

Description

- ◆ £7.8m facility to provide office, research development and light industrial uses in Plymouth at the gateway to the Marine Industries campus with ERDF funding
- ◆ The building comprises offices (B1) and two rows of industrial units (B2) at the entrance to the site, which is planned to become a world class hub for marine industries
- ◆ The two and three-storey buildings have been designed to offer flexible office and workshop space and have been arranged in parallel to reflect the historic nature of South Yard as well as the street pattern just outside its boundaries
- ◆ Building 1 is office accommodation arranged over three floors covering an area of 1,710m². The ground, first and second floors have four work spaces with shared toilet and shower facilities. A plant room is located at roof level, partially hidden in the roof void. The ground floor is specially designed to be adaptable for laboratories, should businesses need testing facilities
- ◆ Buildings 2 and 3 are more industrial in nature with internal area of 662m² each and capacity to take a mezzanine floor, aligned to the “Blue Tech” and “Core Marine” industries sub-sectors and technologies. The buildings can be let as one unit or up to seven individual units depending on business demand. Each unit has large six metre high roller shutter doors to make the units adaptable if businesses need to work on large equipment or plant
- ◆ External landscaping design developed to reflect the site maritime heritage, whilst providing safe vehicular movement and adequate parking for up to 60 vehicles
- ◆ Scheme developed to BREEAM Excellent environmental standards.



Involvement

- ◆ Detailed design of building mechanical and electrical engineering services including full production of detailed design information in Revit MEP to inform the Building Information Model, thermal model, daylight model and low and zero carbon study
- ◆ Complete load assessments and infrastructure review, identifying site diversions to accommodate the works, and infrastructure provision required to suit the proposed site layout
- ◆ Developed external lighting proposals to facilitate safe vehicular and pedestrian movement around the site reflecting the historic maritime nature of the site, and to reflect the wider lighting strategy for the overall development site.

Benefits Delivered

- ◆ Fast-track design to meet planning deadlines to ensure the challenging construction programme could be realised
- ◆ Worked collaboratively as a part of an integrated design team providing our low carbon and building environmental expertise to deliver a sustainable building and realise a BREEAM Excellent rating demonstrating environmentally friendly options for both the design and on-going operation of the building
- ◆ Early review of plant and services distribution routes to overcome co-ordination challenges. Developed the mechanical and electrical systems drawings in Revit MEP, incorporated into the architectural and structural building information model enabling elimination of clashes
- ◆ Carried out full thermal modelling, annual energy estimates, overheating compliance, developed and energy strategy to deliver a 30% energy improvement beyond the Part L requirements
- ◆ Designed to allow for future district heating connection with minimal disruption through developing the design of the heating infrastructure and emitters with 70C flow and 40C return infrastructure and space for future heat exchanger.



Oceansgate is a revelopment of part of the Devonport Dockyard to form a new centre for marine enterprise