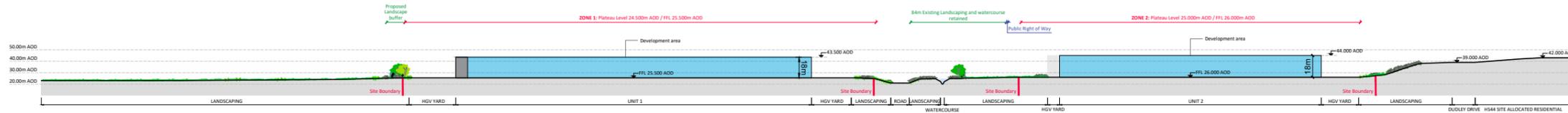
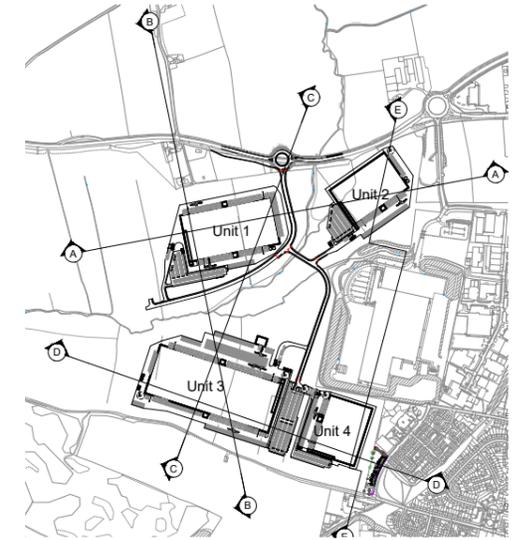


06 DEVELOPMENT PROPOSALS

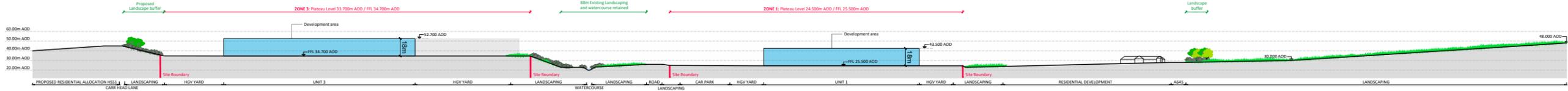
06.15 SITE SECTIONS



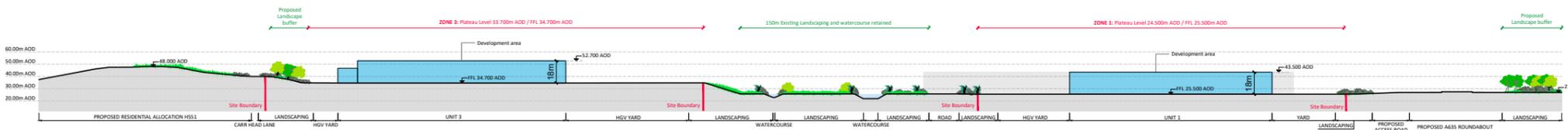
Site Section A-A (Not to Scale)



Location Plan (Not to Scale)



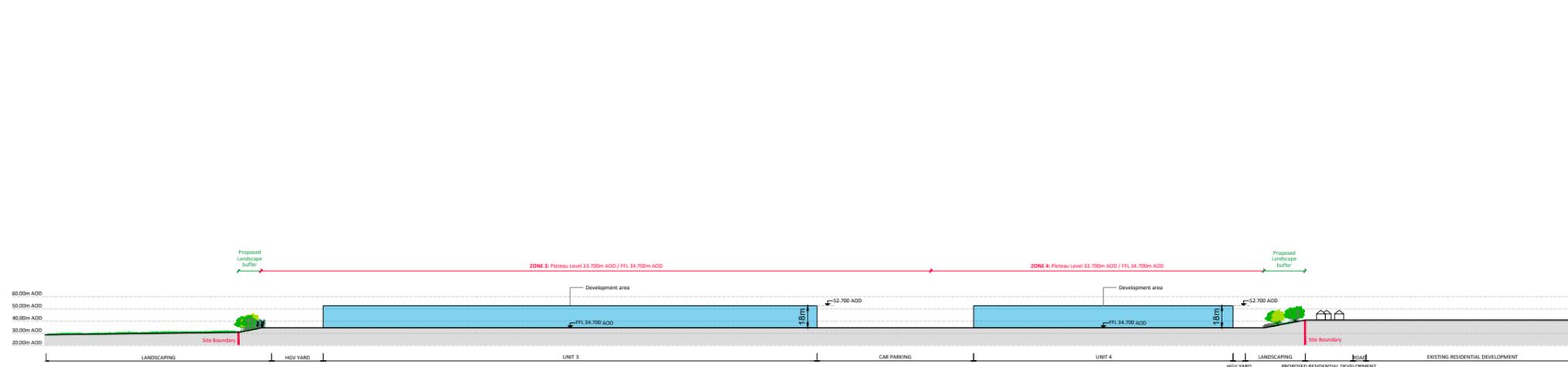
Site Section B-B (Not to Scale)



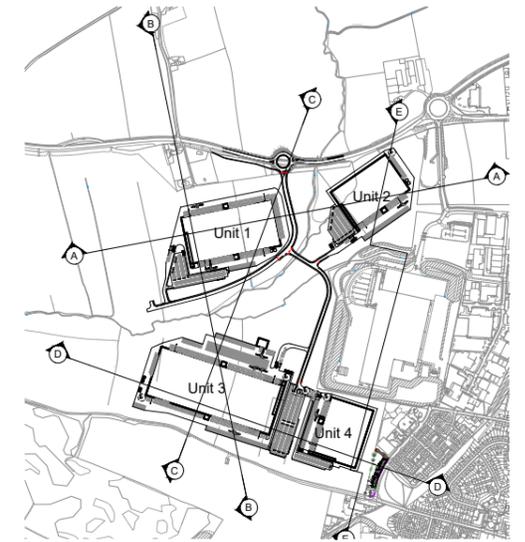
Site Section C-C (Not to Scale)

06 DEVELOPMENT PROPOSALS

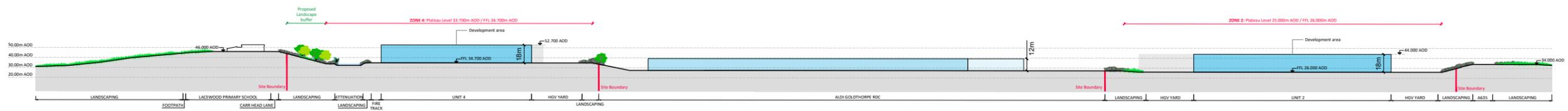
06.15 SITE SECTIONS



Site Section D-D (Not to Scale)



Location Plan (Not to Scale)



Site Section E-E (Not to Scale)

06 DEVELOPMENT PROPOSALS

06.16 APPEARANCE

This section illustrates how the façade design of future reserved matters applications could be developed in conjunction with the photomontage analysis work carried out.

The underlying principle of the design approach is to provide buildings that offer architectural character, quality and enhancement to the development whilst understanding that buildings of this type cannot be fully concealed.

The elevational treatment will be designed to minimise the visual impact of the buildings toward sensitive views, while allowing for interest and activity at the entrances to the development. A range of external materials and colour palettes are available to enhance building elevations and to soften the appearance and break up the visual proportions of larger building elevations. Combined with contemporary industrial detailing, materials such as profiled and flat metal cladding panels and glass curtain walling will be selected to offer high quality finishes with a low environmental impact utilising the Building Research

Establishment Environmental Impact Assessment rating system where possible, to include materials of excellent longevity and durability, in addition to being recyclable.

The appearance of large warehouse buildings can visually be broken down further into smaller sections in a number of ways with the use of different textured cladding, facing materials colours and textures which are complementary but provide visually contrasting areas to sub-divide the massing of the elements into smaller areas.

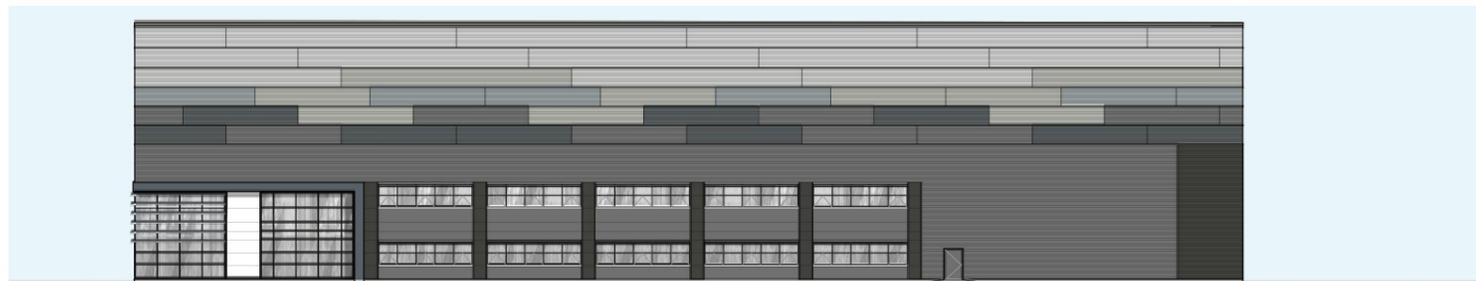
The elevations below take into account the following key criteria:

- To follow a parapet roof form to the building facades, which avoids high-level shadows being cast by over-hanging eaves. This principle was established following the photomontage analysis
- Cladding at low-level to utilise darker tones as a backdrop to the peripheral bunding and landscaping which surrounds the site This is particularly crucial in the orientations which address the key identified viewpoints.

- Simple pixelated grey tones with darker tones towards the base of the building, acting as a backdrop to the landscape bunding at the lower levels. The pixelated grey tones to the higher levels, articulate undulation and breakdown horizontal views.
- Offices should be used to give a strong focal point on the facades of the buildings.
- The design of the office elevations are to be high-quality, as these elements offer an opportunity to create feature areas of the buildings that will be visible from the estate road.
- The detailed treatment of cladding materials and fenestration are to be carefully considered such that the final design reflects a strong identity and hierarchy.



Indicative Elevation 01



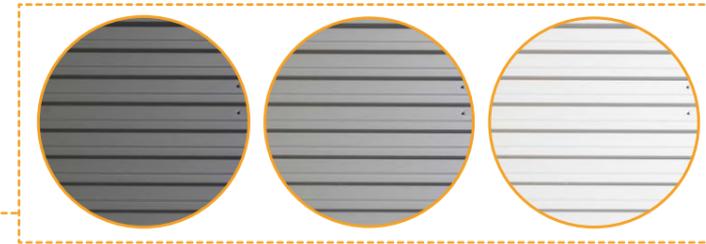
Indicative Elevation 02

Illustrative Building Elevations

06 DEVELOPMENT PROPOSALS

06.17 MATERIALS

The below images provide an indication of the typical materials palette.



Pixelated Cladding

The use of darker grey tones help anchor the facades back into the landscape whilst delivering visual interest and break up the overall mass of the building. The upper levels of the facade could have lighter shades to create the illusion of the building blending into the sky



Horizontally Laid Profiled Cladding

The use of anthracite solidifies the building's position with the surrounding context whilst delivering visual interest and break up the overall mass of the building.



Feature Band and Glazing

The use of darker grey tones help anchor the facades back into the landscape whilst delivering visual interest and break up the overall mass of the building.



Office Anthracite Curtain Walling, Windows & Doors

Whilst the dark aluminium curtain walling, windows and doors will provide a contemporary appearance, these elements help to enable good amounts of natural lighting within the office.



06 DEVELOPMENT PROPOSALS

06.18 CASE STUDIES

The below three case studies illustrate schemes delivered which have adopted a similar material palette to that of the proposed scheme.



Plot 111, Peterborough Gateway - External View



Coloplast, Peterborough Gateway - External View



Coloplast, Peterborough Gateway - External View



Plot 111, Peterborough Gateway - External View



Plot 111, Peterborough Gateway - External View



Coloplast, Peterborough Gateway - External View

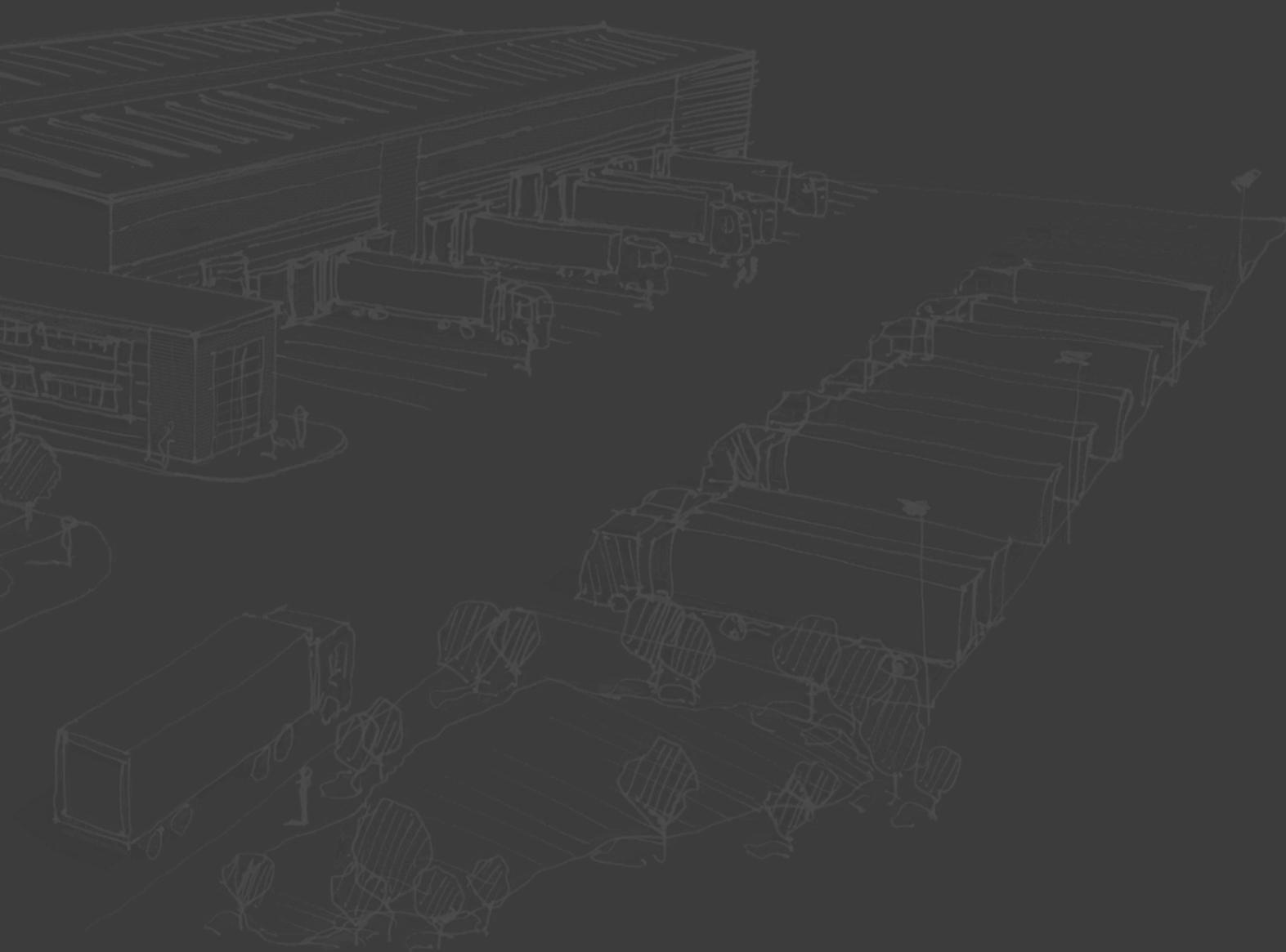
06 DEVELOPMENT PROPOSALS

06.19 ILLUSTRATIVE VIEWS

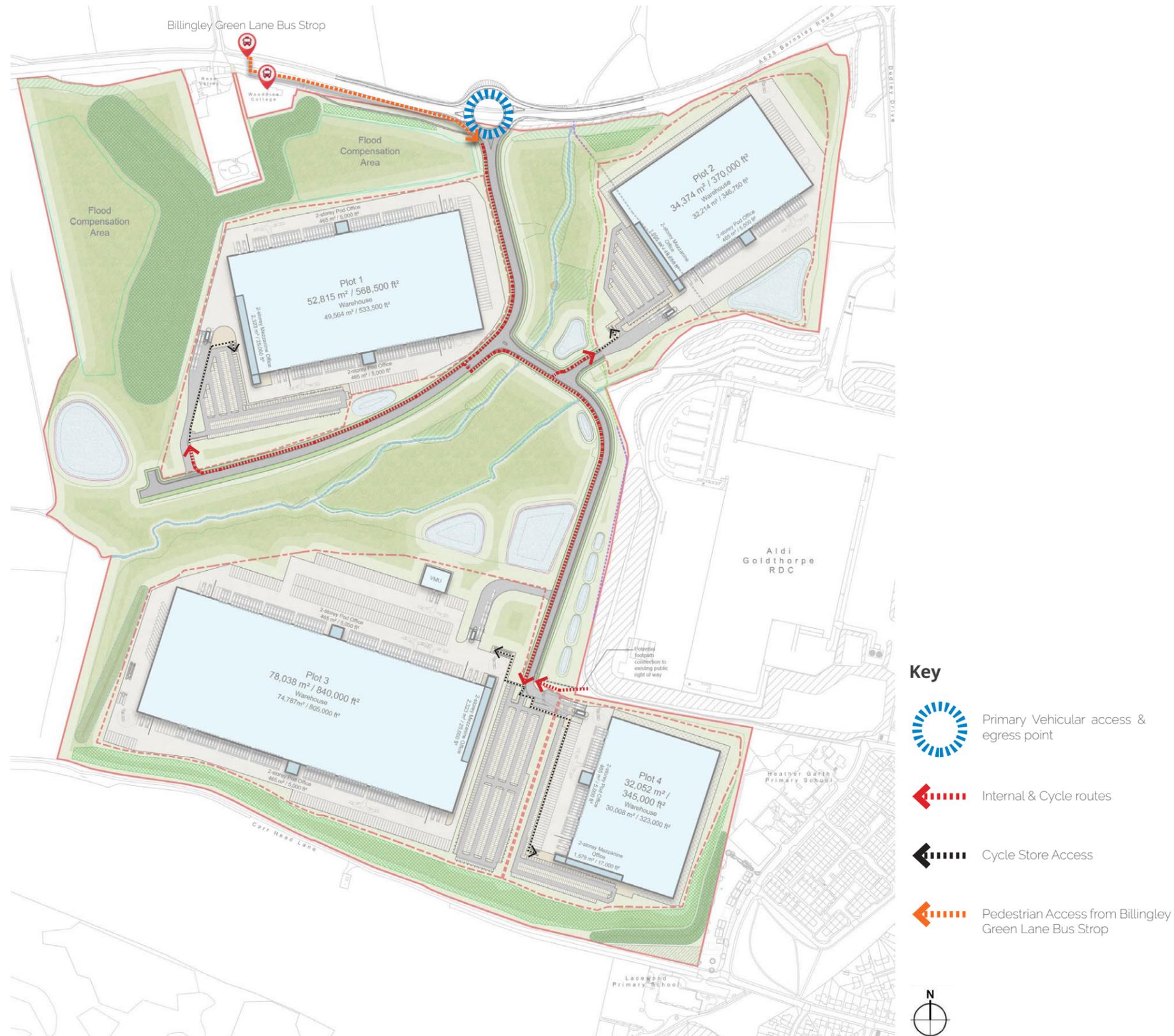


07 ACCESS

- 07.1 Pedestrian & Cycle Access
- 07.2 Vehicular Access Strategy
- 07.3 Public Transport Access Strategy
- 07.4 Pedestrian Access - Internal



07 ACCESS

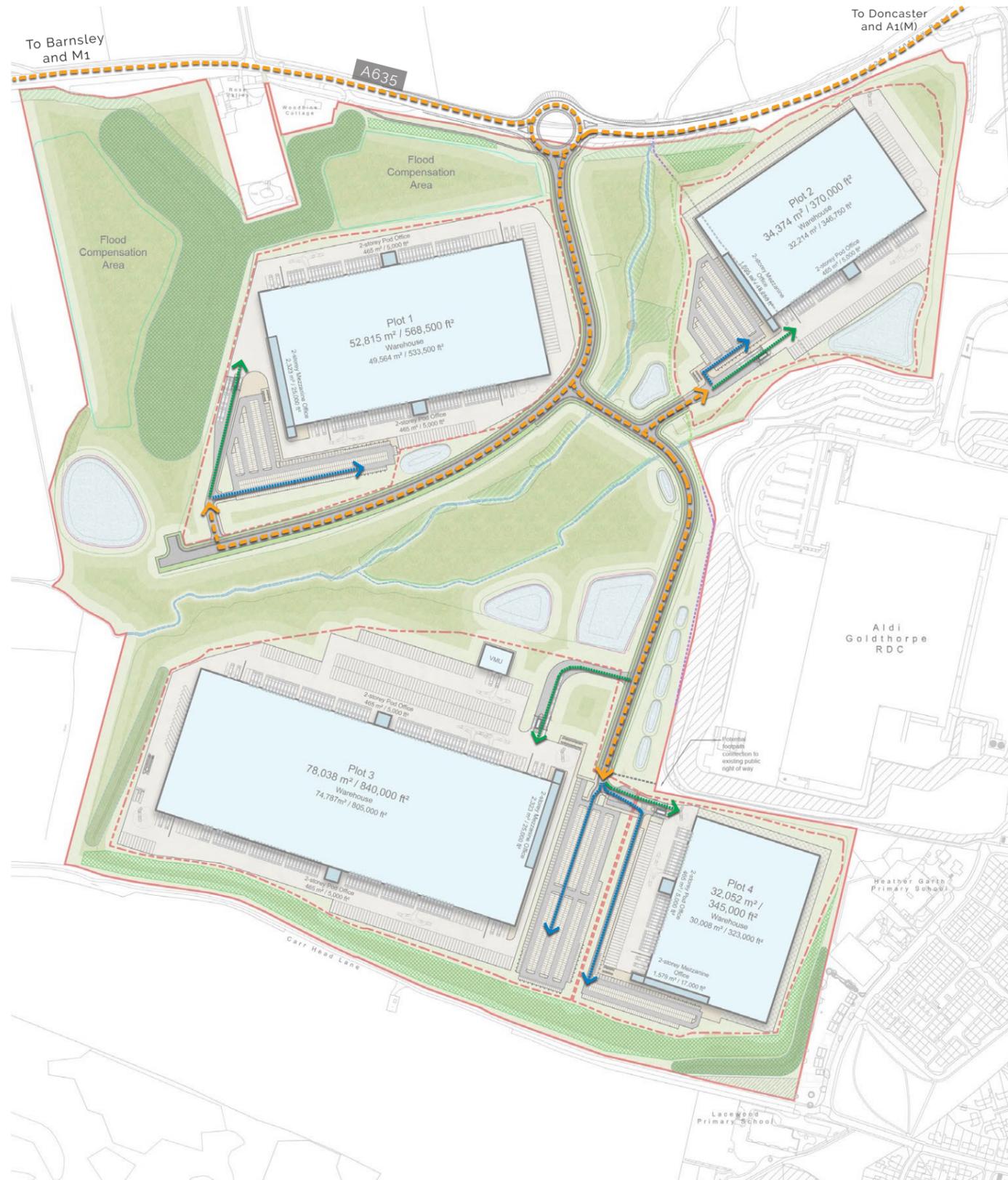


07.1 PEDESTRIAN & CYCLE ACCESS

A series of measures would be implemented within the Proposed Development to encourage Walking and Cycling, including:

- quality cycle parking being provided within each unit, being covered, secure, lit and in well-located areas;
- these cycle parking spaces being provided as near as possible to the main entrance of the buildings, and would be covered by natural surveillance and CCTV;
- all occupiers being required to provide shower, changing and locker facilities to support more active journeys - such as those wishing to undertake longer distance cycling or to run or jog to and from the Proposed Development; and
- commitment being required from the occupiers to ensure that these facilities are suitably equipped - such as including hair dryers - and maintained regularly to ensure they remain attractive.

07 ACCESS



Vehicular Access Plan

Key

- Main Vehicular Route
- Car access
- HGV access

07.2 VEHICULAR ACCESS STRATEGY

The proposed development would be served from the A635 via the new three arm roundabout (Planning Reference: 2021/1511).

Within the site, it is proposed to have 2 primary vehicular access roads which will serve each of the four units. The primary road upon entering the site is proposed to be 10m wide to provide efficient access and egress to the site. The secondary road would be 7.3m wide to provide efficient access to the units on site.

Both HGV access and visitor access have been separated with the aim to alleviate congestion on site and to provide safer access.



Indicative Road & Pavement Image

07 ACCESS



07.4 PEDESTRIAN ACCESS - INTERNAL

Internal building access will be subject to the detailed design of each individual building within future reserved matters applications, however will follow the general principles outlined below.

Reception

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

Horizontal Circulation

It is anticipated that 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 would provide vertical access around the offices, and a passenger lift will provide access to all floor levels. All staircases and lifts will be designed in accordance with Approved Document M and/or relevant guidance at the time of the reserved matters application 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 would be provided that are suitable for ambulant disabled staff, subject to detailed design development to suit future tenant occupancy requirements. In the offices, toilets would 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.

08 LANDSCAPING

- 08.1 Proposed Landscaping Design
- 08.2 Proposed Bund Landscaping Design

