

Amenity Spaces & Nature Walk

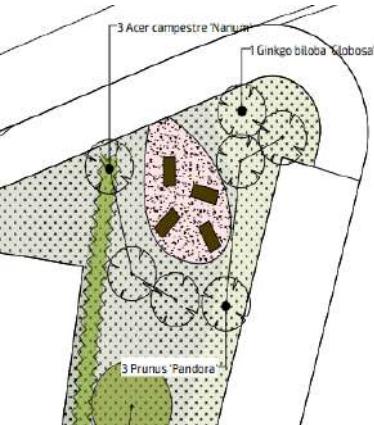
Part of the ambition of the development is to provide attractive and well designed spaces for businesses to provide healthy outdoors spaces for staff workers and visitors.

Amenity Spaces

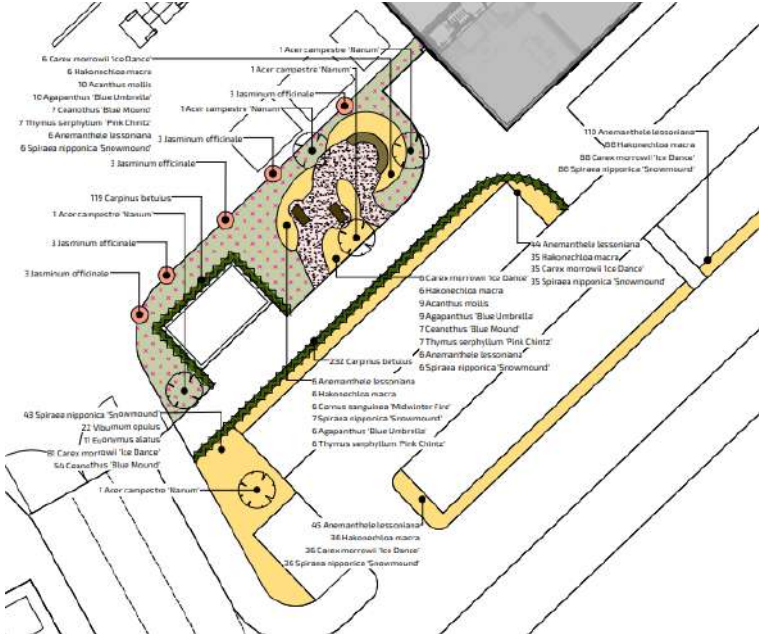
Outside each building will be a carefully designed amenity space for building occupiers, staff, and visitors to use. These spaces will provide high quality outdoor seating areas, ensuring all relevant personnel have an accessible outdoor space to enjoy. These spaces will consist of a culmination of planting beds, hedges, climbing plants, grassland, and benches.

Nature Walk & Picnic Areas

The combination of a compartmentalised approach to the building layouts, and interwoven landscaping strategies, have naturally presented an opportunity for a carefully curated, verdant, nature walk around and through the development. Available for building occupiers, staff members, and visitors to enjoy. Picnic areas are proposed on site also.



Picnic Area



Amenity Space Layout



Nature Walk



Indicative Amenity Planting



Indicative curved bench



Indicative cycle shelter green roof



Indicative Amenity Planting



Indicative Inclusive Picnic Bench



Indicative Climbing species on fence



Visualisation 02

Visualisation 03



Access & Movement

This chapter sets out the strategy for movement to, from and within the site. It covers vehicular, pedestrian and cycle access, as well as connections to the wider transport network. The approach ensures safe, inclusive and efficient circulation, supporting the overall functionality and accessibility of the development.

Site Access

Main site access for vehicles and pedestrians is predominantly via A50, with one pedestrian access point coming from Cottage Lane, preserving an existing right of way footpath, the proposal provides a crossing point to ensure the public right of way path is not interfered with.

Retaining all access points to the south of the site provides privacy to the surrounding properties, eases congestion, and decreases noise pollution potentially caused by multiple access points.

Vehicular exit is prohibited to Whitwick road, close to the junction between Whitwick Road and the A50.

Key

- Vehicular One-way route - Entry
- Vehicular One-way route - Exit
- Vehicular Both-ways route
- Parking
- Pedestrian & Cycle routes
- Public Right of Way
- Informal Walking Route
- Yard Entrance
- Site Entrance
- Site Exit
- Bus Stop
- Pedestrian Access Points



Vehicular Access

Proposed vehicular access to the proposed development aims to reduce the reliance on local roads, by introducing a new dedicated access via the A50, and exit onto Whitwick Road. Proposing a significant upgrade to the A50 slip road to improve traffic flow and minimise congestion on surrounding local routes.

Service yard areas will be formed in concrete surfacing, to provide a robust base for vehicle maneuvering.

Vehicular Parking

The car park areas will be constructed with tarmac for circulation and tarmac for the car parking. This will form part of a coordinated hard landscaping strategy. Car parking standards are appropriate for the use class in question. Provision has been made for covered secure cycle shelters to be located adjacent to the main office block.

Parking Accomodation

Unit 01		Unit 02		Unit 03	
Staff Parking		Staff Parking		Staff Parking	
Standard	93	Standard	145	Standard	41
Car Share	10	Car Share	11	Car Share	4
EV	30	EV	44	EV	14
Accessible	7	Accessible	9	Accessible	1
Accessible EV	2	Accessible EV	2	Accessible EV	2
Motorcycle	8	Motorcycle	8	Motorcycle	4
	150 total		219 total		66 total
HGV Parking		HGV Parking		HGV Parking	
HGV	20	HGV	34	HGV	9
HGV Trailer	19	HGV Trailer	40	HGV Trailer	13
	39 total		74 total		22 total
Unit 04		Unit 05		Unit 06	
Staff Parking		Staff Parking		Staff Parking	
Standard	80	Standard	59	Standard	18
Car Share	6	Car Share	5	Car Share	2
EV	24	EV	18	EV	6
Accessible	4	Accessible	3	Accessible EV	2
Accessible EV	2	Accessible EV	2	Motorcycle	4
Motorcycle	8	Motorcycle	8		32 total
	124 total		95 total		
HGV Parking		HGV Parking		HGV Parking	
HGV	22	HGV	16	HGV	6
HGV Trailer	24	HGV Trailer	4		6 total
	46 total		20 total		