

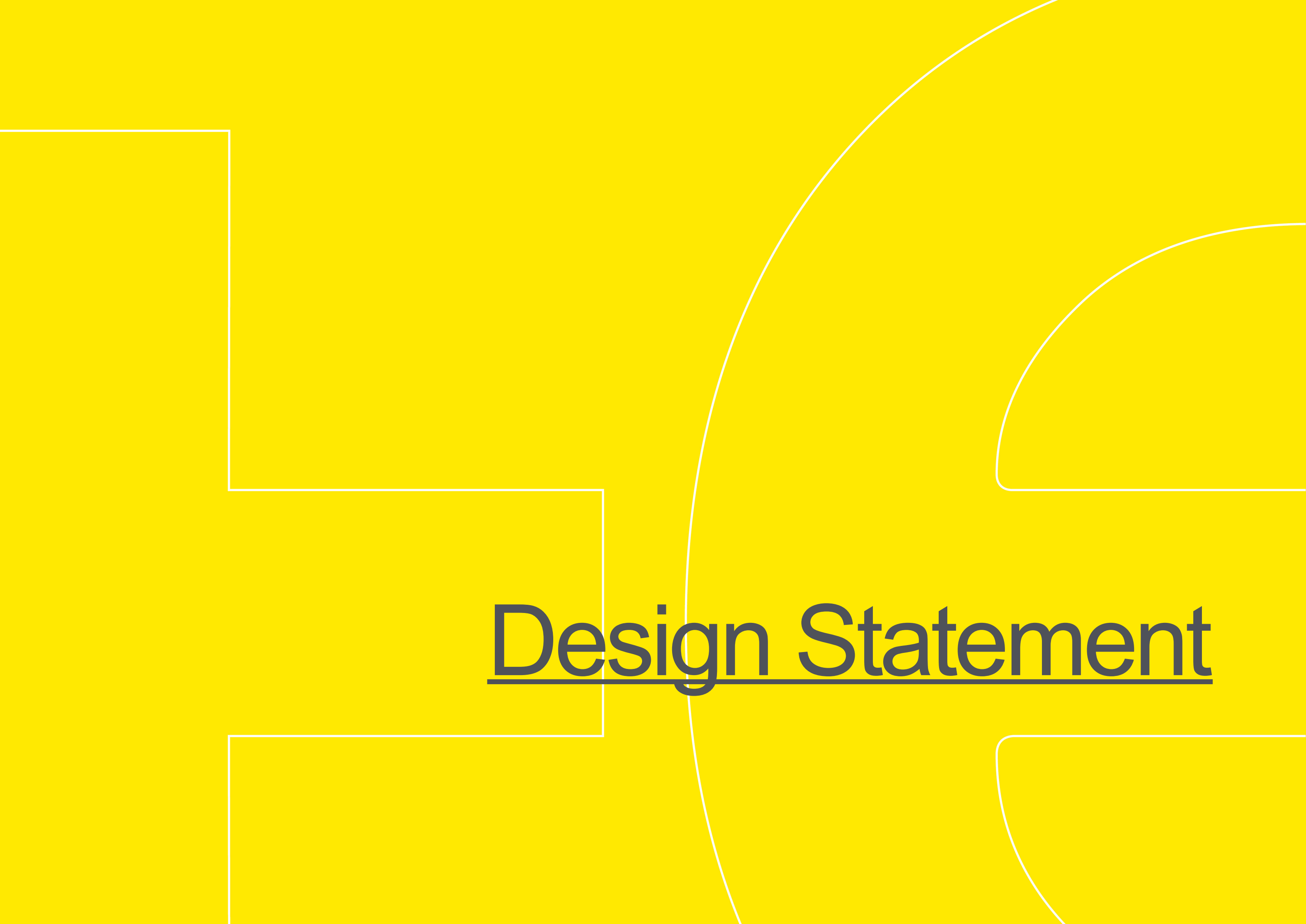
Site Context

Approved Phase 1 Development

This drawing demonstrates the extent of the approved Phase 1 of the campus development and includes:

- construction of the crèche building
- highways works to Pilsworth Road
- construction of the internal access roads, parking and associated landscape





Design Statement

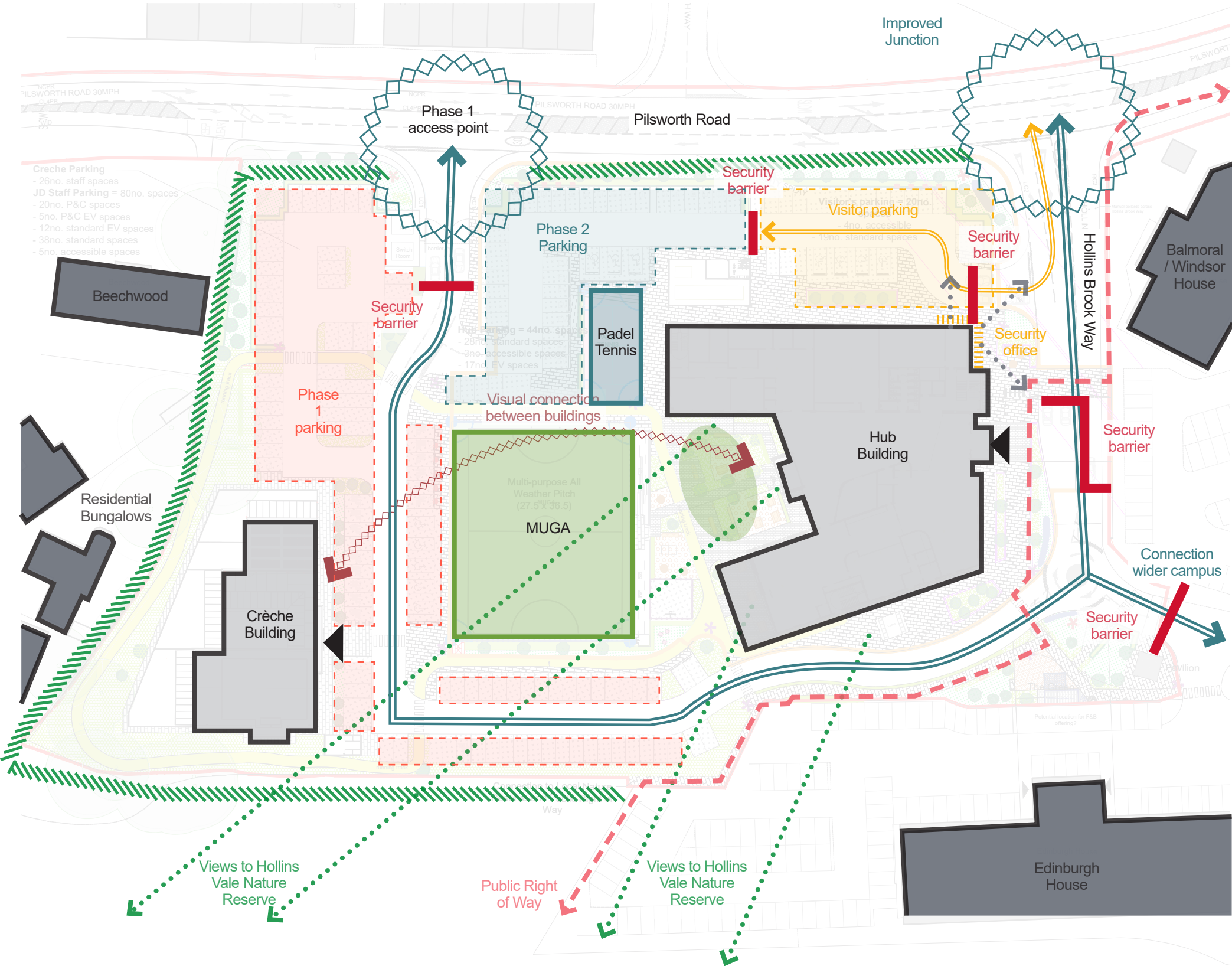
Design Statement

Site Arrangement

The site arrangement is in line with the illustrative masterplan which was submitted as part of the approved outline application.

The key concepts are:

- hub building located centrally on campus, anchored on the corner as you enter the site
- strong visual and pedestrian connection between hub and crèche buildings
- amenity space located between two buildings as 'green link'
- improved vehicle access via Hollins Brook Way and new access onto Pilsworth Road
- internal road infrastructure improves flow around site and creates servicing route
- green border along Pilsworth Road
- hub building situated to take advantage of views over nature reserve and external amenity spaces
- public right of way maintained through the site via slightly altered route (agreed in principle with PRow officer)
- parking located behind secure barriers to prevent unauthorised access onto the site
- visitor parking located to front of secure line for ease of access



Site arrangement diagram

Design Statement

Form, Scale and Massing

Concept

The proposal seeks to bring together the various elements of the existing campus into one focal point in the centre of the site, whilst responding to the existing and emerging context as part of the wider campus development.

Office Building Typology

All standard new build office design derives from an orthogonal floor plan sufficiently wide enough to maximise desk space while keeping a work station no more than 10m from a window (natural daylight). Double sided office floors are generally 15 -18m wide.

The length of the floor plates can vary and are influenced by the land available, travel distances to fire escapes and a sensible proportion of width to length. General orthogonal office floor plates will not exceed 90m.

Due to the shape of the site, the square shaped form, shown below was generated for the proposed building. It allows a 15m clear span floor plate with a 1.5m standard office planning grid for future flexibility.

Atrium

To help maximise connectivity and provide a central focus, an atrium was introduced into the design. The atrium joins the two wings and has predominantly glazed façades. A bridge links connects the two wings and circulation across the atrium to animate the working environment.

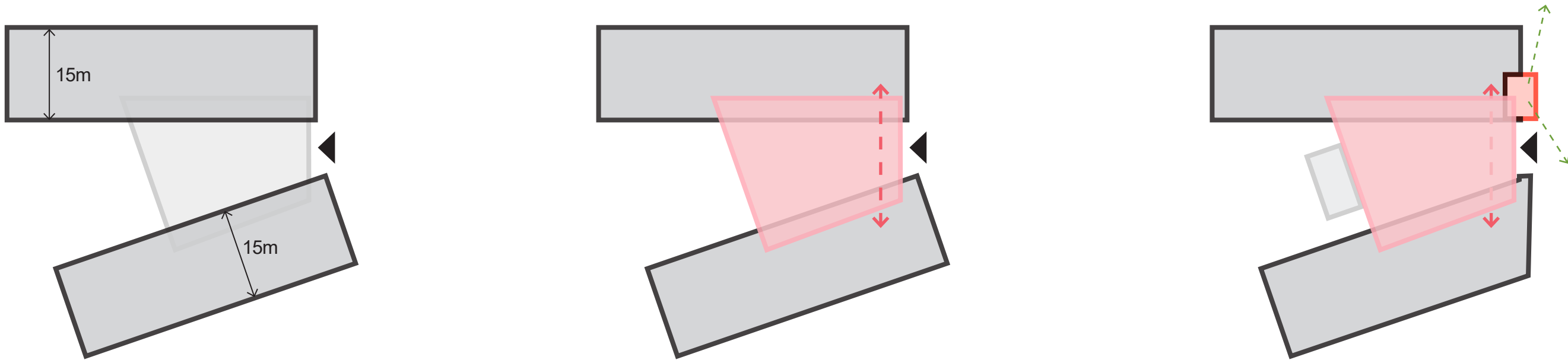
This provides views in for visitors approaching the building and greater connection and views out to the landscape and external sports facilities beyond.

The atrium is the focal point of the building internally. The atrium will accommodate a central breakout area, a multi-function space, and provides access to the ground floor cafe and dining are in the southern wing, and meeting and lecture theatre areas in the northern wing.

Articulation

The atrium is articulated as a form slotted between the two office wings. It is recessed a little way from the facade of the wings to articulate this form further.

The main stair core has been pushed out of the building to increase it's visibility and encourage people to use the stairs, and offer views out over the landscape and site entrance.



Design Statement

Form, Scale and Massing

The building is set back from Pilsworth Road and towards the East of the site, away from the residential properties to the West. As such, it ties in with the existing height of the other office blocks on the campus.

Each wing is three storeys high (ground plus two storeys) and the floor to floor height is 4.070m. The parapet height of the building is approximately 14m from external ground level. A louvred plant enclosure is located on each of the office wings and is set back from the parapet.



East Elevation



North Elevation

Design Statement

Form, Scale and Massing



South Elevation



West Elevation