

Chalcroft Business Park

Burnetts Lane, West End

Design + Access Statement Addendum v4

08 March 2023

- Page 1
New development floorspace of 9,447m² of Class Eg(ii)/(iii)/B2/B8/cafe in lieu of 10,541m² (B1b, B1c, B2 and B8, cafe facility).
- Page 2
Site areas: Full application 1.75ha / Outline application 1.87ha
- Page 3
Site areas: Full application 1.75ha / Outline application 1.87ha
- Page 10
Changes to trees proposed for removal – see drawing 1004-PL-B
- Page 13
Replace paragraphs 1-3 as follows:
The Masterplan (ref. drawing 2001-PL-F) shows both the full and outline application areas in relation to each other and within the setting of Chalcroft Business Park and surroundings. The Masterplan shows a total of 8 buildings across the entire application area. Of these, 6 are located within the full details area of the site providing 3,027m² (Gross External Area 'GEA') of new floorspace. The 2 buildings or units shown in the outline area, which are indicative only at this stage, provide up to 6,420m² (GEA) floorspace. The breakdown of proposed floorspace between both areas and individual buildings is shown on drawing 2001-PL-F.
Area table: refer to revised area schedule on drawing 2001-PL-F.
- Page 14
Drawing replaced with drawing ref. 2001-PL-F.
- Page 15
Replace paragraph 1 and bullet points as follows:
The full details area which covers 1.75ha at the eastern end of Chalcroft Business Park chiefly comprises:
 - 3,027m² of B1b research and development, B1C light industry, B2 general industrial and B8 storage and distribution floorspace, a modest site café and maintenance store.
 - 6 buildings
 - 69 car parking spaces**Layout**
 - A new estate road provides access to buildings 1E and 1F.**Built form and massing**
Paragraph 1 - Replace reference to 1A-1J with 1A-1F.
Replace bullets as follows:
 - Mix of building sizes ranging from 45m² to 2,064m² (GEA) – typical of commercial buildings of this nature

- *Buildings are generally one or two storey. 1A, 1B and 1E include upper floors. 1A is 7.2m to eaves, 1B 9.1m to eaves, 1C, 1D & 1F are single storey, whilst 1E is 8.3m to eaves.*

Landscape and public realm

Amend first two bullet points as follows:

- *20m landscape buffer to northern boundary with Round Copse SINC*
- *Removal of low value trees as identified on drawing 1004-PL-B*

- Page 16
Drawing replaced with drawing ref. 2002-PL-E
- Page 17
Drawings replaced with drawings ref. 3011-PL, 4010-PL, 4011-PL
- Page 18
Drawings replaced with drawings ref. 4002-PL-B, 9002-PL-B
- Page 19
Drawings replaced with drawings ref. 4003-PL, 4004-PL
- Page 20
Drawings replaced with drawings ref. 3003-PL-B, 3004-PL-B, 3007-PL
- Page 21

Summary

Replace bullet points as follows:

- Up to 6,420m² (GEA) of Class Eg(ii)/(iii)/B2/B8 floorspace
- c.103 car parking spaces

Parameters

Drawing reference in paragraphs 1 and 2 replaced with 2006-PL-C

Development Parameters table: refer to drawing 2006-PL-C

- Page 22
Drawing replaced with drawing ref. 2006-PL-C

- Page 23
Delete Illustrative sketches

- Page 24

Traffic generation

Replace paragraph 1 as follows:

The proposed development, once completed, is estimated to result in an increase in total two-way (passenger car units) trips of 69 in the AM peak hour and 63 in the PM peak hour.

Car parking

Amended bullet points as follows:

- *Full details application area: 69 (1 space/44m²)*
- *Outline application area 103 (1 space/62m²)*

Of the 172 spaces to be provided, a minimum of 8 will be disabled spaces.

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Amended BREEAM potential ratings as follows:

Unit 1A - 70.01%, current 'Very Good' rating

Unit 1B – 70.01%, current 'Very Good' rating

Unit 1E – 68.95%, current 'Very Good' rating

Unit 1F - 68.95%, current 'Very Good' rating