

# 04 Design Proposal

## 4.1 Overview of Proposal and Project Phasing

The Birdworld and Haskins Garden Centre Master Plan consists of five new key buildings, within a three phase development. These include:

- The Play Barn – Phase 1
- Living Collection – Phase 2
- Haskins Garden Centre – Phase 2
- Grounds Building – Phase 2
- Birdworld Entrance Building – Phase 3

Some of the key elements of the proposal include:

- The development within its setting is sensitively located and designed to avoid having an adverse effect on the designated areas as outlined in section 2.
- Due consideration has been made on how the proposal can contribute to the setting of the SDNP. This is supported by thorough landscaping and ecological assessments that highlight any potential adverse effects and the mitigation required to preserve and enhance this site context.
- The garden centre position ensures that a sufficient 15m landscaping buffer is observed behind the outdoors sales/service yard areas to the west of the development to respect ancient woodland setting.
- Sustainable Urban Drainage features across the site

will benefit wildlife, attenuate flood waters, clean and improve water quality and in general provide positive amenity benefits.

- Section 2 highlights that the site is located in close proximity to the SDNP and IDSR boundaries and particular relation to dark skies, the proposal seeks to demonstrate a sensitive approach to external lighting and internal lighting which may have an adverse affect on light spill/upward light. Therefore, it is proposed that all external lighting will be assessed against the latest ILP guidance with associated lighting impact assessment to ensure that lighting does not affect ecology.
- Scale and Massing is single storey:
  - Birdworld Entrance building max. ridge height is 8m.
  - The max. ridge on the Birdworld Play Barn is 8m.
  - Living Collection Units are 2.6m in height.
  - Haskins Garden Centre eaves are 4m, with an overall ridge height at 6.8m.



Existing Birdworld Grounds



Owl Parliament external view

## 4.2 Use

- Birdworld Entrance Building  
Use: To facilitate visitor entry into Birdworld
- The Play Barn  
Use: Parent/child area
- Living Collection  
Use: To facilitate conservation and education
- Haskins Garden Centre  
Use: Garden Centre
- Grounds Shelter  
Use: Accommodation for grounds staff

The following schedule outlines the amount of development for each of the key buildings on site. It provides comparison between, the existing, previously approved and current proposal.

## 4.3 Amount

	Existing	Approved	Proposed
<b>BIRDWORLD</b>			
Entrance Building	-	3530	755
Play Barn	-	-	1577
Living Collection and Aviaries	-	-	302
Conservation and Breeding Aviaries	-	-	242
Service Yard Shelter	-	-	210
Existing Buildings Retained	3585	1829	2080
Existing Aviaries and Enclosures Retained	3216	2427	2287
	<b>6801</b>	<b>7786</b>	<b>7453</b>
Total demolition		2545	2434
<b>GARDEN CENTRE</b>			
Internal Sales	1604	4930	2810
Covered Plant Sales	1489	1799	3630
Covered Plant Goods In	-	-	120
Front of House	257	455	483
Restaurant	609	762	1036
Warehouse	341	304	614
BoH	215	458	602
	<b>4515</b>	<b>8708</b>	<b>9295</b>
Total excluding covered plant sales/ goods in	3026	6909	5545
Total external plant sales	3905	3725	2267
Total demolition		343	4515
<b>GARDEN STYLE</b>			
Office and Staff Facilities	123		
Retail Sales Information Chalet	28		
Tractor/Fork Lift Shed & Storage	25		
Polytunnel Structure	717	-	-
	<b>893</b>	<b>893</b>	
Total external plant sales	6886	6052	-
Total demolition			893
<b>RESIDENTIAL DEVELOPMENT</b>			
Buildings	-	864	-
		<b>864</b>	
<b>TOTAL AREA (sq.m)</b>	<b>12209</b>	<b>18251</b>	<b>16748</b>
Total excluding covered plant sales	10720	16452	12998
Total external plant sales	10791	9777	2267



Proposed Site Plan

## 4.4 Site Layout - Overview

The proposed site layout is split into two primary zones; Birdworld and Haskins Garden Centre. These two entities will be developed over three phases. (Identified later). In order to complete the development there will also be a phased approach to demolition. Overall, the buildings to be demolished across the site are identified in purple (See next page).

The site is accessed off a proposed roundabout on the A325.

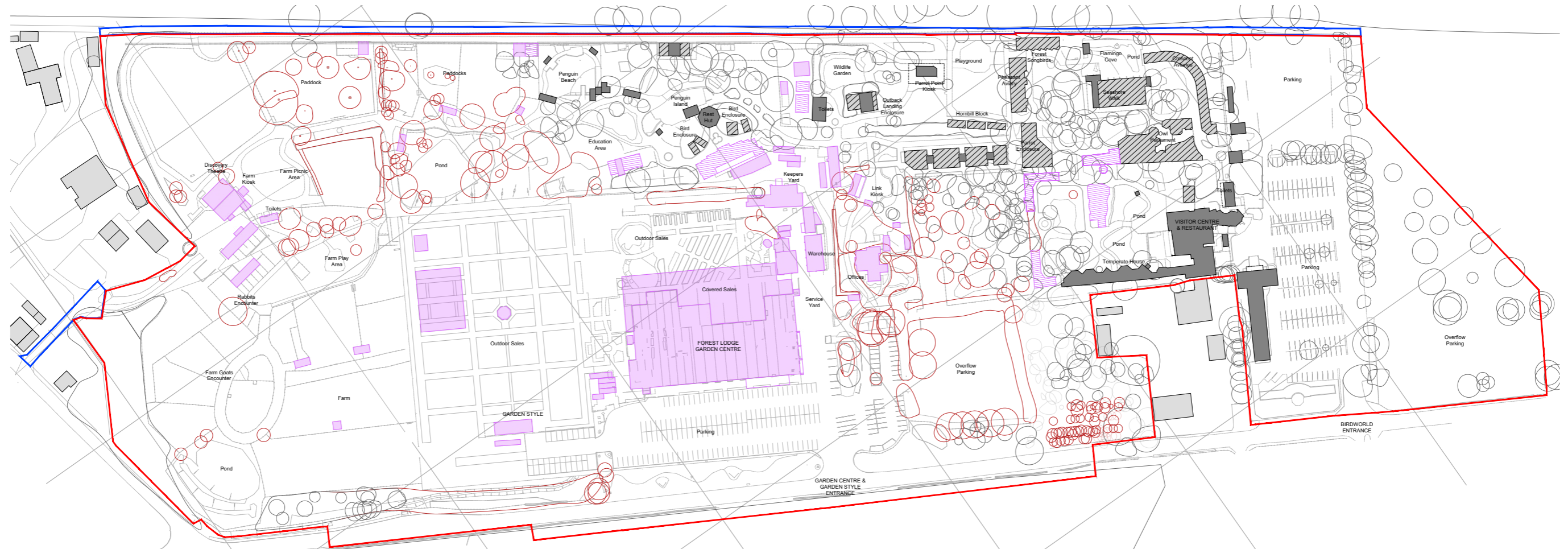
Birdworld is located to the north of the site and Haskins Garden Centre to the south. The play barn and entrance building to Birdworld are located centrally, just north of the access road. All car parking is adjacent to the A325 in front of the respective buildings. The western boundary maintains a 15m landscaping buffer to enhance biodiversity and provide a sufficient threshold between the site redevelopment and the ancient woodland.

The total site area as defined by the red line boundary is 13.54 Ha. The proposed Birdworld site makes up 64% of this total with the remaining 36% dedicated to Haskins

Garden Centres.

### Key Design Features of the Master Plan:

- Roundabout - good access and slow traffic along A325.
- Landscaping.
- Lighting.
- Ecology.



Proposed Demolition Site Plan

## 4.5 Site Layout - Demolition

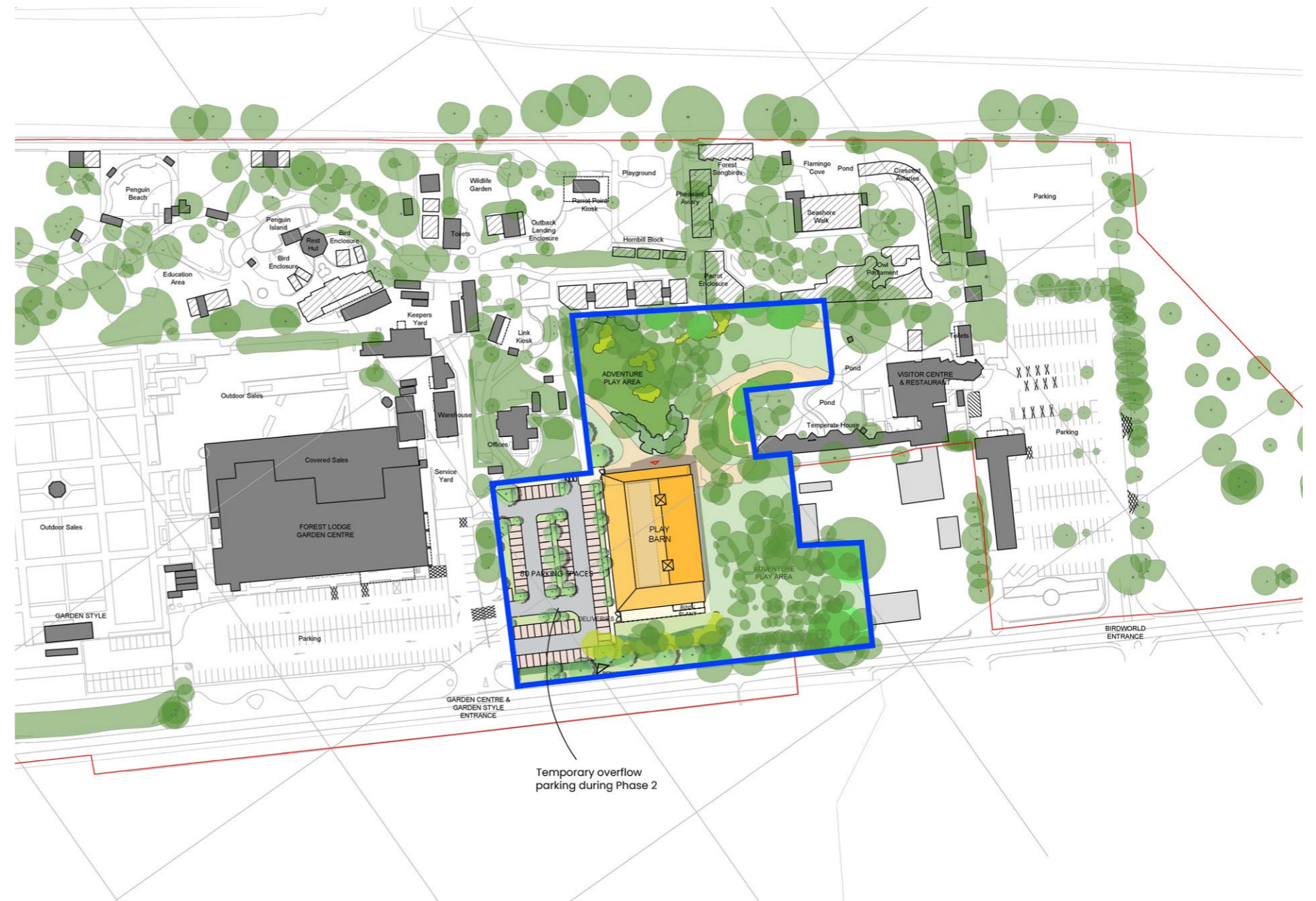
To complete the development there will also be a phased approach to demolition. Overall, the buildings to be demolished across the site are identified in purple. This will be phased in-line with the anticipated phased approach for the proposed development.

This will remove the old, outdated and unsustainable buildings and will facilitate the way forward for the development.

## 4.6 Proposed Development Strategy - Phase 1

Phase 1 of the master plan sees the development of the Birdworld Play Barn, which is located north of the existing Haskins Garden Centre.

Visitor access to the Play Barn will be via the existing Birdworld entrance. There will be alteration to the existing Garden Centre overflow car park to facilitate the proposed phased construction of the new Birdworld Entrance.



Proposed Site Plan - Phase 1

## 4.7 Proposed Development Strategy - Phase 2

Phase 2 of the master plan sees the development of Haskins Garden Centre, which is located to the south of the site. Phase 2 sees the introduction of a roundabout on the A325 as means of providing key access into the Haskins plot. The below outlines key deliverables:

- New single, all movements, point of entry from the A325. Long & clear entrance road up to the site roundabout allows for sufficient queuing at peak times.
- Pedestrian link from existing bus stop to encourage sustainable transport.
- Excellent landscaping at the entrance to the site and along the main entrance road is appropriate for this important local destination.
- The site roundabout allows for clear access and circulation around the site.
- The proposed service areas for the Garden Centre and Birdworld are centrally situated but carefully considered and screened to reduce the overall visual impact. Direct HGV access is achieved without conflict to the customer parking areas.
- The introduction of the Living Collections Building within Birdworld to provide fit for purpose accommodation for the conservation and education of rare bird species.
- Car parking associated with phase 2 equals 422 bays.



Proposed Site Plan - Phase 2

## 4.8 Proposed Development Strategy - Phase 3

Phase three of the master plan development will see the construction of the new Birdworld entrance building and associated car parking. In precommencement to this phase, the existing Haskins Garden Centre will be demolished. Access to this area of the site will be made off of the already completed road from the new roundabout on the A325. The below outlines key deliverables:

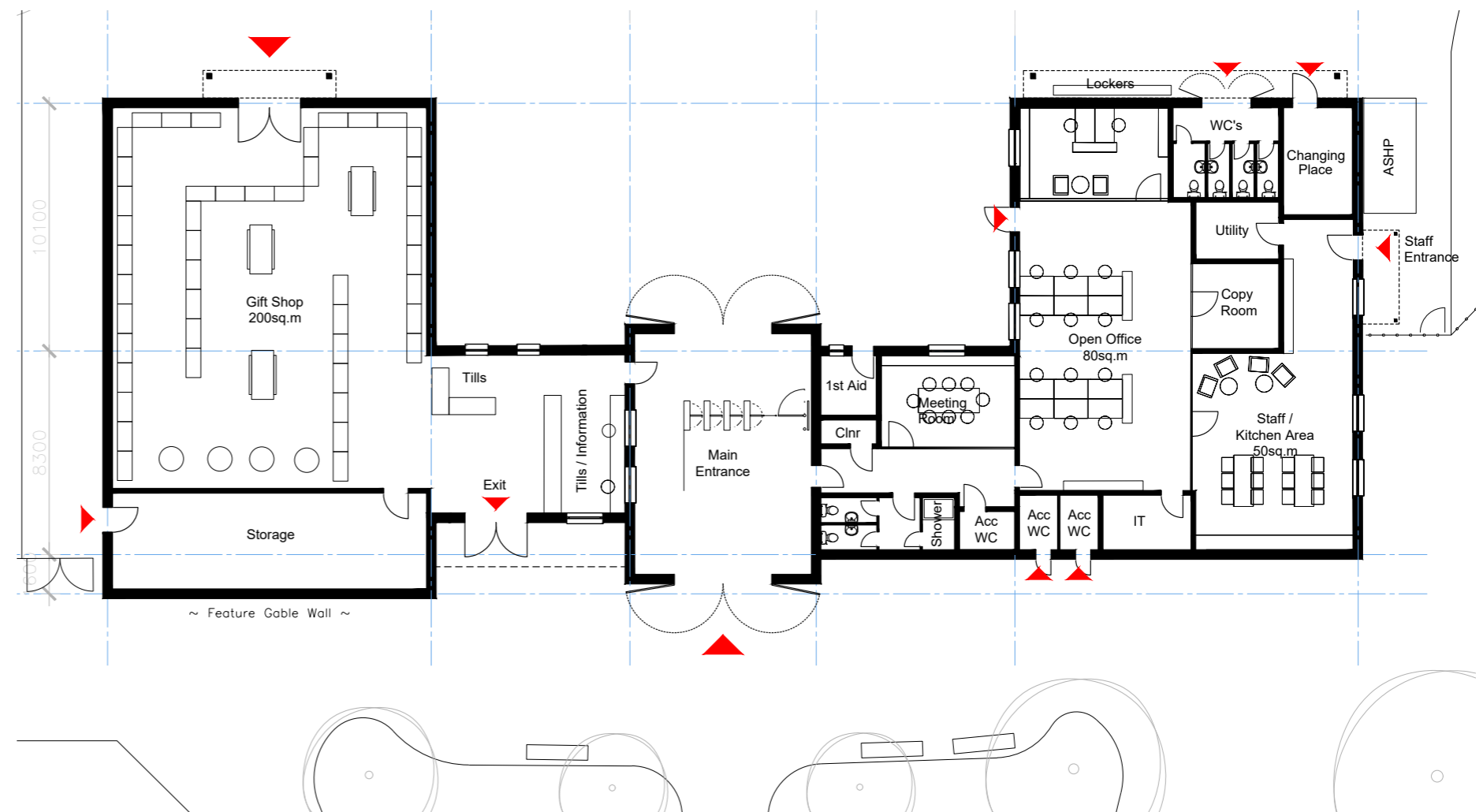
- Dedicated pedestrian route from coach drop off.
- The Entrance Plaza becomes a vibrant space with concessions, displays & exhibitions on arrival at Birdworld.
- The reorganization of the site creates a much more appropriate shape for the Birdworld site allowing spaces for excellent customer circulation.
- Clear & well designed entrance at Birdworld. Spaces created for new features including adventure play and improved visitor facilities.
- Existing soft landscaping & mature trees as retained & enhanced.
- Car parking associated with phase 1 and 3 (Birdworld development) equals 418 bays.



Proposed Site Plan - Phase 3

## 4.9 Birdworld Entrance Building

The proposed Birdworld Entrance Building will be accessed via a central entrance with controlled access. The right hand wing of the building provides accommodation for Birdworld staff, with separate access. There are customer toilets located to the rear of the right wing, which are centrally located to Birdworld. The left hand side of the layout provides a generous space for the Birdworld gift shop and exit. There is also a storage area accessed externally and accessible customer toilets fronting the Birdworld car park, which can be used upon arrival.

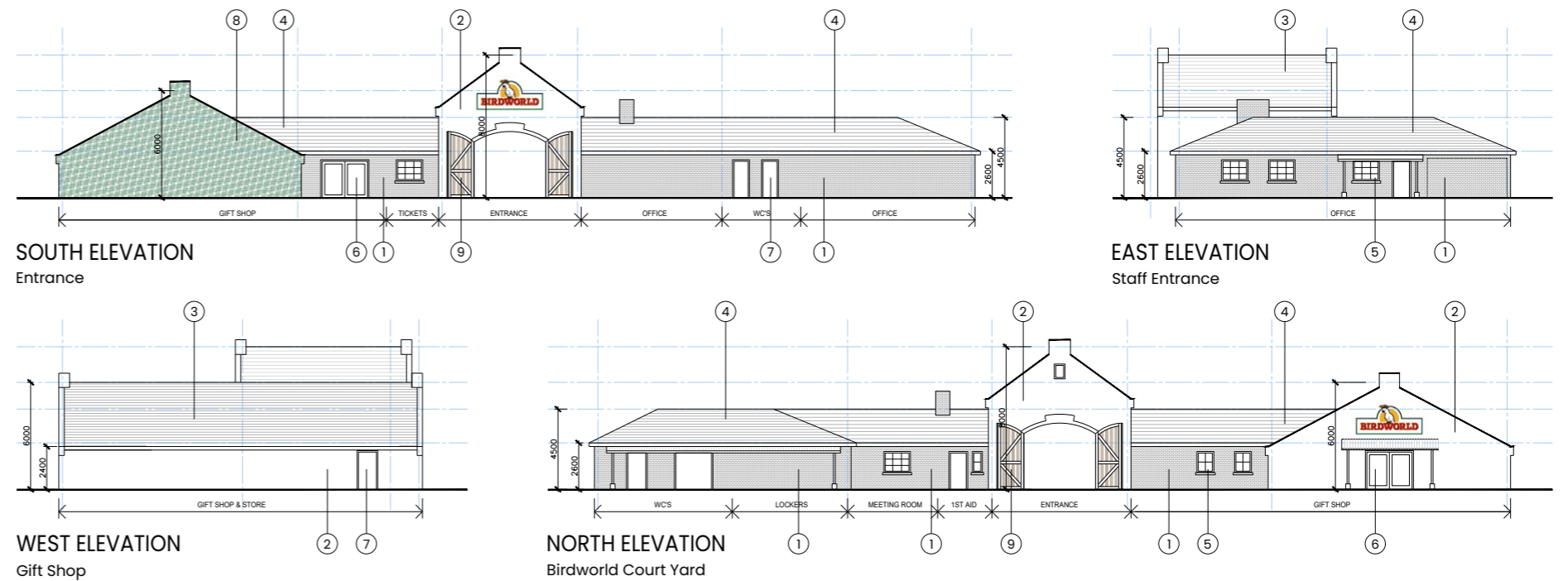


Birdworld Entrance Building Layout



## 4.10 Appearance - Birdworld Entrance Building

The proposed entrance building into Birdworld will feature stonework, brickwork and render, with slate roof and aluminium gutters and downpipes. The elevations to the right indicate the building's appearance.

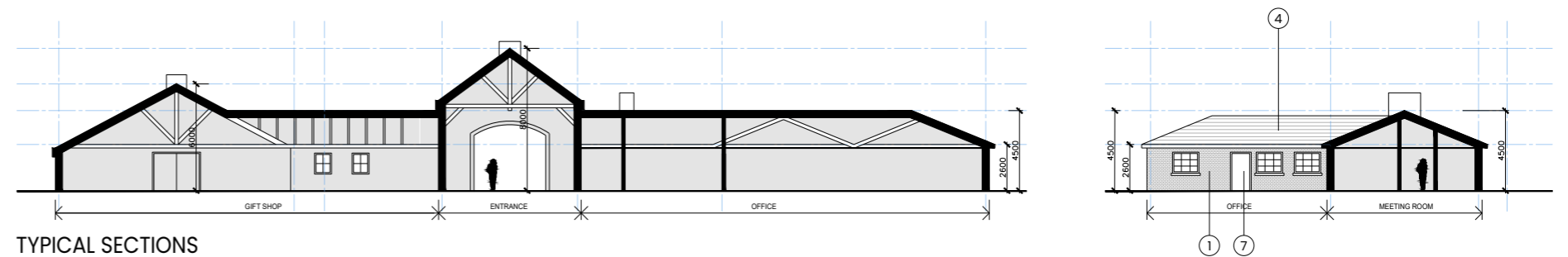


## 4.11 Scale & Massing - Birdworld Entrance Building

The proposed Birdworld Entrance Building will be single storey with varying eaves and ridge heights:

- Eaves Height: 2.400m > 5.100
- Ridge Height: 4.500m > 8.000m

The overall massing of the building is deemed to be considerate to the setting and proportional to the other buildings proposed within the context of the site.



### PROPOSED ELEVATION KEY

- |                                                            |                                               |
|------------------------------------------------------------|-----------------------------------------------|
| 1. Brick                                                   | 6. Double glazed colour coat doors and frames |
| 2. Render with stone detailing                             | 7. Aluminium colour coated door Dark Grey     |
| 3. Slate roof tile                                         | 8. Living green wall                          |
| 4. Concrete roof tile                                      | 9. Feature timber doors                       |
| 5. Glazing with colourcoated cappings to frames Dark Grey. |                                               |

Birdworld Entrance Building Elevations

## 4.12 Materials – Birdworld Entrance Building

See adjacent, the key materials identified:

Please refer to architectural building elevation sheets for detailed material specifications.



Material: Stone  
Colour: Limestone  
Location: Birdworld Entrance Building – Wall Detailing



Material: Render  
Colour: Off-white  
Location: Birdworld Entrance Building – Walls



Material: Brick  
Colour: Red Antique  
Location: Birdworld Entrance Building – Walls



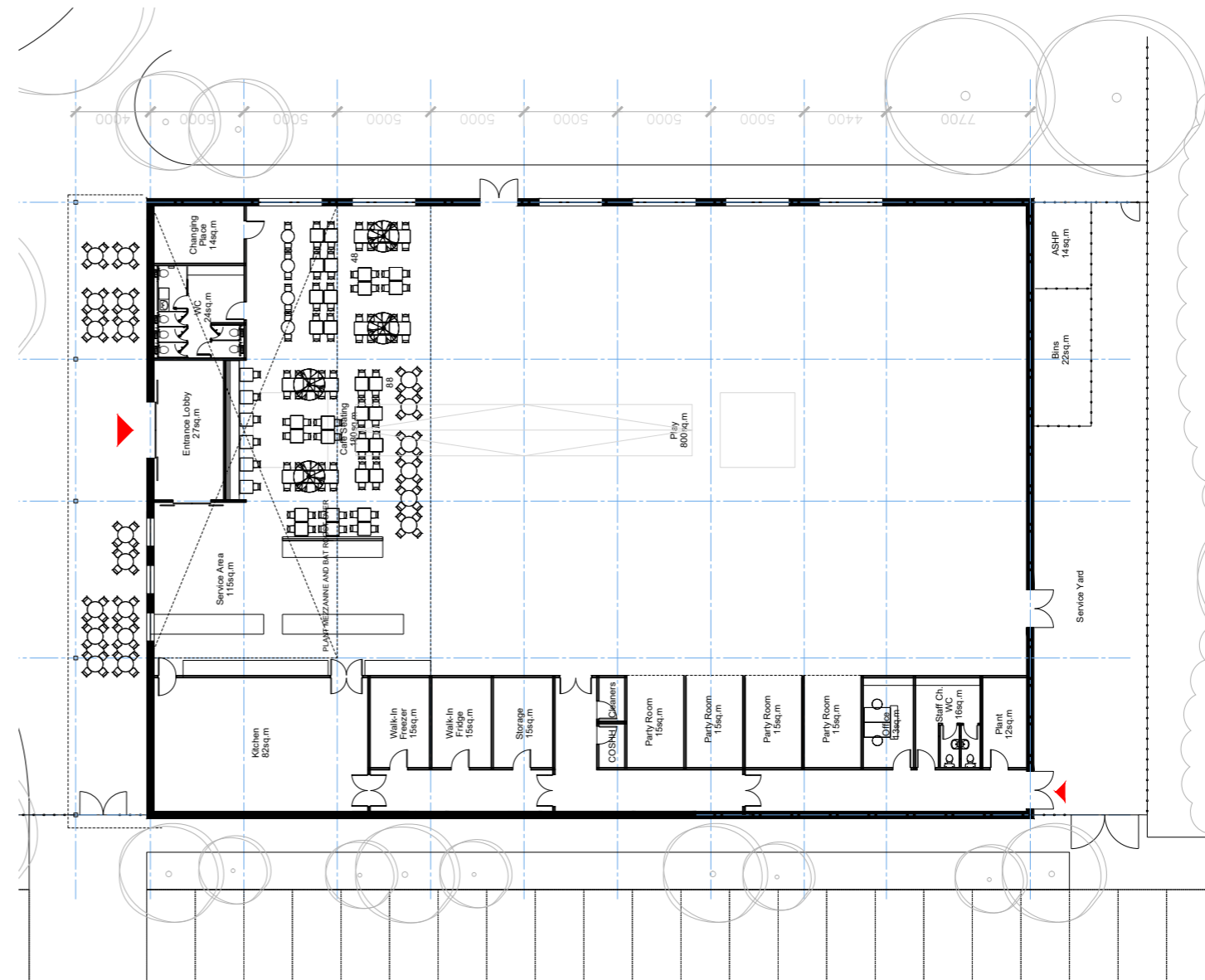
Material: Slate/Plain Roof Tile  
Colour: Grey/Red  
Location: Birdworld Entrance Building – Roof



Material: Green Wall  
Colour: Green  
Location: Birdworld Entrance Building – Feature Wall

## 4.13 Birdworld Play Barn

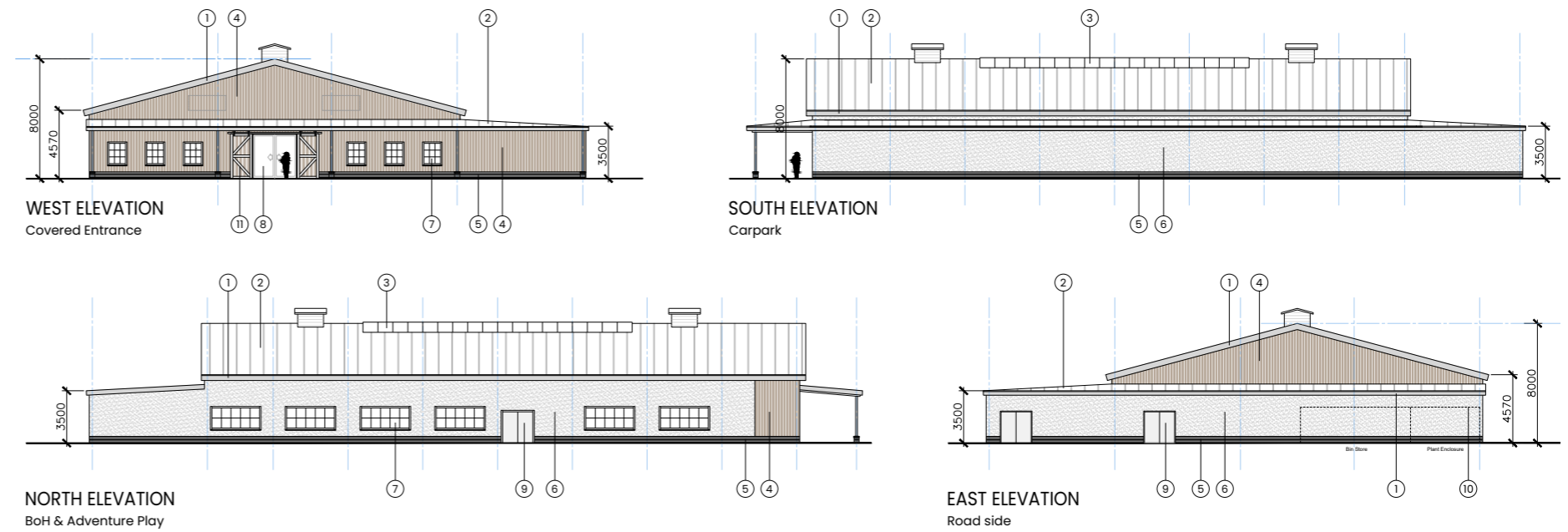
The Play Barn is accessed via an external terrace with monopitch canopy, which leads you into a cafe with service area, offering take-away and seating area. The bottom of the layout shows back of house areas and party rooms facing the main play area, which is located centrally.



Birdworld Play Barn Layout

## 4.14 Appearance - Birdworld Play Barn

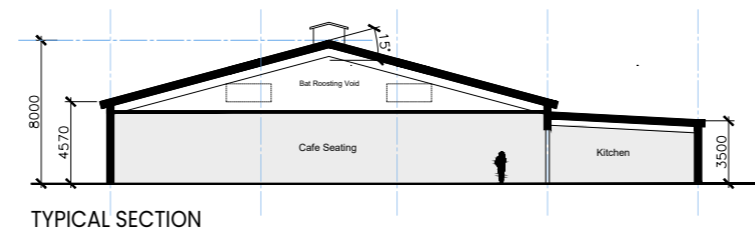
The Play Barn is designed to reflect the form and materials associated with a barn, using timber and brickwork with render to the single storey rear element and side elevation, see right.



## 4.15 Scale & Massing - Birdworld Play Barn

The massing of the building is considerate to the context with a ridge height of 8m. This ridge is equal to the proposed ridge height of the entrance building of phase 3.

Birdworld Play Barn - 3.500 > 4.000m eaves height & 8.000m ridge height.



### PROPOSED ELEVATION KEY

- |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Fascia, verge and soffits colour coated profiles in Mid Grey.</li> <li>2. Composite standing seam profile roof cladding colour to be grey.</li> <li>3. Polycarbonate roof lights</li> <li>4. Vertical timber wall cladding.</li> <li>5. Brickwork</li> <li>6. Render</li> </ol> | <ol style="list-style-type: none"> <li>7. Glazing with colourcoated cappings to frames Dark Grey. Timber surrounds.</li> <li>8. Automatic double glazed colour coat doors and frames</li> <li>9. Aluminium colour coated door Dark Grey</li> <li>10. Tanalised timber boarded enclosure</li> <li>11. Feature timber doors</li> </ol> |
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Birdworld Play Barn Elevations

## 4.16 Materials – Birdworld Play Barn

The key component materials that will be used on the building have been identified, right.

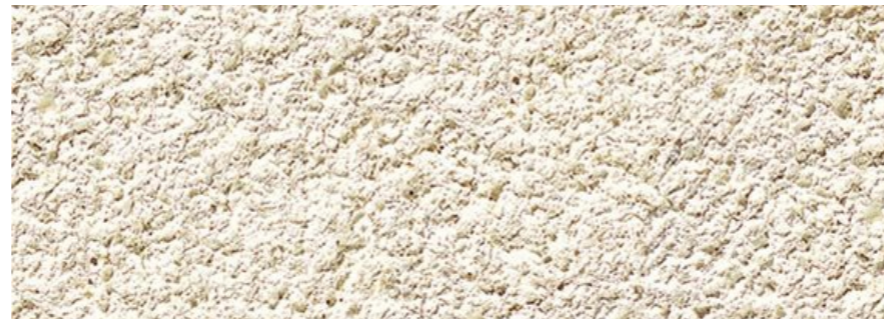
Please refer to architectural building elevation sheets for detailed material specifications.



Material: Brick  
Colour: Buff  
Location: Birdworld Play Barn – Walls



Material: Timber Cladding  
Colour: Cedar  
Location: Birdworld Play Barn – Walls



Material: Render  
Colour: Off-white  
Location: Birdworld Play Barn – Walls



Material: Aluminium Standing Seam  
Colour: Mid-grey  
Location: Birdworld Play Barn – Roof

## 4.17 Haskins Garden Centre

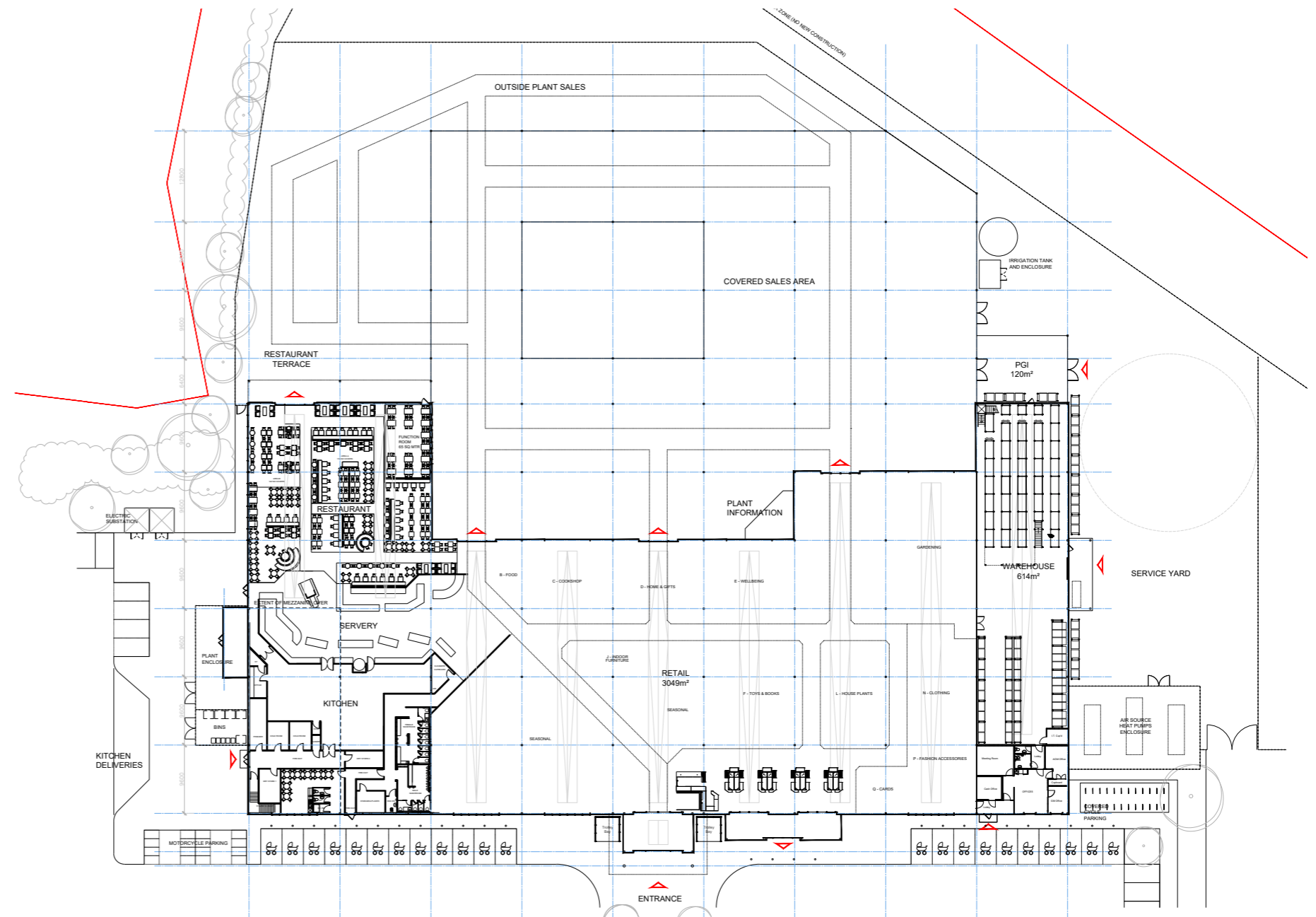
The proposed garden centre building is based on a previous project at Haskins Snowhill, that has been very successful, both commercially and contextually.

The layout of the floor plan shows a central entrance, leading into the main retail area. To the left of the retail area there is a kitchen and restaurant. The tills and exit lobby are located to the right of the main entrance. External sales including a covered sales area is located to the rear of the building. The warehouse is located to the far right hand side of the layout, with access to the service yard.

The main entrance is accessed from a central walkway through the middle of the Haskins car park. Plant is located in external enclosures either side of the building.

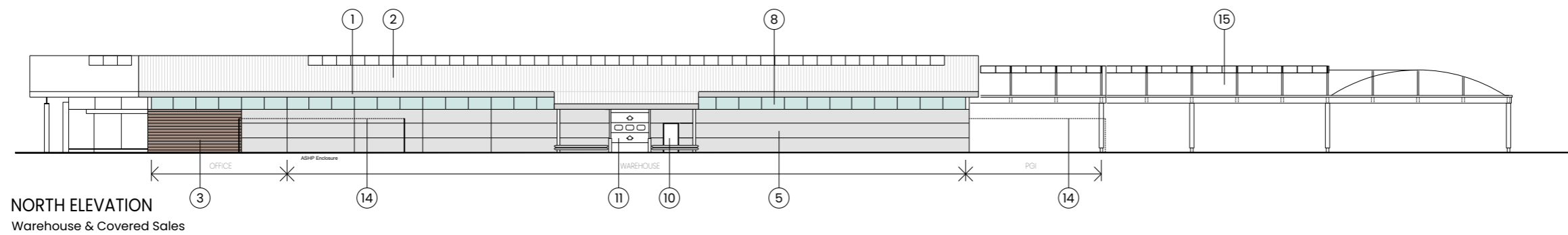
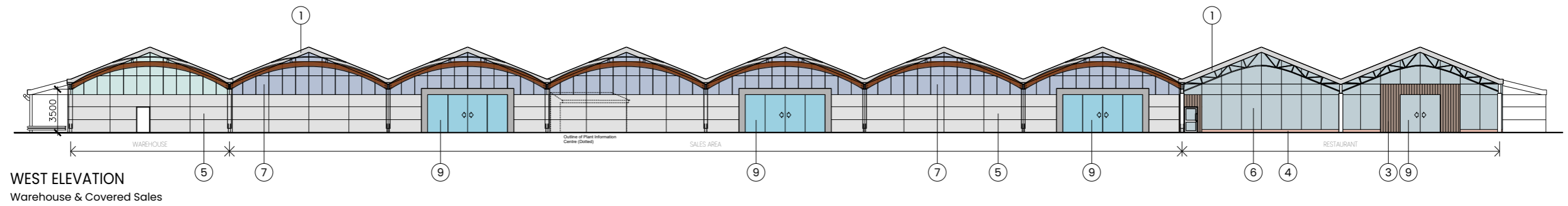
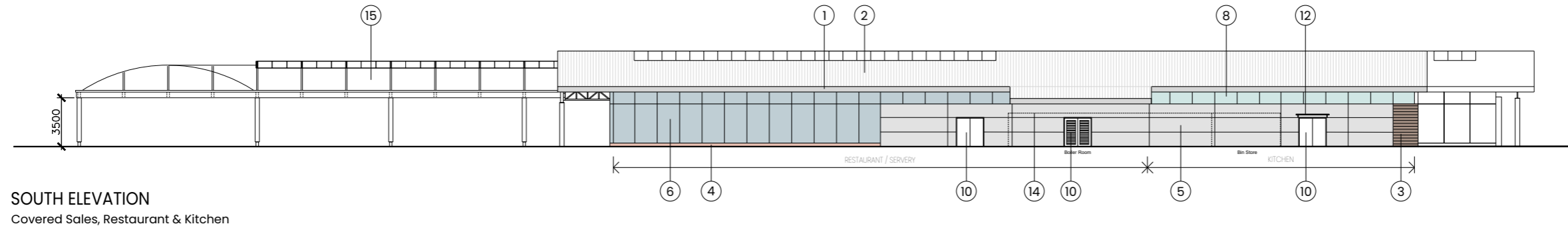
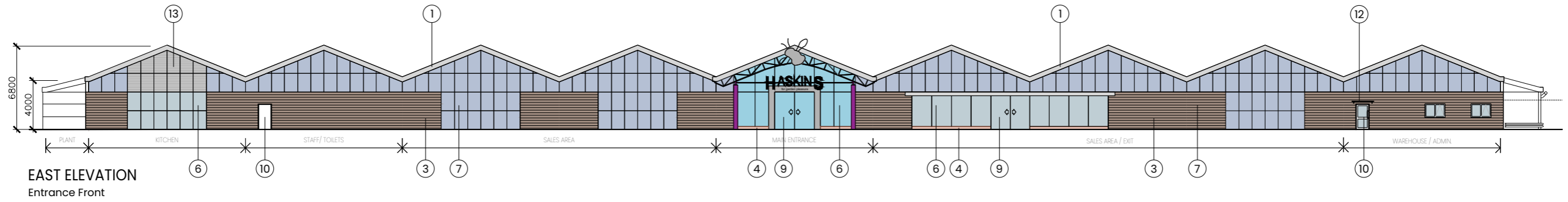
## 4.18 Appearance - Haskins Garden Centre

The appearance of the garden centre reflects that of Haskins Snowhill; which is a successful model. It demonstrates the use of a high quality material palette. (See elevations over page and refer to planning drawings for detailed materials schedule).



Haskins Garden Centre Layout

# 04 Design Proposal



**PROPOSED ELEVATION KEY**

- |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1. Fascia, verge and soffits colour coated profiles in Mid Grey.</li> <li>2. Composite colour coated roof cladding colour to be White</li> <li>3. Marley Cedar timber effect wall cladding.</li> <li>4. Smooth red engineering brick plinth</li> <li>5. Composite cladding. Prefinished insulated panel colour Light Grey</li> </ul> | <ul style="list-style-type: none"> <li>6. Tinted glazing with colourcoated cappings to frames Dark Grey. Clear glazing to entrance lobby.</li> <li>7. Obscure glazing with colourcoated cappings to frames Dark Grey.</li> <li>8. Multiwall Polycarbonate with dark grey cappings</li> <li>9. Automatic double glazed colour coat doors and frames</li> </ul> | <ul style="list-style-type: none"> <li>10. Aluminium colour coated door Dark Grey</li> <li>11. Insulated prefinished sectional overhead door Dark Grey</li> <li>12. Canopy to staff and delivery entrances</li> <li>13. Plant mezzanine louvres colour coated Dark Grey</li> <li>14. Tanalised timber boarded enclosure</li> <li>15. Polytunnels</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 4.19 Scale & Massing - Haskins Garden Centre

The massing of the proposed garden centre reflects that of Haskins Snowhill, which is a successful model that is also located in a sensitive location. The proposed garden centre will be a single storey development to reduce the impact of the massing on the site.

The proposed eaves height is 4m and the ridge is 6.4m. The ridge of the garden centre sits below that of the Birdworld Entrance Building and Play Barn.

See right, images to indicate the massing and appearance of the proposal.



Haskins Snowhill Entrance



Haskins Snowhill Covered Sales



Haskins Snowhill Restaurant External Seating



Haskins Snowhill External Plant Sales





Haskins Snowhill Front Elevation

## 4.20 Materials - Haskins Garden Centres

The key component materials that will be used on the building have been identified, right.

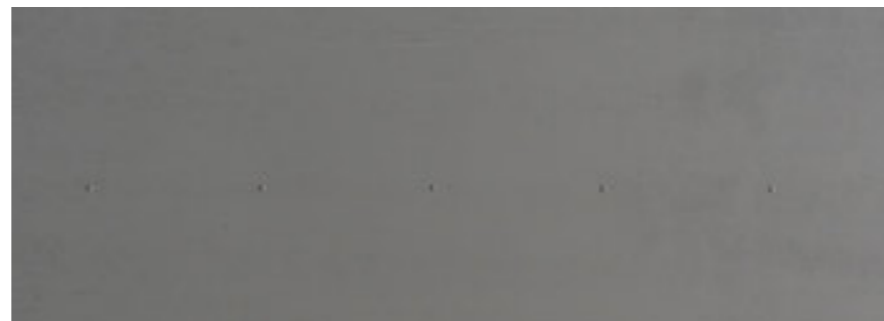
Please refer to architectural building elevation sheets for detailed material specifications.



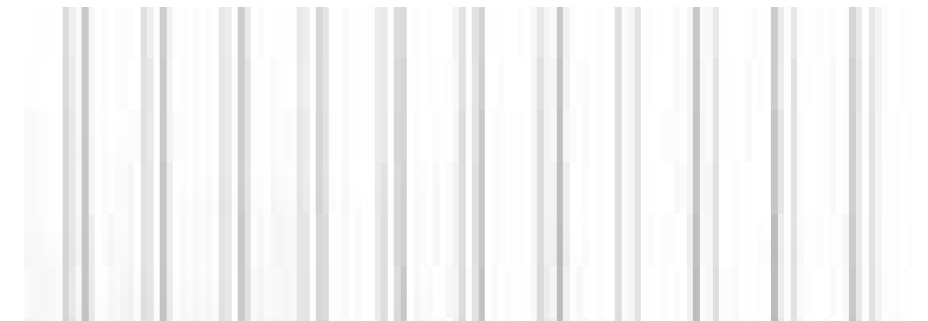
Material: Brick  
Colour: Red Brick  
Location: Haskins Garden Centre - Wall Plinth



Material: Marley Cedral Timber Effect Cladding  
Colour: Timber  
Location: Haskins Garden Centre - Walls



Material: Composite Cladding  
Colour: Grey  
Location: Haskins Garden Centre - Walls



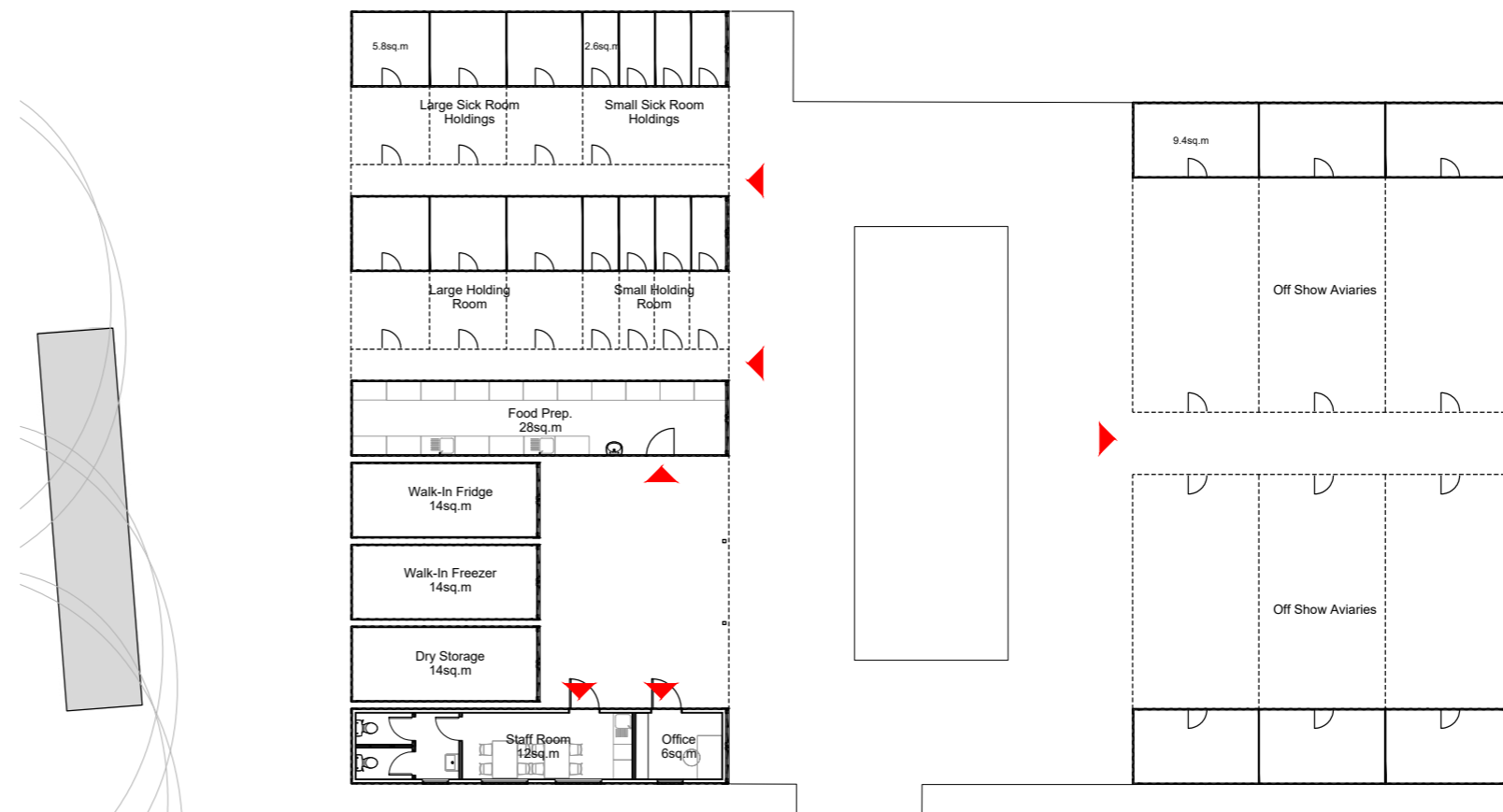
Material: Composite Roof Panels  
Colour: White  
Location: Haskins Garden Centre - Roof

## 4.21 Birdworld Living Collection Building

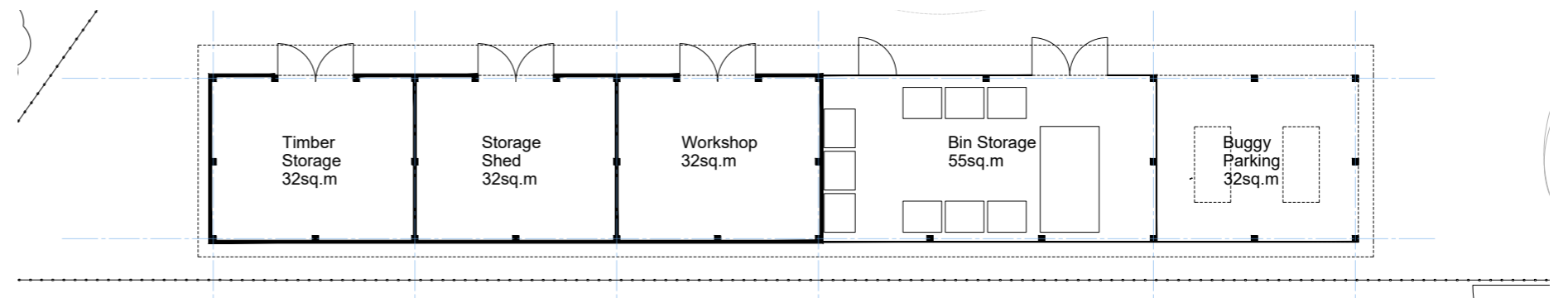
The living collection is a series of converted containers providing specialist accommodation for rare species. This area is intended to provide an area for conservation as well as provide Birdworld with the opportunity to educate the general public on the care of these bird species. It serves as an important part of the Birdworld redevelopment.

## 4.22 Grounds Building

The grounds building is located to the rear of Haskins Garden Centre's service yard. This structure is intended for storage and a dedicated workshop space for staff. The building is lightweight timber construction.



BirdworldLiving Collections Building

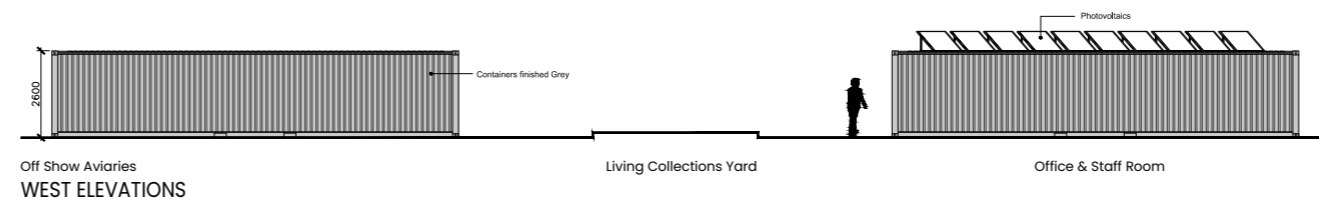
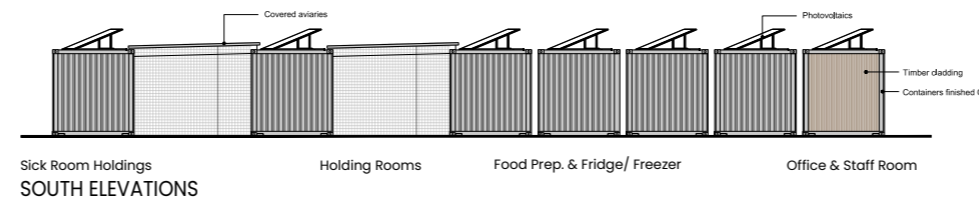
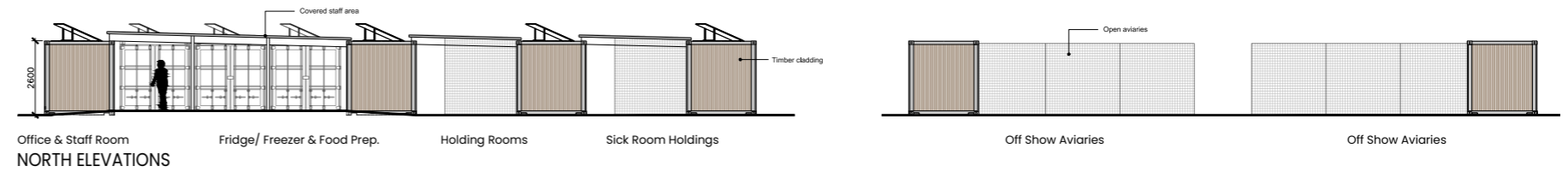


Birdworld Service Yard Grounds Building

## 4.23 Scale & Massing - Living Collections Building

The living collections building consists of repurposed shipping containers, that have been specially adapted to suit the proposed use.

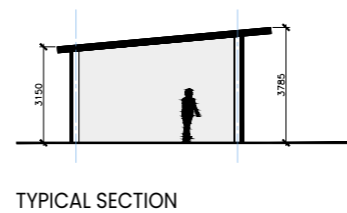
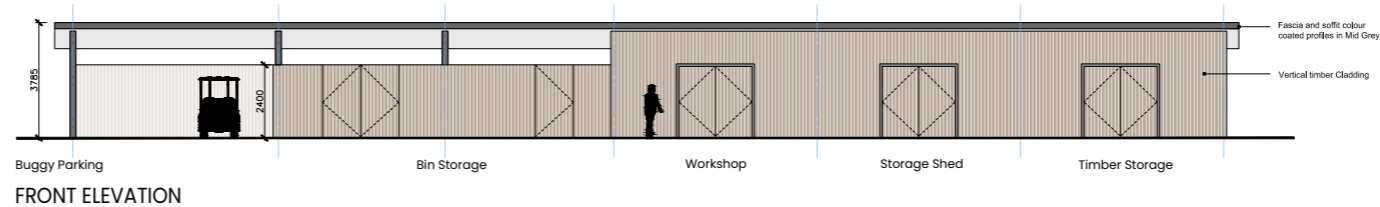
Given the nature of this building, the massing is relatively small and overall building height less than 3m.



## 4.24 Scale & Massing - Service Grounds Building

The proposed grounds building will be single storey unit as indicated right.

Birdworld Living Collections Building



Grounds Building

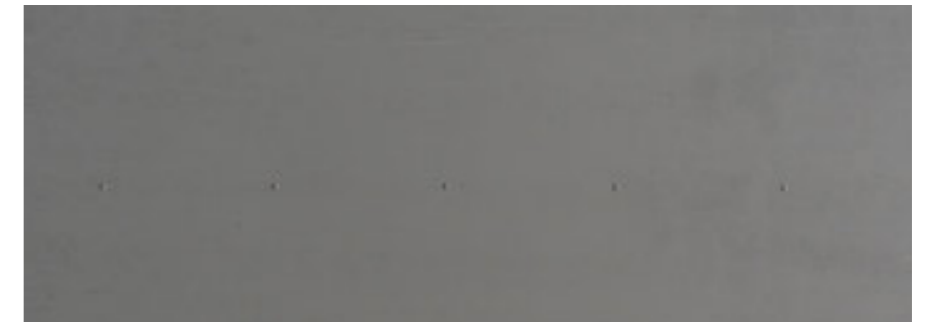
## 4.25 Materials – Birdworld Living Collections Building

The living collections building will be a series of steel shipping containers clad in timber.

Please refer to architectural building elevation sheets for detailed material specifications.



Material: Timber Cladding  
Colour: Cedar  
Location: Birdworld Living Collections & Grounds – Walls



Material: Single Ply  
Colour: Dark Grey  
Location: Birdworld Grounds – Roof

## 4.26 Materials – Birdworld Grounds Building

Timber cladding to the exterior with single ply roofing.

Please refer to architectural building elevation sheets for detailed material specifications.