

8.0 APPEARANCE

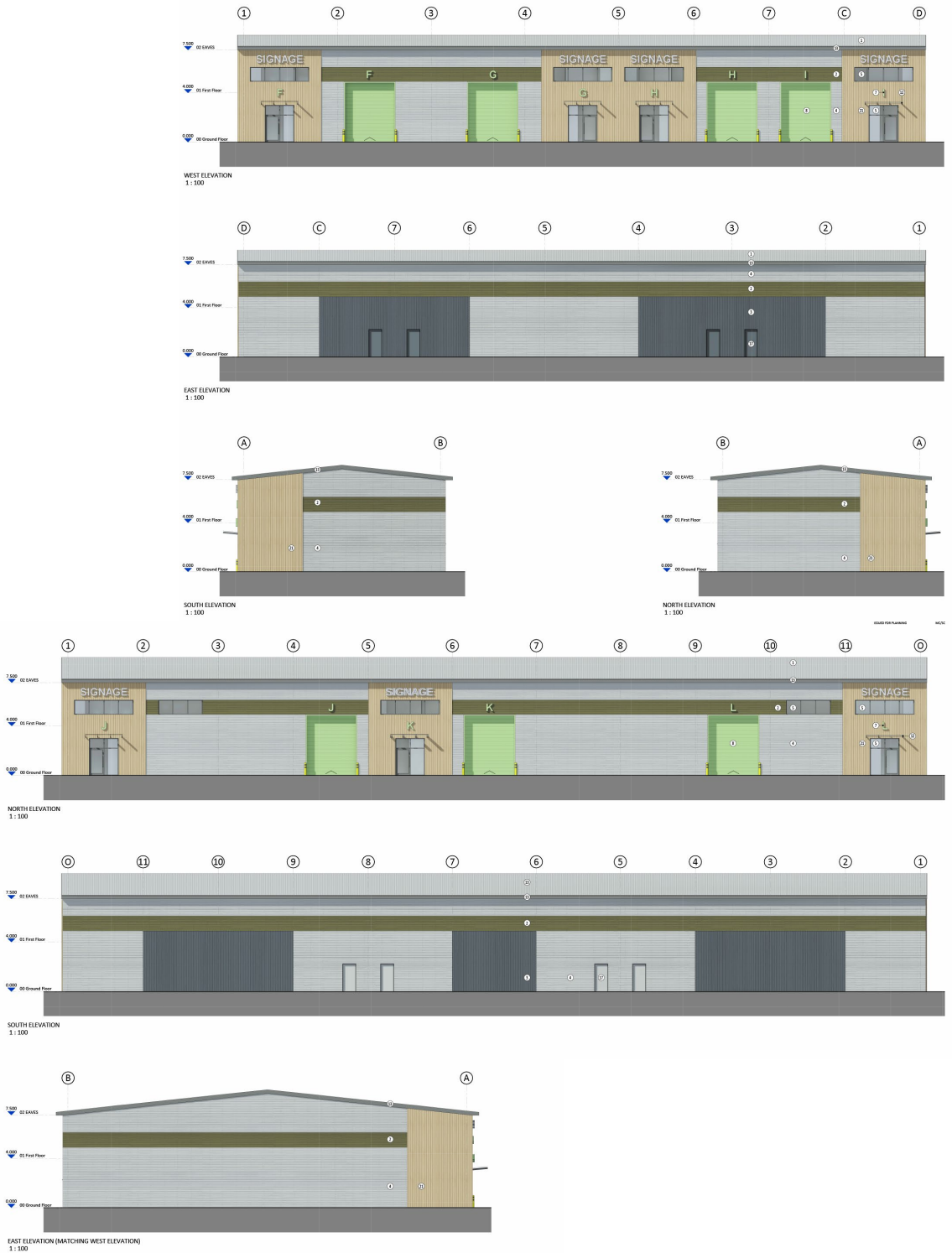
The proposals have been conceived to create a series of high-quality contemporary buildings set in a unique landscaped setting. The intention is to provide a visually unified appearance for the buildings whilst each parcel is clearly defined by the enveloping landscape, creating a series of individual building plots. This together with the sensitive use of building materials creates a distinct local sense of place.

Building materials will include profiled feature panels of timber look cladding and aluminium doors and window frames. These will combine to create a crisp, contemporary appearance, softened with the natural timber look. A limited palette of natural and neutral colours will be utilised with accented green colours helping to blend the buildings more sensitively into their landscaped surroundings.



PROPOSED ENTRANCE DETAIL BUILDING 3

PROPOSED ELEVATIONS BUILDING 3



PROPOSED ELEVATIONS BUILDING 4

8.0 APPEARANCE

MATERIALS



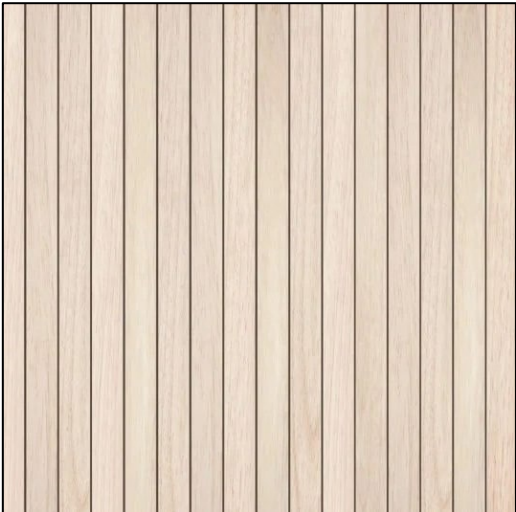
WALLS: LIGHT GREY, DARK GREY, DARK GREEN
PROFILED METAL PANELS



ROOF: LIGHT GREY
PROFILED METAL PANELS



GLAZING: DARK GREY
PPC ALUMINIUM FRAMES



WALLS: LIGHT BROWN
TIMBER-LOOK CLADDING



HARDSCAPE: BLACK
TARMACADAM ACCESS ROAD



HARDSCAPE: BUFF & CHARCOAL
PERMEABLE BLOCK PAVERS

9.0 ACCESS

Access to the building and the site will provide a fully inclusive environment for all which will be designed in compliance with BS8300:2018 (Design of an accessible inclusive built environment – Code of Practice) and Part M of the Building Regulations.

CAR PARKING:

The new development will provide car parking in compliance with local authority standards and include accessible parking in compliance with BS8300:2018 provided at 11%.

Car parking is proposed at approximately 1 per 60sq.m with a total of 103 spaces across the site, incorporating active and passive electric vehicle charging per unit to promote green travel.

CYCLE STORAGE:

Cycle storage will be provided using a large secure cycle shed near the pedestrian / bicycle entrance, with additional stands close to each building entrance.

ACCESSIBLE FACILITIES:

Each unit will be provided with accessible WC's and showers suitable for wheelchair users and provision will be made for a lift in each unit should it be required. All accommodation stairs will be designed to cater for ambulant disabled persons.

LEVEL ACCESS:

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

WAY FINDING:

The access road will connect to the private road serving the adjacent site to the south and will therefore access the main highway (Shoreham Road) via an existing highway junction. Pedestrian and cycle access will be provided directly from the footpath/ bus stop located on Shoreham Road via a new footpath/ cycleway, constructed through the existing access into the southeastern corner of the site.

REFUSE:

Each unit has a dedicated area for refuse and recycling within the unit. These will be commercially collected to operator's requirements.



PRECEDENT IMAGES

10.0 LANDSCAPE

EXISTING:

The existing site is a series of horse grazed pasture fields, bordered by a mixture of scrub, hedgerows and tree-lines. It is set on the boundary between agricultural landscape to the north and west, and new and established industrial developments to the east and south with Shoreham Road running along the east boundary.

The agricultural land includes both pasture and arable, with areas of woodland, scrub and mature hedgerows and treelines, as well as low-density rural residential settlements. The industrial developments have minimal landscaping within the sites and are predominantly surfaced with concrete and tarmac.



Habitat map

Application boundary

Habitats

Buildings

Bare ground

Modified grassland

Other neutral grassland

Mixed scrub

Linear habitats

Ecologically valuable line of trees

Site: Land West of Shoreham Road
Client: DMH Stallard
Surveyors: MP
Survey date: 22/07/2024

ECOLOGY
PARTNERSHIP

The Ecology Partnership Ltd
Thorncroft Manor, Thorncroft Drive
Leatherhead, KT22 8JB
Tel: 01372 364 133
www.ecologypartnership.com

11.0 SUSTAINABILITY

Sustainability is one of the core principles behind the proposed development of the site and will feature in all key decisions that will shape the proposals. Great importance is placed in the promotion of environmental stewardship and social responsibility at the site while the location offers a great opportunity to create many new jobs, in low energy use buildings, set within a carefully designed employment environment.

TRANSPORT / ACCESS:

The location benefits from good public transport links.

The proposals promote safer and more legible and permeable routes through the development.

Cycle parking will be provided to all new buildings.

FLOOD RISK & WATER NEUTRALITY:

The site is located within Flood Zone 1. A full Flood Risk Assessment has been prepared for the site. A range of mitigation measures will be utilised to achieve Water Neutrality, which could include:

- Reduce the anticipated consumption by using efficient fixtures and fittings
- Greywater recycling
- Rainwater harvesting
- Purchasing Offsetting Credits.

LANDSCAPE & BIODIVERSITY:

The development will preserve and enhance much of the existing landscape and trees. Careful building placement minimises the loss of trees, with many more trees planted around the site boundaries and in the western, undeveloped area of the site creating a new orchard. BNG will achieve the required 10% gain with a combination of onsite and offsite enhancements.

BUILDING CONSTRUCTION & ENERGY:

It is the client’s expressed desire to promote buildings of the highest sustainable credentials that:

- Utilise the most appropriate orientation.
- Are designed to operate as passively as practical.
- Are constructed to utilise energy sources as efficiently as possible.
- Utilise low carbon systems.
- Targets BREEAM ‘very good’

To achieve these aspirations a robust building specification will be provided that can deliver:

- Highly insulated cladding systems.
- High degree of air-tightness to building fabric.
- Roof lighting and general good day lighting.
- High performance glazing.
- Energy efficient heating systems.
- Intelligent, daylight-sensing and presence detecting lighting systems.
- The design will incorporate an extensive PV installation with on-site PV battery storage to maximise solar energy use.

MANAGEMENT & SITE MAINTENANCE:

The intention will be to provide full site management for the site to safeguard on-going site maintenance and security.

The entire land holding within the application site will be managed with a positive policy of land husbandry.

The intention is to provide a high-quality environment to attract high quality companies to the site; to realise this aim the best standards of estate management will be proactively pursued.



OPTIMISED ROOF LIGHT AREA



PV INSTALLATION



ENHANCED BIODIVERSITY



MODULAR / PREFABRICATED MATERIALS



BREEAM 2018

12.0 SUMMARY

This Design and Access Statement has demonstrated that the proposed scheme has been well considered and has considered the varied requirements from both a design and a planning policy perspective to provide modern employment floor space across 12 units in four high-quality buildings. The resulting scheme has been thoroughly assessed against the following criteria:

USE:

The scheme is located within an established employment site with a wide range of uses where employment uses are encouraged and protected. The proposed uses E(g)(iii) light industrial, B2 general industrial and B8 storage & distribution is regarded as wholly appropriate and an opportunity to bolster the local economy.

AMOUNT:

The scheme delivers a realistic quantum of employment space without compromising planning policy or operational practicalities which is commensurate with the surrounding uses. The density of the scheme and incorporation of a high level of landscape combine to make an appropriate level of development wholly suitable for the site and the setting.

LAYOUT:

The layout is efficient, clear and legible creating a safe and secure working environment, incorporating existing landscape areas to successfully integrate the development into the setting in a sympathetic manner. The low density of the scheme respects the rural nature of the surrounding countryside.

SCALE:

The proposed scheme is comparable to neighbouring buildings and as such the scale of the development will sit comfortably within the immediate context.

LANDSCAPE:

The use of quality external materials and a coherent design strategy incorporating existing trees is wholly consistent with the environment within which the development is situated and will produce a high-quality employment scheme.

APPEARANCE:

The design of the scheme is sympathetic to the surrounding typologies and creates a contemporary appearance with distinctive cladding patterns and shades. This results in a positive addition to the Shoreham Road.

ACCESS:

The scheme has been designed to be fully inclusive for all and provides occupiers the flexibility to adapt to any future changing requirements.

SECURITY:

The scheme has been created to achieve a sense of place where employees and visitors feel safe using passive and active measures.

SUSTAINABILITY:

The scheme has been designed from the outset to deliver a sustainable development aiming to meet the requirements of BREEAM to achieve a ‘very good’ rating.

As a result of a thorough process of evaluation and design, the scheme has evolved and represents a high-quality project which will be both practical for its intended use as well as being memorable and distinctive, positively contributing to the economy of the local area while using high quality architecture, landscape and urban design.