



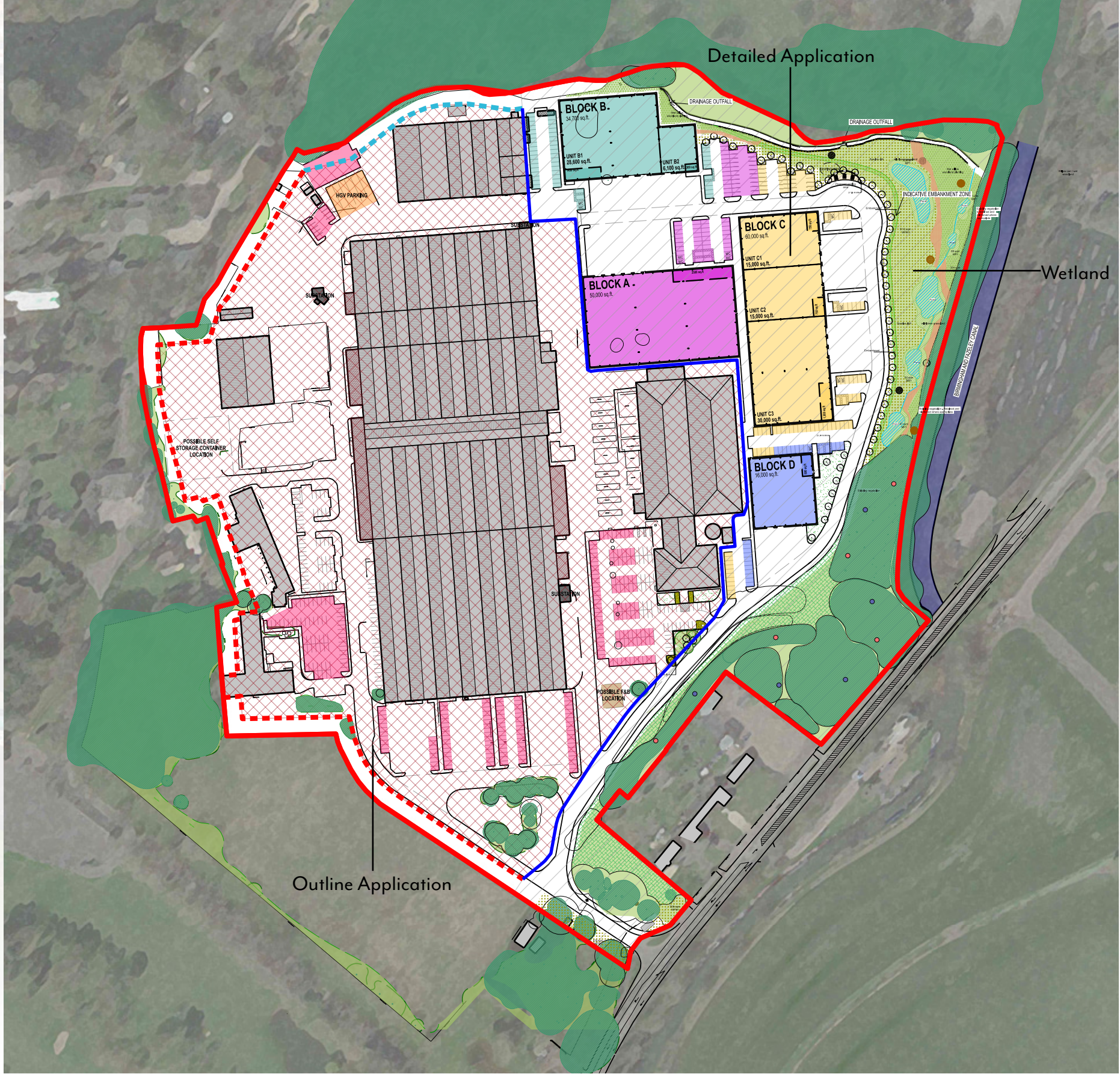
The proposed outline element provides a planning approach that is flexible to quickly adapt existing premises through the planning process (reserved matters submissions) in response to future tenant requirements, that will improve the quality of the building stock and operations on site for users. It is envisioned that this will include the reconfiguration of yards, position of delivery doors, targeted demolitions, re-distribution of car parks, soft landscaping and the refurbishment/redevelopment of existing buildings.

The detailed element is on an area of previously developed land (in part) land to the north and east of the existing buildings.

The new build proposal is to provide high quality, sustainable industrial accommodation that will increase the range of premises on offer at DMBP.

FI Real Estate Management is committed to high design standards for sustainability, including embedded carbon reduction in material use, energy efficiency and renewable energy, with a targeted 'Excellent Rating' under the 'Building Research Establishment Environmental Assessment Method (BREEAM)'. This is being monitored by the appointment of Energy Counsel Ltd.

A further significant commitment is to improve the flora and fauna (ecological habitat) within the estate by the creation of a wet land with species rich in wildflowers and willow woodland. Furthermore management of the dense vegetation including trees will be appropriately reinforced with new planting.



# DESIGN PROPOSALS

## REDEVELOPMENT PROPOSALS

