



1 - Illustrative aerial view from South-East showing relationship of the commercial buildings and central amenity space



2 - Illustrative aerial view from South-West corner of site with Building C in the foreground



3 - Illustrative aerial view from East showing relationship between the larger format buildings and the new estate road

4.4 Illustrative Massing and Site Sections

Approach to Building Massing
Building height and mass have been carefully distributed within the masterplan to maximise potential of open amenity and space between buildings whether the space is for outdoor breakout working, pedestrian routes, arrival space or landscaped backdrop.

Form stepped buildings of 3 and 4 storey creating the potential additional south facing external amenity space on the roof of third storey, providing an active private space to meet all tenant needs. (Buildings A,B,E and G)

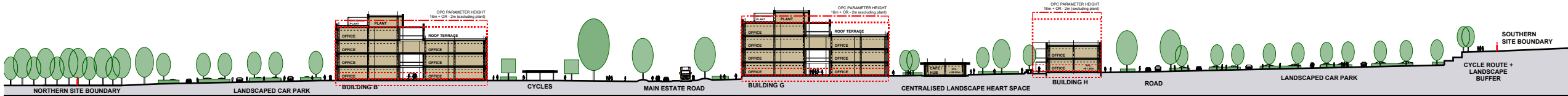
Create a mix of 2 and 3 storey buildings that help frame the main central ‘Heart Space’ whilst not becoming too overbearing or creating too much overshadowing of the external space.

Integrate a variety of 2,3 and 4 storey buildings that also have the potential flexibility to increase their footprint should a tenant require more space.

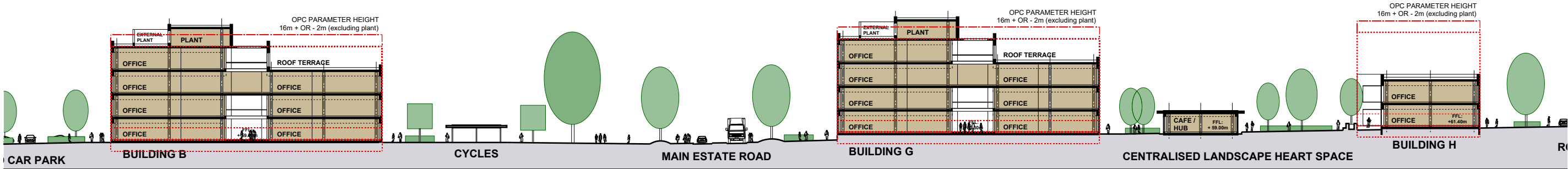
This also demonstrates that some of the buildings could increase in height, meet the quantum set out in the OPP and form a more compact business park if that was a desired approach.



Illustrative aerial view from the North showing a range of two, three and four storey massing across the masterplan



MASTERPLAN OPTION 01 OFFICE APPROACH - TYPICAL SITE CROSS SECTION A-A 1:1000 @ A1



MASTERPLAN OPTION 01 OFFICE APPROACH - TYPICAL SITE CROSS SECTION A-A - SITE CROSS SECTION A-A 1:500 @ A1