

Parameters

The following parameters were approved under the outline planning permission and the detailed scheme accords with this.

The proposals submitted in the outline are split into development zones identified on the parameters plan:

- Development Zone 1 (8.11ha)
- Development Zone 2 (2.04ha)

The development parameters established in the outline planning permission are:

Development Zone 1

Maximum building height of 25.0m above FFL

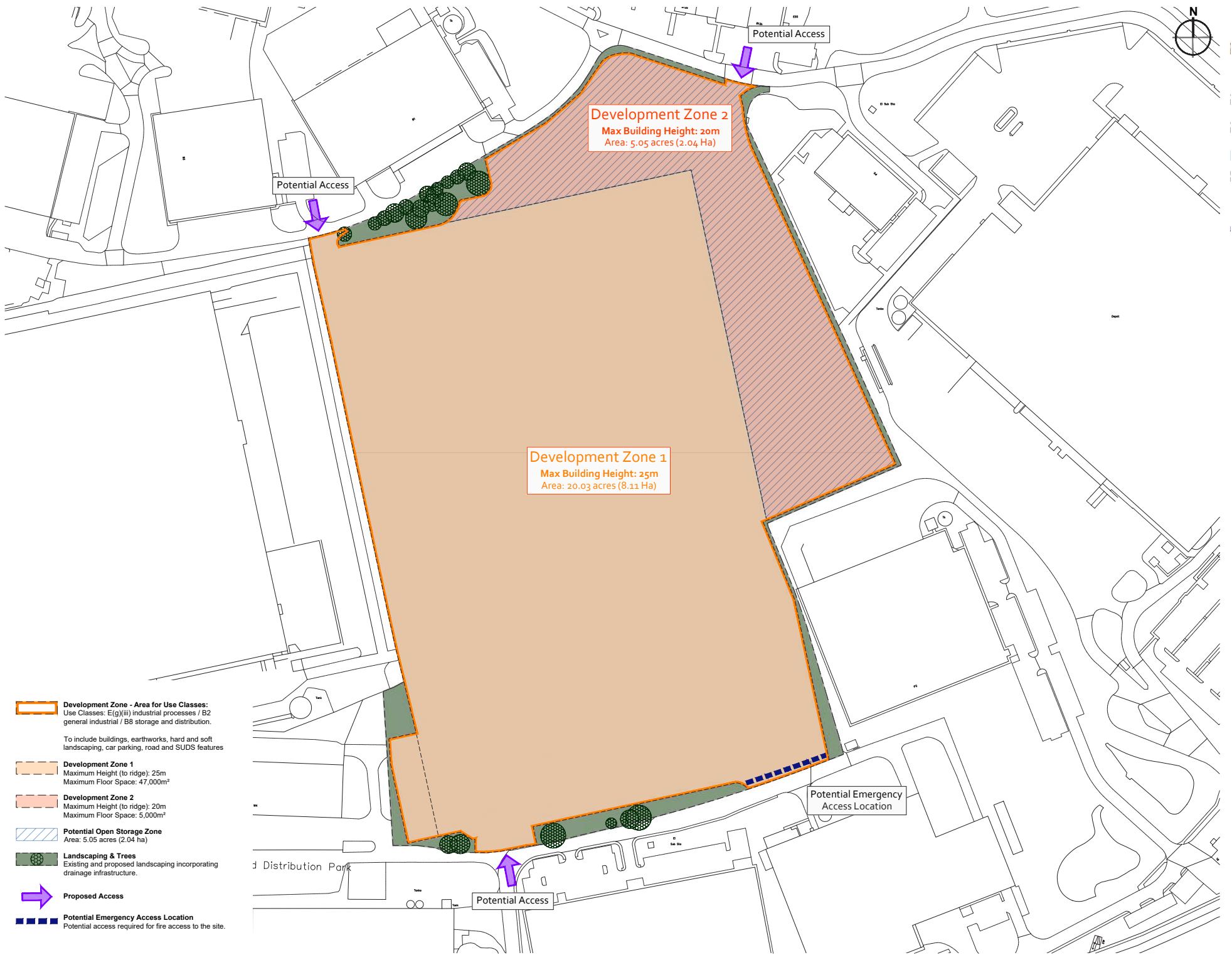
Development Zone 2

Maximum building height of 20.0m above FFL

These development plots have been defined with any potential future layout in mind, to allow for functionality and usability of any building, whilst restricting the height of any development to the north and north east to respond to the immediate context. A maximum floorspace of 52,000m' is proposed for the site. The development plot is intended for the following use classes:

- E(g)(iii) industrial processes
- B2 general industrial
- B8 storage and distribution

This is to include buildings, earthworks, hard and soft landscaping, car parking, road and SUDS features.



Parameters Plan

Illustrative Masterplan Evolution



Masterplan Key:

- Office
- Building
- Hardstanding - Car park
- Landscape
- Service Yard

Design Criteria Key:

- Initial Concept
- Developed
- Fully Incorporated

Option 1

- Design & Character
- Quality of External Realm
- Scale, Height and Massing
- Functionality
- Building Context
- Access, Orientation & Movement
- Health & Wellbeing
- View

Masterplan Key:

- Office
- Building
- Hardstanding - Car park
- Landscape
- Service Yard

Design Criteria Key:

- Initial Concept
- Developed
- Fully Incorporated

Option 2

- Design & Character
- Quality of External Realm
- Scale, Height and Massing
- Functionality
- Building Context
- Access, Orientation & Movement
- Health & Wellbeing
- View

Illustrative Masterplan Evolution



Masterplan Key:

- Office
- Building
- Hardstanding - Car park
- Landscape
- Service Yard

Design Criteria Key:

- Initial Concept
- Developed
- Fully Incorporated

Option 3

- Design & Character
- Quality of External Realm
- Scale, Height and Massing
- Functionality
- Building Context
- Access, Orientation & Movement
- Health & Wellbeing
- View

Masterplan Key:

- Office
- Building
- Hardstanding - Car park
- Landscape
- Service Yard

Design Criteria Key:

- Initial Concept
- Developed
- Fully Incorporated

Current Masterplan

- Design & Character
- Quality of External Realm
- Scale, Height and Massing
- Functionality
- Building Context
- Access, Orientation & Movement
- Health & Wellbeing
- View



Development Proposals

Use and Proposed Development

Approval of Reserved Matters is sought (access, appearance, landscape, layout, and scale) for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure. In proposing this, 24-hour operation is required, to provide flexibility and efficiency, whilst also giving opportunity for traffic associated with the development to be spread out of peak hours. The following ancillary functions will be provided:

- Integral administration offices
- Gated and security controlled service yards
- Grade level car parking
- Cycle storage
- Refuse storage

The proposed unit comprise steel-framed, single storey warehouses sized to suit the operational requirements of future occupiers, based on industry standards. The application seeks to provide a gross internal area (GIA), across the development, of 469,110 sq ft (43,582 sq m) of warehousing internal floor area, in addition to 40,587 ft² (3,770 m²) of associated ancillary accommodation.

Significant space is provided around the buildings for necessary vehicle loading manoeuvres, with integrated parking provision and soft landscaping. The size of the areas are derived from the dimensions of modern articulated vehicles and their turning circles, whilst the landscaping scheme will serve to enhance the general neighbourhood both in and around the site.



Design Criteria



Design & Character

To create attractive, self-contained and functional buildings with their own identity, which relate well to their context.

Unit is fronted by a self contained service yard with access to dock doors. The unit has 20 doors and includes a transport office.



Scale, Height and Massing

Buildings with scale and size which relates to the rest of the development and its surrounding context and are appropriate for their function. Most units around the site range towards smaller sizes with the exception of two units; similar to the proposed unit. The masterplan proposed has considered a demand for unit on the larger side. Making the scheme strike a good balance.



Access, Orientation & Movement

Provide appropriate frontage, safe and effective access point into the site from the existing infrastructure, and clear, legible and segregated vehicular movement. Totem signage and clear turn off points will cerate legibility for vehicles.



Health & Wellbeing

Understanding the importance of health & wellbeing to create meaningful spaces, and achieve a heathier, happier and engaged workforce. Wellbeing Space has been incorporated throughout the development. Achieving this core principle through the implementation of a range of design elements, such as, fitness trails, green communal space, staff amenity space and outdoor gyms, to support employee and public health.



View of Site

Ensure prominent building elevations are suitably designed. Office has been located in prominent locations to provide a sense of arrival.



Other Design Considerations

Proximity to the road. Strategic landscaping as well as existing woodland provide a visual buffer for the development.

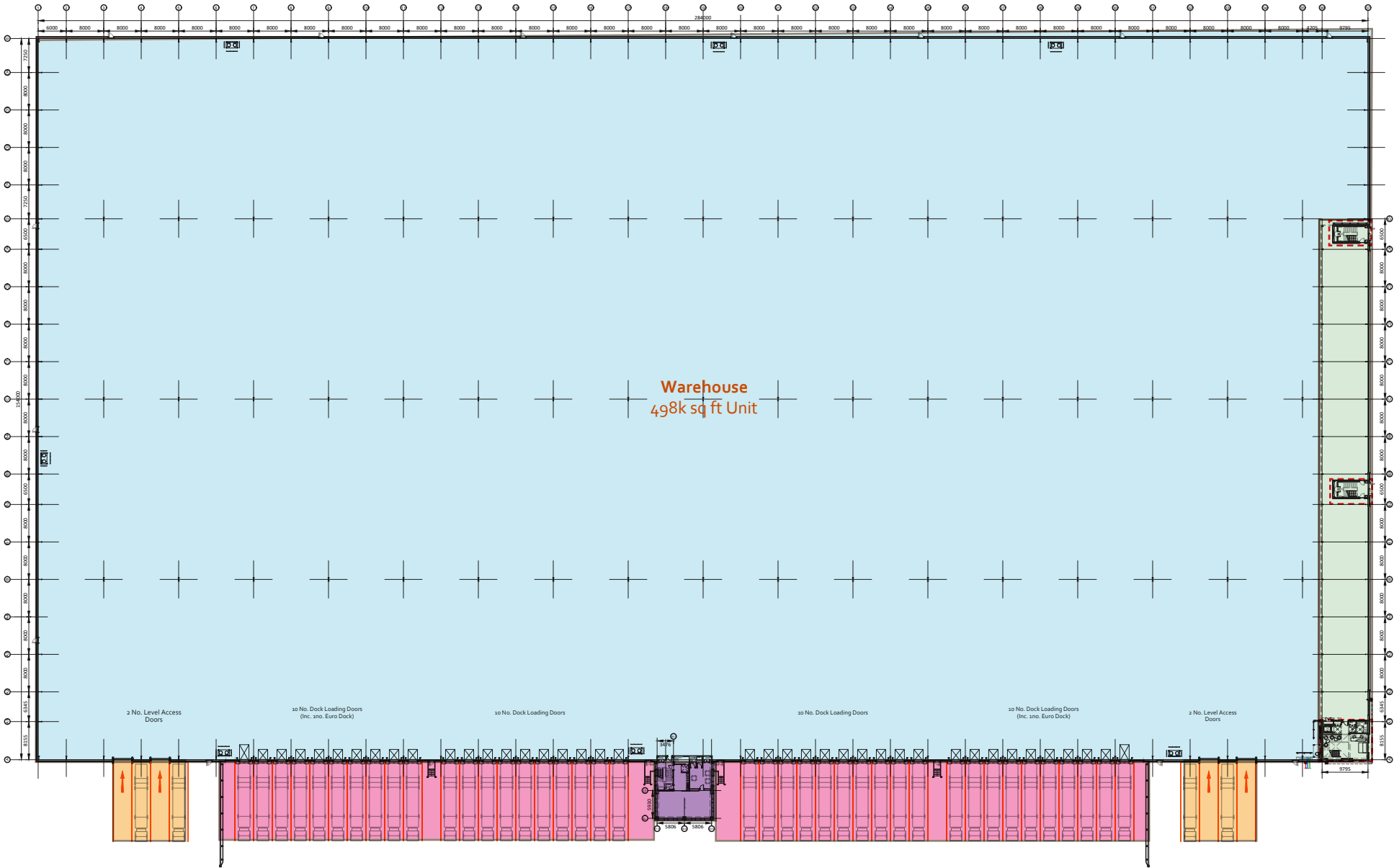


Proximity to the Residential Orientation of service yards and dock doors have been carefully considered to minimise potential noise impacts.



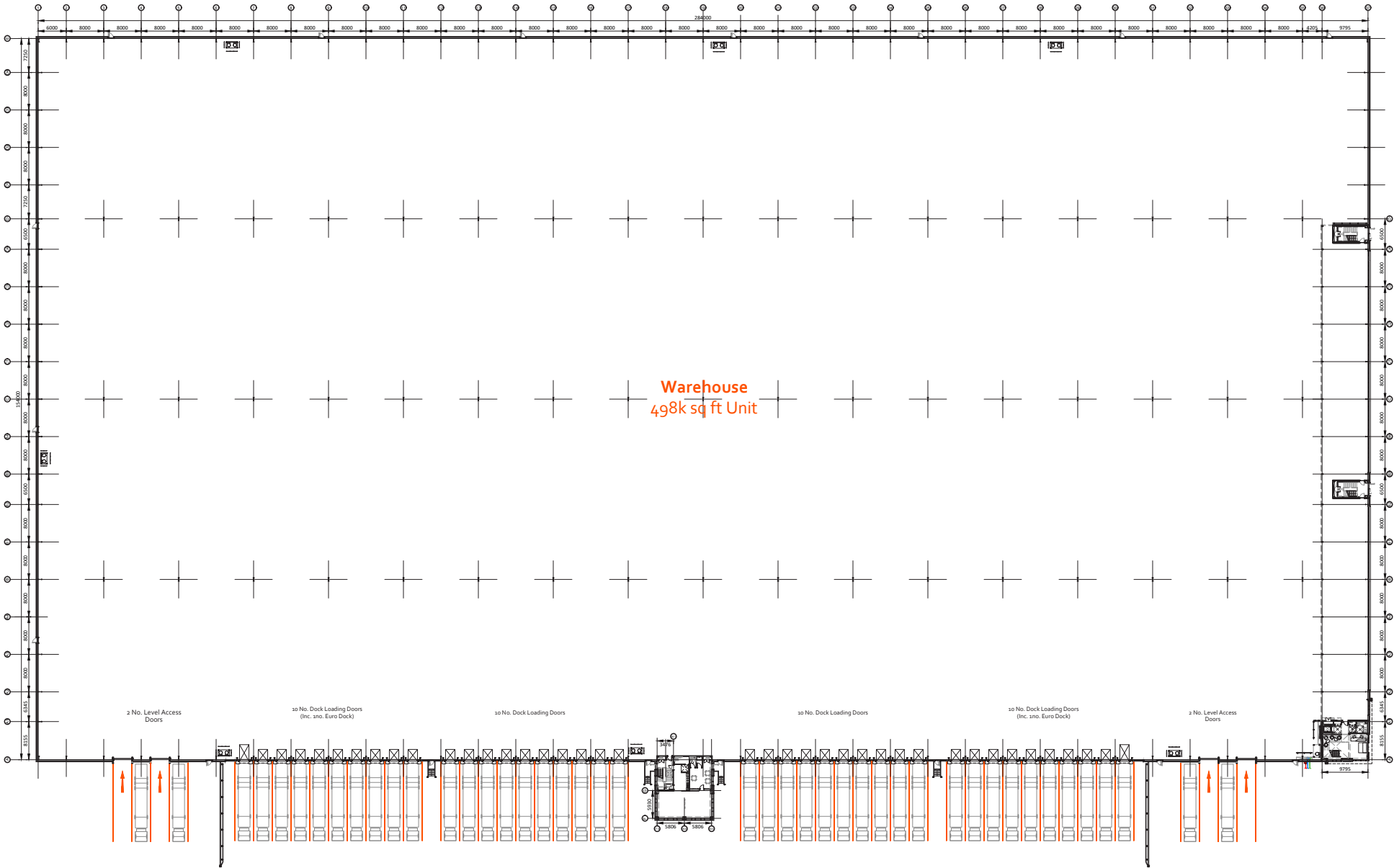
Schedule of Accommodation

Warehouse	-	469,110 ft ² (43,582 m ²)
Ground floor cores	-	1,524 ft ² (142 m ²)
2 Storey Office	-	23,532 ft ² (2,186 m ²)
Amenity Deck	-	11,995 ft ² (1,114 m ²)
Transport Office	-	3,274 ft ² (304m ²)
Gatehouse	-	262 ft ² (24 m ²)
Loading Docks	-	40 (incl. 2 Euro Docks)
Level Access Doors	-	4



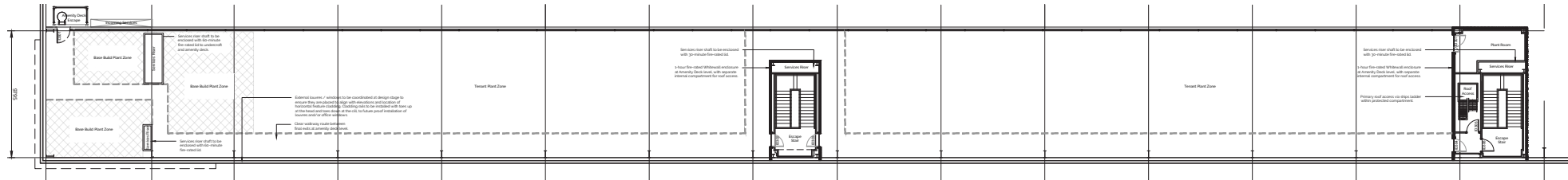
Building Layout

Internal layouts for information only

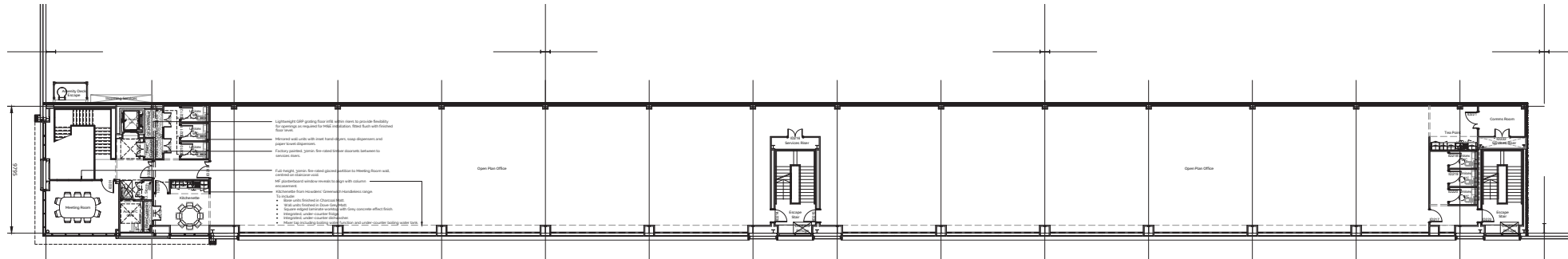


Office Layouts

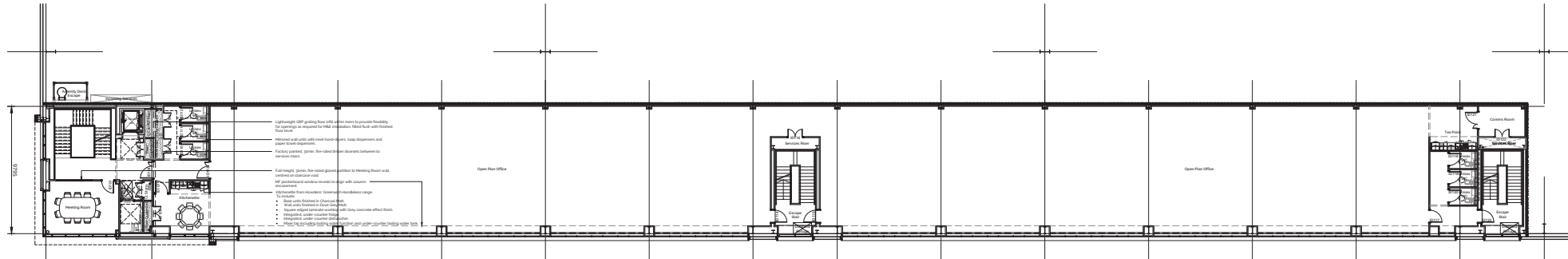
Internal layouts for information only



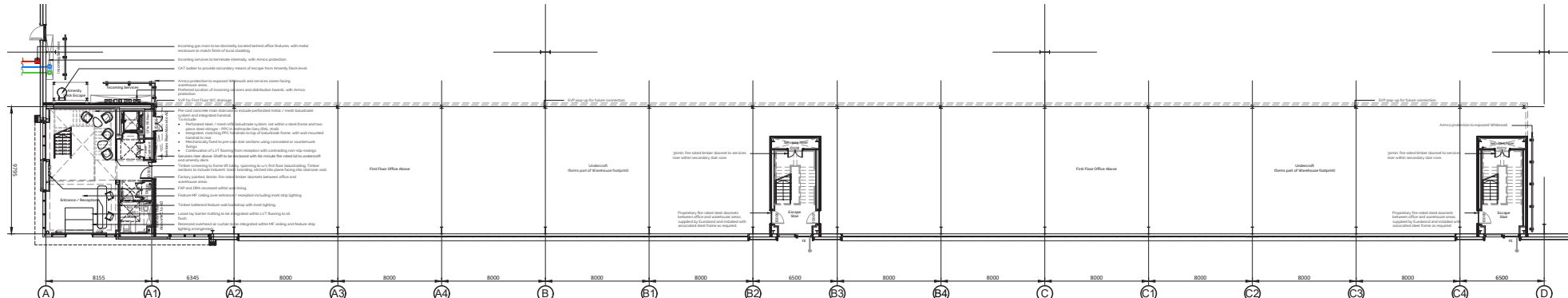
Amenity Deck Layout +12.750m
Scale 1:200



Main Office Second Floor Layout +8.500r



Main Office First Floor Layout +4.250r



Main Office Ground Floor Layout +0.000m

Proposed Scale

The proposed warehouse unit is based around the operational practicalities required by the future occupiers. The proposed distribution building is a portal frame construction with parapet.

The effective height of buildings of this typology is usually defined as the ‘clear height to the underside of the haunch’ or clear internal height (CIH).

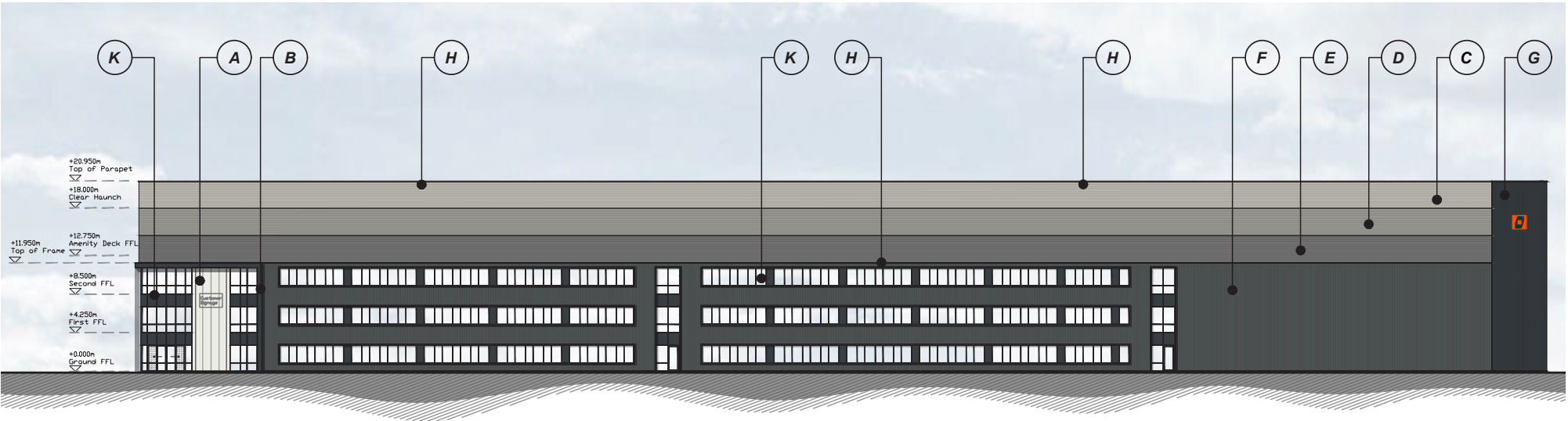
Unit CIH = 18.000m

The Overall Height is usually defined as the height of the parapet above the ground floor finished floor level.

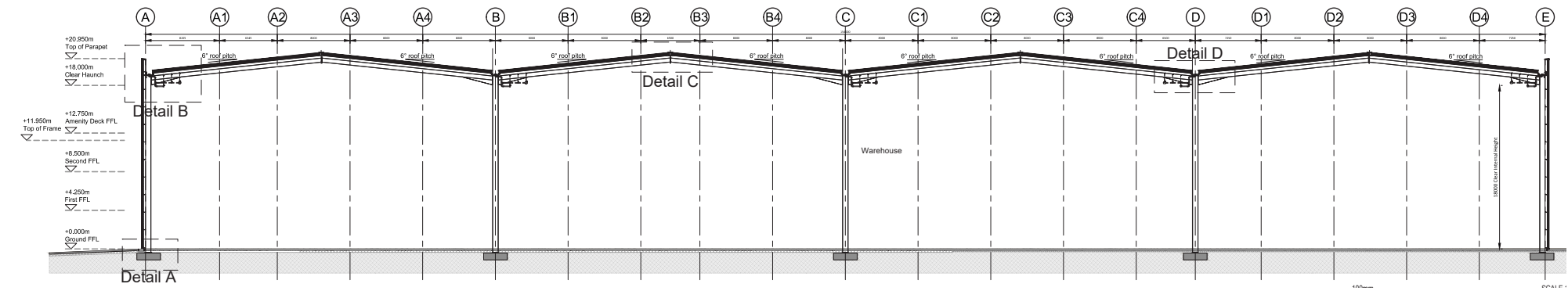
Unit = 20.950m

Careful attention has been given to the detail of the elevational treatment and overall building scale, as is generally important for commercial industrial schemes. The treatment of roof lines and the use of colour are of paramount importance, together with the careful articulation of ancillary office elements.

The main building elevations incorporate a strong horizontal emphasis serving to lower the perceived building height, broken up using subtle contrasting cladding colours. The use of darker cladding below the parapet line, matched to the height of the office feature surrounds, helps to draw the eye away from the overall height.



Office Elevation



Warehouse Section

Cladding & Materials

The proposed development represents a high quality industrial development that integrates cohesively with its surroundings. The use of contemporary industrial detailing creates simple forms with neat junctions and roof lines.

The proposed elevations are illustrated on UMC Architects Planning drawing: 25007-UMC-0100-ZZ-DR-A-1301[P01]-Elevations

The roof colour will be Goosewing Grey (or similar) in order to avoid glare and will receive 15% roof lights to maximise natural daylighting conditions within the unit.

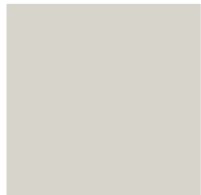
The elevations utilise a mixture of profiled metal cladding, flat panel cladding and curtain wall glazing. The concept is to utilise darker cladding colours on the lower part of the buildings to help ground them into the landscaping and surrounding context. Lighter cladding colours are utilised at higher level, which helps to lower the perceived building height when viewed against the sky. The office elevations utilise vertically laid profiled wall cladding system, punctuated with glazing panels to help break the length of the buildings, while a strong feature frame surround (finished in anthracite) is utilised to anchor the office corners. The building have parapets at eaves level to provide a simple, crisp finish that eliminates strong shadowing at high level to focus attention on the aesthetically stronger building features.



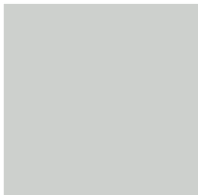
01 Graduated Cladding



02 Office Core Feature



Hamlet
(RAL 9002)



Goosewing Grey
(RAL 7038)



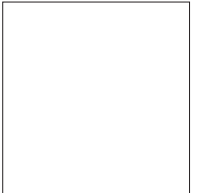
Pure Grey
(RAL 000 55 000)



Slate Grey
(RAL 7012)



Anthracite
(RAL 7016)



White
(RAL 9003)

Materials

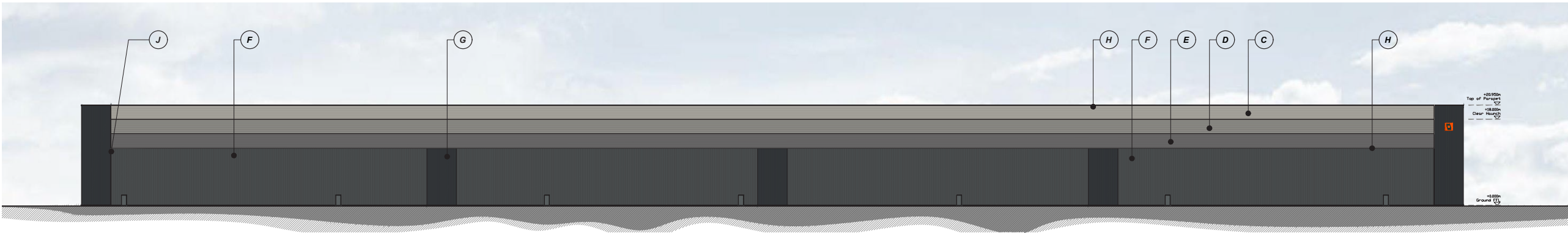
All materials should be high quality products for business or industrial applications:

- Silver, metallic or grey colour cladding
- Profiled or flat metal cladding
- Large format window or curtain walling systems
- Feature building elements in strong colours or accent materials
- Translucent glazing, polycarbonates or membrane technology

Colour and Texture

The colour chart indicated to the left demonstrates the neutral materials palette chosen for the scheme, to provide a common backdrop for the cladding, windows and roofing. The use of corporate / stronger accent colours will be discouraged to avoid conflict in building appearance although strong signage zones will be encouraged to promote end user identity.

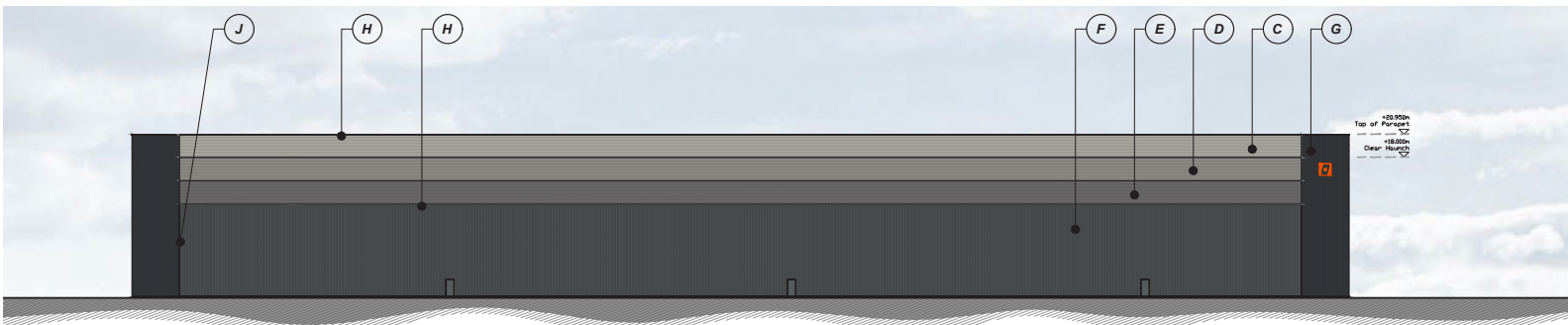
Building Elevations



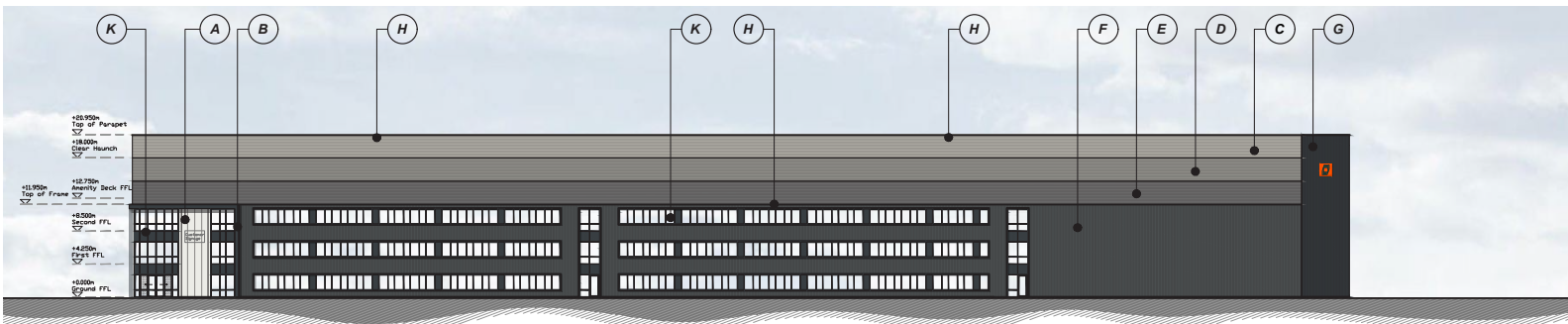
East Elevation



West Elevation



North Elevation

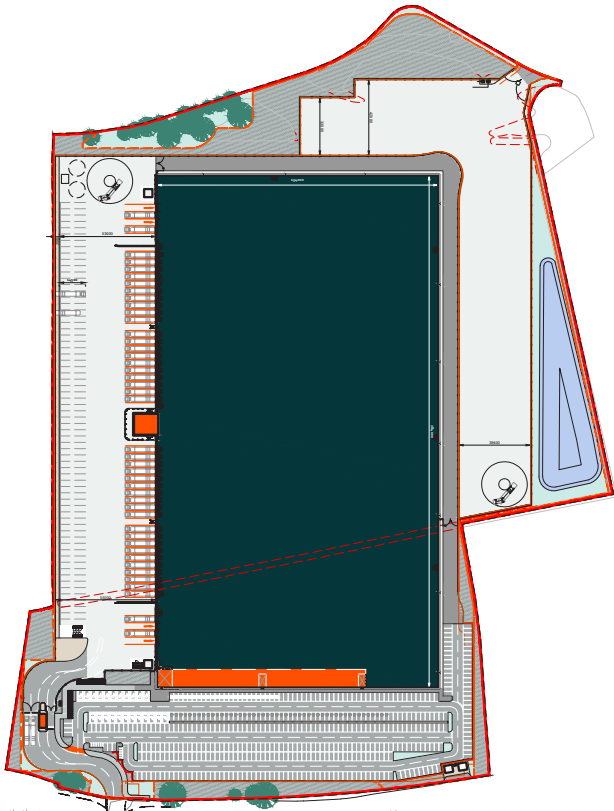


South Elevation



Materials Key

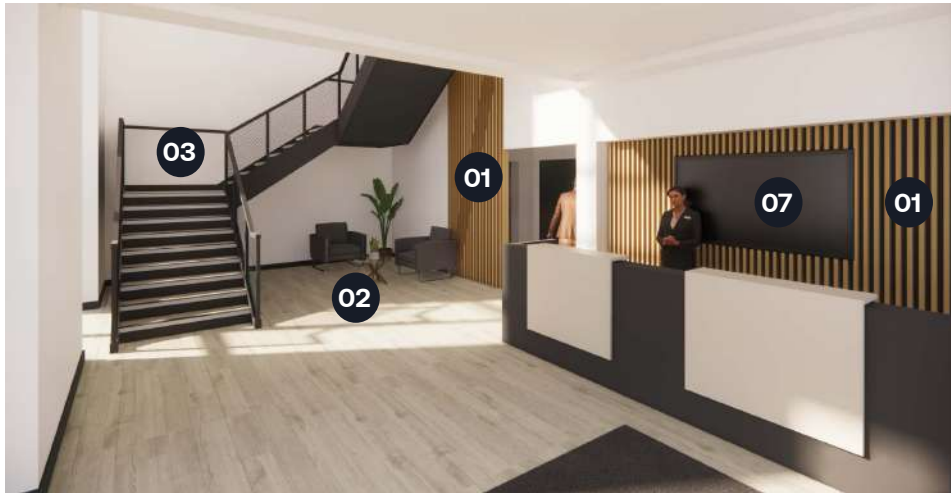
- ally laid composite cladding panel
r: White (RAL 9003)
: Colorcoat Prisma
- ontal feature frame supported on cladding spacer grid
r: Anthracite (RAL 7016)
: Colorcoat Prisma
- ntally laid profiled wall cladding system
r: Hamlet (RAL 9002)
: Colorcoat Prisma
- ntally laid profiled wall cladding system
r: Goosewing Grey (RAL 7038)
: Colorcoat Prisma
- ntally laid profiled wall cladding system
r: Pure Grey (RAL 000 55 00)
: Colorcoat Prisma
- ally laid profiled wall cladding system
r: Slate Grey (RAL 7012)
: Colorcoat Prisma
- ally laid profiled wall cladding system
r: Anthracite (RAL 7016)
: Colorcoat Prisma
- et capping + horizontal profiled cladding flashings
r: to match adjacent cladding
: Colorcoat Prisma
- al profiled cladding flashings
r: to match adjacent cladding
: Colorcoat Prisma
- nally broken, polyester powder coated aluminium
w/door system - mullion drained.
: colour: Anthracite (RAL 7016)
: colour: Anthracite (RAL 7016)
: colour: Clear
- st insulated concrete Prowall with inset overhead
nal doors and dock shelters.
: colour: Anthracite (RAL 7016)
: Colour: Black
- lead sectional doors with level access, to be an
ical operation and manual override.
: Polyester powder coated.
r: Anthracite (RAL 7016)
- ntally laid profiled wall cladding system
r: Slate Grey (RAL 7012)
: Colorcoat Prisma
- nt Logo Branding
er coated stainless steel, through-fixed to pattrress
d cladding. Refer to 'Signage Code' for further detail and
nce on placement.
r: Pantone 021 C (Orange)
Pantone 5463 CP (Forest Green)



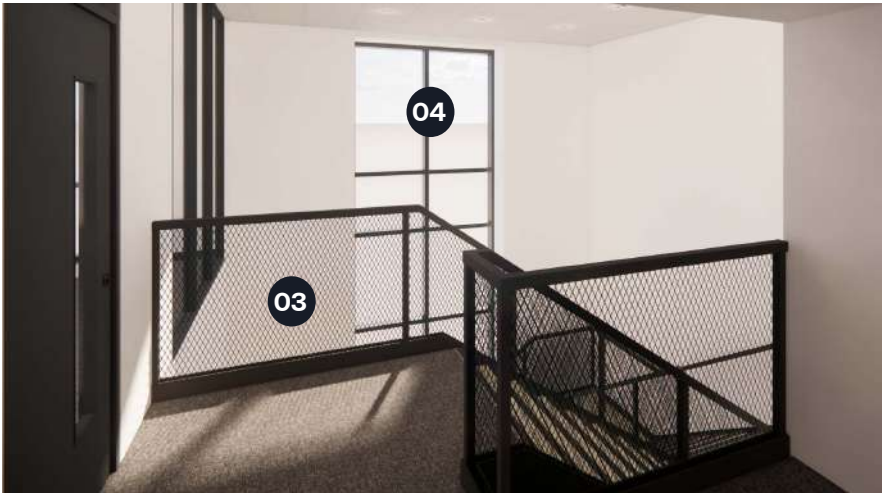
Internal Appearance

The Building Code guides the design approach, ensuring a high design quality and user comfort, while allowing for bespoke design elements. To ensure the quality is maintained, Building Code standard internal elements and treatments will be incorporated. These are demonstrated in the visualisations shown opposite, and include elements such as:

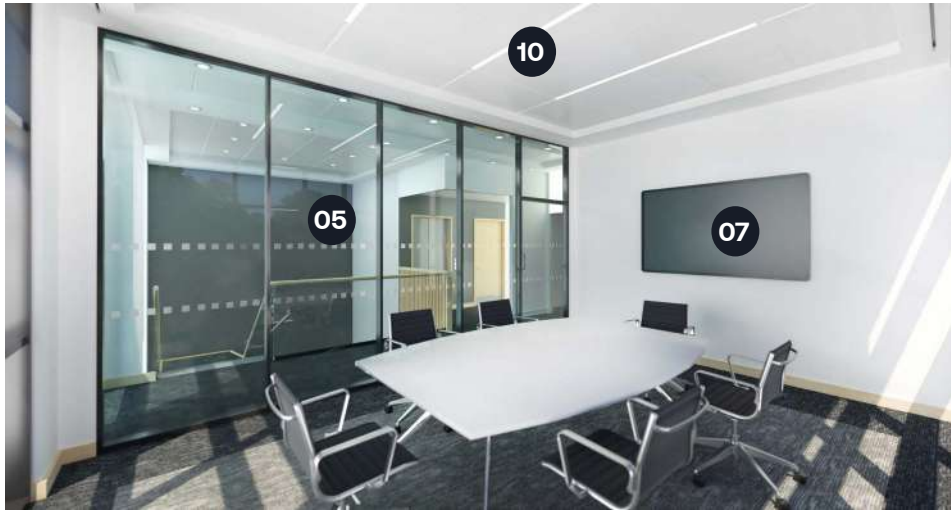
- 01 Timber Screening, softens the entrance circulation core.
- 02 Reception Furniture, provides generous and welcoming spaces.
- 03 Perforated steel / mesh infill balustrade system, increase sunlight gain and introduce 'lightness' of structure.
- 04 External Glazing, creates bright internal space and allows views of landscaping space and passive surveillance of the scheme.
- 05 Internal Partition Glazing, increases transparency and office brightness.
- 06 Acoustic Ceiling Tiles, decrease sound transmission and create a comfortable working environment.
- 07 Display Screens and Adaptable Spaces, encourage interactive and collaborative work.
- 08 Internal Planting, has a positive effect on health and wellbeing.
- 09 Breakout Areas and Internal Amenity Space, promotes relaxation and positively impacts health and wellbeing.
- 10 Internal Lighting, in addition to daylight create a comfortable internal environment.
- 11 Office Fit-Out, to suit end user requirements allows for adaptable space.
- 12 Concealed/ Seamless Fixtures, demonstrate the considered design approach.



Internal View - Reception



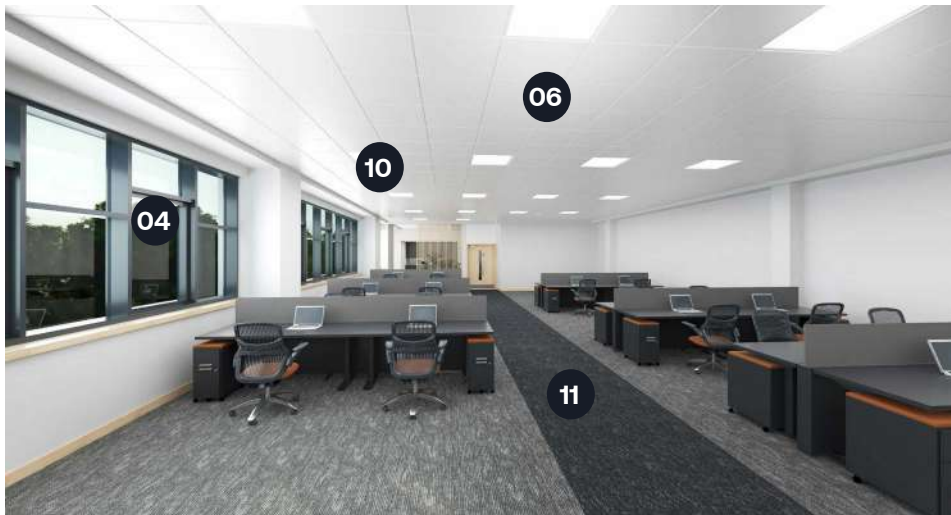
Internal View - First Floor Circulation



Internal View - Meeting Room



Internal View - Break Out Area



Internal View - Open Plan Office



Internal View -WC



Access &
Movement

Site Access Strategy

The proposed building unit is to be accessed from Mulberry Way from south side of the site and the open storage from north of the site.

The access to the yard and car parks of rthe unit have been separated by providing early acces to the car park so as to improve safety and transport flow. Cycle shelters are located near to each office entrance to encourage cycling to work.

Footpaths and pedestrian crossings have been strategically positioned to help pedestrians safely navigate around the site. It is intended that the proposed scheme will succeed in:

- Creating legible and clear pedestrian routes which reduce pedestrian risk and create defined routes to each industrial unit.
- Allowing segregation of movement between cars and HGVs and pedestrians, thus increasing safety.

Key

Application Boundary

HGV Access

Car Access

Pedestrian Access



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.

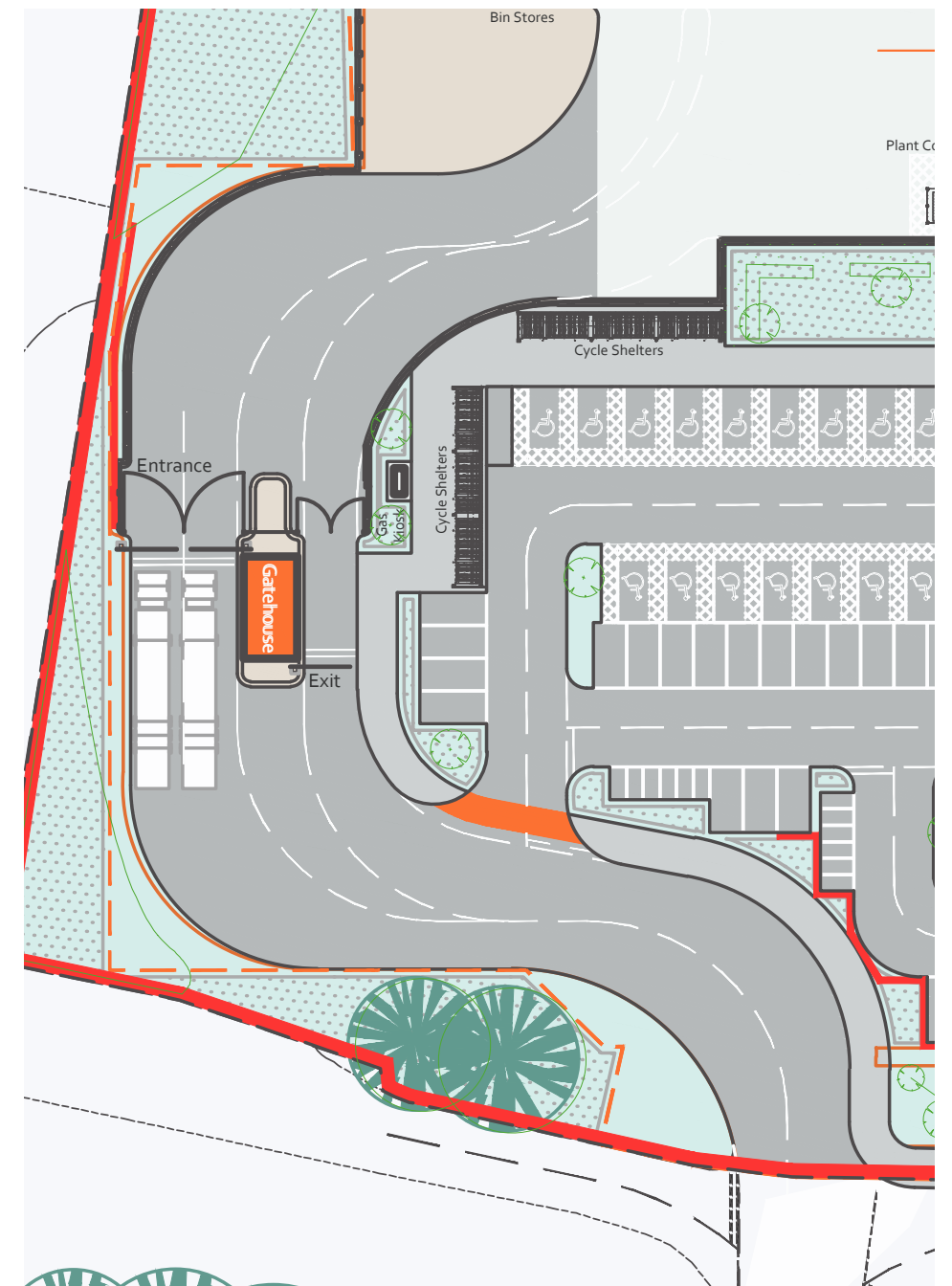
All main entrances into the unit will be 'wheelchair friendly' level entry, with automatic or power assisted doors. The doors will meet all current Building Regulations Part M requirements, with full height tubular steel handles for ease of opening. The force required to operate the doors will be below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

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.