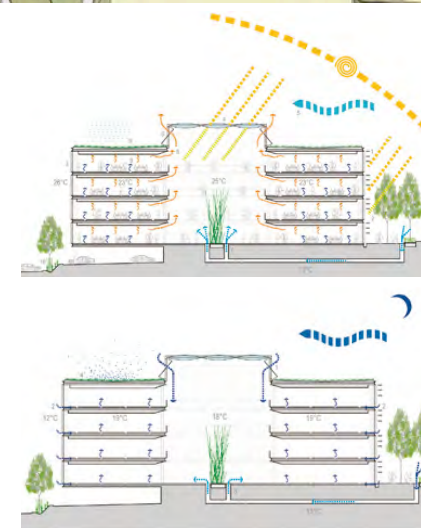


Welsh International Business Park, Cardiff

The Welsh International Business Park was the subject of an Outline Planning Application on a 100 acre site to the North West of Cardiff, at junction 33 of the M4 motorway. The proposals included around one million square feet of campus style business space within a parkland setting, including a Hotel and conference facilities as well as a Regional Transport Hub to encourage more sustainable travel patterns.

An integrated approach to sustainable design was taken in the development of the master plan to provide an exemplar of sustainable development for Wales and the rest of the UK. The Sustainability Statement used the Welsh Assembly Government's sustainability appraisal tool for master plans, 'Working Together', to ensure that the principles of sustainable development had been properly addressed.



Project:
Masterplan

Jam:
Sustainability Statement

Client:
Macob Projects Hodge
Curzon Property Holdings
Welsh Assembly
Government

Consultants:
Aukett Fitzroy Robinson
Macfarlane Wilder
Hepher Dixon
Savell Bird + Axon
Donaldson Edwards
Partnership
Waterman Group

Welsh International Business Park, Cardiff

Key sustainability measures included:

- provision of facilities suitable for high profile, major employers of an international calibre to act as a catalyst for further investment and economic growth within the region
- the generation of over 4,800 jobs with opportunities for new skills and technologies to be developed
- a Regional Transport Hub and dedicated Travel Plan including: a car club; demand responsive transport; airport interchange and check-in; improved bus services; shuttle services; and public transport ticket subsidies
- encouragement of other sustainable modes of travel such as walking and cycling through the extension of links and creation of new routes and facilities.
- buildings are grouped into neighbourhood clusters around existing landforms, separated by existing woodland and connected by woodland paths or 'greenways'
- a sustainable drainage strategy is a key component of the landscape design, reducing the impact upon the hydrology, whilst providing added benefits of biodiversity, habitat creation and visual amenity
- energy efficiency is maximised through buildings orientation and the use of natural ventilation. The use of renewable sources of energy is to be investigated at the detailed design stage as well low carbon innovations
- sustainable construction methods and the use of materials from sustainable sources are incorporated and a Waste Management Plan implemented to ensure the reduction, reuse and recycling of waste
- water demand is minimised through the use of efficient fixtures and fittings, coupled with rainwater harvesting and recycling systems
- sophisticated ITC is established and the site becomes one of the first digitally networked end user communities in the world.

