

# Ollerton One Murphy Hub

## Design and Access Statement

22/12/2023

117-GTH-XX-XX-PP-A-0010



## Record of Issue

Date	Version	Revision Notes
22/12/2023	-	First issue
08/04/2024	A	CGIs updated. MW comments incorporated

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## Executive Summary

This Design and Access Statement has been prepared to accompany the application for full planning permission for an expansion of the Ollerton Murphy site. The proposed expansion is to include the relocation of their pipe manufacturing facilities from Long Causeway in Leeds, and the addition of a new training academy at the site. This document has been prepared following consultation with Newark and Sherwood Council, and Ollerton residents and community.

The statement seeks to illustrate the process that has led to the development of the planning application and the design of the proposed masterplan and individual buildings. In particular, it identifies and describes the key opportunities the proposed redevelopment delivers for the site via a sustainable mixed-use: high quality offices, exceptional training experience for employees and expanding pipe manufacturing facilities along with better storage space. The proposed development, if approved will deliver significant benefits to the Ollerton community– via new jobs and skills. In addition, it will deliver improved relationships with immediate neighbouring properties.

The document provides background to support the architectural and landscape approach that has been adopted and explains the design decisions that have been made in a structured way.

The statement covers design and access and should be read in conjunction with all additional documents which have been submitted to support the planning application.

### Project Team

Client	J. Murphy and Sons Limited
Architect	GTH Architects
Cost Manager	Gardiner & Theobald
Structural Engineering	Engineeria
Planning Consultant	WSP
Ecology Consultant	Delta Simons
Landscape Architect	Fabrik
MEP	Hoare Lea
Principal Designer: CDM	GTH/architects with Harwoods Construction providing CDM advisory services
Principal Designer: Building Regulations	GTH/architects with SWECO providing Building Regulations advisory services
Transport Consultant	TPP
Stakeholder Management Consultant	PDI
Fire Consultant	Hoare Lea
Drainage Consultant	Delta-Simons Environmental

# Introduction

# 1.0 Introduction

## 1.1 Introduction

The purpose of this design and access statement is to explain the design thinking behind the accompanying planning application for the expansion and relocation of buildings of an existing Murphy Depot site at Newark Rd, New Ollerton, Newark NG22 9QG.

It illustrates and explains the extensive design development that the project has undergone prior to being submitted to planning and the reasoning and consultation behind critical design decisions.

## 1.2 Proposal Overview

The proposal is for expansion of the Murphy Depot which will comprise of a new purpose built office, new training centre of national interest and two workshops. The design also includes improving neighbourly relationships with Kelsey Avenue as the proposals would look for full planning approval to locate key operations away from domestic settings, improving boundary relationships by providing landscape buffer zones which will improve visual amenity, as well as mitigating noise, dust and vibration intrusion.

The proposed development will be occupied and operated by J. Murphy & Sons Limited, a leading global, specialist engineering and construction company that has an established history in the Ollerton area and currently occupies the proposed site.

### Design Objectives

The overall goal and strategic objectives can be summarised:

- Keep Murphy in Ollerton – Murphy have been operating out of Ollerton since 1998. The proposed plans would enable Murphy to remain for the next 50 years
- Create a training centre of national interest - Provision of an overhead line and substation specialist training centre. Currently there is only 1 other training centre providing these courses nationally and it is in such demand that there is almost a 2-year waiting list. A lot of companies are having to send employees to Poland to get training sooner. The proposed Murphy training centre provides an opportunity to capture that demand and bring it to Ollerton
- Improve neighbourly relationships – Murphy has had a challenging relationship with it's neighbours on Kelsey Avenue, which has stemmed mainly from issues relating to noise, dust and vibration as a consequence of it's work. The proposals would look to relocate these operations further away, improving on these conditions but also providing further benefits such as provision of a landscape buffer improving visual aspects as well as the aforementioned issues
- Economic gain for the area - The proposals would represent a significant investment into the area and would create a significant number of jobs across a range of highly skilled, well paid job types such as specialist welders and mechanics and provide opportunities for apprenticeships in these specialist fields
- Solar PV - Provision c2000m2 of Solar PV canopies to proposed car park in line with Murphy sustainability targets

# Context

## 2.0 Context

### 2.1 Local Context

The J Murphy & Sons Ltd Ollerton site is located south of New Ollerton within the Newark and Sherwood District Council of Nottinghamshire.

The site covers an area of about 24 hectares in a rural area surrounded predominantly by woodland. It is also directly bordered by Newark Road to the west with residential dwellings and an industrial site being the nearest neighbours.

Sherwood Forest Crematorium sits on the south west boundary and a live railway line and embankment sits on the northern boundary.

#### Newark & Sherwood Local Development Plan:

*'Securing the infrastructure necessary to support growth and taking advantage of the District's existing infrastructure strengths is recognised as being key to the attraction of inward investment. Whilst shaping and developing a local workforce with the right skills base for Newark and Sherwood's economy and tackling social exclusion so employment opportunities and lifelong learning are accessible to all...'*

*"...the Economic Development Strategy is encouraging the further development of the service sector, increasing local added-value activities and the presence of "knowledge rich" business. This emphasises the importance of making provision for suitable employment sites for office development that will accommodate graduation space as local businesses grow and expand, as well as accommodating the needs of potential significant inward investment."*

*'Plan Review' - Review of the Newark & Sherwood Local Development Framework Core Strategy & Allocations. Amended Core Strategy. (Adopted March 2019)*

This proposal goes some way towards meeting these objectives, providing economic and employment benefits, a new training facility and opportunities for business growth. The essence of the proposal is to provide a sustainable future for both the company and the community.



Map of Ollerton with ownership site indicated



Ollerton Location Map



## 2.0 Context

### 2.2 Murphy Group

Murphy Group, founded in 1951, is a leading global, specialist engineering and construction company, operating in the United Kingdom, Ireland and Canada. Having initially started as a small engineering firm working on post-war regeneration projects, the company has experienced sustainable growth over the last 70 years and has cemented itself as one of the predominant engineering firms within the UK. This growth has been underpinned by its reputation for delivering world class infrastructure safely and efficiently.

Today the company employs approximately 3,500 engineers, professional managers and skilled operatives around the world, and is looking to continue to evolve and diversify to meet the changing needs of its clients. Central to this are Murphy Group's development proposals in Ollerton.

By 2026, Murphy wants to be the leading family-owned construction business in the UK, whose purpose is to improve life by delivering world class infrastructure.



*By 2026, Murphy wants to be the leading family-owned construction business in the UK*



*J Murphy and Sons, founded in 1951,*

## 2.0 Context

### 2.3 History of Murphy in Ollerton

Murphy has a long established history in the Ollerton community. The original office at Ollerton was established in 1998.

Today Murphy operates out of multiple sites across the UK, from London to Wigan. The sites support a range of different roles, ranging from core engineering work to wider commercial and administrative roles.

The Ollerton site is intrinsic to the national operations of Murphy Group. Key business units are led from the Ollerton office, including critical logistics and administrative operations. Ollerton also hosts the Murphy Plant business, which is responsible for countrywide deployment of site vehicles and machinery.

### 25+ years of Murphy in Ollerton

Murphy prides themselves with engaging significantly with the Ollerton community, in particular through inclusive employment programmes including Kickstart, a programme providing opportunities for young people between the ages of 16-24 years who are currently unemployed.

Having spent over twenty-five years in Ollerton, Murphy has become an important part of the social and historical context. Murphy remains invested in Ollerton and its community, and is committed to taking steps to ensure its business operations remain sustainable into the future.

The proposed development works, outlined in this document, will see the relocation of Murphy's pipe manufacturing facilities from Long Causeway in Leeds to the Ollerton Depot, and the addition of new training academy at the site.

### Local Opportunities for All

Murphy is committed to providing opportunities for all:

- Apprenticeships - Murphy are proud to have 116 apprentices across the country
- Kick Start – 52 employees across Murphy are supported through this scheme



Murphy has been operating out of their Ollerton site for 25 years



## 2.0 Context

### 2.4 Proposed Site Consolidation Strategy

Following a review of Murphy’s nationwide estates strategy, including operation efficiencies and long-term business strategy, it was decided that the Long Causeway site in Leeds should be subsumed into the existing Golborne and Ollerton sites.

The current specialist welding services (SWS) operations in Leeds will be relocated to Ollerton. This part of the business is responsible for the manufacturing and repairing of pipework for inclusion in large infrastructure projects across the UK.

The key objectives of the development are as follows:

- Consolidation of JMS sites: Relocation of pipe manufacturing (SWS workshop)
- Consolidation of the Ollerton depot facilities: Strategic review of existing buildings and activities within the site (and incorporation of a new vehicle and plant workshop).
- Incorporation of a new training academy for soft and hard skills, including highly skilled operatives, in:
  - Overhead line training (OHL)
  - Sub-station training
  - Street scene training
  - Confined space training
- Design response to reflect Murphy’s Core Values
  - ‘One Murphy’ philosophy: creating one space for both operatives and office staff to use
  - Respect, Integrity & Accountability, Never Harm
- Incorporation of the key Sustainable Development Goals (SDGs) with particular focus on Climate Action and Social Value
- Construction completion of workshops by March 2025



## 2.0 Context

### 2.5 The Future of Murphy in Ollerton

Murphy participates in significant economic activity from the existing site in Ollerton and the site proposed for relocation in Leeds. Together these Murphy sites employ over 300 employees in a range of different roles from engineering to wider commercial roles which are crucial to Murphy's national operations.

The operations of each site are heavily intertwined and reliant on one another. Consolidating the two sites into a single One Murphy Hub will ensure that the sustainable future of Murphy in Ollerton is not undermined by the numerous inefficiencies associated with the current dispersed site arrangements and their individual constraints.

The proposed new One Murphy facility will bring together the operations of these sites into a single purpose built hub, ensuring the sustainability of Murphy's local business operations, which will in-turn encourage economic growth in Ollerton and its community.

In addition, the proposed development offers the opportunity to make enhancements to the biodiversity on the existing site, and to improve the boundary conditions with existing residential neighbours.

For further information on the proposals economic impact please refer to the Economic Assessment prepared by WSP, which accompanies the Planning Application.



*Aerial photograph of the existing Ollerton site*

# Site

## 3.0 Site

### 3.1 The Existing Site

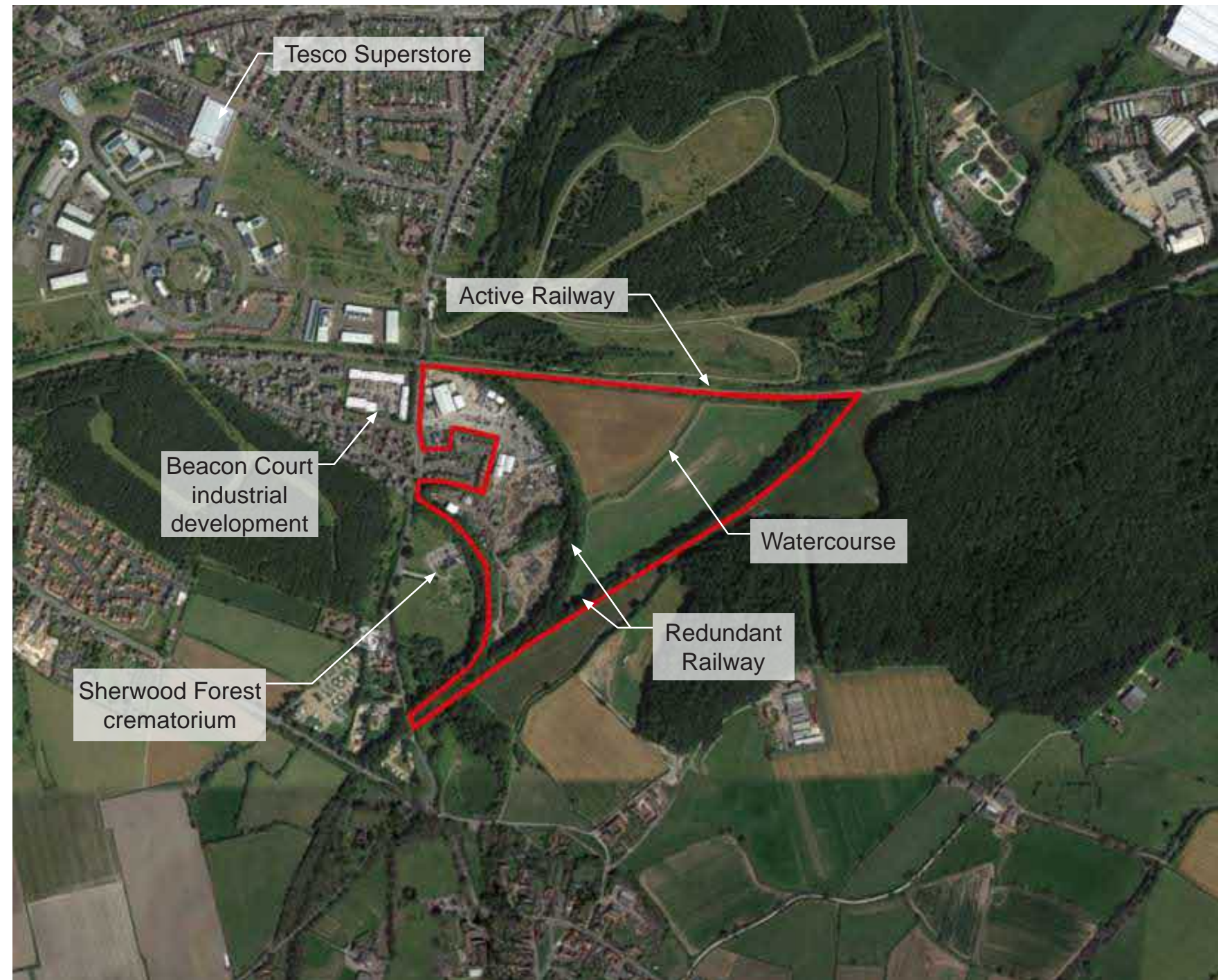
The proposed site is located adjacent to Newark Road on the south-eastern most edge of Ollerton.

The site is approximately 24 ha and currently consists of both grazed agricultural land and Murphy's current Ollerton depot.

The application site boundary is adjacent to Newark Road to the west, while to the south and east the site is bordered by farmland and woodland. Sat adjacent to the western portion of the site is the existing residential development on Kelsey Avenue comprising approximately 40 dwellings.

A notable feature of the site is a redundant railway embankment which dissects the site from north to south. There is one existing penetration through the embankment which is currently used as access to the agricultural land to the east. In addition to this there is an active railway line which runs along the northern edge of the site, and another disused railway line to the south-eastern edge of the site.

Running from east to west across the site there is an existing watercourse, which is overgrown with foliage. There are two existing culverted locations for crossing, one in each of the eastern and western portions of the site.



Proposed site google maps overlay

## 3.0 Site


### 3.2 The Existing Yard and Office

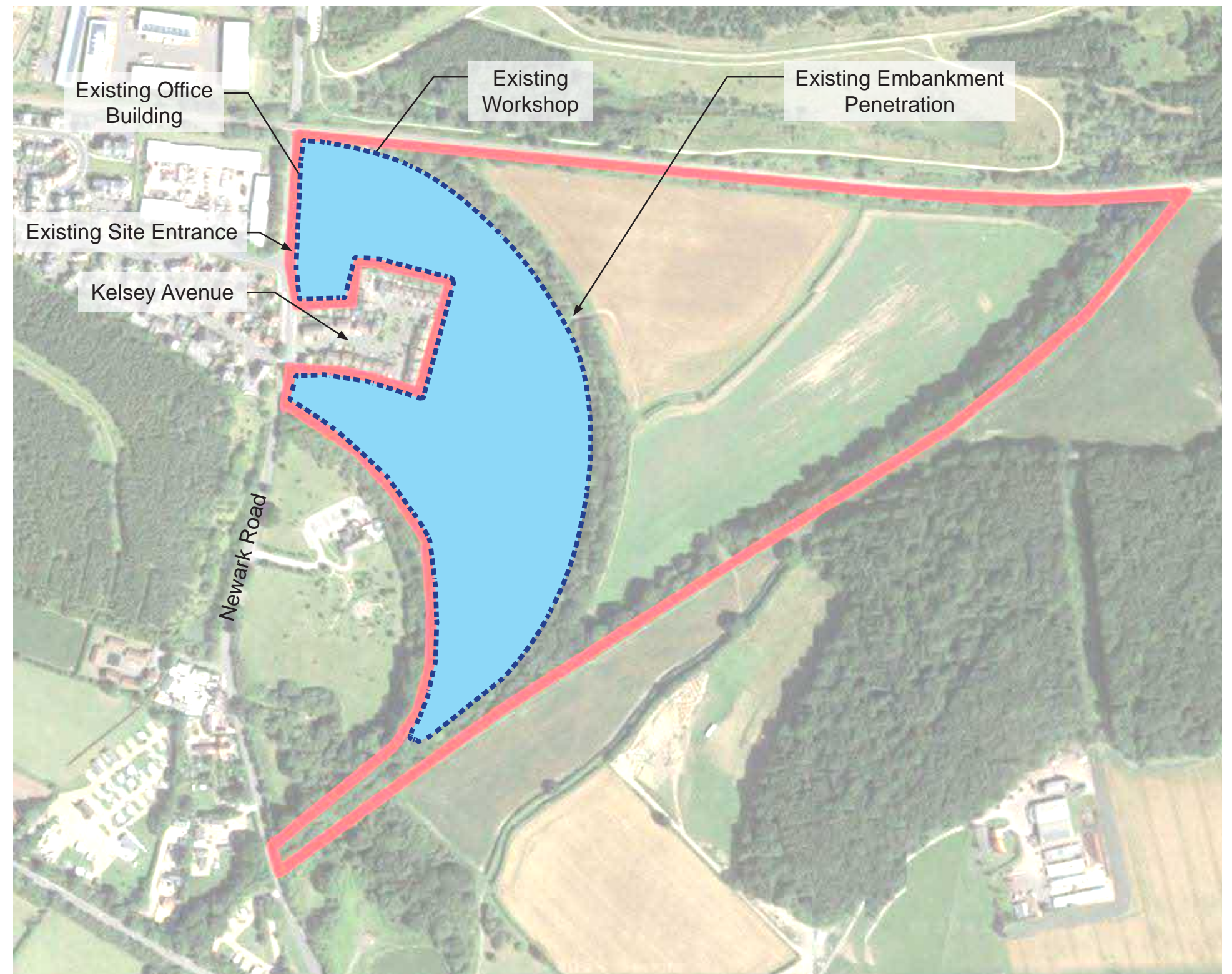
The existing yard, workshops and office building are currently located to the western edge of the ownership site. The embankment runs along the eastern edge of the current operational space, and divides the site into two, running from north to south. The active railway line sits to the north of the site before Ollerton Pit Woods which sits beyond. The topography in this area is elevated and looks over the ownership site.

The site wraps around a small residential development on the western edge. These dwellings were built on the site of an old factory which was demolished after J. Murphy & Sons took ownership of their site.

Site access is controlled by a small security hut in the north-western corner of the site and behind this sits the existing office building. Immediately behind the office building there is a large vehicle workshop.

For functional and for safety reasons the storage yard areas needs to be separated from the car park and pedestrian access routes. The current format makes this difficult to achieve.

 Existing Operational Murphy Site















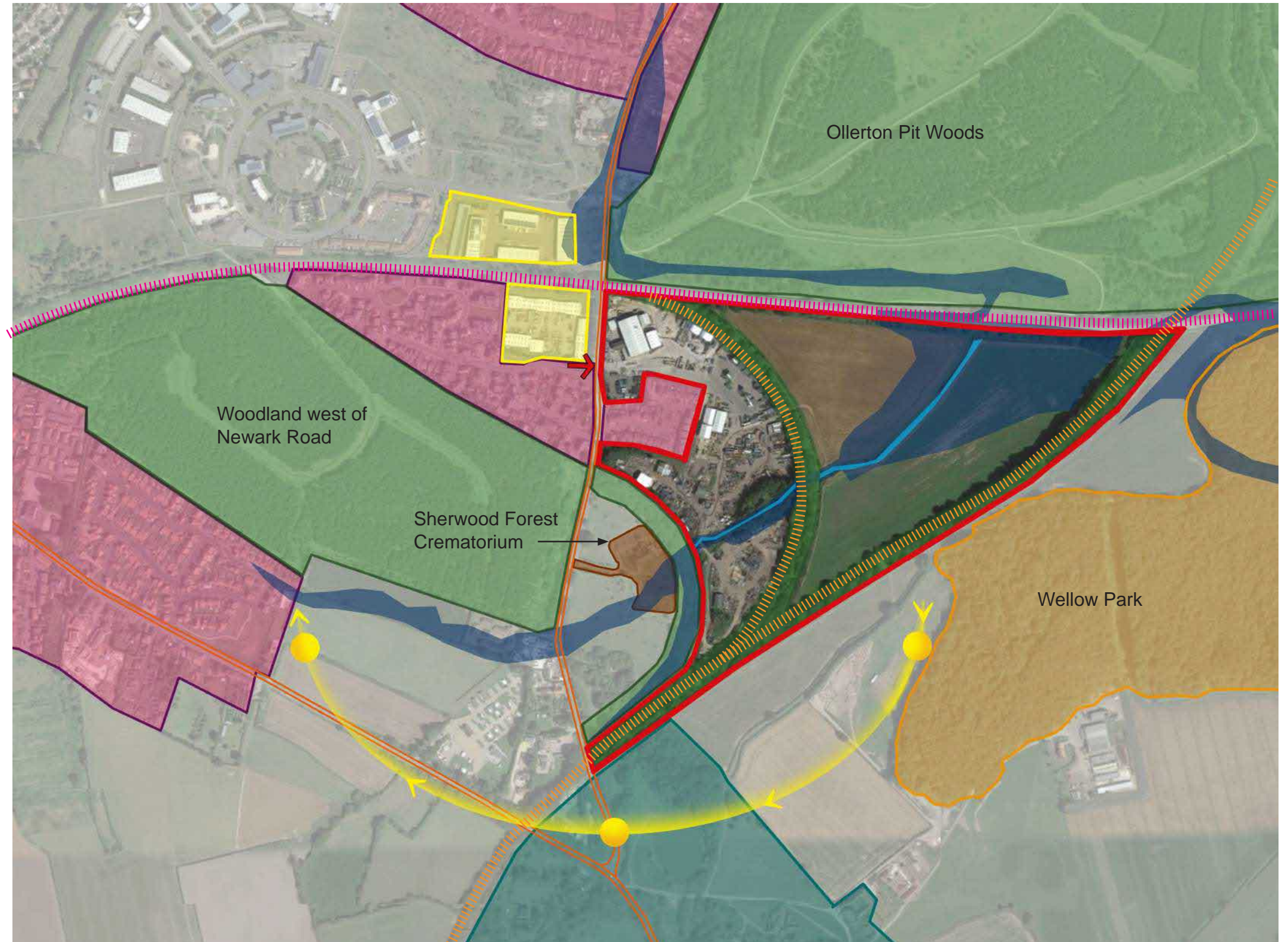
Existing site analysis.

## 3.0 Site

### 3.3 Wider Site Analysis

The proposed site is located on the south-east edge of Ollerton, equidistant between Sheffield and Nottingham. Notable transport links include the A1 to the east, which connects to the M1 and A1(M), and the M18 to the west.

-  Site boundary
-  Existing site entrance
-  Main roads
-  Railway (live)
-  Railway embankment (redundant rail)
-  Site of interest in Nature Conservation
-  Flood risk area
-  Existing watercourse
-  Residential development
-  Industrial development
-  Wellow Park Woodland
-  Conservation area



Ollerton Site Analysis



### 3.0 Site

#### 3.4 Existing Site Overview

- Open storage areas
- Grit blasting workshop to be retained
- Cabin preparation workshop to be retained
- Heavy workshop to be removed
- Kelsey Avenue
- Site entrance
- Current office building to be removed
- Workshop building to be removed
- Paint workshop to be removed



Aerial drone image of existing site

### 3.0 Site

#### 3.5 Existing Site Photos

Existing office building

Existing workshop



Viewpoint 1

Kelsey Avenue

Existing site vehicle parking

Existing site entrance



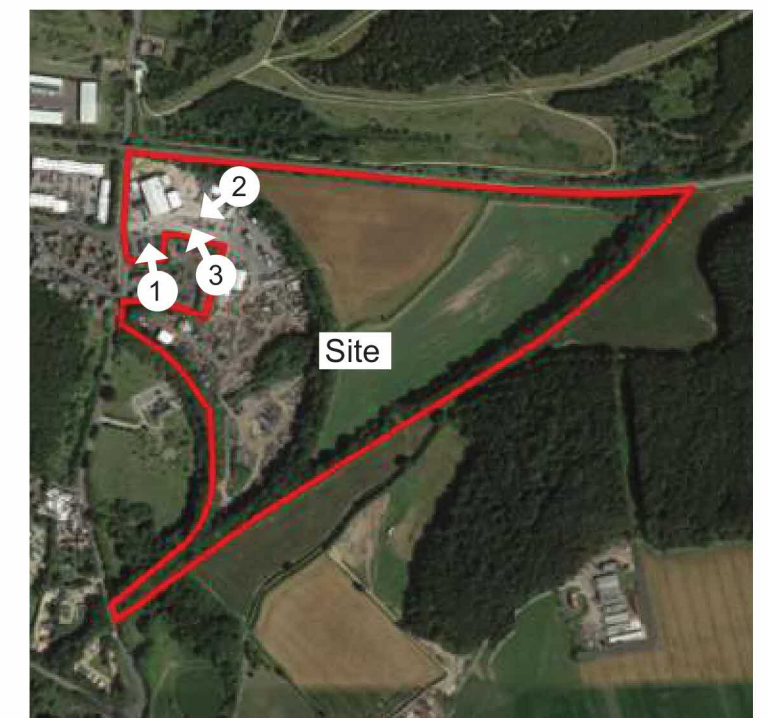
Viewpoint 2

Existing transport workshop

Existing survey workshop



Viewpoint 3



Plan showing view locations

### 3.0 Site

Existing open storage area

Existing planting on redundant railway embankment



Viewpoint 4

Existing open storage area



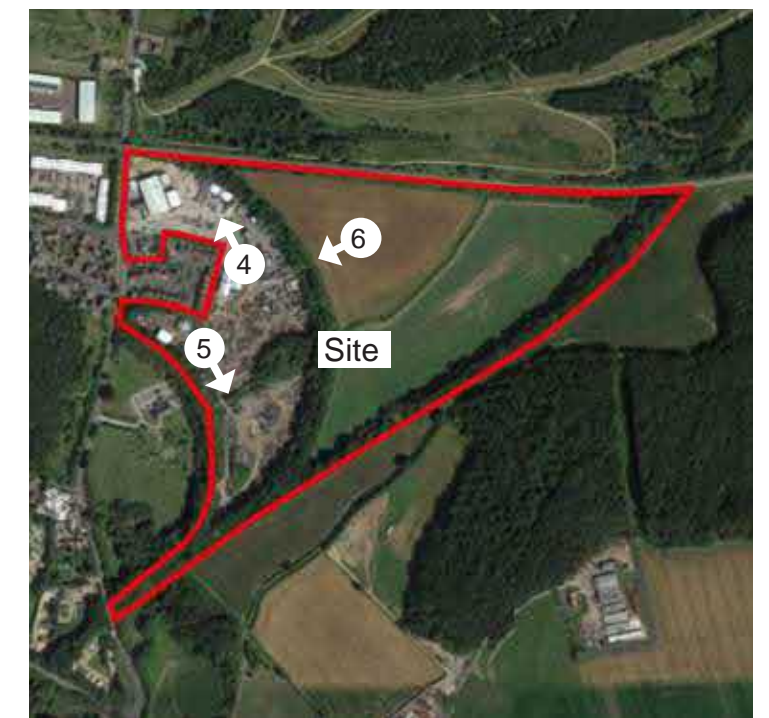
Viewpoint 5

Roadway to raised portion of site in the south



Viewpoint 6

Existing access through redundant railway embankment



Plan showing view locations

### 3.0 Site

Existing access through  
redundant railway  
embankment



Viewpoint 4

Existing watercourse



Viewpoint 5



Plan showing view locations

## 3.0 Site

### 3.6 Residential Neighbours

The existing site at Ollerton shares its western boundary with residential neighbours whose gardens back directly onto the Murphy site boundary. The proposed development aims to improve the boundary condition with these neighbours to mitigate the impact of any noise, light or dust generated on site.



Plan showing neighbouring residential development



View 1 - Looking north on Kelsey Avenue



View 2 - Looking east on Kelsey Avenue



View 3 - Looking south on Kelsey Avenue

## 3.0 Site

### 3.7 Landscape Analysis

The western portion of the site comprises the existing Murphy Group buildings, service yards and open storage areas. There is an existing watercourse bisecting the western portion, and limited amounts of landscaping to the site perimeter.

The western part of the site is separated from the undeveloped eastern part by a redundant railway embankment, which is now overgrown and poorly maintained.

The majority of the eastern portion of the site consists of grazed agricultural fields, owned by The Murphy Group but previously leased to a tenant who utilised the land for agricultural purposes.

A large portion of the undeveloped part of the site sits within a flood zone (zone 2).

The agricultural fields are bordered by trees and hedgerows, and the area is bisected by the watercourse which continues to the western portion of the site. The existing watercourse is flanked by overgrown and poorly maintained planting. To the south of the site there is another redundant railway embankment which is contiguous to the site boundary.

Generally these physical characteristics result in a greater amount of biodiversity to the east of the site. Subsequently, the proposed design has been developed in an effort to preserve and enhance existing biodiversity and landscape features by limiting the built elements to as small an area as possible, as illustrated elsewhere in this document.

For further information on the landscape and ecological conditions please refer to the Landscape Drawings and Ecological Appraisal, which accompany the Planning Application.



Existing landscape analysis

## 3.0 Site

### 3.8 Topographical Analysis

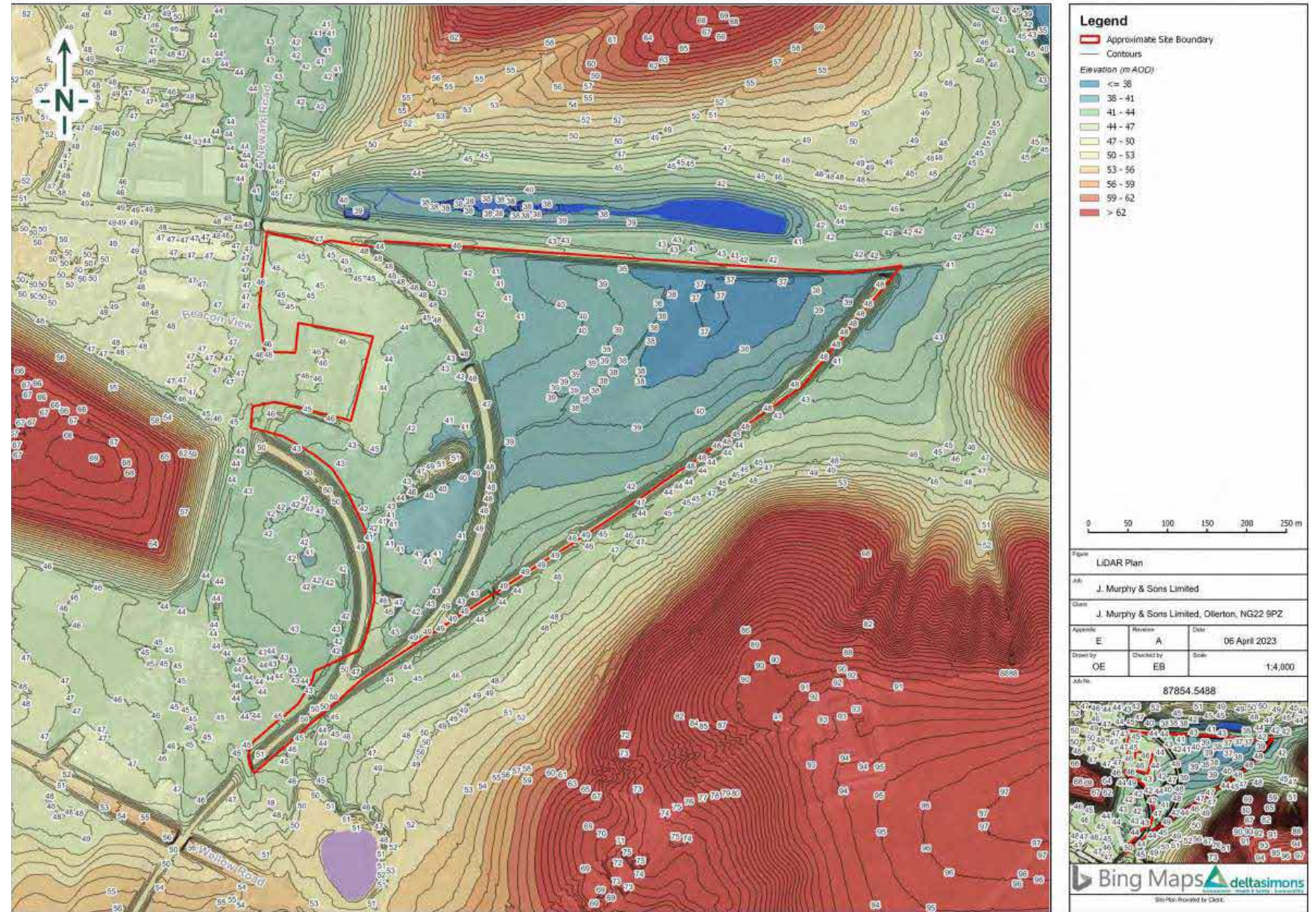
The site is relatively flat, with the exception of the redundant railway embankment bisecting the ownership site from north to south, and the redundant embankment running along the southern boundary line.

The existing embankment running across the centre of the site has been strategically utilised to screen the proposed workshop building from the nearest residential neighbours on Kelsey Avenue. The raised topography will not only provide visual screening, but will minimise the impact of any noise and dust generated too.

Beyond the site boundary there are raised areas of land to the north, south and west. However the only location where there are views into the site due to the raised land is to the north in the Ollerton Pit Woods area. This has been considered as part of the design development and landscape strategy with a view to minimise the impact of the development on views into the site, whilst meeting the operational needs of Murphy.



Photograph showing Ollerton Pit Woods rising to the left hand site



Topographical analysis of the site and its immediate context

## 3.0 Site

### 3.9 Inadequacies of the Existing Site

#### Maximum Capacity and Constraints on Operational Growth

Murphy's existing depot site within the proposed site boundary has become inadequate for the current operational requirements and does not have the capacity to support Murphy's growing commercial business.

Collectively and individually, the existing buildings, car park, workshops, and yard space are unable to cater for Murphy's operational requirements:

- Existing car park consistently full with no surplus room for additional employees or visitors
- Separated from existing fabrication workshop in Leeds. This creates logistical difficulties and does not fit with Murphy objectives
- Existing office building inadequate and divorced from the concept of 'One Murphy'. The existing rooms are too small and lack flexibility
- Existing workshop heights are too low to accommodate required machinery in particular specialist excavators which currently have to be serviced outside
- Yard space is at maximum capacity and insufficient for growing operational demands
- Existing workshop locations prevent vehicular separated and defined movements conducive to a safe operational site
- Existing fabrication workshop location has led to noise complaints from neighbours on Kelsey Avenue

#### Relationship with Neighbours

Following the arrival of Murphy in Ollerton, an existing factory was redeveloped into a residential development on Kelsey Avenue. Murphy's site wraps around the houses, with the residential gardens backing onto the Murphy ownership boundary. Due to the nature of Murphy's operations, their site generates some noise and dust, and operations must occasionally be undertaken throughout the night. At night the residential neighbours have been effected by light spill and noise from the site.

The proposed scheme described in this planning application has been designed to improve the relationship with residential neighbours through strategic workshop building locations, bunding and landscape design. In addition to this, the proposed office & training building location and orientation minimise the impact of the development on neighbouring residents.



Photographs of existing conditions on operational site



# Design Concept

## 4.0 Design Concept

### 4.1 Key Concepts

To ensure any design proposal is aligned with the wider Murphy ethos, a number of key concepts were established to underpin and inform the design development, namely:

- One Murphy
- Community
- Future Proofing
- Site Safety

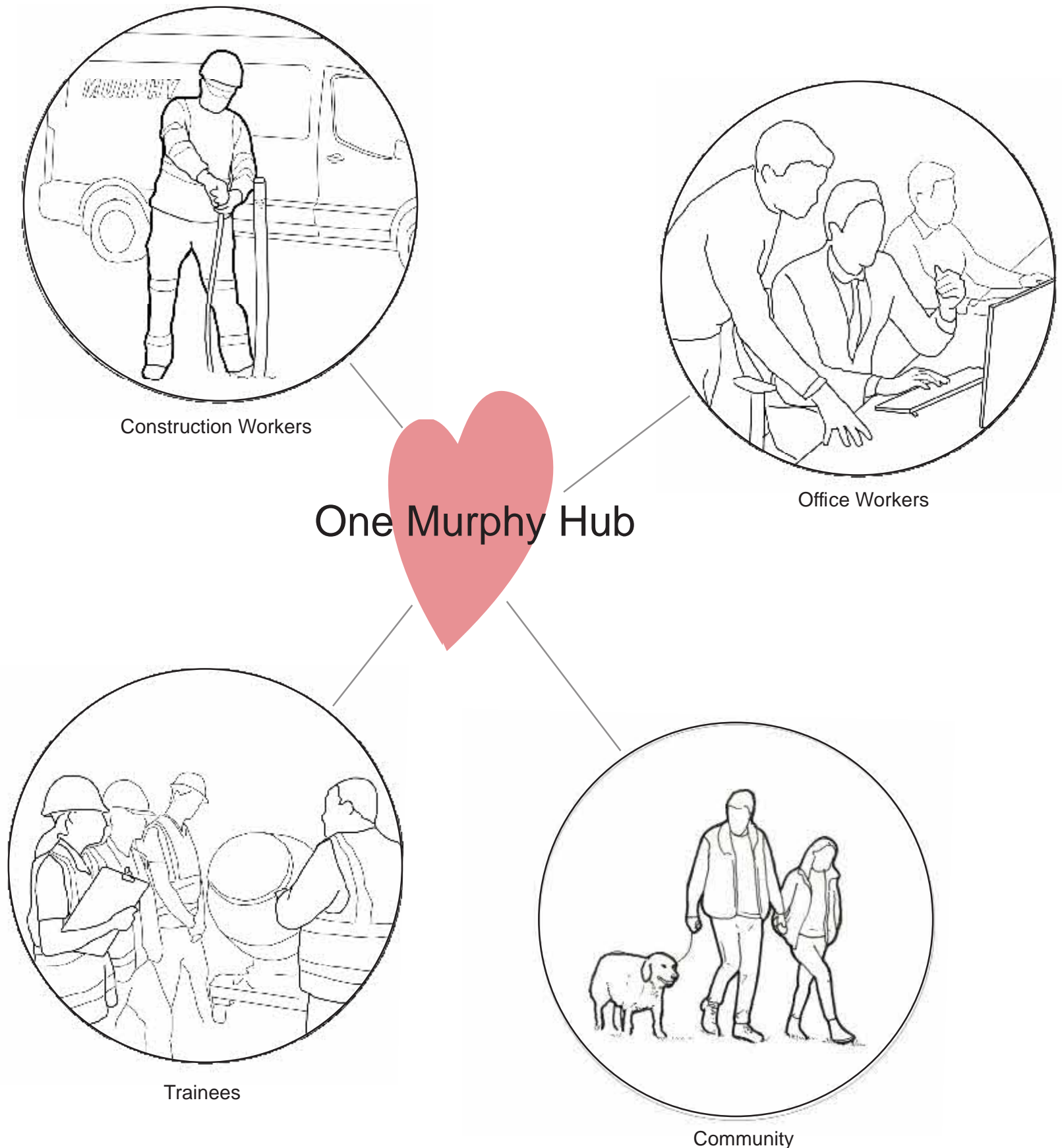
### 4.2 One Murphy

The One Murphy concept captures Murphy’s national objective of encouraging a shared sense of ambition and belonging between different groups of Murphy employees.

Murphy has been developing and implementing this ethos across the whole business. Bringing together Murphy’s existing operations in Ollerton and Leeds is a step towards this ambition.

### 4.3 Community

The proposal will allow Murphy to continue working closely with Ollerton to benefit the wider community on initiatives such as “community wealth building” and educational support for potential future Murphy employees.



## 4.0 Design Concept

### 4.4 Future Proofing

The proposal must allow for Murphy's continued operations in Ollerton by recognising and responding to the evolving requirements of the business and its future aspirations.

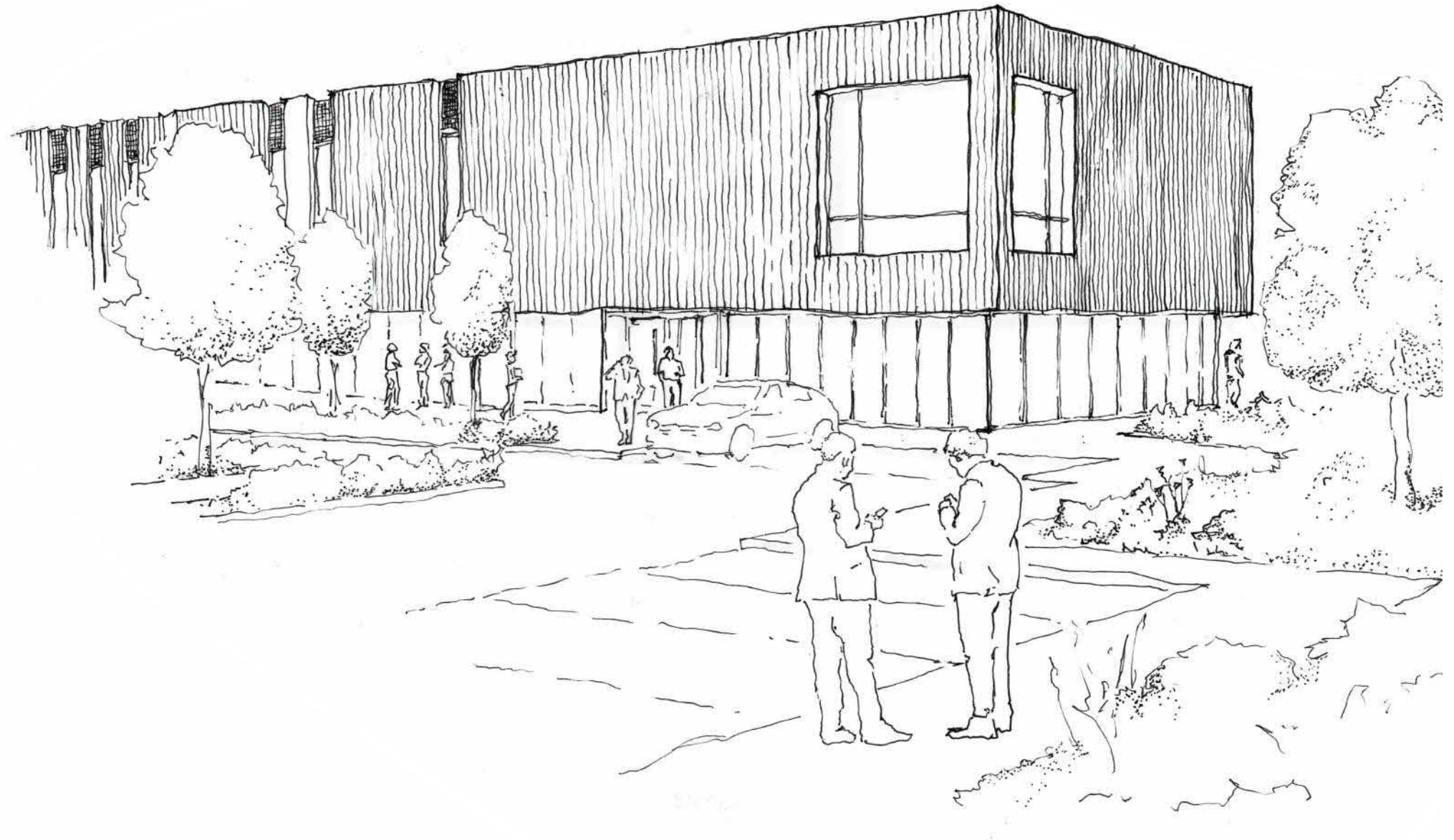
New buildings must be flexibly planned and suitably arranged to allow for changing work place methodology and equipment. This is especially prevalent in the workshop arrangement due to the speed at which fabrication and plant equipment can evolve.

### 4.5 Site Safety

The proposal must prioritise the safety of site staff and trainees at all times. The nature of Murphy's operations in the combined Ollerton and Leeds sites mean that heavy plant and machinery is constantly in motion throughout the sites.

The site circulation has been meticulously planned to maintain separation between pedestrians and site vehicles wherever possible, and to mitigate the risk of accident or injury where separation is not possible.

Within the proposed combined workshop building there will be two main operations; the fabrication of specialise pipeline parts, and the maintenance of site vehicles and construction machinery. These activities pose high levels of risk if the utmost levels of safety are not adhered to throughout. The proposed development must accommodate these requirements, and enhance the safety provision where possible.



# Design Requirements

# 5.0 Design Requirements

## 5.1 Overall Requirements

The proposed One Murphy Hub needs to meet the current and future operational requirements of Murphy. By meeting these operational requirements, Murphy will be able to continue to deliver world-class construction services both locally and across the UK, with employees at the new Ollerton hub making an intrinsic contribution. The addition of an industry leading training facility as part of the development will mean that Murphy are able to deliver world class training in Ollerton.

The proposal will require a new purpose built office and training centre, a combined workshop building, a specialist overhead lines training facility, and associated service yard spaces. These core elements of the new hub will cater to a wide array of roles within the company, resulting in employment generation, improved training for the current and future workforce, and growth over time. More details concerning this can be found in the Economic Assessment prepared by WSP.

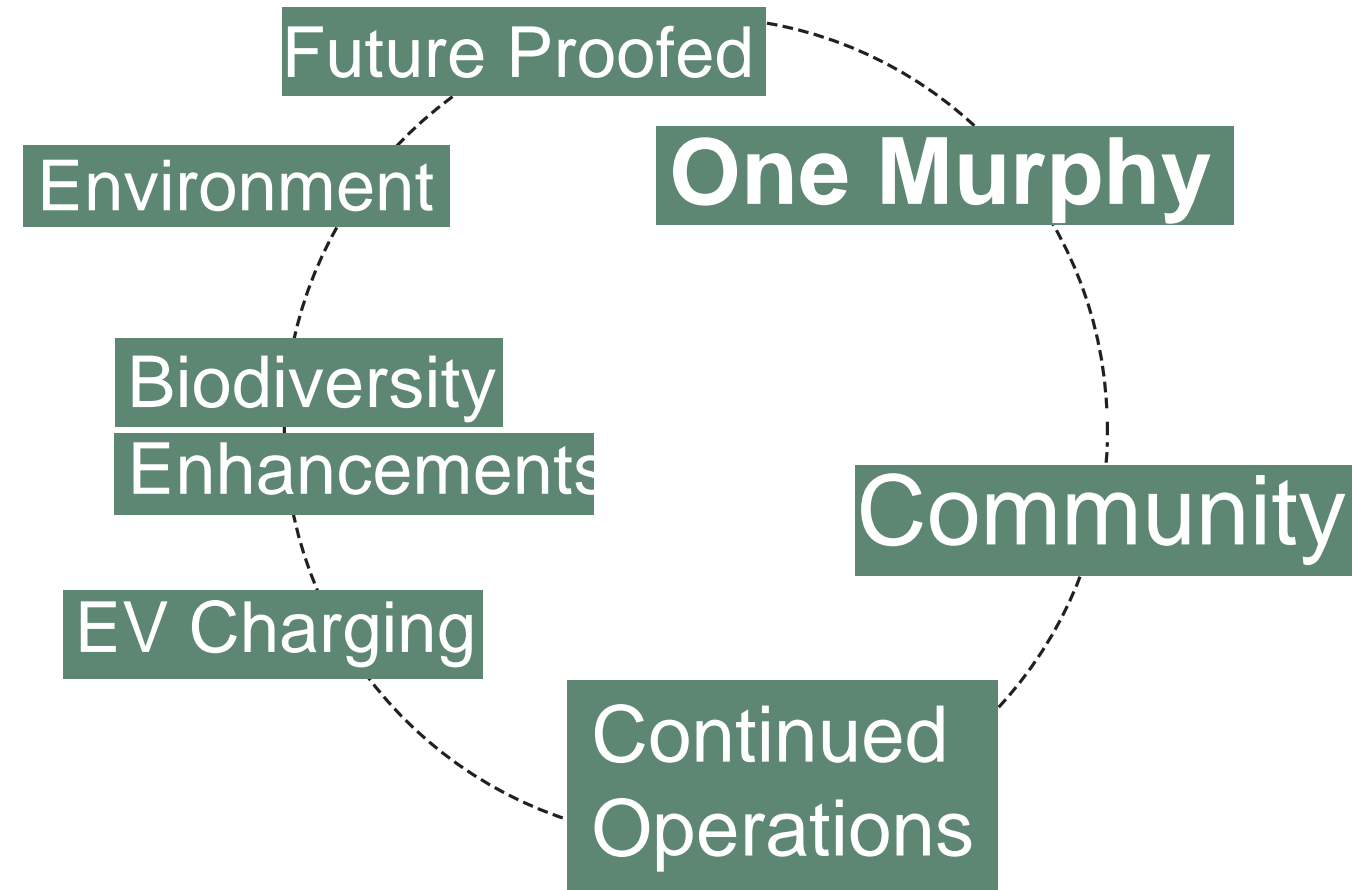
The original client brief asked for:

### 1. Design Philosophy

- One Murphy – One shared space for both operatives and office staff to use
- ESG – A design which is congruent with Murphy’s environmental and social policies and targets
- Flexible spaces – to accommodate flexible working patterns optimising the usage of the facility
- Architecture ingrained in Murphy’s history – ‘Look and Feel’ to reflect infrastructure background
- Design life of minimum 50 years for base build, circa 10 year refurbishment/upgrading cycles
- Single point of access – one security-controlled entrance point

### 2. Landscaping and Ecology

- Provision of a new staff amenity space with areas for relaxation
- Development of existing waterway and green spaces to provide biodiversity enhancements
- Creation of a buffer zone and bund to shield long and local views to minimise visual impact of development
- Retain all spoil and arisings on site if practical



## 5.0 Design Requirements

### 5.2 Workshop Requirements

The Ollerton workshop building combines two large scale operations, and needs to provide suitable workspace for the following;

- Vehicle and Plant Workshop - Area to provide maintenance and repair facilities for a wide range of vehicles including specialist construction vehicles. Dedicated paint preparation and spray area to be included
- Specialist welding services - Workshop to accommodate the fabrication and finishing of large parts to enable the delivery of UK-wide infrastructure projects. Area for paint preparation and spray to be provided, as well as a blast-proof zone for pipework fabrication testing

The design criteria for these operations are as follows;

- Height clearance - each workshop requires a gantry crane with sufficient lifting clearance to allow the lifting of large machinery and parts in fabrication
- Efficient layout - the internal space must be optimised to suit the flow of work through the building
- Accessibility - vehicles of varying sizes and types must be able to access the correct areas via level access doors in a safe manner
- Safety standards - The design must be conducive to a safe operational space, as well as providing sufficient levels of lighting, ventilation and fire protection

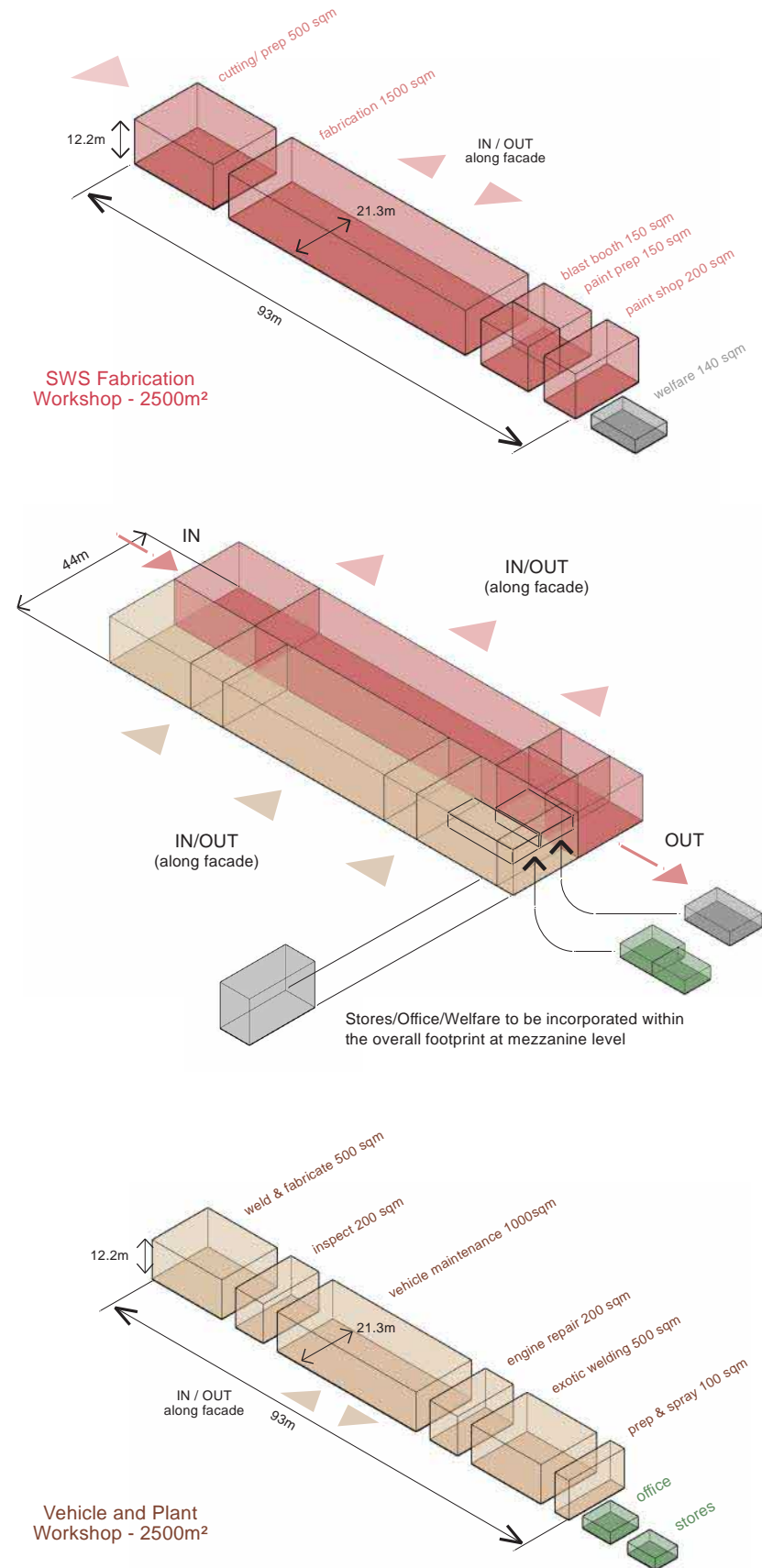
### 5.3 Yard Requirements

To support the business operation units outlined previously, the yard needs to;

- Service, maintain, fix and clean specialist plant machinery and equipment both on their return and prior to going out to site
- Provide storage facilities where machinery, plant, parts and general repair materials can be kept
- Be designed to safely operate on a 24hr basis as a number of operations, particularly in the rail infrastructure sector, carry out work over night
- Single point of entry – one controlled access route which then divides into two workshop spaces with heightened levels of safety and security

The yard needs to be:

- Adequate depth to allow the aforementioned activities whilst maintaining the flow of traffic around site
- Shielded from long views
- Positioned away from the main road
- Located away from residential properties as it will need be able to operate 24hrs a day and at weekends, as and when required



Workshop building arrangement - A drawn brief

## 5.0 Design Requirements

### 5.5 Office & Training Academy Requirements

The office and training building must be able to support Murphy's existing operations in Ollerton and the additional training academy requirements. Essential criteria for the office space include:

- Open plan layout with long-term adaptability to support a dynamic and evolving workforce
- Flexible meeting spaces to accommodate a variety of team sizes under one roof
- Classrooms designed to support the delivery of training to groups of 12 people at a time. Some classrooms will require specialist simulation equipment
- Natural light to all office and classroom areas to provide a pleasant working environment
- Communal break out spaces where different teams can mix and socialise, and large scale company events can be held
- Sound management
- Zoning and boundaries

The design needs to:

- Respond to the 'One Murphy' design philosophy by creating one space for both operatives and office staff to use.
- Reflect the 'Look and Feel' ingrained in Murphy's history of working in infrastructure
- Design life of a minimum 50 years

The design must respond to Murphy's core business values, including;

**'Respect, Integrity & Accountability'**

**'Never Harm'**

and

**'One Murphy, One Team, One Family'**



*Illustrative sketch of Office & Training Building entrance*

# Design Evolution



# 6.0 Design Evolution

## 6.1 Early Option Studies

Option studies were carried out looking at the location, scale and impact of different arrangements. The overall objective was to minimise incursion into the eastern portion of the ownership site while accommodating the operational requirements and respecting the relationship with the existing neighbours. A summary of these are shown below:

During the development of the design and in response to the officers' comments during the 'pre app' process, a combination of options were developed. The options below were discounted due to negative impact on existing neighbours or excessive impact on greenfield land to the east.

### Option 1

Stay inside village boundary with buildings

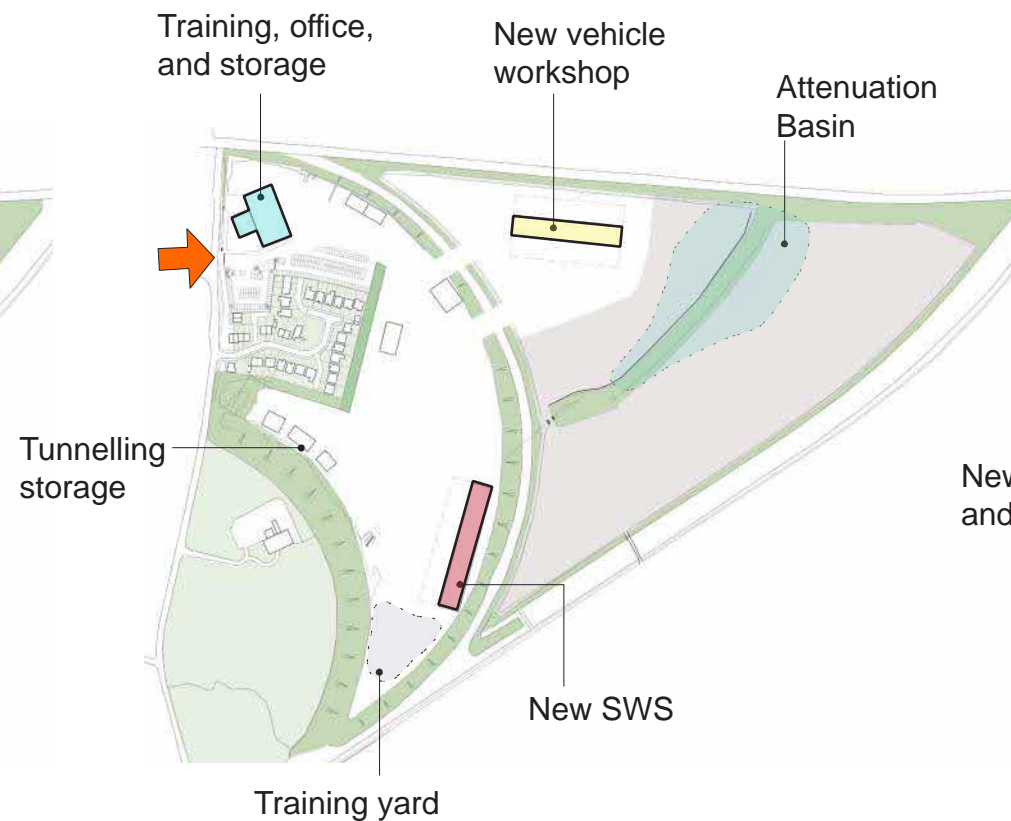


Reasons for unsuitability:

- Workshops do not have adequate manoeuvring space
- Storage area reduced
- Worsening of conditions for residential neighbours

### Option 2

Place one new building in Zone 6 (Farmland)

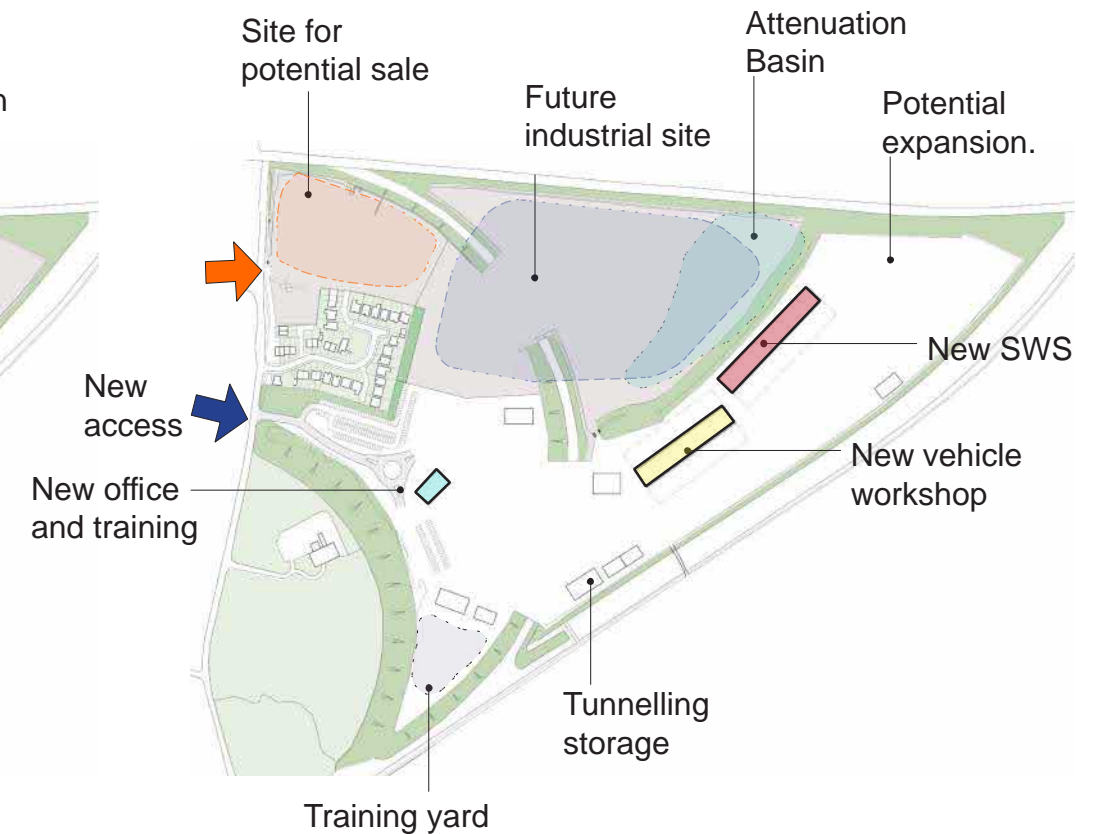


Reasons for unsuitability:

- Workshops do not have adequate manoeuvring space
- Storage area reduced
- Training yard disconnected from office/training building

### Option 3

Develop full site with potential sites for sale



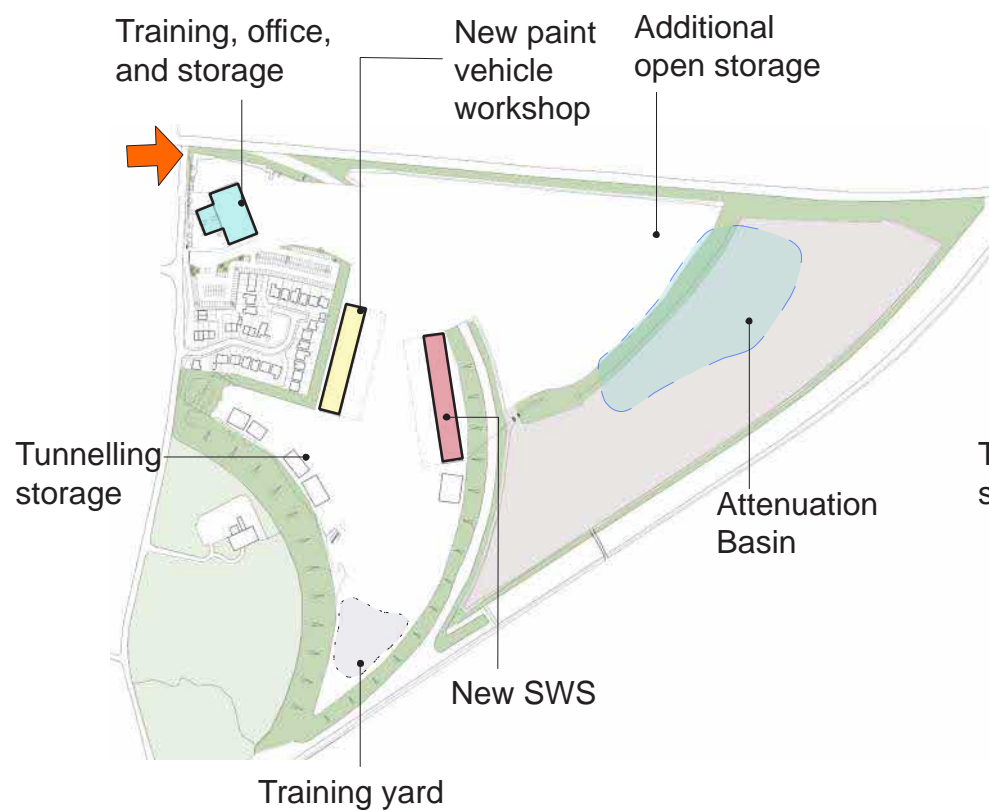
Reasons for unsuitability:

- Workshops do not have adequate manoeuvring space
- Excessive encroachment into green field site
- Excessive impact on railway embankment
- New entrance required off Newark Road
- Training yard disconnected from office/training building

## 6.0 Design Evolution

Further option studies were carried out following feedback from Murphy. The overall objective remained the same, but the principle of combining buildings together into larger forms lead to a range of new layout options prior to the selection of the proposed arrangement. A summary of these are shown below:

Option 4



Reasons for unsuitability:

- Workshops do not have adequate manoeuvring space
- Training area disconnected from office & training building
- Significant worsening of conditions for residential neighbours

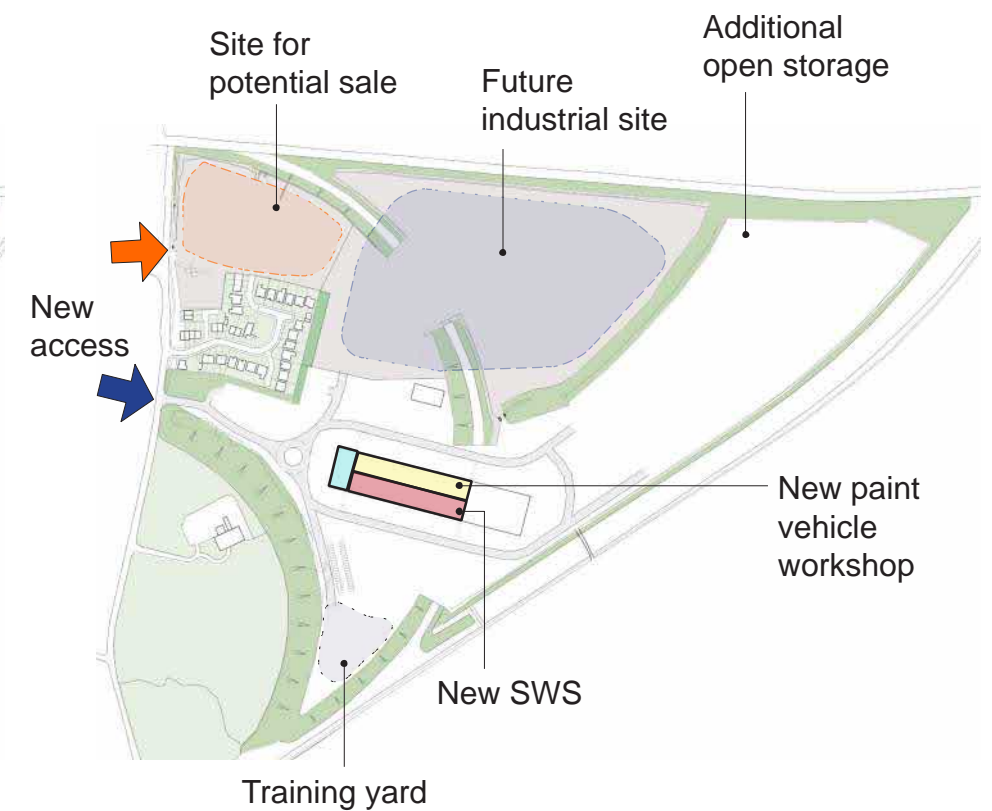
Option 5



Reasons for unsuitability:

- Workshops do not have adequate manoeuvring space
- Training area disconnected from office & training building
- Worsening of conditions for residential neighbours
- Excessive impact on railway embankment

Option 6



Reasons for unsuitability:

- Excessive encroachment into green field site
- Excessive impact on railway embankment
- New entrance required off Newark Road
- No separation between office & training building and workshop operations

## 6.0 Design Evolution

### 6.2 Demolition & Relocation Strategy

Following building condition surveys of the existing Murphy building on site, a demolition and relocation strategy was devised.

This strategy includes demolishing the existing office building (1a) and large workshop (1b), which currently sit adjacent to Newark Road. Smaller workshops surrounding these buildings are also proposed for demolition, creating a much more harmonious relationship with the public realm.

The building closest to a residential boundary, the heavy fabrication workshop (6a) is proposed for demolition. This will reduce the impact of noise, dust, and vibration on the residents of Kelsey Avenue. A final building for demolition is a storage building (8) which is no longer fit for purpose.

- Buildings proposed for demolition
- Buildings proposed for relocation
- Retained buildings

Building	Area	Function	Condition
1a	468m <sup>2</sup>	Office (2 storey)	Partially poor.
1b	1510m <sup>2</sup>	Workshop and storage	Refurbished (40yr old frame)
2	184m <sup>2</sup>	Paint prep area	Recent mobile
3	295m <sup>2</sup>	Equipment storage	Recent relocatable
4	129m <sup>2</sup>	Canteen	Mobile (poor condition)
5a	215m <sup>2</sup>	Covered storage	Mobile shelter
5b	215m <sup>2</sup>	Covered storage	Mobile shelter
6a	631m <sup>2</sup>	Heavy workshop	Permanent
6b	444m <sup>2</sup>	Cabin prep workshop	Permanent
7	132m <sup>2</sup>	Grit blasting	New (relocatable)
8	147m <sup>2</sup>	Grit blasting	Inadequate/temporary
9	272m <sup>2</sup>	Tunnelling workshop	Poor quality (time expired)
10	255m <sup>2</sup>	Tunnelling storage	Recent (relocatable)
11	212m <sup>2</sup>	Storage	Poor quality (time expired)
Total	5127m <sup>2</sup>		



## 6.0 Design Evolution

### 6.3 Proposed Layout

Different arrangements were examined in more detail to assess the best approach to a site layout that minimized the use of the greenfield land, minimized the effect on the adjacent residential properties and disturbed the natural setting as little as possible, including the more bio-diverse land.

The proposed layout satisfies the operation requirements of the site, as well as providing protective screening to the neighbouring properties and improved biodiversity on site.

As part of the site optimisation strategy, existing buildings have also been considered for retention and relocation as part of the proposals.

The final proposed layout has also provided the opportunity for the removal of certain buildings which currently contribute most significantly to noise emissions in relation to the neighboring residential properties.

#### New facilities at Ollerton:

- New plant and vehicle workshop - 2,500 m<sup>2</sup>
- New specialist welding services workshop - 2,500 m<sup>2</sup>
- New office and training academy building - 1,500 m<sup>2</sup>
- New pylon training facility

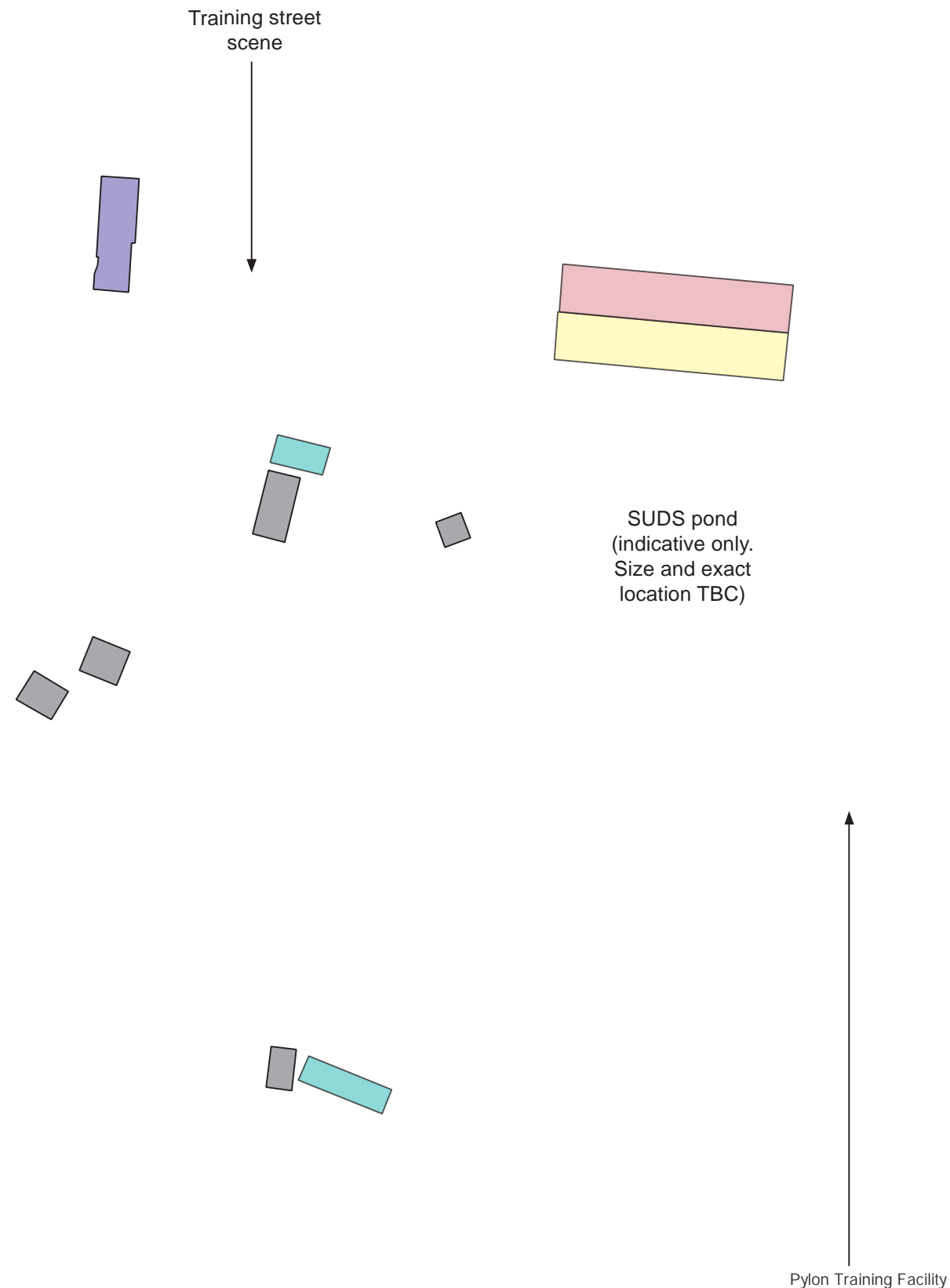
#### New Buildings

- Plant & Vehicle workshop
- SWS and Blast Booth
- New Office and Training Academy

#### Existing buildings to be relocated



#### Existing buildings retained



## 6.0 Design Evolution

### 6.4 Yard Strategy

In response to an understanding of the yard requirements and potential impact on the surrounding context, several strategic design decisions were made including:

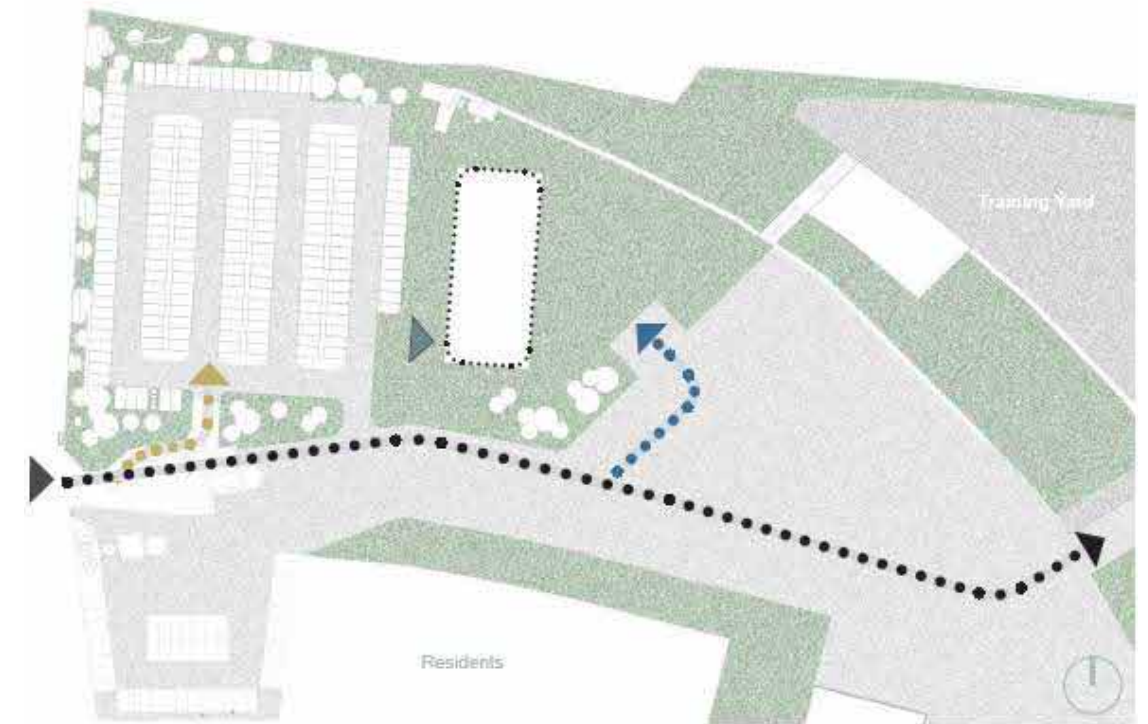
- Combining the SWS and vehicle maintenance workshops under one roof, allowing a shared entrance to be incorporated. This simplifies access requirements and minimising site traffic risks
- Relocating heavy fabrication workshop and associated external yard space from adjacent to site boundary with Kelsey Avenue to the far side of the site
- Proposing an improved landscaped buffer to the northern boundary, minimising the visual impact of the workshop building and associated service yards upon the Ollerton Pit Woods to the north
- Restricting the workshop, yard and storage area to the north-west corner of the greenfield site area to allow for maximisation of biodiversity improvements and use of fluvial control features
- A single point of access and associated security gatehouse at the main site entrance preventing visitors and people dressed inappropriately from accessing the yard areas
- Ensuring the 24hr yard operations are obscured from the road and neighbours on Kelsey Avenue as much as possible to minimise the impact of light and noise created outside of standard working hours
- Boundaries with residential neighbours to be improved with raised ground levels and extensive planting

### 6.5 Yard Layout

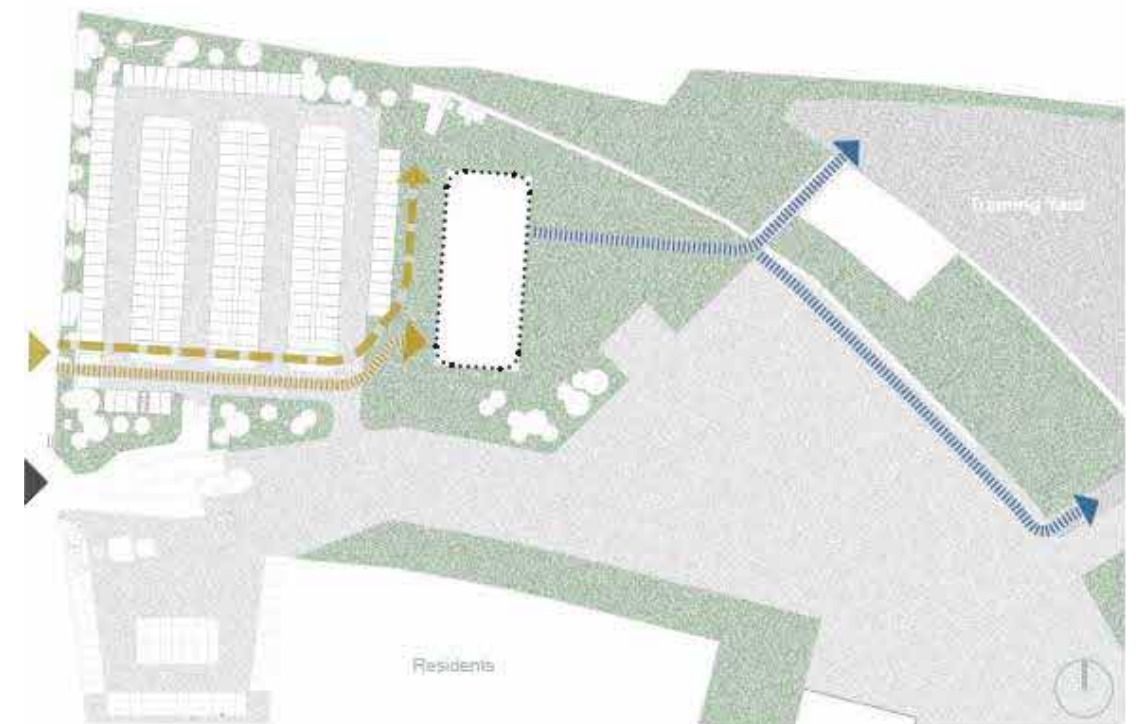
The yard layout was informed by Murphy's experience with existing sites across the country and its ongoing modernization program in the South of England.

The yard arrangement has to:

- Have a single point of access and one security control centre
- Provide workshop facilities that can accommodate the full length of a trailer and tractor unit and have a 10m clear height to the underside of the crane to enable large machinery to be served
- Provide a safe workplace 24hrs a day and at weekends
- Provide enough storage facilities with a forethought for versatility and evolving operations to meet changing market demands
- Clear wayfinding to allow efficient movement for pedestrians and vehicles
- Road markings and protective measures to contribute the safety of moving around the site



*Vehicular movement strategy - Design development diagram*



*Pedestrian movement strategy - Design development diagram*

## 6.0 Design Evolution

### 6.6 Neighbourly Impact Analysis

At every stage of the design process the impact on neighbours and the local community informed the design proposal. The existing Murphy yard has an abrupt and challenging relationship with its immediate context. Studies reviewing reusing the existing Murphy yard in its current form for the new One Murphy Hub proposal reiterated these existing challenges.

Due to the increased height of workshops required for continued Murphy operations, placing them in the existing workshop locations would exaggerate their dominance over the neighbouring Kelsey Avenue development. Given the challenging existing conditions this is not considered to be an acceptable proposal.

Placing the new office and training building in the existing location would retain the disruptive relationship the development has with Newark Road. The proposals see the office and training building set back from Newark Road by 85m to make the most of the opportunity to restore residential streetscape and improve the area for both Murphy staff and pedestrians passing the site.

Although the proposals see the expansion of the area Murphy operations will inhabit, the overall site layout was developed on the principle of minimising the amount of development within the green field portion of the site. The encroachment into this space is beneficial for Murphy operations as well as distancing the more disruptive elements of the proposal away from existing residential neighbours, and reducing the impact of the development facing onto Newark Road.



Drone image: Existing relationship between Kelsey Avenue and Murphy site entrance

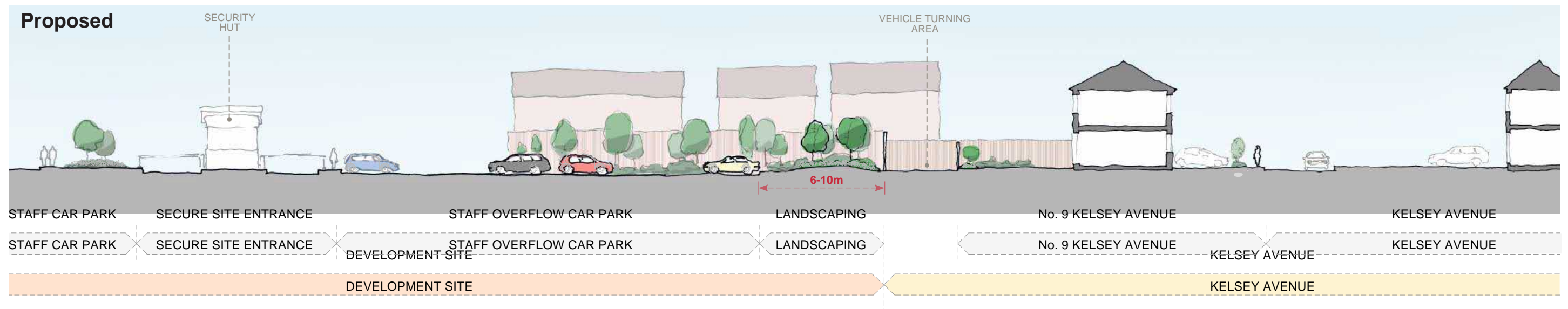
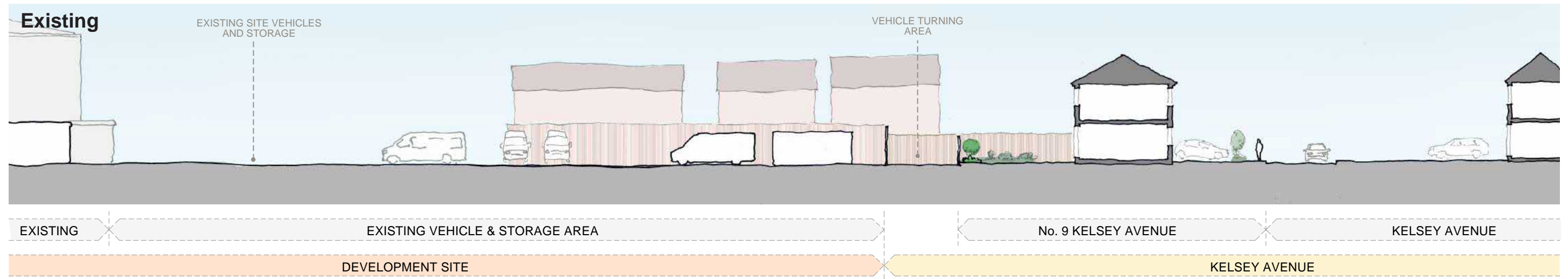
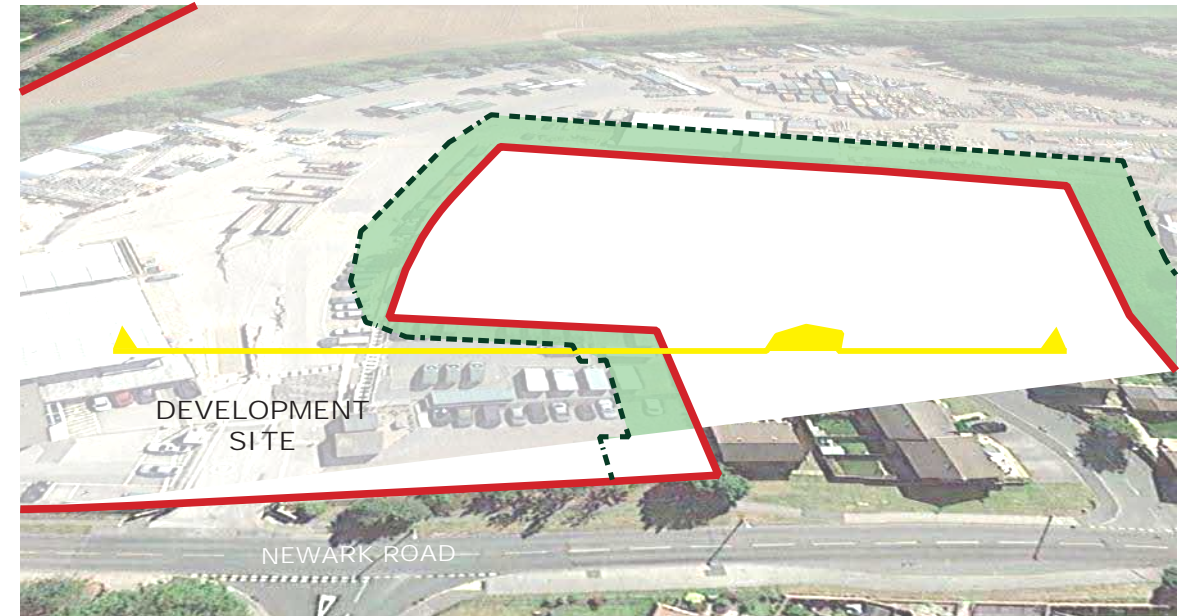
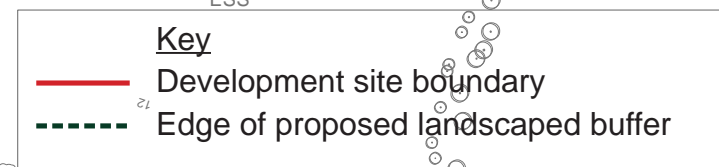


Drone image: Existing relationship between Kelsey Avenue and the Murphy site

# 6.0 Design Evolution

## 6.7 Site Boundary Sections

Section 1 - Section through the site boundary to the north of Kelsey Avenue

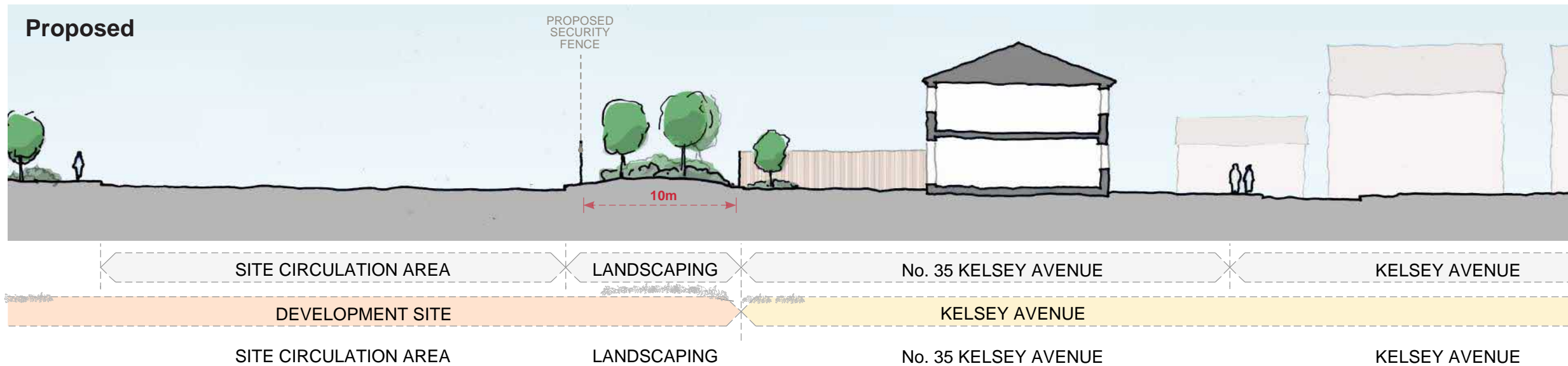
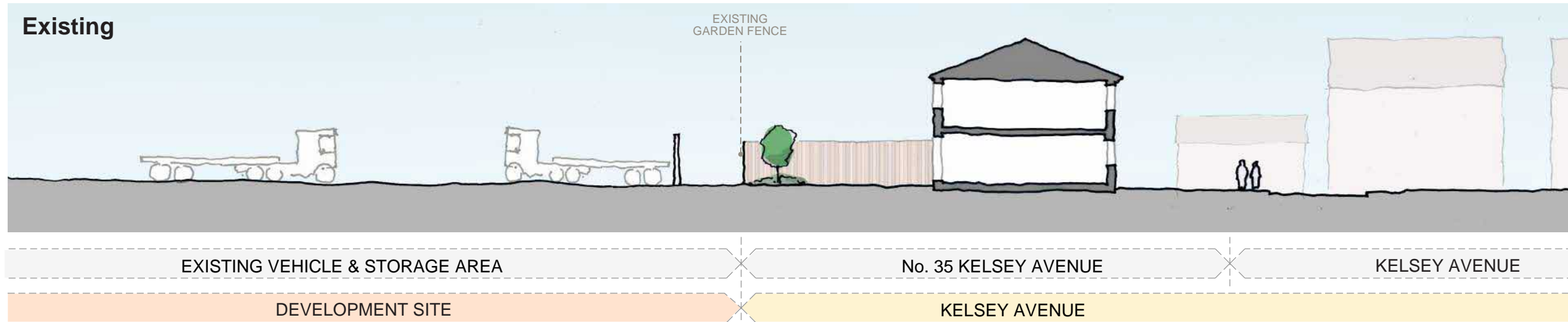
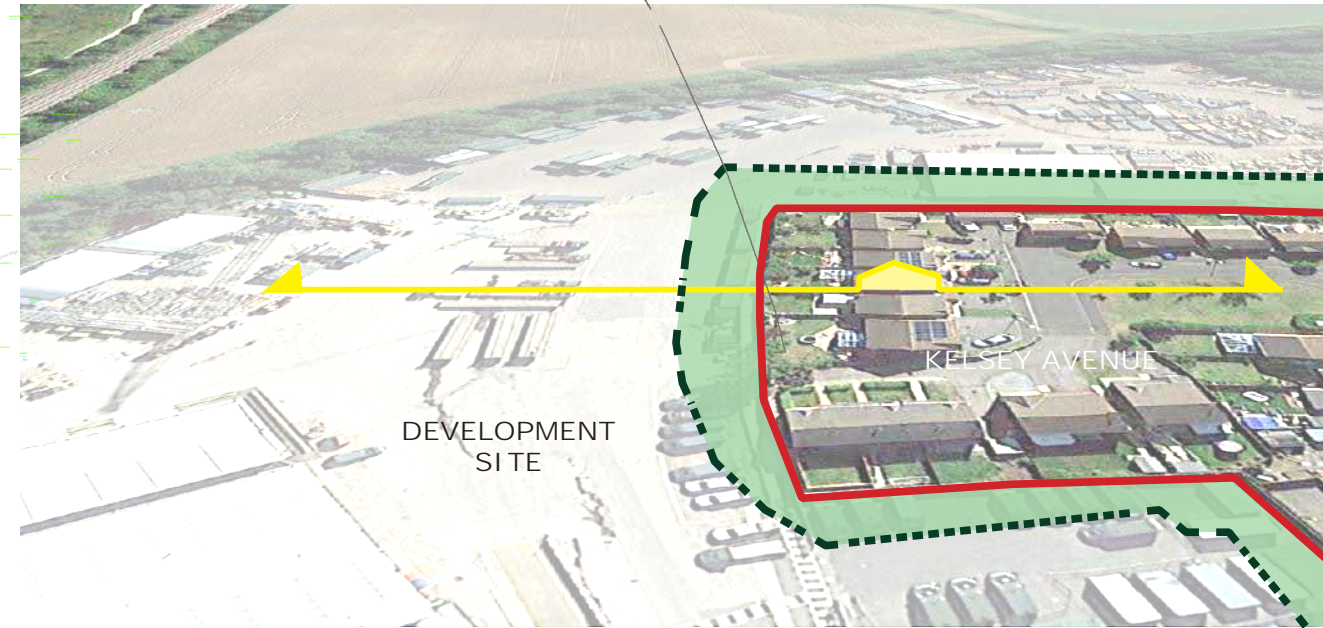
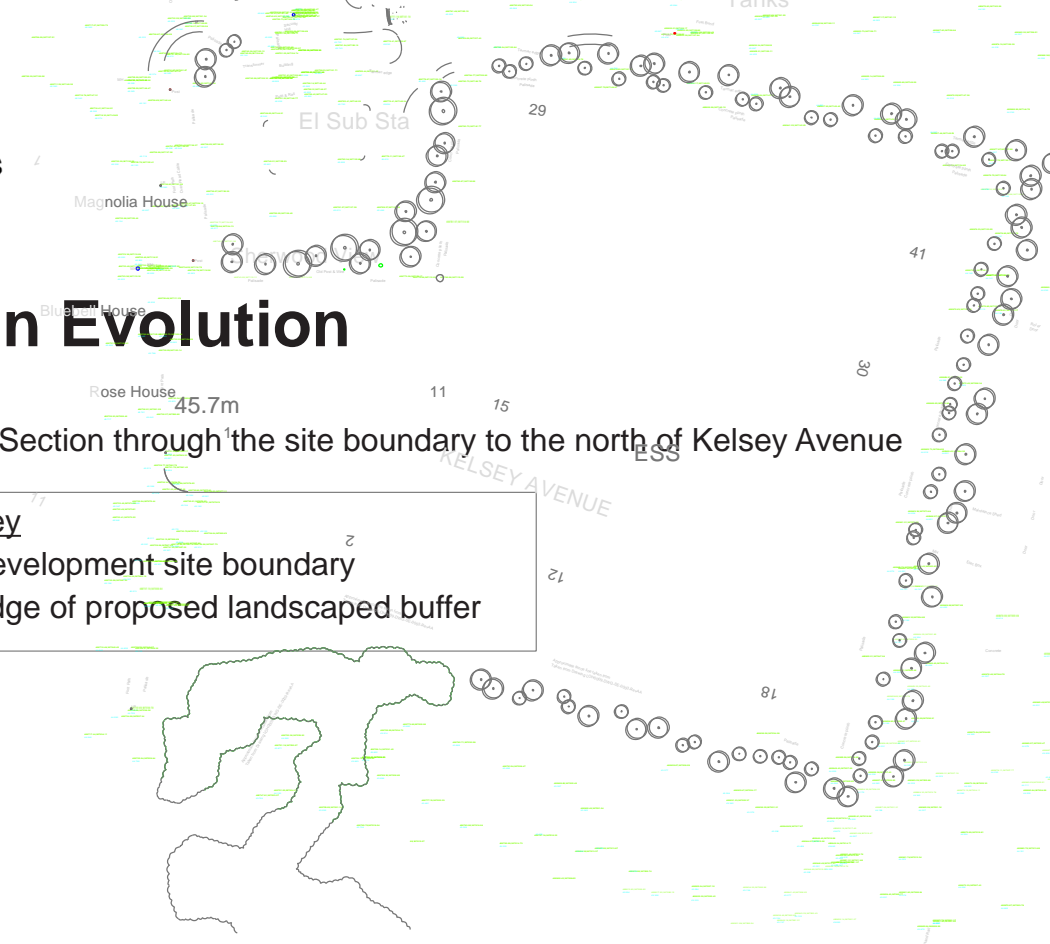


# 6.0 Design Evolution

Section 2 - Section through the site boundary to the north of Kelsey Avenue

**Key**

- Development site boundary
- - - Edge of proposed landscaped buffer



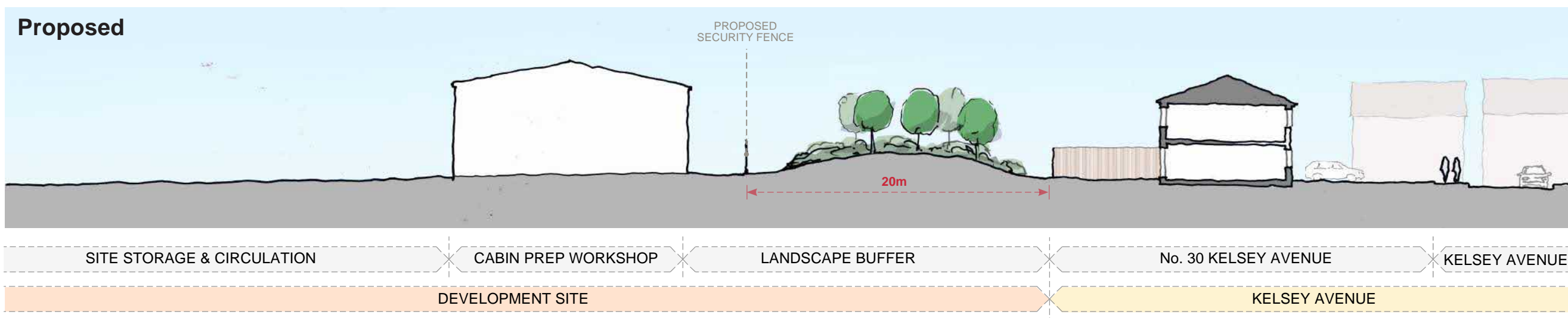
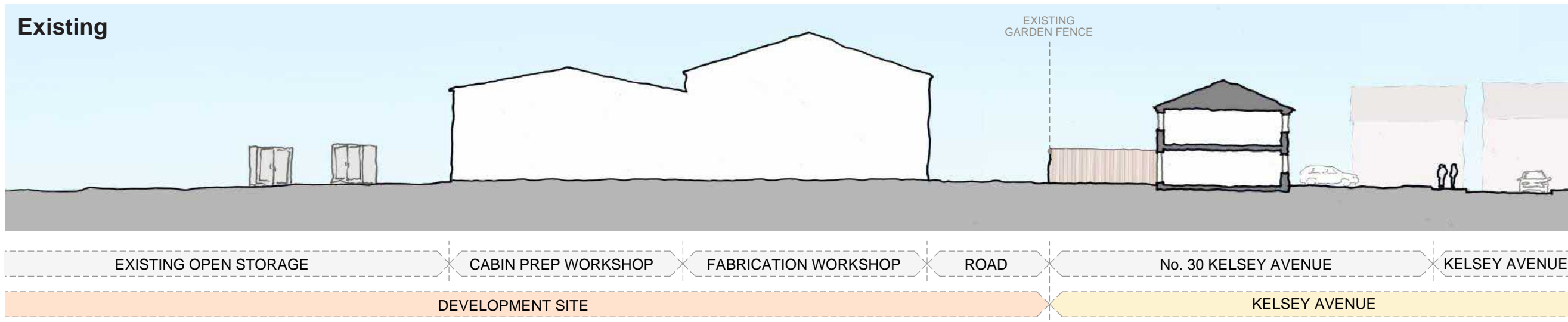


# 6.0 Design Evolution

Section 3 - Section through the site boundary to the east of Kelsey Avenue

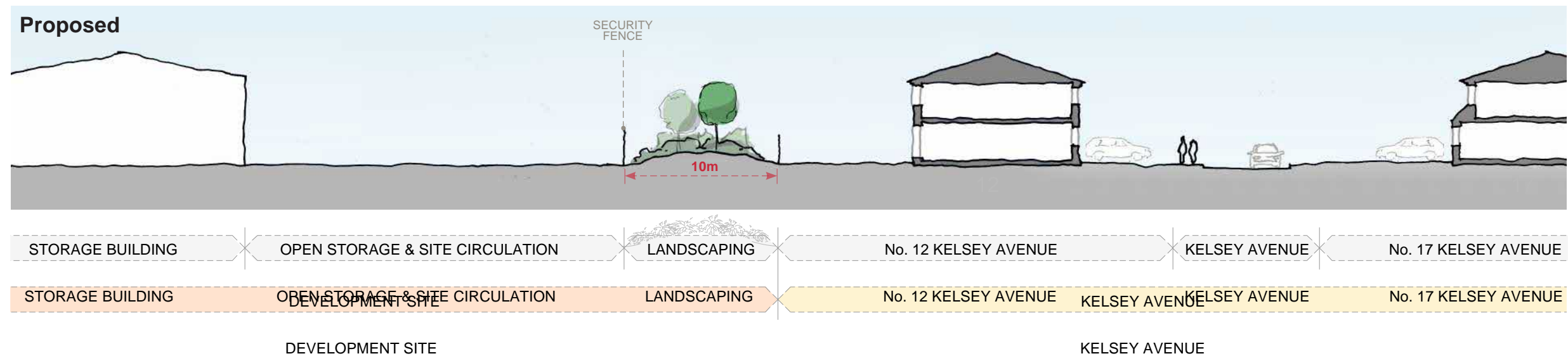
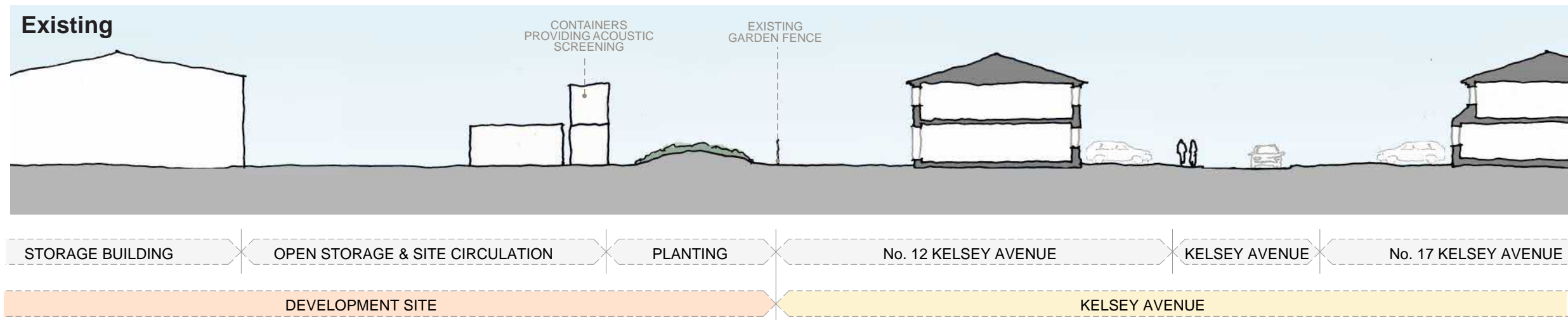
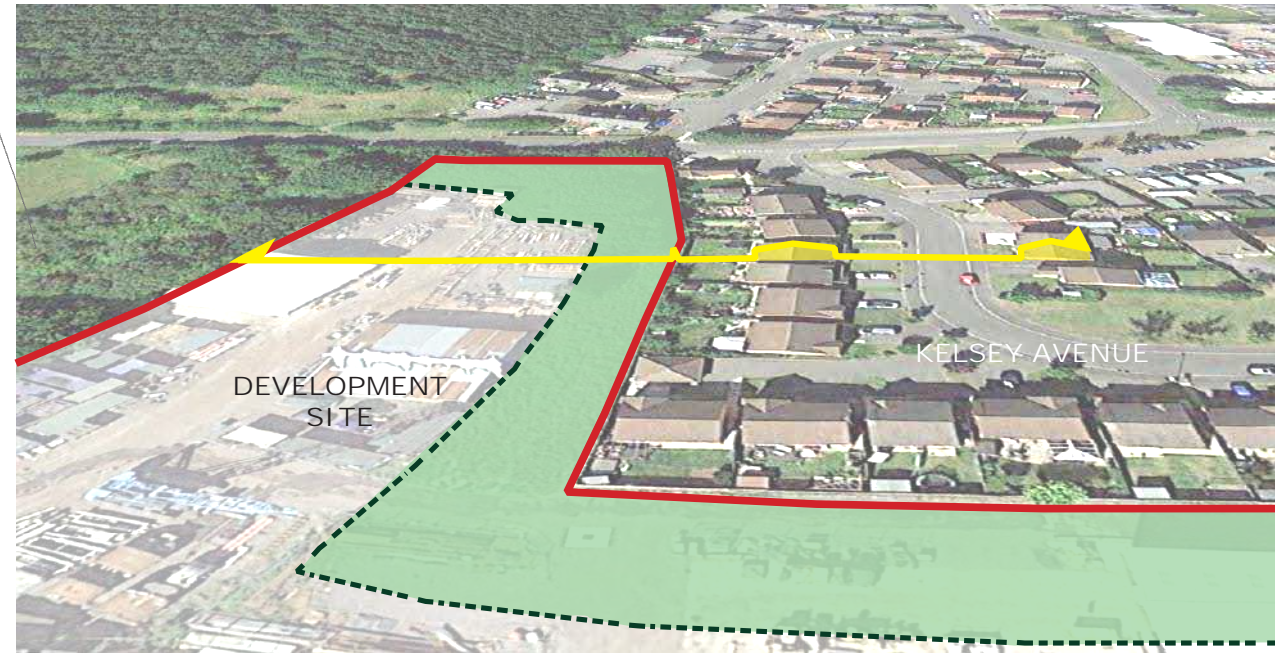
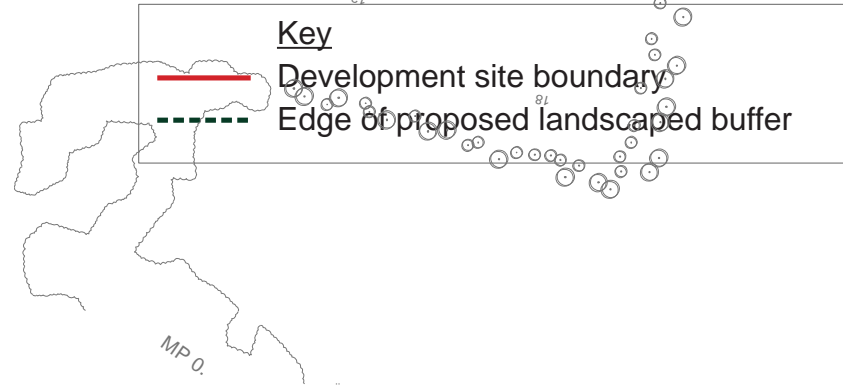
Key

- Development site boundary
- - - Edge of proposed landscaped buffer



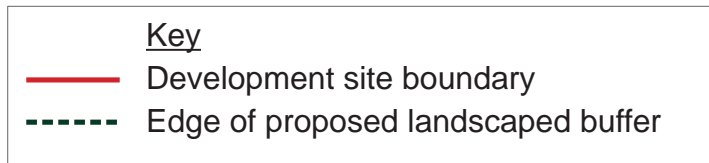
# 6.0 Design Evolution

Section 4 - Section through the site boundary to the south of Kelsey Avenue

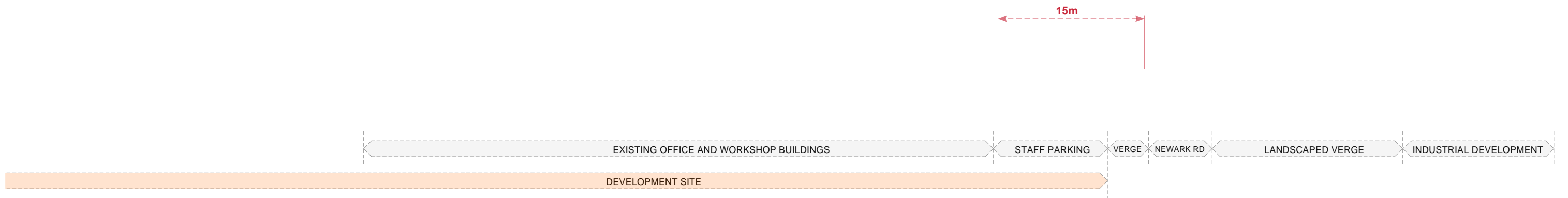


# 6.0 Design Evolution

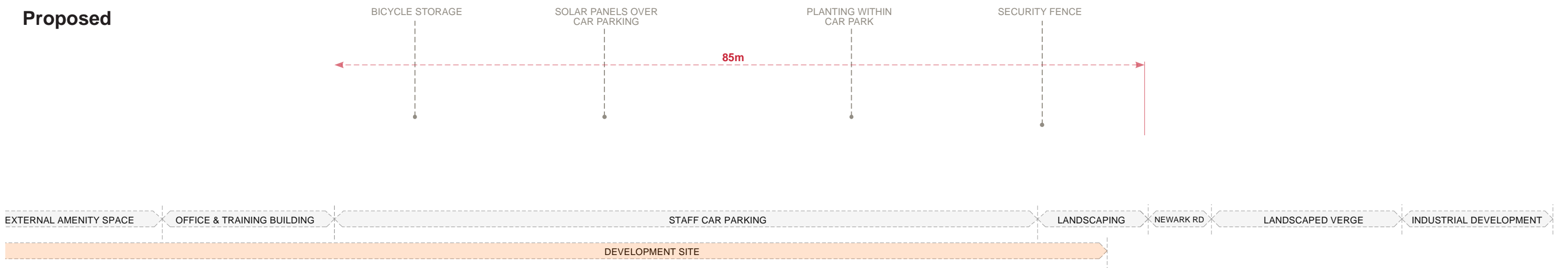
Section 5 - Section through the site boundary with Newark Road



## Existing



## Proposed



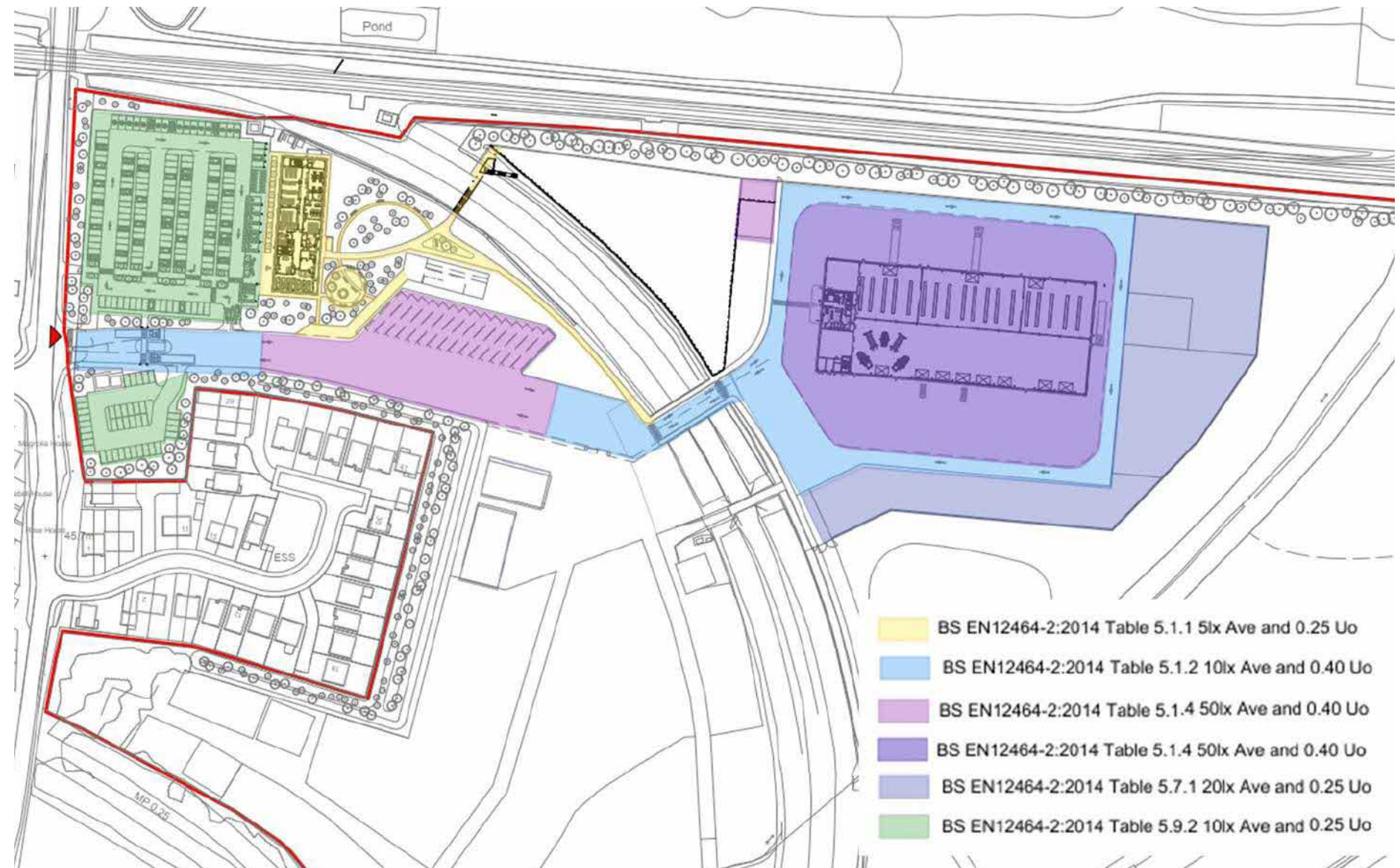
## 6.0 Design Evolution

### 6.7 Lighting Strategy

A new external lighting scheme is to be provided to limit light spill and to reduce the impact on local ecology, the existing neighbourhood,, particularly those of the nearby residences, whilst providing a safe working environment for the users of the site. The reduction of glare and limiting of obtrusive light are also driving factors in the design of the external lighting. As a result of utilising LED technology and efficient luminaire optics, the light spill will be designed to meet the requirements of the ILP Guidance Note “GN01 - Guidance notes for the reduction of obtrusive light.” Details of this can be found in the lighting statement which forms part of the application.

With the proposed lighting controls the external lighting levels of the hub can be adjusted to accommodate differing lighting levels required for the times of day/night, dependent upon the activities being carried out. Along with reducing the impact of the lighting on the surrounding area, the lighting control will also allow for a more energy efficient lighting solution.

The positioning of the buildings and light fitting types limits the lighting spread from the yard and car park areas. Specific attention has been paid to limiting the impact of any lighting around the embankment areas, as the habitats here should be protected. Details of the lighting level impact of these features can be found in the previously mentioned document.



Site plan indicating proposed light levels across the site

## 6.0 Design Evolution

### 6.8 Phasing

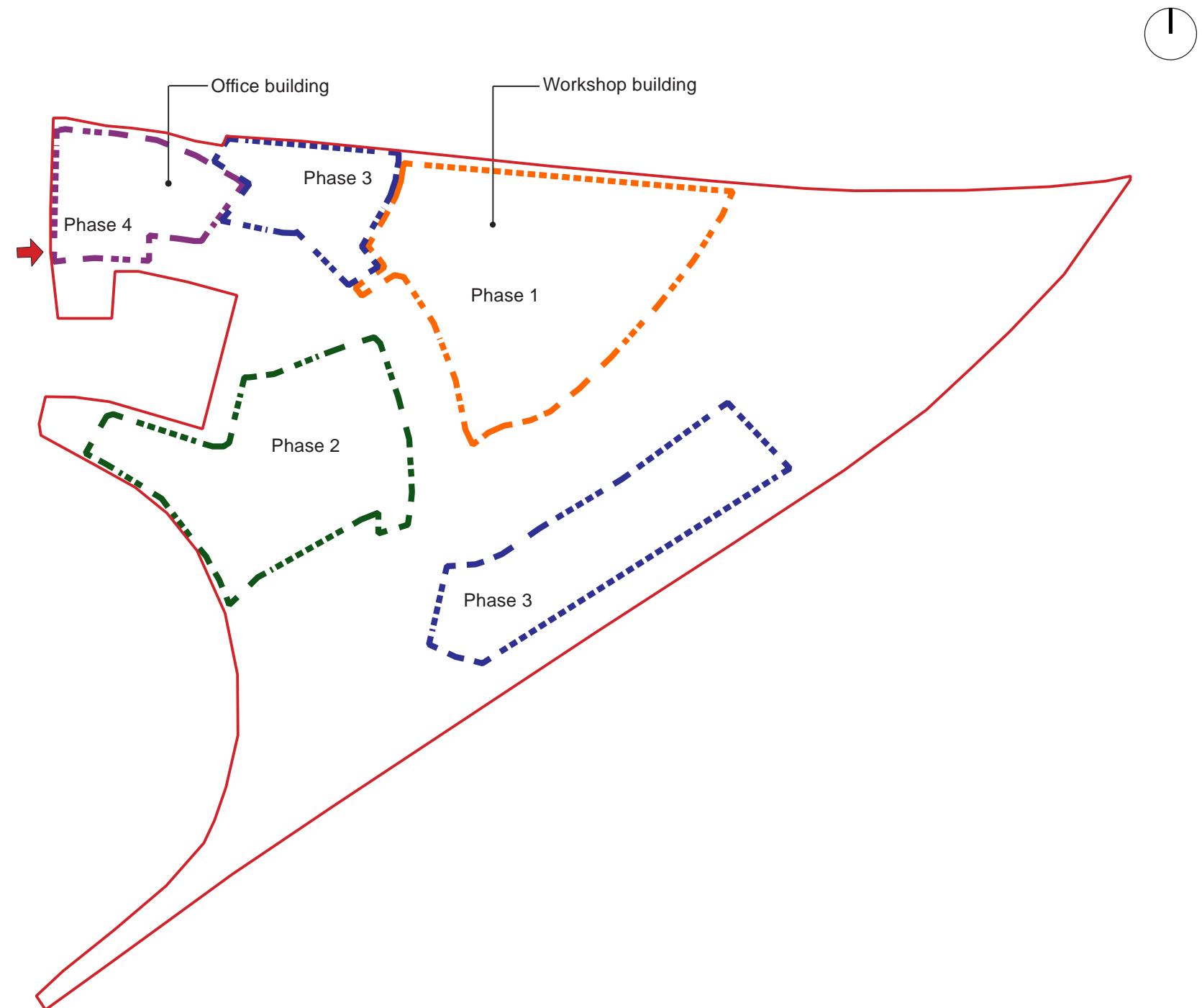
Careful consideration has been paid towards ensuring that Murphy's current operations at Ollerton can continue throughout the construction stage.

The phasing will begin with the development of the greenfield site to the east, allowing the existing building on the western portion of the site to support the ongoing operations.

Once the workshop building and associated offices are constructed, these will temporarily host the office functions while the new office and training building is constructed.



CGI Showing the link between the east and west portions of the site



## 6.0 Design Evolution

### 6.9 Proposed Layout

The final site plan was prepared following consultation with local residents and Newark and Sherwood District Council. While the neighbouring residents were principally concerned that the design should mitigate the impact on their properties of any noise, vibration and dust created on site, the council stressed the importance of retaining as much of the green field land as possible, and making improvements to biodiversity where possible.

The existing Murphy operations in the eastern portion of the site has been rearranged in the proposals to offer a layout which has been designed to support Murphy's' operations for years to come, whilst also improving the physical relationship with the residential neighbours and wider site context.

Due to the extra site area required as a result of the inclusion of the operations from the existing site in Leeds, the proposed development encroaches on the eastern part of the site which is currently used for agricultural purposes. The design was made to position the workshop building here in order to contain the noise and dust generating activities as far from residential dwellings as possible. This expansion of the developed area also allows for sufficient storage space to be retained and a safe and efficient service yard area to be provided around the proposed workshop building.

A significant distance is maintained between the existing houses and the proposed site operations, and that a new landscape buffer was introduced between the gardens of Kelsey Avenue houses and the existing car park. The workshops and 24 hr working area is broadly shielded from the wider context by the existing topography in the form of railway embankments to all sides. The only views into the site are from Ollerton Pit Woods to the north. The lighting and it's control are carefully considered and the landscape buffer has been developed in response to both the council and neighbours' comments.

The vehicular entrance to the One Murphy Hub has been designed to achieve a safe turn into the development for HGVs whilst retaining safe pedestrian circulation into, and past, the site. The secure line of entry into the site has been set back from Newark Road to allow any traffic build-up to sit within the site boundary, and therefore have no negative impact on the wider road network.



Proposed Site Plan

# Consultation

## 7.0 Consultation

### 7.1 Summary of Consultation

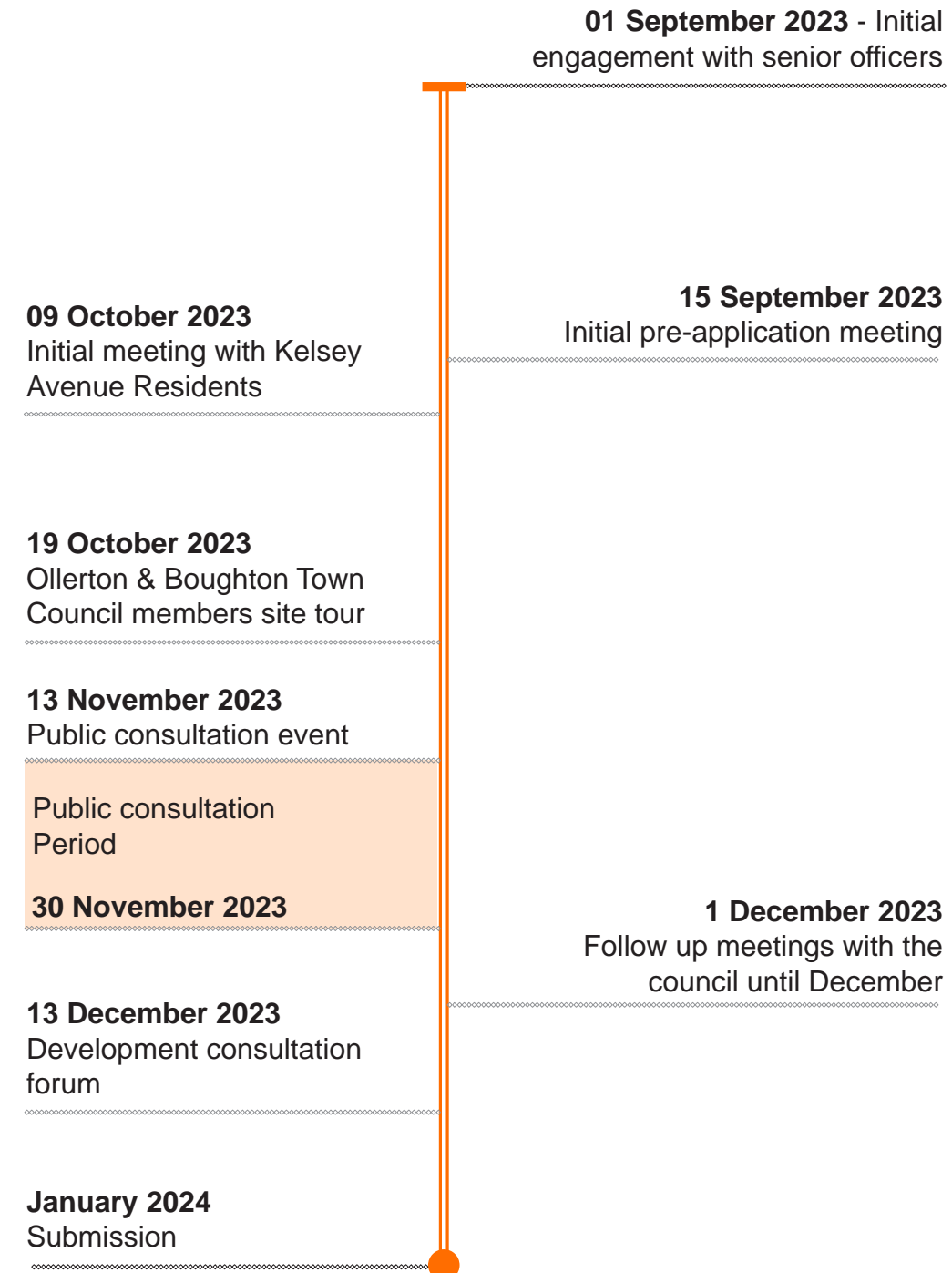
The proposal has been informed by an ongoing and consistent dialogue with the local authority. Initial conversations began in September 2023 and subsequently a formal pre app process was entered into later that month. More details concerning this can be found in the planning statement prepared by WSP.

In parallel with this, a public consultation exercise was conducted and immediate neighbours were contacted in relation to the plans.

### 7.2 Pre-applications

After initial meetings to discuss the objectives and principles of the proposed development, a meeting on 1st September was the first meeting with Newark and Sherwood District Council (NSDC), where design was discussed in detail. The meeting primarily focused on how the proposal could minimise the impact on neighbouring residents and Ollerton Pit Woods.

The design team responded to the comments of the council by providing substantial landscaped buffers to all boundaries shared with residents, and an enhanced strip of planting to the northern boundary to help to filter views in from Ollerton Pit Woods.



*Timeline of engagement and consultation with local residents and NSDC*



## 7.0 Consultation

### 7.3 Public Consultation

A public consultation event was held on the 13th of November 2023. The public consultation gave members of the Ollerton community the chance to provide feedback on the proposal.

The public consultation feedback highlighted the boundary between the car park and adjacent Wigan Road properties as an area to review.

As a result, an additional consultation with the residential neighbours along Wigan Road was organised.

More details concerning this can be found in the Statement of Community Involvement prepared by PDI.

**MURPHY** Murphy  
WORLD-CLASS INFRASTRUCTURE Investing in Ollerton

### Our Vision & Proposals

The new One Murphy Ollerton Hub will incorporate a new training academy and pylon training facility. It will deliver social and economic benefits which will further build on our track record of supporting the local community.

The masterplan is proposed to be built out in the following phases:

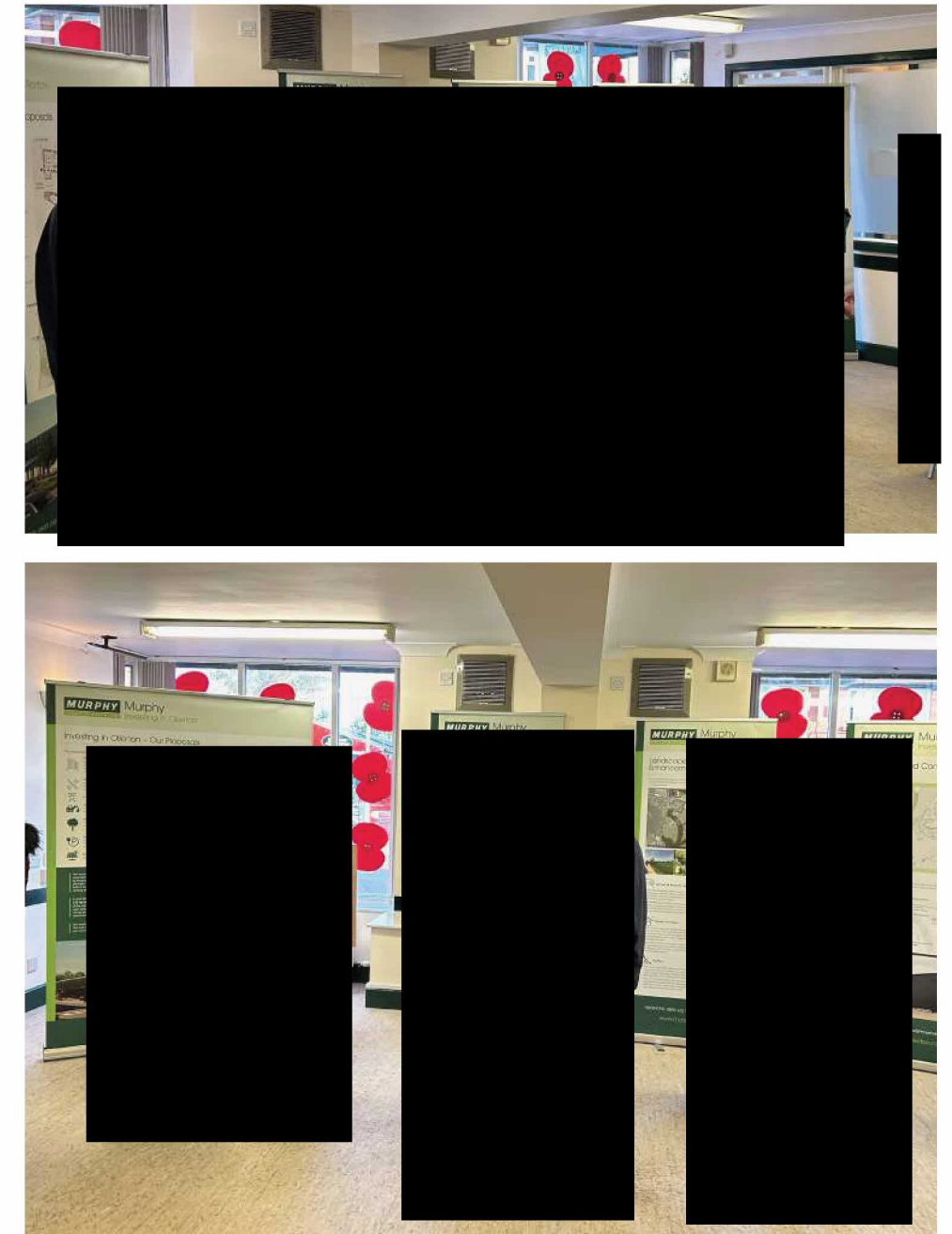
- Phase 1**
  - Construction of workshop building, associated yard and storage areas
  - Creation of additional aperture in redundant railway embankment
  - Infrastructure including drainage to workshops and power upgrades if required
  - Main water control feature and SUDS basin
- Phase 2**
  - Operational workshop building
  - Demolition and relocation of existing buildings to enable phase 3 works
  - Preparation of extended hard standing surfaces in new areas
  - Construction of bridge to allow site staff access to existing areas
  - Relocation of existing equipment storage workshop
  - Form new landscaped buffer zone to rear of neighbouring homes on Kelsey Avenue. Gentle earth mounding with planting to filter views from site
- Phase 3**
  - Construction of new training area including viewing platform, access, street scene, pylon area and training sub-station
- Phase 4**
  - Demolition of existing office buildings and canteen
  - Construction of new office
  - New Office and Training Academy operational. Adjacent area of temporary car park. Area of car park: 4,800 m<sup>2</sup>
  - Construction of new car park
  - Entrance works and remaining planting and bund works

The proposals will deliver:

- Office and training building** – One central space for office workers, trainees and skilled site workers, bringing all employees together. The building contains welfare and social spaces and exterior relaxation zones, a dining space, as well as more conventional training and meeting rooms.
- Workshop Buildings** – These accommodate the maintenance, storage and manufacturing facilities, including heavy lifting gear, motor vehicles and heavy machinery workshop, welding and fabrication facilities as well as covered, secure storage.
- Yard Areas** – The workshop buildings are surrounded by yard areas for the storage of equipment, washing, fuelling, and weighing vehicles and equipment.
- Car Parking** – The car park will provide spaces for all the workforce and the training facility. It will contain 20 electric vehicle and 12 electric bike charging points, disability parking spaces and secure bike storage.
- Planting, Landscaping & Wellbeing** – There will be a high quality area of staff and trainee amenity space introduced around the office and training building. Landscaped areas, comprising shrubs, grasses and native trees are to be introduced where necessary at the perimeter of the site in order to filter views into, and out of, the development.

FREEPHONE: 0800 232 1794 | info@murphyinollerton.co.uk  
www.murphyinollerton.co.uk

Example of boards presented at public consultation event



Photographs from public consultation

# Office Design Evolution

## 8.0 Office & Training: Design Evolution

The proposed office and training building will host the existing administrative operations at the Ollerton site. It will also provide a range of spaces for classrooms and training areas which will be used in conjunction with the wider site to train staff in various areas of the business. This will include areas for staff to relax and socialise, including a large dining area with kitchen, a servery and an external seating area.

### 8.1 Mass and Form

Massing options explored the relationship between the office and training building, workshops, and yard. It was important that the footprint of the office was minimised to allow for more external space that would provide amenity space for staff and trainees.

In response to early investigations and studies into the area requirements and proposed schedule of accommodation, the scheme developed as a 2 storey rectangular building. The proposed building resembles a simple form which maximises adaptability and functionality. The restrictive height and size of the building will mitigate the visual impact upon neighbouring residents. The buildings on site are sized according to their internal requirements, with the workshop building being the tallest proposed building. The height of the workshop building is defined by the internal gantry cranes which are required for lifting equipment throughout the buildings.

The orientation of the office and training building is set such that it reduces its presence on Newark Road while also providing the first floor offices with the ability to overlook the yard and wider site. This orientation presents the least dominant elevation towards the neighbours on Kelsey Avenue, thus minimising the visual impact of the development on these residents.



#### Option 1 - 2 storey rectangular

- One main entrance for all
- Clear visibility to and from the site entrance
- Trainee staff office located separately to trainee areas
- Landscape outdoor seating area to the south and east
- Views to wider site from office to the east, but limited by height
- Green roof combined with roof mounted plant equipment



#### Option 2 - 2 storey L shaped

- One main entrance for all
- Less visibility to and from the site entrance
- Trainee staff office located adjacent to trainee areas
- More private and contained landscape outdoor area to the east
- Views to wider site from office to the east, but limited by height
- Outdoor green roof / terrace connected to offices



#### Option 3 - 3 storey

- One main entrance for all
- Clear visibility to and from the site entrance
- Trainee staff office located adjacent to trainee areas
- Landscape outdoor seating area to the south and east
- Improved views to wider site due to increased height
- Green roof combined with plant equipment

Early options examining potential forms

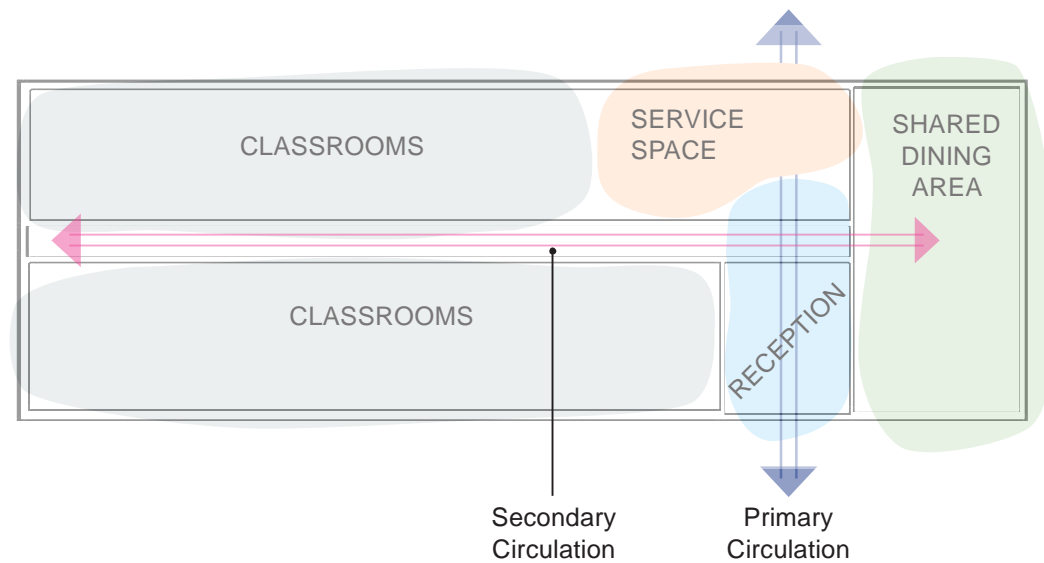
## 8.0 Office & Training: Design Evolution

### 8.2 Layout Strategy

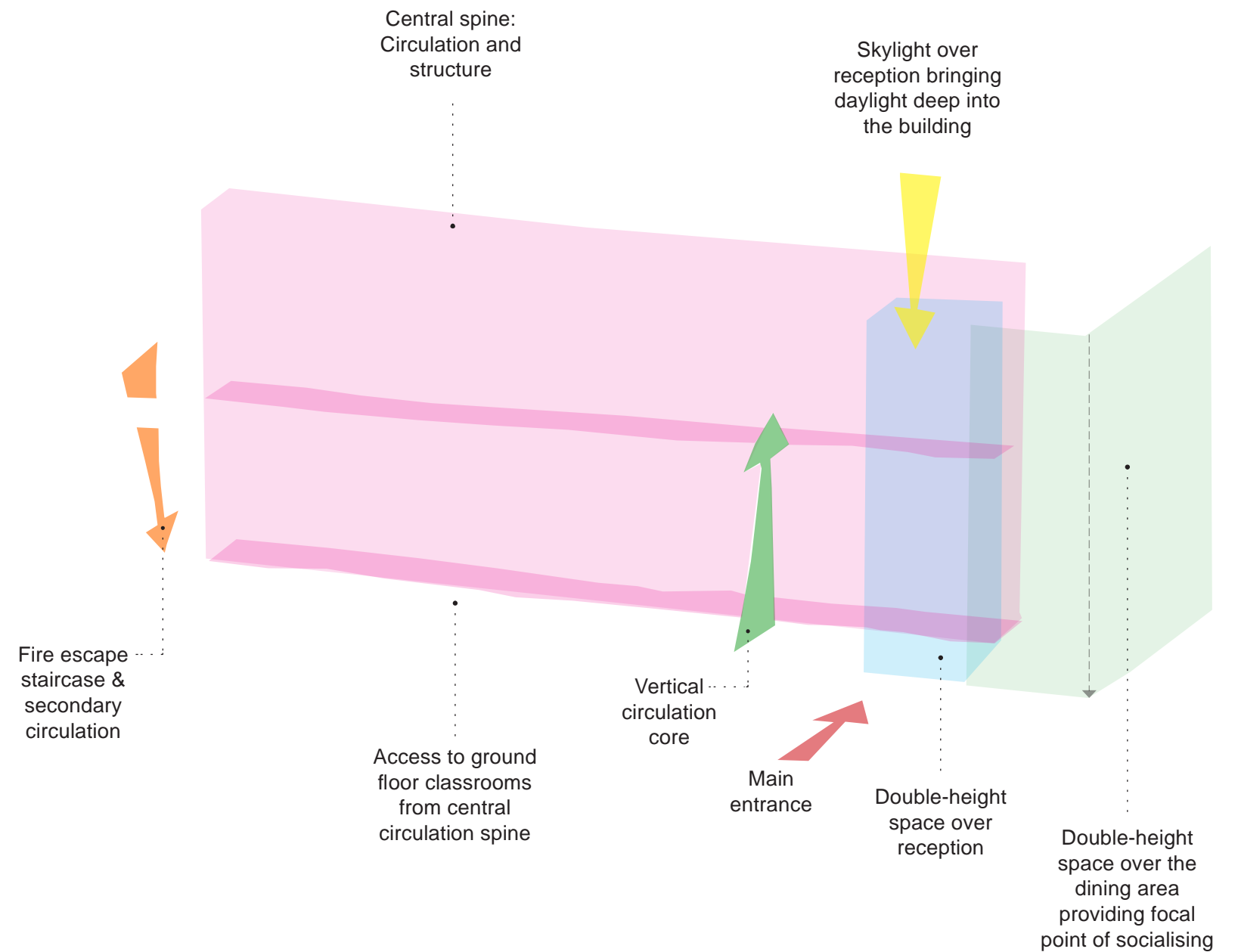
The early layout strategy began with the idea for a single shared canteen area to the southern end of the building, encouraging socialising between employees from different sectors of the building.

This shared space became a focal point of the design and the building's heart. The reception space provides a secure entrance and leads through to a circulation space at the centre of the building. From here one has access to each defined space in the building, or to the yard and training spaces externally. The building is divided vertically to separate classroom spaces at ground floor from the open plan office space for admin and management staff at first floor. This allows the ground and first floor spaces to be tailored to the required uses.

These early strategic moves were important in establishing aspirations with regards to end user experience. They have defined the internal layout of the office and training building, as well as the areas immediately beyond the building which will offer external spaces for socialising and dining.



Ground Floor Layout  
Concept Diagram



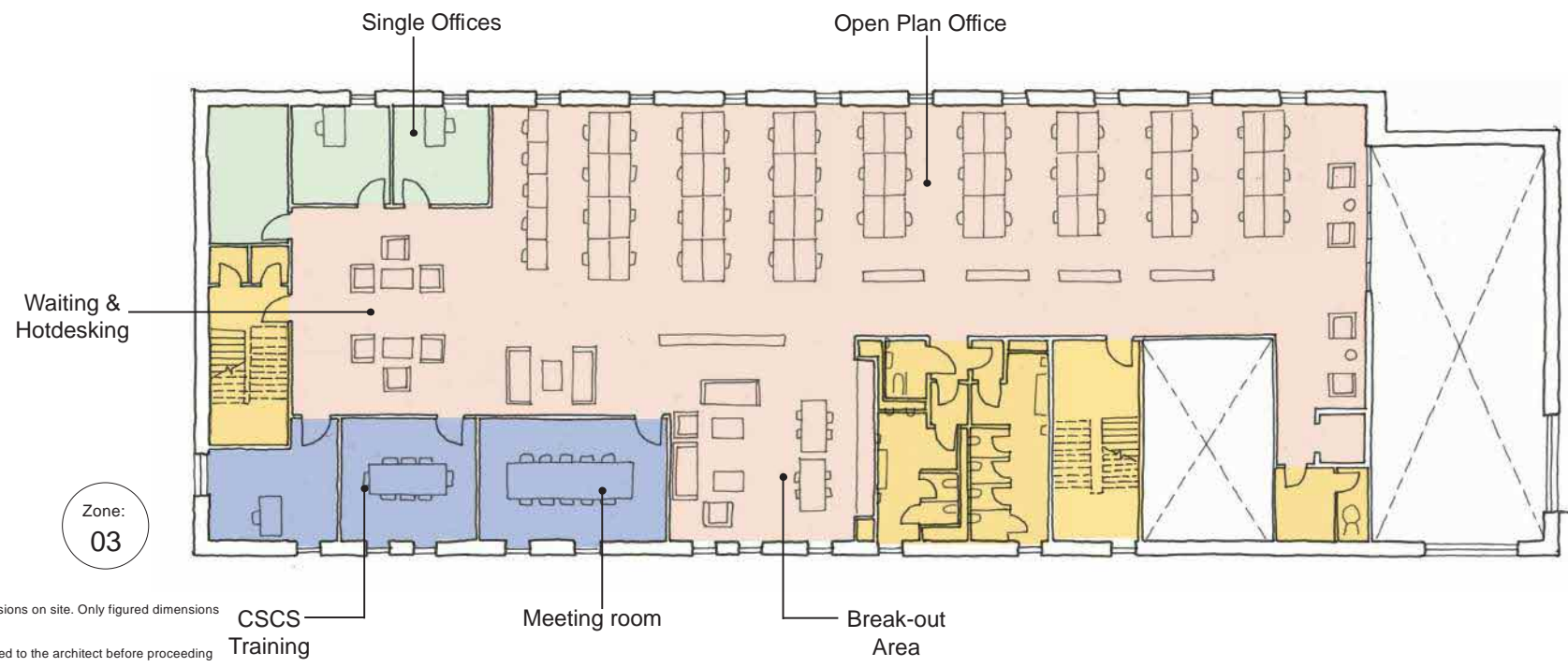
# 8.0 Office & Training: Design Evolution

## 8.3 Layout Development

The office and training building design consists of a primary structural grid with two circulation cores, and double height cafeteria space to the southern end of the building. There is also a double height space in the reception area which creates a physical link between the ground and first floor. The internal spaces are then positioned to reflect their individual requirements, with the ground floor bisected by a circulation zone to create smaller, more private, spaces for learning.

The reception and circulation zone create a clear navigation strategy throughout the building, with the central spine mimicked on first floor in a defined, but open, circulation corridor. Smaller spaces requiring greater privacy have been positioned to the northern end of the building to allow the reception, cafeteria and first floor office space to benefit from views through the building. This design feature is in response to the 'One Murphy' concept of working as part of a greater team.

The structural grid layout was established after a comparison between various construction types and their associated embodied carbon, cost, and design capabilities. It allows an element of control to the floorplans, while maximising the potential to adapt the building to respond to evolving business needs in the future.



Office & Training building - First Floor Plan

The contractor must check dimensions on site. Only figured dimensions to be worked from. Any discrepancies must be reported to the architect before proceeding

DRAWING CONVENTIONS:  
For ease of reading, View Tags (Elevation, Section markers etc.) indicate last 4 digits of Document no. only

NOTES:

Zone: 02 Status: S1

The contractor must check dimensions on site. Only figured dimensions to be worked from. Any discrepancies must be reported to the architect before proceeding

DRAWING CONVENTIONS:  
For ease of reading, View Tags (Elevation, Section markers etc.) indicate last 4 digits of Document no. only

NOTES:

Zone: 03

The contractor must check dimensions on site. Only figured dimensions to be worked from. Any discrepancies must be reported to the architect before proceeding

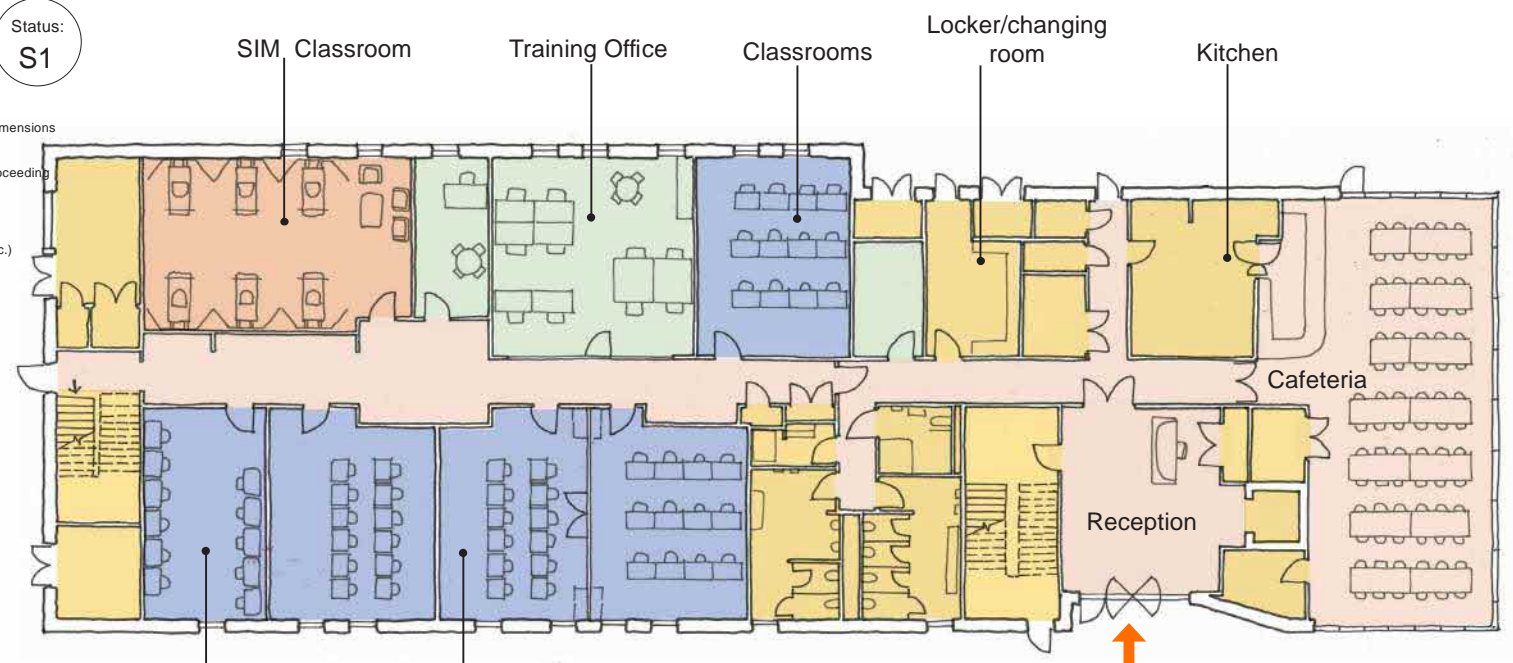
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NOTES:

Zone: 02 Status: S1

The contractor must check dimensions on site. Only figured dimensions to be worked from. Any discrepancies must be reported to the architect before proceeding

DRAWING CONVENTIONS:



Office & Training building - Ground Floor Plan

- Refuse 01 Area: 3 m<sup>2</sup>
- Mech Cup'd Area: 2 m<sup>2</sup>
- Refuse 02 Area: 2 m<sup>2</sup>
- Store 03 Area: 14 m<sup>2</sup>
- Lockers/Changing Area: 16 m<sup>2</sup>
- Elec Cup'd Area: 2 m<sup>2</sup>
- Store 01 Area: 7 m<sup>2</sup>
- Kitchen Area: 23 m<sup>2</sup>
- Servetry Area: 13 m<sup>2</sup>
- 50 No. lockers (21 lock)
- Circulation Area: 34 m<sup>2</sup>
- Caletoria Area: 95 m<sup>2</sup>
- Reception
- Male WC
- Female WC

## 8.0 Office & Training: Design Evolution

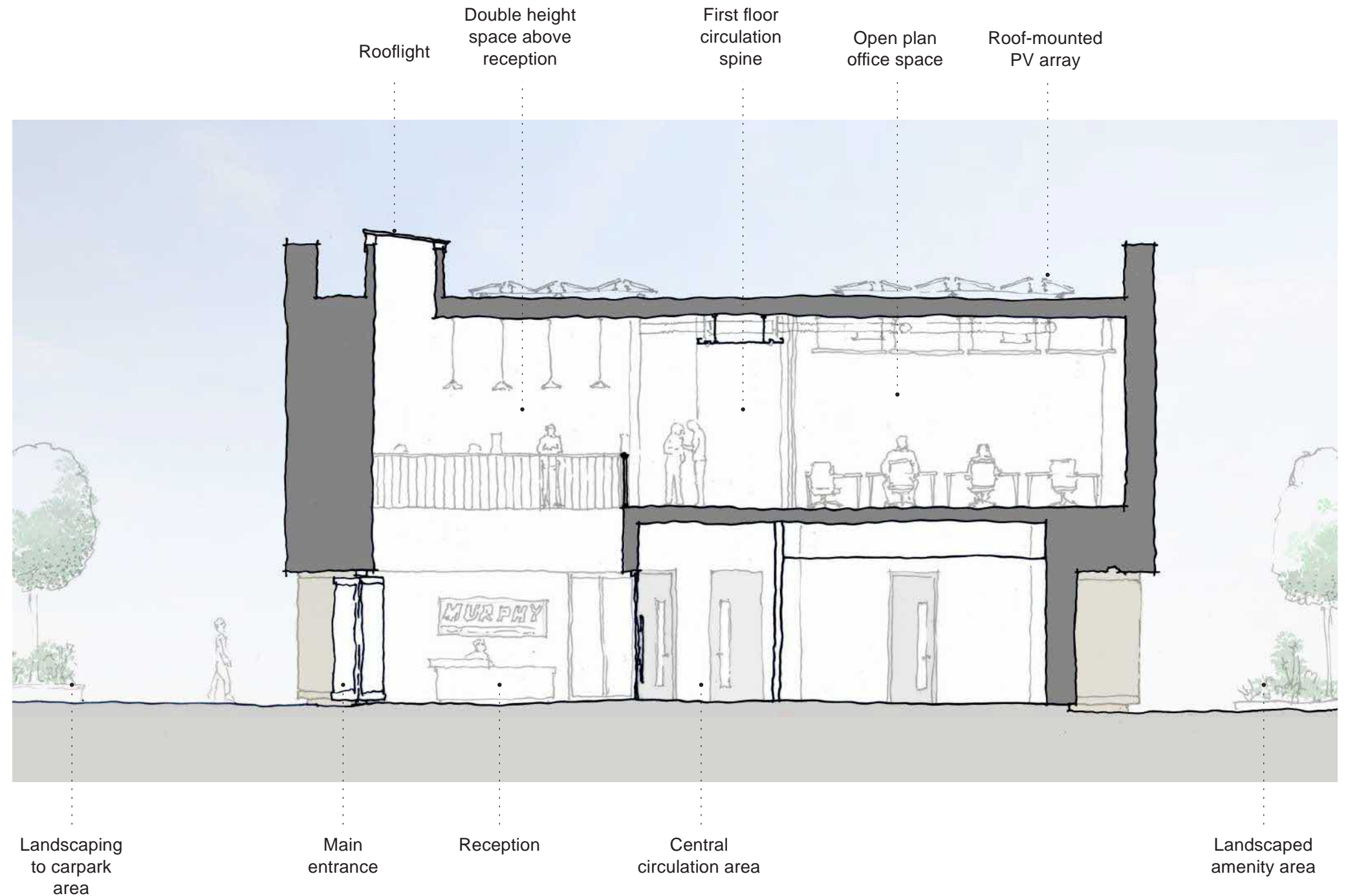
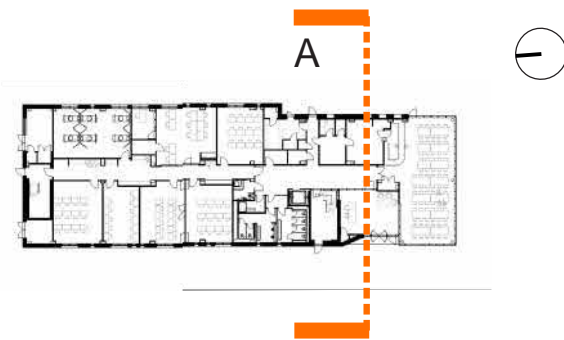
### 8.4 Sectional Strategy

#### One Murphy

One of the principle design concepts behind the office design is that of 'One Murphy'. This concept reflects the aspirations of Murphy to create an inclusive space for both operatives and office workers to come together.

In the early stages of the office concept design the intent was established for an open atrium space to encourage interaction between employees regardless of their role. Once the orientation of the office was established, the external envelope was developed to account for varying degrees of daylight and sunlight.

The proposed orientation of the building is such that the ground floor classrooms and first floor office space are facing east and west. This allows for large windows without the risk of overheating in the summer. The cafeteria space to the south of the building has a large south-facing window which will utilise shading to avoid unwanted solar gain during the warmer months.



Office & Training building - Illustrative section A

## 8.0 Office & Training: Design Evolution



Office & Training building - Illustrative section B

## 8.0 Office & Training: Design Evolution

### 8.5 Language and Materials Palette

The material strategy for the office and training building has been developed to reflect the industrial nature of Murphy’s commercial operations in various construction and infrastructure sectors.

This language has been paired with aspirations for a contemporary office building which reflects Murphy’s architectural aspirations and values. Due to the nature of the operations on site, durability and associated longevity attributes have been sought in all material choices.

#### Materials Palette

Two primary materials used throughout the office design include steel profiled cladding and panelised concrete. The ground floor is wrapped in a concrete panel system. The upper section of the building is finished with a perforated steel cladding profile. The selected profile is asymmetric, which provides a dynamic facade treatment due to the perforations providing depth, and the asymmetric profile appearing differently depending on the direction it is viewed from.

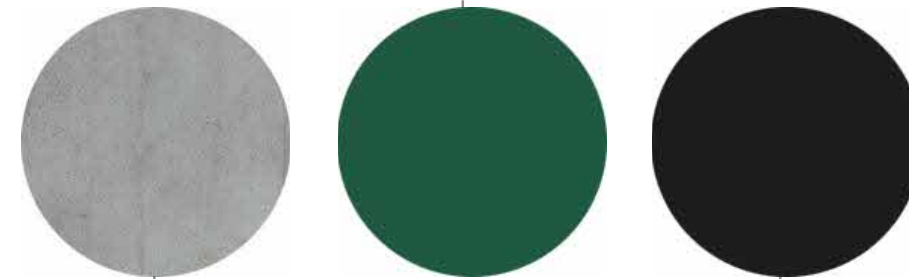
The use of a restricted materials palette combined with high quality detailing results in a contemporary office and training building which will stand the test of time and align with Murphy’s long-term aspirations in Ollerton.

The colour palette will reflect the Murphy brand identity both internally and externally. This will be achieved through the predominant use of dark green, which is the main Murphy branding colour. The concrete ‘base’ will be presented in raw fair faced concrete, and contrast will be provided with black detailing to curtain wall frames and perforated steel panels at roof level.

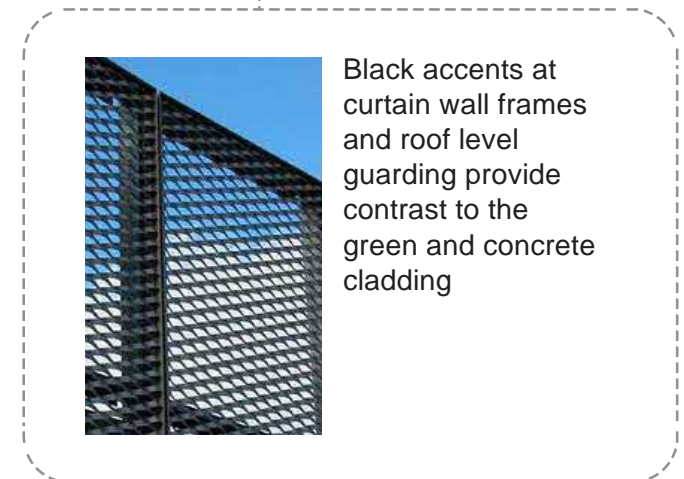
By nominating the principle colour to be a rich dark green, the colour of the profiled sheet metal cladding helps the building sit well in its semi-rural context.



Perforated asymmetric steel profile in a rich dark green colour to represent Murphy company branding



Concrete panels at low level to communicate the industrial operations and provide a differing texture to the steel at high level



Black accents at curtain wall frames and roof level guarding provide contrast to the green and concrete cladding



## 8.0 Office & Training: Design Evolution



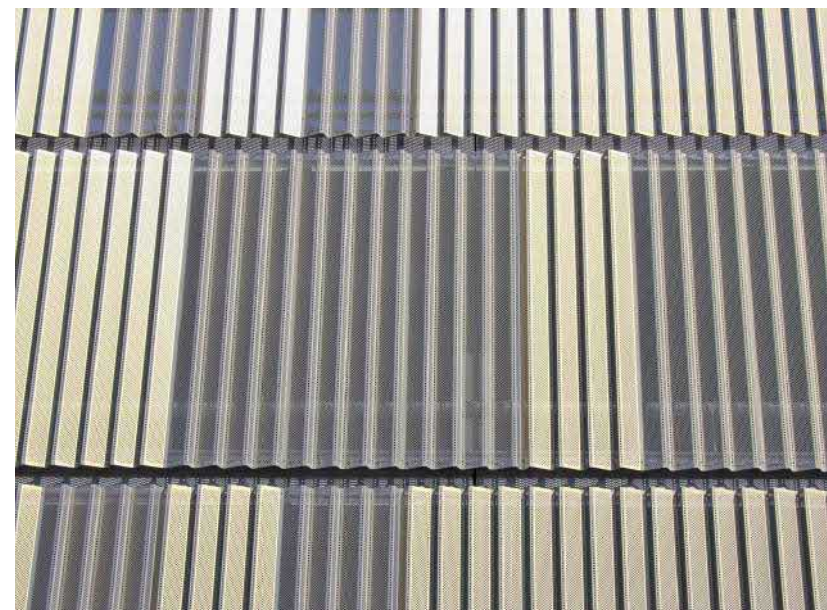
Office & Training Building - Design development image



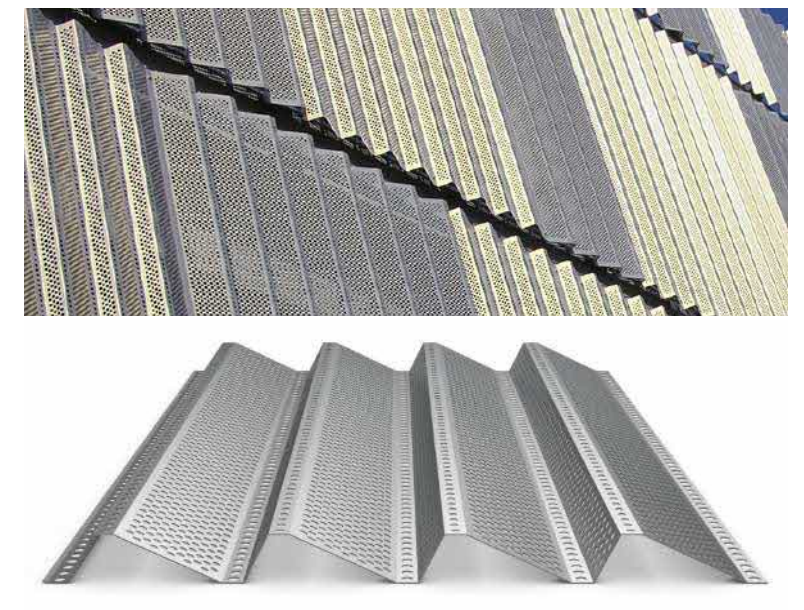
South London Sports Pavilion  
Bell Phillips Architects

Left: Example of a perforated steel profile facade reflects the light and provides visual interest through the day

Right: The ArcelorMittal Mascaret profile can be laid in opposing directions to further exaggerate the response to daylight and sunlight



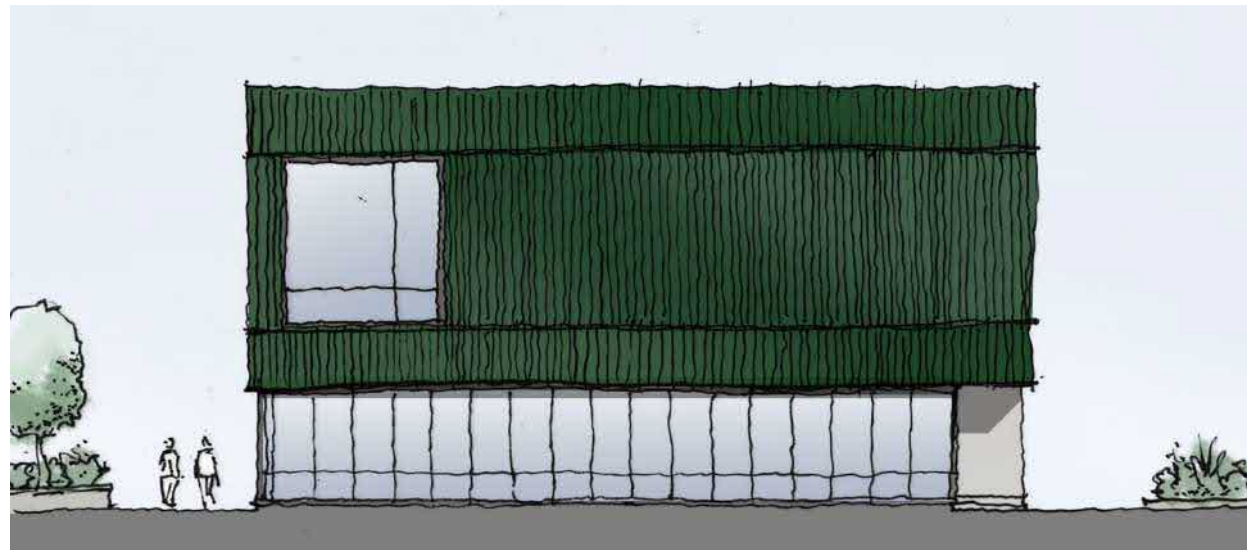
ArcelorMittal - Mascaret Profile  
Carpark building, AZ Sint Jan Hospital



## 8.0 Office & Training: Design Evolution

### 8.6 Southern & Western Elevations

The overall form of the office and training building comprises a dark green upper section sat upon a concrete and glass plinth. This simple form allows the building to be legible from beyond the site boundary on Newark Road, which is 85m from the building entrance, and also from nearer the building for pedestrians as they approach the entrance.



*Illustrative South Elevation*

The colours and materials have been chosen to align with Murphy branding and sit sympathetically within the semi-rural setting. The perforated steel profile cladding used at first floor elevates the building above a standard industrial aesthetic and the panelised concrete plinth provides a contrasting texture and a human scale element to the elevation. Glazed interventions within the upper steel cladding and the concrete base are carefully planned to communicate varying levels of privacy required for internal spaces.

The western elevation is the most prominent facade in the development due to the outward-facing position and orientation of the building. The reception and shared cafeteria at ground floor are mostly glazed to both south and west elevations, allowing views in as one approaches the building. This glazing, accompanied by 2 large picture windows at high level in the cafeteria space, contribute to the high levels of daylight in the shared space and maximise the effect of the double height space.

In contrast, the classroom spaces at ground floor, facing west, offer a more restricted facade of panelised concrete and glazed openings of varying sizes. The glazed openings respond to the requirements of the internal space, and give a sense of privacy for the trainees inside.

The majority of the upper floor on the west elevation has floor to ceiling glazed cuts through the facade. These penetrations are placed on a regularised grid to maximise internally flexibility and adaptability to ensure the long-term business needs are met.



*Illustrative West Elevation*

0 1.3 m 2.5 m 5.0 m

## 8.0 Office & Training: Design Evolution

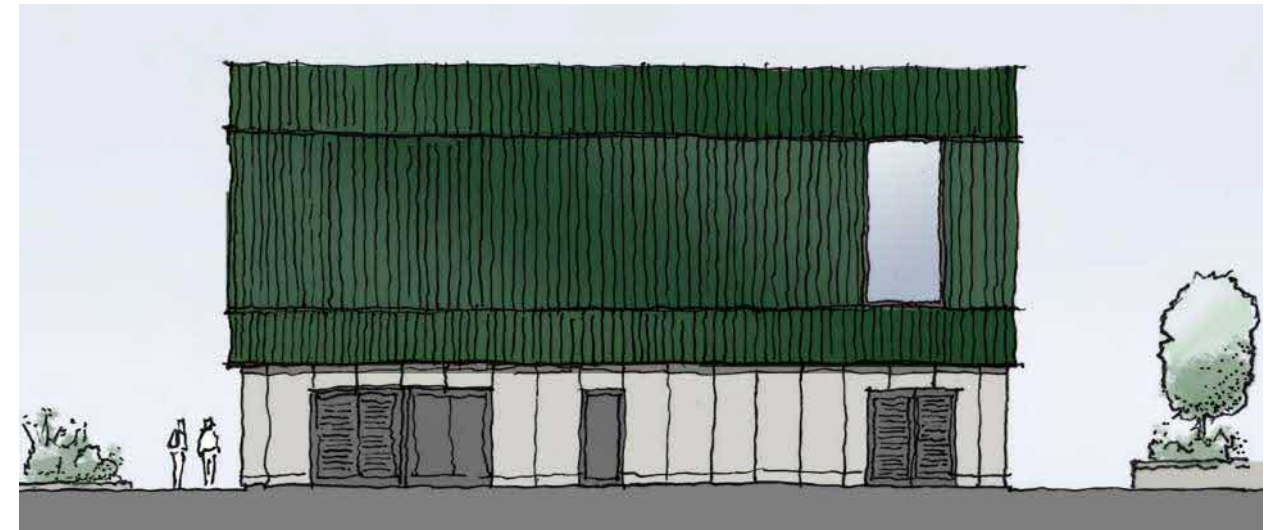
### 8.5 Northern & Eastern Elevations

The northern and eastern elevations of the office and training building are inward facing to the Murphy site, and have been treated differently to reflect this. The materiality and overall form is a continuation of the western and southern elevations, however the treatment beyond this is altered in line with the internal programme.

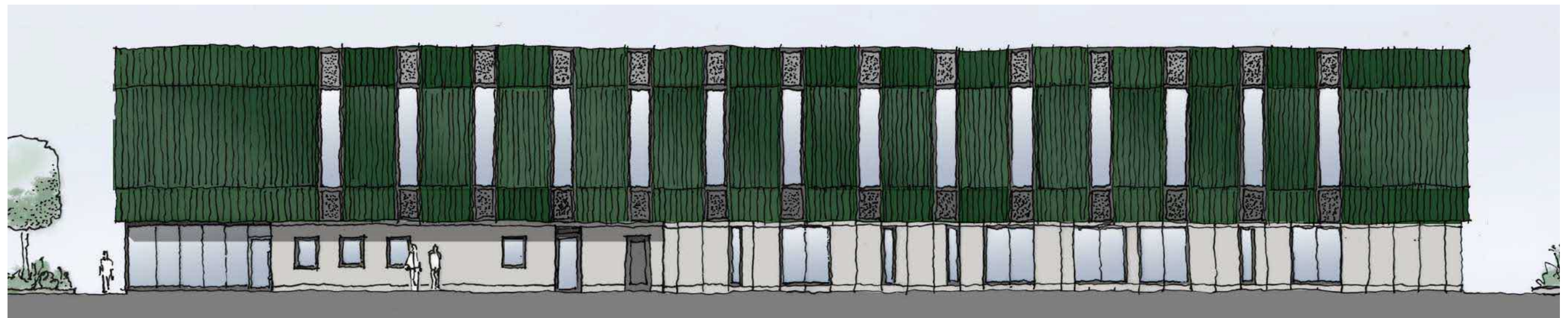
The ground floor hosts further training classrooms to the north and the entrance to shared dining space to the south. Sandwiched between these areas are the kitchen, storage and changing areas. The differing needs of these spaces are clearly visible in the external treatment. To the southern end of the building the ground floor glazing wraps around and terminates with an access floor to the dining space, before a small serving hatch is incorporated to allow staff and trainees to be served at the cafe without entering the building.

The first floor is treated in a similar way to the corresponding west elevation, albeit using a different spacing within the same 1m grid. The spacing allows for 1m of glazing for every 3m of wall space. The windows are nearly 4m tall to maximise the daylight in the open plan office space. Versatility and adaptability were key considerations in this area as the office should be able to respond to changing business demands and structures in the future.

The north elevation hosts mainly services spaces, with the exception of one large picture window at first floor which brings natural light into the managerial office. At ground floor the plant rooms are ventilated via black louvred doorsets to match the curtain wall framing.



*Illustrative North Elevation*



*Illustrative East Elevation*

0 1.3 m 2.5 m 5.0 m

## 8.0 Office & Training: Design Evolution

### 8.6 Office & Training Building - CGI



# Workshop Design Evolution