



MLA

Dales Manor Business Park

Abstract Mid Tech Ltd

Parish Council Meeting

JUNE 2022

LOCATION: SAWSTON

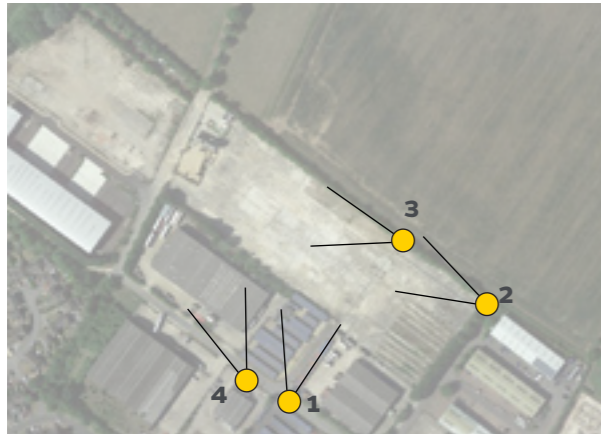


- 1. FUTURE CAMBRIDGE CITY F.C.
- 2. FUTURE TRANSPORT CORRIDOR
- 3. SAWSTON CSET STOP
- 4. HOUSING DEVELOPMENT (COMPLETED)

EXISTING SITE



KEY VIEWS



VIEW 1 - VIEW FROM MIDDLE WAY



VIEW 2 - VIEW FROM EAST WAY

OVERVIEW OF THE ACTUAL SITE:

- CLEARED SITE WITH THE ACTIVE CONCRETE BATCHING PLANT TO THE WEST.
- 3 ACCESS/EGRESS POINTS TO THE SITE, EAST WAY, MIDDLE WAY & WEST WAY.
- WELL ESTABLISHED HEDGEROW TO THE NORTH BOUNDARY AND THE GREENBELT BEYOND.
- FLAT, HARDSTANDING TO THE ENTIRE SITE
- MATURE HEDGEROW TO THE NORTH & ADHOC PLANTING TO THE SOUTH.



VIEW 3 - EXISTING SITE VIEW



VIEW 4 - VIEW FROM GROVE ROAD

PROPOSED SITE PLAN



- AREA REGENERATION

138,000 SQFT LABORATORY BUILDING

CIRCA 500 EMPLOYEES

- DESIGN DRIVEN BY THE LANDSCAPE

REINFORCED GREENBELT BOUNDARY.

SCREENING THE SITE FROM THE EAST WITH MATURE TREES.

LANDSCAPE AMENITY STRIP

- ACCESS STRATEGY:

SERVICE TRAFFIC VIA EAST WAY

STAFF ARRIVAL BY BIKE & CAR TO MIDDLE WAY

WEST WAY FOR VISITORS.

DECKED CAR PARK WITH 266 CAR SPACES ;
50% WITH E - CHARGING.

SENSE OF ARRIVAL

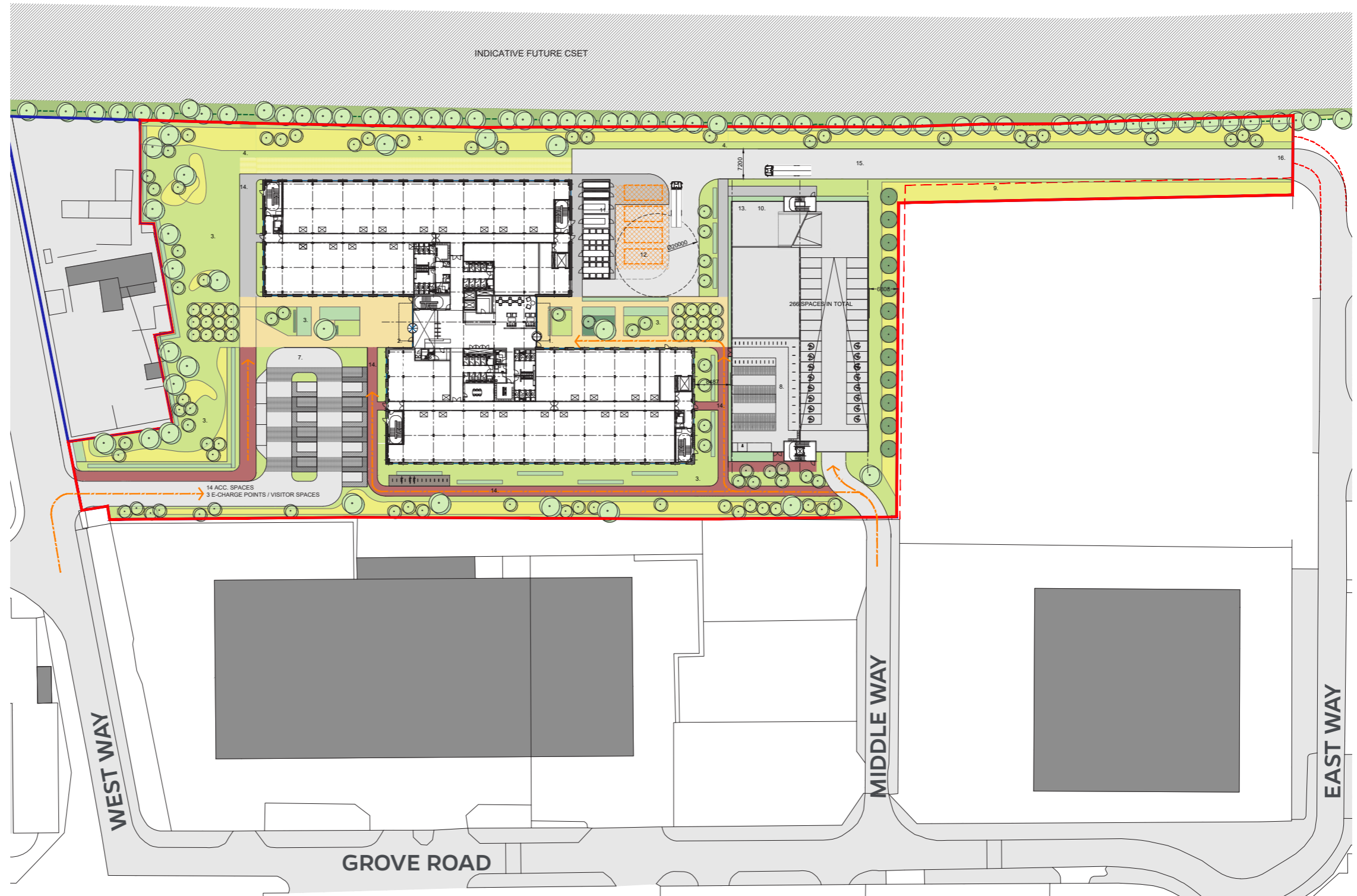
ACCESSIBLE & VISITOR PARKING

- CYCLE PARKING FACILITIES

CIRCA 350 SPACES PROVIDED

HIGH QUALITY WELLBEING FACILITIES

- NET ZERO CARBON DEVELOPMENT



FLEXIBILITY

- BUILDING DESIGN**

138,000 SQFT
FLEXIBLE LAB SPACE

CIRCA 500 EMPLOYEES

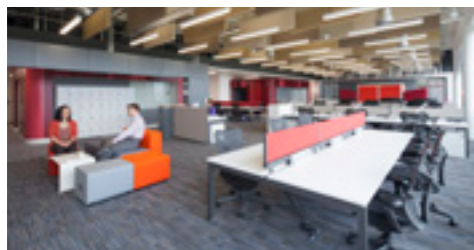
ACTIVE GROUND FLOOR
DUAL ASPECT ENTRANCE
WITH A WORKING CAFÉ.

- NET ZERO CARBON DEVELOPMENT**

HIGH PERFORMANCE
ENVELOPE

ENERGY EFFICIENT PLANT

RAINWATER HARVESTING



DESIGN DRIVEN BY THE LANDSCAPE

1. REINFORCED GREENBELT BOUNDARY.

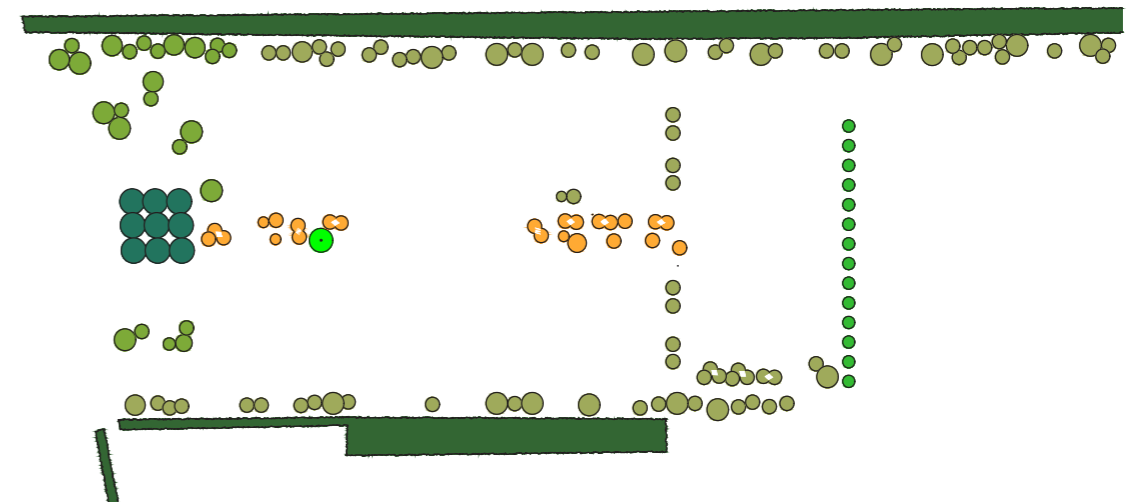
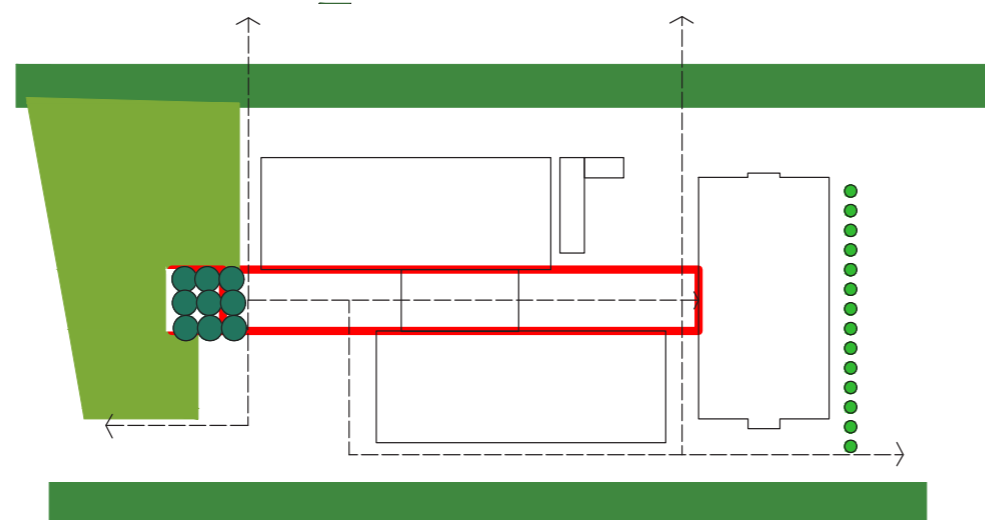
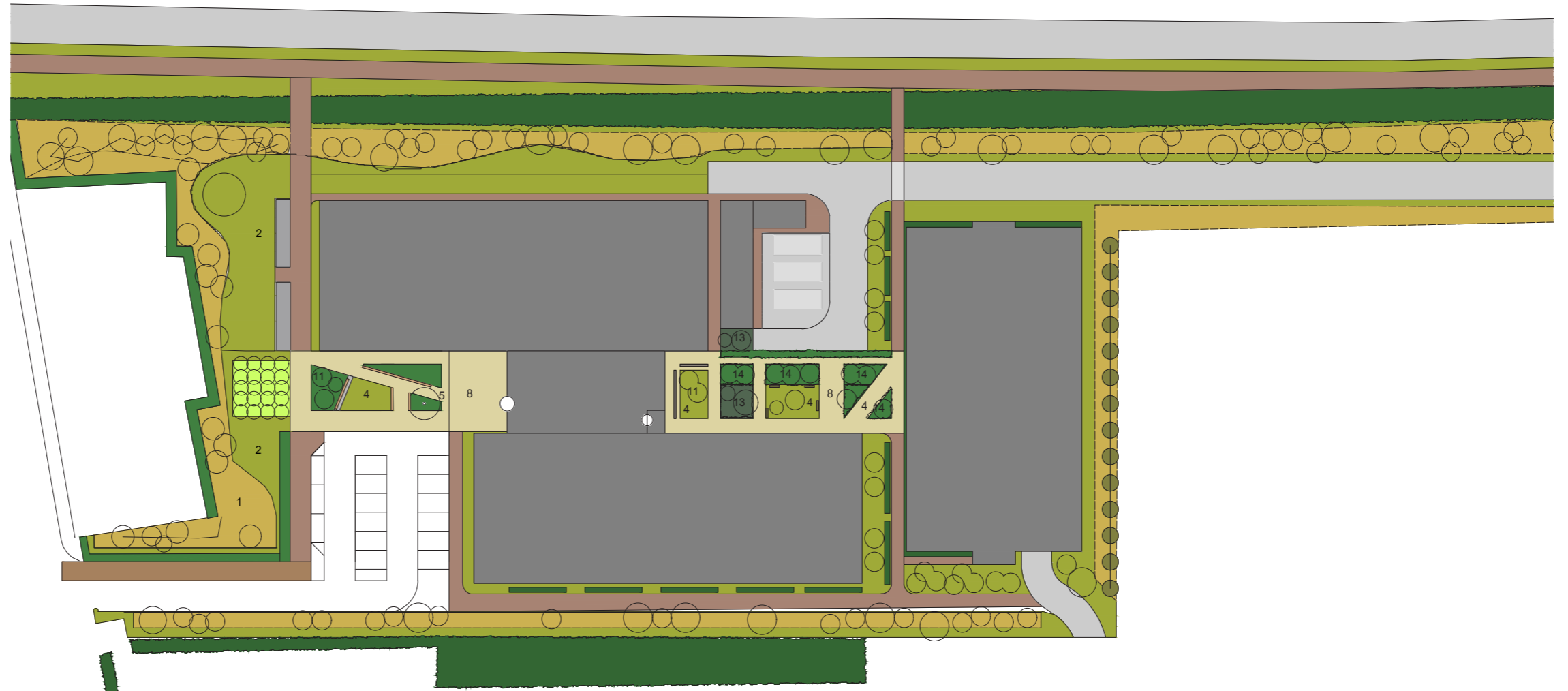


2. LANDSCAPE AMENITY STRIP

STRONG SENSE OF PLACE.
SENSE OF ARRIVAL



3. MATURE TREES SCREENING THE EAST SIDE



PERMEABILITY

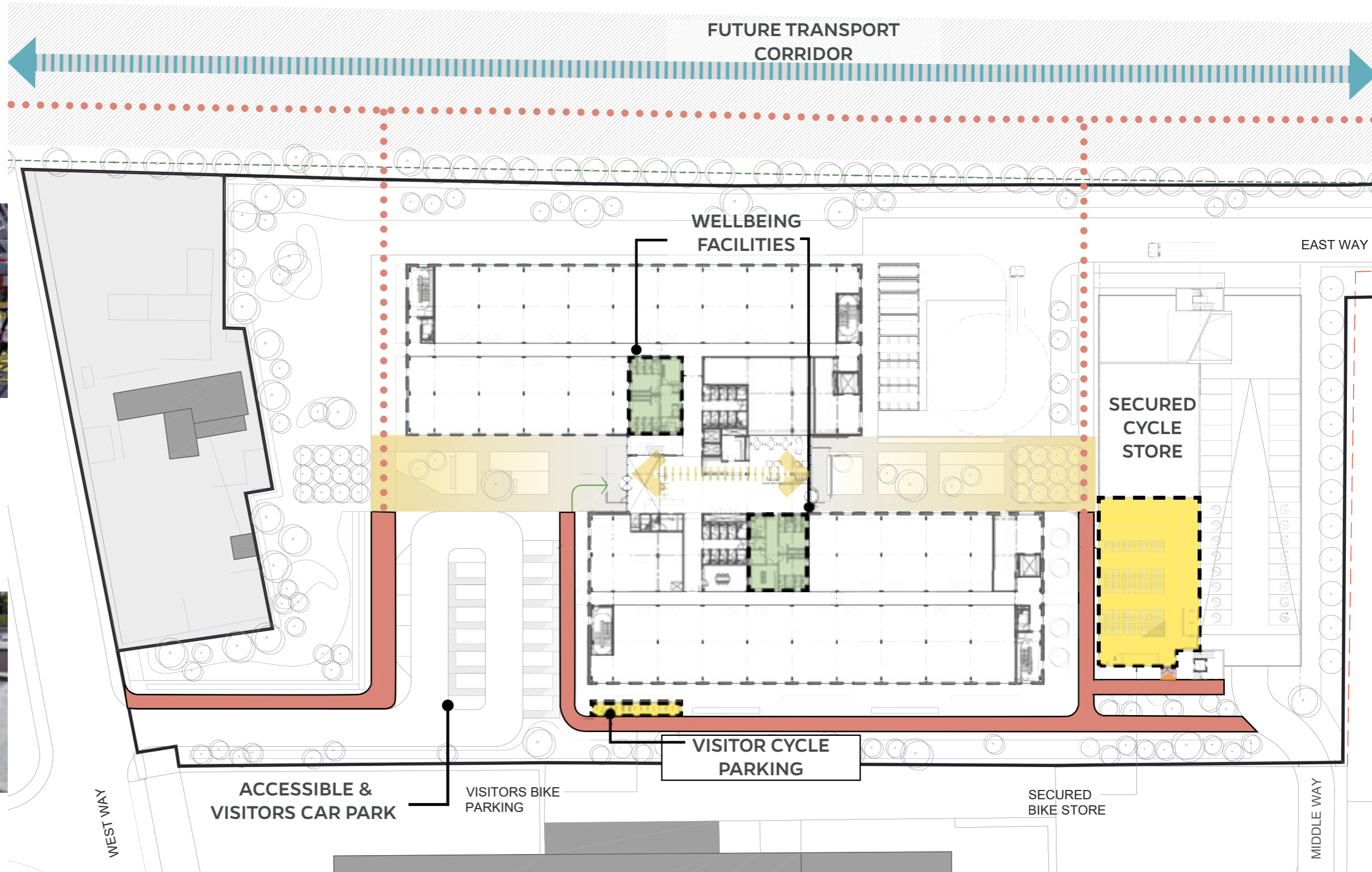
- WELL CONSIDERED BIKE AND PEDESTRIAN ACCESS
- PATHWAY IMPROVEMENT TO WIDER SITE.
- VARIETY OF BIKE RACK TYPES TOTALING CIRCA 350 SPACES.

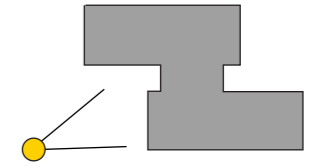


- HIGH QUALITY WELLBEING FACILITIES.
- POTENTIAL FUTURE LINKS TO SHARED PATH
- ACCESSIBLE & VISITOR PARKING AT FRONT ENTRANCE.



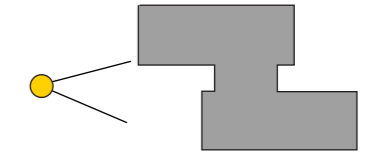
- SENSE OF ARRIVAL





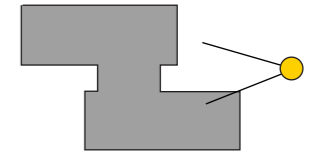
ARRIVAL VIEW





PUBLIC REALM & AMENITY SPACE





PUBLIC REALM & AMENITY SPACE



RESPECTING THE COMMUNITY

- PIONEER MEMBER OF SOCIAL VALUES UK
- ENGAGEMENT WITH LOCAL SCHOOLS & COMMUNITY PROJECTS
- FUNDRAISING INITIATIVES
- OFFER LOCAL EMPLOYMENT AND TRAINING.



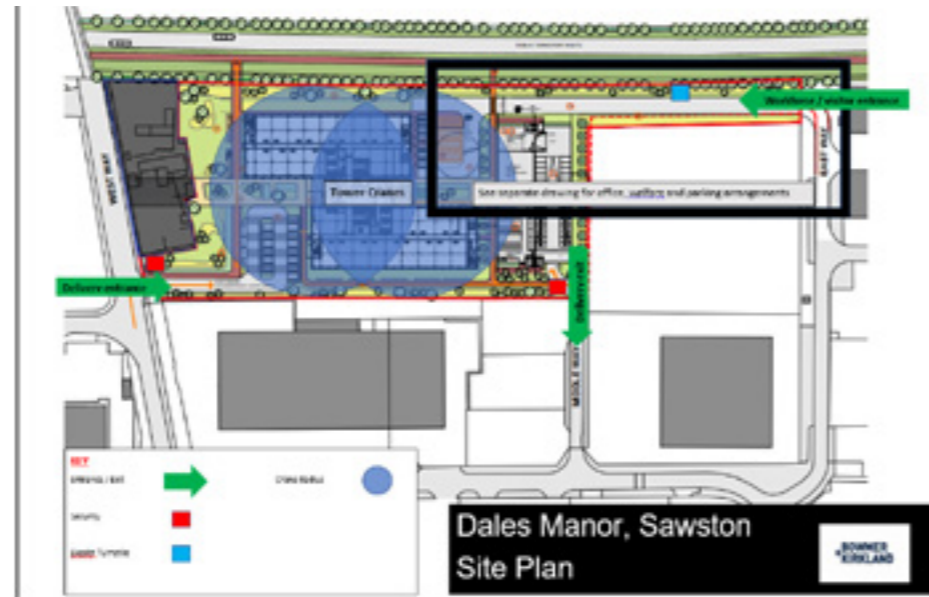
PROTECTING THE ENVIRONMENT

- SITE CONTROL MEASURES WITH MONITORING METHODS
- UTILISE SMART WASTE TO RECORD AND BENCHMARK PROJECTS
- PROMOTE SUSTAINABILITY AND RECYCLING / RE-USE.
- CARBON REDUCTION POLICY - ZERO BY 40.



VALUE THEIR WORKFORCE

- PLAN AND PROVIDE GOOD QUALITY SITE SET-UP AND FACILITIES
- OFFER EQUAL OPPORTUNITIES
- PROVIDE NECESSARY TRAINING
- PROMOTE GOOD COMMUNICATION



**BOWMER
KIRKLAND**



Thank You



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