Barr Gazetas

1 Longwalk

Design Response

30.01.24

Prepared by **Barr Gazetas** for

Royal 1 Longwalk Ltd

The Design Review Panel for 1 Longwalk took place on 5th October 2023 with written feedback received on the 19th October.

We have reviewed the facade design following the feedback and have addressed the following key points;

- Consistent ‘pavilion’ like appearance with no contrasting front and rear.
- Each facade to respond to aspect within an overall consistent appearance to drive real energy benefits.
- Overall simplification of the design to produce a quieter architecture more in keeping with the original phase 1 buildings.
- Lighter coloured cladding to be considered in keeping with the original phase 1 buildings.
- Relationship to landscape to be a key driver.

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Concept - Responding to Aspect

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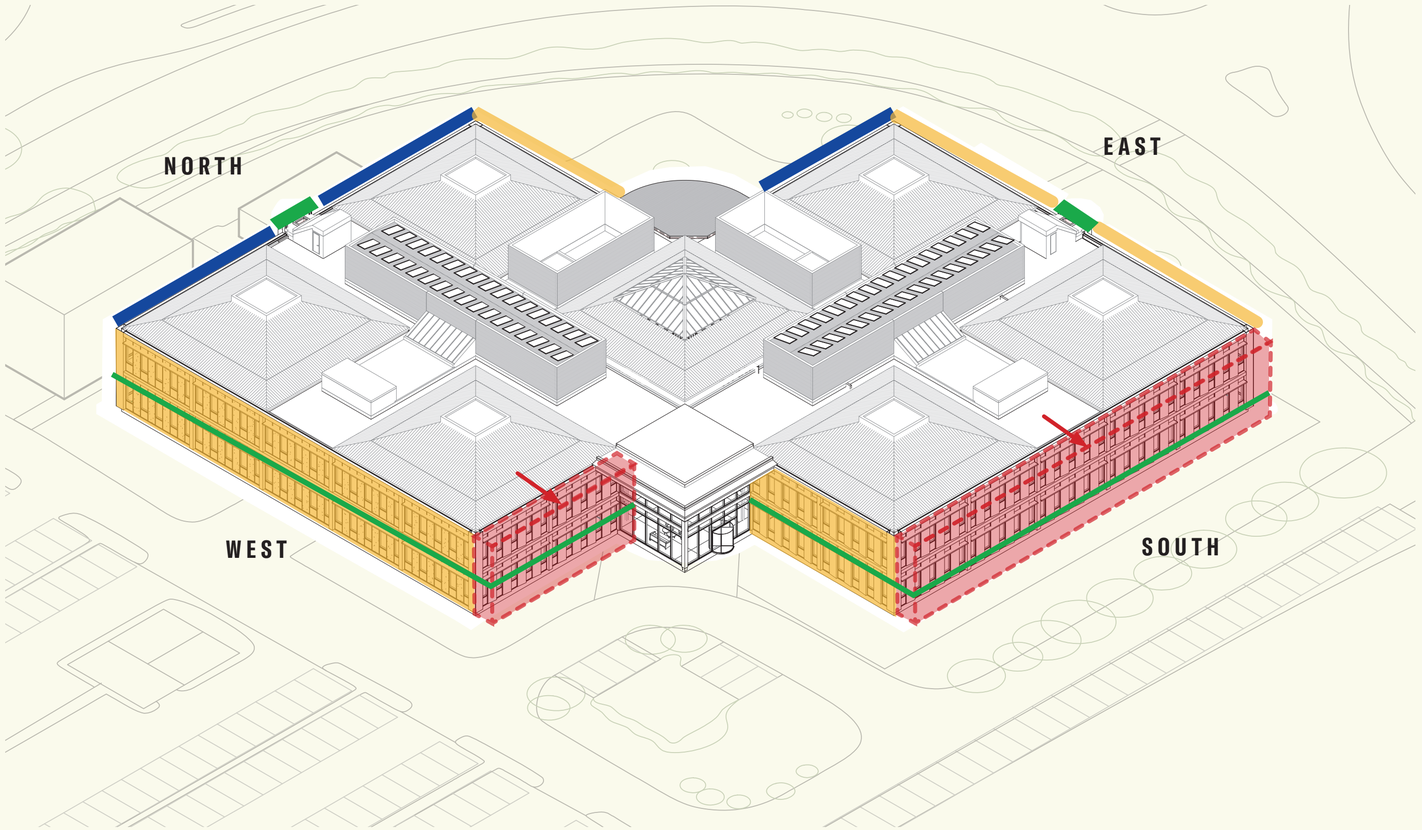

The revised proposals respond to DRP feedback that the facade design should more directly respond to environmental aspect and respond accordingly. We have revised the proposals so that there is an overall ‘framework’ to the cladding that allows the facades to vary in response without interupting the overall consistent and holistic appearance.

The cladding to each elevation now provides meaningful, beneficial shading to the facade - horizontal shading to the south and vertical shading to the east and west. This assists in managing heating load in the office space and in turn reduces operational energy.

Extended brise soleil framing
Flat facade panels

Angled cladding panels

Flat cladding panels

Accoya timber details

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Design Evolution

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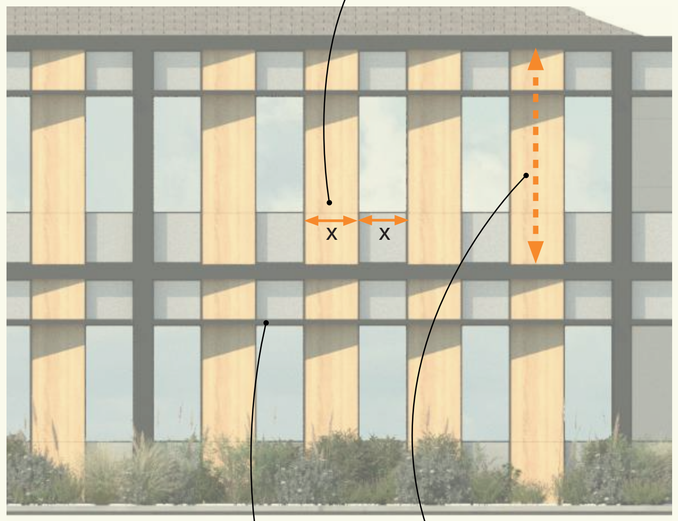
As part of an overall simplification of the design, we have reduced the number of component elements to the facade with the revised design retaining the unifying repetition of the secondary vertical paneling, which was liked, but in a more recessive and lighter colour. The amount of horizontal elements has been stripped back and the use of timber reserved for accents only to create an overall lighter appearance.

Submitted facade design

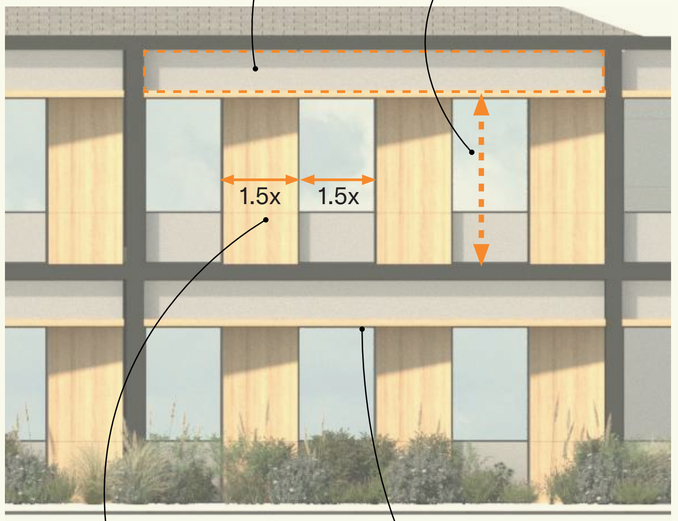


Narrow proprtions create a strong and repetitive vertical emphasis to the cladding design

Vertical spandrels span the full height of the expressed frame adding to the vertical emphasis

The dark metal brise soleil adds weight and bulk to the elevations when viewed obliquely

DRP facade design



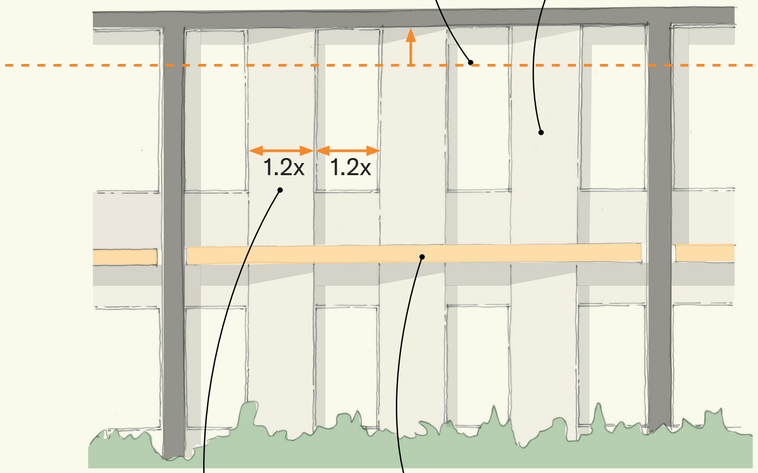
Continuous horizontal banding at each floor level breaks up the verticality of the spandrel panels and glazing and adds a significant area of light coloured cladding, brightening the overall appearance.

The spandrel panels did not span the full height of the facade making them secondary to the horizontal floor banding and brise soleil.

An increase in the width of the glazing and spandrel panels reduces the verticality of the facade and the repetitive 'striped' appearance.

We proposed a timber brise soleil to read a lighter element relative to the current metal version.

Updated facade design

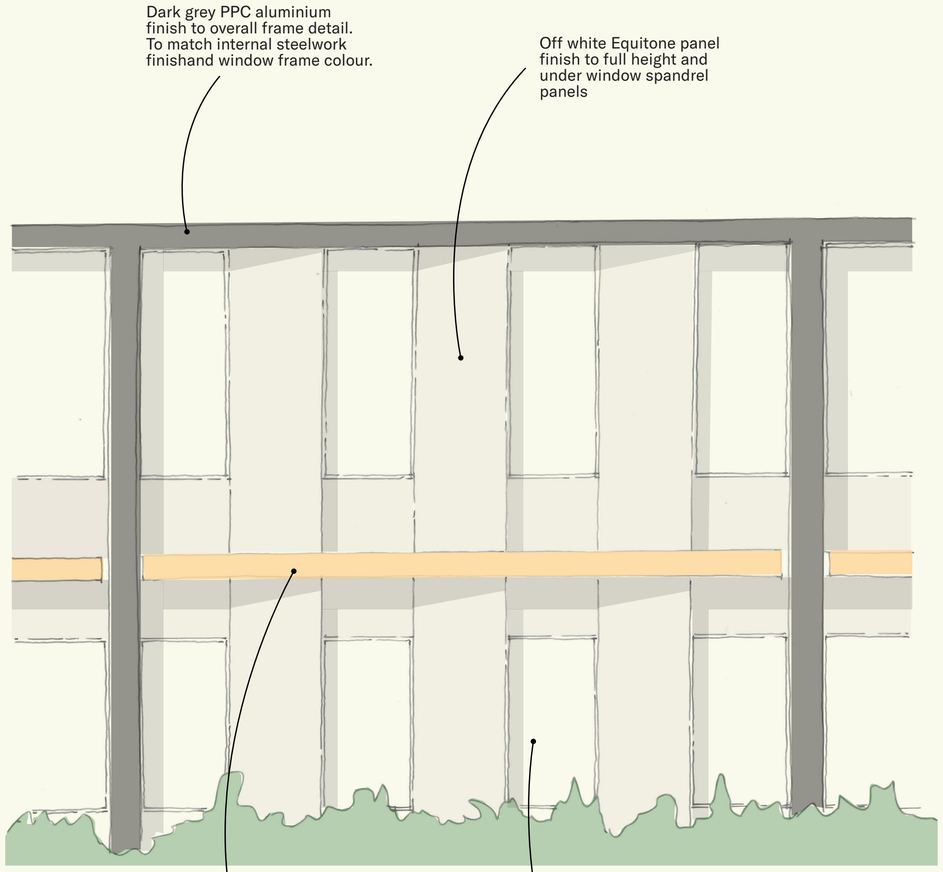


Window height maximised to simplify the design through the reduction in horizontal banding and to invoke the regular simplicity of the original design

Spandrel panels to be a single light off white colour. No differentiation between full height and under window panels to minimise banding contrast

Timber is retained only in the 1st floor banding and brise soleil as a warmer tone to link unify the elevations with the entrance soffit and escape stair cladding

New window/spandrel module is wider than original proposal to lessen the vertical stripey appearance and narrower than the revised proposal to maximise material efficiency and simplify detailing



Dark grey anodised aluminium

Equitone Chalk Grey panel

Accoya timber cladding

We propose a light, off white, Equitone fibre cement panel for the main facade colour to give an overall lighter appearance. The material is chosen for its high recycled content and the spandrel width and rhythm has been optimised to maximise material efficiency. Accoya timber is still proposed as a brise soleil treatment to the south elevation and continuous banding detail at first floor unifying the elevations and linking the timber accent elements at the escape stair and main entrance soffit. The material choices are considered complimentary to the landscaping setting and in keeping with the design ethos of the phase 1 buildings.

Overview of Design Changes

Overview
Revised cladding proposal

The overall dark grey frame is repetitive and consistent to all elevations. This allows the main facade treatment within to respond to aspect and relative vertical and horizontal shading requirements while remaining consistent in appearance. As mentioned, we have reviewed the feasibility of fully glazing the ground floor as suggested at the DRP but it results in an excess of glazing which drives up interal cooling demand and an elevation that appears top heavy. The full height spandrel panels help to ground the building in the landscape rather than float above it and respond to the alternating light and shade of the perimeter tree planting along Longwalk Road bordering the site.

Proposed view from Longwalk Road - DRP Scheme

Proposed view from Longwalk Road - Design response

Existing view from Longwalk Road

Proposed view from Longwalk Road - Design response

View from Longwalk Road

View from main entrance

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