

Russell House Extension, Chalcroft Business Park

Southampton

Design Statement

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Central South Studio

Suite E, Ferry House
Canute Road
Southampton, Hampshire
SO14 3FJ

023 8063 1432

South West Studio

Clockwise Generator Building,
Finzels Reach,
Counterslip, Bristol
BS1 6BX

07780 726 125



contact@boyleandsummers.co.uk



www.boyleandsummers.co.uk

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Author:	Tony Boyle / Hannah Rose
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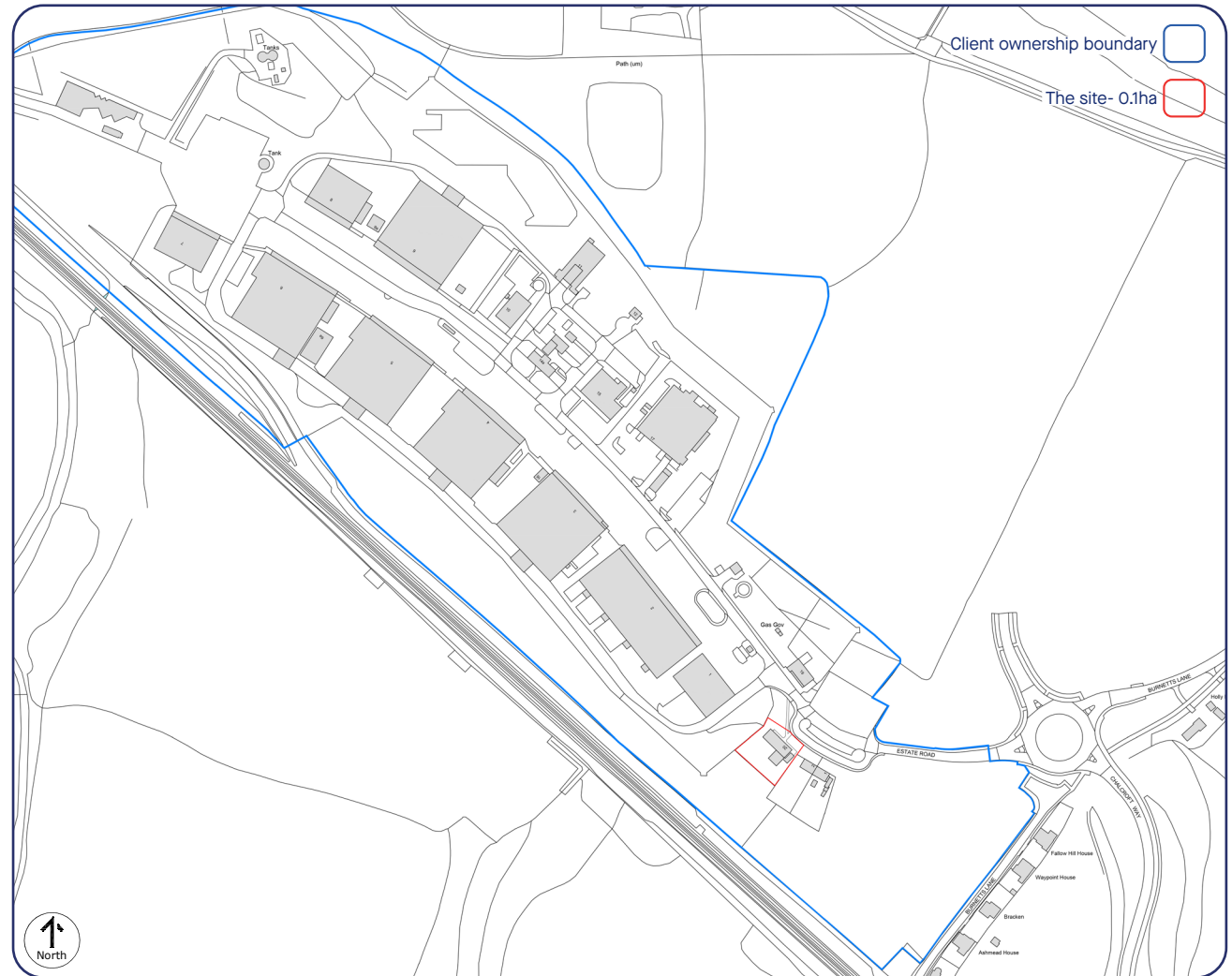
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01 Introduction



01 Introduction

This Design Statement has been prepared in support of a full planning application for a first floor rear extension of 66sqm (710sqft) to Russell House, also known as Unit 20, at Chalcroft Business Park, Horton Heath.



Location map showing the position of the site within the client ownership boundary

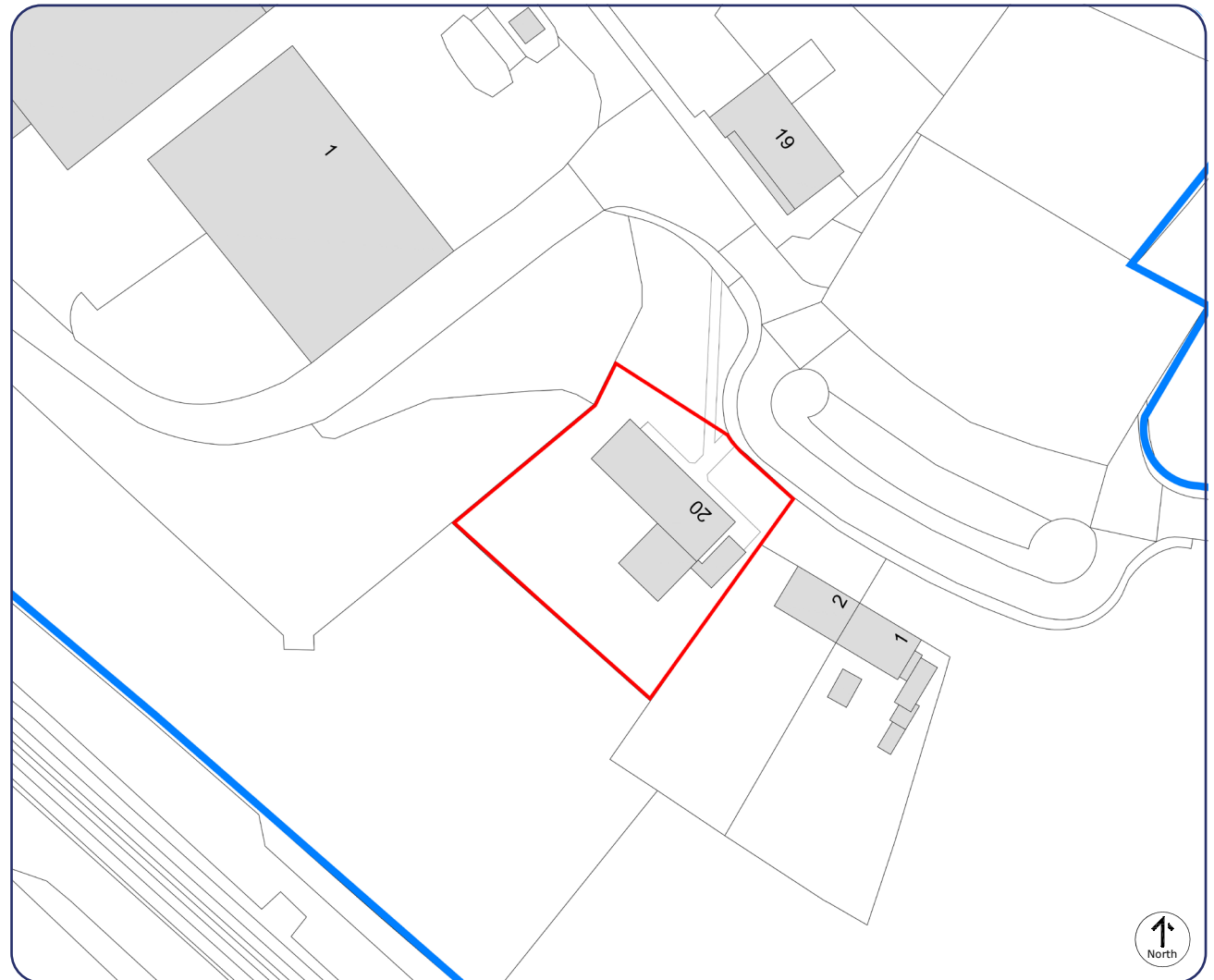
02 Context



02 Site Context

Russell House sits within a plot of approximately 0.1ha and is located within the estate-wide security fence, to the southwest of the estate road, on the approach to the security checkpoint at the main entrance to the business park.

Originally designed as a residential dwelling to serve the wider estate, when in the ownership and operation of the Ministry of Defence, it has for many years been in the ownership of Fox International West End Ltd, together with the entire Chalcroft Business Park and has been occupied for employment uses.



Site Layout

Existing Site

A brick-built, two-storey building, with a gable-ended clay tiled roof, Russell House is a small, unimposing building in the context of the wider business park. It is, however highly visible on the approach to the estate and can be seen from the new roundabout on Burnetts Lane, constructed to serve the proposed One Horton Heath development.

Russell House has a gross external area of approximately **389sqm**, with a **building footprint of 252sqm**. The original building, whilst largely two-storey in scale, has an original single storey side extension to the northwest elevation, together with more recent single storey extensions to the southeast and southwest elevations. All these single storey elements are of masonry construction and have flat asphalt roofs.

The building has a series of punched windows to the front and rear elevations, which are domestic in scale and proportions. At some point, the original windows have been replaced with white UPVC framed units with opening lights. A front door sits in the middle of the northeast (front) elevation facing the estate road and this is protected by a small flat-roofed canopy supported on projecting brick walls. A further fire escape door is located to the right hand side of the front elevation, whilst further doors are positioned in the rear elevations of the building.

The front of the property is separated from the estate road by an area of lawn, set behind the security fence, together with a secondary service road and car parking, which sits outside the security fence.

To the rear of the property the existing single storey rear extension extends into what would historically been the rear gardens of the property.

The overall depth of the rear garden is approximately 20 metres, with an average width of 35 metres. The footprint of the existing rear extension occupies approximately 10% of the garden area. Within the rear garden sits a mature oak tree, with a circumference of approximately 16 metres. The garden is contained by a further security fence to the rear beyond which sits an area of mature woodland, which is a designated a Site of Importance for Nature Conservation (SINC).

To the southeast of the property sits a similar building, built at the same time as Russell House, in the same design, proportions, and facing materials. To the northwest of Russell House is a further area of lawn and trees before the estate roads of the business park and the linear run of large footprint industrial buildings that form the body of the business park.



South west elevation of the existing building from the rear gardens looking north east



South east elevation of the existing building from the rear gardens looking north



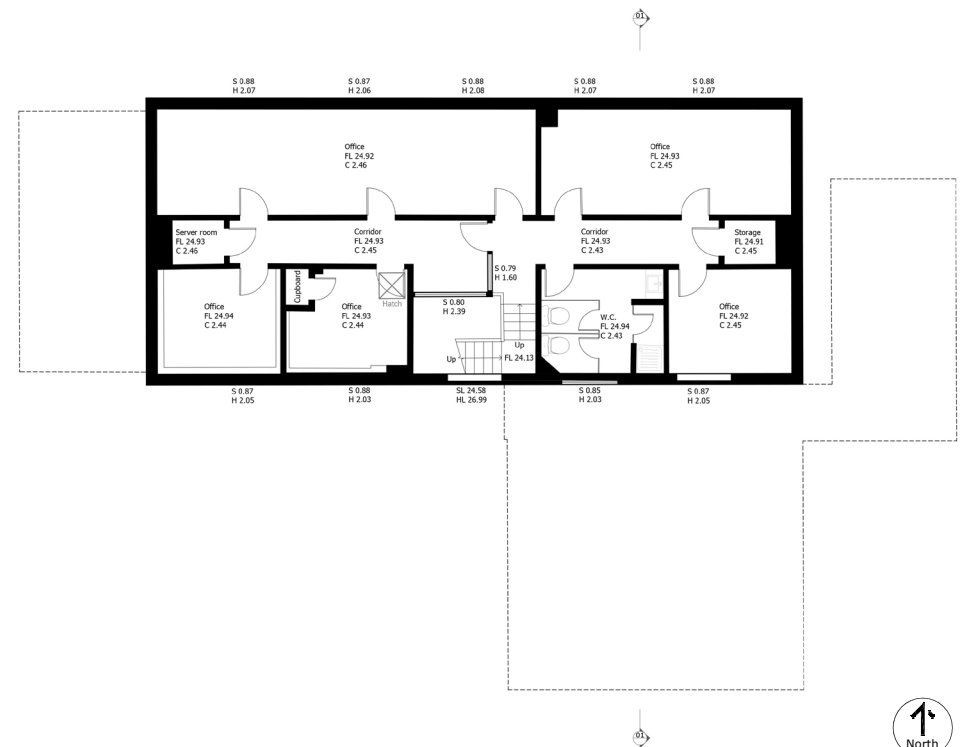
North west elevation of the existing buildings from the rear gardens looking south east



View of the existing building looking east



North east elevation of the existing building from the front lawn looking south west



Existing ground floor layout

Existing first floor layout

Existing Floor Plans

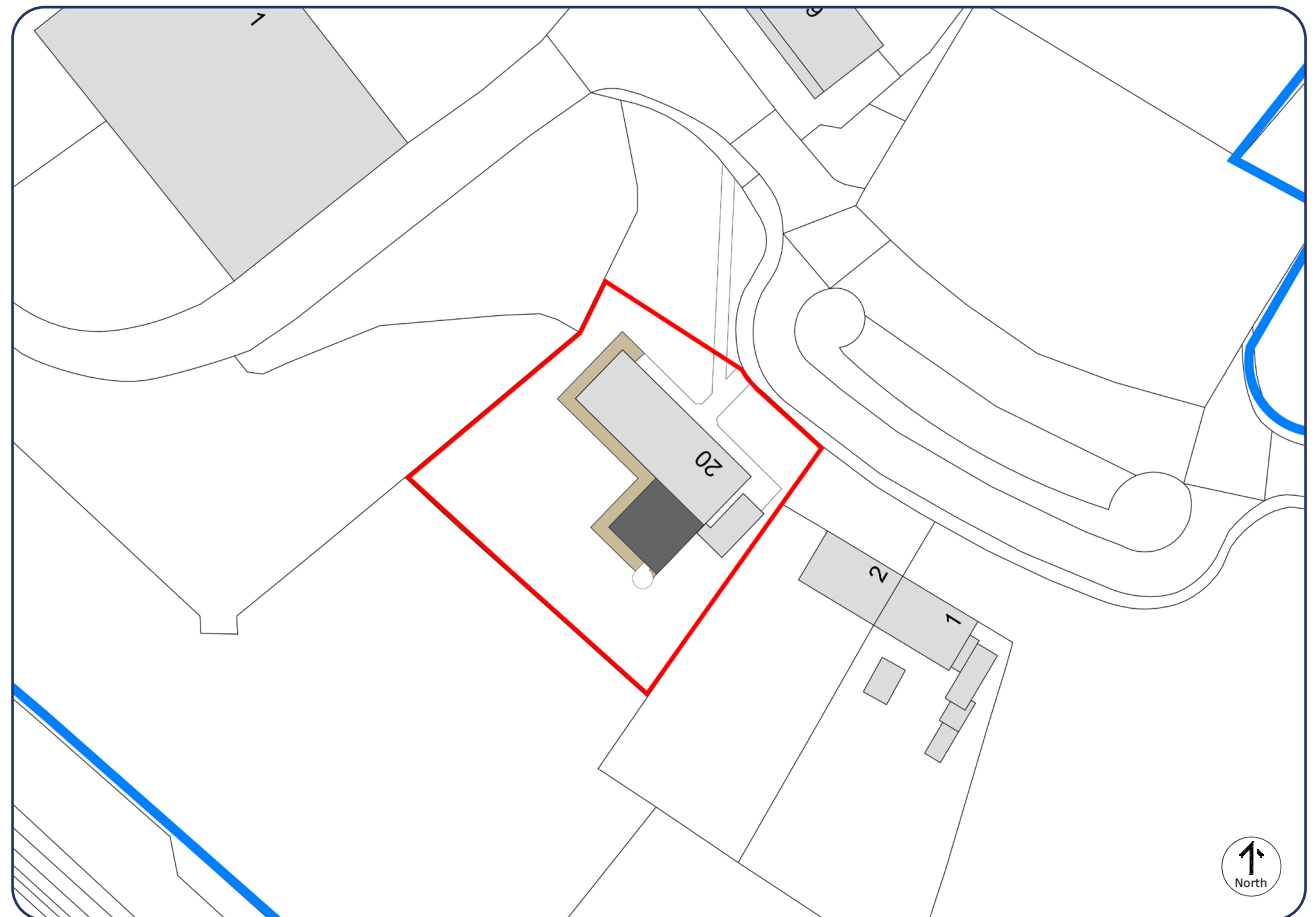
03
Design



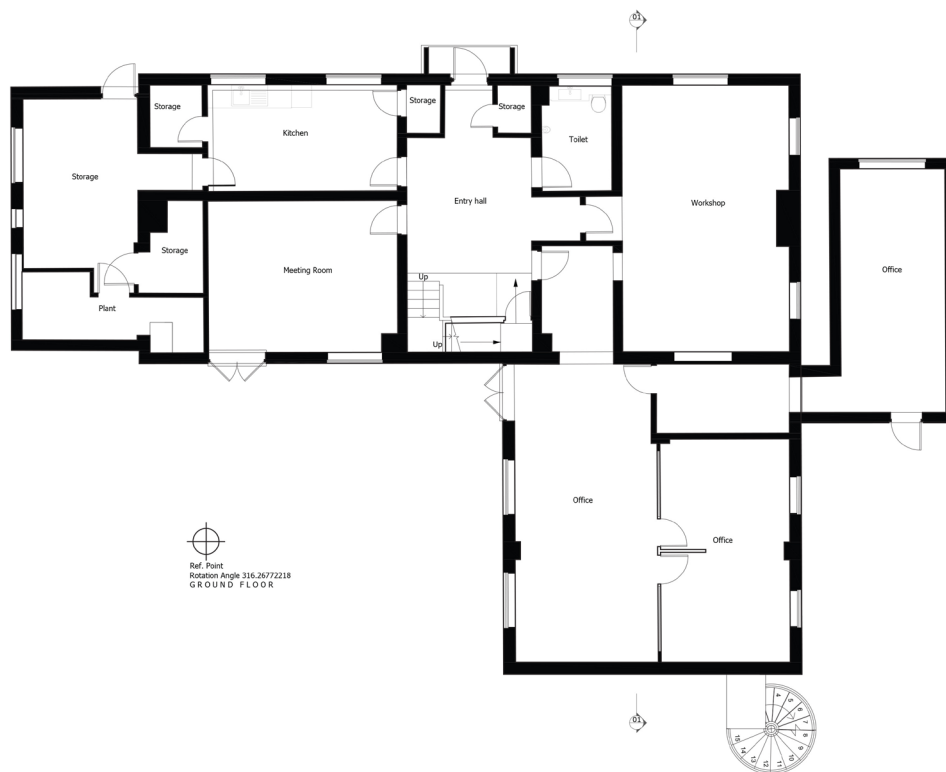
03 Design

This planning application proposes a first floor extension on the footprint of the existing single storey rear extension to provide an additional 66sqm (GEA) of development. The extension will be linked to the existing first floor office space by a new door and will provide new open-plan office space, which will be occupied by the existing tenant of Russell House.

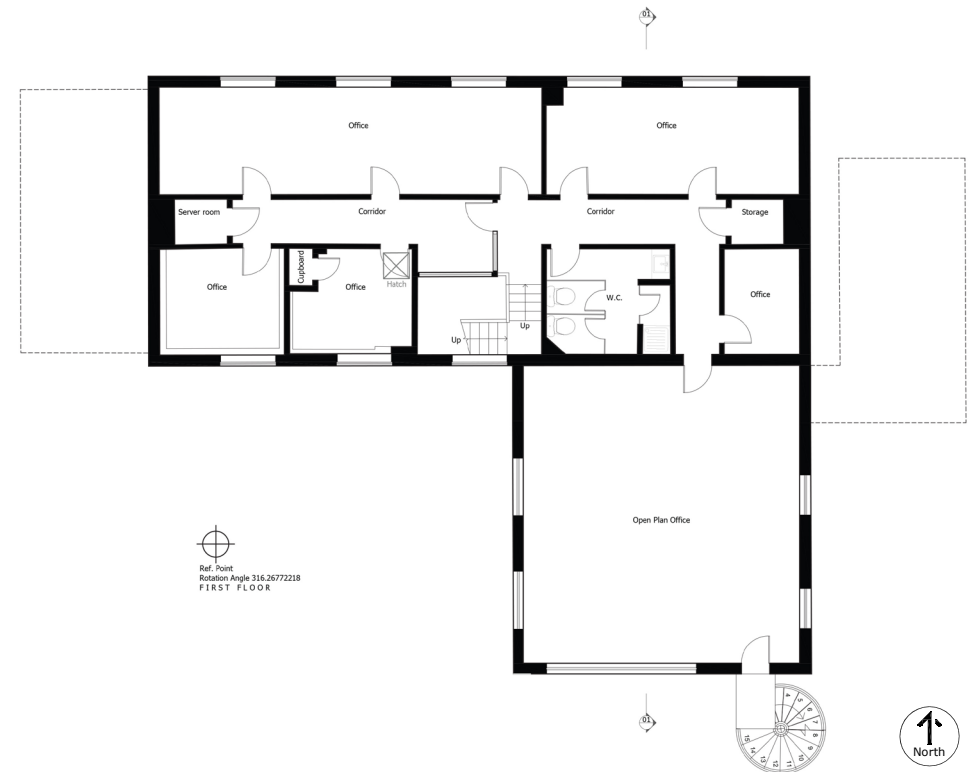
The proposed extension will be finished with a flat roof to match the existing single storey extensions and limit the impact on the existing clay tiles pitched roof of the main building. Rainwater downpipes will be installed to match the existing rainwater goods. No external lighting is proposed to the new extension.



Proposed site plan



Proposed ground floor layout



Proposed first floor layout

Proposed Floor Plans

Scale

The elevations will be punctuated with new punched windows to the southeast and northwest elevations, of similar proportions and mirroring the windows in the existing single storey extension below.

To the rear (southwest) elevation of the extension a linear slot window is proposed to afford glimpses of the woodland beyond, together with a simple galvanised steel spiral fire escape stair and fire escape door located on the southern most corner of the extension, discharging to the rear garden. A new footpath will be constructed around the perimeter of the building from the escape stair to the front of the building.



North west elevation



South west elevation



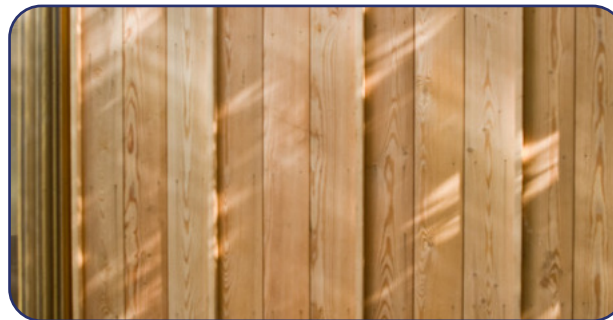
South east elevation

Appearance

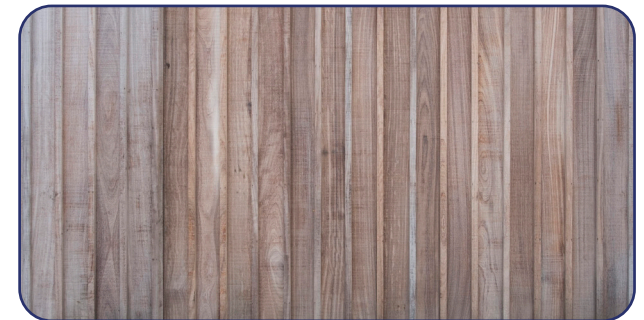
It is proposed that the extension will be constructed with vertical timber boarding to contrast with the existing facing brickwork, providing a more contemporary appearance and a reference to the adjacent woodland.

The proposed vertical cladding with projecting fins comes to life as the sun projects shadows across the facade working together with the shadows created by the trees and leaves that surround Russell House.

The weathering of the exterior wooden cladding over time blends naturally with the surrounding landscape of trees and woodland, mirroring the changes in the trees, creating a connection between the building and its environment.



Larch with sawn finish fins, Russwood



Weather exterior wooden cladding

