

Welcome Building BCO Talk & Tour

October 2025

Welcome to a new
way of working

DARLING ASSOCIATES
ARCHITECTS

Location & Design

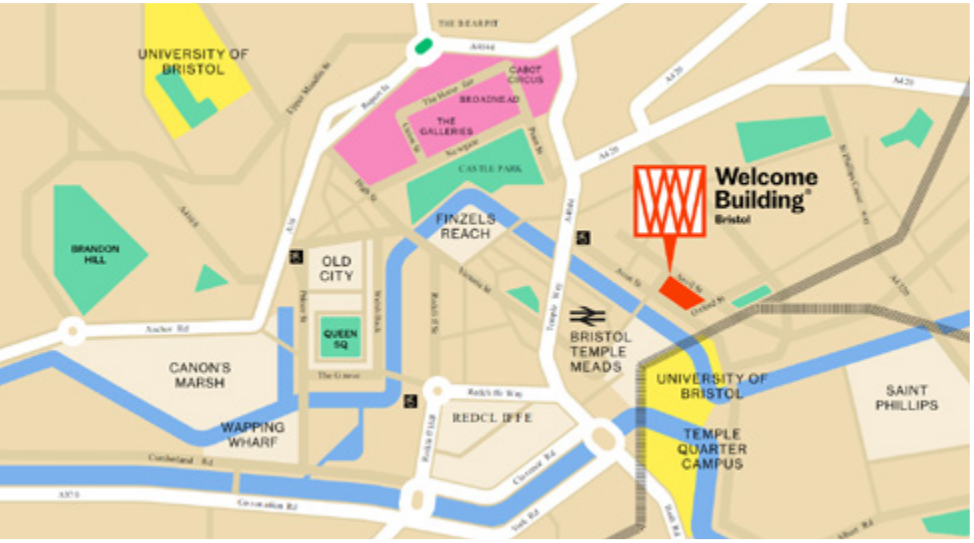
DARLING ASSOCIATES
ARCHITECTS

Location



Connectivity:

	London 90 min via rail		Bath 10 min via rail
	Birmingham 80 min via rail		Reading 65 min via rail
	Manchester 180 min via rail		Cardiff 50 min via rail



Design Progress

27th February 2023



27th March 2025



Welcome



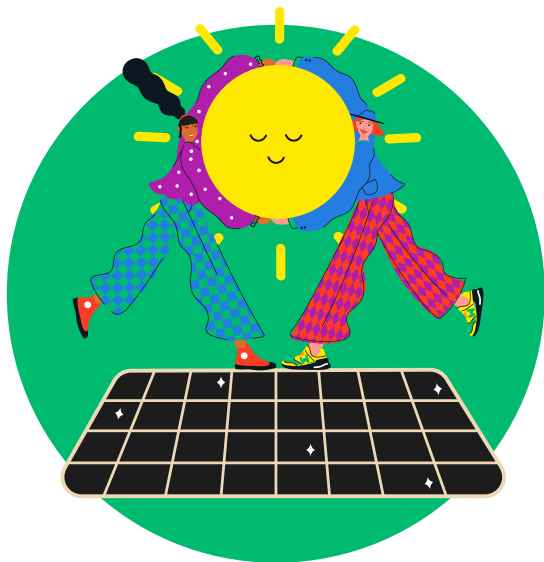
Welcome all:

All about People



Welcome the new:

Flexible spaces for modern ways of working.



Welcome Always:

Re-setting the bar for sustainability.



Welcome to Bristol:

Connecting to partners, clients and talent.



Welcome to us:

Our defining scheme.



Occupancy



Power / Energy



Water Usage



Renewables



Lighting



Air Quality



Cycle Use



Fit out



Temperature Control



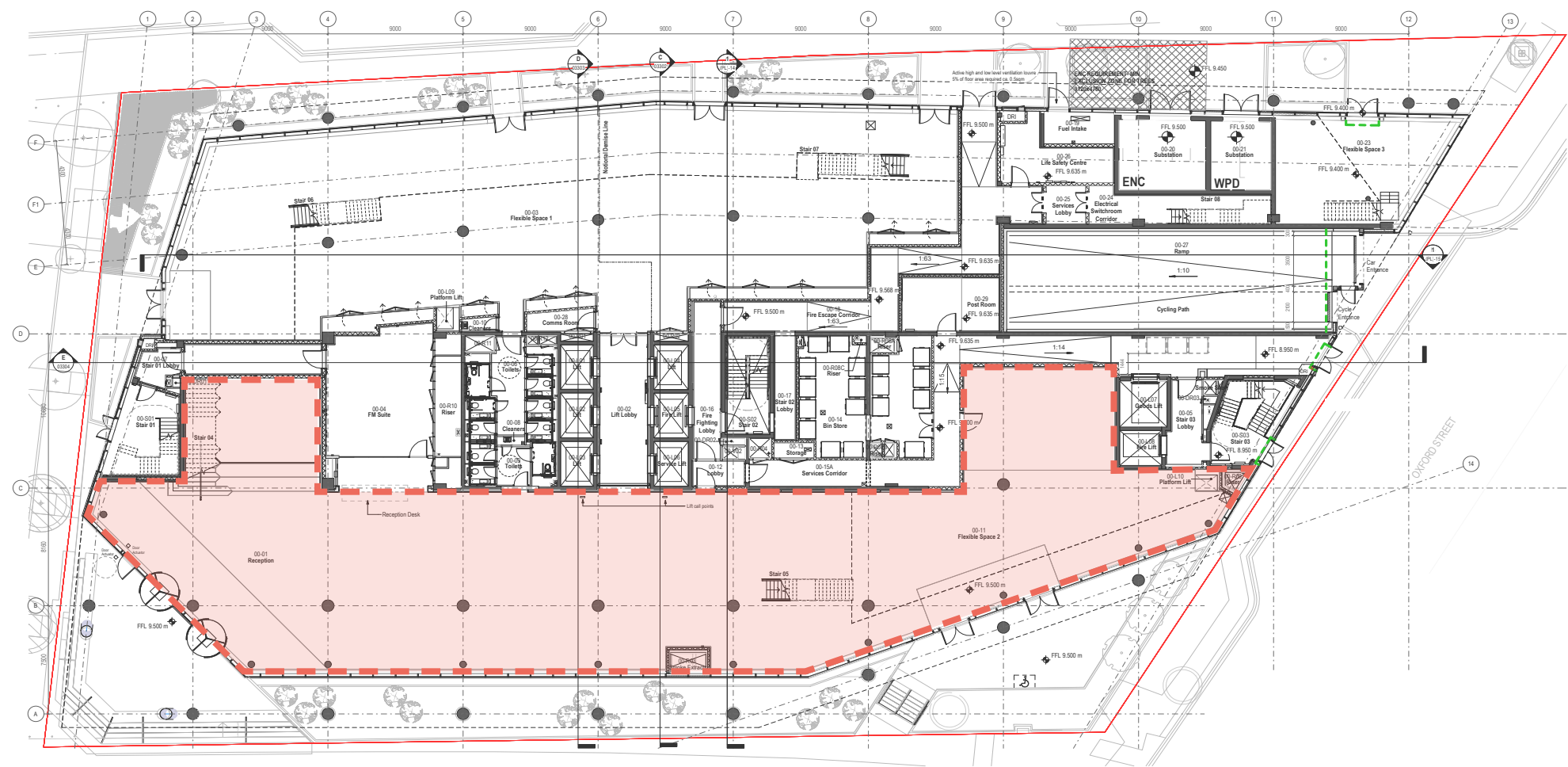
Natural Light

2

Ground Floor

Ground Floor

Reception



Ground Floor Plan

RECEPTION FLOOR-PLATE

6856 Sqft/ 637m²

9x8m structural grid

CEILING HEIGHT

Generous ceiling heights with 6m from floor to soffit.

FLEXIBILITY

Flexible Spaces on Ground floor and Mezzanine levels





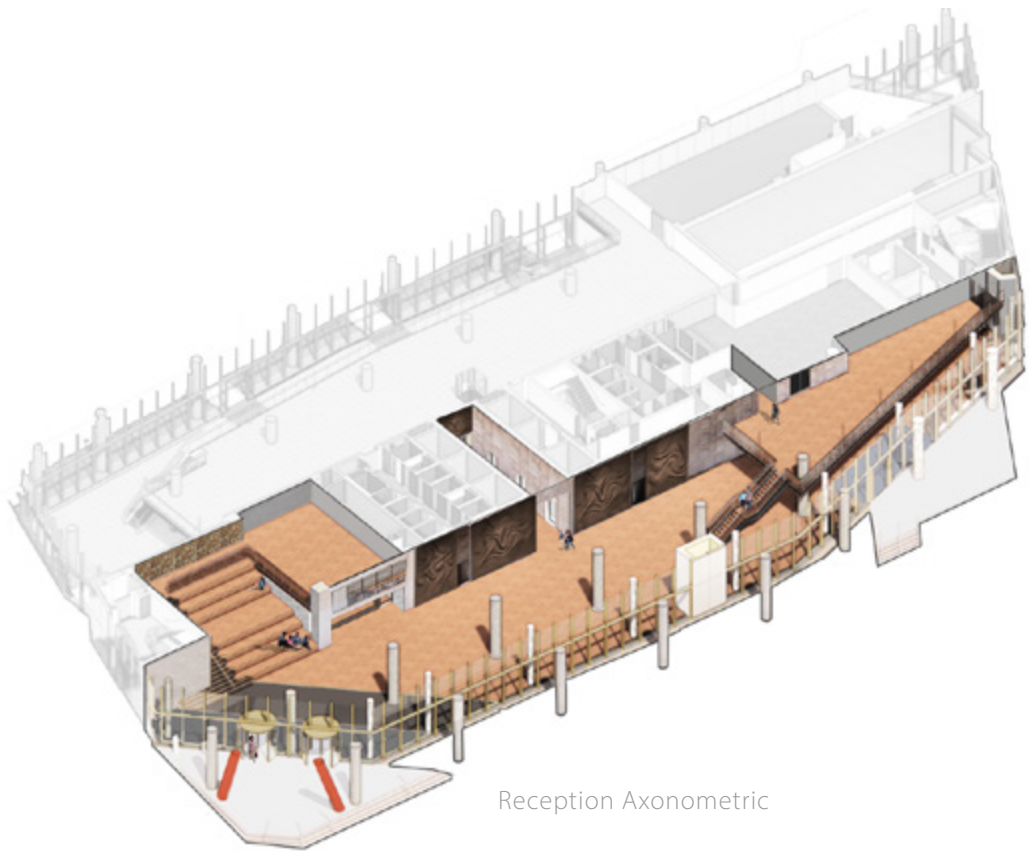






Ground Floor

Feature Wall



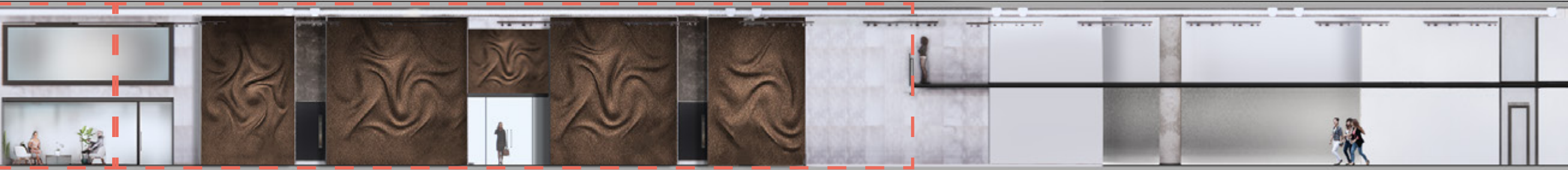
Ground Floor

Feature Wall

Detail View A



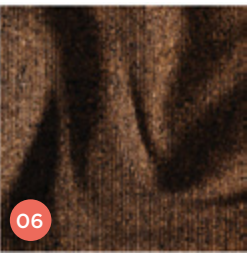
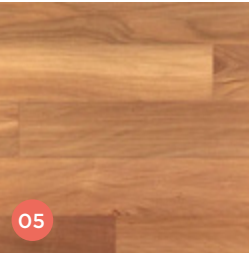
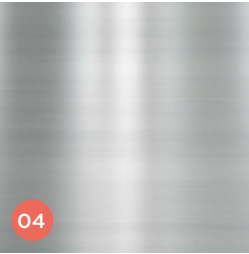
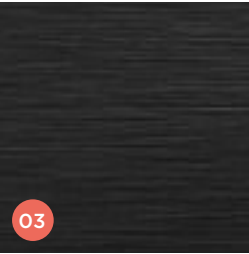
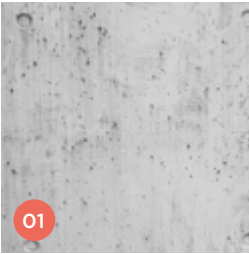
Detail View B



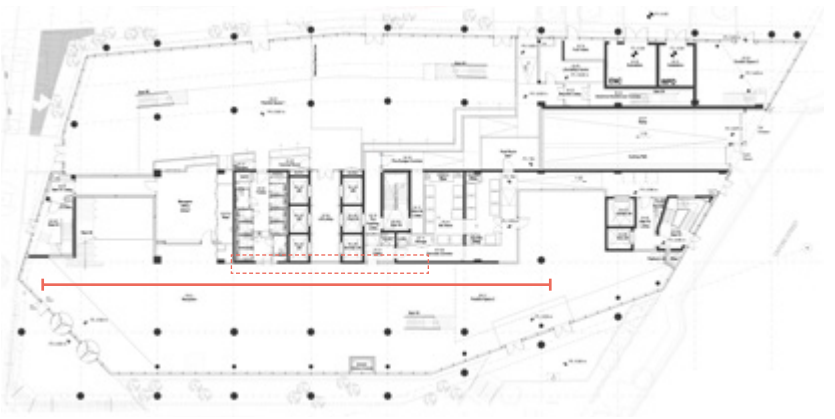
Detail View A



Detail View B



1. Refin Porcelain wall panel with exposed concrete finish (1500mm x 750mm)
2. Porcelain wall panel with distressed/black finish
3. Black Metal Frame
4. Stainless Steel Services/ Lift Doors
5. Solid line timber Floor
6. Gen-cork panel mounted on surface



Ground Floor Key Plan

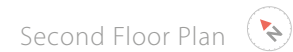


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Typical Floor-Plate

From L02 to L04 - 30,000 sq ft

From L02 to L04 - 30,000 sq ft



CEILING HEIGHT

FLEXIBILITY

All floors can be subdivided in up to four separate tenancies with various splits achievable.



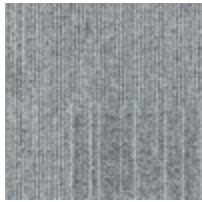


Office Materiality + Ceiling Landscape

Typical Floor Office



Office looks and feel

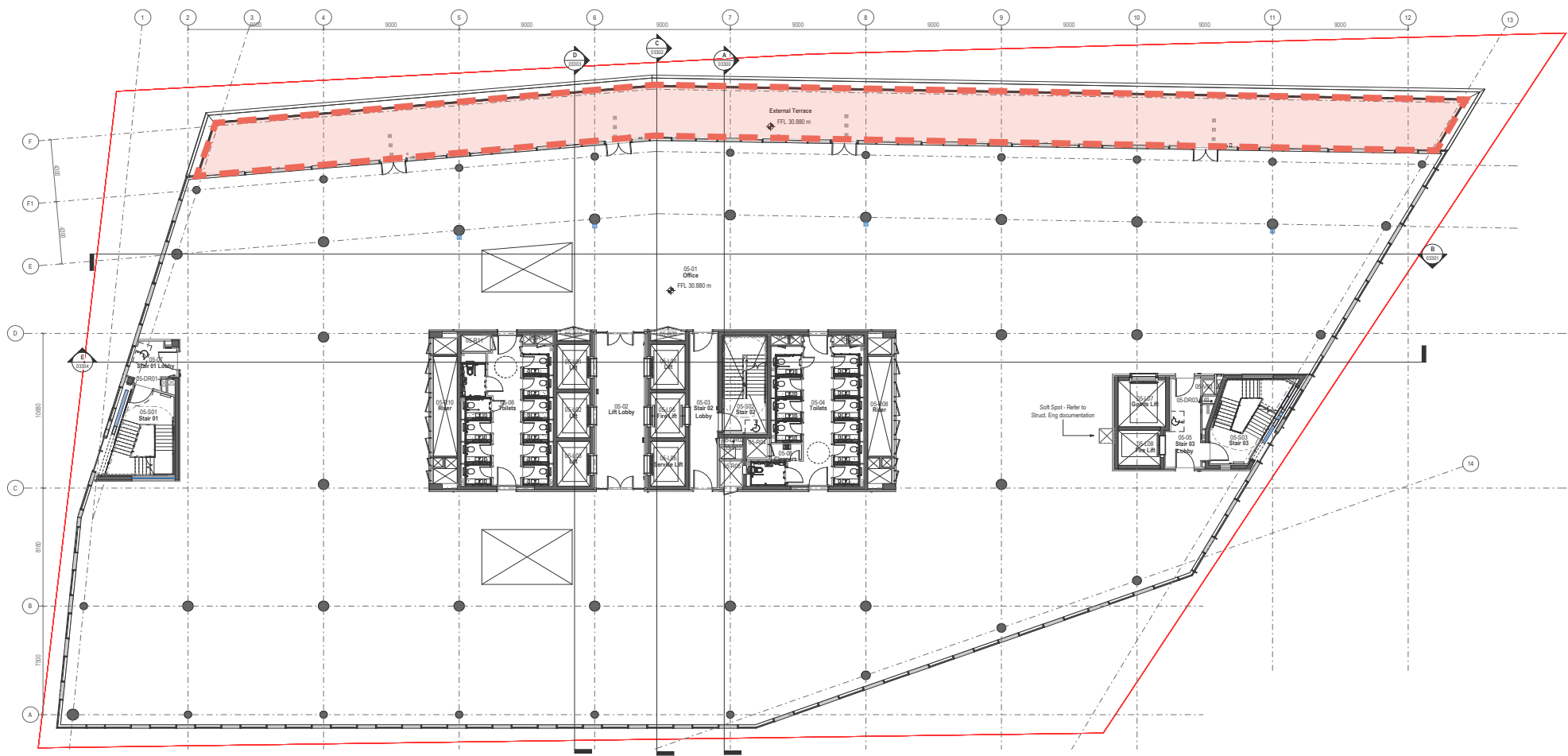


KEY MOVES

- Enhanced FFL > FCL
- Exposed Services + Ceiling Rafts
- Break-out zoning
- Re-use RAF Tiles
- Acoustic Baffles
- Metal Mesh or Tublar Margins
- Enhanced Feature Lighting
- Tracked Lighting to margins

Terraces

Landscaped terraces on L05 & L06 - 26,000 & 22,000 sq ft



Fifth Floor Plan



FLOOR-PLATE

Welcome Building offers the largest available floor-plates in Bristol, with various splits achievable.



CEILING HEIGHT

Generous ceiling heights with 2.8m from the floor to underside of the M&E, and 3.3m to soffit.



FLEXIBILITY

All floors can be subdivided in up to four separate tenancies with various splits achievable.

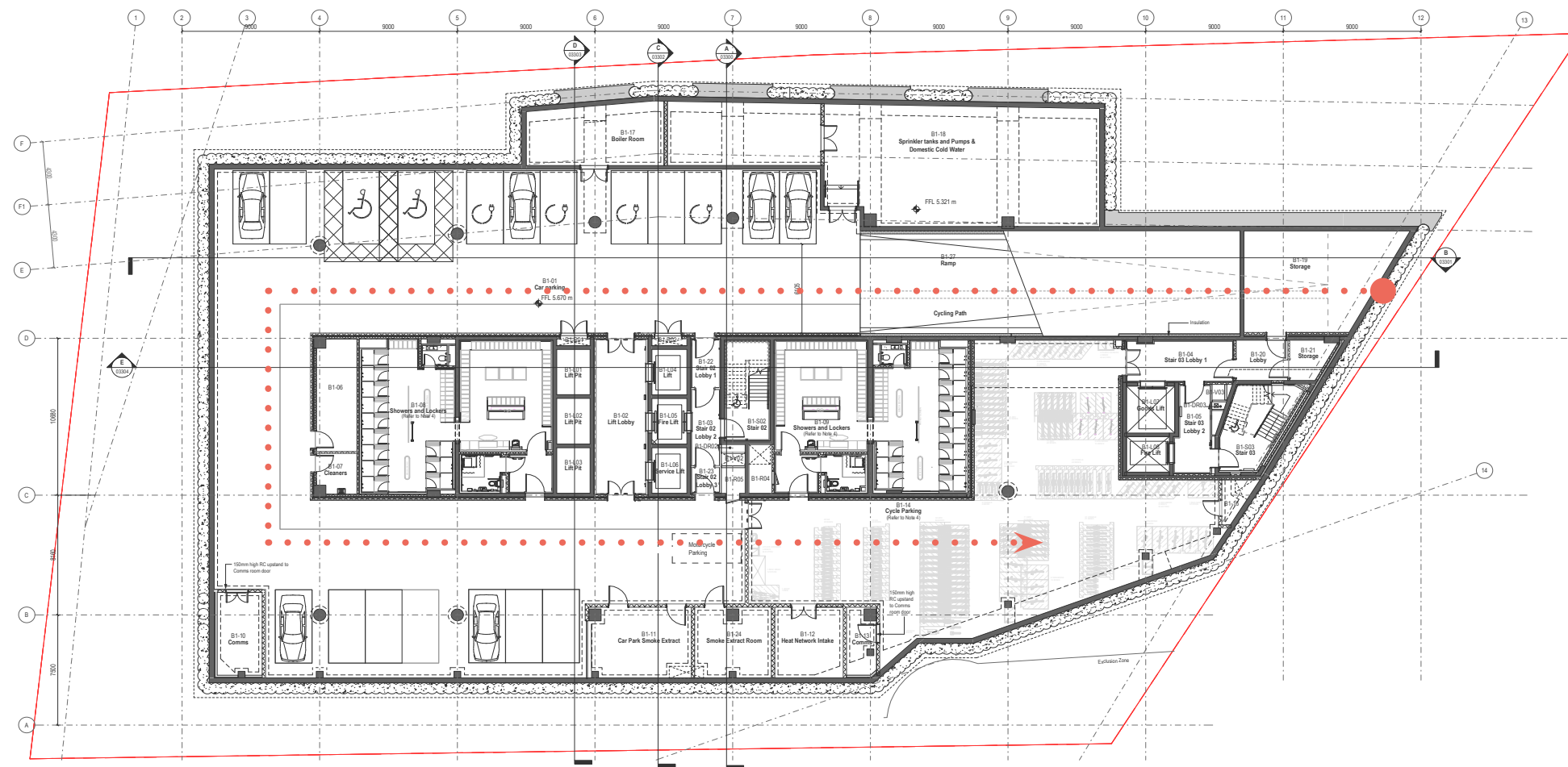




4

End of the Trip

Basement



Fifth Floor Plan 



CYCLE STORAGE

296 cycle spaces, 32 electric charging and 1 is disabled.



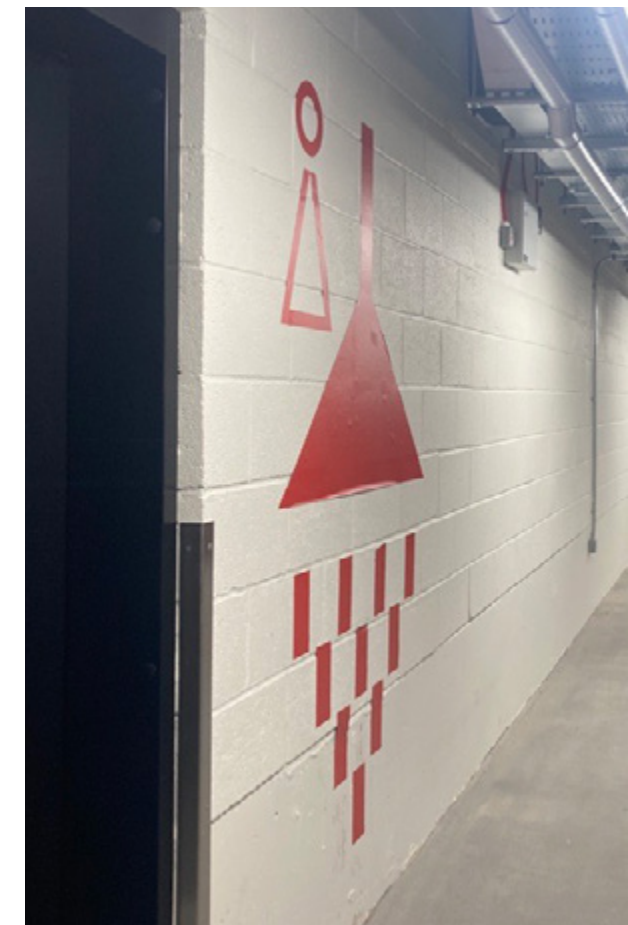
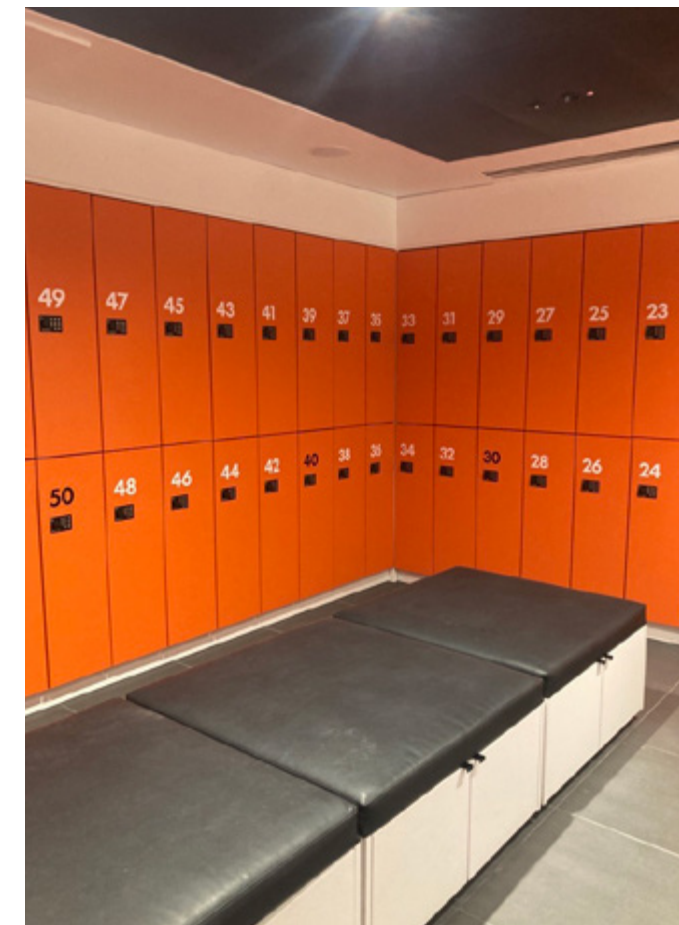
CHANGING ROOM FACILITIES

28 Gendered showers (2 accessible showers)
318 Lockers



CAR PARKING

19 Car parking spaces
(4 electric & 2 disabled)



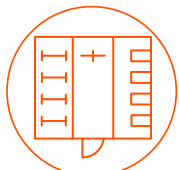
End of the Trip

Cycle Storage

Five at Heart:
Project Principals



01
Benchmarking



02
Ceilings



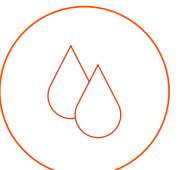
03
Flow



04
Showers



05
Lockers



06
Wet Area



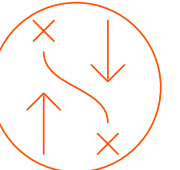
07
Equal Spaces



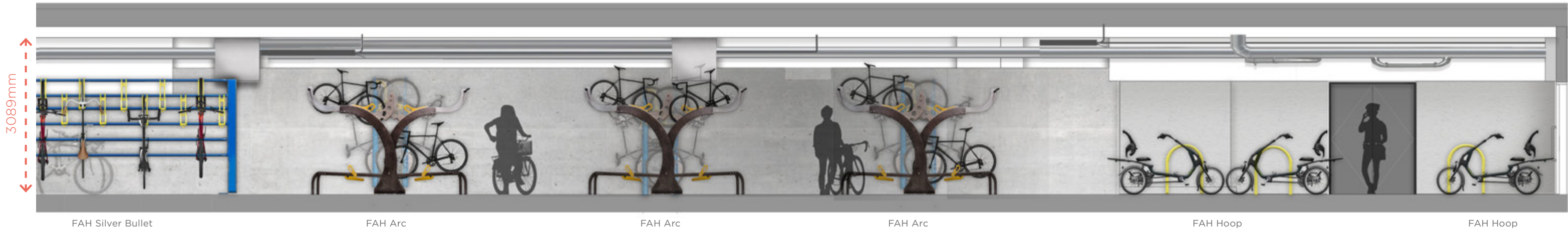
08
Conveniences



09
Repair



10
Circulation



FAH Silver Bullet

FAH Arc

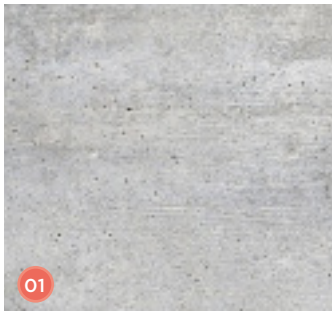
FAH Arc

FAH Arc

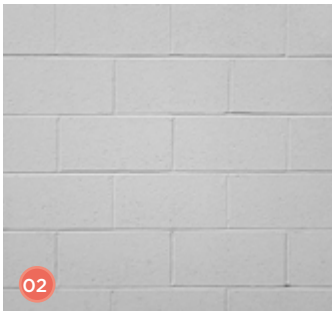
FAH Hoop

FAH Hoop

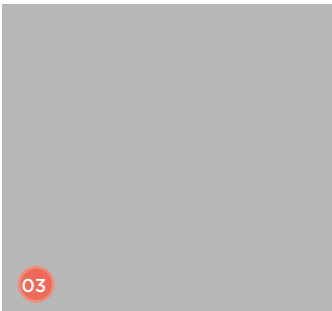
Cycle Store Elevation A



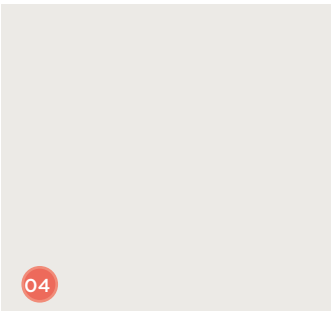
01



02



03

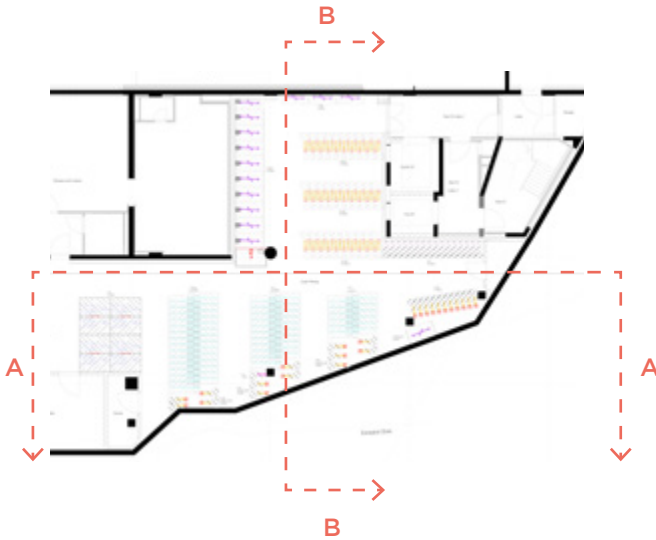


04



05

- 1. Exposed Concrete Walls With Dust Sealer
- 2. Eggshell paint to Block-work Walls
- 3. Resin Floor
- 4. Promat TLFR Board Soffit in white finish
- 5. Exposed Galvanized Services



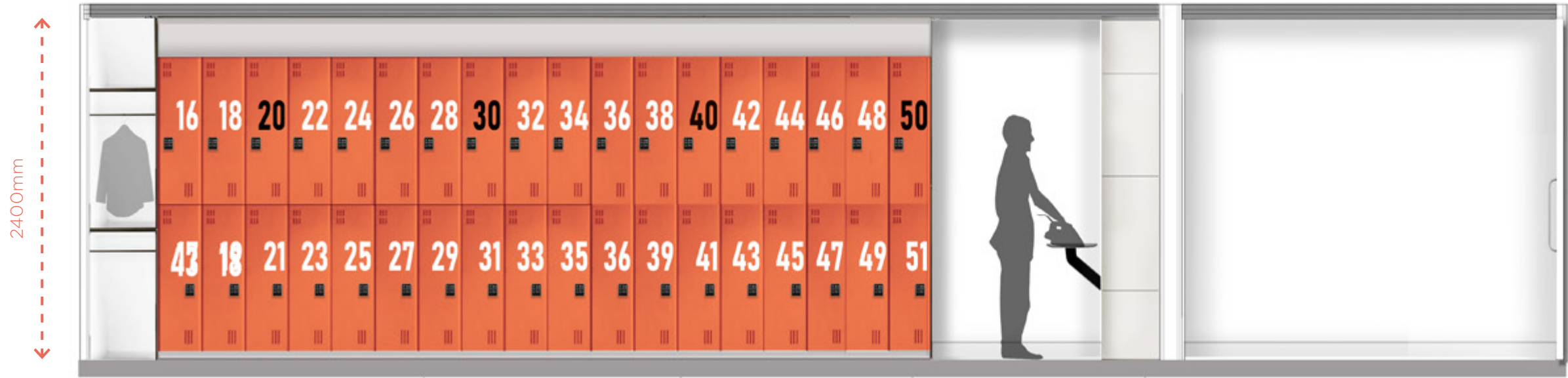


End of the Trip

Changing Room



Changing Room Elevation A



Changing Room Elevation B



1. RAK Ceramics: Dark Anthracite Rustic Finish Floor Tiles (600x600mm)
2. Ceiling Panels: SAS 150 Ceiling Tile System in matt black PPC finish
3. Bulkhead and Ceiling - White Painted Plasterboard
4. Black Leather Cushion to seating bench
5. Laminate Lockers in feature colour with graphics for lockers numbering.





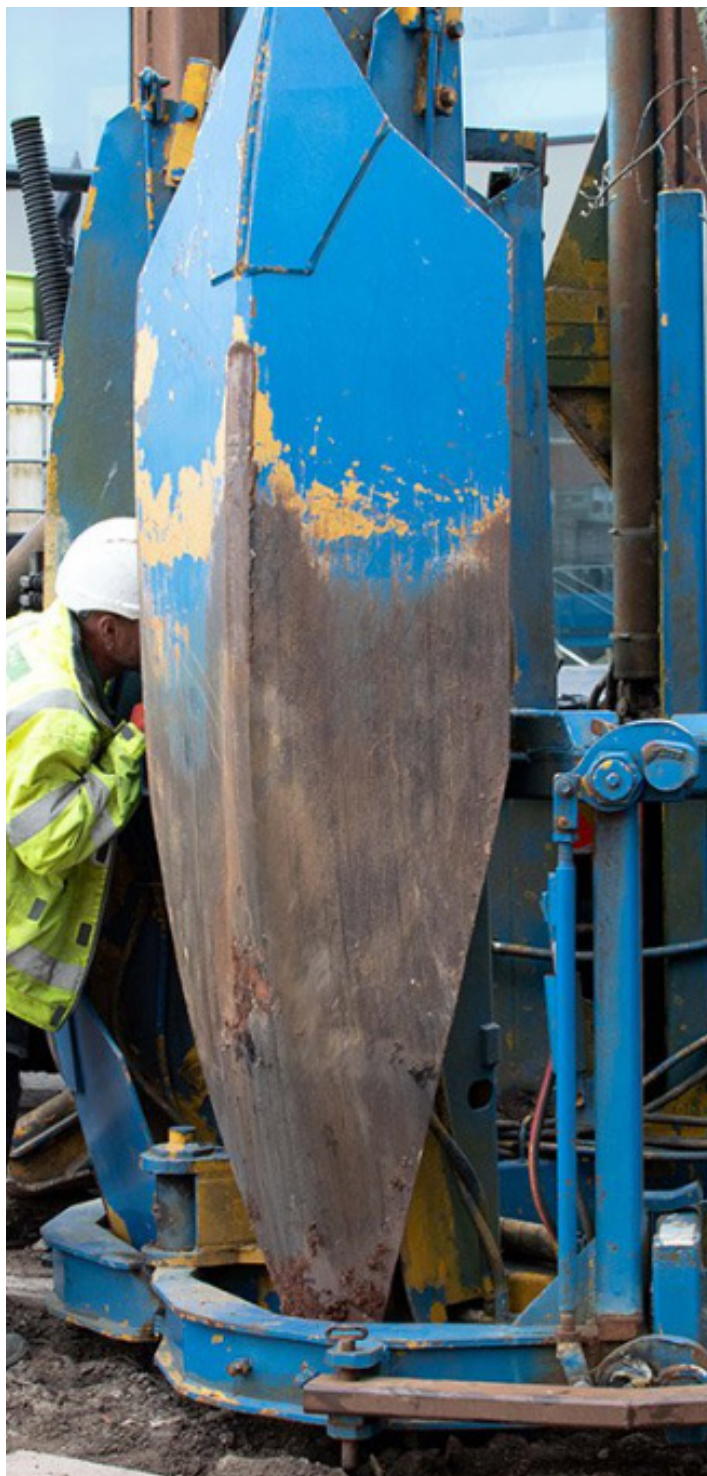


5

Landscape

Landscape

Strategy



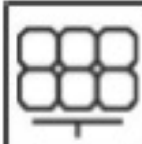
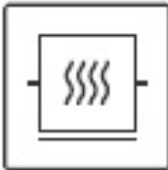
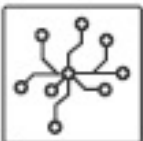
6

Sustainability

Sustainability

Credentials



 Net Zero Carbon in Operation	 WELL Platinum	 BREEAM Outstanding	 5* NABERS DfP	 Five at Heart Accreditation
 EPC A	 350sqm PV	 EV Charging	 Smartscore Gold	 Heat Network Connection
 1 person per 8sqm	 Tenants' plant space (includes space for full back up generators)	 6 passenger lifts plus dedicated goods lift	 Up to 4 tenants' per floor	 Wired Score Platinum

Sustainability

NABERS

- NABERS tools measure performance on a rating scale from 1 to 6 stars.
- Allows buildings to progress from lower to higher ratings, represented by more stars.
- When a benchmark for a sector is first created, this is the rating scale.
- Over time, buildings are rated again and again and improve over time. This means that after e.g. 10 years, the average rating for a sector rated by NABERS is likely to change over time.

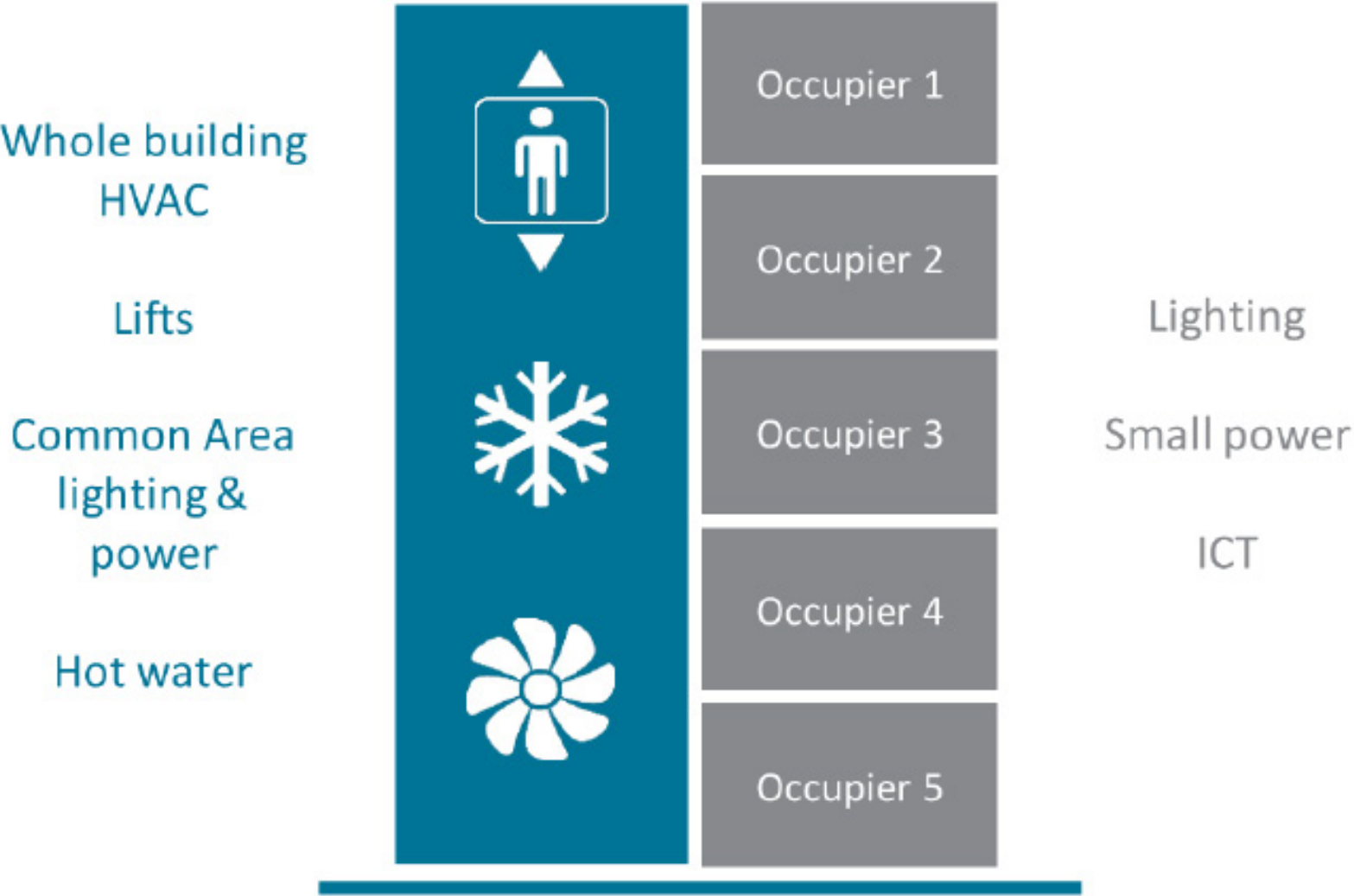


Sustainability

NABERS UK - Design for Performance

Minimum Energy Coverage

- NABERS UK Requires clear segregation between Landlord and Tenant energy
- Additional Metering over and beyond typical Part L / BREEAM provision will be required
- Penalising estimates are to be used if landlord energy use are registered through the tenants' meter e.g. Fan Coil Units



Sustainability

Net Zero Carbon

- Baseline Review and monitoring, linked to NABERS
- Energy procurement review
- Carbon offsetting and accounting



Sustainability

WELL Building Standard v2.



Key Themes

Air



Air quality monitoring
VOC control
Enhanced filtration
Construction management

Water



Provide drinking water
Performance testing on
water quality

Nourishment



Provide healthy food
Provide food breakouts
Handwashing facilities

Light



Implement circadian lighting
Solar and artificial lighting
Access to natural daylight –
daylight factor of >2%

Movement



Provide fitness equipment
Promote the use of stairways
Activity intensive programmes
Multiuse fitness space

Thermal Comfort



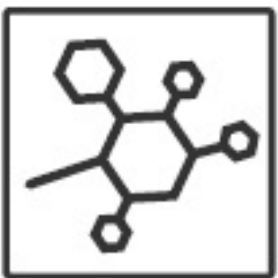
Thermal performance
Individual comfort and zoning
Humidity control

Sound



Maximum noise levels
Sound masking
Acoustic privacy

Materials



Material transparency
Emission control
Waste management

Mind



Access to nature
Sleep support
Mental health support

Community



Health services
Parent support
Organisational transparency

Sustainability

Assessment methods

Technology



Sustainability

Building App

- Gym register and sign up for classes.
- Book personal training
- Book in visitors
- Log a helpdesk job
- News and Events
- Find local vendors for food and drink
- Access to building information – Policies / Sustainability / Health & Safety
- Health and wellbeing information / support
- Transport – access to all local transport links / timetables



So what is Equiem?



An app for tenants & visitors to get information about the building & events



A way of advertising news & events in the local area as well as promoting businesses



Direct communication with the hundreds of people that use Welcome Building® daily



How to get the most from Welcome Building® with information about our amenities & facilities

Thank you.

DARLING ASSOCIATES
ARCHITECTS

HOARE LEA 

Trammell Crow Company

