ST ALBANS STRATEGIC SITES DESIGN GUIDANCE:

EMPLOYMENT USES DESIGN TOOLKIT

St Albans City & District Council

This document was published in July 2023.

It is a part of the suite of documents known as the Strategic Sites Design Guidance, that the Council has developed to introduce a step change in the quality of developments within the District that the Draft Local Plan requires.

The Design Guidance applies to planning applications and sites within the District, which are identified as Broad Locations and Large sites (100+ homes) or 10,000m^2 and more of commercial uses.

The Strategic Sites Design Guidance compromise of the following documents:

- **01. Strategic Sites Design Principles**
  This provides guidance on the design principles that developments are required to meet for Strategic sites.
- **02. Strategic Sites Design Toolkit**
  This provides guidance on the design process for Strategic Sites.
- **03. Strategic Sites Masterplanning Toolkit**
  This provides guidance on the planning process for Strategic Sites.
- **04. Strategic Sites Employment Uses Design Toolkit**
  This provides guidance on the design principles for developments with substantial employment uses of 10,000m^2 or above.

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Version	Date	Commentary
1.0	03 March 2020	Original version developed collaboratively by St Albans City & District Council, Dacorum Borough Council, HertsIQ, Proctor & Matthews Architects and David Lock Associates.
2.0	12 July 2023	This version has been updated by St Albans City and District Council to include changes which reflect the Local Plan process and policy context including updates to the NPPF (July 2021) and the National Design Guide and National Model Design Code

Extracts of this document can be obtained in alternative formats on request in braille, large print, on audio tape, by email or in different languages by contacting the Council on 01727 866100.

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Introduction

Setting the scene

The new Draft St Albans City and District Local Plan, which covers the period to 2041, sets out significant planned growth in the District that will lead to the development of new communities and economic activity, enhancing housing choices and providing new opportunities for local residents. Some of this growth will be accommodated on greenfield sites in the Draft Local Plan.

Strategic-scale sites are defined as 100+ homes or 10,000 square metres of commercial floorspace (retail, leisure and industrial), and reflect the Broad Locations and Large Sites identified in the Draft Local Plan.

It is essential that the development of these sites creates high quality, sustainable new places, with efficient delivery of the highest quality development. The Draft Local Plan includes requirements for the delivery of employment uses, in particular within the East Hemel Hempstead (Central) Broad Location.

This employment uses design toolkit provides a route toward achieving a high-quality employment environment. It provides best practice principles and precedent examples to guide the design teams to achieve the aspirations of the Council.

Status

This draft document has been developed to inform the Masterplanning of Broad Locations and Large Sites as identified in the Draft Local Plan.

Relationship with Hemel Garden Communities

This document has been prepared in cooperation with Dacorum Borough Council (DBC) and Hertfordshire Innovation Quarter (Herts IQ) to inform the significant growth potential within the area adjacent to Hemel Hempstead, including four Broad Locations within SADC. Collaboration to prepare this guidance also provides the basis for a joined-up approach to design for the cross-boundary Hemel Garden Communities (HGC) programme.

The Authorities have also collaborated to produce a Spatial Vision for HGC, which provides an additional layer of guidance to the Strategic Design Guide for new development within Hemel Hempstead and the North and East Hemel Hempstead Growth Areas, which are on land split roughly equally between DBC and SADC.

A version of this document was adopted as a Supplementary Planning Document by Dacorum Borough Council in 2021.

Purpose and Scope

This guidance document has been prepared to address the draft policies set out in the Draft Local Plan in relation to the allocated Broad Locations and Large sites in Chapter 3 – Sustainable Use of Land and Green Belt. In addition, relating to Chapter 5 - Economy and Employment.

This Employment Uses Design Toolkit applies to planning applications and strategic sites within the District, which propose over 10,000 square metres of commercial floorspace (retail, leisure and industrial). The principles may also be applicable to smaller-scale development.

The document provides guidance to the landowner/ developer design teams on how to achieve a high-quality employment use. It is written to support the design teams in the preparation of their proposals and provide measurable principles to aid development management of planning applications.

It is a part of the suite of documents that the Council has developed to introduce a step change in the quality of developments within the District that the Draft Local Plan requires. These documents include:

- **Strategic Sites Design Principles**
  This provides guidance on the design principles that developments are required to meet for Strategic sites.
- **Strategic Sites Design Toolkit**
  This provides guidance on the design process for Strategic Sites.
- **Strategic Sites Masterplanning Toolkit**
  This provides guidance on the planning process for Strategic Sites.

Strategic Sites

The new Draft St Albans City and District Local Plan which covers the period to 2041, allocates sites for development to meet the housing and employment need within the District.

In Chapter 3 of the Draft Local Plan it identifies a number of Broad Locations (each delivering more than 250 homes), and defines Large Sites as delivering 100-250 homes. These sites are shown on the Local Plan's Policies Map.

Policy Context

National Policies

The National Policy context is set out in the Strategic Sites Design Toolkit.

County Policies

Local Transport Plan (LTP4)

The Hertfordshire County Council Local Transport Plan (LTP) 2018 sets out a transport approach centred on sustainable transport modes, in particular in Policy 1 that states:

To support the creation of built environments that encourage greater and safer use of sustainable transport modes, the county council will in the design of any scheme and development of any transport strategy consider in the following order:

- *Opportunities to reduce travel demand and the need to travel;*
- *Vulnerable road user needs (such as pedestrians and cyclists);*
- *Passenger transport user needs;*
- *Powered two wheeler (mopeds and motorbikes) user needs;*
- *Other motor vehicle user needs.*

Additionally, a number of policies contained in the LTP 2018 have informed this document, in particular:

Policy 2: Influencing land use planning

Policy 4: Demand Management

Policy 7: Active Travel - Walking

Policy 8. Active Travel - Cycling

Policy 9: Buses

Policy 17: Road Safety

Policy 21: Environment

LTP4 sits above a wide range of supporting strategies many covering elements of design. This currently includes the Roads in Hertfordshire: **Highways Design Guide** document and will be replaced in time by the **emerging Hertfordshire Place & Movement Design Guide.**

Emerging County Guidance

Hertfordshire Sustainable Design Guide

The county council is also developing a sustainable design guide for new build construction projects and how to achieve net zero operational carbon for all projects led by the county council.

Hertfordshire Service Provision and Place Making Guide

The Hertfordshire County Council is preparing 'The Service Provision and Place Making Guide'. The guide will offer a combination of specification requirements, locational criteria and design principles to ensure that facilities being provided are fit-for-purpose and have a positive impact on the places being created.

South West Hertfordshire Joint Strategic Plan

St Albans Council is working with other Councils in South West Hertfordshire (Dacorum Borough Council, Hertsmere Borough Council, Three Rivers District Council and Watford Borough Council) to deliver a Joint Strategic Plan (JSP) for South West Hertfordshire. The JSP will provide a long-term blueprint for the area to 2050. It will be able to consider and address issues that cross council boundaries and set out a strategic vision for the area. It will also help guide future plans and strategies by setting out high level policies on topics such as climate change, infrastructure, environmental protection, employment and housing.

Local Policies

The **SADC Draft Local Plan** sets a number of place-specific policies for all developments within the District. The key design chapter of the Local Plan is Chapter 12 (High Quality Design). Strategic Policy 12 – High-quality design establishes that developments within the District must accord with.

Chapter 4 (Housing) and Chapter 5 (Economy and Employment) of the emerging Local Plan sets out the Council's housing and economic development strategy within which the Broad Locations and Large Sites for growth and the requirements for these new communities are identified.

How to Use This Guide

Design Principles

This Strategic Sites Employment Uses Design Toolkit establishes design principles that SADC will encourage adherence to on employment-focused developments. The design principles are illustrated with precedents that show how each principle may be articulated in an actual project.

The Design Principles should be read in conjunction with the general design principles set out in the Strategic Sites Design Principles (SSDP).

These design principles are supported clearly by the bespoke design process which helps to relate them closely to the local context of SADC. This process is outlined in the Strategic Sites Design Toolkit (SSDT).

Building Typologies

This document provides specific best-practice guidance for employment buildings of different scale and use. The guidance is supported by precedent studies.

Introduction to the Employment Uses Toolkit

Application of the Guidance

The design guidance in this document applies to any applications for Business (Class E), General industrial (B2) and Storage or distribution (B8) uses in excess of 10,000 m^2 GIA within the Strategic sites locations.

This guidance will be used following a principle of 'Comply or Justify'. It is acknowledged that not all applications will be of sufficient scale to accommodate some of the principles set out in this guidance. Any deviation from the guidance needs to be discussed with SADC early in the design process to agree the extent of guidance applicable to the size of the proposed scheme.

Aim of Employment Uses Design Toolkit

Contemporary employment areas should deliver a diverse and flexible range of high quality commercial spaces for different businesses, whilst achieving the highest levels of sustainability. These commercial areas must be able to adapt to demand changing over time, and be flexible to accommodate a range of different use classes from production and storage spaces to light industrial and office facilities.

It is essential that the designs not only result in efficient high quality buildings but also provide a coherent and well-considered public realm. The aspiration for all commercial sites is to create an attractive employment environment that encourages a healthy and sustainable working lifestyle and nurtures social interaction between occupants of the different commercial units.

Guidance Structure

The first section of this document addresses general design principles that apply to any employment area regardless of its size or use classes. These design principles are illustrated with case studies demonstrating best practice examples.

Design Principles
The design principles topics covered by the guidance are:

- A Healthy Place to Work and Socialise
- A Multi-Functional, Natural Environment
- A Sustainable Built Environment
- A Well Connected, Integrated Place
- A Pedestrian Focused Place

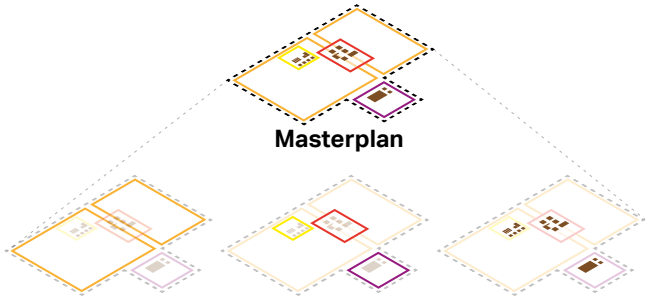
Please also refer to the Strategic Sites Design Principles section, for principles that apply to all development.

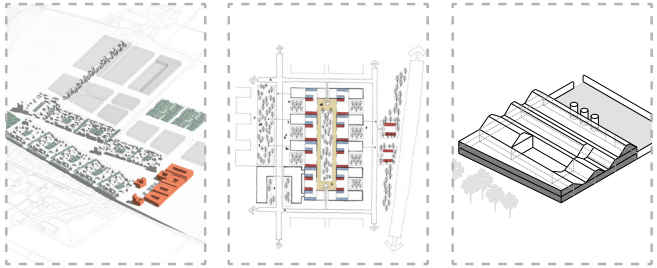
Typologies
The second section looks at four typologies, as listed below, and deals with the practicalities of parking, servicing and the relationship to the public realm, in order to support the general principles:

- Small industrial units
- Large industrial units
- Small office facilities
- Large office facilities

Design Process

Designs for commercial areas should follow an overall masterplan framework for a strategic site and the process set out in the Strategic Sites Design Toolkit.





General Design Principles: A Healthy Place to Work and Socialise

Overview

Employment areas should be enjoyable and pleasant places for people to work, in order to attract businesses and their staff. There should be a focus on placemaking and also on health and well-being.

Designers should create varied and engaging sites, that also serve local residents by providing facilities and open space/public space, which thereby encourage interaction between the new employees.

E.01 Placemaking

Designs should demonstrate:

E.01.1 A range of mixed-use spaces such as cafés, restaurants or informal seating areas to strengthen the connection between the employment area and adjacent residential areas.

E.01.2 Shared workspaces for meetings and collaboration between the users of different commercial units, to be provided either within the individual units or as part of the wider employment area.

E.01.3 Community focused social hubs at the heart of schemes to invite the surrounding community in.

E.01.4 A public realm that incorporates the smart use of internet and outside areas for working with Wi-Fi connections.

E.02 Health and Well-being

Designs should demonstrate:

E.02.1 A comprehensive network of safe and attractive connections to surrounding pedestrian and cycle routes and key destinations beyond the site.

E.02.2 Opportunities for informal exercise and physical activities such as petanque, table tennis or fitness stations, to be provided as part of any indoor communal facilities and in the public realm.

E.02.3 Formal sport courts located within the public realm to encourage social interaction between the different users of the commercial areas, as well as adjacent residents.

Additional Guidance:
https://www.wellcertified.com/certification/v2/

Best Practice Example: A Healthy Place to Work and Socialise

Integrated Community
Case Study: Here East, London

Facing the Queen Elizabeth Olympic Park is 'The Gantry' - a gridded structure of bespoke sheds home to independent artists, designers and craftspeople.

Creative businesses based in Hackney and neighbourhoods nearby can occupy spaces in Here East, making it a valuable part of the local community.

At the centre of the scheme is the yard, a flexible space that can accommodate an outdoor cinema, public markets and a public events space for the local community.

At the centre of the scheme, at one end of the yard, is the auditorium, which is used for talks, screenings, exhibitions and cultural events for the local community.

A strong link has also been created with the community of nearby Hackney Wick. Encouraging independent bakers, brewers and restaurants into units adjacent to the canal, has created an area of social exchange.

Here East, Stratford. Hawkins\Brown. Photo: Jason Hawkes

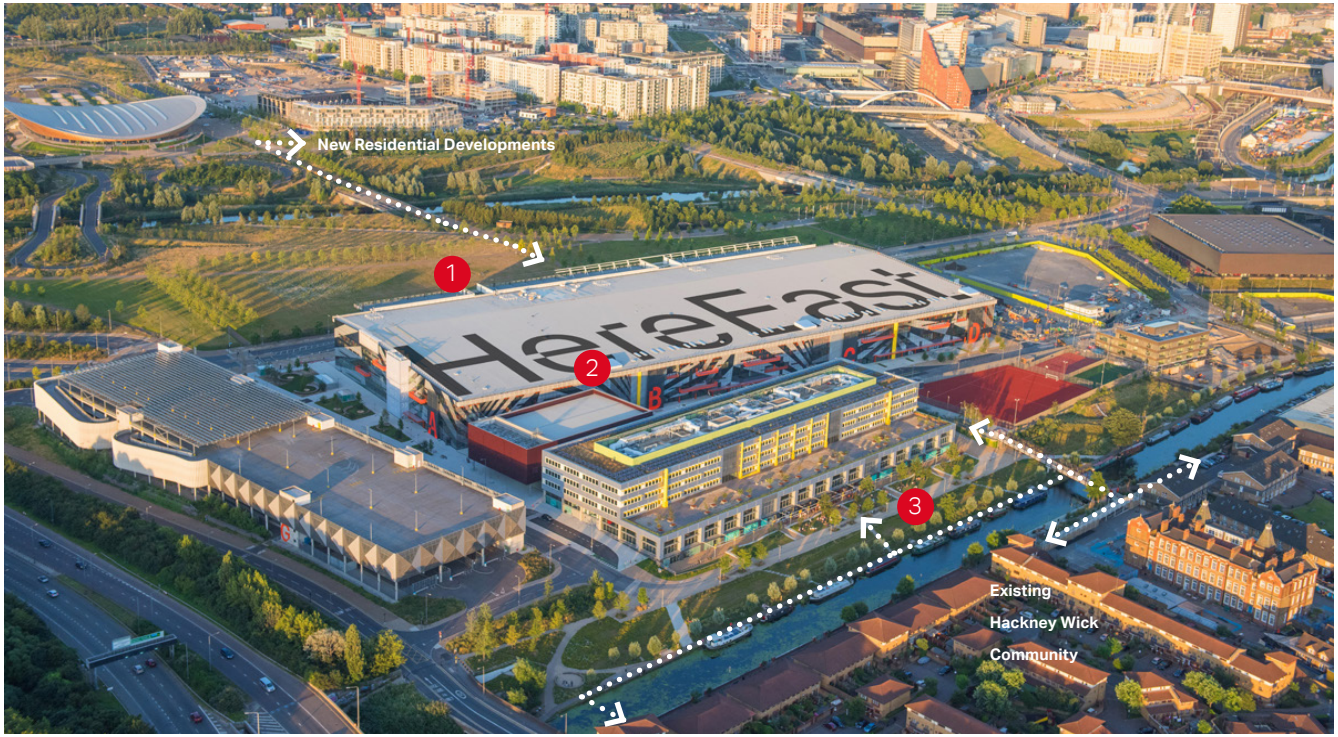


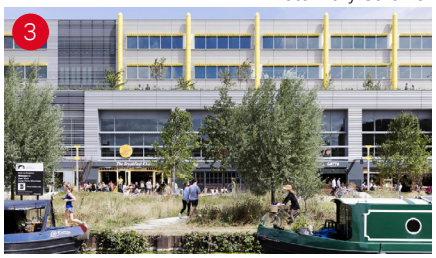
Photo: Rory Gardiner

The 'Olympic' Park facing façade has a number of modular artist studios for the community to use.

Photo: Rory Gardiner

New auditorium at the centre of the scheme holds talks and cultural events for the local community

Photo: Rory Gardiner



Area of social exchange along the canal between the new restaurants and the existing community opposite

Best Practice Example: A Healthy Place to Work and Socialise

Community Activation
Case Study: Chiswick Park, London

Chiswick Park's office buildings all front onto its central landscaped area, meaning its users actively engage with the public realm and those who share it.

The buildings towards the centre of the scheme are set back in a way that allows the public realm to be contained on all sides by active building frontages.

A central square sits at the heart of the landscaped area, with tiered seating around the outer edge. A number of events are hosted at this central square, encouraging the engagement and investment of the Park's users in its community.

Photo: Chiswick Park Enjoy-Work

Chiswick Park central square hosting pop up events

Plan showing the buildings set around the central square

Best Practice Example: A Healthy Place to Work and Socialise

WELL Certification
Case Study: Green Park, Reading

Green Park is registered to pursue WELL Certification through the International WELL Building Institute. 400 and 450 Longwater Avenue will be the first buildings to achieve this certification. The seven concepts of WELL are air, light, nourishment, comfort, mind, fitness and water.

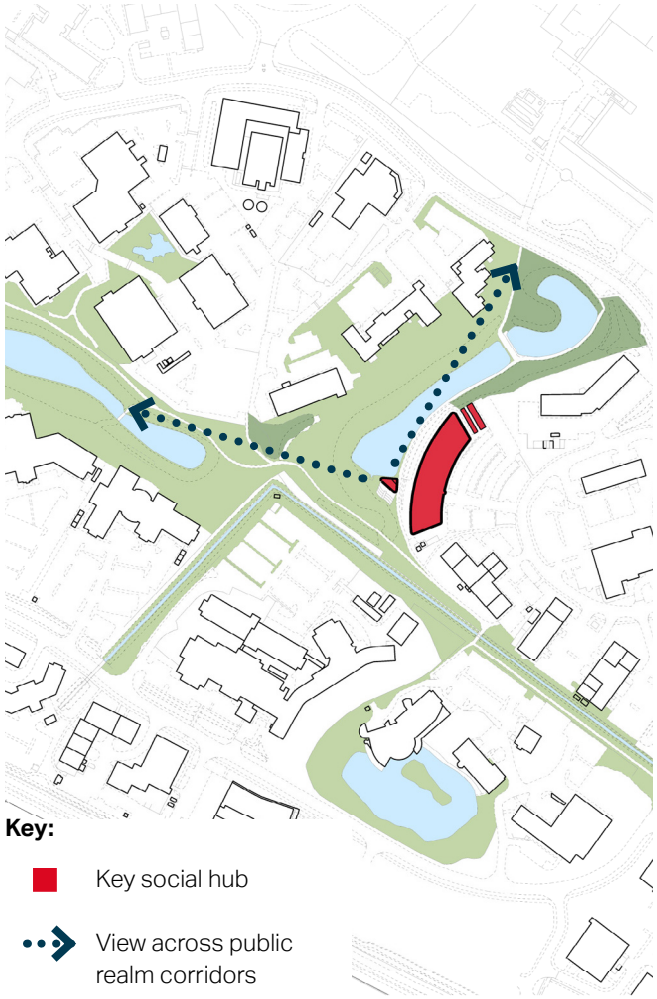
Active public realm at 400 and 450 Longwater Avenue

Shared Social Spaces
Case Study: Cambridge Science Park

The Bradfield Centre is a co-working space and acts as the central hub for Cambridge Science Park. It has an outdoor lakeside pavilion which sits in-between the two arms of public realm. This pavilion has tiered seating and Wi-Fi to encourage working outside as well as a cross-fertilisation of ideas between workers.

Bradfield Centre. Photo: Stace LLP

Co-working space (above) and lakeside pavilion with outdoor tiered seating (below)



The Bradfield Centre (red) sits at the heart of the public realm

General Design Principles: A Multi-Functional, Natural Environment

Overview

Sustainable and innovative blue and green infrastructure can help tackle climate change while also increasing the variety of spaces within a development, thereby improving the area as a place.

The new employment areas should be places that are sustainable and inspire and encourage residents and businesses to contribute towards the success of places in environmental terms.

E.03 Environmental Sustainability

Designs should demonstrate:

E.03.1 A strategy for integrated Sustainable Drainage Systems (SuDS) and green roofs with the aim of achieving green field run off rates, while contributing to increased biodiversity and improving water quality of surface water run-off.

E.03.2 Surface and rainwater harvesting for both individual units and the public realm. The harvested water could be re-used within buildings and for the irrigation of the landscaped areas.

E.03.3 That the landscape and building strategy enhances air quality and reduces pollution levels across the site.

E.04 Biodiversity

Designs should demonstrate:

E.04.1 The retention and enhancement of areas of the site that have a high ecological value, and the creation of additional ecological value.

E.04.2 A landscape strategy that encourages the use of suitable local plant species that support and enhance the biodiversity of the site whilst also being climate change tolerant.

E.04.3 SuDS providing areas of increased biodiversity, such as by the incorporation of wetland plant species.

E.04.5 Implementation of bird boxes, bee hives, bug hotels.

E.04.6 Low maintenance planting design, such as wildflower verges. Grass lawns should generally be avoided as high-maintenance and low-biodiversity solutions.

E.04.7 A substantial increase in tree coverage, including regular street tree planting, planting to car parks and dense vegetation buffers, to create pollution barriers.

Best Practice Examples: A Multi-Functional, Natural Environment

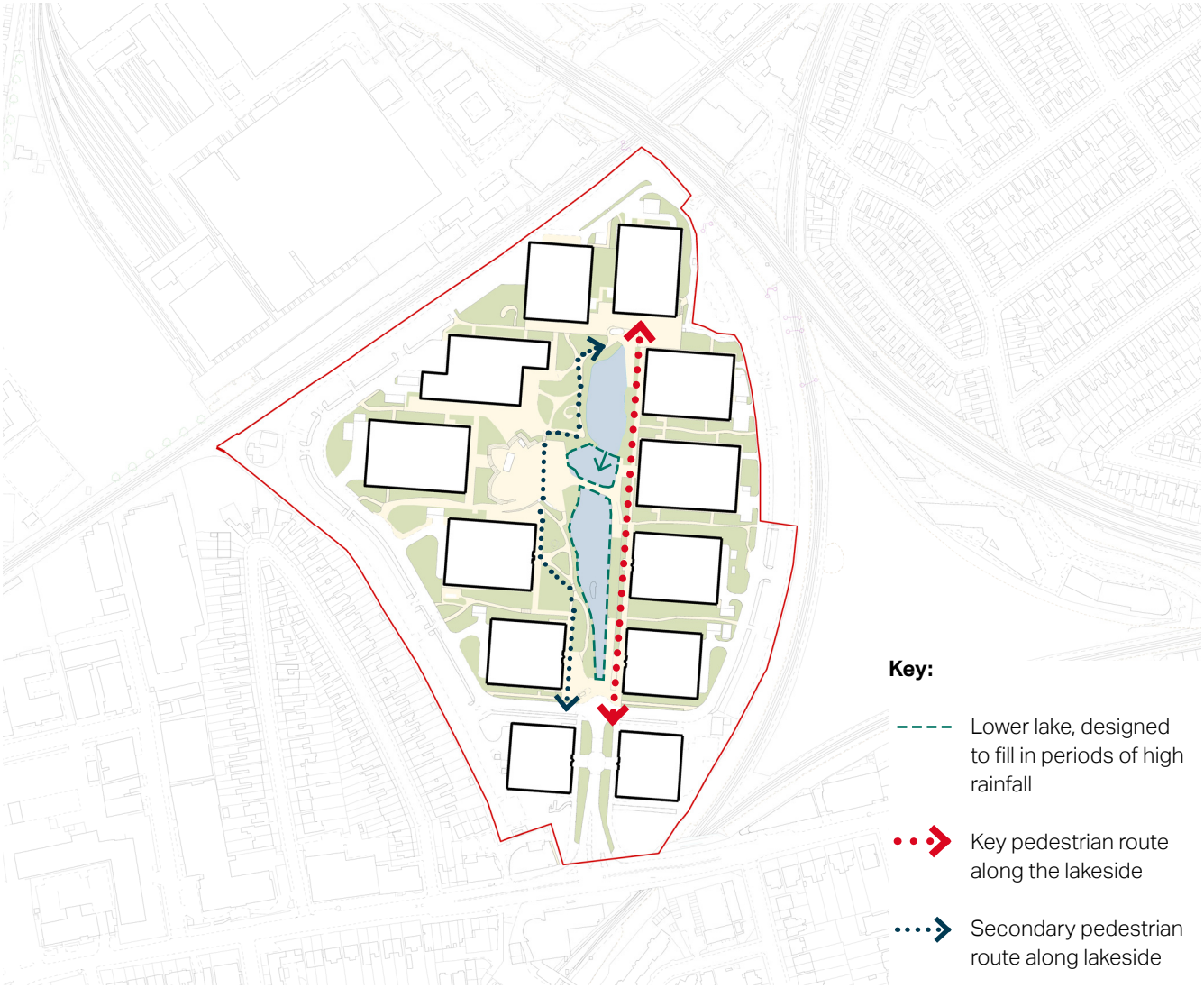
Sustainable Urban Drainage System
Case Study: Chiswick Park, London

Water run off is completely contained within the site, and the lakes and waterfall at the centre of the scheme are displayed as visible elements of the sustainable urban drainage system.

Rooftop run-off drains into the lake and the lower lake has been designed to fill up during times of increased run-off.

Office units are all focused around the lakes. Pedestrian routes run parallel with the length of the lakes and at the centre, a bridge cuts across this, joining the two sides.

Central lake's waterfall feature



Plan showing landscape, permeability and public routes centred around the lakes

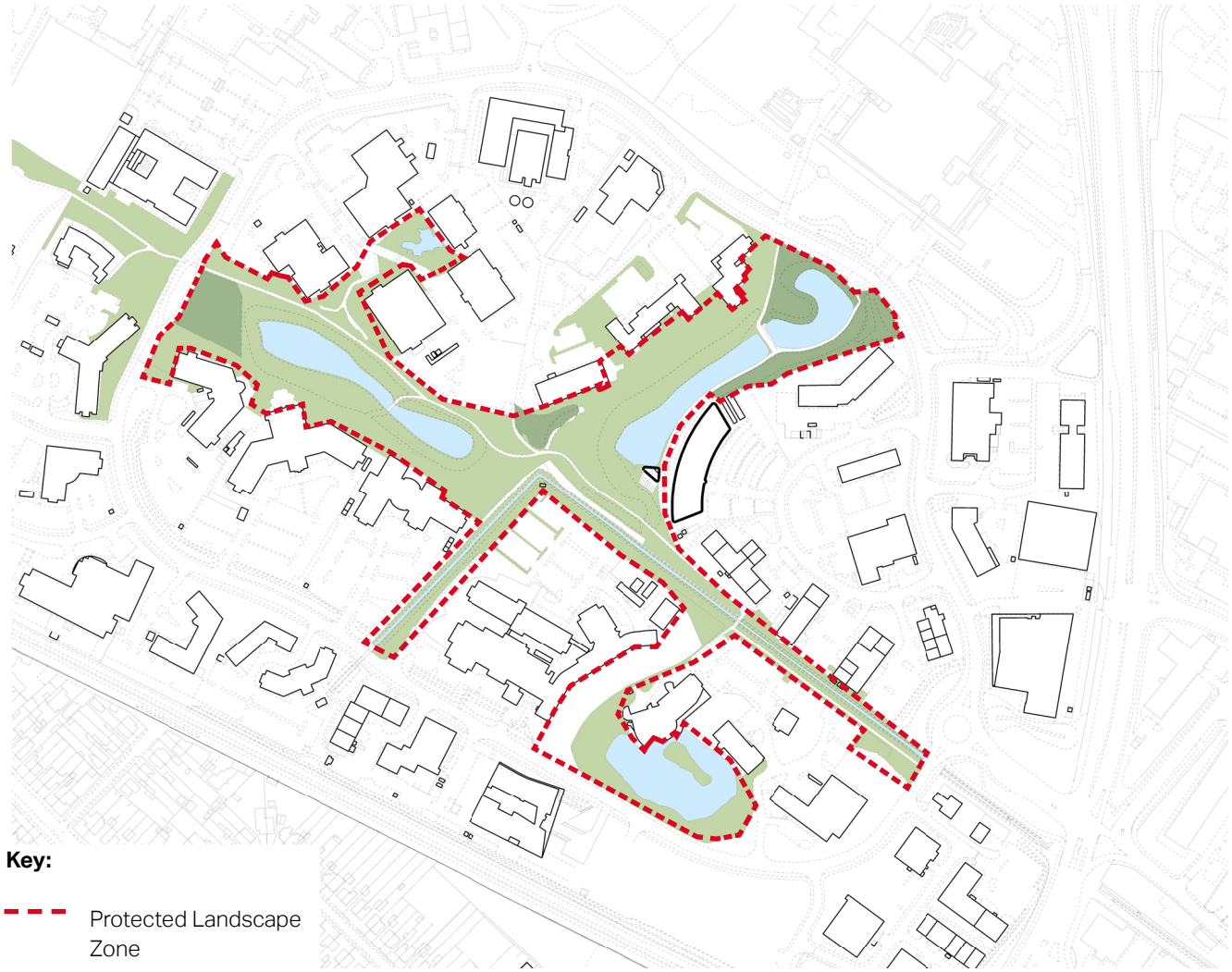
Best Practice Examples: A Multi-Functional, Natural Environment

Creation of Multi-Purpose Habitats
Case Study: Cambridge Science Park

A central, protected zone of landscape includes three large lakes and wetland shrubbery to help absorb rainwater and manage the risk of flooding.

Ecological value has been added to the park in the form of summer flowering perennials and ornamental grasses to support and nurture the local population of bees.

Summer flowering perennials and ornamental grasses within the park support local bees

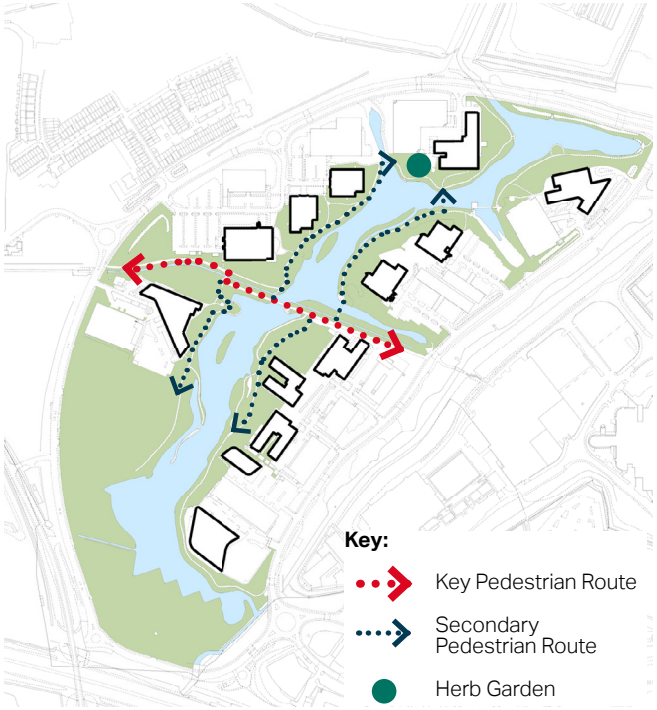


Protected, central green landscape with lakes at Cambridge Science Park

Best Practice Examples: A Multi-Functional, Natural Environment

A Productive and Sustainable Landscape Corridor
Case Study: Green Park, Reading

All of the office units are organised around the central, linear corridor of public realm. A network of footpaths run along Green Park's landscape corridor, giving public access to the range of habitats on site. Within this landscape corridor there is a herb / vegetable garden producing foods such as courgettes, tomatoes, chillies and various herbs that are then used at the park.

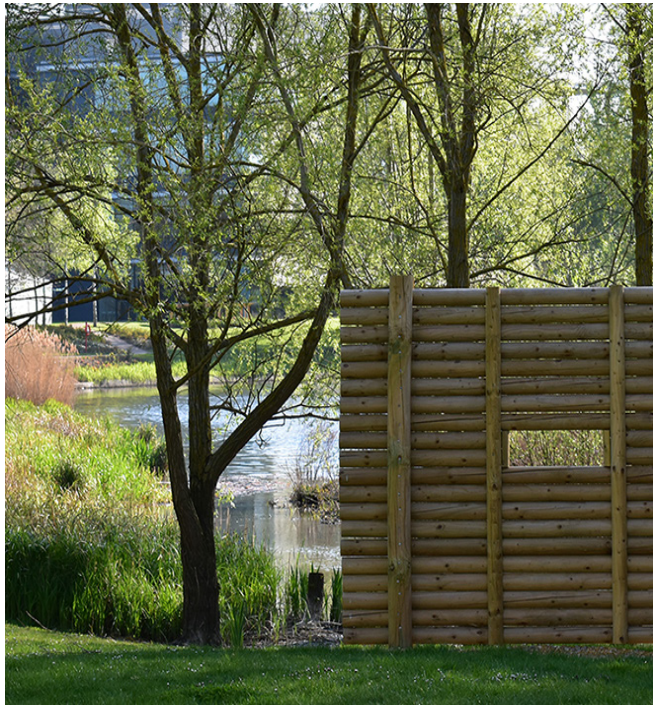


Rainwater Management
Case Study: Green Park, Reading

The central lake feature, Longwater Lake, acts as a flood relief channel for the area whilst also providing vital biodiversity to the development. To future proof Green Park and reduce flood risk, the development is on platforms set above the 1 in 200 annual probability level.

Habitat Creation and Enhancement
Case Study: Green Park, Reading

An area that was previously poor quality agricultural land has been enhanced, to support a wide range of natural habitats. Numerous bird hides have been set up along the landscape corridor to encourage people to interact with wildlife in the new landscape provided.



General Design Principles: A Sustainable Built Environment

Overview

From the outset of the design and planning process, a clean and green energy hierarchy should be adopted to ensure the buildings created provide its users with high quality and sustainable working conditions.

Integrating sustainable and innovative 'smart initiatives' at the forefront of the design, will not only attract people to work in the area but also to contribute and invest in its vision.

E.05 Energy Efficiency

Designs should demonstrate:

E.05.1 Innovative strategies for energy generation such as the use of waste heating or ground source heat pumps.

E.05.2 Reducing the development's use of resources across its life cycle, including during the construction phase. Low-carbon and recycling targets should be included in development contracts.

E.05.3 Prioritising low-carbon solutions and offering high levels of insulation, energy saving measures, natural ventilation and use of renewable energy.

E.05.4 BREEAM UK New Construction certificates of a minimum level of 'Very Good' for buildings below 1000 square metres and specifying a minimum BREEAM level of 'Excellent' for each non-residential building of 1000 square metres and above.

E.05.5 Route toward achieving zero-carbon buildings. This may be achieved through certification such as Passivhaus or appropriate carbon offsetting.

Additional Guidance:
https://www.breeam.com/discover/technical-standards/communities/

E.06 Efficient Use of Resources

Designs should demonstrate:

E.06.1 Reducing vehicular emissions from material transport by using local materials and local manufacturers.

E.06.2 Enabling circular economies of use, recovery and re-use with waste or materials recycling facilities.

E.06.3 Creating a built environment that supports sustainable waste methods that would reduce the number of waste collections.

Best Practice Examples: A Sustainable Built Environment

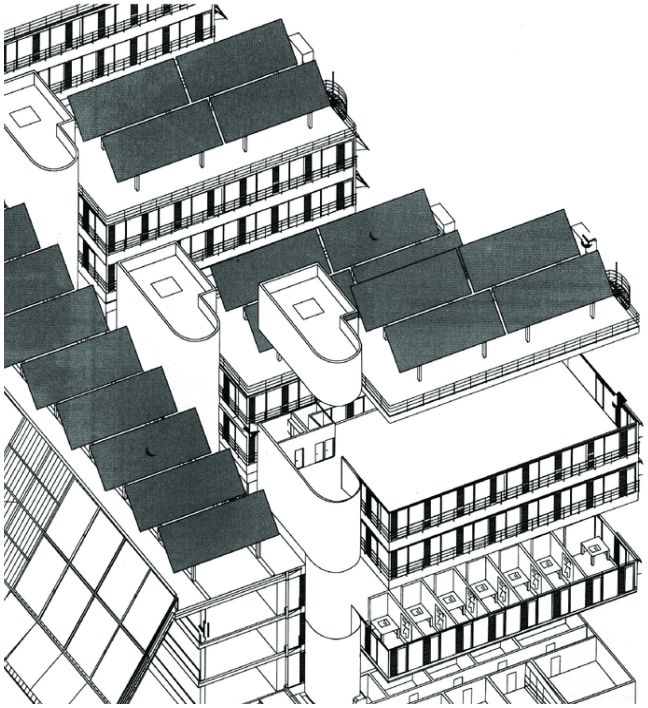
Energy Generation Through PV Panels
Case Study: Gelsenkirchen Science Park, Germany

The Gelsenkirchen Science Park in Germany features a 300-metre-long glazed building with a series of office tracts protruding off of it. On the roof of the building is a solar power plant featuring a Photovoltaic system which generates sustainable and renewable energy.

Reduced Energy Consumption Through Innovation
Case Study: Gelsenkirchen Science Park, Germany

The tilted west-facing wall of glass is designed to maximise solar gain. To limit solar overheating, there is external shading mounted on electric motors as well as sheets of glass mounted on larger electric motors, all powered by the solar PV power plant on the roof.

By having the sheets of glass set on motors, the entire 300 metre arcade can be naturally ventilated by air that has undergone evaporative cooling having passed over the artificial lake to the west of the façade.



Roof mounted PVs, Gelsenkirchen Science Park, 1995, Kiessler + Partners Architects

Tilted and interactive glass façade at the Gelsenkirchen Science Park, with PV Solar Plant on the Roof

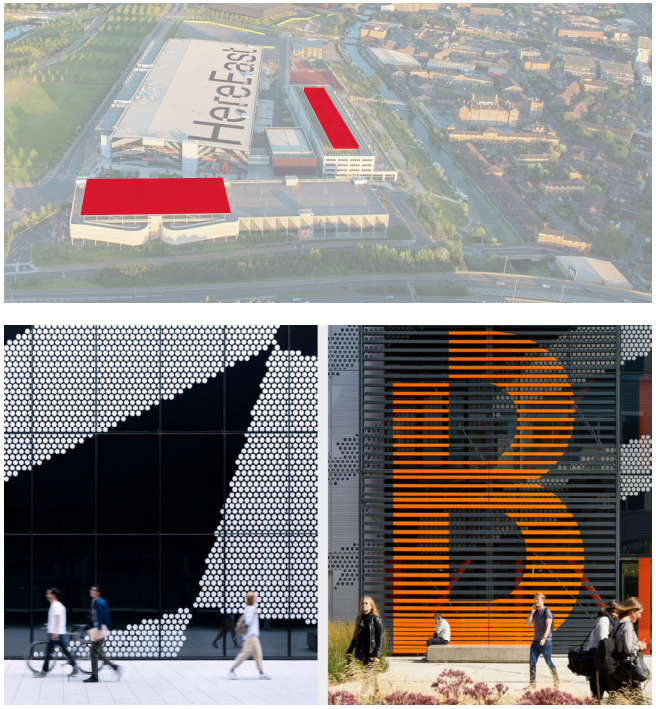
Best Practice Examples: A Sustainable Built Environment

BREEAM Excellent Certification Through Innovation
Case Study: Here East, London

The architects delivered optimised solar control through the envelope whilst maximising views and daylight, by creating a ceramic frit to the glass generated by parametric data.

There are also solar PV panels (red on the image below) on the roofs of two of the buildings, providing the site with up to 10% site wide renewable energy.

Here East, Stratford. Hawkins\Brown. Photo: Rory Gardiner / GG Archard

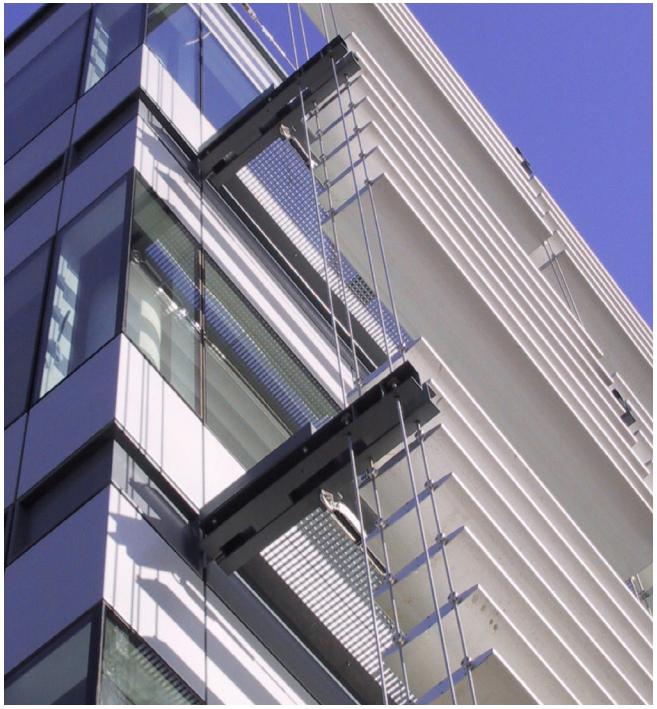


Aerial diagram (top) and innovative façade (bottom)

Reduced Energy Consumption
Case Study: Green Park, Reading

Building design at Green Park incorporates horizontal louvres on the southern façade to reduce heat gain from sunlight and its associated energy consumption.

Longwater Avenue, Green Park. NHA. Photo: Martin Charles



Horizontal louvres at 300 Longwater Avenue

Sustainable Energy Generation
Case Study: Green Park, Reading

At 125m tall, the 2MW state-of-the-art electricity turbine produces electricity which feeds straight into the National Grid. About 70% of energy generated gets used in a two square mile radius around the turbine. The wind turbine also has a visitor centre that can be visited by schools and groups, promoting and educating on sustainable energy.

Place Design Planning. Photo: Paul Grudy

Wind turbine complemented by planting and landscape

Best Practice Examples: A Sustainable Built Environment

An On-Site Wormery
Case Study: Chiswick Park, London

An on-site wormery houses 100,000 worms, capable of breaking down 50kg of food waste per day, thereby reducing the number of collections by emission producing vehicles.

Reduced Energy Consumption
Case Study: Chiswick Park, London

Fully glazed façades maximise views and daylight and are managed through the use of retractable fabric blinds on the east and west elevations. These blinds operate automatically via roof mounted light sensors.

In addition, fixed external sunshades in the form of a canopy of louvres at roof level help shade the building surfaces as well as the external spaces directly outside of the buildings, meaning people can work outside more comfortably without the risk of glare and direct sunlight.

A displacement heating and cooling system, along with extensive natural ventilation, significantly reduces the need for air conditioning.

Photo: Chiswick Park Enjoy-Work

Solar shading at Chiswick Park

Chiswick Park, Hounslow. Rogers Stirk Harbour & Partners

Solar shading at Chiswick Park

General Design Principles: A Well Connected, Integrated Place

Overview

Sustainability cannot be strengthened significantly without a substantial part of the transport system moving to 'green mobility'. This means travelling by foot, bike or any form of sustainable public transport. These forms of transport are beneficial not only to the environment, but also to the economy through reduced resource consumption.

E.07 Connectivity

Designs should demonstrate:

E.07.1 That the employment area should be physically and visually integrated with the existing natural and built environment.

E.07.2 The employment area should be easily accessible for all modes of transport, with good connectivity to nearby places and neighbourhoods. There should be public transport stops in strategic locations and in close proximity to major buildings or 'hot spots'.

E.08 Smart Mobility

Designs should demonstrate:

E.08.1 Rapid charging points in key areas with designated Electric Vehicle parking bays.

E.08.2 Measures that give priority to sustainable transport modes such as electric bikes, electric taxi services and park and ride schemes into the area.

E.08.3 Provision of last-mile solutions such as bike sharing services with dedicated bike stations or short shuttle bus services from stations.

E.08.4 Dedicated cycle lanes / routes and secure cycle storage, as well as showers provided in workspace buildings to encourage people to safely and easily cycle to work.

E.08.5 - Digital infrastructure that allows for the use of smart mobility applications.

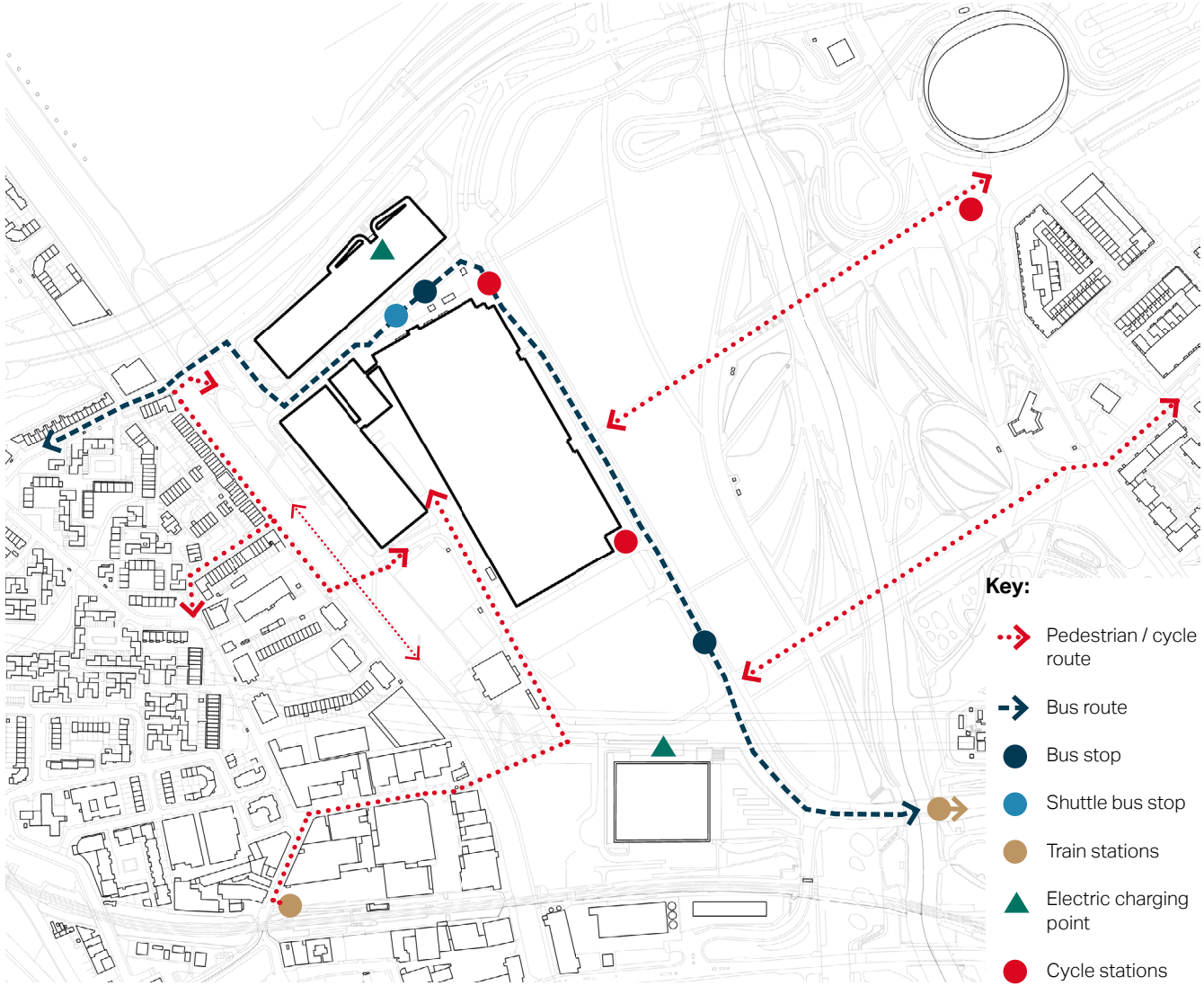
Best Practice Examples: A Well Connected, Integrated Place

Connections with the Existing Community
Case Study: Chiswick Park, London

Here East is well connected to the existing and new residential communities in the area. Bridges link the existing Hackney Wick community to the canal side shops at Here East. Cycle routes also link Here East to the new residential developments to the east of the Queen Elizabeth Park.
A free 5 minute shuttle bus runs from Stratford Station to Here East.

Here East, Stratford. Hawkins\Brown. Photo: CG Archard

Cycling / pedestrian routes (top) and shuttle buses (bottom)



Plan showing the transport links to adjacent areas

General Design Principles: A Pedestrian Focused Place

Overview

Designs should create a pedestrian focused place by taking into account changing transportation habits and planning for these accordingly. See E.08 Smart Mobility.

However at the outset of the design process, consideration should also be given to the strategic positioning of vehicular circulation and access, servicing and parking, so that it does not dominate the street and the public realm.

E.09 Access and Circulation

Designs should demonstrate:

E.09.1 Wherever practicable all main vehicular circulation and servicing access should be discretely located at the rear of the buildings and kept separate from the pedestrian and cycle network.

E.09.2 Vehicular access and circulation should be located away from the main entrances and screened by landscape with the aim to provide a safe and tranquil environment for employees and visitors alike.

E.09.3 HGV access should be located close to the building whilst at a safe distance from any pedestrian or cycle routes.

E.09.4 Shared servicing access and service yards can be utilised in order to minimise the impact on the building frontages and the public realm.

E.10 Parking

Designs should demonstrate:

E.10.1 Parking that has a minimal visual impact on the proposed townscape and landscape environment. In order to achieve this parking ought to be concealed either under the units or at the back of the units hidden by walls, screens or landscape.

E.10.2 Smaller numbers of parking spaces could be arranged into dedicated parking areas that are screened within the landscape and thus less visually intrusive in the public realm.

E.10.3 Adequate numbers of safe sheltered cycle parking including electric charging points need to be provided for both employees and visitors. Cycle parking should be designed in prominent locations close to building entrances to prioritize cycling over vehicular movement

E.10.4 The use of car barns, if appropriate, to ensure the majority of the public realm is vehicle free and of a pedestrian focus.

E.10.5 Appropriately located HGV parking and waiting areas in developments with a substantial quantum of B2/B8 uses.

Best Practice Examples: A Pedestrian Focused Place

Concealed Parking
Case Study: Chiswick Park, London

Designed for pedestrian priority (75 percent of those working at Chiswick Park arrive on foot, by bicycle, bus or train), all vehicular activity is routed around the edge of the site, to screened car parks or under-crofts beneath the buildings. These undercroft spaces are neither open to, nor visible from, the front elevations.

Chiswick Park, Hounslow. Rogers Stirk Harbour & Partners

Parking concealed underneath the buildings

Plan showing the parking arrangement within the scheme

Employment Area: Example in a Wider Framework - Mountfield Park

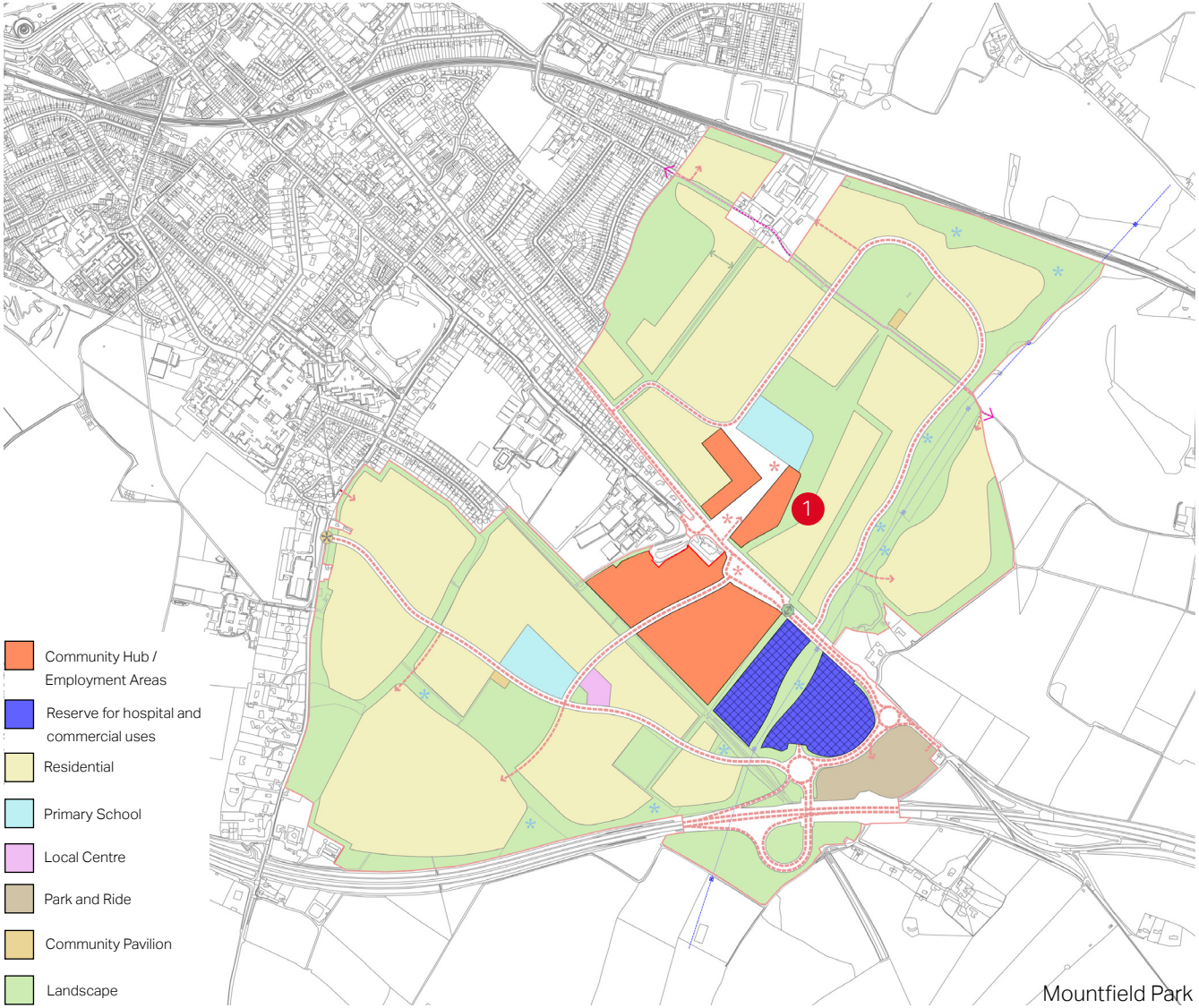
Employment

Mountfield Park contains 10,000 square metres of business space, and provides the potential for over 3,700 jobs with the aim of becoming a major business focus within east Kent.

The employment area is set within high-quality strategic landscape and has convenient access to high quality public transport and local shops.

Flexible, modern and affordable business space will ensure Mountfield Park meets a range of needs, from small start-ups to expanding companies and regional HQ's.

These employment / commercial zones are strategically located within the framework. An example of this is shown above (labelled 1), whereby commercial units are integrated within a residential area.



Mountfield Park

Building Typologies: Industrial and Offices

Small Industrial Unit

Typically consist 'light industrial' uses. These are small to medium sized operations requiring less space and power.

Large Industrial Unit

Typically consist of 'general industrial' uses. Normally medium to large scale batch production and assembly of components requiring more space and power.

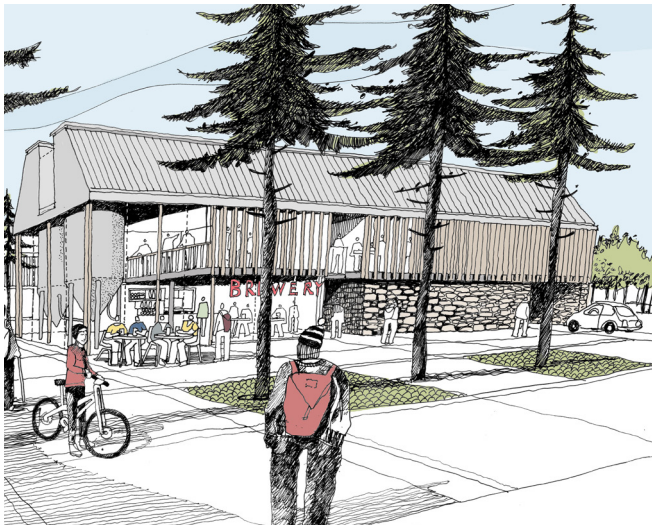
Small Office Unit

Smaller office buildings hosting a few companies (or even one). Typically these units have some sort of shared circulation / amenity space for the companies to use.

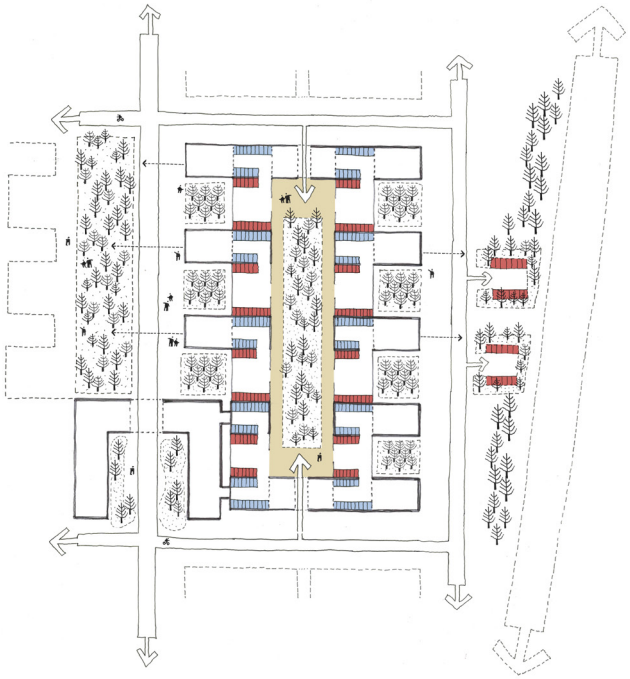
Large Office Unit

Larger office buildings hosting multiple companies, often with dedicated floors and multiple shared facilities to use. These units often need dedicated space for servicing.

Small Industrial Units



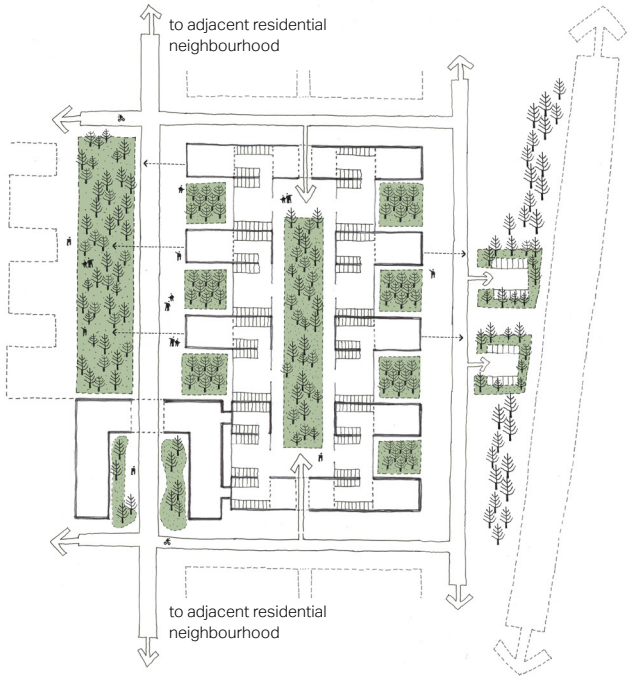
A Strategic Approach to Parking



This diagram demonstrates how parking and servicing can be strategically concealed to help reduce the visual impact of it on the public realm. The smaller industrial units typically require smaller vehicles for deliveries and so the servicing can be concealed within the cluster of units.

- On Plot Parking
- Undercroft Parking
- Servicing

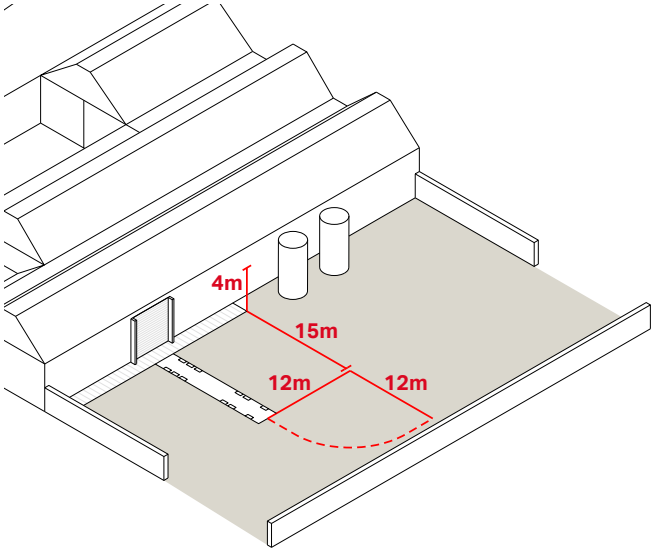
An Integrated and Activated Public Realm



This diagram shows how green spaces form a focal point and are activated by organising the units around them. The built form provides an active frontage onto the landscaped spaces, which favour pedestrian activity.

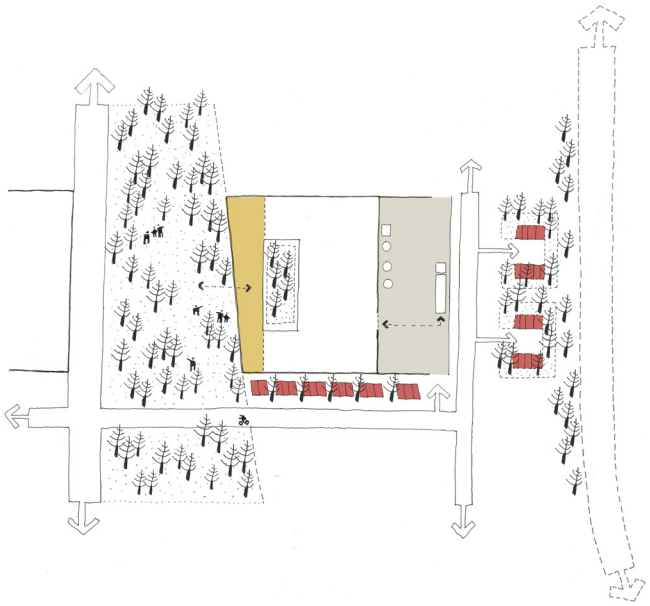
Large Industrial Units

A Strategic Approach to Servicing



As shown in the diagram above, 12 clear metres have been allowed within the yard space for HGV turning as well as a 15m local bay space. The roller shutter doors for deliveries have been designed to be 4m tall as a minimum and there is also a smooth surface for external movements, provided just outside of the shutter door.

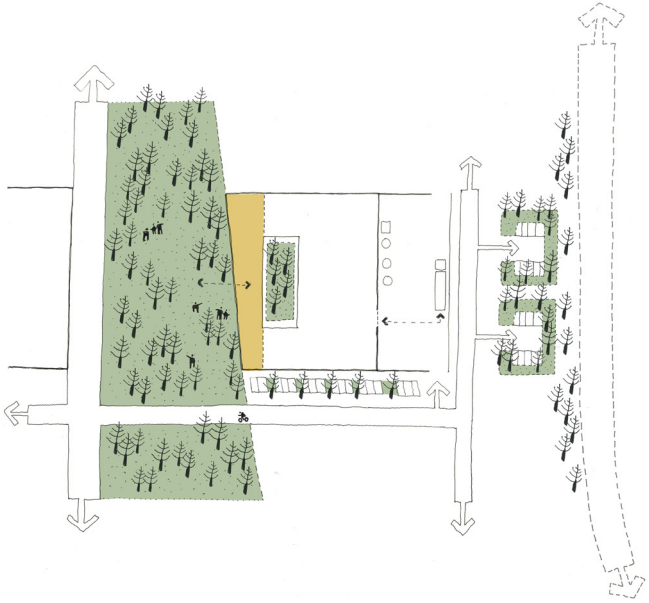
A Clear Distinction of Street Types



Dedicated loading and servicing space should be provided without causing much negative visual impact on the environment. Parking and servicing routes are discreetly located at the rear of the building, away from the primary pedestrian route and amenity space at the front.

- On Plot Parking
- Dedicated Service Area
- Social Hub

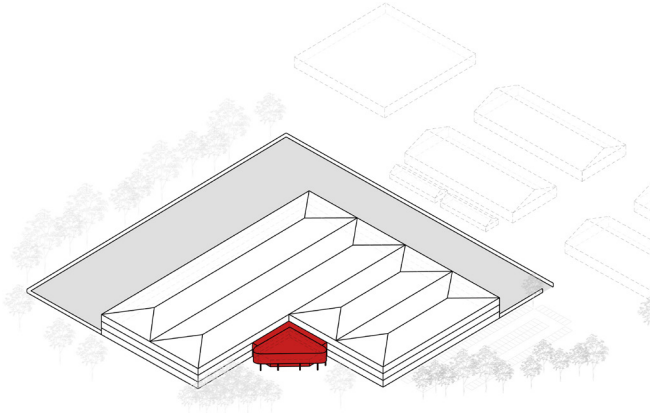
An Integrated and Activated Public Realm



The public realm is pedestrian focused here and free of the large HGV's that are servicing the units. The amenity space / social hub fronts onto the landscape in order to encourage engagement of the new working community with the public realm.

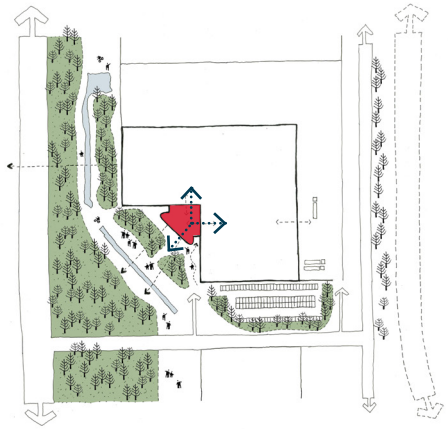
Industrial Units: Best Practice Examples

Interface with Public Realm



Example layout of Portal Mill Factory in Melksham showing clearly visible main entrance pavilion that faces the public realm

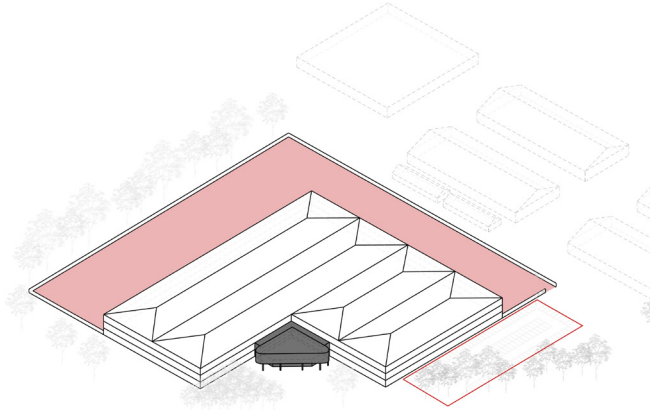
Interface with Public Realm (continued)



Example layout showing the social hub at the centre of the building, connecting the work space and public realm

Entrance area with social hub on the ground floor as well as office space above this on the first floor

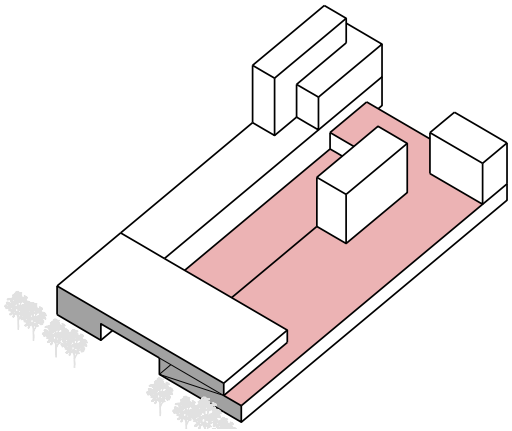
Parking and Servicing



Example layout showing servicing and parking at the rear of the unit

Large, open workspace for manufacturing, assembling and storage served from the rear of the unit

Parking and Servicing (Continued)

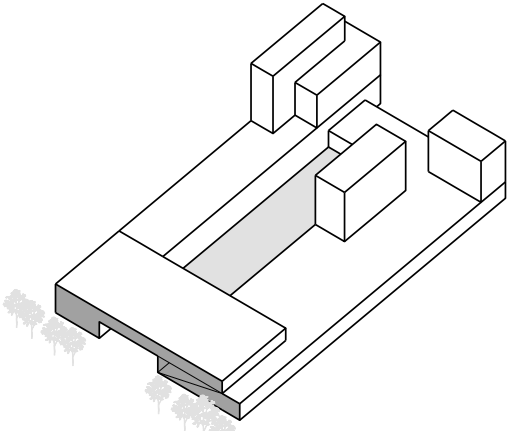


Parking and servicing is located within the unit's servicing court and on top of one of the roofs to the east

Kaap-Noord, Amsterdam. Vasco da Silva Architects & Planners

Large concealed servicing yard located off the main street

Active Frontage and Interface with Public Realm

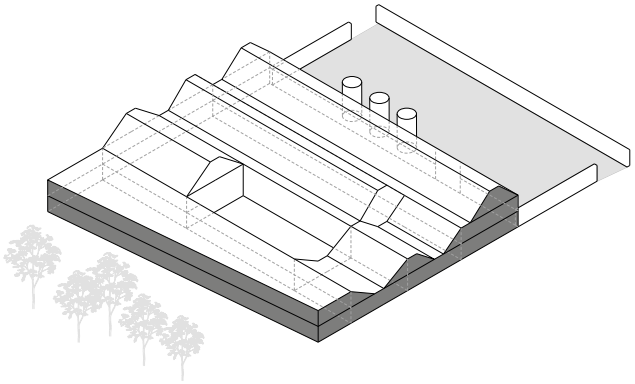


Example layout of Kaap Noord in Amsterdam showing an active frontage facing the public realm with the servicing concealed within the unit's court

Kaap-Noord, Amsterdam. Vasco da Silva Architects & Planners

Example showing attractive frontage facing the public realm with concealed servicing yard located at the back

Active Frontage and Interface with Public Realm (continued)

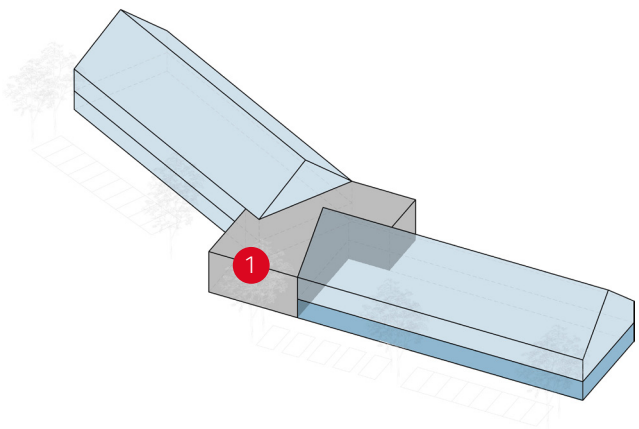


Example layout of Tweedbank, Scottish Borders, showing servicing yards located at the back of the unit, concealed by walls, and the main entrance facing the public realm

Entrance space facing the public realm

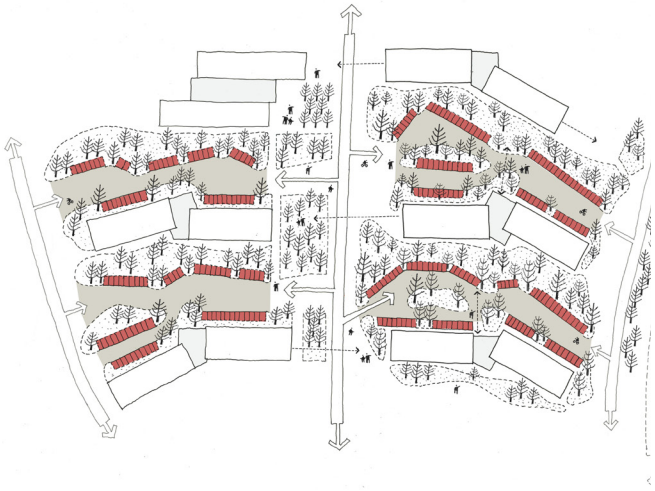
Small Office Units

A Flexible and Adaptable Building



The diagram above shows how office accommodation can be arranged to create opportunities for collaboration and interaction between the users. A central hub space (labelled 1) accommodating shared facilities sits between flexible, shared workspaces that offer a blend of letting options.

A Strategic Approach to Parking

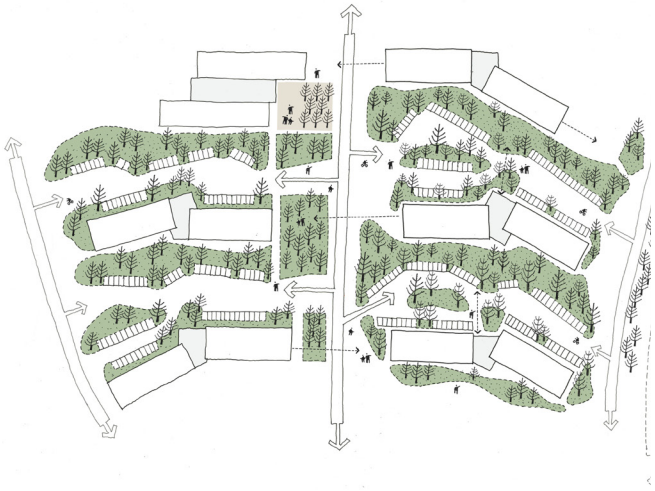


Smaller office units would not typically need large amounts of space for servicing and parking. The cartoon above shows how a shared surface could provide space for both parking and servicing. These areas are concealed within landscaped swathes of trees to minimise their visual impact.

On Plot Parking

Shared Surface

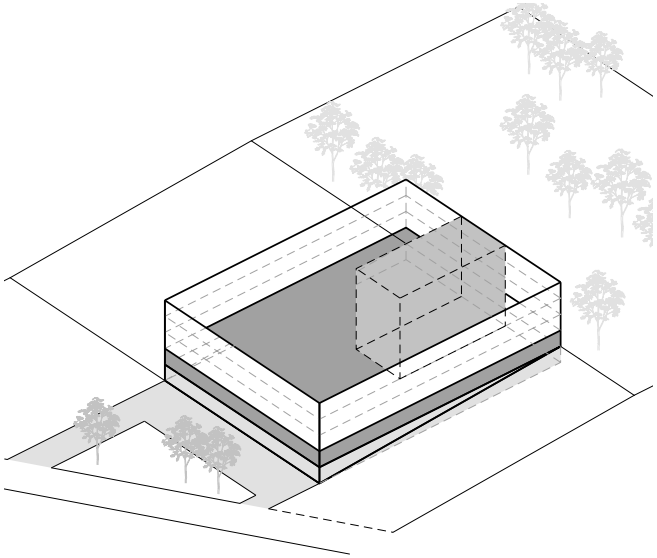
An Integrated and Activated Public Realm



The diagram above demonstrates how a series of landscaped public realm spaces are used to link the development together, as well as connect it to adjacent neighbourhoods. The social spaces of the office units open onto landscaped spaces, in order to promote informal exercise and to foster interaction between workers and visitors alike.

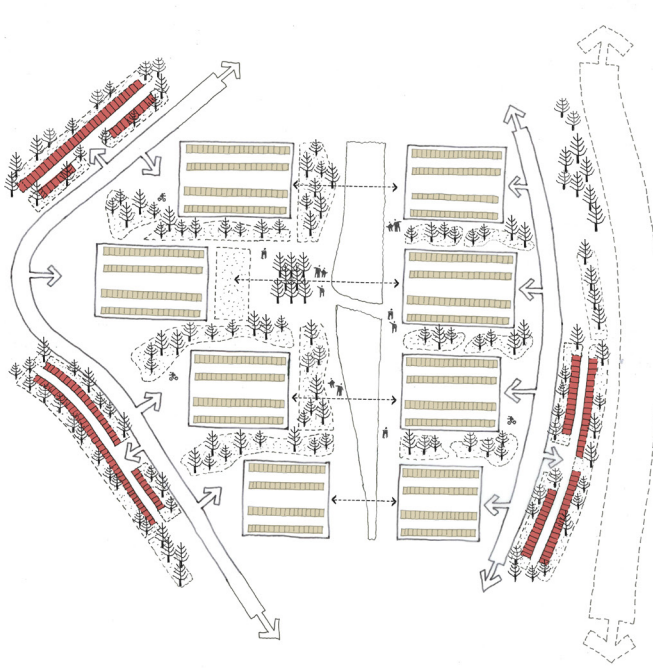
Large Office Units

A Flexible and Adaptable Building



The diagram above demonstrates how a number of different uses can be stacked together within the same building and provide opportunities for collaboration between users. Parking and servicing is at the lower ground level, light industrial spaces at ground floor level and a mixed use, social atrium space links all the levels.

A Strategic Approach to Parking

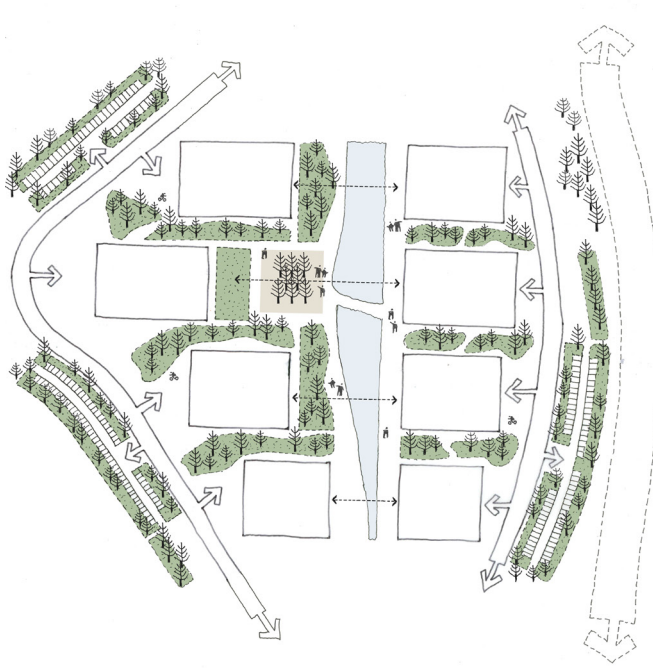


Larger office units typically need more space for parking as well as dedicated servicing areas. The cartoon above shows how parking can be concealed underneath the office units, whilst guest parking can be strategically clustered behind the units and between swathes of trees to minimise visual impact on the public realm.

On Plot Parking

Undercroft Parking

An Integrated and Activated Public Realm



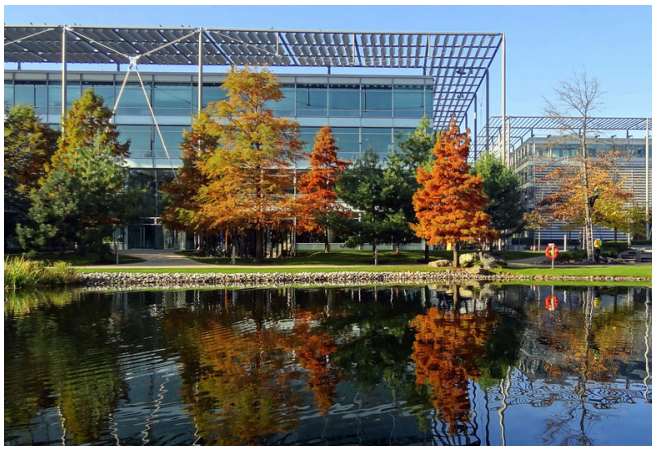
A clear focus has been shown in this diagram to organise the units around activated public spaces with a pedestrian focus to circulation within the public realm. As the parking has been concealed away to the edges, there is more space to incorporate areas of increased natural biodiversity between the office units.

Office Units: Best Practice Examples

Parking and Servicing

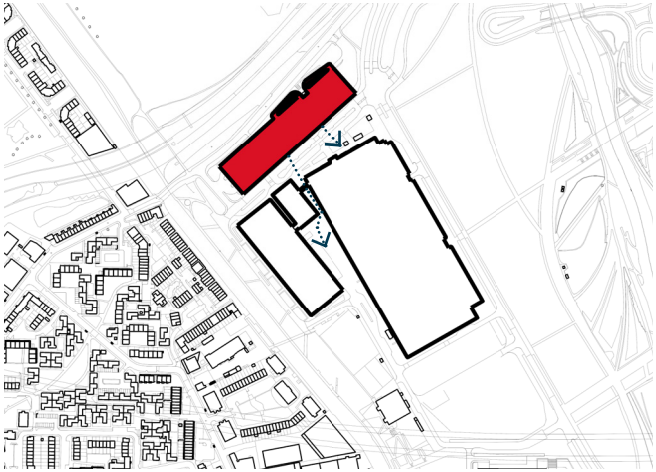
Smaller office units can strategically conceal parking and servicing at the back of larger its and within undercrofts, as seen at Chiswick Park

Chiswick Park, Hounslow. Rogers Stirk Harbour & Partners



This means the frontage can be pedestrian focused and vehicle free

Parking and Servicing (continued)

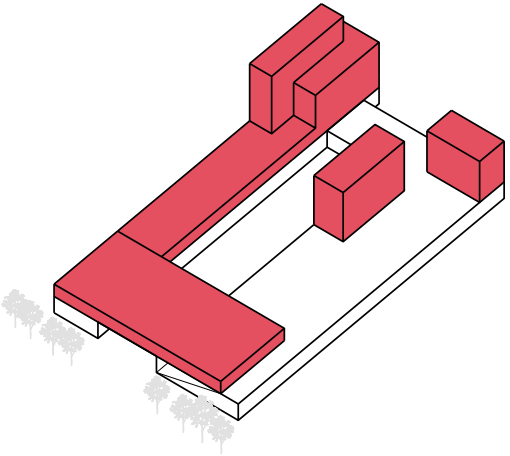


A parking barn is used at Here East, meaning the rest of the development can be parking free

Here East, Stratford. Hawkins\Brown. Photo: Jason Hawkes

As a result, the public realm can be parking free and pedestrian focused

Building Arrangement

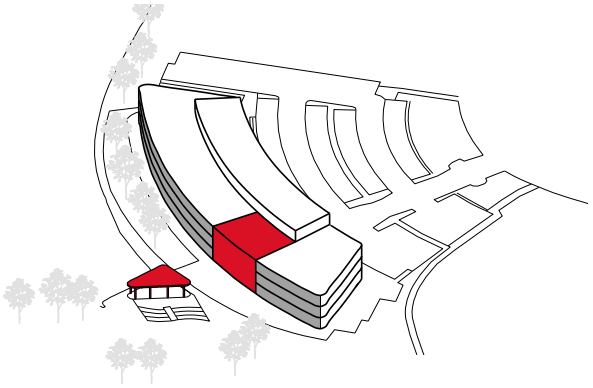


Buildings like Kaap Noord are flexible in their use of space, mixing different sized office spaces (red) with light industrial uses (white)

Kaap-Noord, Amsterdam. Vasco da Silva Architects & Planners

Light industrial uses are at the ground level with office units located above

Interface with Public Realm

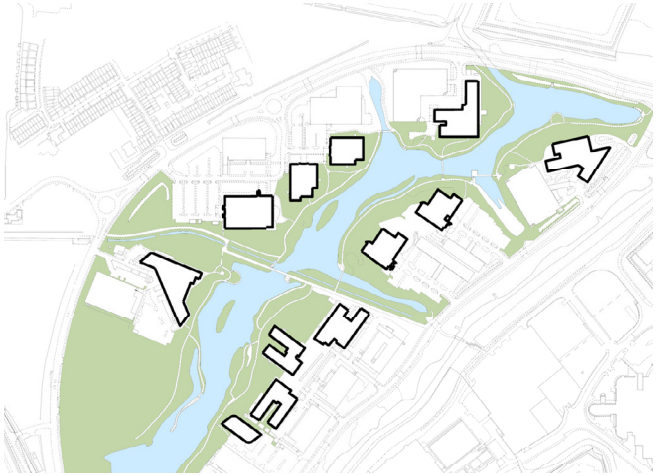


At Cambridge Science Park, shared internal facilities (red) are located close to external facilities (red) to encourage engagement with the public realm

Bradfield Centre. Photo: Stace LLP

Example showing shared external pavilion / bar to encourage interaction between staff and visitors

Interface with Public Realm (continued)



Clear focus around a central landscape corridor at Green Park, Reading

Photo: Place Design Planning

Office units face inwards onto the public realm corridor

Key Outputs

Site layout
Landscape drawing
Plans, sections and key elevations
Material and colour palette
Environmental strategy
Illustrations of proposed built environment
3d images / CGIs

Supplementary Information

Supporting sketches and diagrams demonstrating the principles have been addressed
Supporting reports (if applicable)

St Albans
City & District Council