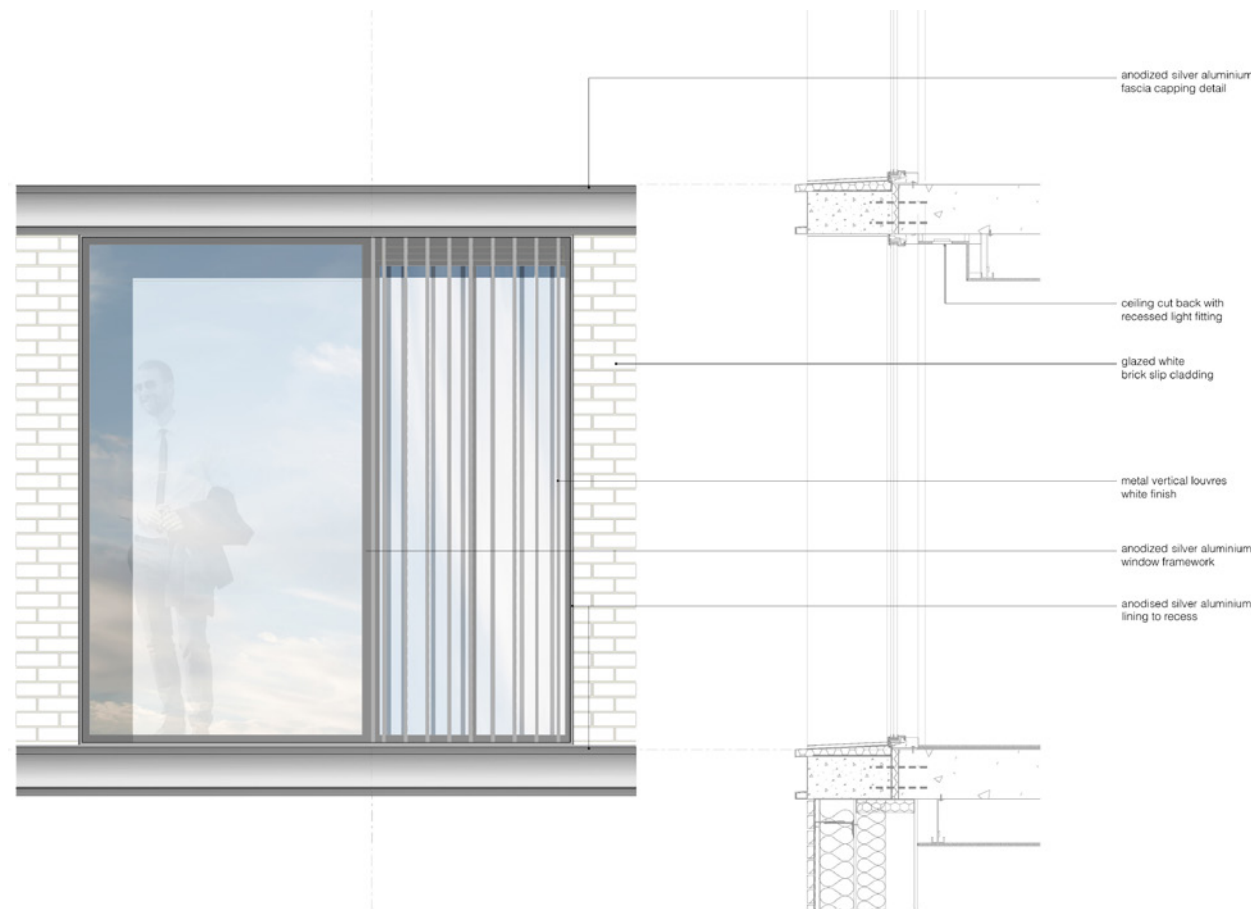


Proposed Townscape View



Appearance

2.4

Materiality and design

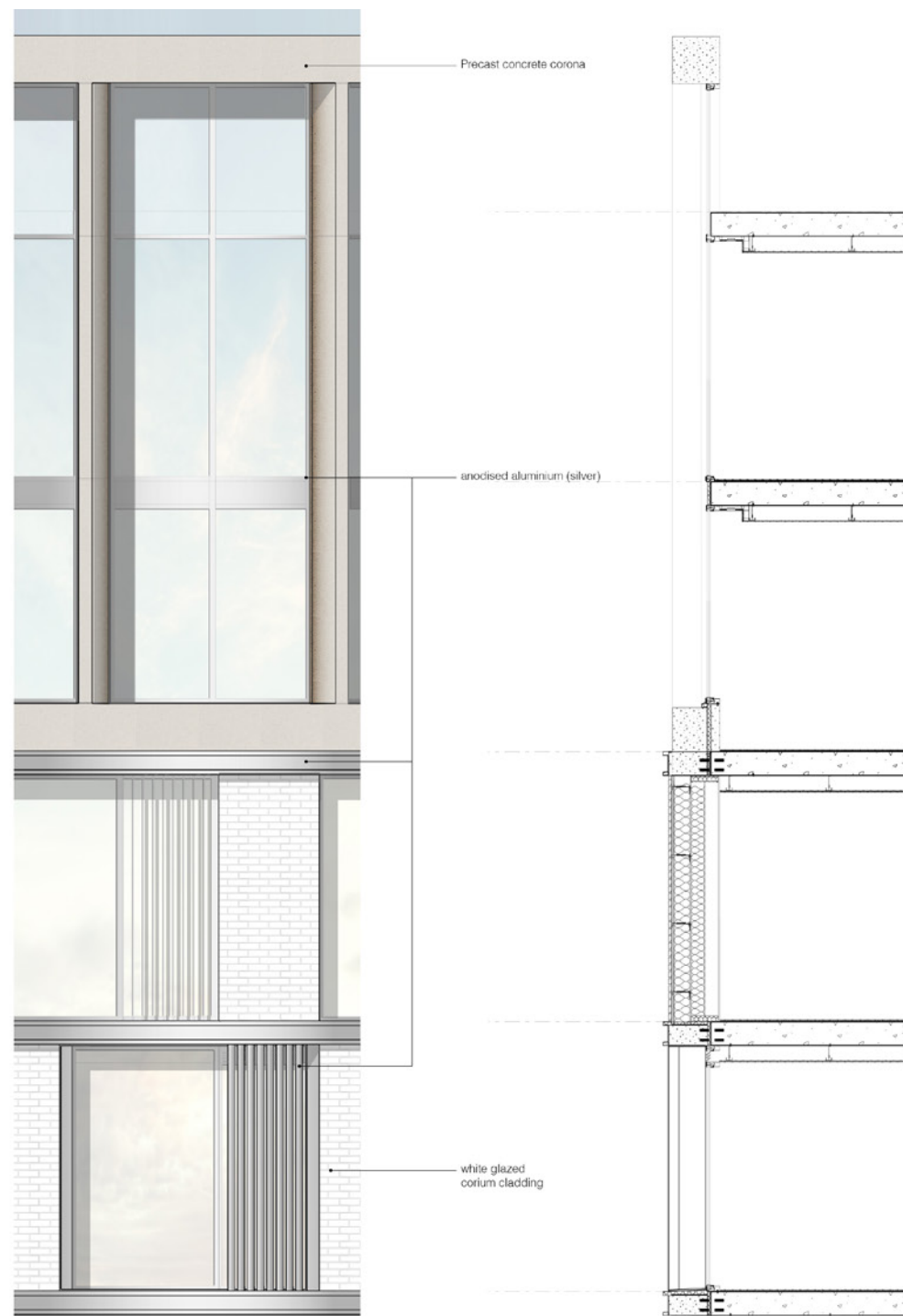
2.4.1

“Considerations of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.” (DETR, 2000)

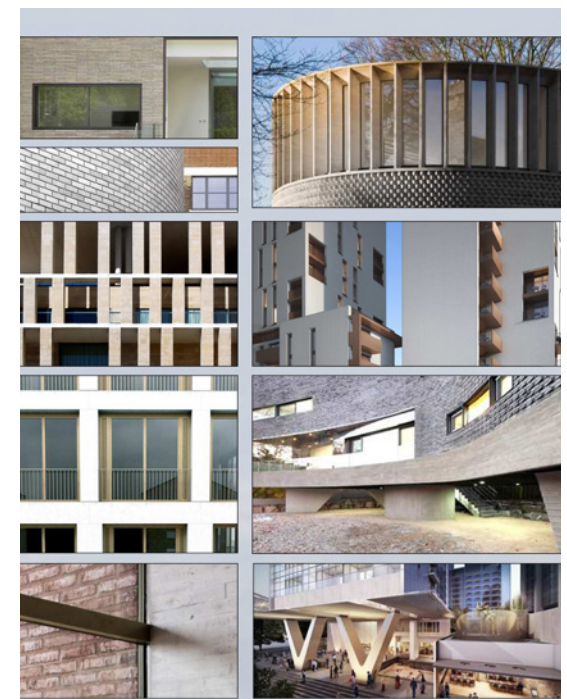
Giving due consideration to the aforementioned statement, the selection of an appropriate material palette is of utmost importance in the context of the waterfront. The possibility to enhance the spirit of place with the use of high quality finishes is intrinsic to the design. The use of a glazed white slip brick material for the facade has been intentionally sought to capture the natural light emanating from the estuary. The proposed facade has also been designed to respect the aesthetic of the waterfront as a whole. The proposed materiality which is essentially composed of glazed white cladding and natural silver aluminium profiles and casements is deliberately restrained yet mindful of the opportunity the building possesses to nestle into the environment in terms of light, shade and reflectivity. The following qualities are integral to the design:

- Facade depth allows for shadow falls to facade
- High visual connectivity providing views and optimum natural light
- High quality durable materials with silver anodized finishes
- Glazed finish to brick-slip cladding to animate the facade with a diffused reflective sheen
- Anodized white louvres to provide solar shade and fall protection
- Discreet ventilation to head of openable glazing
- Recessed ceiling depth to allow for location of blind/ recessed light fittings

Ovatus I - Typical Window Detail



Ovatus I - Corona Detail

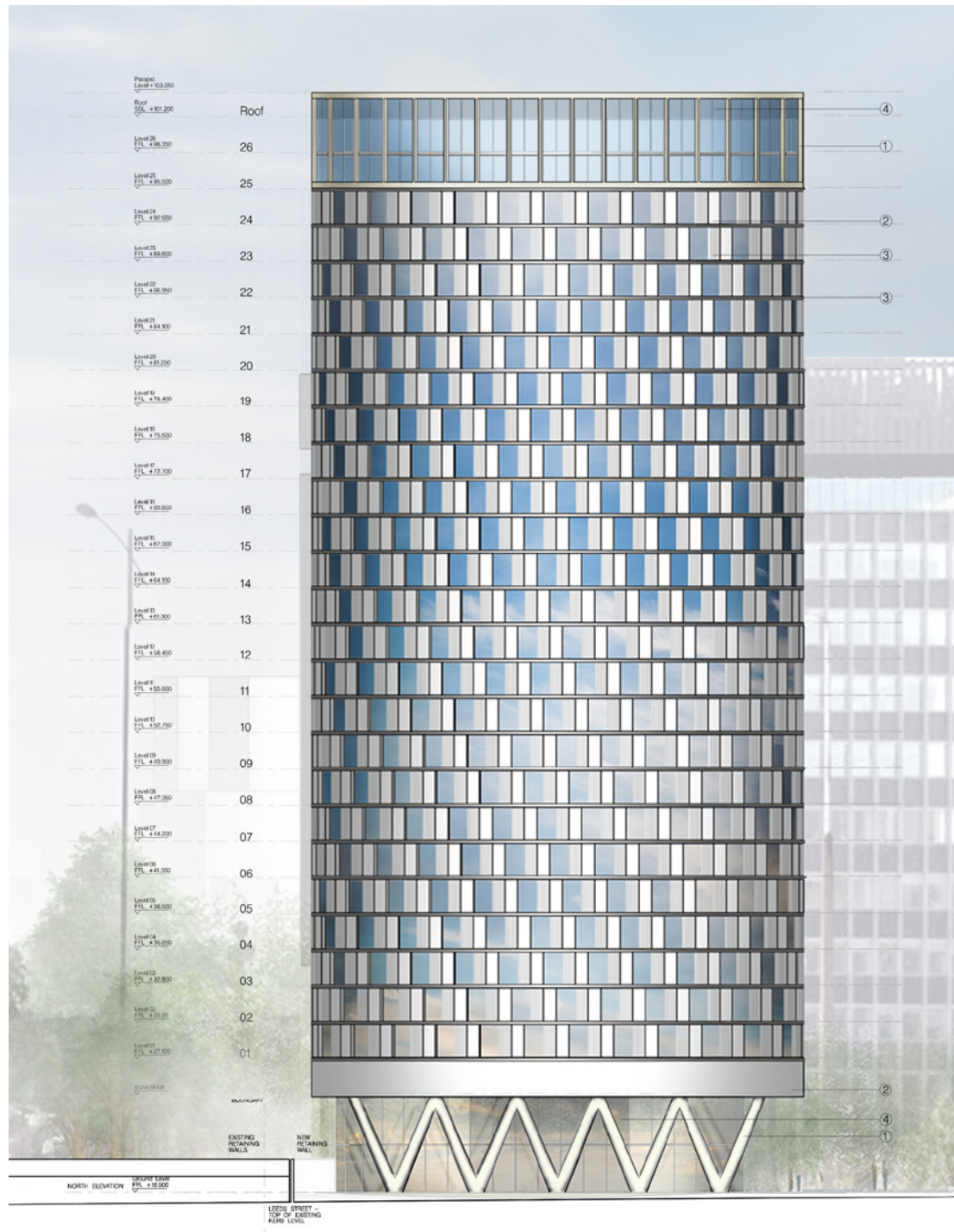


material precedents

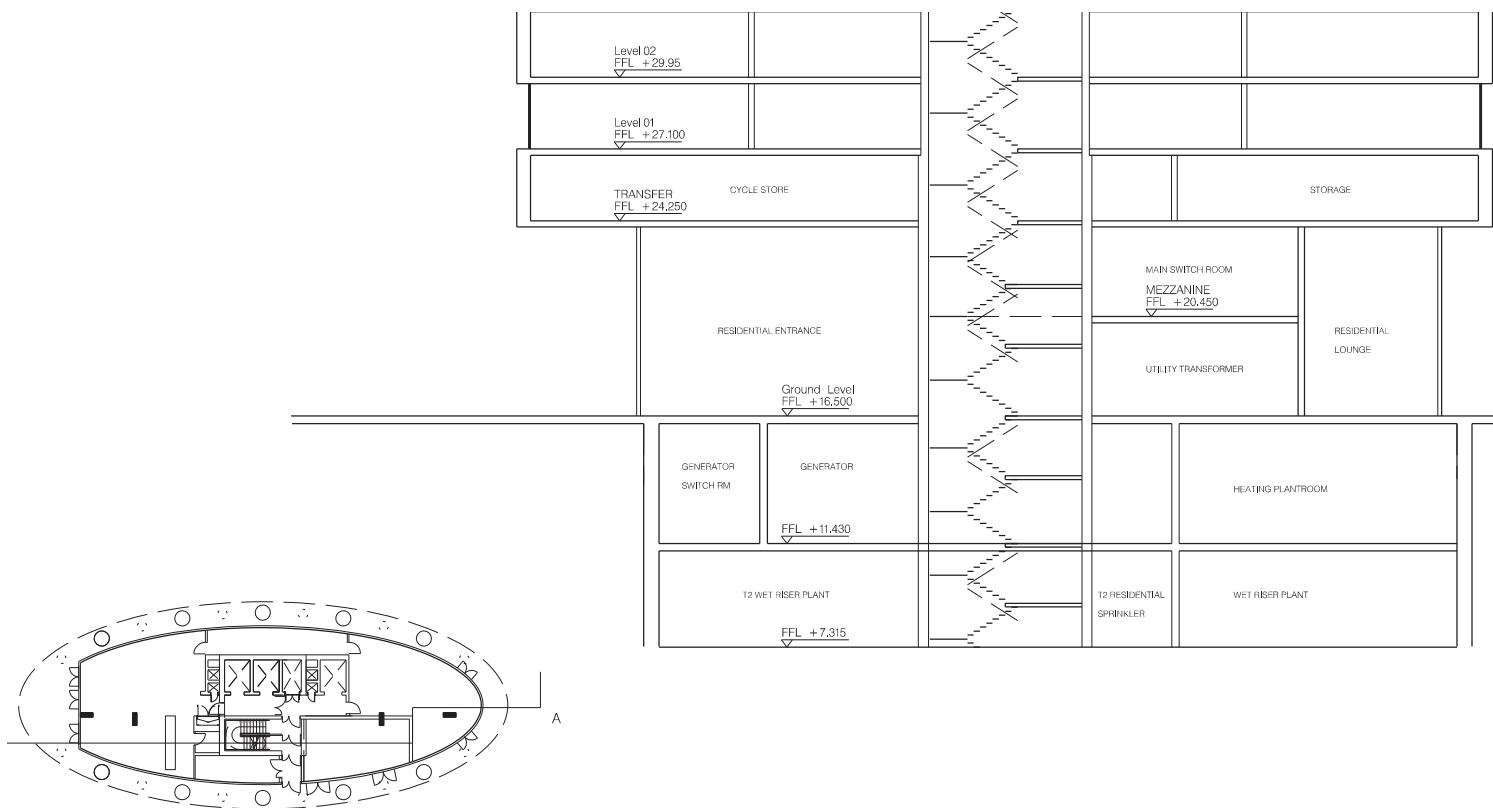
Elevation Statement

Ovatus I has been designed with a principal entrance for use by residents directly from the square with access to the vertical circulation via the concierge. The entrance foyer is conceived as an inviting and celebrated space for the benefit of residents. The ground floor also provides a resident's lounge. These arrival and relaxation spaces are lined with glazing to maximise daylight and provide an active frontage.

Each floor level staggers to create an ascending spiralling pattern which repeats after each 7th floor level to ensure that the pattern is continuous for the full height of the elevation. The spiralling nature of the facade treatment and the oval form of the building allows it to animate with both movement around the building and the environment, this is heightened by the reflective quality of the materiality.



Ovatus I - North Elevation



Access

2.5

Movement To and Through The Site (Also see Transport Statement)

2.5.1

Ovatus I offers a residential entrance and lounge space at ground floor level with a secure enclosed cycle store above within the transfer level accessed via a separate goods lift. This lift also provides access to the lower basement levels where the bin storage and plant is located. Two lifts serve the upper residential apartments.

The main residential entrance is located off the central plaza at the head of Back Leeds Street and leads directly through the concierge area with fully level access.

Inclusive Access

2.5.2

The proposals will create an inclusive environment by ensuring the following:

+ Disabled people will use the same entrances as other users of the building.

+ Level access to the main entrance and provisions of fully accessible lifts will mean that all floors will be universally accessible without the need of supervision or assistance.

+ Communal corridors are all of a generous width of 1200mm, thus allowing for passing within the corridor with a minimum of 1500mm in front of lifts.

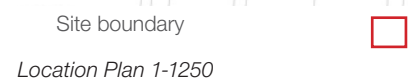
Security

2.5.3

The main entrance is overlooked by the concierge desk which is manned providing site management.

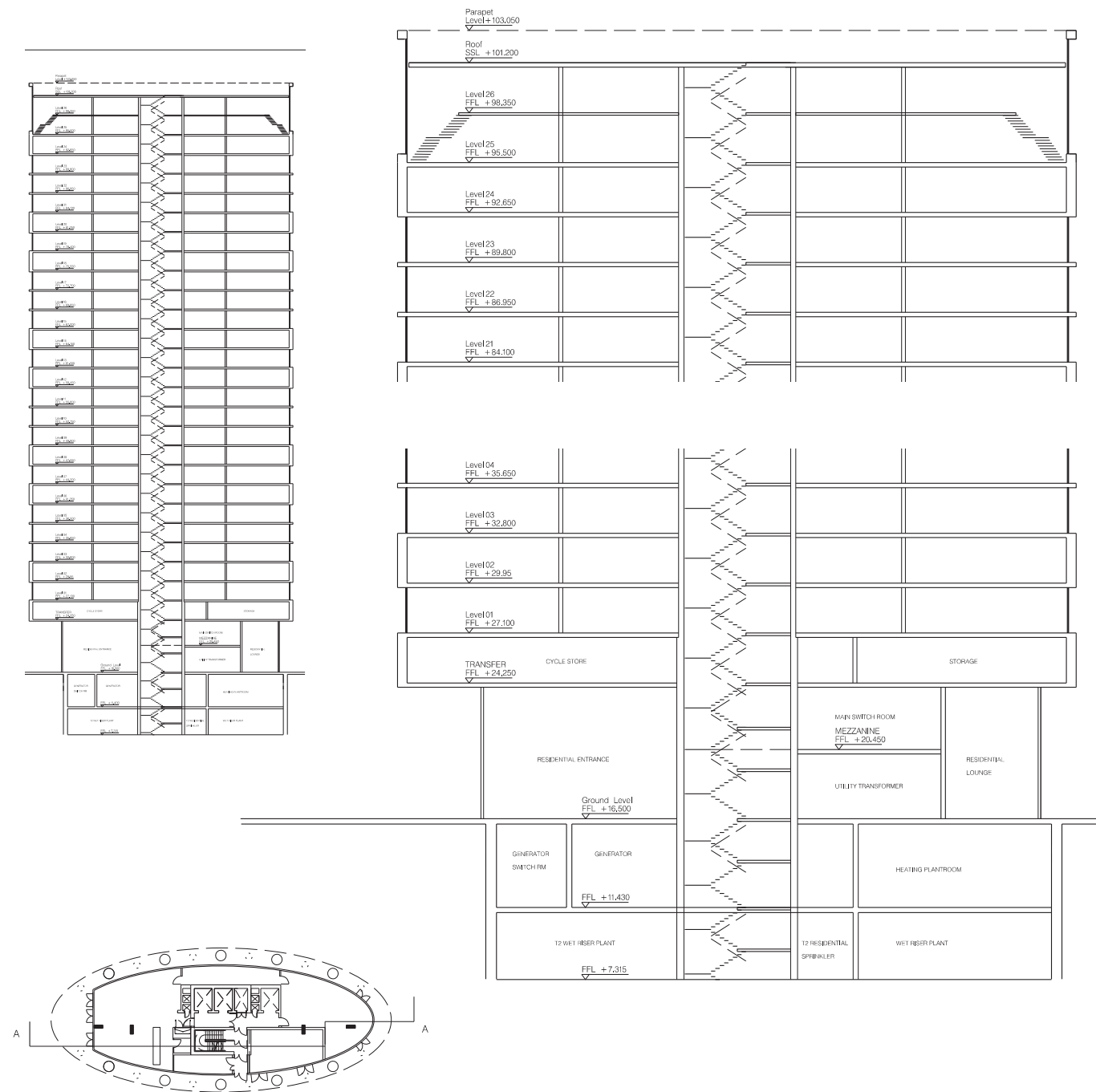
Access into all parts of the building will be via fob access, creating a secure environment for the residents.

The main entrance overhang will be well lit to deter loitering and antisocial behaviour.



3.1

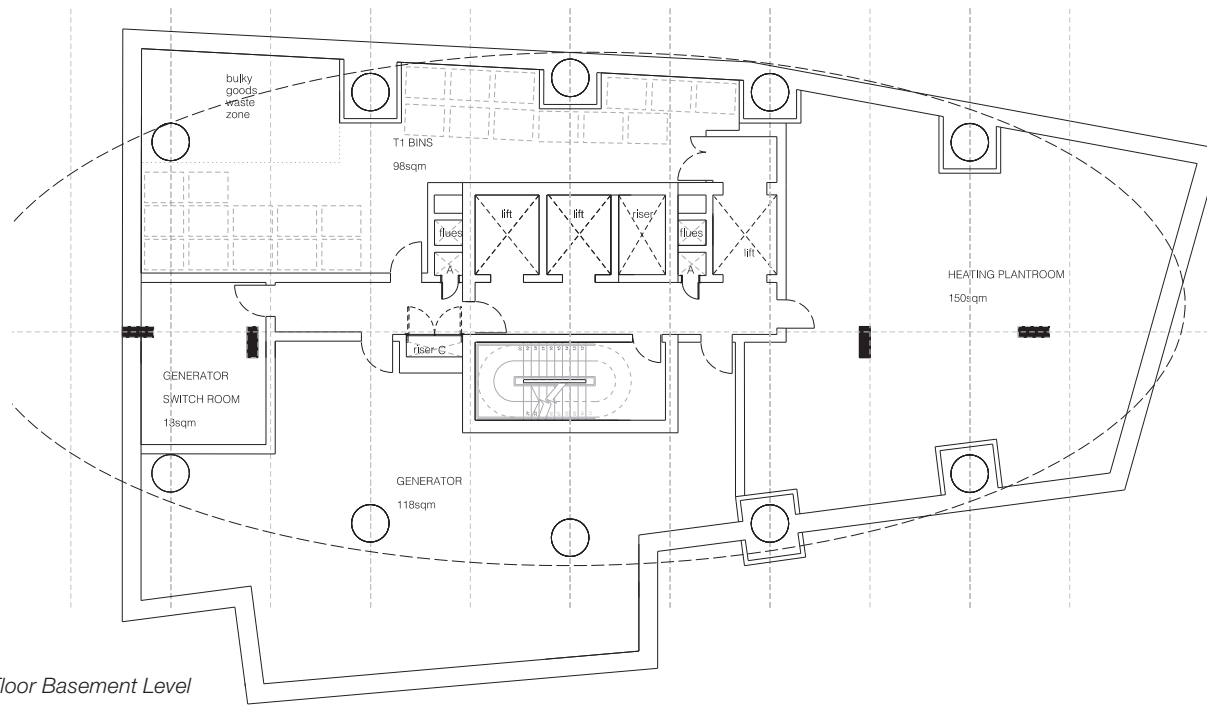
It was agreed at the 2nd Pre-application meeting that the red line boundary should incorporate the land around the data centre to allow the proposed public realm treatment to extend to this edge of the site.



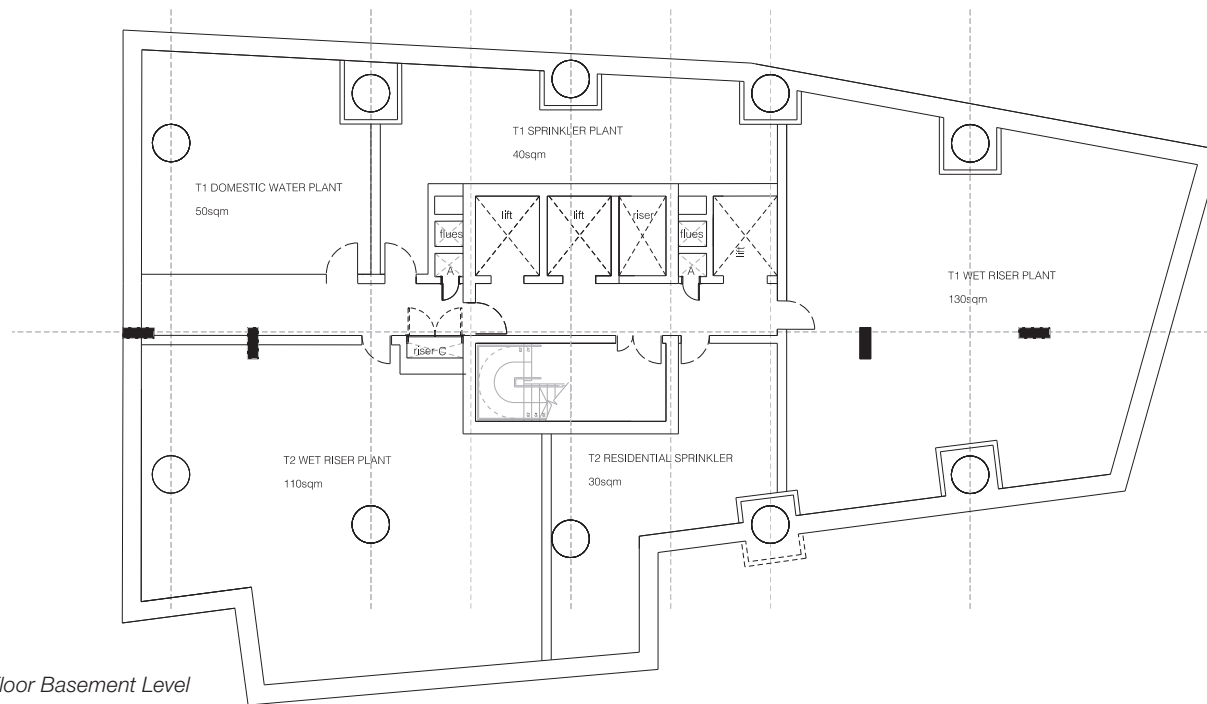
Proposed Section



Site Plan



Upper Floor Basement Level



Lower Floor Basement Level

Lower Floor Plans

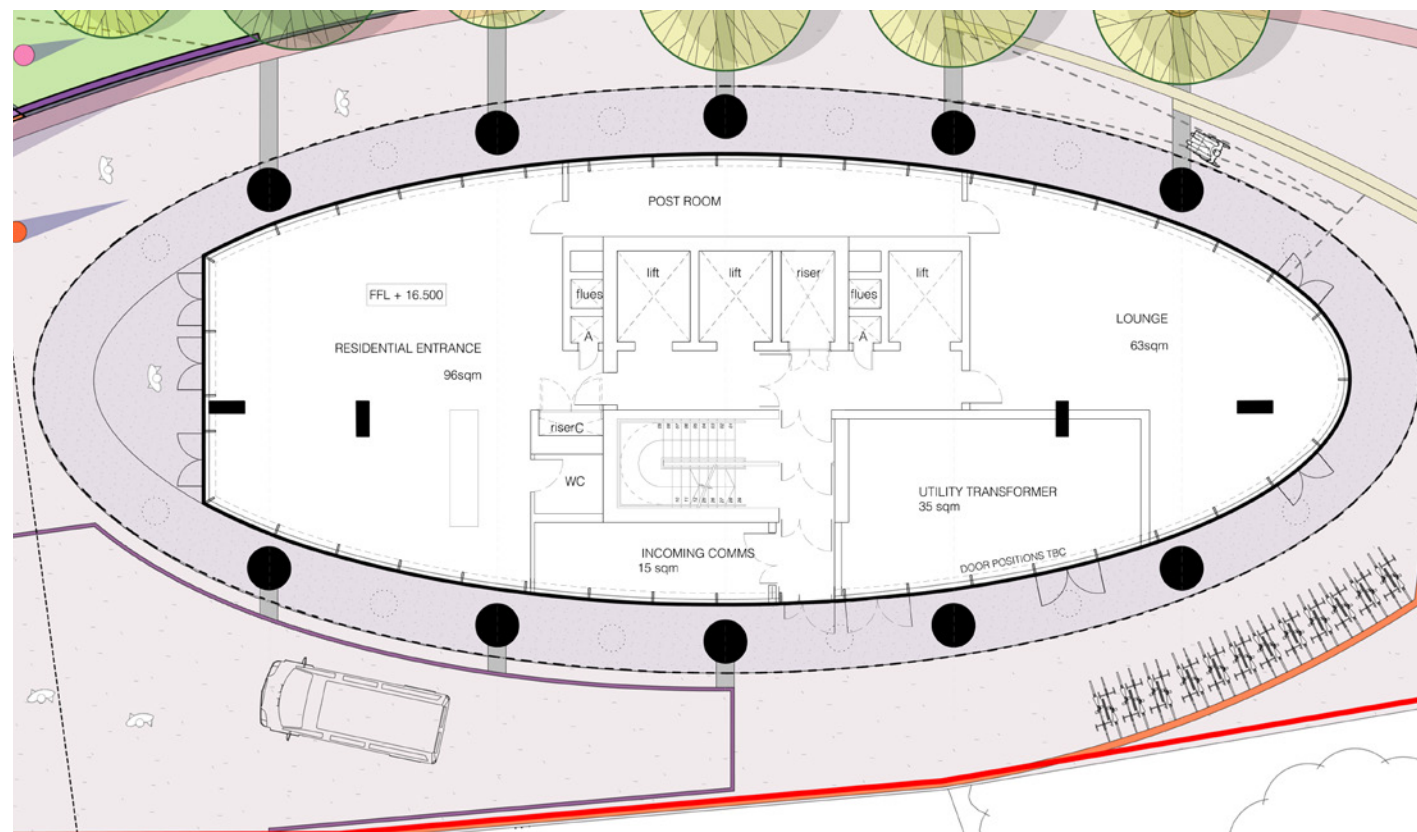
3.4

Basement

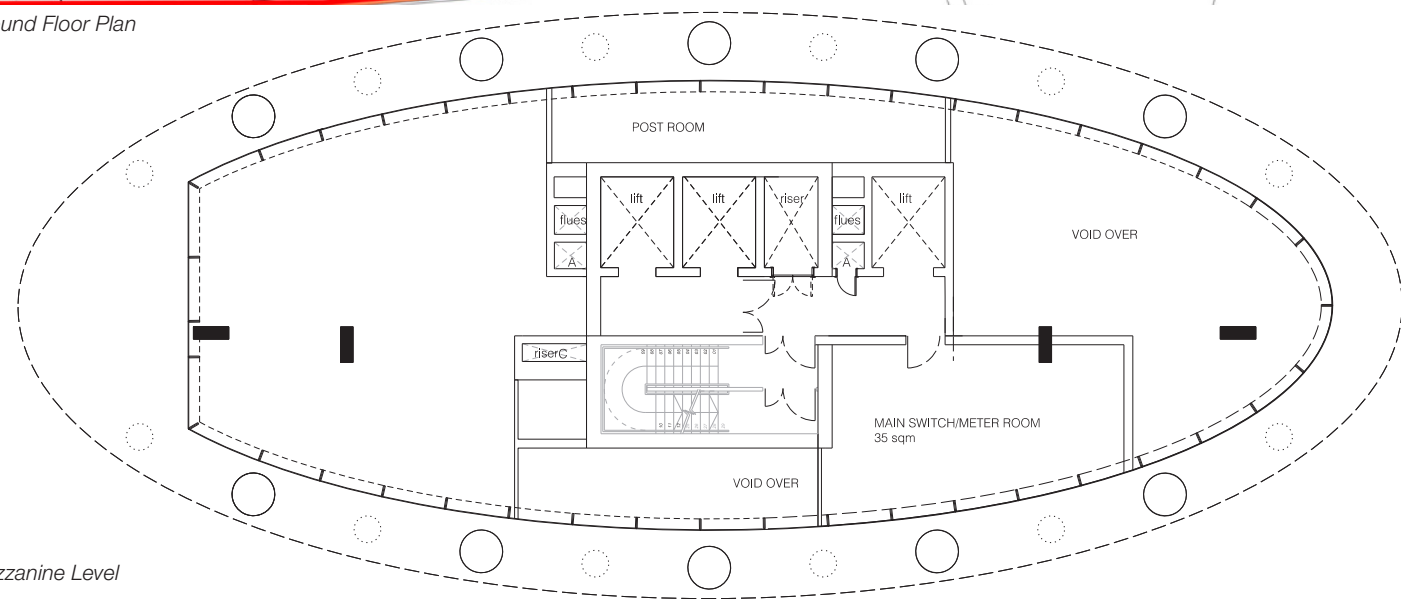
The upper floor basement level houses the generator and heating plant. The bin storage accessed via a goods lift (separate to the resident's vertical circulation) has been designed to accommodate:

- Refuse: 12 no. 1,100 litre bins
- Recycling: 12 no. 1,100 litre bins

The lower floor level has been designed to accommodate all wet plant for the building.



Ground Floor Plan



Mezzanine Level

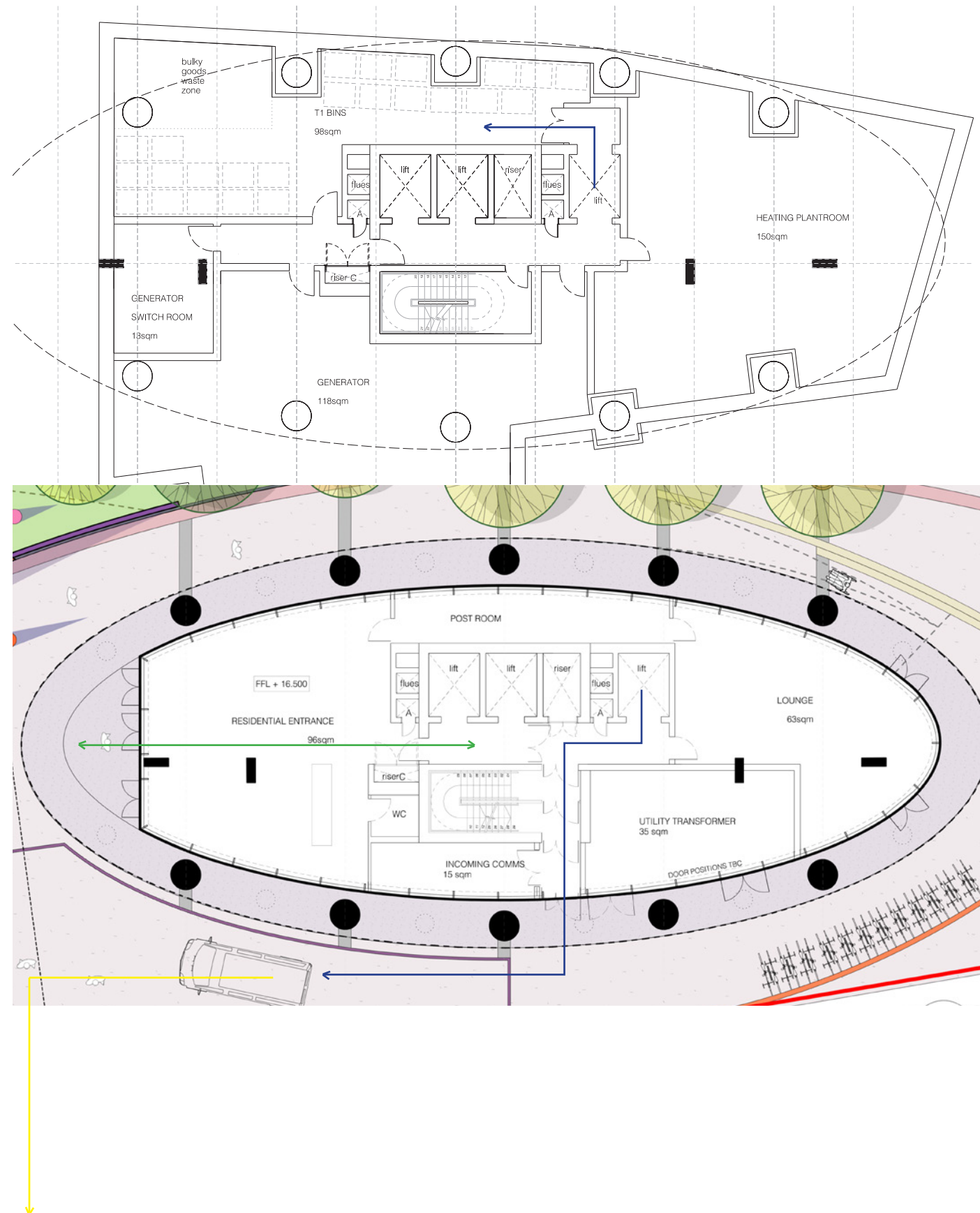
Ground Floor Plan Level 00

3.4 (continued)

The building has been designed to have a principal point of entry off the main public plaza. This clearly defined feature was a suggestion from the Places Matter Design Review that has been incorporated in the design of the ground floor. A discreet allocation of plant has been made at this level.

Complete with concierge and post room, the main purpose of the arrival area is to create a dynamic double height space which will become a hub of activity to animate the frontage to the tower from the main square. A separate lounge at the far end of the ground floor will offer a quieter and more exclusive area for residents to relax.

A mezzanine area has been included to give access to the switch room over the utility transformer.



Refuse Collection and Servicing Strategy

3.5

All stair cores connect to the basement to enable each resident to take refuse to their designated bin store.

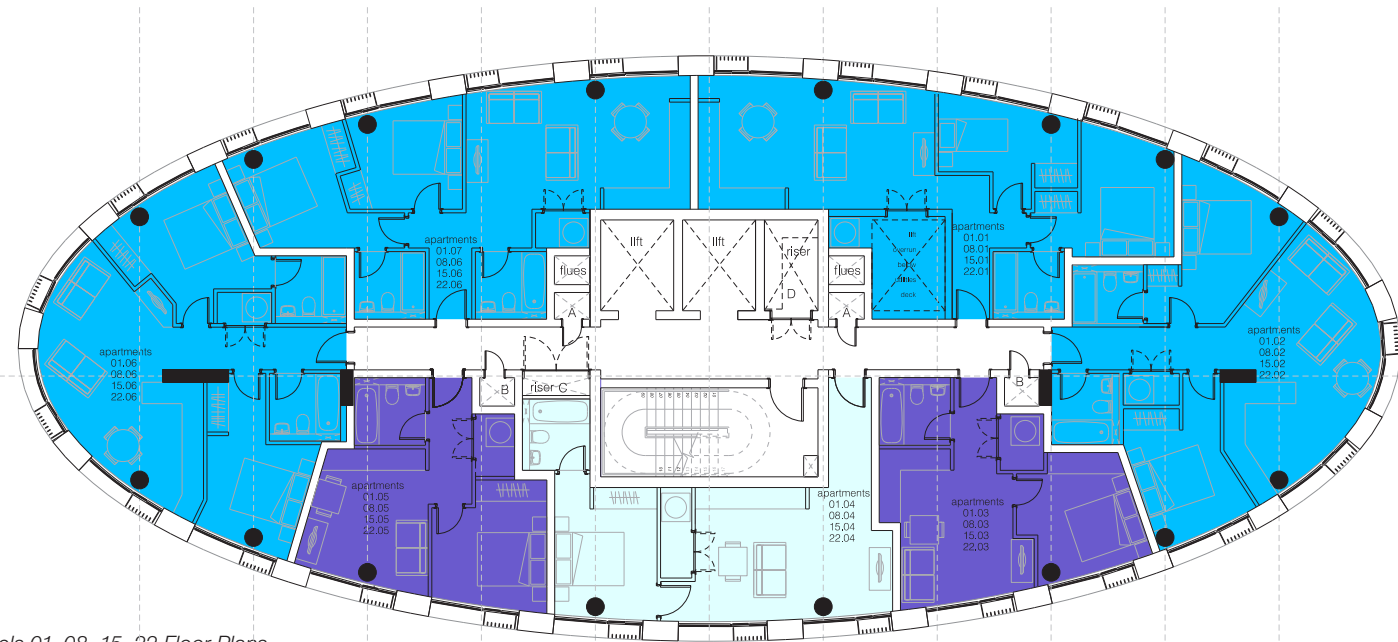
Designated bins will be provided for: Refuse, pulvable recycling, mixed recycling and food waste in each store. On the day of collection, the refuse will be presented out at the central side location of the ground floor for collection and return of the bins to the basement once emptied.

- Refuse – 12 no. 1,100 litre bins
- Recycling – 12 no. 1,100 litre bins

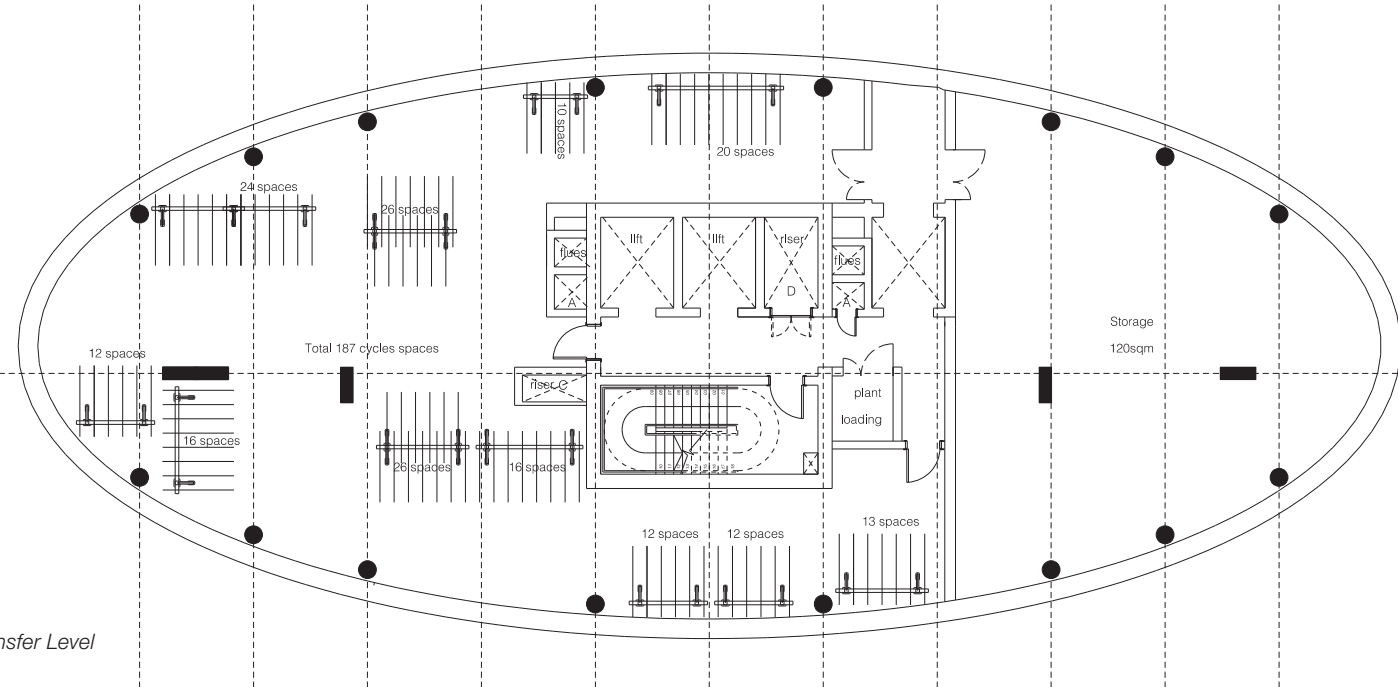
The bin stores will permit the separation of waste for recycling and are of sufficient size to limit the frequency of collection to once a week.

Refer to Transport and Refuse Statements.

- Bin Movement
- Refuse/ Delivery Vehicle Movement
- Principal Resident's movement



Levels 01, 08, 15, 22 Floor Plans



Transfer Level

Upper Floor Plans - Residential Accommodation Levels 01, 08, 15, 22

3.6

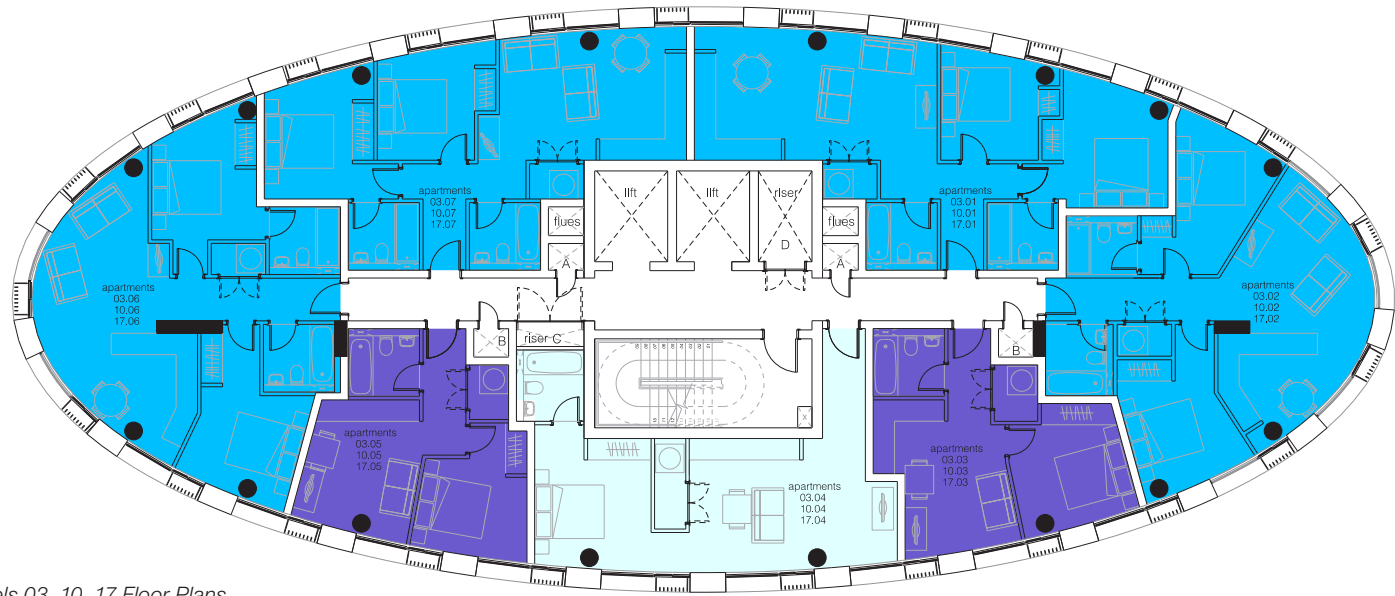
Accommodation level one is repeated at levels 8, 15 and 22. The facade treatment has been designed as a continuous spiral, therefore each window module offsets with each additional storey height, each module is repeated every 7th floor.

The apartments have been designed to have generous extents of glazing to offer panoramic views and benefit from plenty of natural light. Each window module has been designed to allow solar glare prevention and offer natural ventilation. Sliding glazed units are located behind a screen of vertical louvres to naturally ventilate the rooms along with an uninterrupted fixed glazed full height window.

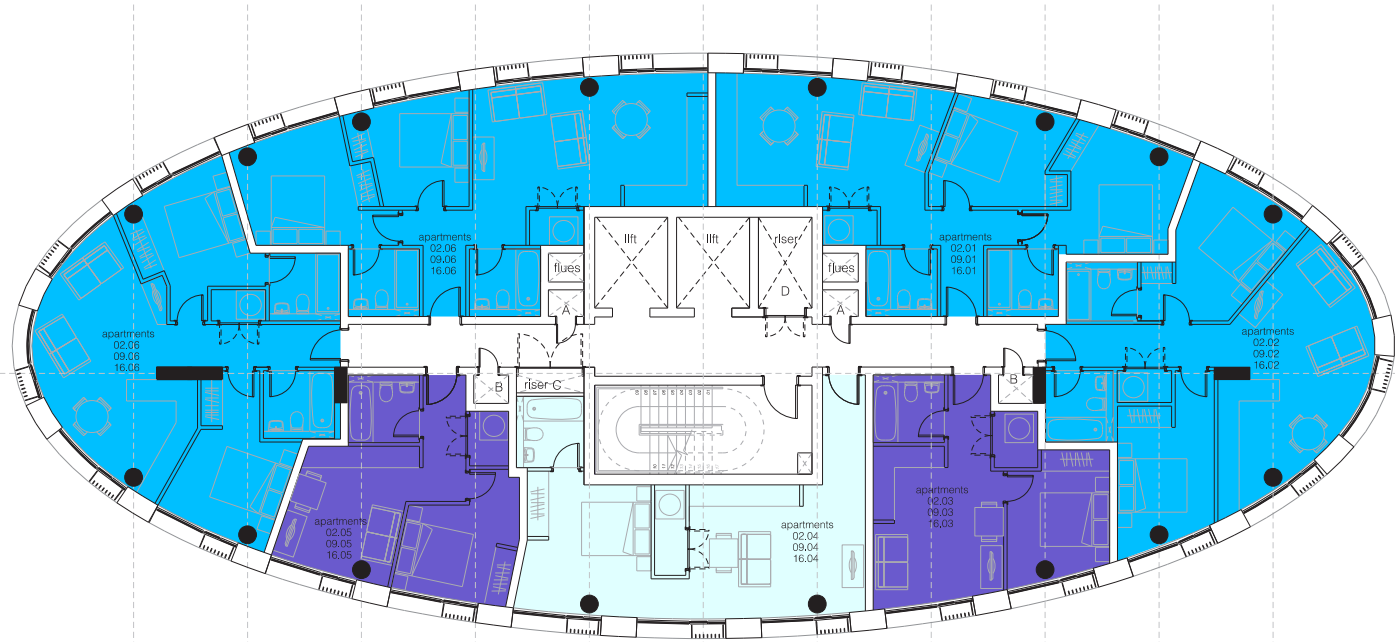
A typical floor includes 4no. 2 bedroom apartments, 1 no. 1 bedroom apartment and 2 studios. A central stacked core of bathroom pods and services continues through the building.

Transfer Level - Below Residential Floors

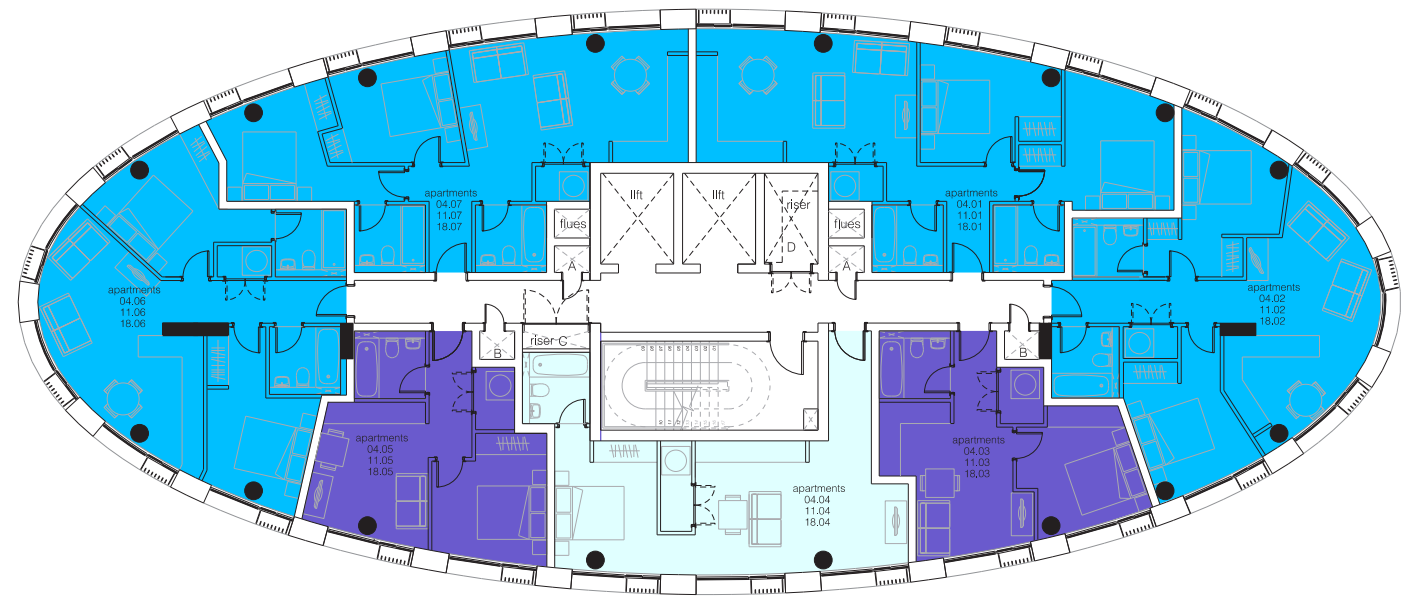
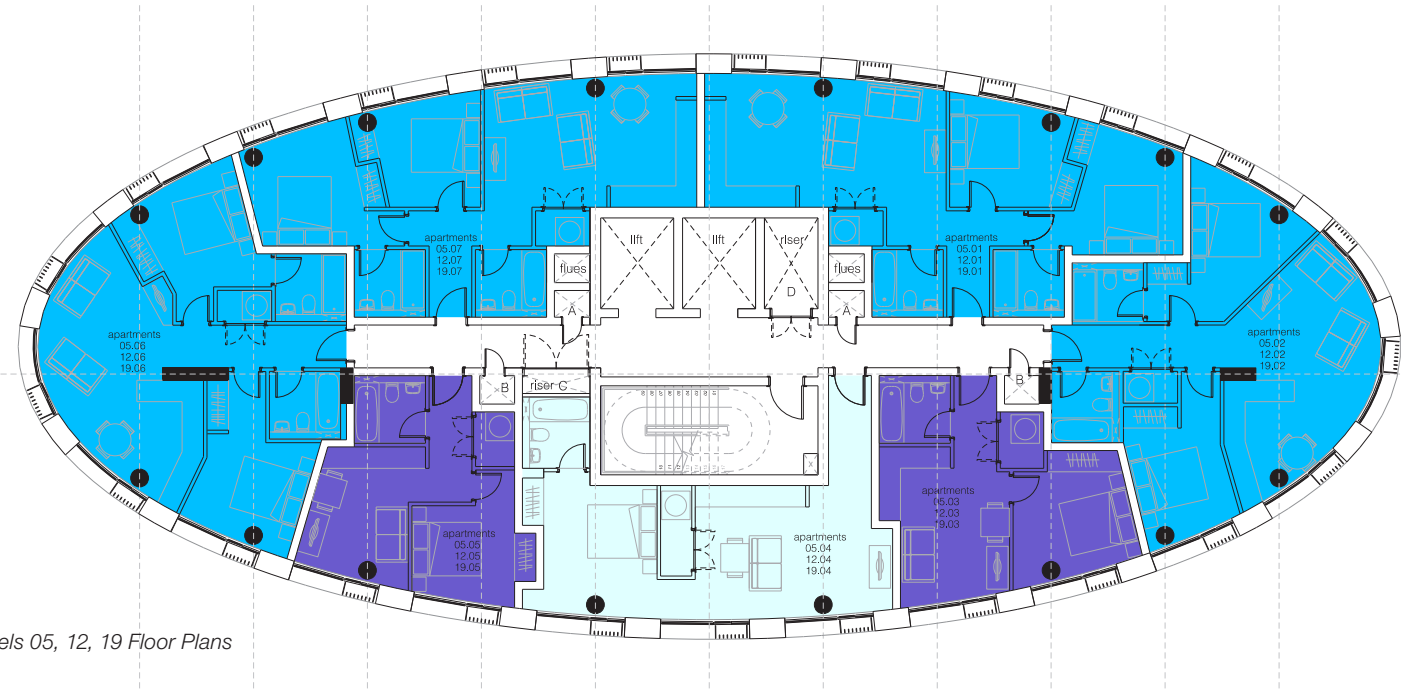
The structural level provides a zone for storage and 100% cycle parking as well as 19 additional spaces for visitors.

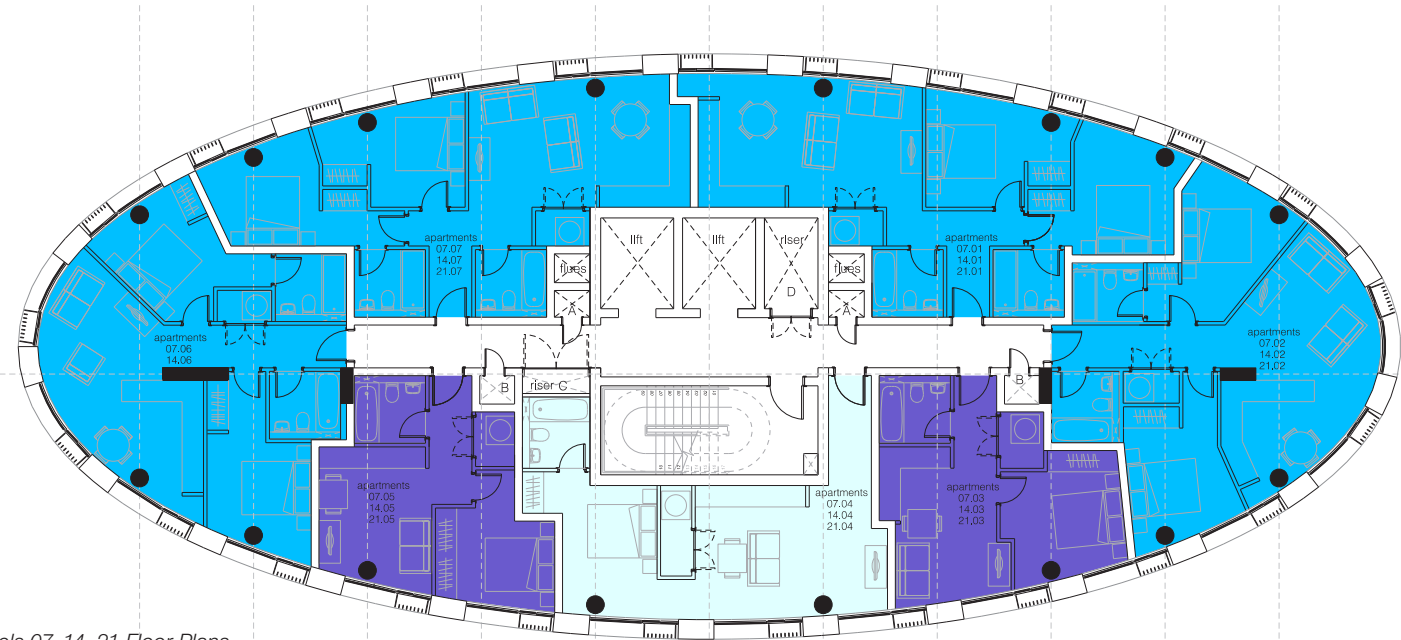


Levels 03, 10, 17 Floor Plans

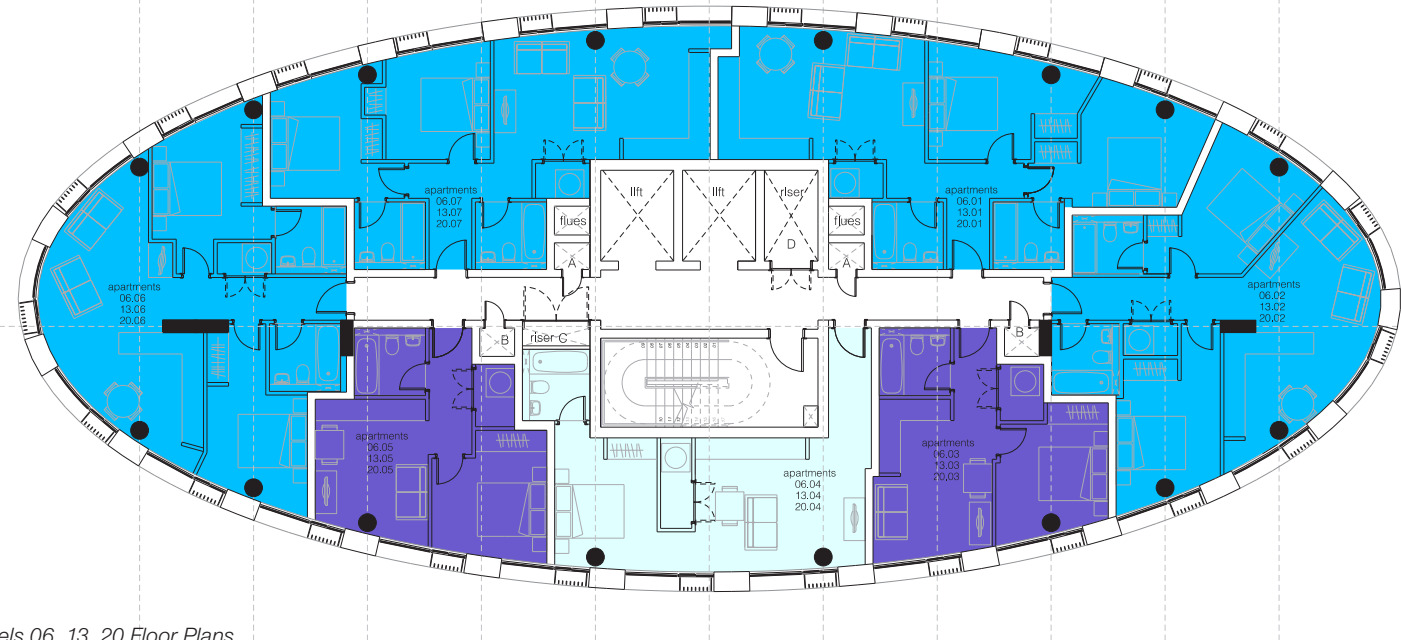


Levels 02, 09, 16 Floor Plans





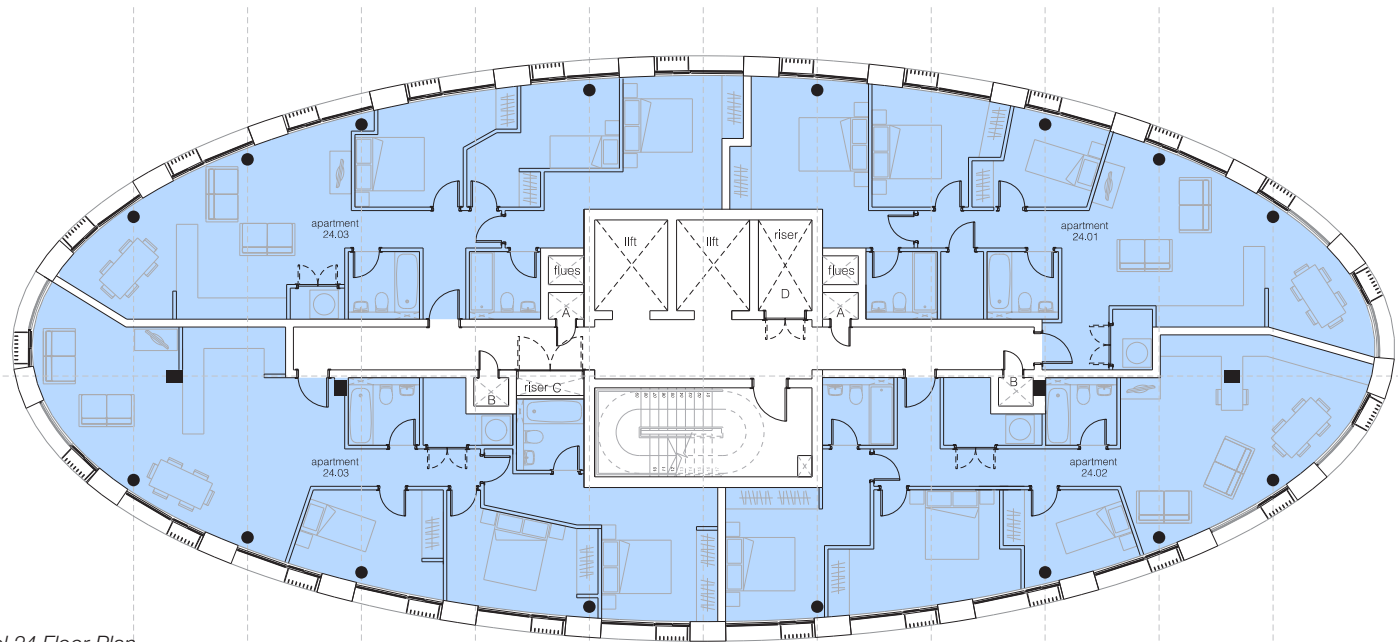
Levels 07, 14, 21 Floor Plans



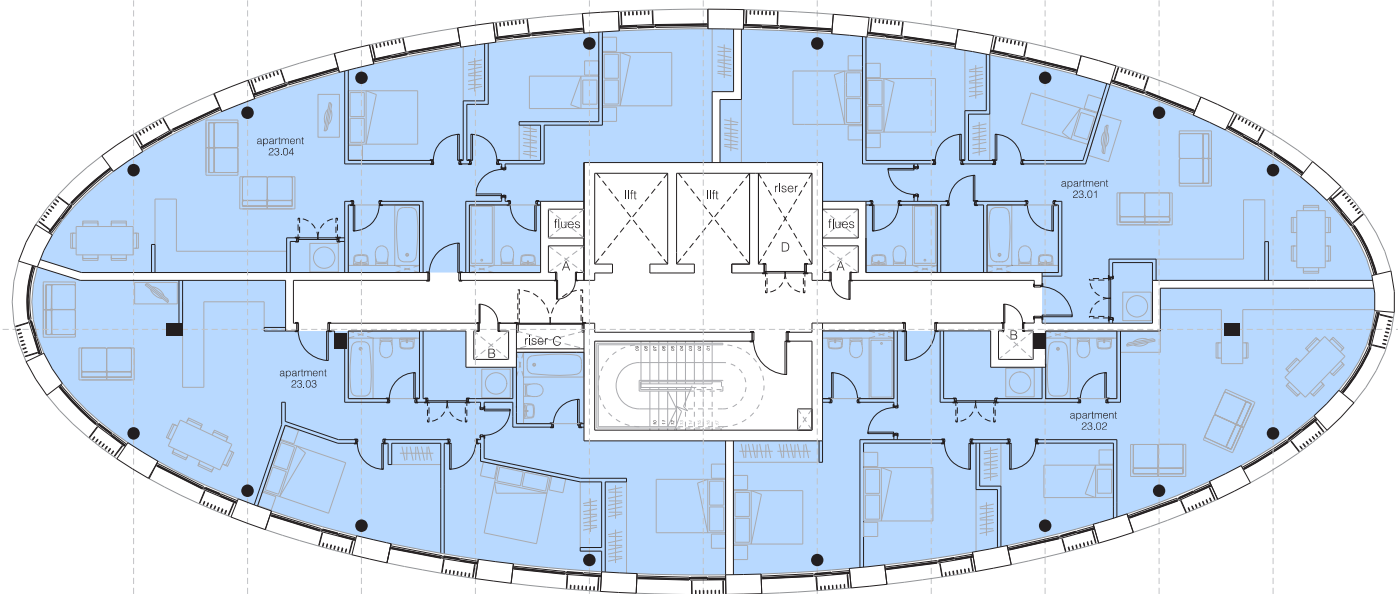
Levels 06, 13, 20 Floor Plans

Levels 23 and 24

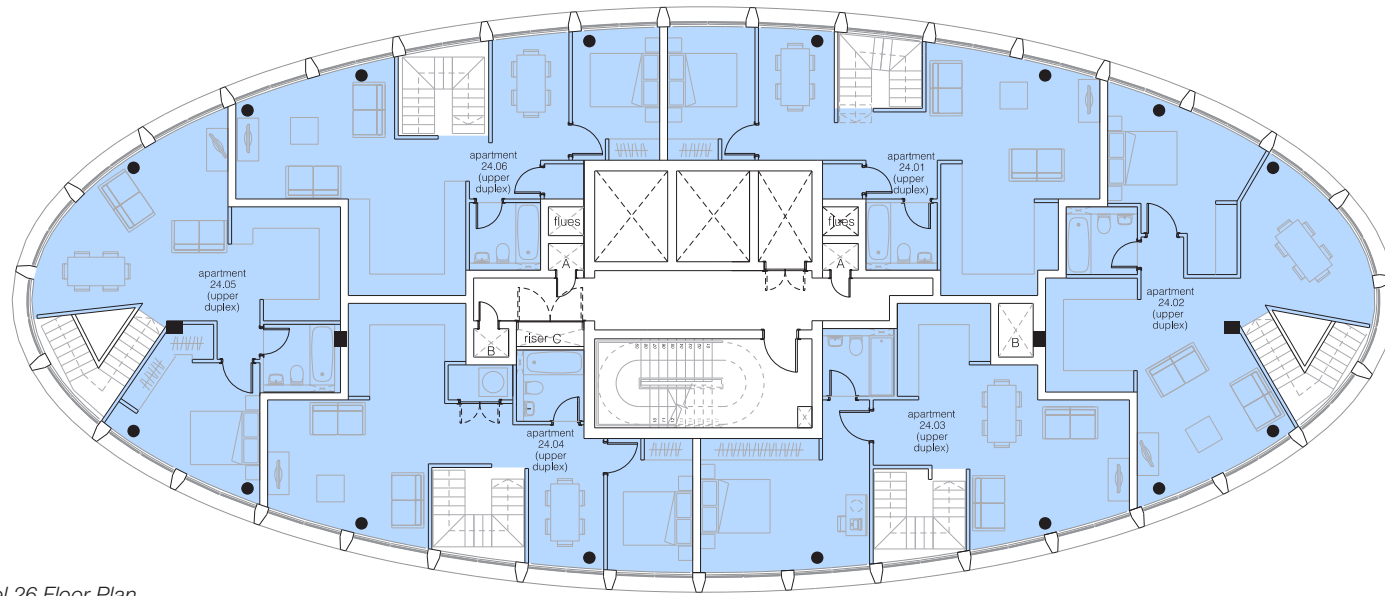
At levels 23 and 24 the apartment layout changes to accommodate 4no. 3 bedroom apartments.



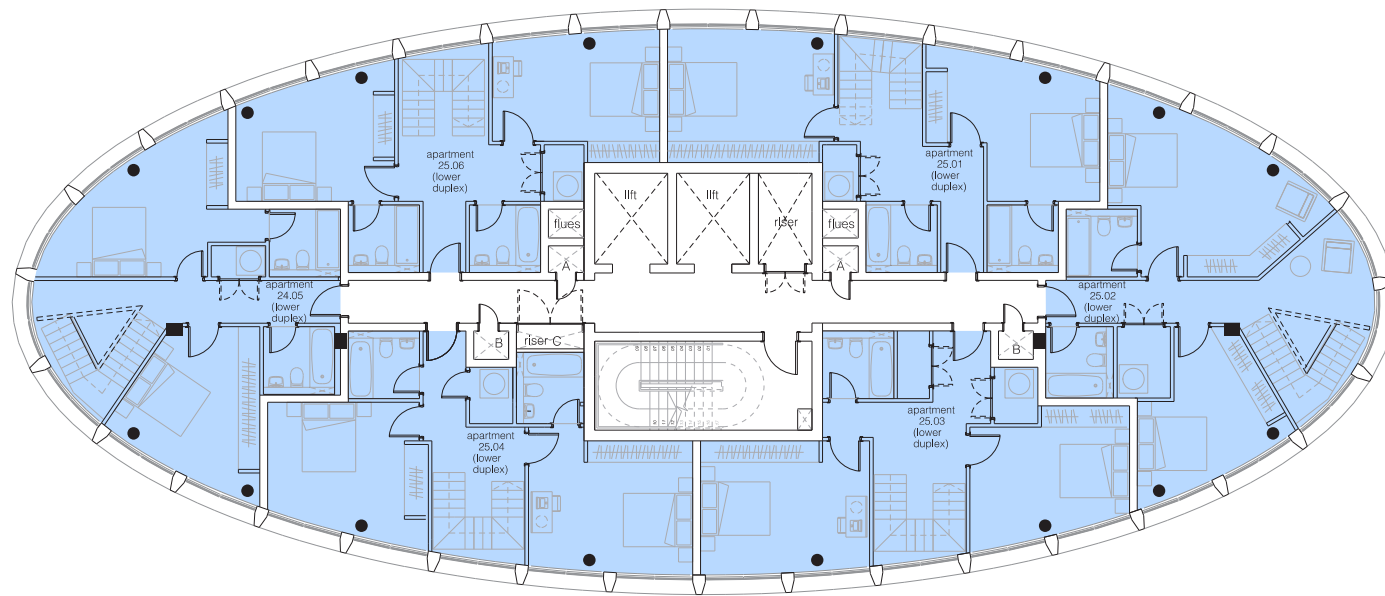
Level 24 Floor Plan



Levels 23 Floor Plan



Level 26 Floor Plan



Levels 25 Floor Plan

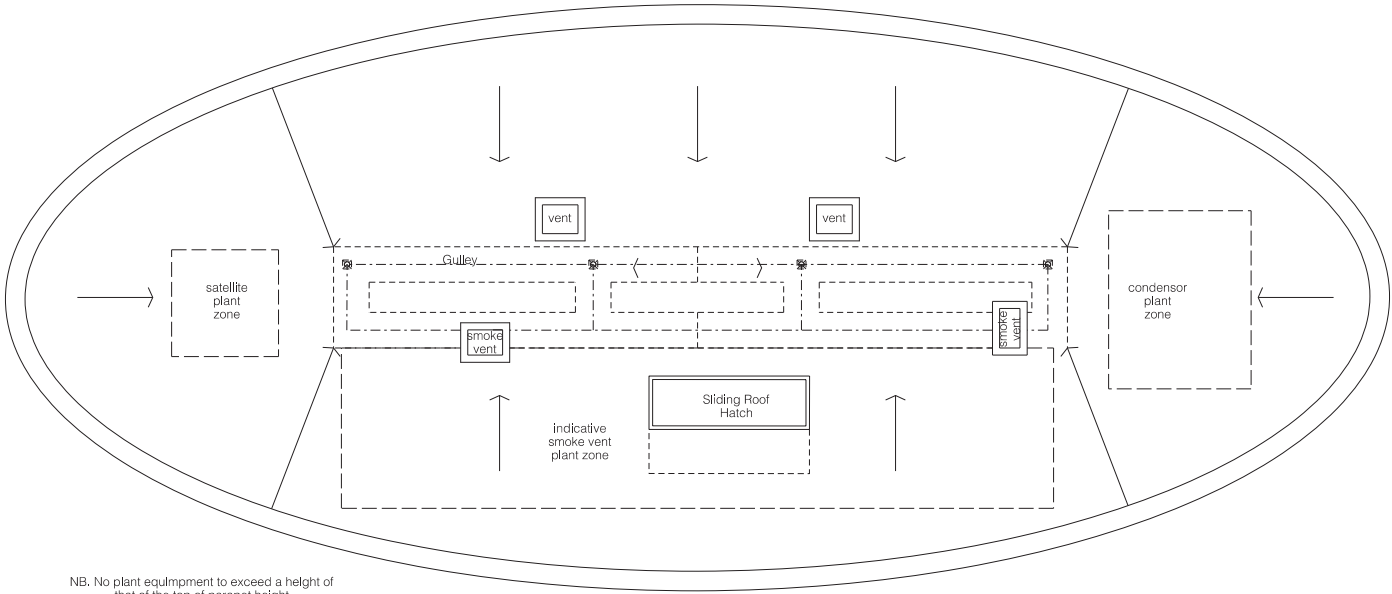
Levels 25 and 26

3.6 (continued)

The final two storeys are duplex apartments, they are planned out to be optimised according to the various uses. The centrally located stair within each apartment helps to define the spaces and creates a feature by optimising views out. Living spaces are located at the upper floor levels.

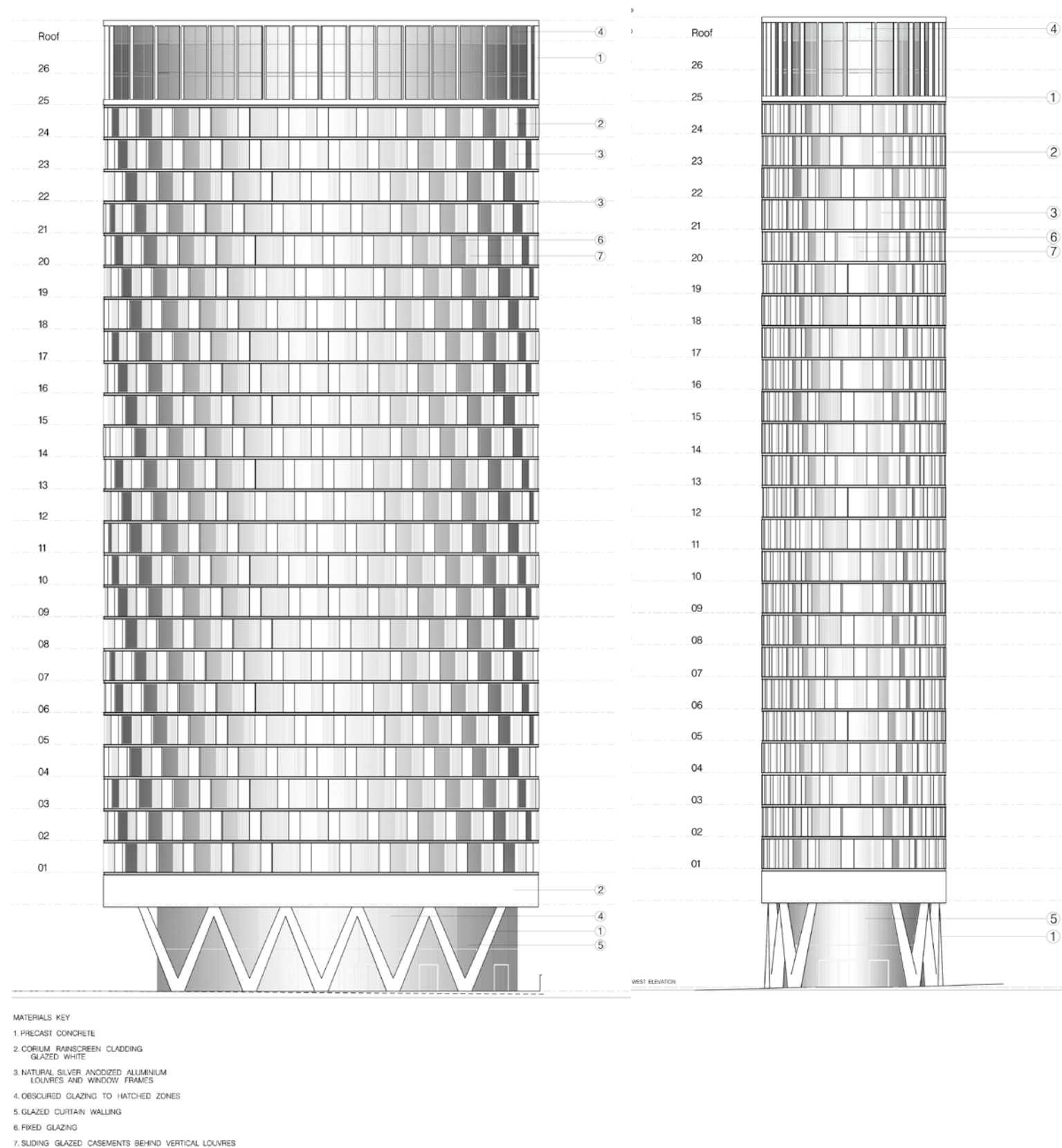
The scheme uses a range of apartment sizes in order to provide a greater variety and appeal.

The roof plan has been designed to ensure that only low level plant is located at roof level below the parapet height.



NB. No plant equipment to exceed a height of that of the top of parapet height

Roof plan



Proposed Elevations

3.7

The v-columns at ground floor level and the corona design both harmonise materially through the use of precast concrete. The design of the ground floor is a light touch due to the cantilever and inset glazing.

The spiralling pattern of the elevation continually animates and changes the viewers perspective of the tower. A minimal coordinating palette of materials has been selected to create an elegant facade with depth and longevity in mind. The facade expresses a sheen that will enhance the appearance of the building within its environment.

Due attention has been given to the fact that the proposed tower needs to be designed in accordance with a marine environment. All facade materials have been researched to ensure their specification will be compatible in this regard. Silver anodised aluminium is proposed for the window frames and horizontal profiles expressed in the elevation. The brick slip cladding has been confirmed as being tested and passed CWCT tests (Centre for Cladding and Window Technology) to support the basis that the material will be suitable. The manufacturers of the cladding product specify part of the BRE to use stainless steel rails instead of the HPS200 if the building is classed as in a marine environment which is usually within 2km of the sea, where there is sea spray or mist. But it can be different depending on the area. The Parex Historic KL Mortar is also suitable for marine areas.

There is less than 1% water absorption through the system.

Tests and inspection of test data have been carried out to determine the properties and performance of Corium for:

- resistance to wind loading
- resistance to deformation
- performance in relation to fire
- resistance to wind driven rain
- resistance to impacts
- resistance to cyclic freezing and thawing
- resistance to thermal and moisture cycling
- durability.