

New Council Office – Fact Sheet

P04-04/7/23-AR

Lead Designer: **Arc Partnership**
Project Management: **Arc Partnership**
Quantity Surveying: **Arc Partnership**
Contractor: **Balfour Beatty**

Address: **Top Wighay Farm, Land East of A611, Annesley Road, near Hucknall**



OVERVIEW

1. Gateway design/development – serving as a catalyst for social and economic development for the wider Top Wighay Farm Development.
2. Designed in accordance with industry office standards.
3. Reduces the impact of Council operations on the environment, by decreasing the Council's carbon footprint (low cost in use to help minimise revenue costs)
4. Designed with consideration to the environment and sustainability.
5. Designed to the BREEAM Excellent standard
6. Provides high quality and flexible working space.
7. Increases operational efficiencies through integrated and flexible working arrangements.
8. Promotes health and wellbeing through an improved working environment
9. Provides high quality external space that benefits the buildings users and natural environment.

SITE

The office plot is approximately 1.3 hectares (3.2 acres).

Access to the site is via two points;

- 1) A main vehicular site entrance with adjacent pedestrian access – off the north-eastern office plot boundary which is served via a spur from a new roundabout. This new roundabout is located approximately 120m from the A611 signalised junction along the masterplan loop road. Both the vehicular and pedestrian access points are gated. The powered vehicular gates will be open during office hours and card controlled outside of office hours. The pedestrian gate, open during office hours, will be card controlled outside of office hours.

- 2) A gated public pedestrian entrance approximately 60m from the signalised junction on the A611. This access will be open during office hours, and card controlled outside of office hours.

The staff car park is secured by controlled barriers, with a smaller car park for visitors and blue badge holders. Electric vehicle charging is provided in both locations with future provision for expansion using pre-installed underground ducts.

Provision is made for secure covered cycle, motorcycle storage and bins, within a service yard located to the rear of the site.

The site will benefit from high quality native species trees and hedges, rain gardens to support the sustainable water management strategy, wildflower meadow and low-flowering amenity lawn which will support biodiversity whilst providing a high-quality external area for staff.

Quality landscaped external grounds surround the office building and include seating and lawned areas for formal civic and ceremonial events. Flagpoles are located to the northeast of the building and visible from the loop road within a secure landscaped staff amenity zone.

BUILDING

The building provides 3,500 sqm of multi-use office space with associated ancillary accommodation and meeting rooms over 3 floors for Nottinghamshire County Council.

The building, which achieves an Energy Performance Certificate of A+, has been designed to operate without fossil fuels and helps support the Council's move towards a net zero in operation corporate estate.

The building has been assessed using Building Regulations Approved Document Part L Conservation of Fuel and Power Volume 2: Buildings other than dwellings; 2021 edition incorporating 2023 amendments.

ENVIRONMENT and SUSTAINABILITY

The design has been developed to achieve a BREEAM (Building Research Establishment Environmental Assessment Method) Excellent standard, classifying the proposed building as being in the top 10% of new non-domestic buildings in the UK.

It uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use, across a very broad range of sustainability issues in nine categories:

- Management (of the design and construction),
- Health and Wellbeing (of those using the building and site),
- Energy (low and efficient consumption in building use, onsite generation etc),
- Transport (provision of sustainable measures),
- Water (low and efficient consumption),
- Materials (responsible sourcing, efficient usage and robust detailing to maintain lifespan),
- Waste (generated in construction and operation),
- Land Use and Ecology (managing and enhancing existing ecology) and
- Pollution (reduction of air, surface water, light and noise pollution).

Informed by BREEAM, the project and design employ a range of strategies and features set out below to help reduce operational energy consumption, carbon emissions, maintenance and running costs, and have influenced the building's overall design and layout.

- A low carbon design solution, using passive techniques to reduce energy consumption and minimise the risk of overheating.
- Consideration of building fabric and use of robust material and specifications, including high levels of insulation, airtightness, window design, use of natural daylighting, solar shading, and use of efficient Building Services.
- An all-electric servicing strategy, meaning that as the national grid gradually decarbonises, the carbon emissions associated with the building will reduce.
- On-site renewable energy generation through the use of Photo-Voltaic (PV) panels - split across a 350m² roof mounted array and a 250m² ground mounted array, generating approximately 88,000 kWh/yr,
- On-site renewable energy generation through the use of high efficiency Air Source Heat Pumps
- Utilisation of low temperature heating systems
- CO₂ controlled mechanical ventilation with heat recovery (MVHR) thus reducing the heating system and energy demand of the building.
- LED Lighting with room absence detection and local dimming to daylight areas and switched zoning for desk configurations.
- Local Room Temperature Control
- Building management system for energy monitoring
- The promotion of sustainable modes of transport through secure cycle storage, showers, lockers.
- 13 No number Electric Vehicle charging points with infrastructure for future expansion.
- Extensive biodiversity enhancements through the choice and range of planting e.g., wildflower, native hedgerows/trees etc.
- Acoustics - Optimised to create a comfortable working environment.
- Plan for Adaptation - Designs developed to allow future flexibility and disassembly, reducing future wastage.
- Capturing surface water contaminants on site, preventing these polluting natural watercourses.
- Monitoring - Enhanced monitoring of energy and water consumption.
- Best practice and Responsible Procurement and Construction Management practices

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SITE PLAN



- | | | | |
|--|--|-------------------------------------|-------------------------------|
| 1. Vehicular Access | 6. Staff Amenity Area
Landscape/Flagpoles | 11. Cycle/Motorcycle/Bin
Storage | 16. Signalised Junction |
| 2. Card controlled car
park access. | 7. Staff Amenity Area | 12. Service Yard | 17. Employment Land Plot E2 |
| 3. Staff Parking | 8. Public Entry Point | 13. Sub Station | 18. Proposed Housing Plot |
| 4. Visitor Parking | 9. Public Path link | 14. Security Boundary Fence | 19. Proposed Housing Plot |
| 5. Landscape Zone | 10. Wildflower Meadow | 15. Roundabout | 20. Office Entrance |
| | | | 21. Main Building |
| | | | 22. Site Photo-Voltaic Panels |



FLOOR PLANS

GROUND FLOOR



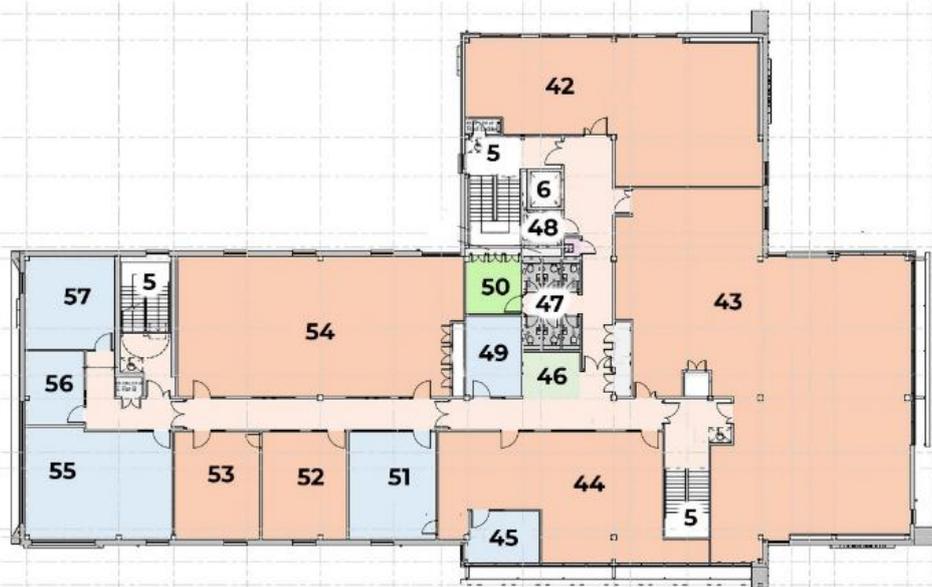
1. Entrance Lobby
2. Changing Places WC
3. Reception / Staff WC
4. FM Office / Store
5. Stair
6. Lift
7. Accessible WC
8. Access Barriers
9. IT Help Desk / Workroom
10. Seating / Vending Area
11. Multi-Use Space
12. Chair / IT Store
13. Meeting Room
14. WCs
15. Showers/Changing
16. IT Server Room
17. CSC Offices
18. CSC Offices
19. Store
20. Prep Kitchen
21. Plant Rooms

FIRST FLOOR



22. Meeting Room
23. Meeting Room
24. Meeting Room
25. Meeting Room
26. Staff Room
27. Gallery Area
28. AV Room
29. Meeting Room
30. Tea Point
31. WCs
32. Accessible WC
33. IT Server Room
34. Repro Room
35. Opposition Offices
36. Meeting Room
37. Opposition Offices
38. Meeting Room
39. Meeting Room
40. Meeting Room
41. Meeting Room

SECOND FLOOR



42. SLT, Democratic Services and Comms
43. MASH Offices
44. Offices - CLT
45. Meeting Room
46. Tea Point
47. WCs
48. Accessible WC
49. Meeting room
50. IT Server Room
51. Office
52. Administration
53. Administration
54. Administration
55. Meeting Room
56. Meeting Room
57. Meeting Room