PLANNING APPLICATION DESIGN STATEMENT

BARTLEY WOOD BUSINESS PARK
HOOK
RG27 9UP

xlb Property

CONTENTS

1.0 INTRODUCTION

This document has been prepared on behalf of XLB Property to support a planning application for the proposed re-development of a 3.9ha site which accommodates three vacant office buildings 260, 270 & 280 at Bartley Wood Business Park, Hook, RG27 9UP.

The proposals can be summarised as follows:

- The erection of 4no. buildings sub divided into 9 units with 12,212m² GEA of modern flexible Class E(g) Research & Development and light industrial, B2 & B8 employment floorspace associated car parking, service yards and landscaping.
- A single Class E(a) employment generating retail foodstore with 1,963m² GEA with associated parking.
- New vehicular site access from Griffin Way South.
- Retention of TPO trees though site.

The scheme has been subject to a formal preplanning application submitted to Hart District Council in April 2021 which was positively received by the LPA.

Following the submission of the pre-application and subsequent meeting, advice from the LPA policy response was received May 21. In response to the meeting and policy response the scheme assessed accordingly.

This design and access statement will demonstrate that the scheme has evolved following a structured process of assessment, involvement, evaluation and detail design. The assessment of physical, social and economic characteristics of the site have been discussed within this document and other supporting documents that accompany this planning application.

The assessment has been used to characterise the site and it's surroundings and inform the early design aspirations of the scheme. Whilst an assessment of Planning Policy is specifically dealt with by the Planning Statement, planning policy relevant to the site was also identified at the outset and plays a significant role in shaping the design proposals.

The design has undergone a continuous evaluation process identifying where constraints exist and to what extent the impact can be minimised or even turned into a positive attribute within the overall scheme design. The process of design is discussed throughout this document following the headings identified in CABE guidance for assessing proposals in terms of design and the integration of access these headings are as follow:

USE: Establishes the proposed use of development, how it will fit in with and support the local area.

AMOUNT: Identifies the amount/density of development being proposed and why it is appropriate.

LAYOUT: Explanation of how the site can be successfully developed and how it will work and fit in with its surroundings.

SCALE: Refers to the size of buildings and spaces, showing why those sizes are right for the site and how they relate to existing buildings.

LANDSCAPING: Explanation of how a landscape concept can be incorporated into the scheme and how it has influenced the scheme design.

APPEARANCE: Explanation of what the development will look like and why it is appropriate for the setting.

ACCESS: Proposals for pedestrian, vehicular and transport links and inclusive access.

SECURITY: An overview of the security measures in place.

SUSTAINABILITY: An overview of sustainable design.

2.0 LOCATION AND SETTING

Bartley Wood Business Park is situated to the south of Hook town centre, in the heart of the Blackwater Valley. The Business Park is less than 1 mile from the M3 (Junction 5) via the B3349 and Hook Railway Station is located approximately 700m from the site. The application site is situated in a strategic location on the south eastern fringe of Hook, with junction 5 of the M3 nearby.

The Park was originally developed by Crest Nicholson in 1990 comprising 14 office buildings totalling approximately 55,741m² of floor space across a 17ha site. Bartley Wood has traditionally been considered as an office headquarters location, however the office market has changed in recent years with occupiers wanting to be located in more vibrant locations offering a mix of support facilities and amenities to help attract and retain staff. As a result, the Business Park has been in steady decline.

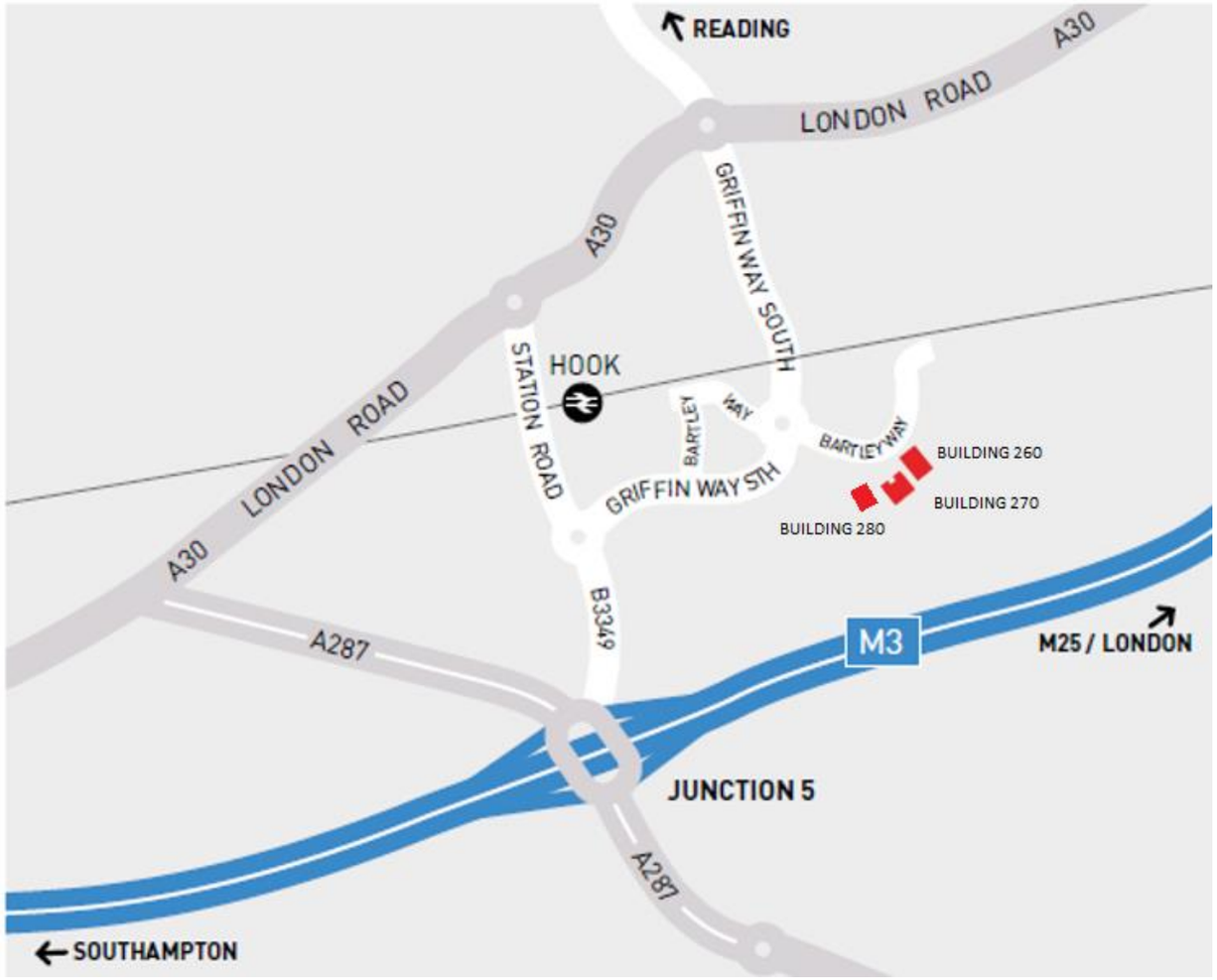
The site consists of approximately 3.9ha within the business park, containing three vacant three storey office buildings known as 260, 270 & 280 which were formerly occupied by Virgin Media Ltd. These buildings occupy a prominent position on the established Bartley Wood Business Park fronting Bartley Way and Griffin Way South (B3349), which serves as the main access road through the Park.

Immediately north of the site is Bartley Way, five predominantly three-story office buildings are located between Bartley Way and the railway line to the north, which separates the Business Park from Hook's southern residential area. The land rises from Bartley Way towards the railway line which is on a raised embankment with mature landscape screening either side.

To the east the site is bordered by an existing landscape buffer which incorporates a number of mature trees with preservation orders. The landscape buffer is on a raised bund and there are elements of retainment along this boundary as the existing site is at a lower level to Holt Lane. Bartley Heath Nature Reserve runs parallel to the landscape buffer along with open farmland and Holt Farm and a handful of residential properties which are located to the north east of the site.

Adjacent to the eastern boundary, within the existing car park, the Local Authority interactive map highlights the position of a tree which is referred to as T3 under Tree Preservation Order No. HDC 416, however on inspection of the site there is no tree in this location.

To the south of the site there is a mature tree line which is bordered by the Bartley Heath Nature Reserve which consists of heathland and is designated as a site of Special Scientific Interest, the M3 is located further to the south on the other side of the heathland.



SITE LOCATION PLAN

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2.0 LOCATION AND SETTING (CONT)

The A3349 Griffin Way South runs along the western boundary and through the site runs an existing ditch and a row of mature trees with preservation orders which will be retained. The remainder of Bartley Wood is located further to the west of the site, on the other side of the Griffin Way South, primarily consisting of office buildings and an office to residential conversion. Further to the west on Osbourne Way there are industrial and retail uses.

The adjacent properties primarily consist of three storey office buildings, with elevations consisting of brickwork and curtain walling, pitched slate roofs with stone clad feature entrance areas. Buildings 260, 270 & 280 are typical of their time, highly stylised and as a consequence have a very dated appearance making them unattractive to new occupiers

The site sits within Flood Zone 1 on the .gov Flood Map for Planning.

EXTRACT FROM THE .GOV FLOOD MAP FOR PLANNING

2.0 LOCATION AND SETTING (CONT)

Bartley Wood is designated as a Locally Important Employment Area. The employment area primarily consists of large-scale office accommodation with industrial and retail units further to the west. The business park has been in decline for several years with vacancies in the region of 60%.

Locally there has been an oversupply in office space due to changes in the occupational market and end user requirements. As a result, a number of Prior Approvals have been sought under Permitted Development Rights to convert office space to residential use. Neighbouring Providence House has been converted into residential apartments, eroding the employment use of the business park.

Buildings 260, 270 & 280 on the proposed re-development site have prior approval for the development of 203 apartments subject to the fulfilment of the Thames Basin Heaths Special Protection Area requirements under Regulations 73-76 of the Habitats Regulations.

The applicant seeks to retain employment uses on the site which will reduce the potential erosion of further employment floor space in the area. This proposal is for the demolition of existing office buildings 260, 270 & 280 and the redevelopment of the site to create 12,212m² GEA of modern flexible Class E(g) Research & Development and light industrial, B2 & B8 employment floorspace, consisting of four buildings sub-divided into 9no. units with ancillary office space, service yards, car parking and landscape. Also part of the proposal is for 1,963m² GEA of an employment generating Class E(e) use retail foodstore.

SITE CONTEXT & PHOTO LOCATION KEY PLAN

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2.0 LOCATION AND SETTING (CONT)

1. VIEW OF BUILDINGS 270 & 280 FROM BARTLEY WAY

2. VIEW OF PROVIDENCE HOUSE FROM GFRIFFIN WAY SOUTH

3. VIEW OF SERCO HOUSE FROM GFRIFFIN WAY SOUTH

4. VIEW TOWARDS HOOK FROM GRIFFIN WAY SOUTH

5. VIEW OF SECRO HOUSE FROM BARTLEY WAY

6. VIEW OF BUILDING 270 FROM FRONT CAR PARK

2.0 LOCATION AND SETTING (CONT)

7. VIEW OF BUILDING 280 FROM BARTLEY WAY

8. VIEW OF SITE FROM FROM GFRIFFIN WAY SOUTH

9. VIEW OF BUILDING 280 CAR PARK TO REAR

10. LANDSCAPE BUFFER TO SOUTHERN BOUNDARY

11. VIEW OF BUILDING 280 FROM CAR PARK

12. VIEW OF CULVERT THROUGH BUILDING 280 CAR PARK

2.0 LOCATION AND SETTING (CONT)

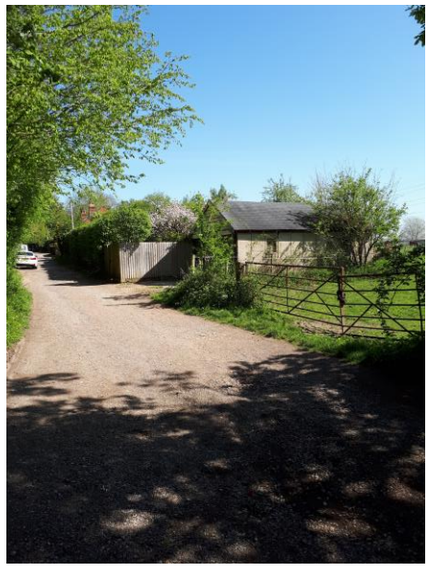
13. CAR PARK TO REAR OF BUILDING 260 FACING SOUTH

14. CAR PARK TO REAR OF BUILDING 260 FACING NORTH

15. NORTHERN CORNER OF CAR PARK FACING SOUTH TOWARDS BUILDING 260

16. VACANT OFFICE BUILDING OF BARTLEY WAY

17. RESIDENTIAL PROPERTIES HOLT LANE FACING SOUTH



18. RESIDENTIAL PROPERTIES HOLT LANE FACING NORTH

19. VIEW WEST FROM HOLT LANE TO REAR OF BUILDING 260

20. VIEW OF NATURE RESERVE SOUTH FROM HOLT LANE

3.0 USE

The site is occupied by three vacant office buildings known as 260, 270 & 280. The buildings total approximately 19,800m² GIA of B1(a) floor space over three floors, as well as basement parking.

Prior Approval was granted (Application Ref: 18/02748/PRIOR 31st January 2019) under Permitted Development Rights to convert 260 & 270 from B1(a) Offices to a C3 residential use, subject to the provision of SANG land along with 280 (Application Ref: 19/00344/PRIOR 11th April 2019).

The site is located within an area designated as a Locally Important Employment Area in the Local Plan wherein the Site is effectively safeguarded for B-Class employment uses as part of the Bartley Wood, Hook Employment Area (LP Policy ED2). LP Policy ED1 sets out that employment proposals (comprising all B Class Uses) will be supported within Locally Important Employment Sites.

Bartley Wood Business Park primarily consists of office buildings with some industrial and retail units further to the west. The business park has a high level of vacant office space, over 8,000m² GIA of floor space is currently being marketed with a number of vacant buildings on the park.

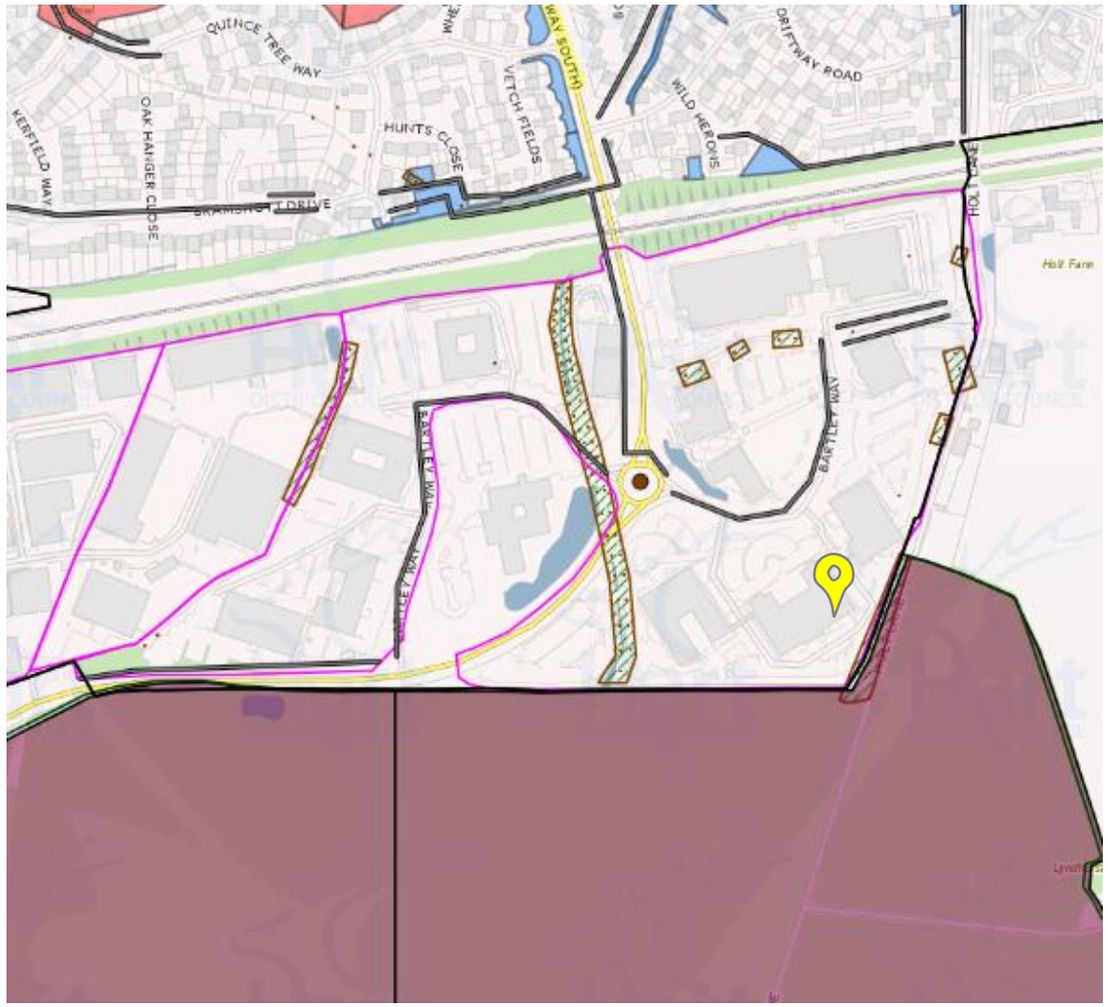
The Hart, Rushmoor and Surrey Heath Joint Employment Land Review November 2016 highlights that there is an over supply of larger office buildings in the area, with demand reducing for these types of office spaces. The review outlines that the low level of rental rates received due to the over supply does not make it financially viable to refurbish existing office spaces.

The Hook Neighbourhood plan supports the regeneration of existing employment sites to enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.

The proposal is for the development of 12,212m² GEA of modern flexible Class E(g) Research & Development and light industrial, B2 & B8 employment floorspace, which is in accordance with local planning policy. The development would be focused on attracting technology, clean industrial uses and logistics. Along with this the proposal also includes for a single Class E(a) employment retail foodstore with 1,963m² GEA, providing amenity facilities to business users and the nearby residential properties.

The proposed development will provide alternative employment uses that fall within the Class E and B use classes. In the form of modern flexible employment floor space in a range of sizes that meets current market requirements. The buildings will be able to accommodate a number of different employment uses making them highly adaptable and sustainable and reducing the over supply of existing office space on the market.

As the site falls within a designated employment area, this indicates that the proposed employment uses are acceptable and wholly appropriate for the area. In this respect, the proposals will also safeguard the site for future employment use.



EXTRACT FROM HART DISTRICT COUNCIL INTERACTIVE POLICY MAP

Site locator

Heathland / SSI

Locally important employment area

Tree preservation orders

4.0 AMOUNT

Whilst there is no particular guidance in respect of an acceptable level of density for industrial development there are some general requirements that dictate a minimum floor area to achieve commercial viability to redevelop the site. However, the scheme should not be overly dense so as to limit the functionality of the buildings making them undesirable to the occupier market. From a planning perspective the scheme will also need to achieve satisfactory balance of floor space to ancillary parking and external areas.

The existing site is approximately 3.9ha in size and accommodates three existing office buildings totalling approximately 19,800m² GIA of floorspace. The buildings fall within the former B1(a) use class and are currently vacant for a number of years.

The proposal is for the development of 12,212m² GEA of modern flexible Class E(g), B2 & B8 employment floorspace. Consisting of four buildings sub-divided into 9no. units with ancillary office space, service yards, carparking and landscape. Along with this the proposal also includes for a Class E(a) retail unit with 1,963m² GEA.

The proposed site coverage is approximately 36% which is reflective of the irregular shaped site and the practical requirements for the mix of development, landscape enhancement, the external service yards and car parking. The extent of yard, loading doors, office content, building height etc. are all intrinsically linked and it is the balance of these features which dictate whether a development will function as intended.

Advice from commercial agents has been sought in relation to the practical considerations of the scheme including use, unit size, proportion of first floor office space and the amount of external service areas. The agency advice confirms that the proposal offers a practical solution to developing the site and will respond to current market demands.

The proposed Units 1-9 would offer a range of unit sizes between 900m² and 1,900m², which would create different size units to meet the needs of a range of different sized occupiers.

The single retail unit would be 1,963m² GEA and have its own sperate parking and servicing area. With public canvasing showing strong support for facilities from residents and employers on the park.

As the site falls within a designated employment area, this indicates that the proposed employment uses are acceptable and wholly appropriate for the area. In this respect, the proposals will also safeguard the site for future employment use.

The application is supported by a Transport Assessment which concludes the quantum of floor space will not have any meaningful detrimental impact on the local highway network and that the layout of the scheme makes adequate allowance for service vehicles commensurate with the size of the individual units proposed.

With regard to car parking, Hart District Council requires development proposals to comply with their Interim Guidance and specific Transport Assessment. These standards are set out within the Transport Statement.

The development accommodates 213 car spaces and 82 cycle spaces to Units 1-10, he retail unit has 134 car spaces and 8 cycle spaces.

It is considered that the proposal seeks to make the best use of the site for technology and clean industrial employment and employment generating retail use. Demonstrating that a scheme based on alternate employment uses can provide an efficient design making good use of the land, providing potential for local jobs and retain the attractiveness of the locality.

5.0 LAYOUT

The layout of the site has been developed to respond to the site constraints, opportunities and the practical considerations of this type of scheme. An analysis of constraints and site opportunities was carried out initially in order to inform the design and this is shown below.

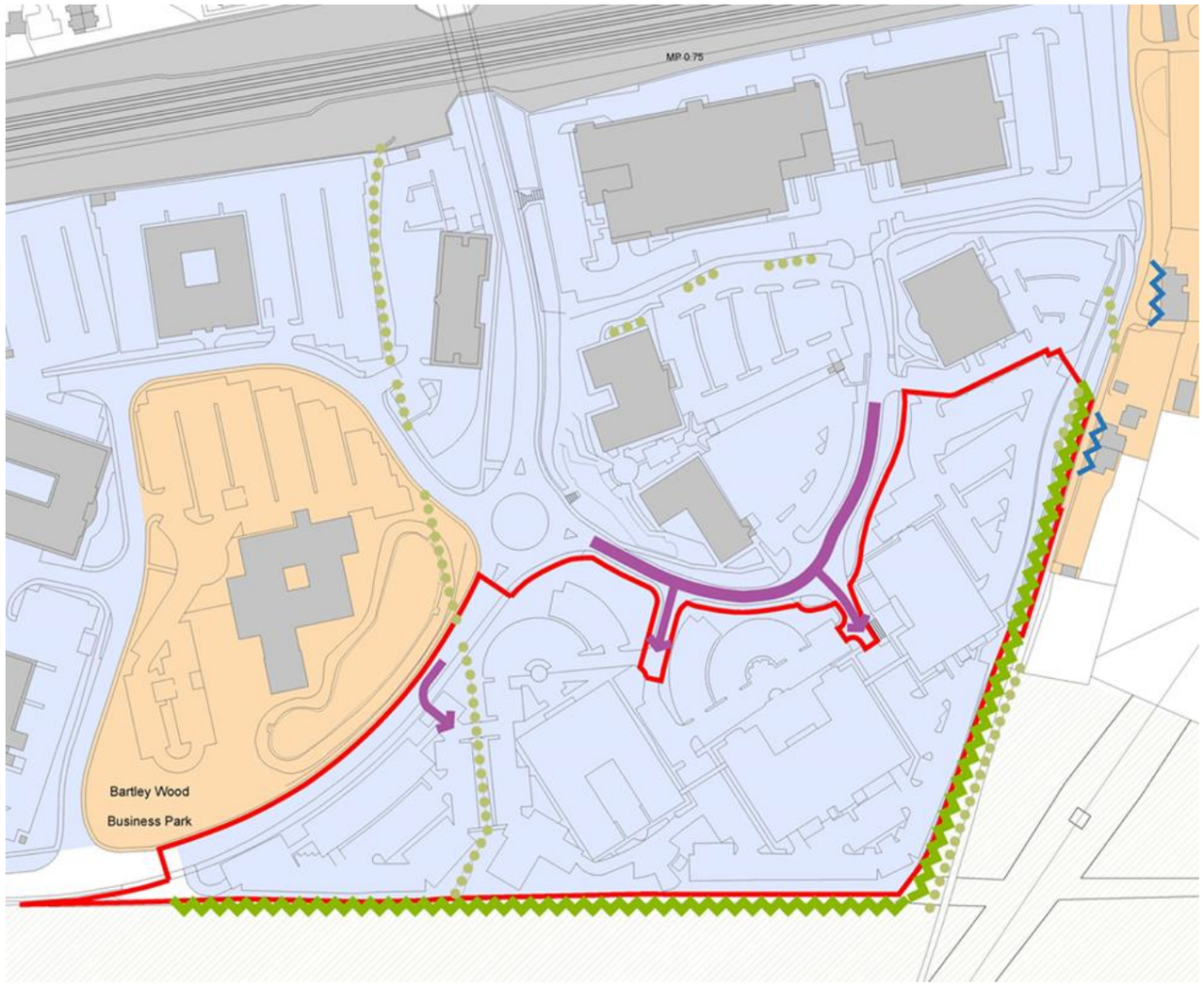
The primary considerations are:

CONSTRAINTS

- The site is irregular in shape and varies in proportion.
- The site levels vary, generally rising from the south to the north of the site.
- There is a mature landscape buffer to the southern and eastern boundaries that is bordered by a nature reserve consisting of heathland which is designated as a Special Scientific Interest.
- The landscape buffer to the east incorporates several trees with preservation orders.
- There are a handful of residential properties located to the north east of the site.
- Existing culvert through site adjacent to existing building 280 to be retained along with TPO trees.
- New primary site access to be created off Griffin Way South.
- There are a number below ground services that will need to be maintained which service the residential properties to the north east of the site.
- The site is located within an occupied business park and as such proposals need to be capable of being delivered without compromising the day to day activities or safety of existing occupiers.

The proposed layout seeks to make an efficient use of the site, providing a commensurate level of site coverage, enhancing the sites setting and creating an attractive high-quality environment.

It is proposed that a new access is formed off Griffin Way South to serve the new development along with the existing accesses off Bartley Way maintained with minor alterations inside the site to enhance access and to create a central spine road serving the northern and southern parts of the site.



CONSTRAINTS PLAN

Key:

- Application site
- Existing landscape buffer, bunded on eastern boundary
- Sensitive residential properties
- Primary access route
- Site access
- Site access
- Locally Important Employment area
- Residential area
- Heathland, Special Scientific Interest
- TPO trees

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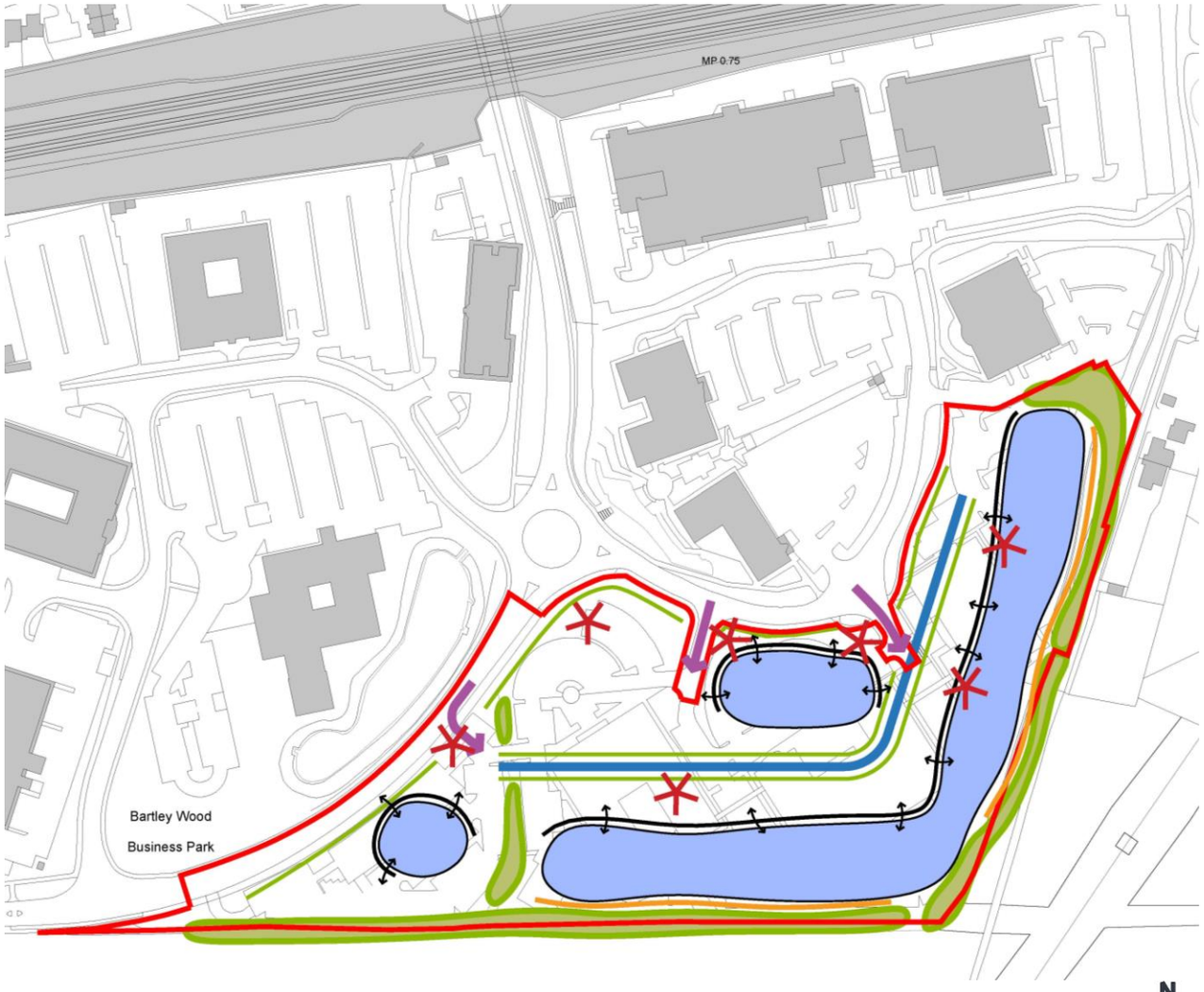
5.0 LAYOUT (CONT)

OPPORTUNITIES

- The reinvigoration of a failing business park with the introduction of a range of complimentary employment uses that fall within the Class E, B2 & B8 use classes. Increasing the diversity of employment options in the local area.
- The opportunity to prevent the loss of employment floorspace to non-employment uses.
- Employment numbers for the Class E, B2 and B8 units would range from 263-403 persons and the retail foodstore 35-40 persons retaining employment on the site.
- Reduction in the over supply of office space in the local area to reinforce the potential of the remaining stock.
- The development of modern flexible employment workspaces to meet current market demands.
- Addition of amenity/food store to support business park and residents along with employment opportunities.
- Sensitive location of buildings to act as a visual and acoustic buffer to the southern and eastern boundaries.
- The creation of high-quality active frontages, providing visual interest and strong legibility to Bartley Way to give a sense of place throughout.
- Increased levels of activity and natural surveillance to improve safety and security in the business park through the placement of buildings.
- The enhancement of the existing landscape buffer to improve screening and enhance biodiversity.

Buildings are positioned with office areas and loading bays fronting the spine road and Bartley Way, along with service areas and car parking. This will create active frontages with strong legibility throughout the site. The retail unit has been position off Bartley Way to provide an active frontage visible from Griffin Way South. Rear elevations are positioned on the eastern and southern boundaries to provide visual and acoustic screening to the nature reserve and the residential properties to the south and east of the site respectively. The careful positioning of office areas within the buildings will also provide high levels of natural surveillance across the site.

The service yards and car parking areas will be separated from the spine road by pedestrian footpath and high quality soft landscaping which will enhance the quality of the site providing an attractive backdrop to the development. Car parking will be provided adjacent building entrances and contrasting hard surfacing such as block paving, brushed concrete and tarmacadam will be used to add visual interest, providing clear legibility between public and private spaces.



OPPORTUNITIES PLAN

Key:

- Application site
- Site access
- Spine road
- Landscape buffer
- Internal formal landscape
- Proposed building area
- High quality frontages
- Existing buildings
- Rear of buildings facing boundary to provide screening
- Natural surveillance
- Focal point

5.0 LAYOUT (CONT)

The site rises from the southern to northern boundary, it is intended that a retaining wall will be introduced on the northern boundary to reduce the floor level of unit 1 and its associated external areas. A landscape buffer is also to be introduced to the north of Unit 1 to provide additional screening the adjacent site. As the landscape buffer to the east of the site is raised above the existing site levels, this will mitigate impact in terms of scale and mass to the residential properties to the east. Units 2-4 and 5-8 also back onto the eastern and southern boundaries respectively to provide additional screening.

The proposed development has been designed so that buildings are set in from the existing kerb lines of the hard surface areas on site currently, on the eastern and southern boundaries to mitigate impact on the existing landscape buffer. The layout also creates the opportunity to extend and enhance the existing landscape screening in some areas.

The proposed development would positively contribute to the existing street scheme and fit in seamlessly within the surrounding area creating an attractive high quality development which would attract occupiers falling within Class E & B use employment categories.

PROPOSED SITE PLAN

6.0 SCALE

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

The existing site slopes with the lowest point being 70.3m AOD on the western boundary, with land rising to the eastern boundaries to circa 76.7m AOD respectively. The existing land immediately beyond the site to the south rises further and is covered with vegetation and existing trees offering significant screening to form a buffer. The land to the north rises from east to west along Bartley Way.

The area surrounding the development site consists of employment uses, primarily large scale office buildings in the immediate area and industrial and retail uses further to the west. The existing office buildings in the surrounding area are similar in terms of size and scale to buildings 260, 270 & 280 which currently occupy the site, broadly ranging from circa 1,500m² to 9,000m² GIA, with ridge heights up to approximately 15-16m in height.

The proposed development consists of four number buildings ranging from 900m² GEA to 5,849m² GEA which are of a similar scale to the existing buildings in the surrounding area along with the single retail foodstore which would have an area of 1,963m².

The proposed building footprints would range in size with the largest terrace measuring circa 162 x 30m, which would then be subdivided into smaller units accordingly. Units 1-9 would have low pitched curved metal roofs and clear internal haunch height of 10.5m to Unit 1 and 8.5m to Units 2-9, which are the optimum heights for racking efficiency for units of this size, making the functional space highly flexible. The proposed ridge heights range from approximately 11.5m to 14m driven by current market demands to attract a range of occupiers. The retail unit would be single storey with a mono pitch roof, the height would be circa 8m and is in keeping with other developments of this type.

The scale of the proposed development is appropriate to its surrounding context and is of a size and height that falls within the range of buildings in the existing employment area.






EXAMPLES OF THE SCALE EXISTING BUILDINGS IN THE IMMEDIATE AREA

7.0 LANDSCAPE

The landscape treatment is a vital element of the new development. The retention of the existing features and the addition of new landscaping will enhance the quality and value of the development.

The site is bordered to the south and east by woodland and belts of trees which a number are protected by Tree Preservation Orders. A belt of trees including oak, field maple and ash run alongside the culvert running north-south through the site and these trees are also protected by a Tree Preservation Order.

This planting proposed adjacent to these areas is intended to enhance the visual enclosure and present a naturalistic appearance to the site edges. The species used are mainly native and include both woodland and woodland edge species for both visual and habitat variety.

This planting abuts and merges with the woodland tree planting. Planting species include, dogwood, hazel, hawthorn, sloe, dog rose and guelder rose) the woodland shrubs provide the interface between the native woodland planting described above.

The main landscape design principle of the outline scheme is to improve the 'landscape resource' of the surrounding area by visually and acoustically screening the proposed development by.

- Augmenting existing natural features with proposed designed landscape and ensuring they are appropriate to the context of the site.
- Incorporating landscape elements to bring order to building layout and appearance.
- Providing landscape buffer planting to the boundary of the site.
- To use native species to provide woodland and woodland edge planting to augment the network of habitats created by existing hedgerows and trees and to provide a transition between the functional landscape of the site interior and the adjacent residential developments.
- To regard all landscaping as an opportunity to create new habitats and improve biodiversity.

The planting strategy for the detailed application site identifies a logical and appropriate gradation between structure planting of native tree and shrub screens on the development site boundary, semi-native tree and shrub planting to the internal site roads and footpath and more ornamental planting to be used at the entrances to and within the confines of individual development plots. The Landscape Strategy also delivers biodiversity and habitat enrichment.

7.0 LANDSCAPE

LANDSCAPE CHARACTER

To achieve the Landscape Master plan a series of character areas were identified around the site, both reflecting existing local features and enhancing these with proposed new environments.

The following provides a summary of the proposed three landscape character and key landscape elements which will contribute to the sense of place and landscape and visual mitigation objectives.

Character Area 1 - The approach and site entrance
This will be enhanced through provision of a formal entrance landscape defined by tree avenues, ornamental planting and feature signage / way finding.

- Appropriate sense of arrival created
- Tree planting filters views to buildings
- Where applicable use of local materials to create unique identity
- Catalyst for Griffin Way South junction improvements
- Avenue of trees lines throughout the site

Character Area 2 - Landscape Buffer
The existing boundary treatment will be retained with an enhanced sense of enclosure provided by new native woodland and hedgerow planting to the boundary of the site.

- Enhance existing vegetation with native species which will enhance the wildlife value.
- Ground modelling and screen planting filter views to buildings
- Enhance biodiversity and Green Corridors
- Inward looking buildings provide screening to activity

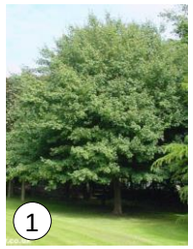
Character Area 3 - Development plots
The development plots will provide a range of building sizes and will establish multi-functional landscape corridor through the centre of the development from north to south and east to west. Landscape proposals will enhance the setting of the main trafficable areas and soften the frontage of the built form through the introduction of tree lined corridors.

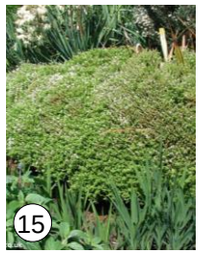
- A secure, legible environment for all users will be established which clearly distinguishes between vehicular and pedestrian use
- Appropriate sense of arrival created

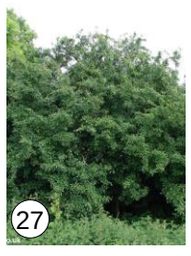
MASTERPLAN CHARACTER AREAS

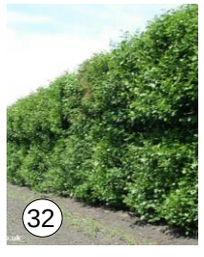
7.0 LANDSCAPE

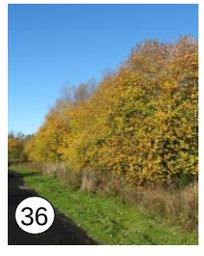
SOFT WORKS











Tree Palette

1. Acer campestre
2. Acer campestre ‘Elsrijk’
3. Acer campestre ‘Streetwise’
4. Acer campestre ‘William Caldwell’
5. Betula utilis jacquemontii
6. Carpinus betulus ‘Frans Fontaine’
7. Platanus x hispanica
8. Quercus palustris
9. Sorbus aria ‘Lutescens’
10. Tilia cordata ‘Greenspire’

Ornamental Shrub/Grasses Palette

11. Choisya ternata ‘Sundance’
12. Euonymus fortunei ‘Emerald ‘n’ Gold’
13. Hebe ‘Autumn Glory’
14. Hebe ‘Great Orme’
15. Hebe rakaiensis
16. Lonicera nitida ‘Maigrün’
17. Pachysandra terminalis ‘Green Carpet’
18. Pittosporum tenuifolium ‘Tom Thumb’
19. Prunus laurocerasus ‘Otto Luyken’
20. Spiraea japonica ‘Goldflame’
21. Viurnum opulus ‘Compactum’

Native Planting Palette

22. Crataegus Monogyna
23. Corylus avellana
24. Cornus sanguinea
25. Euonymus europaeus
26. Ligustrum vulgare
27. Prunus spinosa
28. Rosa canina
29. Viburnum opulus
30. Rhamnus frangula
31. Ilex aquifolium

Understory Mix Palette

32. Alunus glutinosa
33. Corylus avellana
34. Crataegus monogyna
35. Ilex aquifolium
36. Salix caprea

7.0 LANDSCAPE

SOFT WORKS

Soft works palette

Ground Flora Palette

37. Asperula oderata
38. Primula vulgaris

39. Drought Tolerant Turf

40. Carpinus Betulus Hedge

41. Woodland Shade Mix

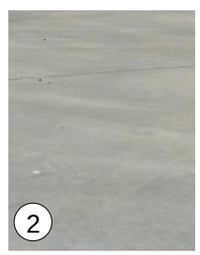
Native grasses: *Crested dogstail, Sheeps Fescue, Yellow Oatgrass*

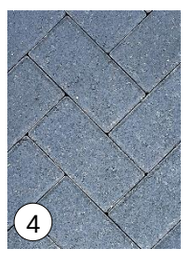
Native wildflowers: *Autumn hawkbit, Betony, Birdsfoot trefoil, Catsear, Common knapweed, Common Sorrel, Common toadflax, Common vetch, Cowslip, Daisy, Dames violet, Field Scabious, Kidney vetch, Ladys bedstraw, Meadow Buttercup, Meadow Cranesbill, Meadow vetchling, Meadowsweet, Musk Mallow, Pepper saxifrage, Primrose, Ragged robin, Red campion, Ribwort plantain, Rough hawkbit, Salad burnet, Sanfoin, Selfheal, Tufted Vetch, White campion, Wild carrot, Wild marjoram, Wild Mignonette, Wood Sage, Yellow Rattle*

42. EG9 – Grass Mix

Agrostis capillaris, Anthoxanthum odoratum, Brachypodium sylvaticum, Cynosurus cristatus, Deschampsia cespitosa, Festuca rubra, Poa nemoralis

HARD WORKS





Hard works / Street furniture palette

1. Tarmacadam
2. Concrete
3. Block paving – colour “Natural”
4. Block paving – colour “Charcoal”
5. Consolidated / loose gravel
6. Cycle shelter / Sheffield cycle hoops

8.0 APPEARANCE

The proposed scheme will seek to provide high quality flexible buildings of an industrial typology which are attractive to occupiers and suited to modern business needs.

The proposed buildings will consist primarily of metal cladding however, design features and materials including brickwork from the existing building stock will be used as design cues to inform the design to help blend in. Curved roofs and feature banding to entrance areas will be incorporated along with feature brickwork panels in order to ensure the new buildings fit seamlessly in to the Business Park.

The range of materials used will include profiled metal cladding, composite metal cladding and brickwork which will contrast in terms of colour and texture providing visual interest. This will accentuate the office areas and building entrances, articulating the buildings and enhancing legibility. The elevations which are less prominent will consist mainly of profiled metal cladding in silver colour to provide a neutral backcloth. The use of the same palate of materials and similar elevational treatment for each building will help to create the sense of a family of buildings.

The inclusion of horizontal ribbon and vertical banks of windows to office areas will provide visual interest to the building facades as well as strong levels of natural surveillance and legibility. The Units 1-9 will incorporate subtle layering to its features to add visual interest and create a high-quality appearance. Entrance doors and windows will be recessed, banding projects to enhance legibility and contribute to provide a modern aesthetic to the façades to office areas along with feature brise soleil's.

Contrasting colours are used on the units to provide interest, with neutral silver and grey tones used avoiding the use of primary colours which tend to date buildings. The rear of the buildings are simple and neutral to provide an unobtrusive subtle background to the new enhanced landscape buffer. The retail follows a similar theme with neutral silver and grey tones to the cladding, blending with the surrounding units, glazed frontage to the retail area and canopy with provide a focal point to the entrance.

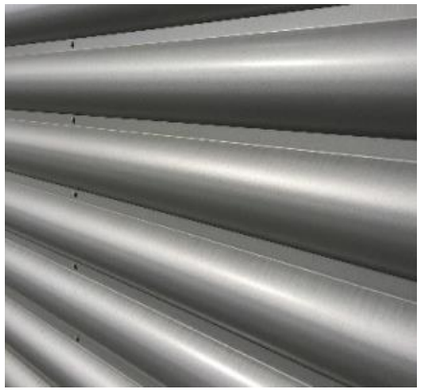
Loading doors and personnel doors will be visible from the estate roads and provide active frontages and visual interest. Clear signage affixed to buildings in prominent locations will allow for wayfinding and will complement the scheme's contemporary feel.

The roofs to the industrial buildings will be low curved pitched metal clad to reduce the mass and enhance the visual appearance of the buildings on the skyline. The roofs will be coloured goosewing, a neutral light grey colour that will seamlessly blend into the landscape. Mono pitch roof to the retail unit will be anthracite to marry in in with the buildings elevations.

8.0 APPEARANCE (CONT)

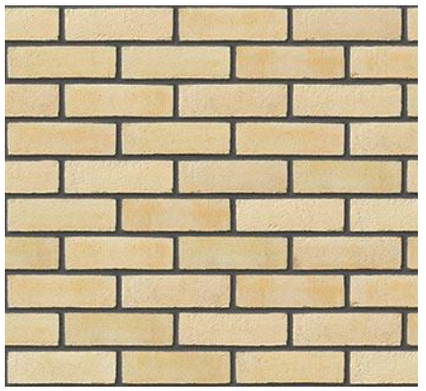
PROPOSED INDICATIVE ELEVATION

WHITE MICRORIB CLADDING



METALLIC SILVER ARC PROFILE CLADDING

ANTHRACITE LOADING DOOR



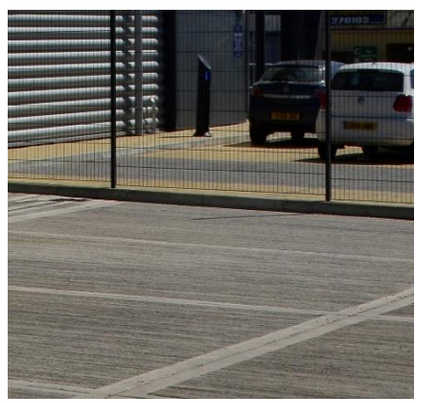
BUFF FEATURE BRICKWORK

CHARCOAL BLOCK PAVING TO FOOTPATHS

GOOSEWING GREY METAL PROFILE ROOF

ANTHRACITE ALUMINIUM FRAMED WINDOWS & DOORS

PROJECTING CANOPIES



CONCRETE SERVICE AREAS

NATURAL BLOCK PAVING TO PARKING AREAS

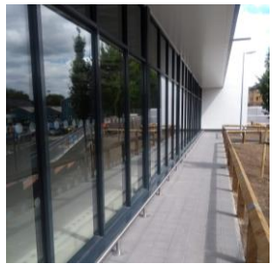
8.0 APPEARANCE (CONT)

The design of the retail foodstore has been specifically tailored for occupation by the supermarket brand Aldi. The material finishes have been selected to be in keeping with their aesthetic and company standard with their logo featuring on the elevations.

The design makes use of larger expanses of glazing to the main elevations facing the designated parking area in front for natural surveillance and an attractive shopfront. The finishes will incorporate stainless steel finishes to external handrails and charcoal low level brickwork.

The use of the same greyscale colours to the elevations maintains consistency across the site. However the range of material finishes allow differentiation between the uses with larger proportions of glazing used for the retail unit. The use-appropriate finishes aid site legibility and wayfinding upon arrival to site. The overall site design is cohesive and consistent, and represent a significant improvement from the current condition.

TYPICAL RETAIL STORE ELEVATIONS



9.0 ACCESS

The proposed development will be designed to provide a fully inclusive environment for all. Providing fully accessible buildings in accordance with current Building Regulations and British Standards.

Bartley Wood Business Park is located within 800m of Hook Station, falling within accessibility Zone 1, which offers the opportunity to provide lower levels of car parking and increased levels of cycle parking to encourage sustainable transport choices in accordance with local authority guidance. It is therefore proposed that car parking levels will be provided at 1 per 60m² which is an acceptable level for Class E(g) uses and cycle parking at 1 per 150m², in the form of secure covered cycle shelters. The proposed development will provide 213 car parking spaces in total including 15no. accessible car parking spaces which equates to just over 5% of the total provision. 82no. cycle parking spaces will be provided which is in excess of local authority standards. Cycle parking will consist of cycle shelters with Sheffield cycle stands. With regards to the retail foodstore 134 car parking spaces and 8 cycle spaces to be provided, including 4 accessible car paring spaces along with dedicated vehicle charging and parent/child spaces.

The primary access will be via a new junction off Griffin Way South with the existing accesses from Bartley Way maintained, with internal alterations made to provide a new spine road accessing the northern and southern parts of the site. The road will be a minimum of 7.3m wide along with footpaths enhancing pedestrian access. Suitable turning space is provided within the proposed development for the turning of HGV's.

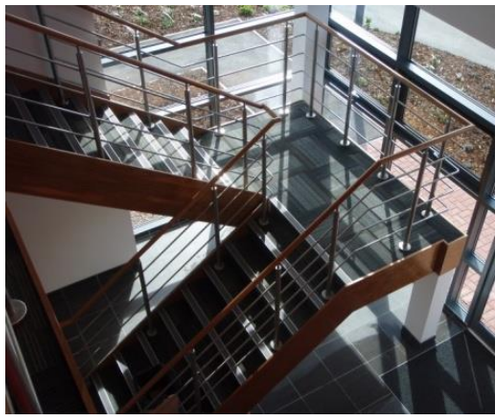
Service yards and car parking are accessed directly from the spine road, pedestrian routes will be clearly delineated to ensure pedestrian priority and safety. Servicing to the retail unit will also be off the new spine road along with the parking area.

The development will link with the surrounding roads and the footway network which adjoins the site. These links, combined with the new estate 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.

The proposed scheme is intended to provide a fully inclusive environment which will be designed in compliance with BS8300:2009+A1:2010 (Design of Buildings and Their Approaches To Meet The Needs of Disabled People – Code of Practice) and Part M of the Building Regulations

The building design will incorporate flush thresholds at entrance doors and doors in compliance with DDA guidelines and Building Regulations. Each unit will be provided with accessible WC's and showers suitable for wheel chair users, lifts in Units 1, 5, 8 & 9 and provision is made for future platform lifts in the remainder the units should the occupier require installation in the other units. All accommodation stairs will be designed to cater for ambulant disabled persons.

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



AMBULANT STAIRS

ACCESSIBLE SHOWER

ACCESSIBLE PARKING

DROPPED KERBS

FLUSH ENTRANCES

TACTILE PAVING

10.0 SECURITY

In order to create a sense of place where employees and visitors feel safe. Consideration of access and movement to create well-defined routes and entrances that provide convenient movement throughout the development, without compromising security with all publicly accessible spaces orientated to ensure that they are all overlooked. Public and private realms are clearly defined and legible through the incorporation of soft landscaping and contrasting surface finishes.

The proposed buildings have been positioned to feature active frontages that will provide a sense of safety achieved through a level of human activity throughout the day, buildings have been orientated to overlook the estate road and yard areas to maximise natural surveillance. 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 ,buildings will be set back from the public footpaths with a landscape strip in between to define public and private spaces

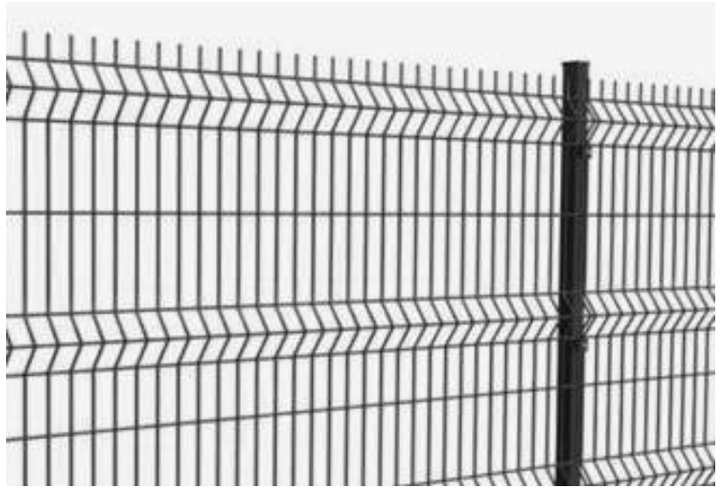
The retail unit will have its own clearly defined area separating it from the remainder of the site.

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. Units 1 & 9 will have its own secure service yard which will be enclosed with 2.4m high secure weld mesh fencing and secure gates, which will help to mitigate the risk of crime, providing safety for employers and employees, preventing the intrusion of trespassers.

Each unit will be clearly signposted with building numbers and an estate sign/map near the development's site entrance, to allow for ease of wayfinding and minimise the risk of people wandering around the site unnecessarily. The main entrances to the units will be clearly defined by the use different materials numerals. Each unit will have a 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 option to increase the ground floor entrance lobby to include a reception area suitable for manned reception areas, which will assist in providing additional security for the units.

An appropriate lighting strategy will be implemented throughout the development, to ensure lighting overspill is minimised and that the buildings and external areas are well lit to deter potential intruders and create a safe environment.

Secure covered cycle parking stands will be located close to main entrances, offering secure overlooked cycle parking for users of the development



WELD MESH FENCH AROUND PERIMETER OF UNITS 1 & 9 SERVICE YARDS

UNIT NUMERAL TO BUILDING ENTRANCES

11.0 SUSTAINABILITY

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 a minimum of a BREEAM 'Very Good' rating.

The following design principles will be considered in the development of the scheme:

- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems).
- 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.

BREEAM®
delivered by bre

BREEAM 2018

Optimised roof light area

Enhanced biodiversity

Modular / prefabricated materials

12.0 SUMMARY

This document has demonstrated that the proposed scheme has been well considered and takes into account the varied requirements from both a design and planning policy perspective. The resulting scheme has been thoroughly assessed against the following criteria:

USE
The proposed development is located within an existing employment area and the proposed employment uses are entirely compatible with local planning policy. It is noted that the retail element of the proposals is not in accordance with Development Plan policy however, it is considered that the inclusion of this key amenity on site will bring positive benefits to both the immediate employment area and wider community, which should weigh in its favour.

The development of the site for Class E(g), B2 & B8 use classes would reduce the amount of vacant office space which is currently over supplied. The proposed development would target the Research & Development/Technology sectors, clean industrial uses and logistics.

The new Class E(a) retail foodstore will provide amenity to support the business park and residents in the immediate area including those change of use to residential permitted properties nearby. Public canvas shows strong support for facilities from residents and employers on the park.

AMOUNT
The scheme delivers a realistic quantum of employment space that is sensitive to the location, without compromising operational practicalities, with employment to be retained on current employment site.

LAYOUT
The 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 giving a coordinated layout with active frontages easy to navigate.

The proposed layout responds sensitively to the residential properties to the north east of the site and to the heathland to the south. Using landscape enhancements and the built form to provide screening to mitigate potential visual and acoustic issues.

SCALE
The scale of the development in terms of height and size would be commensurate with the existing buildings in Bartley Wood Business Park and the existing industrial and retail units to the west of the park.

The density of development is a realistic quantum of employment space that does not compromise planning policy or operational practicalities and be attractive to potential occupiers.

LANDSCAPE
The existing boundaries will be enhanced through the addition of soft landscaping, along the boundaries and enhance biodiversity. This will also significantly enhance the screening of the site. A comprehensive landscape scheme will be provided within the site, all of which will combine to provide an attractive backcloth to the development.

Ecological enhancements will also be included to provide habitat through the planting of native species and the provision of nesting boxes.

APPEARANCE
The design of the scheme is sympathetic to the industrial building typology and creates a modern high quality scheme which will be both aesthetically pleasing and distinctive.

The proposed development would provide flexible, high-quality workspace in a range of sizes to meet current market demands. The proposed development would enhance the range of employment opportunities in the area and add to the economic vitality of the area creating new jobs. Providing vibrancy back to the park, which will in turn directly benefit prospects for vacant buildings.

ACCESS
The scheme has been designed to be fully inclusive for all and gives occupiers the flexibility to adapt to future requirements. The proposals include a new access from Griffin Way South along with maintaining the existing site accesses of Bartley Way.

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 an ‘Very Good’ rating and to mitigate air quality impact.

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 industrial use as well as being memorable and distinctive. The proposal will positively contribute to the economy of the local area, using high quality architecture and urban design that responds directly to the site context.