

Overall masterplan

The Masterplan opposite (ref: drawing 2001-PL-A) shows both the full and outline application areas in relation to each other and within the setting of Chalcroft Business Park and its surroundings.

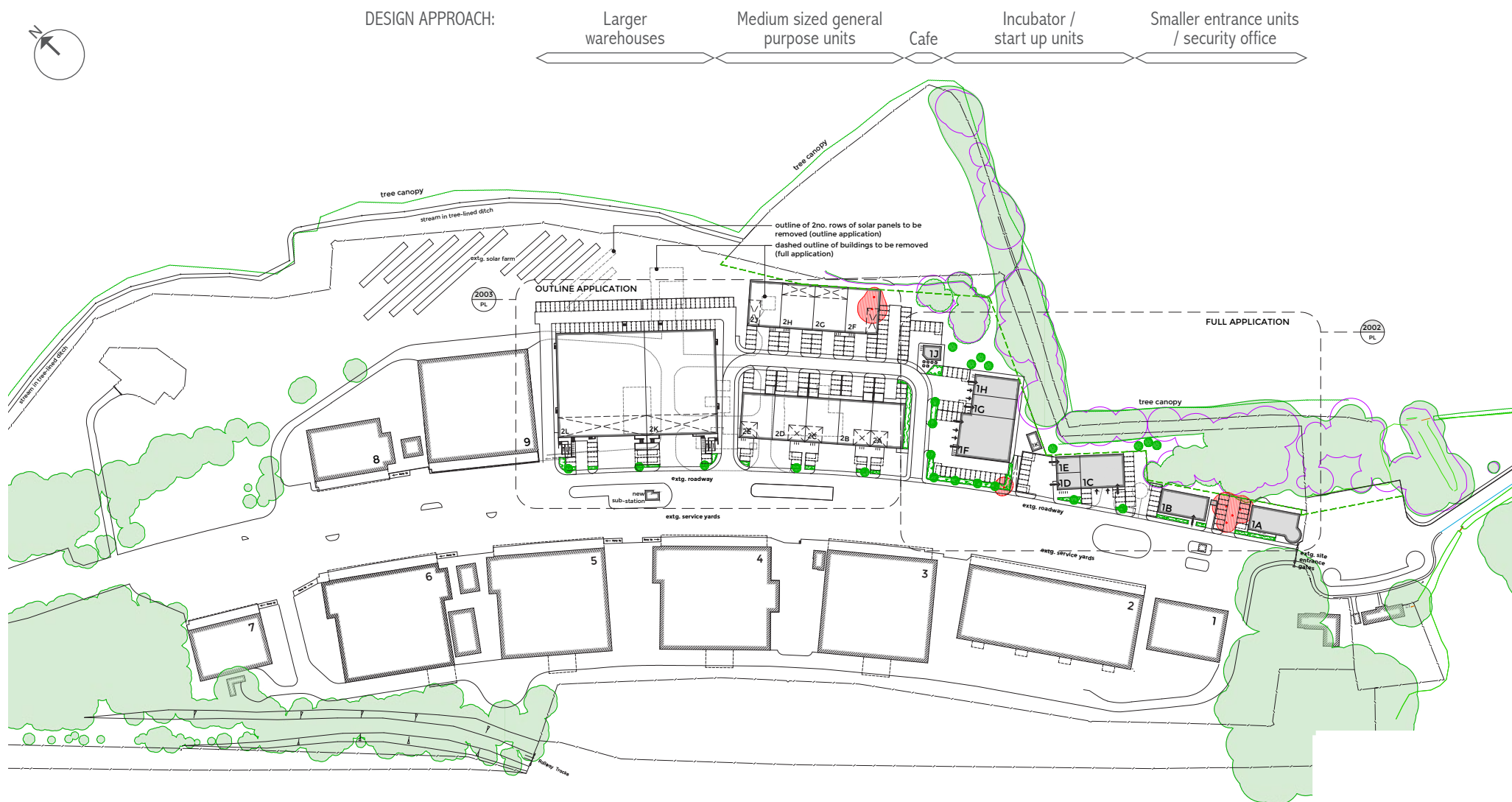
The Masterplan shows a total of 21 buildings across the entire application area. Of these, 10 are located within the full details area of the site providing 3,013m2 (Gross External Area 'GEA') floorspace. The 11 buildings shown in the outline area, which are indicative only at this stage, provide up to 7,528m2 (GEA) floorspace.

The breakdown of proposed floorspace between both areas and individual buildings is shown in the table below.

The proposed layout for the site is a simple organisation of the internal and external constituent parts of the scheme. The key objectives being to make the most efficient use of the land, to provide a simple and legible arrangement of functions for site operatives and visitors alike, and to provide an attractive and well-presented development of a quality that is consistent with the surrounding development of the business park.

The general approach to the design of the site has been to develop a clear and logical transition from smaller business units at the eastern entrance and threshold to the business park, through terraces of incubator units to medium sized units and larger warehouses at the western end, opposite the existing large units 4 and 5, and next to unit 9.

Accommodation Schedule			
Plot / Unit	Net Area	GlA	GEA
Full Application: 1.45ha			
1A	467m2	-	613m2
1B	454m2	-	600m2
1C	-	439m2	473m2
1D	-	86m2	94m2
1E	-	86m2	94m2
1F	-	549m2	576m2
1G	-	215m2	226m2
1H	-	215m2	231m2
1J (cafe)	-	52m2	61m2
1K	-	40m2	45m2
Totals			3,013m2
Outline Application: 2.17ha			
2A	-	-	372m2
2B	-	-	372m2
2C	-	-	372m2
2D	-	-	372m2
2E	-	-	372m2
2F	-	-	372m2
2G	-	-	372m2
2H	-	-	372m2
2J	-	-	372m2
2K	-	-	1,858m2
2L	-	-	2,322m2
Totals			7,528m2
Overall Totals			10,541m2



Chalcroft Business Park masterplan (ref: drawing 2001-PL-A) and general design approach



06 Full Details Area

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Summary

The full details area which covers 1.45ha at the eastern end of Chalcroft Business Park chiefly comprises:

- 3,013m² of B1b research and development, B1c light industry, B2 general industrial and B8 storage and distribution floorspace, a modest site cafe and maintenance store
- 10 buildings
- 79 car parking spaces

The overall amount of development on this part of the site has been governed by the desire to maximise the employment density and floorspace whilst respecting and protecting the mature tree belt / Round Copse / SINC that runs along the northern boundary. This lends the site a strong green backdrop and helps to visually contain proposals from the wider landscape setting.

Layout

The layout of the site in terms of buildings, yards, parking and open areas is simple and straightforward:

- Buildings face the estate access (spine) road to provide a robust frontage on entering the Park
- Building 1A incorporates the security lodge as a gateway (projecting) feature at ground floor level
- A new through road provides access to buildings 1F - 1J, including a cafe for workers with outdoor seating
- New pathway along the northern side of the estate access road provides a safe and convenient route for pedestrians

- Parking, servicing and cycle stores are laid out to the front and side of buildings in groups that relate to the buildings

Built form and massing

The built form, massing and heights of buildings 1A-1J seek to establish a good sense of character and place, appropriate for the context and size and range of units attractive to the local market:

- Mix of building sizes ranging from 86m² to 549m² (GIA) - typical of commercial buildings of this nature
- Buildings are generally one to two storey, incorporating a mezzanine level: 1A and 1B two storey, 9.1m to roof level; 1C-1E one storey with mezzanine, 7m to eaves; 1F-1H one storey with mezzanine, 7.7m to eaves level; 1J cafe one storey
- The height of the buildings is determined by recognised institutional standards for buildings of this type

Landscape and public realm

The development proposals make provision for:

- 8-10m landscape buffer to northern boundary and Round Copse / SINC
- Removal of 7x low value category C trees
- Tree planting and landscaping within the public realm along the estate access road and new through road
- Outdoor seating area to cafe



Locator



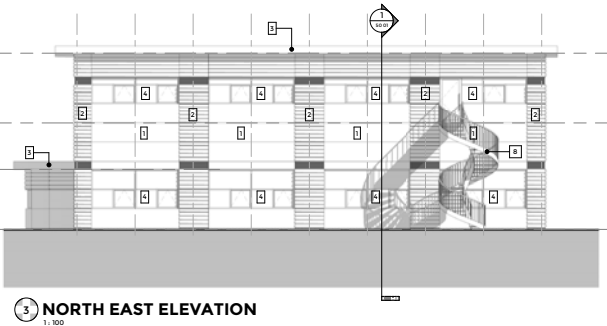
Full details area layout (ref: drawing 2002-PL-A)

Appearance

The development proposals are based on contemporary design and simple detailing. The elevational treatment of buildings have clear horizontal and vertical emphasis, which highlight entrances and openings. The use of different types and proportions of cladding and brickwork in varying colour shades helps to create depth to the elevations and visual interest, breaking up the mass of the larger buildings.

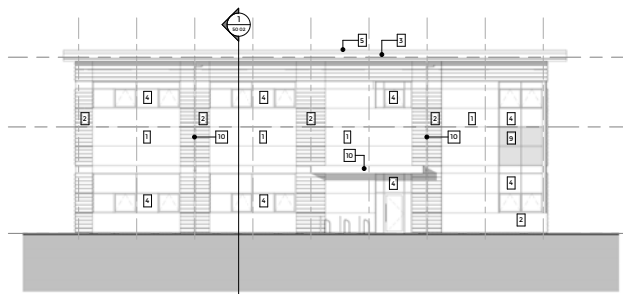
A restrained palette of good quality materials is proposed that includes:

- Metal cladding panels (grey/dark grey)
- Facing brickwork (dark grey)
- Aluminium powder coated windows (dark grey)
- Rooflights and solar PV panels
- Metal composite roof panels (silver/grey)
- Metal flat canopies (dark grey)
- External steel escape stairs
- Rainwater goods (dark grey)
- New through road surfaced in tarmac to ensure durability and minimal maintenance



- 1 Flat insulated cladding panels - Light Grey
- 2 Profiled insulated cladding panels - Dark Grey
- 3 Eaves & verge flashing / trim - Dark Grey
- 4 Aluminium powder coated window / door curtain walling system - Dark Grey
- 5 Profiled insulated composite roof panels - Silver / Grey
- 6 Overhead slide-over external goods doors - Colour TBC
- 7 Rainwater downpipe - Dark Grey
- 8 External steel escape stairs
- 9 Metal canopy - Dark Grey





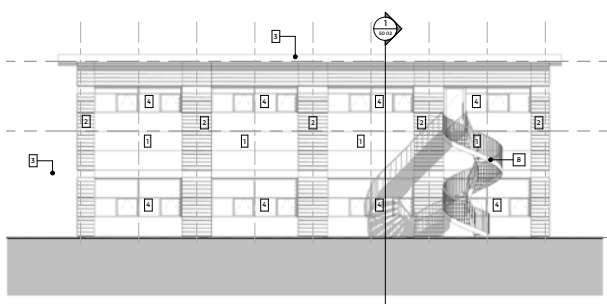
1 SOUTH WEST ELEVATION
1:100



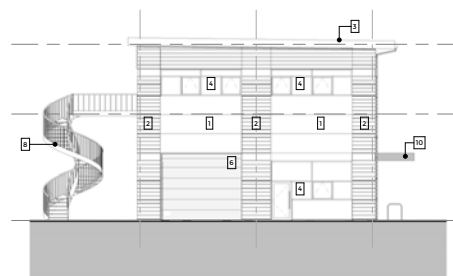
2 SOUTH EAST ELEVATION
1:100



SOUTHERN PERSPECTIVE



3 NORTH EAST ELEVATION
1:100



4 NORTH WEST ELEVATION
1:100

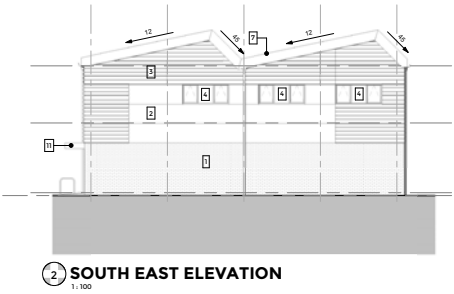
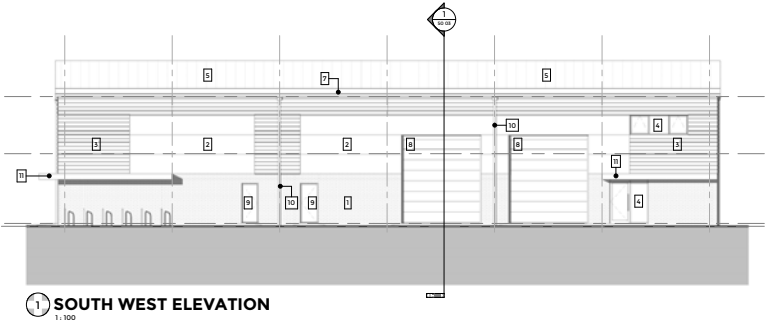


NORTHERN PERSPECTIVE

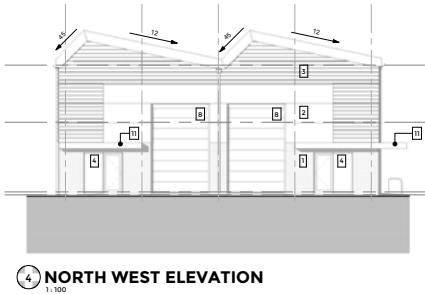
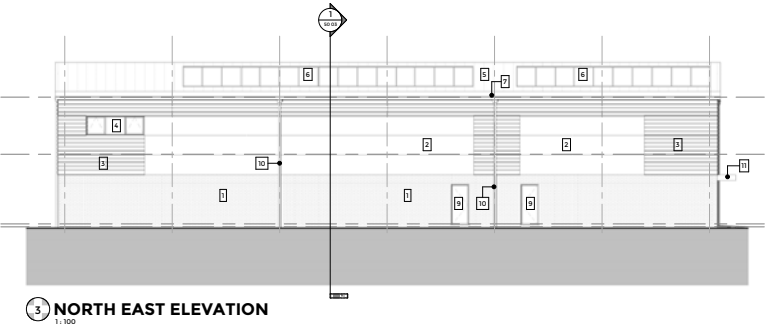
- 1 Flat insulated cladding panels - Light Grey
- 2 Profiled insulated cladding panels - Dark Grey
- 3 Eaves & verge flashing / trim - Dark Grey
- 4 Aluminium powder coated window / door curtain walling system - Dark Grey
- 5 Profiled insulated composite roof panels - Silver / Grey
- 6 Overhead slide-over external goods doors - Colour TBC
- 7 Rainwater downpipe - Dark Grey
- 8 External steel escape stairs
- 9 Infill panel as part of curtain wall system - Dark Grey
- 10 Metal canopy - Dark Grey

Unit 1B elevations + perspectives

Unit 1C-E elevations + perspectives

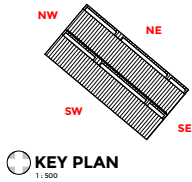


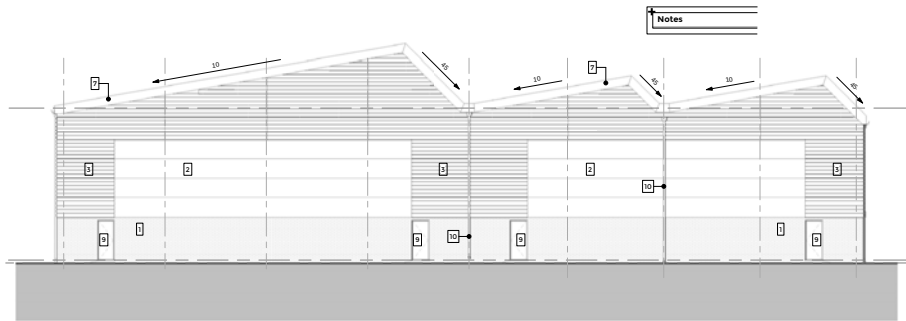
WEST PERSPECTIVE



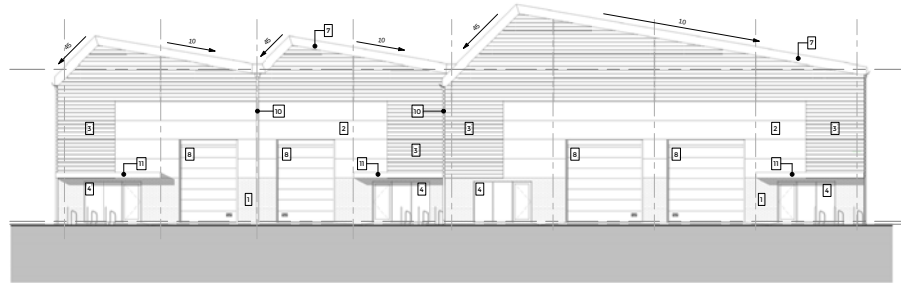
SOUTH PERSPECTIVE

- 1 Facing Brickwork - Grey with light mortar
- 2 Flat insulated cladding panels - Light Grey
- 3 Profiled insulated cladding panels - Dark Grey
- 4 Aluminium powder coated window / door curtain walling system - Dark Grey
- 5 Profiled insulated composite roof panels - Silver / Grey
- 6 North facing rooflights (As part of roof system)
- 7 Eaves and verge flashing / trim - KDark Grey
- 8 Overhead slide-over external goods doors - Colour TBC
- 9 Steel personnel / fire escape door - Colour TBC
- 10 Rainwater downpipe - Dark Grey
- 11 Metal Canopy - Dark Grey





2 SOUTH EAST ELEVATION
1:100



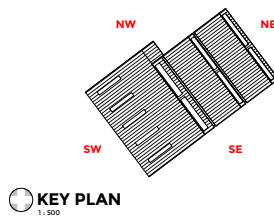
4 NORTH WEST ELEVATION
1:100



NORTH PERSPECTIVE



WEST PERSPECTIVE



- 1 Facing Brickwork - Grey with light mortar
- 2 Flat insulated cladding panels - Light Grey
- 3 Profiled insulated cladding panels - Dark Grey
- 4 Aluminium powder coated window / door curtain walling system - Dark Grey
- 5 Profiled insulated composite roof panels - Silver / Grey
- 6 North facing rooflights (As part of roof system)
- 7 Eaves and verge flashing / trim - Dark Grey
- 8 Overhead slide-over external goods doors - Colour TBC
- 9 Steel personnel / fire escape door - Colour TBC
- 10 Rainwater downpipe - Dark Grey
- 11 Metal canopy - Dark Grey



07 Outline Area

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Summary

The outline area which covers 2.17ha at the western end of Chalcroft Business Park chiefly comprises:

- Up to 7,528m² (GEA) of B1b research and development, B1c light industry and B8 storage and distribution floorspace
- Two development platforms
- c.182 car parking spaces

All matters of Layout, Scale, Landscaping, Appearance and Access are reserved for future determination.

Parameters

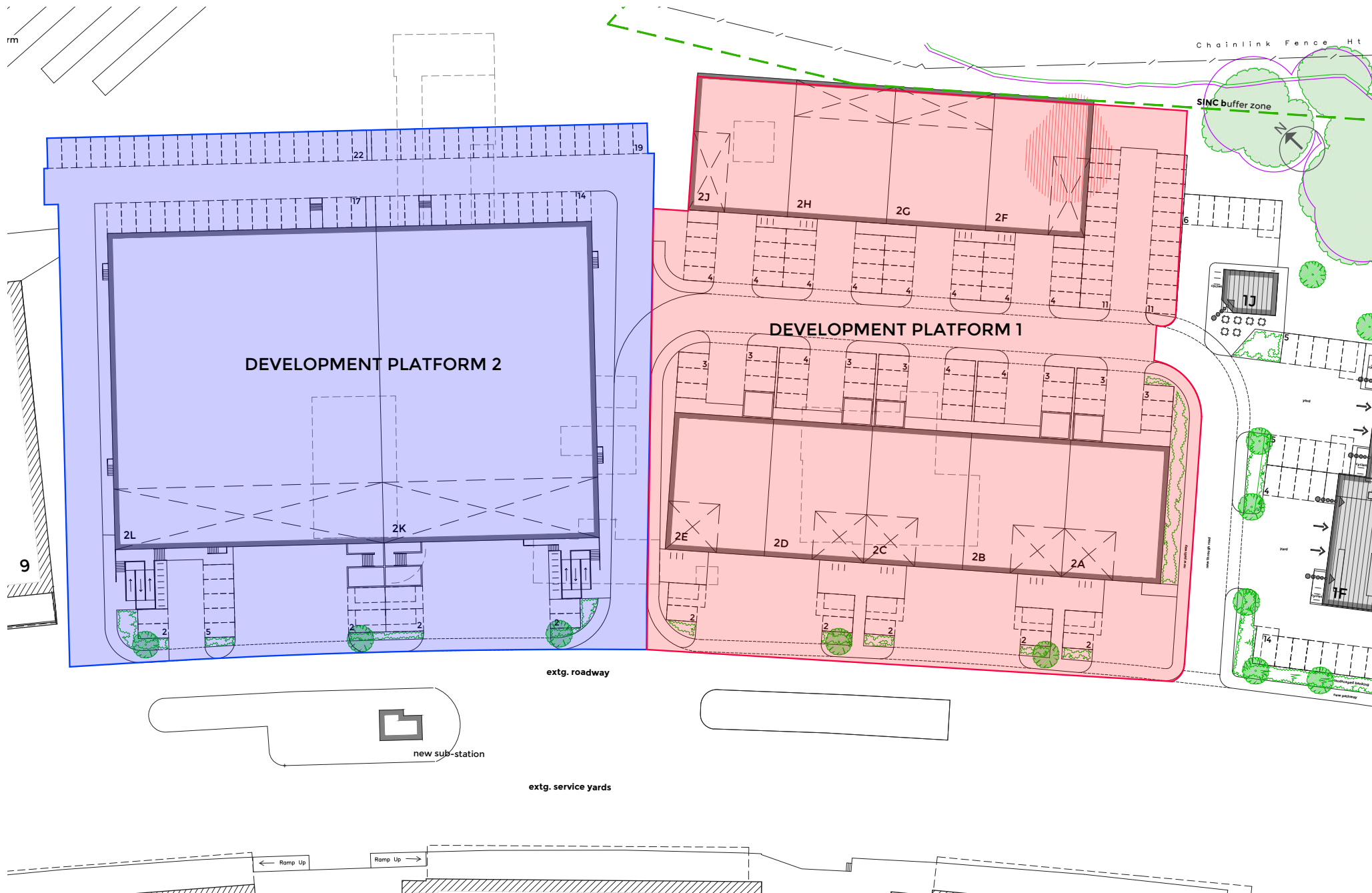
The table below sets out the development parameters identified for the future development of this area. The Parameters show: two development platforms, the range of employment uses permitted, maximum amount of floorspace allowed, and the maximum building heights. The drawing also shows the SINC buffer and any trees to be removed. Drawing 2003-PL-A shows one way in which development can be laid out in accordance with the development parameters. It does not preclude other layout options.

The following illustrative plans and elevations show the applicant's present intentions in relation to this area. The Site Plan (ref: drawing 2003-PL-A) is provided for illustrative purposes only. It shows one way of developing the site for a mix of commercial uses within the defined parameters. The detailed layout to be provided through reserved matters in the future will be informed by prevailing market conditions and the success of the detailed first phase.

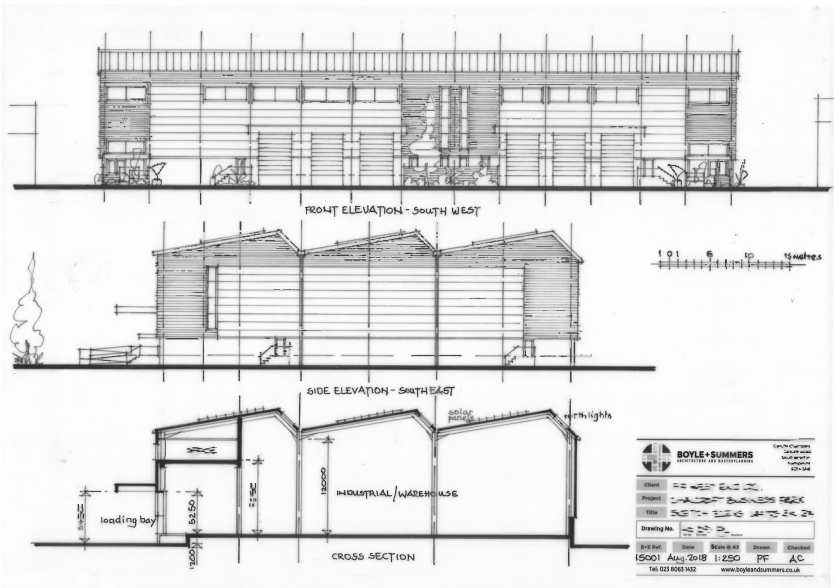
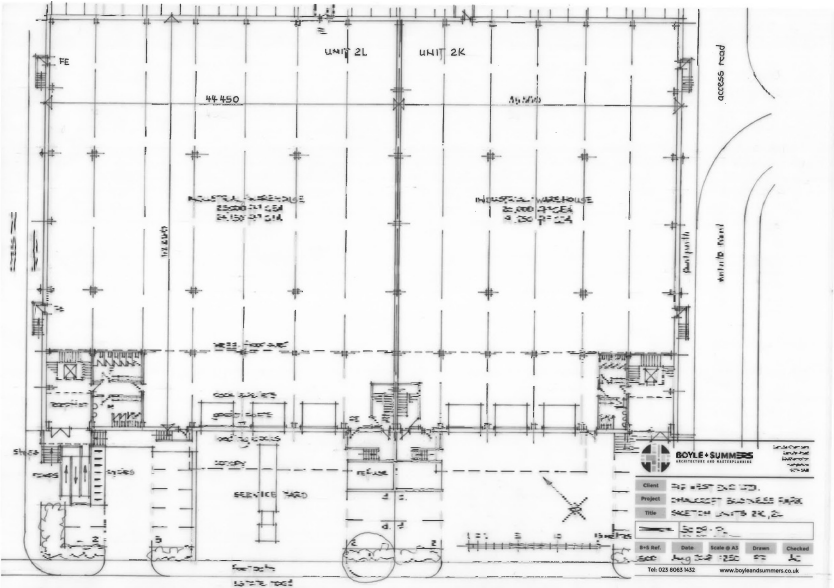
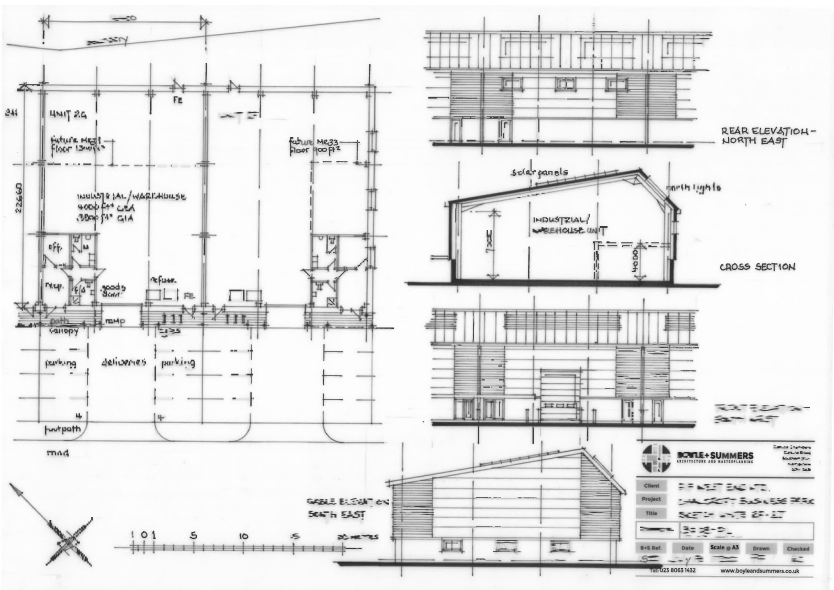
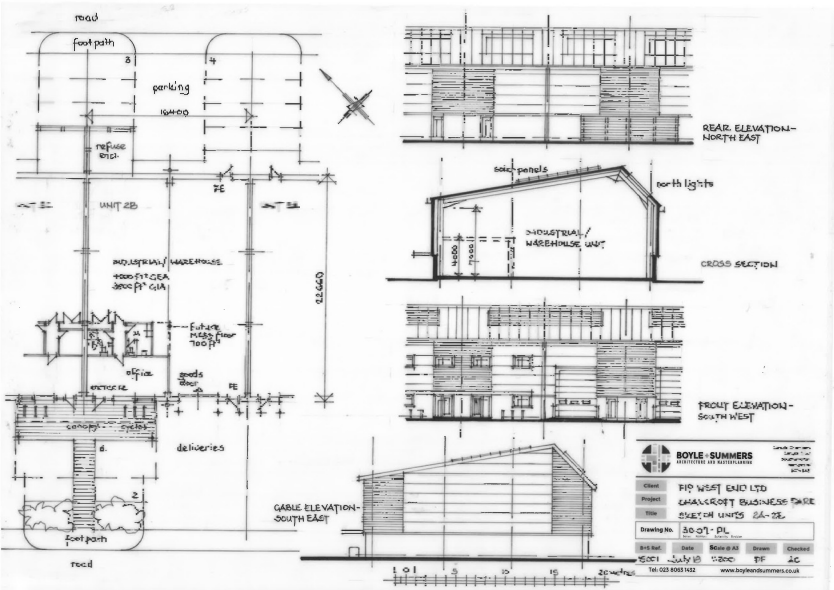
Development Parameters			
Platform area	Use Classes	Maximum Plot Ratio	Maximum Building Height (to haunch)
Development Platform 1			
8,438m ²	B1b, B1c, B8	49.5%	12m
Development Platform 2			
8,154m ²	B1b, B1c, B8	41%	7m



Locator



Illustrative sketches of buildings within the outline area (no status)





08 Access

West Horton Heath context

In recent years significant development has been approved west of Horton Heath, in the vicinity of Chalcroft Business Park. 'Land West of Horton Heath and Chalcroft Farm' (Ref: O/14/75735) has been approved for 950 dwellings, employment, education, retail and community uses, whilst 'Land to the North West of Horton Heath' (Ref: O/16/79354) has been approved for 450 dwellings.

The specific benefit to Chalcroft Business Park is that a new link road is to be provided, importantly connecting the B3342 Bubb Lane / Tollbar Way and Burnetts Lane. The link road will also continue north through the two Horton Heath development sites. The link road between the B3342 Bubb Lane / Tollbar Way and Burnetts Lane will provide new roundabouts at the point of connection with both roads. Chalcroft Business Park will be accessed off an arm of the roundabout junction between the link road and Burnetts Lane.

The link road will improve access to Chalcroft Business Park, reducing impact on other local roads, specifically with respect to HGV traffic, and will also enable significant improvements to access by non-car modes of travel.

Site access

Access to the Park will continue to be from the existing access on Burnetts Lane prior to the completion of the West Horton link road and associated junctions. Following completion of the link road, access will be from the new roundabout junction between Burnetts Lane and the link road.

Traffic generation

The proposed development, once completed, is estimated to result in an increase in total two way (passenger car units) trips of 102 in the AM peak hour and 93 in the PM peak hour.

This will have a negligible effect on the operation of the new Burnetts Lane and Bubb Lane junctions.

Car parking

In the absence of adopted car parking standards for non-residential development, reference has been made to the Revised NPPE.

Car parking for the proposed development is as follows:

- Full details application area: 78 (1 space/39m²)
- Outline application area: 182 (1 space/41m²)

Of the 260 spaces to be provided 18 will be disabled spaces. These spaces are provided in appropriate locations close to the entrance to individual units.

Motorcycle and cycle parking

Secure covered cycling parking and secure motorcycle parking is proposed to be provided close to the entrance to individual units as appropriate.

Travel Plan

A Travel Plan has been prepared in conjunction with a Transport Assessment (PFA Consulting). The Travel Plan seeks to encourage travel by sustainable modes of transport rather than single occupancy car.

The site access will connect with footways and cycleways provided in association with the new development at West Horton Heath, enabling pedestrians and cyclists to access the existing infrastructure within residential areas surrounding the application site.

Dropped kerbs and tactile paving will be installed at the access to the redeveloped areas, and level access will be provided from the car park to the entrances to the new units in order to assist those with mobility difficulties.

A Travel Information Pack (TIP) is to be produced, and issued to all employees. The TIP and Travel Plan Coordinator for the Park will be funded via a Section 106 agreement.



09 Sustainability

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BREEAM

Ramboll has carried out a BREEAM (BRE's Environmental Assessment Method) Stage 3 pre-assessment of the proposed buildings for the full application area. The pre-assessment is based on the input from the design team including the Architect, M&E consultant, Project Manager and the Client.

The current BREEAM targeted rating for the buildings are:

Unit 1A	58.90%, a 'Very Good' rating
Unit 1B	60.60%, a 'Very Good' rating
Units 1C, 1D, 1E	60.60%, a 'Very Good' rating
Units 1F, 1G, 1H	60.60%, a 'Very Good' rating

Full details of the credits being targeted to achieve a 'Very Good' rating are included in the submitted Pre-Assessment Reports.

A 'Very Good' rating is deemed to be acceptable by the design team due to the nature and accessibility of the site and building uses.

The design team is to develop and adapt the design to ensure the credits can be achieved as per the targets set. The BREEAM assessor has been and will continue to form an integral part of the design team and be a consistent point of reference, review and questions.

Conclusion

The emerging Local Plan recognises Chalcroft Business Park as a strategic employment location with Policy WE1 supporting its intensification, subject to the construction of the now firmly committed new link road between Bubbs Lane and Burnetts Lane.

This Statement, together with the application drawings and other supporting technical documents, demonstrate how the hybrid development proposals complement the immediate and wider context of Chalcroft Business Park together with advice from other professional consultants. The proposals will support growth, innovation and improved productivity. The buildings proposed seek to achieve 'Very Good' sustainable standards.

The proposals submitted form a well-considered and straightforward solution for this underused and undeveloped part of the business park. The proposals seek to expand the commercial offer with a mix of well designed research and development, industrial and warehouse buildings that will complement land uses and new development emerging as part of the wider development at West Horton Heath.

