

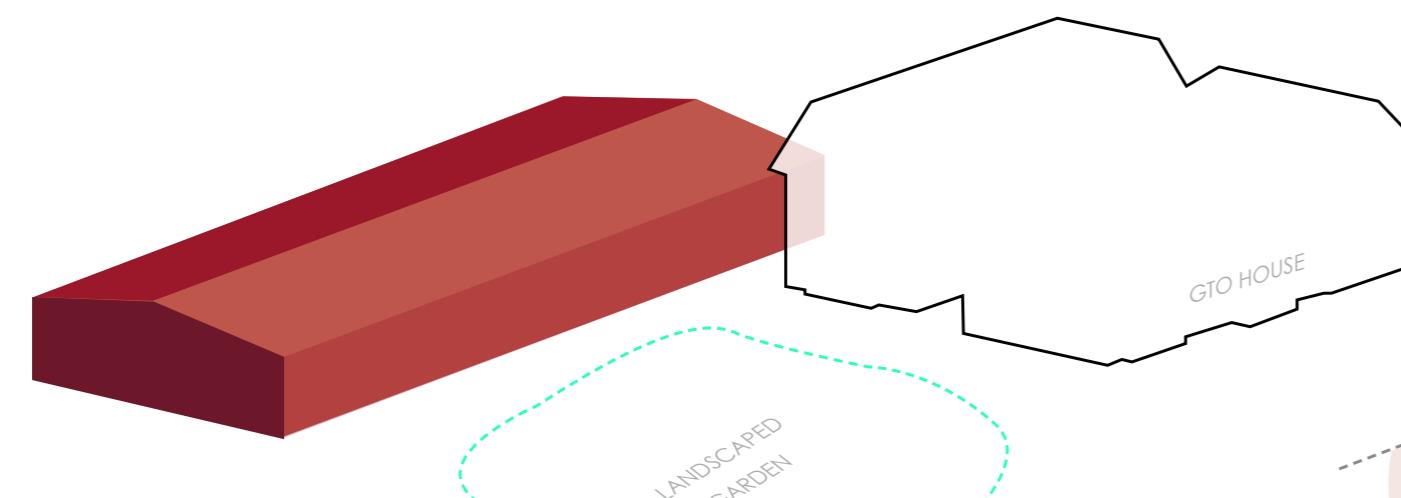
03.4 | Form & Envelope

The form of the building has evolved from the concept of 'framing' views and marking 'moments' of the client journey alongside meeting the functional needs of the scheme. The outline of the building envelope to the West has been extruded to form and frame the main facade. The South facade is more subtle, creating a backdrop to the landscaped garden and future outdoor events. Full height glazing is positioned in key areas that will provide visitors with a peek into the workshop floor from outside, and natural light to the mechanics.

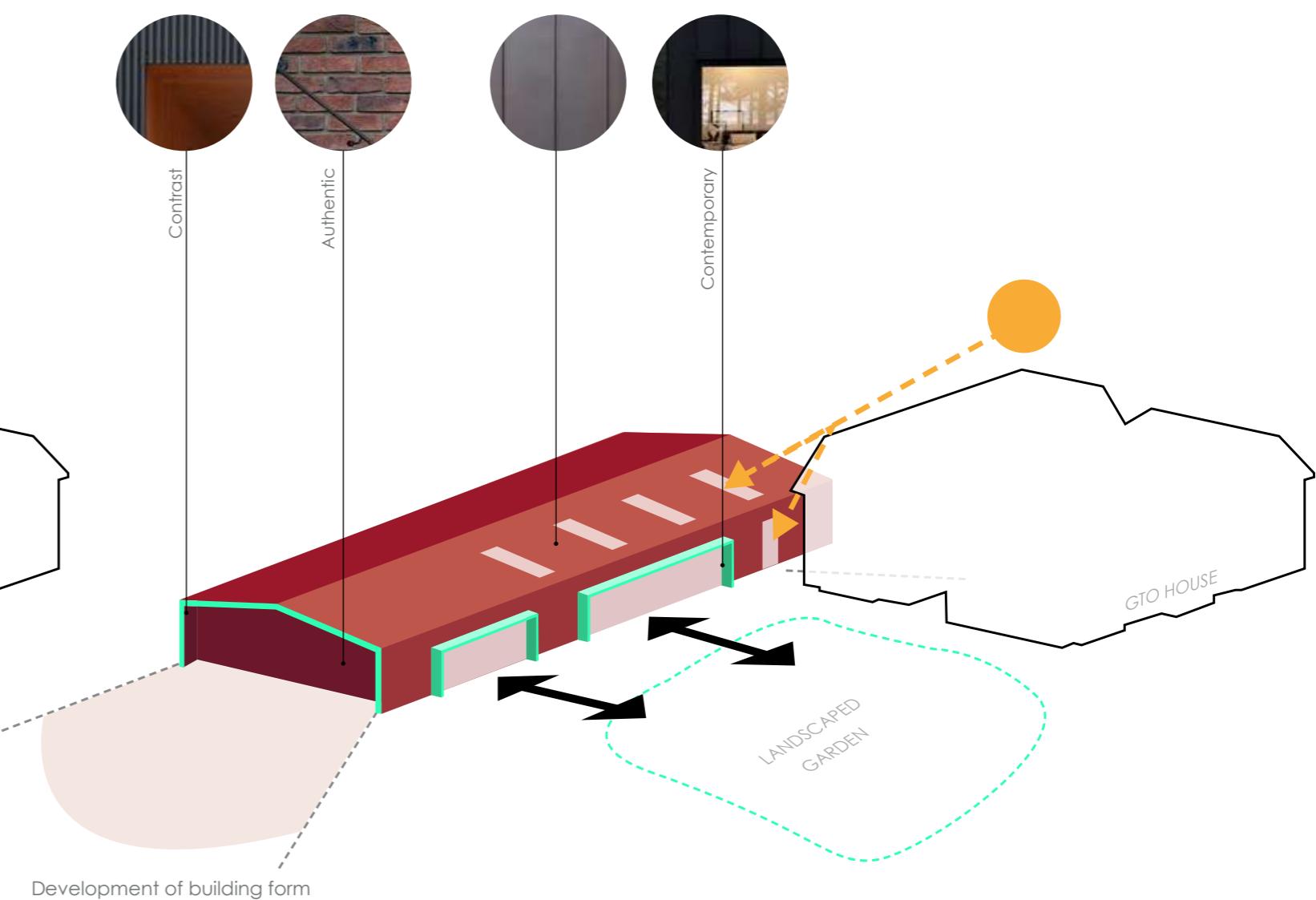
The form of the building aims to provide:

- An efficient workshop that enables efficient, safe and clean operation and movement of people and goods across the site.
- A curated and enticing journey for visitors.
- A building grounded in the context of the existing site with consideration for the connection with existing landscaping and buildings.
- A healthy workspace through the provision of natural light, green views and work-bays that consider the operation of the end user.

The materiality of the building is proposed to be sympathetic to the historic agricultural use and materiality of the site and surrounding area whilst providing functionality and longevity. The proposed pitched roof of the structure is reminiscent of agricultural buildings typical of the area. Black cladding and brick are proposed elevation materials sympathetic to the existing barn, and the red brick and black detailing of GTO house. Design features such as the extrusion to the west facade combined with contemporary, clean finishes and detailing, elevate the agricultural aesthetic to represent the brand and their high end product.

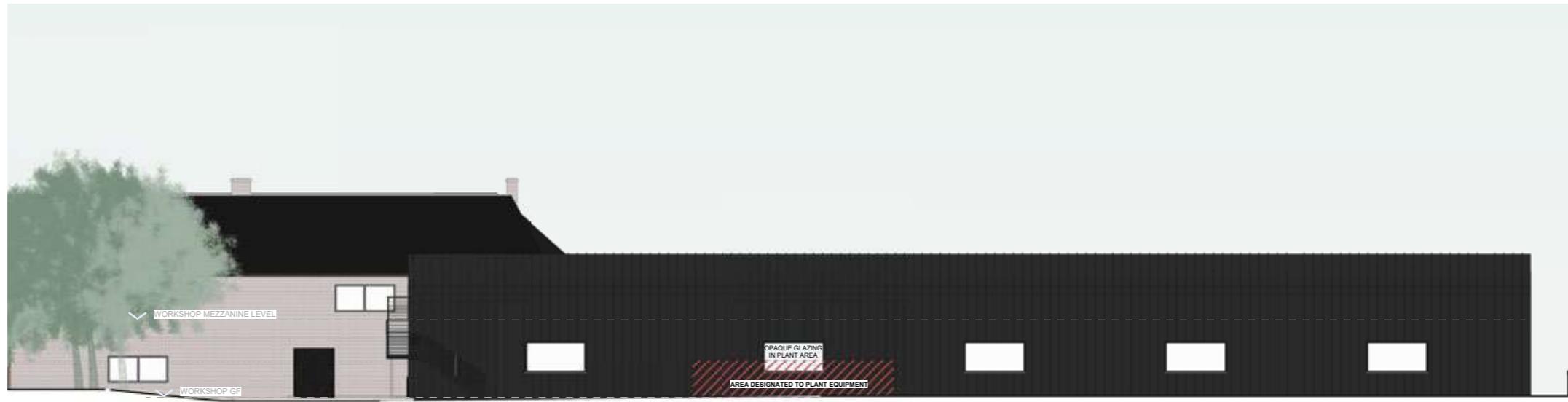


Proposed workshop mass



Development of building form

03.5 | Proposed Elevations (1/2)



1 - Proposed North Elevation



2 - Proposed East Elevation

The North and East Elevations are to the rear agricultural facing context of the site. These façades are generally shielded by trees with surrounding hard standing forming circulation for logistic vehicles. Aesthetically these façades are proposed to be 'clean' and functional, predominantly formed of black cladding and brick. Thoughtfully placed glazing provides the workshop with natural light, views out to the surrounding greenery, and the ability to see incoming deliveries.

03.6 | Proposed Elevations (2/2)

4



3 - Proposed South Elevation



4 - Proposed West Elevation

The South elevation forms a backdrop to the existing garden. Much of this elevation will be obstructed from view upon entry to GTO house. The addition of planting along the South of the garden reveals the elevation upon entering the garden. The circulation of the site means that the West elevation will predominantly be experienced in isolation framed through the extrusion of the building outline. The facade materiality takes cues from the existing site; predominantly brick with black detailing in the form of glazing mullions and doors.

03.7 | Concept Render - South Facade



03.8 | Concept Render - West Facade



03.9 | Concept Render - South West Approach



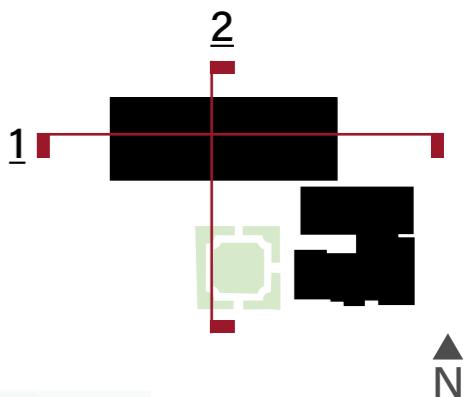
03.10 | Concept Render - South East Approach



03.11 | Concept Render - South East Approach



03.12 | Proposed Sections



1 - Proposed South Elevation



2 - Proposed West Elevation

In section, the proposed workshop uses minimal floor to ceiling height for the required activities, enabling the roof ridge height to sit 100mm below that of the existing barn.

03.13 | Landscaping & Security

LANDSCAPING OVERVIEW

Landscaping for the wider site falls into GTO's broader master plan, and is intended to improve the condition of green areas throughout the site with biodiversity a key consideration. A number of areas fall into the scope for this planning application to improve accessibility of the site, enhance the experience of the customer journey, and ensure a biodiversity net gain. Proposed landscaping encompasses the following:

- Widening of GTO House Car park entrance (3) to allow for improved vehicular circulation.
- Green landscaping to area surrounding existing brick building (10) (Currently concrete hard standing) including planting and fencing.
- Landscape design improvements to existing garden (6)
- Hard and soft landscaping to GTO House entrance (4) to improve circulation and enhance customer experience.

SECURITY

Due to the high value site contents, a number of security measures are required including passive security and deterrence strategies:

- Bollards are proposed throughout the site to restrict vehicular movement.
- CCTV - TBC

Key

- ① Main entrance
- ② Tennis court - planting to Northern perimeter
- ③ Widen access road and gate to GTO House car park entrance
- ④ Landscaping and planting to perimeter of client car park
- ⑤ GTO House
- ⑥ Landscaped garden with pond and new planting
- ⑦ New workshop building
- ⑧ New hard-standing to area of removed outbuilding
- ⑩ Landscaping with picket fencing to area surrounding Brick Building
- ⑪ Machine shop building
- ⑫ Timber shed
- ⑬ Brick shed
- ⑭ Yard
- ⑮ Planting to existing green space for BNG - refer to bng calculations
- ⑯ Relocation of waste storage area to north east of site
- ⑰ Wash grate
- ⑱ Gas tank
- ⑲ Previous greenhouse footprint and remains
- ⑳ Secondary access - infrequent usage

— Ownership boundary	— Proposed Demolished
— Planning boundary	● Proposed trees indicative - locations tcb following consultation with ecologist & landscape architect
— Building footprint	● Proposed area of planting for BNG indicative - tcb by ecologists & landscape architect
— Existing green area	
— Proposed green area	
— Road / hardstanding	
● Existing Trees	
— Existing fence	



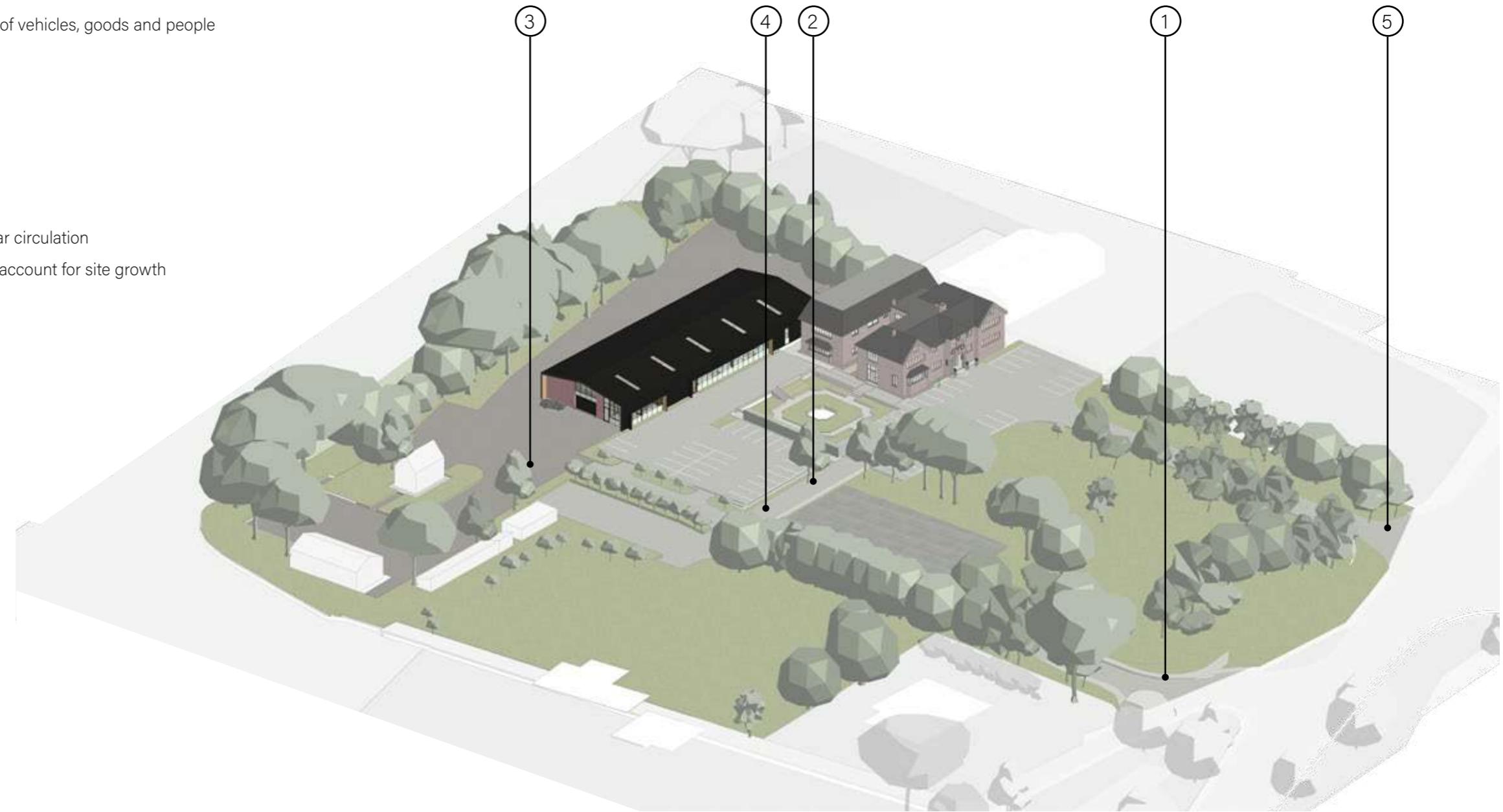
Proposed Site Plan (not to scale)

03.14 | Access & Movement

Circulation is a key consideration of this design with the coexistence of operational and customer circulation forming an efficient and experiential scheme. The movement of both user types have been thoughtfully considered to ensure the correct provisions are given including:

- Sufficient vehicular circulation space
- Pedestrian walkways
- Rationalisation of level changes for the movement of vehicles, goods and people
- Way-finding / signage
- Emergency vehicle access
- Recycling and waste management
- Provision of parking to account for growth of site

- ① Main entrance denoted by signage
- ② Widen car-park access road to improve vehicular circulation
- ③ Provide additional parking and cycle storage to account for site growth
- ④ Way-finding signage for efficient circulation
- ⑤ Secondary access - infrequent usage



Site axonometric diagram

03.15 | Sustainable Design Considerations

Sustainable systems are proposed to be incorporated as part of the building services design. The strategy will be developed to reduce emissions and increase energy efficiency as well as reducing embodied and operational carbon with the following design considerations:

- Efficient structure - minimising the use of steel through an efficient structural design.
- Passive heating/cooling - Minimising the energy usage for heating and cooling with the use of passive strategies where appropriate including specifying sufficient U-Values, provision of carefully placed natural ventilation and the provision of solar shading.
- Underfloor heating/ASHP - Combining an Air Source Heat Pump with underfloor heating to make a significant portion of GTOs space heating demand to be fossil fuel free.
- SUDs - Incorporation of a Sustainable Drainage System.
- Renewable energy.
- Materiality - selection of materials with high durability and long life creating a building to last 50+ years.
- Minimising groundworks/excavation.
- Biodiversity net gain.
- Social Sustainability - Creating employment and apprenticeship opportunities for the local economy.

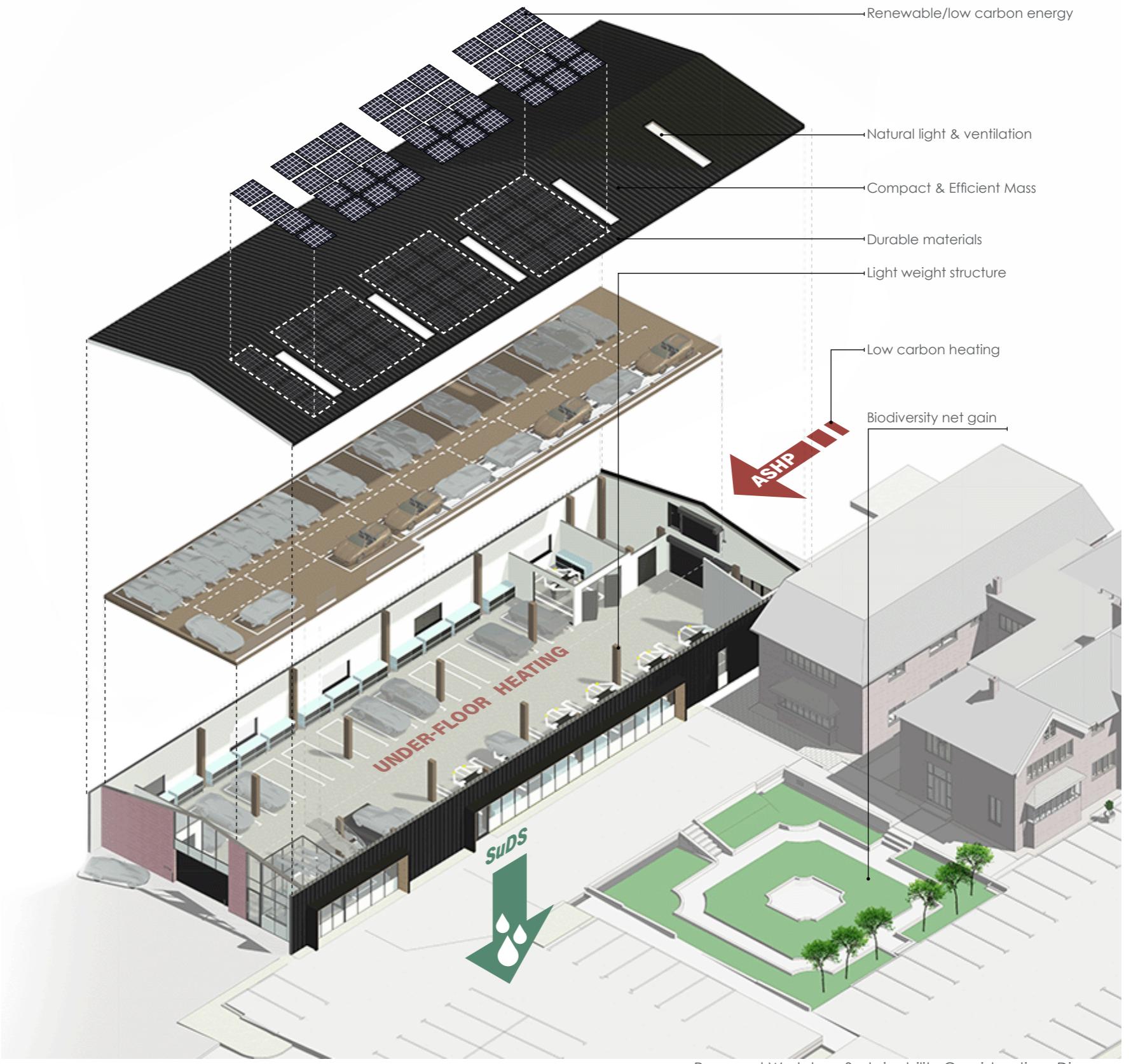
Please see Sustainability Statement for more details.

03.16 | Maintenance

Buildability and maintenance has been considered throughout the design process of the scheme alongside the Principal Designer. Key mitigations throughout this process have been:

In Use:

- Cleaning / access to roof / gutters - removing the need for roof access by providing areas for ground level plant equipment.
- Pedestrian v vehicular circulation: Consideration of suitable circulation / turning radii alongside pedestrian circulation routes to mitigate the risk accidents.
- Provision of bollards throughout the site to protect the building from impact.



Proposed Workshop Sustainability Considerations Diagram



Thank you for reading this document.

Your support for the new GTO Engineering Workshop is greatly appreciated.

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