

# Didcot Gateway Offices

Update for Didcot Town Council  
1 November 2021



# REQUIREMENTS

## What?

- A new headquarters for South Oxfordshire District Council and Vale of White Horse District Council to facilitate agile working

## How much?

- Council requirement
- Commercial space
- Enhanced circulation
- 5 storeys

## How?

- BREEAM excellent
- 40% reduction in carbon emissions



Previous Didcot Gateway masterplan imagery

# CONCEPT DESIGN



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# SITE PLAN

## Site Strategy

- Addresses the railway station, improving the arrival experience into Didcot
- Multiple external amenity spaces
- Coffee shop with outside seating contributes to an active frontage





# GROUND FLOOR PLAN



# FIRST AND SECOND FLOOR PLANS

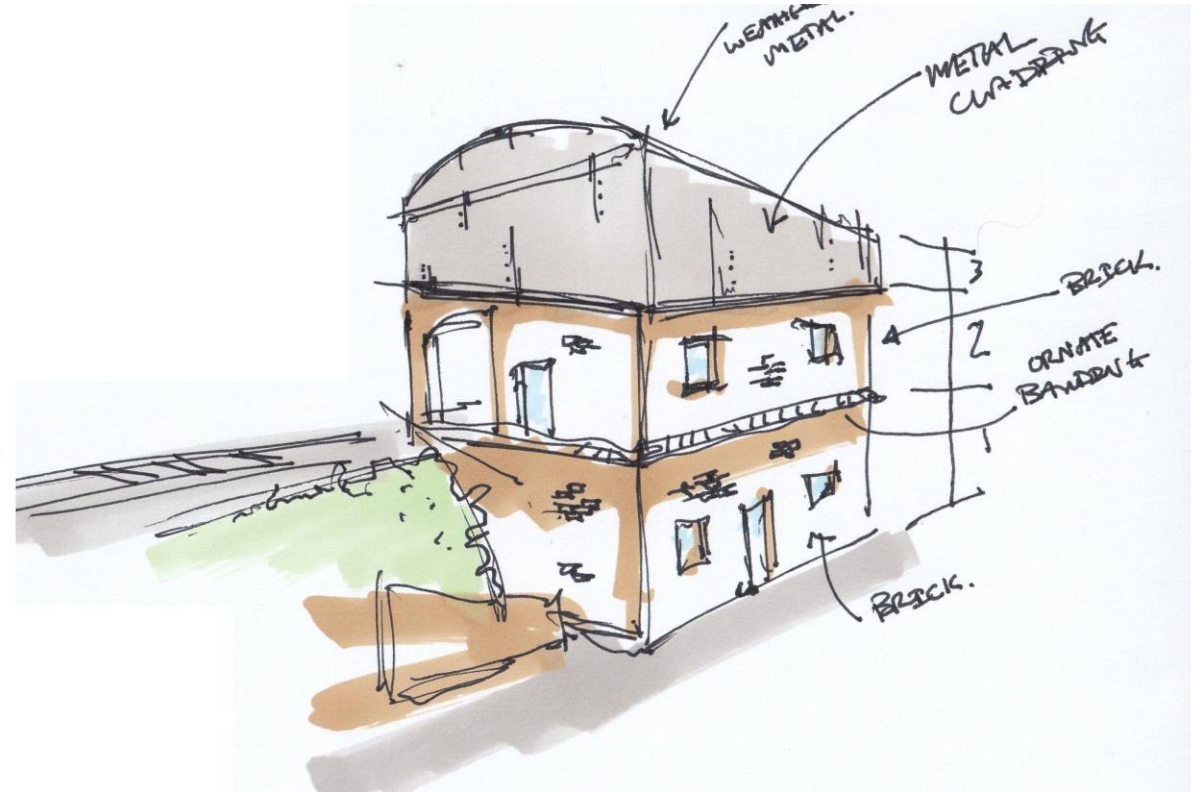
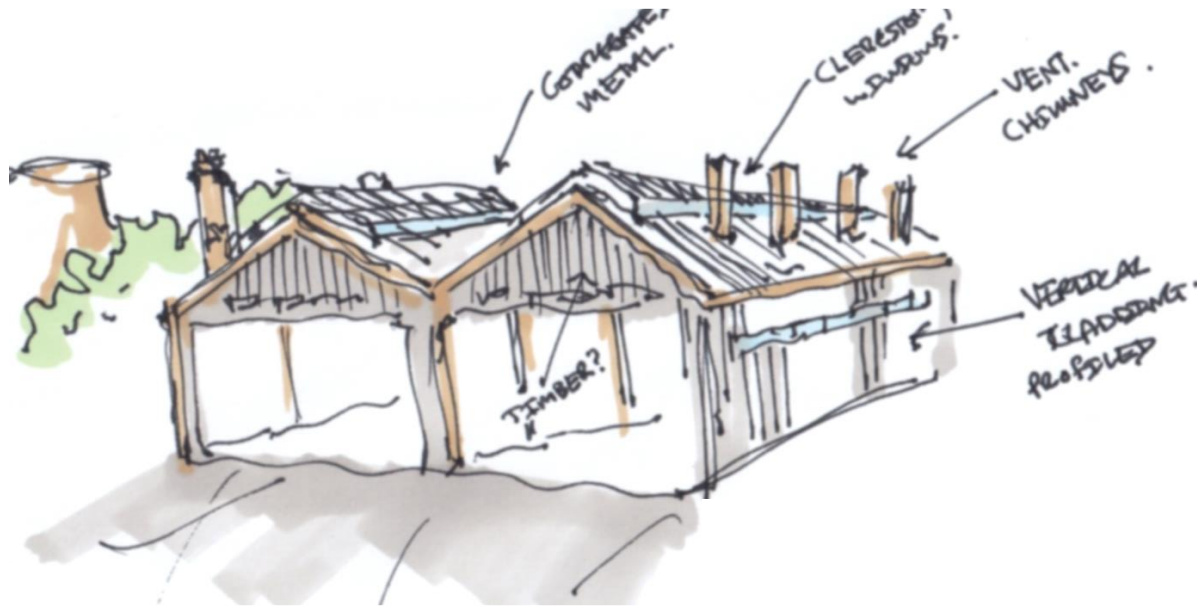


# THIRD AND FOURTH FLOOR PLANS



## DESIGN INFLUENCES - THE RAILWAY

- Functionality expressed through form
- Growth and industry

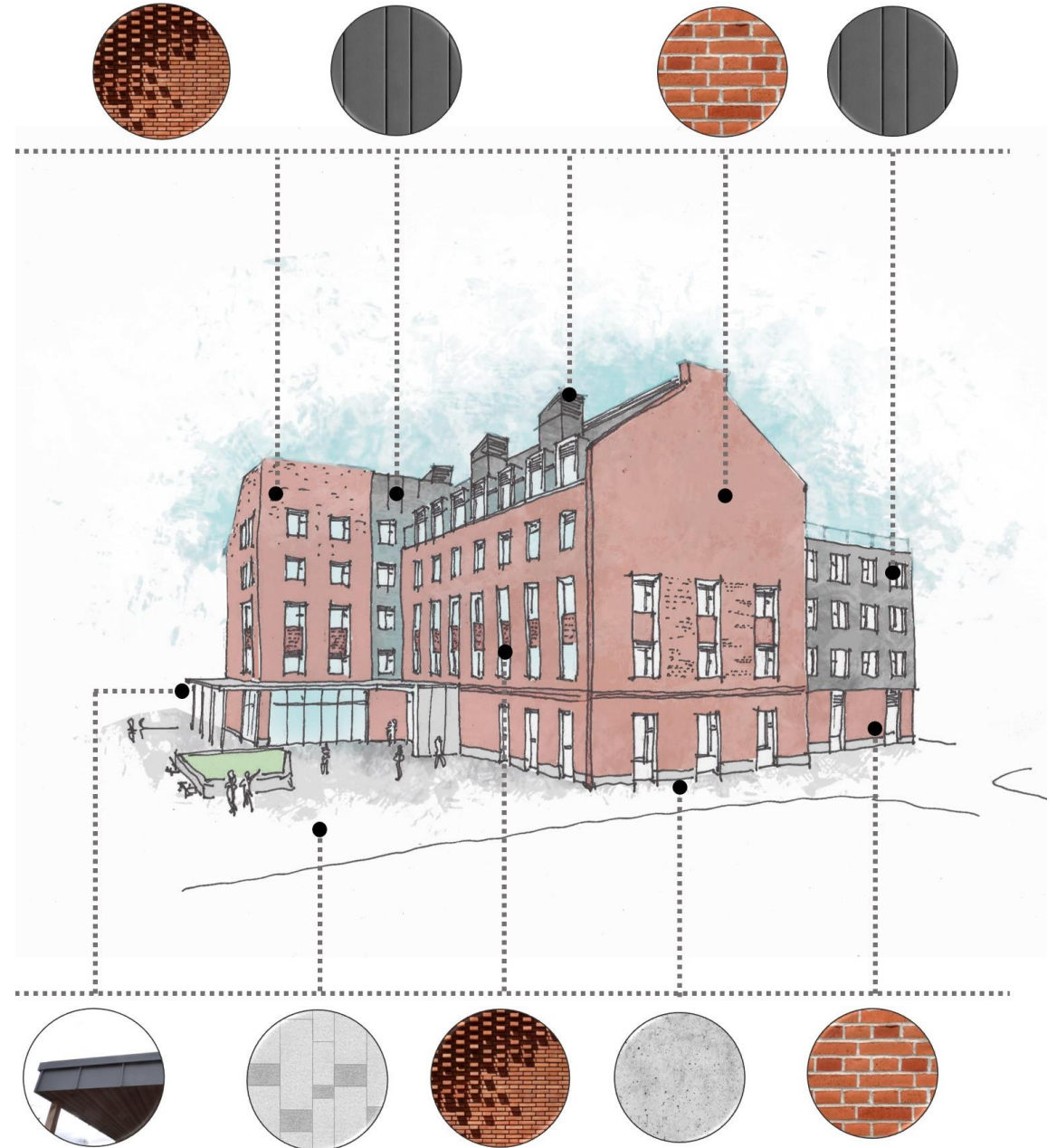




# ATTRIBUTES

## Materials

- Brick represents strength, solidity and permanence and can be reused at the end of the buildings life
- Zinc is low maintenance and is easily recycled
- Green wall provides biodiversity
- Solar shading to east, west and south facades
- Triple glazing with automated opening windows for natural ventilation and night time cooling

















# SUSTAINABILITY



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## DES 10

### Key Requirements for Major New Non-Residential Buildings

BREEAM Excellent Rating – plus:

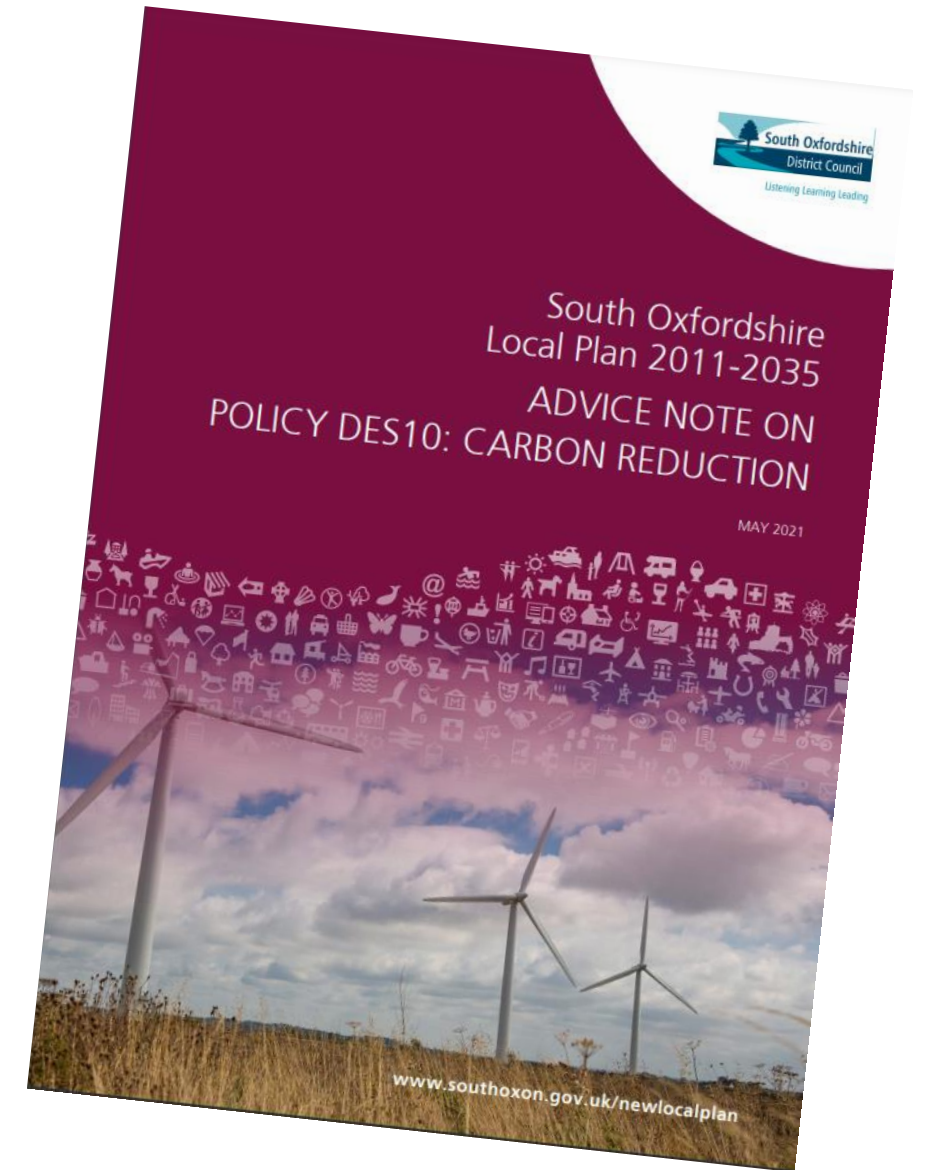
- From Dec 2020 – 40% Reduction in Emissions
- From March 2026 – 50% Reduction in Emissions
- From March 2030 – 100% Reduction in Emissions

(note – considering regulated energy only)

However the – *“Council is aiming to achieve net carbon neutrality by 2025”*

What have we considered.

- Compliance with current DES 10 requirement – 40% Reduction
- Achieve the 100% Reduction
- Achieving full Net Zero Carbon – for operational energy













# QUESTIONS



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