



Employment

David Lock Associates
Town Planning and Urban Design



David Lock Associates

50 NORTH THIRTEENTH STREET,
CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 666276
EMAIL: lrevill@davidlock.com

davidlock.com

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Designed in-house by David Lock Associates

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Lawrence Revill

Managing Director

"As town planners and master planners we have always understood the importance of sustainable economic growth. We not only shape policy and deliver consents and development on the ground, but we also identify and define new opportunities which can ultimately influence the employment geography of the UK.

This experience has never been more relevant, for both the public and the private sectors, as creating the right conditions for economic recovery has become an imperative for the planning industry."

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David Lock Associates

Town Planning and Urban Design



...is an independent town planning, urban design and master planning consultancy based in Milton Keynes. We have 25 years' experience in the development industry.

We advise landowners and developers in planning and securing consent for new homes, jobs, transport infrastructure, retail and education. We advise business and civic leaders on city visioning; we work with local authorities and stakeholders on regeneration master plans and growth scenarios; and we help developers and investors bring sites to market. We work closely with local communities using a range of creative and informative techniques.

We believe innovative planning and design can make for smoother routes to planning permissions, and deliver better places. Our successes include some of the UK's largest new settlements and urban extensions. We aim to leave a legacy of sustainable high quality living and working environments. To achieve this we adopt a collaborative approach to engaging with stakeholders and we pursue an inclusive approach to placemaking.

We pride ourselves on the high quality of our work and staying at the forefront of best practice. Skilled practitioners and advocates, our team includes people with backgrounds in planning, architecture, urban design, landscape architecture, surveying, GIS, AutoCAD and graphic design. Together we deliver creativity and pragmatism in equal measure for our public and private clients.

Our Services

We work with public and private sector clients of all sizes to create deliverable planning strategies and successful master plans which in turn secure robust permissions and guide high quality development on the ground.

Our services include:

Planning

- » Planning Strategies
- » Strategic Planning
- » Outline, Detail and Reserved Matters Applications
- » Site Promotion & Advocacy
- » Environmental Statements
- » Planning for Employment
- » Consultation Strategies and Engagement

Urban Design & Masterplanning

- » Visioning
- » Masterplanning
- » Indicative & Proving Layouts
- » Development Framework Plans & Parameter Plans
- » Site Layouts

Regeneration

- » Town & City Centre Master Plans
- » Development Plan Documents
- » Urban Regeneration Strategies
- » Housing Renewal

Infrastructure, Energy & Waste

- » Wind Power
- » Energy from Waste
- » Infrastructure Planning

Development Delivery

- » Options Appraisal & Scenario Testing
- » Creative Portfolio Review
- » Property Market Analysis
- » Viability Assessment
- » Funding Options and Delivery Mechanisms

Graphic Communication

- » 3D Visualisation
- » CAD Design
- » GIS
- » Design of Public Consultation Events, Workshops & Exhibitions
- » Web Design & Project Branding

Featured Projects





Mercedes-Benz

Location: **Milton Keynes**

Client: **Mercedes-Benz Retail Group (UK) Ltd**

David Lock Associates has an excellent track record of securing a wide range and large number of planning consents for Mercedes-Benz Retail Group (UK) Limited (MBUK), a division of the German prestige car manufacturer Daimler AG, who have their UK headquarters in Milton Keynes.

In 2011 DLA secured planning permission for a new 5,000sq.m office, car parking and five wind turbines at the company's HQ, which will consolidate its position as one of the leading employers in the New Town. A new vehicle handover centre is being constructed at present after approval was gained in 2013, which adds to the attractive offer at the HQ.

On a smaller scale, consent has also been gained for renewable energy, a data centre and a prestigious rotating Mercedes 'star' at the HQ building. Approval was also secured for a new training academy that offers state of the art facilities to support the company's network of dealerships around the country employing about 20 staff and accommodating up to 100 trainees.

Elsewhere in the UK, we secured approval for the redevelopment of MBUK's car dealership on the Great West Road, Brentford, which has led to an eye-catching eight storey car display tower with cars displayed on movable 'trays' adjacent to the elevated section of the M4, in an important employment location within West London.

Further afield, we gained planning consent late in 2013 for a new car dealership at Manchester Road, Bury, which when fully operational will employ over 50 people.

Finally, about 30 new jobs have been created following the opening of a MB retail used car dealership/van centre alongside the A13 in Barking, East London after DLA delivered a consent in July 2010. Comprehensive redevelopment proposals for the site were approved in 2012 with a new access onto the A13, the details of which are being taken through the planning process by DLA.



"Our work with Mercedes-Benz is vital to jobs, investment and growth in the UK as the automotive industry is one of the country's most dynamic and important economic sectors."

Duncan Chadwick
dchadwick@davidlock.com



Magna Park

Location: **Milton Keynes**
 Client: **Gazeley UK and
 Land Securities**

A countrywide site search for Gazeley UK and Land Securities undertaken by David Lock Associates highlighted the importance of a number of key sites as nationally important distribution, logistics or manufacturing parks. After a decade of Development Framework promotion and the preparation and negotiation of three outline applications with Environmental Impact Assessments, the 100ha site abutting junction 13 of the M1, now benefits from outline planning permission for some 370,500sq.m of high bay

warehousing and 79,000sq.m of general industrial/ manufacturing uses, the improvement of several major local roads and junctions and the provision of a new area of wetland meadow. We were subsequently commissioned to prepare and negotiate the provision of both a site wide Brief and a detailed set of Design Codes.

Due to its strategic location and the favourable S106 Agreements we secured through negotiation, investment interest in the site has continued through the recent downturn in the economy. This has manifested itself in instructions to secure reserved matters permission for nationally

important high bay warehouses for both the John Lewis Partnership and River Island. Both of these permissions have now been secured and implemented and we remain Gazeley's retained planning advisors.

Current occupier interest includes such possible components as a manufacturing plant for a foreign investor, a food production centre, a data centre, a 1km long high bay warehouse and a green energy centre to provide an off the grid power supply for the entire park.



"Modern society demands that goods are available when we want them. Well-planned strategically important logistics and smart manufacturing in sustainable buildings is vital to the well being of today's economy."

Robert Purton
rpurton@davidlock.com



Alconbury Enterprise Zone

Location: **Huntingdonshire**

Client: **Urban & Civic**

David Lock Associates has been appointed by Urban&Civic, the owners of the former Alconbury Airfield in Huntingdonshire to prepare a new employment-led, mixed use vision and master plan for this major strategic site. Covering some 575ha, Alconbury is the largest brownfield site in the South of England. The scale of the opportunity is truly inspiring and the master plan that has evolved accommodates some 8,000 jobs supported by 5,000 new homes on the site.

The approach to the development of Alconbury is focused on attracting new investment, jobs and opportunities.

The site presents a unique opportunity to deliver significant and transformational change. New employment will focus on low carbon, high tech and creative industries, ICT, Research and Development and advanced manufacturing and engineering.

The importance of Alconbury as an economic location of national significance was recognised in August 2011 as the site was designated by the government as an Enterprise Zone.

DLA worked closely with the owners of the site, the local planning authority and the Local Enterprise Partnership to develop the successful bid.

DLA is now leading a multi-disciplinary team to deliver the Enterprise Zone and the wider development of the site through the planning process. Our vision has secured support from the Local Enterprise Partnership and the Local Planning Authority. An Outline Planning Application for the whole site was submitted in August 2012 and a resolution to grant was received in December 2013.



"The opportunity presented by the Alconbury Enterprise Zone and the development of the wider site is genuinely unique both in terms of the scale and the potential to deliver economic change that will benefit not only the local area but also impact nationally."

Andy Fisher
afisher@davidlock.com



Pebble Mill

Location: **Pebble Mill Site, Edgbaston**
 Client: **Bupa**

In response to the BBC's decision to relocate from their Pebble Mill Studio site in Birmingham, and the demise of the MG Rover plant at Longbridge, David Lock Associates, on behalf of Calthorpe Estates and Advantage West Midlands, were commissioned to safeguard provision for new jobs and high tech investment. To deliver this, outline planning permission was secured for a 26ha Technology and Science Park at Pebble Mill.

Global and national economic changes resulted in the continued collapse of

the employment market. Our response was to broaden the appeal of the 26ha site into a medi park. Planning permission was subsequently achieved for two new hospitals: a private facility and the relocated Birmingham Dental Hospital, securing jobs and investment in this key employment site. In light of this success and work undertaken by others, Central Government designated the area as a Medical Quarter. Consolidation of the status of the site has continued when Bupa Care Services commissioned DLA to secure the necessary permissions for a dementia extra care home on the site. Construction work on all the medical facilities has commenced.



"Being able to positively respond to changing national,

regional and local economic drivers has been essential in ensuring the delivery of jobs, investment and local services when and where they are needed."

Kate Skingley
 kskingley@davidlock.com



Rolls-Royce HQ

Location: **Derby**

Client: **Rolls-Royce plc**

Rolls-Royce is a global business and its supply chain stretches across the world. Derby remains the company's headquarters and Rolls-Royce needs to constantly invest in new facilities and rationalisation to maintain competitiveness. Demands on its current building stock continue to change. DLA has helped in achieving approvals to demolish outdated buildings and develop new manufacturing capacity. DLA has secured planning consent for the extension of the PTF building as part of a programme to upgrade engine

assembly facilities. The proposed extension and associated development is a response to the operational needs of Rolls-Royce in developing the new Trent XWB turbofan engine. The Trent XWB has been designed specifically for the Airbus A350 XWB and will be the sixth member of the highly successful Trent family. The proposed extension will generate real investment in manufacturing and engine assembly in Derby, reinforce the presence of Rolls-Royce in the city and support the local economy into the future by creating new employment and training opportunities.



"A successful Rolls-Royce is essential to maintain the UK's leading

role in the aero engine sector. The company has a long track record in investing in its employees and new technologies – core values that we share."

David Keene
dkeene@davidlock.com

davidlock.com