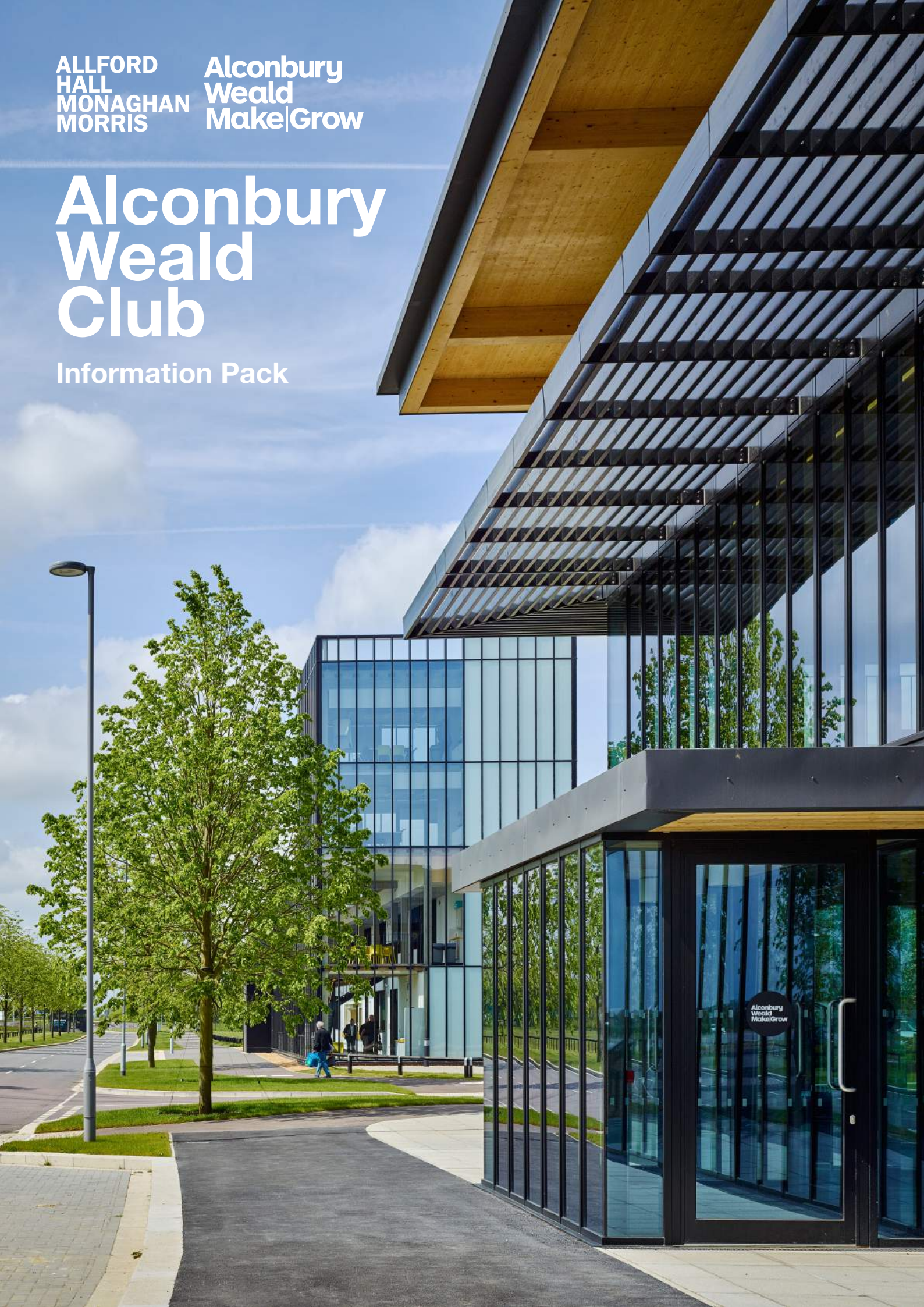


ALLFORD  
HALL  
MONAGHAN  
MORRIS

Alconbury  
Weald  
Make|Grow

# Alconbury Weald Club

Information Pack





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# Alconbury Weald Club

Information Pack

**THE ALCONBURY WEALD CLUB**





# THE ALCONBURY WEALD CLUB

The Alconbury Weald Club is a key building in the new Enterprise Campus at Alconbury Weald near Huntingdon, 60 miles north of London. As the sibling of the neighbouring Alconbury Incubator, the Alconbury Weald Club continues with a similar formal language to create its own conditions.

Located at the threshold between the residential and commercial zones of the Alconbury Weald masterplan, the three-storey building sits beneath two exaggerated roof canopies that create sheltered community spaces.

The elevation of the Club appropriates the material palette of the Incubator building – a vertical order of curtain wall glazing and dark stained timber cladding – but re-orientates the timber cladding to run vertically, in a slip-and-miss arrangement akin to a Scandinavian summer house. CLT & glulam timber construction provides a material quality to varied internal volumes.

The building has been designed to accommodate the offices of Urban & Civic, a public café and a meeting hall that doubles as a gym space. Generous volumes and exposed finishes ensure that the building is flexible and robust enough to adapt to new uses as the community at Alconbury continues to grow.

Sector	Office
Location	Huntingdon, Cambridgeshire
Address	Alconbury Enterprise Campus, Alconbury Weald, Huntingdon, Cambridgeshire, PE28 4WX
Client	Urban & Civic
Value	£2.7m
Start	August 2014
Completion	January 2016
Contract	JCT DB2011

GIA	11,028 ft <sup>2</sup> / 1,025 m <sup>2</sup>
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## KEY DATES

<b>November 2011:</b>	AHMM appointed on Masterplan / Gatehouse / Incubator
<b>February 2012:</b>	Planning submitted
<b>March 2015:</b>	Planning granted
<b>April 2015:</b>	Out to tender
<b>June 2015:</b>	Start on site
<b>January 2016:</b>	Practical Completion

## AHMM TEAM

Simon Allford, Philip Turner, Jon Brent, Alex Russell

Linda Donato, Lucina Carvalho, Goh Ong, Ivan Dragoshinski, Martha Carini

Jonathan Hall, Paul Monaghan, and Peter Morris

Opposite: The Club as View from The neighbouring Incubator  
Previous Spread: The Club and Incubator Buildings



# SITE: RAF ALCONBURY



Grade II\* Listed Hardened Aircraft Shelter (photograph by Hufton & Crow)





# HISTORY OF THE SITE (1938 - 1995)

Located around 5 miles north of the market town of Huntingdon, RAF Alconbury was an occupied airbase from 1938 to 1995 under the control of the British and later, the American Air Forces. The base was used continuously for 57 years and planes provided support for the Second World War, the Cold War, and the Gulf War.

Numerous planes which flew from Alconbury include Bristol Blenheims, Vickers Wellingtons, B-24 Liberator Bombers and the notorious Lockheed U-2 Spy planes.

The site was effectively closed by the Ministry of Defence in 1995 and until development works commenced, the infrastructure material remained on the site; its hangars, control centres, bunkers and huts reflect a complex and fascinating history.

Some of these are now designated heritage assets:

- Grade II Listed Watch Office + Operations Room
- 13 no Grade II\* Listed U-2 Hardened Aircraft Shelter
- Grade II\* Listed Avionics Building



Jet testing tunnel



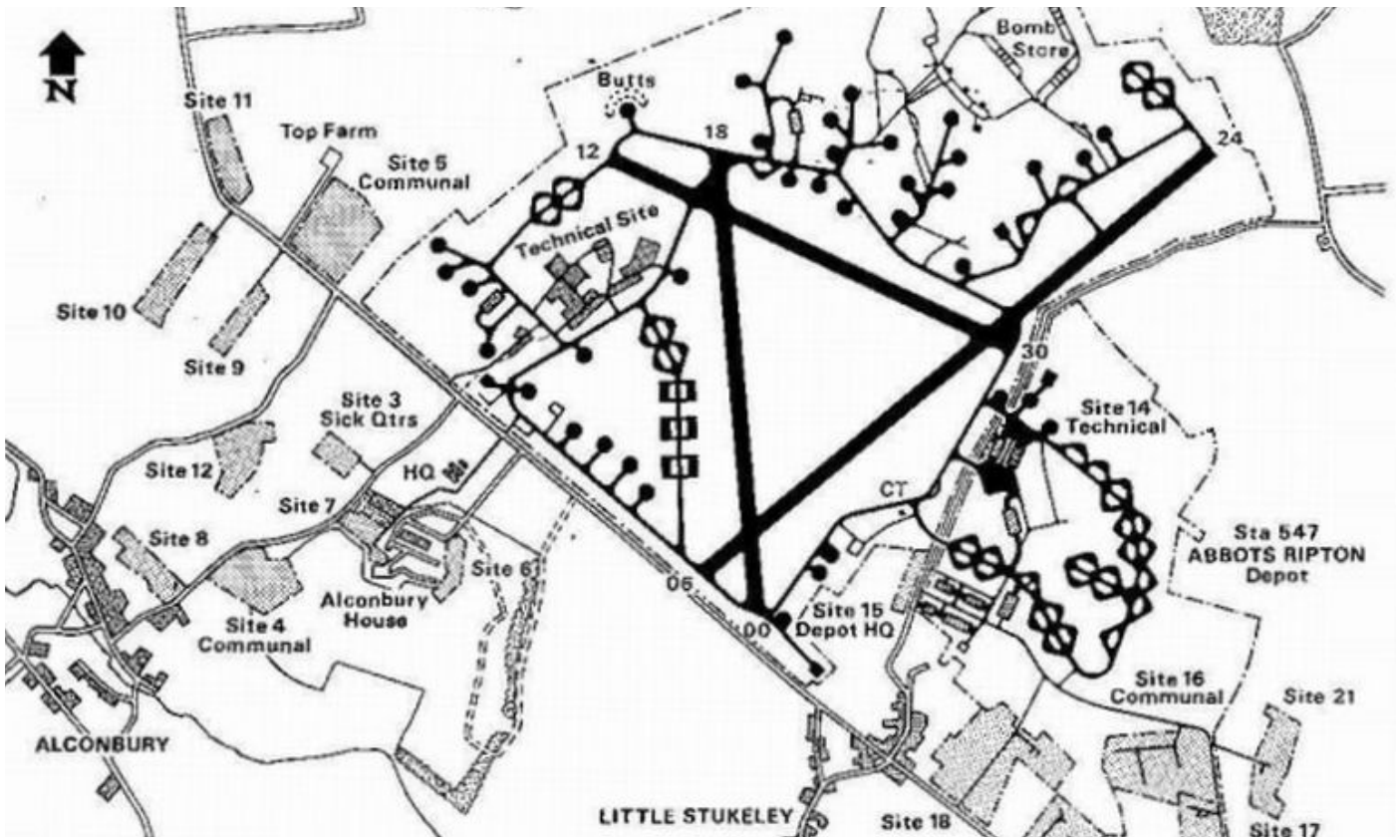
Watch tower



Grade II Listed Watch Office + Operations Room



Bomb dump shelters



World War II map of RAF Alconbury



B-45 Tornado Bomber



Vickers Wellington



B-24 Liberator



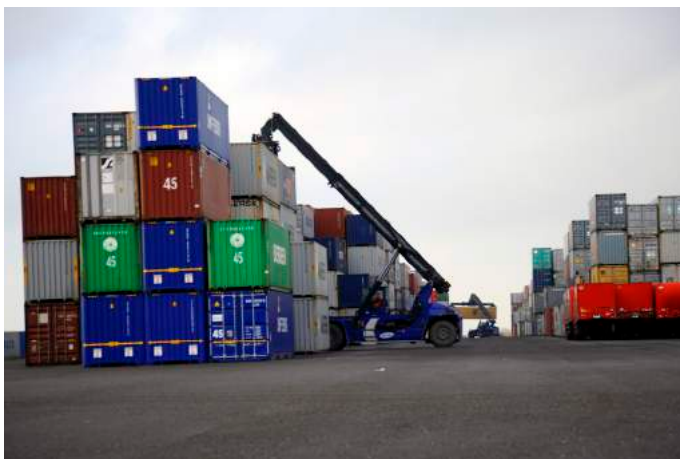
U-2 Spy Plane

# HISTORY OF THE SITE (1995 - 2015)

Since the site's closure in 1995, it has largely fallen under temporary uses, and is currently occupied by a number of short term commercial tenants.

The site was purchased by Urban & Civic in 2009, but a small portion remains active, under the occupation of the United States Air Force, though without the use of the runway.

Urban & Civic are currently in the process of constructing a masterplan for a mixed use site, with the remit of creating 8,000 new jobs within a newly designated Enterprise Zone and 5,000 new homes. U&C have inherited a number of short term commercial tenants, mostly storage and distribution companies. These tenants have begun to relocate to make room for the new residents and businesses of Alconbury Weald.



Shipping containers on the runway



Storage of used porta-kabins



Temporary storage of newly imported vehicles



Recycling of plastics and pallets



View across the military landscape



Aerial view of the runway (photograph by Jason Hawkes)

# REDEVELOPMENT (2015 - NOW)

While the 1,400 acre was until recently used for storage and logistics, Urban & Civic have a very different vision for its future - a unique and inspiring place to live, work and play:

- Bring skilled jobs and opportunities to the local area;
- Provide a range of homes set within attractive landscapes forming part of an active community;
- Ensure there is green open space for people and nature in keeping with the local area;
- Provide strong and fast connections with Huntingdon, Peterborough, Cambridge, London and beyond through enhanced road, rail, bus and cycle network..

Alconbury Enterprise Campus was granted Enterprise Zone status by the Government in 2011 and is supported by the Local Enterprise Partnership whose role it is to help drive economic growth.

The Enterprise Campus offers a host of benefits:

- A 100% business rate discount, worth up to £275,000 over a five-year period, for businesses that move into an Enterprise Zone during the course of this Parliament.
- For at least 25 years, all business rates growth within the zone will be shared by the local authorities in the LEP area to support their economic priorities.
- Government and local authority help to develop radically simplified planning approaches in the zone, and Government support to deliver superfast broadband across the zone.

The wider masterplan for Alconbury Weald brings together residential, commercial and civic use, to create a major new, sustainable community. The Alconbury Weald Club is the third in a series of new buildings by AHMM at Alconbury Weald, each of the buildings taking cues, and learning from each other to create a suite of buildings, familiarly linked but intrinsically unique.





# AHMM AT ALCONBURY



Grade II\* Listed Hardened Aircraft Shelter: Open door (photograph by Hufton & Crow)



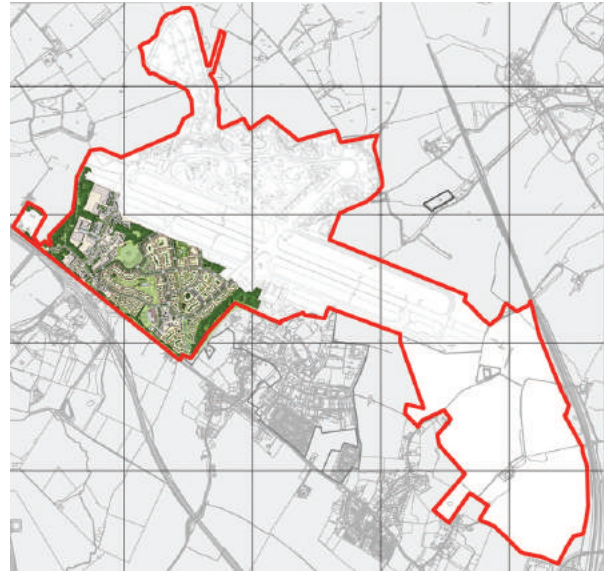


# MASTERPLANNING

The wider masterplan for Alconbury Weald, by David Lock Associates, contained an outline design for the first building of the Enterprise Zone to set a quality marker for the whole development and the building's to following. This building would come to be the Alconbury Incubator.

The Phase 1 masterplan, located by the Ermine Street entrance of the site, is the focus of Urban & Civic's initial development at Alconbury.

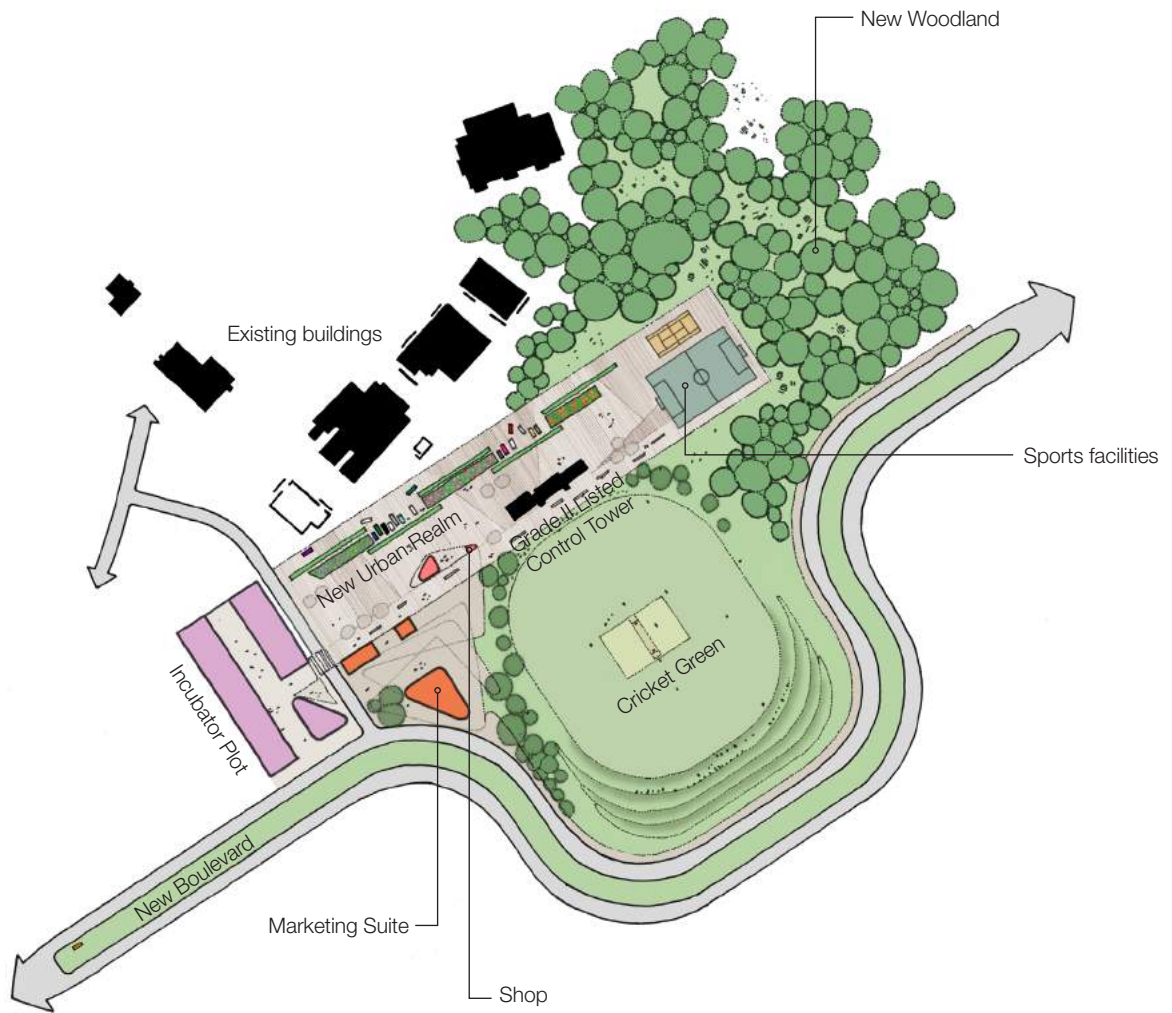
AHMM carried out studies Incubator building considering its eventual relationship with the emerging urban context, and how this would establish the design intent for the whole of Alconbury Weald.



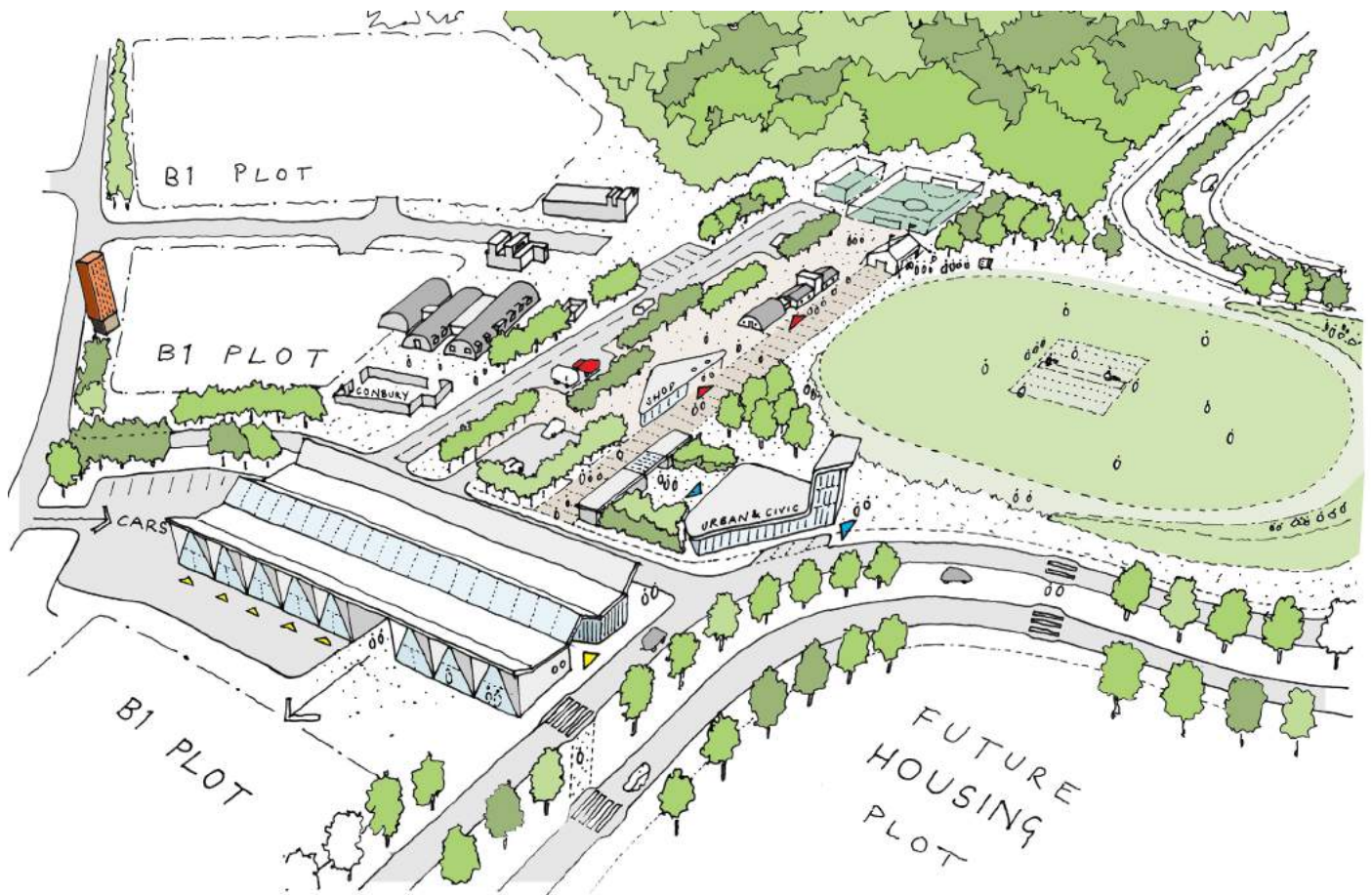
Extent of Phase 1 Masterplan (coloured) in overall masterplan (red) (image by David Lock Associates)



Phase 1 Masterplan (image by David Lock Associates)



Early Phase 1 design proposal plan sketch



Early Phase 1 design proposal aerial view sketch

# ALCONBURY 1 : THE GATEHOUSE

A new gatehouse at each of the 3 site entrances was needed to secure and define entrances to site. These gatehouses became the first design study and built elements at the new Alconbury Weald.

Construction at the edge of the site announces the emerging development and the function of the Gatehouses doubles as a welcoming face of a new Alconbury.

Taking inspiration from stacked volumes from the shipping containers stored on the runway, the Gatehouses varied in height, acting as way-finders on the flat site.

The final design comprised two unitised, prefabricated porta-kabins overlaid with black painted Scottish Larch. Large windows puncture the ground floor to allow vistas in both directions along the road.

A lantern tops the vertical stack, which illuminates the masterplan's strapline / motto; **Make | Grow**



Early proposal: Corten-clad Main gatehouse



Early proposal: Corten-clad Main gatehouse



Early proposal: Corten-clad HCV gatehouse



Developing proposal: Timber clad HCV gatehouse



Developing proposal: Timber clad HCV gatehouse at night

# ALCONBURY 1 : THE GATEHOUSE

Installation of the Gatehouse Unit on site



Mobile crane on-site



Prefabricated modules delivered by lorry



Corner anchors secured to module



Remove module from lorry



Locate onto capped-off services



Second + third modules arrive by lorry



Repeat lifting operations



Crane lift of light-box module



Fix light-box module to solid module



Weatherproof between modules



Clad in timber weatherboarding



Fit-out and install lightbox glazing + signage

Opposite: Completed HCV Gatehouse



**Make Grow**

STOP

# ALCONBURY 2 : INCUBATOR BUILDING

In 2013, as the first building completed on site at Alconbury Weald, the Incubator anchored the new Enterprise Campus and commenced the development of a new community.

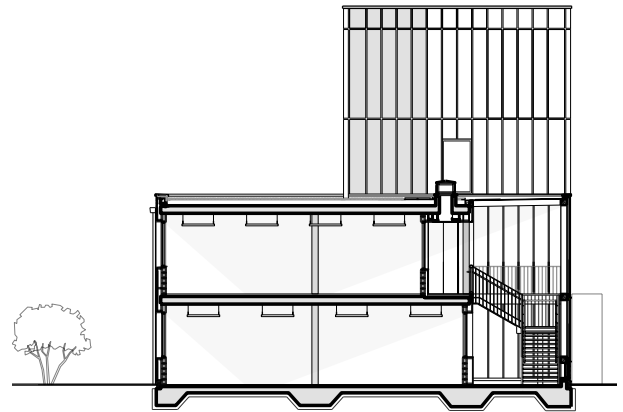
The fully-occupied Incubator served as a reference in the design development of the neighbouring Alconbury Club - the two completed buildings are visibly related and in dialogue.

A narrow and transparent two-storey volume runs parallel to the ex-airfield site's new boulevard and kicks up at its north-east corner to enclose a four-storey tower that both announces the building and offers a panoramic view across the emerging masterplan. Behind it sits a two-storey black box, larch-clad and punctuated by a grid of large openings that draw natural light in to the flexible working spaces contained within.

Work spaces ranging from 380 to 3800 square feet accommodate local businesses for activities ranging from research development to production. Auxiliary spaces including a café, a marketing suite, meeting rooms, and break-out balconies are dotted around the glazed gallery to animate the building's public face and create opportunities for social exchange.

## KEY

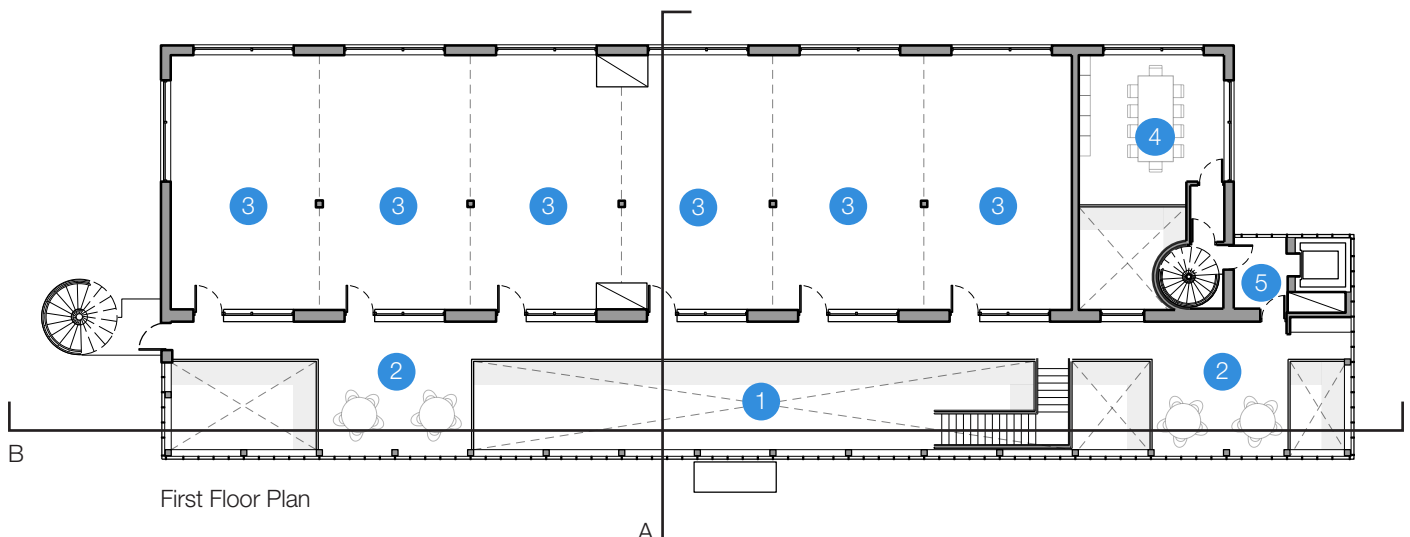
- 1 Glazed Gallery
- 2 Breakout Space
- 3 Lettable Office
- 4 Marketing Suite
- 5 Core



Section A



Section B



First Floor Plan





# ALCONBURY 2 : INCUBATOR BUILDING



Above: Completed Incubator Building  
Opposite: Internal View of Gallery Space



# ALCONBURY 4 : ALCONBURY WEALD PRIMARY SCHOOL

In 2014, as design work commenced on Alconbury Weald Club, AHMM also began developing proposals for Alconbury Weald Primary School - the first of three primary schools that would serve the completed Alconbury Weald Community.

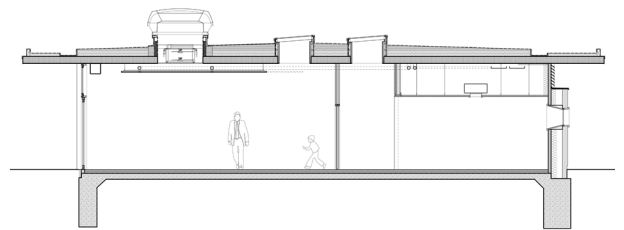
As the first civic building in the development, the Primary School has an important role to play in establishing the new community. Though located at the furthest extents of the masterplan, the school lives in the heart of the community, establishing the setting for the first residential units, and providing an invaluable focus point not just for learning but also for the community.

A three-winged plan arranges classrooms in such a way that all classrooms have direct access to the generous external playspaces that surround the building. The three wings meet at the fulcrum of the plan, where the school's main shared facilities, including the double-height, top-lit main hall are located.

Elevationally, a pre-cast concrete wall provides a secure boundary to the public forecourt, whilst vertically aligned metal cladding to the rear hints at the site's military history.

## KEY

- 1 Entry / Admin
- 2 Main Hall
- 3 Library
- 4 KS1 Classbases
- 5 Phase 2 Extension
- 6 KS2 Classbases
- 7 Pre-School
- 8 Reception
- 9 External Play



Section A



Ground Floor Plan



# ALCONBURY 4 : ALCONBURY WEALD PRIMARY SCHOOL



Above: Main Entrance plaza  
Opposite: Internal View of School Library



# ALCONBURY 3: THE CLUB







# PROJECT DIRECTORY

## Client / Owner

Urban & Civic Limited  
Nigel Hugill  
02075691600  
wnh@urbanandcivic.com

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kingslynn@rgcarter.co.uk

## Structural Engineer

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Alan Lloyd  
01223 264688  
pd@peterdann.com

## Timber Frame Specialist

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Magda Szabert  
020 7378 8476  
info@eurban.co.uk

## M&E Engineer

Flatt Consulting  
Mark Sales  
01883 331630  
info@flattconsulting.com

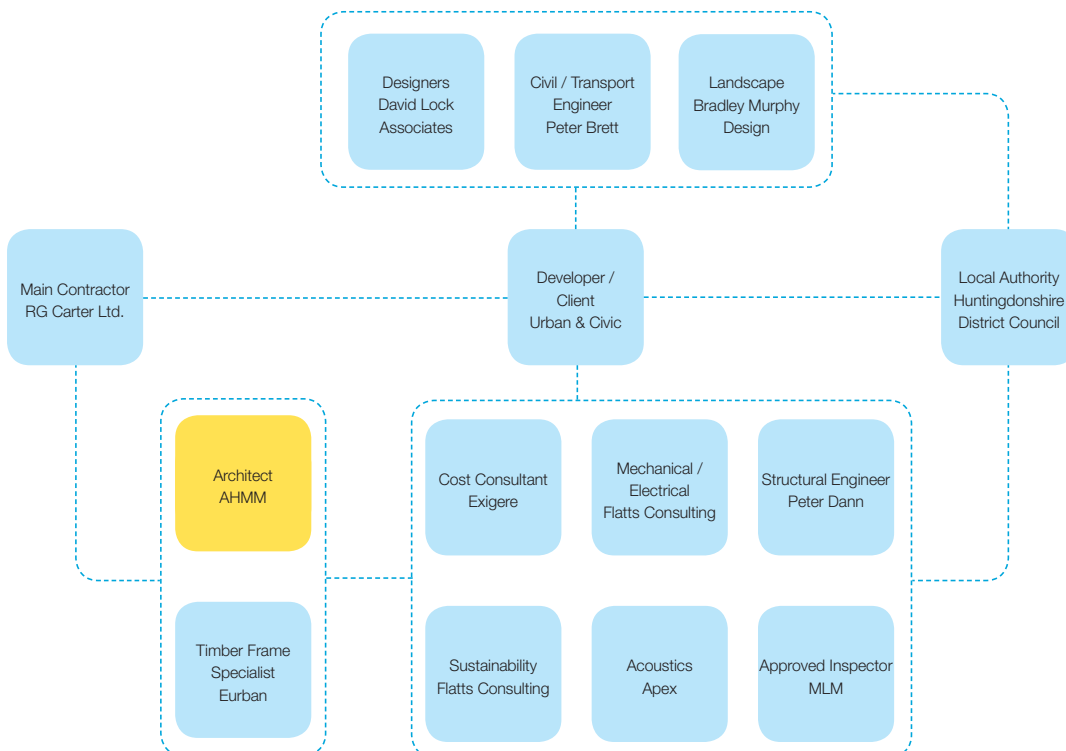
## Quantity Surveyor

Exigere LLP  
Daniel Fryer  
020 7324 6173  
daniel.fryer@exigere.co.uk

## Masterplan

David Lock Associates  
Andy Fisher  
01908 666276  
mail@davidlock.com

# PROJECT TEAM STRUCTURE



# THE CLIENT

## Urban&Civic plc

Urban&Civic Limited, founded in 2009 by Nigel Hugill and Robin Butler, is a private equity backed developer dedicated to enabling and delivering strategic developments in key growth areas of the UK.

Nigel and Robin have a long, distinguished track record in urban and suburban development, having worked together for 20 years at Chelsfield and Lend Lease, they have been responsible for some of Britain's largest, most complex developments at White City and at Stratford City.

Working for Lend Lease, AHMM designed the Chobham Harris Academy, a new All-Ages school in the London 2012 Athletes Village. Prior to this, working with Chelsfield, AHMM designed Westminster Academy, shortlisted for the Stirling Prize in 2008.

The Incubator Building, winner of 2014 BCO Regional and 2015 RIBA East Region Awards, provided a new opportunity for AHMM and Urban & Civic to build on their combined experience of delivering contemporary architecture to signify and catalyze the process of change and re-development.

The Club appears now as a reinforcement of this potential of innovation emphasizing reinterpretation and reinvention.



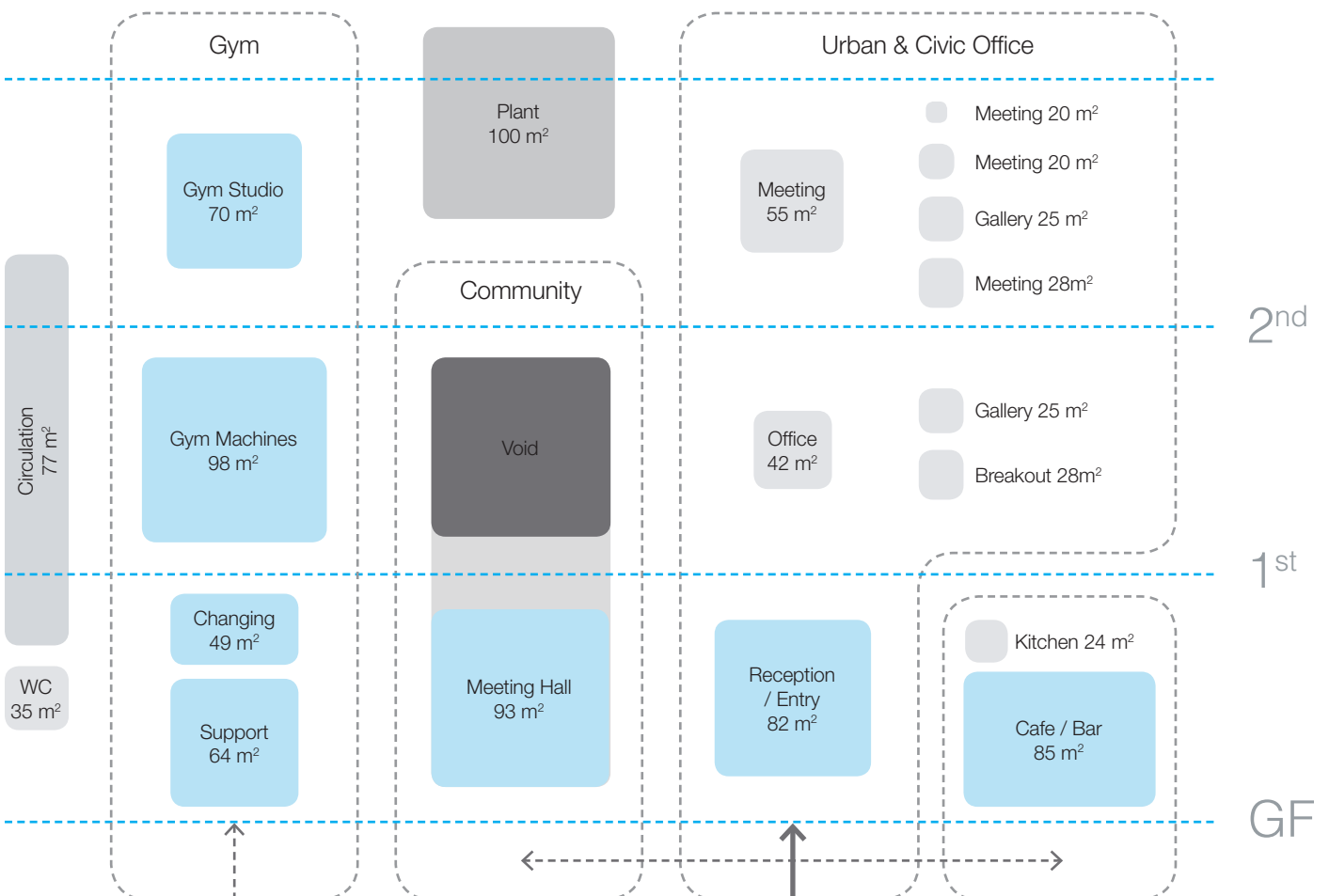
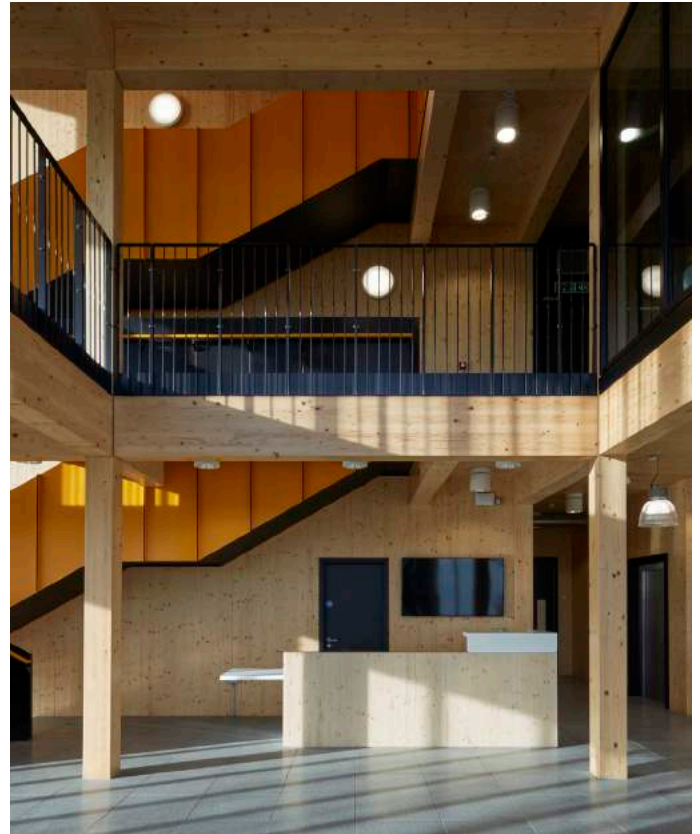
# PROJECT BRIEF

Urban&Civic's brief for Alconbury Weald Club was to create a 1100m<sup>2</sup> flexible mixed-use building, dedicating more than half of its area to community facilities. These community facilities included an events hall, gym and café/bar, supported by various break-out spaces.

The offices of Urban&Civic were also to be located within the Club building. These open plan offices were to be supplemented by their own ancillary facilities and meeting rooms that were to offer panoramic views of the Alconbury Weald masterplan.

Urban&Civic is an ambitious developer committed to high-quality design - this commitment has influenced the design of the building and the choice of high-quality, durable materials used throughout. Understanding that an attractive environment should provide good quality workspace, the office spaces have a restrained architectural language and offer maximum flexibility, allowing for change in order to adapt for future requirements.

Public entry to the building is defined by the double-height cafe & reception area, which represent an important focus of the brief. The finishes, quality of light and scale each contribute to the provision of a welcoming first impression for visitors to Alconbury Weald.



# AREA + COST

Cost Information	Total	£/m2
Cost Information	£2,588,997	£2,307
Shell & Core	£1,829,315	£1,630
Fit Out (exc. furniture & gym)	£759,682	£677
Base date of Costs	13 May 2016	

Total Gross	Total Net	Overall Net:Gross*
1,122 m <sup>2</sup>	876 m <sup>2</sup>	78%
12,069 ft <sup>2</sup>	9,422 ft <sup>2</sup>	

Level	Office		Gym *		Community		Total Net Internal		Non-Net		Total Gross Internal	
GF	86 m <sup>2</sup>	922 ft <sup>2</sup>	97 m <sup>2</sup>	1,044 ft <sup>2</sup>	205 m <sup>2</sup>	2,205 ft <sup>2</sup>	388 m <sup>2</sup>	4,171 ft <sup>2</sup>	66 m <sup>2</sup>	710 ft <sup>2</sup>	454 m <sup>2</sup>	4,885 ft <sup>2</sup>
01	142 m <sup>2</sup>	1,528 ft <sup>2</sup>	107 m <sup>2</sup>	1,152 ft <sup>2</sup>	0 m <sup>2</sup>	0 ft <sup>2</sup>	249 m <sup>2</sup>	2,679 ft <sup>2</sup>	75 m <sup>2</sup>	807 ft <sup>2</sup>	324 m <sup>2</sup>	3,486 ft <sup>2</sup>
02	162 m <sup>2</sup>	1,743 ft <sup>2</sup>	77 m <sup>2</sup>	828 ft <sup>2</sup>	0 m <sup>2</sup>	0 ft <sup>2</sup>	239 m <sup>2</sup>	2,572 ft <sup>2</sup>	105 m <sup>2</sup>	1,130 ft <sup>2</sup>	344 m <sup>2</sup>	3,701 ft <sup>2</sup>
<b>Total</b>	360 m <sup>2</sup>	3,870 ft <sup>2</sup>	281 m <sup>2</sup>	3,023 ft <sup>2</sup>	205 m <sup>2</sup>	2,205 ft <sup>2</sup>	876 m <sup>2</sup>	9,422 ft <sup>2</sup>	246 m <sup>2</sup>	2,647 ft <sup>2</sup>	1,122 m <sup>2</sup>	12,069 ft <sup>2</sup>

\* Gym fit-out changing rooms, WCs and showers included within GIA figure.

# TIMELINE

## **AUGUST 2014**

Prep & Brief  
AHMM Appointed

## **SEPTEMBER 2014**

RIBA Stage 2 : Concept Design  
10 Weeks



## **JANUARY 2014**

RIBA Stage 3 : Detailed Design  
8 weeks



## **FEBRUARY 2015**

Planning Submission

## **APRIL 2015**

Out to Tender

## **MAY 2015**

Planning permission granted  
Construction contract awarded

## **JUNE 2015**



## **JANUARY 2016**

Practical Completion





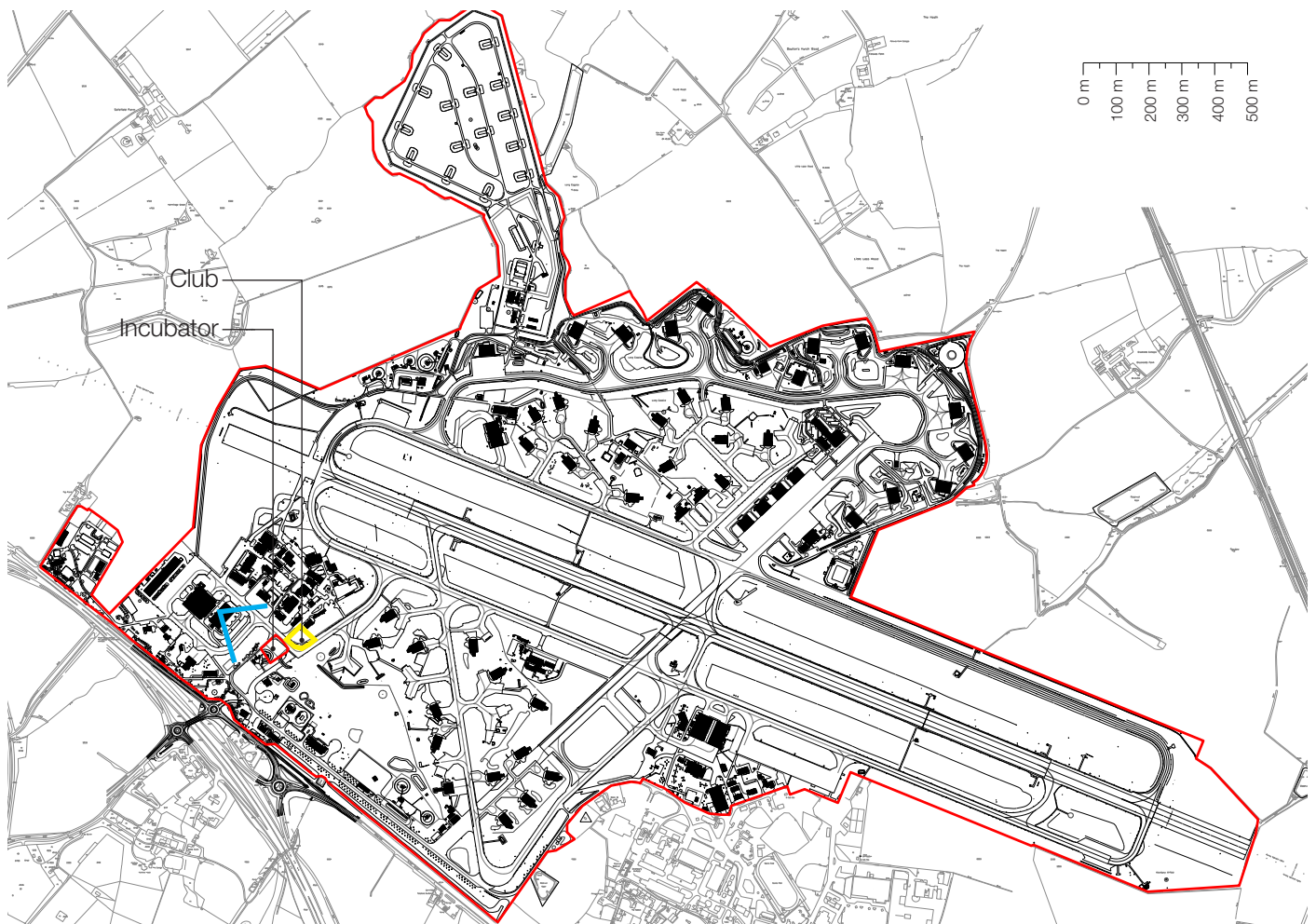
# SITE + CONTEXT

The Club building sits in the centre of the Phase 1 masterplan, and borders the commercial buildings of the enterprise zone and the residential units of Key Phase 1. It has a strong relationship to the proposed cricket pitch, the Watch Tower Green and the existing Grade-II listed Watch Tower building, as well as to the directly adjacent Incubator building.

The important relationship between the proposed Club building and the surrounding context is immediately evident and the work with the Masterplan design team was crucial in designing a building that is appropriately sited in both a residential and commercial context.

The close proximity of the Incubator building allows a dialogue between the two buildings to be self-evident and suggests a palette of materials, formal composition and architecture that is common to both buildings.

Working within the Outline Planning Permission Design Code, the Club and Incubator align their main elevations. Though designed to have no front, side and rear elevations, the Club is orientated toward the residential masterplan, as the Incubator. This ensures that the Club building formally defines the main boulevard and ensures good views over the developing masterplan.



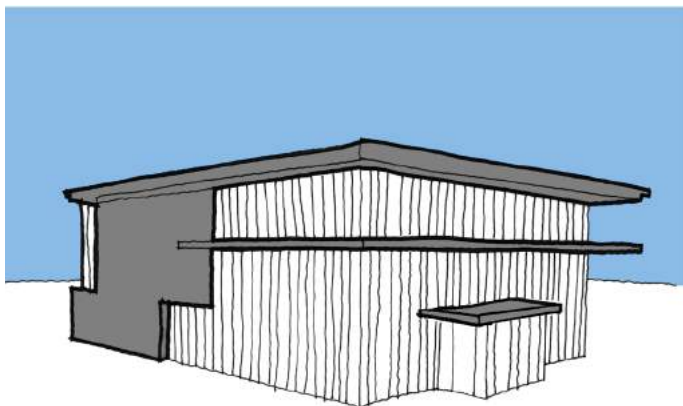
Masterplan Site (Existing) Showing Club & Incubator Locations



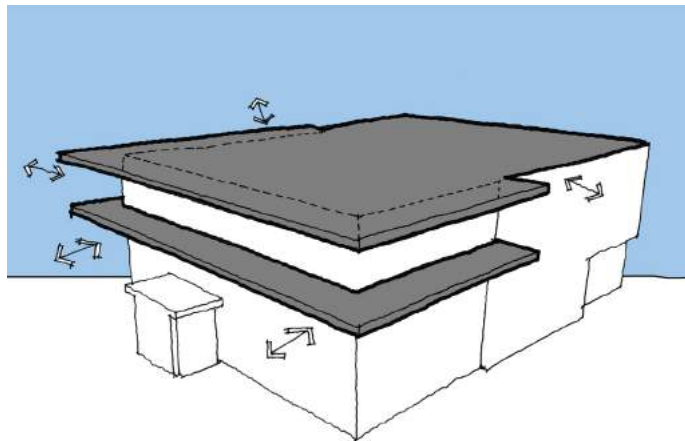


Aerial Photograph Indicating Club & Incubator Plot Locations

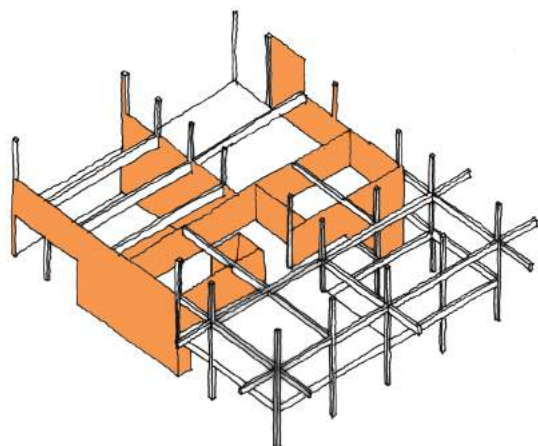
# KEY DESIGN STRATEGIES



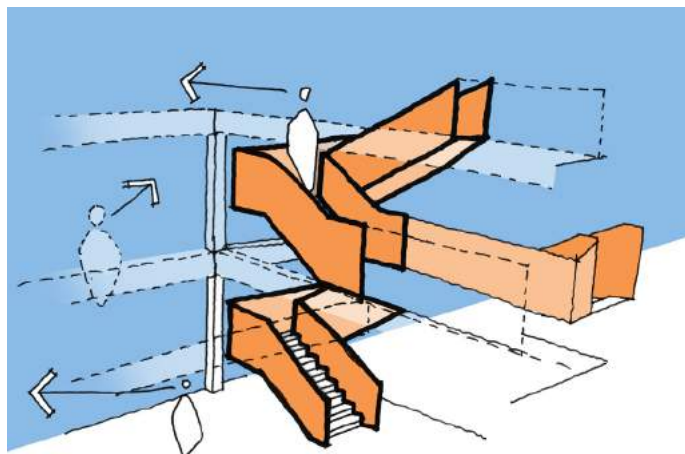
1 Overhanging roofs provide solar shading



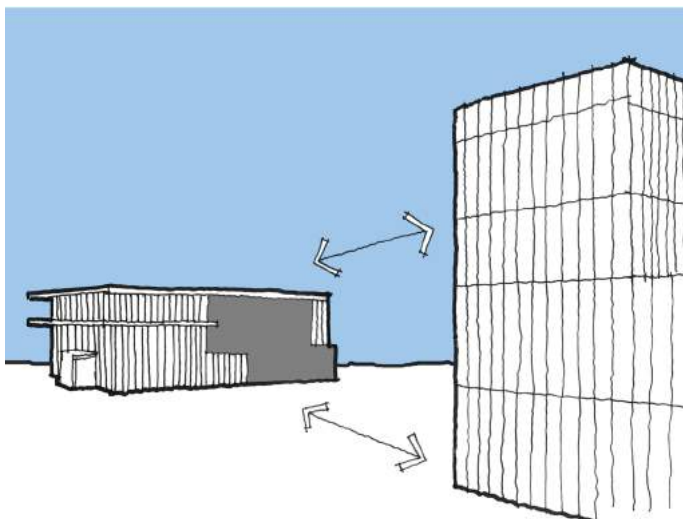
2 Overhanging roofs provide solar shading



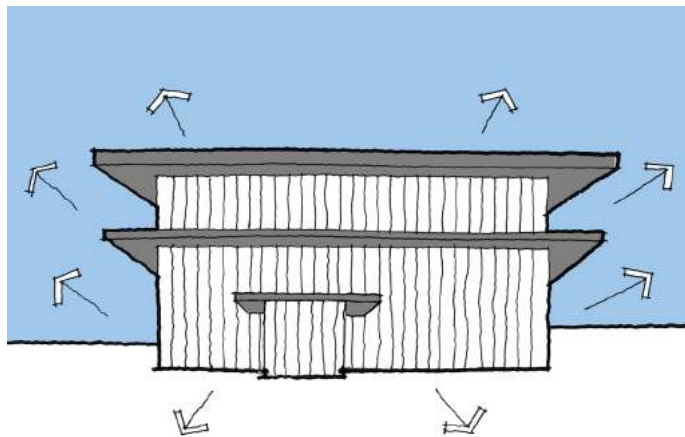
3 Exposed CLT structure



4 Linking staircase and gallery platforms



5 Architectural relationship to neighbouring Incubator



6 Orientated to wider masterplan

# EARLY SKETCHES



South-East view with Incubator Visible



South-West View



Interior Lobby View

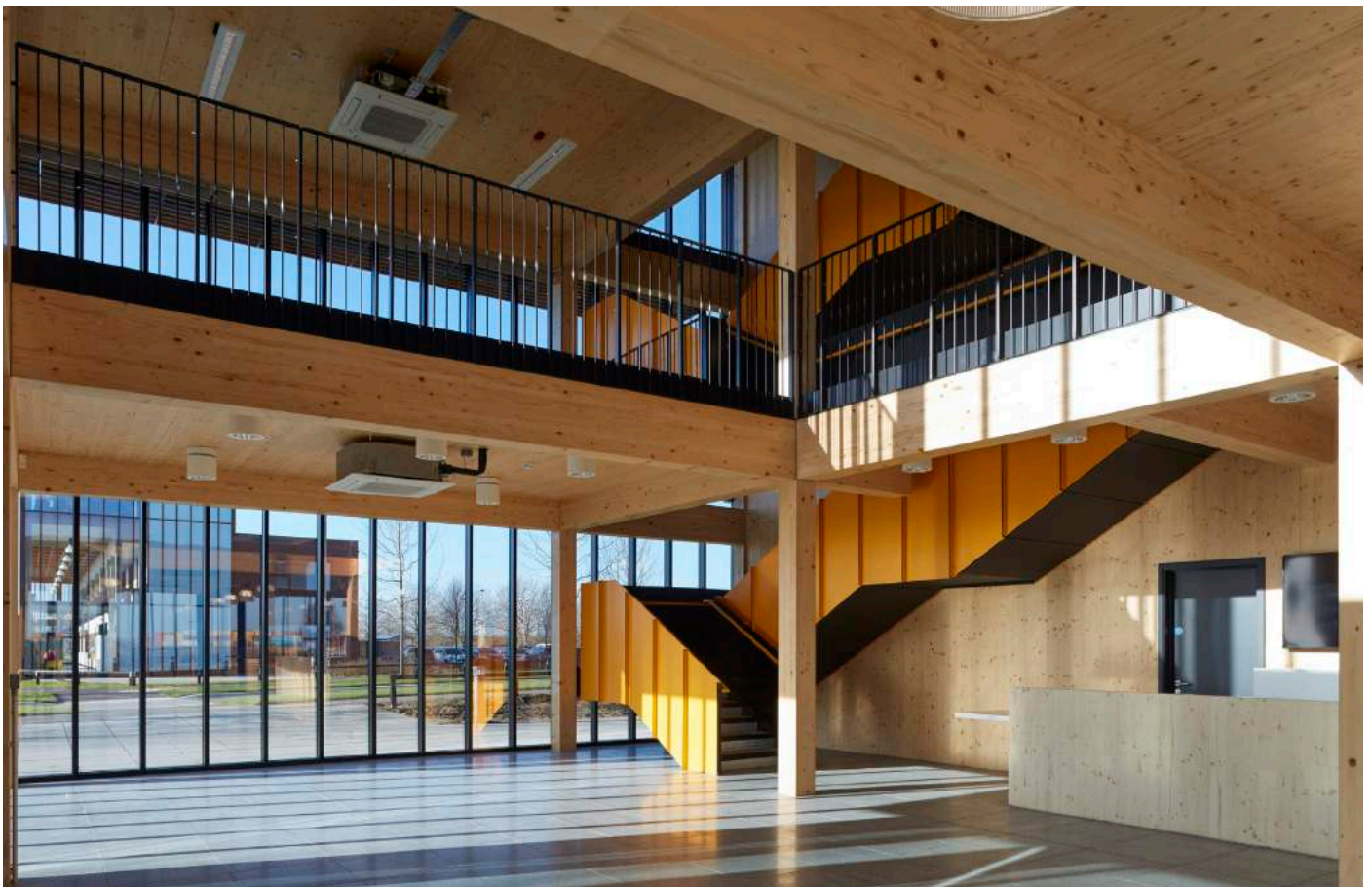
# ACCOMMODATION

The unique programme of Alconbury Weald Club, and its mix of uses - public, semi-public and private define the whole building and its organisational layout. The building is broadly split into four quadrants - with Urban&Civic spaces to the front two sections, the gym to the rear left and the meeting hall to the rear right. The need to separate the circulation for U&C visitors and gym users requires two stairs - a front-of-house stair carrying up through the main entry space and a secondary-back-of-house stair serving the gym. This interlocking of three distinct functions, all sharing a central lift and lobby in-turn informs the interlocking composition of the building's elevation.

An efficient structural grid for a CLT structure helps to define each of the building's space. Circulation space is minimised to ensure that all space in the building is useful. Generous floor to ceiling heights maximise the volume of all spaces, with the CLT slab exposed in all the primary areas.

A double height volume directly above the main entrance of the building gives a sense of drama and depth to the building - inviting all building users to see and experience the building's innovative structure and aesthetic.

Exposed services complement the honest, functional aesthetic of the building but have been carefully considered to ensure that they are appropriately located and set-out as a major architectural element.



Double height main entrance of Alconbury Weald Club

# CLADDING + RELATIONSHIP TO SITE

The site has a rich and layered history of small structures, buildings, taxiways. The shape of the original runway is preserved in the Masterplan to help tell the story of Alconbury.

As with the Incubator building, a key challenge was to design the Club building so that it was architecturally characterful and suitable in size and scale for the developing community of residential and commercial buildings around it.

The Club building was designed to sit as a sibling to the neighbouring Incubator building. The same curtain walling system was used to give commonality between the two buildings and gives a lightweight, transparent front to the building, reflecting the convivial activity of Alconbury Weald.

Similarly, the solid areas of facade are of black timber in both the Incubator and Club building. At the Club, the timber cladding develops the simple horizontal cladding from the Incubator building - the orientation of the cladding is changed to vertical, and depth is given by utilising a slip-and-miss cladding system, akin to Swedish summer cabins.



Black painted timber windmill common to the Cambridgeshire fens



Precedent of profiled timber cladding to Swedish Summer House



Black painted profile timber cladding at Alconbury Weald Club

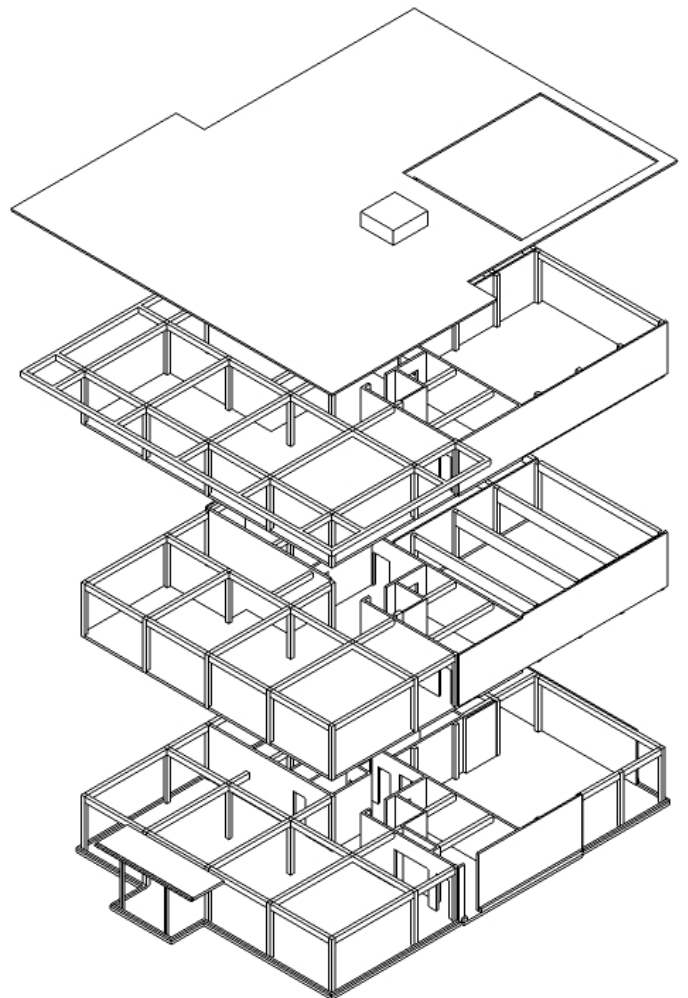
# STRUCTURE

Influenced by the Glulam gallery space that defines the public area of the Incubator, Alconbury Weald Club utilises a fully Cross Laminated Timber (CLT) and Glulam frame, designed with timber-frame specialists Eurban.

The CLT frame brings a number of benefits to the building. Aesthetically, the timber is part of a limited palette of materials, and is exposed wherever possible. Offset by secondary finishes, the composition of the timber with other neutral colours and considered lighting contributes to the welcoming feeling of the Club building.

The CLT frame also has a number of environmental sustainability benefits. The building utilises 2,250 trees worth of timber and it takes just 23.4 minutes to replenish the timber that is sourced from a sustainable / PEFC certified Austrian forest where trees. Additionally, when the building reaches the end of its useful life, 64 homes can be heated for a year by turning the building's structure to wood pellets for use as fuel.

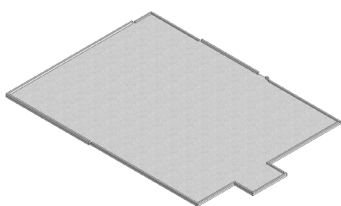
Primarily, the CLT frame allowed an extremely tight construction programme to be met. The prefabricated nature of the CLT frame meant that it took just 6 weeks to install the full structure and required 10 lorry deliveries of timber panels. Just 6 specialist operatives were required to install the full structure.



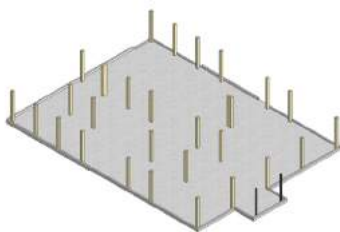
Axonometric diagram of Alconbury Weald Club structural elements by Eurban

# STRUCTURE

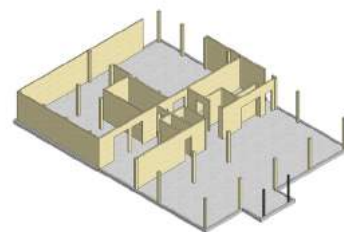
## ASSEMBLY



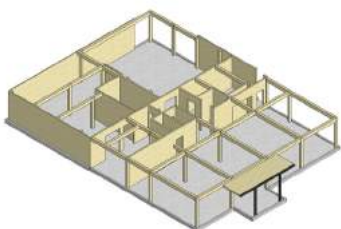
Pouring and curing of structural slab



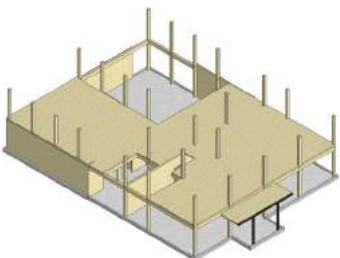
Installation of ground floor glulam columns



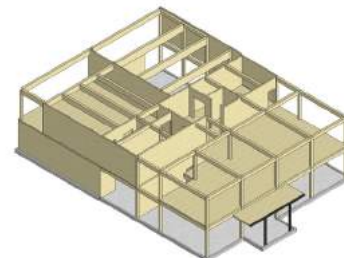
Installation of ground floor structural CLT walls



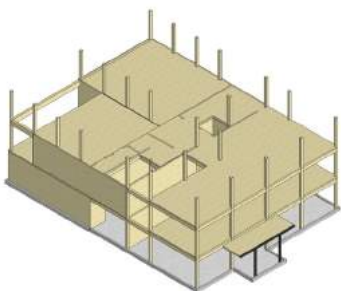
Installation of ground floor structural glulam beams and entry portal canopy



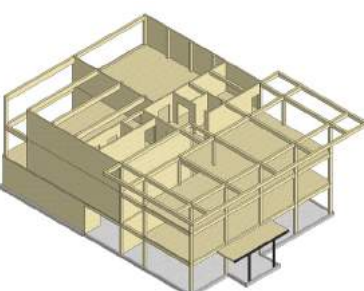
Installation of first floor slab and glulam columns



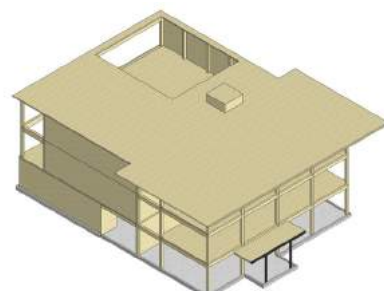
Installation of first floor structural glulam beams



Installation of second floor slab and glulam columns



Installation of second floor structural glulam beams



Installation of roof slab and lift pop-up lid

# SERVICING

## Simple Servicing

As with the Incubator building, a simple servicing strategy was desired. It was determined that a strategy that would allow the users of the building to use the variety of differently programmed spaces. High-levels of comfort cooling are required to high-occupation spaces (such as the gym) whereas the office spaces have localised comfort cooling. The large Meeting Hall space is served by a passive system, wherein air is delivered at low-level before rising to be exhausted directly beneath the external plant room.

The raised access floor allows the distribution of low-level electrical services to office spaces, provides an acoustic plenum and allows high-level services to drop down to the floor below and thus minimise exposed supply feeds.

## Environmental Design

Tall, overhanging louvre canopies at second floor and roof level provide valuable solar shading to fully glazed office spaces but are detailed so as to be part of the architecture, as opposed to an additional 'bolt-on' element.

## Generous Volumes

Tall ceilings, exposed structural slabs and downstand glulam beams result in generous, well lit volumes throughout the building that increases the natural daylight penetration, allows for efficient and even distribution of artificial lighting and gives a more pleasant working environment.



Urban&Civic office space at Alconbury Weald Club showing cassette units fed from raised floor zone above



# MATERIALS + METHODS OF CONSTRUCTION

## CLT Frame

The Cross Laminated Timber frame sits on a concrete ground floor slab. The CLT frame has aesthetic, sustainable and notably, construction benefits.

The pre-fabricated nature of the CLT frame means that the building frame could be assembled in 6 weeks, enabling the project's tight construction programme to be met.

## Transparent : Curtain Walling

The curtain walling matches the module and set-out of the neighbouring Incubator building and ensures that both buildings sit as siblings. The glazed front of the building provides a definitive front to the building and provides panoramic views over the whole Alconbury Weald masterplan.

## Solid : Timber Cladding

The black, vacuum-painted, factory-finished Scottish Larch timber battens are used as rainscreen cladding around the CLT structural frame. Whereas on the Incubator building the timber cladding lies flat and horizontal, the Club building's cladding is aligned vertically in a profiled arrangement.

## Finshes

The internal finishes of the Club building are generally self-finishes and are selected to encourage a robust functional aesthetic. This contributes to reducing the building's maintenance and refurbishment strategy.



# LANDSCAPING

The landscaping around the Club building has been designed by Bradley Murphy Design, as part of their works considering the masterplan-wide landscaping strategy.

The Club building is sited in a significant area of external landscaping. The site includes car and cycle parking that is designed to incorporate its own soft landscaping and planting in order to integrate these features within the wider site.

Hard landscaping around the building is provided to give safe access around the building and to allow the ground floor cafe to spill-out onto the lawn and the neighbouring petanque pitch which itself has a direct relationship to the Watch Tower Green.

Amenity and hedgerow planting provides a level of separation between adjacent highway corridors and guide pedestrian movement from crossing points to the building entrances.



Illustrative Site Plan with landscaping features highlighted

# SUSTAINABILITY

An important ambition for the project was to ensure that it was environmentally sustainable and aimed to achieve a BREEAM Very Good rating. The developing nature of the wider Alconbury Weald masterplan limited the ability to achieve some BREEAM points, (such as public transport, access to local amenities, etc) which are easily achieved in buildings within more established urban contexts. This in turn limited the ability to achieve a higher BREEAM rating.

Sustainable design was a key consideration through the design development, with features such as the building's solar shading being integrated into the architectural proposal.

Central to the building's sustainability strategy is the use of Cross Laminated Timber which forms the primary structural frame. CLT brings a number of sustainability advantages; it is a renewable material that stores carbon through its usable lifespan, it is a natural thermal insulator that avoids thermal bridging and forms an airtight envelope; as it is a relatively lightweight material with less need for deep foundations with high embodied energy. The CLT and Glulam frame is from a sustainable source where the trees taken to produce the panels are replaced and renewed. Pre-fabricated CLT panels reduce site waste, and surplus material was made into bespoke furniture for the building.

## Energy performance

The overall U-value of the building exceeds Part L requirements, partly due to the use of a CLT/Glulam frame, in companion with the flat foundation concrete slab that has the additional advantage of high thermal mass that works in tandem with a mixed model ventilation system.

The glazed cladding bays permit daylight penetration into the office and meeting room spaces and enhance visual connection with the building, encouraging interaction and chance encounters.

A solar-shading canopy and anti-glare blinds were introduced to the southern and western elevation to reduce overheating to the glazed areas of the building. Whilst natural ventilation was not achievable due to the programmatic nature of the building, passive ventilation is used wherever possible and the user controlled mechanical ventilation exceeds building regulations and complies with the sustainability statement of the outline planning permission. Moreover, air source heat pumps aim to contribute at least 10% of the building's total energy requirement.

## Social sustainability

Electric car charging bays, public transport access and a dedicated cycle store all promote community use, designed to be accessible to all. During works on site, the main contractor worked towards maximising the local supply of materials and work force.

New landscaping and wildflowers enhance the building's surroundings and promote biodiversity across the site.

Gross Floor Area: 1,122 m <sup>2</sup>	Treated Floor Area: 1,122 m <sup>2</sup>	
Annual energy demand and CO <sub>2</sub> emissions for heating	11.25 kWh/m <sup>2</sup>	5.82 kgCO <sub>2</sub> /m <sup>2</sup>
Annual energy demand and CO <sub>2</sub> emissions for cooling	2.48 kWh/m <sup>2</sup>	1.28 kgCO <sub>2</sub> /m <sup>2</sup>
Annual energy demand and CO <sub>2</sub> emissions for electricity	233 kWh/m <sup>2</sup>	38.7kgCO <sub>2</sub> /m <sup>2</sup>
Total annual CO <sub>2</sub> emissions / m <sup>2</sup> treated floor area	32.72 kWh/m <sup>2</sup>	16.92 kgCO <sub>2</sub> /m <sup>2</sup>
Airtightness test (average)	2.13 m <sup>3</sup> /hr/m <sup>2</sup> @ 50pa	
EPC Rating	B (29)	
BREEAM Rating	Very Good	

# VISUALISATIONS



External view from South-East



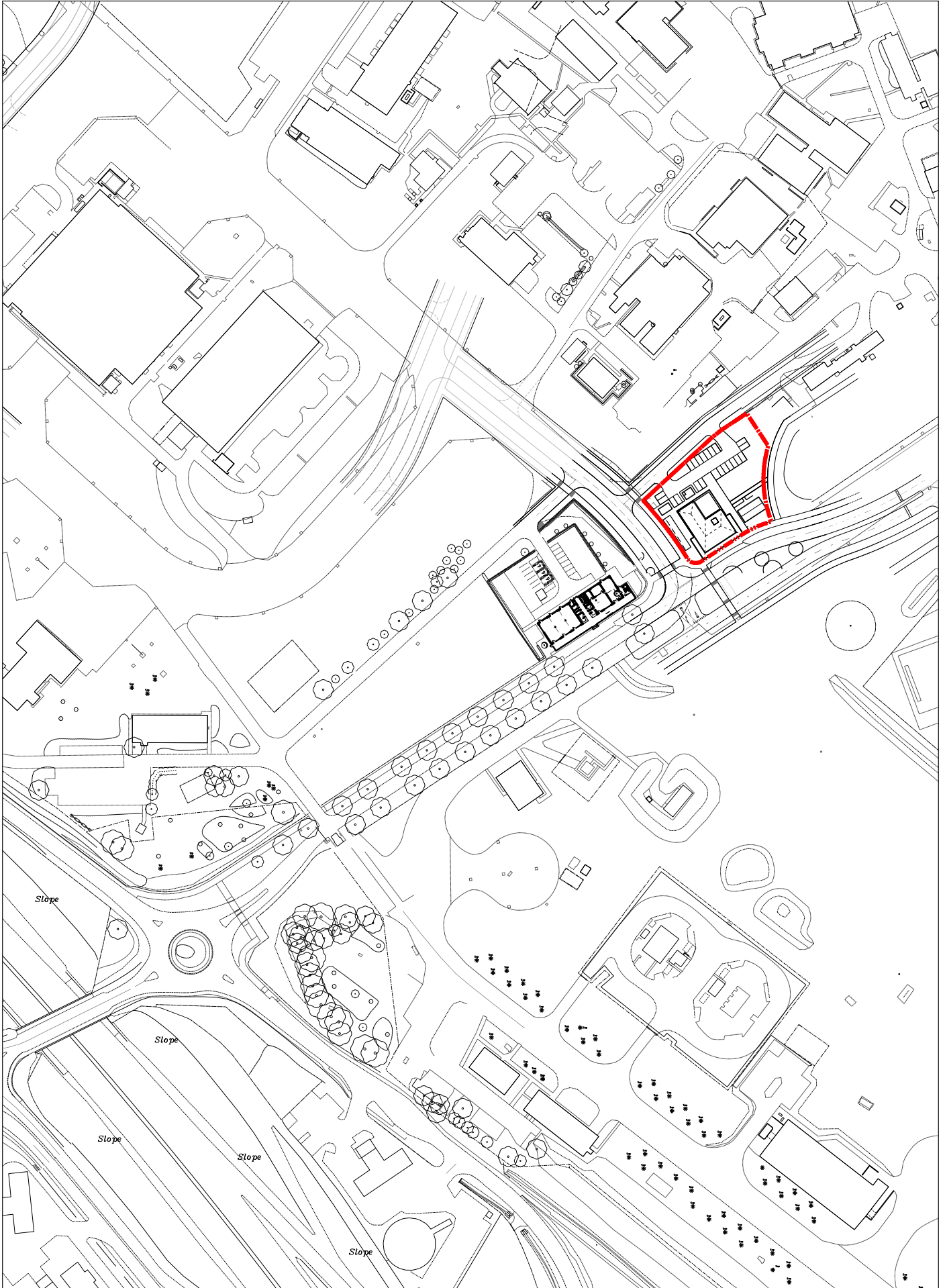
Internal view of main entrance and reception



# DRAWINGS

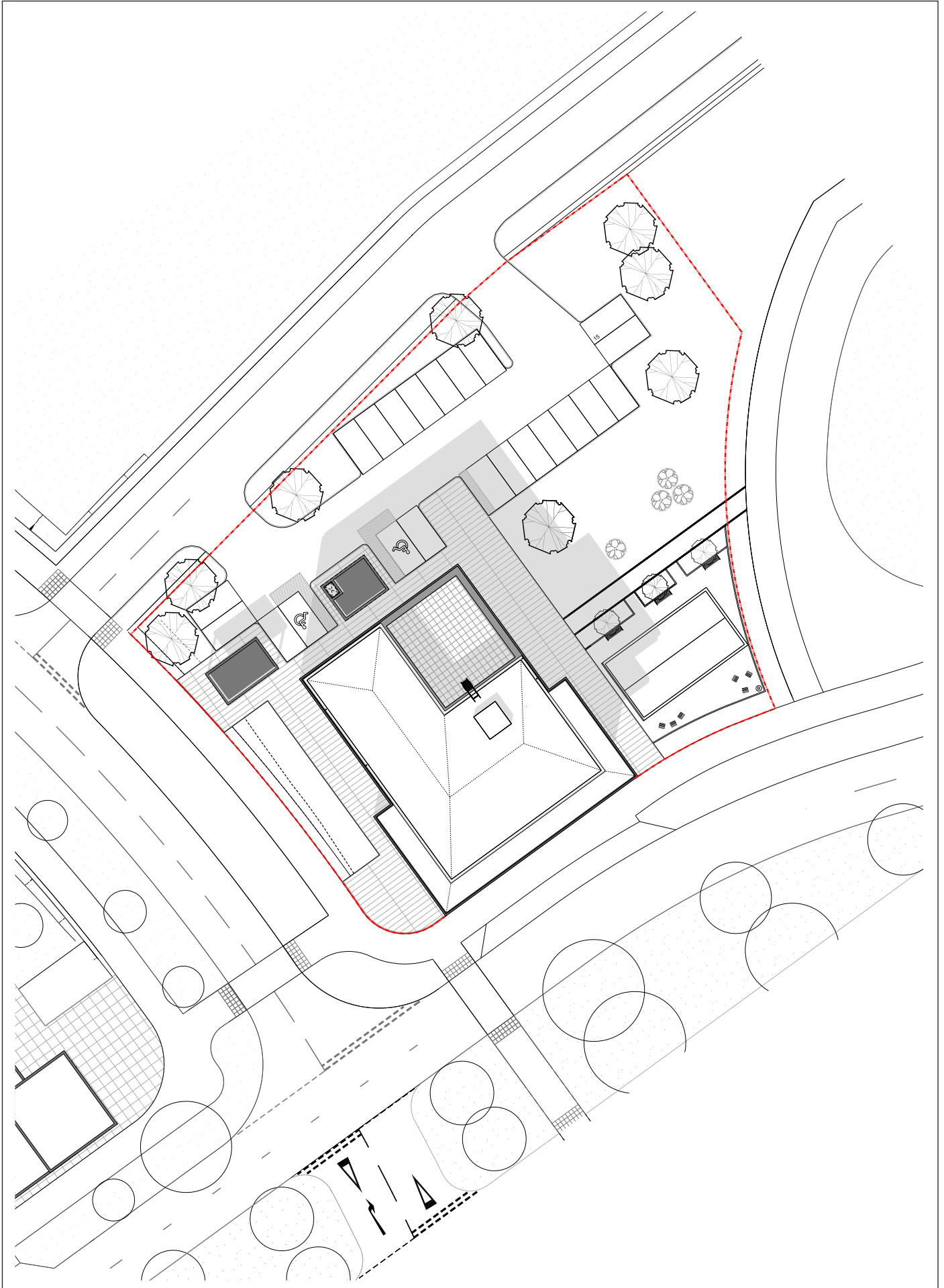


Location Plan 1:1250

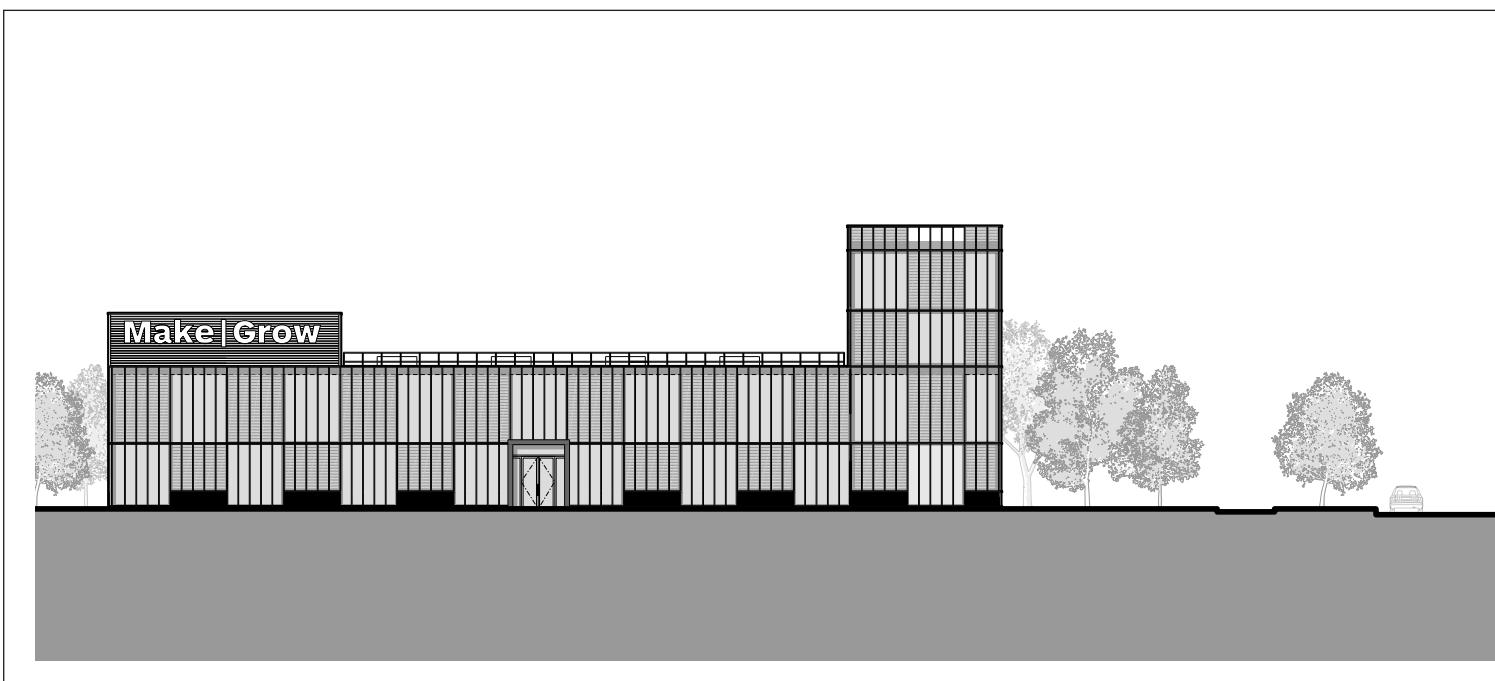
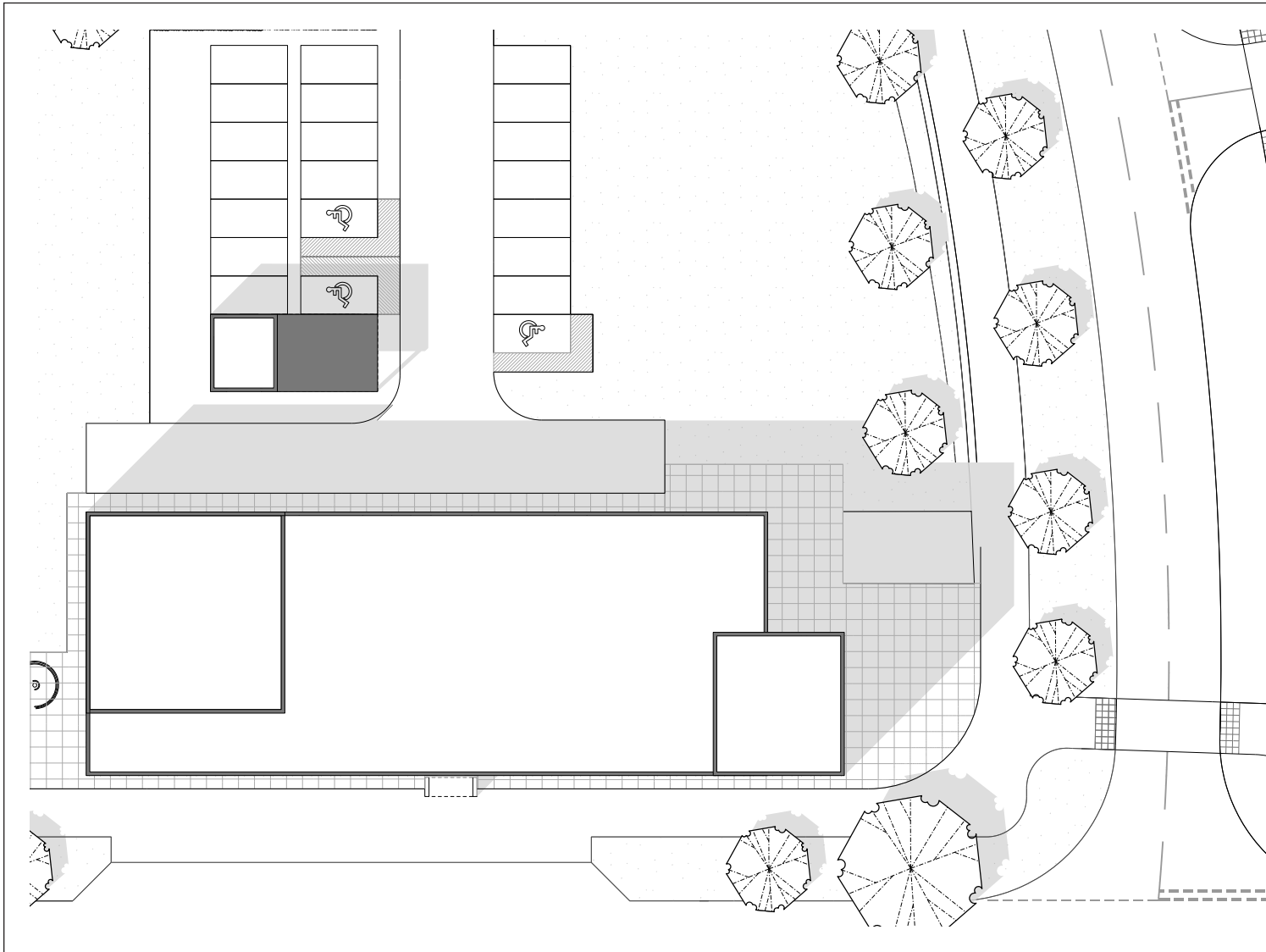




Site Plan 1:500



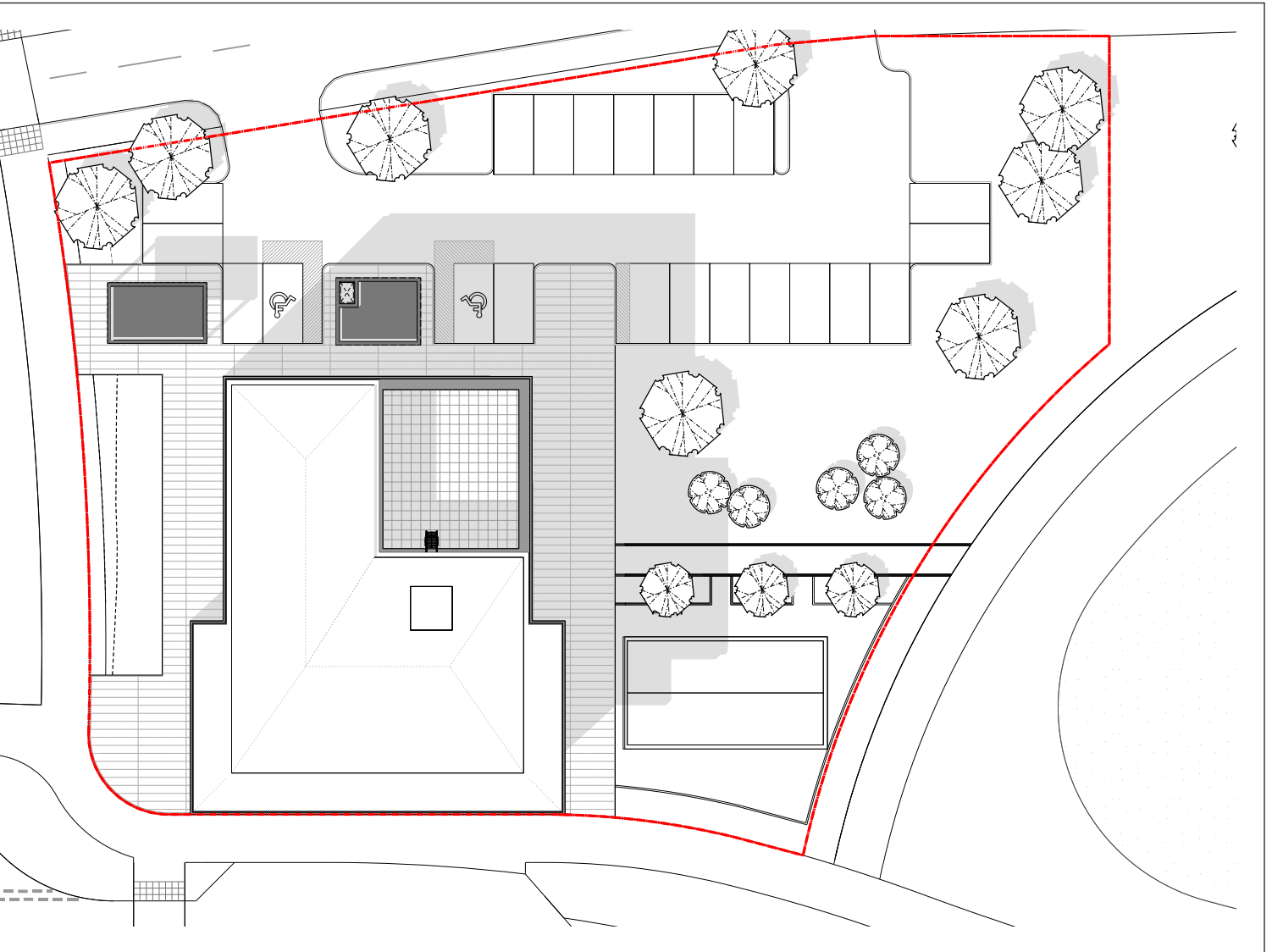
# DRAWINGS



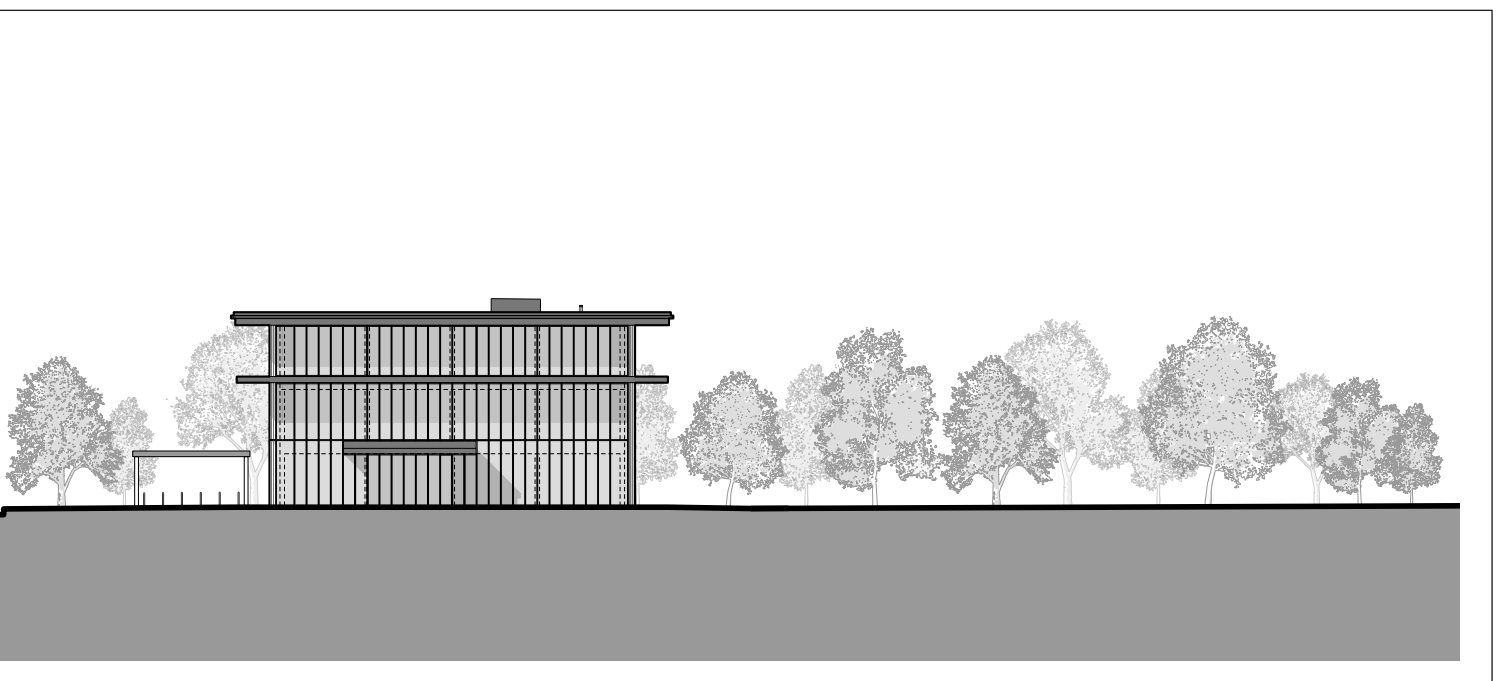




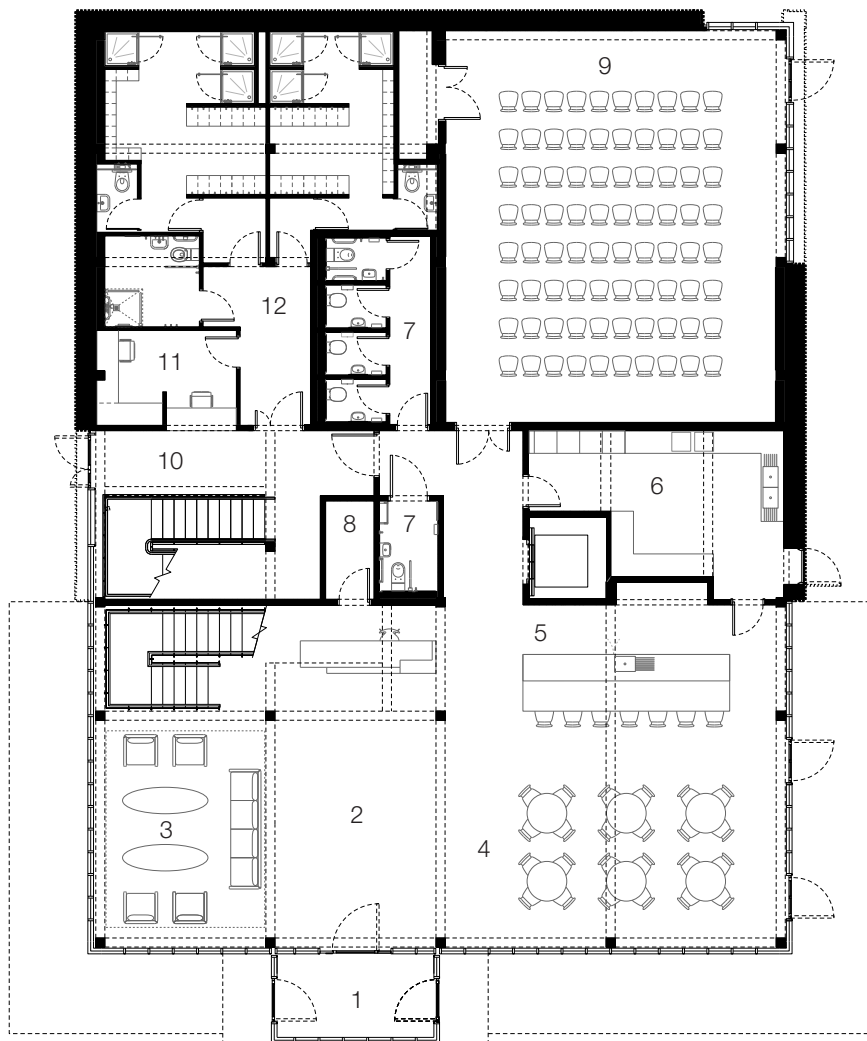
Context Plan 1:400



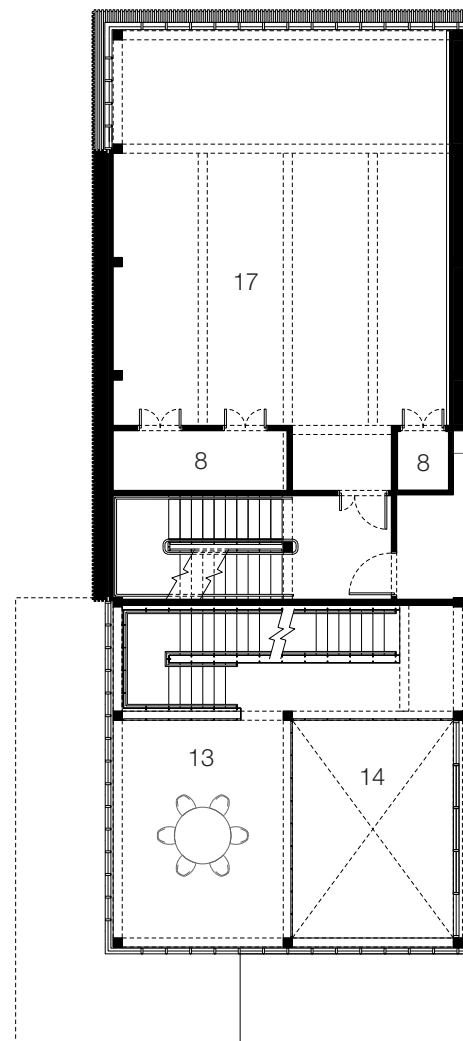
Context Section 1:400



# DRAWINGS



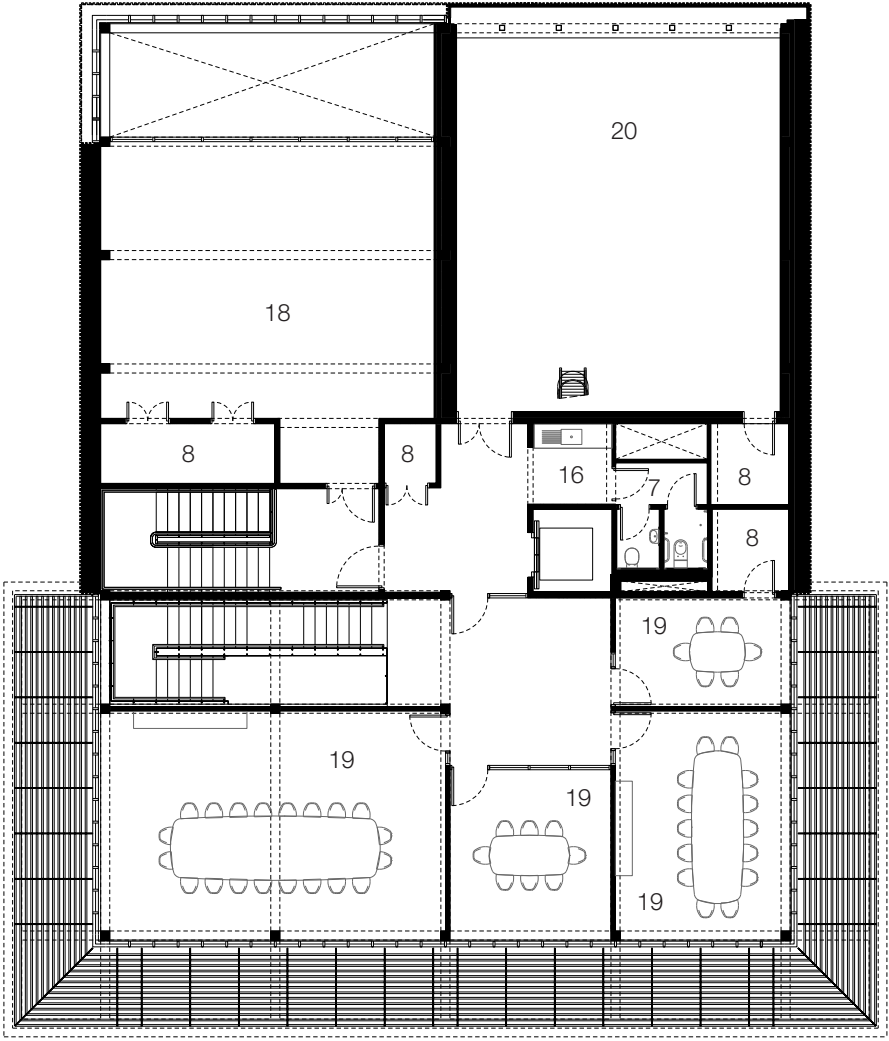
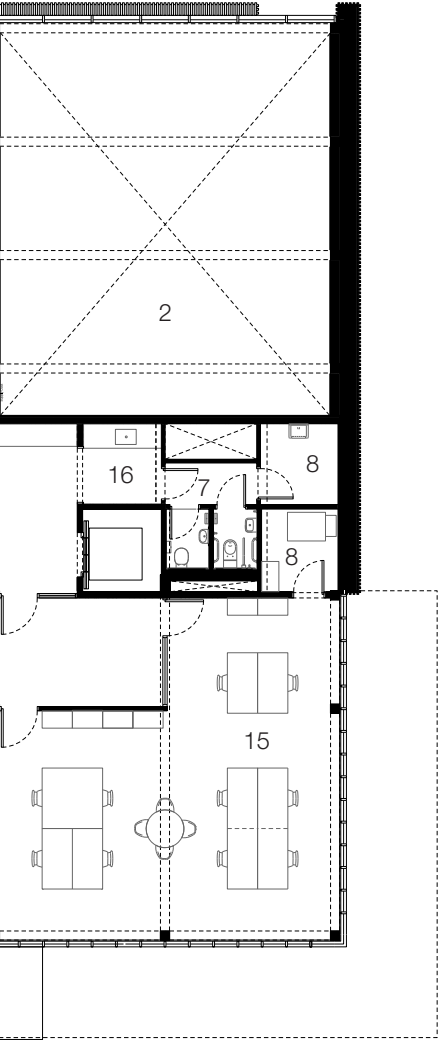
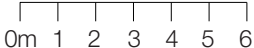
Ground Floor Plan



First Floor Plan

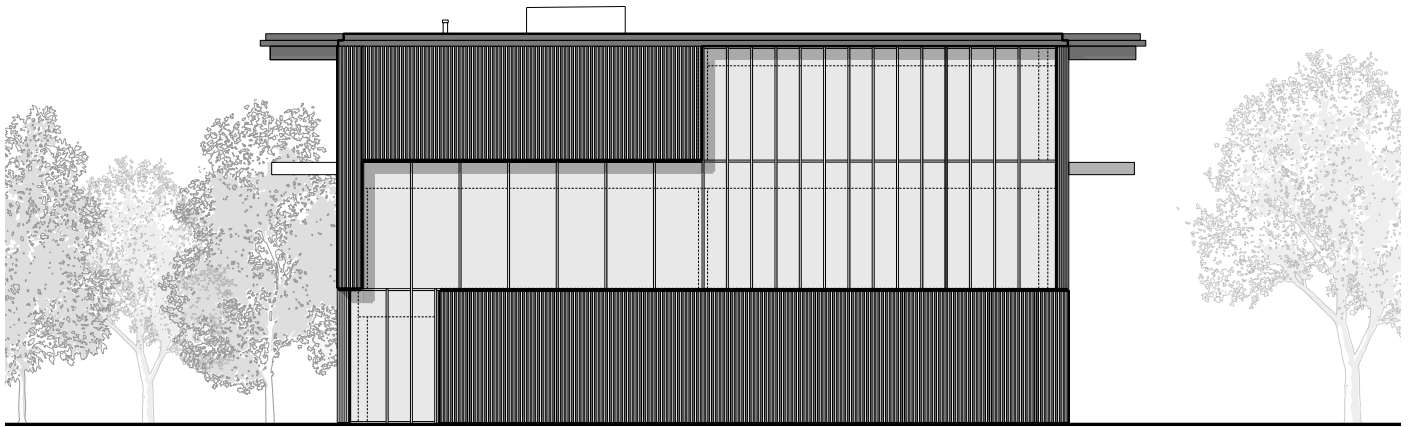
KEY

- 1 Draft Lobby
- 2 Entry
- 3 Waiting
- 4 Cafe
- 5 Servery
- 6 Kitchen
- 7 WC / Shower
- 8 Store
- 9 Meeting Hall
- 10 Gym Entry
- 11 Gym Reception
- 12 Gym Changing
- 13 Gallery
- 14 Void
- 15 U&C Offices
- 16 Kitchenette
- 17 Gym Machines
- 18 Gym Studio
- 19 Meeting Room
- 20 Plant



Second Floor Plan

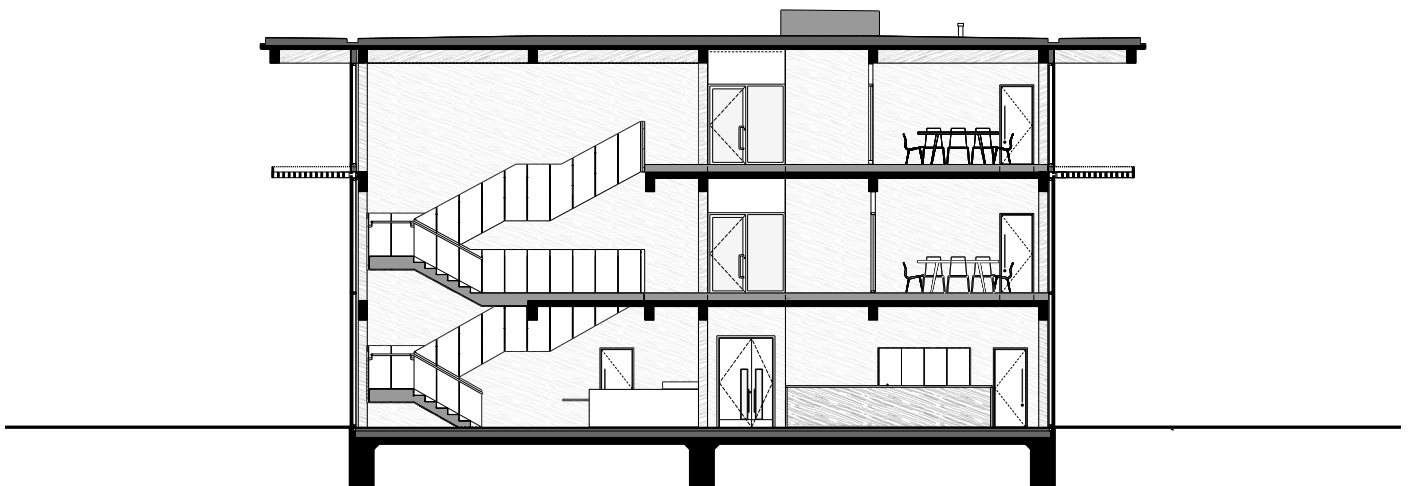
# DRAWINGS



North Elevation



South Elevation



Short Section

0m 1 2 3 4 5 6



East Elevation



West Elevation



Long Section

# FINAL PHOTOS



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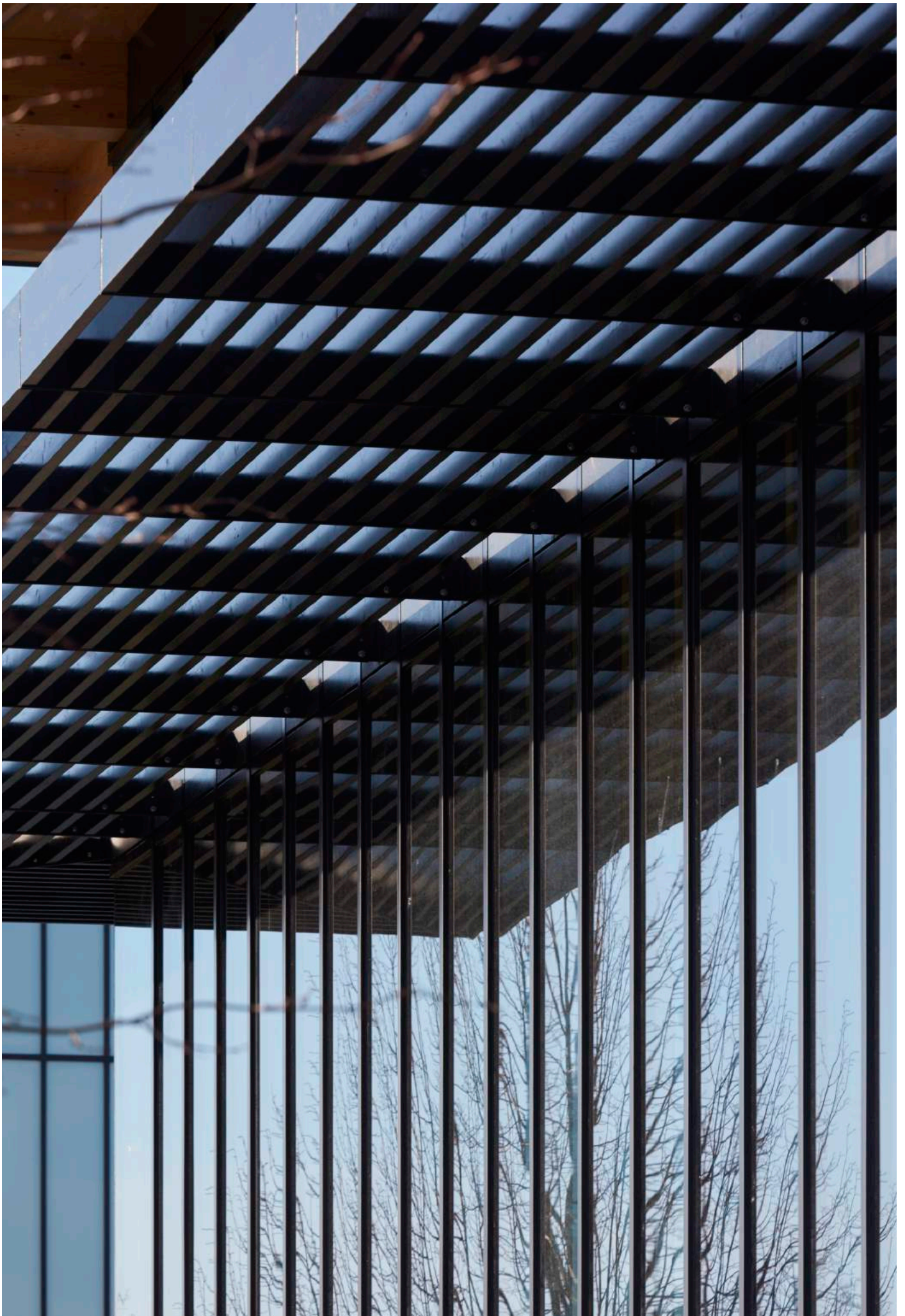


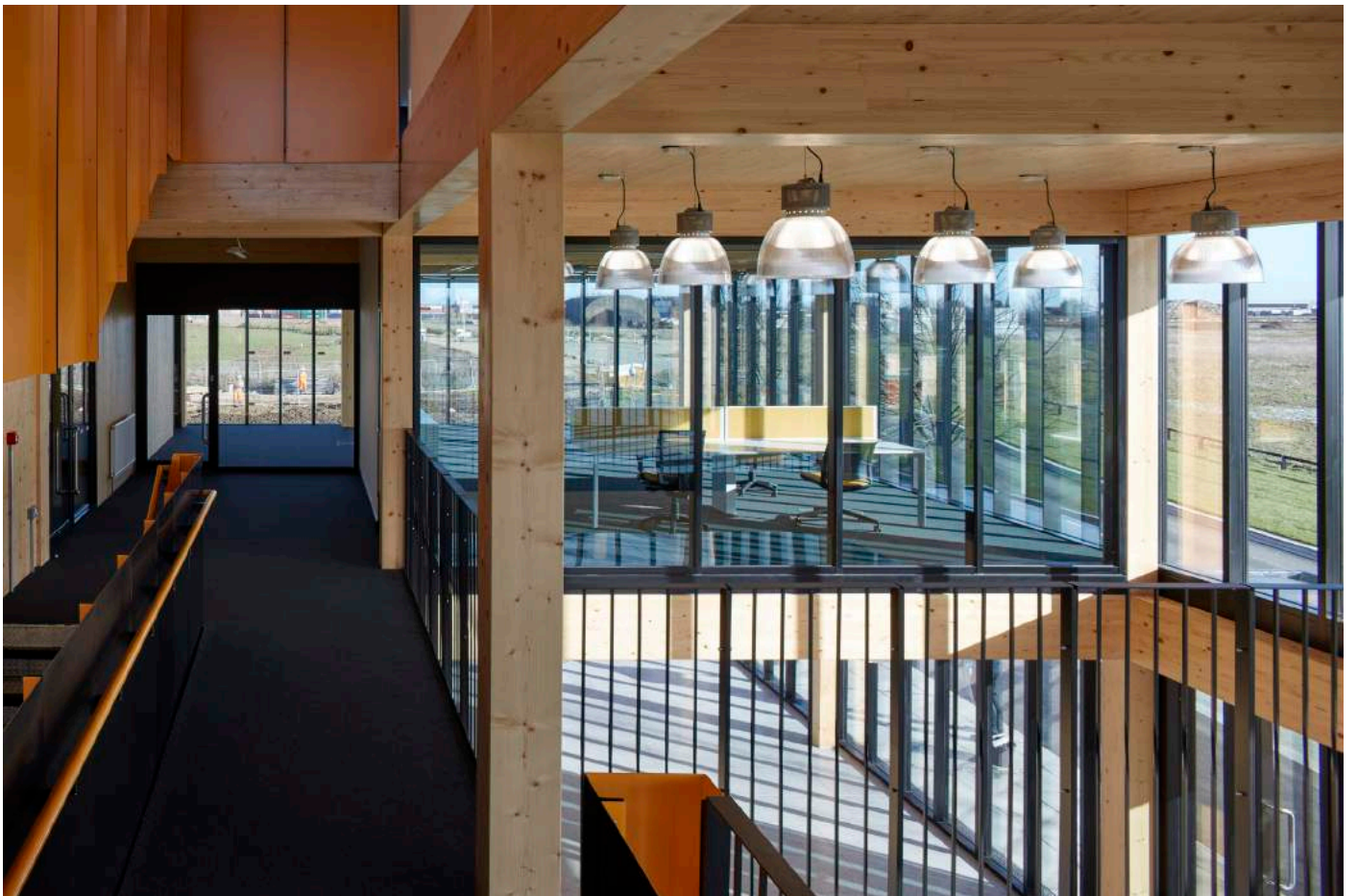
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