

12 April 2018

400 Longwater Avenue
Design Statement

The purpose of the NMA is to enhance the quality and distribution of office floor space offer in response to market demand since the scheme was granted approval in 2016. The key changes relate to the height and massing, plan layout and position on the site.

The proposals seek to balance the total quantum of floor space equally between two buildings, offering the Applicant maximum flexibility when marketing to future tenants. Both buildings will enjoy equal status in terms of their size and setting on the site, with the footprint and layout of both buildings now symmetrical and mirrored around a central axis. By developing this rationale, the proposals will provide commonality to the design of the office floorplates, cores, WC and shower provision and services provision within each building.

Through development of the brief with the Applicant, the proposals seek to deliver high quality office floor space that is free from columns, offering clear sight lines across the floor plate and providing maximum space planning flexibility for future tenants. The proposals also seek to deliver a 3m floor to ceiling height, offering a more generous and better proportioned internal environment than the consented scheme.

The column free floor plate has led to development of the building's structural approach. The horizontal concrete floor slabs at each level now require a series of deep downstand beams to provide structural stability and in the process, increases the ceiling void to enable mechanical and electrical services to pass beneath unobstructed. The impact of these changes means that the building's height has increased by a total of 2.175m as demonstrated in the marked-up drawing A_PL_203, enclosed.

The perimeter structure, contained within the façade of the building, has also increased in depth, from 250mm to 600mm, to cope with the larger spans as demonstrated by SK_008, previously provided. As a result the cladding zone of the building has also increased in depth and is the primary contributor to the proposal's total GEA increasing by 641sqm (approximately 2%). By comparison, the increase in total NIA across the proposal is approximately 0.5%, largely through the removal of the columns on the office floors.

The proposed building footprints are predominantly contained within the consented footprint, notably to the north and south, thus maintaining the consented attenuation zones and relationship with the site's northern and southern boundaries, as demonstrated by the overlay drawing A_PL_003, previously provided. The footprint of both buildings has however migrated to the west by approximately 2.9m. This is to ensure that there is sufficient allowance for the public footpath, located on the south east corner, to work with the existing site topography and provide an acceptable level of accessibility, when connecting to the existing network of paths in the wider masterplan.

Finally, the entrance into the site and approach to the buildings, was originally conceived to be on axis between the two buildings. The alterations to the buildings' footprint has resulted in a minor adjustment of the road's position to maintain this approach. There has been no change to the total number of car parking spaces provided.