LANDLINK ESTATES

MountfordPigott

Saltbox

Bognor Regis

Unit 3 Design Codes

july 2021

1744-PGB-04-B

ARUN DISTRICT COUNCIL BE/121/21/RES

00 Revisions

Revisions			
Rev	**Date**	**Initials**	**Description**
A	23.08.21	MW	Landscaped bund removed from north of unit, text on pages 4 and 11 adjusted to suit. Section on page 11 revised.
B	23.11.21	MW	Tree removed at entrance, text adjusted to suit where necessary

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01 Introduction

Purpose of document

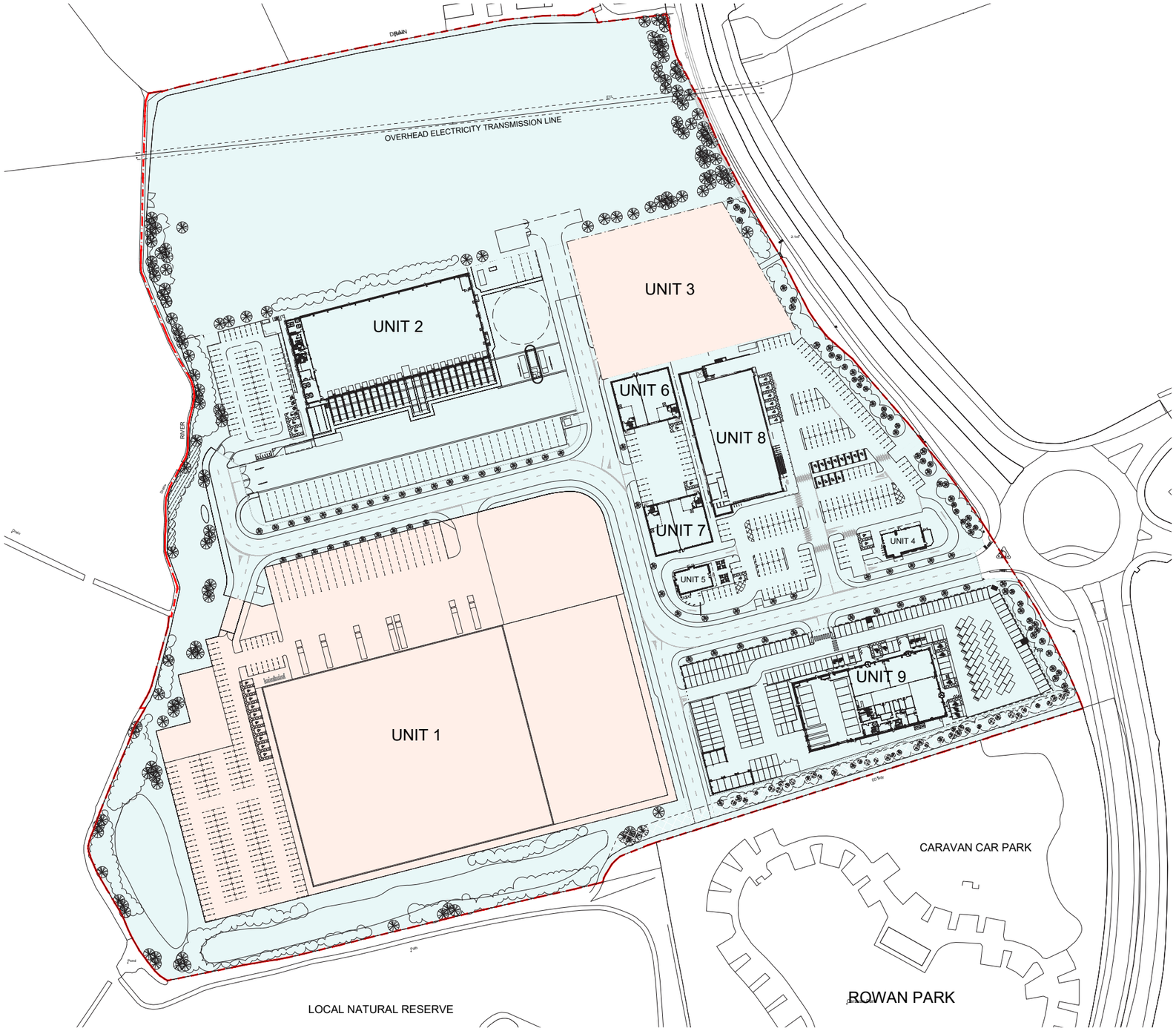
Outline planning permission BE/135/18 provides for a total of 12,100sqm of B1/B8 floorspace across Units 1 & 3 to allow the flexible delivery of employment space within the Saltbox site. Reflecting this requirement for flexibility, the outline permission did not include approval of the layout, design, height, landscaping, appearance or materials.

Accordingly, this reserved matters submission provides full details of the proposed unit required by Condition 1 of the permission, as well as the details of materials and external finishes, surfacing, means of enclosure and parking required by Condition 5 and this Design Code statement required by Condition 6.

Over the following pages we aim to demonstrate how the detailed proposals within the RMA for unit 3, reflect the objectives of the Design and Access statement submitted with the original application.

In order to do this we will illustrate the proposals for unit 3, and compare these against what has already achieved detailed planning for units 6 & 7, which are of a similar use and scale.

A Non-Material Amendment (NMA) application (BE-98-21-NMA) has already been approved for the necessary changes to the road layout, which is part of the Full application, in order to facilitate the proposed layout of the plot. The approved illustrative phasing plan is adjacent.



Phase 1	Detailed planning submission	8.618 hectares
Phase 2	Outline planning submission	3.386 hectares
— · — · —	Saltbox site boundary	12.004 hectares

Illustrative masterplan - phasing plan

02 Proposal

Proposed site plan

The plan opposite shows the proposed unit 3 site plan, with hard and soft landscaping materials, and enclosure. The plan also illustrates the plot access as amended by Non-Material amendment BE_98_21_NMA.

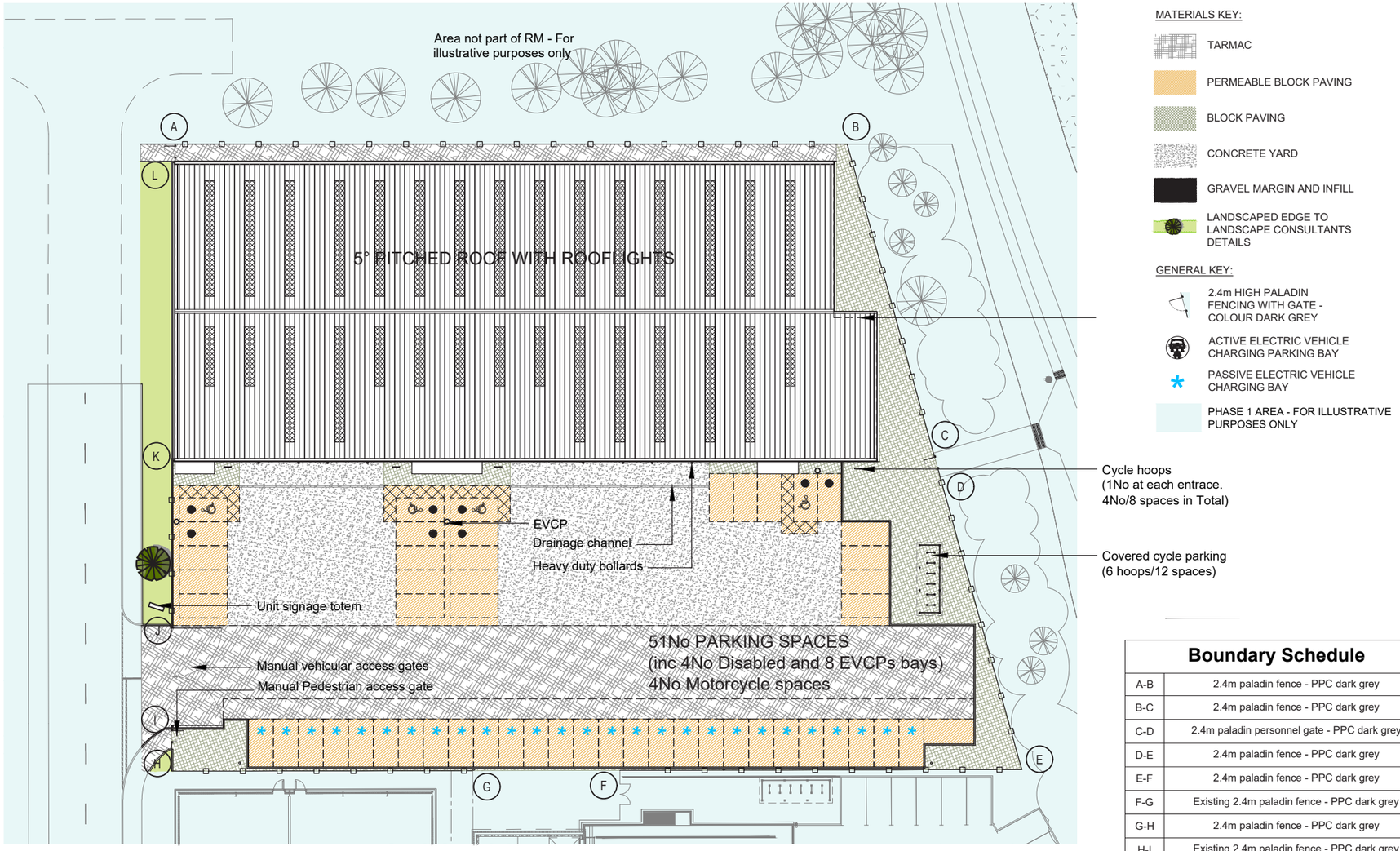
The hard landscaping works consist of a concrete yard, charcoal colour permeable block paved parking bays, a tarmac access road and natural coloured block paving to pedestrian areas. There is a gravel/pebble margin around the building (broken by access points). This is the same as other plots within the masterplan.

Overall there are 51 parking spaces, 4 of which are disabled, with 8 spaces (including the disabled spaces) having access to active electric charging points. All the spaces along the southern boundary will have passive charging. There are also 4 motorcycle spaces, 8 staff cycle spaces and 12 covered cycle spaces for visitors.

There is only a limited amount of soft landscaping in the form of a verge, with a tree, running up the west side of the plot, continuing the verge from the full application site.

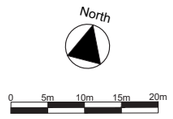
The plot is enclosed on all sides by a dark grey paladin fence (to match fences across the other plots) with vehicular and pedestrian gates to match.

As with Units 2 and 6/7, 15% of the roof area is given over to rooflights, and the roof is at a 5° pitch.



Proposed site plan

Boundary Schedule	
A-B	2.4m paladin fence - PPC dark grey
B-C	2.4m paladin fence - PPC dark grey
C-D	2.4m paladin personnel gate - PPC dark grey
D-E	2.4m paladin fence - PPC dark grey
E-F	2.4m paladin fence - PPC dark grey
F-G	Existing 2.4m paladin fence - PPC dark grey
G-H	2.4m paladin fence - PPC dark grey
H-I	Existing 2.4m paladin fence - PPC dark grey
I-J	2.4m manual paladin vehicular gate - PPC dark grey
J-K	2.4m paladin fence - PPC dark grey
K-L	Building facade
L-A	2.4m paladin personnel gate - PPC dark grey



Pedestrian gate

Paladin fencing

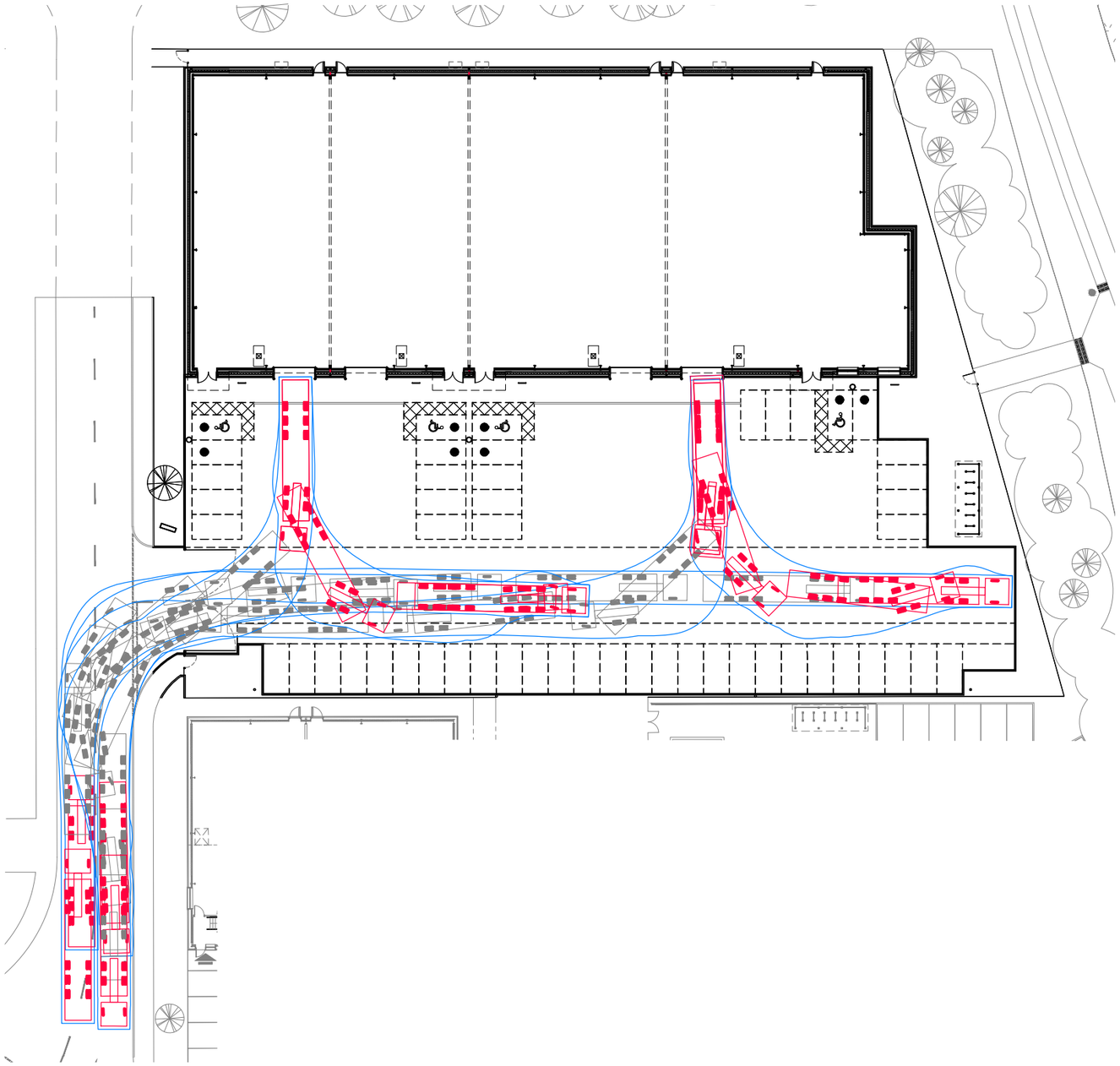
Vehicular entrance gates

02 Proposal

Vehicle tracking

We have tracked two of the loading docks for an articulated lorry entering, reversing up to the dock doors and leaving, for both locations to check that the manoeuvre is possible, see adjacent illustration.

This will be the worst case scenario as tenants may use smaller delivery vehicles.



02 Proposal

Proposed floor plan

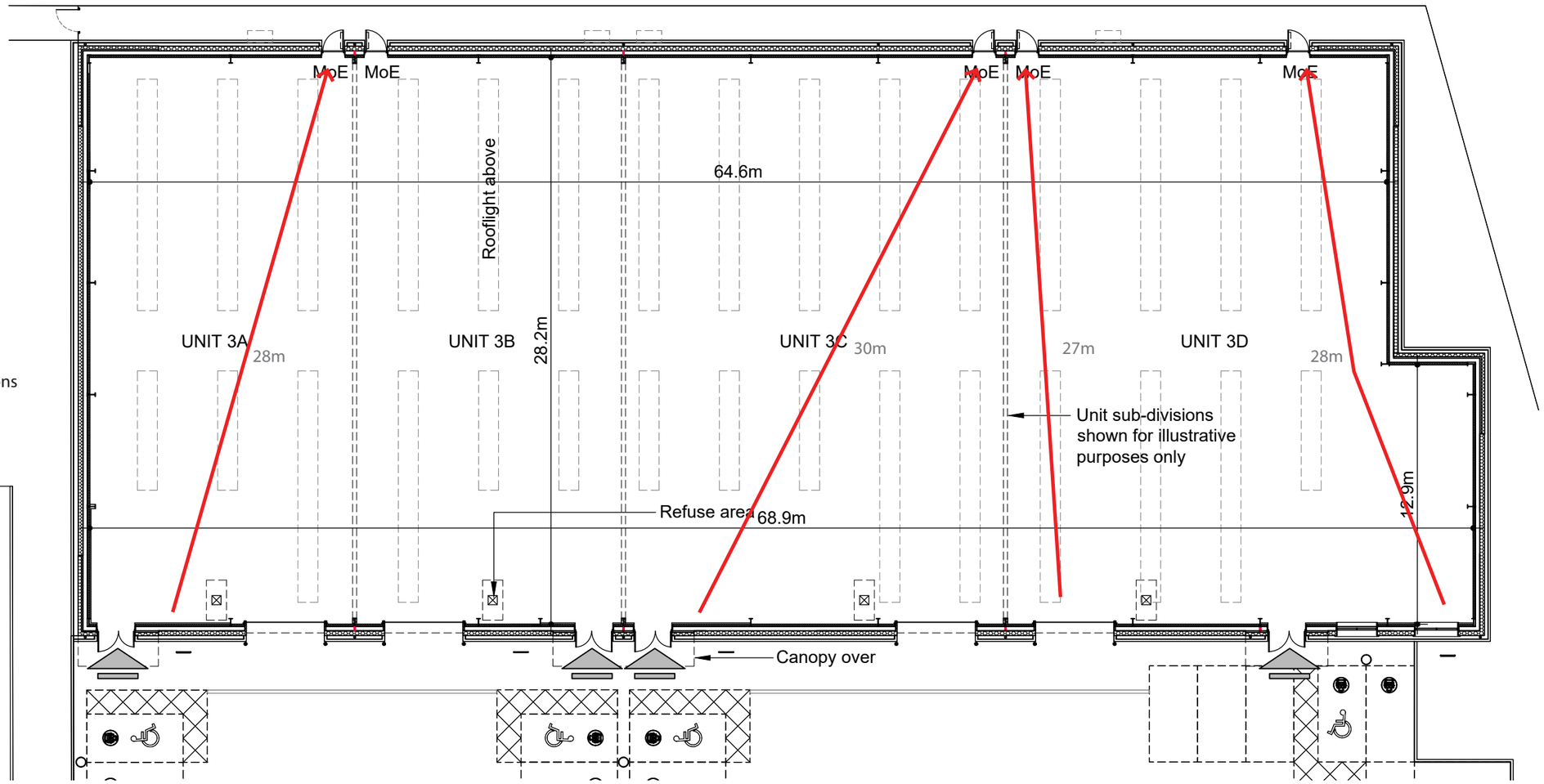
The building has been designed to meet the specific requirements of an operator. However, to provide long term flexibility and to meet institutional investment requirements, it has been designed to be capable of subdivision into up to four units as shown on this plan.

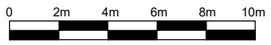
Each unit has glazed entrance doors, a level access loading dock and rear means of escape doors (all merlin grey), which are all level entry. Based on 2+ means of escapes the distances in all units are within the 30m limit.

Areas

Area Schedule			
Unit	GIA		
	sqm	sqft	
3a	367	3,950	
3b	370	3,982	
3c	529	5,694	
3d	586	6,307	
Total	**1,852**	**19,933**	With subdivisions
Total	**1,873**	**20,160**	Without subdivisions

Area Schedule		
Unit	GEA	
	sqm	sqft
Total	**1,996**	**21,485**





02 Proposal

Elevational principles

In order to show how the proposed unit 3 has been designed to be in keeping with the other buildings in the masterplan, first we look at the consented elevations of units 6 & 7. The principle of the unit 6/7 elevations was to have a simple design which emphasised entrances and corners.

Two cladding materials are proposed; a Merlin grey micro-rib aluminium cladding panel to the corners and at high level below the eaves, and a Hamlet coloured trapezoidal aluminium cladding panel to the rest of the facade. The roof is a Hamlet coloured trapezoidal aluminium cladding panel with polycarbonate rooflights.

Windows and glazed entrance doors will have merlin grey frames and be double glazed. Some windows will have openable lights, which will be top hung.

MoE and sectional overhead doors will be merlin grey.

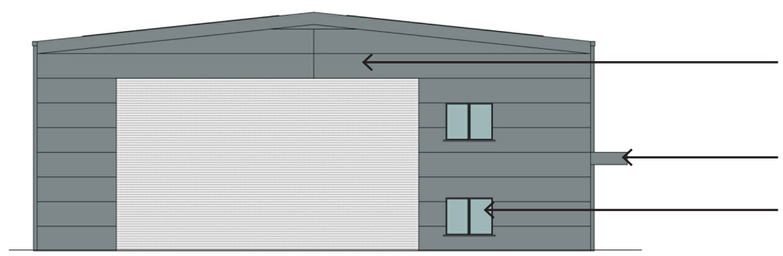
The proposed elevations on the following page illustrate how the design principles described above, have been implemented on the unit 3 building.

Polycarbonate rooflights

Insulated sectional overhead door, Merlin Grey

Glazed entrance doors within Micro-rib panel section

South elevation

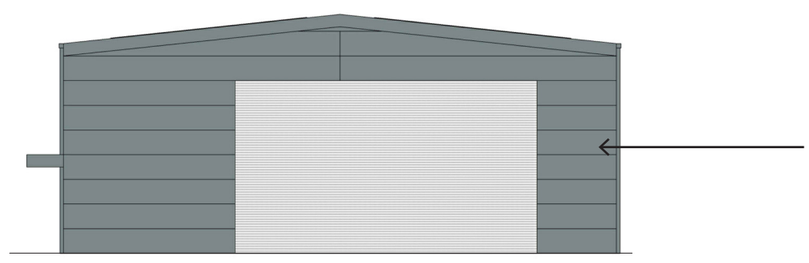


Merlin grey cladding continues over the top of the trapezoidal cladding

Merlin grey cantilevering canopy

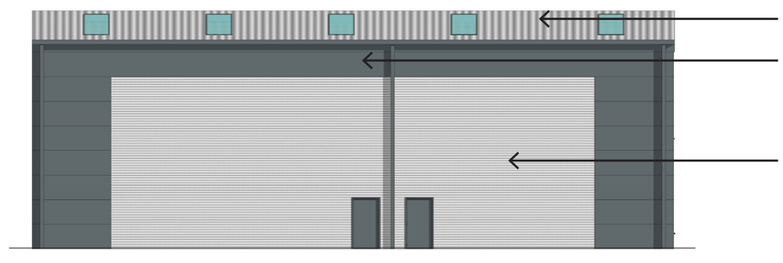
Merlin grey framed double glazed windows

West elevation



Merlin grey micro-rib aluminium cladding to rear corners

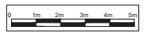
East elevation



Hamlet (RAL 9002) trapezoidal aluminium roof caldding

Merlin grey cladding continues over the top of the trapezoidal cladding

Hamlet (RAL 9002) Trapezoidal aluminium cladding



North elevation

Elevations from planning consent BE/135/18/PL for unit 6

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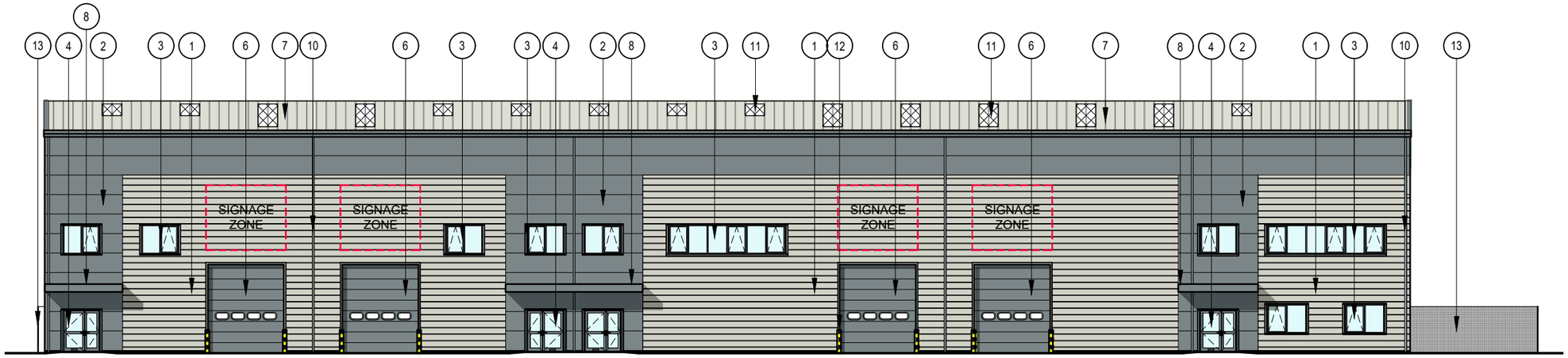
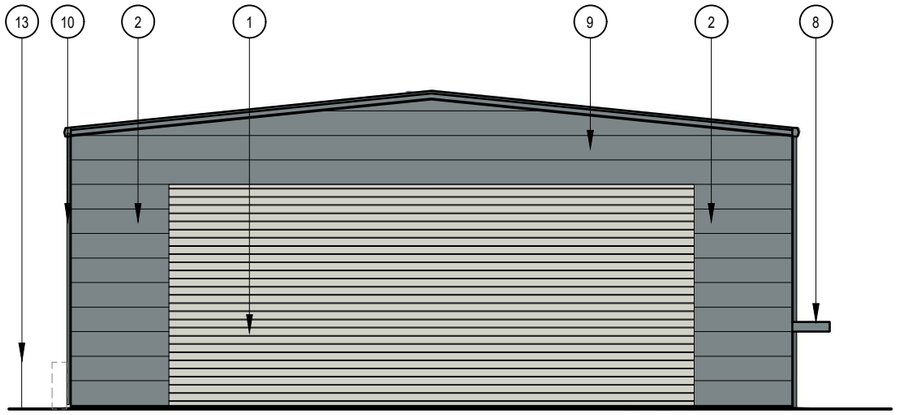
02 Proposal

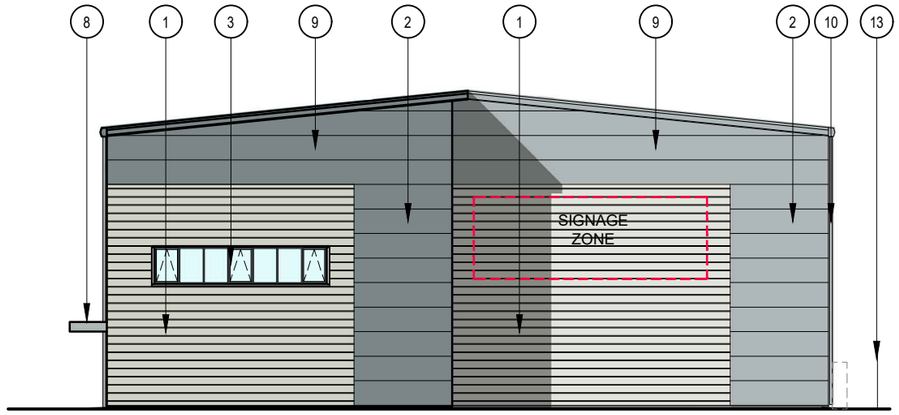
Proposed elevations



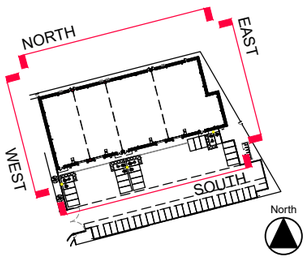
South elevation



West elevation



East elevation

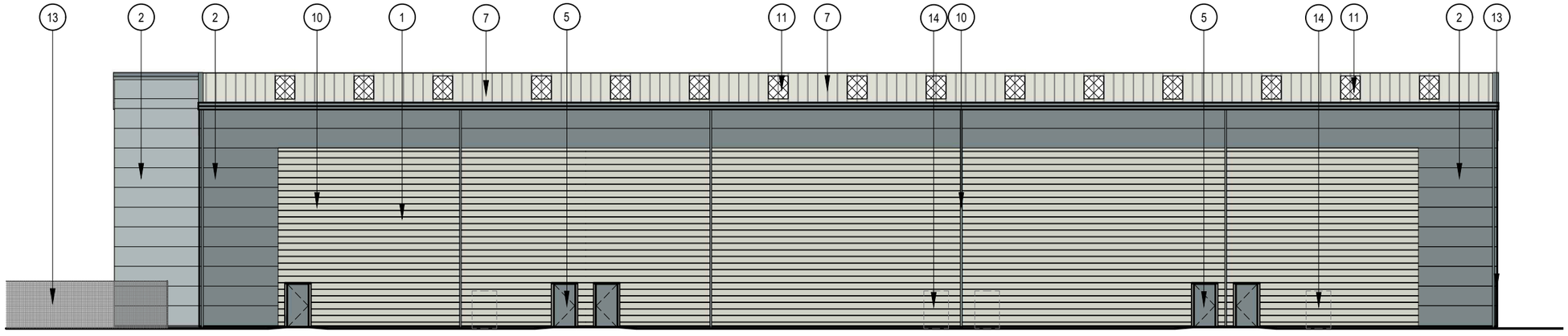


KEY PLAN (NTS)

MATERIALS SCHEDULE

1. Horizontally laid Trapezoidal profile aluminium built up cladding, PPC RAL 9002 (Hamlet)
2. Horizontally laid Micro-rib profile aluminium composite panels, PPC Merlin Grey
3. Windows, PPC aluminium frame, Merlin Grey
4. Glazed entrance/exit door, PPC aluminium frame, Merlin Grey
5. Solid core steel door, PPC Merlin Grey
6. Insulated overhead sectional door, PPC Merlin Grey
7. Trapezoidal profile aluminium bult up roof cladding, PPC RAL 9002 (Hamlet)
8. Entrance canopy
9. Aluminium Fascia, PPC Merlin Grey
10. Rainwater goods, PPC Merlin Grey
11. Polycarbonate rooflights
12. Heavy duty bollards, yellow and black
13. Paladin perimeter fence, dark gery
14. Future plant location

0 2m 4m 6m 8m 10m



North elevation

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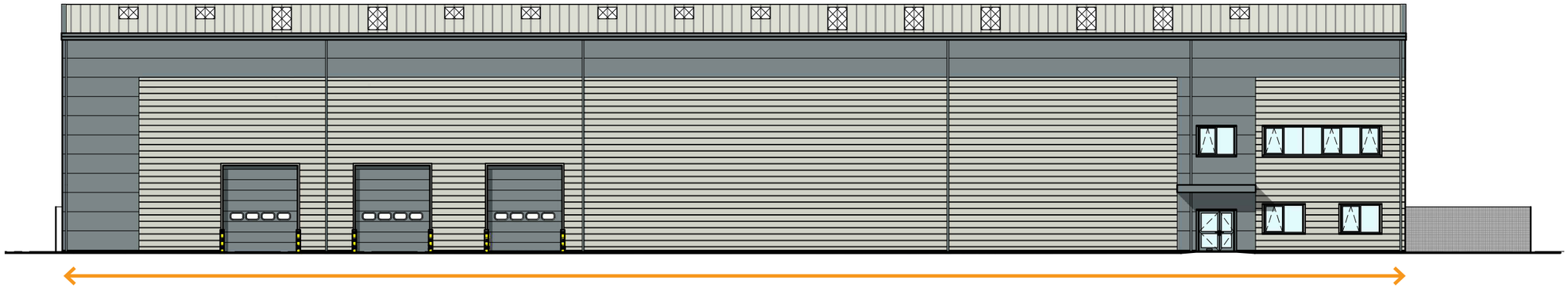
02 Proposal

Alternate elevations

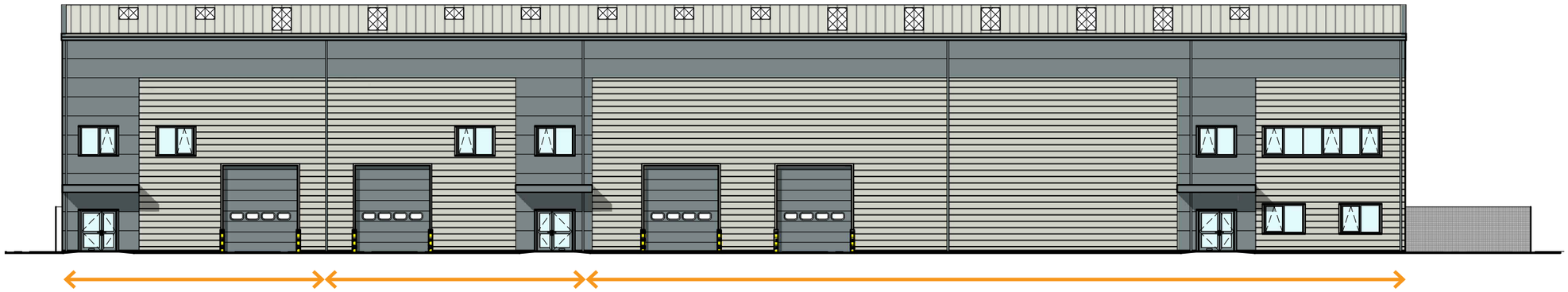
Entrance doors, windows and roller shutters are shown on the previous page on the basis of the maximum number of units. However, depending on the final letting of the building, although the principles of the elevation will be the same, the number of loading doors, entrances and windows may change. Where not required the voids will be filled with cladding to match the surrounding type/colour.

The elevations opposite illustrate 3 other potential options for how the building may look depending on how many units and where they are located.

We would submit an NMA to cover these changes if the need arose.



Building let to single tenant



Building split into 3 units

Building split into 3 units

0 2m 4m 6m 8m 10m

02 Proposal

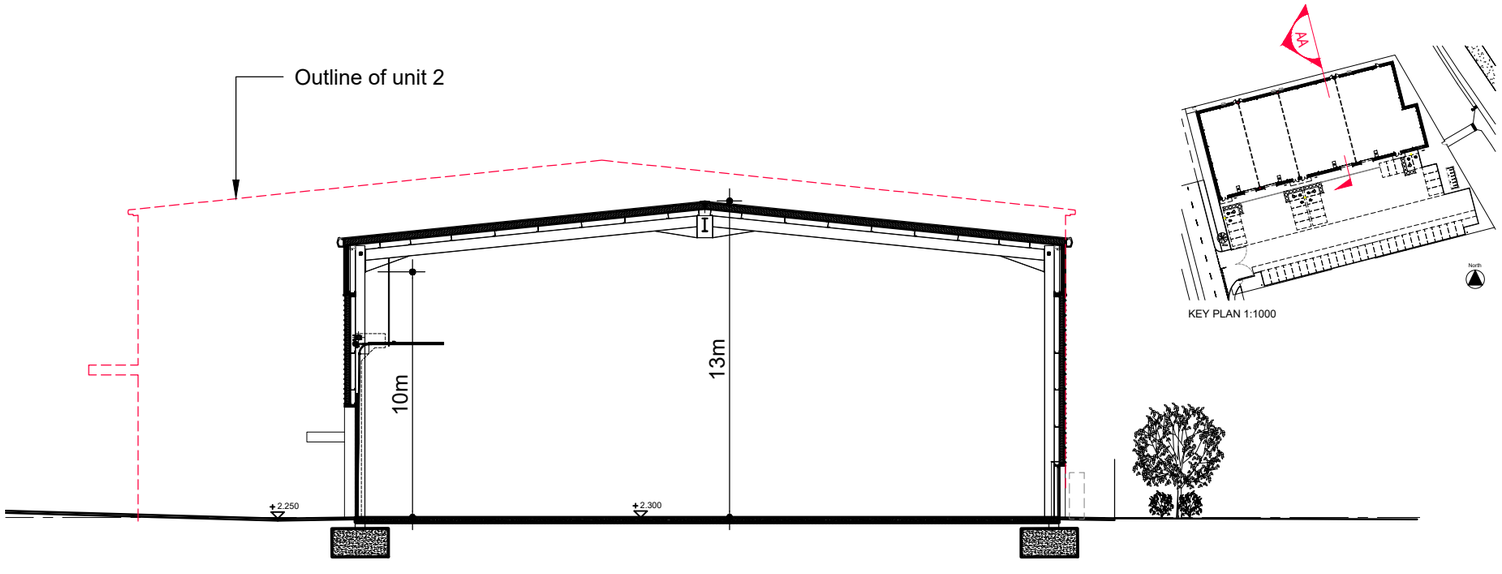
Proposed section

The building has a simple 5° pitched roof form (the same as unit 2 and 6/7) with an underside of haunch height of 10m, and a resultant top of pitch height of 12.9m, as illustrated opposite.

The outline of unit 2 has been added to the section to show the scale difference between the two buildings.

Access and Maintenance

All windows, cladding, gutters and rooflights can be maintained from the hard standing around the building either by ladder, MEWP or long reach pole.



Section AA

Sustainability

Thermal insulation levels for the development shall go beyond the building regulations' new build standards, reducing the building's heat losses.

The plans submitted do not show separate office spaces within the building, as these will be developed with future tenants. When provided, office areas will be ventilated with heat recovery, thus reducing the heating requirements of the space. High-efficiency air-source heat pumps will provide heating and cooling within the office areas.

The units will incorporate low-energy lighting with photoelectric dimming and presence controls to reduce energy consumption.

An extensive range of low and zero-carbon technologies have been considered in terms of providing a proportion of the development's energy demand, with highly efficient air source heat pumps chosen to condition the indoor climate (heating and cooling) within the office areas. These will provide 13.4% of the overall energy demand. For more detail see the Unit 3 energy statement.

03 Conclusion

Summary

Outline planning permission BE/135/18 provides for a total of 12,100sqm of B1/B8 floorspace across Units 1 & 3 to allow the flexible delivery of employment space within the Saltbox site.

Summary of unit 3 key features

Area
1,873sqm GIA

Height
10m to underside of haunch
12.9m to top of roof pitch

Parking
51No. parking spaces (4 No accessible)
4No. Motorcycle spaces
20No. cycle spaces (12No covered)

Renewables
Air Source Heat Pumps to future office areas

Elevationally, and with regard to hard landscaping, the building will utilise the same or similar materials with the same colour palette as other consented or completed buildings in the masterplan. Thus meaning a similar aesthetic will be seen across the park, tying the buildings and landscape together.

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