



Gravity

A Smart Campus

Strategic Design Code

Fast-track to the future, naturally

thisisgravity.co.uk

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1.0 Introduction

Planning Context

'Gravity' * is a 616 acre enterprise zone in Sedgemoor, Somerset - at the heart of the South West, with an extant hybrid consent for a range of high value commercial uses. Gravity has an ambitious approach to sustainability and seeks to create a low carbon environment, aligned to the delivery of the UK Industrial Strategy and the Local Industrial Strategy, specifically in relation to the Grand Challenges of Clean Growth, AI, Data and the Future of Mobility.

The Strategic Design Code is intended to be a live document that adapts and evolves over time in line with an agile planning strategy that is responsive to market demand. It has been carefully developed to reflect the parameters of the hybrid consent, and has integrated the new ambitions and visions for the site to signal our intentions to the market and to create a framework to marshal foreign direct investment and other inward investment opportunities. It includes a summary of the long-term design objectives and principles of hard and soft landscaping for reference and application.

Purpose of the Strategic Design Code

The Code establishes the key spatial qualities and characteristics that will support the development of a cohesive and aspirational place whilst retaining flexibility for future development within the parameters of the consent.

The strategic guidance contained in this document ensures that quality of place is sustained throughout the lifetime of the development, providing a quality place where employees are proud to work and play and which protects and enhances investment value.

This document builds upon the design principles established within the adopted Puriton Energy Park Supplementary Planning Document (2012), as well as embracing cutting edge thinking in relation to mobility.

This document is intended to discharge Condition 29 of the hybrid consent that requires the approval of a Strategic Design Code before approval of the reserved matters for any phase or parcel of development. Thereafter each reserved matters application for any phase or parcel or any full application, shall describe how it responds to the approved Strategic Design Code.

* previously Huntspill Energy Park

2.0 Vision

A blueprint for a smarter, cleaner future - faster

To meet current and future challenges, the UK must focus on economic renewal and shift to a cleaner economy that embraces innovation: creating spaces that allow forward-thinking companies and local communities to thrive. We want to seize this transformation by enhancing the experiences for businesses by providing a smarter, more sustainable campus with a focus on creating an exceptional environment for workforce health and wellbeing. Gravity will be home to 4000 new jobs in resilient and growing sectors, creating employment in an emergent green economy.

Gravity will be a clean, smart campus where new businesses can grow and established giants can break the mould. Ideally located in the South West with a direct link to the M5 and accessible by rail, air and sea, the site will offer over 616 acres, with opportunities of up to millions of sq ft of scalable, flexible working space enabling high value job creation, apprenticeships and training opportunities.

There is no other UK site ready to be developed at such scale and speed, with everything in place for tomorrow's innovators to grow today.

With its national scale energy supply, renewable and low carbon on-site energy solutions, dark fibre, substantial on site water supply, smart mobility, excellent transport links, accessible talent pool and knowledge economy including four top-tier universities close by, Gravity provides occupiers with the ability to collaborate, co-design and transform businesses to be clean and fit for the future - faster.

Our mission is to be a beacon for clean and inclusive growth in the South West.

www.thisisgravity.com



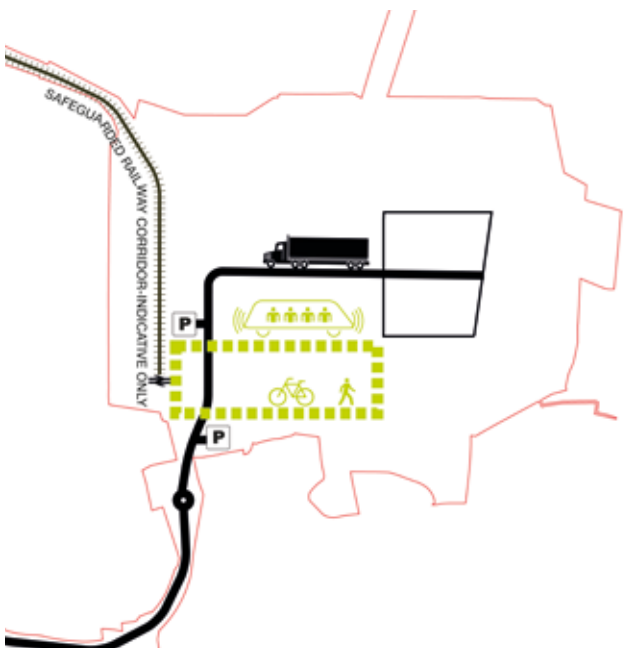
3.0 Masterplanning Principles

The following high level masterplanning principles underpin the masterplan framework and are central to delivering the Gravity vision.



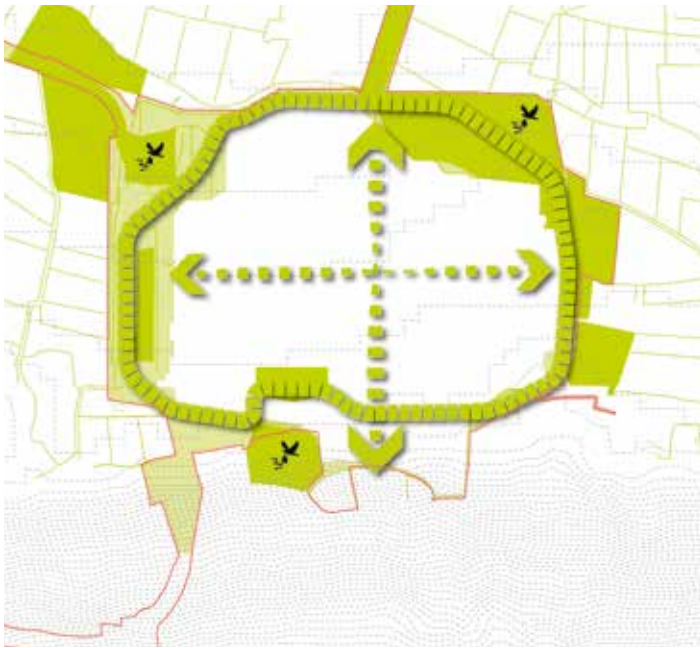
Principle 1: A Place for Clean Growth and Innovation

- Gravity will be a centre for Clean Growth with sustainable design and innovation at the heart of all aspects of the development.
- All phases of the development will have access to on-site energy solutions.



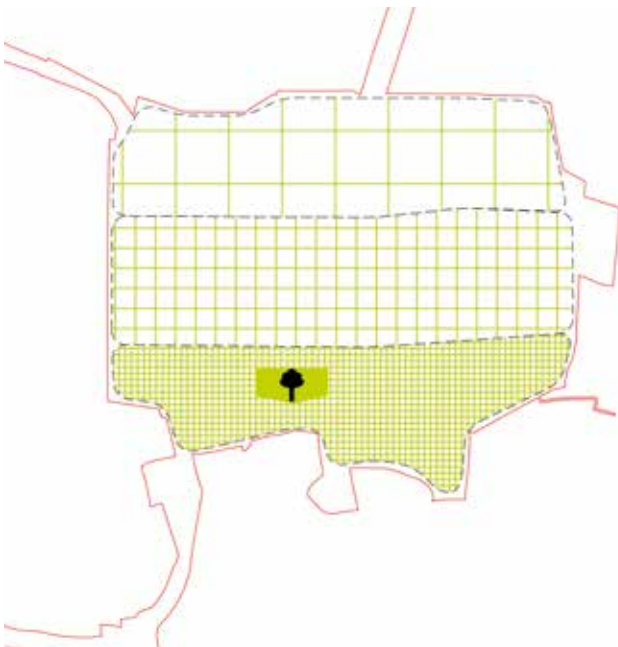
Principle 2: A Well-connected Place with an efficient Movement Network

- A highly connected place benefitting from strategic transport improvements supported by a comprehensive on-site mobility strategy.
- A clear movement hierarchy that supports intuitive wayfinding and creates a comfortable and safe environment for micromobility.
- Separation of freight access and smart mobility routes (e-bikes, scooters).
- A network of safe and attractive routes facilitates alternative access to all parts of the site and connects surrounding communities.
- Efficient servicing strategy, focusing public realm investment where it matters most.
- Accessible infrastructure and spaces to maximise inclusivity.



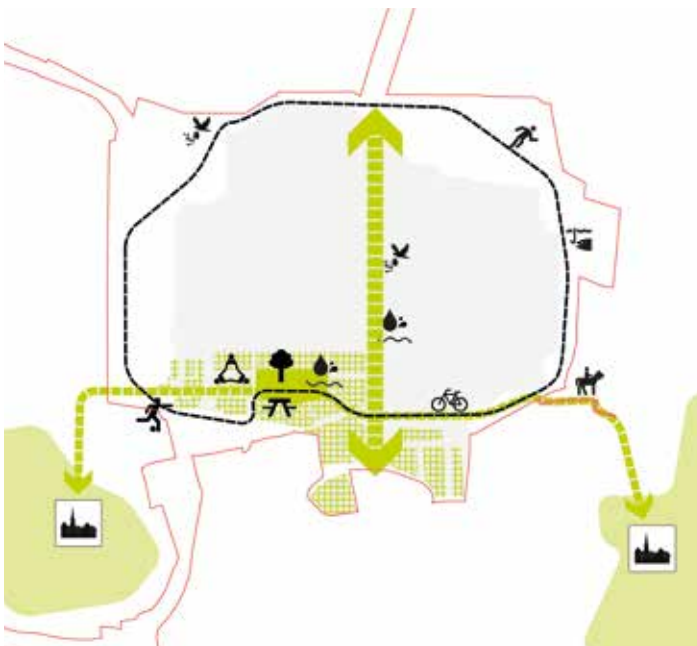
Principle 3: A Place Embedded in the Local Landscape and Ecology

- Gravity's striking setting in the expansive and tranquil local landscape, overlooked by the Polden Hills, is one of the key natural assets setting the development apart from other development sites
- The landscape framework combines the existing landscape constraints and required infrastructure elements with the proposed landscape character framework, creating a rich network of multi-functional landscape as a striking and robust green framework in which the built environment will be displayed.
- An inner and outer landscape circuit 'The Gravity Orbit' will allow people to enjoy the Gravity landscape and offer an attractive and intuitive way to get around the site.
- Existing key ecological assets will be conserved and integrated into the character areas and open spaces.



Principle 4: A Distinctive Place with Three Character Areas and a Park at its Heart

- Three distinct character areas informed by their landscape setting, land use and site-wide identity.
- Activity concentrated around an active spine between a public park and plaza near the site entrance.
- Built form and landscaping create enclosure, for a safe, overlooked public realm and a visually pleasing environment.















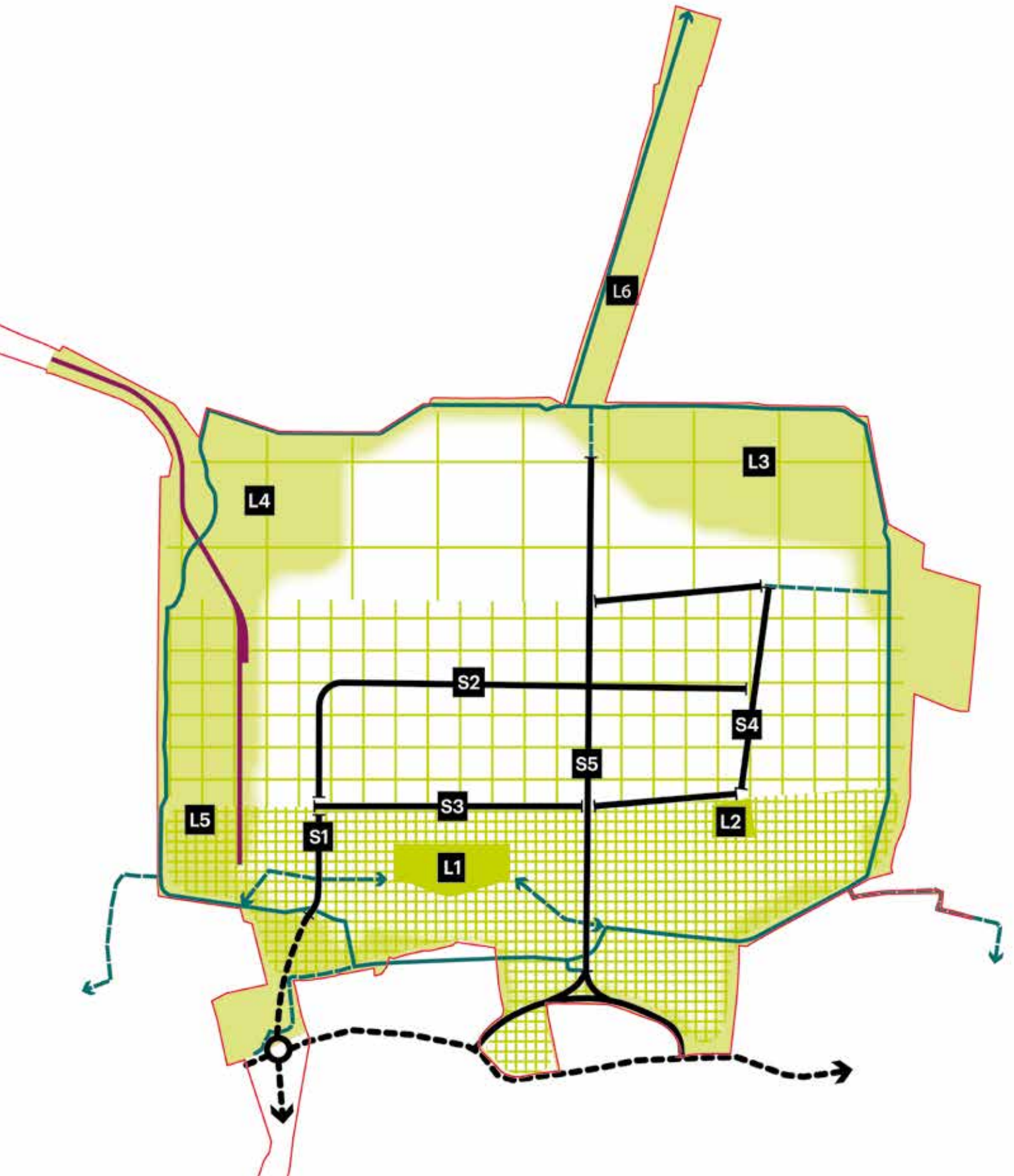
Principle 5: A Flexible and Adaptable Place for Work, Leisure and Community

- Accommodate a diverse range of flexible employment floorspace within a strong landscape-led framework that maintains legibility and place identity whilst optimising the flexibility to respond to market opportunities.
- Optimising density and B1/B2 frontage around Gravity Park to create a cohesive place, concentrate people activity and public realm investment.
- Providing a range of support services, community, recreational and leisure uses.
- A positive relationship with the existing community.

4.0 Placemaking Framework

The Placemaking Framework is a composite plan that establishes the key sitewide spatial elements and relationships. The code references shown on the plan relate to the table below.

Legend		Reference	Landscape and Spaces Codes		
Red line boundary			Gravity Park	L1	p23
Street Codes			Woodland glades	L2	p24
Approach St		p15	Meadow	L3	p25
Freight Route		p16	Woodland	L4	p26
Gravity Walk		p17	Puriton Point	L5	p27
Horse Chestnut Avenue		p18	Reed beds	L6	p28
Long Drauve		p19	Gravity Orbit		
Character Area Codes			Key pedestrian/cycle connections		
C1 Gravity Park		p32	Safeguarded railway corridor- Subject to necessary consents		
C2 Gravity Central		p34			
C3 Huntspill View		p36			



Note-all street and route alignments shown on plan are indicative and will be confirmed at Reserved Matters Stage.

5. Strategic Codes and Principles

5.1 Clean growth

Clean growth is at the heart of the Gravity development. As a site that embodies the spirit of innovation, each phase of the development will embrace and contribute towards the site-wide integration of smart infrastructure.

Energy principles

- Creating an energy offer that is attractive to inward investors in a competitive environment.
- Energy demands **should** be minimised through increased building fabric efficiency.
- All plots **should** be connected to a low carbon grid that balances on-site heating and cooling demands.
- PV panels **should** be integrated into the building design from the outset to prevent ad-hoc placement.
- Opportunities for pilot projects showcasing a range of renewable energy sources **will** be encouraged.
- Collaboration with occupiers and energy providers **will** be vital to shape workable solutions to meet business needs, including transition steps and taking account of technology changes.



Natural ventilation modules allied with an angled building overhang to mitigate impact of summer solar gain, Exeter Science Park.

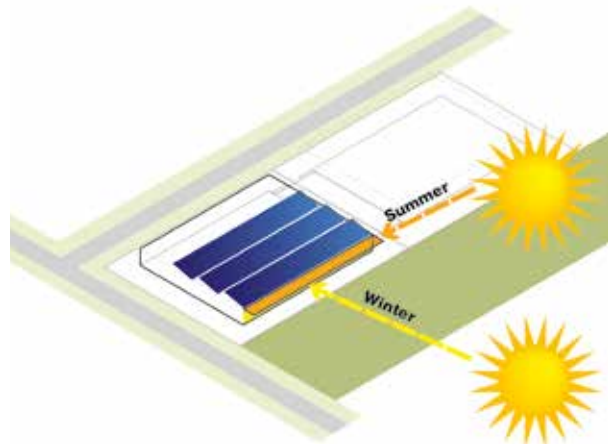
Building principles

- Co-design of building and spaces to meet specific business/ workforce needs.
- Active Building principles **should** be considered where feasible, so opportunities for surpluses in energy are maximised and buildings harness adaptive technologies to provide optimal working environments.
- Material selection **should** consider factors such as local sourcing, recycled content, and embodied carbon.
- The design of buildings in combination with materials selection **must** consider maintenance and future replacement life cycles.
- The design of built form **should** minimise light pollution as far as practicable, particularly for facades facing sensitive Local Wildlife Sites.



Permeable surfaces/edging creates attractive opportunities for infiltration.

- Cooling **should** only be provided where specific requirements exist.
- Building **should** be oriented to maximise natural lighting and optimise solar gain.
- Buildings **should** be designed for passive operation with a preference for natural ventilation.
- Building design should consider orientation.
 - West and east facing facades should make use of a mix of solar control glazing and shutter systems to reduce overheating potential.
 - South facing facades will be designed to maximise winter thermal gains whilst minimising summer overheating using solar control measures.
- Roof space not used by plant **should** be optimised through PVs/ rainwater storage tanks.
- Opportunities for increasing the ecological value of roofscapes and walls/vertical structures **should** be considered.



PV and solar gain principles.

Water principles

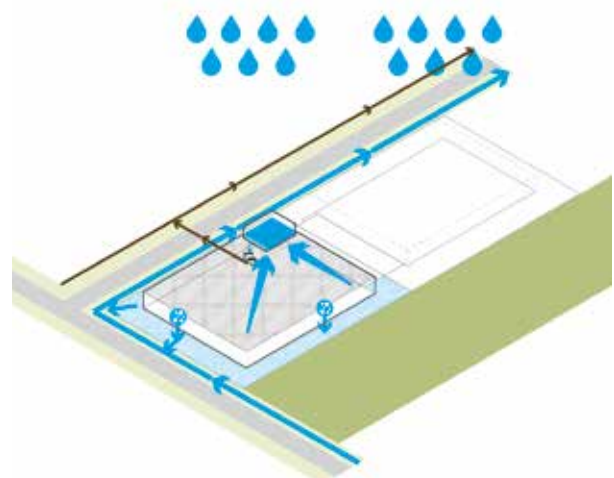
- Rainwater and greywater **should** be harvested from hard surfaces and reused as far as practicable, including for flushing.
- Water for irrigation **should** be sourced from rainwater or greywater systems.
- Water and greywater **must** be metered for all buildings, via smart meters, allowing occupants to monitor and observe water consumption.
- Foul water to be treated and purified on-site.
- SuDS in the form of planted linear rhynes **will** form an integral part of the street scene.
- Permeable paving and landscape to be used around the building curtilage to assist with infiltration.



Vine planting within a simple mesh structure creates a cost effective green wall effect.

Waste principles

- Intelligent design and construction, including Modern Methods of Construction (MMC) **should** ensure waste minimisation, and wherever possible the reuse of materials within the site resulting in material usage optimisation.
- Sustainable procurement planning (SPP) **should** focus on the use of materials containing low embodied carbon content.
- The campus waste strategy **should** ensure that coordinated operational waste infrastructure and systems will support and facilitate positive behaviour, enabling material separation and recycling throughout the development. This will be delivered within the Campus Management Strategy.
- Resultant waste streams **should** be managed in order that maximum value can be recovered from them.



Water capture, use and conveyance principles.

5.2 Health and Wellbeing

Gravity is committed to achieving better physical, mental health and wellbeing outcomes through placemaking.

- New trends are beginning to emerge in the wake of pandemics that differs drastically from the traditional mono-use business park model. People are no longer willing to work in uninspiring environments that do not cater towards their needs and many companies are feeling the effects of inflexible office layouts and inadequate infrastructure.
- Quality of place and integration of flexible working practices **will** be key priorities in the locational decisions of workers and companies. Well designed places help to reduce stress, reduce the need to travel, and increase productivity by creating conditions and opportunities for people to flourish.
- Gravity is continuing to liaise with relevant stakeholders and organisations to contribute to and promote a wider, region-wide lifestyle and wellbeing offer.

Connection to nature

- The creation and enhancement of natural spaces **will** allow for opportunities to experience the unfolding of natural processes and help reduce anxiety.
- An authentic landscape based on the underlying site characteristics of water, linear landscape features and big skies **will** form a strong framework for the site.
- Spaces **will** deliver safety and enclosure without reducing opportunities for mystery/ intrigue.
- Provision of public art at key points **will** heighten the senses, allowing for direct interaction as well as self-reflection.
- Controlled access/routes free from private vehicles **will** help to create a sense of cohesion and tranquillity throughout the campus.
- Creative solutions to mitigating the impact of the local microclimate through building overhangs, shelters and landform **should** be considered in the detailed design.



Work pods within landscape, allowing a change of scenery.



Contemplative spaces.



Contextual public art and sculptural buildings.

- The built form **should** respond to the needs of people, including maximising views onto nature from office spaces and reducing office plan depth as much as possible to bring natural light into working spaces.

Human flourishing and autonomy

- the promotion of sociable spaces comprising clustering seating and sheltered spaces/ discrete buildings in the landscape, as well as shared yards between buildings **will** help to foster a shared sense of belonging and ownership.
- An all encompassing Digital Strategy **will** address ways to facilitate flexible working practices, including utilising dark fibre and comprehensive wireless coverage throughout the site to encourage impromptu outdoor working.
- The provision of convenient on-site social infrastructure geared towards the needs of workers and family life **will** be implemented as the site progresses.

Active Leisure

- Opportunities **will** be sought to integrate leisure provision into the site in novel ways to attract a diverse working population.
- The Gravity Orbit and the Village Enhancement Scheme **will** be delivered early on as an important and inclusive community resource.
- On-site cycle hire **will** strengthen the site's position as an important leisure node within Sedgemoor.



Inclusive recreational routes.



Offices that enjoy a close connection to the landscape.



A novel leisure based use built into the urban fabric.

5.3 Mobility

Gravity will embrace the latest thinking in mobility solutions; allowing smarter and people focused movement through the site while creating flexible and efficient plots.

Reducing car trips

- In order to reduce private car trips to the site, a two pronged strategy will be developed which considers the interface between Gravity as a Place (on-site solutions) and the wider transport network (offsite solutions) provided for in the section 106 agreement.

Buses/public transport

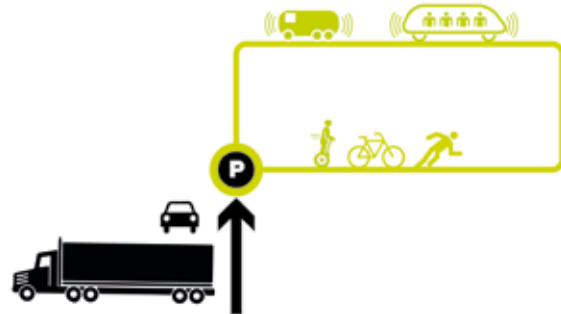
- External bus routes to enter the site via the new link road.
- Streets have been developed as a flexible grid to allow for scalable mass mobility solutions within the site.
- In the early phases, an electric/alternative fuel bus loop **will** distribute people around the site in an expedient manner.
- It is anticipated that as the site technology develops, provision will be made for autonomous people moving vehicles using Demand Responsive Transport (DRT).

Micromobility

- Implementing micromobility solutions for people and goods through the site will reduce the burden of private cars and HGV/ LGV movement.
- Where a goods hub is provided on site, this **should** be used by all tenants where practicable.
- Provisions for the use of scooters and e-bikes will be built into the scheme from an early stage.

Pedestrian movement

- All streets **must** have a minimum of a dedicated footway to promote pedestrian movement.
- Pedestrian connections from Puriton and Woolavington to be designed for inclusivity.
- Mobility on site will be impacted positively by adoption of the design



Micromobility concept- capturing vehicles at the entrance.



E-bike hire.



Electric Scooter.

principles around waste and resource management. Reducing waste will reduce service movements and a co-ordinated management process throughout the development efficiencies will also be realised, reducing any conflict between servicing requirements and pedestrian and cycle requirements.

Parking principles

- Opportunities will be sought to develop consolidated parking hubs to make efficient use of land and reduce the visual impact of parking.
- On-plot parking to be minimised and where utilised **must** be sensitively built into the development and **must not** be prominent from the street.
- EV charging points will be integrated into parking areas and/or bespoke commercial facilities.

Consolidated parking hubs

- Consolidated parking hub(s), where implemented, **must** be located in close proximity to micromobility solutions, such as e-bike hire, to maximise convenience.
- Hubs **should** be located close to the site entrance to capture the maximum amount of traffic.

Rail and freight

- Reinstatement of rail for passengers and freight is currently being explored in conjunction with Network Rail.



People mover example.



Integrated EV charging points.



Potential station arrival.



Decked and screened parking areas provide an efficient and attractive means of housing car parking.

5.4 Streets

The streets within the Gravity campus will be carefully designed to provide an inspirational and inclusive experience for all visitors

A comfortable microclimate

- Trees and shelter structures along streets **will** help to mitigate western and south-western prevailing winds.
- Tree planting **must** help to provide an attractive all year round environment.
- Building overhangs at building entrances **will** provide other opportunities for shelter.

Social streets

- Break out areas to increase opportunities for interaction **should** be located at regular intervals and at key junctions along primary streets.
- Sufficient space should be provided for bike docking points and these should be coordinated with facilities.

Slow speeds

- The design of all junctions **should** comply with the design principles set out in the Manual for Streets 2 (CHIT 2010), including visibility splay standards.
- All primary streets **must** be designed to a maximum speed of 20 mph.
- Tight junctions with short corner radii (3-6m) **should** be used to create a safer environment for pedestrians and cyclists wherever possible.
- A change in carriageway material/surface finish will prioritise pedestrian and cyclists at key intersections.
- Streets **must** be designed for everyone, including wheelchair and visually impaired users, including tactile paving at crossing points.

Rhynes

- SUDs features in the form of planted rhynes **should** play an important part in the functionality and aesthetics of the streetscene.



Characterful streets with canopy protection.



Pop up uses at key points.



Sheltered bicycle storage.



Linear suds features are an important on-site characteristic.

S1: Approach Street

Purpose and function:

- Primary vehicular entrance to the development via the newly constructed link road.
- A green and attractive street that handles a high degree of traffic.

Treatment at junctions:

- Change in carriageway material/ surface finish at key junctions.

Indicative street section:

- Dimensions are approximate.

Planting Character:



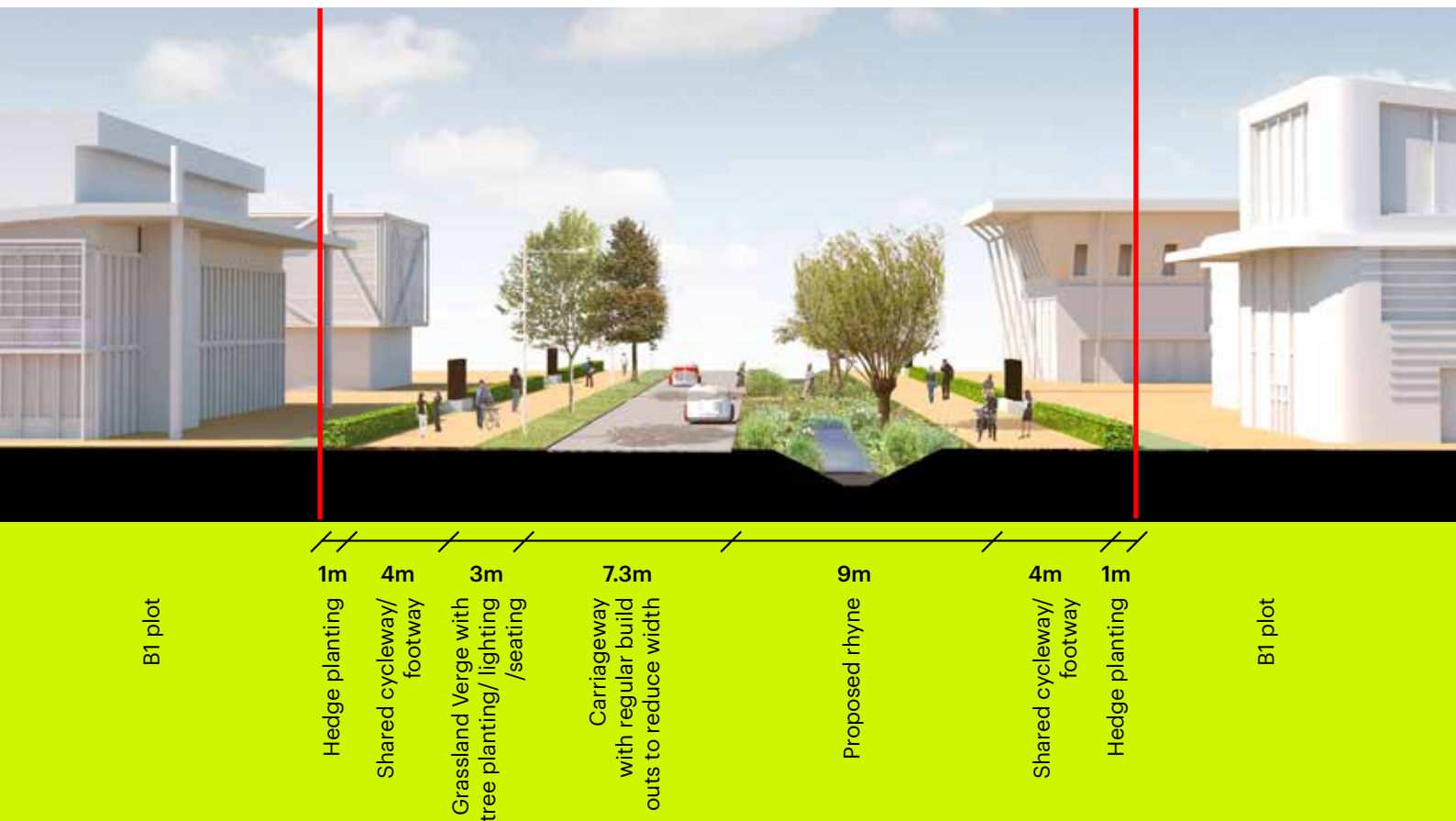
Formal avenues of trees



Bold, simple planting and grasses



Water loving tree species such as willows and alder



S2: Freight Route

Purpose and function:

- This street is designed for areas of B8/ B2 use where screening planting is an important characteristic. Footfall is lower along these streets and one footway/ cycleway is provided along one side of the street only with crossing points.

Treatment at junctions:

- Change in carriageway material/ surface finish at key junctions.

Indicative street section:

- Dimensions are approximate.

Planting Character:



Natural character, irregular groups and spacing



Grasses, shrubs woodland understory



Marginal planting, grasses, herbaceous



S3: Gravity Walk (Mobility Street)

Purpose and function:

- Primary entrance to the development via the newly constructed link road.
- A green and attractive street that handles a high degree of traffic.

Treatment at junctions:

- Optional change in carriageway material/ surface finish at key junctions.

Indicative street section:

- Dimensions are approximate.

Planting Character:



Pioneering tree species such as birch, informal spacing and multistem



Meadow interwoven with bulbs, grasses, herbaceous shrubs



Water loving tree species such as willows and alder



S4: Horse Chestnut Avenue

Purpose and function:

- This street will retain the existing avenue alignment, including existing trees where possible.
- An informal track provided through the avenue, with a formal shared footway/ cycleway positioned along the B2 edge.

Treatment at junctions:

- Optional change in carriageway material/ surface finish at key junctions.

Indicative street section:

- Dimensions are approximate.

Planting Character:



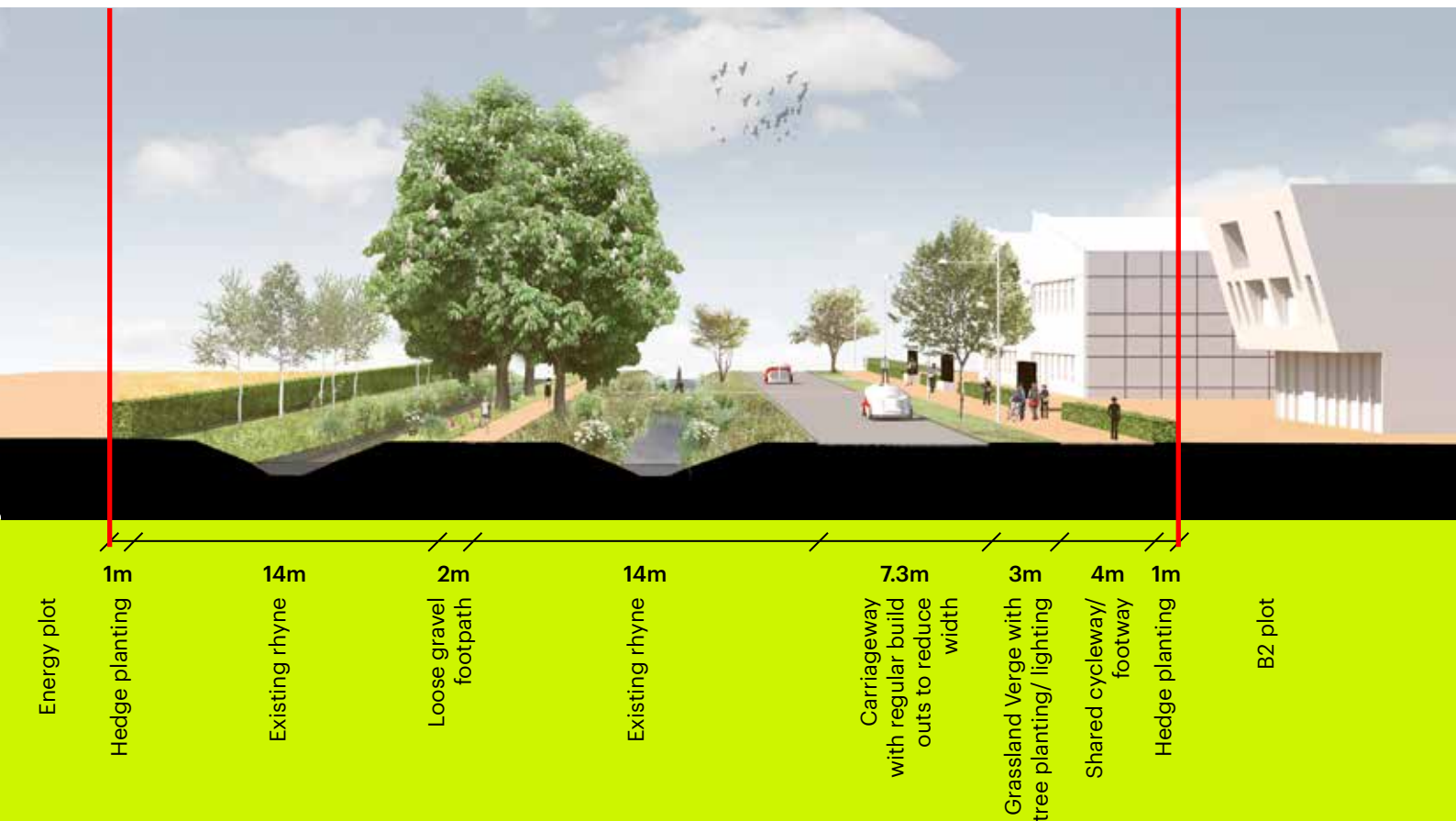
Formal avenues of trees



Bold, simple planting and grasses



Marginal planting, grasses, herbaceous



S5: Long Drauve

Purpose and function:

- An important connector through the heart of the development.
- Designed to house the majority of on-site attenuation, as well as providing crossing point opportunities for public art and seating.

Treatment at junctions:

- Optional change in carriageway material/ surface finish at key junctions.

Indicative street section:

- Dimensions are approximate.

Planting Character:



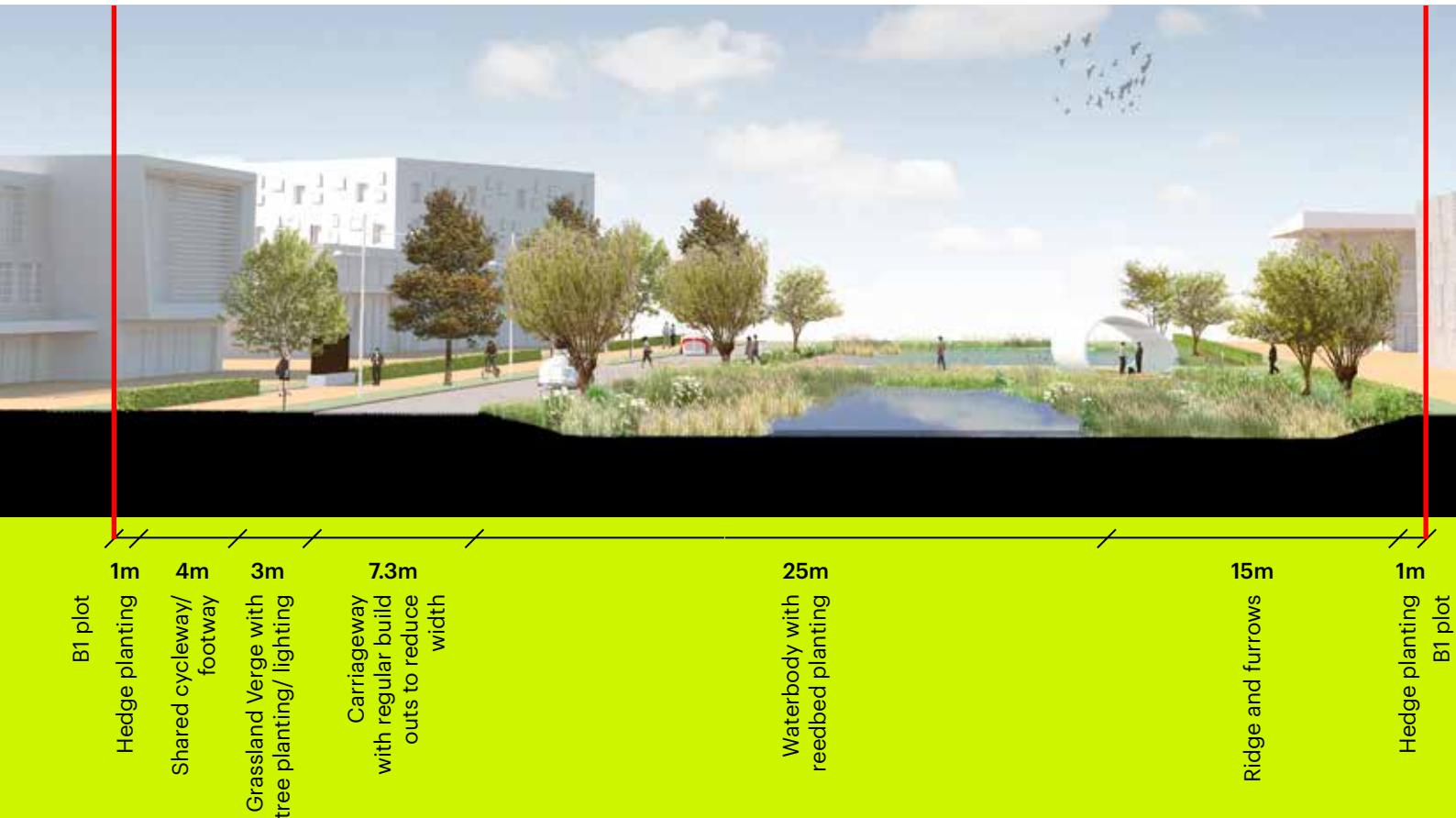
Formal avenues of trees



Bold, simple planting and grasses



Water loving tree species such as willows and alder



5.5 Landscape

Principles of Soft Landscaping

Street Trees, understory and groundcover planting will play a crucial role in meeting the design and ecological objectives for the development.

Tree planting palette

- A palette of different tree categories are set out for designers and those involved in the delivery of Gravity to select from. The intention is for proposals to respond to the specific conditions of character areas and the landscape spaces proposed.
- Continuity of tree species through street corridors is required.

Tree specification

- A variety of native and non-native species will be selected on the basis of resilience to urban environments and future climate

change; height and canopy spread at maturity; visual interest and enhancing biodiversity value.

- A mixture of tree species shall be used within the streets to provide variation and diversity.
- It is expected that street trees will be planted in the next appropriate season after an adjacent phase of built development has reached practical completion to avoid unnecessary damage to trees during construction. Should established street trees be damaged by construction related activity, the tree shall be replaced at the original specified size.
- Large specimen avenue street trees will be planted at a minimum of semi-mature with a minimum girth of 20-25cm a minimum

ST - Street trees

Statement Avenues S1/S4/S5



Formal avenues of trees

Street S3



A focus on Pioneering species such as birch, with informal spacing and multistem

Street S2



Natural character, irregular groups and spacing

WT - Woodland trees



Native tree mix, with high canopy, multistem and large shrubs

OT - Orchard trees



Local orchard species, including Pyrus on grid structure

RT - Rhynes trees



Water loving tree species such as willows, black poplar and alder

PT - Park trees



Specimens with seasonal interest and structure. Single stem or multistem

UT - Urban trees



Specimens with seasonal interest and structure suitable for hard spaces

Refer to the Strategic Design Code for individual Street Codes

clear stem height of 2.2m so large enough to be robust. The size at planting shall also be sufficient to avoid the need for added protection, such as the use of tree guards, which add clutter and maintenance.

- Individual street trees shall be planted at a girth of no less than 18-20cm.
- Advanced Nursery Stock trees will be required at prominent locations, vistas, corners, etc. to provide a sense of maturity and substance.

Soft planting palette

- A palette of different soft planting categories are set out for designers and those involved in the delivery of Gravity to select from. The intention is for proposals to respond to the specific conditions of

character areas and the landscape spaces proposed.

Soft planting specification

- All species will be carefully selected to ensure they do not compromise the ecological value of retained and newly created features such as rhynes, attenuation features, woodland and grassland. Invasive species will be avoided.

Plot Landscape Design

- All plot planting should consider the tree planting and soft planting palette and specifications principles.
- Proposals to respond to the specific conditions of character areas, building proposals and edge conditions.

SP - Street planting

Statement Avenues S1/S4/S5



Bold, simple planting and grasses

Street S3



Meadow interwoven with bulbs, grasses, herbaceous shrubs

Street S2



Grasses, shrubs woodland understory

L - Lawns



Amenity grass

M - Meadow



Species rich meadow grassland

WP - Woodland planting



Ground cover, shrubs, herbaceous and seasonal bulbs

HS - Herbaceous/Shrub



Seasonal interest

SuP - SuDS planting



Marginal planting, grasses, herbaceous

HP - Hedge planting



Formal single species and mixed native

Principles of Hard Landscaping

Carriageway principles

- Carriageway materials to be robust and simple.
- A family of high quality kerbs to be selected at Reserved Matters Stage to ensure consistency.

Footways and cycleways principles

- Key public spaces to have the highest specification of materials to express their importance.
- Products using recycled materials and local and/ or UK provenance to be preferred.
- Tactile surfaces shall be designed and coordinated using materials and finishes that match adjacent paved surfaces.
- Permeable paving to be used wherever possible.

Lighting principles

- Accent/feature lighting to be used in key public and parkland spaces.
- To be fully coordinated with tree planting, visibility splays and common services trench.
- Lighting to balance security and ecological considerations, with low level, directional lighting implemented along ecological corridors to reduce light pollution.

Furniture principles

- One column to be chosen at Reserved Matters stage and applied to all Primary streets to ensure consistency.
- An elegant and simple suite of furniture to be developed at Reserved Matters Stage that is sympathetic to the development character.
- Bold feature seating/lighting located in key public spaces.
- Litter bins should be grouped or aligned with other external furniture to ensure that clutter is minimised.
- Bins should be located near to communal areas such as mobility stops and seating areas.
- Sheltered cycle parking to be distributed within the site and well overlooked.
- Way-marking should be clear, logical and user friendly.



High specification paving with feature seating in key areas, with Loose bound/hoggin surfaces for less trafficked routes.



Example suite of furniture that can help to reinforce branding.

L1: Gravity Park

Purpose and function

- An active urban park with a community focal point, a lake/ water feature and retained Cowslip Field Local Wildlife Site.

Characteristics

- Urban Park.
- Green / Blue Character.

Activities

- Waterside seating.
- Walking and cycling paths.
- Recreational lawn areas.
- Fitness and activity areas.
- Meeting place.
- Seating & Lounging.
- Outdoor meeting spaces (wifi/connectivity).
- Lunchtime.
- Pop up small events.

Ecological considerations

- Puriton Cowslip Field LWS is an ecologically important asset to be retained as a meadow within the park. The park should be carefully designed and managed to protect and enhance the calcareous grassland meadow.
- Access through the meadow with mown paths only. Recreational lawn areas should be provided outside of the LWS to prevent overuse of the meadows area.
- Retained Rhyne and existing trees.

Elements

- Water Body / Lake feature with decked area.
- Active Edges and spill out spaces facing the sun.
- Pockets of high-quality hard landscape.
- Street furniture – seating, cycle parking, bins, low level lighting.
- Boardwalks and bridges.
- Amenity Lawn.
- Meadow.
- Pockets of ornamental trees.
- Seasonal and specimen trees.
- Herbaceous, Grass and Shrub Planting.
- Marginal planting to water's edge.
- Connections to Gravity Orbit (permissive bridleway).



L2: Woodland Glades

Purpose and function

- A series of tranquil spaces defined by trees and a framework of hedgerows where workers can take a break and local residents can use as a local park.

Characteristics

- Existing young woodland with a mix of native species together with hybrid Poplar and Sycamore.

Activities

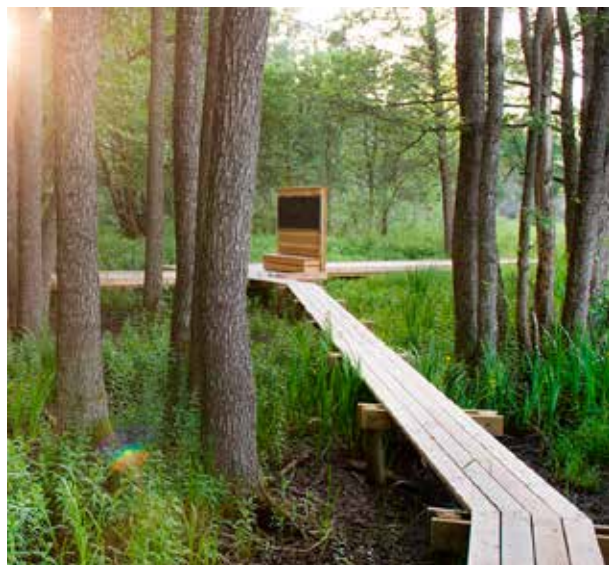
- Pedestrian and cycle routes linking north south.
- Gravity Orbit - Bridleway /Outer loop
- Tranquil areas defined by trees linked by pathways.
- Room like spaces creating social pockets and contemplative spaces with picnic tables, play elements, art, quiet reading spots.
- Dog walking loops.

Ecological considerations

- Access through the woodland provided by paths to safeguard ground flora.
- Maximising sheltered woodland edge habitat for wildlife, particularly bats.
- Increase natural light penetration to benefit the shrub layer and increase ground flora diversity.
- Provision of sheltered, dark foraging areas for bats.
- Retaining deadwood to increase opportunities for Invertebrates.

Elements

- Creation of glades and pockets of grassland.
- Existing Mature Trees and hedgerows retained and managed with retention of deadwood.
- Proposed tree planting including Black Poplar.
- Sustainable urban drainage.
- Existing rhynes.
- Retained historic pill box/bat barn features.
- Interpretation and signage.



L3: Meadow

Purpose and function

- An open landscape of existing meadow grassland with recreational paths.
- Close coordination between built form and landscape planting to ensure that key building elements are emphasised while secondary frontages are carefully screened.

Characteristics

- Natural Levels character.
- Open landscape.
- Summer pastures criss-crossed with a geometric pattern of rhynes.
- Long straight access droves and distinctive pollarded willows and black poplars.
- Native hedgerows of local provenance.
- Managed/farmed landscape.

Activities

- Interpretation and education.
- Gravity Orbit - Bridleway /Outer loop.
- Walking and cycling routes.
- Seating and picnic lawns.
- The existing lakes and Fishing Club retained.

Ecological considerations

- Enhancements to Puriton Rhynes & Ponds LWS habitats.
- Existing water, rhynes and open meadow.
- Conservation and enhancement of existing rhynes.
- Borrow Pit LWS.

Elements

- Mounded landscape features.
- Proposed tree planting.
- Meadow.
- Retained historic pill box/bat barn features.
- Reintroduction of Black Poplar.



L4: Woodlands

Purpose and function

- Established woodland, ponds and ecological park with recreational paths.

Characteristics

- Existing established deciduous woodland with mature Hybrid Poplar woodland stand and woodland glade area with ponds.

Activities

- Pockets of social spaces and interpretation.
- Gravity Orbit with bridge connection over rail line.
- Walking and cycling trails.
- Creation of an ecological park with a recreational destination with sensitively located and designed communal 'building' for meeting spaces for business', a location for workshops (e.g. willow weaving) education (e.g. learning about land management for biodiversity gain)
- Service area for mobility vehicles on remnant hard standing, existing track utilised for access.

Ecological considerations

- Puriton Meadows & Rail Spur LWS managed and enhanced.
- Hybrid poplars reaching maturity, managed clearance and replanting in conjunction with ecological management works.
- Newt mitigation and enhancement area
- Recently introduced ponds managed to encourage proportion of open water.

Elements

- Existing woodland retained, managed and enhanced with naturalistic woodland planting to increase diversity.
- Areas of linear pasture.
- Structural planting based on the character of the historic grain creating a series of rooms.
- Understorey planting enhancing biodiversity and visual interest.
- Woodland walks with interpretation and points of interest e.g Retained historic feature.



L5: Puriton Point

Purpose and function

- An undulating bund and retained Puriton Ash Ground LWS.

Characteristics

- Brown field site with poor substrates - Brick and dust, sensitive to nutrient enrichment from an ecological perspective.
- LWS Lichen growing on ash substrate.
- Meadow and windbreak planting on bund.

Activities

- Pedestrian and cycle paths.
- Viewing area.
- Pocket park.

Ecological considerations

- Puriton Ash Ground LWS designated due to its historic use as an ash tip that has developed a species rich flora and invertebrate complement including lichen. Area to retain and protect the LWS east of the proposed bund as per the OPA. The area requires management of scrub that has grown in size towards the south of the site.
- Retention of Existing Trees.

Elements

- Undulating Mounds with view point.
- Meadow Lawn and naturalistic planting.
- Proposed tree planting.
- Gravity Orbit and connection to Puriton.
- Use of plants to clean ditches / bioremediation.
- Some areas of open ground will be retained.
- Retained historic pill box feature.
- A statement Pyrus tree to be located in a prominent position to celebrate the historic function of Puriton as pear orchard.



L6: Reedbeds

Purpose and function

- A series of existing reedbeds with pedestrian connection to the Huntspill River.
- Water Management.

Characteristics

- Reedbeds created and managed as a filtration system to treat water from the site before it reaches the river.
- Linear north-south orientation.

Activities

- Pedestrian path connecting to Huntspill River.
- Potential to create destination at the river and a future connection to a destination at the Pumping Station along the river.
- An interpretation point could provide information on the nature conservation and the history of the artificial river that was dug in 1940 to provide water for the site.

Ecological considerations

- The reedbeds are within the Puriton Rhynes and Ponds LWS which is designated for its rhine network, ponds and reedbeds and connection to the Huntspill River designated as a National Nature Reserve (NNR).
- The reedbeds will form part of the site wide ecology and water management strategy. Enhancements will be carefully designed and managed to ensure an ecologically important habitat is delivered.

Elements

- Attenuation - The reedbeds have capacity available for attenuation, which may be required as part of a site-wide rainwater harvesting system and treatment of grey water. The reedbeds will need to be cleared/dredged to hold more attenuation water.
- An existing track on the western boundary of the reed beds offers an opportunity to create a pedestrian route to a destination at the rivers edge such as a viewing platform, seating area or bird hide.
- Appropriate safety measures/edge restraints/footpath setbacks to be developed to prevent likelihood of falls and trips into water.



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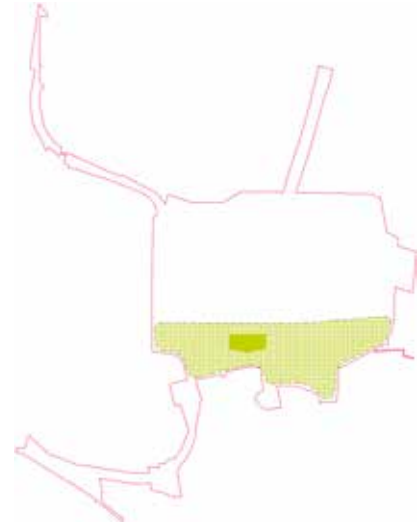
5.6 Character Areas

C1: Gravity Park

Gravity Park is the heart of the development: a vibrant, fine-grain and human-scale development designed to facilitate social activity and interaction.

Defining characteristics

- The most urban, animated and permeable part of the site, with buildings fronting onto and overlooking an attractive and high quality public realm.
- Centred on L1 Gravity Park, designed with the primary aim to encourage social activity and interaction.
- Development set within a high quality landscape setting that facilitates a social way of working and fosters a sense of well-being and belonging - a coming together of working, leisure and community.
- Visible and direct links into the Gravity Orbit and surrounding countryside, inviting the outside in.
- Fine grain network of streets and lanes to replicate activity of lively urban area.
- Ancillary facilities supporting the wider campus should be located in this area.



Anticipated building scale, rhythm and massing

- Creation of a diverse and permeable urban grain.
- Finest grain around Gravity Park and surrounding streets.
- Use of a variety of architects encouraged to create a diverse streetscape.
- Building position to create sequence of human-scale spaces and comfortable microclimate.

Key buildings / views

- Strategic streets and spaces terminated with key buildings, designed to draw the eye and provide an attractive and carefully designed focal point, establishing an architectural dialogue across the area.

Frontage / edge treatment

- Buildings front directly onto and animate the public realm.
- Coordinated setbacks.
- High quality and coordinated architectural treatment commensurate with the prominent location.

Key spaces

- L1, refer to Landscape Codes for more details.

Servicing principles

- Buildings will be serviced from within the block.

Colour, tone and texture

- The vibrant area can accommodate a rich variety of architecture with a unifying language achieved through a coordinated architectural language and restrained palette of materials and colours, building on the Gravity brand identity and site-wide signage strategy.
- Bold, naturalistic planting will soften and unify the character of the area and will form a foil to the architecture.



C2: Gravity Central

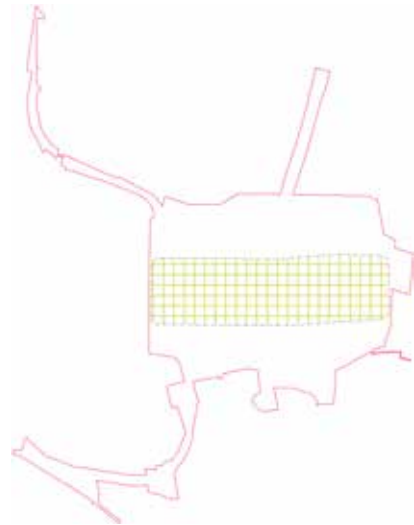
Gravity Central is the core larger unit employment area, comprising B8, B2 and energy uses in a strong landscape framework.

Defining characteristics

- A clearly structured, functional and efficiently laid out employment area with flexible plots held together by a strong public realm framework.
- Active building edges fronting onto the main movement network.
- Draws upon the character of the long linear streets, including the existing Horse Chestnut Avenue.

Anticipated building scale, rhythm and massing

- Flexible floorspace within a clear framework.
- Clarity of form, coordinated building lines offsets from street edge.
- Use of a variety of architects encouraged to create a diverse streetscape.
- Buildings positioned to create an engaging sequence of spaces.



- Use of street furniture and planting along streets to reduce perceived scale of landscape corridors.

Key buildings / views

- Strategic streets and terminated with key end/corner buildings that share a common architectural language.
- Views into landscape areas L7.

Frontage / edge treatment

- Entrances, office components and active frontages will be located along strategic streets.
- Where possible, plot boundaries will be defined by building lines. Where security fencing is required, this will be coordinated between plots to ensure a clean, cohesive appearance.
- Buildings will have a min 10m setback from the street to allow for a landscape edge treatment.
- Blank facades to be unified by landscape treatment.

Key spaces

- Area bounded to the east by the Fishing Lake.

Servicing principles

- Plots will be serviced via internal access streets off the main strategic network to keep main streets free.

Colour, tone and texture

- The area will be characterised by a coordinated architectural language and restraint palette of materials and colours, building on the Gravity brand identity and site-wide signage strategy.
- Bold, naturalistic planting will soften and unify the character of the area and will form a foil to the architecture.



C3: Huntspill View

Huntspill View is Gravity's engine - an area characterised by a series of large-scale buildings set within nature.

Defining characteristics

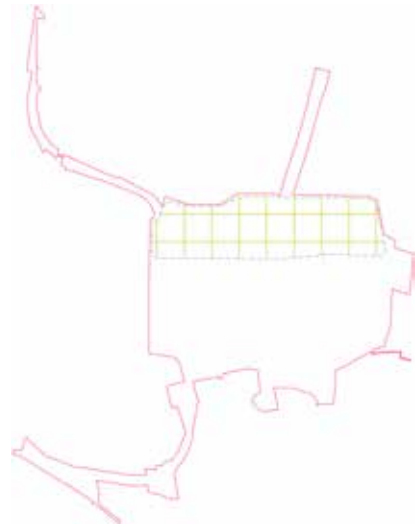
- Development defined by functional, sculptural object buildings set in a robust naturalistic landscape setting that connects the site with its surroundings.

Anticipated building scale, rhythm and massing

- Building uses determine scale, architectural language and massing.
- Clean building form and coordinated design approach to create a series of architecturally related sculptural object buildings.

Key buildings / views

- Unobstructed long range vistas to the north kept open.
- Views into landscape areas L3, L4 and L6, drawing the outside in.



Frontage / edge treatment

- Boundary design to be coordinated between plots to ensure a clean, cohesive appearance.
- Buildings will have a regular setback from the street to allow for a consistent landscape edge along strategic road corridors.
- Blank facades to be unified by landscape treatment.



Key spaces

- Area abuts landscape areas L3,L4 and L6. The landscape character of these will be drawn into the area through the public realm treatment.

Servicing principles

- Development will be serviced within the plots.

Colour, tone and texture

- The materials palette will be restrained, building on the Gravity brand identity and site-wide signage strategy.
- Opportunity for use of carefully selected, unique cladding material and/or accent colour to highlight sculptural form of buildings.
- Careful use of landscape and lighting to harmoniously display built form in the landscape.

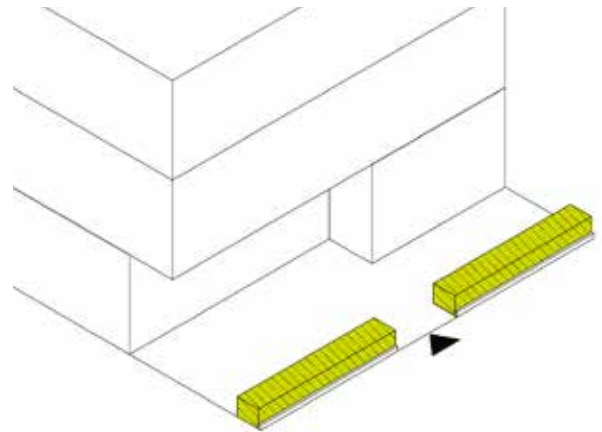


5.7 Boundaries

On-plot boundaries will play a crucial role in establishing a leafy, campus-like feel while giving a sense of consistency to the streets and plots.

Perimeter Boundary Treatment

- The perimeter boundary treatment should be carefully considered in relation to thresholds, views and sitewide security requirements.
- The use of dense native hedging and rhynes as natural barriers is preferred where possible.



Preferred visually open hedged boundary treatment along street.

On-plot fencing criteria

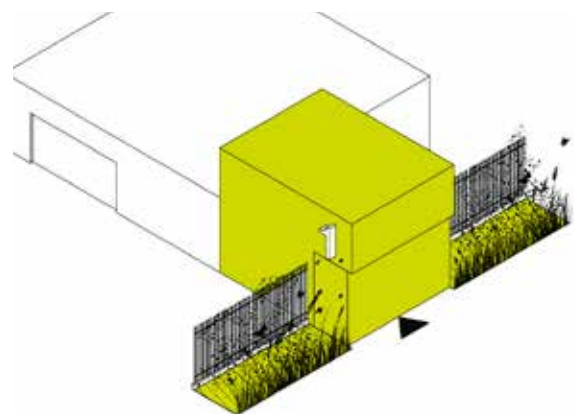
- The type will be determined on a plot by plot basis and developed in accordance with the requirements of the on-plot tenant.
- The preferred boundary treatment where possible is a simple low/medium height hedge or a planted rhyme.
- One type of fencing **should** be used along the entire plot boundary. If a different type is desirable for design or security reasons, attention **must** be paid to the interface between boundary types and any changes **must** be logically positioned to prevent a discordant appearance.
- Plot boundaries on both street sides **should** be coordinated to enhance the intended character of the street.
- The use of the building as the boundary to provide visual interest **should** be explored.



Building as a perimeter at key corners fronting streets/ park.

Palisade fencing

- The boundary solution **must** be proportionate to the actual security requirements, with palisade security fencing only used as a last resort.
- Where palisade security fencing is required, this **must** be combined with a minimum 2m landscape strip in front of the plot boundary. Planting should be selected based on the desired level of visual permeability and amount of maintenance to prevent unkempt planting.



Building entrance to break up monotonous fence line with 2m planting.

5.8 Plots

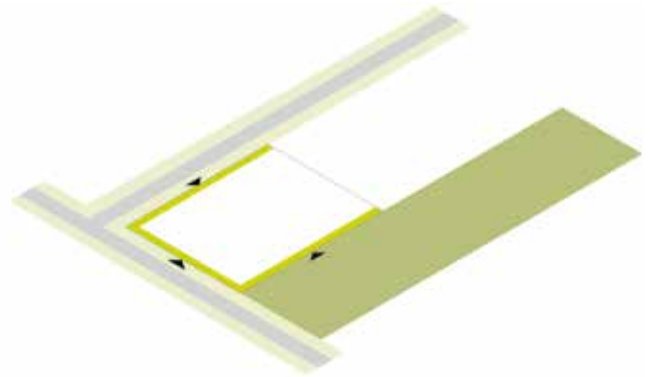
Gravity will provide a huge variety of building types and sizes brought together by a strong and characterful landscape framework. The purpose of this section is to provide some simple rules to guide the spatial form of the buildings without stifling innovation.

Frontages

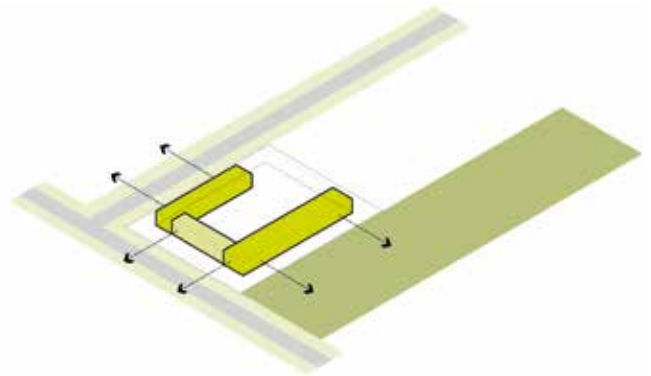
- Facades facing the park and street are to be regarded as primary frontage.
- Any office or outward facing components need to be positioned along the primary frontage.
- Front door entrances **must** be provided off the primary frontage.
- If required, access for loading areas **must** be located along secondary facades wherever possible with appropriate screening from the street.
- Where loading areas are required, shared spaces are preferred between plots to provide flexible space for loading and collaboration.

Building entrances and corners

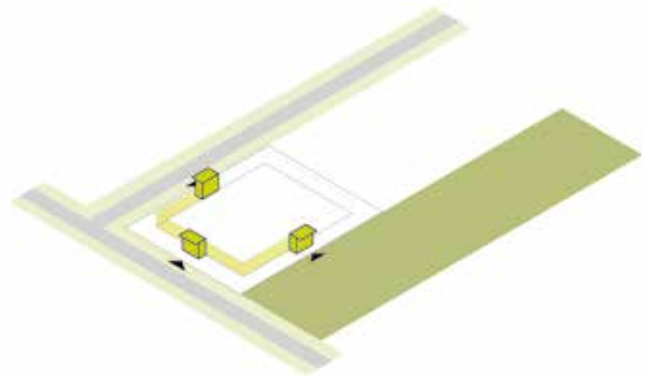
- Entrances **must** be emphasised in the building articulation through height or materiality, with canopies or an overhang provided alongside a high proportion of glazing to provide a welcoming and clear entrance.
- Blank facades facing streets and parks **must** be avoided.
- Blank facades **should** consider the use of finer grained patternation to provide long and short range visual interest where fenestration is not appropriate.
- Buildings should 'wrap' around corners in a deliberate way and expressed through height or materiality.



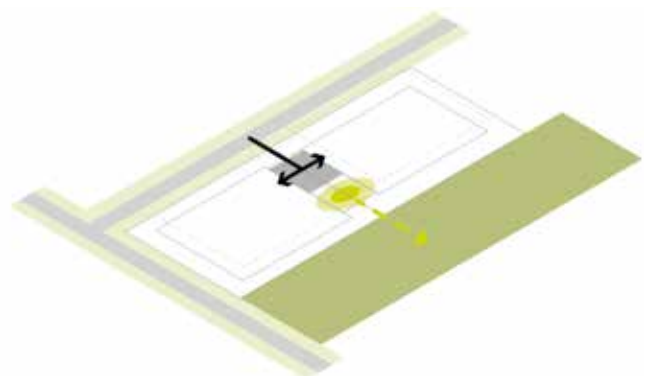
Primary frontage and front doors.



Suitable edges for office use.



Key corners/entrances.



Shared access yard with potential collaboration space.

Colour and articulation

- Supergraphics as a key branding device to add visual interest **should** be explored to enliven blank/semi blank facades.
- Bold accent colours to highlight repetitive building elements and express vertical and horizontal lines **should** be used.
- Contrasting use of colours **should** be used on larger units to visually break down building bulk and help recess certain elements.
- Use of recessive natural tones for building plinth and roof elements- white is not acceptable.



Materiality

- High performance, low carbon materials such as CLT are encouraged and where used **should** be prominently located.
- The use of off-site prefabrication **should** be fully embraced for quality, speed and sustainability factors.
- The highest quality materials **must** be located along the primary frontage.



Larger units

- Where possible, large buildings **should** be oriented with the short side facing the highest order street to reduce the visual building mass.



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