

# 1000 Aztec West, Bristol

Design and Access Statement - Rev 2  
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SCOTT  
BROWNRIGG<sup>+</sup>





Scott Brownrigg  
  
St. Catherine's Court  
  
46-48 Portsmouth Road  
  
Guildford  
  
Surrey  
  
GU2 4DU  
  
T: +44 (0)1483 568 686  
  
F: +44 (0)1483 575 830  
  
W: scottbrownrigg.com  
  
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Revision	Description	Issued by	Date	Checked
A	Draft Issue	EM	12-04-2019	RdP
B	Draft Issue Reviewed	EM	16-04-2019	RdP
C	Updated Landscape Section	FG	07-08-2019	RdP
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# 1.0

Introduction

# Introduction

## The Purpose of this Document

This Design and Access Statement has been prepared by Scott Brownrigg on behalf of the client CEG to accompany a detailed planning application for the refurbishment and redevelopment of 1000, Aztec West, Almondsbury BS32 4SQ, Bristol.

This application seeks planning permission for the refurbishment and extension of an existing office building comprising: an extension to the main entrance to form a new reception; an additional storey plus plant within an enclosure; terraces; replacement façades; reconfigured car parking; cycle store; ancillary works; and associated infrastructure and landscaping. The increase in floorspace is 4,059 sqm GEA.

1000 Aztec West is a 2 storey office that was constructed in the 1980s. The building is in poor decorative order but is structurally sound being composed of a robust steel frame with concrete slabs. It needs refurbishment because it does not meet modern office requirements. Also, it provides little flexibility for re-use because the internal floorspace configuration was designed specifically for the microelectronics company that previously occupied the building."

The building has been assessed by a team of specialist consultants to design a scheme which satisfies the client's requirements to develop the existing building for a functional and architecturally striking new facility, capable of supporting a flexible office space available to multiple tenants.

The scheme is positioned within a well mature landscaped surrounding with adjacent lake. The scheme intends to utilise the landscape as part of the amenity strategy with significant improvements made to enhance the setting of the building.

The delivery of this proposal, will significantly improve the appearance of the building and offer modern office suites that meet current occupier requirements, including IT upgrades, the provision of tenant facilities such as a café, gym and break out area and additional amenity space. It will also result in a more energy efficient building, improved public realm, better accessibility and a considerable increase in cycle parking. There will be significant socio-economic benefits associated with ensuring ongoing occupancy and delivering additional office floorspace which will support the continued prosperity of the Business Park.



Indicative Visualisation

The refurbishment of the office areas will provide a modern workspace that meets occupier requirements.

Services provision will be replaced to meet current energy efficiency / sustainability standards including IT infrastructure upgrades.

Private terraces and communal facilities such as the cafe, collaboration areas and gym will offer additional amenity space for tenants.

## About CEG

At CEG, we don't just build bricks and mortar. We build communities. We make space for lives to flourish, for neighbourhoods to grow and for businesses to develop. We have been recognised and awarded for our architecture, design and environmental focus, as well as our approach to master planning, community engagement and place making.

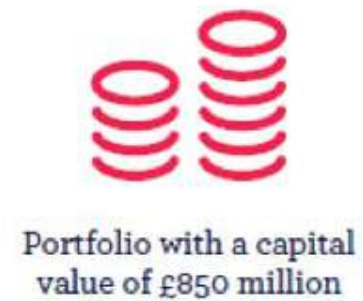
Established in 1989, CEG is a private company with strong financial backing. We actively invest in a wide range of property assets and manage more than 10 million square feet of commercial space around the UK ranging from high quality offices and shops to industrial warehouses.

We actively invest in land, buildings and estates with potential. We understand the market and work closely with our customers to ensure any investment enhances the opportunity for their business to thrive. Often this includes an emphasis on building more collaborative communities within the workspace.

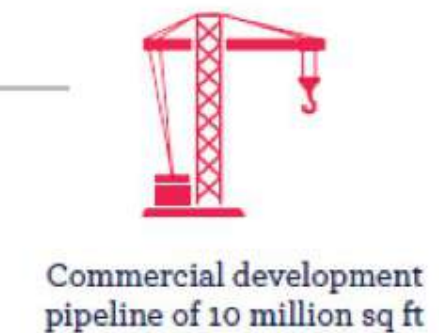
Our buildings provide homes for entrepreneurs and start-ups to global headquarters for international blue-chip companies. We don't do 'one size fits all'. That's because we understand different businesses need different spaces. From a ground floor individual office to the whole building, our customers choose the space that's right for their business.

We provide a dedicated point of contact who will advise and guide businesses through lease negotiations to occupation, fit-out and beyond. Our support doesn't stop when they move in. On many of our developments we also offer an on-site concierge to assist with day-to-day needs, so our customers can focus on growing their businesses.

## INVESTMENT



## DEVELOPMENT



**ceg:**





# 2.0

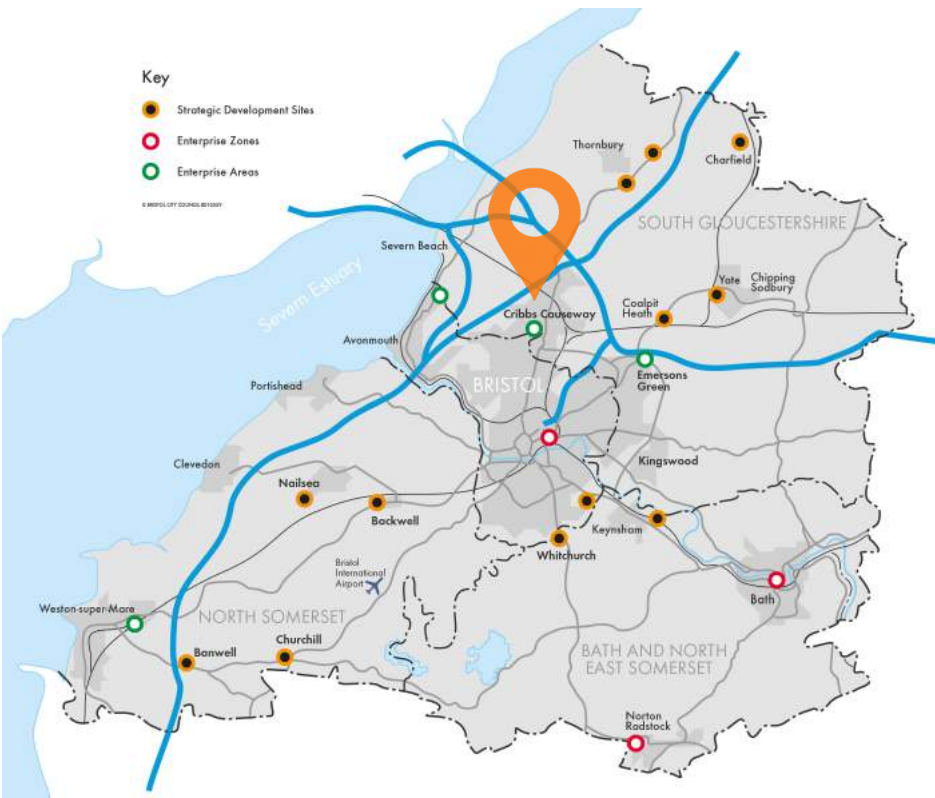
Site Assessment, Context & Analysis

# Site Location

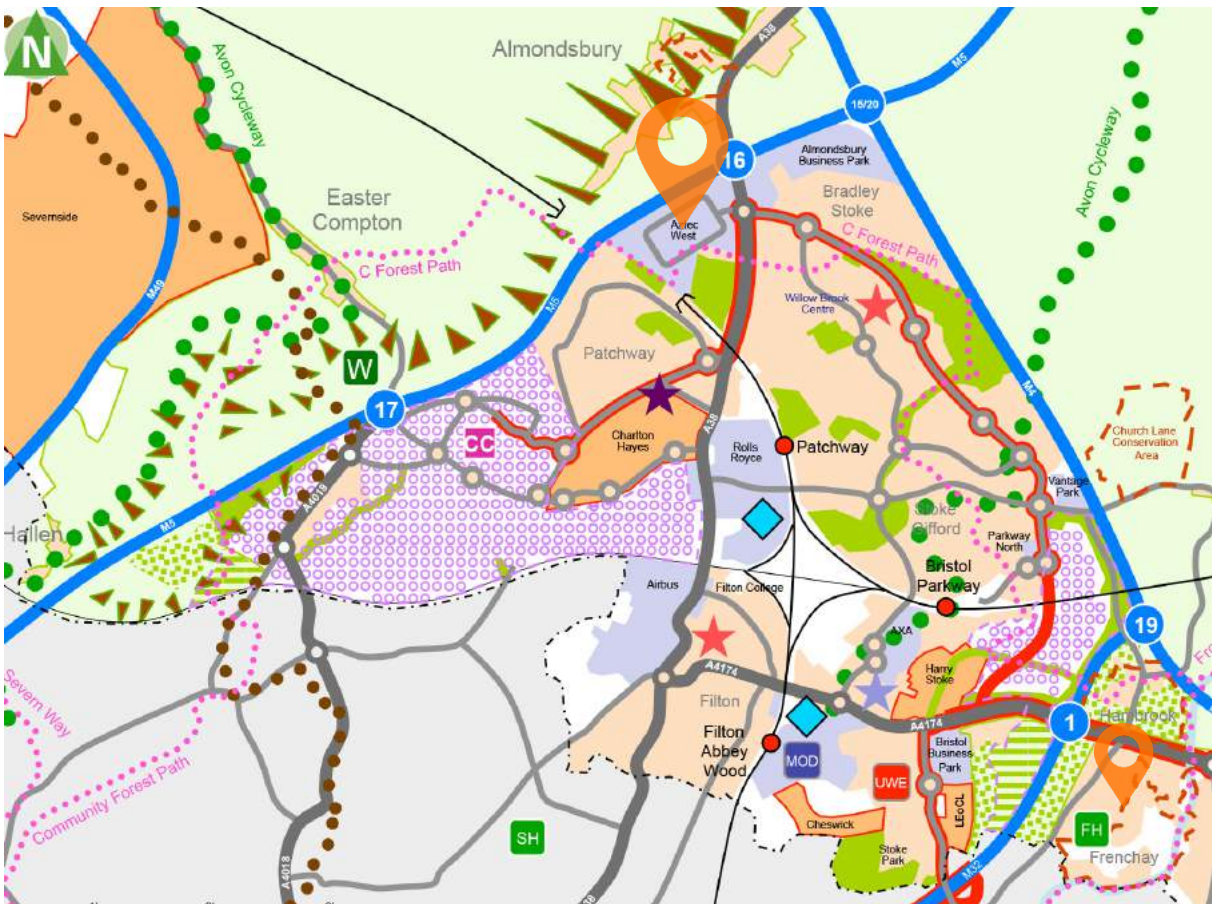
Aztec West Business Park is a successful business pack located in the South West. A wide range of national and international companies are reside Aztec West including manufacturing, electronics, banking, public utilities, insurance and engineering.

Covering 68 hectares, the Aztec West Business Park is positioned on the southern side of Junction 16 of the M5 motorway and western side of the A38, approximately 12.8 km (8 miles) north of the City Centre.

Bristol Parkway railway station is located 4.4 km (2.8 miles) to the south. The station has regular bus services every 15 minutes to the business park, with a journey time of approximately 10 minutes. The park benefits from a high standard of management, maintenance and security. In addition, a range of amenities are provided within the park, including a 4 star hotel, a leisure club, and restaurant and local retailing.



Bristol Development Map



North Bristol Urban Area Map



## Site History

The park has developed since the early 1980s, with land still available for future development.

The park features many individually architect-designed buildings creating a mix and variety of styles. Originally conceived as a science park, the buildings are built in the High Tech and Post Modern styles.

## Land Use

Aztec West is home to over 120 companies and approximately 7500 people work there. The park includes warehouse/factory units, the four star Aztec Hotel, several office villages, a central retail area

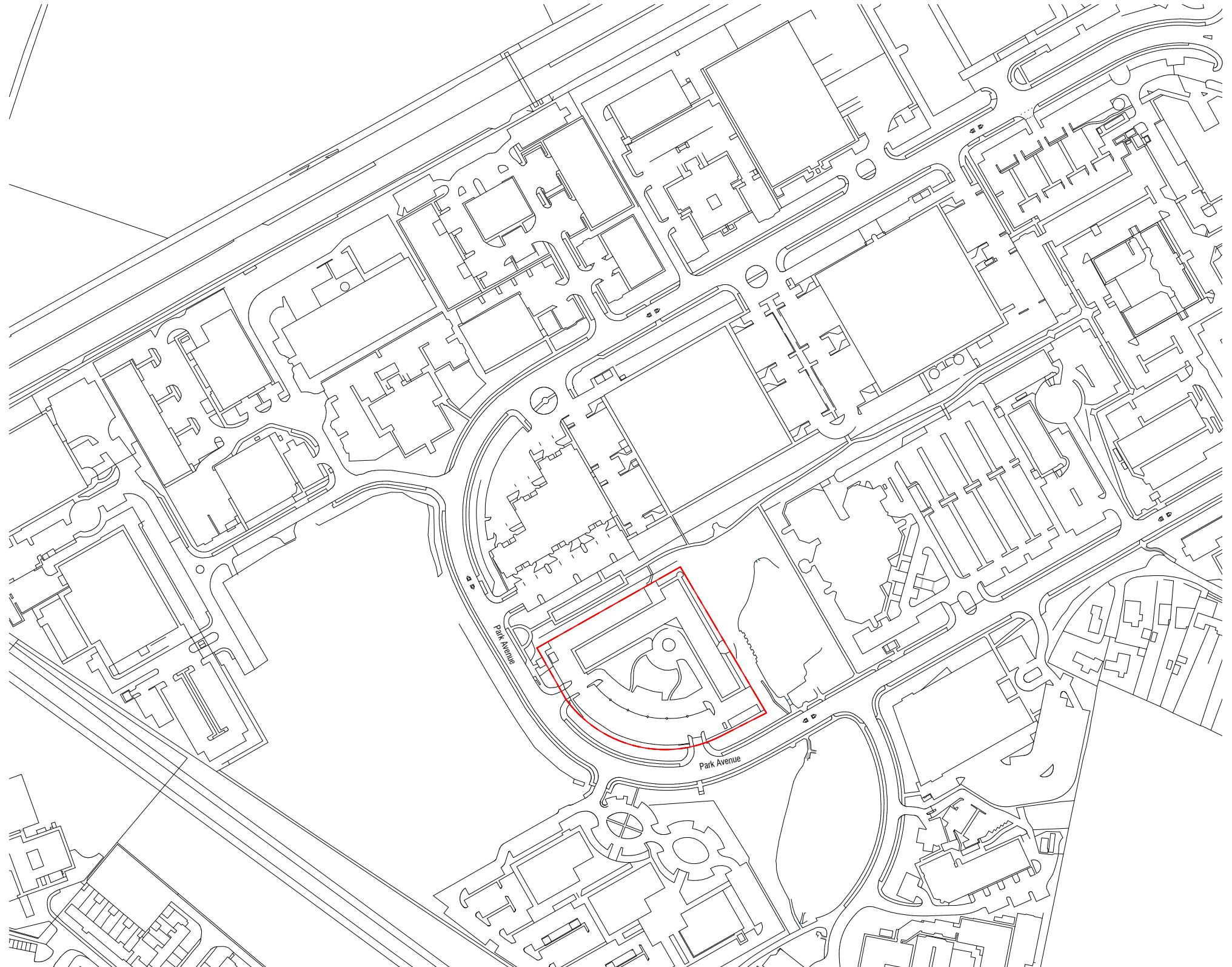
Included in the landscaping are three lakes. Nearby are the aerospace industries at Filton and the large business parks at the edge of Bradley Stoke.

The park has seen a number of successful refurbished buildings, providing upgraded facilities and amenities to service the park. It is intended that 1000 Aztec West will contribute to the continued success of the park, providing flexible B1 office space available to a number of tenants.

## Site Boundary

The site boundary indicated in red is defined by the following features:

- Sustainable urban drainage pond to the east of the building with and mature landscaping
- A tree-lined pedestrian boulevard to the north providing access to the Aztec Centre
- Established trees and hedgerow to the southern perimeter bordering Park Avenue
- Offices of three storey including Hempton Court to the south, and 500 and 800 Park Avenue to the east
- A wide range of architectural styles across the Park
- A gentle slope across the park towards the north





# Building Heights

The building heights within Aztec West Park are predominantly 2 and 3 storeys. There are a mix of office and light industrial units within the business park. A number of buildings have been refurbished and updated in recent years.



Existing buildings within Aztec West Park



KEY	
<div></div>	1 Storey
<div></div>	2 Storey
<div></div>	3 Storey

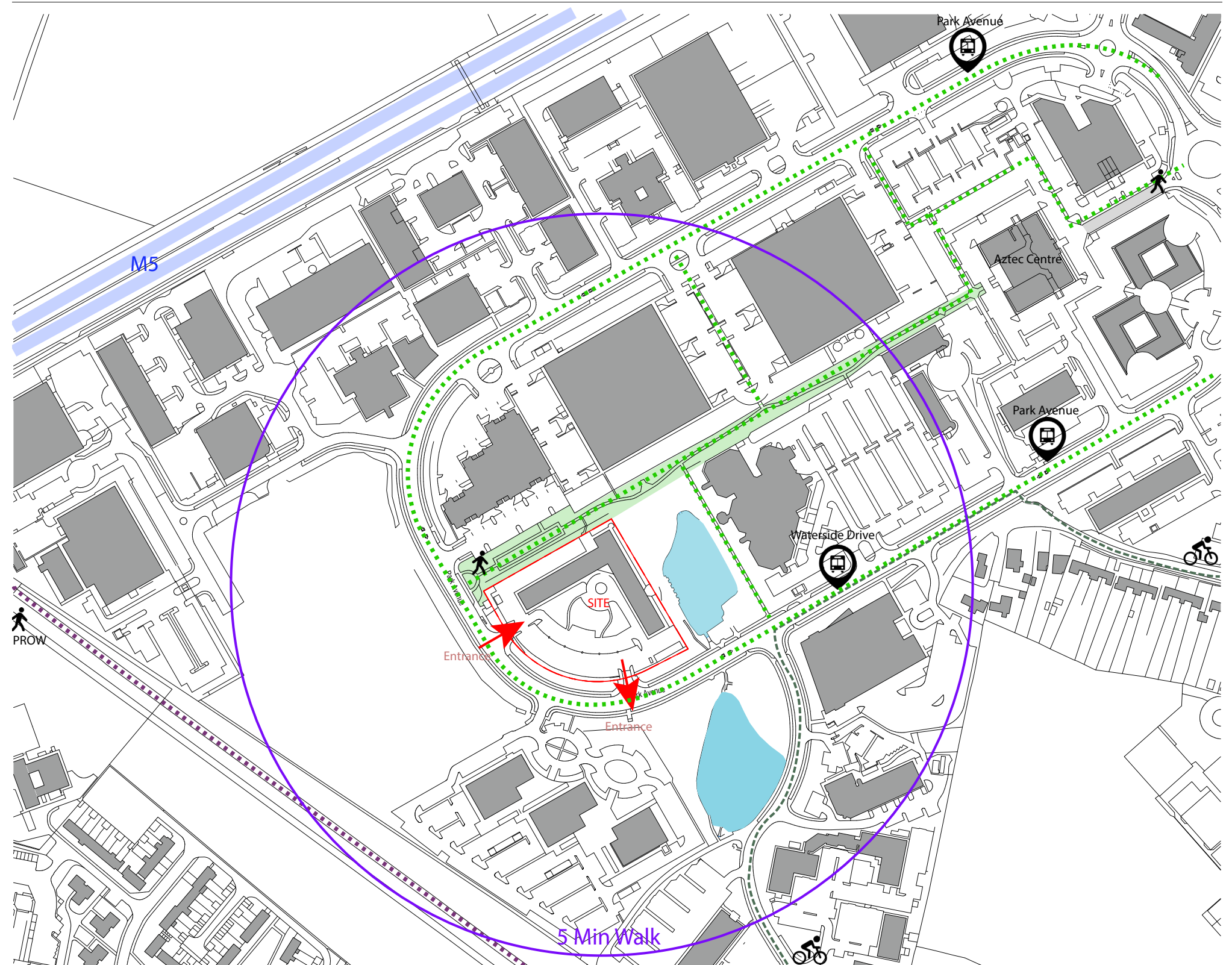


# Movement

The entrance to the site is provided from the south-east of the plot and the exit through the south-west, in a one way system allows a loop circulation for vehicular activity.

Aztec business park boasts a mature landscape strategy which promotes safe pedestrian routes. Positioned on a corner plot of the site benefits from a tree lined boulevard to the north of the adjacent lake to the east providing amenity and recreation space for breaks and relaxation.

A number of bus services run around Park Avenue, providing direct connections at peak times between the business park and Bristol City Centre and Bristol Parkway. A bus stop is located approximately 100m to the east of the site. Other services pass close by along the A38 Gloucester Road, providing frequent connections throughout the day to a broader range of destinations including Patchway, Cribbs Causeway Bus Station, Bradley Stoke, Bristol Parkway, MoD Abbey Wood, Bristol City Centre, Thornbury, UWE, Yate and Chipping Sodbury.







Existing Building



# Existing Landscape

The following photographs illustrate the existing building and approach and access points from Park Avenue. The surrounding area boasts a maintained landscape strategy. The landscaping around the boundary is mature and dense and as such helps to assimilate the site within the wider landscape setting of the business park.

Immediate surroundings to the red line boundary include a tree-lined pedestrian link to the north providing access to the Aztec Centre, as well as a thick boundary of trees to the west and south of the site.

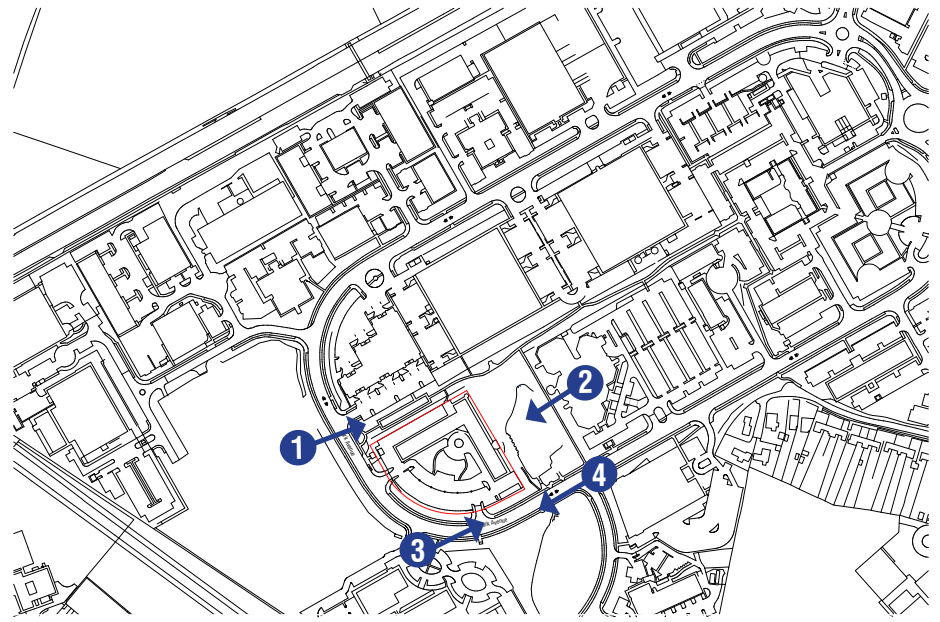
To the east of the site, sits a drainage pond and adjacent landscape, as well as a three storey offices further north east.

The proposal will upgrade and modernise the landscape, contributing to a softer and pleasant setting for the building users.

The landscape is predominantly flat with a gentle slope from the North to South.



Site Photos- Google Street View



Key Plan

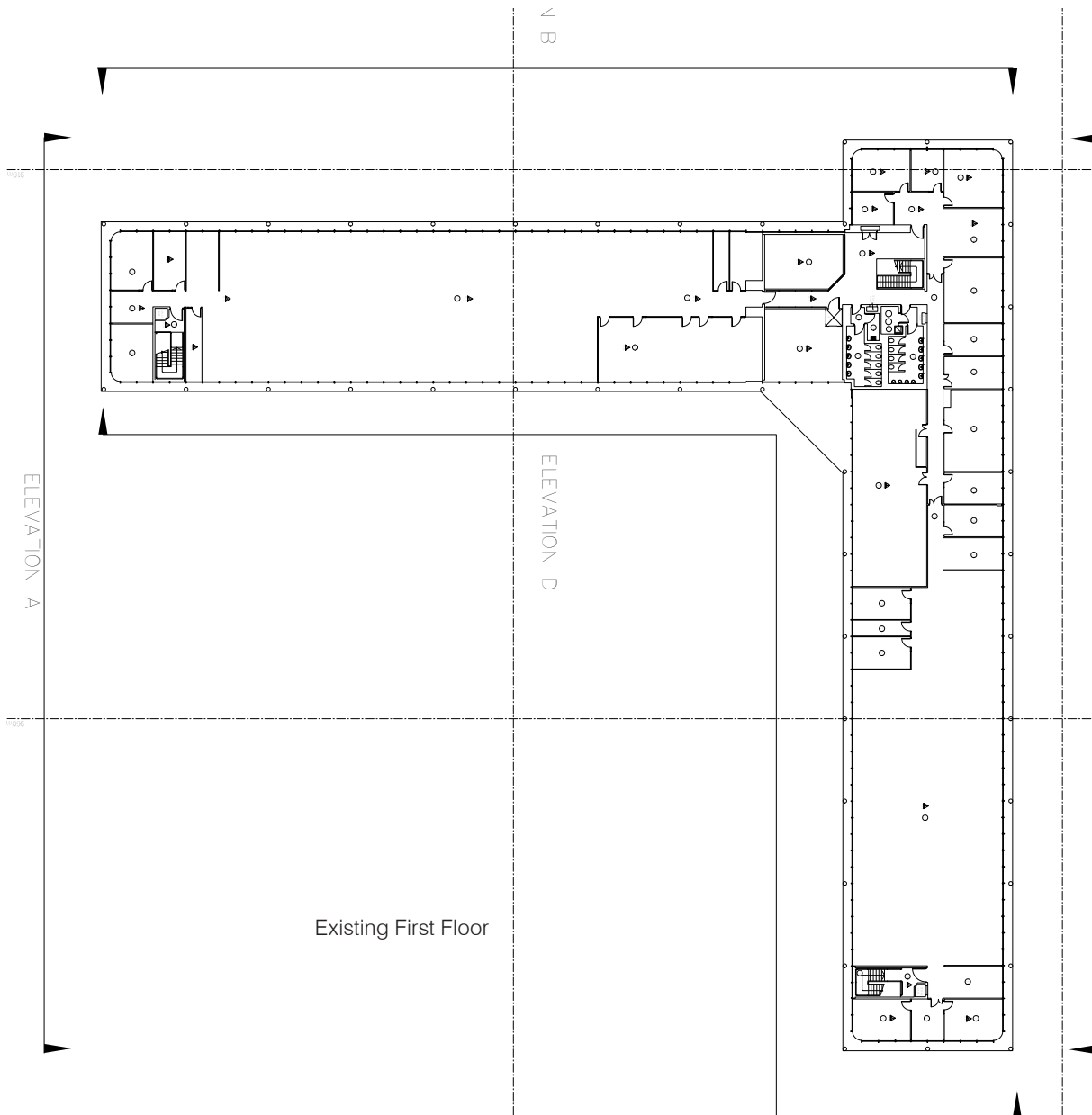
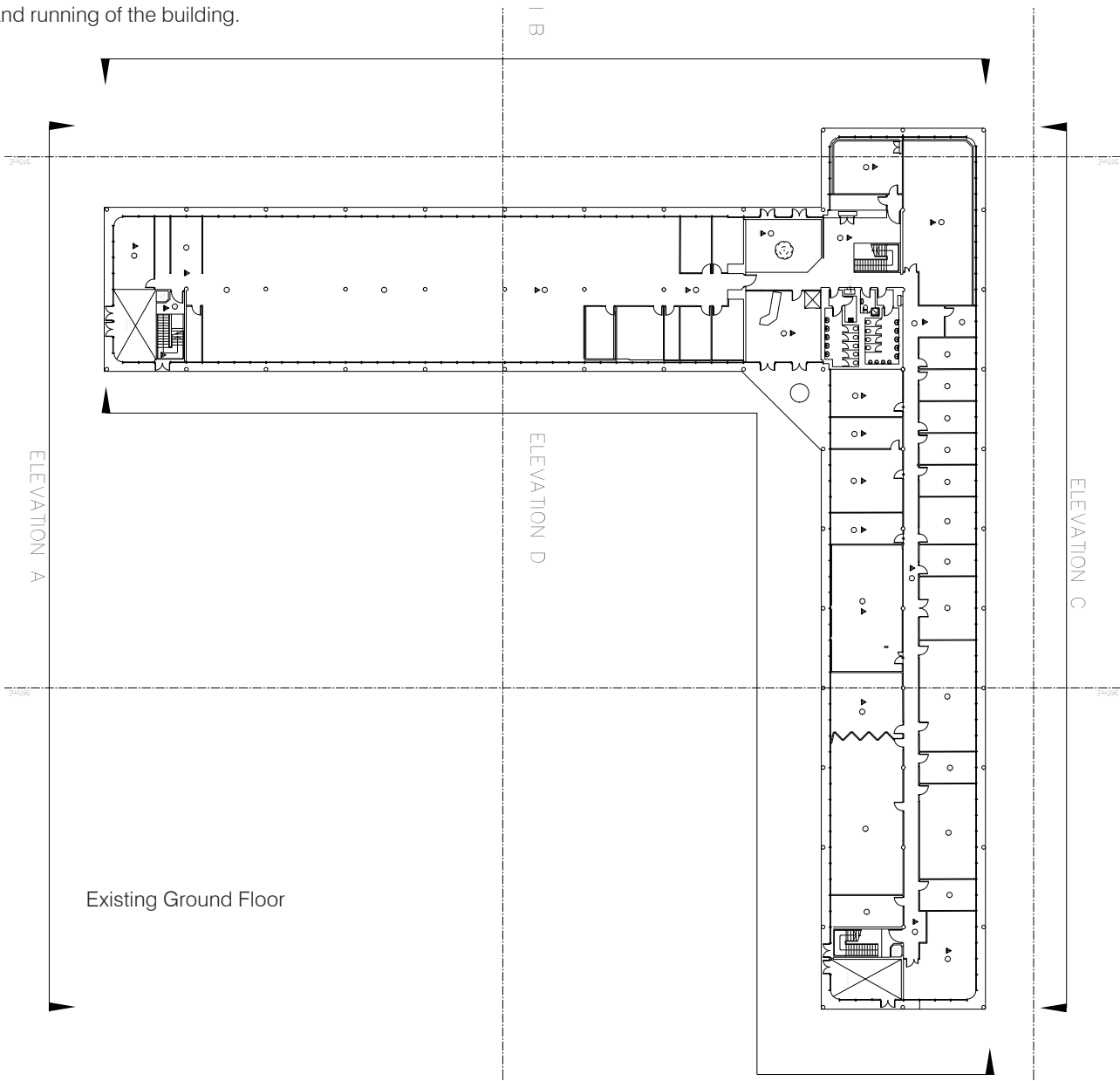
# Existing Building

The existing building is a detached two storey office building arranged in two wings (east and west), connected internally by a two storey entrance atrium and central core with an accessible platform lift and main circulation staircase. The existing building does not currently meet current industry standards and is in poor condition requiring major upgrading to appeal to and meet the requirements of future tenants

The structure is of steel frame construction with structural columns arranged in a 7.5m grid formation providing a clear span to the first-floor office wings and with a series of intermediate columns to the ground floor. The roof is dual pitch and consists of light weight steel trusses that span between the external columns, with a series of cold-formed purlins which support profiled cladding between.

The current layout of the building prohibits flexibility of use and has been designed specifically for occupation by a microelectronics company. The building does not offer any flexibility with cellular offices and limited open plan office. The connectivity between wings is very poor with core and sanitary facilities and meeting rooms located at the wings intersection in the centre.

The building facade is in very poor condition and requires the full removal replacement of the curtain walling system to provide a compliant and improved internal condition. All servicing needs replacement to provide a more efficient strategy which will greatly improve the internal environment and running of the building.



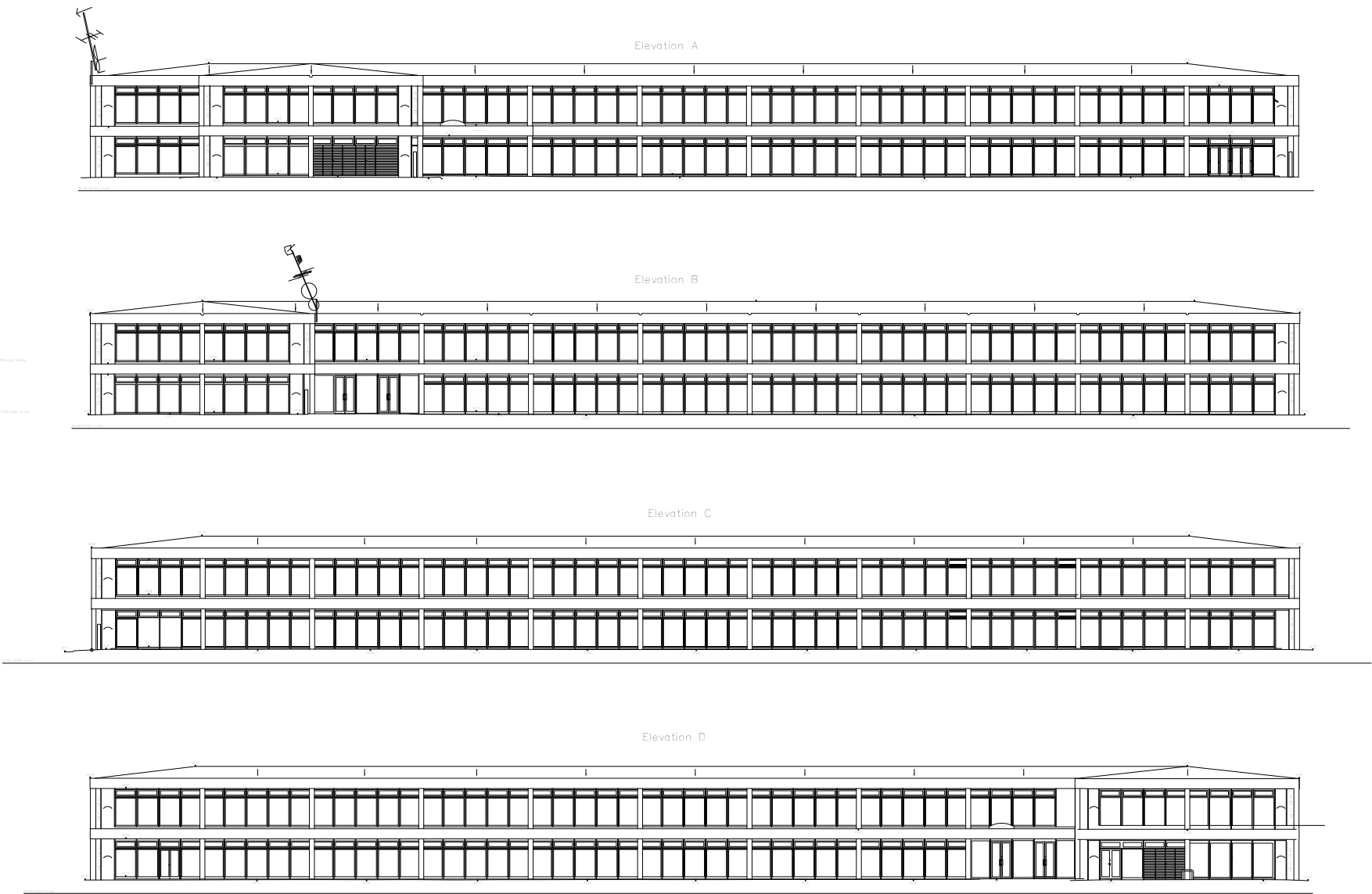
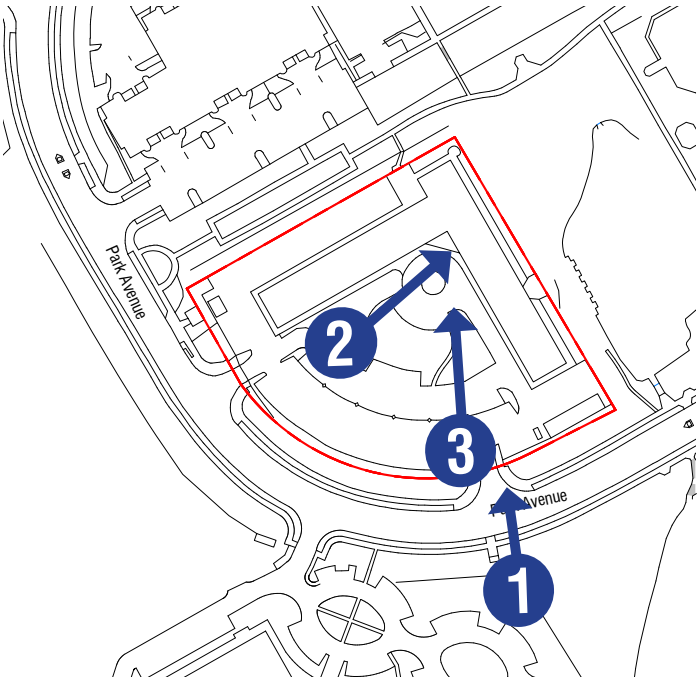


Appearance

The following photographs were taken on site showing the existing condition of the current building. The building currently requires major update to meet current standards.

The main structure is expressed on the external facade of the building creating a heavy language which diminutes the floor plates.

The main entrance is muted by the external structure with a large overhang joining the two wings.



# Site Visits Observations

## Frame

The existing frame has been designed to earlier floor to ceiling heights and has limitations for refurbishment.

- 1. The raised access floor zones are currently 100mm slab to top of RAF, there is an additional 1.2m approximate zone of solid concrete running around the perimeter of the elevations where no RAF is possible. This is less than the standard 150mm occupiers would expect, and will limit the equipment that can be installed in the floor, low level dado trunking has been used around the perimeter to counteract this.
- 2. Floor to ceiling heights are currently 2600mm this is less than the BCO standard of 2750mm.
- 3. Underside of steels are approximately 2800mm above FFL, giving a maximum gap of 150mm between ceilings and steels.
- 4. The makeup of the first floor slab could not be established, but may be lined with a fire resisting board.





## Curtain Walling

The existing curtain walling is a bespoke system and cannot be easily repaired

1. The existing anodised curtain walling consists of sliding doors every 1.5m, this has been designed for a natural ventilation strategy.
2. The sliver anodised capping on the interior and exterior are original and conceal joints in the cladding and open elements of the curtain walling behind. It is intended that the curtain walling is removed and replaced. It is intended that the curtain walling is removed and replaced.



## Roof Structure

The roof structure is a lightweight truss supporting an insulated composite deck.

The roof is dual pitch and consists of light weight steel trusses that span between the external columns, with a series of cold-formed purlins which support profiled cladding between. To allow upward extension of the building, the existing roof sheets and purlins will have to be stripped off, and the trusses forming the existing roof and any roof brace members between removed.







# 3.0

Design Development



# Opportunities

The new office space layout ads more flexibility and is future proof being able to address new tenants ever changing requirements

## Opportunities:

- Increase the flexibility and longevity of the building
- Improve appearance and setting
- Improve sustainability and efficiency of fabric and services
- Enhance facade to respond to orientation
- Improve connectivity between both wings
- Enable multiple tenants to occupy the building
- Utilise the outlook towards the pond and provide terraced amenity areas

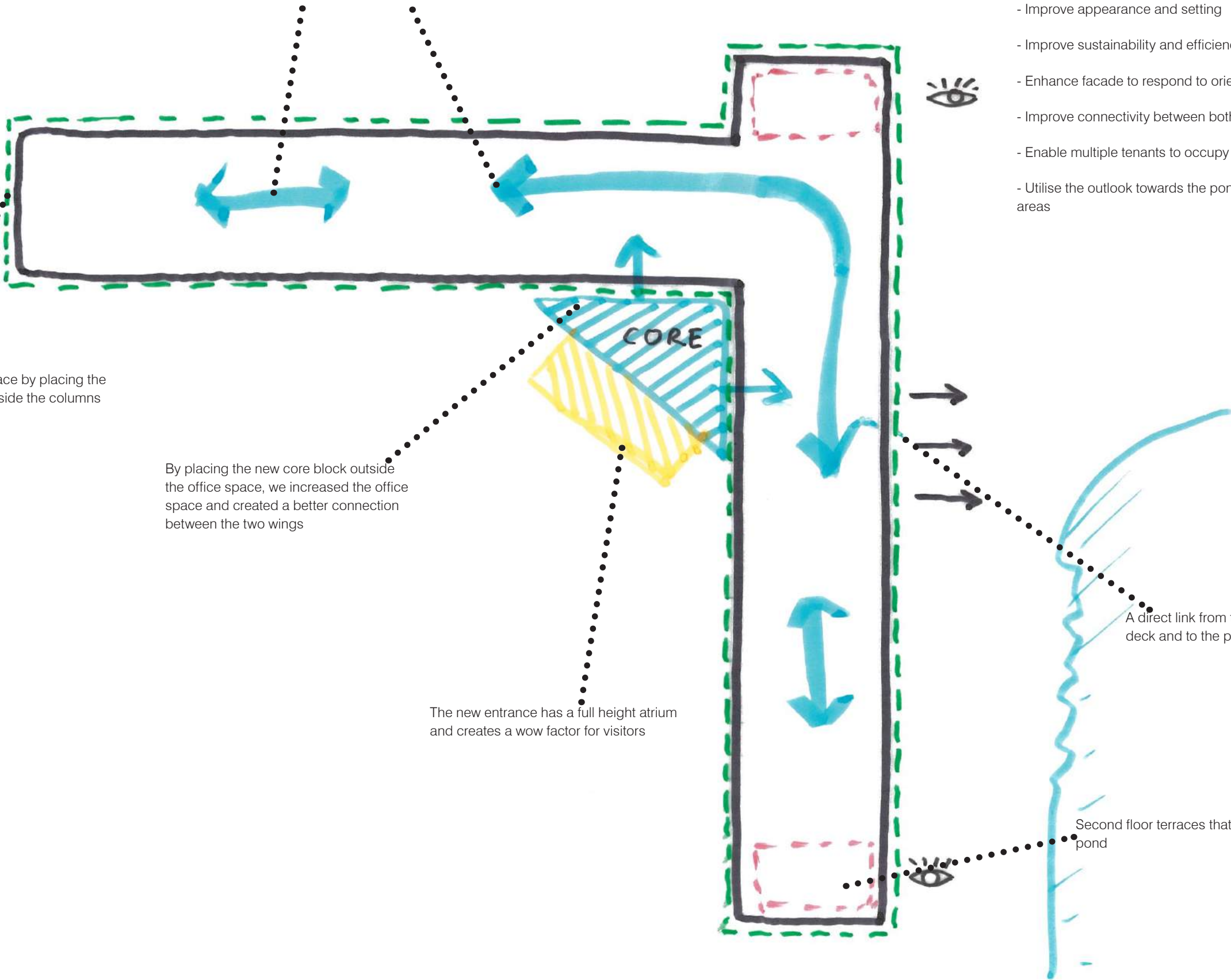
Adding more floor space by placing the new curtain walls outside the columns

By placing the new core block outside the office space, we increased the office space and created a better connection between the two wings

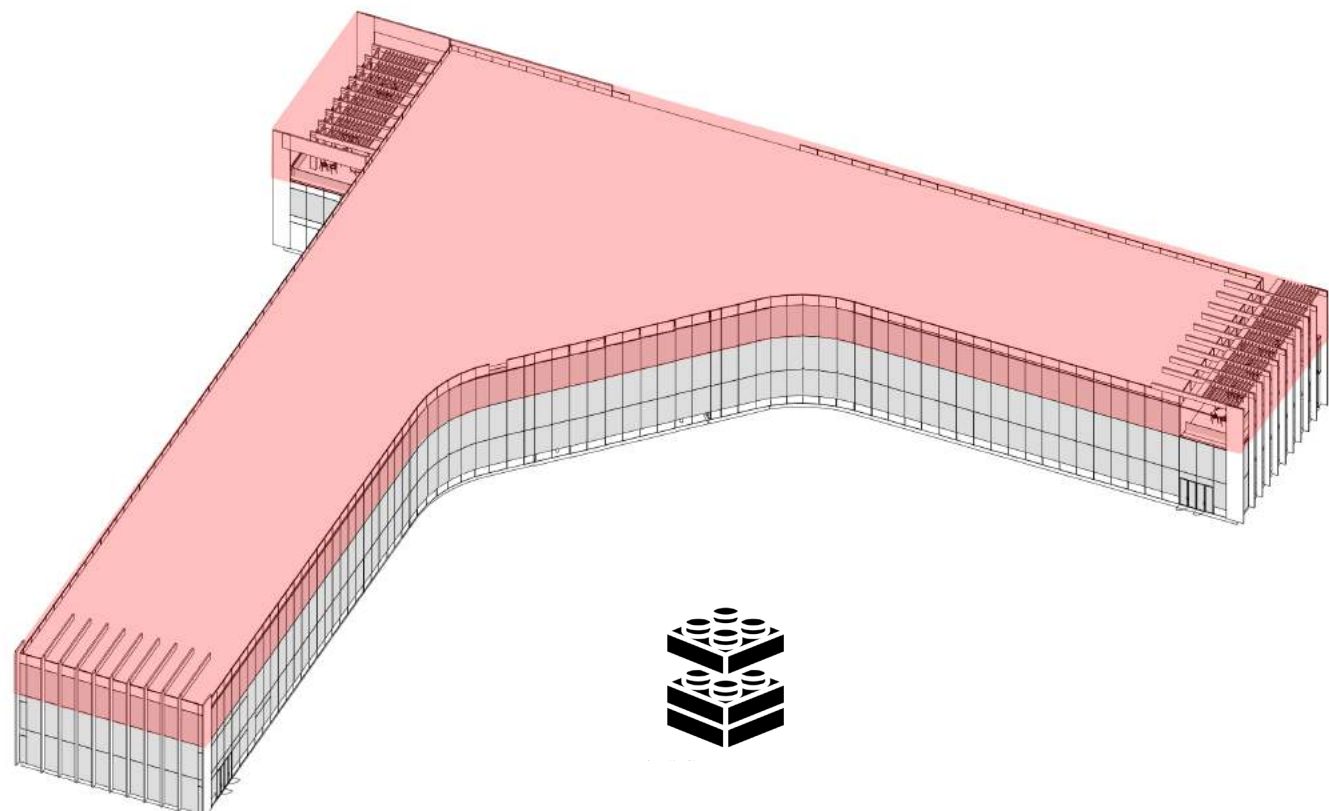
The new entrance has a full height atrium and creates a wow factor for visitors

A direct link from the Break out zone to the deck and to the pond has been created

Second floor terraces that overlooks the pond

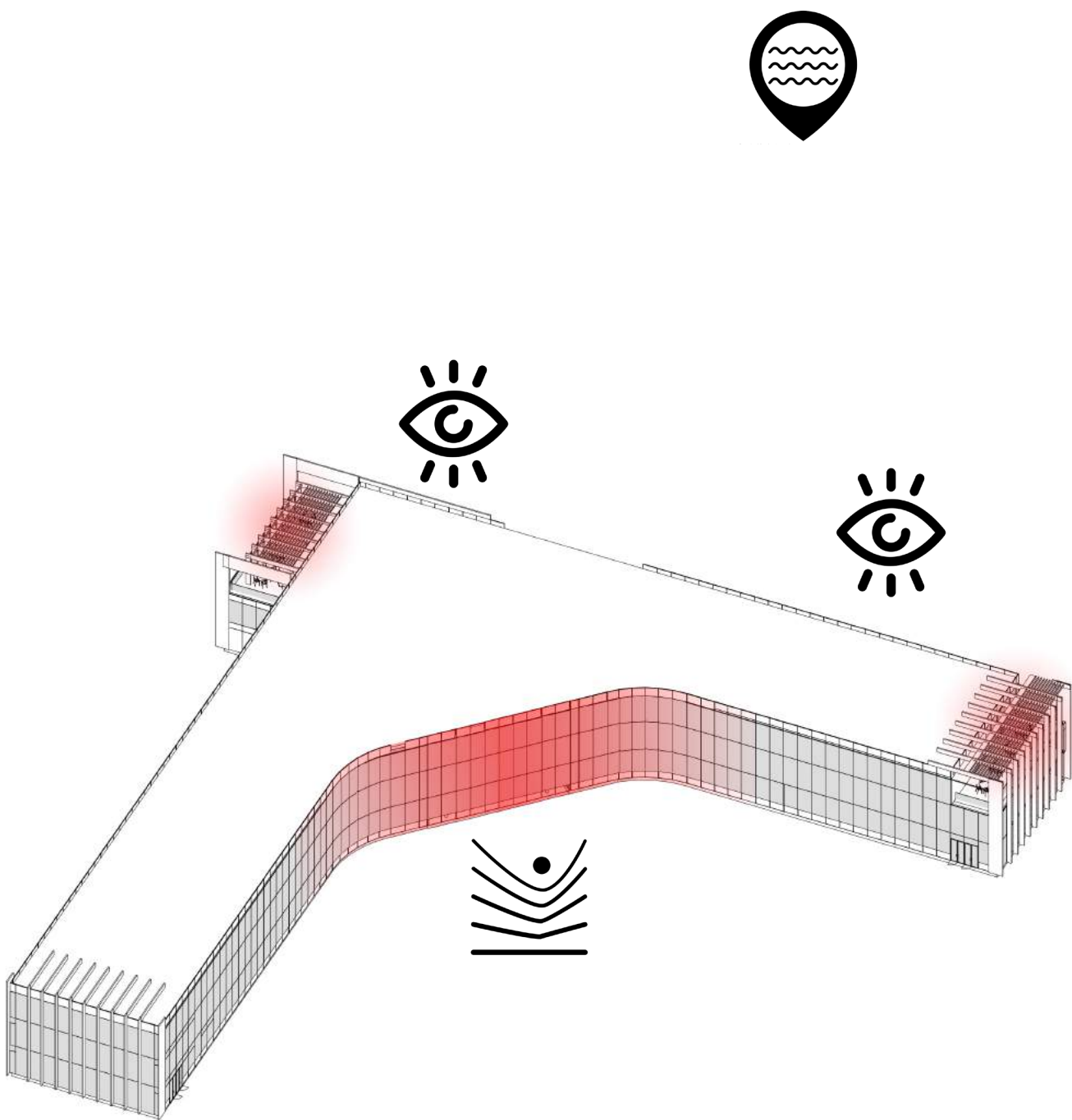


# Massing Studies



## Additional Floor Space

An additional floor is proposed to utilise structure and increase opportunity for additional office space within Aztec West Business Park without significantly increasing the current built foot print. The additional floor and key changes to the circulation strategy will allow flexibility and increase occupation amongst multiple tenants. By locating the facade externally to the structure, the floor areas expand creating more usable office space.

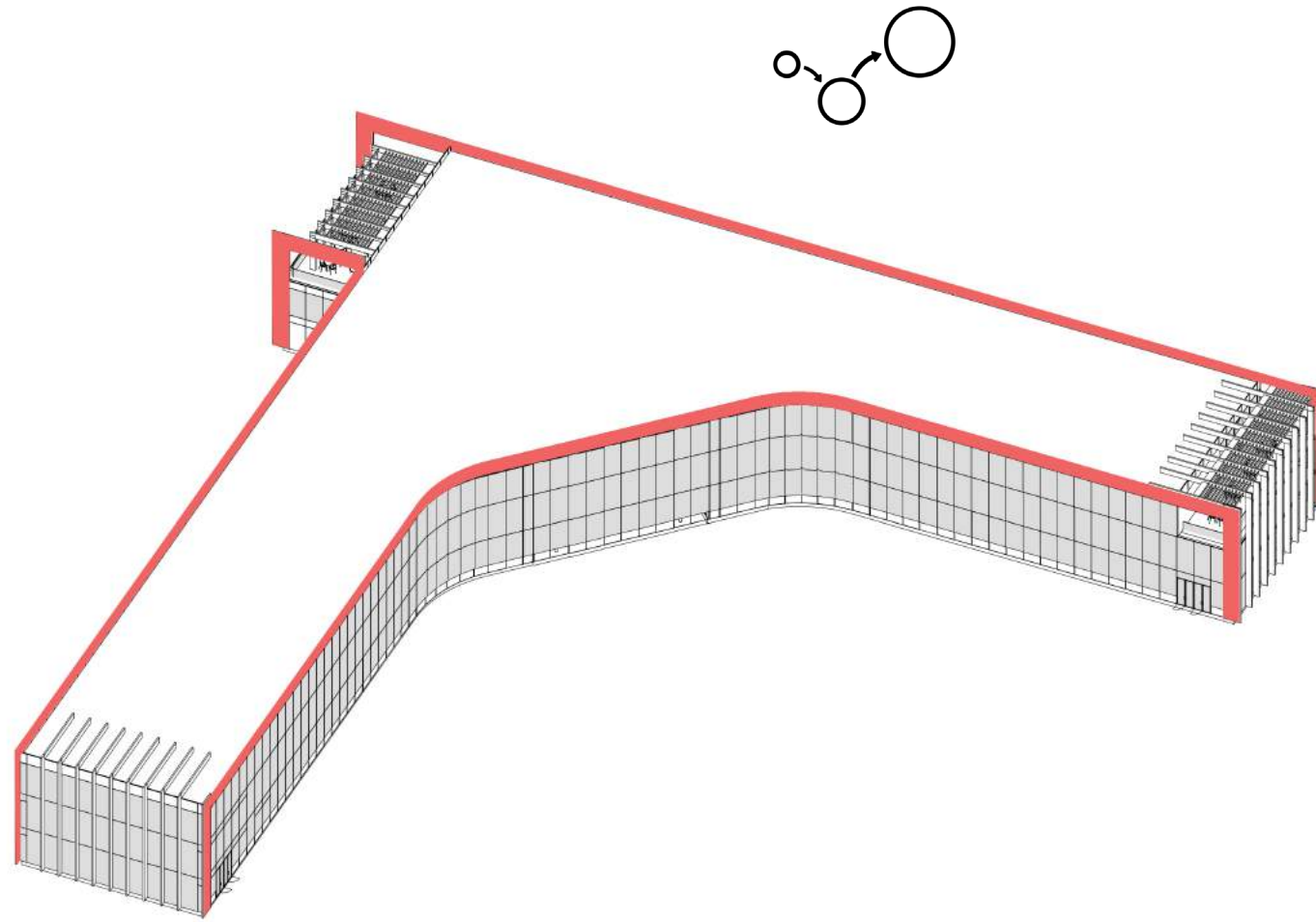


## Key Enhancements

Key locations of the building to be enhanced: potential areas such as a new reception and outdoors terraces over looking the pond

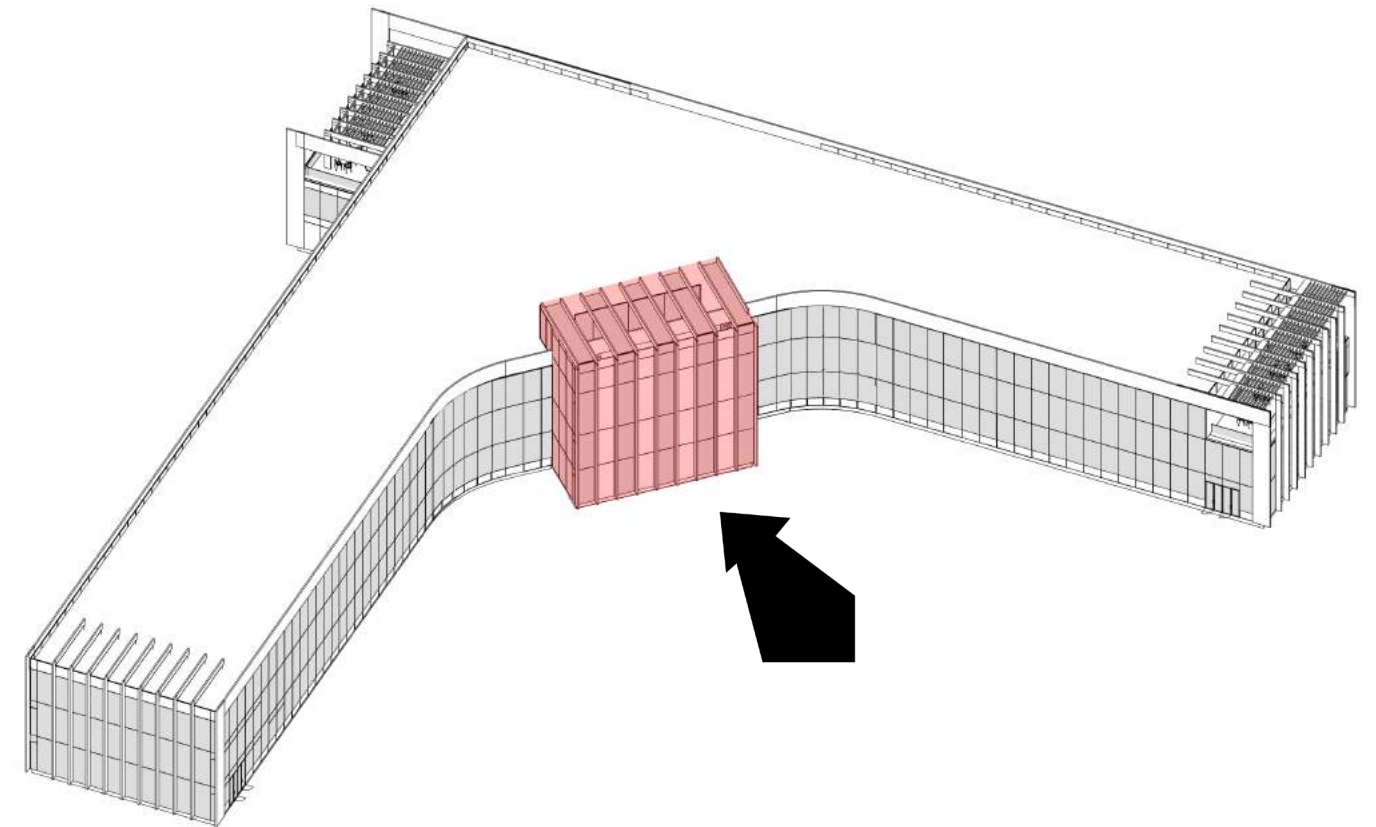


# Massing Studies



## Integrated Facade Design

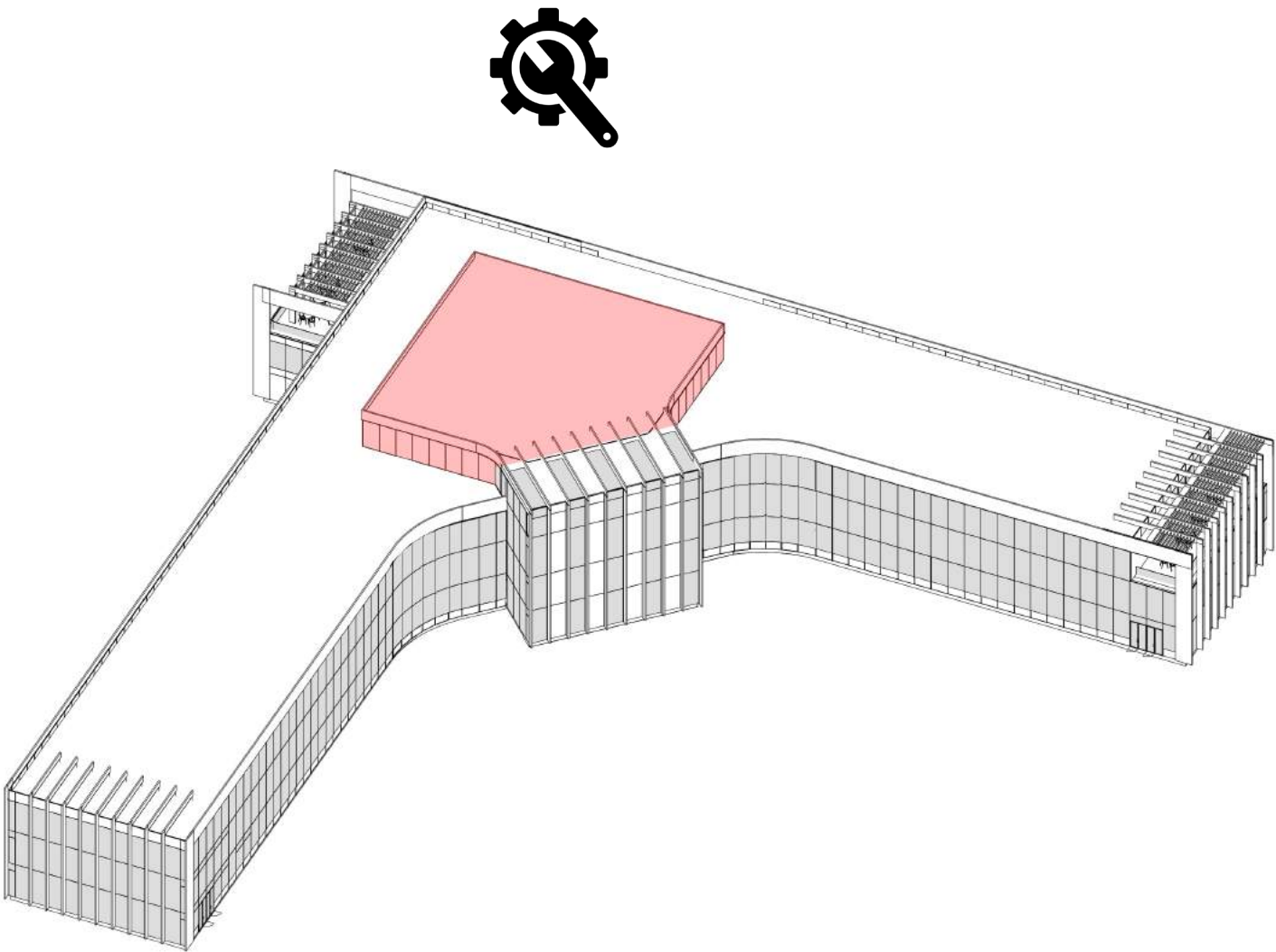
The architectural language is united through the use of lengthened elements echoing emphasised vertical fins. A frame wraps the building transforming and reconstructing for the end elevations and terraces banding together the elevations.



## Entrance and Arrival

A new entrance extension is positioned on the south elevation with an exaggerated vertical fin structure to protect the triple height space. By extending outwards, circulation is provided between the wings without interrupting the office space. This better connects the wings and allows multiple tenants to occupy each floor creating greater flexibility.

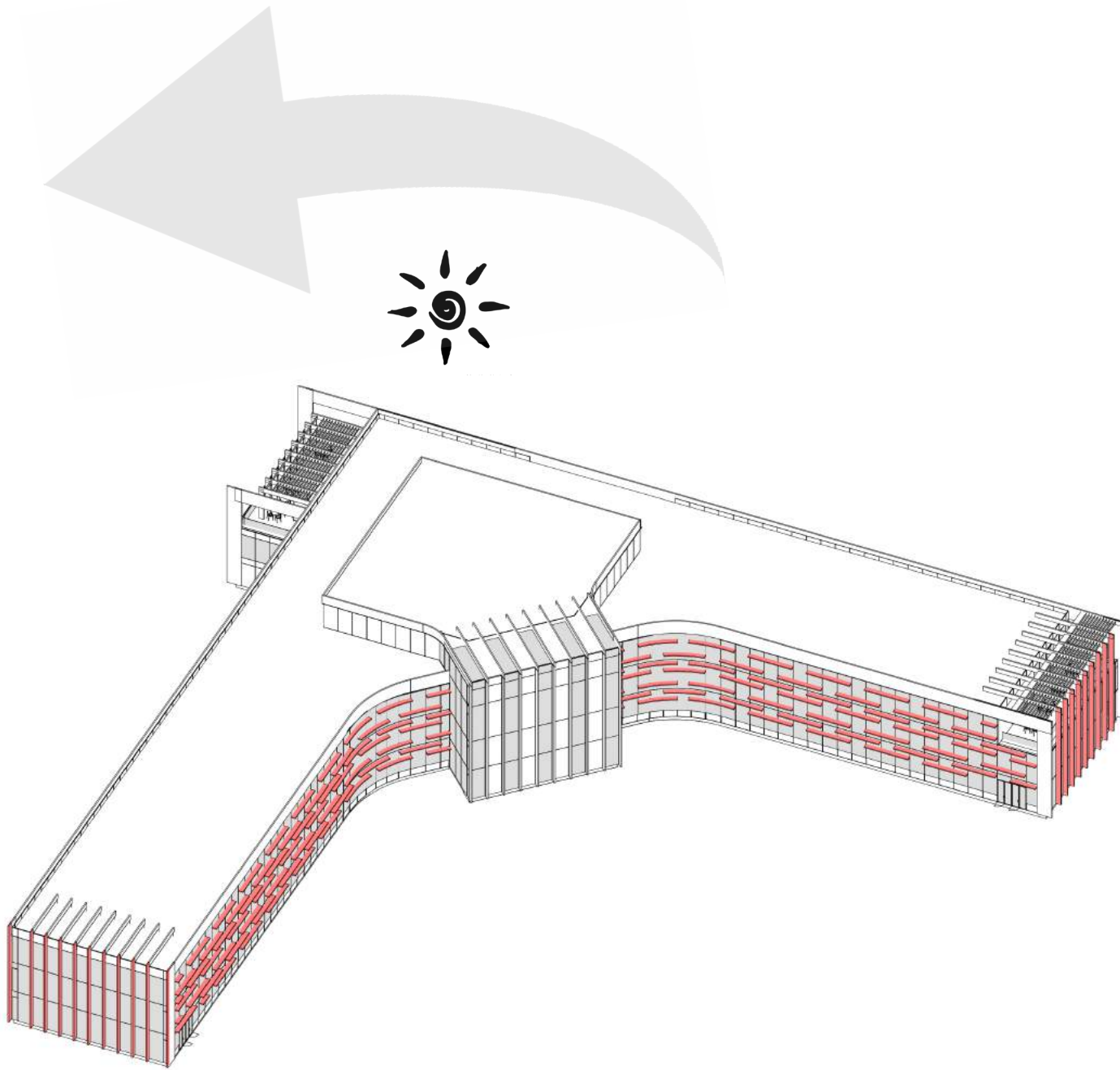
# Massing Studies



## Servicing

New plant is proposed to be located at roof level within a plant enclosure. This is centrally positioned to allow optimised distribution between the wings. The enclosure has been considered in conjunction with the entrance extension to create a single form.

Providing plant at roof level alleviates internal space to maximise usable floor area for offices provision.



## Solar Shading

The existing position of the building maximises the opportunity for south light on 4 façades.

The façade strategy is responsive to internal requirements and external conditions. Whilst each façade differs in condition the design parameters unify the architectural language across the site.

The fabric is enhanced through the use of curtain walling and solar shading elements which respond to the orientation and therefore improve the building's efficiency.



# Facade Development

The building is in a prominent corner position of Aztec West. The facade of the building is visible from the street, playing an important role in contributing to the amenity and attractiveness of the area.

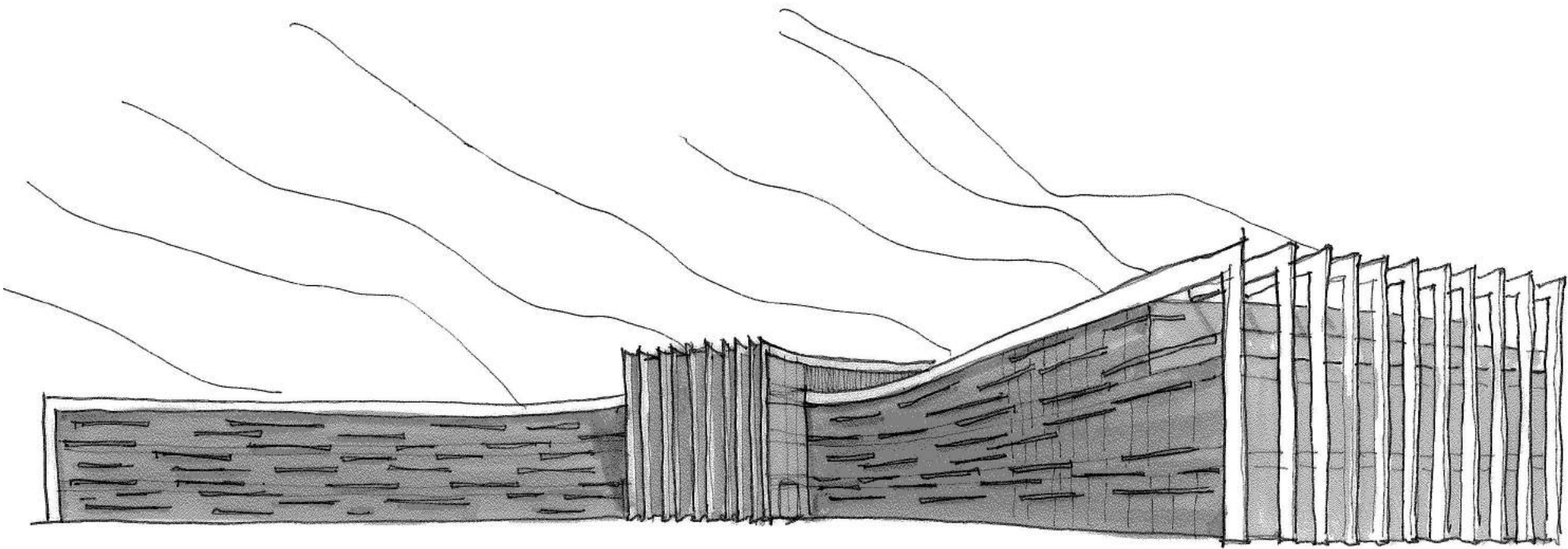
The entrance has been emphasised by the addition of the triple height reception area. Each wing has been con-vexed towards the entrance extension to reduce the impression of a sharp L shape right angle. The layout creates an encouraging and welcoming expression to the corner of Park Avenue. This enhances the public realm and assists in integrating a refurbished building into an existing built environment. As the building is set back, the site strategy ensures the resulting outdoor spaces are attractive and respond to the motifs of the layout and facade.

The L shape of the plan has many aspects with each facade overlooking different parts of the park. The design strategy is a product of surface composition in negotiation with scale, massing, orientation and user legibility. The facade has been considered and designed to have a unified appearance whilst responding to each orientated condition.

The proportion of vertical fins and mullions and horizontal shading subdivisions are calibrated with the overall proportion of the building to create a balanced composition.

Dimensional and functional cues are eliminated by using a single grid for both glazing and spandrel panels through the use of reflective glass. Staggered horizontal brise soleil on the south blend the sweeping facade towards the entrance structure. The horizontal elements contrast the dramatic full height vertical fins. The language of lengthened elements is echoed to frame each facade, transforming and reconstructing for the end elevations creating east and west shading.

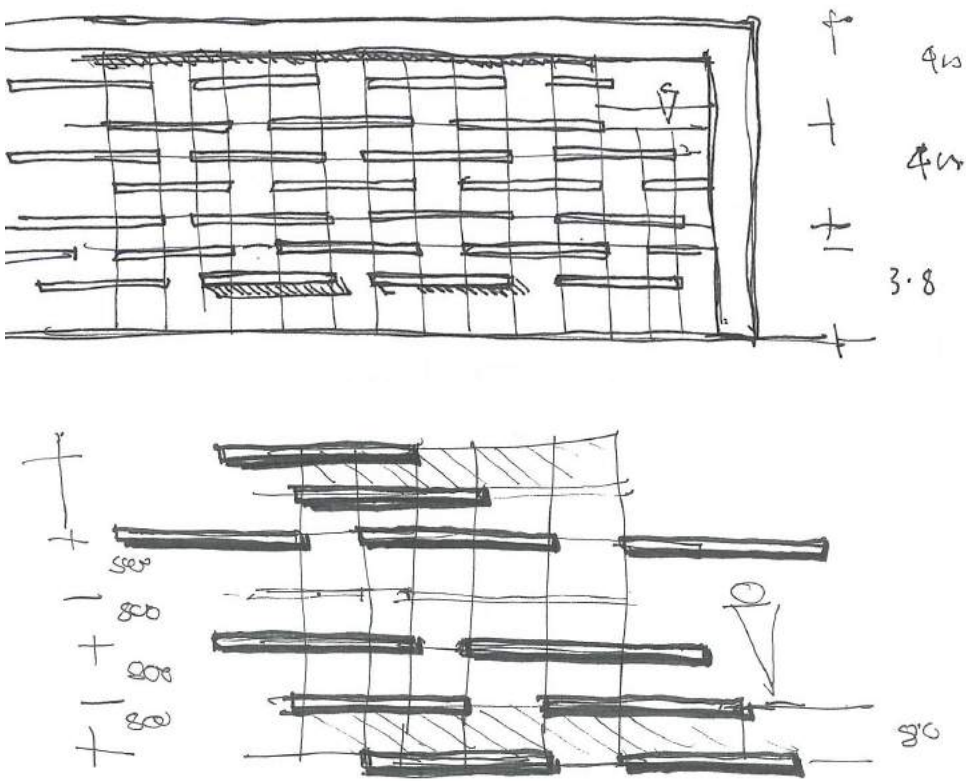
The north faades have a lesser shading requirement and the position and pleasant outlook over the lake and boulevard provide opportunity for an unobstructed view. The north facade continues the rhythm of curtain walling with the emphasised frame continuing to meet the east and west.



Indicative Facade Sketch



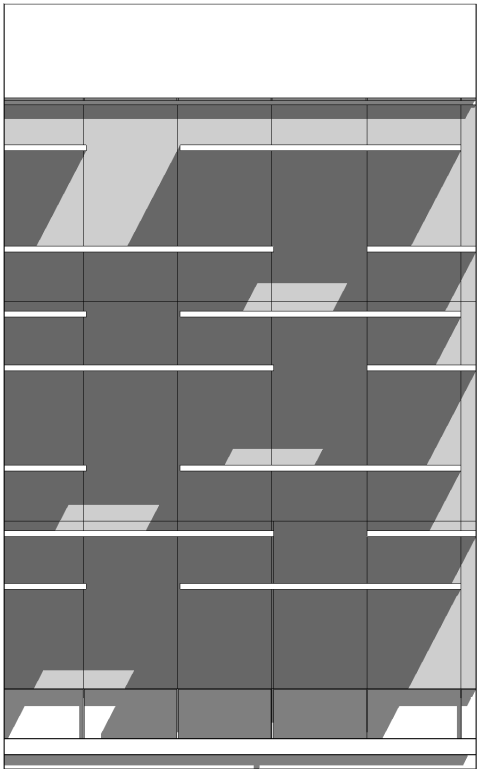
Curtain Wall and Shading Examples



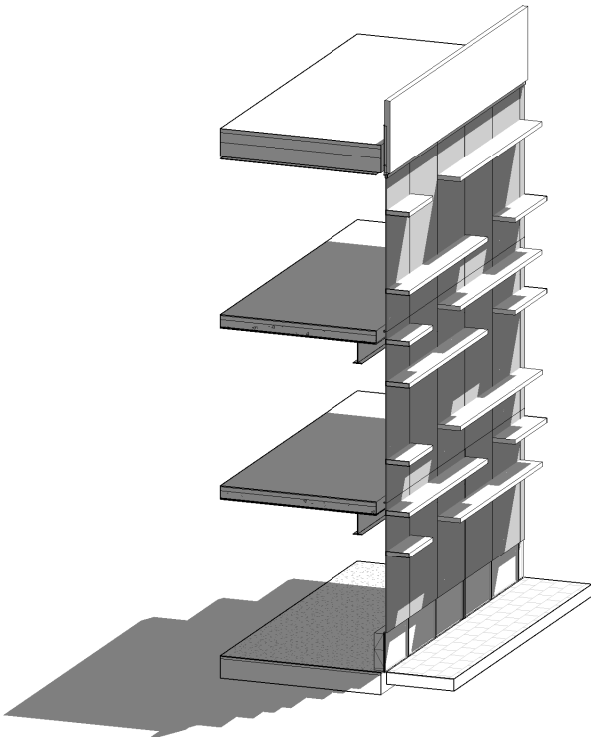
Elevation Sketch Study



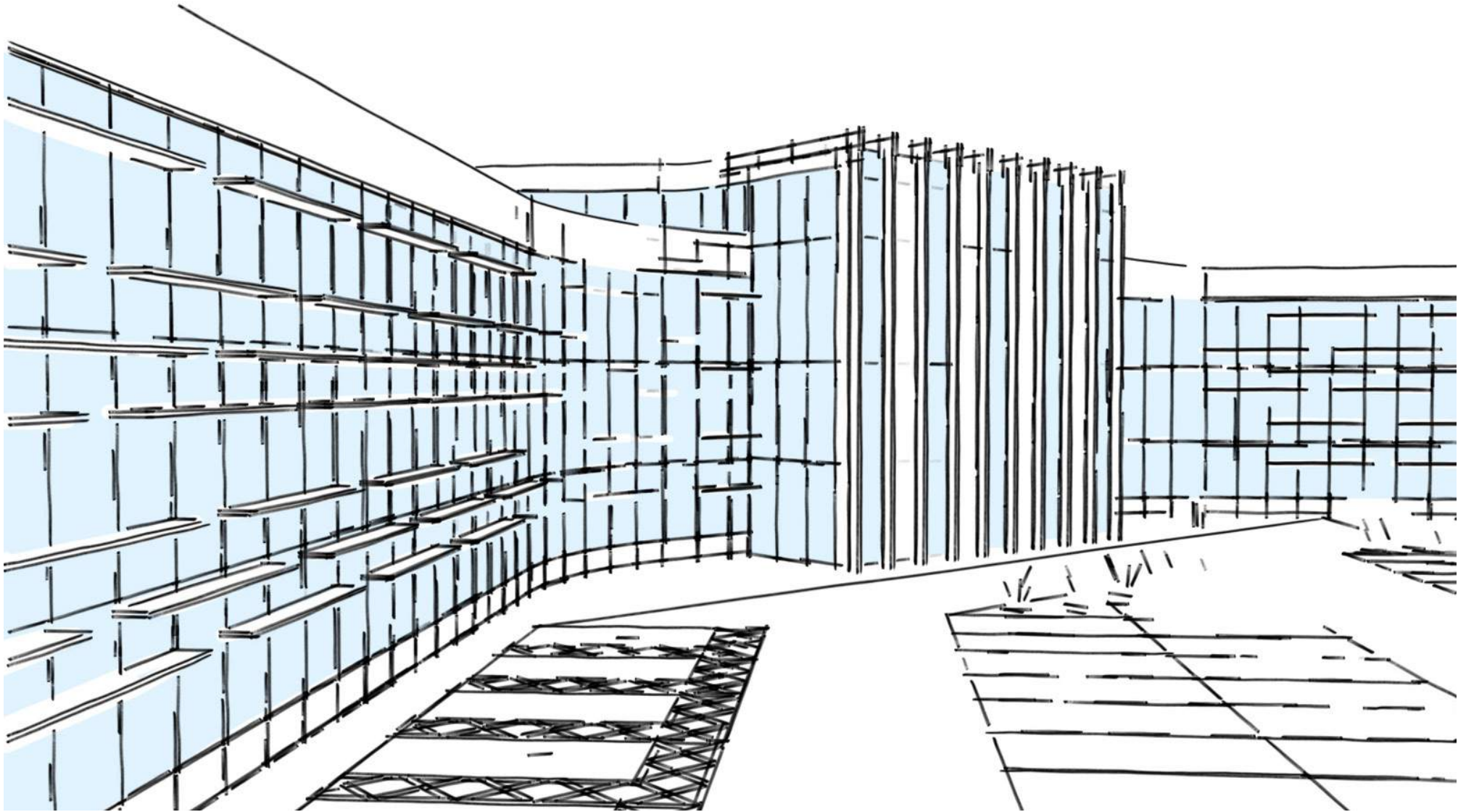
# Typical Bay Study



Bay Elevation



Bay Section



Indicative Facade Sketch





# 4.0

Design Proposal



# Layout- Ground Floor

A well designed and thought out space can increase employee morale and well-being by providing them with various working areas, as well as key common facilities and breakout spaces.

The rectilinear 3 storey Office wings accommodates open plan office space, meeting & breakout spaces around a central core. The office building has been radically redesigned to provide beautiful and energy efficient space.

The proposal has been designed to encourage connection and collaboration between users. The central support spaces at ground floor are an integral component to facilitate this aspiration and will enhance the character of the building. The layout prioritises flexibility with clear efficient layout opportunities enabling future flexibility and rationalisation of vertical and horizontal circulation.

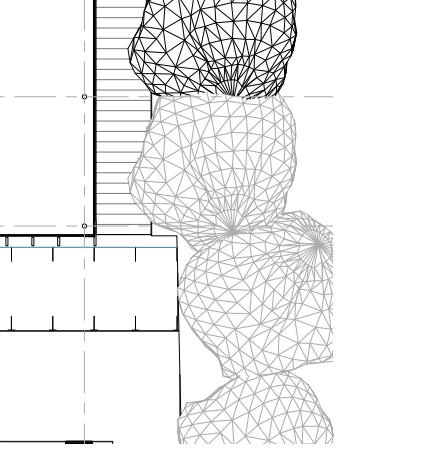
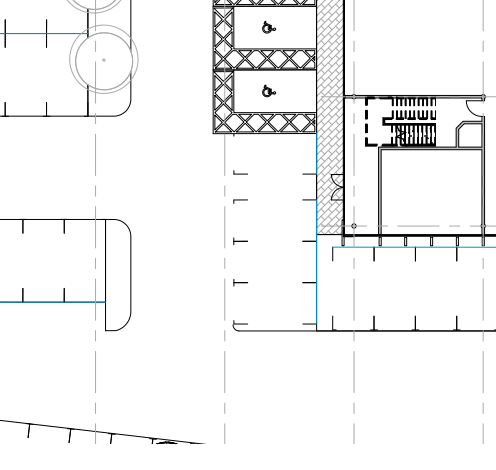
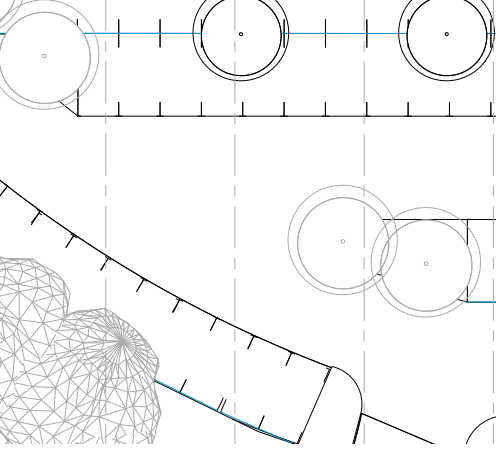
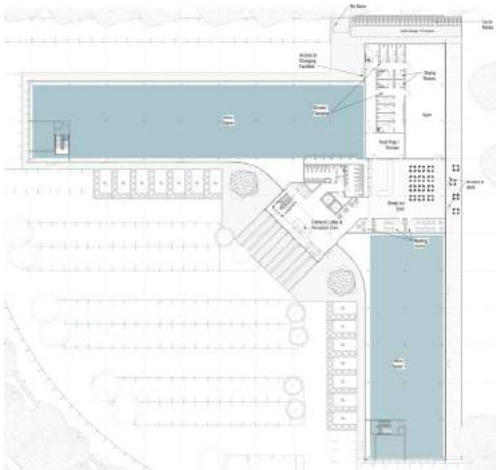
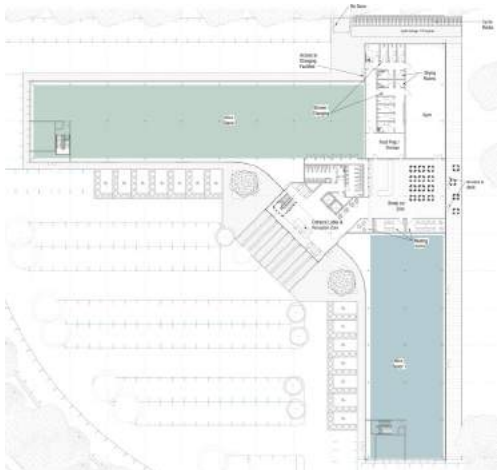
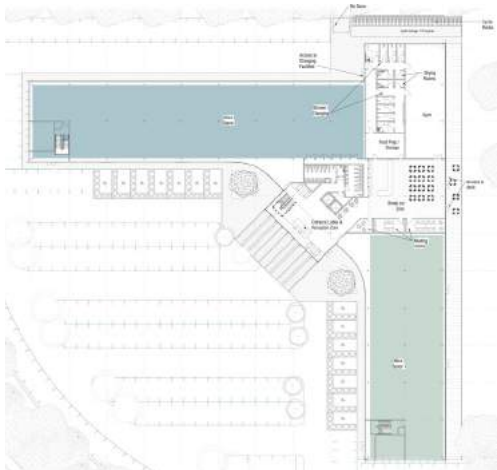
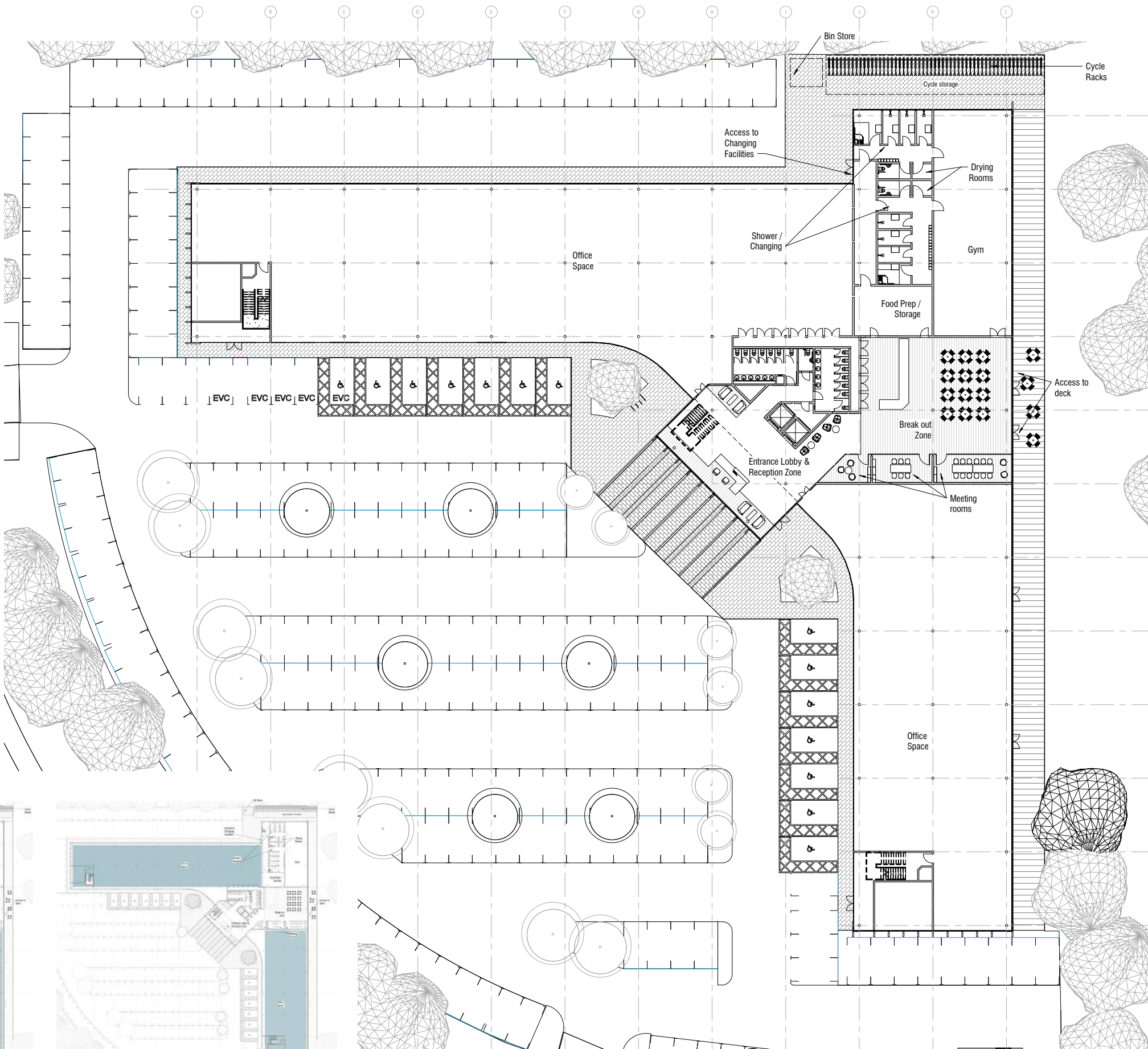
Collaboration is at the heart of the new design by improving the connectivity between the wings and providing common facilities such as WCs, refreshment areas, meeting rooms and breakout spaces located centrally and within close proximity and associated with the core arrangement. Toilets are part of the permanent building core and are to be designed with good quality, long-lived finishes. They are an extension of the public spaces of the building. The requirement for toilet provision is based on the occupancy of the space, and is defined by the overall NIA and the anticipated density of occupation.

The building is supported by a central hub at ground floor providing such services as a gym, showers, and cafe facility. Both of these services are accessed through the main reception and lead out to a terrace overlooking the adjacent lake. The scheme considers the integrated requirements of its users and provides high quality support spaces with an emphasis on user well being at the heart of the building.

The design of the gym and changing facility will adhere industry standards for fitness and sports spaces.

By locating the reception within the extension, circulation between the wings is uninterrupted at each level. At ground floor there is opportunity to provide open plan office space for two individual tenants.

## Flexibility and Future Proofing



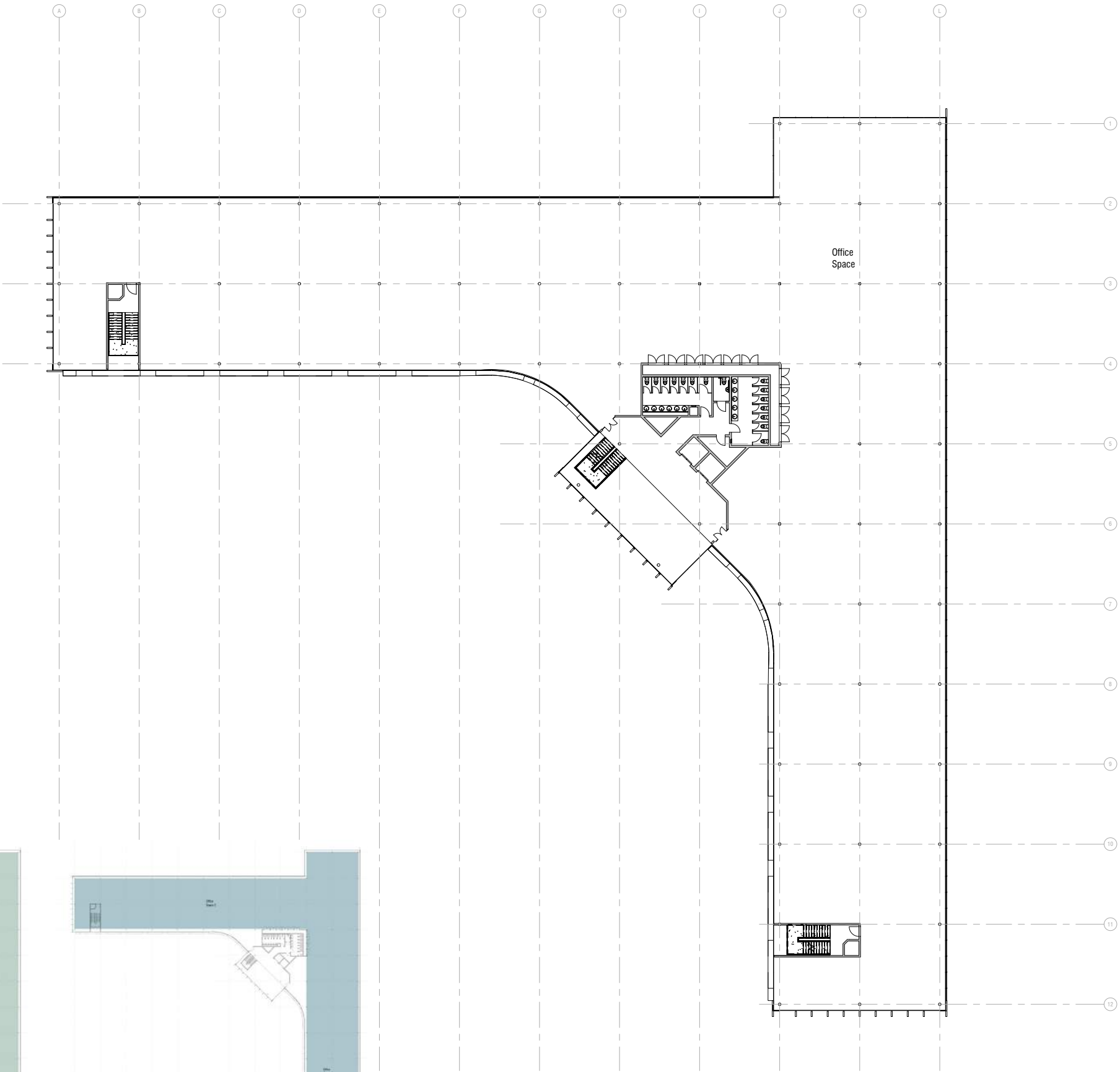
# Layout- First Floor

The proposal ensures the space has a long term sustainable future that will still provide adaptable space designed to maximise interconnection. At first floor the flexibility of the building is optimised, allowing a great deal of flexibility with a number of floor plate division options.

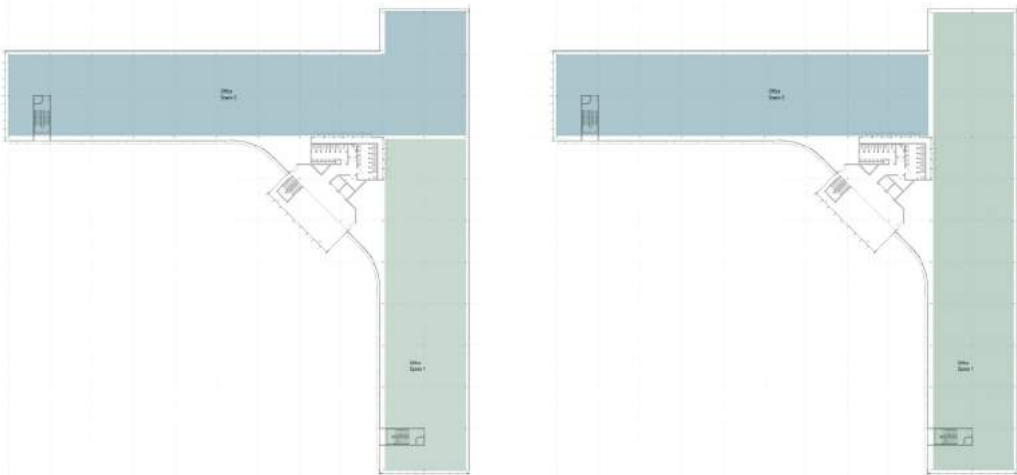
A typical floor plate is organised into 'fixed' (core) and 'open' (workspace) areas. This arrangement provides contiguous and uninterrupted space that is easily space planned into multiple work types configurations, offering a highly flexible and adaptable solution. From open to enclosed environments the floors lend themselves to serving a multitude of business needs.

Location of the new core block and the corridor optimises connectivity and circulation between the wings. The horizontal circulation route ensures clear efficient planning and maximum utilisation of space.

Escape stairs are positioned to the ends of each wing



## Flexibility and Future Proofing

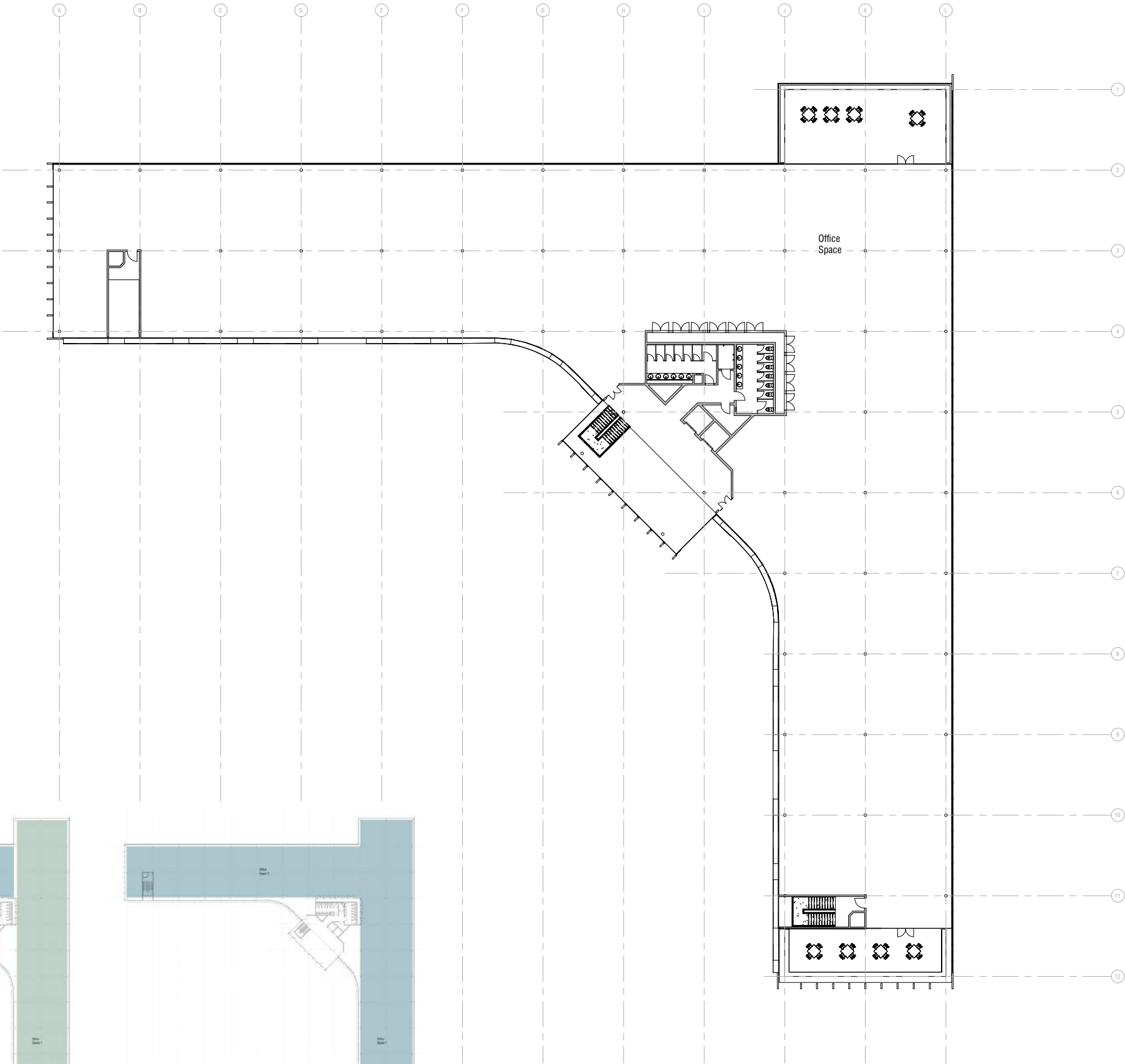




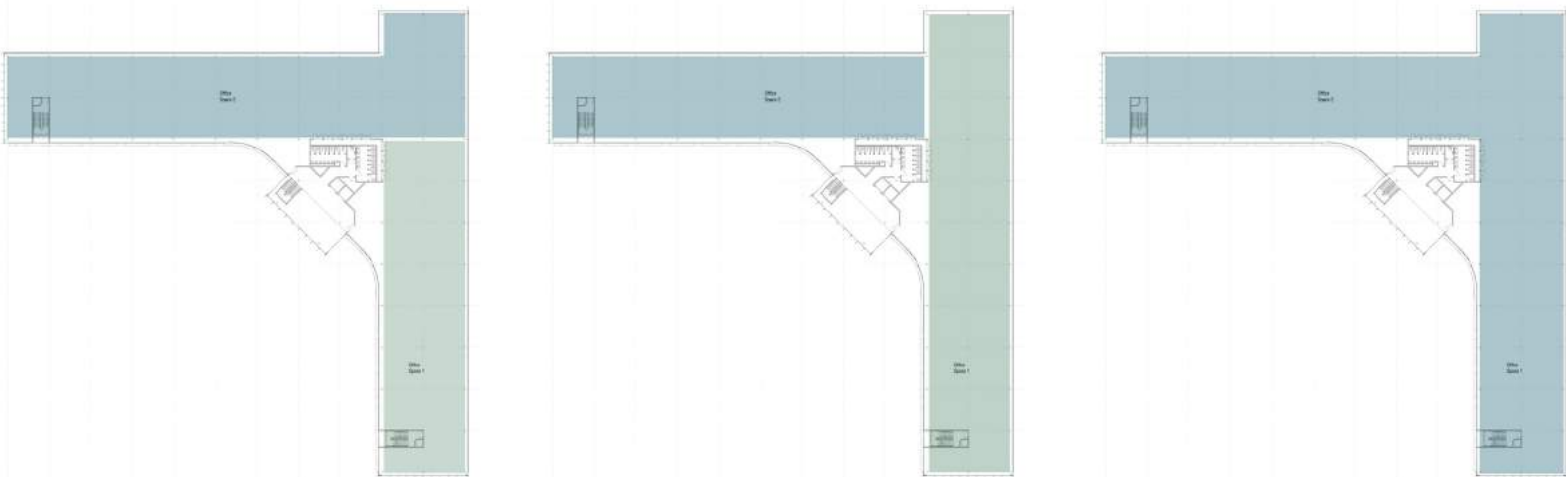
# Layout- Second Floor

The second floor repeats the principles of the first floor in terms of flexible floor areas and connectivity between the two wings.

At this level two terraces are provided overlooking the adjacent lake and landscaping. The terraces provide a holistic benefit that adds a unique feature for prospective businesses. The roof terraces create a practical space that can be easily adapted to suit various scales of use, such as informal meetings, staff breaks and corporate entertaining.



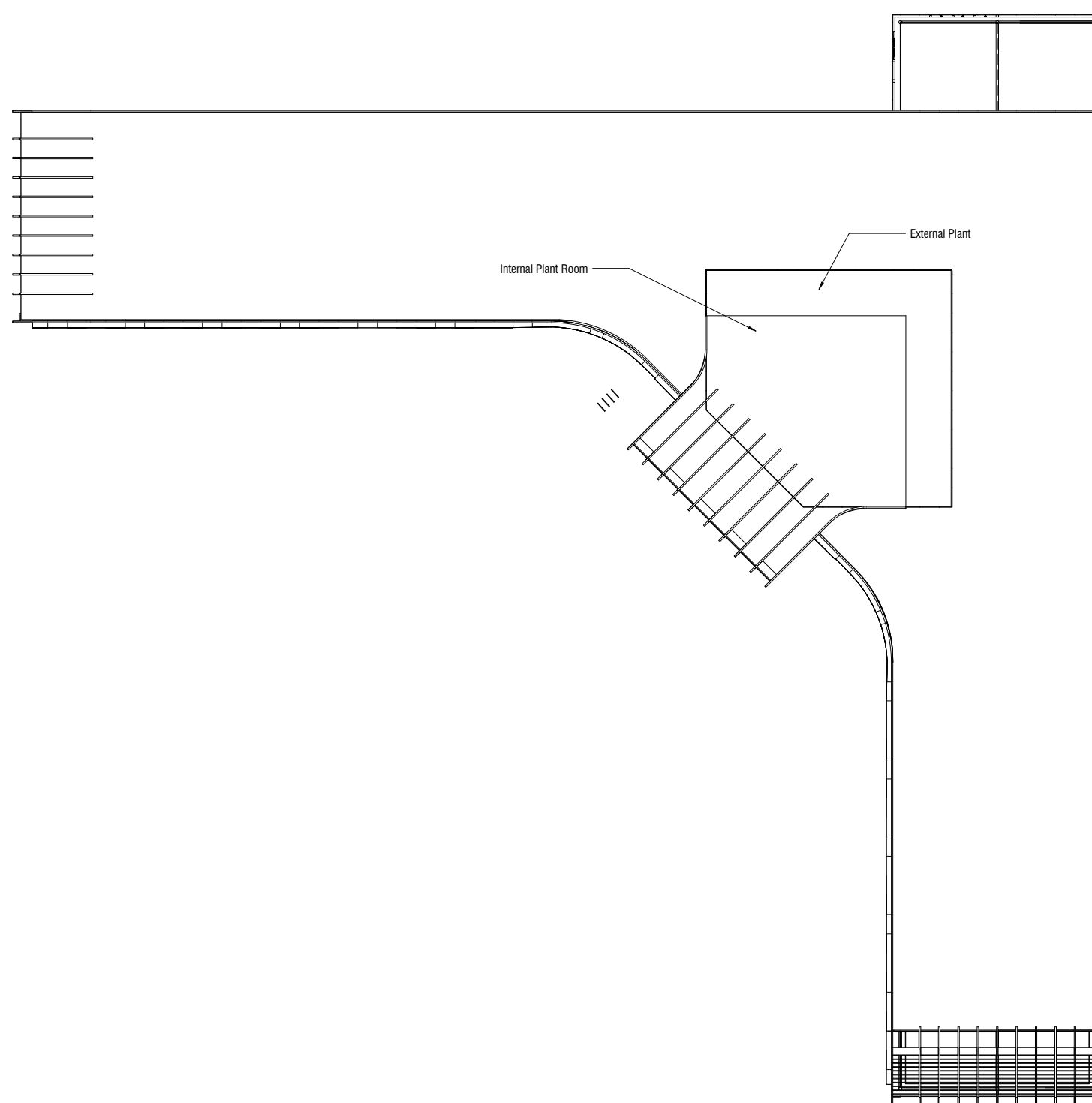
## Flexibility and Future Proofing



# Layout- Roof

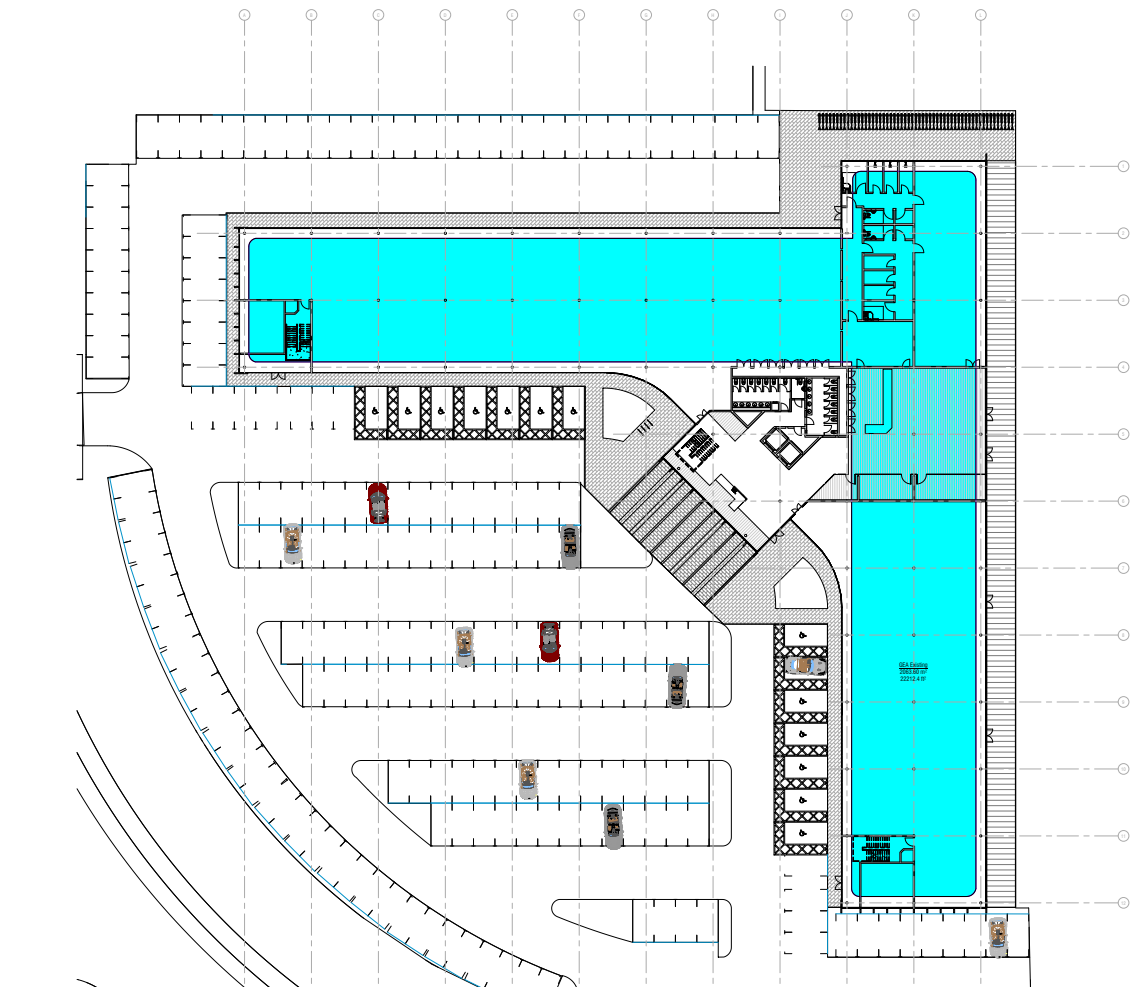
The main staircase in reception provides direct access to the plant room enclosure at roof level.

Roof access is limited to servicing and maintenance personnel. A plant enclosure is proposed to allow for safe maintenance of the roof and roof level equipment. A 1100mm parapet surrounds the roof negating the need to provide a fall restraint system.

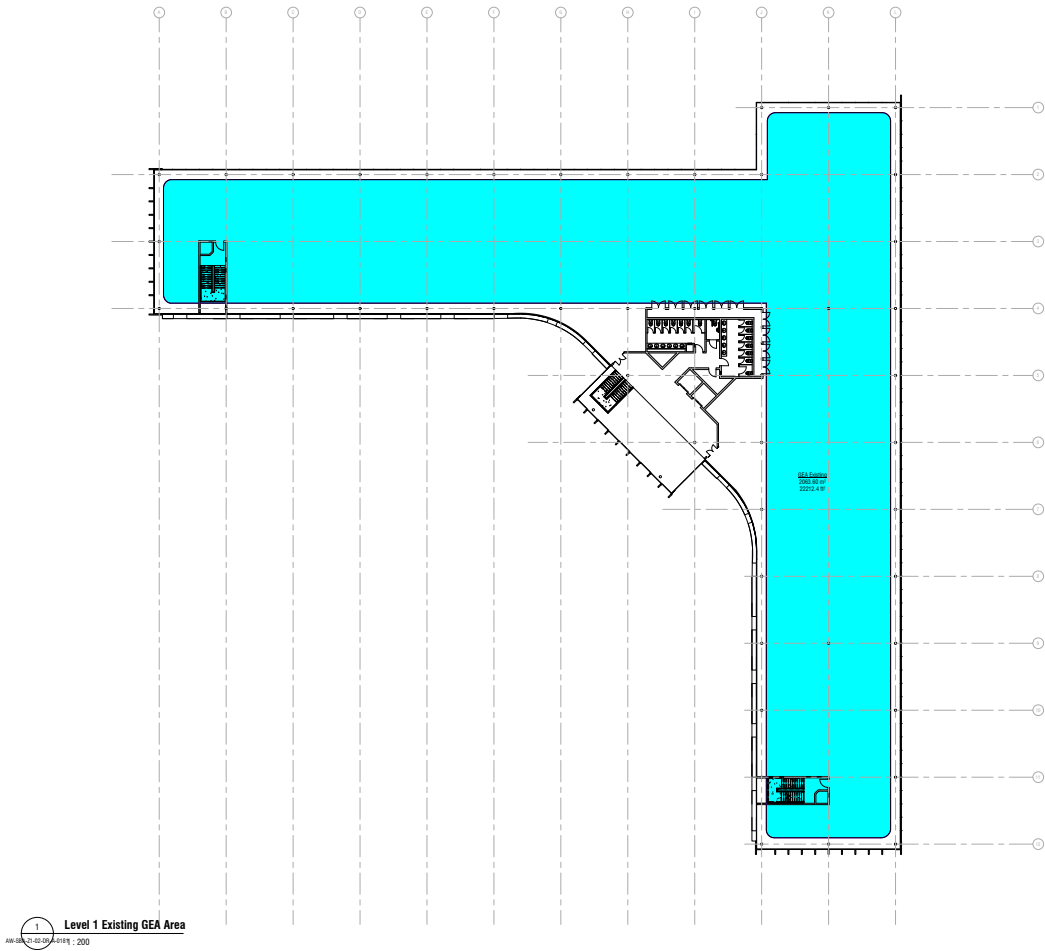




# Existing GEA Plans



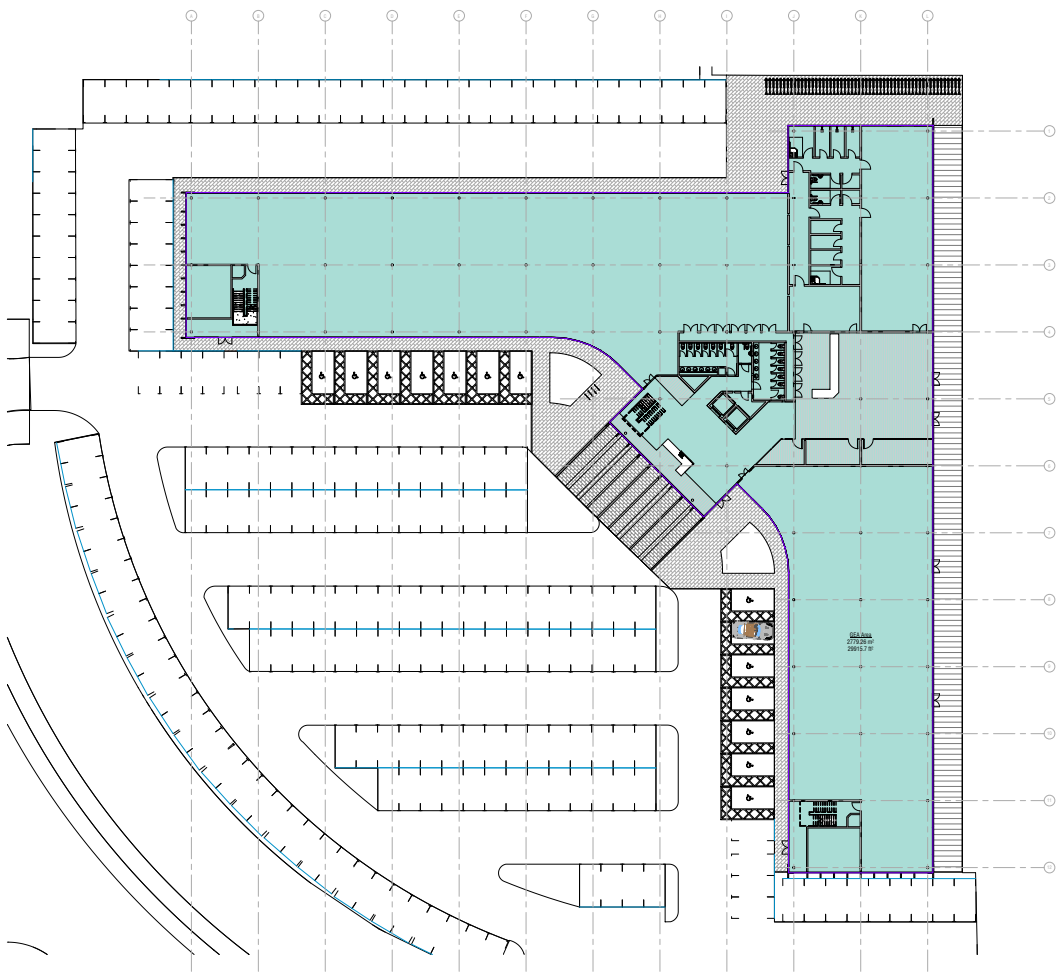
Ground Floor GEA Plan



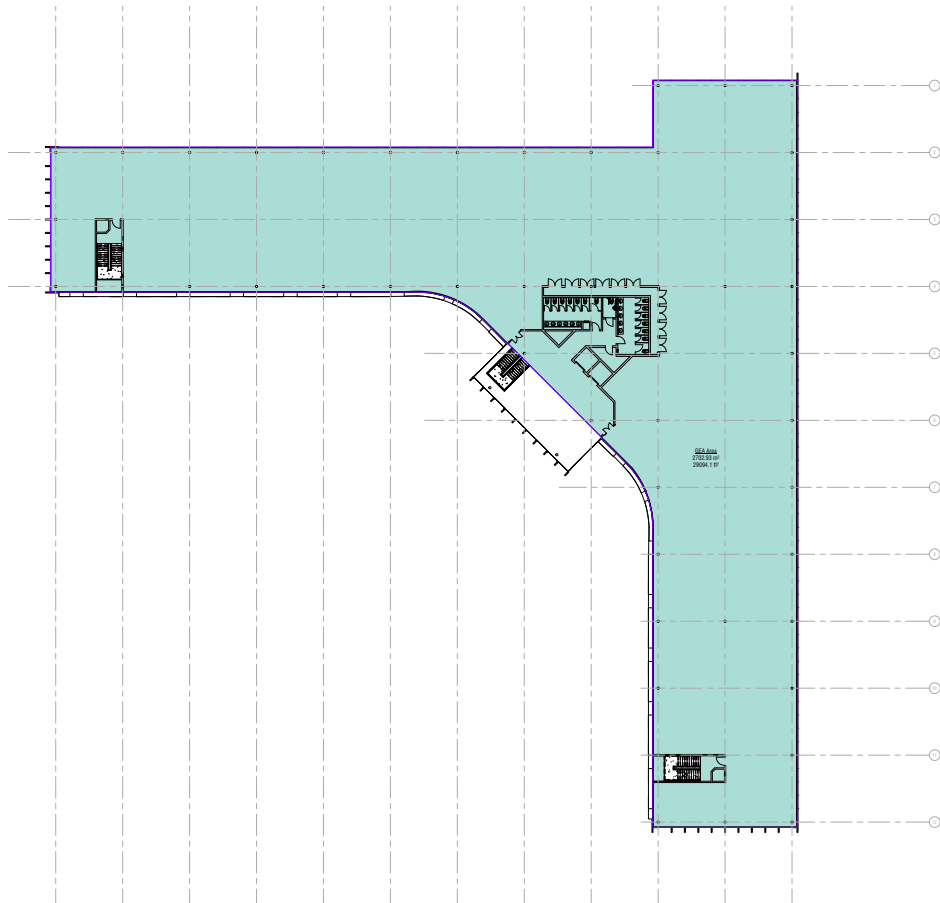
First Floor GA Plan

Area Schedule (GEA Existing)		
Area	Level	Name
2064 m²	Level 0 FFL	GEA Existing
2064 m²	Level 1 FFL	GEA Existing

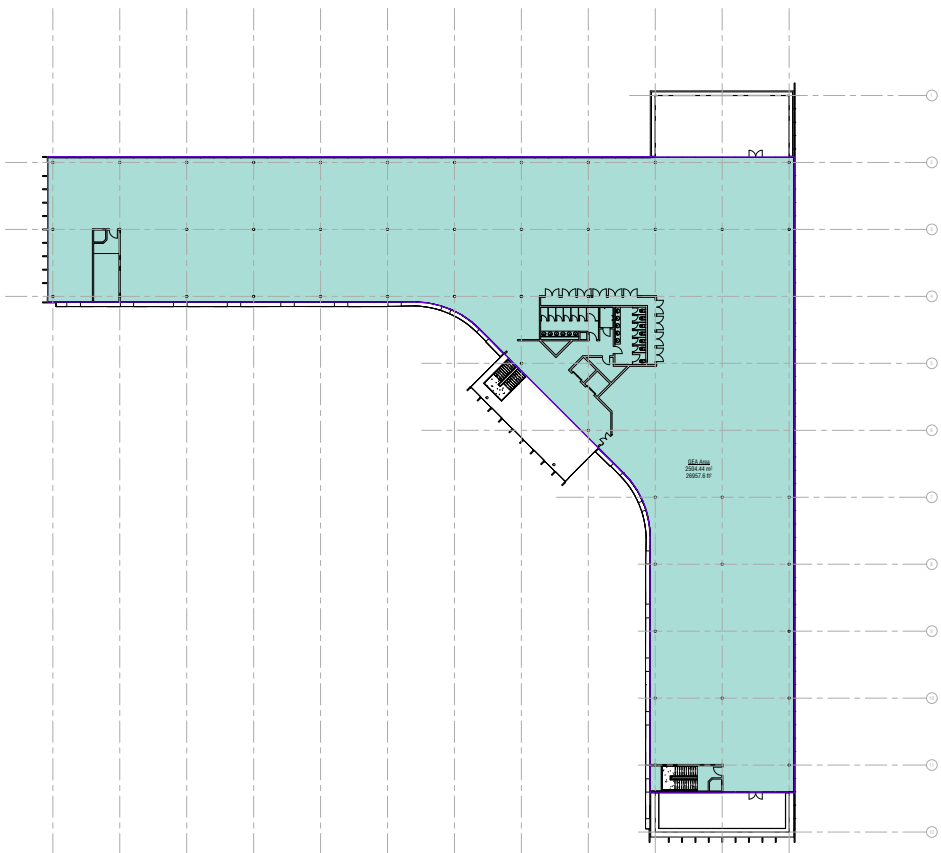
Proposed GEA Plans



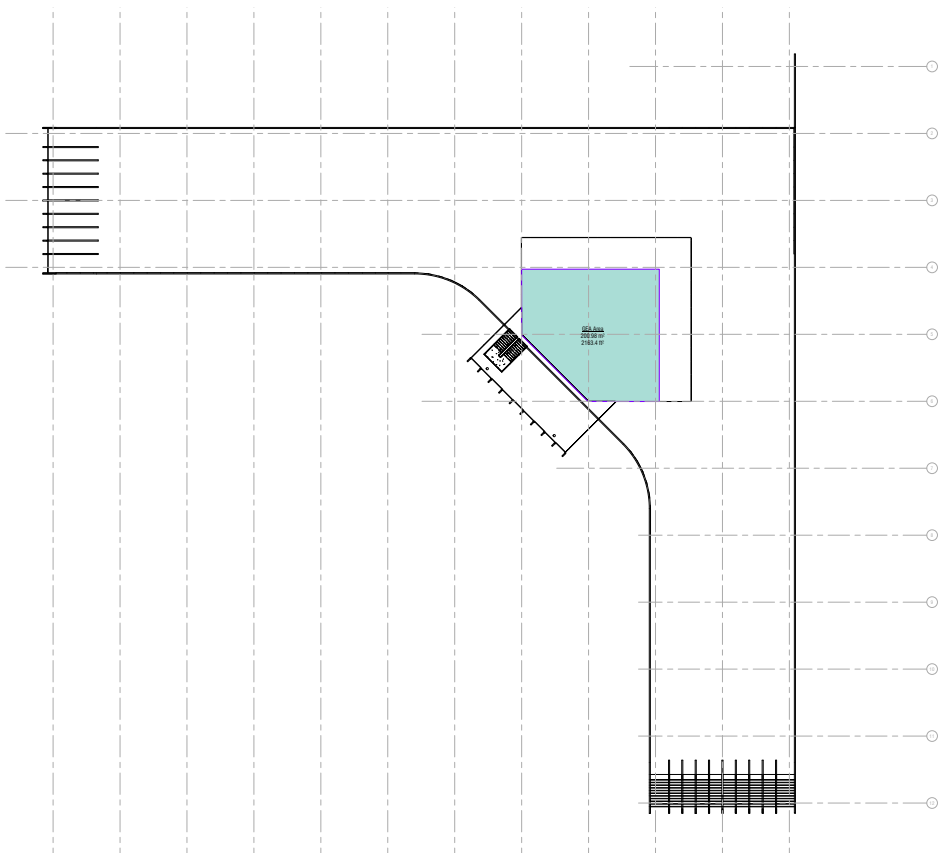
Ground Floor GEA Plan



First Floor GEA Plan



Second Floor GEA Plan

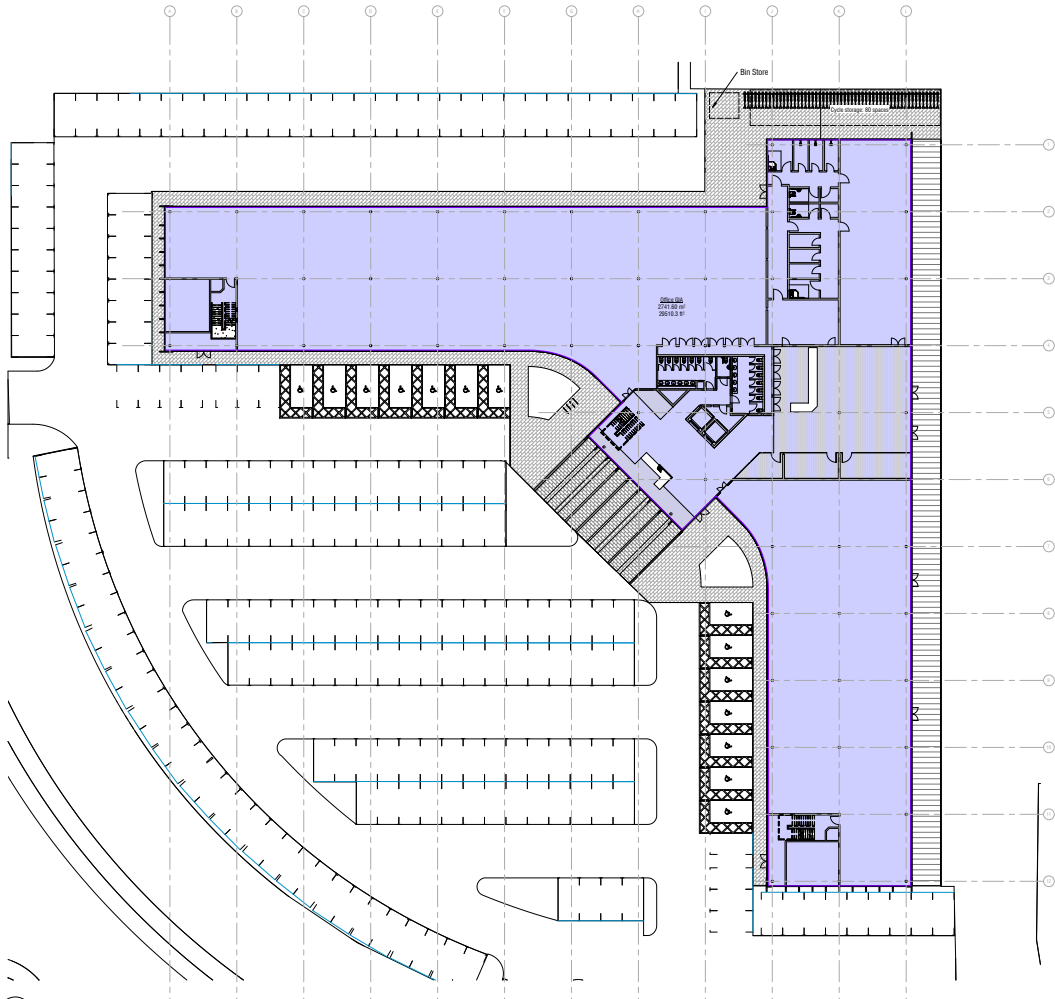


Roof GEA Plan

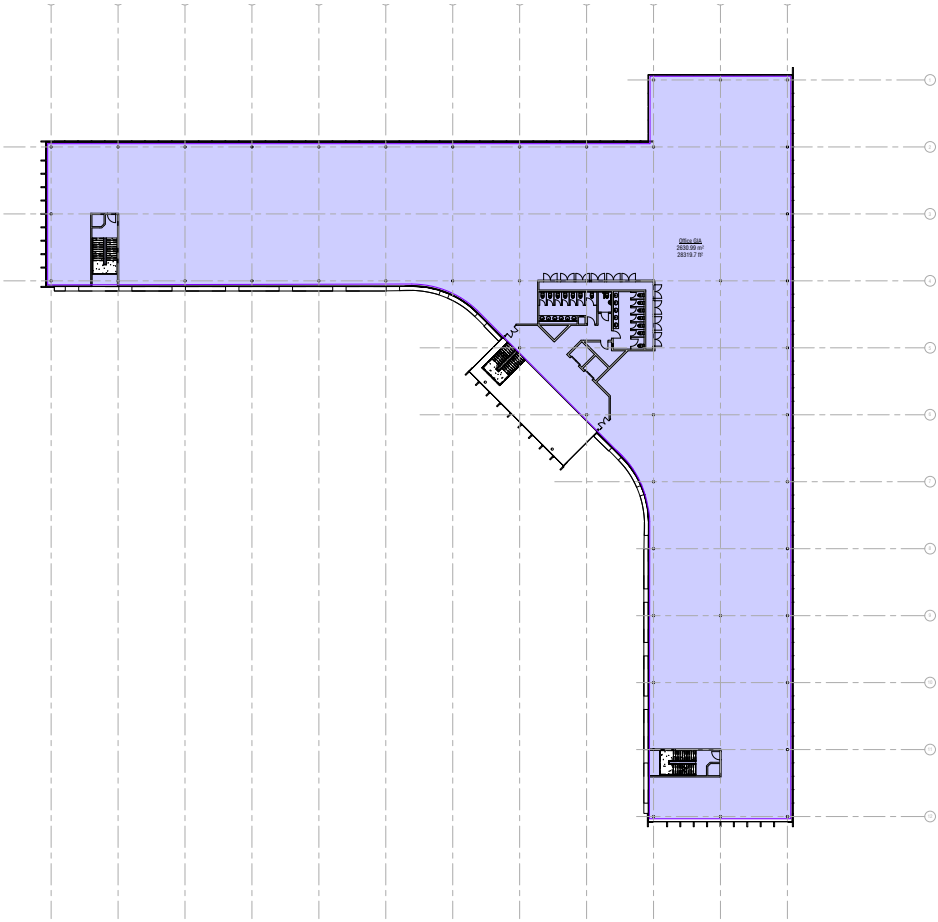
Area Schedule (GEA Planning)		
Area	Name	Level
2779 m <sup>2</sup>	GEA Area	Level 0 FFL
2703 m <sup>2</sup>	GEA Area	Level 1 FFL
2504 m <sup>2</sup>	GEA Area	Level 2 FFL
201 m <sup>2</sup>	GEA Area	Roof FFL



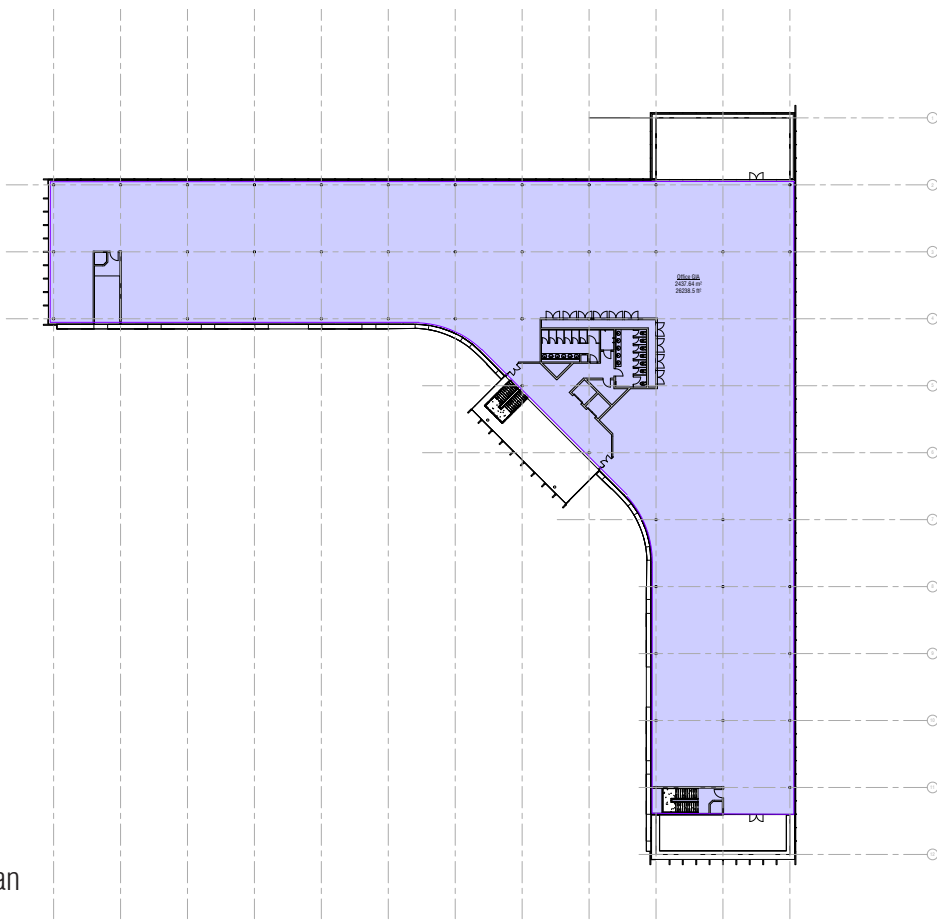
Proposed GIA Area Plans



Ground Floor GIA Plan



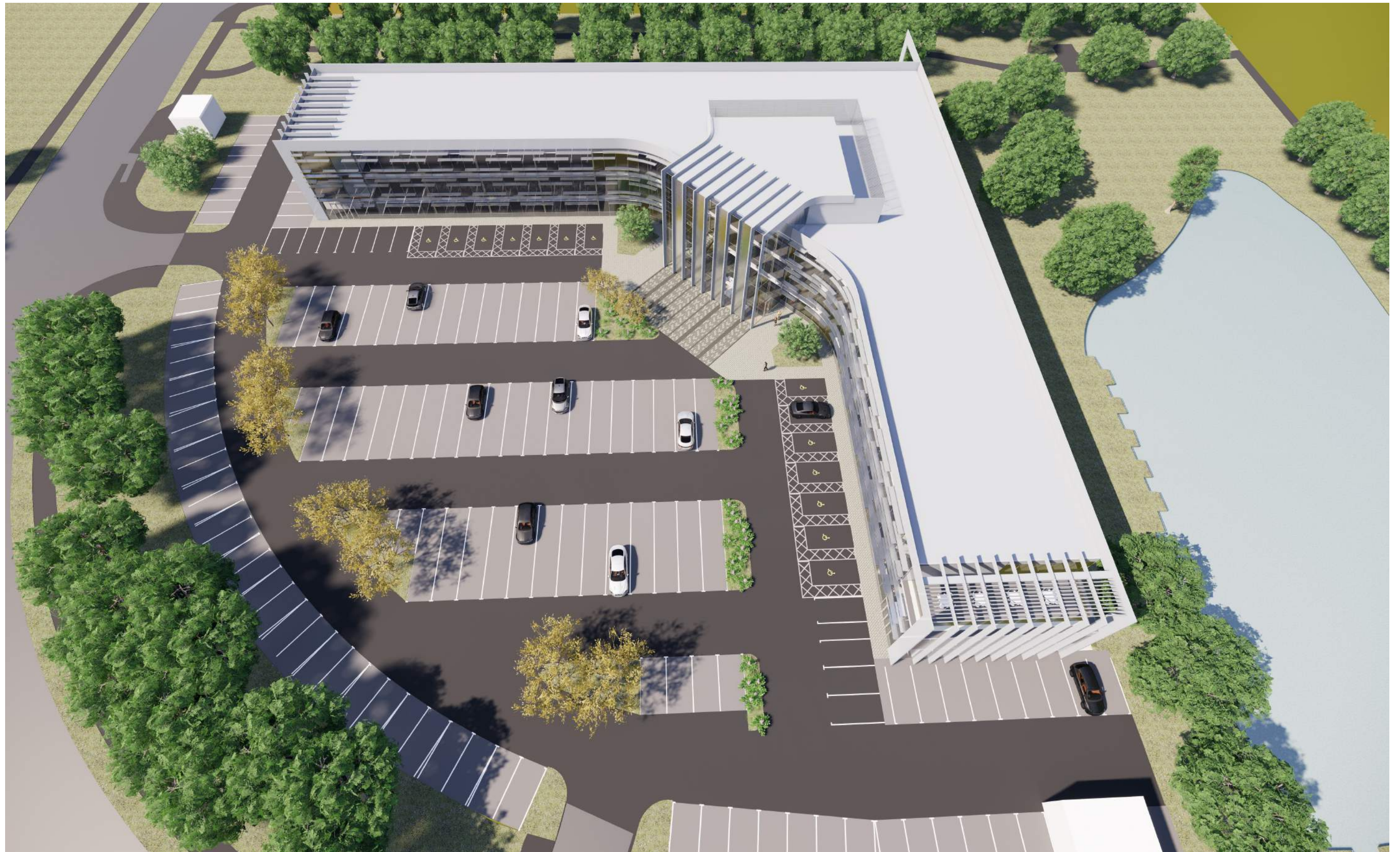
First Floor GIA Plan



Second Floor GIA Plan

GIA Schedule		
Name	Area	Area ft2
Level 0		
Office GIA	2742 m²	29510 ft²
Level 1		
Office GIA	2631 m²	28320 ft²
Level 2		
Office GIA	2438 m²	26239 ft²
Grand total	7810 m²	84069 ft²



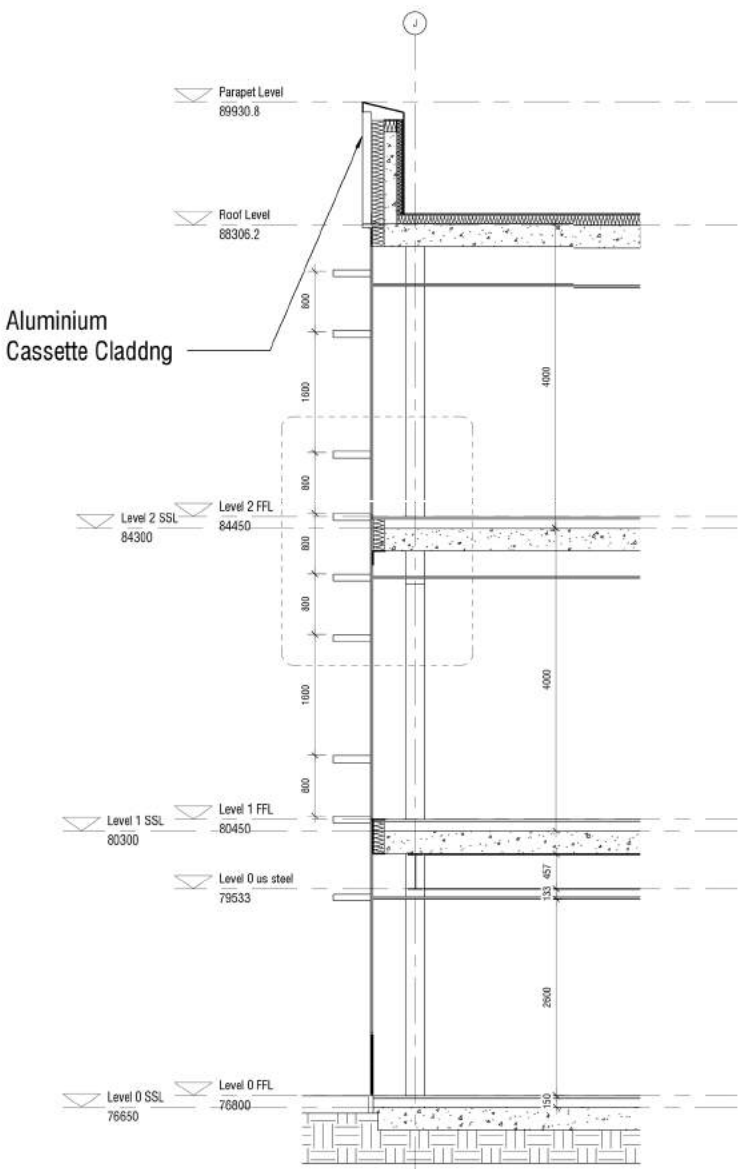




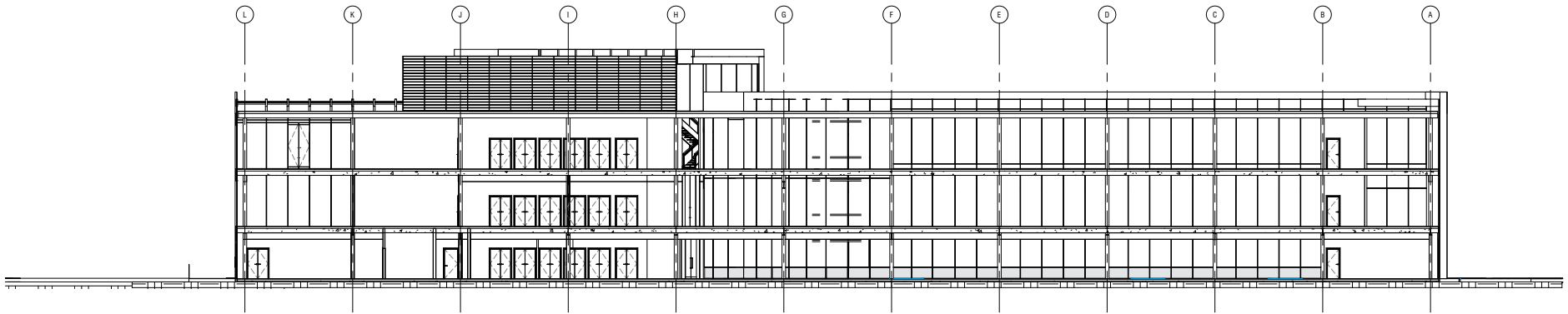
# Sections

The height of the ground floor will remain as existing due to the constraints of the existing structure. A clear floor to ceiling heights of 2600mm is achieved.

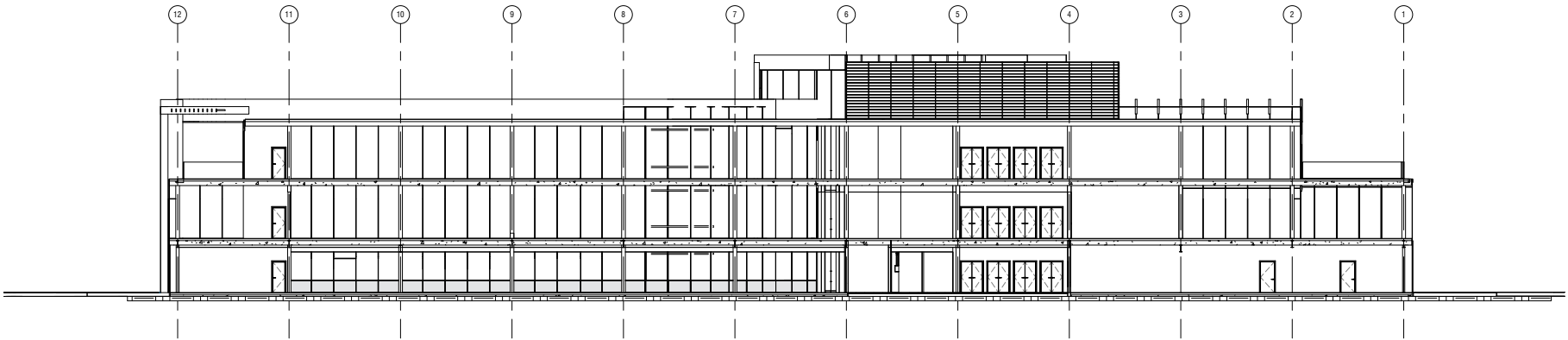
The height first and second floor present an opportunity to extend allowing the building to achieve a generous floor to ceiling height of 3200mm.



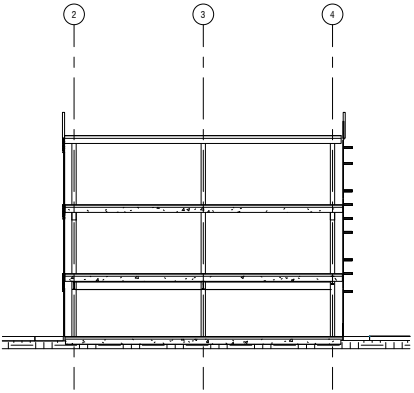
Section A-A



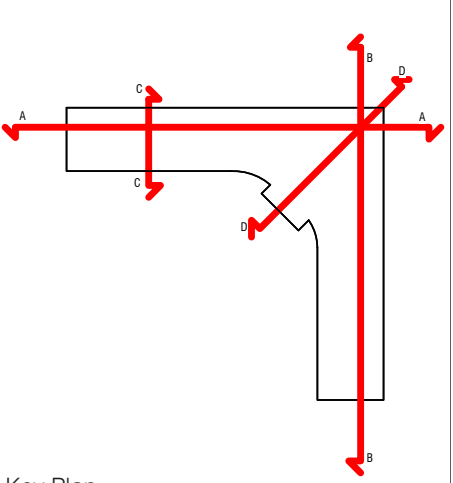
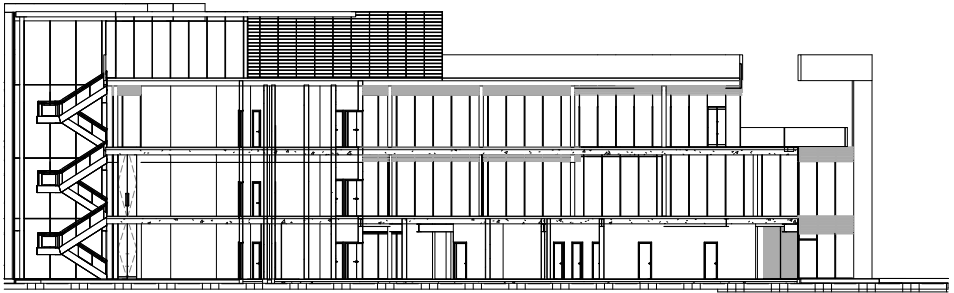
Section B-B



Section C-C



Section D-D



Key Plan

# Internal Environment

The reception extension provides an impressive and attractive arrival to the occupiers and visitors of the building. This space allows connectivity between the two wings providing a central arrival and dwell space.

The entrance and reception is connected to the buildings amenity facilities such as the gym, cafe and collaboration spaces with links through to the external terrace overlooking the lake.

The design of this space utilises the orientation and central position on in order to create an triple height naturally lit and ventilated space.

The curtain walling allows full height glazing optimising the use of natural light in the building and maximises the views. Curtain walling provides a modern finish with clean lines and the systems are extremely flexible. The aluminium vertical fins provide solar shading to the space on the south west facing facade.



**Entrance Reception**



**Ground Floor Cafe**



**Office Space**



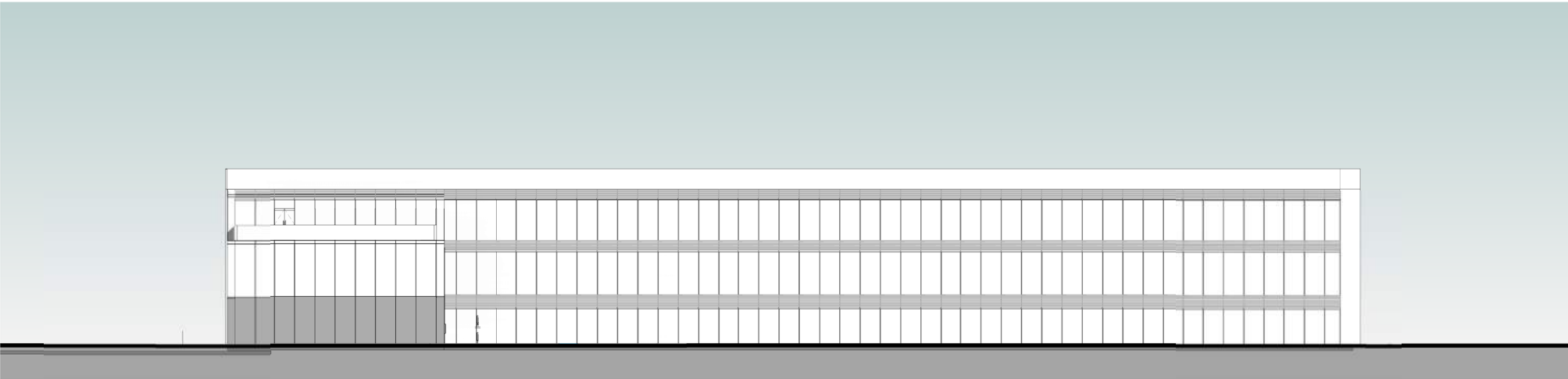


# Appearance

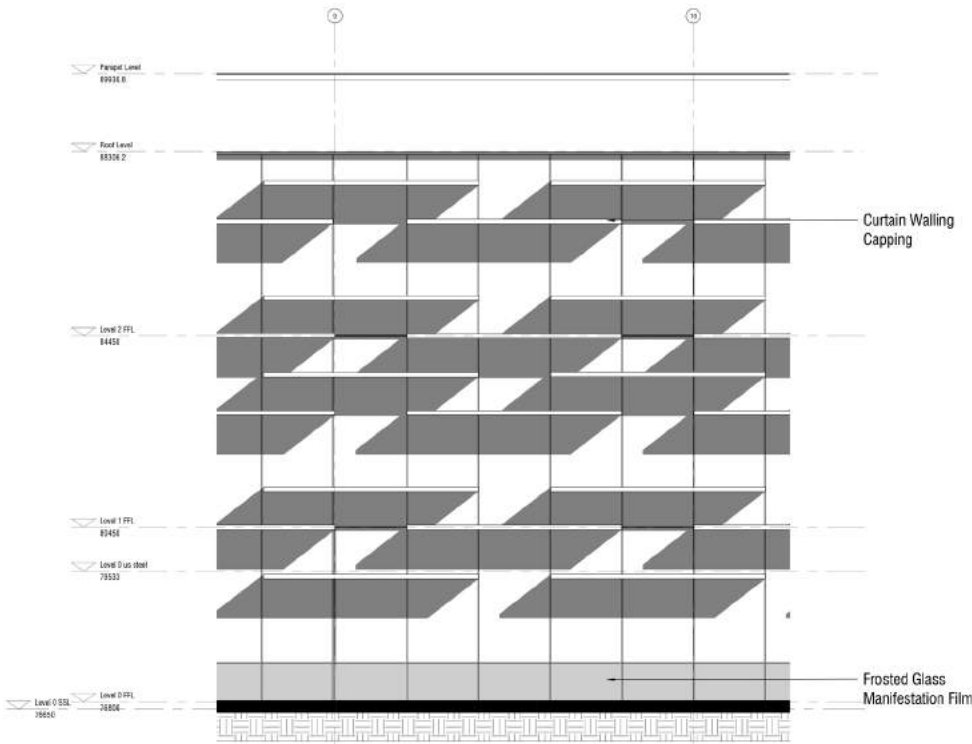
Due to the orientation there is no requirement to add fins on the north façades. This provides opportunity to have full height glazing which will provide opportunity for natural light optimal for working conditions.

The south elevation is exposed to direct sunlight requiring the use of solar shading. Smaller staggered horizontal fins are proposed which contrast to the large vertical fins on the east and west façades and main entrance.

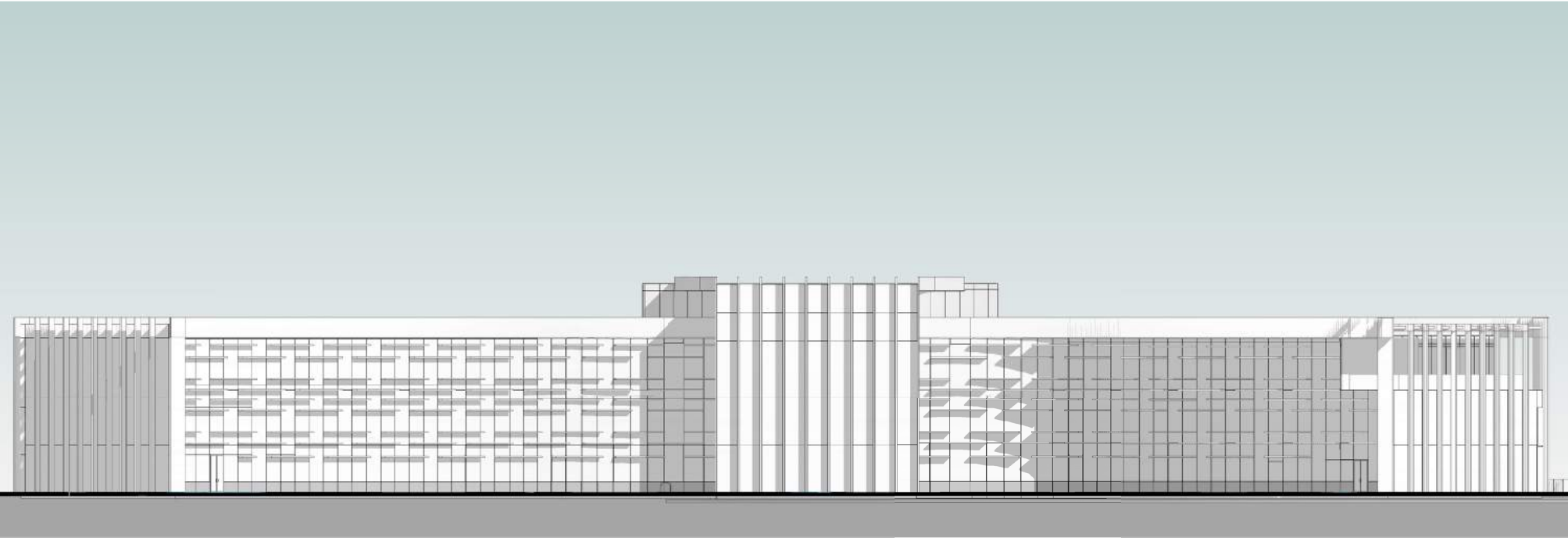
The dynamic vertical fins of the entrance create a nodal point on the site highlighting the main entrance. This language is continued on the end of each wing.



North West Elevation



Typical Bay Elevation- South Facade



South West Elevation





Indicative Visualisation- View From Pond

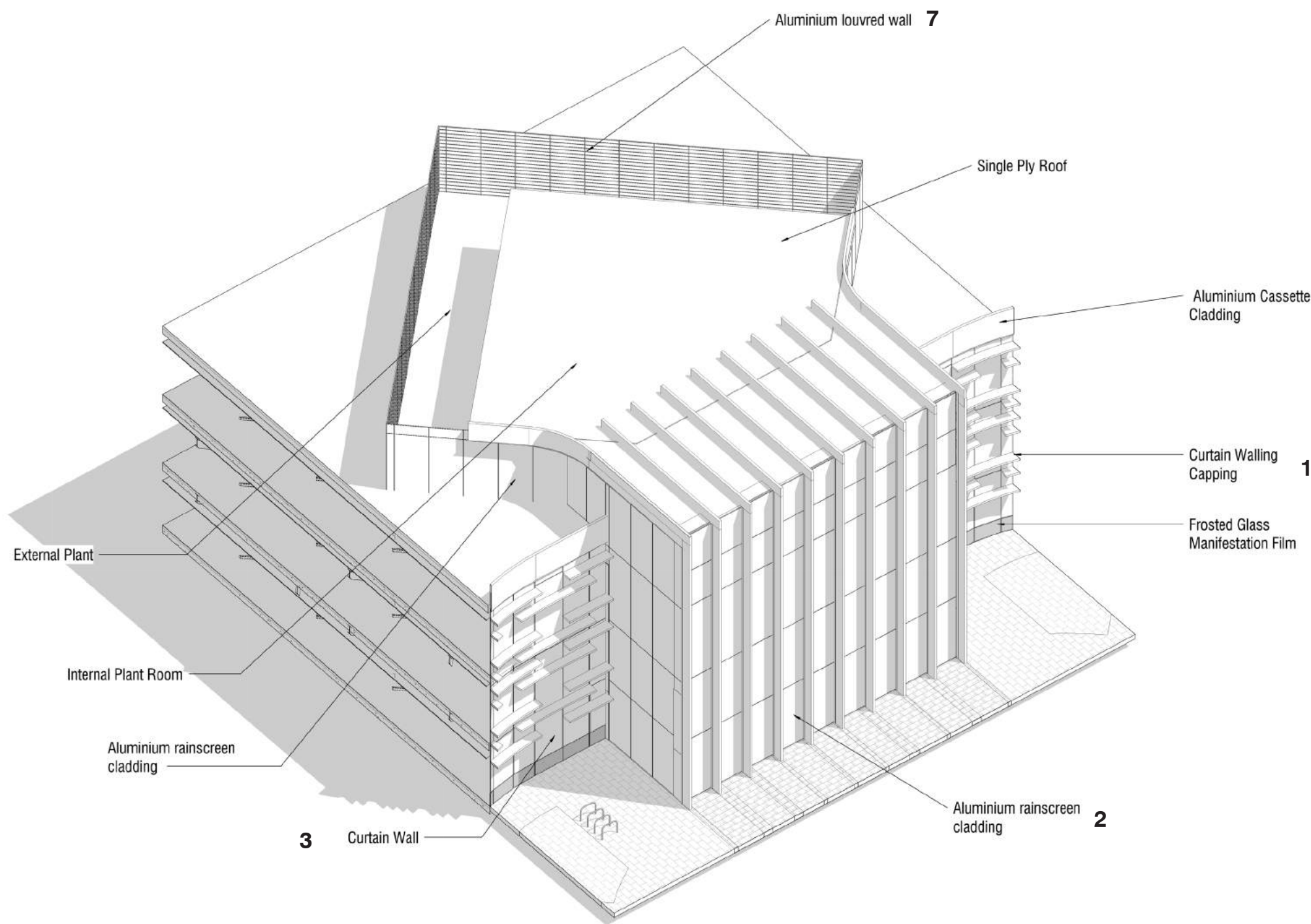


Indicative Visualisation- View To The Main Entrance



# External Assembly

## Main Entrance and Reception Extension



## Materials



1 Curtain Walling Capping 450mm



4 Aluminium capping



2 Aluminium rain screen cladding



5 Brise soleil



3 Curtain Walling



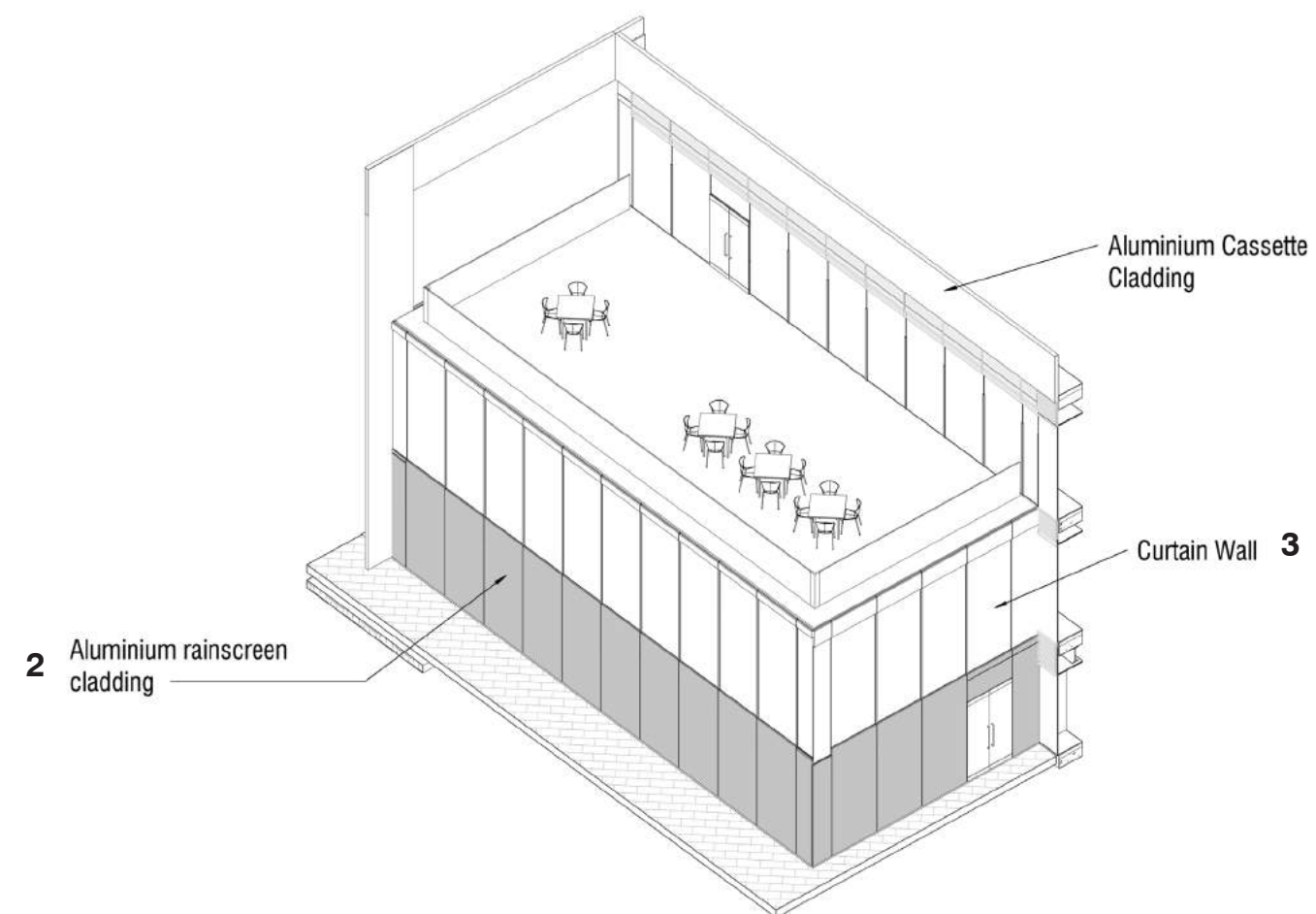
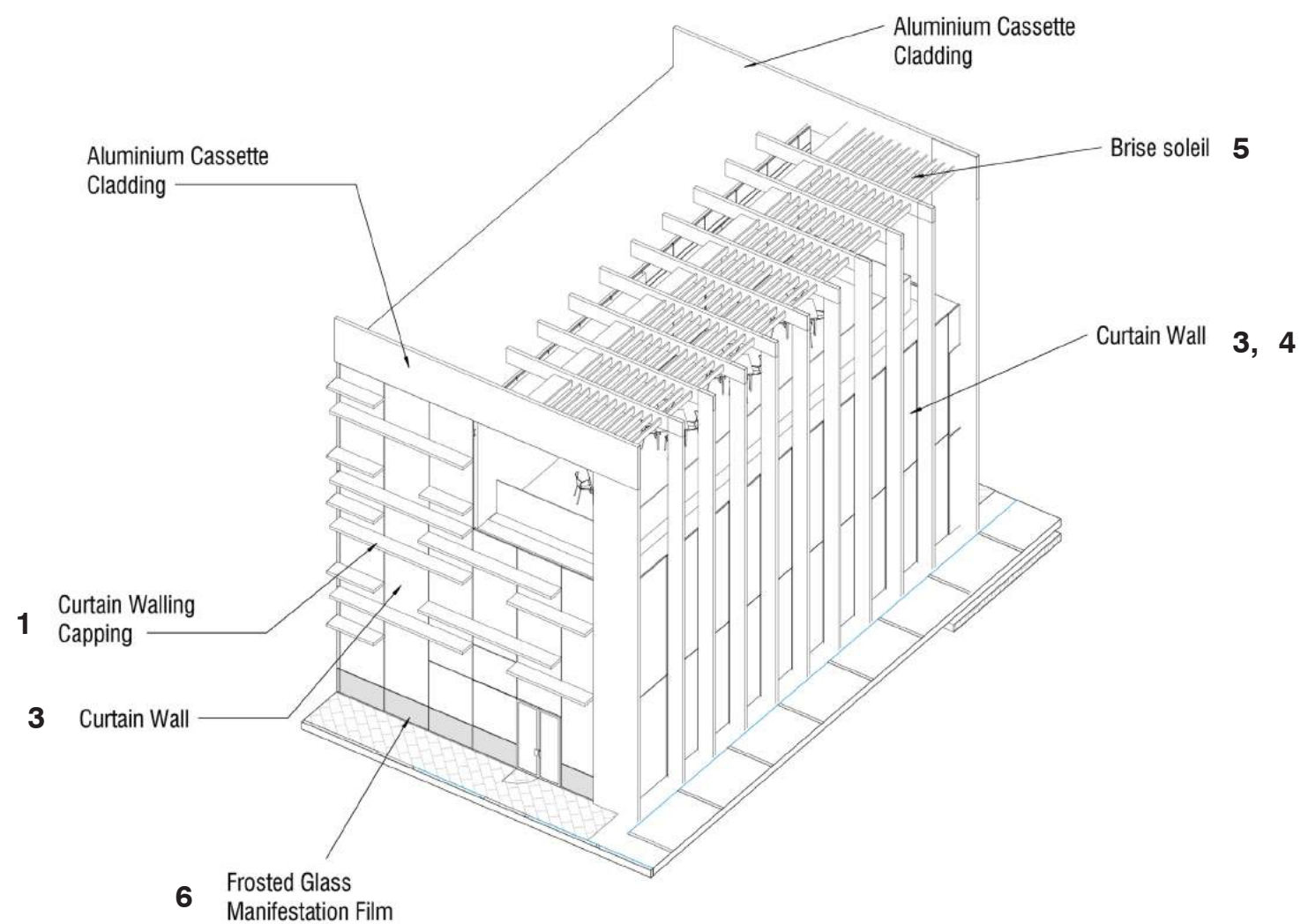
6 Frosted Glass manifestation film cladding



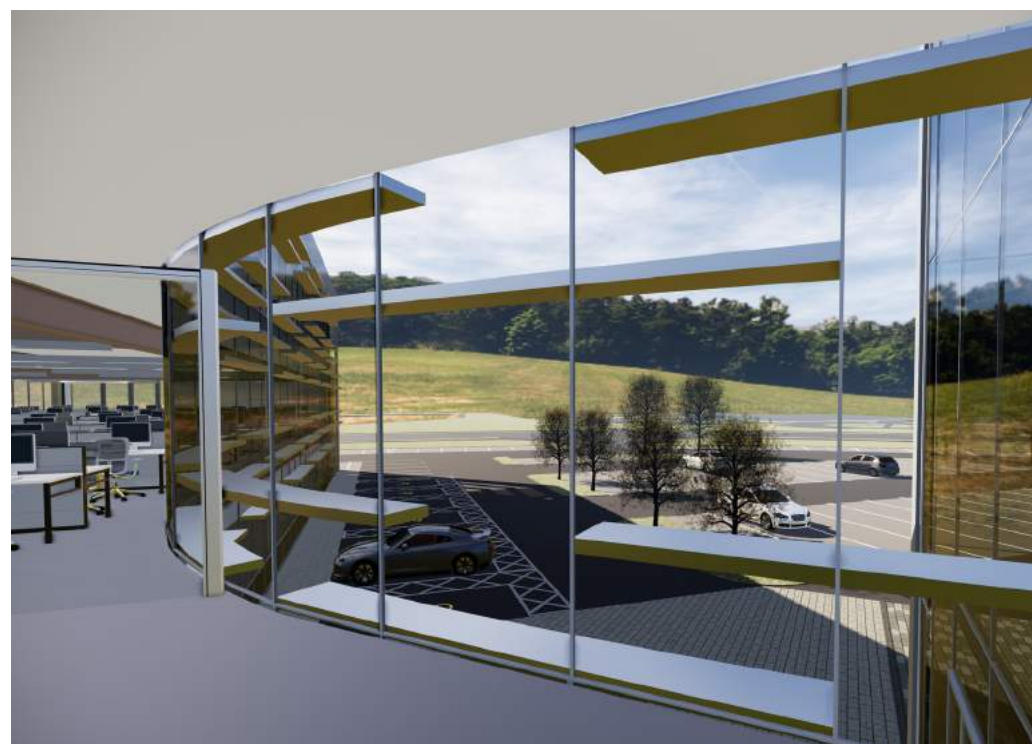
7 Aluminium louvred wall



T



Indicative Visualisation- Terrace  
39



Indicative Visualisation- Brise Soleil



Indicative Visualisation- East Elevation Vertical Fin Shading





# 5.0

Landscape



# Existing Site Analysis – Wider Context

## Context and Constraints

The site is located within Aztec West Business Park, which is a well-established employment place to over 100 companies.

Immediate surroundings to the red line boundary include tree-lined pedestrian link to the north providing access to the Aztec Centre, as well as a thick boundary of trees to the west and south of the site.

To the east of the site, sits a drainage pond and adjacent landscape, as well as three storey offices further northeast.

Architectural proposals deal with the refurbishment of an existing building on site, in upgrading and modernising it. Landscape proposals support those proposals in contributing to a softer and pleasant setting for the buildings users.



— Site Boundary





# Proposed Circulation

Main vehicular access to the site will be off Park Avenue, with two entrances from south and west.

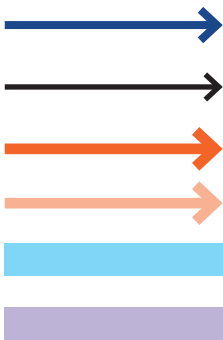
The vehicular access provides access to park from south-east to south, and south-west to north of the site.

The main entrance area is designed as shared surface, with a small percentage of it, being able to be used for vehicular circulation through the site. Main pedestrian access routes are from the main entrance, wrapping around the building to north of it - providing access to cycle stands.

East of the building provides a secondary route to an outdoor decking, allowing users to enjoy views to the nearby lake.

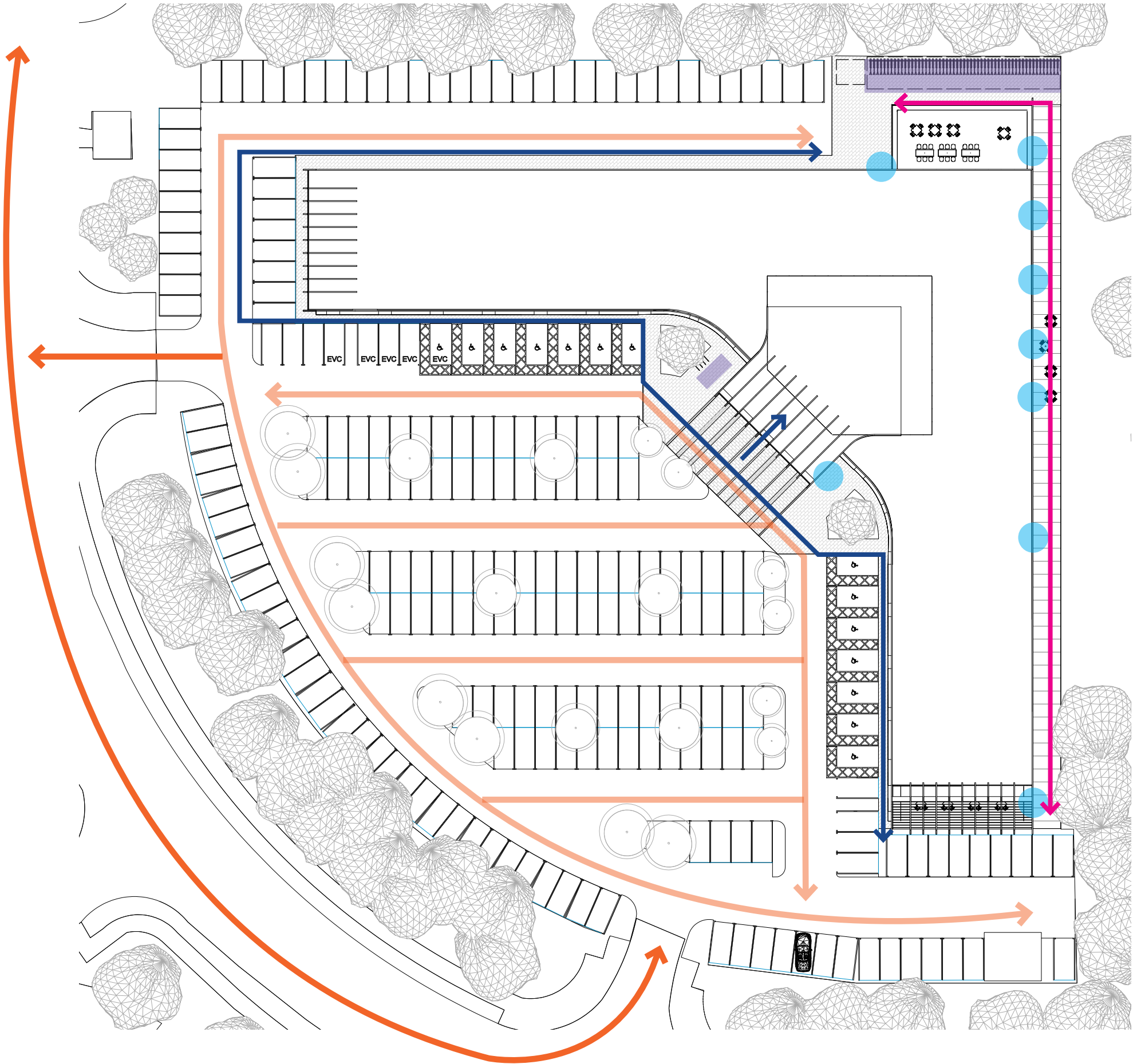
Five electrical charging points have been provided.

## KEY



EVC

- Proposed Primary Access Routes (Pedestrian)
- Secondary Access Routes (Pedestrian)
- Primary Access Routes (Vehicular)
- Secondary Access Routes (Vehicular)
- Building Entrances
- Cycle stands
- Electrical Charging Point Spaces



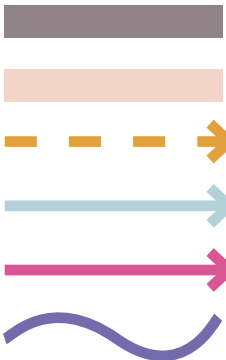


# Proposed Aspect

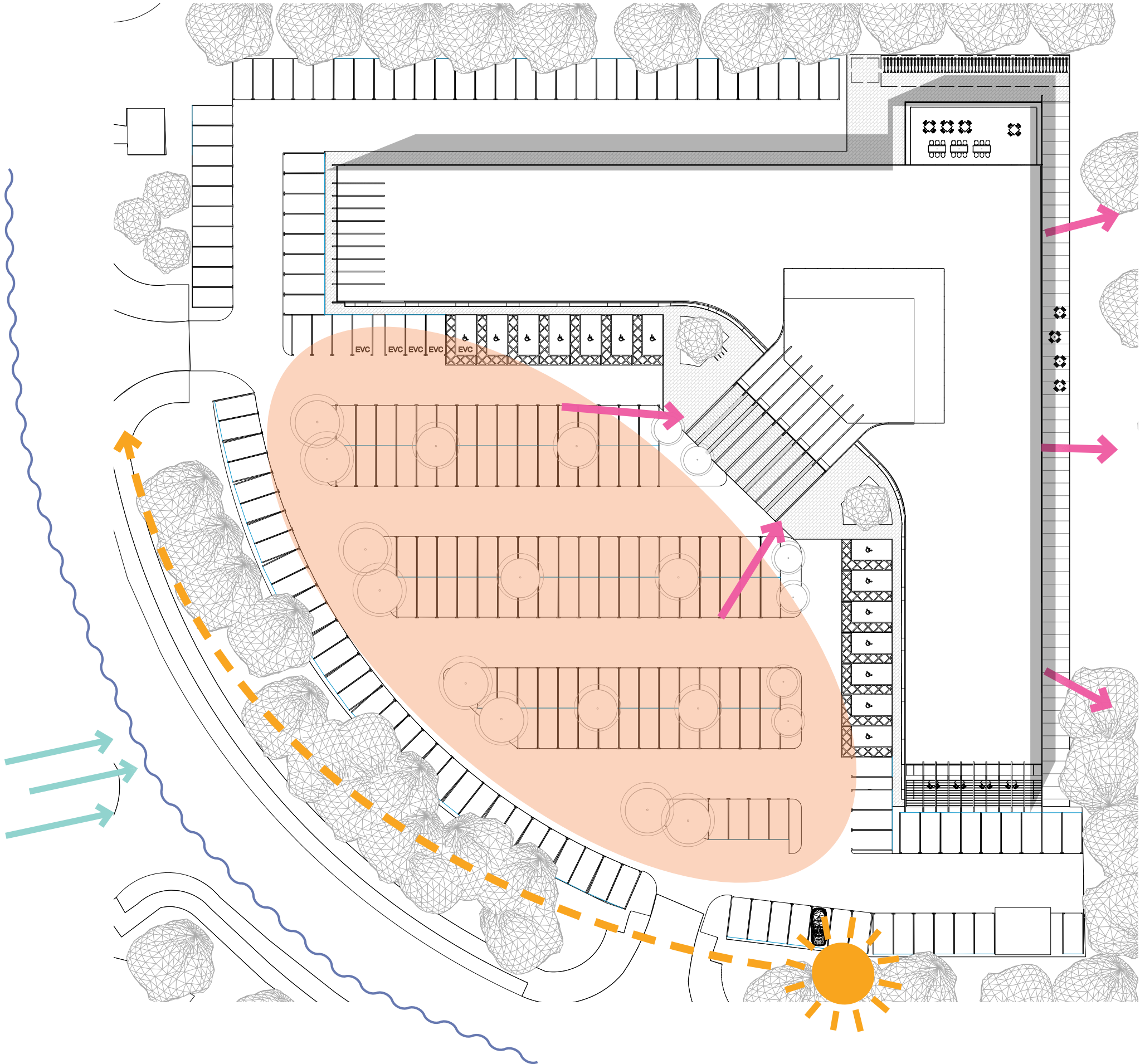
A sun study for the scheme has informed the initial sketch diagrams, highlighting sunny areas within the space.

Soft landscaping will also be influenced, with shade-loving plants associated in areas that will receive less amounts of sun throughout the year.

KEY



- Shaded areas
- Areas receiving frequent sunlight
- Sun pattern
- Prevailing wind
- Primary views
- Noise



# Zoning- Landscape Strategy

The landscape strategy supports the building proposal in contributing to a softer and more pleasant setting for the building users.

The landscape proposal strengthens the building entrance by emphasising the shared surface area by creating a welcome platform. The architectural style and features of the facade are complemented by the features within the hard landscape, continuing the linear motif.

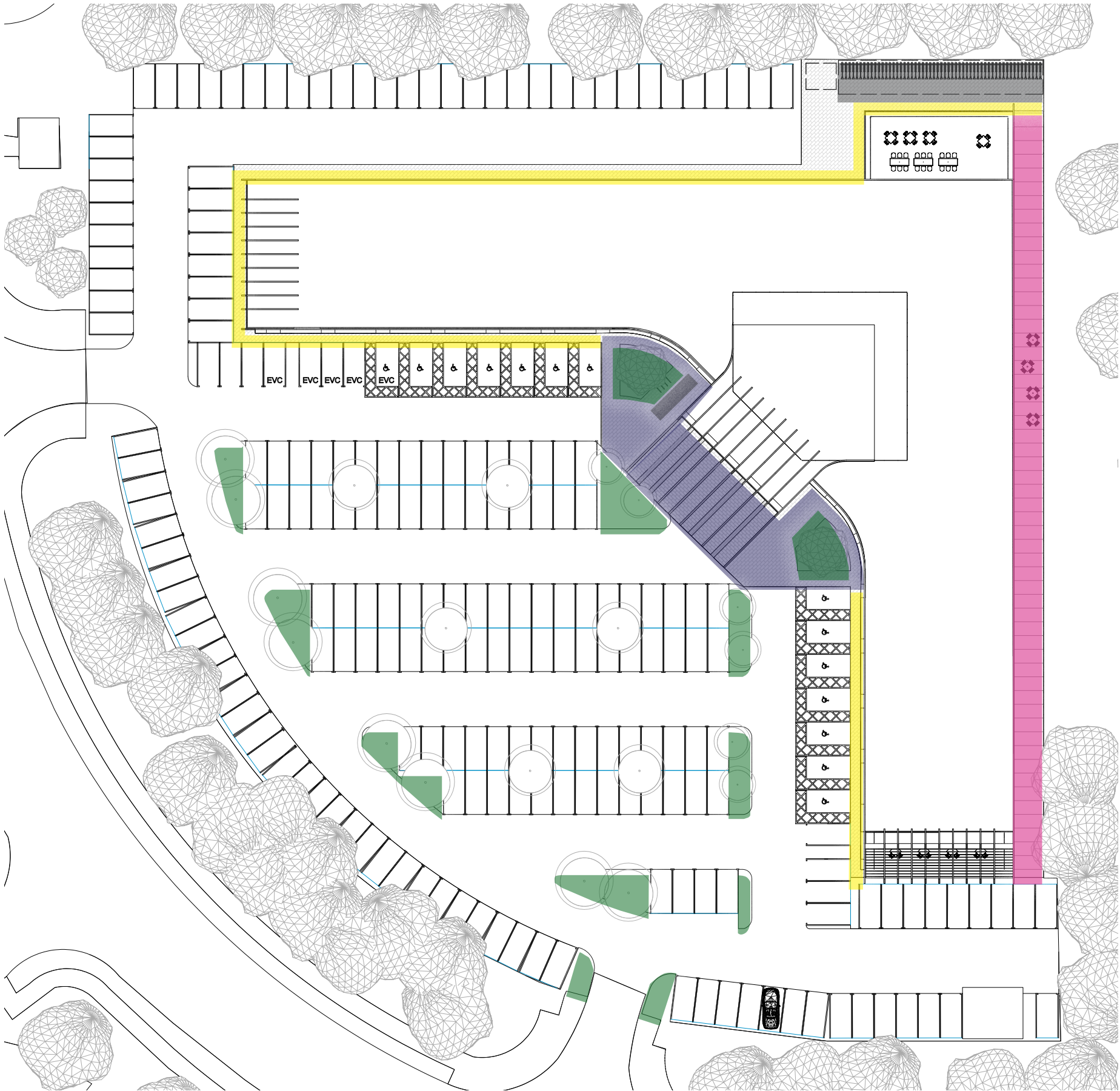
The landscape strategy utilises all potential space, softening the hard standing and parking area with trees and shrub planting.

To the east site of the building a decking, complementary in colour to the building, allows users to enjoy views to the adjacent lake.

KEY



- Entrance plaza
- Lakeside decking
- Planting
- Functional circulation
- Cycle stands





# Design- Site Proposal

The landscape proposal supports the architectural proposal of the refurbishment and extension of an existing building, providing a softer and pleasant setting for building users.

## Main Building Entrance

- The main entrance area acts as a shared surface area, allowing both pedestrian and vehicular use for a small part of it, adjacent to the parking area.
- Paving improvements are proposed on the main entrance, in relating the linear motif of the building facade and mirror that in the paving pattern. Shrub planting on both sides of the entrance softens the shared surface area.

## Eastern Decking Terrace

- The eastern side of the building offers views to the nearby lake, therefore landscape proposals encourage users to take advantage of this opportunity.
- By providing a decking platform, suitable for the adjacent setting, with spot lights incorporated within and minimalistic railing for users to lean on, creates a platform for users to enjoy the lake views.

## Hard Standing / Parking areas

- Soft landscaping improvements are proposed all across the hard standing of the car park area, with an overall effect of softening the character of the parking area.
- Trees in the shrub planting beds are placed, where space allows, at the end of rows of parking bays, to achieve a uniform effect of greening the hard standing.





# Design- Entrance Plaza

PROPOSED SMALLER SHRUB PLANTING BEDS AND SMALL ORNAMENTAL MULTI-STEM TREES TO FRAME THE ENTRANCE

PROPOSED CYCLE STANDS

DARKER PAVING BANDS IN LINE WITH THE ARCHITECTURAL FEATURES OF THE FACADE

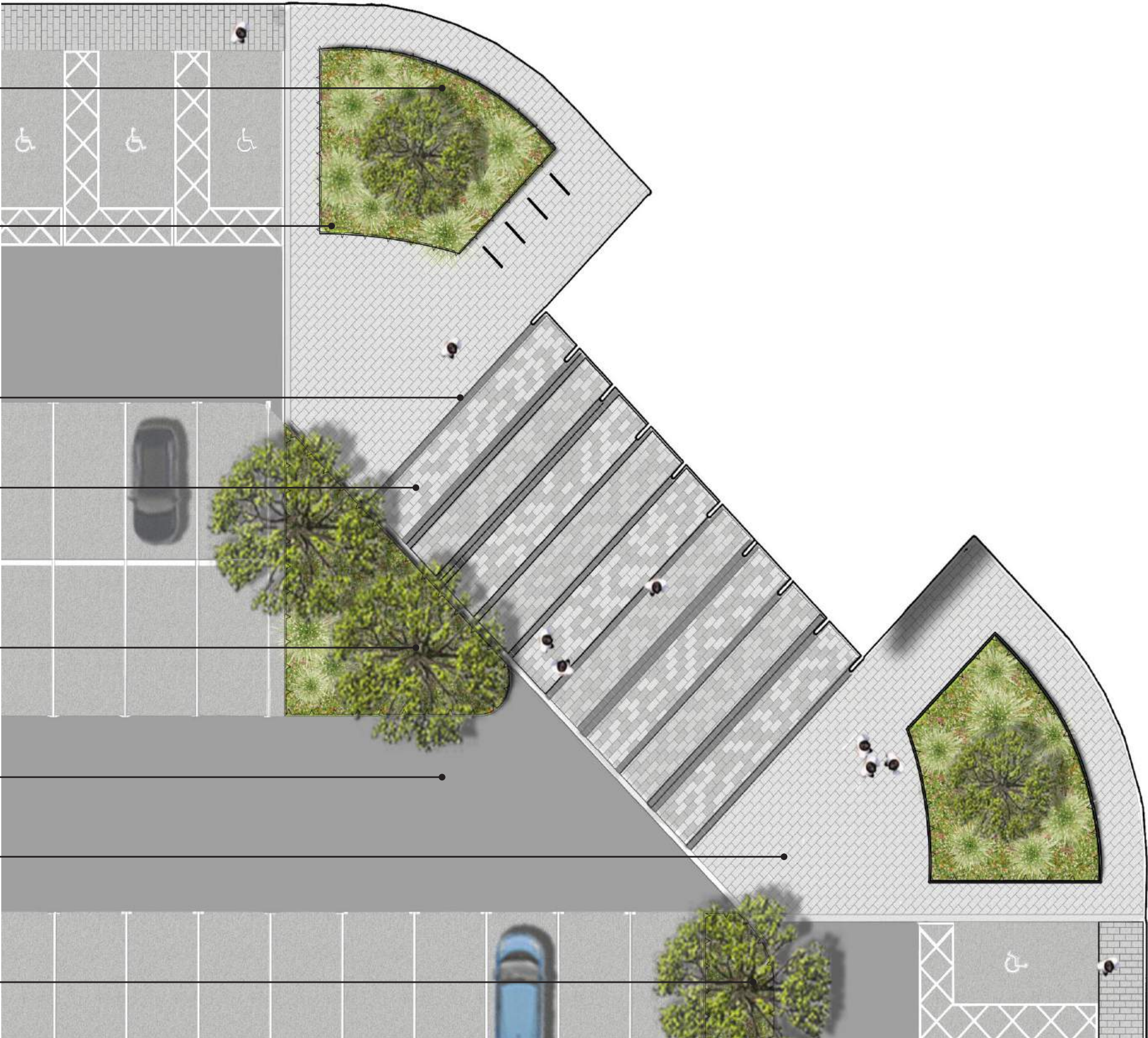
2 TONE FEATURE PAVING TO MARK THE ENTRANCE

CLEAR STEM TREES IN SHRUB PLANTING BEDS. THE CLEAR STEM ALLOWS VIEWS TO THE BUILDING

CAR PARK AREA

PROPOSED QUALITY CONCRETE BLOCK PAVIOUR FOR CIRCULATION AROUND THE BUILDING

TREE IN SHRUB PLANTING BEDS TO SOFTEN THE HARD STANDING EFFECT





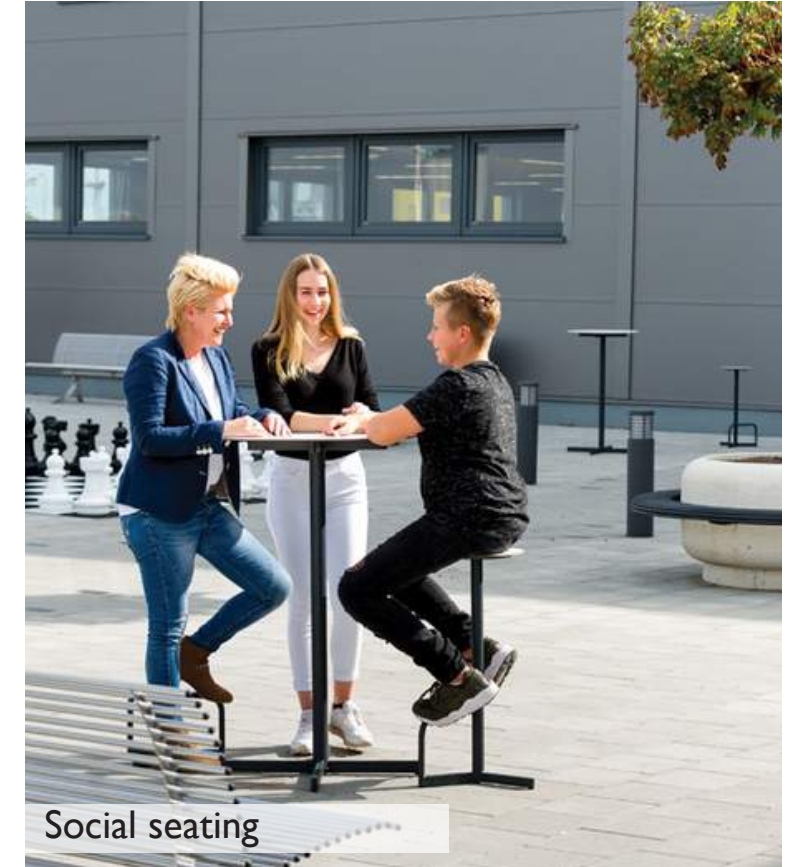
## Hard Materials Palette



Linear feature paving to create visual interest



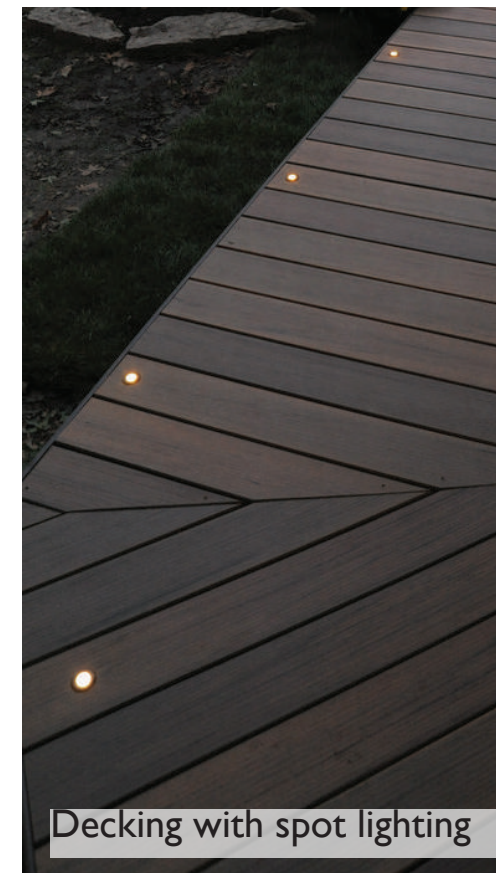
Precedent of decking colour to complement building colours



Social seating



Linear paving precedent



Decking with spot lighting



Paving pattern to aid way finding



# Hard Materials Strategy- Paving



PRODUCT: MYRIAD  
CONCRETE BLOCK PAVING  
COLOUR: MIDNIGHT  
SUPPLIER: MARSHALLS  
DIMENSIONS: 300MMX200MM



PRODUCT: MYRIAD  
CONCRETE BLOCK PAVING  
COLOUR: TWILIGHT  
SUPPLIER: MARSHALLS  
DIMENSIONS: 400MMX200MM



PRODUCT: MYRIAD  
CONCRETE BLOCK PAVING  
COLOUR: MORNING LIGHT  
SUPPLIER: MARSHALLS  
DIMENSIONS: 400MMX200MM



PRODUCT: MYRIAD  
CONCRETE BLOCK PAVING  
COLOUR: MOONLIGHT  
SUPPLIER: MARSHALLS  
DIMENSIONS: 200MMX100MM



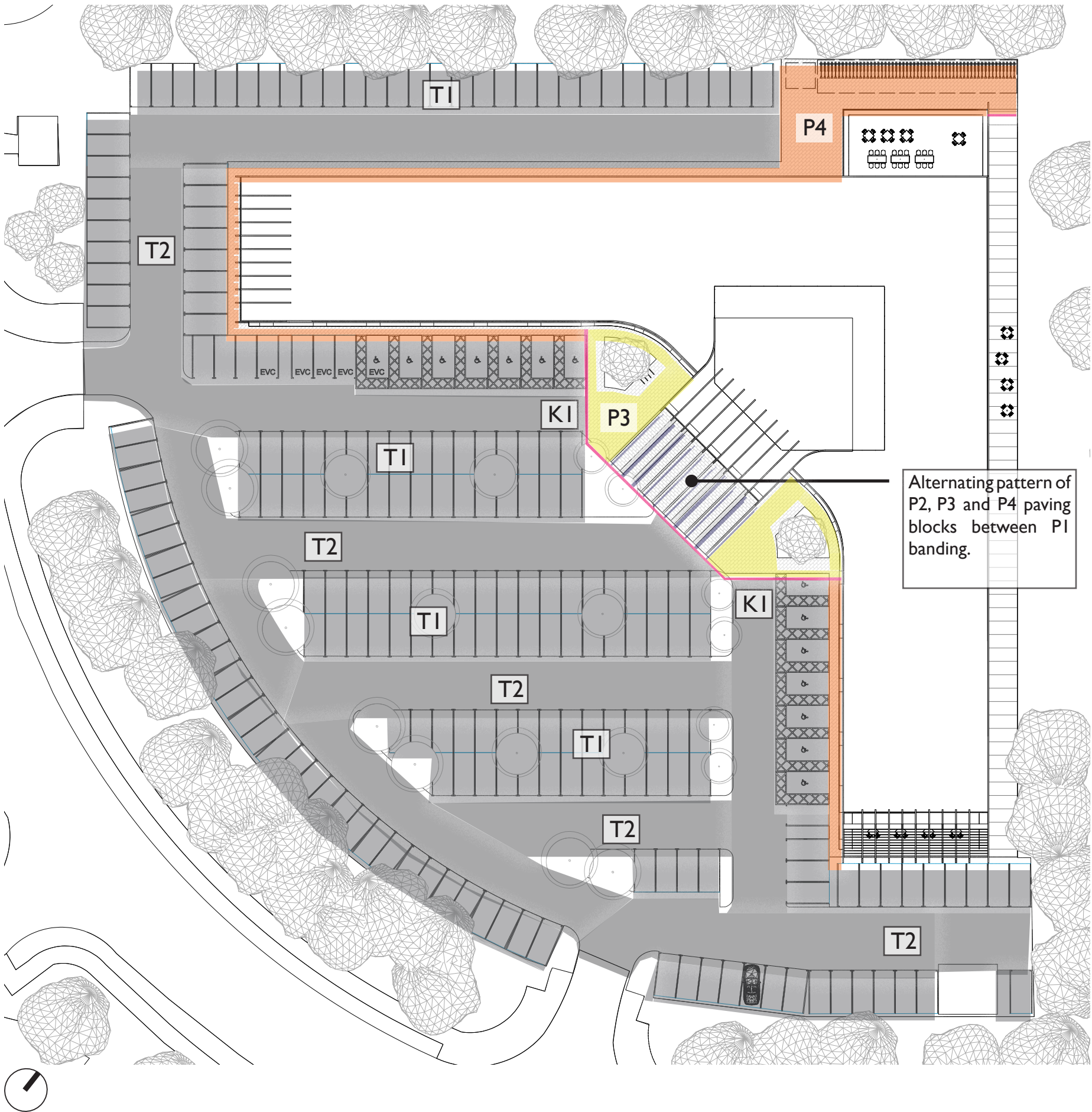
PRODUCT: CONSERVATION KERB  
COLOUR: SILVER GREY  
SUPPLIER: MARSHALLS  
DIMENSIONS:  
255MMX205MMX91.5MM



PRODUCT: MACADAM CAR  
BAYS



PRODUCT: VEHICLE ACCESS  
AROUND PARKING AREA





# Hard Materials Strategy- Decking, Railing and Outdoor Furniture



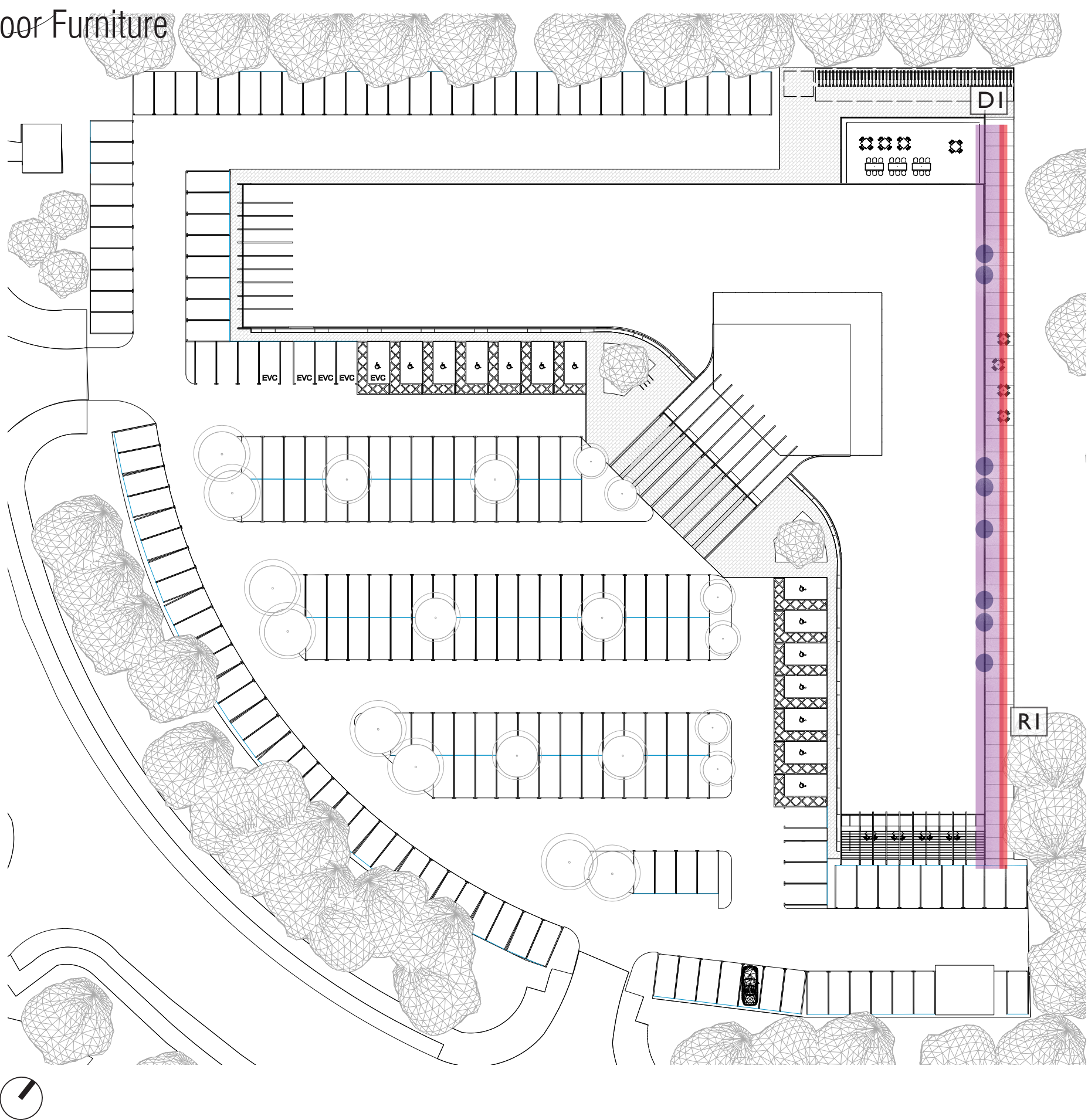
PRODUCT: MILLBOARD DECKING  
COLOUR: BRUSHED BASALT  
SUPPLIER: MILLBOARD  
DIMENSIONS: 176MMX3600X32MM



PRODUCT: STEEL WIRE ROPE  
BALUSTRADE  
SUPPLIER: SHS BALUSTRADES AND  
GLASS OR SIMILAR  
DIMENSIONS: 1100MM HIGH  
RAILING



PRODUCT: BISTROT RAISED  
TABLE AND STOOLS  
SUPPLIER: MMCITE  
DIMENSIONS:  
TABLE: 760X650MM  
STOOL: 740X300MM





Soft Materials Palette



Sensory planting



Seasonal interest



Evergreen structure



Light tree canopies to allow views to the building



Creating rhythm through planting



Plant beds to soften the hard material treatment

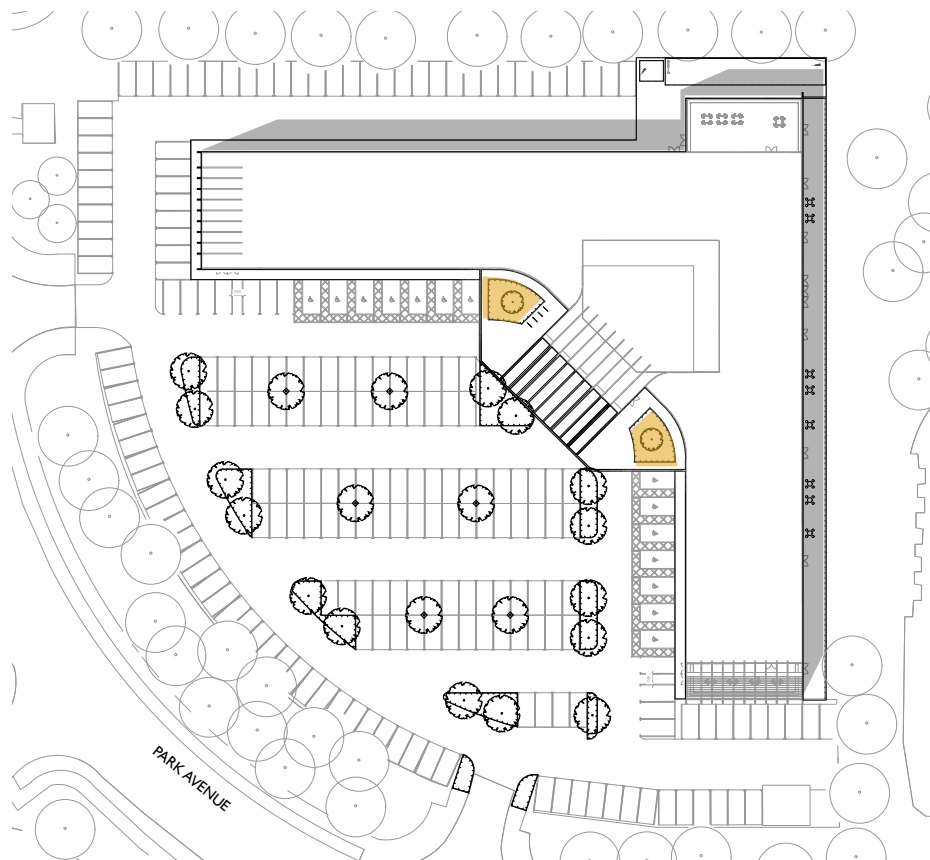


Selection of long performance, low maintenance plants species



# Planting Strategy - Zone 1

The Zone 1 planting aims to give year round colour through a combination of grasses, evergreen shrubs and seasonal perennials to ensure that the entrance plaza is continuously green, with varying interest throughout the year. Due to the proximity to the building's main entrance, the planting has been chosen to evoke the senses through different textures, smells and visual interest.



- Key map NTS
- Planting Zone 1
  - Planting Zone 2
  - Planting Zone 3



1 Echinacea 'Sundown'



2 Stipa tenuissima



3 Molinia caerulea



4 Lavandula angustifolia



5 Gaura lindheimeri 'Whirling butterflies'



6 Hebe rakaiensis



7 Anemanthele lessoniana



8 Carex flacca

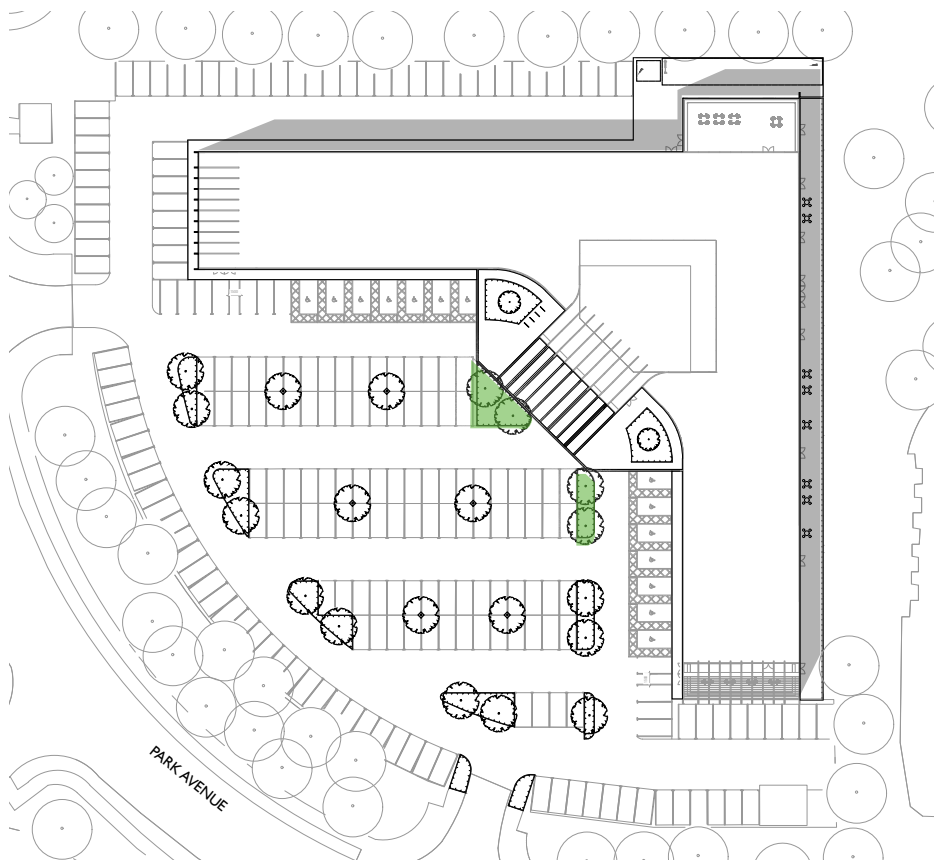


9 Nepeta 'Walker's Low'



# Planting Strategy - Zone 2

The planting strategy in Zone 2 aims to create a lush and colourful environment with localised and native mixtures of low growing grasses, perennials and evergreen shrubs. Plants prone to full sun and partial shaded areas have been selected to grow beneath the canopy of the proposed Birch trees. Selected plants have been carefully selected, keeping in mind the shallow root system of Birch trees.



Key map NTS

- Planting Zone 1

-Planting Zone 2

- Planting Zone 3



1  
*Euonymus fortunei* 'Wintercreeper'



2  
*Galanthus elwesii*



3  
*Carex flacca*



4  
*Carex testacea*



5  
*Luzula sylvatica*



6  
*Aquilegia vulgaris* var. *stellata* 'Ruby Port'



7  
*Gaura lindheimeri* 'Whirling butterflies'



8  
*Salvia nemorosa* 'Caradonna'

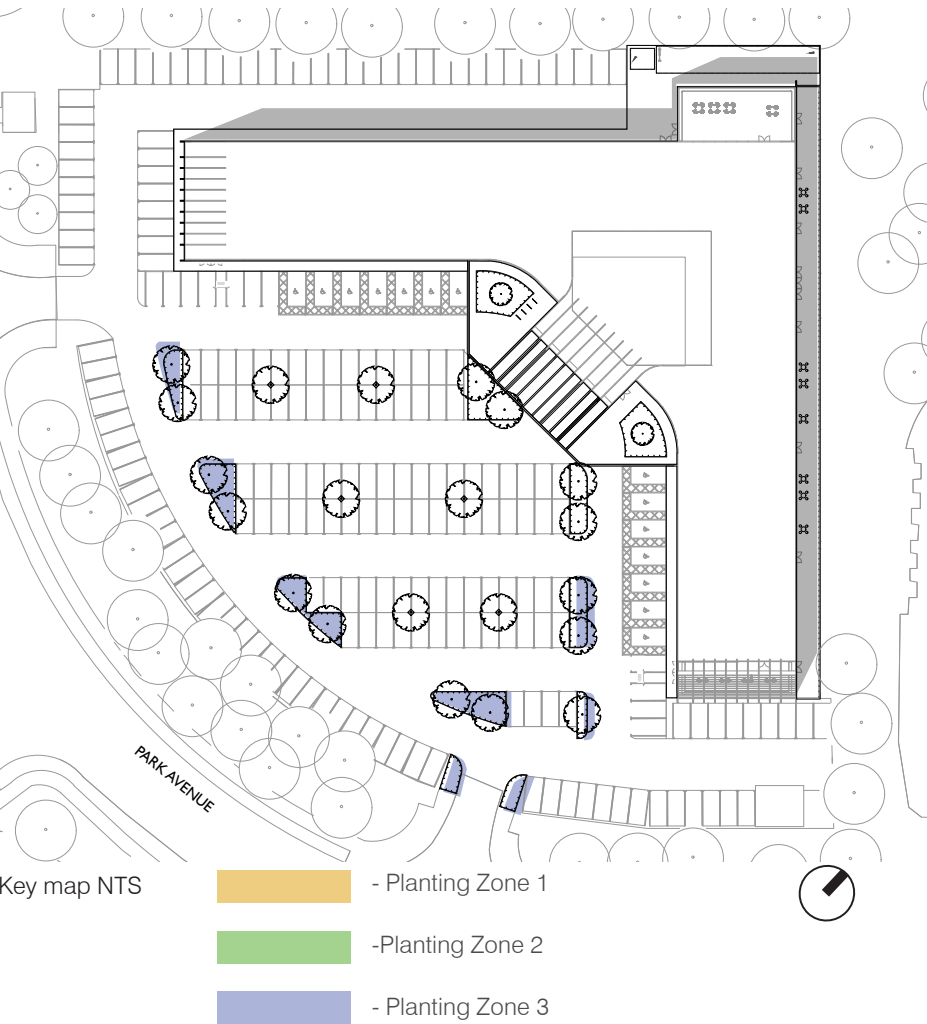


9  
*Thalictrum delavayi* 'Album'



# Planting Strategy - Zone 3

For Zone 3, a mixture of grasses, perennials and evergreen shrubs have been selected to grow in full sun and partial shaded areas. The palette includes plants that will grow beneath the canopy of the proposed Acer trees. The overall site strategy embraces a plant selection aimed at bio-diversity benefits, year long interest and low maintenance.



1  
Achillea 'Inca gold'



2  
Stipa tenuissima



3  
Carex testacea



4  
Hebe rakaiensis



5  
Nepeta 'Walker's Low'



6  
Hebe pimeleoides 'Quicksilver'



7  
Salvia nemorosa 'Caradonna'



8  
Carex flacca



9  
Choisya ternata



# Tree Planting Strategy

The selected tree species aim to provide year long interest, creating a vibrant display of colourful foliage and bark throughout the seasons.

Trees and have been selected for their light form and bright colours to suit the architecture of the proposed building and to bring balance to the hard scape of the adjoining car park.

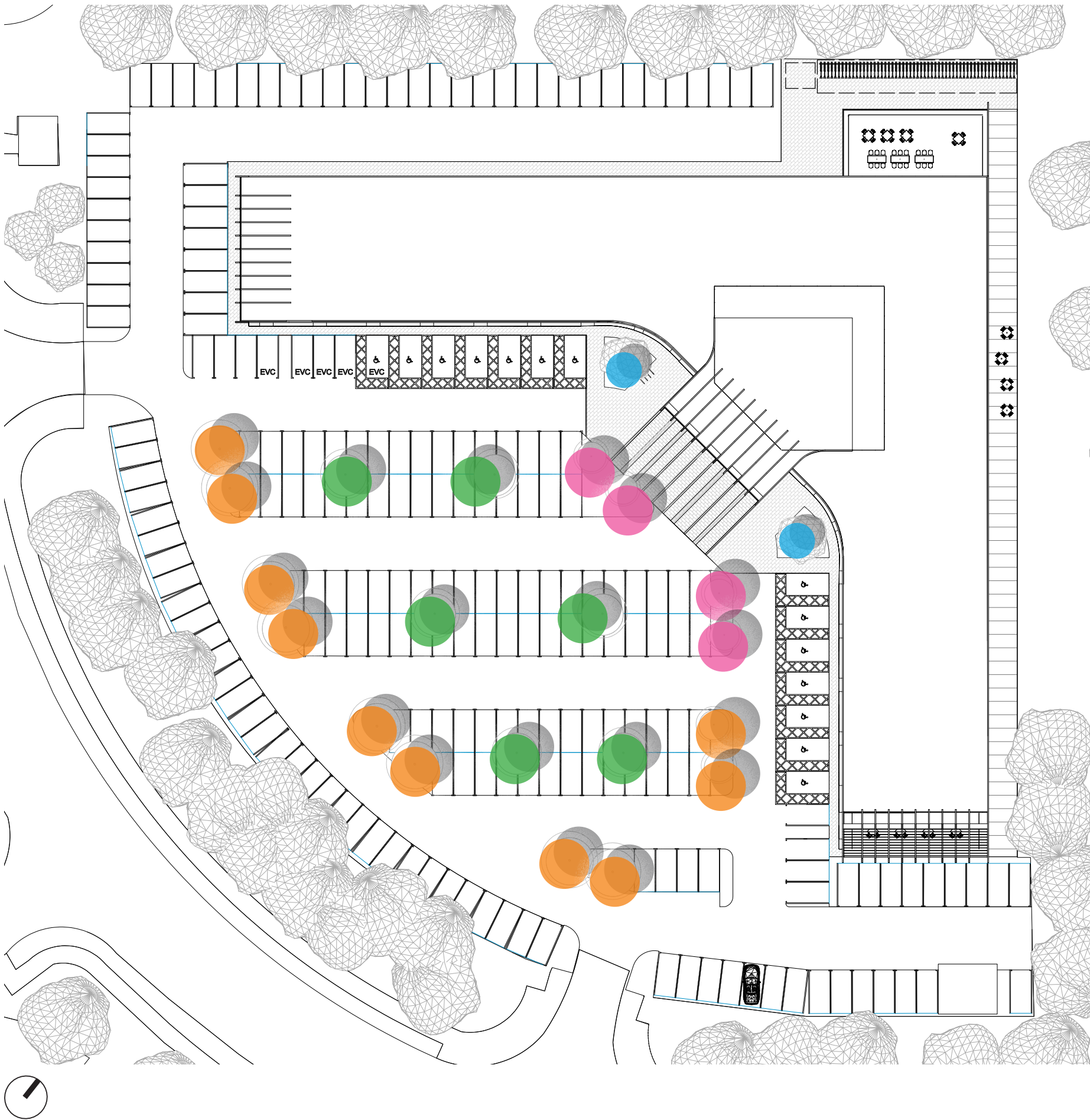
The tree canopies will also provide some shade for cars parked during the hotter summer months.



Betula albosinensis septentrionalis    Acer campestre 'Elsrijk'    Betula utilis var. jacquemonti    Gleditsia Triacanthos

## Outline Schedule

Trees	Shrubs
Betula Utilis Var Jacquemonti	Hebe Rakaiensis
Betula Albosinensis Septentrionalis	Euonymus Fortunei 'Wintercreeper'
Acer Campestre 'Elsrijk'	Hebe Pimeleoides 'Quicksilver'
Gleditsia Triacanthos	Viburnum Davidii



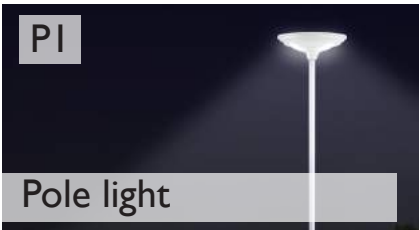


# Lighting Strategy

Principles behind the lighting strategy aim to enhance the public realm and create an attractive, welcoming and safe space for both residents and visitors.

Lighting could be incorporated in a range of units, including the key entrance area and illuminating the main pathways, up-lighters in soft landscape create vertical interest, pole lighting in car parking areas and in-ground lighting set within the entrance plaza surfacing ensure visibility and safety in active areas, and directional deck lighting illuminates social spaces.

LED lighting is recommended from an ease of maintenance and longevity perspective. This approach could enhance the space without causing glare and unnecessary light spill. Positioning of lights will consider proximity of trees.



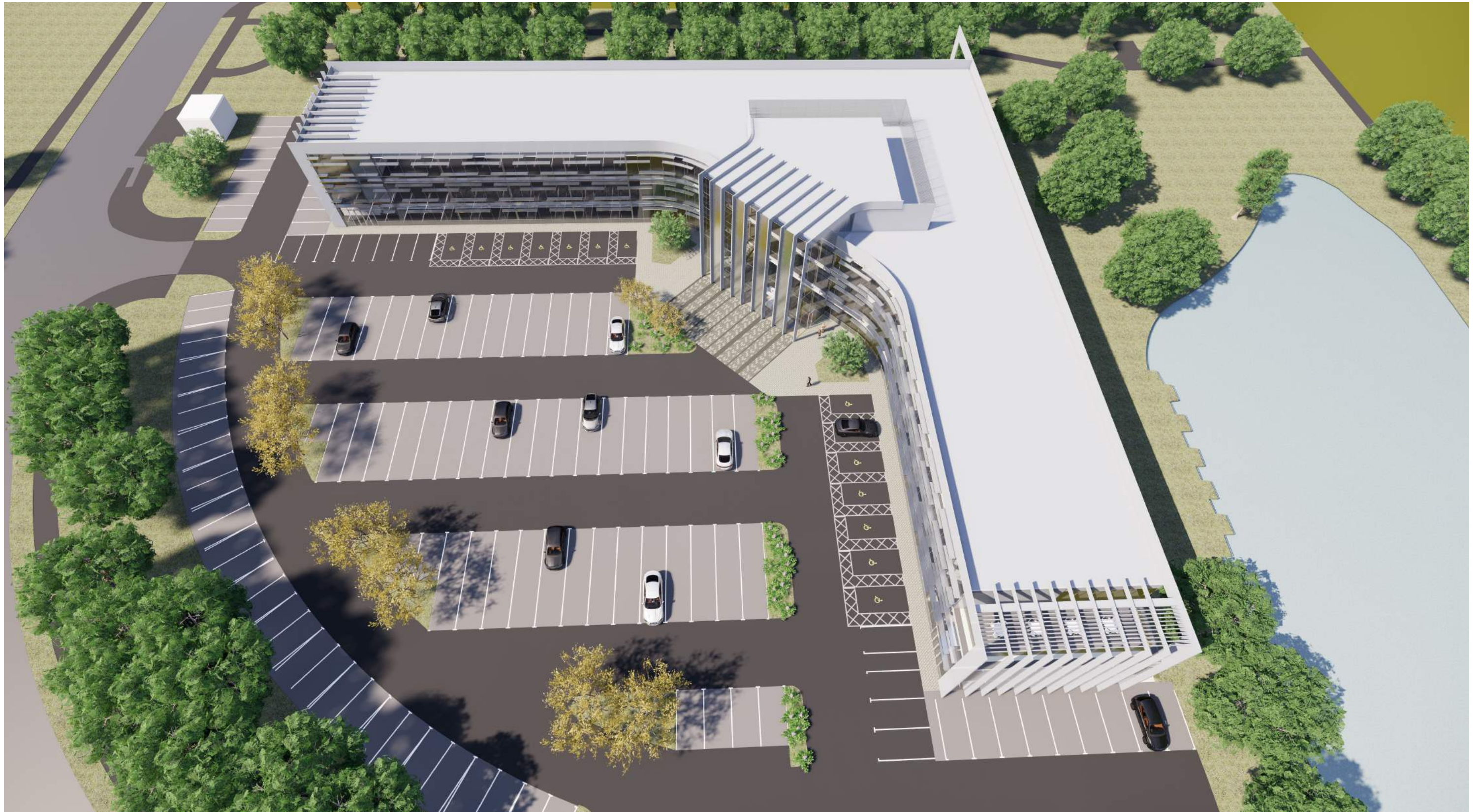
## KEY

- Up-lighters in soft landscape
- In-ground lights
- Directional deck lighting
- Pole lighting

N.B Lighting locations shown indicatively, all positions and LUX level calculations to be carried out by M&E Consultant at detailed design stage.







Indicative Visualisation- Aerial Site Image



Illustrative Masterplan





## Illustrative Masterplan - Wider Context







# 6.0

Access and Servicing



# Access Strategy- Site

The proposal encourages a more connected site by strengthening the connection between site facilities. The design team have adopted an approach which will incorporate measures to facilitate access and use by all people who will move around and use these building.

The development of the facility is committed to providing an inclusive and safe environment in which nobody is disadvantaged. The building has been designed to create direct simple evacuation routes from all elements.

User and servicing access design has been considered throughout the design process. The site has been assessed and planned to ensure safe access to service the building is segregated from pedestrian users where possible. The pedestrian and vehicle movement has been considered as part of the proposal in terms of access and safe movement and evacuation in the event of an emergency. The building position ensures that vehicle routes are at a safe distance away from pedestrian routes.

The facility follows the requirements governed by Part M (Access to and Use of Buildings) of the Building Regulations. These provide that reasonable provision must be made for people to access and use the building and its facilities. It sets out, for example, requirements for accessible entrances, doors, reception areas, corridors and passageways, for passenger lifts, wheelchair spaces and the provision of toilets and other sanitary facilities.

## Vehicular Access

The main access to the car park is located at the southern edge of the site and includes a pick up/drop off area in axis with the main entrance of the building, with an additional service access provided on the N-W side of the site.

The main site circulation road provides opportunity for drop off points in front of the entrance pedestrian street in accordance with Building Regulations Guidance.

Access and turning provision for service vehicles is provided in accordance with Building regulations Guidance.

## Pedestrians and Cyclists

Primary pedestrian and cycle routes are located from the car park through the drop off/pick up area and finally to the primary entrance to the building.

Secondary footpaths connect primary footpaths to the building's secondary entries, terrace, service yard, allow access to the surrounding open space, and provide maintenance to the building.

Key movement routes are direct, open and overlooked by buildings. Street lighting will be adequately distributed and sufficiently bright so as to alleviate fear of crime.

Cyclists will be able to move freely around the site with cycle parking provision located to the rear of the building accessed from the boulevard.

## Car Parking

There are currently 173 car parking spaces which serve the employee and the visitors. This proposal is for 58 additional spaces which will take the total to 231.

Located outside the Main Entrance and adjacent to the pedestrian area are designated car parking spaces for disabled drivers (compliant with AD M1 1.18 and diagram 2. The

distance to the entrance is less than 50m. The surface of the car park is smooth and even tarmac with level access. AWE will manage the car parking to ensure that the designated parking bays are used only by the people entitled to do so.

## Inclusive Design

The aim of inclusive design is to provide environments that are usable and effective for everyone. The principles of inclusive design for this development include:

- The provision of level access to all buildings;
- Routes that are safe for pedestrians and cyclists;
- Compliance with the relevant statutory standards including Part M of the Building Regulations and the Disability and Discrimination Act.
- All apartments are designed to meet Part M4 (2) and are designed in the spirit of Lifetime Homes which has now been superseded by Part M4 (2).

Primary access into the Building from the paved pedestrian street is by a number of minimum 1200mm clear width powered opening, fully glazed entrance doors with floor mounted control access post both internally and externally. Access doors will have visible manifestation strips to the glazing at and pull handles.

The reception area and reception desk will be designed in accordance with building regulations DDA guidance.

## Crime Prevention

The layout has been developed to reduce and mitigate against the likelihood of crime occurring and will achieve a safe and secure environment.

Access and movement around the site has well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

The established use of the business park is structured so that different uses do not cause conflict.'

3) Surveillance : The site is well surveyed with all publicly accessible spaces are overlooked.'

By designing high quality space, the scheme will promote a sense of ownership, respect, territorial responsibility and community with a level of human activity is appropriate to the location creating a reduced risk of crime and a sense of safety at all times.'

## Utilities

The proposed development will be served by water, sewerage, gas, electricity and telecommunications services designed to meet daily and seasonal peak demands. Design and/or technical approval will be acquired from the licensed utility undertakers and all water, sewerage, gas, electricity and telecommunications networks will be adopted.

## Drainage

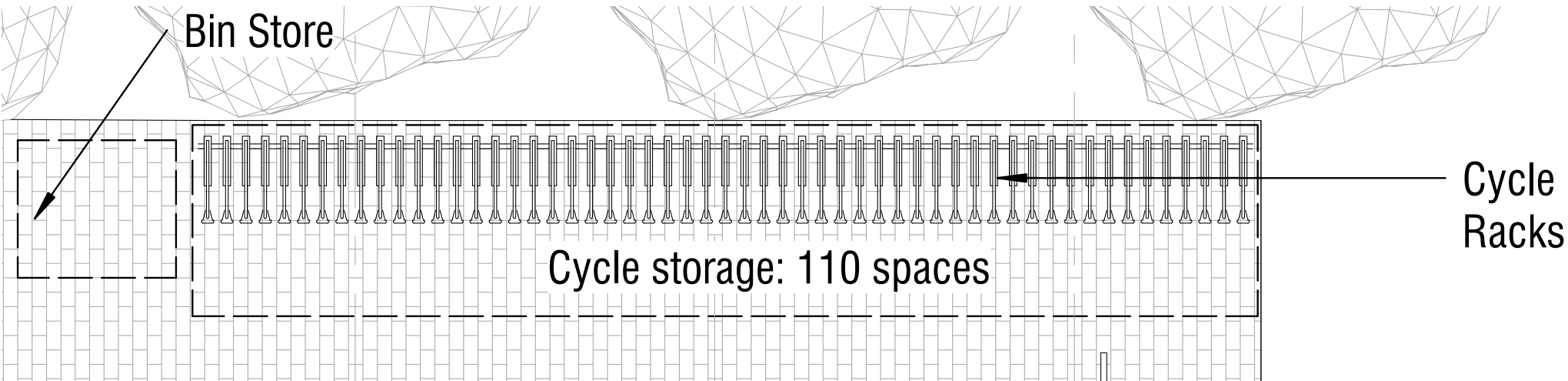
The main drainage networks will convey surface water runoff (in a controlled and contained manner) from the impermeable areas into a series of on-site attenuation features (such as attenuation basins as well as permeable paving and sub-base storage) situated around the application site.

The proposed layout extension to the building will not generate any additional impermeable areas

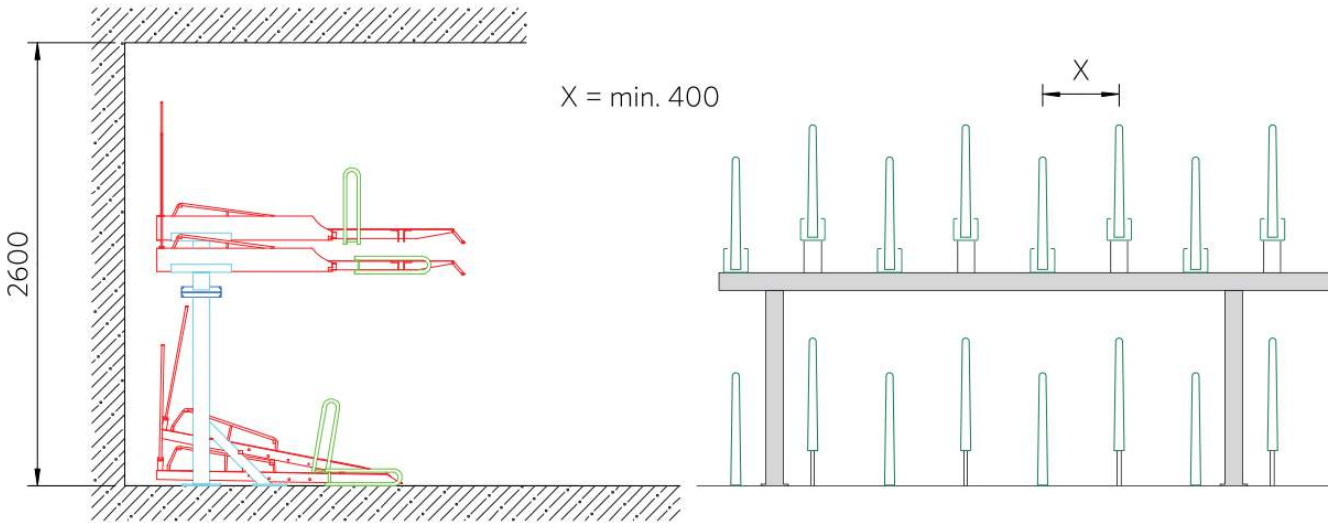
**Cycle Parking Strategy**

The cycle provision allows for 2 cycle spaces per space with a Josta design at 400mm centres for the cycles. Cyclists will be able to move freely around the site.

A total of 118 cycle parking spaces will be provided. 110 spaces (55 vertical and stacked cycle racks) will be located in a secure cycle storage and 8 spaces in 4 Sheffield stands will be located close to the main entrance. Secure cycle storage in suitably size to provided for 110 spaces



Cycle Store Cycle Plan



Cycle Store Section



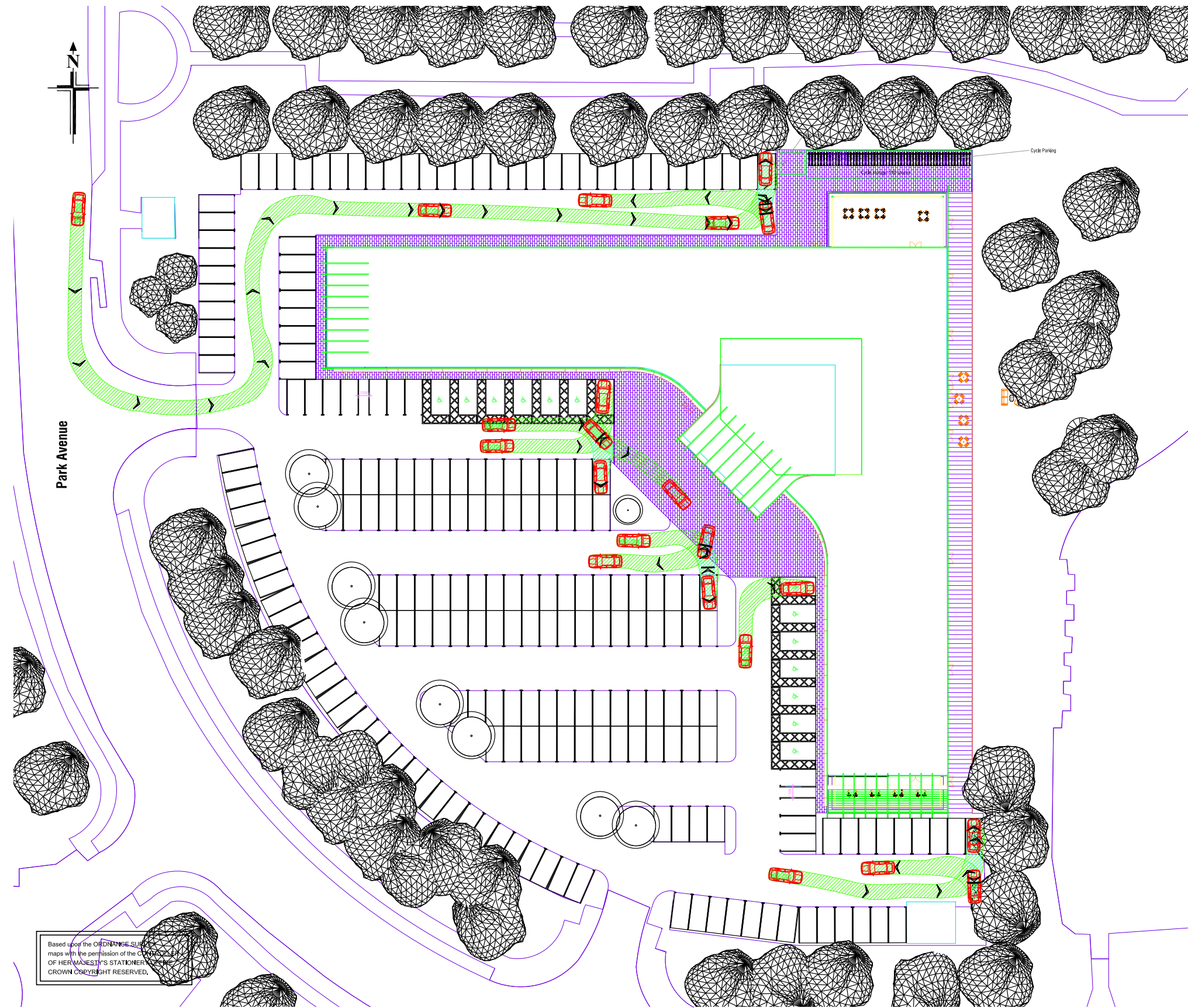
Double Stacked Cycle Racking System



Example Cycle Enclosure



Vehicle Tracking



# Access Strategy- Building

## Main Entrance

The main entrance into the building will be clearly identifiable through prominent signage, well designed hard, soft landscaping, and a well-lit, welcoming reception in accordance with Building regulation requirements and good design practice in accordance with the aims the Equality Act 2010.

## Circulation

Circulation has been designed to optimise the flow of people and enable connectivity between the wings. The strategy seeks to minimise the amount of circulation to allow for efficiency of space.

Primary circulation is the network of clear routes within the net internal area (NIA) connecting all points of entry and exit and providing access to all parts of the workplace area. A nominal width of 1.5m will be provided, for longer circulation routes on larger floor plates larger dimensions are considered. Secondary circulation is the space providing access for short distances within and around personal workspaces.

## Escape and accommodation stairs

Escape and access stairs is designed to;

- Meet Building Regulation guidance of one person per 6 sqm
- Easily accessible and finished to encourage everyday use

Stairs are accessible to building occupants during all regular business hours.

All staircases provides alternative access to the upper floor levels. These staircases will be designed in conjunction with the approved inspector to ensure a suitable design. Wayfinding signage and point-of-decision prompts will be present to encourage stair use (at least one sign per elevator bank).

Common staircases meets the following requirements:

- Close to the main entrance
- Clearly visible from the main entrance and located visually before any elevators present upon entering from the wing entrance.
- Stair width set at a minimum of between handrails in accordance with current building regulations and British Standards

## Lifts and lift lobbies

The provision of vertical transportation systems in multi-storey buildings is critical to their operation. Passenger lifts shall meet the BCO Guide standard and performance requirements. Lifts and their lobbies occupy a significant portion of the core and are a key element in its design and effectiveness;

- Lifts ensure efficient people movement
- Critical to achieving a productive workplace
- Important during emergencies, providing evacuation facilities for disabled people and secure access for fire-fighting personnel

Security and fire strategy are integral to lift lobby design

## Roof Level Access

Roof access is limited to servicing and maintenance personnel. All roof levels have a plant screen to allow for safe maintenance of roofs and roof level equipment, negating the need to provide a fall restraint system.

All glazing and roof lighting shall be of a design or be so constructed that they may be cleaned safely.

Adequate space around the building is considered in the design for such equipment.

## Cleaning and Maintenance

Cleaning and maintenance services will be managed to avoid collision with other users accessing the building. The spatial requirements for the setting out of the MEWPs will be co-ordinated with the landscape architect in the next stage.

For each building cleaning access to glazing below 5m can be achieved effectively with long handled tools. This will allow publicly visible façades to be cleaned frequently and a high quality finish to be maintained.

Cleaning of the internal street curtain wall is proposed to be accessed by MEWP.

In order to provide access for cleaning to the proposed glazed balustrades it is recommended that suitable cleaning tools with cranked heads, to mitigate the risks associated with leaning over the balcony.

Glazing will be designed to allow glass replacement from inside the building.

It is proposed that lights and other high level services are not positioned in locations that will make them difficult to replace and maintain. A full Access and Maintenance strategy will be developed in the next stage.

## Waste Management

The proposed construction approach and strategy has sought to minimise waste generation at the proposed development. A statutory Site Waste Management Plan will be prepared and implemented and will set out how waste will be prevented, minimised and managed.

## Refuse Strategy

The bin store has been located in order to allow for refuse collection from the service yard.

The Bin collection point is identified in the back of the building.

The bin store has been sized to allow for 8No of 1100 litre bins.

This store has been located in order to allow for refuse collection from the service yard.

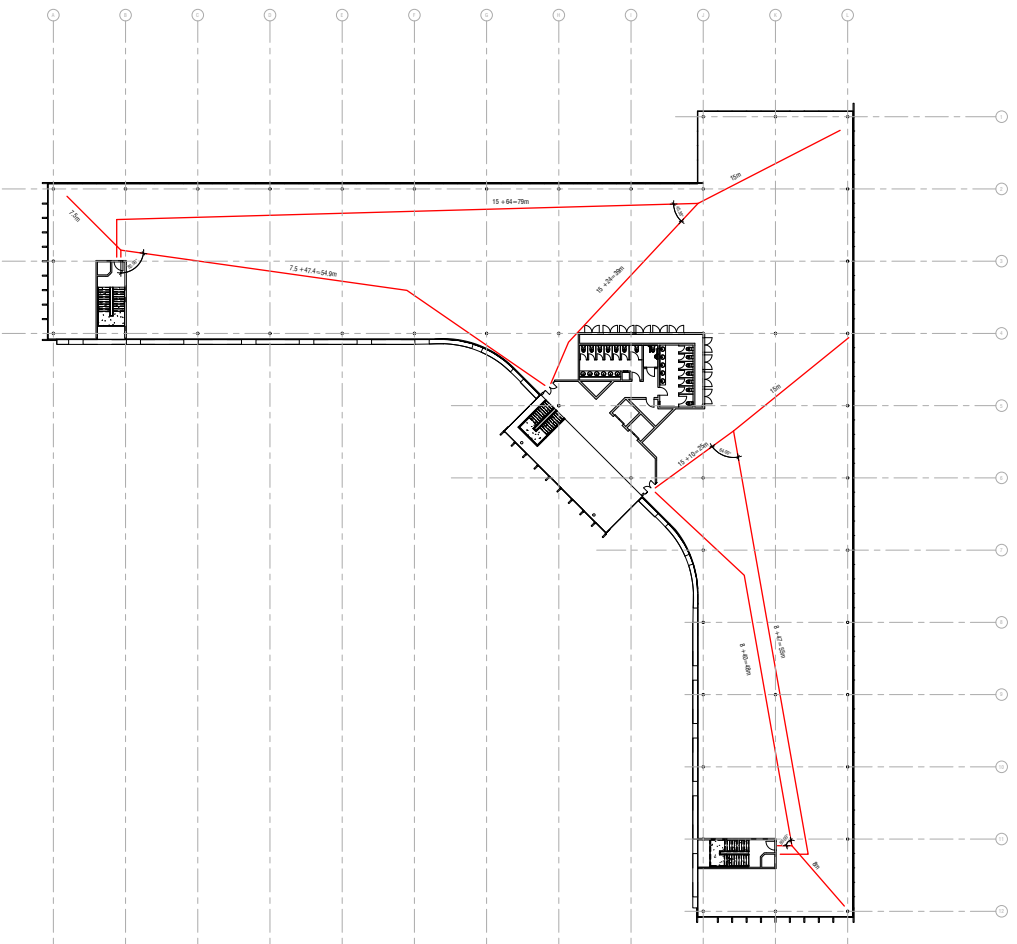
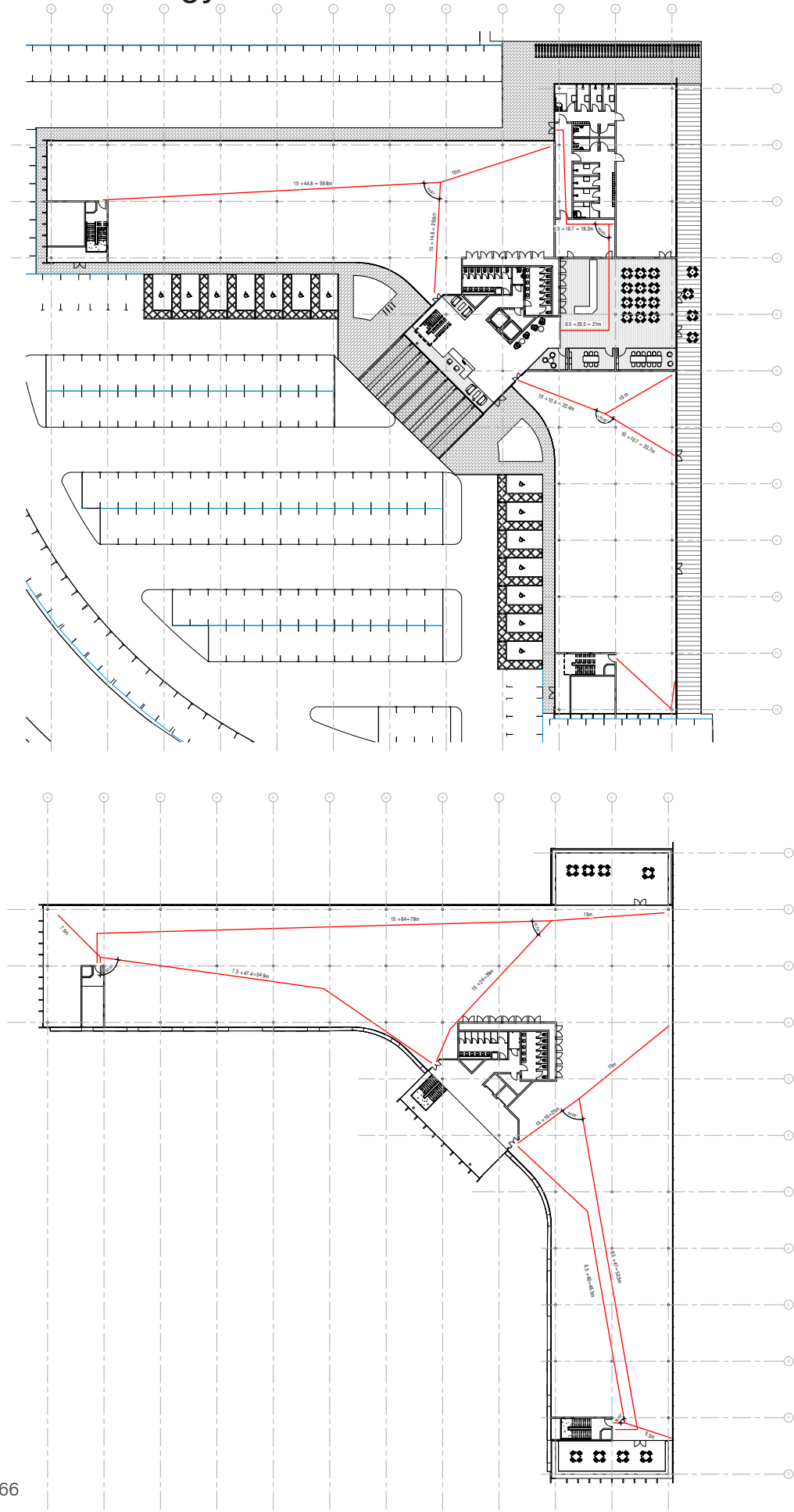
The refuse roadside collection point is identified by the blue rectangles. There is one collection point strategically placed to facilitate easy access and collection.

All refuse bins from the collection bin stores are to be handled by the Management company operatives to pick up point and returned, unless otherwise stated.

General waste refuse bins being 1100 litre waste containers: 1300(H) x 1370(W) x 960(D)mm



# Fire Strategy



**BS9999:2017 Risk Profile A2**

- Table 2 - A: Occupants awake and familiar with their surroundings
- Table 3 - 2: Evenly distributed low to mid-level fire load comprising a mix of combustible materials

**Occupancy Loads per Floor:**

Occupancy loads have been calculated using a ration of one person per 6m<sup>2</sup>

Ground Floor NIA: 2599m<sup>2</sup>  
1:6 = **433 people**

First Floor NIA: 2460m<sup>2</sup>  
1:6 = **410 people**

Second Floor NIA: 2263m<sup>2</sup>  
1:6 = **377 people**

Up to 600 people per storey required a minimum of 2 escape routes (Table 10)

**Storey Exit Width**

Storey width at all levels are calculated according to BS9999:2017 Table 12 which allows for 3.6mm per person. It should be noted that BS9999:2017 paragraph 16.6.1(b) states that the minimum clear opening for an escape door is 850mm.

**Ground Floor + First Floor + Second Floor**

4 exits (1 exit to be discounted = 3 exits)  
1220 people / 3 exits = 406 people per exit  
406 people x 3.6mm = **1460mm**  
**Minimum exit width = 1460mm**

**Travel Distances**

Travel distances have been calculated according to BS9999:2017 Table 11

Known internal layout:

Two-way travel: 55m

One-way travel: 22m

Unknown internal layout:

Two-way travel: 37m

(15 % more with an enhance system) = 42.55m

One-way travel: 15m









# 7.0

Conclusion



# Concluding Statement

This Design and Access Statement has illustrated the proposed refurbishment of the existing a B1 office building with additional storey and removal and replacement of external cladding.

The existing building does not currently meet current industry standards and is in poor condition requiring major upgrading to appeal to and meet the requirements of future tenants

The rectilinear 3 storey Office wings accommodates open plan office space, meeting & breakout spaces around a central core. The office building has been radically redesigned to provide beautiful and energy efficient space.

It has been demonstrated that the proposal responds to its surroundings in terms of layout, scale, massing and appearance.

The proposal is supported by a landscape strategy that complements the architecture providing a softer and pleasant setting for building users. The building responds to and utilises the adjacent lake and associated established landscape of the wider business park.

The building plays a key role being in a prominent corner position of Aztec West. The proposal will provide a major contribution to the amenity and attractiveness of the area.

We therefore believe that with the above in mind the building will improve the facilities and use of the site without causing harm to the amenity of the area and therefore request planning consent for the aforementioned scheme.





