

# Possible Innovations

## Timber or Timber Hybrid Structure

### CLT Structure with Concrete Floor Screed or CLT / Concrete Composite System

The high precision design and construction process of massive timber, whereby all design must be completed upfront before it progresses to the manufacturing phase, minimises waste during production. This requires innovation in thinking about the building process, and the measurable outcomes of new technologies in manufacturing and assembly, and sustainability.

The proposal presents a unique opportunity to explore sustainable construction methodologies which encourage user well-being and workplace agility. Timber or timber hybrid construction are two potential design opportunities.

The beauty of timber construction is a starting point for making spaces that inspire creativity; spaces that are memorable and are building a legacy of commitment to environmentally responsible outcomes.

The lightweight nature of timber structure; approximately 20 per cent the weight of concrete; is ideal for locating in areas where column minimisation is required. Coupled with an innovative façade system, the advantages of mass timber construction extend beyond the structural and practical into the realm of environmentally sustainable design.



CLT Structure with Concrete Floor Screed



CLT / Concrete Composite System  
Full CLT structure acts as formwork for concrete screed and beams



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## Workplace Possibilities

### A Connected & Agile workplace

Much of the conversation on the future of offices focuses on a more loose-fit answer for office buildings which creates characterful space with the right bones to accommodate change in the future.

Conventional workplace typologies create only a limited range of tenancy sizes for landlords to offer occupiers. Through the use of flexible construction techniques some soft-spots could be integrated into the design to add connecting stairs and spaces. Timber is more adaptable the conventional construction techniques, offering the opportunity to easily connect floors and be adapted to occupiers needs.

Easily creating voids and atriums means occupiers can be offered a wider range of tenancy sizes and layouts by connecting floors.

Occupiers benefit from connected workspace which promotes collaboration and minimising fit-out capital costs and carbon impact.

