



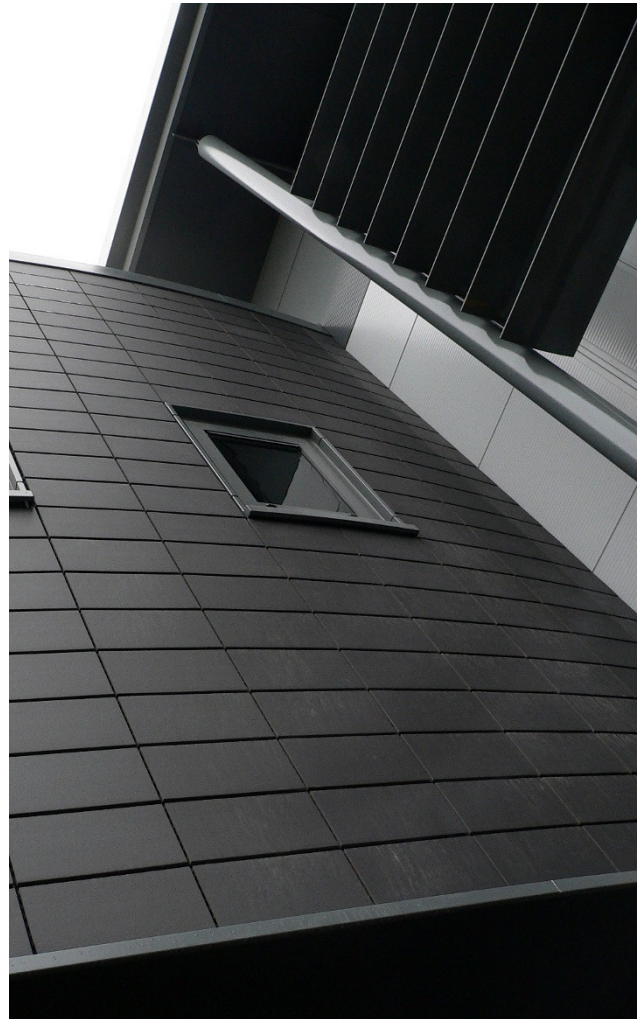
CASE STUDY: OFFICES

PENNAF HOUSING GROUP HEAD QUARTERS



GROUND FLOOR PLAN





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## Facilities

This bespoke design for 15,000 sq.ft of office space generates a modern, flexible work place responding to changes in layout arrangements and future expansion needs with a high standard of office environment for the staff. The accommodation includes;

- A range of office sizes and arrangements from large open plan to medium sized workspaces and private offices with scope for hot desking
- 'State of the art' server room
- Meeting rooms and boardroom
- Open reception and waiting area
- Kitchens and tea making facilities
- Printing, copying and scanning areas
- Call centre for customers

## Sustainability Overview

- Well insulated and air tight building envelope
  - Passive solar heating and shading
  - Thermal mass to North facing elevation
  - Natural 'stack' ventilation to central core lift atrium space
  - Sensitive building location to retain hedging , mature oak trees and existing site ecology. This included habitat improvements to a pond used by great crested newts.
  - The building design predated BREEAM but is broadly equivalent to a 'Good' standard in current terms.
  - The contractor adopted best practice to minimize impact on site ecology and to reduce site waste.
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## CASE STUDY: OFFICES

# PENNAF HOUSING GROUP HEAD QUARTERS

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### Name of Building

Pennaf Housing Group Head  
Quarters

### Completion Date

2007

### Project Cost

£2.25 million

### Building Type

Offices

### Location

St Asaph Business Park, Denbighshire

### Client

Pennaf Housing Group

### Building Overview

Located on a prominent position on St Asaph Business Park, This purpose designed Head Quarters Office provides Pennaf Housing Group with a flagship building in a location central to their business. The concept was based around a flexible scheme which could respond to changes in working arrangements with allowance made for future expansion, hot desking and Pennaf Group's call centre. A series of workshop meetings held with the client's user groups and contractor helped evolve the brief and the preferred office layouts. The bespoke design for the 15,000 sq.ft. of general and specialist office space provides Pennaf Housing Group and their staff with a high standard of office environment.

The L-shaped layout is developed around a central core serving two office 'wings' on two levels. This provides the office space with all the services needed for a modern company, freeing up valuable floor area in the 'wings' providing a number of different, flexible office layouts. Pennaf Housing Group has a wide coverage area where all employees have different working requirements. This scheme provides flexible accommodation for Pennaf's diverse workforce with its current and future needs. Large open plan space and smaller private offices and meeting rooms can be remodelled to adapt to future needs.

A partnership approach was adopted with modern materials and construction technologies used on the building while incorporating sustainable design. The scheme takes advantage of its optimal solar position, with majority of office space orientated towards the east, south and west benefiting from passive solar gains. Brise soleil is used on the scheme to provide solar shading to minimise over heating and glare in the offices so that the working environment area kept at a comfortable level all year round.

