

**Full Address:**

CJR Propulsion Limited  
 70-72 Quayside Road  
 Bitterne Manor  
 Southampton  
 SO18 1AD

**Local Context:**

The following has been taken from the Southampton City Council Pre Application advice reference 22/00270/PREAP2. Please do refer to this pre-application advice for full details. The application site currently comprises a factory operated by CJR Propulsion, a marine engineering company specialising in the manufacture of propellers and sterngear. The site includes a large factory building with off-street parking to the front and delivery and servicing access along the eastern side boundary, leading to an ancillary storage yard to the rear of the building with various shipping containers and temporary buildings around the rear boundary and ad-hoc external storage within the yard. There is an extensive planning history for this site, so only the more recent and relevant applications have been included below.

Case Ref	Proposal	Decision	Date
02/00382/FUL	Proposed extension and canopy to south elevation	Conditionally Approved	28.05.2002
971224/E	Demolition of existing buildings and erection Of new foundry and workshop	Conditionally Approved	01.04.1998
880065/ET	Retention of portable building for light engineering (renewal of E21/1638)	Application Refused	31.08.1988
E25/1663	Erection of a temporary store building. (Temporary consent until 30/06/90)	Temporary consent granted	04.06.1985
E21/1638	Portable building for light engineering use (Temporary consent until 30/11/86)	Temporary consent granted	29.11.1983

**Proposal Summary:**

CJR Propulsion Limited (02526127) propose to install a new storage hangar (for storage use only) in the rear yard of the Southampton factory located on 70-72 Quayside Road, Bitterne, Southampton, SO18 1AD. Please refer to CJR drawings 'CJR Existing Site Location Plan (Zoomed in/out) for further details. The existing site is located in Bitterne Manor, just north of the Quayside Marina. Since 1998, the rear yard contains shipping storage containers. It's proposed to replace these shipping containers with an 18m (w) x 10.5m (d) x 6.0m (h) storage hangar. The hangar is proposed to be a steel superstructure with fire rated steel cladding, full drawings have been included with the full planning application alongside concept examples of what the hangar will look like. Omega Steel Buildings have produced a full pack of to-scale drawings which have been included in this planning application. Pre-App Ref – 22/00270/PREAP.

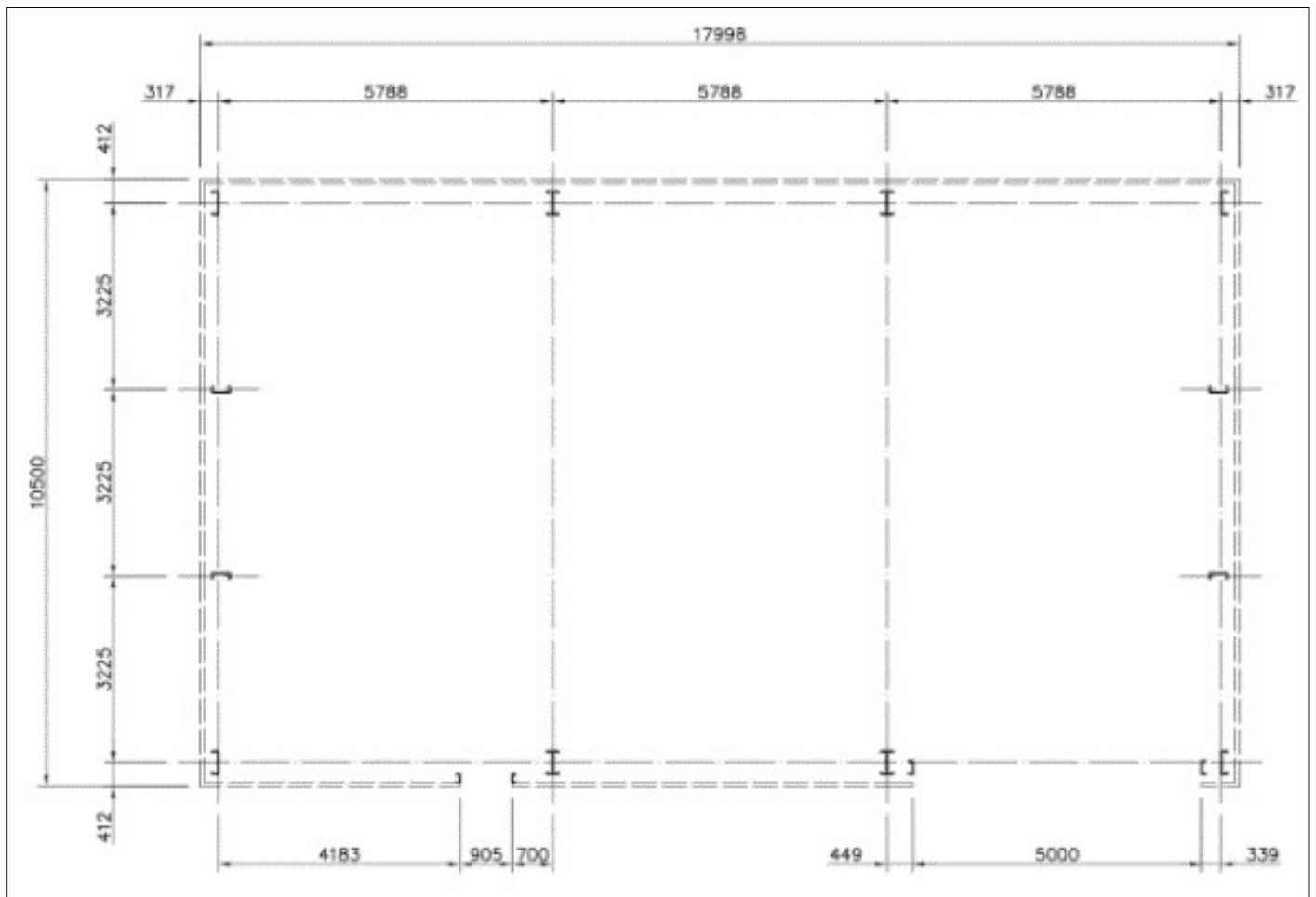
Please refer to CJR document reference 'Application Supporting Notes' for a full summary of the proposals.

**Archeology Statement:**

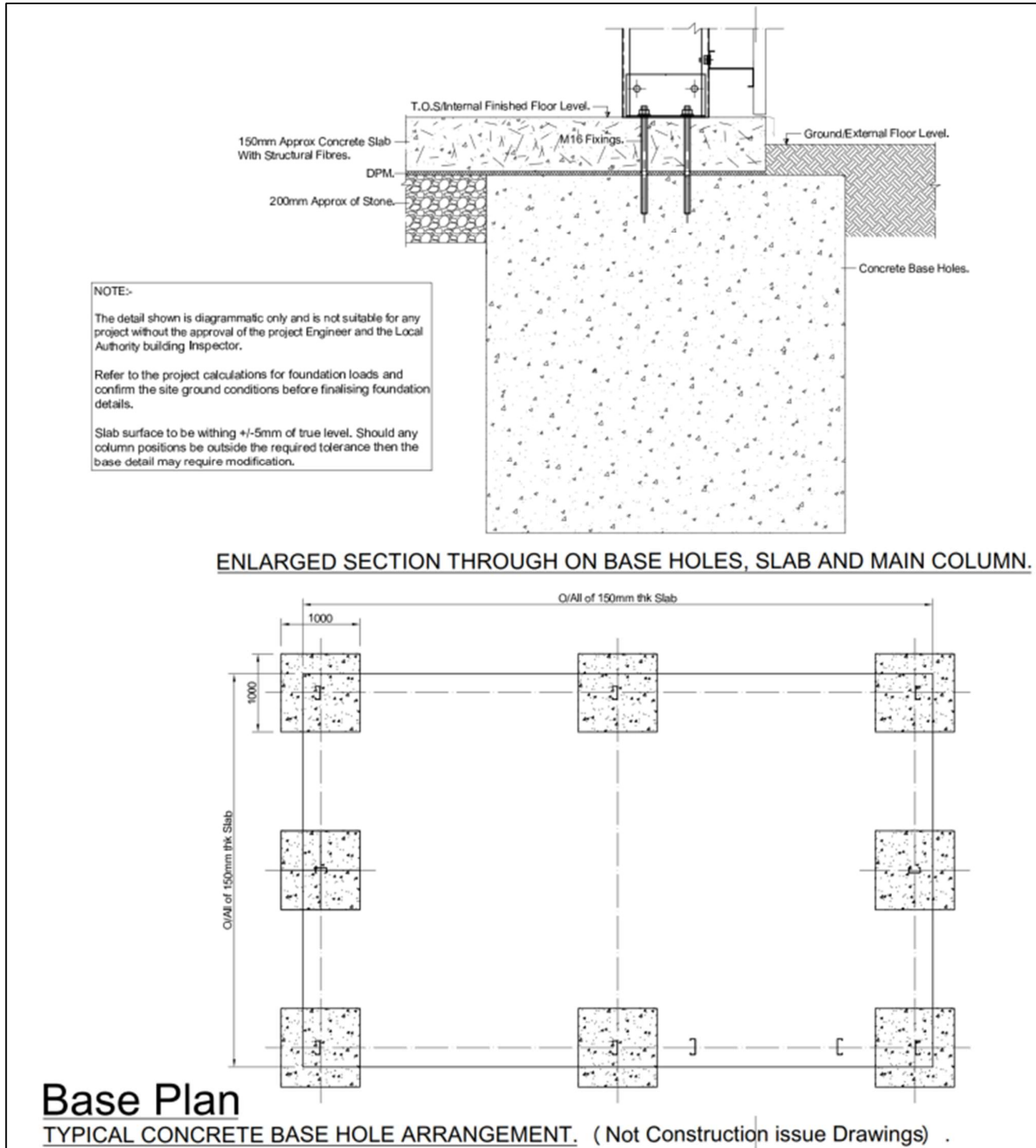
The proposal boundary is not located in an area of archeological importance. The existing shipping containers are located on a 200mm thick concrete slab. The proposals will require a 1000mm deep footing on each corner and in the center (8no. in total). A new 150mm concrete slab will be poured directly on top of the existing 200mm concrete slab, raising the finished floor level and not reducing it. No piling works are proposed for the new structure.

The below extracts include the proposed building base plan and foundation details.

**Proposed Base Plan:**



**Proposed Foundation Details:**



NOTE:-

The detail shown is diagrammatic only and is not suitable for any project without the approval of the project Engineer and the Local Authority building Inspector.

Refer to the project calculations for foundation loads and confirm the site ground conditions before finalising foundation details.

Slab surface to be within  $\pm 5\text{mm}$  of true level. Should any column positions be outside the required tolerance then the base detail may require modification.

