Southgate #2
TheUniversityofHuddersfield

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Design and
Access Statement

2023.00229.000

Calderdale and Huddersfield NHS
Foundation Trust

November
2023

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P01	Draft	05 October 2023	EB	JE	
P02	Planning	30 October 2023	EB	JE	
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Project team

Client and Developer	University of Huddersfield
Architect	AHR Architects
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Fire Engineer	Tenos
Acoustic Consultant	CPW
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WELL Consultant	CCC

Contents

1.0

Introduction

1.1 Introduction

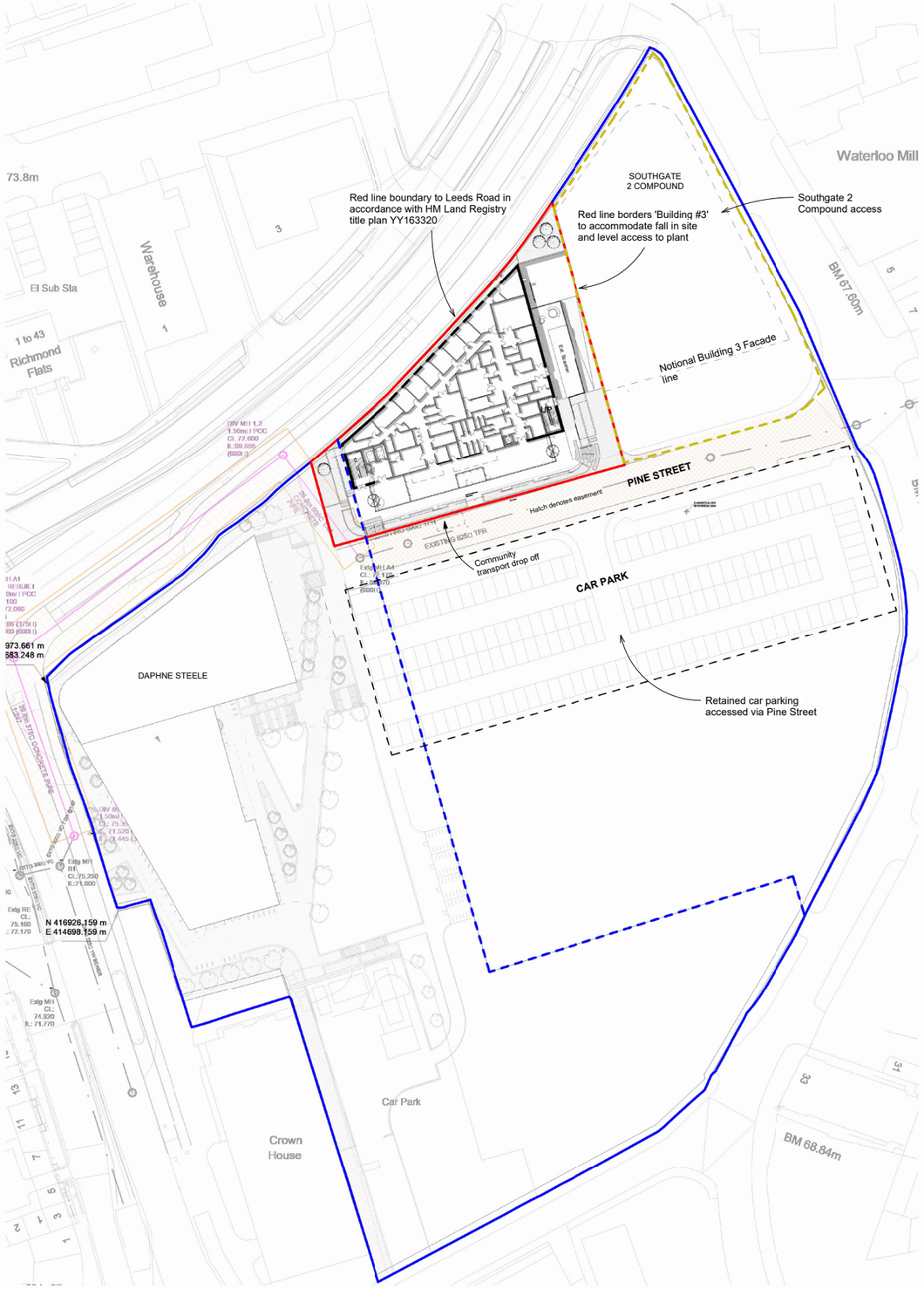
This Design Statement forms part of a planning application for a new high quality building for Huddersfield University and Calderdale and Huddersfield NHS Trust on the Southgate Masterplan to the east of Huddersfield town centre. The site is bounded by Leeds Road to the North, Daphne Steele Building to the West, Pine Street to the south and the rest of the Southgate masterplan to the East.

The Building 2 will provide around 6,800m2 of accommodation over 5 storeys with a plant level below this. The ground floor of the building will be occupied by Calderdale and Huddersfield NHS Trust, the first and second floor by Department of Allied Health Professions, Sport and Exercise, the third floor is currently fallow of use and the fourth floor by The Innovation Centre, an enterprise by the University of Huddersfield that let out laboratories and offices for start-ups and collaborative projects and partnerships.

View from above

Contextual Analysis

2.0



Site Location Plan
1 : 500

2.1 Site Ownership

The site is owned by the University of Huddersfield. The University also own a significant part of surrounding land which forms the Southgate masterplan. They also own significant portions of land to the south of the town which forms the main university campus.

2.2 Site Location

The site is located to the east of Huddersfield Centre on the Western side of the Southgate masterplan and bounded by Southgate to the West and Leeds Road to the North.

The site forms a key part of the Huddersfield Blueprint, a 10 year vision to transform the town to create a thriving, modern-day town centre with 5 key objectives:

- A vibrant culture, art, leisure and nightlife offer
- Thriving business
- A great place to live
- Improved access, and
- Enhanced public spaces

Good transport links with by train, bus, and car will mean the Southgate site is very accessible to the town and wider region.

There are also planned infrastructure works to Southgate in the near future which mean the future proposals for the site must integrate positively with the provision of a landmark modern building.

Other key factors that are discussed in detail in the following statements include-

- Huddersfield Blueprint
- Connection between Town Centre and Southgate
- Huddersfield Station –improvement works
- Access to Ring Road

2.0

2.3 Statutory and Planning Designations

Adopted in February 2019 the Kirklees Local Plan is the statutory development plan encompassing Huddersfield and sets out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go.

The Local Plan sets out ten Strategic Objectives that summarise the measures needed to deliver the vision those that have most relevance for the planned Faculty of Human and Health Science and the Southgate site, include:

- Objective 1: Support the growth and diversification of the economy, to increase skill levels and employment opportunities including the provision of a high-quality communication infrastructure.
- Objective 2: Strengthen the role of town centres, particularly Huddersfield, Dewsbury and Batley, to support their vitality and viability.
- Objective 3: Improve transport links within and between Kirklees towns and with neighbouring towns and cities, giving priority to public transport, and to cycling and walking, providing an efficient highway network which supports the district's economy.
- Objective 5: Tackle inequality and give all residents the opportunity of a healthy lifestyle, free from crime and to achieve their potential in work and education.
- Objective 6: Protect and improve green infrastructure to support health and well-being, giving residents access to good quality open spaces, sport and recreation opportunities, and to support habitats, allowing wildlife to flourish.
- Objective 7: Promote development that helps to reduce and mitigate climate change, and development which is adapted so that the potential impact from climate change is reduced and to help the transition towards a low carbon economy.

Importantly the Southgate site is allocated in the Kirklees Local Plan as and appropriate 'Mixed Use' site and specifically allocated MXS2: Land East of Southgate, Huddersfield. As such redevelopment as part of the university would be wholly consistent with the strategic objectives of this land allocation policy so long as redevelopment meets wider strategy objectives set out by the Local Plan.

2.4 Planning Context

Southgate Masterplan

The Southgate site has been identified as a large development site for the university with the Health and Wellbeing Academy being the landmark building within the masterplan.

The Southgate site is located on the eastern edge of Huddersfield town centre, within the metropolitan borough of Kirklees in West Yorkshire. The site sits on the busy intersection between Leeds Road and the Southgate section of the A62.

The site is significant in size, approximately 2.67 hectares. Formerly occupied by two high-rise residential blocks, a sports centre, commercial centre and car park, the site is now owned by the University of Huddersfield and is planned for mixed use development.

Southgate Masterplan

2.0

2.5 Listed Building and Conservation Areas

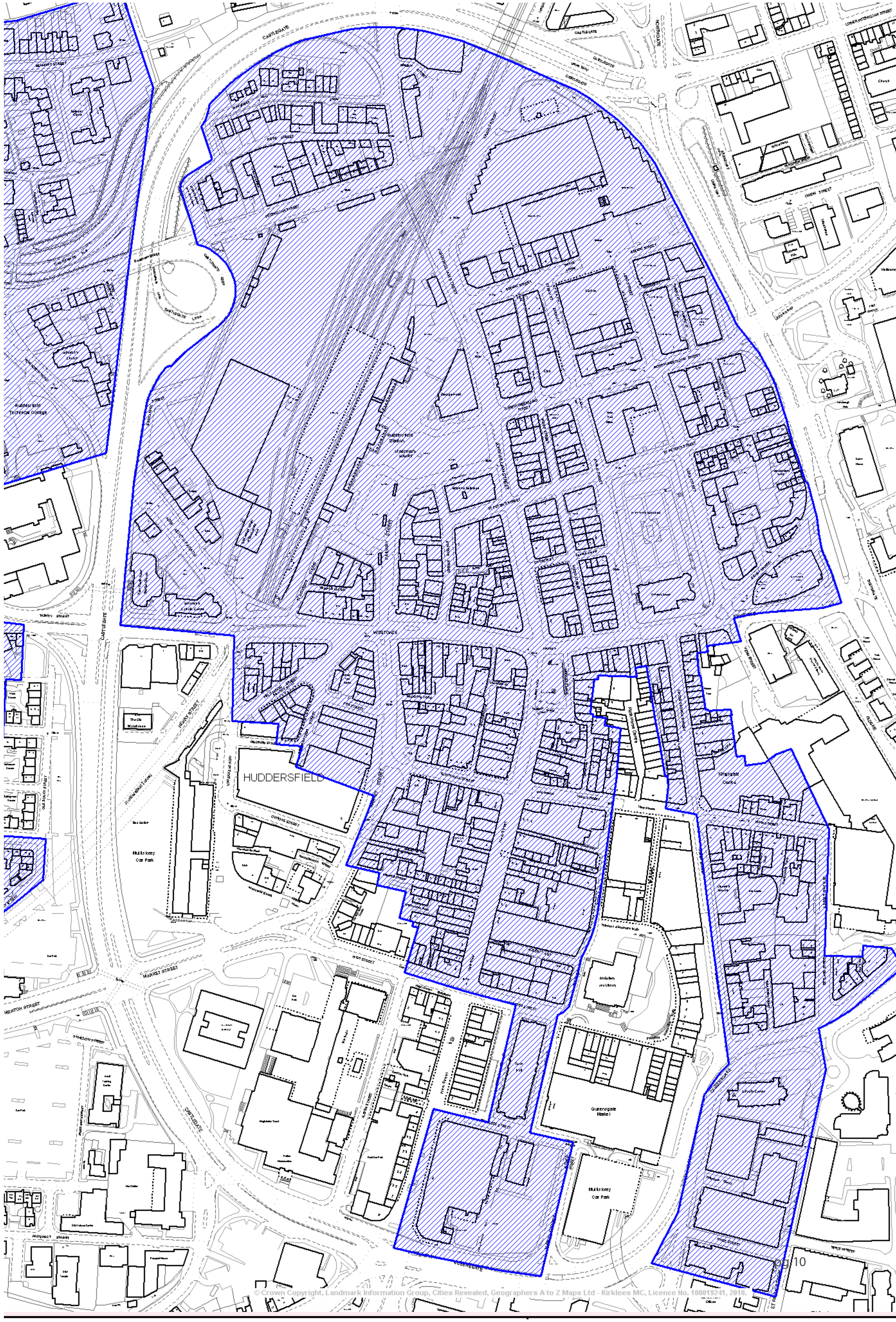
Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2010). The buildings identified in Table 1 are relevant with respect to the proposed development:

Listed Building:	Grade:
Chimney at SE 14942 16846	II
John L Brierleys Mill	II
14 and 16 Northumberland Street	II
Friendly and Trades Club	II
Wholesale Market for Fruits and Vegetables	II
The George Hotel	II
Huddersfield Train Station	I
Britannia Buildings	II*
Parish Church of St Peter	II*
Four Telephone Kiosks outside Head Post Office	II
8 Northumberland Street	II
1 and 3 Northumberland Street	II
The Vulcan Public House	II
Kirkgate Tenaments	II
Kirkgate Buildings	II
Lion Buildings	II
Revenue Chambers	II
Somerset Buildings	II
Kirklees District Department of Social Services	II
3 Southgate	II
5 Southgate	II
7 Southgate	II
11 Southgate	II
36 Peters Street	II
28 Peters Street	II
26 Peters Street	II
14 Peters Street	II
12 St Peters Street	II
10 St Peters Street	II
21 Lord Street	II
19 Lord Street	II
17 Lord Street	II
7 and 9 Beast Market	II
Boy and Barrel Inn	II
37-41 Kirkgate	II
33 and 35 Kirkgate	II
6, Beastmarket II	

There are 217 listed buildings within the town centre of Huddersfield. The buildings listed above sit within proximity to the Health and Wellbeing Academy site.

Conservation Areas

Conservation areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. The application site is located just outside the eastern boundary of the Huddersfield Conservation Area, so the site does not sit directly within a conservation area.



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2.5.1 Heritage Assessment

This statement has been prepared as part of application for reserved matters for a new development, Building 2 in the Southgate masterplan site, as part of the university of Huddersfield.

The building is part of the wider National Health and Innovation Campus which will bring health expertise together from the public and private sectors and combine industrial and educational partners in a significant town centre development.

The proposed application site is adjacent to the Town Centre Conservation Area and also within close proximity to wider heritage assets within Huddersfield.

Whilst the development site does not contain any of these assets and is not located within a conservation area, its location will contribute to the setting of heritage assets and therefore this has been considered in the scale, massing and materiality of the building.

The site itself has an interesting developmental history and was generally developed during the late 19th Century and was formed of mainly residential accommodation on a terrace street pattern with some industry integrated.

Old Leeds Road was one of the main arteries into the town centre from the north and east although this was superseded with the development of the ring road in 1966.

Chapter 16, Paragraph 194 of The National Planning Policy Framework [NPPF] requires that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

This statement has been prepared to satisfy this requirement by identifying the relevant heritage assets, their significance and the impact that the development may have on their setting.

The heritage assets of Huddersfield are significant and characterise its key development during the 19th century as a mill town. Whilst these were originally much more widespread across the town centre, the development of the ring road in 1966 led to the loss of many assets and others being seperated from their town centre setting.

There are no heritage assets within either the site itself or the wider masterplan site and the majority of the assets are to the west of the building, separated by the ring road, see list of listed buildings noted in previous page.

2.5.2 Historic Development of the Site

Conservation Area

Conservation areas are zones of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

There are 60 conservation areas identified in Kirklees. The largest and most significant in relation to this application is Huddersfield Town Centre although no appraisal has been carried out.
Even without a formal appraisal, the setting out a mill town with outstanding vernacular character will be a string contributing factor to the designation.

The proposed development site will be experienced as being somewhat detached from the conservation area due to the nature of the ring road although views out of the conservation area will certainly have some contribution from the new development.

Whilst the scale and massing of the new building at 6 storeys (ground floor and 5 storey above) tall is generally larger than the conservation area, it is significantly smaller than the adjacent 11 storey Crown House building and Harold Wilson Tower block, and lower than Daphne Steele building. Some views of Brierley Mill will be impeded by the new development but it should be noted that until recently, two residential towers and a leisure centre occupied the site so these views have only recently been established through demolition.

The conservation is certainly not going to be harmed by the proposed development.

2.6 Historical Context

The Southgate site is rich in the history of the town of Huddersfield which must be considered sensitively in any new proposals to create a new chapter of life of the town.

1854

By 1854, the nearby railway station had been competed on Northumberland Street but development within the Southgate site was limited to some residential use to the west and industrial buildings relating to the canal on the east. The centre of the site remained largely undeveloped.

1894

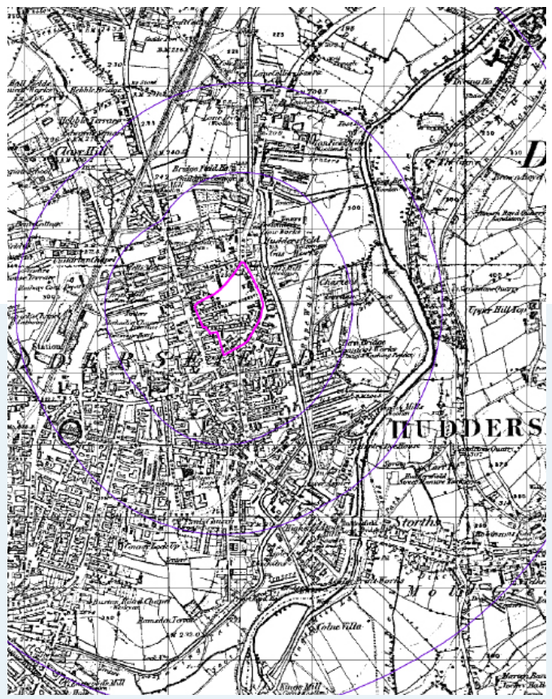
By 1894, there is significantly more development across the Southgate site. Northumberland Street has been extended through the site and buildings now cover the majority of the site.

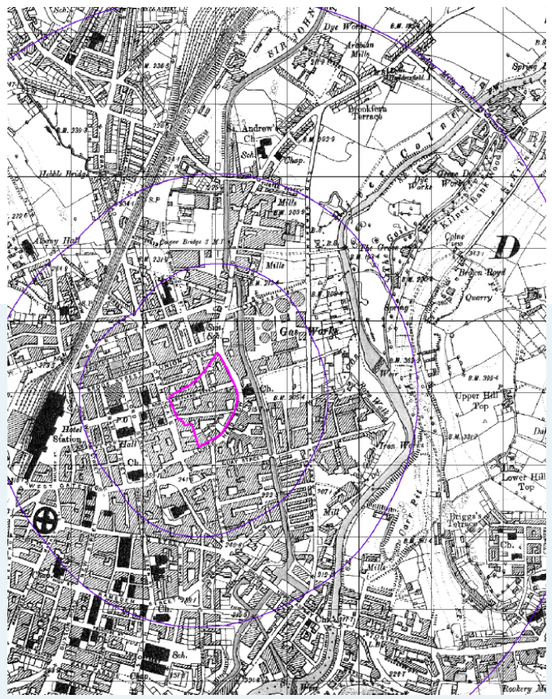
1908

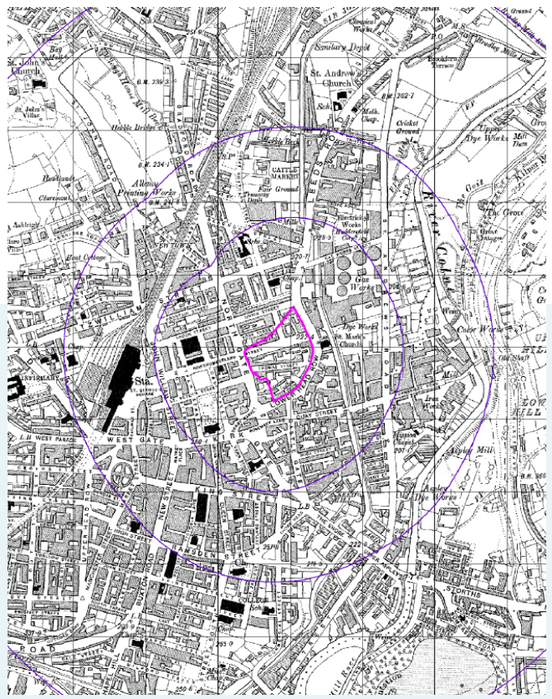
There are no significant changes to the site since 1894. Northumberland Street and Thomas Street continue to the main roads passing through the site, both from west to east.

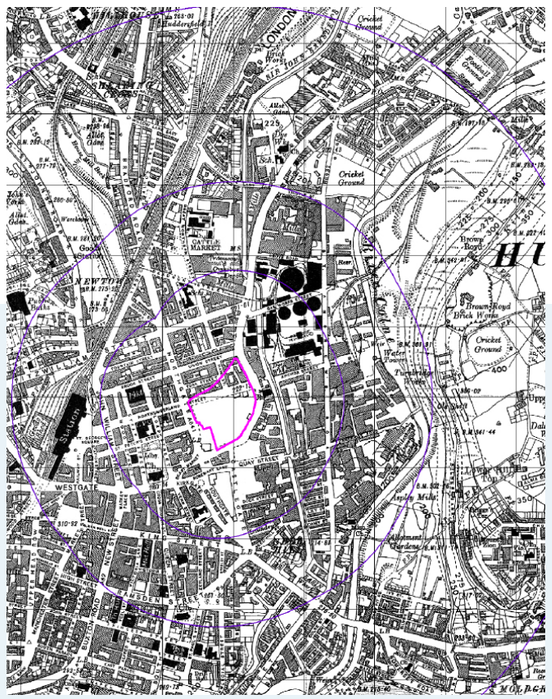
1938

A significant to the site takes place by 1938. All of the development to the south of the masterplan site has been demolished and remain a vacant plot. Northgate still runs to the west of the site although this is still a main road running north to south in the town









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1966

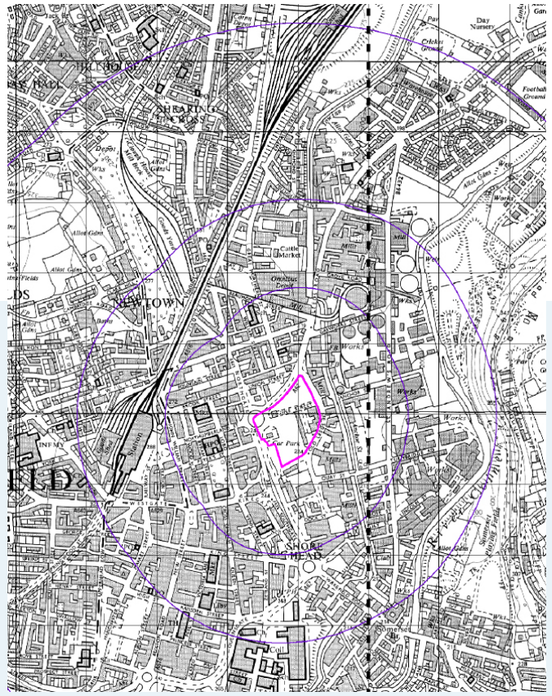
There is very little development on or around the site during and after the war. By 1966, the north of the site has been cleared and industrial premises have been constructed to the south east, close to the canal.

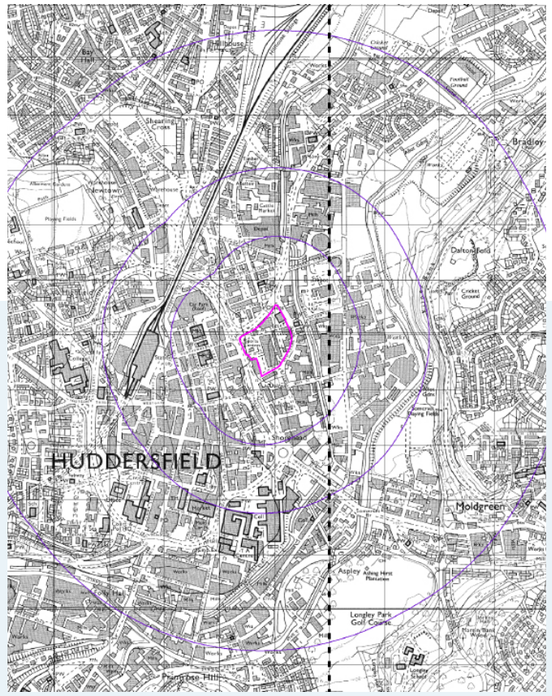
1976

There is more major development in the next 10 years as the leisure centre is constructed in the centre of the site and two medium rise residential towers are constructed to the north west, on the same footprint as the Human and Health Science building.

1987

By 1987, the Crown House building just outside of the masterplan has been constructed along with a number of smaller buildings along the northern boundary. These include a number of council buildings.





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2.7 Urban Structure and Grain

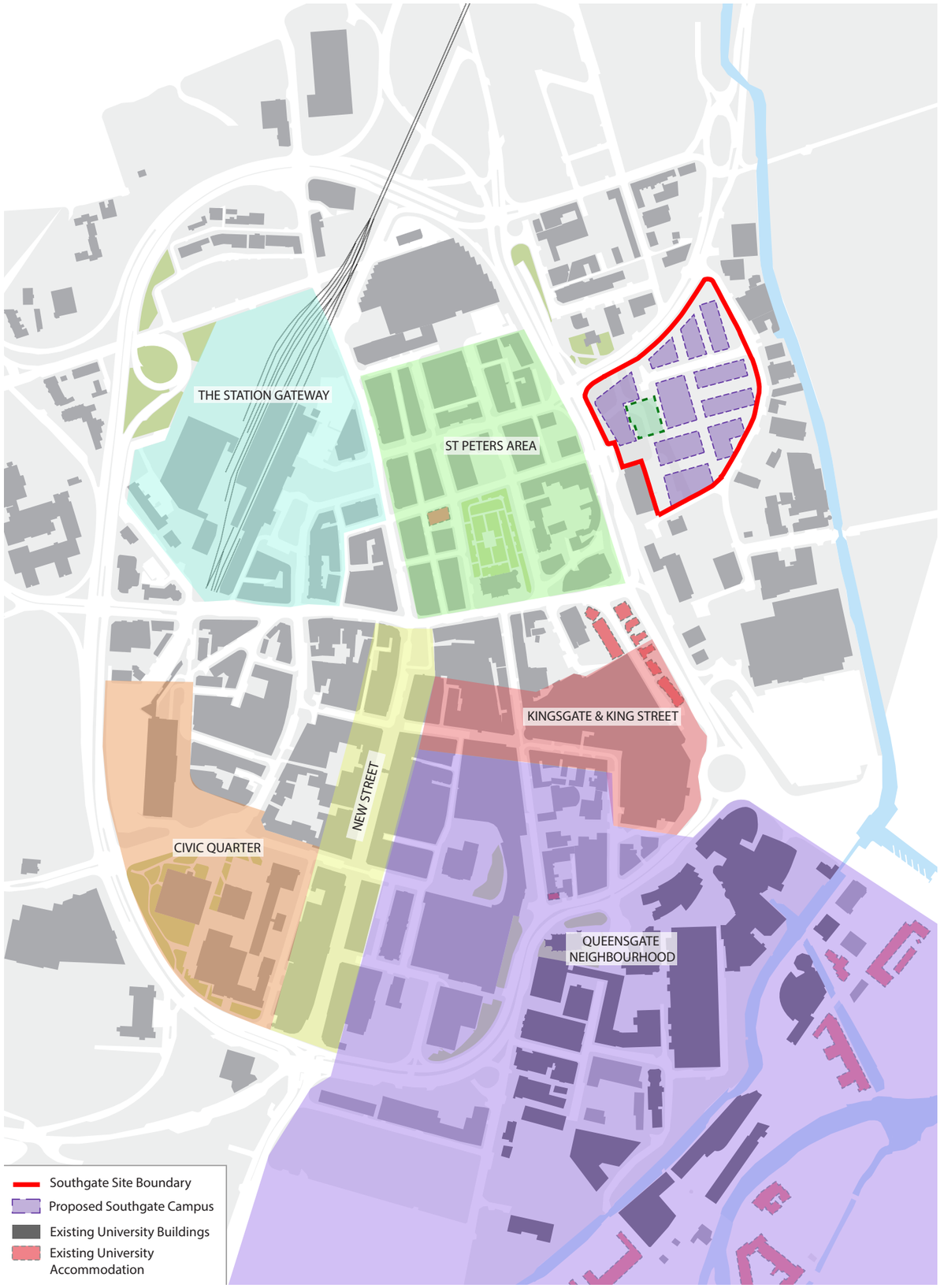
The street structure around the site is dominated by the ring road to the West with the town centre beyond. Southgate to the West is a two way ring road and links into all of the main artery routes into the town and out towards Leeds/Bradford, Halifax and the M62.

To the east of the Southgate site and some distance from the Health and Wellbeing Academy is the Huddersfield canal. This runs to the east of the town then loops around the south. It is also a potential link to the main university campus.

Existing buildings outside of the site generally date back to the 19th century, particularly in the town centre. To the west, the mechanics institute was completed in 1861, the original Royal Mail building was completed in 1914. The Huddersfield Open Market building was completed in 1880. Moving along Northumberland Street is St Georges Square and the train station.

The material palette in the area can vary quite considerably with local sandstone dominating the early buildings and a variety of materials being introduced to later buildings including brick, then later, materials such as metal cladding outside of the town centre core and outside of the ring road.

The distinctive façade of the Health and Wellbeing Academy building is located at the junction of Leeds Road and Southgate and will be the main gateway into the Southgate site. The height of the building has been determined by a combination of ensuring that the building dominates the views down Northumberland Street from St Georges Square and also takes into account the scale of Crown House to the South. The general massing of the masterplan steps up from 4 storeys along the western boundary to 6 storeys on the north west corner of the site.



Focus areas

Crown House

Harold Wilson Court

St Georges Square and Huddersfield Railway Station

Post Office

2.8 Scale and Character

The scale of the buildings in the surrounding area is quite varied and the difference in building heights is also emphasised by some fairly significant level changes as the town rises away from the river basin at the east of the town centre towards the station then beyond to the M62 in the west. Bounding the Southgate site buildings range from 10 storey Crown House building to the South, 11 storey residential facilities to the north and 2-4 storeys to the opposite side of Southgate to the west. There is no immediate building to the east of the Health and Wellbeing Academy although the proposed masterplan development will have buildings ranging from 4-6 storeys.

The character of the buildings in the area varies. There is a greater concentration of stone buildings in the city centre where a more classic sandstone vernacular dominates. This is less the case outside of the town centre with more brick built or metal clad buildings.

The Victorian architecture of the area is quite notable with areas such as the nearby St Georges Square of a high quality and supported by many Victorian institutional buildings.

Also quite unique to this area of Huddersfield and certainly part of the character is the railway station which acts as an anchor in the town centre. The track is elevated above street level to the north of the of the station and is highly visible from many parts of the town

The character of the actual site for the Health and Wellbeing Academy has changed quite considerably over the years being predominantly residential from the late 19th century until the war. After the war, the site was cleared and the leisure centre and residential blocks were constructed which had little reference to the historical character of the site.

2.0

2.9 Appearance

The strong and varied historical background to Huddersfield means that there are a number of materials considered common in the town. Whilst many of the civic buildings such as the Post Office, Station, St Peters Church and St George Hotel use a local Sandstone as their primary material, many of the buildings and surrounding houses close to the site use a vernacular brick. The nearby university uses a mix of both stone, brick and metal clad buildings with many more recent ones using contemporary detailing of these materials.

This suggests there is a fairly varied material palette in the town although sandstone is considered a dominant material.

Huddersfield Station – completed between 1846-50, the station was designed by JP Pritchett and sits on the original Manchester to Leeds line which now extends to the east and west coasts

George Hotel – Opened in 1851, the hotel was developed to support the requirements of the adjacent railway station and was famously the venue where the Northern Rugby Football Union was established in 1895. The 60 bedroom hotel is currently undergoing a significant refurbishment and is currently closed

The Mechanics Institution – with construction commenced in 1859, the institute is well proportioned sandstone building dominated by 3 blind arches to its frontage. More recently, it has been redeveloped into 21 loft apartments

Post Office – In the early 20th century, the new Post Office was opened. Designed by post office architect, Charles P Wilkinson, the building is now listed. It also has an addition to the rear made in 1968 to accommodate mechanised sorting equipment

Open Market – opened in 1888, the listed market hall is constructed from cast iron and glass with a colourful treatment to the external metal dominating the street along with its intricate detailing.

St Peters Church – Constructed in 1836, the site has had a church located here since 1073. J P Pritchett was the architect for the current church which uses local sandstone. Further updates were made in the 19th century by acclaimed architect of the time William Butterfield. Further additions have been added more recently.

Oastler Building – completed in 2017, this confident building is located on a prominent gateway to the university campus and combines local sandstone with glazing then wrapped in brise soleil.

Barbara Hepworth Building – in 2019, the university completed its latest major new building for the School of Art Design and Architecture. This has established a new standard for quality of architecture in the town and has secured numerous awards for it design.

Daphne Steele Building (currently under construction) the university are developing the first site of the masterplan for a Health and Wellbeing Academy building will provide around 10,000m2 of accommodation over 4-7 storeys with a plant level above this. The School of Health + Human Sciences is due to occupy the building.

Huddersfield Station

George Hotel

2.0

The Mechanics Institution

Open Market

Daphne Steele

Post Office

St Peters Church

Oastler Building

2.0

2.10 Existing Landscape and Public Realm

There is little of relevance in the existing landscape and public realm as the Southgate site has been cleared as a development site with very little remaining, there are also plans to remodel the junction of Leeds Road and Southgate with works due to commence in late 2021.

There is however the Huddersfield Blueprint to consider which has established a strategy to improve the public realm over the next 10 years.

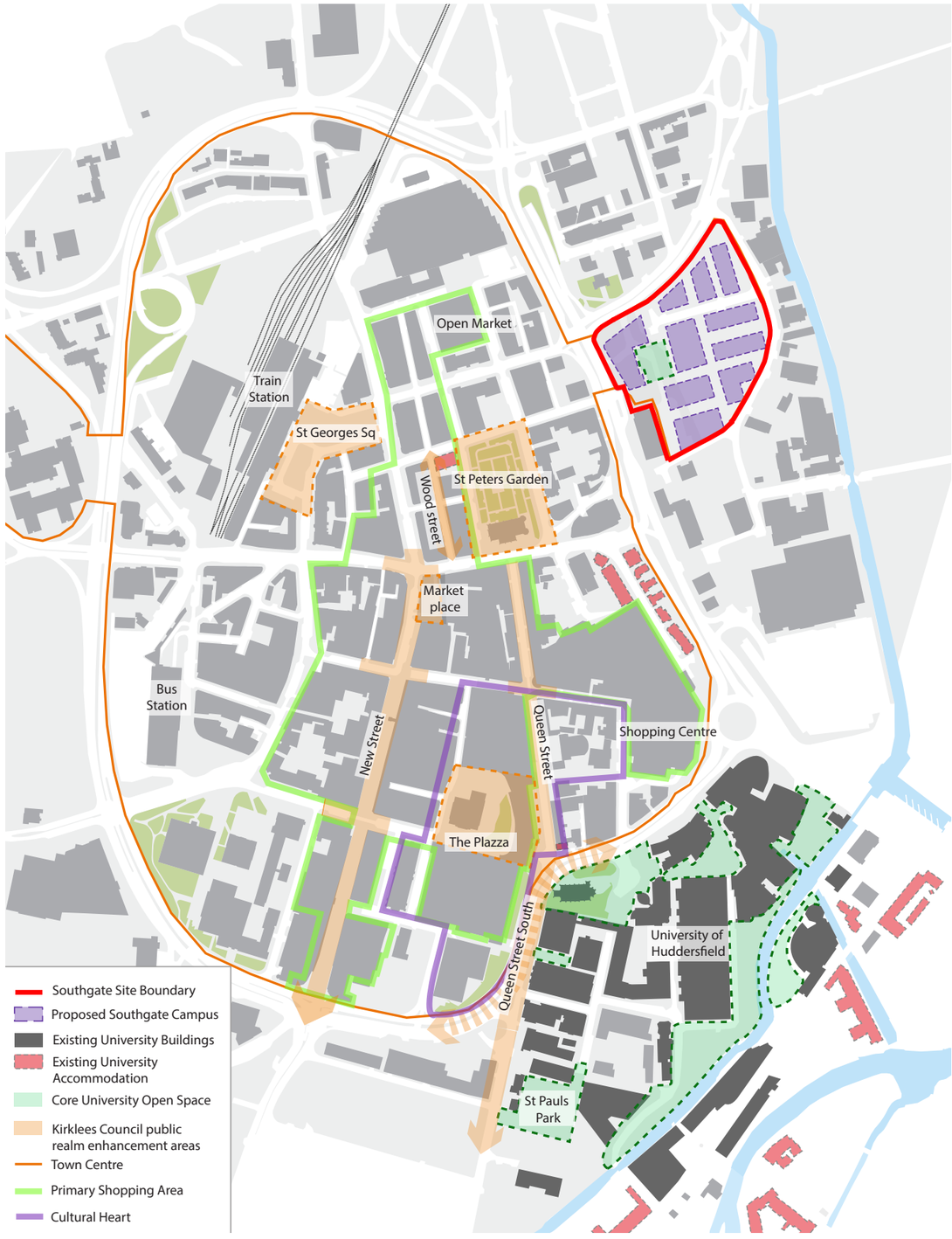
The Southgate site rises sharply from east to west by over 6m and the masterplan looks to take advantage of these level changes. Accessible routes have also been provided but these meander rather than taking the direct access due to the nature of level changes required.

There are a limited number of nearby green spaces to consider in the development of the Health and Wellbeing Academy site including the public gardens at St Peters Church. St Georges Square is also located to the West but this is predominantly hard landscape.

A new landscape strategy to the university has also seen a more coherent landscape created around the university campus. It is the intention that Southgate will adopt a similar strategy and be considered part of the university campus in its external treatments.

Current Site Condition

Current Site Condition



Public Realm Strategy

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2.11 Transport and Movement

The site is located on the junction just outside the ring road and Leeds Road with excellent transport links to other parts of the town, the north west region and the wider UK.

2.11.1 Pedestrian Movement

The predominant pedestrian route to the site will be from the west along St Peters Street or Northumberland Street from the town centre. It is anticipated that the majority of pedestrian traffic arriving on the site will come from the west.

There are also a significant number of bus stops along Southgate and Leeds Road and pedestrians will also arrive onto the site from the south from the main university campus.

2.11.2 Vehicular Movement

Southgate and Leeds Road are both busy roads in the town. Both are multi lane bi-directional roads.

Access into the building from parking and servicing will be gained from the south and east. The existing surface car park to Pine Street is to be retained in the short term although this will eventually be replaced with a multi storey car park.

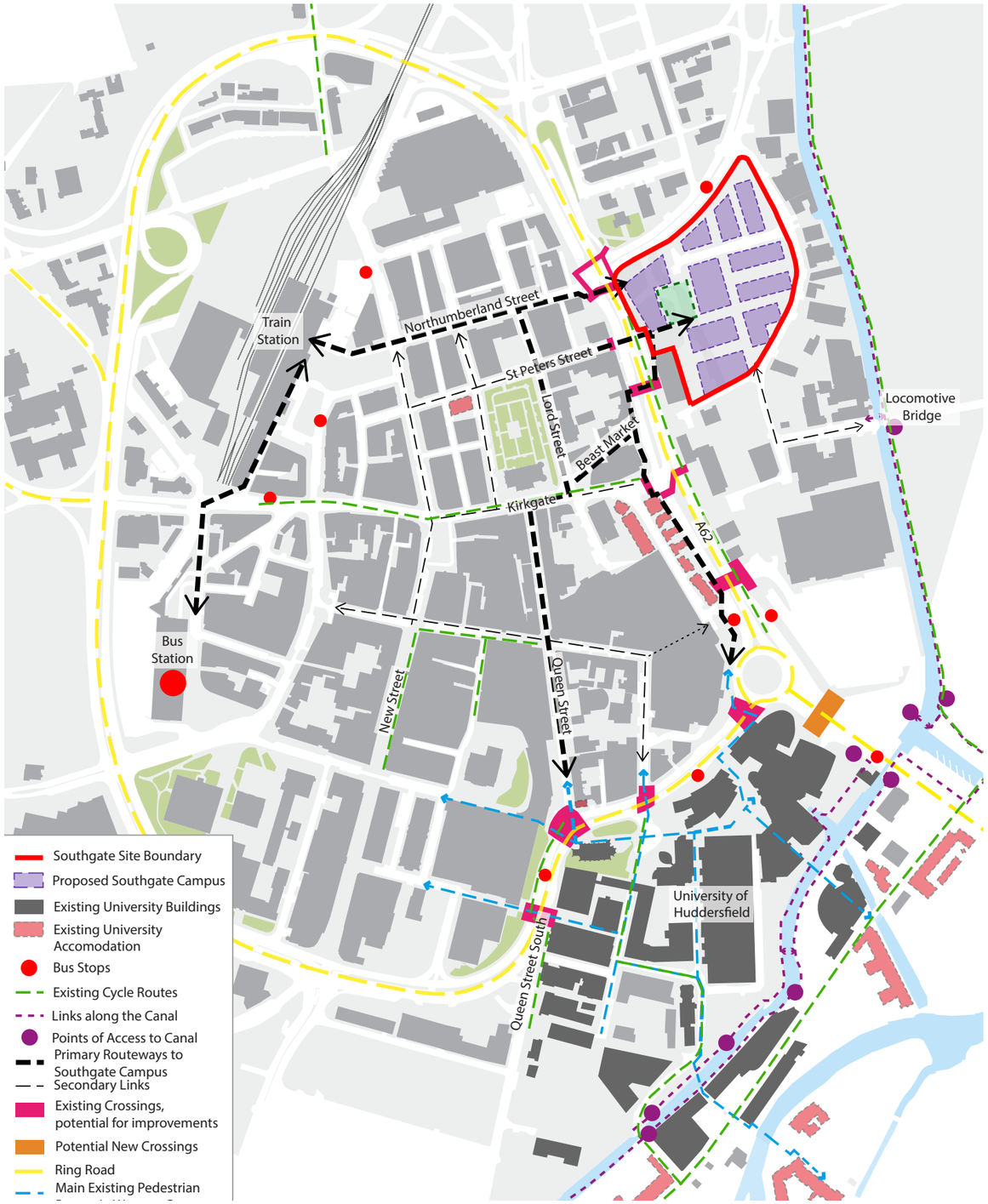
Servicing will be carried out from the south of the building from Pine Street and a service yard to the east. This service yard is accessed from Pine Street and could also serve plot 3. A parking space for a community transport, managed by the Trust, will be located adjacent to the entrance.

2.11.3 Public Transport

Huddersfield Station will be the main railway station serving the building. This is located just a few hundred metres away to the west.

The site is only 100 yards from Leeds Road Great Northern St bus stops and 350 yards from Southgate bus stops.

The diagram to the left indicates the wider public transport network in the city.



Connectivity Diagram

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2.12 Site Analysis

The Southgate site is located to the east of Huddersfield town centre on one of the key gateway sites into the town.

Pedestrians – The Southgate masterplan has been developed specifically to improve permeability of the site for pedestrians. Since the houses were demolished after the war, the site was developed as a municipal leisure centre with other council buildings and two tower blocks, limiting pedestrian movement across the site.

Views - The topography of Huddersfield means that there are a significant number of views both into and out of the proposed site. The site has an extremely prominent corner to Leeds Road and Southgate and will a focus of views from the train station and ring road.

Views of Landmarks – There a number of Huddersfield landmarks which will be seen from the building including the St Peters Church, the sports stadium, Castle Hill, the mechanics institute and the main university campus.

Noise – There are a number of roads immediately adjacent to the site including Southgate to the west and Leeds road to the north. Further to the east id Leeds Old Road.

Roads – There are a number of roads immediately adjacent to the site including Pine Street to the west and Smithdown Lane to the south. Mount Vernon Road is one block to the north and Low Hill beyond that. Further to the west is Brownlow Hill which connects the site to the city centre.

Parking – Temporary Site wide parking has been provided in a surface car park to the east, accessed from Pine Street. There is a future Transport Hub planned for the masterplan.

Surrounding Uses – There are a variety of surrounding land uses including residential to the north and commercial development to the south although this is vacant. Land uses beyond this include industrial to the east and retail to the west.

Masterplan Phasing – The Southgate masterplan is programmed to be delivered in a number phases. The Health and Wellbeing Academy will be the first phase although it is anticipated that further developments will commence quite soon due to the expanding nature of a number of course at the university.

Levels – The level changes across the Southgate masterplan are a challenge with a 6m drop from west to east. Within the Building 2 site there is a 2,5m level change between the west and east of the building.

Traffic – In general, the building is to be located in traffic free zone on the Southgate site. However, Southgate to the west will remain a main route in the town along with Leeds Road to the north.

Access onto Site – Access onto the site is generally good with a good link from local bus and train routes.

Site Analysis Diagram

2.13 Opportunities

2.13.1 Links

Distance from Huddersfield Train Station	0.3 mile
Distance from Huddersfield Bus Station	0.5 mile
Distance from Leeds Rd Great Northern St bus stop	200 yards
Distance from Southgate bus stop	350 yards
Distance from University	0.4 mile

2.13.2 Key Approaches

The site has a series of key approaches where the building is framed and enhanced by it's immediate surroundings. The design of the building has been considered from a variety of approaches.

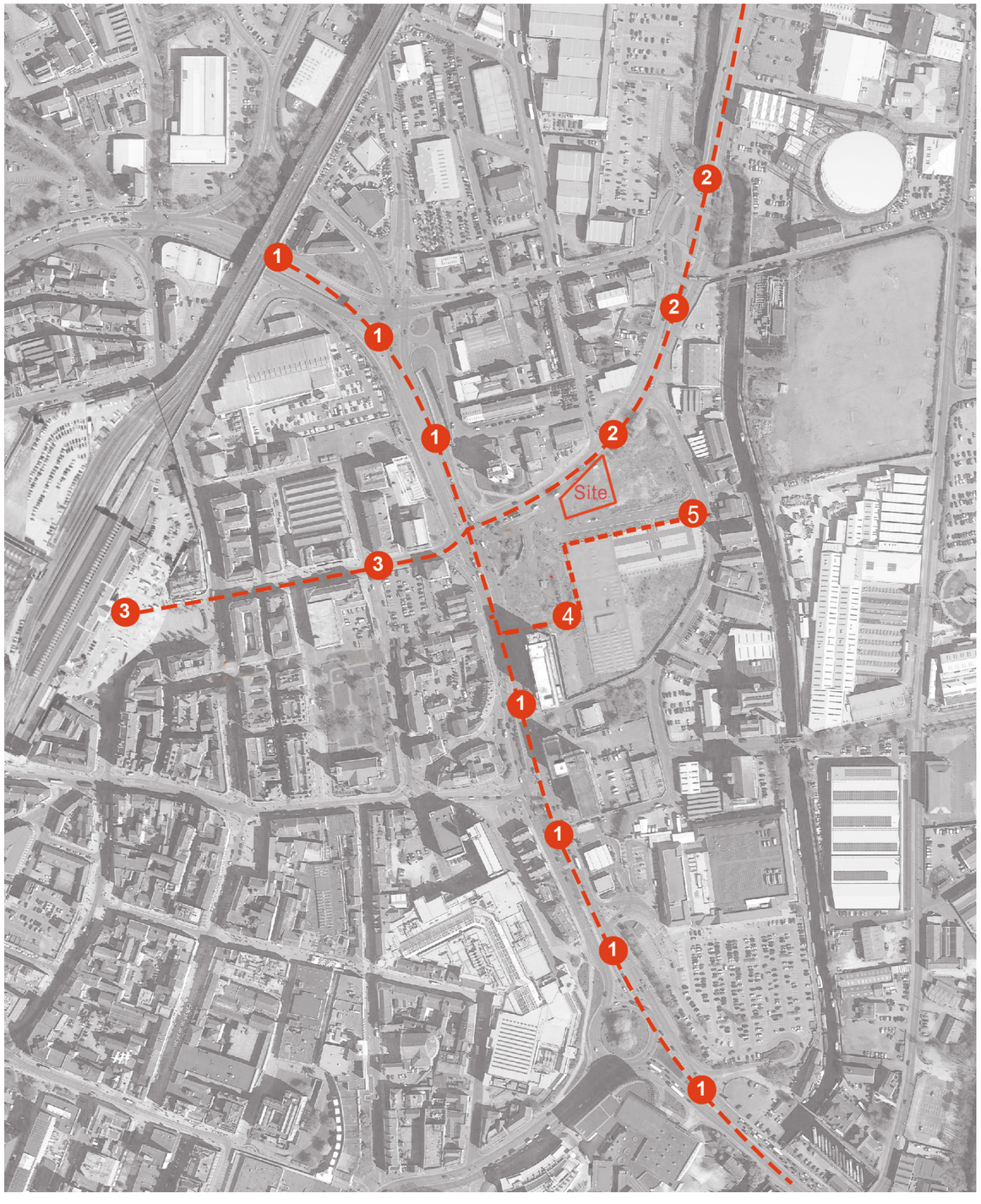
1. Southgate – This is the main approach along the town's ring road. The site sits behind Daphne Steele building that includes a pedestrian link though it to connect Southgate to Pine Street and the public realm of the masterplan, just in front of Building 2.

2. Leeds Road – The approach along Leeds Road gives views of the north elevation of the building. The height of Daphne Steele at the junction of Leeds Road and Southgate creates a landmark at this point. There is a pedestrian link connection between Leeds Road and the public realm in front of the building and adjacent to the university entrance into the building.

3. Northumberland Street – The approach from Northumberland Street reaches back to the entrance to Huddersfield Train Station and St George's Square, a prominent arrival space in the town. From this approach, the building stands partially obscured by Daphne Steele building as a landmark and gateway to the Southgate masterplan.

4. Southgate Masterplan approach – The arrival to the building for pedestrians coming from the Queensgate campus will be through the public realm created at the back of Daphne Steele building. The space is currently built and will be completed alongside Daphne Steele in 2024. The university facilities entrance in the building are directly facing this route in the southwest corner of the building.

5. Pine Street – Arrival from Pine street would be less frequent, likely for private vehicle users in the current temporary car park arrangement. Pine Street is an unadopted street that will be made pedestrian prioritised space.



Key approaches to site

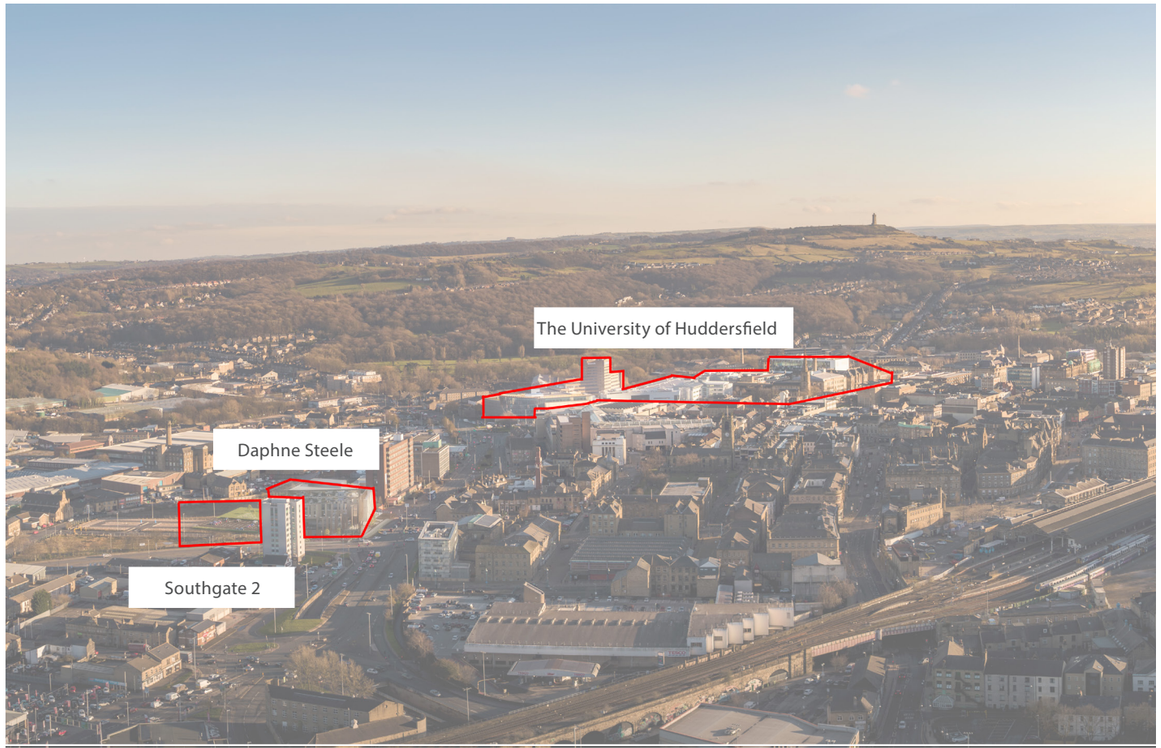
Daphne Steele view from the quad

Southgate Masterplan

2.13.3 Public Spaces

A large public space will sit to the west of Southgate 2 will which then become a transition space into the wider masterplan. The Quad is an open square with areas for students and staff to enjoy. The space deals with the challenging 4m level change from west to east, external steps and ramps will accommodate pedestrian access and raised planters enhance the change in levels.

The upper plateaux along the edge of Daphne Steele is a space for cafe overflow and sits at ground level for ease of access, and reflects where most pedestrian traffic is anticipated.



2.13.4 Landmarks and Gateways

Daphne Steele building acts as a gateway into the masterplan taking advantage of the prominent location in the corner at the junction of Leeds Road and Southgate.

Building 2 will sit next to the masterplan's landmark, Daphne Steele Building, al will benefit of the currently being build landscaping. The facilities at Daphne Steele will also give support to the users of Building 2, apart from some users studying and working in both buildings.

View east towards Broad Canal

View north towards Leeds Road

View south towards University campus

View west towards the town centre

2.13.5 Aspect

The building has 4 main aspects.

South - Immediately to the south of the building it is the temporary surface car park. There is a provision in the masterplan for the cap park being replaced by a sustainable travel hub in another plot and developing it with a building.

East - To the east of the building the site runs down to the Broad Street canal. The rest of the land (site 3) is currently disused, but will become the Southgate Masterplan which includes some public realm adjacent to Pine Street. Beyond this, existing mill buildings stand along the canal, and light industrial sheds which are still occupied are littered within this area.

North - Immediately to the north of the building are low level industrial sheds as well as the residential tower of Harold Wilson Court. Beyond this the gas works sits as a the highest point to connect back to the building.

West – To the west sits Daphne Steele building which acts as a gateway into the masterplan taking advantage of the prominent location in the corner at the junction of Leeds Road and Southgate.

3.0

Design Proposals

3.0

3.1 Brief Requirements

The brief of the building comprises significantly different functions with their associated requirements within a single building; yet those uses will be related to human science. Those uses an functions relate to education, research diagnostics, product development, etc.

Community Diagnostic Centre
Level 0 will be occupied by the Community Diagnostic Centre facility to be operated by Calderdale and Huddersfield NHS Foundation Trust. This has been developed in line with the briefed areas and combines a number of specialist spaces which more traditional consulting rooms, placing facilities right in the heart of the community they serve.

Some of the main spaces and services of the CDC are:

- CT Scanner
- Xray
- Ultrasound
- Phlebotomy
- Lung Function
- Clinical Offices/ Consultation Rooms

Department of Allied Health Professions, Sport and Exercise
- School of Medical Imaging
Whilst the majority of specialist kit on this floor plate will be identical to the ground floor, the kit will not be functional in the same way and is used for training. Each specialist teaching space will have an associated observation room and control room for simulation and educational examinations.

- Some of the main spaces of the school are:
- CT Scanner (training)
- Xray (Training)
- Ultrasound (Training)
- Acute Ward (Training)
- Breakout
- Meeting Rooms
- Technician Space
- Large Classroom which has potential to be subdivided
- PACS Labs (PC rooms)

Department of Allied Health Professions, Sport and Exercise
- Clinical Skills in Dental Health
This part of the school will have both, teaching and training facilities for clinical skills in dental health and a community clinic for dentistry open to the public. The design team and University have undertaken a site visit to Teesside University Dental Hygiene facility to better understand an existing facility, some spaces have been based on discussions following the visit, using the facility as precedence.

Some of the main spaces of the school are:

- Dental Health Clinical Skills comprising of 22 individual cubicles and associated waiting and reception area
- Clean & Dirty store
- Technician space
- Changing area
- Phantom Head Labs
- Large Classroom

The Innovation Centre
This is an enterprise by the University of Huddersfield specialised in providing letable offices and laboratories for start-ups and companies related to human health sciences to set up collaborative projects and partnerships.

- Some of the main spaces of the Centre are:
- Makers space (lab for Innovation Centre staff)
- Meeting rooms
- Breakout and flexible members work area
- Event space
- Multi media space

3.2 Concept Design

The building will be a focal point where health professionals, students, academics and the community come together within the wider context of the National Health Innovation Campus.

This building captures the changing nature of applied education and learning in a university environment and the design also invites the community to use these significant facilities. The flexibility in the design will also mean that the building can continue to evolve to meet the changing needs of the faculty.

The team has blended sustainability, well-being and the patient experience as inspiration to develop a proposal which places the users of a building first. Whilst the interior focusses strongly on these users and their well-being, the exterior creates an architecture to compliment Daphne Steele and provide a backdrop for innovation in Huddersfield.

The Department of Allied Health Professions, Sport and Exercise is a complex multi-disciplinary unit, with a growing portfolio of Undergraduate and Postgraduate courses, research centres and institutes and a small but growing number of international students.

In developing a proposal, we have considered carefully the idea of Well-being in an academic setting, a health setting and the workplace and how this will manifest itself in a sustainable building which explicitly demonstrates the values of the University.

As the building is developed further, it will continue to use a strong evidence base to help inform decisions around design and organisation and promote new ways of thinking about a healthy and sustainable environment. This will include the integration of the WELL standard, now familiar to the University.

The building responds to the shape of the site whilst flexibility in the design of a simple orthogonal grid divides the space around a central atrium, ensuring that spaces can be organised and reconfigured to suit the evolving needs of all building users.

3.0

3.2.1 Key Drivers

Overall Provision

AHR has taken a pragmatic approach to developing an organisational strategy for the building which blends the aspirations of the wider National Health Innovation Campus with the specific requirements for Southgate Building #2 brief.

Working to the building footprint parameters of 1400m2 establishes a develop-able area of 1250m2 per floor. The brief requirement of 6250m2 over multiple storeys therefore does not require all of this area and the introduction of void spaces and atrium spaces is possible to bring natural light deeper into the building footprint and offers the ability to link some floor visually where this is desirable.

Flexibility and efficiency in the design is evident with a simple orthogonal grid dividing the space and ensuring that spaces can be organised and reconfigured to suit the evolving needs of all building users. On the upper floors, a number of facilities are designed to simulate the medical environments, and these will be used by a number of different subject areas. Similarly, space in the building will likely be occupied by external partners who will have specific requirement.

The overall net to gross of 84% is higher than a typical Higher Education Building but commensurate with a commercial development. Combined with a 4.20m floor to floor and 2.75m floor to ceiling, this would make the space attractive to external partners as works to BCO Grade A metrics.

Area Schedule	GIA m²	NIA m²
Lower Ground Floor	324	299
Ground Floor	1209	1120
First Floor	1312	1082
Second Floor	1256	1030
Third Floor	1235	1008
Fourth Floor	1235	1008
Fifth Floor (Roof)	254	151
Total	6828	5698

3.2.2 Design Development

One of the key masterplan aspirations is to consider human centred design. In this instance, this has been expressed by giving the building a public frontage so it is clear to see what the function is inside. This has been focussed to south of the building afford people the best views out to the rest of the masterplan.

Cores have been located to the east and the west which allow both a full floor plate to be assigned to an external partner or part of a floor with a north/south split. Stairs have been designed around typical occupancy metrics of a commercial type building with an escape strategy for 1 person per 6m2, the lifts allocated on the basis –of 1 person per 8m2. WCs are design for 1 person per 12m2.

Building Form

The building form has been derived a response to the shape of the site with the noise of busy roads to the north and a much quitter aspect to the south.

A combination of formal and informal spaces has been well considered in the design of the building. Whilst the briefed area schedule focusses heavily on the more formal learning and working spaces, it is often the informal spaces that bring life to a building and encourage people to stay for longer and engage in serendipitous collaboration. Ensuring an immediacy between these types of space is also essential. For example, ensuring there are informal learning break outs and shared desks for co-work located near the main atrium in close proximity to teaching and formal working spaces, students and workers are encouraged to use these spaces and engage with their peers. Having these close together also encourages more intense use of the spaces as you do not have to travel to other parts of the building to use them.

Flexible Organisation

The organisation diagram for a typical floor really does encourage a flexible organisation that can continue to evolve through the design process and should give confidence that should some reorganisation of the building be required, it can be done with relative ease. Ensuring there is general, specialist and community spaces located in the same places on all floors ensures that re-organisation can take place within these areas and the wider support required to these spaces will likely stay broadly the same i.e.. natural ventilation to general teaching and mechanical ventilation to specialist spaces.

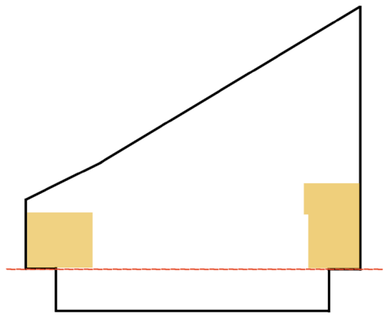
Green spaces and connections

A key consideration of WELL design is the inclusion of biophilic design features. Biophilia considers many aspects of humans innate connections with nature which have positive impacts on our physical and mental health. This can take a number of forms but plant life is often seen as a means of introducing this. In taking the building form and organising the more heavily serviced areas to the noisier aspects (Leeds Rd), a more transparent and open facade is created to the quieter side of the building and becomes a place to explore these possible connections with nature on Pine Street and the internal public realms of the masterplan.

Green Foyer Space

The biophilia concept for the building encourages planting to be introduced inside the building. The location of these focus on the busiest and most occupied spaces in order that they can have the greatest positive impact on people's health and wellbeing.

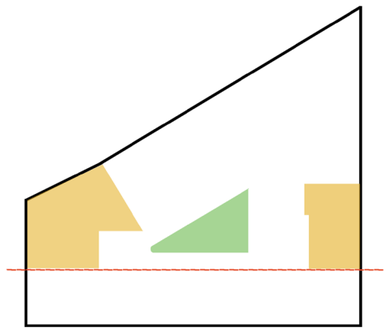
3.0



Ground Floor

Private

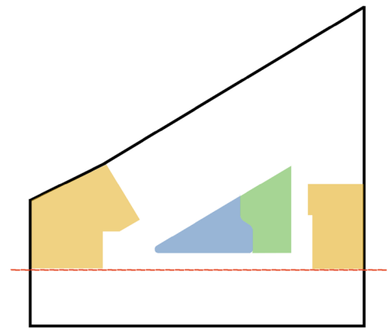
Public



First Floor

Labs

General
Teaching



Second Floor

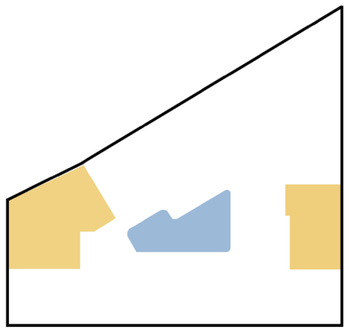
Labs

General
Teaching

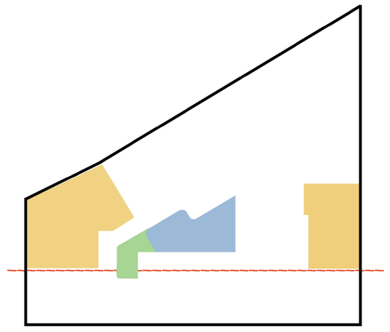
Core

Breakout Space

Void



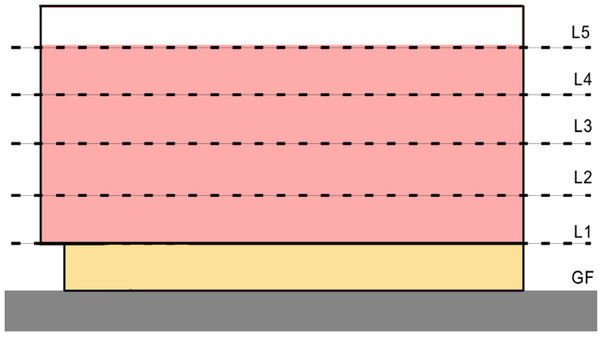
Third Floor

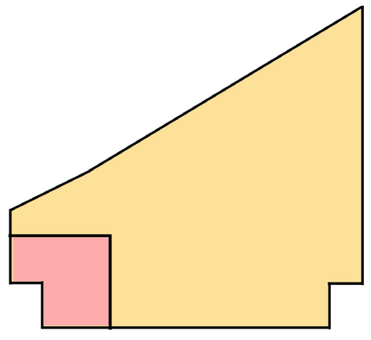


Fourth Floor

Labs

Offices





Ground Floor

University

NHS

3.0

3.2.3 Design Response

The building have two distinctive uses and the access strategy responds directly to this. The university entrance is located to the West core with an associated reception space. This core will lead users to the university run spaces in the upper floors. The access to the NHS facilities are entered from a draught lobby with additional pass doors and are located along Pine Street to provide level access and facilitate the ingress of people with limited mobility. This has been developed in detail to provide a strong arrival experience to the building, and create an easily accessible and legible layout.

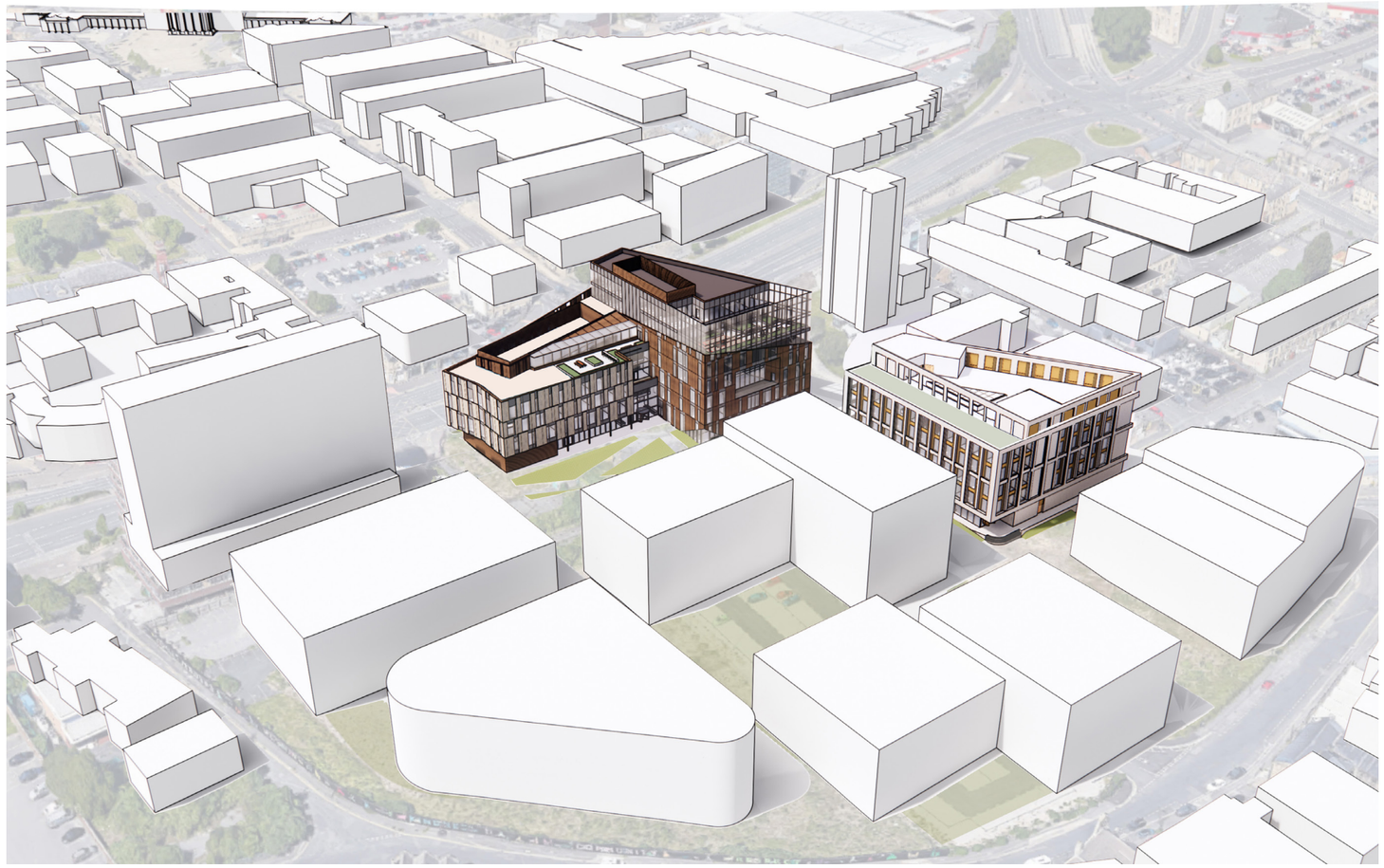
Access to the lower ground floor is easily found to the east of the building where access to plant areas is by the means of a ramp.

Considerations of the elevations of the building include the provision of two materials within the facade. The six storey element is clad in bronze effect PPC aluminium panels with a glass box sat underneath. The four storey element of the building is perceived as heavier with a York stone reflecting the local vernacular.

At its highest point, the building becomes a light weight glass box with an evident crown which defines the building as a landmark building on the site and maintains an architectural quality to the design response.

The new building recognises the desire to create higher levels of natural daylight across the open plan floor plates. This is reflected in floor to floor levels of 4.2m and floor to ceiling heights of 2.75m on each floor and an atrium flooded with natural light.

3.0



3.3 Description of Proposed Development

3.3.1 Use and Amount

The proposed development is predominantly learning and community use. A full area schedule is included as part of the application a summary of which is outlined below.

Planning designations will be:

F1 - Learning and Non-residential institution

F2 - Local Community Use

GIA 6828m²

3.0

3.3.2 Scale

Our scale and massing studies have considered in some detail the plot size and building footprint and concluded that in order to ensure the building compliments but does not dominate the adjacent Daphne Steele Building, it must feel more modest whilst also ensuring that it respects the existing townscape.

The townscape of Huddersfield is defined by the scale and massing of a number of civic buildings in the town with the majority that have been developed over around a hundred and fifty year period. Within the university estate, Ramsden Building was completed in 1883 as a technical with other buildings following after. In the town centre, St Peters church was completed in 1859 and will be clearly seen from the building.

The building is predominantly entered from the ground level from Pine Street. The level difference from west to east means there is a level change of 2.5m along the access facade. There is also access to the lower ground floor accessed from the lower side of the road, which is 3m below the ground floor level, approx. 2.5m from Pine street.

The building has a total of 5 levels, including plant at level 5 roof. There is a floor to floor of 4.95m between ground and first, 4.2m between all other floors. The building has an overall height of 29m to level 5.

3.0

3.3.3 Plan and Layout

Ground Floor

The predominant use of the ground floor is a clinical diagnostics clinic to be operated by Calderdale and Huddersfield NHS Foundation Trust. This has been developed in line with the briefed areas and combines a number of specialist spaces which more traditional consulting rooms, placing facilities right in the heart of the community they serve.

This visual connection with nature is important to both orientate people in the building and to contribute to their wellbeing by impacting positively on both blood pressure and heart rate.

The diagnostic and consulting spaces are then located in a series of corridors accessed from this area which offer greater privacy.

Specialist Facilities such as MRI scanner have been located on an outside wall to aid the movement of equipment into the space.

Stair cores are located on both sides with 2 lift shafts (incl. a goods lift) to the west core. The western core is to be the main vertical circulation for the building for people accessing the upper floors whether using stairs or lifts. Stairs will be encouraged to support the requirements of the WELL standard. The stair to the east would be more typically used for fire escape. The goods lift to the west core has also been located to be accessed without needing to enter the CDC demise but allowing deliveries to be made to the upper floors.

The CDC requires a community ambulance drop off, this has been located in front of the draft lobby which provides level access from the slopped Pine Street.

Undercroft

The building will be heavily serviced by mechanical equipment. The design team has therefore considered to incorporate an undercroft to the building to the Eastern edge of the building footprint. This has previously been identified as a service route on the masterplan and may also be functional for building 3 in the future. The undercroft is expected to be sunken 3.5m below Level 0, approximately 2m below the external floor level. As the design develops it is expected some of this area may reduce in size depending on HTM requirements being fully defined.

First Floor

This floor plate is occupied by the medical imaging school, part of the Department of Allied Health Professions, Sport and Exercise.

High Fidelity Simulation spaces are located to the north and this will have a strong emphasis on specialist skills around diagnostics and imaging. The equipment in these spaces will be used for teaching only. Mobility of equipment from one space to another will likely be essential to give the most authentic experience for training.

An Acute ward, also for training only purposes, is also located to the north and this will focus on simulation of mobile imaging. It is expected that equipment being moved is part of the experience and skills development along with the actual use of the equipment.

PC Labs are located to the south with 30 people per lab capacity.

Second Floor

The floor has been allocated as a Clinical Skills in Dental Health, which is a school space and open to the public for a community clinic. A waiting space has been allocated to care for the community users, which will follow the aspiration of human centred and wellbeing design. The clinic space have been arranged in booths where skills can be developed at each chair in the space.

A dirty room and a clean room have been included. It is anticipated that the brief of this area will continue to develop through the following design stages, especially when the equipment is selected by the client and their requirements are included in the design.

The southern aspect of the plan has a number of general classroom spaces. These have been designed to be sub divided to suit to size of group that might be using the spaces. The space is suitable for up to 100 students.

Third Floor

This has been organised as a fallow floor for an external partner. It is anticipated that members of the public may need to access this space.

Fourth Floor

The fourth floor homes the Innovation Centre, a healthcare enterprise specialised in providing letable offices and laboratories for companies related to human health sciences. To respond to their programme, the layout focus on the efficiency of the floor plate to maximise letable spaces. The size of spaces are flexible and offer a range of group sizes. Located to the North of the fourth floor are a series of wet labs with associated office accommodation nearby. The organisational strategy places specialist spaces to the north and general spaces to the south. This will integrate with the ventilation strategy which prefers spaces on the south the be naturally ventilated where possible and acknowledges the challenges with achieving natural ventilation to specialist space.

There is a large dividable event space with a multi media suite.

As the brief of this area is defined, it may be further subdivided although its current use does not rely on the need for natural light and people will only use the space for defined periods of time.

Roof Level

Both stairs lead direct to the roof and an organisational strategy places air handling plant to the north with the potential for PV space to the south. The façade continues up the building at this level to acknowledge the large amount of equipment likely to be located in the building. This also gives the ability to separate plant which may be require to adhere to HTM standards from that being used on other floors. There is also likely to be space available for tenant plant requirements at roof level.

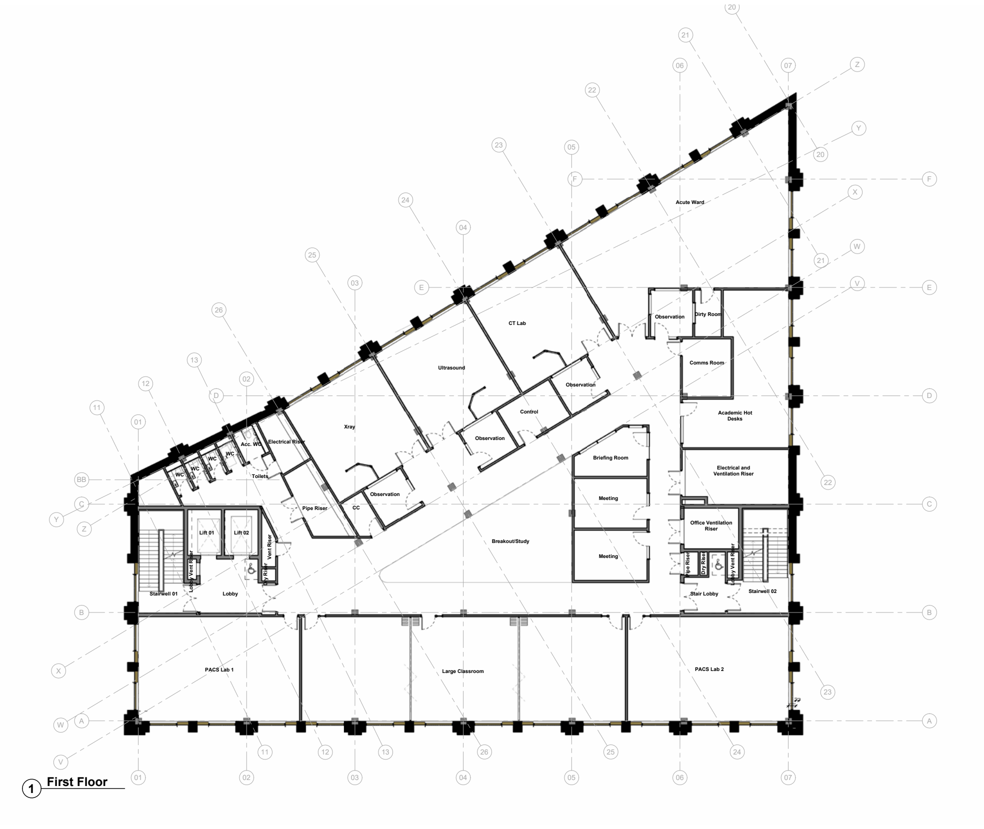
Sections

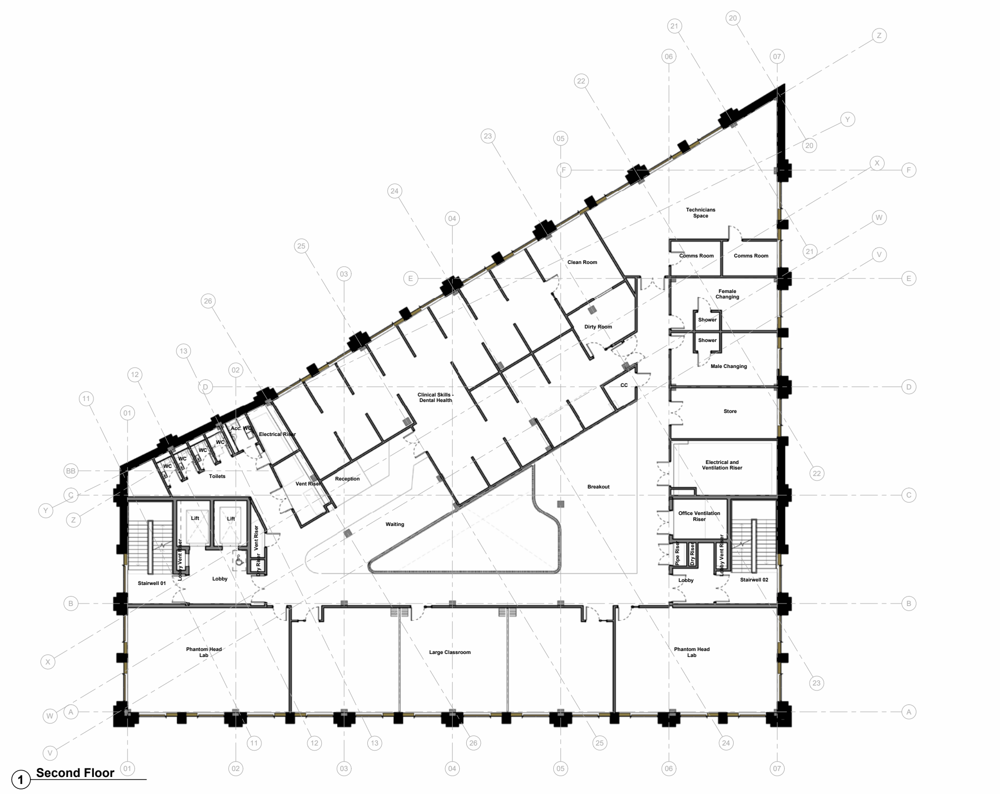
The building section reinforces the connections within the building and the opportunities the atrium create. The openings create connection through the building, creating a visibility throughout this part of the building.

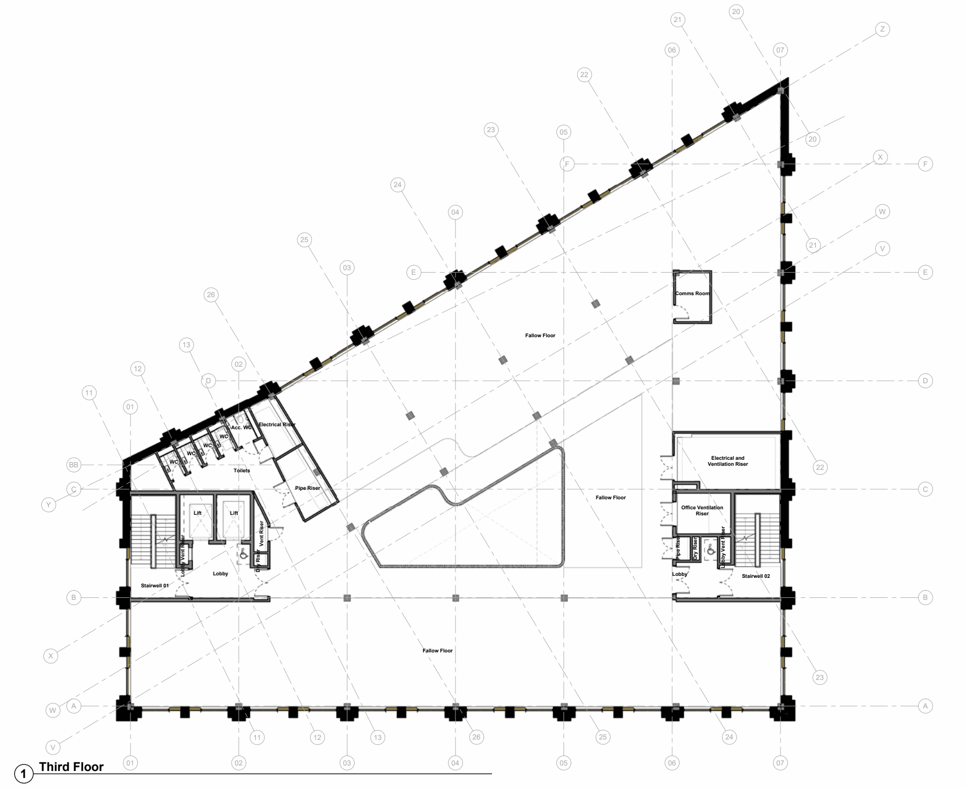
The general floor to floor is 4.2m with ground floor being 4.95m.

The additional height at the ground floor will be used to create a welcoming space in the entrance, and increased service height above the ceiling in the clinical spaces for the additional kit required to achieve HTM compliance and raised access floors. Once the MEP and Structural design is further coordinated sufficiently at Stage 3, we will review the other floor plates and building height with the view of keeping the top occupied floor (level 4) below 18m which it currently sits under.

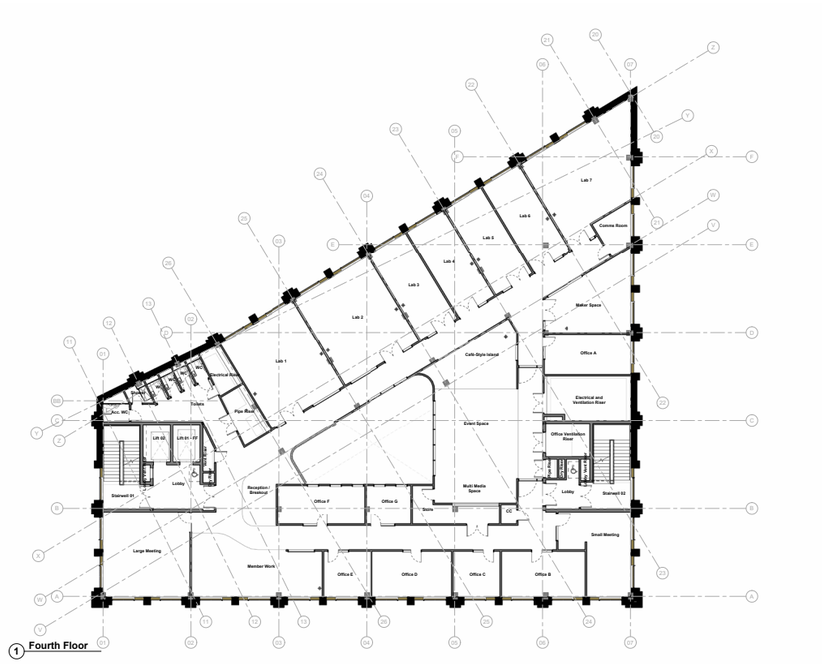

Leeds Road
Service Yard
PINE STREET
1 Ground Floor


1 First Floor

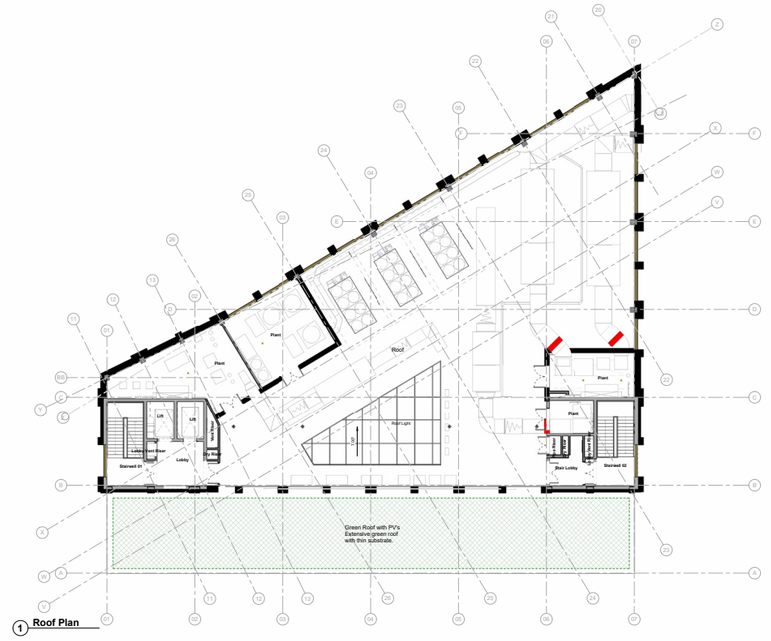

1 Second Floor


1 Third Floor

3.0



1 **Fourth Floor**



1 **Roof Plan**

3.0

3.3.4 Materials and Appearance

The material palette for the building uses only three simple materials and has applied them in a contemporary fashion to ensure that the building relates to its townscape but clearly announces itself as a confident addition to the town

Vertical Grid

The facade of the building emphasizes the orthogonal grid. The verticallity of the facade maintains the 7.5m grid, allowing the building to sit into its context proportionally.

Brick

The most dominant material on the building is brick which has been organised in 3 distinct layers, giving texture and depth within the facade. The layers are important for the visual aesthetic of the building and provide sophistication within a reduced pallette of materials. These layers express the flexibility of the building side for organisation with the layering also contributing to the passive design strategy for the building

Anodised Aluminium

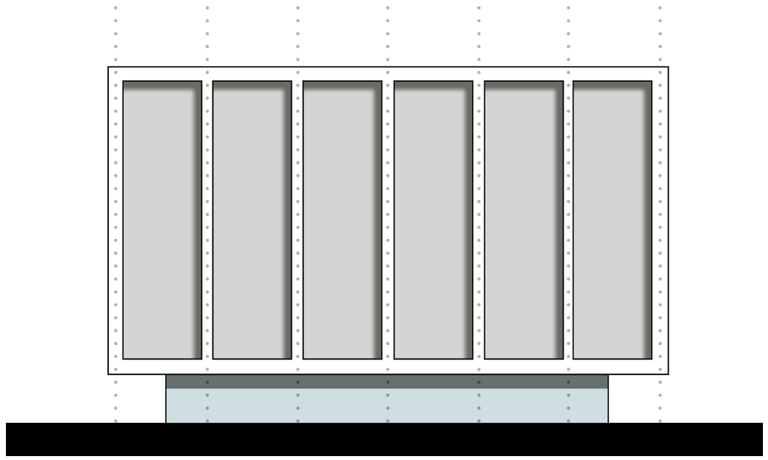
Anodised aluminium panels which are organised as horizontal separation between floors but remain a secondary element to the brickwork. Vertical louvres will also use the same anodised finish as the horizontal elements to maintain a simplicity and consistency.

Glazing

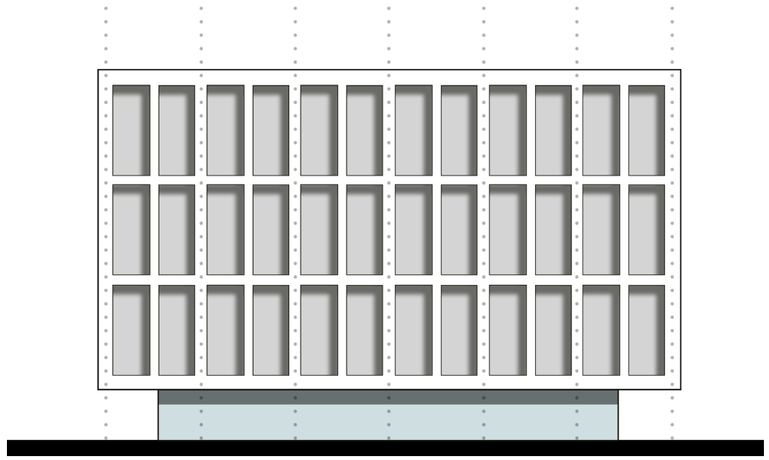
A standard curtain wall system has been used with openings repeating on all sides of the building. The mullions are organised on 1500mm centres and transoms are hidden by the anodised metal panels at each floor level. A bulkhead sits inside the building to deal with services and the suspended ceiling details and this also ensures there is a blind pocket provided to all glazed elements of

the building.

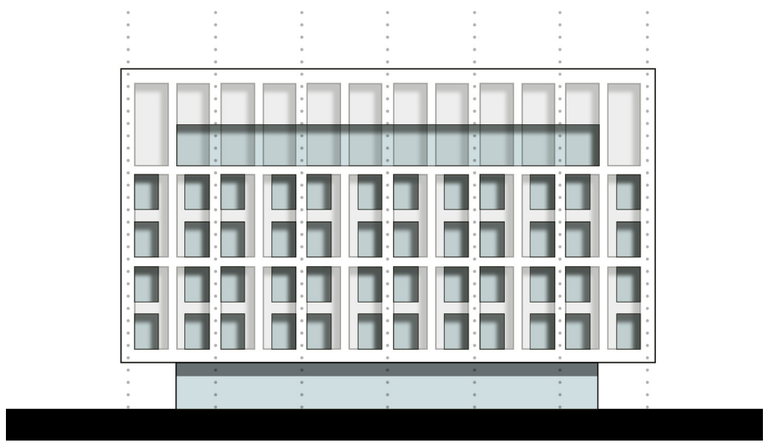
Particular attention has been given to glazing the building at ground floor to ensure the building feels permeable and that numerous views right through the building are possible



Brick Openings



Brick Divided



Brick Glazing

Brick Ventilation

3.0

West Elevation

South Elevation

East Elevation

North Elevation

3.0

3.3.5 Biophilia

Design and construction of the built environment can often encourage the separation of people from nature.

The result can be an urbanised world of unsustainable consumption, air and water pollution, climate alteration, waste, unhealthy indoor and outdoor environments, and an increasingly unhealthy population.

Scientific research shows that interactions with nature impact on people's physical and mental health, performance, and well-being.

The data is limited, and the research often flawed but the amount of study across all sectors, such as work, education, health, recreation, housing, community all agree that exposure to nature has a profound impact on human quality of life

A successful use of biophilic design requires adhering to certain basic principles. They include:

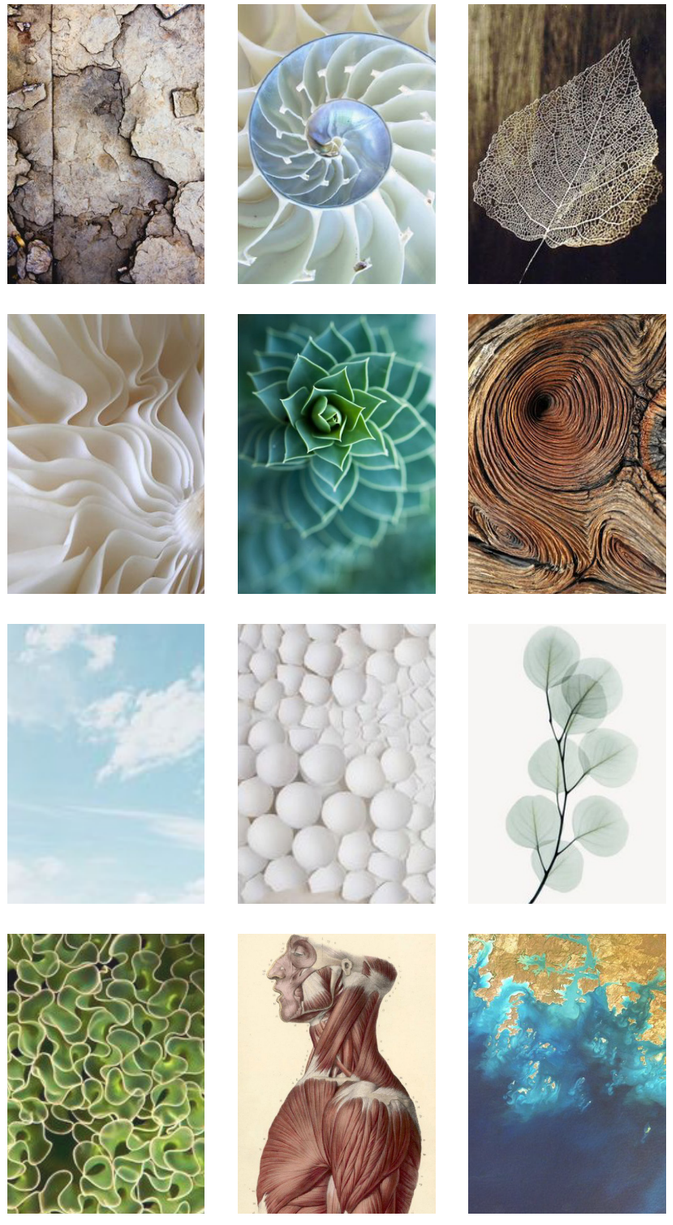
- Repeated and sustained engagement with nature
- Positive interactions between people and nature that encourage a sense of relationship and responsibility for the human and natural communities
- Integrated architectural solutions
- Encourage an emotional attachment to particular settings and places

Biophilic design will result in a wide range of physical, mental and behavioural benefits. Physical outcomes include, lower blood pressure, increased comfort and satisfaction, fewer illness symptoms, and improved health. Mental benefits range from increased satisfaction and motivation, less stress and anxiety, to improved problem solving and creativity. Positive behavioural change includes better coping and mastery skills, enhanced attention and concentration, improved social interaction, and less hostility and aggression. All ambitions for the National Health Innovation Campus.

Biophilic design attributes include;

- Direct Experiences
- Natural Light
- Fresh air
- Water
- Plants
- Animals
- Weather
- Landscapes
- Indirect experience
- Images of nature
- Natural materials
- Natural colours
- Natural shapes and forms
- The patina of time
- Natural geometries
- Biomimicry

All these biophilic design qualities are experienced through a variety of human senses including sight, sound, touch, smell, taste, and movement. Adopting these design cues will genuinely help improve the health and well-being of the Occupants in Southgate Building #2.



3.3.6 Social Prescription

One of the of the key objectives of the National Health Innovation Campus is contributing positively to health outcomes for the people of Huddersfield and Kirklees.

At its simplest, Social Prescription is a process whereby primary care patients are linked to non-medical sources of support in the community and voluntary sector.

Social Prescription is a move towards providing more holistic person-centred care to promote health and well-being. Rather than a focus on reactionary measures to cure illness there is a shift in focus to help reduce pressures on GPs and costs to the NHS using these non-medical community resources Social prescribing leads to improved well-being among patients and has shown to benefit both the community and voluntary sector.

Social prescribing is designed to support people with a wide range of social, emotional, or practical needs, and many schemes are focused on improving mental health and physical well-being.

Those who could benefit from social prescribing schemes include people with mild or long-term mental health problems, people with complex needs, people who are socially isolated and those with multiple long-term conditions who frequently attend either primary or secondary health care.

The NHS long-term plan incorporates social prescribing into its model of personalised care. One of the core components of this model is Social Prescribing and Community-based support.

Since the start of the pandemic, social prescribing schemes across the city region have seen large increases in referrals, with estimates that 75% of referrals are for mental health support.

Social prescription networks are growing across England, helping patients receive community services, improve confidence, reduce isolation, and ultimately improve community health and well-being.

This is more important than ever especially given the social and community isolations experienced during the pandemic

Simple measures can help introduce social prescription into a community [1]

1. Welcoming entrance
   With a less clinical feel
2. Information
   On self-referral and community services
3. Space for volunteers
   To chat to people who are isolated or struggling
4. Charity-run classes
   For cooking or food bank support
5. Allotments
   Managed by local people and community groups
6. Wellbeing gardens
   For people to relax, talk and de-stress
7. Bookable shared space
   For singular or group therapy
8. Bookable shared space
   For community groups, with evening access for after work classes

[1] B. Collins, “Social prescribing,” thekingsfund, 2020

3.3.7 Trauma Informed Design

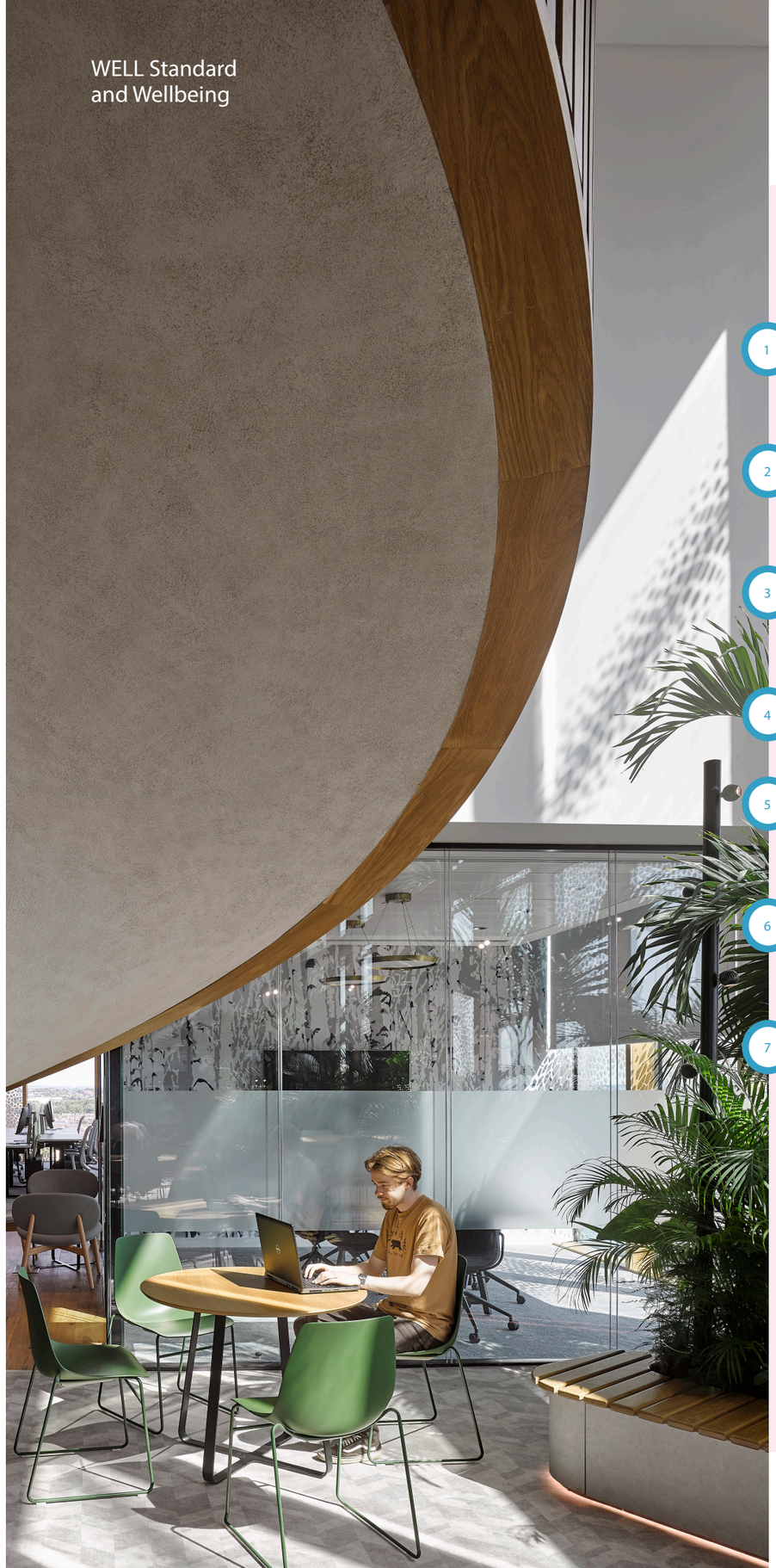
Trauma Informed Design is a relatively new field of design targeting the built environment to support well-being and address the physical, psychological, and emotional impacts of trauma. Its origins stem from the more established field of trauma-informed care translating relevant key ideas to the design of the built environment.

Trauma-informed environments can increase levels of security for building users which can reduce incidences of coping mechanisms such as emotional outbursts. Such environments may also reduce the likelihood of retraumatisation.

Hospitals and similar buildings that are perceived as pleasant and well-kept are more likely to be considered professional and supportive than those that are disorganised and untidy. It has been shown that a messy workplace impacts workers, threatening their sense of personal control.

However, trauma-based design relies on the founding principles from trauma based care. This extends into how a building is managed. If the physical environment promotes a sense of safety, calmness, and productivity, how do staff adopt the design to provide trauma informed services and care? How does the university and NHS Trust maintain spaces and environments to ensure consistent trauma-informed care?

Implementing lessons learned from research around trauma based design will bolster the universities health and well-being for those affected by trauma and those who are not.



Trauma Informed Design Key Criteria [2]

1. Reduce or remove known adverse stimuli
For example, colour can have a profound effect on mood. Sterile colours and finishes can remind people of past events or subconscious states of anxiety.

2. Reduce or remove environmental stressors
Noise management such as using carpeting on the floor and acoustic wall panel, can be employed to reduce stress and provide a quiet, relaxed atmosphere.

3. Promote connects to the natural world
Settings that include vegetation reduce stress, and promote senses of peace, tranquillity, enhanced self-esteem, and a sense of mastery of the environment. [3]

4. Create a sense of safety and calmness
Spaces with clear sight-lines and few barriers.

5. An appropriate quantity of objects, symmetry and regularity in their arrangement
Alleviates stress and promotes well-being.

6. Furniture should be durable and easy to clean, and its arrangement should enhance safety
Promote a positive relationship with staff and other university users.

7. Natural environments
Can be beneficial in reducing both physical and psychological stress levels. [4]

[2] J. Pable, “TRAUMA-INFORMED DESIGN DEFINITIONS AND STRATEGIES FOR ARCHITECTURAL IMPLEMENTATION”.
[3] C. Hall, “An Update of the Literature Supporting the Well-Being Benefits of Plants: A Review of the Emotional and Mental Health Benefits of Plants,” Journal of Environmental Horticulture , vol. 37, no. 1, 2019.
[4] A. Ewert, “Levels of Nature and Stress Response,” Behavioral Sciences, vol. 8, no. 5, 2018.

The common theme running through all aspirations of the new Southgate Building #2 is the importance of the health and wellbeing of the staff , students, partners and community using the buildings.

Sustainability sits at the core of the masterplan design and the Southgate#2 Building. When promoting Health and Wellbeing across the campus, it is vital that sustainable methods are implemented and woven into all design proposals.

Connecting local biodiversity and promoting green space is essential. This can both inside and outside of buildings and a range of green spaces can be used different ways and give a setting to each of the buildings.

The masterplan supports the University of Huddersfield's 2030 carbon zero strategy with all developments on the National Health Innovation Campus targeting these standards. It is assumed that WELL and BREEAM are adopted to al buildings.

Building design will also be passive with natural ventilation strategies adopted where possible and daylight maximised to all permanently occupied spaces.

Sustainable transport is also supported with a central hub being provided on campus to support all developments and a more joined up approach to connectivity to the town and surroundings.

The building will also aim to achieve BREEAM excellent.

Well Standard

The impact the built environment can have on mental and physical health is very well researched and understood.

The WELL standard was established as a performance based system for measuring, certifying, and monitoring features of the built environment that impact on human health.

It takes human health and puts it at the forefront of design applying research based approach to making healthier buildings.

The WELL standard complements the core values of the University and NHS Trust.

The standard consists of 7 focuses,

• Air

• Water

• Nourishment

• Light

• Fitness

• Comfort

• Mind

The 7 concepts are broken down into over 100 different areas;

The following pages are a thorough explanation of the different aspects of human health and how the WELL Standard understands these and how research shows, implementation of certain criteria can genuinely create the healthiest buildings.

Designing, constructing and managing Southgate Building #2 to the WELL standard is a real way to certify that the university is making the population healthier.

3.5 Waste Management, Servicing and Parking

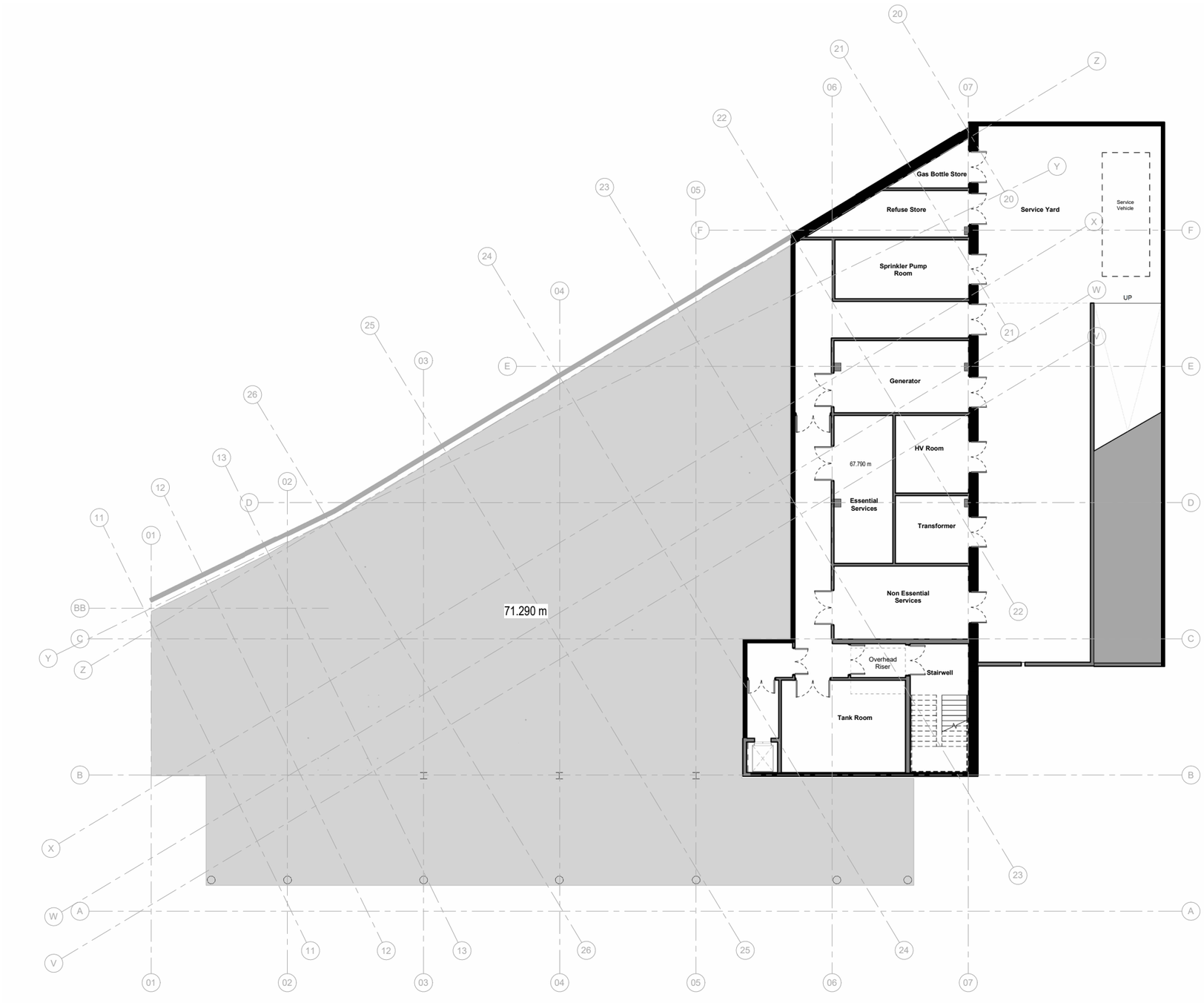
A full assessment regarding Transport, servicing and waste has been produced as separate report to the Design and Access statement.

There will be two streams of waste management, one from the university premises and another from the NHS.

The staff or each landlord will take the refuse to the store in daily basis (a lift is provided for the CDC between ground floor and lower ground floor) and a specialist contractor will remove the bins from the site. There is a shared bin store in the lower ground floor, which is located a the bottom of the vehicular ramp.

Parking closest to the building can be found on Pine Street. This is a car park currently owned by the University of Huddersfield and maintained by Kirklees council.

As part of the Southgate Masterplan, one of the plots will become a multi storey car park which will become the Sustainable Transport Hub and central car park for the site.



1 **Lower Ground 1**

4.0

Landscape

4.0

4.1 Site Context

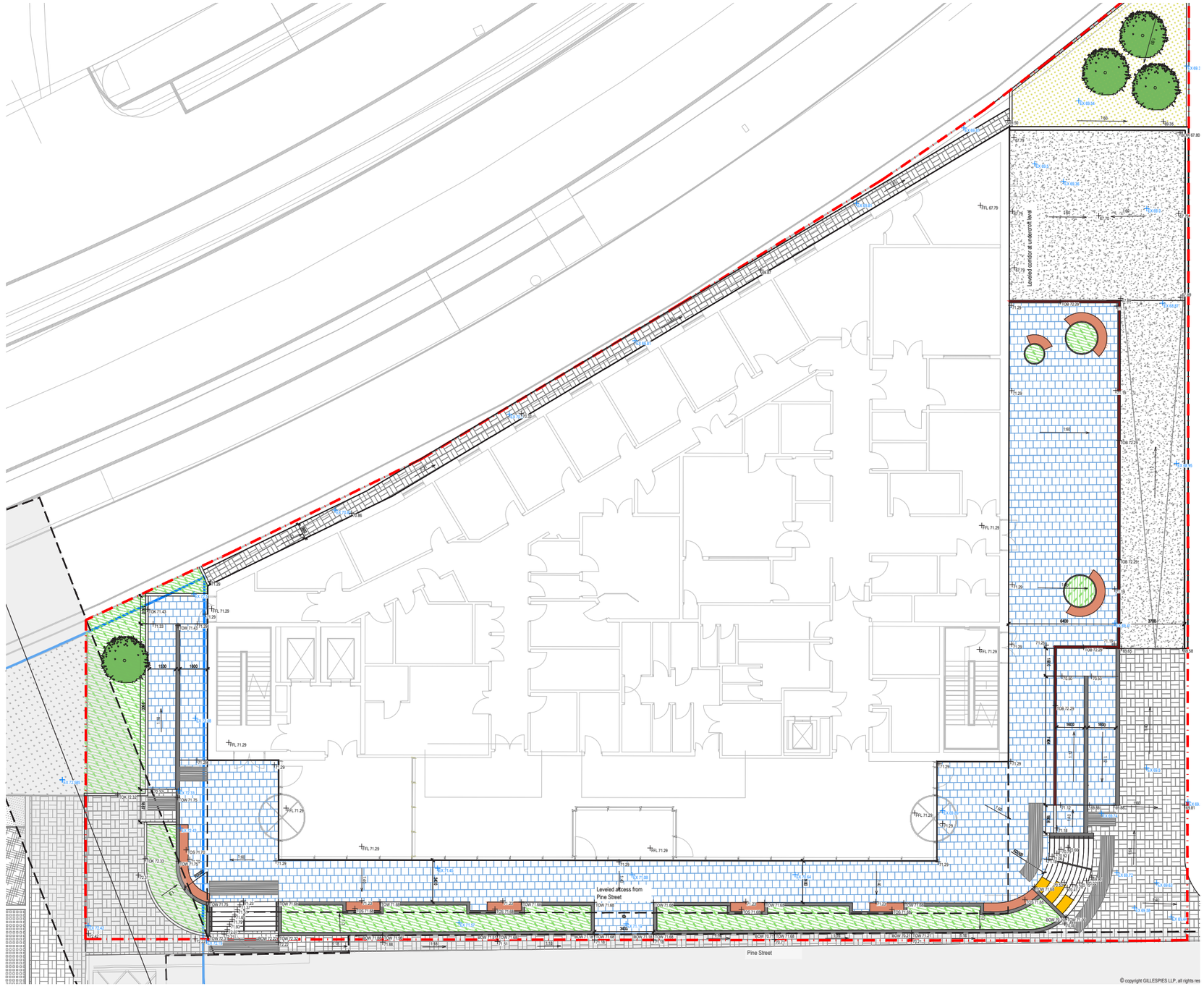
Site for Southgate 2 sits within the University of Huddersfiueld and marks phase 2 development on the masterplan. The main access route for the site is from Pine Street which will be enhanced for users as part of the future development. Site being located between Daphne Steele and building 3 would enable ease of vehicle/pedestrian flow from east and west.

4.0

4.2 Landscape Statement

LANDSCAPE DESIGN STRATEGY

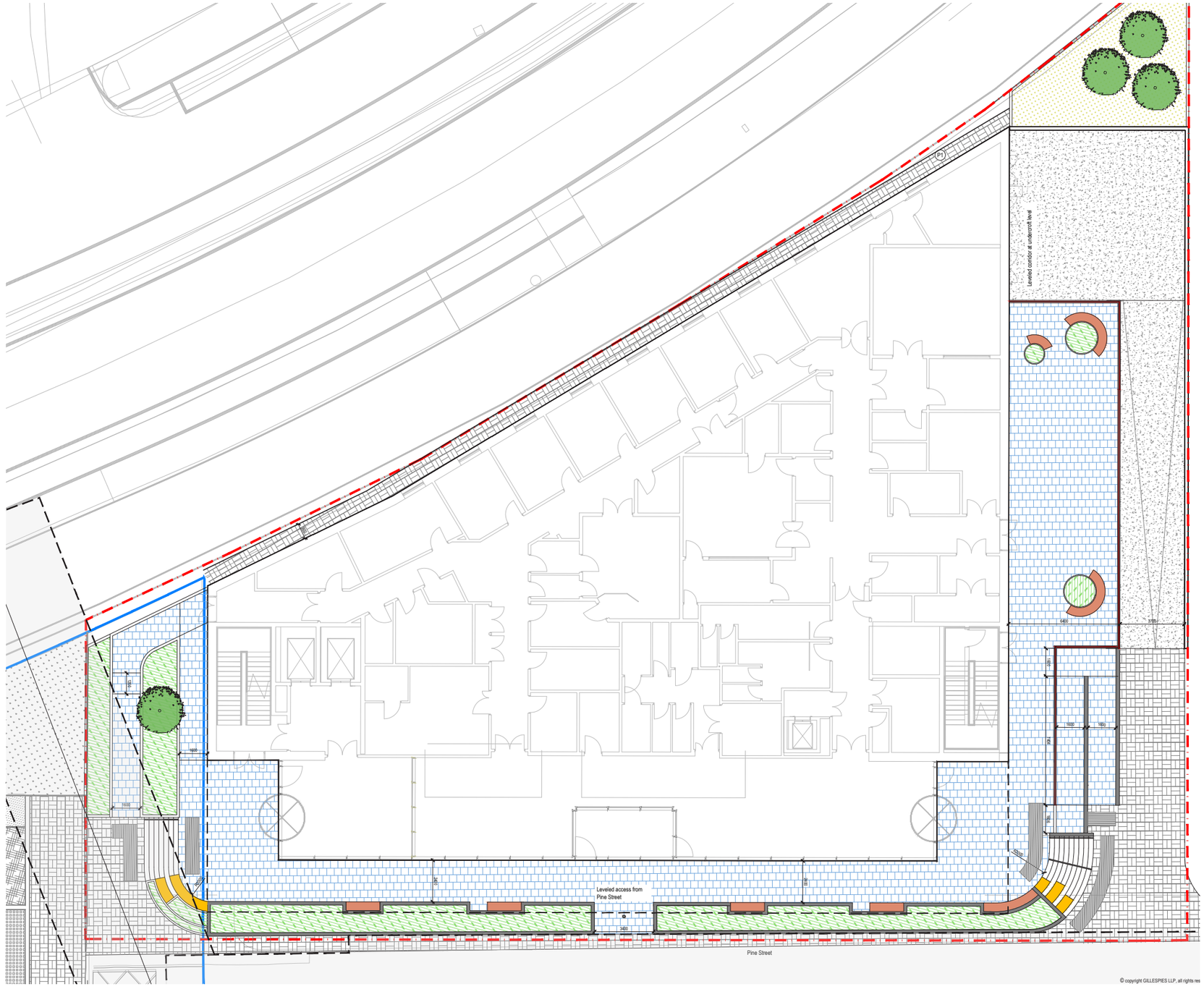
- The landscape design for Southgate 2 aims to tie the site with the other phases of development and deliver a coherent design that matches the sitewide design strategy for University of Huddersfield.
- While the site benefits from direct access from Pine street and strong pedestrian links with the Daphne Steele building, it also has some significance constraints that require careful design approach.
- The site sits on steep slope falling from west to east direction, also easement zone runs in the close proximity of the building leaving very tight space available for external works. The landscape design aims to address these constraints and provide a contemporary public realm setting for the new building.
- An innovative combination of planters and steps help mitigate the level difference and provide level access to the building from Pine Street. Landscape features such as planting and street furniture animate the site as well as add to the usability of spaces.
- The landscape design towards the west is majorly driven by the constraints presented by the close proximity of the sewerage and water mains.
- Main access routes and entrances take care of the sightline across and beyond the site. Entrance steps are positioned to allow ease of flow from different directions and link to the entrances of Daphne Steele and Building 3 potentially.
- Planting is introduced to highlight main entrances and provide year round interest.



4.0

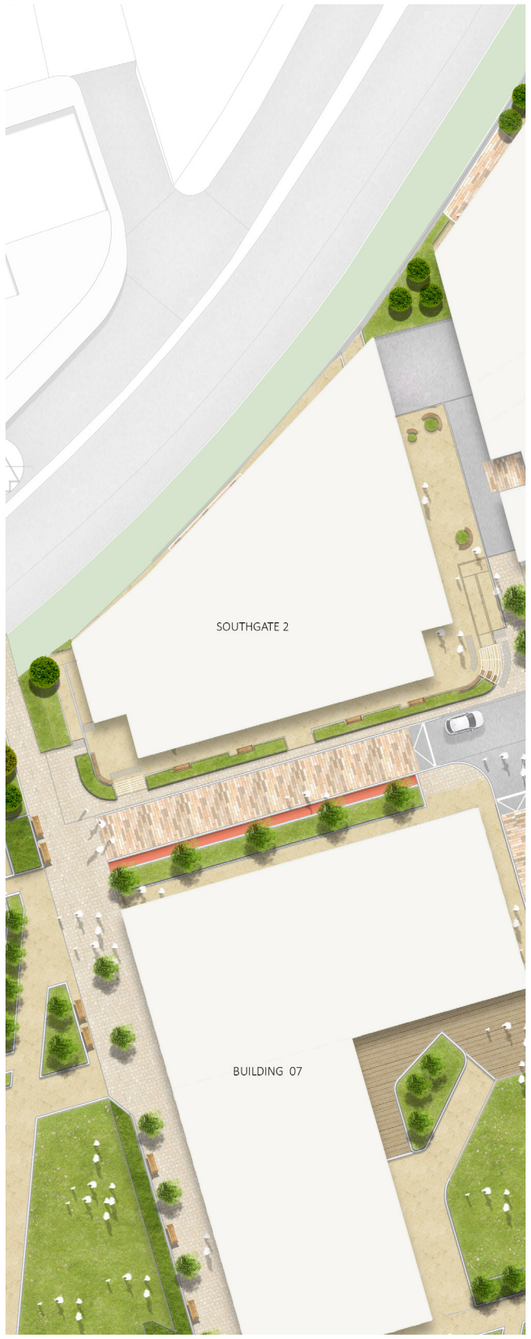
LANDSCAPE DESIGN OPTION

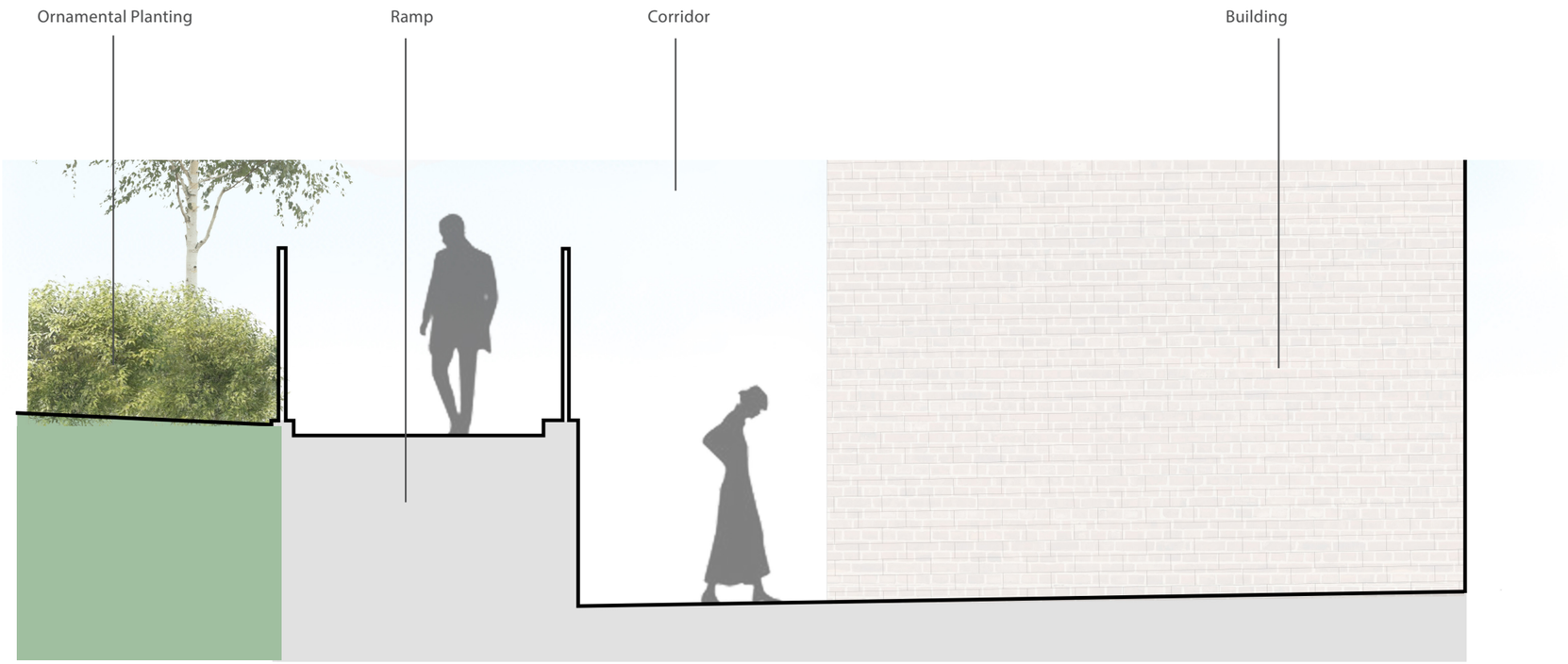
- An alternate design of the western entrance includes wider steps with seating units for enhanced arrival experience from Daphne Steele building.
- Also, the emergency ramp is lined with green areas on either side.
- However, this option is subject to coordination with Yorkshire Waters as external landscape works will be built within the easement zone if agreed.



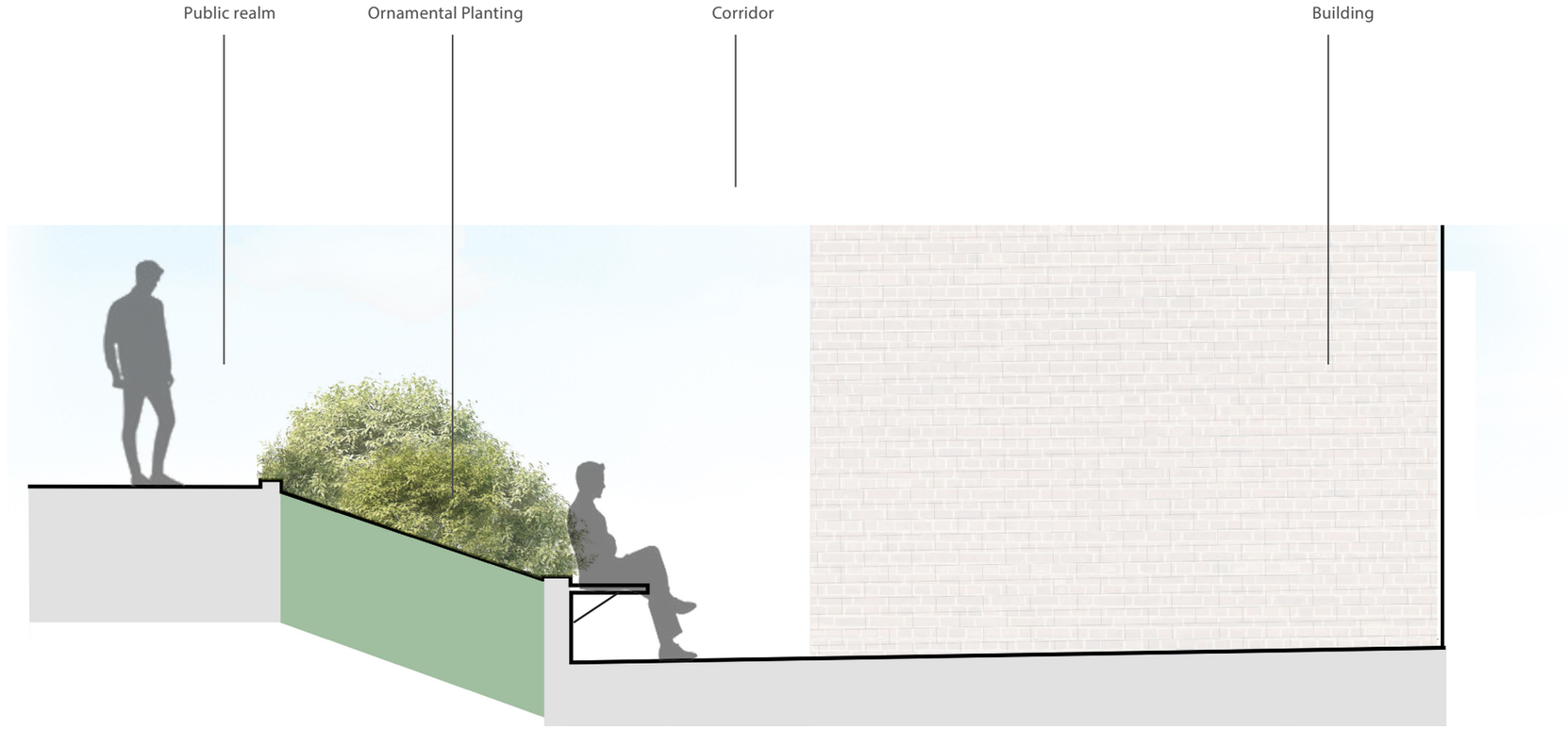
4.0

4.3 Schematic Sections



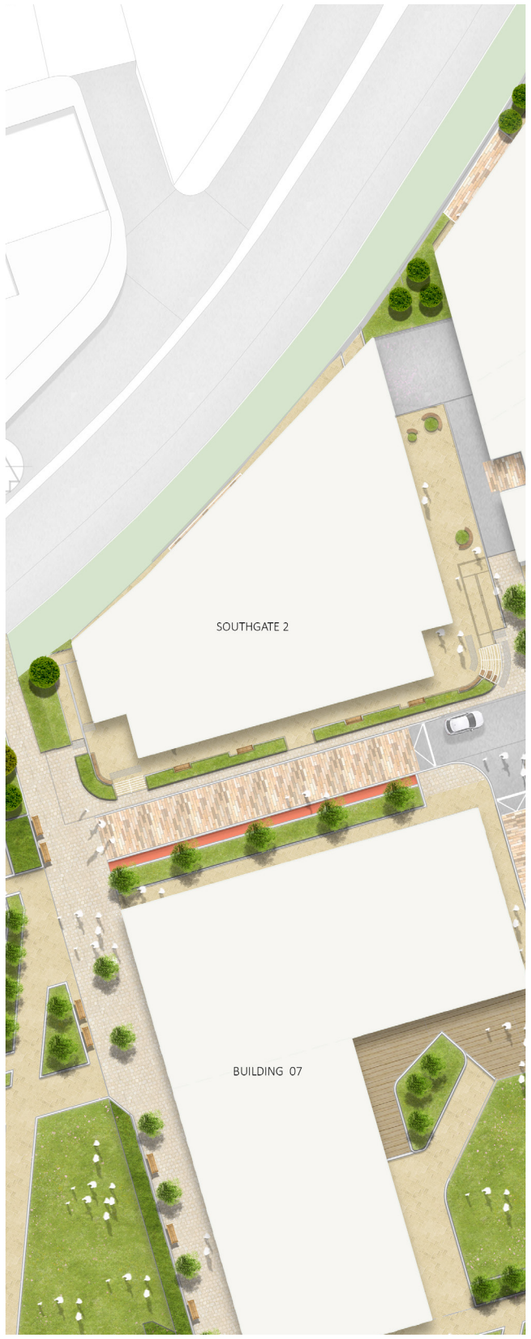


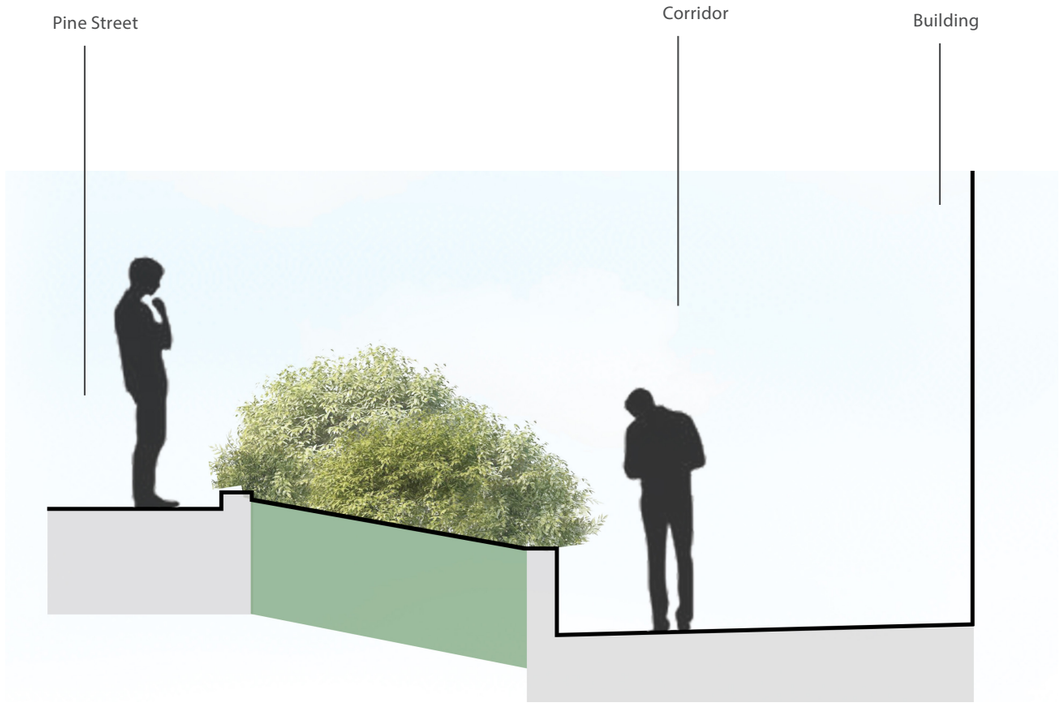
Section 1



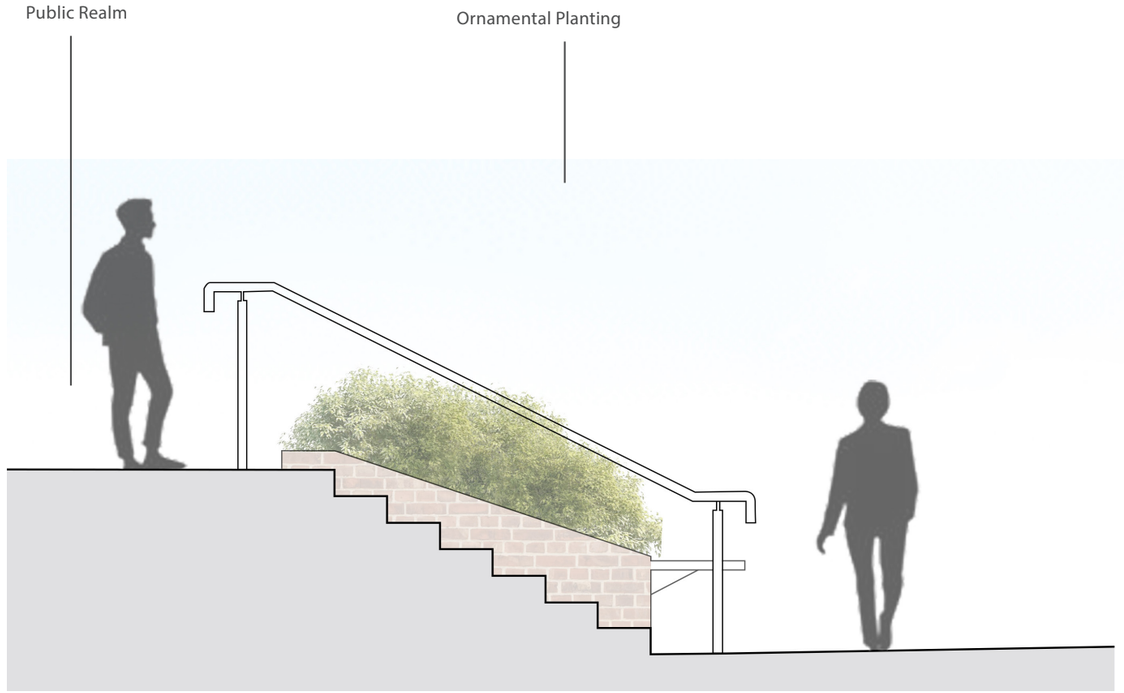
Section 2

4.0





Section 3



Section 4

4.0

4.4 Access Strategy

PEDESTRIAN ACCESS

- Landscape design aims at creating pederstrian friendly spaces in and around the building by maximising and prioritising pedestrian routes and access points.
- Main entrance steps are located on either side of the building, east and west allowing ease of flow from both directions.
- Wider steps make the entrances inviting and enhance the arrival experience. Emergency fire exit ramps have been provided to aid the pedestrian movement across the site as necessary.

Primary routes and access to the site

Secondary routes and emergency access to the site

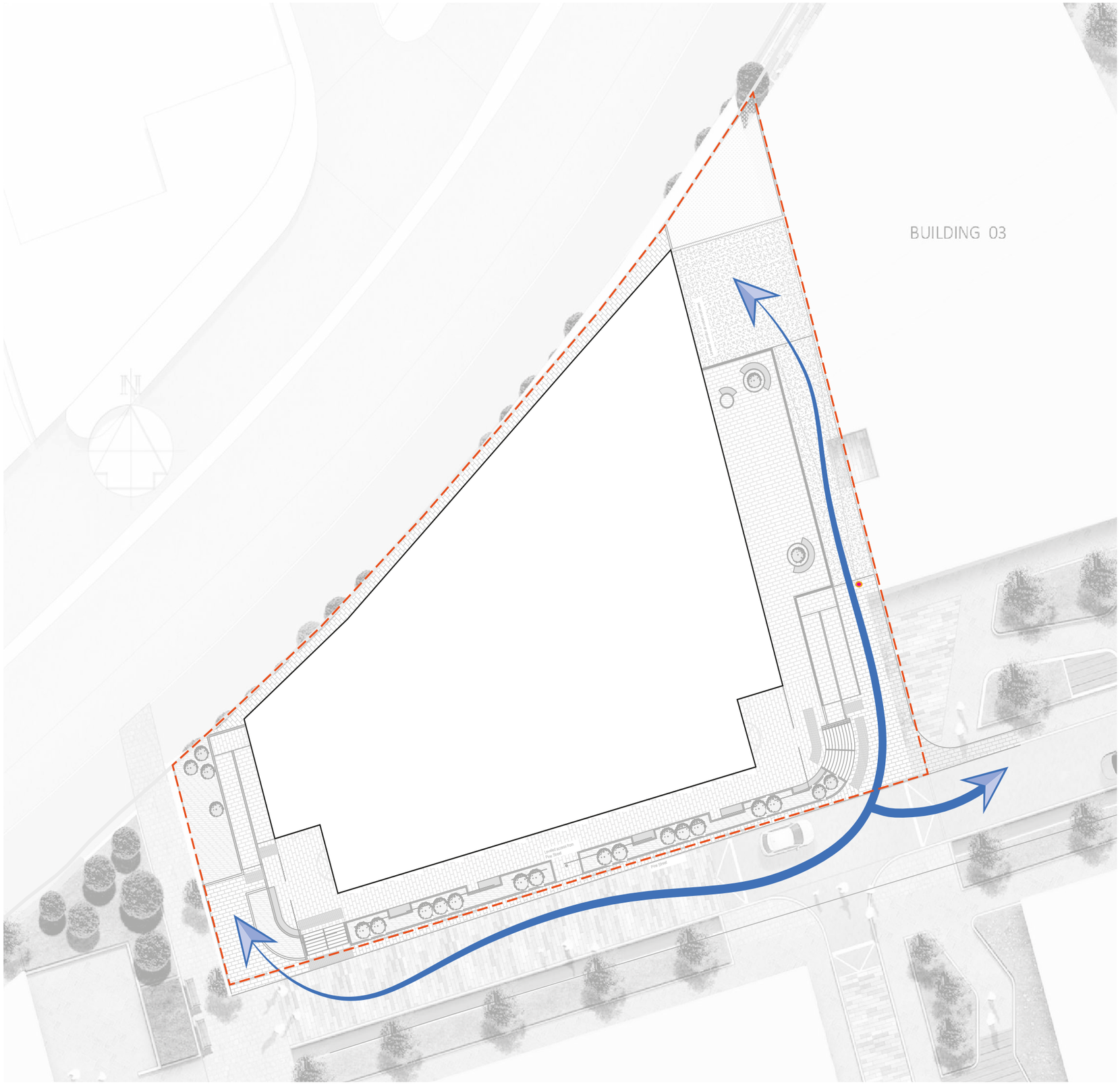
4.0

VEHICULAR ACCESS

- Vehicular access is provided around the building on Pine Street. This links with the other primary vehicle routes within the masterplan.
- Access control will be required to secure the basement access.

Vehicular access

Access control



4.0

4.5 Hard Landscape

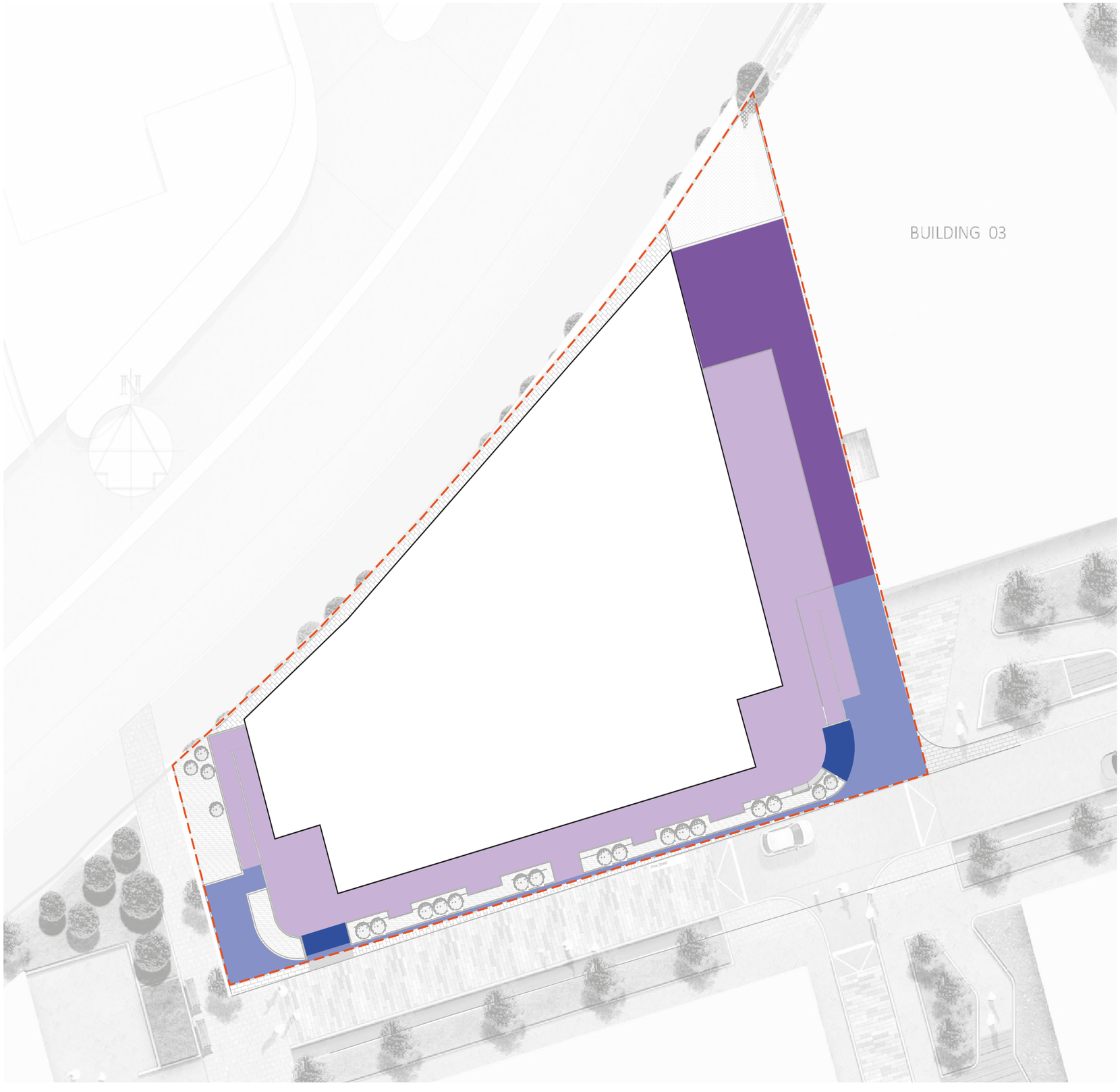
- Hard landscape strategy aims to integrate the site with Daphne Steele (Phase 1 Development) with use of materials that reflect the sitewide palette.
- While the wider public relam paving matches the Daphne Steele building, the immediate paving outside Southgate 2 provides an unique identy to the space.
- The proposed brickwork on retaining planter walls etc would match the building facade and that would help to link the building and landscape.

Public realm paving to match phase 1 development

Paving adjacent to the building

Bitmac

Granite steps



4.0

SPECIAL SURFACING

Tactile Hazard Warning Flags

- Size: 400mm x 400mm x 50mm
- Colour: Charcoal
- Product: Concrete Paving Flags

Tactile Hazard Warning Flags

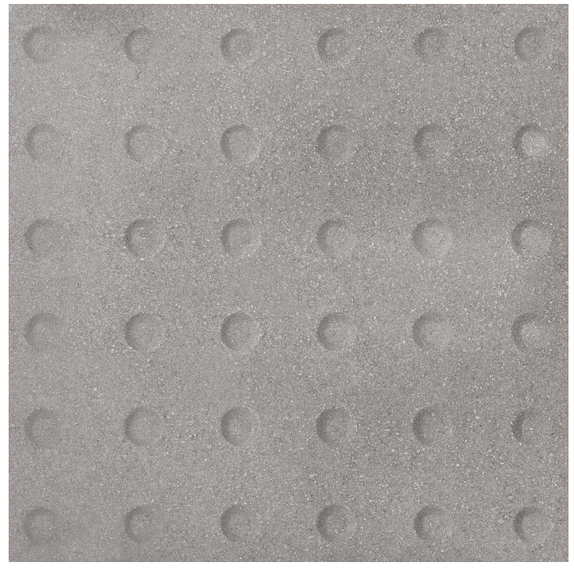
Tactile Hazard Warning Flags

SPECIAL SURFACING

Tactile Blister Flags

- Size: 400mm x 400mm x 50mm
- Colour: Charcoal
- Product: Concrete Paving Flags

Tactile Blister Flags



Tactile Blister Flags

4.0

Paving Site Wide

PUBLIC REALM PAVING (To be matched with sitewide campus palette

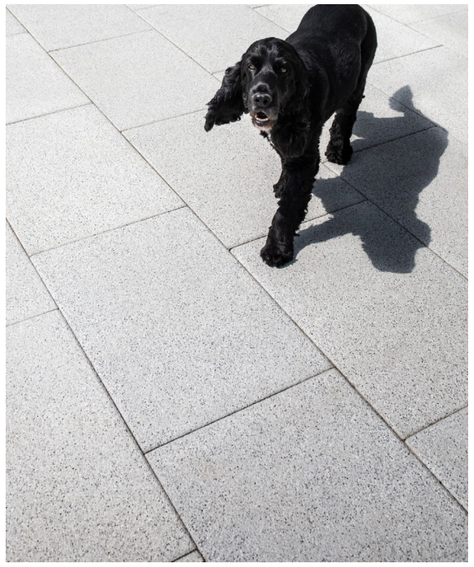
Braemar Paving Mix (Concrete Paving Block)

- Product 1: Also Silver (60%), colour: light grey, textured, size: 300mm x 200mm and 200mm x 100mm, 80mm thick
- Product 2: Jura Grey (40%), colour: mid grey, ground textured, size: 300mm x 200mm and 200mm and 100mm, 80mm thick

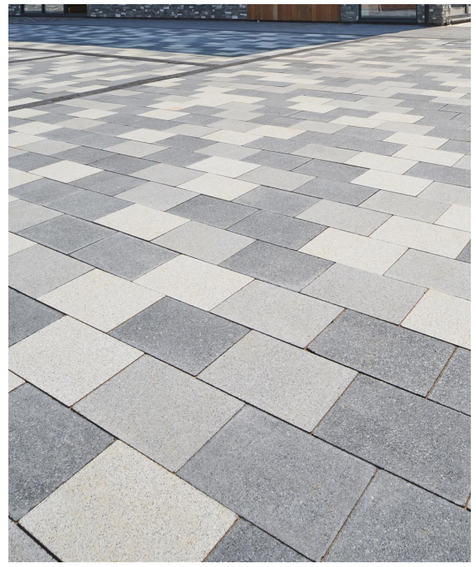
PAVING AROUND BUILDING

Mayfair Flags

- Size: 400mm x 400mm x 50mm thick
- Colour: Silver
- Supplier: Tobermore or similar approved

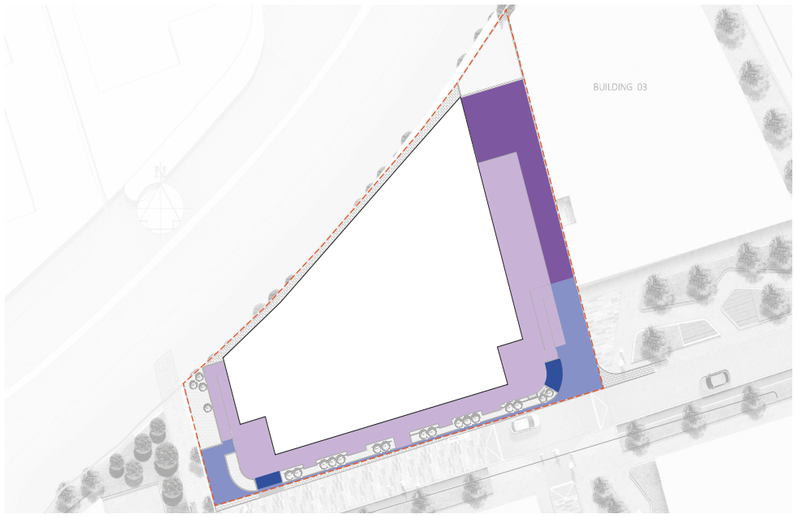


Mayfair Flags

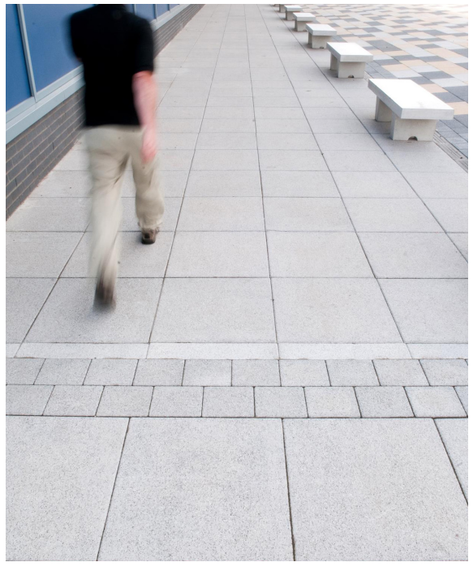


Braemar Paving Mix

Alto Silver



Key Plan



Mayfair Flags

Braemar Paving Mix

Jura Grey

4.0

Steps, Handrail and Planter

ENTRANCE STEPS

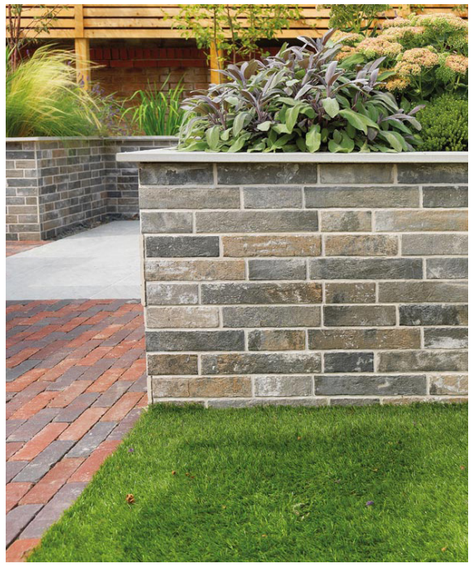
- Supplier: Marshalls or similar approved
- Product: Granite steps (linear and curved) with contrasting steps
- Material and Construction: 1000mm x 350mm wide silver grey granite aggregate step units with dark grey granite nosing (55 x 55mm)
- Location: Main entrances

RAILING AND METAL WORK

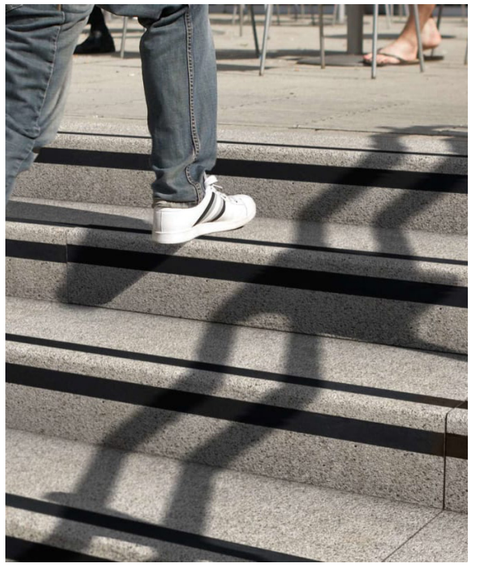
- Seamless metal handrail on both sides of the entrance steps
- Material and Construction: Handrail to steps will be brushed stainless steel. Free standing stainless steel handrail 45mm diameter. Fixed 75mm from wall edge. Top of handrail 1000/1100mm above finished floor level.

PLANTER RETAINING WALLS

- Brick slips cladded concrete retaining wall with 50mm thick brick coping. Brick colour to match building facade.

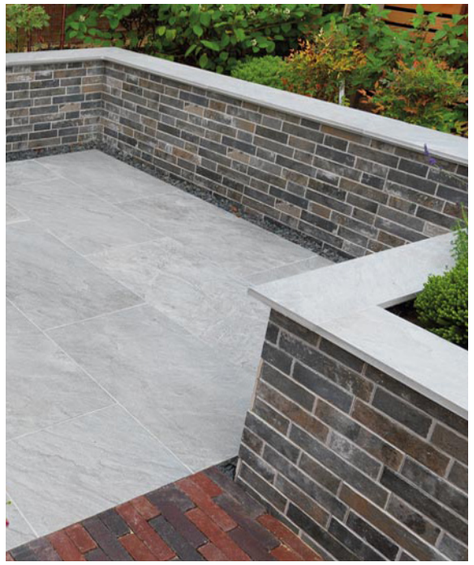


Planter Wall

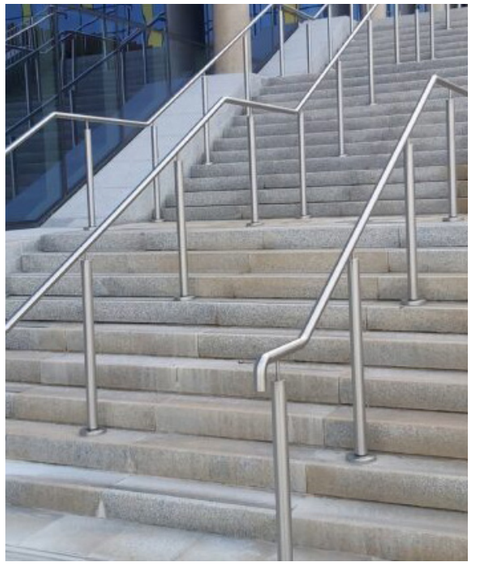


Granite Steps

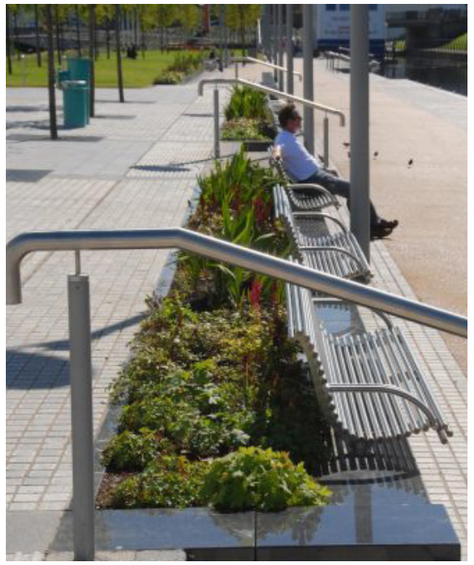
Granite Steps



Planter Wall



Handrail



Handrail

4.0

Hard Landscape - Furniture

- Inclusion of seats with backrests and armsrests at regular intervals make the space user friendly for all groups. Wall mounted seats within the spaces carved out of planting beds provide integrated seating opportunities for people and also animate the oudoor spaces.
- Granite seating blocks combined with entrance steps enhance the arrival experience and maximise the usage of the area by providing informal seating opportunities.
- Movable planters with integrated seating add to the multifunctionality of the large outdoor space towards the east, which has been designed to accommodate the mobile scanner.

wall mounted timber top curved seats

wall mounted timber top linear seats

Movable planters with integrated seating

4.0

Furniture

WALL MOUNTED SEATS

- Wall mounted timber top seats in linear and curved profiles with backrests and armrests by Street Design or similar approved
- Product: 77sbe18 Bexley Wall Mounted Planter Bench

PLANTER WITH INTEGRATED SEATING

- Movable timber clad tub planter with integrated timber top seating.
- Prpduct: SSP PB O4M, 1 Bench 180 degree and SSP PB O1, 1 Bench 90 degree
- Supplier: Street Design or similar approved

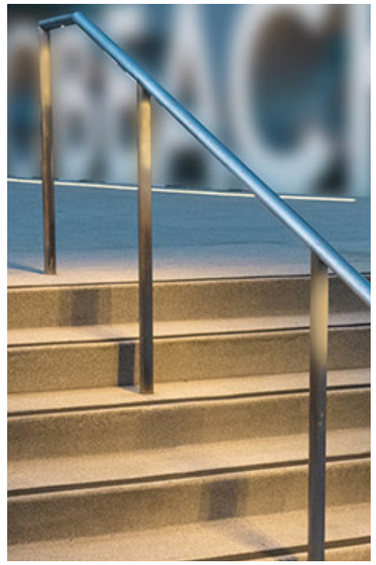
LIGHTING

- LED lights fitted under brushed stainless steel handrail illuminating steps
- Product: Garda
- Supplier: DW Windsor or similar approved

Wall Mounted Seat

Wall Mounted Seat

Illuminated Handrail



Illuminated Handrail

Tub Planter

Tub Planter

4.0

4.6 Soft Landscape

PLANTING STRATEGY

- Planting strategy for Southgate 2 aims to enhance the biodiversity of the place by the use of native trees species.
- Robust ever green ground covers and shrubs tend to provide year round planting cover with seasonal colours and flowers.
- Species such as Rosmarinus officinalis have also been included for sensory benefits.
- Native trees such as Betula alba will be planted as part of the ecological enhancement strategy to attract bird species. Position of trees respond to the site constraints such as presence of sewerage and water mains in close proximity of the building.
- Evergreen shrubs and ground covers will be selected for their robust characteristics and provide year round interest.
- A mix of robust shrubs and low growing ground cover in raised beds would require low maintenance and minimise the chances of vandalism.

Soft Landscape

4.0

Indicative Planting Palette

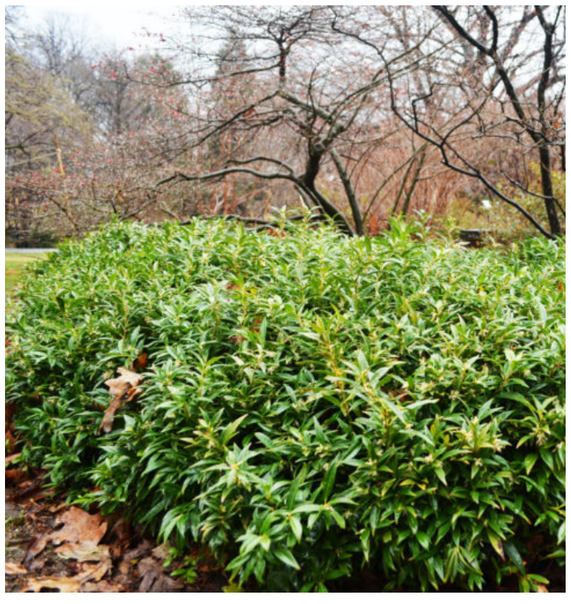
Lavandula angustifolia

Potentila fruticosa ‘Red Ace’

Pachysandra terminalis ‘Variegata’

Euonymus japonicus ‘Bravo’

Hebe topiaria



Sarcococca humilis

Vinca major ‘Variegata

4.0

Indicative Planting Palette

Betula alba

Cornus alba ‘Elangitissima’

Pinus mugo ‘Mops’

Betula alba

Phormium jester

Roasmarinus officinalis

Access

5.0

5.1 Access Statement

The purpose of this statement is to outline the overall approach to inclusive design within the proposed development in accordance with the relevant local and national planning guidance along with how the different access principles will be implemented into the scheme and managed. The topography of the site has an impact on accessibility into and around the site.

The proposed scheme provides a safe" legible" high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation. The overall approach to the design will aim to exceed the minimum access standards set by key regulatory and good guidance documents such as:

Equality Act 2010 and Amendment Bill 2015-2016

Building Regulations Approved Document M: access to and use of buildings, volume 2: buildings other than dwellings

BS8300:2018 Code of practice for the design of buildings and their approaches to meet the needs of people with disabilities

Building Regulations Approved Document B volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 and 2022 amendments

Equality and Human Rights Commission - Codes of practice and technical guidance

5.2 Site Approaches and Permeability

Refer to the design proposals discussed in section 3.6 which discuss the design solutions employed to ensure inclusive access in and around the proposed site.

Movement patterns in and around the site have been considered to give priority to the pedestrian. Car parking is located adjacent to the site which is existing.

The significant change in level across the site has been resolved with the addition of a series of steps and ramps within the public realm. Inclusive access to all new public realm and building active frontage is ensured. Where there are slight changes in level gentle gradients to acceptable cross falls are employed.

Wayfinding is simple, clear and strong with the building entrance in close proximity to key routes and having level thresholds. Building entrance are clearly distinguishable from their façades.

People will arrive at the site using variety of transport means and routes which will mean that they will approach the buildings from different access points. A broad range of solutions have been included to support people with disabilities – those who are more independent and able to, will probably drive to the buildings, others will prefer to use the public transport network that provides a variety of options in close proximity to the site.

5.3 Parking

An existing car park is situated adjacent to the site on Pine Street. This is just a short walk away from the building and does not require the crossing of any major roads.

Cycle spaces are provided in the adjacent Daphne Steele development to meet BREEAM requirements. These are located close to the car park. Showers and changing facilities are provided within the building.

5.4 Access into the Building

Access to the reception lobbies and adjacent spaces are flush with external ground floor levels allowing pedestrian ease of movement to and from the buildings. The entrance doors to the building are a combination of revolving doors which are electronically operated and standard pass doors which are also on closers and electronically operated.

All paved surfaces will be specified to have slip resistant finishes in accordance with the standards in the BS8300:2018. Consideration in the choice of finish will also be given to 'ease of use' for manual wheelchair users. Recognition of the need for different surfaces to be visually contrasting will be considered and also choice and use of different textured surfaces and colours can be incorporated into the way finding strategy. Any proposed items of free standing street furniture that will be provided will be visually contrasted with the surrounding finishes to avoid them becoming a hazard.

Choices of tactile paving and the colours of these, where required, will be made with reference to the DTRL guidance and the RNIB Building Sight document.

The majority of the access routes will be gently graded and to the standards of the ADM 2015 and BS8300/2018 the routes will have external lighting as required.

Where revolving doors are located, powered pass doors are adjacent with appropriate signage.

The reception areas of the building will be easy to locate, welcoming to all users and the reception desk will be provided both at low level with knee recesses and at high level a desktop for ambulant people and cater for both for visitors and staff. The reception areas will have a variety of suitable seating that will be visually contrasted to the surroundings, with layouts that allow wheelchairs to be included in the group areas.

Voice enhancements systems will be provided to reception areas together with wayfinding signage relating to other facilities within the building. The signage will be simple to understand and logical in presentation.

5.5 Access within the Buildings

The design of the internal areas of the buildings has taken into account a wide range of aspects affecting inclusion, including entrance design, the design of circulation areas both horizontal and vertical, sanitary accommodation provision and the facilities / services design. A number of detail matters including, selection of finishes, colours and choice of fittings and ironmongery will also be considered with respect to inclusion.

Internal finishes and colour schemes will also consider the requirements for people with sensory impairments. The environment created should be enhanced by the use of finishes and colour, to create an atmosphere conducive to being uplifting and welcoming as well as being able to aid spatial recognition and way-finding around the building.

5.6 Communications and Controls

In the design and fitting of the main entrance doors and revolving doors and entry systems, the main public reception entrance to the building will have power operated doors. These doors will be linked to the fire detection and alarm systems and will fail safe on activation of the fire alarm.

Generally, signage will be clear, legible and consistent throughout the buildings. All fire alarms will be both visual and auditory to be addressed during detail design.

5.7 Evacuation and Means of Escape

The fire evacuation strategy will be developed and will consider the evacuation of all staff and visitors from all areas of the building.

In the event of a fire, a simultaneous evacuation approach is to be adopted with escape provided via the stairwells. Compliant refuge areas will be located in the core areas adjacent to these stairs.

The building contains a fire fighting shafts which is designed in accordance with British Standards and Building Regulations. This can be utilised during an emergency.

The building is fully sprinklered.

5.8 Toilets

As defined by the brief, the ethos for the toilet provision is to meet BS8300:2018/ ADM standards and to allow for a variety of toilet facilities for all users. The calculation for the amount of provision is as from the Building Regulations (and Workplace Regulations) using the BS8300:2018. Blocks of toilet facilities are located at each floor level and located adjacent to key support facilities and vertical circulation. Each block has a wider ambulant cubicle and independent accessible WC provision in line with the agreed standards

The toilet facilities provided will meet the standard of ADM and BS8300:208 for the independent accessible WC. The design will consider alternate hand of transfer on each level.

Fixtures and fittings will be chosen with consideration to solutions for all types of disabilities users as well as other factors. § Durability, colour contrast. All pull cord alarms from the accessible facilities for people will be relayed back to a point that is always manned. This may be the reception.

All of the facilities will have the visual indicator above the door to enable local awareness to the activation of the alarm.

5.9 Acoustics

The aim of the design of each building will be to provide an acceptable good quality of acoustics in all areas of use.

This should include consideration of a variety of solutions particularly in the larger spaces. Usually the choice of ceiling, wall and floor materials will contribute to the acoustic environment that helps orientate and enables audible information to be clearly heard. The specialist acoustic consultant will give recommendations on choosing appropriate acoustic absorbency for each surface.

Careful consideration will be given to the reception area to ensure, where practical, a noise buffer zone is created so that noisy areas are away from reception counters.

5.10 Signage

A signage strategy will be developed to minimise signage proliferation, ease comprehension and induce confidence.

Signage for way-finding and the indication of facilities will be minimal appropriately located and be comprehensible.

The signs will cater for all staff and visitors in different formats and should be conducive to the needs of the people with learning difficulties and Autism.

The signs will be consistently located on the external routes and well-lit where appropriate. The signage design will consider BS8300:2018 standard as a base and incorporate elements from other guides including The Sign Design Guide.

5.11 Building Maintenance

The development will be maintained by a company appointed by the applicant. This will apply to internal landlord areas and external public space. It is proposed that the façades are maintained via abseiling from the roof levels. Access to the parapet edge will be provided by a man-safe system.

Plant equipment where external is to be within a screen plant enclosure.

Access to the roof and internal plant room will be provided via stairs from the lower levels.

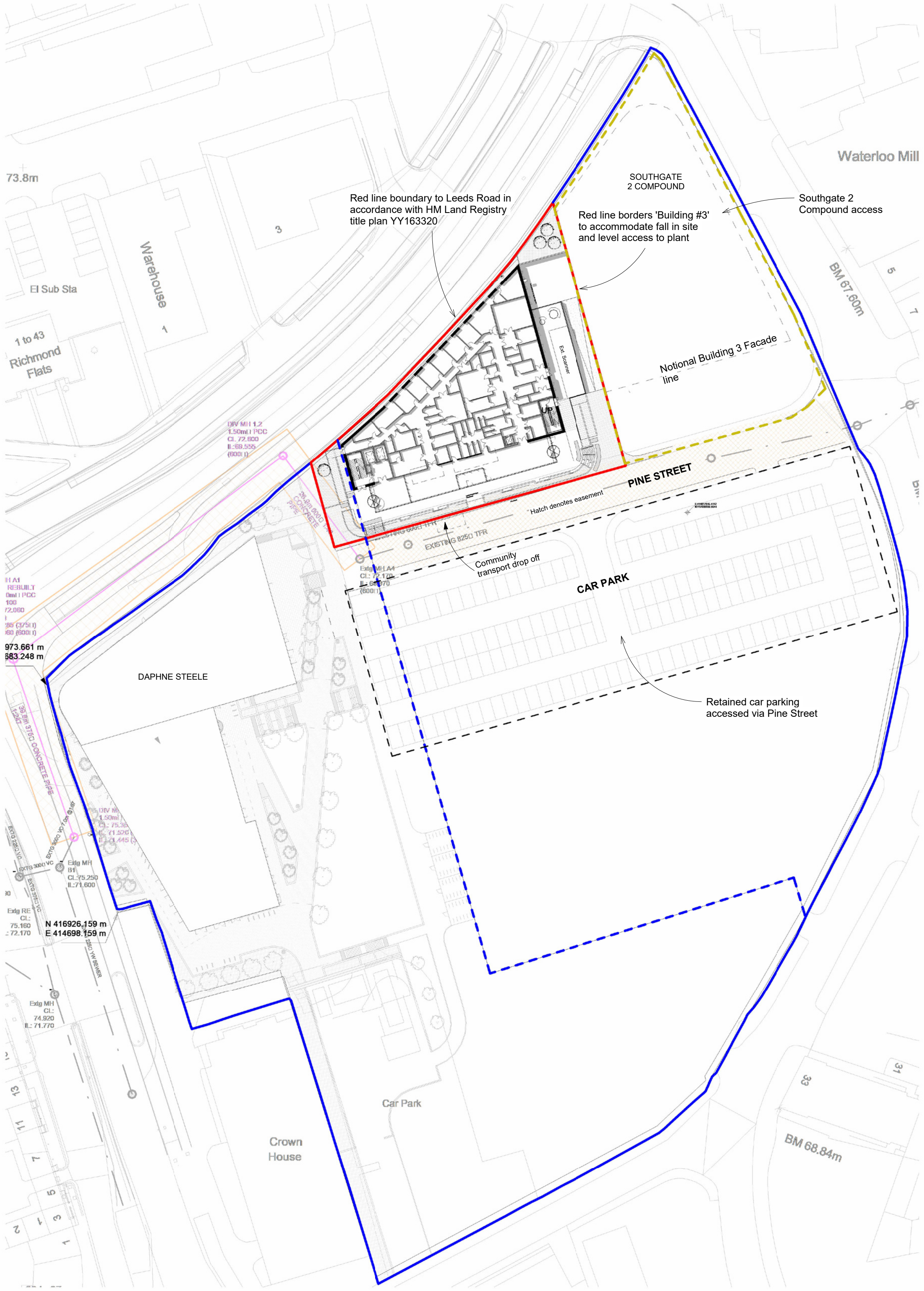
A method statement for the maintenance strategy of the concrete frame will be prepared and submitted to illustrate this aspect will be managed at all stages by contractors' quality control.

An Access Action Plan will be developed by the Estates Team to ensure designed accessibility is maintained throughout the life of the building, e.g. door closers maintained, corridors kept clear, services regularly checked, etc.

6.0

Application Drawings

6.0



Site Location Plan
1 : 500

Site Plan - Masterplan Context
1 : 250

Line	Legend
Blue solid line	Site Boundary Line
Blue dashed line	Daphne Steele Boundary Line
Red solid line	Southgate #2 Boundary Line
Green line	Masterplan Underlay
Yellow dashed line	Compound Area
Dash-dot line	Existing Infrastructure
Pink line	Diverted Infrastructure
Orange hatch	Infrastructure Easement

Masterplan Legend

Rev	Description	Date	Dr by	App by
P1	Planning Issue	30.10.23	WH	RH

original by: Author
date created: 08/03/23
approved by: Approver

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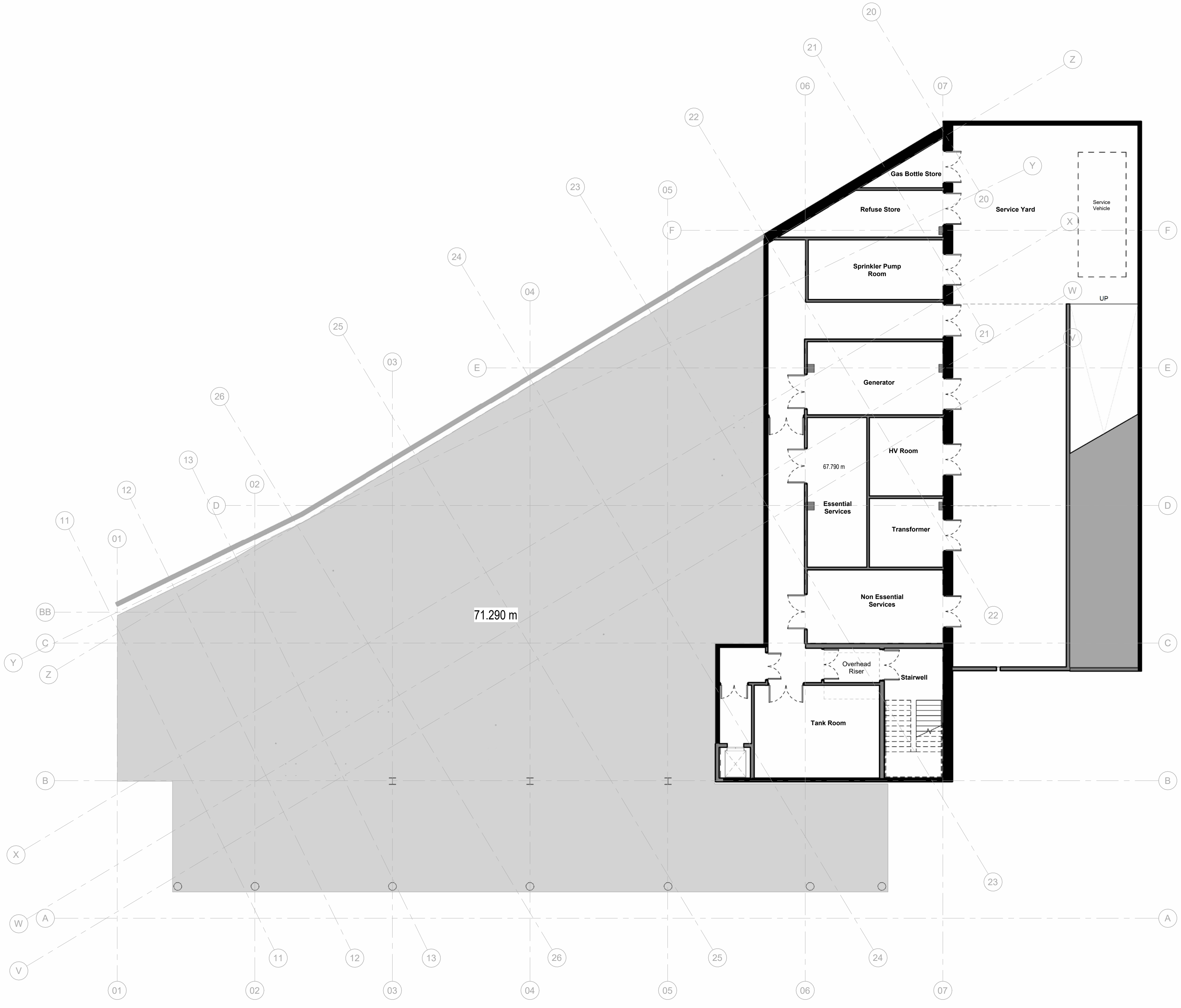
client name: UoH

project: Southgate #2

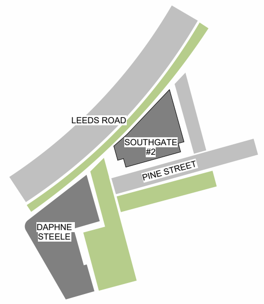
drawing: Planning - Site Location Plan

project number: 2023.00229.000
scale: As indicated@A1
drawing number: SG2-AHR-B2-00-DR-A-08500
rev: P1
issue status: S1

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.



1 Lower Ground 1



P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by	date created	approved by
WH	08/03/23	RH

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client name	UoH
project	Southgate #2
drawing	Planning - Lower Ground Plan
computer file	C:\Users\will.horn\REVIT LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-00001_will.horn.rvt
plot date	
project number	2023.00229.000
scale	As indicated@A1
drawing number	SG2-AHR-B2-LG-DR-A-08200
rev	P1
issue status	S1

1 **Ground Floor**

Rev	Description	Date	Dr by	App by
P1	Planning Issue	30.10.23	WH	RH

original by: WH | date created: 08/03/23 | approved by: RH

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client name: UoH

project: Southgate #2

drawing: Planning - Ground Floor Plan

computer file: C:\Users\wh\Documents\RENIT LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-B0001_wh.hsm.rvt

plot date:

project number: 2023.00229.000

scale: As indicated@A1

drawing number: SG2-AHR-B2-00-DR-A-08200

rev: P1

issue status: S1

1 **First Floor**

P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by: WH | date created: 08/03/23 | approved by: RH

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client name: UoH

project: Southgate #2

drawing: Planning - First Floor Plan

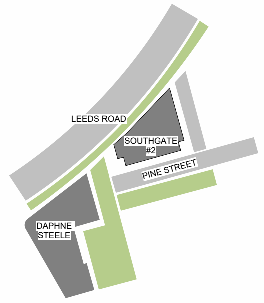
computer file: C:\Users\will.ham\DESKTOP-LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-08001_will.ham.rvt

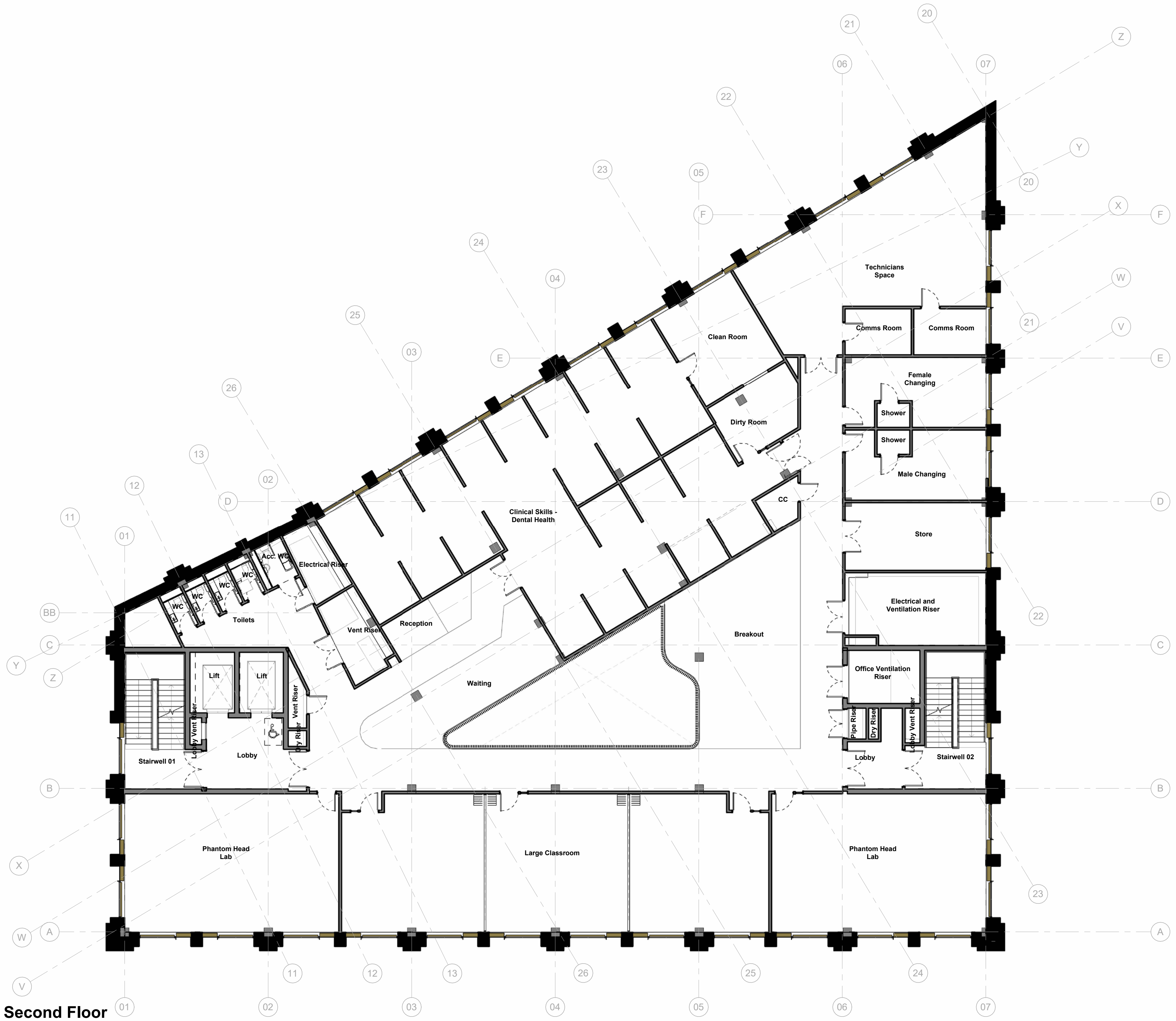
plot date:

project number: 2023.00229.000 | scale: As indicated@A1

drawing number: SG2-AHR-B2-01-DR-A-08200 | rev: P1 | issue status: S1

6.0





1 Second Floor

P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by	date created	approved by
WH	08/03/23	RH

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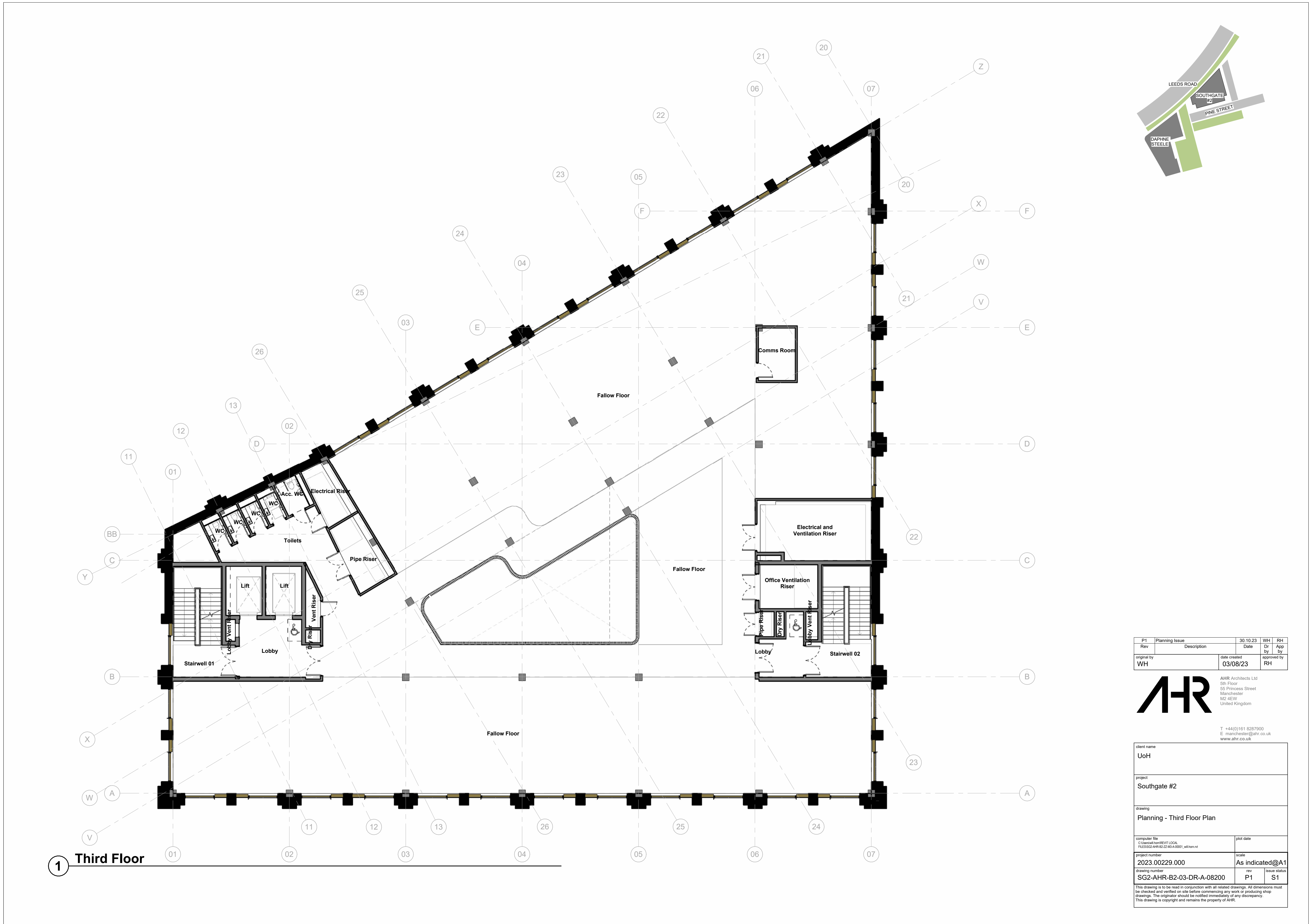
client name
UoH

project
Southgate #2

drawing
Planning - Second Floor Plan

computer file	plot date
C:\Users\will.horn\REVIT LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-00001_will.horn.rvt	
project number: 2023.00229.000	scale: As indicated@A1
drawing number: SG2-AHR-B2-02-DR-A-08200	rev: P1 / issue status: S1

6.0



LEEDS ROAD
SOUTHGATE #2
PINE STREET
DAPHNE STEELE
Comms Room
Fallow Floor
Electrical Riser
Acc. WC
WC
Toilets
Pipe Riser
Electrical and Ventilation Riser
Office Ventilation Riser
Lift
Lift
Lobby Vent Riser
Vent Riser
Dry Riser
Lobby
Stairwell 01
Stairwell 02
Fallow Floor
Fallow Floor
1 Third Floor
P1 | Planning Issue | 30.10.23 | WH | RH
Rev | Description | Date | Dr by | App by
original by WH
date created 03/08/23
approved by RH
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client name UoH
project Southgate #2
drawing Planning - Third Floor Plan
computer file C:\Users\will.horn\REVIT LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-00001_will.horn.rvt
plot date
project number 2023.00229.000
scale As indicated@A1
drawing number SG2-AHR-B2-03-DR-A-08200
rev P1
issue status S1
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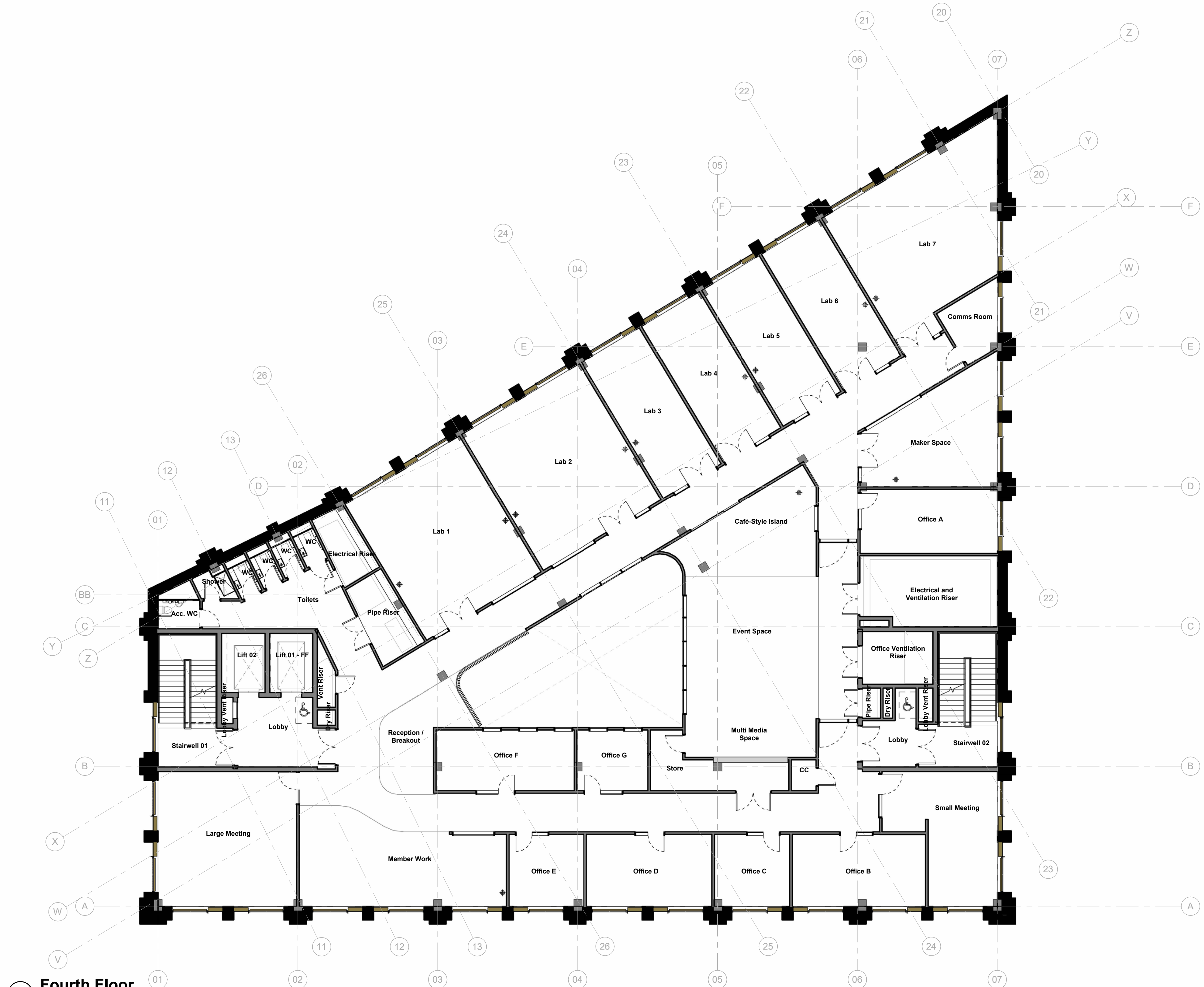
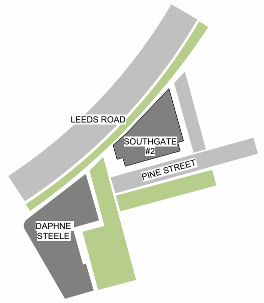


1 Fourth Floor



P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by	date created	approved by
WH	08/03/23	RH

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client name
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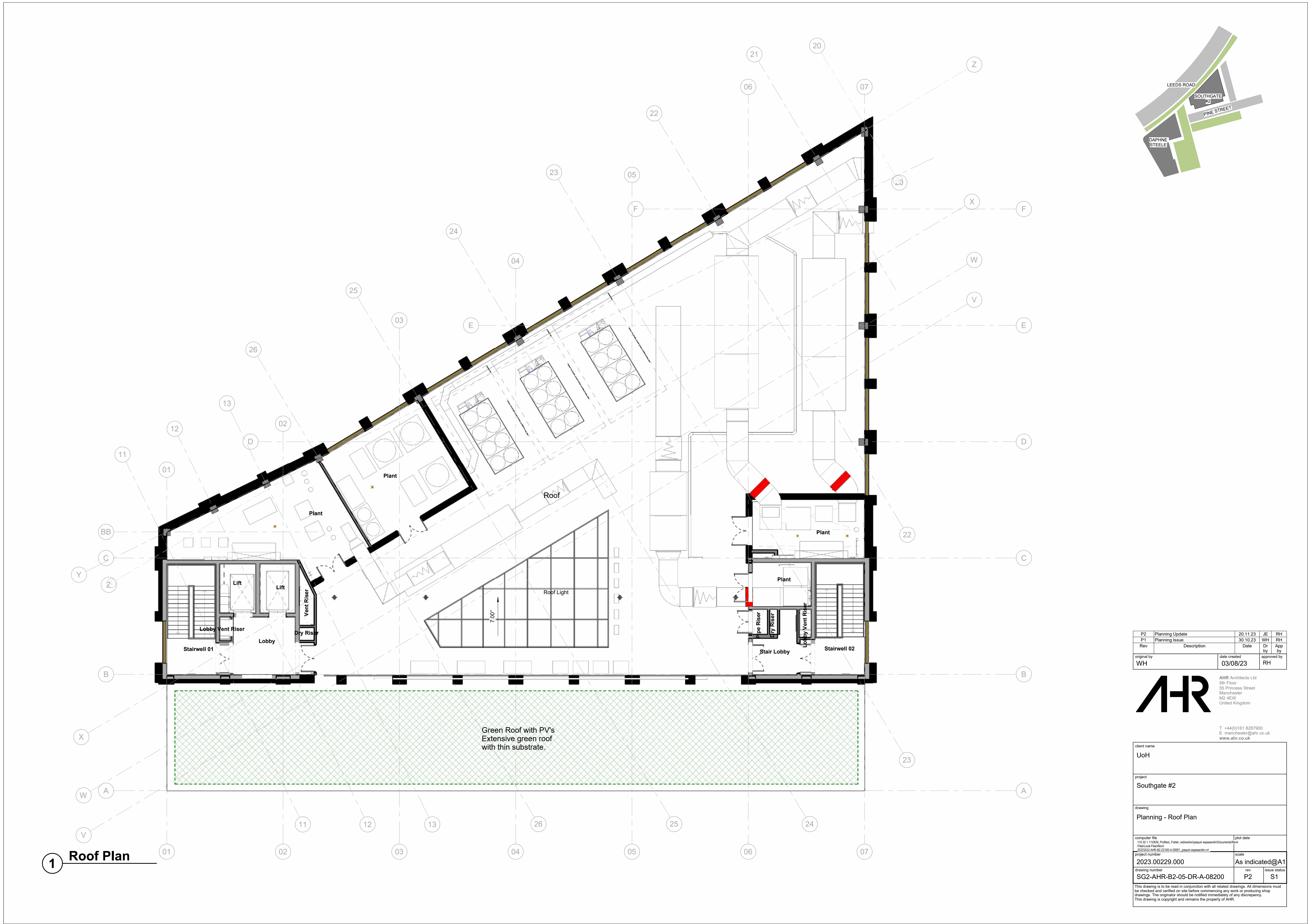
project
Southgate #2

drawing
Planning - Fourth Floor Plan

computer file	plot date
C:\Users\will.horn\REVIT LOCAL FILES\SG2-AHR-B2-ZZ-M3-A-00001_will.horn.rvt	

project number	scale	
2023.00229.000	As indicated@A1	
drawing number	**rev**	**issue status**
SG2-AHR-B2-04-DR-A-08200	P1	S1


LEEDS ROAD
SOUTHGATE #2
PINE STREET
DAPHNE STEELE
Plant
Roof
Roof Light
7.00°
Lift
Lift
Vent Riser
Lobby Vent Riser
Dry Riser
Lobby
Stairwell 01
Stair Lobby
Stairwell 02
Green Roof with PV's
Extensive green roof
with thin substrate.
1 Roof Plan
P2 | Planning Update | 20.11.23 | JE | RH
P1 | Planning Issue | 30.10.23 | WH | RH
Rev | Description | Date | Dr by | App by
original by WH
date created 03/08/23
approved by RH
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www.ahr.co.uk
client name UoH
project Southgate #2
drawing Planning - Roof Plan
computer file \\10.32.1.11\DEM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit Files\Local Files\Revit 2022\SG2-AHR-B2-ZZ-M3-A-00001_joaquin.espasandin.rvt
plot date
project number 2023.00229.000
scale As indicated@A1
drawing number SG2-AHR-B2-05-DR-A-08200
rev P2
issue status S1
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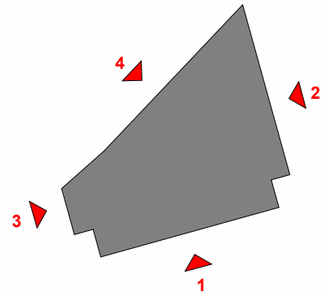
1 **South Elevation**

2 **East Elevation**

4 **North Elevation**

3 **West Elevation**



External Materiality Legend

1 - Brick Petersen Tegl DT71
2 - Recessed Brick Petersen Tegl DT71
3 - Glazed windows with glass spandrel panels
4 - Anodised Aluminium Louvres
5 - Curtain Wall with Anodised Aluminium Structure
6 - Anodised Aluminium Doors
7 - MRI Quench Pipe

Rev	Description	Date	Dr by	App by
P2	Planning Update	20.11.23	JE	RH
P1	Planning Issue	30.10.23	WH	RH

original by: WH
date created: 03/08/23
approved by: RH

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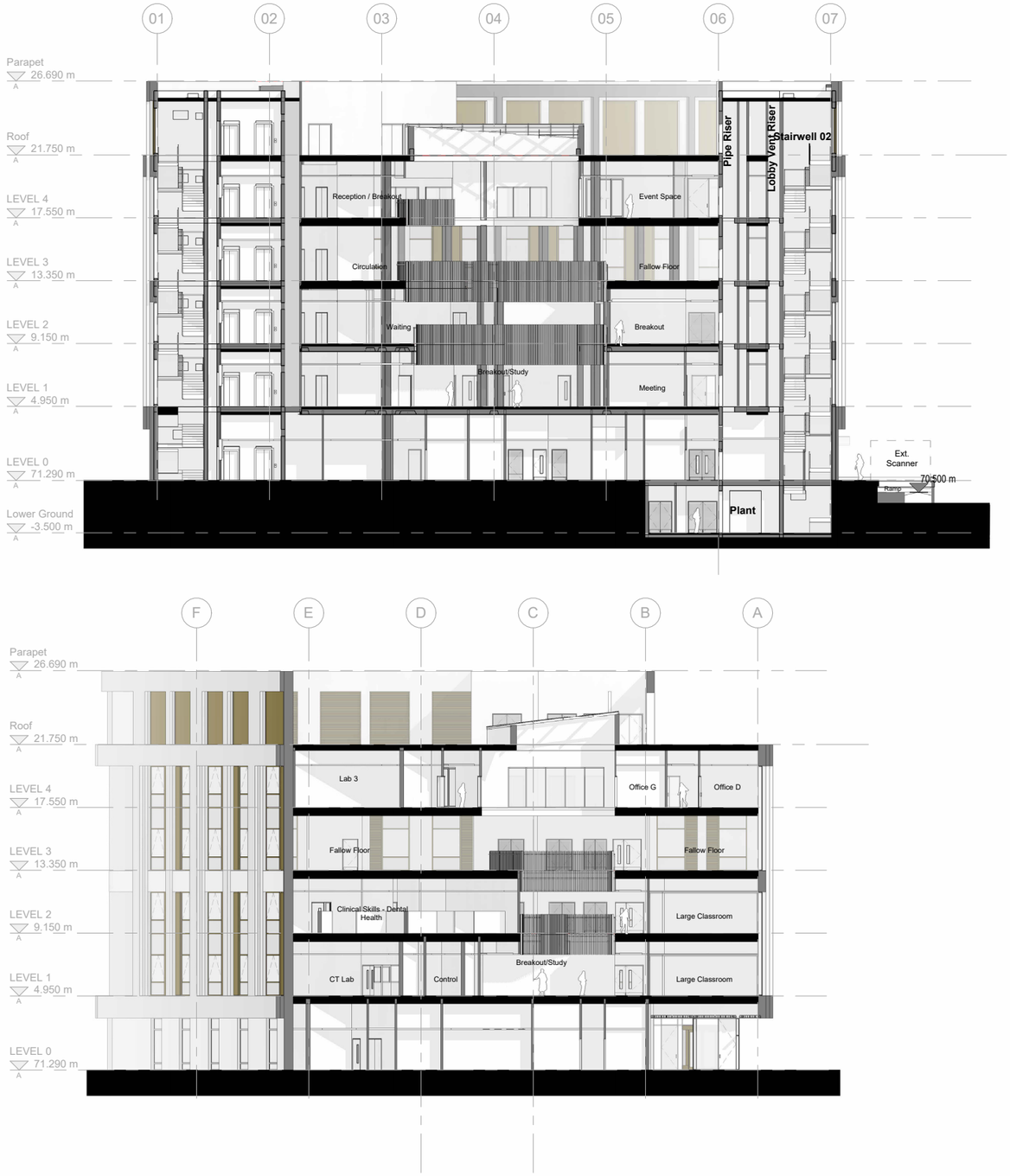
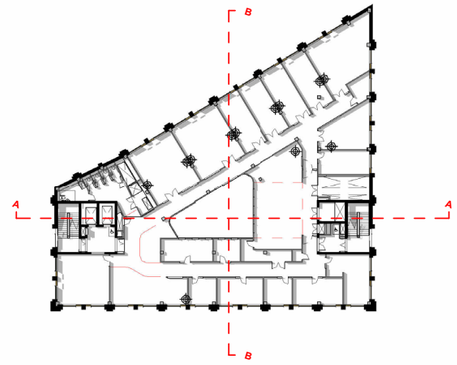
client name: UoH
project: Southgate #2
drawing: Planning - Elevations
computer file: \\10.32.1.11\DEM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit Files\Local Files\Revit 2023\SG2-AHR-B2-ZZ-M3-A-50001_joaquin.espasandin.rvt
plot date:
project number: 2023.00229.000
scale: As indicated@A1
drawing number: SG2-AHR-B2-XX-DR-A-08300
rev: P2
issue status: S1

6.0





P2	Planning Update	20.11.23	JE	RH
P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by
original by		date created		approved by
Author		08/03/23		Approver

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client name	UoH
project	Southgate #2
drawing	Planning - Sections
computer file	plot date
project number	2023.00229.000
scale	As indicated @A2
drawing number	SG2-AHR-B2-XX-DR-A-08400
rev	P2
issue status	S1

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P2	Planning Update		20.11.23	JE	RH
P1	Planning Issue		30.10.23	WH	RH
Rev	Description		Date	Or by	App by

original by: EB | date created: 10/23/23 | approved by: JE

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client name: UoH

project: Southgate #2

drawing: Planning - CGI Leeds Road View

computer file: \\10.32.1.11\DEM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit 2023\SG2-AHR-B2-ZZ-M3-A-0001_joaquin.espasandin.rvt | plot date:

project number: 2023.00229.000 | scale: @A1

drawing number: SG2-AHR-B2-XX-DR-A-08501 | rev: P2 | issue status:

P2	Planning Update	20.11.23	JE	RH
P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by	date created	approved by
EB	10/23/23	JE

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client name
UoH

project
Southgate #2

drawing
Planning - CGI Pine Street View

computer file
\\10.32.1.11\DEM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit Files\Local Files\Revit 2023\SG2-AHR-B2-ZZ-M3-A-00001_joaquin.espasandin.rvt

plot date

project number
2023.00229.000

scale
@A1

drawing number
SG2-AHR-B2-XX-DR-A-08502

rev
P2

issue status

Rev	Description	Date	Dr by	App by
P2	Planning Update	20.11.23	JE	RH
P1	Planning Issue	30.10.23	WH	RH

original by	date created	approved by
EB	10/23/23	JE

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client name
UoH

project
Southgate #2

drawing
Planning - CGI South Facade View

computer file	plot date
\\10.32.1.11\DEM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit Files\Local Files\Revit 2022\SG2-AHR-B2-ZZ-M3-A-00001_joaquin.espasandin.rvt	

project number	scale	
2023.00229.000	@A1	

drawing number	rev	issue status
SG2-AHR-B2-XX-DR-A-08503	P2	

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P2	Planning Update	20.11.23	JE	RH
P1	Planning Issue	30.10.23	WH	RH
Rev	Description	Date	Dr by	App by

original by	date created	approved by
EB	10/23/23	JE

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client name
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project
Southgate #2

drawing
Planning - CGI Courtyard

computer file
\\92.32.110DM_Profiles_Folder_redirection\joaquin.espasandin\Documents\Revit Files\Local Files\Revit 2022\SG2-AHR-B2-ZZ-M3-A-55001_joaquin.espasandin.rvt

plot date

project number
2023.00229.000

scale
@A1

drawing number
SG2-AHR-B2-XX-DR-A-08504

rev
P2

issue status

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Cardiff
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