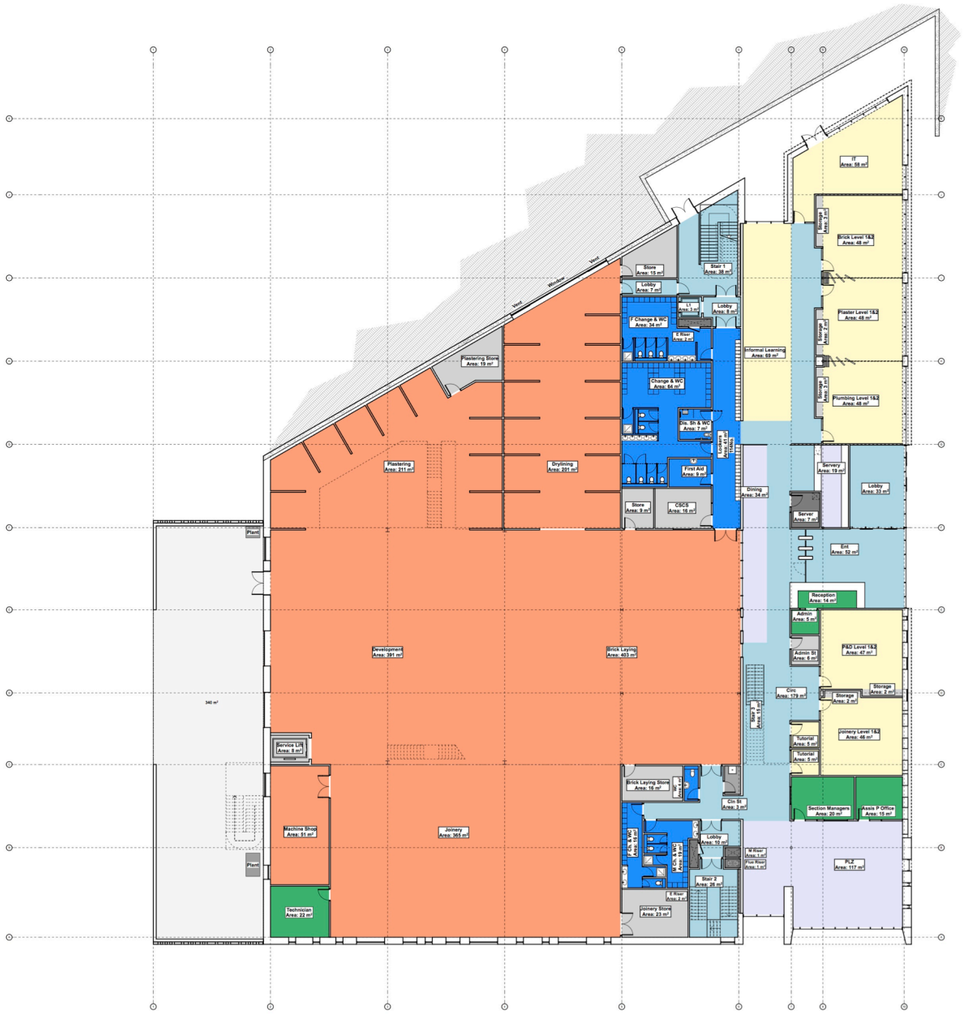
4.0 Design Statement – Building Layout


Plastering
Area: 211 m²
Drywalling
Area: 201 m²
Development
Area: 391 m²
Brick Laying
Area: 463 m²
Joinery
Area: 368 m²
Brick Level 1&2
Area: 48 m²
Plasterer Level 1&2
Area: 48 m²
Plumbing Level 1&2
Area: 48 m²
Joinery Level 1&2
Area: 48 m²
PAD
Area: 57 m²
Recepion
Area: 14 m²
Admin
Area: 9 m²
Admin 2
Area: 9 m²
Admin 3
Area: 9 m²
Storage
Area: 2 m²
Tutorial
Area: 9 m²
Tutorial
Area: 9 m²
Section Managers
Area: 20 m²
Area: 10 m²
PLF
Area: 177 m²
Service Lift
Area: 6 m²
Service Area
Area: 51 m²
Technician
Area: 22 m²
Brick Laying Store
Area: 18 m²
Joinery Store
Area: 23 m²
Lobby
Area: 10 m²
Stair 2
Area: 26 m²
Store
Area: 13 m²
Lobby
Area: 7 m²
Stair 1
Area: 38 m²
Lobby
Area: 9 m²
Change & WC
Area: 34 m²
Change & WC
Area: 64 m²
Cls Sto & WC
Area: 7 m²
Cls Sto
Area: 3 m²
Store
Area: 9 m²
CSCS
Area: 18 m²
Dining
Area: 34 m²
Servery
Area: 19 m²
Server
Area: 7 m²
Lobby
Area: 32 m²
Grd
Area: 52 m²
Store
Area: 9 m²
Plant
Area: 340 m²
Plant
Area: 9 m²
Plant
Area: 9 m²
Plant
Area: 9

4.0 Design Statement – Elevational Treatment

4.2 Elevational Treatment

4.2.1 Elevational Strategy

The elevational strategy for the new centre is critical if the building is to meet the College's objective of creating a high quality facility that will attract learners and transform the image of construction trades training.

The proposed architectural language and materials is best described by the drawings attached to this report, however in summary they have been driven by the desire to create a simple but distinctive contemporary building that reflects the underlying design concepts and building use.

As such, the choice of elevational treatment and materials mirrors the design concept, clearly distinguishing between the main component parts: workshops, teaching block, linking street and plinth.

The narrow teaching block is conceived as a light coloured 'tube' sat above a robust plinth. The long elevation fronting onto the new arrival plaza reflects the use of this block for smaller scale teaching spaces, with simple vertical punched windows to maximise daylighting and natural ventilation opportunities. The main entrance is clearly defined by double height glazing, drawing users into the building from the landscaped arrival plaza. Combined with extensive glazing at the ground floor, this provides an animated shopfront to the building, with views into the activities in the classrooms and workshops beyond.

As the site falls away to the northeast, the teaching block cantilevers out over the plinth, full height glazing opening up views into the double height Personalised Learning Zone within, and taking full advantage of the long views out.

Contrasting to the light coloured teaching block, the metal clad workshops are treated as a darker element, the saw tooth roof lights clearly describing the more vocational activity occurring within. Large punched hole windows to both ground and first floor offer opportunities of views into the workshops from the access road and help animate this façade. The covered external project areas is conceived as a fifth saw toothed bay, the solid cladding breaking down up to a more intermittent hit and miss arrangement.

Between these two main element internal street is expressed by full height glazing with the dark solid masonry plinth uniting all of the elements and wrapping out into the retaining structures in the landscaping.

4.2.2 Key Materials

It has been our strategy to minimise the palette of external materials to create a simple architectural language that offers a robust solution. The architectural language reflects both the vocational use of the building and the focus on contemporary materials and construction techniques, whilst nevertheless responding to the College's aspiration for a distinctive building. With this in mind, we are proposing to utilise the following key materials:

- Brickwork to the plinth (colour and mortar TBC).
- Feature, stone effect rainscreen cladding system to the main teaching block (finish and colour TBC).
- Built-up, metal profiled cladding system to the workshop block and external covered yard (finish and colour TBC).
- Glazing – Aluminium powder coated capped curtain walling system, SSG curtain wall system or aluminium punch/ribbon windows (locations as noted on architectural elevation drawings).



Proposed new Construction Centre – north east elevation