

03 THE SQUARE

MEDICAL USE REDESIGN + REFURBISHMENT

DESIGN + ACCESS STATEMENT

05 | 02 | 2024



INTRODUCTION

01.1

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INTRODUCTION

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03 The Square

Stockley Park

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Ecologist	Greenspace

3 The Square, an iconic building situated in the UK's premier Business Park, Stockley Park. A headquarters **office building of 92,000 sq ft** in a strategic West London location underpinned by long term alternative use value.

The success of the Park has been founded on its location offering exceptional **connectivity to Heathrow International Airport, access to the M4 and M25**, and its rail links to Central London and the wider Thames Valley market.

03 The Square was designed by Arup Architects in the 90's; Its design was iconic both at the time of its erection and to date. The building features a **glazed envelope housing a cruciform internal second skin**.

These glazed areas act as environmental buffer zones cutting heat loss from the building and providing sheltered garden spaces with view of the surrounding landscape.

Due to its **vacancy over the past 2 years**, the Freehold owner of the building is now looking at innovative redevelopment of the site to breathe life back into this iconic building.



INTRODUCTION

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Executive Summary

BACKGROUND

Hale were approached by Columbia Threadneedle in 2019 to undertake a building study

The vacant building, which has been empty since 2021, is no longer fit for purpose to meet current market requirements. It has an EPC rating of G, which means that it is very inefficient and consumes a lot of energy.

This makes it difficult to let or occupy the building. Extensive marketing has not generated any interest from potential tenants or buyers.

A viability assessment has shown that it is not viable to refurbish the building, as the cost of the necessary repairs and improvements would outweigh the potential rental income. As a result, the building is generating no income from business rates.

BRIEF

3 The Square, an iconic building situated in the UK's premier Business Park, Stockley Park. A headquarters office building of 92,000 sq ft in a strategic West London location underpinned by long term alternative use value.

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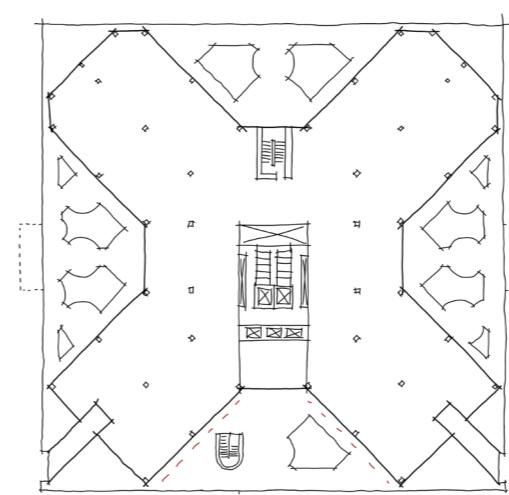
A strategic brief has evolved following the 3 year involvement of the scheme with a series of iterations from Office use, Data centre refurbishment, mixed use scheme and finally into the current iteration. The main brief has developed over the past 6 months by the Consultant team with input from the client, asset management group and took account from Hillingdon planning via the pre-planning application process.

The brief detailed the requirements for individual spaces within 03 The Square prior to the start of RIBA Stage 02 design. This document has provided the guidelines and structure in which the design has developed.

The brief is to design and refurbish the existing office facility and surrounding external works into a functioning post-operative medical care facility with additional restorative garden.

The council were very receptive of this idea with the Urban design officer believing that the initial sketches could become very beneficial to the park. Overall the PreApp confirmed that the council would not accept a Data centre use but would be interested in medical use. The building GIA would not change as there is no intention to materially change the format of the building or Arup's initial designs.

This planning application seeks to go against existing policy by changing the use class of the building from commercial office space (B1) into C2 use classes with the latter being focused on post operative medical care use and including long stay rooms for patients to spend following medical procedures. In addition to this part of the western car parking would be converted from parking bays into a planted garden and external landscaped



space acting as a restorative "natural" space for patients to use. The intention would be to invigorate the building and park as a whole by bringing new complimentary business and medical space to the area whilst also being mindful of the listed status of the park gardens.

To be able to carry out this new function and use, the building will need to accommodate specialist facilities and spaces such as:

- Consultation and treatment rooms to review patient care and needs.
- Dental care facilities
- Pharmacy and accompanying storage
- Radiology and MRI Suites
- Gym and Fitness centre for Physio
- Hydrotherapy pools
- Cafeteria and associated seating
- 100-150 x Long stay rooms for patients

The building will also be open to the public at ground floor level, allowing the surrounding business park to access the gym facilities and cafeteria along with associated medical use.

The building will be manned by a dedicated facilities management team, a staff care team.

THE SITE

Located on "The Square" within Stockley Park, Uxbridge; The Site is within easy access of the town centre and associated transport network with the town centre being approximately twelve minutes' drive or cycle from the site. The Site is currently managed by Columbia Threadneedle. The site sits within the wider Stockley park, known for its premier office buildings and long-standing excellence in the sector. The site is also flanked to the north by a public walkway and golf course, in addition to this the public pathway runs adjacent the southern face of the building which constrains any development of planting.

The project offers a fantastic opportunity to create a new medical care facility, bringing the potential of new revitalisation to the park along with the potential for new business and the attraction of new business for the local cafe.

The site is located in Hillingdon north of the M4 in the borough of Uxbridge and is adjacent the Stockley Park Golf club + Lake Farm country park.

The sites proximity to the M4 and Local rail network makes it a logical location for securing this inward investment for an employment and medical related use, rather than other development uses.

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Executive Summary

ARCHITECTURE

The initial design has evolved following our initial Planning pre-application with the council in March 2023 along with emerging site requirements and tenant discussions.

The proposal has been carefully considered, with input from Hillingdon planning authority and responds to the challenges of the brief and constraints of the site.

This planning application is for the conversion of an existing office building into a medical facility. The proposed facility will provide a range of medical services to the local community, including primary care, specialist clinics, and diagnostic imaging.

The office building is located in a central and accessible location, close to public transportation and other amenities. The building is in good condition and has been well-maintained. The proposed conversion will involve minor modifications to the building's layout and interior finishes, to create a modern and efficient medical facility.

The proposed medical facility will be operated by a team of experienced and qualified healthcare professionals.

The conversion of the office building into a medical facility will have a number of positive benefits:

It will revitalize the vacant office building and improve the appearance of the area. The proposed medical facility will be a valuable asset to the park and will help to improve the health and well-being of its patients.



INTRODUCTION

01.3

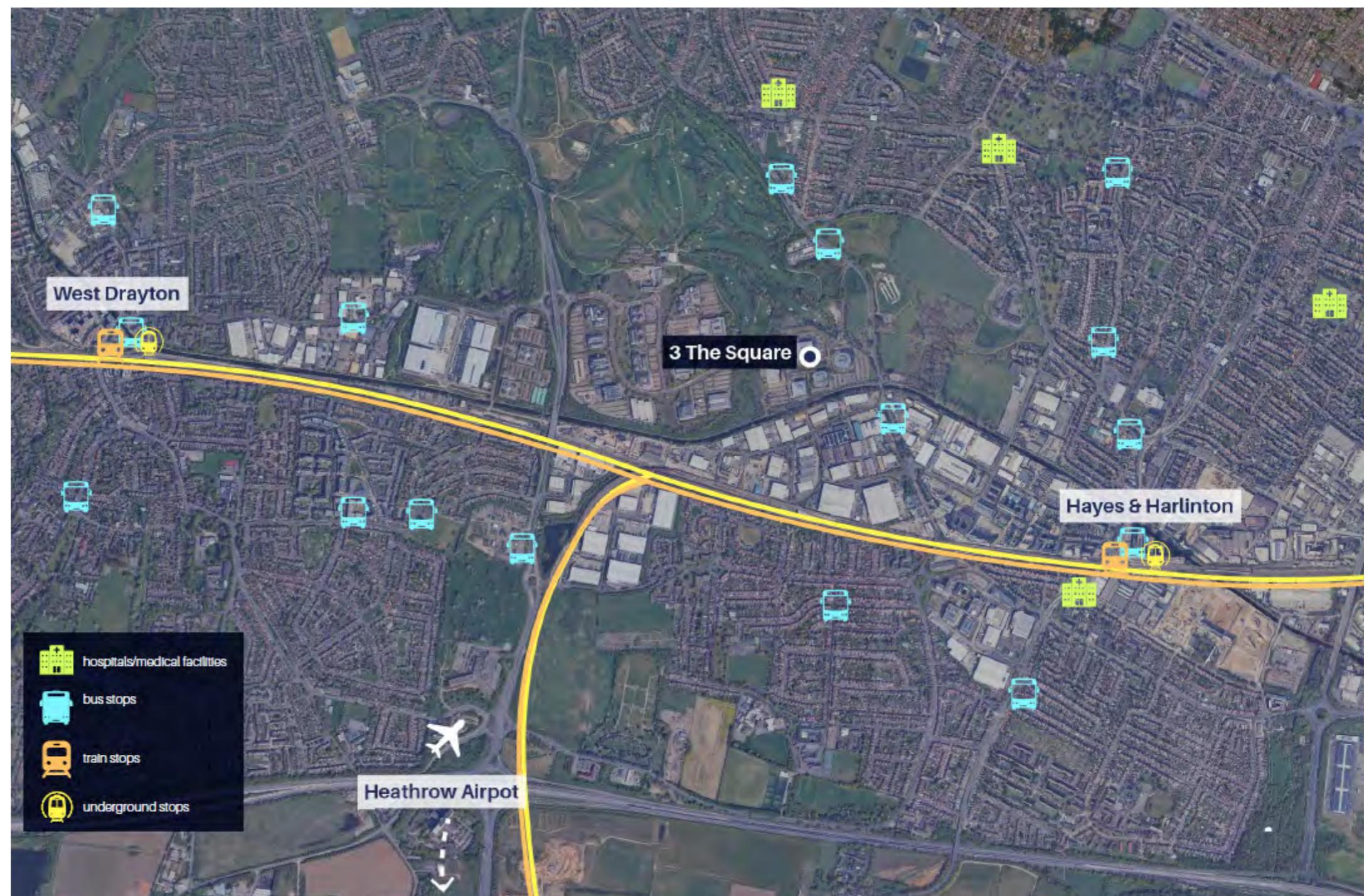
Executive Summary

WHY MEDICAL USE ?

- **Best location**, The park is situated within a heavily populated area which would be beneficial for local employment. This as well as its proximity to London would allow for a large net of patients to be picked up.
- **Excellent Transport links**, Stockley Park benefits from strong links to central London, the wider south east and the airport through public transport
- **Opportunity for new Workforce**, As the Facility requires a wide range of staff including doctors, nurses, physiotherapists and support staff
- **Positive Environment**, The Park is an oasis within west London – suitable environment for recovery
- **New Direction**, Opportunity for a first of its kind health campus

WHY 03 THE SQUARE ?

- **Sustainability / ESG**, An existing building is the most sustainable and viable option for this use
- **Perfect context**, The park setting is desirable for care and medical provision
- **Ability to re-use**, There are limited opportunities for a building of this size to cater for this use
- **Tenant in sight**, The client is already in discussion with a tenant who would like to occupy the whole building for medical use and who has been on the previous PreApp meetings with Hillingdon to show support.



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Executive Summary

WHAT IS A HEALTHCARE HUB?

A healthcare hub is a centralised facility that provides a comprehensive range of healthcare services under one roof. Healthcare hubs typically offer a mix of primary care, specialty care, diagnostic services, laboratory services, imaging services, urgent care services, preventive care services, and rehabilitation services.

Healthcare hubs offer a number of advantages over traditional healthcare delivery models.

- They provide patients convenient access to a wide range of healthcare services.
- Hubs offer a more holistic approach to healthcare and can facilitate communication and collaboration.

What are the benefits for Stockley Park?

- Post operative rehabilitation and care facility (use class C2)
- Individual tailored care with better recovery prospects and improved mental health
- Urgent need following loss of cottage hospitals convalescent homes. Significant gap in care provision in the UK.
- Potential to free up NHS beds – more cost effective and frees up trauma beds
- Provision of hydrotherapy pool – severely lacking in the UK



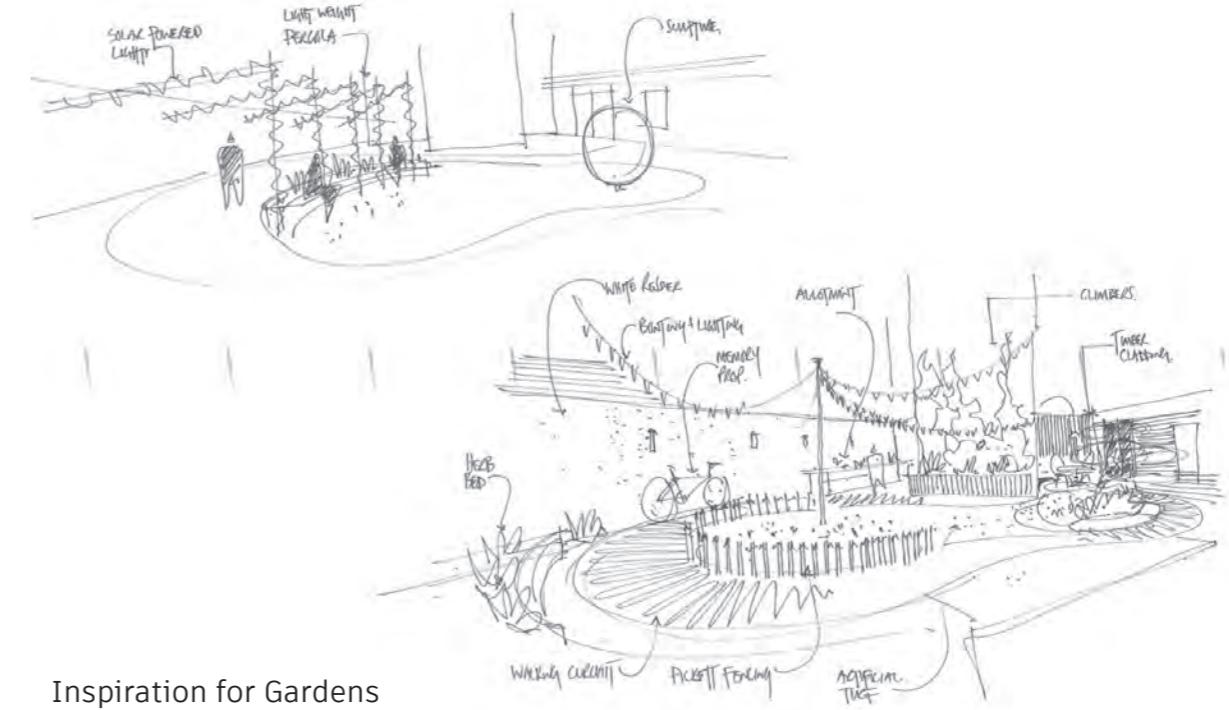
Inspiration for Sections



Inspiration for Winter Garden



Inspiration for amenity space



Inspiration for Gardens

INTRODUCTION

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DISCUSSIONS WITH TENANTS

As part of the initial and ongoing asset evaluation and property development analysis, the client has undertaken a series of marketing initiatives and outreach to potential new tenants in different markets.

Following the analysis from the marketing and business teams, it was agreed that seeking a medical user would be most beneficial for the site and as such there has been a large push.

Discussions are already underway with a number of potential occupiers including Vamed who are supporting this application



Who are Vamed

Ever since its founding, the VAMED group has understood health to be a global, sustainable and holistic asset.

VAMED have a record of international success in all healthcare areas including prevention, acute care, rehabilitation, and nursing.

VAMED is a global provider for hospitals and other facilities in the healthcare sector. The VAMED portfolio ranges from project development, planning and turnkey construction via maintenance, technical, commercial and infrastructure services to the total facility management of healthcare facilities.





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PROJECT OVERVIEW 02

PROJECT VISION
PROJECT BRIEF
MARKET OVERVIEW

PROJECT OVERVIEW

02.1

Project Vision

“By 2030/31, up to an extra 488,000 health care staff would be needed to meet demand pressures – the equivalent of a 40% increase in the workforce, equating to an additional 377 Hospitals and medical care facilities in the uk”

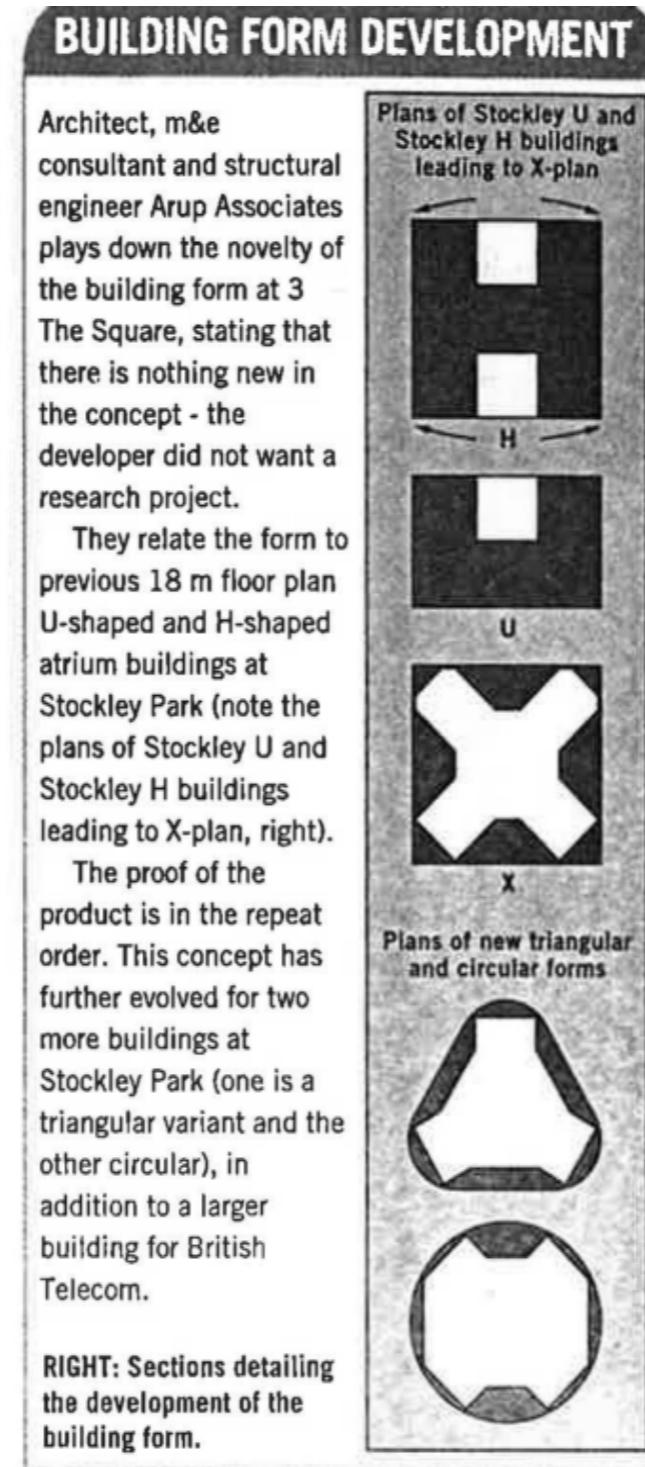
The Health Foundation UK

No 3 The Square was hailed as the **UK's first purpose-designed serviced office building**. It was the fourth in a “new” generation of office buildings designed by **Arup Associates** at Stockley Park.

As in the earlier three buildings, Arup Associates gave the offices the novel configuration of a **cruciform plan that sits diagonally within a large glazed box**.

The **four triangular voids between the arms** of the offices and the outer envelope serve as conservatories – in effect, perimeter atria. The big difference between No 3 and its precursors is that the office space in the **four arms** of the St Andrew's cross is only **13.5m deep**.

In contrast with the very first buildings at Stockley Park, which took the form of ring doughnuts with central internal atria, the cruciform buildings face outwards towards the landscaping of Stockley Park. And although the building's outer box faces the approach square head on, the **diagonal office wings** are oriented so as to give **long sight lines** between surrounding buildings.



The site of **Stockley Park** was historically **Dawley Park**, a house and landscape created by Lord Ossulston for which an engraving by Kip of 1707 survives, but only a fragment of wall on its eastern boundary survived its transformation into a farm, brick pit and gravel workings.

This site passed to the London Borough of Hillingdon after 1965. In the Central Hillingdon Local Plan the borough **identified the potential value of open land** amid its semi-suburban settlements, envisaging linking the little towns by 'environmental corridors' containing footpaths and bridleways.

In April 1984 Arup Associates were confirmed as the architects, invited to produce most of the buildings as well as the master plan. Michael Lowe was the team leader of Arup Associates Group 6 and directly appointed by Stuart Lipton to be responsible for developing the Stockley Park master plan.

An outline planning application was approved in November, with additional funding from the Universities Superannuation Scheme, while Arup Associates produced a master plan from 1984 to 1985. It established a loop of roads around a string of settling lakes, with to the north a central amenities building and beyond it an eighteen-hole golf course crossed by public paths.

The main elements of the landscaping of the later phases, including the ponds and lakes, were completed by 1993.

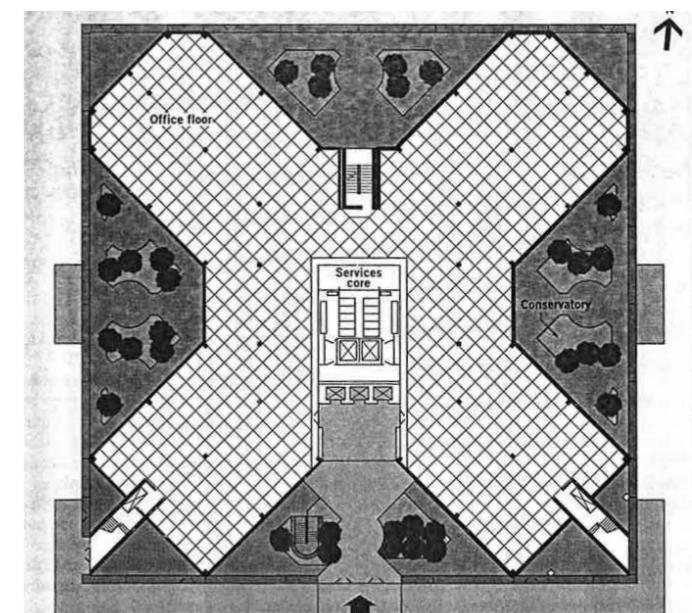
Arup Associates added The Square to the east as Phase II between 1990 and 1998. It comprises five larger purely office buildings arranged symmetrically around a central rectangular strip, the first completed in 1993. It continues the landscaping principles of the Phase I.

The vision that the design team has is to **convert an existing office building into a state-of-the-art medical facility** that will provide high-quality, affordable healthcare to the community.

The **new medical facility** will offer a wide range of services, including **primary care, specialist care, and laboratory services**. It will also be home to a variety of medical practices, including family medicine. A total of between **100-150 patient rooms** will also be formed with the intention of providing long-stay care for patients.

The facility will be designed to be patient-centred, with easy-to-navigate spaces and amenities.

The conversion of the office building into a medical facility will be a complex project, but it is one that is worth undertaking. The new facility will **provide** much-needed **healthcare services to the community** and will help to **create jobs and boost the local economy**.



PROJECT OVERVIEW

02.1

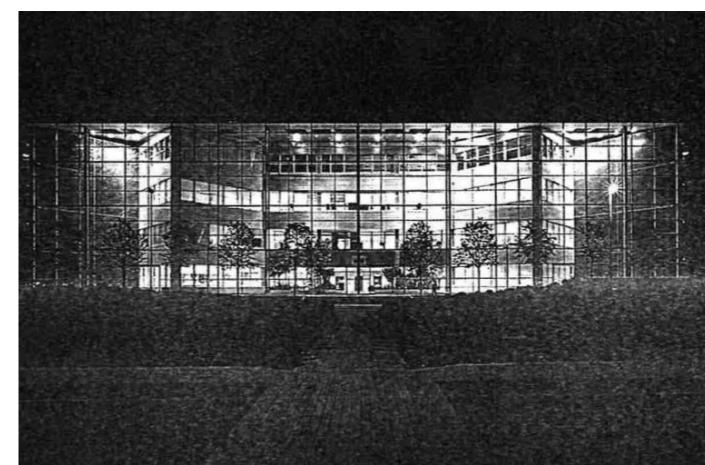
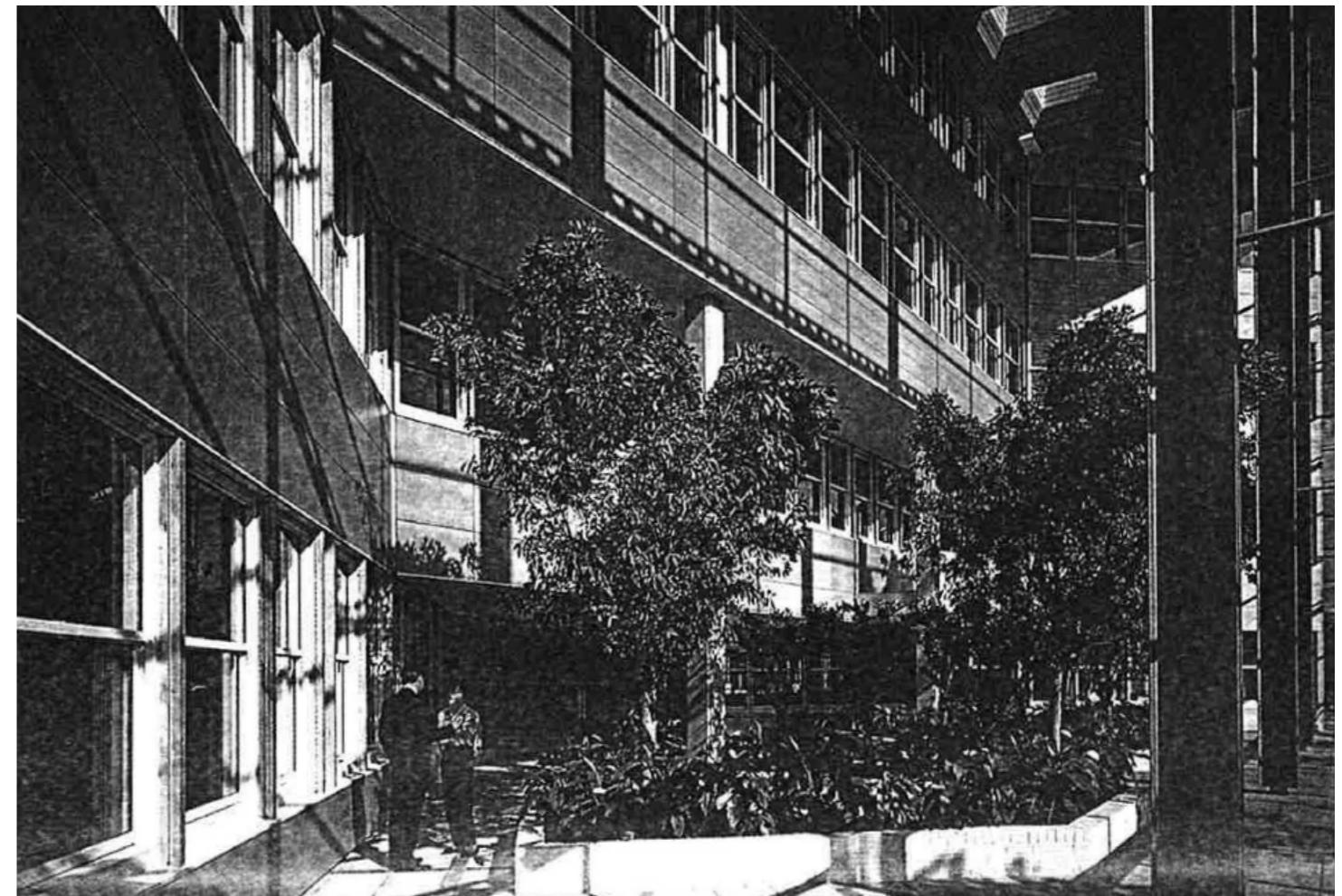
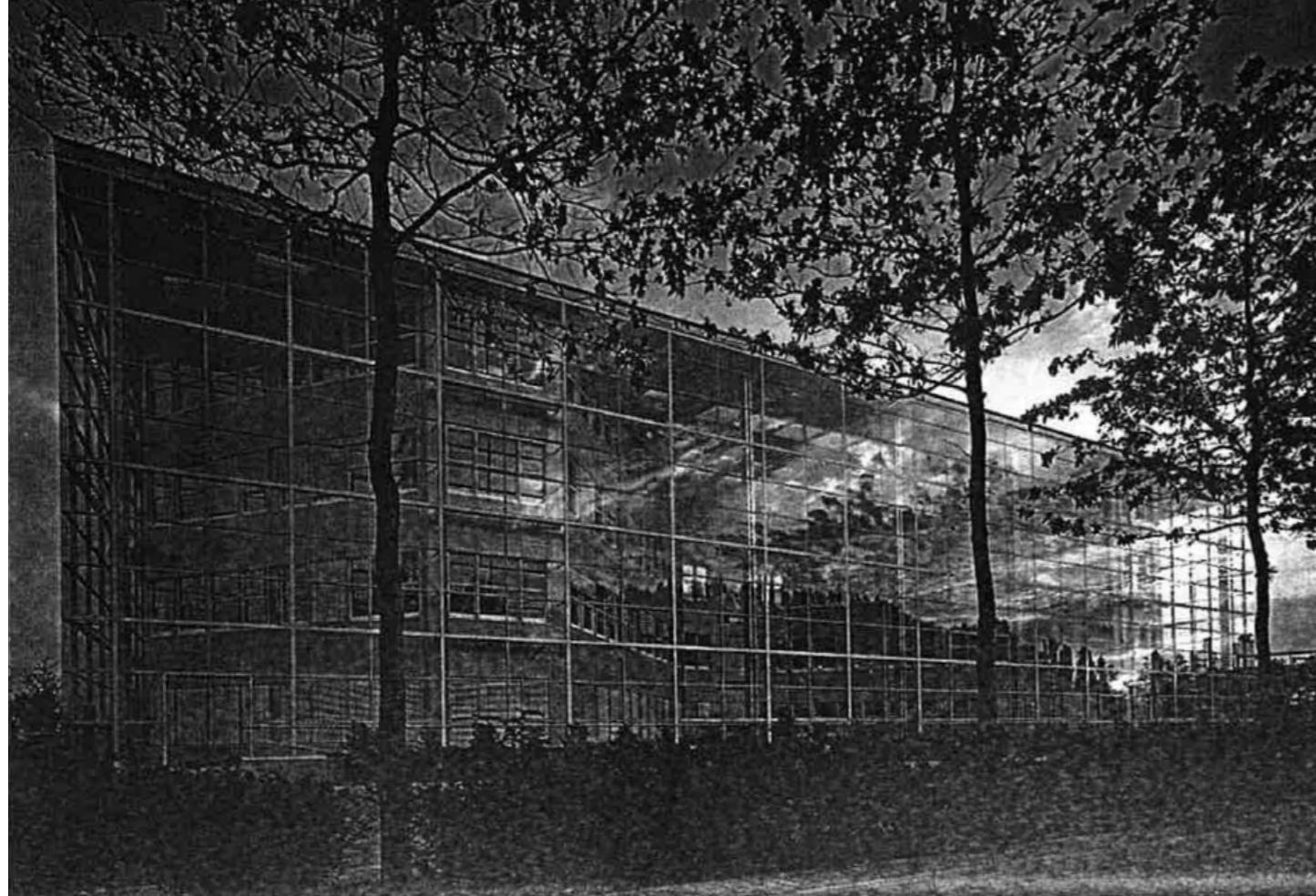
Project Vision

“The visual effect is particularly striking, as you look straight through the shiplap glazing to the Douglas fir-clad walls. This produces the slightly surreal effect of looking at a free-standing building clad in delicate cabinetwork.”

James Burland, former director of Arup JAN 20

The existing building is a maple clad office block enclosed in a glazed box. The cruciform plan of the office set within a square glazed envelope creates four triangular shaped conservatory spaces around the perimeter of the building.

These glazed areas act as environmental buffer zones cutting heat loss from the building and providing sheltered garden spaces with view of the surrounding landscape. The design team seeks to retain the cruciform as well as the glazed facade whilst re-cladding the maple interior to better insulate the office space.



All images are taken from “Building Services Journal October 1997”
COLUMBIA THREADNEEDLE || HALE

PROJECT OVERVIEW

02.2

Project Brief

THE PROJECT BRIEF

Project Overview

This project aims to transform a 03 The Square into a modern and functional healthcare facility, addressing the growing demand for accessible and affordable healthcare services in the community. The project will involve the renovation and re-purposing of the existing building to accommodate various medical services, including primary care, specialty care, diagnostic services, laboratory services, imaging services, preventive care services, and rehabilitation services.

Strategic Objectives

Meet the growing demand for accessible and affordable healthcare services in the community.

Provide a high-quality patient care environment that meets all regulatory standards.

Create a vibrant and sustainable healthcare hub that contributes to the revitalization of the surrounding area.

Project Objectives

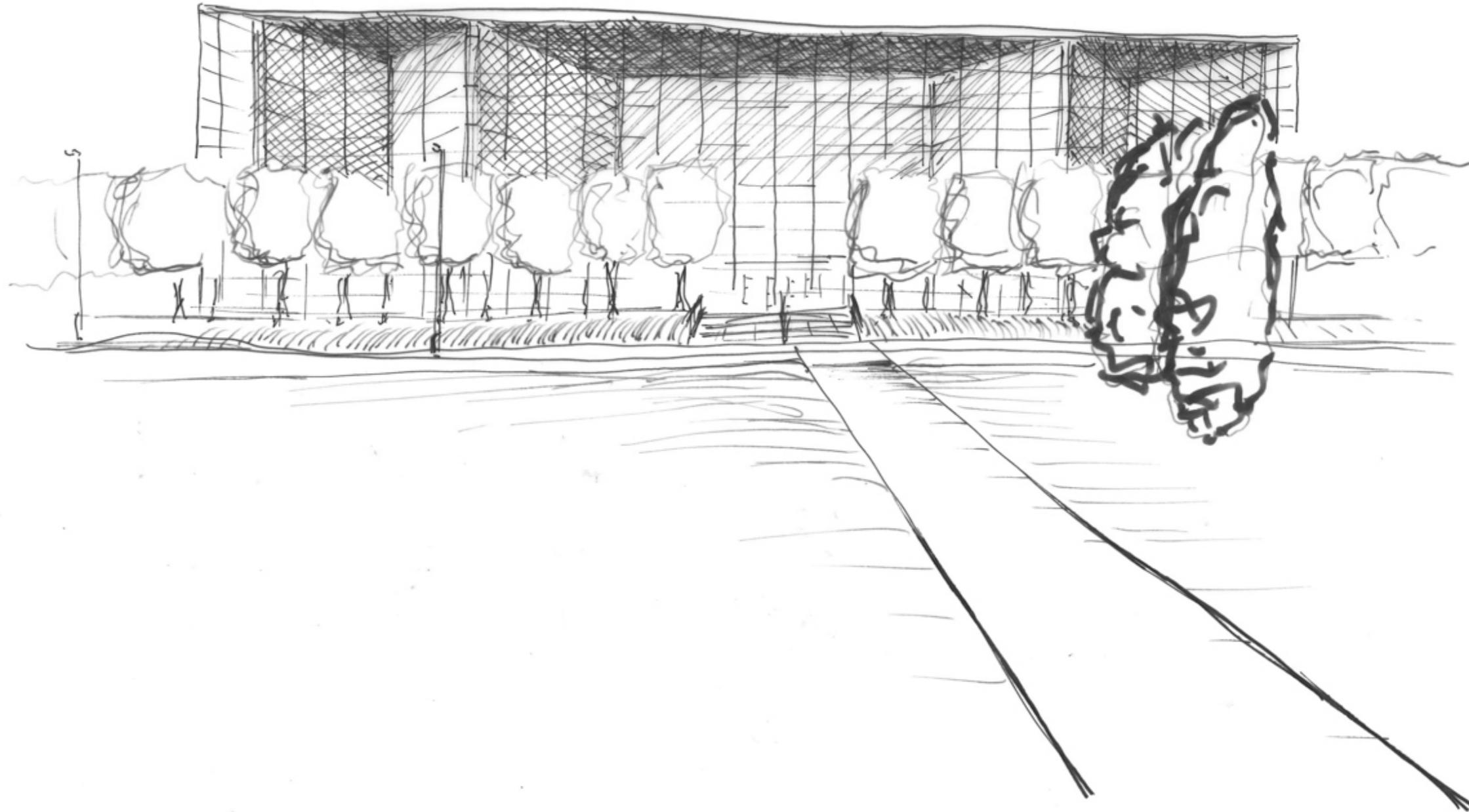
The primary objectives of this project are to:

Re-purpose a 03 The Square into a state-of-the-art healthcare facility

Enhance the availability of healthcare services in the community

Create a patient-centric environment that meets all regulatory standards

Revitalize the surrounding area and contribute to its economic growth



PROJECT OVERVIEW

02.2

Project Brief

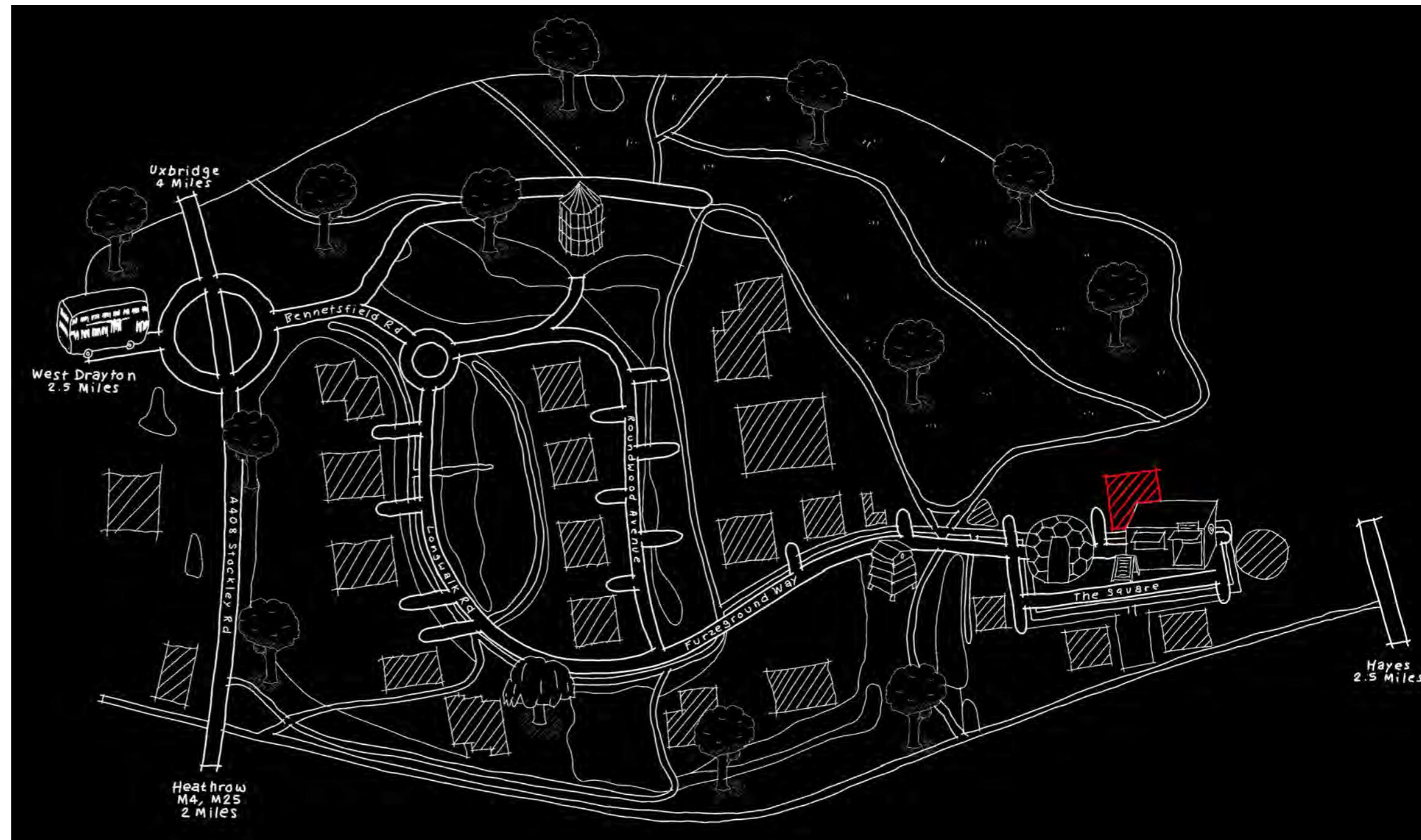
PARK ETHOS

The aim of Stockley Park is to enable people to maximise both productivity and their job satisfaction. When people look forward to coming into work, everyone benefits

Stockley Park also features impressive travel links with **Central London in less than 40 minutes**. Heathrow in even less. Excellent public transport links, including close proximity to two Elizabeth Line stations. The park also has its **own shuttle service as well as Easy cycle routes**.

There's a number of '**borrow-bikes**' **available** for occupiers to get around the Park during the working day, with great roads and pathways that lend themselves to both walkers and cyclists and joggers.

Stockley Park has a **dedicated Biodiversity Management System** to ensure compliance with the award and to demonstrate effective biodiversity enhancement. The natural setting of Stockley Park has attracted many varieties of wildlife over the years with constant tracking to ensure the safe status of our wildlife and the provision of habitats.

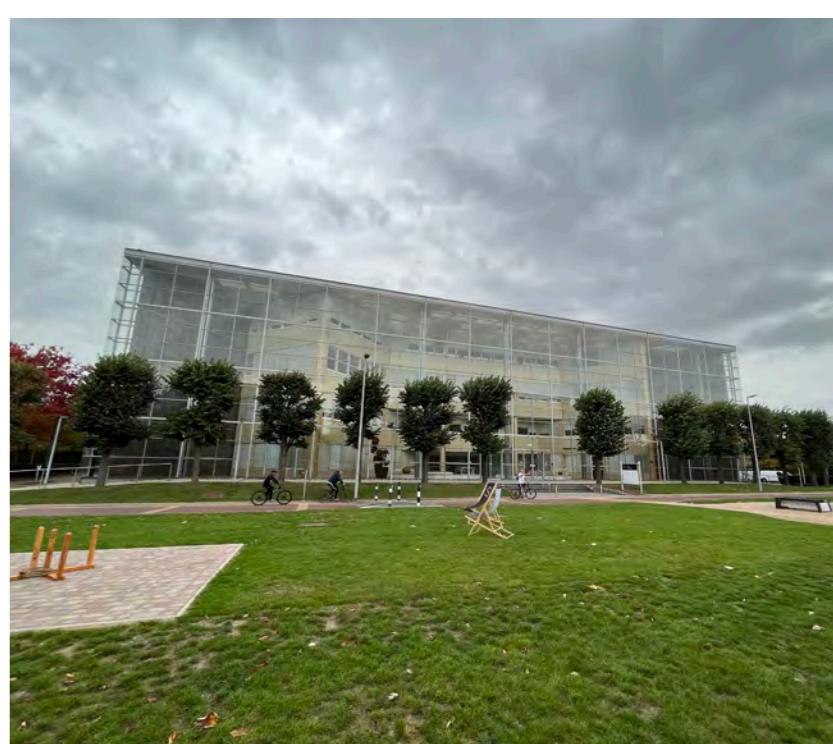
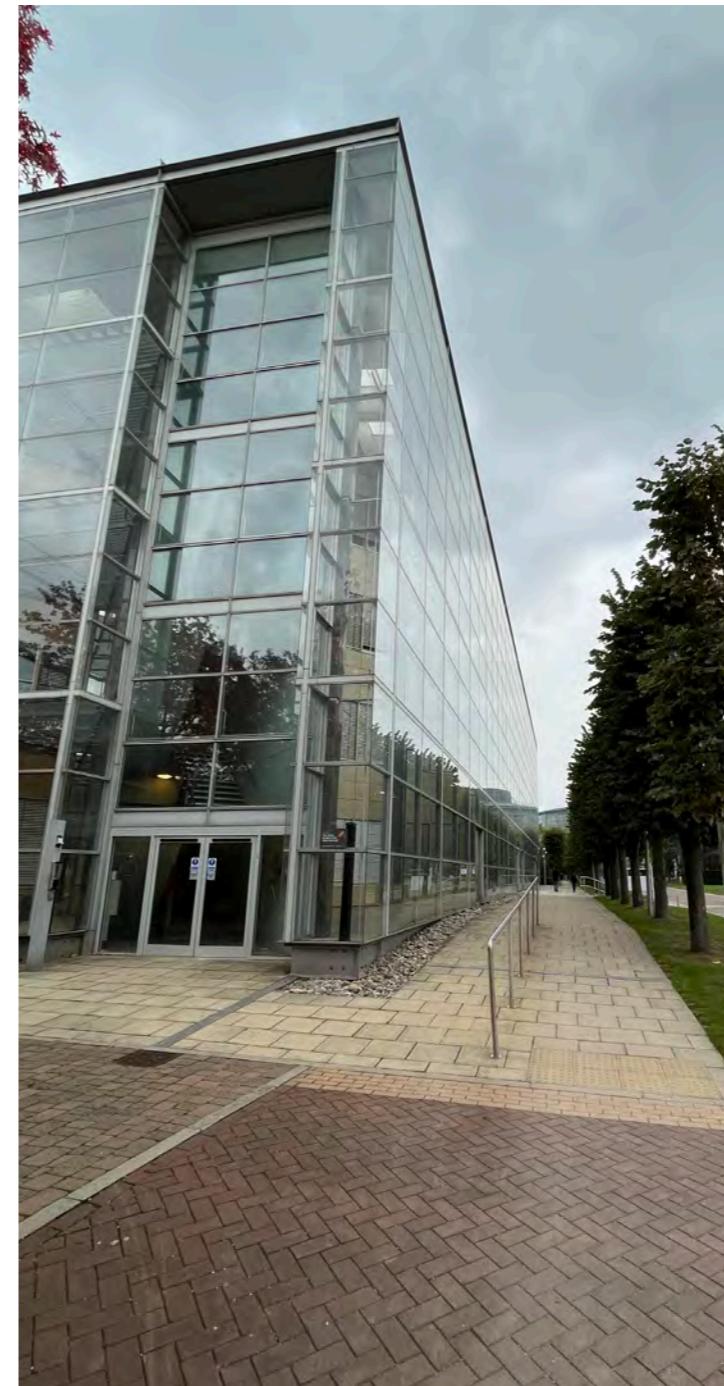


PROJECT OVERVIEW

02.2

Project Brief

SITE PHOTOGRAPHY

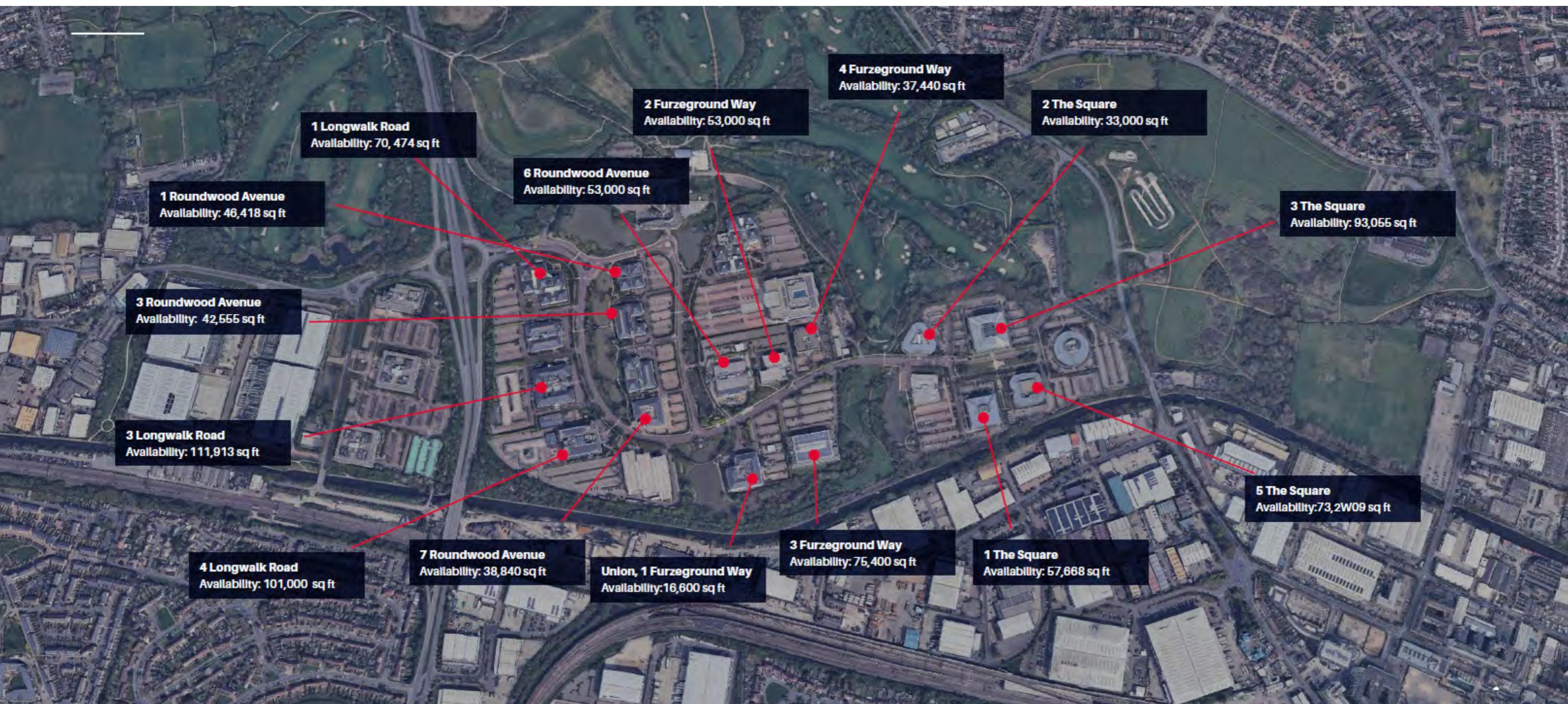


PROJECT OVERVIEW

02.3

Market Overview

VACANCY ACROSS SITE



PROJECT OVERVIEW

02.3

Market Overview

REALITIES OF THE PARK

Stockley Park has seen a steady decline in occupancy and soaring vacancy rates across the board.

Marketing for all of the buildings over the last few years has not been successful in gaining new tenants nor retaining existing ones.

Many buildings are also now reaching a point in building life-cycle where they are no longer fit for purpose; with many failing EPC baselines.

719,417 sqft of available space represents a 47% vacancy rate which is the highest in the park's history

REALITIES OF THE BUILDING

The Building has been vacant since 2021

Existing building no longer fit for purpose to meet current market requirements

EPC (Band G) – the building cannot be lawfully let or occupied

Extensive ongoing marketing with no potential interest

Not viable to refurbish the building, viability assessment undertaken to demonstrate this.

Lack of business rates currently being generated

The table below outlines the space available on the park:

	Size (Sq Ft)	Specification / Condition	Guide Rent (per sq ft)
Current Availability			
1 Roundwood Avenue	19,431	Part Fitted	£35.00
3 Roundwood Avenue	21,000	Fitted	£36.00
6 Roundwood Avenue	52,405	Grade A refurbished	£39.00
2 The Square	33,540	Fitted	TBC
5 The Square	57,668	Grade A refurbished	£37.50
1 Furzeground Way (Union)	17,075	Grade A refurbished	£38.50
3 Furzeground Way	33,545	Grade A refurbished	£120 psf – F/H (vacant 06/24)
4 Longwalk Walk	11,187	Fitted	£39.00
Sub-Total	245,851		
Pipeline			
1 The Square	57,668	Unrefurbished	F/H u/o @ c£75 psf (vacant)
3 The Square	93,055	Unrefurbished	£37.50
1 Longwalk Road	70,474	Unrefurbished	Not Quoting
2 Longwalk Road	48,724	Unrefurbished	Not Quoting
4 Furzeground Way	38,732	Unrefurbished	Not Quoting
3 Longwalk Road	111,913	Unrefurbished	Not Quoting
2 Furzeground Way	53,000	Unrefurbished	Not Quoting
Sub-Total	473,566		
Total	719,417		

Total built office stock 1,530,000 sq ft
Vacancy rate 47%

This equates to 17 years' supply of office space, based on the last 2 years annual average take up, a stark illustration of why Stockley Park needs to diversify.



CONSULTATION

PRE - APPLICATIONS
FURTHER CONSULTATION

03

CONSULTATION

03.1

Planning Pre-Applications

FIRST PREAPP - MARCH 2023

With London Borough of Hillingdon

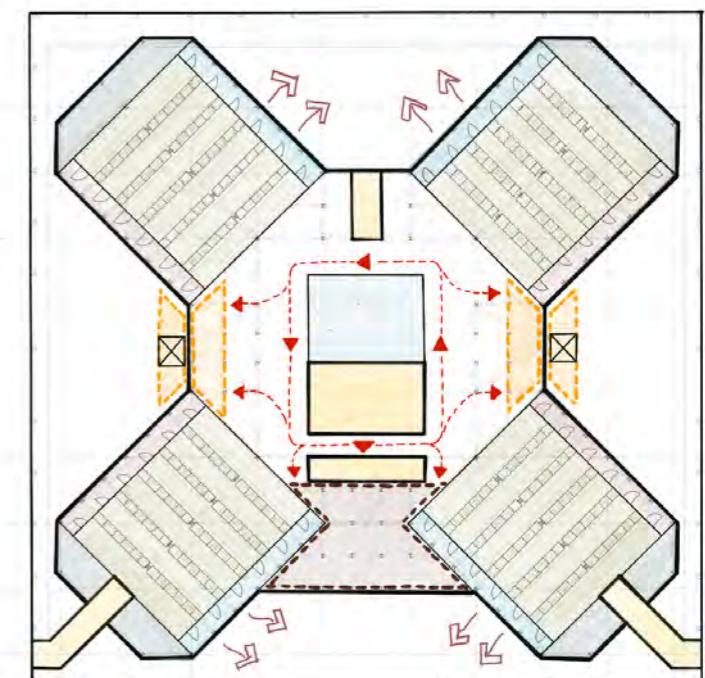
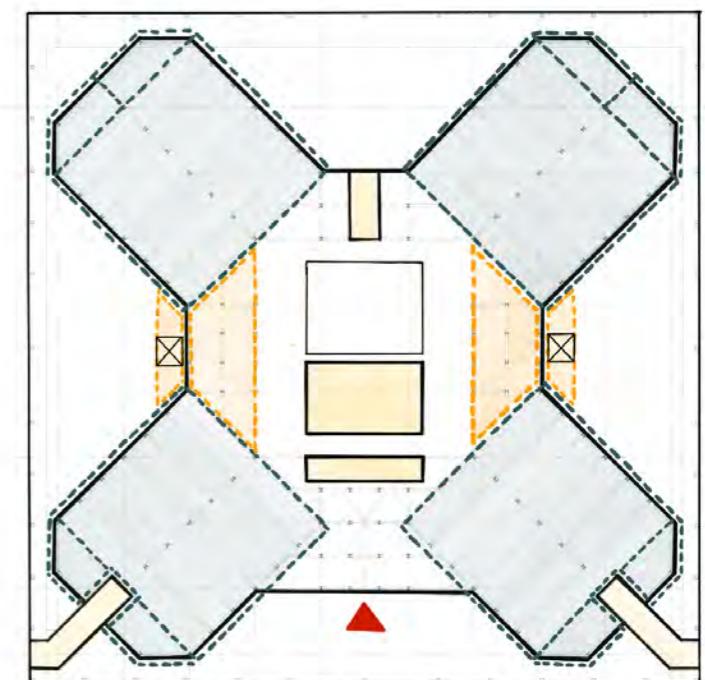
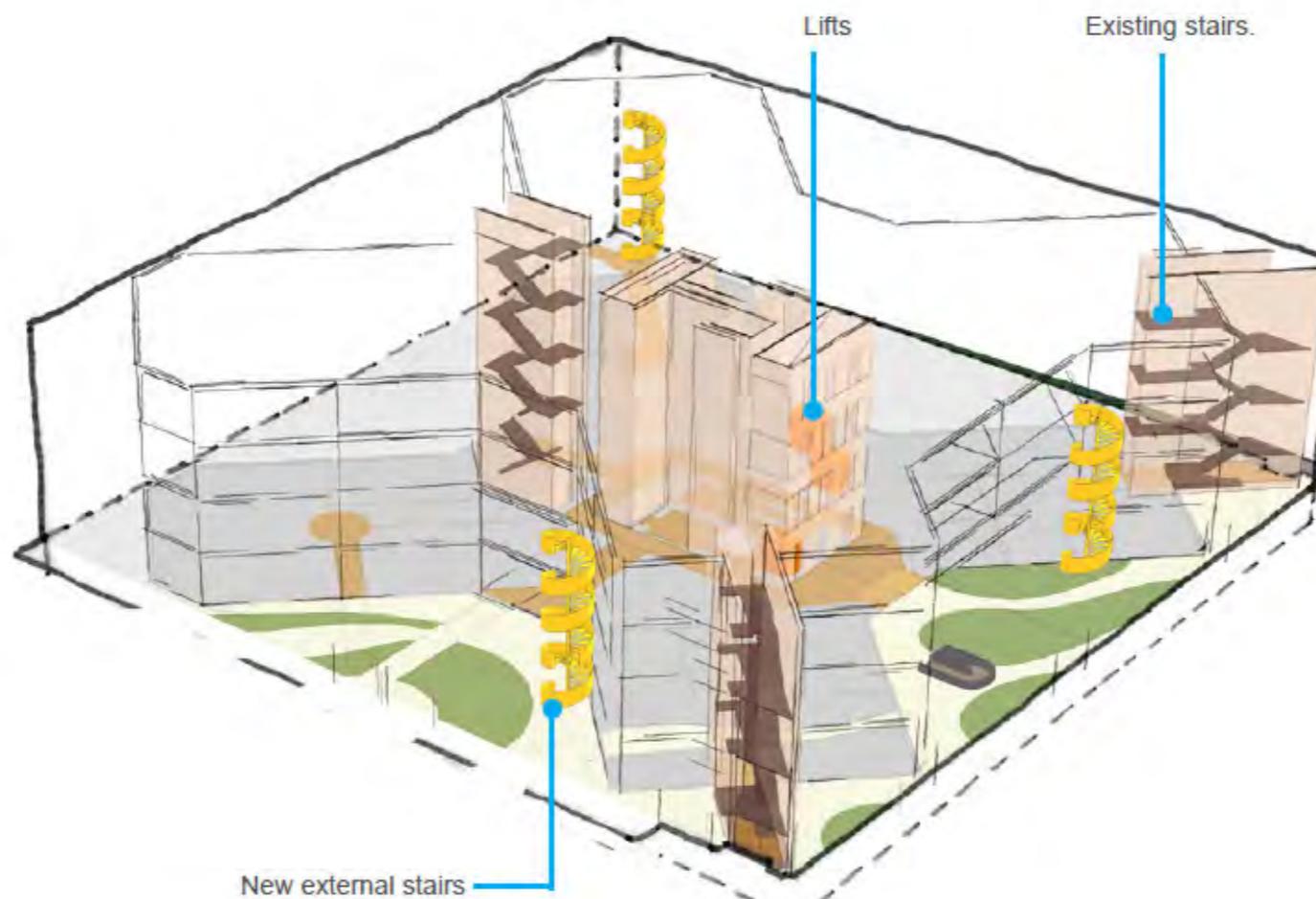
Two potential development opportunities were presented – the post-operative care use or a data centre.

A summary of the key discussion points were:
Noted that both uses would be a departure from the Development Plan and relevant policy tests would need to be met.

However, on balance, post-operative care use more suitable given higher employment rate and maximising existing building's assets.

Work on a new Local Plan was due to start shortly but it was unclear what Hillingdon's employment needs might be in the context of loss of office space. However conscious of increasing vacancy rate at Stockley.

Retention of building preferable in the context of the Registered Park and Garden.



CONSULTATION

03.1

Planning Pre-Applications

SECOND PREAPP - JULY 2023

With London Borough of Hillingdon

The post-operative care use was solely presented and considered.

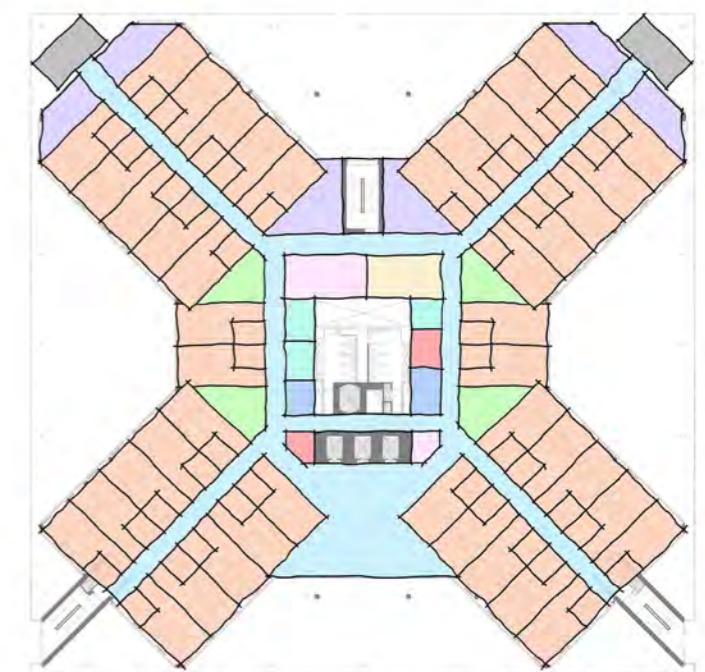
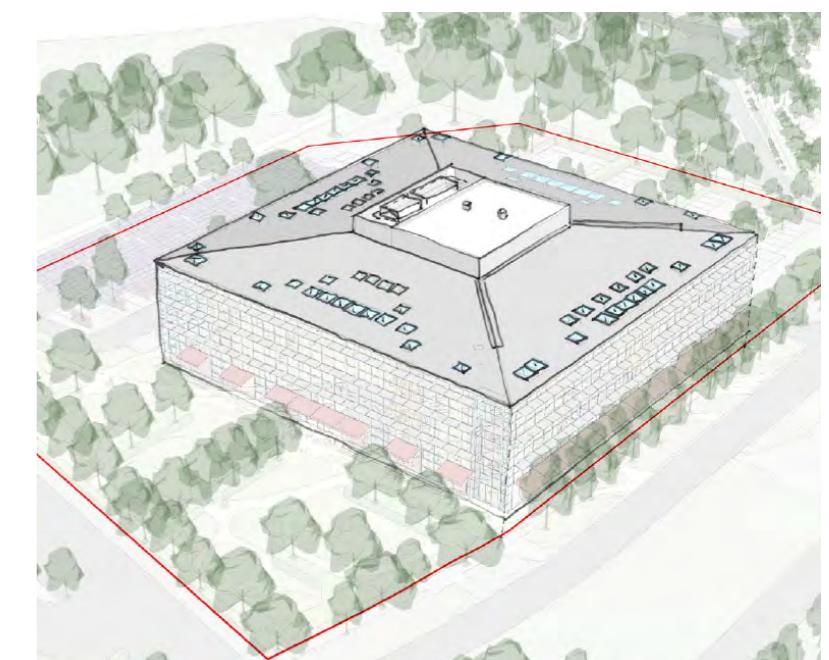
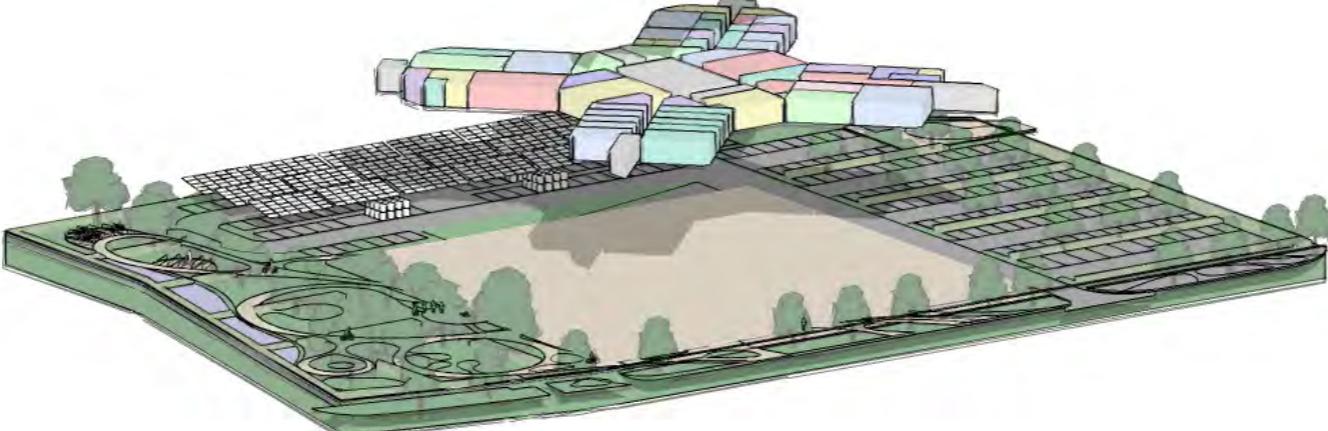
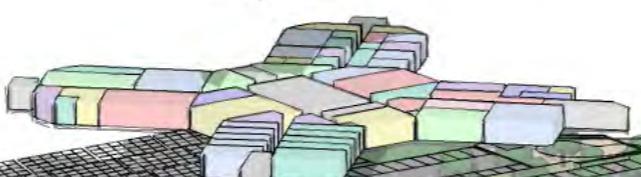
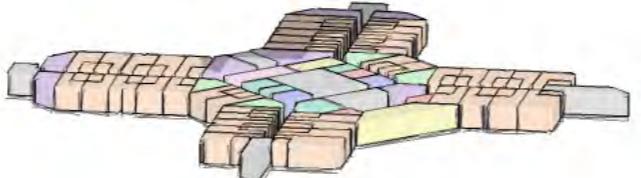
A summary of the key discussion points were as follows:

Given the strategic and historical importance of Stockley Park, high importance placed on bringing vacant buildings back into use

Initial ELR work indicated that there is potential alternative employment floorspace uses and less emphasis of office floorspace at the Park but further work required to confirm this and the extent of it.

Not considered that the proposed use would undermine surrounding employment uses and would be compatible with and complementary to the landscape setting.

However further detailed design work required to confirm this and respond to feedback from design officer.



CONSULTATION

03.2

Further Consultation

HERITAGE MEETING OCTOBER 2023

Stockley Park as a whole is designated as a Registered Park and Garden (RP&G), within which the site sits. As such, development has the potential to impact upon the significance of this.

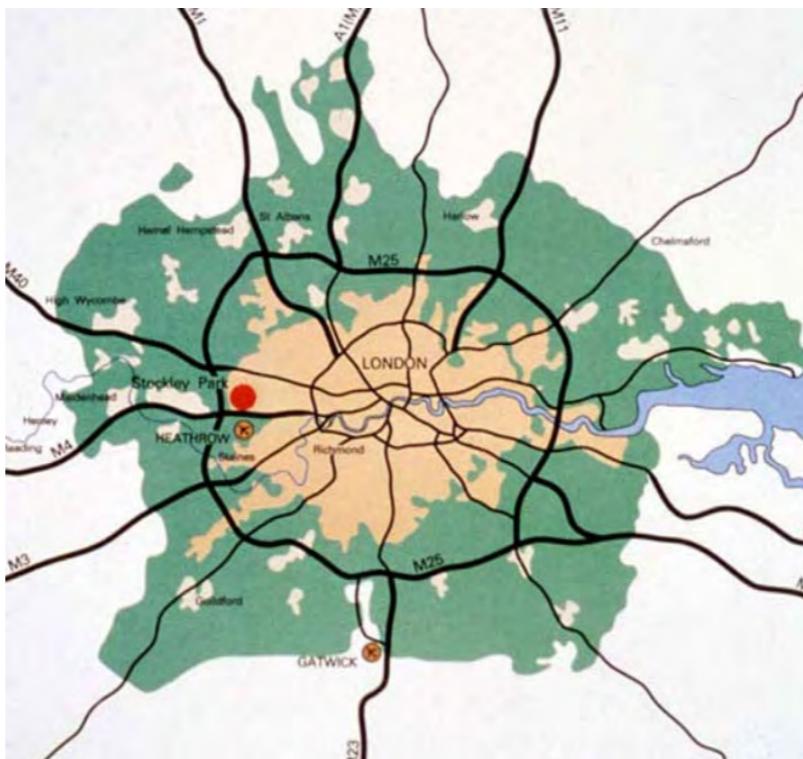
Nonetheless, the proposals relate principally to internal changes associated with the change of use, with external changes limited to provision of increased landscaping, sustainability enhancements and repairs. The designation is focused on landscaping, layout, and the intersection of buildings (particularly more individual buildings), sculpture within the landscape. Therefore it is considered that development as proposed should not impact materially upon the RP&G and its significance. This has been agreed in principle with Hillingdon's conservation officer through pre-application discussions to date. A Heritage Statement will be prepared to support the application and confirm this.

ADDITIONAL PLANNING INVOLVEMENT

The client also signed a PPA with London Borough of Hillingdon in 2023 and have had meeting with them to help positively influence design.

And had focused workshops on loss of employment, Transport and Heritage.

Finally a PreApp with the GLA occurred in December 2023- in which a fuller design proposal was showcased and received positively.





PLANNING POLICY

04

POLICY IN LOCAL CONTEXT

PLANNING POLICY 04.1

Policy in local context

POLICY CONTEXT

The site falls within the Heathrow Opportunity Area, which is identified for 13,000 new homes and 11,000 new jobs by 2041.

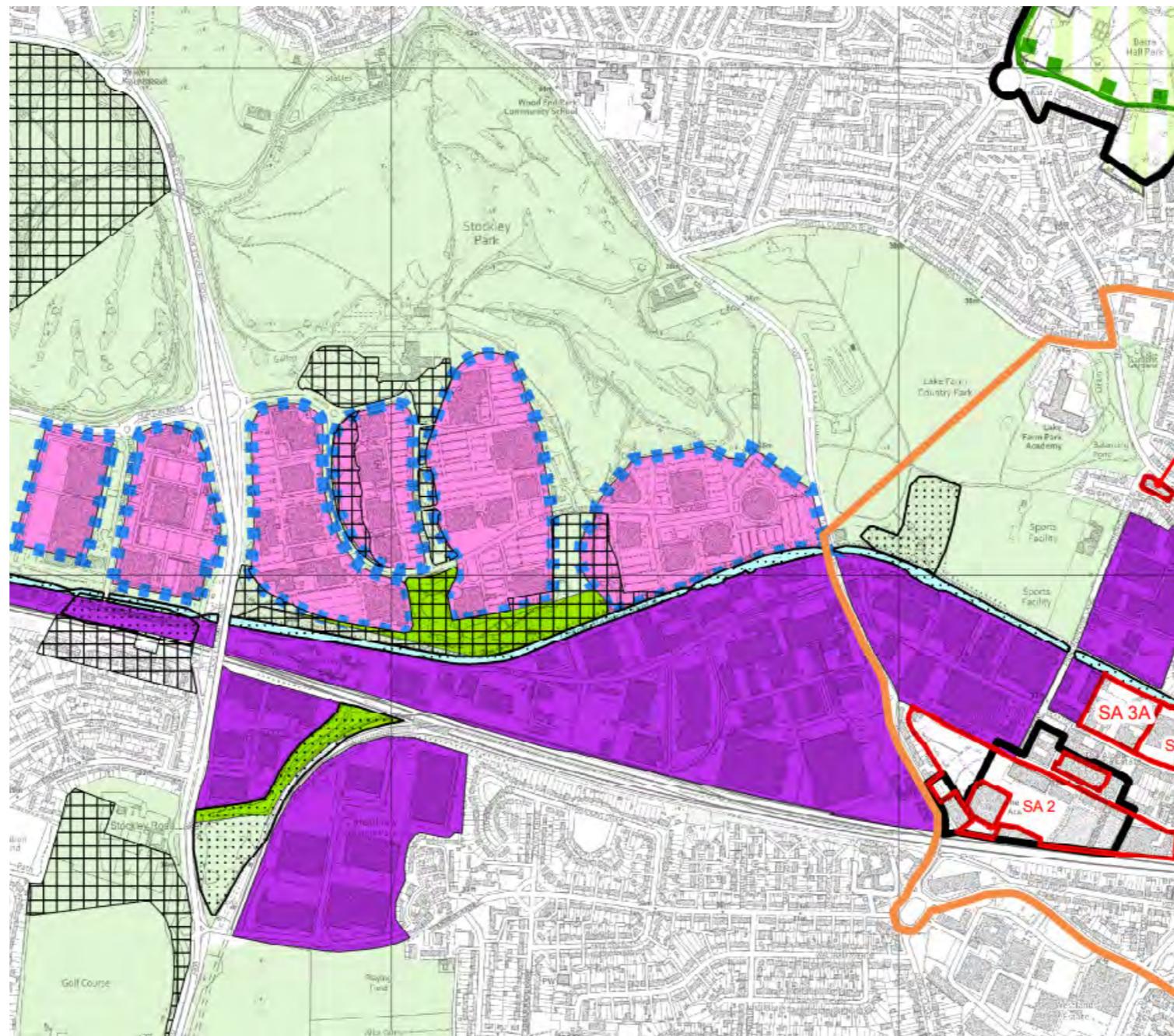
It is also located within a Locally Significant Employment Location (LSEL) and office growth location within the London Borough of Hillingdon Local Plan. It adjoins the Stockley Park Registered Park and Garden and is in close proximity to a Nature Conservation Site of Borough Grade II or Local Importance.

London Plan

Policy E1 – supports the consolidation and, where viable, extension of office floorspace within existing office clusters such as Stockley Park including enhancements to greater transport sustainability. The change of use of office floorspace is supported subject to consideration for alternative provision of workspace (low-cost/affordable) and re-use for smaller units of a larger space.

London Borough of Hillingdon Local Plan Policy DME3 – requires proposals for the loss of office floorspace in preferred locations for office growth to demonstrate that:

- i) The site has been actively marketed for two years;
- ii) The site is no longer viable for office use, taking account of the potential for internal and external refurbishment;
- iii) Surrounding employment uses will not be undermined



**LONDON BOROUGH OF HILLINGDON
LOCAL PLAN PART 2 - POLICIES MAP
Adoption Version**

Aggregate Processing and Recycling Location
Areas forming links in Green Chains
Areas of Special Local Character
Air Quality Management Area
Colne Valley Park
Conservation Areas
Grand Union Canal
Green Belt
Heathrow Boundary
Public Safety Zone
Metropolitan Open Land
National Nature Reserve
Nature Reserve
Nature Conservation Sites of Metropolitan or Borough Grade I Importance
Nature Conservation Sites of Borough Grade II or Local Importance
Regionally Important Geological Site
Not within London Borough of Hillingdon
Hayes Housing Zone
Hotel Growth Location
Office Growth Location
Hotel and Office Growth Location
Locally Significant Employment Location
Locally Significant Industrial Site
Strategic Industrial Location
Registered Park and Gardens
Road Safeguarding
Scheduled Ancient Monuments
Site Allocations, Minerals and Transport Designations
Sites of Special Scientific Interest
Archaeological Priority Areas
Archaeological Priority Zones
Site for Gypsies and Travellers
Extension within existing Gypsies and Travellers site
Town Centres

PLANNING POLICY 04.1

Policy in local context

POLICY CONSIDERATIONS

The following policy and Framework have been and will continue to be considered during the design process.

- National Planning Policy Framework (NPPF 2023)
- London Plan (2021)
- Hillingdon Local Plan (Part 01 2021) + (Part 02 2020)
- The existing Local policy designations that include: Locally significant employment location, office growth location, Adjoining greenbelt designation.
- Finally consideration has and will continue to be taken regarding the registered park and gardens across Stockley Park.





THE SET CAFE



SITE ANALYSIS

SITE LOCATION

SITE APPROACH

SITE APPEARANCE

SITE CLIMATE + ORIENTATION

05

SITE ANALYSIS

05.1

Site Location

The Park:

Stockley Park was formally opened by HRH, the Prince of Wales on 6 June 1986, making it the oldest business park in the UK.

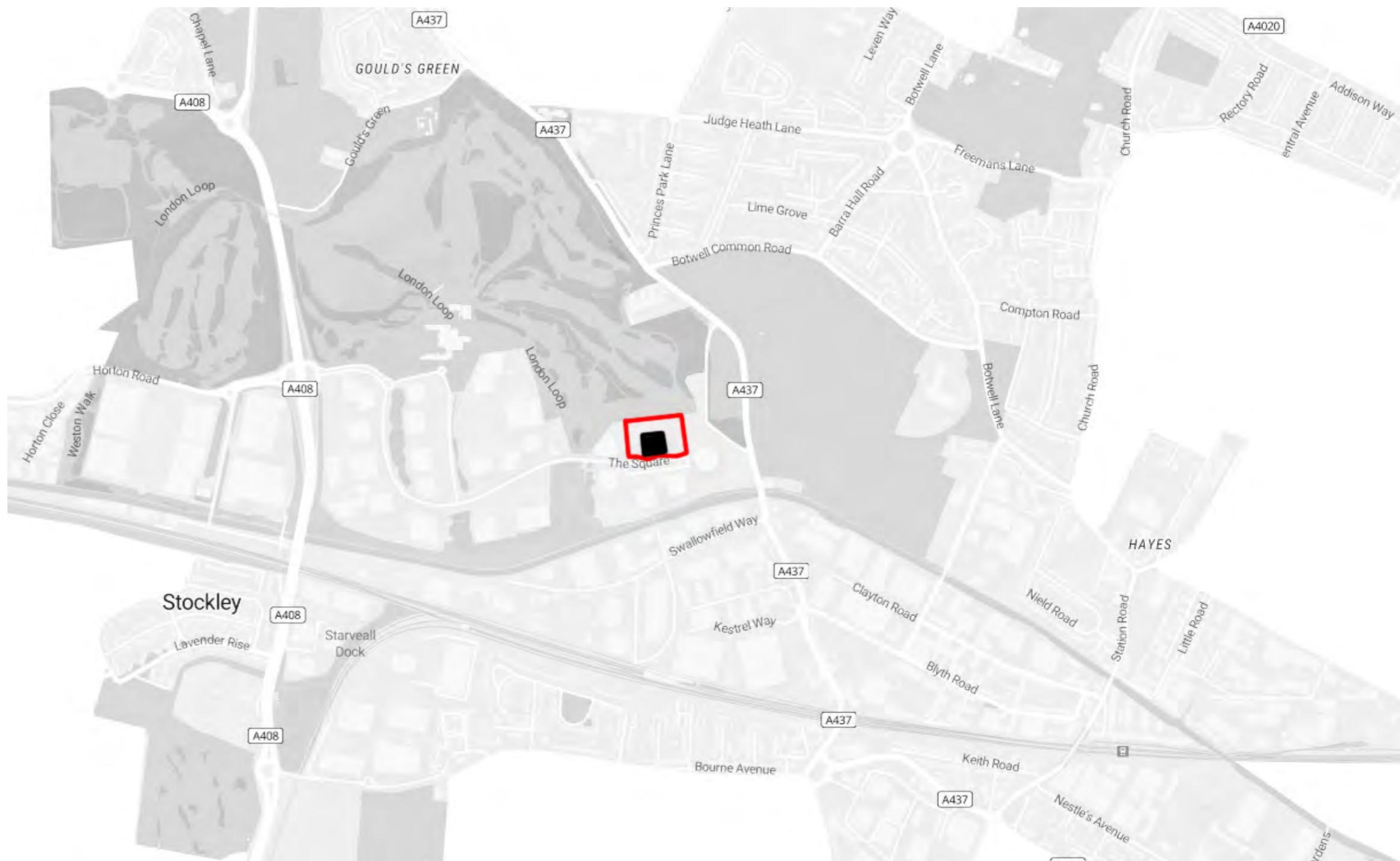
The Park was the brainchild of Sir Stuart Lipton who wanted to **provide the local community with space for recreation as well as business prosperity.**

Before the development of Stockley Park the area was used for gravel extraction for most of the twentieth century.

At present Stockley Park is a **business estate and public country park** located between Hayes, Yiewsley and West Drayton in the London Borough of Hillingdon.

In August 2020 it was listed in the **Register of Historic Parks and Gardens of Special Historic Interest in England** as **Grade II**.

Stockley Park lends itself to a **healthy lifestyle**, with **miles of footpaths** for walking and running, roads that are **great for cycling**, and spaces for table tennis, yoga, boot camps, trim trail and pilates. It's **Stockley Park's aim to promote occupiers' well-being** that has awarded the park **Fitwel 2 Star Rating**.



SITE ANALYSIS

05.1

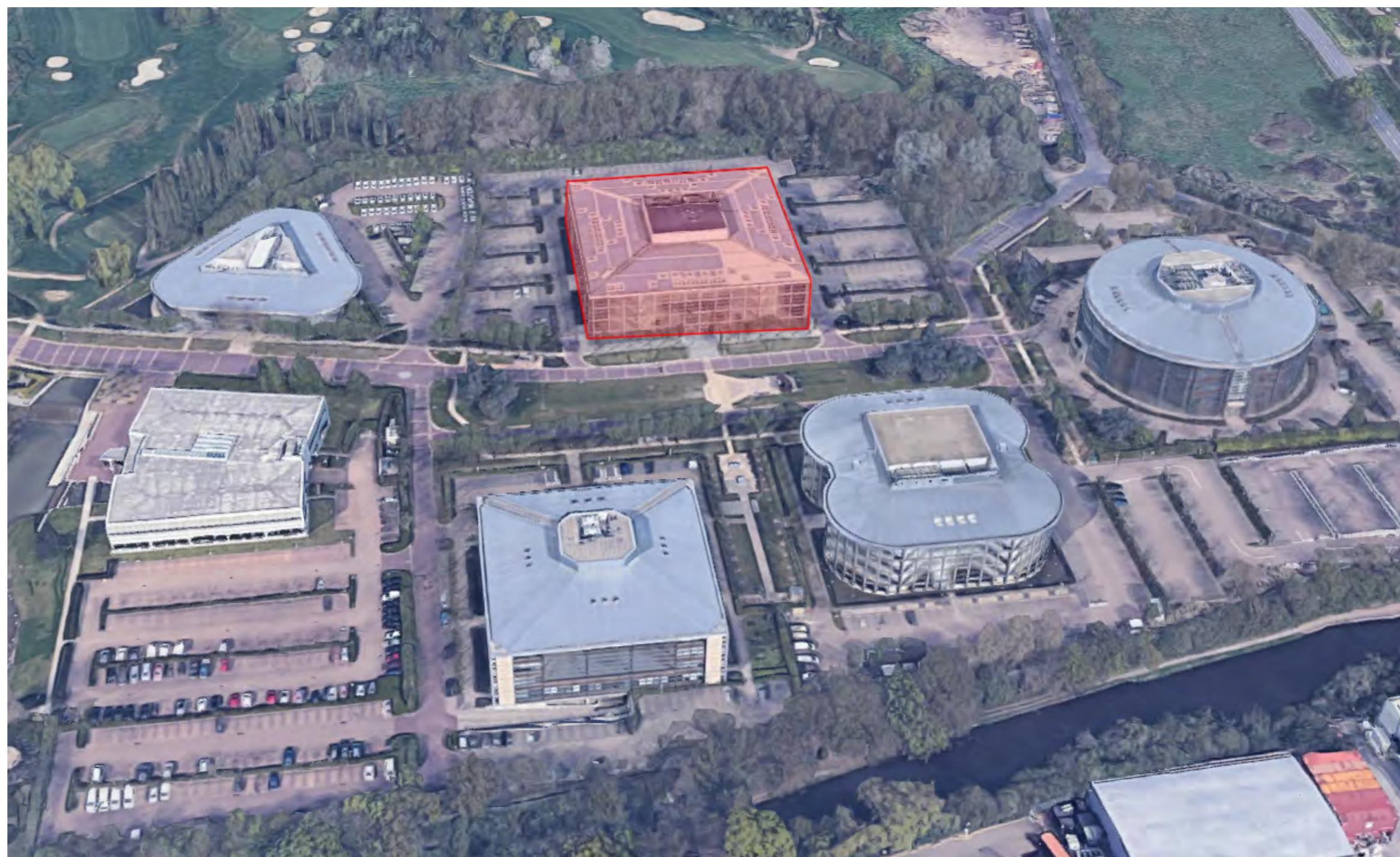
Site Location

AN OVERVIEW

03 The Square is not exempt from the stark reality that the park is facing and in fact also suffers from many of the issues across the site. These issues are not limited to:

- **Poor Energy efficiency**, with the building being in band G it is not only not lettable under uk law but it is also haemorrhaging energy even empty.
- **Poor Thermal insulation and Weather protection**, Due to its age; the buildings design and original construction no longer meets the requirements of today's regulations.
- **Failures in the Facade**, The glass facade that was once a beautiful feature of the building is also seeing the stress of weathering and time.
- **Poor Ecological Values**, With the Majority of the external works being occupied by Car parking and pavement, their is little civic amenity or public realm integration
- **Redundant office Stock**, The park already features a large and unused stock of office space and 03 The Square only adds to this problem.
- **Outdated MEP Systems**, 03 The Square was built in the 1990's with a specific MEP design methodology that is not considered to be inefficient and unnecessary due to its bulk and overcompensation.

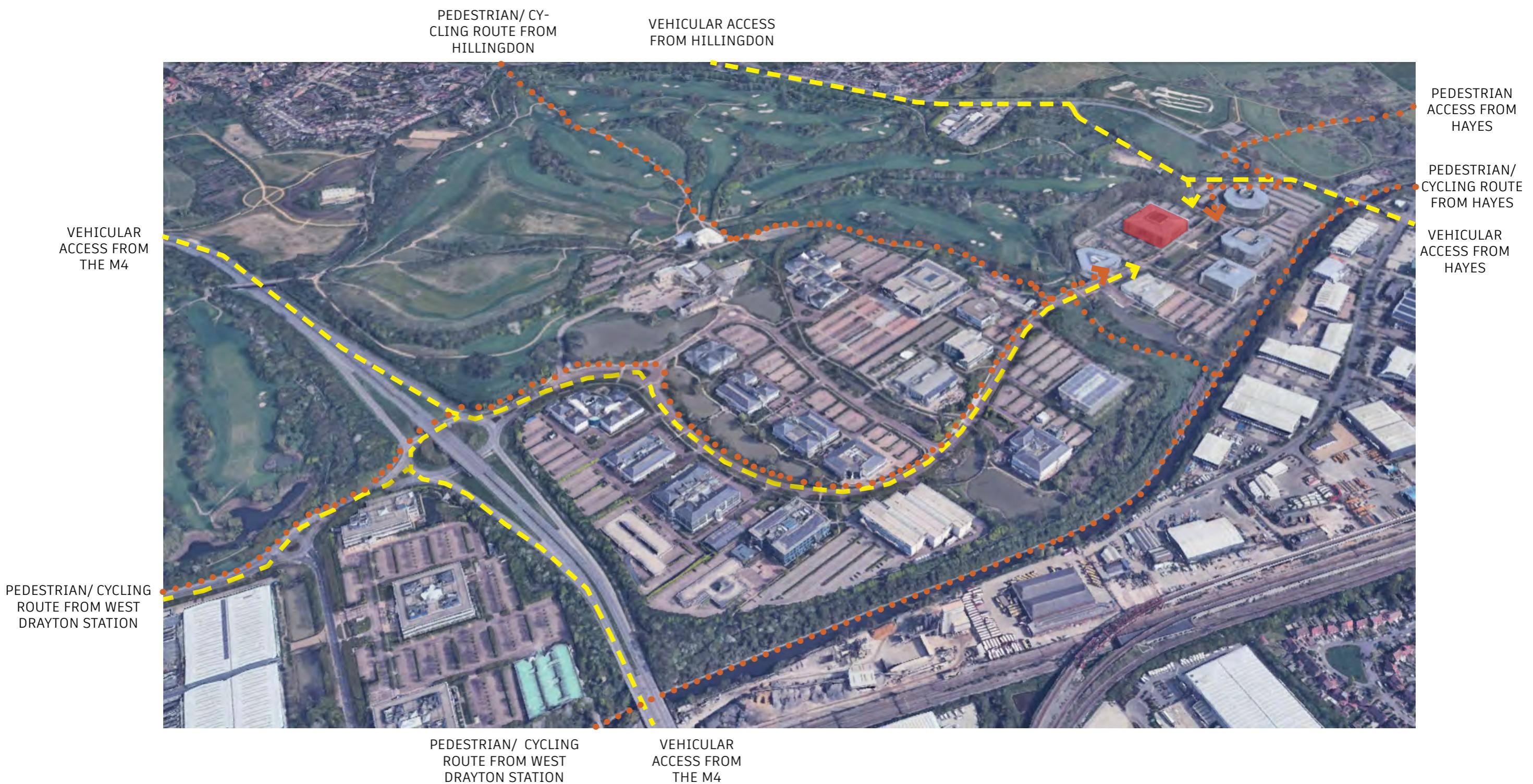
All of these problems lend a strong basis to redevelop the building and bring back life to the empty shell that it is now. It is from this that the design team has been working to reform the Nature of the building.



SITE ANALYSIS

05.2

Site Approach



SITE ANALYSIS

05.3

Site Appearance



View looking Southwards along the Western facade



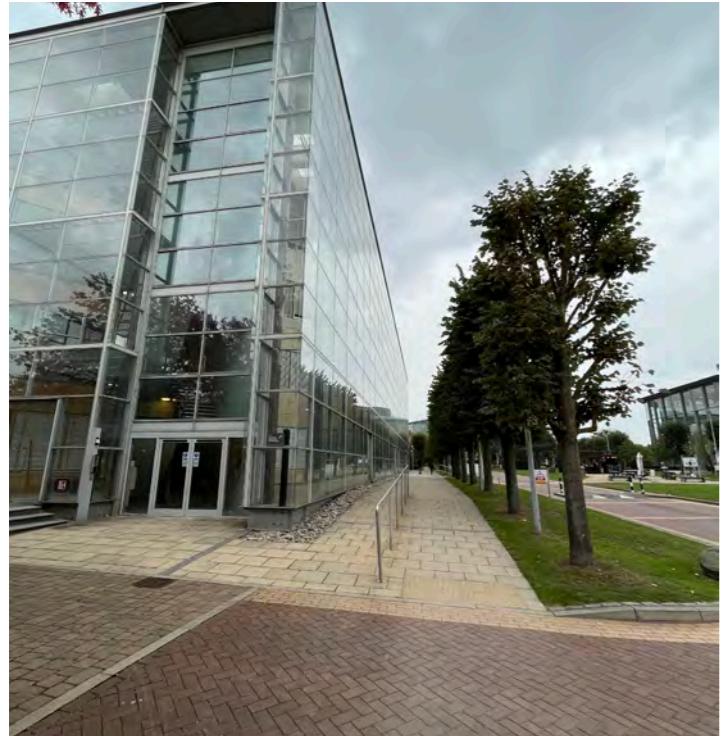
View looking towards the Eastern facade from the NE site entrance



View looking towards the Southern facade from the square



View looking towards the South Eastern corner of the building



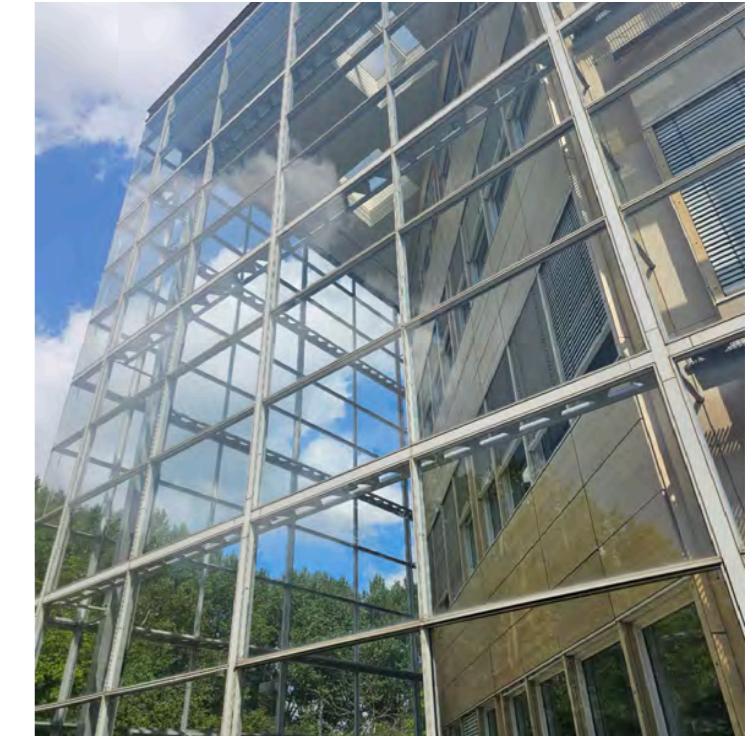
View looking towards the South Western corner of the building



View from the parking looking towards the Eastern Facade



View from the parking looking towards the Northern Eastern corner of the building



View looking towards the North Western corner of the building

SITE ANALYSIS

05.4

Site Climate + Orientation

Review of existing Condition

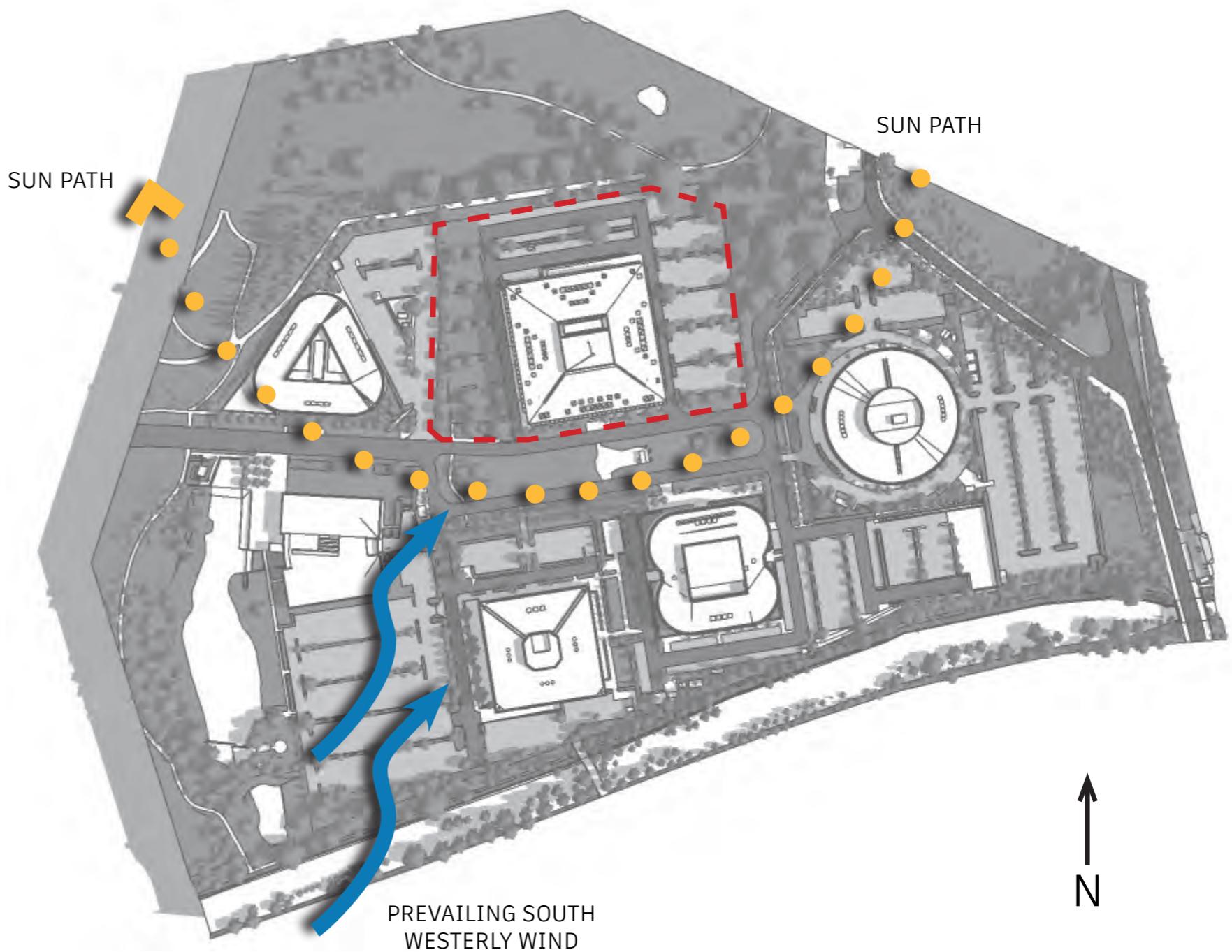
The site under consideration is characterized by a singular building structure, prominently positioned within a well-defined parcel of land. Surrounded predominantly by car parking facilities and featuring a modest amount of landscaping.

Location and Accessibility:
The site is strategically located, providing easy access to major transportation arteries and ensuring convenience for both vehicular and pedestrian traffic. Its proximity to key roadways enhances accessibility, fostering connectivity with the surrounding urban fabric.

Parking Facilities:
The site features a well-organized parking area, accommodating the vehicular needs of users. The design and layout of the parking spaces ensure efficient traffic flow and ease of parking, contributing to a functional and user-friendly environment. Consideration for disabled parking spaces and appropriate signage adds to the overall accessibility of the site.

Landscaping:
While the landscaping on the site is minimal, it serves to enhance the overall aesthetics and provide a soft contrast to the built environment. Green spaces, trees, and shrubbery are strategically placed to create a harmonious balance with the built elements, contributing to a pleasant visual experience.

Environmental Considerations:
Factors such as sunlight exposure, wind patterns, and potential views from the site are essential considerations. These elements can impact the overall comfort and functionality of both the building and the surrounding open spaces.



SITE ANALYSIS

05.4

Site Climate + Orientation

Diagrammatic Analysis

Site Boundaries and Orientation:

The boundary of the site is adjacent to 02 the square and the main access to Phase 02 and the building has a Northwest facing orientation. This information will be used for optimizing solar exposure, natural ventilation, and overall building orientation.

Topography:

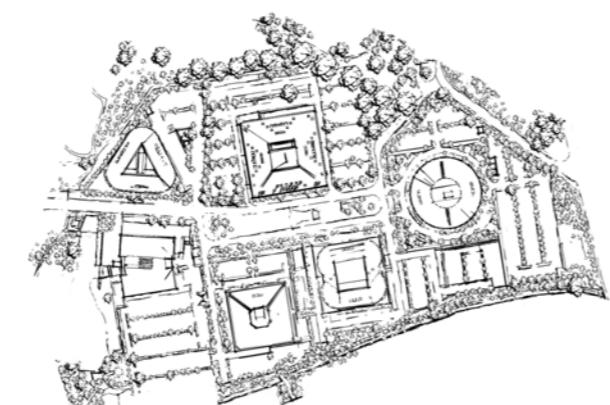
The topography of the site is relatively even, with little slope, changes in elevation, or existing contours.

Zoning and Land Use:

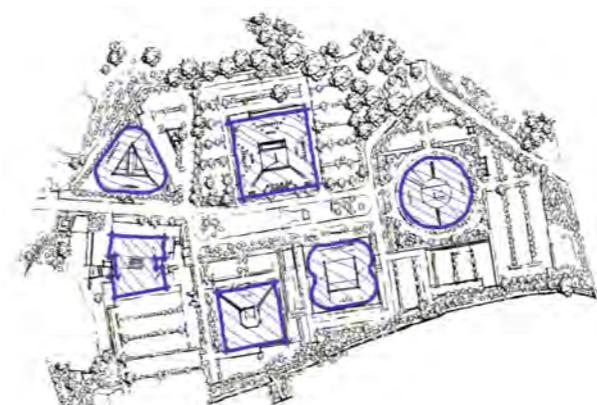
The site falls within the council's local policy zone for Significant employment.

Vegetation and Open Spaces:

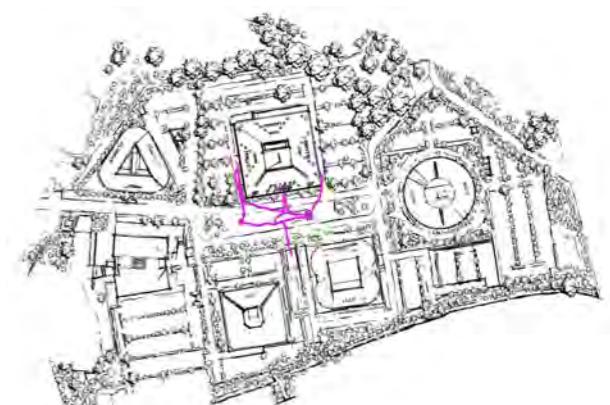
There are various patches of existing vegetation, trees, and open spaces on the site. We would strive to preserve or integrate many of these into the design.



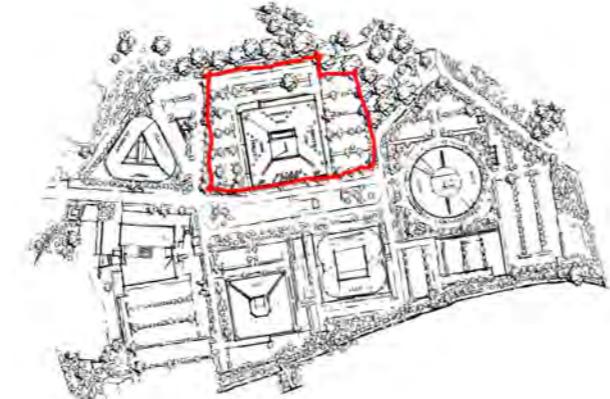
Existing context



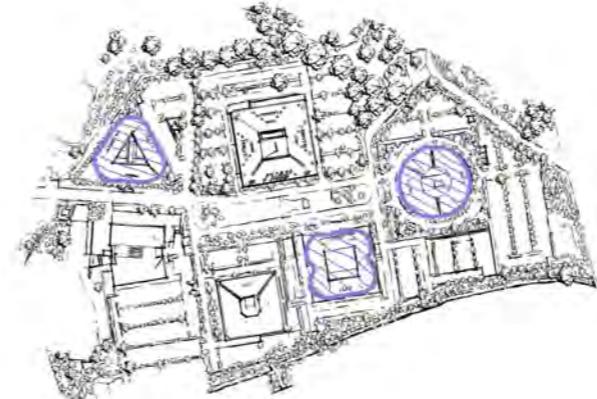
Office buildings



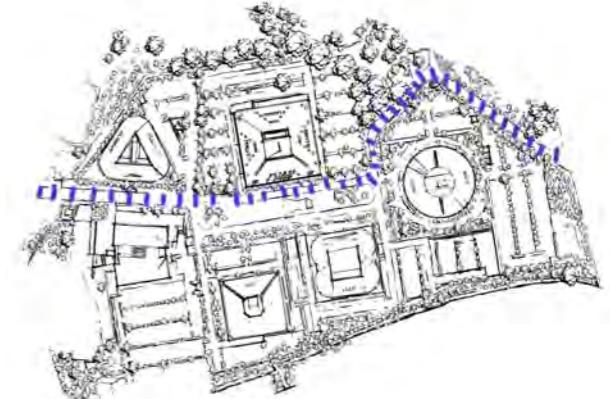
Desire Paths



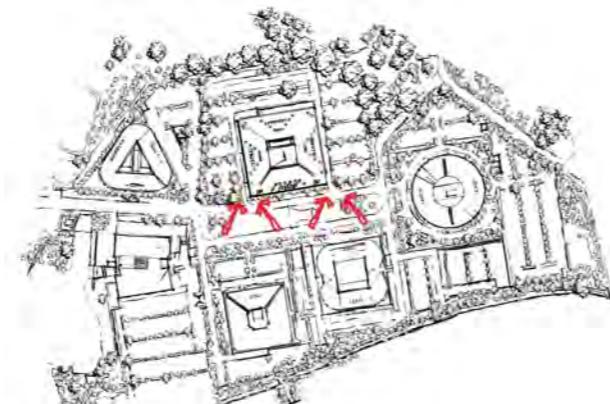
Intervention area



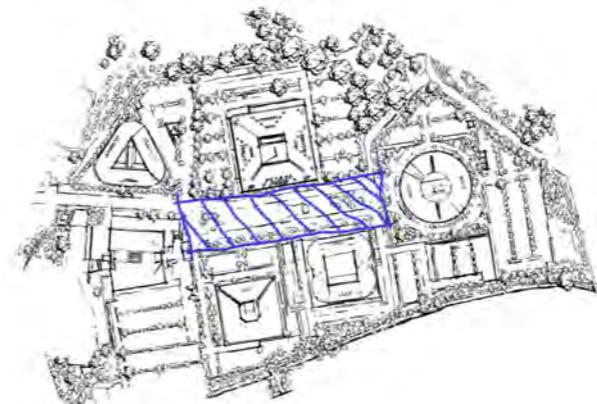
Addressed buildings



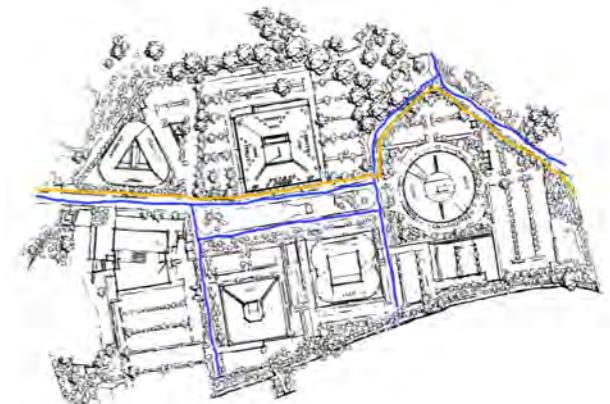
Main access road



Main site access



Open spaces



Pedestrian routes

