

Design and Access Statement

Building 6000 - Principal Entrance:

Minor Material Amendment

Langstone Technology Park

August 2019

For: AG Langstone B.V. & Trinity Investment Management

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Revisions

Issue and Approval Schedule

Issue 1 Draft	Name	Signature	Date
Prepared by	Jake Humphrey		04/03/2019
Reviewed by	Ian Jenkins		04/03/2019
Approved by	Ian Jenkins		04/03/2019

Revision Record

Issue	Date	Status	Description	By	Checked	Approved
2	05/03/2019	PLANNING	Planning Issue	CJ	IJ	IJ
3	06/08/2019	PLANNING	Minor Material Amendment	JH	IJ	IJ

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1.0 Introduction

1.1 Preface:

This Design and Access Statement has been prepared on behalf of AG Langstone B.V. and Trinity Investment Management in support of an application for a Minor Material Ammendment to consented scheme ref: APP/19/00296. It concerns the construction of a new entrance structure and reception refurbishment to Building 6000, Langstone Technology Park. The proposed works coordinate with a wider commercial development and master-planning strategy proposed across the site.

1.2 Documents Comprising this Planning Application

This Design and Access Statement should be read together with the other documents that accompany this submission, listed below:

	Author	Date
Application Forms	AWW	07/08/2019
Drawings	AWW	As specified on the drawing

- 4046B-0010_A_Site Location Plan
- 4046B-0011_P03_Site Plan - Existing & Proposed
- 4046B-0100_P03_Ground & First Floor Plans - Existing & Proposed
- 4046B-0101_P04_Second Floor & Roof Plan - Existing & Proposed
- 4046B-0102_P03_Elevations - Existing & Proposed
- 4046B-0105_P03_3D Visualisation - External
- 4046B-0110_P03_Entrance Section Demarcating Existing Drainage

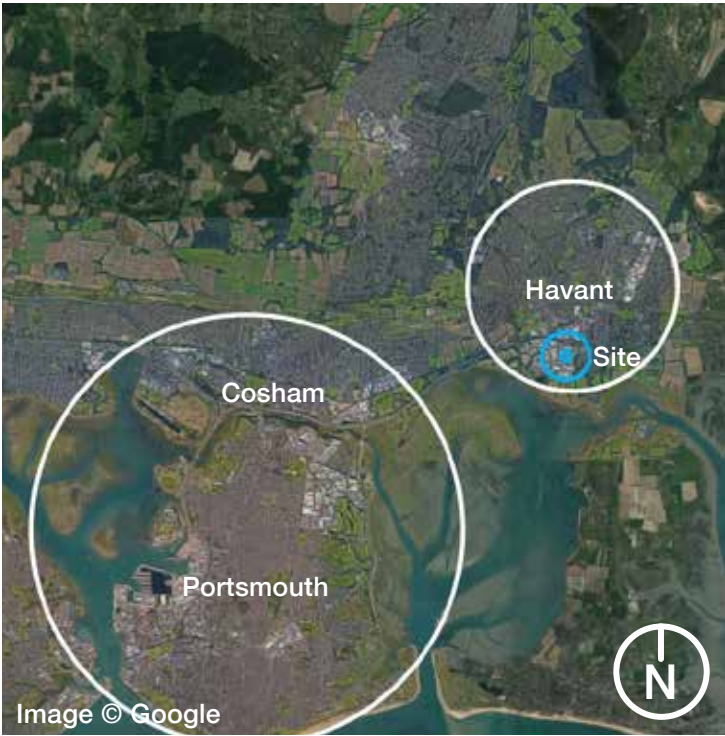
2.0 The Site

2.1 Site Location and Use

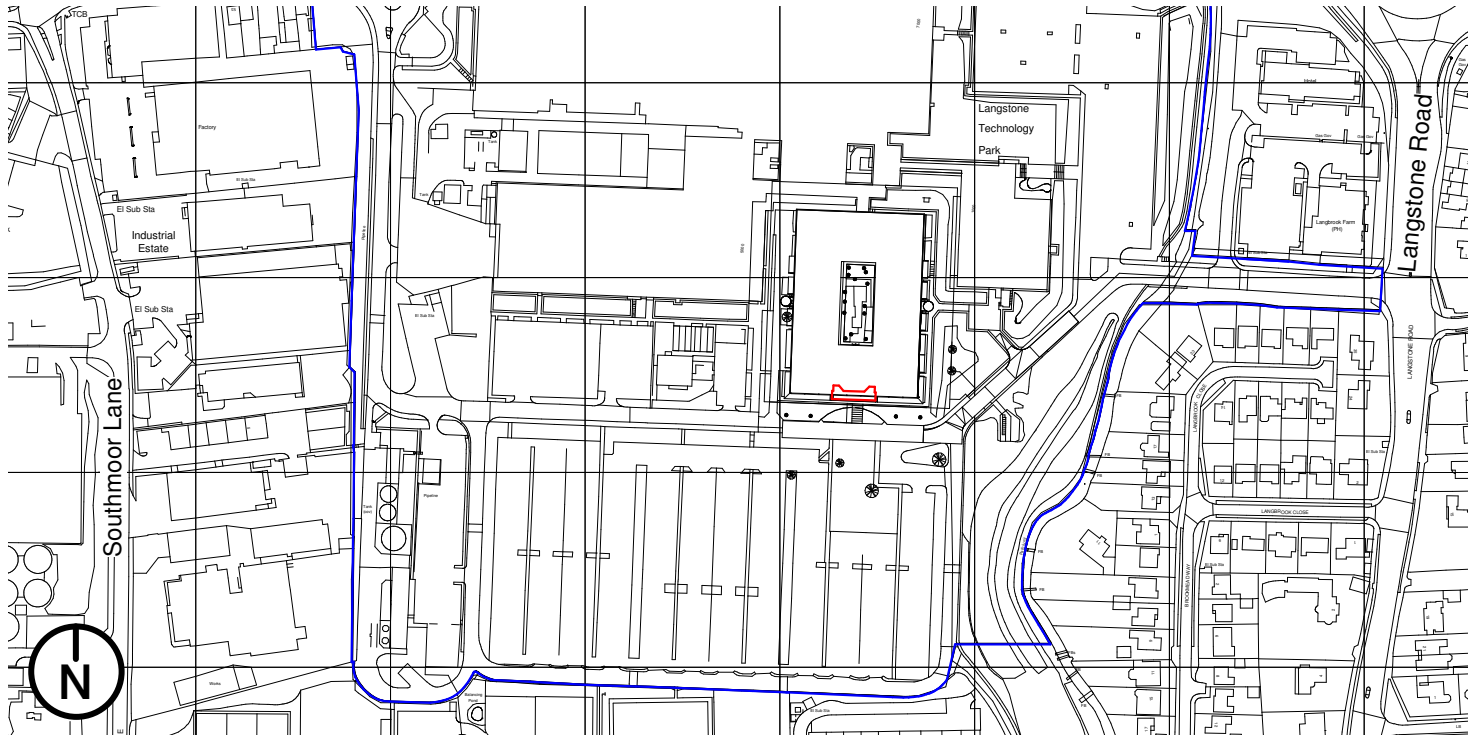
The application site lies within Langstone Technology Park, a large industrial and office park on the south edge of Havant. The site sits immediately south of the A27 dual carriageway, close to the A27/A3023 intersection. Portsmouth and the suburb of Cosham lie immediately to the west and south-west.

The technology park was originally built for a single occupier, IBM. Following their departure from the site the technology park has developed into a group of buildings multi occupied, either as floors or parts of buildings. The assumed original design intent of subtle recessed entrances to the buildings is not very affective for multi-use / occupied buildings. Therefore, the intention is to create better way-finding and emphasise the individual buildings with the insertion of new entrance features. The material used for this will form part of a palette of colour and hue similar to the existing original buildings.

The wider Langstone Technology Park site is extensive. The site for this application is a far smaller area local to Building 6000. The GEA created is 118m2.



Wider Context



Extract from Site Location Plan



Site Context - Langstone Technology Park



Local Context

2.2 Site Photographs & Character

Building 6000 is one building within the larger technology park. It is a multi-let office building.

Building 6000 and the surrounding buildings are contemporary in age, having been constructed in the late 1960s/early 1970s. They are also homogeneous in appearance, each having concrete panel façades and strip fenestration on a rigid grid. The buildings are all horizontal in character.

Building 6000 is large - the front facade (south) is approximately 65m long, the building is approximately 95m deep. Height to parapet (occupied stories) is 13m with rooftop plant enclosures above. Other buildings on the site are smaller, except building 1000 to the north, which is a similar size.

The immediate and wider site features very extensive car parks and around buildings, landscaped, grassed earth bunds which in some cases obscure basement/lower ground level service decks. Building 6000 does not include basement servicing but is set below road level by approximately one metre.

The homogeneous appearance of buildings on the site, large areas of car-parking, landscaping and overall park size make way-finding and orientation difficult. The entrance of Building 6000 is particularly difficult to locate due to the sunken, recessed entrance.

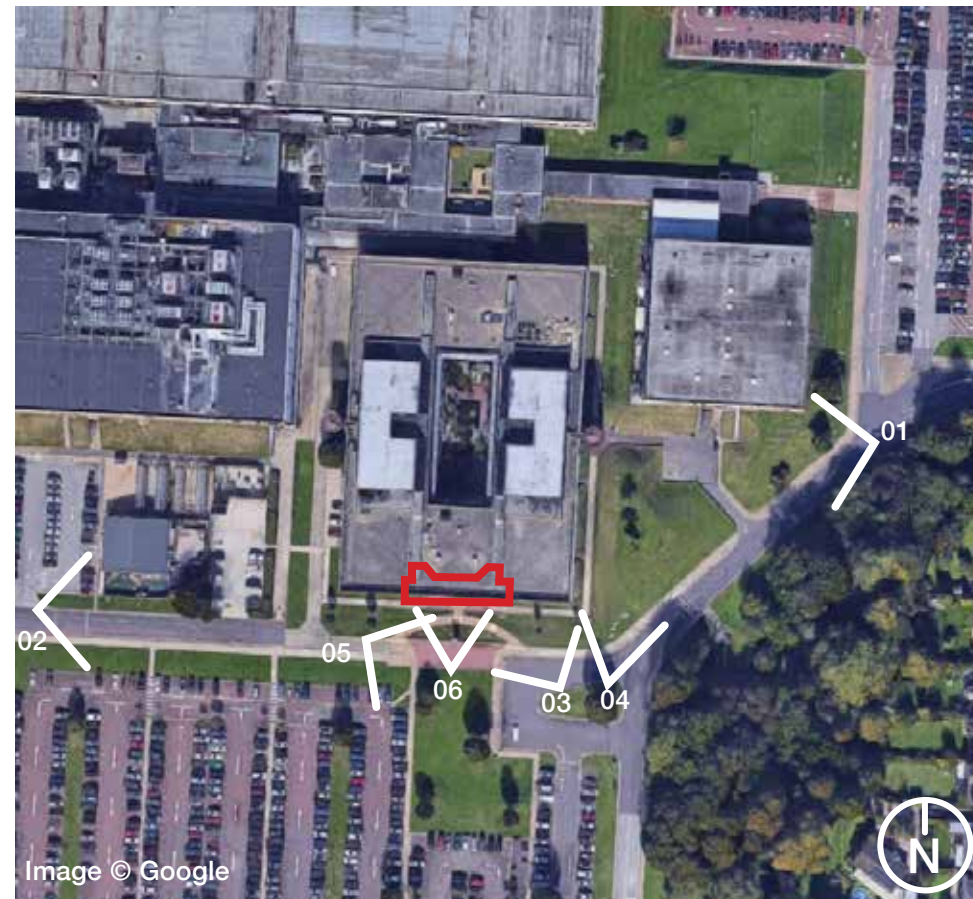


Image © Google



Image © Google

01 - Looking south-west, Building 7000 visible in foreground



Image © Google

02 - Looking west, Building 1000 and nursery visible left of picture



03 - Building 6000 south facade



04 - Building 6000 east facade (left), Building 7000 and entry road visible centre right



05 - Car parking zone south of Building 6000



06 - Building 6000 entrance

3.0 Design

This page reflects the updated design proposals being submitted as part of a Minor Material Amendment application. Discussion of the reasons for design changes follow overleaf.

3.1 Proposals and Aims

Proposals:

- To construct a new entrance for Building 6000 with associated external access ramps and hard & soft landscaping
- Refurbishment of existing reception lobby to include new draught lobby, access doors and emergency exit routes.

Aims:

- Create a high quality entrance and emphasise Building 6000.
- Improve access to the building for users
- Improve way-finding from car parking and modernise the building approach.
- Create building identity and differentiate Building 6000 from other buildings within the site

3.2 Scale

The new entrance will provide an identity to Building 6000 and assist in way-finding and on-site orientation. The entrance to the building is positioned below the level of the surrounding roads and pavements - to address this the structure will extend to building parapet level so as to be visible from the road on approach, and from the far side of the southern car parking zones.

3.3 Design & Appearance

The existing buildings on site are large and highly similar in both materials and design. The large footprint of existing buildings and existing fenestration pattern leads to highly horizontal character. The new structure will mark the entrance by introducing new complementary materials and vertical forms to differentiate the primary facade and entranceway from secondary façades and surrounding buildings.

Building 6000 is constructed to a rigid grid which is expressed through the facade; this aspect seems appropriate to the use of the site as an industrial and technological centre. The proposals will work within the existing grid but emphasise structural verticals and glazed elements to strongly mark the entrance and increase views in and out of reception. The entrance is currently served by ramped access from the pavement, this will continue to be provided to the new entrance doors.

3.4 Access

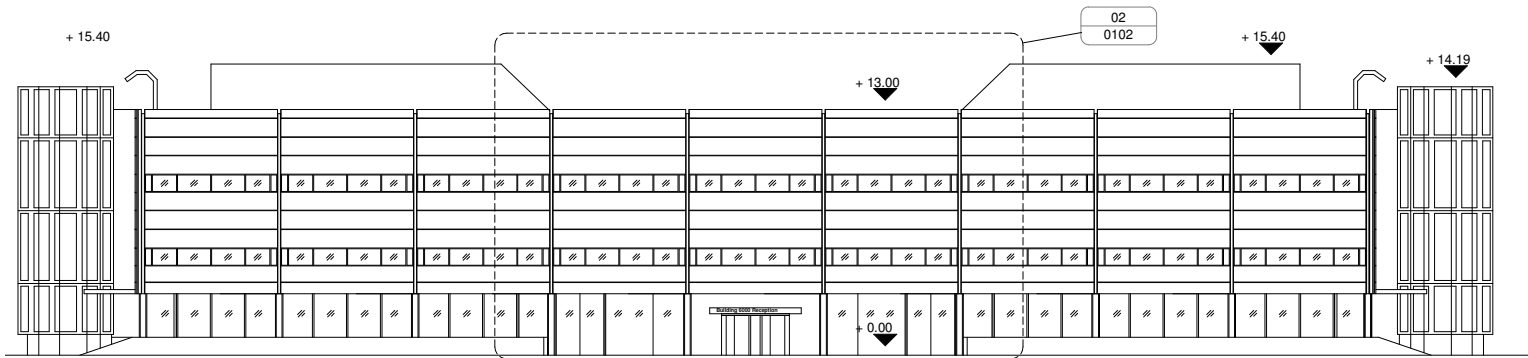
Access is via private site road. Vehicular access and car parking arrangements and numbers are unchanged.

3.5 Ecology

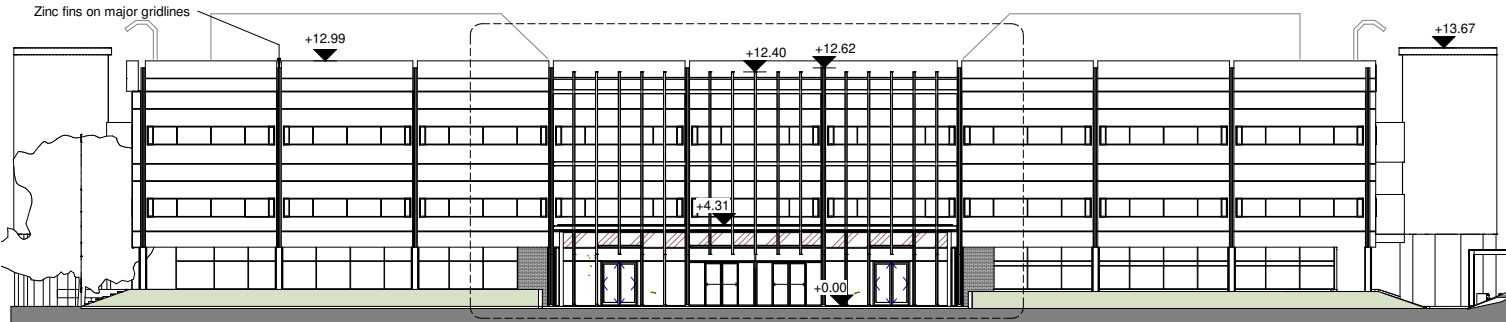
No habitat areas are affected by the development. External works are limited to re-configuring existing hard landscaping and mown grass landscaping

3.6 Drainage

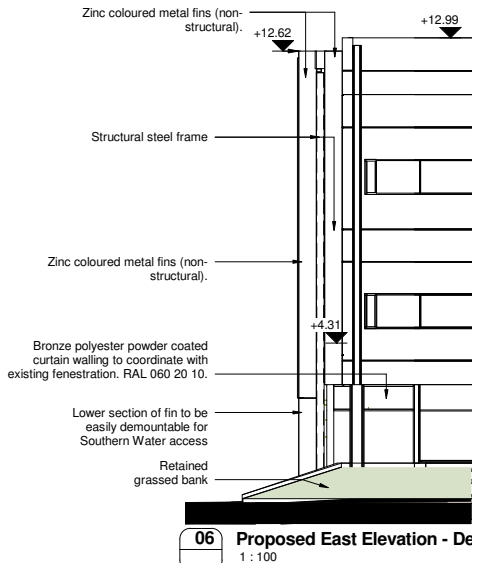
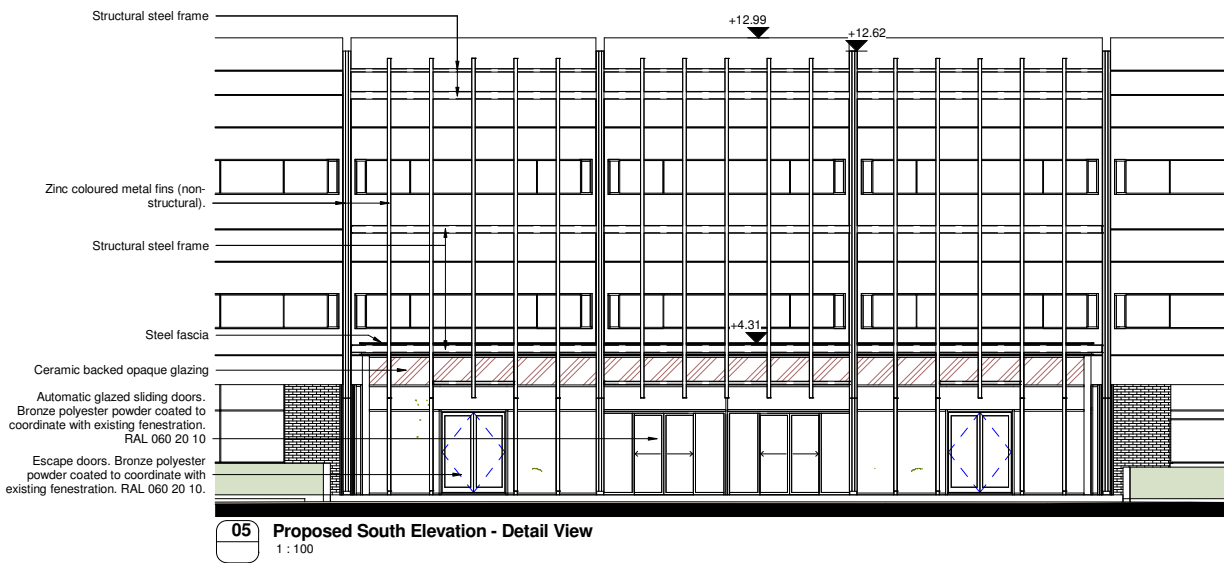
There will be no net increase in impermeable landscape area as a result of the development. There will be an increase in roof area of 11m² which will be drained via connection to the existing drainage network and local mains. This area is a reduction from 38m² under the original proposals.



Existing south elevation, extract from 0102 Elevations Proposed & Existing



Proposed south elevation, extract from 0102 Elevations Proposed & Existing



Proposed east and south elevation details, extract from 0102 Elevations Proposed & Existing

3.7 Design Evolution:

This minor amendment is necessary due to design changes as part of the developed design process. Every effort has been made to respond to new external factors while maintaining the design philosophy of the proposals.

Reasons for Design Changes:

1. Southern Water sewer easement:

The design team consulted with Southern Water at the planning stage regarding a critical sewer in the vicinity of the proposals. The planning permission included conditions to maintain the protection of the sewer easement. Underground services surveys since received have revealed the sewer position to be closer to the building than thought. Consequently the new building line has be pulled back to respect the easement. Local encroachment into the easement zone has been agreed between the project structural engineer and Southern Water and the proposals are now to their satisfaction.

2. Control of solar gains:

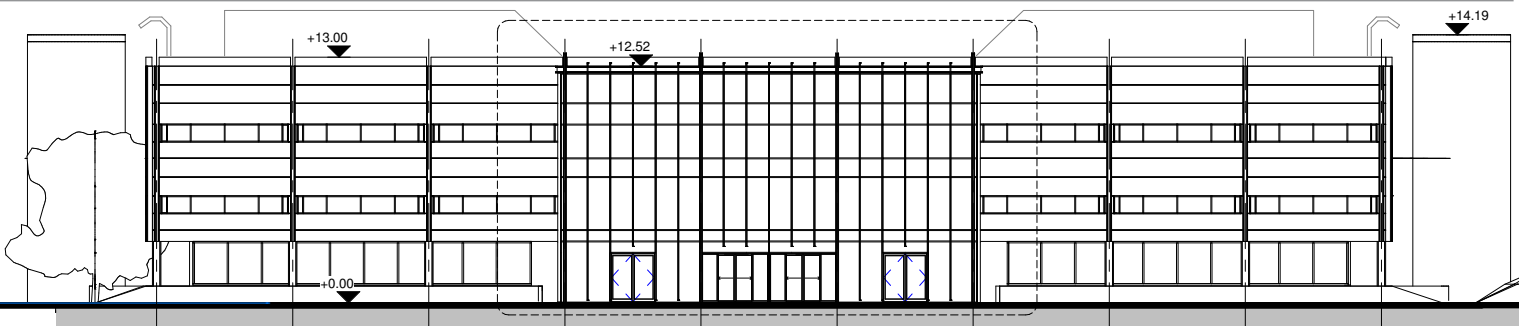
The consented proposals incorporated large areas of vertical glazing. During the developed design phase, the building was modelled by the project Mechanical and Electrical engineers to assess the thermal comfort of the occupants. It was found that the extent of south facing glazing led to unacceptable thermal gains and resulted in internal temperatures in some areas that were outside a comfortable working range. Various strategies were explored to mitigate this effect including:

- Thermal control glass
- Brise soleil
- Increased mechanical ventilation
- Artificial cooling

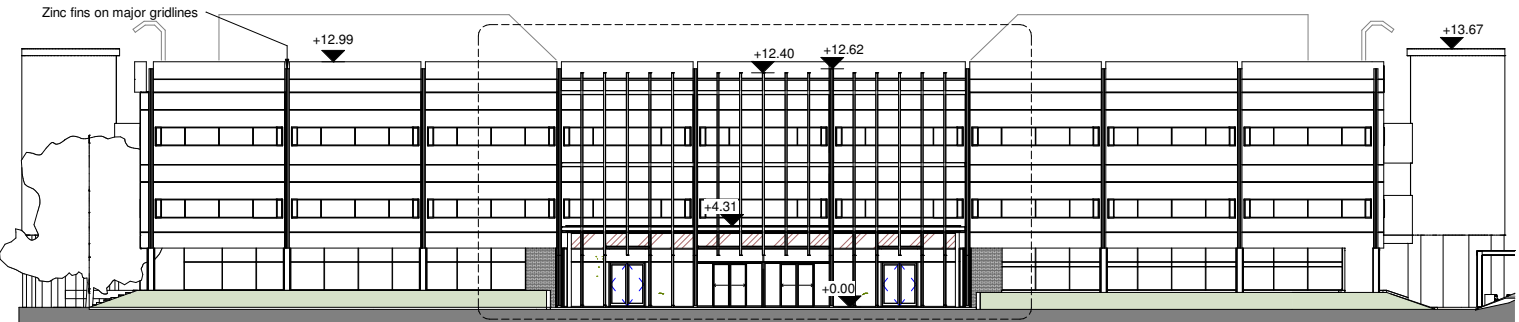
These strategies were employed in combination, however it was not possible to acheive the required reduction in temperatures without very significant impacts on the facade design. Brise soleil was explored but this strategy was not adopted as it was felt that the cluttering of the facade was not in keeping with the design philisophy of the existing building or the new addition and would not be acceptable in planning terms, as projections of 1.5m would be necessary to achieve the required shading. Artificial cooling was not deemed to be an appropriate solution in this case due to sustainability concerns.

The solution adopted was to reduce enclosed area of the building while retaining the scale and aesthetic of the framing and fin structure. The entrance structure is now un-enclosed above the ground floor entrance level but the structure retains the steel framing, zinc fins and sympathetic grid pattern of the original proposals. The scale and presence of the proposals will continue act as a wayfinding and entrance marker for the building.

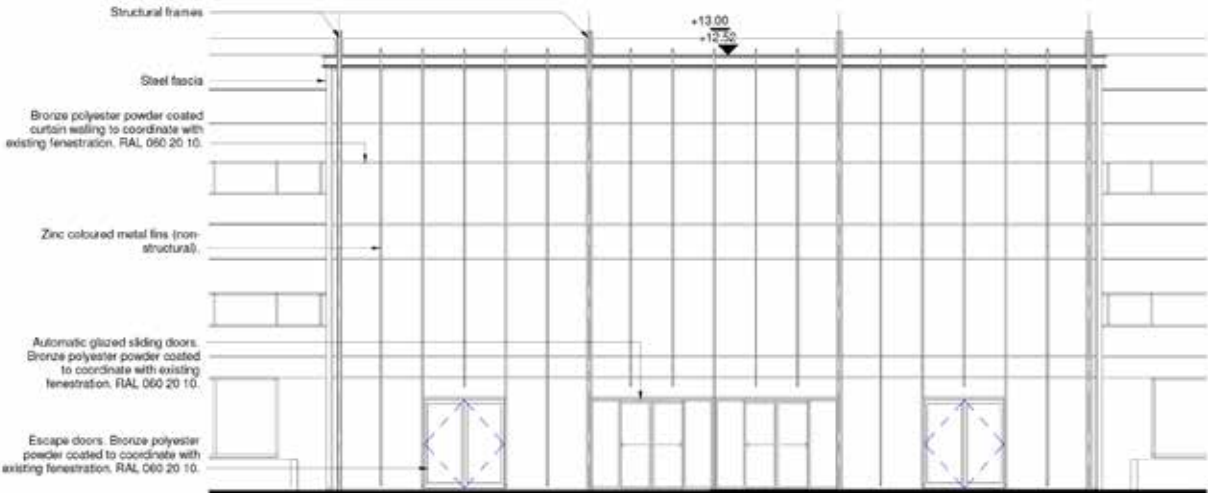
A comparison of the original and amended proposals is shown right.



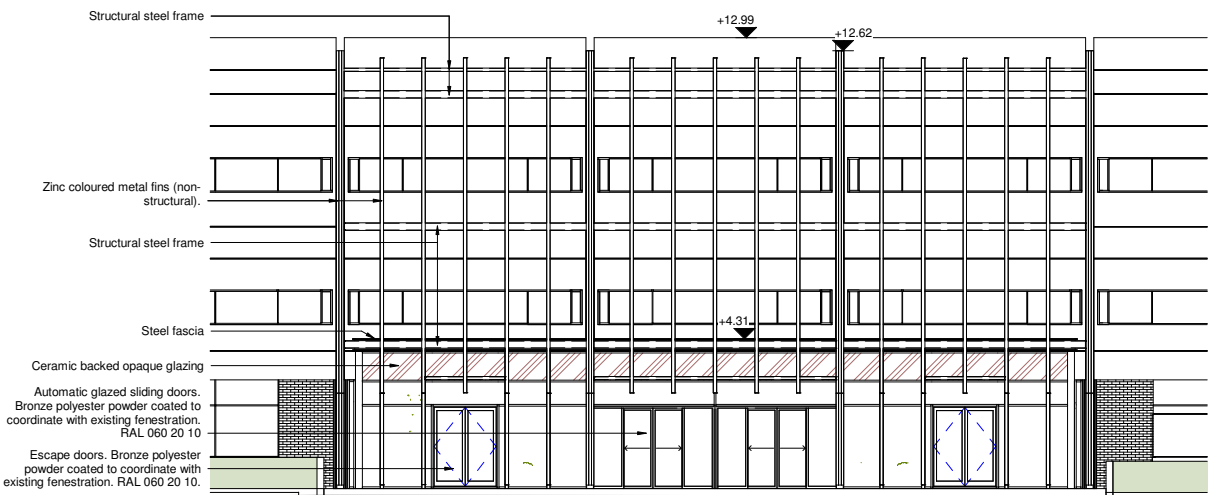
Proposed south elevation - previous submission



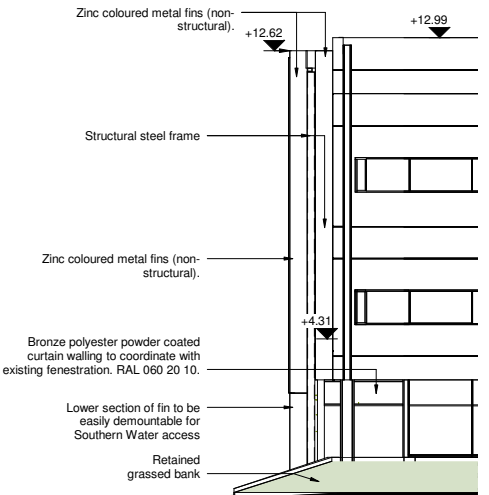
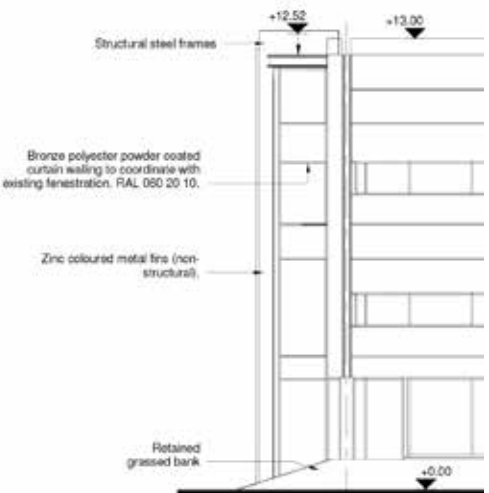
Proposed south elevation - amended proposals



Proposed east & south elevation - previous submission



Proposed east & south elevation - amended proposals



3.8 Layout:

Building 6000 is a multi-let office building, which, based upon an occupancy of 1 to 10m2, can accommodate in the region of 1200 workers. The new entrance structure will improve access to the building by replacing a revolving door arrangement with two pairs of automatic sliding doors forming a draught lobby. The new door arrangement will be better able to cater for the workforce in busy periods, additionally, the introduction of a draught lobby will preserve thermal comfort in reception and minimise undesirable heat losses. New emergency exit doors will improve egress routes.

The refurbished lobby will allow greater space for waiting and meeting at ground level. Existing dark tinted glass will be replaced with new glazing which allows greater visibility into the new lobby space. Internal finishes, seating and planting will be visible from the building entrance and the internal spaces and finishes have been considered with this in mind.

3.9 Materials:

The material choices include exposed service soffits and terrazzo flooring which compliment the office, technological and industrial uses within the building and its external appearance. The reception space will be used for waiting and greeting of visitors and be visible from the building approach. For this reason, the reception has been softened and broken down through the use of colour (furniture, lighting and graphic panels), natural materials (moss panels, timber screening) and the introduction of screening and planting. These elements will add a contemporary industrial aesthetic to those areas of the building visible through the facade and will be a further marker of the entrance space and building frontage.

External materials will form a palette of colour and hue similar to the existing. Key elements and details will emphasise identity. The entrance structure will be comprised of glazed curtain walling with PPC bronze frames. Intermediate to these will be aesthetic vertical zinc coloured fins.



Existing concrete panels & channels



Precedent - PPC metal fins



Precedent - PPC steel frames



Proposed entrance, 3D render



01 Exposed services soffit



02 Moss wall panel



03 Automatic glazed sliding doors



04 Feature lighting



05 Planting



06 Timber screening



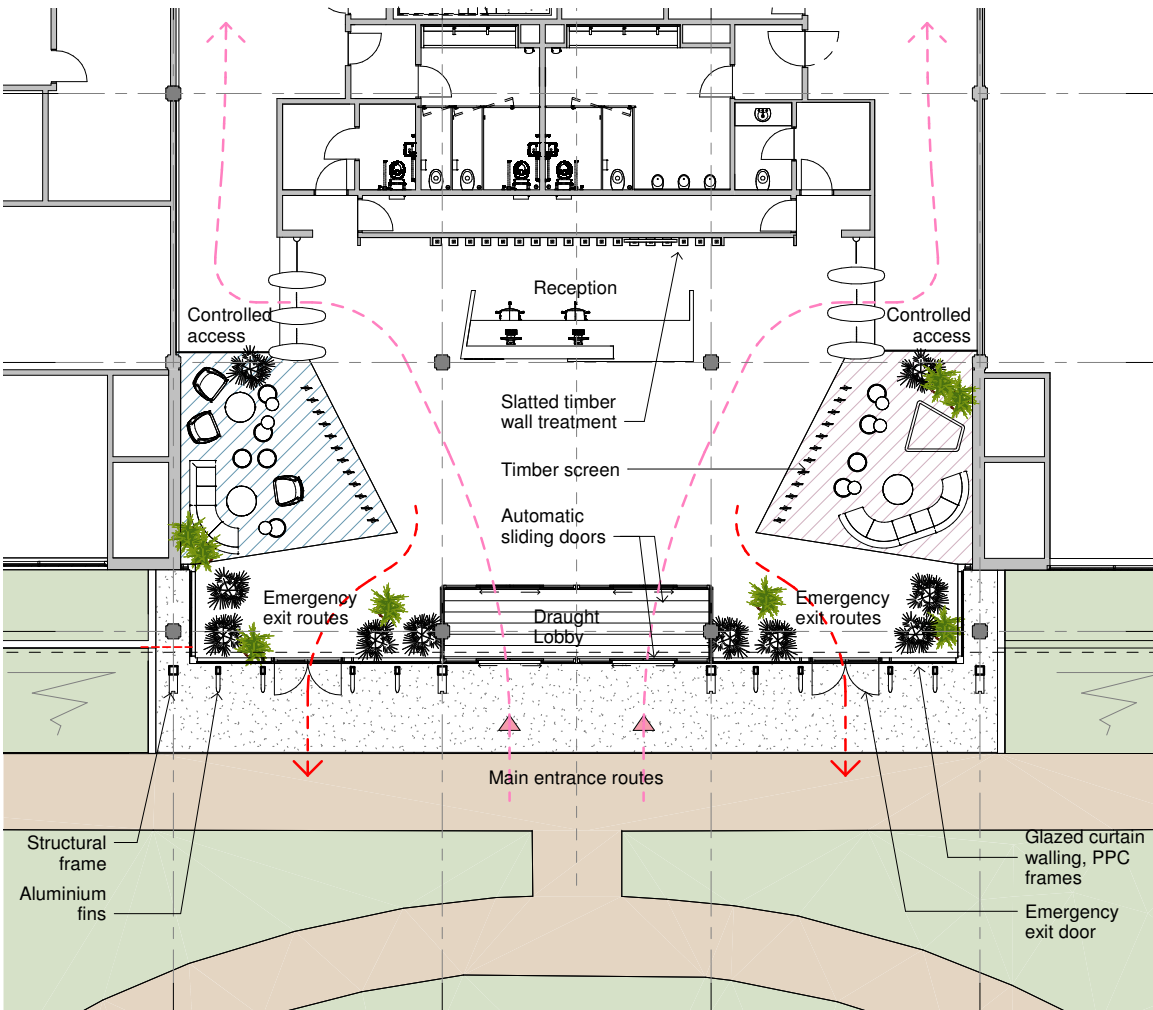
07 Graphic feature



08 Feature reception desk & wall treatment



09 Terrazzo flooring



Proposed floor plan extract

4.0 Conclusion

4.1 Conclusion

As described in this Design and Access Statement, the proposed development will result in a high quality entrance structure and reception space which will appeal to occupiers seeking more modern and contemporary space. The proposals carefully balance and blend natural materials with the austere simplicity of the existing form to benefit way-finding and provide a sense of identity to this building on this large site.

The limited scope of the proposals means they will have no effects on local wildlife, archaeology or street scenes and there are no ongoing impacts on transport, highways and parking matters.

The proposal has been carefully designed to improve the working environment of the building users and will represent a considered addition to the building and its context.

The amendments proposed to the original scheme have been made to address statutory, environmental and occupant wellbeing factors. The revised design seeks to retain the original design philosophy and relationship to the existing building. The amendments retain the purpose and aesthetic of the original proposals and are a rational approach to the new information gained as part of the developed design process.



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