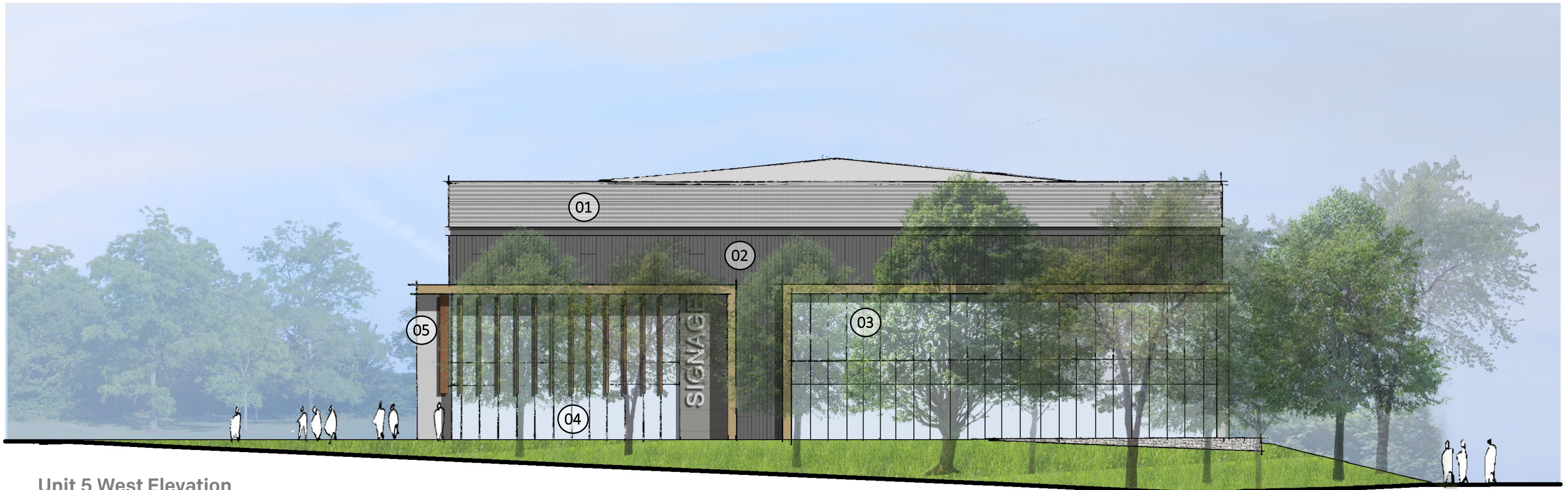
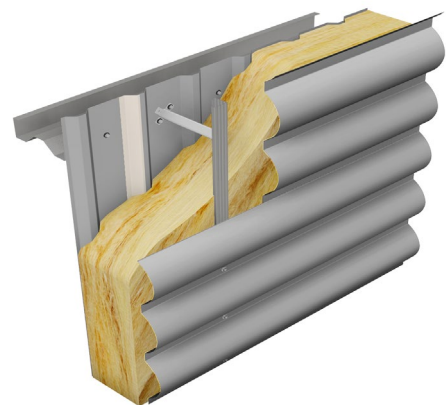


5.04 Materiality



Unit 5 West Elevation



01 Euroclad profiled cladding system



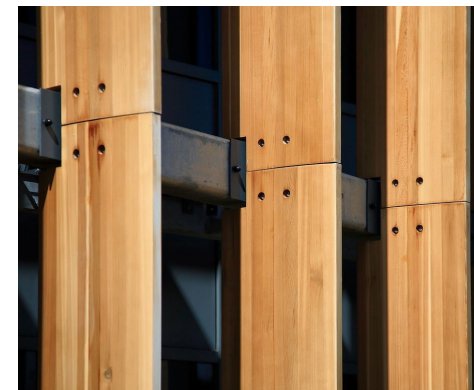
02 Euroclad Elite vertical cladding system



03 Full height curtain wall glazing with lookalike panels to floor zones



04 Full glazed feature entrance corners with portico



05 Feature timber vertical fins to entrance corners



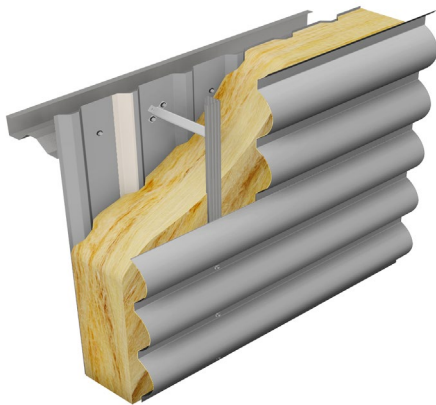
Key Plan



5.04 Materiality



Unit 5 South Elevation



01 Euroclad profiled cladding system



02 Euroclad Elite vertical cladding system



03 Full height curtain wall glazing with lookalike panels to floor zones



Key Plan



5.05 Accommodation Schedule & Car Parking

ACCOMMODATION SCHEDULE

Unit 1					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	85.5%	6,862	73,863	7,238	77,910
FF Office	2.3%	188	2,024		
	12.2%	980	10,549	1,120	12,056
Total GIA	100.0%	8,030	86,435	8,358	89,966
Unit 2					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	76.8%	2,917	31,399	3,192	34,359
FF Office	4.2%	158	1,701		
	19.1%	724	7,793	835	8,988
Total GIA	100.0%	3,799	40,892	4,027	43,347
Unit 3A					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	79.8%	883	9,505	982	10,570
FF Office	3.8%	42	452		
	16.4%	181	1,948	205	2,207
Total GIA	100.0%	1,106	11,905	1,187	12,777
Unit 3B					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	79.8%	883	9,505	982	10,570
FF Office	3.8%	42	452		
	16.4%	181	1,948	205	2,207
Total GIA	100.0%	1,106	11,905	1,187	12,777
Unit 4					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	76.0%	1,970	21,205	2,205	23,735
FF Office	5.3%	137	1,475		
	18.7%	486	5,231	587	6,318
Total GIA	100.0%	2,593	27,911	2,792	30,053
Unit 5					
Warehouse	%	GIA sqm	GIA sqft	GEA sqm	GEA sqft
GF Entrance & Core	83.3%	2,889	31,097	3,140	33,799
FF Office	3.6%	124	1,335		
	13.1%	455	4,898	556	5,985
Total GIA	100.0%	3,468	37,330	3,696	39,784
Total Development					
		GIA sqm	GIA sqft	GEA sqm	GEA sqft
		20,102	216,378	21,247	228,703

Parking

The proposed parking provision is shown in the table below. The total car parking spaces provided is based on the average maximum number permitted for B2 and B8 uses according to WBC’s parking standards; this was agreed with WBC as being appropriate. To provide some flexibility in the number of spaces required for each unit, there are an additional 24 unallocated spaces within the northern car park. There will be electric charging points provided for 20% of the spaces with the rest having passive provision, with the cabling provided so they can be easily converted in future. Blue badge parking, motorcycle parking and cycle parking will also be provided in accordance with the WBC parking standards.



Proposed Car Parking						
Unit	GIA (sqm)	Total spaces	Blue badge	EVCP	Bikes	Motorbikes
1	8,030	84	4	17	40	6
2	3,799	45	3	9	20	3
3A	1,106	12	1	2	6	1
3B	1,106	15	1	3	6	1
4	2,593	37	3	7	14	2
5	3,468	33	2	7	18	2
Total	20,102	226	14	45	104	15

For detailed transport assessment, refer to Iceni’s Transport Assessment Report, submitted as part of the planning application.





6 Landscape Design

- 6.01 Illustrative Landscape Masterplan
- 5.02 Landscape Precedent Images
- 5.03 Landscape Character Areas
- 5.04 Access Gateway & Central Spine East
- 6.05 Central Access Spine West
- 6.06 Linear Park
- 6.07 Linear Park Sections
- 6.08 Core Amenity Space
- 6.09 Site Frontage
- 6.10 Northern Car Park
- 6.11 Public Right of Way Corridor
- 6.12 Green Edges
- 6.13 SUDs Strategy
- 6.14 Soft Landscape Strategy
- 6.15 Tree Strategy
- 6.16 Hard Landscape Palette
- 6.17 Boundary Strategy
- 6.18 Approach to Retaining Structures
- 6.19 Landscape Comparison Study – Existing vs Proposed

6.01 Illustrative Landscape Masterplan

Summary of Key Design Principles

- Retain existing trees, particularly where they are of a high value and contribute to visual amenity.
- Provide additional tree planting where possible to create a strong green infrastructure across the proposals.
- Create an attractive site frontage with tree, native shrub and meadow planting.
- Provide safe accessible green spaces providing valuable landscape amenity for employees.
- Preserve and enhance Green Infrastructure (GI) along Priority Habitat and Ancient Woodland Boundaries.
- Facilitate pedestrian/Cycle movement through proposed GI links where possible to reduce conflict with vehicular movement.
- Retain the existing pond feature to the west and develop a strong site-wide SuDS strategy.
- Enhance the public right of way.
- Provide Amenity hubs in close proximity to buildings for site users.

KEY

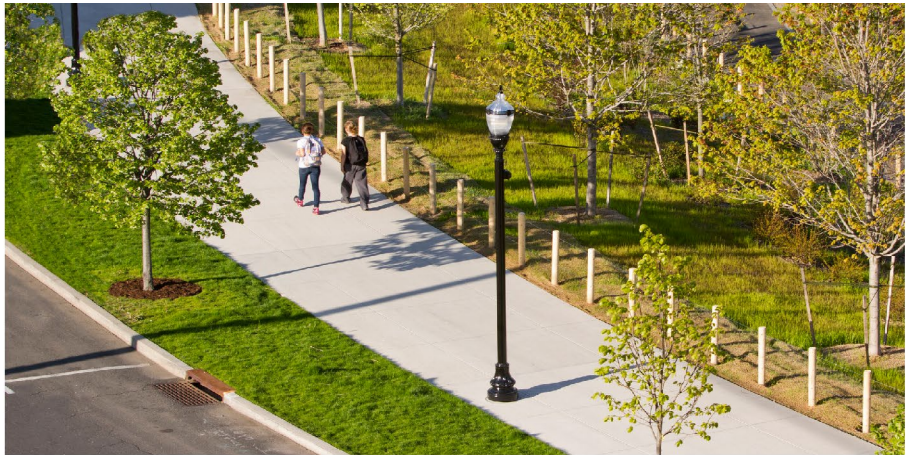
- | | |
|---|--------------------------------------|
| ① Key Entrance Gateway with Signage Focal Point | ⑧ Proposed SuDS Rain Gardens |
| ② Existing trees and Bank retained | ⑨ Proposed SuDS Detention Basins |
| ③ Existing trees retained | ⑩ Proposed Pedestrian Crossings |
| ④ Proposed Amenity Spaces | ⑪ Proposed Doorstep Amenity Spaces |
| ⑤ Proposed Trees | ⑫ Proposed Native Structure Planting |
| ⑥ Northern Car Park | ⑬ Proposed Woodland Planting |
| ⑦ Existing Public Right of Way (PROW) | |



6.02 Landscape Precedent Images



Accessible amenity spaces for staff and site users



Dedicated pedestrian/cycle routes along Green Links



Proposed green verges with tree planting



Attractive underplanting to existing and proposed trees



Seating opportunities in Amenity Spaces.



Proposed rain gardens along the Linear Park



6.03 Landscape Character Areas

Landscape Design : Key Moves

- **Site Frontage:** Creation of an attractive Entrance Gateway with an enhanced frontage to the Site along frontage to the B3270 and Whitley Wood Lane.
- **Access Gateway and Central Spine :** The retention of existing trees providing valuable visual amenity been a key driver in the Landscape design development. Proposed tree-lined access roads, rain gardens and hedgeline pedestrian routes further create opportunities for north-south Green links.
- **Linear Park :** The provision of a new 'Linear Park' creates a strong east-west green corridor connecting the woodland along frontage of Unit 5 to the existing pond and Priority habitat Woodland in the East . The Linear Park has also been designed to visually soften the facade of Unit 1, provide safe pedestrian / cycle access and facilitate the creation of staff amenity spaces.
- **Northern Car Park :** Creation of a smaller car park (compared to the large existing car park) provides opportunities to develop a generous green buffer to the residential areas in the east.
- **Public Right of Way (PROW) Corridor :** To create an enhanced PROW route through the site through careful consideration of proposed fencing, tree planting and path widening.
- **Green Edges:** Preserve, protect and enhance Green Infrastructure (GI) along Priority Habitat and Ancient Woodland Boundaries by pulling back the development boundary and providing green buffers comprising of tree, native shrub and meadow planting.

	Access Gateway and Central Spine		PROW Corridor
	Linear Park and Amenity Spaces		Northern Car Park
	Site Frontages		Green Edges



6.04 Access Gateway & Central Spine East

Access Gateway:

The existing entrance gateway has been retained as part of the proposals and enhanced to create an attractive entrance rooted in good place making principle.

The design seeks to create a good relationship between Unit 1 and the entrance through the introduction of legible doorstep spaces, good signage and low gabion retaining walls with attractive seasonal planting.

Central Spine Road - East: The retention of several category A and Category B trees along the access road has been a key driver in the Landscape design development in lieu of their contribution to the landscape character, ecology and visual amenity of the site. The existing row of trees to the right of the access roads (6c) and key focal trees (6a and 6b) at the far end of the access road have been retained and further supplemented with tree planting to create an attractive treed avenue that will enhance views from the entrance as well as from the Public Right of Way (PROW) looking back towards the development.



⑦ Gabion Wall Signage



⑥c Retained bank with Existing Trees



③ Proposed Green verges with Trees



Existing Trees Retained (View of Trees in Existing Site Context)

- KEY
- ① SuDS/Rain Gardens
 - ② Amenity Spaces
 - ③ Proposed Green verges with Trees
 - ④ Pedestrian Crossing
 - ⑤ Proposed Hedge
 - ⑥ Existing trees and Bank retained
 - ⑦ Gabion Wall Signage

