

Development Proposal

Amount

The adjacent site layout illustrates the current developed design proposal. The GIA quantities for each unit are listed below.

Schedule of Accommodation

Unit 1		
Warehouse Area	27,481 ft²	2,553 m²
Office Area	3,053 ft²	284 m²
Unit 1 GIA	30,534 ft²	2,837 m²
Unit 2		
Warehouse Area	104,278 ft²	9,688 m²
Office Area	6,859 ft²	637 m²
Unit 2 GIA	111,137 ft²	10,325 m²
Unit 3		
Warehouse Area	54,399 ft²	5,054 m²
Office Area	3,929 ft²	365 m²
Unit 3 GIA	58,328 ft²	5,419 m²
Total Site		
Total GIA	199,999 ft²	18,580 m²
Site Area	11.94 acres	4.83 Ha

Compliance with Parameters

Floorspace

- No more than 18,580 sqm (GIA) of floorspace.

Building Heights

- Maximum height of 15.74m above ground level or 19.232m Above Ordnance Datum (AOD).



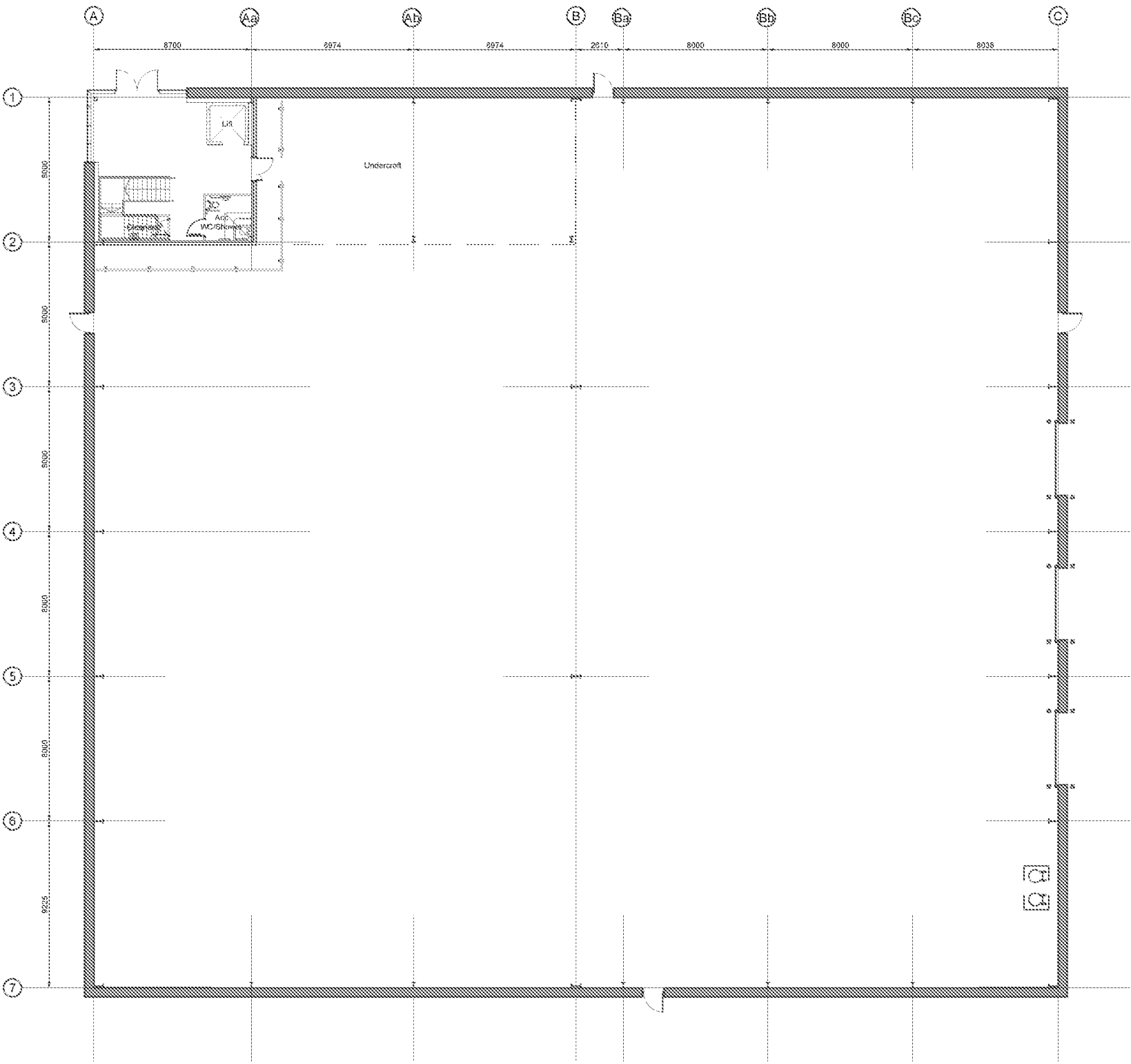
Development Proposal

Unit 1 - Layout

This unit comprises a steel-framed, single storey warehouse which is sized to suit the operational requirements of potential occupiers. The unit provides a total of 27,481m² of warehousing internal floor area, in addition to 3,053m² of associated office and welfare accommodation.

Sufficient space is provided around the building for necessary vehicle loading manoeuvres, with integrated parking, vehicle storage and soft landscaping schemes to be implemented. The sizes of these areas are derived from the needs of the end user. The HGV yard is dimensioned to accommodate modern articulated vehicles and their turning circles.

The proposed site layout submitted as part of this application confirms the proposed floor areas as listed in the schedule of accommodation.



Unit 1 Building Layout
Scale 1:125

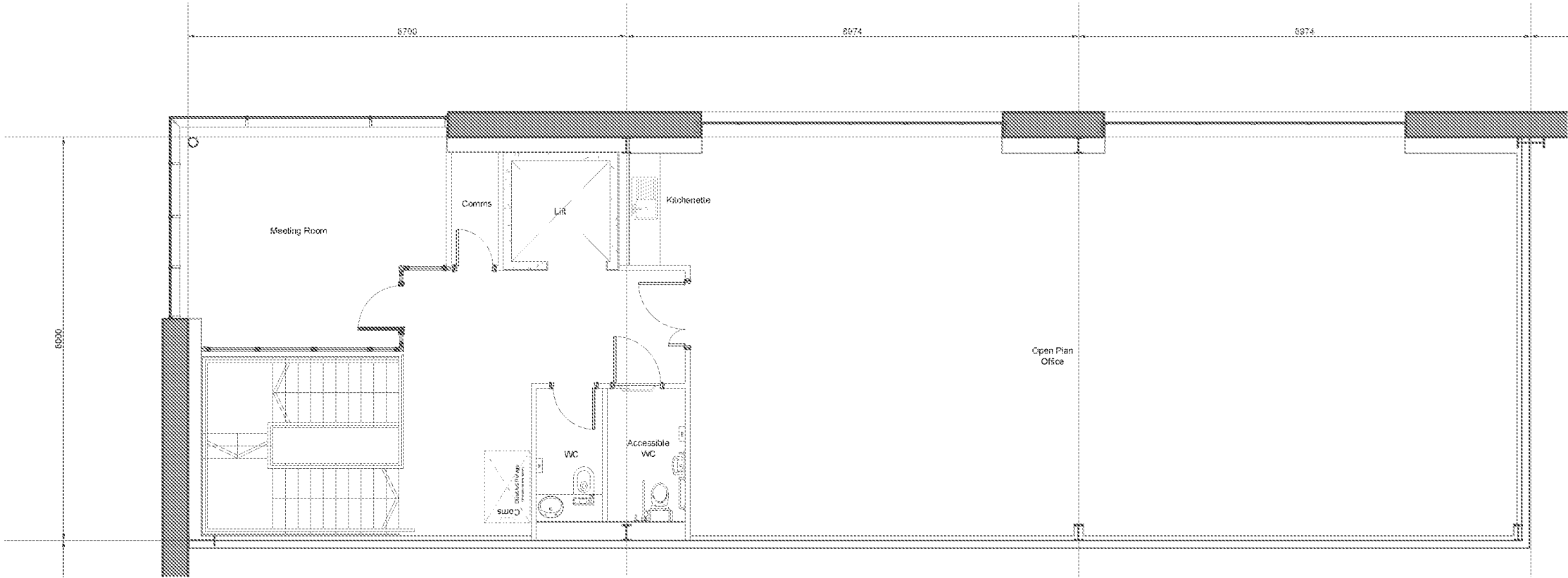
Development Proposal

Unit 1 - Offices

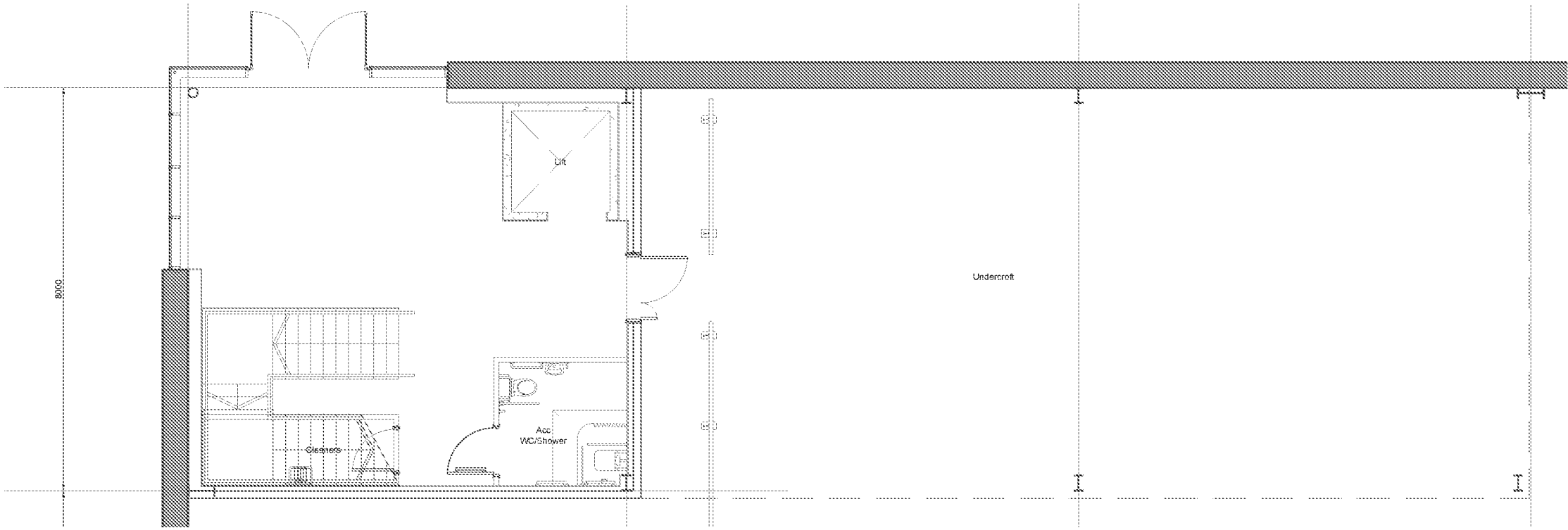
The office layouts have been designed to reflect the scale of the units, and therefore reasonable provision has been considered and provided for a unit of this size.

The office layout has been designed to allow future flexibility for occupier fit-out at both levels, with base-build core provisions located efficiently in a self-contained entrance core.

Escape stairs are provided to satisfy fire regulations for escape distances.



Unit 1 First Floor Office Layout
Scale 1:50



Unit 1 Ground Floor Office Layout
Scale 1:50

Development Proposal

Unit 1 - Scale, Height and Massing

The proposed building is based around the likely operational practicalities required by the future occupier, based on recognised institutional standards.

The building is designed as a standard portal frame to allow maximum flexibility in design for the end users operation. The effective height of buildings such as this is usually defined as the 'clear height to the underside of the haunch'. This is the height to steel haunch that is used between the column and rafter of the portal frame. The zone above this height cannot effectively be used for the end user's operations or racking and is usually reserved for services. The proposed unit incorporates a clear internal haunch of 10.000m above finished floor level (F.F.L) in order to provide sufficient flexibility for the future occupier's internal racking or internal fit out. This maximises its potential for future occupier, and aligns the internal arrangement with institutional standards.

Key

- (A) Vertically ribbed profiled wall cladding system
Colour: Anthracite (RAL7016)

(B) Horizontally ribbed profiled wall cladding system
Colour: White (RAL9003)

(C) Horizontally ribbed profiled wall cladding system
Colour: Anthracite (RAL7016)

(D) Horizontally ribbed Mirco Ribs wall cladding system
Colour: White (RAL9003)

(F) Horizontally ribbed Mirco Ribs wall cladding system
Colour: Anthracite (RAL7016)

(G) Horizontally ribbed Mirco Ribs wall cladding system
Colour: Burgundy (RAL 6005)

(H) Thermally broken, polyester powder coated aluminium outside walling system.
Frame Colour: Anthracite (RAL 7016)

(J) Steel insulated security door and frame
Colour: to match adjacent cladding

(K) Trapezoidal roof panels
Colour: Greenwax Grey (RAL 7068)
- (L) Parapet finishing
Colour: Anthracite (RAL7016)

(M) Sectional vertical lift level access loading door
Size: 4500mm wide x 5000mm high (door opening)
Colour: Grey 9900x (RAL 9002)

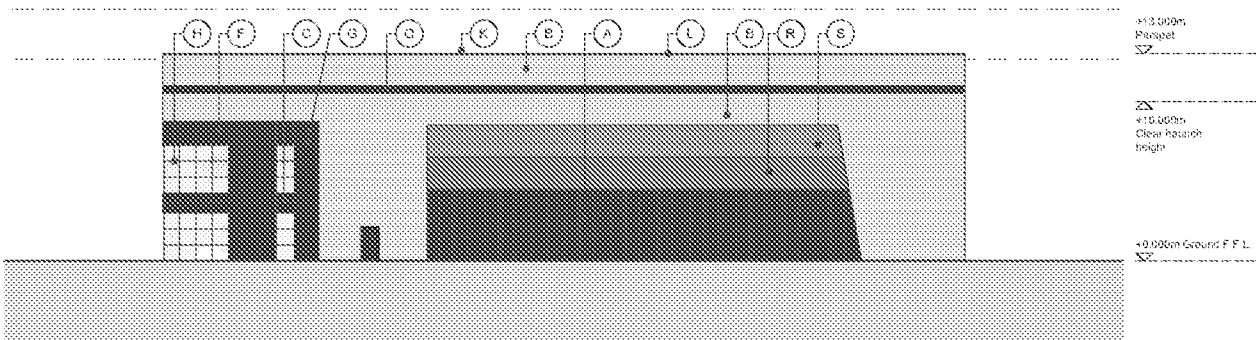
(N) Horizontally ribbed profiled wall cladding system
Colour: Silver (RAL9006)

(P) Thermally broken polyester powder coated aluminium window/door system.
Frame Colour: Anthracite (RAL 7016)

(Q) Feature facade
Colour: Anthracite (RAL7016)

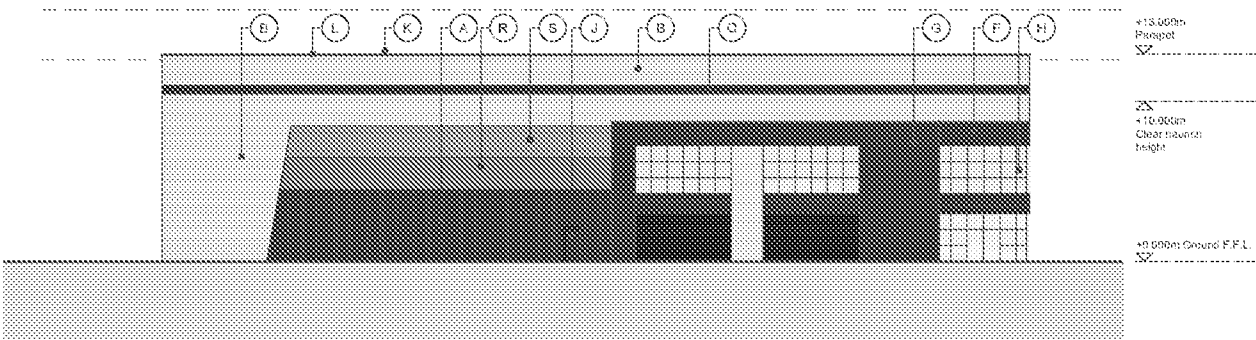
(R) Horizontally ribbed profiled wall cladding system
Colour: Orion (RAL 9007)

(S) Horizontally ribbed profiled wall cladding system
Colour: Silver (RAL 9006)



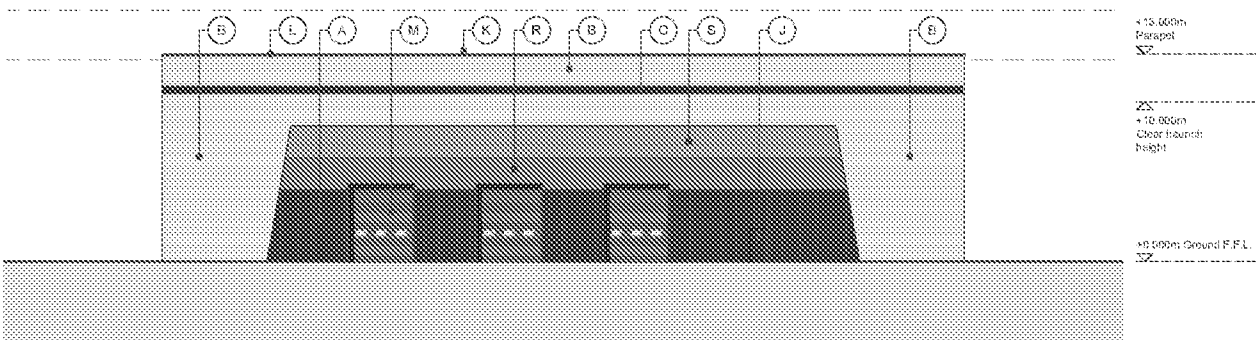
West Elevation

Scale 1:200



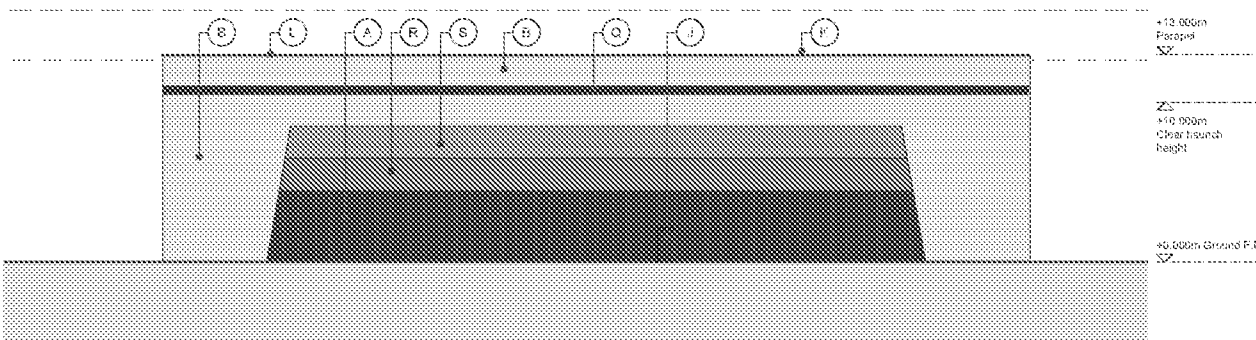
North Elevation

Scale 1:200



East Elevation

Scale 1:200



South Elevation

Scale 1:200

Development Proposal

Unit 2 & 3 - Layout

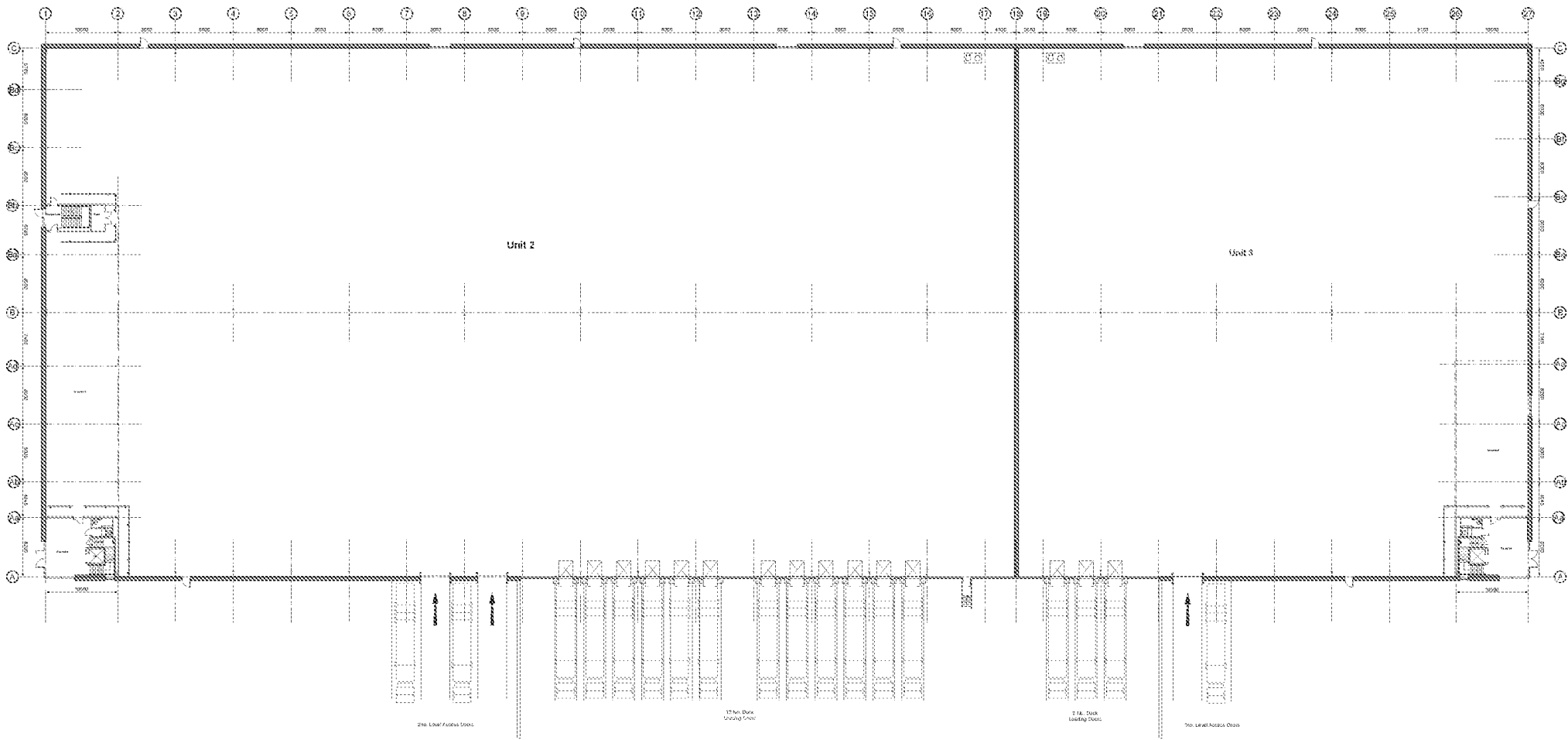
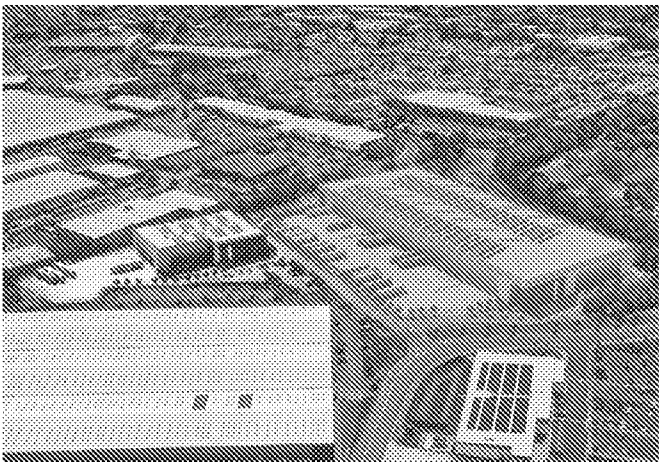
This unit comprises a steel-framed, single storey warehouse which is sized to suit the operational requirements of potential occupiers. The unit is a terraced typology and is therefore split into two units providing a total of 14,742m² of warehousing internal floor area, in addition to 1,002m² of associated office and welfare accommodation.

Unit 2 provides a total of 9,688m² of warehousing internal floor area, in addition to 637m² of associated office and welfare accommodation

Unit 3 provides a total of 5,054m² of warehousing internal floor area, in addition to 365m² of associated office and welfare accommodation.

Sufficient space is provided around the building for necessary vehicle loading manoeuvres, with integrated parking, vehicle storage and soft landscaping schemes to be implemented. The sizes of these areas are derived from the needs of the end user. The HGV yard is dimensioned to accommodate modern articulated vehicles and their turning circles

The proposed site layout submitted as part of this application confirms the proposed floor areas as listed in the schedule of accommodation.



Units 2 & 3 Building Layout
Scale 1:500

Development Proposal

Unit 2 & 3 - Offices

The office layouts have been designed to reflect the scale of the units, and therefore reasonable provision has been considered and provided for a unit of this size.

The office layout has been designed to allow future flexibility for occupier fit-out at both levels, with base-build core provisions located efficiently in a self-contained entrance core.

Escape stairs are provided to satisfy fire regulations for escape distances.

This architectural floor plan shows the layout of Unit 2 & 3 - Offices. The plan is divided into two main sections: the First Floor and the Underground level. The First Floor includes an Escape Core, a Rise, and a Reception area. The Underground level includes a large Undercroft area, a Reception area, and a Meeting Room. The plan also shows various service areas such as a WC, a Shower, and a Cleaners area. The layout is designed to provide a self-contained entrance core and to allow for future flexibility in occupier fit-out.

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ARUN DISTRICT COUNCIL BE/16/25/RES

Pg 27

Development Proposal

Unit 2 & 3 - Scale, Height and Massing

The proposed building is based around the likely operational practicalities required by the future occupier, based on recognised institutional standards.

The building is designed as a standard portal frame to allow maximum flexibility in design for the end users operation. The effective height of buildings such as this is usually defined as the 'clear height to the underside of the haunch'. This is the height to steel haunch that is used between the column and rafter of the portal frame. The zone above this height cannot effectively be used for the end user's operations or racking and is usually reserved for services. The proposed unit incorporates a clear internal haunch of 12.500m above finished floor level (F.F.L) in order to provide sufficient flexibility for the future occupier's internal racking or internal fit out. This maximises its potential for future occupier, and aligns the internal arrangement with institutional standards.

Key

A

vertically ribbed profile wall cladding system
Colour: Anthracite (RAL 7016)

B

horizontally ribbed profile wall cladding system
Colour: White (RAL 9003)

C

horizontally ribbed profile wall cladding system
Colour: Anthracite (RAL 7016)

D

horizontally ribbed profile wall cladding system
Colour: White (RAL 9003)

F

horizontally ribbed profile wall cladding system
Colour: Anthracite (RAL 7016)

G

horizontally ribbed profile wall cladding system
Colour: Sargeant (RAL 5003)

H

thermally break polycarbonate powder coated aluminium
curtain walling system with watertight joints
Frame Colour: Anthracite (RAL 7016)

J

steel louvered canopy door unit frame
Colour: to match adjacent cladding

K

overhead section door with track to roller
Colour: Anthracite (RAL 7016)

L

pre-cast concrete deck pre-wall system

M

vertical vertical lift access loading door
Size: 4000mm wide x 5000mm high (clear opening)
Colour: Very White (RAL 9002)

N

trapezoidal roof panels
Colour: Concrete Grey (RAL 7030)

P

flexible racking
Colour: Anthracite (RAL 7016)

R

horizontally ribbed profile wall cladding system
Colour: Black (RAL 5005)

S

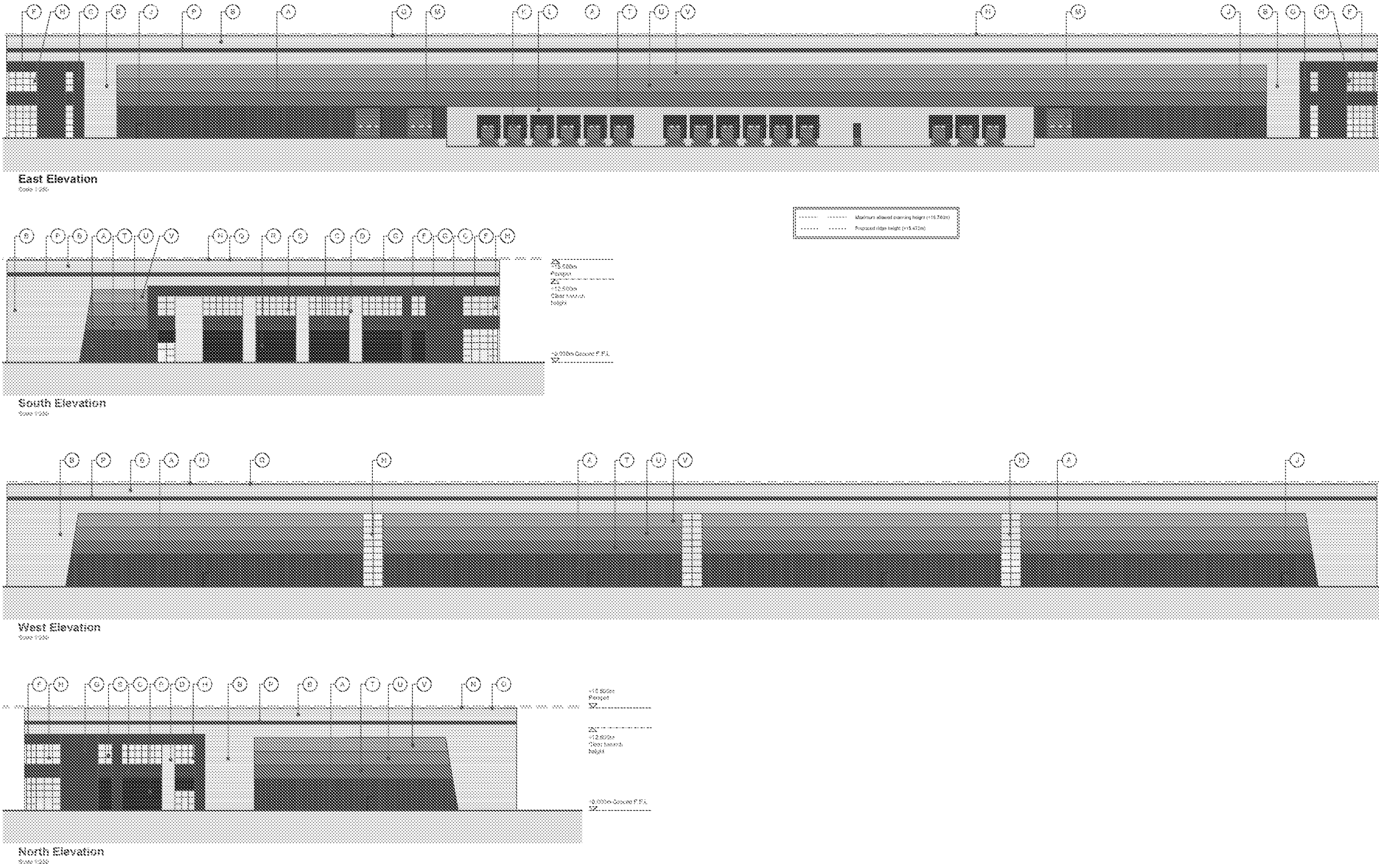
thermally break polycarbonate powder coated aluminium
window/door system
Frame Colour: Anthracite (RAL 7016)

T

horizontally ribbed profile wall cladding system
Colour: Zinc

U

horizontally ribbed profile wall cladding system
Colour: Olive (RAL 5007)



Development Proposal

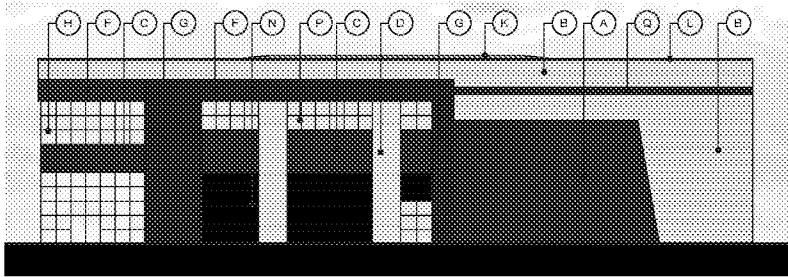
Elevation Design Evolution

Following feedback from the local authority the elevation proposals have been amended. It was suggested that the predominant dark cladding may be to stark in the locale and therefore these larger areas have been further broken down by the introduction of graduated greys. This design approach maintains the desired aesthetic while reducing the visual impact for the taller parts of the buildings

Initial Elevation Option

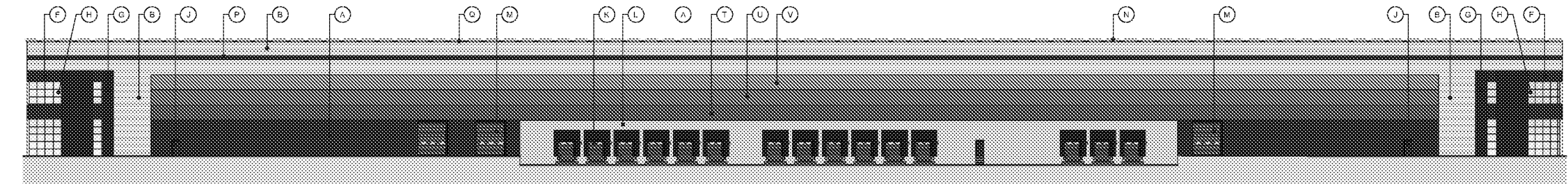


Unit 2 & 3

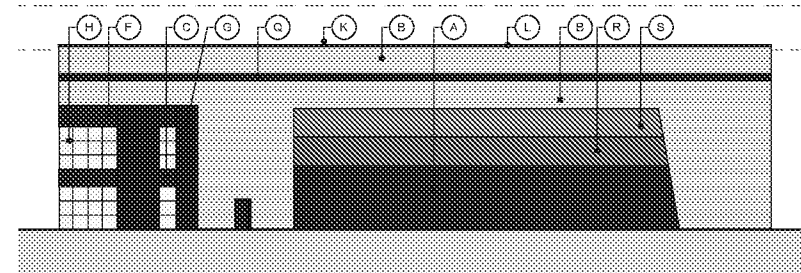


Unit 1

Final Elevation Option



Unit 2 & 3



Unit 1

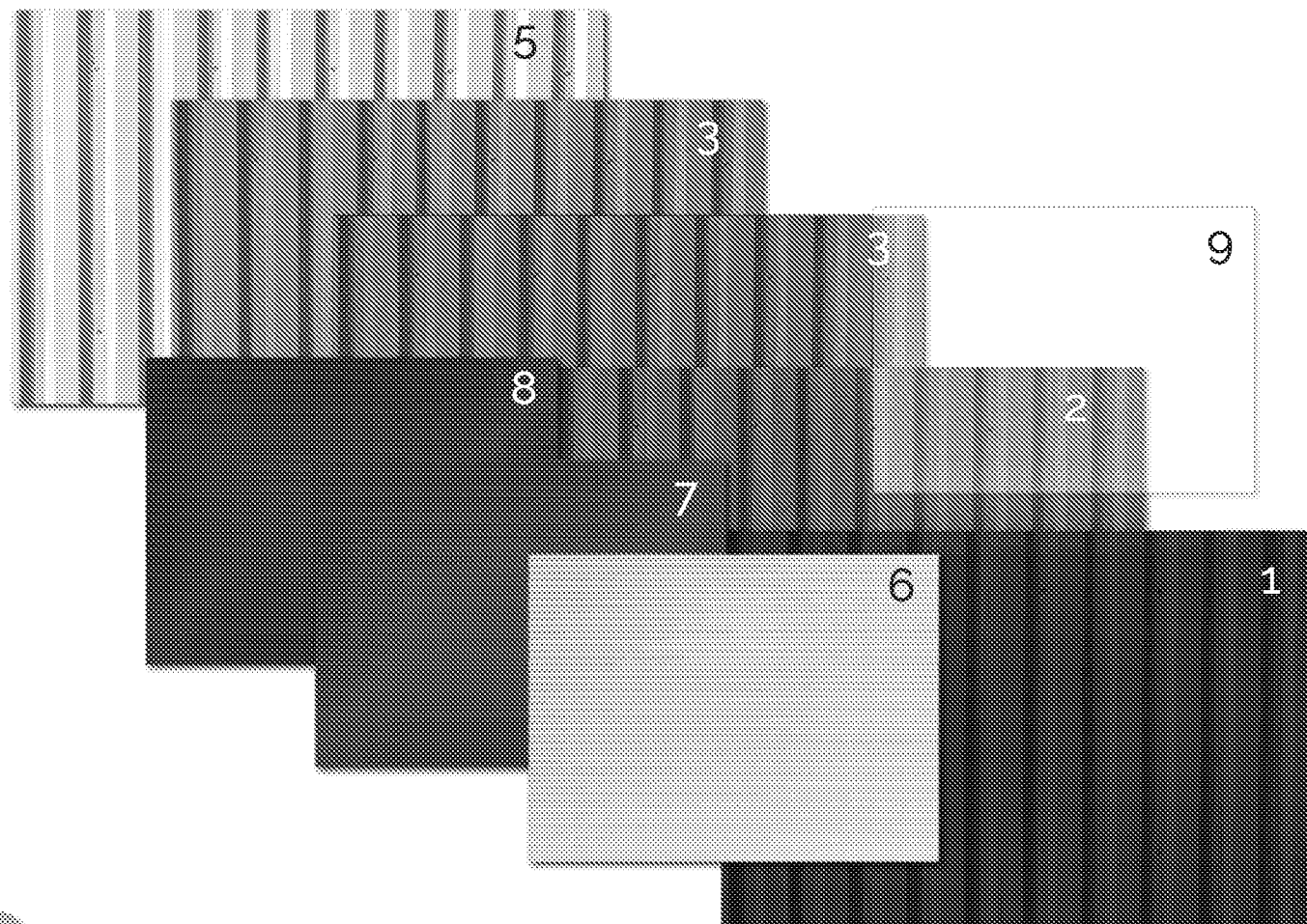
Development Proposal

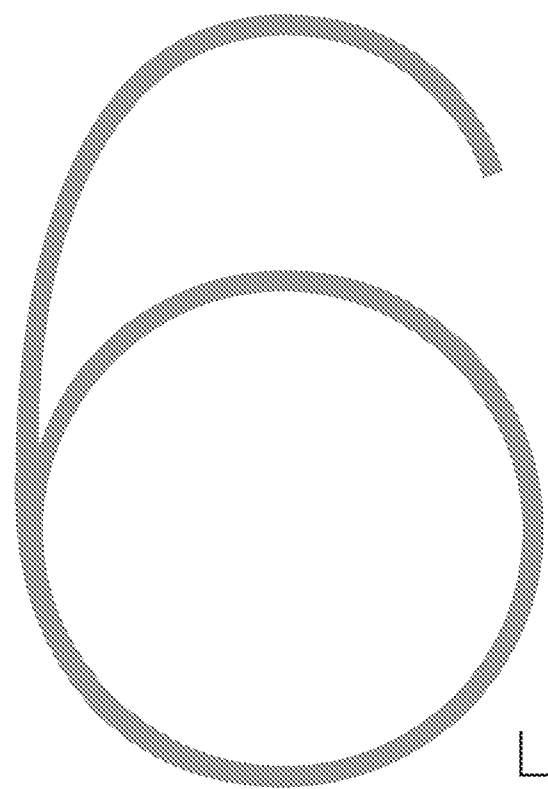
Appearance

The proposed units represent a high quality industrial commercial design that integrate well with their surrounding context. Different cladding materials add visual interest and break up the visual building massing. The use of horizontal cladding to accentuate the linear form of the warehouse to lower the perceived height of the building, incorporating louvred cladding to assist with concealing internal plant and associated intake / extract ducting. The use of glazing adds transparency to the facade and offer some form of natural surveillance.

The swatches below 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 has been used in specific locations to promote brand identity but are in keeping with the materials palette to allow space for end user identity. The materials chosen offer excellent longevity and durability.

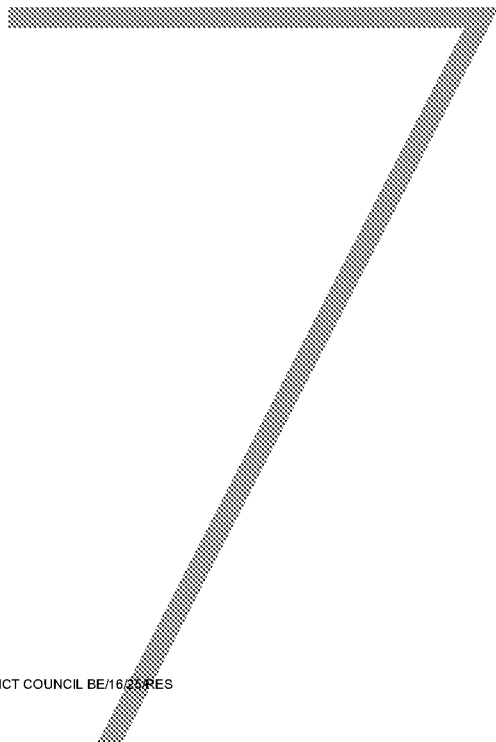
The treatment of rooflines and the use of colour become of paramount importance together with the careful articulation of ancillary office elements. The main warehouses are proposed to be clad in a mixture of vertical and horizontal profiled metal cladding, with lighter colours to higher elements of the building to assist in reducing the perceived height.





Landscape Strategy





Sustainability



Sustainability

Overview

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.

The following accredited services will be considered as part of the development proposals

BREEAM (Building Research Establishment's Environmental Assessment Method)

This is a measure of the sustainability of a building and sets the standard for best practice in sustainable areas. We work in close collaboration with BREEAM consultants and provide documentation helping to achieve all levels of BREEAM accreditation.

SBEM & EPC

All new building developments will require SBEM calculations and Energy Performance Certificates (EPC's) under Building Regulations Approved Documents L2.

All buildings will be designed to accommodate PVs on the roofs. The SBEM tool allows us to assess the quantity of PV technology required to achieve compliance and the additional quantity that is required to achieve EPC A and EPC A+ rating for the units.

Daylight and Sunlight Modelling

Solar modelling enables us to understand and control the geometric relationship between the sun and buildings, to optimise building position and orientation and minimise cooling plant or heating requirements.

Well Being

Physical characteristics of the built environment contribute directly to people's health and wellbeing. Good quality working conditions and greater access to green spaces and recreational facilities have a positive impact on health and wellbeing. Therefore we understand that investing in the health, wellbeing and productivity of a workforce and aiming to improve this through better workplace facilities, can be mutually beneficial.

Sustainability Statements

Sustainability Statements covering key sustainability issues to fulfil the various requirements of local planning authority, providing a balance of environmentally sound proposals with commercial viability.



**10% Biodiversity
Net Gain**



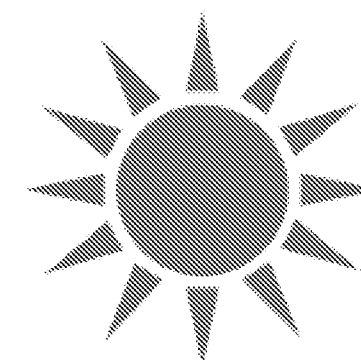
**Rainwater
Harvesting**



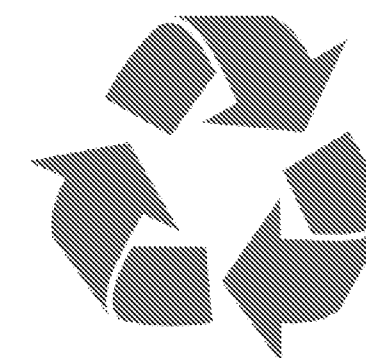
**Development to
target
BREEAM
EXCELLENT**



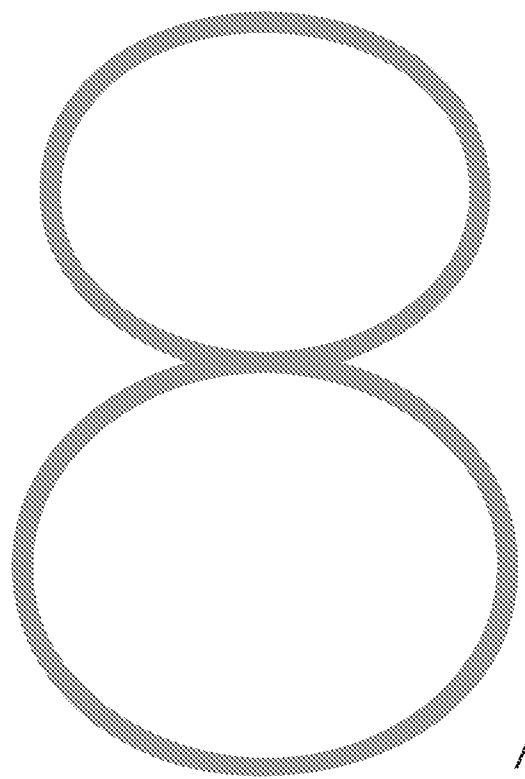
**Electronic
charging for Cars
HGVs and Vans**



**Photovoltaic
panels**



**Renewable
technologies and
Recycled
materials**



Access & Movement



Access & Movement

Pedestrian & Cycle Access

Pedestrians entering the site will do so via either the car park entrances or from the adjacent pedestrian and cycle paths. Tactile paving and dropped kerbs will be provided at all road junctions, with further paving areas extended around the building perimeters.

Inclusive access throughout the site is achieved, where applicable, with minimum 2m wide footpaths leading pedestrians from the car parks to the ancillary offices.

The application proposes covered cycle parking spaces located adjacent to the main offices to encourage sustainable travel to and from site. Cyclist access can be achieved via the proposed and existing footpaths shown in the adjacent diagram.

Accessible amenity landscaping has been incorporated into the scheme, which is available for the building occupants.

External Accessibility

The development will be laid out to achieve accessibility for disabled occupants. All disabled car-parking bays will be located as close to the main entrances as possible, with cycle shelters providing security and protection for bicycles. The car parks will have a gradient of less than 1:25, enabling wheelchair access and ambulant disabled to access the site without difficulty.

The main entrances into the units will be 'wheelchair friendly' level entry, with automatic opening doors. The doors will meet all current Building Regulations Part M requirements, with full height tubular steel handles for ease of opening. The force required to operate the doors will be below the maximum force recommended in the Building Regulations, and the effective opening width of each leaf will be designed to be more than 800mm.



Access & Movement

Internal Accessibility

All internal areas have also been designed in accordance with Approved Document M to insure they meet Building Regulations accessibility requirements. Areas of particular interest are outlined below.

Reception

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

Horizontal Circulation

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 will 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, with recommendations 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

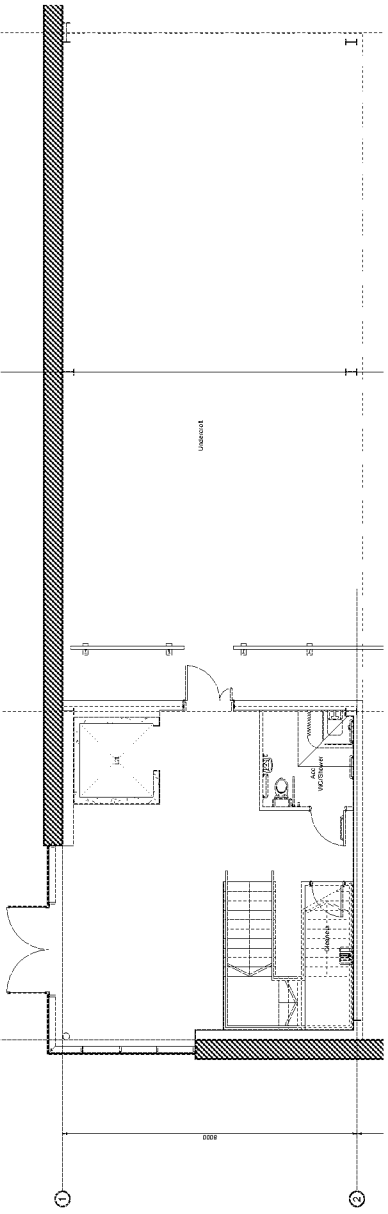
The warehouse space is to be level throughout with clearly defined pedestrian routes, with fire exits clearly defined between the main offices and operational areas. External stairs leading to the yards will be provided where necessary with minimum 900mm wide x 1400mm long refuge bays. Landings will be level with the finished floor levels at these exits.

Toilets

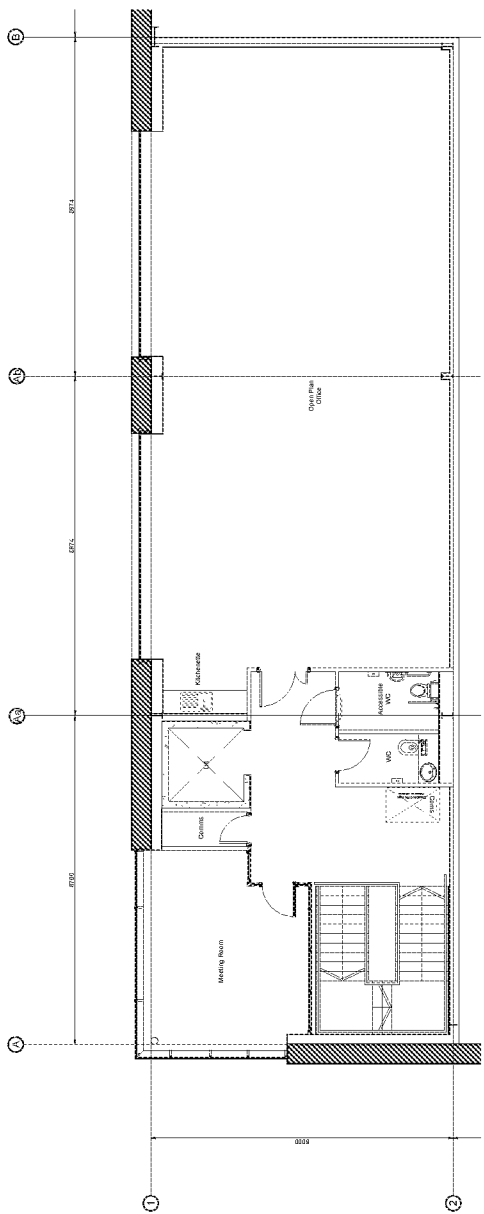
Toilets and shower facilities will be provided that are suitable for ambulant disabled staff, subject to detailed design development to suit future tenant occupancy requirements. In the offices, toilets will be provided for male, female and disabled users – these are to be found on each floor. A WC will be provided for ambulant disabled users.

Finishes

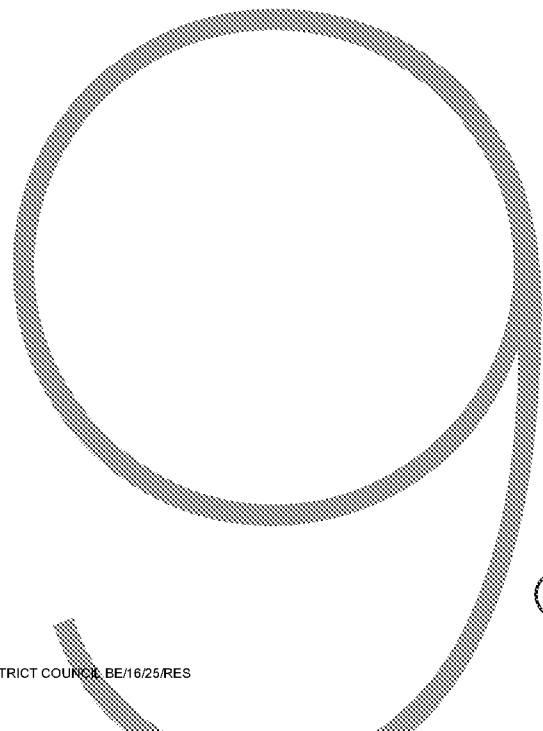
All floor finishes are to be of a non-slip type, with carpets being of a shallow dense pile, allowing easy passage for wheelchair users. The walls, wall coverings and paint finishes are to be suitably contrasting with the joinery of the doors and low surrounds. Where wall tiles are to be used, they are to have a satin finish to reduce glare.



Indicative Ground Floor Layout



Indicative First Floor Layout



Crime Prevention

