

Chalcroft Business Park - Reserved Matters

(X/22/94322)

Design & Access Statement

MAR/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 **X/22/94322**, for the development of employment buildings at Chalcroft Business Park.

This application comprises of one new employment building with a GEA of circa 6,420 sqm / 69, 104 sqft, with associated car parking and landscaping.

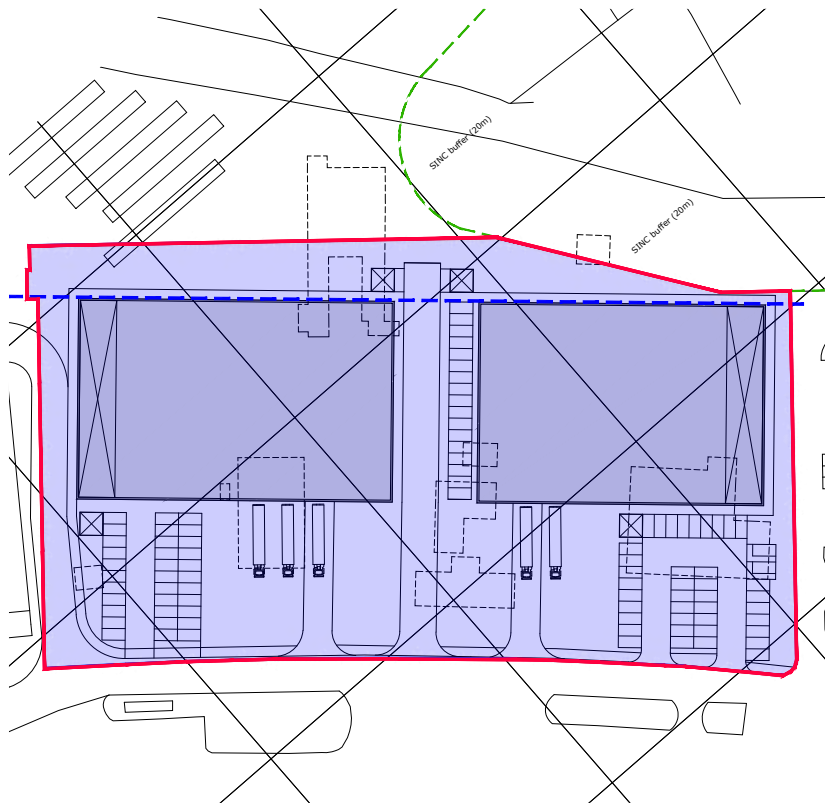
This statement explains the design principles, concepts applied to the proposals and it supports the reserved matters application.

Hybrid Planning Application

The hybrid planning application X/22/94322 was validated in December 2022 and planning permission was granted in 2023. 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)’.

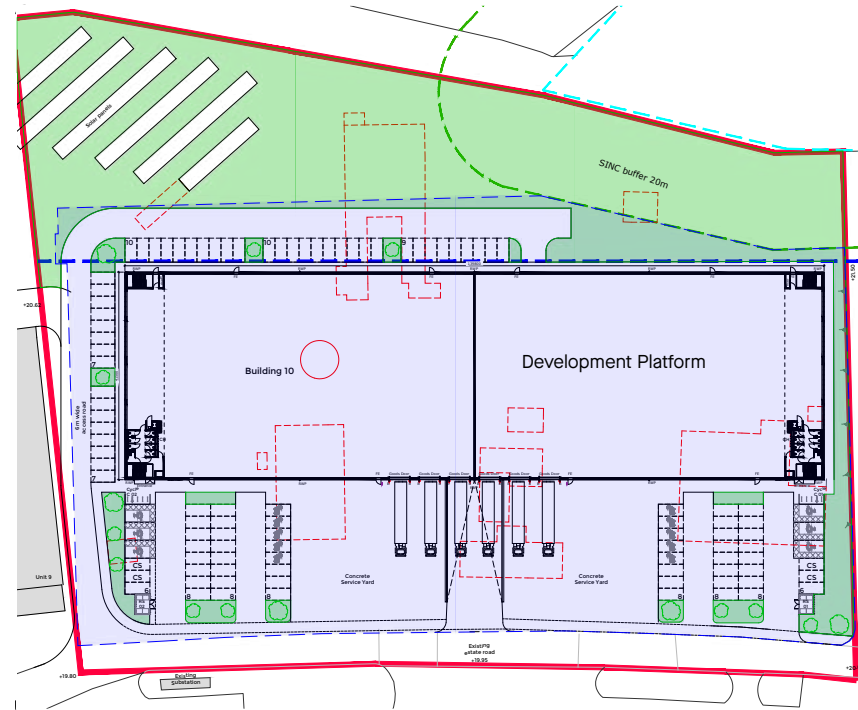
This means that the principle of employment building on the land has been agreed. The Outline application and reserved matters site plans are shown on the next page.



Outline application Site plan extract
ref CBP-BSL-XX-DR-A-2006-PL-C

Development Platform - Plot Parameters

Platform area: 13,173sqm.
Maximum Plot Ratio: up to 48.8%
Maximum Building Height (to haunch): 12m
Maximum Building Height (to ridge): 15.5m
Use Classes: E(g)(ii), E(g)(iii), B2, B8



Reserved Matters application Site plan extract
ref CBP-BSL-D2-DR-A-2201-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 **X/22/94322 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 building sits 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 Land with Outline Planning Permission (ref. O/14/75735) for up to 950 dwellings and approximately 6ha of employment uses (B1(b/c), B2 and B8).

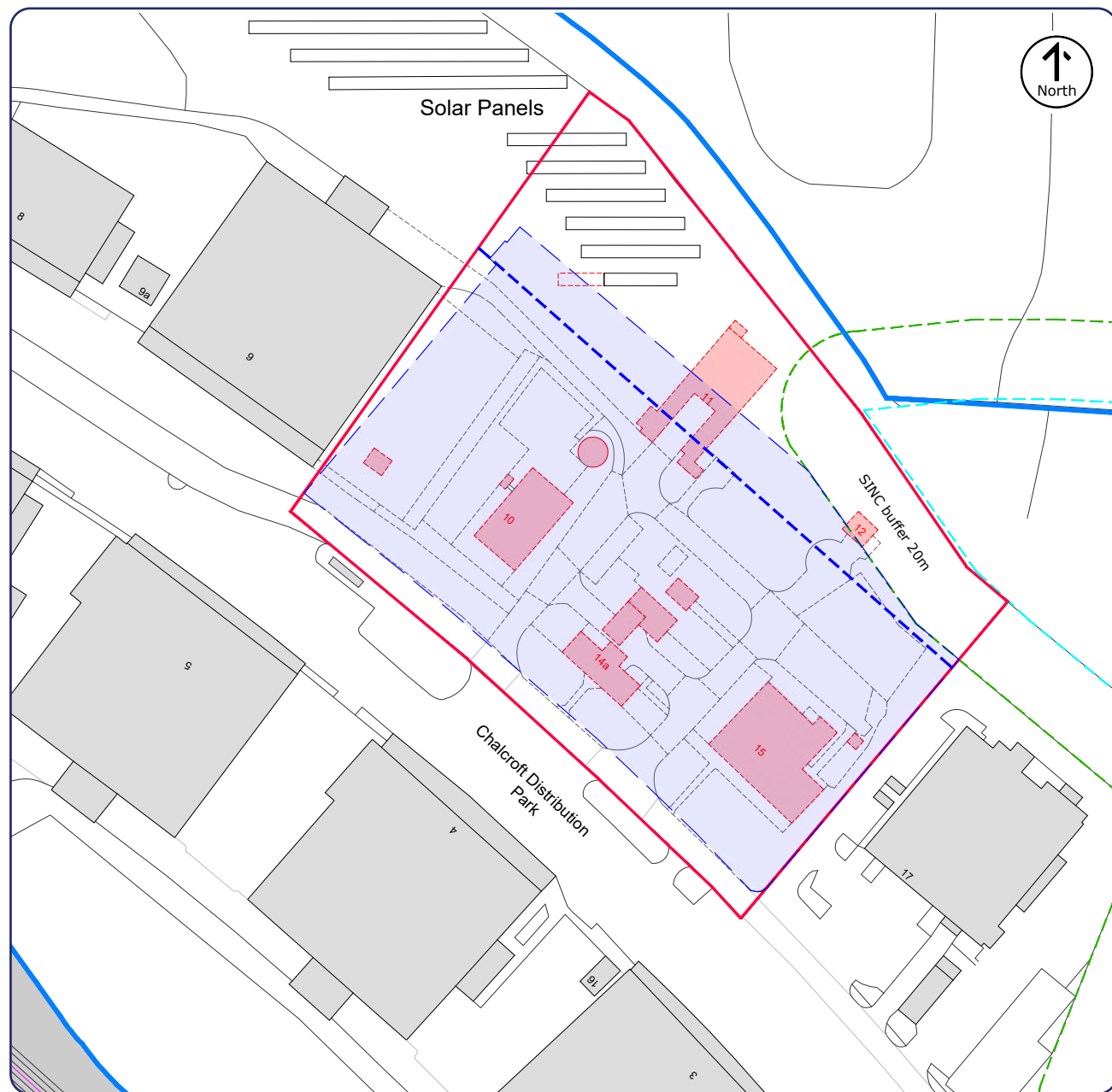
Site constraints

- 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 Platform.

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
- ▭ Development Platform
- ▭ Buildings to be retained
- - - SINC boundary
- - - 20 m SINC buffer
- - - Maximum northern build line



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

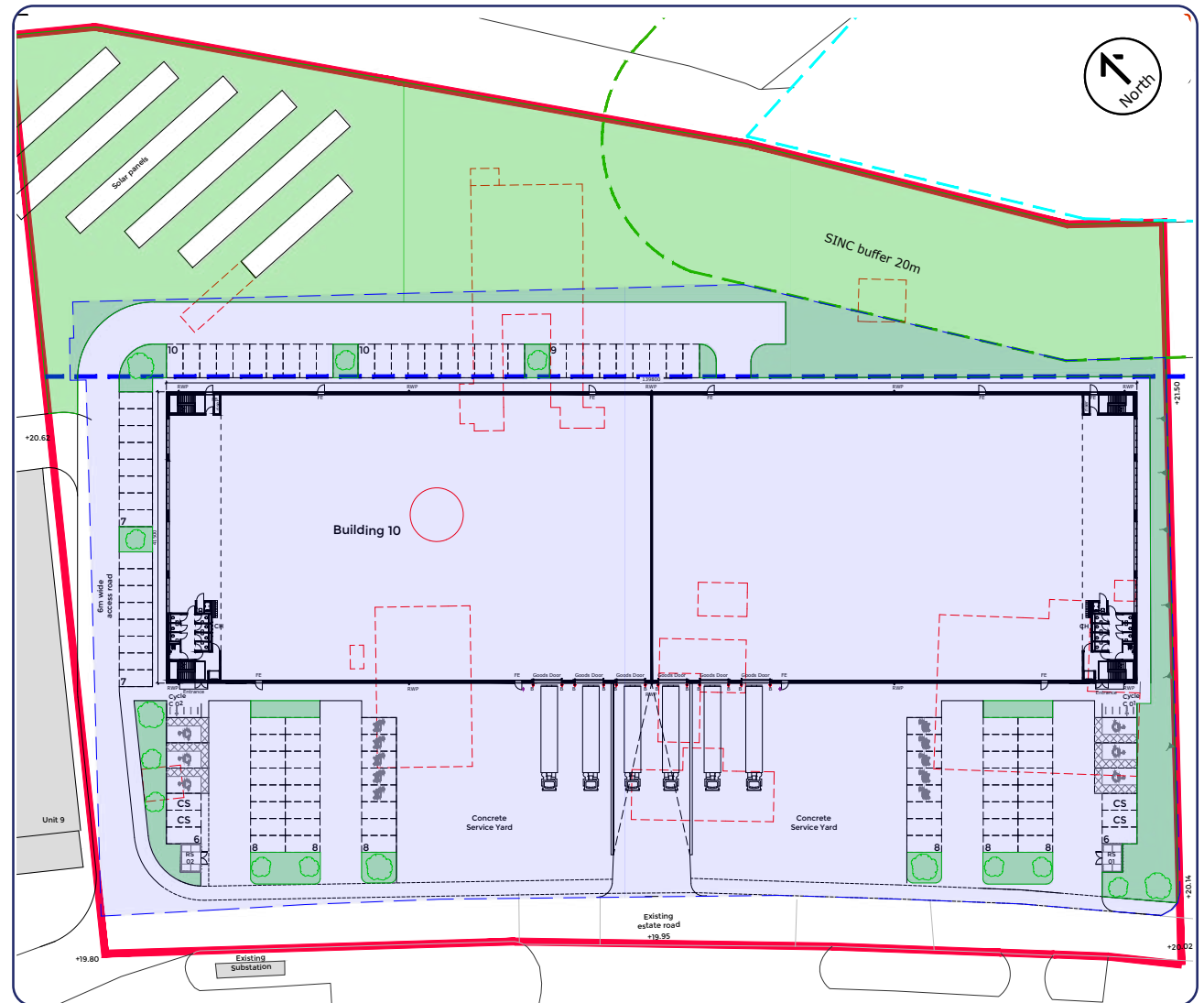
Use/Layout/Amount

This reserved matters application includes the development of one employment building, which comprises two flexible employment units for uses which comply with the Outline permission for use class B1(b), B1(c), B2 and B8. The proposed units will be known as Unit 10A and Unit 10B. Both units are linear in shape and equal in size.

The two employment units have an east-west orientation. Office and storage floor space is provided for both employment units at the mezzanine floor level. Mezzanine floors span the entirety of the Unit 10a east elevation and Unit 10b west elevation, allowing for good, naturally illuminated offices. The total building area measures 6,420sqm 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.

Each unit includes a dedicated front door for personnel access and self-contained welfare facilities. In addition, each unit contains three goods doors for the loading and unloading of goods and materials and several personnel doors used for means of escape.

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



Proposed site plan

Scale

The building 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.

The proposed building has a clear height to internal structural haunch of a maximum of 12 m, in compliance with the approved Outline parameters. External eaves heights are indicated on the application drawings. The ridge height is within the maximum figure established in the parameters drawing.

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-5210-PL-A illustrate the proposed building relationship with the existing Business Park buildings (Unit 9 and Unit 17).

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 platform, 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 building, therefore, has a high-quality



Development massing model in Chalcroft Business Park context

contemporary appearance and a common palette of materials and colours, whilst introducing variation in cladding profiles and colours.

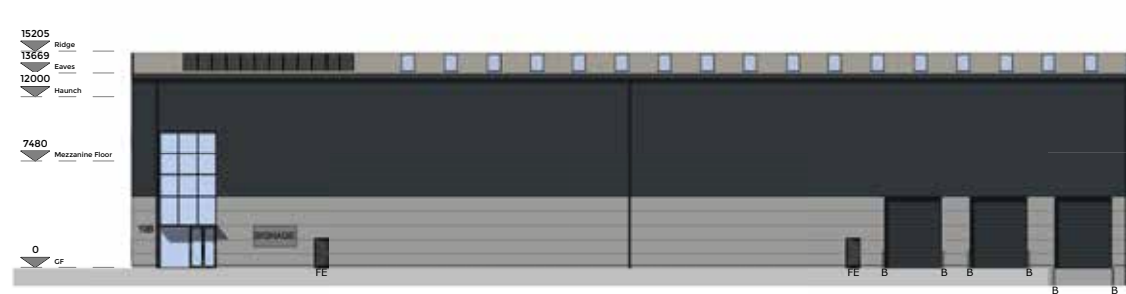
It is proposed that the development building will have a low-level brickwork plinth to all the elevations. Above the plinth, it is proposed to have composite profiled metal wall cladding in a two different profiles and colours. It is proposed to use a mini micro rib and louvre profile cladding for the building. 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 the building, starting at the top of the goods doors and extending up to the eaves, which helps break up building mass.

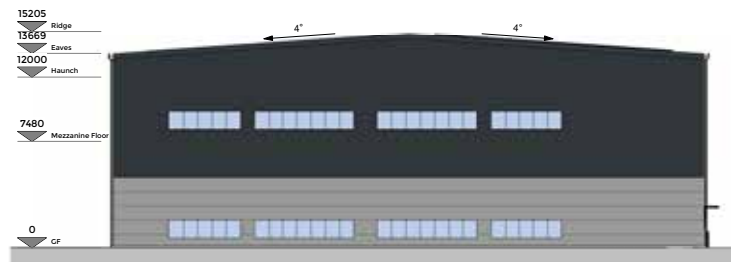
The silver-grey mini micro rib profile cladding provides contrast to the feature dark-grey louvre profile cladding panels and a solid modern appearance to the main body of the building. The building will have a dark grey soffit and fascia, creating a clean finish and enhancing the contemporary appearance of the building.

The building will be completed with low-pitched open gable roofs fitted with solar arrays. It 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 the main entrances, effectively creating a break for the long elevations and enabling natural light to flood each unit's reception and lobby area.



Unit 10B front elevation



Unit 10B side elevation

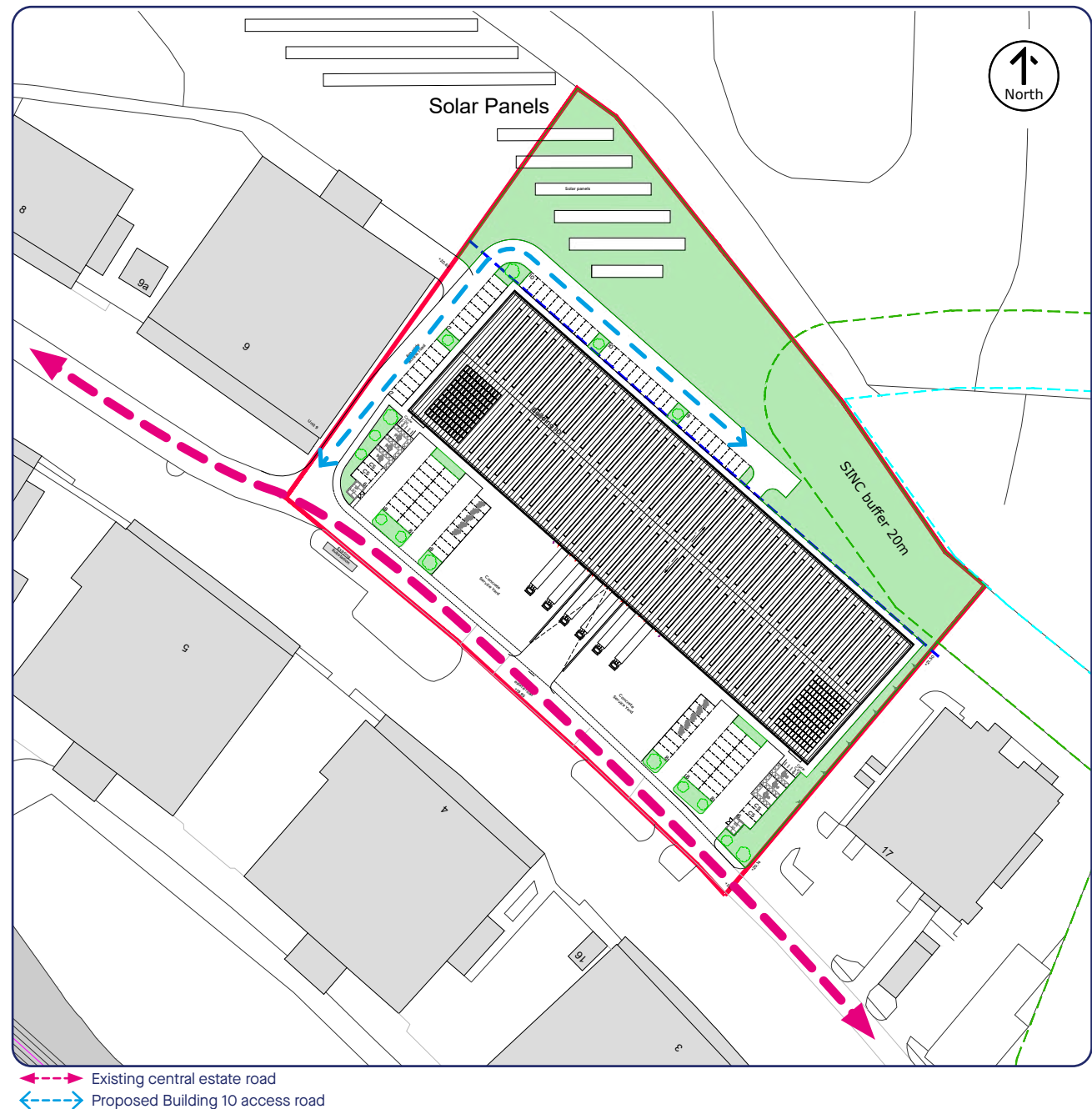
The building will include polyester powder-coated aluminium glazing systems and main entrance doors.

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, the building will be accessed from the central business park estate road. The central estate road will provide direct access to the employment building yard areas.

The proposed access road, which runs along the building's west and north elevations, branching out from the central estate road, will provide access to the employment building parking spaces. This road will also link and provide access to the existing building (9) rear service road.

Dedicated external servicing space and car parking areas are laid out for each unit. Electric vehicle charging points and disabled parking will be provided within the defined car parking areas, close to the entrances of each unit and providing direct and level access to both units.

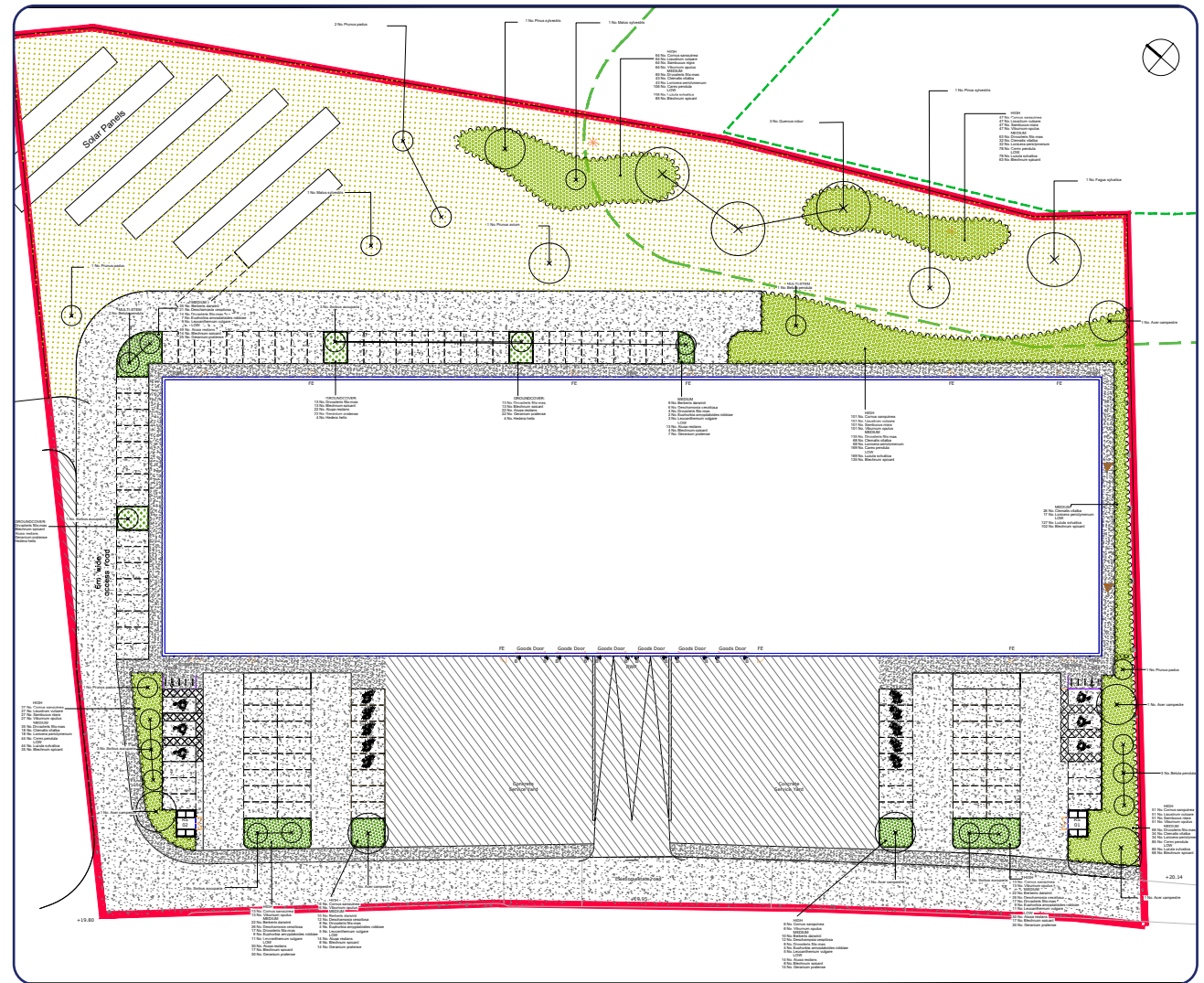


Landscape

The soft landscaping proposals are considered an improvement to the existing business site. Existing managed grassland features which provide little interest or biodiversity value will be replaced with features of greater interest and value.

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. DD614603), Planting Schedule and Matrices (ref. DD614604), Landscape Management Plan (ref. DD614R02) and NBS Soft Landscape Specification (ref. DD614S02) 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.



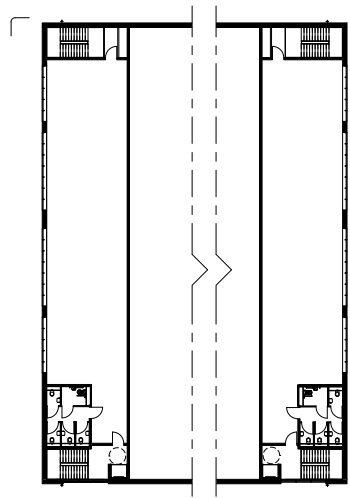
Proposed Landscape Plan (ref. DD614603)

04 Proposals

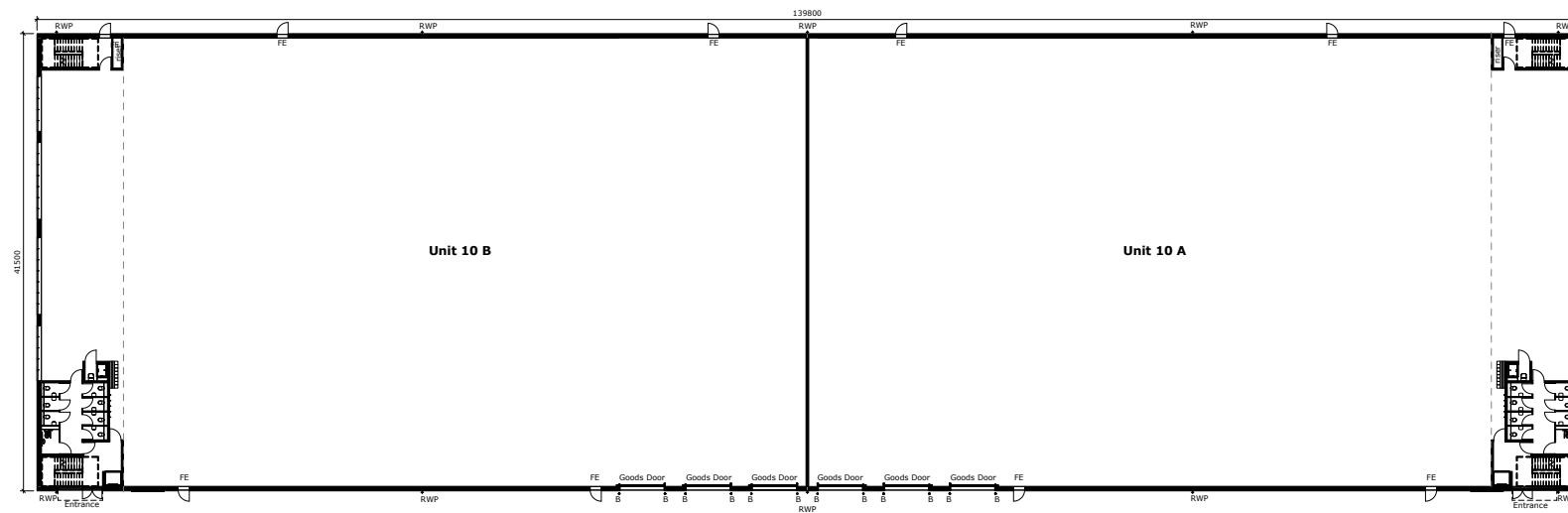


04 Proposals

Building 10



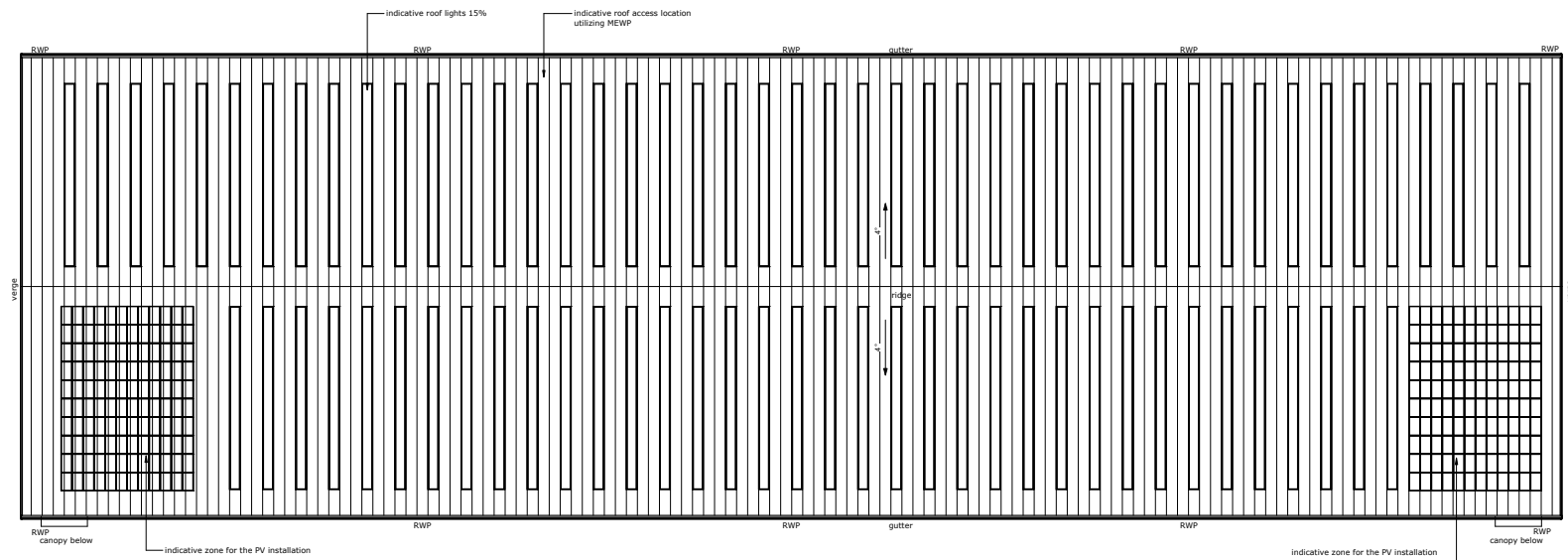
First Floor plan



Ground Floor plan

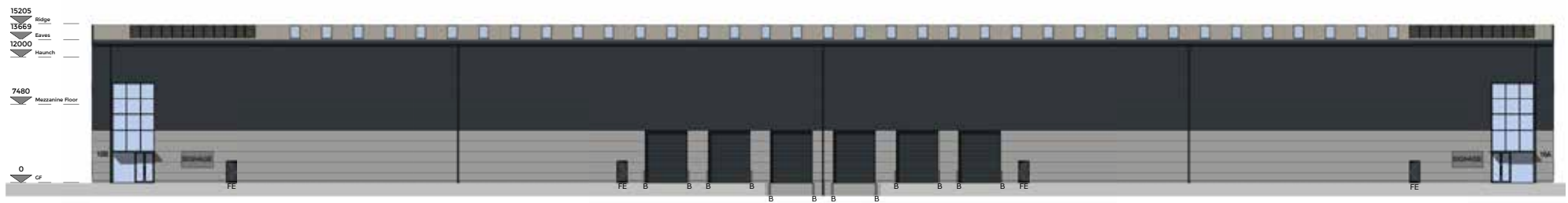
04 Proposals

Building 10



Roof plan

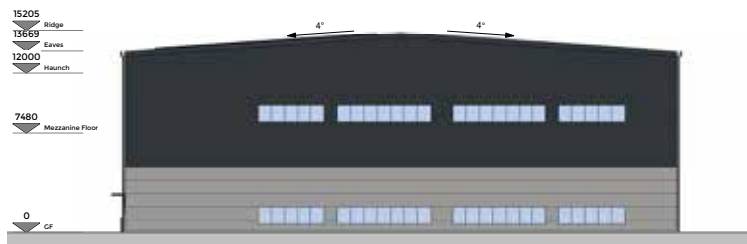
Building 10



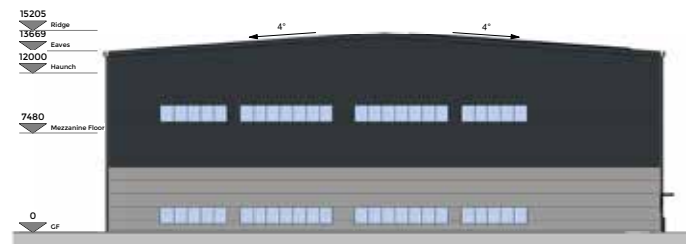
South-West Elevation



North-East Elevation



South-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, determining the proposed building's size, layout, scale, 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 X/22/94322.

