vision
architects

240001

Highfield Court, Chandlers Ford. SO53 3TG

Design & Access Statement

RIBA 03 – Planning Application

A

Document Control Sheet:

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NB: Additional images courtesy of Google Maps

02.00 INTRODUCTION

02.01 Generally

02.01.01 This Design Statement has been prepared on behalf of Realest to support a full planning application submitted by Vision Architects Limited for the replacement of the existing single storey glazed entrance lobby with a contemporary proposal.

02.01.02 The proposed development comprises:

- Demolition and replacement of the existing single storey glazed lobby.
- Part cladding of the Second Floor to the north-west elevation.

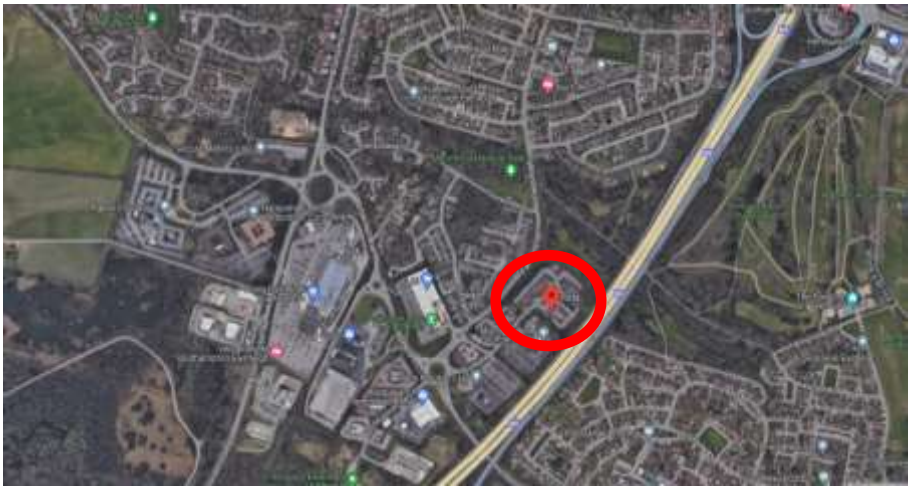
02.01.03 This Design Statement should be read with the following drawings:

- 240001-A-PL-001 rev A Location Plan
- 240001-A-PL-002 rev A Block Plan
- 240001-A-PL-005 rev A Existing Site Plan
- 240001-A-PL-006 rev A Existing Ground & First Floor Plans
- 240001-A-PL-007 rev A Existing Second Floor & Roof Plans
- 240001-A-PL-008 rev A Existing Elevations
- 240001-A-PL-010 rev A Proposed Site Plan
- 240001-A-PL-011 rev A Proposed Northwest Elevation, Ground & Roof Plans
- 240001-A-PL-012 rev A Proposed Northeast, Southwest, & Perspective Views

03.00 ASSESSMENT

03.01 Site Location

03.01.01 The development site is located to the south of Chandlers Ford and to the west of the M3 Motorway on Tollgate Business Park.



Development Location

Aerial Photograph of Site

03.02 Site Photographs

View from Site Entrance via Tollgate	View from North

03.03 Existing Site Access and Parking

03.03.01 Existing vehicle and pedestrian access to the site is from a single entrance on the north-west boundary from Tollgate.

03.03.02 A service road runs from the site entrance to the north-east and south-west of the building and provides access to parking spaces and site servicing.

03.03.03 No changes are proposed to this arrangement.

03.04 Topography

03.04.01 The site is flat and level with the M3 Motorway to south-east separated from the site by structural landscaping.

03.05 Ecology

03.05.01 Not applicable.

03.06 Arboriculture

03.06.01 There are numerous mature and semi-mature trees on the periphery of the site and will not be affected by the proposed development.

03.07 Flood Risk Assessment

03.07.01 Not applicable.

03.08 Air Quality Assessment

03.08.01 Not applicable.

03.09 Surface Water Drainage

03.09.01 As existing

03.10 Transport Assessment

03.10.01 Vehicle parking, cycle parking, refuse storage and collection provision will be as existing.

03.11 Archaeological Assessment

03.11.01 Not applicable – previously disturbed land.

03.12 Biodiversity Net Gain

03.12.01 De minimis exemption – the proposed site does not exceed 25m² in area.

04.00 PROPOSED DEVELOPMENT

04.01 Opportunities & Constraints

04.01.01 The extent of the site for the proposed replacement of the existing glazed lobby is restricted to the width of the existing as the site is defined by the gap between existing parking spaces.

04.01.02 The existing lobby provides no shelter outside the building to manage the secure access system as there is no canopy as protection from the elements.

04.01.03 The oblique view of the building entrance from the site entrance does not present a strong image.

04.01.04 Whilst there is the possibility of increasing the height of the lobby care must be taken to avoid creating a disproportionally large proposal which could dominate the existing building.

04.01.05 A design feature of the original building was the architectural blockwork to the second storey. This has not weathered well so there could be an opportunity to overclad this and update the façade.

04.01.06 The disabled parking space to the north-east of the existing lobby is very constricted. A rearrangement of the parking spaces could make both disabled parking spaces adjacent to the entrance more usable.

04.02 Precedent

04.02.01 The Gateway and Premier House sites on the Tollgate Business Park have invested in replacement lobbies and are illustrated below.

<table>
<tr><td> </td><td> </td></tr>
<tr><td>Premier House – Original Lobby</td><td>Premier House – Replacement Lobby</td></tr>
<tr><td> </td><td></td></tr>
<tr><td>Gateway House – Replacement Atrium and Lobby</td><td></td></tr>
</table>

04.03 Proposed Development

04.03.01 To improve the visibility and modernise the entrance façade we propose replacing the existing entrance lobby with a more contemporary structure and over cladding the second floor to conceal architectural blockwork which has weathered badly.

04.03.02 Assessing the building as a whole we have used elements on the entrance structure with direct connections with themes being developed for the interior.

04.03.03 Use of planting in buildings has long been recognised as creating a more positive, healthier work environment, increasing the wellbeing and morale for occupants. By using planted panels on the proposed entrance structure, we bring the exterior landscape up to and into the building, connecting the building to its setting. These planting panels extend to the void above the entrance doors, connecting the upper floors with the entrance composition and the exterior landscape.

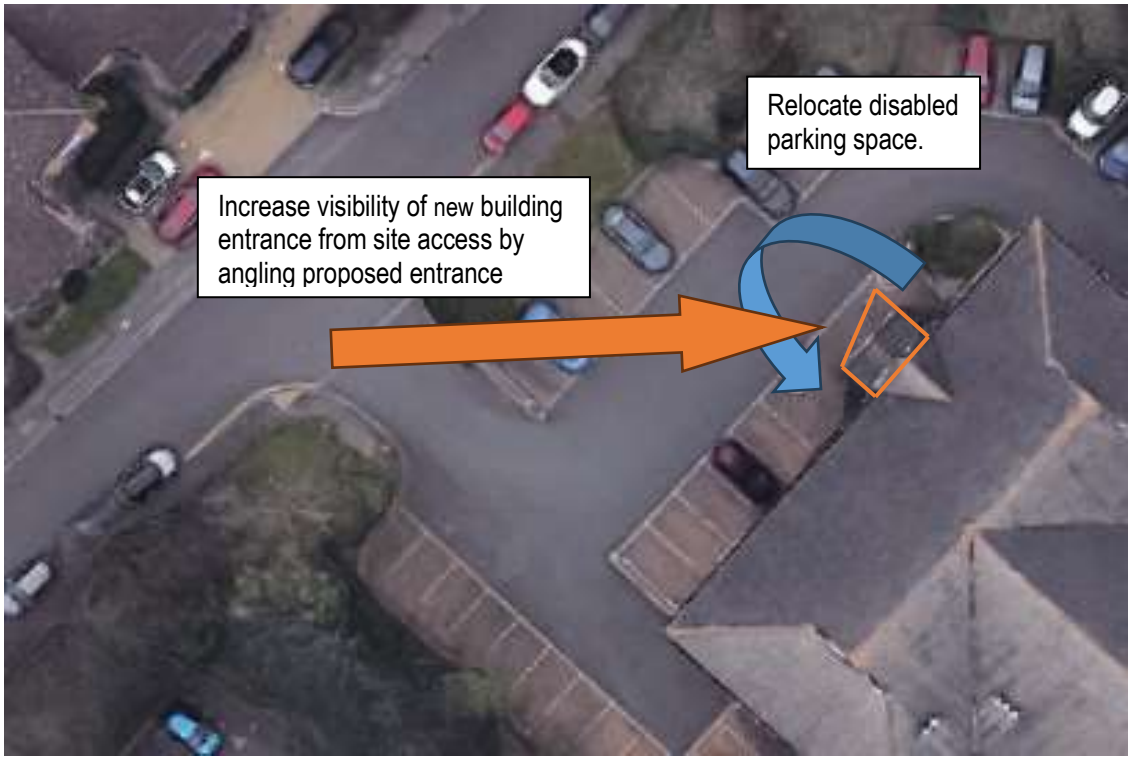
Some references for the proposal landscaping features

04.03.04 The existing feature glazed bay has been extended to ground level to define the extent of the office accommodation and the proposed semi-enclosed entrance structure creates a sheltered interface between the interior and exterior.

04.03.05 A semi enclosed structure has been adopted to create a transition space which provides views outwards as well as views into the entrance space when arriving and approaching the building, particularly at nighttime, and to shelter for visitors and occupants while they manage the secure access system.

Some references for proposed entrance enclosure

04.03.06 The front elevation of the entrance structure has been angled to present a stronger image and increased visibility from the site entrance, as the site entrance is offset from the axis of the building entrance.



View of site across St. Rumons Social Club car park

04.04 Materials & Finishes

04.04.01 A steel structure with a timber substructure supporting the landscaped planted panels is proposed with over cladding of the second floor architectural blockwork.

04.04.02 A natural timber finish was considered for both the entrance structure and over cladding to the upper floor but given the likelihood of uncertain weathering of a natural material externally, a black painted finish has been selected to coordinate with the proposal to paint the existing window frames dark grey to complement the existing dark grey eaves, gutters, and flashings.

04.05 Site Circulation & Parking

04.05.01 The number of parking spaces on the site is to remain as existing.

04.05.02 The existing disabled parking space to the north-east of the building entrance has restricted access. It is proposed that we relocated this to the south-west of the entrance and pair it with an existing disabled parking space to improve accessibility.

04.06 Landscape Setting

04.06.01 The boundary landscape site margins are laid to grass with numerous semi-mature and mature trees defining the extents of the site and will remain as existing.

04.07 Scale & Massing

04.07.01 The proposed open canopy will replace an existing glazed lobby with a more rectangular entrance composition. The proposal will be of a very similar width and height so will have no impact on adjacent properties.

04.08 Privacy and Overlooking

04.08.01 No changes to the building envelope will be made that affect any privacy or overlooking issues.

05.00 ACCESS STATEMENT

05.01 Existing

05.01.01 All existing pedestrian and vehicular traffic accesses the site is from the north-west boundary via Tollgate.

05.02 Proposed

05.02.01 The site access is to remain as existing.

05.02.02 Cycle storage will remain as existing.

05.02.03 Refuse storage and collection will remain as existing.

06.00 CONCLUSION

The proposed changes to bring a contemporary aesthetic to a dated façade and replace the existing domestic scaled enclosed lobby with a structure of similar height and width, have little or no impact on the site context or adjacent properties.

Given that there are no other changes to the building, impact on the wider site or visual amenity, our application should be supported by the Local Planning Authority and Planning Approval granted.

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