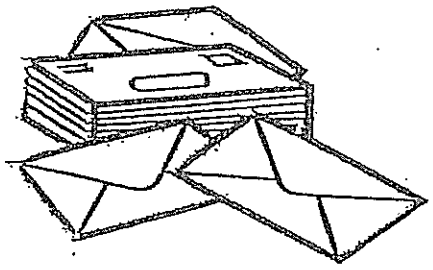
For Scanning

SCANNING INFORMATION SHEET

OTHER DOCUMENTS

F/2001/3311



02.FEB.2001* 3511

LYONS+SLEEMAN+HOARE
Architects

QTR Site - Headley Road East WOODLEY

Detailed Planning Application Design Statement

LONDON & CAMBRIDGE PROPERTIES

January 2001
Job Number 00/011

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INTRODUCTION

- The scheme provides for small repetitive unit ('start up') office accommodation for which there is an identified need in the area.
- The scheme has inherent flexibility for expansion within the proposed buildings.
- The layout provides a high quality courtyard development, inward looking in response to the surrounding industrially orientated aspect.
- The proposals are based upon a true to scale survey, carried out in July 2000.

EXISTING SITE

- The existing warehouse building is in an island setting of industrial vehicle manoeuvring/parking to all boundaries.
- The existing building is estimated at some 8.5 – 9 metres to ridge and frontage screen.
- An evergreen rapid growth tree screen is to the Western boundary, adjacent to the industrial site Headley Park Nine, within clients ownership.
- Headley Park Ten to the east is likewise an industrial site of repetitive units.
- This adjacent site to the East establishes an implied building line for the proposals.
- There is an existing pet food store to the frontage of the QTR site, which would likewise establish a building line parameter.
- The outlook to the south across Headley Road East is of mature trees.
- The rear (northern) aspect is to a builder's yard, with residential set back from the boundary.
- The scheme proposes the reuse of the existing central entrance designation off Headley Road East.

MASSING / LAYOUT

- To create the inward looking courtyard two rows of two storey units are set out parallel to the main site/entrance axis.

- This parallel massing is terminated by a three storey focal building in a 'Town Hall' urban design form.

- Monopitch roofscapes enhance the scale of the courtyard elevations, diminishing to the building periphery.

- Hence an 'inverted U' plan form is created which provides:-

VISTA	-	Into the space
ENCLOSURE	-	U shape configuration
END STOP/FOCUS	-	Town Hall Building
SENSE OF PLACE	-	Courtyard Setting.
SCREENING	-	of car parking to West/rear.

- Additional building mass above the centrally located core areas breaks up the linear form and defines the building entrance points.

- The efficient rectangular form of the offices is relieved by faceted entrance facades orientated towards the frontage to visually enliven the courtyard.

- These glazed 'pods' contain the foyer and people movement functions, enlivening the courtyard space.

- They are effectively 'inside/outside' spaces, integral to the courtyard function.

- Strong cross wall profiles are introduced to define these glazed projections and to emphasise the unit divisions.

- The elevations are then conceived as a series of 'layers' applied to this cross wall construction.

SITE ENTRANCE

- A secure gateway is proposed between pillars affording "on axis" views of the hard and soft landscaped courtyard frontage to the buildings.
- These gates are set within a feature fenced enclosure, parallel but set back from Headley Road East.

ACCESS & PARKING

- Visitor and disabled parking is provided within the hard and soft landscaped courtyard adjacent to the building entrances.
- Staff parking is sited to the side and rear providing a buffer space to distance the buildings from the residential boundaries.
- The northern-most building is set at some 50m away from the nearest residential plot boundary.
- The rear parking is accessed via a link road to the west of the site adjacent to the units to the west.
- The rear parking is arranged zonally, defined by hard and soft landscaping areas.

(also see Transportation Statement)

BUILDING ALIGNMENT.

- The building profile to the road frontage reconciles the prominent line of the site immediately to the east with the set back line of the site to the west.

ASPECT / ORIENTATION

- Fourteen out of the possible thirty units have triple aspect all others are dual aspects. All units have aspect and visibility to the main courtyard being the arrival point of the scheme.
- Solar gain to eastern, southern and western elevations is ameliorated by the siting of cores and more solid elevational facades.

LANDSCAPING/BOUNDARY TREATMENT

- A buffer zone of soft landscaping is provided between the back of footpath to Headley Road East and the screen fence entrance feature.
- A setback distance of some 14 metres is proposed between this fence alignment and the building profile, providing a setting for the development.
- Soft landscaping to boundary conditions provides a 'soft edge' to adjoining properties. Screen fencing to residential plot boundaries is provided for visual amenity.
- The site frontage is defined by substantive high quality perimeter railings set upon a dwarf brick wall.
- 'Gate' houses reflecting the site architecture provide discreet refuse storage 'end stops' to the railings.
- Semi-mature trees and designated well lit pedestrian walkways are provided to the rear parking area.
- The Courtyard area places strong emphasis on pedestrian priority and linkage.
- High quality hard surface treatments define vehicle and separate pedestrian routes.
- Landscaped areas to office frontages provide visual amenity to office spaces whilst semi mature trees assist shading to areas susceptible to solar gain.
- Directional lighting to roadways and pathways provide security and safety of movement.

ELEVATIONAL TREATMENT

- The courtyard is conceived as the prime space affording the more dynamic elevational treatment.
- A continuous glazed and panel façade is the basis of the elevation, interrupted by the aforementioned cross fin walls.
- This façade is overlaid by a strong 'goal post' masonry element, being the dominant façade treatment.
- The projecting faceted entrance "pods" are then applied to this goalpost, with the masonry header expressed behind the glazing. These define the individual entrances.
- The entrance "pod" is capped by an additional (plant) mass on the roof.
- The layered composition is then "topped" by a dynamic expressed slow incline roof, with this mass similarly expressed as central features of the roofscape.
- The expressed classical proportions are based upon the golden section (5x8 rectangle) and square motifs are deployed in a modern idiom to create the facades.
- The elevations to the roadway adopt similar proportions, again with expressed 'goalpost' definition.
- These facades are the transitional facades between the glazed frontages and the more solid, functional facades facing the boundaries.
- These rear elevations are executed in complimentary brickwork tones, that of the 'goal post' and a lighter tone.
- The goalpost motif is repeated on the rear elevations creating the solidity and reflecting the courtyard elevations.
- Full depth (floor to ceiling) windows are introduced performing the function as possible delivery areas, as well as adding variety to the elevations.
- Hence by adopting simple repetitive forms in a contemporary manner a functional and attractive elevational scheme is conceived.

NIGHT TIME

- The use of glazing and creative, atmospheric lighting will fill the scheme by night such that the courtyard will effectively become integral to the built forms.

THE CORES

- These projecting glazed pods express the internal function of staircase, balcony, possible lift and the entrance to the individual offices.
- The internal movement is therefore integral to the courtyard space.
- Hard external quality materials are anticipated within these spaces.
- The final internal configuration of the cores is subject to detailed design.

OFFICE PLAN FORM

- The buildings are designed for optimum flexibility, the units have the capability of providing 1500sq. ft, 3000 sq. ft, 4500 sq. ft to 6000 sq. ft (net) of accommodation generally and up to 9000 sq. ft in the three storey 'end stop' building.
- This will enable the scheme to allow tenants to expand and remain within the development.
- A standard office depth of circa 15m is adopted, allowing good day lighting.
- The rectangular office spaces are designed to allow flexible use of the units as open plan areas and cellularised offices, all based upon a 1500mm internal 'planning grid'.

DESIGN FOR SPECIAL NEEDS

- The scheme proposals have been designed to accord with Part M of the Building Regulations. Adopting the following key points:
- The two storey units are below 280 sq.m at first floor and therefore do not require a passenger lift. However provision has been made for the future installation if required, by a specific tenant for example.
- A disabled standard passenger lift is to be provided in the 'end stop' three storey building.
- Stairs are designed for the ambulant disabled in all instances.
- WC provisions allow for a disabled WC on the principal entrance level (and second floor) with provision for ambulant disabled at first floor.

DESIGN FOR FIRE SAFETY

- The scheme proposals have been designed to accord with Part B of the Building Regulations, adopting specifically:
- Single protected escape stairs - as no storey floor level is over 11m above ground level and no storey will have an occupancy of greater than 60 persons.
- Separate tenancies off the shared core to have linked fire detection and alarm systems.
- Single means of escape within permitted travel distances
- Plant rooms to have access via fixed ladders from the core area.
- Access for a fire appliance to over 50% of the perimeter of the buildings.

SUSTAINABLE DESIGN

The Woodley design team is committed to:

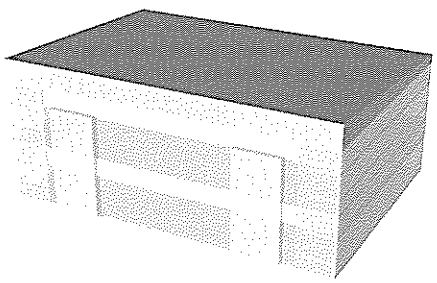
- The implementation of policies which will reduce the harmful effects of construction and operation on the environment
- The specification and use of sustainable materials whenever practical.
- The need for a continuing Environmental Audit.
- Careful consideration to achieve a low maintenance building by design.
- Effective use of electrical energy via low energy lighting / other means as practical.
- Minimising carbon dioxide emissions by design.
- Regarding thermal insulation requirements in the building regulations as a minimum standards to be exceeded where good design / practicality permits.
- Selecting manufacturers / suppliers with stated Environmental Policy - subject to achieving other relevant criteria.
- Health and Safety as a design priority at all times.
- Considering current health and safety legislation as a minimum requirement.

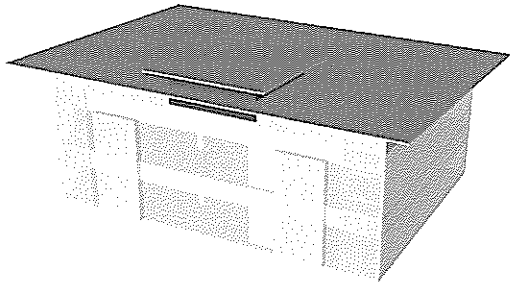
CYCLE PROVISION

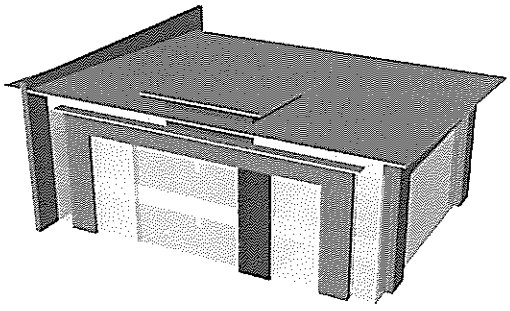
- The proposed scheme allows for a future safe off road cycle route across the site frontage.
- Secure on site cycle storage together with shower provision to each of the units will encourage cycle use.

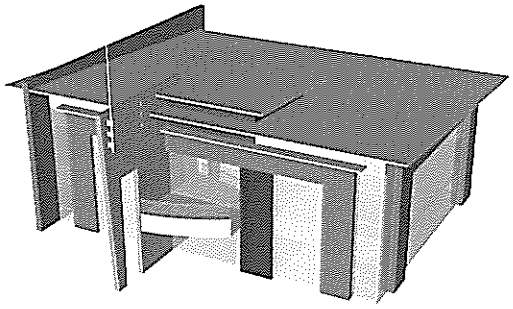
MASSING STUDY

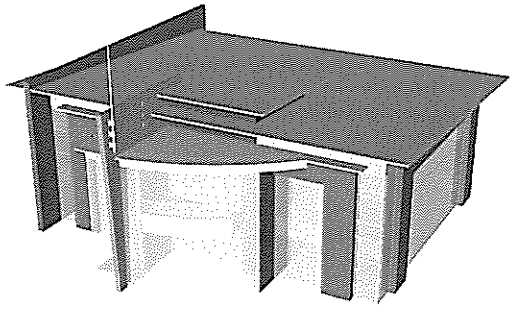
The following diagrams illustrate the layering concept of the elevations. (For illustrative purposes only)











CONDITIONS

- It is acknowledged that the following will be conditions of any planning determination:
  Materials
  Landscaping

CONCLUSION

- The scheme will provide a high quality office development for the smaller space user in defined units of accommodation with flexibility for sustained occupation.

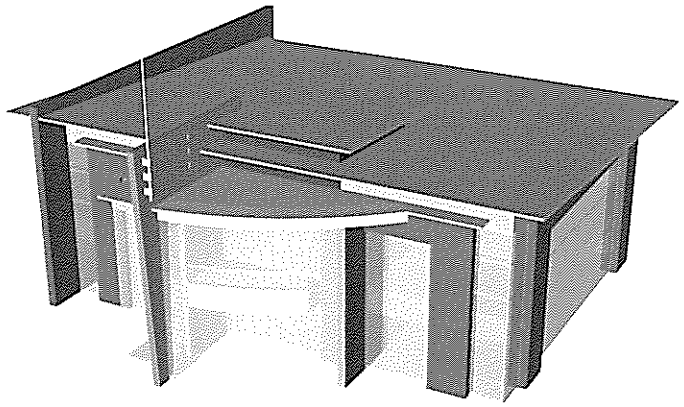
- The considered layout and architecture provide contemporary aspirational units for the (local) start up business user.

PROPOSED AREAS

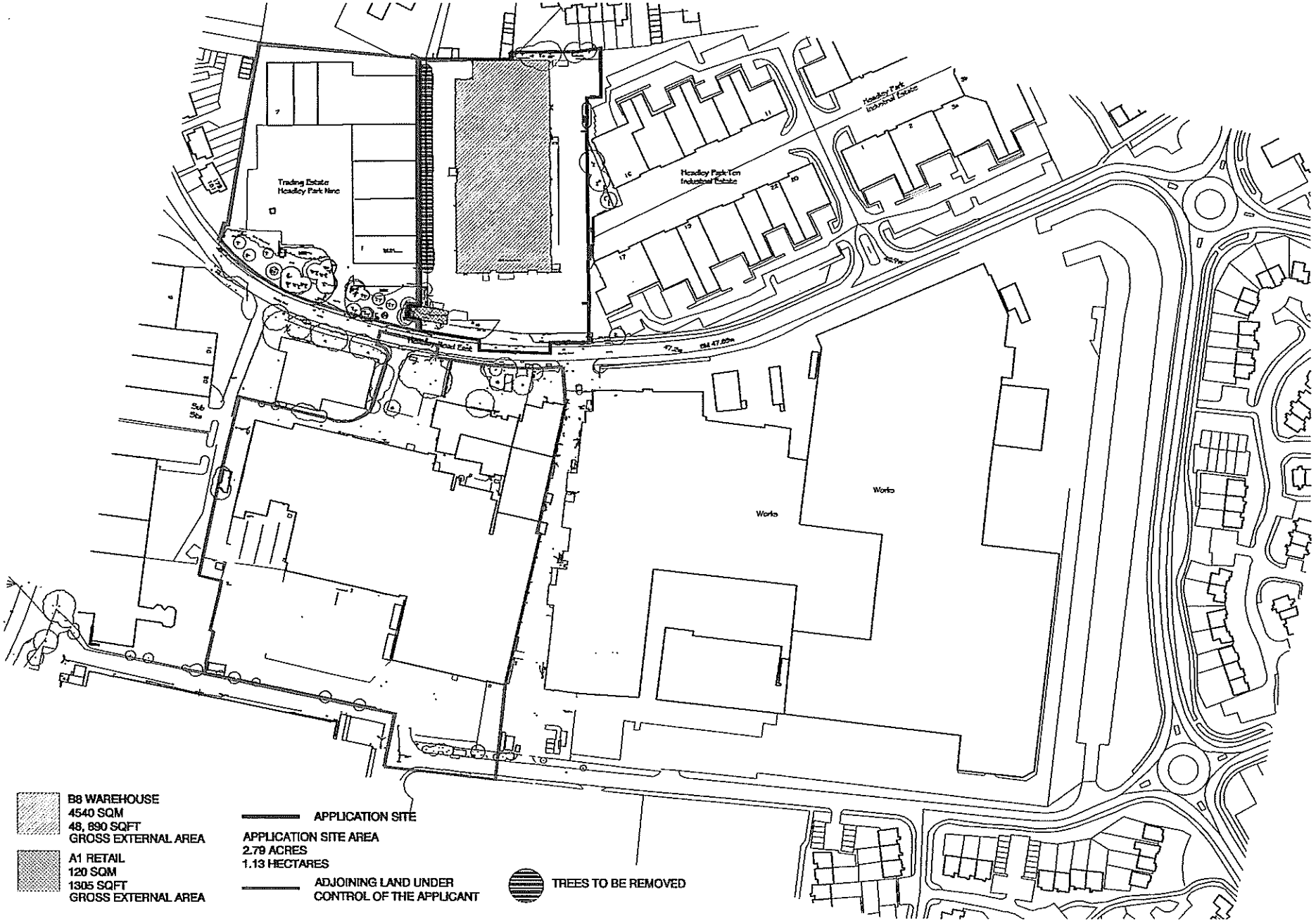
• Gross External Areas	5,602 sqm	60,300 sqft
• Plant rooms	252 sqm	2,710 sqm
• Net Internal Area	4,220 sqm	45,420 sqm

DETAILED PLANNING APPLICATION DRAWINGS
(Reductions @ A4)

LOCATION PLAN	1:1250 @ A2	00.011 P01
MASTER PLAN	1:1250 @ A2	00.011 P02
SITE PLAN	1:500 @ A2	00.011 P03
GROUND FLOOR PLAN	1:200 @ A2	00.011 P04
FIRST FLOOR PLAN	1:200 @ A2	00.011 P05
SECOND FLOOR PLAN	1:200 @ A2	00.011 P06
ELEVATIONS	1:200 @ A2	00.011 P07
ELEVATIONS	1:200 @ A2	00.011 P08
SECTIONS	1:200 @ A2	00.011 P09
SECTIONS	1:200 @ A2	00.011 P10
DETAILED ELEVATION	1:50 @ A2	00.011 P11
ILLUSTRATIVE PERSPECTIVE	NTS	00.011 P12
EXTERNAL WORKS	1:500 @ A2	00.011 P13



P01



B8 WAREHOUSE
4540 SQM
48, 890 SQFT
GROSS EXTERNAL AREA

A1 RETAIL
120 SQM
1305 SQFT
GROSS EXTERNAL AREA

APPLICATION SITE

APPLICATION SITE AREA
2.79 ACRES
1.13 HECTARES

ADJOINING LAND UNDER
CONTROL OF THE APPLICANT

TREES TO BE REMOVED

NORTH

QTR - LOCATION PLAN

HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
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Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner PP | Author

Drawing QTR Location Plan | Job N°/Drg N° 00/011 P01 | Rev | Checked

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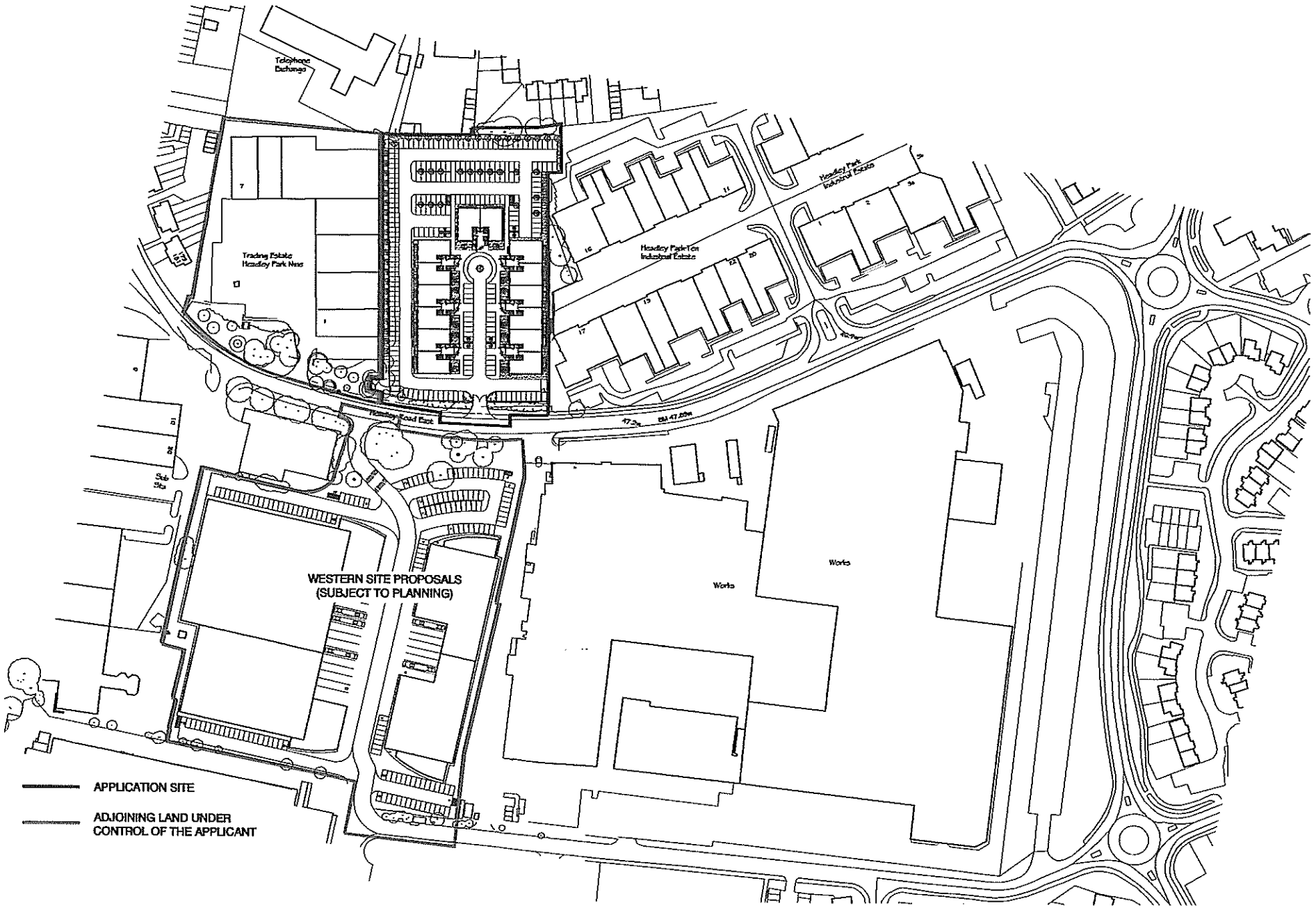
P02



QTR - MASTERPLAN

HEADLEY ROAD EAST - WOODLEY

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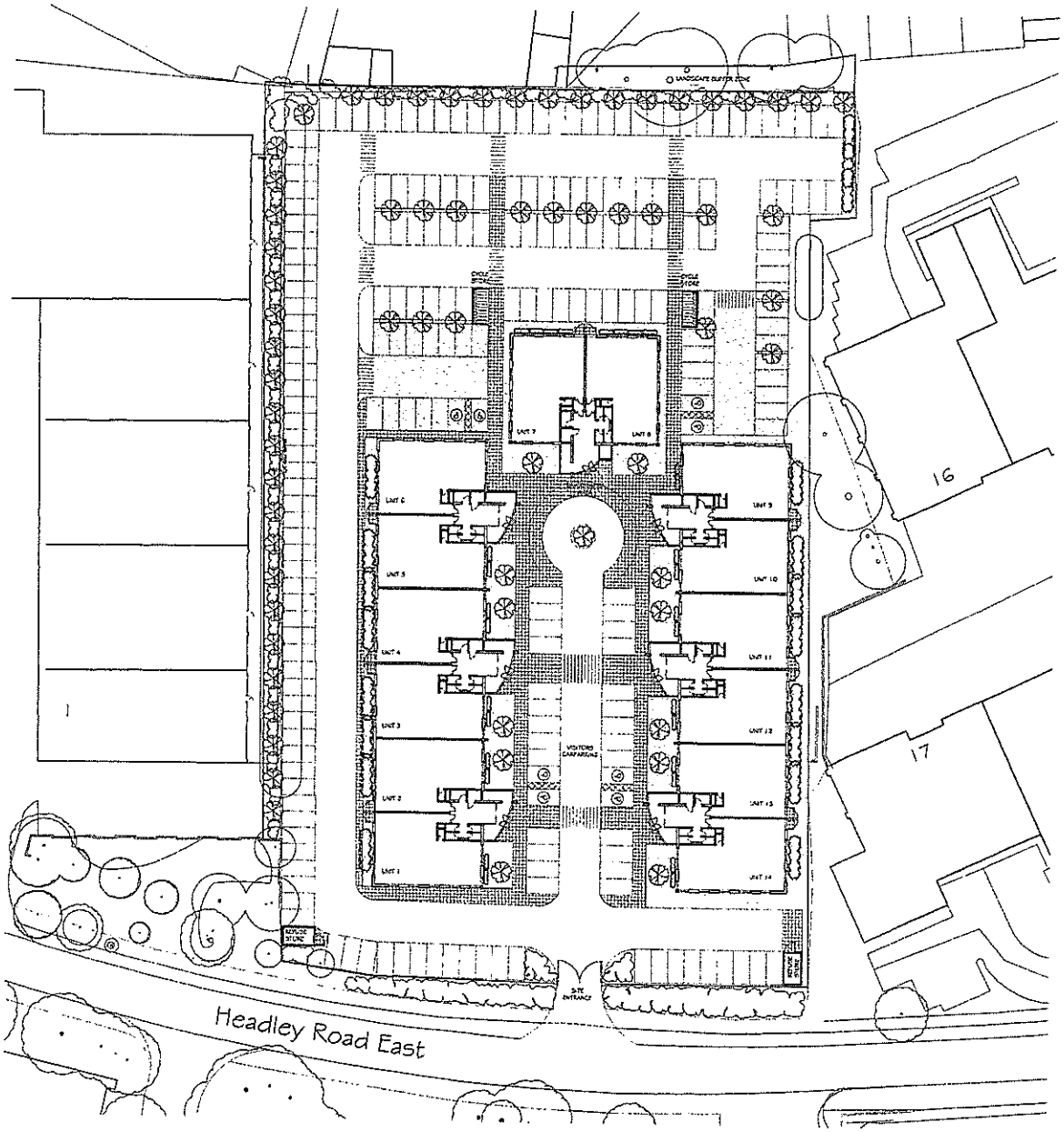

AREA SCHEDULE

GROSS EXTERNAL AREA	5,602 SQM	60,300 SQFT
PLANT ROOMS	252 SQM	2,710 SQFT
NET INTERNAL AREA	4,220 SQM	45,420 SQFT
CAR SPACES	224	
CYCLE STORAGE	22	

30 X B1A UNITS OF APPROXIMATELY 1,500 SQFT.
INHERENT FLEXIBILITY FOR UNITS UP TO:
6,000 SQFT (2 STOREY)
9,000 SQFT (3 STOREY)

NORTH

0 5 10 15 20 25 30 m

QTR - SITE PLAN

HEADLEY ROAD EAST - WOODLEY

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All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design and building process.

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Drawing QTR - Site Plan | Job N°/Drg N° 00/011 P03 | Rev | Checked

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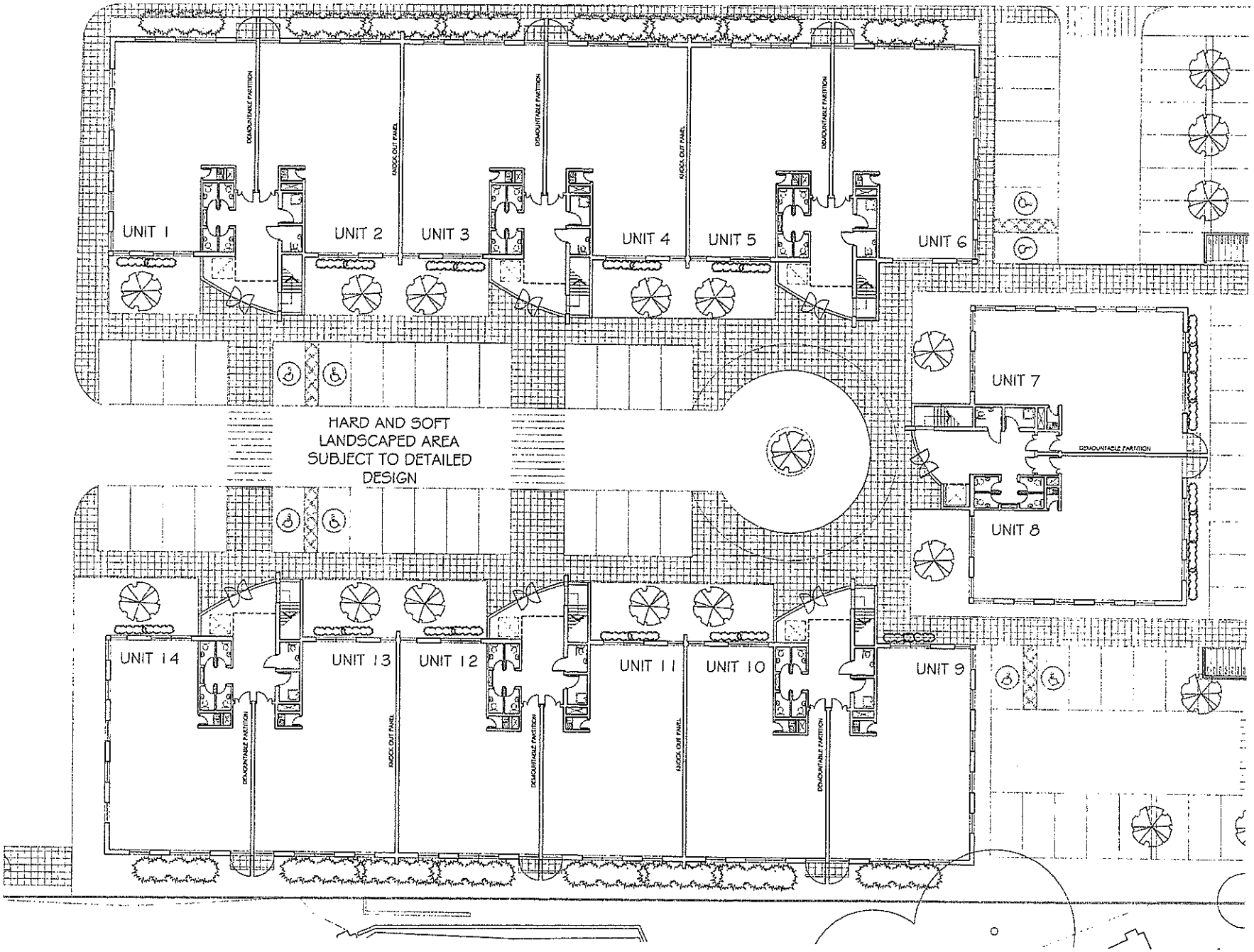

QTR - GROUND FLOOR PLAN

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

HEADLEY ROAD EAST, WOODLEY

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Drawing Ground Floor Plan | Job N°/Drg N° 00/011 P04 | Rev | Checked

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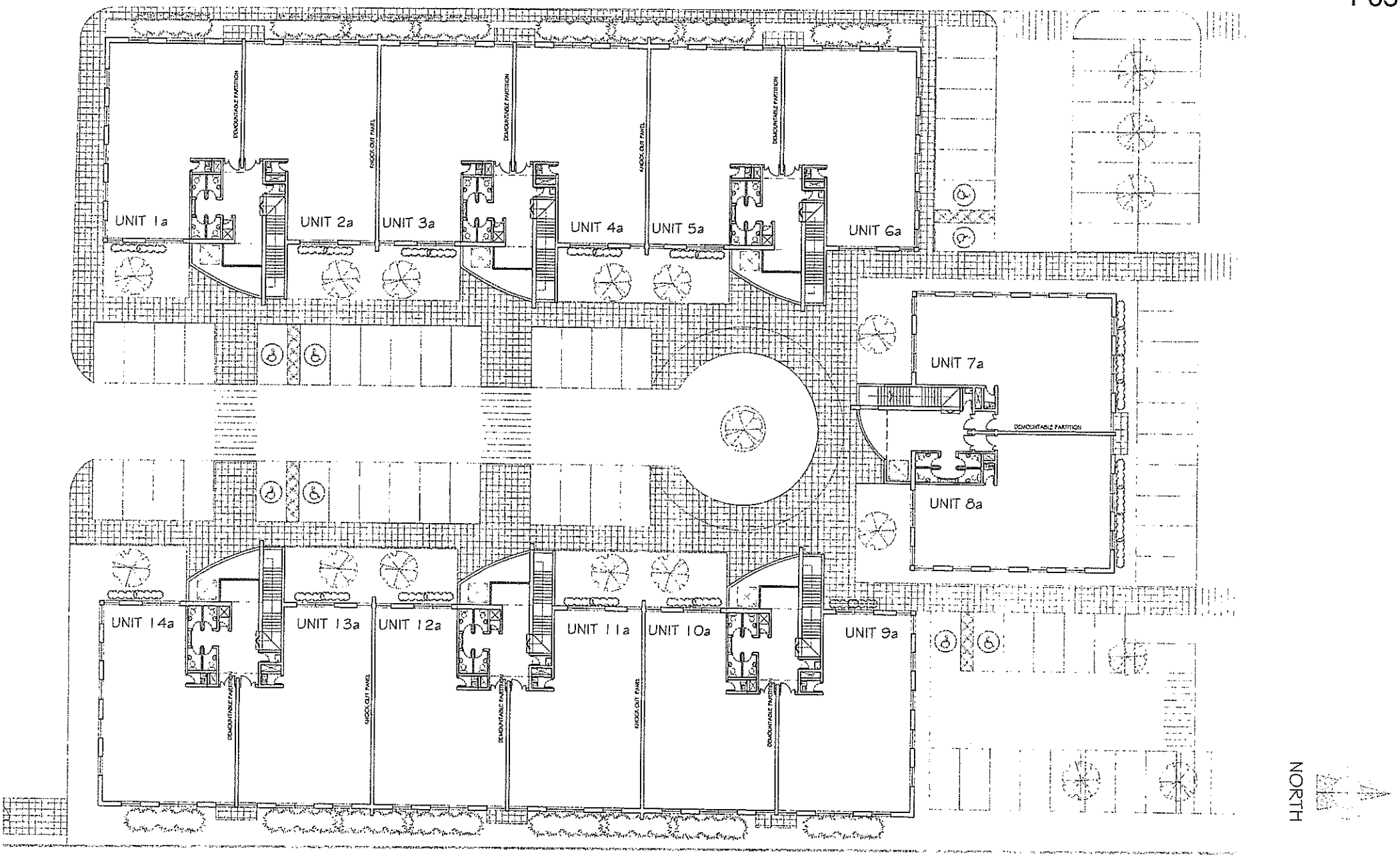

0 2 4 6 8 10 12m

QTR - FIRST FLOOR PLAN

HEADLEY ROAD EAST, WOODLEY

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

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Architects
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Drawing First Floor Plan | Job/Drg # 00/011 P05 | Rev | Checked

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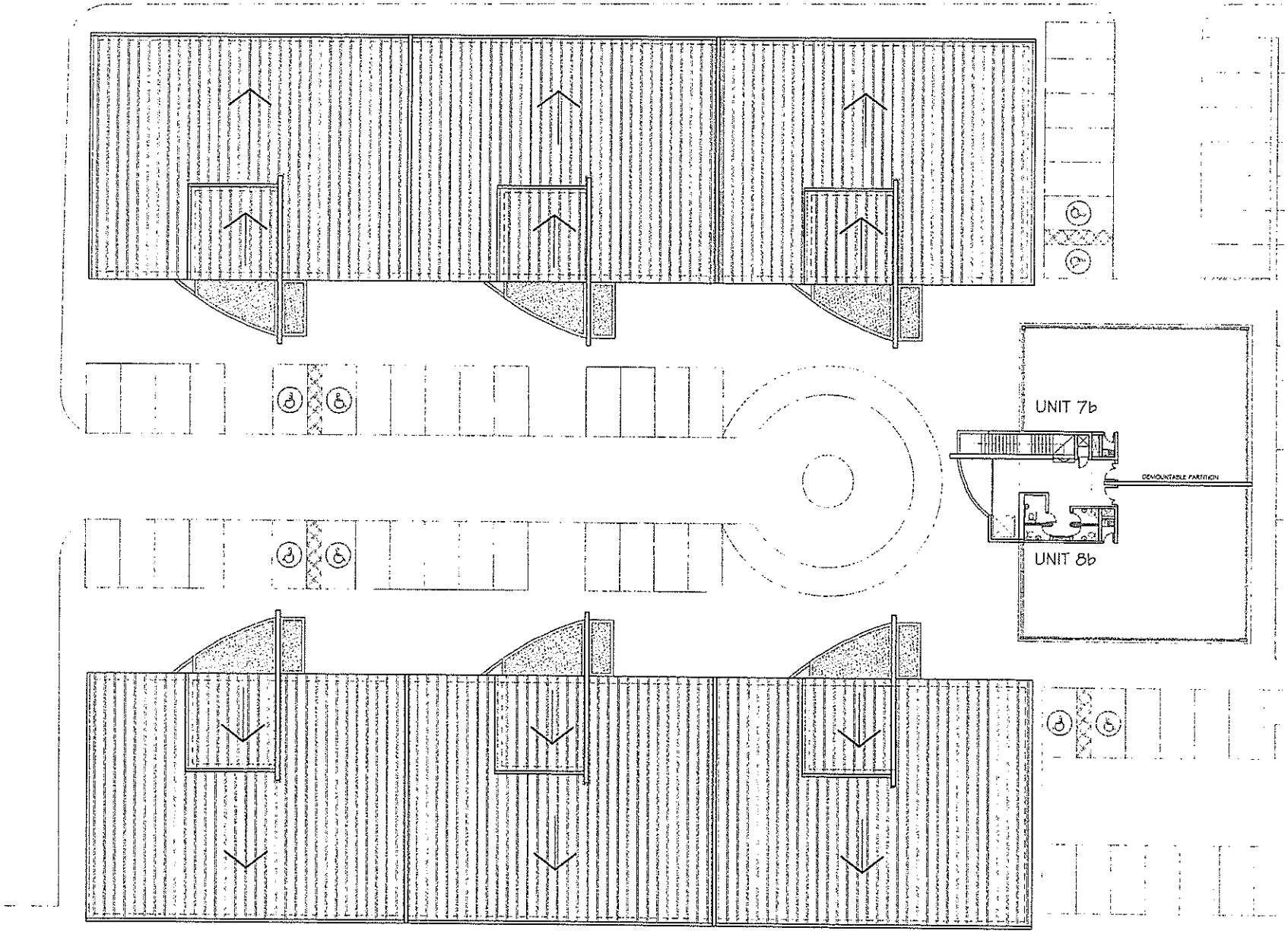

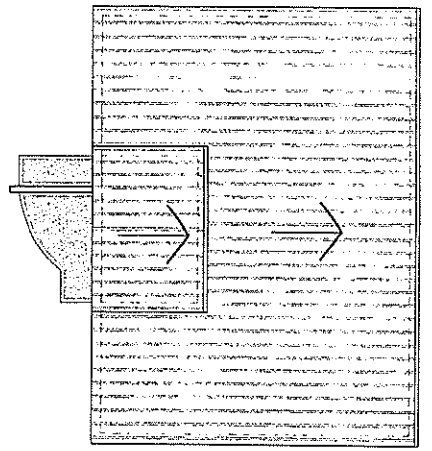

Roof Plan, 3 storey building

NORTH

0 2 4 6 8 10 12m

QTR - SECOND FLOOR / ROOF PLAN

HEADLEY ROAD EAST, WOODLEY

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Partner: PP
Author: Checked
Drawing: Second Floor Plan
Job N°/Drg N°: 00/011 P06
Rev:

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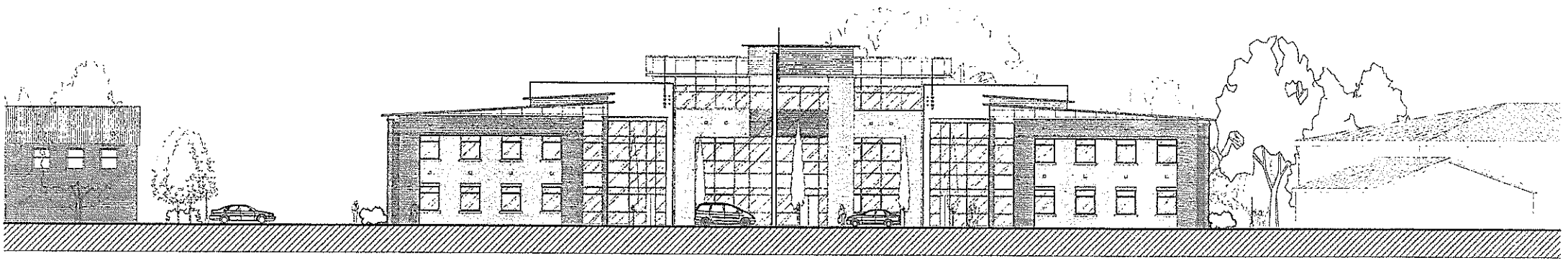
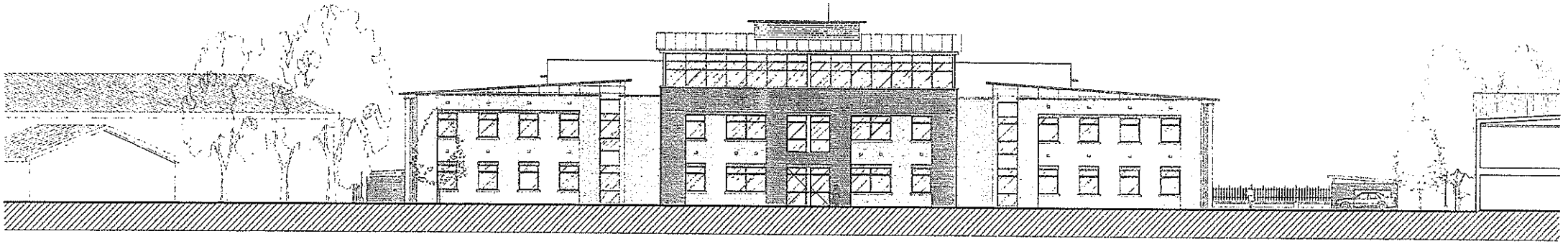
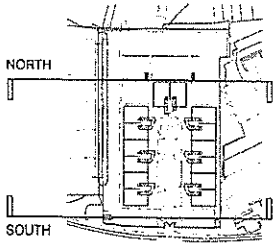


SOUTH ELEVATION



NORTH ELEVATION



KEY PLAN

0 2 4 6 8 10 12 m

ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
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Scale: 1:200@ A2
Date: JAN 2001
Partner: PP
Author:
Drawing: Elevations
Job N°/Dwg N°: 00/011 P 07
Rev:
Checked:

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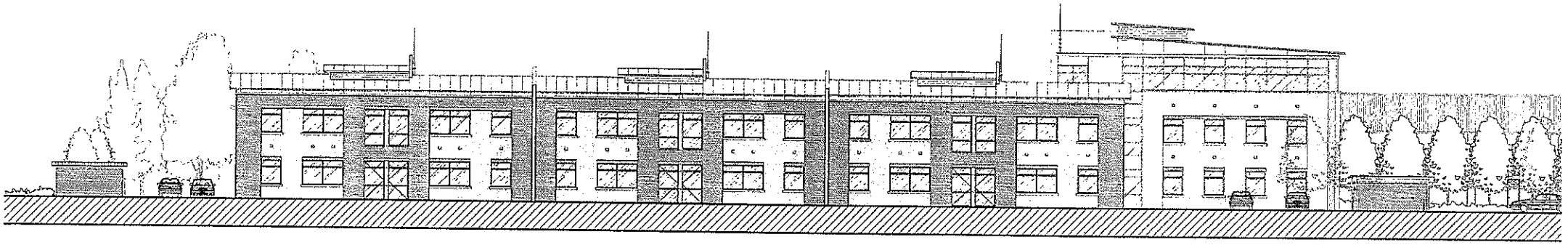
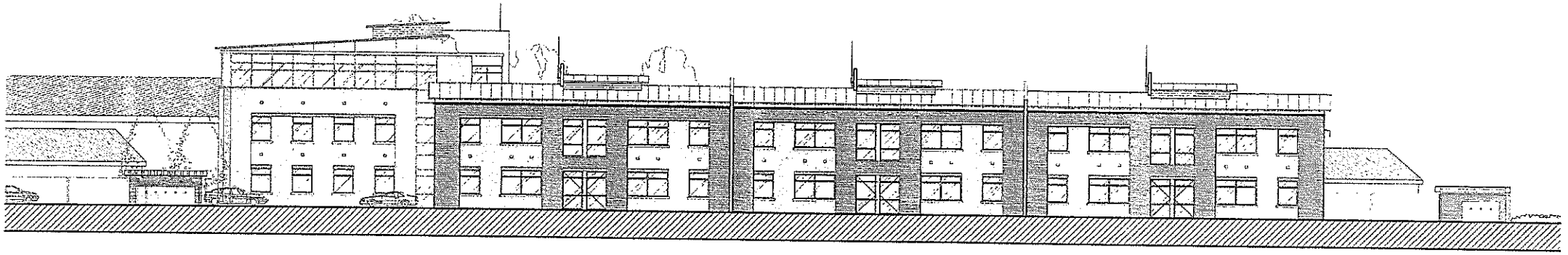
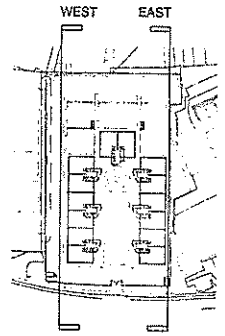


EAST ELEVATION



WEST ELEVATION

0 2 4 6 8 10 12 m



KEY PLAN

ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

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Drawing: Elevations	Job N°/Drg N°: 00/011 P08		Rev	Checked

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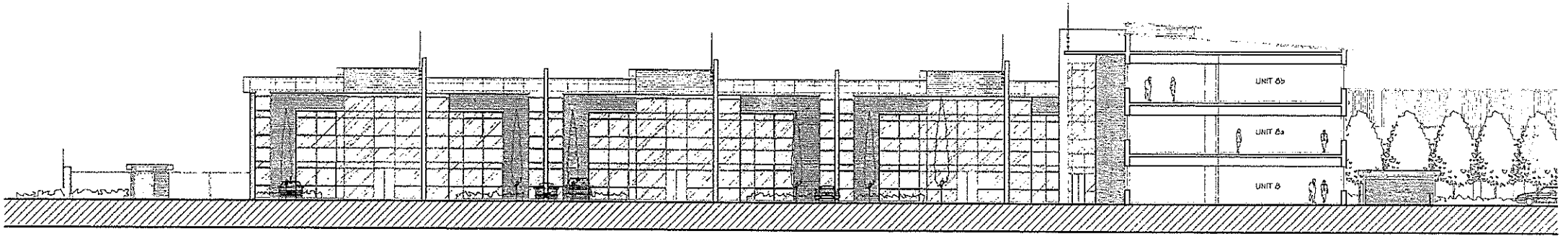

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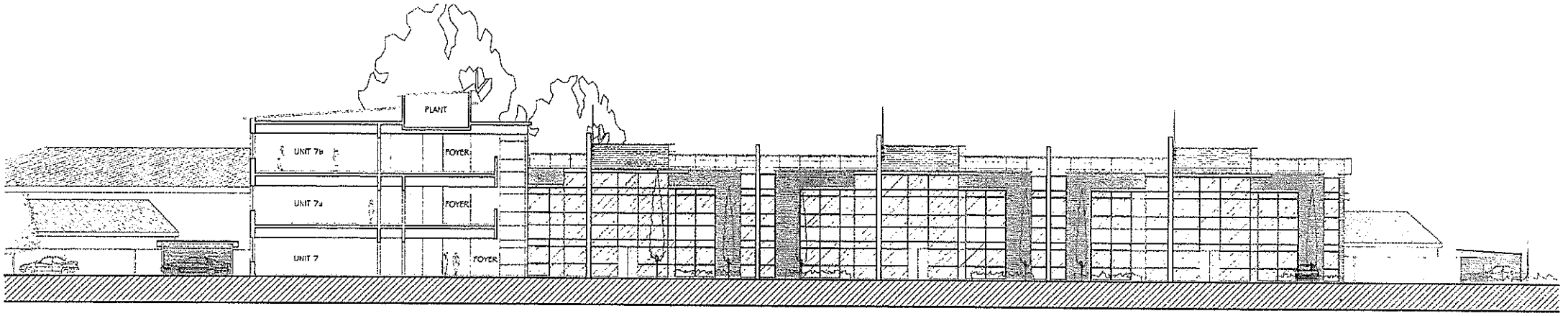
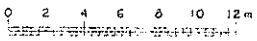
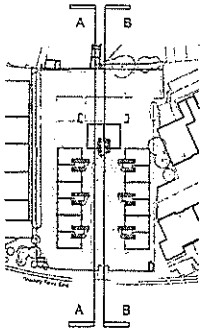


SECTION BB





KEY PLAN

SECTIONAL ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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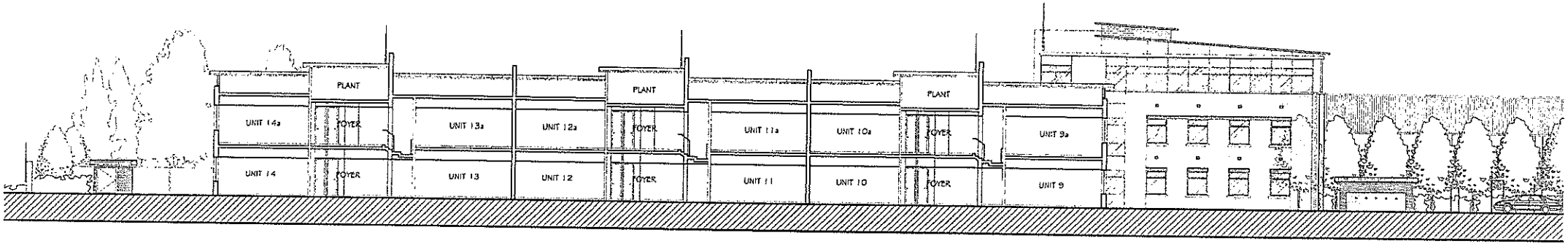
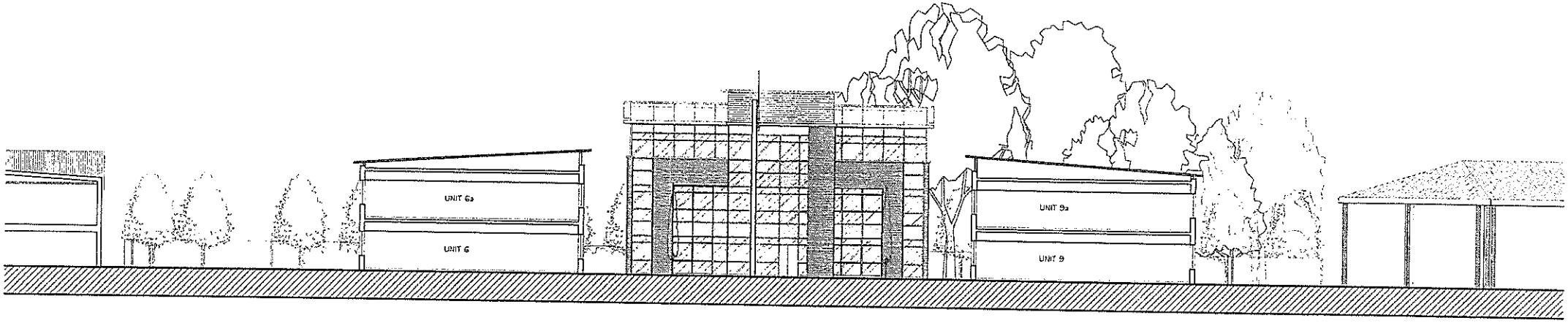
Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	Job N° / Drg N°		Rev	Checked
Sections AA & BB	00/011 P 09			

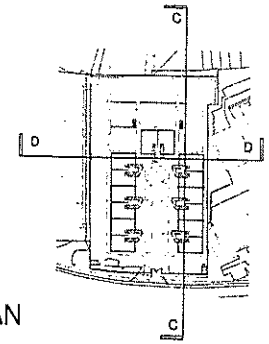
Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



SECTION CC



SECTION DD



KEY PLAN

0 2 4 6 8 10 12 m

SECTIONAL ELEVATIONS

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Architects
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HEADLEY ROAD EAST, WOODLEY

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Job: Headley Road East, Woodley
Scale: 1:200@ A2
Date: JAN 2001
Partner: PP
Author
Drawing: Sections CC & DD
Job N°/Drg N°: 00/011 P10
Rev
Checked

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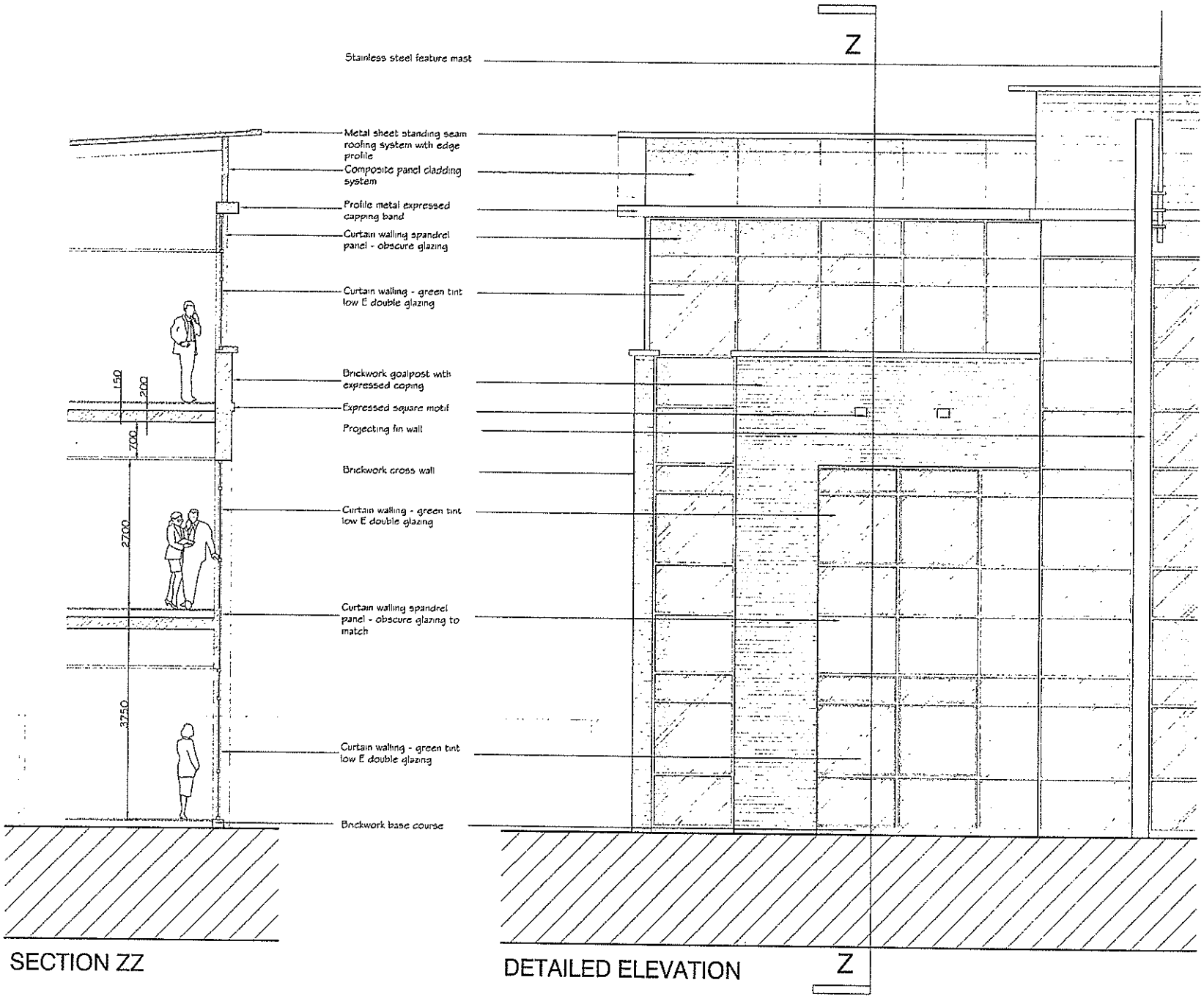

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HEADLEY ROAD EAST, WOODLEY

Job: Headley Road East, Woodley	Scale: 1:50@ A2	Date: JAN 2001	Partner: PP	Author
Drawing: Detail section & elevation	Job N° /Drg N°: 00/011 P11	Rev		Checked

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies



FOR ILLUSTRATIVE PURPOSES ONLY

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HEADLEY ROAD EAST, WOODLEY

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Job	Scale	Date	Portrait	Author
Headley Road East, Woodley	NTS	JAN 2001	PP	
Drawing	**Job N°/Orig N°**		**Rev**	**Checked**
Illustrative Perspective	00/011 P 12			

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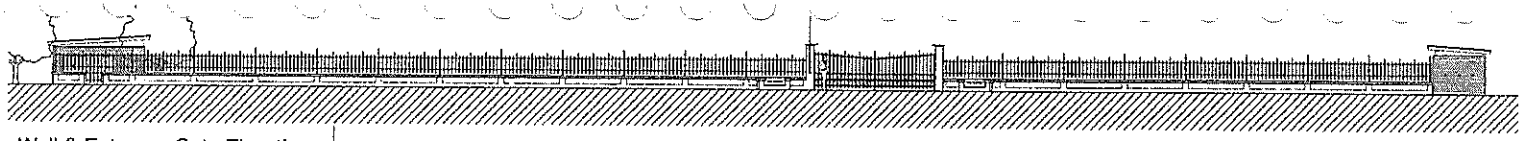
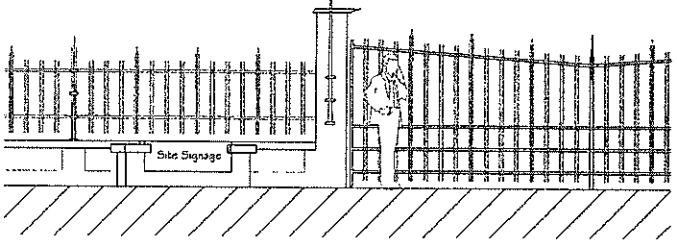
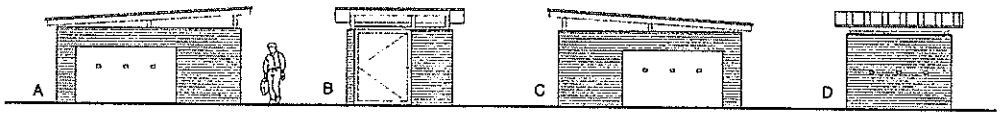


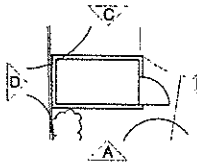
Wall & Entrance Gate Elevation
1:200



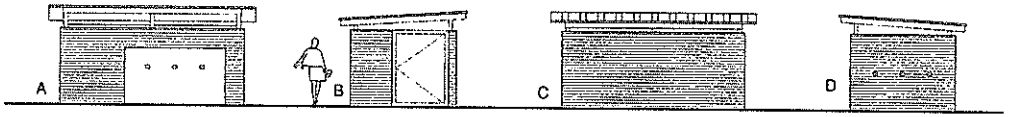
Detail - 1:50



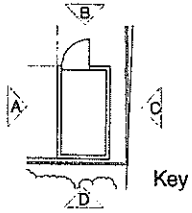
Bin Store 1 Elevations - 1:100



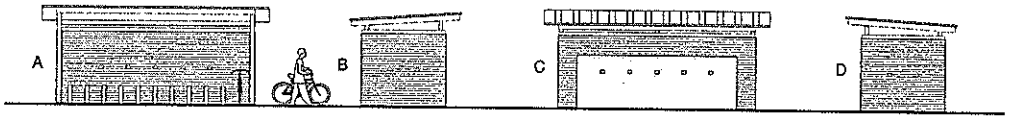
Key Plan (N.T.S.)



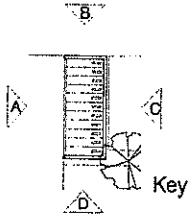
Bin Store 2 Elevations - 1:100



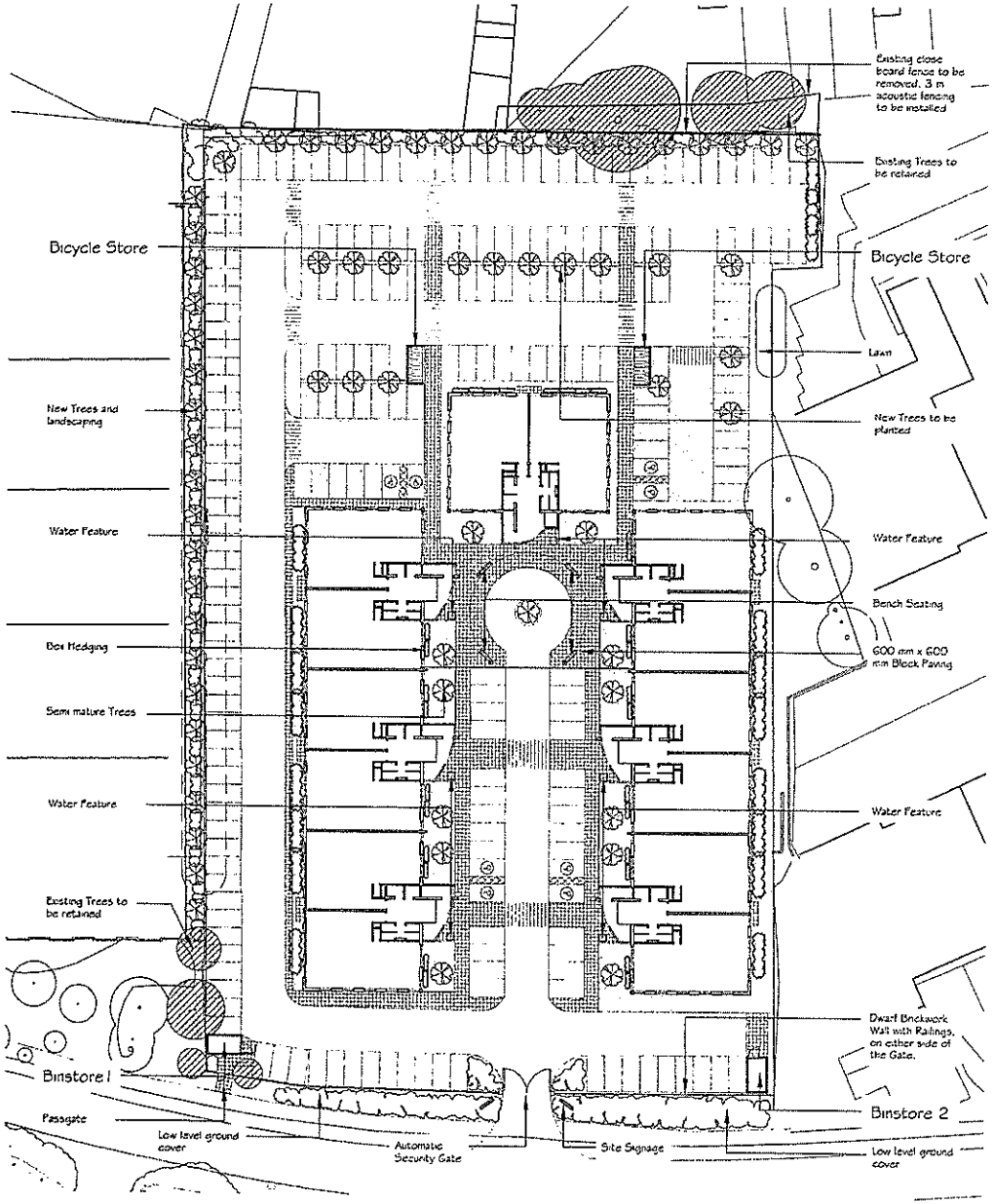
Key Plan (N.T.S.)



Bicycle Store Elevations - 1:100



Key Plan (N.T.S.)



External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed Design

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Architects

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HEADLEY ROAD EAST, WOODLEY

Job	Headley Road East, Woodley	Scale	as shown @ A2	Date	JAN 2001
Drawing	External Works	Job N°/Drg N°	00/011 P 13	Rev	

Partner PP Author Checked

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