

MASTERPLAN

THIS HAS BEEN A LANDSCAPE-LED MASTERPLAN APPROACH WHICH SEEKS TO ENHANCE THE AMENITY OF THE SITE BY PROVIDING MORE PUBLIC ACCESS AND INCORPORATING PUBLIC RECREATIONAL SPACES.

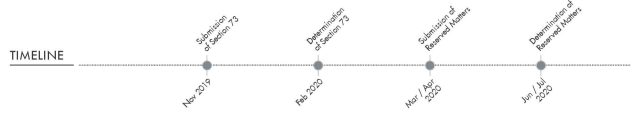
In 2017, Harrogate Spring Water obtained outline planning permission for the expansion of their existing bottling facility off Harlow Moor Road.

Further technical and viability studies have since been carried out, highlighting the

opportunity to effectively maximise the available footprint for development, whilst maintaining community space.

A revised Indicative masterplan and development parameters have been prepared that show how a larger building can be

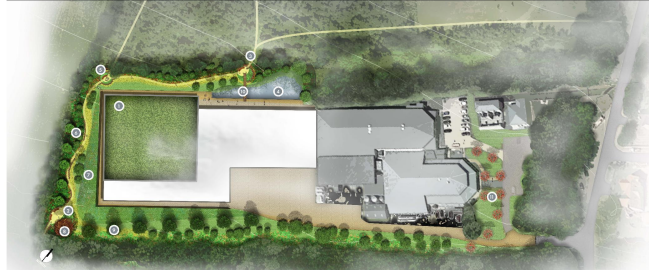
accommodated on the site, whilst also ensuring that the integrity of the original outline consent and the provision of stable community space to the South West can be retained.



INDICATIVE MASTERPLAN

The updated Indicative Masterplan proposes a protruding development form on its NW edge while the remaining NW edge falls in line with the existing building. During the detailed design stage glazed elevations and green walls will be considered on NW / SW elevations to provide connection / interaction with external spaces.

- ① Green roof
- ② Area planting (including trees, shrubs, grasses or ground covering through a permeable surface)
- ③ Permeable paving to allow water infiltration
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DEVELOPMENT PARAMETERS

