

Employment Land Study

Appendix

South Kesteven District Council

February 2024

Prepared for:
South Kesteven District Council

Prepared by:

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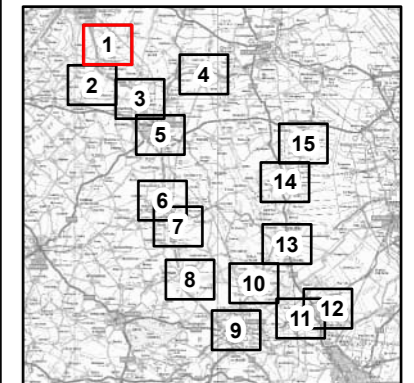
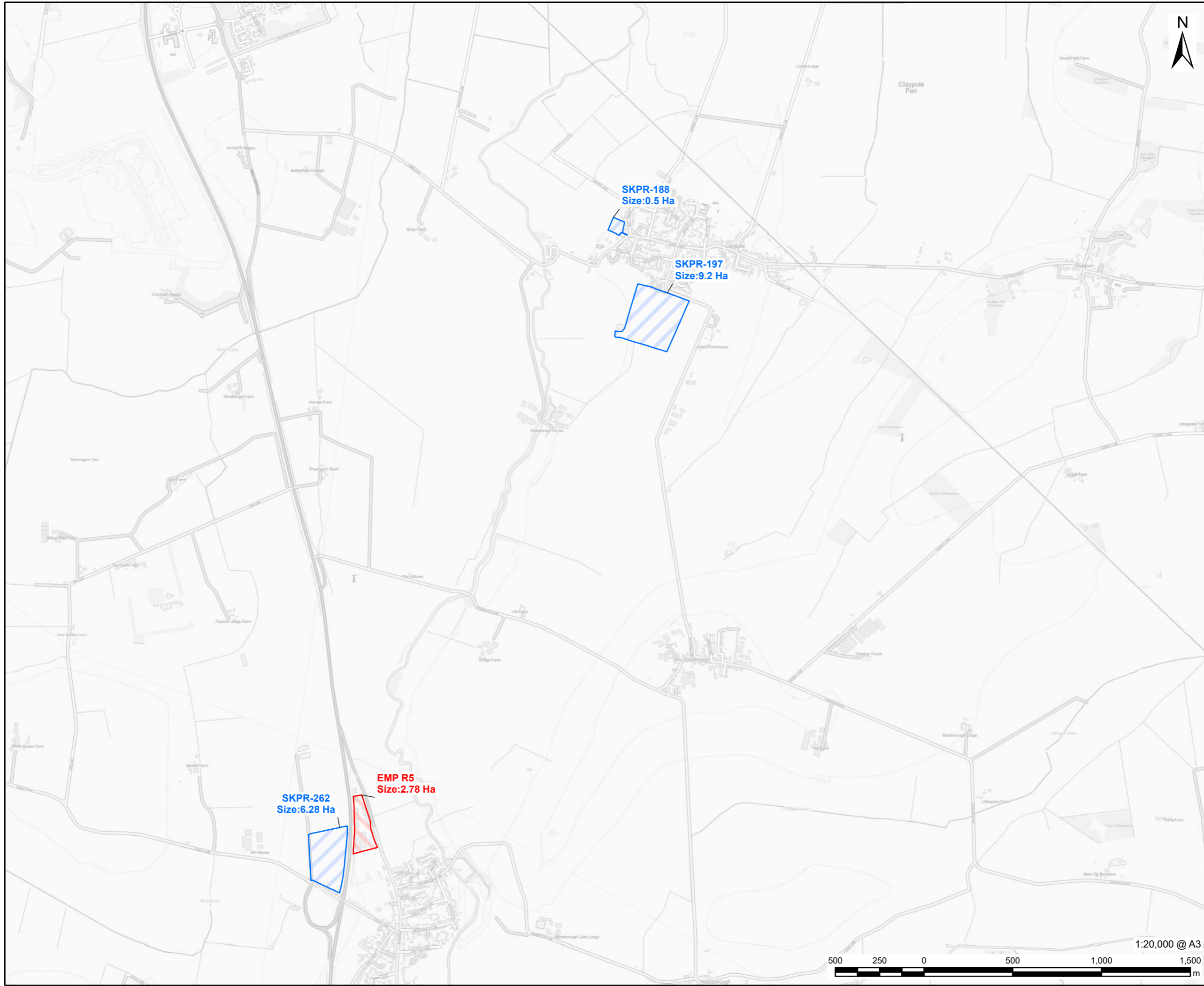
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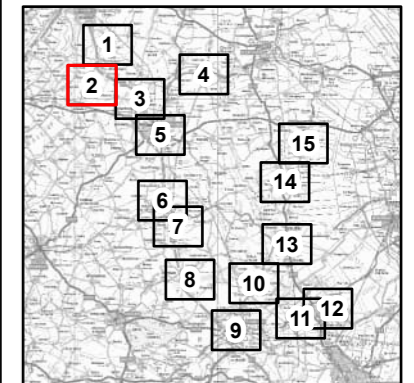
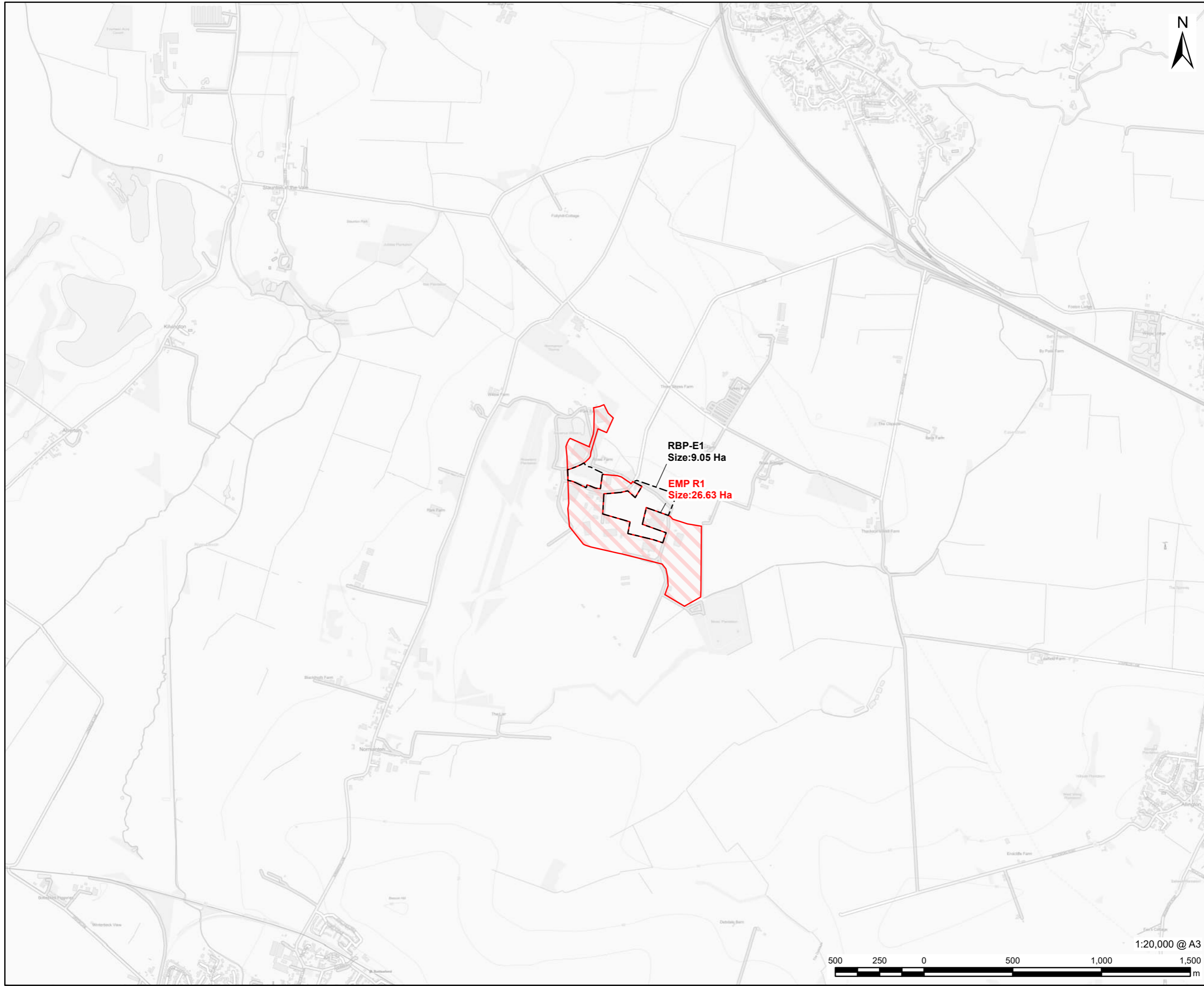
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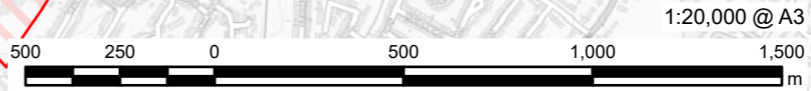
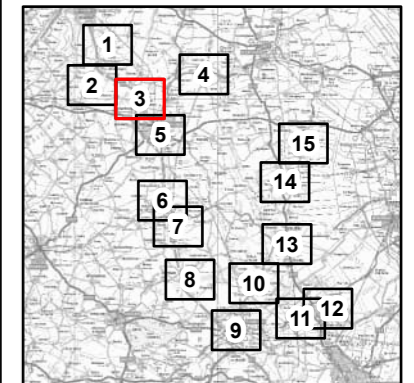
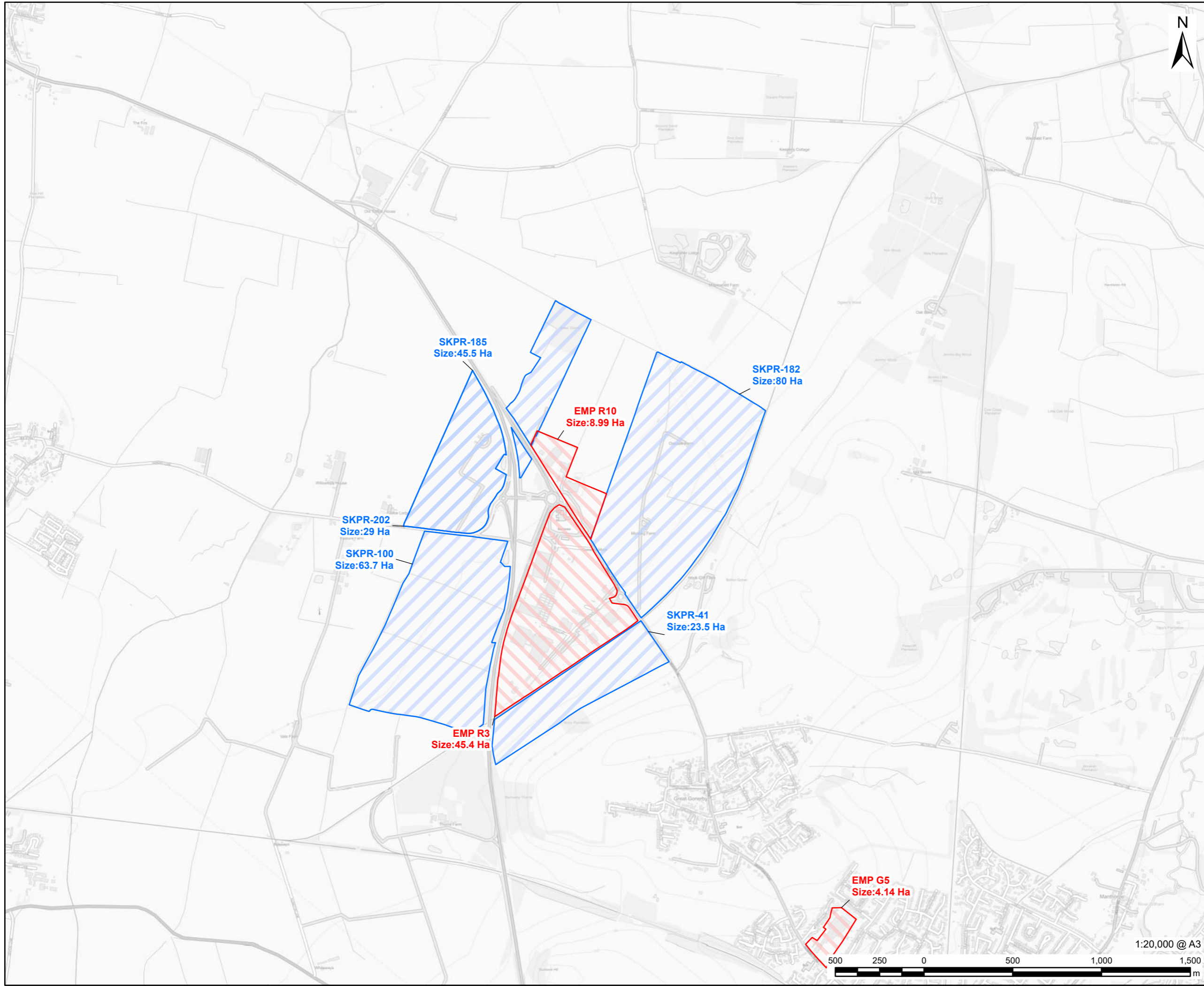
Appendix A Identified Employment Sites



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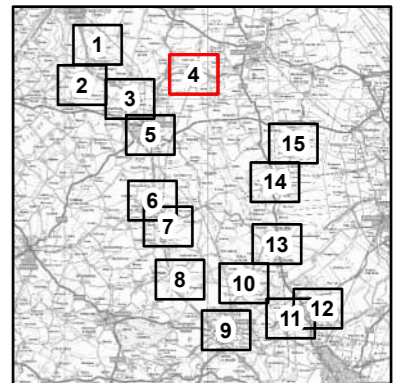
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LEGEND
 Additional Site



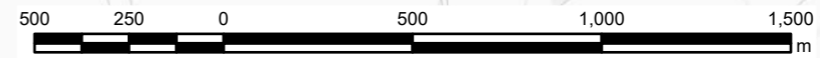
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ISSUE PURPOSE
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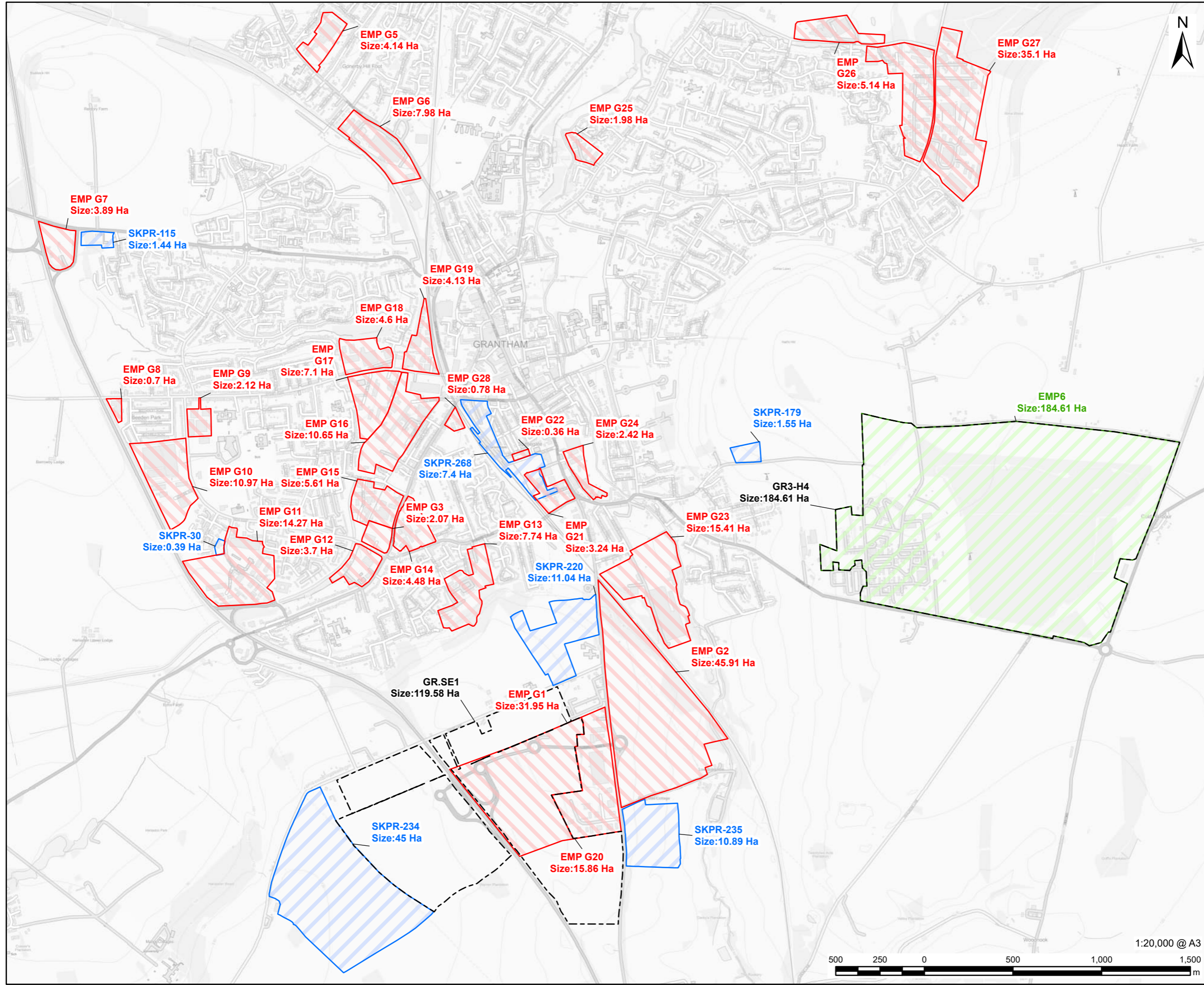
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FIGURE TITLE
Employment Land
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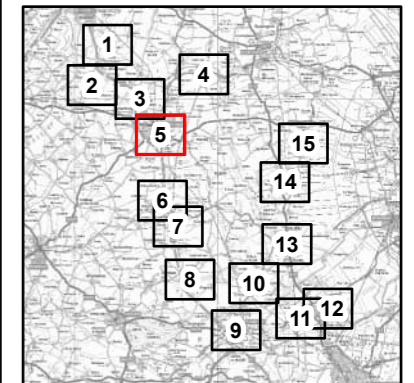
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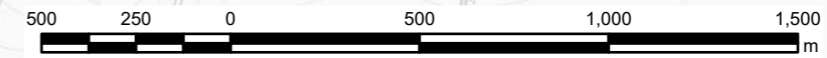
- LEGEND**
- Assessed Employment Site - Call for sites
 - Assessed Employment Cluster
 - Additional Site
 - Current Employment Land Allocation



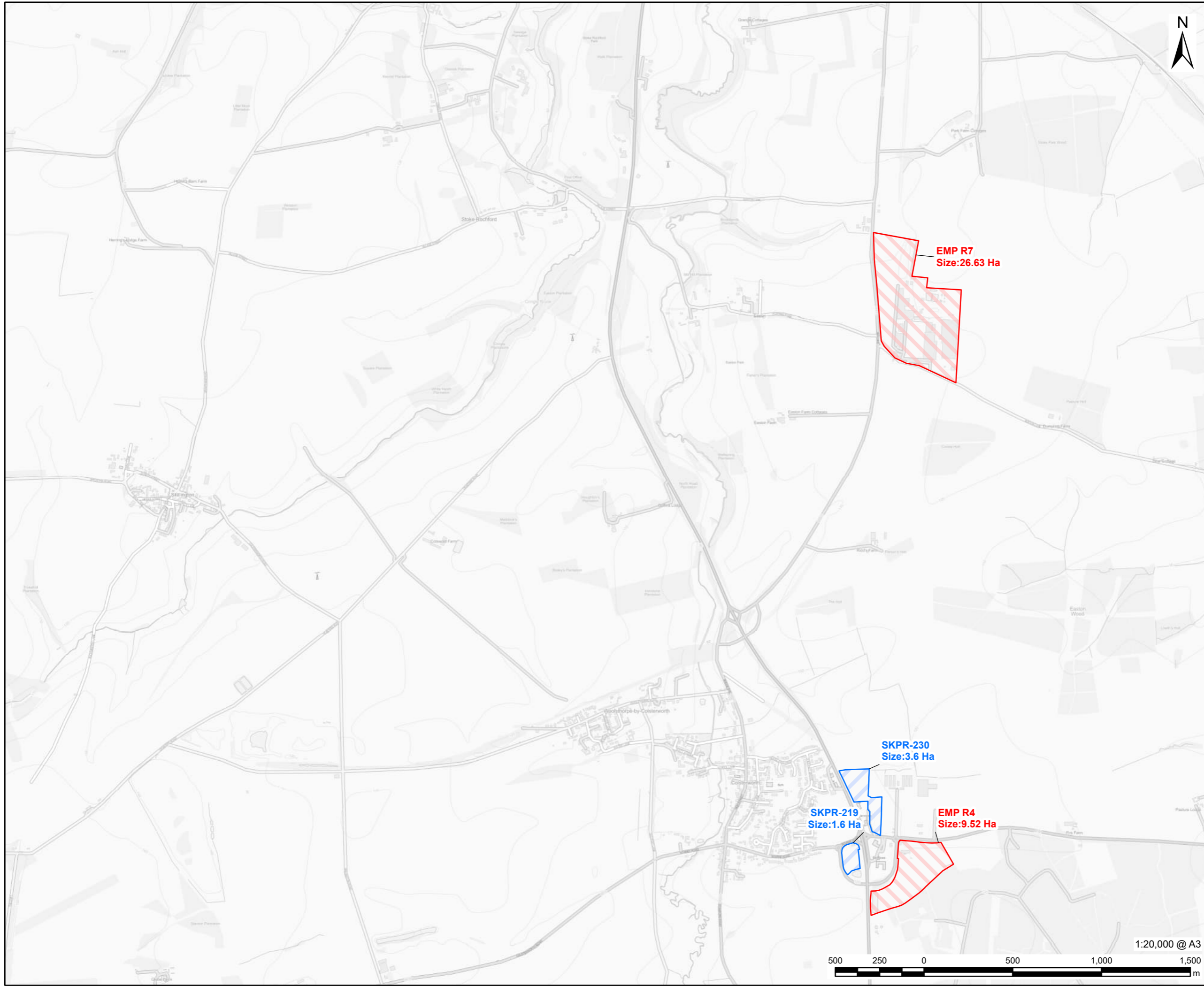
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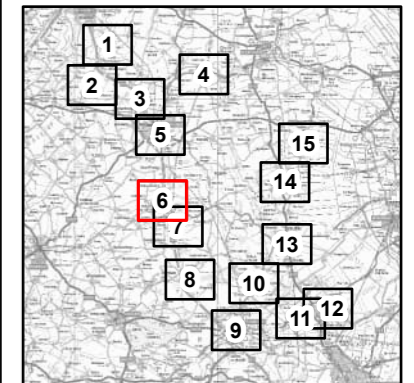
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LEGEND

-  Assessed Employment Site - Call for sites
-  Assessed Employment Cluster



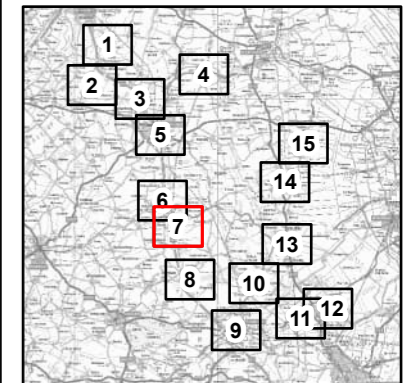
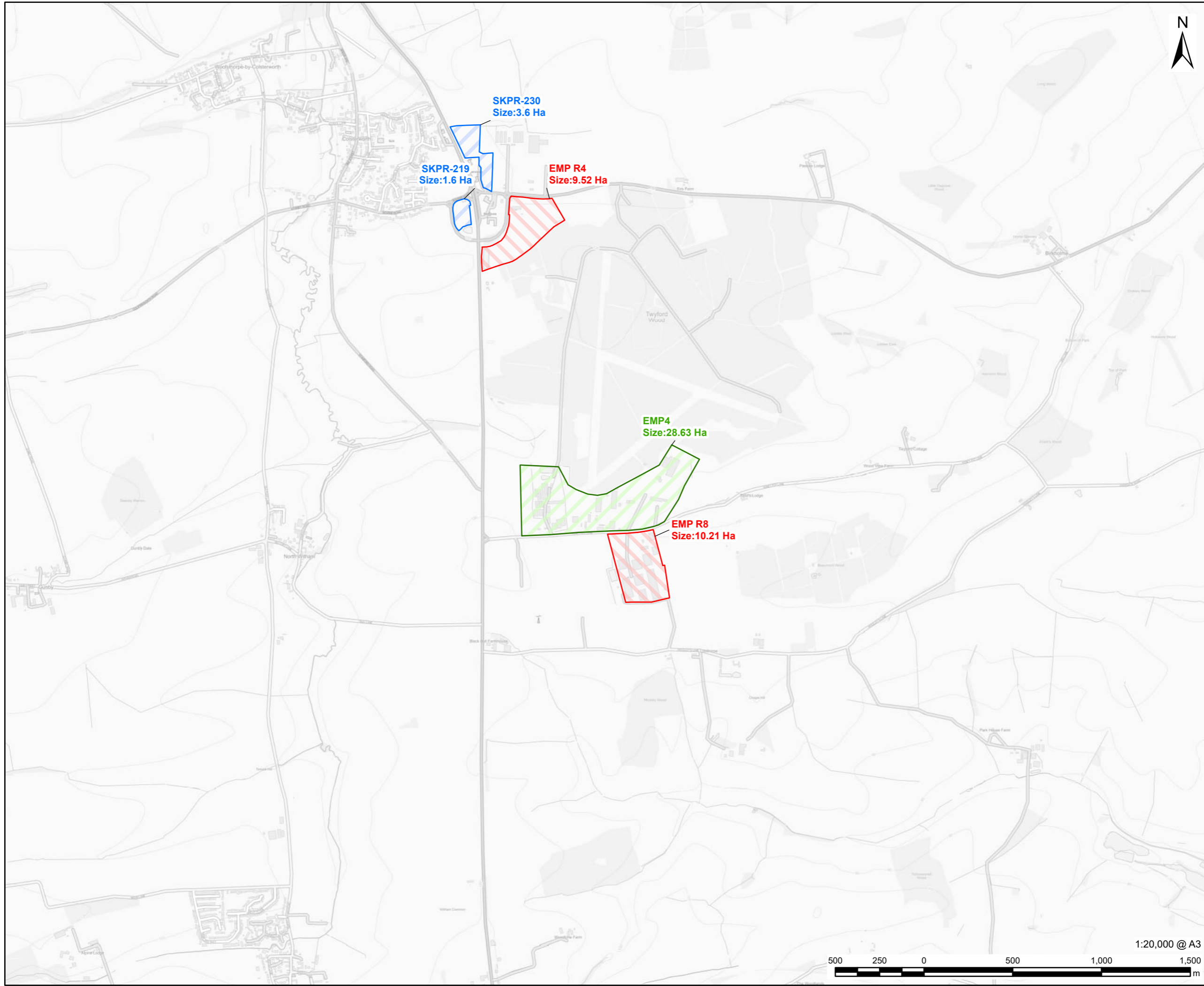
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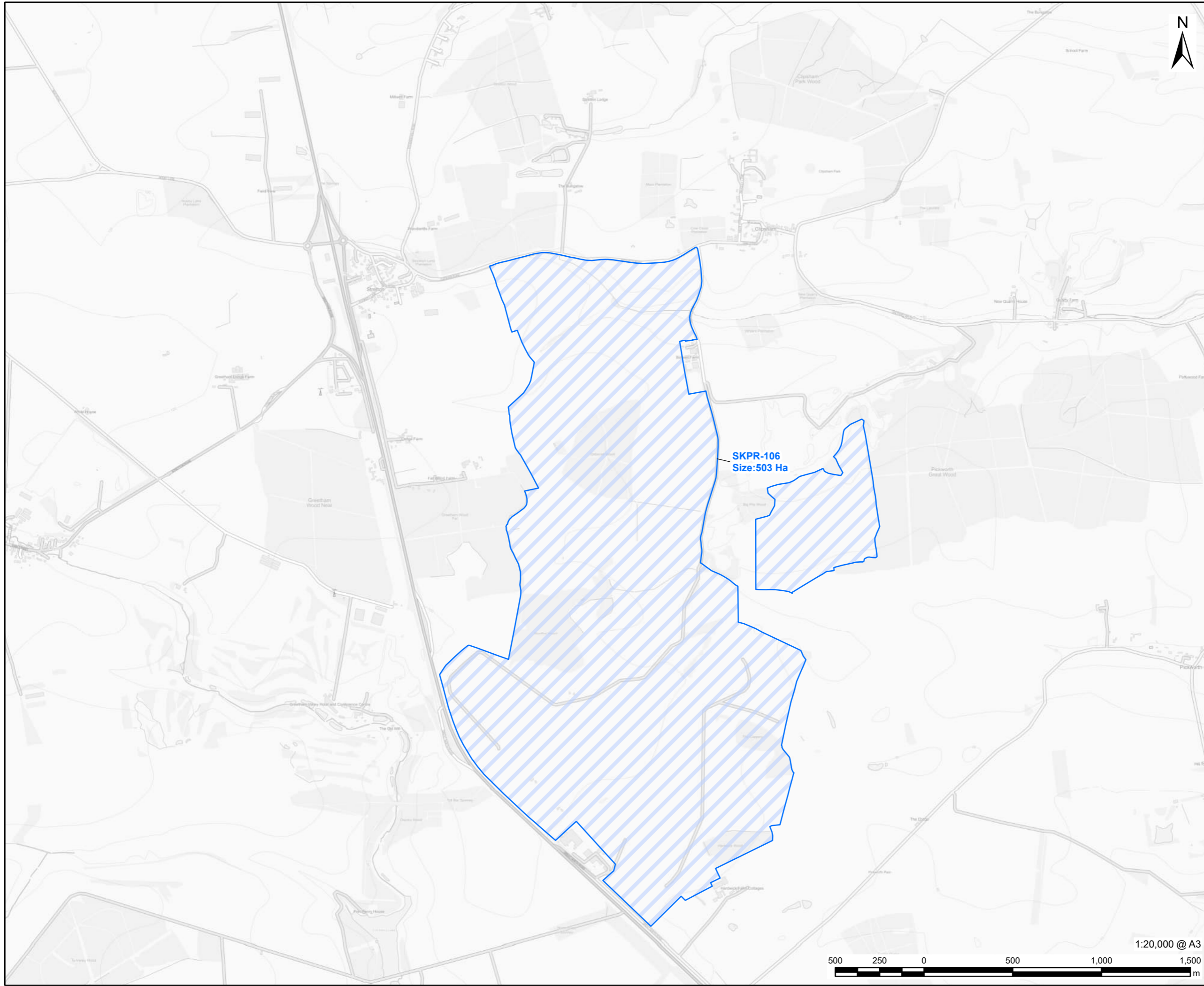
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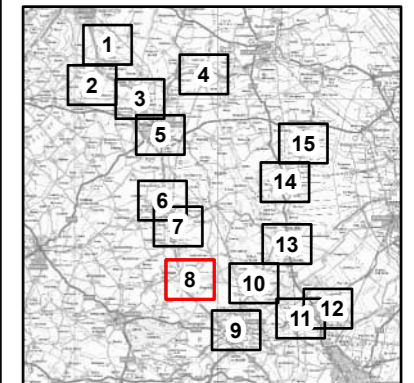
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LEGEND
 Assessed Employment Site - Call for sites



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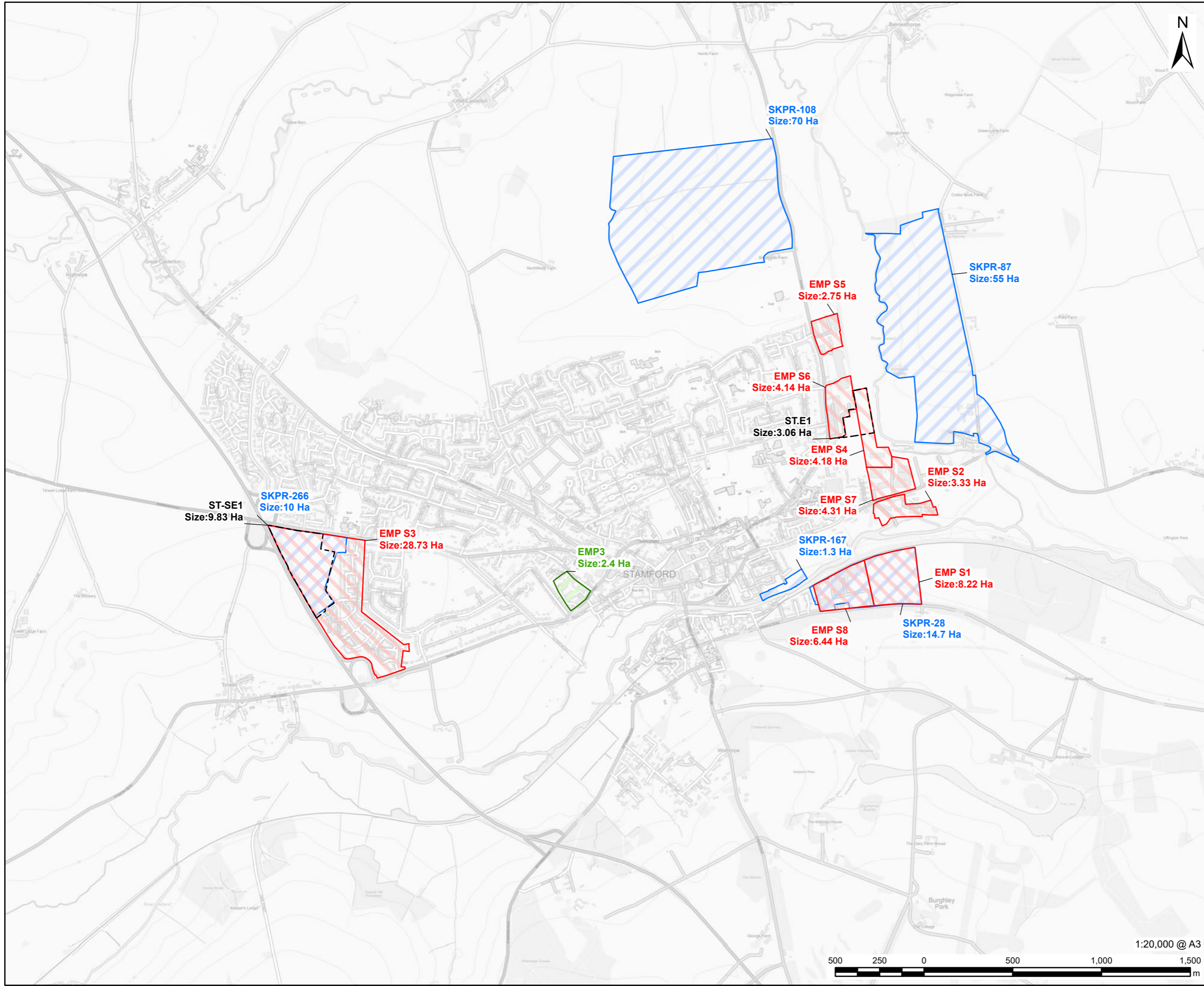
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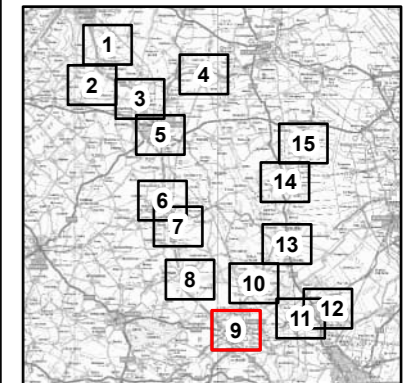


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LEGEND

- Assessed Employment Site - Call for sites
- Assessed Employment Cluster
- Additional Site
- Current Employment Land Allocation



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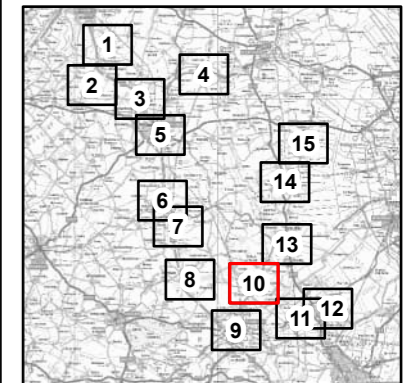
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LEGEND
 Assessed Employment Site - Call for sites



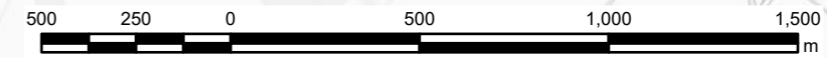
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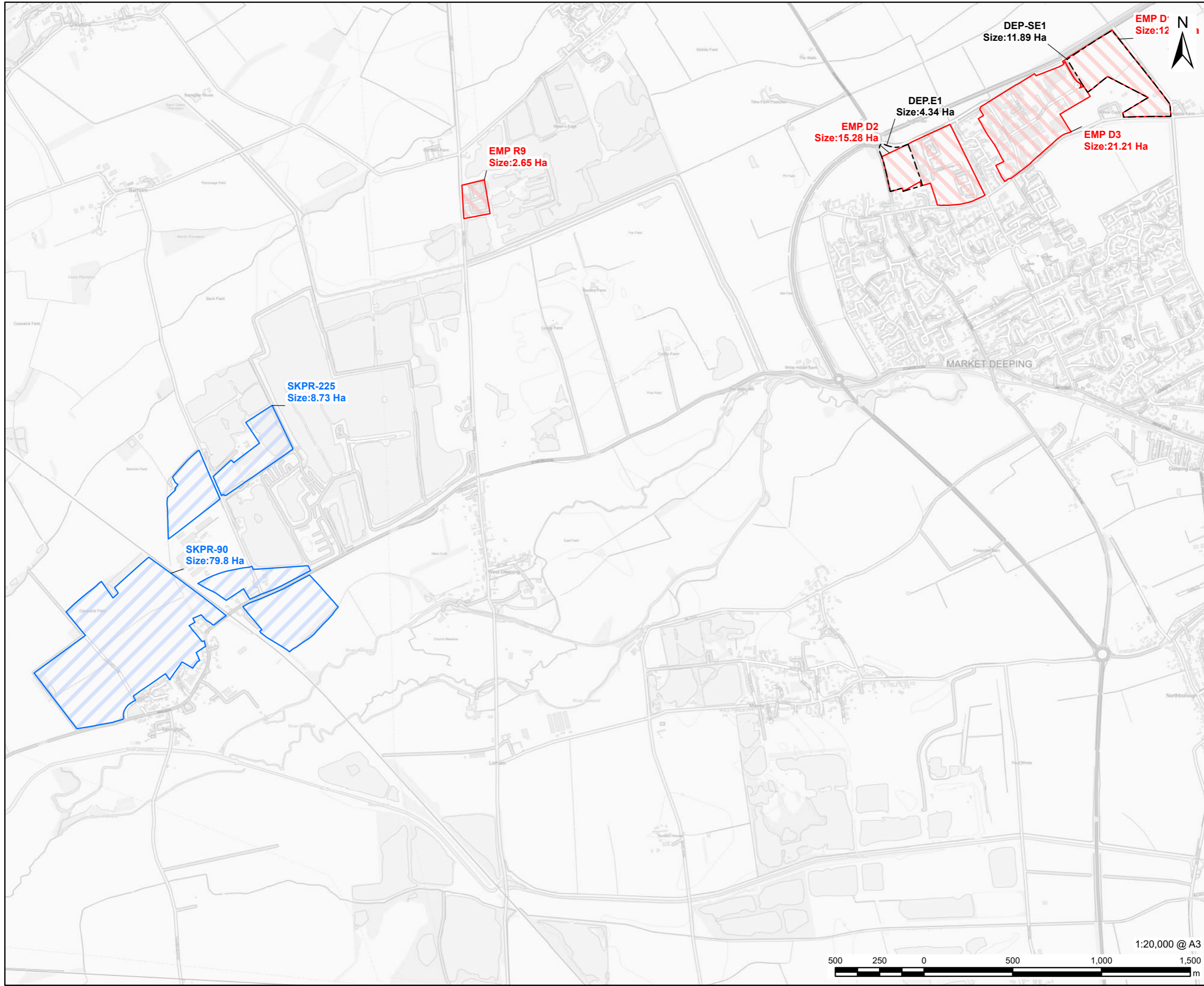
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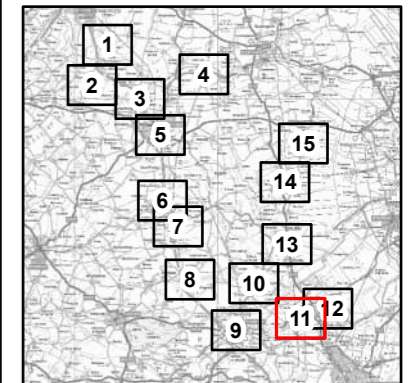


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- LEGEND**
- Assessed Employment Site - Call for sites
 - Assessed Employment Cluster
 - Current Employment Land Allocation



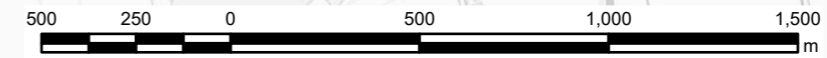
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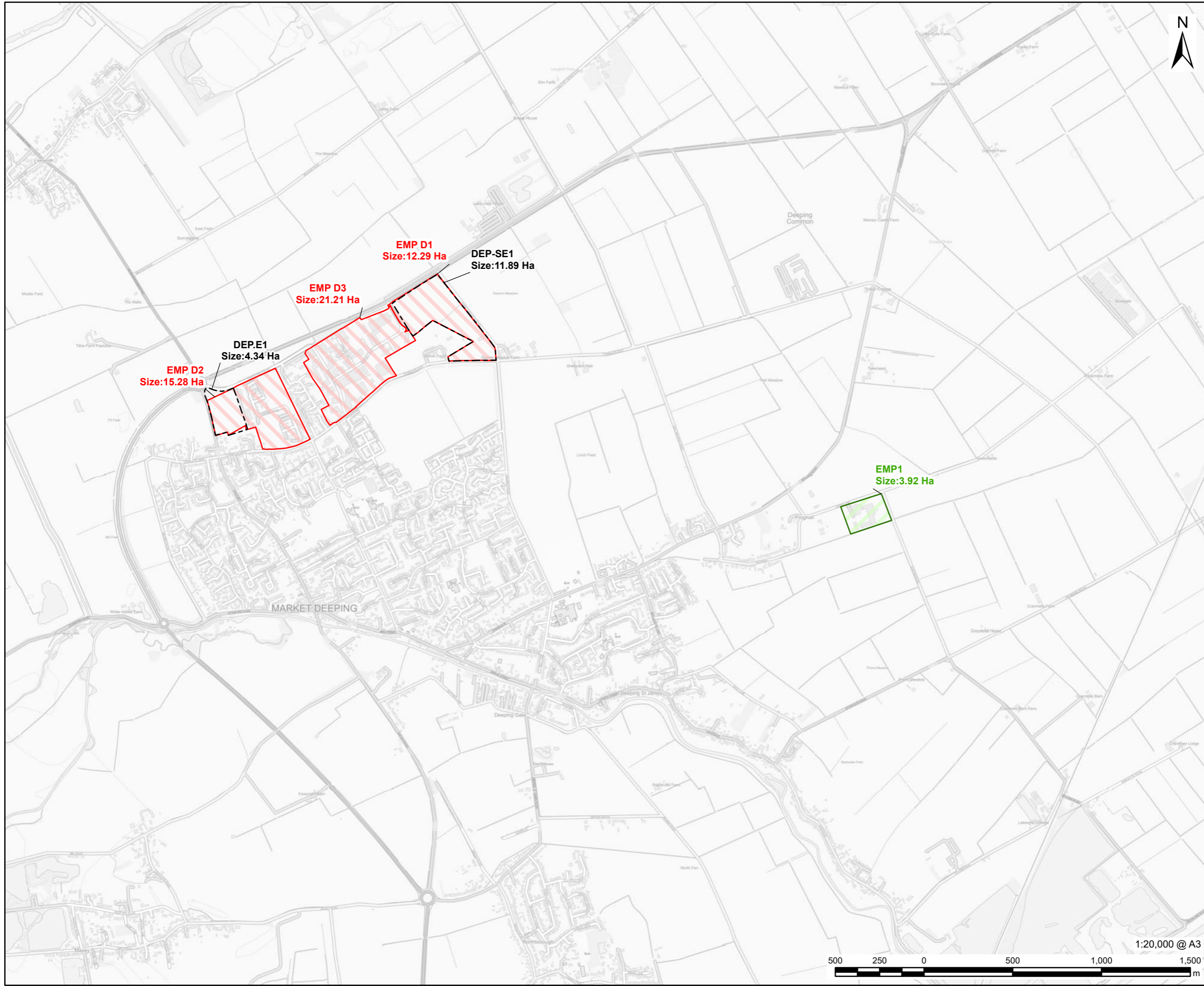
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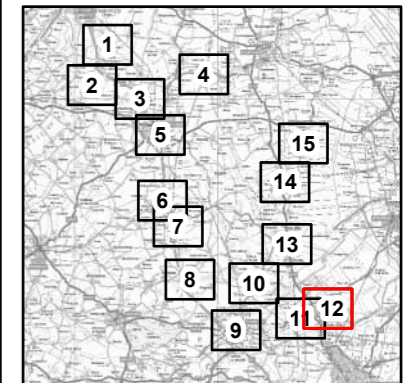


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LEGEND

	Assessed Employment Cluster
	Additional Site
	Current Employment Land Allocation



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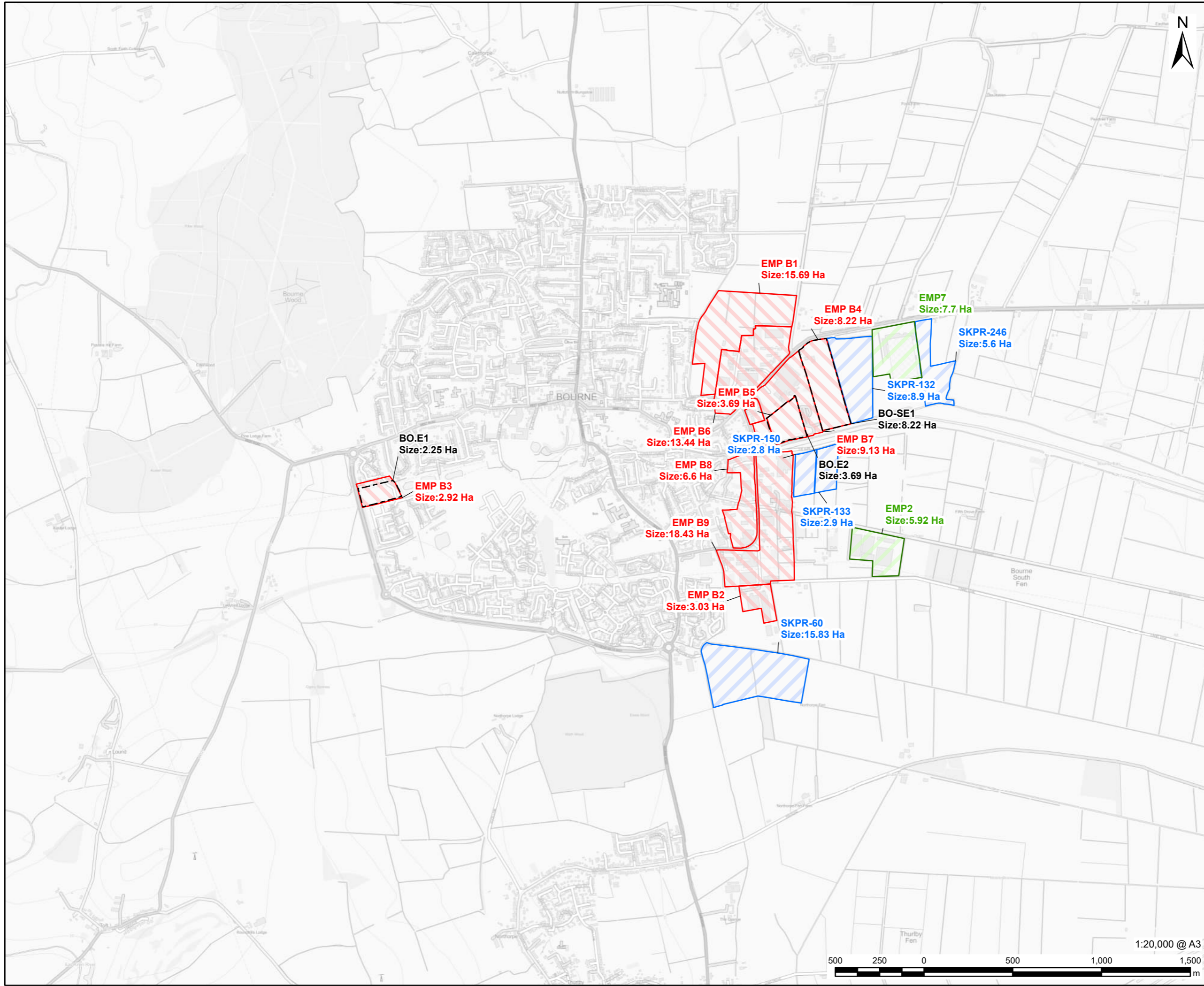
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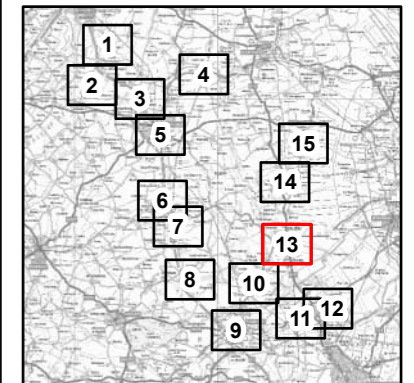


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LEGEND

- Assessed Employment Site - Call for sites
- Assessed Employment Cluster
- Additional Site
- Current Employment Land Allocation



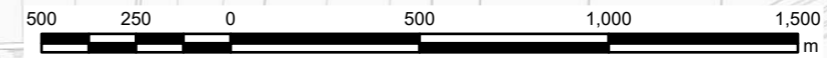
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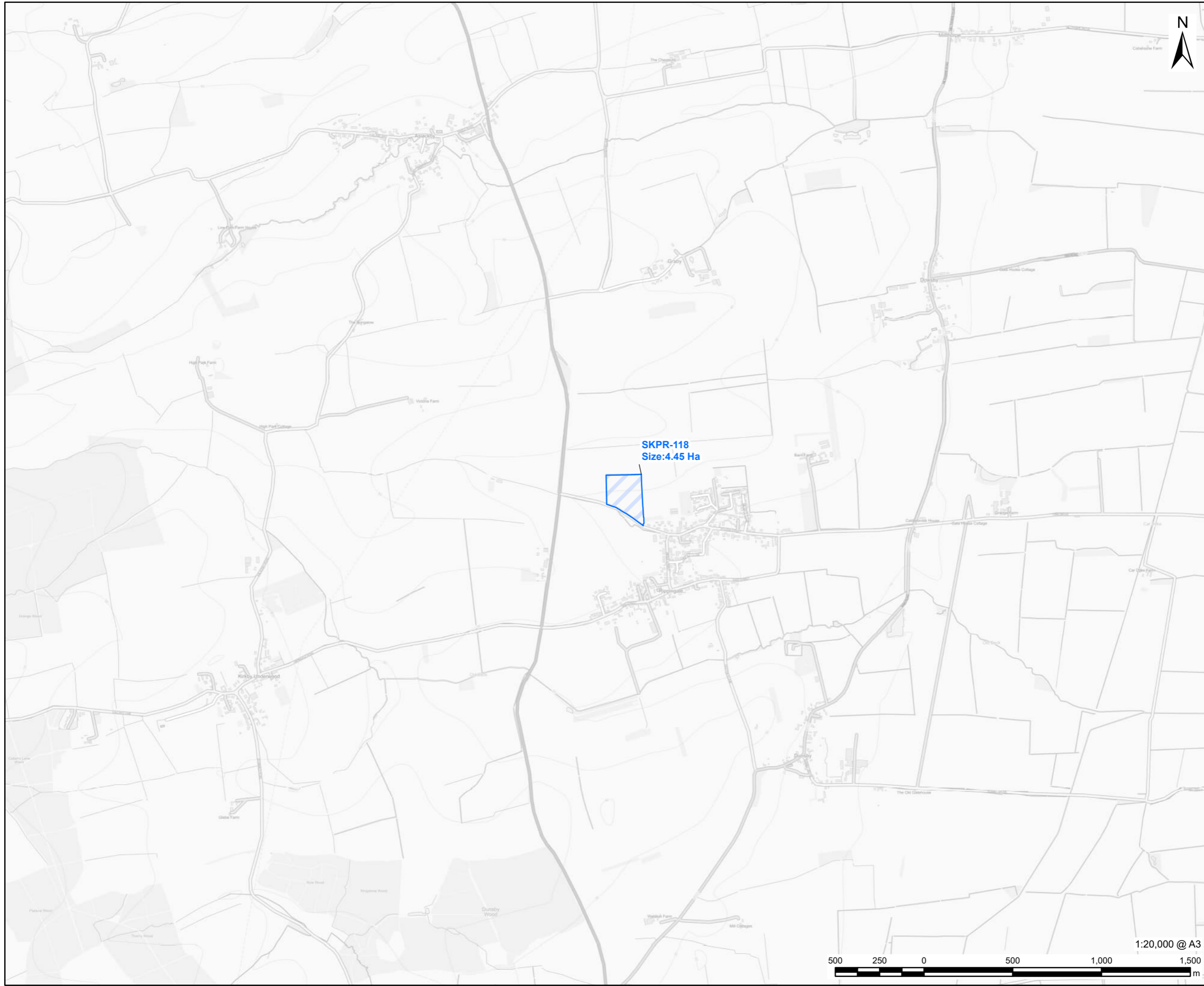
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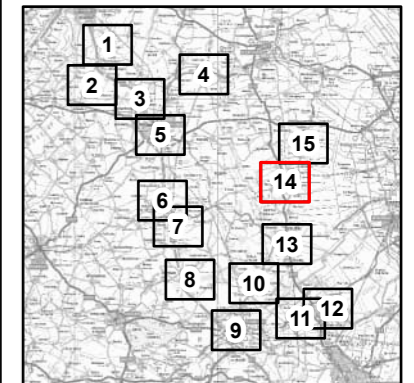
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LEGEND
 Assessed Employment Site - Call for sites



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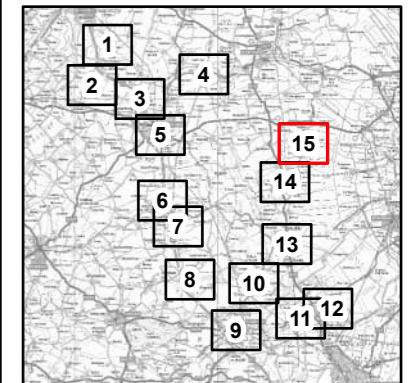
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Appendix B CoStar Building Quality Rating

Table 1 CoStar Rating - Office

Rating	Group	Definition	
★★★★★	A 5-Star office building is exemplary of a state-of-the-art, category defining structure that represents the latest trends and quality in design and construction, prominent in its context or of a landmark status, and very likely a certified sustainable and energy efficient building. Buildings rated to exhibit the nation’s current set of highest quality structures and form the benchmark of current excellence in office buildings.		
	Architectural Design	Exterior Materials/Façade	High-quality durable materials – natural stone, glass, well detailed metal panels; accentuating lighting
		Lobby/Common Areas	Double height or atrium lobby with top quality finishes/materials and artwork, clear and intuitive layout for visitors, comfortable waiting area, accentuating lighting, high level of finish in other common areas and elevator cabs/lobbies
		Fenestration/Glazing/Views	Full height glass, corner windows, abundant natural day lighting, generally available exterior views, high ratio of glazed to opaque exterior walls, highly efficient glazing specifications
		Overall Aesthetics	Positively differentiated from background buildings yet contextually appropriate. Representing current trends and standards in design and/or of a timeless, perhaps a historic quality. Aesthetically exceptional arrangement of forms, massing and materials. Likely designed by a notable or signature architect
		Access	Clearly articulated entrance identified with an architectural feature; truck and service entrance distanced from main entrance
	Structure/Systems	High ceiling heights/slab-to-slab dimensions, efficient and virtually column free floor plans; modern energy-efficient HVAC, digitally controlled building automation systems, individual control/VAV units, efficient elevators with continuous shafts serving parking levels and upper floors, dedicated freight elevator. These buildings are likely to be constructed recently or undergone a significant renovation.	
	Amenities/Management	Concierge, on-site management, fitness center, services (dry cleaning, shoe repair, etc.), security with streamlined ID and badging process, on-site conference facilities, bicycle storage, shower facilities, and other highly demanded amenities	
	Site/Landscaping/Exterior Spaces	Continually maintained landscaping where applicable; exterior gathering spaces, roof terrace or courtyard	
	Certifications	Very likely a certified/labeled green and energy efficient building	
At a minimum level, a 5-Star building typically includes the following: exterior materials listed above, a glazing ratio of approximately 75%, 12’ slab-to-slab dimension, a column free floor plan, a regular floor plate shape, and multiple desired amenities.			
★★★★	A very high quality building that maintains market leadership through the strength of its initial construction, continual above average maintenance and desirability for tenants and investors over time. These buildings are likely to be older than the current 5 Star set.		

Rating	Group	Definition	
	Architectural Design	Exterior Materials/Façade	High-quality durable materials – likely similar to 5 Star type yet possibly exhibiting signs of age and wear
		Lobby/Common Areas	Large lobby with clear circulation, above average finishes, comfortable waiting area
		Fenestration/Glazing/ Views	Full height glass or ribbon windows/large punched windows, great natural day lighting and views
		Overall Aesthetics	Positively differentiated from background buildings yet contextually appropriate. Representing recent trends and standards in design and/or of a timeless, perhaps a historic quality
		Access	Clearly articulated entrance identified with an architectural feature, truck and service entrance distanced from main entrance
	Structure/Systems	Likely to have some 5 Star qualities, or of a prior generation of buildings	
	Amenities/ Management	Likely to have some 5 Star qualities, possibly without service oriented amenities	
	Site/Landscaping/ Exterior Spaces	Well maintained landscaping where applicable; likely to have exterior gathering spaces, a roof terrace or courtyard	
	Certifications	Likely a certified/labeled green and energy efficient building	
	★★★	Architectural Design	Exterior Materials/Façade
Lobby/Common Areas			Modest lobby size and finish, clear lobby layout for visitors
Fenestration/Glazing/ Views			Punched or ribbon windows, fair mix of glazed and opaque surfaces that provides adequate natural light
Overall Aesthetics			Average with respect to background buildings, contextually appropriate
Access			Undifferentiated but obvious main entrance
Structure/Systems		Minimal ceiling height, smaller, less flexible floor plate, likely older and renovated	
Amenities/ Management		Some standard amenities	
Site/Landscaping/ Exterior Spaces		Modest landscaping and likely small or no exterior spaces	
Certifications		Possibly a certified/labeled green and energy efficient building	
★★		Architectural Design	Exterior Materials/Façade
	Lobby/Common Areas		Minimal or no lobby
	Fenestration/Glazing/ Views		Small, seemingly inadequate windows.
	Overall Aesthetics		Average, functional
	Access		Unarticulated entrance
	Structure/Systems	Purely functional	
	Amenities/ Management	Likely none	

Rating	Group	Definition
	Site/Landscaping/ Exterior Spaces	Minimal or no landscaping, no exterior spaces
	Certifications	Unlikely a certified/labeled green and energy efficient building
★	Practically uncompetitive with respect to the needs of a typical office tenants, may require significant renovation, possibly functionally obsolete. The building may have been originally constructed for non-office use.	

Table 1 CoStar Rating - Industrial

Rating	Group	Definition		
★★★★★	Architectural Design	Exterior Materials	Concrete tilt-up or concrete block, surface detailing to break up long facades, different and higher quality materials used on office parts of building. Insulated walls and roof.	
		Fenestration/Glazing	Large windows at office areas, skylights for reduced lighting expense	
		Overall Aesthetics	Positively differentiated from building in immediate vicinity. Representing current trends and standards in design.	
		Visibility/Access	Visibility from major access routes, clear delineation between employee/visitor route and service. Convenient access for trucks with very clear and visible signage from a distance.	
	Structure/Systems	RBA (typically)	≥ 150,000 sq. ft.	
		Clear Height (typically)	Distribution: ≥ 32 ft. Warehouse: ≥ 24 ft. Manufacturing: ≥ 28 ft.	
		Dock Ratio (typically)	Distribution: ≤ 5,000 sq. ft./dock Warehouse: ≤ 5,000 sq. ft./dock Manufacturing: ≤ 10,000 sq. ft./dock	
		Sprinkler Type	ESFR system	
		Site/Landscaping/ Exterior Spaces	Coverage Ratio (typically)	≤ 30%
	Truck Court (typically)		≥ 125 ft	
	Certifications	Possibly a certified/labeled green and energy efficient building		
	★★★★★	Architectural Design	Exterior Materials	Concrete tilt-up or concrete block, surface detailing to break up long facades, different and higher quality materials used on office parts of building, possibly exhibiting signs of weathering and wear
			Fenestration/Glazing	Large windows at office areas, possibly skylights
			Overall Aesthetics	Representing recent trends and standards in design
Visibility/Access			Visibility from major access routes, clear delineation between employee/visitor route and service. Convenient access for trucks with very clear and visible signage from a distance.	
Structure/Systems		RBA (typically)	Typically ≥ 100,000 sq. ft.	
		Clear Height (typically)	Distribution: ≥ 30 ft. Warehouse: ≥ 24 ft.	

Rating	Group	Definition
		Manufacturing: ≥ 28 ft.
		Dock Ratio (typically) Distribution: ≤ 7,500 sq. ft./dock Warehouse: ≤ 7,500 sq. ft./dock Manufacturing: ≤ 15,000 sq. ft./dock
		Sprinkler Type Yes
	Site/Landscaping/ Exterior Spaces	Coverage Ratio (typically) ≤ 50%
		Truck Court (typically) ≥ 100 ft
	Certifications	Possibly a certified/labeled green and energy efficient building
★★★	Architectural Design	Exterior Materials Concrete tilt-up or concrete block with a basic level of finish, undifferentiated materials at office
		Fenestration/Glazing Small windows at office areas, possibly skylights
		Overall Aesthetics Average with respect to surrounding buildings, contextually appropriate
		Visibility/Access Delineation between access for employee/visitors and service vehicles. Convenient access for large trucks. Decent signage/
	Structure/Systems	RBA (typically) Typically ≥ 50,000 sq. ft.
		Clear Height (typically) Distribution: ≥ 28 ft. Warehouse: ≥ 20 ft. Manufacturing: ≥ 24 ft.
		Dock Ratio (typically) Distribution: ≤ 10,000 sq. ft./dock Warehouse: ≤ 10,000 sq. ft./dock Manufacturing: ≤ 20,000 sq. ft./dock
		Sprinkler Type Yes
	Site/Landscaping/ Exterior Spaces	Coverage Ratio (typically) ≤ 70%
		Truck Court (typically) ≥ 80 ft
	Certifications	Possibly a certified/labeled green and energy efficient building
★★	Architectural Design	Exterior Materials Metal or brick
		Fenestration/Glazing No glazing, no skylights
		Overall Aesthetics Average, functional.
		Visibility/Access No apparent access strategy, difficult access and sub-optimal signage
	Structure/Systems	Purely functional
	Site/Landscaping/ Exterior Spaces	Minimal or no landscaping, no exterior spaces
	Certifications	Unlikely a certified/labeled green and energy efficient building
★		Practically uncompetitive with respects to the need of a typical industrial tenants, may require significant renovation, possibly functionally obsolete.

