APPENDIX D – INDICATIVE DESIGN PRECEDENTS

INTRODUCTION

Section 6 of the Development Brief sets out the key development principles for Land South West of Gadbrook Park.

This Appendix seeks to provide indicative design precedents against the following key themes:

1. Energy, Sustainability and Health
2. Materials, Character and Architecture
    - Key Gateway Features
    - Key Elevations and Façade Treatment
    - Varied Roof Lines
3. Green Infrastructure, Public Realm
4. Access and Parking

A case study on Stoford's highly successful Worcester Six development is then provided in order to demonstrate how these design considerations can be delivered in practice to create a high-quality scheme.

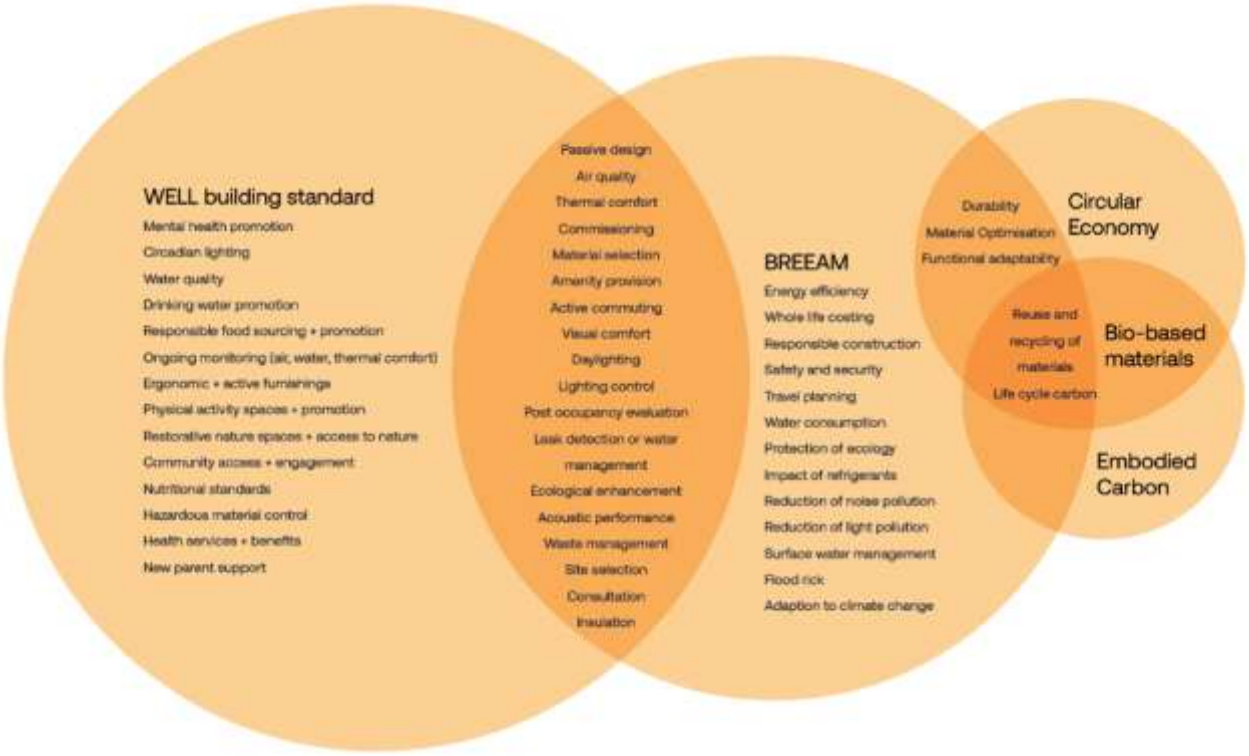
1. ENERGY, SUSTAINABILITY AND HEALTH

Sustainability and environmental performance of new buildings is an important part of successful development.

The project team will bring a flexible, energy efficient, sustainable approach to the project tailored to provide specific professional support to meet Planning and regulatory requirements. The design process follows the recognised 'Energy Hierarchy' to reduce the need for energy, use energy more efficiently and finally to supply energy from renewable sources. An Holistic approach will be taken towards considering the developments wider environmental impact, by reducing waste, the practical use of sustainable materials, transport, water efficiency, drainage issues and ecological considerations.

Creating comfortable buildings to occupy is also crucial. High levels of natural daylight, natural ventilation and cooling, indoor air quality all lead to a positive experience by those working in and visiting our buildings.

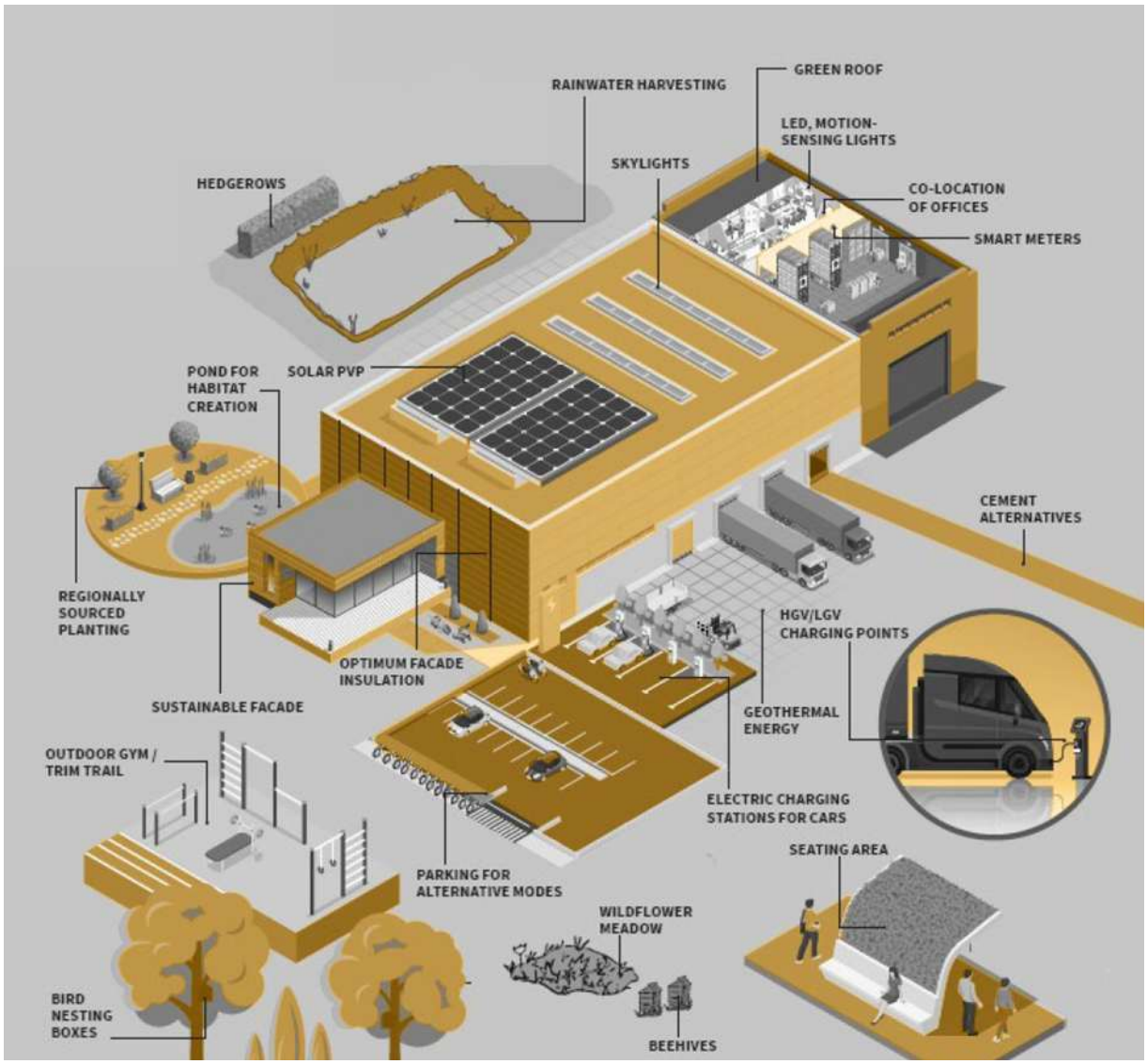
Figure. D.1 – Environmental Values Overview



Source: UMC

Figure D.2 illustrates some of the features that Stoford, working closely with occupiers, could incorporate into developments as part of its ongoing commitment to sustainability.

Figure D.2 – Delivering Sustainable Development



Source: Savills

2. MATERIALS, CHARACTER AND ARCHITECTURE

It is important that all buildings, regardless of internal use, are designed as positive placemaking features, and therefore there should not be an overt reliance on screening large buildings as the default approach to managing their impact. This section provides examples relating to key gateway features, key elevation and façade treatments, and varied rooflines.

Key Gateway Features

Key gateway features, focussed predominantly on the ancillary office space, are important to create focal points, enhance unity across a business park, assist in wayfinding and placemaking, and to add visual interest to the development. As shown on the images below, a range of architectural techniques could be utilised, including the use of glazing, contrasting coloured cladding/facades and different forms. These features would be framed by high-quality public realm and wayfinding to create a sense of arrival.

Figure 3.D – Pets at Home, Stafford

Source: Stoford

Figure D.4 – Icon, Harlow

Source: Stoford

Figure D.5 – The Hut Group, Manchester

Source: Stoford

Key Elevations and Façade Treatment

Given the requisite scale of manufacturing, logistics and warehousing developments and their large, blank elevations, it is important that, colour, contrast, and texture is used within cladding treatments to add visual interest. The proposed façade treatment, especially on active elevations, should be informed by local context and landscape character.

Taking a contextual approach to key elevations and façade treatments can also assist in mitigating potential landscape and visual impacts, allowing the proposals to better integrate into the landscape.

The figures below provide some precedent images of façade treatments that have been successful employed on other comparable schemes across the country.

Figure D.6 – Magnitude, Milton Keynes

Source: Lysander

Figure D.7 – GLP G-Park Stoke Solidor, Stoke

Source: Chetwoods Architects

Figure D.8 – Icon, Harlow

Source: Stoford

Figure D.9 - GLP G-Park Chatterley Valley**, Stoke**

Source: Chetwoods Architects

*Image is intended to illustrate cladding treatment only.

Varied Rooflines

A range of roof types should be explored at the detailed design stage. As shown below, this could include hipped, gable, barrelled, parapet and flat to add contrast and visual appeal. The variety of rooflines to be proposed at the detailed design stage would also need to be informed by landscape and visual impacts and other structural and sustainability considerations.

Figure D.10 – Stellantis, Ellesmere Port

Source: Stoford

Figure D.11 – Pets at Home, Stafford

Source: Stoford

Figure D.12 – The Range, Bristol

Source: Stoford

3. GREEN INFRASTRUCTURE, PUBLIC REALM AND INTEGRATION INTO THE LANDSCAPE

High-quality and connected green infrastructure and public realm should be incorporated within the overall scheme design. This will generate a range of benefits including creating a sense of place, softening the wider built forms, enhancing biodiversity net gain on site, creating new wildlife corridors and fostering the health and wellbeing of employees/ users of the site.

Key elements of green infrastructure and public realm could include additional planting (i.e wildflower, trees, hedgerows and amenity grassland), high-quality hardstanding around key gateway features, new internal footpaths/ cycle paths, trim trails/ outdoor gyms, public art, wayfinding and signage and SuDs.

The illustrative images below show how a high-quality green infrastructure and public realm scheme can be effectively incorporated into large scale logistics and warehousing scheme.

Figure D.13 – Worcester Six

Source: Stoford

4. ACCESS AND PARKING

Careful consideration needs to be given to how routes for servicing vehicles are segregated from public access. As part of future proposals, it will also be important to achieve a safe and attractive environment which encourages activity; and effectively future-proofs for changes in technology and car ownership.

All forms of parking should be connected to and enabled for smart infrastructure, allowing adaptation in the future.

Hardstanding and the presence of parked vehicles should be softened by landscaping.

Electric charging points for vehicles should be clearly signed/demarcated and located close to the main entrance for staff/visitors and on appropriate and attractive pedestrian routes.

Figure D.14 – Worcester Six

Source: Stoford

5. WORCESTER SIX: A CASE STUDY

Worcester Six Business Park provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide over 2 million sq ft of employment floor space in a unique business environment and now benefits from over 1.2m sq ft having been delivered or committed across the scheme.

Worcester Six Business Park has also been identified as an exemplar for outstanding performance, not just economically but also environmentally. The site has excellent environmental credentials, with a central 'green spine' of ancient woodland and traditional floodplain meadows, and successful engagement with local experts throughout the masterplanning process has led to a cohesive and long-term Green Infrastructure Concept Plan.

Worcester Six Southern Extension – An outline planning application has been granted by Wychavon District Council for the southern extension to the existing Worcester Six Business Park providing single units of between 10,000 - 400,000 sq ft unit. Access is from Newtown Road and also from within the existing Business Park.

Figure D.15 and D.16 below provides an extract of the approved Parameter Plan for the site, comprising southern and northern parcels.

Figure D.15 – Worcester Six Parameter Plan Extract (Southern parcel)

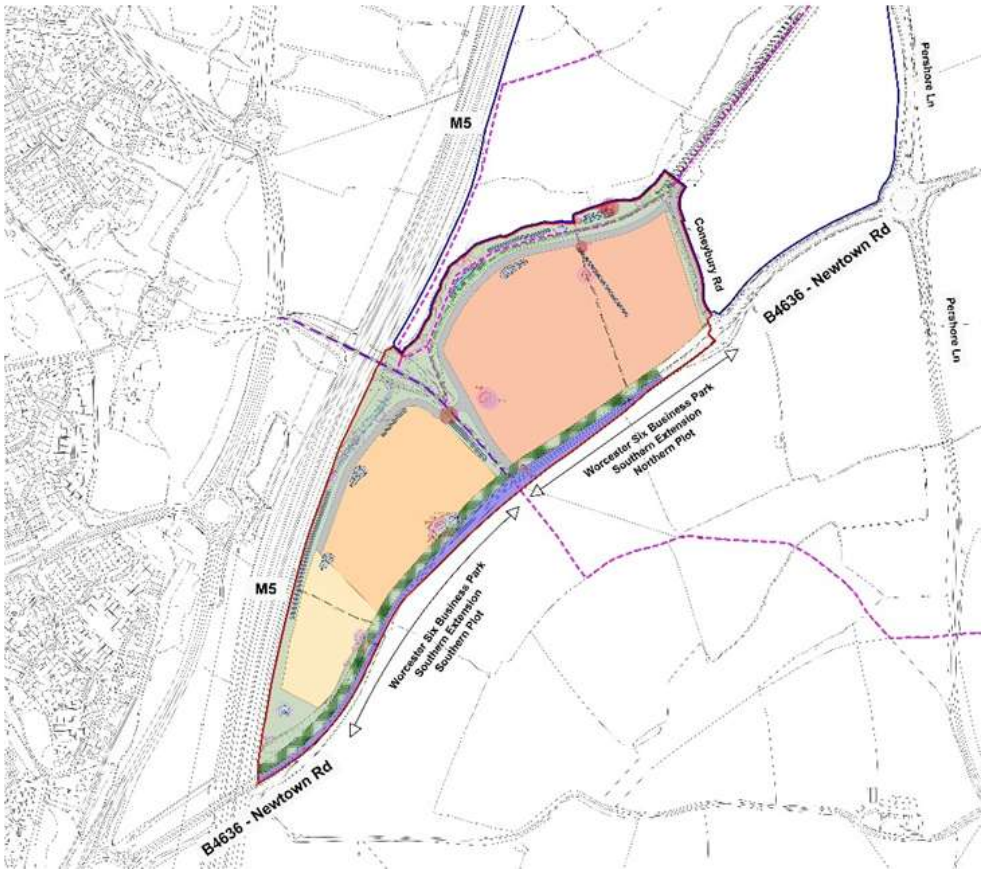


Figure D.16 – Worcester Six Parameter Plan Extract (Northern parcel)

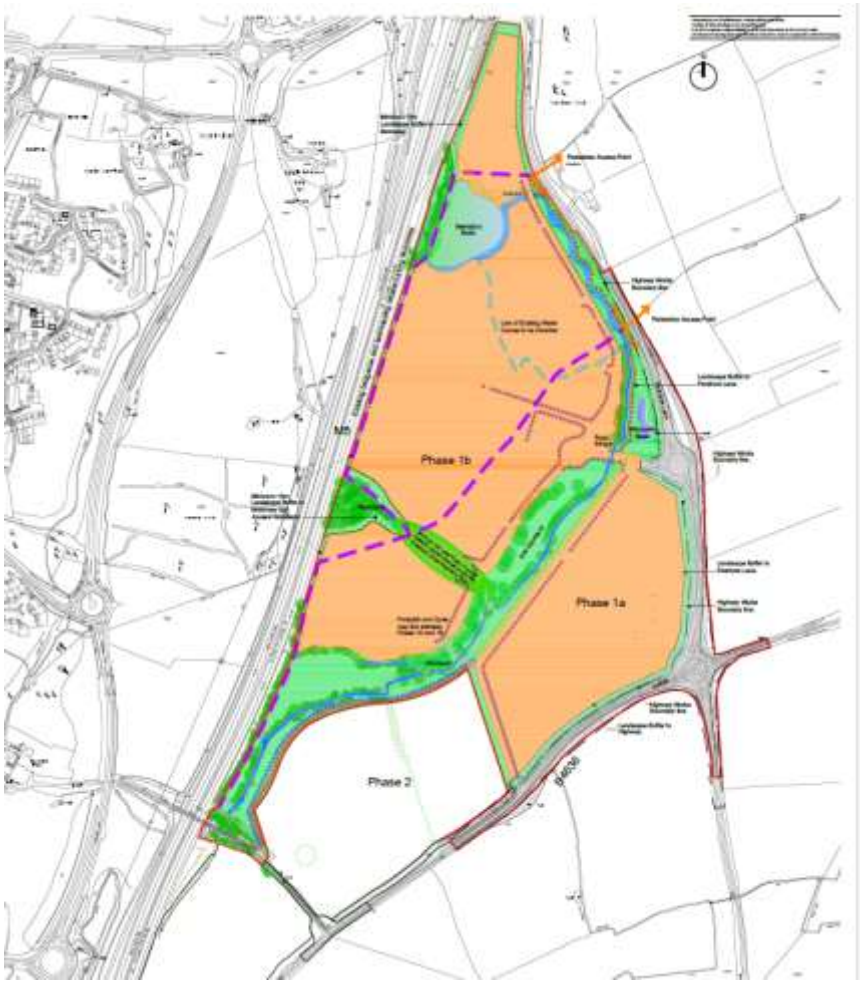


Figure D.17 below shows the Masterplan that was then developed from the above Parameter Plans.

Figure D.17 – Worcester Six Masterplan

The below precedent images show the high-quality of development that has been delivered at Worcester Six.

MATERIALS, CHARACTER AND ARCHITECTURE

Key Gateway Features

Key Elevations and Façade Features

Varied Roof Line

GREEN INFRASTRUCTURE AND PUBLIC REALM

ACCESS AND PARKING