

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).

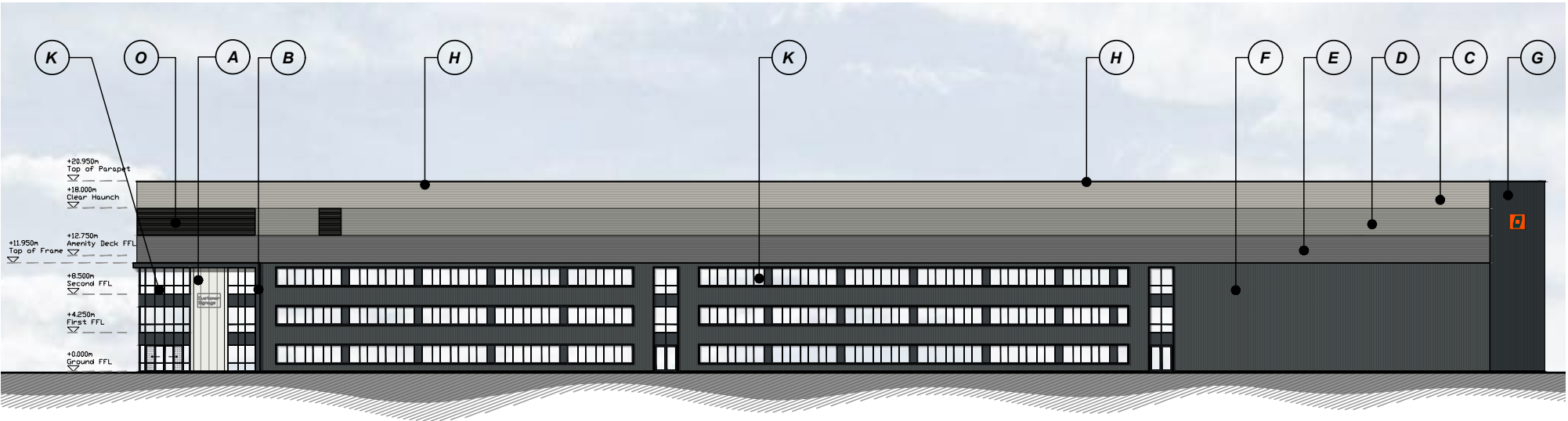
Unit CIH = 18.000m

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

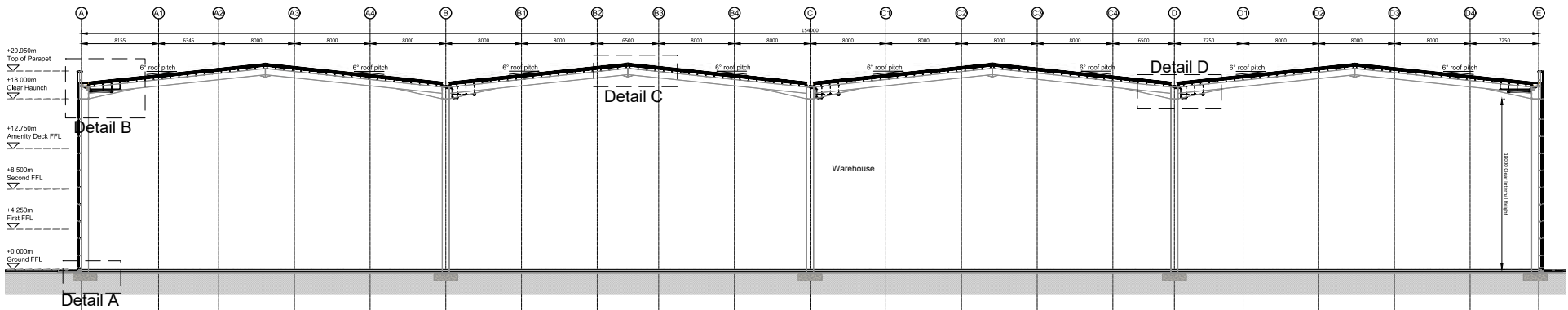
Unit = 20.950m

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[P04]-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.

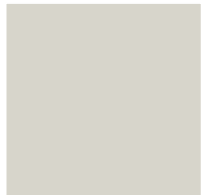
The elevations utilise a mixture of profiled metal cladding, flat panel cladding and curtain wall glazing. The concept is to utilise darker cladding colours on the lower part of the buildings to help ground them into the landscaping and surrounding context. Lighter cladding colours are utilised at higher 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.



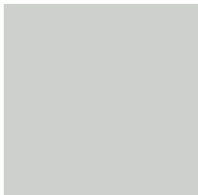
01 Graduated Cladding



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

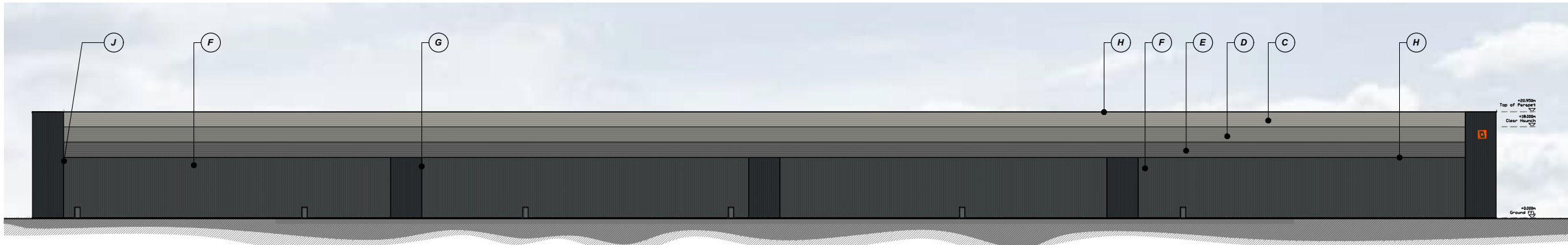
All materials should be high quality products for business or industrial applications:

- 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.

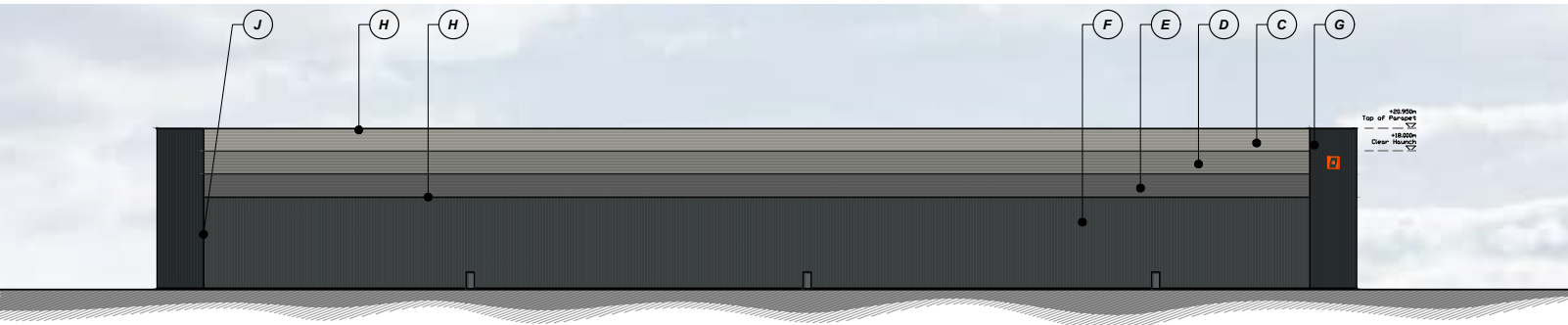
Building Elevations



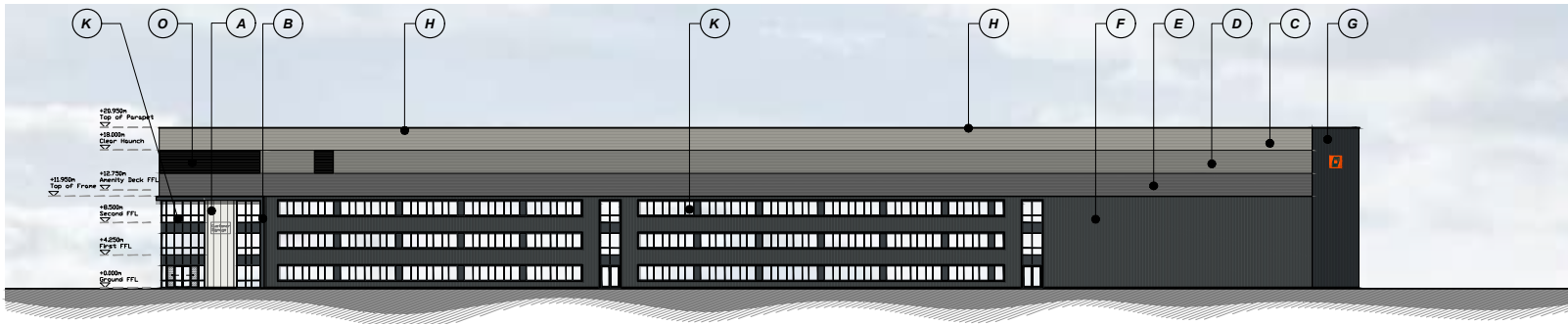
East Elevation



West Elevation



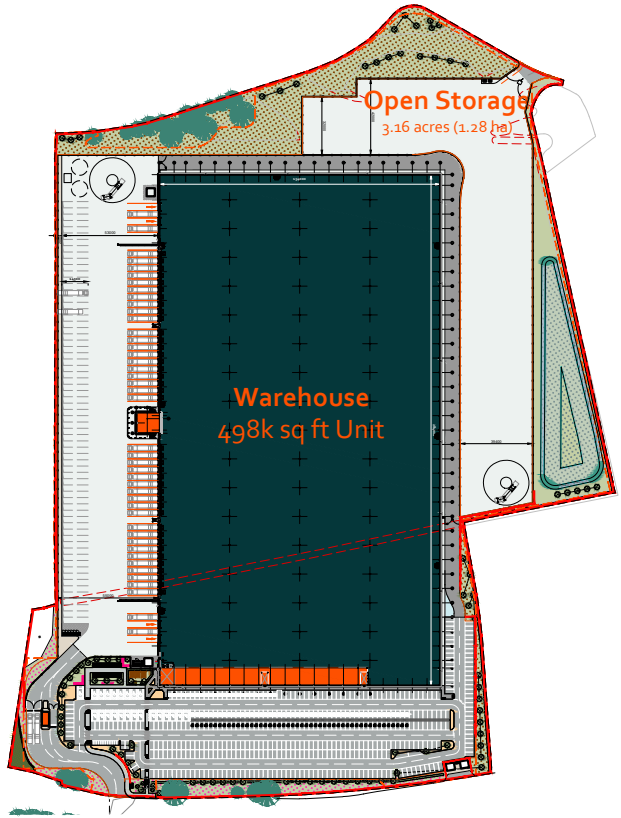
North Elevation



South Elevation

Materials Key

- A Vertically laid composite cladding panel
Colour: White (RAL 9003)
Finish: Colorcoat Prisma
- B Horizontal feature frame supported on cladding spacer grid
Colour: Anthracite (RAL 7016)
Finish: Colorcoat Prisma
- C Horizontally laid profiled wall cladding system
Colour: Hamlet (RAL 9002)
Finish: Colorcoat Prisma
- D Horizontally laid profiled wall cladding system
Colour: Goosewing Grey (RAL 7038)
Finish: Colorcoat Prisma
- E Horizontally laid profiled wall cladding system
Colour: Pure Grey (RAL 900 55 00)
Finish: Colorcoat Prisma
- F Vertically laid profiled wall cladding system
Colour: Slate Grey (RAL 7012)
Finish: Colorcoat Prisma
- G Vertically laid profiled wall cladding system
Colour: Anthracite (RAL 7016)
Finish: Colorcoat Prisma
- H Parapet capping + horizontal profiled cladding flashings
Colour: to match adjacent cladding
Finish: Colorcoat Prisma
- J Vertical profiled cladding flashings
Colour: to match adjacent cladding
Finish: Colorcoat Prisma
- K Thermally broken, polyester powder coated aluminium window/door system - mullion drained.
Frame colour: Anthracite (RAL 7016)
Spandrel colour: Anthracite (RAL 7016)
Glass colour: Clear
- L Pre-cast insulated concrete Prowall with inset overhead sectional doors and dock shelters.
Door colour: Anthracite (RAL 7016)
Shelter Colour: Black
- M Overhead sectional doors with level access, to be an electrical operation and manual override.
Finish: Polyester powder coated.
Colour: Anthracite (RAL 7016)
- N Horizontally laid profiled wall cladding system
Colour: Slate Grey (RAL 7012)
Finish: Colorcoat Prisma
- O Proprietary louvred panel system, colour-matched to adjacent cladding incorporating fixed blade weather louvres, built-in turn backs and integrated bird or insect mesh screen.
Colour: Goosewing Grey (RAL 7038) to match adjacent cladding
- Indurent Logo Branding
Powder coated stainless steel, through-fixed to patteness behind cladding. Refer to 'Signage Code' for further detail and guidance on placement.
Colour: 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

