



Plot 2000

GATEWAY14
STOWMARKET

Local Stakeholder Presentation

JAYNIC
FRANK
SHAW
ASSOCIATES
LIMITED
ARCHITECTS

INTRODUCTION



Site Progress



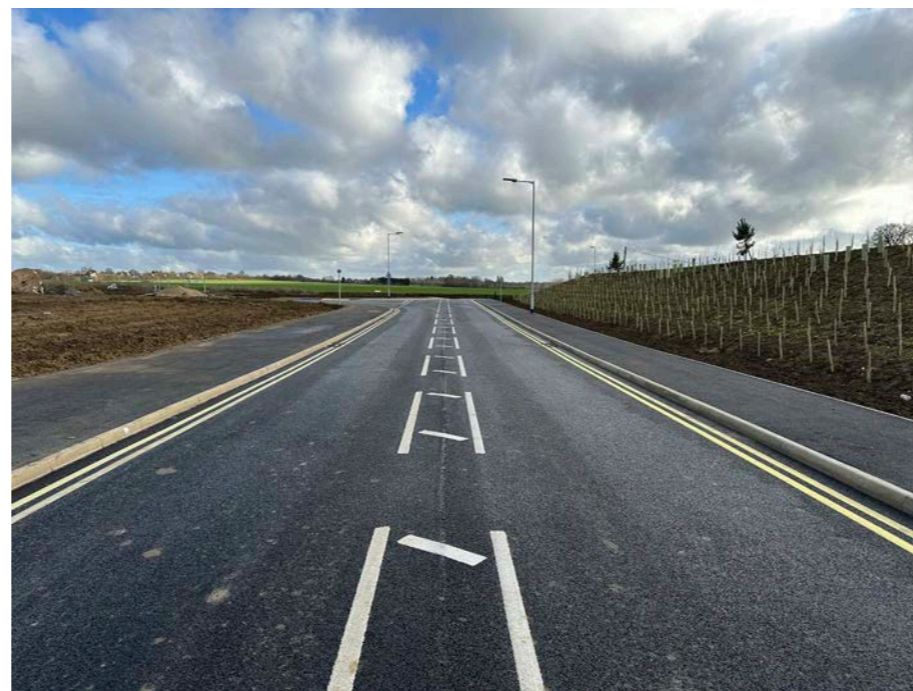
Indicative Illustration of the Innovation Centre



Indicative Illustration of the Gateway 14 Development



Site Masterplan



Plot 4000 - The Range

3D Visual of the Range building currently undergoing construction, to the south of Plot 2000.



Current Progress

Infrastructure and landscaping are being implemented to Plot 4000 and the wider Gateway 14.

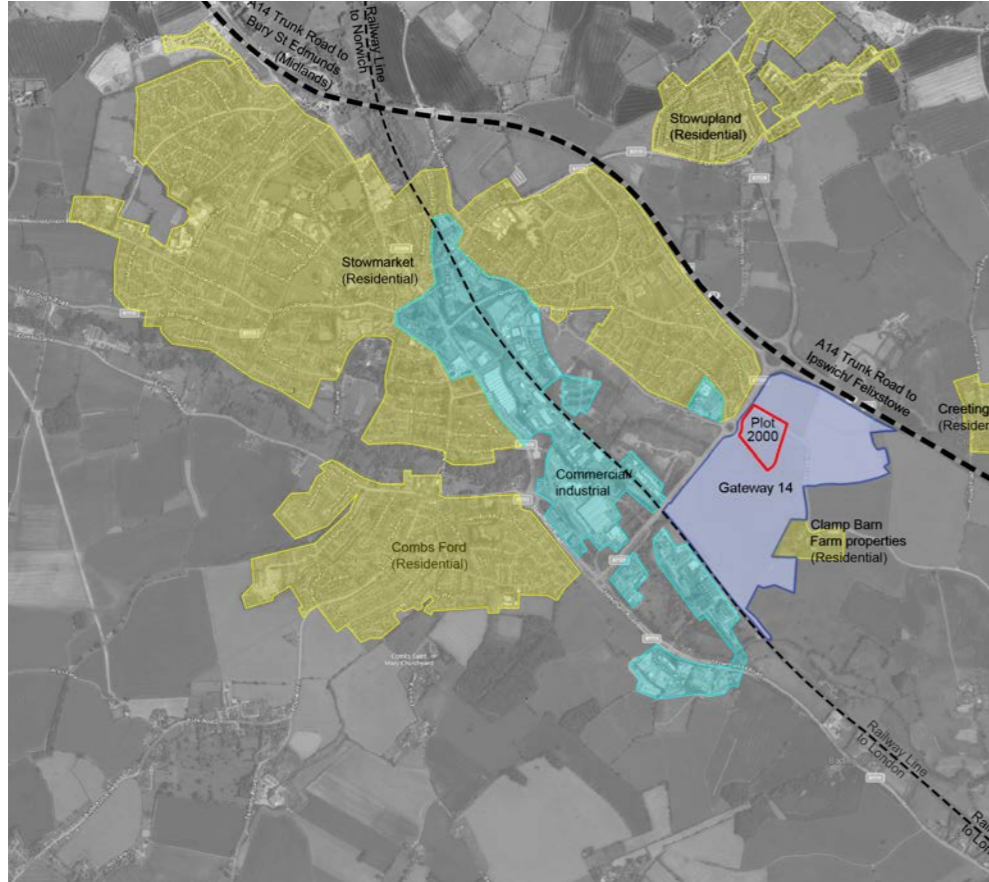


The Range - Masterplan

PLOT 2000

Site Location and Context

The site is Plot 2000, Gateway 14 and is located at the central western boundary of the business park. Gateway 14 is situated approximately midway between Ipswich and Bury St Edmunds, on the southeast edge of Stowmarket and falls into the Mid-Suffolk District Council area of Creeting St. Peter or West Creeting. It has an area of approximately 3.61 ha (8.93 ac), and slopes gently from north to south.



Site Connectivity

The main access to the site will be taken off Gateway Boulevard and will utilize the access points agreed under the highways technical approval and outline planning permission. Traffic to the site is expected to arrive from the roundabout at the junction of the A1120 and Gateway Boulevard.



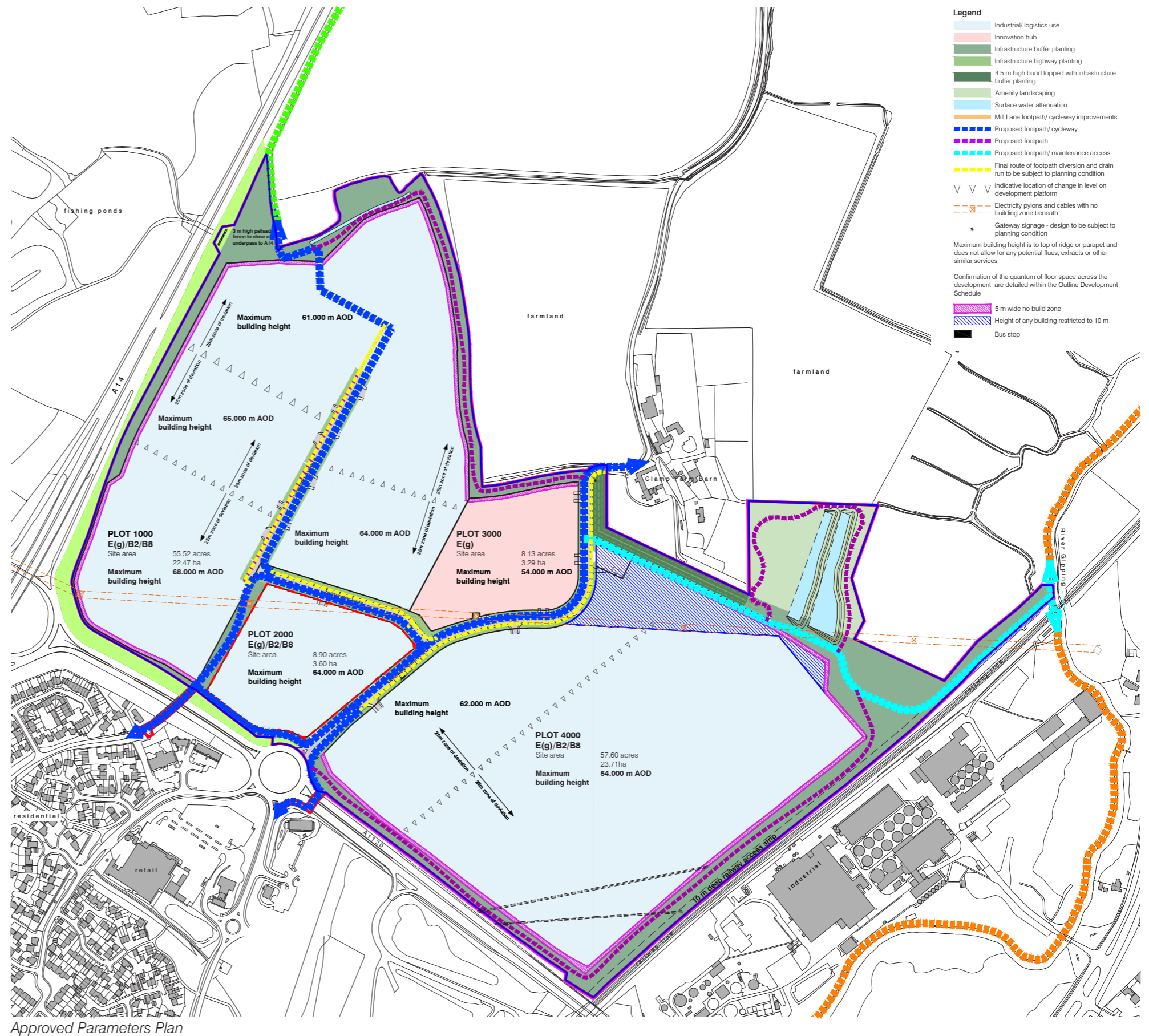
Site Masterplan

Hybrid consent was granted on 5th November 2021 (ref. DC/21/00407) for the following development:

“Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021.”

This application sought detailed planning permission for access arrangements, framework landscaping and site enabling works including installation of the bund to Clamp Farm, surface water drainage infrastructure and outfalls and installation of a primary substation. Outline planning permission was sought for the development of the plots including the delivery of buildings and on plot landscaping, access, parking and associated works.

Since the grant of outline planning permission, Reserved Matters Approval has been granted for Plot 4000 to deliver a new logistics unit for The Range. This is now being implemented.



Transport Connections

The approved hybrid planning permission included a number of significant improvements to pedestrian and cyclist connectivity:

- Closure of Mill Lane
- Provision of a pedestrian and cycle link to Cedars Park and new cycleway within the site
- A new Footpath link to Footpath 23 (Gipping Valley Way)
- A new Toucan Crossing on the A1120

The proposal for Plot 2000 provide cycle facilities in accordance with SCC guidance, including lockers, showers and secure cycle storage.

Example Images



Cycle Store



Shower

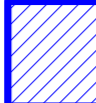


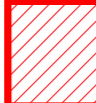
Lockers

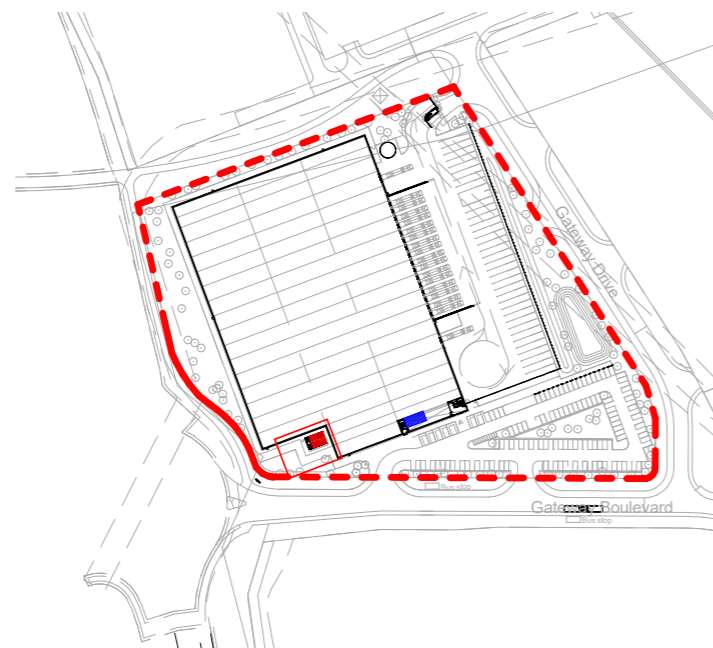
Double stacking cycle storage system (Cyclepods Limited Easilift Premium or similar approved) to accommodate a **total of 88 cycles**.

Total number of showers = **3 shower cubicles** (provided as part of Fit Out works)

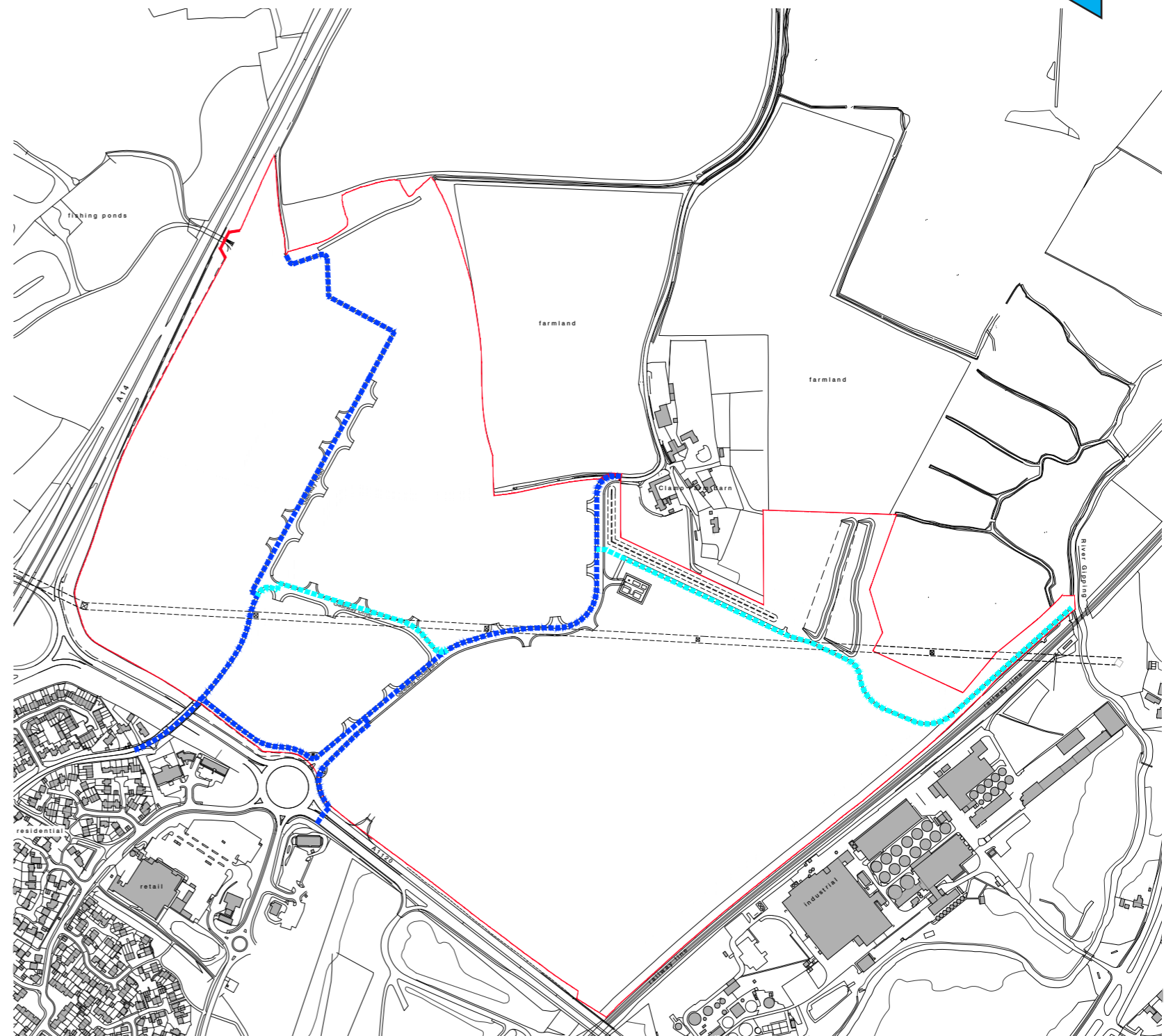
Total number of lockers = **23 z style lockers** (provided as part of Fit Out works)

 Location of Shower and Locker Facilities (to be constructed as part of Fit Out works)



 Location of Cycle Storage Facilities

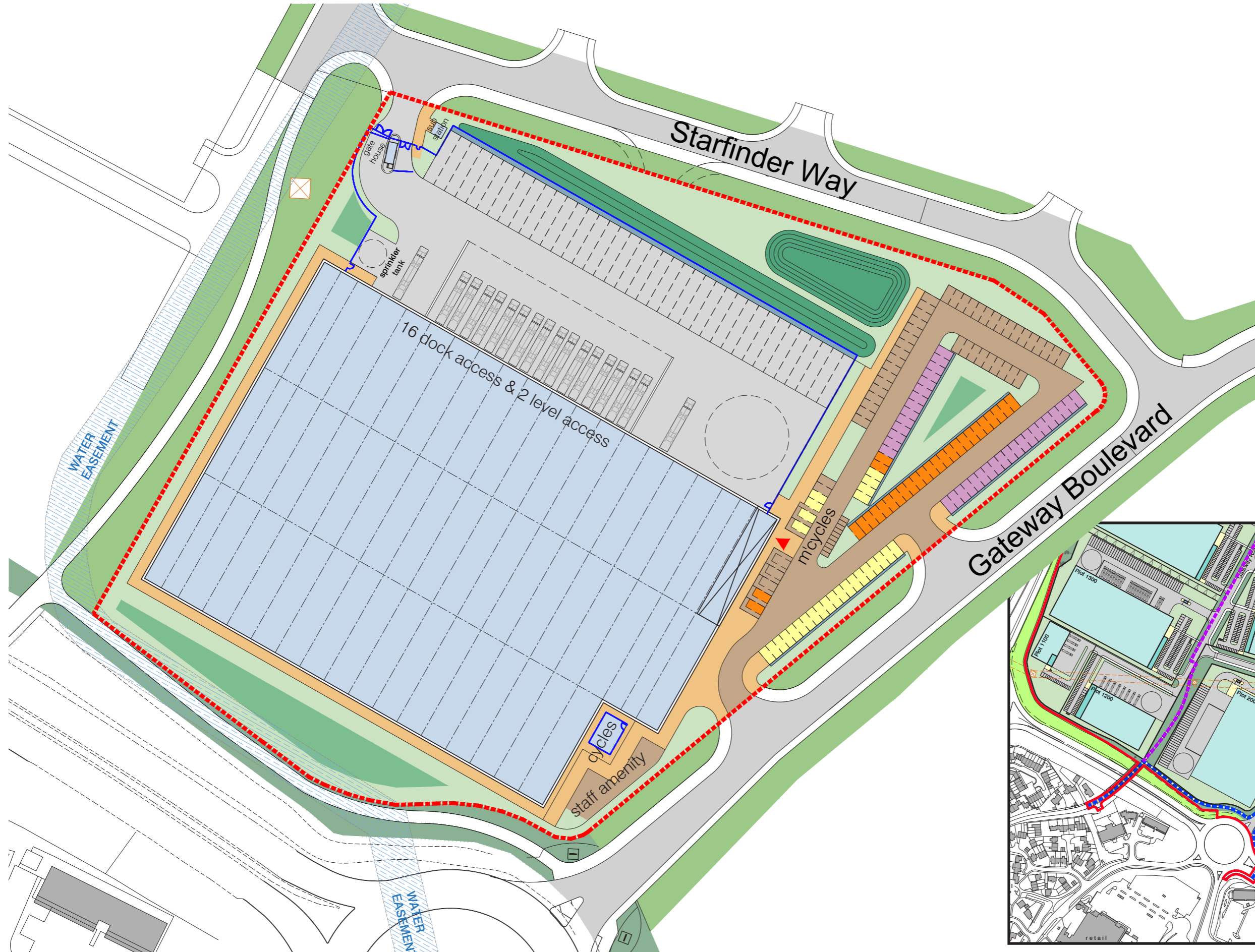


CYCLE LOCATION PLAN

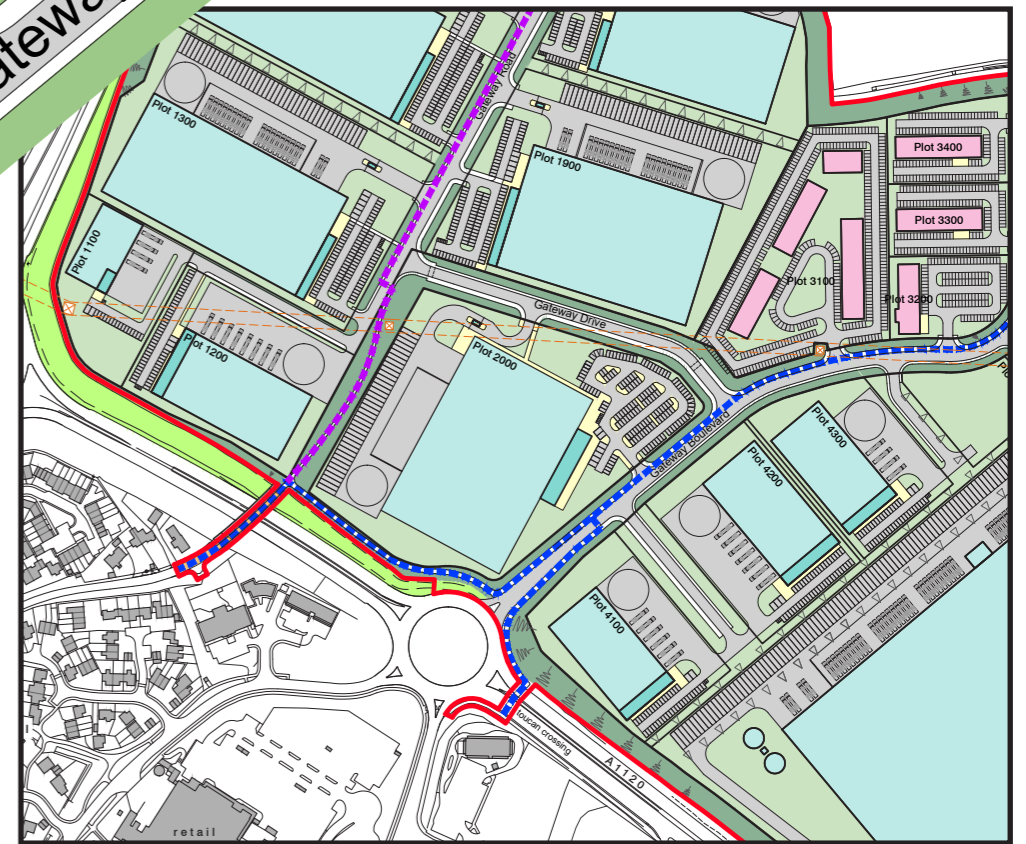


Footpath and Cycleway Plan

 Cycle Path
 Footpath

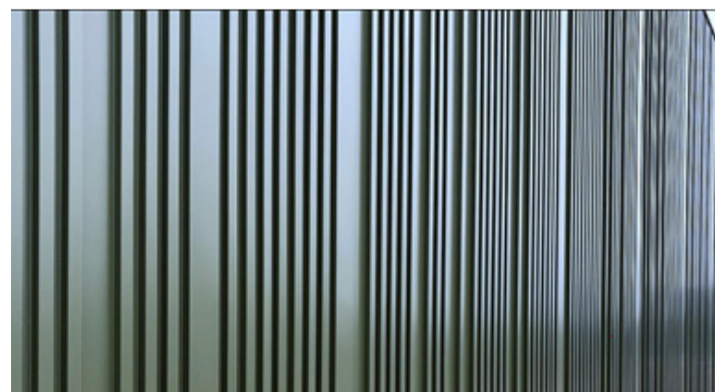


- Building proposed 15,310m²
- 22% landscaping
- Biodiversity net gain significantly greater than 10%
- Ample parking provided meeting SCC standards, including car and HGV parking
- Buildings within approved height limits >4m below.
- Proposals fully compliant with outline consent

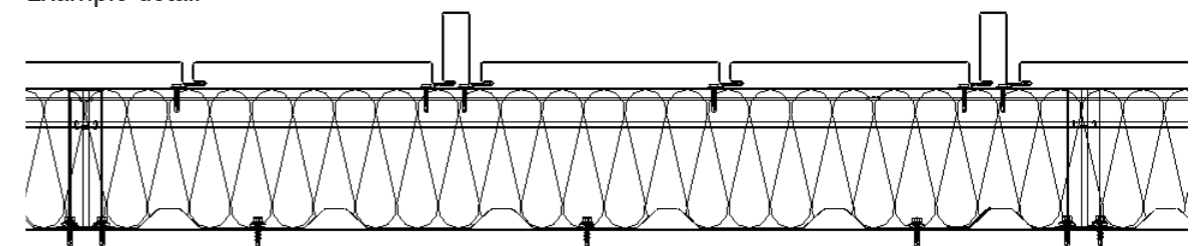




Colour Palette



Example detail





Colour Palette





Colour Palette



Final / Proposed Scheme



01 WESTERN BOUNDARY / FRONTAGE

The western boundary of the site adjoins and is defined by the A1120 and some existing vegetation on the embankment. This boundary will form part of the frontage to the site and has been designed to create an appropriate entrance into the development area. A substantial amount of existing vegetation on the gradient of the highway land adjacent to the site provides an established landscape presence for mitigating views into and out of the site. The level of the road is lower than the site and therefore has a lower visual presence to the users of the highways. Within the Site there is a proposed native buffer planting area with specimen native trees and sub canopy vegetation to enhance the existing planting outside the Site. This proposed planted area has a wildflower edge to discourage anyone entering and disturbing the potential wildlife habitat. Indicative Section A-AA below showing relationship of the Site to the A1120.



02 ENTRANCE AND SPINE ROAD LANDSCAPE

Any existing vegetation removed to facilitate access will be reinstated with a combination of native hedgerows, hedgerow trees and woodland species around the entrance area and spine road.
The approved landscape design of the spine road focuses on native in character with the entrances and gateways defined by native specimen trees and avenue tree planting.
Within the proposed Site, in strategic landscape development areas, native tree and hedge planting will be used to further screen the proposed buildings.
The tree planting strategy will provide vertical structure with both ornamental and native species being used to help define focal points, way-finding specimen trees, avenues of primary routes and a variety of species for foraging, nesting and ecological benefits for a range of species of fauna.
Native hedges line the primary routes to provide a defensible boundary to the space and delineate the parcel boundaries. A network of attractive wildflower meadow running behind the native hedge lines will provide a ground flora for increased biodiversity for local fauna. This planting will be enhanced by proposed landscape within the Site.



03 STRATEGIC LANDSCAPING ON SITE BOUNDARIES

On Site within this parcel there is no existing vegetation as it was an arable field prior. The implementation of the strategic landscape along the site boundaries has commenced as per the approved strategic landscape proposals for the spine road infrastructure. This extensive advanced landscape implementation has started the mitigation process for visual impact of the development. This vegetation will be reinforced by new strategic planting such as native trees shrubs and evergreen buffer planting within the Site. This additional planting will enhance the existing landscape context and aid the integration of the development of views from the wider landscape. Wildlife habitats will be improved with strategic planting, enhancing connectivity and ensuring a net gain in biodiversity.

04 INTERNAL LANDSCAPING - LOGISTIC & INDUSTRIAL/OFFICE

Logistic & industrial landscapes, which most only see as we pass by them on the road, are often driven by the mitigation of their visual impact, by using selective forms of vegetations to break down the visual massing of the warehouses. The landscaping around these areas are designed to be more ecological with wildflower meadows and native trees to encourage wildlife to thrive around the site and increase biodiversity. The Site soft landscaping scheme shall comprise tree planting, native and ornamental species shrub planting and wildflower seeding. The size of nursery tree stock shall range from transplants to semi-mature size and include a range of native and ornamental species suitable to the site conditions and selected to optimise wildlife benefit and potential for habitat creation. Where adjacent to car parks, landscaping shall include both native understorey and woodland planting. Where screening delivery yards, landscaping shall be entirely native planting. The landscape ideas for workplaces evolve from the needs of promoting collaboration, creativity, and employee satisfaction.



An effort will be made to ensure the landscape still responds to the need for biodiversity net gain and positively provides for wildlife.
Indicative Section B-BB below showing relationship of the Site to the Spine Road.



04 STAFF AMENITY AREA

The landscaping around the entrance and staff amenity areas will comprise of shrubs, groundcover and trees to soften the built form, which also provide active and passive recreation while balancing practical and budgetary constraints.
Passive outdoor common areas are to be provided with mown footpath walks, where employees can relish lunch or hold an alfresco meeting. Foliage of mid / large shrubs next to seating areas will provide shadow and privacy for individuals and small groups. Other than the evergreen hedge that form the structure of landscape, fragrant plants and flowering shrubs are also considered to propose a bit of enjoyable scent in the air.

KEY TO MASTERPLAN

Red Line Application Boundary	Turf mown strip adjacent to hard landscaped elements.	Whip Planting on the Bund including Native shrubs, Canopy and evergreen mix
Existing Soft Landscape	Ornamental Planting and lawn in amenity areas	Large Canopy Native Trees
Existing off site Vegetation	Bulb Planting	Sub-dominant Native Trees
Indicative landscaping on outline application plots	Wildflower Meadow with mown paths	Street Trees
Features	Attenuation Features	Smaller Canopy Ornamental Trees
Proposed Benches/Bins	Wet Wildflower Meadow in Attenuations Features	
Proposed Soft Landscape	Marginal Planting	
Native Hedges	Reed Planting	
Ornamental Hedges		
Structural Native Buffer Mix on Gradient		
Carbon Sequestering Amenity Grass		



05 INTERNAL CAR PARK LANDSCAPE TREATMENT

The Site car park landscape proposals will comprise of native, ornamental and street trees, whip planting, native hedge, native and ornamental shrubs with wildflower and carbon sequestering grass margins to road and path edges.
A central core area of native tree and sub canopy shrub mix will be used to visually soften the built environment.
Indicative species including Native planting whips to be Viburnum opulus, Rosa arvensis, Cornus sanguinea, Frangula alnus, Euonymus europaeus, Ligustrum vulgare, Sambucus nigra, Corylus avellana, Ilex aquifolium, Taxus baccata. Any specimen shrubs will be Cornus sanguinea, Corylus avellana, Ilex aquifolium.

The trees to be used across the internal landscape of the site are:
Lime tree - Tilia cordata 'Green spire', 'Corinthians'
English Oak - Quercus robur, Ilex
Chestnut - Aesculus hippocastanum, Castanea sativa
Maple - Acer campestre 'Streetwise'

Hornbeam - Carpinus betulus, 'Frans fontaine'
Alder - Alnus cordata, glutinosa
Silver Birch - Betula pendula
Callery Pear - Pyrus Chanticleer



Quercus robur (English Oak)



Tilia cordata (Small-Leaved Lime)



Acer campestre (Field Maple)



Betula pendula (Birch)



Carpinus betulus (Hornbeam)



Crataegus monogyna (Hawthorn)



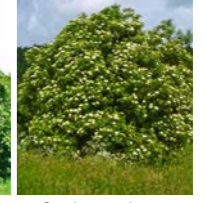
Prunus spinosa (Blackthorn)



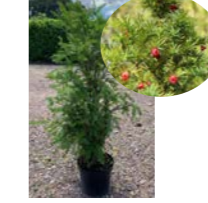
Rosa canina (Dog Rose)



Corylus avellana (Hazel)



Sambucus nigra (Elder)



Taxus baccata (Common Yew)



Ilex aquifolium (Holly)



Cornus sanguinea (Common Dogwood)

06 STRATEGIC LANDSCAPING - BIODIVERSE LANDSCAPES

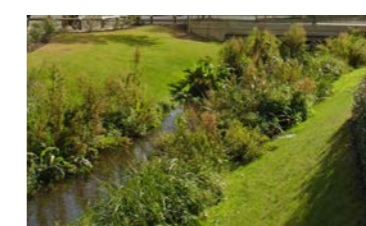
The overhead power lines create a specific set of parameters which lead to an opportunity to propose a natural amenity space below. This area will become a biodiversity zone including wildflower and grassland creation, SuDS features and wildlife corridors around the periphery of the site.

Two types of wildflower in this area will include grass species which include dry or wet and occasionally wet types. This creates a diverse providing a low level wildlife area within the acceptable constraints of the power lines. Mown paths will meander through this area around the SuDS features with bulb planting.

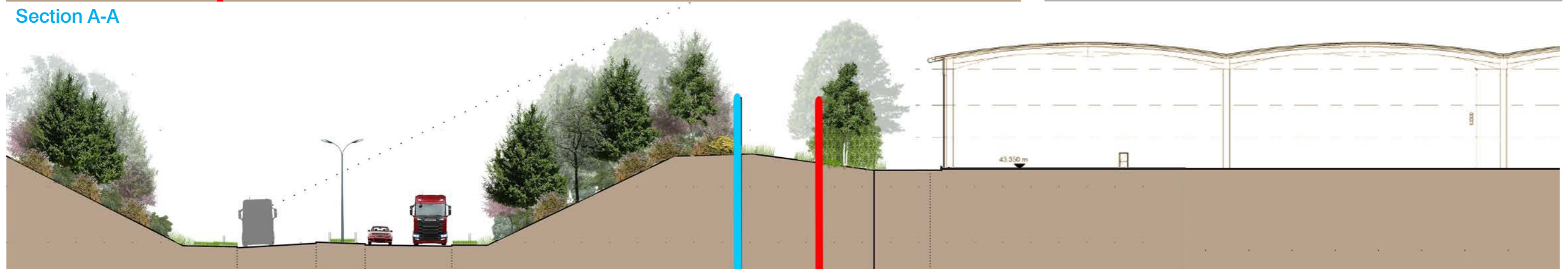
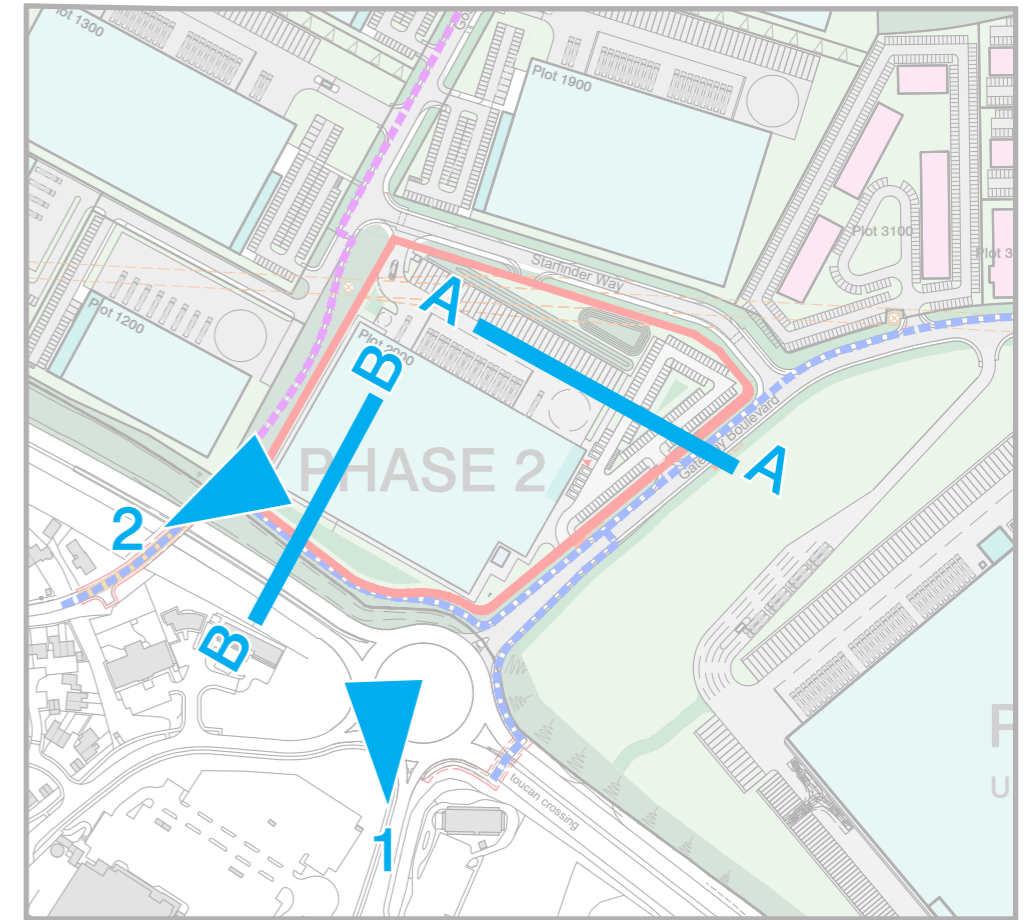
Within the SuDS features, marginal and emergent planting in the depression of the attenuation basin will enhance biodiversity value.

A native mixed hedge to the boundary of this area of Hawthorn will provide a high yield of wildlife benefits for a number of species.

Overall the proposed landscaping will significantly contribute towards the biodiversity net gain calculation with native species and wildlife features.



Views of Site and Surrounding Area



Biodiversity

- In addition to the structural landscaping and amenity zone secured as part of the detailed element of the application, Landscaping is also provided on each Plot.
- 22% of Plot 2000 is provided as soft landscaping which is in excess of the hybrid planning permission requirements.
- The proposals for Plot 2000 will exceed the 10% Biodiversity Net Gain requirement by providing 54.66% for habitat units and a 100% gain for hedgerow/linear features.
- Shepherds Needle translocation complete. This is being monitored to ensure success.
- A Landscape and Ecological Management Plan and Landscape Management Plan are secured by condition and will ensure the ongoing management and maintenance of on-site landscaping.





Enhanced Large Scale Roof for Tenant PV system
100% of the roof structure shall be enhanced to facilitate the fitting of a large-scale roof-mounted Photo Voltaic system



Major water leak detection
Each incoming water position to the building shall be monitored with alarm links to the BEMS, picking up any out-of-range readings/leaks. This is an early warning system prior to visual leak detection.



Energy submeters linked to Building management system
All energy meters shall be linked to the Tenants BEMS installation to monitor entire site water/electric usage and drill down into the smaller detail of electrical equipment usage. This will identify any abnormal usage patterns which can then be investigated/rectified by the Tenants facilities manager.



Roof Mounted Photo Voltaic
Roof mounted PV system shall be installed to generate sufficient electricity in excess of the Shell and Core requirements.



Hybrid Hydronic AC for offices
The Hybrid Hydronic VRF heating & cooling AC system is based on an external Air Source Heat Pump with refrigerant to a hybrid branch controller box. From this HBC box, a 2-piped water system is provided to each Fan Coil Unit, providing heating and cooling to office areas and removes all refrigerant from occupied spaces, whilst greatly reducing the extent of refrigerant charge in the system. It is also available with a new R32 refrigerant which has a much lower global warming potential (GWP) of 675 compared to standard refrigerant R410A with a GWP of 2088.



Excellent Airtightness of building - more than Building Regulations requirements
The building shall obtain an excellent air tightness which greatly exceeds 5.0 m3/(h.m2) @50 Pa requirement of building regulations. This will reduce the warehouse heating costs and thus electricity usage and CO2 emissions.



Ultra-high efficacy Internal LED Lighting with PIR/Dimming controls
The office lighting shall be ultra-high efficiency LED within excess of 100 lumens/circuit watt. This is combined with presence detection and daylight linking controls (for two rows near windows).
The life expectancy of the LED fittings is more than 50,000 Hours

The Air source heat pumps shall as a minimum have the following excellent efficiencies: -
Heating SCOP 4.5
Cooling SEER 5.5



Electric Car Chargers
20% car parking spaces will be provided with active EV car charging stations in the main car park with a further 20% of spaces provided with duct infrastructure to facilitate extension by the Tenant to meet the projected increase in Electric Vehicles



Ultra-high efficacy External LED Lighting
The external lighting shall be ultra-high efficiency LED within excess of 110 lumens/circuit watt. The fittings shall be fixed to the building and on Lighting columns (8/10mm AFFL). Each fitting shall be fixed in Horizontal plane with max 5-degree tilt with upward spill in compliance with ILE Dark skies policy. Each LED fitting will have a life expectancy of over 50,000 hours.



Heat Recovery Air Handling Units
will be installed for all fresh air ventilation requirements in the occupied spaces with a minimum 73% heat recovery efficiency and provide 12 litres/sec/person of air, which is better than Building Regulations requirements. The Specific Fan Power (SFP) value shall be in accordance with Part L2 of the Building Regulations & The Non-Domestic Building Services Compliance Guide 2021 of 1.9 watts/l/s, all air handling units, and fans to be ErP 2018 compliant, and Class L2 air leakage given in BS EN 1886.



HGV EV Chargers passive infrastructure
Duct infrastructure shall be provided to the back of the HGV parking area to facilitate future install of HGV EV charging stations.



Main Office Rainwater Harvesting Systems
External below ground rainwater harvesting systems shall be provided to the main office. The water will be utilised for Urinal and WC flushing greatly reducing Tenants Water usage on these items by approximately 30-40%.



Solar thermal system
A Solar thermal system with solar panels on the roof will be provided to pre-heat the main office hot water system and save on electric heating and therefore CO2 emissions.



Battery Ready
Duct infrastructure shall be provided terminating in Cable Pit to enable future install of large scale behind the meter Battery Energy Storage System (BESS).



Sensor Taps/Low Flush WC's
Sensor taps shall be provided to the office toilet facilities for further water savings. Low flush WC's (4/6 Litres) shall also be provided, which when combined with rainwater harvesting systems will mean lower water usage.



Local Energy Network Ready



BREEAM Excellent



EPC Rating: A

Any Questions?

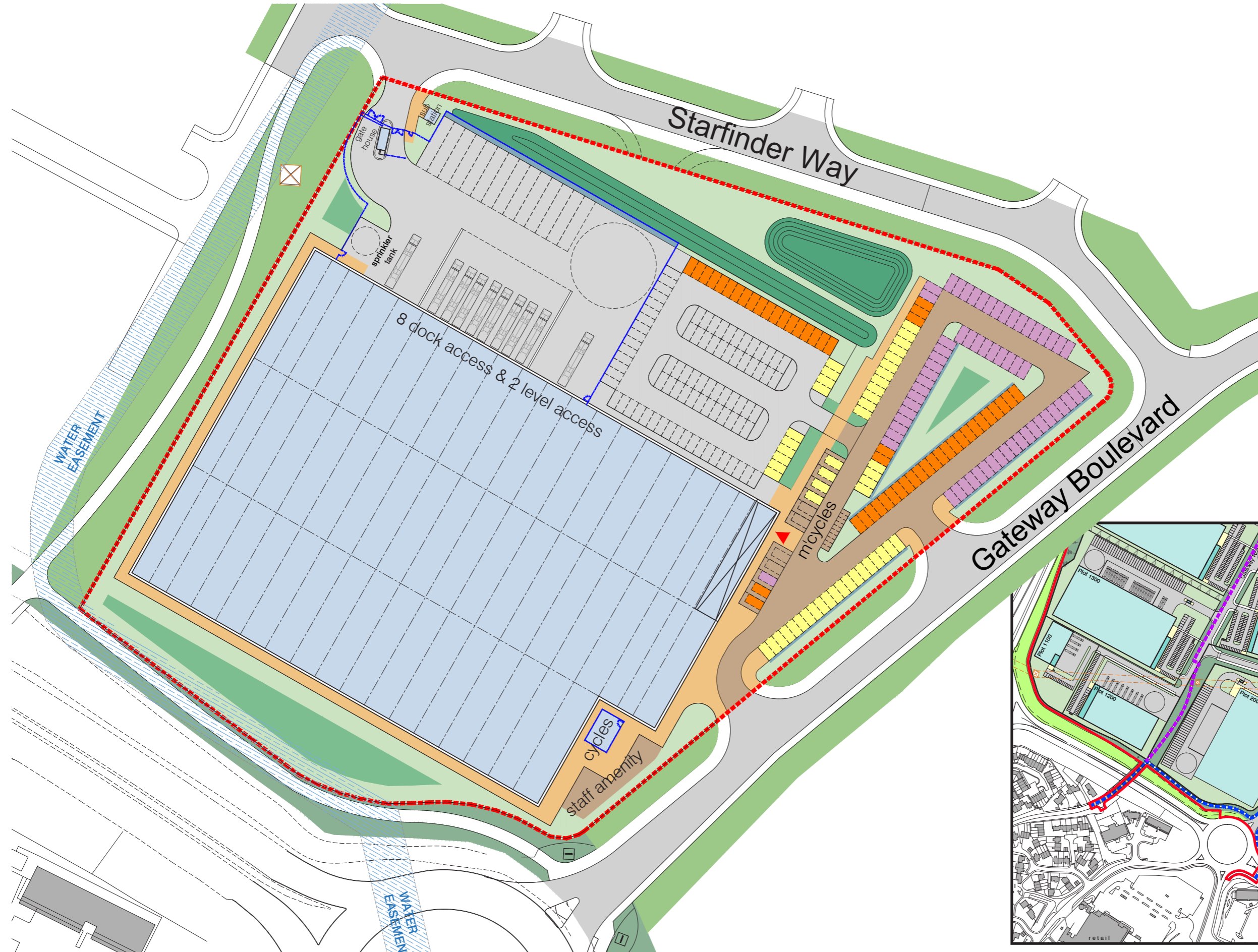
Thank You

Plot 2000
GATEWAY14

STOWMARKET

JAYNIC

FRANK
SHAW
ASSOCIATES
LIMITED
ARCHITECTS



- Building proposed 15,310m²
- 22% landscaping
- Biodiversity net gain significantly greater than 10%
- Ample parking provided meeting SCC standards, including car and HGV parking
- Buildings within approved height limits >4m below.
- Proposals fully compliant with outline consent

