

# 04 | Design & Access

## 4.7 Proposed Landscaping & Fencing

Given the relationship between the proposal and its closest residential neighbours, it is proposed that a 2m high close board timber fence will be installed along the south-west boundary to negate any potential noise pollution from the vehicle yard, dock levellers and level access doors.

The existing shrubs and trees along Nursery Drive public right of way west of JDE car park will provide some screening towards the site from the road and adjacent houses. Much of the existing soft landscaped areas within the site will be retained.

All landscaping and fencing is to be designed in order to provide clear demarcation and good visibility across the site.



- ||||| Extent of 2m close board timber boundary fence
- Existing trees along Nursery Drive
- Public Right of Way



### Surface Key

Existing & Proposed Grass / Soft Landscaping



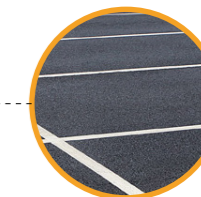
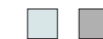
Existing & Proposed Concrete



Proposed Gravel



Existing & Proposed Tarmac



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## 4.8 Proposed Appearance



South West Elevation as Existing



North West Elevation as Existing



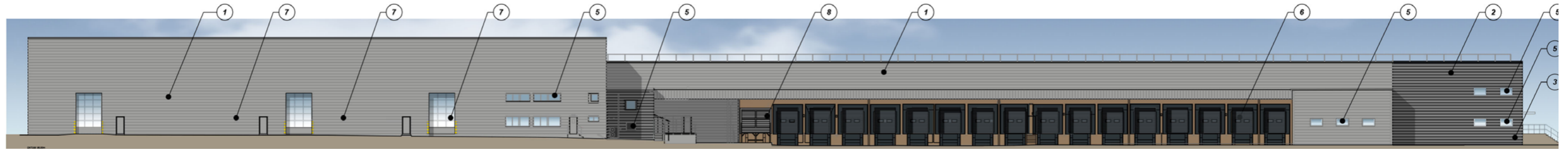
North East Elevation as Existing



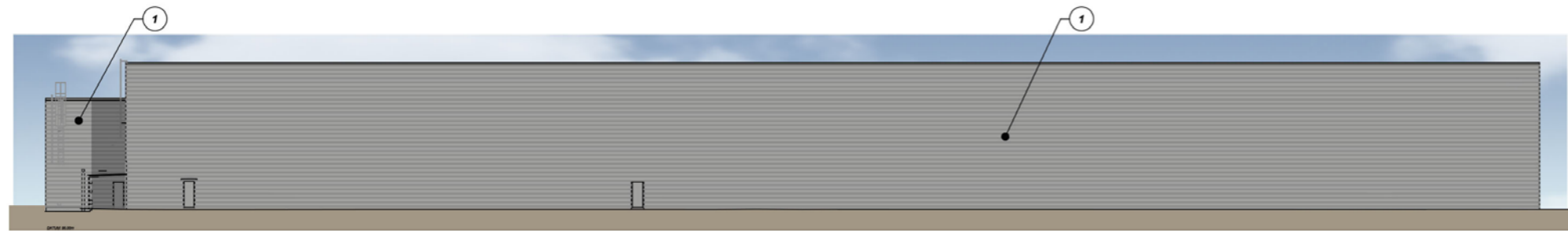
South East Elevation as Existing

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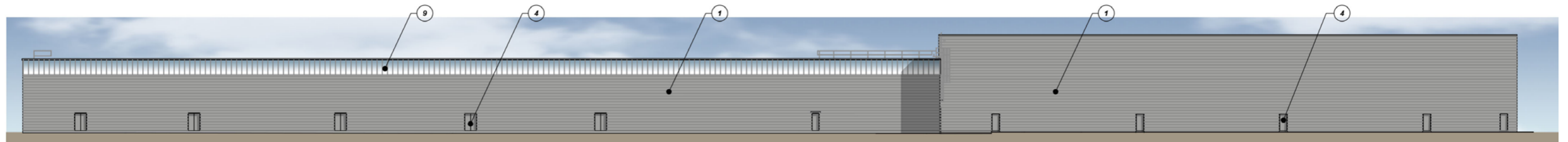
## 4.8 Proposed Appearance



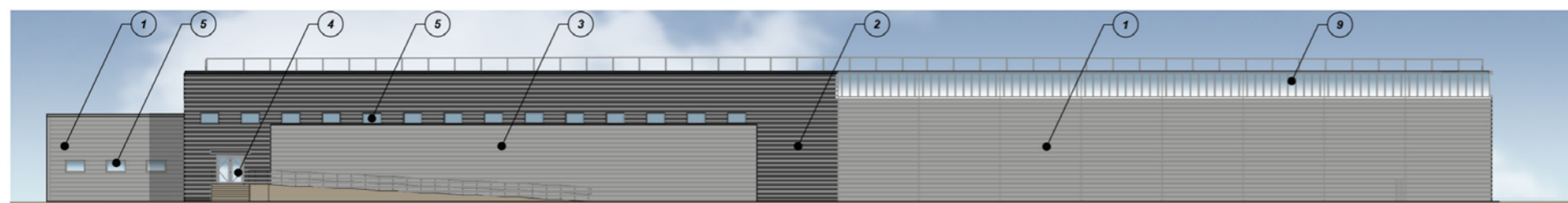
South West Elevation as Proposed



North West Elevation as Proposed



North East Elevation as Proposed



South East Elevation as Proposed

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## 4.8 Proposed Appearance

Given the efficiency and overall footprint area of typical industrial buildings, it is almost inevitable that some elevations will be relatively flat and long. This is the case with this existing building. As part of significant refurbishment works, Graftongate and Paloma Capital are proposing to re-clad the building, which will result in the following appearance improvements:

- cladding colour palette – colours are generally lighter than the existing to reduce the visual impact of the building massing.
- cladding profiles – by subtly mixing the cladding profiles (micro-rib and trapezoidal) key elevations can be broken down into smaller sections of interest, whilst combining to make a balanced elevation.
- flashings – detailing flashings, which complement the overall colour pallet and tone of the elevation, can help break up large sections of cladding.
- canopies & shelters – new personnel entrance canopy and re-clad vehicular canopy and shelters will add depth to elevations and add interest at low level.
- office treatment – by differentiating the cladding to any offices, a focus can be achieved which is both aesthetically pleasing, but also useful in terms of wayfinding.

Decisions relating to materials were made considering the quality of the finish to ensure low maintenance, resilient finishes, whilst creating elevations of a clean, modern appearance.

### Roof:

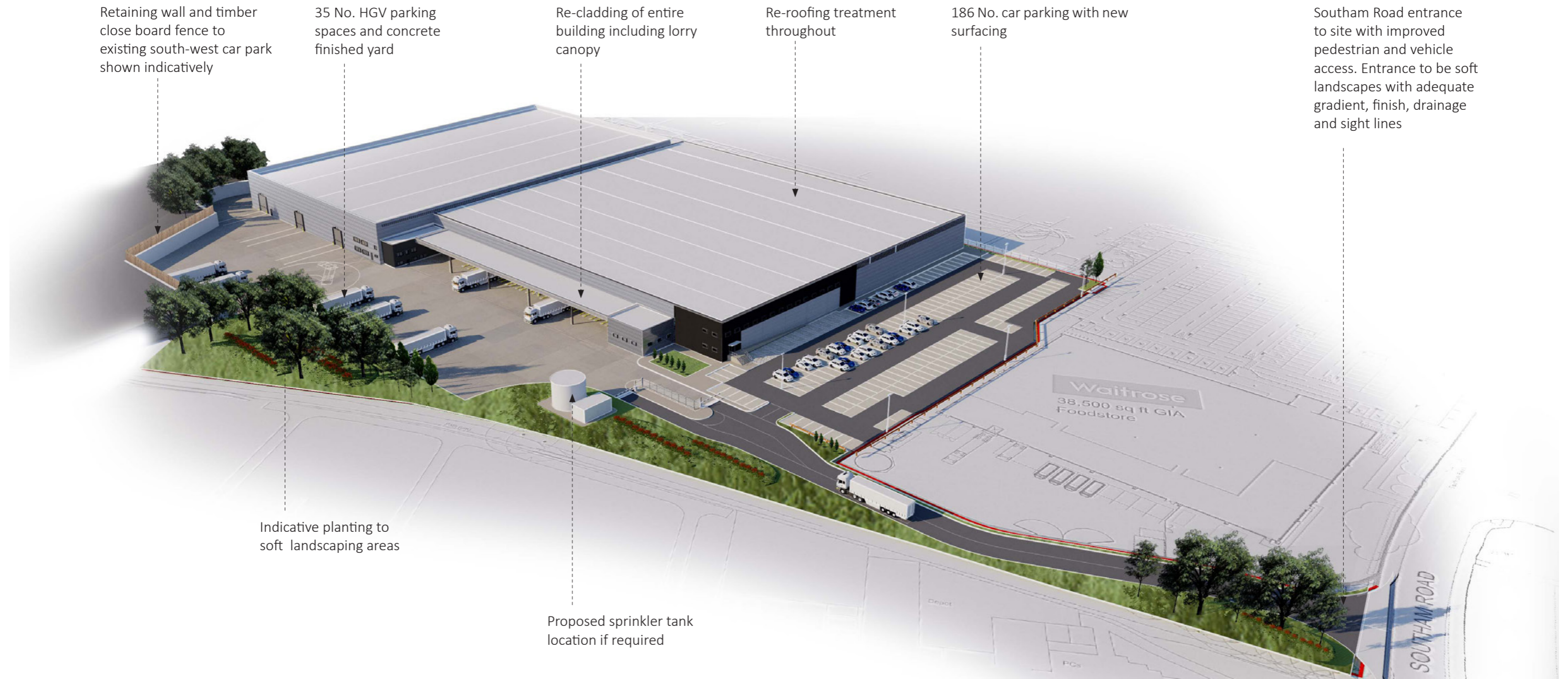
It is proposed that the building retains a shallow pitched roof with fixed point ridges to both the east and west warehouse. The finish of this roof is to be a profiled metal roof sheeting.

### Walls:

- ① Walls to be overclad with single skin wall cladding system utilising trapezoidal profiled panel laid horizontally. Panels to be colour RAL 9006 Silver Metallic
- ② Walls to be overclad using Kingspan (or similar) AWP panels with Micro-rib profile. Panels to be finished in HPS 200 Ultra, colour RAL 7016 Anthracite (dark grey)
- ③ Walls to be overclad using Kingspan (or similar) AWP panels with Micro-rib profile. Panels to be finished in HPS 200 Ultra, colour RAL 7000 Alaska Grey (light grey)
- ④ New Personnel Doors - Single / Double leaf thermally insulated steel door sets. Door leaf and frames to be PCC RAL 9006 Silver Metallic
- ⑤ New Windows - Polyester powder coated aluminium windows complete with factory sealed double glazed units. Frame colour to be RAL 7016 Anthracite
- ⑥ Replacement Dock Doors and Levellers - All existing dock levellers to be replaced, new dock levellers to be Black RAL 9017. Insulated section door constructed of composite micro-rib panels with 2no double glazed vision panels. External finish to be PPC, RAL 7016 Anthracite (dark grey)
- ⑦ New Level Access Doors - Insulated section door constructed of composite micro-rib panels with 3no double glazed vision panels. External finish to be PPC, RAL 7016 Anthracite (dark grey)
- ⑧ New Curtain Wall System - Polyester powder coated aluminium curtain wall system complete with factory sealed double glazed units. Frame colour to be RAL 7016 Anthracite

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## 4.8 Proposed Appearance



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## 4.9 Proposed External Lighting

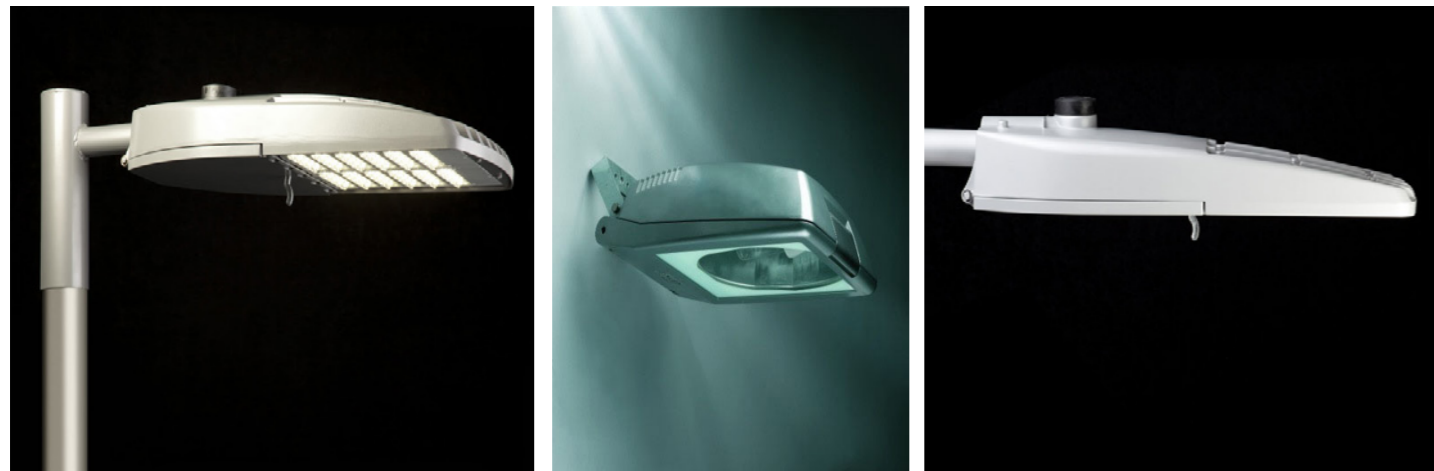
The proposed lighting scheme will adopt a policy of limiting & controlling all external “upward light pollution” to a minimum and aims to use the minimum energy necessary to provide safe and secure premises.

The new lighting design will satisfy all statutory requirements including the Chartered Institution of Building Services Engineers “CIBSE” technical lighting guides.

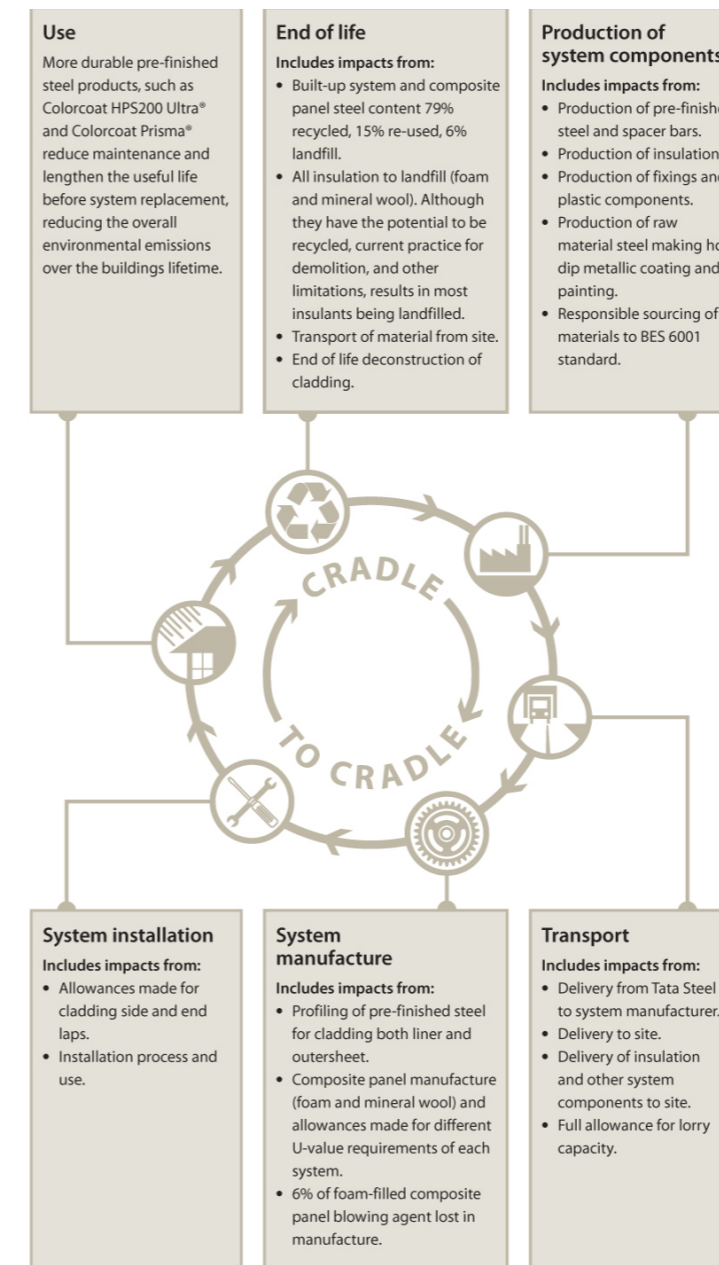
Car parks, service yard and pedestrian areas, including all escape doors and paths, are to be illuminated by LED / low energy light sources using a combination of building mounted luminaires and lighting columns, to provide a minimum maintained illuminance. Local increases in lighting levels shall be provided to the service yards and personnel entrance and loading bay areas for safe access and egress.

The external lighting will be co-ordinated with the landscaping scheme with light spillage from the site being kept to a minimum. Any lighting along the site boundaries shall be directed inwards, towards the proposed building.

The lighting will be designed taking great care to ensure that the required lighting levels are achieved at the car park periphery, incorporating lighting glare control to prevent light pollution to surrounding areas, and that adequate security lighting is provided for public and staff safety.



## 4.10 Sustainability



The significant materials specified are principally cladding.

The envelope of the building is a coated steel faced cladding system supported off the existing cladding and steel frame. This will provide a high quality, durable enclosure to the building. Where appropriate, glazing will be toughened laminated sections, and where possible all windows and doors will be certified secure products.





# 05 | Summary

## 5.0 Summary

This document seeks to demonstrate that the development of this site will result in a well designed, high quality scheme that is an asset to the area, and will provide a desirable development creating a number of new jobs into the local community.

The development represents a substantial investment to the area and will help to promote and support employment growth and stimulate economic regeneration to the local area, cohesive with regional and local aspirations.

This planning proposal has been developed with due regard to the existing site and existing building, its context and surroundings, to minimise visual impact, with an appropriately designed re-cladding strategy of the existing building which follows the planning guidelines established during pre application consultation.







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