

# THE TOUCH DOWN SPACES SUMMARY

The Kildonan Street project is a substantial investment within the local area bringing this great historical building to its full potential. Integrating commercial uses throughout the building, over multiple levels, will make the best use of some of the larger and more significant spaces in the building, which are less suitable for residential use.

Commercial space is arranged over 4 levels as follows. This has been designed on the basis that this will be used as a Hub, providing flexible touchdown working space for council workers.

### Lower ground level:

- New entrance on Muirhall Street, providing level access and utilising existing openings to create a more commercial frontage with a canopy (see page opposite). A new lift and fire stair is provided. The ground floor will provide a welcome area, a few meeting rooms as well as ancillary space.

### Ground Floor:

- Close distance from the main entrance, should provide a comfortable journey for non-daily staff. New large meeting rooms are provided at ground level

### First Floor:

- This floor has a significant historical architectural features and would provide a magnificent open floor plan working with multiple feature rooms of historic character. This floor is predominately work space utilising the large spaces as the primary works spaces.

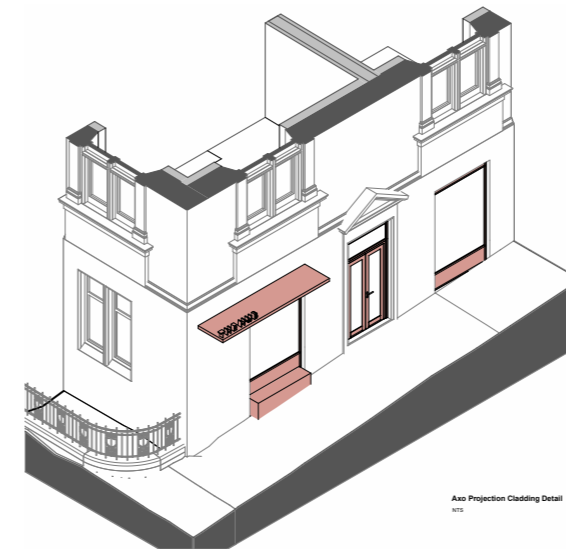
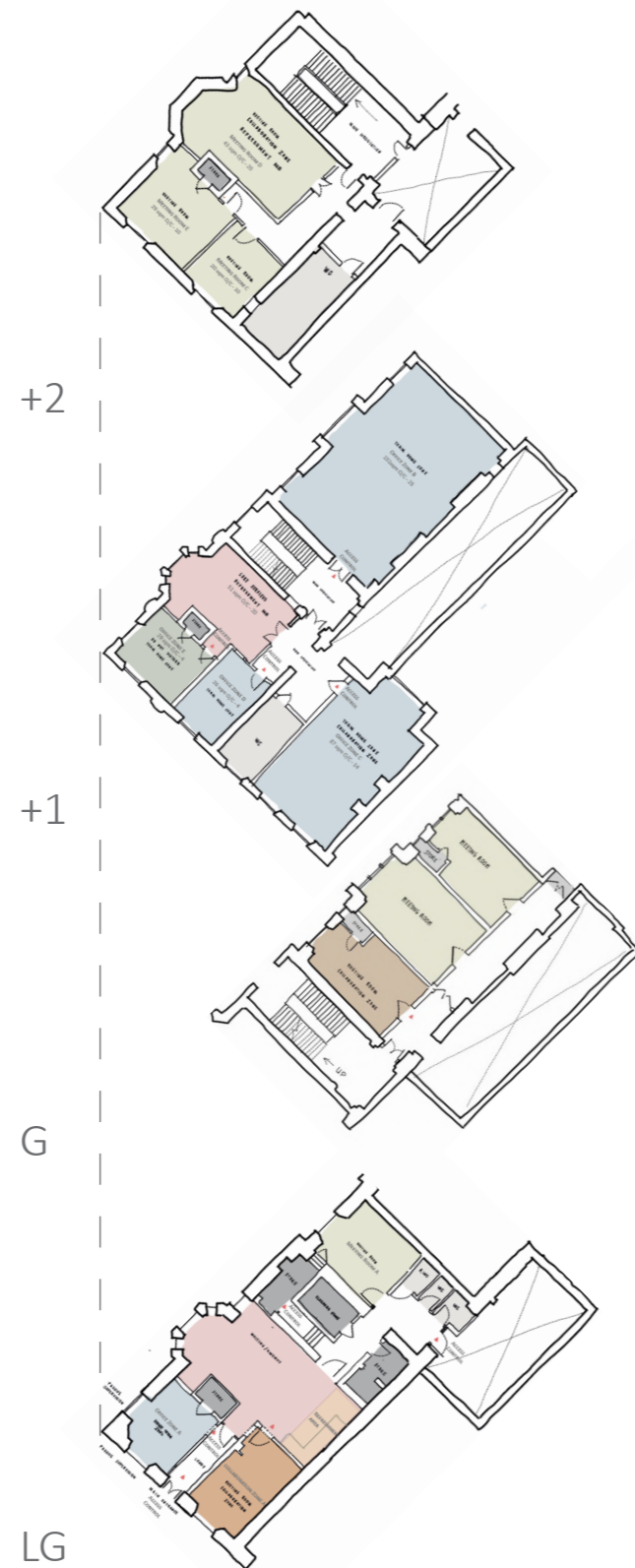
### Second Floor:

- This floors would be an ideal location for meeting rooms. On this floor is suggested a mixture of small and larger meeting room

### Occupancy Capacity/ WC provision:

Total Proposed occupancy level-158 people

- Total toilet provision - 7No. unisex WCs including accessible WC and baby change unit.
- 2 No. Staff showers
- 1No. Breastfeeding room



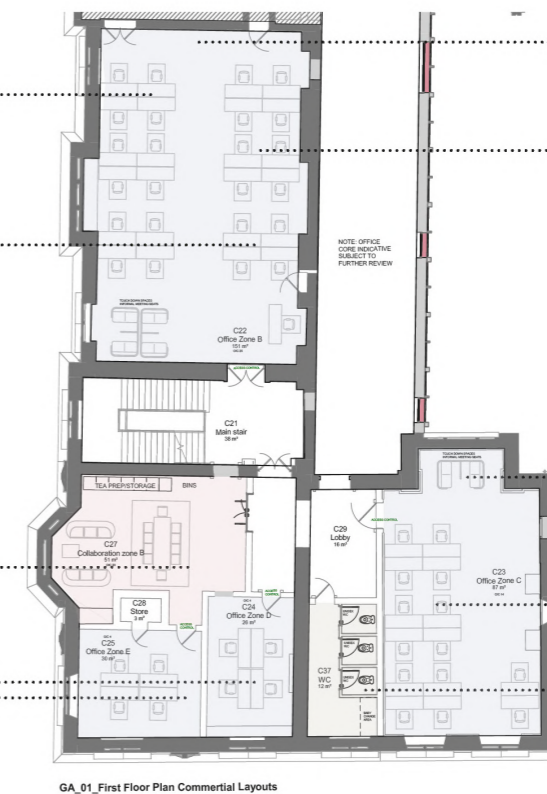
Asa Projection Cladding Detail



South Elevation -Proposed

Proposed touchdown spaces entrance

### FIRST FLOOR PROPOSAL



GA\_01\_First Floor Plan Commercial Layouts



# THE PROPOSAL: ORGANISATION/ ACCESS

Access to the building is one of the most difficult challenges due to the levels presented by the existing condition, notably how to access the commercial spaces on the upper floors.

Our proposal is as follows:

### The Touch down spaces: (two stairs and 1 lift):

- Access is provided off Muiryhall St, utilising an existing door with level access at lower ground level.
- The existing Stair off Dunbeth Road is retained as the principle stair (from lower ground to second floor), albeit the existing raised entrance from Dunbeth Road will become a secondary entrance for fire purposes, due to accessibility issues.
- A new core, with designated lift and fire escape is located to the courtyard in lieu of the existing annex buildings, providing left access and an alternative means of escape from lower ground to the second floor.

### Residential Areas:

- North Wing (Level LG- 3): Main entrance off Kildonan Street to residential core with existing stair and two lifts. Secondary stair to north east gable.
- North Wing (Level 3-4): New platform lift between floors if existing lift cant be extended
- Police Wing: new stair core with access form LG level of resident's courtyard
- Main Building (South West Corner): new stair core between LG and ground with access from resident's courtyard

+3/4

+2

+1

00

LG

Existing stair from Dunbeth Road. Stair from LG to +2.

New platform lift between + 3 and +4

Existing Stair from LG to +3.

Existing Stair from LG to +3.

New stairwell and lift to courtyard elevation. Lift from LG to +2. Stair from LG to +1

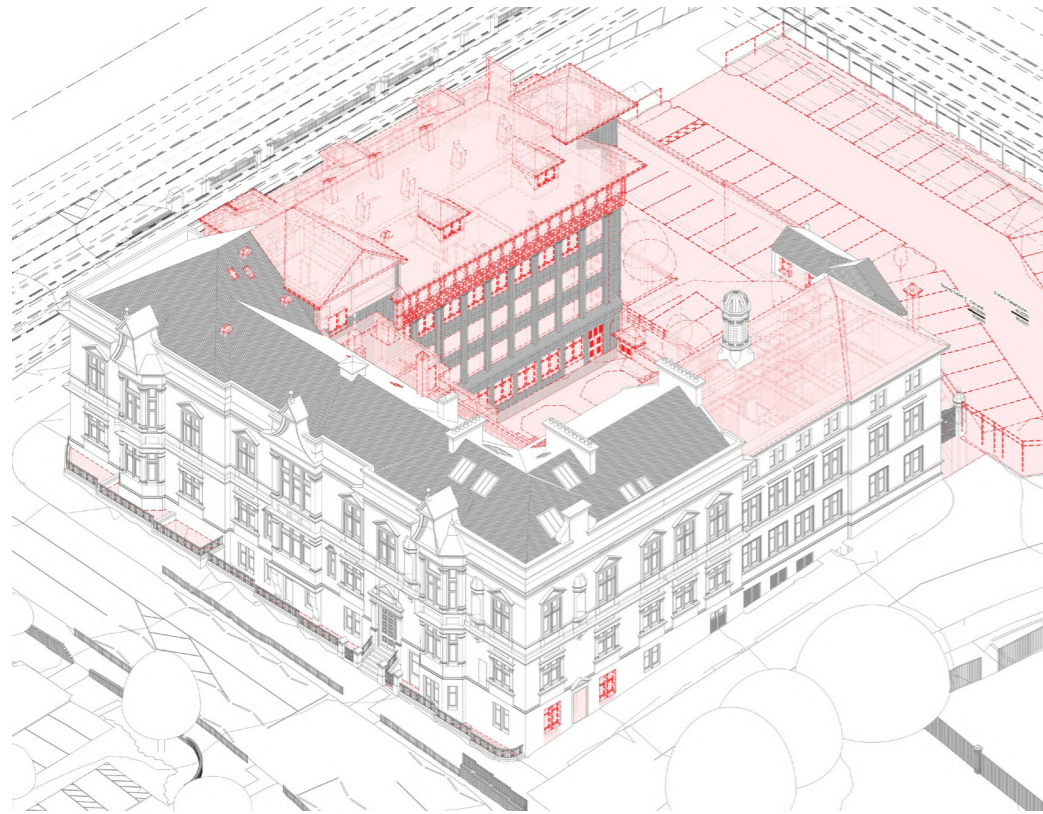
New stair from LG to +2

New stair from LG to Ground.

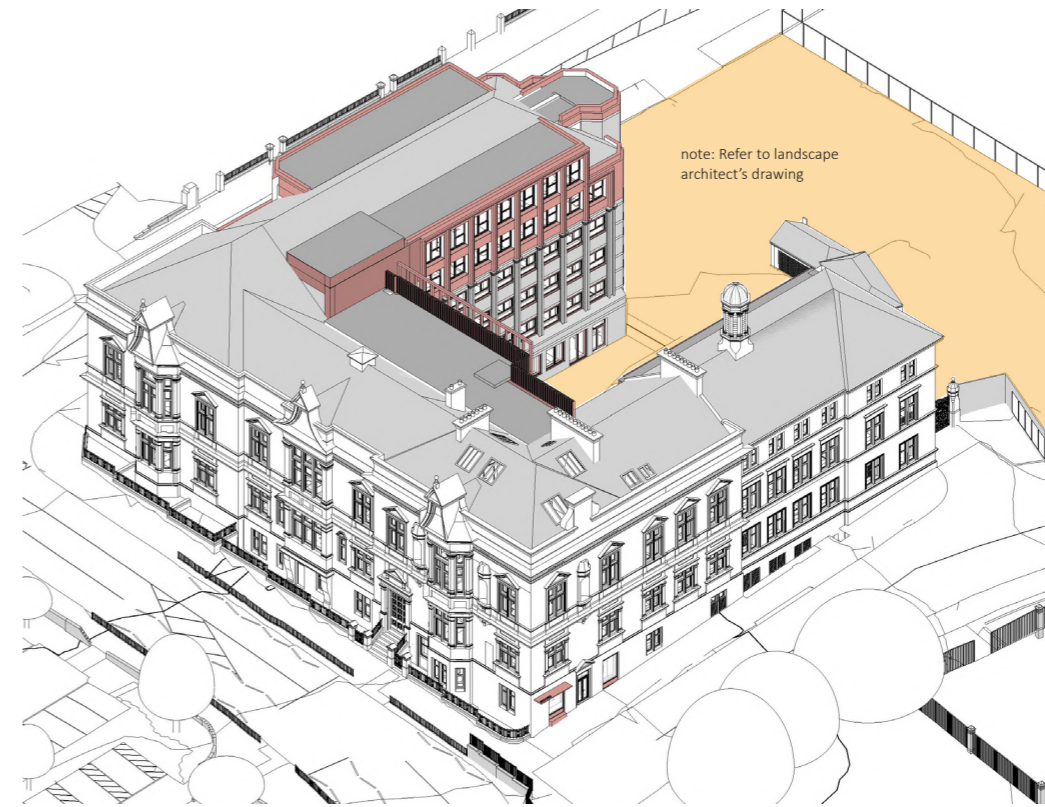
Entrance



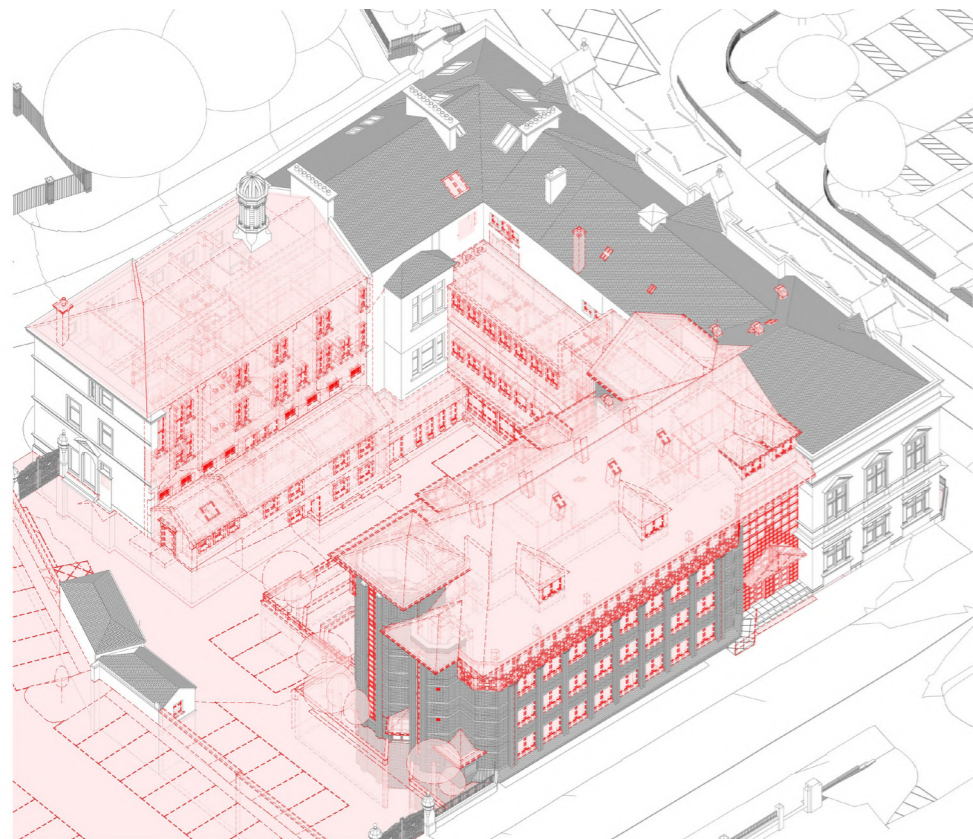
# THE PROPOSAL: MASSING



Existing Axonometric View - South



Proposed Axonometric View - South



Existing Axonometric View - North



Proposed Axonometric View - North