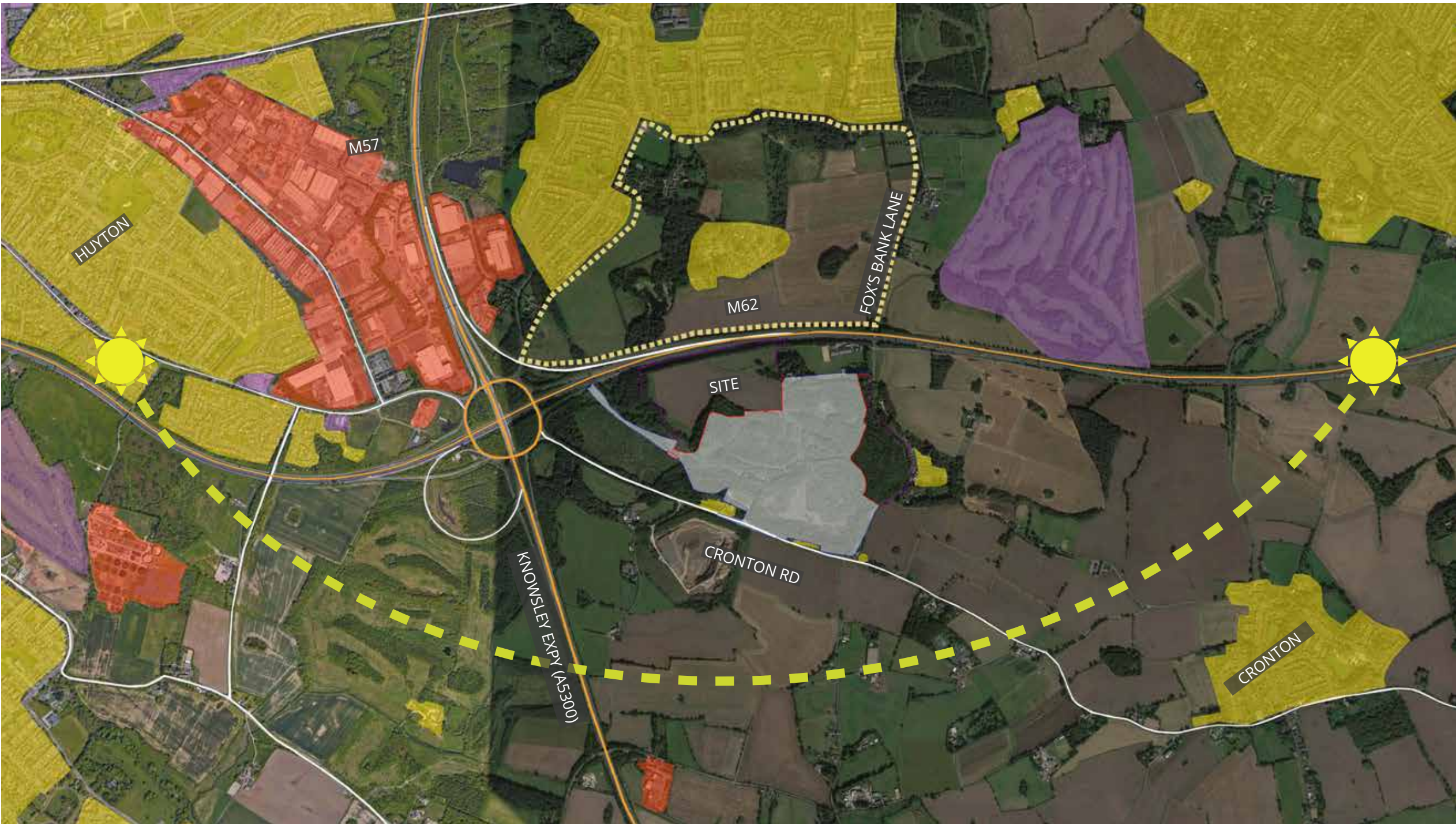


03 SITE CONTEXT

03.6 URBAN FRAMEWORK & EXISTING BUILDING USE



- Key:
- Industrial
 - Commercial
 - Residential
 - Future Residential
 - Masterplan Boundary
 - Application Boundary

04 KEY DESIGN PRINCIPLES



04 KEY DESIGN PRINCIPLES

04.1 KEY PRINCIPLES

The design process for the application involved an investigation into a variety of different development configurations and sizes in order to arrange a coherent site layout within the site's constraints. A site layout has been developed based on the key principles below:

Character

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

Quality of the External Realm

To create a welcoming environment for staff and visitors alike. Landscaping and integrated footways and road / cycleways will provide a cohesive development.

Scale, Height and Massing

To establish buildings with scale and size which relates to the rest of the development and its surrounding context and are appropriate for their function. Attention should be given to breaking up large façades and to making references to human scale.

Appearance

To create an attractive appearance through the utilisation of appropriate materials for the locality and building type, which are also robust and will not deteriorate with time. Mid-distant views need to be considered when selecting cladding materials and colours.

Functionality

To provide buildings which will meet the long term needs of the occupiers for running efficient and successful businesses.

Standards

To meet the appropriate standards of safety, accessibility, energy efficiency and institutional standards.

Orientation

Ensuring that the buildings provide appropriate frontage to the access and surrounding roads will allow visitors, staff and lorry drivers a clear orientation and reference point on arrival.

Access

Provide a safe and effective access point into the site from the existing infrastructure, allowing segregation of movement between cars, service vehicles, cyclists and pedestrians entering the site.

Movement

Provide a clear, legible and segregated vehicular movement strategy incorporating all road entrances, loading and vehicular parking areas.

View of the Site

Ensure prominent building elevations are suitably treated to include appropriate materials and sensitive landscape treatment.

04.2 KEY PRINCIPLES ANALYSIS

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

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 park entrance, giving a sense of arrival and a high quality finish to the shared areas.

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 buildings and illustrative site layout should fulfil a required level of security and operational functionality.

The yards are to be securely contained and shielded with fencing and offer secure car parking away from HGV Vehicles where appropriate. Additionally, car parks are overlooked by the office areas.

Ensure inclusive design to allow for a good level of accessibility within and between buildings.

The entire masterplan is suitable for both able-bodied and accessible use. The appropriate amount of accessible parking has been allocated and is located close to the level building entrance where possible.

04 KEY DESIGN PRINCIPLES

04.3 SCHEMATIC PLOT PRINCIPLES DIAGRAM

Notional Views

Key views around the site have directly affected the overall illustrative layout of units across the site.

Green Buffer

Retention of existing trees, proposed areas of trees, and shrubs provide natural screening and maintain habitat zones.

Massing

Hard edges towards site boundaries are mitigated by the orientation of each unit. Feature corners minimises impact in terms of massing to key views.

Noise Control

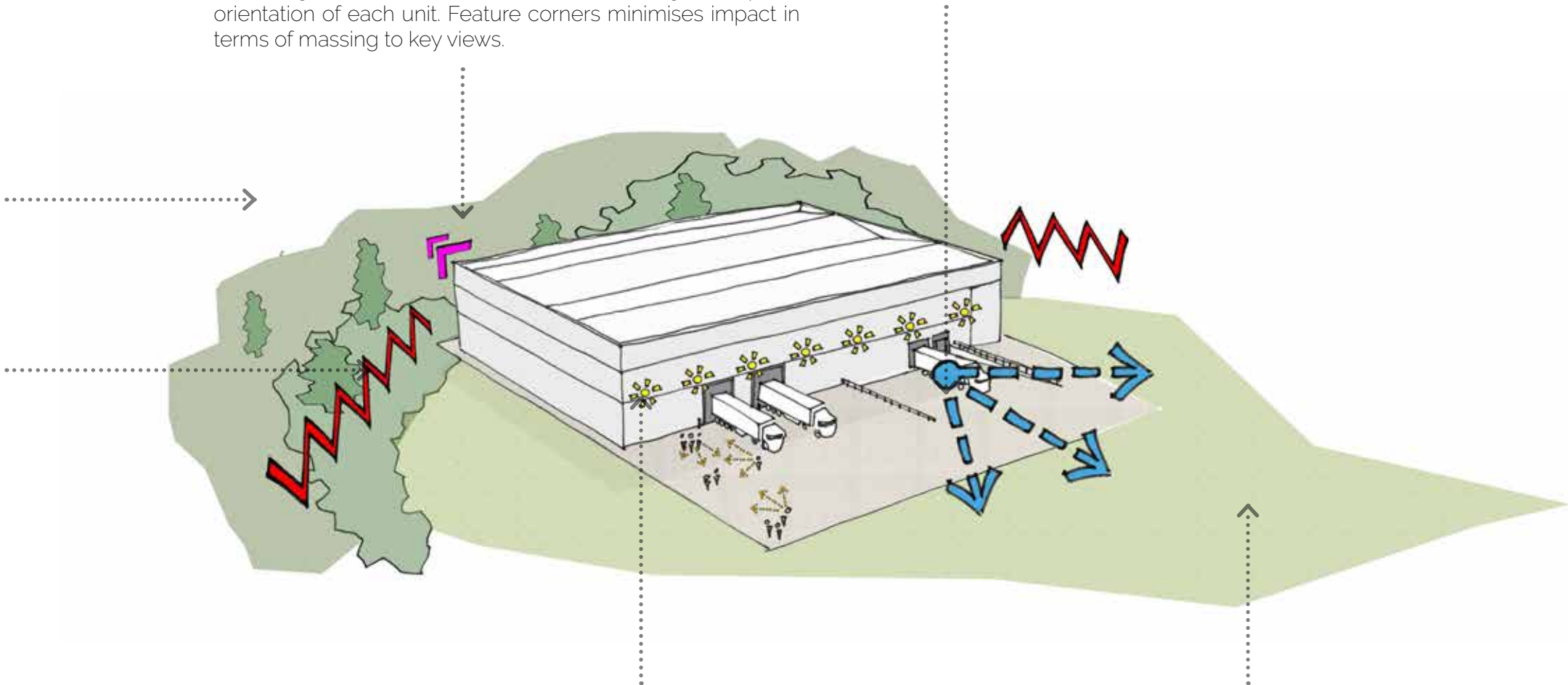
Site yards are often the area in which most noise from machinery and workers is produced. Inward facing site yards limit noise projected into the surround area.

Lighting

Lighting to service yards will be designed to minimise light spill beyond plot boundaries.

Amenity

The green space provided within the site is envisaged to better the existing landscape.



Key Principles Diagram

04 KEY DESIGN PRINCIPLES

04.4 DEVELOPMENT ASPIRATIONS

In the context of the KLPCS, SPDs, and main site access, infrastructure and strategic landscaping, the planning application sets out a series of Key Design Principles which provide an overarching framework for the approach to the layout and design

These are the "big moves" that will make Land South of M62 a best-in-class employment park.

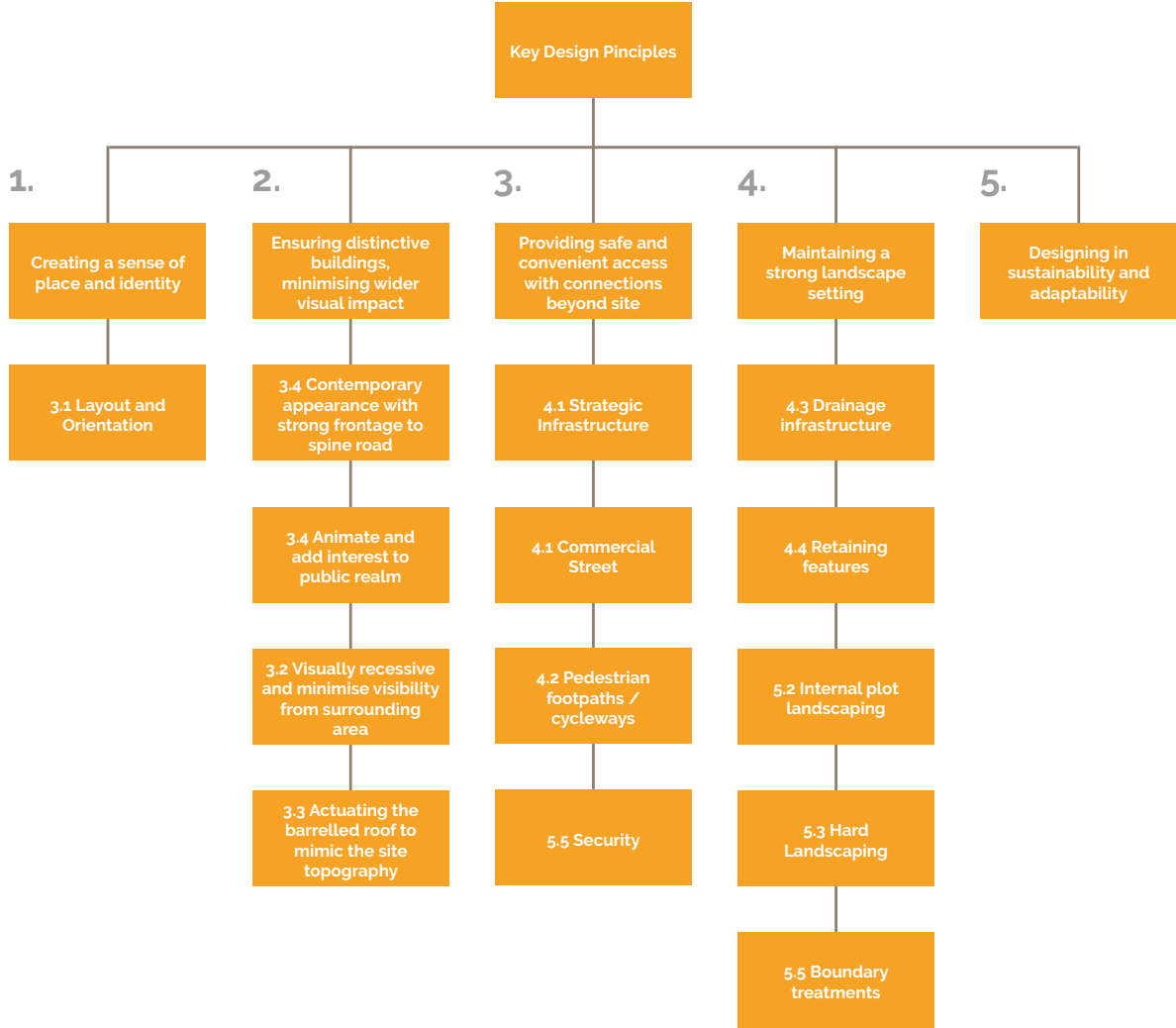
KDP1: Creating a sense of place and identity for Land South of M62 through developing a common architectural language and orientating buildings to provide legible wayfinding around the site and avoid sensitive receptors on site.

KDP2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards

KDP3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site

KDP4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity

KDP5: Designing in sustainability from the start across all aspects from building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements



Design Guide hierarchy of principles

The following sections set out how these principles are applied across Building, Infrastructure and Landscape Design.

05 DEVELOPMENT PROPOSAL



05 DEVELOPMENT PROPOSAL

05.1 ILLUSTRATIVE MASTERPLAN

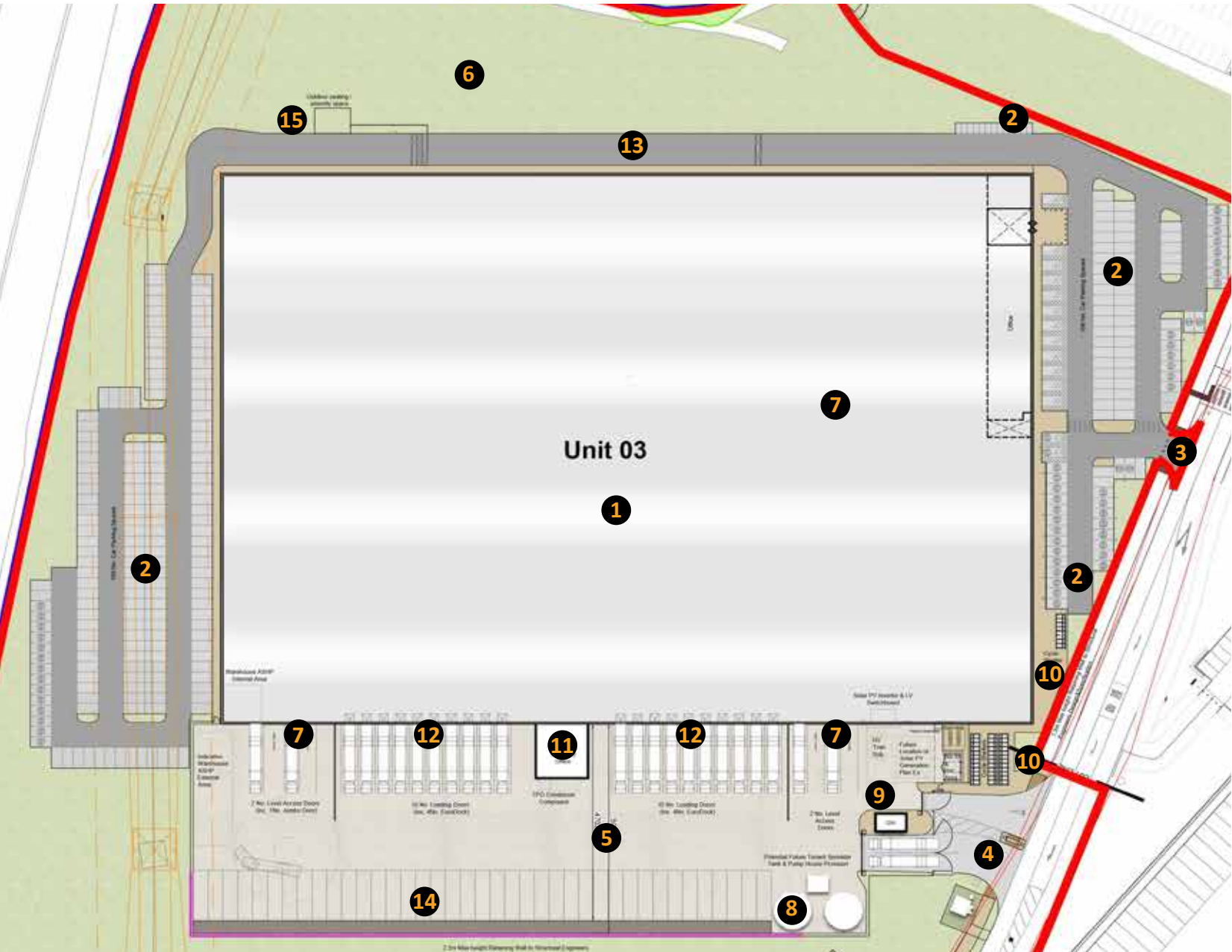


Unit 3		
Warehouse	-	266,970 sq ft (24,802m ²)
GF Office Core	-	1,423 sq ft (132m ²)
Office FF & SF	-	12,577sq ft (1,168m ²)
Transport Office (2 St.)	-	3,400 sq ft (316m ²)
Gatehouse	-	300 sq ft (28m ²)
Total	-	284,670 sq ft (26,447m ²)
Car Parking	-	277 (Inc. 14 Acc. + 56 EV)
HGV Parking	-	39
Loading Docks	-	20 (Inc. No. 08 EuroDocks)
Level Access	-	04 (Inc. No. 01 Jumbo Door)
Cycle Parking	-	100 spaces (10 Shelters)
Active Cycle Parking	-	6 spaces (Shelter)
Motorcycle Parking	-	13
Unit 4		
Warehouse	-	193,195 sq ft (17,948m ²)
GF Office Core	-	1,410 sq ft (131m ²)
Office FF & SF	-	12,815 sq ft (1,191m ²)
Transport Office (2 St.)	-	3,330 sq ft (309m ²)
Gatehouse	-	300 sq ft (28m ²)
Total	-	211,050 sq ft (19,607m ²)
Car Parking	-	194 (Inc.10 Acc. + 38 EV)
HGV Parking	-	32
Loading Docks	-	20 (Inc. No. 08 EuroDocks)
Level Access	-	04 (Inc. No. 01 Jumbo Door)
Cycle Parking	-	80 spaces (08 Shelters)
Active Cycle Parking	-	6 spaces (Shelter)
Motorcycle Parking	-	10

- 1** Masterplan Boundary
125 Acres/50 Hectares
- 2** Application Boundary
- Refer to "22605-UMC-XXXX-SI-DR-A-0671-Illustrative Masterplan" for the latest drawing.

05 DEVELOPMENT PROPOSAL

05.2 ILLUSTRATIVE SITE PLAN - UNIT 03



Proposed Illustrative Site Plan

The proposed site layout is illustrated on UMC Architects planning drawing 22605-UMC-XXXX-SI-DR-A-0672-Unit 03 Site Plan

The following points have been considered in the configuration of the layout.

- Access and manoeuvrability
- Site parking
- Loading capacity
- Development frontage
- Development balance

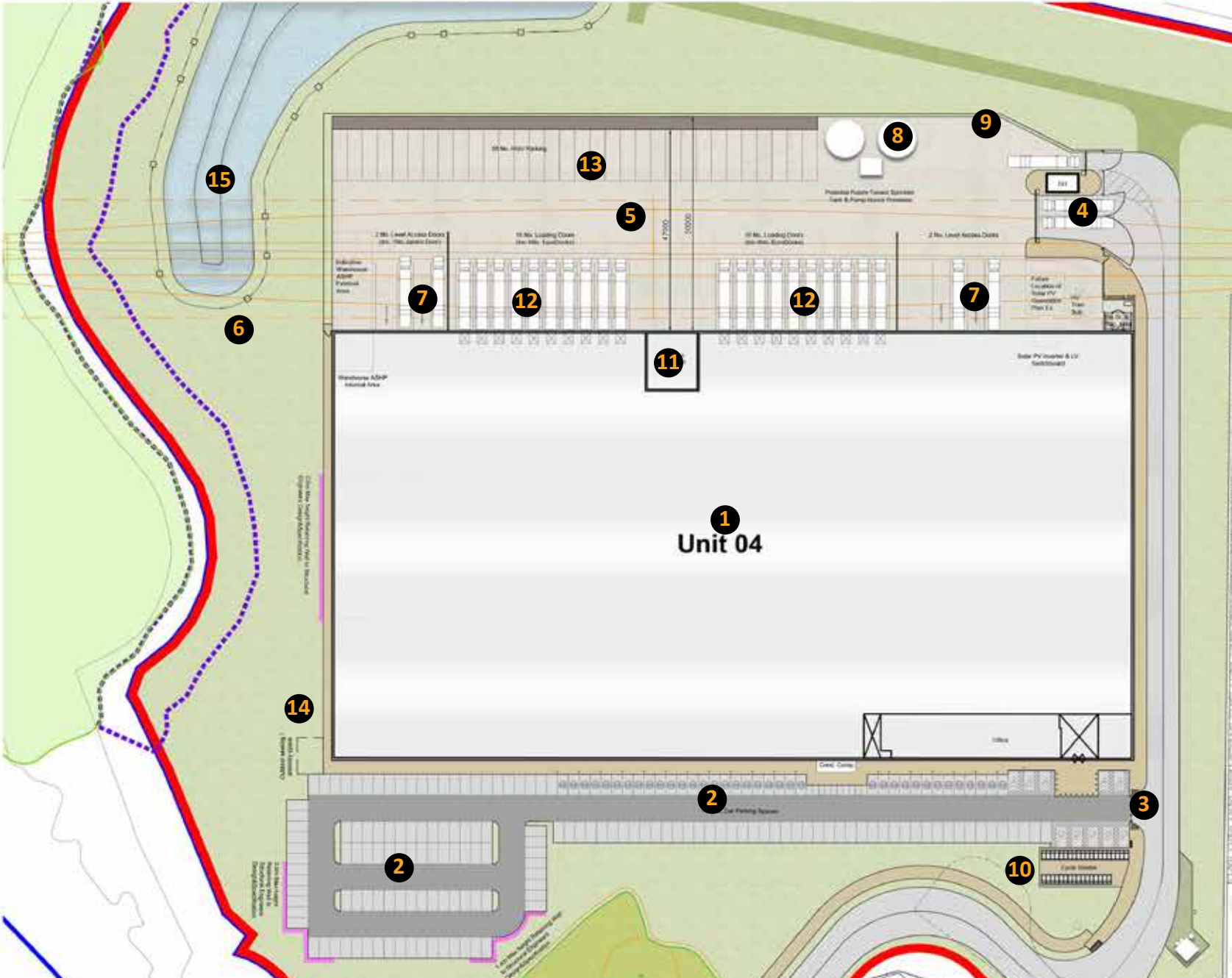
The layout has been designed to make effective use of the site whilst not impacting or restricting the rest of the development. The layout has been designed to ensure efficient use of the site area, while optimising the soft landscaping that surrounds the development. Parking for 277 cars has been provided through the use of a grade level car park, which includes 14 accessible parking spaces and 56 EV spaces positioned within close proximity of the office entrances. Inclusive access throughout the site is achieved, where applicable, with minimum 2m wide paths leading pedestrians from the car park to the ancillary office. Access into the site is sufficient for both disabled and able-bodied pedestrians.

KEY

- 1 WAREHOUSE
- 2 CAR PARK AREA
- 3 CAR ENTRANCE
- 4 HGV ENTRANCE
- 5 SERVICE YARD
- 6 LANDSCAPING
- 7 LEVEL ACCESS ENTRY
- 8 FUTURE SPRINKLER TANK & PUMPHOUSE
- 9 GATEHOUSE
- 10 CYCLE SHELTERS
- 11 2 STOREY TRANSPORT OFFICE
- 12 LOADING DOCK DOORS
- 13 OVERFLOW CAR PARK ACCESS ROAD
- 14 HGV PARKING AREA
- 15 OUTER AMENITY AREA

05 DEVELOPMENT PROPOSAL

05.3 ILLUSTRATIVE SITE PLAN - UNIT 04



Proposed Illustrative Site Plan

The proposed site layout is illustrated on UMC Architects planning drawing 22606-UMC-XXXX-SI-DR-A-0673-Unit 04 Site Plan

The following points have been considered in the configuration of the layout.

- Access and manoeuvrability
- Site parking
- Loading capacity
- Development frontage
- Development balance

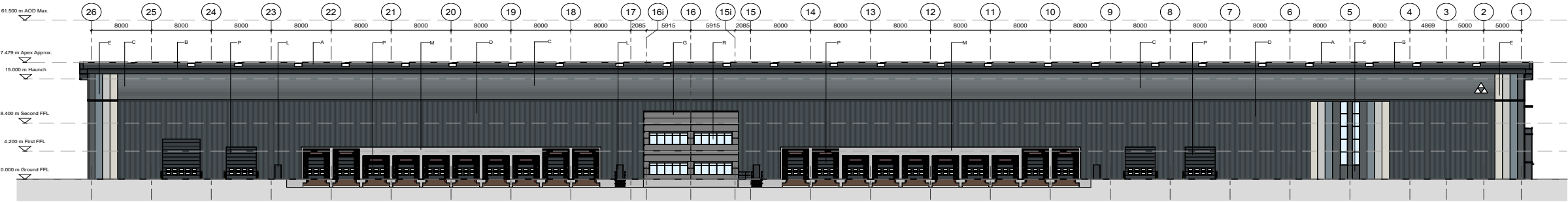
The layout has been designed to make effective use of the site whilst not impacting or restricting the rest of the development. The layout has been designed to ensure efficient use of the site area, while optimising the soft landscaping that surrounds the development. Parking for 194 cars has been provided through the use of a grade level car park, which includes 10 accessible parking spaces and 39 EV spaces positioned within close proximity of the office entrances. Inclusive access throughout the site is achieved, where applicable, with minimum 2m wide paths leading pedestrians from the car park to the ancillary office. Access into the site is sufficient for both disabled and able-bodied pedestrians.

KEY

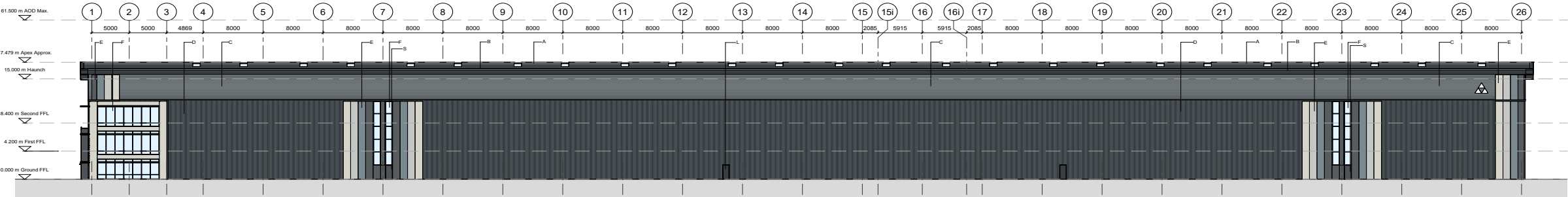
- 1 WAREHOUSE
- 2 CAR PARK AREA
- 3 CAR ENTRANCE
- 4 HGV ENTRANCE
- 5 SERVICE YARD
- 6 LANDSCAPING
- 7 LEVEL ACCESS ENTRY
- 8 FUTURE SPRINKLER TANK & PUMPHOUSE
- 9 GATEHOUSE
- 10 CYCLE SHELTERS
- 11 2 STOREY TRANSPORT OFFICE
- 12 LOADING DOCK DOORS
- 13 HGV PARKING AREA
- 14 OUTER AMENITY AREA
- 15 POND

05 DEVELOPMENT PROPOSAL

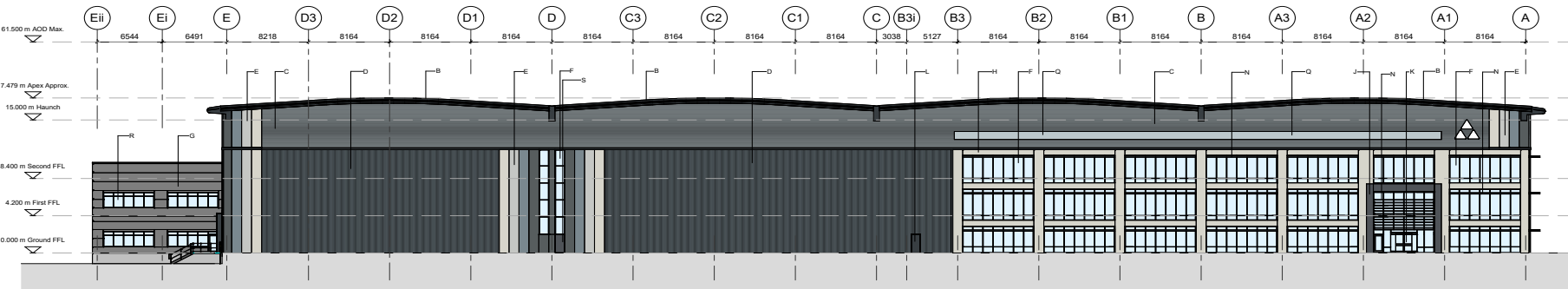
05.4 UNIT 03 ELEVATIONS



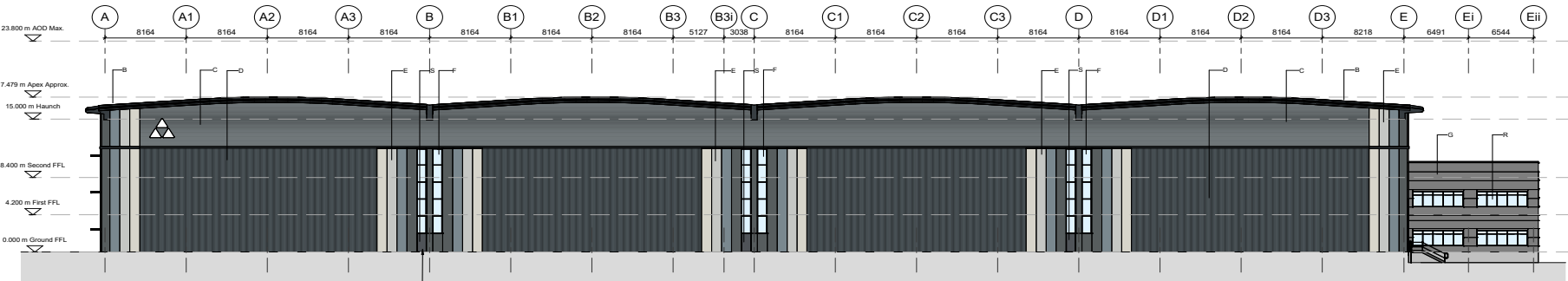
South-West Elevation
1 : 200



North-East Elevation
1 : 200



South-East Elevation
1 : 200



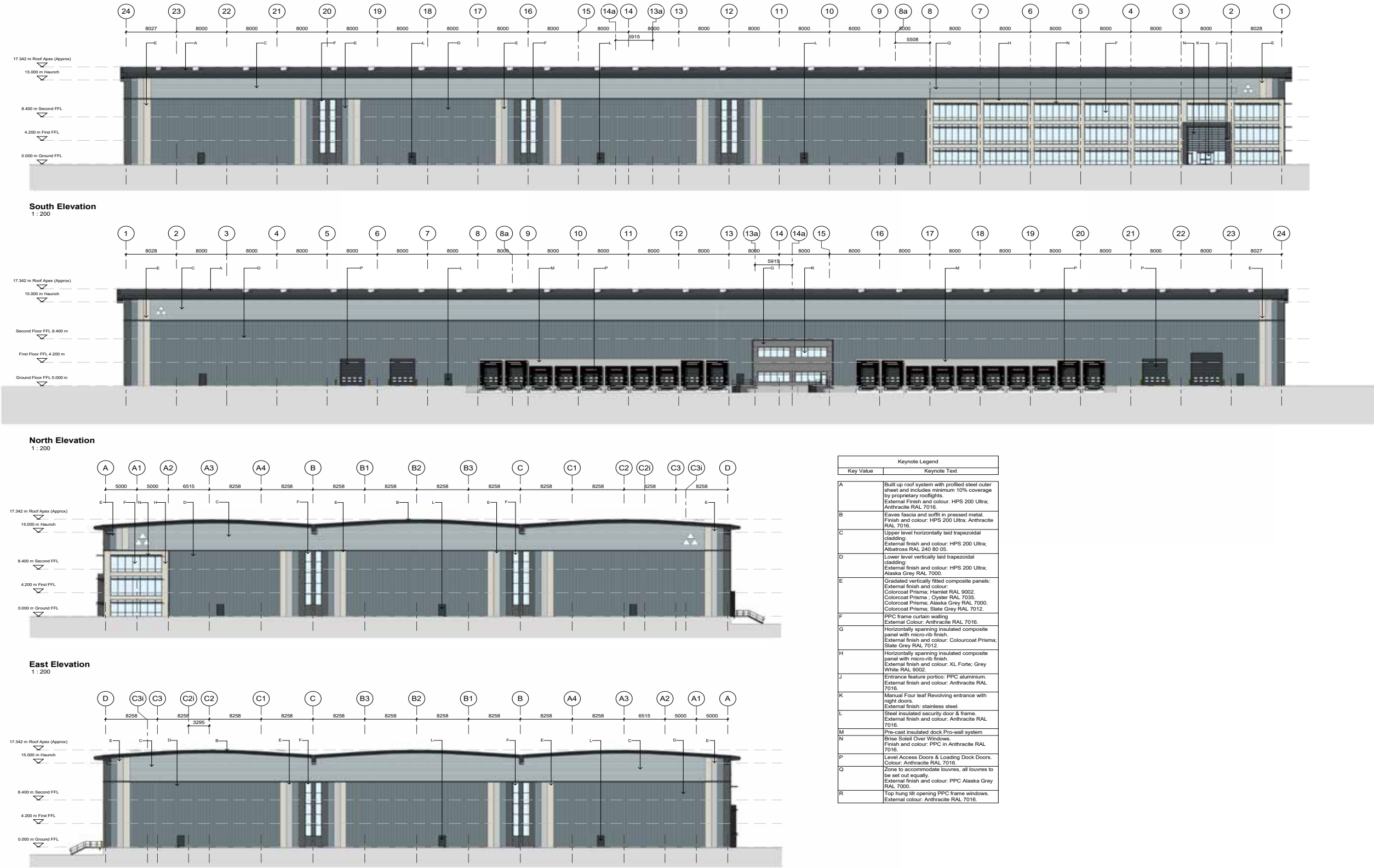
North-West Elevation
1 : 200

Keynote Legend	
Key Value	Keynote Text
A	Built up roof system with profiled steel outer sheet and includes minimum 10% coverage by proprietary rooflights. External Finish and colour: HPS 200 Ultra; Anthracite RAL 7016.
B	Eaves fascia and soffit in pressed metal. Finish and colour: HPS 200 Ultra; Anthracite RAL 7016.
C	Upper level horizontally laid trapezoidal cladding. External finish and colour: HPS 200 Ultra; Albatross RAL 240 80 05.
D	Lower level vertically laid trapezoidal cladding. External finish and colour: HPS 200 Ultra; Alaska Grey RAL 7000.
E	Graded vertically fitted composite panels. External finish and colour: Colorcoat Prisma; Hamlet RAL 9002; Colorcoat Prisma; Oyster RAL 7035; Colorcoat Prisma; Alaska Grey RAL 7000; Colorcoat Prisma; Slate Grey RAL 7012.
F	PPC frame curtain walling. External Colour: Anthracite RAL 7016.
G	Horizontally spanning insulated composite panel with micro-rib finish. External finish and colour: Colourcoat Prisma; Slate Grey RAL 7012.
H	Horizontally spanning insulated composite panel with micro-rib finish. External finish and colour: XL Forte; Grey White RAL 9002.
J	Entrance feature portico: PPC aluminium. External finish and colour: Anthracite RAL 7016.
K	Manual Four leaf Revolving entrance with right doors. External finish: stainless steel.
L	Steel insulated security door & frame. External finish and colour: Anthracite RAL 7016.
M	Pre-cast insulated dock Pro-wall system.
N	Brise Soleil Over Windows. Finish and colour: PPC in Anthracite RAL 7016.
P	Level Access Doors & Loading Dock Doors. Colour: Anthracite RAL 7016.
Q	Zone to accommodate louvers, all louvers to be set out equally. External finish and colour: PPC Alaska Grey RAL 7000.
R	Top hung tilt opening PPC frame windows. External colour: Anthracite RAL 7016.
S	Steel insulated security door & frame. External finish and colour: Slate Grey RAL 7012.

* Refer to 22605-UMC-XXXX-ZZ-DR-A-1302_Unit 03 - Elevations

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05.5 UNIT 04 ELEVATIONS



* Refer to 22606-UMC-XXXX-ZZ-DR-A-1301_Unit 04 - Elevations

05 DEVELOPMENT PROPOSAL

05.6 UNIT APPEARANCE DESCRIPTION

The proposed development represents a high-quality unit that integrates thoroughly with the surrounding industrial estate and natural context. The building on site is to be co-ordinated in terms of materials, exemplifying multiple cladding finishes and colours to create to a cohesive development.

Cladding colour and profile designs are utilised to break down the uniformity of the building design, using proportion in width to create an equal distance at each end of the front elevation helps to distinguish each unit. Horizontal glazing elements are designed to correspond to joints in the cladding panels, thus reinforcing this modular aesthetic.

The lighter cladding panels help to soften the building visually, while the darker palette helps to give the overall building form a clean industrial emphasis when viewed from a distance. The roof consists of a Euroclad Elite Plus 1 Built-up Twin Skin Roof System (in Anthracite 7016). There is a continuous flashing boundary (in Anthracite) with gutters and rainwater down pipes to match the cladding.

There will be a combination of horizontally and vertically laid cladding panel systems with an RAL colourchart finish.

Cladding consists of:

Horizontally laid trapezoidal cladding:

HPS200 Ultra: Albatross RAL 240 80 05

Vertically laid trapezoidal cladding:

HPS200 Ultra: Alaska Grey 7000

Gradated vertically fitted composite panels:

Colorcoat Prisma: Hamlet RAL 9002

Colorcoat Prisma: Oyster RAL 7035

Colorcoat Prisma: Alaska Grey RAL 7000

Colorcoat Prisma: Slate Grey RAL 7012

Horizontally spanning composite panels with micro-rib finish:

XL Forte: Grey White RAL 9002

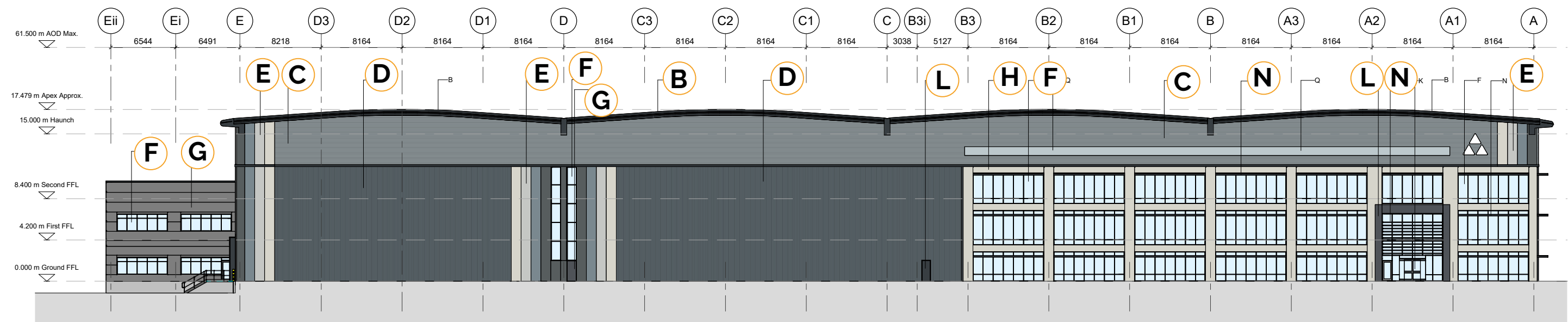
Colorcoat Prisma: Slate Grey RAL 7012

Glazing will be polyester powder coated aluminium framed glazing/curtain walling systems. Entrances are to be treated differently from the rest of the offices to indicate where the access into the office is.

Windows, curtain walling and level access doors will have anthracite frames to match the cladding.

05 DEVELOPMENT PROPOSAL

05.7 UNIT APPEARANCE DIAGRAM



South-East Elevation

