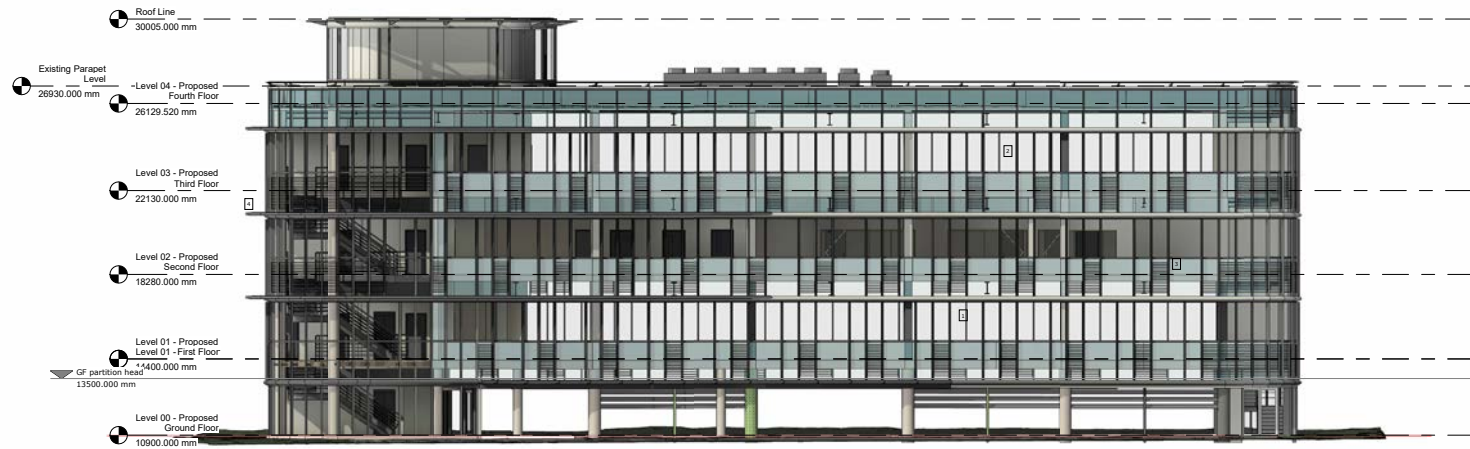
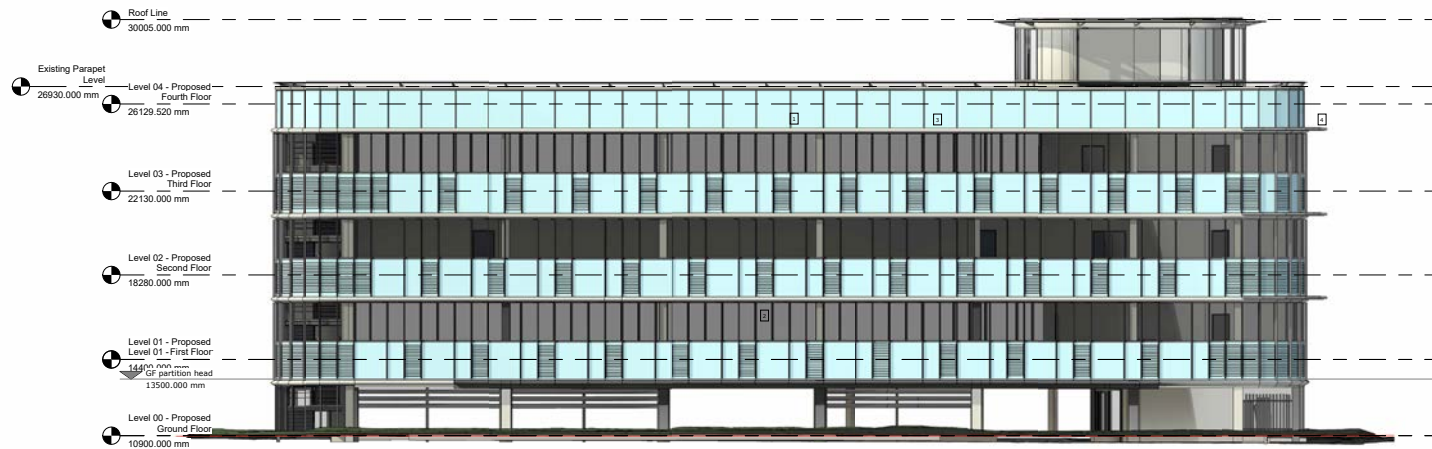


Existing Elevations



Existing East Elevation - Mitchell Way frontage



Existing West Elevation - facing railway



Existing South Elevation - facing hotel



Existing North Elevation - facing railway station

Existing Visualisations



Aerial view of proposed building looking north west



Street View looking south



Street View looking north

Appearance

12 Mitchell Way is characterised by a predominantly glazed facade which wraps around the building on all four sides and includes rounded chamfered corners to soften the visual impact in the street.

The facade design and appearance is influenced by the type of curtain walling system used to clad the building. The facade has both a strong horizontal emphasis with the floor plates expressed in the external fenestration and a strong close fine grain vertical emphasis created by the mullions of the curtain walling system.

The appearance of the building is defined as a simple glass volume lifted above an undercroft car park on columns. A simple smooth clad roof cupola on the roof contains the roof plant and building services.

The ground storey fronting Mitchell Way contains a small reception lobby which provides access to the building for staff and visitors. The entrance lobby provides little to activate the street scene and has poor legibility for people visiting the building.

04

Design Principles



04 Design principles

Design standards & key considerations:

- Upgrade existing commercial accommodation
- Improve energy performance of building
- Improve visitor experience and arrival
- Modernise interior of office interiors
- Create roof terrace (usable space)
- Improve legibility of main entrance
- Aim to meet RIBA 2030 Climate Challenge reduction targets where practical.

Sustainable design considerations:

- Fabric first approach
- Low embodied energy materials & construction
- Minimise energy demands (efficient services & low carbon heat)
- Maximise on-site renewables - PV cells
- Upgrade MEP systems - energy efficient systems



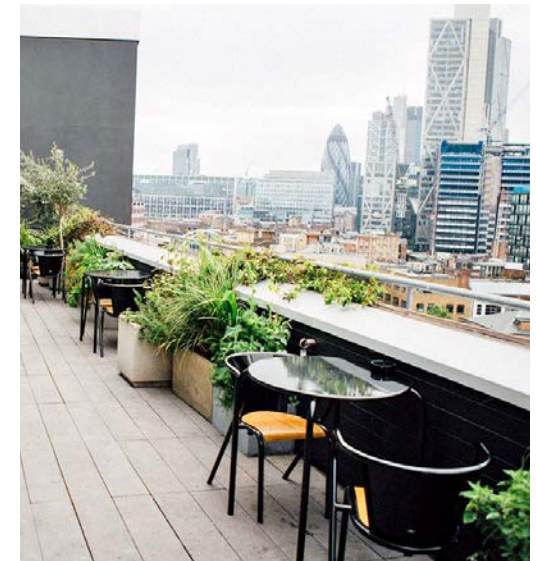
Roof pod / structure above existing building



Roof terrace



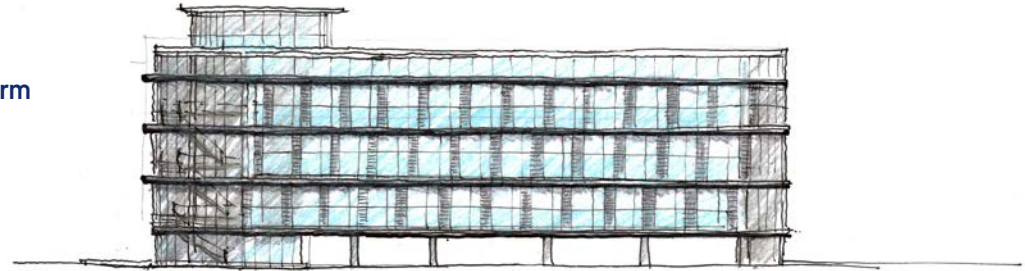
Lightweight structure as semi enclosed / open social area on top of existing building



Social space on roof

Existing podium and roof pod form

Existing Building Form



Concept sketches

Scope of Proposals:

1. Internal remodelling of upper floors
2. Ground floor extension to reception
3. Roof extension and roof terrace

Key design principles:

- Respect proportions and appearance of existing building
- Enhance appearance of existing building
- No additional parking spaces provided
- Simple roof pod form added to roof matching existing roof pod
- Activate roof scape with roof terrace
- Provide amenity space for users of building
- Extend entrance lobby - improve legibility of entrance to building
- Mitigate wind vortex through existing undercroft car park with living green wall
- Include PV cells on roof to provide renewable energy for building

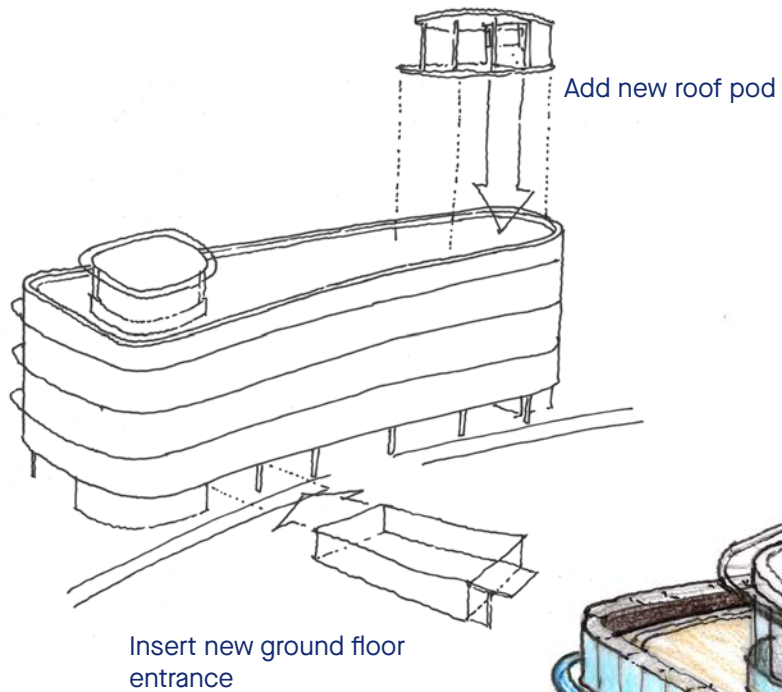
Minimal Intervention



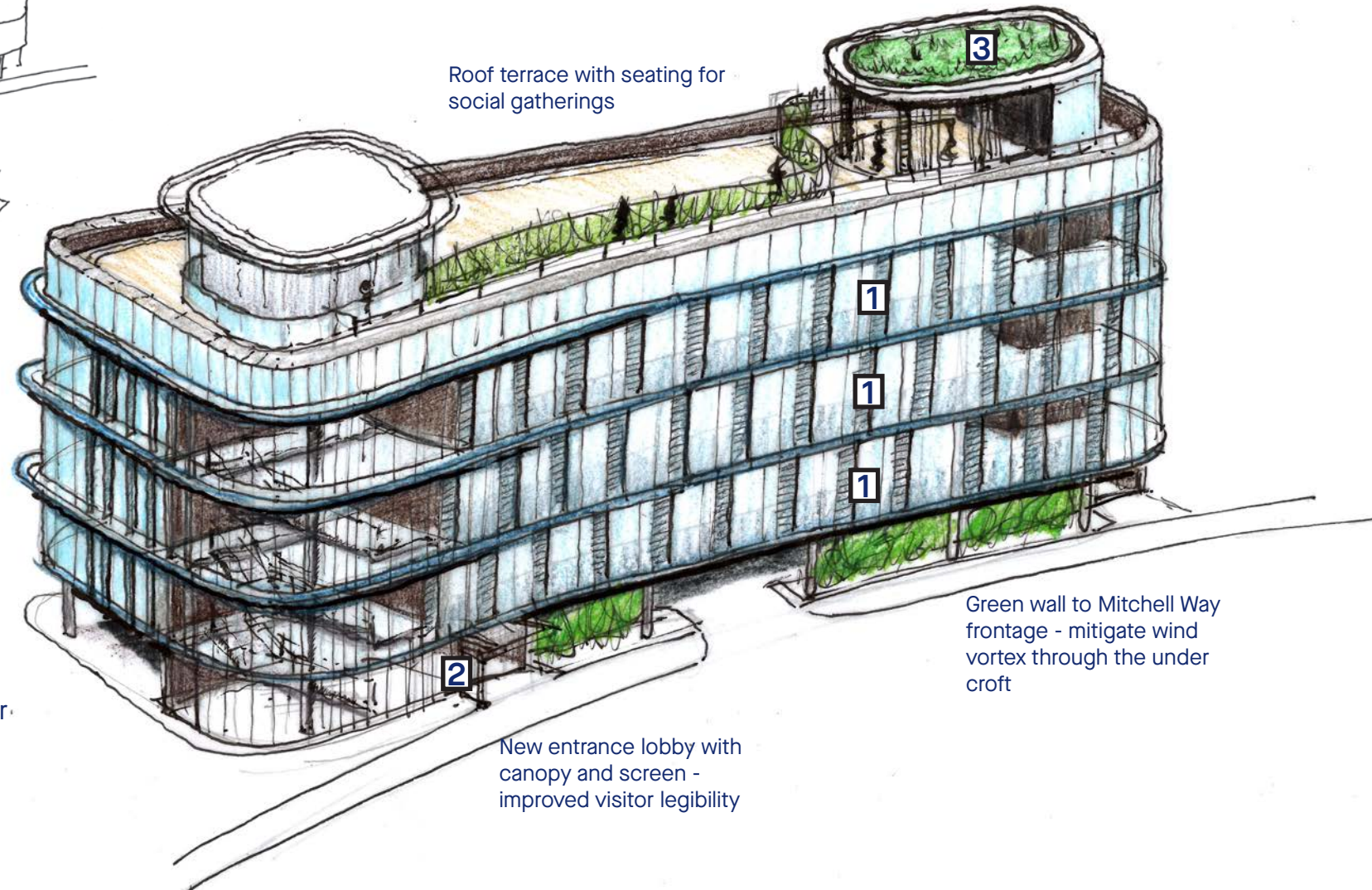
Proposed Building Form



Schematic Sketches



Roof pod with facilities including bar, access and toilet



Scope of Proposals:

1. Internal remodelling of upper floors
2. Ground floor extension to reception
3. Roof extension and roof terrace

05

Design Proposal



Use

The existing site was originally developed in 2007-2008 as a purpose built office building. The site has been used for commercial office space since then up until 2021 when the building was vacated. The building has been vacant ever since.

The site is located off Mitchell Way and forms part of a series of commercial and industrial buildings located south of Southampton Airport. The physical context of the area surrounding the site is defined by a mixture of large format industrial and commercial buildings. The buildings supporting the railway and airport infrastructure are defined by simple metal clad commercial buildings.

The situation of the site within a long established commercial use area means there is good public access to public transport and the road network. The location of the site close to established commercial, retail and transport facilities are positive characteristics which are ideal for the redevelopment of former vacant commercial space. The proposed commercial use will benefit from very easy access to bus, road, rail and air transport links and will allow users to access sustainable public transport.

Amount

The proposals are for the refurbishment of the existing ground, first, second and third floors of the building. A new small ground floor entrance lobby extension is proposed. In addition a small roof extension is proposed to the fourth floor which includes a roof top bar, seating area and associated roof terrace.

This accommodation provides enhanced commercial space which is needed to meet the changing commercial office market. Since the original building was constructed the commercial office market has evolved into spaces which offer more than basic open space office accommodation. Following the COVID health emergency many businesses feel that the workplace needs to offer more to attract people back to the office. This has lead to the emergence of the workplace as an attractive and preferred place to work for users with more facilities than the traditional or previous paradigm facilities.

The size of development proposed is not a large increase of floor space and does not change the existing building significantly. The small scale

additions add to the offer of the existing building without unduly impacting the area. The existing building provides 2,092 sq m of commercial floor space. The proposed scheme provides 2,232 sq m of commercial office space with a modest 140 sq m increase in accommodation.

Layout

The layout of the proposals principally follows the planform of the existing building. The two new build elements, the ground floor and roof extension are logical additions to the existing building.

The extension to the ground floor layout essentially follows the proportions of the existing ground floor lobby and forms a logical extension to the lobby. The ground floor lobby provides for an improved visitor experience. The current lobby is not well presented and is difficult to find off Mitchell Way. The proposed new lobby provides better legibility and way-finding to the main entrance.

The roof extension is essentially a mirror version of the current roof plant enclosure. The layout of the roof extension is located at the northern part of the building and notionally bookends the roofscape of

the building. The roof extension is located to take advantage of an existing staircase and as a result provides space for a new roof terrace for the benefit of the users of the building.

Scale

The scale of development proposed does not feel out of place within the context of the surrounding commercial, industrial and transport buildings. The ground floor extension increases the frontage at street level and is an improvement on the current situation. The roof extension introduces a new form on the roof which does not conflict with the scale and proportions of the existing building and fits with the scale of development in the surrounding urban landscape.

The proposed massing of the scheme respects the roof height of the current building. The roof line created by the current roof plant enclosure sets the level for the new roof extension.

Landscape

Given the constrained nature of the site there are very little opportunities to introduce landscape as part of this application. A small area of soft planting is located on the Mitchell Wall frontage. This has not

proven to be durable in the years since the building was first constructed.

The proposals include the provision of a new living green wall on the Mitchell Way frontage which provides a more robust type of vegetation for the relatively harsh urban environment of the site. The undercroft parking area is circa three quarters of the ground floor street frontage and is currently exposed to the public using Mitchell Way. The current ground floor street frontage is inactive and a rather banal contribution to Mitchell Way. The living green wall will provide a pleasant green 'veil' to the inactive frontage of the undercroft parking area and improve the visitor experience.

The living green wall provides mitigation to the wind vortex currently experienced in the undercroft car parking area. In addition the living green wall provide a robust and durable ecology habitat.

Appearance

The situation of the site within an area characterised by modern commercial, industrial and transport buildings lends itself to modern materials and details consistent with urban commercial architecture. The appearance of the additions to existing building follows in the architectural approach of typical

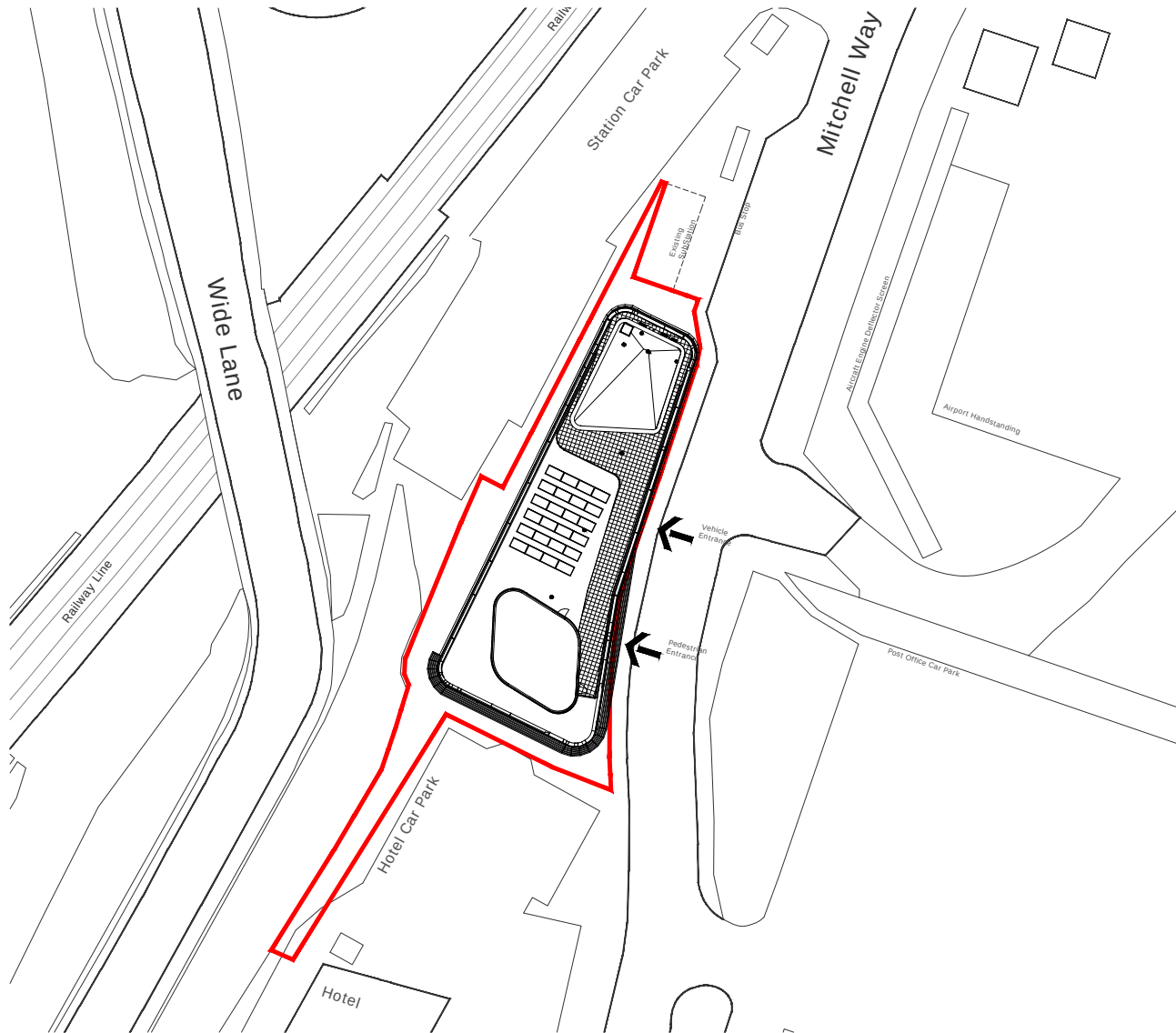
modern office buildings. The external appearance is defined by a slight blue tint to cladding and a slightly deeper tint to the glazing of the curtain walling. The external elevations are mostly glazed with only the metal mullions breaking up this facade which provide an attractive asymmetrical rhythm to the elevations.

The proposed materials follow this approach and introduce similar materials to the ground floor extension and roof extension. The appearance of the roof extension follows the radius corners of the existing building and metal cladding seen in the roof plant enclosure.

The new roof extension is a logical extension to the building which follows the design cues of the existing building.

Access

Access into the building broadly follows the current arrangement with pedestrian and vehicle access off Mitchell Way. The proposed ground floor extension provides a wheelchair accessible entrance with improved legibility off Mitchell Way. Vehicle access to the undercroft parking area is retained off Mitchell Way. Access to the new roof extension is provided by the existing lift and staircase. The new bar area and roof terrace is fully wheelchair accessible.



Notes

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Ordnance Survey Data

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Site and plot boundaries are shown indicatively only and subject to confirmation.

Site Boundary
Site Area - 0.10 ha / 0.24 acres

Proposed Site Plan

MTW - BSL - ZZ - XX - DR - A - 2001 - PL
23042: Connexus
12 Mitchell Way Southampton SO18 2XU
Client: Wesleyan Assurance Society Ltd

Jan 2024
1:250 @ A1
Drawn: EO
Checked: AH

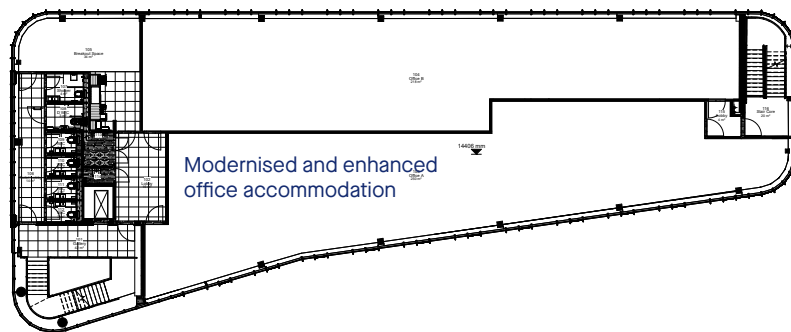
Suite E, Ferry House
Canute Road
Southampton
Hampshire
SO14 3FJ

023 8063 1432
boyleandsummers.co.uk

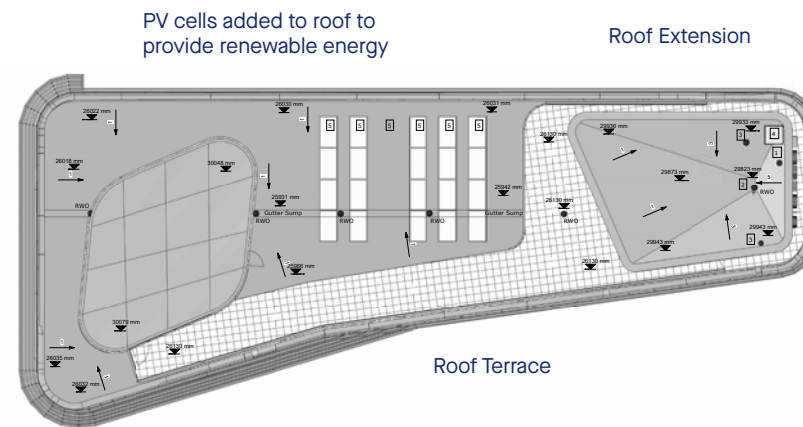


PLANNING





Typical Upper Floor Plan (First, Second and Third)



Fourth Floor / Roof Plan - roof terrace and roof top bar

Layout

The proposed remodelling of 12 Mitchell Way comprises the following elements.

1. Ground Floor - Entrance Lobby and Lounge

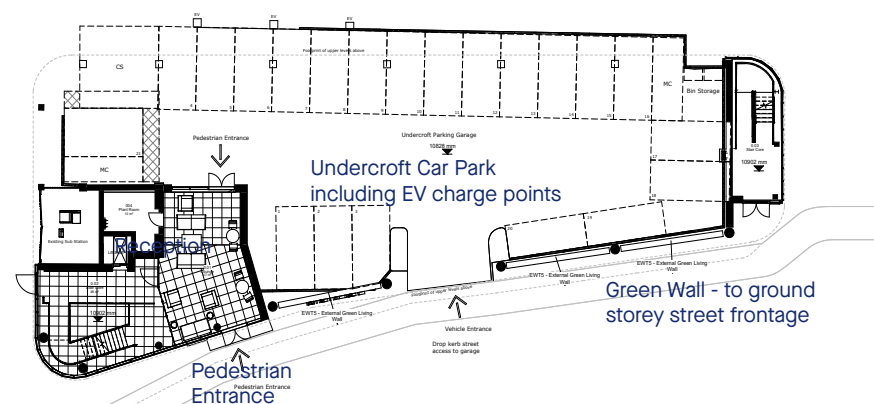
A small extension to the existing entrance lobby provides the opportunity to modernise and enhance the arrival experience of visitors. A larger extension lobby will create space for visitors and staff to have a small welcome area and breakout area. There is the opportunity to create a more visually interesting entrance with better legibility in the street scene.

2. Upper Levels - Modern Office Accommodation

The upper levels will feature rationalised and improved office accommodation with high quality 'market facing' interior design features and improved shared common areas.

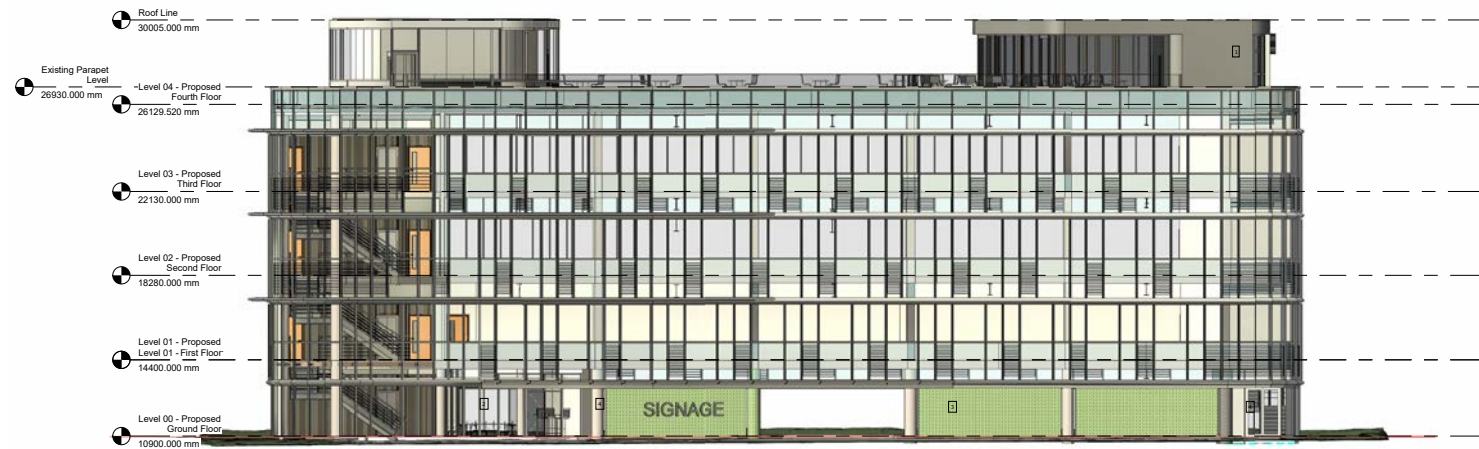
3. Roof Extension - Roof Terrace and Roof Bar

A roof terrace is proposed to provide the users of the building with an outdoor social space. The roof terrace will include a seating area and a small bar serving refreshments. A roof extension provides access, shelter and bar facilities. The roof extension mirrors the appearance of the existing roof plant cupola and provide activity on the roof line.



Ground Floor Plan - entrance lobby and undercroft parking

Proposed Elevations



Proposed East Elevation - Mitchell Way frontage



Proposed West Elevation - facing railway line

Proposed Elevations

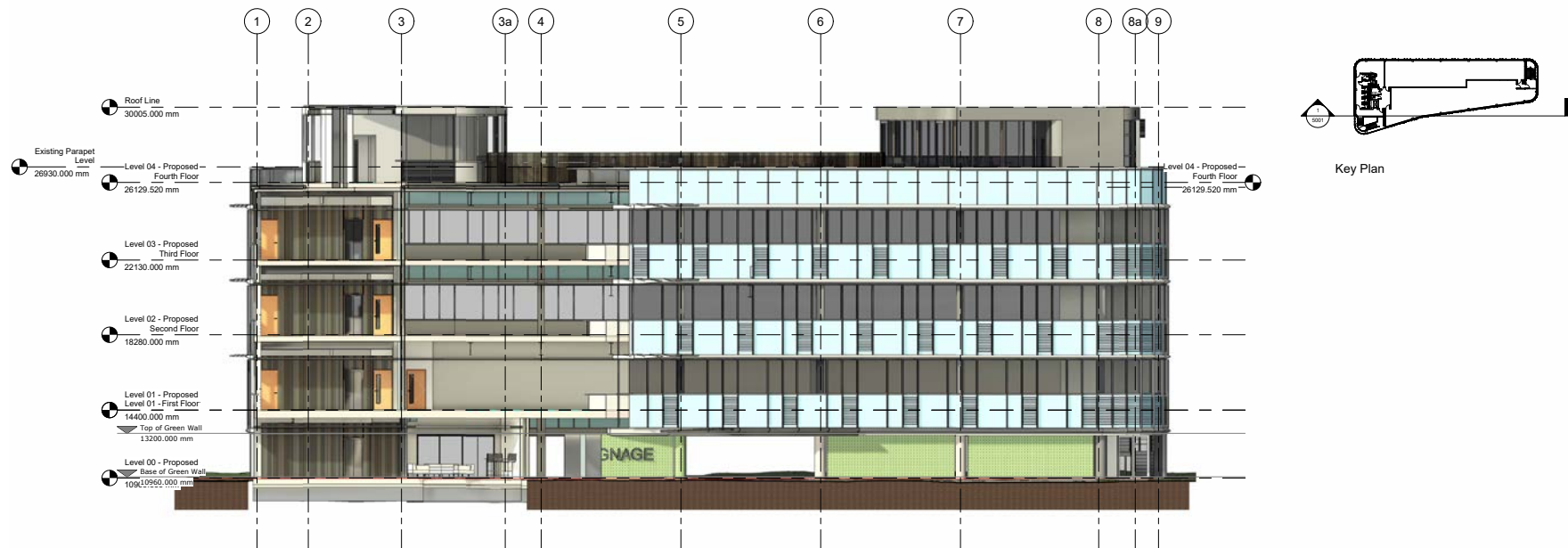


Proposed South Elevation - facing hotel



Proposed North Elevation - facing railway station

Proposed Long Section



Proposed Long Section 1