

Plas Coch Campus Development

Wrexham Glyndwr University

New Build

Design and Access Statement







# Plas Coch Campus Development

Glyndwr University, Wrexham

## CAMPUS 2025

Plas Coch Campus @ Glyndwr University, Wrexham





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## Introduction to Campus 2025

Campus 2025 represents a major redevelopment of the Plas Coch Campus which is in need of extensive backlog maintenance in addition to investment into new facilities. This major redevelopment consists of a number of individual projects connected by extensive infrastructure and public realm works focused on enhancing the student experience within the Campus and as importantly, assisting in the delivery of state of the art academic tuition and study.

The planned works within the Academic Campus allow the currently disjointed parking provision on site to be consolidated towards the east of the Campus releasing land to the north west for redevelopment as Private Rented Sector Keyworker residential accommodation. All capital receipts from land sales will be invested back into Academic Campus improvement works. The existing student accommodation within the Northern Quarter area will be demolished as the University take ownership of the existing Wrexham Student Village accommodation to the north of the Racecourse Stadium. A further 197 new build student bedrooms are also proposed adjacent to the 323 already constructed bedrooms.



Within the Academic Campus, several new build structures and refurbishments are proposed as follows:

- **New Learning Gateway Building: A striking, contemporary new build flexible space as a gateway into the redeveloped Campus;**
- **New Inner Gateway Building: A further central internal connection point within the Campus;**
- **New Engineering Building: A contemporary new build state of the art Engineering Building at the heart of the Campus;**
- **Sports Hall Extension: A two storey extension containing academic space and elevated spectator seating;**
- **Refurbishment of social learning and academic tuition space within the existing Listed and non Listed Buildings on Campus: Although not detailed within the application package, a series of internal refurbishment and reconfiguration works will move forward over the coming years and will be subject to individual applications as and when required;**
- **Extensive parking, infrastructure and public realm works: Consolidation of parking to create a pedestrian and cycle friendly , attractive green Campus;**
- **Demolition of several redundant buildings: Following redevelopment, a number of buildings will be surplus to requirement and will be demolished to make way for improved public realm works.**

The Plas Coch Campus has been subdivided into three main areas of planning application submission, the Academic Campus redevelopment, the additional circa 200 new build student bedrooms adjacent to the existing Wrexham Student Village and circa 400 new build PRS keyworker apartments to the Northern Quarter of the Campus. This subdivision is required for funding purposes but all three applications have been developed in parallel with a consolidated Green Travel Plan and integrated design Masterplanning.





02

SiteAnalysis





A483

Plas Coch Campus

Proposed Site

Wrexham FC Racecourse Ground

Mold Road

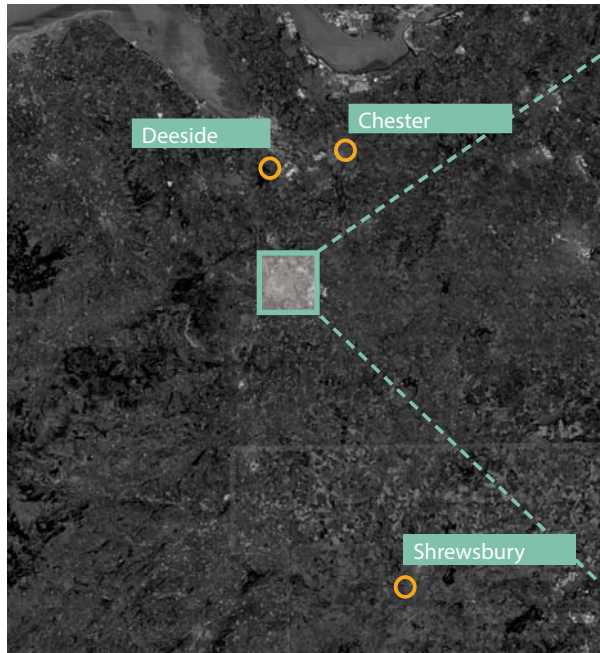
Wrexham General Train Station

Existing aerial view // Immediate context

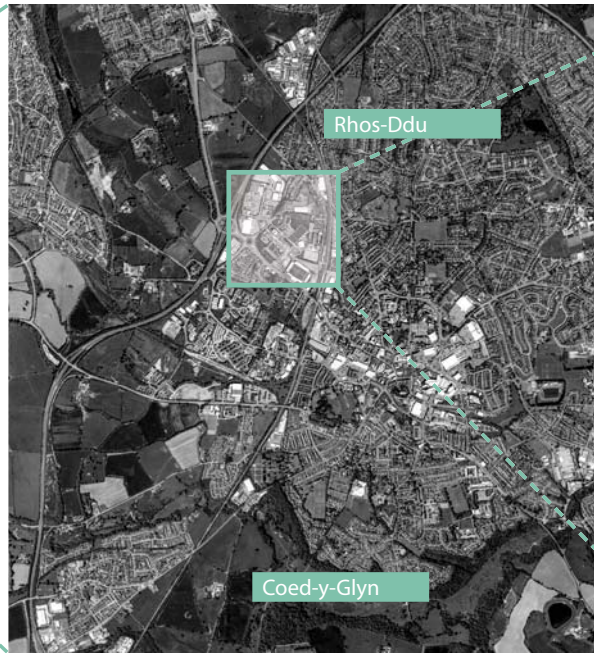


# 02 Site Analysis

Scale



Macro Context



Meso Context



Micro Context

Site Area



A St Giles Church and Historic Centre (inc. Hope Street)

B Wrexham Station

C Bersham Ironworks

D Erddig Hall

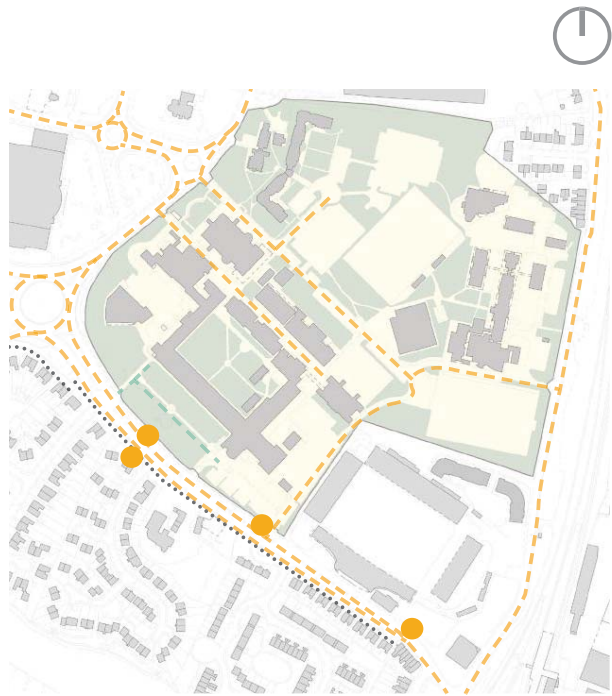
E Acton Park

 Site Location



# 02 Site Analysis

Key Influences To Design



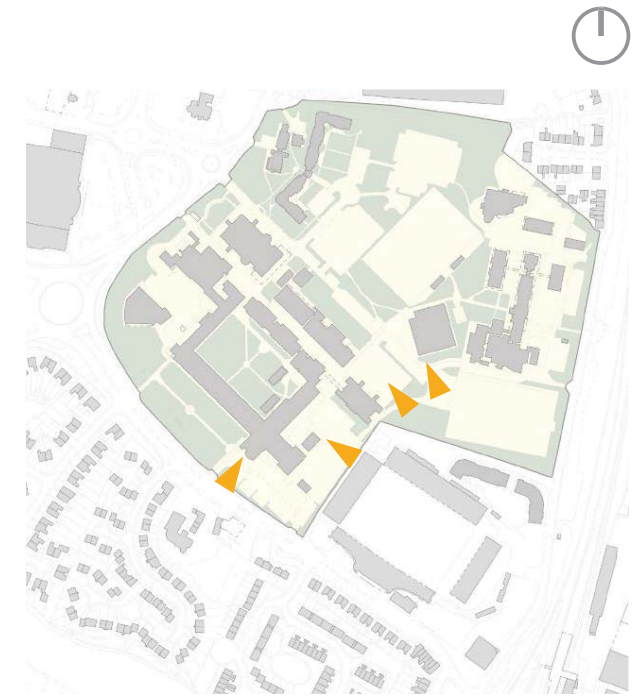
Key Routes

- Bus Stop
- Pedestrian Route
- Vehicular Route
- .... Cycle Path



Solar Influence

- ☾ Sunset
- ☀ Sunrise
- ☞ Sun Path



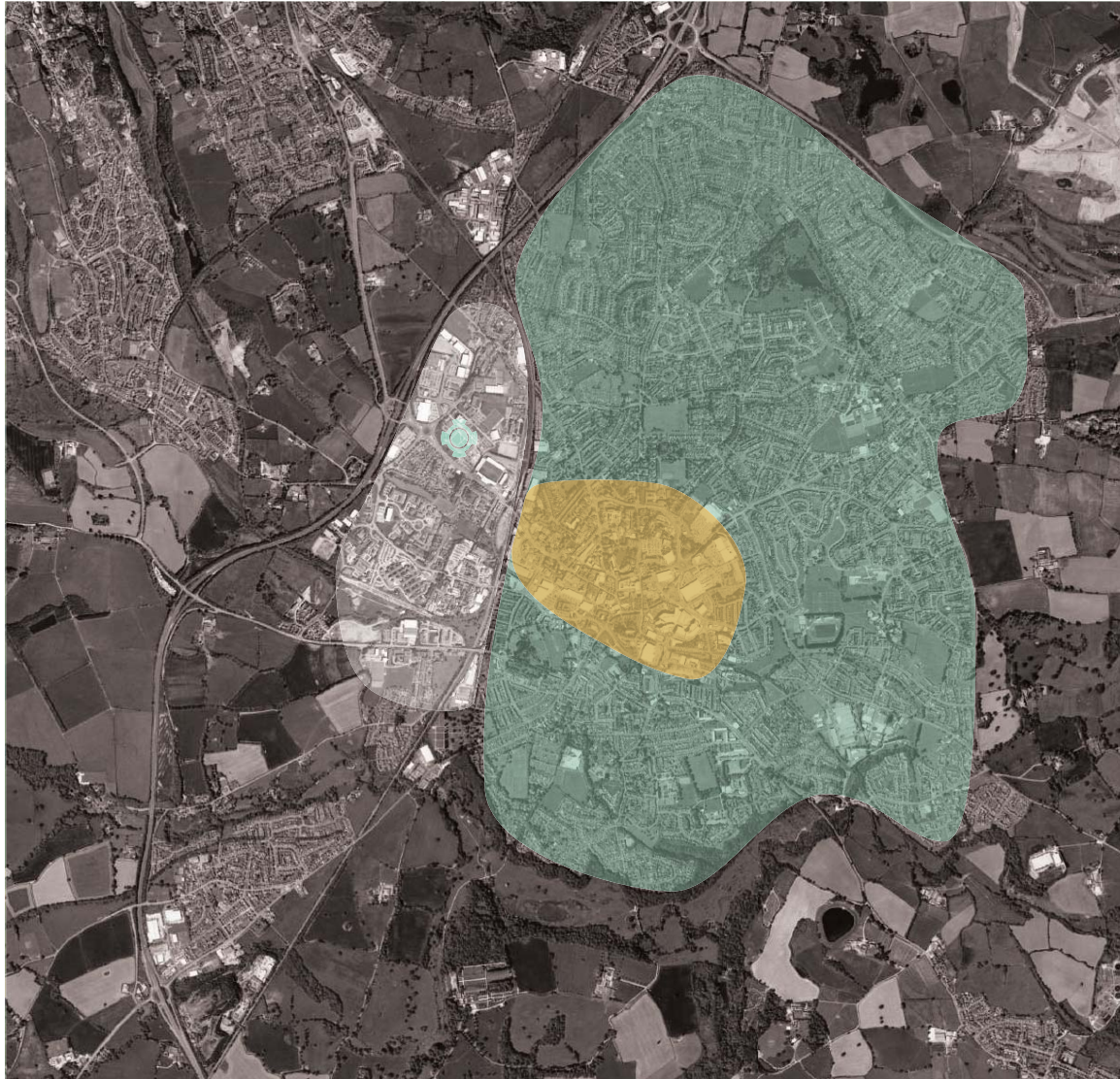
Key Views

- ☛ Key View

# 02 Site Analysis

Citywide Context

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-  Town Centre / Commercial Area
-  Township / Primarily Residential Area
-  Educational / Commercial / Healthcare
-  Site Location





- Site
- Primarily Residential
- Other
- A A483
- B Plas Coch Retail Park
- C Wrexham Football Club
- D Wrexham General Train Station



# 02 Site Analysis

Key Views Onto Site



Key Views



# 02 Site Analysis

Existing Materiality

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Existing Engineering Building



Existing Front Facade of University



Library



Existing Student Accommodation



Canolfan Edward Llwyd Centre

# 02 Site Analysis

## Existing Character

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Public House



Stadium



Residential



Retail



Transport

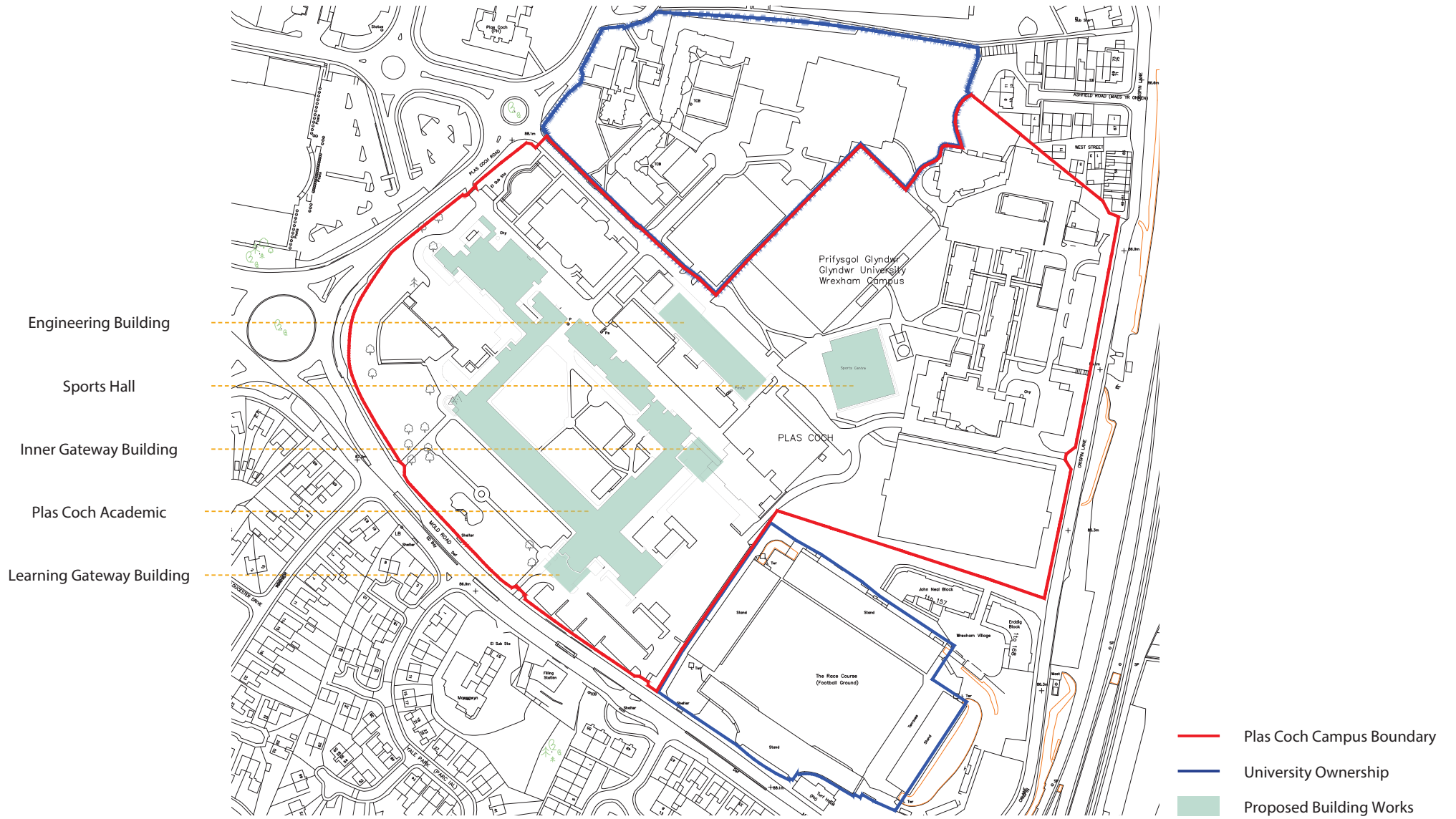


# 02 Site Analysis

Surrounding Character

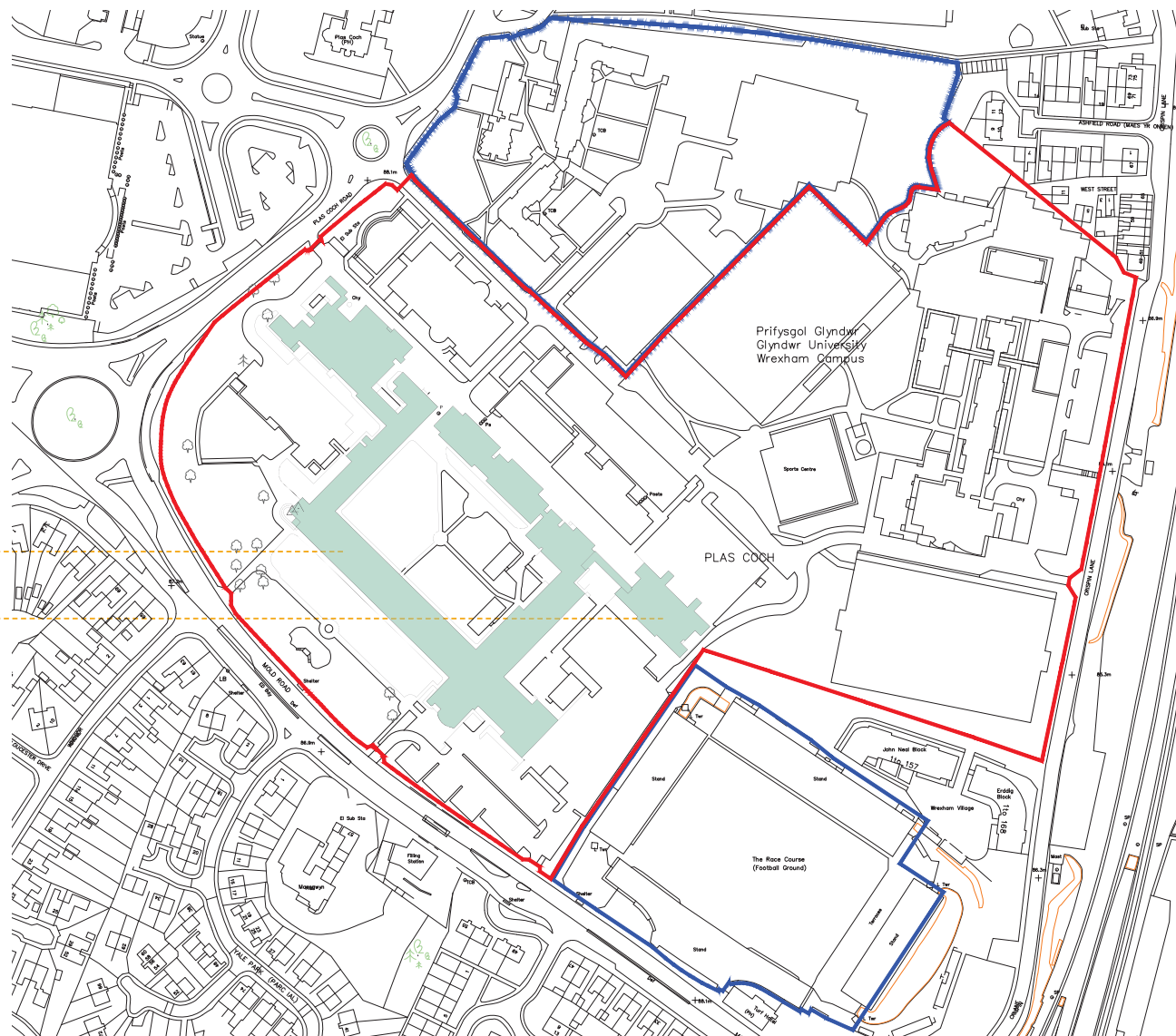






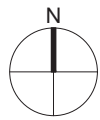


Main Building  
Student Union




- Plas Coch Campus Boundary
- University Ownership
- Listed Buildings

# 02 Site Analysis Proposed Demolition



KEY

 Buildings to be demolished

① 1939 sqm

② 943 sqm

③ 170 sqm

④ 89 sqm

⑤ 315 sqm

⑥ 375 sqm

⑦ 14.6 sqm

Engineering Building








Student Union









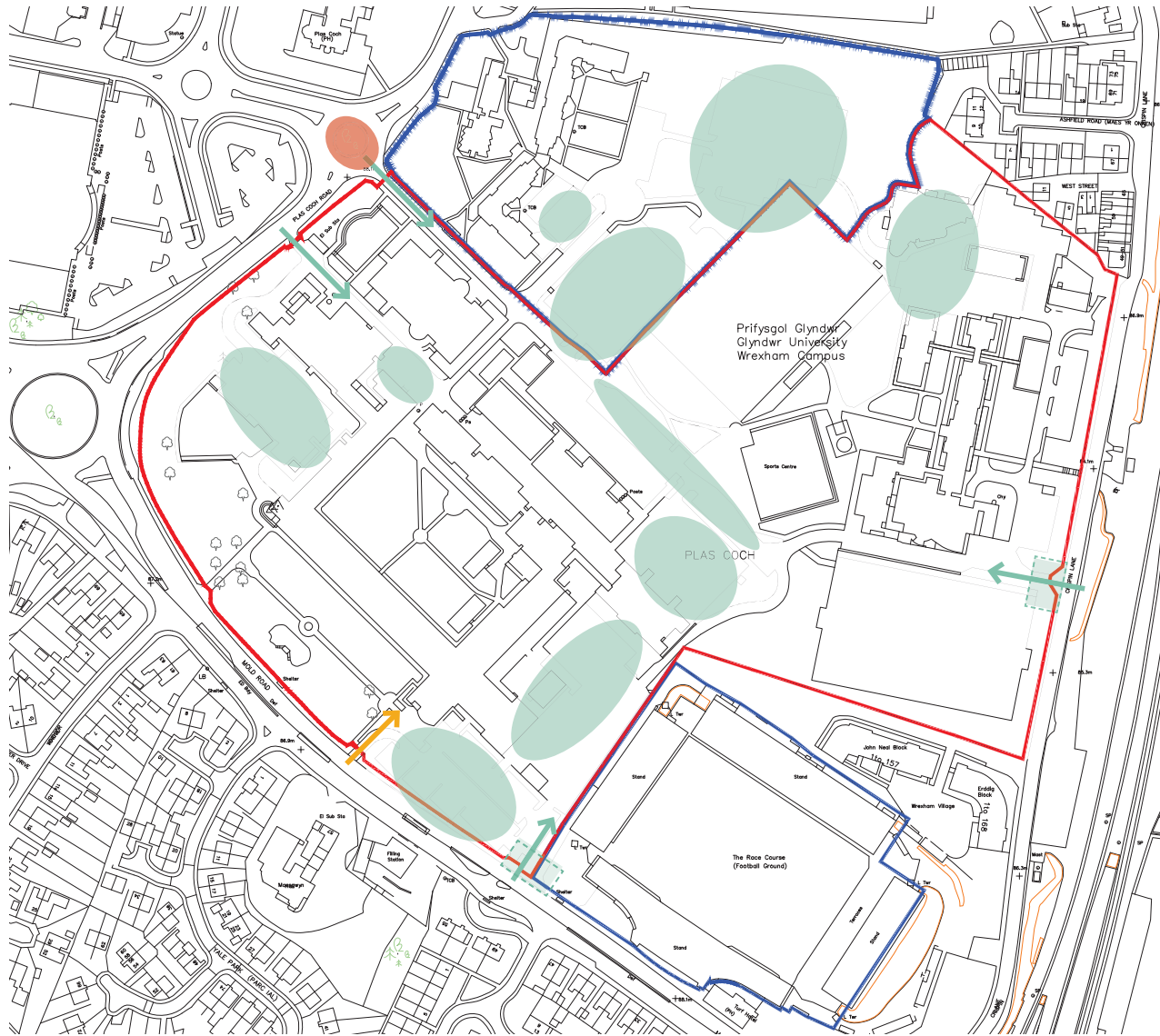
-  Tree Crown Spread
-  Root Protection Area (RPA)
-  Tree Stem
- T1 Tree No.
- Tree Condition Category
-  A
-  B
-  C
-  U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



# 02 Site Analysis

## Highways



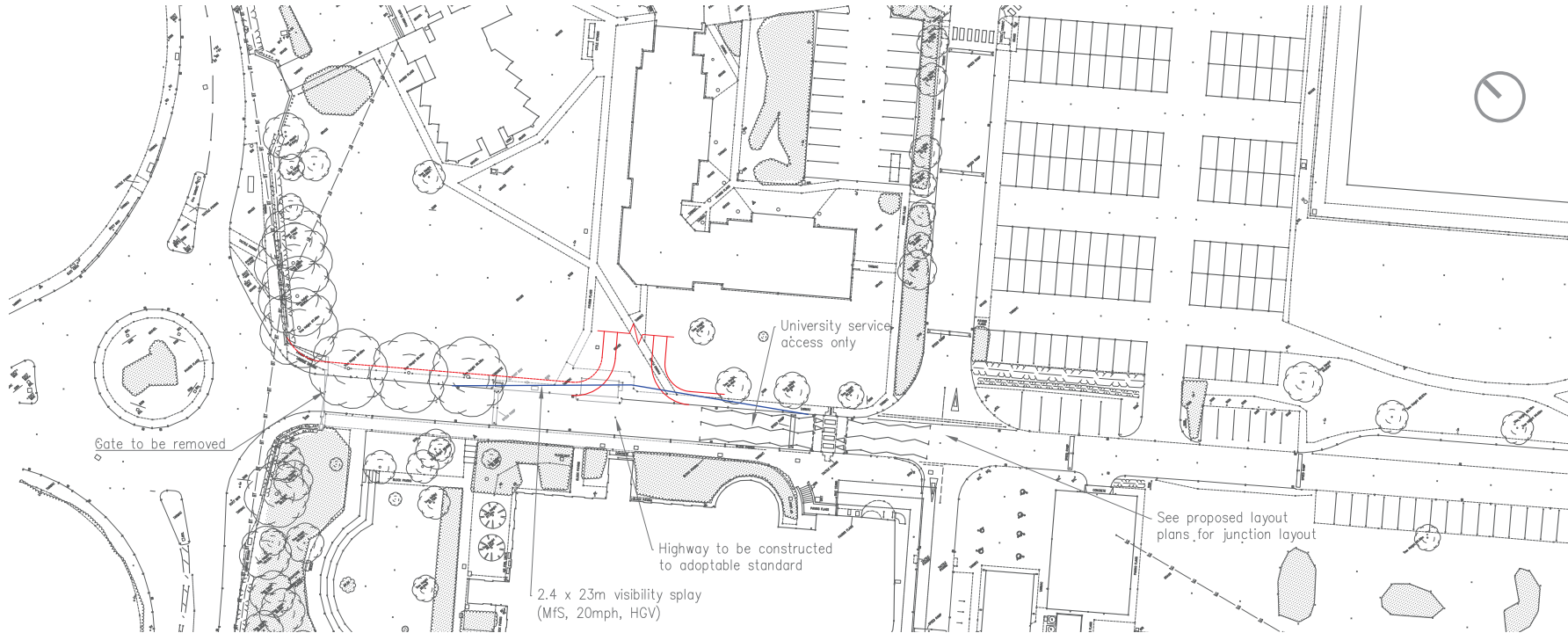
Extensive traffic surveys have been completed to investigate the existing usage of the streets surrounding the university's main campus at Plas Coch and car park usage on the campus itself. Based on the results obtained, a strategy has been developed to minimise the impact on the highway network, particularly at key locations such as the Plas Coch Retail Park roundabout.

Access to the retained campus will be taken via an upgraded priority junction on Mold Road, with a secondary access retained on Crispin Lane. It is proposed that the existing Plas Coch access will principally be used by the proposed PRS residential development, thereby reducing the net impact on the Plas Coch Retail Park roundabout once university trips are rerouted away from this location. Junction capacity assessments have also been carried out at locations specified by WCBC Highways officers.

When examining the current use of the campus car parks, it is evident that there is an overprovision of car parking against demand, despite no parking control currently being enforced. The transfer of car parking spaces into the Private Rental Sector (PRS) residential development is therefore considered appropriate without causing significant impact on the surrounding highway network. An option will be retained to expand onsite car parking should parking demand increase significantly, however this has not been included within the initial phases of the planning application so as to not undermine the emerging Travel Plan and emphasis on shifting to sustainable travel modes.

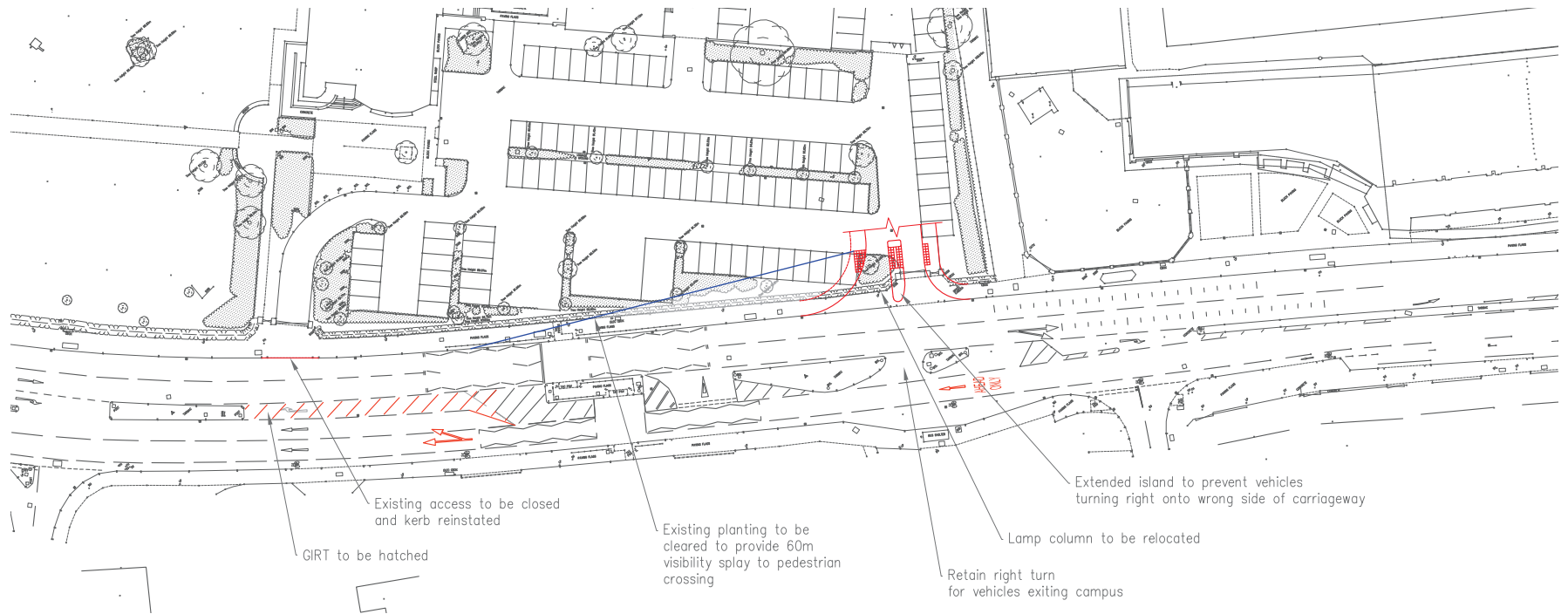
It is proposed that whilst the retained campus and extended student accommodation will continue to be served as it is today, the proposed PRS residential development has been laid out to allow the main internal roads to be adopted and therefore serviced by the local authority. This approach has been presented to WCBC Highways officers and feedback has been taken when developing the proposed masterplan.

- ← Pedestrian Access
- ← Vehicular Access
- Parking Areas
- Upgraded Junctions
- Access To Northern Quarter Residential / Service Access to University Only



- Defensible Boundary Between University and PRS Scheme (Indicative)
- Proposed Kerb Line
- Proposed Lining
- Visibility Splay





Existing access to be closed and kerb reinstated

GIRT to be hatched

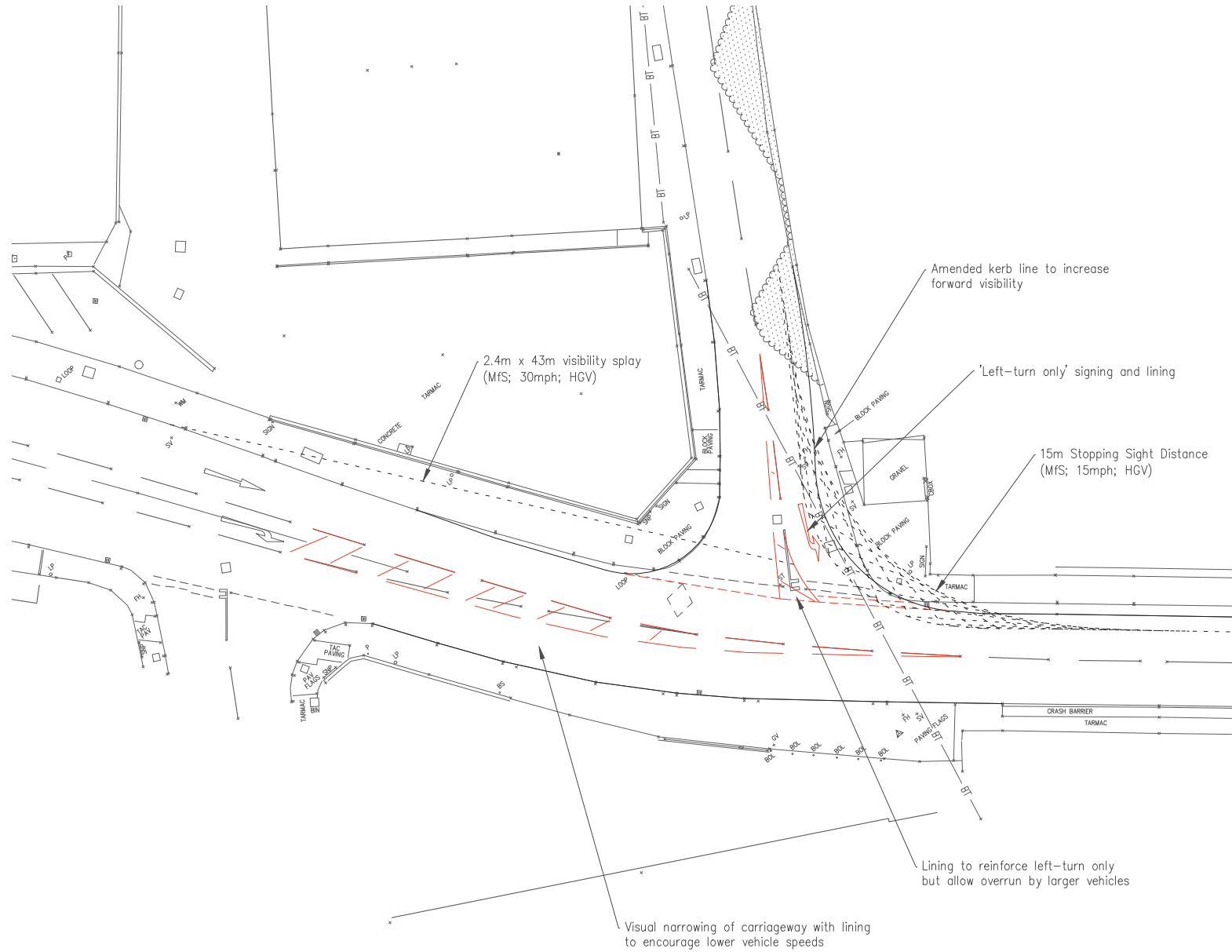
Existing planting to be cleared to provide 60m visibility splay to pedestrian crossing

Lamp column to be relocated

Retain right turn for vehicles exiting campus

Extended island to prevent vehicles turning right onto wrong side of carriageway

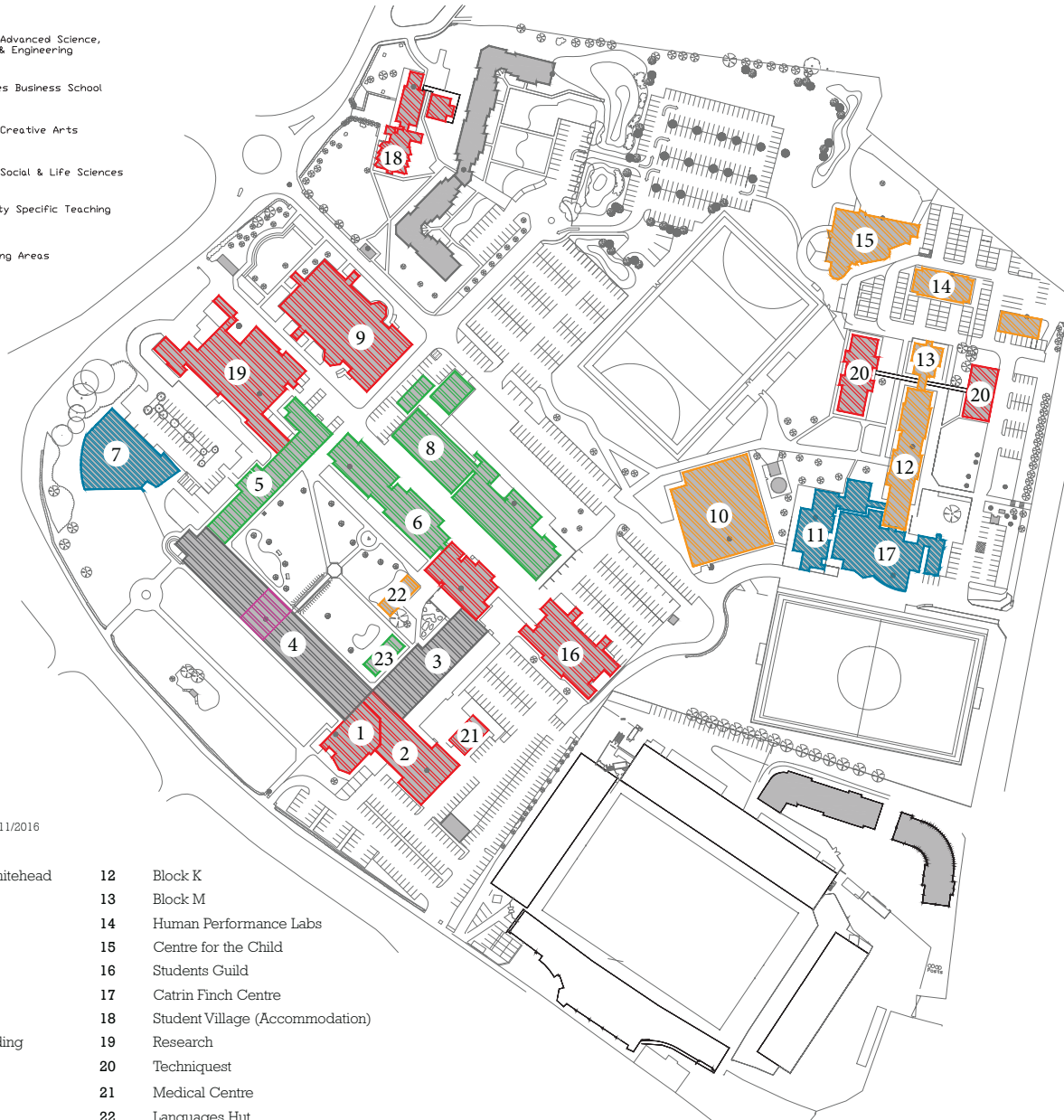
- Defensible Boundary Between University and PRS Scheme (Indicative)
- Proposed Kerb Line
- Proposed Lining
- ..... Visibility Splay





Faculty Utilisation Key

	ASCE	School of Advanced Science, Computing & Engineering
	NWBS	North Wales Business School
	SCA	School of Creative Arts
	SLS	School of Social & Life Sciences
		Non Faculty Specific Teaching Areas
		Non Teaching Areas



Note: Utilisation figures based on Room Utilisation Week Commencing 14/11/2016

- |    |  |    |                                 |
|----|--|----|---------------------------------|
| 1  | Main Entrance / Nick Whitehead Lecture Theatre | 12 | Block K                         |
| 2  | William Aston Hall                             | 13 | Block M                         |
| 3  | Block A  | 14 | Human Performance Labs          |
| 4  | Block B  | 15 | Centre for the Child            |
| 5  | Block C  | 16 | Students Guild                  |
| 6  | Block D  | 17 | Catrin Finch Centre             |
| 7  | Creative Industries Building                   | 18 | Student Village (Accommodation) |
| 8  | Block E  | 19 | Research                        |
| 9  | Edward Llwyd Centre                            | 20 | Techniquet                      |
| 10 | Sports Centre                                  | 21 | Medical Centre                  |
| 11 | Terry Hands Studio (Block J)                   | 22 | Languages Hut                   |
|    |  | 23 | Forensic Sciences               |

10	<b>Sports Centre</b>	3065m <sup>2</sup>
	GF 1525m <sup>2</sup> , FF 1525m <sup>2</sup> , Utilisation	—%
12,13	<b>Block K &amp; M</b>	—m <sup>2</sup>
	Utilisation	5.8%
14	<b>Human Performance Centre</b>	1015m <sup>2</sup>
	Utilisation	5%
15	<b>Centre for the Child</b>	794m <sup>2</sup>
	Utilisation	—%
22	<b>Languages Hut</b>	—m <sup>2</sup>
	Utilisation	—%
SLS Areas		—m <sup>2</sup>
		Faculty Utilisation —%

7	<b>Centre Industries Building</b>	1525m <sup>2</sup>
	GF 1004m <sup>2</sup> , FF 521m <sup>2</sup> , Utilisation	8.5%
12	<b>Block J</b>	—m <sup>2</sup>
	Utilisation	15.7%
17	<b>Catrin Finch Centre</b>	—m <sup>2</sup>
	Utilisation	2.6%
SCA Areas		—m <sup>2</sup>
		Faculty Utilisation 8.9%

5	<b>Block C</b>	—m <sup>2</sup>
	Utilisation	3.3%
6	<b>Block D</b>	—m <sup>2</sup>
	Utilisation	9.9%
8	<b>Block E</b>	2040m <sup>2</sup>
	Utilisation	4.2%
23	<b>Forensic Sciences</b>	—m <sup>2</sup>
	Utilisation	—%
ASCE Areas		—m <sup>2</sup>
		Utilisation 5.8%

3	<b>Block A</b>	—m <sup>2</sup>
	Utilisation	8%
4	<b>Block B</b>	—m <sup>2</sup>
	Utilisation	%
Total Non Faculty Specific Areas		—m <sup>2</sup>
		Utilisation —%

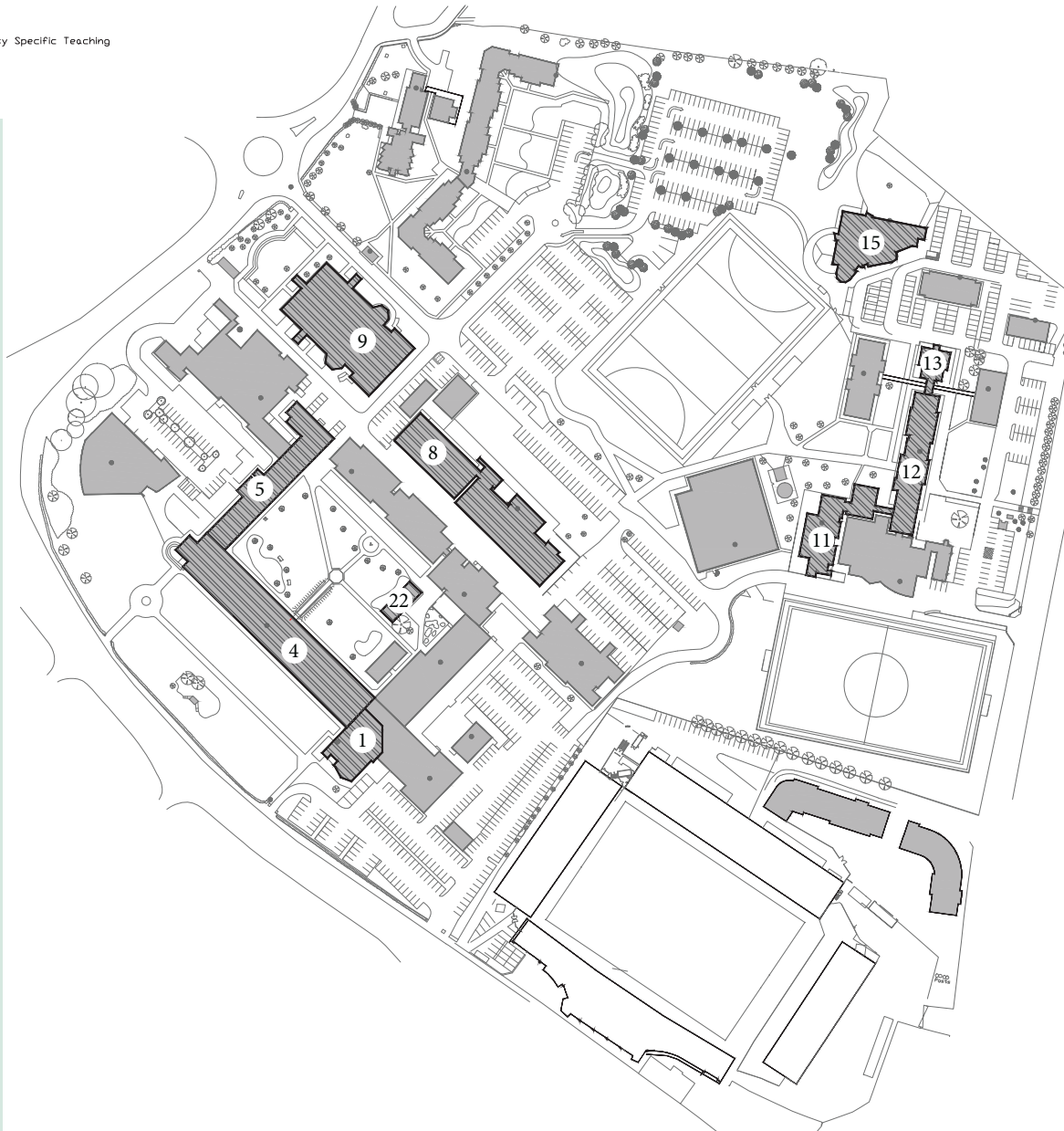
Faculty Utilisation Key



Non Faculty Specific Teaching Areas

Prior to commencement of the preparation of these planning applications, Wrexham University commissioned DAY Architectural to carry out a Campus wide Space Utilisation Study. This Study examined the Plas Coch Campus to understand how both academic and non-academic space was being utilised and to what degree of efficiency. This Study was then utilised to prepare a formal Estates Strategy Document which has subsequently been submitted to HEFCW.

The findings of this Study established that the University had sufficient core space for its immediate and future plans in terms of academic strategy meaning that construction of new space should be minimised to communal and social space focused on improving student experience. Therefore, the bulk of the Campus 2025 Masterplan proposals is the refurbishment and remodelling of existing academic space - this space requires significant back log maintenance however, generating the need for asset utilisation by the University. This asset utilisation is at the core of the multiple planning applications being submitted by the University as these maintenance works are urgently required to the ageing estate.



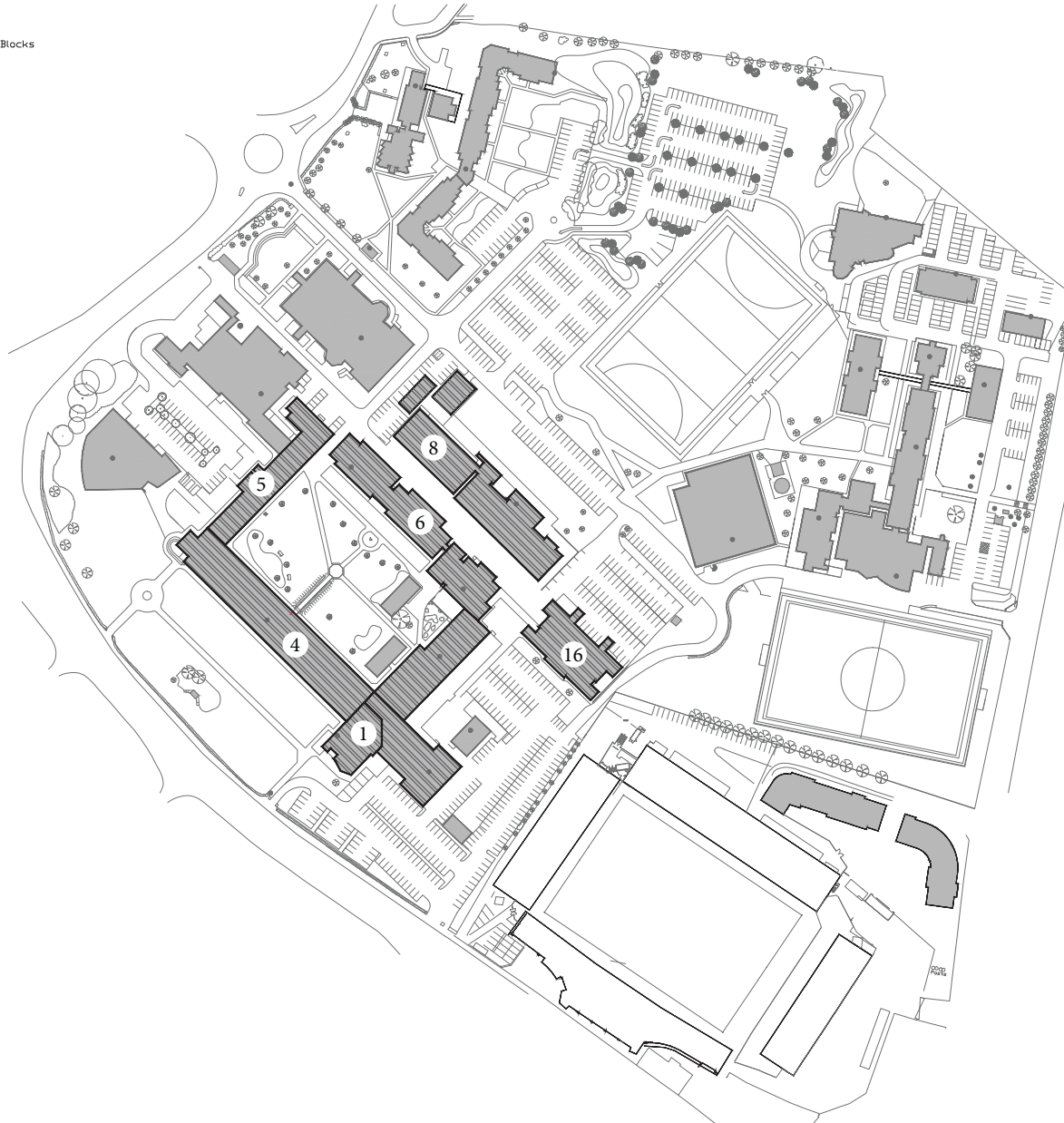
Non Specialist Teaching Space (m <sup>2</sup> )		
1	Nick Whitehead Lecture Theatre	150m <sup>2</sup>
4	Block B	1232m <sup>2</sup>
5	Block C	523m <sup>2</sup>
8	Block E	180m <sup>2</sup>
9	Edward Llwyd Centre	200m <sup>2</sup>
11	Terry Hands Studio (Block J)	66m <sup>2</sup>
12	Block K	1043m <sup>2</sup>
13	Block M	118m <sup>2</sup>
15	Centre for the Child	78m <sup>2</sup>
22	Languages Hut	30m <sup>2</sup>
<b>Total Non Specialist Teaching Areas</b>		<b>3620m<sup>2</sup></b>
<b>Total Campus GIA (m<sup>2</sup>)</b>		<b>38966m<sup>2</sup></b>



Faculty Utilisation Key



Plus Coch Blocks

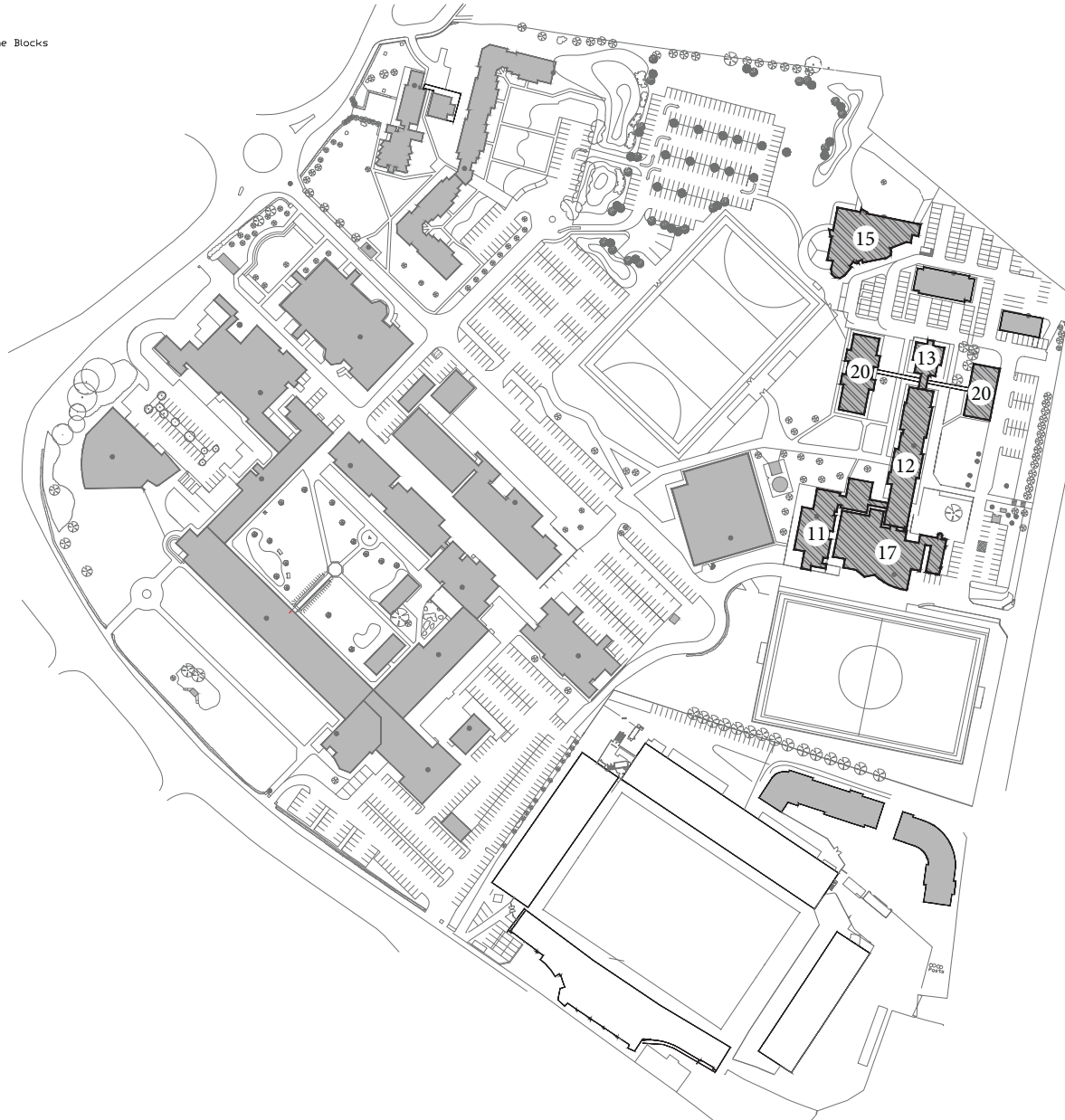


<b>GIA (m<sup>2</sup>)</b>		
-	Block A, B, C, D	14867m <sup>2</sup>
-	Block E	2040m <sup>2</sup>
-	Student Guild	920m <sup>2</sup>
<b>Total Floor Area (GIA)</b>		<b>17827m<sup>2</sup></b>
<b>Teaching Rooms (GIA)</b>		<b>5904m<sup>2</sup></b>
<b>Teaching Offices (GIA)</b>		<b>1492m<sup>2</sup></b>
<b>Non Specialist Teaching Space (m<sup>2</sup>)</b>		
1	Nick Whitehead Lecture Theatre	150m <sup>2</sup>
4	Block B	1232m <sup>2</sup>
5	Block C	523m <sup>2</sup>
6	Block D	0m <sup>2</sup>
8	Block E	180m <sup>2</sup>
16	Student Guild	0m <sup>2</sup>
<b>Total Non Faculty Specific Areas</b>		<b>2085m<sup>2</sup></b>

Faculty Utilisation Key

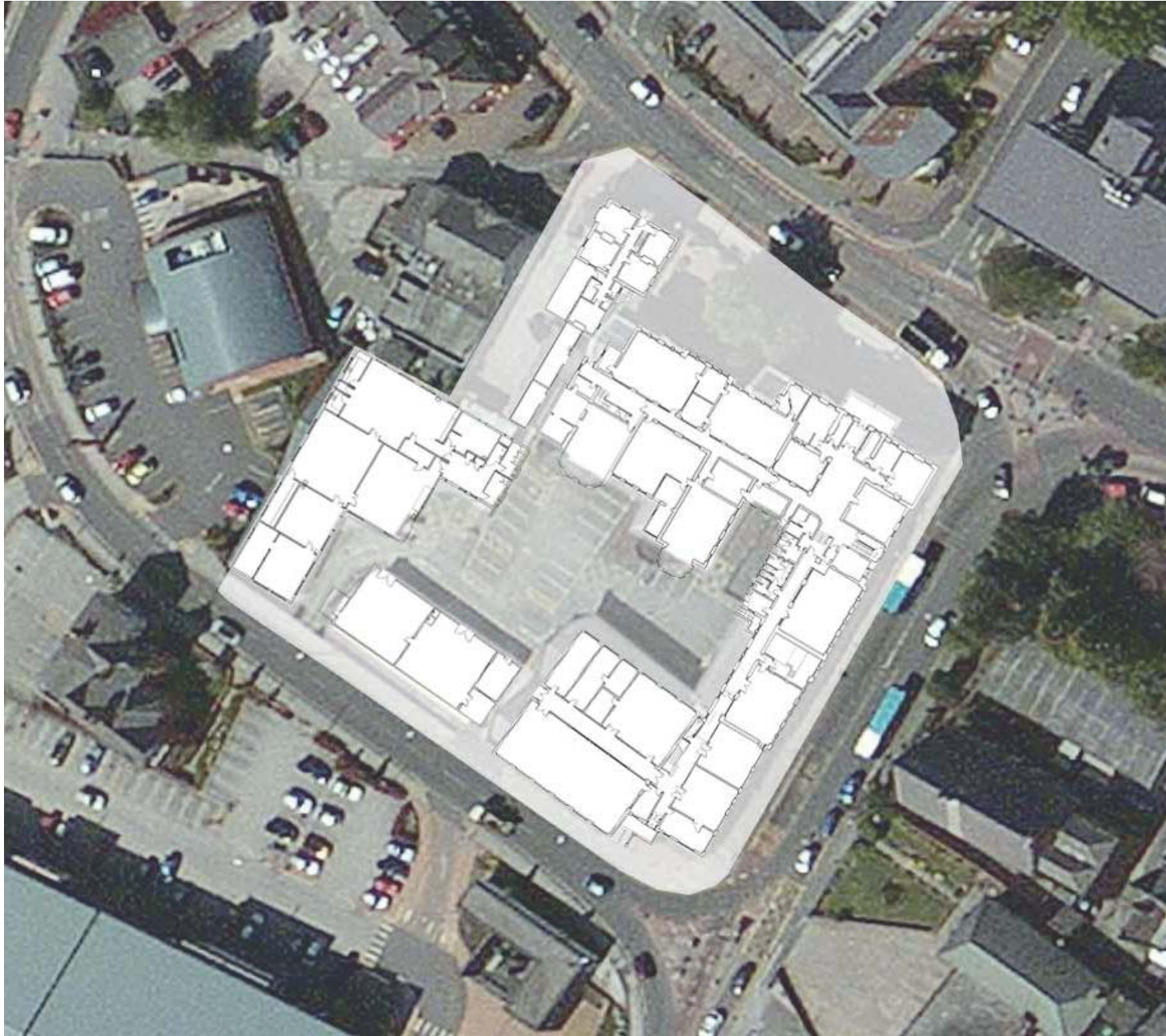


Crispin Lane Blocks

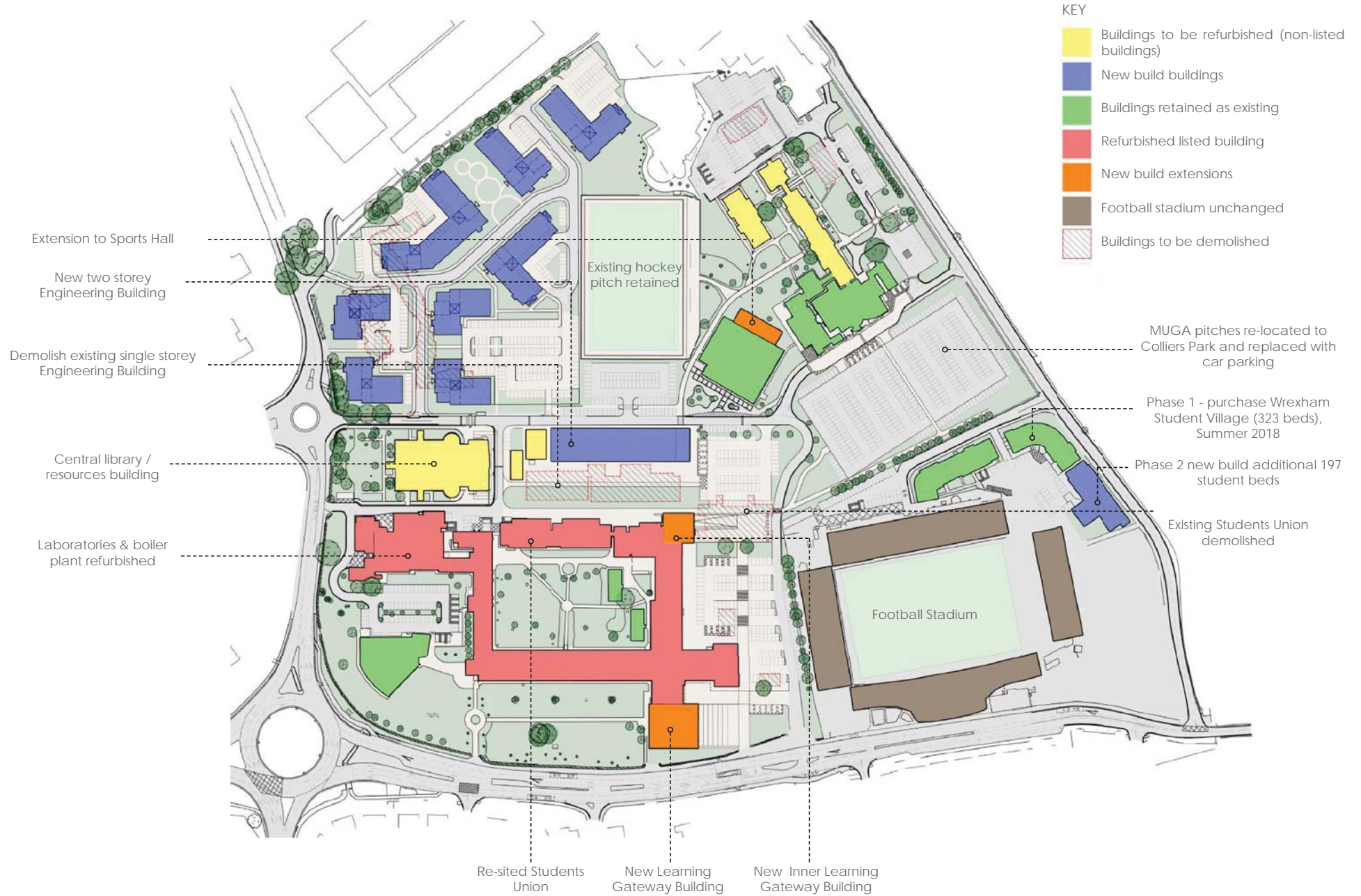


GIA (m <sup>2</sup> )		
-	Block J, K, M & Catrin Finch Centre	5612m <sup>2</sup>
-	Techniquest	1049m <sup>2</sup>
-	Human Performance Lab	1015m <sup>2</sup>
<b>Total Floor Area (GIA)</b>		<b>7676m<sup>2</sup></b>
<b>Teaching Rooms (GIA)</b>		<b>2201m<sup>2</sup></b>
<b>Teaching Offices (GIA)</b>		<b>844m<sup>2</sup></b>
Non Specialist Teaching Space (m <sup>2</sup> )		
11	Terry Hands Studio (Block J)	66m <sup>2</sup>
12	Block K	1043m <sup>2</sup>
13	Block M	118m <sup>2</sup>
15	Centre for the Child	78m <sup>2</sup>
17	Catrin Finch Centre	0m <sup>2</sup>
20	Techniquest	0m <sup>2</sup>
<b>Total Non Faculty Specific Areas</b>		<b>1305m<sup>2</sup></b>





Teaching Rooms (GIA)	2491m <sup>2</sup>
Teaching Offices (GIA)	329m <sup>2</sup>



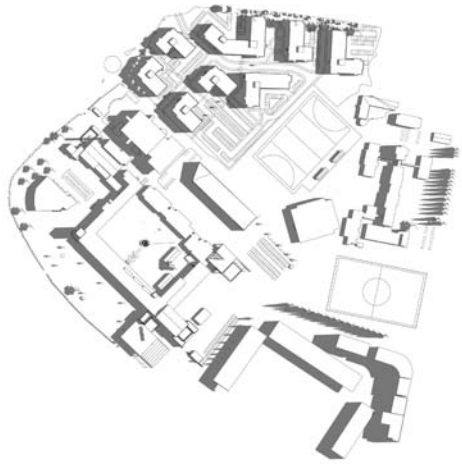




In developing this detailed planning application for the redevelopment of the Academic Campus, the Design Team has engaged with all elements of the University to fully understand all of its functional and operational constraints. Multiple User Groups have been established across all areas of operation to ensure that the submitted solution takes account of several defining constraints which can be summarised as follows:

- Architectural and setting sensitivities of the existing Main Listed Building;
- The need to consolidate and rationalise car parking into one area with improved pedestrian and cycle linkage back into the Main Campus;
- The need to create a Campus wide Green Travel Plan that consolidates years of piecemeal parking development into a coherent and future proof sustainable solution;
- The need to make the University more visually prominent and accessible to the public;
- The need to create a new central heart to the Campus through the rebuilding and resiting of the Engineering Building;
- The opportunity to resite the existing poor condition MUGA sports pitches to the enhanced Colliers Park Facility;
- The need to move the existing Students Union Building from its current location which blocks circulation flow at the centre of the Campus;
- The need to provide an enhanced main vehicular entry point into the Campus from Mold Road;
- The need to link the existing Wrexham Student Village accommodation into the Campus through improved pedestrian and cycle routes.

The balancing of these multiple site constraints has taken nearly two years to fully resolve with the proposed Masterplan representing a simple and elegant solution to a complex multi site issue.



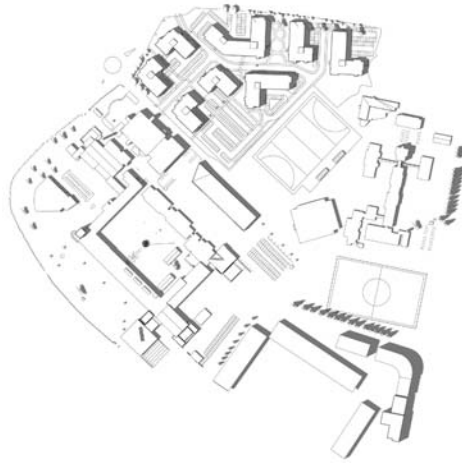
8am



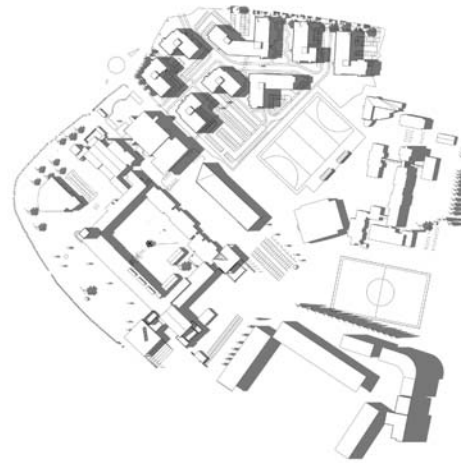
10am



12pm



2pm



4pm



6pm





3.1 Site

3.2 Concept and Development

3.3 Design Proposal



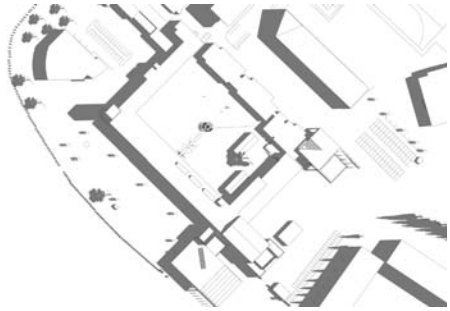
# 3.1 Site

Views of the Site



# 3.1 Site

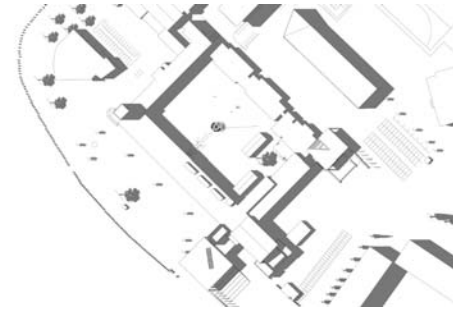
Sun Study



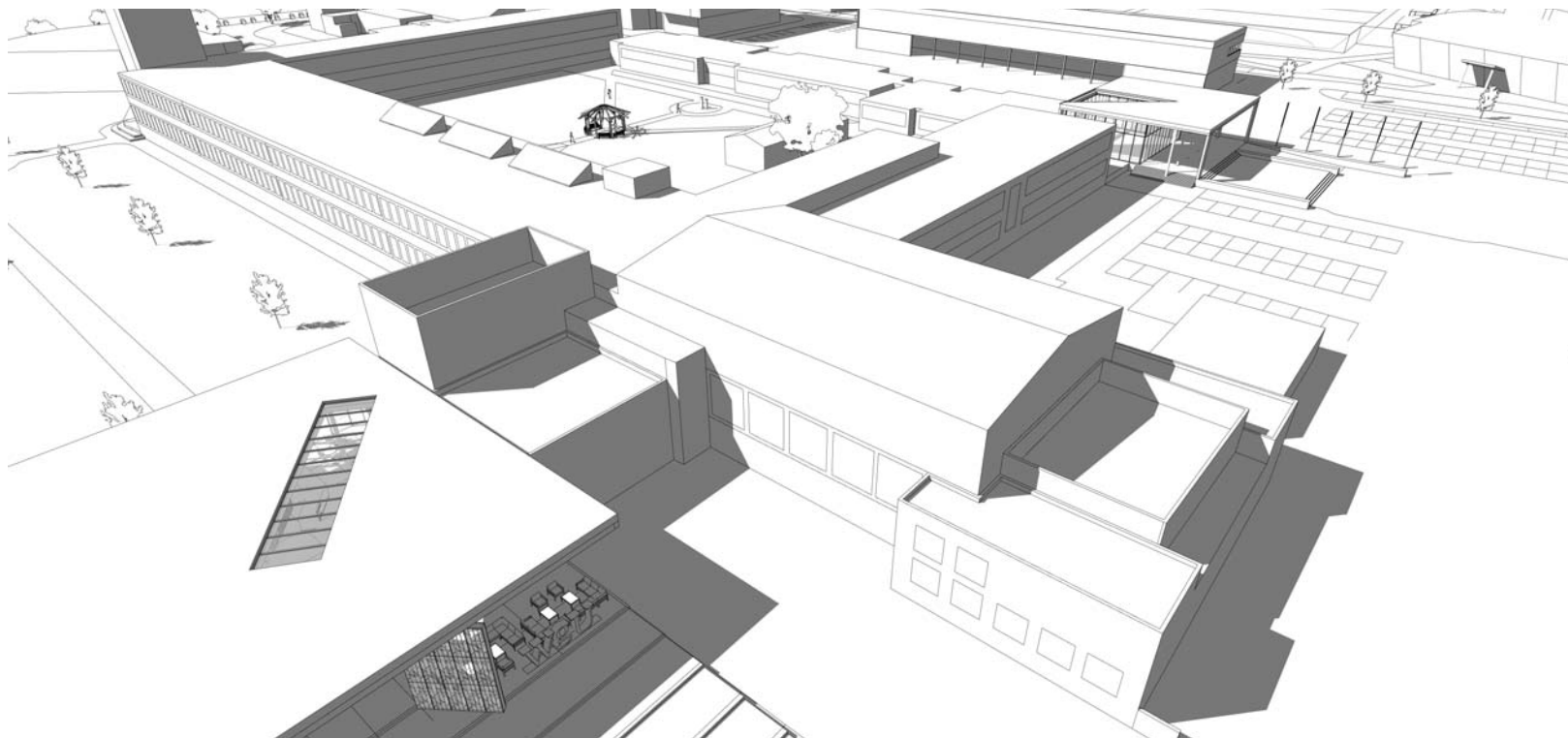
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12pm



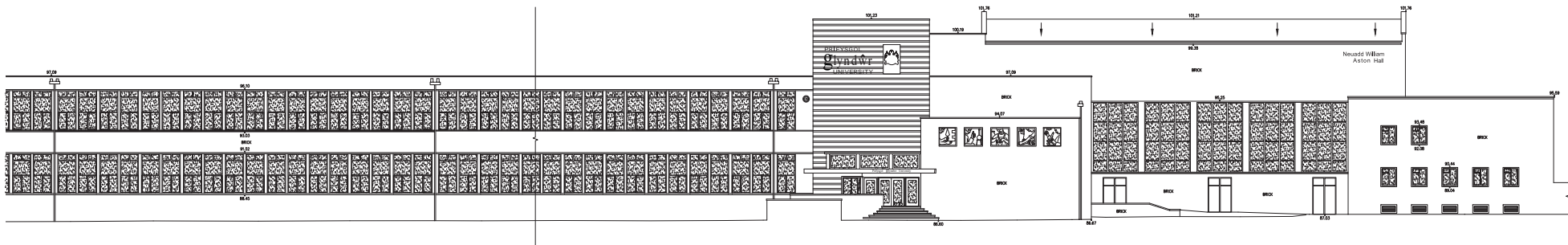
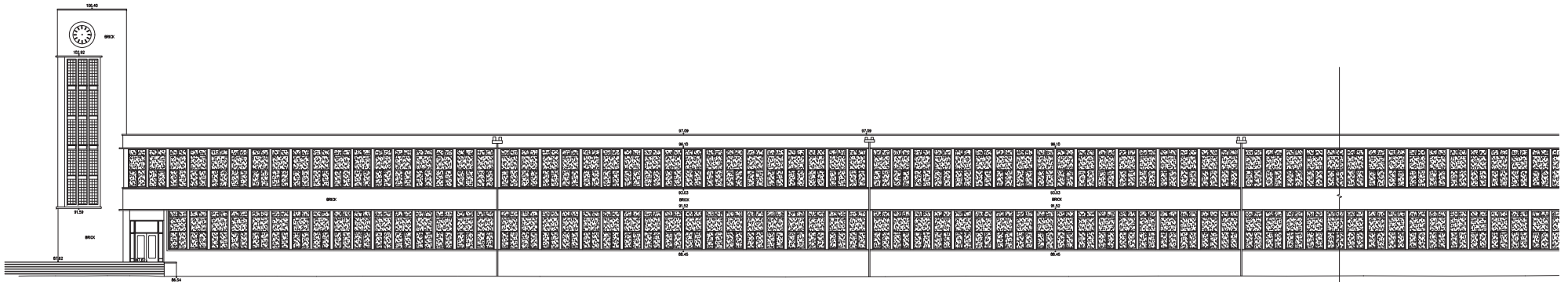
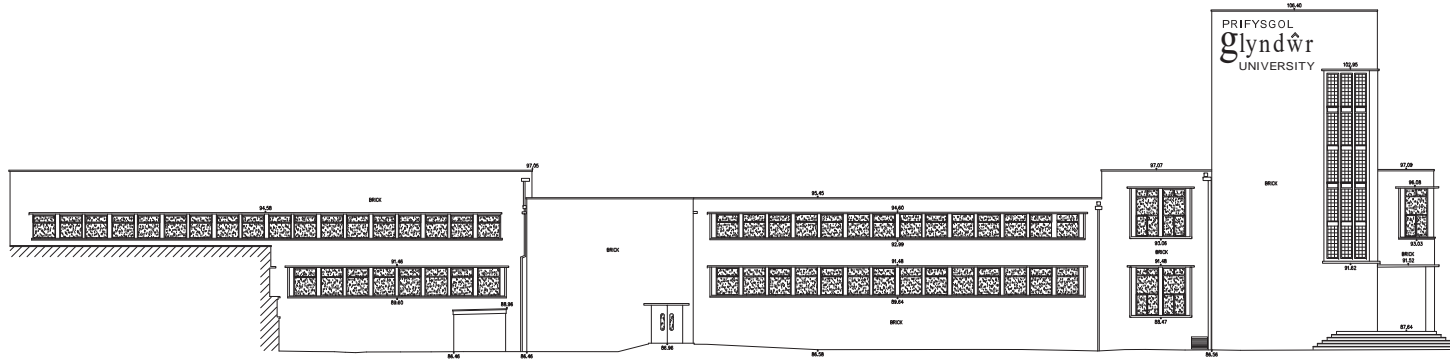
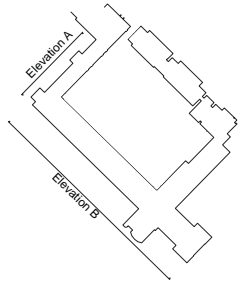
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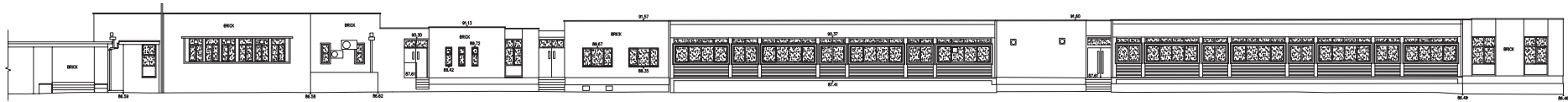
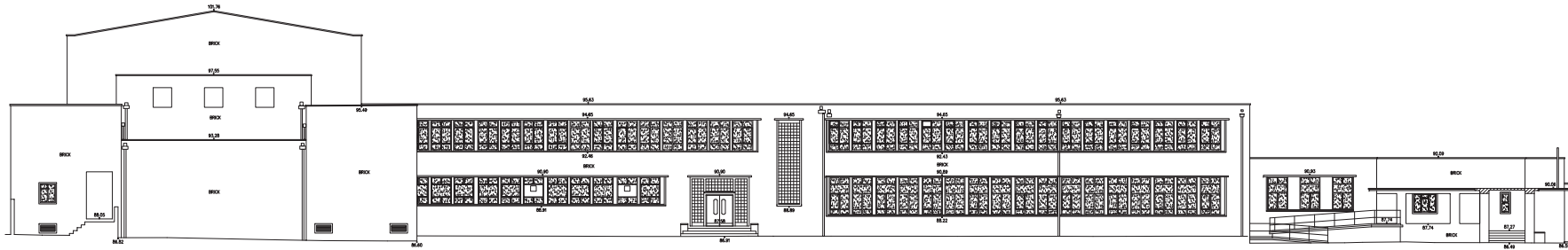
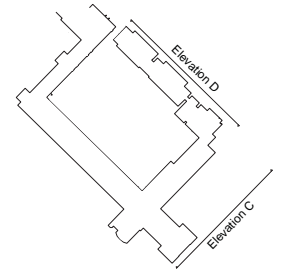
# 3.1 Site

## Existing Elevations - Main Building



# 3.1 Site

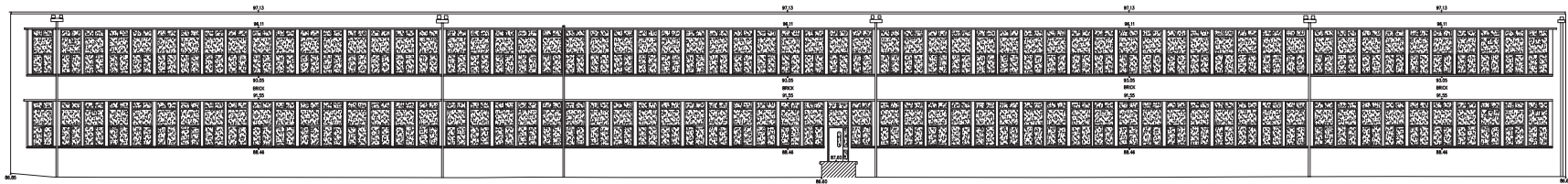
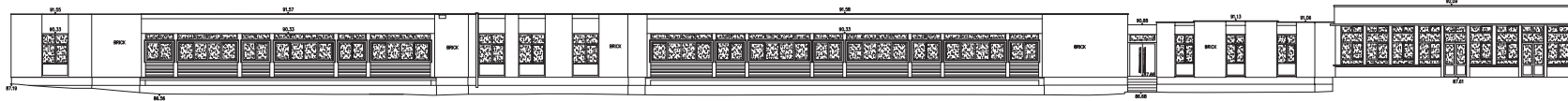
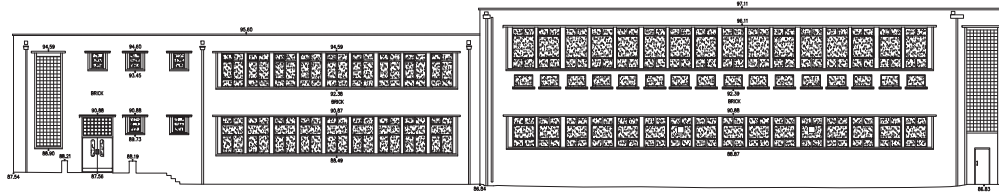
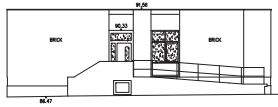
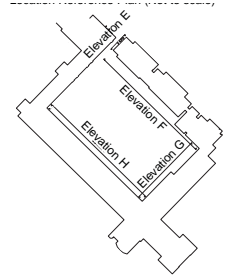
## Existing Elevations - Main Building





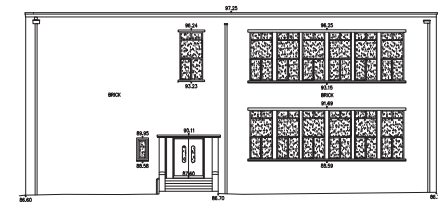
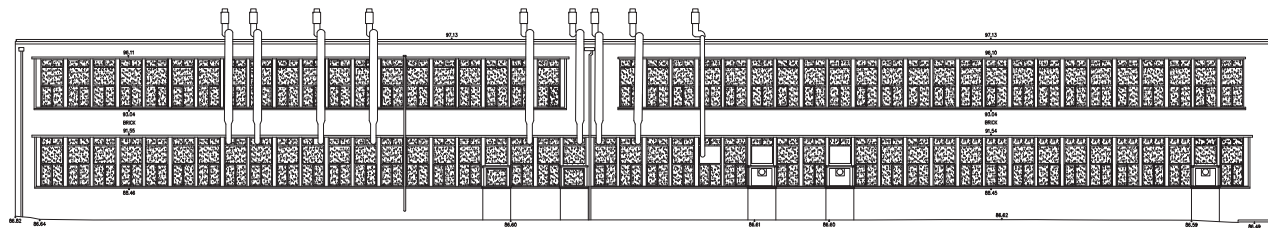
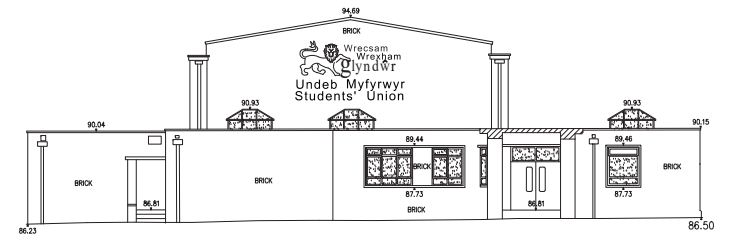
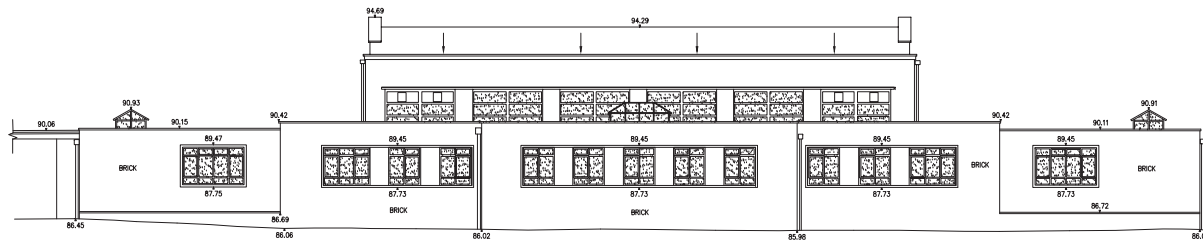
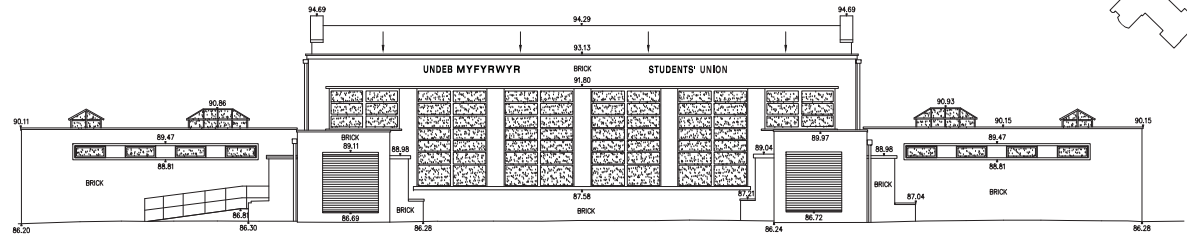
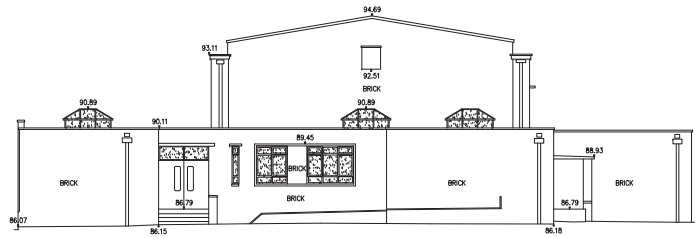
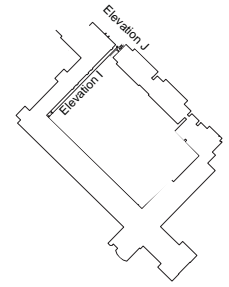
# 3.1 Site

## Existing Elevations - Main Building



# 3.1 Site

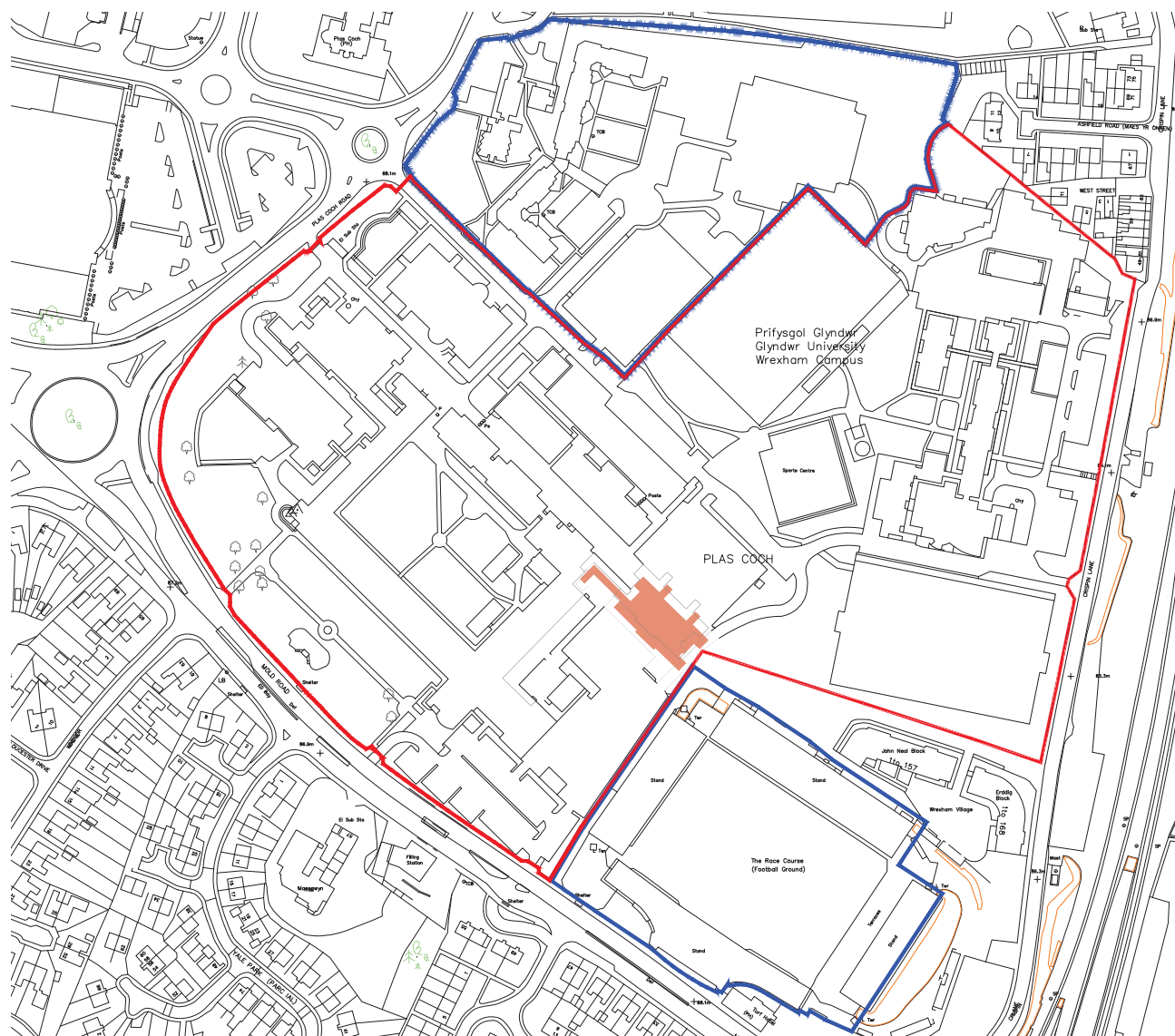
## Existing Elevations - Student Union





## 3.2 Concept and Design Development

### Works to Listed Building



The extent of Listed Buildings on site is indicated on the attached Masterplan with the existing Student Union Listed Building to be removed. The Heritage Assessment elsewhere in this submission details the reasoning behind the removal of this building.

In terms of the proposed works to the interior of the Main Listed University Building, these are not detailed within this submission and will be addressed individually as and when works commence if Listed Building elements are affected. These works will include full mechanical and electrical refurbishment plus refurbishment and reconfiguration of space to deliver new social learning and academic tuition spaces.

There is a significant amount of outstanding backlog maintenance within the Listed Buildings, and others, on Campus which currently cannot be funded by the University, hence the need to release potential residential sites that are not required for academic purposes.

- Plas Coch Campus Boundary
- Univeristy Proposals
- Demolition of Listed Building

# 3.2 Concept and Design Development

## Works to Listed Building



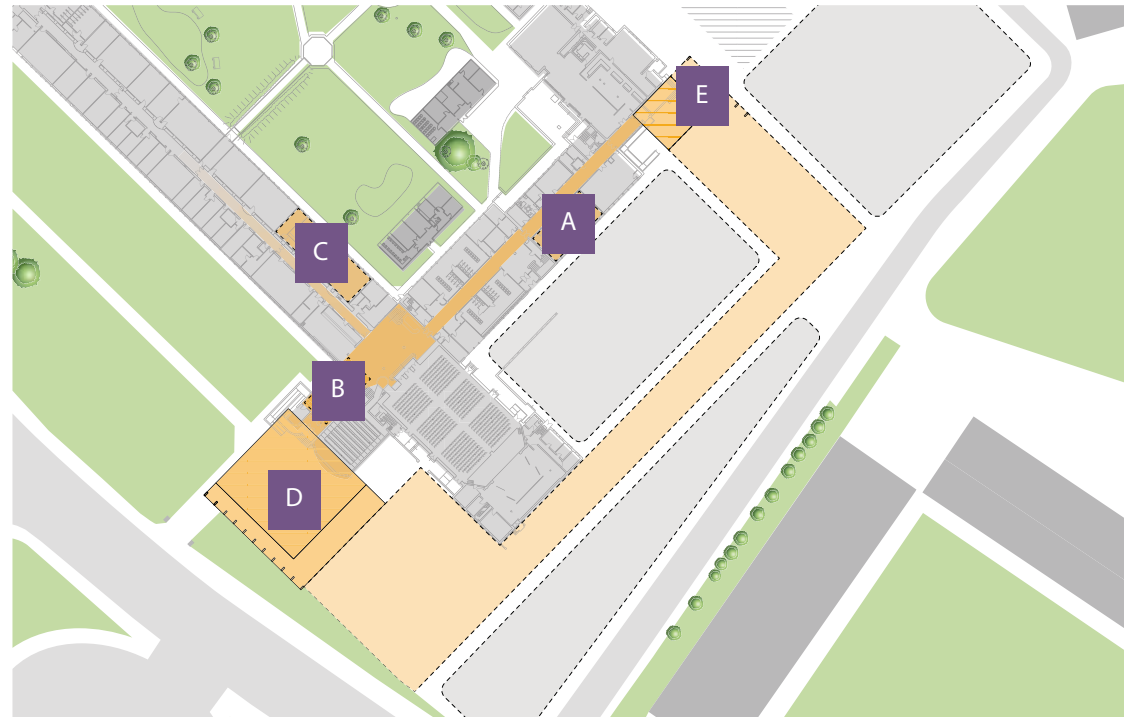
The Study



The Gallery



Academic Spaces



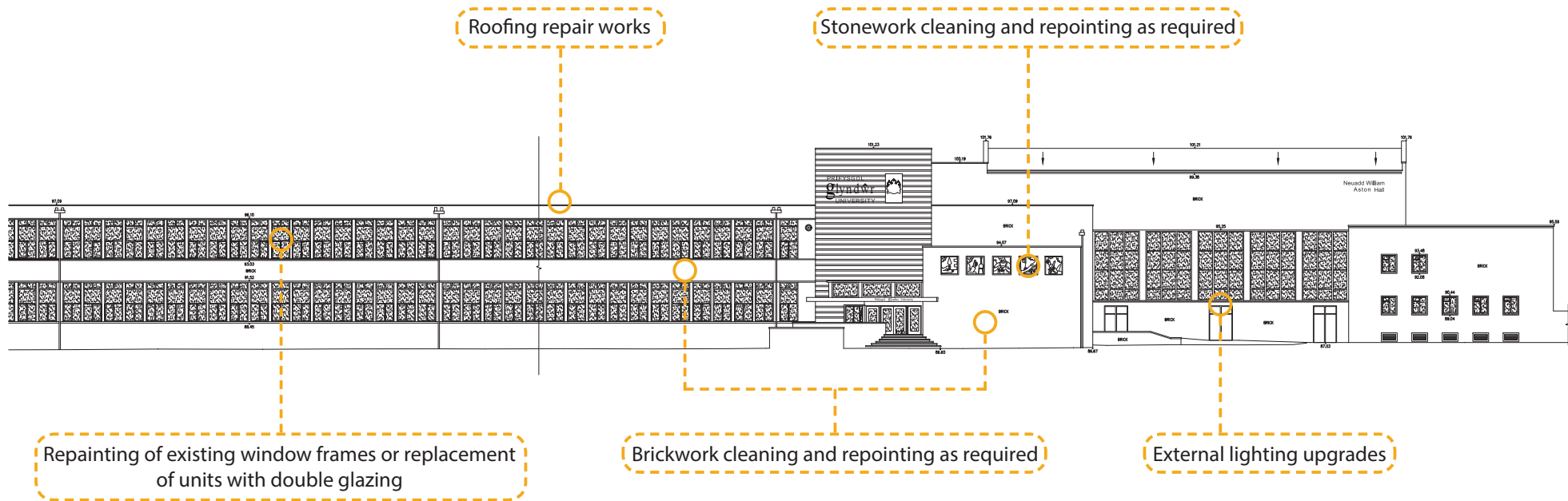
The first element of internal refurbishment works has already been completed as it did not require Listed Building consent - this space was 'The Study' social learning space which is now in successful use. A further social learning space is planned and 'The Gallery' will soon provide the next social learning space at first floor above the main reception area. As important is the provision of refurbished and state of the art academic tuition space of which there is a large quantum within the Main Listed Building.

**D** Proposed Learning Gateway Building

**E** Proposed Inner Gateway Building

## 3.3 Design Proposal

### Works to Listed Building



Existing Elevation - Planned Works to the Main Listed Building

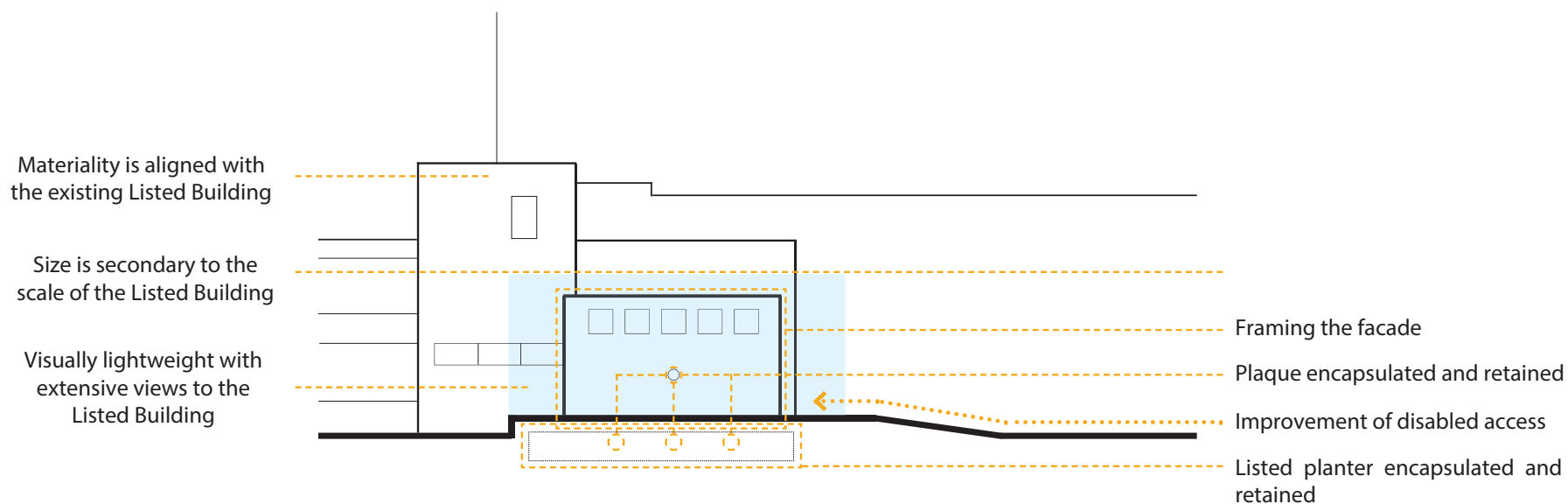
Externally, works planned to the Main Listed Building include elevational refurbishment consisting of the following:

- brickwork cleaning and repointing as required;
- stonework cleaning and repointing as required;
- roofing repair works;
- repainting of existing window frames or replacement of units with double glazing;
- external lighting upgrades.



## 3.3 Design Proposal

### New Build Works Adjacent To Listed Building (Learning Gateway Building)



Proposed New Build Structure to the Main Listed Building - the Learning Gateway Building

With regards to the two new build structures proposed that abut the Main Listed Building, the Learning Gateway Building and the Inner Gateway Building have been sympathetically designed through close collaboration with the Planning Authority and Conservation Officer. Their designs are appropriate to their adjacency to the Listed Building for the following reasons:

- the buildings are visually lightweight with extensive glazing allowing continued views through to the Listed Building beyond;
- their size is secondary to the scale of the Listed Building;
- the physical junctions of the buildings to the Listed Building is delicate and sympathetic;
- materiality of the proposed buildings is aligned with the existing Listed Building;
- the Listed planter and plaques adjacent to the main entrance are encapsulated and retained at the request of the Planning Authority.

A significant part of the reasoning behind the two new buildings is the improvement of disabled access which is currently poor. Each building will provide easy, direct and obvious disabled access which is currently lacking in both locations.



Learning Gateway Building

4.1 Site

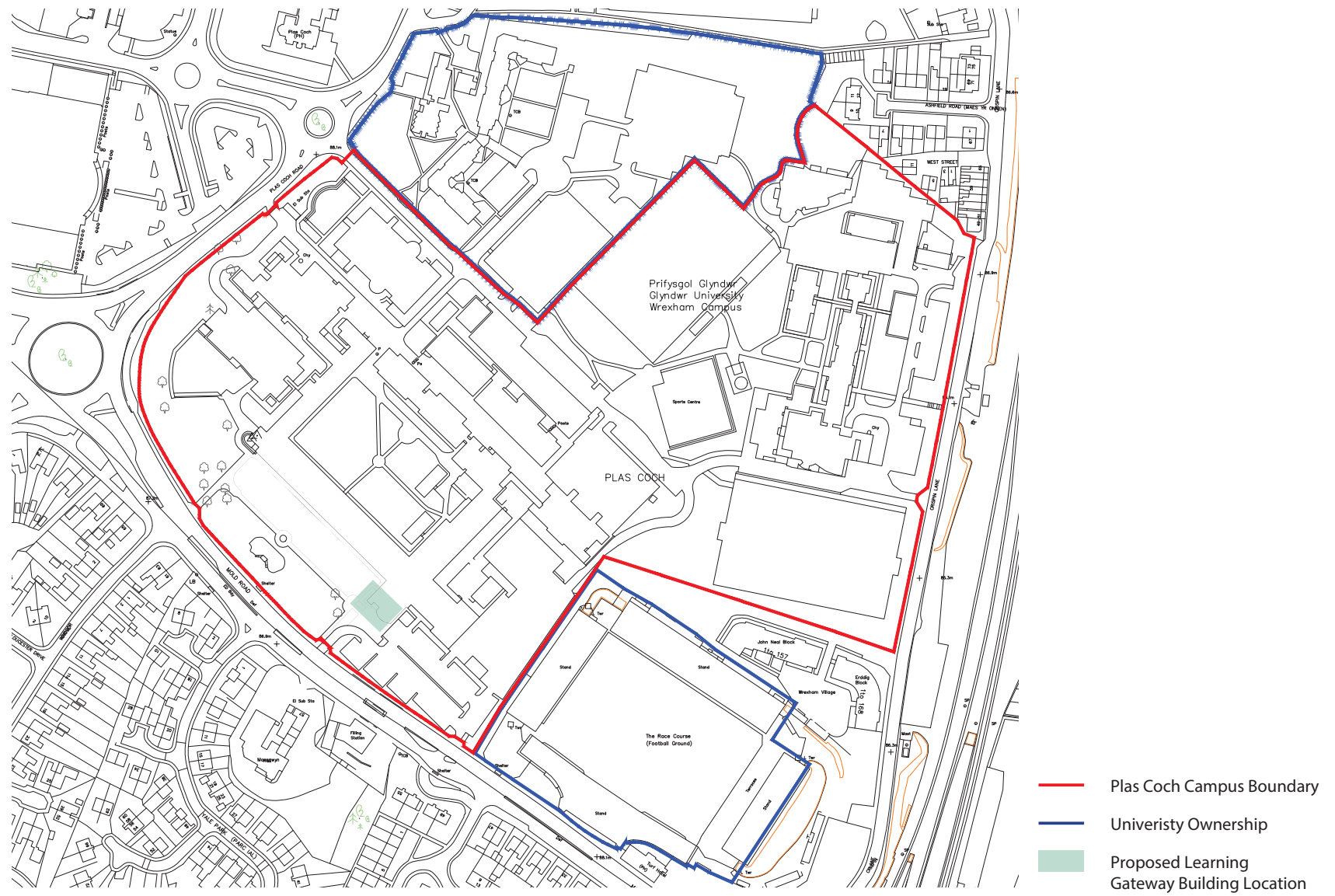
4.2 Concept and Development

4.3 Design Proposal



# 4.1 Site

## Existing Site Plan - Proposed Learning Gateway Building Location



# 4.1 Site

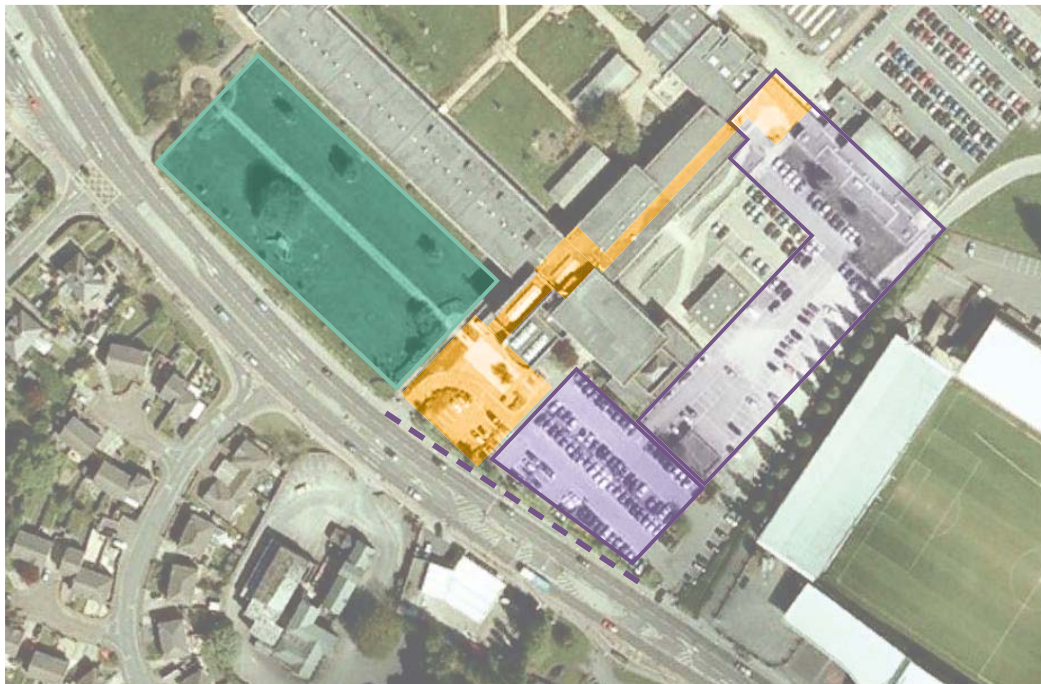
Views of the Site





# 4.2 Concept and Design Development - Learning Gateway Building

## Site Utilisation

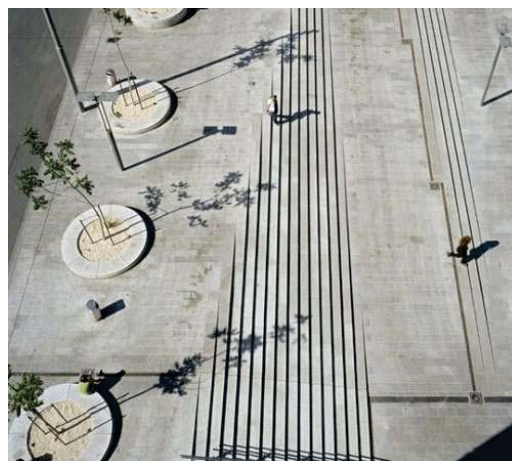





The existing site has varying conditions on each boundary. The front edge addresses the road, but the boundaries on either side create great opportunity for architectural diversity.

The long grassed walkway to the northwest is reminiscent of a controlled park that would contain lakes and managed areas of interest. This leads into the concept of pavilion architecture.

The pavilion acts as a marker of architectural character, expressing the tastes of the donor, and in this case would express the character of the university.

To the southeast, the hard landscaped areas present an opportunity for transformation into a civic area that feeds back into the campus and surrounds a key corner of the campus. A new hard landscaping area could become a location to socialise.

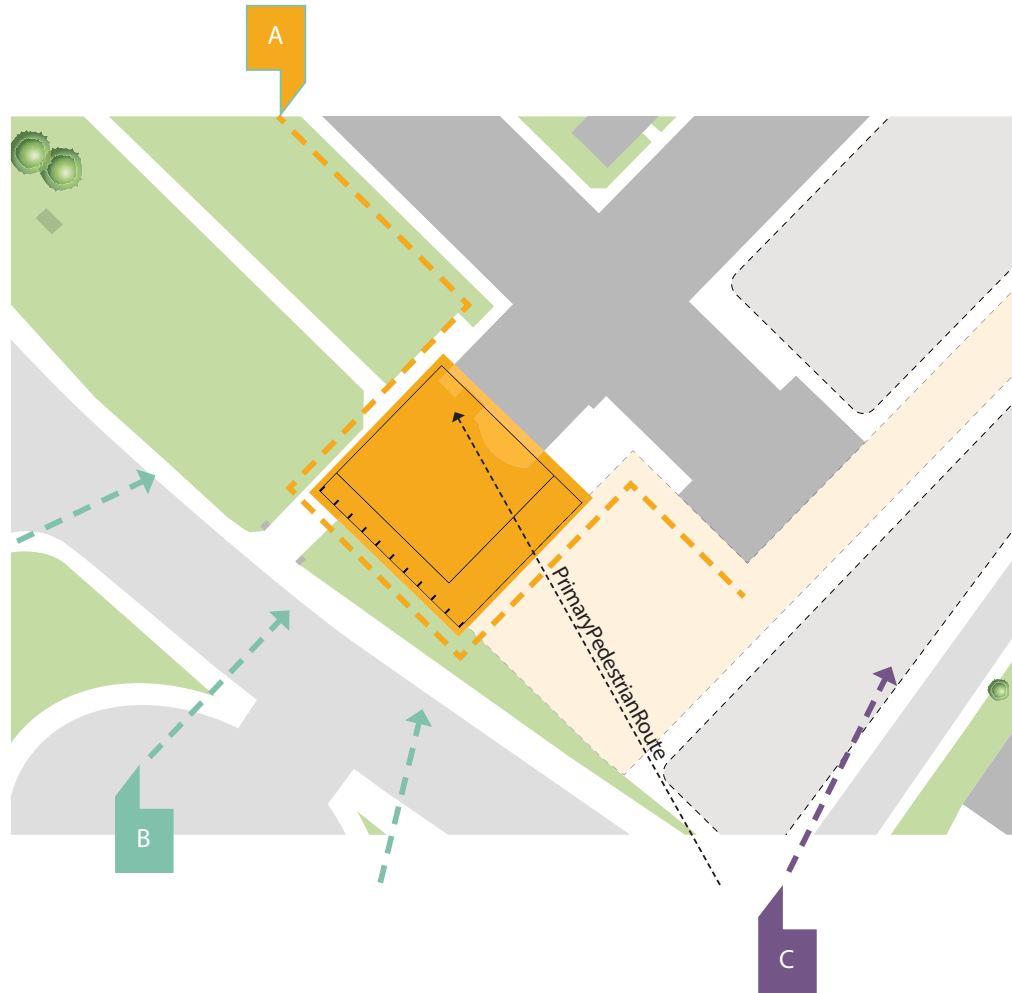


-  New Entrance / Circulation
-  Public Realm / Consolidated Parking
-  Formal Gardens



## 4.2 Concept and Design Development - Learning Gateway Building

Proposed Site Layout



A - The site is placed at the end of a prominent green walkway that allows maximum visibility to the long facade and regimented facade of Plas Coch Block B. New designs should understand and remain sensitive to this facade.

B - The prominent extension away from the existing building makes a key element that is easily visible along the length of the road parallel. This garners interest from passers by that would normally have little contact of the university.

C - Moving the site away from the stadium edge also allows visibility back into the campus allowing those entering to appreciate the depth of the campus.

# 4.2 Concept and Design Development

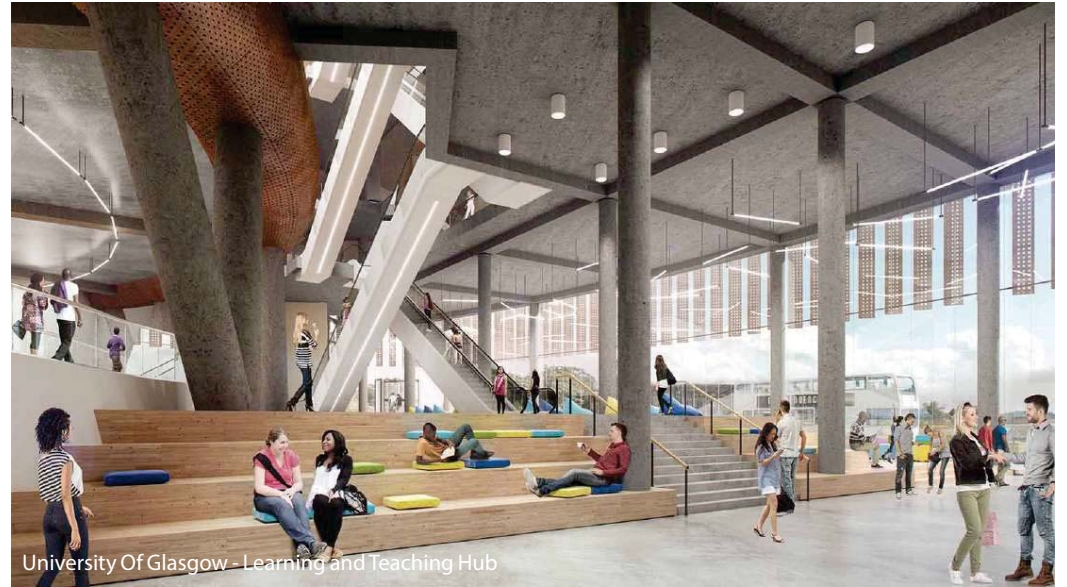
## Other University Developments



Northumbria University Central Library



Nottingham University - David Ross Sports Village



University Of Glasgow - Learning and Teaching Hub



Northumbria University Central Library



University of Cardiff



Birmingham University



Swansea University - Student Activity Centre



Birmingham University - Collaborative Teaching Laboratory

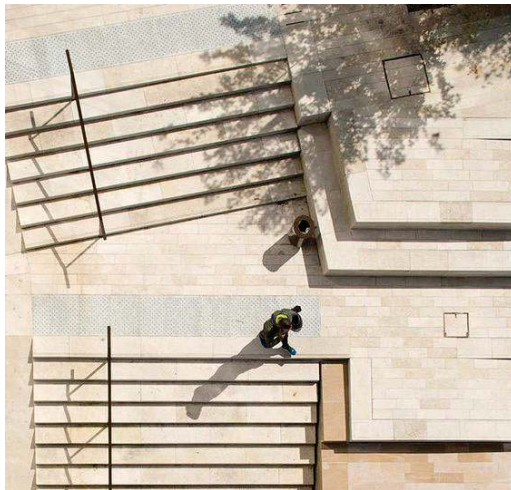
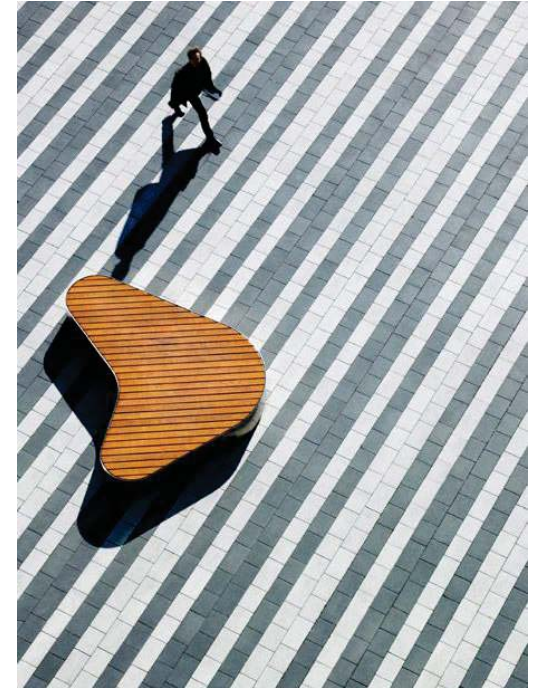


University of Cardiff



# 4.2 Concept and Design Development

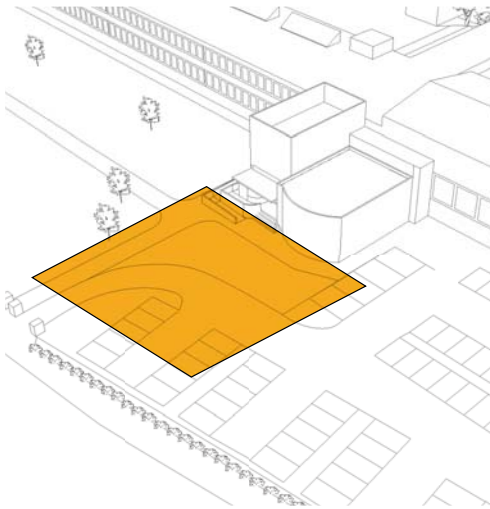
Design Precedents





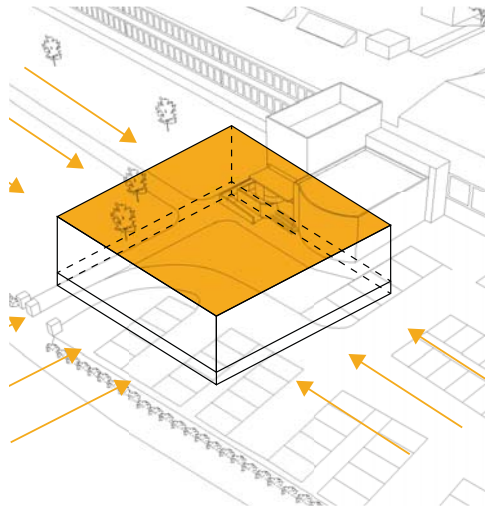
# 4.2 Concept and Design Development

## Massing Development



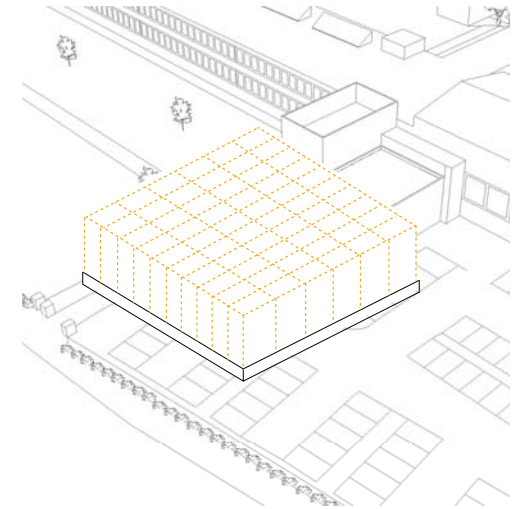
The Site

The site chosen not only maximises visual links, but also enhances an already important aspect of the university by bringing pedestrians closer to the existing artwork elements present.



Maximising Visibility

The mass is raised on a plinth to increase visibility within all vistas and to express the concept of celebration for the new aspects of the university. The proportion of the mass has been created by examining the existing buildings and expressing their geometry further.



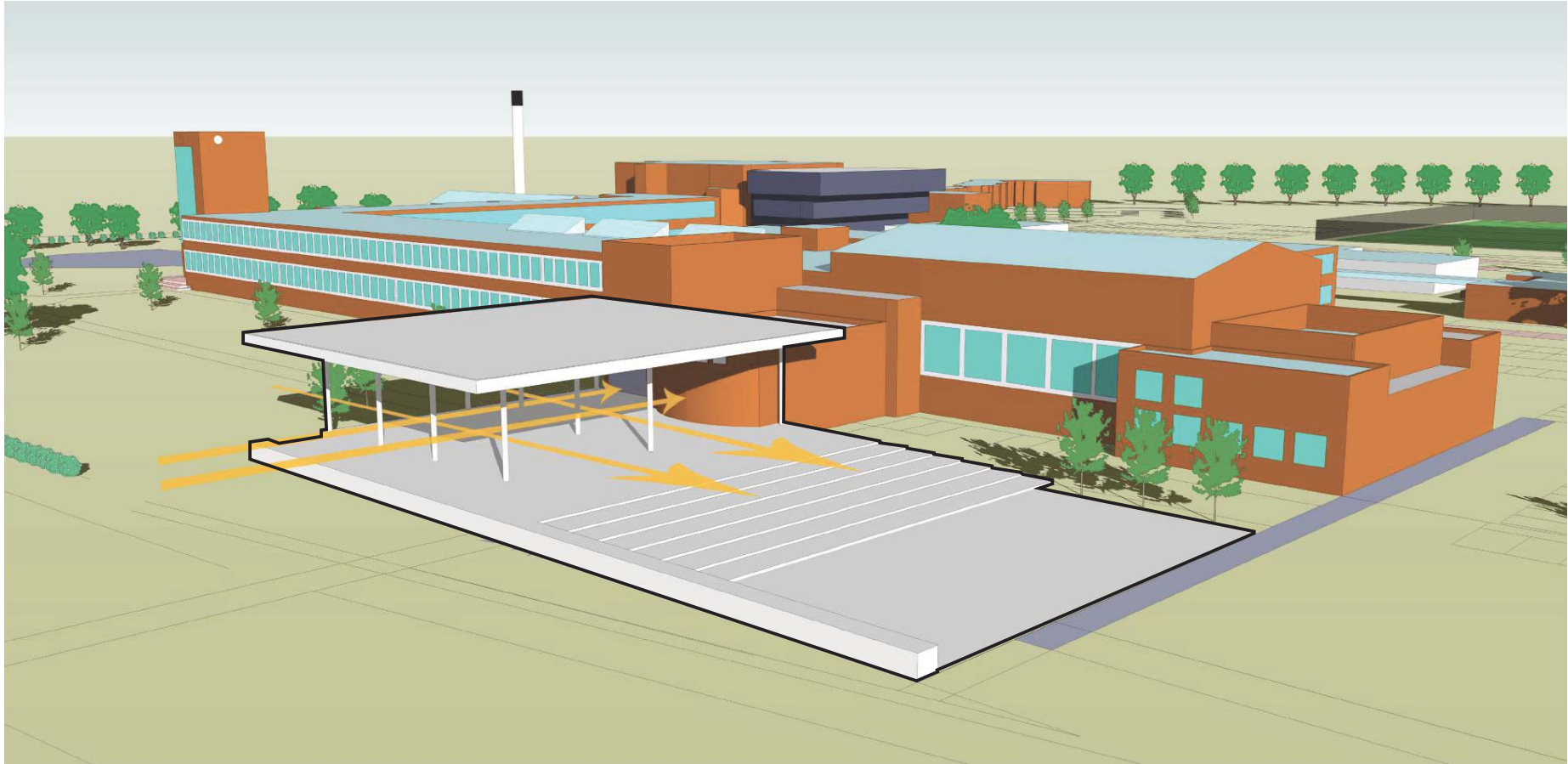
The Grid

A strong and regimented grid formation is a quintessential element of modern pavilion design; it describes a clear logic whilst allowing internal elements to not be overshadowed.

# 4.2 Concept and Design Development

## Initial Massing

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## 4.2 Concept and Design Development

### Initial Massing

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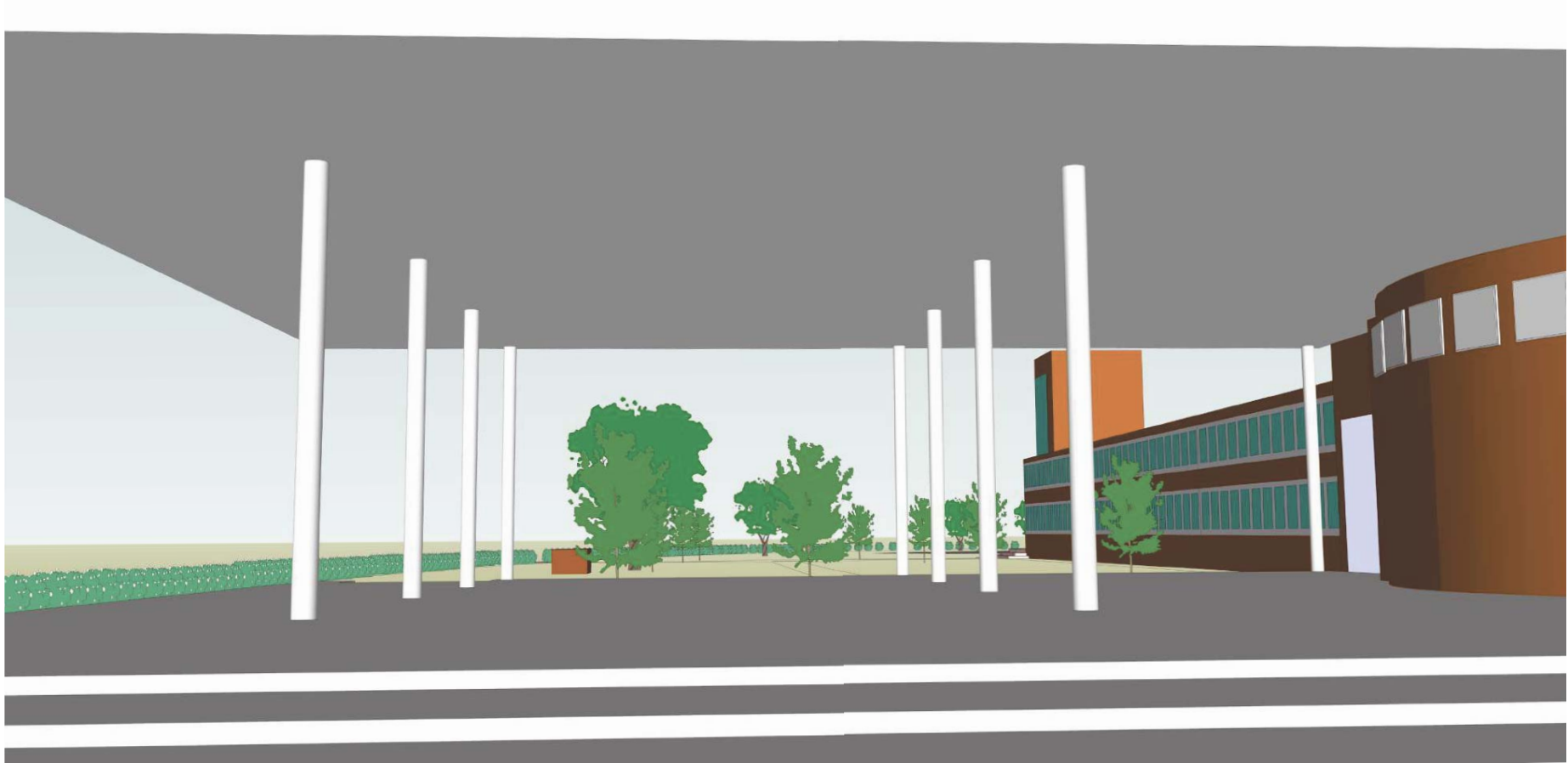




## 4.2 Concept and Design Development

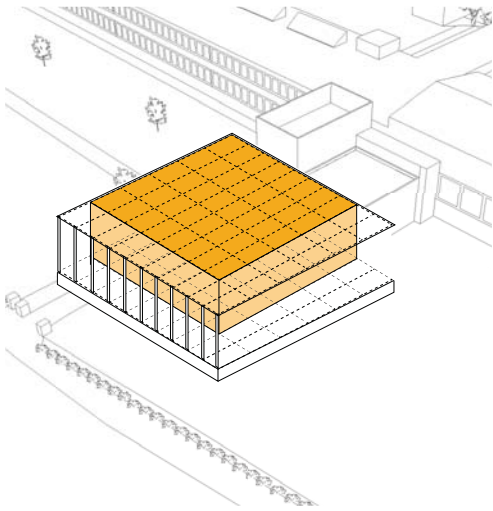
### Initial Massing

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## 4.2 Concept and Design Development

### Massing Development

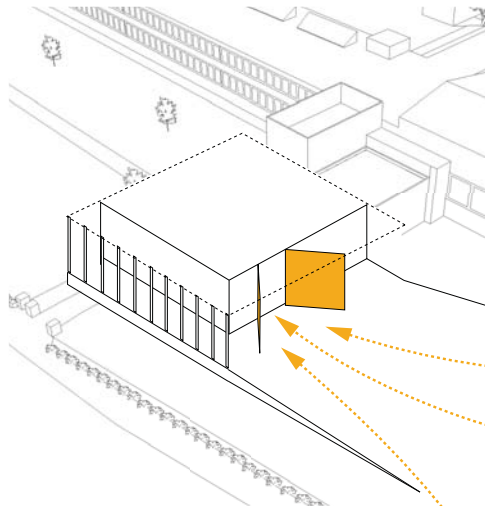


The solid and the void

The grid structure creates a matrix within which spaces of varying dynamics can be created.

The internal areas can display the new and exciting elements of Wrexham Glyndwr university, whilst the use of external areas ensures the building remains attached to the campus.

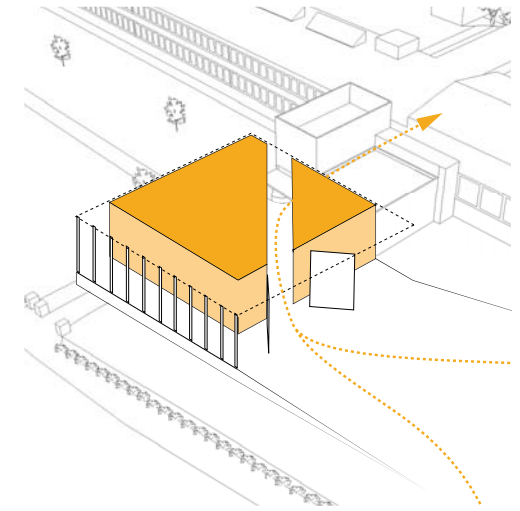
The boundaries between internal and external can be changed using openings in the building grid.



Creating the gateway

The building not only acts as a signature, but also as a beacon.

Clear architectural language informs visitors and students of the building function and presents the entrance to the campus as a whole.



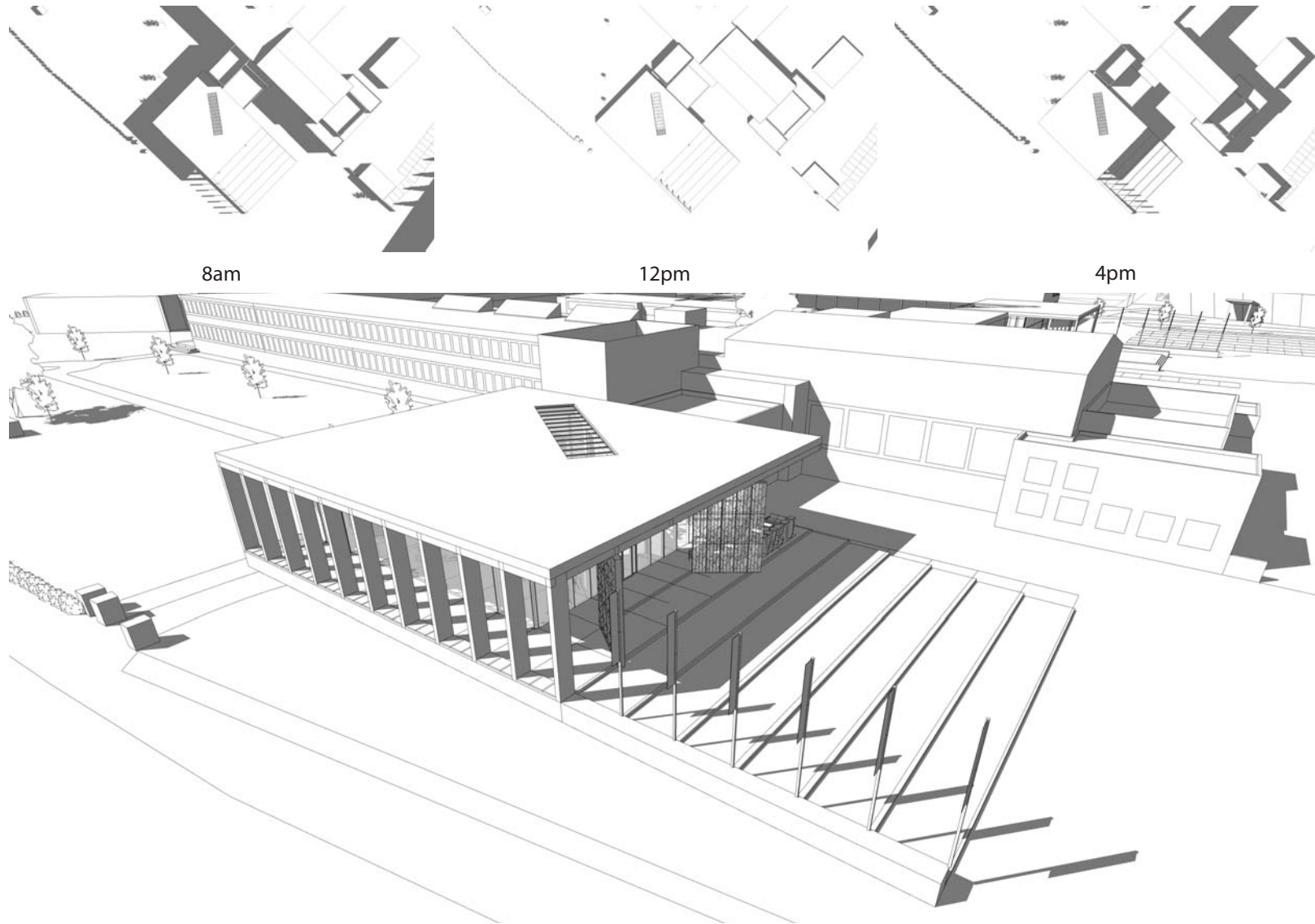
Controlling flow

Within the building mass itself the pedestrian flow can be harnessed further, exhibiting the key features of the university while dissecting the space into clear areas of character.

This dissection then pushes flow deeper into the campus, to explore further.

# 4.1 Site

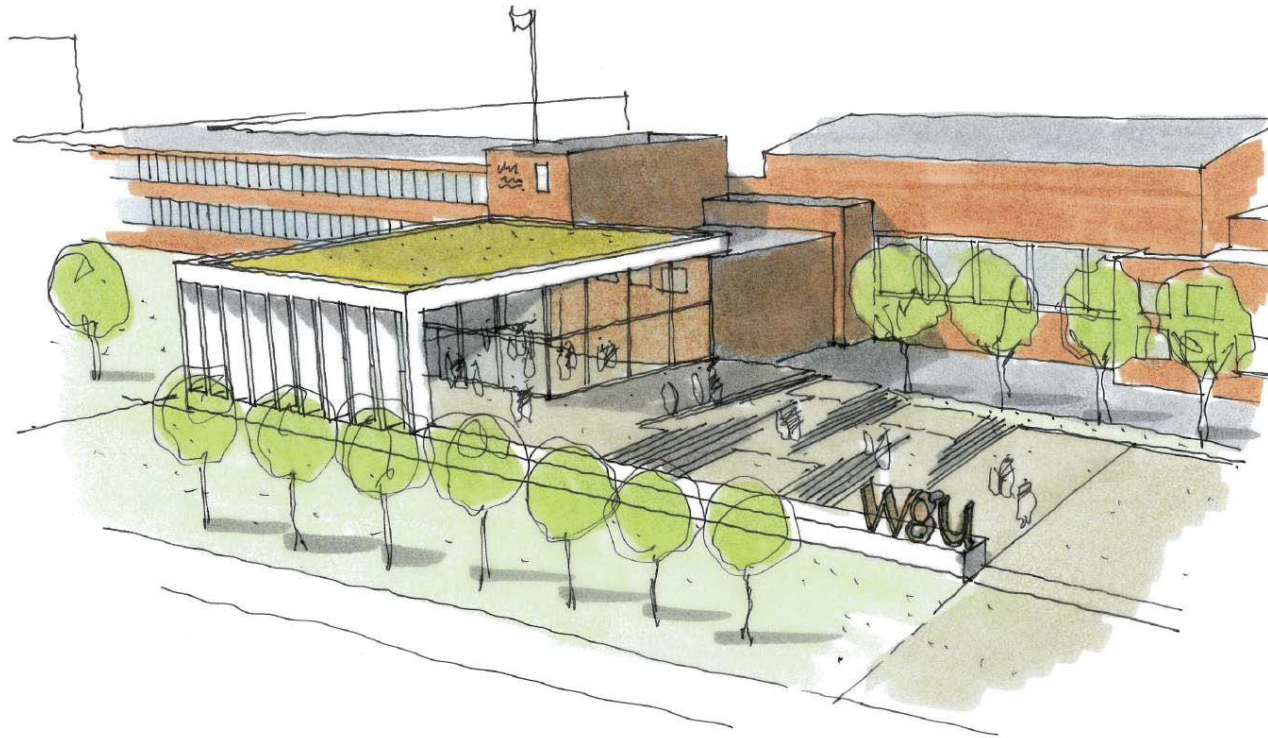
Sun Study





## 4.2 Concept and Design Development

Design and Materiality



The existing main entrance into the University has poor visibility and low prominence to the Mold Road frontage as well as having sub standard DDA access. The proposed Learning Gateway Building forms a new entrance portico to the University to act as both a new security / reception point and a flexible use multi function space.

The location of the Learning Gateway Building is immediately adjacent to the existing entrance doors into the University and sits on the senior management team car park and in only access from Mold Road. Its footprint is 560sq/m and its architectural concept is that it forms a transparent glazed box that can be viewed through to see the retained Listed Building beyond.

The design of the building has been developed in collaboration with the Local Authority Planning and Conservation Officers and represents a striking and contemporary addition to the front of the University but in a sensitive and sympathetic manner. The building itself is then junctioned with the surrounding area through a large area of public realm works which removes cars from this zone to create an attractive pedestrian / cycle friendly plaza.

Internally, the building has a large glazed automated door entrance lobby leading through to a new security / reception point. Behind this reception point is a centralised toilet block with a mezzanine viewing deck that can also be used as a flexible usage space for functions and events. To the building's southern frontage facing Mold Road, large glazed doors allow the internal space to open out onto the canopied portico to allow users to flow out externally.

Externally, proposed materiality is simple and reflective of the adjacent Listed Building with brickwork structural piers and exposed concrete roof structure and base plinth. Elevations are full height glazed with a large glazed rooflight helping to illuminate and express the Listed Building gable end exposed internally within the newly created space. The roof of the proposed building sits slightly above that of the Listed Building gable so that the respective roof structures do not clash.

# 4.2 Concept and Design Development

## Massing Development

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## 4.2 Concept and Design Development

Massing Development

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## 4.2 Concept and Design Development

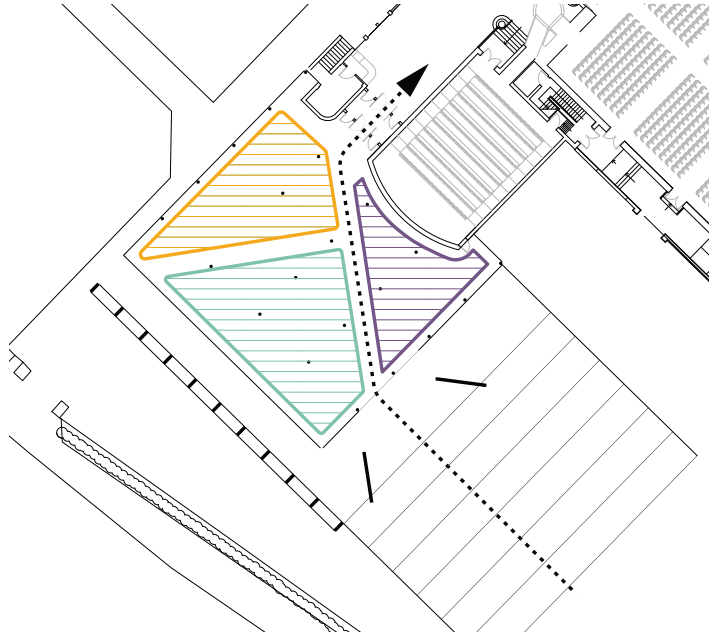
Interior Development View

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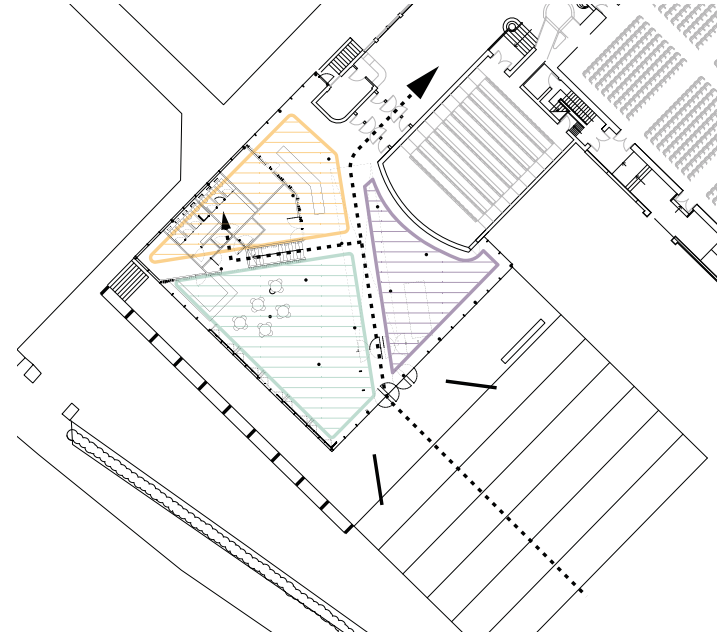
## 4.2 Concept and Design Development

### Addressing Facades



Different aspects of the university can be displayed in different areas of the space with some zones acting as social hubs and others acting as exhibitions.

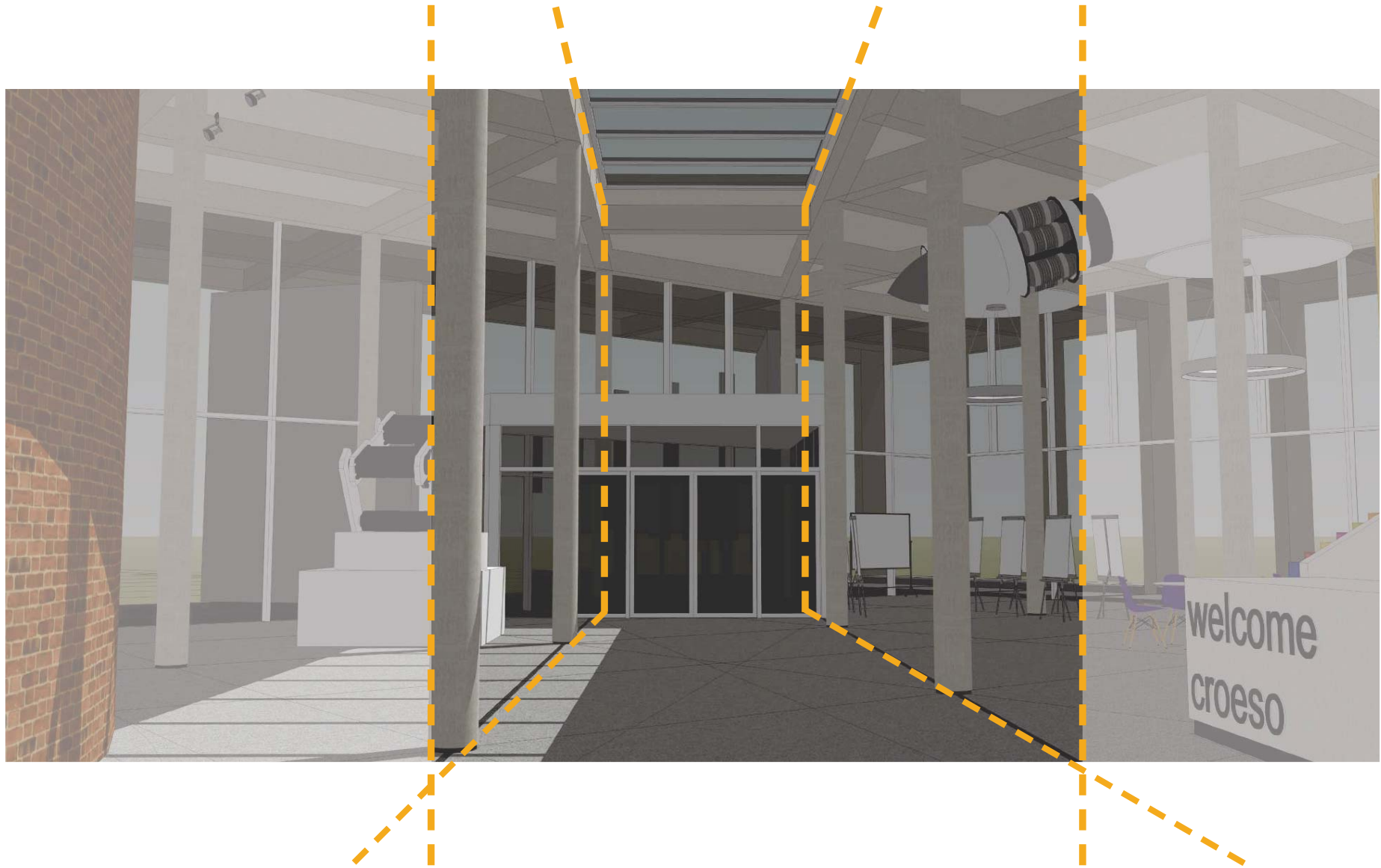
The space is naturally bisected by the flow of pedestrian travel, which creates the first splitting geometry. Other angles such as a visual cue pointing towards the existing facade artwork further separate the space.



The space can then be refined into areas of mass and void that leave points of interest to travel to, rather than past. These areas can be elevated to give the space a more dynamic quality whilst allowing area for amenities and more functional accommodation.

# 4.2 Concept and Design Development

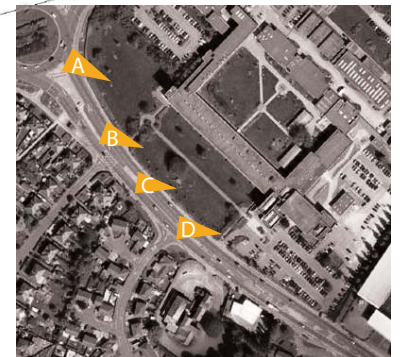
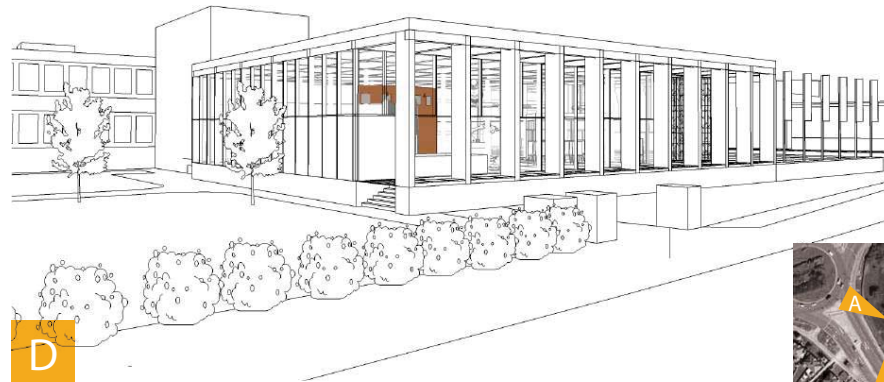
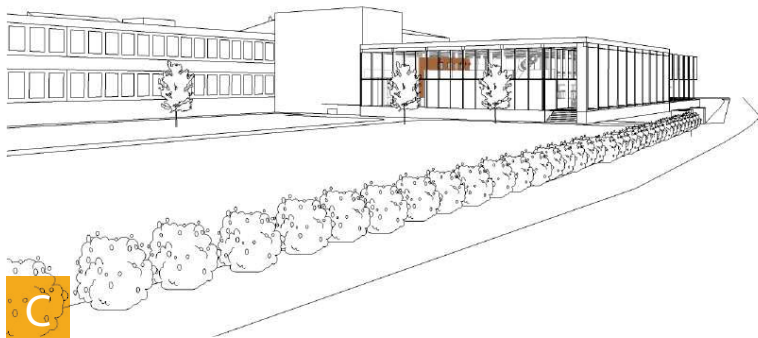
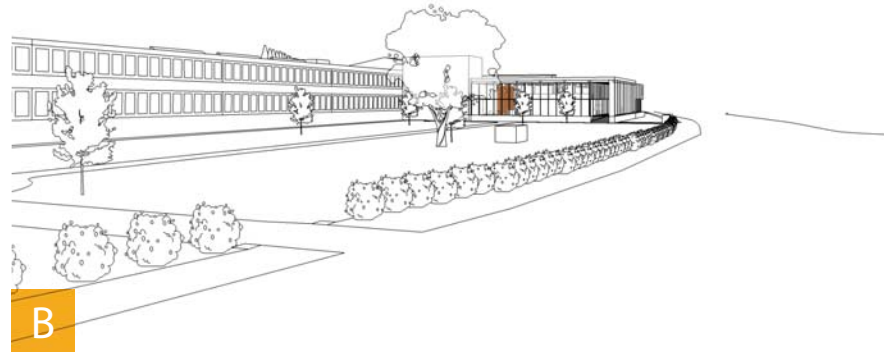
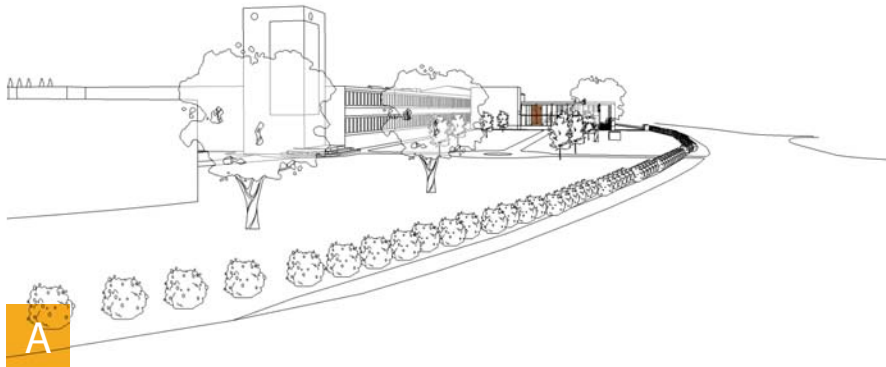
Pedestrian Flow





# 4.2 Concept and Design Development

## Visual Assessment



# 4.2 Concept and Design Development

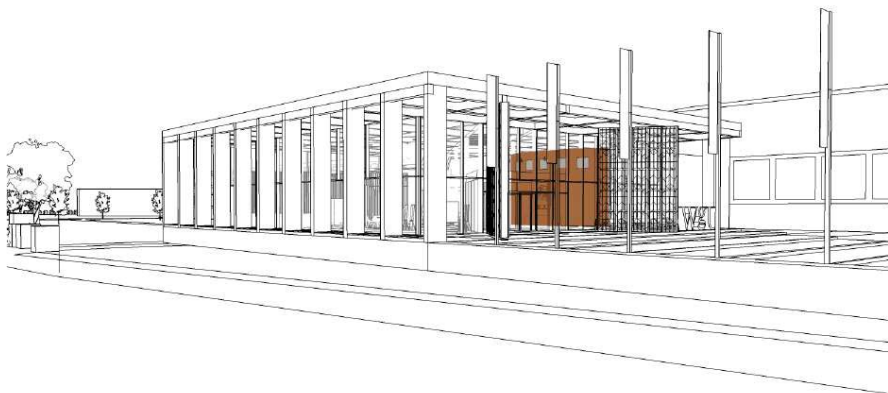
## Visual Assessment



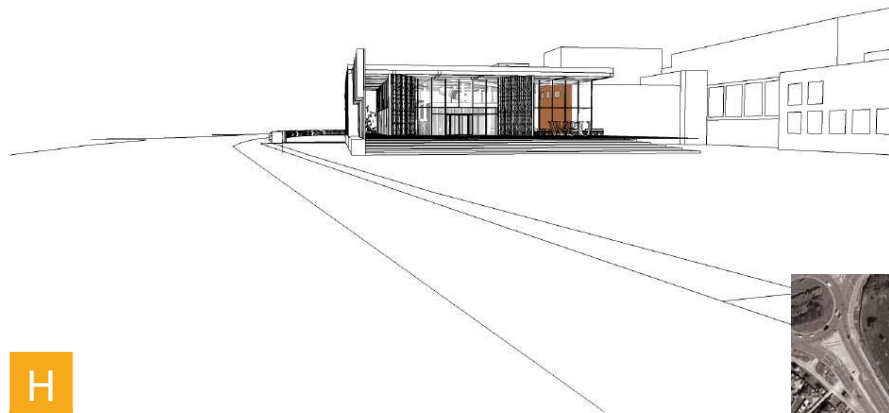
E



F



G



H



## 4.2 Concept and Design Development

Internal Development

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## 4.2 Concept and Design Development

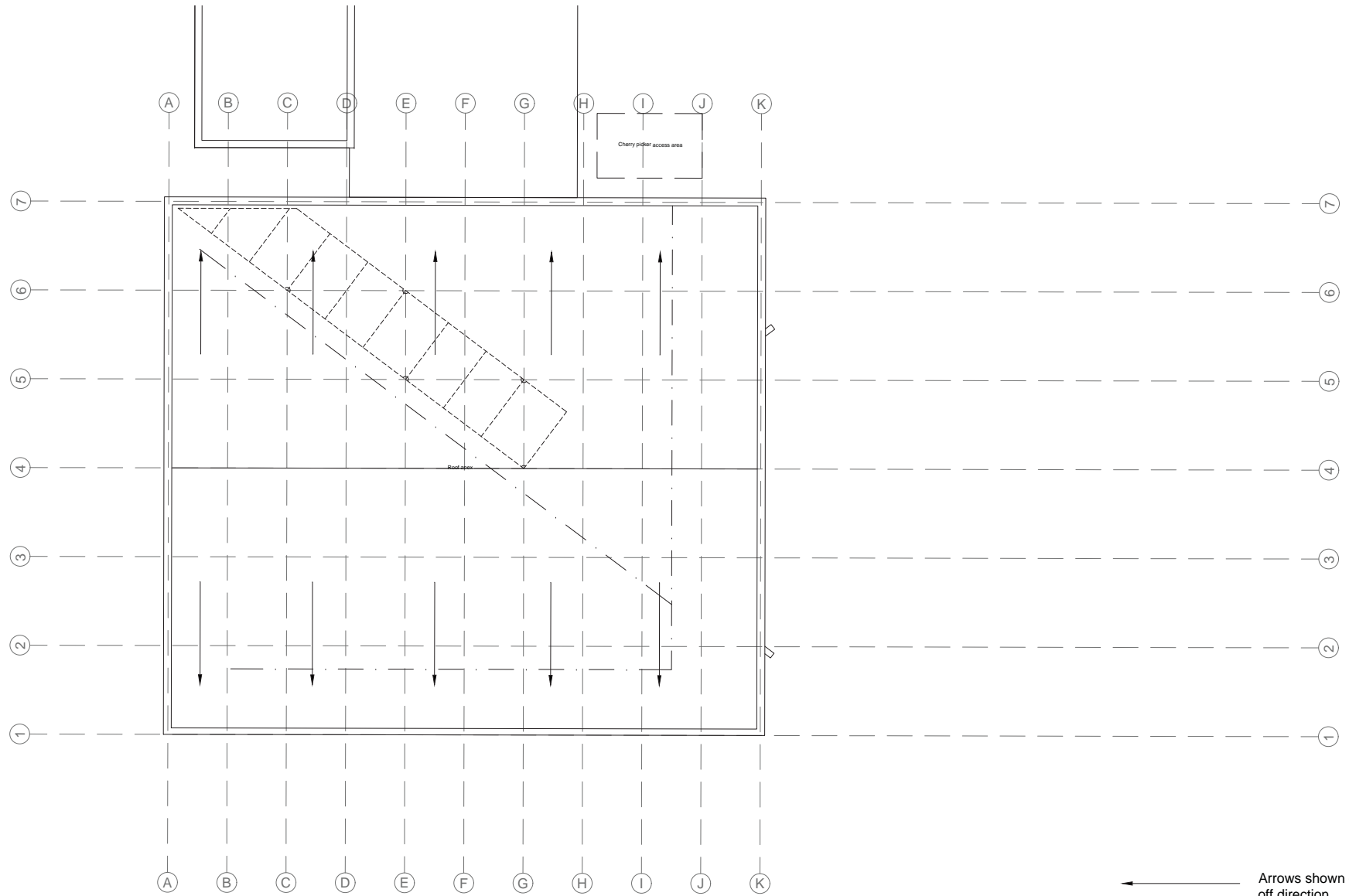
Internal Development

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# 4.3 Design Proposal

## Proposed Roof Plan



Arrows shown describe water run off direction

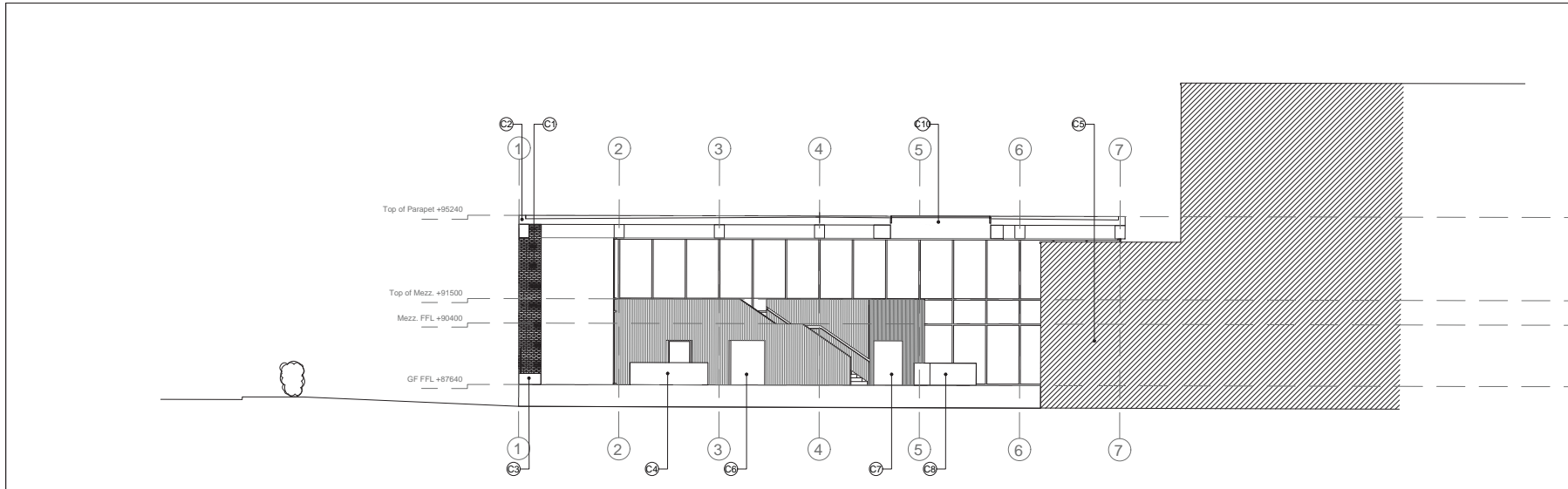
Dash-dot Line describes the extent and path of Mansafe system for roof maintenance and cleaning

01

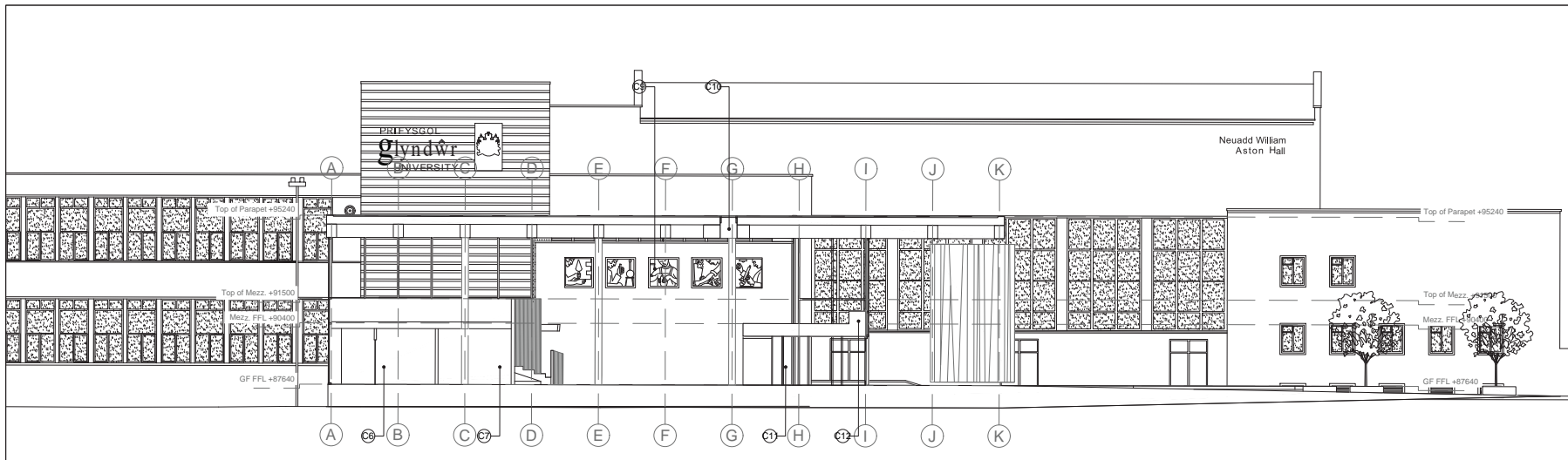
Roof plan  
Scale - 1:100

# 4.3 Design Proposal

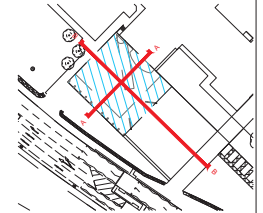
## Proposed Sections



**01** Section A-A  
Scale - 1:100



**02** Section B-B  
Scale - 1:100



Key

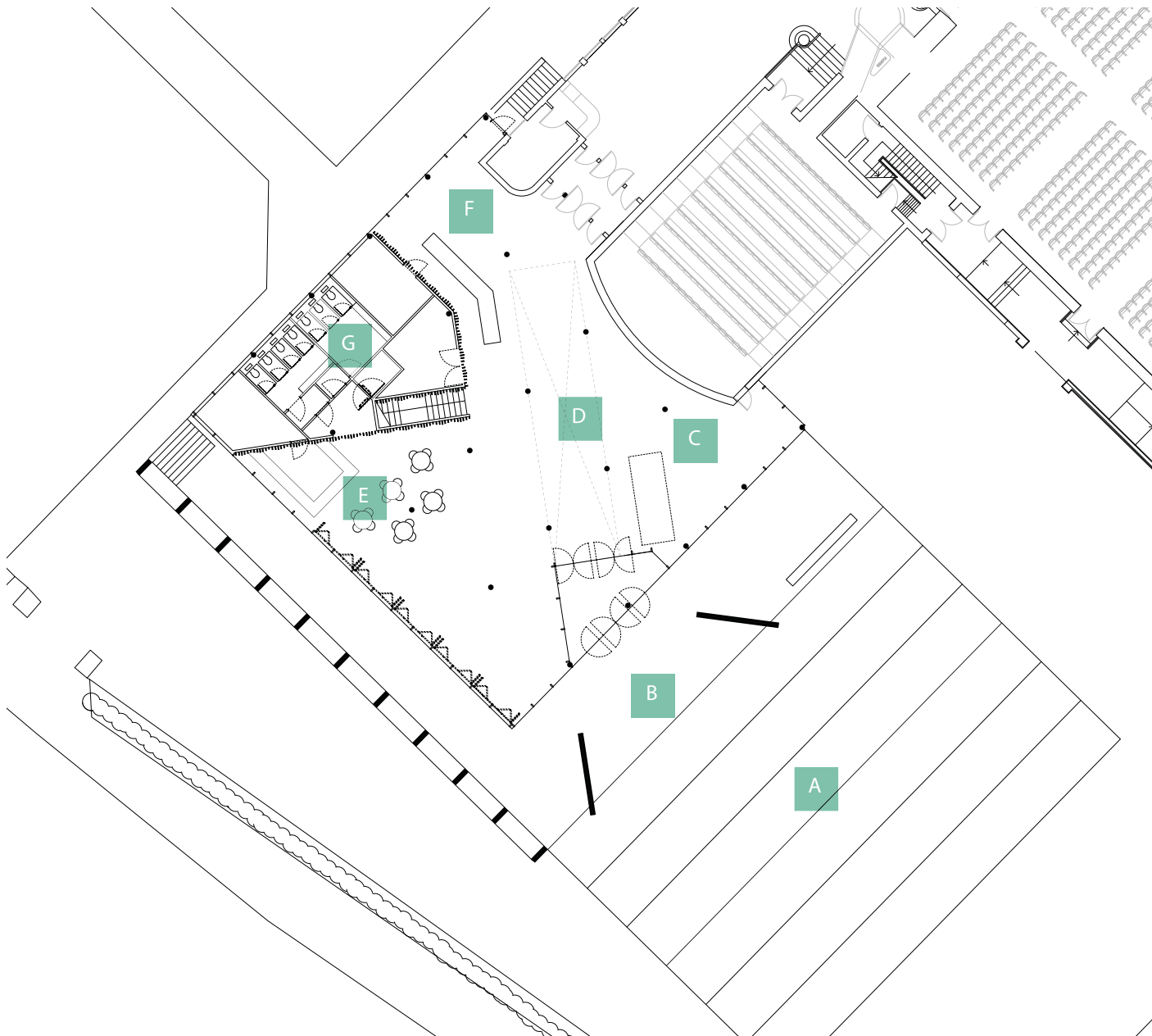
Legend

- C1 - Brick faced columns to be visually similar in colour to existing Plas Coch frontage
- C2 - Parapet to be light coloured concrete finish
- C3 - Plinth Concrete to Match Parapet
- C4 - Servery counter
- C5 - Section cut showing extent of Existing front facade extruding into New building
- C6 - Toilet block within Mezzanine
- C7 - Furniture storage area.
- C8 - Information Counter
- C9 - Decorative Frieze on existing front facade.
- C10 - Roof light
- C11 - Entrance Lobby
- C12 - Entrance Lobby air curtain



## 4.3 Design Proposal

Original Standard Plan



A - Landscaped area (See Landscape Architect Proposals)

B - The Gateway entrance; Sculptural elements that act as architectural markers to represent the entrance to the campus

C - Exhibition Zone; to display innovative work being performed by the university with the existing facade acting as a backdrop.

D - The pathway; an area that guides users through the building using material change and an overhead skylight that illuminates the way.

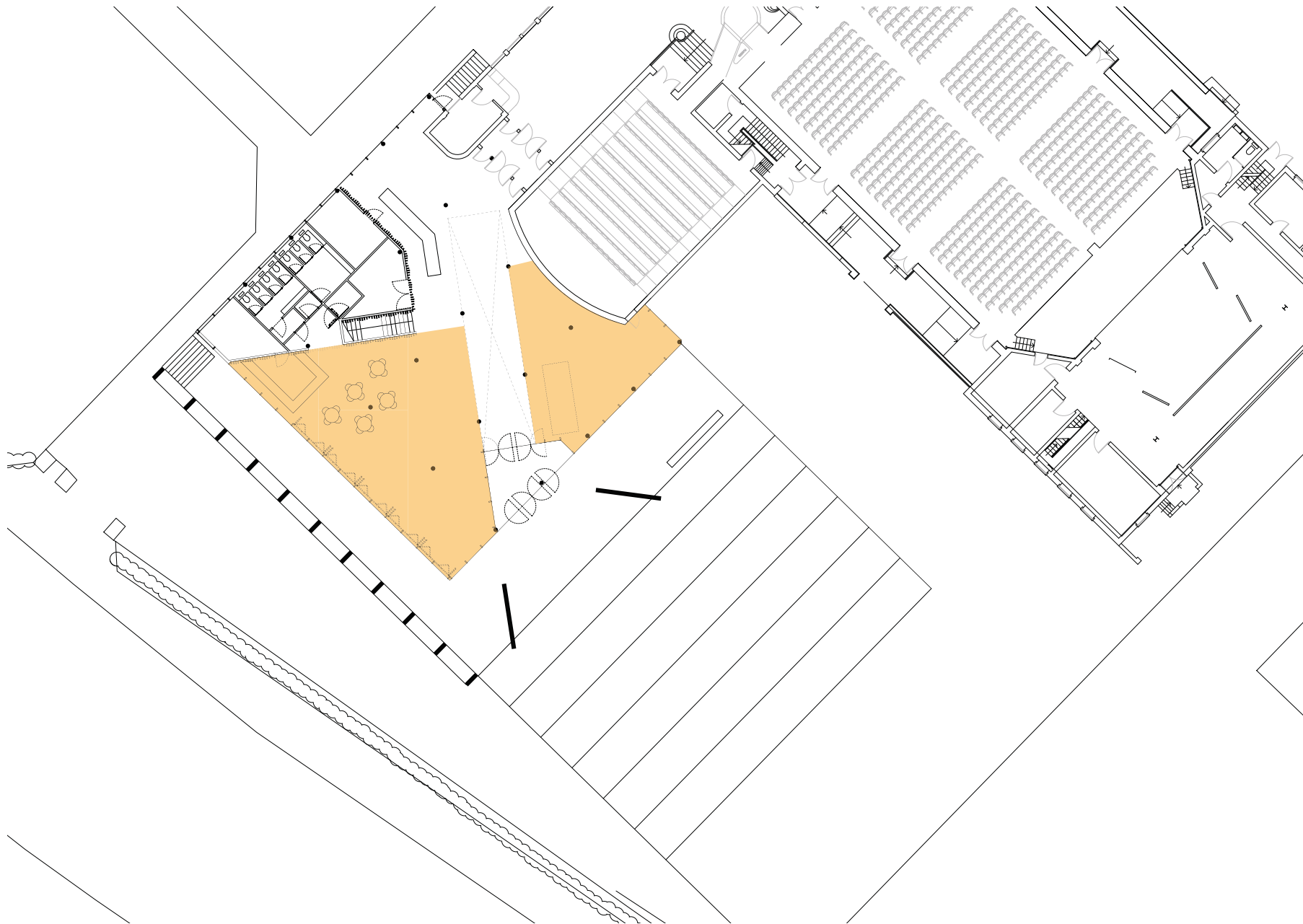
E - The Servery; a seating space and facilities capable of serving students and visitors placed next to the opening facade that would allow breakout in nice weather conditions.

F - Staff interaction area; a reception area and seating allows users to interact with staff in a location that is easy to find on campus and will be visible for any student in doubt.

G - The podium; a raised block that provides social seating above and closer views of any work suspended from the ceiling. Within, the area is used for functional accommodations such as toilets, servery storage, storage for exhibition furniture and staff areas.

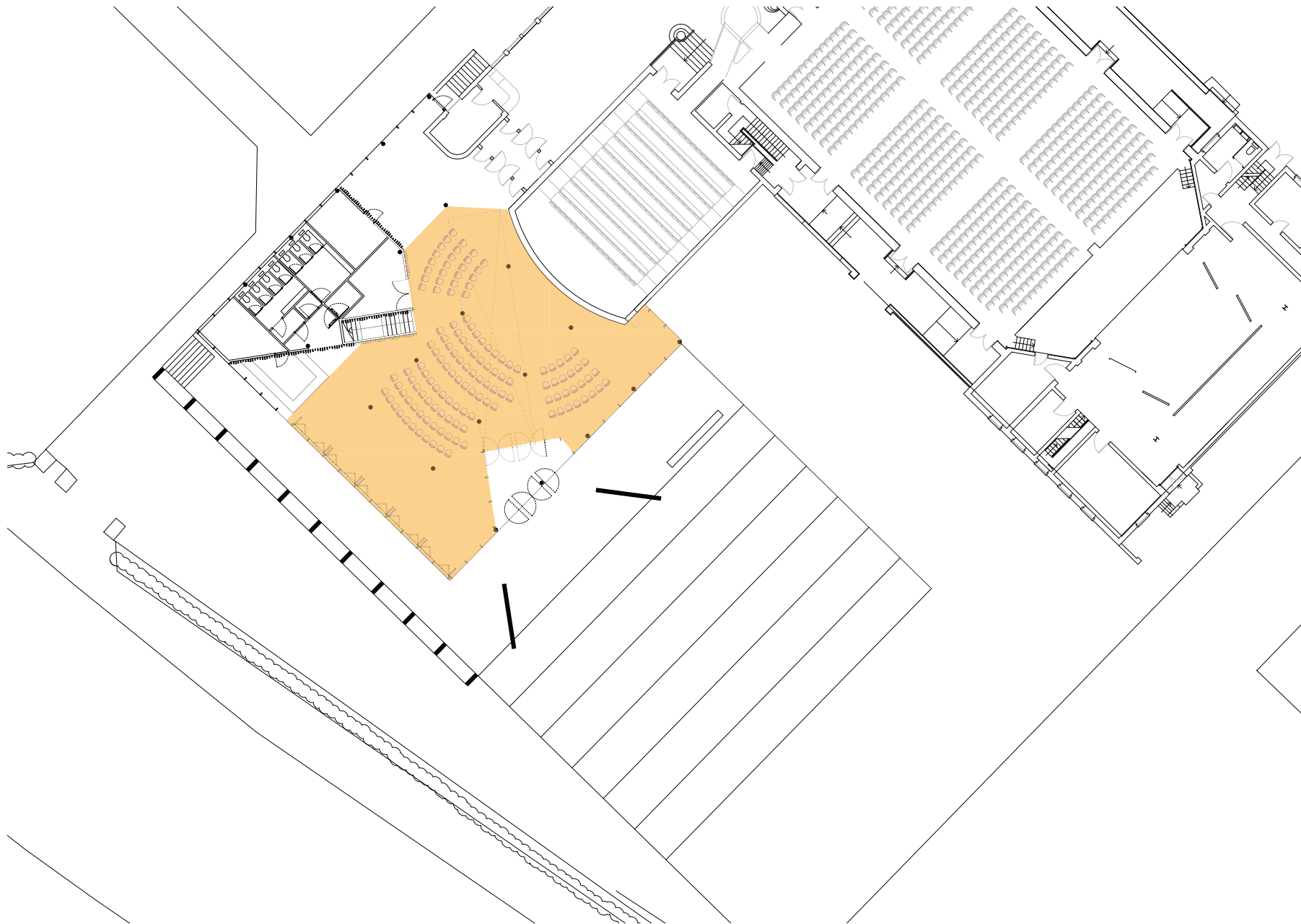
# 4.3 Design Proposal

## Original Exhibition Arrangement



# 4.3 Design Proposal

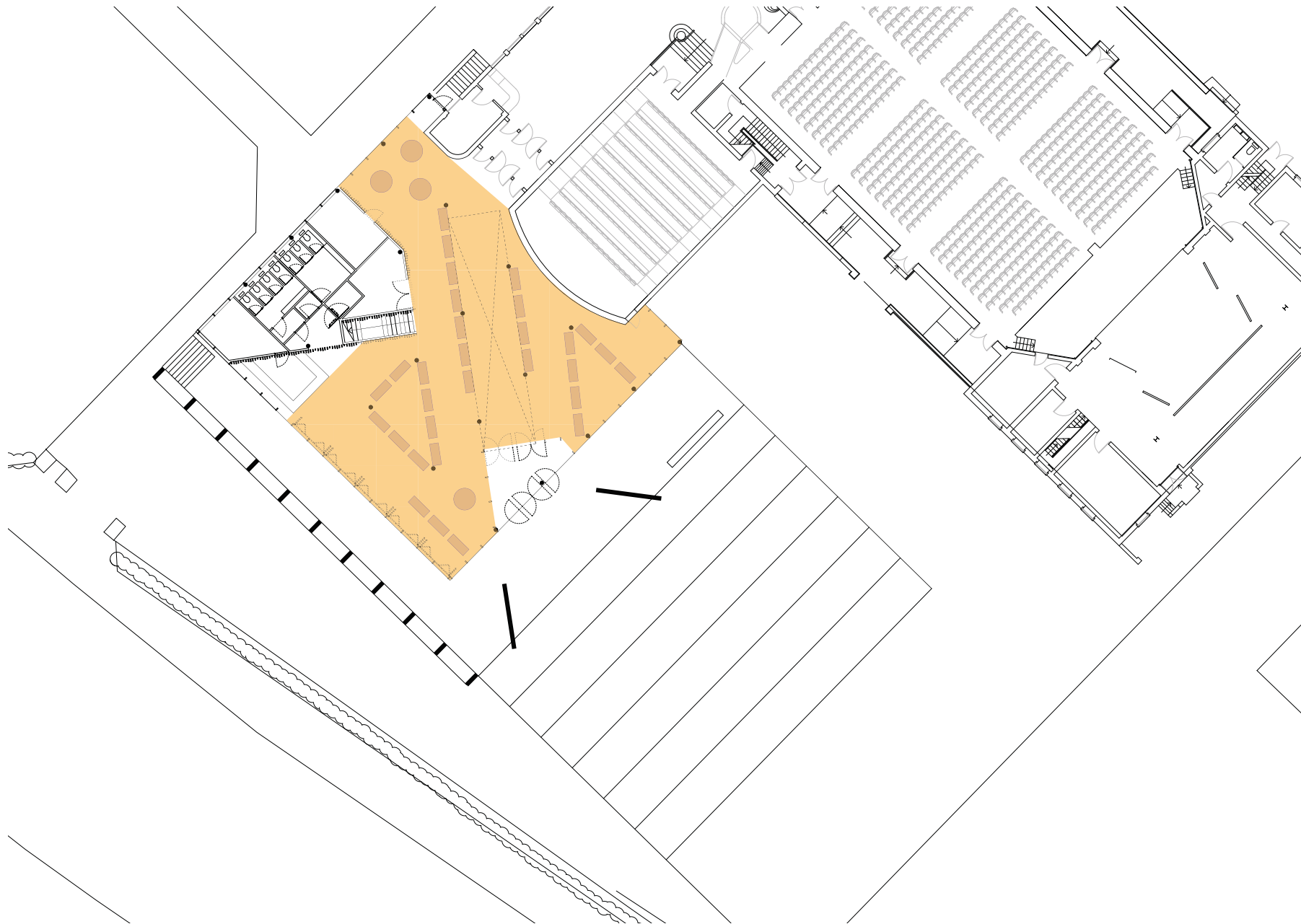
Original Recital Arrangement





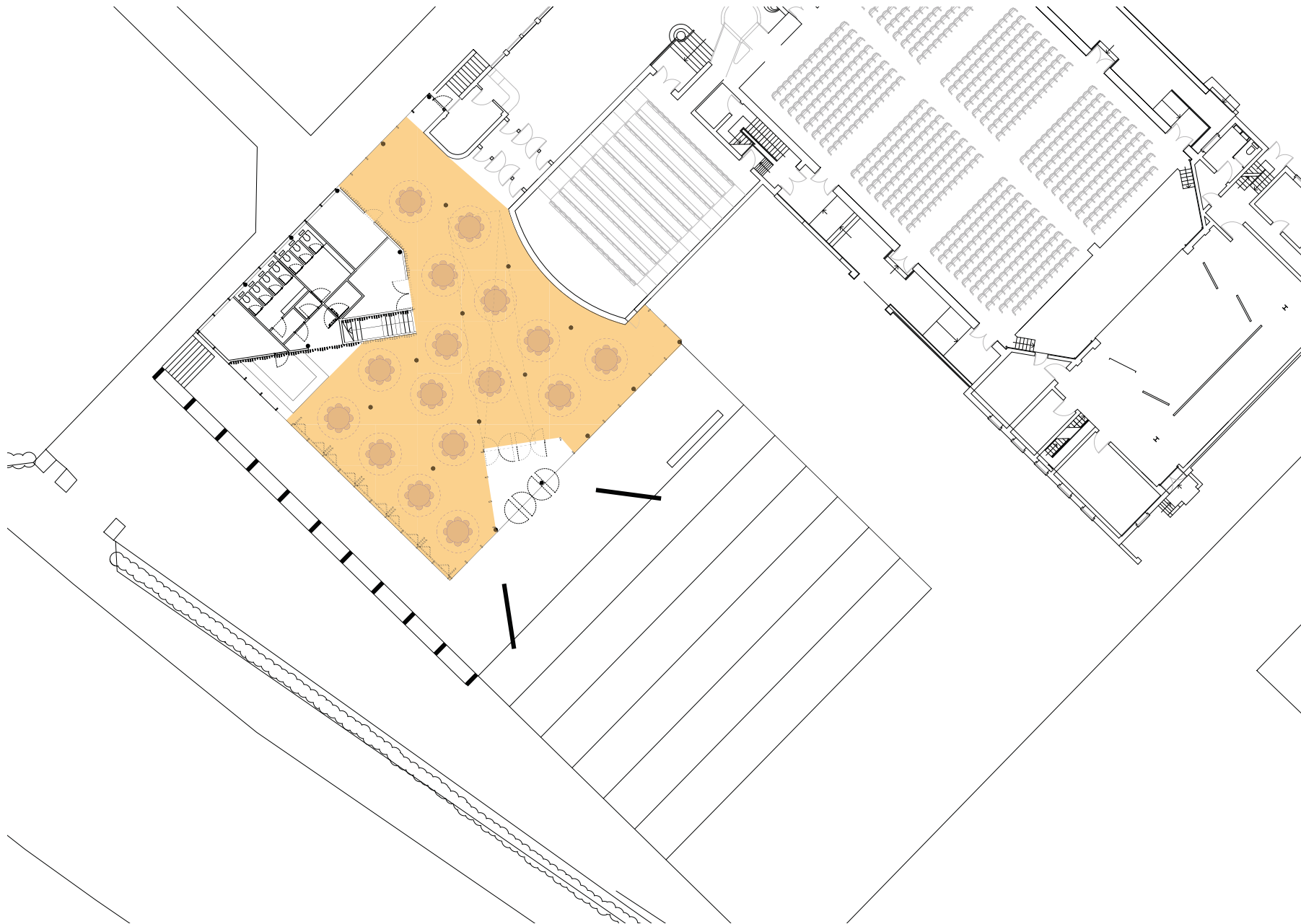
# 4.3 Design Proposal

Original Open Day / Fayre Arrangement



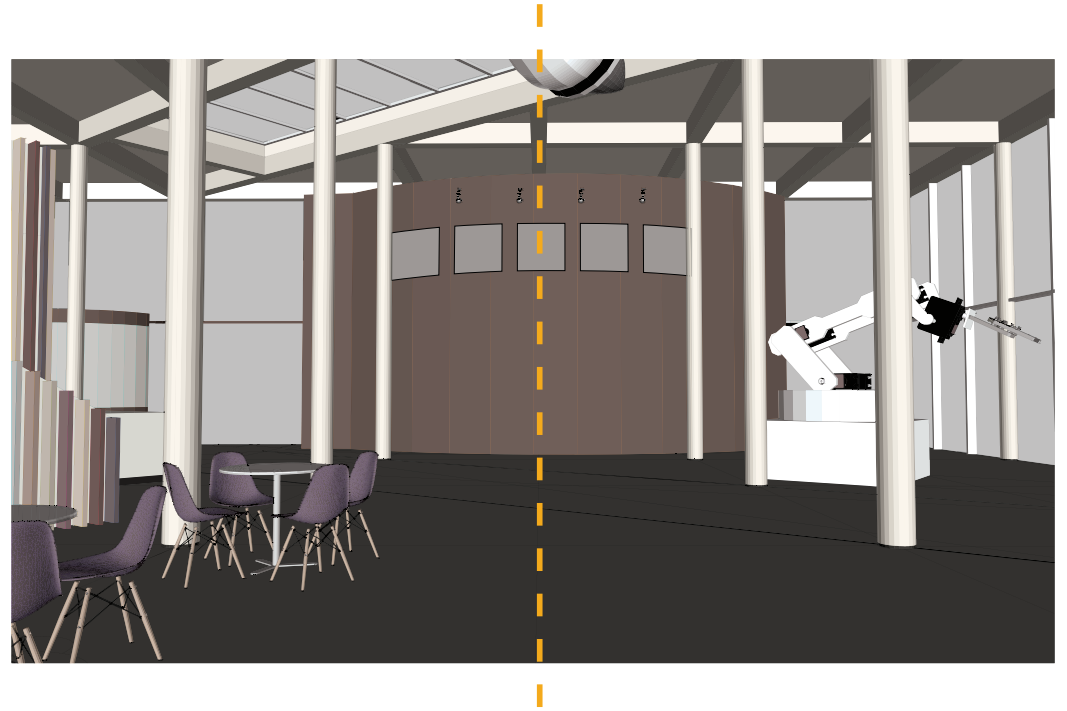
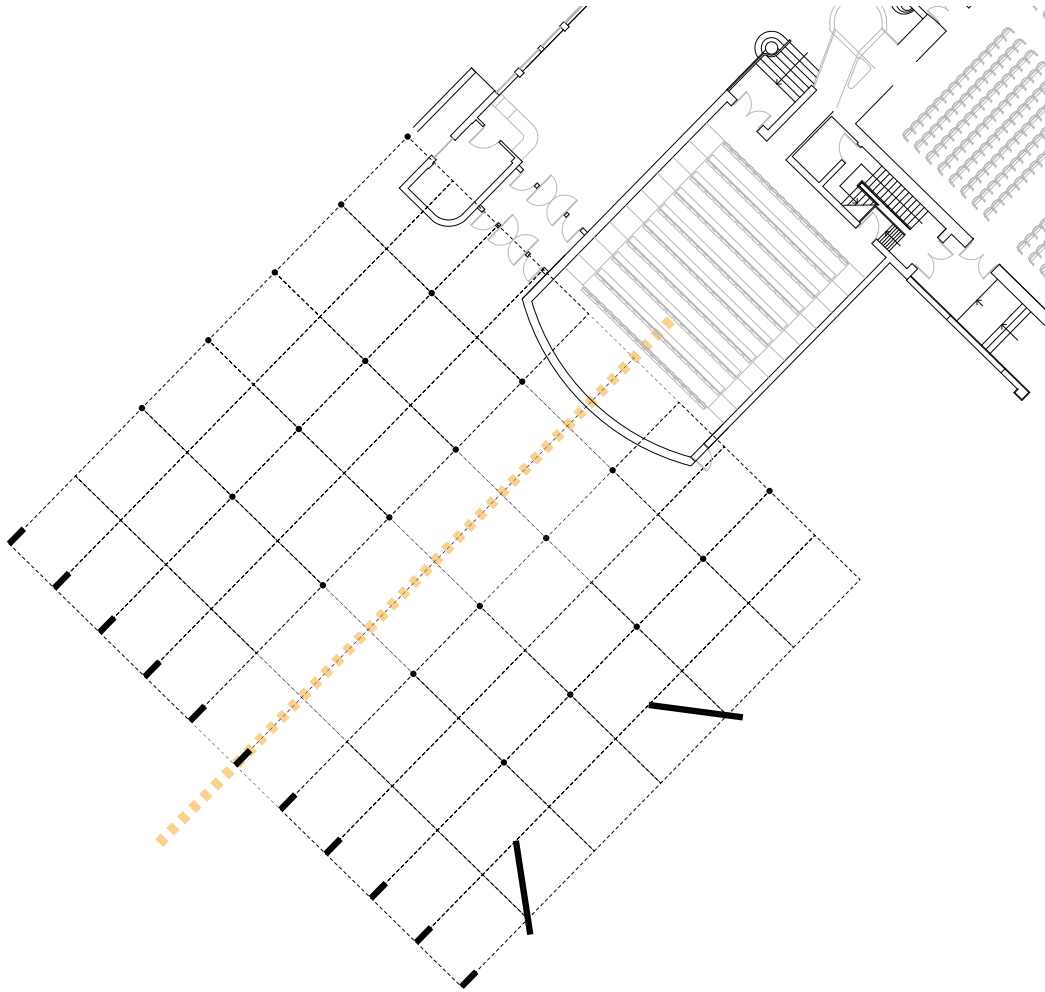
# 4.3 Design Proposal

## Original Ceremony Arrangement



## 4.3 Design Proposal

### The Existing Centrepiece



In order to celebrate the existing buildings on site, the new construction will be centred on the key aesthetic aspects of the current site. In the case of the Gateway Building, the key aspect is the existing architectural frieze on the front facade.

In order to maximise visibility to this point the structural grid has been created with the curved from wall as a central axis and the structural columns have been offset to ensure a clear viewing point from the front of the building.

In addition to this the thin circular columns throughout the building have been chosen to ensure clear views as you travel around the building.