









# CONTENTS

## 1.0 Introduction

- 1.1 Client Brief
- 1.2 Project Team
- 1.3 Masterplan

## 2.0 The Site

- 2.1 Existing Site
- 2.2 Site Analysis
- 2.3 Site Photographs

## 3.0 Space Requirements

## 4.0 Design Development

- 4.1 Initial ideas
- 4.2 Concept Design
- 4.3 Options Study
- 4.4 Preferred Design Concept
- 4.5 Final Preferred Concept
- 4.6 Precedent

## 5.0 Final Design Proposal

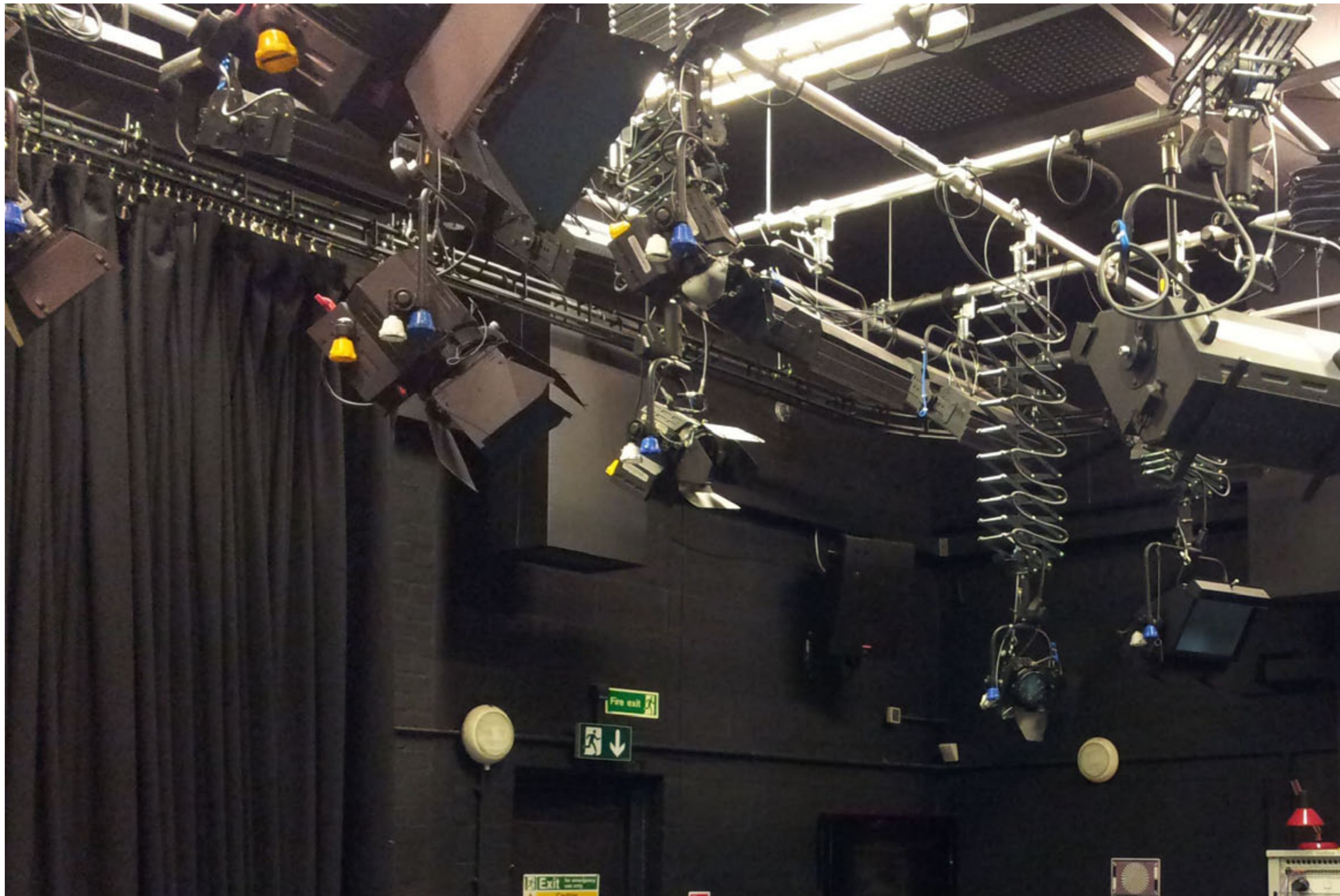
- 5.1 Layout
- 5.2 Amount
- 5.3 Scale
- 5.4 Access and Movement
- 5.5 Appearance
- 5.6 Visual Impact
- 5.7 Landscape
- 5.8 Environmental Sustainability
- 5.9 Community Safety
- 5.10 Ecological Interests

## 6.0 Conclusion

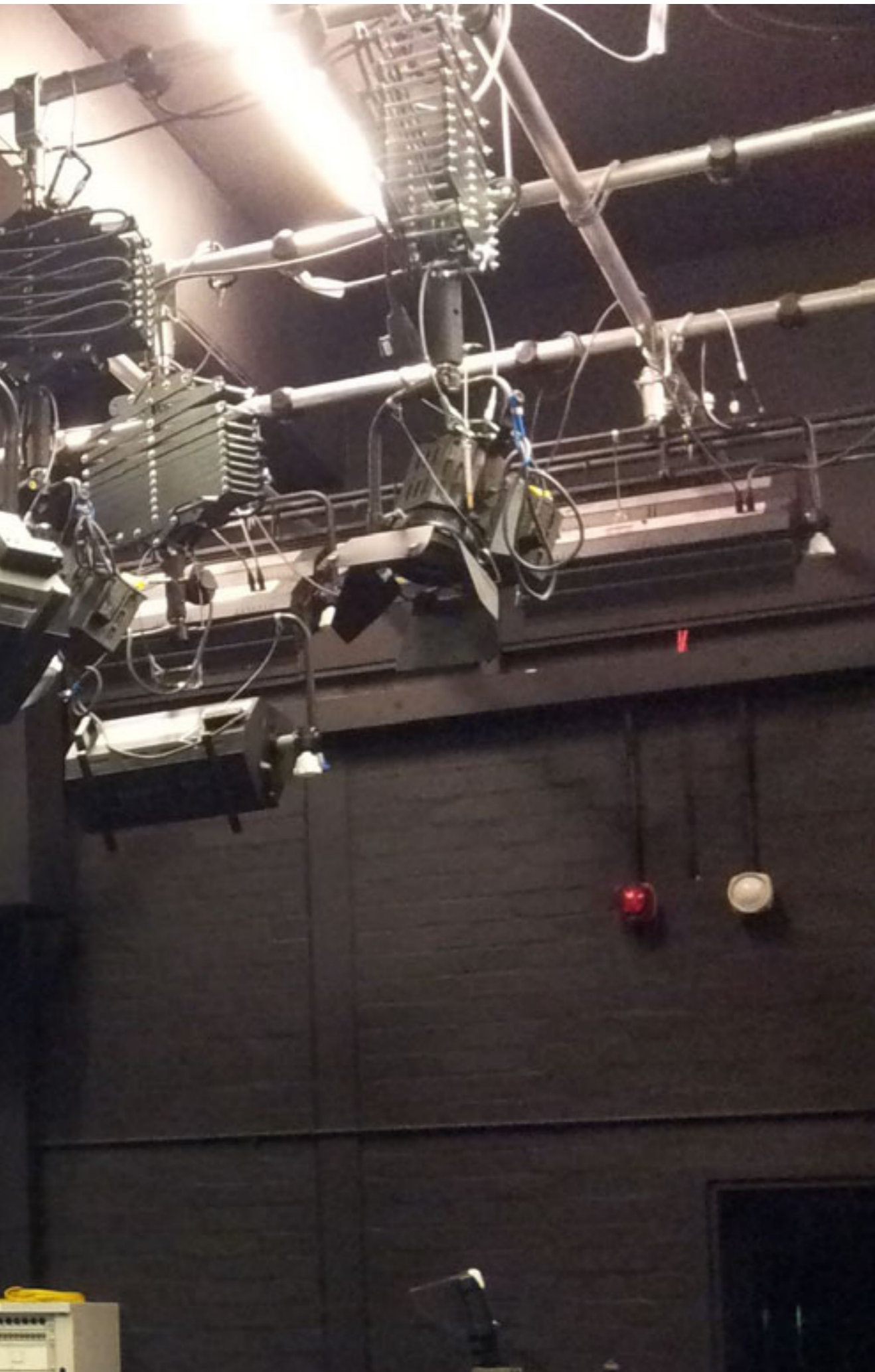
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# 1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of the University of the West of England (UWE) to accompany an Application for the Approval of Reserved Matters for the design of Building 1 and associated landscape works at the Bower Ashton campus, Kennel Lodge Road, Bristol, BS3 2JT.

Outline planning permission for the erection of new buildings for academic, administration and support purposes (6,500m use class d1) and associated infrastructure including provision of a new public transport facility, amendments to car park layout, revised access arrangements and landscaping; and the demolition of 4,198m existing buildings, with all matters reserved except for siting, massing and access, was granted on 9th September 2015 (Application No. 15/00291/P), with 17 conditions attached.

Building 1 forms the first phase of the redevelopment of the campus in line with the approved masterplan, and will provide dedicated digital media spaces within a new high quality three storey building, located on the site of the former G Block and facing onto Kennel Lodge Road.

The application includes for landscaping works to the Kennel Lodge Road frontage including a new improved footpath and cycle route.

This statement should be read in conjunction with all relevant application drawings and supporting information.



# 1.1 CLIENT BRIEF

The Bower Ashton Campus of the University of the West of England (UWE) is the home of the Faculty of Arts, Creative Industries and Education. The Campus's origins are in the purpose built 1969 West of England School of Art.

In order to meet the current and future needs of the Campus, a new Digital Media building is proposed to aid and enhance the delivery of teaching and learning in purpose built facilities. The new building is known as Building 1.

The proposed new building will be located in the position of the existing G Block, which will be demolished, and will comprise of approximately 2400m<sup>2</sup> gross internal floor space.

## CAMPUS VISION

The University of the West of England plans to retain and invest in the Bower Ashton site following the development of a clear and compelling vision by the Faculty of Arts, Creative Industries and Education. The Faculty's strategic aim to be externally connected, practice oriented and professionally accredited includes:

- The importance of retaining a metropolitan base for the University.
- Bower Ashton's proximity to Bristol's creative and cultural organisations based in and around the harbour and city centre.
- The importance of developing new and strengthening existing partnerships with organisations in the city (Aardman, Arnolfini, BBC, Bristol Museums Galleries and Archives, Spike Island, Watershed) in order to support the practice-oriented learning of students.

## THE DEVELOPMENT OF BOWER ASHTON

Major investment in shared resources are focused at Bower Ashton (i.e. library, digital media, physical making) with non-specialist spaces being provided at partner sites in the city (i.e. general purpose teaching, art and design studio spaces, research offices, student support functions).

The proposed new buildings and refurbishment of existing buildings at Bower Ashton has been carefully considered to respond to the needs of students and staff and also to the surrounding area and the overall environment impact. It does so in the following ways:

- Develops on-site, industry-standard physical resources, grouped around discipline hubs to support practice-oriented learning (Building 1 for Film and Animation; Building 2 for Art and Design)
- Ensures the adjacencies of related disciplines to facilitate learning and encourage multi-disciplinarily; i.e. the proximity of F Block's Software Learning labs and the News Room link to Building 1; the link between photography in C Block to production studios in Building 1.
- The further development of the Student Hub which brings together catering, retail, Students Union, Student Support Services, Library, and IT support in A and B Blocks works with their proximity to the new main entrance and 'front of house' facilities.
- Maximising the functionality of rooms available in B Block for teaching, office and meeting spaces. These spaces offer ceilings with appropriate height for projection and audio-visual facilities; great natural light and inspiring views from windows, which are also easy to blackout for teaching, as necessary.
- The partial demolition of C block enables a courtyard space to be developed within the heart of the campus. This will allow students and staff to easily access outside space, currently very limited on site in spite of the campus's semi-rural setting. This space will also be the focal point for the site's public art – an environment within which specially commissioned work can be enjoyed by students, staff and the general public.

## BUILDING 1

Subject disciplines to be accommodated within building 1 are high performing, supported by industry and sector skills councils and are currently popular with applicants. However, in an increasingly market-driven higher education sector, the University needs to invest in the facilities required by these subjects order to retain its reputation.

These disciplines are also important to the University's portfolio and its ability to support the local creative economy with new, diverse talent.

Building 1 will bring together existing resource for filmmaking, animation, and some aspects of photography currently housed in D and B Blocks.

Although students studying on Filmmaking, Animation and Photography programmes mainly use these resources, they are open to all students in the Departments of Art and Design, Film and Journalism.

There are therefore no fixed users of the building, except for the Technical staff. Academic staff spend more than half of their time teaching, not all of which will take place within Building 1.

The development of the new building involves very little expansion of the current resource in comparison to the increase in student numbers and requirement for digital learning.

The new building will be designed to be used as efficiently as possible in order to maximise its benefits by:

- more efficient use of space, including designing spaces that can be easily adapted for secondary or even tertiary use
- harnessing new technology;
- better use of timetabling;
- changing the patterns of use throughout the working day;
- squeezing University space standards in some area, i.e. office space has been reduced from 7.5m<sup>2</sup> per person to around 5.5m<sup>2</sup> per person;
- a reduction in typical UWE building circulation space from 30% to 26.3%.

A consequence of spaces that can be adapted for secondary and tertiary use is that these facilities need to be co-located so that teaching and learning can be appropriately supported by staff, including the ability for students to locate technical support nearby when working on self-directed project work.

It is a Faculty principle that students and academic staff within a subject discipline be co-located. Research shows that this improves the student experience.

The new building is the first phase in the replacement of poor quality estate. It enables new technologies that are in use in industry to be installed to ensure students graduate with the skills necessary for their careers within the creative industries.

# 1.2 PROJECT TEAM

UWE has appointed the following team to assist them in developing the proposals:

Austin-Smith:Lord:	Architecture, interior design and landscape design
Arup:	Civil, mechanical, structural, electrical engineering and acoustic consultants, BREEAM consultants
Gleeds:	Project Manager
Alder King:	Planning Consultant
Faithful & Gould:	Cost Consultant
Principal Contractor:	Willmott Dixon





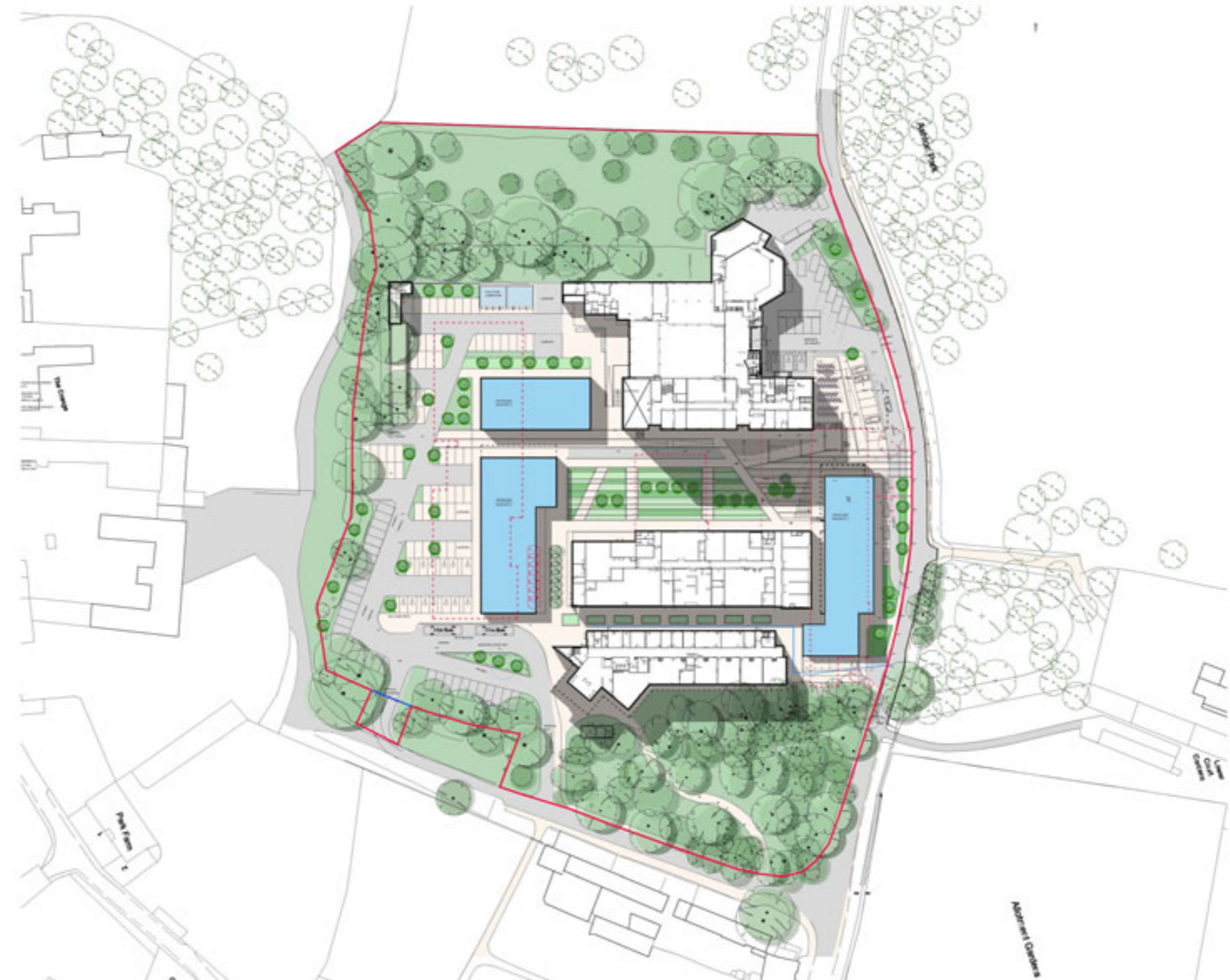
## 1.3 BOWER ASHTON CAMPUS MASTERPLAN

Building 1 and associated landscaping along the Kennel Lodge Road frontage forms the first phase of works based on the outline approved masterplan framework for the Bower Ashton campus.

Building 1 will occupy the position of the existing G Block building on the northern edge of the campus. Future phases will see further demolition of outdated buildings and replacement with two further new buildings, refurbishment of existing retained facilities, as well as significant new landscape works including a central courtyard space.

### MASTERPLAN OBJECTIVES

- Provide a modern, fit for purpose, digitally connected environment that will attract and retain high tariff students and retain the reputation as a sector leader
- Provide space for growth in student numbers in high performing areas
- Reduce overhead costs per student by improving space utilisation and energy efficiency
- Improve ancillary support services
- A central landscaped courtyard provides external amenity space for gathering, relaxation, events and public art
- Increased permeability across the campus
- Increased exposure and an enhanced 'public face' to the University from Kennel Lodge Road
- A more compact, rational and efficient campus which will improve the staff and student experience
- Enhanced bus and cycle spaces and facilities
- A positive impact on the environment due to more efficient buildings, promotion of sustainable transport strategies and increased soft landscaping and tree planting



APPROVED BOWER ASHTON MASTERPLAN

Source: AHR Outline Planning Application, Design Access Statement









## 2.0 THE SITE



## 2.1 EXISTING SITE

### THE WIDER CONTEXT

The UWE Bower Ashton Campus is located on the western edge of Bristol Ashton Court Estate, the campus' largest neighbour is a Grade II\* registered landscape and a Site of Nature Conservation Interest. Ashton Court Mansion House and stables are Grade 1 listed. The campus itself was originally part of the Estate and was developed in the 1960's as an art college.

The campus forms the western edge of Bower Ashton Village, which has a semi-rural character, due to the historic association with Ashton Court estate buildings and it's setting within parkland, mature woodland and community allotments. The village is dislocated from the rest of Bristol, due to the physical separation created by the River Avon and busy road junctions including the A370 fly-over and the loop roads in the Cumberland Basin.

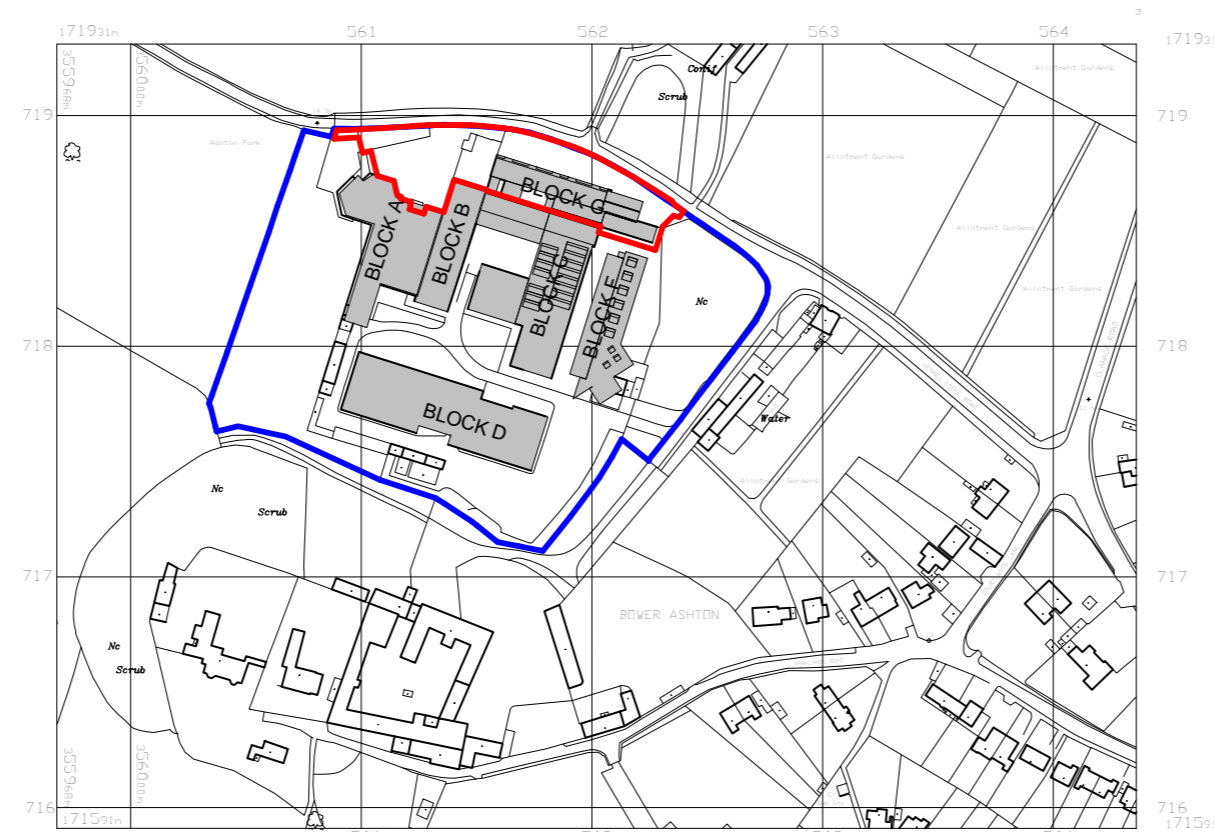
Vehicular access is from Kennel Lodge Road, which was formerly the service access to Ashton Court Mansion and is now one of the main vehicular access routes to the Mansion and parkland.

Adjacent to the site to the North is Ashton Court Deer Park which is partially screened from the campus by a small tree copse. The western part of the campus is the Paddock, which is part of the Ashton Court Registered Historic Landscape. The paddock includes groups of mature trees, some were part of the original 19th century Ashton Court plantings.

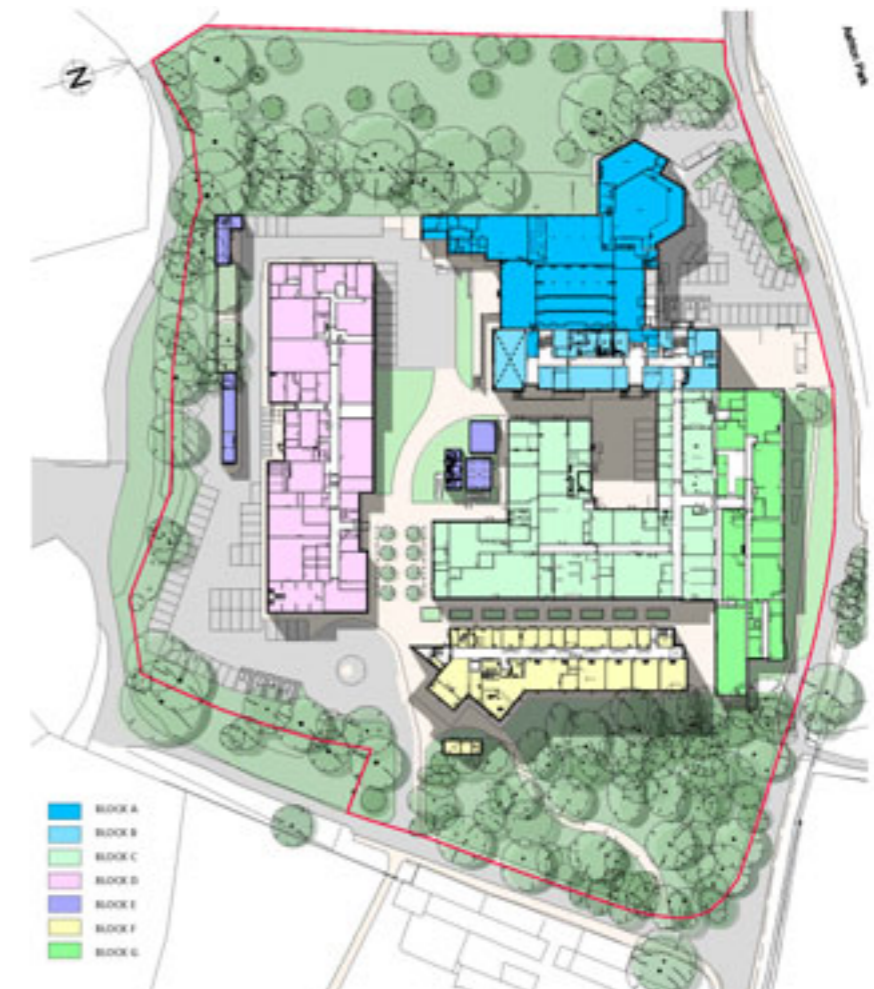
Beyond the southern boundary of the campus is the Park Farm buildings which are used by Bristol City Council as a training centre and estate depot. The eastern part of the campus is defined by dense tree cover, also part of the Ashton Court Registered historic Landscape, which screens the campus from the road and adjacent residential properties.

### TOPOGRAPHY

The campus site is almost flat, most of the buildings ground floor level is +9.3m with the exception of the 5 storey B block which has a ground floor level +10.65m. The North west corner of the campus steps to accommodate the level change between the buildings and the gradual rising level of Kennel Lodge Road. Beyond the campus boundary to the north and west, the land rises to form the south facing valley side of Ashton Brook and Colliters Brook. The hill side extends towards Long Ashton Village and Clevedon to the west



SITE LOCATION PLAN



EXISTING CAMPUS PLAN

Source: AHR Outline Planning Application, Design Access Statement



## 2.2 SITE ANALYSIS

### THE APPLICATION SITE

The proposed development site comprises of land adjacent to Kennel Lodge Road, and totals approximately 3830m<sup>2</sup>.

Much of the existing site is occupied by an existing single storey building known as G Block, which is proposed for demolition. The remainder of the site comprises of a grass frontage to the road, paved footpaths, a small car park area with access from Kennel Lodge Road as well as a sunken paved area adjacent to the end of the B Block tower block.

9.8m AOD, in order to avoid flood risks associated with tidal flooding and surface water run-off. This compares with an existing approximate floor level for G Block of 9.4m AOD.

An existing Wessex Water surface water sewer runs through the corner of the proposed site. It currently runs underneath the existing building. The new development will position the building so as to be clear of the existing sewer and therefore brings betterment. The line of the sewer has dictated the available site area for the new building.

### BOUNDARIES

The northern boundary is formed by Kennel Lodge Road. This includes a grass frontage a footpath. The landscape frontage alongside the road is important in the context of the conservation area, though it's quality could be greatly improved. The footpath does not follow the edge of the road and is not well used. Kennel Lodge Road rises in level from east to west as it climbs towards Ashton Court. A sunken 'pit' area is situated directly at the western end of G block. This is an unused and unsightly external space. It is framed on the southern side by the 5 storey tower building known as B Block. This building is the dominating element on the campus and within the surrounding landscape.

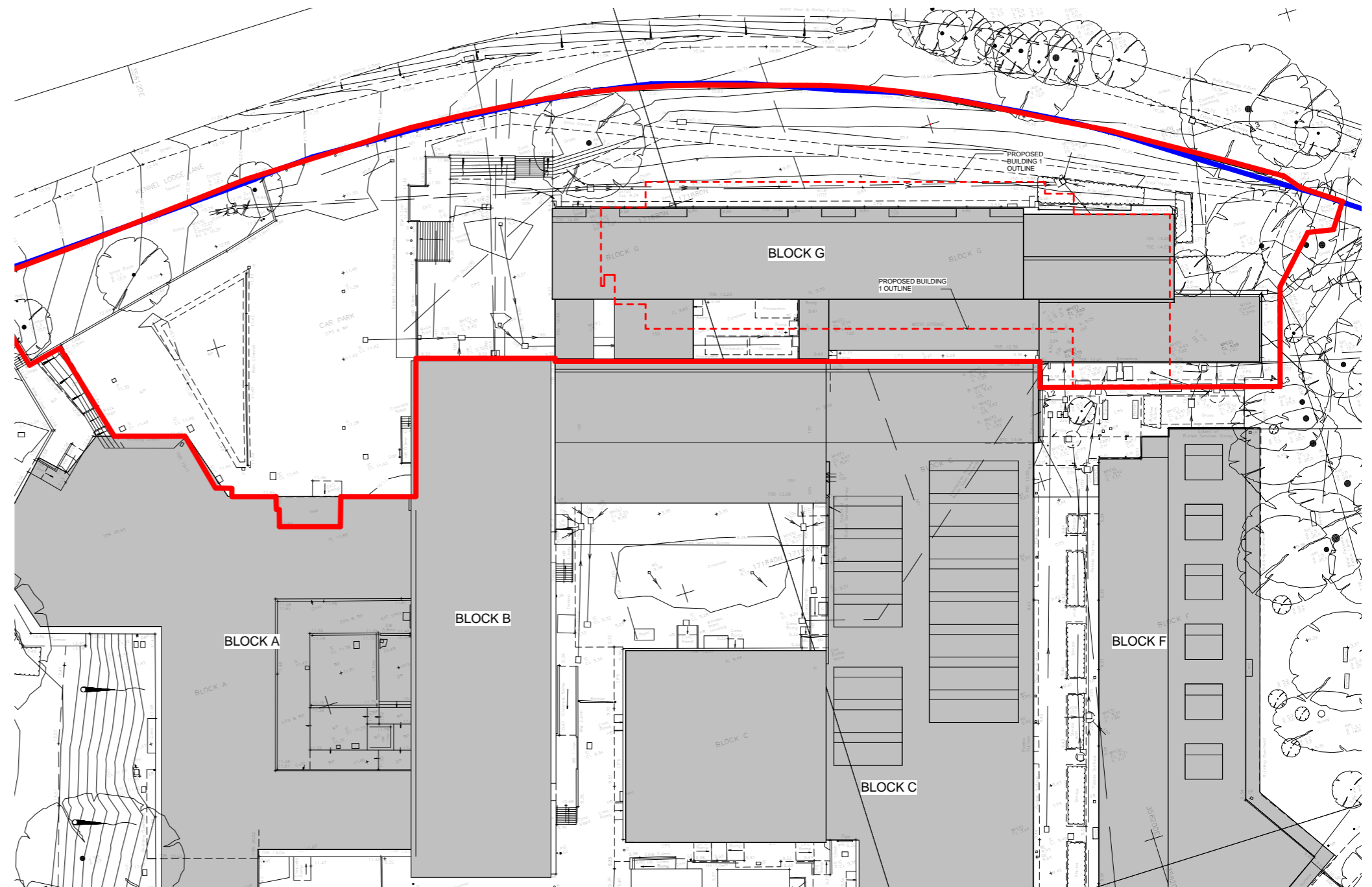
The western boundary is formed by the upper car park areas situated in front of A Block. This is also the main entrance to the campus. The car park layout and frontage do not offer a good first impression to the front entrance, and there is scope for improvements to be made.

The southern boundary is formed by C block, an existing single storey building comprising of workshop spaces. This building closes off the rest of the campus from the road frontage, though it is proposed for partial demolition in the future in order to open up a new access route into a landscaped central square.

The eastern boundary is formed by an area of mature woodland and is a protected part of the conservation area. This woodland offers excellent screening of the proposed site and campus when viewed from the east and on the approach along Kennel Lodge Road.

### FLOOD RISK ASSESSMENT

The flood risk assessment undertaken for the site as part of the outline application indicated that future buildings would be set with a ground floor level of no lower than





## 2.2 SITE ANALYSIS

### LANDSCAPE

The campus is semi enclosed by mature woodland to the east and west and screening trees and shrubs along the southern boundary. Within the campus there is very little green space or quality landscape features due to the need for vehicle routes and hard standing and the low sprawling campus buildings, particularly blocks C, D and G which are all single storey.

The main grass area is currently used for temporary teaching accommodation and the other smaller green areas are disparate and lack focus. Part of the masterplan proposals will be to increase and enhance soft landscaped areas in order to provide social space, biodiversity, surface water mitigation and areas for the display of art. The campus is well screened by mature woodland and recently planted trees.

The height of B Block (5 storeys) is not to be exceeded with any new development, due to the visual impact from Ashton Court Estate and other surrounding areas.

### CONSERVATION AREA

The site falls within the Bower Ashton Conservation Area. Some of the defining characteristics include:

- Open pasture land on south facing slopes forming a setting to Ashton Court Estate
- Clamage Road bounded by tall stone estate walls bordering allotments and former estate buildings
- Former estate buildings behind stone walls and hedges, large gardens and allotments
- Small inter-war estate of semi-detached houses
- Two large educational establishments, UWE Bower-Ashton and South West Bristol College
- Former meadows, now sports grounds between Clamage Road and the Railwayline
- Kennel Lodge Road is one of the main accesses to Ashton Court Estate, enclosed in places by stone-walls, trees and hedges

The design approach for Building 1 will aim to preserve and enhance the quality of the Conservation Area by using appropriate siting, scale and appearance



### VEHICULAR AND PEDESTRIAN CIRCULATION

There are two vehicle access points into the campus. The main access is from the 'Park Farm Lane' on the eastern edge. This access is used by buses, delivery vehicles for the cafeteria and campus buildings and most private cars. The access is also shared with cycles and pedestrians, although there is also a dedicated pathway through the woodland which is widely used.

Currently the buses use the mini roundabout adjacent to F block for turning and collecting. Due to the limited turning area, buses have been known to collide with the F block overhanging first floor. In addition there is limited waiting area and congestion can occur if there is more than one bus or during periods of peak traffic. Currently it is necessary that delivery vehicles access the centre of the campus due to the location of the Fabrication facility, which requires delivery of large materials and removal of waste and large-scale student work. This creates central areas which are more urban in character with large areas of hard standing. The necessity of vehicle access in the centre of the campus also creates pedestrian-vehicle conflict areas, notable on the Southern corner of D block, which is a potential safety concern.

The other vehicular access is from Kennel Lodge Road and serves a smaller staff carpark in the north western corner. This carpark accommodates approximately 30 parking spaces.

Due to the campus arrangement and ad-hoc additions to the buildings, there is a physical boundary between the north and south side of the campus. The pedestrian route must be negotiated through the buildings during opening hours.

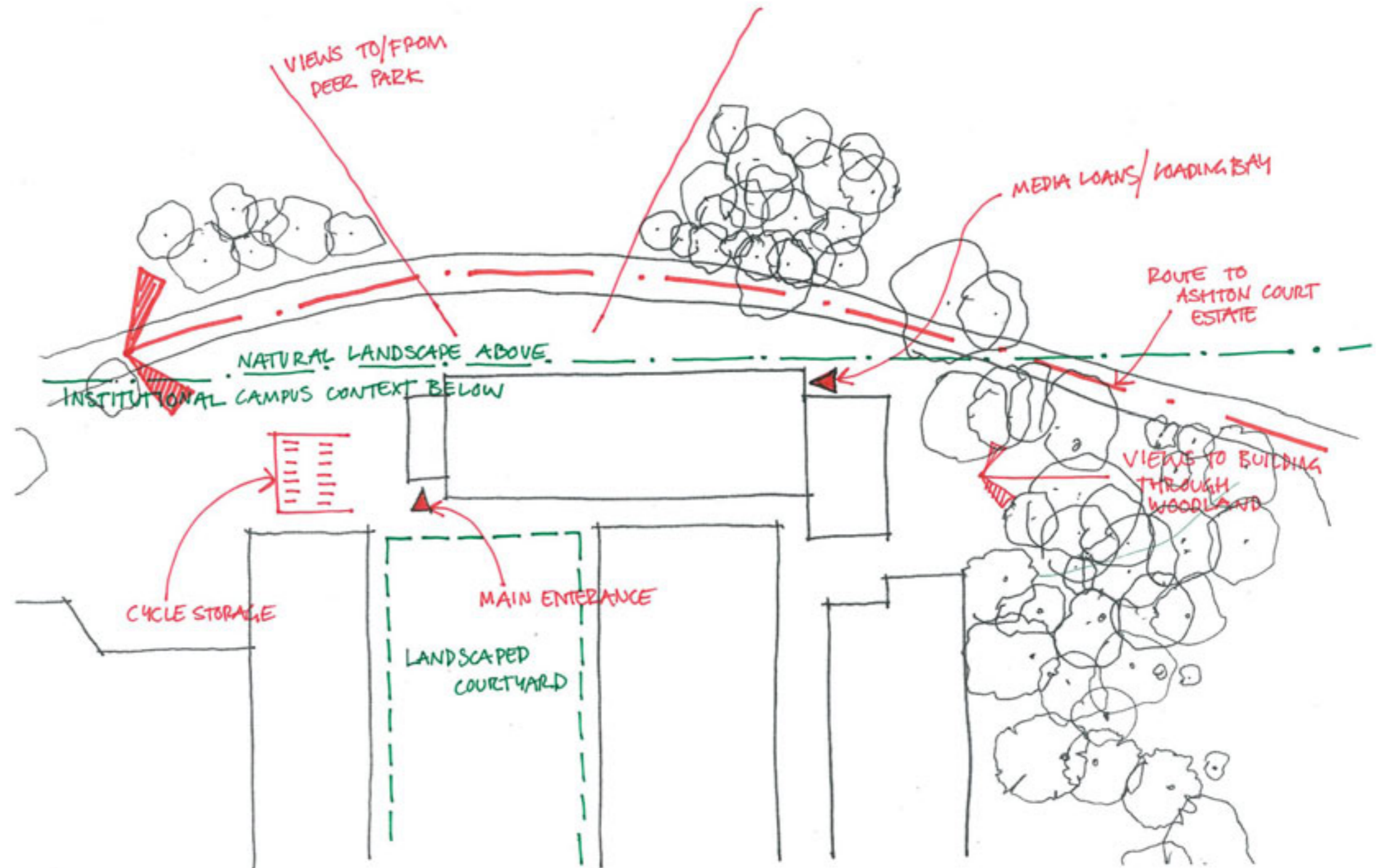




## 2.2 SITE ANALYSIS

### SITE ANALYSIS SUMMARY

- The site has a prominent public frontage to Kennel Lodge Road and is situated within a conservation area. The demolition of G Block offers opportunity to provide a high quality building design that improves this frontage and adds interest to the approach to the Ashton Court Estate.
- An existing mains sewer bisects the site at the southern end. The new building should avoid building over this sewer.
- The new development should have a ground floor level no lower than 9.8m AOD to minimise future flood risk.
- There are excellent views out from the site to the north across the Ashton Court Estate deer park.
- The height of the proposed development will need careful consideration in order to avoid impacting on the surrounding landscape.
- Key views of the proposed development should be considered including relevant views up and down Kennel Lodge Road as well as views from the Ashton Court Estate as identified in the LIVA submitted at outline application stage.
- There is opportunity to improve pedestrian and cyclist access along Kennel Lodge Road, improving access to Ashton Court and the wider cycle network, as well as creating a new route into the campus.
- There is opportunity to concentrate pedestrian and cycle access to the campus via Kennel Lodge Road, creating a better separation of vehicles and pedestrians.
- The existing mature trees to the south of the site should be retained and protected. These provide good visual screening to the campus and proposed site.
- There is opportunity to significantly improve the quality of the landscape frontage to Kennel Lodge Road, thereby enhancing the conservation area as well as providing a better frontage for UWE.





## 2.3 SITE PHOTOGRAPHS



View looking up Kennel Lodge Road towards proposed site on left. Existing mature woodland screens the site on the approach.



View looking up Kennel Lodge Road towards proposed site on left. Existing mature woodland screens the site on the approach



View looking up Kennel Lodge Road. Proposed site with existing G Block is seen on the left. The 5 storey B Block building can be seen behind.



View looking down Kennel Lodge Road with proposed site directly in front and to the side of the 5 storey B Block building. Note lack of footpath along the road.



View looking down Kennel Lodge Road from Ashton Court Estate. The existing campus sits at the bottom of the hill within mature trees. The 5 storey B block building can be seen through the trees.



View from Kennel Lodge Road in front of the proposed site, looking north west across the Ashton Court Estate red deer park.



## 2.3 SITE PHOTOGRAPHS



View of the existing concrete pit to the west of G block. Note the level difference of approximately 2.2m up to the car park behind.



View looking down Kennel Lodge Road with G Block on the right. Note that the proposed site is set down into the sloping ground.



View from Kennel Lodge Road looking south west towards the proposed site. The existing G Block building is in the foreground, with the larger B block in the background. Note the road rises approx. 1.5m from east to west along the proposed site frontage.



View of existing main campus entrance to A Block. The entrance approach is dominated by car parking, presenting an unattractive frontage. The proposed scheme will improve this important external space, creating a new pedestrian area, cycle parking and reduced car parking.



View of the existing concrete pit area at the north end of B block and adjacent to the gable of G Block. This space is unsightly and under used. The proposed scheme will enhance this area creating new cycle parking and a route to the new building and future courtyard space.

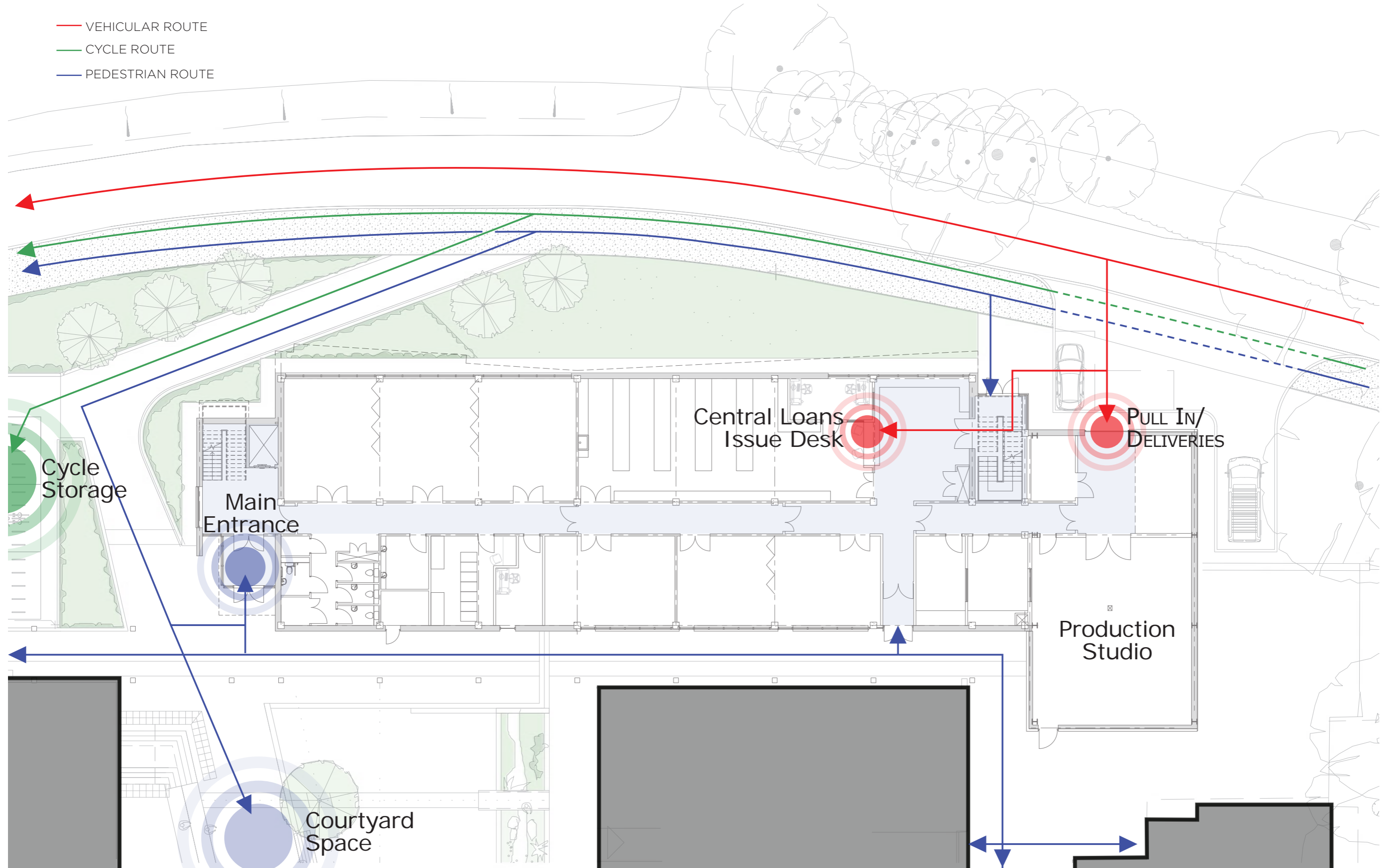


View looking up Kennel Lodge Road. Proposed site with existing G Block is seen on the left. The 5 storey B Block building can be seen behind.



## 2.4 PROPOSED LAYOUT

- VEHICULAR ROUTE
- CYCLE ROUTE
- PEDESTRIAN ROUTE















## 3.0 SPACE REQUIREMENTS



# 3.1 SPACE REQUIREMENTS

## SCHEDULE OF ACCOMMODATION

The spatial requirements for Building 1 were established with UWE through a series of meetings with key stakeholders and the building user group.

The site constraints limited the available footprint for the building.

The Bower Ashton campus masterplan sets out the sequence of phased development and the uses of these buildings. It is essential that the new developments follow this phasing as it ensure the continued and uninterrupted delivery of programmes.

Building 1 will provide space for film, animation and photography although the facilities will be considered as shared use and available to all students and staff at UWE subject to timetabling.

Through careful and detailed analysis of the space requirements, it was established that approximately 2400m2 of gross internal floor space was needed as a minimum in order for the building to function properly and to allow for the future demolition of D Block and subsequent phased development at the campus.

The adjacent schedule of accommodation illustrates the agreed spatial requirements as at briefing stage. The following stage then developed this into spatial adjacency diagrams, setting out the key room requirements and any critical locations such as those spaces that needed to be on ground floor level.

The spatial analysis was then used to inform the intital concept design and more detailed room data information.

Room	PRIMARY USE	OTHER USES	Occupancy	Area Ratio	Room area (m2)	Number	Required Area (m2)	Actual Number	Actual Area (m2)	Comments
<b>Academic Staff Office</b>										
Academic Staff Office	Office	N/A	4	5	20	3	60	1	41.8	Staff offices enlarged to 8 person offices and number reduced
Academic Staff Office	Office	N/A	4	5	20	2	40	1	42.5	
Academic Staff Office	Office	N/A	4	5	20	3	60	1	42.4	
Tea-point	Office	N/A			6	1	6	1	2.9	
							<b>166</b>		<b>129.6</b>	
<b>Technical Staff Offices</b>										
Photographic Tech Office	Office	N/A	4	5	20	1	20	1	23.7	Includes Stop Motion storage and repairs areas
Tech Office/Repairs	Animation Office	N/A	2	5	10	1	10	1	20.6	
Central Loans Office	Office	N/A	2	5	10	1	10	1	21.7	
Tech Office	Office (media & journalism)	N/A	12	5	60	1	60	1	60.4	
							<b>110</b>		<b>126.4</b>	
<b>General Purpose Teaching</b>										
Tutorial Rooms	GPT	1:1; meetings; applicant interviews; PDRs etc.	5	2	10	5	50	2	30.6	Number reduced from 5 to 2, with increased occupancy from 5 to 8
Workshop	Technical workshops (non-computing) / GPT		15	3	45	4	0	3	110.2	
							<b>50</b>		<b>140.8</b>	
<b>Computer Labs</b>										
Software learning	Software learning workshops	Open access computing	15	2.7	40.5	0	0	0		
Triple Screen Computer Labs	Post-production workshops	Post-production open access; open access computing	15	2.7	40.5	4	162	2	131.5	Post Production Labs
Double Screen Computer Labs	Moving image workshops	Moving-image open access; open access computing	15	2.7	40.5	4	162	3	149.3	Animation/moving image lab - large
Digital Darkroom	Photographic workshops	Photographic open access; open access computing	18	2.7	48.6	1	48.6	1	52.4	
Open Access Digital Darkroom	Open access digital darkroom	Open access computing	15	2.7	40.5	1	40.5	1	47.1	
							<b>413.1</b>		<b>380.3</b>	
<b>Specialist Resource</b>										
Production Studio	TV/Film Production	Photographic Studio; rehearsal space; technical workshops (non-computing)	20	7.5	150	1	150	1	110.2	
Loading Bay					20	1	20	1	20.5	
Scene Dock					20	1	20	1	20.6	
Store						1	?	1	10.7	
Vision gallery	Studio vision gallery	?	10	2	20	1	20	1	19.1	
Sound gallery	Studio sound gallery	?	8	2	16	1	16	1	16.3	
Dressing room	Dressing room	?	6	2	12	1	12	1	12.7	
DI Grading suite 2	Production							1	13.6	
DI Grading suite 1	Teaching	DI Grading open access; open access computing	15	2.7	40.5	1	40.5	1	42.3	
Cutting rooms	Cutting/editing workshops	Cutting/editing open access; open access computing	4	2	8	6	48	6	45.8	



### 3.1 SPACE REQUIREMENTS

Dubbing Theatre 1	Sound recording	?	15	2.5	37.5	1	37.5	1	36.6	
Voice over studio	Sound recording	?	2	2.5	5	2	10	2	11.2	
Dubbing Theatre 2	Sound recording	?	8	2	16	1	16	1	15.9	
Foley Studio	Sound recording	?	15	2	30	1	30	1	27.4	
Control Room	Sound recording	?	3	2.5	7.5	1	7.5	1	6.4	Combined Foley Control Room & Audio Recording Studio Control Room
Audio Recording Studio	Sound recording	?	4	3	12	1	12	1	16.2	
Photographic studio	Photographic workshops	Photographic open access; technical workshops (non-computing)	12	4.5	54	1	54	1	43.6	3 Medium sized studios developed instead of 1 large and 2 small
Photographic studio	Photographic workshops	Photographic open access; technical workshops (non-computing)	5	4.5	22.5	1	22.5	1	44.8	
Photographic studio	Photographic workshops	Photographic open access; technical workshops (non-computing)	5	4.5	22.5	1	22.5	1	44.3	
Copy Camera	Copy camera	n/a	3	3	9	1	9	1	14.9	
Digital Scanning Room	Digital scanning	n/a	6	2.5	15	1	15	1	12.5	
Digital Print Room								1	13.2	
Stop Motion Production	Under camera (stop motion) production studio	1:1 meeting room, storage (if individual rooms); technical workshops (if one large room with curtain booths)	1	10	10	6	60	1	59.5	
Stop Motion Training	Under camera (stop motion) training workshop	Fine fabrication?	10	4.5	45	1	45	1	56.4	
Line testing	Line testing	?	3	2	6	1	6	1	9	
							<b>812.5</b>		<b>723.7</b>	
<b>Other Spaces</b>										
Waiting/Checking Area	Central loans issue	Tech repairs?					150		41.6	Comprises of waiting area and issue desk/office area plus storage. External access to loading area.
Loans Store	Central loans Storage								111.1	
Programme Zones/ Hub areas	Programme zone	flexi-use	25	2	50	3	150	1	88	reduced to 1 single space
							<b>300</b>		<b>240.7</b>	
<b>Building 1 Net Internal Floor Area</b>							<b>1851.6</b>		<b>1741.5</b>	
<b>Non Net Area</b>										
Circulation/internal walls (21%)							388.8			
IT Server Room/hub/switch room							inc. Above		47.5	
Cleaners stores							inc. Above		7.3	Only 2 Provided
Wc's							inc. Above			
Dis Wc's							inc. Above		11.7	
Plant (5%)							92.6			external roof compound
<b>Building 1 Gross Internal Floor Area</b>							<b>2333.0</b>			<b>Doesn't include total Non Net Areas</b>



Short  
Loan  
only  
Please  
return!

Short  
loan  
only!

Tape measure  
2

Please return!

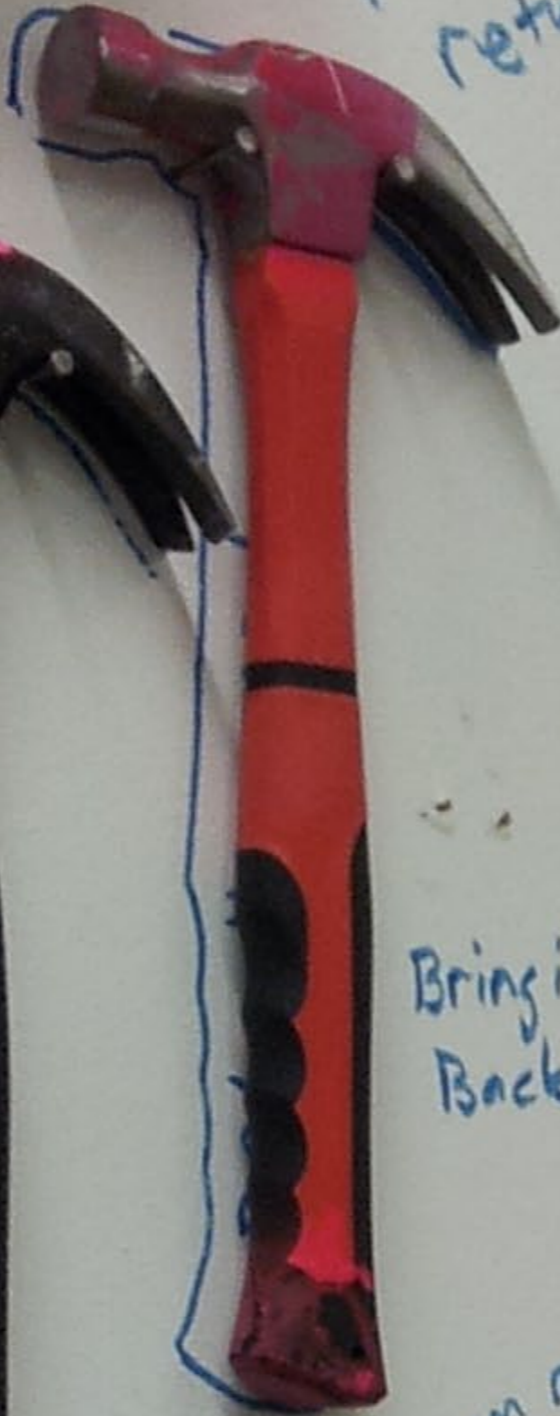
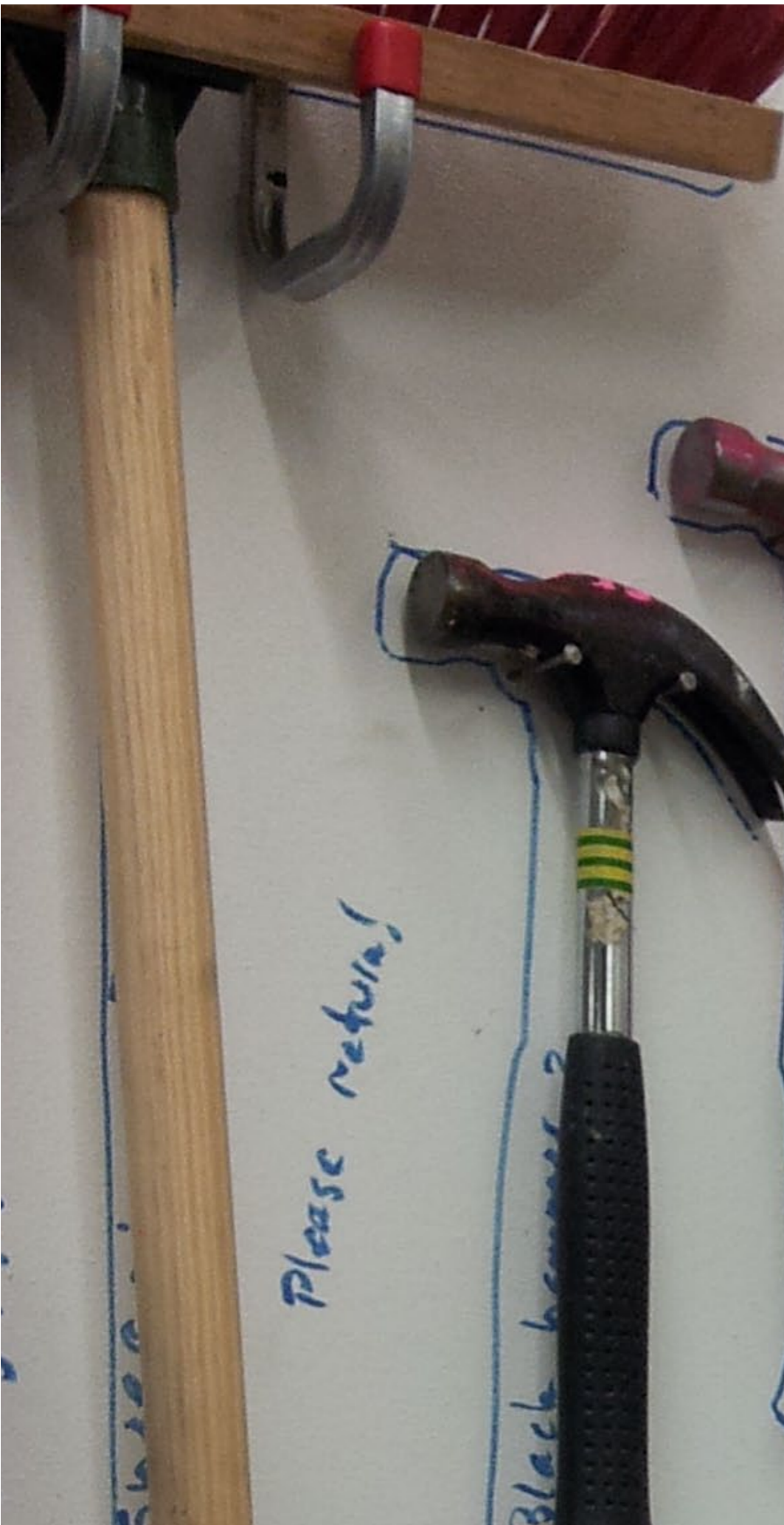
Black hammer?

Bring it  
Back!

Short loan only

Bring me  
Back ASAP!!

Short  
loan  
only







## 4.0 DESIGN DEVELOPMENT

The design concept developed from the response to the site context, as well as the project brief and the outline approved masterplan for the campus. This set out certain known parameters including the site, amount of accommodation, spatial adjacencies and functional requirements.

Whilst the site position was largely set by the masterplan, the initial design ideas explored ways in which the form could be organised and articulated to best suit the site context and functional requirements.

This section illustrates the process of design evolution that was undertaken in arriving at the final preferred design solution.



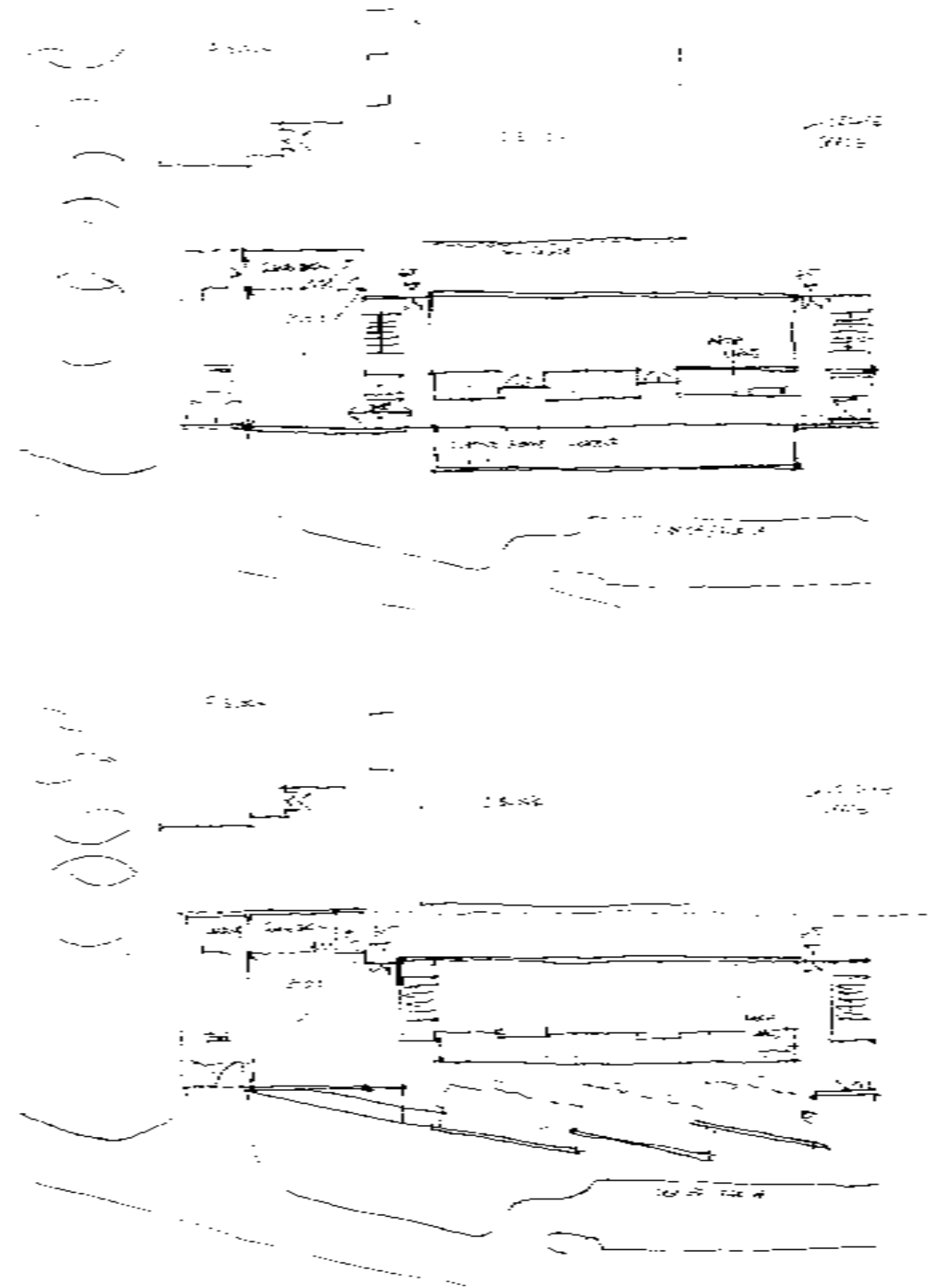
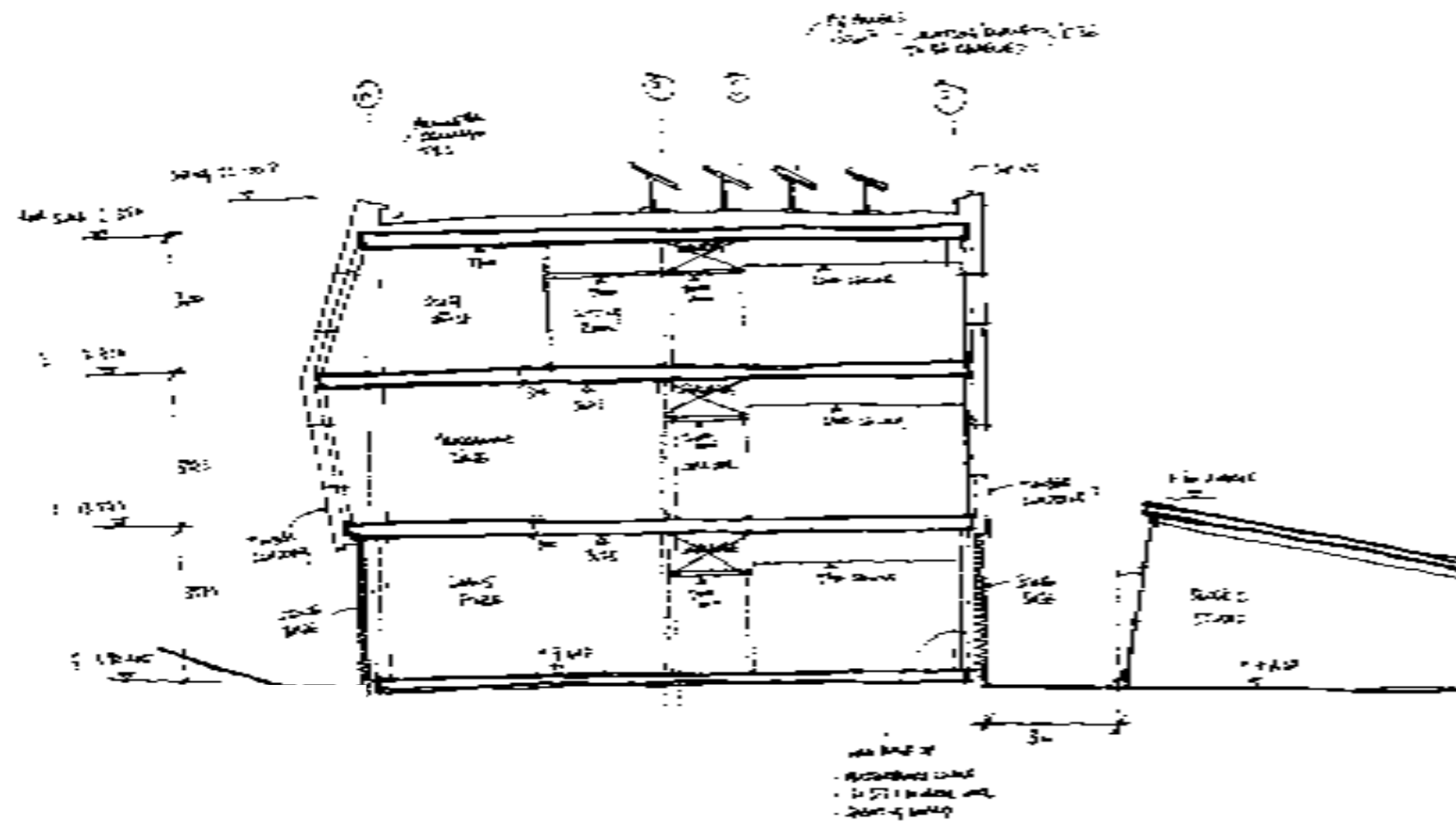
# 4.1 INITIAL IDEAS

The space requirement and the site constraints quickly informed the parameters of the initial sketch design ideas. This included aspects such as the position of entrances, the large production studio space and 'get-in', the scale of the building at 3 storeys, and the spatial arrangement.

The sketch designs further explored options for the relationship of the building to the surrounding site and buildings, and investigated options for expressing the prominent facade to Kennel Lodge Road.

The initial concept design was informed by the idea to organise the building with social and group spaces on the Kennel Lodge Road frontage, providing an active facade and enjoying a fine aspect overlooking the deer park. The technical 'black box' type spaces could then be arranged on the south facade where the limited amount of windows would aid prevention of unwanted solar gain to the building.

The sketches show some of the initial design ideas that were explored, and that informed the further development of the concept design option.





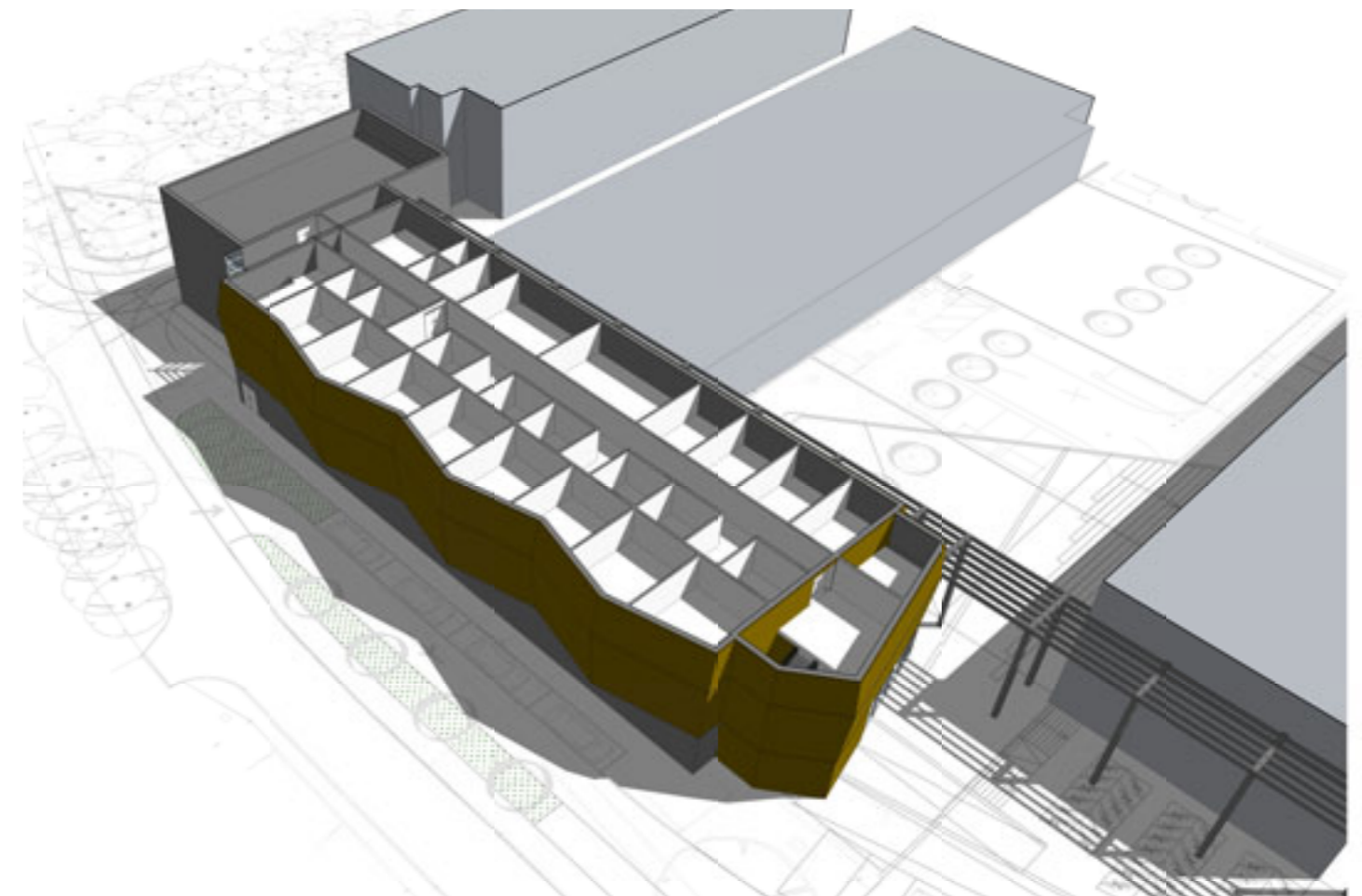
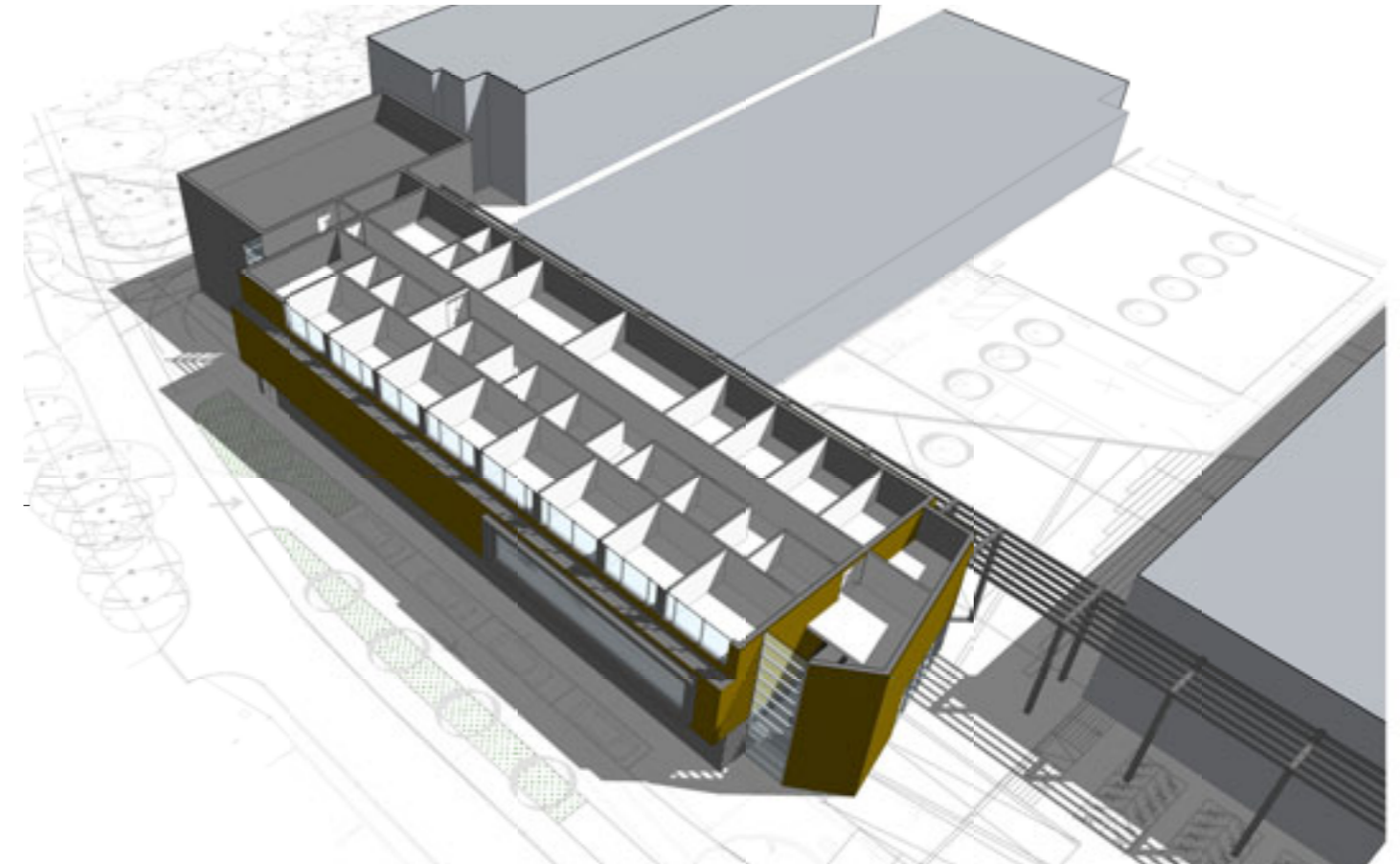
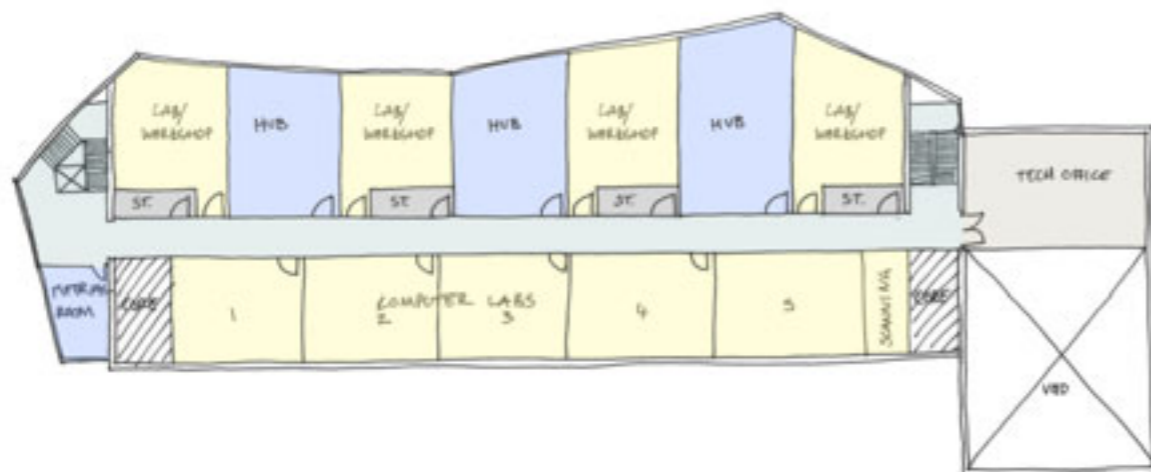
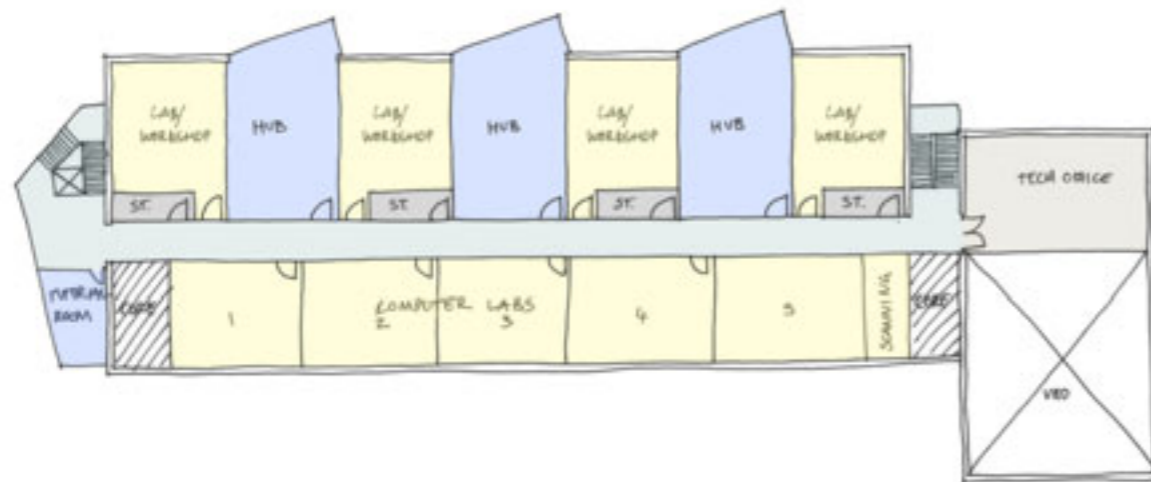
## 4.2 CONCEPT DESIGN

We developed two initial options that responded to the site in different ways. Both options were configured around a similar internal plan layout with an orthogonal facade facing into the campus, but with different methods of treating the frontage to Kennel Lodge Road.

The first option looked at reflecting the soft undulating landscape of the deer park with an organic timber form that wrapped around the facade of the building.

The second option took a different approach. This was based on trying to give the programme hub zone more of an identity with a large projecting bay window at first floor overlooking the deer park.

Although visually interesting, it was felt that the first option was somewhat contrived and would result in some complex detailing. The second option provided a more restrained aesthetic that was not trying to compete with the setting, and better reflected the hierarchy of internal spaces.





## 4.2 CONCEPT DESIGN

### PREFERRED DESIGN OPTION

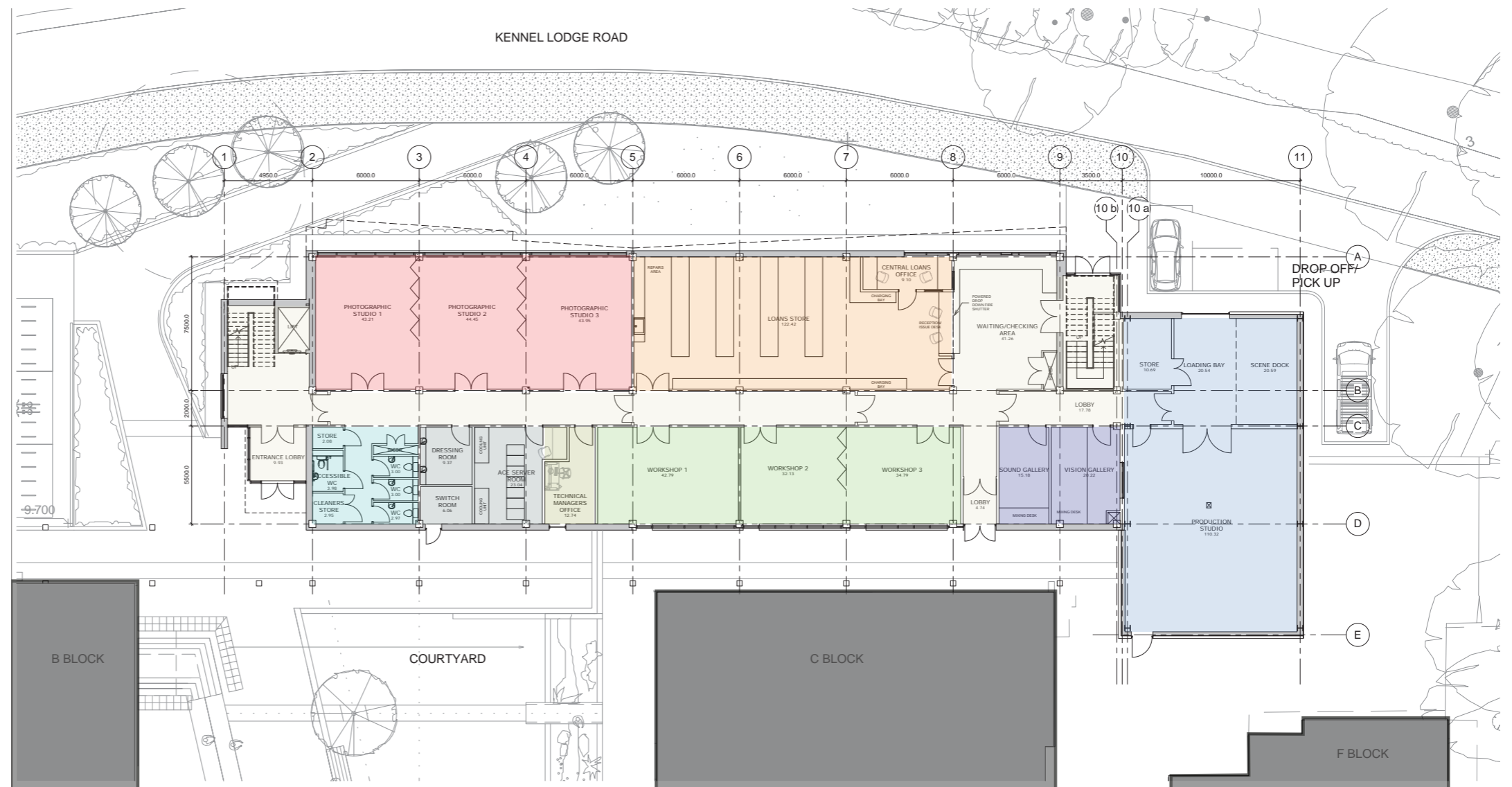
The selected concept option was developed further as the preferred design option.

The internal plan arrangement was reviewed and agreed with the building users to best suit the functional requirements. This included the workshops and heavy duty spaces at ground floor, student spaces and computer suites at first floor, and staff offices and sound sensitive recording and editing spaces on the top floor.

The external appearance was defined as an orthogonal arrangement of 4 parts, which helped to break up the form. This consisted of the 3 storey main building volume with a flat roof, two glass fronted stair and entrance modules and a separate box at the end containing the production studio.

The first floor included an angled projected facade incorporating a large picture window to the hub zone.

The scale and form of the building was being driven by a desire to keep the maximum building height to a minimum level. This resulted in a continuous flat roof solution.



GROUND FLOOR PLAN





## 4.2 CONCEPT DESIGN

Following a review of the preferred option design with the local planning authority, it was confirmed that they would not support the proposed design for Building 1 in its current guise.

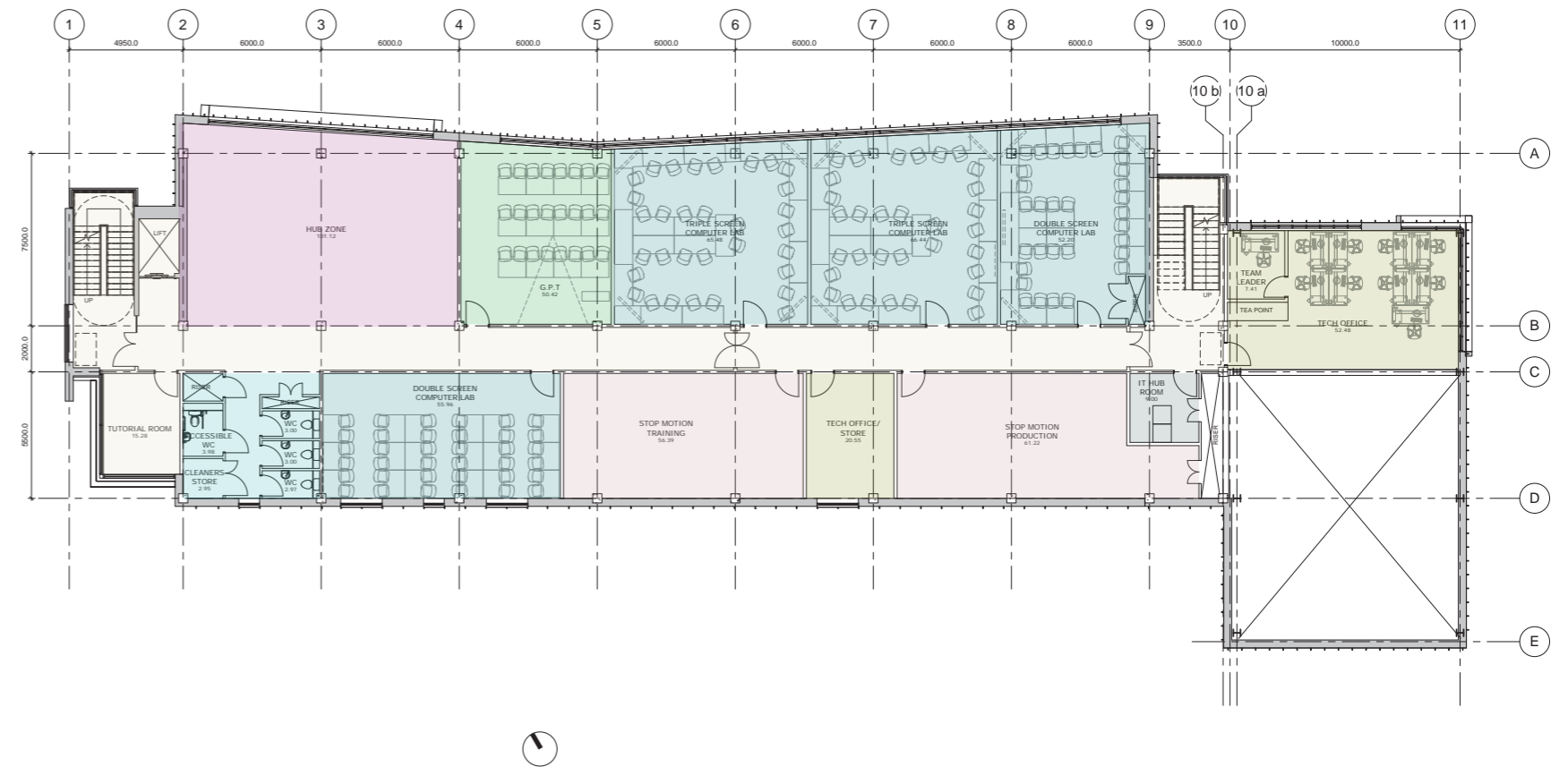
The following items were requested to be considered and have been included in the design:

- A line of tree planting is included along Kennel Lodge Road, to partly screen the building and reinforce the approach to Ashton Court
- The vehicle drop off area has been located at the east of the building, partly screened by existing trees and reducing its impact on Kennel Lodge Road frontage
- The scale of the building and articulation of the roof form have been considered in the following design options study
- A detailed justification for the quantum of floor space has been provided by UWE.
- The use of natural materials is to be considered
- Improved footpath along Kennel Lodge Road is welcomed
- A Public Art Strategy has been proposed by UWE

In response to the local authority's feedback, an initial exercise was undertaken at first principles to explore a range of different design concept ideas that might be better suited to the site context. Working with the agreed building plan layout, the options considered contrasting ways of articulating the building form and appearance.

The design concept options exercise is illustrated on the following pages.

## FIRST FLOOR PLAN

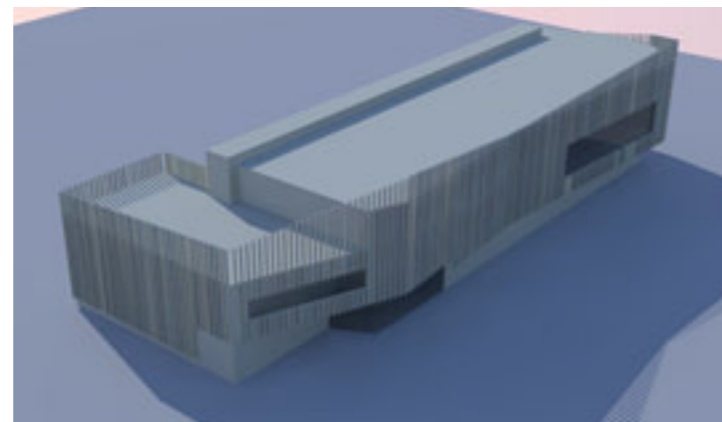
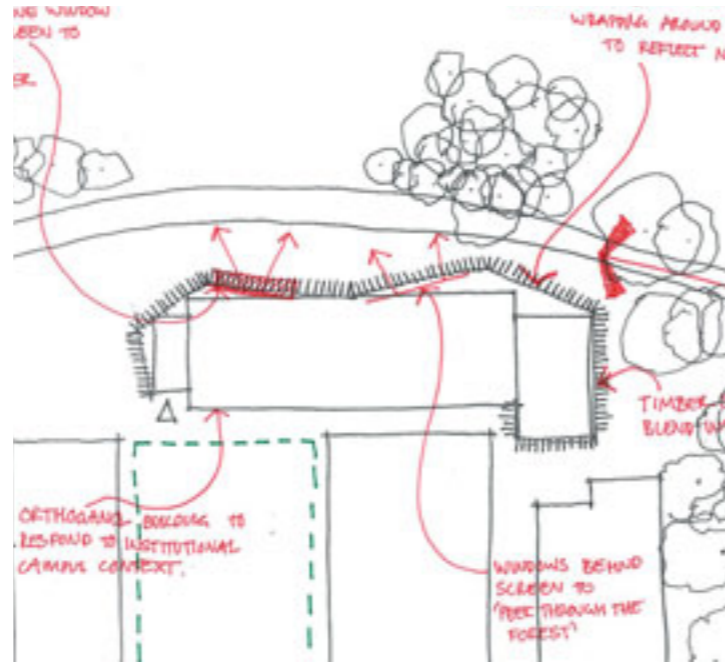




## 4.3 CONCEPT DESIGN - OPTIONS STUDY

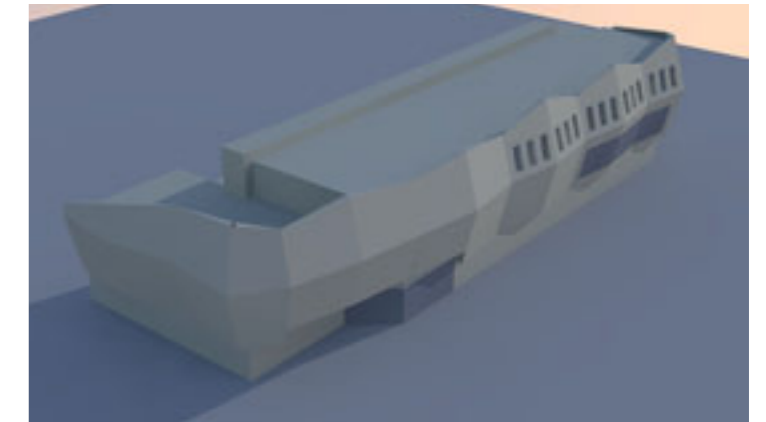
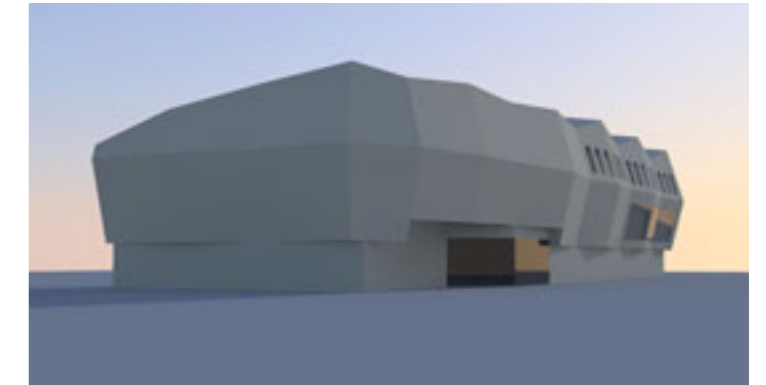
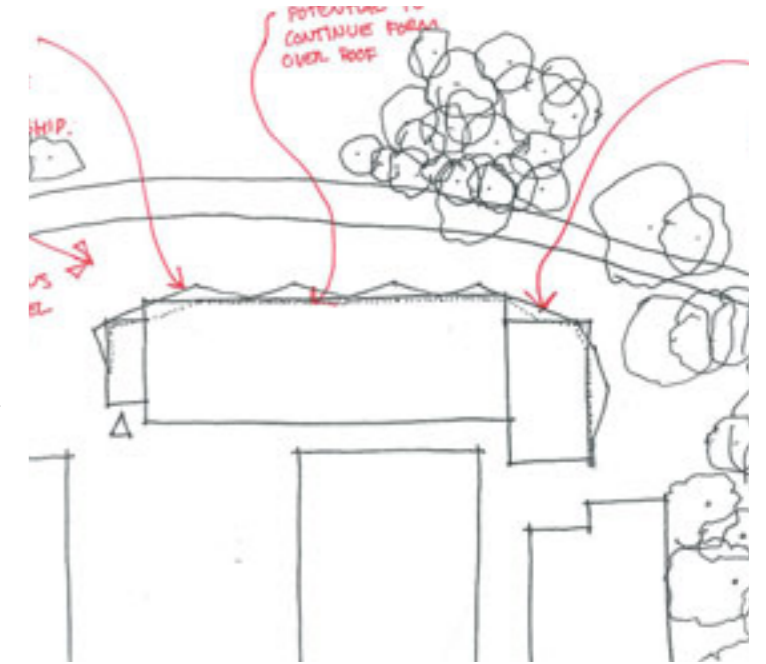
### Option 1- Organic wrap

- Timber screen to wrap around the building to soften impact on landscape. Screen breaks down on courtyard side to reflect orthogonal campus context.
- Natural material to blend into existing woodland. Screen of vertical timber members – screen as an interpretation of a forest.
- Hub zone to ‘form a clearing’ in the timber screen/‘forest’ to make social spaces visible from street.
- Other windows to remain behind screen – peeking through the timber screen/‘forest’ into the deer park.
- Screen unifies top floors on a solid base.
- Dynamic form works well with views when travelling along Kennel Lodge Road.
- Form steps down from high level at west end of building by B Block down to smaller scale at eastern side.
- Entrance to loans store reconfigured and overhang under tech office to form canopy/shelter
- Wrap forms part of screen to roof plant compound



### Option 2 – Sculptural form

- Sculptural form, probably timber, to wrap around building. Identity as an art school reflected in bold form. Building to stand out as an object in the landscape, not to hide behind a screen.
- Natural material to blend into existing woodland?
- Sculptural form unifies top floors on a solid base.
- Dynamic form works well with views when travelling along Kennel Lodge Road.
- Form steps down from high level at west end of building by B Block down to smaller scale at eastern side.
- Changes to current plan – plans to match faceted form, treatment of windows in sculptural form?
- Entrance to loans store reconfigured and overhang under tech office to form canopy/shelter
- Forms part of screen to roof plant compound
- Roof could either be flat behind an angular parapet upstand, or folded form wraps over
- Could be perceived as ‘trying too hard’?
- Difficult to detail and to insert window openings

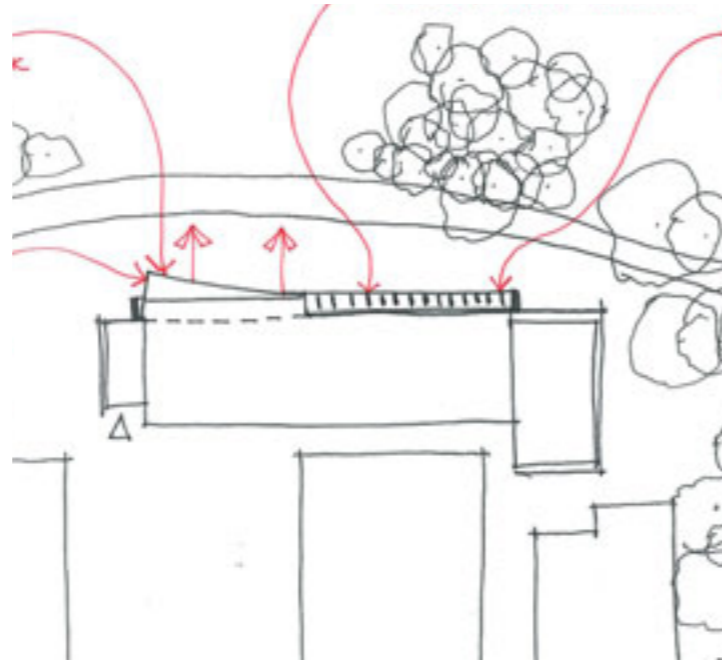




## 4.3 CONCEPT DESIGN - OPTIONS STUDY

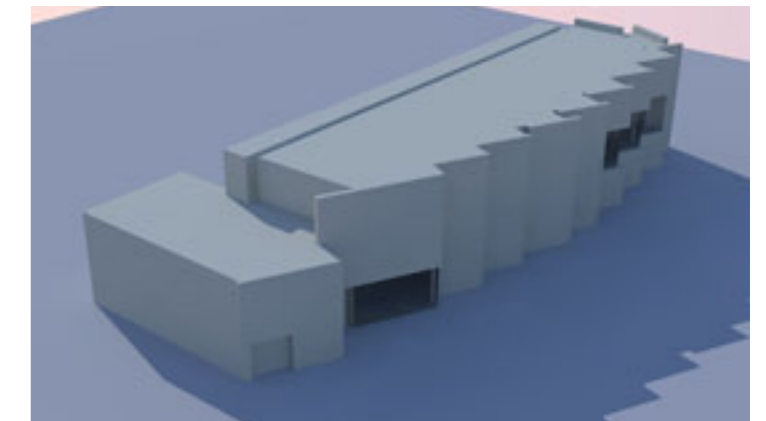
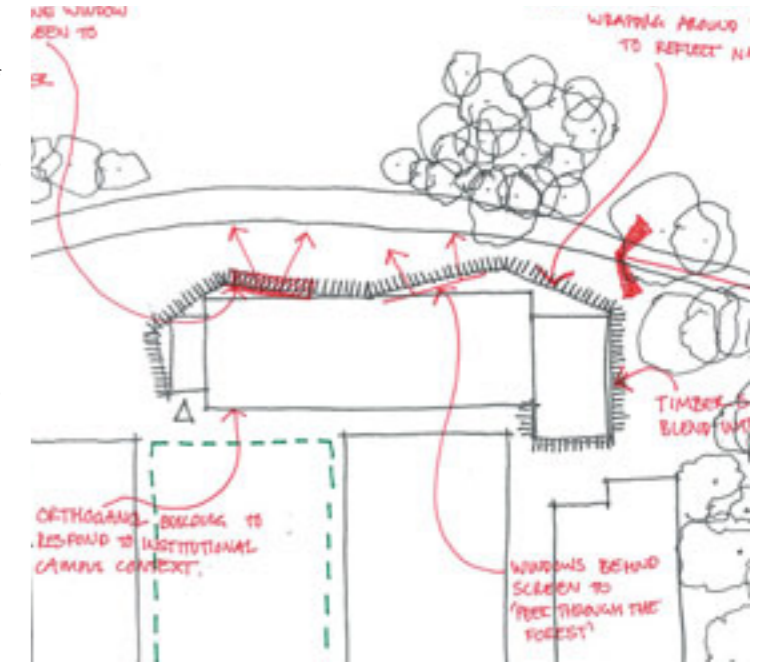
### Option 3 – Classical Pavilion

- Building as classical pavilion in the park, as modern interpretation of a 'gatehouse' to Ashton Court Estate on Kennel Lodge Road – 'driveway' to Grade 1 listed Manor house
- Elegantly proportioned stone fins to unify 1st and 2nd floors. These could also be timber to create a different aesthetic.
- Hub Zone to puncture fins and form an asymmetrical focal point to the elevation.
- Production Studio still to be considered; either as separate element or continuation of classical pavilion in order to maintain a consistent language?
- Could be an interesting contrast between finer honed finish of stone to upper floors over a base of rougher random stone.



### Option 4 – Splayed Windows

- Angled windows splayed out to maximise views of deer park.
- Form of building to follow curve of Kennel Lodge Road.
- Hub Zone to puncture fins and form an asymmetrical focal point to the elevation.
- Changes to current plan – plans to match form, could pose a problem matching structural grid. Conflict - the angled windows don't necessarily relate to the internal spaces
- Dynamic form works well with views when travelling along Kennel Lodge Road.
- Would create a strong visual form for the full 3 storeys – an alternative to other options which proposed a 2 storey volume sitting over a ground story base.





## 4.4 PREFERRED DESIGN CONCEPT - OPTION 5

The concept options were reviewed with the local authority. It was acknowledged that good progress had been made in exploring these options, and that both options 1 and 3 indicated certain aspects of design solutions that might be appropriate to the site.

“The images of the nearby area provide a great reference point and a proposal reflecting a simplicity and textural form replicating the qualities of an agricultural barn would be most conducive in these settings”.

The following key principles were identified;

- The design form should be a simple sculptural form (not too fussy).
- Very few materials need to be used and textural feel of the materials will be of primary importance.
- The detailing of the scheme needs to be minimal and as seamless as possible.
- The height of the building should reflect the preferred design concept and not be constrained to the detriment of the overall design. The strength of the design concept is more important in the site setting.

As a result it was agreed that a 5th option would be developed, drawing on the advice given and the positive aspects of options 1 and 3.

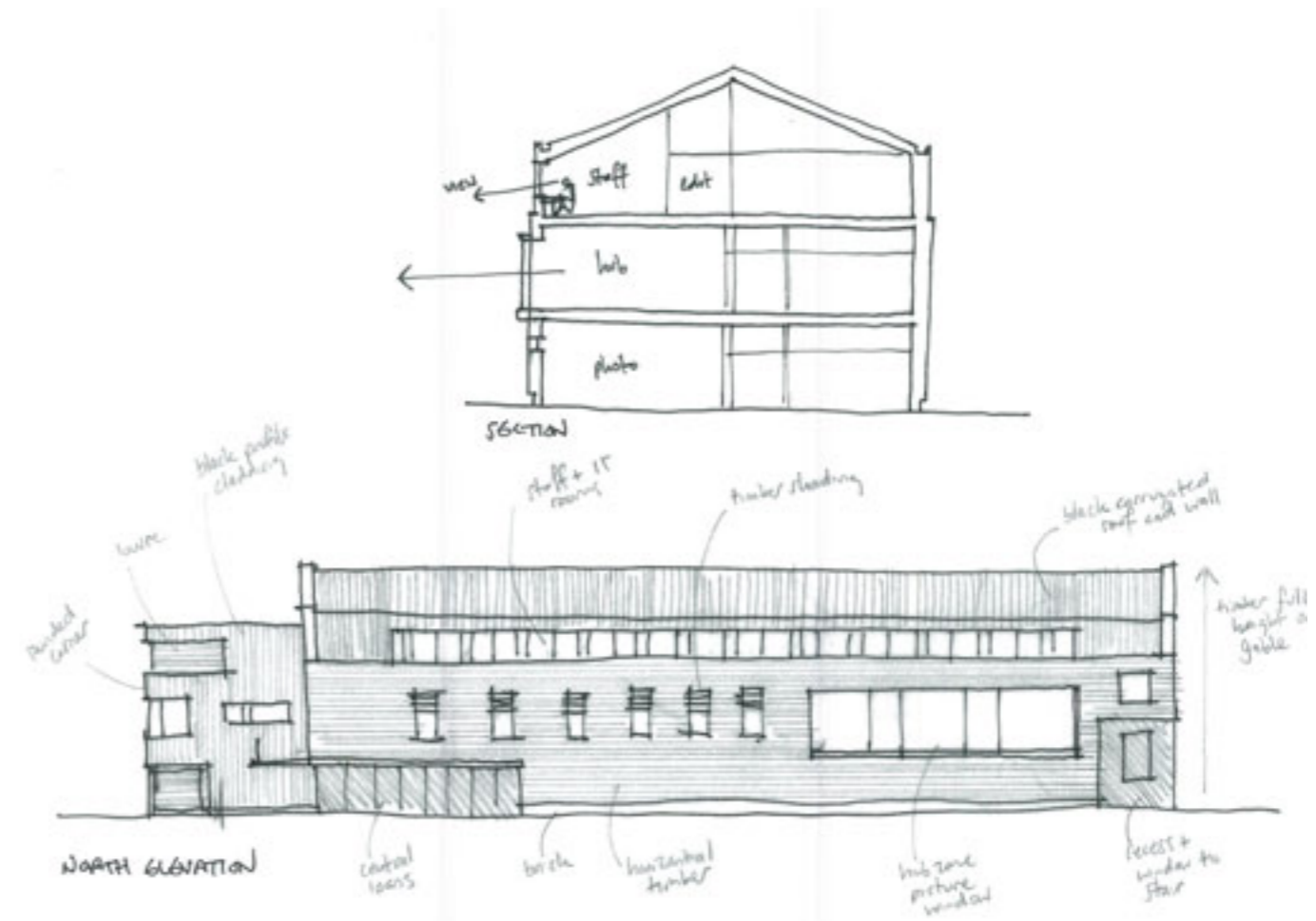
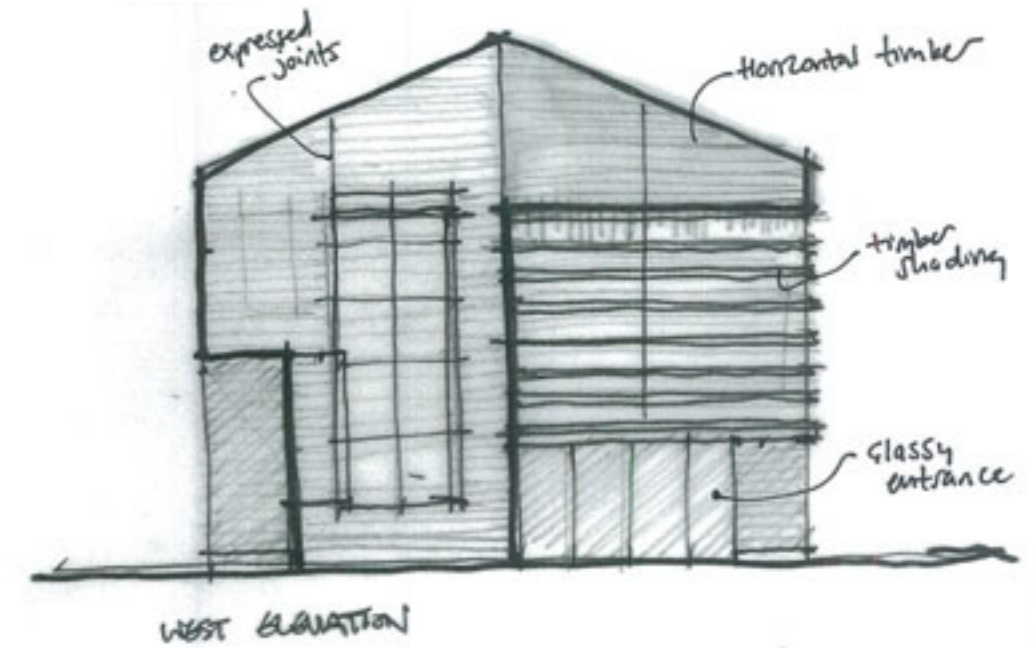
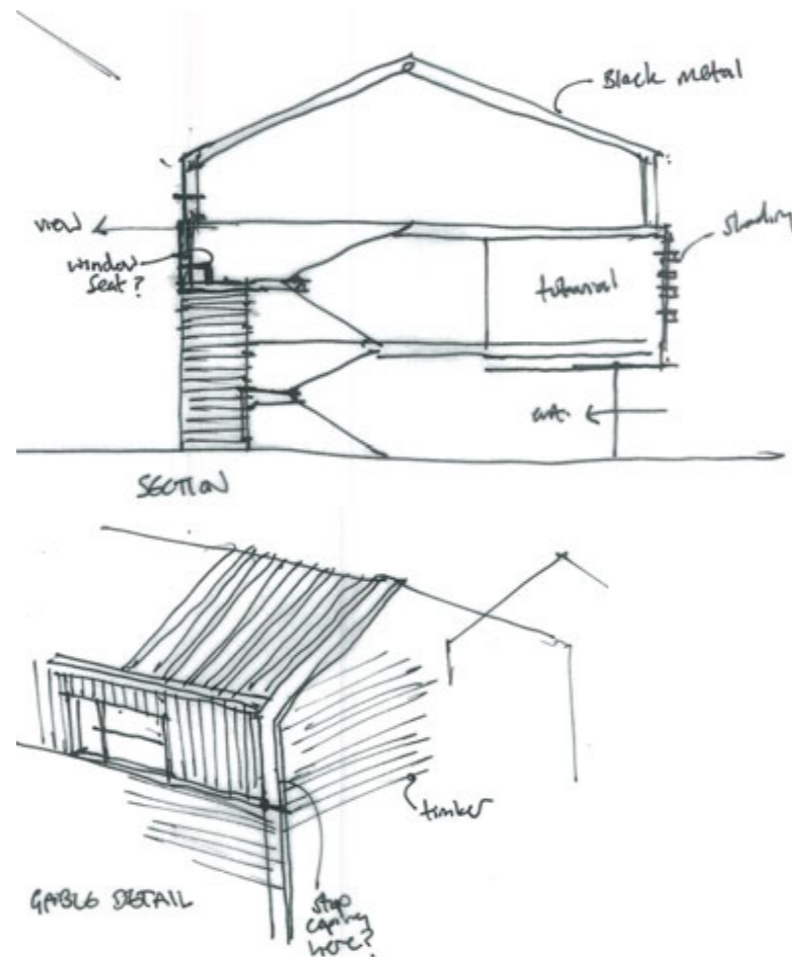
Option 5 has explored this idea further. The main building form has been unified by creating one main block, and introducing a pitched roof. With a limited material pallet and crisp detailing this could provide a modern interpretation of an agricultural barn. Whilst the pitched roof would add to the overall building height, this wouldn't be perceived from ground level - a design concept that is right for the site is more important than setting an arbitrary maximum height.

A pallet of materials is proposed that includes timber boarding to the main 'barn' form with a metal clad pitched roof and part top floor. In treating the top level in this way, it helps to bring down the apparent roof eaves line. The nature of the timber cladding would obviously be explored further, but the intention would be to bring this down almost to ground, sitting over a concrete block base plinth. For the metal, we have in our mind that this could be profiled or seamed aluminium, finished in a dark anthrazite coating,

The traditional form would be seen as being 'carved' away or opened up at key points on the façade – for example at the main entrance, feature hub zone window and the corner at the main stair.

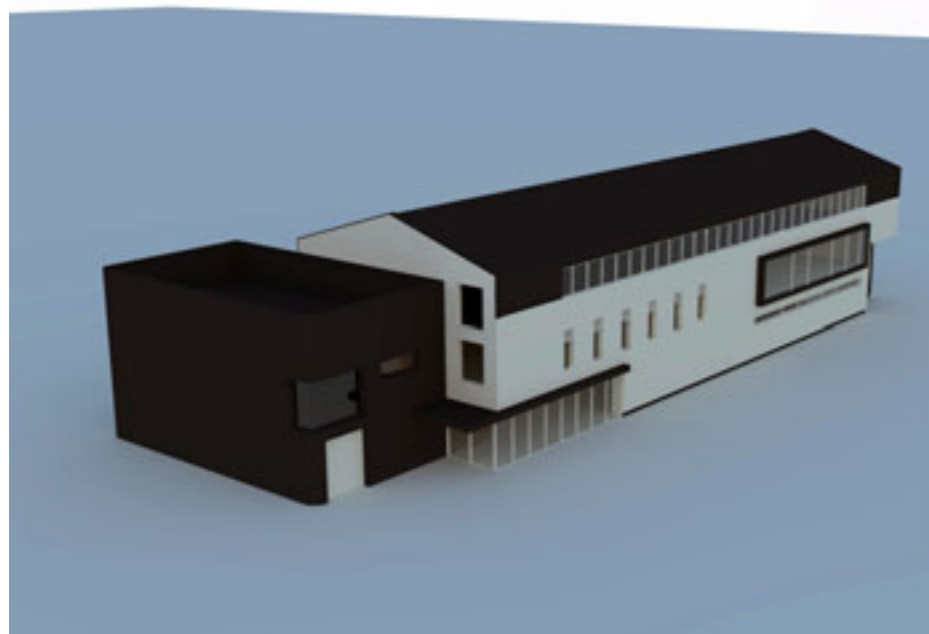
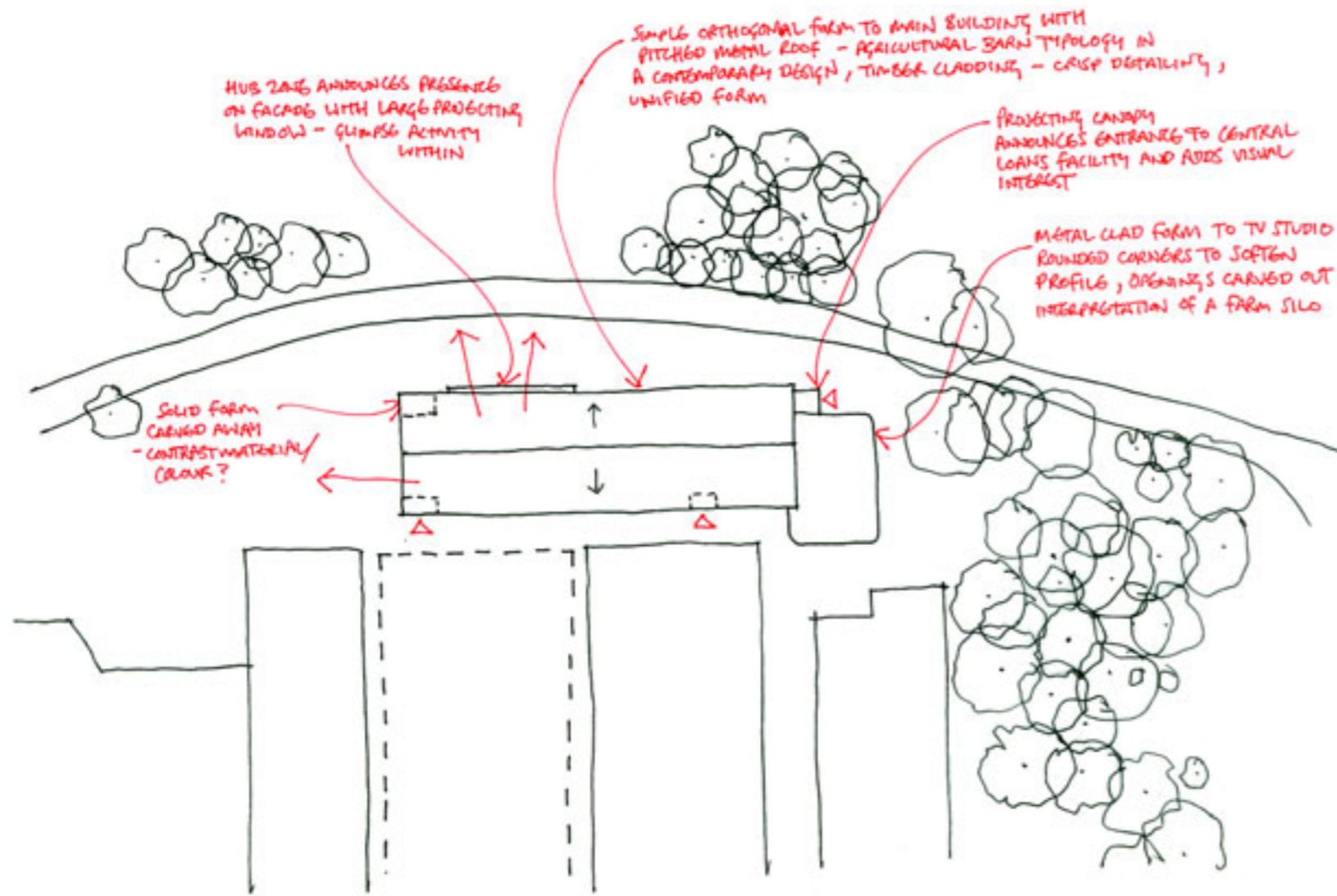
Since the geometry and scale of the production studio wing are different to the main form, we've elected to treat this differently, contrasting with the main 'barn' but tying in through the use of the same metal cladding – it could be interpreted as the 'silo' to the barn. With a roof top plant area over the production studio, it would be interesting to carry this same material up as a screen, but potentially perforate the sheet, and introduce matching louvres where needed. Rounded corners are proposed to differentiate and soften the form.

The following pages illustrate the sketch development of Option 5, and a series of sub-option variants that were then explored to consider different aspects of the design and assist in selecting the final preferred design concept.





# 4.4 PREFERRED DESIGN CONCEPT - OPTION 5





# 4.4 PREFERRED DESIGN CONCEPT - OPTION 5 VARIANTS



VERSION A - REGULAR PITCHED ROOF PROPOSAL



VERSION B - BOWED ROOF PROPOSAL WITH NORTH FACADE ON UPPER FLOORS OFFSET FROM GROUND LEVEL FACADE TO CREATE AN OVERHANG.



VERSION C - BOWED ROOF PROPOSAL WITH FIRST FLOOR PROJECTION. METAL CLADDING AT TOP FLOOR STEPPED BACK FROM THE TIMBER CLADDING ON THE NORTH FACADE.

Maintaining the concept of an agricultural barn typology, the design retains a pitched roof to the main block, with a simple crisp aesthetic comprising a limited pallet of materials including timber, metal cladding and glass.

We have reviewed the concerns regarding light spillage, in particular to the top floor windows, and have reduced these accordingly. With the room use behind changing from computer rooms to staff offices, we have created a 'grading' of small to large windows running left to right along the façade.

In considering how the design might incorporate an 'element of surprise', we have looked at a number of options for altering the roof profile and/or the façade alignment/ extent of cladding.

The images illustrate what could be a dark finished metal sheet to the roof and walls, in order to reduce reflections and visual impact, whilst achieving an interesting contrast against the timber cladding. Option 5D shows an alternative version using a lighter grey metal sheet.

We have looked at a number of alternative roof profiles, however many of these appeared over dominant or ill-proportioned in the context of the overall design and its surroundings. Either the 'bowed' roof form shown on options 5B,C and D or maintaining a constant ridge line seems to be the most successful solution. The bowed roof does create an interesting silhouette as well as a dynamic view along Kennel Lodge Road.



VERSION D - AS 5C BUT ILLUSTRATING OPTION TO USE LIGHTER GREY METAL CLADDING.



VERSION E - METAL CLADDING WRAPPING DOWN THE NORTH FACADE FROM ROOF TO LEVEL 01. (METAL WOULD BE SET PROUD OF THE TIMBER CLADDING)

FRAMED PICTURE WINDOW TO STUDENT HUB ZONE



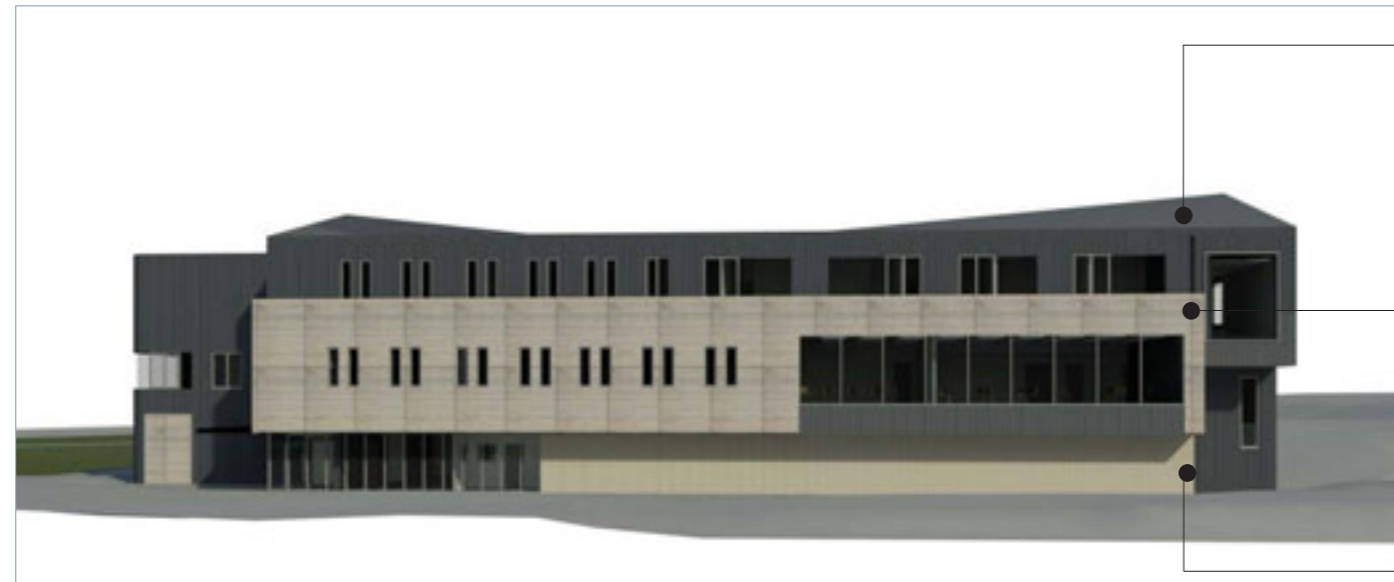
## 4.5 FINAL PREFERRED DESIGN CONCEPT

Option 5C was unanimously selected by the design team, UWE and BCC as the preferred version.

It offers a good balance of simplicity and strength of design concept, whilst offering an articulation to the facade and roof form.

The limited pallet of materials will compliment the surroundings.

The dipped roof profile breaks up the building silhouette and provides a dynamic twist to the orthogonal form of the building.



PREFERRED OPTION

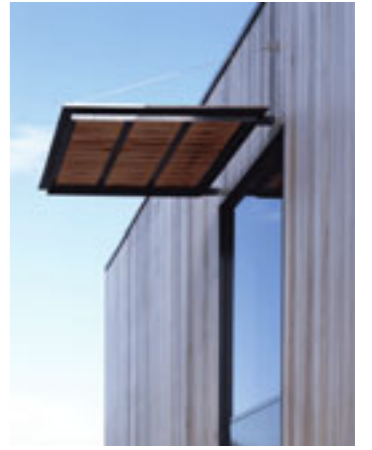
VERSION C - BOWED ROOF PROPOSAL WITH FIRST FLOOR PROJECTION.  
METAL CLADDING AT TOP FLOOR STEPPED BACK FROM THE TIMBER CLADDING  
ON THE NORTH FACADE.





## 4.6 PRECEDENT

The following precedent images show a range of architectural ideas that explore similar themes and concepts to that proposed for Building 1. This includes the use of seamed metal cladding, timber cladding, scale and articulated forms and facade treatments.





## 4.6 PRECEDENT











## 5.0 FINAL DESIGN

The following pages illustrate and explain the final design proposals for Building 1 and the associated landscaping.

This section is set out under the following headings:

- Layout
- Amount
- Scale
- Access and Movement
- Appearance
- Visual Impact
- Landscape
- Environmental Sustainability
- Community Safety
- Ecological Interests



## 5.1 LAYOUT

Building 1 is arranged as an orthogonal block reinstating the building frontage line to Kennel Lodge Road and defining the edge of the Bower Ashton campus. The form will also define and enclose the future landscaped courtyard that will form the heart of the redeveloped campus.

The proposed building occupies the position of the existing G Block building which will be demolished.

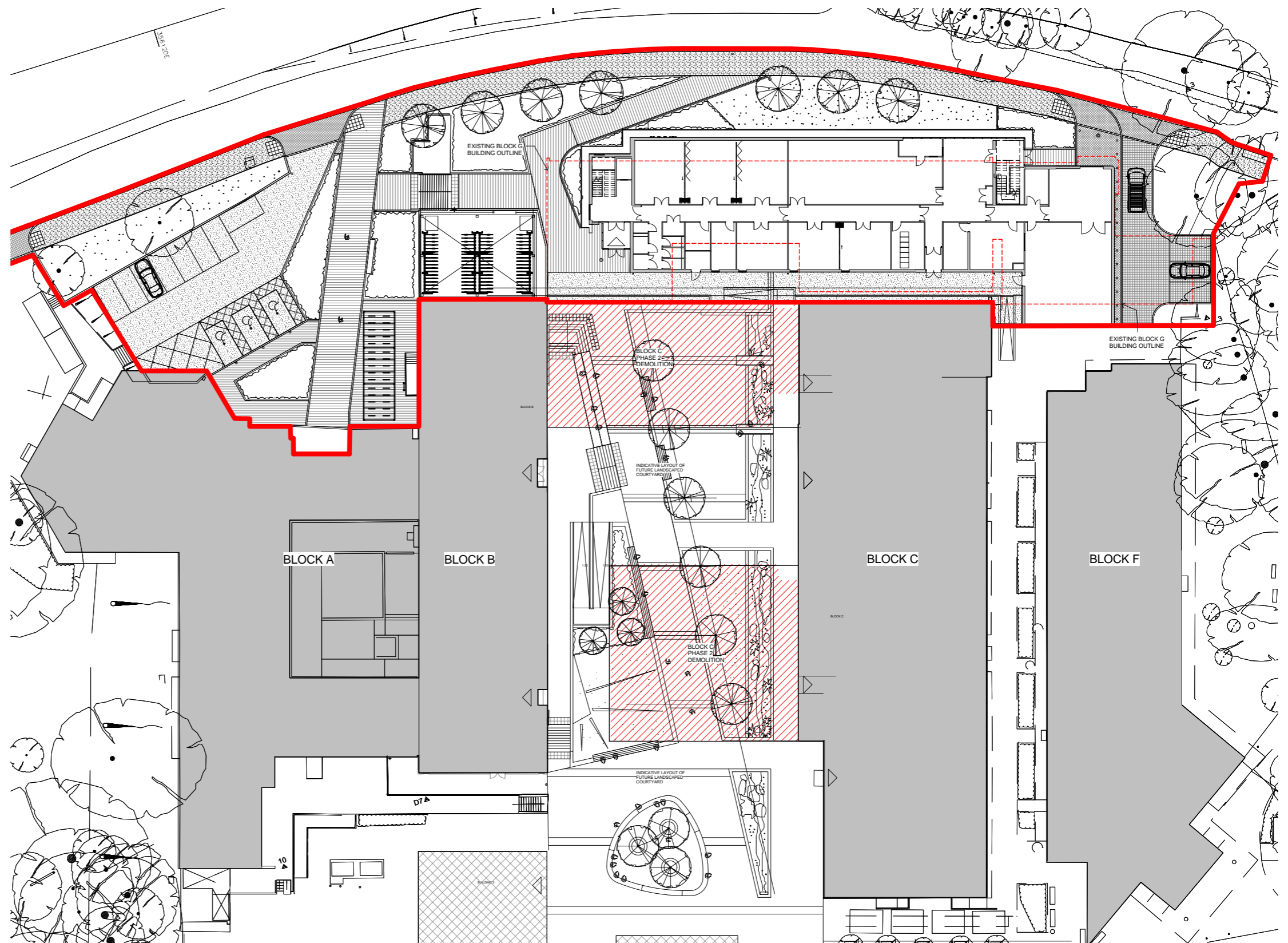
The ground floor comprises of large functional workshop spaces and studios, including the double height production studio. This space is located at the east end of the building, aiding vehicular access to the loading bay/ scene dock. Adjacent to this is the central loans facility which benefits from the same vehicular access point and pedestrian entrance.

The main entrance is located at the opposite end of the building; in a prime position facing out to what will be the future courtyard space, as well as having close links to the main reception in B Block.

The first floor includes a range of high end IT production spaces, a stop motion animation suite, as well as a large student hub space benefitting from views out over the deer park.

The top floor will be quieter than the lower floors, and comprises of staff offices as well as specialist sound recording spaces and edit suites.

PROPOSED SITE PLAN





## 5.2 AMOUNT

The size of the proposed building was established through the development and agreement of the client brief and the space requirements as described earlier in this report.

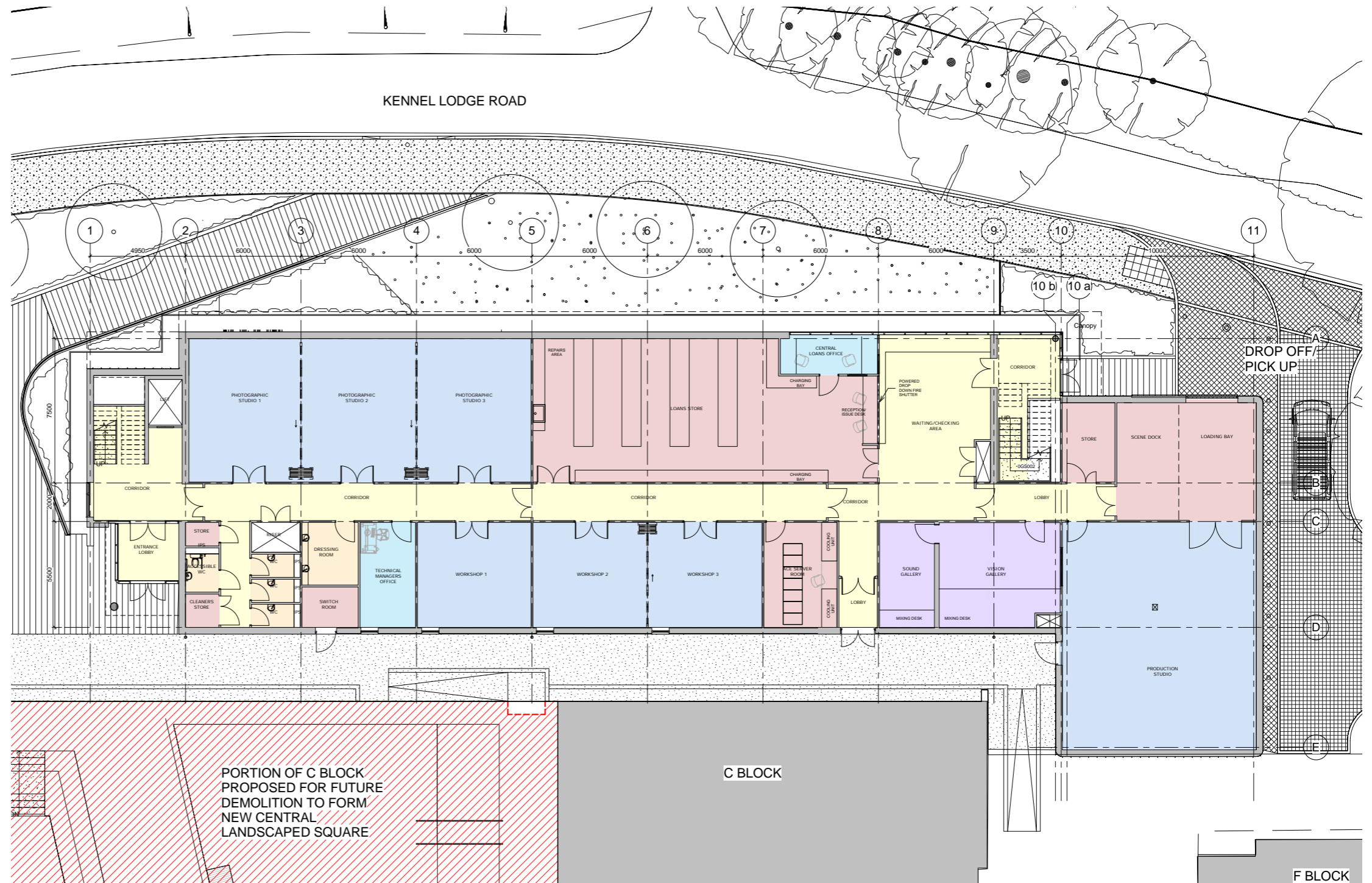
Building 1 provides approximately 2450sqm of gross internal floorspace split over 3 storeys. A roof area at second floor level provides an external service plant area.

The quantum of space required has been robustly justified by UWE as part of their detailed strategy plans for the wider campus development and their strengthening links with Bristol city centre.

The amount is considered appropriate to the site, with a resulting footprint that retains external spaces and protects the amenity of the local area.

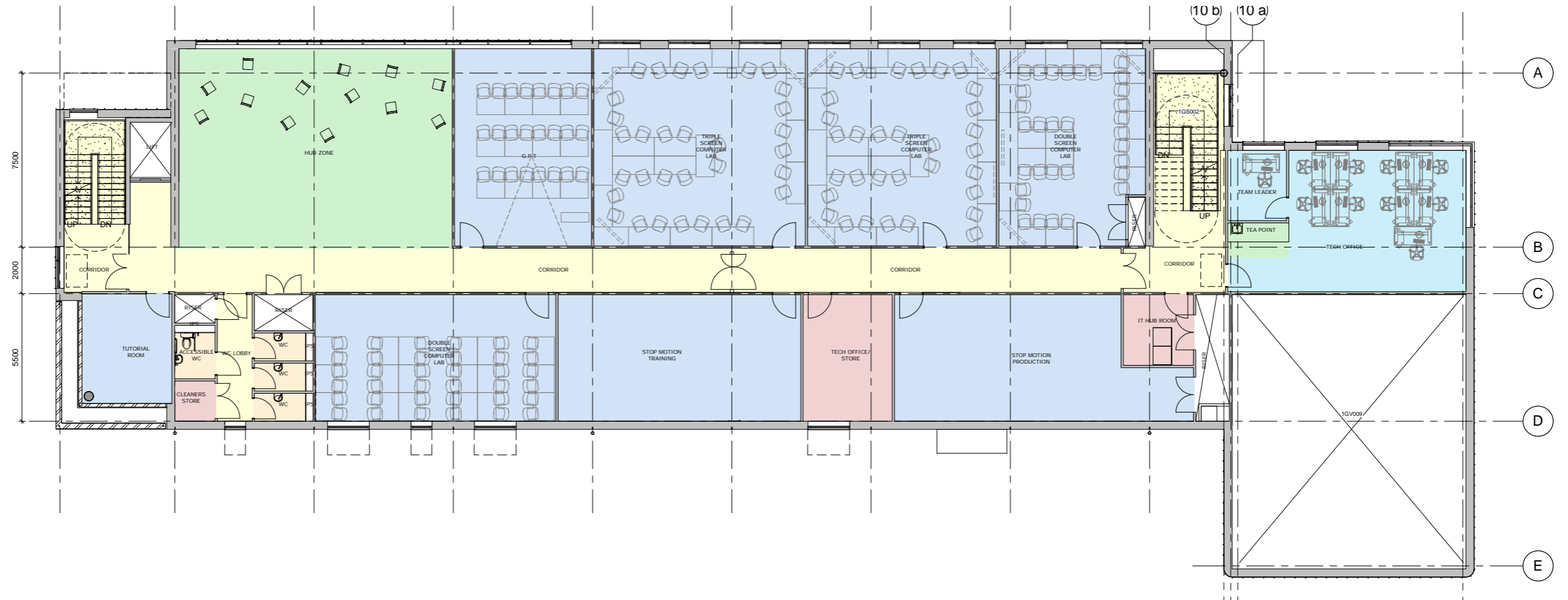
The following pages illustrate the proposed floor plan layouts for the new building.

GROUND FLOOR PLAN

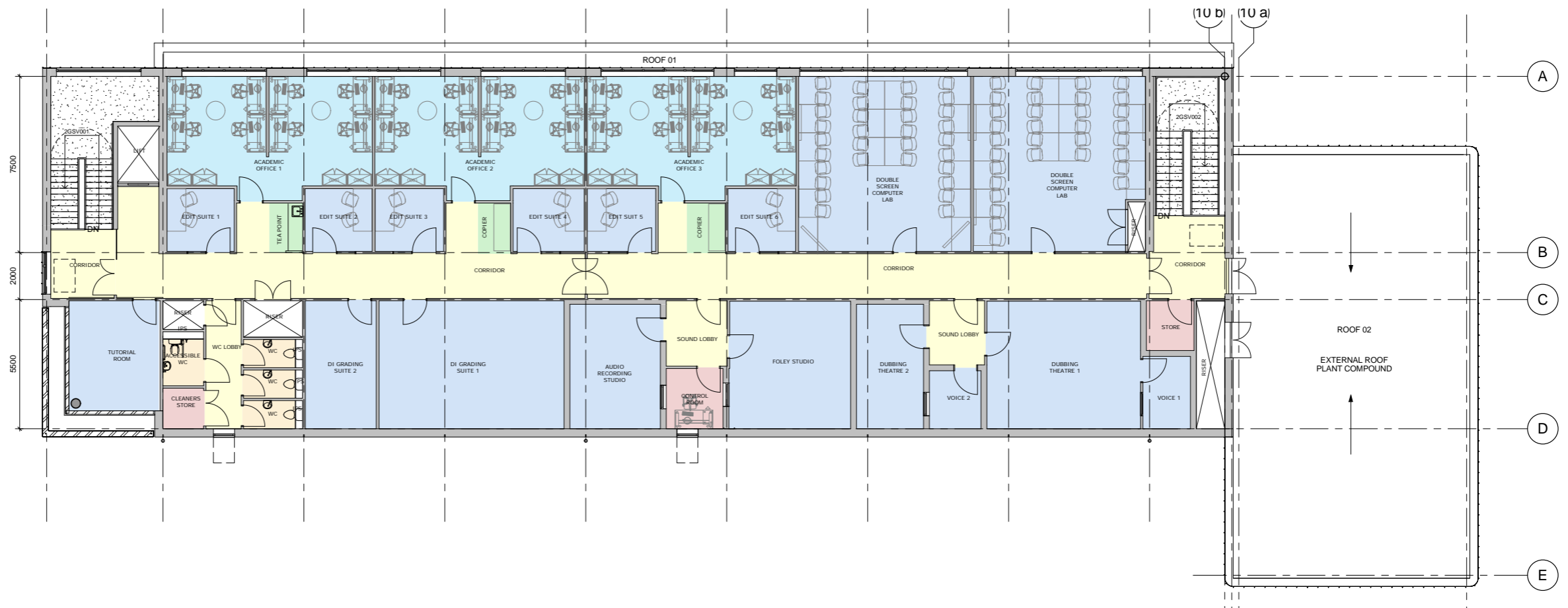




FIRST FLOOR PLAN



SECOND FLOOR PLAN





## 5.3 SCALE

The size and shape of the site has influenced the resulting scale of the proposed development. The proposed development is predominantly 3 stories high, with a lower 2 storey element at the eastern end. This lower element incorporates a roof top plant area that is concealed behind a perforated screen. Refer to the building section drawings for more information.

The flood risk assessment has dictated that the ground floor finished floor level should be no lower than 9.8m AOD.

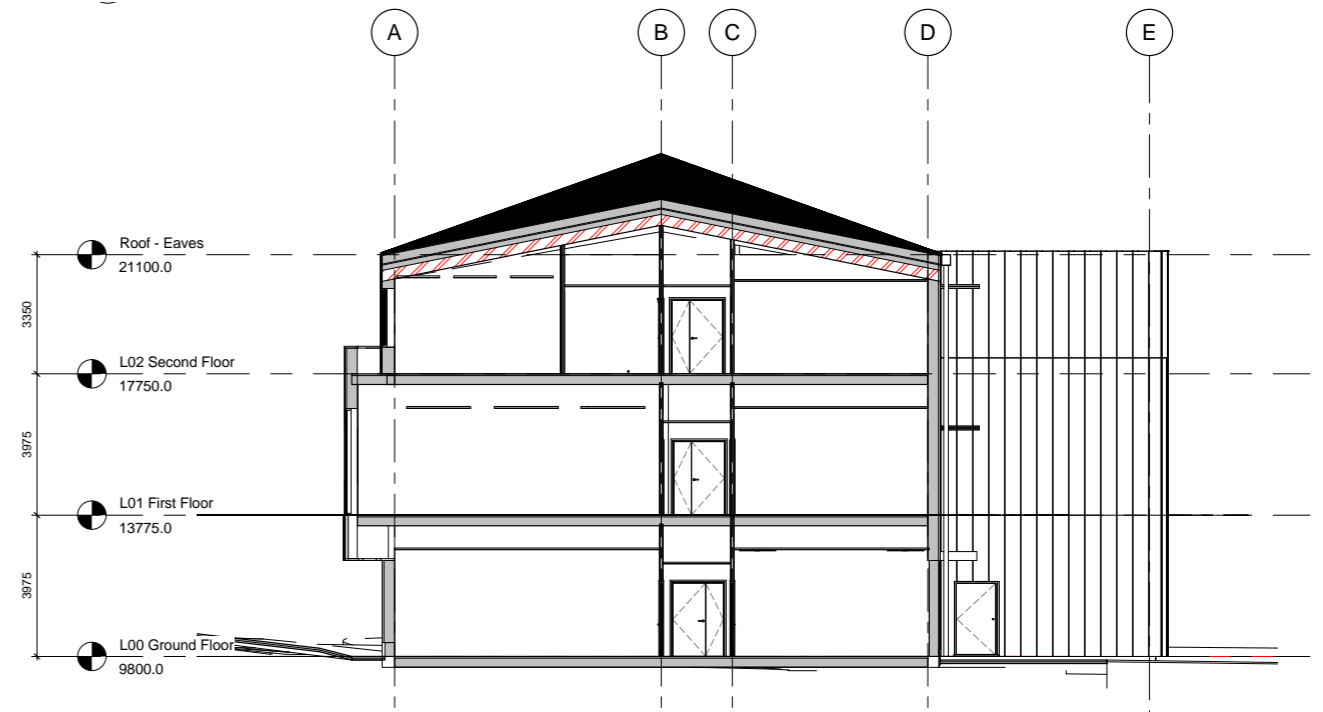
The principle of developing a 3 storey building on the site was carefully considered during the design development. Computer generated images were used to assess the impact of the building scale on identified key views. The key views were those looking up and down Kennel Lodge Road, as well as long distance views from the surrounding Ashton Court Estate.

On the basis of this work, it was agreed in principle with the local authority that a 3 storey building could be appropriate for the site provided the design quality enhanced the conservation area.

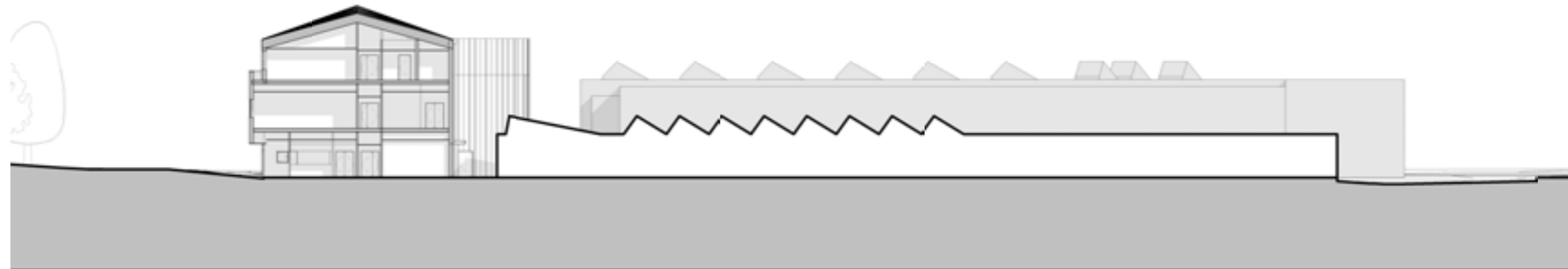
We believe the site can support a building of this proposed scale for the following reasons:

- The proposed footprint is predominantly contained within the existing area of G Block and associated hard standing, and so retains a landscaped buffer to Kennel Lodge Road
- The topography of the site results in the west half of the building being set into the rising slope and so reducing it's apparent scale when viewed from Kennel Lodge Road
- The proposed building is set within an existing campus setting of other buildings, and is lower than the 5 storey tower of B Block which dominates the surroundings
- The impact of the 3 storey building form on the distant views from the Ashton Court Estate is minimal. The building is seen against the backdrop of the existing campus
- The apparent mass of the building on the street views is reduced by projecting the facade at first floor level and thus appearing to set the top floor and roof back
- The top floor is designed so as to appear as part of the roof form. The dipping ridge line breaks up the form when viewed across the landscape

- A high quality architectural design is proposed in order to enhance the setting
- The layout improves the landscaped spaces around the building
- The site is adequately supported by means of transport to the development
- The existing site already includes support facilities appropriate for the proposed development, including places to purchase food and drink and cyclist changing facilities.



PROPOSED BUILDING CROSS SECTION



PROPOSED SITE SECTION



PROPOSED SITE SECTION



## 5.4 ACCESS AND MOVEMENT

The early preparation of this statement is to be considered a positive contribution to identify the philosophy and approach to inclusive design. In preparing this initial statement Austin-Smith:Lord have reviewed all design issues, in order to identify potential access concerns when entering the site and circulating throughout, thereafter evaluating the effectiveness of various solutions which will benefit all users.

The scheme will comply with current legislation. The proposed design and this statement have been developed in reference to Approved Doc M of the Building Regulations and recommendations of BS 8300: 2010 Design of buildings and their approaches to meet the needs of disabled people' will also be incorporated wherever possible.

The site can be safely and conveniently accessed via a number of means. Sustainable methods of travel are actively promoted through the University's Travel Plan, including bus services, cycle groups, walking and car sharing.

In addition to the above, an access consultant has been appointed as part of the project team and have undertaken an RIBA stage 2 access appraisal which will inform the detailed design going forward.

Reference should also be made to the Transport Statement and Travel Plan documents.

### PEDESTRIAN ACCESS

The proposed development will improve pedestrian access into the campus by providing a new and improved route via Kennel Lodge Road, thus separating the principle access routes for vehicles from pedestrians and cyclists. The proposed landscaped frontage along Kennel Lodge Road will include a wide pavement which will link to a new ramped footpath leading into the campus. The will connect into a new landscaped courtyard as part of a future phase of work.

The proposed scheme includes improvements to the landscaping of the upper car park area in front A block. This is the approach to the main campus entrance. The revised landscaping will provide a new dedicated pedestrian route through this area connecting from Kennel Lodge Road to the main entrance, and significantly enhancing the visual quality of this space.

From within the campus, pedestrian access will be provided via an external route connecting between C and F blocks and Building 1.

The main entrance to Building 1 is situated on the south west corner of the building, in order to provide frontage onto the future landscaped courtyard and the campus, as well as being identifiable from Kennel Lodge Road. Building 1 will not provide a campus reception point, and as such UWE are keen for the entrance to this building not to be confused as a public/ visitor entrance.

A secondary entrance is provided at the eastern end, facing towards F block. This provides a convenient connection between then buildings which include shared spaces.

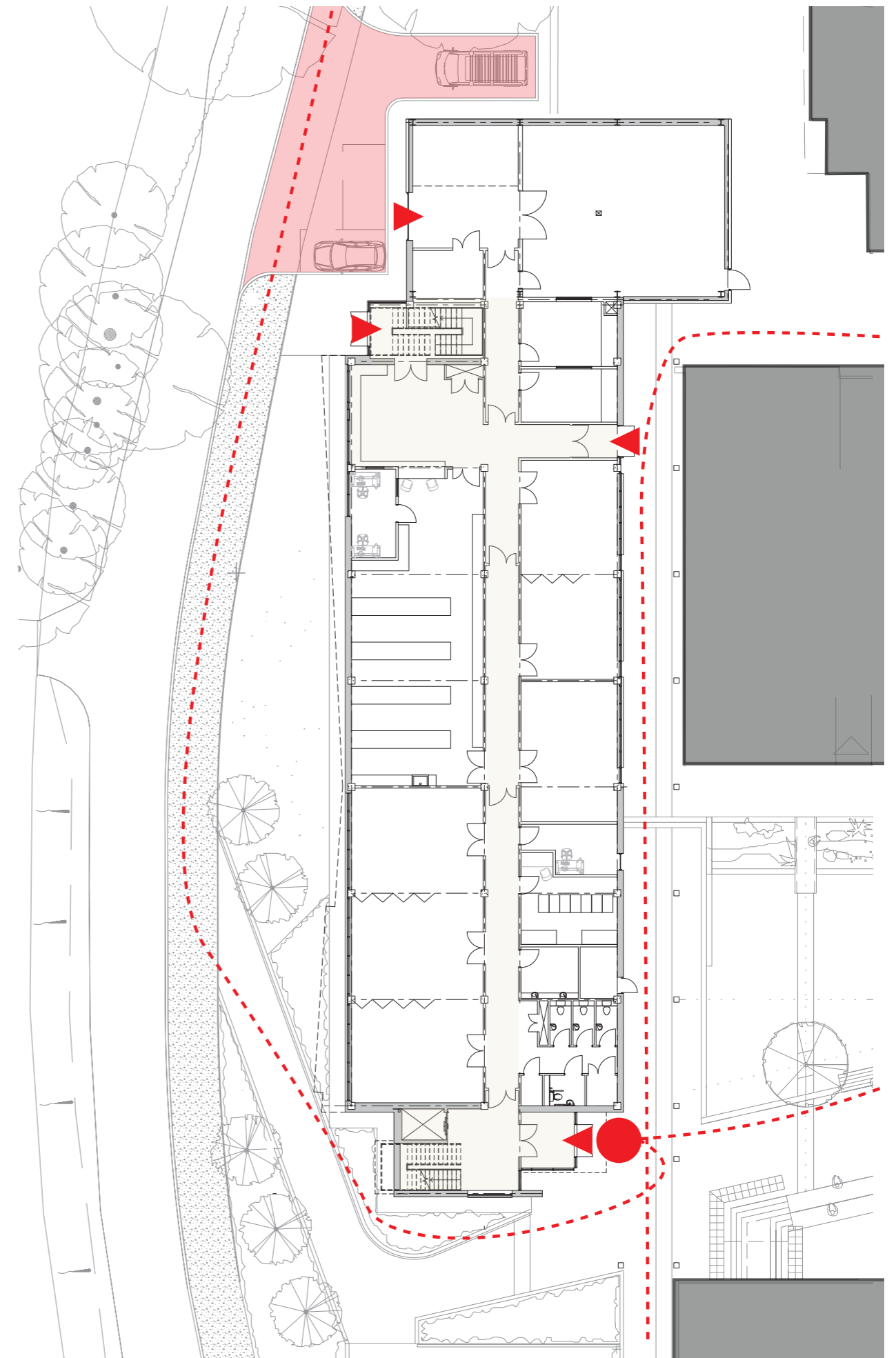
### CYCLIST APPROACH

The University actively promotes cycling as a sustainable method of travel. Cycle routes connect the campus to the wider area, and this information is distributed to students and staff. Cyclists will arrive at the campus frontage via Kennel Lodge Road.

The proposed masterplan involves a defined strategy for cyclists. A new store is proposed at the north end of B Block, which utilises the existing level change and locates bikes in a convenient position close to the students Union, central services building and C Block. Locating the cycle storage in this area means cyclists use Kennel Lodge Road to access the University; allowing a separation from the main vehicle access along Park Farm Lane, which would enhance safety.

The covered and secure cycle parking store proposed as part of phase 1 will include 136 spaces. A further 106 spaces will be provided as part of phase 2 in order to bring the total provision up to 242 spaces. In the interim period the existing cycle shelters at the southern end of the campus would be retained.

Due to the width of the road and available site, it is not possible to create separate cyclist and pedestrian lanes alongside the road. It is proposed that the pavement alongside the road will be a shared surface, with cyclists asked to dismount before entering the campus pedestrian area. The path alongside the road will be extended up towards the entrance to Ashton Court in order to allow possible future connection to a planned cycle route.





## VEHICULAR APPROACH

Vehicular approach to the campus is from Clanage Road, leading into Kennel Lodge Road, approaching the campus from the east. The long term aim is to concentrate vehicular approach, including cars, buses and all deliveries/servicing to the main campus access from Park Farm Lane, thus segregating vehicles from pedestrian and cyclist arrival.

There will, however, be a small amount of car parking for disabled, visitors and drop off located in front of A Block, utilising the existing access points from Kennel Lodge Road. It is proposed that this area of car parking is remodelled in order to improve the layout and offer a better pedestrian approach and visual impression of the campus entrance.

The ground floor incorporates a central loans facility for lending of media equipment. This equipment will be picked up and dropped off by students, and thus a dedicated entrance point is required with associated vehicle parking. Along with the production studio, this facility has been located at the eastern end of the building in order to suit the existing site levels. A vehicle pull in and drop off bay has been included alongside the end of the building, with a dedicated access point off Kennel Lodge Road. It's impact has been reduced by locating the parking bays away from the roadside, and screened by the existing mature woodland. This pull-in area has been tracked for relevant vehicle movements including cars and vans.

The masterplan development will ultimately increase the car parking provision on site from 120 to 138 spaces including 5% disabled provision.

## ENTRANCES

The building's main entrance has been located on the corner facing the proposed courtyard, giving maximum prominence in the campus setting. The frontage to the main entrance will be predominantly hard surfaced, and pedestrian routes will be clearly marked and signed. External fittings such as bollards and seating will be coloured to contrast against the background.

The main entrance comprises a automatic bi-parting sliding door each side of a generous draught lobby. The doors will be clearly marked so as to be distinguishable in the façade, and feature a level approach and threshold.

The secondary entrance adjacent Block F, and the central loans access will comprise level thresholds and canopies.

## INTERNAL LAYOUT

The building is provided with two main stairs serving all upper floors. All stairs are 1200mm and will be designed in accordance with Approved Document M. A lift will access all floors, located in the Main Entrance area for maximum convenience. All horizontal circulation will be a minimum of 1800mm clear width.

The plan layout is arranged to maximise simplicity and efficiency. Toilet provision for all types of users is located on all floors within the central core area.

## SUMMARY

The design is very clearly laid out and facilities are readily visible and legible both from within the building and from the outside with the treatment of the facades. All facilities are accessible. Use of the building will be aided by use of colour contrast and tactile variations in surfaces to distinguish features and aid navigation.

Vehicular access routes around the new building will be clearly marked and separated from pedestrian routes, giving an improvement on the existing site layout. A full access statement for the building will be prepared as part of the building regulations submission at the next stage.





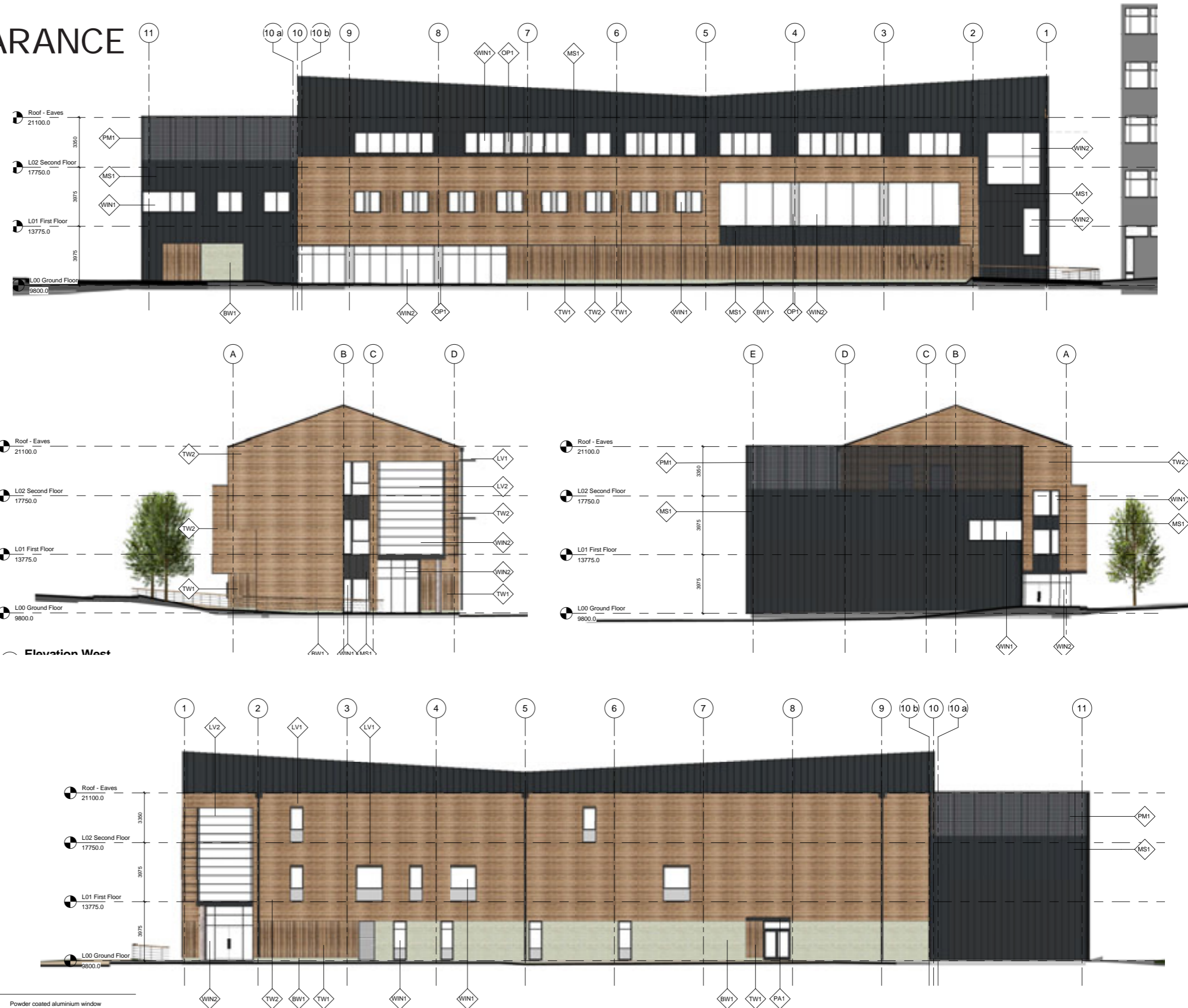
# 5.5 CHARACTER - APPEARANCE

The proposed design for Building 1 draws on the typology of an agricultural barn. This is particularly appropriate to the semi rural context of the conservation area setting, and offers the opportunity to provide a new building on the campus that will preserve and enhance the character of the conservation area.

The building design responds positively to the context of the Ashton Court Estate, whilst also addressing the existing campus with a building befitting of a modern higher education establishment.

The design proposes a strong concept based on a refined simplicity with a limited pallet of materials utilised. Natural timber boarding has been chosen to clad the facade of the main building form, with a dark metal cladding used for the pitched roof and top floor level. The metal cladding drops down at the ends and provides accent details to the building envelope including canopies and soffit panels. The exact type and colour of metal cladding will be agreed on site with the local authority, but at this stage a vertical standing seam profile is preferred, with the roof seams continuing down the face of the building. A dark matt colour is shown in the imagery on the basis that this will reduce reflectivity and blend the building into the surroundings, with the dark tones complimenting those of the mature woodland behind the building.

The timber cladding will be primarily horizontally fixed, with a contrast element of vertically fixed boarding to the ground floor storey facing Kennel Lodge Road. This vertical boarding will run through the entrance lobby and continue in part on the south elevation. The exact timber species and method of fixing will be agreed on site with the local authority, but it will offer a natural material that will weather over time and be sympathetic to the surroundings.



## PROPOSED ELEVATIONS

### Materials Key

<b>TW1:</b> Vertical timber cladding with irregular timber sections	<b>LV1:</b> Powder coated steel horizontal brise soleil	<b>WIN1:</b> Powder coated aluminium window
<b>TW2:</b> Horizontal timber cladding	<b>LV2:</b> Vertically stacked external shading fins	<b>WIN2:</b> Powder coated aluminium curtain wall glazing
<b>MS1:</b> Metal standing seam cladding	<b>OP1:</b> Ceramic backed glass panel	
<b>PM1:</b> Perforated metal screen	<b>BW1:</b> Concrete facing blockwork	



## 5.5 CHARACTER - APPEARANCE

The production studio is treated as a separate and distinct element at the end of the main 'barn' form. Accommodating the primary specialist space and the essential building services, this block is very much the 'engine' of the building and is devised as an interpretation of a silo adjoining the barn. Clad in the same metal cladding as used on the barn, it will retain a common language of materiality whilst providing a distinct form with rounded corners and a perforated metal screen to the roof plant. A corner slot window at first floor and the scene dock door will be 'carved' out of the metal solid, animating the facade.

Areas of glazing on the facade have been limited to suit the requirements of the internal spaces, and to restrict the potential for light spill to the surroundings. UWE embrace strict targets for energy reduction across their estate and all artificial lighting will be controlled on PIR's and/ or timer switches where appropriate. Additionally, Building 1 will largely be used only during the core campus operating hours and not through nighttime periods.





## 5.6 CHARACTER - VISUAL IMPACT

The visual impact of the proposed development on the surroundings has been assessed in the following series of key views.

The following key views towards the site were agreed with the local authority

It was agreed with the local authority that the following key views would need to be assessed in the context of the new development:

- View up Kennel Lodge Road on the approach to Ashton Court Estate
- View down Kennel Lodge Road on leaving Ashton Court Estate

In addition, the following views based on the Landscape Visual Impact Assessment submitted as part of the outline planning application would need to be assessed:

- KV2 - View northwest at No.s 1&2 Clanage Road
- KV7 - View southwest from PRow 200A/20 on footbridge
- KV8 - View southeast from bench overlooking Red Deer Park
- KV10 - View southeast from Lambing Pen Field

The following pages show both the existing view and a computer generated photomontage of the same view to show the impact of the proposed development.

Views of the proposed building looking up and down Kennel Lodge Road show how the building is partially screened by existign trees. Additional tree planting along the Kennel Lodge Road frontage is proposed and this will further screen the development. In particular, the existing mature woodland on the approach up Kennel Lodge Road screens the east elevation of the building.

It can be seen that the building is almost invisible in views KV2 and KV7. Views KV8 and KV10 are similar, and both show how the proposed building is minimal impact, being viewed in the context of the existing campus development and blending into the background.

The choice of timber cladding and dark coloured metal helps blend the building into the natural setting.

It is apparent that the views of the building are primarily hidden by the existing trees. What is visible blends into the landscape through the choice of natural materials.

### VIEW UP KENNEL LODGE ROAD

EXISTING VIEW



PROPOSED VIEW



### VIEW DOWN KENNEL LODGE ROAD

EXISTING VIEW



PROPOSED VIEW





# 5.6 CHARACTER - VISUAL IMPACT

## LVIA VIEW KV2

Existing View



Proposed View



Existing zoomed in View



Proposed zoomed in View



Key Plan

- △ Landscape and Visual Impact Assessment View
- View
- Site Location





# 5.6 CHARACTER - VISUAL IMPACT

## LVIA VIEW KV7

The photographs show that the proposed development is obscured by existing trees and hedges in this key view.

Existing View



Proposed View

Existing Block B Outline: — Proposed Building 1 Outline: —



Key Plan

- △ Landscape and Visual Impact Assessment View
- View
- Site Location





# 5.6 CHARACTER - VISUAL IMPACT

## LVIA VIEW KV8

EXISTING VIEW



PROPOSED VIEW



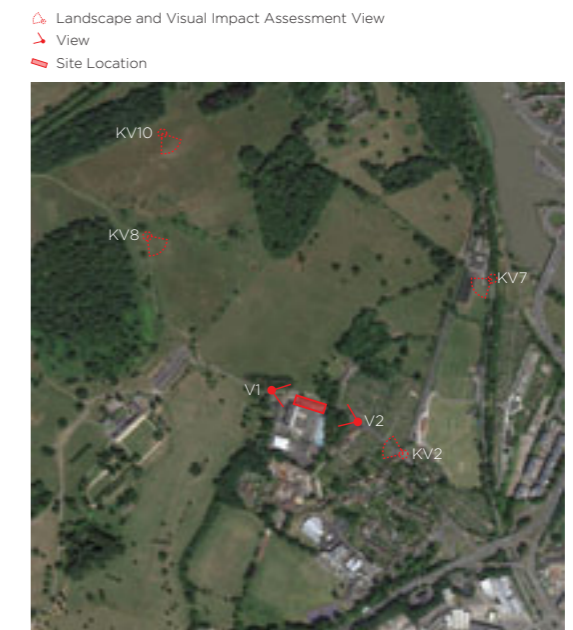
EXISTING ZOOMED IN VIEW



PROPOSED ZOOMED IN VIEW



Key Plan





# 5.6 CHARACTER - VISUAL IMPACT

## LVIA VIEW KV10

EXISTING VIEW



PROPOSED VIEW



EXISTING ZOOMED IN VIEW



PROPOSED ZOOMED IN VIEW



Key Plan

- Landscape and Visual Impact Assessment View
- View
- Site Location





## 5.7 LANDSCAPE

Building 1 forms the first phase of the masterplan redevelopment for the Bower Ashton campus, as per the outline planning approved scheme. The quality of the landscaped space between the buildings and addressing the site boundaries will be critical to the success of the redevelopment, knitting the campus together and improving its appearance within the surrounding context.

The red line boundary for Building 1 includes the land along the boundary with Kennel Lodge Road, extending up to include the existing upper car park in front of the main campus entrance.

The frontage to Kennel Lodge Road will be significantly improved to better suit the conservation area setting and to provide a safe and accessible pedestrian and cyclist route alongside the road. This will give access to a new pedestrian and cyclist entry point into the campus. New hard surfaces and soft landscaping will enhance the street frontage.

The new path alongside the road will continue up as far as the edge of UWE's site boundary at the gates to the Ashton Court Road. This is at the request of the local authority and will facilitate the eventual future connection of a linking cycle route, as well as improving access to the Estate.

The proposed landscape design has been extended to incorporate the upper car park area in front of A Block. This forms the approach to the campus main entrance. The revised landscape scheme will significantly improve this frontage and provide enhanced pedestrian access, cycle parking and a revised car park layout. In order to improve this external space in terms of appearance, accessibility and safety, it has been necessary to remodel the car park layout with a consequential reduction in the number of spaces.

A new cycle parking shelter is proposed to be located immediately adjacent to the new campus entrance path, utilising the existing unsightly 'pit' adjacent to B block. As a result the cycle shelter will be set down into the slope of the site, thus reducing its visual impact on the surroundings.

Existing trees have been retained wherever possible. However, a small number of trees will need to be removed to facilitate the development, including the new wider footpath alongside the road. All trees that are to be removed will be replaced with new tree planting in line with the local authority standards, and as shown on the proposed landscape drawings.

The building use includes a production studio and a central loans facility. Both of these require a vehicle drop off and pick up area to be located nearby, and this

is shown at the end of the building, screened behind the existing trees. The access point on Kennel Lodge Road has been configured so as to minimise its impact on the street frontage and to recreate the impression of a driveway entrance.

The proposed planting has been informed by the consultant ecologist and will include native species appropriate to the conservation area.

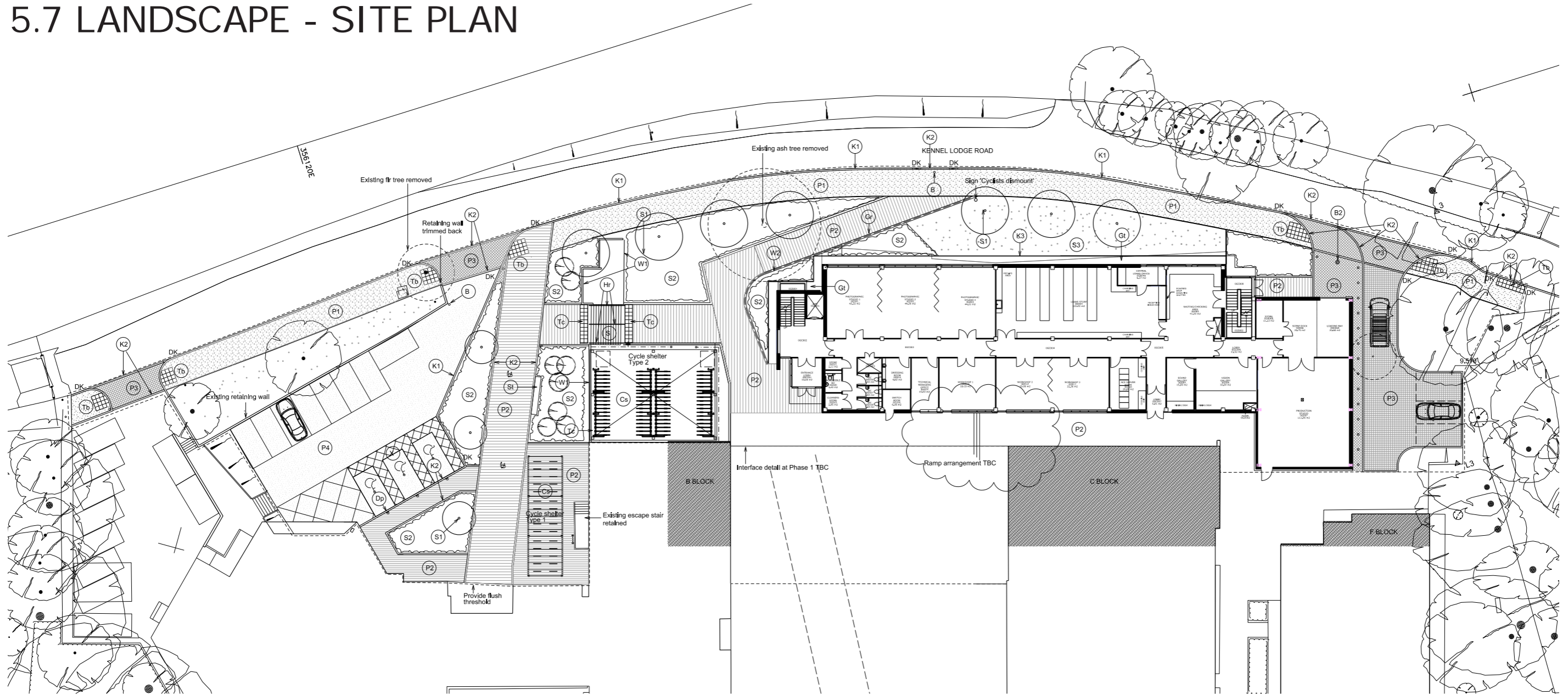
External lighting will be designed to provide low level illumination directed to the ground and to avoid light spill to the surroundings. The lighting will improve legibility and public safety.

The following precedent images give an indication of the type of proposed finishes and details being considered for the various key elements of the landscaping. These include examples of proposed hard surfaces, methods of dealing with level changes, street furniture, cycle parking, lighting and projection, and the future courtyard with potential bio-swale.





# 5.7 LANDSCAPE - SITE PLAN



- PAVING**
- P1 Resin bound aggregate wearing course over macadam base to engineers details  
Colour - Natural aggregate
  - P2 PCC paving units with washed exposed aggregate finish  
Colour - XX  
Finish - XX
  - P3 PCC paving units with washed exposed aggregate finish- Vehicular areas  
Colour - XX  
Finish - XX
  - P4 Black macadam car park to engineers specification with white thermoplastic markings
  - Tb Tactile blister flags  
Colour - Buff for uncontrolled crossings  
Layout by Highway Engineer
  - Tc Tactile corduroy hazard flags  
Colour - Charcoal  
Finish -
  - Gt Gravel maintenance trim to building edge
  - X Thermoplastic road markings and disabled parking hatch and logo

- KERBS EDGINGS STEPS WALLS**
- K1 Marshalls Conservation kerb (or equal) with granite aggregate  
Colour- Silver grey  
Finish- Exposed aggregate
  - K2 Marshalls Conservation flush crossing kerb (or equal) with granite aggregate  
Colour- Silver grey  
Finish- Exposed aggregate
  - K3 Marshalls Conservation pin kerb (or equal) with granite aggregate  
Colour- Silver grey  
Finish- Exposed aggregate
  - DK Dropper kerb
  - S Existing concrete steps rebuilt to DDA compliance
  - W1 Existing Retaining wall, new guardrail to top. Timber cladding to face.  
Colour- XX  
Finish- xx
  - W2 Low Retaining wall- Hardwood pallsade (Woodscape)  
Colour- XX  
Finish- xx
  - BOUNDARY**
  - F1 Fence TBC

- STREET FURNITURE AND FITTINGS**
- B Bollard
  - B2 Removable Bollard
  - Dp Disabled parking space marker bollard
  - Hr Handrail  
Stainless steel TBC
  - Gr Guardrail  
Stainless steel TBC
  - St Hardwood timber seat
  - F9 Litter bins  
Location TBC
  - Cs Cycle Shelter- Details TBC  
Type 1 -Sheffield hoops under open sked canopy
  - Cs Cycle Shelter- Details TBC  
Type 2 - 2 tier rack system with lower level Sheffield hoops  
Tool box and pump facility to be included  
Enclosure to compound TBC

- SOFT LANDSCAPE**
- S1 New tree planting  
Semi mature tree planting 20-25cm girth  
underground guyed , Acer campestre 'Elsrijk'
  - S2 Shrub planting in 400mm deep topsoil bed  
mulched with 75mm coarse grade bark  
2 litre evergreen plants @ 4 plants/m2
  - S3 Lawn Turf on 150mm topsoil
  - S4 Existing tree retained

Existing retaining walls to be surveyed / assessed for safety and integrity  
Guarding to top of walls to be reviewed and replaced.  
Existing concrete steps to be broken out and rebuilt to DDA compliant standards with highlighted nosings, tactile and handrails



# 5.7 LANDSCAPE - PRECEDENT





# 5.7 LANDSCAPE CONCEPT

## COURTYARD

The masterplan for the campus redevelopment includes for the demolition of parts of C Block in order to form a new central landscaped courtyard within the campus. A concept design has been produced in order to inform the design of the phase 1 landscape works, but the detailed design for this space will be carried out under a future phase of works. The courtyard will offer opportunities to create a much needed heart to the campus, improving connectivity between buildings and permeability from Kennel Lodge Road.

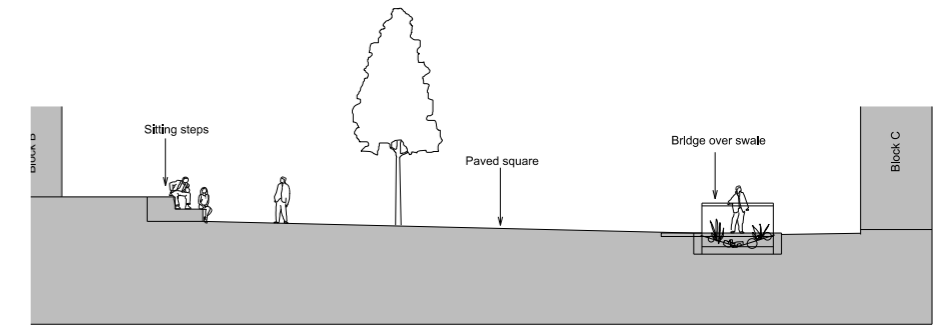
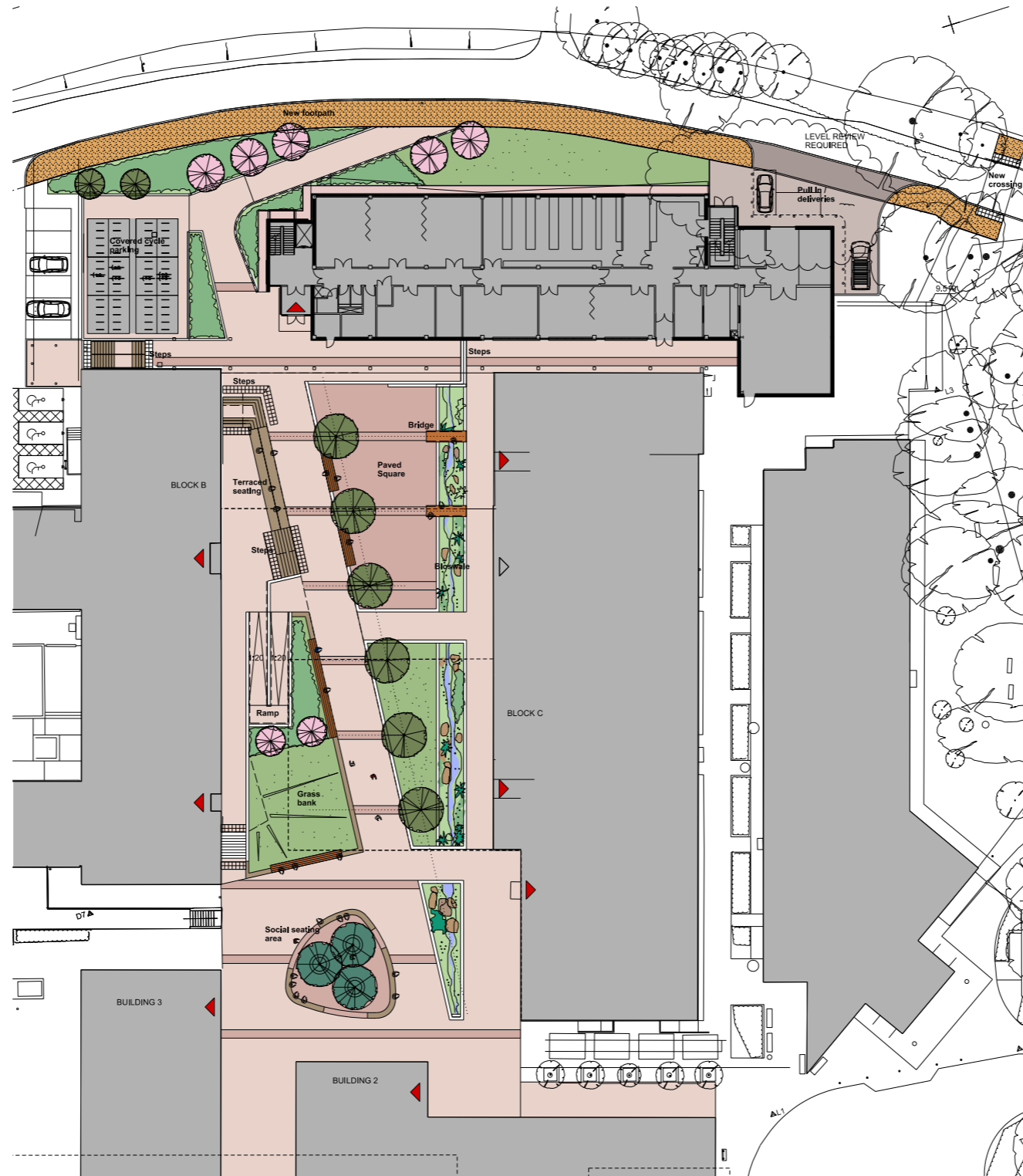
A key part of the overall campus landscape realm, the courtyard will provide soft and hard landscaping, new trees and paved areas. The courtyard represents a significant increase in green space and permeable surfaces at the heart of the campus. The arrangement of the buildings around the courtyard with entrances and active frontages orientated towards each other would ensure the space is a lively and widely use by staff and students.

Until the courtyard phase is realised, the south elevation and entrance to Building 1 will face onto the existing C Block elevation. The narrow external space between these two buildings will be temporarily landscaped to suit the existing entrances and levels until the courtyard work commences.

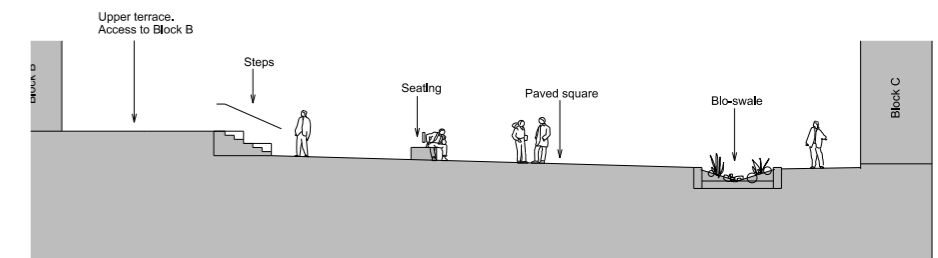
UWE have developed a Public Art Strategy for the campus which proposes a series of annual temporary commissions of external art projects within the courtyard space. These projects will cross the full range of mediums including sculpture, film, drama etc.

UWE are also interested in incorporating systems to allow for the projection of visuals/ artwork onto the south façade of Building 1, overlooking the new courtyard.

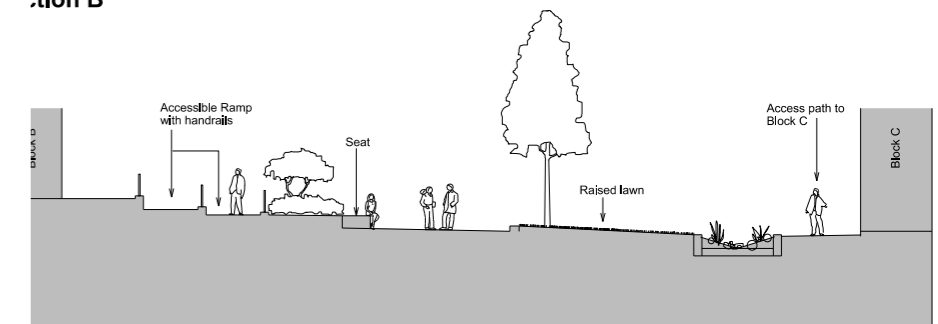
The concept design illustrate the potential to incorporate a landscaped swale running the length of the courtyard providing a pleasing visual whilst simultaneously providing a sustainable drainage strategy and increasing biodiversity in the area.



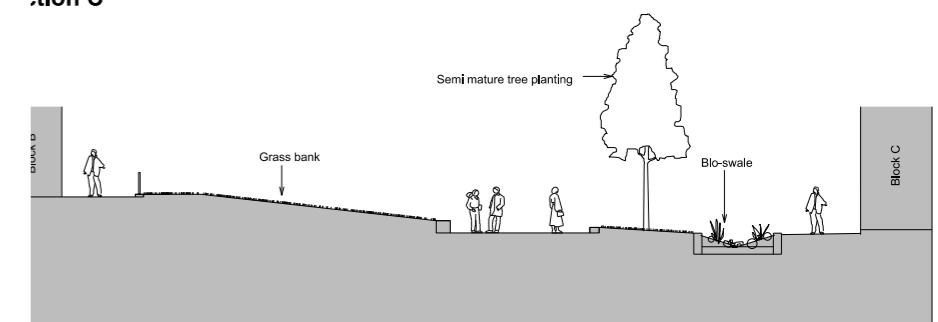
Section A



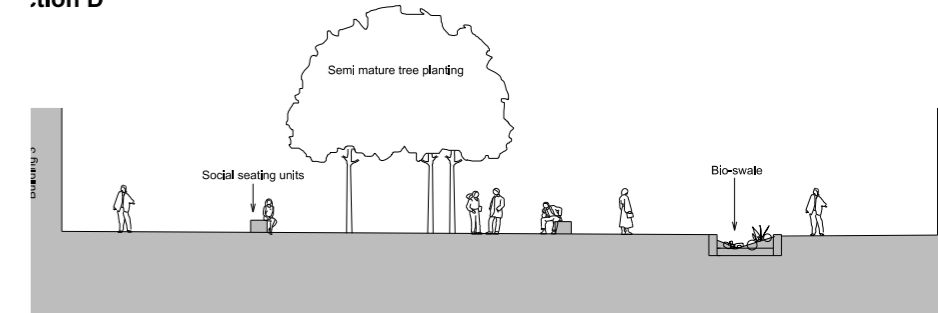
Section B



Section C



Section D



Section E



# 5.8 ENVIRONMENTAL SUSTAINABILITY

## THE SETTING

The development sits within the existing university campus, surrounded by buildings of similar scale and type, and sitting on the footprint of an existing building.

## ENHANCING BIODIVERSITY

The proposed building will be located on a part of the site that is considered to have no biodiversity value, featuring an existing building and areas of hardstanding. Some trees and scrub will be lost as a result of the development, primarily in the area of the new car park. To mitigate this, new tree and scrub planting will be introduced alongside the site in order to enhance biodiversity and to provide natural screening. Details for this will be developed with the ecologist and landscape architect, to the approval of the authority.

## ENERGY EFFICIENCY

A sustainable design approach has been taken on each element of the Building 1 design. The building fabric and room layouts have been optimised. Dynamic energy modelling software has been used to inform the building's energy demands, requirements for cooling, and the carbon reduction figure required to satisfy the Bristol City Council planning requirements for LZC technologies.

The building services design has been carefully considered in order to offer optimum energy usage, flexibility, and the ability achieve planning conditions. Through a LZC technology appraisal photovoltaic panels have been selected to provide the specific planning requirements.

The external envelope will be designed to achieve an excellent thermal performance, reducing heat loss and air leakage, thus ensuring energy efficiency.

An LZC report has been carried out and has recommended the use of air source heat pumps and PV panels. Approximately 150m<sup>2</sup> of PV will be required. Through consultation with the local authority, it has been agreed that the PV panels should not be located on the roof of Building 1 due to visibility from the surrounding area. The preferred and agreed strategy is to place these on the roof of Building 2 which will be developed in the next phase. Alternatively, the PV could be located on the existing roof of C Block, within the campus. Air source heat pumps will be located within the roof top plant compound.

## LIGHTING

All luminaries where possible will be LED. The controls will be selected to optimise the use of electric lighting in each area according to its use. Where daylight savings can be made separate modulating photo-electric controls will maximise daylight by switching off rows of unwanted illuminated luminaires. In offices and toilets PIR absence control will also be used to prevent occurrences of lights being left on while the space is unoccupied.

## SUSTAINABLE MATERIALS

Building and landscape materials will be selected in accordance with the BRE Green Guide in order to achieve A/ A+ ratings where possible.

All timber will be responsibly sourced. The contractor will be registered with the Considerate Contractors Scheme.

It is intended that rubble from the demolished building will be re-used on site for forming sub-bases.

## WATER

The boosted mains cold water service to the building will be metered and monitored by the building management system. Sub metering will be used in areas or for equipment using ten percent or more of the buildings total water demand.

A leak detection system is proposed for the building and for the mains pipework coming to the building from the campus. Flow control devices regulating the supply of water to each WC are to be installed. Low flow water saving fittings will be specified.

Rainwater harvesting was considered at an early stage but the low demand within the building made it unfeasible. It will be considered again as part of future building phases.

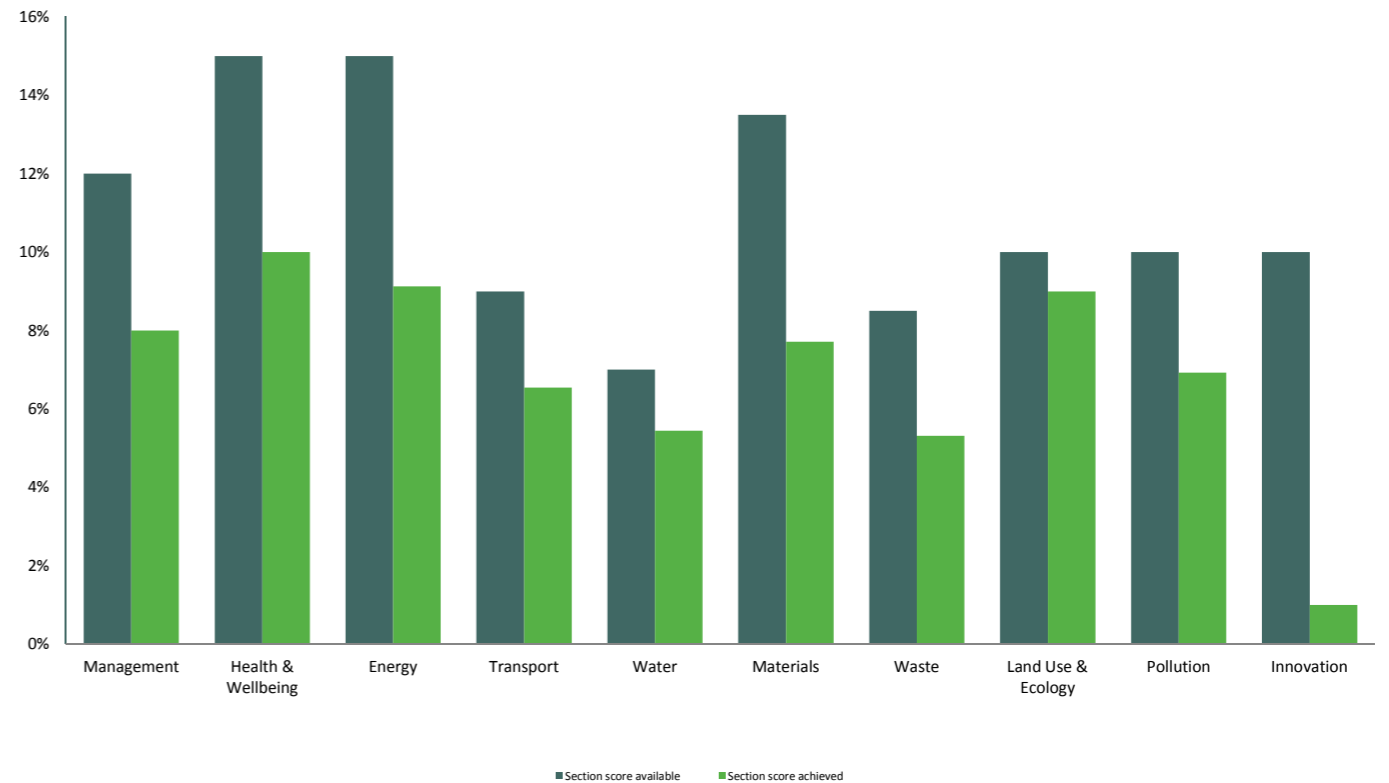


### BREEAM UK New Construction 2014 Assessment Report: Rating & Key Performance Indicators

#### Overall Building Performance

Building name	UWE Arts & Media Building
BREEAM rating	Very Good
Total Score	69.07%
Min. standards level achieved	Excellent level

#### Building Performance by Environment Section



Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	21	14	66.67%	12.0%	8.00%
Health & Wellbeing	18	12	66.67%	15.0%	10.00%
Energy	23	14	60.87%	15.0%	9.13%
Transport	11	8	72.73%	9.0%	6.55%
Water	9	7	77.78%	7.0%	5.44%
Materials	14	8	57.14%	13.5%	7.71%
Waste	8	5	62.50%	8.5%	5.31%
Land Use & Ecology	10	9	90.00%	10.0%	9.00%
Pollution	13	9	69.23%	10.0%	6.92%
Innovation	10	1	10.00%	10.0%	1.00%



#### WASTE MANAGEMENT

The building has been designed to be simple in form and thus maximise efficiency in use of materials and the minimisation of waste. During construction, a site waste management plan will be used and diversion from landfill will be monitored.

Dedicated facilities will be included for the storage, sorting and recycling of operational waste in the building's use. The existing campus refuse storage facilities will be used in the short term, though a new storage compound is proposed as part of a later phase of the masterplan development.

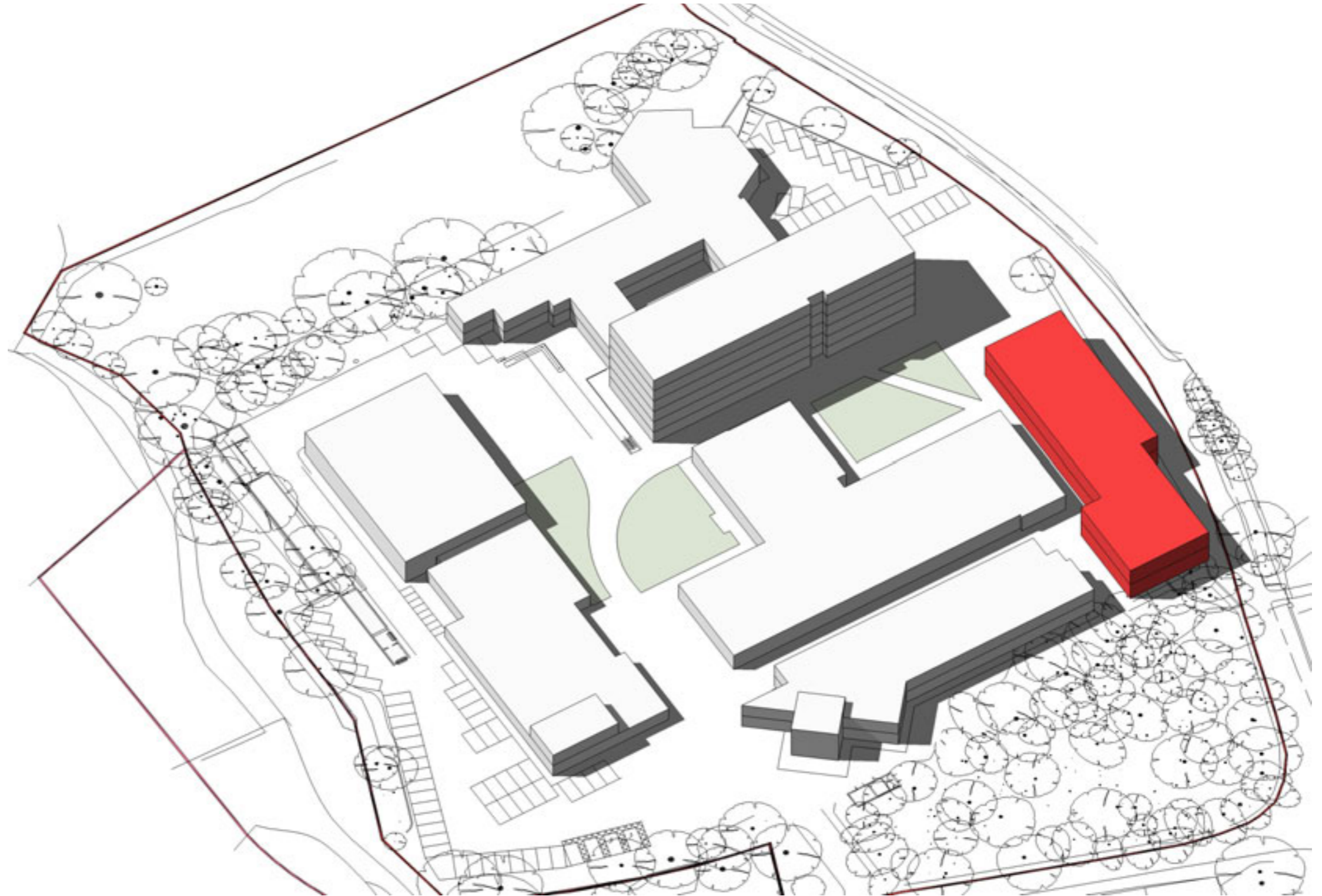
#### SUSTAINABLE BUILDING STANDARDS

The development is being assessed using BREEAM New Construction 2014, and will achieve a minimum BREEAM Very Good rating, in accordance with planning policy.

The current pre-assessment indicates a target potential score of 69%. A copy of the pre-assessment summary estimate has been included in this report for reference.

#### ADAPTABILITY FOR FUTURE CHANGE

The nature of educational buildings change over time, so the requirement for future flexibility was a part of the project brief. The building has been designed to be as simple as possible, therefore aiding future adaptation. The structure will be an in-situ concrete column and flat slab frame with a generous floor to soffit height. Spaces are designed to be functional and robust. Internal partitioning will comprise stud and plasterboard which will aid future adaptation.





## 5.9 COMMUNITY SAFETY

The proposed development will improve the security and safety of the site and surrounding area for the benefit of the building users and wider public.

Consultation has taken place with Avon & Somerset Police's Crime Prevention Design Officer.

The crime risk for the premises has been identified as; theft of cycles, criminal damage, burglary and arson.

The following design advice has been provided and has informed the proposed design, offering security and safety improvements to the campus site:

- An intruder alarm system will be fitted to the building
- The design avoids the creation of hidden recesses or recessed doorways that cannot be overlooked
- Secure cycle storage facilities will be provided for staff and student use. These will feature locked gate access and CCTV coverage
- Fire exit doors will be metal with no outer door furniture, fitted with hinge bolts and be linked to the alarm system within the building. As a minimum they will be fitted with an unmonitored screech alarm to reduce opportunity for the doors to be propped open.
- All external glazing at ground floor level will incorporate laminated glass as one of its double glazed panes and should reach BS7950 or similar standard.
- Entrance doors into the building should be PAS 24 standard or LPS 1175 SR1.
- CCTV cameras will be positioned to cover all building access points. External lighting levels should be compatible with the CCTV system installed.
- External lighting will be provided to highlight pedestrian routes and entrances, to enhance personal safety. However, the type and level of lighting will need to also balance the requirements of the conservation area setting.
- Good signage to inform and instruct visitors to the facility and to define the building entrance points.
- Any planting design should not inhibit natural surveillance and plant growth should not be above 1 metre mature growth height and trees should not obstruct CCTV and lighting systems installed.
- Areas inside the building will be fitted with zoned access control restricting access to only those authorised to reduce possibilities of theft.
- The building will have adequate fire warning, evacuation and prevention systems in place to protect life.
- Waste storage bins will be securely located within a dedicated compound at a central collection point on the campus, remote from surrounding buildings.

In addition to the above, the campus benefits from a 24 hour security presence.





## 5.10 ECOLOGICAL INTERESTS



An extended phase 1 habitat survey of the Bower Ashton campus has been completed by Ecosulis and was submitted as part of the masterplan outline planning application.

The technical summary noted the following:

The site comprises amenity grassland, hard-standing, standard trees, woodlands, buildings and semi-improved grassland. The site is immediately adjacent to Ashton Court SSSI. No evidence of protected or notable species was recorded during the surveys; however the site provides opportunities for roosting and foraging bats and nesting birds and reptiles.

Further bat survey works have been carried out on site in accordance with the recommendations of the report.

Further input is being sought from the ecologist in respect of achieving the relevant BREEAM credits. Their ongoing advice and recommendations will be considered by the project team and acted upon where agreed.















## 6.0 CONCLUSION



## 8.0 CONCLUSION

This Design and Access Statement accompanies the Reserved Matters planning application for the development of a new 3 storey Digital Media building (known as Building 1) and associated landscaping for UWE, to be located at their Bower Ashton campus, Kennel Lodge Road, Bristol. The proposed development is in line with the outline approved masterplan development.

The proposed higher education use is considered entirely appropriate for the location, forming part of the existing campus site. The redevelopment of the campus will ensure the long term retention and enhancement of the site for the benefit of the local community and economy.

The site is a sustainable location for the proposed development, utilising the footprint of an existing out-dated building and associated areas of hardstanding.

The site benefits from good sustainable transport options including public transport and cycling. These options will be promoted through the University Travel Plan.

The proposed development will preserve and enhance the conservation area setting. The design development and supporting information has justified the proposed scale and position of the building, and provides a high quality facility that improves the frontage along Kennel Lodge Road.

The proposed amount and layout of Building 1 have been developed in close consultation with UWE, and justification has been provided to demonstrate this.

The scale and appearance have been developed in close collaboration with the local authority and UWE. The final scheme offers a proposed design that responds to the setting. The articulation of the facade and roof, and the use of natural materials within a simple and strong design concept will enhance the conservation area context.

The associated landscape works along the Kennel Lodge Road frontage will offer significant improvements to the visual appearance and quality of this important approach route to the Ashton Court Estate.

Overall, it is considered that the proposed development is appropriate to the site context, offers significant improvements in landscape and visual appearance, and will provide a high quality new facility as the first phase of the Bower Ashton campus masterplan.





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