



6.1 Design Principles

Proposed Block Plan

The block plan for the proposal is arranged as follows:

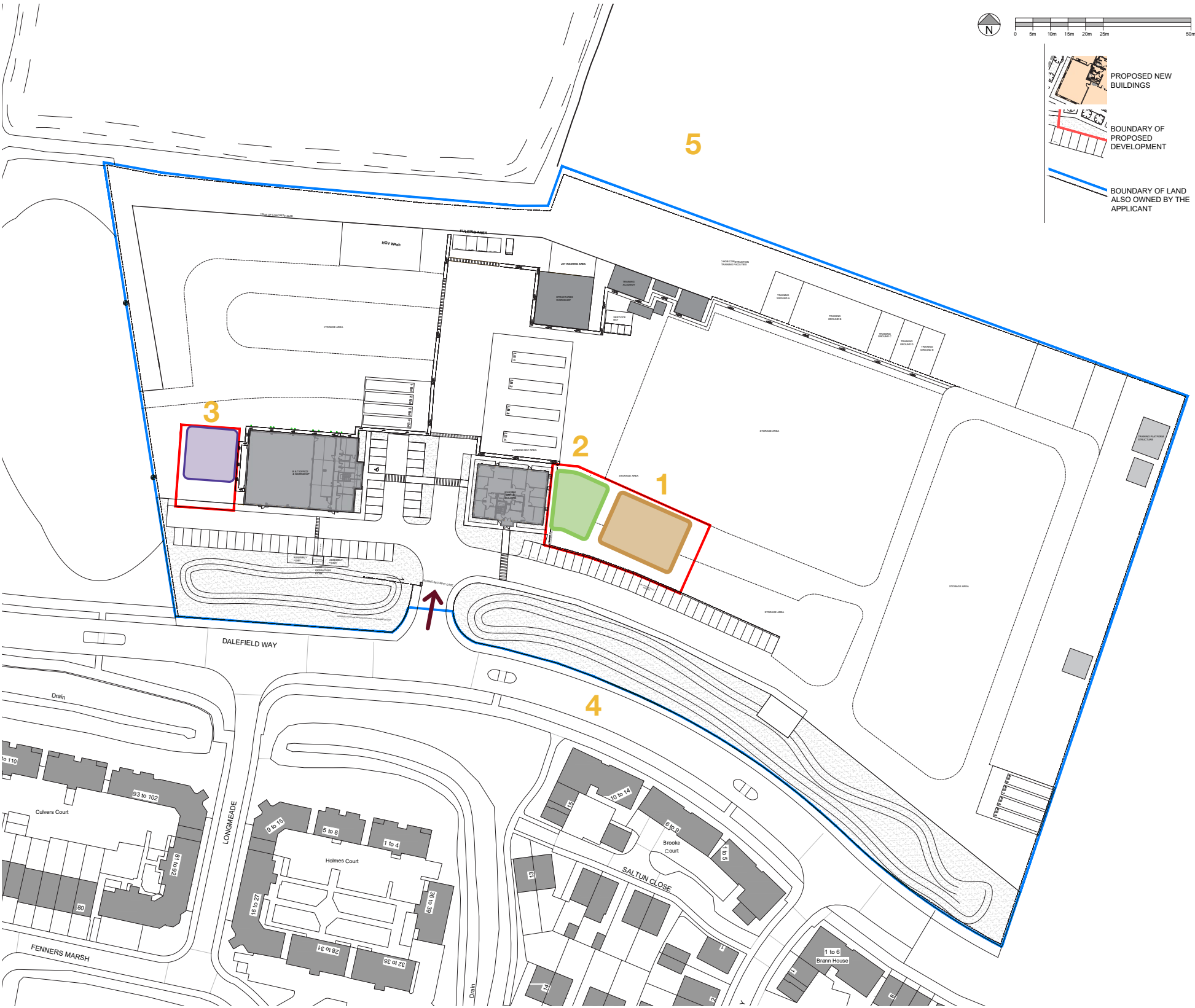
1. The proposed office is located centrally in the overall site; to the west side of, and aligned with the existing office building. This is to create a "street" of permanent buildings on the South side of the site with equidistant frontage to Dalefield Way and the site access road.
2. A new permanent landscaped garden will be created between the new and existing offices. This will create an external amenity space for staff, and help improve the "green" ecology of the site. The new building has been thoughtfully positioned; a balance being struck between allowing natural daylight to lower office levels; not taking up too much storage space on the site; and allowing long views across the site to the Marshes and Thames Estuary in the background to be maintained. (See following page).
3. The proposed storage building is positioned to the West of the site, as a continuation of the B & T warehouse building, extending the "street". HGV vehicles will access it from the vehicular areas to its north side.
4. The new office building will have limited impact on the residential buildings on the South Side of Dalefield Way which are 52 metres distant to the South.
5. The new office and storage unit will have limited impact on the protected ecology of Westcourt Marshes which are 78 metres distant to the North.

There is no other anticipated loss or change to site security arrangements, access routes for occupants, visitors and vehicles or other external storage facilities.

Key:

-  Proposed office building
-  Proposed storage building
-  New landscape
-  Existing site access (pedestrian & vehicle)

Proposed block plan





6.2 Design Principles

Proximity To The Existing Offices

The diagrams on the right illustrate options that were considered by the design team for siting the new office building proposal relative to the existing office building. Each one shows diagrammatically the impact on natural daylight and privacy between the two buildings and the amount of space created in between.

Option #1 - Distance 12 metres

This closest distance reduces the site area taken by the new building, maximising the land available for site storage and minimising the extension of the existing "street" of buildings along the access road. However, it results in a smaller external garden reducing the amenity for staff and positive environmental impact of "greening". It would also result in the lowest levels of natural daylight to both buildings where facing the space; resulting in lighting being required for more time and higher energy bills. Therefore this options was not chosen.

Option #2 - Distance 16 metres

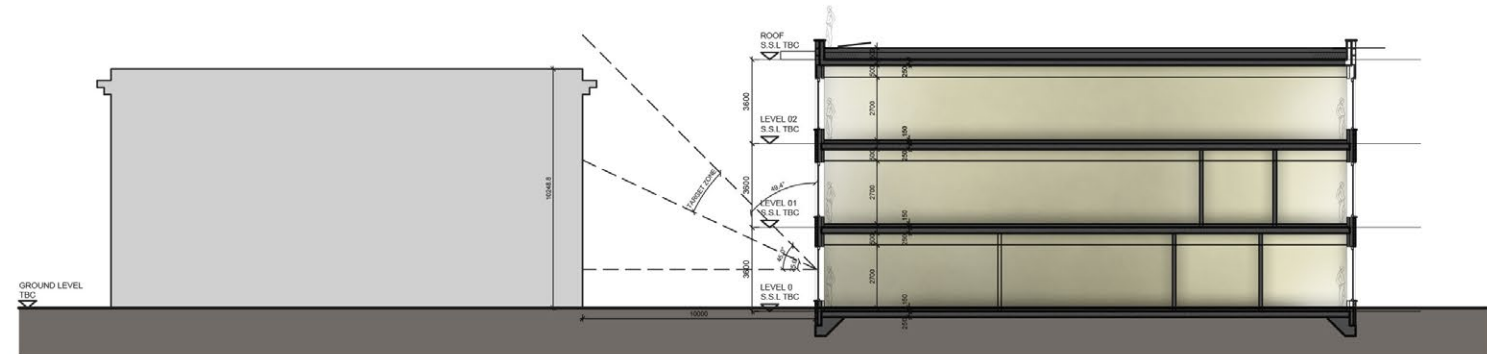
This was chosen as the preferred position for the new building, because it provides a good balance between site land take for storage, extending the "street" of buildings along the frontage, and providing sufficient space between new and existing offices for adequate natural daylight and privacy.

Option #3 - Distance 20 metres

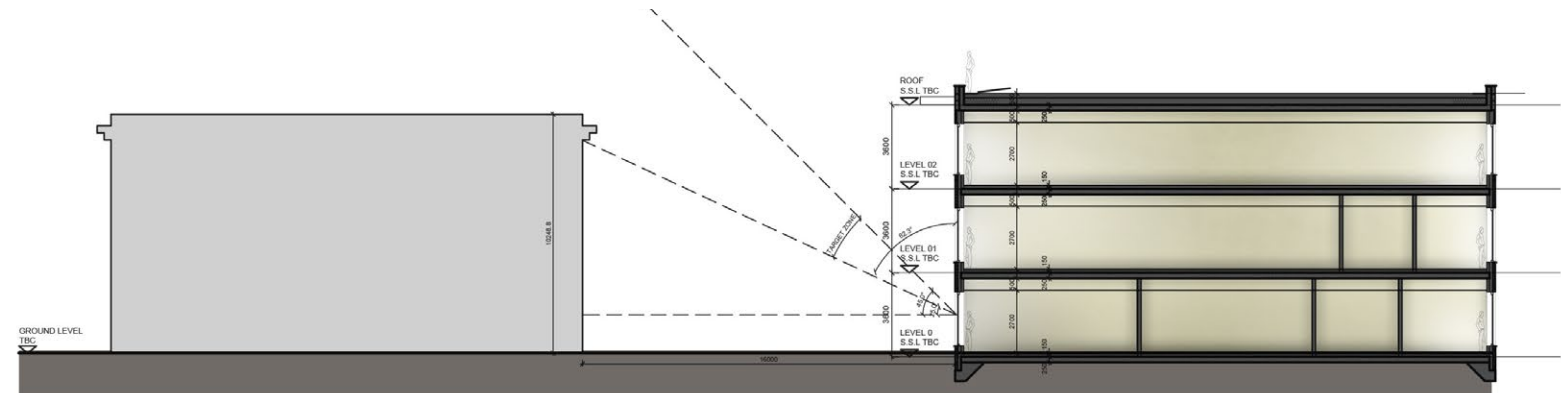
This furthest distance position significantly reduces the land available for site storage and extends the visual impact of the existing "street" of buildings along the access road by the most of the options. Although it results in the largest external garden and amount of natural daylight to both buildings it was discounted to minimise the impact on the site and street-scape.

Indicative East - West sections showing options for positioning the new office building relative to the existing office building

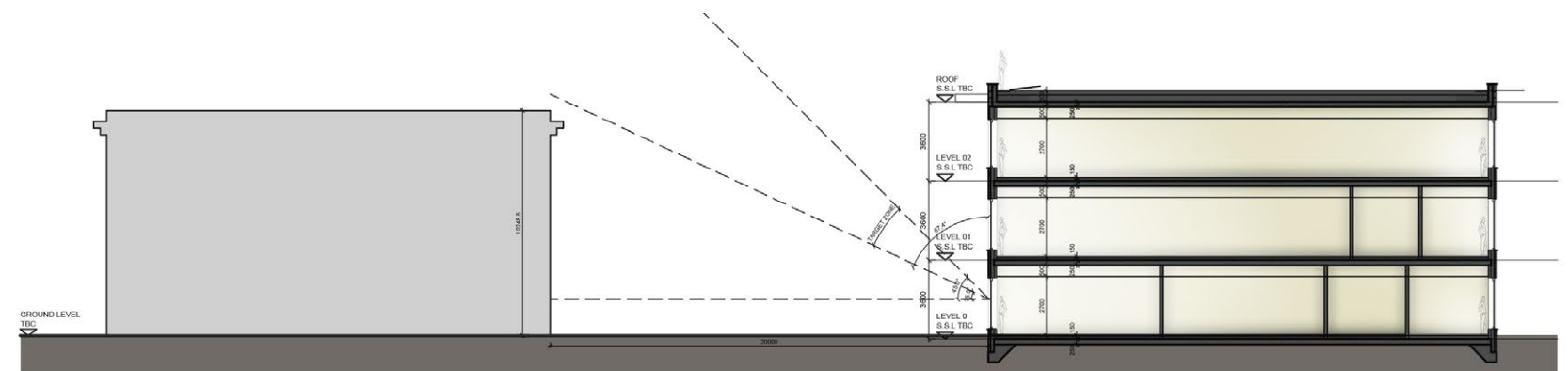
Option #1 - Distance 12 metres



Option #2 - Distance 16 metres



Option #3 - Distance 20 metres





6.3 Design Principles

Energy & Environment

At this full planning application stage, it is intended that proposals will include:

1. Renewable power sources including a photo-voltaic array on the flat roof of the office.
2. Heating & Cooling strategy in line with current Building Regulations; to include brise soleils to provide solar shading on the south side of the building, in order to reduce cooling energy demands and prevent overheating.
3. Electric Vehicle charging spaces outside the new office building as required by Building Regulations Part S.
4. A "Brown" extensive roof to improve site bio-diversity and as part of a sustainable urban drainage strategy.
5. A small green landscaped amenity garden increasing the bio-diversity of the site and providing new habitats for local wildlife

In particular, the proposals:

- Will have limited adverse impact to the nearby SSSI, local biodiversity or other local natural areas.
- Are within the site area and some way from the boundaries. The strict area of development will be defined and controlled.
- The building will be a lightweight structure in order to both reduce any below ground impact and minimise use of new construction materials.
- By virtue of introducing landscape between the two office buildings, we are improving the existing condition with regards to SuDs.
- Includes a staff landscape garden for both environmental and health and well-being purposes.
- Will be constructed using sustainable materials.



7.0 Layout.



7.1 Layout

Proposed Illustrative Siteplan





7.2 Layout

Proposed Site Plan: Office

Proposed Site Plan Features:

1. Main entrance & reception
2. Open plan office space
3. Meeting room
4. Lift core, WCs and stairs
5. Canteen
6. External landscaped garden with permeable paved areas; central bench seating area, ever-green shrub & grass planting and trees.
7. External "Sheffield" type cycle stands to meet local planning requirements.
8. Existing pedestrian footpath extended across the front of the proposed building
9. Two car-parking spaces removed to create entrance route from access road. Car-parking spaces to be re-provided elsewhere on site.
10. New dedicated EV parking spaces: electric vehicle charge points will be provided to 10No. EV dedicated parking spaces to meet Building Regulations Part S.
11. Existing office building





7.3 Layout

Proposed Plans: Office Ground Floor

Features of the proposed ground floor plan:-

1. Entrance
2. Reception
3. Visitor and client meeting space
4. Open plan flexible office space
5. Canteen / break out-space
6. Lift Core, WCs, stairs and MEP services

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Plan Concept



Conceptually; the office space is designed either side of a central axis which allows natural daylight, ventilation and views through the building to the surrounding landscape.

Key:

- Open Plan Area
- Meeting Rooms
- Canteen / breakout space
- Circulation Area
- M+E





7.4 Layout

Proposed Plans: Office First Floor

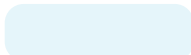
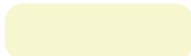
Features of the proposed first floor plan:-

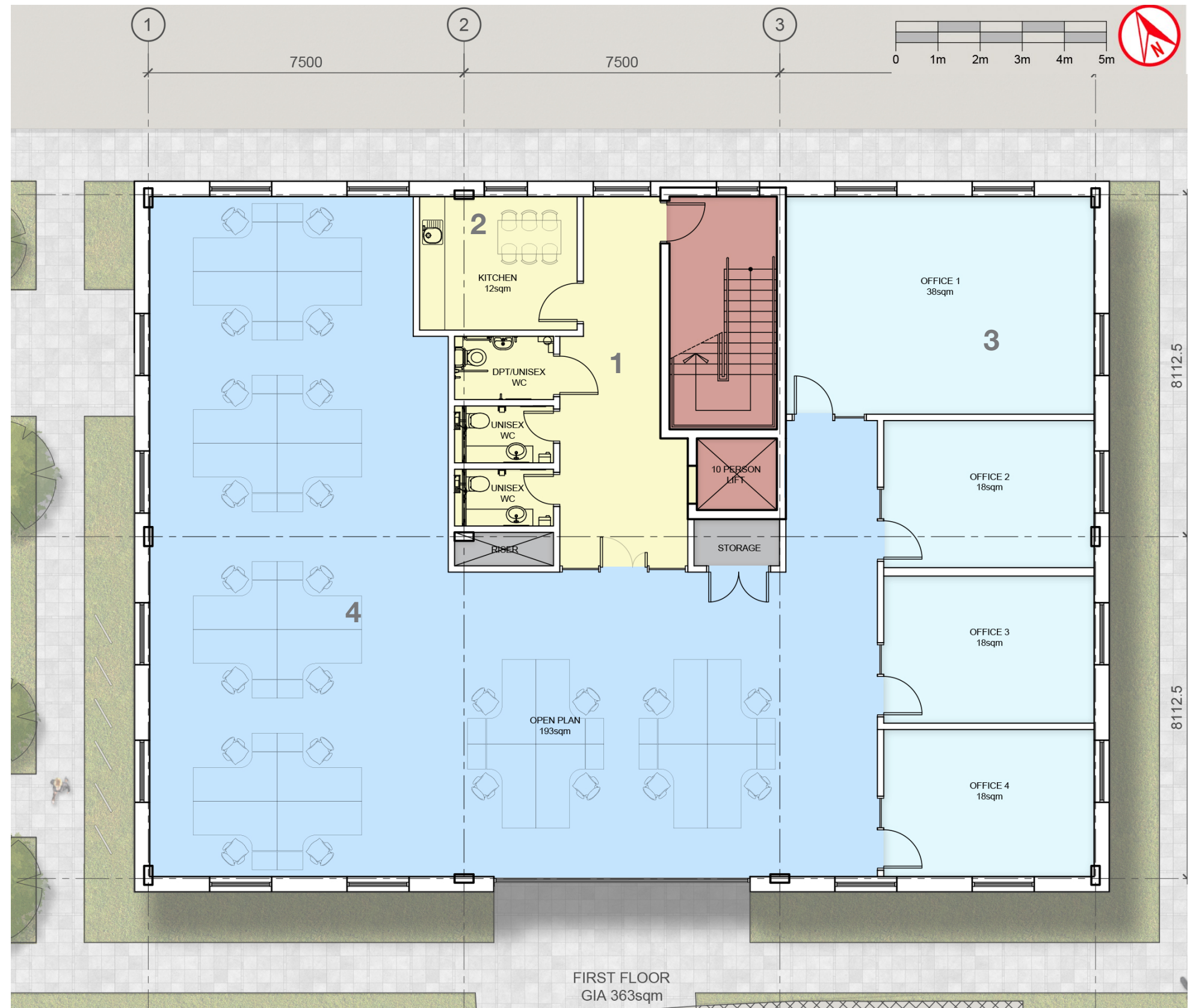
1. Lift and Stair Core with landing, WCs, MEP risers
2. Kitchenette
3. Indicative typical layout for meeting rooms & private offices created using flexible dividers to allow change of configuration according to future business requirements
4. Open plan flexible office space: indicative desk arrangement shown

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision. .

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

-  Open Plan Area
-  Meeting Rooms
-  Circulation Area
-  M+E





7.5 Layout

Proposed Plans: Office Second Floor

Features of the proposed second floor plan:-

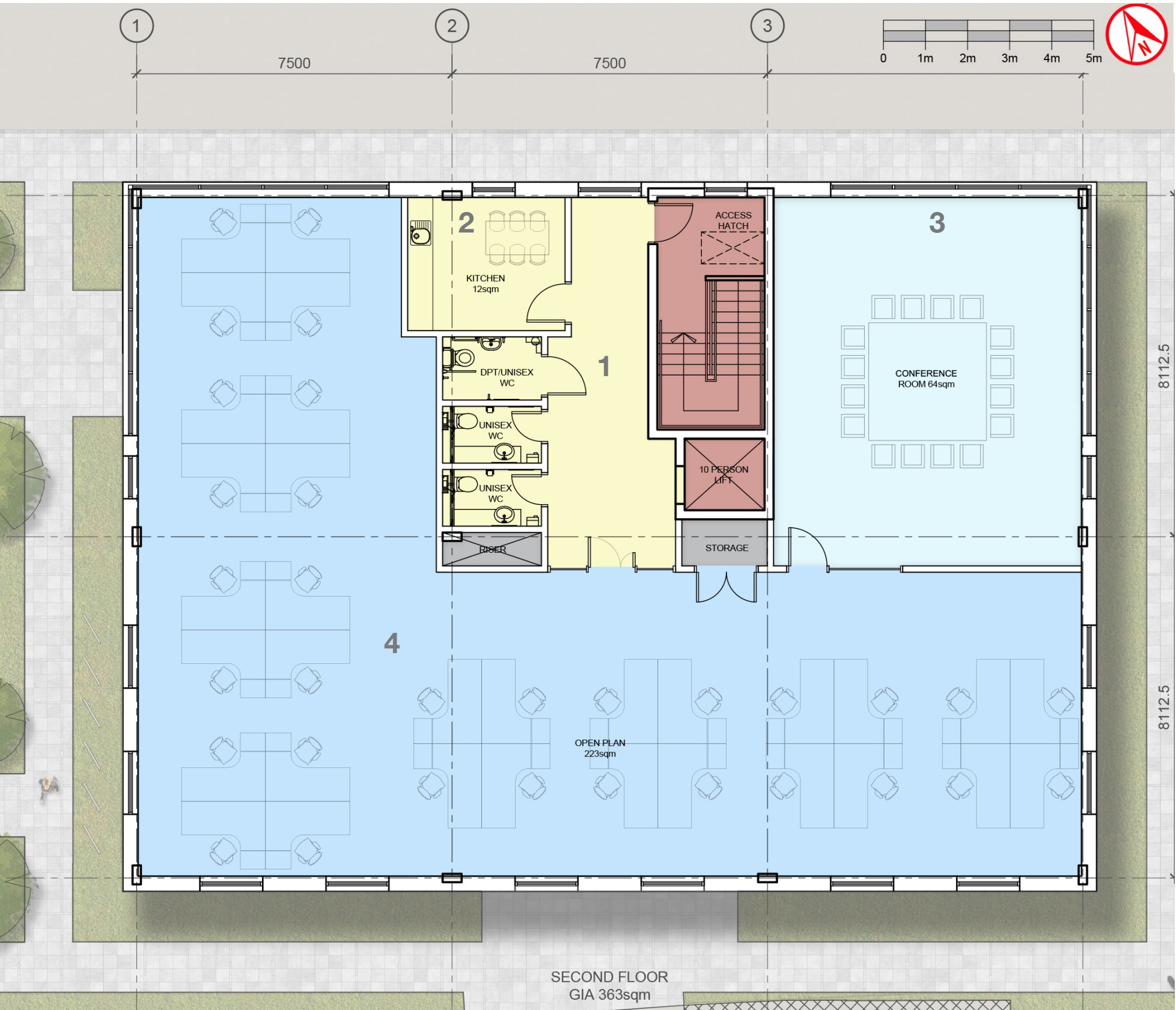
- 1. Lift and Stair Core with landing, WCs, MEP risers
- 2. Kitchenette
- 3. Indicative typical layout for a large conference room, created using flexible dividers to allow change of configuration according to future business requirements
- 4. Open plan flexible office space with indicative desk arrangement shown

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

- Open Plan Area
- Conference Room
- Circulation Area
- M+E





7.6 Layout

Proposed Plans: Office Roof

Features of the proposed roof plan:-

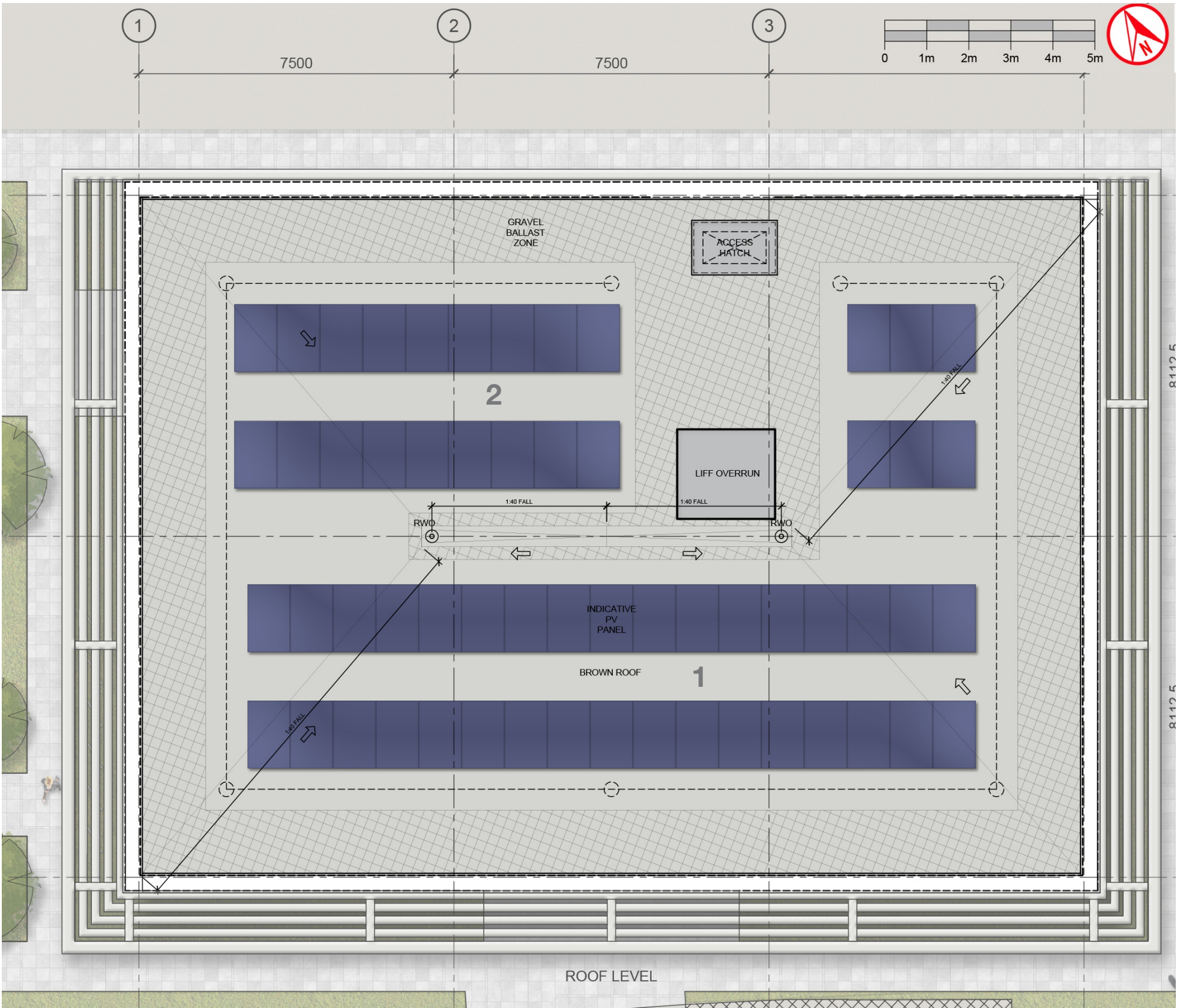
- 1. Brown Extensive Roof
- 2. Photovoltaic (PV) Panels

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

- Open Plan Area
- Conference Room
- Circulation Area
- M+E





7.7 Layout

Proposed Plans: Storage Building

The proposed storage building will provide an external cover for equipment in a light-weight insulated steel portal frame structure like the one currently in the North of the site.

The total Gross External Area of the new storage building will be 234sqm.

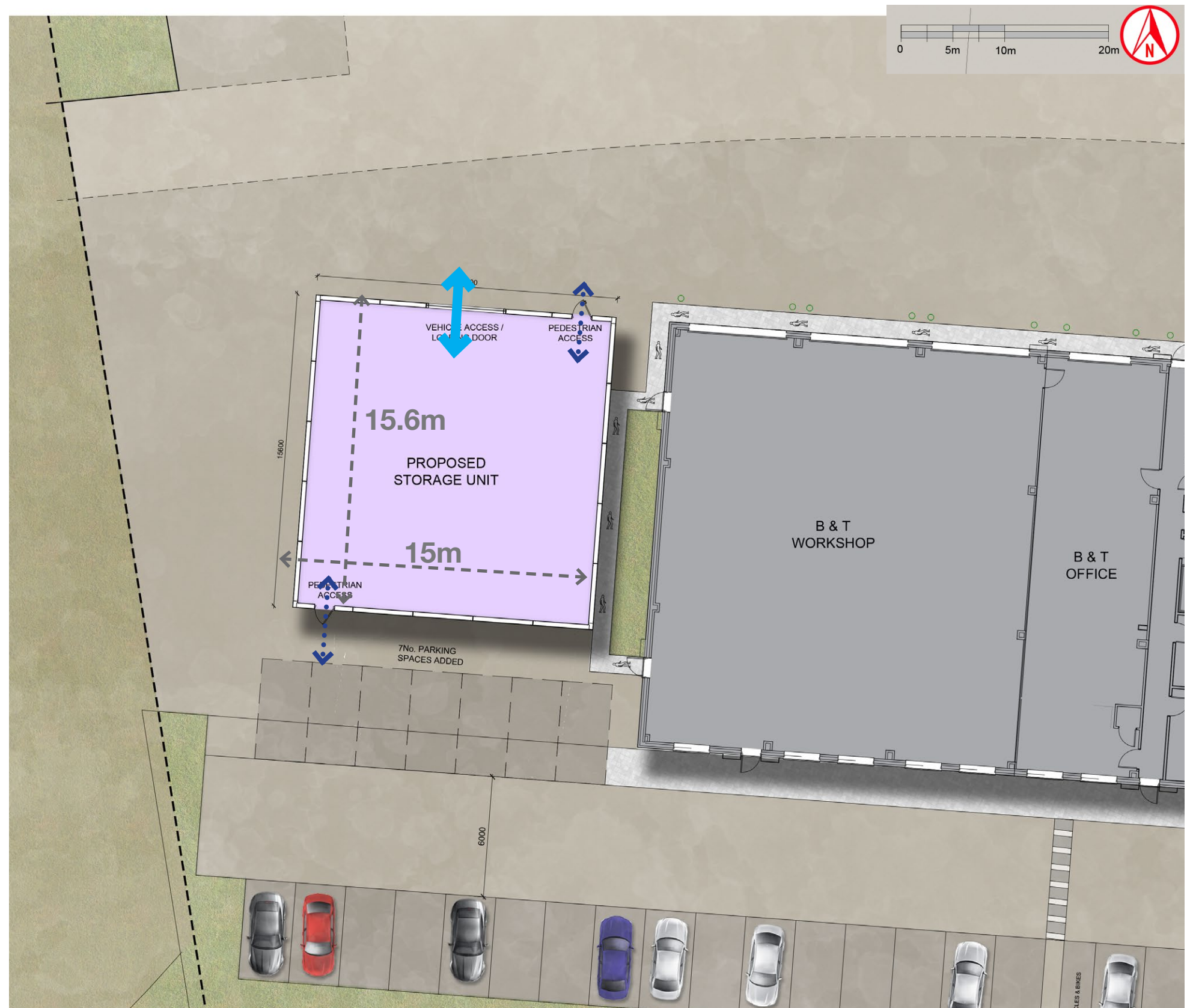
The unit will measure 15 x 15.6 metres and align with the existing B & T workshop building.

Vehicular access will be from large doors in the North Facades. There will also be pedestrian access from smaller doorways which also serve as fire escapes; on both North and South facades.

The existing pedestrian route alongside the B & T warehouse will be adjusted to create a designated safe continuous access route into and from the proposed storage building.

Key:

-  Storage Building
-  Large vehicles in - out
-  Pedestrian access / fire escape



8.0 Scale & Massing.

8.1 Scale & Massing

Site Sections

Existing West - East Site Section looking North



EXISTING SITE SECTION : WEST - EAST, PARALLEL WITH DALEFIELD WAY LOOKING NORTH

Proposed West - East Site Section looking North

Proposed storage buildingt



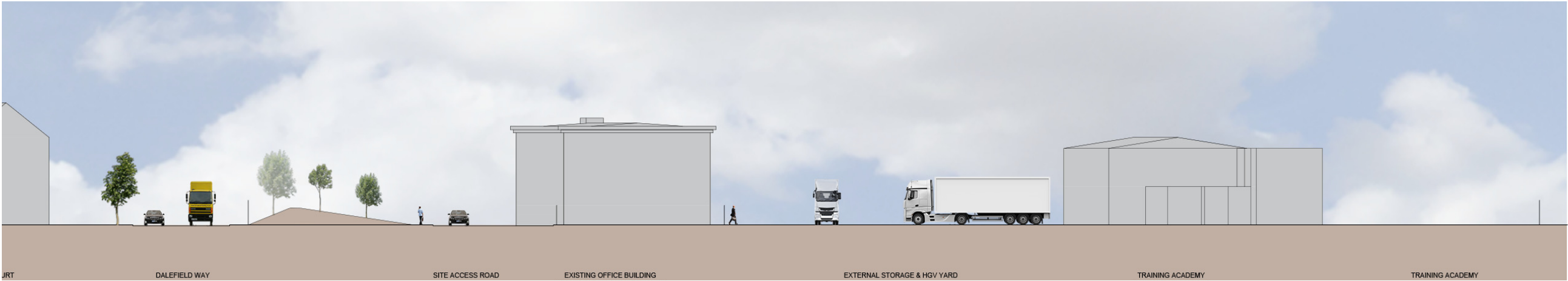
Proposed office building



8.2 Scale & Massing

Site Sections

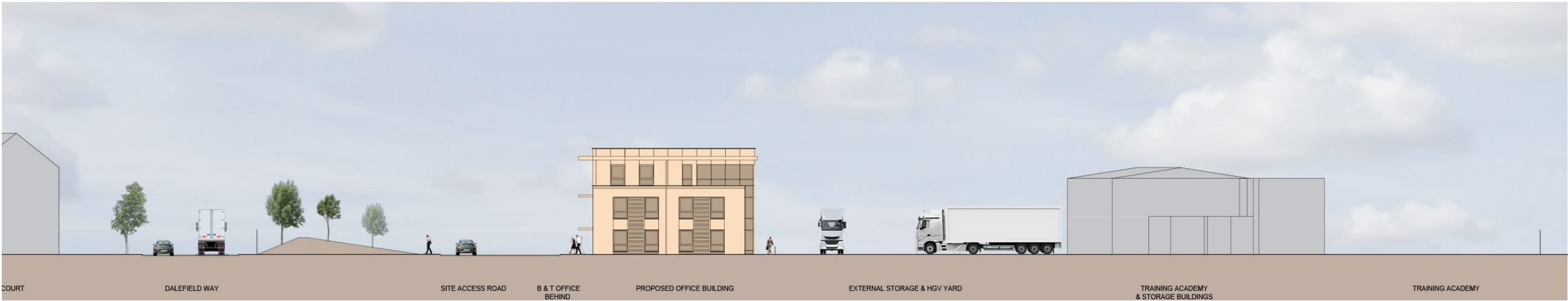
Existing South - North Site Section looking West



EXISTING SITE SECTION #2 : SOUTH-NORTH, PERPENDICULAR TO DALEFIELD WAY LOOKING WEST

Proposed South - North Site Section looking West

Proposed office building



PROPOSED SITE SECTION #2 : SOUTH-NORTH, PERPENDICULAR TO DALEFIELD WAY LOOKING WEST

8.3 Scale & Massing

Indicative Massing: View Locations

Four indicative views have been created from different locations around the site using a scale computer generated 3D massing model, and are presented on the following pages. In order to create the views, an outline of the 3D model has been superimposed on photographs. The purpose of the views is to test the visual impact of the scale and massing of the proposed structures in the local context.

Please note that whilst created professionally and with a reasonable level of care, the views are not "view verified" and are for illustrative purposes only.

Location Of The Views:

- 1. View from roundabout at junction of Dering Way and Dalefield Way looking approximately East
- 2. View from Longmeade looking North East
- 3. View from near the junction of Dalefield Way and Saltun Close looking North West
- 4. View from the site entrance looking North East

Key:

Site of Proposed Office

Site of Proposed Storage

1

View number, location and direction





8.4 Scale & Massing

Indicative Massing View 1



View 1: View from roundabout at junction of Dering Way and Dalefield Way looking approximately East.

Key:



Outline Of Proposed Office Building



Outline Of Proposed Storage Building

Existing View





8.5 Scale & Massing

Indicative Massing View 2



View 2: View from Longmeade looking North East.

Key:

-  Outline Of Proposed Office Building
-  Outline Of Proposed Storage Building

Existing View

