

+ Honeywell RD Building

Abu Dhabi, UAE



The what

The proposed project is an office and warehouse facility incorporating the highest design standards in the field to secure safe, efficient and uninterrupted operations.

The site has been developed with a primary user, Honeywell, located at the front of the site and a series of secondary users situated in the rear. The plot will be developed in two phases following this approach.

The site arrangement follows the guidelines as defined within the Plot Affection plan. This allows for a 30-metre building line setback from the Northwest proposed highway and a further ten metres from all other sides of the plot.

Phase 1: Honeywell

The proposed building uses flow into each other from the south to the north of the site, where the building reception is, located at the plot setback corner.

This allows for outstanding visibility from a building entrance perspective and a building signage point of view. The proposed building form for the Honeywell development can be divided into several key uses;

- Building entrance, reception & client meeting spaces and open plan workspaces
- Building warehouse and ancillary/staff spaces
- Loading-bay, key mechanical and electrical plant
- Staff and visitor car park (located within the 30 m setback zone)

The access road to the plot is situated on the Southwest corner, following the Affection plan, and utilised by all staff, visitors and goods vehicles during Phase 1 and Phase 2 works.



OPTIMISED BUILDING FAÇADE FOR LIMITED HEAT GAIN



BUILD-TO-SUIT OFFICE AND WAREHOUSE FACILITY



120,000 FT²

Phase 2:

The proposed development within Phase 2 is a series of warehouses grouped together and located centrally. These are serviced via the perimeter with direct access along the southern boundary of the plot.

Architectural vision:

The building forms provide Honeywell with a working series of offices, presentation spaces and a warehouse for the primary purpose of core business operation's assembly and testing.

The derived building forms provide an environmentally conscious solution to the Middle East climate, demonstrated by the recessed east and west façades and the layering nature of the north and south façades. The warehouse façade follows the patterning of the office elevation, with windows punctuating the insulated panels. The minimised roof glazing will limit heat gain where possible.

The front portion of the building design, housing the reception, ancillary office areas, meeting rooms, WCs, Prayer rooms, IT and staff areas, is a simple concrete frame with a highly insulated façade system. The majority of the mechanical plant will be situated here.

The warehouse comprises a large steel span frame with intermediate columns, which allows for a flexible working environment and a defined series of internal zones required by the end user.

Estidama:

As part of the Masdar master plan, the plot is required to meet the 3 Pearl Estidama target as a minimum condition. The Client and design team are currently assessing the estidama with the intention to fulfil this requirement whilst also taking on board the additional mandatory requirements of Masdar regarding defined special credits.

