

Site Access

Pedestrian Access

Footpaths will lead from each of the new access roads, via the car parks, up to the office entrances. Tactile paving and dropped kerbs will be provided at all road junctions, with further paving extended around offices and to the building perimeter.

Lighting by street lamps during hours of darkness will help to provide a safe and secure environment for the pedestrian / cyclist. Provision has been made for covered cycle shelters and stands to be located adjacent to the main office blocks.

The development will be laid out to achieve accessibility for disabled occupants. All disabled car-parking bays will be located as close to main entrances as possible, with cycle shelters providing security and protection for bicycles. Safe pedestrian routes from these shelters will meet up with the route between car park and the building. All levels within the car park will have a gradient of less than 1:25, enabling wheelchair and ambulant disabled access to the site without difficulty.

All main entrances into the unit will be 'wheelchair friendly' level entry, with automatic or power assisted doors. The doors will meet all current Building Regulations Part M requirements, with full height tubular steel handles for ease of opening. The force required to operate the doors will be below the maximum force recommended in the Building Regulations, and the effective opening width of each leaf will be designed to be more than 800mm.

Materials

The car park areas will be constructed in dense bitumen tarmacadam. This will form part of a coordinated hard landscaping strategy.

Car parking standards are appropriate for the use class in question.

Service yard areas will be formed in concrete surfacing, to provide a robust base for vehicle manoeuvring.



Site Access

Pedestrian Access - Internal

Reception

The reception area to the main offices will be suitably sized to accommodate wheelchair users, including appropriate space and waiting zones. All floor finishes will be suitable for wheelchair access.

Horizontal Circulation

Internal corridors will be a minimum of 1500mm wide at the pinch point. All doors will have a minimum clear opening of 800mm and an opening force below the recommended maximum. Door furniture will contrast with the background colour of the door leaf, and be of either lever type, at 1000mm above floor level, or pull handles, commencing at 1000mm above floor level. Doors in corridors will be fitted with vision panels, commencing at 500mm above floor level.

Vertical Circulation

Stairs will provide vertical access around the offices, and a passenger lift will provide access to all office levels. All staircases and lifts will be designed in accordance with Approved Document M, with recommendations including contrasting nosings, and treads/risers suitable for ambulant disabled members of staff or visitors. Any member of staff, or visitor, with a visual handicap would be actively managed within the building.

Industrial Space

The warehouse space is to be level throughout with clearly defined pedestrian routes, with fire exits clearly defined between the main offices and operational areas. External stairs leading to the yards will be provided where necessary with minimum 900mm wide x 1400mm long refuge bays. Landings will be level with the finished floor levels at these exits.



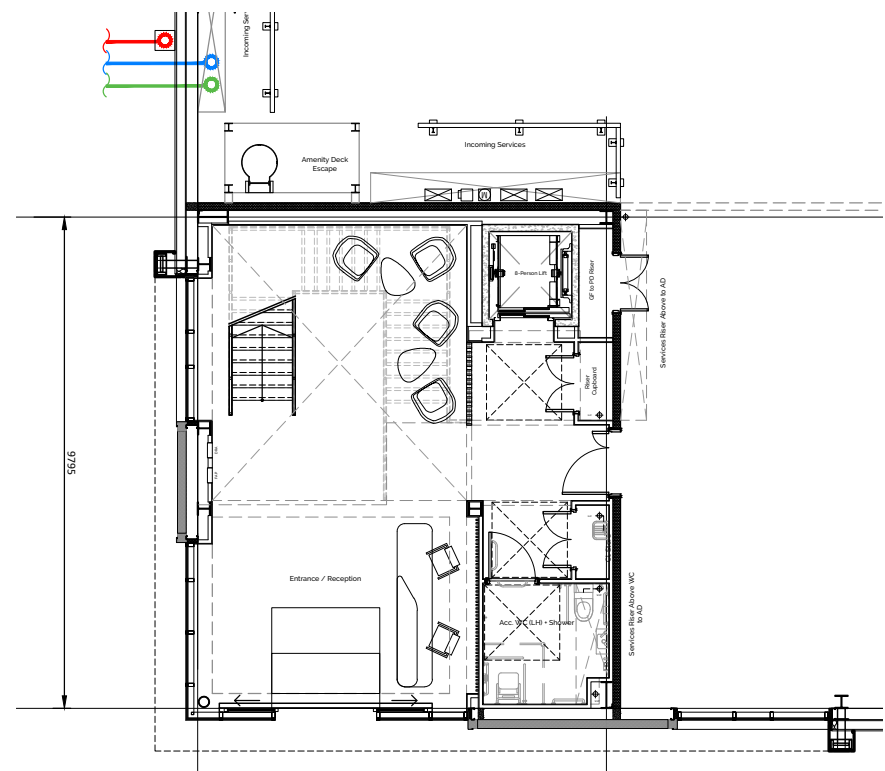
Toilets

Toilets and shower facilities will be provided that are suitable for ambulant disabled staff, subject to detailed design development to suit future tenant occupancy requirements. In the offices, toilets will be provided for male, female and disabled users – these are to be found on each floor. A WC will be provided for ambulant disabled users.

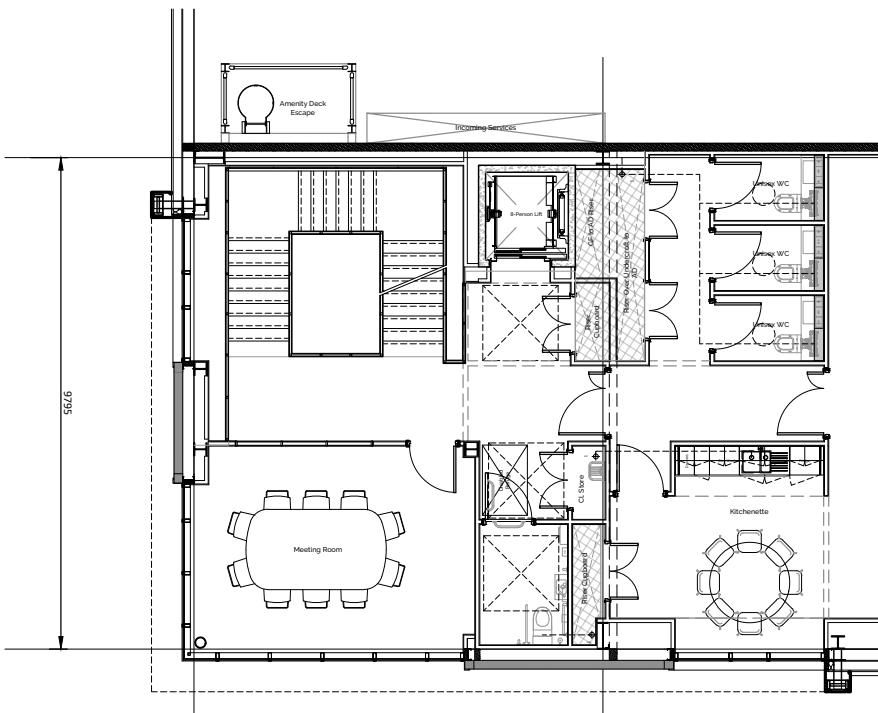
Finishes

All floor finishes are to be of a non-slip type, with carpets being of a shallow dense pile, allowing easy passage for wheelchair users. The walls, wall coverings and paint finishes are to be suitably contrasting with the joinery of the doors and low surrounds. Where wall tiles are to be used, they are to have a satin finish to reduce glare.

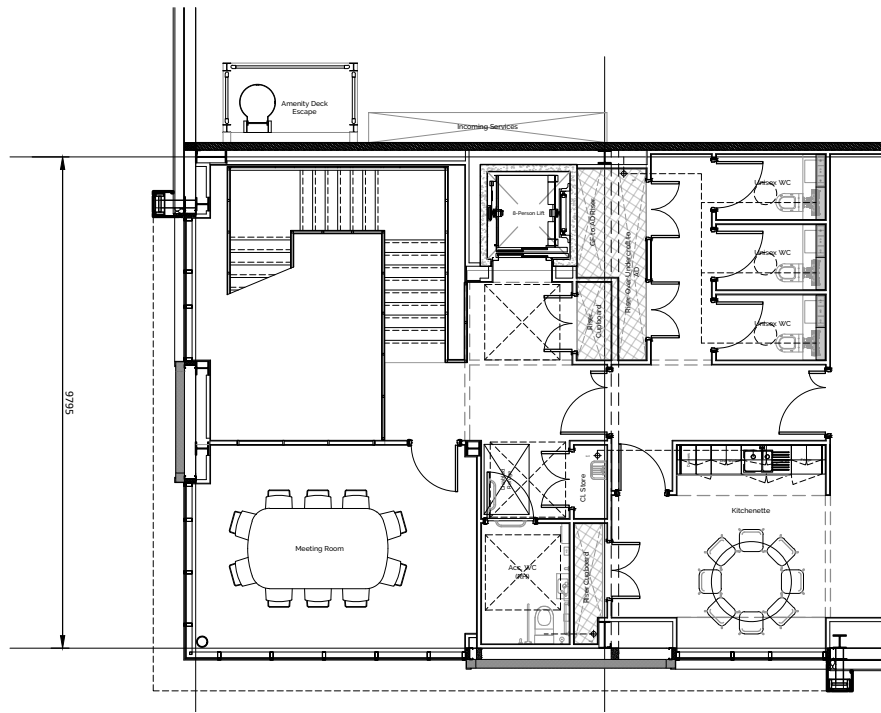
Core



Main Office GF



Main Office FF



Main Office SF



Landscaping

Landscaping Layout

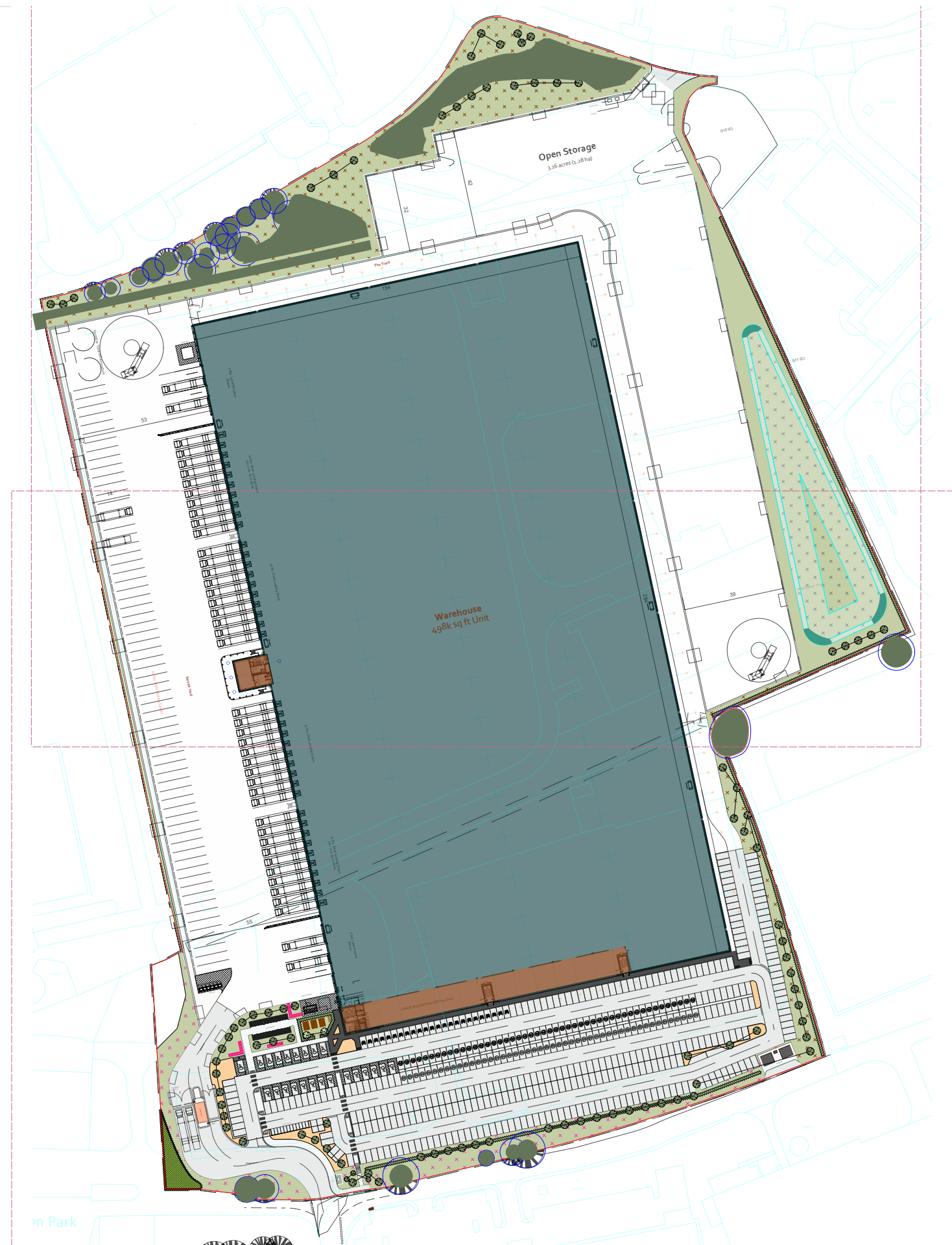
Introduction and Objectives

FPCR have been commissioned to prepare a detailed landscape scheme for the site which principally comprises of perimeter plot planting including grassland meadow, flowering lawn bulbs, trees, woodland, scrub and hedgerow planting. The soft landscape areas are mainly located within the outer boundaries of the site and alongside the internal access road and car park.

The landscape proposals will achieve a number of design objectives that include; providing and maintaining an appropriate and robust 'green' framework around the site perimeter that helps to assimilate the proposed development with its setting; providing a high quality and attractive environment for site users and the wider locality; and incorporating planting and habitats that will benefit biodiversity in the medium and longer terms.

Key Objectives are to:

- Provide a suitably robust and appropriate landscape setting to the scheme
- Provide a landscape scheme that recognises and reflects local landscape character where appropriate;
- Provide an attractive amenity / seating area for users of the employment facility;
- Soften and filter views into the scheme with perimeter tree, structural and hedgerow planting;
- Retention of existing trees and vegetation where feasible;
- Enhance biodiversity through suitable habitat creation and subsequent management;
- Use predominantly native tree and shrubs species and grassland mixes.



Planting Precedents

Woodland, Scrub and Hedgerow Planting

Predominantly native species are proposed for the structural planting areas. These will add structure and form to some of the outer landscape areas and boundaries to the roadsides. This planting will assist in filtering views into the site. The selection and mix of species have also sought to maximise biodiversity interest.

Landscape Management and Maintenance

All of the landscape and habitat areas will be managed and maintained through the implementation of a suitable Landscape Management Plan.

Amenity Shrub Planting

Ornamental shrubs are proposed within internal planting beds situated by the access road and car park. A variety of suitable shrubs are proposed to assist in creating an attractive place to visit and work.



Trees

As is illustrated by the Tree Survey prepared by FPCR, existing tree cover on site is limited and largely confined to the site peripheries. The soft landscape proposals will include a good level of new tree planting across the site. The majority of new trees will be native and will largely reflect those locally occurring. Planting will include heavy standard tree stock and will be suitably supported, protected and managed.

The proposed trees will supplement the existing vegetation cover, providing appropriate visual filter to some views from beyond the site and creating a suitable landscape setting to the scheme. Proposed tree species has considered their form, ultimate height and spread, seasonal characteristics and native/ biodiversity attributes, as appropriate to the location.

Grassed Areas

Grass meadow and flowering lawn areas will be set alongside the new planting and will add to the variety and interest of the landscape proposals. In addition, a wet grassland mix will be used for the SUDs attenuation basin diversifying habitat creation within the site.

Addendum

In shaded areas, the flowering lawn mix is replaced with a shade-tolerant lawn mix. Sorbus aucuparia is substituted with native alternatives: Alnus glutinosa and Betula pendula. To prioritise locally native species, Pinus sylvestris has been omitted from the woodland mix and Taxus baccata from the native hedgerow mix.



Sustainability

Sustainability

With the current emphasis placed on energy conservation and the use of LZC technologies, the applicant is keen to enhance the developments sustainable credentials. In order to deliver an environmentally responsible building, an approach based on low energy design principles is proposed. This approach involves energy demand minimisation through effective building form and orientation, good envelope design and proficient use of services. Long term energy benefits are best realised by reducing the inherent energy demand of the building in the first instance. Therefore, the building envelope will be designed to ensure that the fabric and form of the office and employment spaces encompass low energy sustainability principles as follows:

Air Tightness

In accordance with the requirements of a low energy building, the air tightness characteristics will be addressed. Through robust design and detailing the building will achieve high airtight standards to mitigate air leakage, far in excess of current Building Regulation minimum requirements.

Natural Daylight/Rooflights

High levels of natural daylight will be provided, wherever possible, through effective window design.

Lighting Strategy

It is imperative that the lighting design philosophy provides the correct quality of lighting with minimum energy input and hence reduce internal heat gains. Throughout the office, lighting will be appropriately zoned to allow control of luminaries via switches/ absence detection and daylight sensors.

EPC

The applicant will also implement the requirements of the Energy Performance of Buildings Directive and assess the operational energy performance of the building, targeting an ‘A’ rated Energy Performance Certificate (EPC).

Water Saving

The proposed Unit will minimise the use of potable water and reuse water where feasible. This will be implemented through the use of water efficient fittings, leak detection and prevention measures and the measuring of water use. The specification of water efficient appliances such as spray taps and low volume WC’s will assist.

Cycle Store and Showers

To encourage staff to cycle to work, lockable cycle stores and showers are proposed.

Waste Strategy

Dedicated areas for refuse will be provided to allow for adequate bin storage / compactors to suit the occupier’s operations. The refuse area will not exceed 10m from the main footpath and sufficient turning areas will be provided for refuse vehicles.

Waste Management

The proposed development can provide for the careful and sustainable disposal of waste during and post construction. Modern methods of design and construction using pre-fabricated units will help to keep waste arisings to a minimum. Post construction, the buildings will be provided with a dedicated area within the building for the provision of refuse and recycling facilities, tailored to operational requirements with an external

waste management platform provided.

BREEAM

In order to benchmark the environmental performance of the building, the applicant will carry out an assessment against the Building Research Establishment (BRE) Environmental Assessment Method (BREEAM). This is a voluntary scheme that aims to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts. Projects are assessed using a system of credits which results in a formal certification giving a rating on a sliding scale. The proposed building will target a BREEAM rating of Excellent.

EV Charging Points

The site will provide 10% active electric vehicle (EV) charging spaces as well as a further 10% passive. This will promote sustainable travel alternatives, in line with the site-wide green travel plan

Sustainability

For a development such as this, the most significant impacts relate to material usage (principally for aggregates, concrete and steel) and the power consumed during its operation.

Elsewhere the scheme will focus on various aspects of sustainable design, potentially including all or some of the following:

Energy Efficiency

In order to deliver environmentally responsible building stock, an exemplar approach is being proposed based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form and orientation, good envelope design and proficient use of services; such that the buildings themselves are being used as the primary environmental modifier.

The general construction design standards to be adopted must exceed the requirements of the current (2013 Edition) Part L Building Regulations which stipulate an improvement on the CO2 emissions of an aggregated 9% against 2010 standards. The building envelopes will be designed to ensure that the fabric and form of the spaces encompasses low energy sustainability principles.

Water Efficiency

There are various measures that will be incorporated to reduce water consumption and demand. The specification of water efficient appliances such as spray taps and low volume W/C's will assist. In addition to toilets, shower rooms with changing and locker areas will be provided within the main offices. These amenities will be available for all personnel based at the facility, thus providing for those who choose to cycle to work.

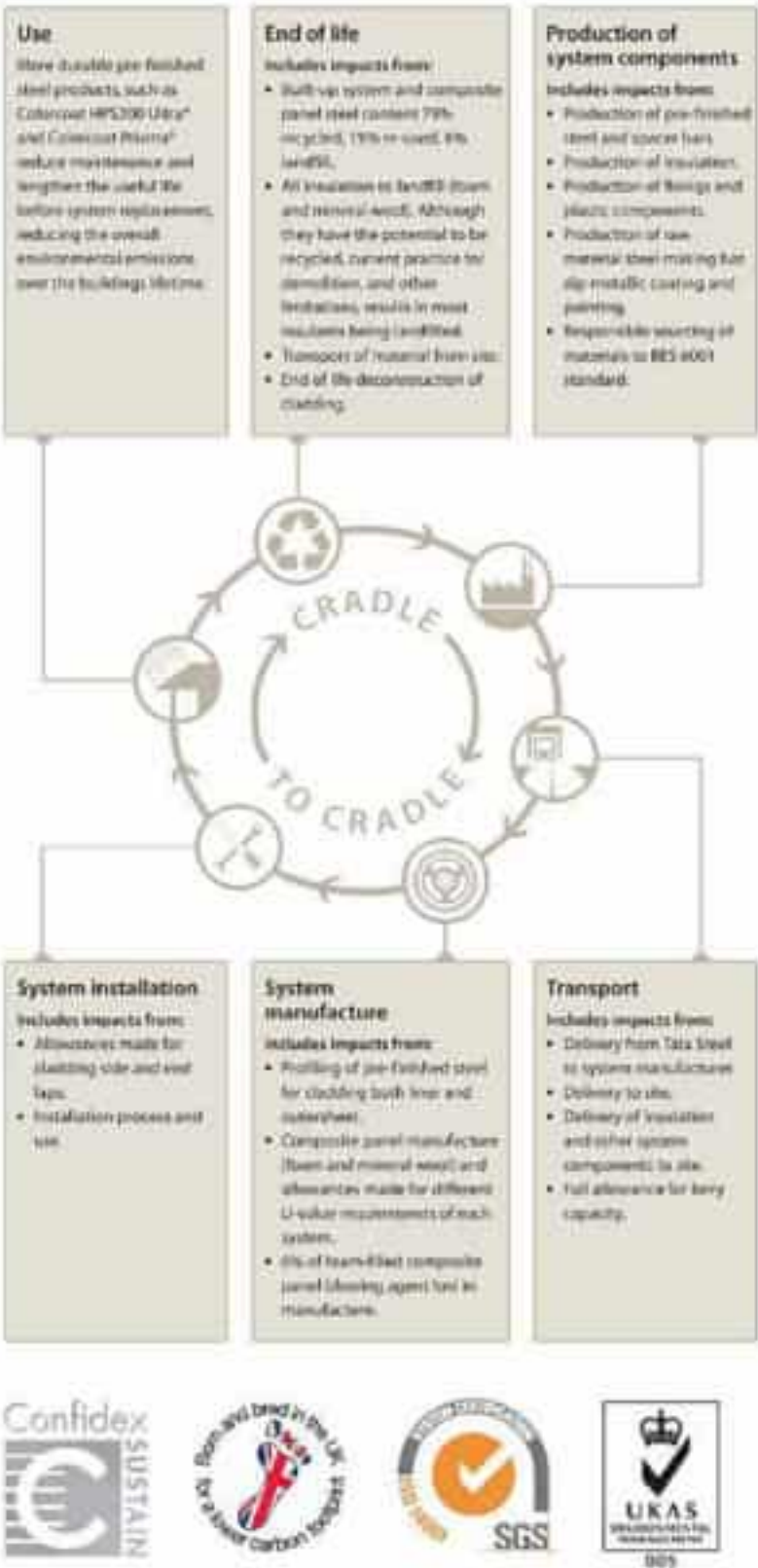
Low and Zero Carbon (LZC) Technologies

Solar photovoltaic panels convert solar radiation into electrical energy through semiconductor cells. Photovoltaic panels are available in a number of forms and they are fixed or integrated into a building's un-shaded South facing façade or pitched roof. Photovoltaic technology may be feasibly incorporated into the building design with little/no maintenance or on-going costs. Installations are scaleable in terms of active area; size being restricted only by available façade and/or roof space.

Solar thermal energy can be used to contribute towards space heating and hot water requirements. In the UK, most applications focus on hot water installation as the solar availability during the space heating season is limited. The systems use a heat collector, generally located at roof level on support frames, orientated in a Southerly direction to maximise solar heat absorption.

Waste Strategy

Dedicated areas for refuse will be provided to allow for adequate bin storage / compactors to suit the occupiers operations.





Crime Prevention

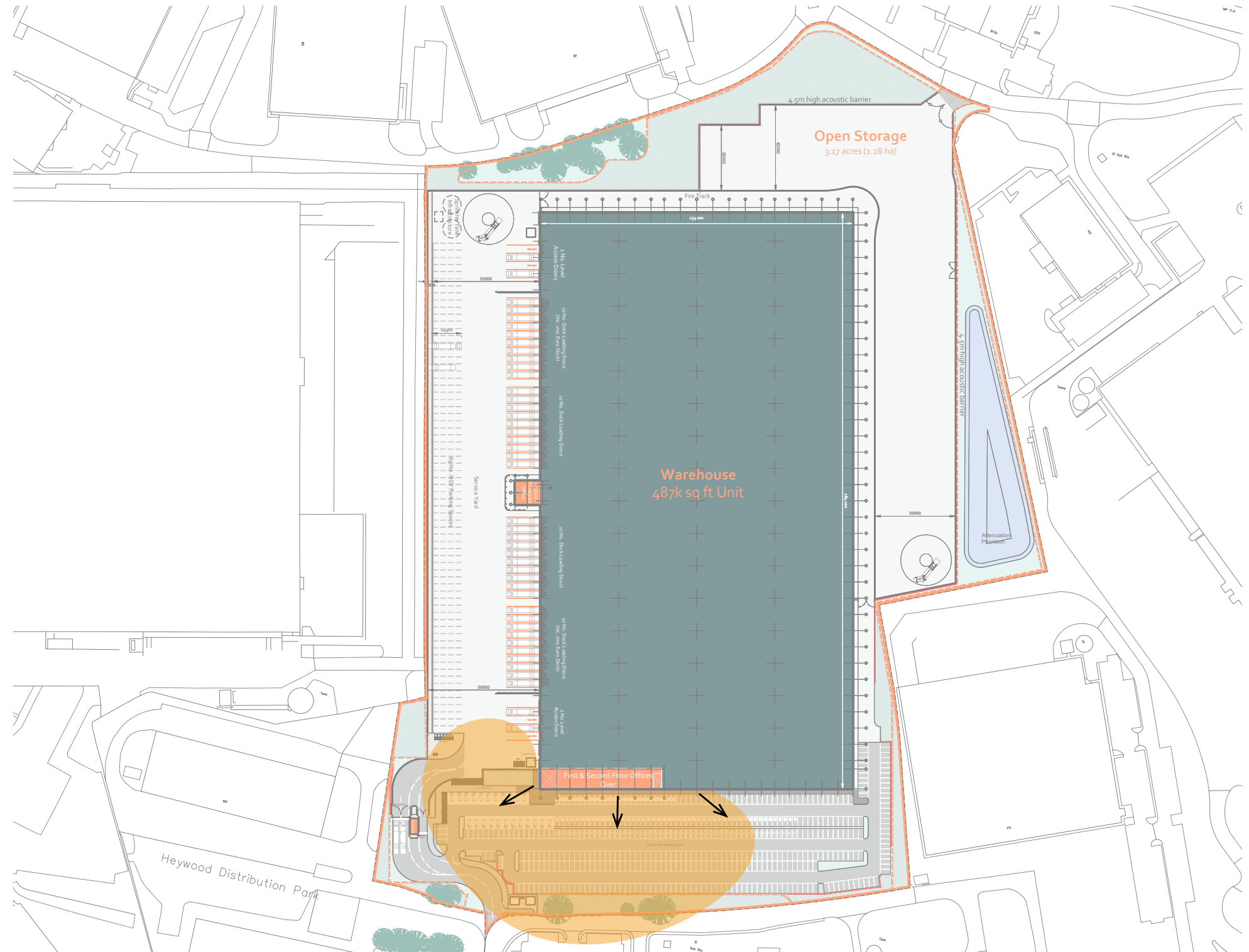
Crime Prevention

Consideration has been given to the layout of the development proposals to ensure personal safety. This relates not only to ensuring that the layout of the development does not create an environment conducive to crime, but also to how occupiers and visitors to the site can move freely without risk of injury.

Findings and recommendations from the Crime Impact Statement have been incorporated where appropriate at this stage into the site layout.

Access & Movement

Spaces and pedestrian routes are currently well defined with easy to recognise entrances; this provides convenient movement without compromising security. Proposed car parking is provided in the most prominent locations possible.



Crime Prevention

Physical Protection

Boundary protection will be provided to all service yard areas, but will be considered to maximise natural surveillance.

Natural Surveillance

Natural surveillance has been a key factor in the overall design of the site. The positioning of the offices overlooking the proposed car parking offers the occupier a high degree of visual control, whilst the building design and site layout has been considered to minimise visual obstacles. This helps to eliminate places of concealment, with any dark areas to be well lit.



Indicative security fencing



Indicative protective bollards



Indicative hooped barrier



Visualisations



Visualisation 01



Visualisation 02 - Distant view



Summary

Key Principle Analysis

Contribute directly to creating safe, attractive spaces with high quality buildings and landscape.

The proposed unit is sleek and simple in design, with a contemporary colour palette and glazed areas providing a good quality office environment. Key consideration has been given to the landscaping at the entrance, to aid in giving a sense of arrival.

Create sustainable, well designed buildings, which are good places to work.

The unit has been designed to create a contemporary, simplistic aesthetic with high quality materials. The limited and modern colour palette and feature offices facing the internal road create an attractive façade and a consistent architectural language throughout the site.

The building and site layout should fulfil a required level of security and operational functionality.

The yard is to be securely contained and shielded with fencing and offer secure car parking away from HGV Vehicles where appropriate. Car park overlooked by the office area and separate entrance for cars and HGVs have been established.

Ensure inclusive design to allow for a good level of accessibility within building.

The entire masterplan is suitable for both able-bodied and accessible use, not restricting users anywhere. The appropriate amount of accessible parking has been allocated and is located close to the level building entrance where possible.





Produced By

UMC ARCHITECTS®