

Plot A1 Thorpe Park, Leeds

Rev C
February 2018



OUTLINE BRIEF

Plot A1 Thorpe park Leeds



THE BRIEF

Carey Jones Chapman Tolcher studios have been asked to carry out a feasibility study for a new commercial office building on Plot A1 at Thorpe Park Leeds.

The building is to accommodate 22k sqft net area over 3 floors.

The site is located on the west boundary of the phase 2 masterplan (see opposite).

EXISTING SITE

PLOT A1 Thorpe park Leeds



Aerial Photograph of existing site



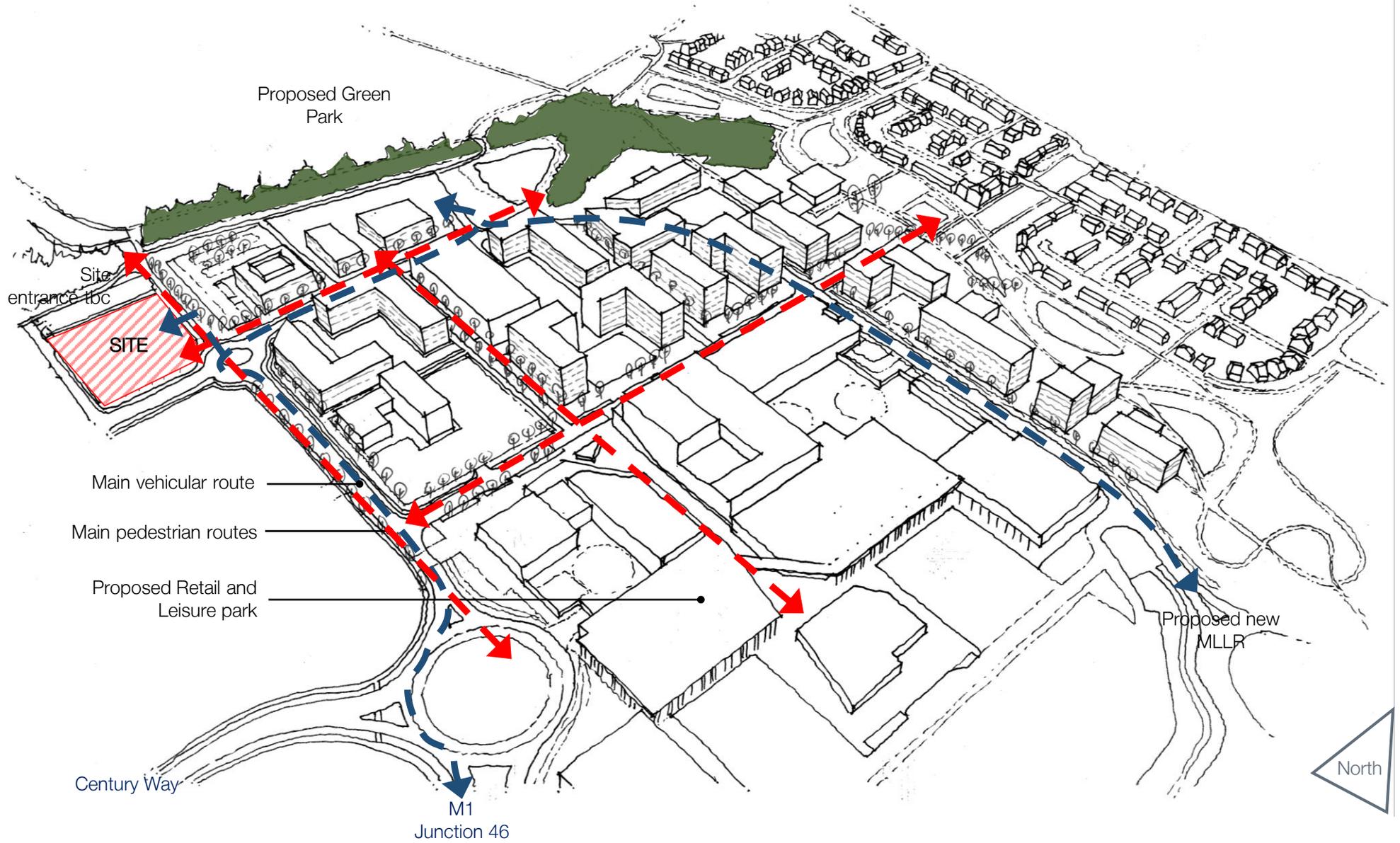
Visualisation-View of Masterplan from Plot A1



View of site as existing from Park Approach

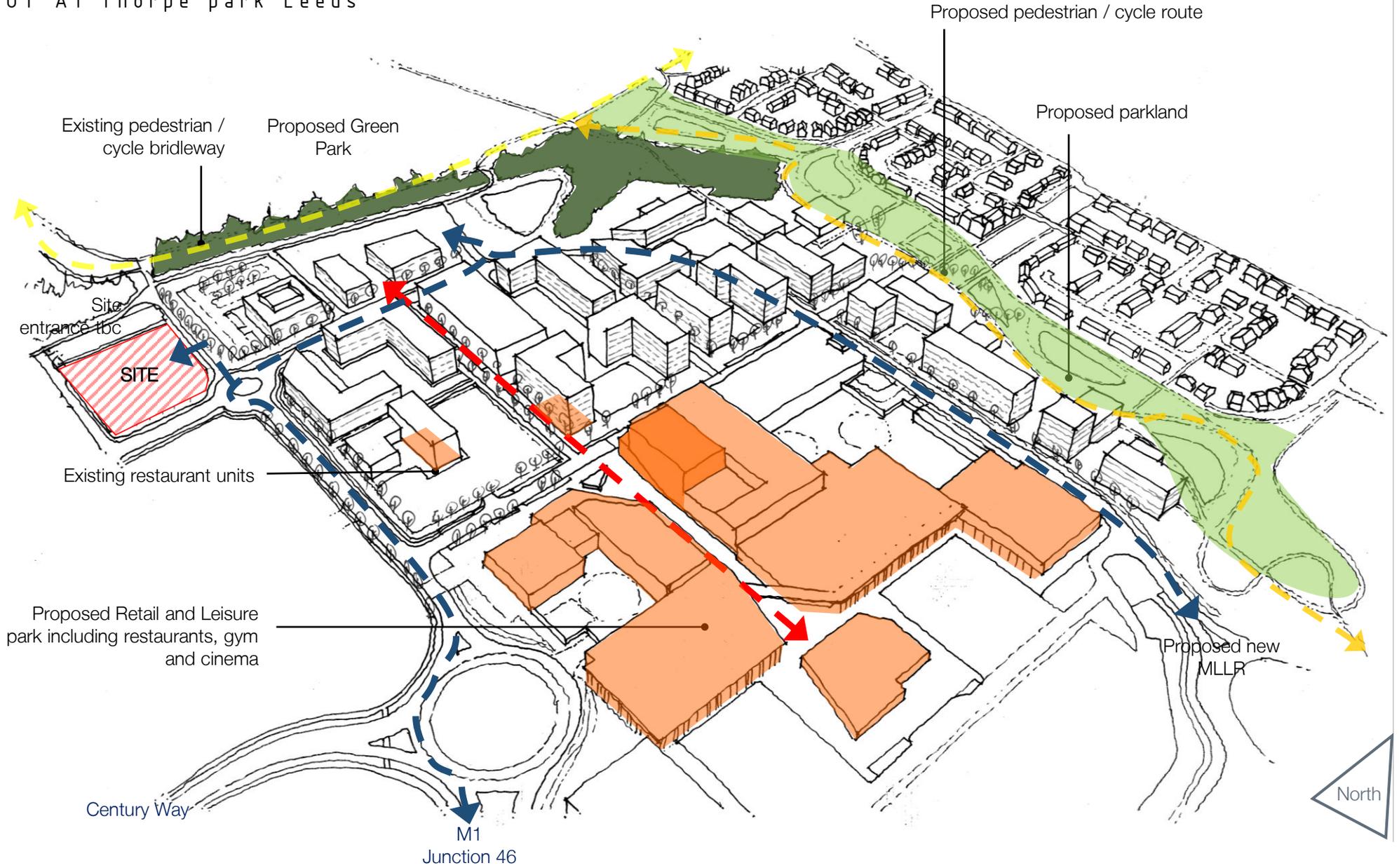
URBAN CONNECTIONS

PLOT A1 Thorpe park Leeds



URBAN AMENITY

PLOT A1 Thorpe park Leeds



MASSING STRATEGY

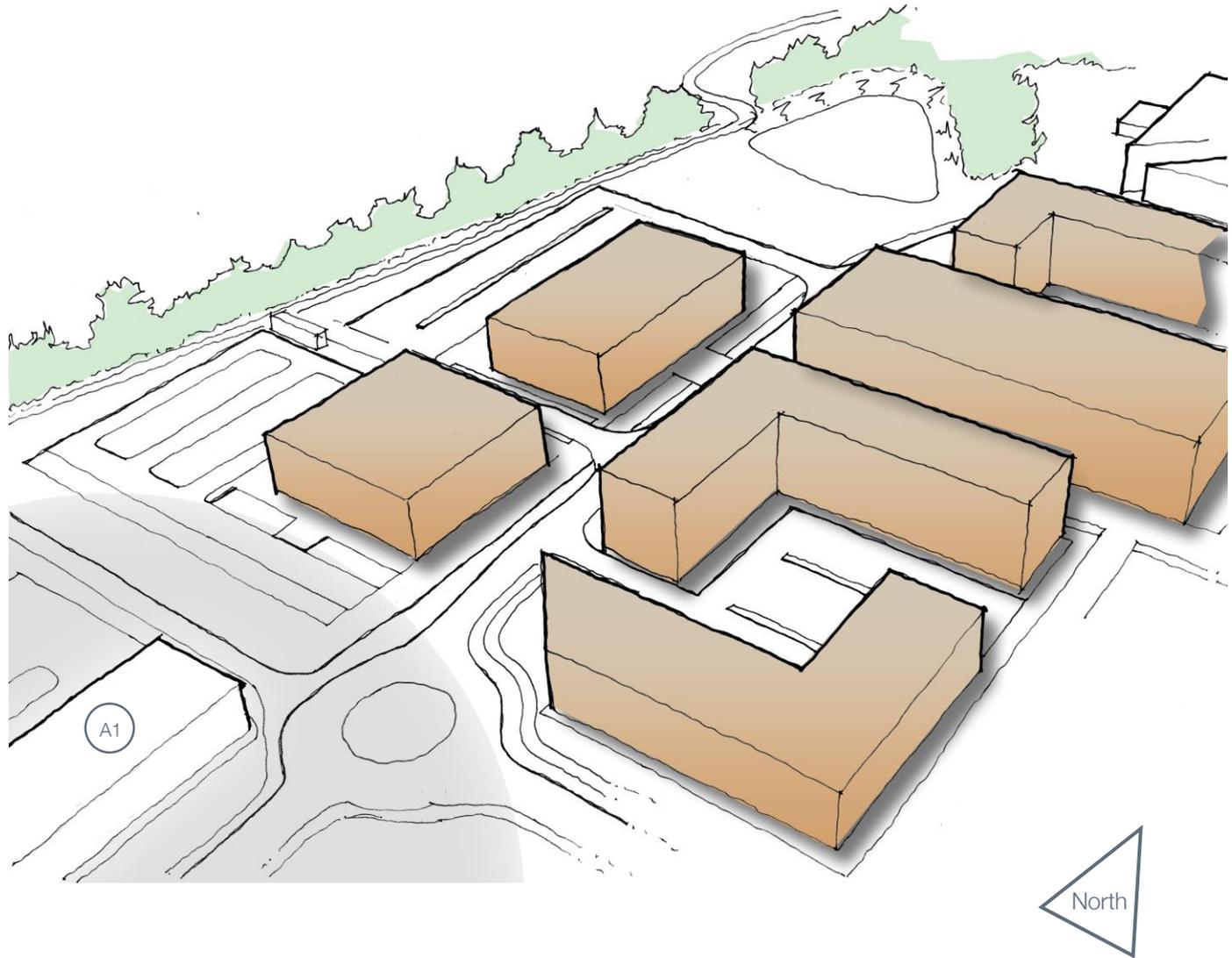
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MASTERPLAN

The proposed site is located on the western boundary of the Thorpe Park masterplan and sits adjacent the proposed Green Park project. Due to the proximity of the site to the proposed parkland the planning parameter plans permit a building height of approximately 3 storeys.

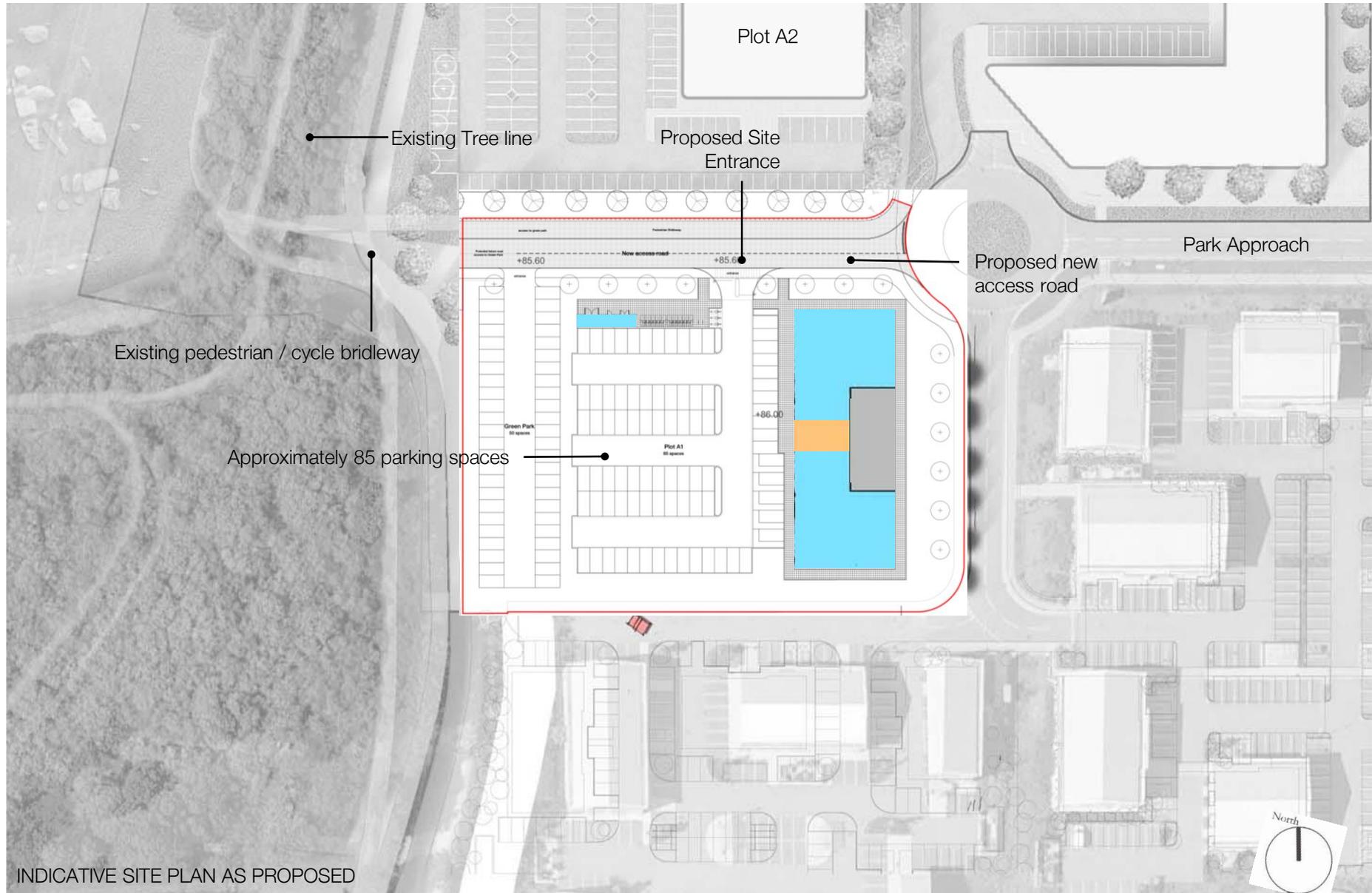
The proposed massing is a 3 storey high, rectangular building block.

The building form creates a strong street frontage opposite the existing buildings to the East and frames the pedestrian access to Green Park with the proposed 4 storey building on plot A2.



SITE PLAN

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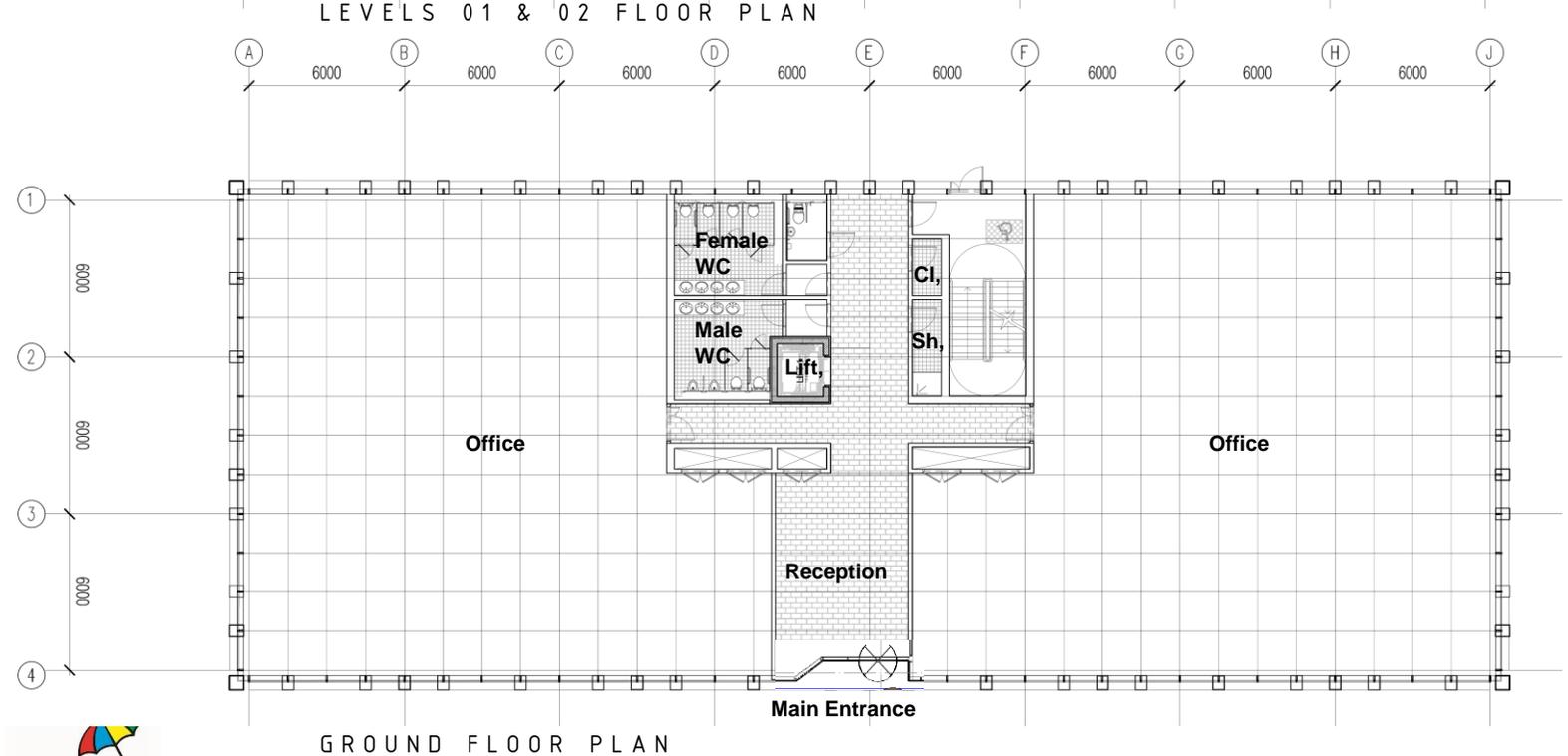
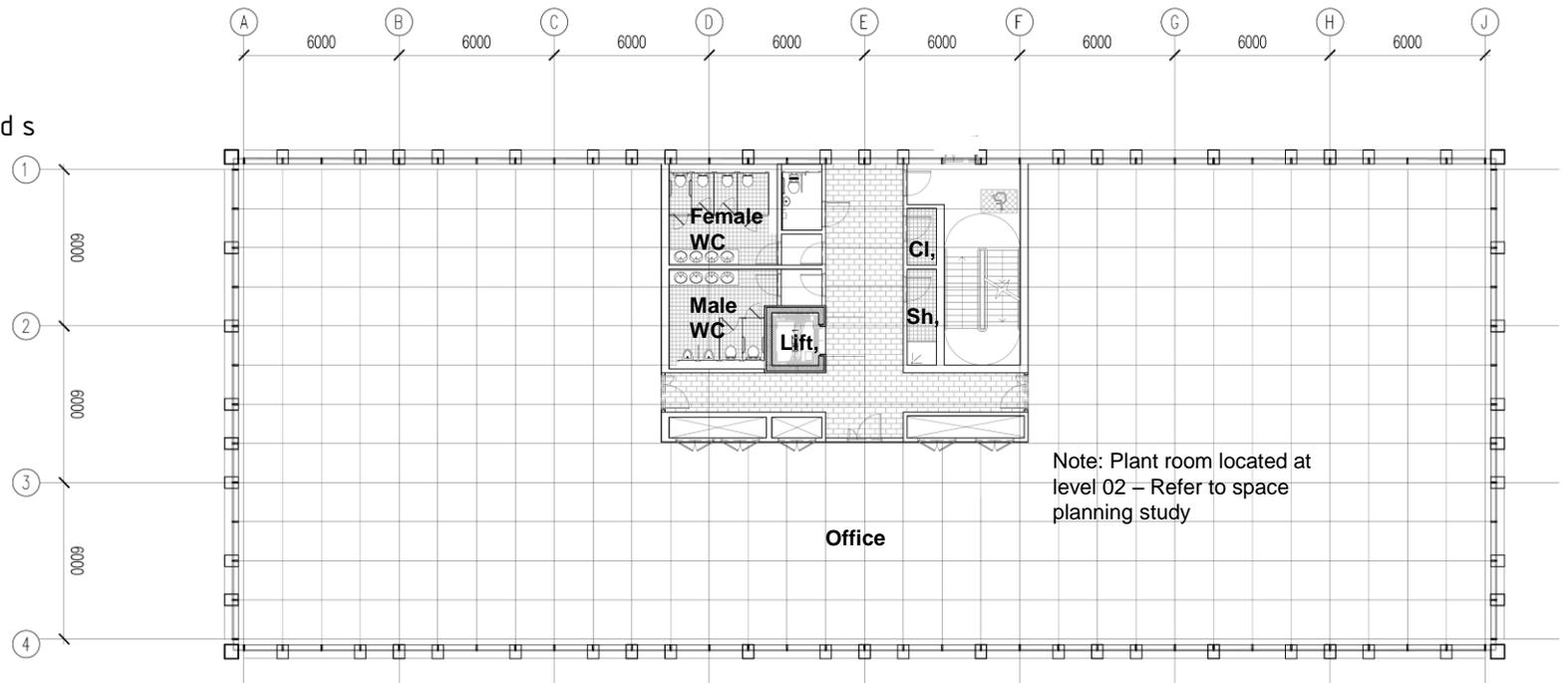
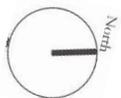


FLOOR PLANS

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FLOOR PLAN LAYOUT

- An efficient and innovative design
- Approx. **23,000 sqft** Net area
- Approx. 7,500 sqft Net area per floor
- Single escape strategy (subject to review by fire engineer)
- Open plan or cellular division
- Central core with workspaces adjacent external wall for access to natural light
- Car parking provision for approximately 85 spaces



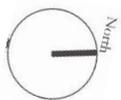
FLOOR PLANS

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SPACE PLANNING STUDY



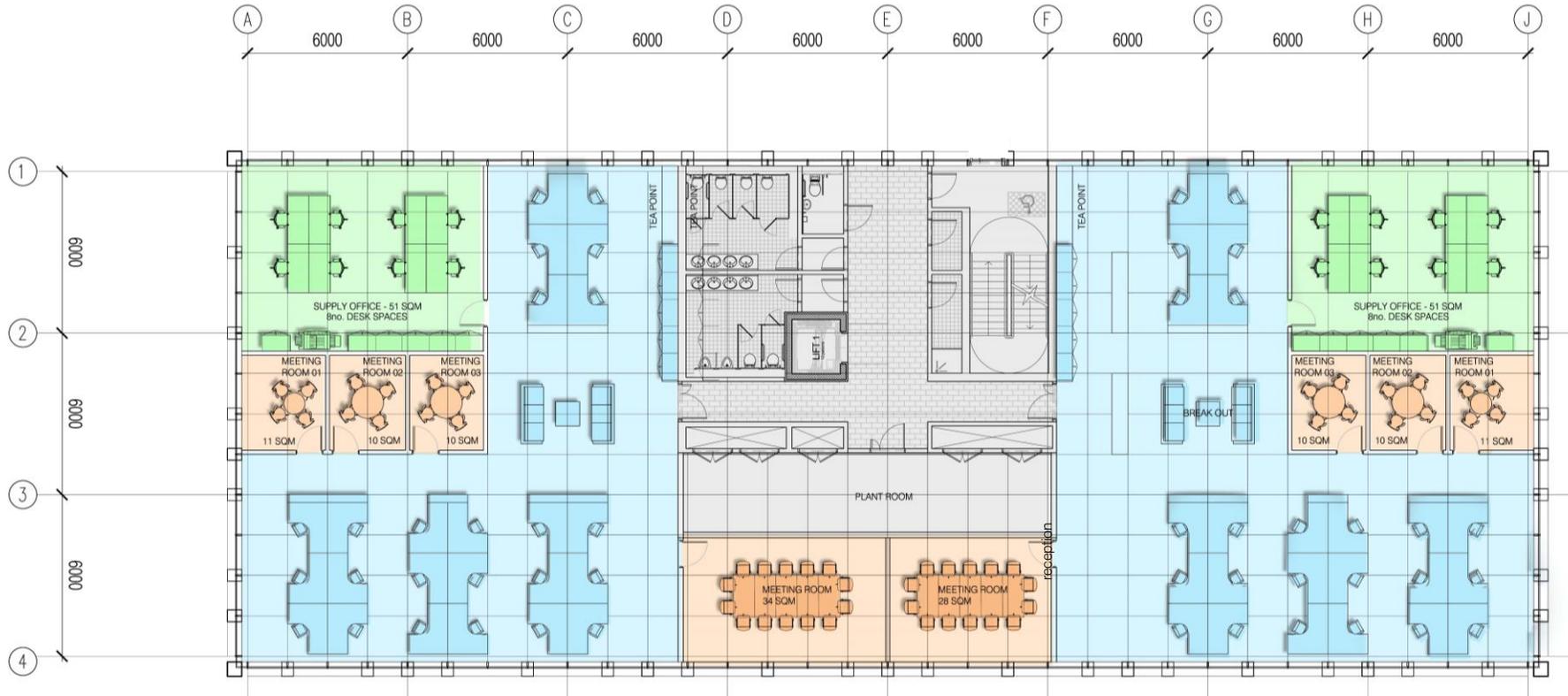
LEVEL 01 FLOOR PLAN



FLOOR PLANS

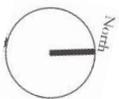
PLOT A1 Thorpe park Leeds

SPACE PLANNING STUDY



LEVEL 02 FLOOR PLAN

Note: Plant room size and location subject to Services Engineer's requirements. External plant on roof area subject to planning development.



EXTERNAL MATERIALS

PLOT A1 Thorpe park Leeds

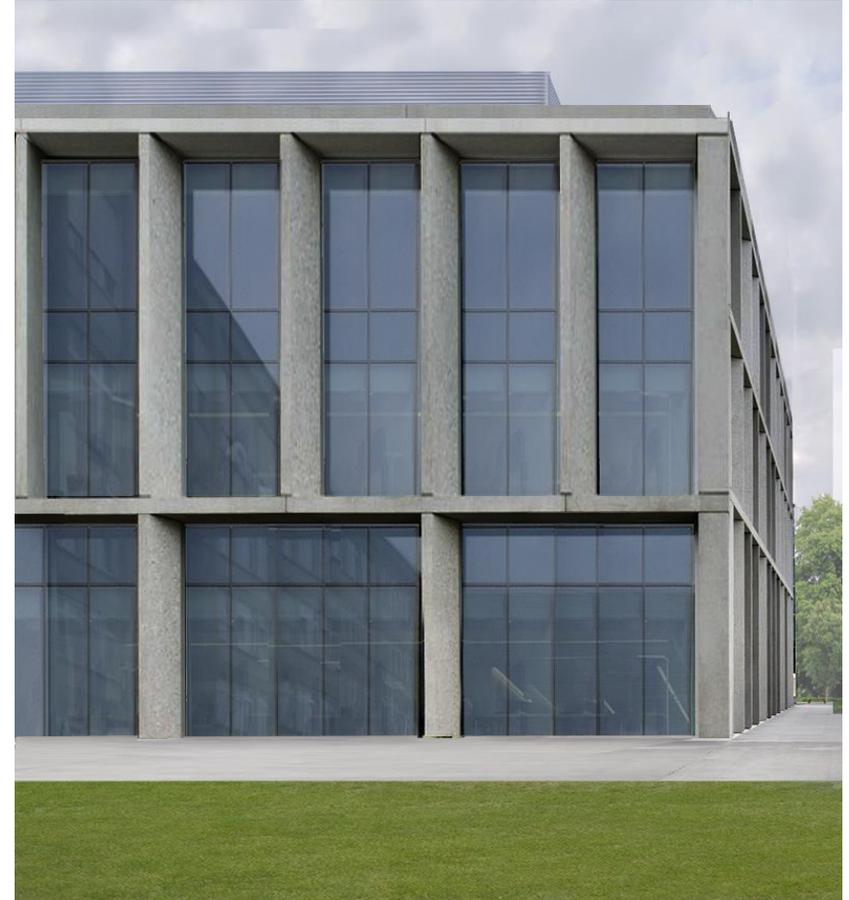
External Materials

The proposed external materials sympathetic to the existing buildings adjacent the site whilst maintaining the high quality modern aesthetic benchmark as defined by 3175 and A2.

The Building design proposes a simple palette of high quality materials. Masonry aesthetic cladding is proposed as the principle facade cladding material as it provides a sense of permanence, solidity and stability and is less vulnerable to changes in taste.

The modulation of the facades respond to the established 1500mm planning grid, providing a scale that is responsive to the pedestrian and public environment.

A curtain walling glazing system is proposed in order to maximize the quality of natural light provided to the deep floor plates; to enhance the creation of active facades within the development and to purvey the modern, quality architectural expression of the proposals.



OUTLINE SCHEDULE

PLOT A1 Thorpe park Leeds

DRAFT AREA SCHEDULE (sqm)

	GIA	NIA	Core	Reception	Plant
Ground Floor Plan	880	700	140	40	
First Floor Plan	880	740	140		
Second Floor Plan	880	700	140		40**
Total	2640	2140			

DRAFT AREA SCHEDULE (sqft)

	GIA	NIA	Core	Reception	Plant
Ground Floor Plan	9470	7535	1505	430	
First Floor Plan	9470	7965	1505		
Second Floor Plan	9470	7535	1505		430**
Total	28410	23035			
Car Parking (Approx)	85 spaces				

Note: The above schedule relates to the likely level of accommodation of the building at the current state of the design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development and building tolerances. Subject to Planning and other Statutory Approvals.

** Plant room size and location subject to Services Engineer's requirements. External plant on roof area subject to planning development.

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