

**SOLENT ROAD HAVANT
Design and Access Statement**

**In support of the application for
a new development for B2, B8, E(g)(i), E(g)(ii) and E(g)(iii) use class units
April 2021**

CONTENTS

1.0 INTRODUCTION

2.0 LOCAL CONTEXT

- 2.1 Physical Context
- 2.2 Design Considerations

3.0 EVALUATION

- 3.1 Overall Design Objectives
- 3.2 Design Development

4.0 DESIGN

- 4.1 Use
- 4.2 Amount
- 4.3 Layout
- 4.4 Scale
- 4.5 Appearance
- 4.6 Landscaping
- 4.7 Crime Prevention Measures

5.0 ACCESS

- 5.1 Vehicle Access and Transport Links
- 5.2 Inclusive Access

6.0 SUSTAINABILITY

7.0 REFUSE MANAGEMENT STRATEGY

8.0 SCHEDULE OF APPLICATION DRAWINGS

1.0 INTRODUCTION

Cornish Architects have been appointed to prepare design proposals for the redevelopment of this site. The proposal aims to provide new headquarter office/water testing premises for Portsmouth Water, new industrial/warehouse units together with access, servicing, parking and landscaping.

The scheme's location off Solent Road allows the office to be situated close to the Portsmouth Water springs and within an established industrial area.

The buildings in the vicinity include, trade counter, industrial and business uses, a medical centre and residential uses.

The applicant is looking to invest in the site to provide new business units designed to modern requirements enabling the provision of the new office headquarters.

Early engagement with the local authority prompted a public consultation which has informed the evolution of the proposal.

New developments can have significant effect on the character and quality of an area as they define spaces, streets and vistas and when well designed their effects will be to the benefit of the area. It is recognised that good design can help promote sustainable development; improve the quality of the existing environment; attract investment; and reinforce civic pride and a sense of place.

One of the aims of this statement is to demonstrate how we have taken account of the need for good design in our proposal and how the proposal responds to its surroundings and context. The first part of the statement will explain the local context that has been taken into account in the design development. The second part of the statement will explain the proposal, how it relates to the existing buildings and its surroundings, and how accessibility and security have been an integral part of the design.

The statement is in accordance with CABI guidance on Design and Access Statements 2006 and should be read together with the drawings listed in the schedule at the end of this document together with the other supporting statements.



Site Location Plan

2.0 LOCAL CONTEXT

2.1 PHYSICAL CONTEXT-CHARACTERISATION STUDY

The site lies to the north of Solent Road and directly to the south of the current Portsmouth Water premises, with an approximate area of 1.546 hectares.

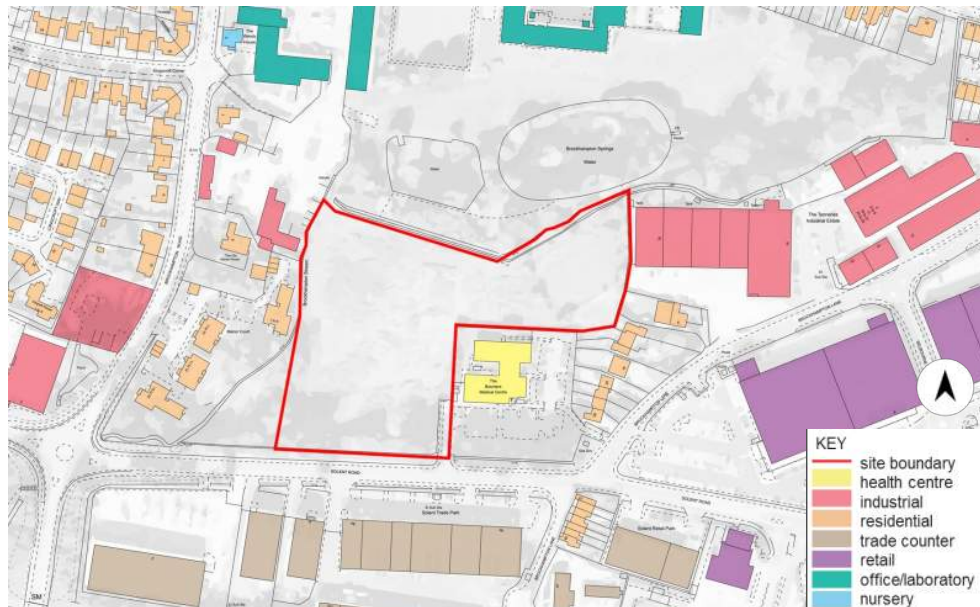
Access is via a turning directly off Solent Road, which also serves the Bosmere Medical Centre.

The land is bounded to the south by Solent Road, to the west by a line of trees and part of Brockhampton Stream, to the north by Brockhampton Stream with Brockhampton Springs and the Portsmouth Water compound beyond and to the east by the industrial estate. The site also abuts the medical centre to the east and upper southern perimeters.

The topography is such that the site rises gently to the north east.

An aerial view of the site and it's surroundings can be seen adjacent. Surrounding uses are indicated on the adjoining diagram.

There are no existing buildings on the site. Other surrounding buildings are of varying scale with a variety of materials used on the external envelopes as can be seen in the following pages.



Surrounding Uses



The site access point off Solent Road with the Bosmere Medical Centre



Trade counter units—view from Solent Road/ Brockhampton Lane



Industrial estate—view from Solent Road opposite site entrance



Manor Court Flats off Brockhampton Road



View at Brockhampton Road roundabout



Brockhampton Lane industrial area



View along Solent Road with Brockhampton Lane on the left



Houses at junction with Brockhampton Lane



View towards the site along Solent Road



View of site access from Solent Road



View of site from the east



View of the site from the north



View of existing Portsmouth Water building from front entrance



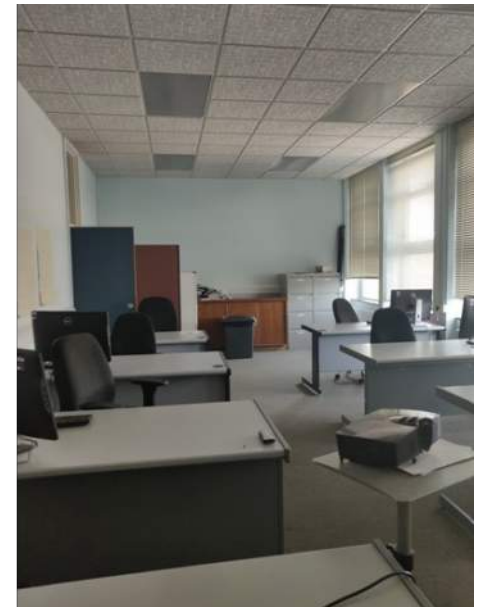
Exterior building façade Portsmouth Water office



Existing Portsmouth Water office



Interior of existing Portsmouth Water building



2.2 DESIGN CONSIDERATIONS

The principal design considerations have included:

The Client's brief

- To provide new good quality headquarter building for Portsmouth Water to enable them to relocate their office and water testing facilities.
- To create new E(g), B2 and B8 industrial/warehouse units with ancillary office accommodation on part of the site nearest to Solent Road.
- To provide adequate parking and vehicular circulation and servicing areas.
- To respond to the topography of the site, existing landscaping, neighbouring uses and occupants.
- To create a design solution which respects and complements the scale and integrity of buildings in the vicinity.
- To create sustainable and aesthetically pleasing buildings that meet modern day demands of the future occupiers.
- To improve the biodiversity of the overall site.

Access to the site

The access point into the site is directly from Solent Road. This access currently serves the medical centre and the proposal includes for widening the access to a design acceptable to the highways department.

Topography

The site generally rises gently from west to east—away from the stream. The proposal seeks to set the buildings at an appropriate finished floor level to reduce flood risk, and minimise the removal of soil from the site.

Site orientation

- To consider the orientation of the site and giving due regard to potential for solar gain
- To create a design that will minimise any noise affecting nearby residential receptors
- To relate the offices to the springs and the business units to the Solent Road access
- To make use of and reinforce existing planting to enhance the proposals

2.2 DESIGN CONSIDERATIONS CONTD.

Neighbouring land uses

To respect the existing and proposed surrounding land uses in order to minimise the impact of the development on the amenity of neighbours and make a positive contribution to the neighbourhood.

User requirements

- To address the detailed specific brief requirements of Portsmouth Water to create a new headquarters building of some 20,000sf gross internal area for office use and water testing facilities. The facility would include servicing, car parking as well as internal space needs which have been analysed and provided by the occupier.
- To consider the potential end user requirements for the industrial units by offering a range of sizes, with options for including office accommodation, support facilities and adequate access - in addition to providing designated areas for vehicle manoeuvring and parking.
- To improve the retained soft landscaping in order to encourage biodiversity for the benefit of the site users and wider environment.

2.1 DESIGN CONSIDERATIONS CONTD.

Government Planning Policy

The National Planning Policy Framework requires development to make efficient use of land, relevant sections include :

Paragraph 80 states:

'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

Paragraph 117 relating to making efficient use of land states that:

"decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. "

Paragraph 122 states decisions should support development that makes efficient use of land taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services;
- d) The desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

Local Authority Policy

To respond to and comply with the local authority's policies and aspirations for the site including land use, servicing, parking, design and sustainability. Further policy details are addressed in the Planning Statement.



Diagram of development strategy (not to scale)

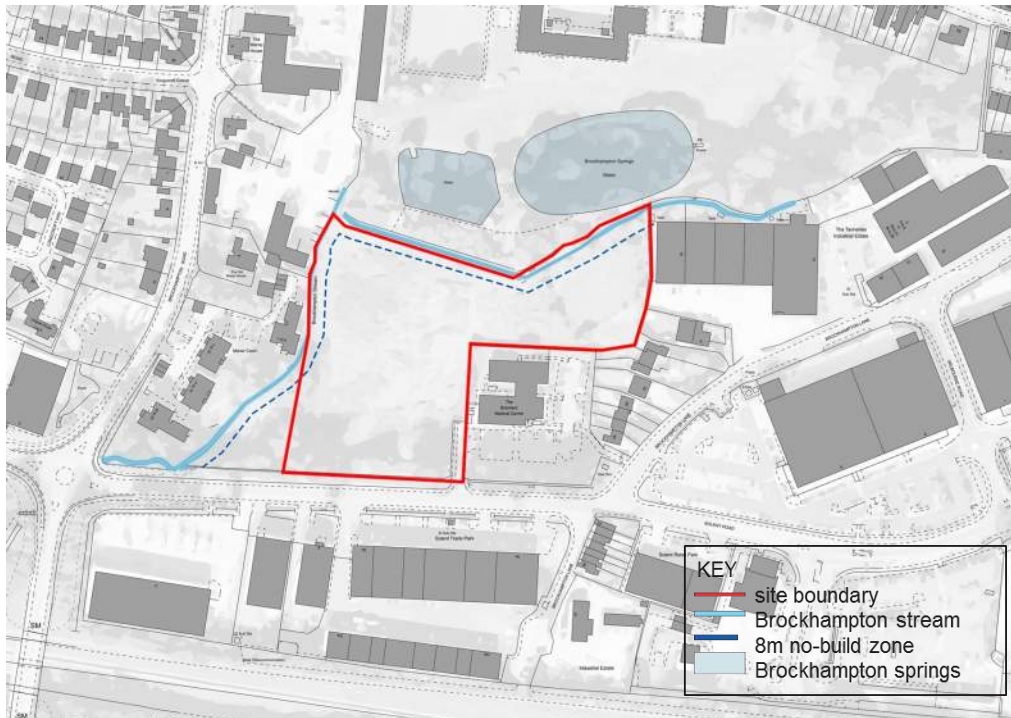


Diagram of restrictions relating to Brockhampton Stream (not to scale)

3.0 EVALUATION

3.1 OVERALL DESIGN OBJECTIVES

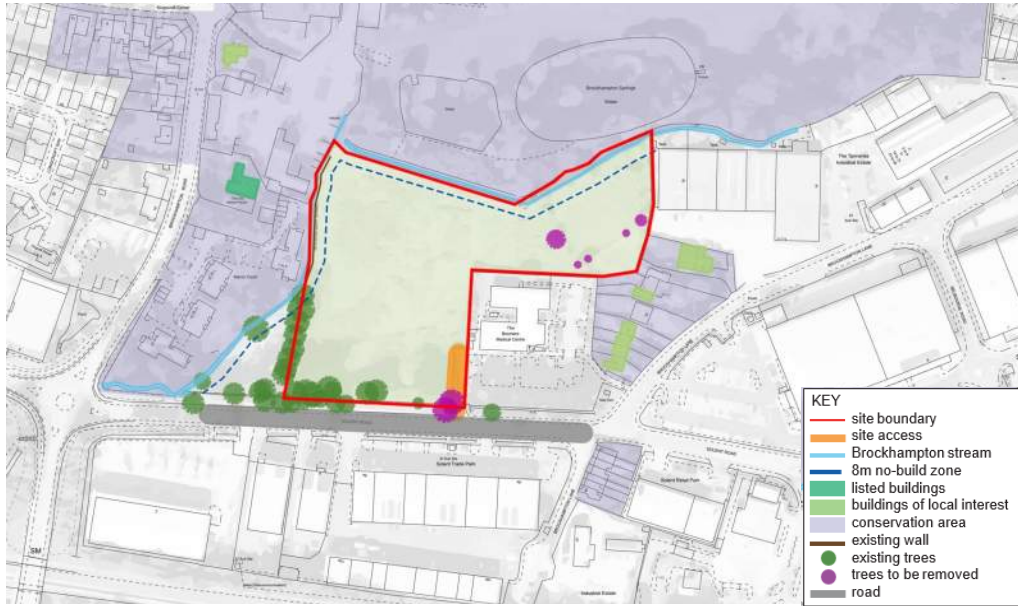
After analysing the existing site context, constraints and condition and with an understanding of the client's aspiration, the design principles have been developed and the objectives are as follows;

- To provide new good quality office and business use accommodation in an established location close to the existing Portsmouth Water facilities.
- To provide access that will serve the new development and maintain safe access to the medical centre.
- To provide adequate parking and vehicular circulation and servicing areas.
- To respond to the proximity of the neighbouring uses and potential future residential development.
- To create a design solution which respects the integrity and complements the existing buildings in the vicinity.
- To retain existing trees wherever possible and to supplement these with new trees and other planting using native species and plants appropriate to the setting.

3.2 DESIGN DEVELOPMENT

The proposed development is linked to Portsmouth Water's needs. The strategy in its wider setting includes:

- Retaining the Brockhampton Springs as a water source.
- Retaining part of the existing Portsmouth Water site for operational purposes.
- Creating a new facility for Portsmouth Water on the application site to meet their current and forecast needs.
- Create new employment units.
- Release land for new uses in line with the local authority's aspirations.
- Improve the access to the site from Solent Road.
- Respect neighbouring properties.



Site Constraints (not to scale)



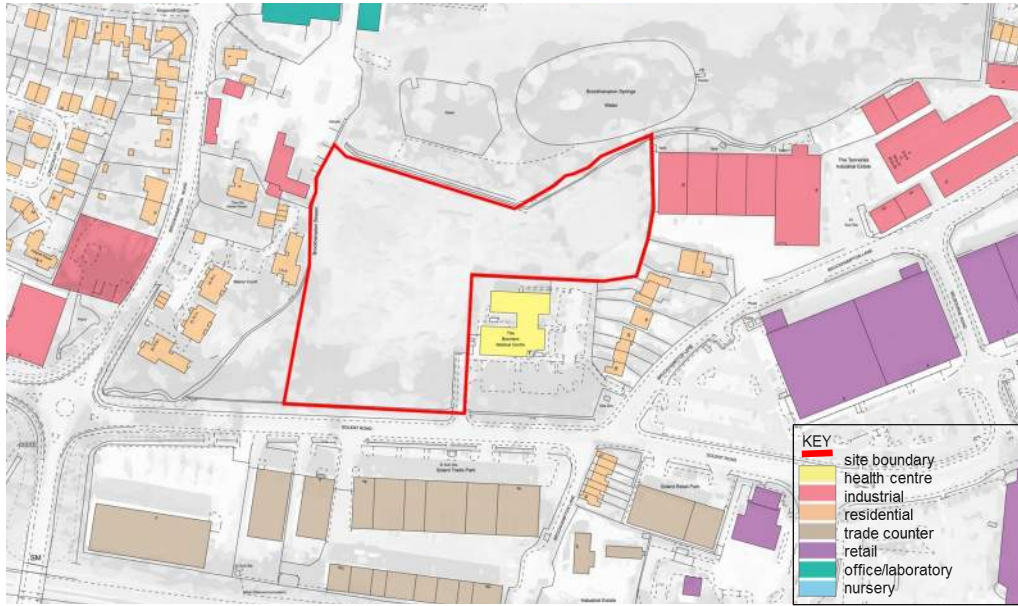
Site Opportunities (not to scale)

3.0 EVALUATION

3.2 DESIGN DEVELOPMENT contd.

Having analysed the physical restrictions of the site together with the applicant's specific spatial requirements, it became clear that the proposal should;

- Position the accommodation to take account of site constraints, relate to the topography, points of access and neighbours
- Create dedicated car parking and adequate space for delivery vehicles to manoeuvre within the site, whilst avoiding noise nuisance to the surroundings
- Provide adequate space for infrastructure such as accommodating requirements for a sub-station with allowance for access for the statutory undertakers
- Relate the office building to the Brockhampton Springs whilst providing the parking required for the building
- Deliver clear visibility to the office building from the access road
- Position the office building to be set away from neighbouring uses
- Position the business units to have good access whilst utilising the built forms to screen car parking and vehicle activities from the nearby residential units of Manor Court
- Design new buildings to modern environmental standards with the aim of providing an efficient low energy solution
- Provide building forms that will be flexible and sustainable for a range of occupiers
- Take account of Brockhampton Stream and building zone restrictions
- Make a positive contribution to biodiversity and landscaping
- Respond positively to the pre-application advice and public consultation undertaken with the local authority.



Surrounding uses (not to scale)

3.0 EVALUATION

3.2 DESIGN DEVELOPMENT contd.

The surrounding uses have been considered and the mix of activities is illustrated in the adjoining diagram. These include, Portsmouth Water's current premises and Brockhampton Springs, The Bosmere Medical Centre, residential properties on Brockhampton Road and Brockhampton Lane, industrial premises off Brockhampton Lane—The Tanneries, industrial and trade counter uses—Solent Trade Park, retail uses at Solent Retail Park, and residential premises in outer surrounding areas.

The site is adjacent to the Brockhampton Conservation Area. There are 3 listed buildings in the surrounding area, the nearest being The Old Manor House on Brockhampton Road. There are a number of nearby buildings of Local Interest. These are illustrated on the diagram adjacent. None are directly adjoining the proposed new buildings, but the design has been developed to respect the setting of these aspects.



Aerial view from south-east of site



Aerial view from south-west of site



Brockhampton Conservation Area



Listed Buildings



Buildings of Local Interest

Surrounding heritage (not to scale)



Site plan presented at public consultation (not to scale)



View from site entrance



View from Solent Road



Aerial view from south-east of site



Aerial view from south of site

Indicative views presented at public consultation (not to scale)

3.0 EVALUATION

3.2 DESIGN DEVELOPMENT contd.

The proposed layout and design has been developed on the basis of the parameters identified above. The scheme was then presented for pre-application advice and at a public consultation, with preliminary layouts and design approach as illustrated opposite.

The formal pre-application response was received on 03.04.2020. Following this response and the comments made at the public consultation, the scheme was further developed.

Key aspects in terms of the changes to the design layout have included:

- Adjustments to the site entrance to provide safe access to the medical centre, maintain the crossing point to the medical centre and provide landscaped screening
- Development of the site access in liaison with Hampshire County Council highways department to achieve a satisfactory arrangement
- Adjustments to the office building to set back the nearest point further from the southern boundary and reduction in fenestration
- Adjustments to landscaping to improve screening, including the formation of a raised landscaped mound and tree planting to replace trees that will need to be removed to facilitate the development and also to supplement and improve the screening/ general landscaping
- Alterations to the industrial units to set these further away, in particular, from Manor Court.

The resulting design is illustrated in the drawings submitted with this application and a selection of images taken from the drawings is included in the pages following.

4.0 DESIGN

4.1 USE

The industrial/trade counter units will be for a flexible use within the use classes designed that have been applied for. The ground levels would include parking areas and delivery zones clear of the access road. Pedestrian access would be provided to a main entrance core and loading doors included to each unit for deliveries. Fire escape doors would be provided to meet the Building Regulations requirements, small ancillary mezzanines would be included in each unit for use as ancillary offices, storage or production depending on tenant needs.

The office building will be arranged initially to include an entrance/reception area at ground level with lavatory accommodation immediately behind the reception. Open plan space at ground and first floor level. A fire separated secondary escape staircase will be provided at the opposite end of the building. This secondary stair will also lead to roof level plant areas and to an array of photovoltaic panels. The open plan area at ground and first floors will be fitted out by Portsmouth Water to suit their particular requirements which will include a water testing laboratory.

4.0 DESIGN cont.

4.2 AMOUNT

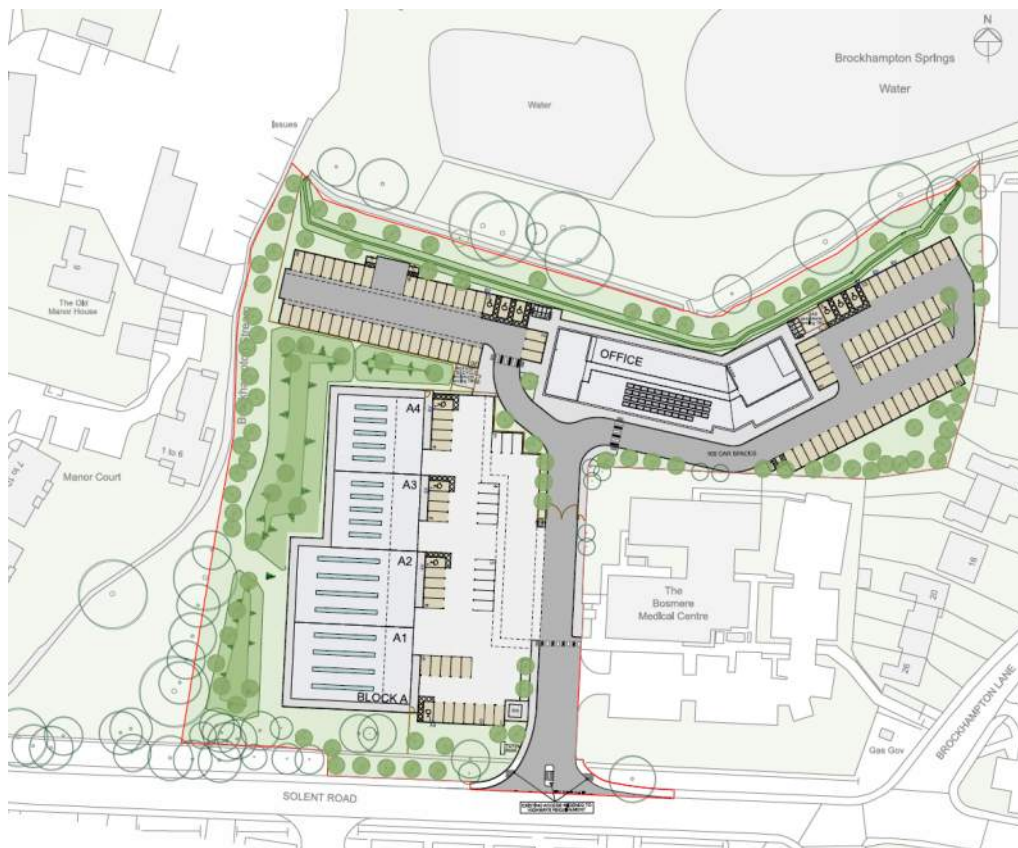
The proposal would achieve the following unit areas:

	GEA	GEA	GEA total
Unit	Ground sq.m	First sq.m	sq.m
A1	504	117	621
A2	504	117	621
A3	367	117	484
A4	367	117	484
PW OFFICES	1000	988	1988
GRAND TOTAL	2742	1456	4198
Main Site Area:		m²	14983
Site Coverage:			18.3%
Site Density:			28%

PW offices roof level plant GEA as follows:

Stair access core—35.4m²

Other roof level plant—271.4m²



Proposed site layout (not to scale)

4.0 DESIGN cont.

4.3 LAYOUT

The site layout has evolved following the pre-application submission and the public consultation as well as discussions with Hampshire County Highways department, the Environment Agency and specialist reports. The resultant layout is illustrated on the adjoining plan.

The site access will be widened and will incorporate a central island as agreed with the highway authority. The footpath into the site will link to the crossing point leading to the existing medical centre. The road will then continue to serve the industrial units and lead to the office building.

The employment units (block A) will be set well back from Solent Road so that the existing planting can be retained/improved providing significant screening of the building.

This terrace will be stepped to add interest to the building form and to give generous space between the building and the flats of Manor Court. The landscaping between this terrace and the site boundary will include a mound to help screen the units from the residential properties. The building will also be set back from the access road to give clear legibility to visitors and to position the car parking/servicing, allowing each unit to be serviced independently.

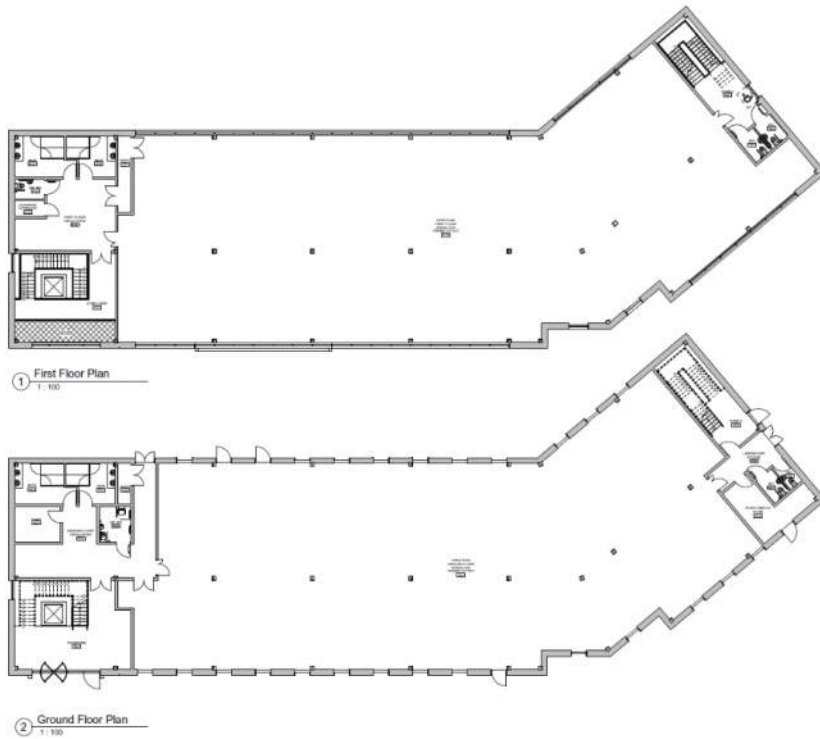
The office building will be set with the main entrance on the axis of the approach road giving the building a presence and clear wayfinding for visitors.

Set at an angle to follow the line of Brockhampton Stream the office will be arranged with generous planting screening. Parking to the office is set to either side of the building to the numbers required by the future occupiers.

4.0 DESIGN

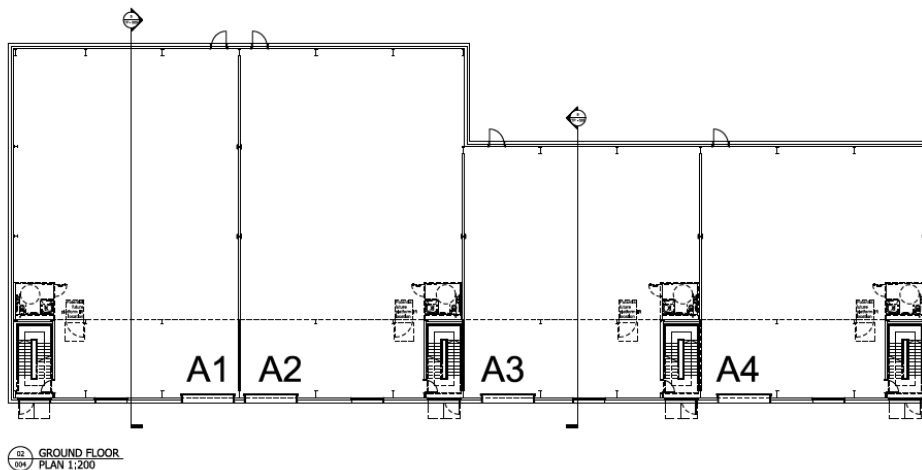
4.3 LAYOUT contd.

The office building will be arranged initially to include an entrance/reception area at ground level with lavatory accommodation immediately behind and stacked on both floors. A fire separated secondary escape staircase will be provided at the opposite end of the building, with additional unisex toilets. This secondary stair will also lead to roof level plant area and to an array of photovoltaic panels. The remaining floorspace will be open plan at ground and first floor level and will be fitted out by Portsmouth Water to suit their particular requirements.



Portsmouth Water office floor plans

The employment units in block A will comprise single storey units arranged in a stepped block with an entrance core leading to a small mezzanine floor level of ancillary accommodation. Infrastructure for sanitary provision will be provided in each unit .



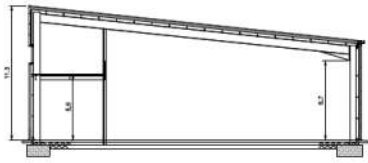
Employment units ground floor plan

4.0 DESIGN cont.

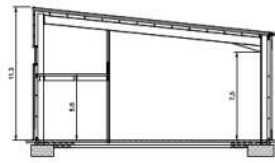
4.4 SCALE

The employment units are arranged as a monopitch design with the lowest side to the west (i.e. towards Brockhampton Road), with the building stepped to maximise the distance between the units and the residences.

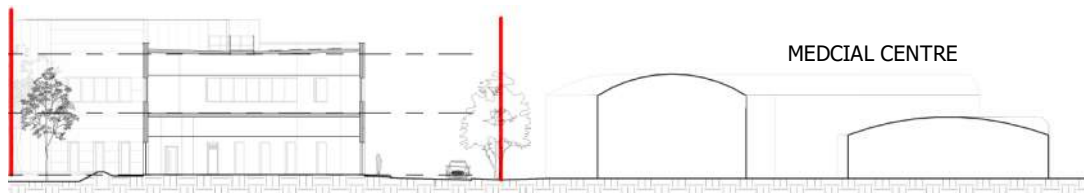
The relationship of the proposed building heights to the nearby premises is illustrated on the sections adjacent and below.



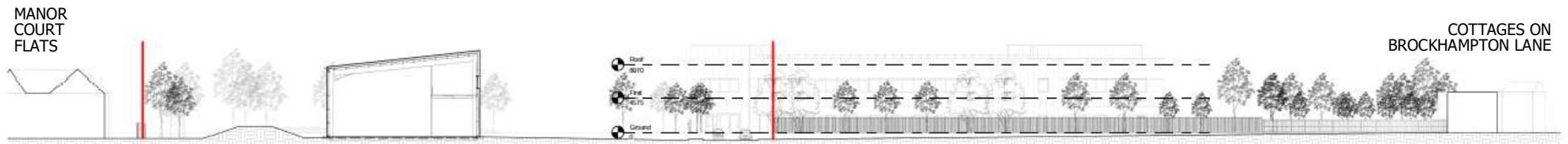
Sections through A1/A2



Sections through A3/A4



Site section through offices & medical centre



Site section through Manor Court residences, employment units & cottages

4.0 DESIGN cont.

4.5 APPEARANCE

Employment units

The elevational treatment of the units provides a mixture of ribbon glazing, microrib metal cladding panels, profiled metal cladding systems and glazed entrances. The proportions of the glazing to cladding have been carefully considered to be in scale with the overall buildings.

Each main entrance is emphasised with a cantilevered canopy and a signature green reveal flashing, which is echoed on the reveals to the loading doors & windows.

Elevations to the access road frontage incorporate strips of ribbon glazing to add interest to the approach from the main access off Solent Road. These feature a mixture of fixed and opening lights.

The entrances and upper level are clad in a dark grey microrib panel whilst the loading areas and remaining facades are clad in horizontal profiled cladding of a contrasting light grey colour punctuated with the dark grey of the loading doors.

The mono-pitch roof is designed to slope downwards towards the residences at Manor Court, reducing the overall impact of the scheme from this viewpoint.

The cladding finishes will be of metallic greys/silvers generally, with green reveals depicting the client's corporate colour.



Employment unit elevations

4.0 DESIGN cont.

4.5 APPEARANCE

Office building

The office building is arranged with two wings linked by a 'hinge' element .

The two wings are clad in horizontal panels with the 'hinge', main entrance and escape stair clad in a contrasting vertically laid metal cladding.

The main entrance is emphasised by a projecting feature frame that wraps around the ground floor glazing, incorporating a revolving door and pass door.

The ground floor is punctured with individual tall windows whilst the first floor includes horizontal ribbon glazing with a section to the front elevation framed in a projecting 'box' to echo the surround at the main entrance and to contribute to solar shading on the southern façade. The 'hinge' incorporates individual windows whilst the end cores incorporate a vertical glazed strip.

The air conditioning plant and photovoltaic array will be located at roof level and will include a visual screen to match the cladding of the building.

Windows will be high performance solar double glazed units with look-a-like panels where necessary. The windows will be set in a dark aluminium framing.

The vertical cladding will be a light gold colour to be in keeping with the nearby buildings particularly the buff colour of concrete blocks to the medical centre.

Metal cladding to the remainder of the building will be laid horizontally and of a dark grey tone to provide contrast.



Portsmouth Water office elevations



Extract of Landscape Architect's—TALA drawing

4.0 DESIGN cont.

4.6 LANDSCAPING

Landscaping proposals have been informed by a survey of existing vegetation including a detailed tree survey as well as considerations of ecology and biodiversity.

The landscaping strategy includes retention of existing trees to the perimeter of the site generally. Planting of new trees to replace those removed and additional tree planting. Formation of a landscaped mound to the west of the development, introduction of new plant beds and grass areas.

4.7 CRIME PREVENTION MEASURES

The site will incorporate security features through various measures including;

- Low energy external lighting to the loading yard and parking areas.
- Lighting to paths and emergency escape doors.
- Secure entrance doors with additional infrastructure conduits to enable incoming tenants to install security systems.
- Toughened and secure curtain walling and windows.
- Parking within close proximity of the main building entrance and glazing to enable supervision for added security.
- Fencing to the north, west and south of the employment units and to the south and west of the office building.

5.0 ACCESS

5.1 VEHICLE ACCESS AND TRANSPORT LINKS

The site is within easy reach of the town centre and nearby residential areas.

Vehicle access will be from the existing access point off Solent Road, modified to the requirements of the Highway Authority.

Each unit will be provided with service access and car parking. Cycle parking to the office will be in external covered cycle shelters. Cycle parking for the employment units will be provided within each unit.

5.2 INCLUSIVE ACCESS

Access is established as a fundamental planning issue owing to its importance to a growing percentage of the population with mobility impairments. The design includes allocated parking space for people with disabilities at each unit near the entrance to the building. The layout of the proposal aims to provide ease of use for people arriving and using the buildings.

The principle entrance doors to the building and other doors will meet/exceed the effective clear width of 800mm through doorways as stipulated by BS 8300:2009. Doors will be glazed and provided with manifestation as appropriate.

The issue of visually impaired building users and those with hearing impairments will be fully addressed as the project detailed design is developed to comply with the Building Regulations.

6.0 SUSTAINABILITY

The development will incorporate features including:

- Low air permeability design
- High performance insulated cladding and roofing materials
- Good levels of natural lighting including 15% rooflights to the industrial units and floor plate depth in the offices
- Photovoltaic panels
- Electric vehicle charging points
- Flexibility of use in the design
- BREEAM assessed design

7.0 REFUSE MANAGEMENT STRATEGY

The employment units will each have refuse and recycling contained within the units.

The office will have a purpose built refuse and recycling area within easy reach of the main entrance.

8.0 SCHEDULE OF ARCHITECTURAL DRAWINGS

Drawing No	Scale	Drawing title
19003/TP/001	1:1250@A3	Site Location Plan
19003/TP/002	1:500@A2	Site Plan As Existing
19003/TP/003	1:500@A2	Site Plan As Proposed
19003/TP/004	1:200@A2	Block A Plans
19003/TP/005	1:200@A2	Block A Elevations & Sections
19003/TP/006	1:100@A1	Office Floor Plans
19003/TP/007	1:100@A1	Office Roof Plan
19003/TP/008	1:100@A0	Office Elevations
19003/TP/009	1:100@A0	Site Sections
19003/TP/010	1:200@A2	Block A Building Finishes
19003/TP/011	1:100@A0	Office Building Finishes
		External Finishes Samples