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EPICENTRE
"A FORCE FOR GOOD"



Without enough land availability in the right locations, the logistics sector will be compromised and will be unable to meet the growing demand on the sector and the needs of customers. The location and network connectivity of future logistics sites is paramount.

Creative solutions are required to solve the growing problems facing the sector. Chetwoods proposals for the 'Shed of the Future' has been developed by identifying and solving the key issues currently faced in the Logistics Industry including lack of labour, lack of land and lack of power. Our proposals introduce ultra-efficient facilities, staffed by highly skilled and local labour forces, working in zero carbon, zero waste buildings, which are positive net contributors to the community and landscapes which they sit.

Our concept '**Epicentre**' looks far beyond the traditional, individual unit and creates a self-sustaining and self-supporting community with a range of uses. Flexible logistics units, transport connections, healthcare, sports and fitness, modern homes, education, green infrastructure, allotments, food growth, power generation, everything required to create a sustainable and successful community.

Logistics is the heart of this community – along with data it is the connection to a global community. We have taken the position that this is a logistics town, and have provided beyond the 500,000 sqft to identify the possibilities of a multiple tenanted larger community.

Epicentre is our proposed solution to the future issues we will face in the logistics industry. It is a force for good, bettering its environment. It is a model that could be replicated to form a network across the land, decentralising the UK.




OPPORTUNITIES


 ONLINE SALES IN EUROPE ARE EXPECTED TO RISE BY **94%** BY 2021

 **69% INCREASE** IN PARCEL DELIVERIES EXPECTED ACROSS EUROPE BY 2021

 LOGISTICS SPACE DEMAND INCREASING

 THE UK WAREHOUSE MARKET SAW THE HIGHEST LEVEL OF TAKE-UP EVER RECORDED IN 2016, HITTING **34.6M SQ FT** (SAVILLS)

 SWITCHING UK'S HGV AND VAN FLEET TO ELECTRIC COULD SAVE BUSINESS **£14bn**

 BY **2040**, ALL SALES OF NEW PETROL AND DIESEL CARS WILL CEASE IN THE UK

CONSTRAINTS

LACK OF LABOUR

SHORTFALL OF  **55 THOUSAND** TRUCK DRIVERS IN 2017

LACK OF LAND AVAILABILITY

 **460,000** APPLICATIONS to build on Green Belt Land

SHORTAGE OF POWER



UK ELECTRIC VEHICLE PLAN REQUIRES

£100 BILLION OF INVESTMENT

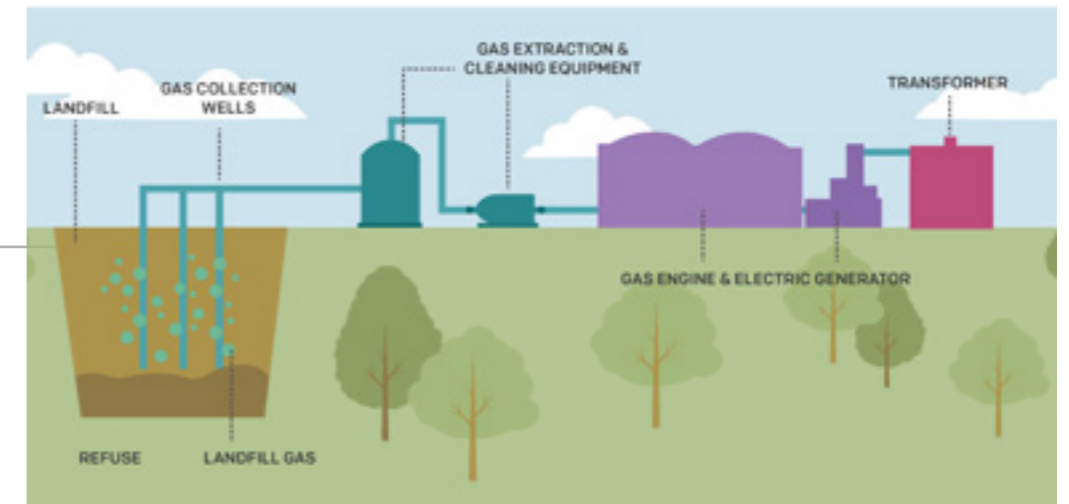
TO ENSURE: CLEAN, SECURE ENERGY & REDUCE DEMANDS





SOLUTIONS

-  SUPPORT FOR WORKERS
-  AFFORDABLE HOUSING FOR WORKERS

USE LANDFILL SITE



An engineered double-lined landfill site with 3 impervious liners (2 plastic liners + re-compacted clay) which is capped by a further clay layer, a geo-membrane cap and a drainage layer topped by topsoil material for re-landscaping purposes. A collection system extracts and disposes of any leachate it produces + a leak detection system is in place.

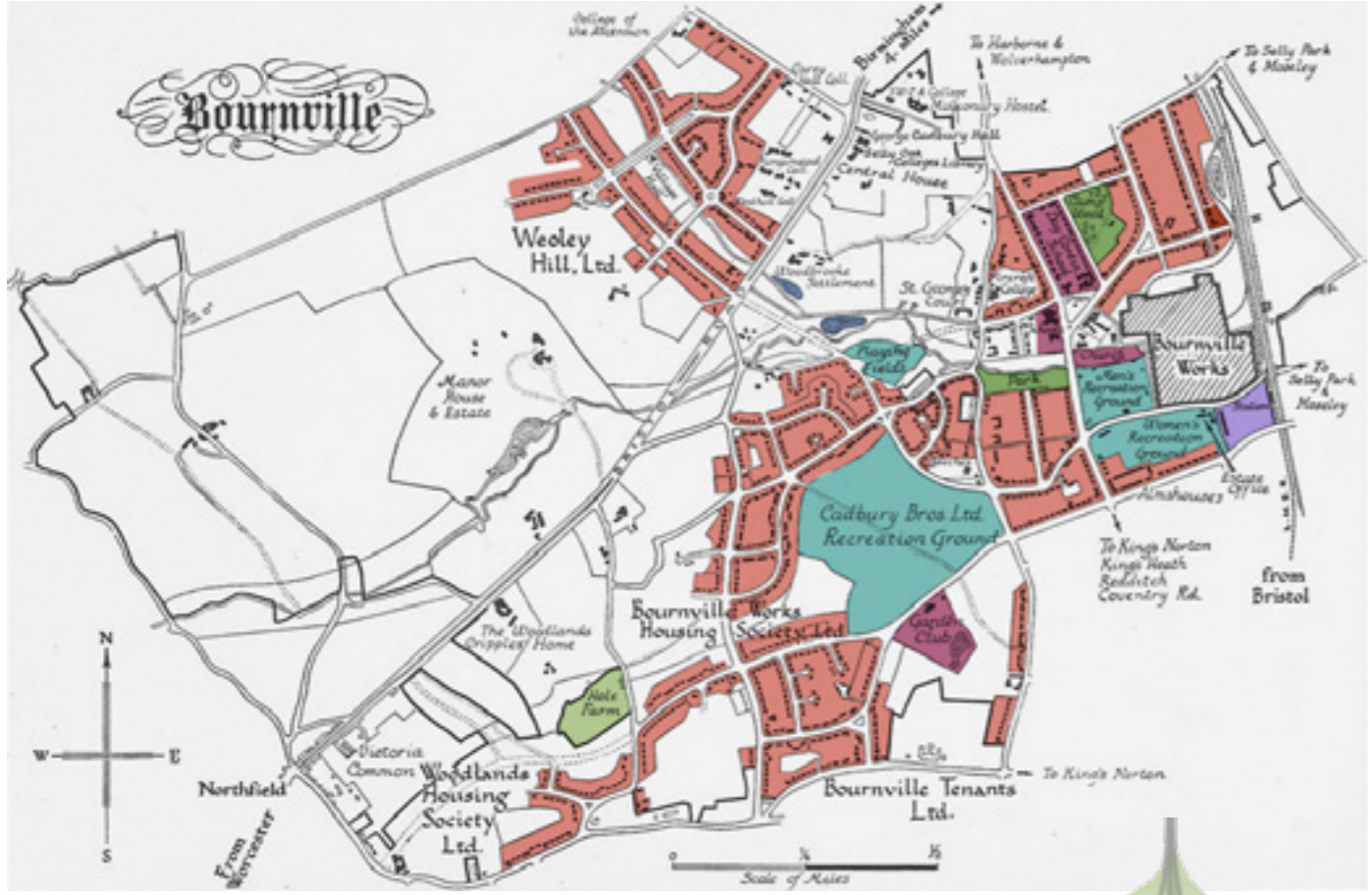
-  BIO GAS EXTRACTION FROM LANDFILL (GAS OR ELECTRICITY CONVERSION)
-  SOLAR PV ARRAYS



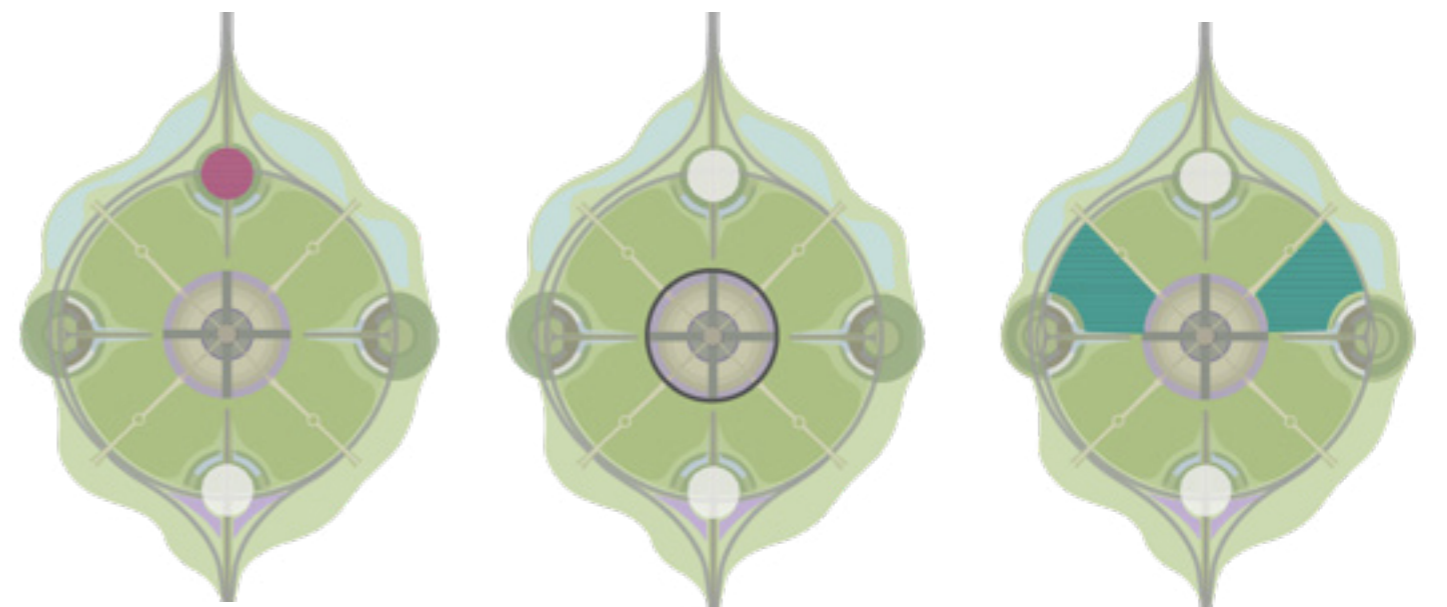
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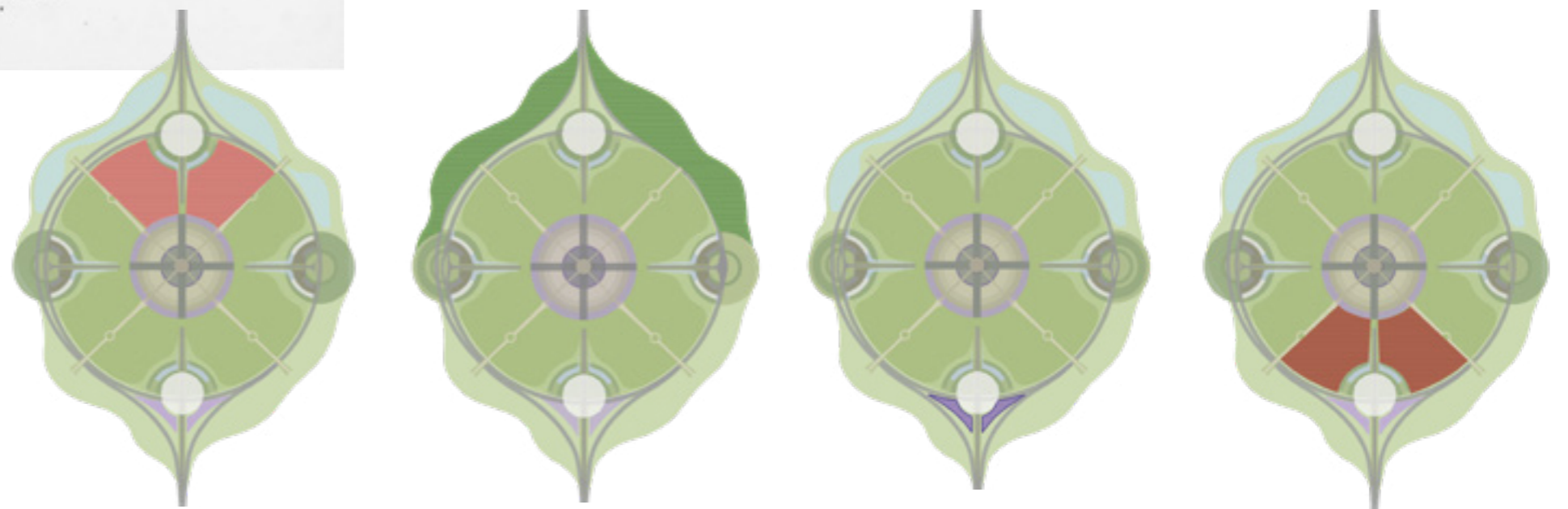
Learning from the past: Bourneville 1931 / Epicentre 2131



Bournville Live Work Village / News Team International



- Epicentre:** Wellbeing Centre (Health, Education, Creche + Social)
- Bournville:** Schools, Art College, Church, Reading Rooms, Hospital
- Epicentre:** "Logistics in a Garden"
- Bournville:** "Factory in a Garden"
- Epicentre:** Recreational Facilities
- Bournville:** Swimming Pool, Cricket Pavillion, Playing Fields



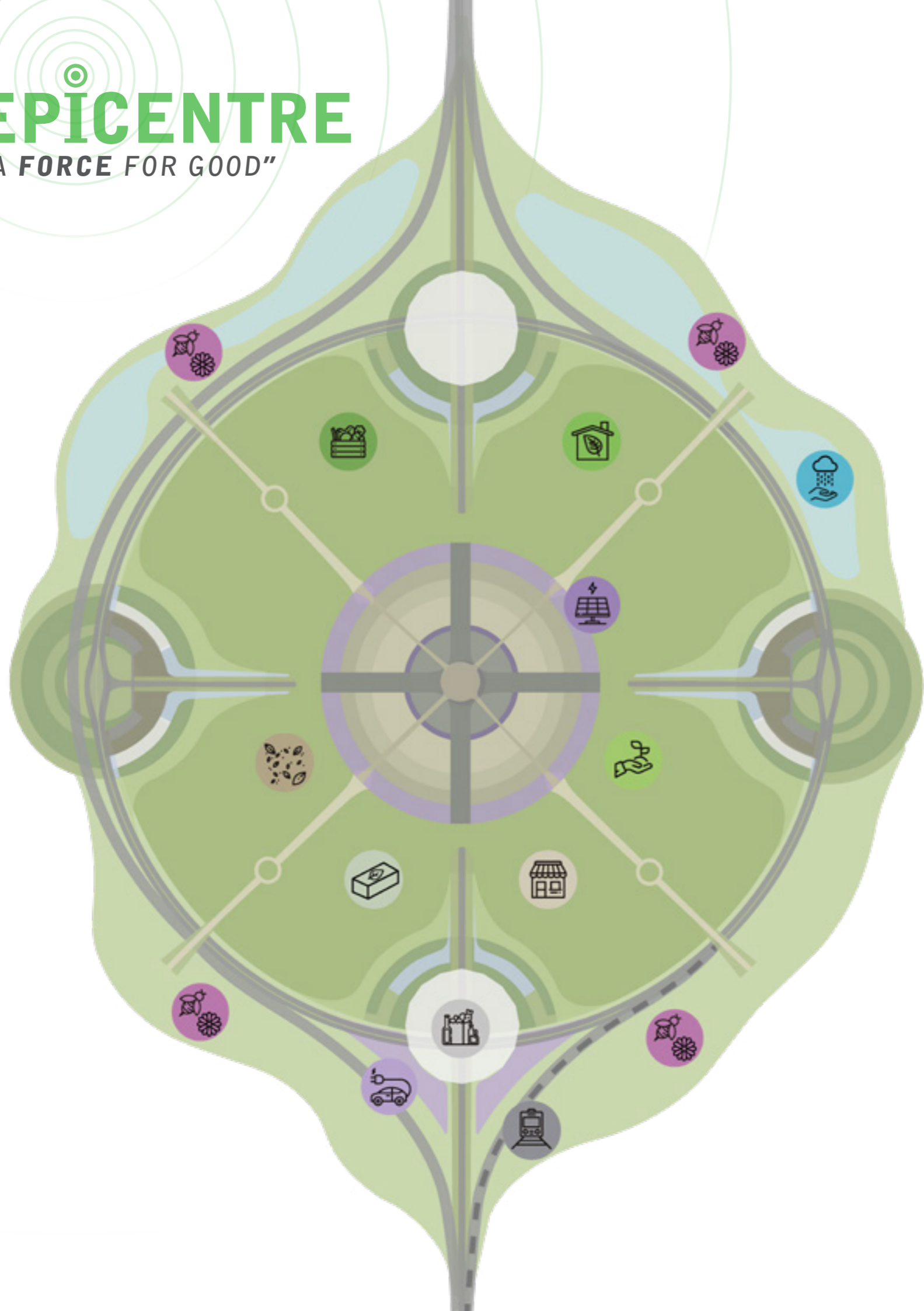
- Epicentre:** Eco-homes (5 Minutes from Workplace)
- Bournville:** 313 homes
- Epicentre:** Ecological Park on Worker's Doorstep
- Bournville:** Natural Mineral Spring, Fishing Lake, Parks
- Epicentre:** Terminal Railway + Vehicle Parking
- Bournville:** Railway Station
- Epicentre:** Driver Hotels & Accomodation
- Bournville:** Inns



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Looking to the future: Sustainability Initiatives



Wildflower Meadow



Rainwater Harvesting



Eco Homes



Allotments



Photovoltaics



Organic/Free Range Farming



Hemp - 50 Thousand Uses



Hempcrete Production



Small Medium Enterprise



Farm to Fork Market



Electric Car Charging



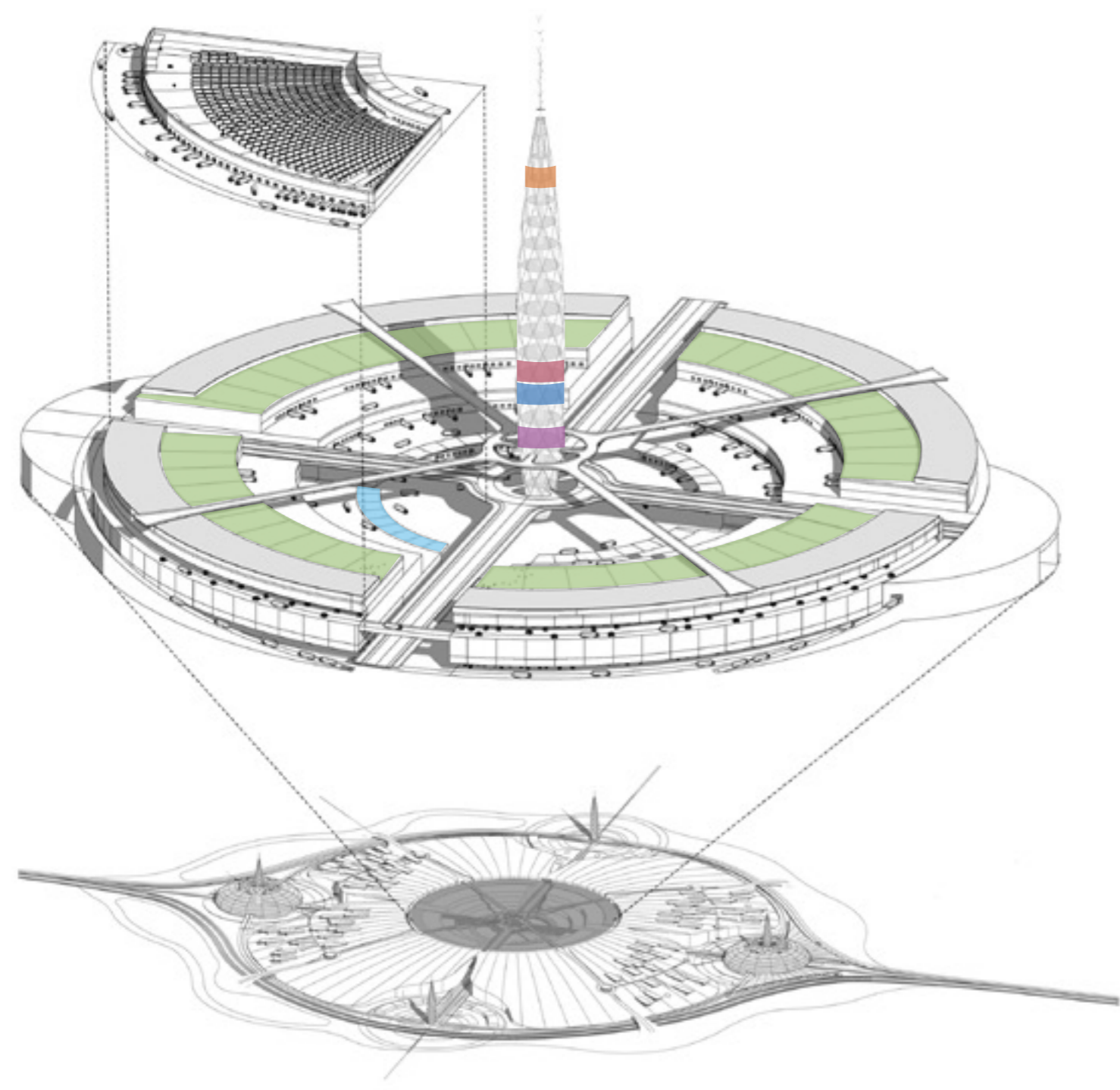
Solar Powered Train



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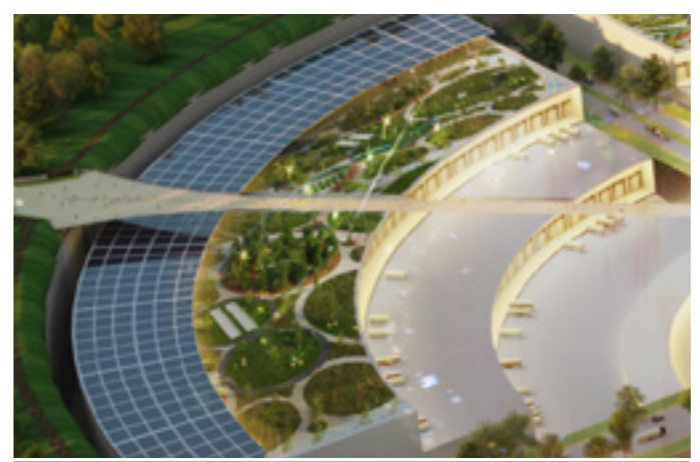
Looking to the future: Logistics of the future



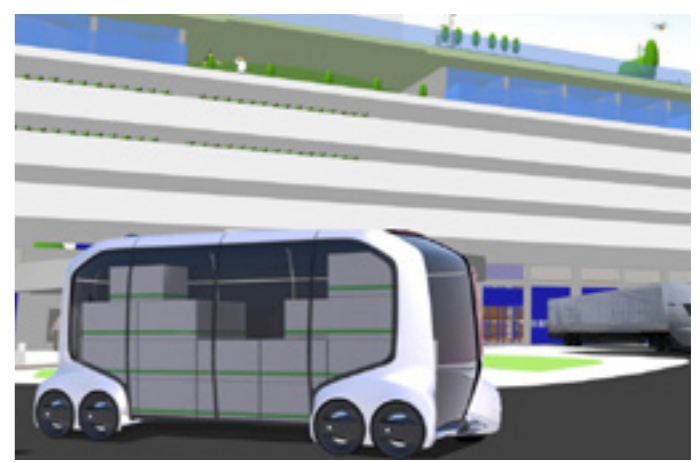
Bar



Control Room



Link to Nature



E-Pallette



Drones & Blimps



Reception Area



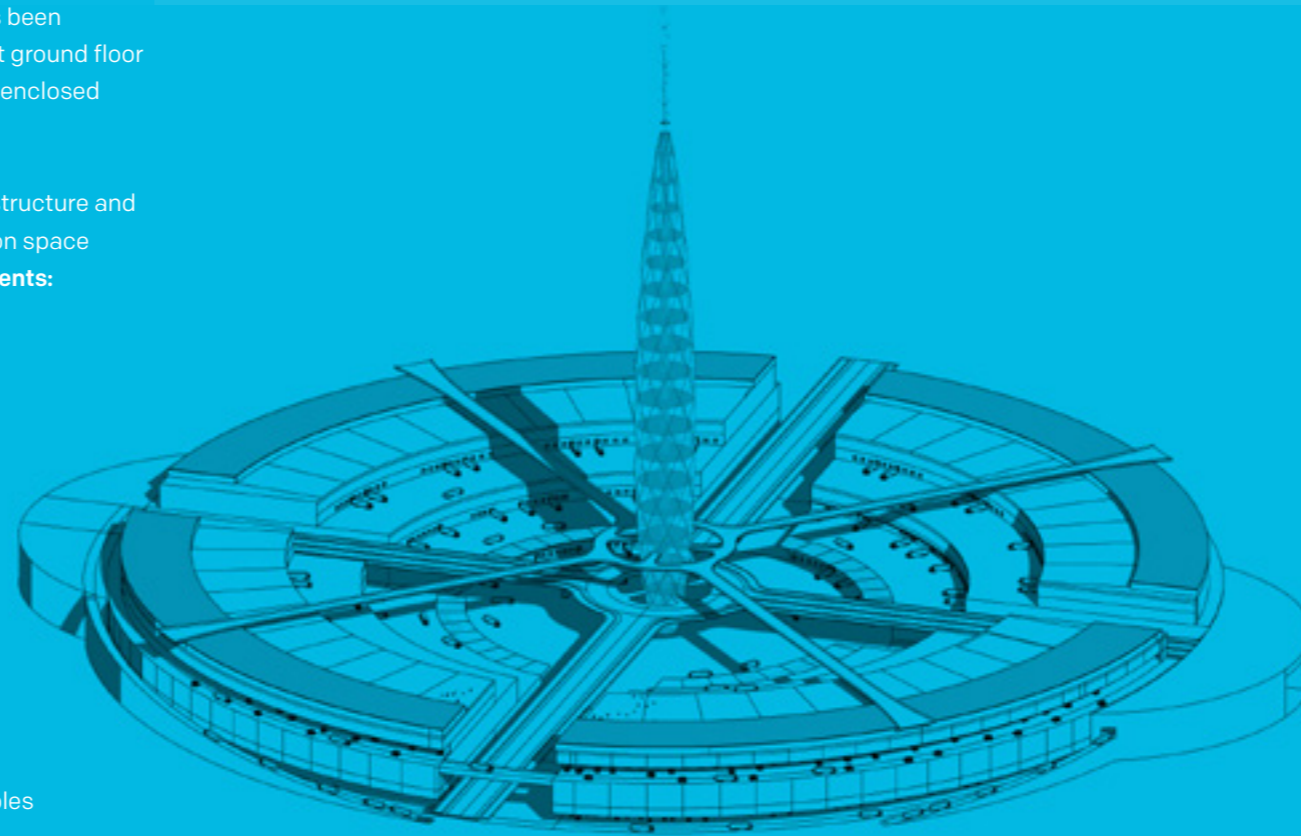
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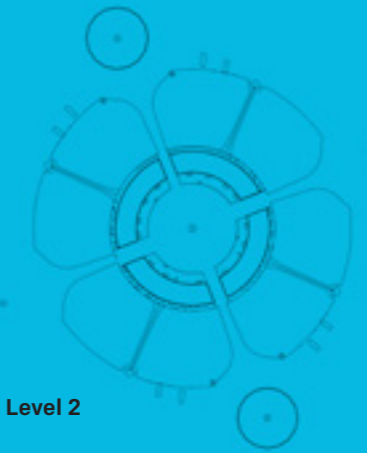
Although the proposals show the fully developed concept for 'Epicentre', the scheme has been designed for delivery as 500,000 sqft 'modules'. The initial module would be developed at ground floor as a double-sided unit, with HGV accessibility to the core and outer edge, the outer edge enclosed within a bund and buried below green landscaped areas.

The initial module can be extended at both sides with a choice of module sizes, and the structure and roof also designed to accommodate for loading and flexibility of future logistics expansion space above. **Each module will benefit from an extensive number of initiatives and advancements:**

- Enclosed 'underground' outer yards for driverless, autonomous vehicles & robots
- Drone and Airship Park serving the full site
- Roof gardens accessed from offices with expansive amenity spaces
- High tech, flexible 'POD' office that are re-locatable, with access to roof gardens
- Offices designed for Health & Wellbeing with healthy benefits throughout
- Full visibility and views to nature from the offices and many parts of the warehouse
- Infrastructure perimeter & construction zone to assist future expansion
- Flexible warehouse spaces throughout with multi-module options
- Flexible dock loading and automated dock shelters
- Electric vehicles serving logistics outer perimeter – with multiple charging stations
- In floor computer wire guided navigational system for yards and warehousing
- Automated computer guided trailer system for ultra-fast loading and unloading
- Electric car and truck stations throughout, using power generated on site from renewables
- Multi-modal logistics future proofed to meet demand and seasonal variations



Looking to the future: Logistics of the future



Level 2

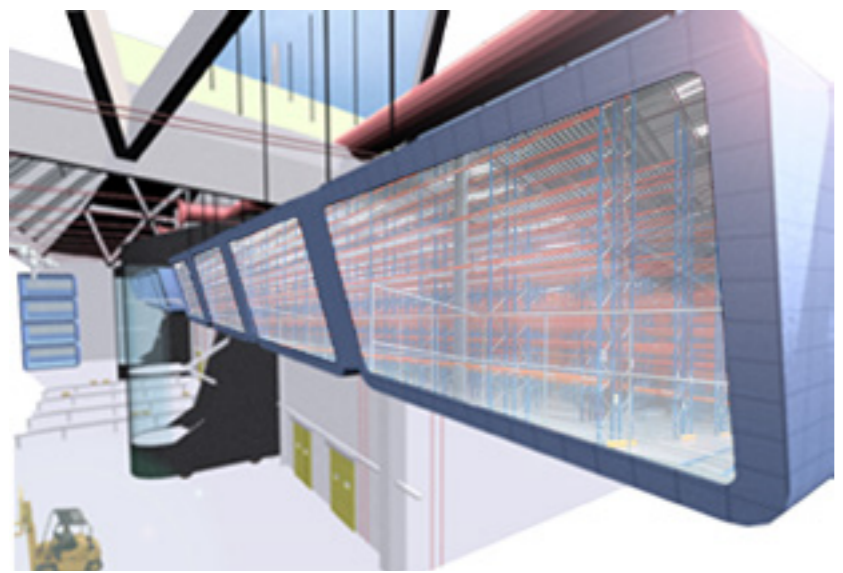
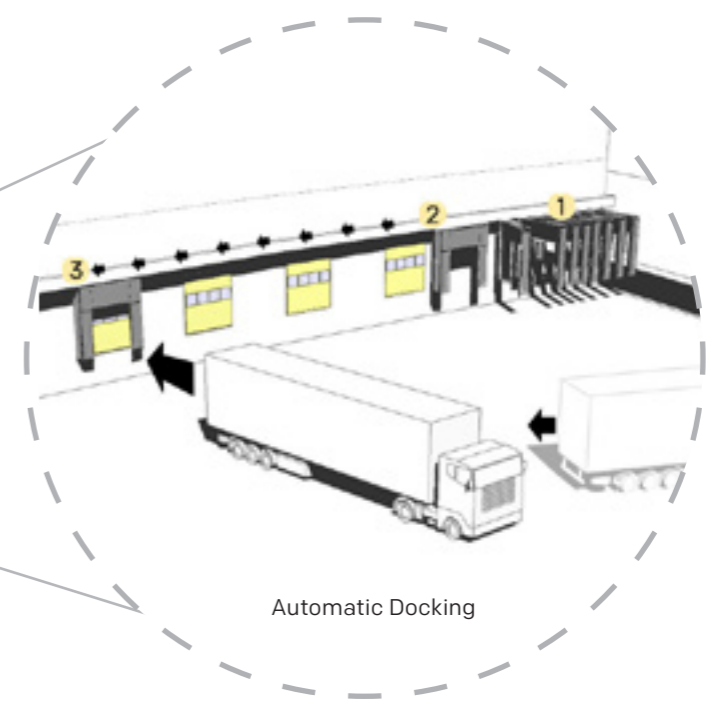
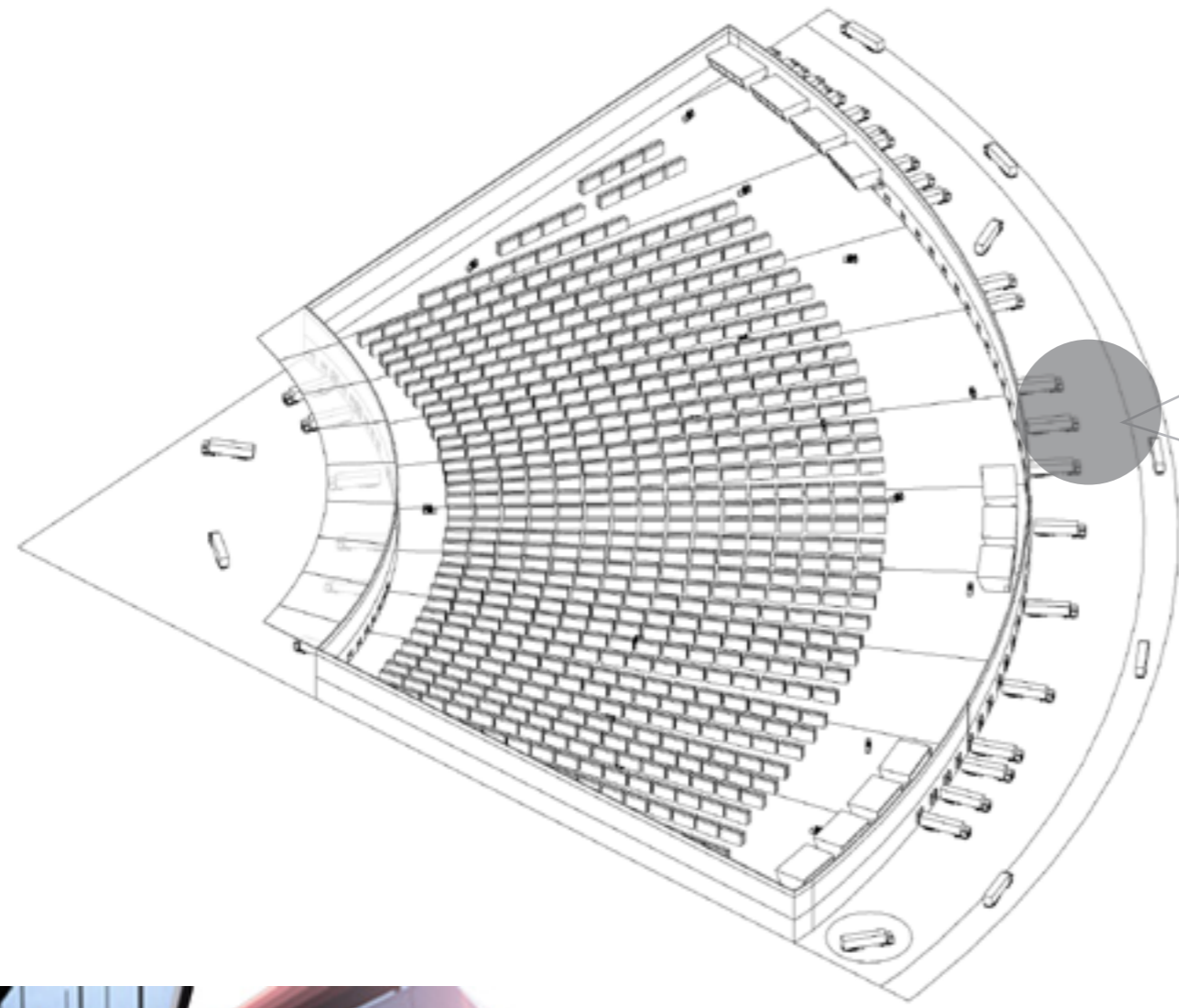


Level 1



Ground





Warehouse Pods



Warehouse Views Out



Office for Wellbeing

