

Lindencourt

T&M Real Estate

04/05/23

OBi

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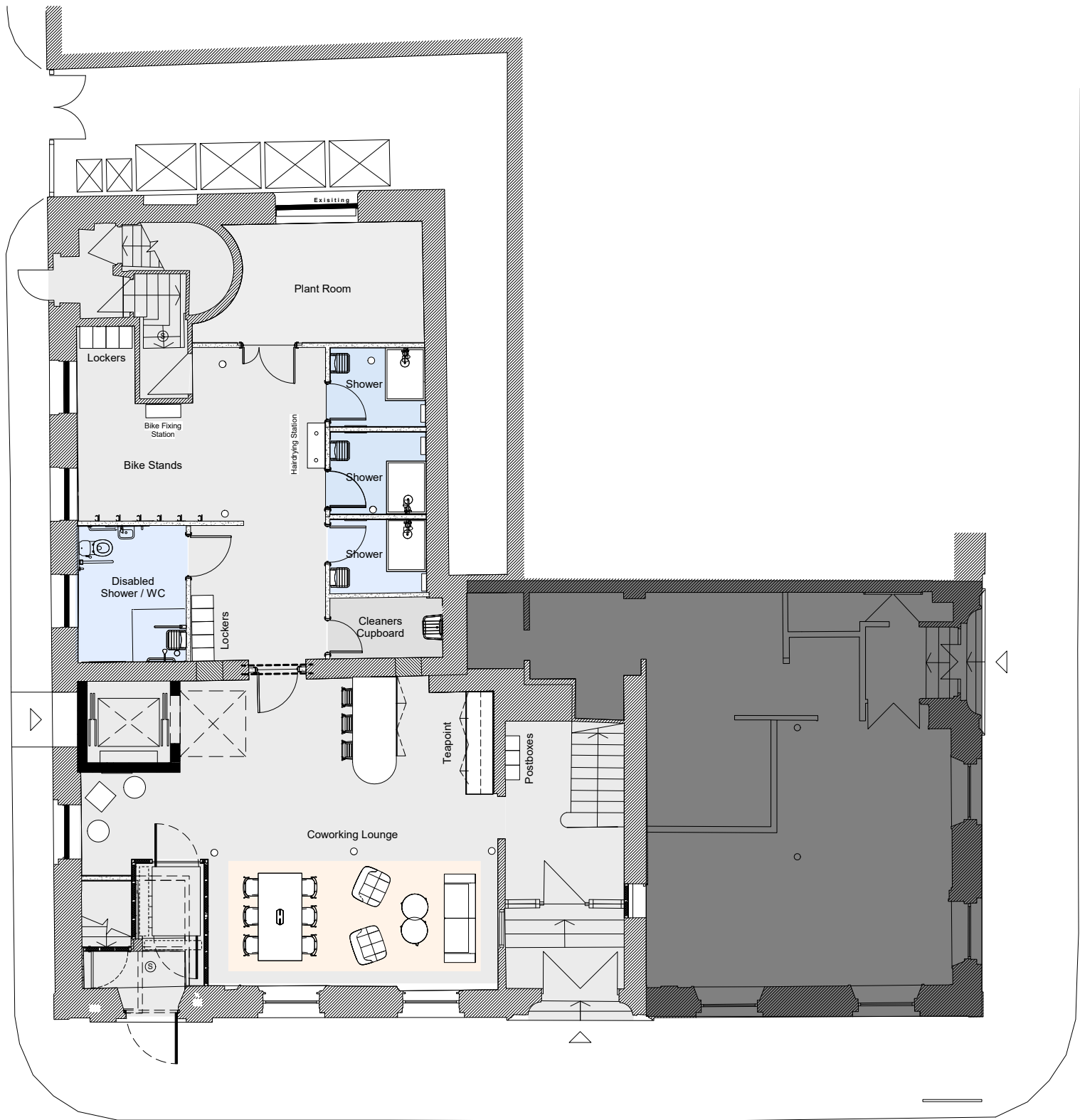
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Space Plans

Ground Floor



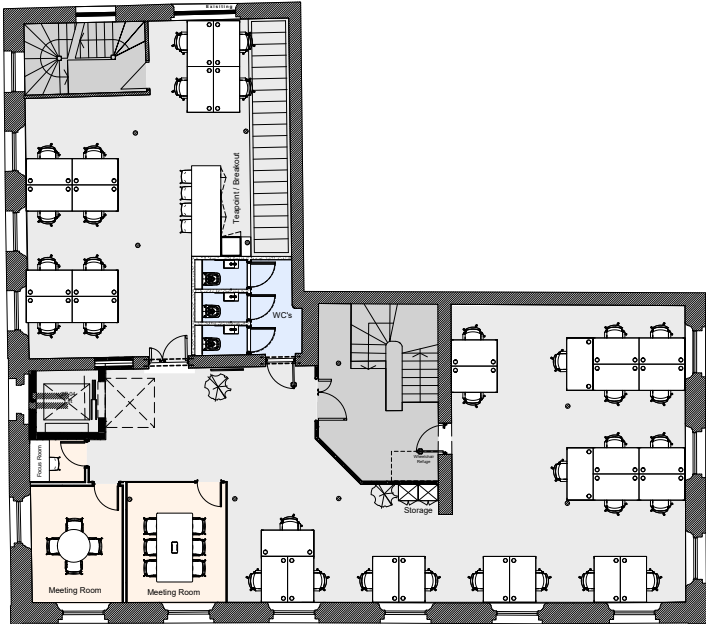
Schedule of Accommodation:

- 1no. Teapoint
- 1no. Coworking Lounge
- 1no. Disabled Access WC & Shower
- 3no. Showers
- 1no. Cleaners Store
- 27no. Lockers W: 300mm x D: 500mm x H: 600mm
- 1no Plant Room
- 6no. Bike Stands

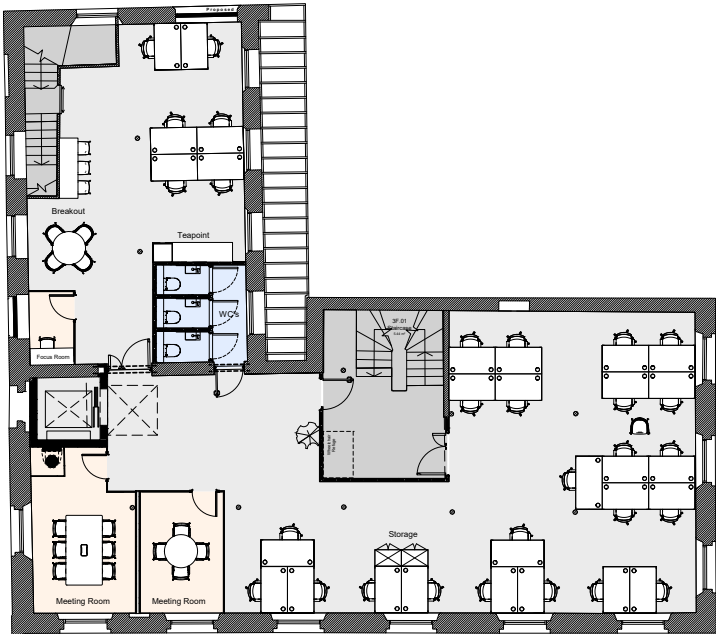
Suite Feasibility Layouts



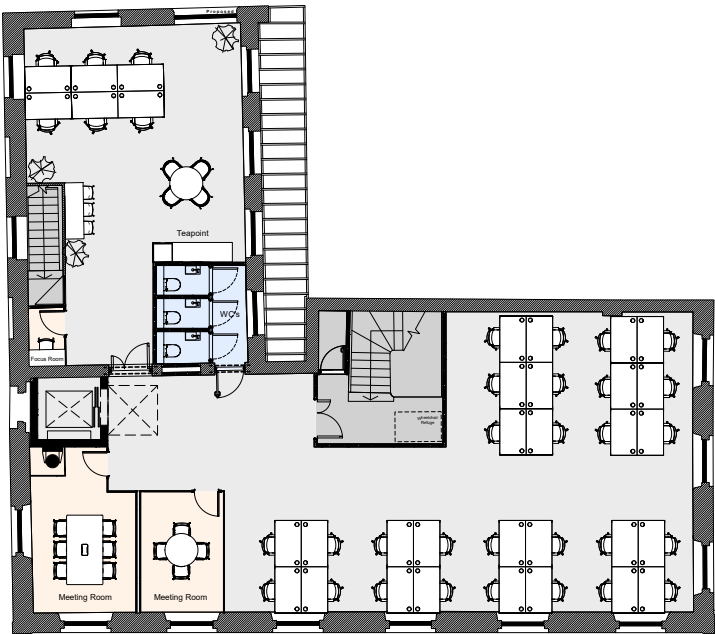
First Floor



Second Floor



Third Floor



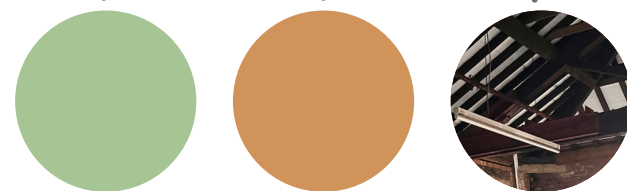
Fourth Floor

Schedule of Accommodation:

- First & Second Floor - 33no Workstations (1400mm x 800mm)
- Third Floor - 29no Workstations (1400mm x 800mm)
- Fourt Floor - 34no Workstations (1400mm x 800mm)
- 1no. Four Person Meeting Room
- 1no. Six Person Meeting Room
- 1no. Teapoint
- 1no. Breakout Space

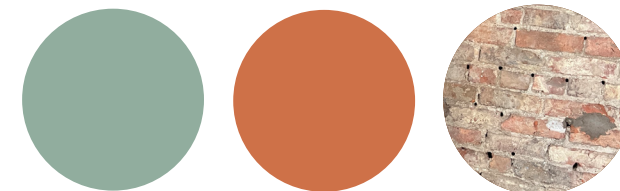
Look & Feel

Contextual References



By using and retaining contextual references from the existing building it will help to create a more authentic and relevant end product. It will also give the whole building a consistent identity which is currently lacking.

Colour will be an important aspect of the design and the existing colours will provide inspiration for the look and feel of the new design. A contemporary angle will be added to the colours so that the design is relevant to the current day and the future.



This will help the end design to feel more cohesive as many of the original features of the building will be retained and could end up looking out of place if no reference of the past is applied to the future design.

Where possible the exposed brick will be retained, this will be a predominate aspect of the design so its vital that the look and feel of the new design focuses on complimenting the existing brick work.

Reception



Coffee Station



Coworking Tables



Soft Seating



Biophilia

Finishes



Vinyl Flooring
Supplier: Domus
Range: Pergo LVT Tile
Colour: EVPE 303



Coffee Station
Supplier: Howdens
Range: Greenwich
Colour: Natural Oak



Inset Rug
Supplier: Interface
Range: Composure
Colour: Soothe



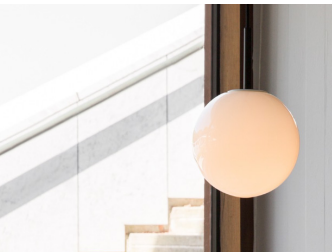
3/4 Wall Paint Colour
Supplier: Dulux Trade
Range: Diamond Matt
Colour: 08GY 26/190



Ceiling Colour & M&E
Supplier: Dulux Trade
Colour: Off White
*Same colour as base walls



Base Lighting
Supplier: 299 Lighting
Range: Venta Track
Colour: Black



Feature Lighting
Supplier: Menu
Range: TR Bulb Pendant
Colour: Shiny Opal



Biophilia
Feature live planting and trees to improve air quality and well-being.

Amenity Space



Bike Station



Lockers



Biophilia



Hairdryer and Mirror Area

Finishes



Vinyl Flooring
Supplier: Domus
Range: Pergo LVT Tile
Colour: EVPE 303



Lockers
Supplier: Spacestor
Colour: Egger Natural
Bardolino Oak



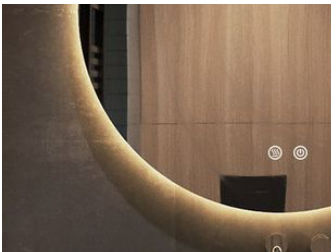
Feature Wall Colour
Supplier: Dulux Trade
Range: Diamond Matt
Colour: 08GY 26/190



Ceiling Colour & M&E
Supplier: Dulux Trade
Colour: Off White
*Same colour as base walls



Base Lighting
Supplier: 299 Lighting
Range: Venta Track
Colour: Black



Feature Lighting
LED Backlight behind wall
mounted mirrors

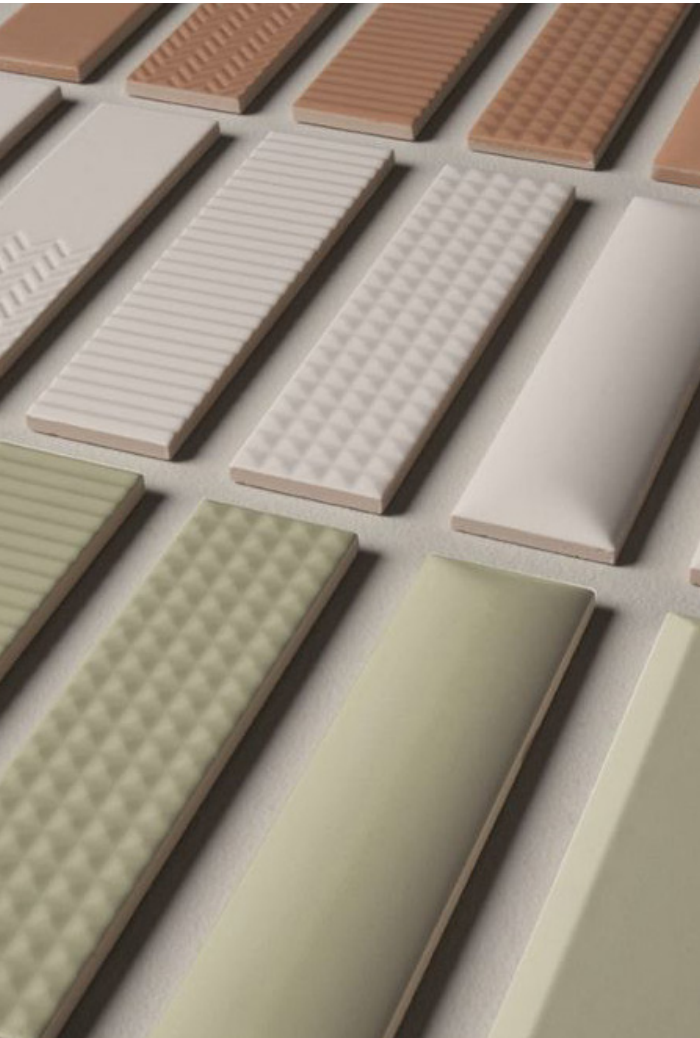


Bike Stands
Wall Mounted bike stands.



Biophilia
Artificial (Due to lack of
natural light) Green Wall.

WC's & Showers



Feature Textured Wall Tiles



Contemporary Matt Black Showers and Taps



Fold Down Seating in Showers



Compact WC Design

Finishes



Tiled Flooring
Supplier: Solus
Range: Matter
Colour: MTT-Grey



Feature Wall Tiles
Supplier: Solus
Range: Cornwall
Colour: Lamorick



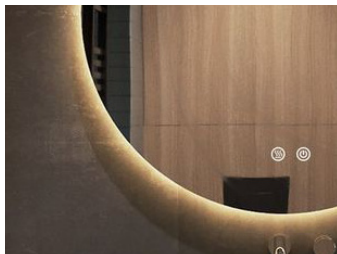
Wall Tiles
Supplier: Solus
Range: Matter
Colour: MTT-Grey



Wall Finish (WC's)
Retain Exposed Brick where possible. Wall tile to be used behind sinks.



Base Lighting
Contemporary Black Can Lights.



Feature Lighting
LED Backlight behind wall mounted mirrors



IPS Panels (WC's)
Supplier: TBS Amwell
Range: PDQ Panel & Frame
Colour: Coastal Green



Showers and Taps
Contemporary Matt black finish.

Staircase & Lobbys



Retain Original Staircase



Decorative Tiled Lobby



Feature Wall Lights



Sophisticated Simple Signage

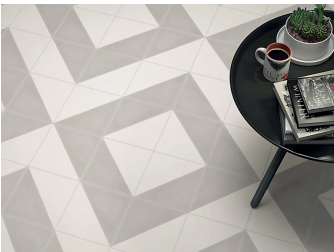
Finishes



Staircase Paint Colour
Supplier: Dulux Trade
Range:
Colour: 50GY 43/120



Stairs Floor Finish
Existing floor to be
cleaned sanded
and stained.



Entrance Lobby Floor:
Supplier: Solus
Range: Tangier
Colour: Lorin



3/4 Wall Paint Colour
Supplier:Dulux Trade
Range:
Colour: 50GY 43/120



Base Lighting
Contemporary Black
Can Lights.



Feature Lighting
Supplier: Nuura
Range: Miira Wall Light
Colour: Rocky Grey



Postboxes
Supplier: DAD
Range: DAD009
Colour: Black



Signage
Raised Black Acrylic
Lettering and Numbers.

Office Suites



Retain Original Features



Metal Mesh Ceiling Raft

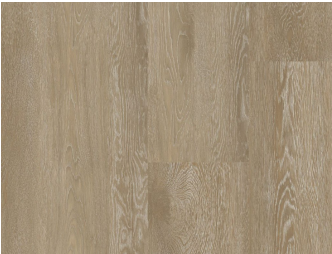


White Ceilings with Black M&E & Lights



Feature Lighting

Finishes



Vinyl Flooring
Supplier: Interface
Range: Textured Woodgrains
Colour: Antique Light Oak



Carpet Tile
Supplier: Interface
Range: Recreation
Colour: Foundation



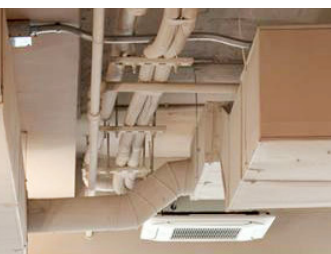
Wall Finish
Retain Exposed Brick where possible.



Columns & Windows
Supplier: Dulux Trade
Colour: RAL 6005



Ceiling Raft
Metal Mesh Ceiling
raft painted.
Colour: RAL 6005



Ceiling Colour & M&E
Supplier: Dulux Trade
Colour: Off White
*Same colour as base walls



Base Lighting
Supplier: 299 Lighting
Range: Lopen Suspended
Colour: Black



Feature Lighting
Supplier: Nemo
Range: Elisse Major Down
Colour: Gold Matt

We look forward to
hearing your feedback

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