DESIGN & ACCESS STATEMENT - PART II

Blythe Valley Park - Plot F5 Development

webbgray

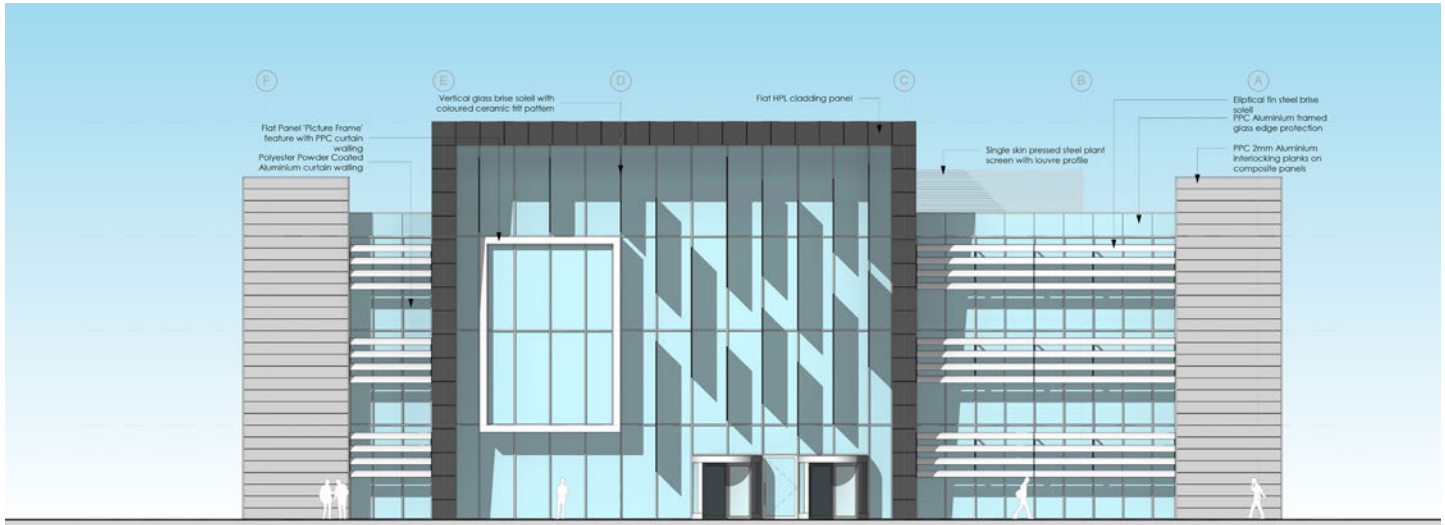
DESIGN: APPEARANCE

The appearance of the proposal has been influenced by contemporary styling, with an emphasis on creating a clean and modern aesthetic that is both long lasting and utilises a neutral colour palette.

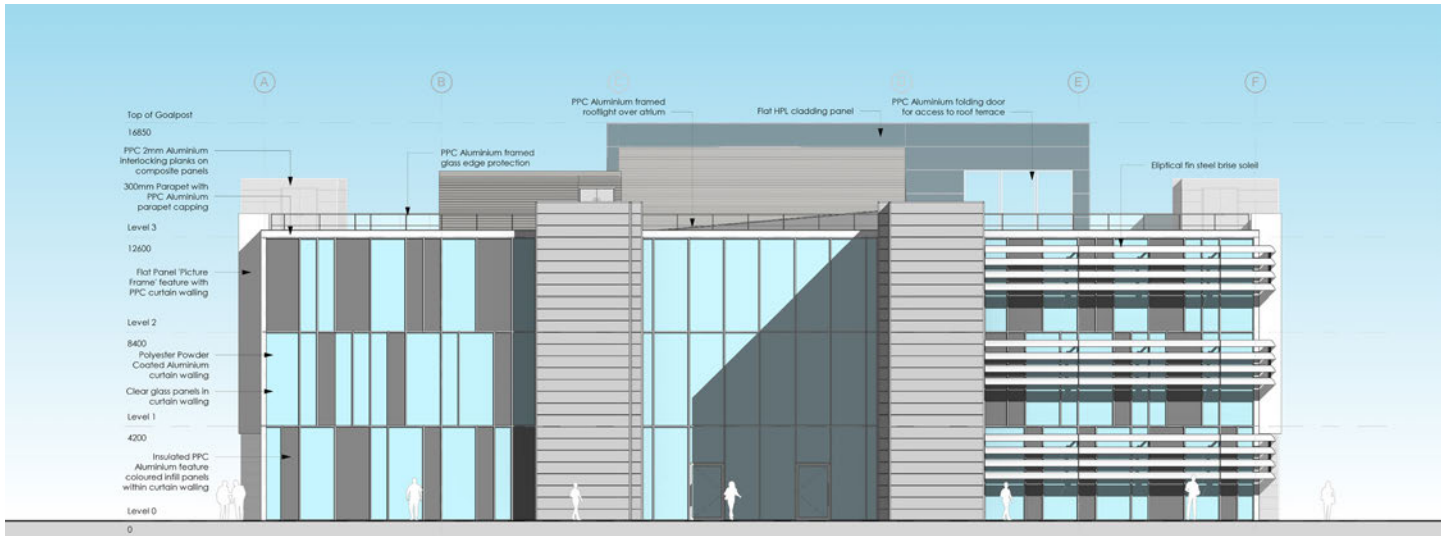
The facade incorporates large elements of powder coated aluminium curtain walling which is bookended by PPC aluminium clad stair cores and punctated at specific intervals with 'picture frame' cladding features. The east and south facing elevations are protected from solar gain by horizontally mounted elliptical brise soleil, that aid in breaking up the vast expanses of glass.

The entrance (east elevation) is denoted by the feature 'goal post' which contains full height curtain walling, coloured glass vertical brise soleil and a projecting 'picture frame' feature. The combination of these reinforces the heirarchy of the building and provides its unique identity amongst the offices across the rest of Blythe Valley.

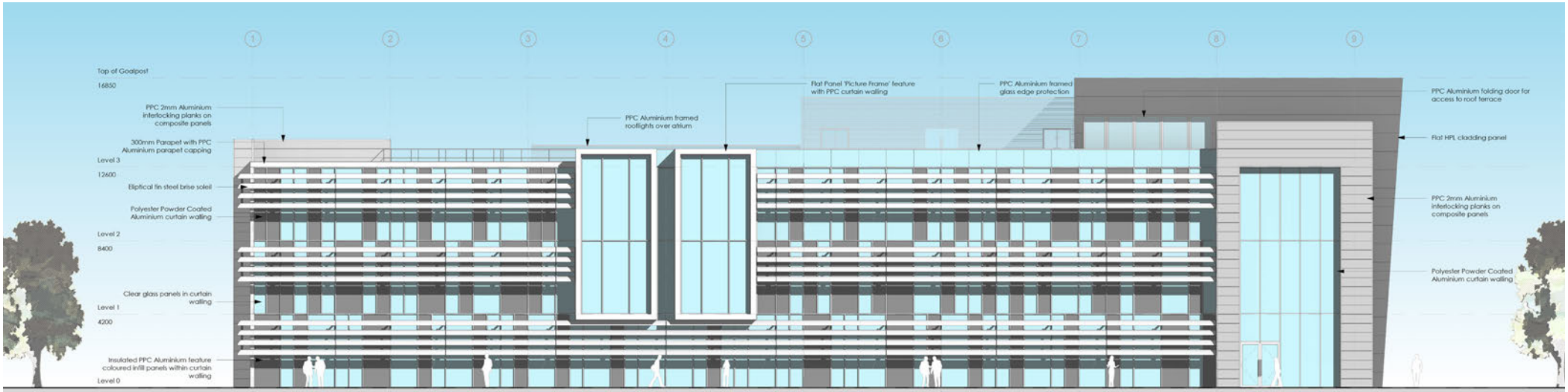
Ideal signage locations are provided on each corner of the east elevation on the stair cores, balancing prominence on the site without compromising the design integrity of the entrance.



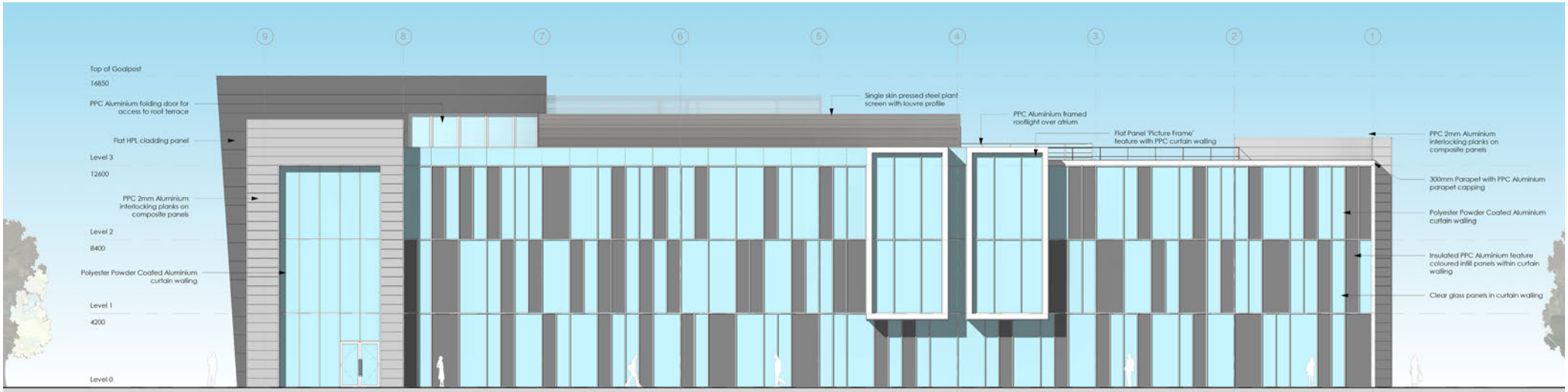
East Elevation



West Elevation



South Elevation



North Elevation

DESIGN: APPEARANCE

The detailing of the building follows an intentional simplicity, that uses a change in materials and textural quality to help reduce the perceived mass of the building.

Specific elements of the floor plan have been recessed or projected from the continuous line of the facade to break away from any potential monotony and create additional areas of interest both internally and externally. In particular, an enclosed courtyard is created to the rear of the building which softens the transition between the interior and exterior.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DESIGN: MATERIALS

The materiality of the building has been developed with a palette of neutral colours and high quality products that add layers of complexity and interest to the building through diverse textures and application.

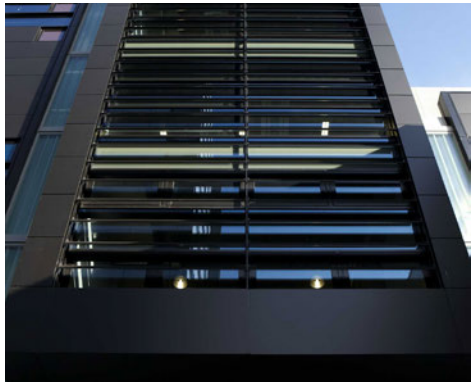
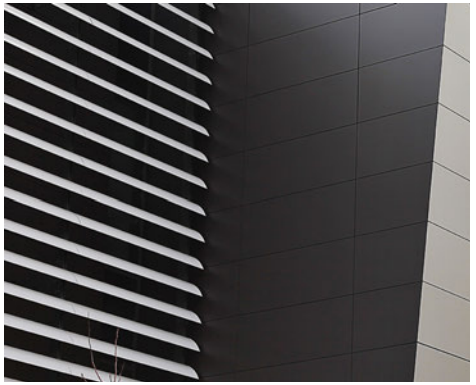
The facade curtain walling introduces a modern simplicity and lightness to the elevations that is offset by feature coloured brise soleil to the front elevation that emphasises it as the focal point. Use of horizontal brise soleil unifies the east, south and west elevations, bridging the span between the flat panel clad stair cores.

Colour has be restricted to purely the east elevation to help denote the heirarchy of the building and retain a neutrality that works in conjuction with the wider context of Blythe Valley Park.







DESIGN: TERRACE CONCEPT

Artists Impression

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The roof top terrace has been conceptualised to enhance the experiential quality of the building for the end users. The space seeks to create a sense of well being, introducing an element of landscaping to create a relaxing break out space.

Organic forms are used to break away from the angular, geometric deisgn of the building, which is intended to present a less formal environment that supplements the main working spaces below.

Working in conjunction with the elevations, the roof terrace and the associated planting help soften the overall mass of the building through a perceived link to the heavily landscaped context.

Roof Terrace concepts shown indicatively only. Final design subject to tenant fit-out.

SUSTAINABILITY

The Energy Strategy

The proposed approach for the sustainability design and energy strategy for the office development for Plot F5 Blythe Valley Park Solihull will be to consider the means of meet the comfort criteria for the internal environment whilst providing a sustainable solution to address the buildings carbon dioxide emissions, selection of materials and methods of construction.

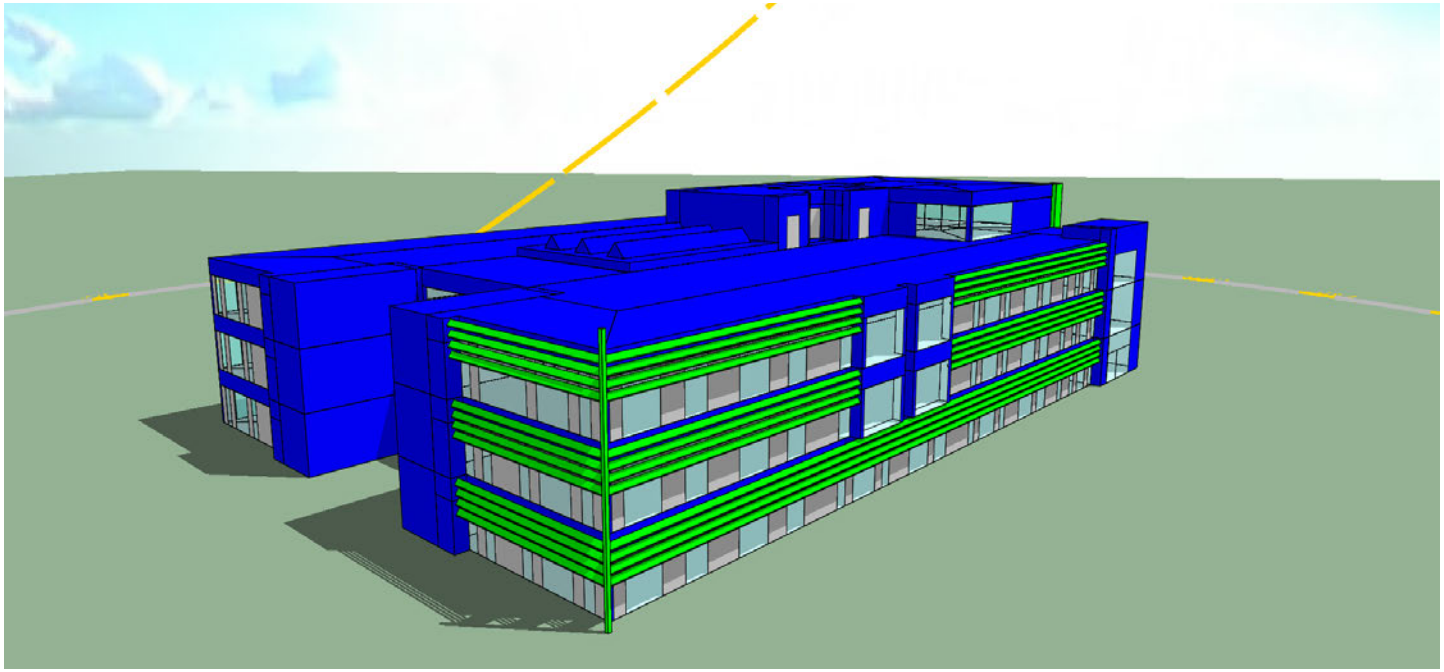
The team's objective is to address the environmental objectives of the scheme right from inception of the project through construction and operation to ensure a socially and environmentally responsible approach and BREEAM will be used as design guidance with a view to achieving a 'Very Good' rating under the BREEAM New Construction 2014 scheme.

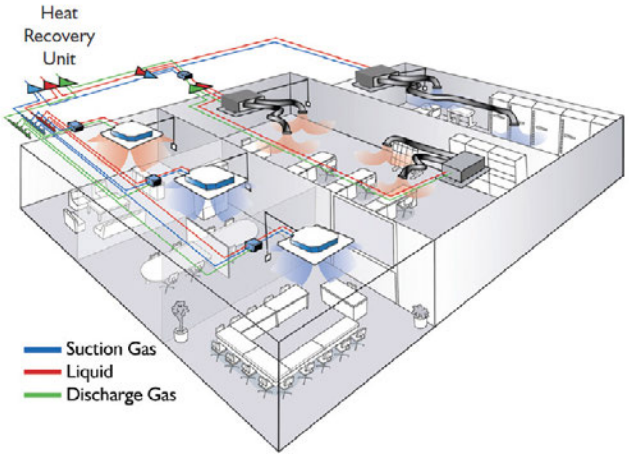
The approach taken for the energy strategy comprises of the following recognised structure - Lean, Clean, Green:

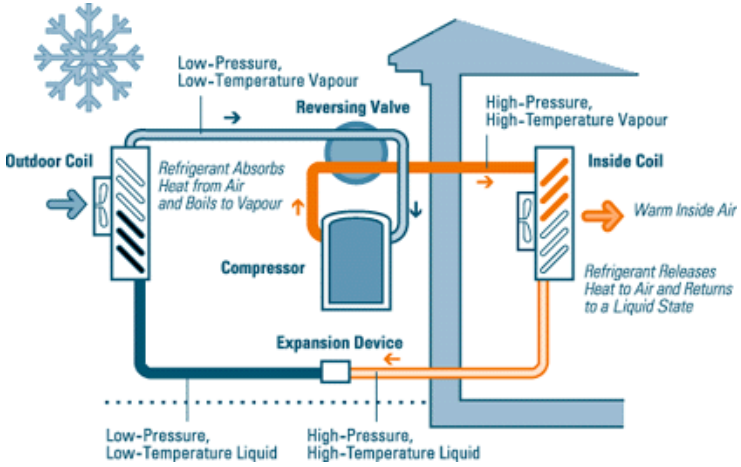
1. Reduce carbon dioxide emissions through Passive Design
2. Reduce carbon dioxide emission through Energy Efficiency Measures
3. Reduce carbon dioxide emission through the inclusion of renewable or LZC Carbon Technologies where appropriate.

Passive Measures

- Solar control, high specification low-emissivity glazing.
- Reduced air permeability.
- Material selection to improve thermal properties.







Energy Efficiency Measures

- Lighting controls.
- High efficiency lighting in all areas within the offices.
- PIRs and photoelectric lighting controls within the office areas.
- High specification energy efficient plant.

LZC Technologies

- Heating and cooling via Air Source Heat Pumps (ASHP) to the offices.

ASHP has been reclassified under European Union Legislation as an LZC technology and is deemed the most practical and appropriate in terms of carbon reduction to deliver the heating and cooling energy to the building.

Air Source Heat Pump

There are two main types of air source heat pump, air to water and air-to-air. An air-to-air heat pump extracts heat from the air and transfers it to the space. An air-to-water heat pump extracts heat from the external air and transfers it to the water. At this stage we are proposing the use of air to air for the main heating and cooling and air to water for domestic hot water generation and background areas heating.

- Deliver Part L 2013 Building Regulations, excluding unregulated gains
- Designed to follow best practice where practical and affordable
- Provide a range of passive control measures to limit energy demand as outlined above
- Deliver 10% of the buildings regulated energy demand by the use of air source heat pumps providing both heating and cooling to the office building
- Designed to achieve BREEAM 'Very Good' 2014

ACCESS

Vehicular access to the site connects into the existing Blythe Gate road running across the south boundary, which links to the M42 beyond. The existing site levels are retained and follow shallow gradients leading to the main entrance of the building.

The site layout delivers 317 parking spaces (including 17 disabled space) aligned to the perimeter of the site, which is punctuated along the central axis of the building with a highly legibile and landscaped pedestrian path leading directly to the entrance. The colours and textural quality of the external materials have been chosen specifically to cater for those with impaired vision.

Secure, sheltered cycle storage has been allocated to the rear of the site and has been positioned to allow for passive surveillance from the main building. Shower and changing facilities are allocated internally to further aid the promotion of sustainable alternatives to vehicular transportation.

The entrance has been designed to maximise its legibility via both its location in relation to the context and its scale on the elevation. All access points into the building will be designed in accordance with Approved Document M, including the main entrance which incorporates two large scale revolving doors that are highly functional and identifiable for people of all capabilities. Entry points into the building have all been designed to achieve level access to ensure smooth transition to the internal spaces.

Fig. 5 Section Through Atrium

Fig. 6 Section Through Entrance

Internally, the spaces and finishes will be designed in accordance with Approved Document M requirements, maintaining level thresholds between rooms, incorporating vision panels in doors where applicable, achieving a minimum clear door opening of 800mm and a minimum clear corridor width of 1800mm.

Vertical circulation is provided via a main staircase or two elevators from the reception. Four additional staircases are provided around the exterior of the building, three of which extend to the roof terrace / plant for escape purposes. Fire escape stairs will be provided with safe wheelchair refuge areas.

General finishes, stair nosings and door furniture throughout will include contrasting colour elements to retain accessibility for those with impaired vision.

Over the course of the design development, two different site access strategies were assessed. The first was utilising the existing Oracle island establishing it as a hub from which all of the Plot F sites would be accessed. However, the levels of the site and the subsequent FFL of the building dictated that this option was not viable upon reflection. The elevation difference between the island and FFL was approximately 2.0m, resulting in a steep 1 in 20 gradient into the site and significant retaining wall requirements of 800mm against the building.

To mitigate the issues with levels, an alternative access off Blythe Gate has been proposed which provides a more level access into the the plot. The entrance has been relocated in accordance with best practice at a distance of 40m from the roundabout splitter island, equivalent to the safe stopping distance for 30mph roads, and is in excess of this distance from the adjacent Arup Campus access.

Fig. 7 Assesment of levels for site entrance off Oracle island

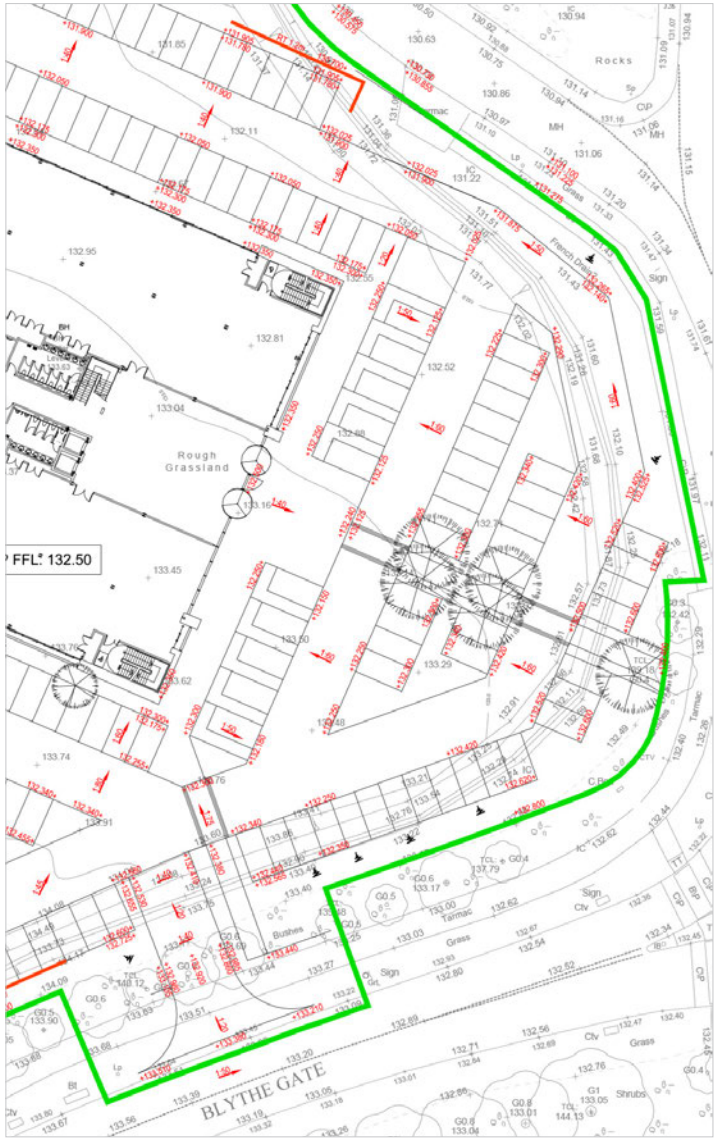


Fig. 8 Proposed site entrance levels off Blythe Gate

CONCLUSION

This design and access statement comprehensively illustrates the intent of this speculative office development at Blythe Valley Park. Over the course of the document, it has been demonstrated how the design has been developed to take into account site considerations and the requirements of the brief to formulate the optimal solution for the project.

Throughout the project, the aim has been to create an all inclusive scheme that balances highly functional aesthetics with a contemporary and attractive design. The surrounding landscape has been developed to act in conjunction with the building as part of a unified proposal that seeks to enhance to the overall offer at the Business Park.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