

Paddock Development, Chalcroft Business Park

design & access statement

10/23



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01 Introduction



01 Introduction

Background & purpose

This Design and Access Statement has been prepared in support of an Outline Planning Application for 4,130qm / 44,454sqft of E(a),(g) (ii), (iii), B8 and supporting floorspace (including light industrial uses and a farm shop).

The application area covers approximately 1.8ha of undeveloped land, known as the Paddock, situated adjacent to Chalcroft Business Park, Horton Heath, Southampton. Access is proposed off the Estate Road to Chalcroft Business Park, which connects to the new roundabout at the junction of Burnetts Lane and Chalcroft Way, the latter forming the future connection to the consented One Horton Heath development.

This Report forms part of a suite of drawings submitted in support of this Outline Planning Application and has been prepared by Boyle & Summers on behalf of FIPWEL.

Summary of proposed scheme

The description of development is as follows;

“Outline application for up to 4,130sqm of commercial floorspace (Use Classes E(g)(ii), (iii) and B8) to include farm shop (Use Class E(a)) of up to 327sqm, parking and yard areas (including accessible spaces), landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to Estate road (access not a reserved matter).”

In summary the main components of the scheme

are:

- 7 new employment buildings - Use Class E,(g) (ii), (iii) and B8 and supporting floorspace
- A new farm shop with associated parking and a delivery bay
- Employment buildings to have a height of 6-8m to haunch
- Generous structural landscape buffers around the periphery of the site
- A landscape buffer to the SINC (20m in depth) in the north western corner of the site
- Parking spaces: a total of 97 spaces including 9 accessible spaces are indicated across the site (77 spaces for employment uses and 20 spaces for the farm shop).



New high quality employment site - indicative layout

Approximate site area (1.8ha)

02

Site context



02 Site context

Site & wider surroundings

The 1.8ha site is relatively flat and is currently laid to grass with some mature trees the majority bordering the site frontage with Burnetts Lane. It is located approximately 2 miles / 3.2km south west of the village of Horton Heath and approximately 7 miles / 11.2km north east of Southampton city centre.

To the north of the site lies the access road to Chalcroft Business Park. This comprises large-scale employment buildings that are generally finished in brick and metal cladding (refer to photographs later in this section for details). To the east of the site is Chalcroft Way, the new link road which serves the Chalcroft Business Park and a future link to the One Horton Heath development. The Eastleigh / Fareham railway line runs along the south western boundary of the site. The south eastern boundary of the site comprises mature trees and shrubs. Adjacent to this boundary are five detached residential properties fronting Burnetts Lane and a new turning head feature where the latter terminates.



Site location



View of southern and western Paddock boundary - currently comprises a grass field with relatively flat land



Existing Paddock access off Burnetts Lane



Eastern boundary to Burnetts Lane



Site context



View of eastern boundary from southern boundary



Southern fenced boundary

Sustainable location for new employment

The site is allocated for employment use in Policy WE2 of the Local Plan (refer to the plan opposite). Additionally, the site is situated immediately south east of Chalcroft Business Park, Horton Heath. This covers approximately 20ha and 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 spine road. There are also areas of hard standing between the buildings, and a small solar farm within the Park on its northern edge (refer to the photographs overleaf).

A new link road (Chalcroft Way), connecting Tollbar Way and Bubb Lane to Burnetts Lane, which will eventually serve the future development of One Horton Heath, has been fully constructed and lies to the east of the site. This link will be extended north westwards to meet Allington Lane as part of the housing scheme.

Given the above the site is considered to be well sited for new employment units, which include business starter and move on units.



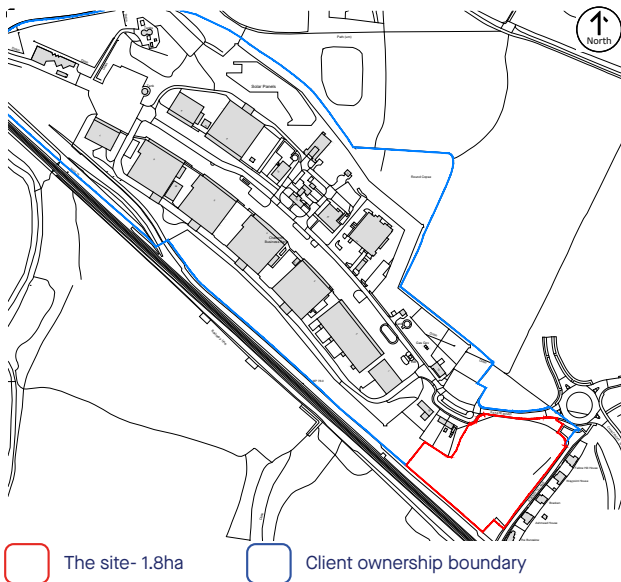
Policy WE2 of the Local Plan - land adjoining the Chalcroft Business Park allocated for employment use



The new link road - Chalcroft Way



The central estate road access to Chalcroft Business Park



A new unit with associated parking & landscaping



Owton's Butchery delivery & servicing space



Loading area to existing commercial unit



Building 9 South-East elevation



Building 9, view from central estate road



Unit 7 - brickwork & steel structure frame



Solar panel field, building 9 in background

The site in context of Chalcroft Business Park

03

Constraints & opportunities



03 Constraints & opportunities

The site offers a good opportunity for development of employment uses. The main constraints and opportunities for development are summarised below and in the plan overleaf.

Constraints

There are a small number of constraints to development;

- Existing trees with Tree Protection Orders (TPOs) and hedges should be retained where possible
- Development of buildings and structures will avoid Root Protection Areas (RPAs)
- Structural landscape buffers must be used around the periphery of the site
- A 20m SINC landscape buffer should be provided in the north west corner of the site
- Respect the sensitive boundary edges to residential properties along Burnetts Lane.

Opportunities

The site offers a number of opportunities for development, including;

- The close proximity to Chalcroft Business Park and the allocation in the Local Plan offers a good opportunity for new employment uses
- Opportunity for a new farm shop to complement the adjacent employment uses in Chalcroft Business Park and to replace lost facility
- A new access point taken off the Estate Road to Chalcroft Business Park, which connects to the new roundabout at the junction of Burnetts Lane and Chalcroft Way
- Opportunity to provide new tree and hedgerow planting (native species) to increase the biodiversity of the site
- Potential to remove two trees currently located in the centre of the site, to be replaced with new trees and planting.

The opportunities for development are presented in section '04- Parameter plans' of this Design and Access Statement.



Retain mature trees to create structural landscape buffers around the periphery of the site



Enhance the planting along sensitive boundary edges



Site constraints

04

Parameter plans



04 Parameter plans

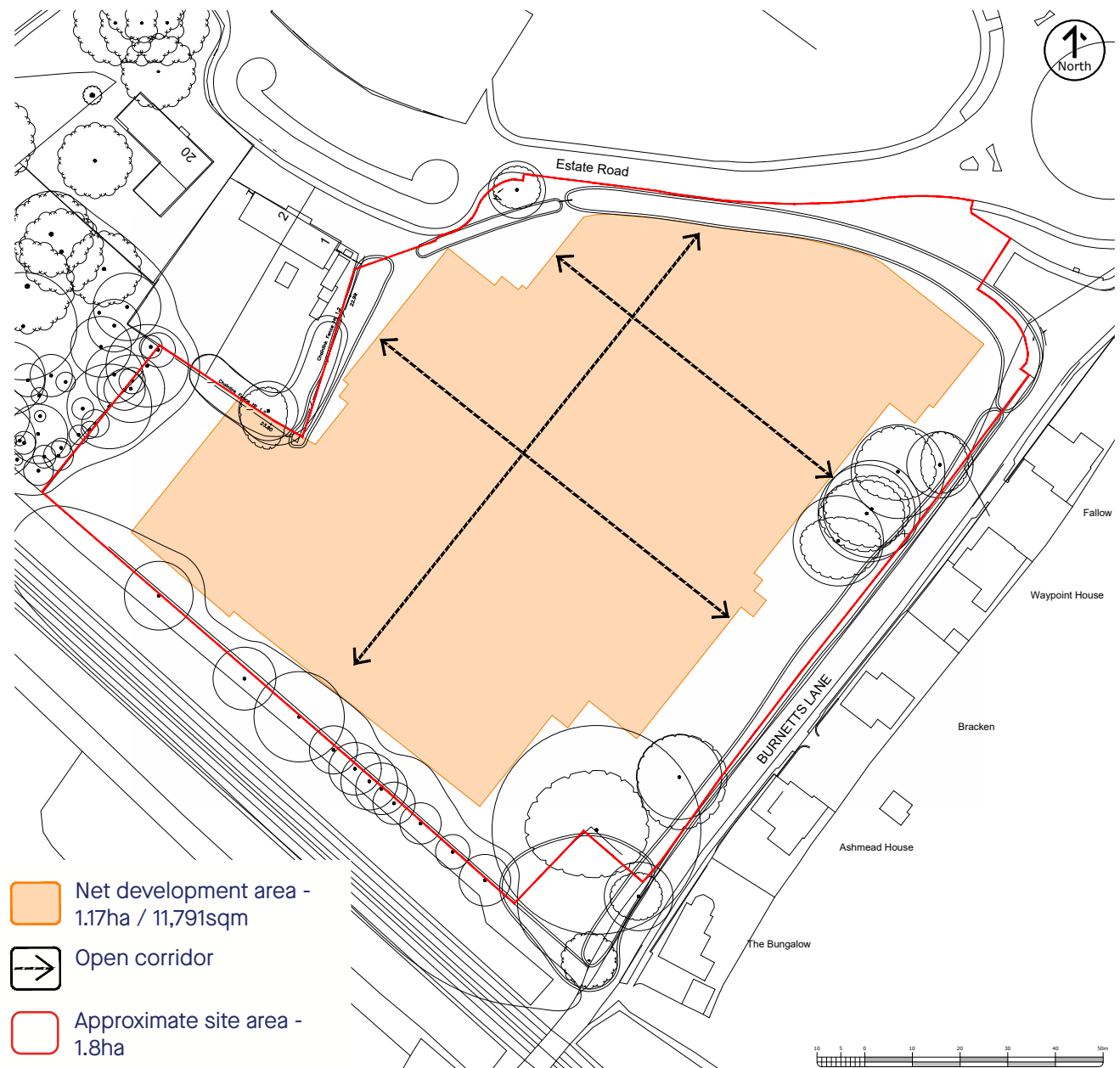
Design parameters for the scheme have been established in relation to development, access and movement and land-use to guide the development proposals.

Development parameters

The 1401 Development Parameters plan identifies the key parameters for development which must be adhered to. These parameters are shown in the plan opposite and detailed below;

- Net development area: 1.17ha / 11,791sqm
- Maximum building height: 8m to eaves
- Use Classes: E(a),(g) (ii), (iii), B8.

There are three open corridors through the site that provide a clear view across the site with no buildings or structures within the corridor. Two of these corridors run south east to north west and one runs north east to south west through the centre of the site.

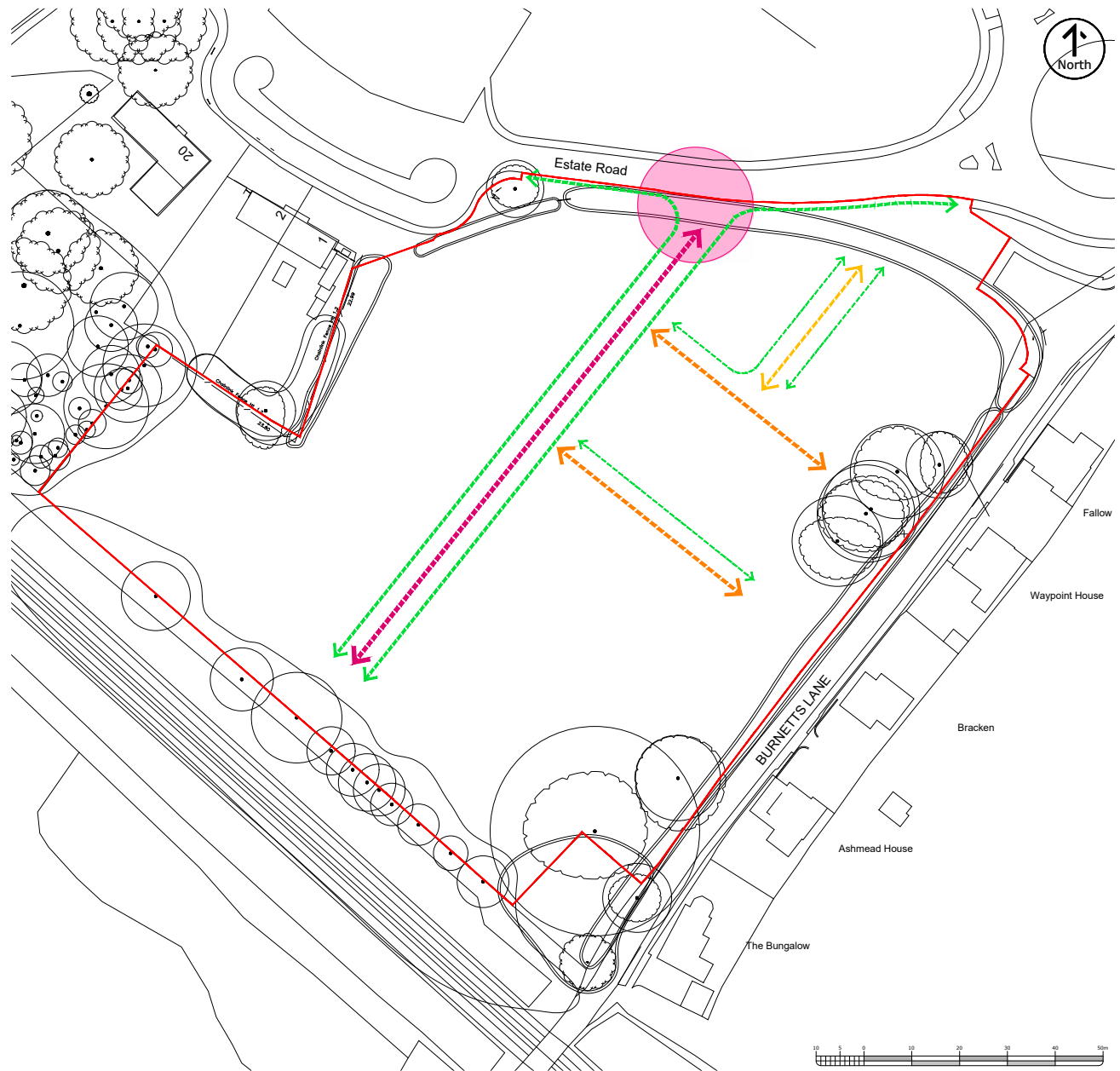


Development parameters

Access & movement parameters

The movement hierarchy is defined through a street network as presented in 1402 Access & Movement Parameters plan shown opposite. It defines the vehicle access point off the Estate Road to Chalcroft Business Park to the north of the site and the street network which comprises a main street, two secondary streets and one tertiary street as well as pedestrian routes within the site.

-  Vehicular access point
-  Main street (vehicular/ pedestrian)
-  Secondary street
-  Tertiary street
-  Pedestrian route
-  Approximate site area - 1.8ha



Access & movement parameters

Land use parameters

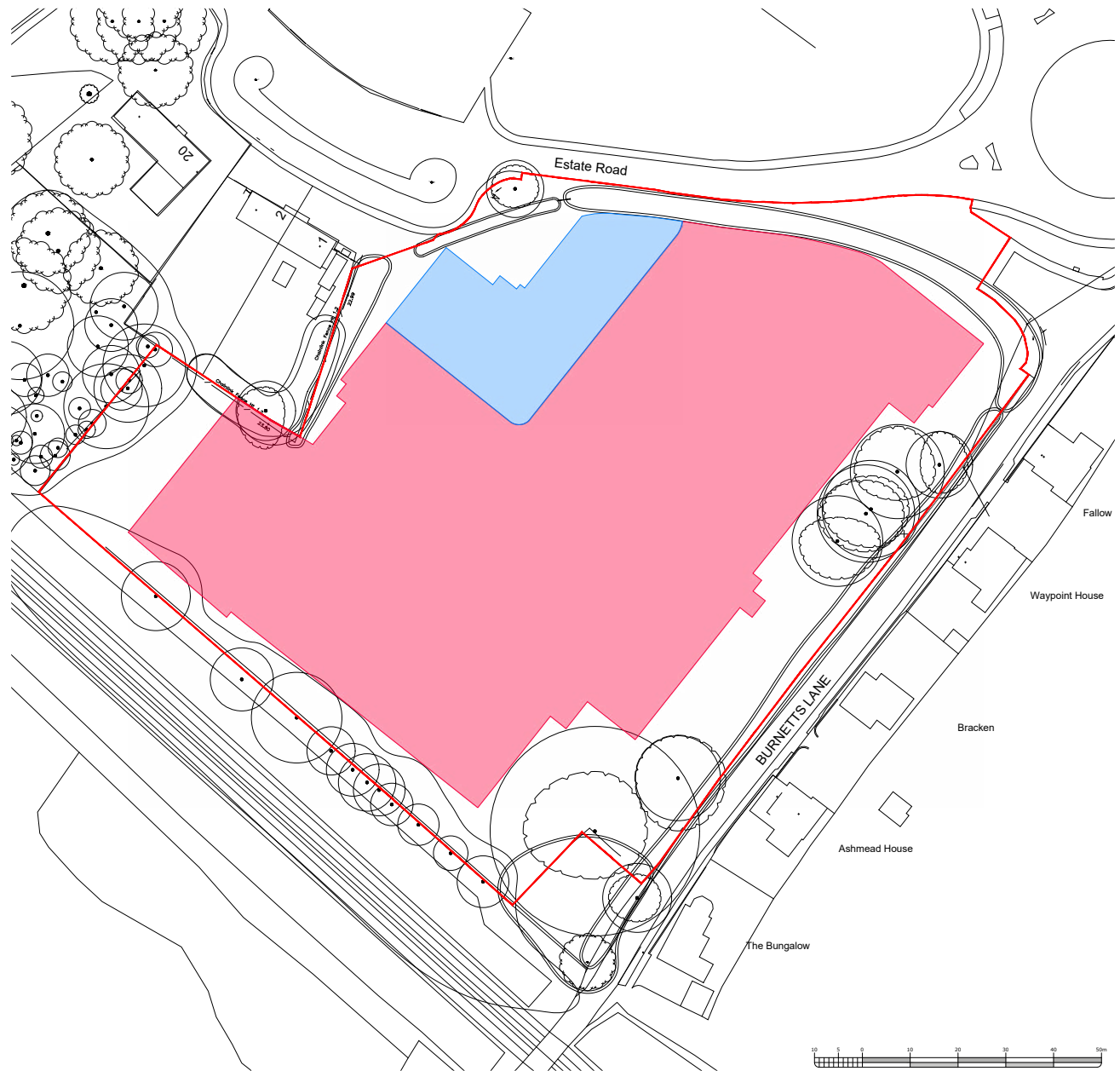
The land use mix is defined in 1403 Land Use Parameters plan and is shown opposite. The land uses identified are:

- Up to 1.05ha/ 10,516sqm employment uses - Use Class: E(g) (ii) (iii), B8
- Up to 0.12ha / 1,274sqm complementary use - farm shop - Use Class E(a)

 Employment - 1.05ha

 Complementary uses (farm shop) - 0.12ha

 Approximate site area - 1.8ha



Land use parameters

05

Design proposal



05 Design proposal

Concept design principles

- New employment buildings some with potential for subdivision into multiple units
- A new farm shop
- Adequate parking and space for operational uses such as vehicle turning
- Removal of 2 no. trees within the site
- A 20m landscape buffer is proposed adjacent to the SINC in the north western corner
- Enhanced landscape buffers along the south eastern and south western boundaries of the site. Along these boundaries existing trees will be retained and new trees planted to provide a substantial landscape buffer to the adjacent residential properties fronting Burnetts Lane
- Minimal intrusion into Root Protection Areas (RPAs) of trees around the periphery of the site.



Illustrative master plan

Approximate development area (1.8ha)

Use & amount

The development proposals are for 4,130sqm / 44,454sqft of E(a),(g) (ii), (iii), B8 and supporting floorspace (including light industrial uses and a farm shop).

The employment uses are accommodated in 7 buildings (Buildings A-G) which have potential for subdivision into multiple units.

A new farm shop is proposed for up to 327sqm / 3,519sqft Gross Internal Floor Area (GIA) and associated parking to serve staff, residents and visitors from the adjacent Business Park.

A total of 97 parking spaces (including 9 no. accessible spaces) are illustrated within the site layout.

Layout

The proposed development at The Paddock, Chalcroft aims to create a new high quality employment area.

The illustrative site layout demonstrates that the proposals use the site to maximum potential. It also responds to the site's location adjacent to Chalcroft Business Park and the sensitive edge along the eastern boundary to neighbouring residential properties. The design considers the operational requirements, retains views through the site along open corridors and establishes a clear movement network.

The main site access is proposed off the Estate Road to Chalcroft Business Park along the northern boundary of the site. A main street runs in a north east to south western direction providing the main route into the development for both vehicles and pedestrians. Two secondary streets are proposed off the main street, each giving access to

employment buildings. The remaining employment buildings are accessed off the main street. The farm shop is also accessed directly off the main street and is visible from the main site entrance. There are designated footways throughout the site providing safe access for pedestrians.

The street layout establishes three open corridors across the site whereby two views east to west and one view north south are unrestricted across the entire width of the site. This means that no buildings or structures fall within these open corridors.

The position and layout of the employment buildings and farm shop along with their associated car parking have all been carefully arranged to ensure efficient operation of the site.

The car parking areas have been designed to the front of the buildings to provide accessible spaces that meet the parking standards. Within the yards and streets there are areas to facilitate vehicle turning.

Scale & massing

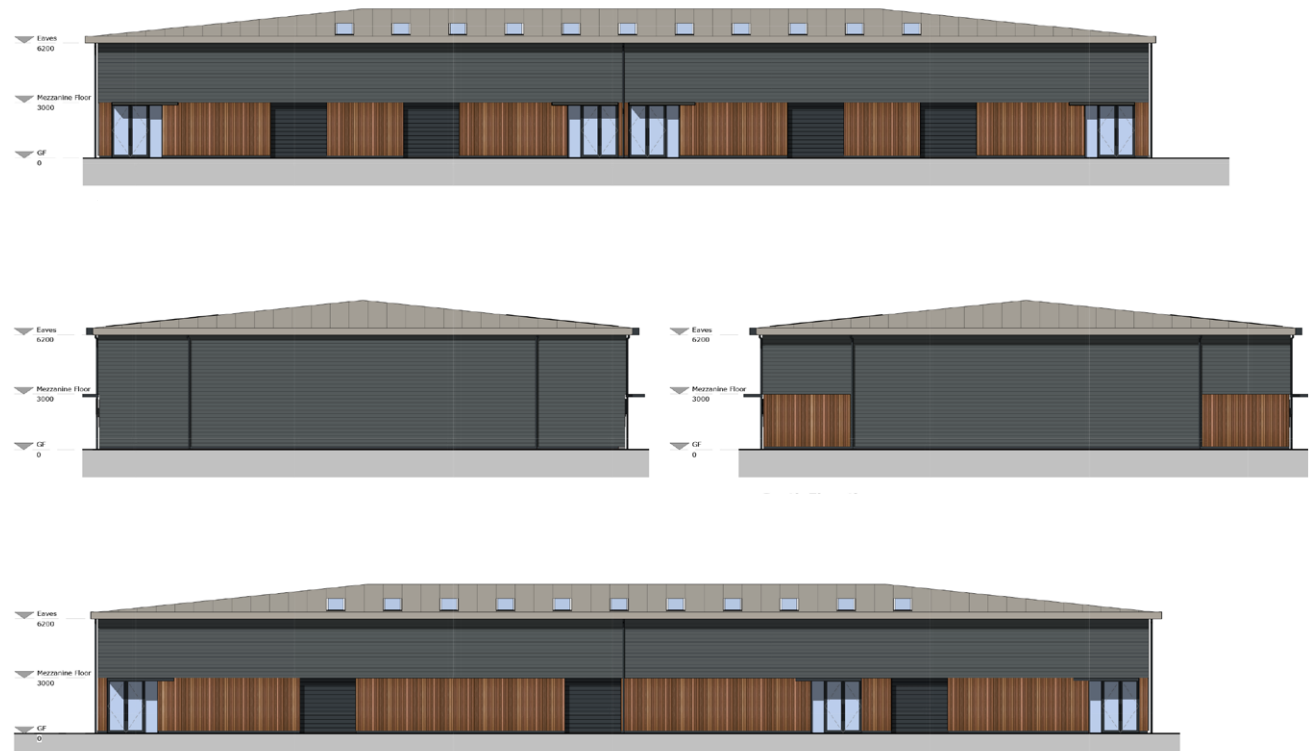
The scale and massing of the development responds to the scale of the surrounding area.

Building height

Employment buildings will have a building height (to haunch) of between 6-8m (excluding the farm shop).

The Farm shop is proposed at one storey.

The elevations opposite and overleaf show examples of typical employment buildings. Note these are illustrative only and demonstrate one way the buildings could look. External appearance will be detailed further at the Reserved Matters stage.



Concept elevations - typical building

Appearance

The suggested architectural style of the proposed development recognises the opportunity to introduce a step-change in building quality for Chalcroft Business Park.

Overall design considerations are as follows;

- Low embodied energy materials & construction
- Minimise energy demands (efficient services & low carbon heat)
- Internal façades adopt a simplified design & material palette
- Potential for solar panels to be integrated into the roof of some of the proposed buildings.

The images opposite provide precedents of the proposed materials and architectural design features of the new employment buildings.



Change in material at edges & entrances to create contrast



Horizontal timber & dark grey cladding provides a high quality finish



High quality vertical timber cladding (VG Sila cladding, Russwood)



Timber clad barn - light vertical timber slabs (precedent)

Farm shop design ideas:

- Contemporary agricultural style barn
- Sustainable building materials with lower carbon footprints such as timber
- Passive ventilation & natural daylight to contribute to lower energy demands
- Rough sawn vertical timber cladding which would weather over time in keeping with the setting.

Refer to the precedent images opposite for design ideas for the appearance of the new farm shop.



Sustainable building materials (precedent)



Natural daylight & passive ventilation (precedent)



A simple palette of materials creates a prominent entrance (precedent)



Contemporary agricultural style farm shop built with low carbon materials such as timber (precedent)



Vertical cladding & glazing creates a contemporary building (precedent)

External materials & details

A simple palette of building materials is contemplated to create a high quality development that sits well in the context of the site.

The proposed facing materials will be chosen from a combination of timber cladding (vertical and horizontal), dark grey brickwork and dark grey cladding.

The roofs of the employment buildings are likely to have composite trapezoidal roof panels in Goosewing Grey RAL 080 70 05.

Examples of facing material options are shown in the precedents and elevations opposite.

Facing materials



Timber cladding- vertical



Timber cladding-horizontal

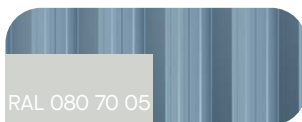


Dark grey brickwork



Dark grey cladding

Roof materials



Composite trapezoidal roof panels (Goosewing grey)



External materials options for a typical employment building

Landscaping

The site will be well landscaped to ensure the development sits within the context of the area and the overall biodiversity is improved.

The key landscape proposals include:

- A 20m landscape buffer is proposed in the north western corner of the site adjacent to a SINC (Site of Importance for Nature Conservation). This buffer will protect and enhance the designated site as well as improving the overall biodiversity of the site
- Substantial landscape buffers (up to 21m in depth) along the eastern & southern boundaries of the site. The buffers will be free from development to soften the development and enhance biodiversity. Existing trees will be retained & new native trees and shrubs planted to provide a substantial landscape buffer to the adjacent residential properties fronting Burnetts Lane and the railway line.



Structural landscape buffers with native species to soften the development and enhance biodiversity (precedent)



Wildflower grassland and native shrub planting (precedent)



Drainage features integrated into the landscaped areas (precedent)



Flowering lawns made up of slow growing grasses and short flowering wildflowers such as daisy (precedent)

06

Means of access



06 Means of access

Site access

The main site access is proposed off the Estate Road to Chalcroft Business Park along the northern boundary of the site.

This access point will provide a simple T-junction with a 6m wide carriageway and 6m radii. Dedicated pedestrian footways, 2m in width are provided on both sides of the carriageway to provide safe routes into the development for staff and visitors. One of these footways connects to the widened shared pedestrian and cycle link along Burnetts Lane providing a safe, attractive and accessible link to the Chalcroft Way roundabout and One Horton Heath development beyond. Additional footways throughout the site provide pedestrian routes to the farm shop and employment buildings.

Parking

Car parking

In terms of parking provision the proposal provides sufficient car parking spaces for operational requirements, staff and visitors. Standard car parking bays measure 2.4m by 4.8m and the accessible spaces have an additional 1.2m to the right hand side of the space.

The illustrative layout shows a total of 97 parking spaces (including 9 accessible) across the site. Of which 77 spaces are provided for the employment uses and are configured in surface car park arrangements within the hard standing yards to the front of each building. There are a total of 20 spaces allocated to the farm shop, arranged within a car park adjacent to the farm shop.

Cycle parking

Short stay cycle parking is to be provided in a designated area within the yards of each employment building with a total of 3 Sheffield stands providing a total of 6 parking spaces per building for staff and visitors. There are 4 Sheffield stands outside the farm shop. This provision exceeds the relevant standards.

Long stay cycle parking is to be provided within the buildings A-G. This will provide safe, secure and dry cycle parking for staff of each building.

The plan overleaf indicates the parking strategy for the site.



Illustrative parking strategy

Refuse strategy

Refuse vehicles (9.1m length) will access the site off the Estate Road. Appropriate space for turning is provided within the streets to comply with the standards. There are a total of 6 bin stores indicated across the development which are of an appropriate size to accommodate bins for either one or two buildings.

Sub-station

The sub-station is proposed to be situated along Estate Road where the current site access is sited. There is a currently a gap in the hedgerow in this location so it ensures minimal disturbance to the existing hedgerow.

07 Conclusion



07 Conclusion

Summary of proposals

This Outline Planning Application seeks approval for a new employment area for up to 4,130sqm / 44,454sqft of E(a),(g) (ii), (iii), B8 and supporting floorspace (this includes light industrial uses and a farm shop). Overall the proposal will provide 7 new employment buildings and a new farm shop with associated landscaping and parking.

The proposals set out within this Design and Access Statement have been carefully considered in urban design and architectural terms. It responds positively to the character and local context of Horton Heath and enables delivery of a high quality place for people to work. New employment buildings will be positioned in response to the surrounding context to address streets and open views across the site from Burnetts Lane. Furthermore, the architectural style of buildings contemplated represents a step-change in quality for Chalcroft Business Park using high quality and robust materials.



Illustrative layout of a new high quality employment area

Approximate site area (1.8ha)

