



DESIGN & ACCESS STATEMENT AND PRINCIPLES DOCUMENT

LANGSTONE PARK
HAVANT
P09 1SA



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1.0 INTRODUCTION

This document has been prepared on behalf of Property & Havant S.a.r.l to support an outline planning application at Langstone Park for the Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except access.

The purpose of this document is to set out the key design principles which will inform the proposed future development of Langstone Park, Havant.

The design principles are set out under the following headings:

- Access
- Development plots
- Height & massing
- Strategic landscape framework
- Proposed materials
- Sustainability
- Indicative masterplan

The document also reiterates the site owners vision for the future development of the park.



SITE LOCATION PLAN



AERIAL VIEW – NORTH EAST

2.0 VISION

Langstone Park needs significant investment and a fresh approach to allow it to adapt and change to accommodate the needs of modern business users. Our vision long term seeks to reinvigorate the park by increasing occupancy levels and employment opportunities, which will significantly contribute to the local economy.

The following principles have been set to inform the vision for the park:

- Deliver high quality modern flexible employment floor space for a range of uses (including research and development, technology and clean logistics)
- Consideration of current trends moving away from large scale office development due to COVID-19
- Deliver a range of building sizes to attract a broad range of users to enhance vitality
- Delivery of attractive high quality employment buildings with excellent sustainability credentials targeting BREEAM Excellent and EPC A+ ratings
- Deliver an integrated welcoming public realm, with amenity space, soft landscaping, lighting and improved connectivity along with biodiversity enhancements
- Improve site wide legibility /wayfinding
- Rationalisation of existing car parking provision and re-location of car parking adjacent to building entrances
- Creation of high quality work spaces
- Managed site access prioritising service access from Brookside Road
- Development of complimentary support services such as an amenity hub incorporating café, gymnasium & outdoor amenity space to facilitate occupier and community wellbeing
- Creation of a coherent park with a sense of place



3.0 ACCESS

The intent of the proposal is to improve cross site circulation, providing high levels of connectivity creating a hierarchy of access defined by character and capacity.

The site is accessed via Langstone Road to the east and Brookside Road to the west. There is also pedestrian and cycle access from Penner Road to the south, this is restricted for vehicles and rarely used. Barriers with ANPR will be retained to the north and south of the Brookside Road entrance roundabout with a further barrier and ANPR introduced to the Langstone Road access to the west of the existing bridge. The barriers and ANPR systems will restrict / manage access to and from the site to prevent the creation of a cut through.

PRIMARY ACCESS ROUTE

A primary access route will be established through the site allowing full circulation of the site internally for all service vehicles, general users & pedestrians/cyclists. Connecting with the main site entrances and existing pedestrian links to the wider area.

Buildings will be orientated with entrances and office areas fronting the primary access route, separated by car parking and soft landscape to provide a buffer to plot boundaries.

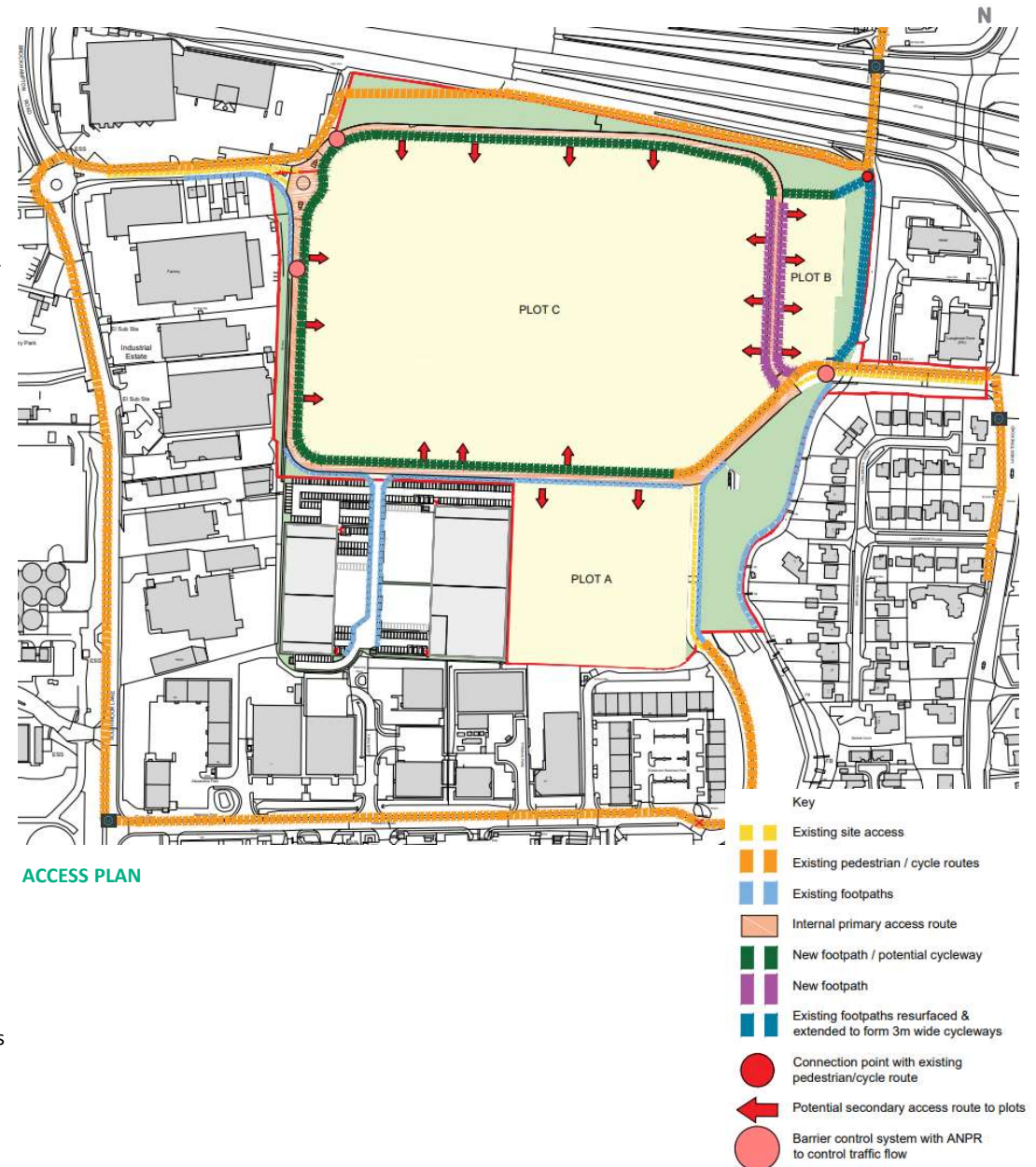
The primary access route will accommodate a 7.3m min wide road along with a pedestrian footpath/cycle link and soft landscape areas and feature access barriers and ANPR at site entrance to manage traffic flow/access

SECONDARY ACCESS ROUTE

Secondary access routes will primarily be located within development plots to provide access to car parking and service yard areas, these will range between 6m to 7.3m in width and incorporate pedestrian footpaths and soft landscape to separate car parking areas. Pedestrian footways will link buildings and plots where appropriate. Footways/cycle routes will be separated from vehicular traffic.

PUBLIC FOOTPATHS

It is proposed that enhancements are made to the existing public footpath in the north eastern corner of the site, providing new surfacing and increasing its width. This will enhance connectivity for cyclists and pedestrians to the wider area. As part of wider improvements there is the potential to replace some of the existing pedestrian/cycle route signage beyond the site with new signs incorporating Langstone Park directional signage which would enhance wayfinding and benefit those accessing the site via train.



3.0 ACCESS

LANGSTONE ROAD

Access will continue to be restricted to Langstone Road with a new barrier system and ANPR proposed to restrict access for larger vehicles at the eastern site entrance.

BROOKSIDE ROAD

The existing barrier will be retained and upgrade with ANPR, the northern barrier will be repositioned to accommodate minor modifications to the existing road layout.

PENNER ROAD

There will be no changes to the existing Penner Road access arrangement.

CAR PARKING

New development car parking to be provided at 1 per 45m² generally for employment uses and 1 per 14m² for support facilities.

Electric car charging and cycle parking will be provided in accordance with Local Authority Standards. Car sharing spaces will also be promoted.

SUMMARY

Existing access barriers will be retained and enhanced with ANPR.

New barriers and ANPR added to the Langstone Road access Road.

Penner Road access arrangements to remain as existing.

New primary internal access route created to enhance access internally within the park.

Enhancement of existing footpath on the eastern boundary.

New pedestrian/cycle in the north eastern corner of the site.

New signage proposed to pedestrian routes in the wider area including the Langstone Park logo to enhance wayfinding.

4.0 DEVELOPMENT PLOTS

A total of 24.89 acres of land have been identified within the existing technology park with the potential for redevelopment. The existing building stock comprises of 51,755m² GEA (Post the completed part demolition of B1000). This proposal seeks the development of up to a maximum of 63,290m² GEA across the site as a whole (total inclusive of extant consent APP/21/00405 11,290m² GEA). The development plots are split into three plots and the principal parameters for each plot are outlined below:

PLOT A

Location: South eastern corner of the site (the plot adjacent to the west has been granted planning consent ref: APP21/00405 for two flexible employment buildings split into four units totalling approximately 11,290m² GEA).

Size: 4.15 acres

Proportion: Square, 128m in length and width.

Development type: Single or multiple buildings could be accommodated in the form of single storey buildings with ancillary office content at first floor.

Proposed floor area: Maximum of 9000m² GEA

Uses:

Flexible employment use buildings with a range of employment uses:

E class (g)(ii) Research & development,

E class (g) (iii) Light Industry

B2 General Industrial

B8 Storage and Distribution

Ancillary office accommodation

PLOT B

Location: North eastern corner of the technology park

Size: 1.34 acres

Proportion: Rectangular, 120m in length and 43m in width.

Development type: Suited to small units up to three buildings of linear form which could be sub-divided. Either single or two storey. Limited glazed elements or articulation of elevations required to address public footpath to the east

Proposed floor area: Maximum of 3000m² GEA including approximately 500m² attributed to amenity support services.

Uses:

Flexible employment use buildings with a range of employment:

E class (i) Office

E class (g)(ii) Research & development,

E class (g) (iii) Light industry

B2 General Industrial

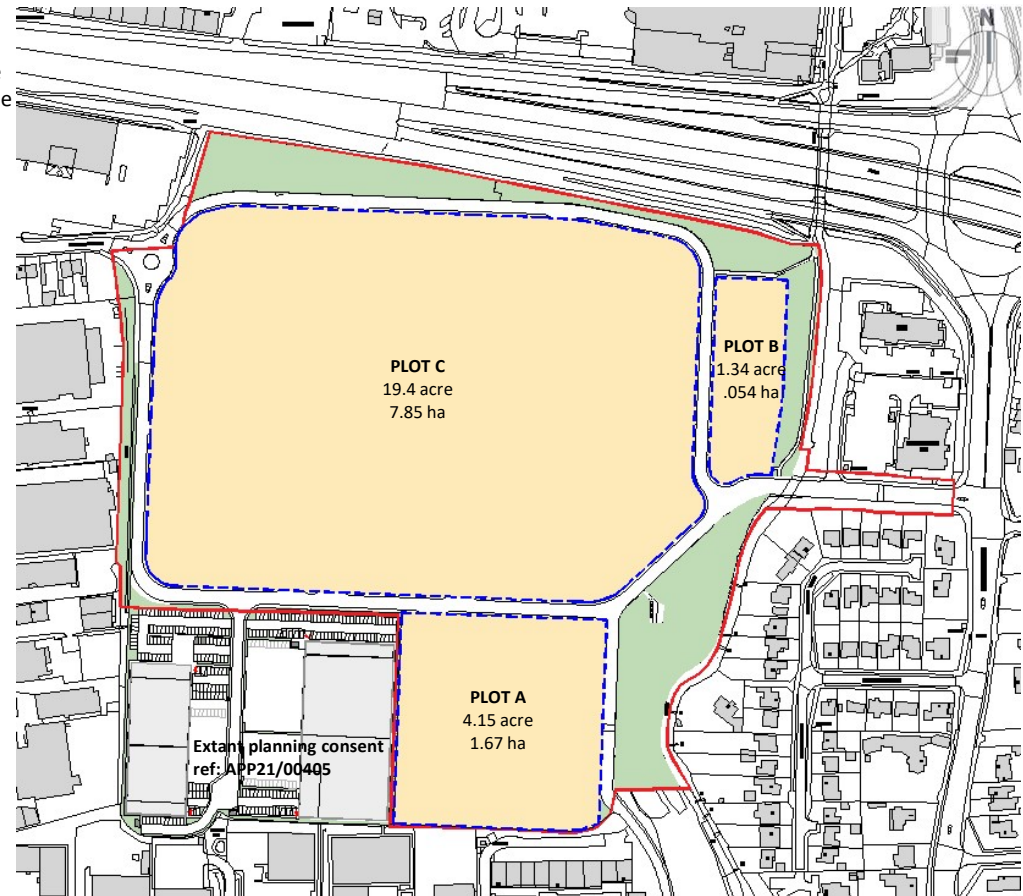
B8 Storage and distribution

Ancillary office accommodation

E class (b) Sale of food and drink

E class (d) Indoor sports facilities (Gym)

E class (f) Nursery



PLOT PLAN

PLOT C

Location: Central in the technology park

Size: 19.4 acres

Proportion: Rectangular, 336m in length and 235m in width

Development type: Single or multiple buildings of varying sizes (18,000m² maximum single unit), single storey with ancillary first floor office, developed in a phased manner

Proposed floor area: Maximum 40,000m² GEA

Uses:

E class (g)(ii) Research & development,

E class (g) (iii) Light Industry

B2 General Industrial

B8 Storage and Distribution

Ancillary office accommodation

4.0 DEVELOPMENT PLOTS

SUMMARY

This proposal seeks the development of up to a maximum of 63,290m² GEA across the site as a whole (total inclusive of extant consent APP/21/00405 11,290m² GEA).

The maximum development proposed of each plot is outlined below;

PLOT A	9000m ² GEA
PLOT B	3000m ² GEA
PLOT C	40,000m ² GEA

The proposal is for the development of flexible employment uses and support services falling with the following use classes:

- E class (g) (i) Office
- E class (g)(ii) Research & development,
- E class (g) (iii) Light industry
- E class (f) Nursery
- B2 General Industrial
- B8 Storage and distribution
- Ancillary office accommodation
- E (b) Sale of food and drink
- E (d) Indoor sports facilities (Gym)

5.0 HEIGHT & MASSING

The existing buildings are generally 9m to 15.6m in height, the majority of buildings such as B1000, B4000 & B7000 are built on raised development platforms with grassed bunds elevating the buildings above the general topography. The existing buildings have flat roofs with parapet details.

The site is bordered on the northern and eastern boundaries by extensive mature landscape buffers which mitigate the scale of the existing buildings.

The site would be developed with a range of buildings of various sizes with the largest being of a proportion and mass commensurate to that of the existing buildings on site. The proposed buildings would feature of low pitch metal roofs and green roofs with parapets or sit on gutters in order to minimise massing and create a consistent appearance.

Larger buildings will be set back from site boundaries to reduce scale and mass, mitigating impact on the wider area.

PROPOSED MAXIMUM BUILDINGS HEIGHTS:

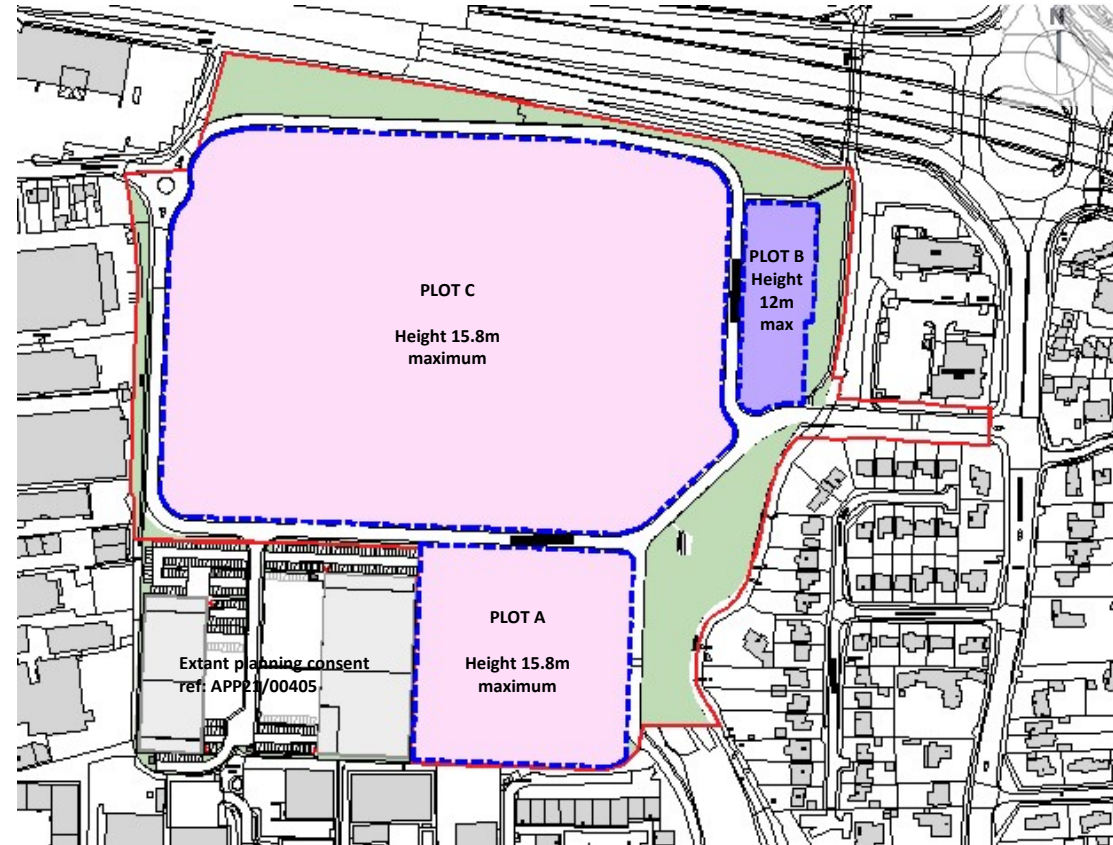
Plot A	15.8m
Plot B	12m
Plot C	15.8m

PLOT A

This plot has the potential for the development of a larger single building of a scale/mass commensurate to the existing building stock. The plot is set back well into the site and there is a significant landscape buffer to the east of the plot which features a large quantity of mature trees and bunding which effectively screens this part of the site from the east. To the south and the west the site is bordered by employment uses consisting of buildings with an industrial typology of varying scales.

PLOT B

Located adjacent the eastern boundary of the site which is bordered by a grassed landscape bund, public footpath, watercourse, established landscape buffer and a four storey premier inn hotel with roof mounted plant (circa 14m in height) and public house. It is proposed that buildings located in this area have a maximum height of 12m to provide a transition between the surrounding area and the centre of the technology park where it would be possible to locate larger buildings. This would provide layering and visual interest to the roofscape.



HEIGHT PLAN (MAX HEIGHTS BASED ON 5° PITCHED METAL ROOF/PARAPET)

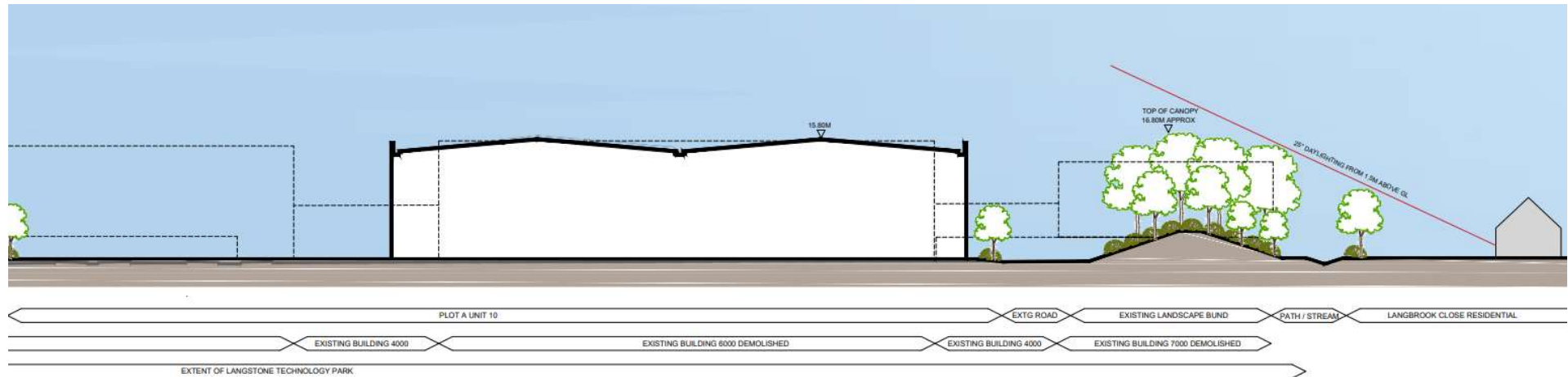
PLOT C

There is a mature landscape buffer to the northern boundary of the site and the development plot is set back into the site. The appearance of the existing building accommodation is that of a single continuous mass. There is potential to develop buildings with a scale and mass that is commensurate with the existing buildings but separated by landscaping, car parking and service yards which will reduce the visual mass of development through the creation of space between the built form. It is anticipated that the development of Plot C will be phased and deliver a number of varying sized buildings.

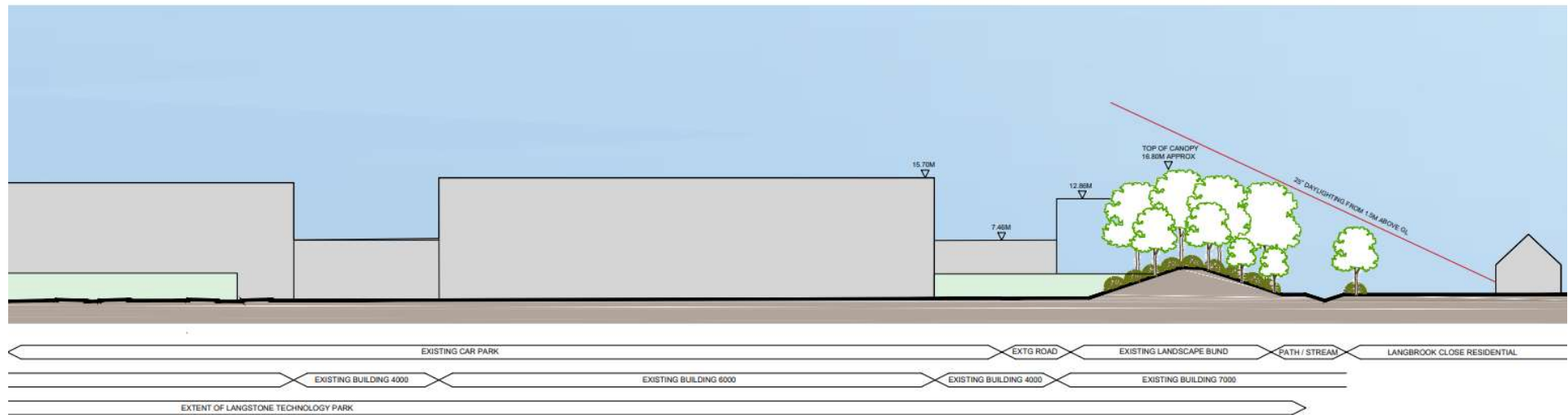
SUMMARY

Proposed building heights range from 12m to 15.8m which is commensurate with the existing building accommodation and sympathetic to the surrounding context.

5.0 HEIGHT & MASSING



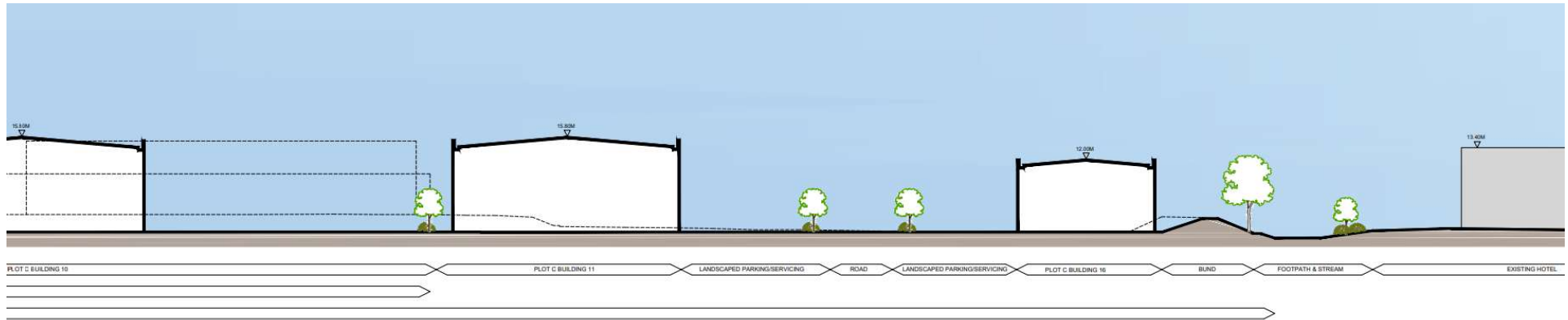
INDICATIVE PROPOSED SECTION



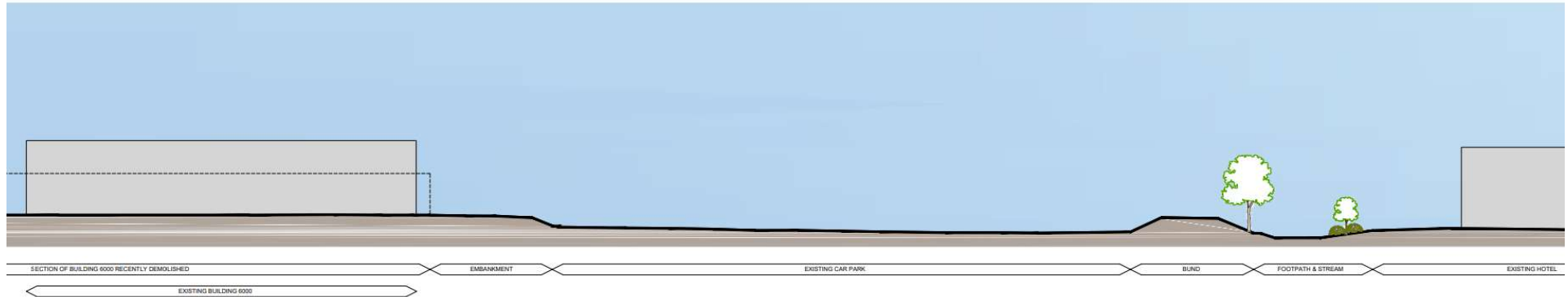
INDICATIVE EXISTING SECTION

EXISTING & PROPOSED INDICATIVE SITE SECTIONS EASTERN BOUNDARY WITH LANGBROOK CLOSE (REFER TO DRAWING 11392 PL007 INDICATIVE SITE SECTIONS FOR CROSS SITE LONG SECTIONS)

5.0 HEIGHT & MASSING



INDICATIVE PROPOSED SECTION



INDICATIVE EXISTING SECTION

EXISTING & PROPOSED INDICATIVE SITE SECTIONS EASTERN BOUNDARY WITH HOTEL (REFER TO DRAWING 11392 PL007 INDICATIVE SITE SECTIONS FOR CROSS SITE LONG SECTIONS)

5.0 HEIGHT & MASSING



EXISTING VIEW OF LANGSTONE ROAD SITE ENTRANCE



INDICATIVE VIEW OF PROPOSED DEVELOPMENT FROM LANGSTONE ROAD SITE ENTRANCE

LONG RANGE VIEWS DEMONSTRATING MASSING

5.0 HEIGHT & MASSING



EXISTING VIEW OF BROOKSIDE ROAD SITE ENTRANCE



INDICATIVE VIEW OF PROPOSED DEVELOPMENT FROM BROOKSIDE ROAD SITE ENTRANCE

LONG RANGE VIEWS DEMONSTRATING MASSING