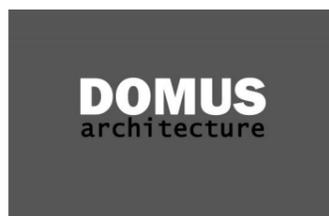


The Team



FIREM was established almost 40 years ago and is a specialist property investment, property management and property development company operating through the UK in all sectors. The business currently owns and manages over 15m ft² of commercial property and is involved in promoting several major development projects, many for mixed uses, but most in the employment and commercial sectors.

The business knows all the problems, pitfalls and requirements that can either enhance or erode value in the property sector and it is this experience that makes its approach so different to other similar organisations and which has brought it continuing success over the years it has been operating. The business is analytical, farsighted, decisive and creative and there are few situations that phase, confound or defeat it when it comes to commercial real estate in any sector in the UK.



Domus Architecture is a national practice based in Leeds and with a strong focus on providing high quality and commercially driven design across a number of project sectors including Residential, Industrial, Retail and Offices. Domus offer a full range of Architectural services from concept design, and planning to Contract Administration.



Tetra Tech is a leading, global provider of consulting and engineering services. We are differentiated by Leading with Science to provide innovative technical solutions to our clients. We support global commercial and government clients focused on water, environment, sustainable infrastructure, renewable energy, and international development. With 21,000 associates worldwide, Tetra Tech provides clear solutions to complex problems.



Meinhardt (UK) is a leading international multidisciplinary engineering consultancy. We provide integrated engineering services delivered seamlessly in the areas of Civil, Structural, Building Services, Façade and other related engineering disciplines.

We are an international and truly independent multi-disciplinary firm of ~5000 consulting engineers, planners and managers with an impressive track record of designing some of the world's most notable buildings.



DEP Landscape Architecture is a fresh & vibrant landscape consultancy formed from a strong heritage within the landscape industry. We are a respected professional team of talented designers, maximising the potential from a site and its context – designing better spaces for people, places and the environment.

Our work responds to clients' aims and objectives, planning or designing for land use change. Urban renewal, incorporating green infrastructure in development master plans can enable creative, practical and cost-effective improvements to the landscape and the public realm. Our objectives include sustainable, bio-diverse and wildlife sensitive solutions within all our schemes.



RSK Biocensus is a market-leading ecological consultancy. We have a team of over 100, highly qualified, in-house staff supported by a UK-wide network of more than 750 quality-assured consultant ecologists. This not only means we have the scale to tackle the largest projects but the range of expert skills for the most complex or sensitive.

At RSK Bio census we work with our clients to make their developments great both for the people who will use them and the wildlife that surrounds them. Our expert team not only identify environmental risks, but opportunities to enhance developments. We will never bring you a problem without a solution.



Established in 1993, we have helped to define policies and implement projects to help mitigate climate change. We provide consultancy services and also develop our own projects and joint ventures. We have world leading expertise to deliver the low carbon economy of the future.

Offering expertise in a comprehensive range of specialist consulting services, we understand that every project is different and tailor each one to our clients' needs. Creative problem-solving and extensive information-gathering are key elements in finding cost-effective solutions to environmental issues.

Site



Site Location (Edged Red)

The proposed site is a rectangular shaped plot of land totalling 2.2 Ha within the Lynch Wood Business Park. It is located in the North West corner of the business park and sandwiched between a surface car park serving the Pearl Centre and the former Yorkshire Building Society offices.

The site is bounded by the highways of Lynch Wood to the south and Wistow Way to the north. The boundaries of the site are lined and screened by trees and vegetation. The Pearl Centre to the west itself operates as its own business park and includes a number of connected office buildings. These large buildings have separate entrances and parking areas, but all buildings are similar in appearance. Tenants include Kidney Research UK and TATA Consultancy Services.

To the north of the site beyond Wistow Way lies residential units and Orton Wistow Primary School. The former Yorkshire Building Society office building to the east stands relatively centrally within its own plot, with surface car parking to both the north and south of this two-storey building. Located to the south and east of the subject site are existing offices within the Peterborough Business Park.

The site is allocated for Employment Use in the Peterborough Local Plan.



Site Location (Shaded Red)



Image of site as existing

Design Proposal

The site represents a sustainable location and is allocated for Employment Use in the Peterborough Local Plan. As such, proposals seek to deliver 27 commercial units ranging in size from 50 to 460m². The site is arranged into two courtyards, one with smaller units closest to Lynch Wood, the other comprising larger units, screened from Wistow Way.

The units are sized to be attractive to start-up businesses, expanding local companies and those wishing to relocated to Peterborough.

The design seeks to retain the existing trees to the boundaries and improve biodiversity value through additional planting and the creation of bioretention rain gardens to store and treat surface water run off.

Access to the site will be via an existing access point on Lynch Wood. There will be no vehicular access from Wistow Way,



Site Layout



CGI of the proposals

Design



Types of cladding to be used



CGI of Courtyard 1



CGI of Courtyard 2

The design seeks to create a smart and ordered frontage to the units with easily definable entrances and service points through changes in cladding materials.

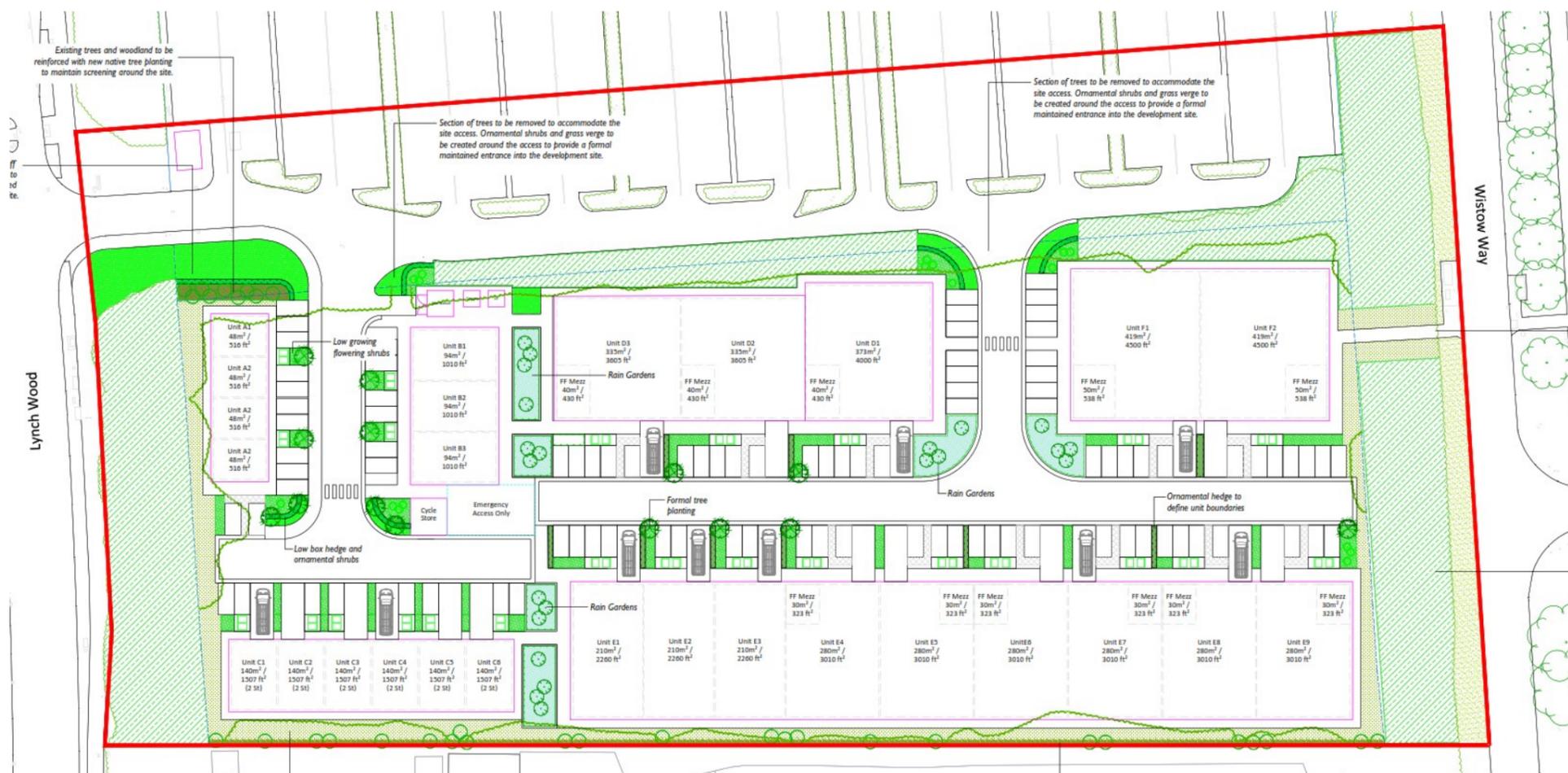
Each unit has been allocated Van/Loading and Car Parking Spaces (with electric charging) and secure, long term cycle storage. The site also provides accessible parking spaces across the site and covered, secure short term cycle parking.

Trees and vegetation along the existing access off Lynch Wood is to be tidied up and re landscaped to provide a more formal approach into the proposed development site. Generally, existing trees and woodland to be reinforced with new native tree planting to maintain screening around the site, with sections of trees to be removed to accommodate the site access.

The proposals will be designed to achieve a BREEAM rating of Very Good.

If, after this consultation, the Local Authority granted planning permission, then work on site will start in summer 2023 with units available from Spring 2024. The estimated construction costs for the project are £5 million and the completed project is expected to generate 125 new jobs. FIREM's construction division will deliver the scheme (subject to planning) and work closely with the local council and supply chain to offer employment opportunities to local people..

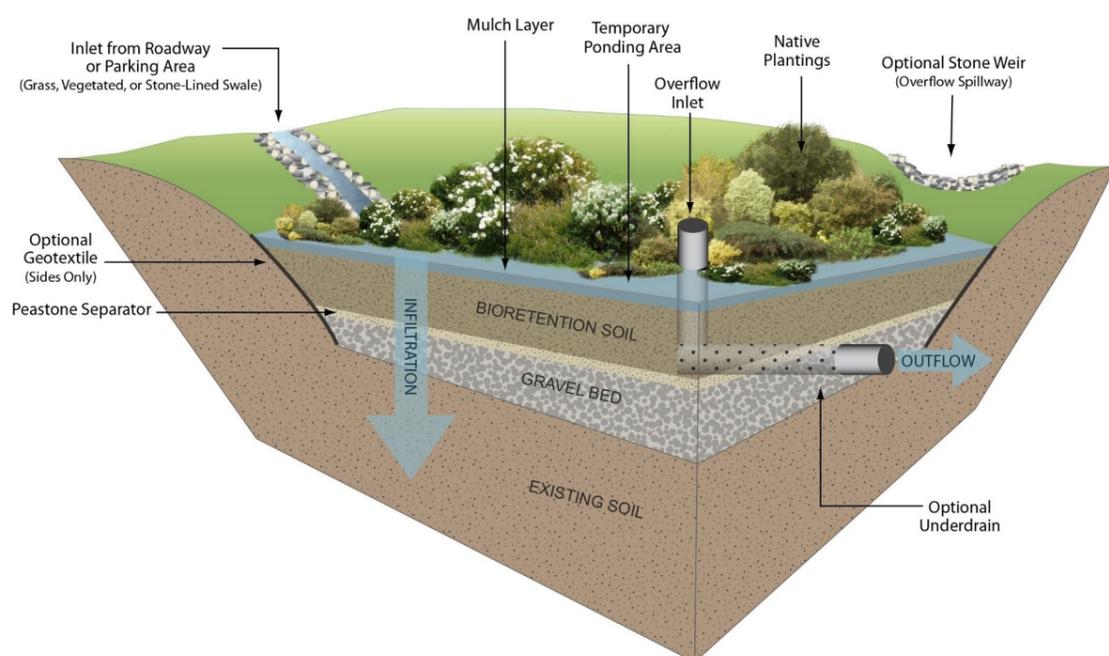
Landscape & Ecology



Trees and vegetation along the existing access off Lynch Wood is to be tidied up and re landscaped to provide a more formal approach into the proposed development site. Generally, existing trees and woodland to be reinforced with new native tree planting to maintain screening around the site, with sections of trees to be removed to accommodate the site access.

Ornamental shrubs and grass verge are to be created around the access to provide a formal maintained entrance into the development site. A new pedestrian link through the woodland to require the removal of a linear section of trees to provide an open visible path with 3m wide grass verge, seeded with a shade tolerant woodland edge wildflower mix.

The existing woodland to Wistow Way to be retained and continued to be maintained to provide screening to the site. Existing trees and vegetation along the southern boundary are to be retained and reinforced with a new native mixed hedge and occasional native trees. Species rich grassland will be planted at the back of the units for wildlife habitat and Rain Gardens utilised to intercept, treat and store surface water run off.



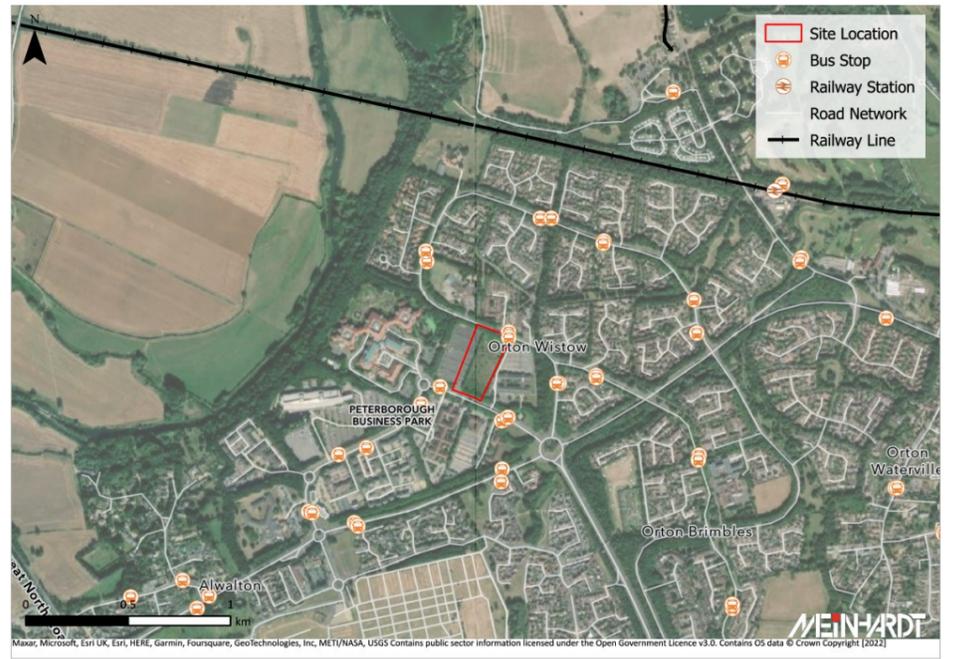
Bioretention systems employ a wide variety of planting (including trees and shrubs) to create vegetation cover and are designed to intercept and treat surface water run-off. Landscaping elements are used around the system perimeter to ensure an even distributed, low velocity, water flow into the system that also allows the temporary ponding of water above the filter media. Typically constructed using engineered soils, bioretention systems are able to employ a wide variety of planting (including trees and shrubs) to create vegetation cover across the system.

Rain Gardens

Highways



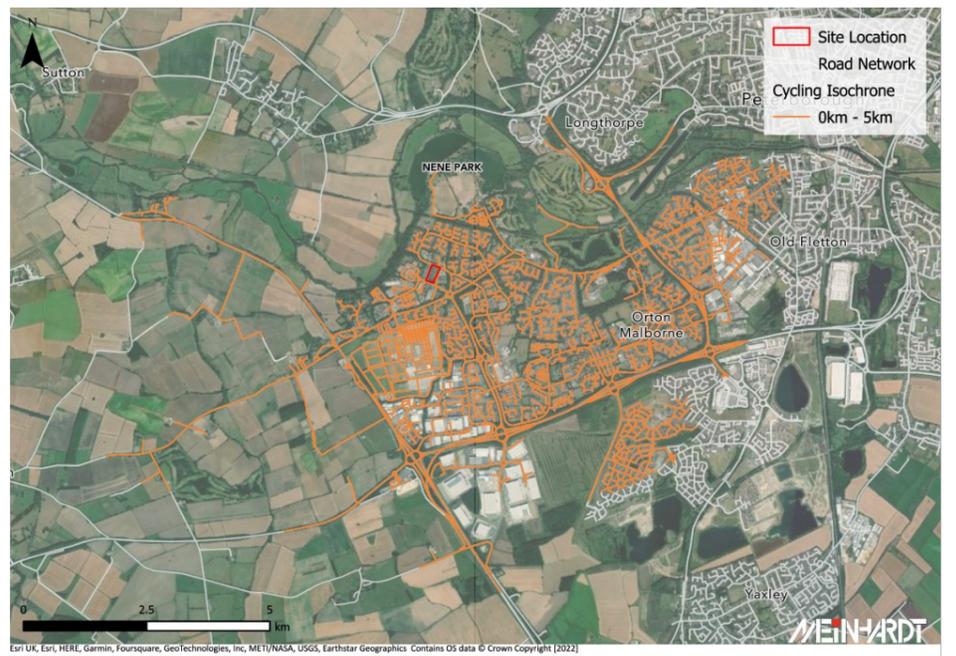
Site Context



Public Transport Links



Walking Isochrone



Cycling Isochrone



Road Network Accident Severity



Walking and Cycling Routes