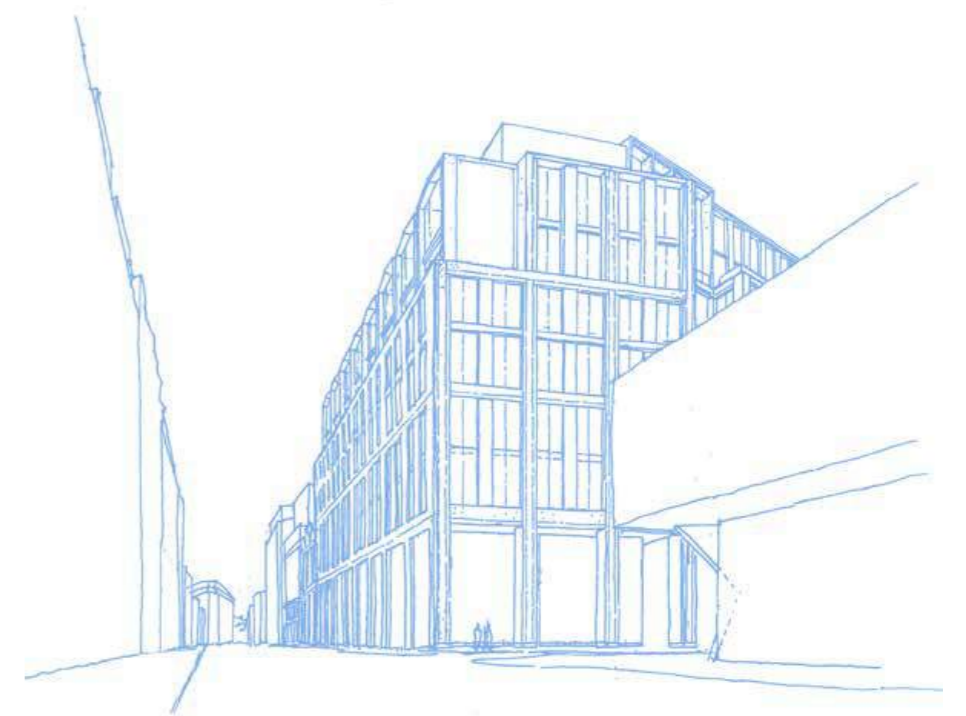


Information in support of NMA

Castlewood House



Introduction

This document is issued in support of a Section 96A application related to the Castlewood House planning permission (Ref: 2017/0618/P)

Primarily it relates to the proposed relocation of the central lift core, and the associated impact this has on the buildings external appearance. However, it also captures some related minor changes this has had in plan.



▲ Illustrative view - Consented scheme

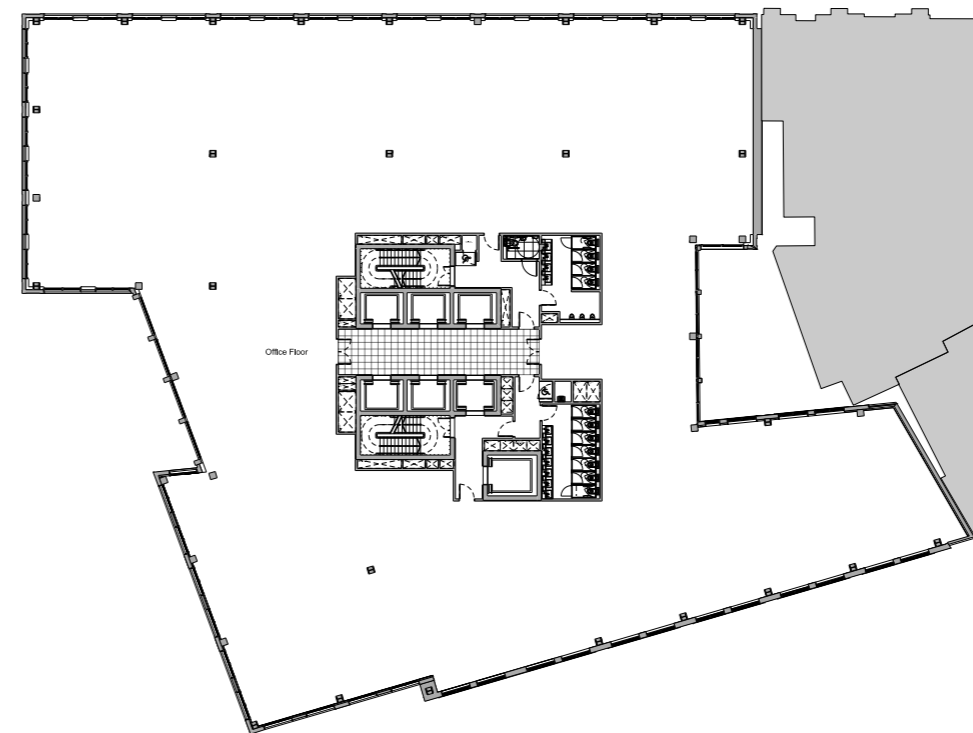
Changes to Internal Layout

Core Location

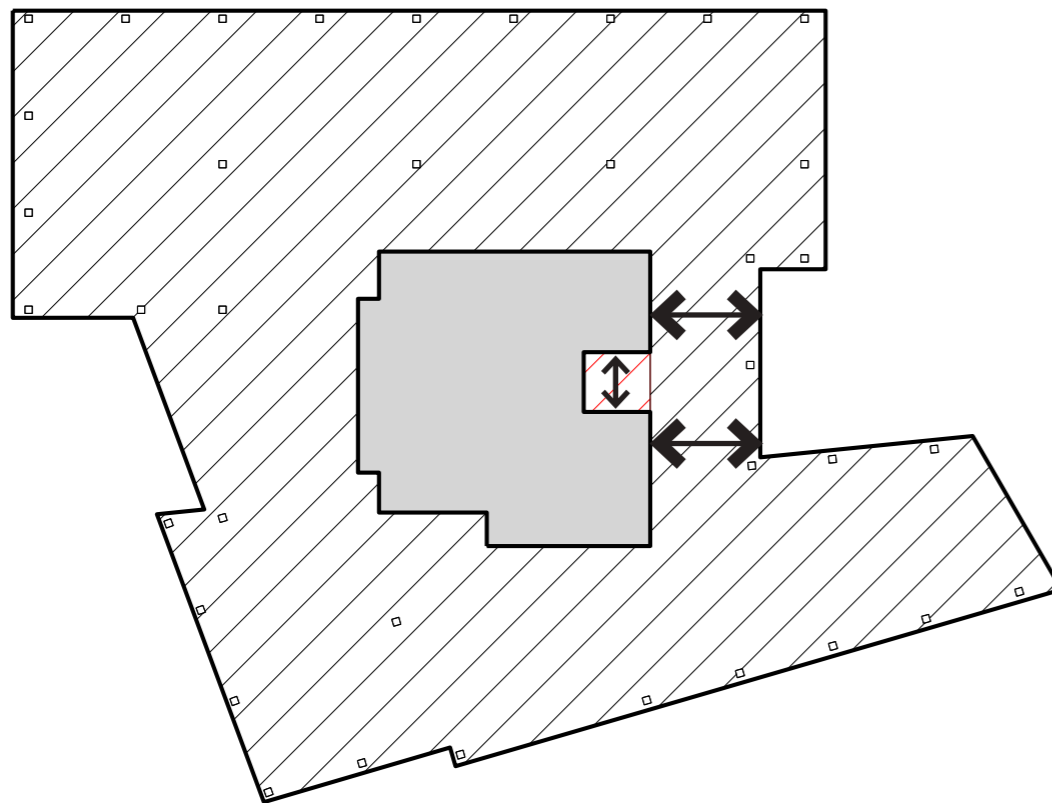
The consented scheme proposed a central core, creating a 'race track' floor plate. While this provided an efficient floorplate, it also created some areas of reduced depth to the east of the core, that were proving unable to be used effectively.

Various options were explored to improve the floorplate that tried to work within the consented scheme or minimise the impact on the consented scheme, including limiting the plant enclosure on the roof, and the quantum of basement excavation.

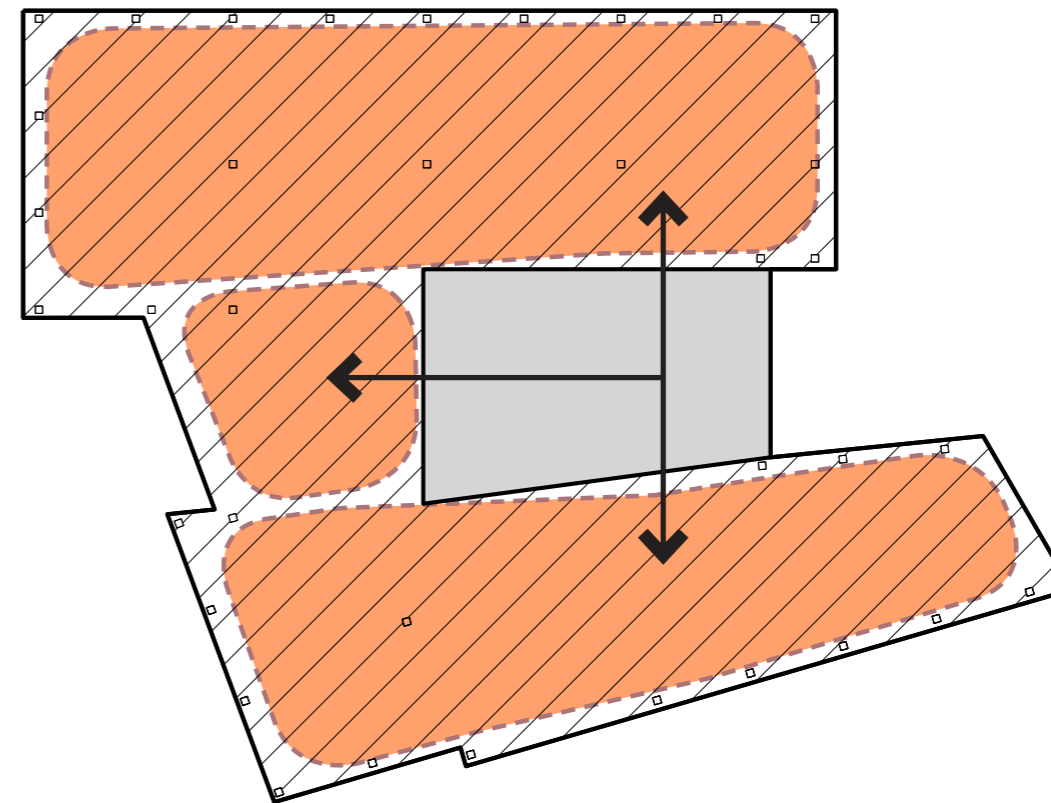
Of the options explored, offsetting the core to the east proved to be the preferred option as it creates a more open and usable floorplate. It also presents the opportunity to introduce natural light via a feature staircase into the lift lobby, and also daylight into the WCs, which we believe creates a more successful and pleasurable working environment.



▲ Consented scheme typical floor



▲ Consented 'race track' floorplate



▲ 3 Distinct usable spaces

Changes to Internal Layout

Typical Floor

The core has been reconfigured to benefit from new location against the eastern facade. A naturally lit central feature stair is accessed directly from the lift lobby, and offers views across the site and into the external courtyard below.

The on floor lift lobbies and WC's also benefit greatly from the access to natural light, with solid elements of the facade strategically located to maintain a suitable level of privacy from the floorplate.

The revised core arrangement allows for more naturally defined tenancy splits of the floorplate, and removes the previous pinch points of the consented scheme.



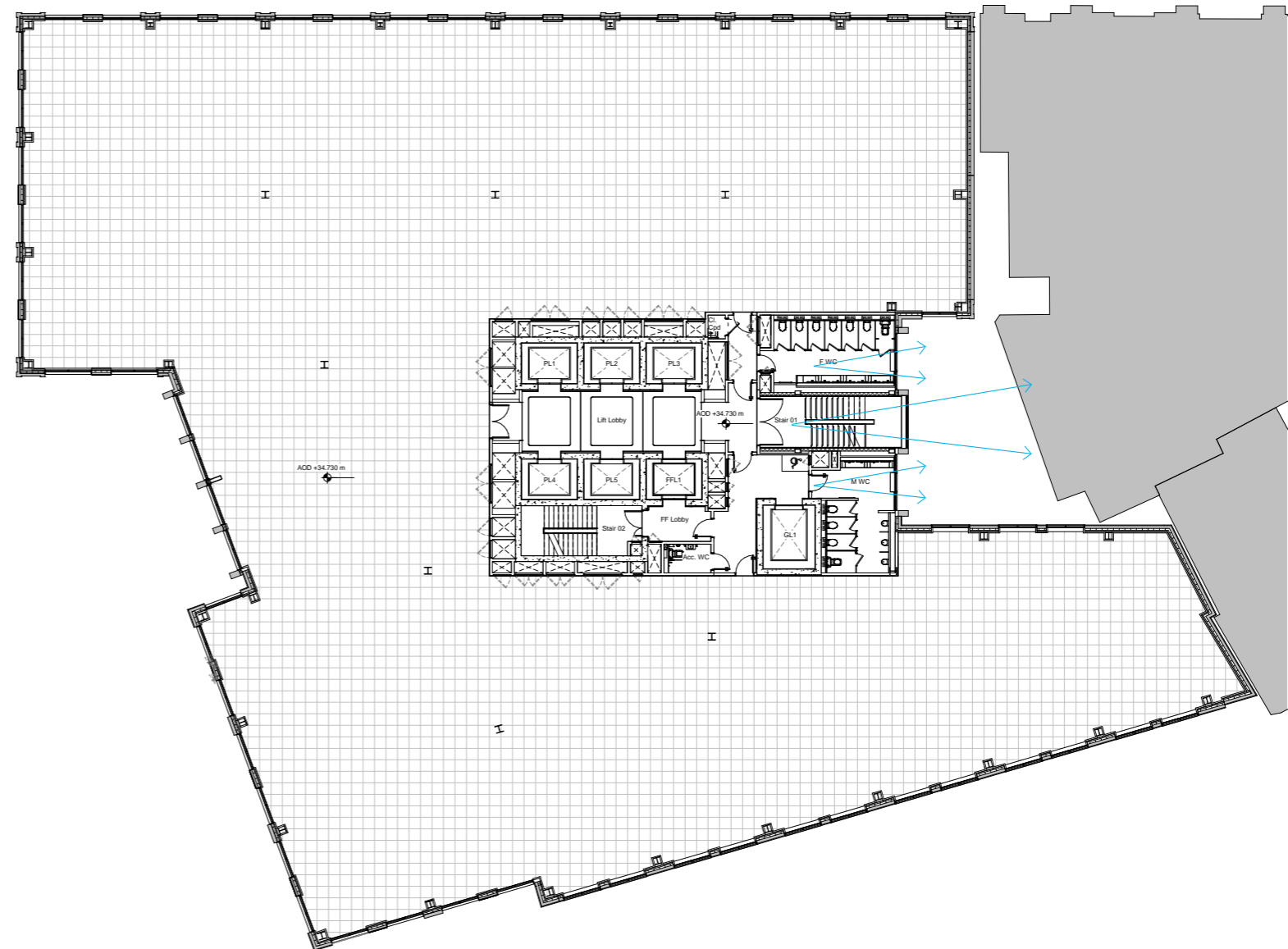
▲ View of the feature stair



▲ View from the male WC



▲ Views through the on floor lift lobby towards the naturally lit feature stair



▲ Revised scheme typical floor

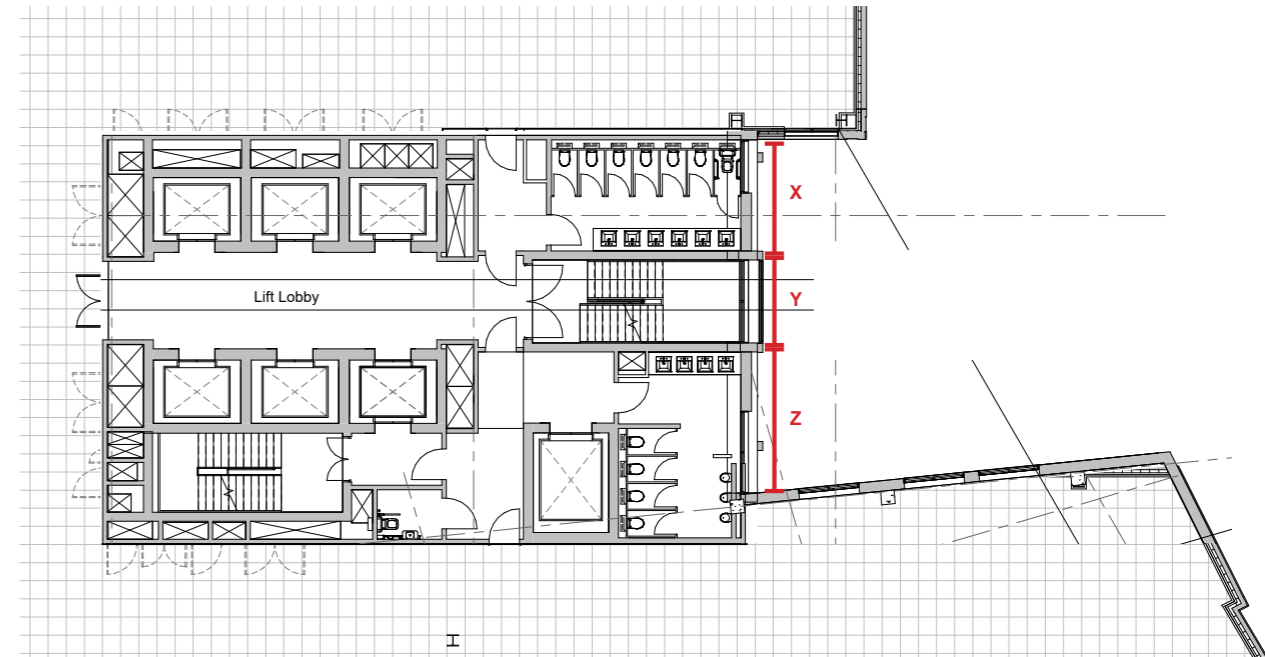
Changes to Elevation

In tandem with developing the core, we have explored how this affects the composition of the eastern elevation. The revised core position and layout creates a different condition against the facade, and will require areas of opaque back-painted glass to protect the privacy of the users. The position of the stair is off centre to the consented elevation, changing the proportions of this elevation.

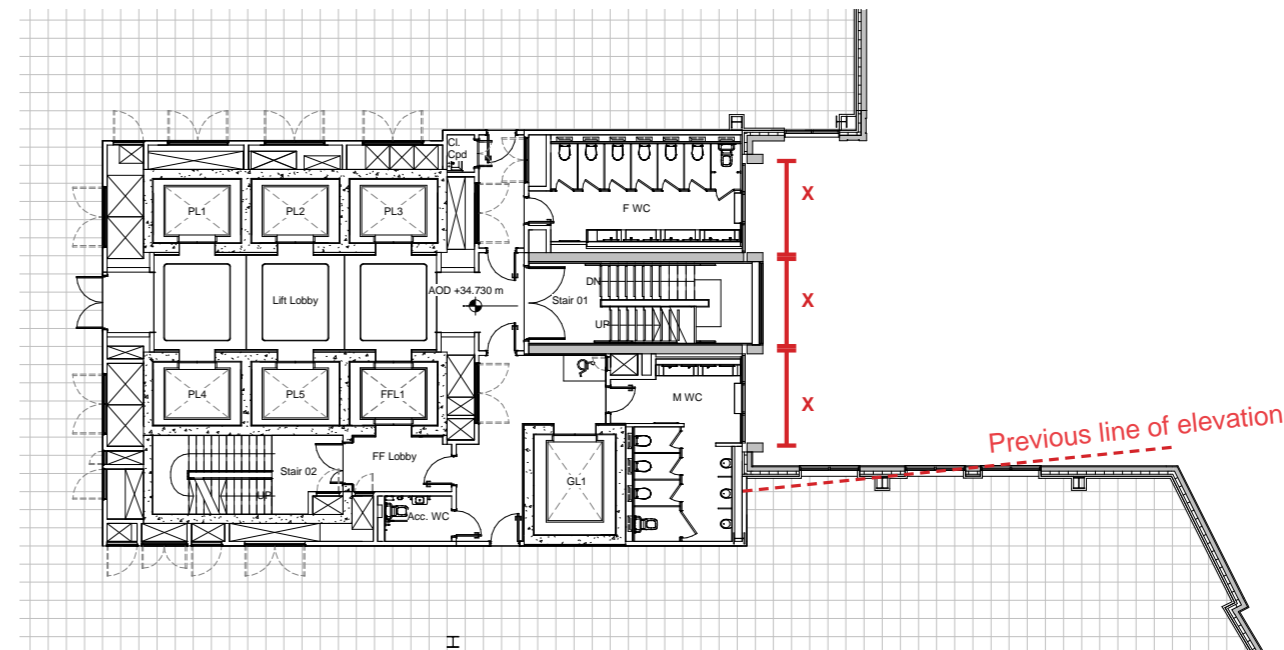
We initially looked at the composition of an asymmetric elevation, however this felt alien to the established language of the building. Rationalising some of the geometry around the courtyard to sit 90 degrees to the core not only creates cleaner and more logical junctions where the different elements meet, but also allows the feature circulation stair to sit central within the facade, and creates 3 equal size bays.

Adjusting the geometry to create symmetry delivers a stronger elevation. The central staircase can be celebrated, with oversized half-landings allowing people to pause and look into the courtyard.

This is the tallest element of the building and the verticality can be emphasised through the precast fins running from top to bottom. Horizontal elements such as spandrels and louvres would sit back as a secondary layer, reflecting the language of the entrance on the western elevation.



▲ Proportions of elevation before realignment of adjacent facade



▲ Proportions of elevation after realignment of adjacent facade

Changes to Elevation

- **Elevation:** Shifting the core to the east changes the appearance of the eastern elevation. Previously divided into four even bays, the revised proposals are arranged into three bays - with prominence given to the central feature stair.
- **Feature Stair:** Shifting the glazing line forward to sit more flush with the cladding gives an opportunity to create a generous landing space where users can dwell and engage with the external space
- **WCs:** Opaque panels have been introduced to the cladding of the WCs to offer a degree of privacy from the floorplate and external terraces - whilst maintaining a central glazed panel offering clear views out on arrival. Positioning the WCs against the facade also allows for on floor ventilation, reducing the extent of plant equipment at roof level



▲
Cut through core layout



▲
View of east facade from courtyard









Changes to Internal Layout

Ground Floor

Moving the core eastwards provides the ability to rationalise the main entrance lobby, creating a deeper reception area which allows us to provide a more generous retail presence to the south west of the site. The new core position also gives the opportunity to revisit the eastern facade at ground floor and how it addresses and animates the pedestrian arcade and courtyard.

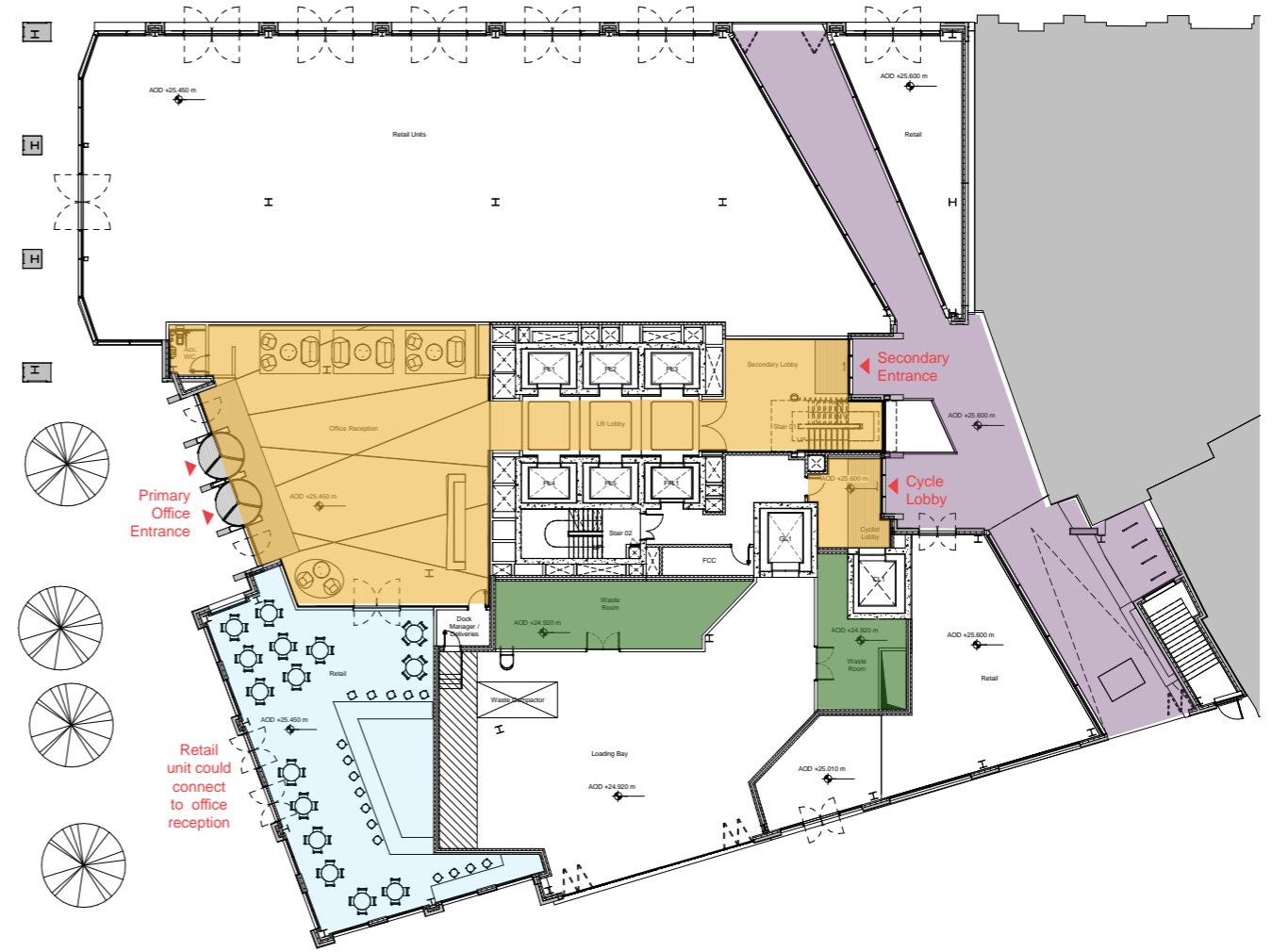
The feature stair runs all the way to the ground floor and visually connects the courtyard via the lift lobby to the main reception. To celebrate this, we have glazed more of the eastern facade and created an option for a secondary office entrance. This also removed the blank section of the facade created by the waste room, and this can now become a glazed cyclist's lobby. We feel this creates a distinct benefit to the scheme.

We have also been able to reduce the size of the void in the centre required for air to the basement plant, allowing us to create better defined entrances to the eastern facade.

Consented Scheme		Revised Scheme	
	Reception Area: 244 sqm		Reception/Lift Lobby Area: 285 sqm
	Retail Area adjacent Reception: 44 sqm		Retail Area adjacent Reception: 165 sqm
	Arcaded Pavement Area: 210 sqm		Arcaded Pavement Area: 200 sqm
	Waste Room: 75 sqm		Waste Room: 69 sqm



▲ Consented Ground Floor Plan



▲ Proposed Ground Floor Plan