

# Proposed Masterplan

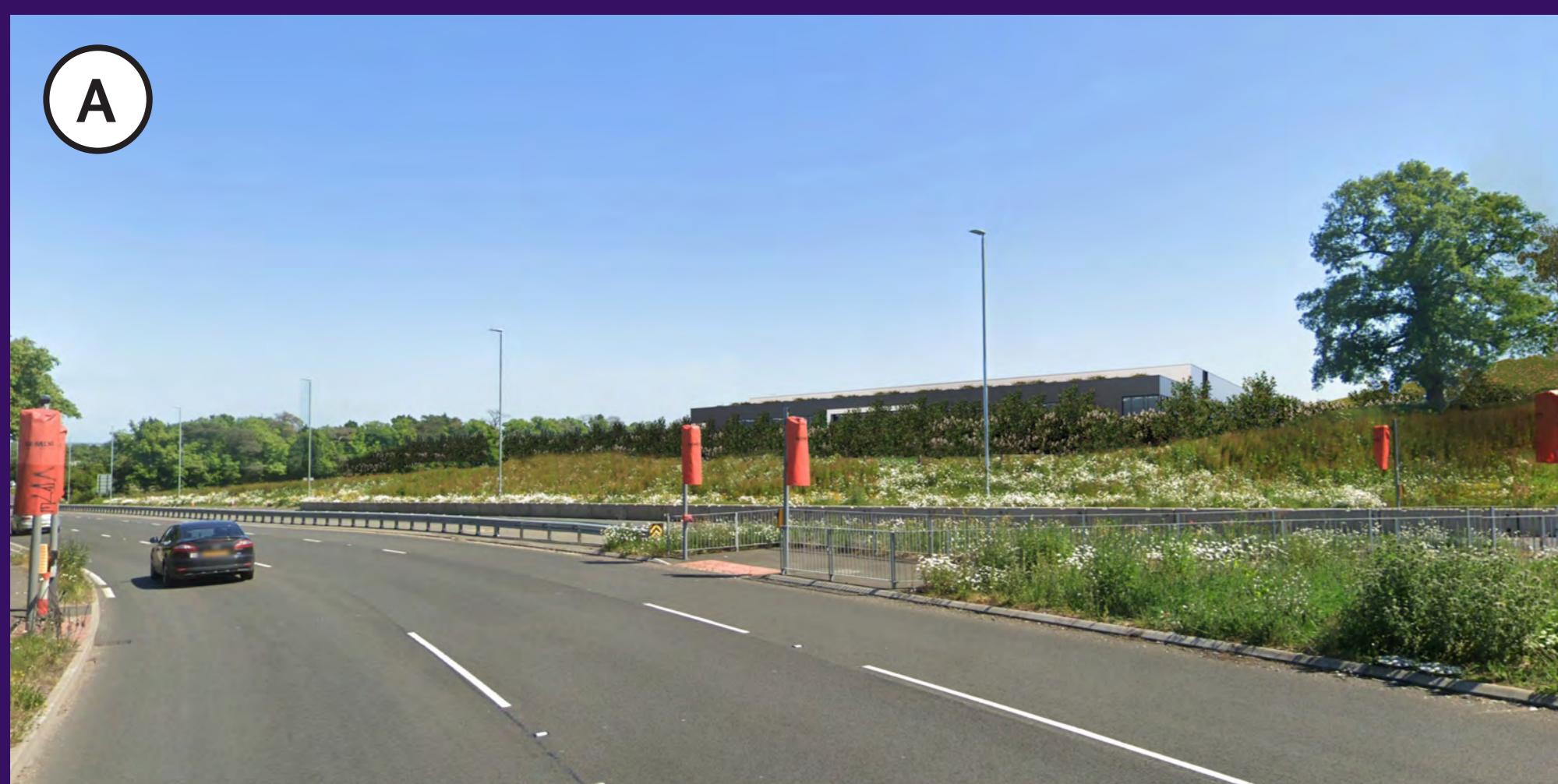
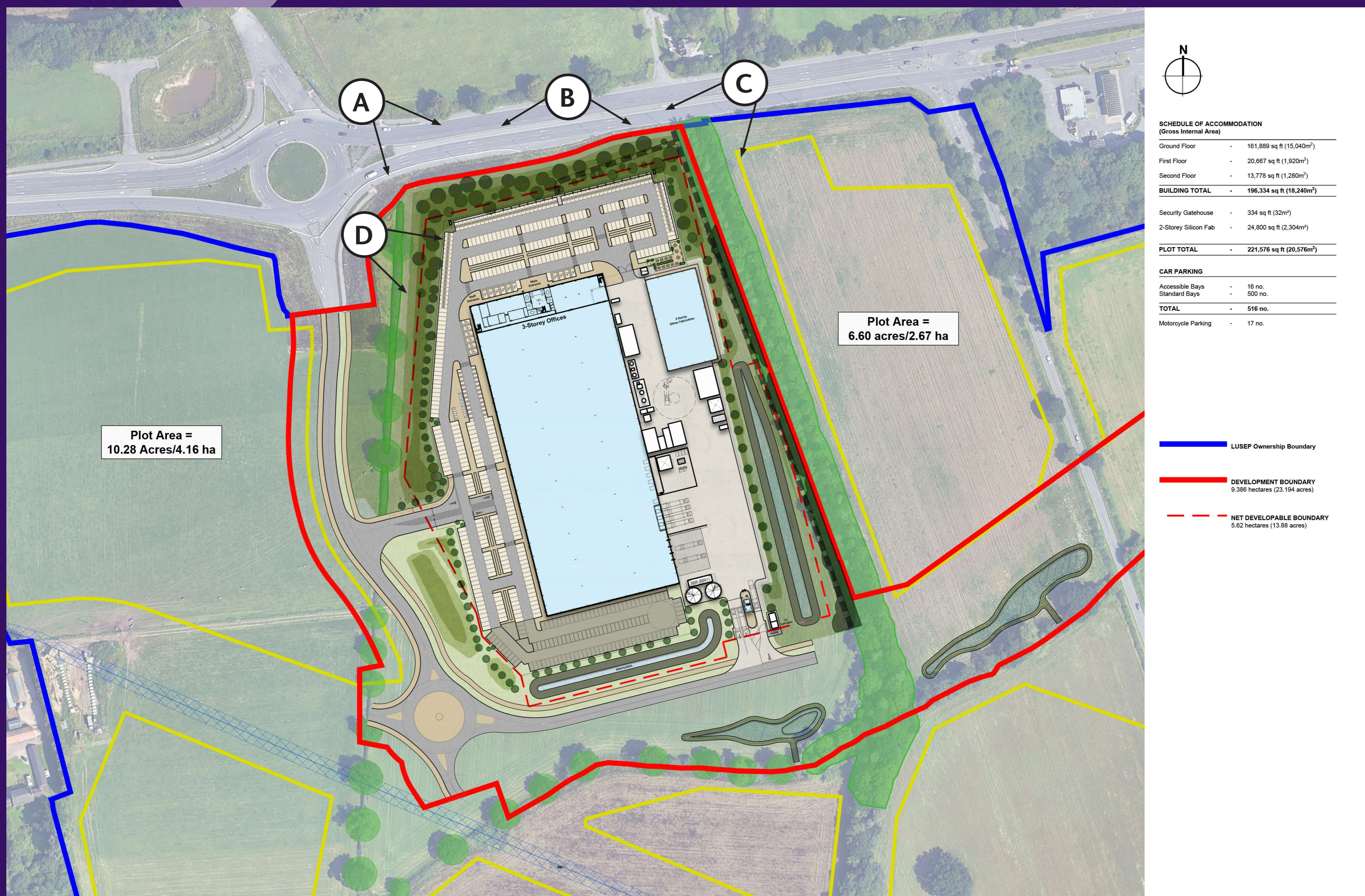


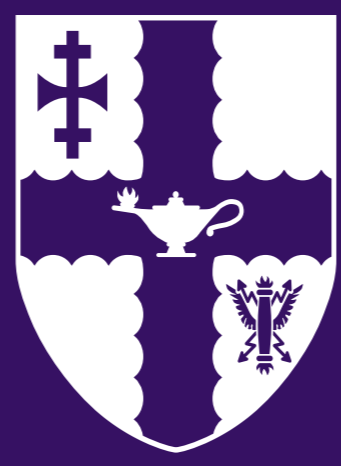
Draft Illustrative Masterplan

## Key Principles:

- LUSEP Phase 3 & 4 will provide space for a balanced mix of Office, Research and Development and Advanced Manufacturing uses. Educational facilities related to the above uses or departments within the University will also form part of the mix at LUSEP.
- Vehicular access to Phase 3 will be taken from the existing West Gate Entrance via an extension to Oakwood Drive. Phase 4 will be accessed via the new roundabout on the A512. Connections will be provided across Snells Nook Lane to maximise connectivity between the two phases.
- Creation of new pedestrian and cycle infrastructure, and connections with existing infrastructure to encourage walking and cycling for short distance trips and to provide access to public transport services for longer distance trips. The footpaths and cycleway network will provide direct connects between development parcels.
- Access into the site from several locations to improve accessibility and enable the surrounding communities to enjoy the new green spaces and wildlife.
- A significant proportion of the site will be set aside as green infrastructure (approximately 30.56 hectares or 43.8% excluding woodland areas). Existing trees and hedgerows will be retained wherever possible. New ponds and wetlands will be created as part of the sustainable drainage network.
- Sympathetic interrelationships between LUSEP and the historic landscape at Garendon Park.
- Parking will be provided through a mix of decked car parks located at strategic points within the development, on-plot surface parking and shared surface parking areas.
- Creation of a high quality public realm comprising series of squares and quadrangles incorporating tree planting, art sculptures and seating and enclosed by the surrounding buildings with ancillary uses such as deli's, cafés and restaurants spilling out into them.
- The Listed elements of Holywell Farm will be retained with new uses found for these historically valuable buildings.
- An ecological management plan (EMP) will ensure that biodiversity is fully integrated into the future development of the Science and Enterprise Park, identifying features of ecological interest and how they should be conserved and enhanced. The proposals will secure a minimum 10% biodiversity net gain across the site.
- The proposed development will retain existing areas of woodland and hedgerows and increase planting around its perimeter to help facilitate the creation of a development within a parkland setting. The proposal will also provide substantial amounts of open space, within various typologies.

# Druck Scheme - Plot 4.2





# Sustainability



## BREEAM Excellent

Stoford will utilise BREEAM as the main measure of sustainable construction. A BREEAM New Construction rating of 'Excellent' will be achieved. A BREEAM Pre-assessment has been undertaken, and is being utilised as a design tool to inform the specification of the proposed buildings.



## Embodied Carbon

The Whole Life Carbon (WLC) process will identify the main areas of embodied carbon and will allow the design team to evaluate alternative materials and sources of materials.

The LETI target of <750 kgCO2eq/m2 will be utilised to inform the choice of materials.

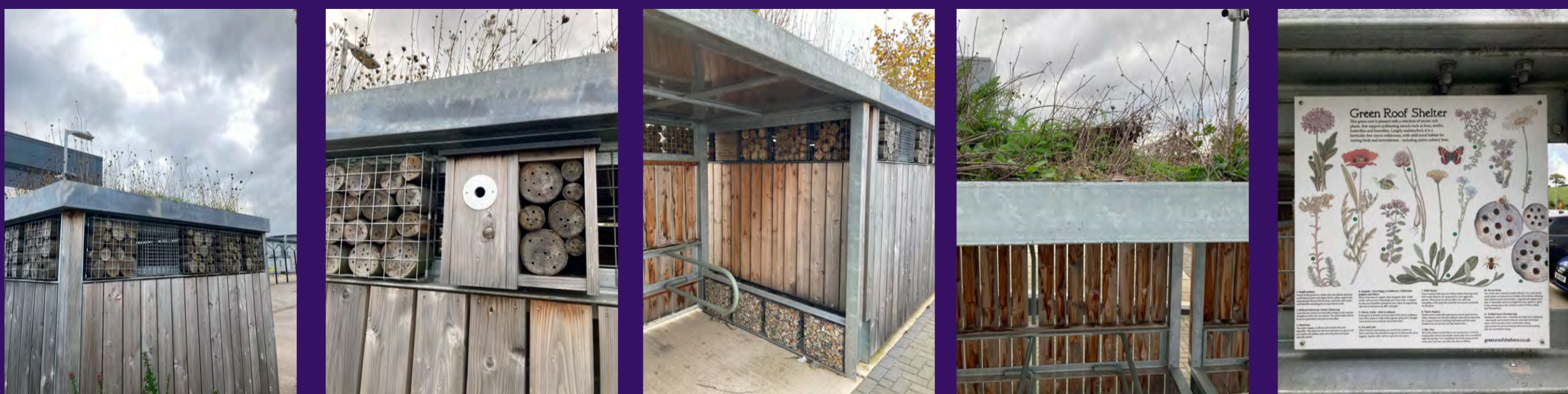
Materials will be sourced from manufacturers holding Environmental Product Declarations (EPDs) wherever possible. Materials with carbon offset credentials will be utilised where appropriate and the supply chains for materials and suppliers will be examined to see they are responsibly manufactured and supplied.



## Operational Carbon

No fossil fuels will be provided to or omitted from the building. All heating, cooling and hot water generation will utilise electricity. A Fabric First approach will be used to reduce the energy demand to a minimum through creation of an optimum thermally insulated envelope. The proposed development scheme does not have extensive areas of glazing and buildings do not significantly influence the solar gain.

Stoford target Net Zero Carbon in Operation for the fixed building services within the shell and core building. This is achieved by calculating the likely energy use per annum and installing photovoltaic panels on the roof of the building sufficient to generate the same amount of energy per annum. A battery store is incorporated into the design to store unused power for use another time and any excess is exported to the grid.



## Water Use

All Stoford projects of this nature incorporate rainwater harvesting to collect rainwater and recycle for non-potable water use.



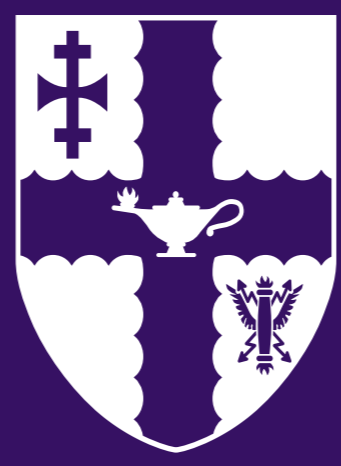
## Climate Change

Stoford commissioned a specific report into the ability to adapt the building for climate change. This has benefit to the designers and the results are incorporated into the Building User Guide on completion of the project to inform occupiers.



## Whole Life Carbon

Stoford will commission a Whole Life Carbon (WLC) exercise on the development. This will be taken in accordance with the RICS Professional Statement following BS EN 15978. WLC considers all embodied and operational carbon from production of raw materials through to disassembly and re-use of materials.



# About the occupier

Druck is a technology company and a global leader in the design and manufacture of high-performance, accurate, and stable pressure sensors and test and calibration equipment.

Established in Leicester in 1972, Druck has grown from a small business into an internationally recognised company with more than 850 employees across major manufacturing facilities in the UK and China, as well as engineering sites in the UK, China and India.

Specialising in developing pressure measurement solutions that provide customers with peace of mind in the toughest environments, Druck technology can be found in the world's deepest oceans, highest mountains and even in outer space. Druck technology is supporting the globe's most critical and urgent needs.

-  Enabling the semiconductor sector
-  Tackling climate change
-  Helping save lives in hospitals
-  Predicting the weather
-  Helping provide clean water
-  Enabling space exploration
-  Keeping people & economies moving across Aviation, Automotive, Marine, Rail



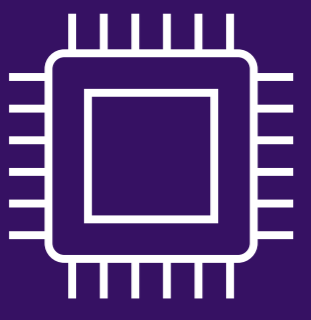
**~4,000**  
Customers served



**20+**  
Industries



**2** Manufacturing sites  
**3** Technology Centres  
**8** Service Centres



**400K**  
Sensors produced annually



**~850**  
Employees



**130**  
Channel Partners

For more information...



 Druck  
Video



 Druck  
Website



 Druck  
LinkedIn

# About the occupier

## Industry Leading Technology

- D** Druck's technology is centred around its advanced pressure measurement solutions, including the Trench Etched Resonant Pressure Sensor (TERPS) technology, which is globally accepted as the most accurate and stable pressure sensor on the market.
- D** Key to manufacturing Druck's pressure measurement technology is a state-of-the-art clean room facility equipped with advanced robotics for processing more than 300 versions of silicon.
- D** Embracing automation, Druck produces more than 400,000 sensors annually. Its pressure measurement technology provides advanced levels of accuracy, reliability and stability, enabling customers to enhance safety performance and drive efficiencies & productivity.
- D** Druck invests heavily in R&D and keeps ahead of its competition by developing ever more accurate and reliable pressure measurement technology.



## Druck People

Druck believes in its people.

It runs programs for 16+ apprentices, interns and graduates.

Druck offers a wide variety of training programs enabling colleagues to reach their potential.

Partnering with Loughborough University and Loughborough College Druck is enhancing opportunities for training and development.

Druck has a highly skilled workforce united in its goal to develop world class pressure measurement technology.

## Supporting the Local Economy

- D** Druck employs around 850 people globally and around 600 highly skilled employees at its current Groby facility.
- D** 50% of Druck suppliers are UK based, of which 30%+ supply components from the Midlands area.
- D** Druck has a strong track record of supporting its local community through donations, fundraising & volunteering.
- D** Druck provides employees with opportunities to learn CPR lifesaving skills, enhancing safety on-site and in our local communities.
- D** Employees are offered car share / cycle to work schemes.
- D** Druck has successfully reduced Scope 1 and Scope 2 emissions by 50%, some six years ahead of plan and are on track to meet net-zero by 2050.

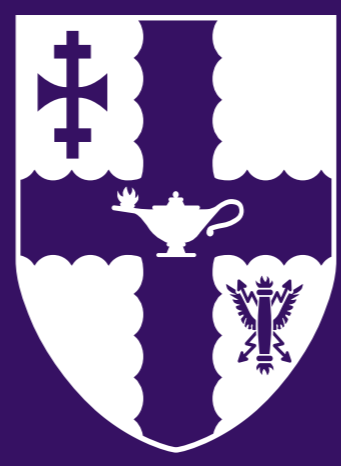
"We're excited by the prospect of growing our business, creating more value for our customers, and supporting the local economy by building a purpose-built facility in Loughborough.

Partnering with Loughborough University, a new Druck facility will bring jobs, expertise, wealth creation and help establish the town as a centre of excellence for technology manufacturing."

Gordon Docherty  
Druck Vice President

LOUGHBOROUGH  
UNIVERSITY  
SCIENCE &  
ENTERPRISE PARK

First Development  
Phase Consultation



Loughborough  
University

**STOFORD**



# About the developer

Stoford is one of the UK's leading property developers specialising in occupier led development and strategic land promotion within the main commercial sectors.

In 1996 a small group of Birmingham professionals saw a gap in the market to launch a pre-let commercial property development company with a difference. Their niche back then, as it is now, was to be a company that listened to occupier business needs, to tailor the requirements and to then develop buildings of substance. Stoford is privately owned, therefore all of its shareholders play an active role in the running of the company. This strengthens its commitment to building relationships with clients, for swift decisions and a high interest in the management of every project it is involved with.

Over the years the small company has grown organically with over 20 employees. Stoford create a seamless process throughout the whole development of each scheme and project. Its portfolio speaks for itself, and are proud to continuously secure industry awards year on year. The team has close working relationships with local planning authorities, regional development agencies, landowners and joint venture partners.

Enfield, London | Microsoft



Digbeth, Birmingham | BBC



Bournemouth | Curtiss-Wright



Northampton University | International Leather Centre



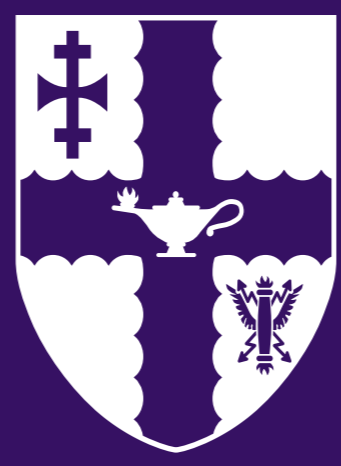
Halesowen | Sandvik



Coventry | Severn Trent Water



**STOFORD**



# Next Steps

- We will take on board advice received from the Council as well as feedback received from the public consultation event
- Revise the proposals if necessary
- Submit hybrid application (outline planning permission for wider LUSEP site and detailed planning permission for new Druck HQ) to Charnwood Borough Council.

## Please leave your feedback:

The views of the local community are important to us and the comments we receive will help us to develop our emerging proposals further. We would like to know your thoughts on any aspect of the proposals so that we can address these as we progress our plans. There are a number of ways to leave your feedback.

**Talk to someone here** - there are members of the team who will be happy to answer any questions you may have with regard to the proposals presented here.

**Fill in a questionnaire** - and leave it in the comments box or complete online via the website, these will be reviewed by the team and any concerns will be addressed or ideas incorporated into the design wherever possible.



**Send us an e-mail -**

[lusep-phases-3and4-publicconsultation@avisonyoung.com](mailto:lusep-phases-3and4-publicconsultation@avisonyoung.com)

**Visit our website -**

[www.avisonyoung.co.uk/loughborough-university-consultation](http://www.avisonyoung.co.uk/loughborough-university-consultation)