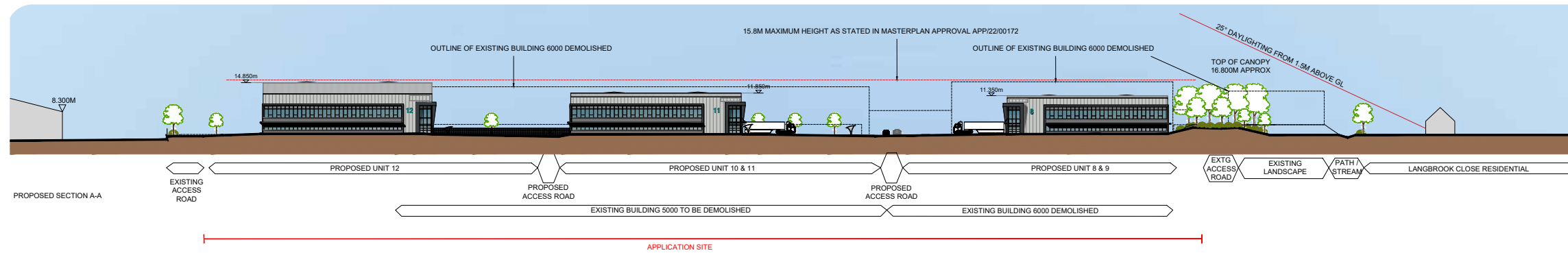
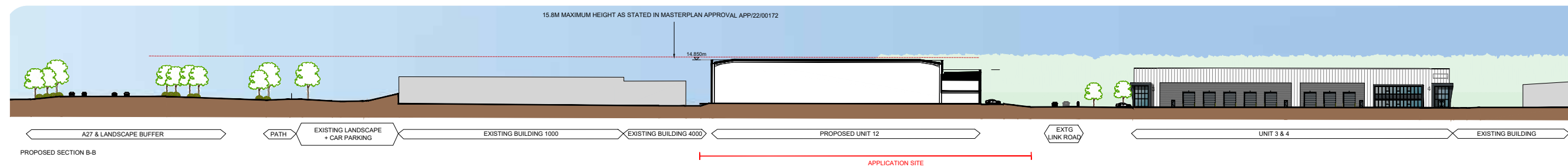


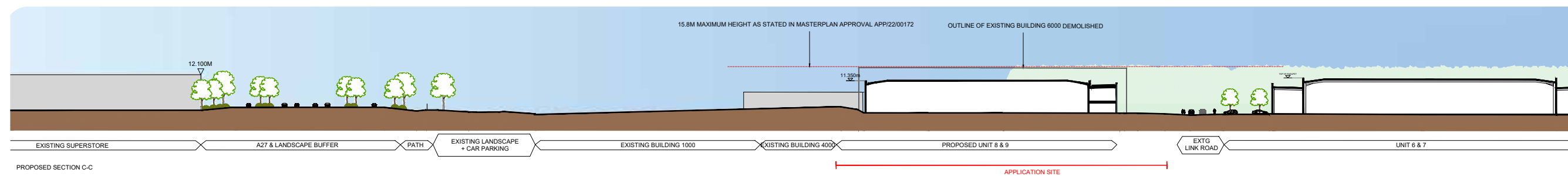
5.0 SCALE



SITE SECTION FROM EAST TO WEST



SECTION SHOWING RELATIVE BUILDING HEIGHTS



SECTION SHOWING MAXIMUM BUILDING HEIGHTS

THE SCALE

The area surrounding the development predominantly consists of employment and industrial buildings of varying scales in terms of height and size. The buildings throughout Langstone Park were developed by IBM during the 1970's forming a research and development centre.

The existing employment buildings range in size from approximately 20,925sq ft (Unit 2 in phase 1), to 151,377 sq ft (Building 1000). The existing footprints of the nursery and B5000 & Nursey respectively range from 46m (W) x 44.5m (L), to 75m (W) x 235m (L).

The proposed scheme seeks to establish a scale and massing that addresses the locality of phase 3, whilst successfully connecting the site to the adjacent land in a manner that will create a sense of place.

The phase 3 proposal consists of three buildings sub divided into 5 units totalling 15,404m² GEA.

The three buildings would have a clear internal haunch height of 9.5 metres. The parapet heights for each unit is approximately 12.250m respectively, which are driven by current market demand and to attract a range of occupiers through functional, flexible space.

The proposed building heights are within the range of existing buildings seen throughout Langstone Park and compliant with the height parameters for the development of Plot C approved under the extant outline consent APP/22/00172.

The proposed phase 3 building footprints are approximately 49m (W) x 92m(L) for the stand alone unit, and 50m (W) x 92m (L), 47m (W) x 86m (L) for the sub-divided units. The footprints of the proposed buildings are therefore well within the

size range of the existing employment buildings in the surrounding site and therefore the scale and massing of the development will be in keeping with the context of the wider park and within the parameters set out in the outline planning consent.

Given the scale of the proposed development it is considered to be commensurate and in keeping with the character of the estate and would not have any detrimental impact on the surrounding residential estates. Therefore the scale of the proposed development is wholly appropriate, with the surrounding context.

The design of the elevations and the use of parapet roofs plays a part in the design strategy which ensure the proposed buildings follow and are a proportion and scale which is in keeping with the existing building stock. Prominent, attractive elevations with front offices overlooking the estate road provide visual interest and stimulate the street

scene with a modern aesthetic. Buildings have been set back from the entrance boundary to create a sense of space and high quality environment that provides a cohesive design language for the site.

SUMMARY: The scale of the proposed development is in compliance with the approved design parameters set by in the outline planning consent and is in keeping with its surroundings.

7.0 LANDSCAPE

THE VISION

Langstone Park is located in Langstone village, immediately south of the A27 and east of Portsmouth. Approximately 700m to the south, Southmoor Lake connects directly to the English Channel.

The site sits within a varied context:

- North: a mature landscape buffer, with the development plot set back from this boundary.
- East: an established residential area, including a hotel and restaurant, with farmland and national parks further beyond.
- South: an industrial complex adjacent to Southmoor Nature Reserve, which links to Bridge Lake and then to the English Channel.
- West: an industrial estate, predominantly the Southern Water Plant, alongside general industrial units, offices, and Broadmarsh Coastal Park.

Access to the development will be taken from the park's main access road, via the Brookside Road entrance to the northwest.

The site currently comprises industrial buildings, areas of hardstanding, and small areas of amenity grassland, mainly along the southern edge. Within the development plot there are two existing trees and a section of yew hedge.

Phlorum's Preliminary Ecological Appraisal (PEA) (February 2026) confirms that the site has no statutory or non-statutory ecological designations. The nearest statutory designation is the Chichester and Langstone Harbours SPA and Ramsar site, approximately 430m to the south at its closest point. The survey area contains no features that contribute to the designation of this site.

The landscape proposals have been developed in line with relevant planning policy, including the Havant Borough Local Plan (2011):

- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS13 Green Infrastructure
- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM9 Development in the Coastal Zone
- DM10 Pollution

Design Principles

The development provides a significant opportunity to introduce planting and greening to a site currently dominated by hard surfacing. This will increase ecological value and enhance the street scene and public realm. A detailed landscape scheme will create a high-quality, attractive setting, providing the green infrastructure expected of modern employment development and improving the experience of all users.

The proposal establishes a connected network of open spaces integrated throughout and around the development, supported by strong boundary treatment. A clear hierarchy of public and private spaces will respond to movement routes and user needs, providing accessible and appealing routes to building entrances. Design will prioritise proximity, walkability, safety, and inclusive access. This hierarchy will be reinforced through avenue planting and consistent public-realm design. The scheme will also strengthen connections to the wider technology park through legible pedestrian routes and well-located public and private open spaces, ensuring the development integrates with its surroundings.

PRECEDENT IMAGES



MEADOW MIXTURE



ORNAMENTAL SHRUB PLANTING



TREE PLANTING



HEDGE PLANTING

7.0 LANDSCAPE

The following principles will guide the creation of a high-quality environment for future users:

- **Identity:** Create a coherent, legible site character through a clear hierarchy of spaces and a consistent palette of materials.
- **Integration:** Ensure buildings and landscape work as a unified composition through coordinated hard and soft landscape design.
- **Cohesion:** Maintain consistency in the public realm and activate building frontages to maximise natural surveillance and support crime prevention.
- **Biodiversity and Ecology:** Deliver new habitats using native species and Plants for Pollinators. Although current ecological value is limited, the site will be enhanced to support wildlife such as nesting birds, with ecological measures integrated as set out in the ecology report.
- **Habitat Retention:** Protect all retained trees, including adjacent off-site trees, in accordance with BS5837:2012, safeguarding root protection areas.
- **Habitat Enhancement:** Provide bird nesting and bat roosting opportunities (e.g., boxes on retained trees or posts within the wider Langstone Park masterplan area) and create wildlife corridors through hedgerows, scrub, and grassland planting to support movement across the site.
- **Compensatory Planting:** Include additional tree and shrub planting, prioritising native species of local provenance and species of known wildlife value to offset any removals.

Specific Proposals

An existing stormwater drainage connection in the southeast of the site will be a key constraint informing landscape design along this boundary.

Along Brookside Road, the frontage will be defined by a *Carpinus betulus* (hornbeam) hedge, underplanted with species-rich lawn turf to provide seasonal interest and enhance biodiversity. The hedge will screen the new building and nearby industrial structures while complementing the surrounding landscape. This frontage planting will also form a clear transition between the public realm and private areas of the site.

The main trafficked areas—including the car park and building entrance—will be structured with urban tree planting and ornamental shrubs. This will soften the building form and create a permeable landscape buffer that maintains visibility into and out of the site. The arrangement will support a safe, clear, and legible environment, with well-defined pedestrian and vehicular routes.

The boundary treatment along Brookside Road will be strengthened further through:

- Structural urban tree planting within the site, underplanted with ornamental shrubs;
- An EM3 meadow mix established adjacent to the road; and
- A native hedge to reinforce the perimeter.

Together, these elements will create a well-defined yet permeable landscape edge, significantly improving the site's visual quality and biodiversity value.

PRECEDENT IMAGES



TREE & SHRUB PLANTING



EM3 SPECIAL GENERAL PURPOSE MEADOW MIXTURE



ECOLOGICAL ENHANCEMENT - LOG PILES



ECOLOGICAL ENHANCEMENT - BIRD BOX

7.0 APPEARANCE

APPEARANCE

The majority of the existing buildings throughout the technology park make use of rectilinear forms through the use of horizontal and vertically laid concrete cladding panels. Building elevations are broken up with vertical steel work details and a combination of punched windows and ribbon glazing running along the entirety of prominent elevations.

The Design Principles which are in keeping with Phase 3 are a mix of metal cladding and colours. Profiled vertical built up metal cladding is used at high level side, and a goal post detail. With horizontal profiled cladding to the rear of buildings and around loading areas. To define office areas, a mix of vertical metal cladding panels and horizontal built up metal cladding are incorporated.

The proposed materials palette are below:

- Horizontal trapezoidal profiled metal cladding - colour silver RAL 9006 and light grey RAL 7035
- Vertical trapezoidal profiled metal cladding - colour grey RAL 7000
- Vertical micro rib cladding - colour light grey RAL 7035
- Aluminium framed windows - colour anthracite RAL 7016
- Personel doors - colour anthracite RAL 7016
- Loading doors - colour anthracite RAL 7016
- Aluminium feature projections Ral 7016

The proposed scheme aims to be sympathetic to the existing building stock and surrounding area, whilst offering modern, contemporary accommodation that will attract occupiers in the current letting market.

The proposed development aims to be reflective of the Havant Borough Council Core Strategy to use 'the characteristics of the locality to help inform the design of the new development including

heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

The proposal aims to support the vision of Havant Borough and its plan to regenerate the area with high quality new employment space to further develop it's commercial viability and reinforce the parks role as a key employment hub.

The high quality design of the proposed phase 3 elevations, set within an attractive landscape will provide a striking site entrance to the new development. The office elements positioned overlooking the site access will create high quality active frontages and provide a positive engagement with the estate road.

The proposed buildings incorporate low pitched profiled metal roofs with a parapet detail which is reflective of the existing building accommodation. Green roofs are proposed over the office areas.

Grey vertical metal cladding is proposed to frame the new buildings, providing vertical separation between office areas, warehouse/production space and each unit providing clear legibility. Contrasting horizontally laid silver arc profiled metal cladding will be applied to the warehouse areas to provide horizontal emphasis.

The main office areas will consist of an active frontage with contrasting horizontal profiled built up cladding, this will give the main façades an impactful, contemporary appearance that will contribute to the estate and its historic high tech context.

The proposed buildings will incorporate profiled metal cladding to the majority of the elevations with composite metal cladding in contrasting colours, accentuating office accommodation and entrances creating a crisp, hi-tech appearance.

The combination of materials and contrasting colours will visually articulate the uses in the buildings and provide separation between each unit providing clear legibility. Creating Visual interest

through the contrasting colours and textures of the materials.

The units will consist of multiple layers to them adding visual interest, entrance doors with feature canopies, enhanced legibility and recessed windows provide modern aesthetic tones to the façade.

The buildings will feature large sections of full height curtain walling to offices and entrance areas to provide legibility and high quality design features. Canopies will frame building entrances providing a clear distinction creating focal points and strong legibility. Additional interest will be added to glazed areas with contrasting 'eyebrow' projections framing windows.

Windows to the entrance areas will be layered with vertical tapered fin projections in line with mullions in order to provide contemporary detailing to further enhance the design with visual interest and depth to create striking elevations.

Loading doors and personnel doors are incorporated at the front of units to provide active frontages and visual interest. This creates a sense of place and a family of buildings in an overall context.

Clear signage affixed to buildings in prominent locations will allow for wayfinding and will complement the scheme's contemporary feel.

The materials proposed are reflective of the character of the area and are a true expression of a modern industrial, Research & Development and hi-tech employment typologies.

A colour palette of light & dark grey, and anthracite is proposed as it will provide interest through contrast and contribute to creating a clean modern contemporary aesthetic which will compliment the Technology Park.

The scheme will create prominent elevations which engage with the estate road and wider park, creating a strong frontage with high levels of natural surveillance with modern contemporary high quality elevations that are sympathetic to the wider park.



WHITE VERTICAL COMPOSITE CLADDING



HORIZONTAL PROFILE CLADDING



LOADING DOOR & STEEL BOLLARD



PERSONNEL DOOR



WINDOW DETAIL



ALUMINIUM FRAMED WINDOWS & DOORS



PROPOSED ELEVATION (UNIT 12)



COMPLETED PHASE 2 DEVELOPEMT EXAMPLE

8.0 ACCESS

The proposed scheme is intended to provide a fully inclusive environment which will be designed in compliance with BS8300-2018 Part 1 & 2 (Design of an accessible and inclusive built environment) and Part M of the Building Regulations

The development will link with the surrounding estate road and the footway network which adjoins the site. These links, combined with the extended service road and footway, will ensure good permeability and ease of movement for visitors and occupiers alike. All pathways will have a smooth non slip surface and be suitably illuminated for the visually impaired. Tactile paving will be used throughout the development to signify a change in level.

Two entrances to the site are proposed off the estate road to improve safety and legibility for road users and pedestrians.

The new development will provide car parking in compliance with local authority standards and include accessible parking in compliance with BS8300:2018 provided at 5% as a minimum.

The proposals are in compliance with condition 43. of the current consent providing *a minimum of 10% of active electric charging spaces and a minimum of 20% of parking spaces passively equipped.*

Electric car charging points will be provided as part of the phase 3 development through double charging points situated outside each unit, ducts will be provided for the future provision of additional car charging points.

The phase 3 development will encourage car sharing by providing 9 car share parking spaces. This can reduce the demand for parking throughout the site. Car sharing has many sustainable benefits and can help reduce pollution and emissions. On top of environmental benefits, users will experience a greater employee engagement through greater interaction.

Cycle parking for the proposal will meet local authority parking standards as a minimum, with a total of 100 spaces being provided for phase 3 in locations highlight on the the Proposed Site Plan PL004. Cycle storage will be provided through the use of two-tier secure

covered stands where required at key locations throughout the development.

Each new building will be provided with WC's and showers suitable for wheelchair users, in accordance with HSE Welfare at work Guidance for employers and Part M of Building Regulations.

Each new unit will be provided with lifts and all accommodation stairs will be designed to cater for ambulant disabled persons.

The building design will incorporate flush thresholds at entrance doors and doors in compliance with DDA guidelines and Building Regulations.

Estate signage will be controlled so that the way finding through the estate is clear and legible.

The development has considered all aspects of access in the design and makes suitable provision for disabled user both outside and within the buildings. The design incorporates a demonstrably appropriate level of access.



ACCESSIBLE PARKING



COVERED TWO TIER CYCLE STORAGE

9.0 SECURITY

THE VISION

In order to create a sense of place where employees and visitors feel safe, the following attributes have been designed into the scheme:

- Access and movement has been well considered to create well-defined routes and entrances that provide convenient movement throughout the development, without compromising security.
- The layout has been developed so different uses do not cause conflict.
- All publicly accessible spaces have been orientated in a way that they are all overlooked.
- With the use of different finishes and landscape strips, ownership areas are visible and clear for all to see.
- Well designed security features have been included to places to offer physical protection where required.
- A sense of safety will be achieved through the level of human activity that will be present throughout the day.
- Appropriate management of the site will be in place to help discourage crime and encourage users of the site to achieve a sense of wellbeing.

The development is located within an existing secure site and is bounded by an existing fence line to the west and south which provides separation from neighbouring buildings outside the park.

Langstone Park is a secure managed park with 24/7 security.

The building units will be clearly signposted near the development's site entrance, to allow for ease of wayfinding and minimise the risk of people wandering around the site unnecessarily.

The buildings have been orientated in a fashion so they overlook each other as well as overlooking the existing estate road to maximise natural surveillance, with units backs facing onto one another or onto neighbouring sites. The main vehicular route running north

to south through the development has been clearly defined to aid way-finding further.

The main entrances to the units are clearly defined by the use of full height curtain walling and a projecting anthracite canopy that contrasts with the white vertical cladding. Large scale signage numerals are positioned adjacent building entrances to enhance legibility and will be visible from the estate road.

An external lighting strategy has been prepared by WPS and accompanies this application. to ensure an appropriate lighting strategy will be implemented throughout the development and that the buildings and external areas are well lit and deter potential intruders.

Each unit has one primary entrance into the building, with conduit being provided to allow for electronic access into each unit in the future. The building units have been designed with the capacity to include a reception area suitable for manned reception areas, which will assist in providing additional security for the units.

All ground floor windows will meet the requirement of LPS 1175, LPS 1270 & BS EN 356:2000 Glass in building - Security glazing - resistance to manual attack to P1A.



SECURITY FENCE

10.0 SUSTAINABILITY

THE VISION

The proposed development will take a holistic approach to the integration of sustainable design from inception and will be designed to achieve a reduction in carbon emissions and to attain the same BREEAM rating as the extant consent which states Excellent as a minimum.

The following design principles have been incorporated in the development of the scheme:

- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems, as well as PV panels positioned on roofs)
- Avoiding the internal overheating that contributes to the urban heat island effect
- Efficient use of natural resources (including water), making the most of natural systems both within and around buildings
- Minimising pollution (including noise, air and urban run-off)
- Minimising the generation of waste and maximising reuse or recycling.
- Avoiding impacts from natural hazards (including flooding)
- Ensuring the development is comfortable and secure for users, including avoiding the creation of adverse local climatic conditions
- Sustainable procurement of materials, using local supplier where feasible
- Promoting and protecting biodiversity and green infrastructure

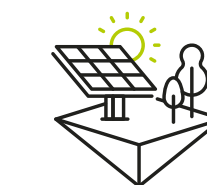
The design will also incorporate the following sustainable features:

- Finely tuned building fabric to reduce energy loss, high efficiency fittings to reduce energy demand and the inclusion of renewable energy technologies to achieve a reduction in carbon dioxide emissions
- Where possible, materials will be specified in line with the building LCA benchmarks to conform with BREEAM 2018
- Water conservation achieved through low use fittings and sanitary ware
- Surface water drainage achieved using SUDs techniques
- Minimal environmental impact including noise and air quality through design of layout and building fabric
- Measures to minimize the generation of waste through construction and maximise reuse or recycling by providing adequate

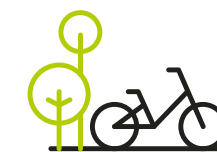
- room for waste treatment
 - Inclusion of a Travel Plan, cycle parking and shower facilities as well as connectivity to the footway network to encourage the use of alternative modes of transport
 - Enhanced biodiversity value through increased areas of tree planting and areas of soft landscape.
- Air quality improvements through extensive tree planting, electric car charging, car share, improvement to public transport & pedestrian points and on site renewable energy generation.



PROJECT TARGETS



PV



CYCLE PARKING SPACES



HABITAT CREATION

11.0 SUMMARY

THE VISION

The Design and Access Statement has demonstrated that the scheme has been well considered and has taken into account the varied requirements from both a design and planning policy perspective.

LAYOUT

The proposed Phase 3 layout is clear and legible, creating a safe and secure working environment whilst responding to the surrounding uses and movement network in a sympathetic manner. The layout follows the Plot C development Criteria set out by the outline consent.

SCALE

The scale of the development is in keeping with its surroundings and provides similar massing and proportions to the buildings on Langstone Park and those approved under the phase 1 and 2 planning consent, as such the scheme will sit comfortably within the employment site.

The total area of the development is 15,404m² GEA which is within the parameters in the consent APP/22/00172.

The proposed buildings heights are within the parameters set out in the outline planning consent and do not exceed the maximum permitted building height of 15.8m.

LANDSCAPE

The use of quality external materials and a design using predominately hard finishes, tree and shrub planting, is wholly consistent with the environment within which Phase 3 is situated and will compliment the standard of the architecture, to produce an industrial scheme of high quality.

APPEARANCE

The design of the scheme is sympathetic to the existing building stock and creates a modern high quality scheme which will be both aesthetically pleasing and distinctive. The design will incorporate the materials and principals set out in the outline consent, with minor variations of colour and fenestration from phase one to provided subtle variation and visual interest across the site.

ACCESS

The scheme has been designed to be fully

inclusive for all and provides flexibility for future occupiers to adapt the building to meet their operational requirements.

SECURITY

The scheme has been created to achieve a sense of place where employees and visitors feel safe through the use of natural surveillance, security fences and appropriate lighting.

SUSTAINABILITY

The scheme will be designed from the outset to deliver a highly sustainable development, meeting the stringent requirements of BREEAM to achieve a minimum of an 'Excellent' rating as per the extant consent.

As a result of a thorough process of evaluation and design, the scheme has developed to become a high-quality project, which will be both practical for its intended employment and industrial use as well as being memorable and distinctive. Phase 3 relates positively and is compliant with the parameters set out within the extant outline planning consent. The proposal will positively contribute to revitalizing a failing employment site and enhance the economy of the local area, using high quality architecture and urban design that responds directly to the site context. The proposed development will further complement the ongoing regeneration of the employment area.



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