

Architects | Masterplanners

STEPHEN GEORGE
& PARTNERS LLP

Industrial & Distribution Portfolio

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WELCOME TO STEPHEN GEORGE & PARTNERS LLP



WELCOME TO STEPHEN GEORGE & PARTNERS LLP

Founded in 1970, Stephen George & Partners has established itself as one of the UK's leading architectural practices. We have around 60 staff in offices in London, Leicester, Leeds and Solihull.

Stephen George & Partners is placed in the *'Top 100' practices* by the *Architects' Journal* and has been included in the *'Top 100 Companies to work for'* listing in *The Sunday Times*.

We have extensive experience within both the private and public sectors, offering quality architectural design services supported by technical expertise. Commitment to quality, service and innovation is the basis of our practice philosophy and working closely with our clients is a key element of our success. We believe that the foundations of good design lie in strong relationships.

Our varied and diverse portfolio of work demonstrates our success in most sectors of the construction industry. Our ability to respond rapidly to client requirements, resolve complex site issues and produce innovative design solutions is evident through our strong client base and design portfolio. We believe our strength lies in the quality of our staff and the ability to use our intellect and imagination.

Our *ISO 9001:2008* quality management system ensures that projects are managed efficiently and effectively to meet the desired end result for all parties concerned in the design process. We operate and are committed to an environmental policy designed to optimise sustainability in all aspects of our work and we are currently working towards *ISO 14001* environmental accreditation and *ISO 18001* in Health & Safety.



STEPHEN GEORGE & PARTNERS LLP, DEVELOPMENT DAY



INTRODUCTION · INDUSTRIAL & DISTRIBUTION PORTFOLIO

From SME units to single buildings in excess of 93,000 sqm (1 million sqft)



INTRODUCTION · INDUSTRIAL & DISTRIBUTION PORTFOLIO



Introduction

Stephen George & Partners has many years of experience in the masterplanning, design and delivery of industrial and distribution buildings. Often working on complex and diverse sites, we combine strong design skills with commercial realism to produce coherent and deliverable strategies which provide the optimum solution.

Our main objective is to maximise the efficient, effective and economic use of land and buildings, whilst avoiding the unnecessary use of scarce resources. We work closely with clients, occupiers, contractors and other stakeholders to ensure that each proposal is sensitive to the locality and provides a positive and viable framework for development now and in the future.

We have an in-house quality management system which ensures that projects are managed efficiently and effectively to meet the desired end result for all parties concerned. Our expertise also includes site marketing materials, as well as presentations to clients and building occupiers and alongside design team co-ordination.

Stephen George & Partners is consistently amongst the top three practices in the UK operating within the distribution sector (The Architects' Journal Quarterly Surveys) and 60 per cent of our workload is in the distribution and industrial sectors. We have over 150 live distribution and industrial projects ranging from SME units to single buildings in excess of 93,000 sqm (1 million sqft). We can quickly generate plans to deliver any project from a single, individual building plot to a site-wide masterplan of a whole new industrial quarter or logistics park.

Stephen George & Partners has co-authored Chapter 15 (Industrial Storage Buildings) of 'The Metric Handbook - Planning & Design Data', 3rd edition, which sets out the industry standard for the design of logistics buildings.

Our clients include:

Astral Developments, Catesby Property Group, First Industrial Developments, Gazeley, Goodman, Prologis UK Ltd, Roxhill Developments Ltd, Simons Group, St Modwen Developments Ltd, Wilson Bowden Developments and we have delivered and are undertaking projects for occupiers such as Argos, Barsaan, Bosch, Brantano, The Co-operative Group, Dunelm, Europa, Homebase, Kuehne+Nagel, Marks & Spencer, Monsoon, Sainsbury's, Tesco, Teva and Wincanton.

SME UNITS · LITTLECOMBE · DURSLEY · GLOUCESTERSHIRE



SME Units, Littlecombe, Dursley, Gloucestershire

In 2002, Stephen George & Partners was appointed masterplanner and architect for a new sustainable urban community between the existing settlements of Cam and Dursley in Gloucestershire. The 37.5 ha (95 acre) brownfield site belonged formerly to the industrial engine manufacturer Lister Petter and is now the subject of a joint venture between the South West Regional Development Agency and St Modwen Developments Ltd.

A mixed-use masterplan has been prepared to link the two existing places with a new place of around 600 homes, with a district centre alongside commercial, retail and industrial uses. Central to the development is a commercial zone which will deliver 17,000 sqm (182,990 sqft) of floorspace, providing significant employment opportunities for the development as a whole. Linking housing with commerce so effectively will minimise commuting miles whilst maximising job opportunities for local residents.

Phase 1 provides flexible Small to Medium Enterprise (SME) units ranging from 46 sqm to 464 sqm (500 sqft to 5,000 sqft), based around a central courtyard. Flexibility is the keynote and the units can be used for office, industrial or distribution uses, with the capability to link units to create a range of units, sizes and configurations to meet occupier requirements. This maximises commercial opportunities for the developer during the marketing of the scheme

Sustainability was a key issue, as briefed from the outset of the scheme and the units have been designed and built to achieve a BREEAM 'Excellent' rating. In addition, a site-wide biomass district heating system will help to contribute 30 per cent of Littlecombe's overall energy requirements from renewable resources. Coupled with the high specification of the building fabric, these units will be extremely energy efficient in use, leading to significant savings for future occupiers.

SME UNITS · CASTLEDOWN BUSINESS PARK · LUDGERSHALL · WILTSHIRE

SME Units, Castledown Business Park Ludgershall, Wiltshire

Regenerating this former Ministry of Defence site near Tidworth Barracks in Wiltshire, Castledown Business Park will deliver 45,060 sqm (485,000 sqft) of offices, industrial and distribution space, when completed, over 13.35 ha (33 acres) of brownfield land.

The scheme is a joint venture between St Modwen Developments Ltd and the South West Regional Development Agency. Phase 1 of the development has already delivered some 2,555 sqm (27,500 sqft) of SME units, arranged around a courtyard. With individual units ranging from 50 sqm to 300 sqm (550 sqft to 3,215 sqft), this first phase has been purchased by Wiltshire County Council to run as a Business Support Centre to foster and encourage local 'start-up' businesses to grow in the locale.

Sustainability was an important component of the masterplan and the units have been designed and built to achieve a BREEAM 'Excellent' rating, ensuring low running costs for occupiers.



Individual units ranging from
51 sqm to 299 sqm



PLOT H · PROLOGIS PARK COVENTRY · WARWICKSHIRE



Over 139,555 sqm of warehousing space with an extensive landscape infrastructure



PLOT H · PROLOGIS PARK COVENTRY · WARWICKSHIRE

Plot H, Prologis Park Coventry, Warwickshire

Stephen George & Partners was appointed as masterplanner and architect for Prologis Park Coventry by Prologis Developments Ltd, the leading global logistics provider. Located 1.5 miles from M6 Junction 3, Prologis Park Coventry consists of more than 139,355 sqm (1.5 million sqft) of extensive warehouse space set within a comprehensive landscape framework. Many of the large warehouse units have rail connectivity in addition to conventional goods vehicle access, enabling mixed-mode logistics operations.

Plot H includes a number of small to medium sized B1, B2 & B8 units ranging from 2,135 sqm up to 9,660 sqm (23,000 sqft up to 104,000 sqft). Plots H1 & H4 were completed in December 2003 and July 2004 for Infish and Richard Austin Alloys, respectively. H6 was completed in June 2006 for Barsan Global Logistics, with H2 and H5 completing in autumn 2007 as speculative units.

The size and scale of the warehouse elevations have been designed with changes in colour and texture to reduce the overall mass and scale of the main buildings. The ancillary office facilities are located to act as focal points, addressing the main public vantage points as well as providing easy and efficient public access to each plot. Service areas have been designed to be screened away from public view to reduce the impact of the buildings upon neighbouring properties.

The project incorporates a number of environmental initiatives including the use of prefabricated components, steel frame design to optimise steel spans, thus reducing steel weight and embodied energy and the provision of rooflights above industry norms to reduce artificial lighting loads. Together with minimised air leakage from the highly efficient building envelope as well as water conservation measures, these buildings are sustainable during construction and in use.



MERIDIAN BUSINESS & LEISURE PARK · LEICESTER · LEICESTERSHIRE



Meridian Business & Leisure Park, Leicester, Leicestershire

Stephen George & Partners was appointed as masterplanner and architect for this major development on the edge of Leicester at Junction 21 of the M1. Commissioned by Wilson Bowden Developments and starting in the late 1980s, the project has been completed over a 15 year period in three phases on an 81 ha (200 acre) site. The accommodation constructed included commercial offices, distribution and industrial units of various sizes and ranged from small SME units of a few thousand feet area to larger units for major national occupiers of over a hundred thousand square feet.

The largest single occupier is the Royal Mail, with a highly advanced Automated Processing Centre being built in Phase three. Other well known occupiers include; Boden, Jacobs Nabisco, Leander Petfoods, Owens Corning, Parcelforce, Peak Traffic and Samworth Brothers.

Small offices to large scale
distribution units

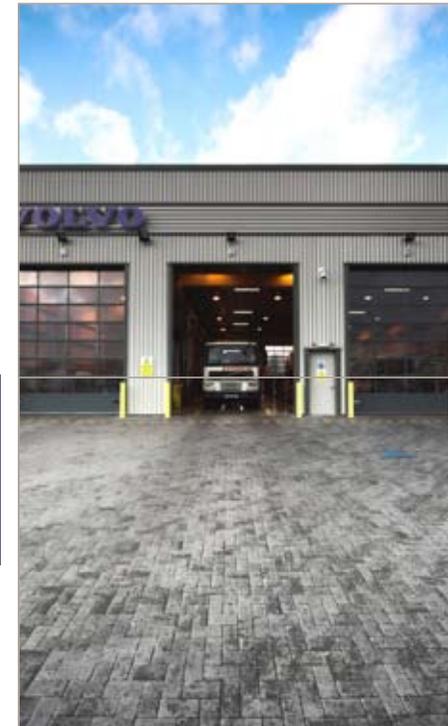
INTERLINK PARK · BARDON · LEICESTERSHIRE

Interlink Park, Bardon, Leicestershire

In development for over ten years, Stephen George & Partners is appointed as masterplanner and architect for this 61 ha (150 acre) development in north west Leicestershire close to Junction 22 of the M1. Commissioned by Wilson Bowden Developments, Interlink Park provides approximately 186,000 sqm (2 million sqft). Occupiers include; Antalis, Autoglass, Benson Box, Brantano, Copper Cable, Laura Ashley, Nissan, Volvo and Waitrose.



150 acre development in
North West Leicestershire



GRANGE PARK · NORTHAMPTON · NORTHAMPTONSHIRE



...a balance between
identity and overall unity
has been achieved...

GRANGE PARK · NORTHAMPTON · NORTHAMPTONSHIRE

Grange Park, Northampton, Northamptonshire

The challenging design brief called for a new community encompassing residential and commercial development, including associated retail, recreation, community and education facilities. The site, adjacent to Junction 15 of the M1, occupies 40 ha (99 acre) of development land zoned for housing and 30 ha (74 acre) for employment, interlinked with generous country parks and greenways.

Through the establishment of a strong design framework, working closely with the client (a joint venture between Frogmore Developments Ltd and Prologis Developments Ltd) and the local authority, a balance between individual identity and overall unity has been achieved marrying both the residential and commercial zones of the development together.

The major infrastructure and enabling works that ensured the village centre, housing and industrial zones are easily accessible, have been sensitively masterplanned in conjunction with the design team to maximise development value and simplify the delivery of the scheme through realistic and appropriate phasing.

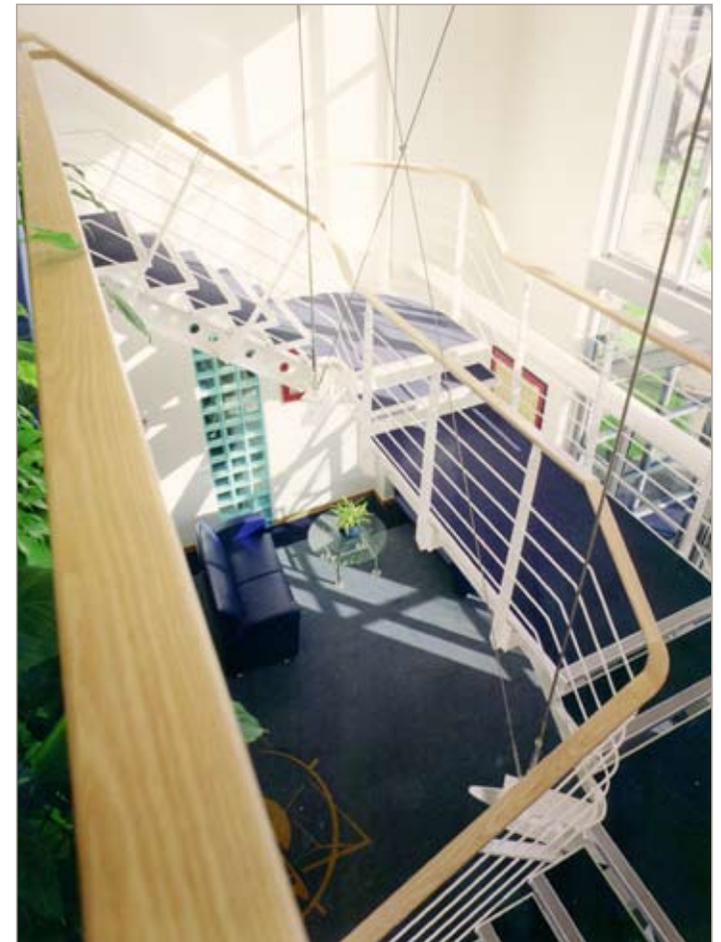
Large landscaping buffers reinforce the boundaries to provide screening for the residential development from the industrial units whilst tree-lined access roads provide a striking visual impression upon entering and moving around the site.



WACE · HINCKLEY · LEICESTERSHIRE



...working with the client
to ensure a smooth
transition...



WACE · HINCKLEY · LEICESTERSHIRE

Wace, Hinckley, Leicestershire

The client, a multinational printing and packaging company, commissioned Stephen George & Partners in 1996 to bring several operations together on this site in a bespoke solution on a very demanding programme.

Following a rapid evaluation of development alternatives, their preferred option was to convert an existing large storage building into an air-conditioned production space and a second industrial building into design studios and workshops, with new offices being built to the front to unify the two buildings.

With minimal lead-in time, the £8m contract was completed within 12 months during which time the client maintained production round the clock.



UNIPATH PRIORY BUSINESS PARK · BEDFORD · BEDFORDSHIRE

...a contemporary,
innovative and leading
international company



UNIPATH PRIORY BUSINESS PARK · BEDFORD · BEDFORDSHIRE

Unipath Priory Business Park, Bedford, Bedfordshire

Unipath, a subsidiary of Unilever, launched a competition in December 1994 to procure a facility to reflect its image as a market leader in the medical diagnostics industry. Stephen George & Partners was the successful bidding architects for this 13,935 sqm (150,000 sqft) facility, combining production, a Research & Development department with ancillary office accommodation in two linked buildings.

The two buildings are related to each other through consistent use of colour, detailing and materials selection, to provide an attractive and appropriate cohesive product. This fully realises our client's aspirations for a contemporary, innovative and distinctive architectural solution. In turn, this is a reflection of Unipath's status and values in their field.

There is growing recognition in industry of the importance of distinctive and high quality buildings to promote a company and its products, whilst attracting investment and appealing to high calibre staff.



A 13,935 sqm facility of
R&D and office space

WELLS & YOUNG'S DISTRIBUTION CENTRE · G PARK BEDFORD · BEDFORDSHIRE

Sustainable distribution
warehouse for British brewery



WELLS & YOUNG'S DISTRIBUTION CENTRE · G PARK BEDFORD · BEDFORDSHIRE

Wells & Young's Distribution Centre G Park Bedford, Bedfordshire

This new distribution centre for Wells and Young's Brewing Company in Bedford was completed in a remarkable 22 weeks on site. It includes a 10,900 sqm (117,328 sqft) warehouse, internal accommodation for the brewery's dray fleet, and 800 sqm (8,610 sqft) three storey ancillary offices and welfare facilities.

The building has been created to be as sustainable as possible, including the developer Gazeley's 'Eco-Initiatives' design toolkit to reduce carbon and water use, improve energy controls and provide some clean energy from renewable sources.

Rainwater harvesting, roof-mounted photovoltaics and a solar water system to provide hot water are just some of the features that will save 208 tonnes of carbon dioxide emissions a year, based upon the performance of a typical UK logistics building.



UNIT A · ESSEX ROAD · HODDESDON · HERTFORDSHIRE

The building achieved
BREEAM rating
of 'Excellent'



UNIT A · ESSEX ROAD · HODDESDON · HERTFORDSHIRE

Unit A, Essex Road, Hoddesdon, Hertfordshire

This project is the third phase of an industrial and distribution development accessed via Ratys Lane, a private road off Essex Road, to one side of the railway bridge crossing the London to Cambridge railway line to the east of the centre of Hoddesdon. It has been commissioned by Goodman acting as developer and is being fitted out for Wincanton Distribution.

The unit provides 18,580 sqm (200,000 sqft) of cold storage and is capable of being fitted out to minus 25°C with a highly insulated floor slab with integrated heating pipes. The 930 sqm (10,000 sqft) two storey ancillary office is south facing to maximise solar gain and daylight, whilst addressing the primary frontage of the site.

The building achieved a BREEAM 'Excellent' rating; one of the innovative features of the environmental design was the provision of a 230,000 litre storage tank for rainwater to be collected, treated and then cooled for the chiller pipes to the cold store.



TEVA PHARMACEUTICAL INDUSTRIES UK · GLASSHOUGHTON · WEST YORKSHIRE

The highest specification
building built in the UK
by Prologis Developments



TEVA PHARMACEUTICAL INDUSTRIES UK · GLASSHOUGHTON · WEST YORKSHIRE

TEVA Pharmaceutical Industries UK Glasshoughton, West Yorkshire

TEVA's new UK distribution centre and headquarters building was completed in 48 weeks and, at the time, is the highest specification building built in the UK by Prologis UK Ltd. The 24,340 sqm (262,000 sqft) building contains a 'clinical box' distribution centre containing state-of-the-art computerised picking equipment and 5,575 sqm (60,000 sqft) of fully fitted out office space.

Key features were the use of saw-tooth docks to maximise usable floorspace for the occupier, a cantilevered canopy and structural composite cladding to ensure the temperature and humidity-controlled warehouse would be a clean, dust-free environment to avoid any potential for stock contamination. The offices were clad in a high quality flat panel cladding system with a distinctive three storey glazed atrium framed by an 18 metre high raking fin clad in architectural stonework.

Internally, two atria allow natural light to penetrate deep into the floorplate of the office space. The four storey fully fitted offices contain a restaurant, changing facilities, meeting rooms and open plan, as well as cellular, office space.



PROLOGIS PARK PINEHAM · NORTHAMPTONSHIRE

At the cutting edge of
sustainable design



PROLOGIS PARK PINEHAM · NORTHAMPTONSHIRE

Prologis Park Pineham, Northamptonshire

The award-winning distribution park at Pineham, Northamptonshire is at the cutting edge of sustainable industrial design. Its first phase warehouses have a BREEAM “Excellent” rating and, before practical completion in October 2007, had already received the first European Green Award, the Industrial Agent’s Society (IAS) Sustainable Achievement Award and the Leadership in Energy and Environmental Design (LEED) Gold Award, which is a stringent environmental assessment from the United States of America.

Prologis Park Pineham is located at to Junction 15a of the M1 in Northamptonshire. It will eventually provide up to 148,640 sqm (1,600,000 sqft) of industrial and distribution warehousing, with a further 27,870 sqm (300,000 sqft) of commercial offices including a district centre and some retail outlets.

A host of sustainable design features set Pineham’s initial buildings ahead of the competition for carbon saving. These include a Combined Heat and Power (CHP) plant, onsite resource recycling unit, 15 per cent rooflights with intelligent low energy lighting systems to the warehouse space, wall mounted PV panels, Solar walls for space heating and an extremely airtight construction. Operating as a new regional distribution centre for the retail chain Sainsbury’s, the main warehouse will be up to 75 per cent more efficient than the typical UK warehouse building.



PROLOGIS PARK SIDEWAY · STOKE ON TRENT · STAFFORDSHIRE

Showcasing a palette of environmental features



PROLOGIS PARK SIDEWAY · STOKE ON TRENT · STAFFORDSHIRE

Prologis Park Sideway, Stoke on Trent, Staffordshire

Sideway is a flagship distribution park three miles from Stoke city centre. Its 50,450 sqm (543,000 sqft) warehouse is a showcase and test bed for a plethora of environmental features, which will be independently tested and assessed for operational carbon efficiency.

The logistics and small business unit park, commissioned by Prologis Developments Ltd, is designed to maximise renewable energy sources, make the most of natural daylight, solar panels and reduce electric lighting and subsequent warehouse heating costs.

In addition, construction materials will be recycled or reclaimed wherever possible. The new building envelope is designed to reduce air leakage and heating costs with south facing walls to soak up the heat from the sun, cutting back on space heating, whilst rooflights increase natural daylight and conserve electricity.

The offices have natural ventilation with openable louvred vents for cooling. Rainwater will be collected on the roof and recycled. The natural landscape will be sensitively remodelled to preserve, enhance and create new habitats.

The local community will participate in the maintenance and day-to-day enjoyment of the extensive amenity space on the site, while local school children will find educational value in the 'ecological corridor' that runs through the park, which will connect Sideway Road to the existing canal towpath.



PROLOGIS PARK BRADFORD · WEST YORKSHIRE

BREEAM 'Excellent'
& EPC 'Grade A'



PROLOGIS PARK BRADFORD · WEST YORKSHIRE

Prologis Park Bradford, West Yorkshire

Stephen George & Partners was appointed as masterplanner and architect for a project just off Rooley Lane in Bradford, by Prologis Developments Ltd, to design an ambitious mixed-use scheme integrating distribution, industrial and office space together with approximately 200 homes.

The 36 ha (90 acre) site lies adjacent to the M606 on the south east edge of Bradford. Construction of the first building is nearing completion onsite, being a bespoke design for a major national distribution centre for Marks & Spencer plc.

The building operates as a primary northern distribution depot for foods and general merchandise and consists of 96,650 sqm (1,040,300 sqft) of warehouse space which includes 5,295 sqm (57,000 sqft) of ancillary offices, staff welfare facilities and hub office floorspace. To give an idea of the sheer scale of this building, its overall length extends beyond 0.5 km and would house nearly nine full size Association Football pitches inside the warehouse space alone.



PROLOGIS RFI DIRFT II · DAVENTRY · NORTHAMPTONSHIRE



180,000 sqm of rail-served
distribution space

PROLOGIS RFI DIRFT II · DAVENTRY · NORTHAMPTONSHIRE

Prologis RFI DIRFT II, Daventry, Northamptonshire

Stephen George & Partners has completed proposals for Prologis Developments Ltd to develop a second phase of distribution centres at DIRFT (the Daventry International Rail Freight Terminal). The new project will build upon the success of the existing rail terminal, which handles some 130 freight trains every week, offering opportunities for highly sustainable, mixed-mode logistics operations.

Our masterplan has been developed from an existing outline permission to provide 180,740 sqm (1,945,500 sqft) of B8 space. We worked closely with the client and professional team to fulfil the ambition of the local planning authority for each building plot to be 'rail served'. Sidings are connected to a private branch line which offers direct access to the West Coast Main Line. In conjunction with the team, we have also found solutions for unresolved elements of the extant permission, which will enable cost effective delivery of the site infrastructure whilst maximising developable land.

All of the buildings employ ultra low carbon design to deliver very high efficiency, during construction and in use. This approach includes increased building fabric airtightness and improvement on U values with natural daylight and ventilation maximised to both office and warehouse space to minimise cooling and heating loads. Through careful site layout and intelligent building design, these modern buildings will have 11 per cent of the energy use and 16 per cent of the carbon dioxide emissions of a typical UK warehouse building.



Image of Prologis RFI DIRFT 2

STEPHEN GEORGE & PARTNERS LLP'S PORTFOLIOS



DESIGN: studioraspberry.com

Other portfolios (listed below) are available, conveying our areas of expertise in many sectors. Should you be interested in receiving hard copies of one or more of these, please contact any of our offices below.

London t: 0207 268 3956

Leicester t: 0116 247 0557

Leeds t: 0113 246 7969

Solihull t: 0121 224 8718

Or email us at: enquiries@stephengeorge.co.uk

Alternatively, visit our website and download an electronic version from the relevant section: www.stephengeorge.co.uk

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- **Industrial & Distribution Portfolio**
- London & South East Portfolio
- Masterplanning Portfolio
- Mixed-Use Portfolio
- Refurbishment Portfolio
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