1 LONGWALK

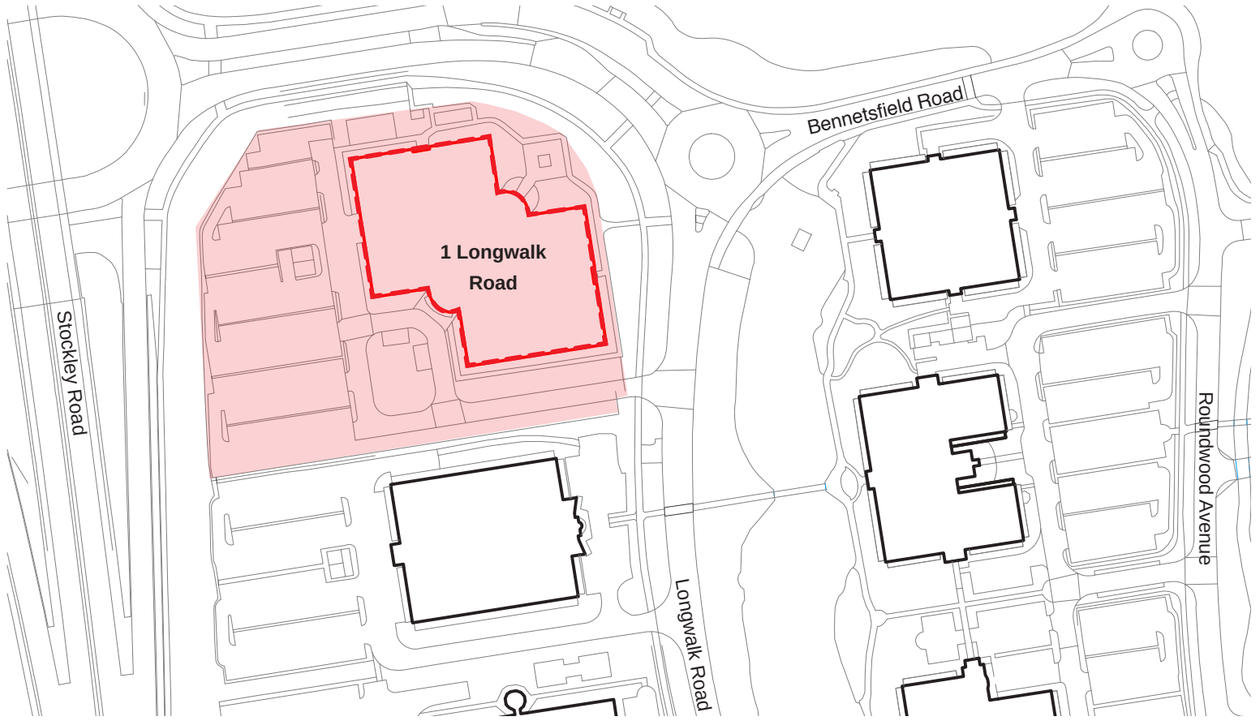
STOCKLEY PARK

Design and Access Statement - SEPTEMBER 2022

BARR GAZETAS

01 / Introduction

1.01 INTRODUCTION & BRIEF



Site Location Plan @ Scale 1:2000

Site Aerial View

The Design and Access Statement has been prepared by Barr Gazetas on behalf of Silverland Properites Ltd. Additional reports have been provided by the wider Project Team, see 'Project Team Structure' on the following page. This document sets out proposals for the refurbishment and facade replacement of 1 Longwalk. 1 Longwalk Road is located within the Botwell Ward of Hillingdon, part of Stockley Park East. It was designed by Arup and was completed in the early 1990s. Stockley Park was constructed between 1984-1998, and was the first genuine out-of-town business centre in the UK.

The building consists of two storeys of B1 office space with a plant room on the roof. The majority of the existing building is clad with a capped curtain walling system, with glazing and white spandrel panels. The external envelope is further clad with steel brise soleil. The curved part of the front and the rear of the building is fully glazed curtain wall system.

The key elements addressed by the project scope are:

- Create a destination office space with best in class amenities and spaces that support a multi-tenant building.
- The goal of the refurbishment project is to reposition the building to compete with the top four / five properties in the local (Stockley Park) market
- Maximise NIA:GIA ratio across the building
- Existing upstand removal to gain more NIA on the Ground Floor
- Create a sense of arrival linking front and rear
- New facade wall system including new entrance
- New facade to rear elevations. Glazing retained to rear atrium quadrant only.
- Welcoming look & feel of the reception, fine details and consideration for sustainable materials
- Light refurbishment to existing cycle parking and shower facilities within separate building to achieve best in class commuter facilities; cycles, showers/changing etc.
- Cycle provision to comply with London Plan 2021
- Key aspirations around sustainability, targeting BREEAM Excellent rating and other sustainable targets

Existing Building

Site Boundary

1.01 PROJECT TEAM

Client.....

Project Manager/QS/Agents...

Architect.....

Planning.....

Heritage.....

Structural Engineer.....

MEPH / Sustainability.....

BREEAM/ Sustainability.....

Principal Designer.....

Building Control.....

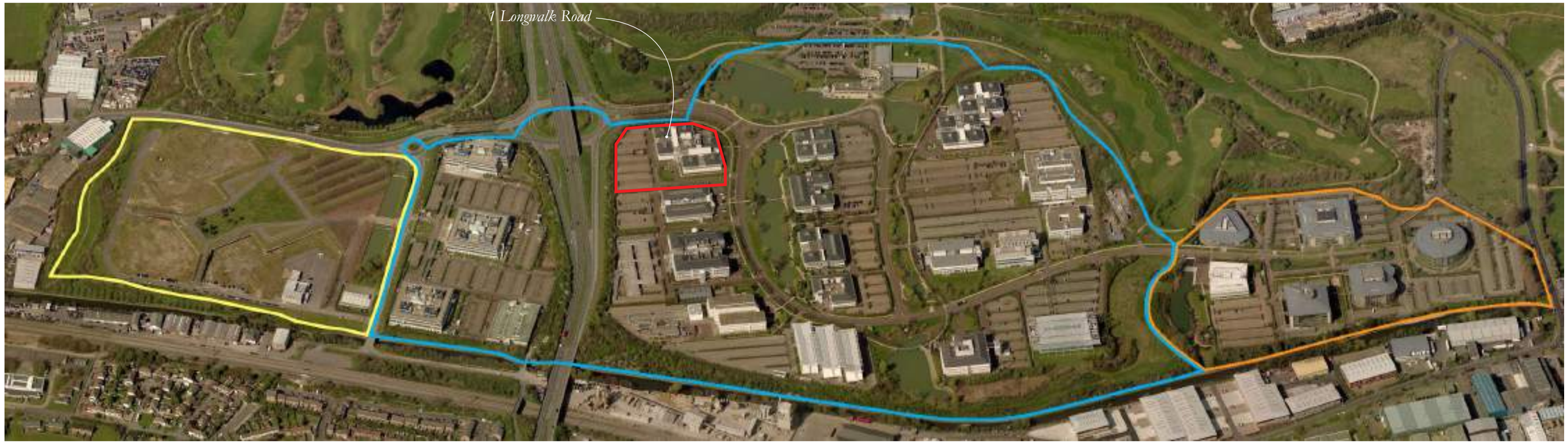
Transport.....

02 / Existing Site and Building

2.01 SITE LOCATION

1 Longwalk

2.02 STOCKLEY PARK HISTORY



Stockley Park Phasing

Key:

Site Boundary

Phase 1

Phase 2

Phase 3

Stockley Park is an important historical moment as it was the first architecturally driven out of town Business Park in the UK. It was modelled on similar developments in the USA at the time. It was masterplanned in the 1980s on a site strategically located close to Heathrow Airport and M4 and M25 motorways, and within forty minutes drive of central London. Its location has meant it was and remains an internationally and strategically important hub for business. High quality design has always been a priority of Stockley Park evidenced by the number of leading British Architects including Arup Associates, Foster Associates, Troughton McAslan, Eric Parry Associates and Ian Ritchie Architects that have designed its buildings.

Stockley Park was originally within the Manor of Dawley. The canal was built through the area at the end of the 1700's and by 1845 brick-manufacture became important on both sides of the canal, which offered the necessary facilities for cheap bulk transport. During this period the name of the area changed to Stockley in reference to the well known Cowley stocks, or bricks, produced here. The brickearth in the area was becoming worked out at the beginning of the 20th century and the Stockley brickworks began to decline, with the brick-field eventually closing in 1935. By this time gravel extraction had begun from the area and did not cease until the 1970's. At the same time it started being used as a refuse landfill by Londoners, taking advantage of its location adjacent to the Grand Union Canal, who would load barges on the canal and come to tip industrial and private waste from West London.

The Business Park was subsequently developed by relocating all of the landfill to the site of the new golf course to the north.

It was intended to complete Stockley Park in three phases.
Phase 1, is the central section of Stockley Park straddling the A408 and was completed from 1985 – 1998.
Phase 2 is the eastern end of Stockley Park and was completed from 1998 – 1999, for which 1 The Square is a part.
Phase 3 is the western end of Stockley Park and full planning approval has been granted in the form of the Prologis scheme.

2.02 STOCKLEY PARK HISTORY

Buildings contained in Hillingdon's Local List for Buildings of Architectural or Historic Importance

"Driving around Stockley Park is like surfing through a virtual-reality curtain walling catalogue. Pavilions graced in the best skins, designed by the best architects. Some glisten, like Foster's; others, like the early Arup buildings, fuse into the maturing landscape."

Building Study, Stephen Greenberg, the Architects' Journal pp32-33

Buildings of architectural or historic importance

There are no listed buildings within Stockley Park, however there are three buildings or groups of buildings within Stockley Park that are contained on Hillingdon's Local List for Buildings of Architectural or Historic importance:

1. The Arena (No.100)

The Arena was designed by Arup Associates and completed in 1988.

It is a mixed-use development and forms the "social heart" of the business park. It is located in a prominent position near the entrance between park and business area. It contains a range of amenities including restaurant, bar, retail and gym at Ground Floor, and conference centre and serviced offices at First Floor. A landscaped terrace overlooks the lake.

It is a long, low building with a distinctive roof line. A glass polygonal conservatory fronts two wings faced in course buff reconstituted stone. The two wings span at right angles to each other, forming a circular piazza in the space behind.

2. Roundwood Avenue (No.098)

These four buildings are part of the eight Phase 1 buildings designed by Arup Associates and completed by 1987.

A set of light, pavilion type buildings forming a townscape. The buildings are similar in style and arranged within a landscaped setting. They are significant as a group.

They are viewed as mould-breakers in the field of workplace design. The layout encouraged the centralisation of research and design for hi-tech companies within a single building.

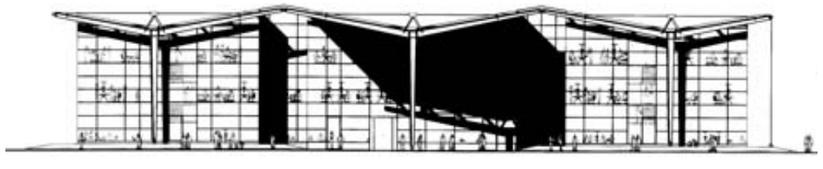
The façades are clad with grey and white panelling between bands of clear glazing. Shallow hipped roofs with eaves level canopies providing solar shading.

2.02 STOCKLEY PARK HISTORY

Buildings contained in Hillingdon's Local List for Buildings of Architectural or Historic Importance

View from Furzeground Way of north and east façades

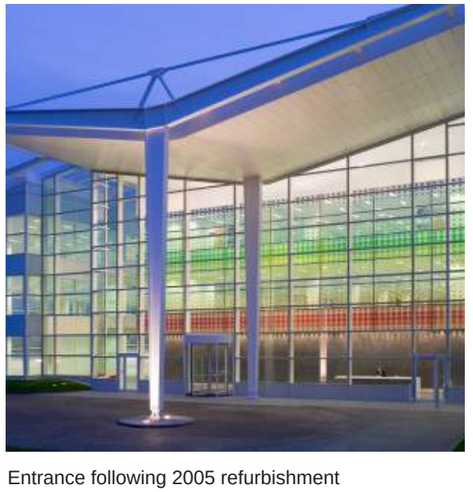
South façade



Front elevation

Cladding and solar shade detail

Original 1989 entrance



Entrance following 2005 refurbishment

3. 5 Longwalk Avenue (No.099)

5 Longwalk Road is an award-winning office building by Fosters + Partners, designed and built 1987 - 1989.

It consists of three staggered blocks with a main entrance in the central bay. This is defined by full-height glazing and a projecting canopy at eaves level. Two triple-height atria run the length of the building at the junction between bays, providing the primary circulation and dividing the office floors. V-shaped steel butterfly frames at the front and rear of the building support the roof structure and project 3m to support louvered steel sunscreens. Further sunscreening is provided in the form of etched fritting on the east and west glass façades. This fritting decreases in density from floor level providing clear views at seated eye-level. Plant and services are stacked at the rear of the building and screened by metal lourvers along the south facade.

Schroders and Exempler acquired the building as a joint venture in 2005. Following a £9m refurbishment the building was relaunched in 2006. Works consisted of new lifts and toilets, new primary plant, an improved floorplate configuration, newly refurbished office floors, a new reception and the introduction of colour at the entrance.

2.02 STOCKLEY PARK HISTORY

Other Phase 1 Buildings

Phase 1 buildings, which include 1 Longwalk, were built as “campus” style pavilions. Arup had developed a typical plan for the buildings which the various architects interpreted in different ways creating a variety of shaped buildings linked by a common style. The typical plan is a central atrium with two 18m-deep floors either side linked by a central service core. The original aesthetic parameters included pitched roofs, white cladding and sunscreening.

These buildings largely have a horizontal emphasis with continuous white spandrel panels between bands of clear glazing. The materials and curtain wall systems used vary from building to building. Spandrel materials include limestone, coated glass and metal cladding panels. Most facades have capped post and beam curtain walls and a few use point loaded structural glazing systems.

1-3 Ironbridge Road
Skidmore, Owings & Merrill
1989

4 Longwalk Road

2 Longwalk Road

3 Longwalk Road

2 Roundwood Avenue

4 Furzeground Way

2 Furzeground Way
John McAslan + Partners
Late 1980s

6 Roundwood Avenue

3 Furzeground Way
Ian Ritchie Architects
1991

2.02 STOCKLEY PARK HISTORY

Phase 2 Buildings

Phase 2 began with the construction of No. 1 The Square which adheres to the aesthetic parameters and typical plan of Phase 1 buildings. It has a splayed plan with two office wings angled off a central atrium. Silicone bonded glass block panels divide the bands of windows.

The economic recession of the early 1990s interrupted development and the original Phase 2 buildings proposed, including those by Richard Rogers and Peter Foggo, were not built. Construction began again in the mid 1990s with five buildings designed by Arup Associates completing The Square.

By this time, use restrictions had been lifted and aesthetic parameters reduced allowing buildings 2 - 8 to develop in a different style. As with Phase 1, there is an overall aesthetic and typical plan with each building taking a different form. Each features a double wall with full height atrium space around a central core and office floors. The outer layer is a single glazed rain screen in a steel frame with automatic opening vents. The internal facade is timber clad with external-quality louver blinds in front of sash windows.

No. 2 The Square
Arup Associates
1998

No. 3 The Square
Arup Associates
1996

No. 4 The Square
Arup Associates
1999

No. 5 The Square
Arup Associates
2000

No. 8 The Square
Arup Associates
2000

2.03 RECENTLY REFURBISHED BUILDINGS IN STOCKLEY PARK

There have been two significant recent refurbishments of buildings within Stockley Park: The Bower, Roundwood Avenue (designed by ESA Architecture) and 4 Longwalk (designed by us). Both buildings provided additional B1 office floor area, as well as completely new cladding and a new identity to each building.

Planning Approvals have also been granted for the following buildings:
a roof extension to 1 Furzeground Way.

- 1 Furzeground Way - One storey roof extension. Planning Approval 37502/APP/2016/953
- 1 The Square - One storey extension, extension to reception, new cladding throughout and new decked parking structure. Planning Approval 37506/APP/2017/4534

6 Roundwood Avenue
ESA Architecture
Completed
Planning Submission 37403/APP/2018/4475 granted March 2019

4 Longwalk Road
Barr Gazetas
Completed 2017
Planning Approval 61233/APP/2014/1145

The Bower, 4 Roundwood Avenue
ESA Architecture
Completed 2016
Planning Approval 37205/APP/2014/3056 granted February 2015

2.04 EXISTING BUILDING PHOTOGRAPHS

EXTERNAL

Main entrance

Main access & car parking

View from Longwalk

Rear Courtyard

Rear Courtyard

Facade Detail

Stair Enclosure

2.04 EXISTING BUILDING PHOTOGRAPHS

OCCUPIER FACILITIES & LANDSCAPE

Occupier Facilities - Exterior

Occupier Facilities - Interior

Occupier Facilities - Interior

Occupier Facilities - Interior

Cycle Storage

Landscape

Landscape

2.04 EXISTING BUILDING PHOTOGRAPHS

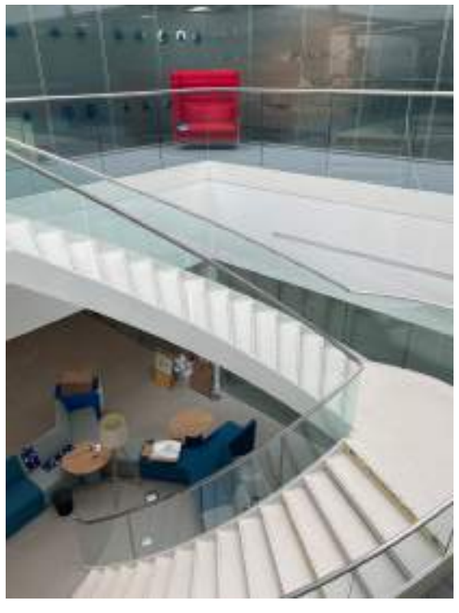
INTERNAL

Reception Entrance

Reception Lifts

Reception Seating Area

Feature Stair



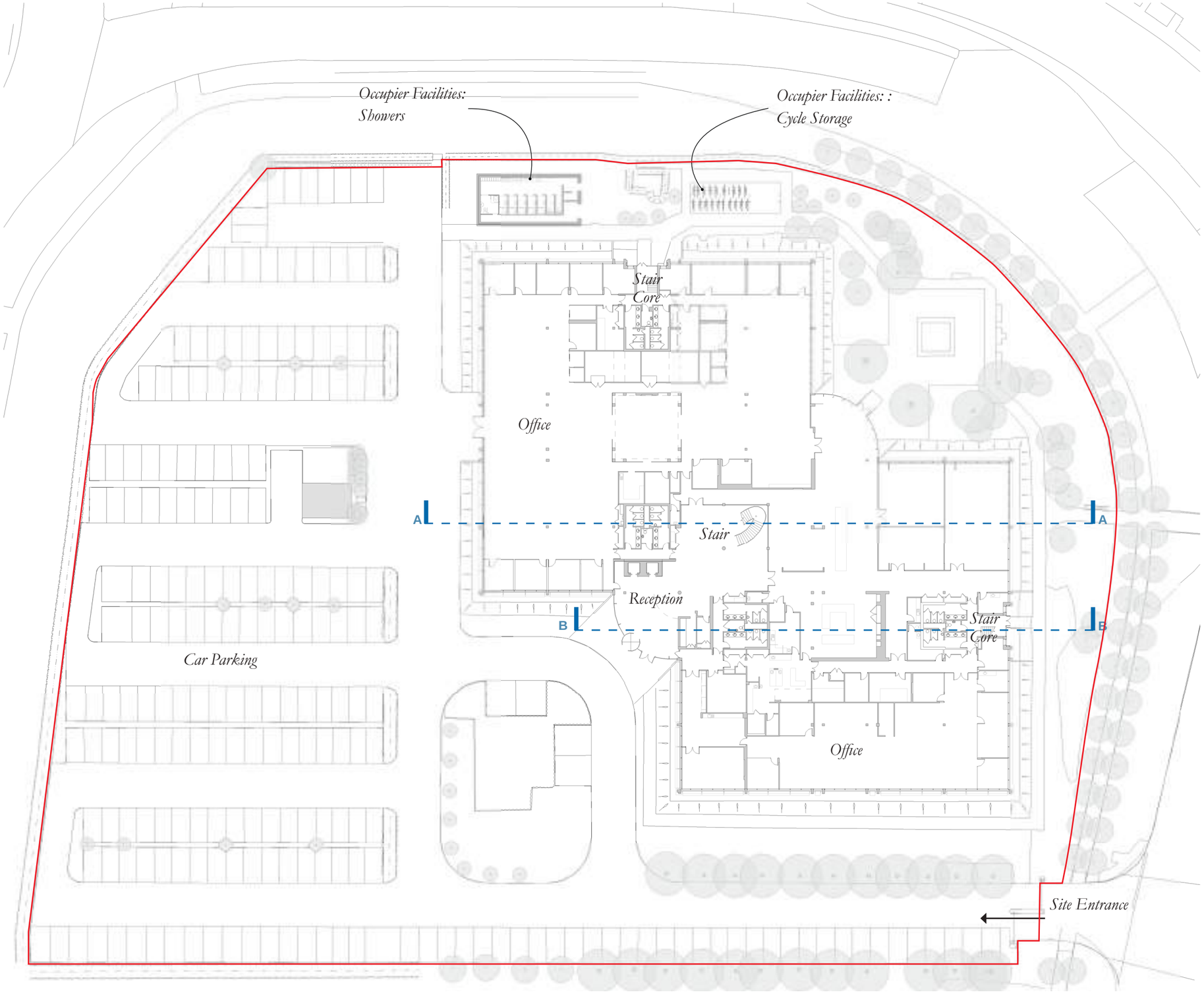
Feature Stair

Breakout

Breakout

2.05 EXISTING PLANS

GROUND FLOOR PLAN



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Site Boundary

Existing Ground Floor Plan

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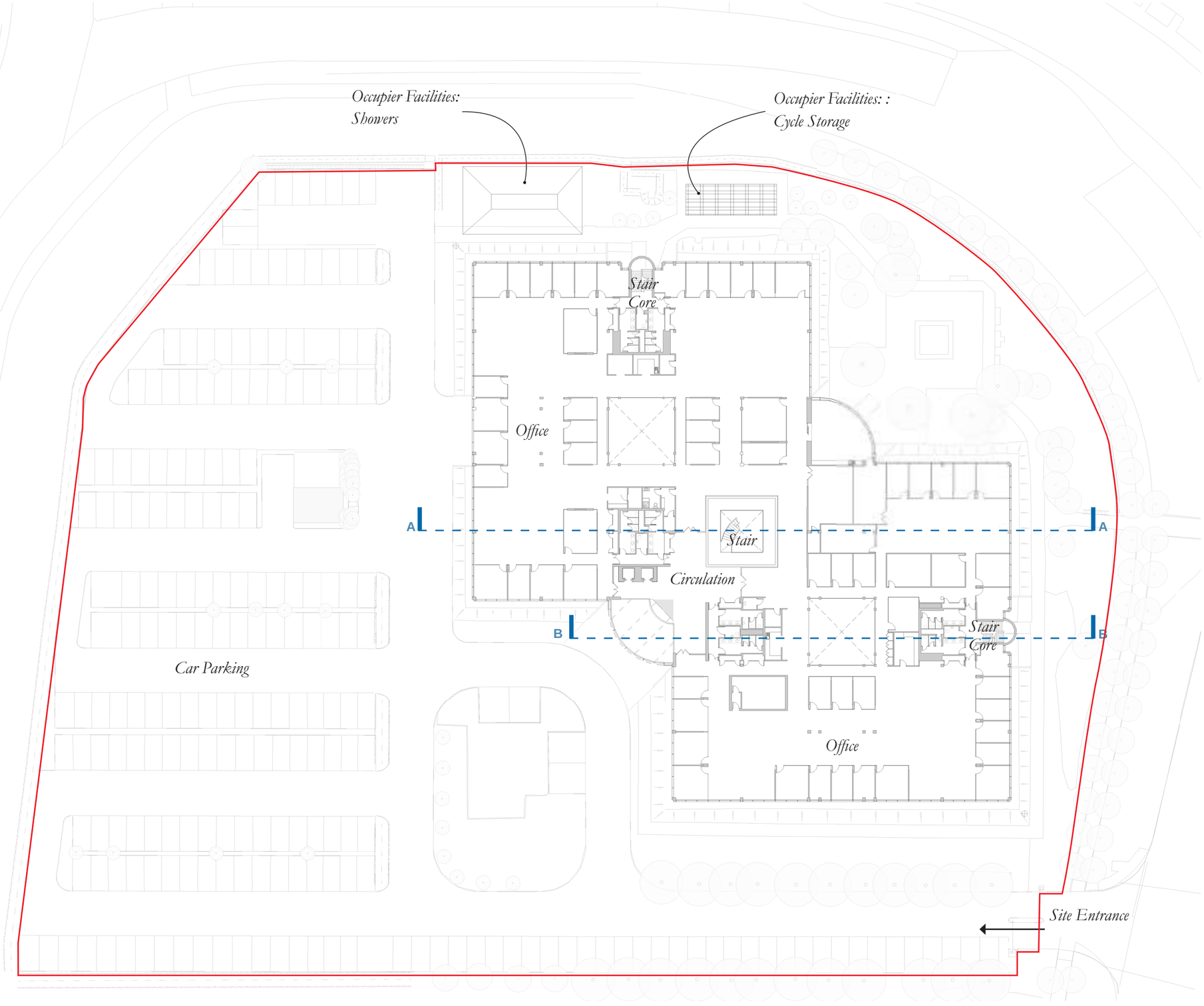
2.05 EXISTING PLANS

FIRST FLOOR PLAN



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Site Boundary

Existing First Floor Plan

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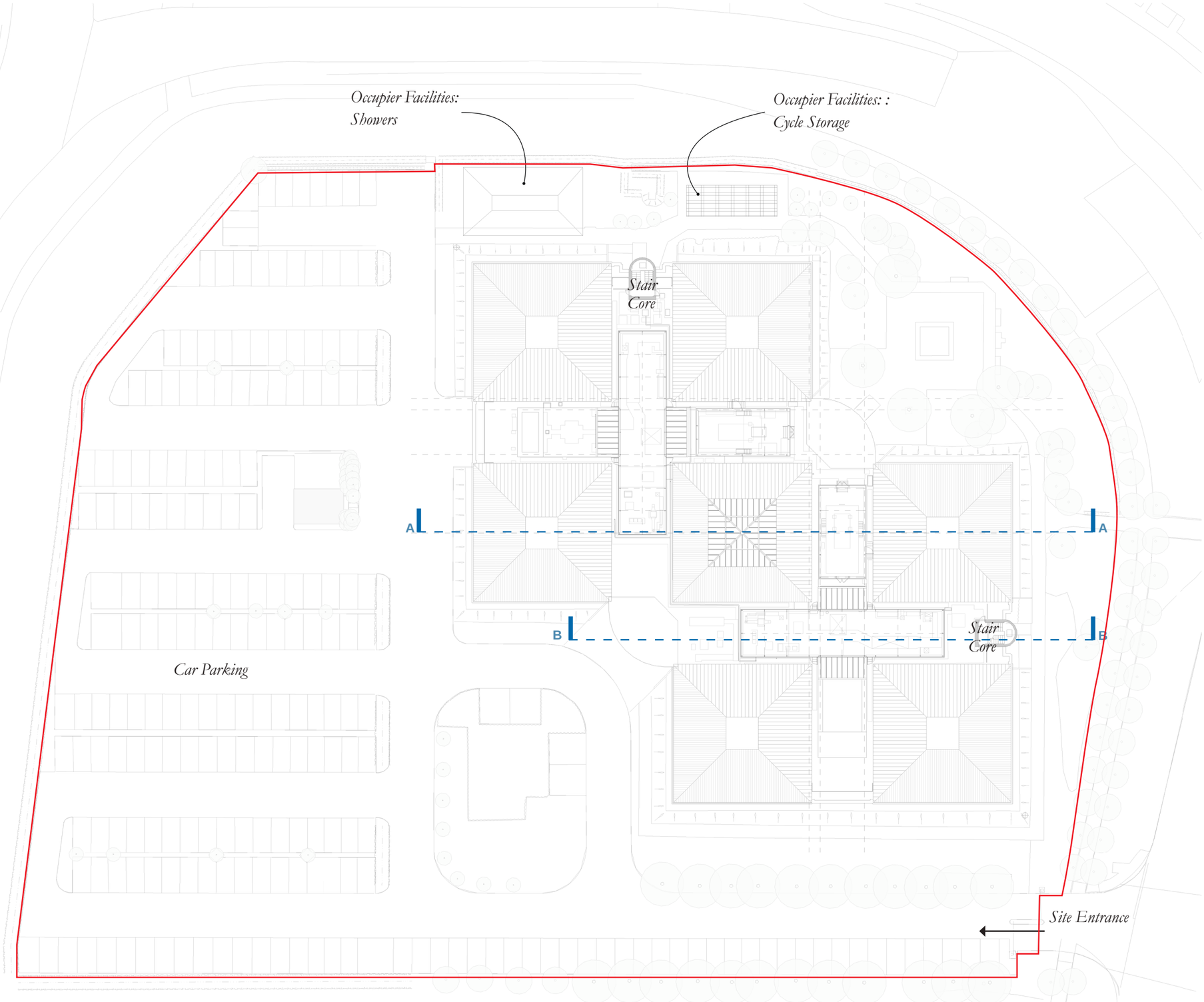
2.05 EXISTING PLANS

ROOF PLAN



Existing Roof Plan

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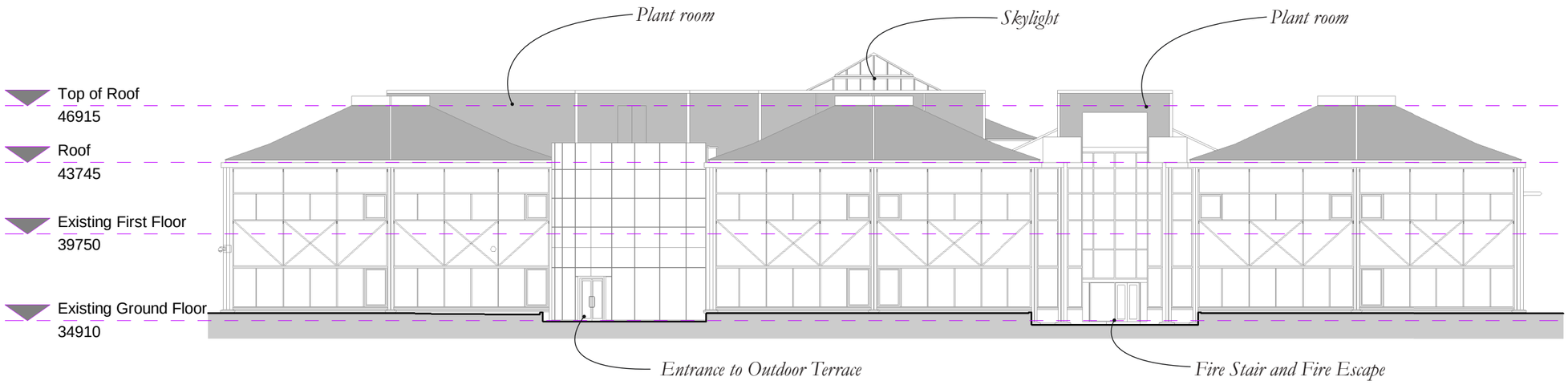
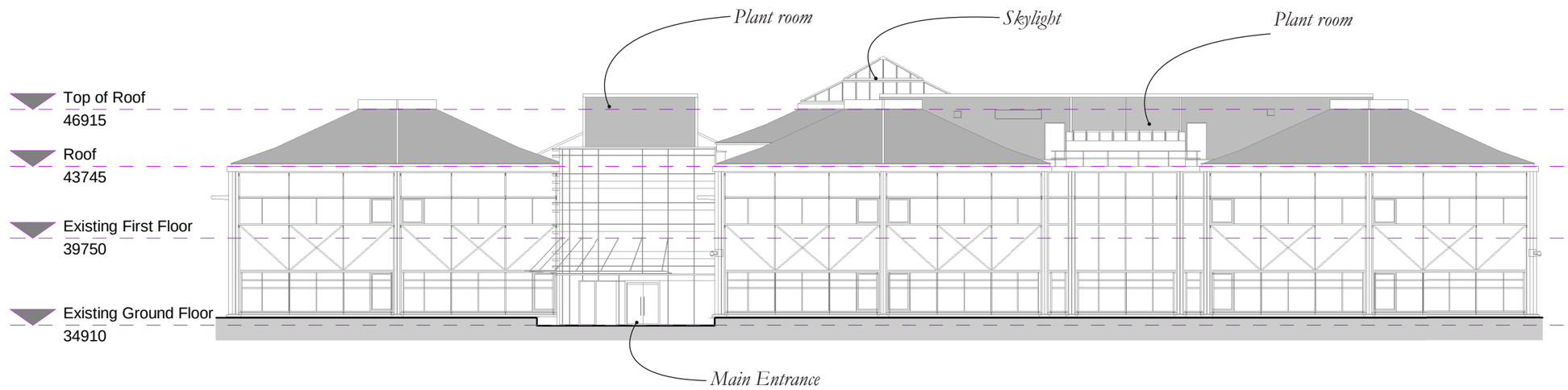
2.06 EXISTING ELEVATIONS

NORTH & SOUTH ELEVATIONS



Existing North Elevation



Existing South Elevation

0m 5 10 15

1:250

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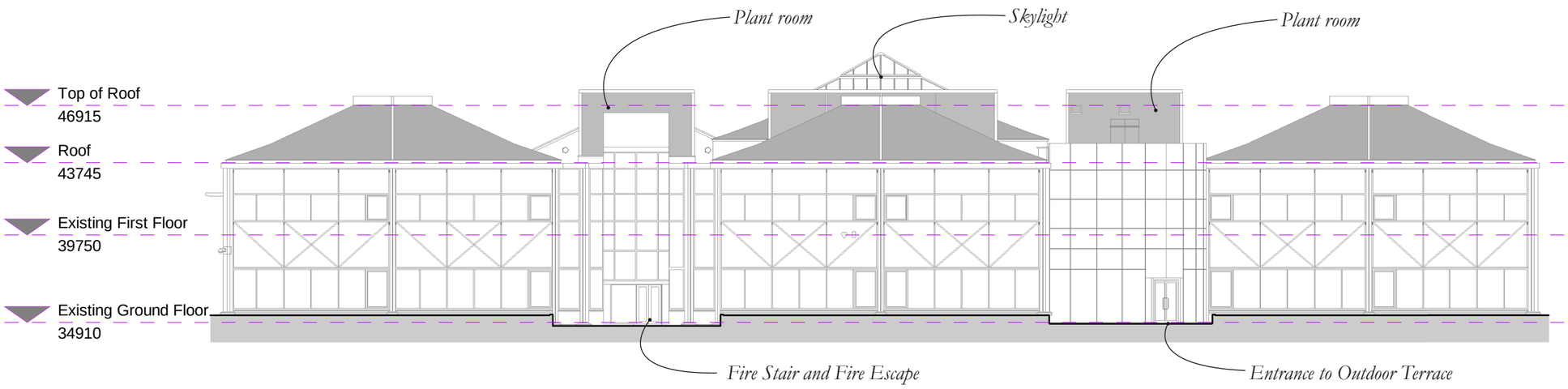
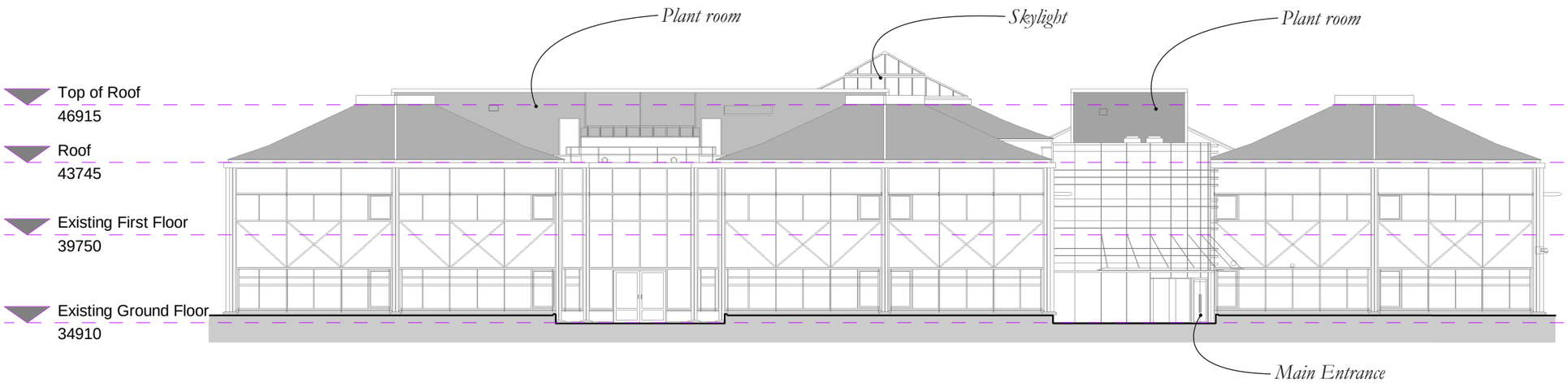
2.06 EXISTING ELEVATIONS

EAST & WEST ELEVATIONS



Existing East Elevation

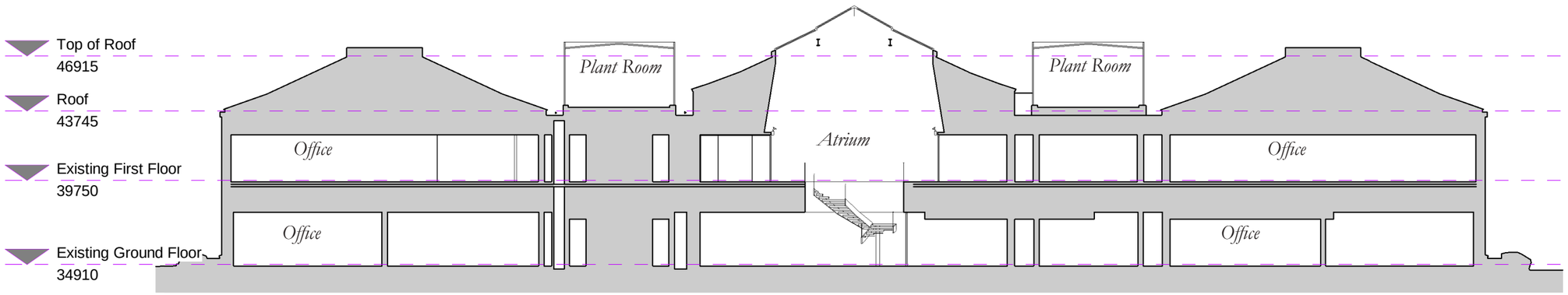


Existing West Elevation

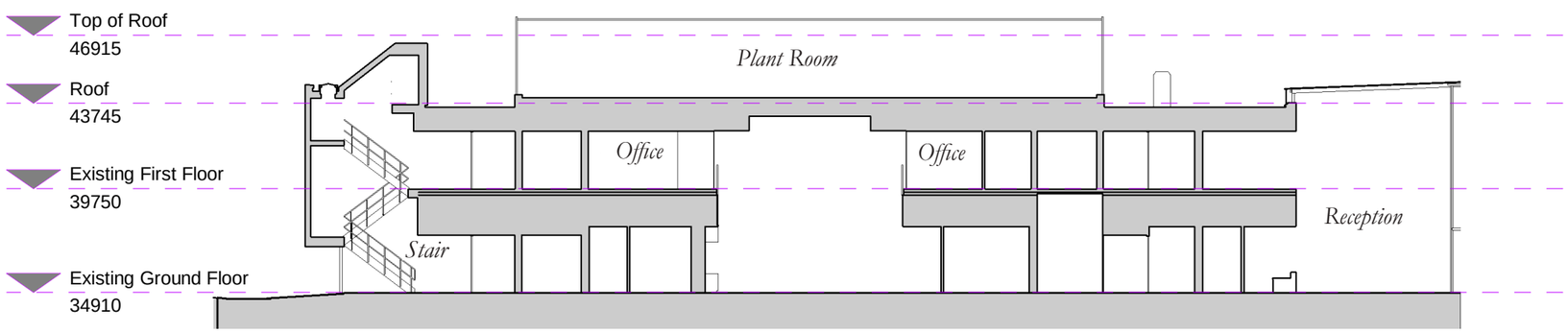
0m 5 10 15
1:250

2.07 EXISTING SECTIONS

EAST & NORTH ELEVATIONS



Existing Section A-A



Existing Section B-B

0m 5 10 15
1:250

03 / Analysis

3.01 SITE ANALYSIS

1 Longwalk

Key:

- Site boundary
- Sun path
- Building access
- Pedestrian access
- Road access
- Existing trees and landscape within project demise

3.02 EXISTING STOCKLEY PARK BUILDINGS

Phase 1 buildings were built 1985 - 1998, which were built as “campus” style pavilions and designed by a variety of architects using a typical plan developed by Arup Associates. The typical plan is a central atrium with two 18m-deep floors either side linked by a central service core. The original aesthetic parameters included pitched roofs, white cladding and sun-screening.

PHASE 1

Phase 1 Building

- Horizontal emphasis
- White curtain walling cladding panels

Phase 2 buildings were built 1998 - 1999. 1 The Square was the last to be constructed in the Phase 1 style prior to the economic recession which interrupted the development of this Phase. The remaining buildings were designed by Arup Associates. Each Arup Associates building features a double wall with full height atrium space around a central core and office floors. The outer layer is a single glazed rain screen in a steel frame with automatic opening vents. The internal facade is timber clad with external-quality Louvre blinds in front of sash windows.

PHASE 2

Phase 2 Building

- Layering of facade
- Warmer cladding materials
- Grey curtain walling and detailing
- More glazing

3.02 EXISTING STOCKLEY PARK BUILDINGS

The below photographs show the relative positions of the existing buildings within Stockley Park. This shows No.1 The Square's position located adjacent to the Phase 2 buildings, separated from Phase 1 by significant green space and the lake. We have responded to this through the choice of materials and colour.


1 Longwalk Road


2 Roundwood Avenue


2 Longwalk Road


Roundwood Avenue


4 Roundwood Avenue


3 Longwalk Road


6 Roundwood Avenue


2 Furzeground Way


4 Furzeground Way


4 Longwalk Road

PHASE 1

GREEN SPACE


5 Longwalk Road


1 Furzeground Way


3 Furzeground Way

Site Boundary / 1 Longwalk Road


No. 2 The Square


No. 3 The Square

PHASE 2


No. 4 The Square


No. 6-9 The Square


No. 5 The Square

04 / Proposed Development

4.01 DESIGN PRINCIPLES

Architectural Expression

- Inspired by the use of timber and darker materials in Stockley Park Phase 2 buildings

Facade Materiality

- New facade with exposed metal frame and angled timber cladding and flat fibre cement material panels

- Additional layer of brise soleil prevents glare and reduces overheating

- The spandrel panel helps to improve EPC rating

Internal Street Experience

- Improved sense of arrival experience by introducing a new squared glazed entrance with CLT roof

- Connecting the main entrance with the outdoor terrace by an internal street with different zones: reception, atrium, quiet seating area and café

Landscaping

- Green island with seating areas in front emphasizes and introduces the main entrance

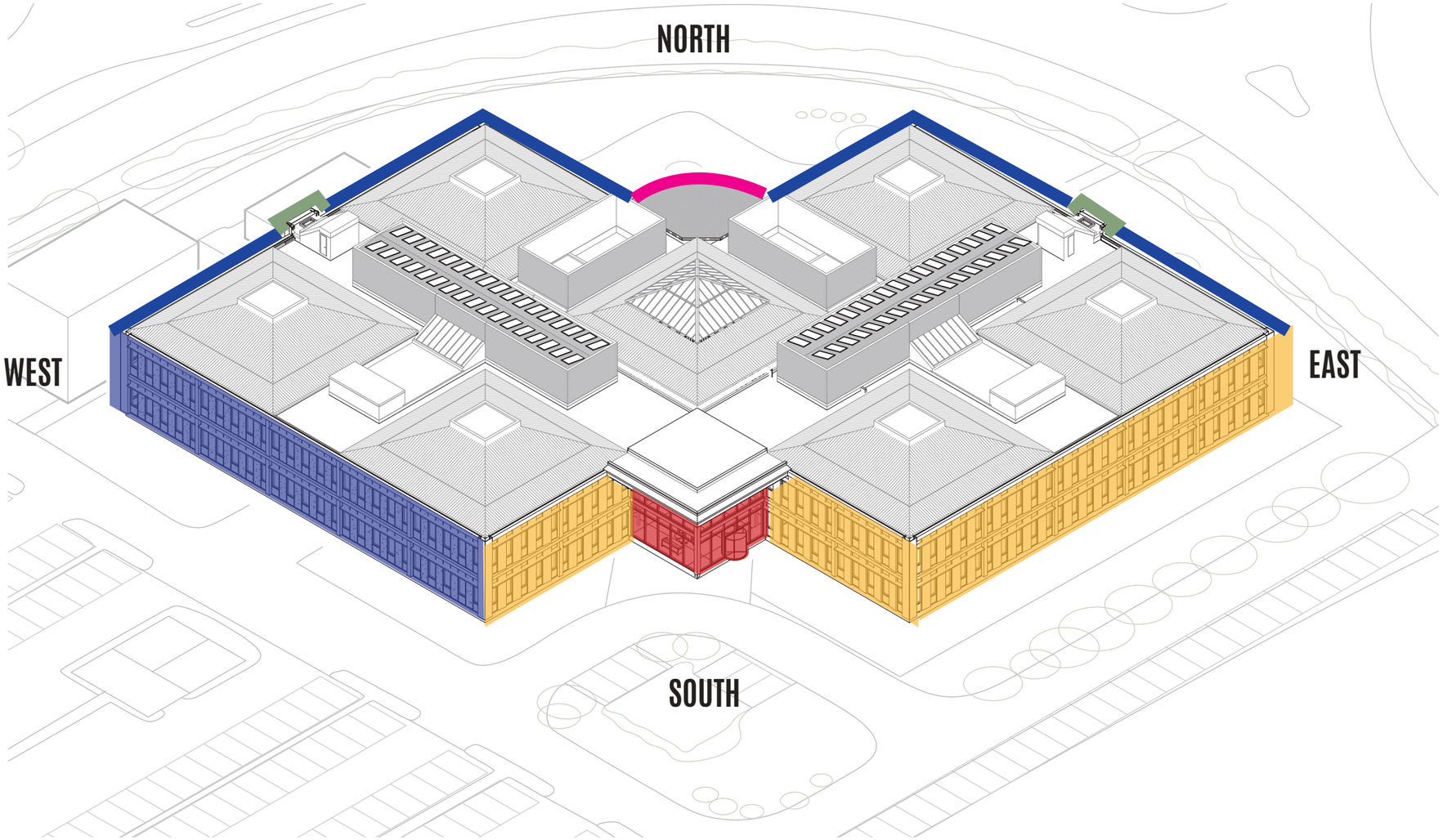
- New enhanced planting bays around the perimeter of the building

- Improved outdoor environment with multi-functional spaces and secluded private areas

- Proposed green roof on top of the new entrance increases biodiversity

4.02 FAÇADES PROPOSAL

OVERVIEW



Facade Type A - Capped curtain wall system with angled Accoya timber faced cladding panel with deep fascia profile

Facade Type B - Capped curtain wall system with Equitone fibre cement material faced flat spandrel panel and reduced fascia detail

Facade Type C - Existing rear curved glazed curtain walling retained and enhanced with timber frame detail for the door

Facade Type D - Existing curved glazed curtain walling demolished & replaced with new squared-off capped curtain walling system

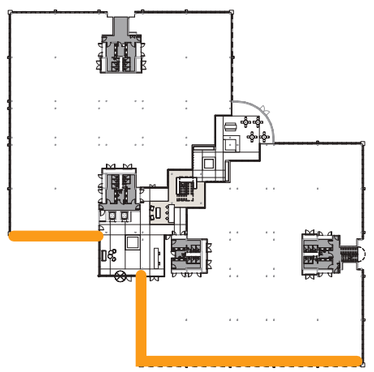
Facade Type E - Glazed curtain wall system with the solid timber frame wrapping the stair enclosure

4.02 FAÇADES PROPOSAL

OVERVIEW

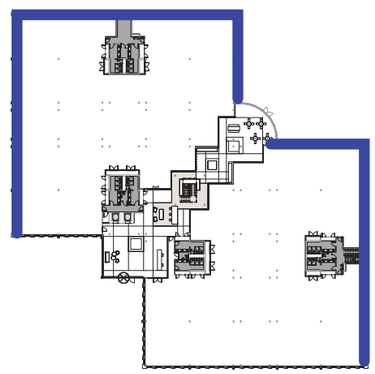
Facade Type A
Primary Facades

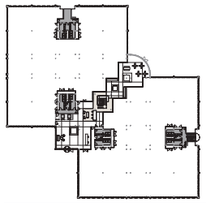
Capped curtain wall system with angled Accoya timber faced cladding panel with deep fascia profile



Facade Type B
Secondary Facades

Capped curtain wall system with Equitone fibre cement material faced flat spandrel panel and reduced fascia detail





4.03 VISUALS

MAIN ENTRANCE / FRONT FACADE

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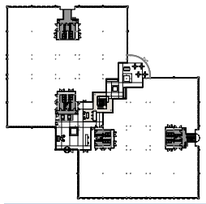
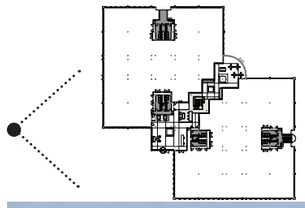


4.03 VISUALS

SITE MAIN ENTRANCE / FRONT AND SIDE FACADE

BARR GAZETAS



4.03 VISUALS

MAIN BUILDING ENTRANCE / SIDE FACADE

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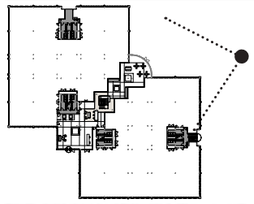
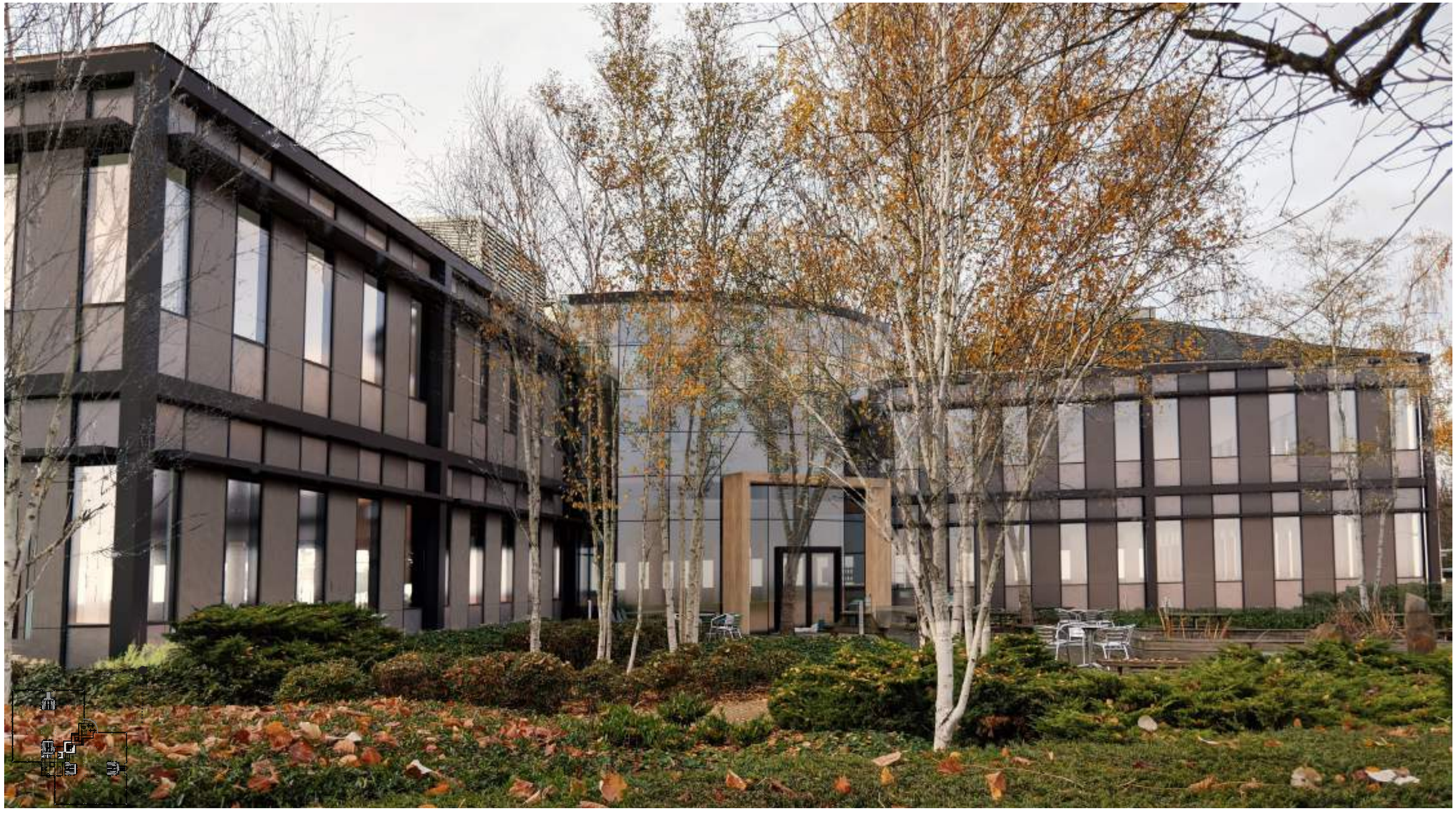


4.03 VISUALS

REAR - ENHANCEMENT



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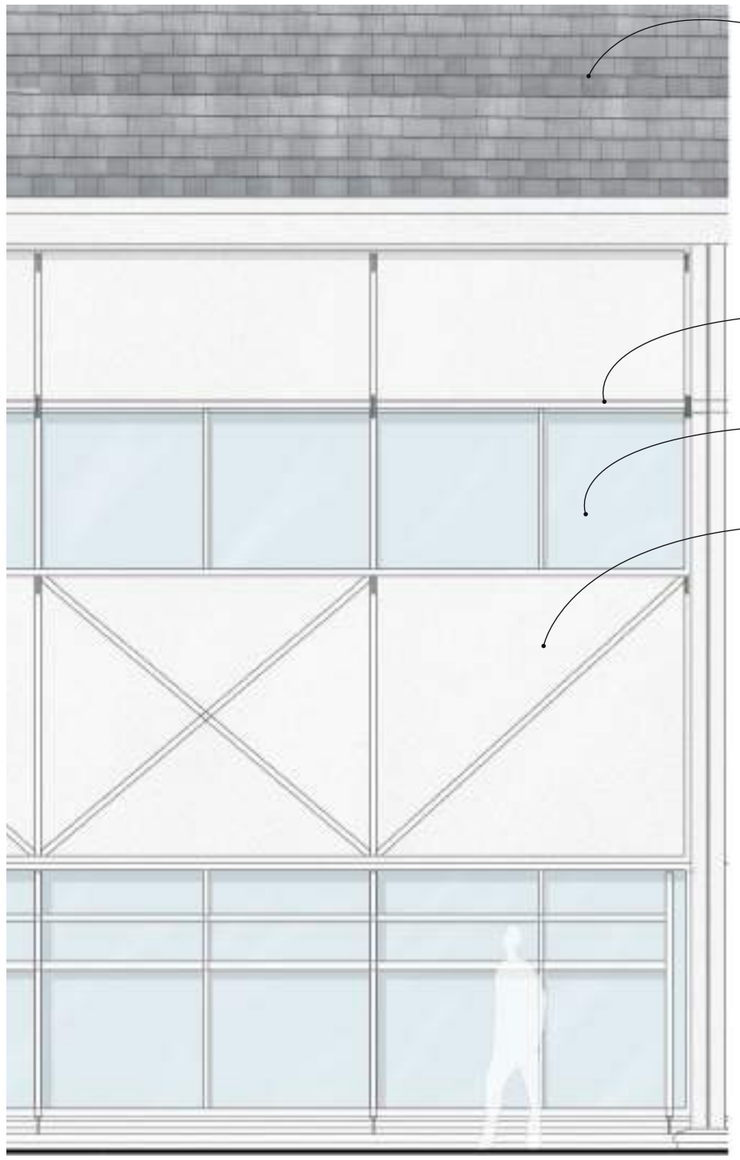
4.03 VISUALS

STAIR ENCLOSURE

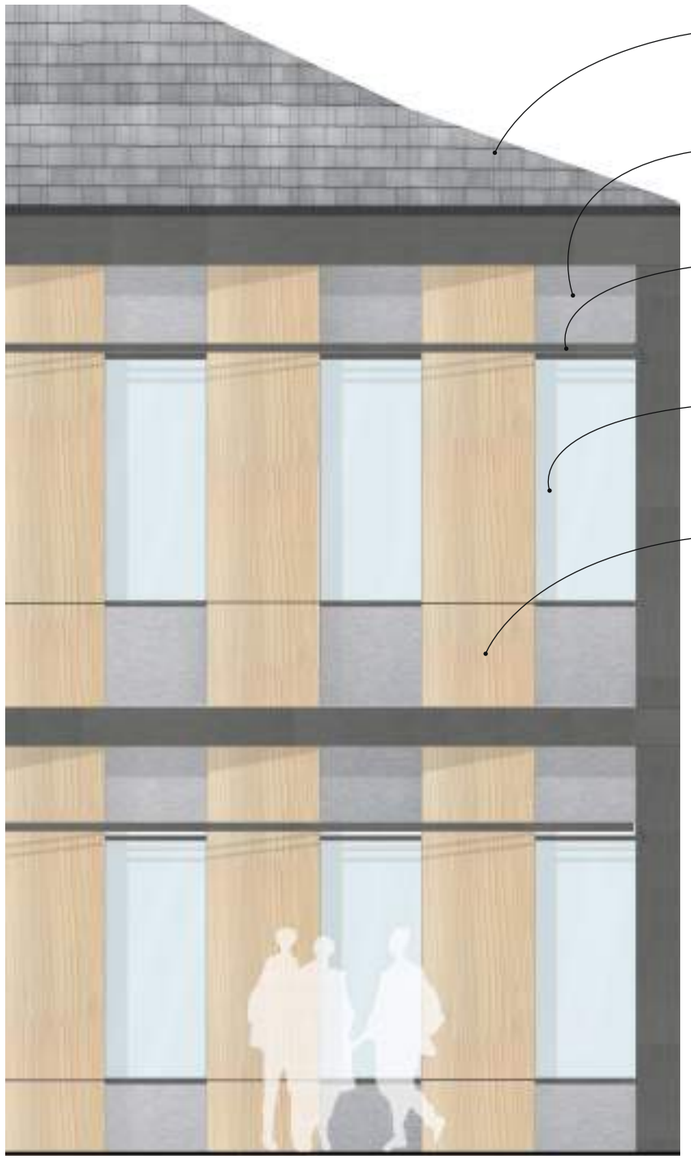
BARR GAZETAS

4.04 PROPOSED ELEVATIONS

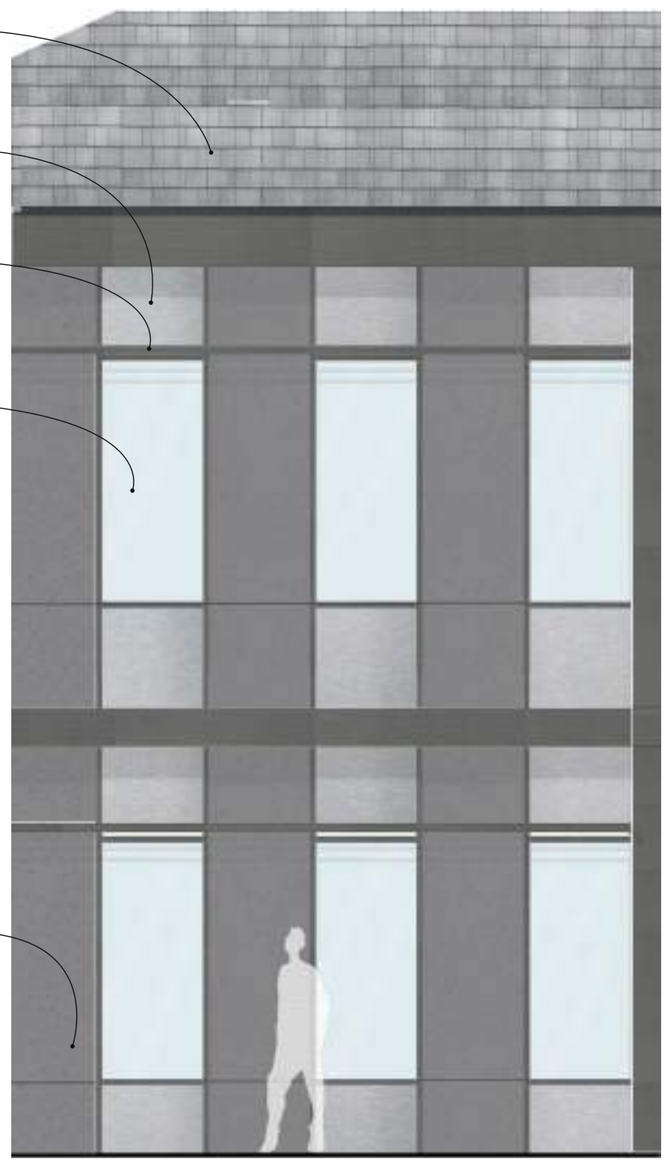
FACADE DETAILS



Existing Elevation Detail Facade - White Sprandel Panels
Scale 1:50



Proposed Elevation Detail Facade Type A - Angled Panels
Scale 1:50

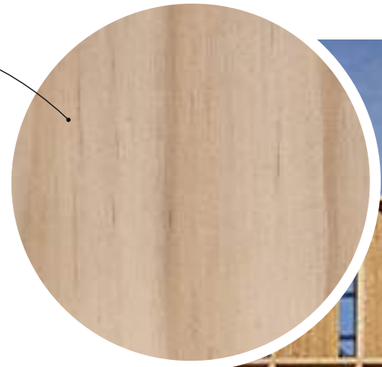


Proposed Elevation Detail Facade Type B - Flat Panels
Scale 1:50

4.05 MATERIAL PALETTE

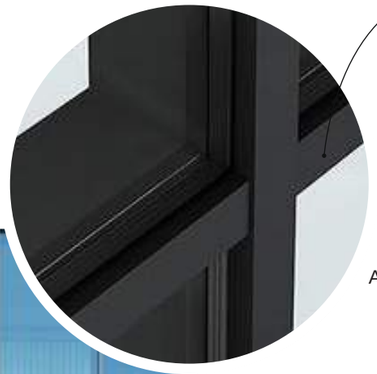
EXTERNAL MATERIALS

Use of Accoya timber for the primary facade

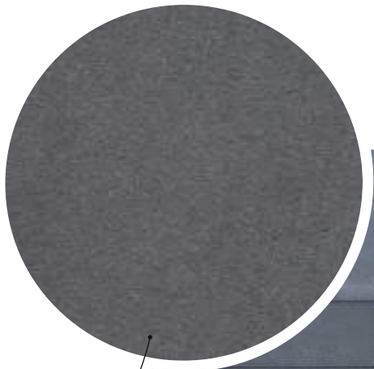


Glazed Curtain Wall System

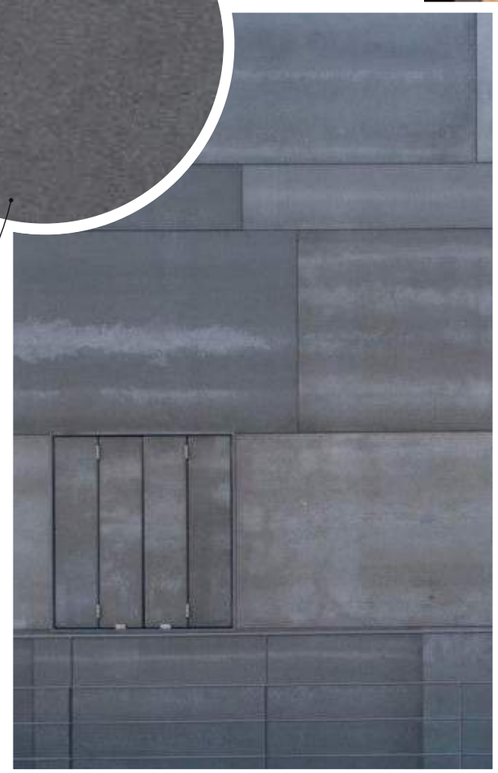
Metal mullions in black



Aluminium panel



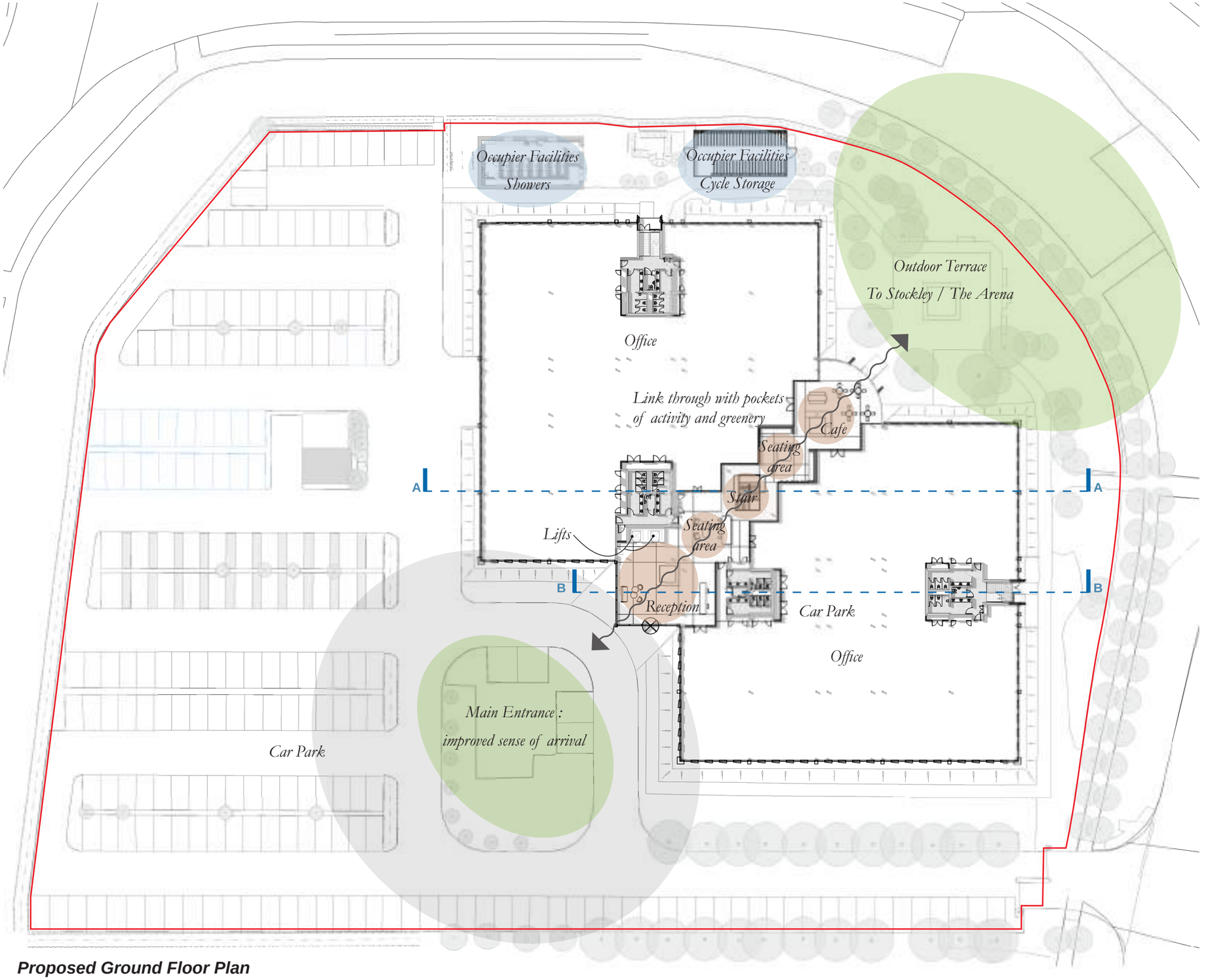
Use of Equitone fibre cement material for the secondary facade



Proposed landscaping to tight with ethos of the park

4.06 PROPOSED PLANS

GROUND FLOOR PLAN



Proposed Ground Floor Plan

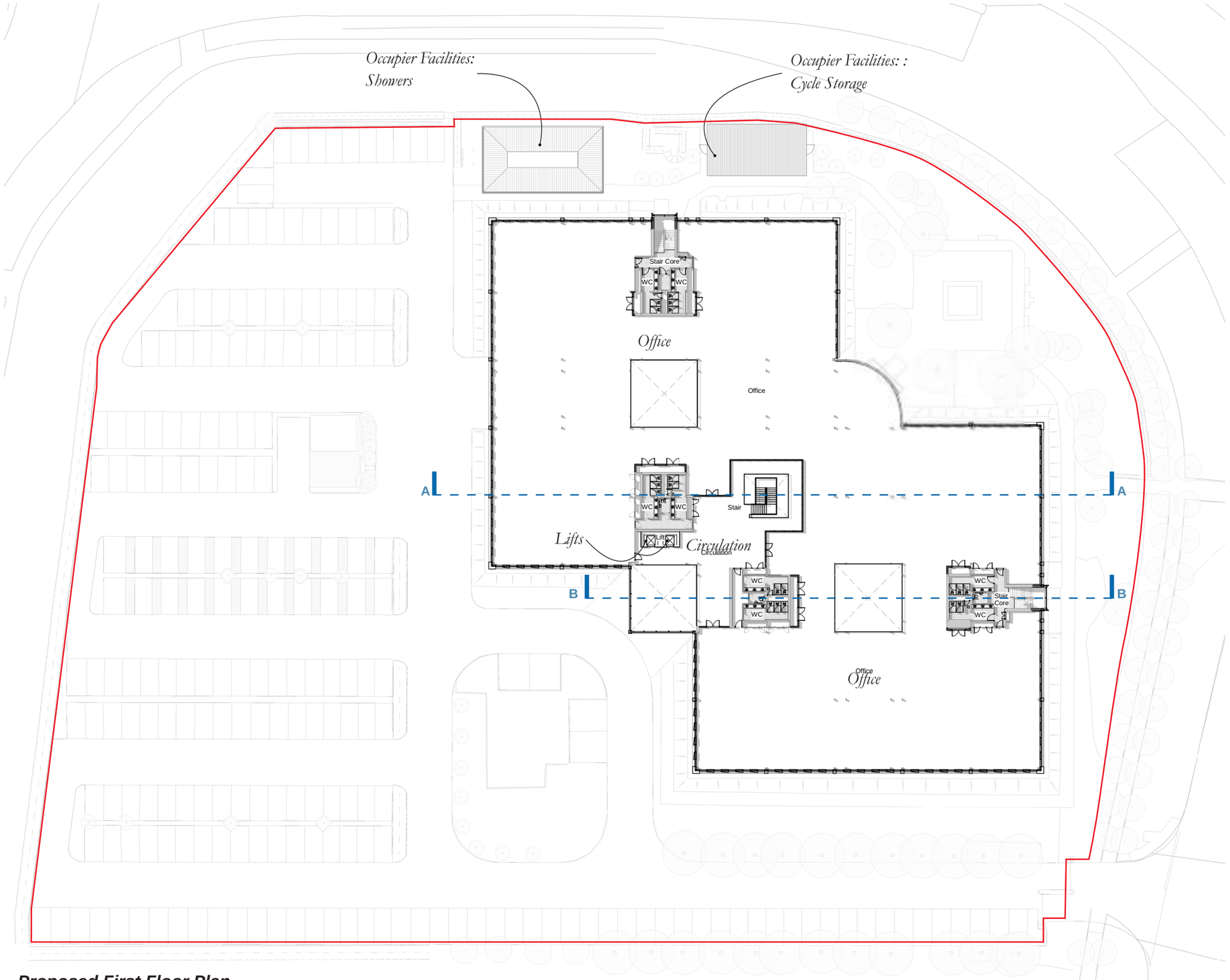
The proposal seeks to enhance the connection between the main entrance and outdoor terrace by introducing the internal street with different pockets of activity and greenery. There is a small extension of the main entrance.

Internal street area:

- Reception with the seating area
- General seating area
- Feature stair
- Quiet seating area
- Cafe

4.06 PROPOSED PLANS

FIRST FLOOR PLAN



0m 5 10 15 30m

1:500

Site Boundary

Proposed First Floor Plan

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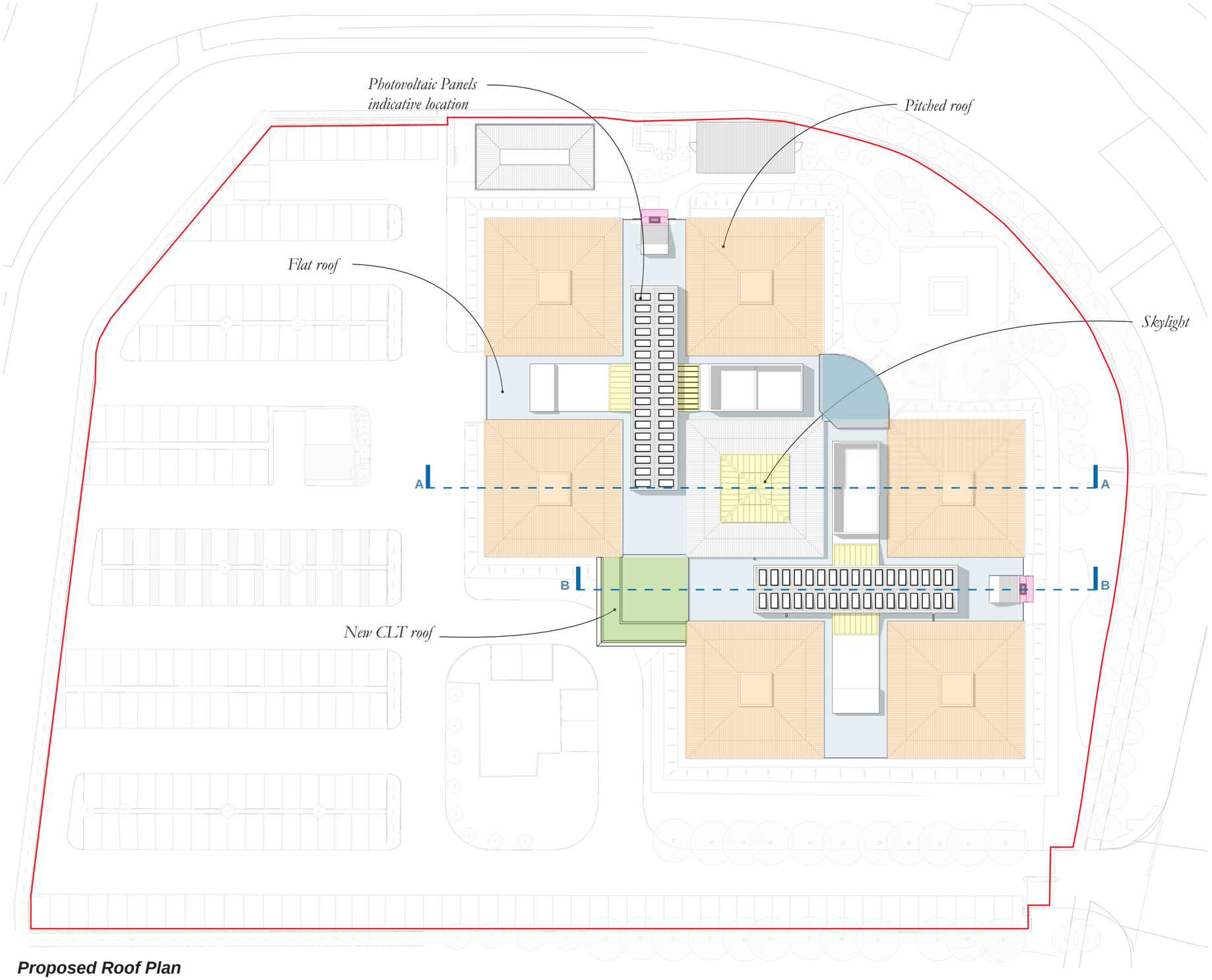
4.06 PROPOSED PLANS

ROOF PLAN



Proposed Roof Plan

The proposal seeks to enhance the existing condition of the roof with minimal extensions.

The following works are proposed at roof level:

- New green roof with the CLT structure above the main entrance
- The existing pitched roof to be retiled
- Skylight glass replacement
- New flat roof above the stair cores
- Existing glass roof replacement with the solid flat roof above the rear entrance
- New services to be replaced within the existing plant rooms

0m 5 10 15 30m

1:500

Site Boundary

Skylight glass replacement

Pitched roof refurbished

Flat roof waterproofing and new insulation

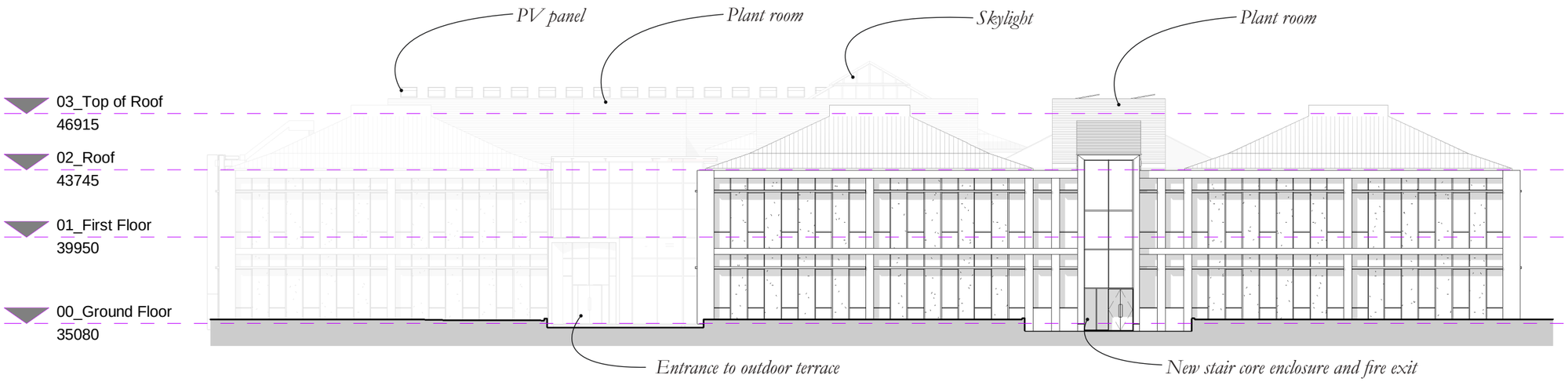
New green roof with CLT structurre

New roof above the stair core

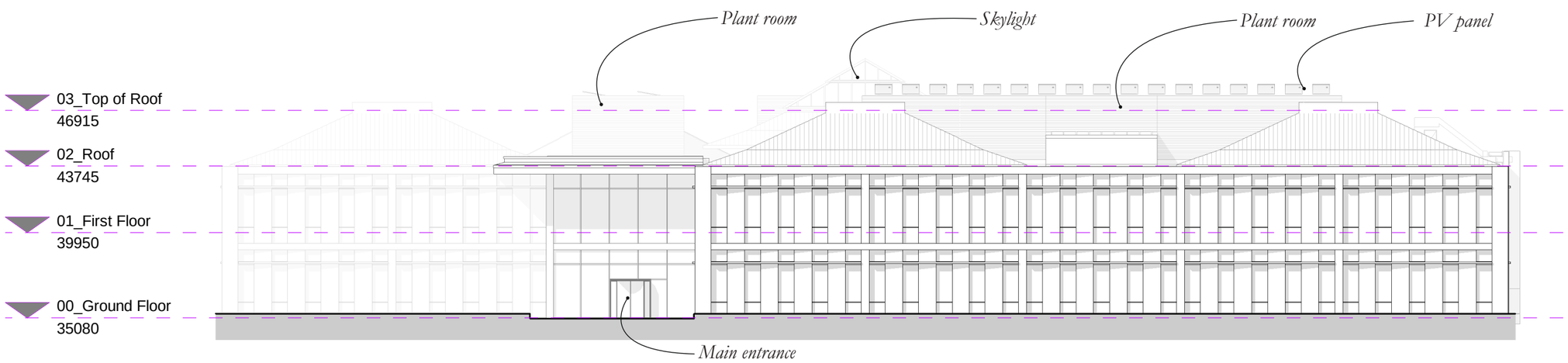
Existing glass roof replaced with new insulated solid single ply roof

4.07 PROPOSED ELEVATIONS

NORTH & SOUTH ELEVATIONS



Proposed North Elevation



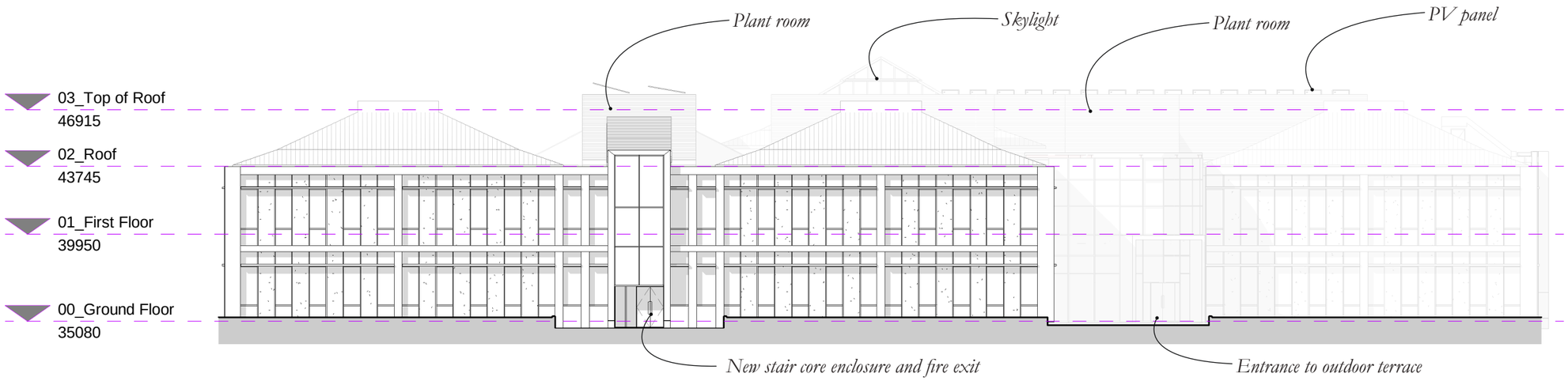
Proposed South Elevation

0m 5 10 15

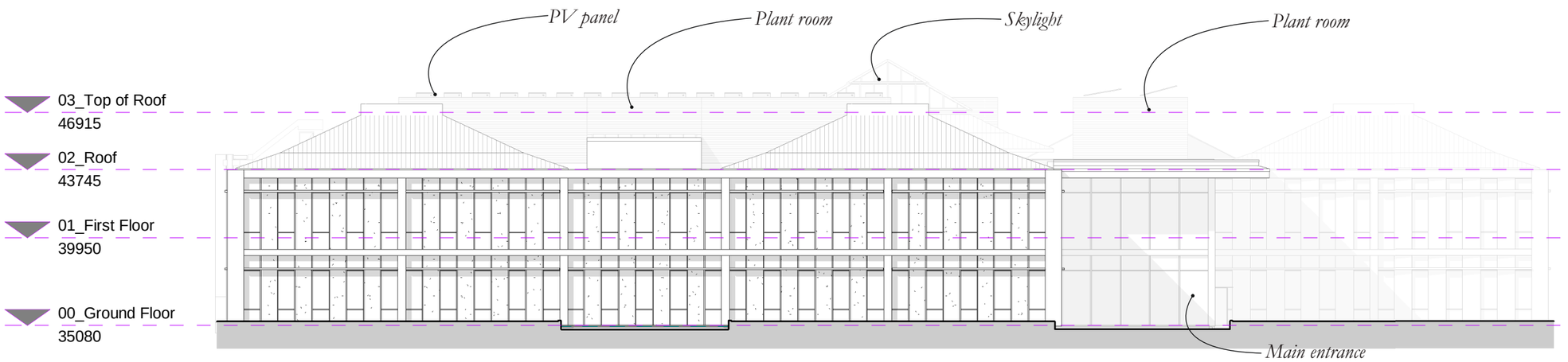
1:250

4.07 PROPOSED ELEVATIONS

EAST & WEST ELEVATIONS



Proposed East Elevation

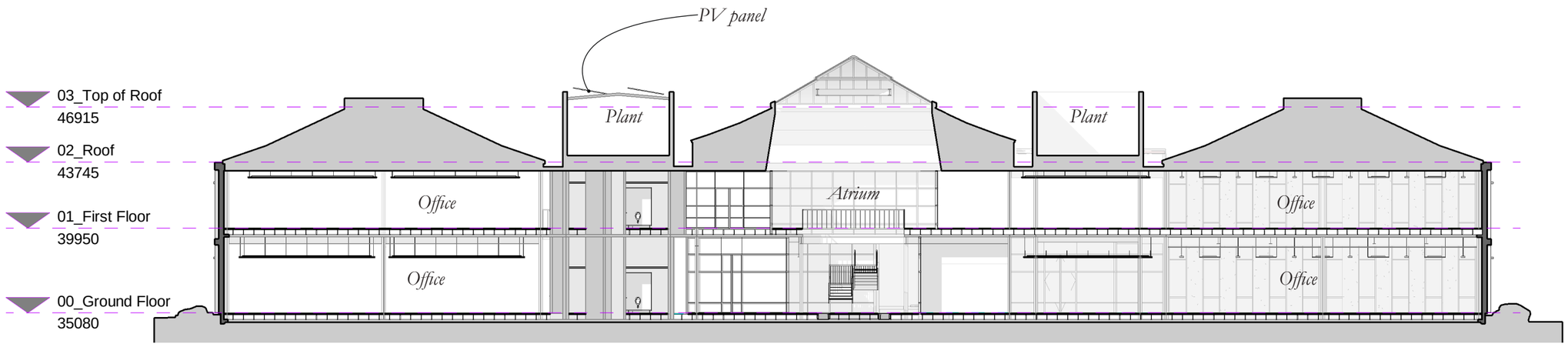


Proposed West Elevation

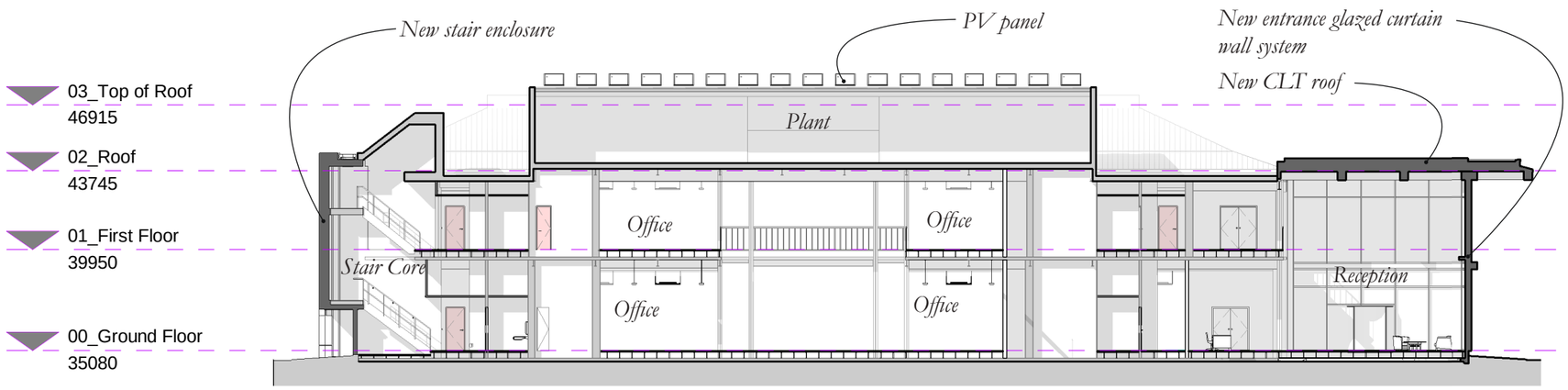
0m 5 10 15
1:250

4.08 PROPOSED SECTIONS

SECTIONS A-A & B-B



Proposed Section A-A



Proposed Section B-B

0m 5 10 15

1:250

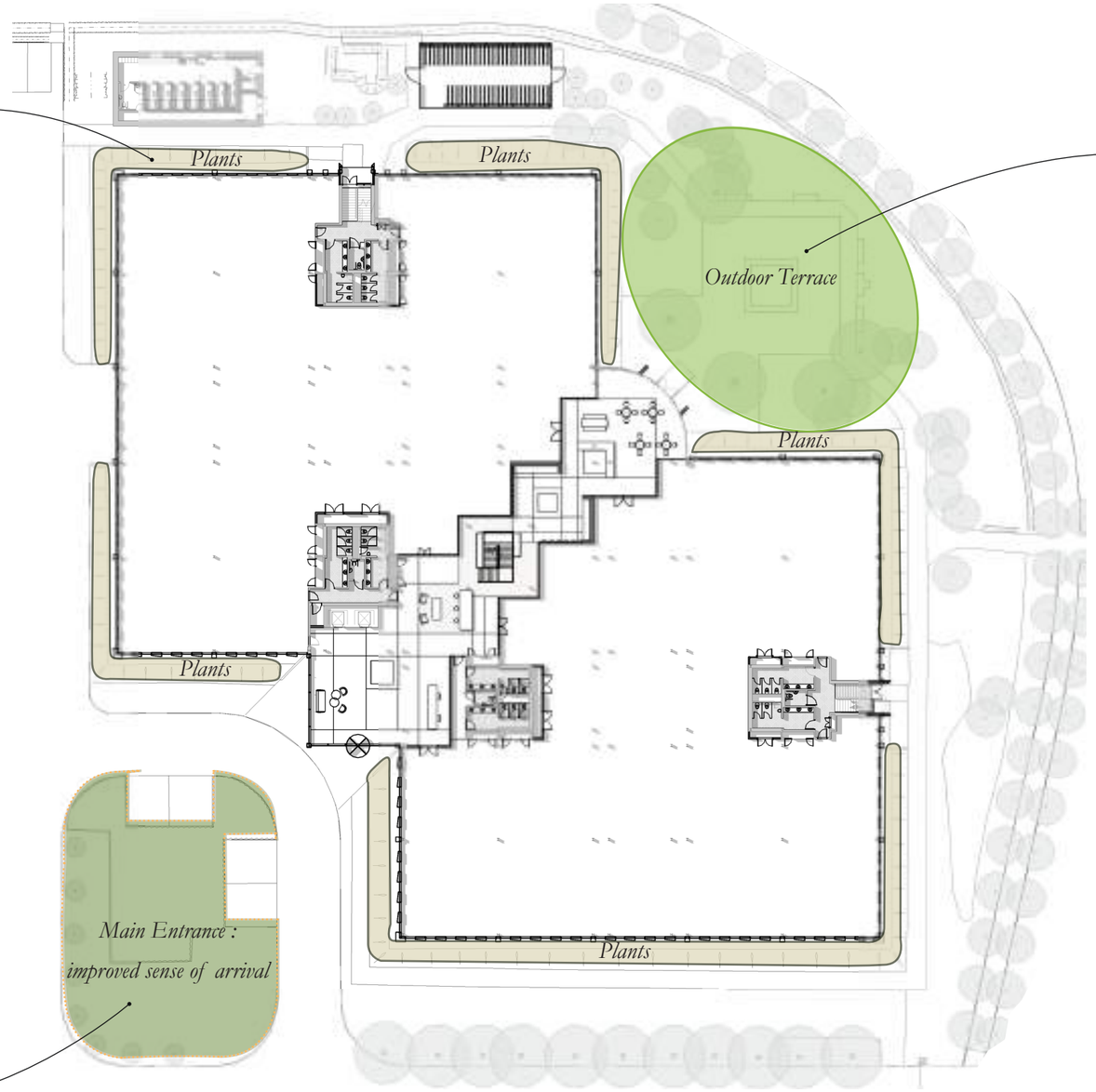
4.09 PROPOSED LANDSCAPING

CONCEPT STRATEGY

Existing perimeter planting

Example of proposed raised planting bays around the perimeter

Main entrance island enhanced with seating areas



Existing outdoor terrace

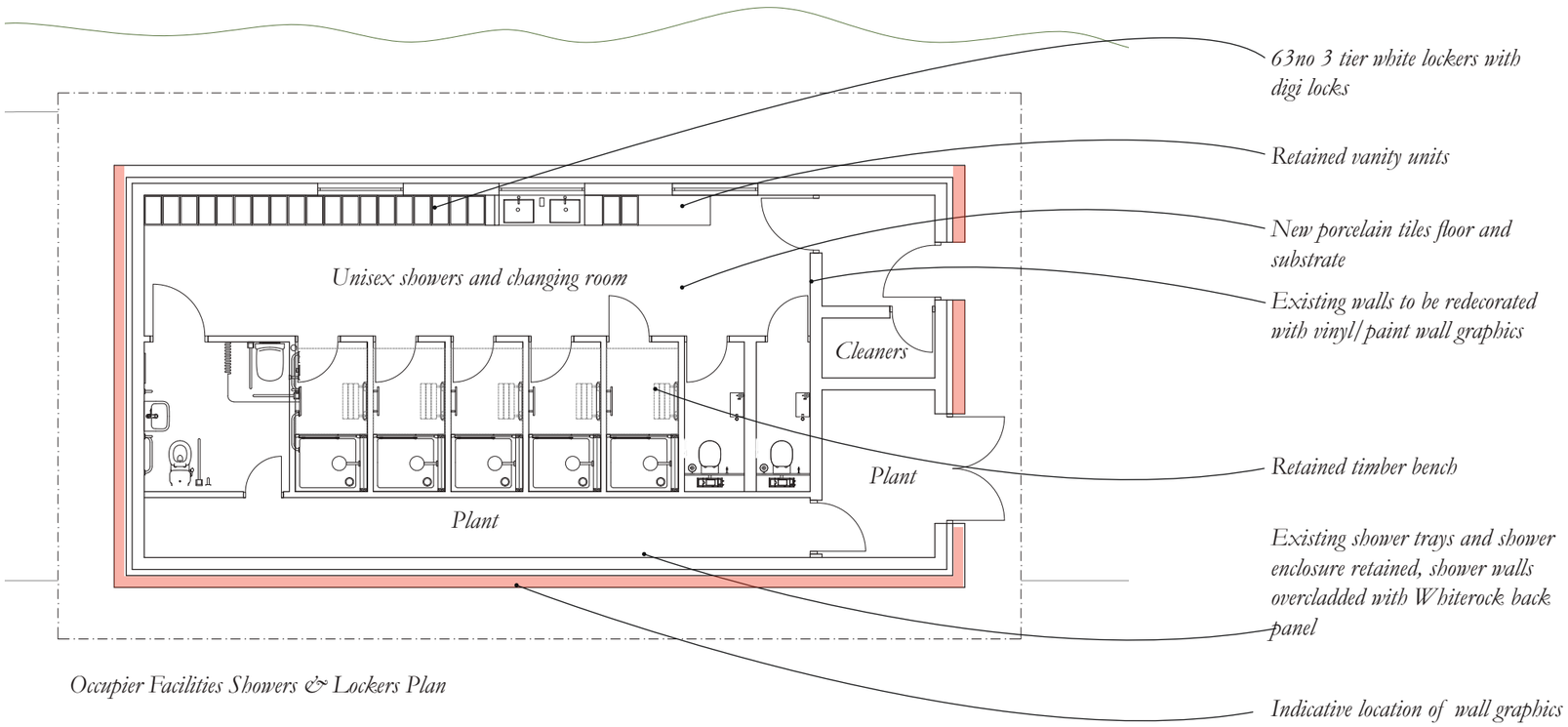
Example of secluded private areas

Example of multi-functional spaces

4.10 PROPOSED OCCUPIER FACILITIES

SHOWERS & WC

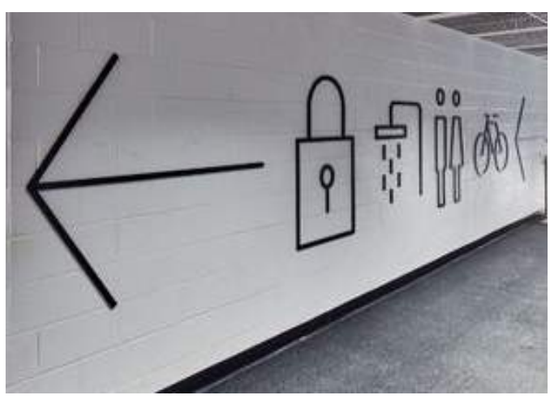
The existing showers and changing rooms layout are going to be retained as existing. The current 6no showers including the accessible shower achieve 1:10 and 63no lockers are provided as per BCO standards.



Occupier Facilities Showers & Lockers Plan

Indicative location of wall graphics

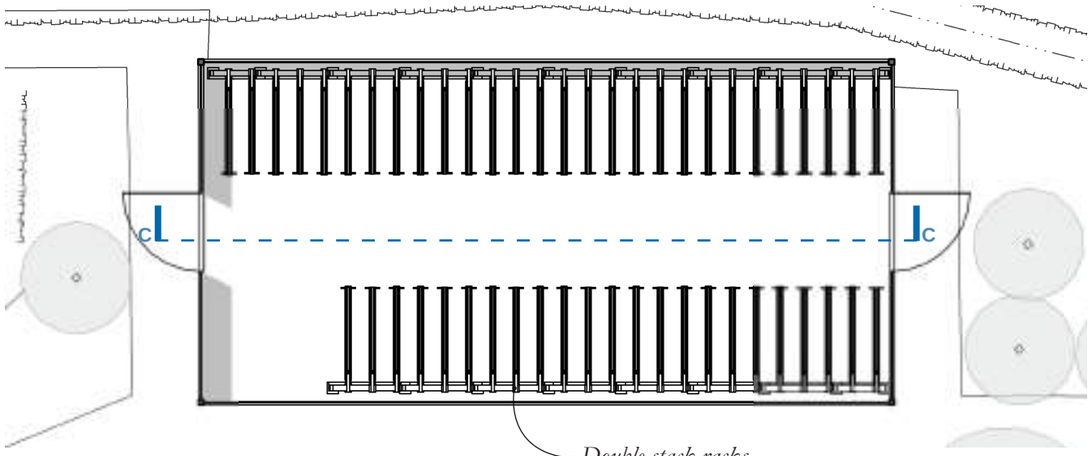
Photo of existing occupier facilities



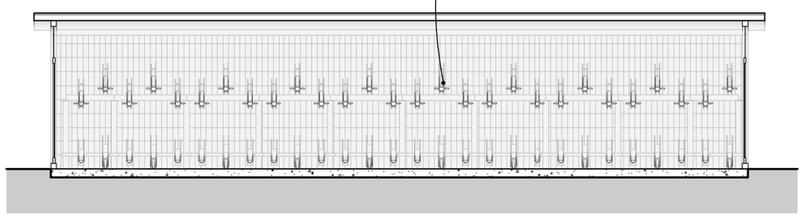
Example of wall graphics

4.11 PROPOSED OCCUPIER FACILITIES

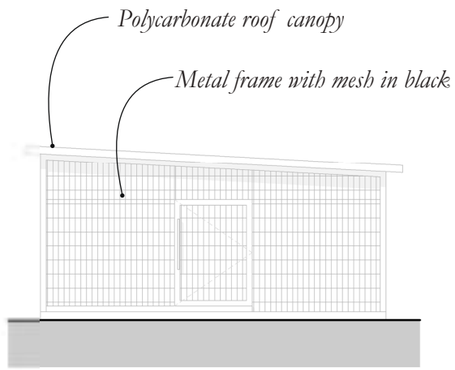
CYCLE STORAGE



Cycle Parking Plan



Cycle Parking Section C-C



Cycle Parking Elevation

The existing site has 40 cycle parking spaces with sufficient area around to expand this provision. Given the outer London location, long stay cycle parking standards are 1 space per 150sqm, which requires us to provide 81 long-stay spaces. We would need to provide to 81 spaces. Short-stay is for the first 5,000 sqm: 1 space per 500 sqm. Thereafter: 1 space per 5,000 sqm (GEA). As such, we need 21 short-stay spaces. Both long stay and short stay cycle parking are provided within the secure and sheltered cycle store.

Example of Double stack racks

Example of Bike Enclosure

4.11 PROPOSED INTERNAL ENHANCEMENT

INTERNAL ENHANCEMENT: RECEPTION , ATRIUM & CAFE

Reception

Ground Floor Plan

05 / AREA SCHEDULE

5.01 PROPOSED AREA SCHEDULE

EXISTING AREA SCHEDULE

Floor		NIA*		GIA**		GEA**	
		m²	ft²	m²	ft²	m²	ft²
Ground	Office	3,196.00	34,401.74	3,770.00	40,580.28	3,940.00	42,410.16
	Shower Block			80.00	861.12	100.00	1,076.40
First	Office	3,143.00	33,831.25	3,640.00	39,180.96	3,750.00	40,365.00
Total		**6,339.00**	**68,233.00**	**7,490.00**	**80,622.36**	**7,790.00**	**83,851.56**
Total Excluding shower block		**6,339.00**	**68,233.00**	**7,410.00**	**79,761.24**	**7,690.00**	**82,775.16**

PROPOSED AREA SCHEDULE

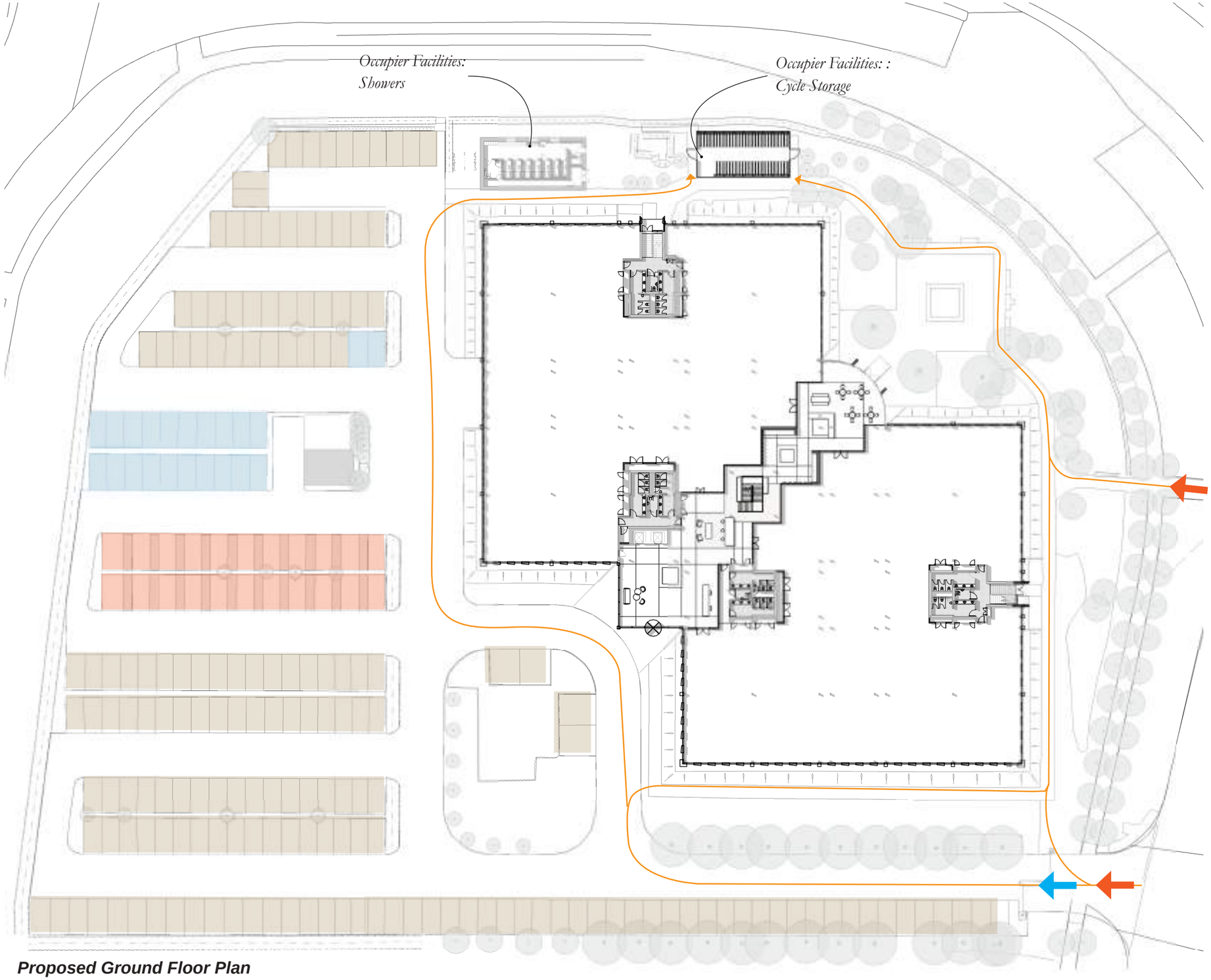
Floor		NIA		GIA		GEA	
		m²	ft²	m²	ft²	m²	ft²
Ground	Office	3,157.00	33,981.95	3,907.00	42,054.95	3,982.00	42,862.25
	Shower Block			80.00	861.12	100.00	1,076.40
First	Office	3,140.00	33,798.96	3,651.00	39,299.36	3,790.00	40,795.56
Total		**6,297.00**	**67,780.91**	**7,638.00**	**82,215.43**	**7,872.00**	**84,734.21**
TOTAL UPLIFT		**-42.00**	**-452.09**	**148.00**	**1,593.07**	**82.00**	**882.65**

Areas reflect stage 2 design and are subject to design development

Areas are subject to design development and are based on measured survey plans provided

06 / ACCESS

6.01 CAR PARKING & CYCLE STORAGE



Proposed Ground Floor Plan

Car Parking

As we provide 10% of accessible car parking spaces, the total number has reduced by 10 car parking spaces. The building provides the following:

- 222 car parking spaces
- 22 spaces (10%) of which are for wheelchair users
- 11 spaces (5%) of which are active electrical car spaces
- 11 spaces (5%) of which are passive electrical car spaces

Cycle Storage

The proposed cycle storage will provide 102 cycle parking spaces, which is by 62 spaces more than in the existing scheme.

6.02 ACCESSIBILITY

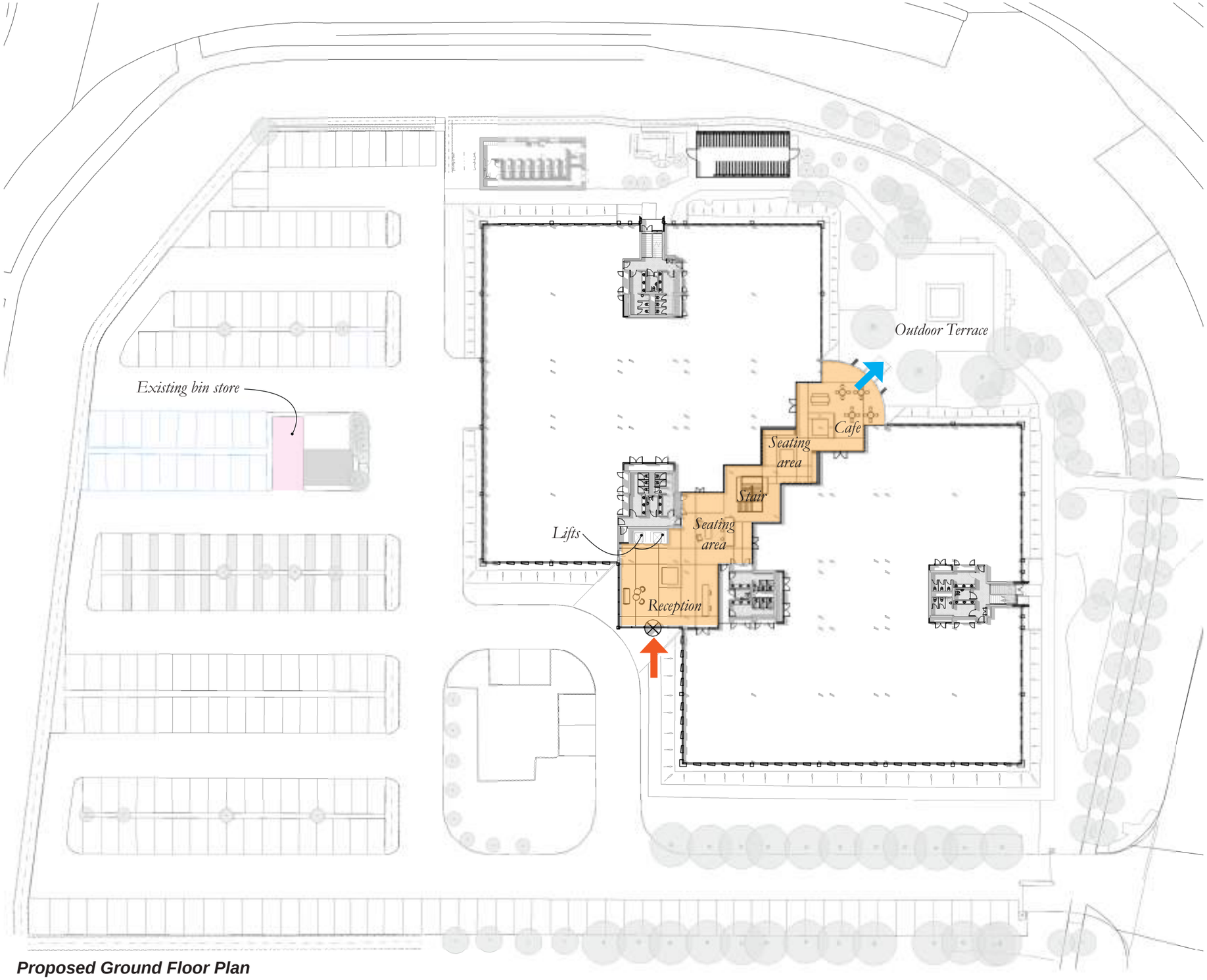
ACCESS & WASTE

Access

The building has a step free access. There are two lifts in the reception area connecting the office floors.

Waste Storage

Our initial studies of the waste storage with Caneparo Associates show that there appears to be sufficient space for us to retain the existing bin store to accommodate the waste provision. Further studies will be undertaken to ensure that we meet operational guidance.



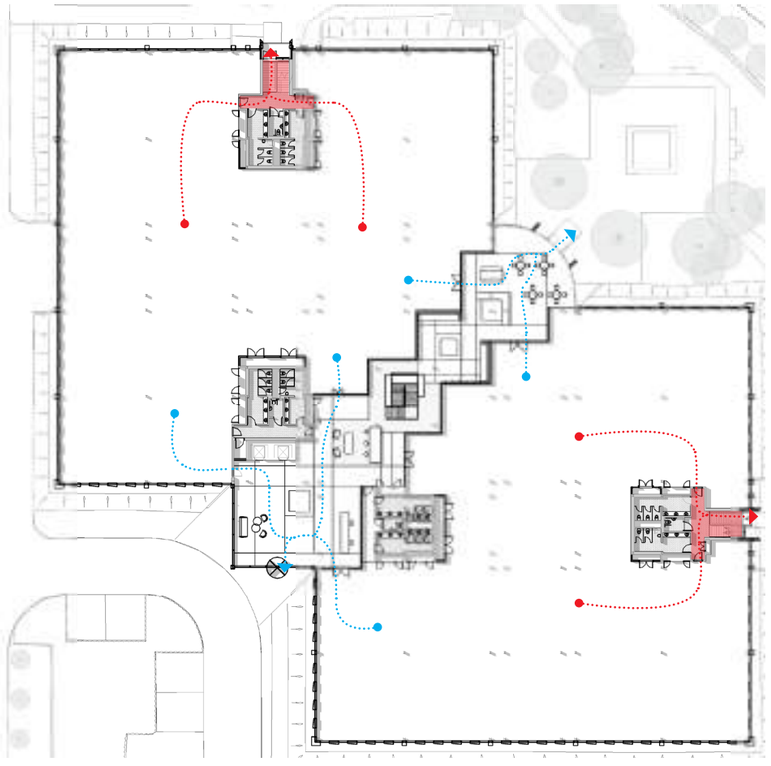
Proposed Ground Floor Plan

6.03 FIRE STRATEGY

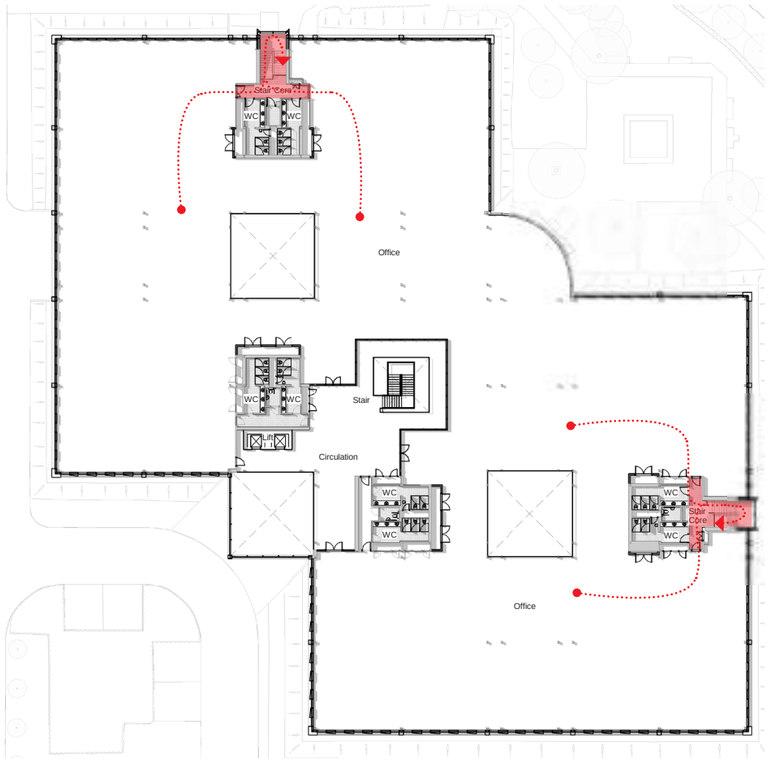
FIRE ESCAPE

There are no changes proposed to the existing fire strategy. There are two stair cores, which serve as the fire exit. Alternatively, there are the main and rear entrances for the fire escape. There are no fire compartmentation required as per the existing building condition.

On the first and ground floors Means of Escape travel distances meet the 18m / 45m rule to storey exits.



Proposed Ground Floor Plan



Proposed First Floor Plan

Primary fire exit through the stair cores

Fire exit through the main and rear entrances

Stair cores

07 / ESG & SUSTAINABILITY

07.01 ESG AND SUSTAINABILITY

Verte sustainability

BARR GAZETAS

A variety of sustainable certification schemes have been assessed for feasibility, cost impact, end user wellbeing and implementation with accompanying schemes. To provide for a best in class office space is important to focus on many facets of sustainability.

The recommended certification will focus on energy performance within the building, health and wellbeing within spaces, future proofed connectivity and excellent air quality, through sustainable measures. This will safeguard the building with regards to future standards, risks associated with climate change and air quality management.

A BREEAM Pre-assessment has been undertaken for 1 Longwalk using the 2014 Refurbishment and Fit-out scheme. The target score is 75.27%, equating to a rating of EXCELLENT, with a 5.27% margin over the minimum required for an Excellent rating.

As part of the BREEAM strategy, the building energy demand, consumption and emissions are compared from the existing to the proposed building with performance demonstrated through energy credits. Improvements in energy performance are achieved through incorporating a series of passive measures such as enhancing U-values, high performance glazing and optimising shading devices in order to reduce energy demand. Electricity consumption will be further minimized through specification of efficient HVAC systems, efficient lighting and systems controls.

In line with the BREEAM pre-assessment, there is a target for a 50% improvement in potable water consumption against a notional baseline (set by the BRE Wat 01 methodology). This is achievable through specification of low flow sanitary ware fittings. To prevent water leaks, a major water leak detection system shall be specified, as well as solenoid valves within WC cores that are controlled by PIR sensors to prevent leaks when an area is not in use.

A range of wellness measures are incorporated within the proposals and BREEAM scoring, including monitoring and advanced filtration allows the building to respond to poor outdoor air conditions to provide a healthy indoor environment. Specification of low VOC materials and products will be specified throughout to improve indoor air quality.

Security recommendations, as informed by a Security Needs Assessment, will be implemented within the design, including provision of suitable access controls and CCTV.

A site specific climate change adaptation strategy has been produced in order to identify appropriate adaptation measures. This includes designing the new façade to accommodate a suitable degree of thermal movement and will also factor increased wind speeds.

A functional adaptability strategy has been produced to guide the design to facilitate future changes of use of the building over its lifespan. Such measures include designing to a regular grid system to allow alternative future uses, and designing for multiple demises per floor plates for tenant flexibility.

08 / CONCLUSION

08.01 CONCLUSION

The scheme is a refurbishment of the existing office spaces with a small extension of the main entrance.

The proposals can be outlined as follows:

- The proposed external facade will improve thermal performance of the building by decreasing the U-Value, improving shading and decreasing the air permeability of the fabric
- BREEAM benchmark excellent
- Increase of existing cycle parking spaces by introducing a new secure and sheltered cycle store with 102 cycle spaces.
- The scheme introduces 5% (11 spaces) rapid charging points and 5% (11 spaces) fast charging points of the existing car parking
- Improved outdoor environment with multi-functional spaces and secluded private areas