

Land at Oldlands Farm Phase 2
Steyning Way Bognor Regis, West Sussex
Planning Ref: AL/58/OUT

DESIGN CODE
On Behalf of Hanbury PM Limited

DAVIESLANDSCAPE
A R C H I T E C T S

Report Ref: DLA.1859.P.DCODE.RPT.01.A

Date: Apr 2018

NOTICE

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Document Title: Reserved Matters Design Code at Oldlands Farm Phase 2

Document Reference: DLA.1859.DCode.RPT.01.Draft

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Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
	Draft	MD				26/02/2018

Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose of this Document

This Design Code (DC) has been prepared on behalf of Hanbury PM Limited.

It is proposed to deliver the Oldlands Farm Phase 2 area over 2 phases of development and the Design Code explains the approach that should be taken across the whole of the proposed development to deliver high quality design appropriate to its context.

This Design Code has been prepared as a reference tool for the governance of buildings at Oldlands Farm. It reflects and harmonises with the previous design codes submitted on earlier phases.

1.2 Acceptable uses

The planning permission allows for the development of commercial buildings for B2/B8 uses with ancillary offices. The site is seen as being suitable for a range of sizes of employment buildings taking account of the development parameters.

Amended Condition 12 states that:

The development hereby permitted shall not exceed a total quantum of either 17,453,m2 B2 floorspace (in accordance with B2 Illustrative Masterplan DLA.1643.L003.02) or a total quantum of 20,453m2 (B2 and B8 floorspace combined) with

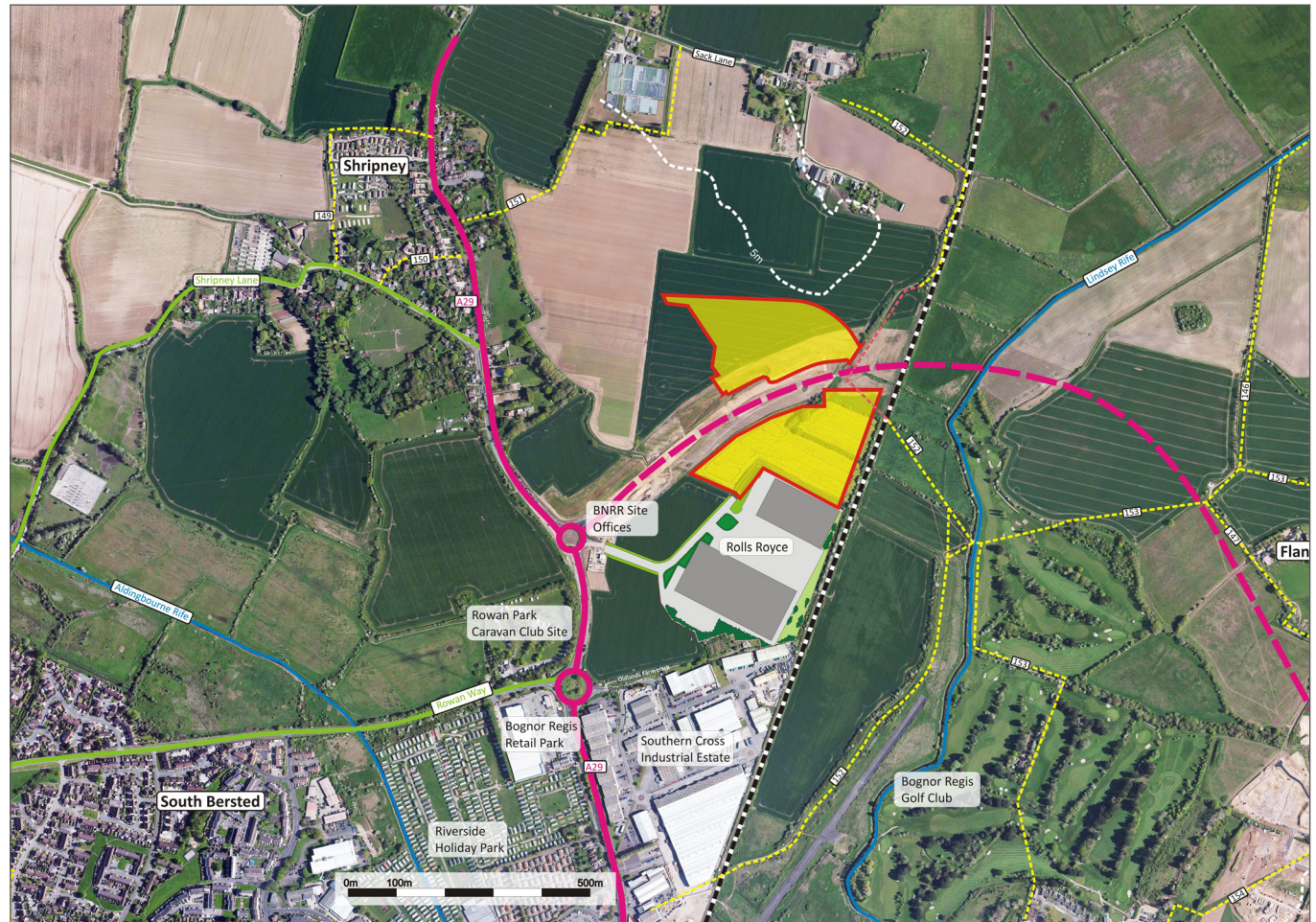


Fig 01 - Location Plan



Fig 02- Outline Approved Scheme

no more than 13,506m² B8 floorspace (in accordance with B2/B8 Illustrative Masterplan DLA.1643.L003.03).

1.3 How to use the Design Code

The Design Code has been prepared to allow for flexibility. Its purpose is to establish clear design instruction and guidance. It does not fix the 'design' of development but rather presents parameters within which development must be delivered.

The Design Code proposes the form and layout of the development that is acceptable but does not fix architectural style or detailing.

In addition to establishing the design parameters The Design Code contains suggested material palettes, indicative images providing examples of development form, and landscaping considered relevant and appropriate for Oldlands Farm. Developers of future plots will be expected to include specific information on how their design solutions have been developed in response to the Code.

1.4 The Vision For Oldlands Farm Phase 2

Oldlands Farm must be an enjoyable place to work and a place where high quality design is provided. It will aim to follow best practice in sustainable design to create an exemplary business environment that encourages investment and delivers high quality employment opportunities.

1.5 The Design Team

The application has been produced in conjunction with a an experienced multidisciplinary project team, who have all worked on other phases at Oldlands Farm and have a good understanding of the site and its context.



Fig 03 - Landscape Parameters Plan

2 THE SITE CONTEXT

Oldlands Farm Phase 1 has provided a new 30,000sq.m logistics facility on behalf of Rolls Royce.

The scale and mass of the building has successfully been diminished by the use of changes in texture and colour to the external cladding with profiled and flat feature cladding to highlight the ancillary offices.

A Section 73 application to change the use of the buildings on Phase 1A has been granted to allow the sale of convenience goods. A full application is to be made shortly on this land. This will be in line with the design code for that phase and will be in harmony with this design code.

This set out the use of darker sections of cladding to add both contrast and texture and shadow to the facades which can be seen in The Range visuals. Elements of glazing are included on both buildings to provide visual interest and relief while allowing glimpses into the interior of the buildings. The appearance will be softened by the planting of trees in the zone between building and road and presents a positive elevation to the BNRR.



Rolls Royce - Oldlands Farm Phase 1



Street scene elevation from the BNRR



Aerial view



The Range entrance detail



Aerial view

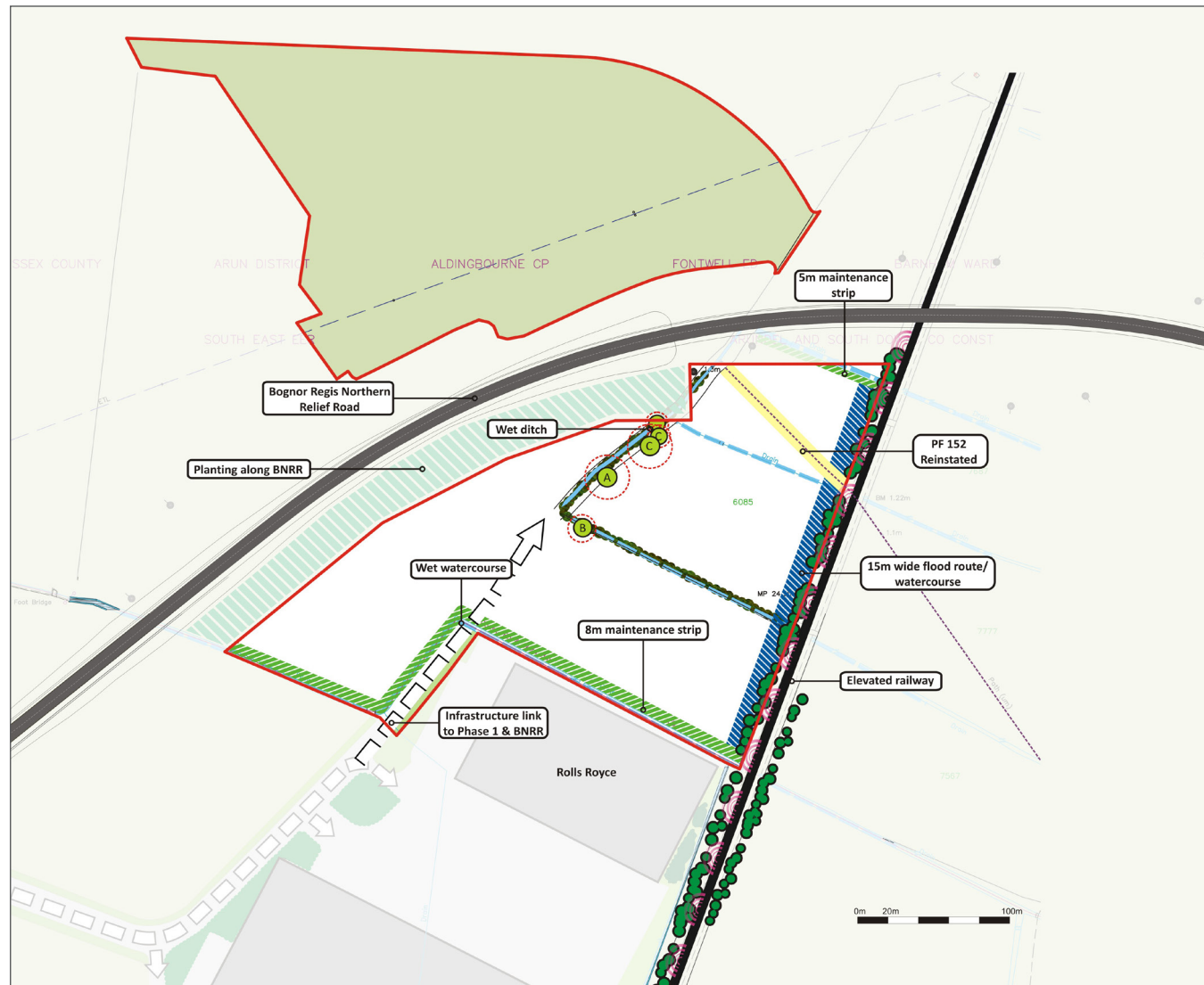


Fig 04- Key Constraints

3 CONSTRAINTS AND OPPORTUNITIES

The principal constraints to future development were clearly established at the Outline stage.

Flood Risk

The site lies in Flood Zone 2 and levels will need to be raised to 2.5m AOD across the site. A flood compensation area is to be provided to the north of the BNRR as compensation for the loss of floodplain within the whole of the Oldlands Farm site. This will require care in the setting out the footprint of buildings to ensure that adequate land is left to allow slopes or retaining walls to meet the existing ground levels.

Ditches

Oldlands Farm Ditch is an established and strategic watercourse that requires access for maintenance within a minimum corridor of 8m. The ditch running parallel with the railway track is identified as a green corridor within a 15m corridor.

Public Footpath PF152

This was temporarily closed during the construction of the BNRR but should be reinstated on its current alignment, albeit it will be raised to 2.5m AOD where it crosses the site to the north.

4 DESIGN

General Design Principles

The layout plan at Figure 5 identifies an extension of Oldlands Farm Phase 1 to serve two sub-phases of development (2a and 2b).

Site Parameters and Phasing

The indicative parameters provides the limitations and extent of each phase including the proposed building zones and minimum depths/areas of retained green infrastructure, which should remain free of development.

Scale

The parameters heights plan established at the outline stage will provide the maximum heights across each phase. The least sensitive area in phase 2b will be up to 13.5m tall and the parcels adjacent to the BNRR reduced to 10.0m floor to ridge height

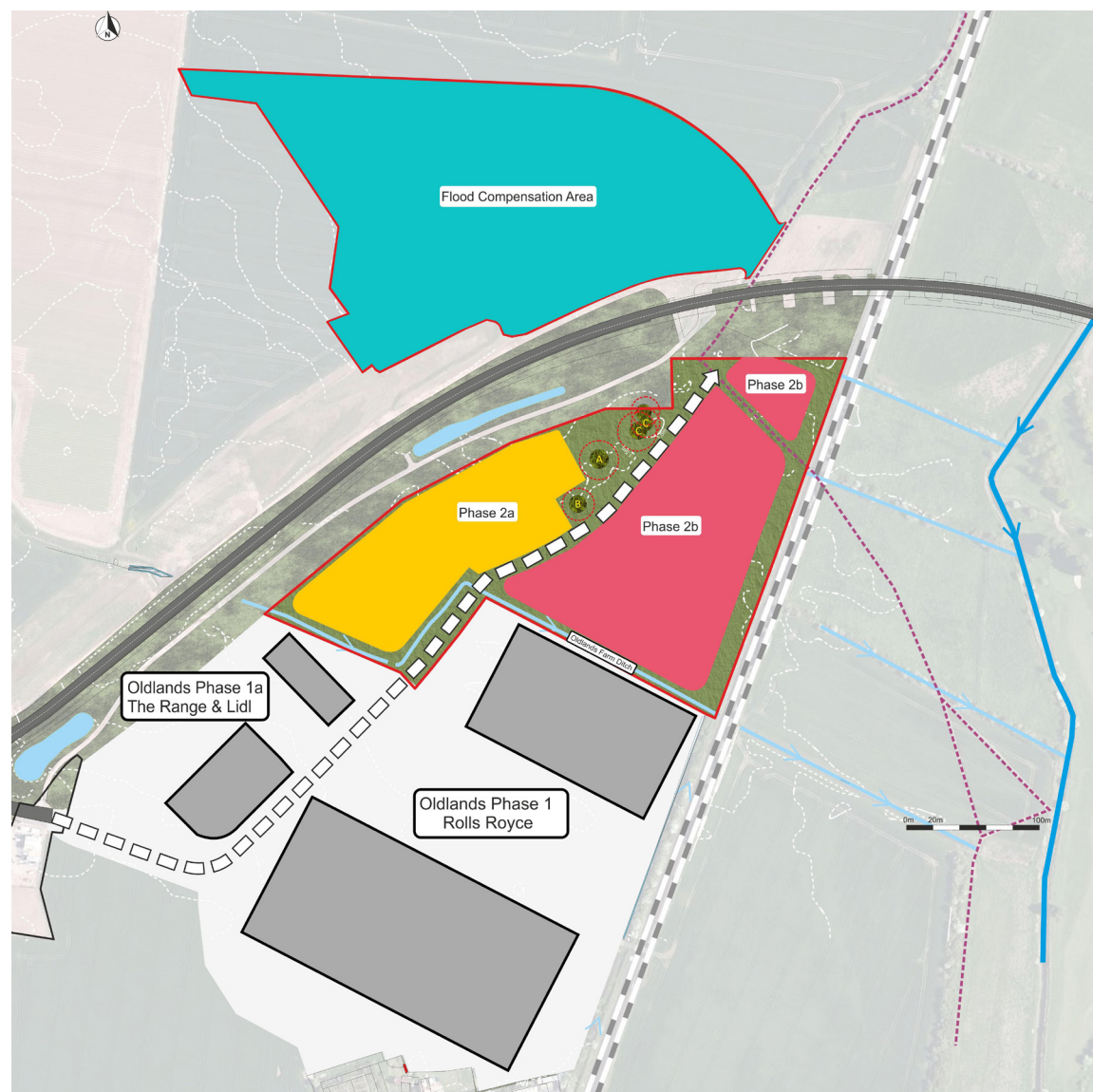


Fig 05- General Access and Layout Plan



Fig 06 - Heights Parameters Plan



Fig 07 - Landscape and Development Framework Plan

5 BUILDING FORM

The benchmark for this phase of Oldlands Farm is to deliver buildings which meet BREEAM very good standards. Buildings will be robust in design in order to be able to adapt to changing needs.

The site offers the opportunity to accommodate a range of units of various sizes, which will be reflected in the built form and massing. Roofs are generally proposed to be low pitched, although other roof forms such as rounded roofs or roofs with perimeter parapet up-stands can be considered (see building height parameter plan).

The placement of buildings as well as the location of offices within the single units are to be optimised for the proposed buildings to engage with the public realm and maximise active frontage, therefore providing natural surveillance and an interesting street scene. If possible in regards to loading and logistic requirements, service yards are to be located in non-prominent areas.

The proposed buildings are to be orientated to maximum use of daylight and sunlight, and to incorporate the potential for renewable solar energy.

6 MATERIALS AND COLOURS

The proposed material palette will be of muted colours and complement the surrounding context of the Rolls Royce development as well as the proposed development of Phase 1 at Oldlands Farm. There is an opportunity for colour contrast



Corner feature

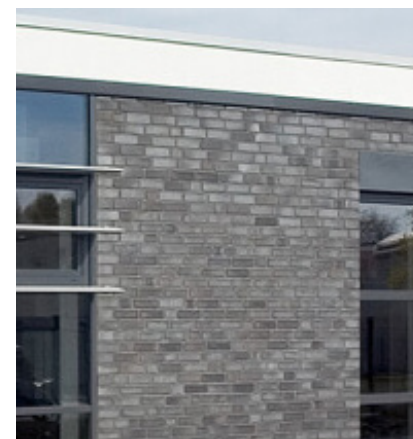


Contemporary and clear signage



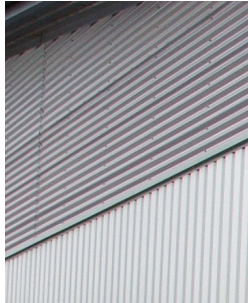
Selective use of colour to add interest

at key building frontages such as entrances and offices in order to provide visual interest and improve legibility within the development.



Brickwork to add texture and relief

A range of differently textured and contrasting composite cladding such as flat panels and corrugated profiles are considered to work well within the existing context and proposed use. Good quality coating is to be applied to all materials to achieve a long lifetime and minimise maintenance.



Profiled cladding



Flat panel cladding



Glazing to add interest and relief



Canopies



Profiled cladding



Flat panel cladding



Openings to reduce mass and create rhythm



Brick plinth to add interest and solidity



Vertical cladding



Horizontal banding on smaller units

The materials, in combination with glazed elements and opening patterns, will be used to work with the building's form and internal layout in order to break up the large built structures and add rhythm and emphasis to the facades.

The considerate and consistent treatment of external details such as framing of openings, eaves, canopies or solar shading will help establish a common, crisp and contemporary design language across the development and contribute to a high quality environment.

Adequate space will be provided in the elevations treatment to include signage for future occupiers.

7 ACCESS, CYCLEWAY AND FOOTPATHS

The principal access road will contain a 2m footpath and 3m cycleway as an extension of the existing spine road serving Phase 1 using bitu-macadam.

Adequate cycle shelters shall be provided for the occupants of each unit to WSCC standards.

8 STREET FURNITURE AND LIGHTING

Each plot must be provided with an adequate level of illumination in line with safety and security of all areas, at the same time as being used creatively for focal points and features. Lighting should be low level where possible directed downwards to avoid night sky pollution.

Street furniture should generally be a consistent palette across the whole of phase 2

9 LANDSCAPE

All the existing sensitive landscape features identified through the outline planning permission will be retained and link with new landscape, built form and access arrangements.

The landscape corridors will provide the major structuring element of landscape including drainage infrastructure (sustainable drainage system) and provide a biodiversity feature as well as improving visual amenity.

A balance must be reached between managed landscape around the units and the natural environment within green corridors so that a coherent and attractive environment is created within the development.

The access spine road will provide the common thread that knits together the development with phase 1 and 1a. A coordinated palette of materials and structural landscaping will contribute to the creation of an identifiable sense of place, high quality public realm and wayfinding. The aim

is to provide an accessible workplace with legible, safe and obvious routes to its users, with workplaces that are easily accessible. The principles of sustainability development must be an overarching driver across the development.

The landscape within the green infrastructure zones, which lie around the perimeters of each phase will be enhanced through native planting in the form of native trees, native hedges and scrub. The ditches will be managed to enhance biodiversity and encourage wildlife.

The spine road will be defined by avenue tree planting using trees with good form, structure and drought tolerance to include Lime and Maple species with occasional clusters of pine trees to mark entrances and feature planting areas. More ornamental shrub and tree planting will be permissible along the spine road; within amenity areas and around buildings and carparks.

Feature planting schemes should mark entrances to units draw attention to signs and afford year round interest including at least 30% evergreen species.



Structured landscape



Attractive public realm

10 SUSTAINABILITY AND RENEWABLE ENERGY

The aim across the whole of phase 2 is to reduce CO2 emissions through the combination of fabric efficiency measures and the integration of renewable energy measures including photo voltaic solar arrays mounted on roofs or decks.

The development is proposed to incorporate best practice energy efficiency and sustainability measures which is demonstrated through the commitment in achieving BREEAM 'Very Good' standards.

Passive Design & Layout

Building orientation plays an important role in energy conservation and maximising solar gain. Consideration will also been given to minimising excessive solar gain and subsequent building overheating, thus avoiding excessive use of mechanical cooling systems in the summer months.

Water Conservation

Buildings will incorporate measures to minimise water usage such as dual flush toilets and low flush capacity; taps will have flow restrictions and/ or dosage control or sensor control, as will urinals;

Low water consumption appliances will be specified in office kitchen areas where appliances are installed (such as dishwashers).

Flood and SUDS

An integrated Sustainable Urban Drainage Systems (SUDS) will be formed for the whole of the phase 2 development as required by Planning Condition 21/22 and will ensure that the development is designed to limit runoff to the equivalent, or less, of the runoff from the existing undeveloped site.

Measures will primarily include using oversized drainage pipes in roads; permeable paving in plot carparks and storing water in underground crates. Smaller areas of landscape can also be utilised for swales and small retention ponds.



SUDS FEATURES



Solar Power



Solar Sha

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