SKYLON PARK

DESIGN GUIDE

STUDIO EGRET WEST

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Invest Herefordshire
Herefordshire Business Board

In partnership with
Herefordshire Council

01

INTRODUCTION

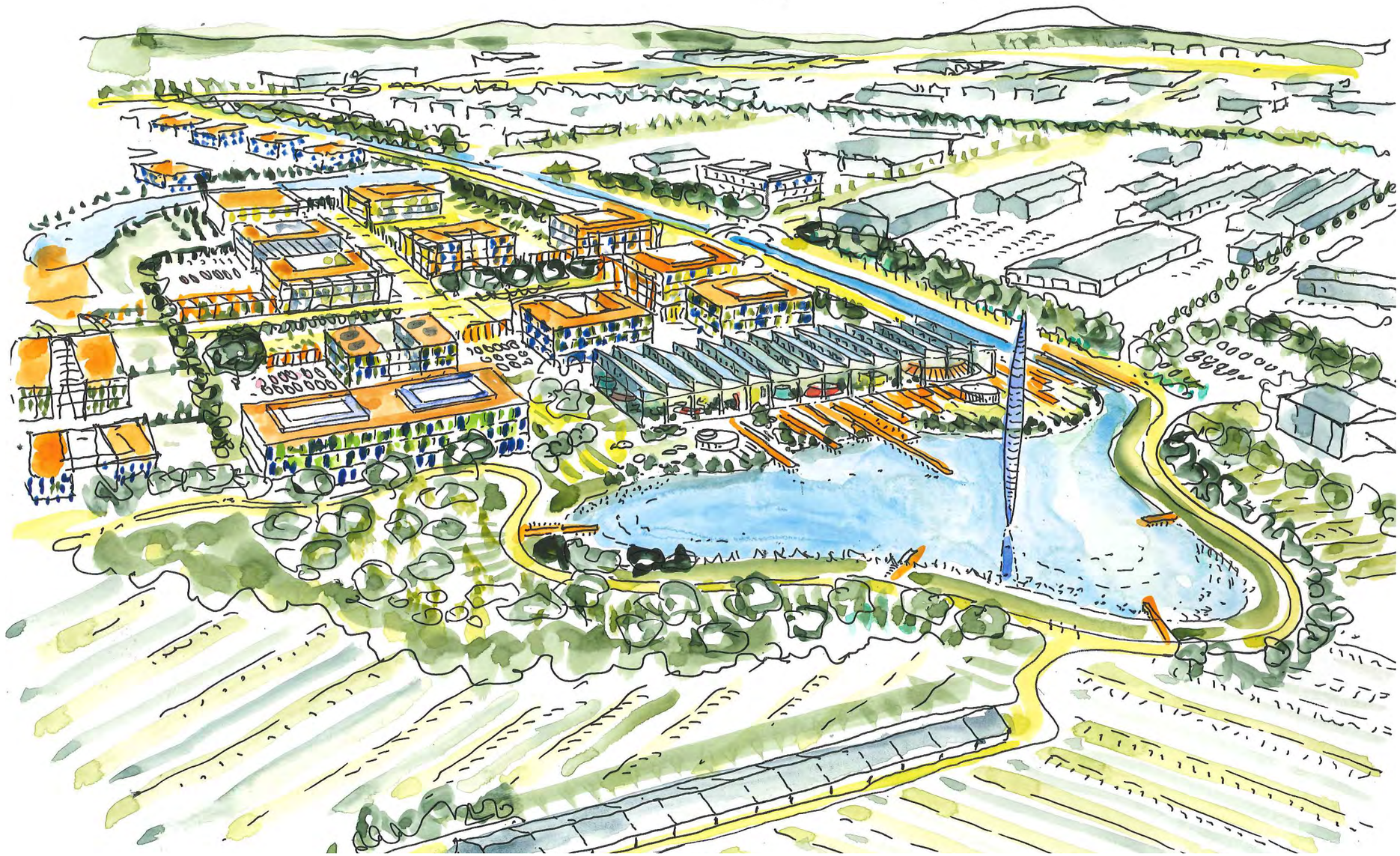
THE VISION

THE SKYLON, AN ICONIC FEATURE AND THE CENTRE PIECE OF THE FESTIVAL OF BRITAIN SYMBOLISED REACHING NEW FRONTIERS THROUGH TECHNOLOGY AND INNOVATION. BUT MORE THAN THIS, IT CAPTURED A UNIQUE SPIRIT OF INNOVATION, AMBITION, COURAGE AND THE DRIVE WHICH MEANT BRITISH INDUSTRY LED THE WORLD.

This spirit of innovation, ambition, courage and drive is the inspiration behind our business park. With the manufacturing roots of the original Skylon deep in Hereford, the board aims to encapsulate the spirit of innovation and ambition associated with the Skylon within the Hereford Enterprise Zone - renaming the site Skylon Park.

Plans are afoot to create Herefords very own Skylon which will become an iconic structure and focal point for Skylon Park and the County.

We want Skylon Park to be a free thinking, world class business landscape, a place where leading businesses are enabled and inspired to be the best they can be. The ambience of the business park and the design standards of the buildings should contribute to this and additionally we look for advance building and design standards which will contribute to low environmental impact.



Poster from The Festival of Britain 1951

The Festival of Britain 1951

The Festival of Britain 1951

SKYLON PARK WITHIN THE UK

TUCKED AWAY TO THE SOUTH WEST OF BIRMINGHAM AND SANDWICHED BETWEEN THE WELSH BORDER TO THE WEST AND WORCESTERSHIRE ON THE EAST, THE COUNTY REPRESENTS A CORNER OF RURAL ENGLAND WITH A RICH AND DIVERSE HERITAGE.

Steeped in tradition, dripping with history and overflowing with a wealth of picturebox black and white villages, Herefordshire's rolling countryside comes alive at every turn.

Herefordshire is one of those unique places which manages to balance the need to protect its heritage on one hand while keeping an eye on the future with the other.

THE SITE

SITUATED TO THE SOUTH EAST OF HEREFORD CITY, THE SITE IS THE PRINCIPLE BUSINESS AND INDUSTRIAL AREA SERVING THE REGION.

The site is immersed in the rich natural landscape of Hereford, and dotted with historic remnants from time of the Royal Ordnance Factory which carried out the dangerous but important work of munitions production during the World Wars. To the north, surrounding Campus A, lies now redundant railway lines, the Picric Acid Stores, the Shell Filling Factory and adjacent blast walls.

The old railway lines were connected to the National Railway, which straddles the site's western boundary.

River Wye lies a few minutes walking distance to the north, and local and regional country paths criss-cross the surrounding countryside.

The current Rotherwas estate extends to over 300 acres and is home to over 125 companies employing in excess of 2,500 people in a wide diversity of roles.

THE SITE


1


2


3


4


CAMPUS G
CAMPUS F
CAMPUS C
CAMPUS B
CAMPUS A
RIVER WYE
1
2
3
4

THE SITE


1


2


3


4


RIVER WYE
CAMPUS A
CAMPUS B
CAMPUS C
CAMPUS D
CAMPUS F
CAMPUS G
1
2
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4

SITE HISTORY

THERE HAS BEEN A LONG AND VARIED HISTORY AT THE HEREFORD ENTERPRISE ZONE. HISTORICAL RECORDS CAN TRACE THIS AREA BACK TO ANGLO SAXON/MEDIEVAL TIMES.

For three centuries Rotherwas was the seat of the Bodenham Family. Consisting of a 2,500 acre estate covering both sides of the straight miles, it supported a manor house, gatehouse, deer park, chapels, parklands and gardens leading to the River Wye.

In 1732 the original timber and stone manor house was replaced by an 11 bay Palladian mansion, which unfortunately was destroyed by fire in 1907.

After the death of County Louise Bodenham- Lubienski in 1912 the estate was broken up into 76 separate lots and sold off. In 1916 the estate was acquired by the Ministry of Munitions and quickly developed into a National Filling Factory for filling a variety of munitions with explosives. The site consisted of 27 miles of railway, 3 miles of road, 9 miles of guard fence, 10 miles of footpaths and sentry paths and 370 buildings varying in size.

The site was used throughout both of the world wars and at its height in WWII approximately 5,000 women working at the site. There were 26 bomb filling sheds, 80 air raid shelters and even a radio station. The work was hard, dangerous and monotonous and many women fell ill from the effects of the explosives.

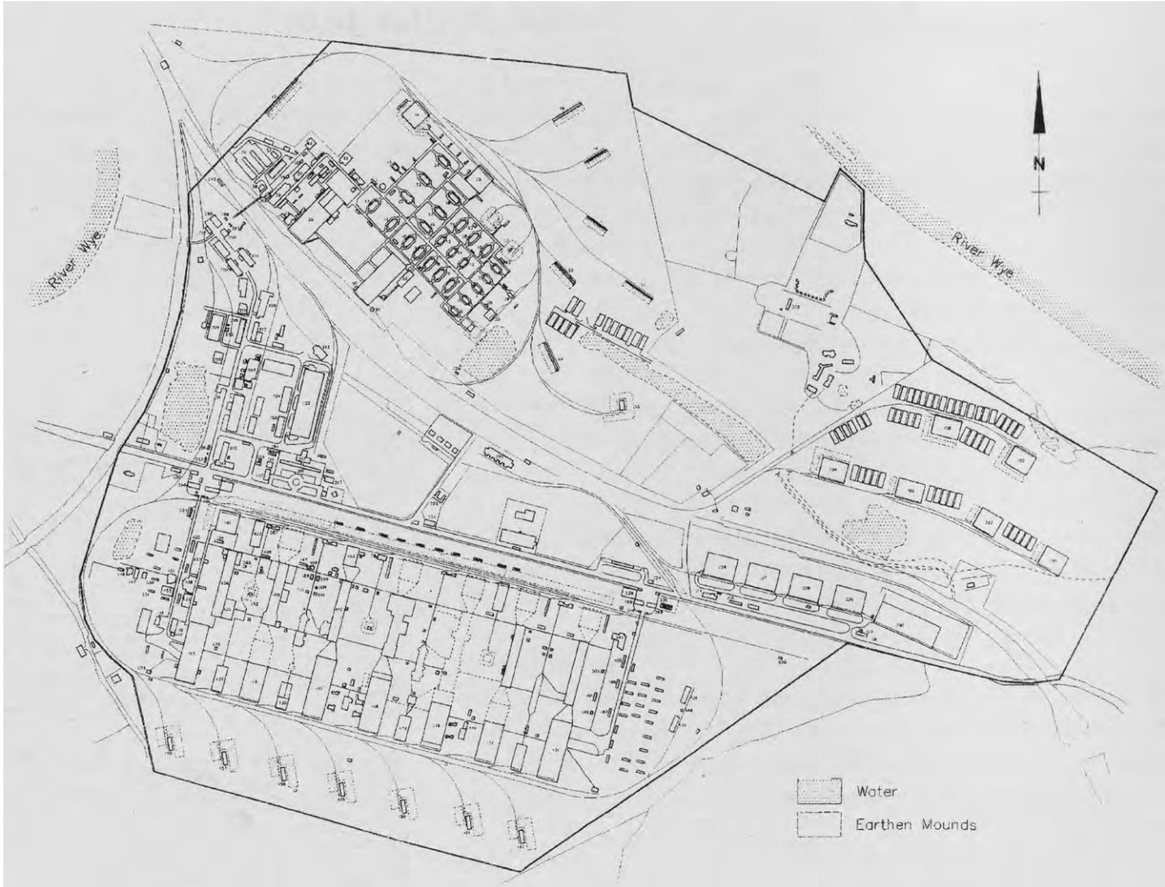
Following the end of the First World War most of the national munitions factories were abandoned but Rotherwas was retained as an army storage depot and later reactivated as a small scale filling station supporting Woolwich Arsenal. In 1937 the vulnerability of Woolwich forced the transfer of all military explosive work to Rotherwas, and this function remained until 1945.

Following the war the local authority lobbied for the area to be used by local industries and the Rotherwas Industrial Estate came to support many of the county's leading businesses.

In 2008 the County Council decided to enlarge the existing business park by adding an area of 50 acres and constructing a new access road linking to the A49.


An engraving of Rotherwas House


The National Shell Filling Factory in operation



Extract from a 1942 map of the site


Rotherwas munitions factory under construction during WW1


The National Shell Filling Factory being built at Rotherwas in 1915

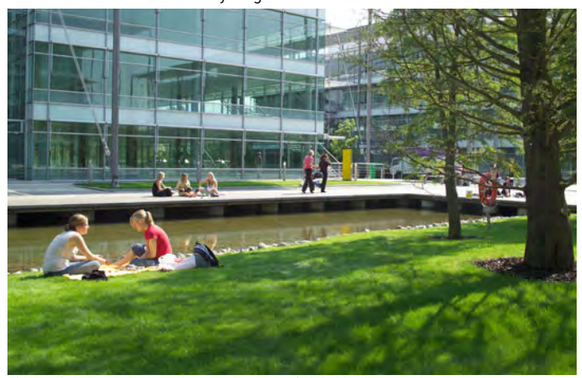
WHY A DESIGN GUIDE?

THE VISION FOR SKYLON PARK IS TO CREATE A HIGH QUALITY, SUSTAINABLE ENTERPRISE ZONE THAT DIRECT DEVELOPERS TO ADOPT POLICIES, PRACTICES AND DESIGN APPROACHES THAT SET NEW DESIGN STANDARDS.

This design guide provides the means by which the board can encourage the highest quality appropriate development to be brought forward in a well planned yet flexible way. It enables Skylon Park to evolve with a strong and consistent sense of identity.

The design guide also allows prospective tenants and occupiers to understand not only what is expected of them but what they can expect from Skylon Park in terms of shared infrastructure and public realm.

Chiswick Park in London by Rogers Stirk Harbour + Partners



Chiswick Park in London by Rogers Stirk Harbour + Partners

Stockley Park in London by Arup

Stockley Park in London by Arup

Jubilee Campus, Univeristy of Nottingham by Hopkins Architects

Nottingham Science Park by Studio Egret West

02

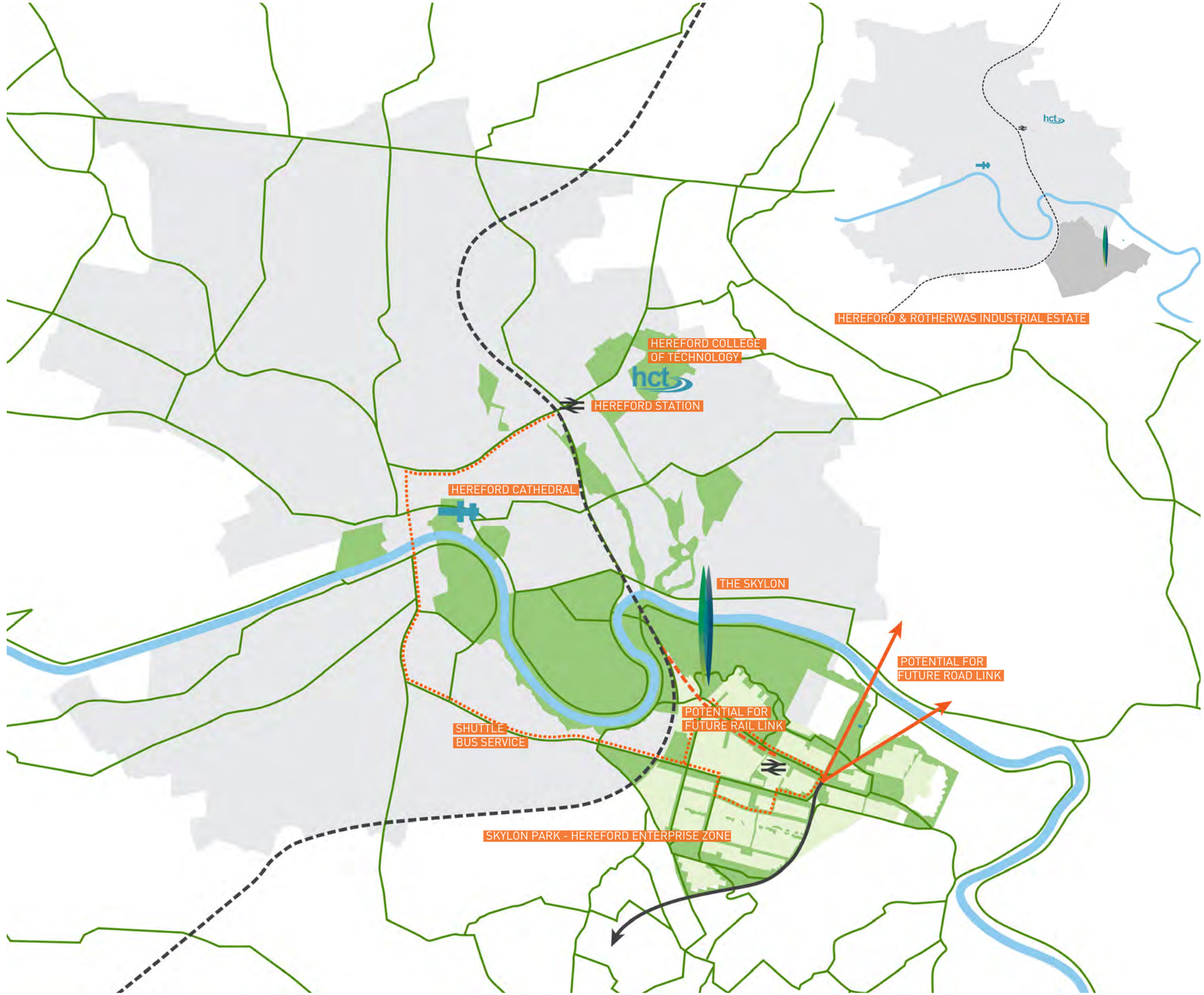
FRAMEWORK

A CONNECTED PLACE

THE ENTERPRISE PARK WILL BECOME AN IMPORTANT PART OF THE CITY, NOT JUST HIDDEN ON THE PERIPHERY.

A green mesh integrates the site with the wider area, inviting people in by connecting with the local and regional network of strategic walkways and cycle routes. The recreated Skylon sculpture will sit in the balancing pond at the north western tip of the site, and act as a landmark that is visible from the city centre and the train.

The framework has the capacity to incorporate planned future road links as well as a potential extension of the existing railway. A shuttle bus service will connect the site with surrounding residential neighbourhoods and the Hereford city centre.



Hereford

Skylon Park

Green Mesh

Country Paths

National Rail

Potential Future National Rail Extension to Skylon Park

Proposed Shuttle Service

Potential Future Road Link

Planned Future Road Link

STRENGTHENING & GREENING KEY ROUTES

THE NEW HEREFORD ENTERPRISE ZONE SIT ON EITHER SIDE OF THE ROTHERWAS INDUSTRIAL ESTATE.

The two areas are linked via a series of strengthened routes that glue old and new enterprising environments together, creating an informal green grid that extends across the site and beyond.

Site Boundary

Existing Buildings

Development Areas

Enhanced Routes

CAMPUSES IN THE WOODLAND

SKYLON PARK IS NOT LIKE ANY OTHER ENTERPRISE PARK. IT IS A COUNTRYSIDE ENTERPRISE PARK.

Woodland campuses provide the setting for specialised enterprise clusters, where businesses co-locate to share knowledge and resources.

The park will have a strong focus on green technology, engineering, defence and security, advanced manufacturing and food technology.

Site Boundary

Woodland

Campuses

A VERDANT LANDSCAPE ...

EXISTING ROUTES THAT HAVE BEEN INCREMENTALLY BLOCKED OVER TIME IS RELEASED AND OPENED UP TO GIVE CHOICE OF ROUTE AND ACCESSIBILITY TO ALL MODES OF TRANSPORT, INCLUDING PEDESTRIANS AND CYCLES.

The level of greenery is maximised across the site from both functional and aesthetic perspectives: as a planted buffer that defines new development campuses, as lines of trees along key connecting routes, and as recreational space or biodiverse ecological parks.

A series of water features - channels, swales and ponds - create a blue network across the site.

Site Boundary

... WEAVING OLD & NEW

THE GREEN MESH HARMONIOUSLY ENGAGES THE INDUSTRIAL LANDSCAPE WITH THE RURAL AND HISTORICAL LANDSCAPE.

It brings nature to the very doorstep of businesses, and invite people in. It provides the setting for new establishments and the glue between old and new, making sure that the existing industrial estate is not left behind.

Site Boundary

Proposed Development Plots

Existing Plots

FUTURE PROOFING

ALLOWING FOR FUTURE GROWTH AND CHANGE IS FUNDAMENTAL TO ENSURE THE LONG TERM SUCCESS OF THE ENTERPRISE ZONE.

To keep options open and to welcome future tenants with varying requirements, the campuses allow for a range of development uses and configurations based on a 32m by 32m adaptable plot. From small scale offices to medium and large scale manufacturing sheds and warehouses.

The framework also acknowledges potential future infrastructural developments by safeguarding land for an extended National Rail link and platform, and for a new eastern road link.

SUSTAINABILITY AT THE FOREFRONT OF INDUSTRIAL SYMBIOSIS

THE CO-LOCATION OF SPECIALISED BUSINESSES ENCOURAGES SYNERGIES THAT DELIVER COST SAVINGS AND COMPETITIVE ADVANTAGES TO TENANTS.

The potential to share resources and exchange byproducts promotes a site wide industrial symbiosis, where one business' waste can provide another's raw material, creating a sustainable system of reuse and recycling.

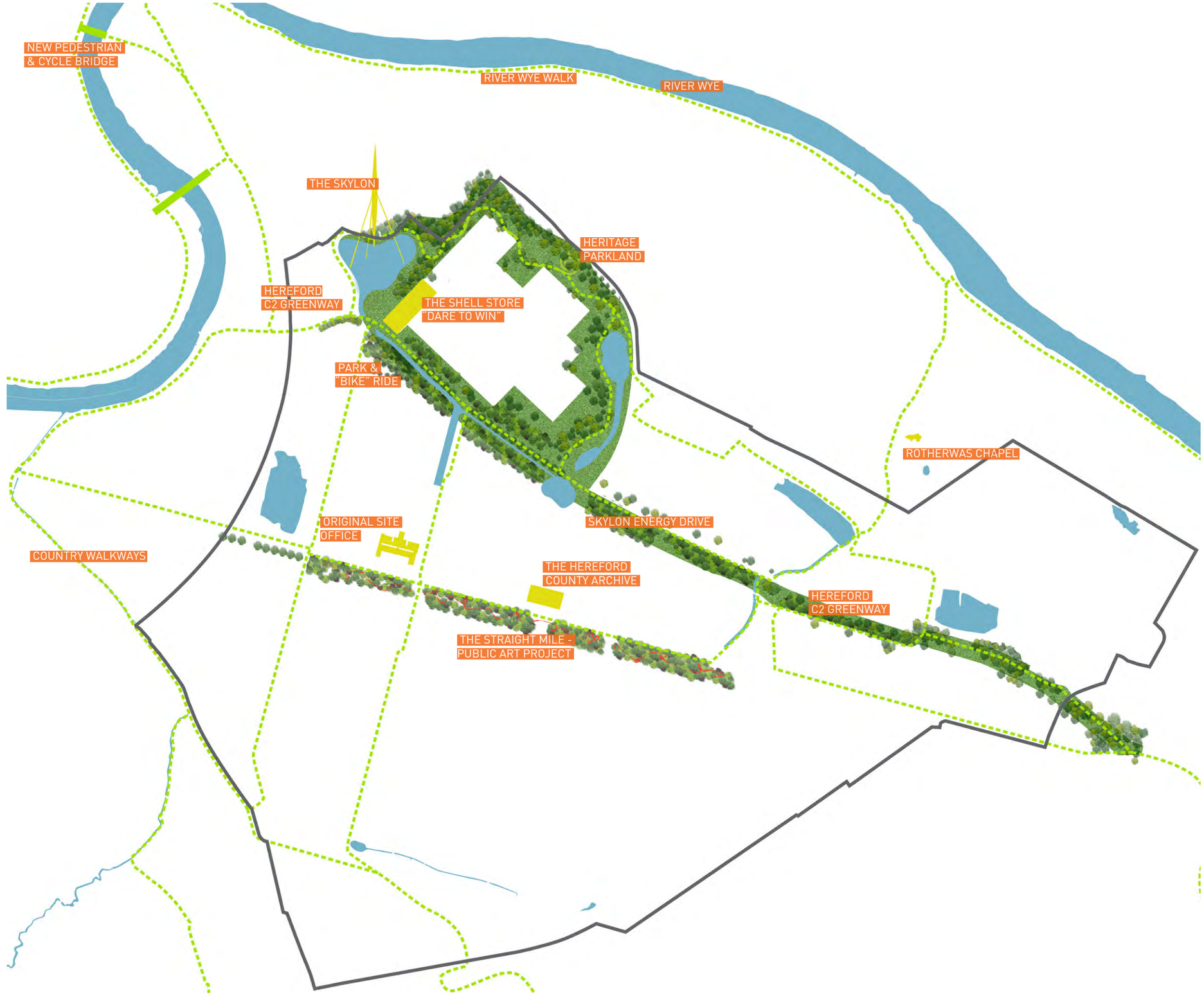
The rich landscape network can help reduce the carbon footprint by acting as a carbon sink as well as adding to the site's biodiversity. A sustainable urban drainage system and careful wastewater management protect and enhance ground water quality and establish a recycling mechanism for the Skylon Park. Green roofs on new and potentially existing buildings provide insulation, reduce run off and create aerial wildlife habitats.

A DESTINATION FOR ALL

SKYLON PARK IS NOT JUST A PARK FOR THOSE WHO WORK AND DO BUSINESS THERE. IT WELCOMES ALL.

Existing country paths are extended cross the site, linking to the regional network and the Hereford Connect2 Greenway including the new pedestrian and cycle bridge over the River Wye.

The old Munitions Filling Factory or the "Northern Lights Building" will become the home for an outward facing attraction that reconnect town and Enterprise Zone. The Skylon sculpture provides a guiding landmark for visitors arriving via rail, road or by foot.



Site Boundary

Existing & Extended Pedestrian/Cycleways

Attractions

A RESILIENT FRAMEWORK

THE GREEN MESH COUPLED WITH A CLEAR SET OF DEVELOPMENT PRINCIPLES PROVIDE A RESILIENT FRAMEWORK FOR SCIENTIFIC, TECHNOLOGICAL, INDUSTRIAL, ARCHITECTURAL AND ARTISTIC INGENUITY. A LANDSCAPE OF EXPERIMENTATION, DISCOVERY AND DEMONSTRATION.

1. Skylon & Skylon Pond
2. The Shell Store
3. Visitor Car & Cycle Parking
4. Skylon Drive
5. Original Site Office
6. Hereford Archive
7. Rotherwas Chapel
8. Welsh Waste Water Treatment Site
9. Renewable Energy Centre
10. Waste Disposal Site
11. Potential Site for Future Rail Extension & Platform
12. Potential for Future Road Link
13. River Wye Walkway
14. Connect 2 Planned Footbridge
15. Country Paths
16. Straight Mile
17. Woodland Walk
18. Connect 2 Greenway
19. Swale Spine
20. Ecological Corridor

A RESILIENT FRAMEWORK

03

A VERDANT LANDSCAPE

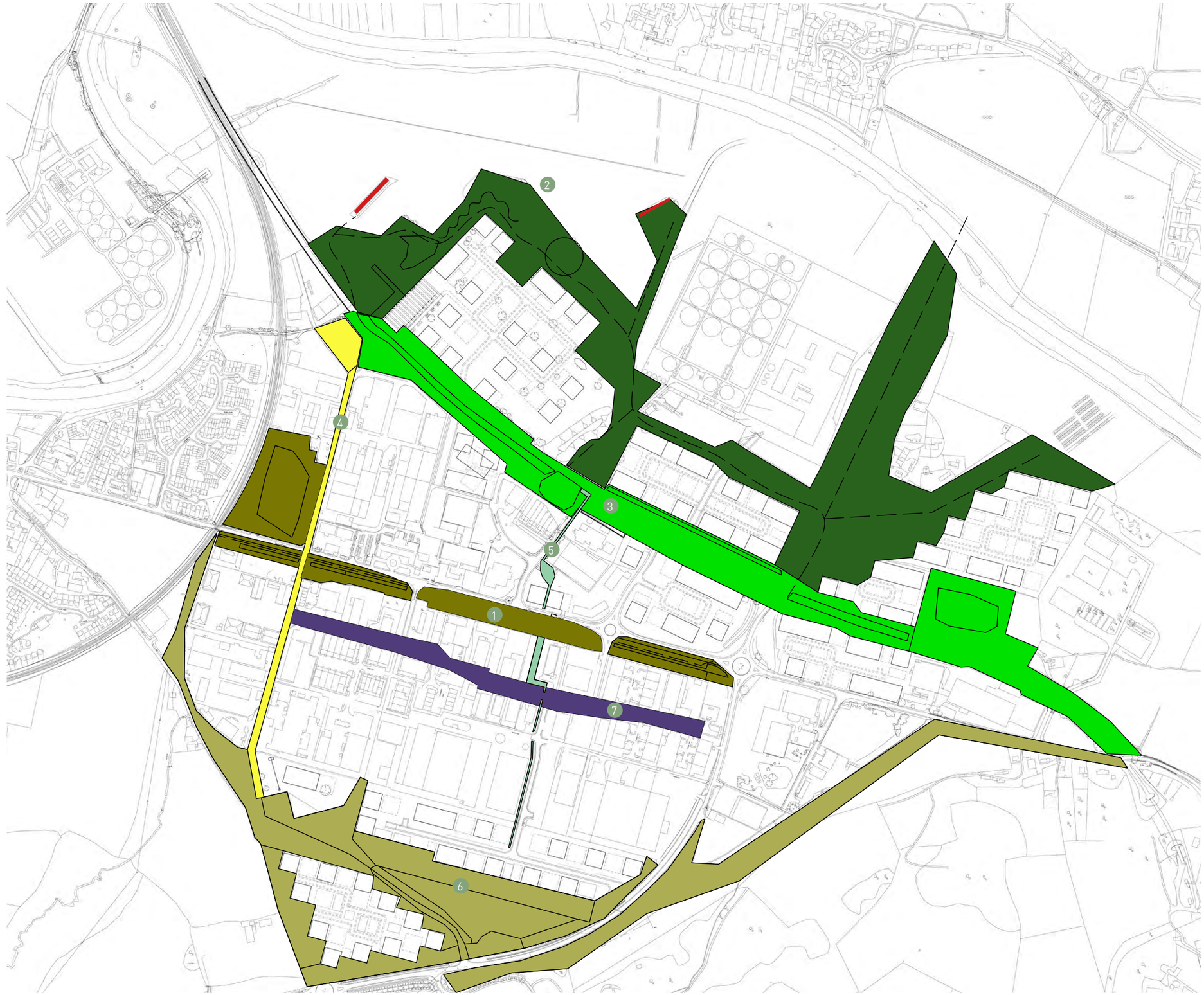
LANDSCAPE CHARACTER AREAS

SEVEN MAJOR PROJECTS TO BRING FORWARD PUBLIC USE OF THE LANDSCAPE.

There are many unpolished gems with great potential in the landscape that require either woodland maintenance, earth sculpting, consistent avenue tree planting, or the creation of woodland paths with interesting features to help create a natural countryside identity for Skylon Park, making it a "green or verdant" destination. These areas have been identified as key interventions in order to promote varying uses of the surrounding spaces and create a better healthier environment.

These projects are seen as vital to the public realm and green infrastructure of the park and must be carried out as soon as possible before any building footprint work commences. Once established they will be considered a great investment for existing and potential tenants to see a connected campus within the countryside blended evenly and with as much greening vegetation as possible.

At the moment the order of magnitude for such projects is seen as below but may also be dependent on the development of certain parcels in the park.

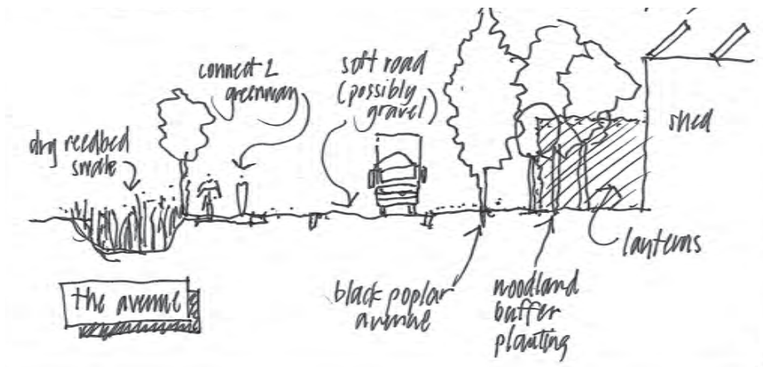


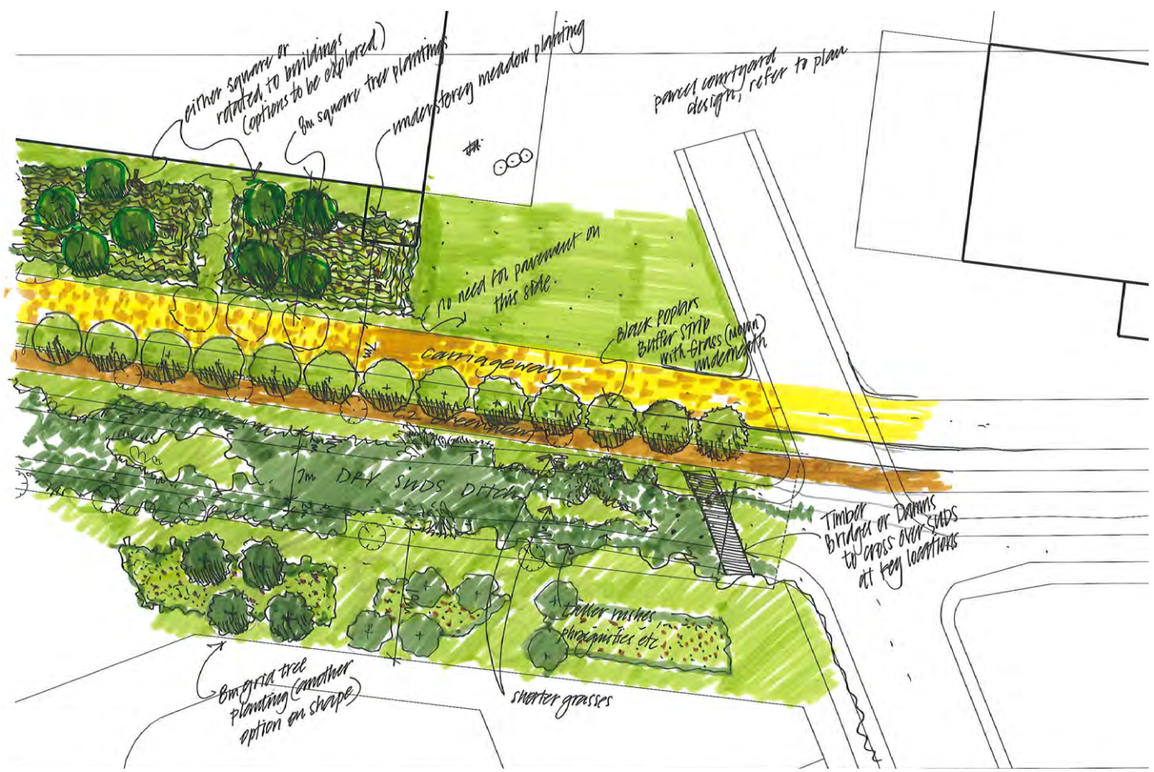
1. Straight Mile
2. Woodland Walk
3. Connect 2 Greenway
4. Skylon Drive
5. Swale Spine
6. Ecological Corridor
7. Norway Maple Avenue

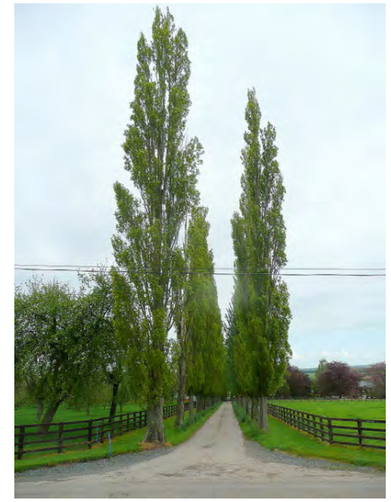
THE SHELL STORE, WOODLAND WALK & CONNECT 2 GREENWAY

THE FOCAL POINT OF THE LANDSCAPE

With the redevelopment of the old Shell Store into a national tourist destination the intersection of these two landscape components becomes the "hello" to Skylon Park. This was one of the reasons for the location of the Skylon sculpture in "Skylon Pond" where users of the greenway and Shell Store can see it fully and then explore the options that the landscape provides.





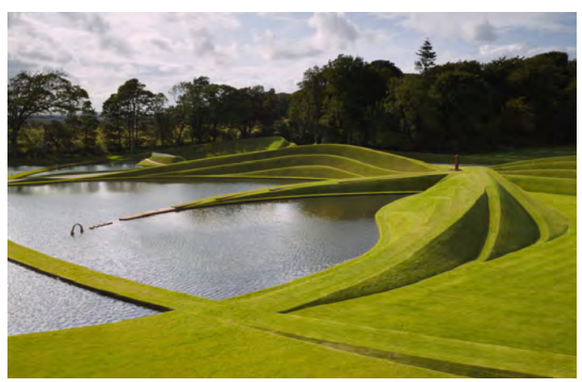


The greenway continues on through the park but is anchored parallel to a strong suds channel that provides a long corridor of sustainable flooding ecology and playful interest in the landscape. Strong avenue trees also set a vertical rhythm to give dominance of the street hierarchy and for one to know their location in the park.

If one decides to dismount their cycle and visit the old Shell Store they may then also wish to walk around Skylon Pond and through its earth sculpted banks and outdoor amphitheatre which form interesting spaces to pause and reflect back at the Shell Store, the pond or up into the surrounding River Wye setting. One may also wish to walk out to the grade II listed Picric Acid Store with its unique covered walkway, cubicles and brickwork. Then one can take a smaller intimate and meandering path through the newly established Woodland Walk to experience an artistic earth mounding sculpture in the shape of a worm in the earth. This path then leads around the retained blast walls which make reference to the history of the site and become an overgrown vegetated relic or folly to admire for their simplistic beauty in the woods. A small earth hill or viewing platform has also been placed to go up and see some of the park but more importantly the surrounding Herefordshire rolling landscape and natural river setting. Another Picric Acid Store is accessible and one may wish to take the fork and walk directly along the River Wye.

Both paths walk around the water treatment plant and future energy centre to come to the Rotherwas Chapel, a local chapel with a medieval and Tudor sandstone core, a Georgian tower and a Victorian spire and porch. Moving on from there one can then walk next to or pause by some more interesting ponds with thriving aquatic habitats and then finish by re-joining the Connect 2 Greenway where they can then walk back to the Shell Store.

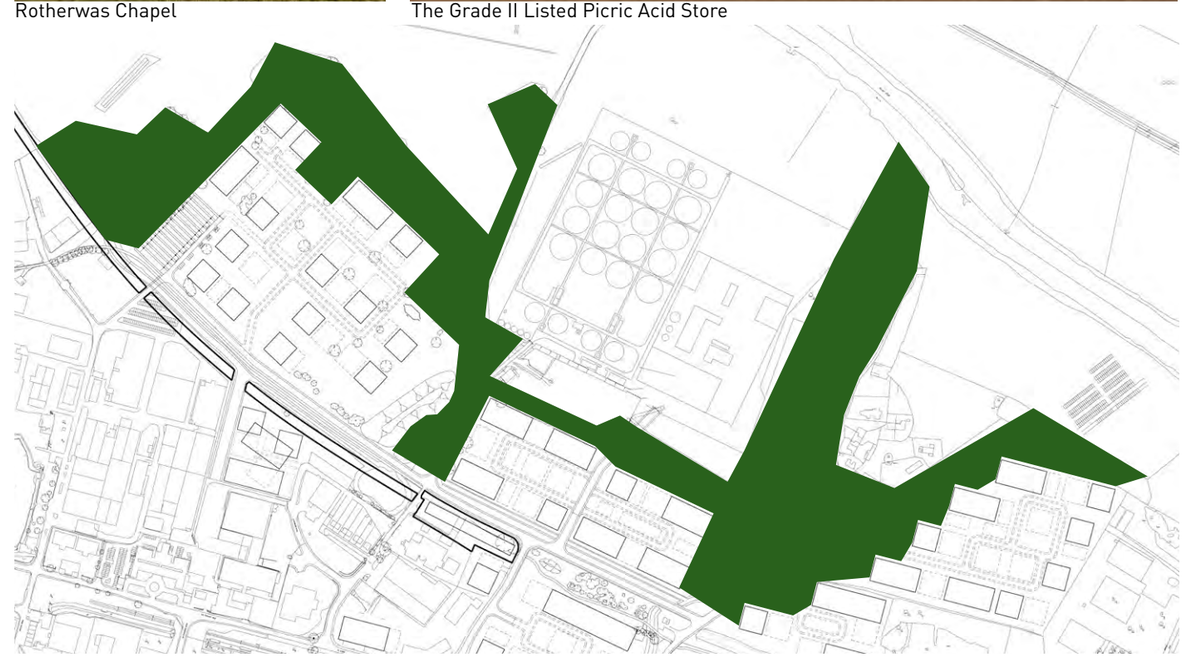
This variety of landscape experiences in addition to the Shell Store will make an excellent destination for tourists while also giving workers a plethora of choice for outdoor walks or lunch time breaks in a natural countryside park setting.



Rotherwas Chapel

The existing and retained blast walls

The Grade II Listed Picric Acid Store



POTENTIAL RAILWAY LINK & PLATFORM

FUTURE PROOFING FOR SUSTAINABLE TRANSPORT.

While a shuttle service is planned to make the park accessible for many, a potential rail spur link has been discussed as a long term vision. By making the Connect 2 Greenway Corridor very wide with SUDS drainage channels and large expanses of vegetation and tree planting, this allows room for this option to be considered in the long term future.

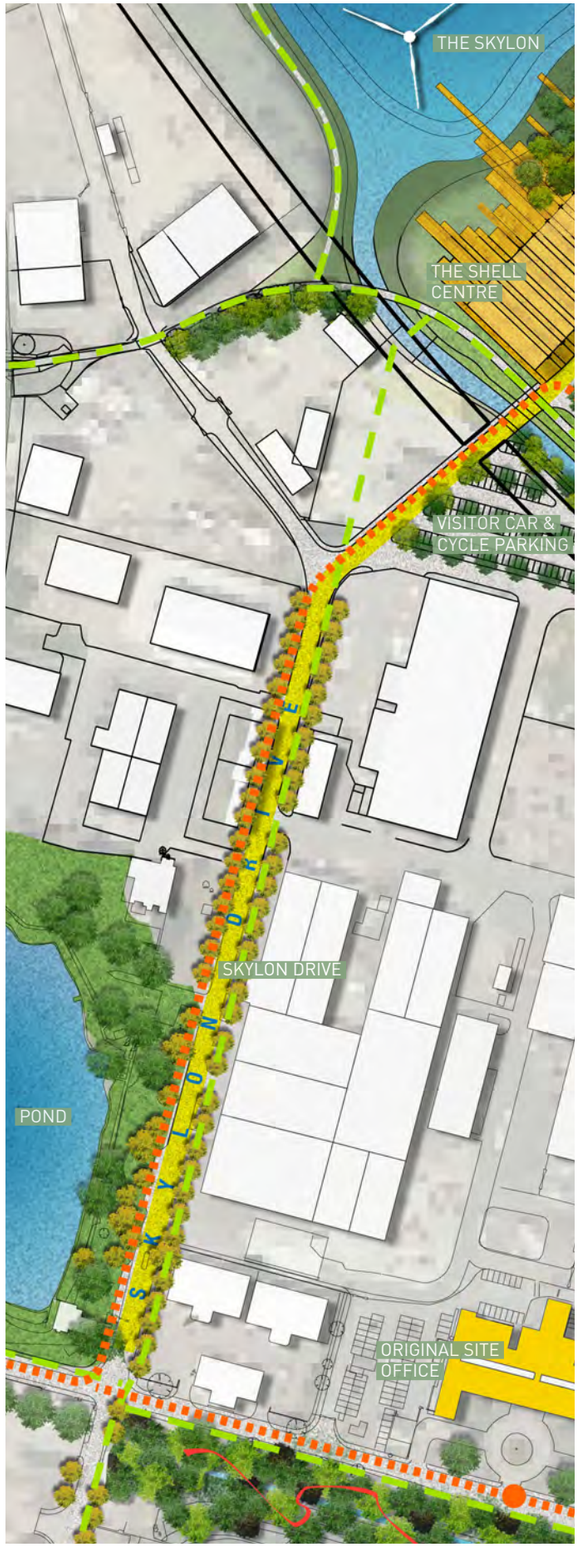
SKYLON DRIVE

ACCESS TO THE SHELL CENTRE.

A direct route to be able to see the Shell Store and the Skylon on Skylon Pond is proposed by opening up the Thorn Depot access road to pedestrian and cyclists with the addition of better quality pavements/surfacing and the softening of the road with consistent tree planting. This will help to create a strong vista for people to know where they are going as they drive towards the Skylon.

Passeig Garcia Faria by Ravetllat Ribas Arquitectura

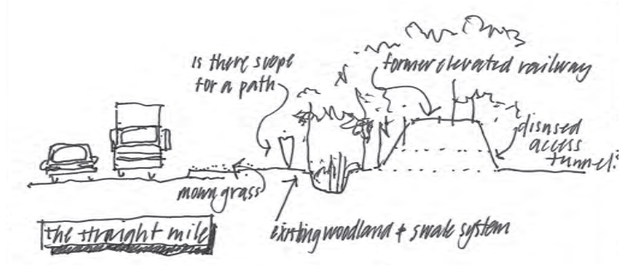
Cicolvia de Lisboa by Joao Gomes Da Silva

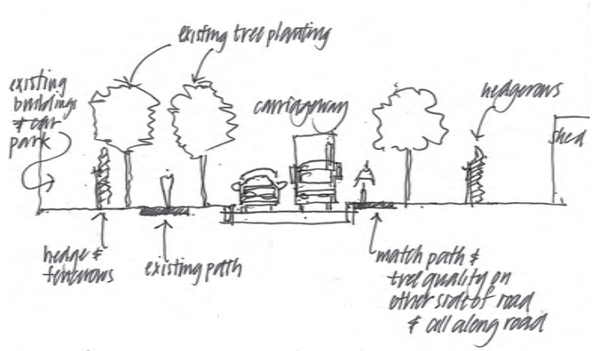


THE STRAIGHT MILE & NORWAY MAPLE AVENUE

EXISTING FEATURES EMBELLISHED AND IMPROVED.

The Straight Mile is a wonderful natural feature with the old railway embankment. The existing vegetation is of good mature quality as well. It looks like there are remnants of old footpaths but they are inaccessible because no or little maintenance has occurred to open up the understorey of overgrowing scrub vegetation. By clearing this up and ensuring that the drainage channels all work properly a feature could be made that many would see from the roadway when driving into the park. Another simple intervention to wrap the trees in fabric would add an element of public art to the park.

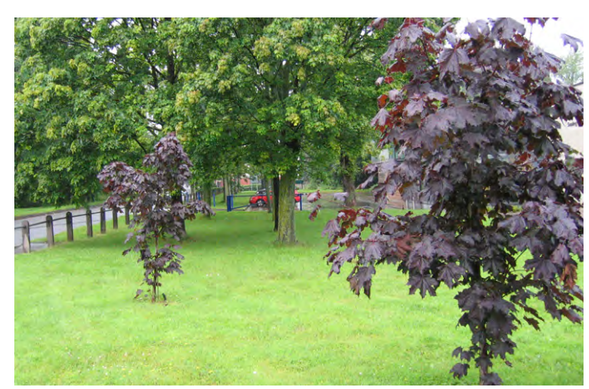




Netherwood Road is a main entrance into the existing estate. It looks as though in the past many Norway Maple trees were planted on either side of the road and along the walkways. By continuing this tree planting further to the entire street this would give the street a consistency and make the estate feel more part of Skylon Park as a whole.

Patterson Park Community Project in Baltimore USA

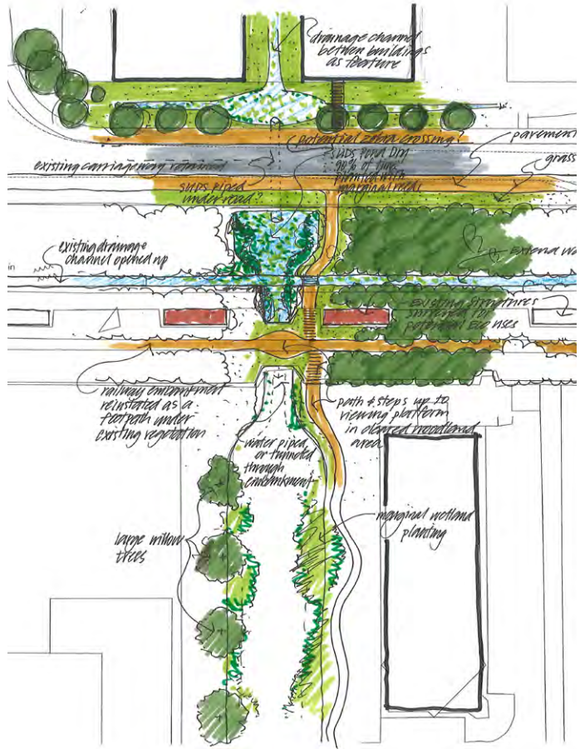
Installation by Kusama on the London South Bank

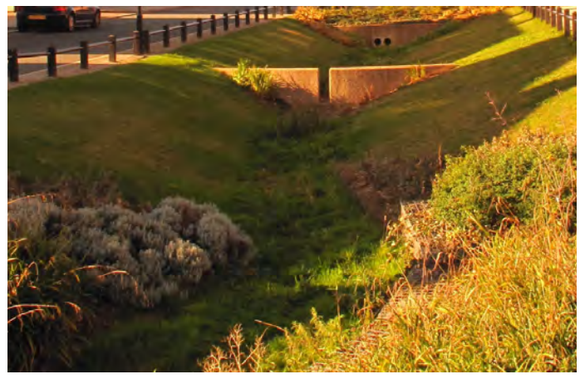


SWALE SPINE

CONNECT THE NORTH AND SOUTH THROUGH THE OLD RAIL EMBANKMENT.

The engineering drainage strategy dictates that water flows across the site north-east towards the River Wye. By playing into this strategy a series of swales using existing empty space will help to connect the park. By clearing the vegetation on the old rail embankment (as recently seen to be started or explored) it may be possible to make a dry drainage suds channel and make a pedestrian connection. A viewing platform area could be cleared on top of the embankment to make a fun place for people to see the entire site.





ECOLOGICAL CORRIDOR

AN EXISTING PLETHORA OF BIODIVERSITY.

Newts and bats are on the site and have been accommodated in shelters and ponds. The landscape reinforces this area with open common grassland and woodland corridors for the bats. Non-intrusive pedestrian paths through the area will link workers with their surrounding landscape while creating an ideal country setting.


Newts


Bats

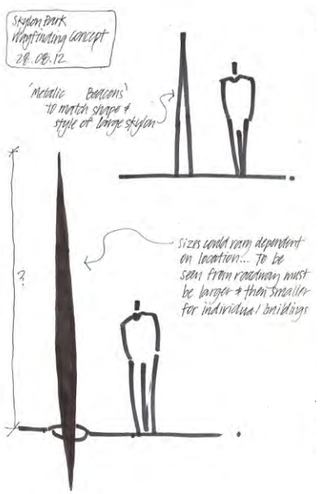

Eco corridor barrier

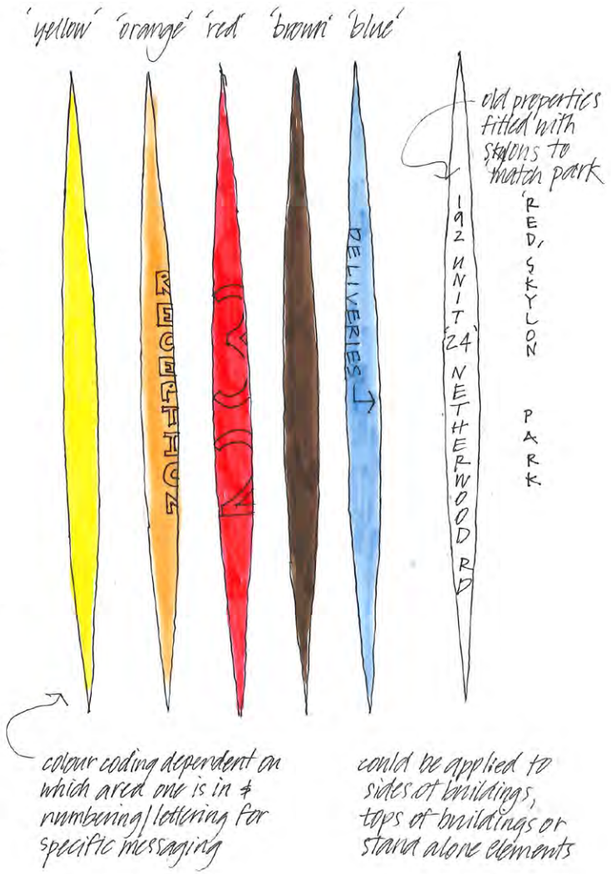

Walking with minimal distrubance to wildlife

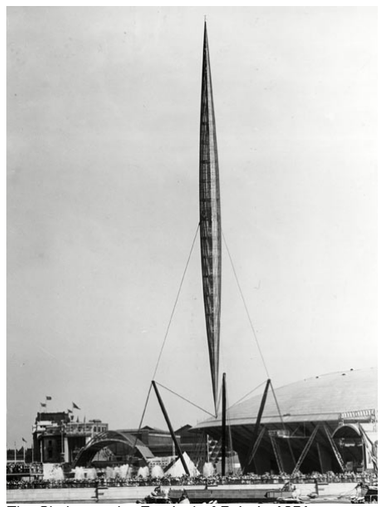
WAYFINDING

SMALL SKYLONS

Totem signage in the form and shape of miniature skylons are proposed for wayfinding around the landscape and within the development campuses. They can be free standing or applied to buildings but contain vital information about the site. Colour coding will help to define the specific area as well. Maps could be easily applied to the skylons to help those on the greenway and pathways in need of direction. This wayfinding strategy should be applied across the entire site to unify it in whole as Skylon Park.






The Skylon at the Festival of Britain 1951


Patterson Park Community Project in Baltimore USA

SAFETY & SECURITY

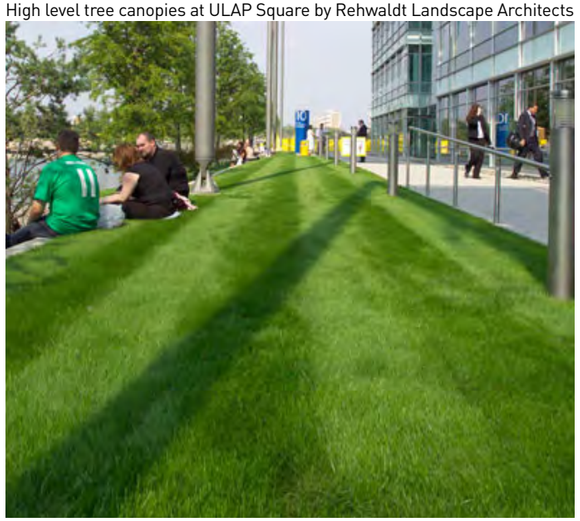
KEEPING THE LANDSCAPE PUBLIC.

Like a public park, footpaths and public connections should be kept open from dawn till dusk. By promoting the use of the connections through cycling or walking this will help to add a level of public surveillance to prevent crime and social issues. Cleverly designed fencing, lighting and security measures should be used to prevent entry into private courtyards and areas where the public should not stray off their paths.

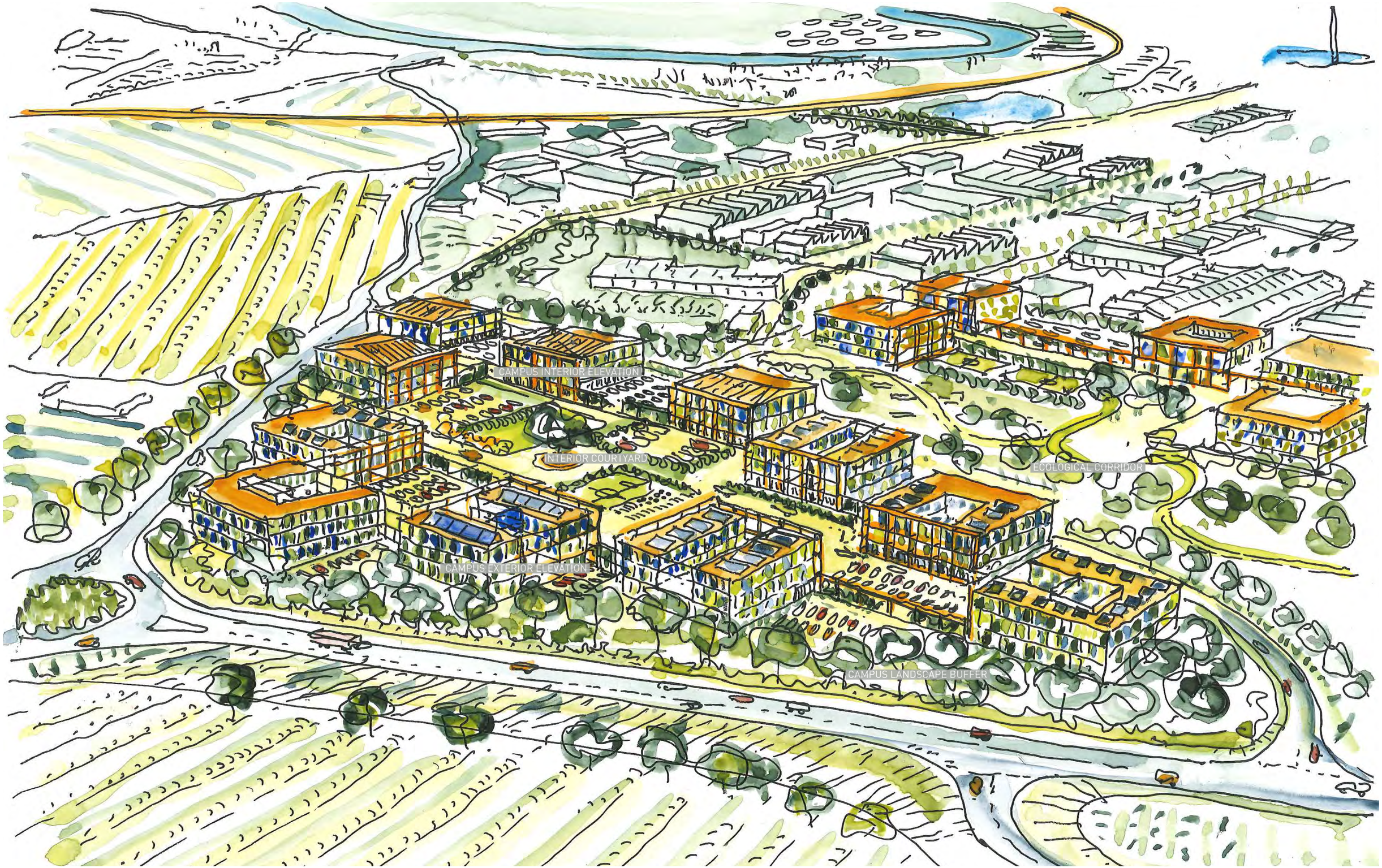

Low level shrubbery at Charlotte Garden, Copenhagen by SLA


High level tree canopies at ULAP Square by Rehwaldt Landscape Architects


Lighting in Warrior Square Gardens, Southend-on-Sea by Gillespies


Natural surveillance in Chiswick Park by Rogers Stirk Harbour + Partners

04
CAMPUSES IN THE WOODLAND

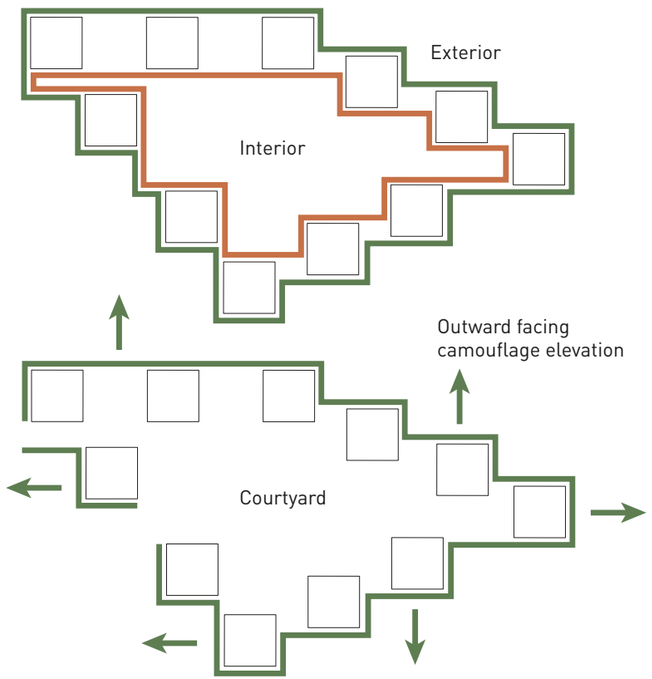

CAMPUS INTERIOR ELEVATION
INTERIOR COURTYARD
ECOLOGICAL CORRIDOR
CAMPUS EXTERIOR ELEVATION
CAMPUS LANDSCAPE BUFFER

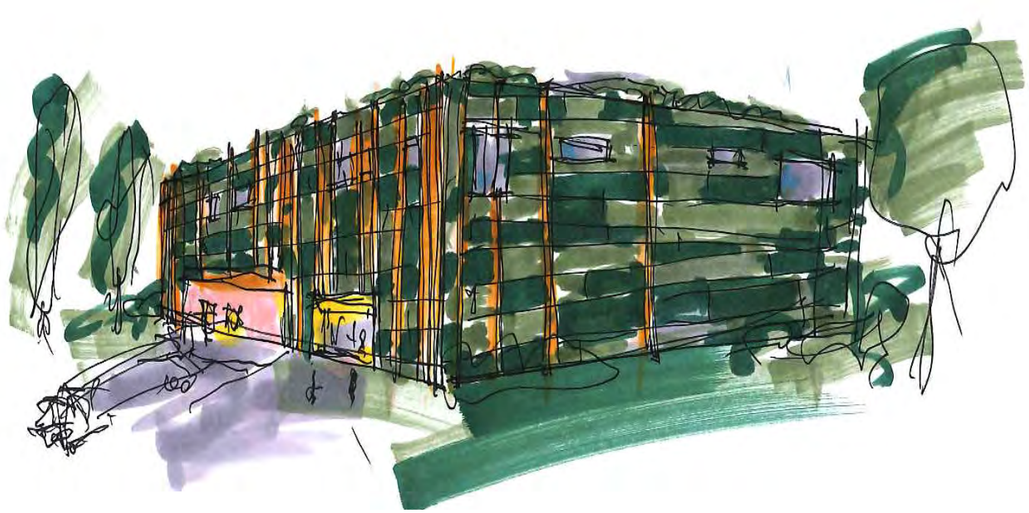
CAMPUS EXTERIOR: REFLECTING THE NATURE

THE FRAMEWORK PLAN PROPOSES 7 WOODLAND CAMPUSES WITH A DIFFERENTIATED ARCHITECTURAL CHARACTER AND IDENTITY.

Each campus is defined by a rich landscape buffer that forms part of the overall Skylon Park green mesh. The buffer outlines a development envelope that can accommodate a mix of enterprise buildings, surface car parking, and open space including circulation and recreational space.

The buildings are distributed around the campus perimeter to enclose the interior courtyard. The outward facing elevations produce a camouflage pattern using either perforated metal, Rimex or Trespa panels. The façades adopt the colour scheme of the surrounding natural landscape, reflecting the hues of the Hereford countryside.





Perforated metal

Available in a variety of materials, effects and transparency, allowing the tenant to choose the expression of the perforation.

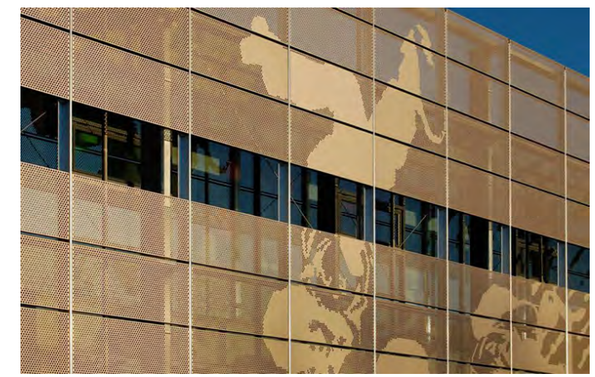
Rimex Granex

A metal cladding material with a shimmering effect. Can be produced to a medium or coarse finish.

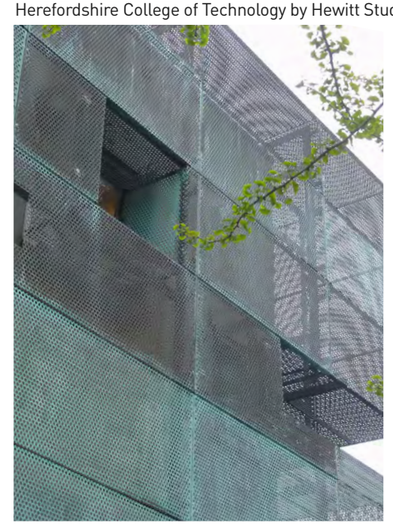
Trespa

A high-pressure laminate with very high durability. Regardless of colour, it ages very well without deterioration.

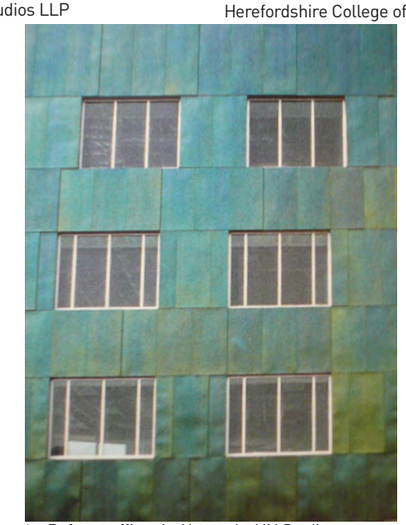
Herefordshire College of Technology by Hewitt Studios LLP



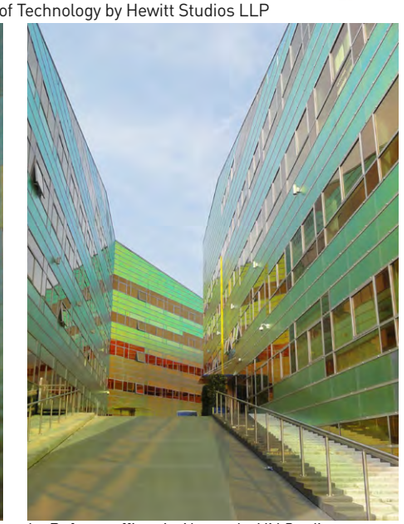
Herefordshire College of Technology by Hewitt Studios LLP



Sarphatistraat Offices, Amsterdam by Steven Holl



La Defense offices in Almere by UN Studio



La Defense offices in Almere by UN Studio

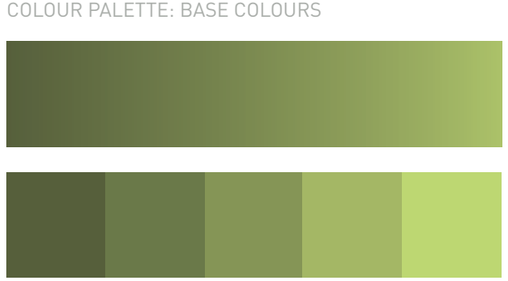
CAMPUS EXTERIOR: REFLECTING THE NATURE

THE NEW ENTERPRISE ZONE BUILDINGS SHARE A BASE COLOUR PALETTE CONSISTING OF 5 GRADIENTS OF GREEN. FURTHERMORE, EACH CAMPUS IS ALLOCATED AN ACCENT COLOUR SPECTRUM THAT DISTINGUISHES IT AND MAKES IT SPECIAL.

The accent colour spectrum is worked into the camouflage pattern, and could reappear throughout the building: in signage, to highlight entrance lobbies, or to bring out architectural features and details.

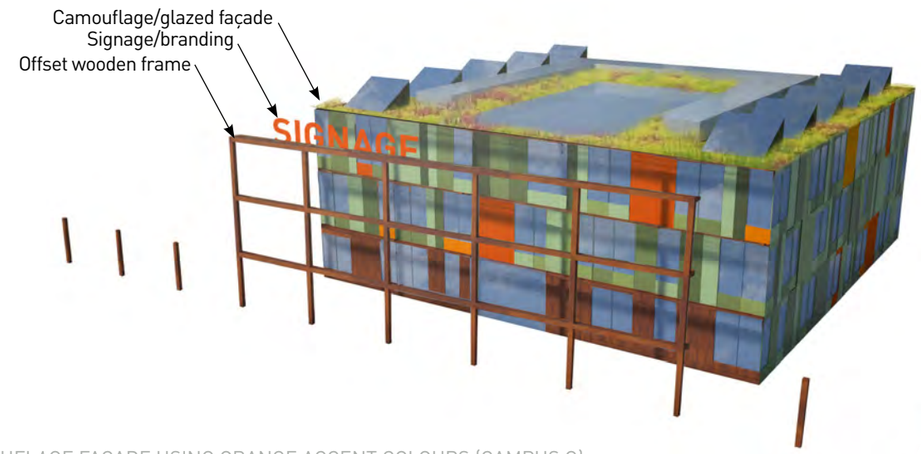
CLADDING PANEL DIMENSIONS

COLOUR PALETTE: BASE COLOURS

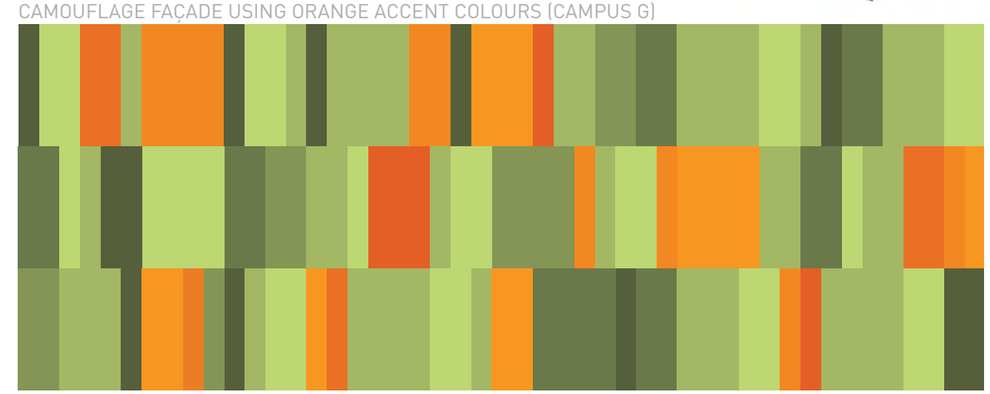


COLOUR PALETTE: ACCENT COLOURS

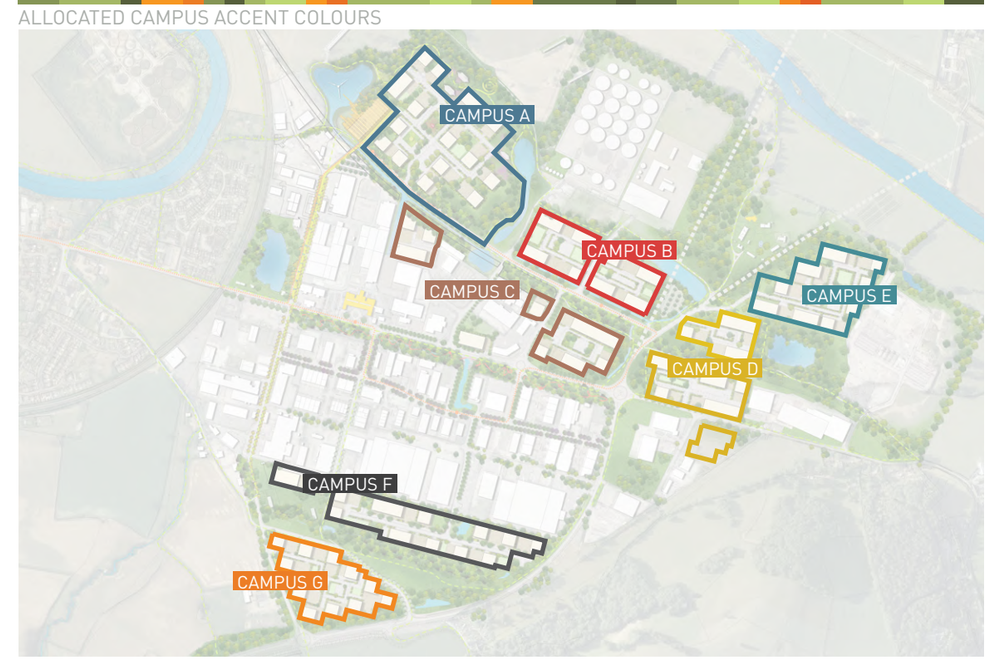
FAÇADE BUILD UP



CAMOUFLAGE FAÇADE USING ORANGE ACCENT COLOURS (CAMPUS G)



ALLOCATED CAMPUS ACCENT COLOURS



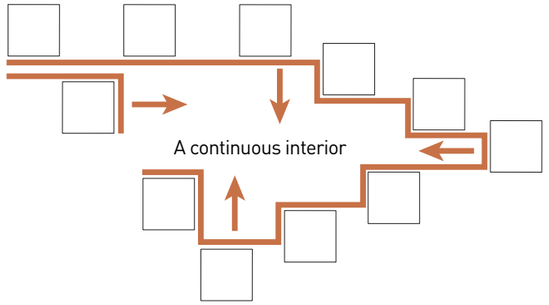
View of the campuses around the ecological corridor

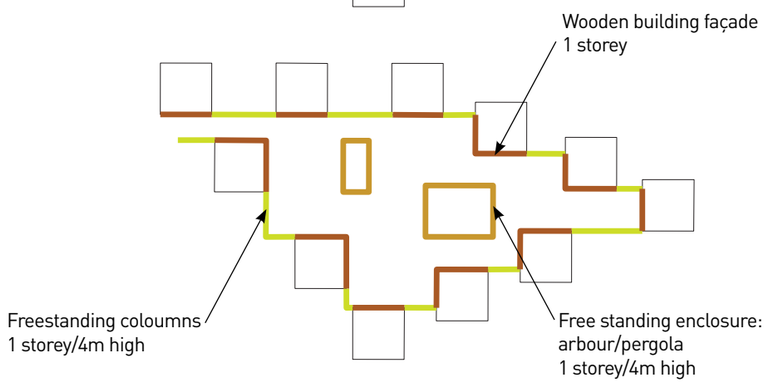
CAMPUS INTERIOR: REPLICATING THE WOODLAND

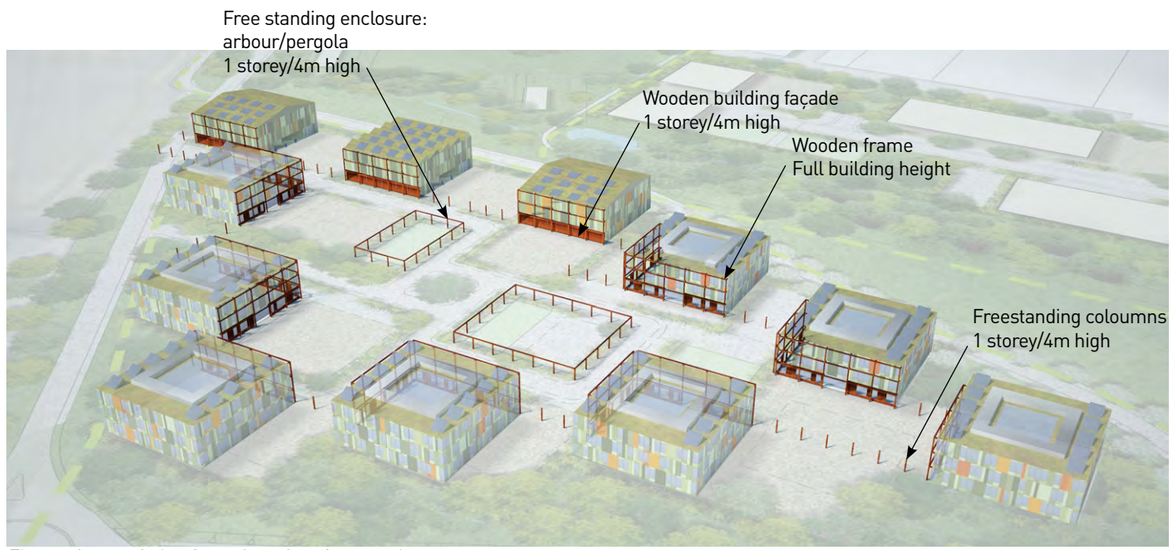
THE INTERIOR ELEVATION IS PREDOMINANTLY CHARACTERISED BY NATURAL TIMBER TO REPLICATE THE SURROUNDING WOODLAND.

A continuous timber frame creates a harmonious and unified interior campus enclosure. Varying in height and arrangement, the structure responds to it's siting: from low, free-standing pergola or arbour within the courtyard and between buildings, to a full height second façade that wrap the buildings.

The ground floor façades facing the courtyard are to be clad in timber. All wood is to be FSC-certified (Forest Stewardship Council) to ensure a low environmental impact.

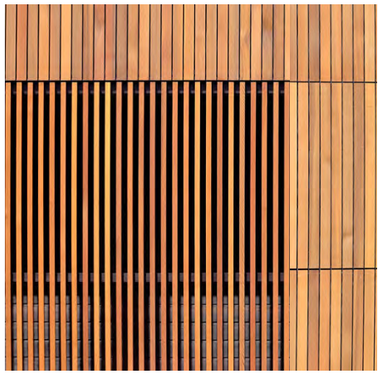






The continuous timber frame in various forms and arrangements

European Oak
Building façade and timber frame.



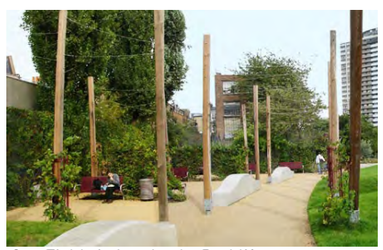
Cedar
Building façade.

Larch
Building façade.

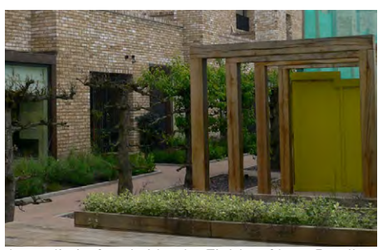
School Center in Nanterre by Dietmar Feichtinger Architectes

Bournville College in Birmingham by Broadway Malyan

Accordia in Cambridge by Macreanor Lavington



Spa Fields in London by Parklife

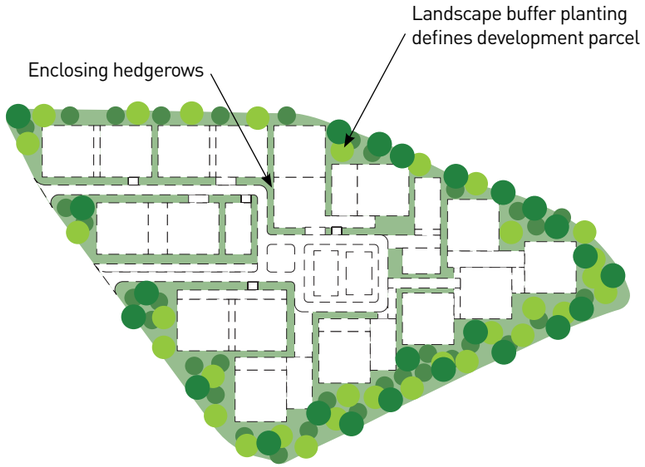


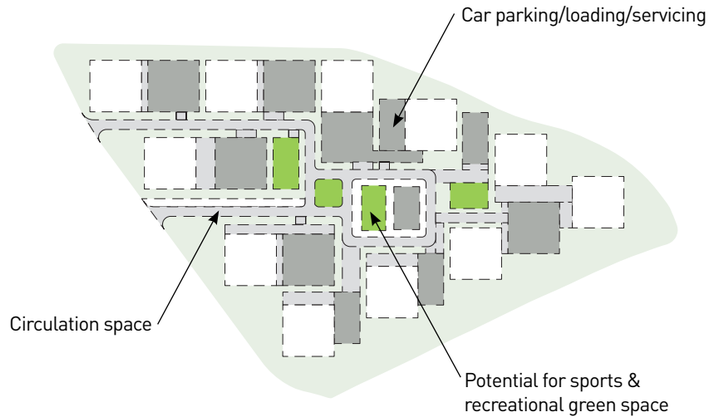
Accordia in Cambridge by Fielden Clegg Bradley

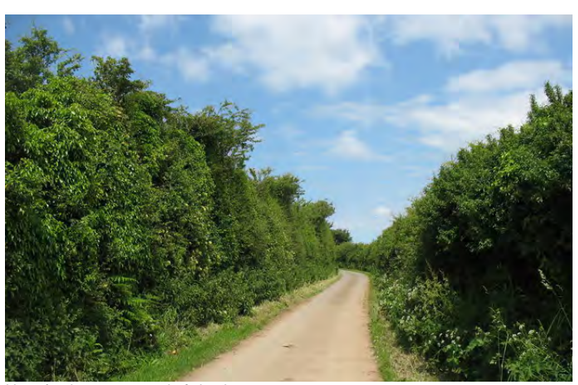
DEFINING THE INNER COURTYARDS

THE HEREFORD LANDSCAPE IS CHARACTERISED BY ITS ROLLING LANDFORMS AND HEDGED FIELDS.

Taking its cue from the surrounding nature, the individual plots within the campuses are delineated by hedgerows that demarcate private and communal space. A mix of native shrubs and trees produce a continuous line around each business' premises, hide surface car parks behind a green and lush perimeter, and enclose recreational plots.






Hereford country path & hedgerows


Hereford hedged fields


Zhongshan Shipyard Park in Guangdong Province, China by Turenscape


Borneo Sporenburg in Amsterdam by West8


Borneo Sporenburg in Amsterdam by West8


Communal sports pitch in Amsterdam


Borneo Sporenburg in Amsterdam by West8

View of campus entrance

EXAMPLE 1

PREDOMINANTLY OFFICE
& LIGHT INDUSTRY

1 Car Park/Service Yard
2 Cycle Parking
3 Entrance
4 Hedgerow
5 Arbour
6 Sustainable Urban Drainage
7 Sports Pitches

EXAMPLE 2, SCENARIO 1

PREDOMINANTLY OFFICE & LIGHT INDUSTRY WITH SURFACE CAR PARKING

EXAMPLE 2, SCENARIO 2

PREDOMINANTLY OFFICE & LIGHT INDUSTRY WITH
UNDERCROFT CAR PARKING & MAXIMISED RECREATIONAL USES

EXAMPLE 3, SCENARIO 1

OFFICE, LIGHT & GENERAL INDUSTRY WITHIN SMALL & MEDIUM BUILDING ENVELOPES

EXAMPLE 3, SCENARIO 2

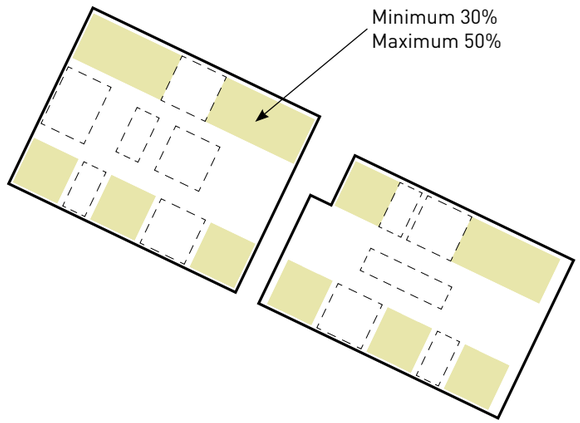
OFFICE, LIGHT & GENERAL INDUSTRY WITHIN MEDIUM BUILDING ENVELOPES

EXAMPLE 3, SCENARIO 3

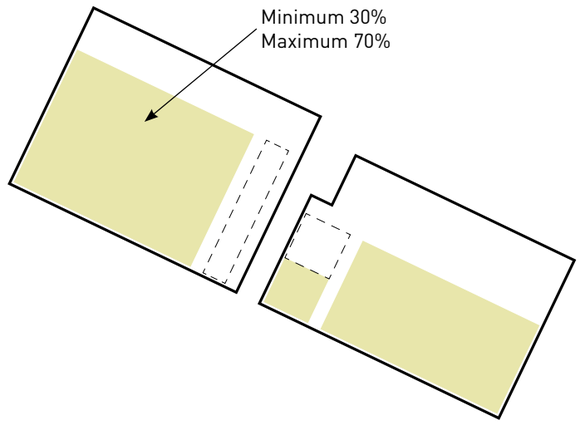
OFFICE, LIGHT & GENERAL INDUSTRY WITHIN LARGE BUILDING ENVELOPES

SITE RATIOS

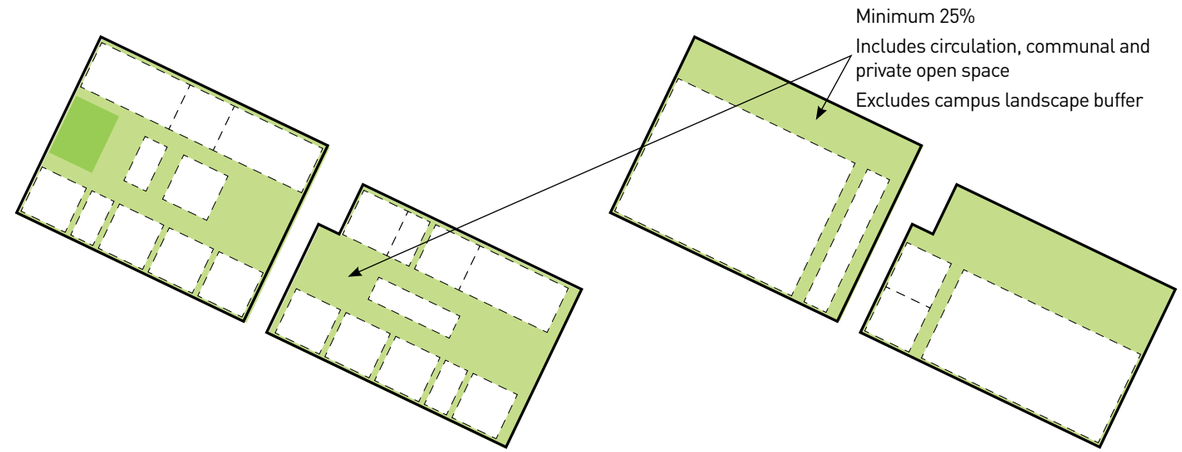
BUILT FOOTPRINT: OFFICE USE



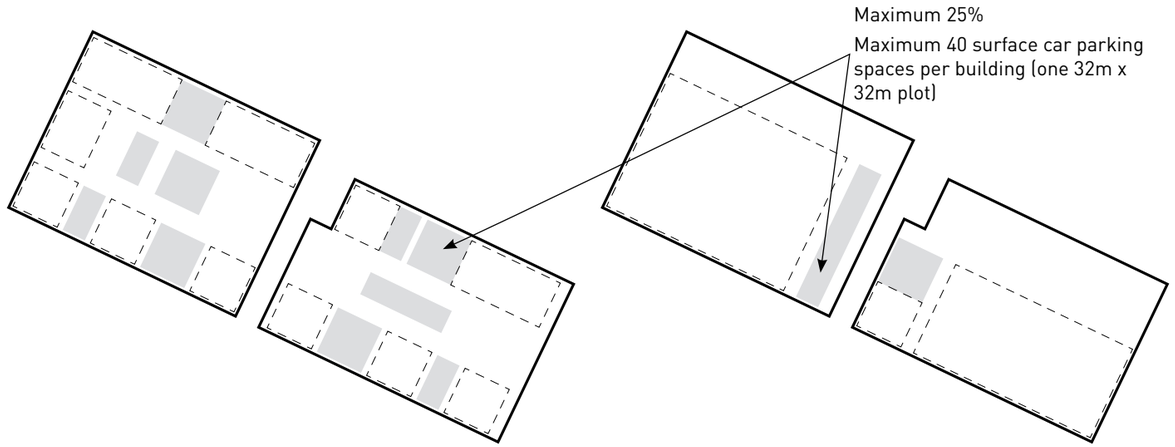
BUILT FOOTPRINT: INDUSTRY/STORAGE/DISTRIBUTION USE



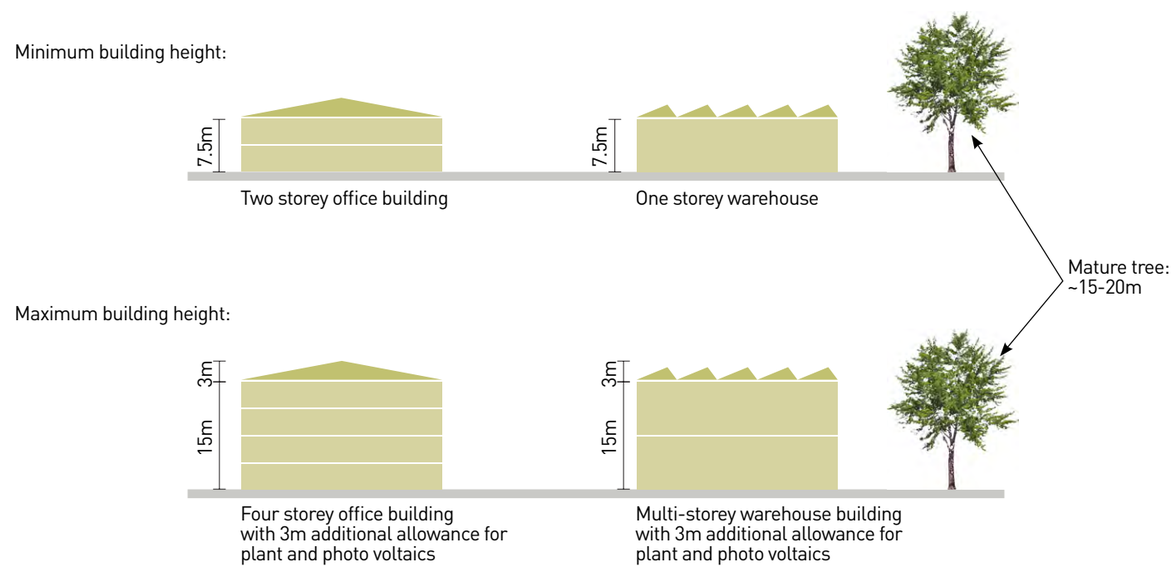
OPEN SPACE FOOTPRINT:
OFFICE/INDUSTRY/STORAGE/DISTRIBUTION USE



CAR PARK/SERVICING FOOTPRINT:
OFFICE/INDUSTRY/STORAGE/DISTRIBUTION USE



BUILDING HEIGHTS:
OFFICE/INDUSTRY/STORAGE/DISTRIBUTION USE




SURFACE
CAR PARKING
SERVICE YARD
ECOLOGICAL CORRIDOR
SURFACE
CAR PARKING
SPORTS
PITCH
SERVICE YARD
HEDGEROWS
SPORTS
PITCH
CYCLE
PARKING
SPORTS PITCH
SURFACE
CAR PARKING
SURFACE
CAR PARKING
LANDSCAPE BUFFER

05
A HARMONIOUS FAMILY OF BUILDINGS

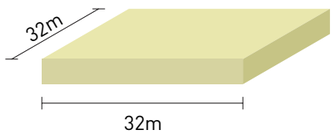
ADAPTABLE PLOTS

THE BUILT FORM OF EACH PLOT IS NOT FIXED BUT CAPABLE TO RESPOND TO SITE SPECIFICS AND THE TENANT'S REQUIREMENTS.

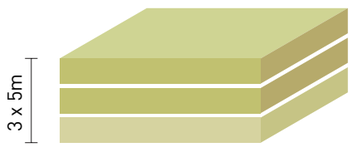
The campus arrangement is based on a 32m x 32m basic building footprint that can be multiplied and extended.

A maximum building height of three storeys/15m has been set across the site. A maximum of 40 surface car parking spaces can be located adjacent to the building. Additional car parking should be located within the building envelope.

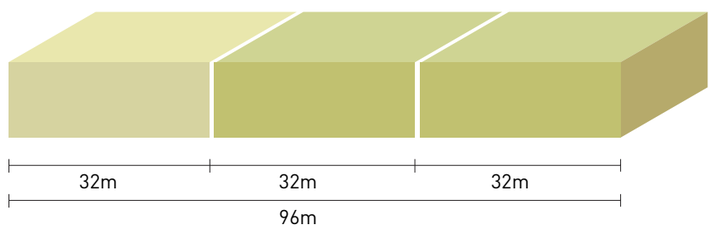
STANDARD BUILDING PARCEL - 1 STOREY



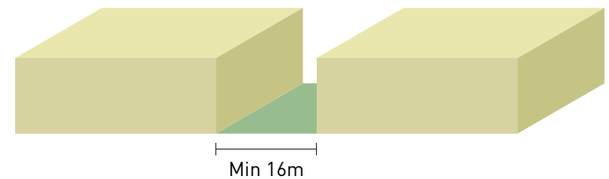
STANDARD BUILDING PARCEL - MAX HEIGHT

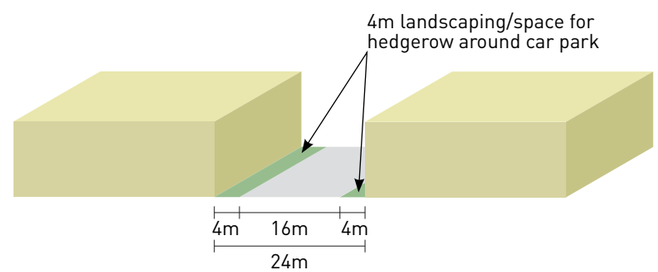


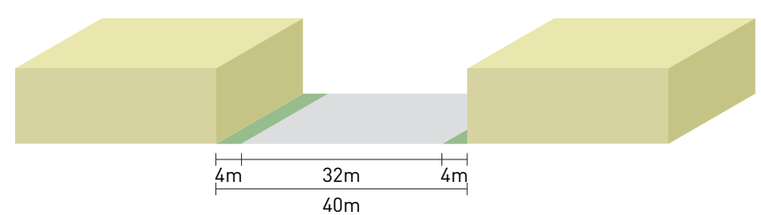
EXTENDED BUILDING PARCEL



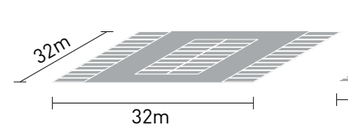
DISTANCE BETWEEN BUILDINGS:



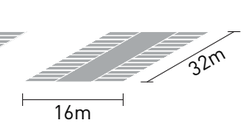




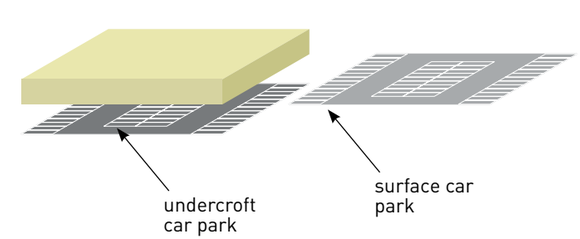
CAR PARKING, 40 SPACES



CAR PARKING, 25 SPACES



ADDITIONAL CAR PARKING WITHIN BUILDING ENVELOPE

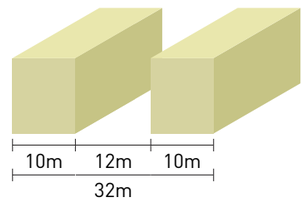


ROBUST & FLEXIBLE BUILDING FORM

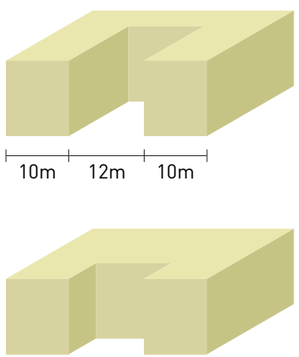
THE 32M X 32M FOOTPRINT CAN BE BROKEN DOWN INTO 10 METRE WIDE BARS OF DEVELOPMENT, LEAVING SPACE FOR A 12 METRE INTERNAL ATRIUM.

This allows for a range of configurations: detached bars, u-shaped with central open or glazed atrium, or a full box with an internal open or glazed atrium.

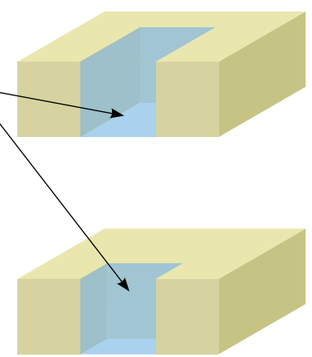
Two 10m wide detached bars



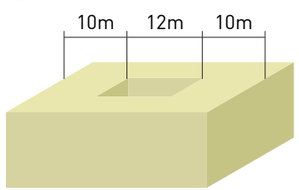
U-shaped office with 12m wide atrium



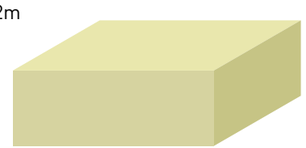
Glazed atrium reduces external façades and improves sustainability performance



Central 12m x 12m atrium



Full square, 32m x 32m



All images on this page: Jubilee Campus, University of Nottingham by Hopkins Architects

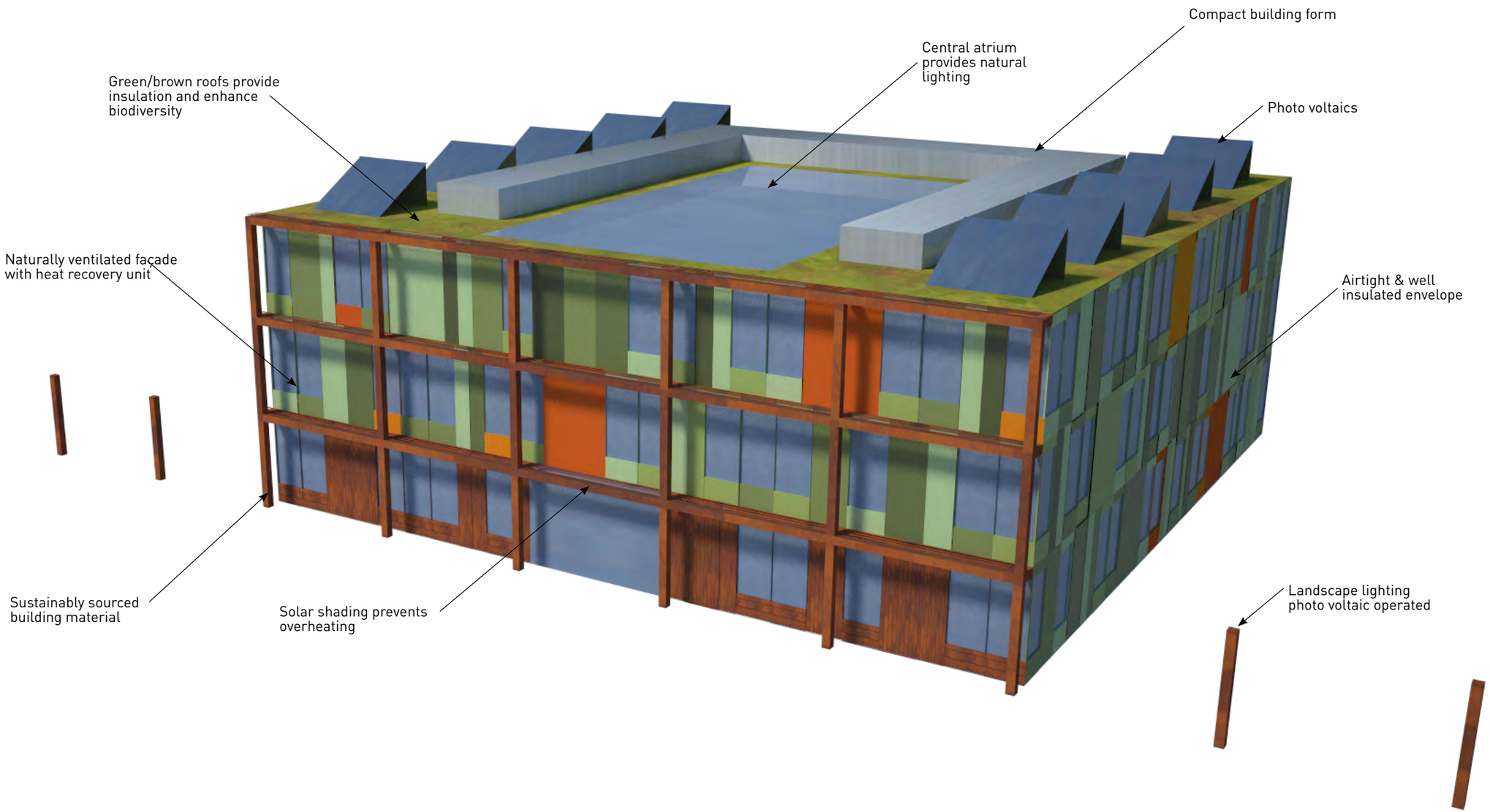
A SUSTAINABLE APPROACH

THE ASPIRATION AT SKYLON PARK IS TO PROVIDE A FRAMEWORK FOR THE TENANTS TO DEVELOP SUSTAINABLE BUILDINGS AND SUSTAINABLE WORKING METHODS. THE BOARD IS COMMITTED TO DIRECT BUSINESSES TO ADOPT POLICIES AND PRACTICES THAT CONTRIBUTE TO AN OVERALL HIGH QUALITY DEVELOPMENT THAT SETS NEW DESIGN STANDARDS.

Businesses should follow a holistic approach that seeks to limit energy use by maximising natural ventilation and natural lighting. Building orientation is predominantly north-south to maximise heat gain. External shading or internal fixed blinds should be utilised to prevent unwanted solar gain and overheating. The use of an internal atria enables the buildings to achieve cross ventilation.

Energy efficient lighting should be used wherever possible in conjunction with daylight and occupancy control. The proportion and thermal properties of glazed areas are fundamental.

The use of green roofs is encouraged as they can provide a useful component in sustainable drainage systems. Green roofs can also add to the thermal mass of the building, helping to limit internal gains and energy use as well as increasing the site biodiversity and improving local air quality.

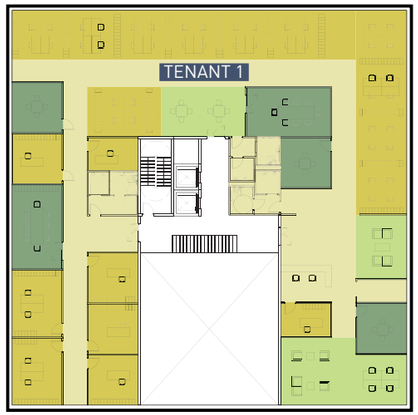


OFFICE USE

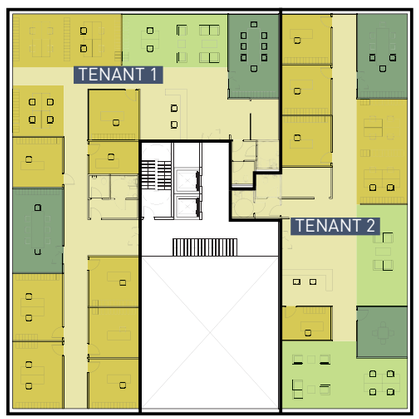
THE OFFICE BUILDING, TYPICALLY MEASURING 32 BY 32 METRES, PROVIDES A FLEXIBLE ENVELOPE THAT ALLOWS FOR AN ARRAY OF CONFIGURATIONS DEPENDING ON THE NEEDS OF THE TENANT.

A centrally located atrium acts as a welcoming and naturally lit entrance space for communal use. The building can be successfully occupied by one single tenant or subdivided into separate self-sufficient units.

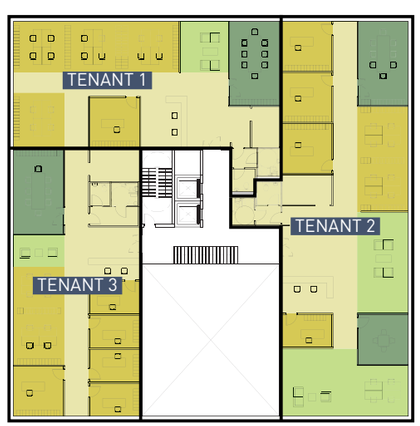
Headquarter building - one single tenant



Multiple tenants - two units per floor



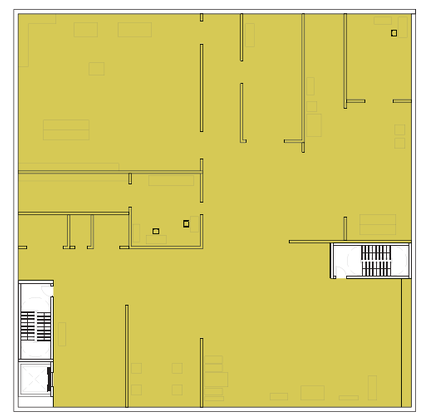
Multiple tenants - three units per floor



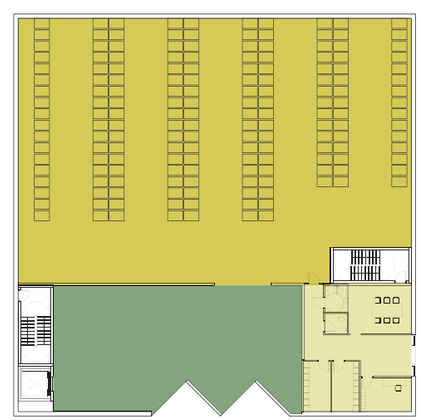
INDUSTRY, STORAGE & DISTRIBUTION

LARGER UNITS ARE FORMED BY MULTIPLYING THE BASIC 32 BY 32 METRE ENVELOPE TO PRODUCE AN EXTENDED FOOTPRINT WITH A MAXIMUM OF 3 STOREYS.

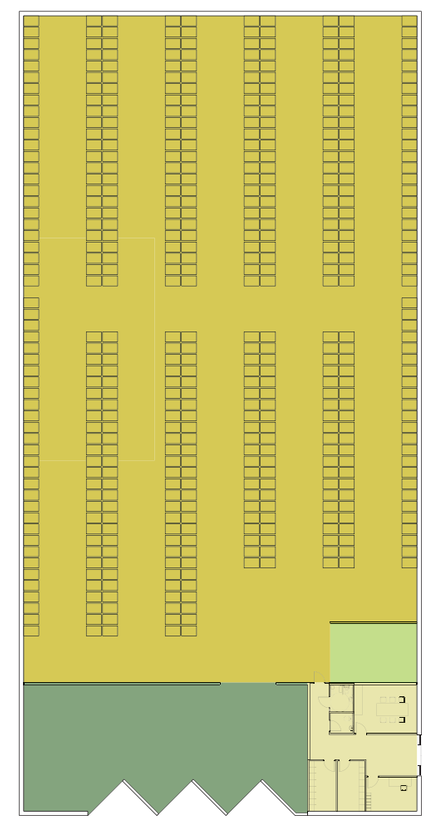
Two storey building:
First floor industry

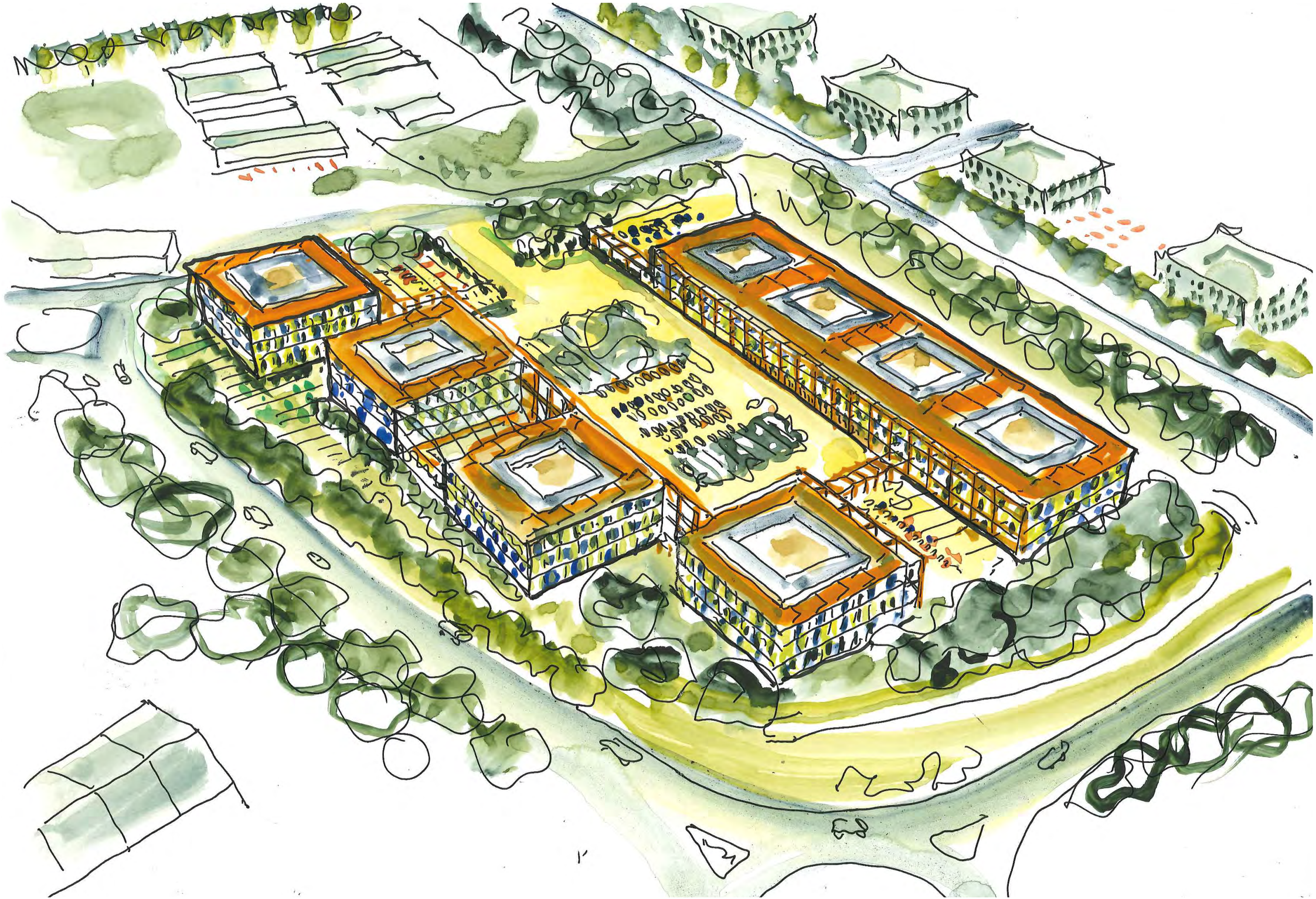


Ground floor storage/distribution



One storey storage/distribution - extended building envelope





06
A DESTINATION FOR ALL

AN INVITING PARK OF DISCOVERY

WE WANT AS MANY PEOPLE AS POSSIBLE TO ENGAGE WITH THE ENTERPRISE ZONE, CHILDREN AND ADULTS ALIKE.

By reaching out and inviting in we will attract the next generation of entrepreneurs to choose Hereford as their base.

The Shell Store and surrounding natural environment will provide a destination park that offers a balance between learning, ecology, history, culture, play and recreation - a memorable day out for businesses, families, schools and special groups as well as for those who work and live in the vicinity.

THE SHELL STORE

THE SHELL STORE WILL BE A FLEXIBLE AND DYNAMIC SPACE THAT BRINGS TOGETHER AN ARRAY OF DIFFERENT FUNCTIONS UNDER ONE ROOF. IT WILL FUNCTION AS A CENTRE FOR IDEAS AND SKILLS DURING THE WEEK, AND AS A CENTRE FOR HERITAGE CELEBRATION DURING THE WEEKEND.

The Munitions Filling Factory or the "Northern Lights Building" is in the perfect location for reconnecting with the town, on view from the railway and en route for pedestrians on the Connect 2 Greenway and the River Wye Walk.

It is an ideal structure for flexibility of uses, with a generous roof clearance of approximately 4m. The original truss roof spans almost 40m across, completely column free in 14 bays, for all 100m of the building. The interesting array of rails and rafters, which were originally used to move shells around the factory could be reinstated to service the space with lighting, speakers, demountable exhibition screens, and even new-media elements such as cameras, microphones and digital displays.

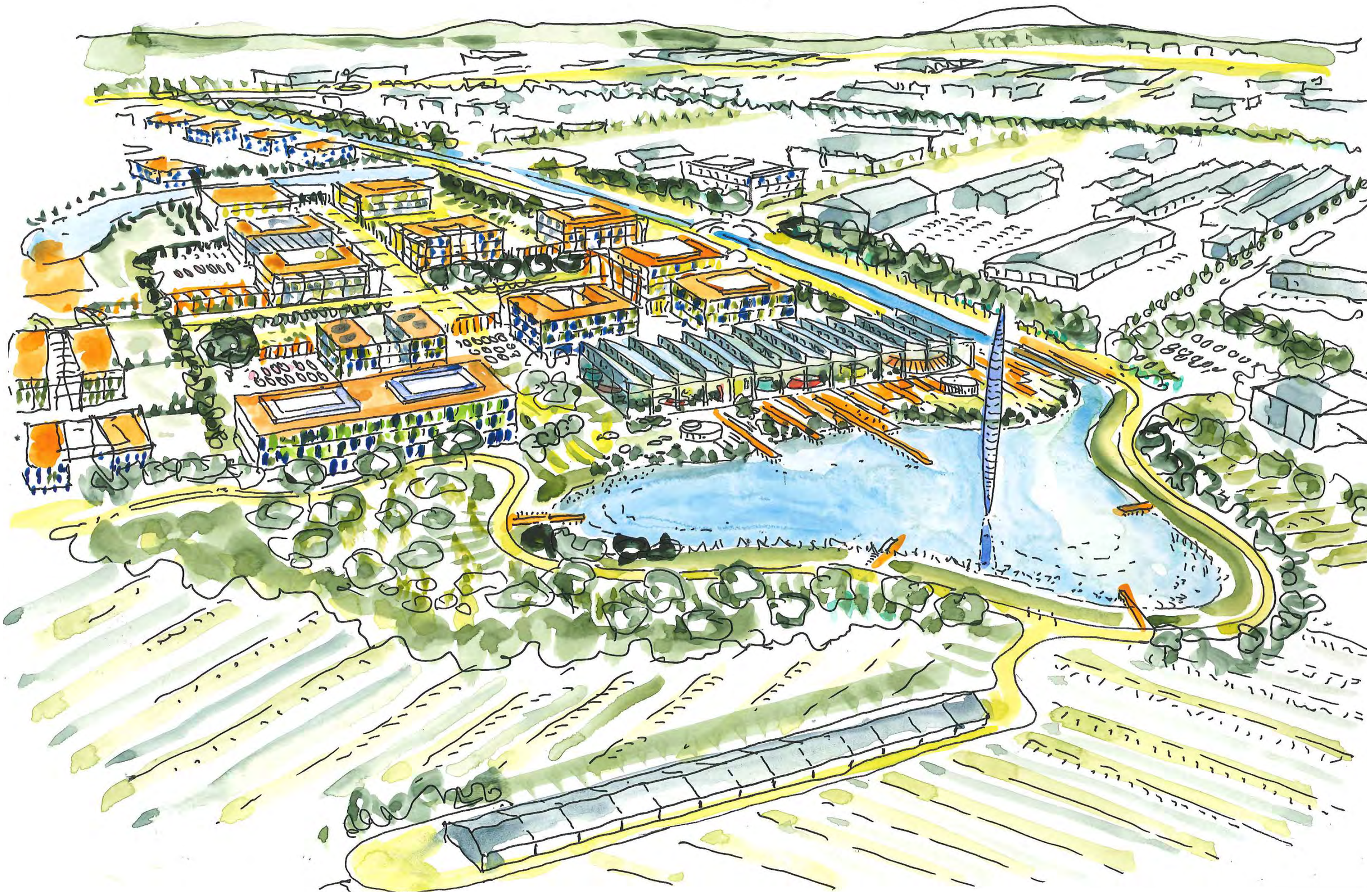
The walls of the factory will be removed, leaving only the load-bearing elements. This allows the space to be permeable, elegantly interfacing with the Skylon Pond and with timber pontoon jetties protruding into the landscape.

The original steelwork lattice of trusses and beams will be sensitively restored, while the roof plane will be replaced with a lightweight ETFE shell to ensure that the aging structure is not unduly loaded while allowing the maximum of natural daylight to give drama and vibrance to the space beneath.

Providing an estimated 4,000sqm, the Shell Store will accommodate a variety of large subdividable spaces for corporate and private events, and smaller scale business development and incubator units that can join and disconnecting to produce spaces of different sizes depending on requirements.

A café/restaurant serve as a day-to-day canteen for workers, as well as catering for visitors and special events. A Shell Store shop will sell merchandise related to the Munitions Filling Factory, Skylon Park, the local natural history and heritage.

A portion of the Shell Store and the surrounding historic landscape will be dedicated to the history of the site through a free exhibition focusing on the Rotherwas World War operations, as well as a paid attraction highlighting the history of our special services in a "Dare-to-Win" format using interactive challenges and displays.



SKYLON PARK

STUDIO EGRET WEST

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