

Design Code

29/09/2022

Design Vision

Broadfields Innovation and Business Park will be a high quality development of individual buildings and groups of buildings set within landscaped plots that are defined primarily by their landscaped boundaries of native trees and hedging.

The buildings on each plot will be designed to be flexible in use and the parkland setting that will be created will appeal strongly to occupiers in the technology sectors.

The high quality landscaped environment will be attractive to the technology sector but plots suitable for buildings in all forms of commercial use will be created.

The development will provide a range of building opportunities from the small start-up and follow on units in the Enterprise Hub up to large floor plate high eaves production/storage facilities up to 12 metres in height.

Parameters Plan

The parameters plan shows the boundaries of each development plot and the zones within which buildings may be sited. The parameters plan does not show the location of points of access into each development plot as the detailed design will dictate their position.

The maximum height of any building constructed within development zone of each development plot is shown. The maximum heights range from 6m to 12m.

Also shown on the parameters plan is the zone within which the main central spine road will be located and the areas of structural landscaping zones including above-ground drainage features.

Pedestrian and cycle access to the development plots will be located within the structural landscaping zone adjacent to the central spine road.

Access

The development will be accessed from a new junction with Tilbury Road. The individual development plots will be accessed from the central spine road running through the development.

The spine road will have a wide zone of landscaping, tree planting and surface level drainage features on either side and will accommodate the pedestrian and cycle paths.

Points of access into each development plot will be fixed at the detailed design stage but the principle will be to keep crossings of the structural landscaping zones to the minimum necessary to preserve the continuity of those areas where possible.

Orientation

The principal elevations and main building entrances will be orientated towards the central spine road where possible.

The loading areas and service areas will be located where possible in positions that are less visible in the street scene.

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Landscaping

The historic pattern of ditches and field boundaries is to be retained where possible and reinforced with new native planting to enhance the opportunities for biodiversity gains. This will provide the overarching landscape structure for the development

New planting in strategic areas along the central spine road will be more formal but of mainly native species to provide a high quality setting for individual development plots.

Water features are included in strategic landscaped areas which will be part of the surface water attenuation strategy. These wet areas will be landscaped at their margins to provide diverse habitats for wildlife where possible, ensuring they perform a dual function.

Landscaped areas will incorporate a variety of features designed to encourage wildlife and ensure they perform both a visual and ecological role.

Boundary treatments

The southern boundary of the site is located at the centre line of the ditch and hedge. This natural rural feature will be retained and managed as the southern boundary.

The western boundary of the site with Hollow Bottom Shaw and the strip of land to the south of it will be formed with a timber post and rail or post and wire fence as appropriate is the boundary is heavily overgrown.

The northern boundary of the site fronting the A127 slip road will be formed by a timber post and rail fence with hedge and tree planting inside.

The existing post and rail fence along the eastern boundary with Tilbury road will be replaced like for like.

The boundaries with adjacent residential properties will retain the various domestic boundary treatments, repaired and patched where necessary

The development plots will be separated where necessary from the strategic landscaped areas with rigid steel mesh fencing suitable to provide a secure boundary but permeable to wildlife and unobtrusive in its position adjacent to landscaped areas. Along the central spine road frontage the fencing will be lower than the surrounding planting to ensure it is not visually intrusive.

Fencing will be coloured mid or dark green

Surface treatments

Throughout the development there will be feature paving materials to the main walkways with aggregate paving used to accentuate the setting of the buildings and pedestrian areas.

Parking areas will be generally porous paving with footpaths and cycle ways finished in natural coloured aggregate over bituminous macadam.

Concrete service yards and loading areas will be limited to areas where they are required due to high loading.

Elevational materials

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Facades will be constructed from grey, green and black coloured composite panels in various shades.

Principal and office facades, will be mainly glazed and will include green walls and natural climbing plant features.

Solar screens will be provided to main glazed areas.

Canopies and/or glazed features will be provided to main building entrances to ensure legibility

Roofs

The maximum roof heights are set by the parameters plan.

Roofs will be flat set behind a raised parapet to obscure roof mounted plant and photovoltaic arrays

Roofs to the office elements of smaller buildings will be green living roofs.

Roofs to the smaller units in the enterprise hub will be flat, barrelled or low pitched dependant on detailed design.

Lighting

Lighting to the main spine road will be low energy and low pollution. Lighting generally will be kept to a minimum to maintain safety and security without generating unnecessary emissions.

The detailed design of service areas will seek to reduce light pollution from security and operational external lighting

Signage

Signage will be provided and managed by the estate on completion following a comprehensive and consistent strategy.

Signage will be effective without being visually obtrusive and of an appropriate scale to the buildings to which it relates