

## **THE CONCEPT**

The concept is to enhance and rejuvenate an unattractive commercial haulage yard within the village of Melton .

To create a sustainable mixed development on a brown field site adjoining an Area of Outstanding Natural Beauty which links to the open countryside and the banks of the river Deben.

Suffolk Coastal District Councils relocation to the adjoining Riduna Park in Melton has highlighted the demand for business space in this prime location and provided the commercial catalyst to facilitate this rare development opportunity .

The proposed development would deliver a mixture of houses , business units , community projects , and public open space built around a picturesque lake.

It would create a unique landscaped environment to stimulate business growth and generate employment whilst allowing the occupiers to enjoy the natural countryside and beautiful lake side location .

## **COMMERCIAL DEVELOPMENT**

The sustainable commercial buildings would be constructed to take advantage of the latest “green” initiatives benefiting the environment and the occupiers .

The designs are centred around efficiency to create workplaces with increased productivity due to healthier and happier occupants.

Individual, architecturally designed buildings would be carefully situated to ensure a high level of privacy whilst enjoying the benefits of being part of a secure, high-tech community.

The units would range from a fully serviced furnished business centre offering space ready for individuals to occupy through to a wide range of smaller commercial self contained units from 600 sq ft upwards.

There would be a mixture of complimentary retail leisure and community properties including a community farm, cafe, nursery and allotments .

This well tested model would allow new businesses to leave home and enter the commercial world with ease being able to quickly establish themselves and grow with the minimum of stress and without having to leave the location .

## **The Business Centre**

would offer a communal facility for occupiers from one person upwards, each having their own identity a fully fitted office and all the modern business facilities :

High Speed Internet , Board Room , Meeting Rooms , Cafe , Receptionist and Postal Collection .

## **Individual Units**

would be available in a range of sizes from 600 upwards to cater for a wide variety of businesses as they grow .

Modern working spaces with feature full height windows, individual kitchen and WC's , suspended ceilings , LED lighting , creating a light and airy environment for the occupiers with a feeling of space .

## **Terms**

**Business Centre Units** would be available on short licences to give immediate occupation , the rent would be fully inclusive of furniture , lighting , heating , insurance , and maintenance with a 14 day notice period .

**Stand Alone Units** would be on internal repairing and decorating “ flexi “ leases offering the occupiers a rolling 3 month break clause after the first 12 months .

Rents payable monthly with the tenants paying for their own metered services

The aim is to let the tenants occupy the property to get on with their businesses without having the worry and costs of looking after the property .

## **Flexibility**

By offering occupiers total flexibility it reduces the initial worry of entering the commercial world and stimulates start up businesses and growth as well as providing a quick solution for established businesses looking to move to the area .

New business joining the business centre would form part of an established community with access to a wide range of commercial services and expertise to guide and assist them.

Professional receptionists and staff would make the experience in the centre equivalent to having their own office without any of the set up costs .

As businesses grow they would be able to expand into multiple offices within the centre and then into stand alone units with the minimum of inconvenience and cost .

## **Facilities**

To compliment the business community there would be a discrete mix of retail units, cafe, creche, children's farm, allotments and other community facilities including a lake .

## **Outside**

The low density development of the site will allow extensive landscaping and open areas overlooking the community lake and larger public open space and facilitate the provision of extensive parking .

Linking everything together would be a network of paths and walkways allowing the businesses to flow together and outside in a rather unique way .

## **Parking**

The nature, layout and location of the estate would encourage people to cycle, walk and use public transport to come to work and the estate will be designed to accommodate the level of parking required for this type of development to function smoothly

In addition an overspill car parking area would be dedicated to the main line railway station to improve the existing facility .

## **HOUSING**

The proposal is for a careful mix of both social housing and financially affordable houses which would be created around a common green with lots of open areas and accessible parking .

The eco friendly designed houses would be smaller in scale to sit within the existing landscape and to provide one and two bedrooms dwellings suitable for first time buyers , and down sizing purchasers .

The access is proposed to be independent of the commercial development through the adjoining residential development .

There would be a few larger architecturally designed eco friendly timber framed houses in the north east corner of the site .

Opportunities for self build and assisted mortgage schemes would be considered subject to demand .

## **LAKE**

The creation of the lake would mitigate the high risk of flooding.

Excavating a natural flood lagoon and using material excavated from the lake to raise the surrounding ground to move the commercial development above the current flood risk zone.

The lake would provide an attractive feature to all of the businesses surrounding and a community facility for swimming sailing and other appropriate water activities .

This extensive feature would be open to the public offering walks and picnic areas linking to the open countryside the ANOB and the banks of the river Deben.

## **COMMUNITY PROJECTS**

Pit Stop - children community farm

Cafe - to form part of Pit Stop

Nursery

Playground areas

Allotments