

Corstorphine & Wright

**TEESWORKS**



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# Redevelopment of Steel House Redcar

20648 - 8000 - P-01 | January 2022

## Revision Log

Revision	Date	Notes
P-00	18.01.2022	Planning Issue
P-01	28.02.2022	Section 4 Amendment

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# 1.0 Introduction

This draft Design & Access Statement has been prepared to support the planning application for the redevelopment of Steel House, Redcar.

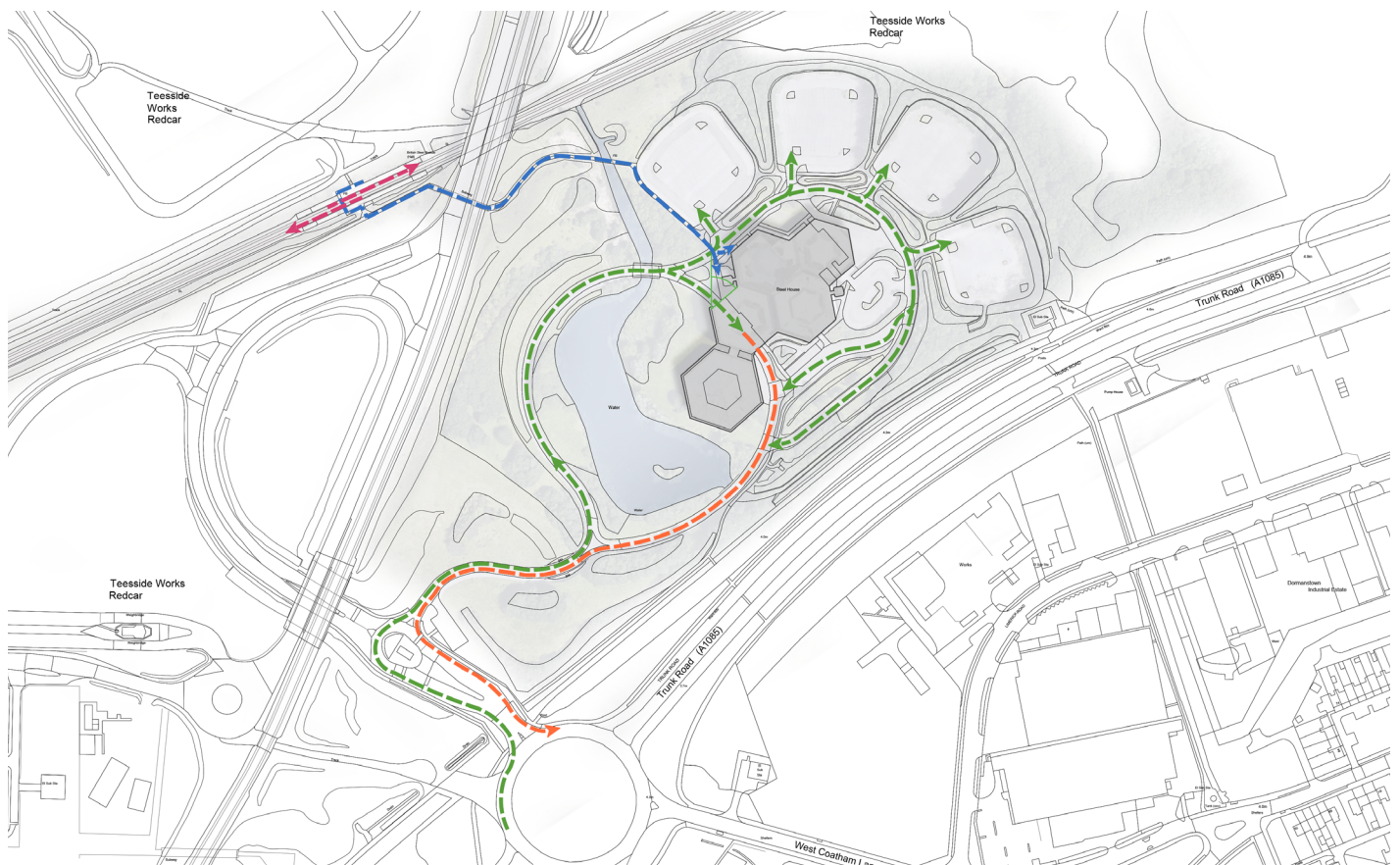
## Description





The site is located to the West of Redcar, North East of Middlesbrough and on the Eastern edge of the Teesworks development site, circa 1 miles south from the coastline.

The main building - constructed in 1978 - sits just off the A1085 Trunk Road and has been vacant since October 2015.

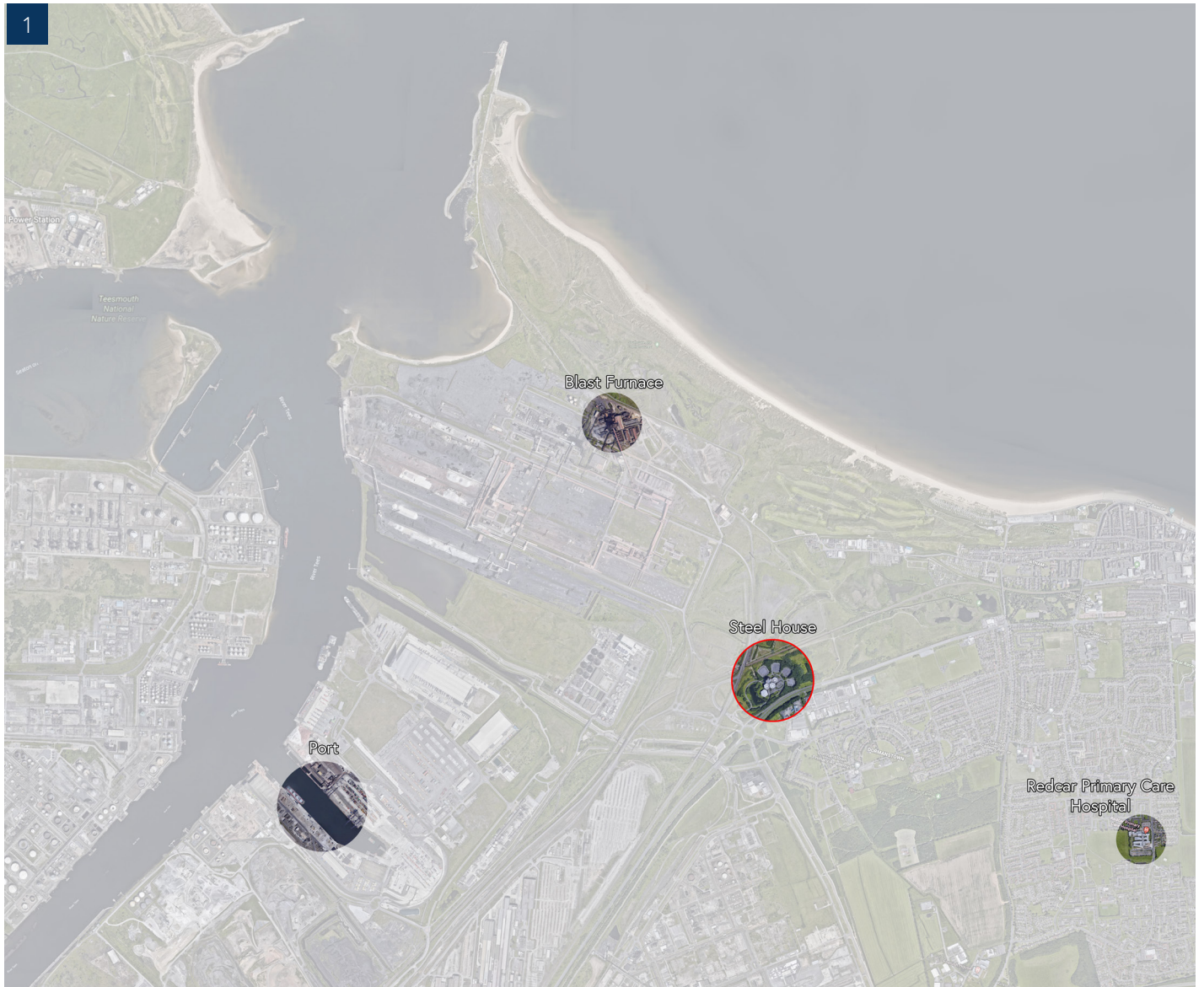
The hexagonal shaped floor plates vary from 2 to 6 stories with circa 240,000sq.ft of floor area plus an additional 24,000sq.ft in the neighbouring data centre.

The vehicular access to the site remains unchanged with vehicles entering the site via the roundabout and travelling along the long sweeping one-way, tree lined 'driveways' taking occupants around the lake to the building.



- Site Access**
-  Existing vehicular access from the east of the site leading around a oneway system north site of the lake and building to the car parks located around the north east of the building.
  -  Vehicular exit from the site
  -  Middlesbrough to Redcar trainline
  -  Pedestrian route from the train station to Steel House

Site & Location Aerial



# 2.0 Context

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## 2.1 Appreciating Context

The site is surrounded by mature trees and shrubery which mask the building and its surroundings during times of full leaf, with only brief glimpses of the building from the Trunk Road during the winter.

The extensive car parks are broken down into 4 No. zones and again heavily masked by thick landscaping.

Beyond the site boundary, the Trunk Road sits to the south with Dormanstown beyond, and the road and rail network of the Redcar Steelworks site to the north and west.

The nearest buildings are the industrial units on the south side of the Trunk Road and beyond that the nearest habitable development is approximately 0.5km from Steel House.



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2. Tree lined roadway (data centre to right of image)
3. Panoramic view showing the building in the vacated site with mature green boundaries
4. View out north to the coast and offshore windfarm at South Gare



# 3.0 Design

## 3.1 Use

The building was formally the British Steel headquarters built in 1977 and housed around 1250 workers.

In its new regeneration, the building will continue to provide much needed office space however the building will offer much more than that.

As a community hub it will contain elements that support office working and local living, in a time when flexibility is paramount with large new buildings. The sub division of the building is described in 3.3 below.

## 3.2 Amount

The existing building is formed of four interlinking hexagonal floor plates and rise between two and six stores providing circa 250,000sq.ft of floor area.

The proposed new layouts would see the central circulation cores utilised for new lifts and redecorated stairs. Two of the four hexagonal footprints at upper levels will have large penetrations cut into the roof and lower floors to create lightwells in the centre of the 40m wide floor plates reducing the existing area.

**The addition of new single storey structures at roof level will create new spaces enjoying the panoramic views of the Teesworks development site, the Cleveland Hills and out to the North Sea.**

Ground floor	4655 sqm
First floor	6800 sqm
Second floor	3839 sqm
Third floor	3831 sqm
Fourth floor	2625 sqm
Fifth floor	1680 sqm
Sixth floor (plant)	424 sqm
Total GIA	23,854 sqm

## 3.3 Layout

The existing footprint of the building will be unchanged, with the lift and stair cores positions being utilised. The internal partitioning will be remodeled to suit future uses.

The main public entrance will be re-positioned into the north eastern 'hexagon' facing the carparks, and be the main visitor meeting point with cafe facilities and access to the conference suits and main circulation area cores to the offices above.

The current deep hexagonal floor plans are 38-40m across forming a dark space centrally, the proposed plans would see voids formed in the existing structure to form light wells allowing natural light to penetrate into the centre of the building.

The upper floors will concentrate on flexible office space, predictably open plan but with the option to sub-divide, share facilities and promote collaboration.

The ground floor is the space that will make this building unique in the area. There will be a mix of elements including:

Gym

Swimming Pool and Spa facilities

Conference hall with 150 capacity

7No. Retail Units

Restaurant

Creche

Hot desking zones / Breakout

Office 'pods'

Refreshment kiosks

Art gallery space

## 3.4 Scale

There is no proposal to extend the existing building beyond the existing footprint and height parameters. The existing cladding surrounding the plant at the highest part of the building will be removed and replaced with new cladding around the new rooftop plant, and will be of comparable size and scale.

New pavillion structures will be built on the lower roofs to enjoy the extensive views for corporate and private uses.



## 3.5 Landscaping

An extensive Landscaping proposal has been prepared by Oobe Ltd and this is covered in detail in their supporting documentation.

## 3.6 Appearance

The existing building fabric will be extensively developed to create a new modern aesthetic externally, and vastly improve the experience of the people using the internal spaces.

The existing 6.5m double height ground floor external walls will be completely removed and replaced with full height curtain wall glazing creating active frontages and creating a link with the external landscape.

The solid brick elements will be overclad with a more modern and attractive metal perforated panel and secondly the concrete and small windows will be replaced with continuous curtain walling bands to maximise light penetration into the office floor plates.

The plant room areas and the stairwell are clad in Pilkington Profilit (formally Reglit) which allows natural light to enter the spaces through the opaque cladding. It also provides an opportunity to backlight at night in a range of LED colours.

## 3.7 Sustainability

It is said that the most sustainable building is one that is already built. Steel House is such an iconic building within the Teesworks area and the fact that is structurally sound and large enough to be remodelled efficiently that the decision was made to refurbish rather than demolish and rebuild.

The proposals include several forms of sustainable design including:

- Photovoltaic panels on the roof

- Sedum areas on the roof

- Introduction of a natural ventilation strategy and lightwells to promote health and wellbeing into all areas of the building.

- Biophilic elements within the public spaces

# 4.0 Access

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## 4.1 Accessibility

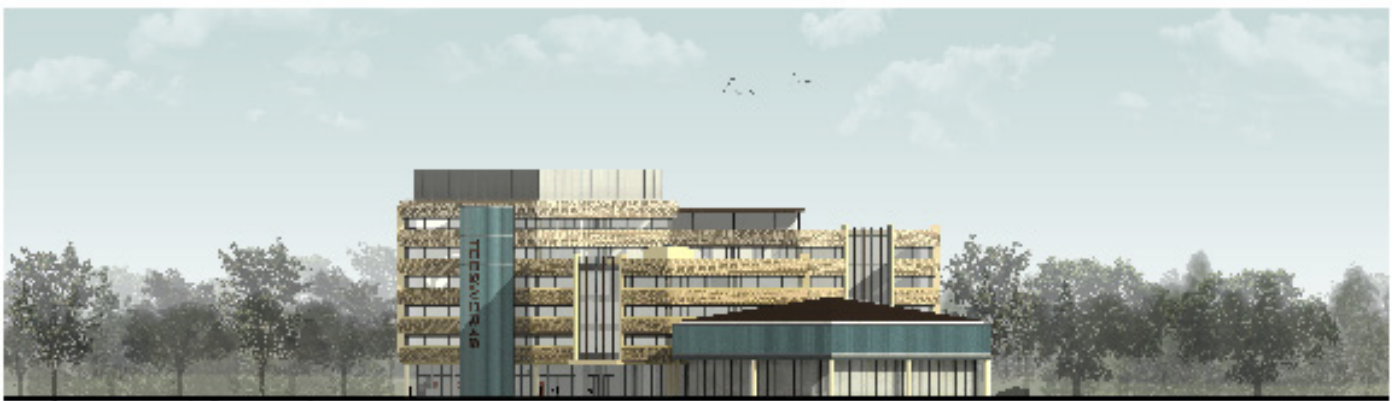
The refurbishment proposals will allow everyone to access all areas of the building via level thresholds at entry and exit points of the building, lifts to all floors and mezzanines and assisted doors where required.

## 4.2 Vehicular & Transport Links

Due to its location, the predominant mode of transport to the building will be by car, and the existing car parking is sufficient to accommodate the proposed refurbishment plans.

## Appendix A Planning Drawings

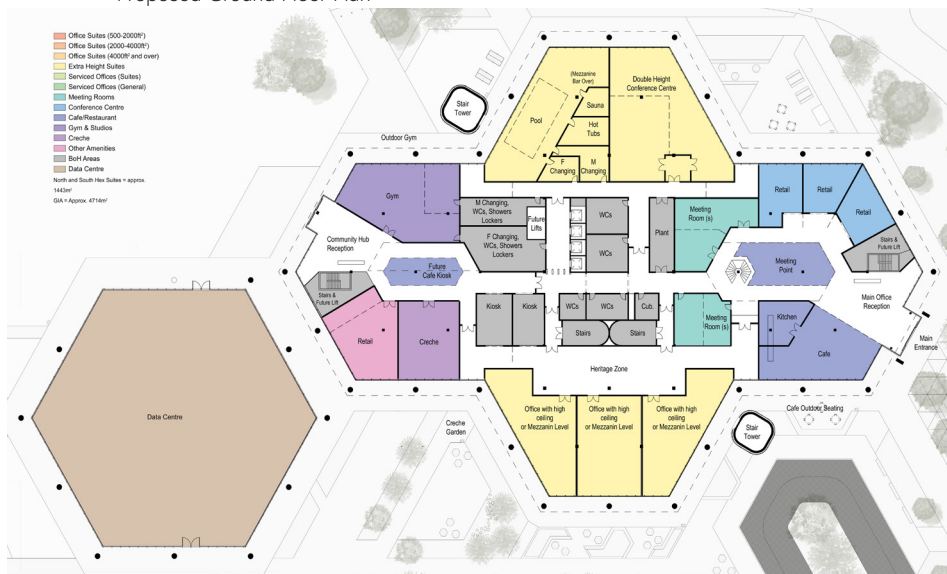
Proposed Elevations



Proposed Site Plan



Proposed Ground Floor Plan



## Appendix B Material Selection



**Daylight and Active Frontage**

- Targeted approach considering where daylight is required and key external views
- Fully glazed ground floor frontage for connection to landscape and active frontage
- Continuous glazing bands, taking out brick in-fills on office floors
- Cut sections of full height glazing to address key views and where daylight is needed most

**Perforated Cladding**

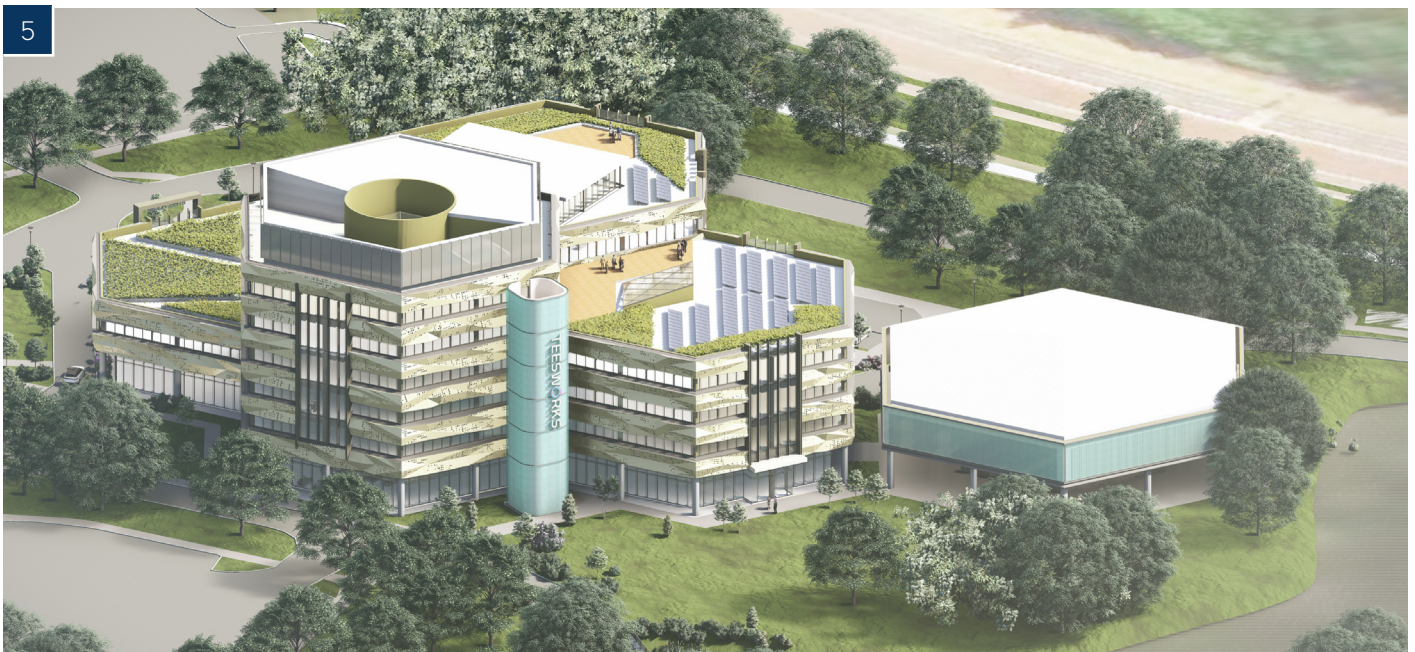
- Add life and depth to the cladding,
- Patterns can be easily made bespoke to suit the building
- Can be backlit for a glittering effect
- Would aim to use a triangular grid of dots which can easily create hexagons in the pattern for the overall building theme

**Cladding Colour**

- Over-clad the existing brick faced concrete cladding panels with a brighter contemporary finish
- Bright golden colour palette, range of tones which has warmth and richness but doesn't look gimmicky
- Ties in with hexagon/ honeycomb theme

**Opaque Glass Cladding**

- Cross-over between industrial design and contemporary architecture
- Pick out the secondary volumes of the Computer Centre and the Stair Towers in a way that has quality but does not compete with the main building.
- Colour options are available but natural aqua green glass goes well with dark grey detailing and golden cladding
- Ideal for over-cladding blank box elevations





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