

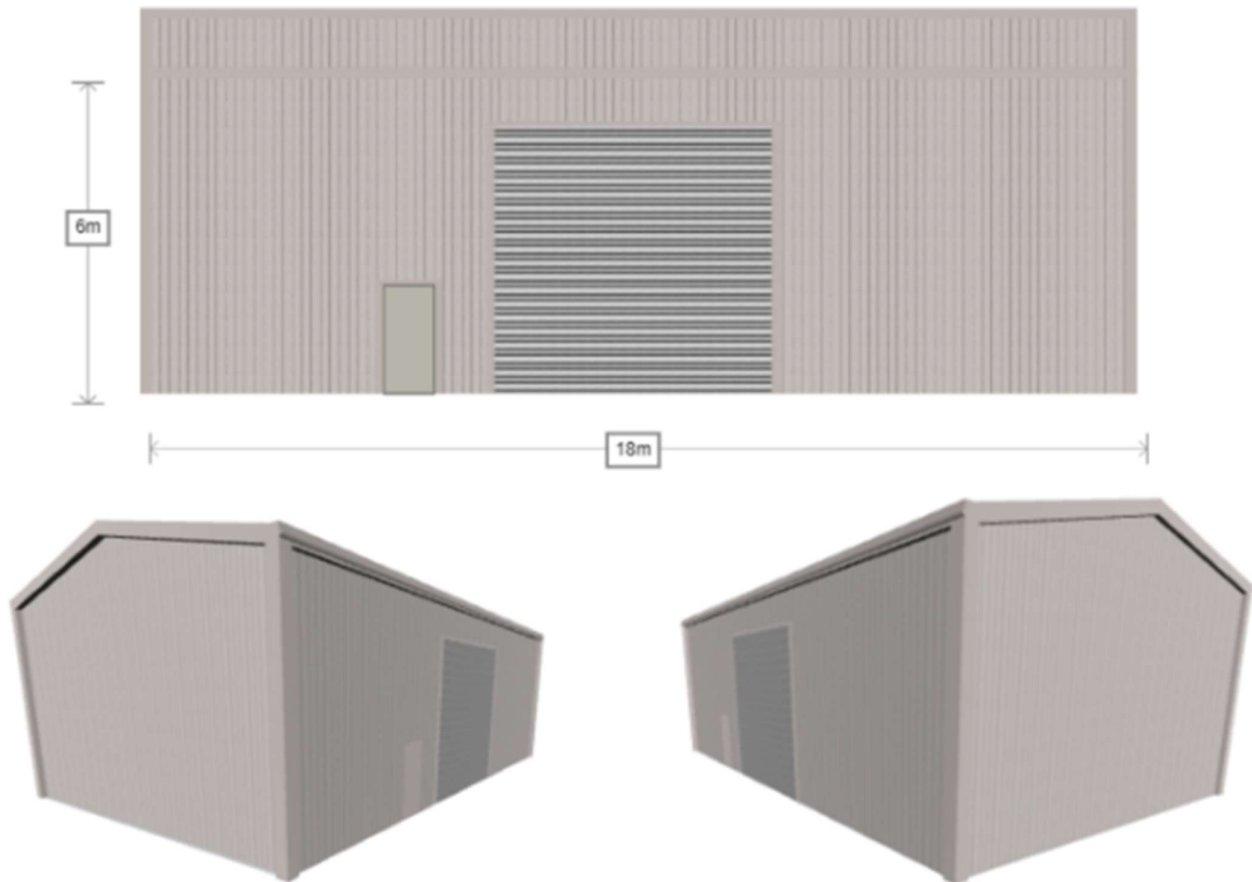
Full Address:

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

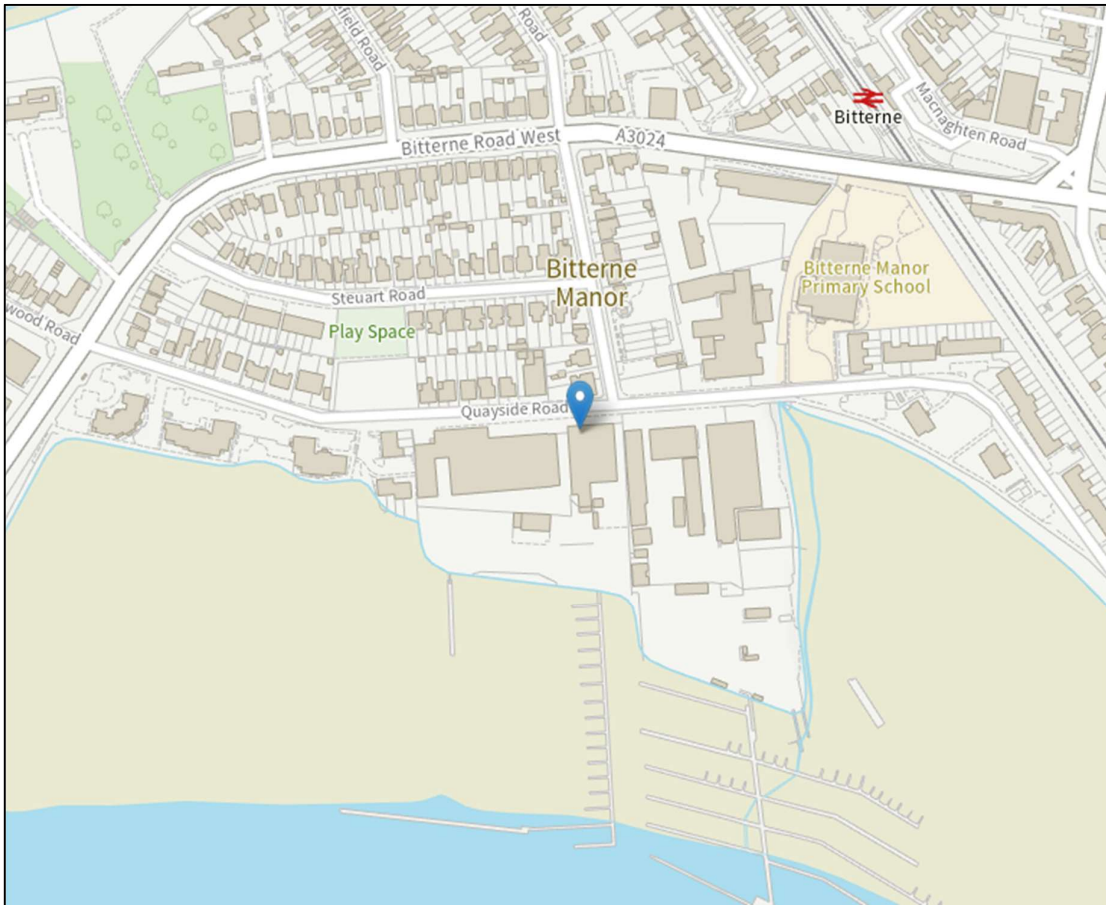
Introduction:

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.

Proposed Concept Render:



Site Location Plan:



Existing Land Use:

Please refer to CJR drawing 'CJR Existing Site Image Plan' containing images showing the existing site. Since 1998, shipping containers have been used in the rear yard for storage as per the image below.



Documents enclosed:

- Completed Planning Application Form. Included is a CIL application.
- Site Location Plan (PDF) and Proposed Scaled Layout (CAD).
- Legal Red Line Boundary for the Property, showing all site boundaries.
- Proposed Section Drawings. Both CJR plans and scaled Omega Steel Building plans.
- Proposed Floor Plans. Both CJR plans and scaled Omega Steel Building plans.
- Proposed Roof Plans. Both CJR plans and scaled Omega Steel Building plans.
- Current Refuse and Recycling Plan. This will remain as per the existing arrangement.
- Completed Ownership Certificate.
- Air Quality Statement (AQS).
- Transport Impact Statement.
- Flood Risk Plans.
- Archeology Statement.

Document Exclusions:

The below are not affected/applicable to the proposals:

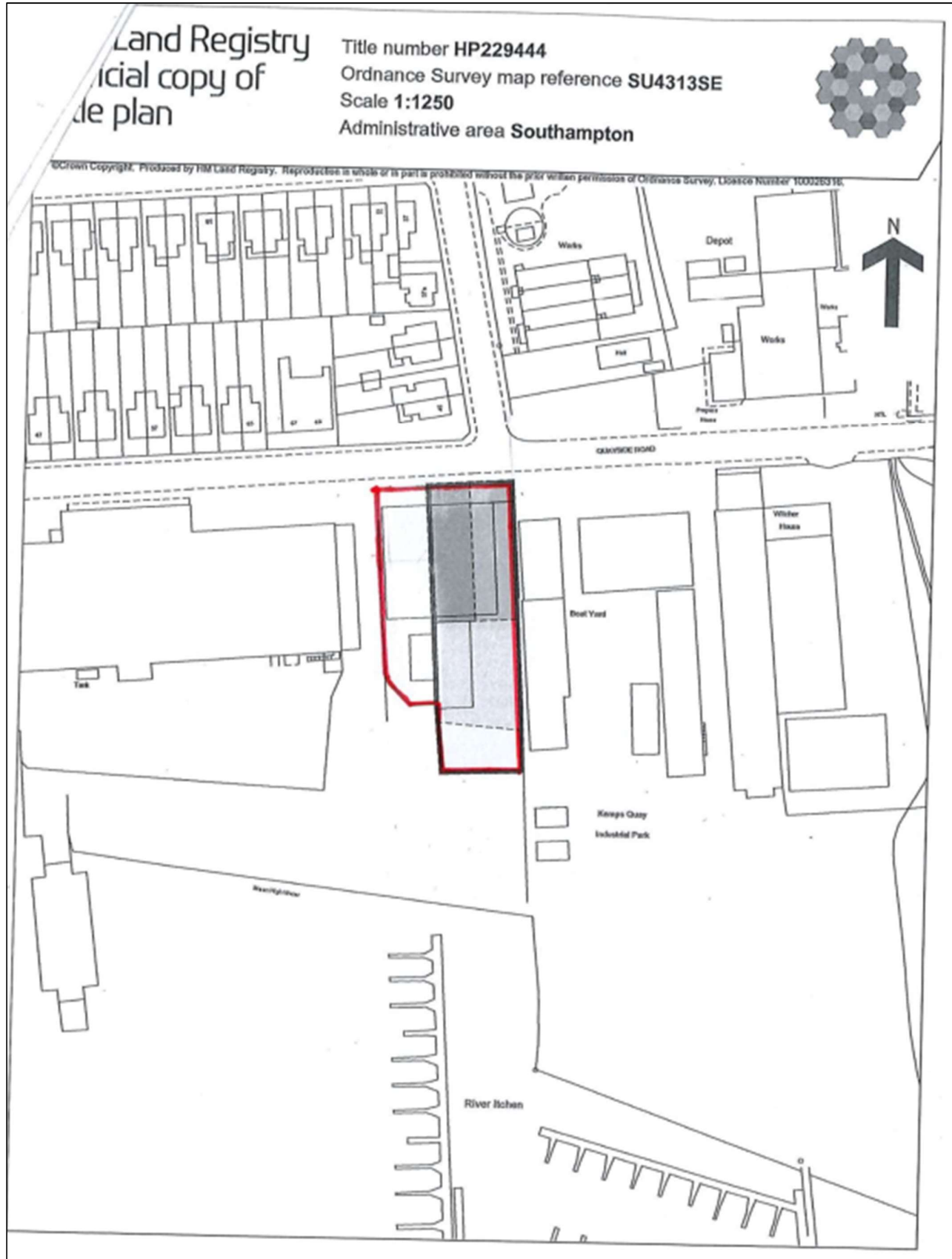
- Air quality assessment. The proposal is not a major development, not located in an AQMA, not located within 200m of a nature conservation area, not involving an energy facility or industrial process.
- Biodiversity Survey. The proposal is not likely to affect a local or national designated nature conservation habitat or protected species.
- Context (Street Scene). The proposal is not sought for scale or appearance.
- Flood Risk Assessment. The proposal is not located in any flood risk zone. The proposal is not classed as a major development.
- Heritage Statement. The proposal does not involve work to a heritage asset.
- Hard/Soft Landscape Design. The proposal is not classed as a major development.
- Land Contamination. The proposal is not a major development, landfill site or is there any known contamination on site.
- Lighting Assessment. The proposal is does not involve any external lighting.
- Noise Assessment. The proposal is not expected to increase noise or activities.
- Retail/Commercial. The proposal does not include any retail/commercial aspects.
- Statement of Community Involvement. The proposal is not affected by any Community Involvement.
- Telecommunications Development. The proposal is not classed as a telecommunications development.
- Transport Assessment. The proposal will not cause any change to local traffic to the area.
- Transport Statement. The proposal will not cause any change to local traffic to the area.
- Tree Survey. The proposal does not affect any protected trees or hedgerows.

- Ventilation/Extraction. The proposal is not affected by this criteria.
- Affordable Housing Statement. The proposal is not affected by this criteria.
- Fire Statement. The proposal is not considered within the criteria requiring a fire statement.
- Sustainability Statement & Nitrogen Budget. Not required as the building area is 190m².

Please Note: - This document contains extracts of various drawings. All drawings will be provided separately as PDF outside of this document.

Legal Site Boundary:

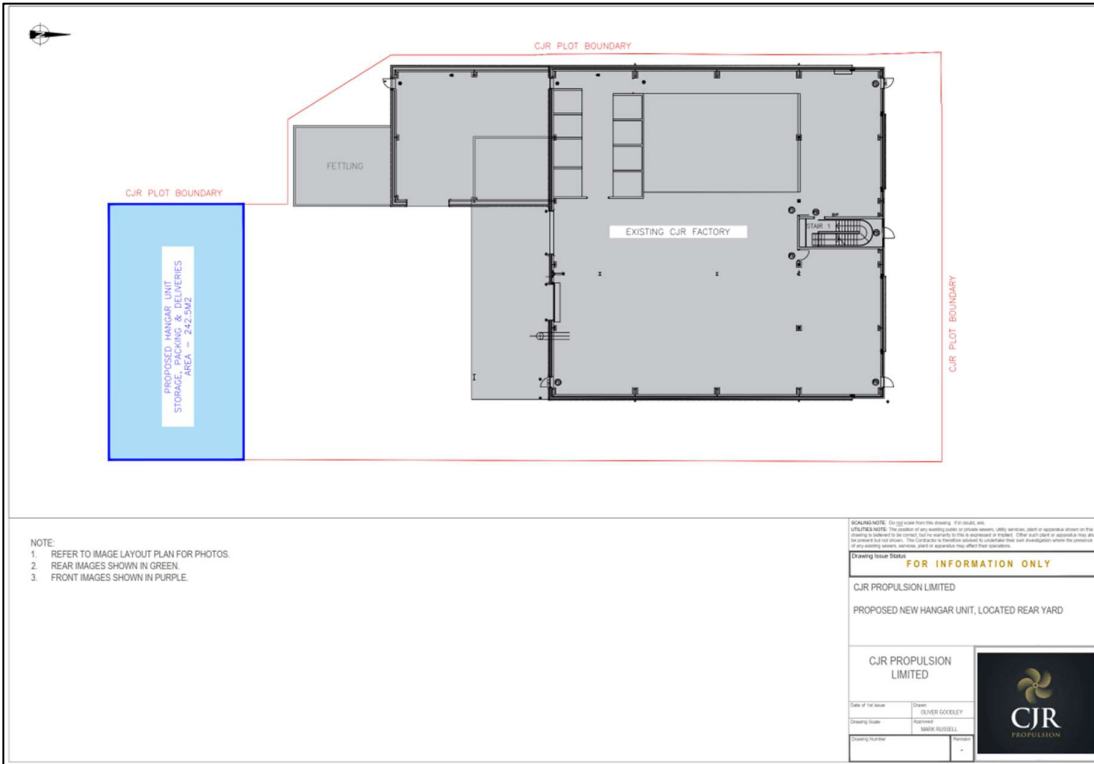
Refer to enclosed A4 (1:1250) plan showing to-scale site location plan.



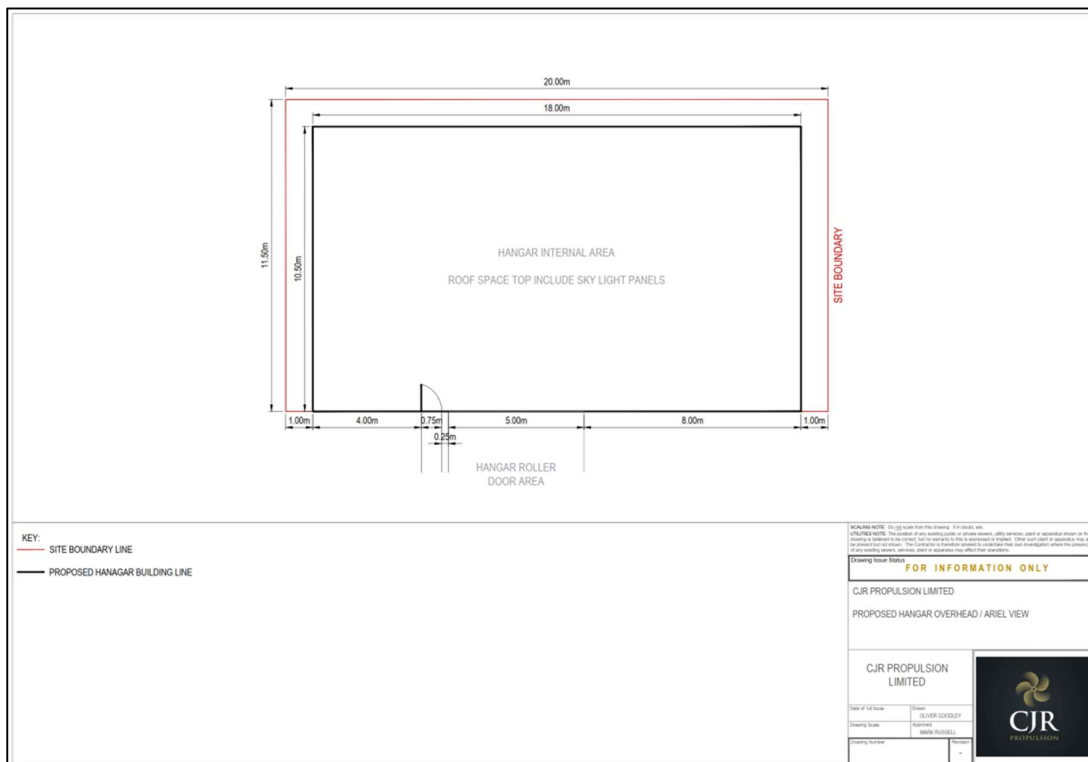
Proposal Design:

The proposed storage hangar is 18m (w) x 10.5m (d) x 6.0m (h).

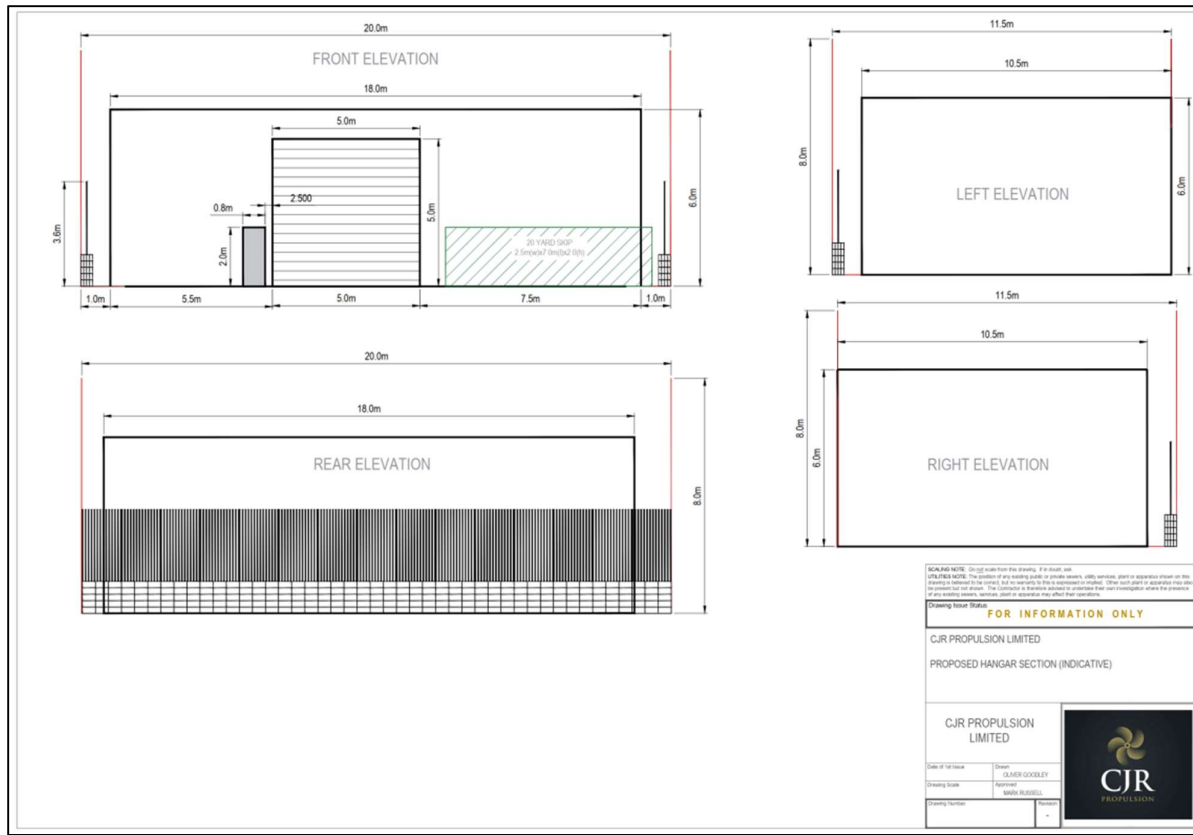
Proposed Hangar Build Area:



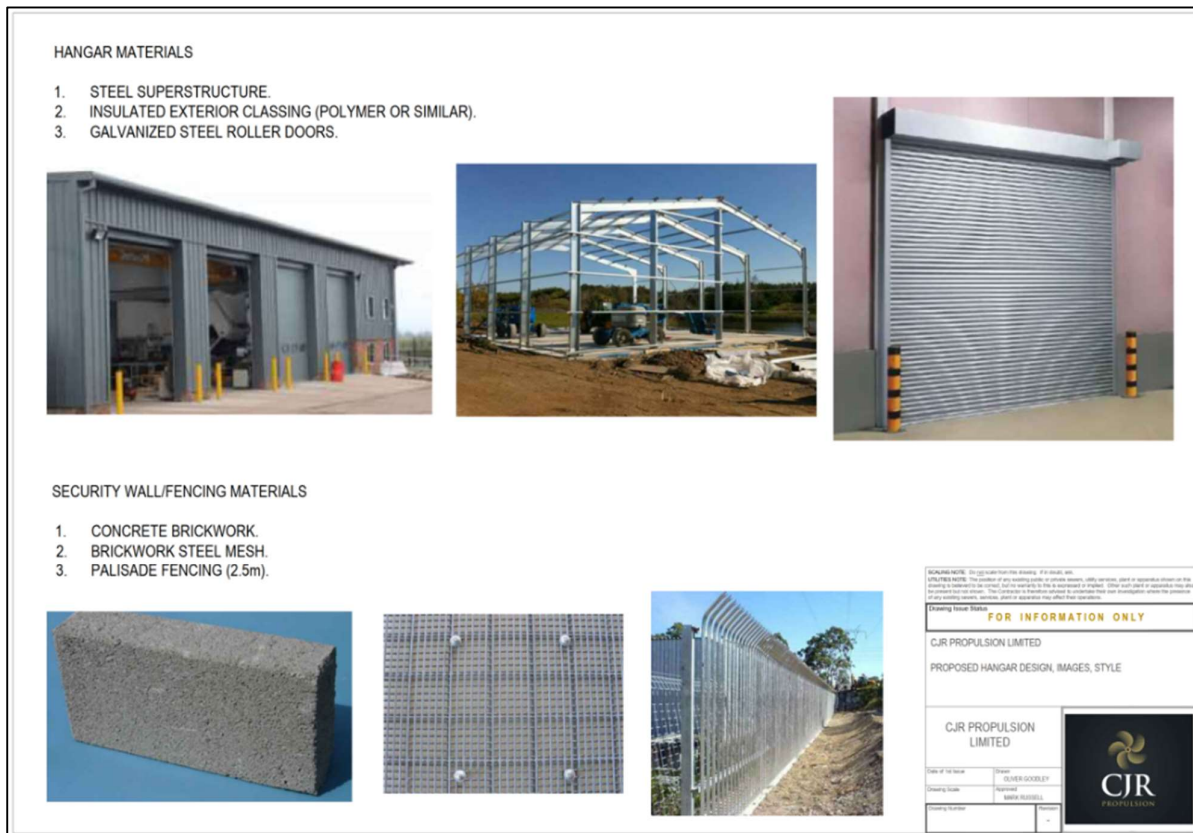
Proposed Hangar Ariel View:



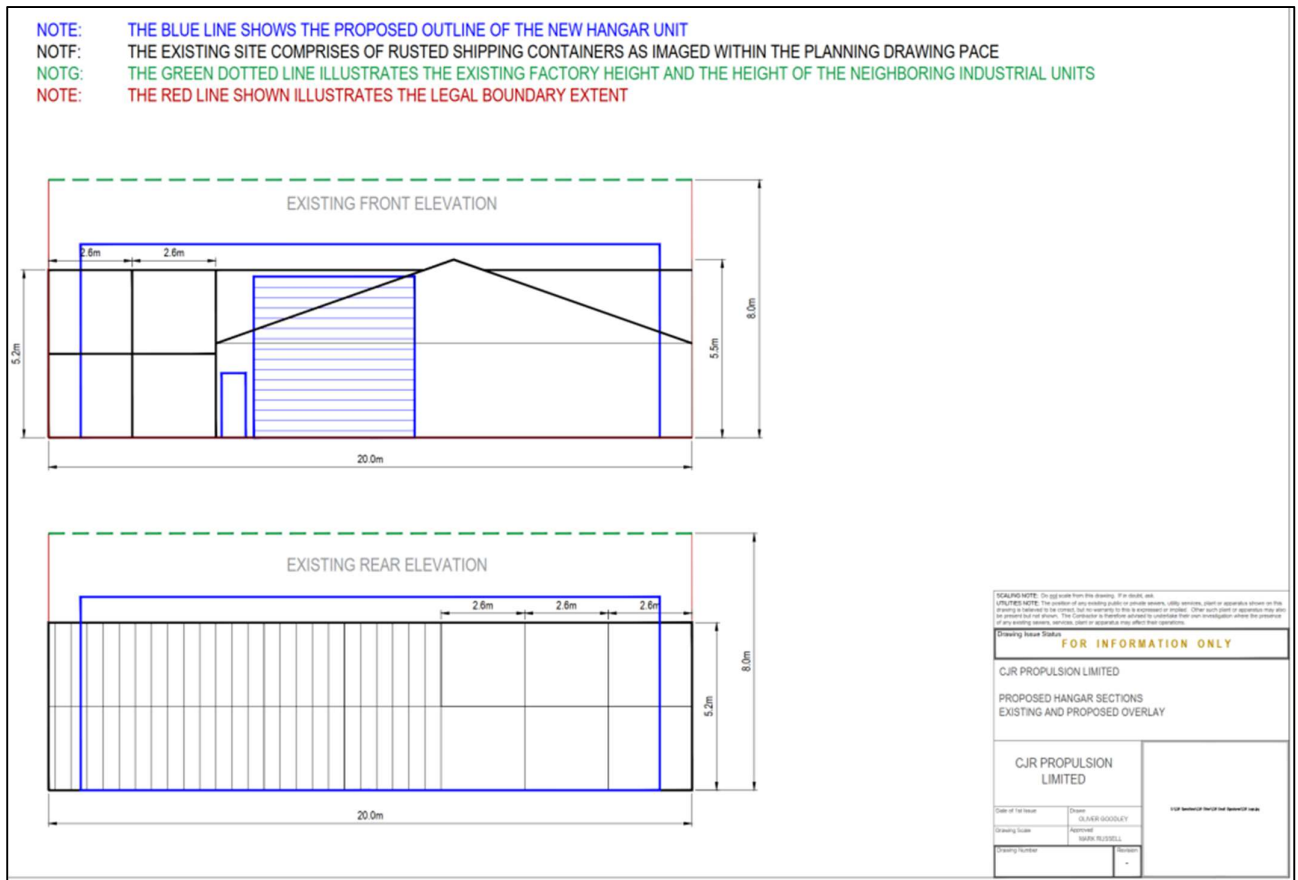
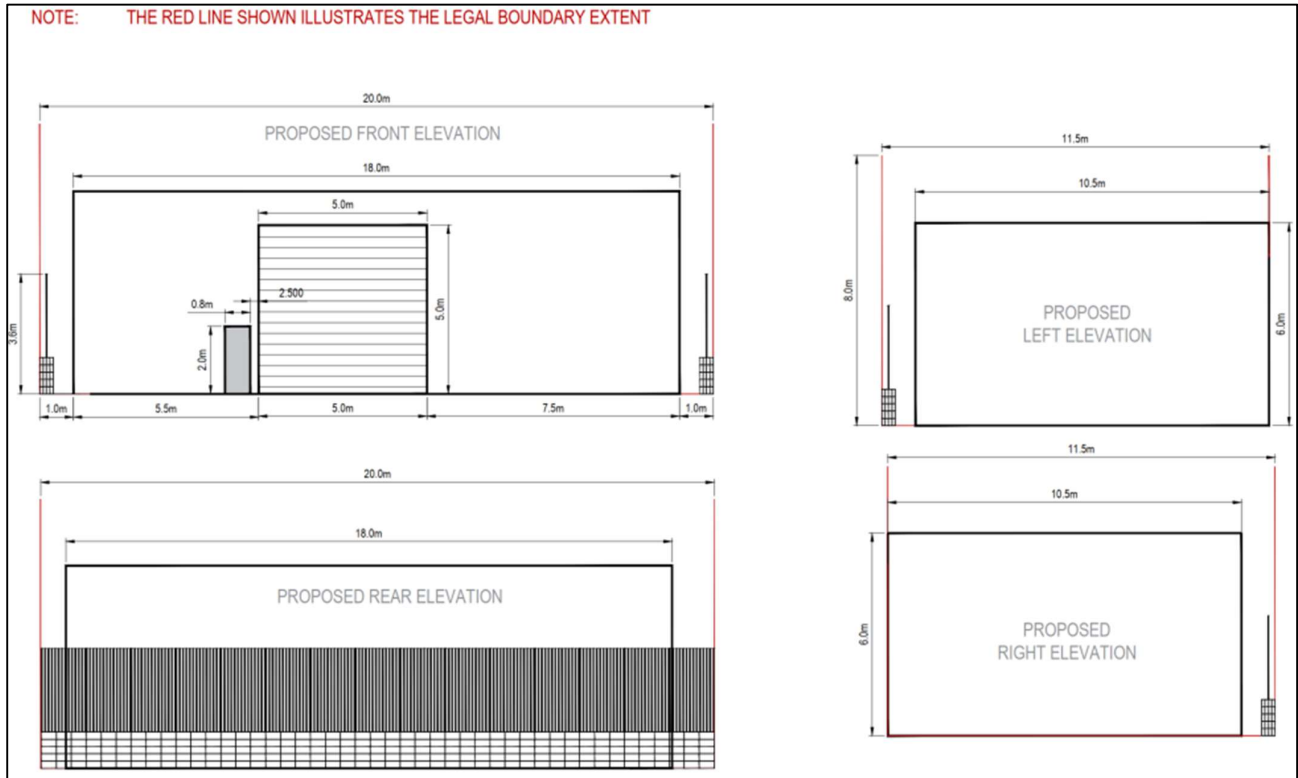
Proposed Hangar Sections Plan:



Proposed Hangar Materials:



Proposed Existing & Proposed Overlay:



FOR INFORMATION ONLY

CJR PROPULSION LIMITED
 PROPOSED HANGAR SECTIONS
 EXISTING AND PROPOSED OVERLAY

CJR PROPULSION LIMITED

Client of the Issue	Owner	COLUMBIA UNIVERSITY
Drawing Scale	Approved	MARK RUSSELL
Drawing Number	Revision	1

SCALE NOTE: On egg scale from the drawing. If in doubt, see ARCHITECT NOTE. The position of any building under or under way, utility services, shall or appears shown on this drawing is intended to be correct, but the architect is not responsible for its accuracy or reliability. Other work shall be approved by the architect and not shown. The Contractor is responsible for obtaining their own investigation where the presence of any existing services, utilities, shall or appears may affect the proposed work.

CJR Propulsion Drawing Pack:

CJR Propulsion Ltd have produced a drawing pack containing

- Existing and Proposed Building Overlay Drawing.
- Existing Refuse Drawing.
- Existing Site Images Drawing.
- Existing Site Location Plan (Zoomed In).
- Existing Site Location Plan (Zoomed Out).
- Proposed Hangar Ariel View.
- Proposed Hangar Internal Layout.
- Proposed Hangar Layout Plan.
- Proposed Hangar Materials Concept/Illustration.
- Proposed Hangar Sections Plan.
- HM Land Registry Plan showing Legal Boundary.

Omega Steel Buildings Drawing Pack:

Omega Steel Buildings Ltd have produced a full drawing pack containing the below:

- Building Base drawings (SCN1943 GA-01 Base).
- Building Roof drawings. (SCN1943 GA-02 Roof).
- Building Gables drawings. (SCN1943 GA-03 Gable).
- Building Side/Elevation drawings. (SCN1943 GA-04 Sides).
- Building Section drawings. (SCN1943 GA-05 Section).
- Building Side Elevation drawings. (SCN1943 GA-06 Side Elevation).
- Building Gable Elevation drawings. (SCN1943 GA-07 Gable Elevation).
- Building Typical Base Detail.
- Building Groundworks Base Plan.
- Building Base Details.