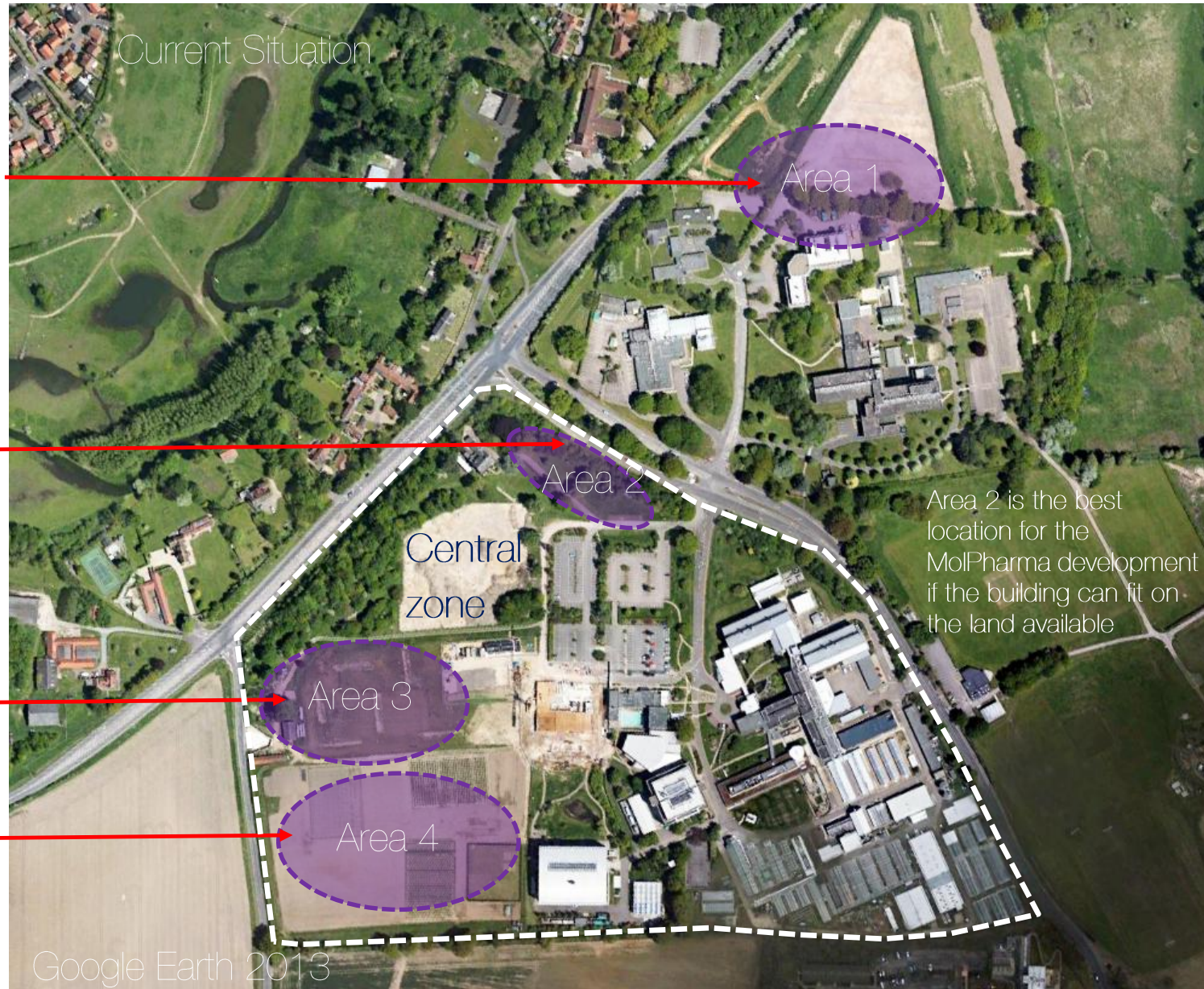


# MolPharma plot study

## Key Issues & Criteria

- Single Storey building
- 15,000sqft approximately
- Ability to expand the area beyond 15,000sqft in the future
- Preferably located in Central Zone of NRP
- Visibility and Accessibility to all parties is important for NRP and commercial/industry users/collaborators etc
- The building should assist in attracting investment
- The physical proximity to the John Innes campus is important
- Plot sizes may be varied if there is proper justification for doing so.

# MolPharma plot study



Buildings in this triangular area could have decent visibility from Watton Road but overall it seems isolated from the central zone

This portion of land is in a prime location for visibility and access, but mature vegetation would be removed to support any building development

This area seems like a good location for the building in terms of access, visibility and nearby parking although not quite as good as Area 2

This land is currently utilised by John Innes for trial crops and will not be released for development for some time

Area 2 is the best location for the MolPharma development if the building can fit on the land available



# MolPharma plot study

## Plot Identification & Commentary

Plot 1I is in an excellent location but currently too small to support the MolPharma requirements. The boundary and access to plot 1J will require modification

Plots 1G & 1H occupy prime positions and should be reserved for multi storey buildings

Plot 1E is in a good location next to the entry from Hethersett Lane. It is also in good proximity to public space and the Centrum

Plot 1C cannot be realised till 2021 according to NRP North masterplan phasing plans. It also is a prime plot with direct access to public spaces

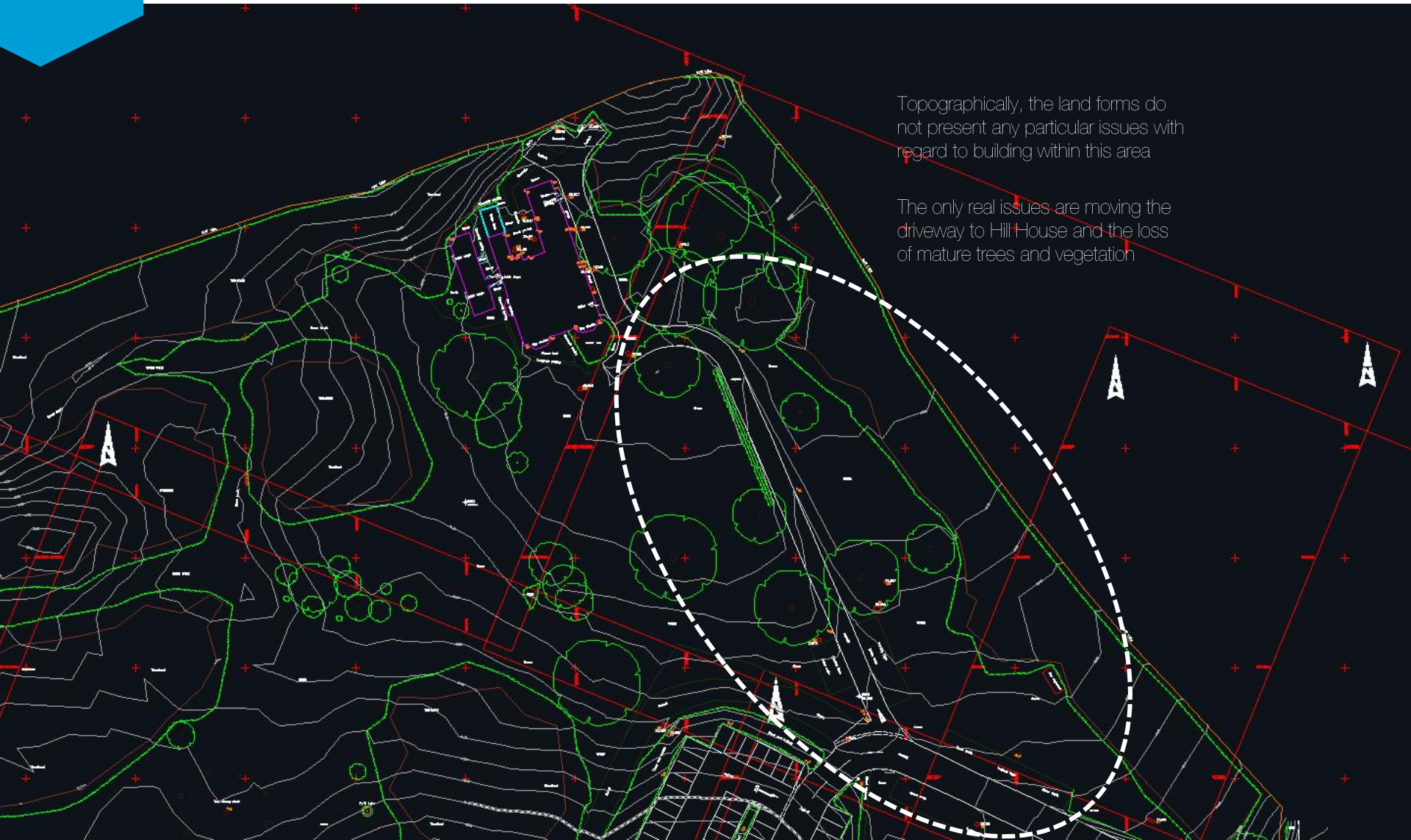
This is one of the few areas where John Innes can expand their estate and any new building will have to be subject to their approval. The whole John Innes estate may change significantly in the forthcoming years

Plot 3B is not in the central area and is somewhat isolated, however it does enjoy visibility from Watton Road. The plot size will not accommodate significant future expansion space



# MolPharma plot study

## Area 2 - Plot topography



Topographically, the land forms do not present any particular issues with regard to building within this area

The only real issues are moving the driveway to Hill House and the loss of mature trees and vegetation



# MolPharma plot study

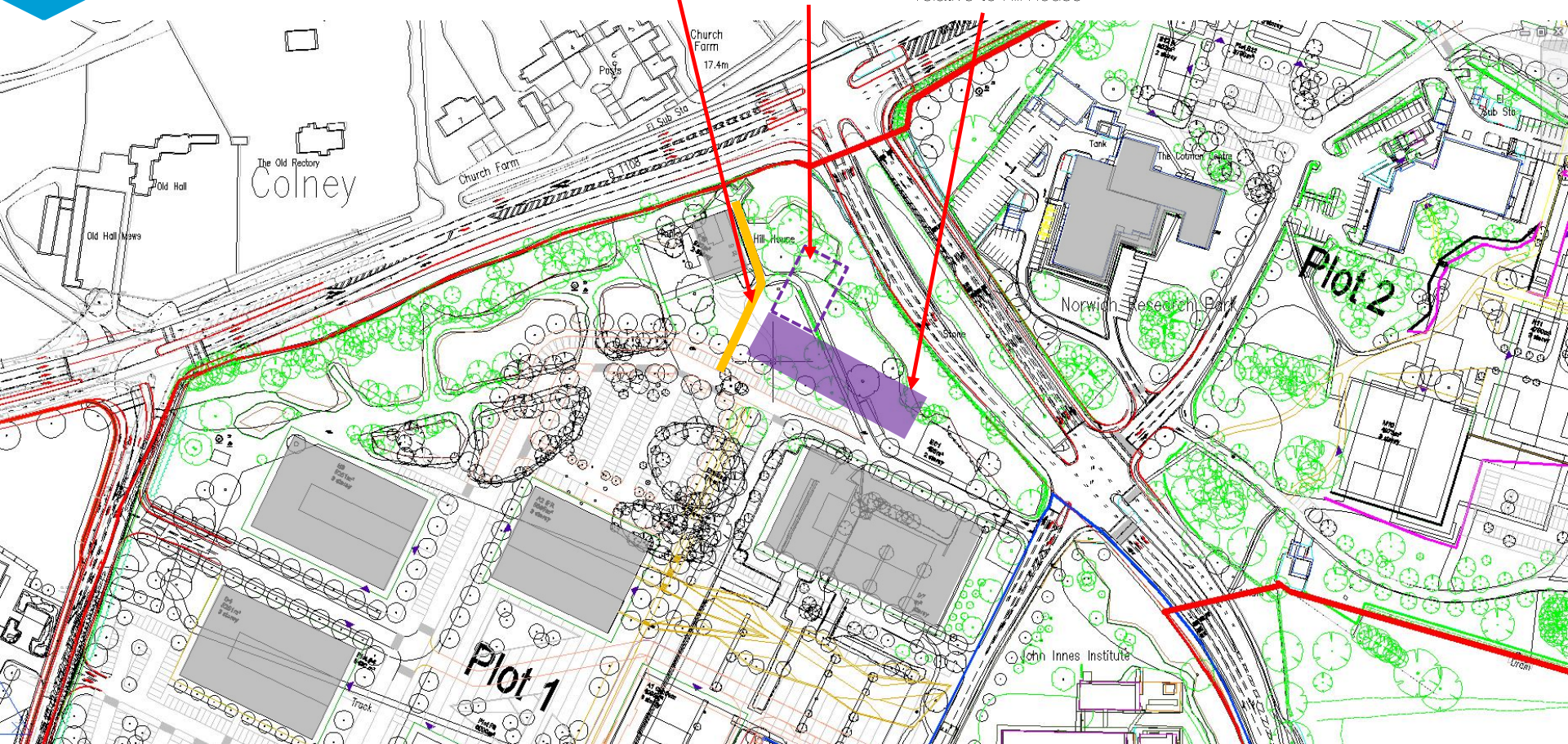
## Area 2 - Plot footprint option A

Reconfigured driveway to Hill House

Expansion space

20 x 75m building footprint

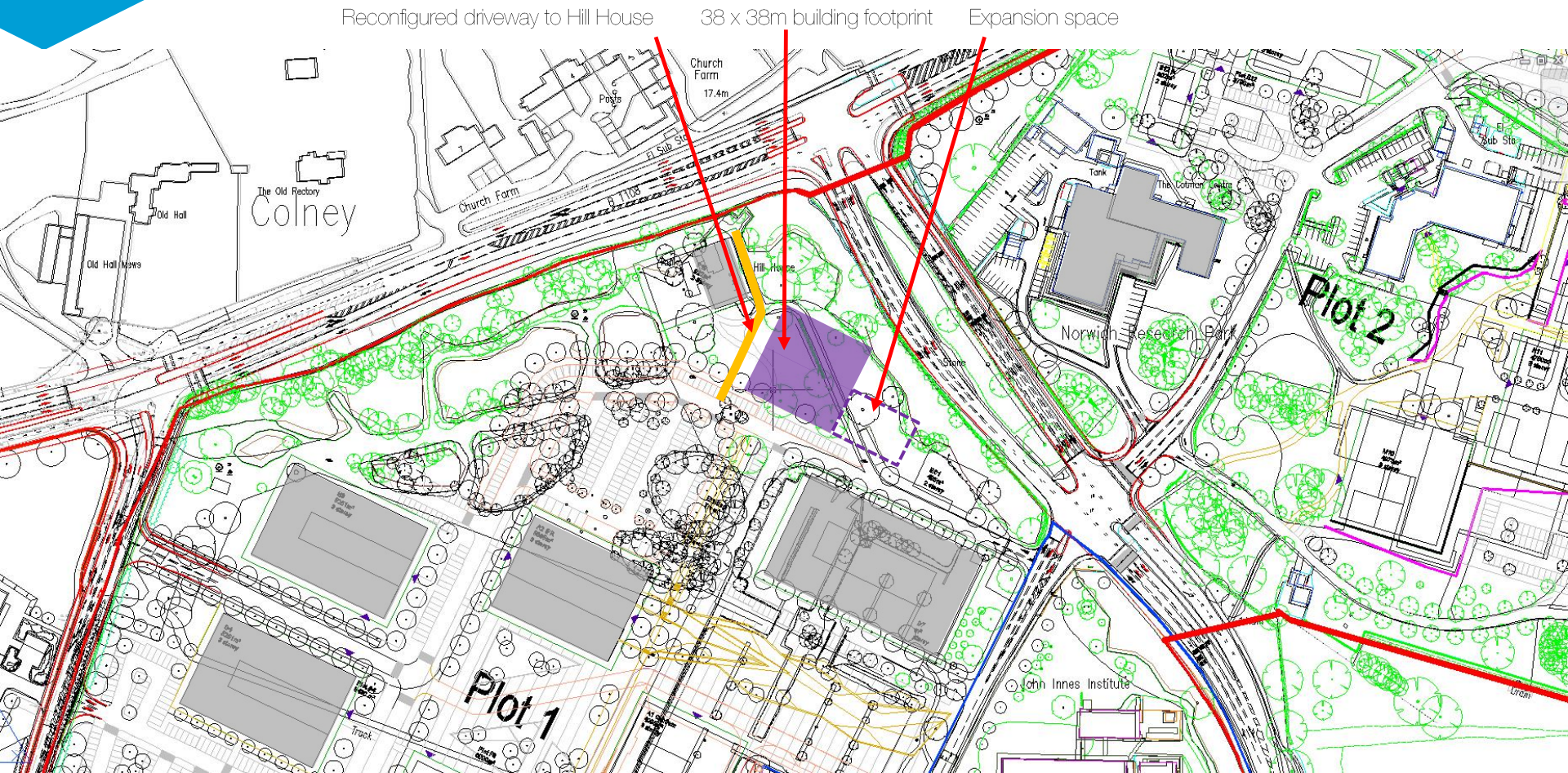
Building needs careful sighting  
relative to hill house





# MolPharma plot study

## Area 2 - Plot footprint option B









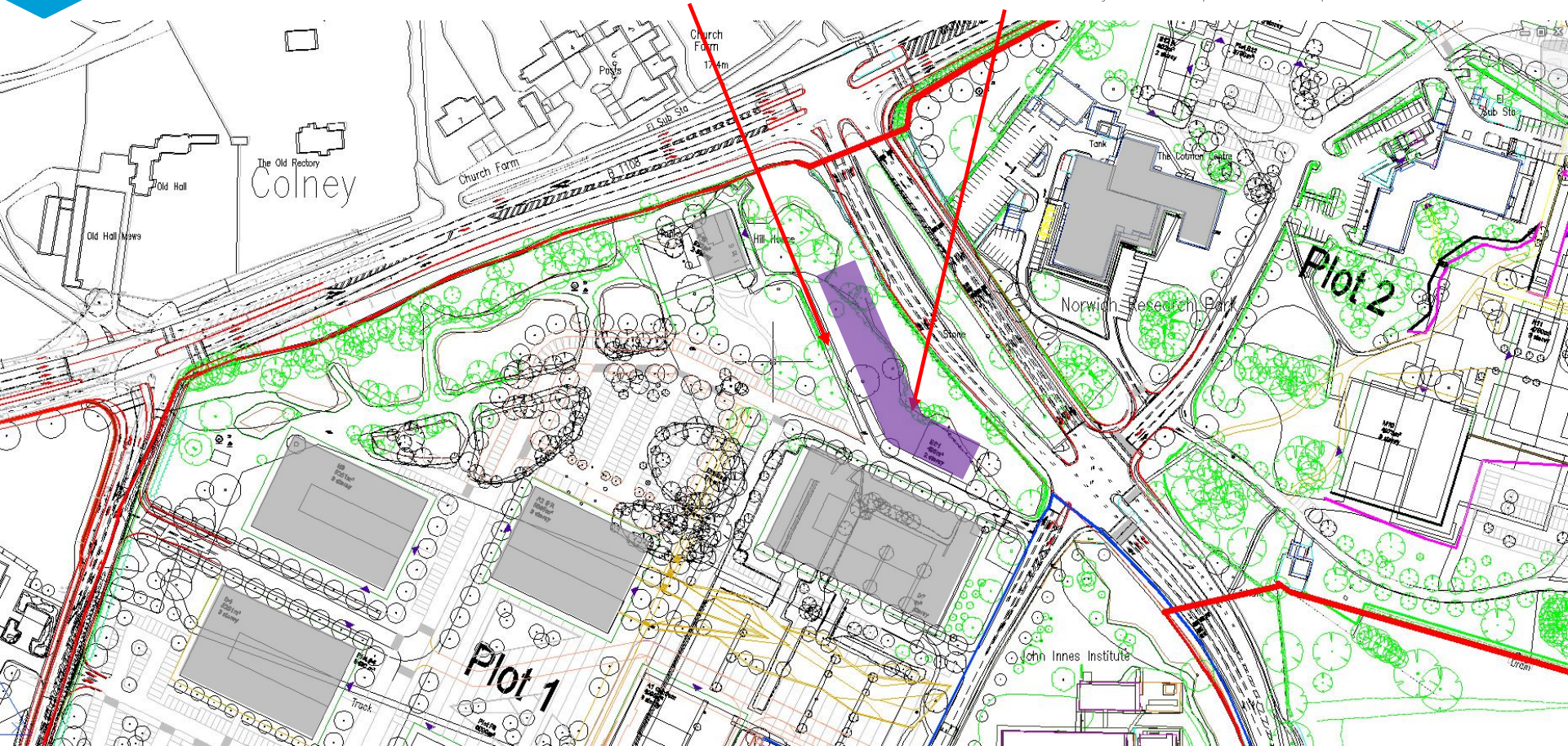
# MolPharma plot study

## Area 2 - Plot footprint option D

Driveway to Hill House retained

Maximum footprint Single storey  $105 \times 18\text{m} = 1890\text{sqm} / 20,344\text{sqft}$

Double Storey =  $3780\text{sqm} / 40688\text{sqft}$



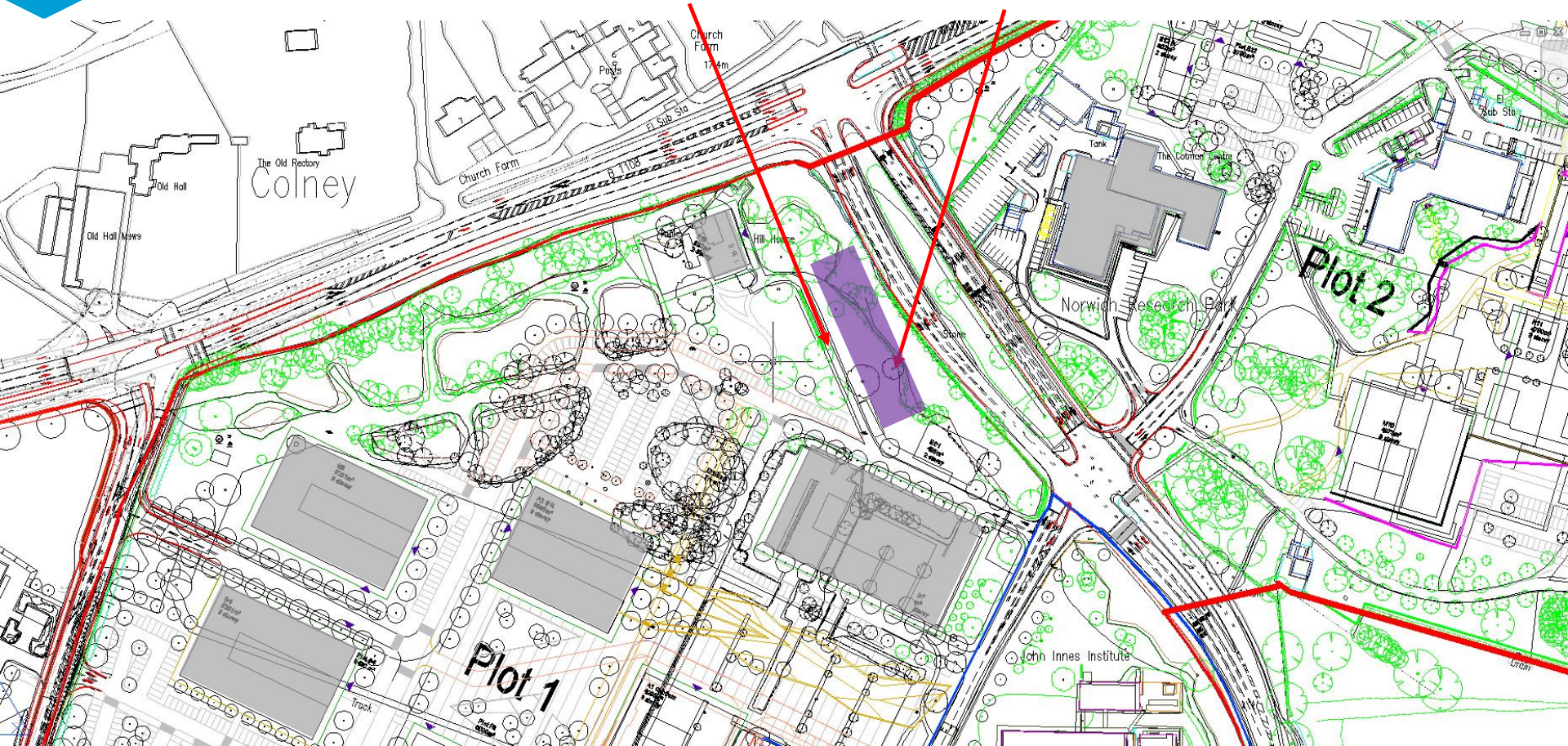


# MolPharma plot study

## Area 2 - Plot footprint option E

Driveway to Hill House retained

Single storey - 75 x 20m = 1500sqm



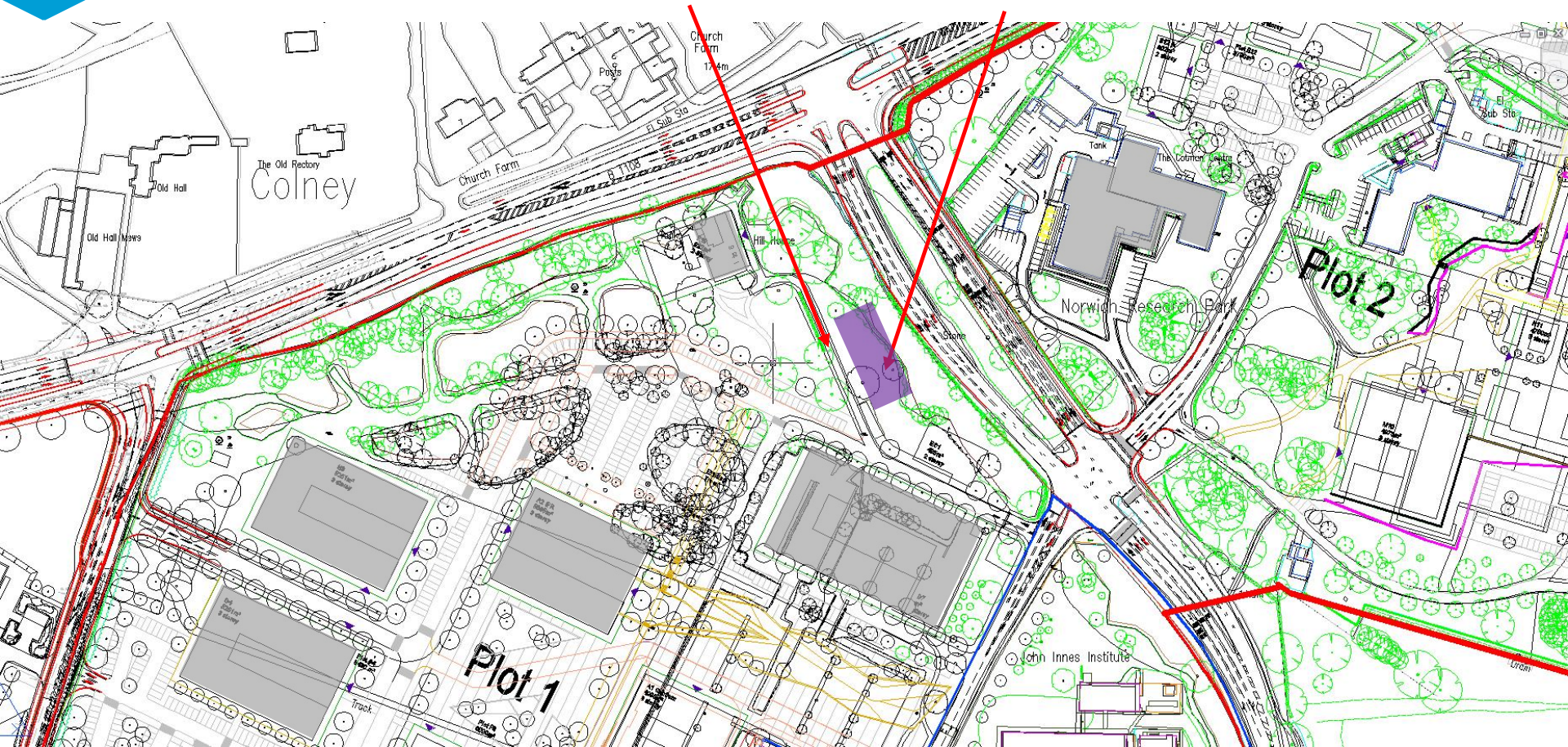


# MolPharma plot study

## Area 2 - Plot footprint option F (2 storey option)

Driveway to Hill House retained

38 x 20 X 2 m = 1520sqm





# The Site

## The master plan





# MolPharma plot study

## Preliminary thoughts...

### Area 1

In general terms this area is too remote from the heart of the NRP

### Area 2

Area 2 (Plot 1I) is the most prominent and visible site due to its position and elevation

Area 2 has very good vehicular access from Colney Lane

The driveway to Hill house may require reconfiguration to accommodate the MolPharma building unless a long linear building is functionally or a 2 storey building is acceptable (see footprint Option D & F)

Some loss of mature vegetation is also anticipated.

The ability to expand on this site is possible but largely down to the original footprint of the proposed building

### Area 3 and 4

Area 3 and 4 are similar and a good second choice although their position is not quite as favourable as Area 2. In the first instance, the building will be a little out on the limb till plots 1C, 1G and 1H are completed

Area 4 may be subject to a delay in the release of the plot due to the land being currently utilised by John Innes for crop trials. For this reason Area 3 is slightly better. If plot 1F is not available, then plot 1E would be the next choice to plot 1I.

Plots 1C, 1G & 1H are too prime for a single storey building

We are aware the John Innes has long term ambitions to transform their entire estate. Therefore plot 1A was dismissed so that their vision or development opportunities are not compromised