

+ Santander House Office

Milton Keynes, United Kingdom



Introduction

Our mission is to partner with Santander to consolidate staff in Milton Keynes into a single innovative workplace head office facility in an expanded and fully refurbished Santander House.

This will support Santander's objective of being the banking employer of choice and achieve the following objectives:

People

- Support Santander's objective of being the banking employer of choice
- Create a world class head office workplace
- Create a greater sense of community among staff through the creation of a meet and connect hub
- Create a workplace that supports innovation and creativity
- Drive improved productivity through greater collaboration and engagement
- Attract and retain best talent
- Promote health and wellbeing through the design and provision of amenities

Commercial

- Significantly improve long term asset value
- Relieve Santander of residual real estate liabilities
- Reduce annual R&L cost of the MK portfolio
- Have zero interruption to business operations
- Improve space utilisation by 30% through new workplace strategy
- Deliver to Santander's sustainability objective by significantly reduce the physical footprint along with energy and carbon consumption



VALUE ADD, MIXED USE
DEVELOPMENT, REGENERATE
EXISTING BROWN FIELD LAND.



20,000FT²



£190M

Design approach

The design can be considered as comprising of 3 primary components:

- Existing building refurbishment
- The new build extension
- The central atrium space

The proposals will involve the removal of existing deeds stores to allow for the construction of a new block which will complete the building as a continuous 'doughnut' plan form. A new central atrium space will then be enclosed with the installation of a lightweight roof structure.

Access to the building will be consolidated by providing a new central 'street' through the building connecting the existing entrance with a new level approach entrance on Upper Second Street. The existing building will fully refurbished internally to match the new block, with new external fenestration.

The new building will be a harmonious combination of new and refurbished creating a cohesive and consistent building.

Arrival

The internal street will be a vibrant and active artery forming the main circulation route to the lift cores and to the atrium.

The existing slab level of the reception area will be dropped to increase the prestige of the main entrance by moving the steps internally. A dedicated platform lift is accessed from the main entrance and level access is provided from the lift core and atrium space improving accessibility of the building.

Atrium

The new atrium will become the heart and focus of the building with two central cores providing vertical circulation off the central street along with open staircases providing access to and between the office floors above

A tiered amphitheatre space will provide an informal setting for meetings while being capable of hosting large events and functions for up to 500 people.

The cafeteria and refreshment spaces are located in the atrium providing a social hub and opportunity to support events and meetings held in the adjacent spaces.



Health and wellbeing

A central theme to the design of the interior spaces will be a focus on staff wellbeing. Access to natural light, external views, extensive internal landscaping and natural materials will all provide a sense of connection to nature. Physical wellbeing will be supported through a variety of shared amenities and nutritional food offers. These factors will help to improve occupant experience of the building which will in turn support productivity and economic success for the bank.

Environmental strategy / approach

The new head office will promote excellence in environmental design and sustainability and will achieve BREAM Excellent certification. The new building will deliver an energy reduction of approximately 50% per person through the following design principles:

- Mixed mode ventilation system with heat recovery to office floors
- The atrium will be used to assist cooling by drawing air through space using the stack effect
- A new thermally efficient building envelope will be provided to reduce heating requirements and costs
- Increased natural light via the new façade and the atrium space will reduce need for artificial lighting
- Efficient LED light fittings with PIR controls will reduce energy demands
- Water usage per occupant head is likely to be reduced by up to 80% with the introduction of new efficient sanitary fittings along with grey water recycling

