

Chalcroft Business Park - Reserved Matters

(F/18/83945)

Design & Access Statement

FEB/23



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01
Introduction



01 Introduction

This Design and Access statement has been prepared by Boyle & Summers on behalf of FIP (West End) Ltd in support of the reserved matters planning application, with reference to planning consent **F/18/83945**, for the development of employment buildings at Chalcroft Business Park.

This application comprises of three new employment buildings with a combined GEA of circa 6,419 sqm / 69, 093 sqft, with associated car parking and landscaping.

This statement explains the design principles, concepts applied to the proposals and it supports the reserved matters application.

Hybrid Planning Application

The hybrid planning application F/18/83945 was validated in September 2018 and planning permission was granted in March 2020. The element of the hybrid application approved in outline included the following description:

‘Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved)’.

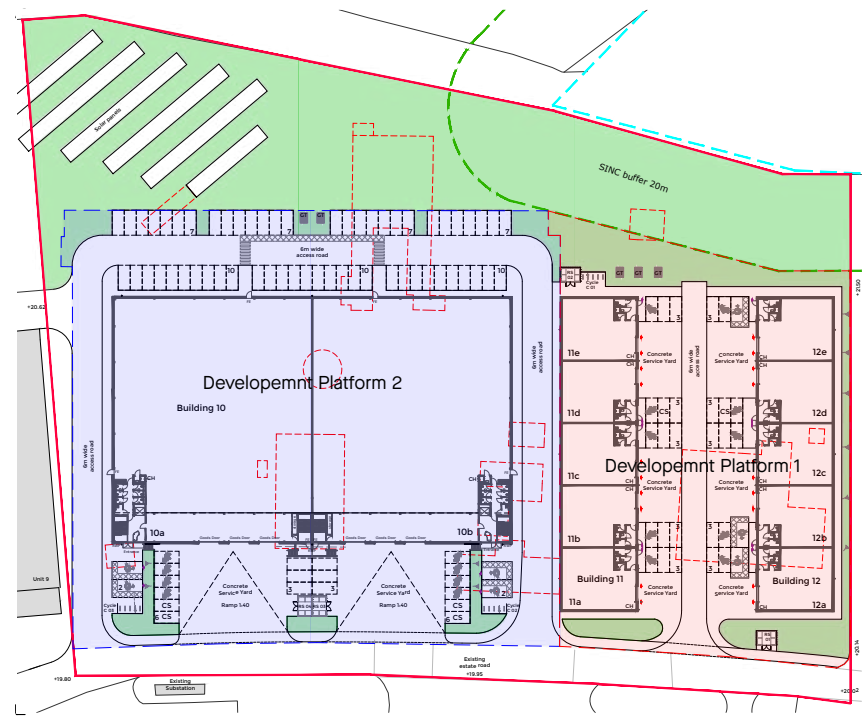
This means that the principle of employment buildings on the land has been agreed. The Outline application and reserved matters site plans are shown on the next page.

The full planning application element of the hybrid application has been implemented through the construction of Owton’s Butchery, completed in 2021.



Outline application Site plan extract
ref CBP-BSL-XX-DR-A-2003-PL-F

DEVELOPMENT PLATFORM 1 PLOT PARAMETERS: Platform area: 4,714sqm. Maximum Plot Ratio: 47.5% Maximum Building Height (to haunch): 7m Use Classes: B1(b)(c), B8
DEVELOPMENT PLATFORM 2 PLOT PARAMETERS: Platform area: 8,459sqm. Maximum Plot Ratio: 49% Maximum Building Height (to haunch): 12m Use Classes: B1 (b)(c), B8



Reserved Matters application Site plan extract
ref CBP-BSL-D2-DR-A-2001-PL-A

02

Context



02 Context

Chalcroft Business Park is situated to the north-east of Southampton between West End and Horton Heath. From Junction 7 of the M27, access to the site is via Tollbar Way leading to B3342 Bubb lane and B3354 Burnetts Lane link road (Chalcroft Way), the main route between West End to the south and Horton Heath and Fair Oak to the north.

The Park is located on the western side of Burnett's Lane, adjacent to the Eastleigh / Fareham railway line, with Southampton docks about 10km to the west and Portsmouth ferry port about 30km to the east.

The Park comprises a mix of commercial units, with the present focus on storage and distribution floor space. The commercial units are located on either side of an internal site access road. There are also areas of hardstanding between the buildings, and a small solar farm within the Park on its northern edge. The property is bounded on all sides by a screen of trees and vegetation, which is well established.

The plan on the following page, shows the application site in its wider context.

For more details regarding site context, refer to Hybrid application ref **F/18/83945 Design & Access Statement** and **Design & Access Statement Addendum v3**. This identifies the existing outmoded commercial buildings proposed to be replaced by the three new buildings identified in the Reserved Matters drawings.

The proposed buildings sit within the approved application site and the development platform zones 1 and 2. The proposed use classes for the development are compliant with the outline approval for B1(b), B1(c), B2 & B8, and the application site measures 1.88 ha.

The site's north-east boundary is characterised by gravel/grass land and, beyond, a dense and well-established screen of trees and vegetation. The land beyond has planning permission for large scale housing and commercial development, although this has yet to be constructed.

The site's south-east boundary is characterised by Owton's Butchery development. The Owton's butchery yard on the most northern part is elevated above the application site, circa 1.2 m. The Owton's Butchery (Unit 17) is one of the newest developments in the business park. This project has set new quality standards in the business park, and the reserved matters project aims to continue to bring improvements in the built fabric of the Park.

On the site's south-west boundary, is an existing business park estate road that will be used to serve the reserved matters development. Beyond the existing estate road are existing large-scale employment buildings (units 3, 4, and 5).

On the site's north-west boundary, there is an existing large-scale employment building (9) and a small solar farm. Existing units 3, 4, 5 and 9 are generally finished in brick and metal cladding, with sawtooth roofs and clear-story industrial roof scapes.



Site Context. In red Reserved Matters site.
In blue Decided Grant Outline Permission site (ref. O/14/75735) for up to 950 dwellings and approximately 6ha of employment uses (B1(b/c), B2 and B8).

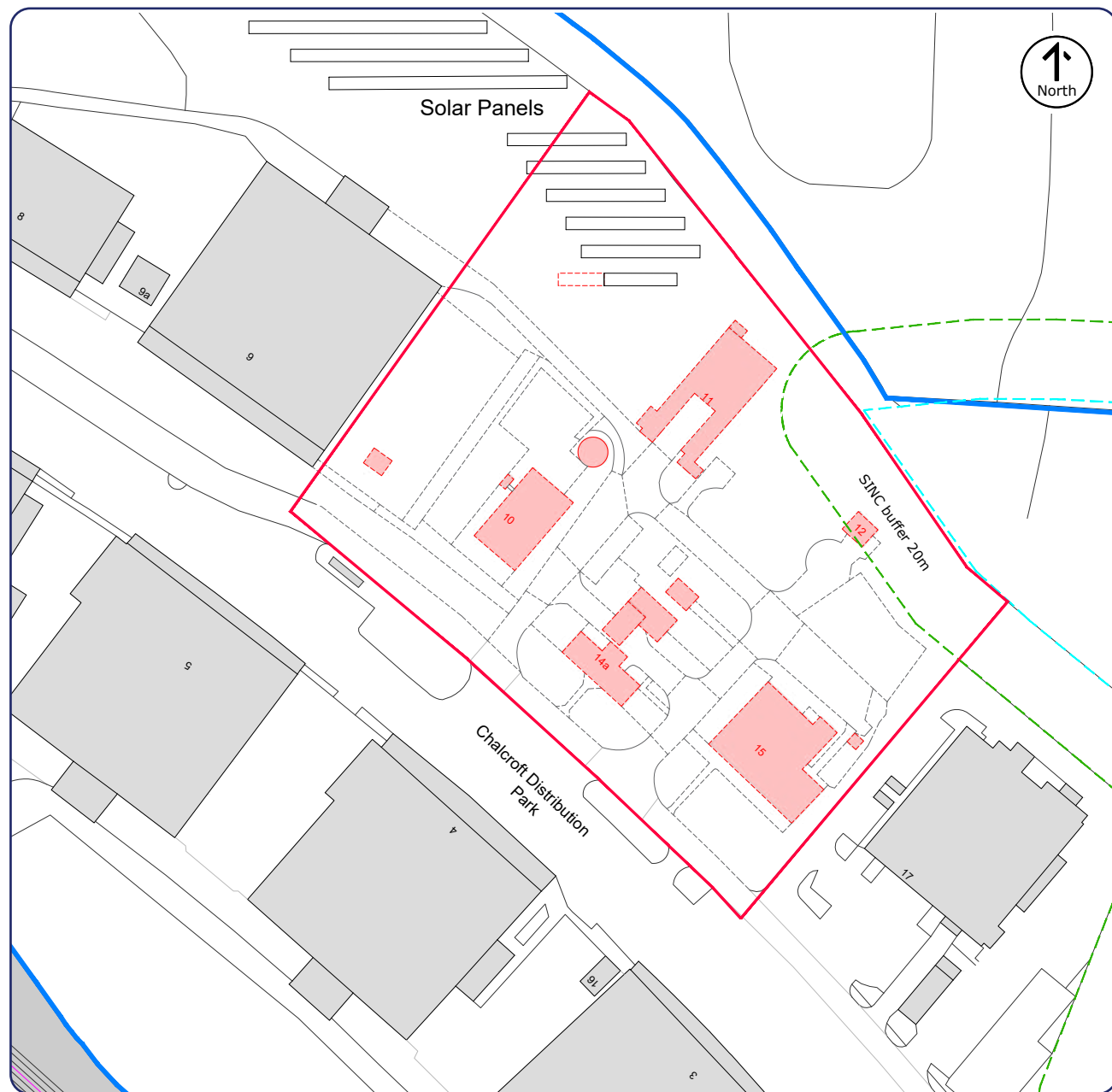
Site constraints

- SINC and the requirement for an appropriate buffer zone
- Need to keep the estate road and access to existing buildings, yards and parking.
- Level change between the existing Owton's Butchery (Unit 17) and the reserved matters application site.
- Need to comply with approved Outline parameters for Development Platforms.

Other than this, there are no significant constraints to development.

Key

- Site boundary
- Client ownership
- Building to be demolished
- Solar panels to be removed
- Hardstanding, kerbs etc. to be removed
- Buildings to be retained
- SINC boundary
- 20 m SINC buffer



Constraints plan



Owton's Butchery



Owton's Butchery



Owton's Butchery



Building 9, view from central estate road



Building 9 South-East elevation



Solar farm, building 9 in background



View down the central estate road, east to west



Existing unit 12 to be demolished



Building 5 in foreground and building 4 in background

03
Design



03 Design

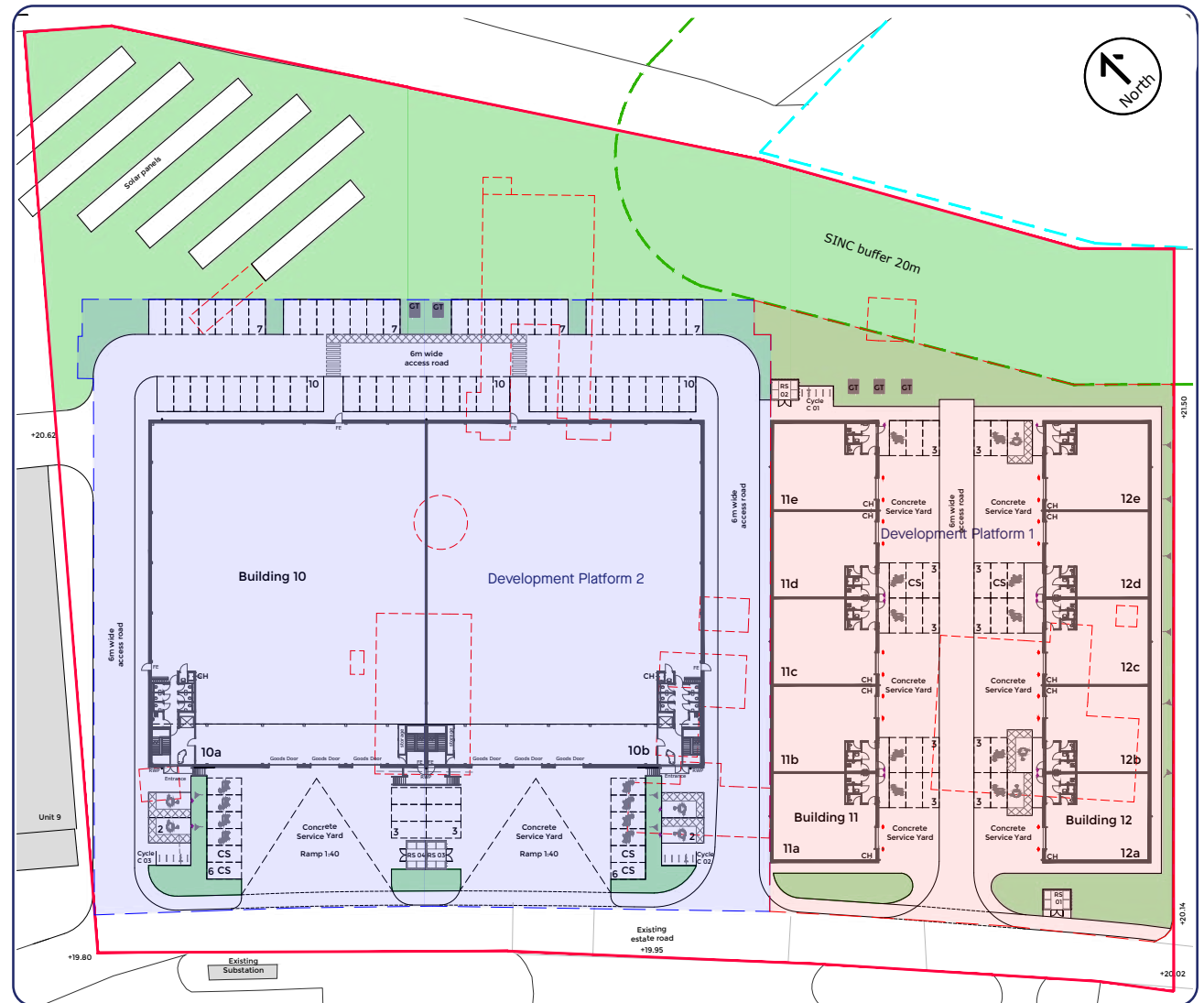
Use/Layout/Amount

This reserved matters application includes the development of three employment buildings, each with a number of flexible employment units for uses which comply with the Outline permission for use class B1(b), B1(c), B2 and B8. The proposed buildings will be known as Building 10, Building 11 and Building 12. Building 10 is the largest building of the three and sits on development platform two. Buildings 11 and 12 are situated on the development platform 1. Both buildings are linear in shape and equal in size.

Building 10 is subdivided into two employment units and it has an east-west orientation. Office and storage floor space is provided for both employment units at the mezzanine floor level. The mezzanine level sits over goods doors, enabling better use of the space. The mezzanine floor spans the entirety of the principal building elevation, allowing for good, naturally illuminated offices. The total building area measures 4 453sqm GEA, including mezzanine floors. All the goods and main entrance doors face the existing estate road, providing convenient access and frontage to the employment units.

Buildings 11 and 12 have a south-north orientation and are mirrored versions of each other. Both buildings have five employment units, accessed and served by a new shared access road branching off the existing estate road. Both buildings have a gross external area of 983sqm.

Each unit of all three buildings includes a dedicated front door for personnel access and self-contained



Proposed site plan

welfare facilities. In addition, each unit contains at least one goods door for the loading and unloading of goods and materials. Due to its larger size, building 10 also has personnel doors for means of escape.

A number of shared refuse enclosures and cycle parking is proposed. Additionally, internal cycle hooks are proposed across all units in the development, providing an additional safer cycle storage option for the unit tenants.

Scale

Building 10 is two-storey in scale, typical of light industrial buildings of this type. This facilitates the proposed mezzanine floors, suitable for use as modern, airy office floor space, together with the clear internal height many occupiers require for production machinery, storage and other light industrial-related activities. Buildings 11 and 12 are single-storey in scale, also typical of light industrial buildings of this type.

The proposed building 10 has a clear height to internal structural haunch of a maximum of 12 m. The proposed buildings 11 and 12 have a clear height to internal structural haunch of a maximum of 7m, both in compliance with the approved Outline parameters. External eaves heights are indicated on the application drawings.

Finished floor levels would be set in accordance with the FRA and surface water drainage strategy. It is proposed that all service yards have gradients no steeper than 1:40.

The site section drawings accompanying the planning application, reference CBP-BSL-D2-XX-A-5010-PL-A illustrate the proposed buildings' relationship with one another.



Development massing model in Chalcroft Business Park context

Appearance

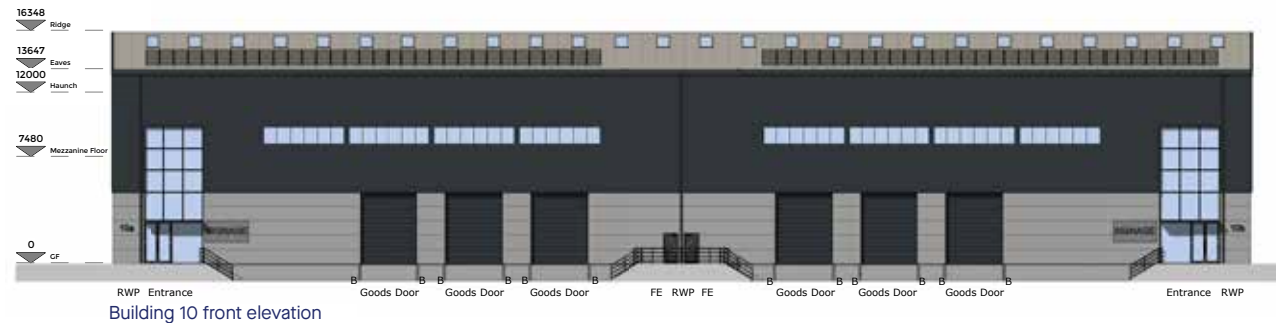
The design strategy for the development is to take cues and references from the high-quality design and finish of the recently completed Owton's Butchery project but develop a design that takes an approach appropriate to the approved development platforms, context and location without replicating the same design throughout.

The aim is to revitalise the business park with a family of buildings that harmonise together whilst incorporating varying building forms and details. The proposed buildings, therefore, have a high-quality contemporary appearance and a common palette of materials and colours, whilst introducing variation in cladding profiles and colours.

It is proposed that all development buildings will have a low-level brickwork plinth to all the elevations. Above the plinth, it is proposed to have composite profiled metal wall cladding in a two different profiles and colours for building 10 and single colour and profile for buildings 11 and 12. It is proposed to use a mini micro rib and louvre profile cladding for building 10 and only mini micro rib cladding for buildings 11 and 12. The proposed Louvre profile panel provides visible contrast between the Business park development whilst providing a connection through the material colour.

The dark grey-coloured louvre profile panel cladding is used as a feature around all elevations of building 10, starting at the top of the goods doors and extending up to the eaves, which helps break up building mass.

The silver-grey mini micro rib profile cladding provides contrast to the feature dark-grey louvre profile cladding panels and provide a solid modern appearance to the main body of the building 10.



Building 10 front elevation



Building 11 front elevation



Building 12 front elevation

Likewise, silver grey cladding is used for buildings 11 and 12, which compared to building 10 are smaller in scale, and therefore it is not necessary to break up the building mass through cladding variations.

All the buildings will have dark grey soffit and fascia, creating a clean finish and enhancing the contemporary appearance of the buildings.

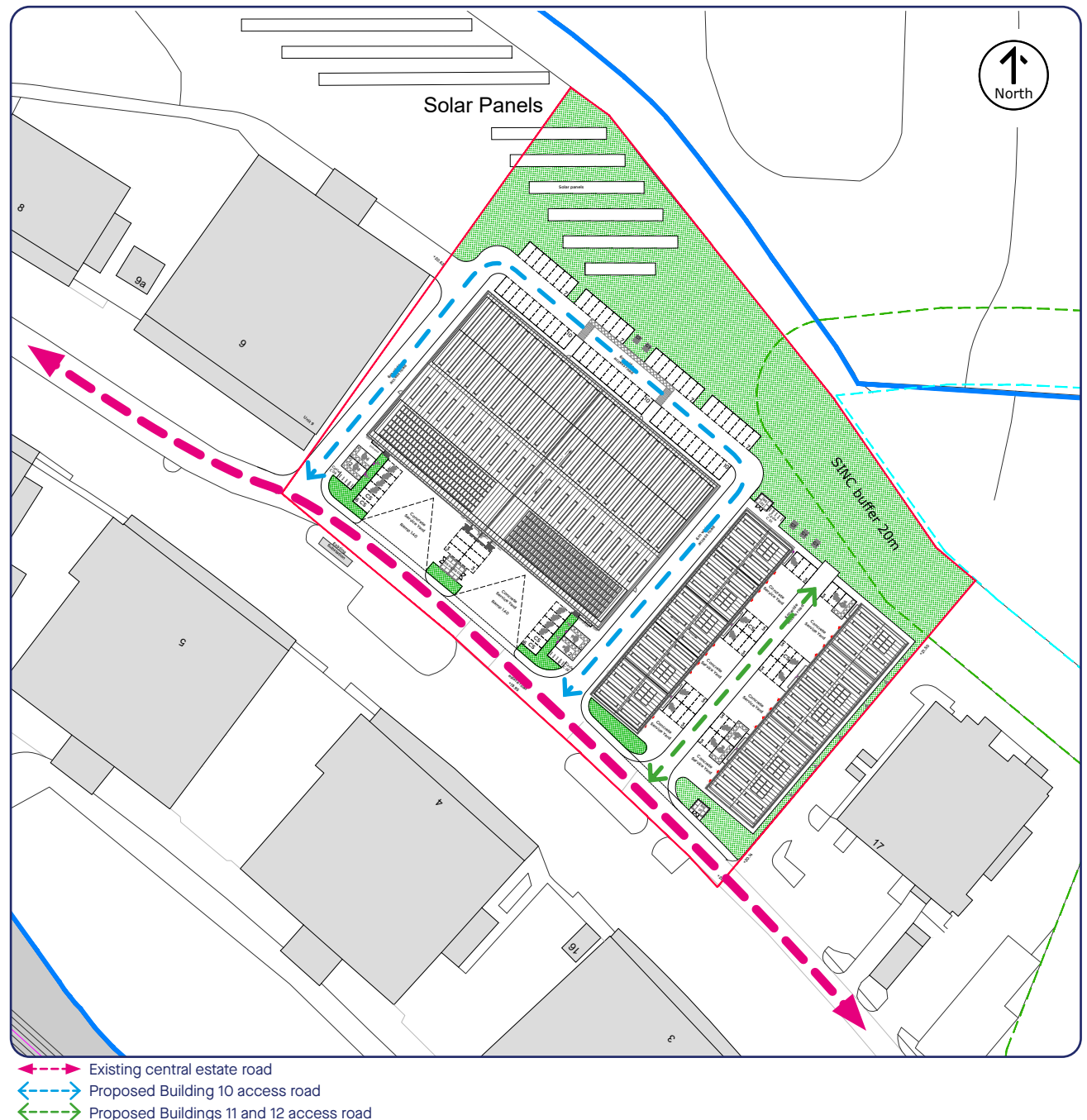
All buildings will be completed with low-pitched open gable roofs fitted with solar arrays. All buildings will have light-coloured profiled metal cladding and translucent roof lights. The fire exit doors, goods doors and entrance canopies will be finished in the anthracite grey colour.

It is proposed to have a curtain wall over Building 10 main entrance, effectively creating a break for the long elevations and enabling natural light to flood the reception and lobby area in each unit. All buildings will include polyester powder coated aluminium glazing systems and main entrance doors.

Access

The proposed Chalcroft Business Park development will be accessed from the existing access road to the south-east, off the Burnetts Ln and Chalcroft Way roundabout. Further, all three buildings will be accessed from the central business park estate road. The central estate road will provide direct access to Building 10 yard areas, whereas buildings 11 and 12 yard areas will be accessed from the branched out access road from the central estate road.

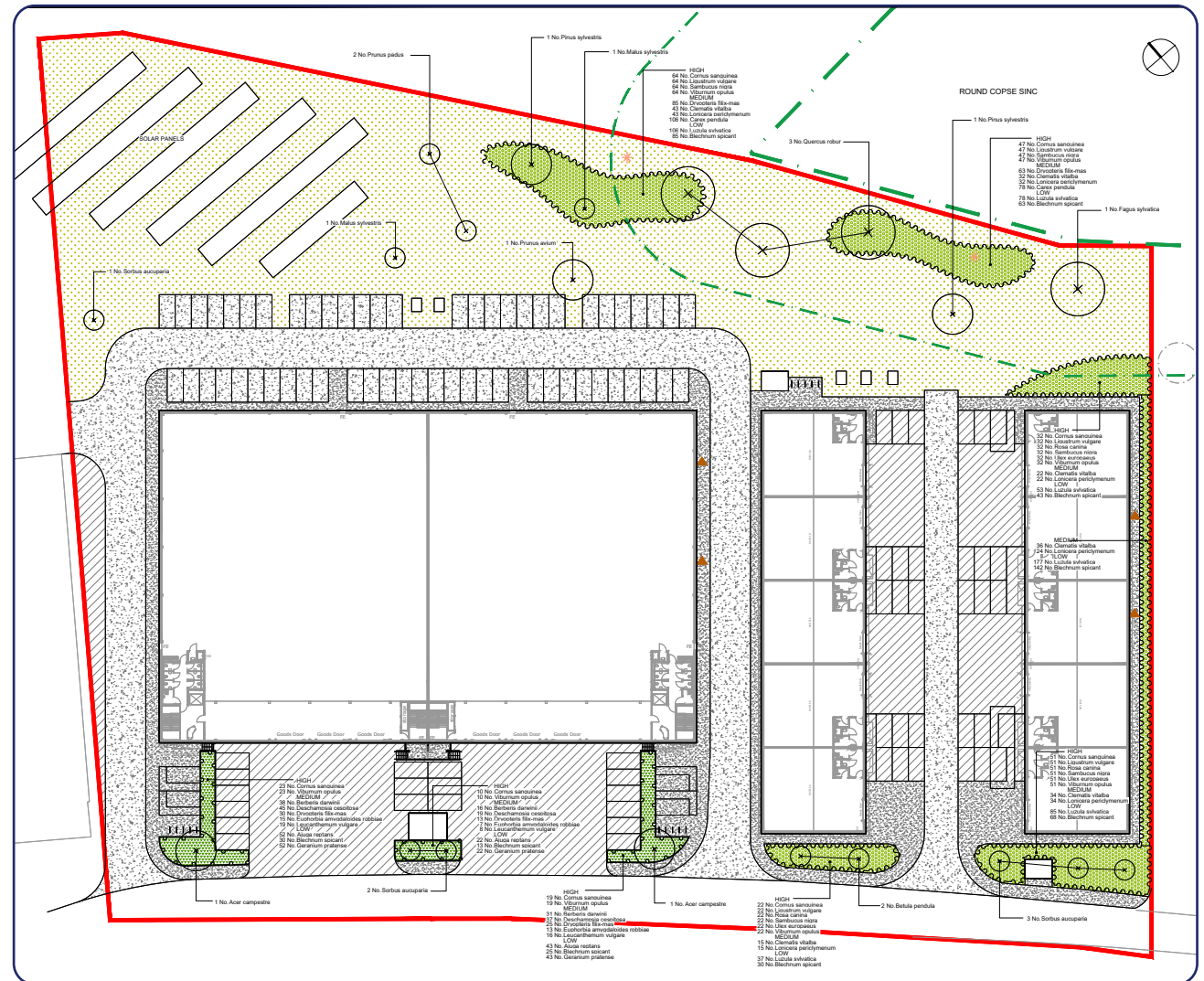
The proposed access road, which runs around building 10, branching out from the central estate road, will provide access to the building 10 parking areas and access for building 11 refuse collection.



Landscape

A significant landscape buffer is proposed along the north-eastern site boundary along the SINC boundary. In addition, landscape islands and tree planting are proposed along the central estate road. A detailed Landscape Plan (ref. DD614L01), Planting Schedule and Matrices (ref. DD614L02), Landscape Management Plan (ref. DD614R01) and NBS Soft Landscape Specification (ref. DD614S01) is provided as part of the planning application.

The hard landscape design will be consistent with the completed Owton's Butchery development. Tarmac estate roads will serve concrete service yards and tarmac parking areas.



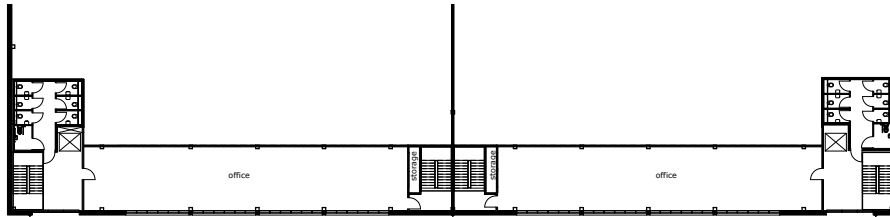
Proposed Landscape Plan (ref. DD614L01)

04 Proposals

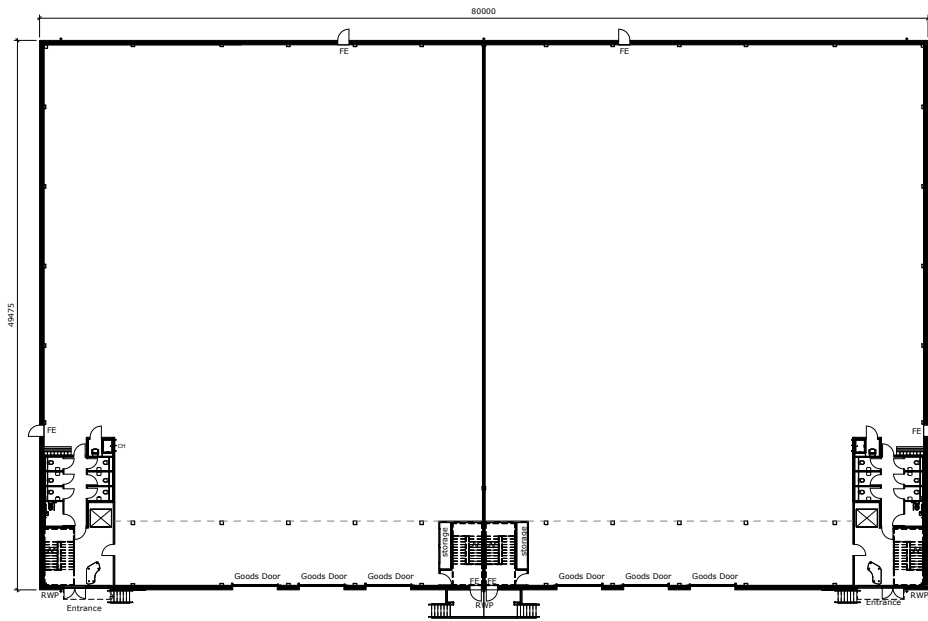


04 Proposals

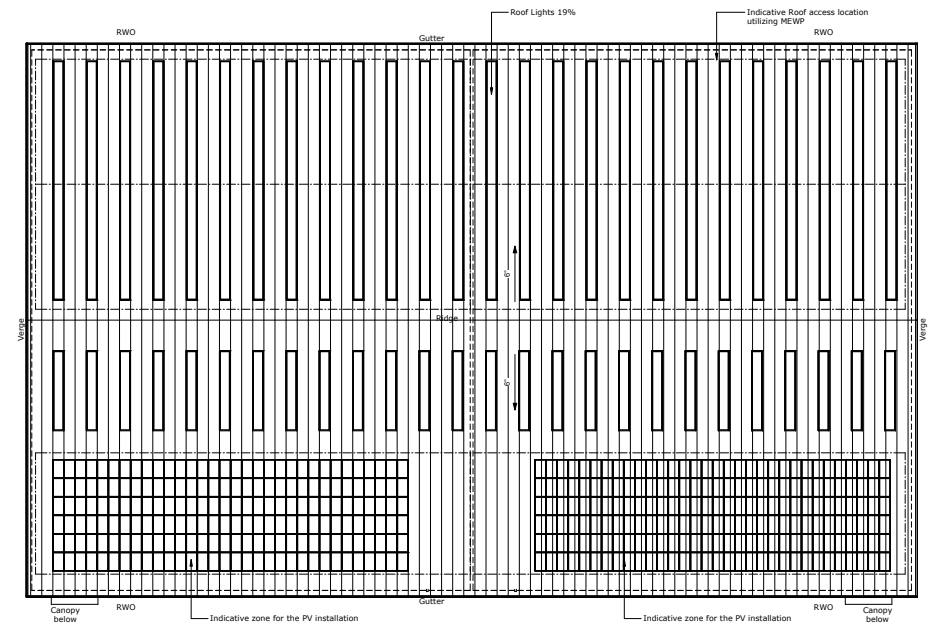
Building 10



First Floor plan



Ground Floor plan

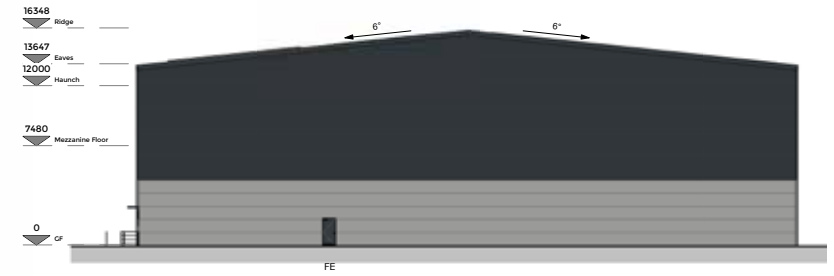


Roof plan

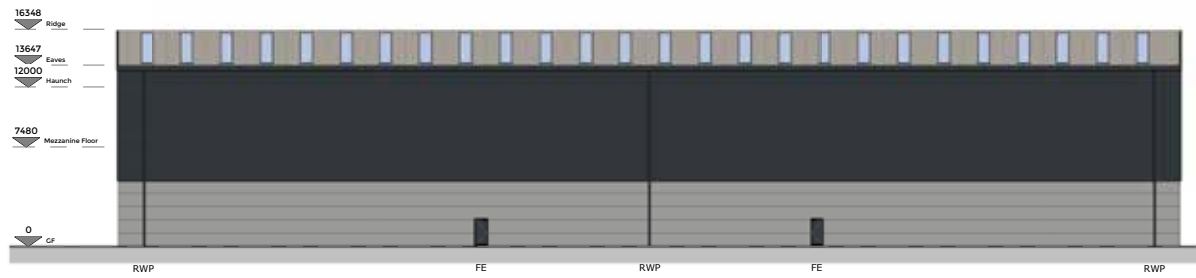
Building 10



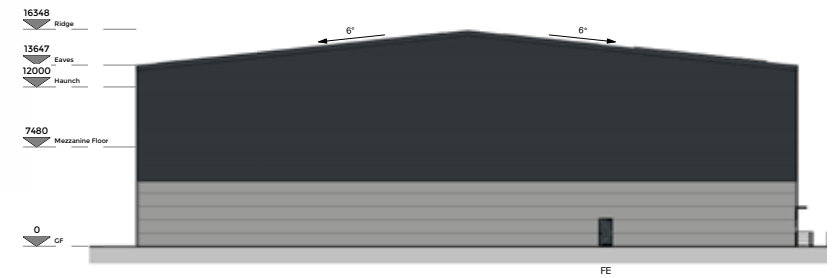
South-West Elevation



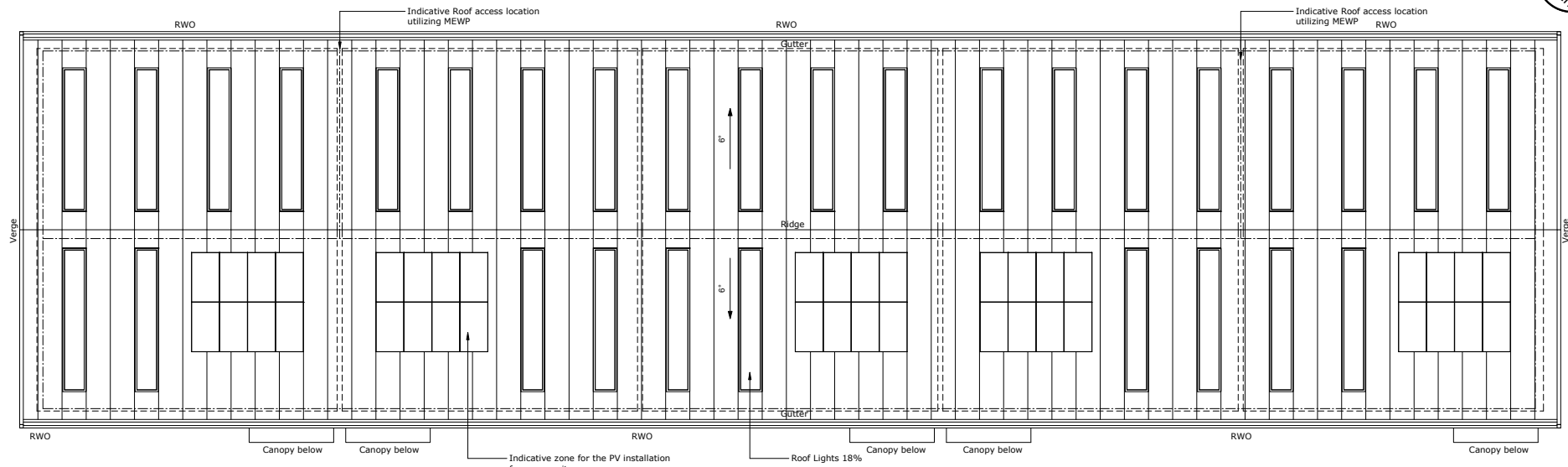
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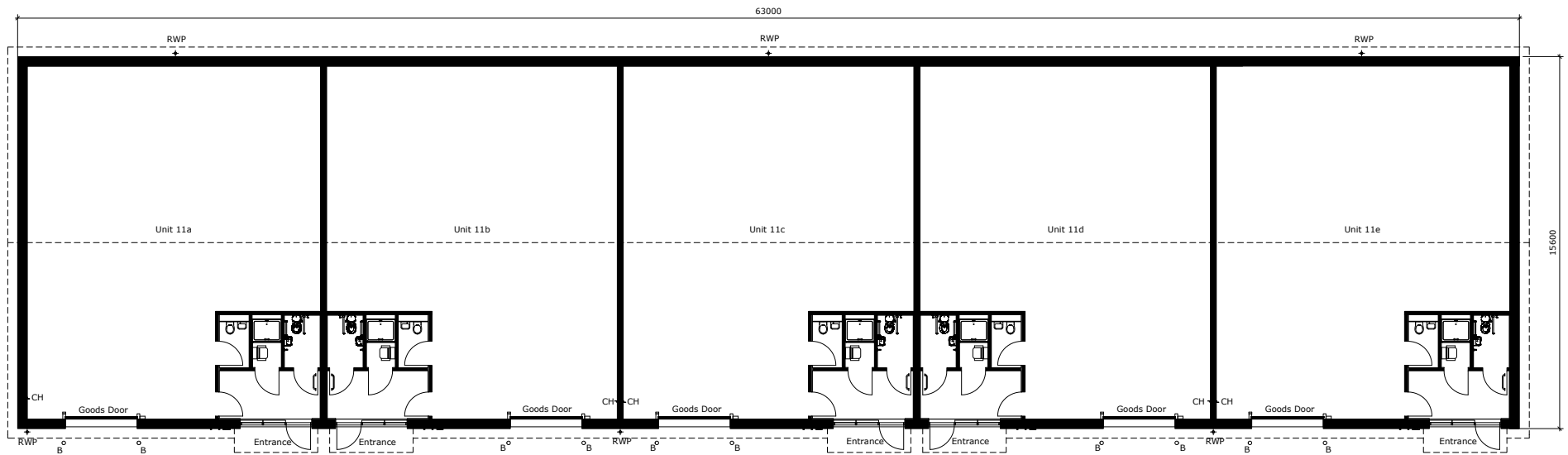
North-East Elevation



North-West Elevation

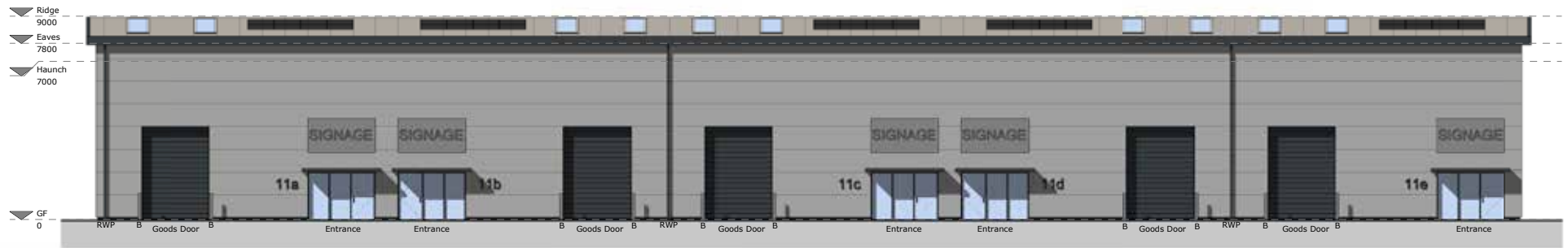


Roof plan

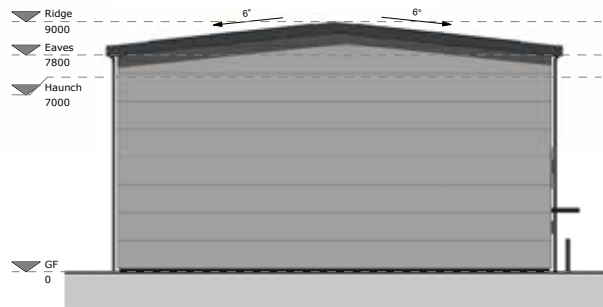


Ground Floor plan

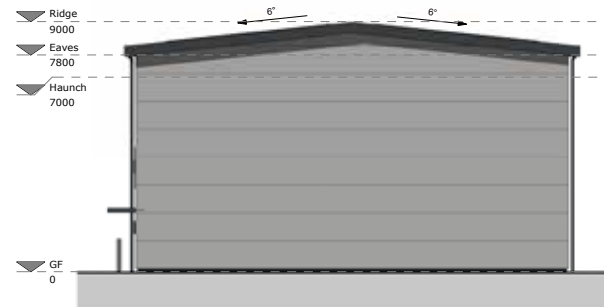
Building 11



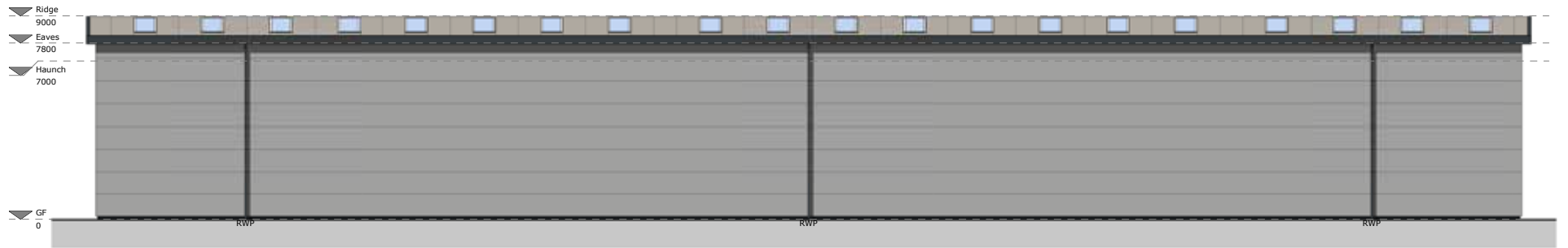
South-East Elevation



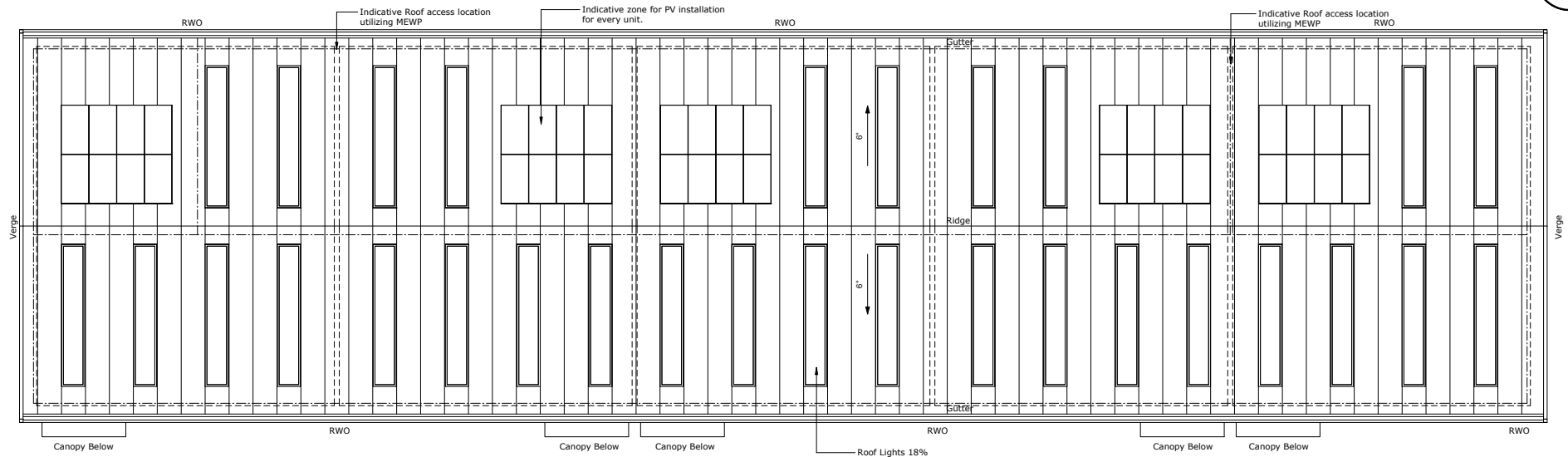
South-West Elevation



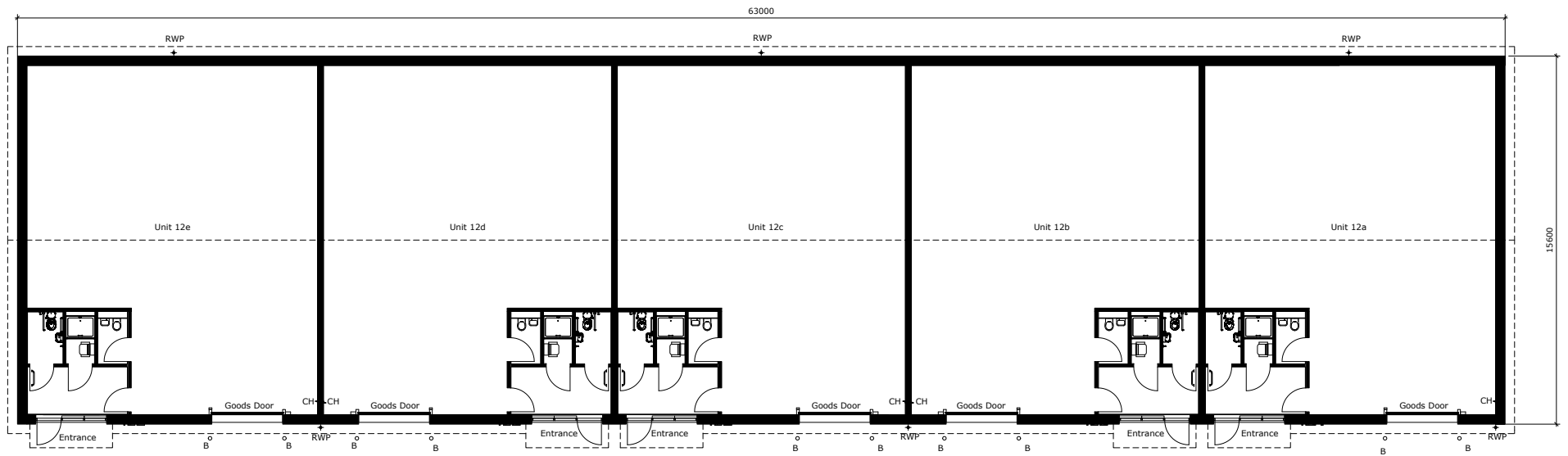
North-East Elevation



North-West Elevation



Roof plan

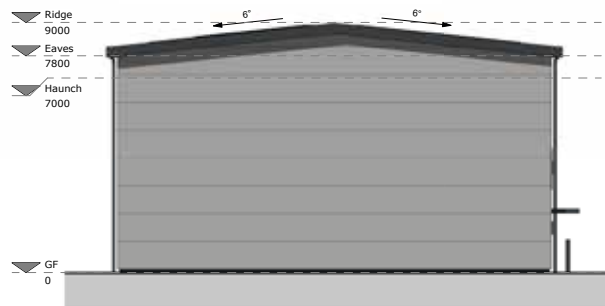


Ground Floor plan

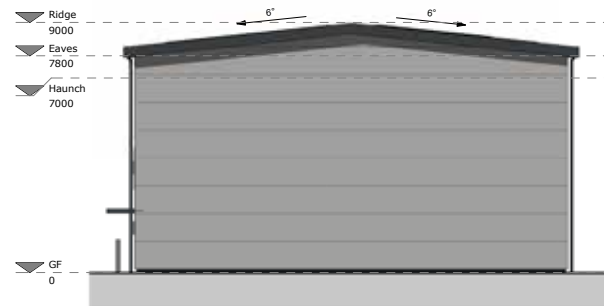
Building 12



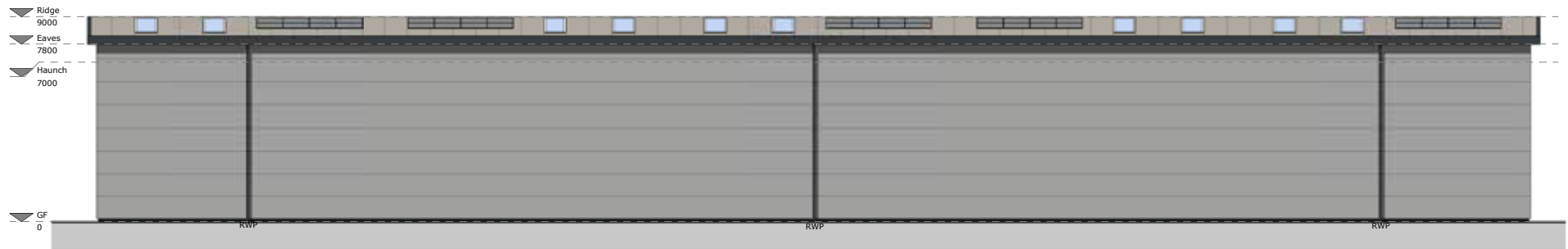
South-East Elevation



South-West Elevation



North-East Elevation



North-West Elevation

05
Conclusion



05 Conclusion

The Chalcroft Business Park is an important commercial asset within Eastleigh Borough and supports a number of local businesses. It's attractiveness has been improved by the construction of the new link road (Chalcroft Way) and policies in the Local Plan now support its further growth.

This proposal has developed around current market and occupier requirements, which have determined the size, layout, and scale of the proposed buildings, associated service yards, and parking requirements. The design takes the high-quality facing materials and design principles established for the business park's character, achieving a project that reflects the surrounding area context while preserving and enhancing the existing business park environment.

The proposal submitted forms a well-considered and appropriate solution for this site that meets the requirements of the outline planning consent F/18/83945.

