



Project Introduction
Context
Site Analysis
Office Proposal

Welcome

Welcome to the online public exhibition and consultation of the Ambassador Group's proposals for a new exemplar Grade A office headquarters development at Craigforth North. The project is part of the wider masterplan proposal for the redevelopment of Craigforth.

This online event allows us the opportunity to present initial ideas for the development and to provide an opportunity for the local community to respond and provide feedback.

These exhibition boards explain our analysis of the site and its environment, identifies opportunities and constraints and outlines our approach to the new office proposal.

About the Ambassador Group

Ambassador is a Scottish company based in Glasgow with extensive expertise in a wide range of development projects

Ambassador pride themselves in delivering unique solutions appropriate to each individual project.

About the Project

The northern peninsula of the Craigforth Campus has been identified as the most suitable location for the development of a new Grade A office Headquarters. This approach allows the existing office facility elsewhere on the campus to continue to operate whilst the new building is constructed.

In addition, Lomond View, an existing office building on the north peninsula site is already occupied by a financial services company.

The 2.38 Hectare site benefits from its proximity to the A84, the M9 and connections to the central belt and beyond, and is more prominent and visible than the existing cluster of office buildings within the campus.

Existing access into the site will be improved through the introduction of an additional access point directly off of the A84, relieving congestion at peak times to the wider Craigforth Campus area and the surrounding transport infrastructure.

The site includes a large car park which will be retained and refurbished as part of the new site layout.

The new exemplar office building will incorporate the latest recommendations in office design standards, up-to-date technology in energy use and sustainability and will provide a modern working environment that will allow new ways of working to be embraced.

Consultation Process

What is the purpose of this event?

It is a statutory requirement of any major planning application to consult with the local community prior to the submission of an application to give the community time to review the proposals as they are developing

and provide comments which can be considered by the design team.

How do I comment on the proposal?

Please provide your comments using the online comment form provided or via email to the following address:

consultation@craigforth-stirling.com

What will happen to my comments?

Your comments will be kept confidential and will not be attributed to individuals. All comments will be collated and considered by the design team in developing the final design proposal.

It should be noted at this stage your comments are to the agent and applicant and are not representations to Stirling Council.

Will there be further opportunity to comment on the proposal?

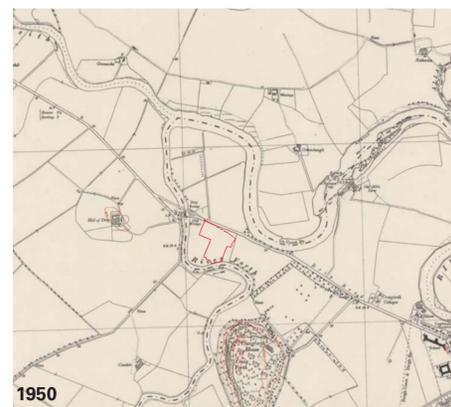
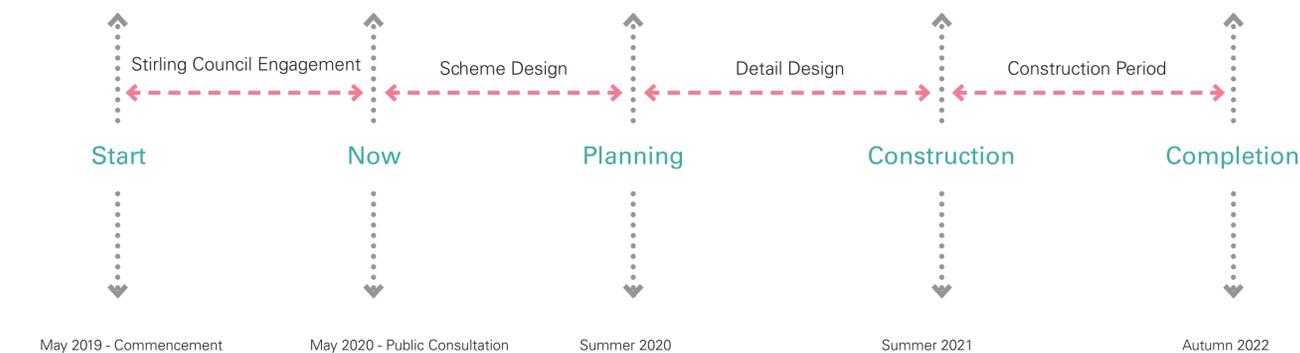
Yes, a planning application will be submitted in the near future, and there will be an opportunity then to submit comments on the proposal to Stirling Council within the statutory consultation period.

Who do I contact if I require further information at this time ?

Should you require further information please do not hesitate to contact the agent at the following email address:

consultation@craigforth-stirling.com

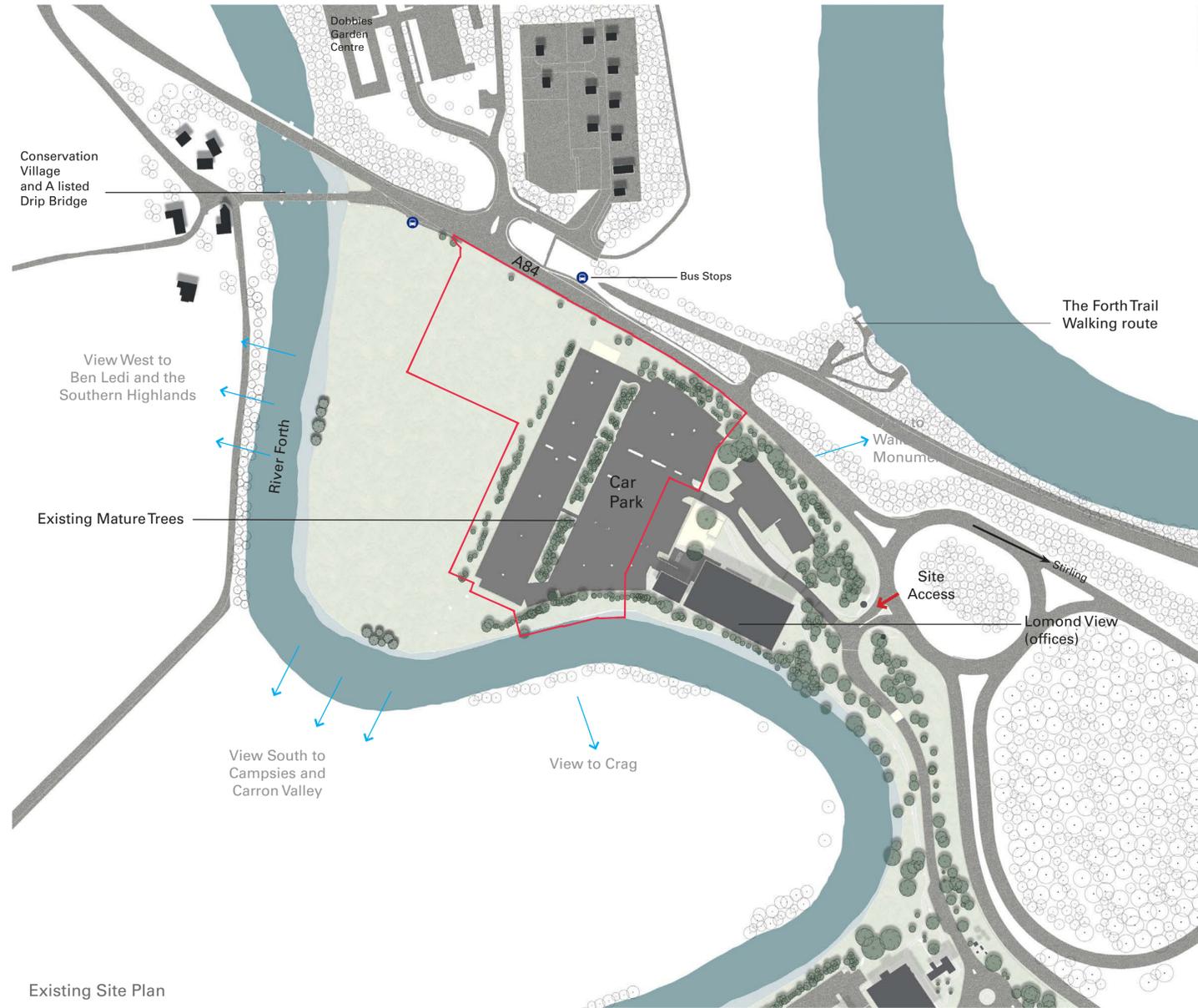
Project Timeframe





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- The site comprises a 2.38 hectare area of the northern 'peninsula' of the Craigforth Campus bounded on the north by the A84 and on the South by the River Forth.
- The site is accessed via the existing campus entrance off Craigforth Roundabout - the access splits beyond the roundabout to service the site to the West and the remainder of the campus to the South.
- This part of the campus is the closest to Public Transport connections with bus stops located along the A84 - nearby is the Forth Trail, a pedestrian and cycling route that leads into Stirling city centre.
- An existing building on the site, Lomond View is occupied by a financial services company.
- An existing car park occupies a large part of the site area - the majority of which currently serves the wider Prudential campus.
- There are significant existing mature trees along the northern site boundary with the A84 which partially screens the site from the road. Within the site, formal linear tree lines are arranged within the car park area.
- To the west, the A listed Drip Bridge, now a pedestrian only route leads to the designated Conservation Village across the river, some 200 meters from the proposed position of the new building.
- There are significant views in all directions - a key asset for occupants of a new office building on the site.

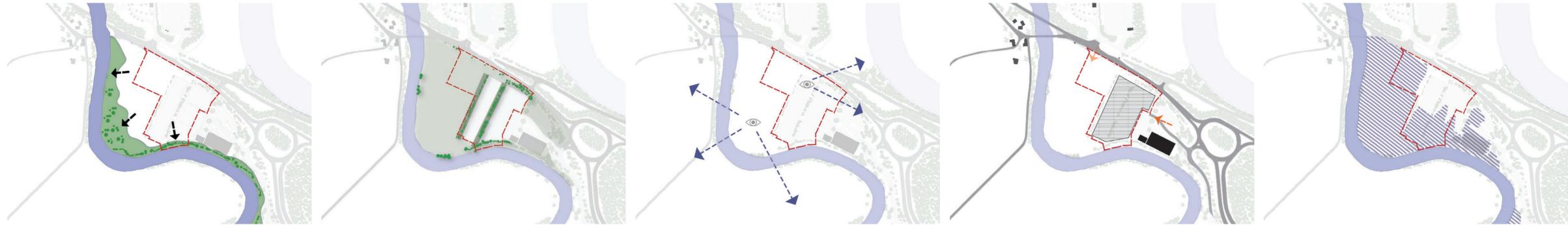




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Opportunities and Constraints

- The River is a valuable natural asset that can provide amenity and a pleasant outlook for a new development and a network of riverside pedestrian and cycling routes to connect Craigforth North to the wider campus and beyond.
- The existing trees and natural landscape that make up a significant part of the site further enhance the potential amenity and qualities of the riverside site.
- The existing Car Park occupies a large part of the site area and can be incorporated in the new development site plan whilst ensuring access and parking for Lomond View, an existing building also located on the north peninsular is maintained.
- The proposed building position is more than 200 meters away from Drip Bridge Village.
- The flood risk profile of a 200 year flood event establishes the most appropriate location for the building - this is almost entirely within the existing car park area.
- Building on the existing car park will reduce the amount of parking on the site and the introduction of a sustainable urban drainage system will bring improvements to the flooding issues in this area.



Riverside Amenity
The riverside location is a valuable natural asset for the development site and the wider masterplan proposal

Existing Trees and Natural Landscape
A formal arrangement of existing mature trees softens the existing parking layout along with additional existing mature trees around the perimeter of the site

Views
Views to the West and South across the river and rolling fields to the Campsie's. Views to the East of the Wallace Monument and Stirling Castle.

Access / Parking / Conservation Village
Existing Access point and existing parking areas serving the existing building and any new development
The development site establishes an appropriate distance from the adjacent listed Drip Bridge and Conservation Village

Flood Risk
The 200 year event flood risk area defines the most appropriate location for a new building on the site

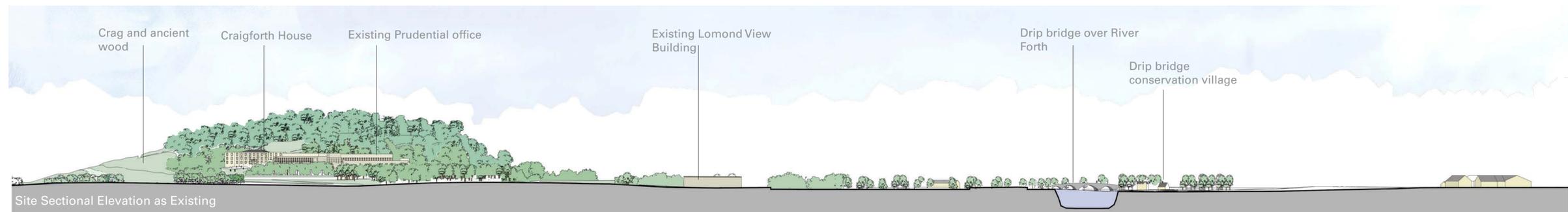


Site Response

New Office Requirement

75,000sqft Grade A Office Accommodation

- 'State of the art' facility that embraces new ways of working with a focus on health and well being
- Centralised core with flexible and adaptable floor plan on an efficient planning grid and Net/Gross ratio
- Integration of working environments that embrace modern working practices such as agile working, collaborative meeting and breakout areas
- Site-wide WiFi
- Core amenities including generous lift lobby, toilets and secure staff lockers, tea points/ kitchens and social areas
- Staff welfare and amenity provision to include cycle storage, gym and showers as well as high quality external amenity spaces
- Sustainable energy strategy incorporating renewable energy and provision of electric vehicle charging
- Generous parking provision and coach stands for staff transport provision



Site Sectional Elevation as Existing



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New Grade A Office Headquarters providing 75,000sqft of Net office accommodation

- Gross Internal Area: 88,574sqft / 8,231sqm
- Net Internal Area: 75,900sqft / 7,053sqm

Approach to Building Design

The new office building has been designed to sit sensitively within the landscape and minimise the buildings visual impact.

Arranging the required 75,000sqft net office area over 3 storeys achieves a low rise building that is comparative in height to the existing adjacent tree line. This arrangement allows a rectangular plan footprint that sits neatly into the site, outwith the flood risk area and predominantly within an area of existing carpark hard-standing to minimise the loss of any greenspace.

The entrance has been positioned on the South elevation, minimising the effect of noise from the main road and providing the entrance with a southern aspect, maximising natural light and exploiting stunning views across the landscape to the South.

A 'Solid and Void' arrangement of brick piers with glazed curtain-walling and horizontal concrete string courses defining floor levels creates a contemporary and well proportioned, elegant facade.

Generous full height windows bring natural light into the deep-plan floorplates ensuring bright and open office space throughout the building.

Roof level plant areas are screened by a metal mesh plant screen with additional plant areas accommodated at ground level.

Staff Facilities including cycle storage, changing rooms and showers along with a gym are also proposed at ground level.

Landscaped external amenity areas adjacent to the building are proposed along with access to the substantial area of natural landscape to the West and South part of the site and connections to the active travel routes within the wider masterplan area and beyond.



West Elevation

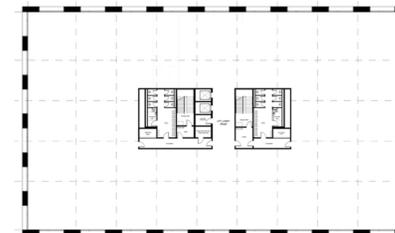
South Elevation

East Elevation

North Elevation



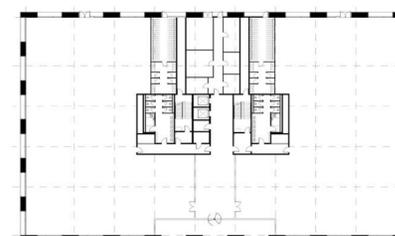
Site Plan as Proposed



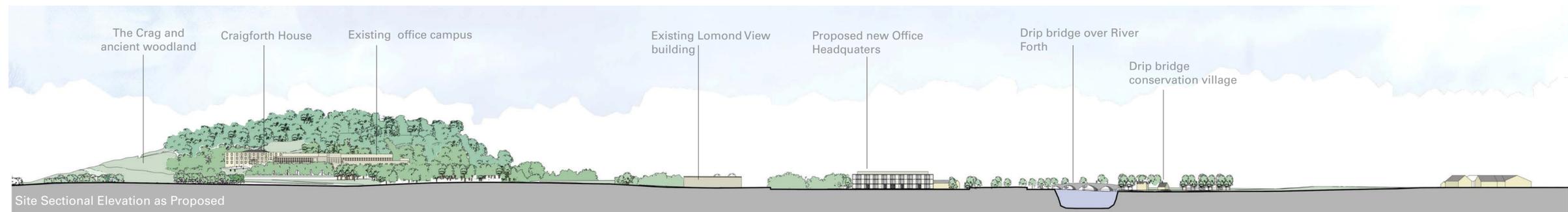
Second Floor Plan



First Floor Plan



Ground Floor Plan



Site Sectional Elevation as Proposed