

# A. Design

# D1

## Design Evolution

## D1.01

# Design Opportunities

## Opportunities Plan

Having explored and reviewed the characteristics of the existing site and the planning policy position to maintain the Green Belt's openness, the following opportunities are sought through a redevelopment proposal such as:

- utilising a previously developed land that is currently vacant;
- providing an industrial floorspace to create job opportunities and employment use for the locals;
- providing a rationalised and consolidated approach to the built development to improve operation, function and crucially, the appearance of the site by maintaining the openness of the Green Belt;
- integrating buildings and spaces that is suitable and flexible for employment use and future adaptation, respectively;
- retaining the existing structures where appropriate;
- maintaining and protecting the openness of the Green Belt for ecological value and biodiversity enhancement on the site;
- developing a landscape and maintenance strategy that enhances the site's current deteriorating greenery while retaining the landscape's ecological value to ensure a continued protection;
- integrating the site back into its greenery surrounding with a landscape buffer around its perimeter;
- improving the site with a specific drainage strategy; and
- contributing a sustainable approach to the buildings.

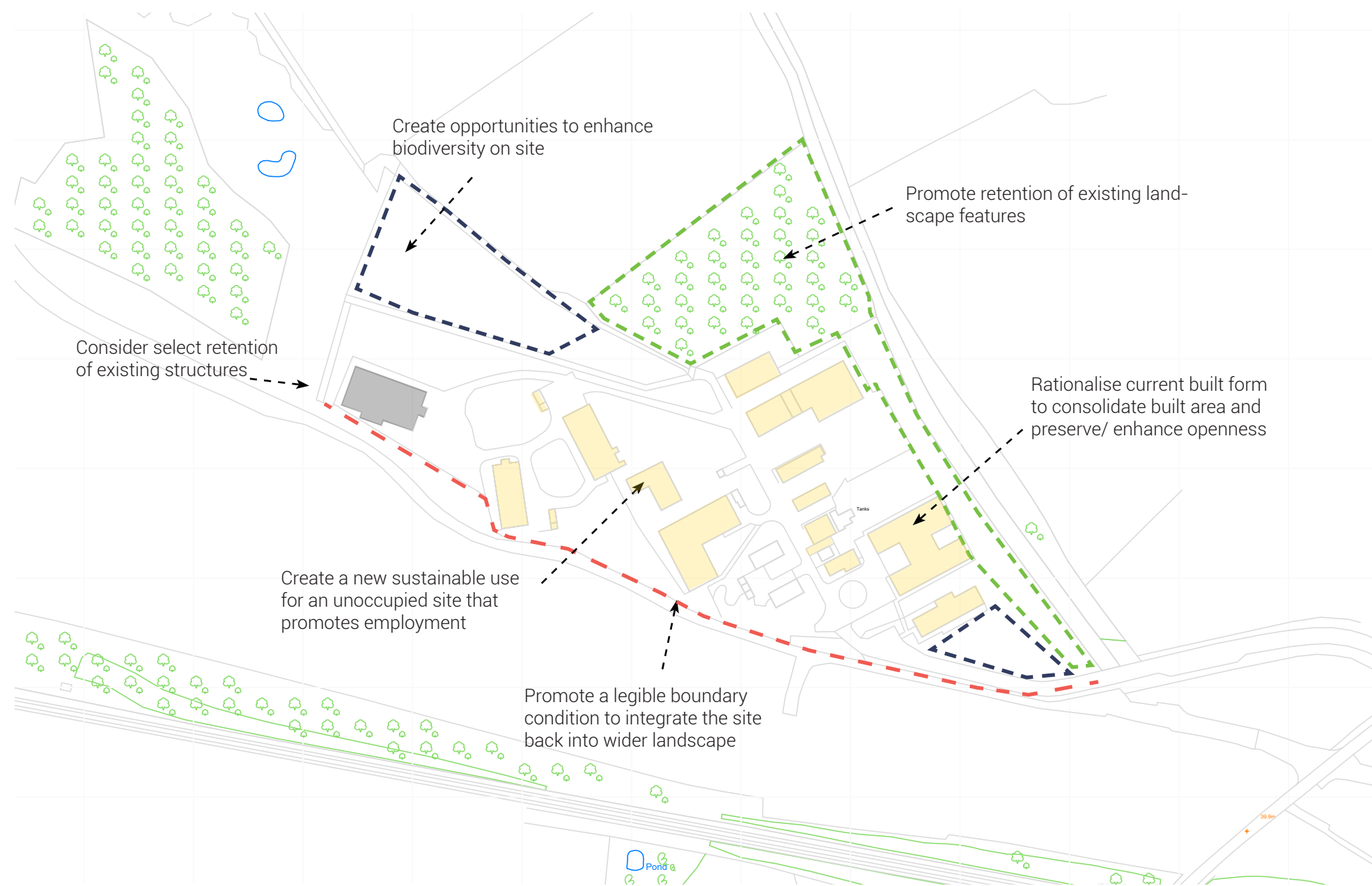


Fig. D1.01 OS master map of the existing site and its opportunities and constraints.

### KEY:

01	Woodland	---
02	Existing Boundary	---
03	Opportunity for Biodiversity Enhancement	---

## D1.02

# Design Principles: Concept

## Principles

- Increase the overall quantum of employment floorspace whilst reducing the overall built volume compared to the volume of the existing buildings.
- Consider the neighbouring HS2 development in terms of topography, drainage and landscaping to ensure a cohesive and coordinated approach.
- Maintain and enhance the openness of the Green Belt.
- Carefully position new development to utilise the topography of the site to maintain the openness.
- Retain and enhance landscape features.
- Promote augmentation of biodiversity and sustainability.
- Curate a cohesive approach to built development and landscape.
- Promote sustainable development principles.

## Sustainable Design

- Simple and flexible forms.
- Blended colour palette to minimise mass and scale and provide a more intimate form.
- Plan form which future proofs use for the site.
- Consideration of whole life carbon principles & circular economy through repurposing of material.



Fig. D1.02 OS master map of the existing site and its design concept.

### KEY:

- 01 Site Boundary  
02 Existing Woodland  
03 Proposed Yards



- 04 Proposed Boundary Planting  
02 Biodiversity Enhancements  
03 Access Route





D1.03

# Proposed Site: Layout



Fig. D1.03 Proposed Arrangement of buildings and spaces on the site and the relationship to the surrounding context.



D1.04

# Proposed Site: Topography



The proposal has been designed to take advantage of the topography. No new buildings are placed at the highest point.

The existing building from the west side is retained.

Fig. D1.04 Proposed site plan and topography layout.



Fig. D1.05 Section of Proposed Site (Section A-B).