	1030.8	11096.7	1041.8	11211.8	6		4	4	
	Level 04	1097.6	11813.8	917	9870.6	600.6	6462.6	6		4		
	Level 05	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 06	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 07	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 08	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 09	866.8	9329.8	759	8170.6	600.6	6462.6	6		4		
	Level 10	437.3	4706.5	368.7	3968.8	281.6	3029.6				4	
	Level 11	437.3	4706.5	368.7	3968.8	281.6	3029.6				4	
	Level 12											
	Level 13											
	Level 14											
	Residential Total	8907.0	95869.3	7696.5	82849.0	5975.5	64299.4	54	1	37	4	96





# OPTION 2 - REDUCED HEIGHT - 12 + 10 PLUS ADDITIONAL OFFICE AREA

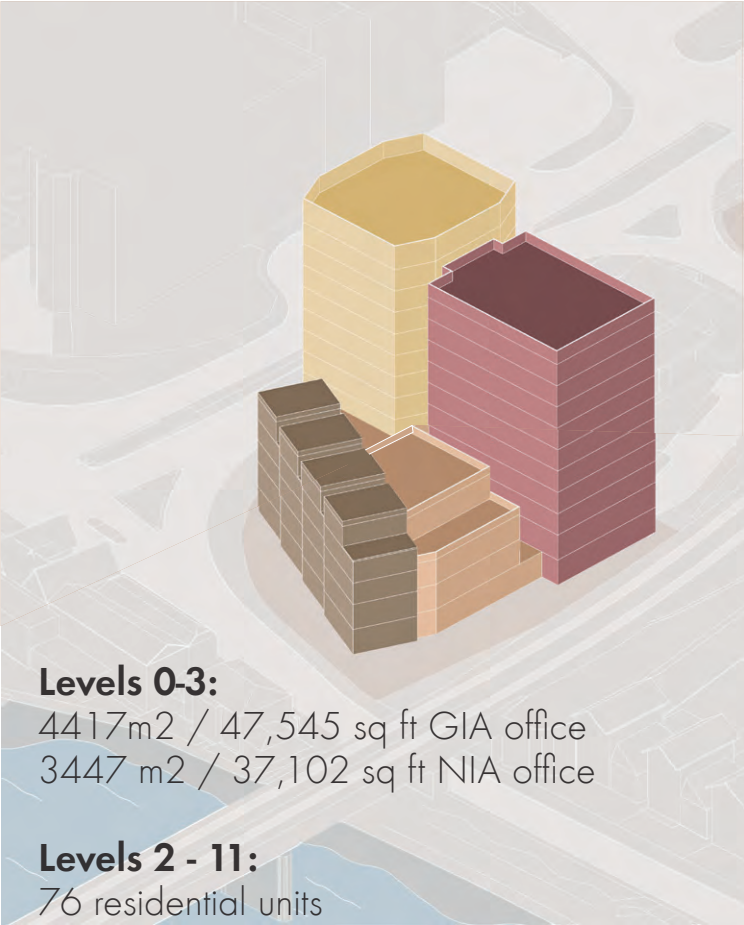
		GEA		GIA		NIA		UNITS				TOT
		m2	sqft	m2	sqft	m2	sqft	1b/2P	2b/ 3P	2b/ 4P	3b/ 6P	
<b>A</b>												
Office												
	Level 00			1027	11054.8	771.6	8306.1					
	Level 01			1450.5	15613.6	1140.1	12272.5					
	Level 02			1408.5	15161.0	1097.3	11811.2					
	Level 03											
	Office Total			3886	41829.4	3009	32389.8					
Residential												
	Level 00			201.2	2163.7							
	Level 02											
	Level 03			1030.8	11096.7	1041.8	11211.8	8	1	1	4	
	Level 04			917	9870.6	600.6	6462.6	6		4		
	Level 05			759	8170.6	600.6	6462.6	6		4		
	Level 06			759	8170.6	600.6	6462.6	6		4		
	Level 07			759	8170.6	600.6	6462.6	6		4		
	Level 08			759	8170.6	600.6	6462.6	6		4		
	Level 09			759	8170.6	600.6	6462.6	6		4		
	Level 10			368.7	3968.8	281.6	3029.6			4		
	Level 11			368.7	3968.8	281.6	3029.6			4		
	Level 12											
	Level 13											
	Level 14											
	Residential Total	0.0	0	6681.4	71923.6	5208.6	56046.6	44	1	33	4	82



Option 2

OPTION 3 - REDUCED HEIGHT - 12 + 10 PLUS MAXIMUM ADDITIONAL OFFICE AREA

		GEA		GIA		NIA		UNITS				TOT
		m2	sqft	m2	sqft	m2	sqft	1b/2P	2b/ 3P	2b/ 4P	3b/ 6P	
A												
Office												
	Level 00			1027	11054.8	771.6	8306.1					
	Level 01			1450.5	15613.6	1140.1	12272.5					
	Level 02			1408.5	15161.0	1097.3	11811.2					
	Level 03			531	5715.6	437.8	4712.4					
	Office Total			4417	47545.0	3446.8	37102.3					
Residential												
	Level 00			201.2	2165.7							
	Level 02											
	Level 03			670.8	7220.4	508.9	5477.7	2	1	1	4	
	Level 04			917	9870.6	600.6	6462.6	6		4		
	Level 05			759	8170.6	600.6	6462.6	6		4		
	Level 06			759	8170.6	600.6	6462.6	6		4		
	Level 07			759	8170.6	600.6	6462.6	6		4		
	Level 08			759	8170.6	600.6	6462.6	6		4		
	Level 09			759	8170.6	600.6	6462.6	6		4		
	Level 10			368.7	3968.8	281.6	3029.6			4		
	Level 11			368.7	3968.8	281.6	3029.6			4		
	Level 12											
	Level 13											
	Level 14											
	Residential Total	0.0	0	6321.4	68047.32	4675.7	50312.5	38	1	33	4	76



Option 3

# STREET ELEVATIONS PLANNING SCHEME



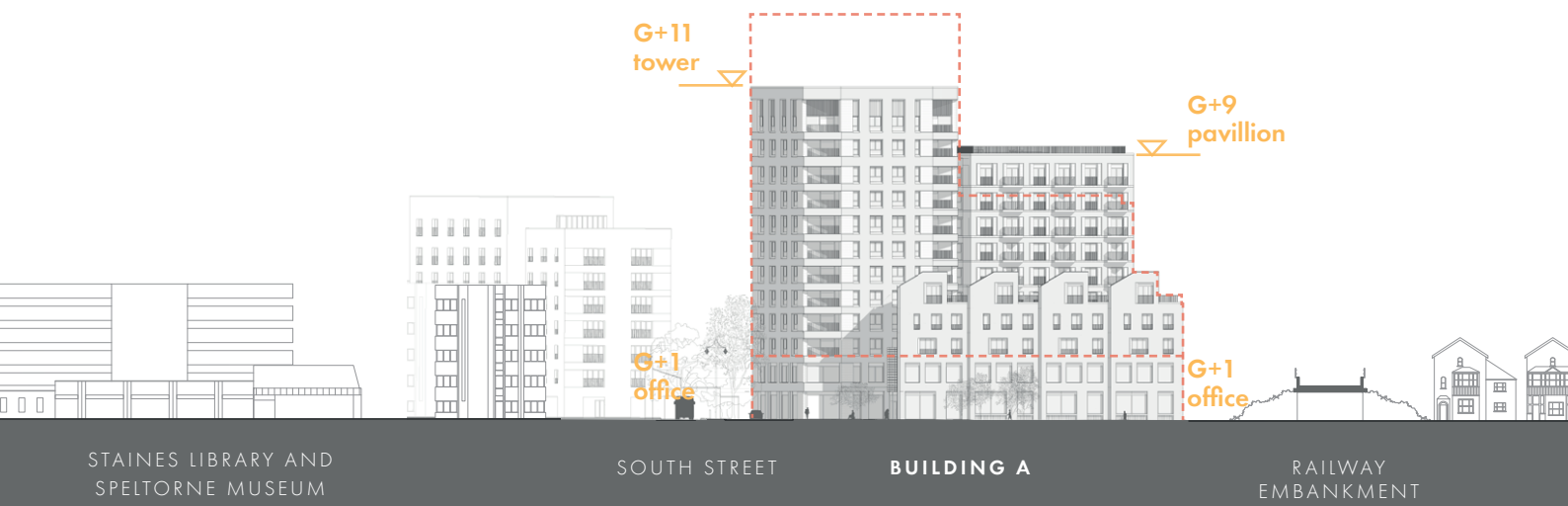
## Section AA



## Section BB



# STREET ELEVATIONS REDUCED HEIGHT SCHEME Option 1

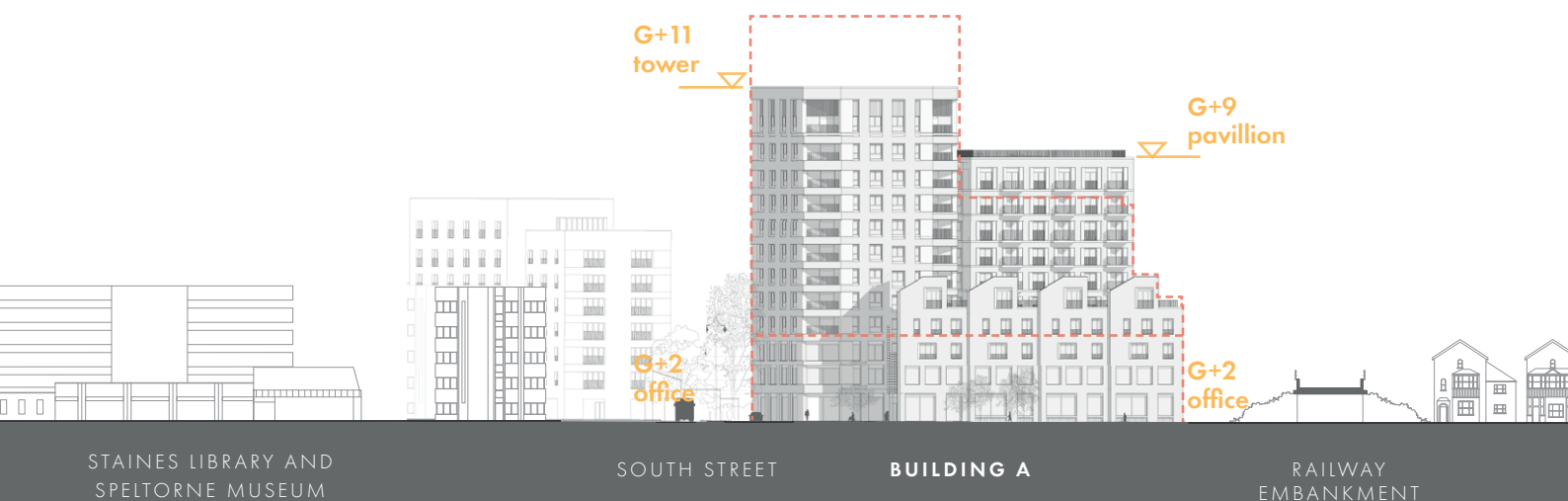


## Section AA



## Section BB

# STREET ELEVATIONS REDUCED HEIGHT SCHEME Option 2 - increased office space

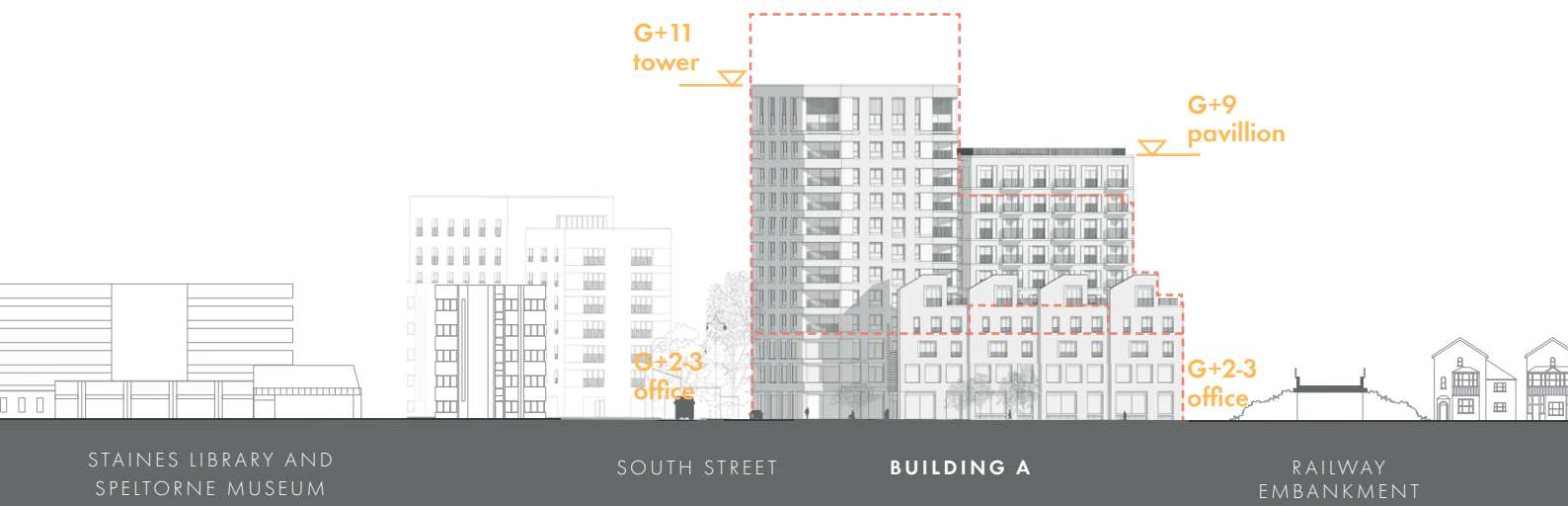


## Section AA



## Section BB

STREET ELEVATIONS  
REDUCED HEIGHT SCHEME  
Option 3 - maximum office space



Section AA



Section BB

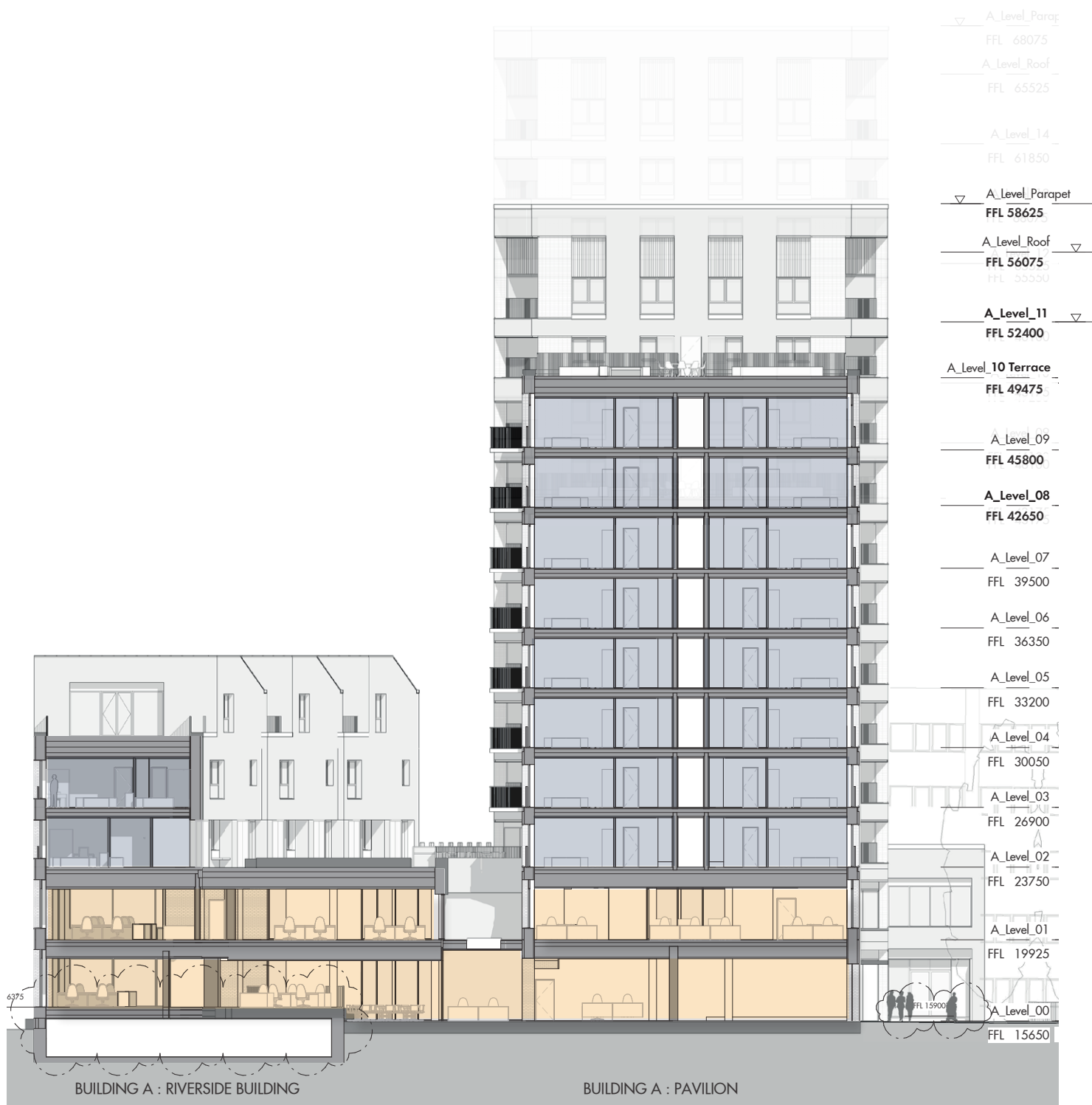




## Block A Section A-A

### Planning scheme:

- Tall building: G+14 storeys
- Pavilion building: G+7 storeys
- Office accommodation at Levels 0-1: 20,579 sq ft NIA



## Block A Section A-A

### Massing option 1:

- Tall building reduces to G+11 storeys
- Pavilion building increases to G+9 storeys
- Retained office accommodation at Levels 0-1: 20,579 sq ft NIA



## Block A Section A-A

### Massing option 2:

- Massing of tall building and pavilion as option 1
- Additional office accommodation totalling 32,390 sqft NIA across Levels 0 - 2
- See plans





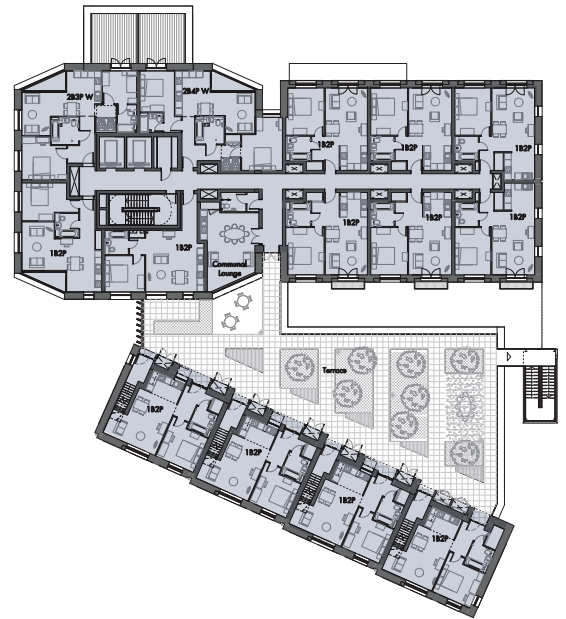
## Block A Section A-A

### Massing option 3:

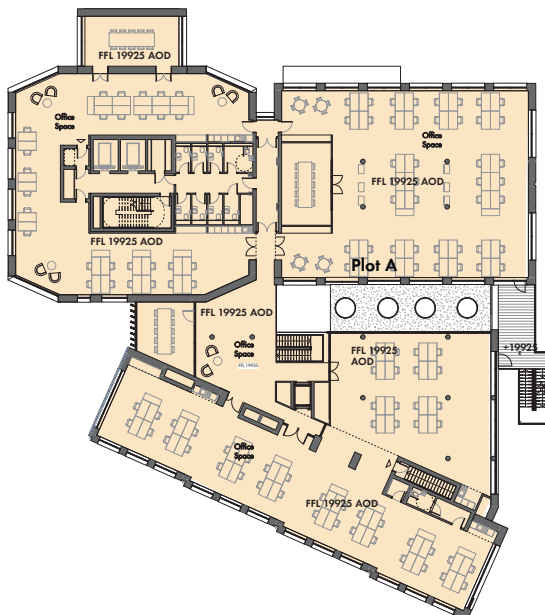
- Massing of tall building and pavilion as option 1
- Additional office accommodation totalling 37,100 sqft NIA across Levels 0 - 3
- See plans



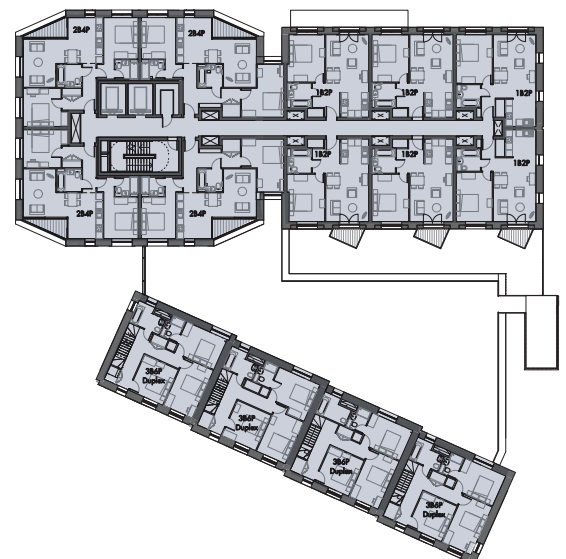
Ground floor plan



Second floor plan



First floor plan



Third floor plan

## Planning scheme

### No change for Option 1

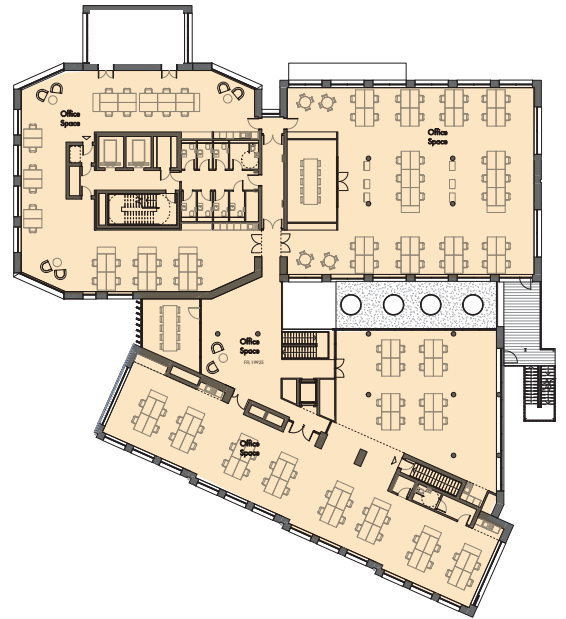
#### KEY

**OFFICE** - 20,579 sq ft NIA - Planning and Option 1  
Ground + First

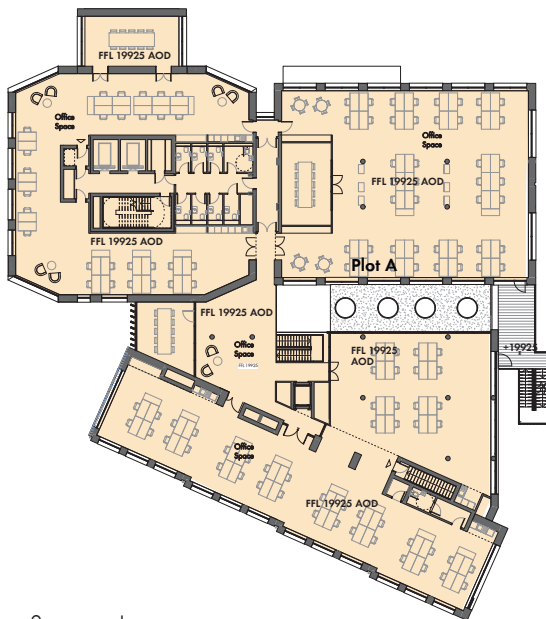
**RESIDENTIAL** - 96 units - Planning and Option 1  
(NB. unit mix changes)



Ground floor plan



Second floor plan



First floor plan



Third floor plan

## Option 2

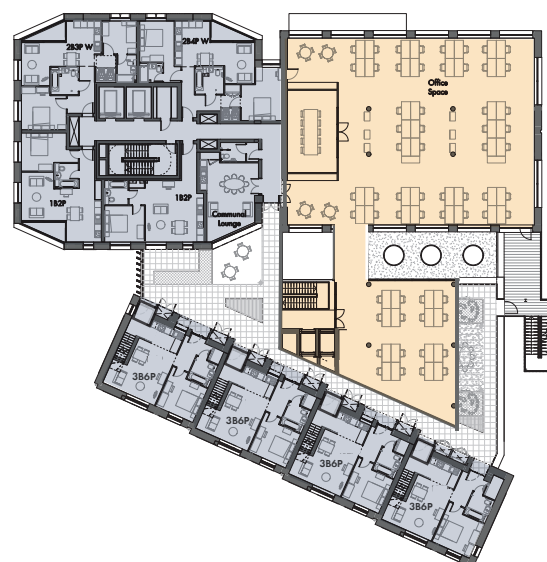
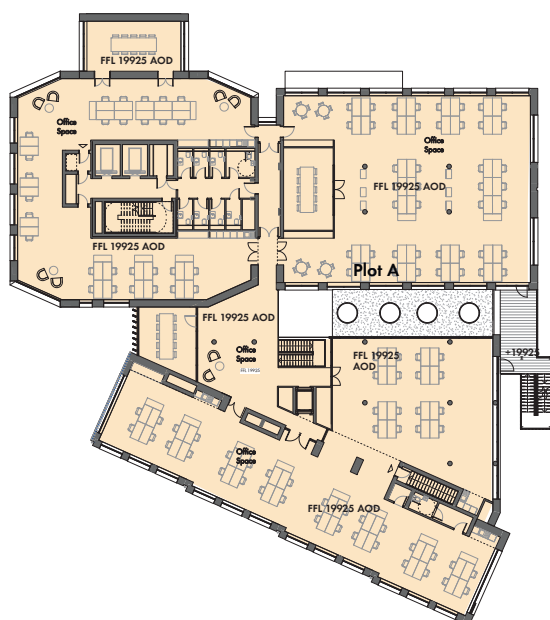
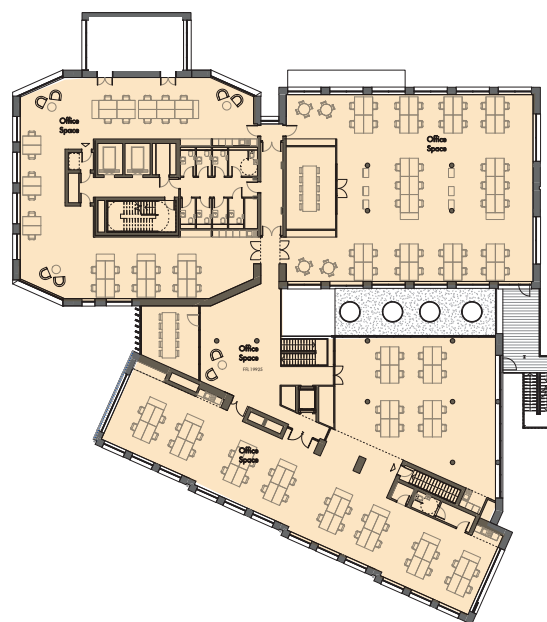
### Increased office provision

#### KEY

**OFFICE** - 32,390 sq ft NIA  
Ground + First + Second

**RESIDENTIAL** - 82 units - Planning and Option 1  
Ground, Third - 11th





### Option 3

#### Increased office provision

## KEY

**OFFICE - 37,100 sq ft NIA**  
Ground + First + Second + part of Third

**RESIDENTIAL - 76 units - Planning and Option 1**  
Ground, Third - 11th



View from Thames Street facing south



View from Thames Street from railway bridge

## **Planning Scheme street views**





View from Thames Street facing south



View from Thames Street from railway bridge

## **Option 1 Scheme street views**





View from Thames Street facing south



View from Thames Street from railway bridge

## **Option 2 Scheme street views**





View from Thames Street facing south



View from Thames Street from railway bridge

### **Option 3 Scheme street views**



