

Connexus, 12 Mitchell Way, Eastleigh

Design and Access Statement

January 2024



WESLEYAN

we are all about you



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Document Check	
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Project No.:	23042
Document Ref:	MTW-BSL-ZZ-XX-RP-A-0202-PL
Status:	Planning Application

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01

Introduction



01 Introduction

This Design and Access statement (DAS) has been prepared in support of a full planning application for the remodelling of 12 Mitchell Way, Mitchell Way, Eastleigh.

12 Mitchell Way was built between 2007-2008 as the regional headquarters office for a large international bank. In recent years the building has stood vacant due to changing market conditions and the impact of COVID on the workplace.

Wesleyan acquired 12 Mitchell Way in 2007 and are seeking to reintroduce the building back to the commercial office market in Eastleigh. Wesleyan intend to retain a long term interest the building.

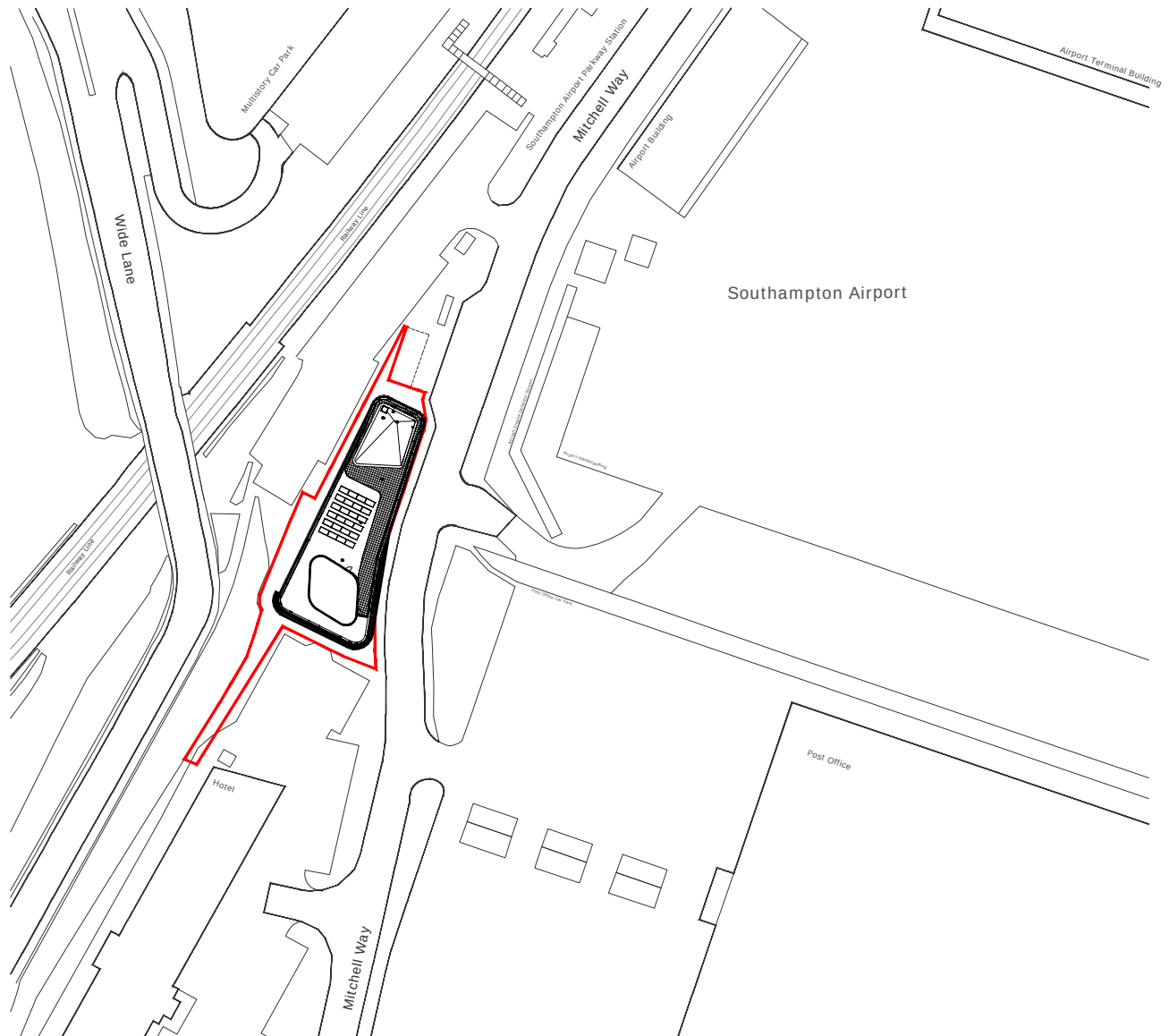
This DAS illustrates proposals to create upgraded, refreshed and modernised commercial space within the existing structure.

The proposals include the remodelling of the internal office layout, extension to the ground floor entrance lobby and creating a new roof terrace for users of the building.

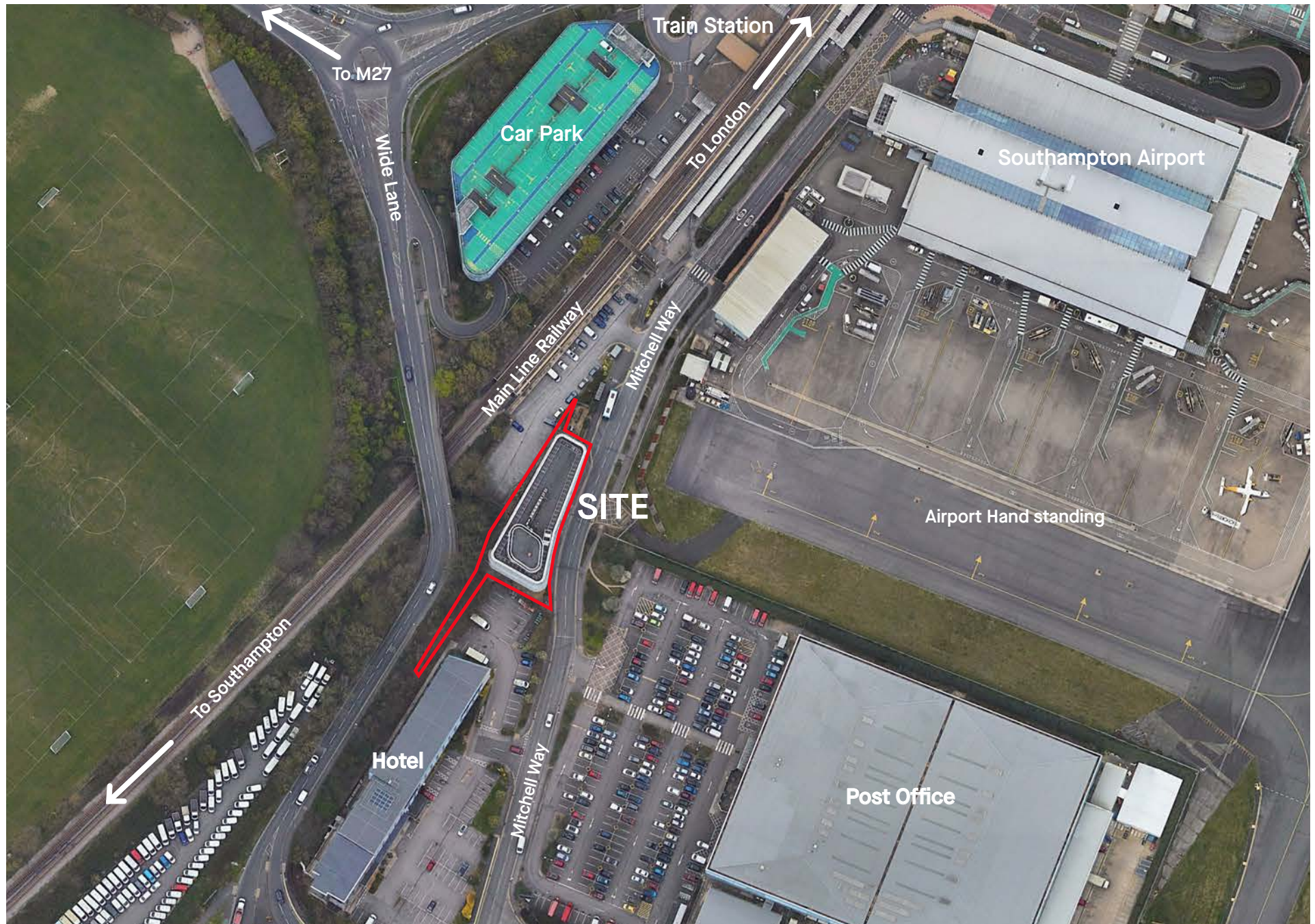
This application is submitted by Boyle & Summers on behalf of Wesleyan.

The site area is approximately 0.10 ha / 0.24 acres.

The current (vacant) building provides 2,092 sq m / 22,518 sq ft of commercial office floor space. The proposals will provide 2,232 sq m / 22,025 sq ft of commercial office space.



Site location



02

Photos of Existing Building





External view south on Mitchell Way



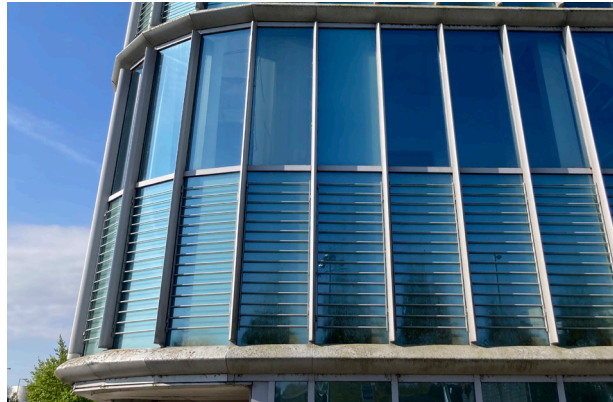
External view north on Mitchell Way



External view of main elevation to Mitchell Way



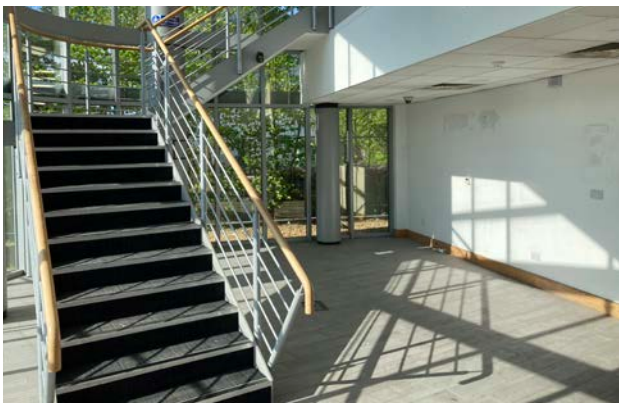
External view from Southampton Parkway railway station



Detail View of existing cladding



Exterior view of main entrance off undercroft parking



Internal view of main reception



Exterior view of undercroft car park

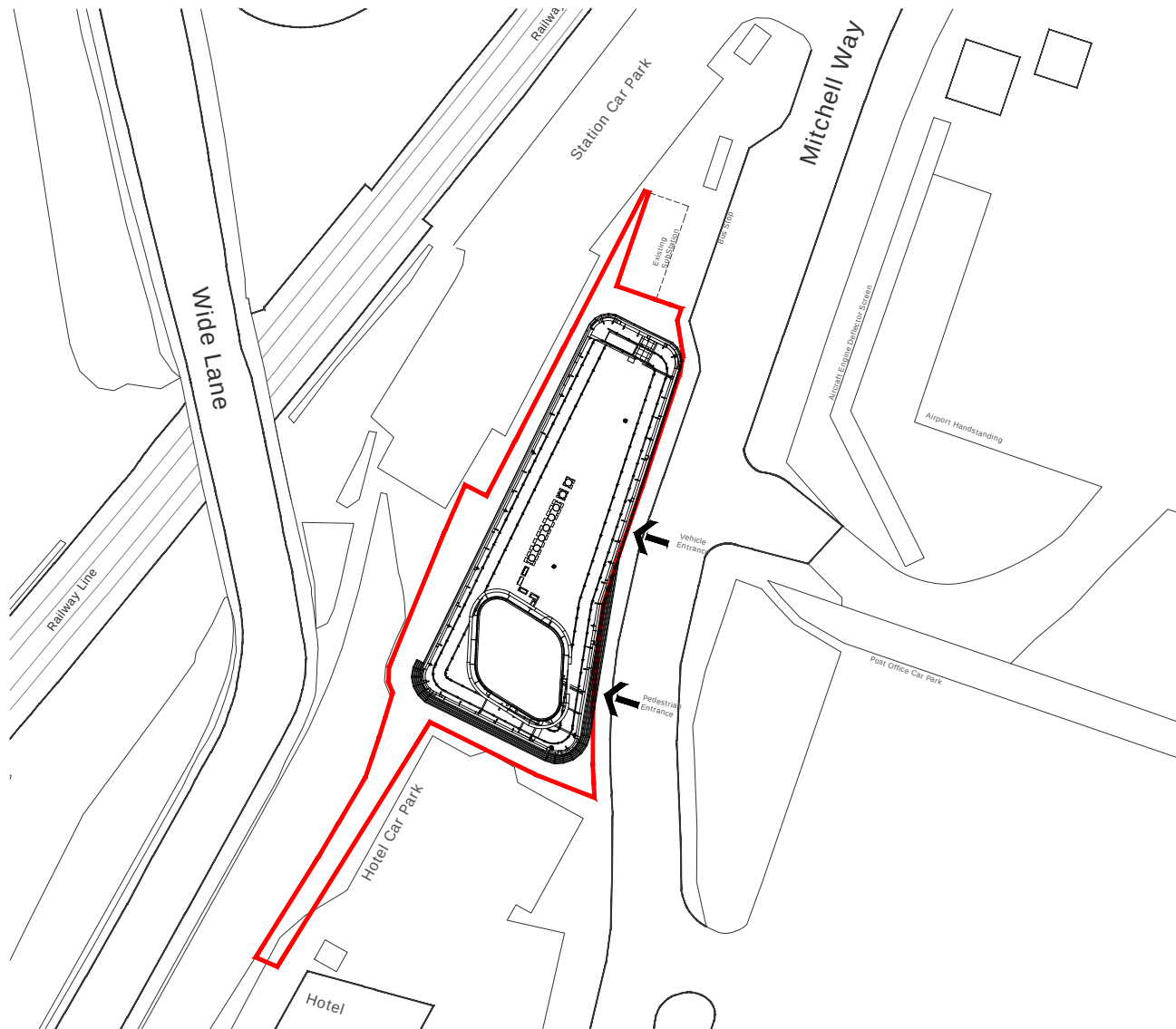


External view of flat roof cupola (plant room)

03

Existing Plans





Notes

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Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work.

Ordnance Survey Data

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Site and plot boundaries are shown indicatively only and subject to confirmation.

- Site Boundary
- Site Area - 0.10 ha / 0.24 acres

Existing Site Plan

MTW - BSL - ZZ - XX - DR - A - 1001 - PL Jan 2024

23042: Connexus 1:250 @ A1

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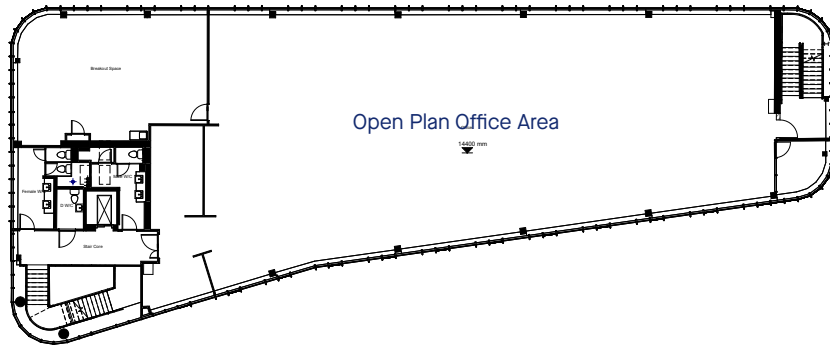
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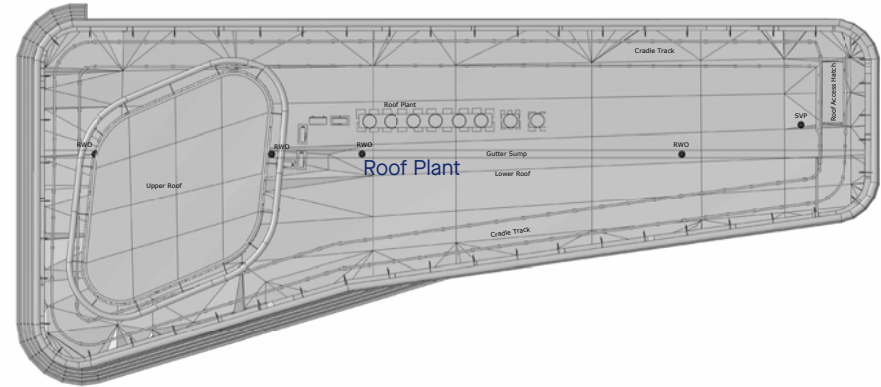
PLANNING



Existing Floor Plans



Typical Upper Floor Plan (First, Second and Third)



Existing Roof Plan
Roof Plan - roof plant

Layout

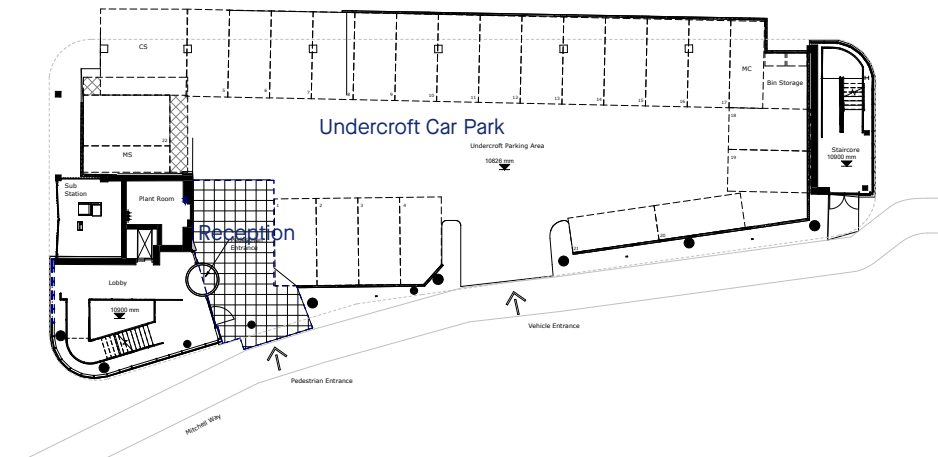
12 Mitchell Way is a conventional office building arranged over four stories with the ground floor comprising of a small reception lobby and undercroft parking area. The first, second and third are fitted out as standard office accommodation accessed off a single stair and lift core. A secondary stair core is provided for internal circulation and means of escape.

The building is arranged on a tight narrow site and this is reflected in the proportions of the floor plates. The planform is essentially a distorted rhomboid form with chamfered rounded corners. The planform follows the alignment of Mitchell Way.

The existing building makes maximum use of the tight site and undercroft parking is provided for only 22 vehicles. The car park is accessed off Mitchell Way.

A small reception lobby is accessed from the undercroft parking area allowing access to the building. Access is controlled by means of remote security locking devices managed from the upper levels.

The building has little by way of active frontage at ground floor save for the reception lobby. As a result the entrance to the building is a little lost in the street scape of Mitchell Way.



Ground Floor Plan - entrance lobby and undercroft parking