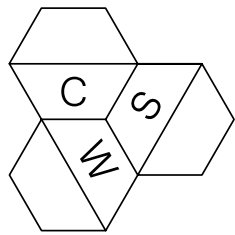


Materiality

Planting Palette - Rain Garden Mix



This rain garden mix is selected to match the rain gardens constructed during Phase 1.

A mix of native and non-native species create interest and resilience in an unstable climate, as well as bringing biodiversity benefits.

The balance of evergreen and perennials creates interest through the seasons.



Carex otrubae



Deschampsia cespitosa



Dryopteris erythrosora



Dryopteris filix-mas



Helenium 'Sahin's Early Flowerer'



Iris siberica



Libertia peregrinans



Panicum virgatum 'Heavy Metal'



Pennisetum setaceum 'Purpureum'



Persicaria bistorta



Primula veris



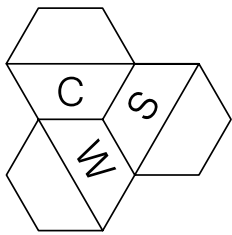
Rudbeckia fulgida sullivantii 'Goldsturm'



Sambucus nigra

e = evergreen n = native

Materiality
Planting Palette - Bulb Mix



Swathes of bulbs are proposed to the lawned areas providing colour from late winter into early summer.



Allium moly



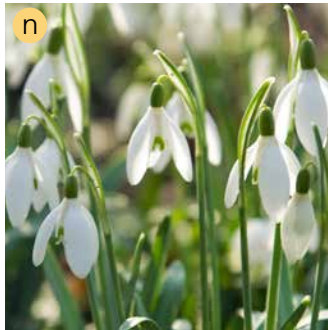
Camassia leichtlinii 'Alba'



Crocus 'Snow Bunting'



Crocus chrysanthus
'Zwanenburg Bronze'



Galanthus nivalis



Narcissus jonquilla



Narcissus obvallaris



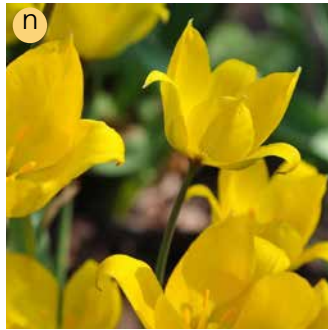
Narcissus 'Tete a Tete'



Narcissus 'Thalia'



Tulipa 'Queen of the Night'



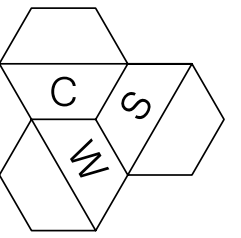
Tulipa sylvestris

 = evergreen

 = native

Materiality

Planting Palette - Turf Products



For some areas of planting, using turf products will achieve more successful green spaces more quickly.



Species Rich Lawn
Product: The Original Species Rich Lawn Turf
Manufacturer: Wildflower Turf



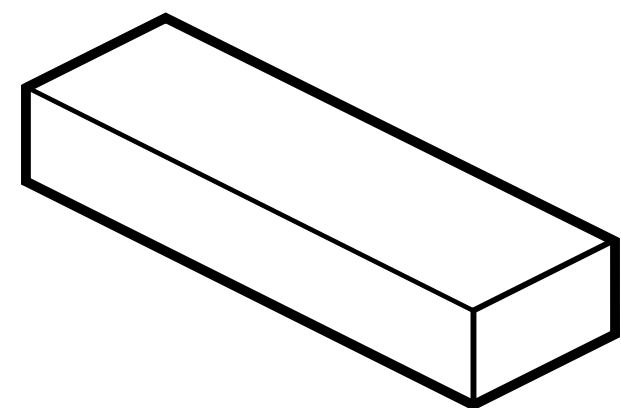
Low Grow Turf
Product: Low Grow Turf
Manufacturer: Wildflower Turf



Wildflower Turf
Product: Indian Summer Turf
Manufacturer: Pictorial Meadows

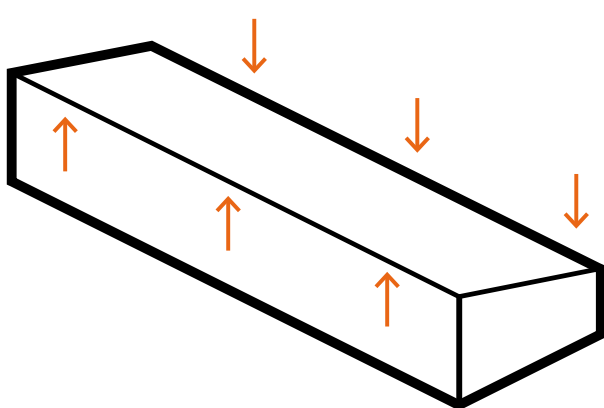
Proposals - Building

Building Evolution



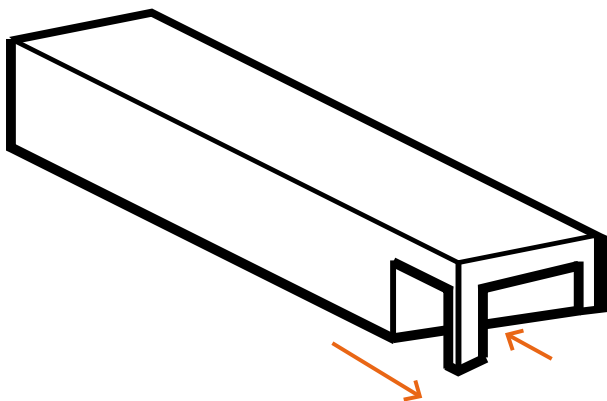
Starting Point

- Extruded rectangle housing all the amenities required



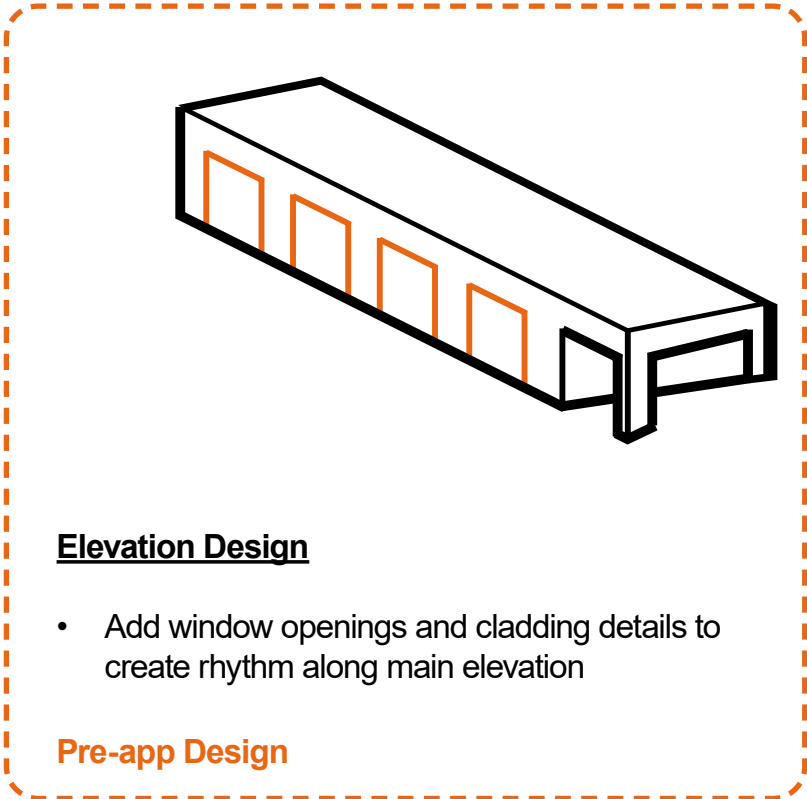
Expressed Roof Form

- Lift front elevation to maximise views over sports pitches and nature reserve
- Drop rear elevation to drive efficiency and express the roof pitch



Feature Entrance Area

- Push the corner of the building out to express the diagonal form in plan as well as section
- Recess the entrance area to the canteen / cafe to create an overhang

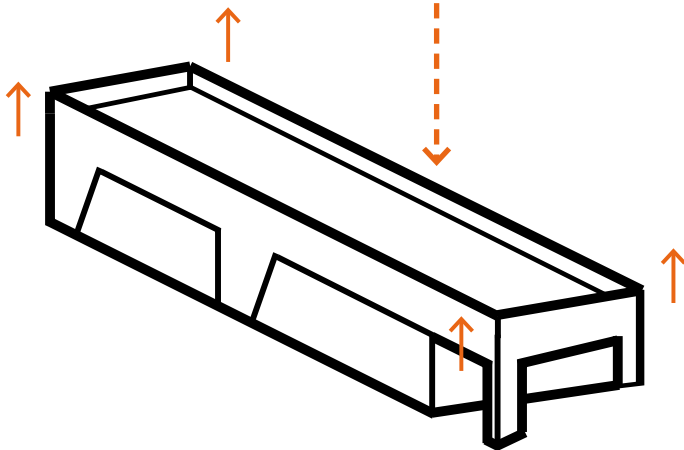


Elevation Design

- Add window openings and cladding details to create rhythm along main elevation

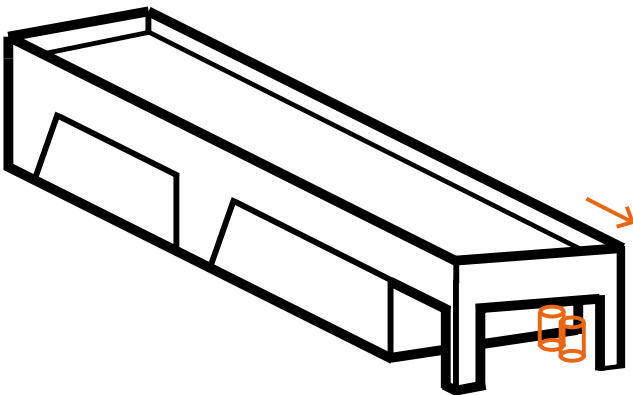
Pre-app Design

Response to comments from pre-app meeting



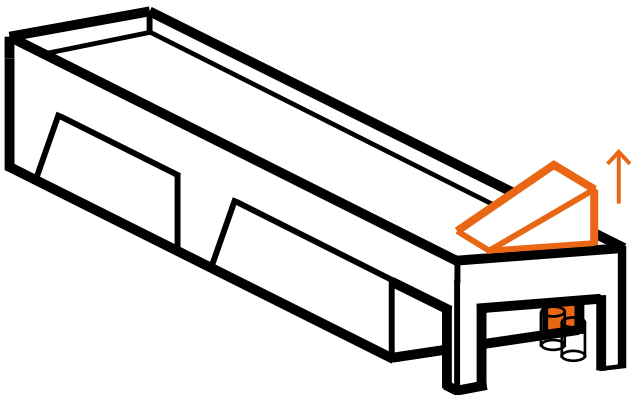
Building Height

- Increased parapet height to give overall increased building height



Sense of Arrival

- Overhang extended to give an increased canopy and encompass the turnstiles and entrance gate

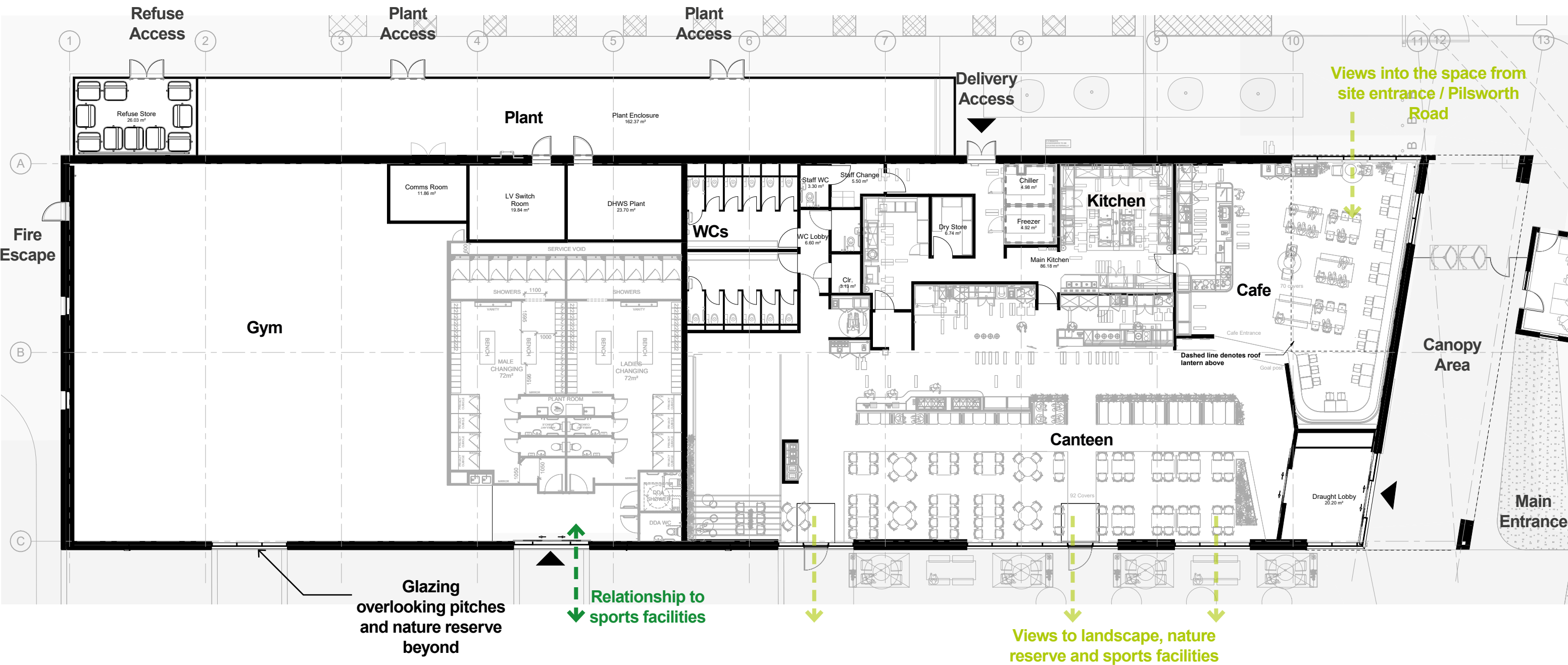


Presence to Pilsworth Road

- Glazing taken around the corner of the building to offer views in
- Glazed lantern added to roof to provide additional height and light to the building

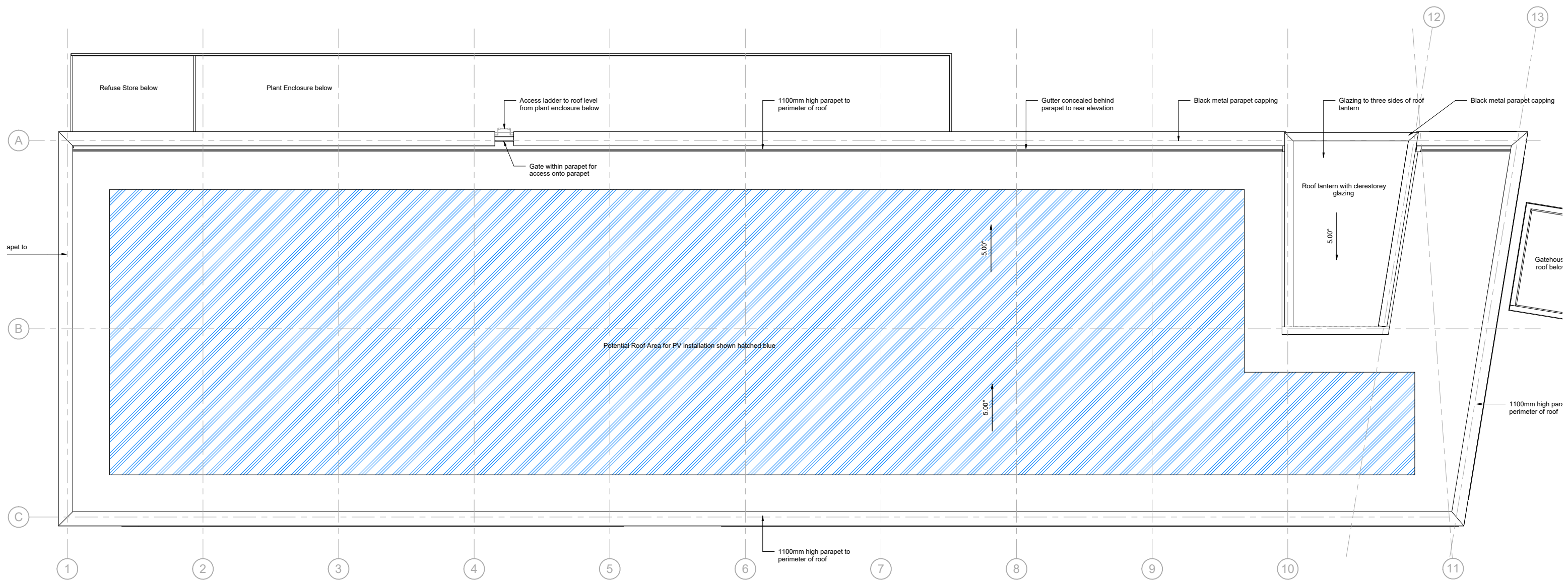
Proposed Floor Plan

- The building is split into two halves consisting of the gym and the canteen / cafe
- Back of house facilities are located at the rear to maximise views over the nature reserve and sports pitches, and connectivity with the wider campus

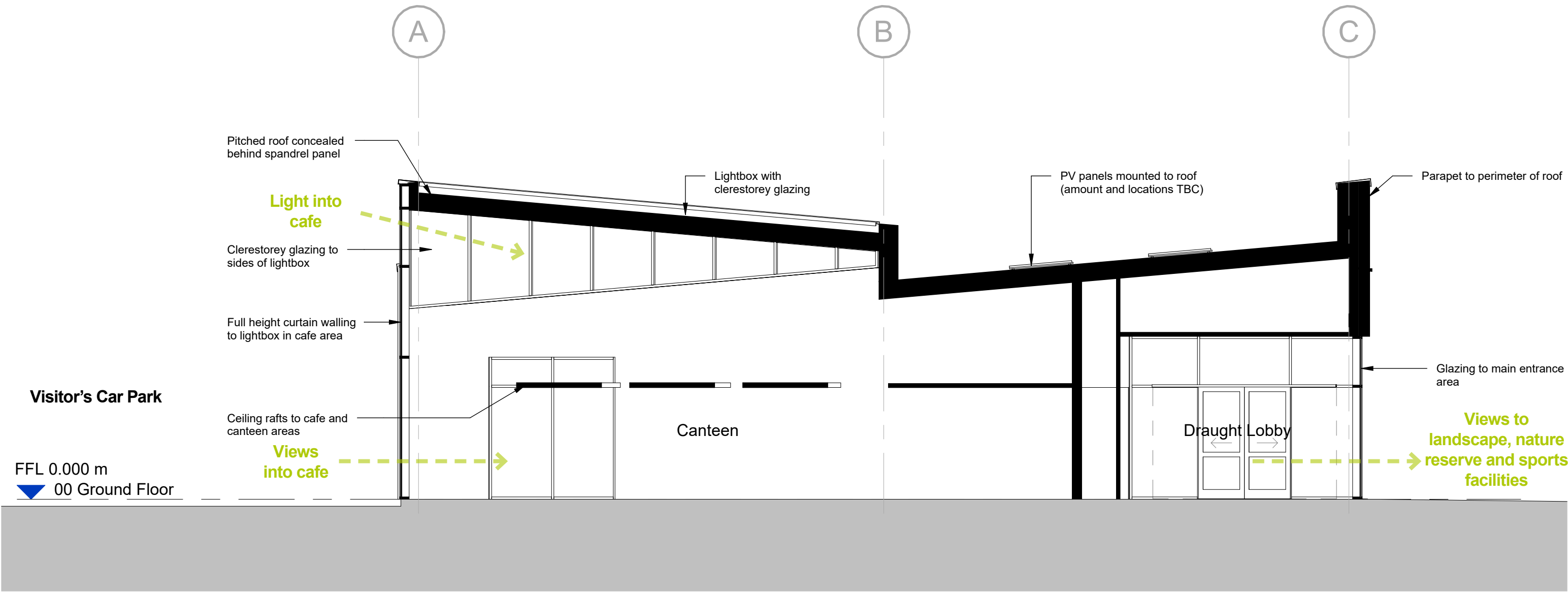
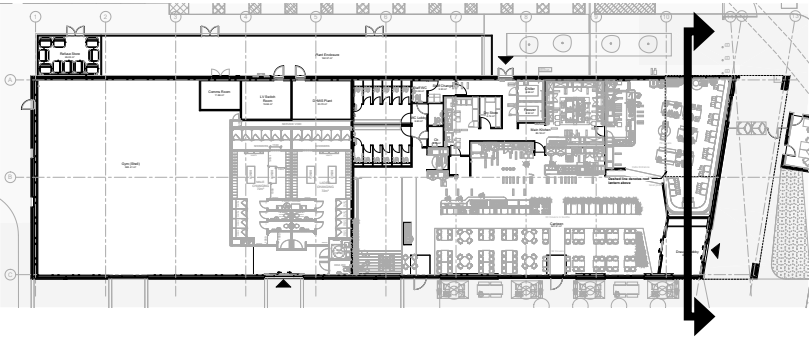


Proposed Roof Plan

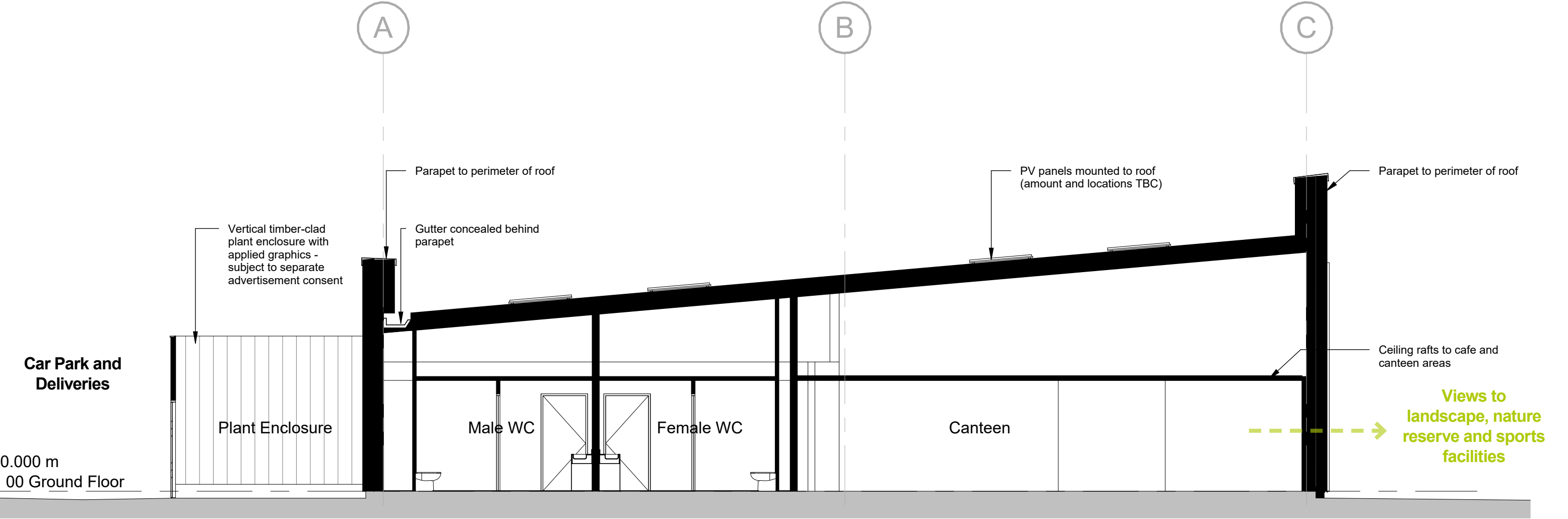
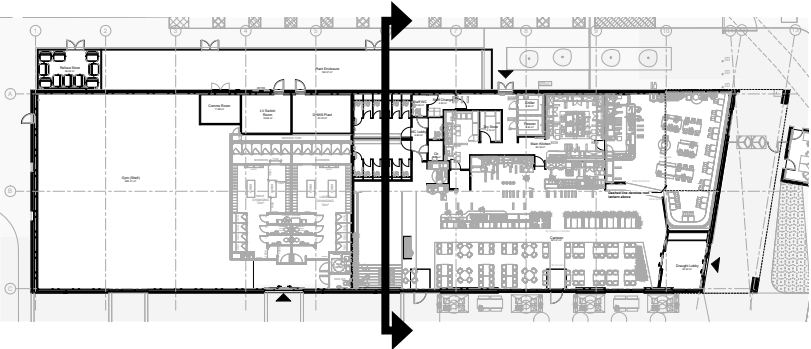
- The roof will be a monopitch roof sloping up to maximise the height at the front of the building
- The roof lantern slopes at the same pitch but in the opposite direction, creating a butterfly roof effect
- The roof will house an area of PV (amount TBC)
- The rear plant and refuse areas have no roof, and are open to the air above



Proposed Section



Proposed Section



Precedent Imagery

Elevation Strategy

- The elevations are designed to reflect the brand image of JD, and are therefore simple with a few key principles:
 - Height to the front overlooking sports facilities
 - ‘Splay’ to entrance with potential for LED screen / graphics
 - Roof lantern and glazing creating presence at the entrance to the site where Hollins Brook Way meets Pilsworth Road
- The material palette is limited to:
 - Metal cladding in black
 - Metal cladding in dark grey
 - Glazing with black frames



Elevation Development



Iteration 1

- Very low roof pitch
- Square entrance with recessed doorway and illumination to entrance reveal
- Panellised cladding system with minimal glazing



Iteration 2

- More of a pitch to the roof with the angle reflected in the splayed entrance area
- Reveal with LED screen to entrance area
- Strong rhythm of cladding and glazing, very repetitive



Iteration 3

- Feature LED trim introduced between two colours of cladding
- Windows grouped to mix up rhythm of solid and void
- Angle introduced to joint where cladding changes

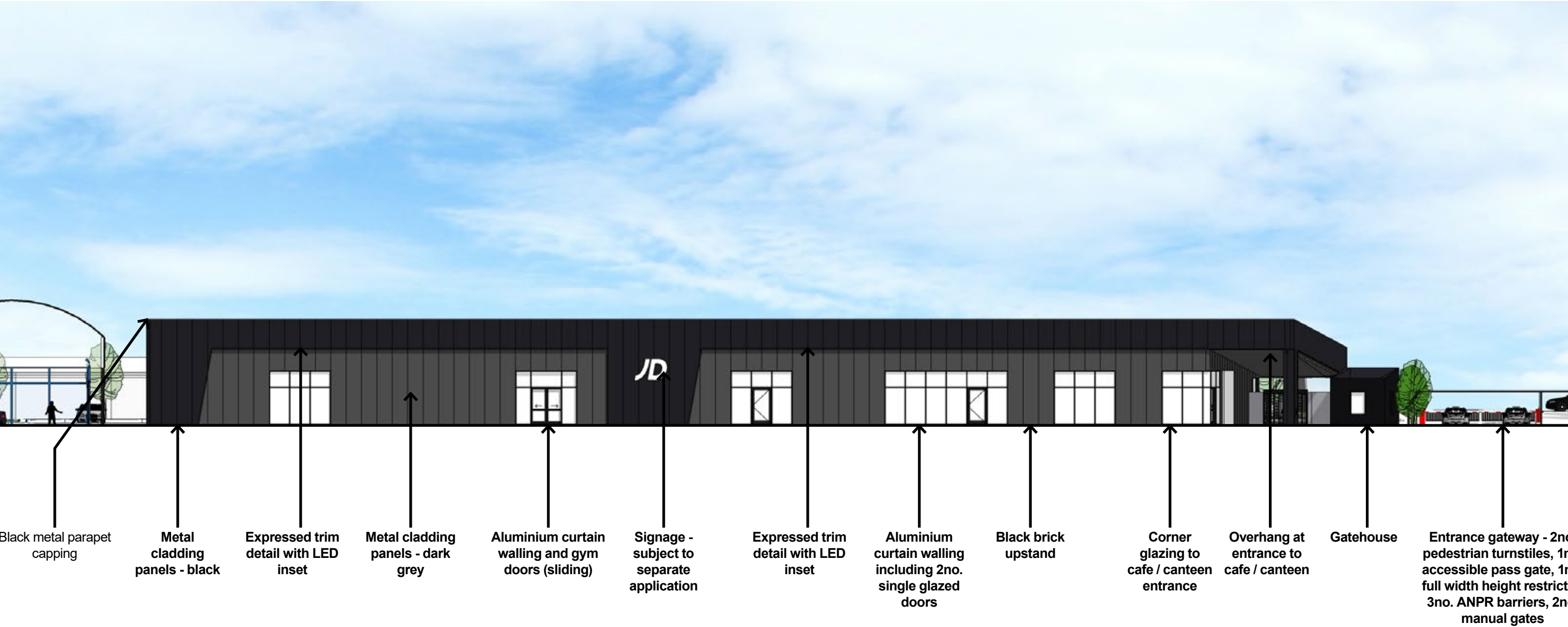


Iteration 4

- Canopy extended to increase overhang at entrance
- Glazed roof lantern added to improve building presence
- Parapet height increased to increase overall building height

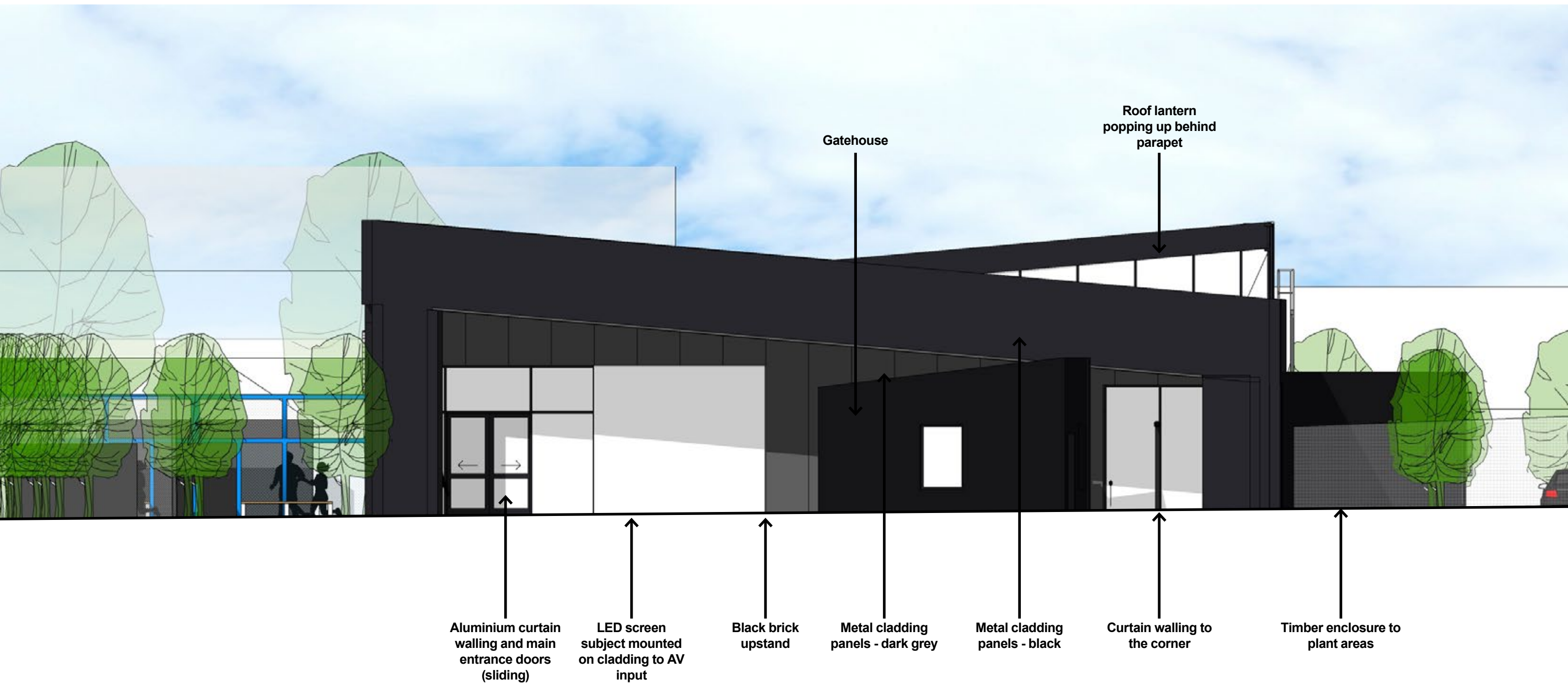
Proposed Elevation Design

South Elevation



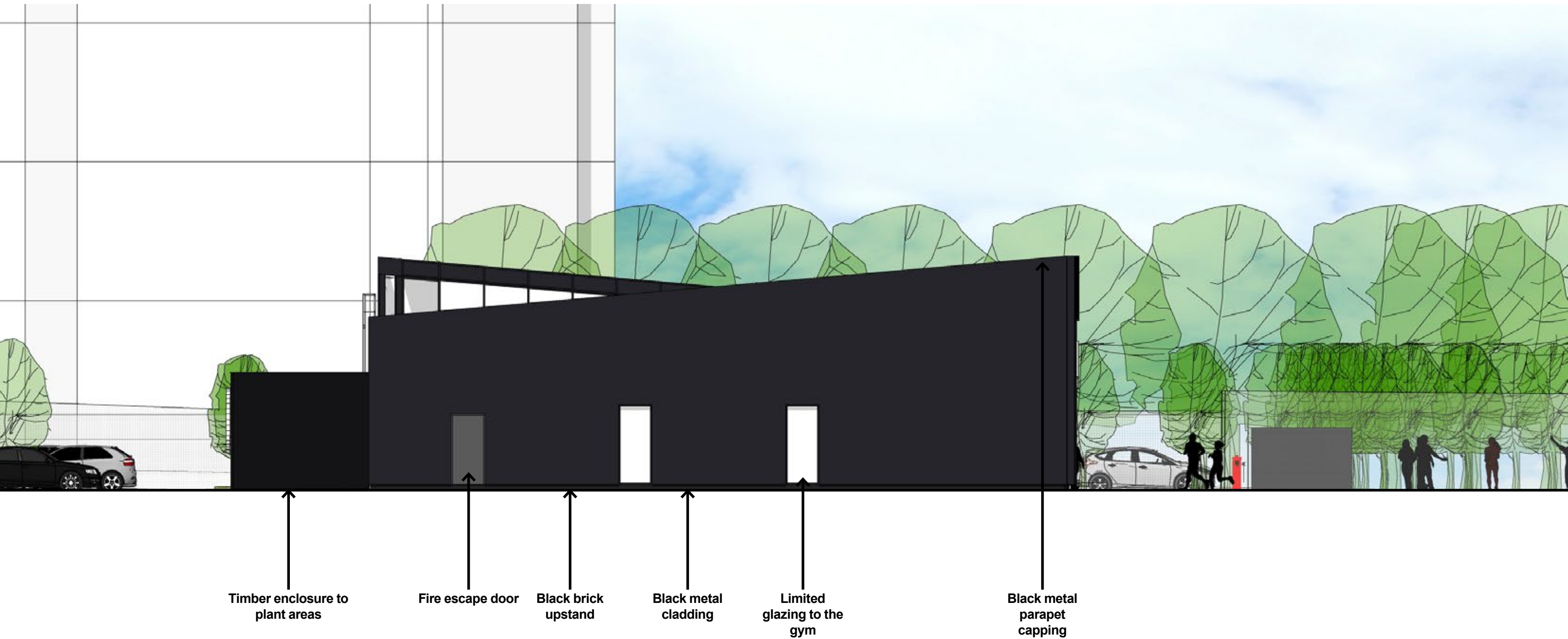
Proposed Elevation Design

East Elevation



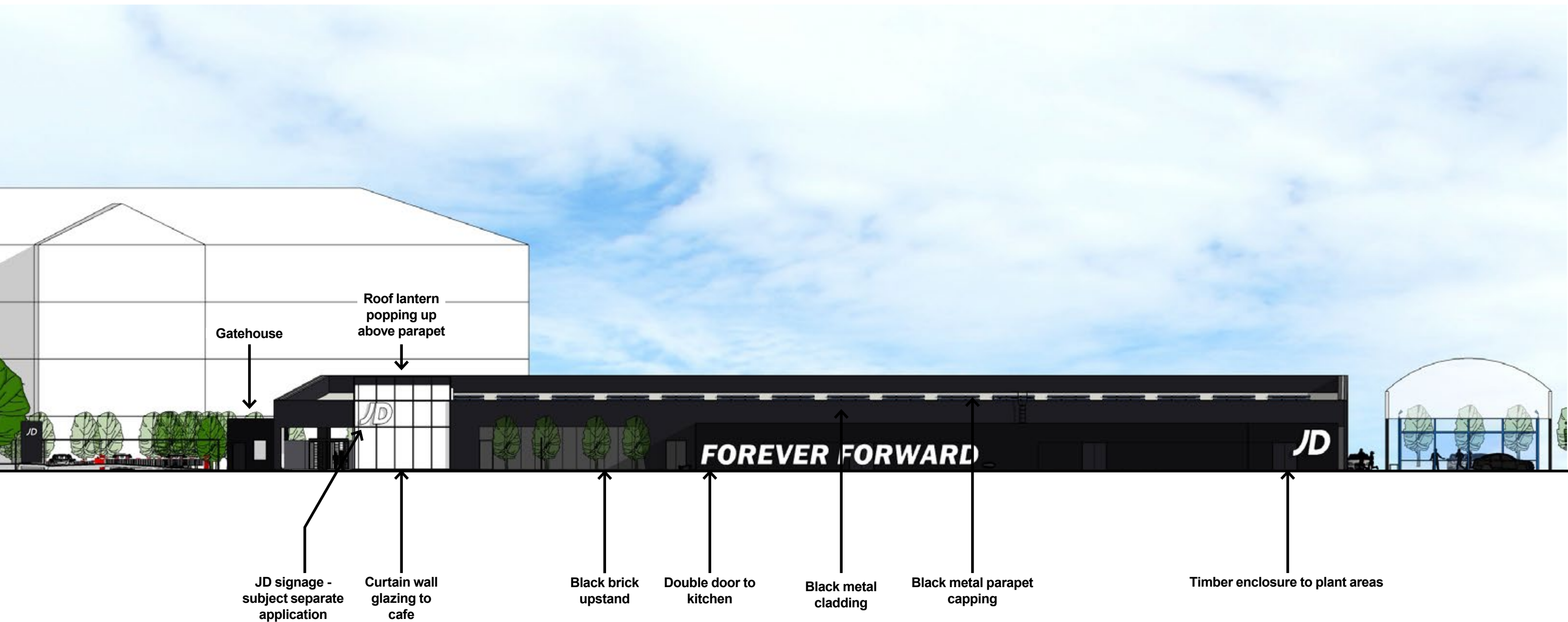
Proposed Elevation Design

West Elevation



Proposed Elevation Design

North Elevation



Proposed Elevation Design

Plant Screen Elevation

- The intention for the plant screen is to utilise the elevations for branding and signage
- We would look to engage with the community or a local artist to design the artwork, perhaps running it as a competition with a local college or school
- The design would be subject to a separate advertisement consent so initially the plant screen would be a black timber hit and miss fence, onto which the graphics could be applied



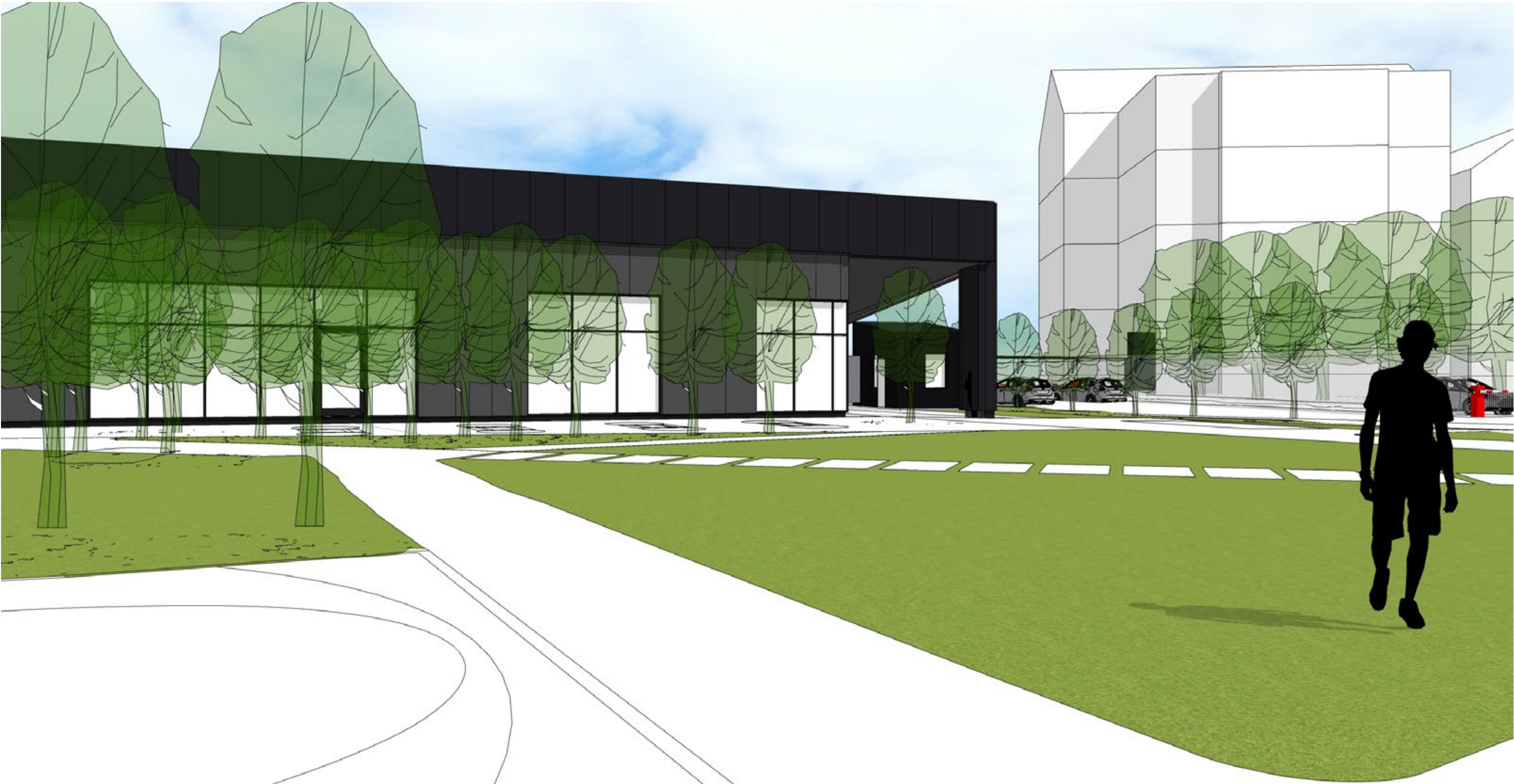
View down Hollins Brook Way



View from Existing Campus



View from across Green

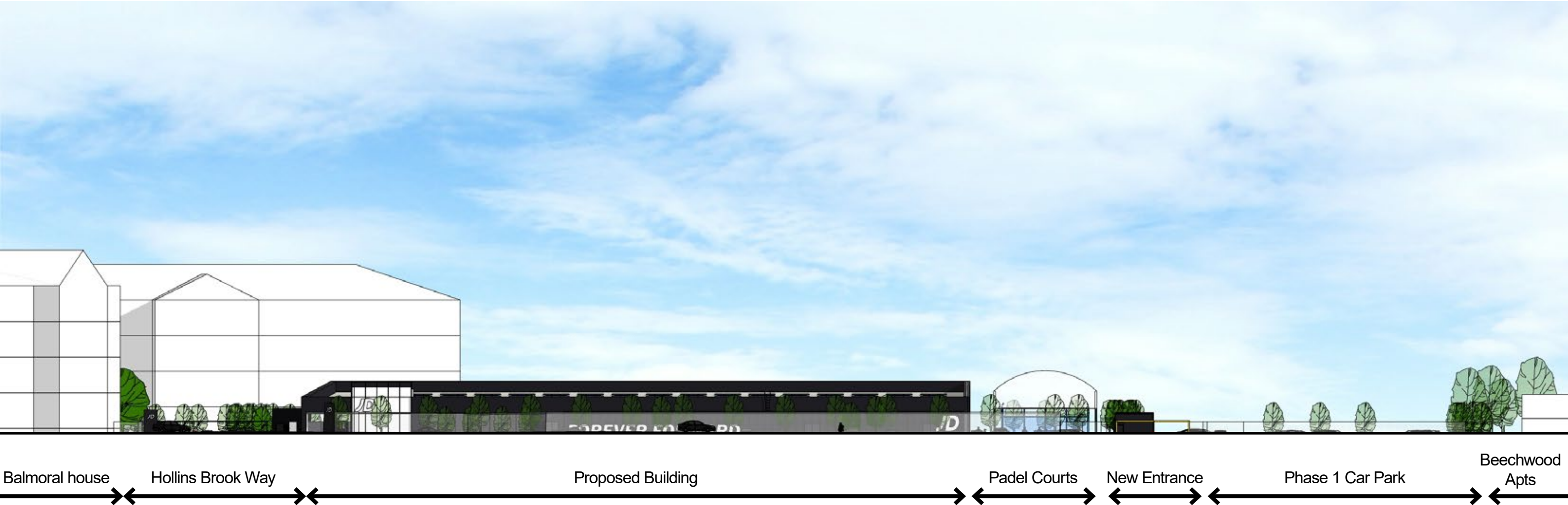


View to Main Entrance



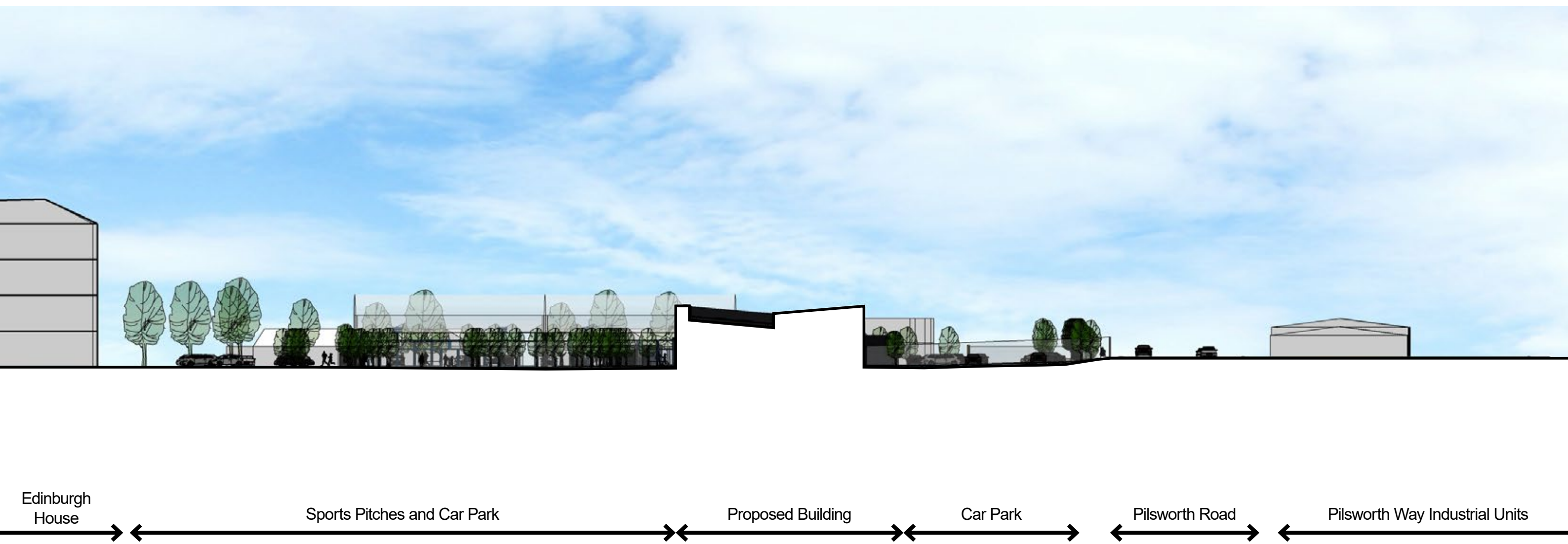
Proposed Elevation Design

Pilsworth Road Frontage



Pilsworth Road Street Scene

Section through Site



Pilsworth Road Street Scene
Towards Whitefield



Pilsworth Road Street Scene
Towards Whitefield



Pilsworth Road Street Scene
Towards Whitefield



Pilsworth Road Street Scene
Towards Park66



Pilsworth Road Street Scene
Towards Park66

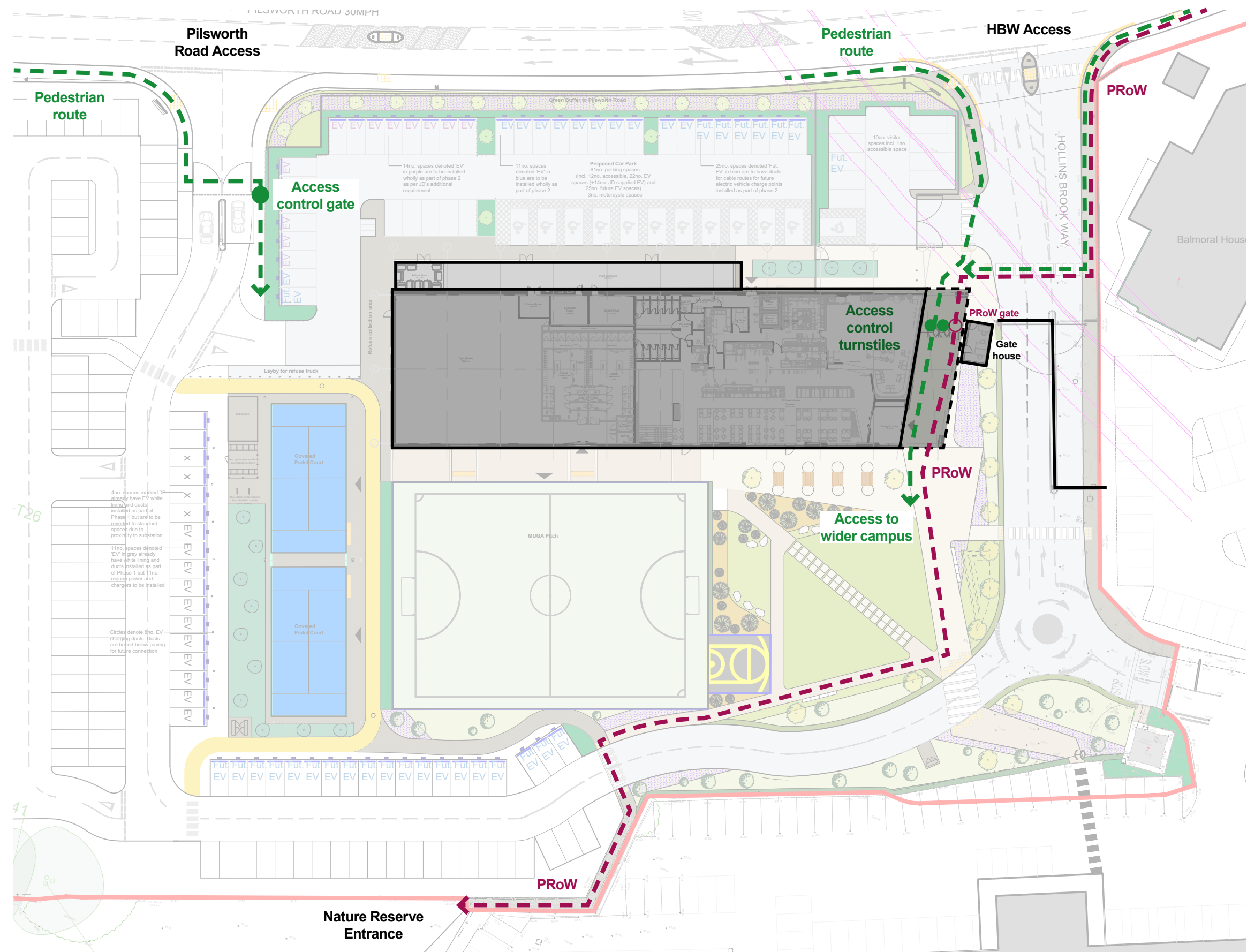


Access and Operational Statement

Pedestrian / PRow Strategy

Strategy

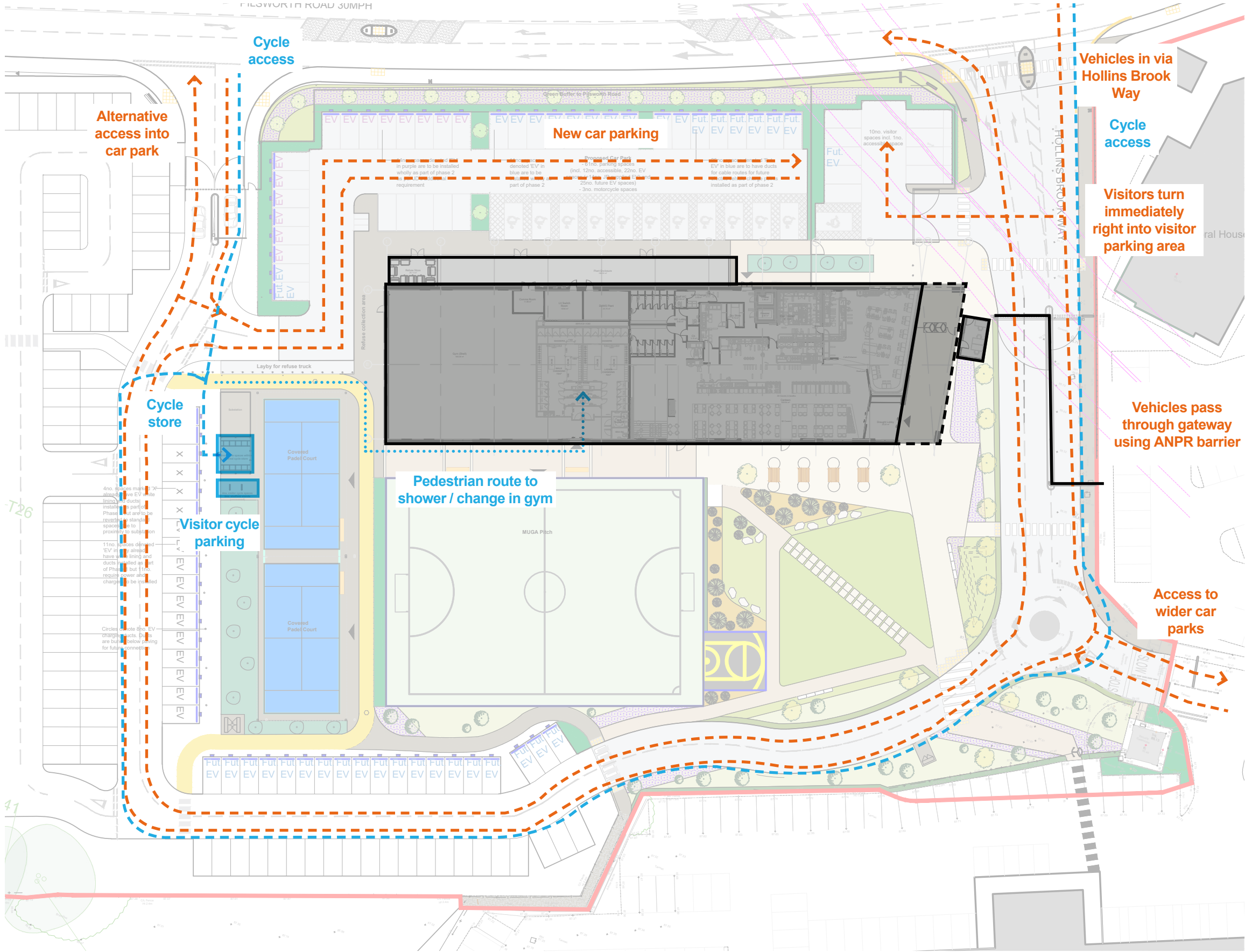
- Pedestrians enter the site via Hollins Brook Way, Pilsworth Road or the South footpath from the Nature Reserve
- Entering from the North, all pedestrians will pass by the new gatehouse
- Team members will swipe through the turnstiles or accessible gate
- Visitors, once parked, will visit the gatehouse to get a security pass and then pass through the turnstiles or accessible gate
- PRow users will also be visible to the security team as they will have to cross Hollins Brook Way and pass through the gate (non-secured) to enter the site and continue on to the exit out to the Nature Reserve at the Southern boundary
- The Pilsworth Road entrance is for team members only and operates via a security pass access control system
- Once in the site, there are footpaths throughout the site to access each building, the sports facilities and the car parking areas



Vehicle / Cycle Strategy

Strategy

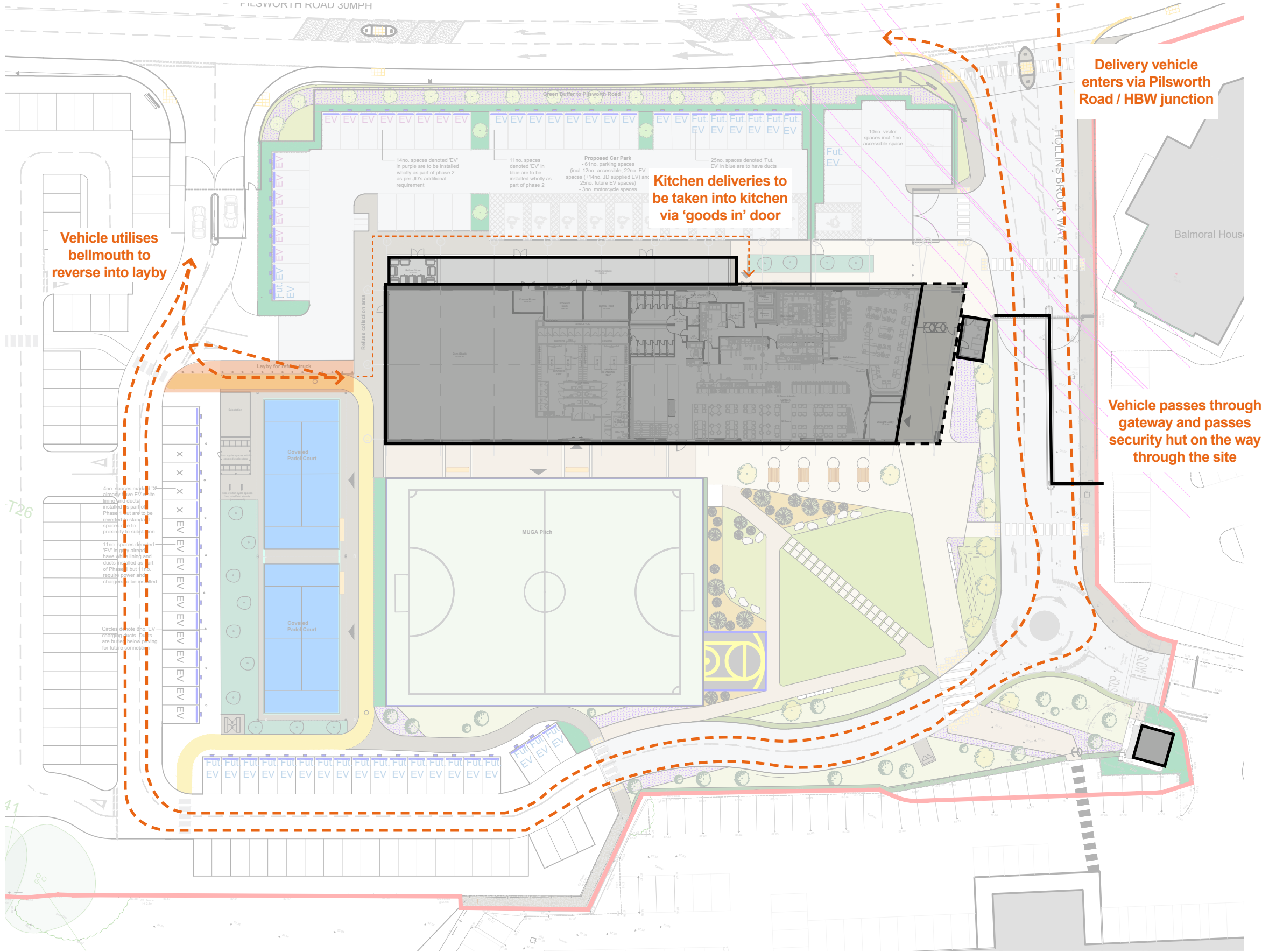
- Car park access remains via the existing car park entrance constructed in Phase 1, or via Hollins Brook Way
- Visitors will turn immediately right and enter the unsecured visitor parking area. This area can be secured via gates out of hours.
- Team members will drive straight down Hollins Brook Way to enter the site via the ANPR system and then use the internal access road to access the new and existing car parking areas
- Cyclists will use the same route to access the new cycle store to the side of the Padel courts
- Both covered and uncovered spaces will be provided for long and short stay parking
- The gym will provide new shower and change facilities which can be used by cyclists and are a short walk from the cycle parking
- EV spaces cannot be located within 10m of the building due to insurer's requirements - hence location of active and future EVs across the campus



Deliveries Strategy

Strategy

- Kitchen deliveries are the main anticipated delivery to the pavilion building. No deliveries are anticipated to the gym
- The kitchen is likely to be serviced by an 18-ton rigid vehicle (advised by JD based on current strategy)
- Delivery vehicle to enter site via Hollins Brook Way, passing through the gateway and past the security hut before reversing into layby to make deliveries
- Deliveries to be transferred to kitchen store areas via 2m footpath to rear of plant enclosure and 'goods in' door to rear of kitchen
- Strategy to be confirmed for transfer of deliveries (trolleys, cages, by hand) to confirm pavement width and gradients



Refuse Strategy

Strategy

- Refuse collection to be undertaken by Biffa as per existing refuse collection strategy
- Refuse store for 10no. 1100 litre Eurobins located to rear of pavilion building (see below for refuse calculation)
- Kitchen staff to take out rubbish from kitchen and deposit in refuse store
- Bins to be taken out to lay down area on collection day
- Refuse vehicle to enter site via Hollins Brook Way, passing through the gateway and past the security hut before reversing into layby to make collection
- Bins to be returned to refuse store following collection
- Tracking to be undertaken by highways consultant to ensure vehicle can pass through site

Calculations

- In the absence of any BMBC policy, MCC policy has been used - GD 04 Waste Storage and Collection Guidance for New Developments v7
- Assumed little to no waste from the gym
- Requirement for 1500 litres per 20 dining spaces. Recycling percentage variable
- 280 dining spaces divided by 20 = 14
- 14 x 1,500 litres = 30,000 litres
- 30,000 litres divided by 3 collections a week (existing strategy) = 10,000 litres
- 10,000 litres = 10no. 1,100 litre Eurobins
- Confirmation of split between recycling, food waste and general waste to be confirmed before final refuse strategy confirmed

