



Cascades Leisure Centre

GCLC-ASP-B1-XX-RP-A-08101-P02

Addendum to the Design and Access Statement
January 2026



Overview

This Addendum of the Design and Access Statement, GCLC-ASP-B1-XX-RP-A-08101-P01, has been prepared by SPACE&PLACE to accompany an application made under Section 73 of the Town and Country Planning Act (1990) for an amendment to planning permission ref. 20221293 for the redevelopment of the Cascades Leisure Centre site in Gravesend. The application is submitted on behalf of Gravesham Borough Council.

Design development has progressed since the approval of the scheme to ensure that leisure centre and the associated benefits can be delivered in Gravesham. The purpose of this application and proposed changes to the design are to align the Brief requirements, business case, and project budget to enable the viability of the project. This process was supported by the Client, operator, and contractor engagement.

The proposal has undergone a comprehensive redesign to align with updated project requirements and budget. Each design element has been thoroughly reviewed and assessed to ensure the overall viability of the project and compliance with the brief’s objectives, vision, and performance targets.

The following key elements were carefully considered as part of the design review process:

- Building Area:** Reduction of the overall building footprint while maintaining compliance with the Client’s brief and functional requirements.
- Architectural Design and Appearance:** Review of the architectural form and visual language to identify design efficiencies and cost management opportunities, ensuring alignment with the revised project budget while retaining the character of the previously approved scheme.
- Massing and Structure:** Reduction in overall building massing and optimisation of structural complexity and detailing, ensuring that the architectural integrity and required internal spatial heights are preserved to support the intended performance of internal activities.
- Spatial Planning:** Assessment of spatial arrangements in line with the Client’s brief to confirm that all operational and functional needs are met.
- M&E Strategy:** Re-evaluation of the mechanical and electrical design to ensure alignment with the project’s updated sustainability aspirations and performance targets.
- External Works:** Review of the external works, including landscape provisions and material finishes, to maintain quality and consistency with the overall design intent.

Layout

A key objective of the redesign was to reduce the overall facility footprint while maintaining the necessary spatial provisions to satisfy both the project brief and client needs. The primary areas of modification are outlined below:

There is a reduction in GIFA from the approved scheme (7316sqm) to 6037sqm resulting in an overall reduction in footprint from the approved scheme (5,083 sqm) to 4,377 sqm in the varied scheme, (-706 sqm)

In terms of proposed floor space, the table below provides a breakdown in floor reduction (note this is GIFA, for the internal area comparison please refer to the schedule contained in this document).

	Approved Scheme	Proposed Scheme
Ground floor	4,935 sqm	4,290 sqm
First Floor	2,138 sqm	1,747 sqm
Roof	244 sqm	0 sqm
GIA	7,317 sqm	6,037 sqm

Ground Floor

In summary, the proposed changes at ground floor relate to:

- Reconfiguration of the leisure water space to the north west of the floorplan with a reduction in dedicated floorspace of 306.43 sqm to 297.39 sqm. No reduction in overall offer and small reduction in space (total of 9.04 sqm).
- Slight reduction in pool hall of 1016.75 sqm to 996.35 sqm (20.4 sqm) size but no reduction in overall offer of a learner pool and main pool of eight lanes.
- Removal of sauna and steam room. (- 18.63 sqm)
- Removal of clip and climb from scheme (which is listed within the description of development). (-112.27 sqm)
- Due to the removal of the clip and climb, the children zone is retained and redesigned which results in the reconfiguration of the layout to the café seating/ play café and soft play. Larger play café space proposed in amended scheme (from 165.93 sqm to 175.62 sqm).
- Reduction in hub/reception area (from 160.92 sqm to 120.33 sqm). -40.59 sqm
- Removal of large community space to the north east side of the building (145.91 sqm). Overall reduction in community space from three separate spaces providing 215.71 sqm, to now providing two smaller spaces at 35.63 sqm and 36 sqm (overall provision of 71.63 sqm). This retains the service provision required in the Clients Brief and aligned with the project budget.
- Overall increase in sports hall storage and associated lobby area from 90.21 sqm to 116.39 sqm (+26.18 sqm). Six courts are still to be provided.
- Reduction of pool plant space from 435.38 sqm to 318.7 (-116.68 sqm).
- General reconfiguration of floorplan in terms of storage, office space, WCs to suit the new redesign.

- Omission of internal plant area adjacent to the large community room and 2 smaller plant rooms adjacent to entrance and next to sports hall in approved scheme (due to M&E strategy), (-126.7sqm)
- Reduction of viewing café to the leisure water, (- 34.8 sqm)

First Floor

In summary, the proposed changes at first floor relate to:

- Slight reduction in casual seating overlooking the swimming pool area, from 178.08 sqm to 167.1 sqm, (- 10.98 sqm).
- Removal of both squash courts (which are listed within the description of development). (-125.3 sqm)
- Reconfiguration of circulation, changing facilities and storage facilities.
- Relocation of spin studio to the existing area of the squash courts in the approved screen so there is an increase in space from 73.69sqm to 101.18 sqm.
- Reduction in space provided for studios and external terrace. Studio 1 and 2 previously provided 214.47 sqm and 153.74 sqm respectively with an external terrace of 166.02 sqm. Revised scheme to provide Studio 1 at 139.42 sqm and Studio 2 at 124.79 sqm with an external terrace of 27.23sqm. Reduction of terrace of 138.79 sqm from approved scheme. This retains the spatial requirements and activities from the approved scheme
- Reconfiguration of fitness suite to increase provision from 485.88 sqm to 540.62 sqm. (+54.74 sqm)
- Removal of plant space of 189.37 sqm (plant and server room)
- Void over soft play zone repositioned and reduced to suit new location of soft play

Roof Level

In summary, the proposed changes at roof level relate to:

- Removal of plant rooms. (333.28 sqm)
- Removal of sedum roof. Condition 19 part (iii) requests detailed information for the design and specification of a sedum roof and details of irrigation systems. (231.52 sqm).
- Simplification to the roof falls and structure in conjunction with the general lowering of roof heights.
- New plant screen to house the external M&E AHU’s and other servicing plant. The ducts will be routed across the roofs and dropped into the building.
- Repositioning of PV panels to suit roof proposals

Appearance

The revised proposal maintains the aesthetic and visual integrity of the previously approved planning scheme. The building volume has been reduced through lowering roof heights and removing redundant second-floor enclosures that formerly contained plant equipment. These have been replaced with screened external plant zones.

The architectural character of the elevations has been preserved albeit with reduced roof heights and simplification of the design. The pitched façade elements remain, though they have been simplified to conceal the newly rationalised flat roof pitches, achieving both cost efficiency and design continuity.

The façade treatments retain the established design language, with vertical cladding and simplified forms maintaining the previous approved language. The swimming pool façade, previously raked, has been reconfigured to a vertical wall. This maintains the same level of prominence, and although simplified and rationalised it still upholds similar visual language to the previous approved scheme.

Massing changes

- Reduction of building footprint
- Omission of level 2 plant rooms and replaced with screened element concealing the main AHU's and other plant equipment. Note the ducts will be provided to service the facility due to be designed at next stage
- Simplification and lowering of roofs. Flat roofs to the main core and sports hall. Swimming pool dual pitch simplification as opposed to the multi pitch approach of the approved scheme.
- There is a rhythmic simplification and lowering of pitches throughout to align with the proposed layout whilst maintaining the visual language of the approved scheme.
- Overall reduction in visual impact of the massing

North Elevation Changes

- Simplification and reduced facade. This was because of the reduction of footprint retaining similar appearance to existing.
- The openings have been simplified and reconfigured to suit the new internal layout. Glazed openings to the pool hall optimized in height to align with efficient panel sizes
- The elevation pitches have been reduced and simplified to suit massing and roof proposals albeit the language of the façade remains as the approved scheme.
- The Swimming pool height has been simplified and reduced to align with the project budget
- The central core façade has been simplified
- Change in flume configuration
- New soft play feature windows to soft play zone

South Elevation Changes

- General lowering of the roofs
- Simplification of swimming pool façade which is now vertical façade as opposed to inclined elevation - retaining the vertical concept of the other elevations. The vertical fins are now replicated through the façade treatment instead of protruding features in the approved scheme. A feature reveal surrounds the pool glazing with Brise soleil so that character is maintained despite the alteration of the raked façade.
- Reduction in height and width of the central core to suit the proposed layout with a reduction in the external terrace and simplification of façade and openings
- Sports hall massing moved further into the building due to omission of spaces between the approved and new scheme. Change of cladding colour to sports hall in the external appearance to benefit distinct language
- Glazed openings to the pool hall optimized in height to align with efficient panel sizes

West Elevation Changes

- Lowering of façade and alternative appearance to sports hall cladding
- New soft play window feature and treatment
- Reconfiguration of openings and treatment to suit new internal layout

East Elevation Changes

- Simplification of openings
- Flume reconfigured
- Simplification and lowering of façade

Material Changes

The materials to the elevations have been reviewed and the proposals are to maintain the visual character as well as aligning to Project Budget. The pool hall is to have vertical profiled cladding with “bronze-effect” finish to appear as the approved scheme

The soft play area facades and rear of the building is to have vertical profiled cladding with “green-bronze effect” finish to appear as the approved scheme.

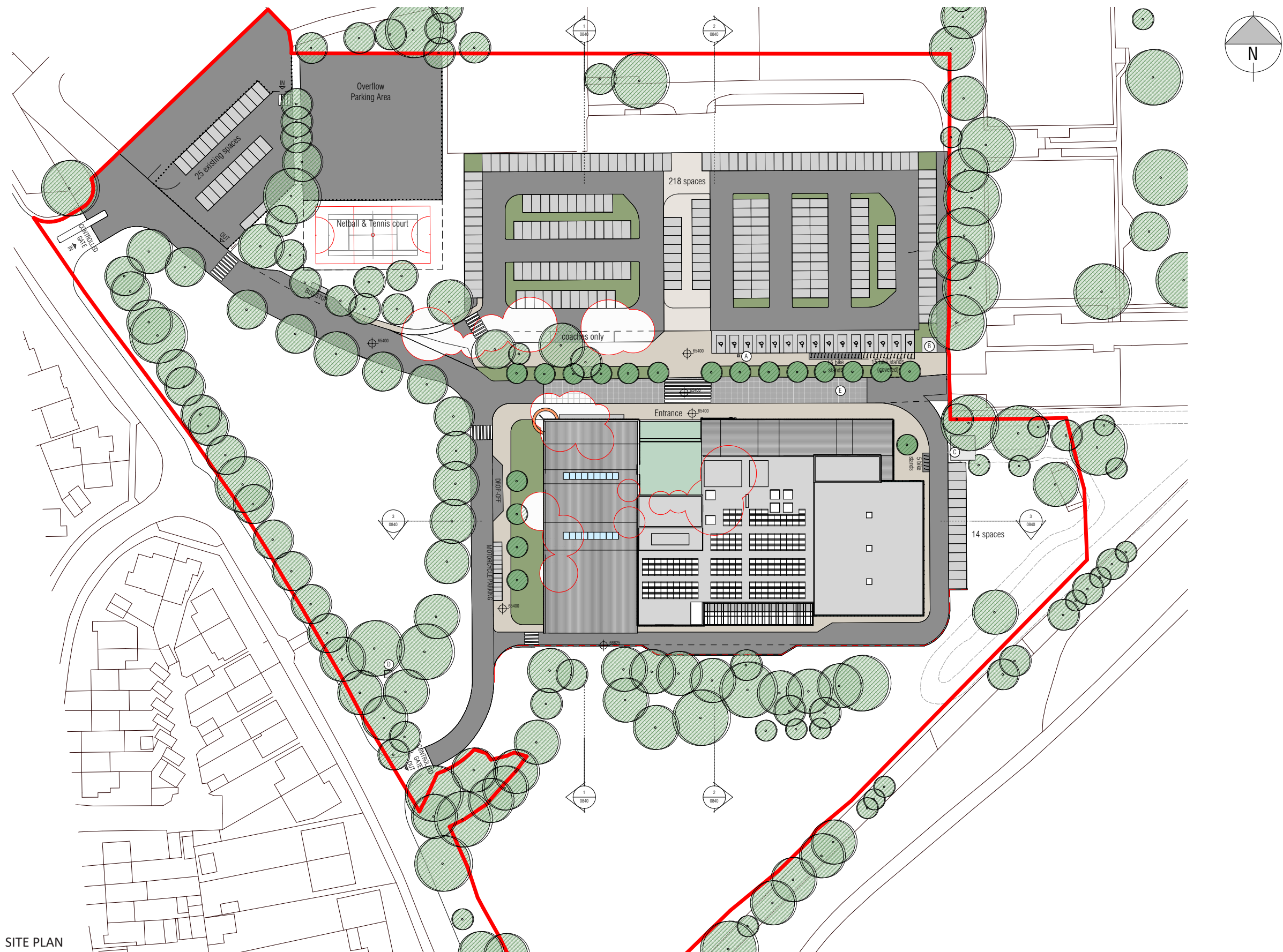
The sports hall facades are changed to grey metal cladding system instead of green, this variation is the preferred aesthetic approach to avoid the two different green cladding and systems clashing as per the approved scheme.

The previous standing seam roof to the swimming pool is replaced with a grey profiled membrane roof system to replicate the standing seam and maintain similar language to the approved scheme

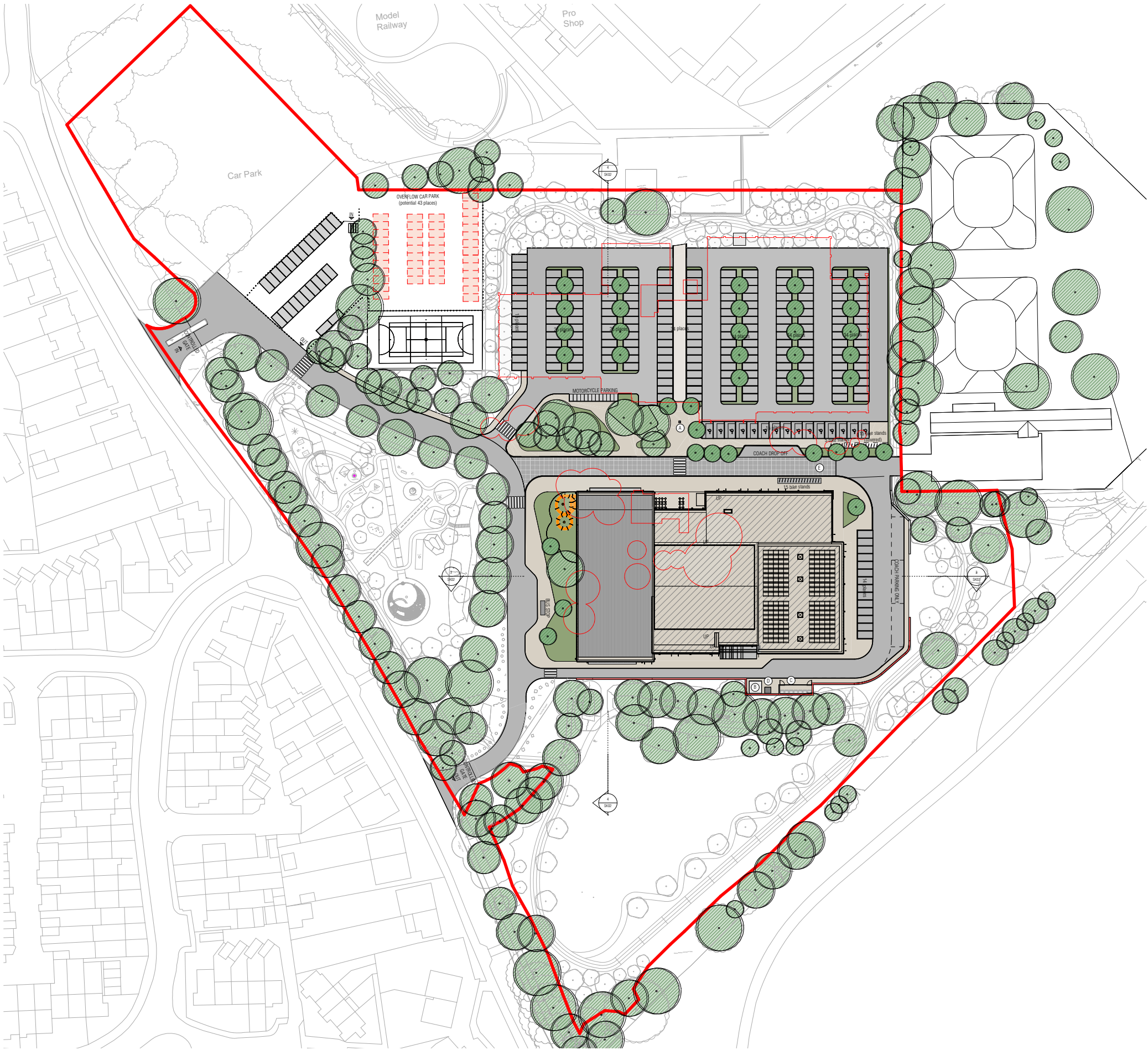
North elevation central core cladding has been simplified and proposed grey cladding system similar to the previous approved scheme

Introduction of the soft play glazing and reveals feature to enhance prominence.

Due to the simplification of the roof, structure and its design strategy, external rainwater downpipes have been introduced on the elevations. The strategy is to match the colour of the external elements to the facade to minimise the impact on the external appearance

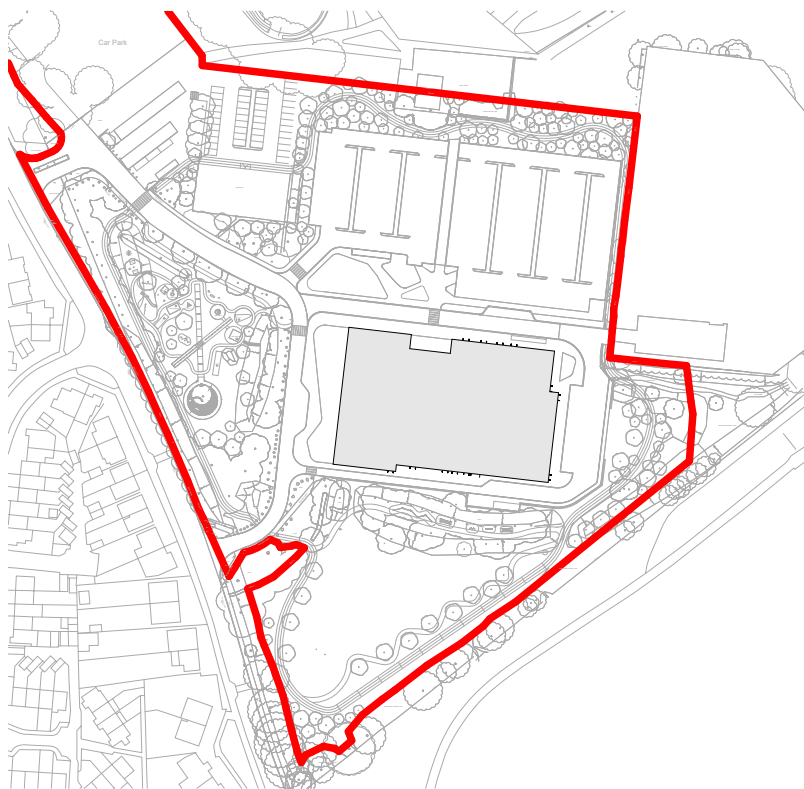


SITE PLAN

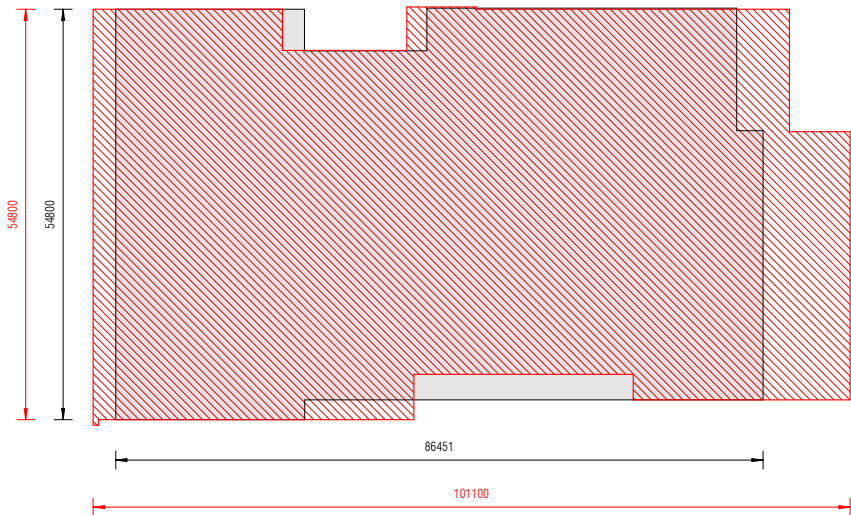




1 Site Plan - Approved Footprint
1:1500

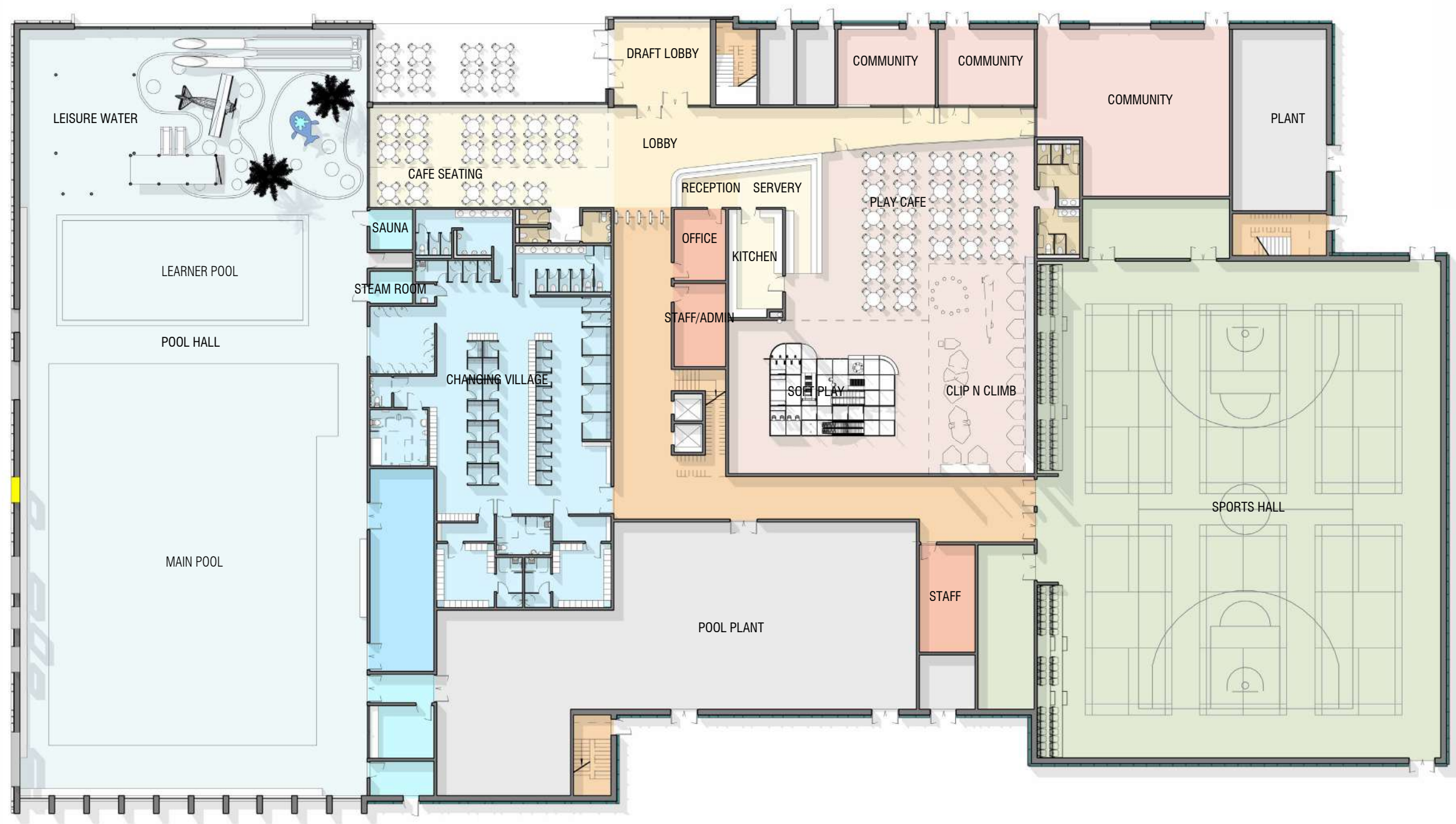


2 Site Plan - Proposed Footprint
1:1500



3 Graphical Comparative Footprint -Approved/Proposed
1:500

- APPROVED CASCADES LEISURE CENTRE FOOTPRINT (5083 m²)
- PROPOSED CASCADES LEISURE CENTRE FOOTPRINT (4377 m²)



GROUND FLOOR PLAN

drawing not to scale

- Reconfiguration of the leisure water space to the north west of the floorplan with a reduction in dedicated floorspace of 306.43 sqm to 297.39 sqm. No reduction in overall offer and small reduction in space (total of 9.04 sqm).
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FIRST FLOOR PLAN

drawing not to scale

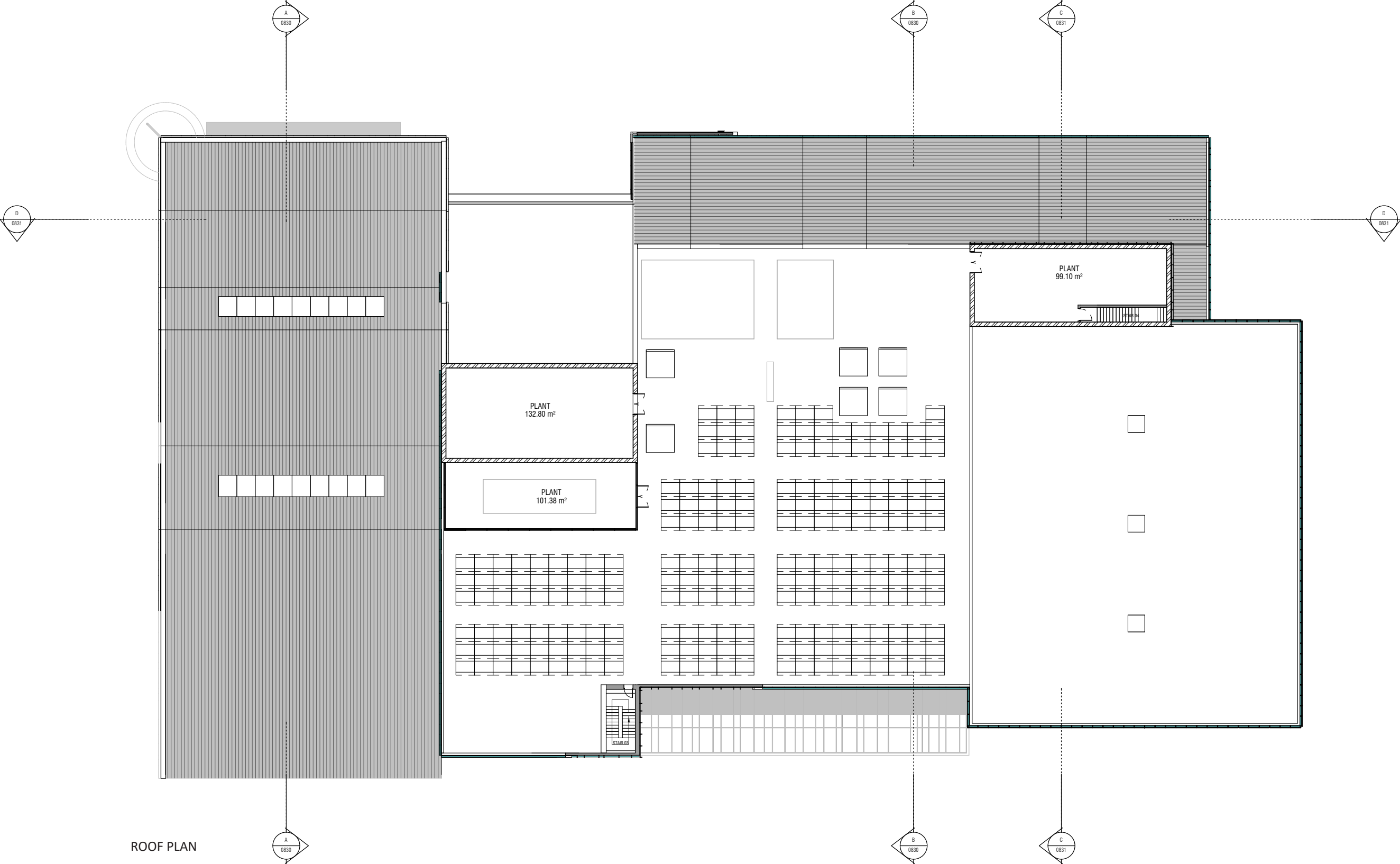


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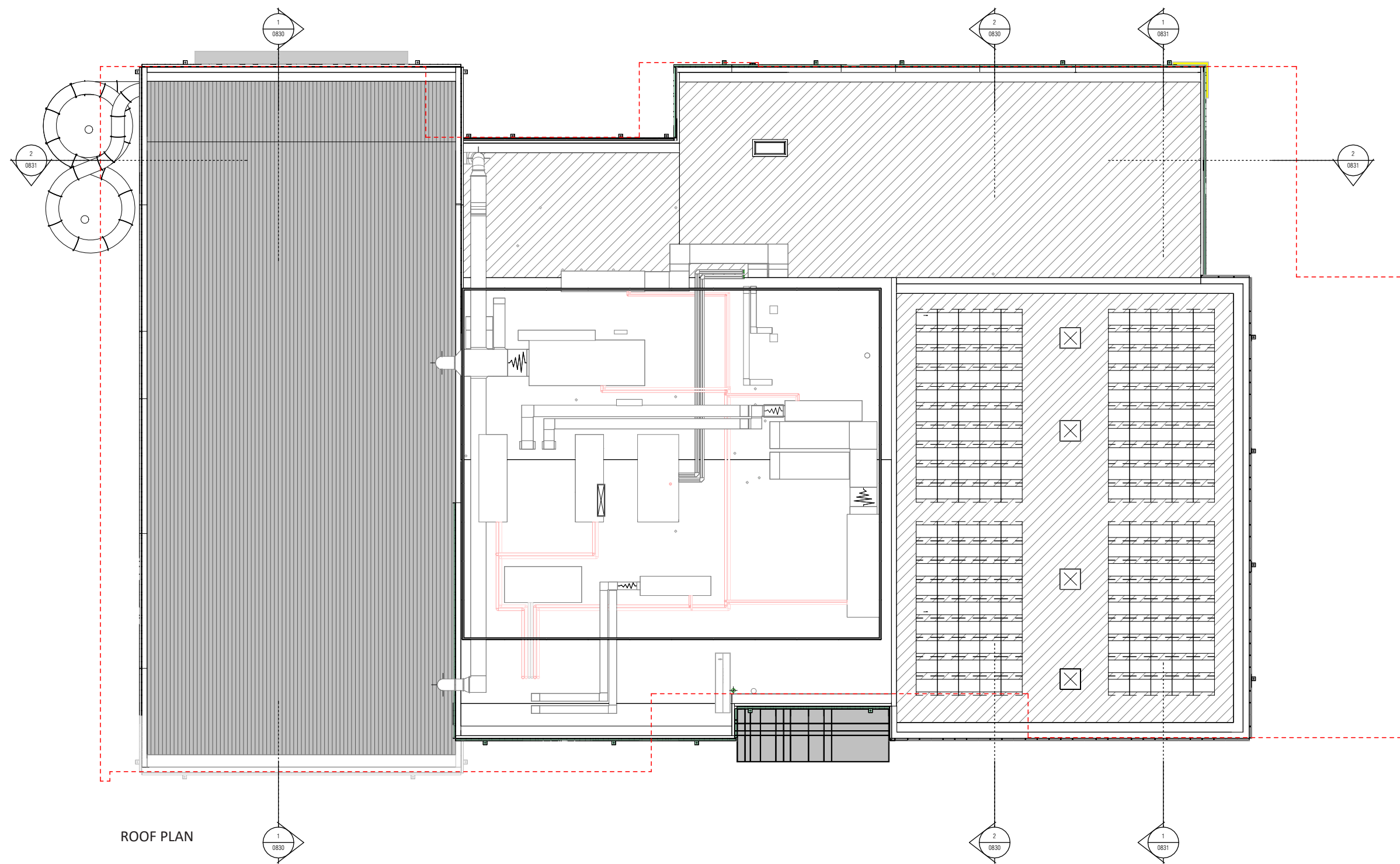
FIRST FLOOR PLAN

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ROOF PLAN

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ROOF PLAN

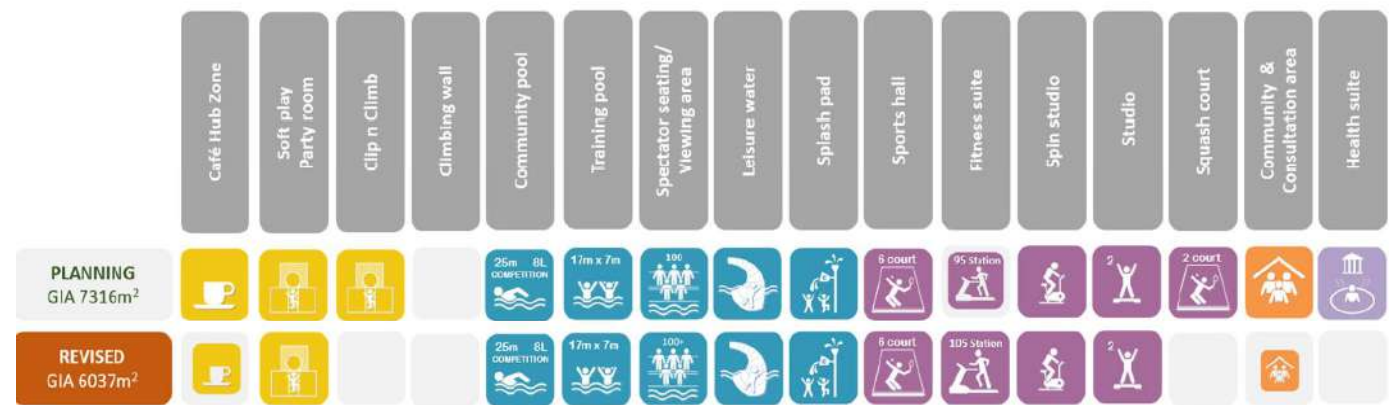
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Please note that the design of the M&E plant on the roof is to RIBA Stage 3. As the detailed design is progressed, there may be variations in the height of plant selection or ducts runs.

In summary, the proposed changes at roof level relate to:

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Facility comparison



The image above represents a visual diagram of the differences between the Planning approved scheme and the Proposed scheme. For a detailed comparison and figures, please refer to the comparative table on the next page.

External provision comparison

AREA COMPARISON

		PLANNING
SITE AREA		44529 m²
FOOTPRINT		
	Gravesham Cascades Leisure Centre	5083 m²
	Total	5083 m²
FLOORSPACE (GIA)		
	Gravesham Cascades Leisure Centre	
	GIA Ground Floor	4935 m²
	GIA First Floor	2138 m²
	GIA Roof	244 m²
	TOTAL GIA	7,316 m²
VOLUME		57711 m³
HARDSTADING/HOGGIN		
	Hardstanding	19589 m²
	Total	19589 m²
PARKING SPACES		
	Cars	203
	Disabled	15
	Services	14
	EVs	-
	Total	232
	Existing Cars	25
	Motorcycles	13
CYCLE PARKING		
	Long term (covered)	15
	Short term	20
	Total	35

Note: For External and landscape information please refer to Colour documentation including EV provisions

		REVISED SCHEME
		44529 m²
		4377 m²
		4377 m²
	GIA Ground Floor	4290 m²
	GIA First Floor	1747 m²
	GIA Roof	-
		-
	TOTAL GIA	6,037 m²
		m³
		m²
		21274 m²
		21274 m²
		203
		15
		14
		-
		232
		25
		13
		15
		20
		35

Net internal areas

Planning approved scheme (reference 20221293)

Level -1		
PLANT	-	-
Level 0		
ADMINISTRATION/STAFF	STAFF/ADMIN OFFICE STAFF	21.61 m² 18.52 m² 30.4 m²
CAFE/SERVERY/KITCHEN/VENDING	SERVERY KITCHEN CAFE SEATING	32.65 m² 28.24 m² 121.63 m²
COMMUNITY/OTHER	COMMUNITY COMMUNITY COMMUNITY	145.91 m² 34.9 m² 34.9 m²
CONTROLLED CIRCULATION	MAIN CIRCULATION	179.15 m²
	STAIR 01	18.6 m²
	STAIR 02	16.22 m²
	STAIR 03	14.93 m²
	STAIR 04	19.4 m²
	LIFT A LIFT B	4 m² 4 m²
HUB/RECEPTION	RECEPTION DRAFT LOBBY LOBBY	13.71 m² 39.39 m² 107.82 m²
PLANT	POOL PLANT	426.38 m²
	PLANT	84.58 m²
	GAS	15.2 m²
	SWITCH	12.67 m²
	COLD WATER STORAGE TANK	14.26 m²
	CIRCULATION	9 m²
PUBLIC WC	WC FEMALE WC MALE ACC WC	2.16 m² 2.16 m² 4.4 m²
	-	-
	-	-
SOFT PLAY/CRECHE	CLIP N CLIMB PLAY CAFE SOFT PLAY WC FEM	112.27 m² 165.93 m² 152.39 m² 11.06 m²
	WC MALE	9.62 m²
SPORTSHALL	SPORTS HALL SPORTS HALL STORE SPORTS HALL STORE	996.9 m² 46.01 m² 44.2 m²
	-	-
	-	-
SWIMMING POOL	POOL HALL FIRST AID POOL STORE TIMING ROOM LEISURE WATER SAUNA STEAM PLANT STEAM ROOM	1016.75 m² 10.85 m² 64.31 m² 16.65 m² 306.43 m² 8.55 m² 3.3 m² 6.78 m²
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
WET CHANGING/WCS	CHANGING VILLAGE WC MALE WC FEMALE ACC WC ACC CHANGE ACC CHANGE DRY CHANGE MALE DRY CHANGE FEMALE	235.27 m² 24.23 m² 23.22 m² 3.35 m² 16.35 m² 10.32 m² 31.8 m² 33.18 m²
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-

Proposed scheme

PLANT	PUMP PIT PUMP PIT	18.92 m² 28.35 m²
Level 0		
ADMINISTRATION/STAFF	STAFF/ADMIN OFFICE	17.82 m² 18.65 m²
CAFE/SERVERY/KITCHEN/VENDING	SERVERY KITCHEN CAFE SEATING	22.28 m² 22.94 m² 85.13 m²
COMMUNITY/OTHER	COMMUNITY COMMUNITY/PARTY ROOM TEA POINT	35.63 m² 36 m² 3.24 m²
CONTROLLED CIRCULATION	MAIN CIRCULATION	128.71 m²
	ST 01 L0	4.05 m²
	ST 02 L0	18.79 m²
	ST 03 L0	23.02 m²
	LIFT A LIFT B	4.15 m² 4.17 m²
	-	-
DRY STORE	Wheelchair Store	19.03 m²
HUB/RECEPTION	RECEPTION DRAUGHT LOBBY LOBBY	14.07 m² 21.77 m² 83.98 m²
PLANT	PUMP PIT POOL PLANT PLANT PLANT LOBBY SWITCH BOILERS CIRCULATION CHEMS 1 CHEMS 2 PUMPS PIT ACCESS POOL RAMS PLANT SERVER ROOM	100.42 m² 225.85 m² 7.1 m² 4.16 m² 15.75 m² 15.67 m² 8.17 m² 10.5 m² 8.99 m² 4.83 m² 8.76 m² 11.77 m²
	WC FEMALE WC MALE ACC WC Sp Wh ACC WC STORE WC	10.7 m² 9.54 m² 4.31 m² 6.64 m² 2.22 m² 2.81 m²
	-	-
	PLAY CAFE SOFT PLAY WC FEM WC MALE ACC WC	175.62 m² 154.5 m² 11.66 m² 10.37 m² 4.32 m²
	SPORTSHALL	945 m²
	SPORTS HALL STORE SPORTS HALL STORE BLEACHER SEATING BLEACHER SEATING	90.18 m² 26.21 m² 19.02 m² 18.59 m²
	LEARNER POOL FIRST AID SWIM OFFICE LEISURE WATER MAIN POOL POOL STORE POOL STORE	261.95 m² 11.58 m² 13.36 m² 297.39 m² 734.4 m² 9.12 m² 25.72 m²
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
WET CHANGING/WCS	CHANGING VILLAGE POST SWIM SHOWERS PRE SWIM SHOWERS WC FEMALE WC MALE ACC WC CHANGING PLACES ACC CHANGE GROUP CHANGE GROUP CHANGE CL ST ACC WC ACC WC POST SWIM SHOWERS All Gender WC PRE SWIM SHOWERS PRE SWIM SHOWERS PRE SWIM SHOWERS	253.37 m² 5.27 m² 1.63 m² 21.57 m² 21.53 m² 4.41 m² 13.14 m² 7.06 m² 37.39 m² 35.72 m² 2.35 m² 4.44 m² 4.46 m² 10.91 m² 2.02 m² 1.37 m² 1.33 m² 1.33 m²

Planning approved scheme (reference 20221293)

CONTROLLED CIRCULATION	MAIN CIRCULATION	177.82 m²
	CIRCULATION	17.58 m²
	CIRCULATION	56.84 m²
	CIRCULATION	16.5 m²
	CIRCULATION	5.81 m²
DRY CHANGING/WCS	FEMALE GYM CHANGE	89.69 m²
	MALE GYM CHANGE	89.2 m²
	-	-
	-	-
	-	-
FITNESS GYM	FITNESS SUITE	485.88 m²
	ASSESSMENT	13.8 m²
	CLEANER	5.58 m²
	STORE	5.43 m²
GENERAL STORE/CLEANER STORE/REFUSE STORE		CLNR 4.18 m²
PLANT	SERVER ROOM	23.08 m²
	PLANT	166.29 m²
PUBLIC WC	ACC CHANGE	6.25 m²
	ACC WC	3.74 m²
	CORRIDOR	9.18 m²
	FEMALE WC	6.01 m²
	MALE WC	5.99 m²
SPECTATOR SEATING	SPECTATOR & CASUAL SEATING	128.71 m²
	CASUAL SEATING	49.37 m²
SQUASH COURTS	SQUASH COURT	62.65 m²
	SQUASH COURT	62.65 m²
STUDIO/STUDIO STORE	SPINNING	73.69 m²
	STUDIO 1	214.47 m²
	STUDIO STORE	13.02 m²
	STUDIO 2	153.74 m²
	STUDIO STORE	19.01 m²
	STORE	7.94 m²
	-	-
TERRACE		EXTERNAL TERRACE 166.02 m²
Roof		
PLANT	PLANT	101.38 m²
	PLANT	99.1 m²
	PLANT	132.8 m²
CONTROLLED CIRCULATION	-	-
	-	-
	-	-

GIA Ground Floor _____ 4935 m2
GIA First Floor _____ 2138 m2
GIA Roof Floor _____ 244 m2
GIA TOTAL 7316m2

Proposed scheme

CONTROLLED CIRCULATION	CIRCULATION	-
	CIRCULATION	-
	CIRCULATION	-
	CIRCULATION	-
	CIRCULATION	-
DRY CHANGING/WCS	MALE GYM CHANGE	65.84 m²
	MALE SH	15.9 m²
	MALE WC	14.41 m²
	FEM WC	14.15 m²
	FEMALE GYM CHANGE	62.95 m²
FITNESS GYM	FEM SH	15.41 m²
	FITNESS SUITE	540.62 m²
	ASSESSMENT	15.98 m²
	CL ST	2.44 m²
	STORE	5.25 m²
GENERAL STORE/CLEANER STORE/REFUSE STORE		-
PLANT		-
PUBLIC WC	ACC CHANGE	6.95 m²
	All Gender CHANGE	6.26 m²
	WC	1.59 m²
	ACC WC	3.99 m²
	WC	1.52 m²
SPECTATOR SEATING	SPECTATOR SEATING	127.71 m²
	CASUAL SEATING	39.39 m²
SQUASH COURTS	-	-
	-	-
STUDIO/STUDIO STORE	SPINNING	101.18 m²
	STUDIO 1	139.42 m²
	STUDIO STORE	15.38 m²
	STUDIO 2	124.79 m²
	STUDIO STORE	13.74 m²
TERRACE		EXTERNAL TERRACE 27.23 m²
Roof		
PLANT	PLANT	-
	-	-
	-	-
CONTROLLED CIRCULATION	ST 04 L2 ST 05 L2	-
	-	-
	-	-

GIA Ground Floor _____ 4290 m2
GIA First Floor _____ 1747 m2
GIA Roof Floor _____ 0 m2
GIA TOTAL 6037 m2



PLANNING APPROVED SCHEME



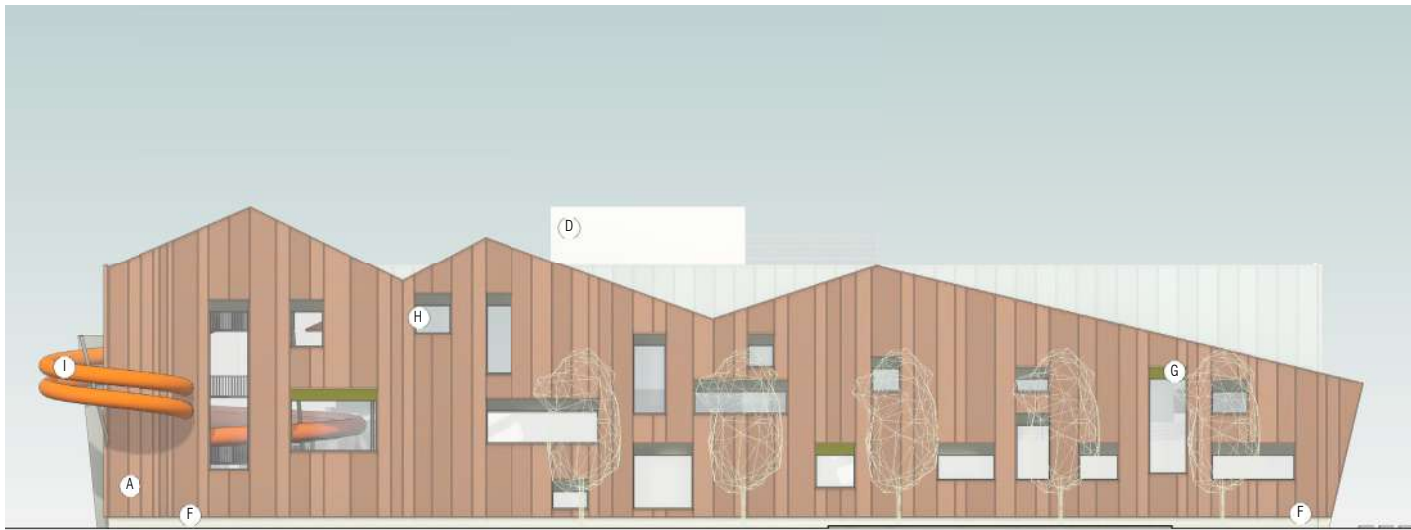
PROPOSED SCHEME



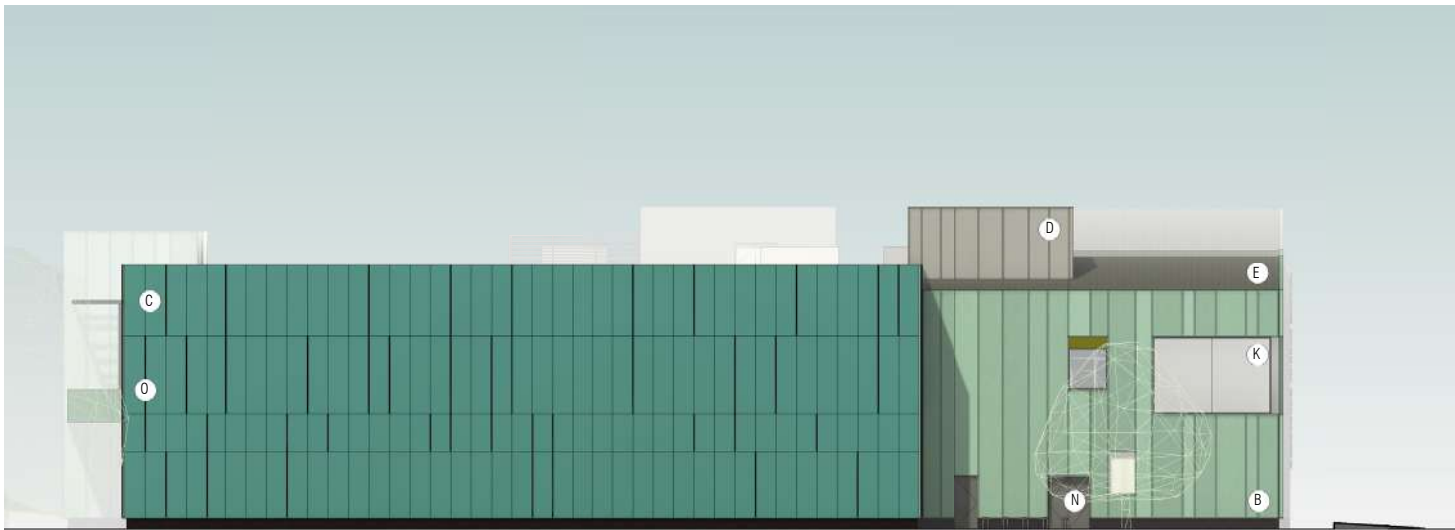
PLANNING APPROVED SCHEME



PROPOSED SCHEME



PLANNING APPROVED SCHEME - West Elevation



PLANNING APPROVED SCHEME - East Elevation



PROPOSED SCHEME - West Elevation



PROPOSED SCHEME - East Elevation



The selection of materials for the façades is essential to maintaining the architectural language established in the previously approved proposals and planning-consented scheme.

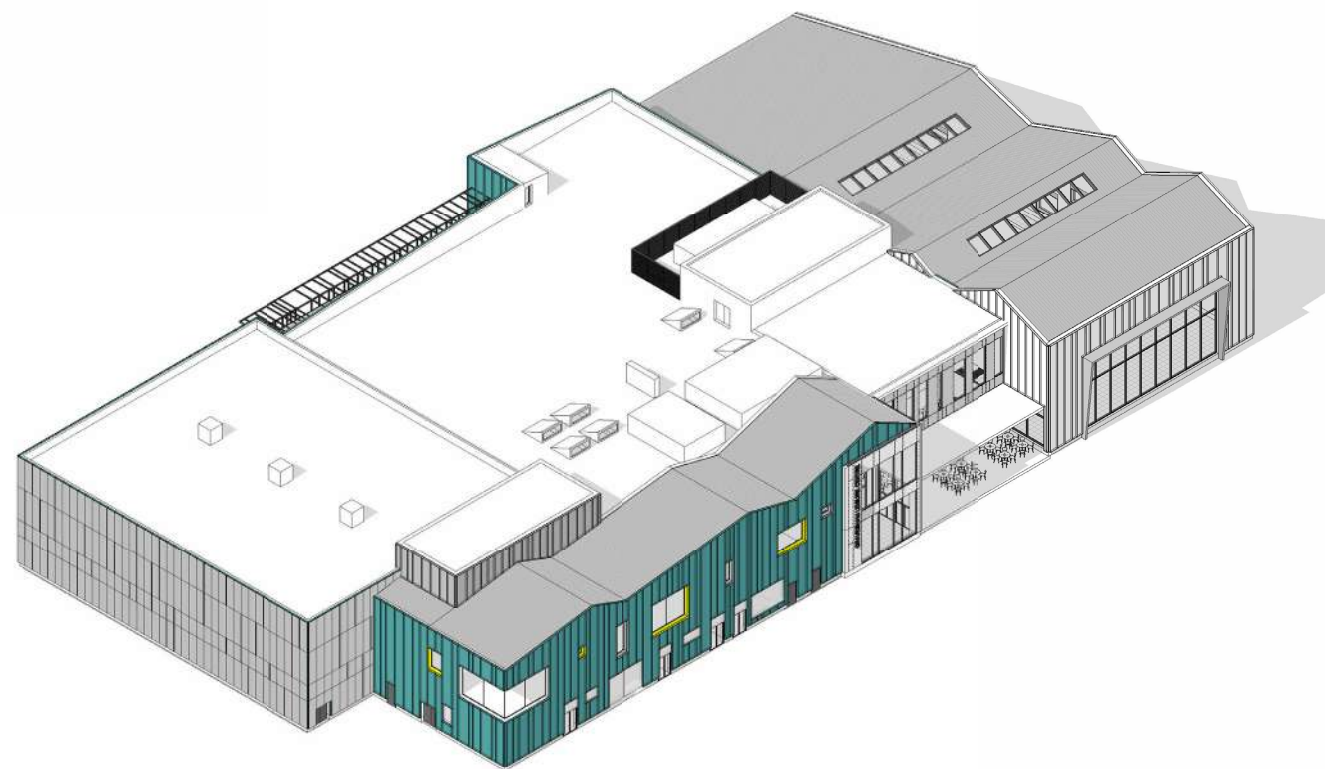
A further critical consideration is the requirement for the façades to be constructed and sealed rapidly to enable internal works to progress without delay. This approach supports a more efficient critical path and ensures the construction programme is maintained.

To achieve this, a proprietary panel system—capable of meeting all necessary performance requirements—will be installed on a secondary metal framing system fixed back to the primary structure. This system not only satisfies the relevant technical criteria but also aligns with the guidance and policies to which the project must adhere.

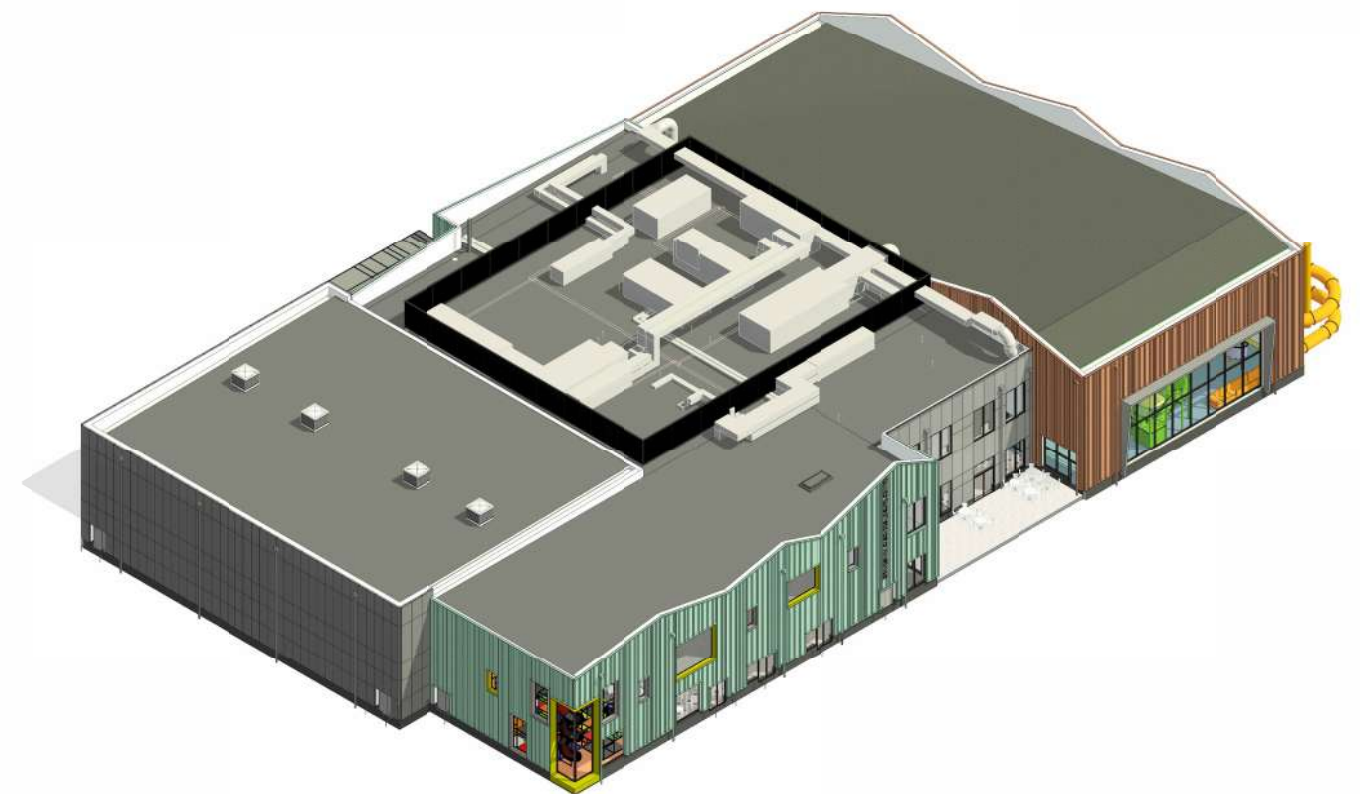
Once the panel system is in place, the façade treatments can be applied. The detailing and system selection have been developed to preserve the architectural language of the previously approved proposals.

The updated façade proposals are as follows:

1. Aluminium cladding panels fixed to the carrier panel, with colour-matched profiles and folds designed to visually replicate the patinated green copper effect cladding. There will be 3 different spacings for the vertical features to appear as randomisation.
2. Aluminium cladding panels fixed to the carrier panel, with colour-matched profiles and folds designed to visually replicate the brown copper/bronze effect cladding system. There will be 3 different spacings for the vertical features to appear as randomisation.
3. Light grey aluminium metal cladding panels fixed to the carrier panel.
4. Grey aluminium cladding panels with exposed feature fixings, installed on the carrier panel.

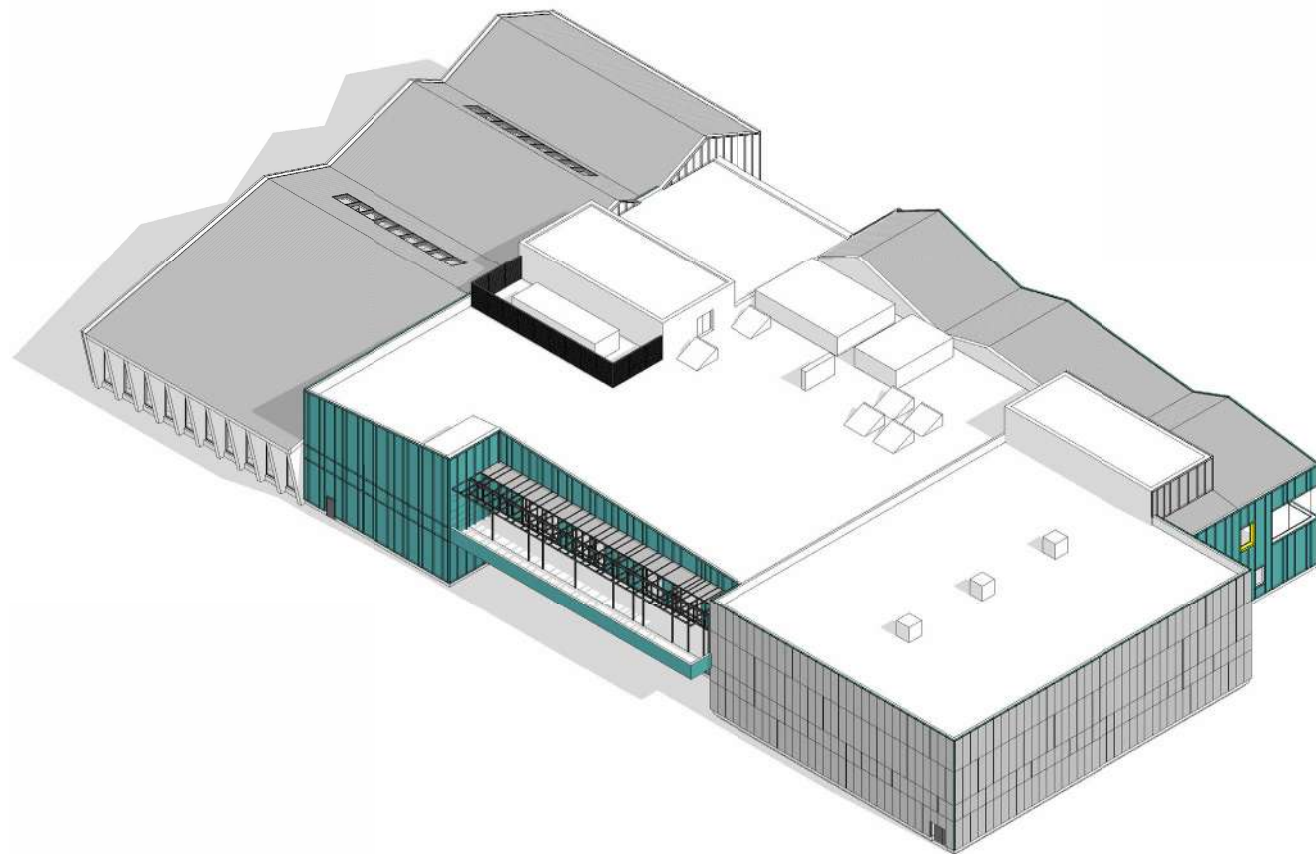


PLANNING APPROVED SCHEME

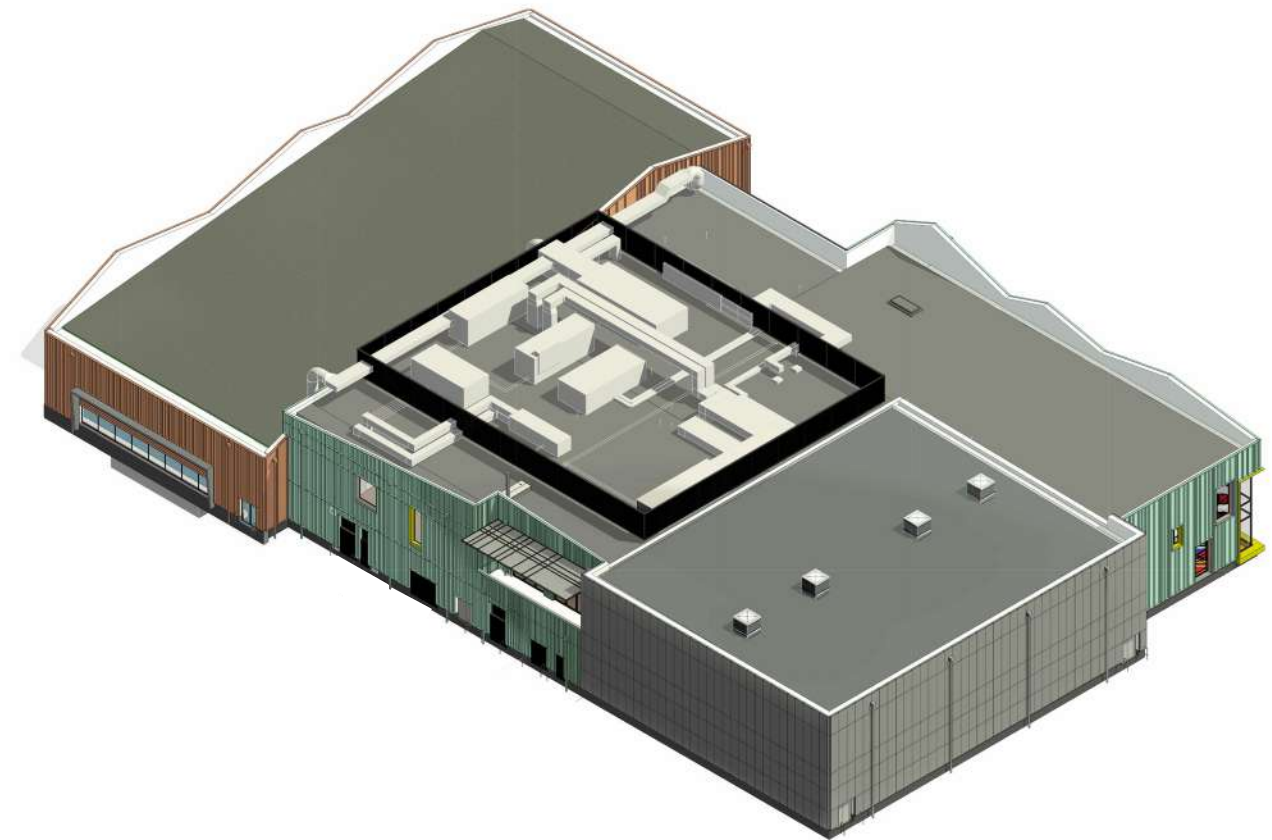


PROPOSED SCHEME

Please note that the design of the M&E plant on the roof is to RIBA Stage 3. As the detailed design is progressed, there may be variations in the height of plant selection or ducts runs.

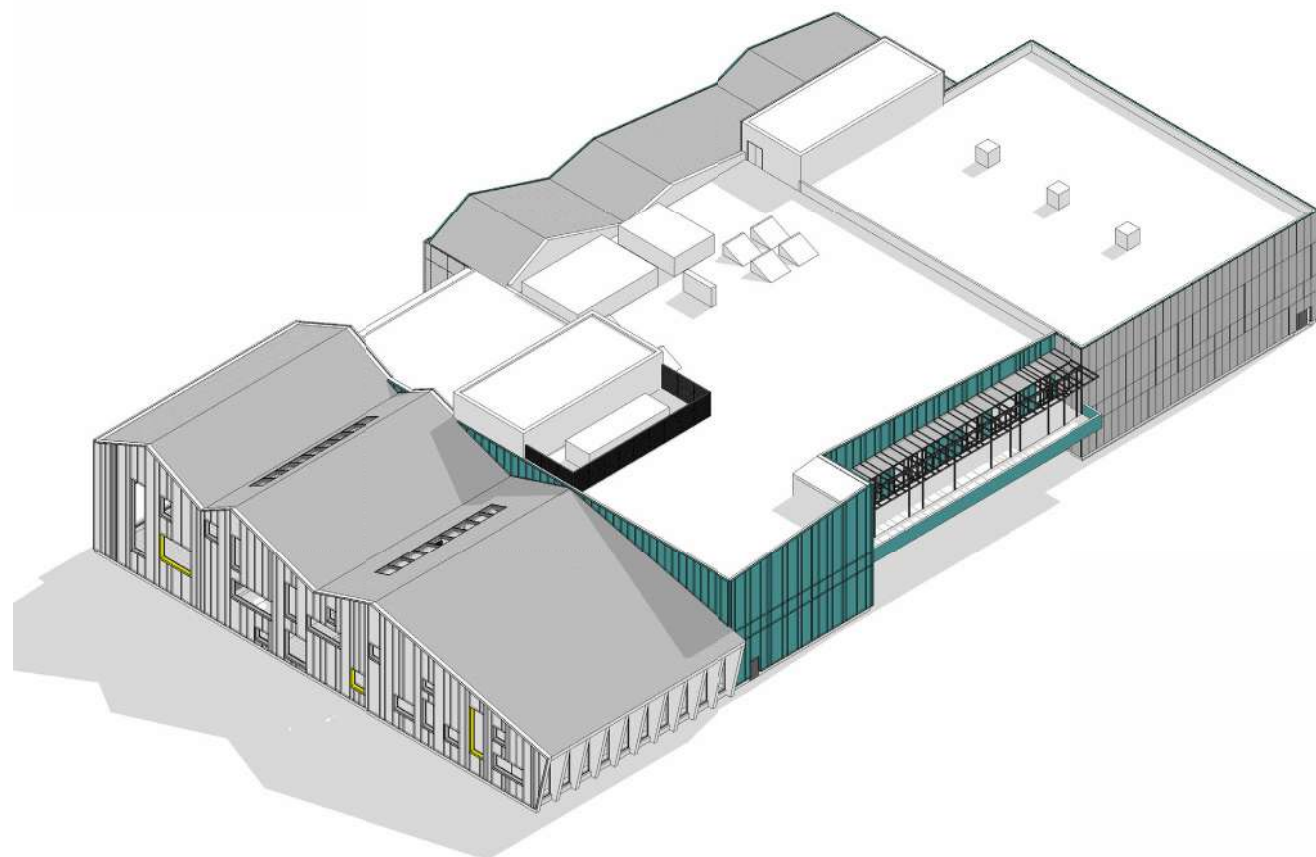


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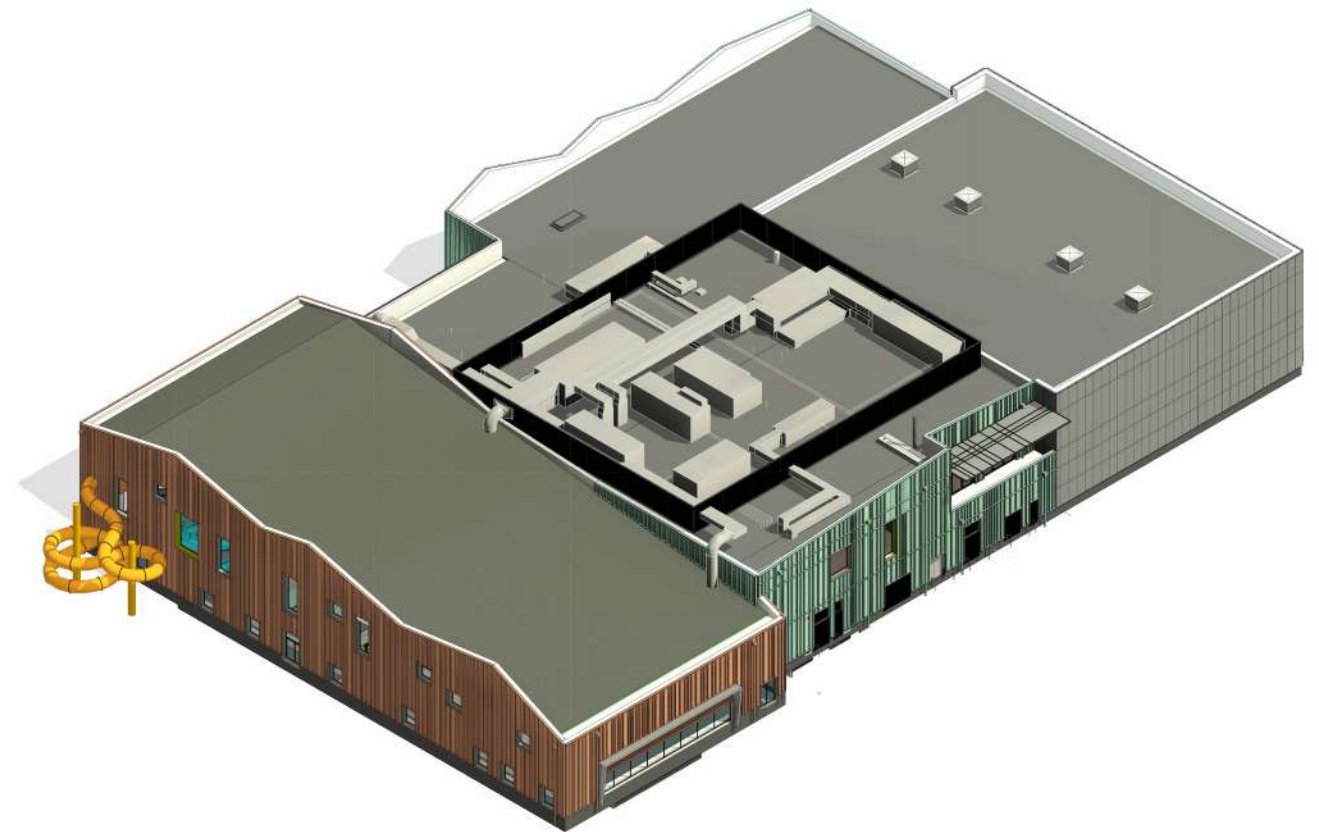


PROPOSED SCHEME

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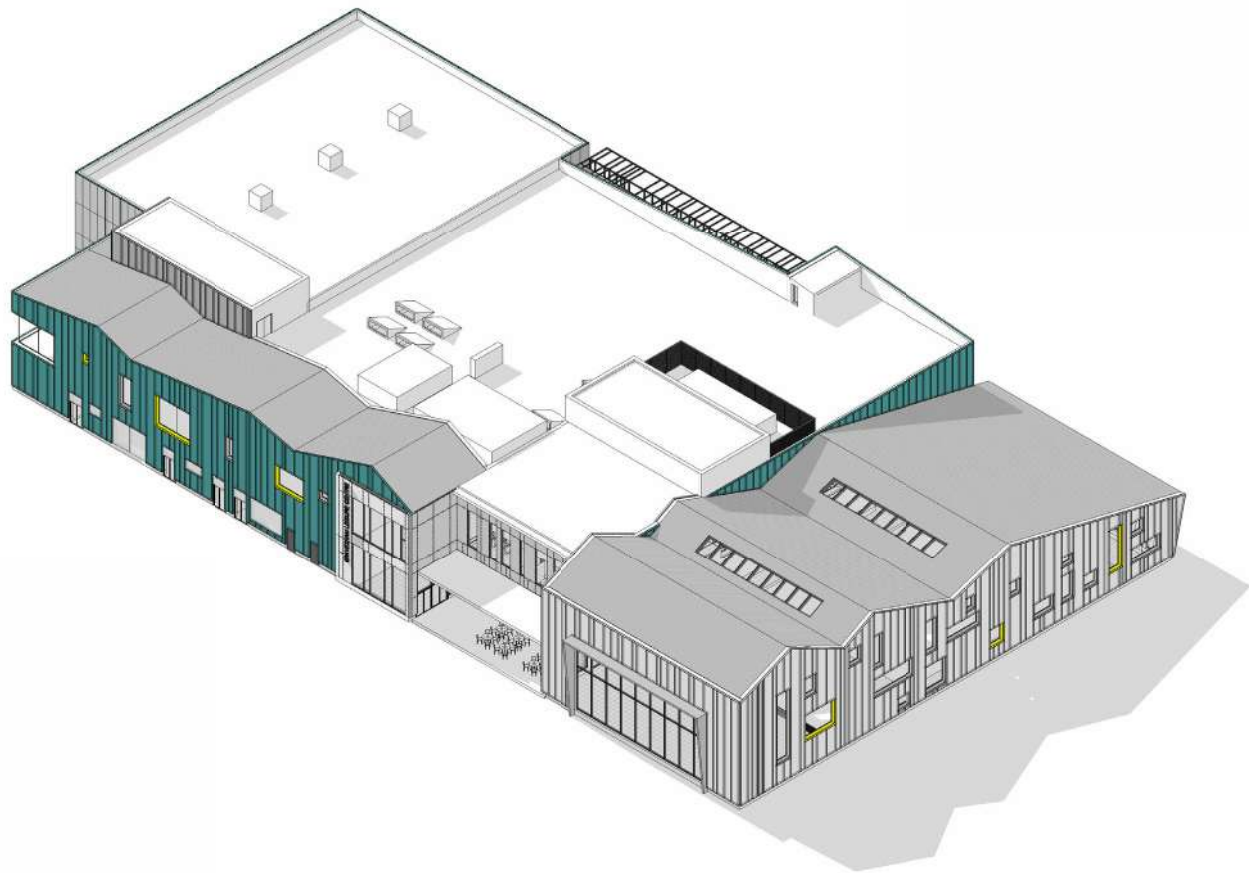


PLANNING APPROVED SCHEME

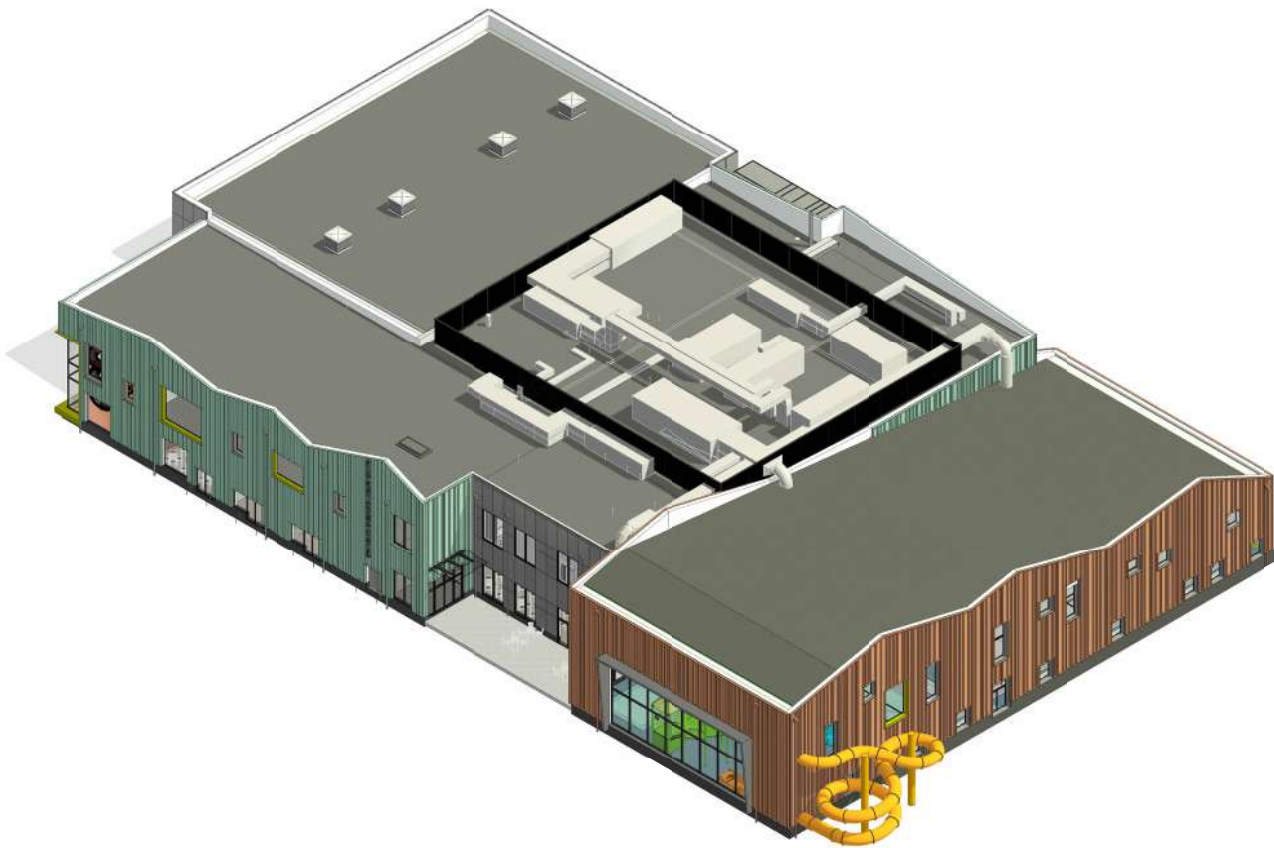


PROPOSED SCHEME

Please note that the design of the M&E plant on the roof is to RIBA Stage 3. As the detailed design is progressed, there may be variations in the height of plant selection or ducts runs.



PLANNING APPROVED SCHEME



PROPOSED SCHEME

Please note that the design of the M&E plant on the roof is to RIBA Stage 3. As the detailed design is progressed, there may be variations in the height of plant selection or ducts runs.



PLANNING APPROVED SCHEME - Community, Soft Play, Fitness Suite and Sports Hall View



PROPOSED SCHEME - Community, Soft Play, Fitness Suite and Sports Hall View

These are artistic representations of the proposals. For the exact elevations / proposals, please refer to the plan and elevations submitted with this application



PLANNING APPROVED SCHEME - Pool Hall View



PROPOSED SCHEME - Pool Hall View

These are artistic representations of the proposals. For the exact elevations / proposals, please refer to the plan and elevations submitted with this application



PLANNING APPROVED SCHEME - Main Entrance View



PROPOSED SCHEME - Main Entrance View

These are artistic representations of the proposals. For the exact elevations / proposals, please refer to the plan and elevations submitted with this application

M&E Strategy

The approved planning scheme was originally developed in response to the Client's requirement to incorporate Passivhaus principles, achieving approximately 45% improvement over the Building Regulations Part L compliance benchmark. While this approach delivered exceptional energy performance, it also introduced a significant capital cost to the project.

As noted previously, various elements of the design were reviewed to ensure overall project viability while continuing to meet the Client's key objectives. Consequently, the mechanical and electrical (M&E) strategy has been re-evaluated to deviate from the original Passivhaus approach, focusing instead on achieving an optimal balance between energy efficiency and cost-effectiveness.

The revised strategy targets an estimated 10% improvement over Part L compliance, incorporating a range of energy-efficient design principles. Although this represents a reduction from the original Passivhaus target, it still delivers a notable enhancement to standard compliance levels and achieves an EPC rating of A.

Key impacts of the revised design are as follows:

- **Primary Systems:** Alternative systems will be adopted for heating and cooling the building.
- **Plant Space Requirements:** Overall plant areas have been reduced. The first-floor plant space has been omitted, and the ground-floor plant space has been slightly decreased due to revised system requirements.
- **Internal Plant:** Not all plant equipment will now be housed within the thermal envelope.
- **Rooftop Plant:** Rooftop plant enclosures can be omitted. Air handling units (AHUs) will be located externally at roof level, each incorporating attenuators to limit breakout noise. The roof plant area will be positioned centrally and screened to minimise visual impact, resulting in reduced overall massing compared with the previously approved scheme.
- **Air Source Heat Pumps:** These will be located externally at roof level and enclosed within acoustic housings, subject to review with an acoustic engineer.
- **Building Envelope:** While no longer required to meet full Passivhaus standards, the envelope will still be designed and detailed to deliver strong energy performance in line with the revised energy efficiency objectives.



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