

Integrated Thinking

Cleator Moor Innovation Quarter

DESIGN CODE

June 2022

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Introduction

Introduction

The Design Code will offer a greater level of practical detail for developers, architects and their design teams on the requirements that need to be met when putting forward proposals within CMIQ.

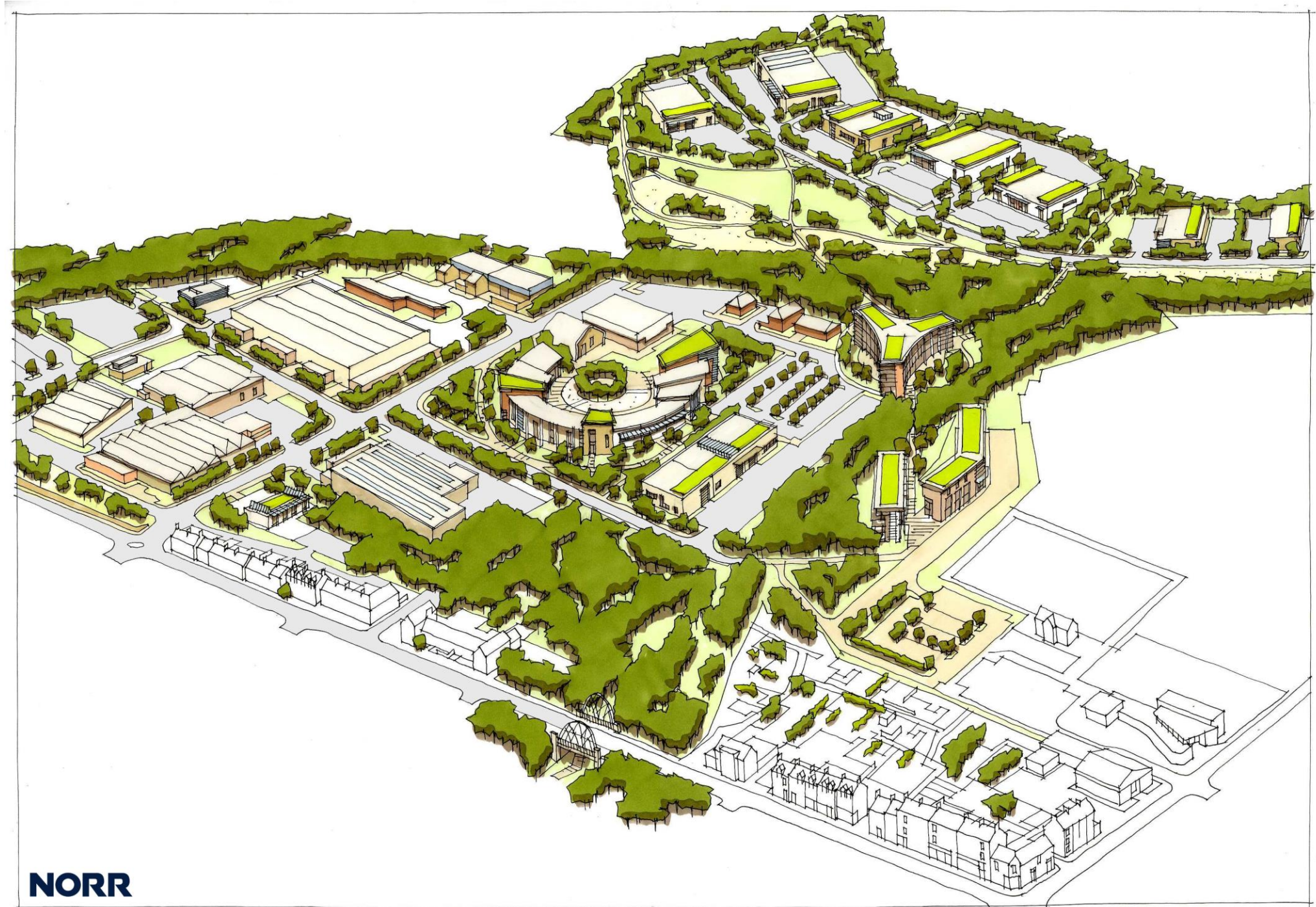
This guide sets out the broad parameters that should be responded to by the development and provides a point of reference for the level of quality that will be expected of all elements.

This document provides design principles and guidance which help to ensure the delivery of a coherent, high quality and successful development. It provides a set of design principles that build on those presented in the Design and Access Statement and are specific to this area of the site.

It is expected that this design code will ensure a high level of quality for the design of both the built elements and the public realm and ensure that the designs correspond to the masterplanning principles of the wider application.

This document has been submitted as part of the Cleator Moor Innovation Quarter Outline Planning Application and should be read in conjunction with the related Design and Access Statement.

This document has been prepared by NORR with assistance from Avison Young and One Environments.



Purpose of the Design Code

The purpose of the Design Guide is to offer a consistent approach to the overall site, offering clear indication to developers and the local community on how the different elements of a masterplan will maintain the commitment to high quality design as the scheme progresses.

As is set out in the Design and Access statement, our aspiration is that this development will be based on high quality design principles, coherent throughout the development site and resulting in a successful and well-liked site.

The Design Code document builds on the masterplan and vision for CMIQ which have evolved through a process of engagement with key stakeholders and the local community.

The code is a technical instruction manual which has been designed to deliver this vision. The code sets out the minimum standards which the proposed development must achieve, focusing on quality and inspiring creativity.

This is achieved by providing clarity over what constitutes acceptable design quality for a particular plot through use of written and graphic rules that establish with precision various design elements of a development and how these relate to one another (without establishing the detail of the overall outcome).

This code provides a focused look at key design qualities that must be upheld through the different areas of the masterplan and as different phases of the development progress .

This document therefore sets out the broad parameters that should be responded to by the development and provides a point of reference for the level of quality that will be expected of all elements, both the built elements and the public realm, while also ensuring that the designs correspond to the masterplanning principles of the wider application.

Structure of the Design Code

How the Design Code will be set out:

The Design Code covers three main elements: Masterplan Principles, Landscape Principles, Plot and Building Design Principles.

Taken together, these four sets of principles will combine to deliver the aspiration and vision for CMIQ, and help shape a well-functioning, attractive and commercially viable development, providing a cohesive and high-quality public realm and varied but harmonious built development.

Masterplan Principles

These cover the overriding concept for CMIQ development and sets out the broad themes that have influenced its development (for example site constraints and agreed site parameters) as well as showing how the development corresponds with and interacts with its immediate surroundings and relate to streets and spaces within the CMIQ through the location of access points, service areas and parking.

This has been broken down into three sections:

- The overall approach to the site masterplan
- Main design concepts and constraints that have informed the development
- Illustrative Masterplan

Landscape Principles

These relate to how the CMIQ development uses Landscape Led Masterplan Principles to achieve the following:

- Retain and enhance existing landscape for biodiversity value and enhance biodiversity
- Improve the landscape / townscape
- Provide visual screening to the new build form
- Create public open space

Plot and Building Design Principles

These consider the components of the individual buildings, including their design and materials palette, layout and orientation.

- Active frontages
- Façade Treatment
- Wayfinding
- Landscaping
- Brown Roofs
- Lighting
- Sustainability

Masterplan Principles

The Site

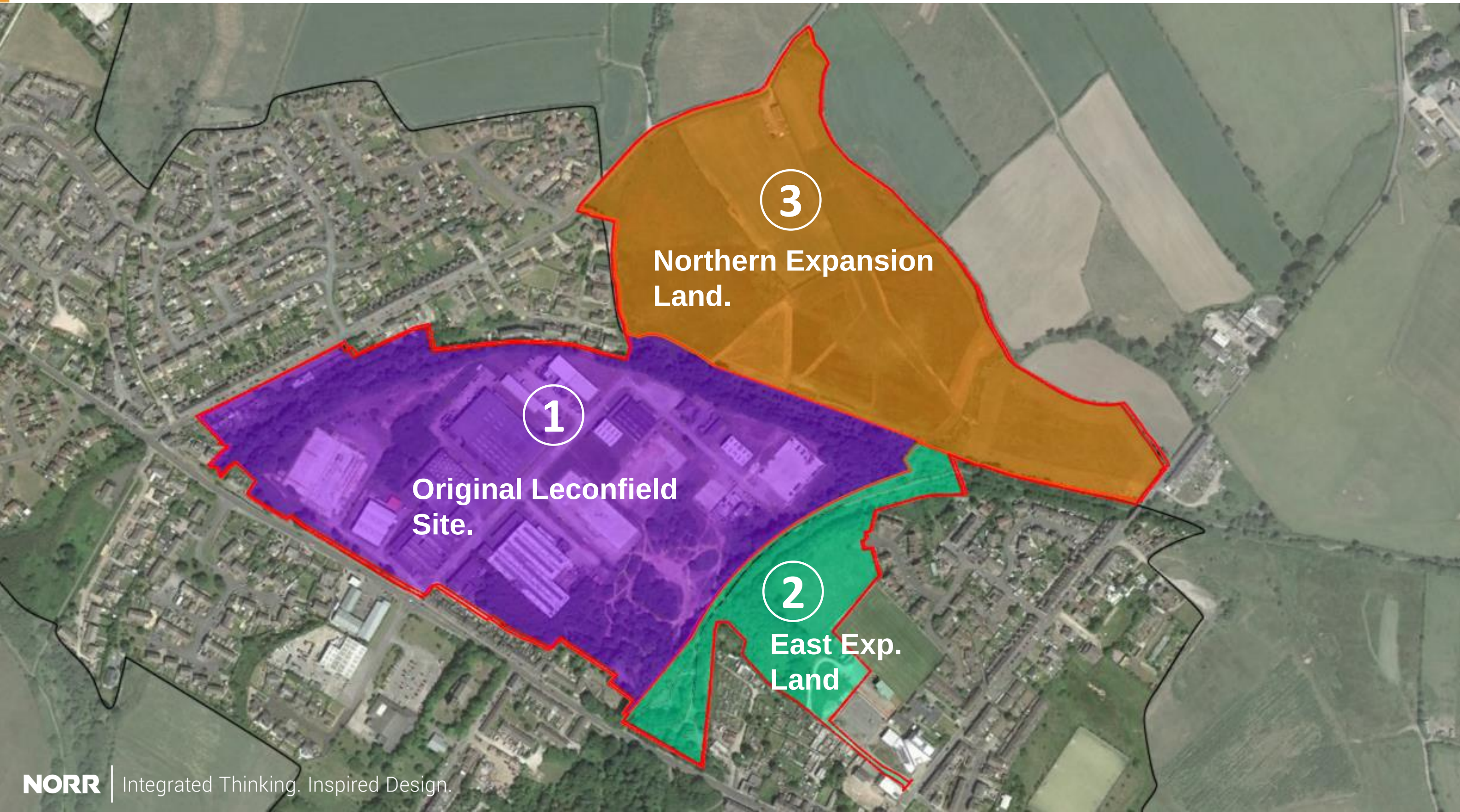
NORR



Total proposed Cleator Moore Innovation Quarter area is 35 Ha (86.4 acres), and is comprising three development areas:

- Area 1– Leconfield Industrial Estate, 15ha.
- Area 2– Adjacent Land to the east, 1.8ha
- Area 3– Adjacent Land to the north, 13.5ha

Indicative Masterplan Areas



WORK

- Possible Uses

Area 3 proposes plots that sit in a linear fashion, mostly to the north-east of the proposed access road. Plots 3.1, 3.2, 3.6, and 3.7 (indicated by the orange hatch) will need to be sensitively designed due to their proximity to residential areas and are therefore sensitive to noise and light spill.

	USE CLASS B2 OR E(g(ii&iii))
	PLOTS POTENTIALLY SUBJECT TO FURTHER PLANNING ASSESSMENTS FOR EXAMPLE AIR/NOISE
	USE CLASS B2, B8, OR E(g(ii&iii))
	USE CLASS E(b)/ E(g(ii&iii))/F.1(a, e)
	USE CLASS C(1) / E(g)(ii) / E(g)(iii) / SUI GENERIS
	PROPOSED LANDSCAPING
	EXISTING USE / NO CHANGE
	PROPOSED CAR PARKING
	PROPOSED ROADS AND VEHICULAR CIRCULATION



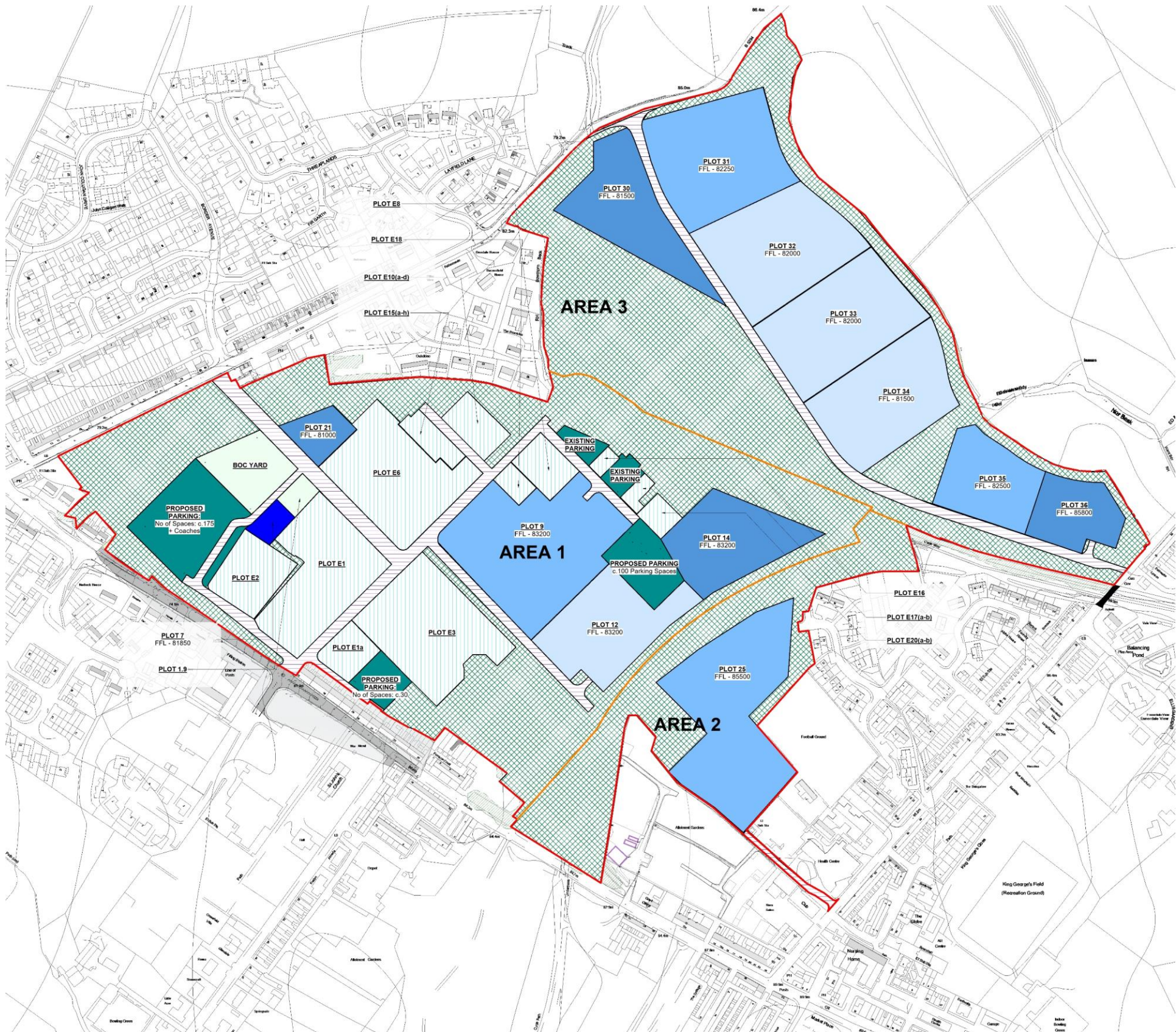
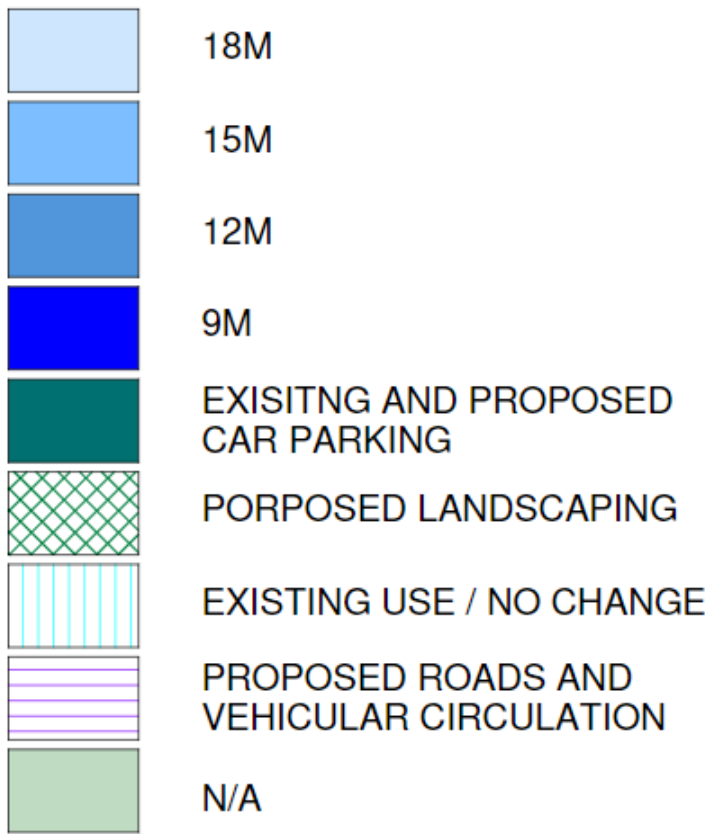
Plot Layout – Vertical / Height Parameters

The planning application seeks to set the proposed maximum heights for each plot.

Plots that are closer to either Leconfield Road, Bowthorn Road or Birks Road are proposed with a lower maximum height than those that re located centrally to the development.

The proposed new built form in Areas 1 and 2 are sensitive to the current surrounding built environment and existing scale and massing of buildings.

KEY (MAXIMUM HEIGHT):



Illustrative Masterplan Layout

An illustrative masterplan accompanies the Outline Planning Application.

This illustrative masterplan shows both existing plots that have been previously developed as well as an illustrative possible layout for the proposed development plots. The illustrative masterplan also shows the existing road network and proposed improvements to it.

Development plots will be brought forward on an individual basis to meet future occupant needs and will potentially vary from the indicative layout shown.

The masterplan is based on a landscape led approach to ensure that landscape is central to the development.

Each area will have a different feel but be unified by a materials palette which will help integrate the scheme and to ensure the site feels like a cohesive campus.



Parking

All of the existing plots include for a parking provision on site, and this will remain unchanged. All new plots will include the relevant parking provision depending on the different parking requirements for the intended use and depending on the nature of the business and the number of staff and potential visitors.

Each plot needs to ensure that car parking is attractive, suitably located and accessible whilst also being safe and secure. Where possible, parking should be provided in the vicinity of the building front and entrance to allow for overlooking from the building and thus good natural surveillance of the area.

There should be accessible parking bays and EV charging points and bays in logical and obvious locations. Accessible and visitor parking should be close to the building entrance to allow direct and easy access.

Cycle parking should be provided, and all reserved matters proposals need to set out safe and secure locations for proposed cycle parking. Both staff and visitor cycle parking should be provided in a well lit, safe and secure location.

Parking should be clearly indicated and easily connected to the wider masterplan. Routes to and from parking should link into the wider pedestrian routes and make navigation across the sites clear and easy.

Where larger parking areas are created, these should be softened by landscaping in order to create a visually attractive environment and reduce the visual impact.

All parking areas will need to be well lit and secure, with planting enhancing the area but without restricting security and safety surveillance.



Each plot should provide sufficient access and internal turning points to prevent impacts on the internal and external road network. Service yards should be clearly marked and gated where necessary.



Landscape Principles

Principles

The initial input from Tetra Tech Ecology was to identify the value of the various habitats within the sites as part of both design development and to develop the baseline for the Biodiversity Net Gain (BNG) Assessment process using the Natural England Biodiversity Metric 3.0.

- The layout of the built form was amended to substantially avoid impacts on the highest biodiversity value habitats on Area 1
- Identifying habitat that would benefit from enhancements such as the Nor Beck which can be opened and cleared of weeds to create a wider variety of habitats
- Retain and enhance the significant linear belts of woodland that surround Area 1 and 2
- Developing existing low value habitats through management rather than removing them and replacing with new habitats such as the existing streetscape landscape
- The existing townscape / streetscape within the Leconfield Estate are of generally poorly managed hard landscape with planting of mown lawn and occasional street trees



Landscape Led Masterplan

The scheme proposes a Landscape Led Approach to the masterplan, that has been implemented throughout our design development process.

The following items have influenced and informed the landscape proposals:

- Maximise the use and variety of existing green infrastructure,
- Identify opportunities for Health and Fitness (running / cycling / walking / fitness trail) and ecology trail,
- Build on the proposed connections and new green streets to provide a high-quality environment between the built form,
- Create additional links between the wetland, hubs and town centre.
- The layout of the built form was amended to substantially avoid impacts on the highest biodiversity value habitats on Area 1
- Identifying habitat that would benefit from enhancements such as the Nor brook which can be opened and cleared of weeds to create a wider variety of habitats
- Retain and enhance the significant linear belts of woodland that surround Area 1 and 2
- Developing existing low value habitats through management rather than removing them and replacing with new habitats such as the existing streetscape landscape.

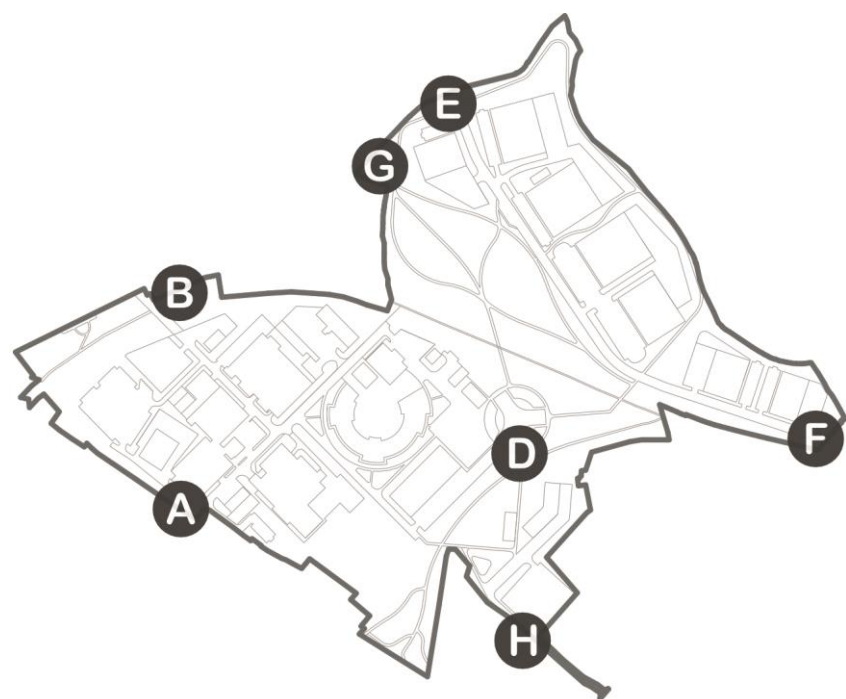


Site Circulation and Public Open Space

Key Entrance Points

The existing vehicular access point from Leconfield Street (A) will be retained and act as the main entrance into Area 1. An existing vehicular access point (H) will be used for access into Area 2, with a new vehicular access (E) from Bowthorn Road (B5294) into Area 3.

A number of new and improved pedestrian and cycle access will be made available (B, G, F). The last one (F) will be available for emergency services but will not be a vehicular access point into the site.



KEY ENTRANCE POINTS

Connectivity

As part of the Area 1 and 2 proposals, extended footpaths and links will be created within the site to connect the town centre to the residential areas to the west.

New pedestrian and cycle routes will link all areas of the development as well as connecting into existing footpaths and cycle routes and providing links into the wider surrounding areas.

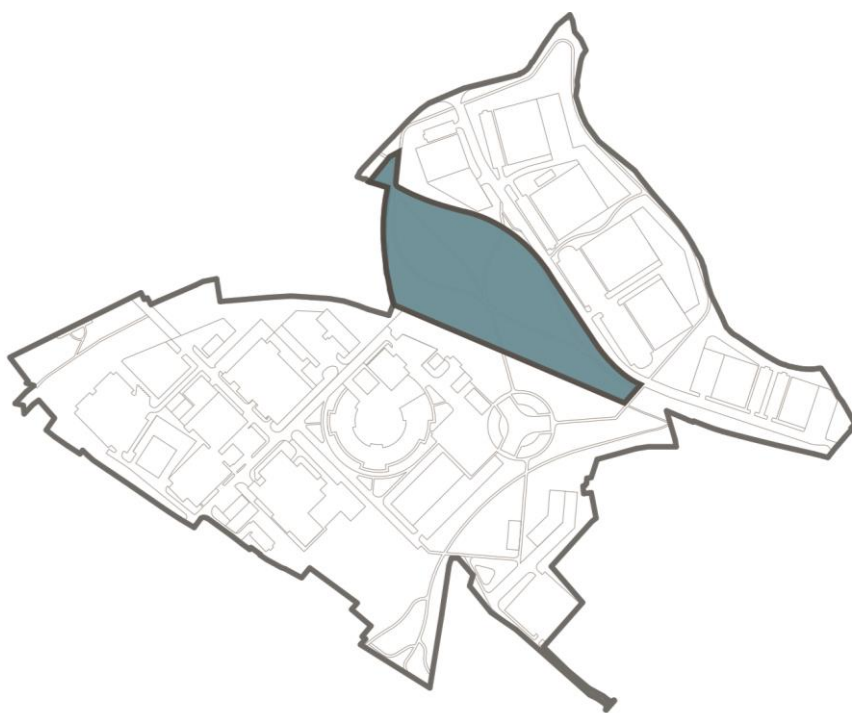


CONNECTIVITY

Create Public Open Space

As part of these proposed new links there will be incidental public open space on route, which could include a multi-age fitness trail, educational nature trail and an art trail that reflects the identity and history of Cleator Moor.

As part of Area 3, these routes will be extended into the site but with significant open space associated with the Nor beck and the flood zone, with a wetland habitat theme that aims to create both habitat enhancement and educational benefit.



PUBLIC OPEN SPACE

Hard and Soft Landscape

Hard Landscape proposals

The existing townscape / streetscape within the Leconfield Estate are of generally poorly managed hard landscape with planting of mown lawn and occasional street trees.

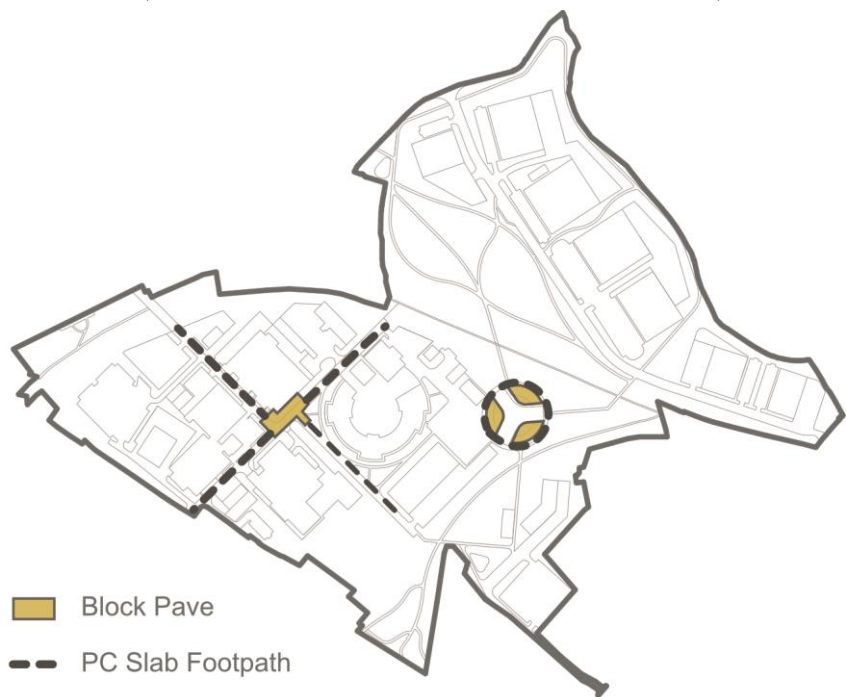
The requirement is to improve the hard landscape on the primary routes, through new asphalt roads and associated concrete kerbs to create a more defined setting for the existing along the crossing routes and the areas associated with new buildings.

New, accessible connecting routes including shared footpath / cycleways will be identified through alternative materials (concrete block / coloured concrete).

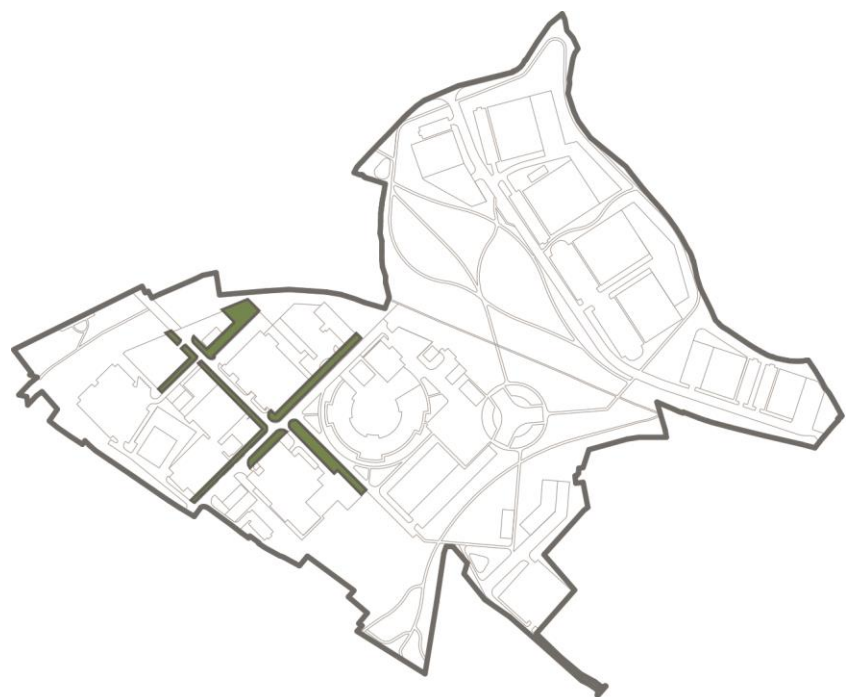
Soft Landscape Proposals

As part of the biodiversity strategy, the aim is to enhance the current mown grass with isolated trees, to encourage a wider variety of herbaceous and perennial species and planting informal groups of native trees and shrubs to break up the linearity of the spaces and provide visual interest throughout the year.

Management will be reduced over time, allowing the plants to flourish and develop a self-sustaining mosaic / plant community.



EXISTING STREETScape - HARD LANDSCAPE



EXISTING STREETScape - SOFT LANDSCAPE



EXISTING BECKS (WATER COURSES)

Visual Screening / Habitat Corridors

Visual Screening to the New Build Form

Development within Areas 1 and 3 will be in keeping with the current scale and grain of development in these areas.

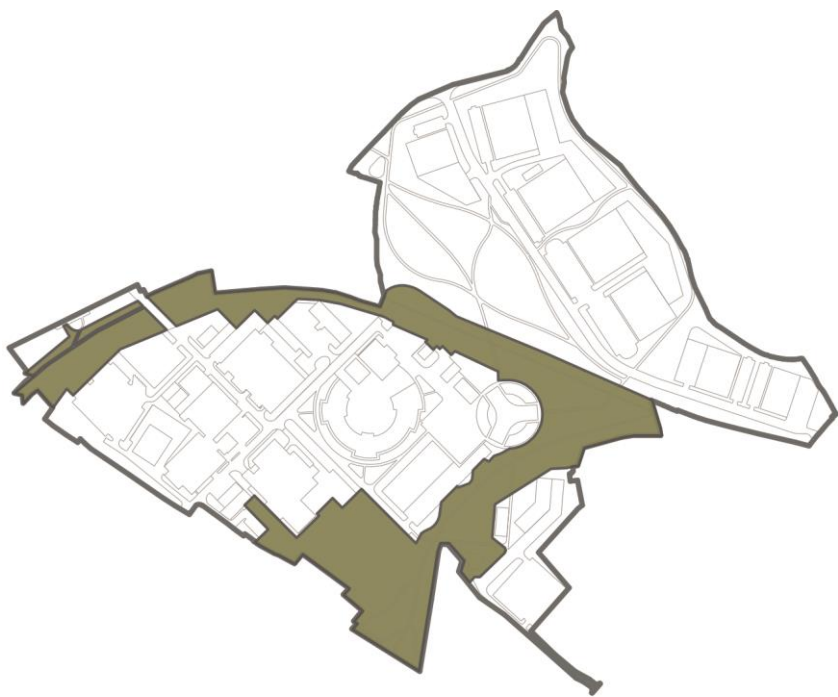
Given that Area 3 is a greenfield site there will be a need to create a strong, screen to views from the north, east and west, a linear woodland belt in character with the existing landscape is proposed along the edge of the site.

A mix of native tree and shrub species will be planted and managed to create both screening and additional habitat types, with a footpath / cycleway running through the centre for public access.

Creating Habitat Corridors

The planting will be undertaken as part of Phase 1 of the project to ensure that the screening and woodland belts have time to grow and mature in advance of development on Area 3.

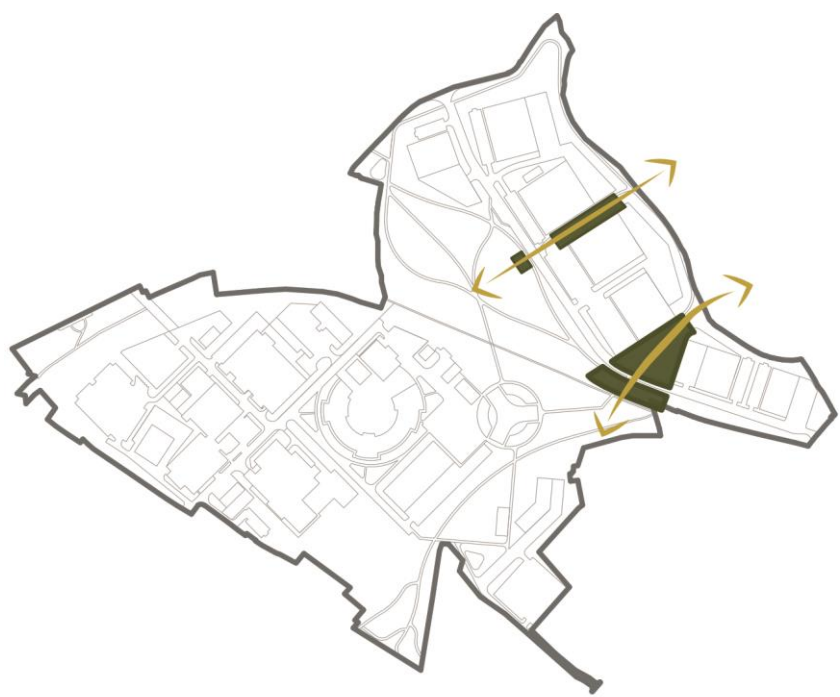
Where possible in Area 3 (Plots 3.1-3.7) additional linear woodland belt planting (typical evergreen element up to 20%) will be provided at a scale to match the phase 1 screening as part of the visual mitigation proposals. The corridors of planting in Area 3 (between plots 3.3/3.4 and 3.5/3.6) are key landscape elements that create green links between the tree belt and hedgerows to the north into the public open space.



EXISTING LANDSCAPE RETAIN AND ENHANCED WOODLAND, GRASSLAND AND SCRUB



PHASE 1 - WOODLAND PLANTING

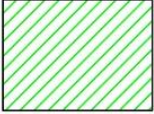


WOODLAND CORRIDORS

Habitat Zones & Ecology

The following are the key components of the ecological strategy for the development:

- Wildlife Corridors
- Maintain Wildlife Corridor along C2C route
- Improved insect and animal environments
- Planting of native species
- Biodiversity
- SUDS
- Improved air quality via planting
- Enhance existing tree belts and planting adjacent to existing housing in order to optimise privacy

	Proposed Native Trees & Meadow Grassland Native Tree Mix 70% Native mix hedgerow 15% Meadow grass mix 85%
	Proposed Brown Roof Biodiverse roof established with British native plugs and seeds
	Flood Zone & Attenuation Facility Open Water 25% Reed Beds 25% Species rich wetland grass mix 25% Native tree mix 25% Meadow grass mix 25%
	Proposed Meadow Grassland Native trees (planted in clusters) 10% Meadow grass mix 100%
	Proposed Street Landscape Native trees (planted in clusters) 20% Ornamental/ semi ornamental/ perennial/ herbaceous Species rich grassland 50%
	Existing Landscape Retain and Enhance to ecologist recommendations



Plot and Building Design

Layout Principles

This section of the Design Code deals with the level of the plot, outlining the different components that need to be addressed by individual occupiers within CMIQ.

It will be essential that each plot and occupier contributes towards the wider aspirations of the CMIQ principles, set out in the preceding sections, and helps to reinforce the character and qualities.

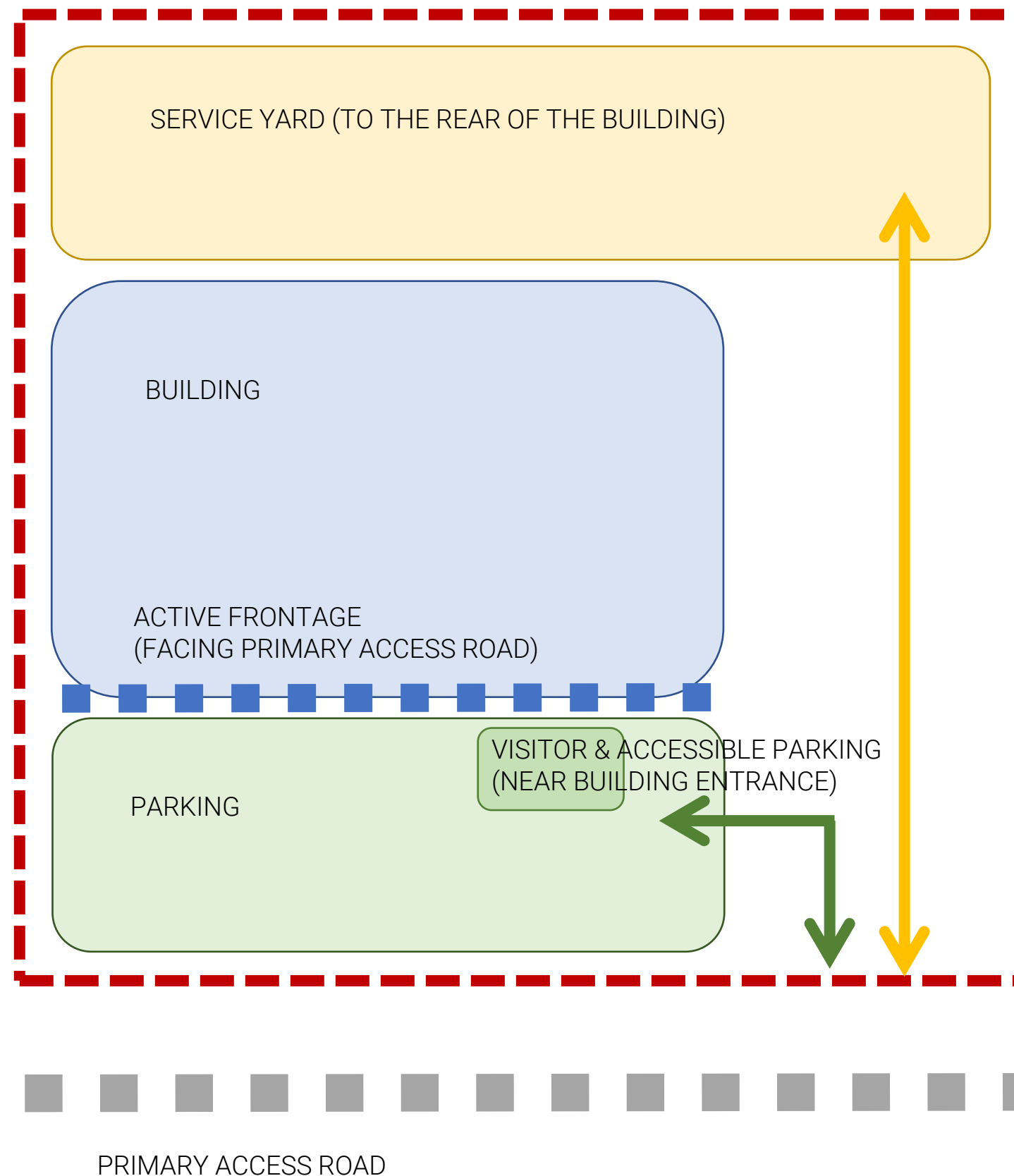
Each proposed new building should follow a set of basic design principles where possible to provide consistency across the site.

It is essential that sufficient consideration is given to achieving high quality, robust, and sustainable design at an early stage of the design process.

The diagram on the right shows a typical plot layout arrangement to be followed unless individual use requirements suggest otherwise.

The key elements which are covered in this section are:

- Active Frontage
- Façade Treatment
- Wayfinding
- Landscaping
- Brown Roofs
- Lighting
- Sustainability.



Active Frontages

Different plots throughout this development will have different requirements – both based on their location and proposed use. Given that the proposed use of the majority of the plots will be for General Industrial it is assumed that the amount of active frontages required will be limited. It is therefore important that the location of these is used for the greatest impact on the wider site area and that attractive and lively frontages are achieved.

Internal building layout should be arranged in the way to allow for any public facing areas (reception, office spaces, meeting rooms) to be located towards the front of plots where possible to both increase the active frontage of the building and create spaces that are easy to access and at the same time provide passive surveillance of the building forecourt.

The location of building entrances should be well thought out and relate to site wide access routes but also plot layout (for example visitor and accessible parking). It should reinforce the sense of arrival to the building and act as the public face and the first point both staff and visitors access when arriving to the plot.

The following considerations could be incorporated:

- Extruded shape to the front to create a covered entrance that exaggerates the roof shape and creates a welcoming area
- Opening up the building to show views of processes inside
- Blank facades can also be made interesting
- Feature signage and appropriate lighting
- Glazed entrances, located at corners or intersections where possible



Façade Treatment –Area 1

Area 1 has a mix of buildings of varying ages and designs. As each building subsequently has a different look and feel there is no cohesion across Leconfield Industrial Estate.

The Design Code therefore seeks to enable a unified and consistent appearance for the site. This can be achieved through a simple and consistent material palette. Due to the combination of existing and proposed buildings across Area 1, the material palette will be the main connecting factor between these existing buildings and new development.

Colour and materials can be used to create both unity and individuality. Through a consistent material use and base colour, such as a dark grey, this can have a uniform design approach. Accent colours can then be brought in to provide individual features and help with wayfinding this would then give the site a cohesive look.

The precedent images shown on this page demonstrate aspects picked up within the proposal which focus on recladding opportunities to upgrade existing buildings.



Façade Treatment – Existing Buildings Area 1

The images show possible approaches to creating a common appearance for the buildings in Area 1.

These show a consistent cohesive design intent with a base grey color to create unity and a vibrant accent colors too gables and fronts to give individuality to the units.

These images are shown as examples of design intent and are subject to further design development.



Potential Reclad – Unit 15



Potential Reclad – Unit 1A



Potential Reclad – Unit 20

Façade Treatment – Mixed use buildings Area 2

Area 2 has the widest scope for potential building use. Buildings developed on this site need to carefully consider the proximity of neighbouring residential properties and the community football pitch.

The Design Code therefore aims to identify best approaches to materiality choice and relation to context. The main pedestrian route between these areas will be via the Hub building and the design should consider this connection.

The coast-to-coast cycle route runs between Area 1 and Area 2 and creates a strong established treeline to the north-west edges. The design must therefore respond to this natural landscape.

Materiality should be selected to create a visual connection to the hub and therefore the wider masterplan, but also consider the residential estate near by and respond to this by considering the potential scale, size and appearance in relation.

The application of timber and glazing will soften potential light industrial use and blend in with the surrounding trees. The inclusion of brick can tie in with residential context and bridge between the masterplan and wider context of Cleator Moor.

The extent of glazing will be determined ultimately by its use; however, placement should carefully consider the surrounding context and avoid overlooking residents where possible.



Façade Treatment – Industrial Units Area 3

For Area 3 a shared but simple palette of high-quality materials is required. In view of this, all three different plots should have a unifying and coherent approach when it comes to façade treatments.

Area 3 differs in its setting to the existing Industrial estate and the typology of Area 1 is characterised by its proximity to open landscape. Buildings within Area 3 should therefore give careful consideration as to how facade treatments will impact on the landscape.

Colour can be used to help integrate the units and unify them through materiality and quality in order to ensure that the buildings sit sensitively within the landscape.



Façade Treatment – Hub building

The setting for the Hub building is surrounded by existing habitats and established trees. It is positioned as a key central location linked to each of the development areas.

The material palette for the Hub will be distinct to create a landmark building that also remains settled in its context, for example through the use of timber and the incorporation of a brown roof.

Colour and wayfinding should be used to emphasize entrance points and to create local interest.

The main façade should use high quality materials and include for signage and wayfinding. Glazing and translucent panels should be provided where possible to allow for increased visual connectivity and allow the activities within the building to be showcased.



Wayfinding

Effective signage will help create a welcoming and easily navigable site and will need to be compatible to different user groups (staff and visitors, pedestrians, cyclists and approaching vehicles etc.).

Colour and light can be effective elements to wayfinding, increasing visual interest and clear direction by providing signage that is both playful and bold.

A coordinated site-wide signage strategy will be required covering the following elements:

- CMIQ site signage – providing site branding and being clear and easy at all distances including from the vehicles
- Plot signage – providing site access and delivery information while at the same time incorporating business signage with a site wide approach
- Building signage – with clear visitor and accessible parking signage, cycle parking, entrance etc.

The style and location of signage should be informed by each individual building, while still allowing for a coordinated approach.



Landscape

The landscape development for each plot should reflect the objectives of the landscape led masterplan principles to create an integrated landscape across plots and infrastructure.

Soft Landscaped Limited Areas

Urban tree soil or soil crates should be used to provide sufficient root zone for trees where space is limited such as strips in car parks.

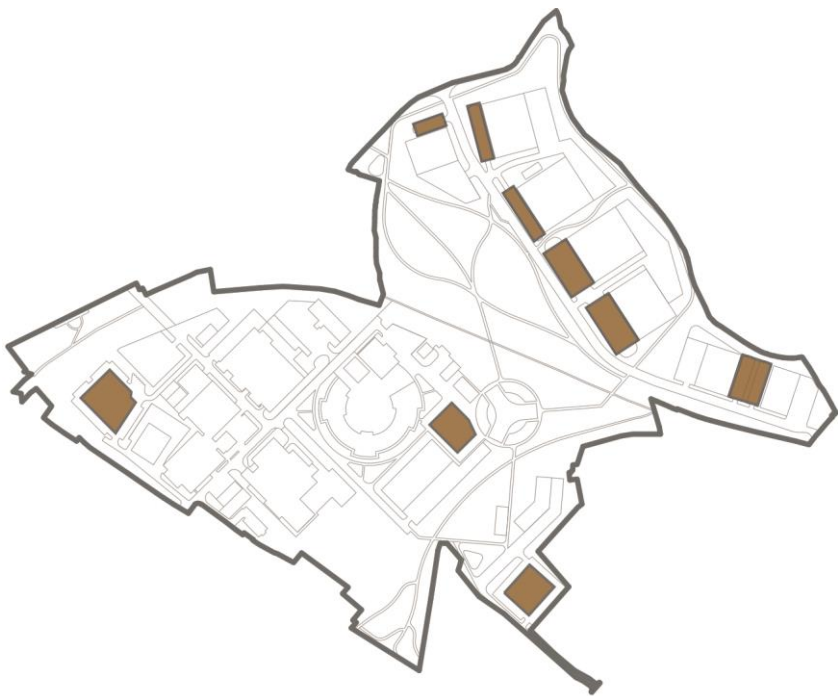
Soft Landscape

Species choice should reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats. Avoid using large areas or avenues of single species plants to create robust landscape in respect of pest and diseases. The size of plants will depend on purpose, with more mature species used to highlight entrances and routes through the plots.

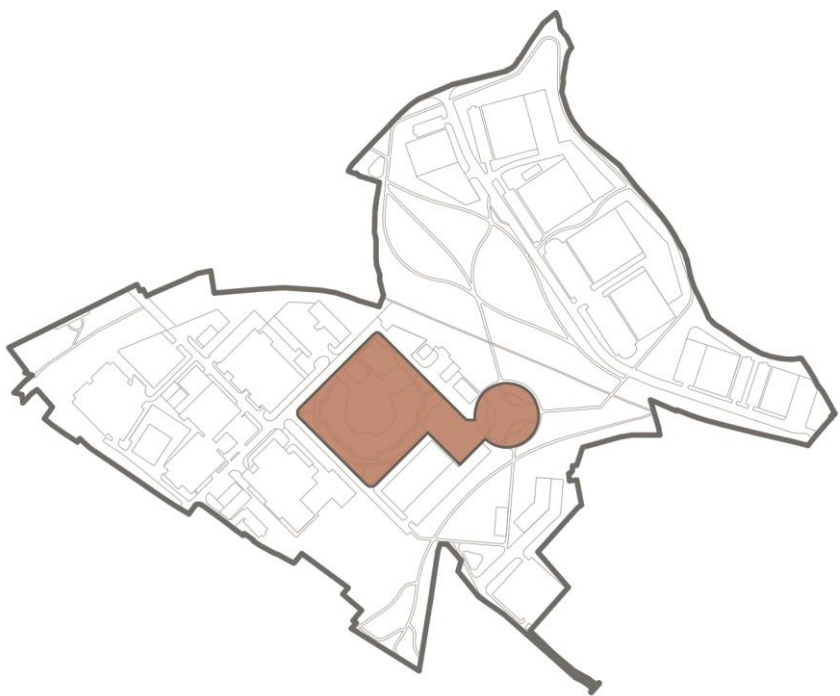
Specific themes and planting mixes will be developed to create identities for character areas within the plots, such as at entrances, road and footpath links, parking zones and the central hub (Plots 1.1-1.3) but within the general aims of the masterplan.

Hard Landscape

The hard landscape around the central hub (Plots 1.1-1.3) will be specific to the aims of the buildings, creating spaces for external use and events. Street furniture should be of a consistent type, materiality and design that helps to reinforce the character of the sites. Seating will be provided at points around the new footpaths to encourage the use of the spaces by both site users and the public and create accessible rest areas connecting the town centre with the residential areas to the west.



NEW CAR PARKS



HARD LANDSCAPE

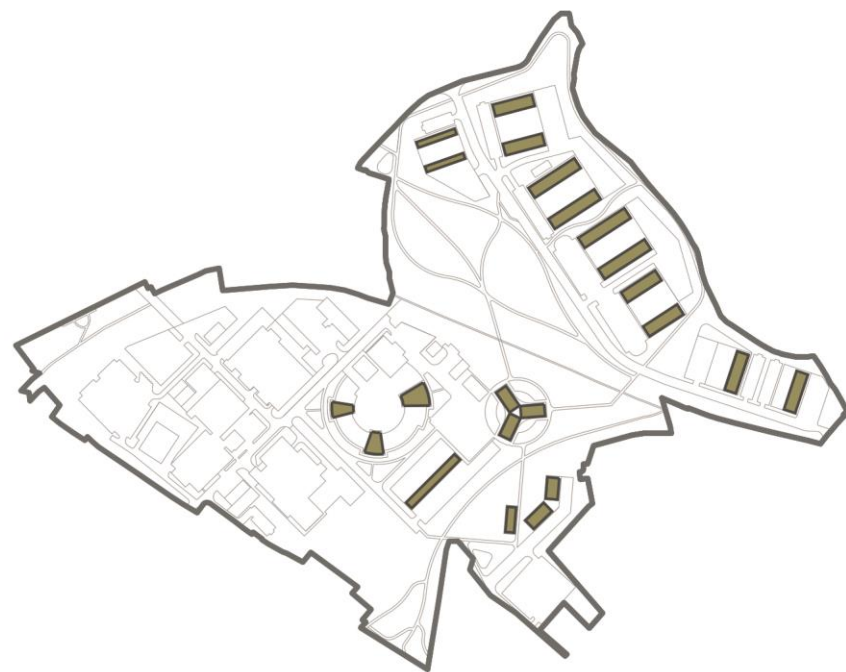
Brown Roofs

In line with the ecology strategy, it is expected that brown roofs will be provided in order to increase our biodiversity habitats. These are biodiverse roofs established with British native plugs and seeds and often left to self-vegetate from natural and windblown seed dispersal, allowing for a greater diversity of species that are likely local to the site.

The inclusion of brown roofs to the scheme will help improve the local habitats and are a low maintenance solution due to the fact they develop naturally.

There are several benefits to brown roofs;

- improving air quality,
- reducing the visual impact of the roof,
- assist in controlling rainwater run-off,
- contributing to the acoustic and thermal properties of the roof.



BROWN ROOF



Lighting

Individual plots should conform to the overall lighting scheme for the site. Lighting for individual plots should maintain consistency with the wider lighting scheme, allowing for effective lighting across the different sites. Feature lighting should be used to highlight parking areas and any routes between the car park and building entrances.

The Hub will be the focus for much of the site activity and proposed lighting should create an attractive and inviting environment whilst also being safe.

Lighting will be part of a safe routes approach while not causing light spillage that would impact on residential properties and wildlife, in combination with new wayfinding to create defined, clear routes for access and movement through the site.

Perimeter lighting and car park lighting could adopt a range of solutions and can be from a variety of sources. Proposals should take into consideration the wider area and aim to minimize light pollution where possible.

Plots may have different constraints depending on location, in particular consideration will be given to residential proximity and to wildlife habitats. There are a range of potential measures to reduce the impact of lighting on habitats and wildlife which need to be considered differently depending on plot location.



Sustainability

Aims and Objectives

The buildings shall be designed to achieve a substantial betterment over and above the current Building Regulations Part L requirements. The development aim should be to achieve an EPC (Energy Performance Certificate) 'A' rating.

The buildings shall also be designed in accordance with the 'UK Green Buildings - Net Zero Carbon Framework' and 'RIBA Sustainable Outcomes Guide' with the development aim being to achieve Net Zero Carbon where possible.

Design Approach

Passive Engineering -

It is essential that building thermal elements are carefully considered at the inception stages of each project. The greatest value in reducing plant size, capital cost, and running costs can be achieved by increasing thermal insulation and reducing air tightness.

Where possible, the design should emphasise cross ventilation and allow for natural ventilation through operable windows. This will be enhanced through the use of high-quality windows and doors that maintain air-tightness when closed and have a low 'G Value' (solar transmittance).

Embodied Carbon -

In the construction of new buildings, the embodied carbon can account for over half of the carbon impacts associated with the building over its lifecycle. It is therefore essential that embodied carbon from chosen construction materials are considered during the design of the buildings.

Service Systems

Building Service Selection -

The correct selection of building services systems can greatly affect, not only, the carbon emissions of a building but, also the occupancy comfort and satisfaction level. Systems that are incorrectly selected for a given application, can negatively affect the internal environment and lead to incorrect usage, which generally increases the carbon emissions generated from such.

Renewable -

It is essential that the correct renewable energy systems are applied to a building to maximise carbon savings but should not be considered as an easy 'bolt on' solution to achieve compliance. It is commonly accepted that all of the renewable energy systems are a suitable way of reducing carbon emissions if applied in the correct manner to the correct building and/or applications.

Sustainability

CMIQ aspires to be a solutions lead environment where business will choose to work. Sustainable design will be important to developing the conditions for future growth.

While this helps create a high-quality workplace, it also reduces running costs and will help CMIQ be a desirable location for business.

Each plot should keep in mind the following sustainable aims:

- Optimise site orientation for solar gains
- Reduce energy use where practical
- Enhance the indoor environment
- Optimise operational and maintenance practices

These factors can help achieve and maintain annual reductions in building energy use and implement energy efficiency measures across the site.

Orientation

Each plot should respond to the orientation to maximise natural light. Not only will this help create a more attractive workplace, but it will also reduce the running costs of the building throughout its life.

Consideration should be given as to how north light and roof lights can be used to reduce energy demands. Where possible roof design should incorporate the use of PV panels.

Solar Gain

With the orientation in mind, the design of buildings should apply appropriate shading to prevent unwanted solar high gains in the summer months whilst utilising low winter sun to reduce heating loads and help naturally control the internal climate. This is particularly important on building with large areas of glazing.

The design of any solar shading should be done in a sympathetic manner to the surrounding plots and maintain a cohesive design across the site.

Maintenance

The long-term maintenance of the building should be considered with a sustainable approach.

By using sustainable elements throughout the design, such as fixtures and fittings, solar panels, and water efficient toilets, it can help with lower ongoing maintenance costs and create a modern and attractive workplace.

Water

Where possible rainwater harvesting should be incorporated, and re-used within the building, for example in toilets and sprinkler systems. This reduces demand on the mains supply and reduces the amount of energy used for water treatment and transportation

Collection of surface run-off can also mitigate flood risk and control drainage as part of a wider sustainable site approach.

Communal spaces and connections

The external environment shall be designed to maximise carbon absorption through green spaces and the correct selection of suitable planting.

Integrated Thinking

NORR

Integrated Thinking. Inspired Design.



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