

design and access statement

for the
redevelopment
of the hatchery,
hatch end
business park,
middle aston
near bicester
**for
middle aston
limited**

Issue 01 dated 05 March 2020

01 contents and introduction

DESIGN TEAM

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Checked by: Andrew Kemp

INTRODUCTION

General

This Design & Access Statement (DAS) has been prepared by Ferguson Mann Architects (FMA) on the instructions of Middle Aston Limited for redevelopment of a former hatchery - Hatch End Industrial Estate, Middle Aston near Bicester, Oxfordshire to provide flexible business space (including office, workshop and storage uses) together with various communal facilities.

This DAS contains the following:

- Design Statement
- Access Statement
- Statement of Consultation
- Landscape Statement
- Refuse and recycling provision
- Parking provision**

It should be read in conjunction with the following information:

- Application form
- Architects Drawings (prepared by FMA)
- Planning Statement (prepared by JPPC)*
- Heritage Statement (prepared by JPPC)
- Transport Statement (prepared by Mode)
- Ecology Report (prepared by Windrush Ecology)
- Arboricultural Report (prepared by BJ Unwin)
- Energy Statement (prepared by BJP)
- District Heating/Combined CHP Feasibility (Prepared by BJP)
- BREEAM Pre-planning Assessment (Method)
- On-site Renewable Energy Assessment (prepared by BJP)
- Flood Risk Assessment (prepared by Link Engineering)
- Drainage Report/SUDs
- Construction Environmental Management Plan Prepared by Middle Aston Ltd and Hawkins Projects Ltd

* Includes EIA screening opinion.

** Includes details for charging electric vehicles.

SUMMARY OF PROPOSALS

These proposals include:

- 3124m² of B1 workspace for start up businesses in the form of 29 separate workspaces of between 66m² and 199m².
- 97no car parking spaces including 4 no designated disabled and up to 10no electric charge points.
- Cycle stores
- Refuse/recycling stores

LOCATION

Latitude 51.9347
Longitude -1.3096

Address

Hatch End Industrial Estate,
Middle Aston,
Bicester
OX25 5QL



01 introduction

Fig 1: Site location aerial

02 site planning history, consultation and site description

PLANNING HISTORY

The site was previously a poultry farm and still retains some wooden buildings from this time, albeit subject to other uses at the moment.

A change of use application was granted for the conversion from agricultural use to 'various B1, B2 and B8 uses' office, light industrial and the use of the scout hut and existing office as uses not associated with poultry farm.

Within this application 4no. buildings were demolished (greatly reducing the sense of site enclosure and opening up views across the site from the entrance). New parking was consented within this area.

A pre-application process for this scheme to investigate potential issues was undertaken in 2019 with a response received in August of that year. Feedback was received which has been addressed within the design.

CONSULTATION

A consultation event was conducted by the client team on the 16 September with the Steeple Aston Parish Council, other members of the public were also in attendance. Positive feedback was received from the group who appreciated the benefits that redevelopment would add to the scheme.



SITE DESCRIPTION

Access

Access to the site is from the east, on the main road between Middle Aston and Steeple Aston.

Context

An adjacent industrial estate lies to the west. To the north is a private house, currently under construction, and beyond that a conference centre (Middle Aston House). To the south are fields and woodland. And to the east is the access road.

Site

The site is divided into four main areas;

- (a) To the front of the site the industrial estate itself that previously housed a hatchery or chicken farm,
- (b) An open grassed area, located to the rear of the site, in the south west corner,
- (c) An area occupied mainly by mature trees (some of which are subject to Tree Preservation Orders (TPO) located to the rear of the site in the north-west corner, and

(d) A heavily treed public footpath that runs along the south edge of the site.

Landscape

Mature trees, by and large, enclose the site on all sides such that it is visible from very few places.

The site rises from the road (circa +115.5m AOD) to a high point to the rear of the site (circa +125.8m AOD). The rear half of the site is mainly flat.

This page:

Fig 1: Entrance building

Fig 2: Roof detail - entrance building

Fig 3,4: Existing work units

Far page:

Fig 5, 6: Existing work units

Fig 7,8: Land to road boundary



02
site

planning history,
consultation and site
description



1



2

The Hatchery, Middle Aston: Existing Accommodation Schedule (GIA)

Bldg	Unit	Description	GEA		GIA		Unit NIA	
			m2	ft2	m2	ft2	m2	ft2
1						-		-
2	2		334.6	3,602		-		-
3	3		402.1	4,328		-		-
4	4		609.2	6,557		-		-
5	5		608.5	6,550		-		-
6				-		-		-
7				-		-		-
8	8		51.7	556		-		-
9	9		134.8	1,451		-		-
		Clockhouse	102.3	1,101		-		-
		Scout Store	54.0	581		-		-
Totals			2,297.2	24,727		-		-

This page:

Fig 1, 2: Typical space between sheds

Far page:

Fig 3,4: Typical boundary conditions

Fig 5: View from open ground to west boundary



02 site existing buildings and topography

BUILDINGS

These comprise mainly large timber clad lightweight structures with pitched roofs. They are in a poor state of repair and fall well below current standards for workspace.

At the front and centre of the site is a 'pavilion' with twin gables and a roof-mounted clock / weather vane.

A scout storage and meeting hut is located to the rear.

Current occupiers include engineering and craft businesses.

Asbestos containing materials (ACM) have been found on site, including sheet roofing material, ceilings and wall boards.

TOPOGRAPHY

The site occupies the corner of a rise has a continuous slope from South East to North West. Generally the steepest inclines are from the point of existing road access to the West, rising up to the existing tree lined avenue at the East which sits roughly at the brow of the hill.

A shallower gradient runs from the South rising up to the North. Relatively level access between the existing units is possible in this direction.

Locally on site there are some steeper embankments.

The perimeter of the site is marked by taller trees and hedgerows.

Existing blockwork retaining structures and artificially graded banks have been used to provide level areas for the existing agricultural buildings.

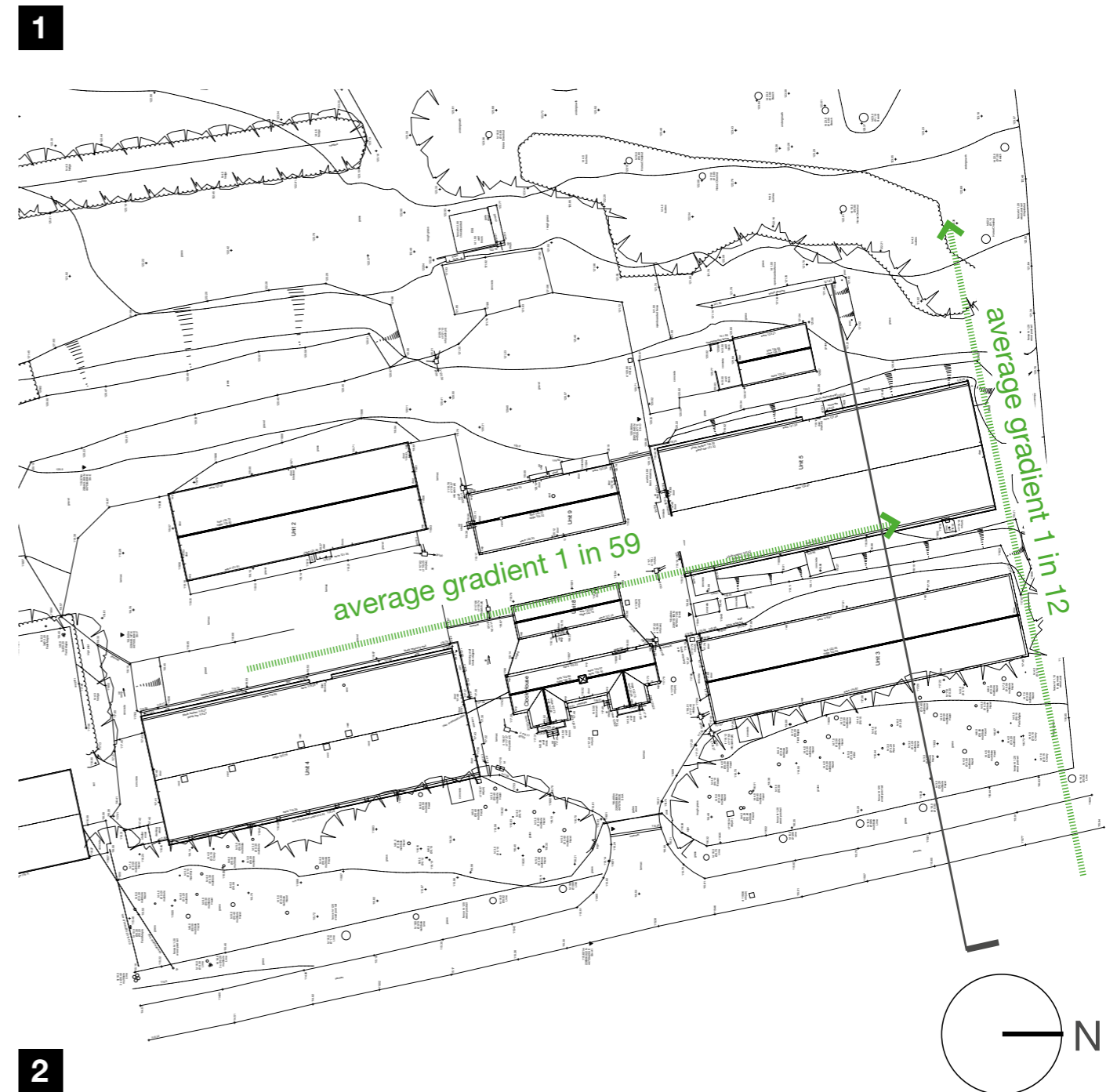
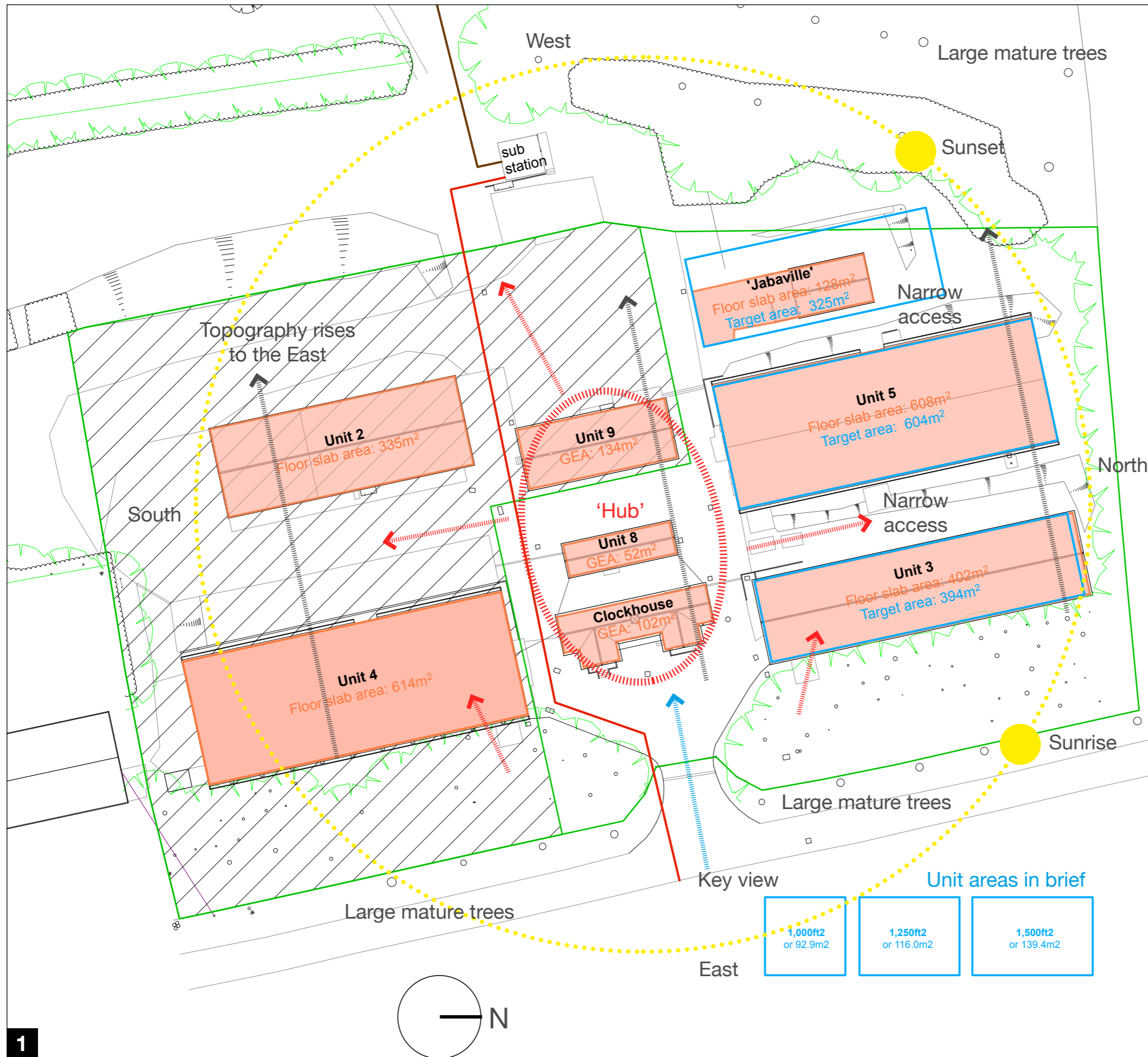


Fig 1: Site plan (topographical survey)

Fig 2: Site section (existing)

02 site constraints and opportunities



Notes on Phase 1

Blue areas represents target area by building
 Red areas represents existing building footprint/
 slab area

03 proposals options overview

A properly designed workplace requires less building infrastructure, which takes up less space, produces less heat, and consumes less power than traditional workspaces - while supporting employees more effectively.

KEY ISSUES

General

- Context / Setting - rural location, site screened by trees,
- Place - a working community
- Health, wealth & happiness - quality of workspace
- Energy/sustainability

Brief

- Required floor area verses building depth/ number of levels

Site layout

- Utilising existing footprint to inform new layout
- Proximity of parking to units/legibility
- Access to units
- Servicing units
- Level / slope / topography - working with the slope
- Site security

Unit Design

- Unit depth - optimise for daylight/ventilation
- Headroom requirement
- Daylight/Ventilation - healthy environment
- Lighting / coolth
- Retained elements
- Thermal performance
- Roof section/ design - work with slope
- Introduction of partitions (agents comments)
- Appearance / materials - timber?

Landscaping

- Key element to new design
- Integration of buildings, parking and landscape
- Existing trees to front boundary



EXISTING SITE PLAN

- Parking numbers - LA maximum
- Servicing / large vehicles
- Visitor parking - numbers and location
- Ecology
- TPO trees
- Existing trees root protection zones



This page:

Fig 1: Sketch plan - existing industrial estate
 Fig 4-6: Simple sketch model - existing building massing

Far page:

Fig 2,3: Sketch plan - proposed layouts (options)



2 OPTION 1 SITE PLAN

Legend

- 1 Site entrance
- 2 Central hub/co-working space/cafe
- 3 Visitor parking
- 4 'Rebuilt' workspace (re-using slab) - orange
- 5 New workspace (all new) - red
- 6 Parking
- 7 Outside meetings/allotments etc



3 OPTION 2 SITE PLAN

Legend

- 1 Site entrance
- 2 Central hub/co-working space/cafe
- 3 Visitor parking
- 4 'Rebuilt' workspace (re-using slab)
- 5 New workspace (all new)
- 6 Parking
- 7 Outside meetings/allotments etc

03 proposals scheme layouts

OVERALL STRATEGY

- **Units 2, 3, 4:** Demolition of the existing external envelope (timber) leaving the ground floor slab. New 1.5 storey timber framed structure to maximum 10.5m depth to accommodate new workspace units.
- **Buildings 8, 9 & Clockhouse/Office:** Complete demolition, replaced with new central communal hub containing cafe, co-worker and toilets.
- **Scout Store:** Complete demolition, replaced with new store unit located to the rear of the site.
- **Parking:** New car parking located adjacent to units, to the rear of the site and spaces for visitors adjacent to the cafe.
- **Cycles/Refuse:** New cycle stores, refuse recycling stores as required.
- **Landscaping:** Key element in the design - integration of car parking, cafe garden, external meeting spaces and connecting accommodation to landscape/planting.

No of units

Type 1	99m2/1065ft2	6 no
Type 1A	99m2/1065ft2	5 no
Type 1B	119m2/1290ft2	2 no.
Type 1C	119m2/1290ft2	1 no.
Type 2	123m2/1329ft2	6 no.
Type 2A	123m2/1329ft2	4 no.
Type 3	66m2/710ft2	4 no.

Total 28 no

Scout hut	140m2/1507ft2	1 no.
Hub Building	198m2/2131ft2	1 no

Existing footprint/ floor area = **2,297m2 / 24,727ft2**

Target area 2,137m2 / 23,000ft2

Proposed footprint/ ground floor area without mezzanines = **1,871m2 / 20,139ft2 (excludes new scout store)**

Proposed footprint/ ground floor area with mezzanines = **3,124m2 / 33,626ft2 (excludes new scout store)**

Far page:
Site plan



1 Proposed Site Plan
Scale: 1:500

Rev	Date	Drawn	Checked	Description	Rev	Date	Drawn	Checked	Description
	03.04.20	AK	RG	PLANNING ISSUE					

PLANNING ISSUE

Site Areas
 Site ownership 24,600m²
 Application area 9,830m²

Area within site ownership —
Planning Application area —

annotation key
 electric car charging point e

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 • All dimensions to be checked on site

0 25m

North

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Job Title: Hatch End, Middle Aston
 Client: Middle Aston Limited

Drawing Title: Proposed Site Plan (Overall)

Scale: 1:500 @ A1
 1:1000 @ A3

Date: 15.05.19
 Drawn: RG
 Checkd: AK

Job No: 10949
 Drawing No: PL 100

Rev:

03
proposals
accommodation
schedule

The Hatchery, Middle Aston: Proposed Accommodation Schedule (GIA)

Revised Layout (25.03.20)

Bldg	Unit	Type	Hub	Unit GIA							Total GIA					
				Type 1	Type 1A	Type 1B	Type 1C	Type 2	Type 2A	Type 3	m2	ft2				
		Unit mezzanine area (m2)			33.3	33.3	33.3	33.3	41.0	41.0						
		Unit ground floor area (m2)		198.7	66.2	66.2	86.5	86.5	82.5	82.5	66.0					
		Total floor area (m2)		198.7	0.0	99.5	99.5	119.8	119.8	123.5	123.5	66.0				
1	1.1	Hub Lunchroom/workspace	1									198.7	2,139			
2	2.1	Workspace								1		123.5	1,329			
	2.2	Workspace								1		123.5	1,329			
	2.3	Workspace				1						99.5	1,071			
	2.4	Workspace				1						99.5	1,071			
	2.5	Workspace				1						99.5	1,071			
3	3.1	Workspace							1			123.5	1,329			
	3.2	Workspace							1			123.5	1,329			
	3.3	Workspace			1							99.5	1,071			
	3.4	Workspace			1							99.5	1,071			
	3.5	Workspace					1					119.8	1,290			
	3.6	Workspace									1	66.0	710			
	3.7	Workspace									1	66.0	710			
4	4.1	Workspace							1			123.5	1,329			
	4.2	Workspace							1			123.5	1,329			
	4.3	Workspace			1							99.5	1,071			
	4.4	Workspace			1							99.5	1,071			
	4.5	Workspace					1					119.8	1,290			
	4.6	Workspace									1	66.0	710			
	4.7	Workspace									1	66.0	710			
5	5.1	Workspace								1		123.5	1,329			
	5.2	Workspace								1		123.5	1,329			
	5.3	Workspace				1						99.5	1,071			
	5.4	Workspace				1						99.5	1,071			
	5.5	Workspace						1				119.8	1,290			
6	6.01	Workspace			1							99.5	1,071			
	6.02	Workspace			1							99.5	1,071			
7	7.01	Workspace							1			123.5	1,329			
	7.02	Workspace							1			123.5	1,329			
8	8.01	Scout Hut Store										45.9	494			
Totals				-	-	1	-	6	5	2	1	6	4	4	3,198	34,418

This page:

Accommodation schedules (proposed)

Far page:

Unit type plan

The Hatchery, Middle Aston: Proposed Accommodation Schedule (NIA)

Revised Layout (2/10/19)

Bldg	Unit	Type	Hub	Unit NIA							Total NIA			
				Type 1	Type 1A	Type 1B	Type 1C	Type 2	Type 2A	Type 3				
		Unit mezzanine area (m2)			33.3	33.3	33.3	33.3	41.0	41.0				
		Unit ground floor area		150.5	58.2	58.2	78.6	78.6	74.3	74.3	61.5			
		Total		150.5	0.0	91.5	91.5	111.9	111.9	115.3	115.3	61.5		
Totals				151	-	549	458	224	112	692	461	246	2,892	31,126
Total number of units including Hub but excluding scout store												29		

Parking

Area	Notes	Total
Front / Entrance Area		10
Central Area		9
North Courtyard	Includes 2no disabled sized spaces	7
South Courtyard	Includes 2no disabled sized spaces	7
Rear carpark (North)		11
Rear carpark (South)		28
Rear carpark (End)		26
Total number of car spaces including disabled / excluding loading bays		98

ANCILLARY BUILDINGS, SCOUT STORE AND SUBSTATION



Rev	Date	Des	Check	Description
01	04/20	AK	RG	PI ANNING ISSUJF

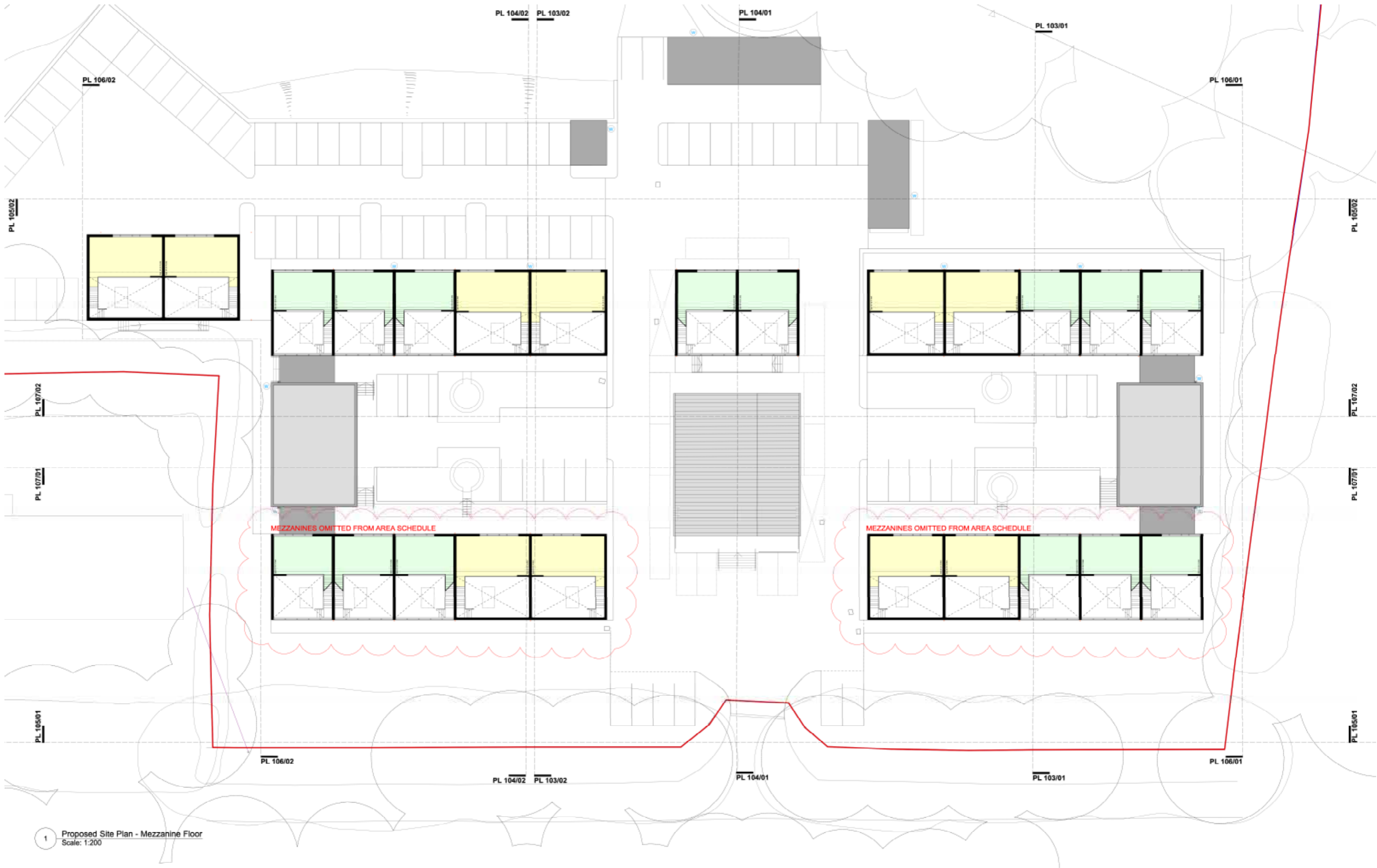
Rev	Date	Des	Check	Description

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ferguson mann architects





1 Proposed Site Plan - Mezzanine Floor
Scale: 1:200

03 proposals appearance massing and materials

SCHEME PRINCIPLES

Site layout

Following the option study a solution reflecting Option 01 was selected.

This has the advantage of providing a prominent central building that provides a meeting point for visitors and can house some central facilities such as cycle lockers and changing facilities that can be used by all on site.

This also provides a good waypoint to orientate yourself around the site.

Landscaped courtyards and seating become evident to retain a rural feel for the site and avoid it feeling 'overdeveloped'. Retaining an agricultural feel for the space, using the existing spacing of the units as a guide, together with their overall massing it was felt that this would avoid the development feeling like an extension of Steeple Aston.

Units are set on the site to enclose these courtyards providing outdoor seating/meeting space and pedestrian circulation separate from the vehicle parking.

Parking is pushed to the rear of the site out of sight of the road keeping it concealed and avoiding the feel of a car park.

Unit design

Single storey with option for an internal mezzanine over part of the floor if required.

Each unit is designed with the potential to accommodate an accessible WC and a utility cupboard, though final fit out will be up to the individual tenants.

MASSING STUDY

The general height and distribution of the units over site is intended to reflect the agricultural nature of the existing buildings.

Roof heights have been raised slightly to reflect the needs of the modern offices, but eaves have been kept low and roof pitches shallow in order to mimic the slope of the land and echo the existing buildings on the site.

Windows are kept in small areas further following the appearance of the current agricultural buildings.

MATERIALS

Across the buildings materials have been selected that reflect the rural nature of the buildings, darker colours have been chosen as a background to all buildings with accent tones to provide an identity to each block that will also assist newcomers and visitors to find their way around.

Use of timber panelling across all facades reinforces the rural feel of the scheme by referencing the existing buildings and the neighbouring agricultural shed.

Windows are proposed to be a painted metal to match the darker colours of the facade.

Roofs are metal panelled systems providing a low maintenance option effective at the reduced pitches.

Metal rainwater goods have been selected for

durability, these will be coloured to match the accent colour of each of the blocks.

For all metal panels a durable paint finish has been specified.

CONSTRUCTION METHODS

As part of the design process Hawkins Projects Ltd have been brought into the design team to provide early stage input.

This has allowed the scheme to develop with the benefit of advice on:

- Construction cost,
- Structural solutions,
- Exterior elevational treatment and finishes,
- Services strategy.

This will help ensure the scheme submitted for planning permission is consistent with that delivered on site.



03
proposals
 appearance massing
 and materials

This page:

- Images prepared by Hawkins Construction
- Fig 1: Corner of Hub building
- Fig 2: Northern courtyard view
- Fig 3: View of access pathway and planted landscape
- Fig 4: View of outside seating space within courtyard
- Fig 5: View of approach to Hub building

04 landscape

SITE ECOLOGY

An ecology report was prepared by Windrush Ecology in Autumn 2018

As part of this study, a survey was undertaken to look for evidence of protected species and valued habitats.

The study also looked at opportunities for further habitat creation and outlined a series of native, local species that would be suitable for the site further strengthening the local ecology.

Bat roosts

Temporary bat boxes will be installed prior to any demolition taking place.

5no. bat boxes will be included in the southern elevations of buildings 2, 4, and 7.

Existing trees

The tree-lined avenue to the East of the scheme is a historic feature belonging to the adjacent Middle Aston House. Development in this area has generally been avoided.

To the south of the site a tree lined path has also been preserved and development affecting these trees has been avoided.

Planting strategy

A landscaping plan has been prepared making use of species noted in the ecology report as suitable local species. Tall planting has been generally avoided to allow the existing tall trees to retain prominence.

Water butts are positioned around the site and connected to drainpipes to allow the collection of water for use in irrigation.

OUTDOOR AMENITY

Seating spaces

Several outdoor seating areas are provided across the site, each courtyard has 2no. fixed seating areas to be used as informal outdoor meeting spaces or breakout spaces.

The hub building has outdoor seating spaces to the rear associated with the co-working space and the lunch room.

An additional seating area is provided to the West of the site which is further away from the parking areas, and therefore traffic noise and fumes.

Pedestrian links back to pathways

New pedestrian paths are proposed to link the site back to the historic pathway to the south of the site and also to connect at the west of the site.

Retaining walls

The existing site strategy for the area is continued with the use of retaining walls to provide level areas for the buildings to be sited. By taking these retaining walls away from the line of the building envelope future adaptation and dismantling of these buildings becomes possible and provides the opportunity to provide level access to as many of these units as possible.

EXTERIOR LIGHTING STRATEGY

Exterior illumination should make use of low level luminaires. Pathways and routes around the site will be illuminated, with the light directed toward the ground. Light spillage onto and around new bat roost features should be wholly avoided.

Appropriate lamp units are to be selected to avoid types of light that will prove detrimental to the bat species. The Bat Conservation Trust recommends that luminaires should have no UV element and should produce a light within a warm white spectrum to reduce blue light component.



1



2

This page:

Fig 1: Temporary bat box

Fig 2: Built-in bat box

Far page:

Landscape plan

NOTE: INDICATIVE PLANTING PLAN ONLY:
PLANTS TO BE SELECTED FROM LIST OF SUITABLE SPECIES CONTAINED WITHIN ECOLOGIST REPORT OF WHICH SMALL SELECTION INCLUDED BELOW

PLANTING AREA 1 - NORTH EAST COURTYARD
 Shrubs: Dogwood 'Cornus Sanguinea'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

PLANTING AREA 2 - NORTH WEST COURTYARD
 Shrubs: Dogwood 'Cornus Sanguinea'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

PLANTING AREA 3 - SOUTH EAST COURTYARD
 Shrubs: Dogwood 'Cornus Sanguinea'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

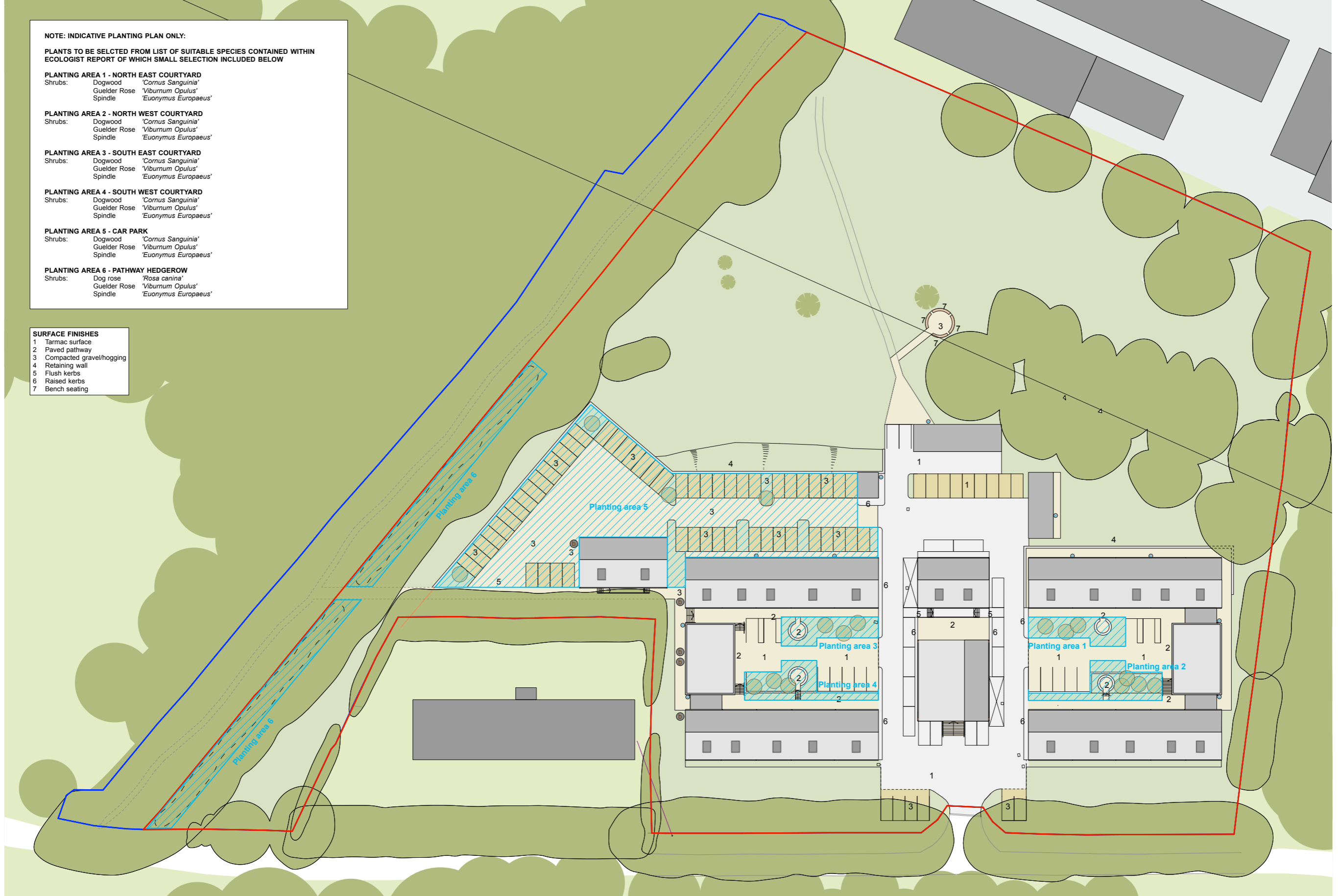
PLANTING AREA 4 - SOUTH WEST COURTYARD
 Shrubs: Dogwood 'Cornus Sanguinea'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

PLANTING AREA 5 - CAR PARK
 Shrubs: Dogwood 'Cornus Sanguinea'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

PLANTING AREA 6 - PATHWAY HEDGEROW
 Shrubs: Dog rose 'Rosa canina'
 Guelder Rose 'Viburnum Opulus'
 Spindle 'Euonymus Europaeus'

SURFACE FINISHES

- 1 Tarmac surface
- 2 Paved pathway
- 3 Compacted gravel/hogging
- 4 Retaining wall
- 5 Flush kerbs
- 6 Raised kerbs
- 7 Bench seating



1 Proposed Site Plan
 Scale: 1:400

Rev	Date	Drawn	Checked	Description
03.04.20	AK	RG		PLANNING ISSUE

DRAFT PLANNING ISSUE

- water butt for irrigation (connected to downpipes)
- built in hot box

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Job Title Hatch End, Middle Aston	Drawing Title Proposed
Client	

05 access statement

PROPOSED ACCESS

Access

Workspaces

All units have individual access through double doors with unequal leaves, this allows for personnel access with the occasional larger delivery using the whole opening.

All thresholds are to be level access.

Access to upper floors

Where mezzanines are present within units this is to be achieved by internal stair access.

Additional fire escape doors are included in some units to allow for easy egress from upper floors without passing back through the workspace past any tea points. Raised walkways are used to ensure level access is possible for these doors.

All workspace units contain accessible WC provision

Hub Building

Due to the topography of the site level access is not possible to all sides of the hub building. Stepped access is provided to the front (East) side of the building with level access through the rear lunch room.

Circulation around the site

The topography of the site is steeply sloped from East to West, rising steeply from the main vehicle entrance, a more gentle slope is present from the south rising towards the northern border of the site.

Pedestrian circulation

Pedestrian and accessible circulation around the site is principally in the East West utilising gradients greater than 1 in 20 to avoid handrails and other visual barriers. Parking points are located conveniently around the site to minimise horizontal travel distances.

Some small areas of steps have had to be included to allow short north south routes across the site, where this has not been possible to achieve with ramped access.

Vehicle Circulation

Much of the vehicle parking and circulation is maintained at grade to the site, minimising disruption to the topography and established trees.

key

main vehicle circulation area

accessible parking areas

loading bay

electric car charging point e



This page:
Circulation diagram

PARKING

Car Parking

97 no. parking spaces are provided at various locations around the site allowing convenient access to work-spaces.

2no. accessible parking bays are provided within each of the courtyards

Electric car charging points are provided to 10no. spaces around the site.

Loading bays

2no. loading bays are provided adjacent to the hub building within easy reach of both courtyards

Cycle parking

In line with BREEAM requirements 34no. cycle parking spaces are provided in a secure store at the western end of the site. Within the store sheffield stands are proposed as secure locking points.

Shower cubicles and lockers are provided within the Hub building.

TRAFFIC AND TRANSPORT

A separate framework travel plan and transport statement has been prepared by Mode Transport Planning and should be referred to here.

These documents show that the traffic impact was expected to be negligible with no increase in HGV traffic, an access strategy provided for all modes of transport and a satisfactory parking strategy.

REFUSE/RECYCLING

Refuse is proposed to be divided into 2 principle types:

- General Waste
- Recyclable Waste

Waste will be collected in 2no. refuse stores located in the carpark at the western edge of the scheme. General Waste and recycling bins will be present in each store.

This approach is considered appropriate because it will keep pathways, parking and roadways clear of individual bins, avoiding obstructions and keeping waste areas secure until collection.

The stores themselves are located to be convenient for the north and south sets of units, adjacent to the central vehicle circulation route allowing these bins to be easily accessed and emptied.

At the current time, there is proposed to be no in-site catering so no dedicated food waste space is provided.

At the current time 25m² of storage space for waste is proposed divided between the stores, each store capable of holding 6no. individually accessible waste bins of 1280L capacity.

BREEAM

At the time of writing the scheme is being designed to comply with a BREEAM rating of 'very good' Separate assessment documents and reports detail the measures taken to achieve this rating and should be referred to.

ENERGY USE

A Services Options Appraisal & Energy Statement has been prepared by BJP. This report looks at options for fuel and services infrastructure.

These have been assessed in terms of capital costs, running costs, carbon emissions and management issues.

Renewable options are also considered and the solution selected has been included in the BREEAM assessment.

FLOODING

A flood risk assessment was carried out by Link Engineering as part of this application and should be referred to for details of the flood and drainage strategy, briefly it concluded that:

"Drainage does not constrain the grant of consent to the development as proposed. Details of surface water drainage can be controlled by an appropriate planning condition. Details of foul drainage can be controlled by Building Regulations."

06 other issues parking refuse/recycling BREEAM Flooding

05 application drawings

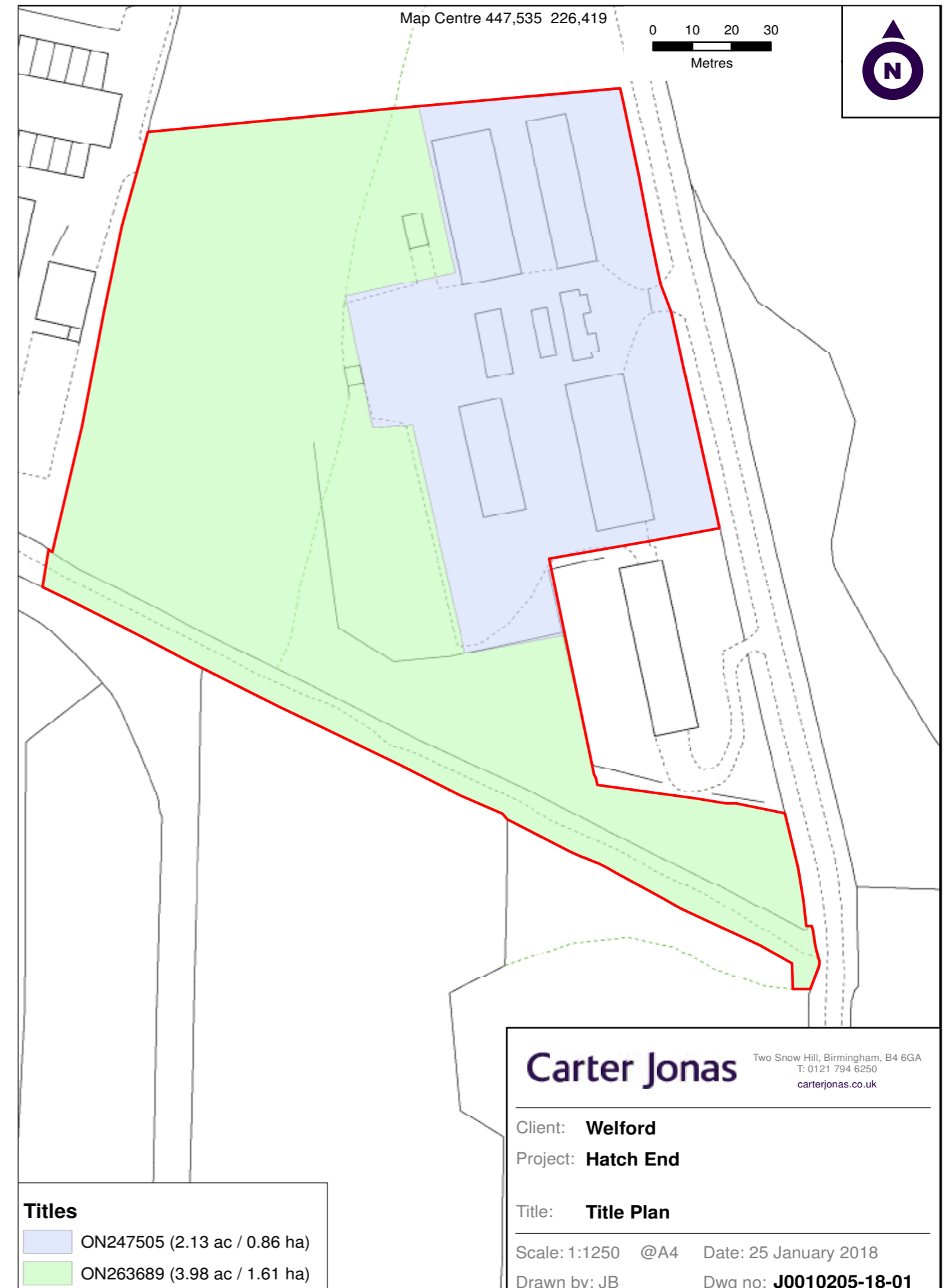
APPLICATION DRAWINGS

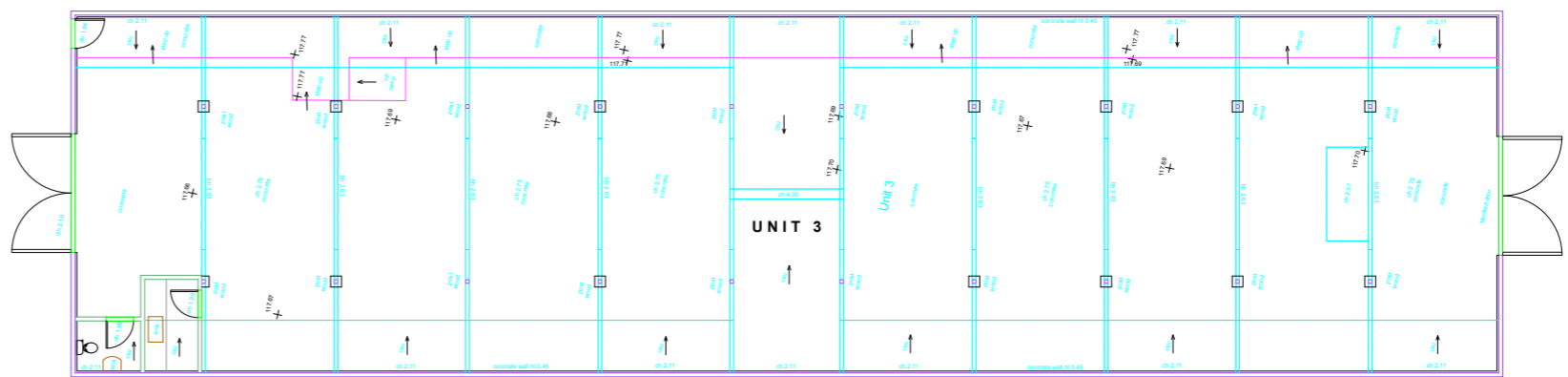
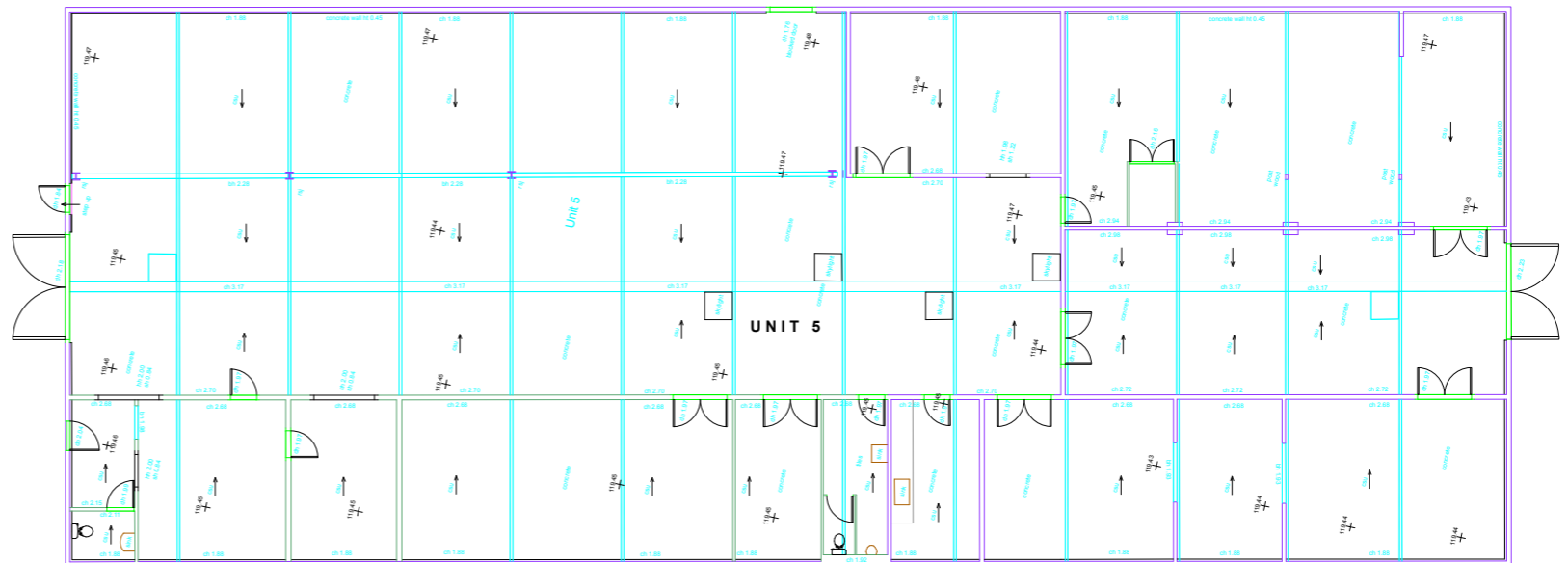
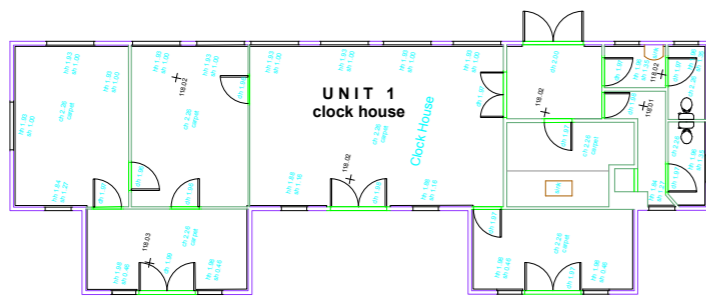
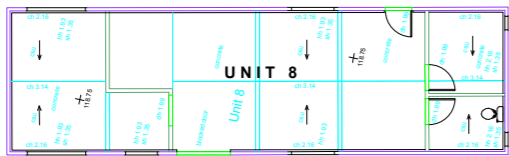
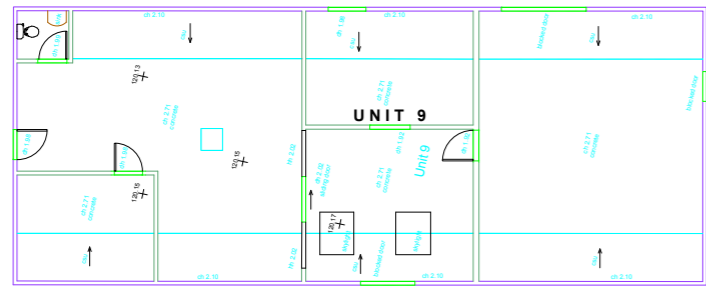
The adjacent schedule of drawings records the updated drawings issued as part of the application at the date of submission.

PL-001	A1	1:1250	Site Location & Existing Site Plan
PL-002	A1	1:200	Existing Site Survey
PL-003	A1	1:200	Existing Ground Floor Plan
PL-004	A1	1:100	Existing Floor Plans 01
PL-005	A1	1:100	Existing Floor Plans 02
PL-006	A1	1:200	Existing Site Sections
PL-100	A1	1:500	Proposed Site Plan
PL-101	A1	1:200	Proposed Ground Floor Site Plan
PL-102	A1	1:200	Proposed Mezzanine Plan
PL-103	A1	1:100	Proposed Site Sections 01
PL-104	A1	1:100	Proposed Site Sections 02
PL-105	A1	1:200	Proposed Building Elevations 01
PL-106	A1	1:200	Proposed Building Elevations 02
PL-107	A1	1:200	Proposed Building Elevations 03
PL-110	A1	1:100	Ground Floor Detail Plans (South)
PL-111	A1	1:100	Mezzanine Detail Plans (South)
PL-112	A1	1:100	Ground Floor Detail Plans (North)
PL-113	A1	1:100	Mezzanine Detail Plans (North)
PL-125	A1	1:200	Unit Numbers Key Plan
PL-126	A1	1:500	Proposed Landscape Plan
PL-130	A3	1:100	Unit Type 1 Plans
PL-131	A3	1:100	Unit Type 2 Plans
PL-132	A3	1:100	Unit Type 1A Plans
PL-133	A3	1:100	Unit Type 2A Plans
PL-134	A3	1:100	Unit Type 1B Plans
PL-135	A3	1:100	Unit Type 1C Plans
PL-136	A3	1:100	Unit Type 3 Plans
PL-137	A3	1:100	Hub Building Plans
PL-138	A3	1:100	Hub Building Elevations
PL-139	A3	1:100	Ancillary Buildings Plans and Elevations 01
PL-140	A3	1:100	Ancillary Buildings Plans and Elevations 02

appendices

appendix a
 site boundary
 measured building
 survey





1 Ground floor Plans
Scale: 1:100

Rev	Date	Des	Chkd	Description

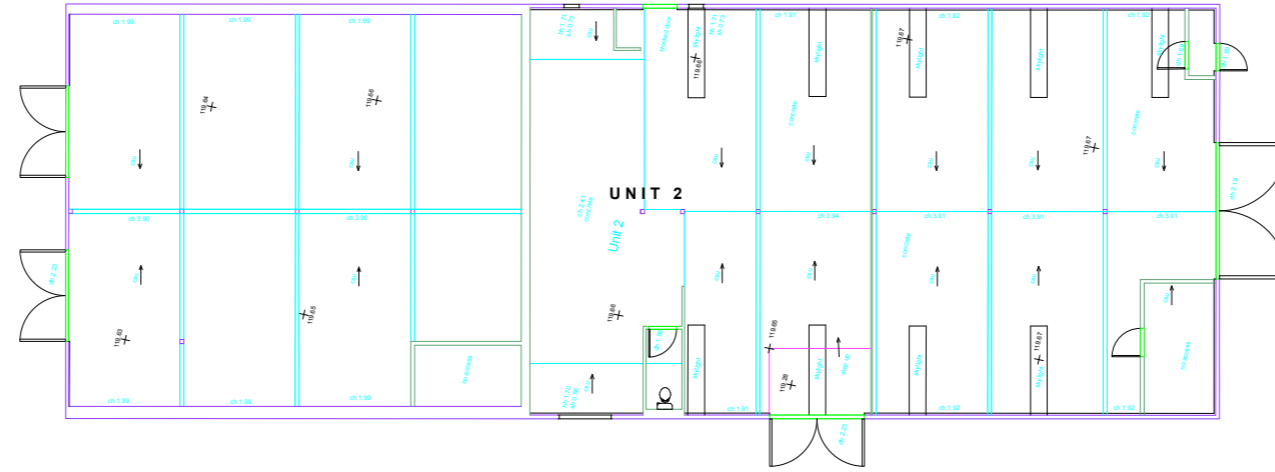
The Hatchery, Hatch End Middle Aston for Middle Aston Limited
Design & Access Statement Issue 1
Ferguson Mann Architects

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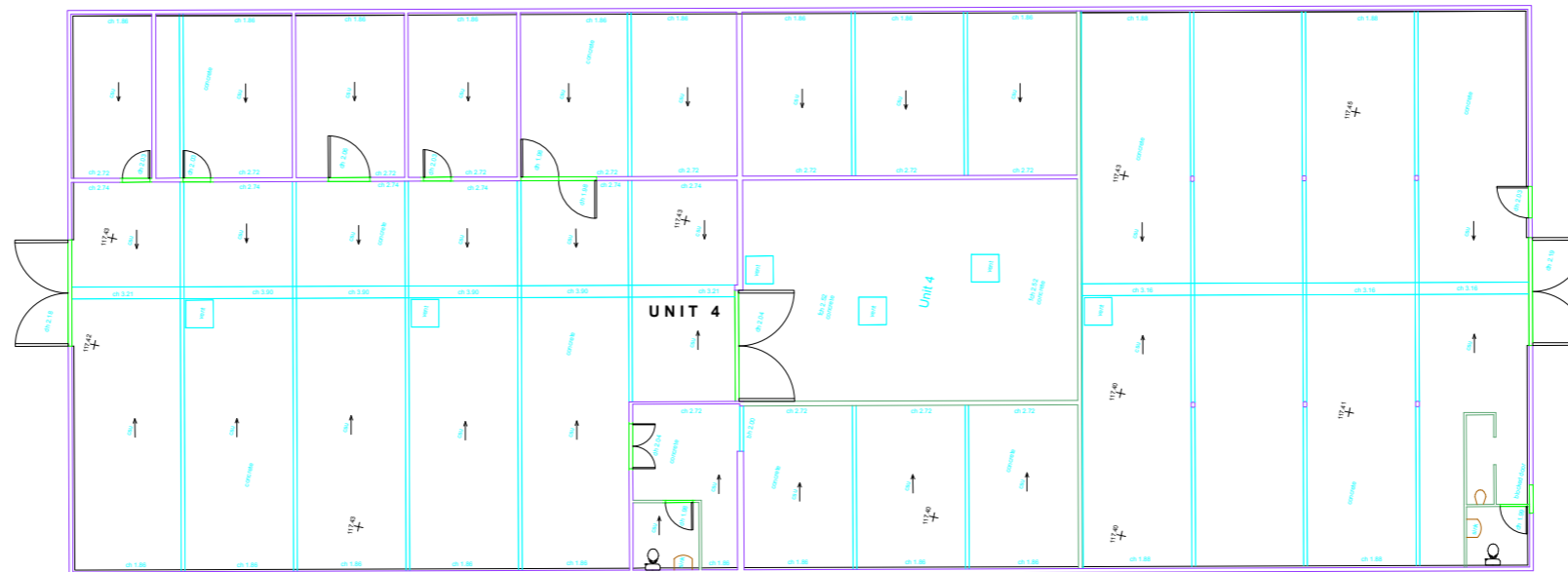
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Job Title Hatch End Middle Aston		Drawing Title Existing Floor Plans	
Client Middle Aston Limited		Buildings 3, 5, 8 & Office (Phase 1)	
Scale 1:100 @ A1 1:200 @ A3	Date 14.05.19	Drawn RG	Checked AK
Job No 10949	Drawing No SK 110	Rev	07



1 Ground Floor Plan - Building 2
Scale: 1:100



2 Ground Floor Plan - Building 4
Scale: 1:100

Rev	Date	Drawn	Checked	Description

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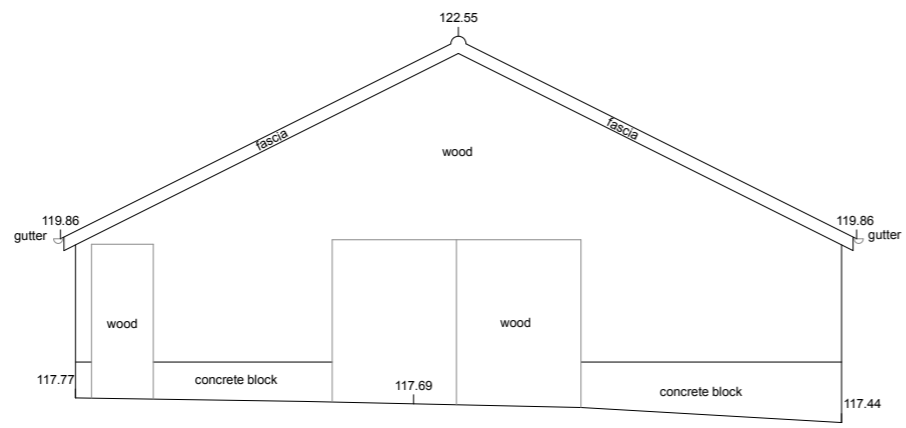
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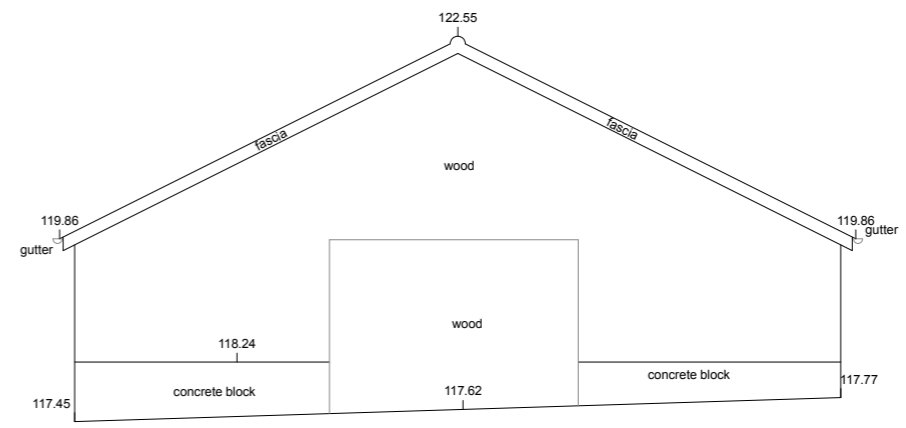
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Job Title Hatch End Middle Aston	Drawing Title Existing Floor Plans
Client Middle Aston Limited	Buildings 2 & 4 (Phase 1B)
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Drawn RG	Checked AK
Job No 10949	Drawing No SK 111
Rev	



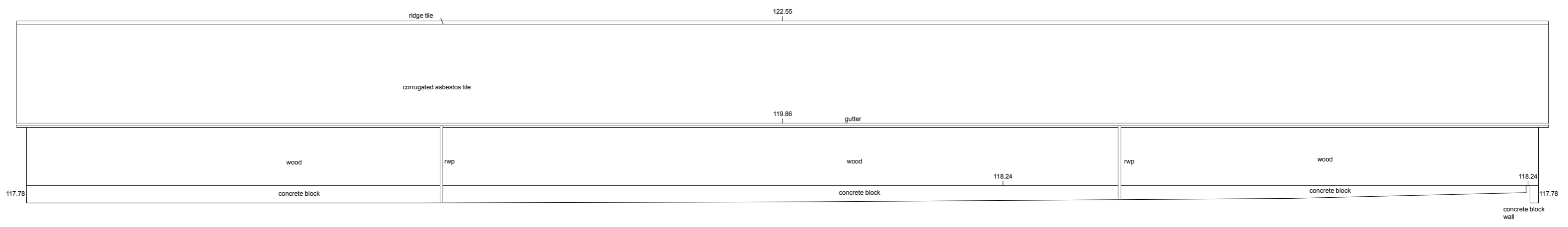
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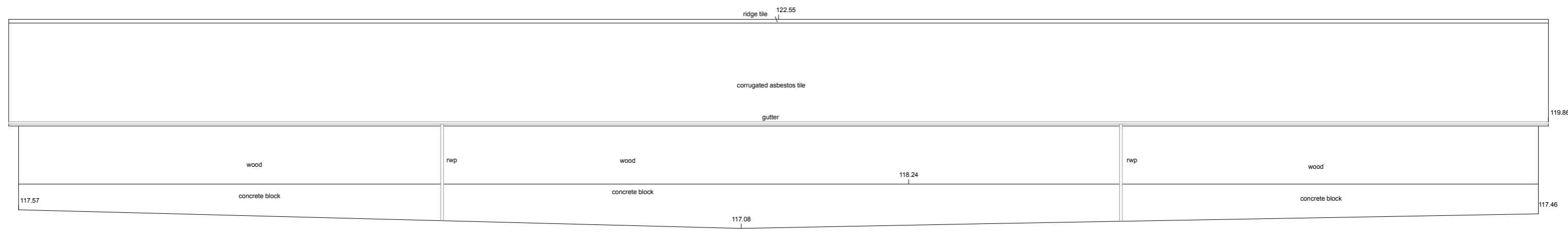
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Scale: 1:50

Datum 115.00m



3 Unit 3 - West Elevations
Scale: 1:50

Datum 115.00m



4 Unit 3 - East Elevations
Scale: 1:50

Datum 115.00m

Rev	Date	Dim	Check	Description

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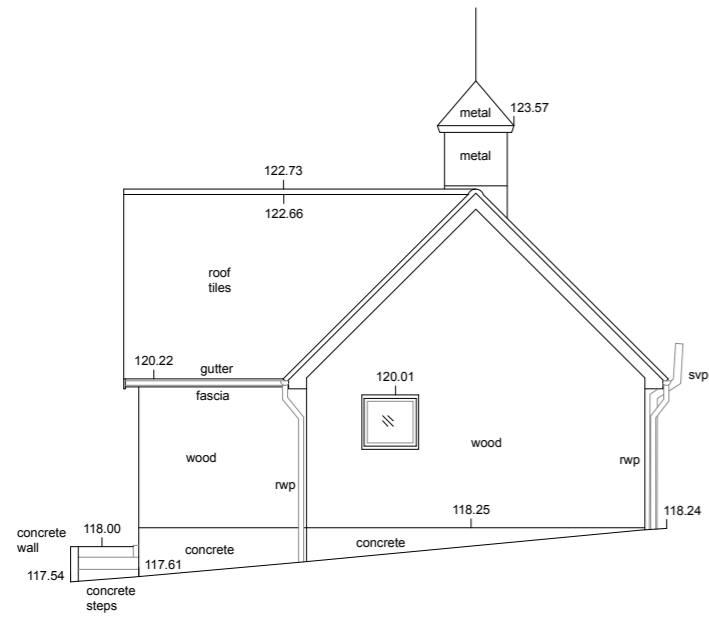
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North

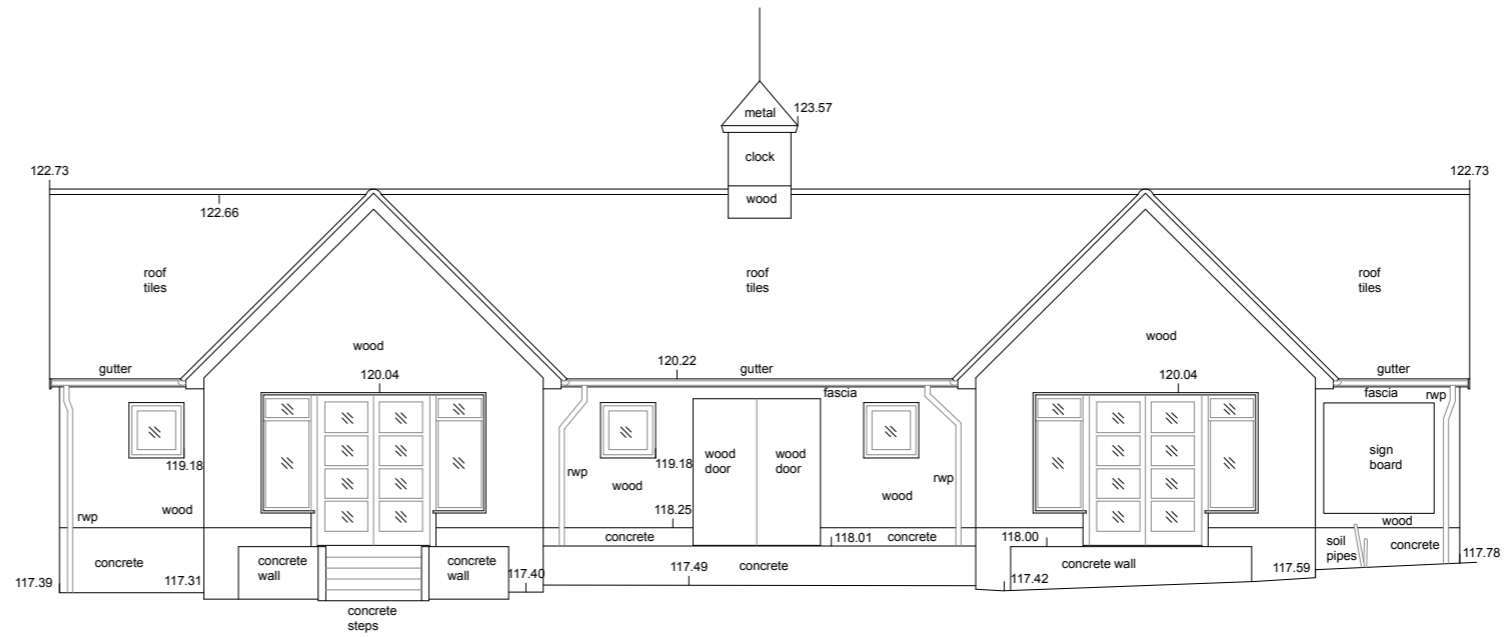
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Client Middle Aston Limited		Unit 3	
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Job No 10949	Drawing No SK 115	Rev	



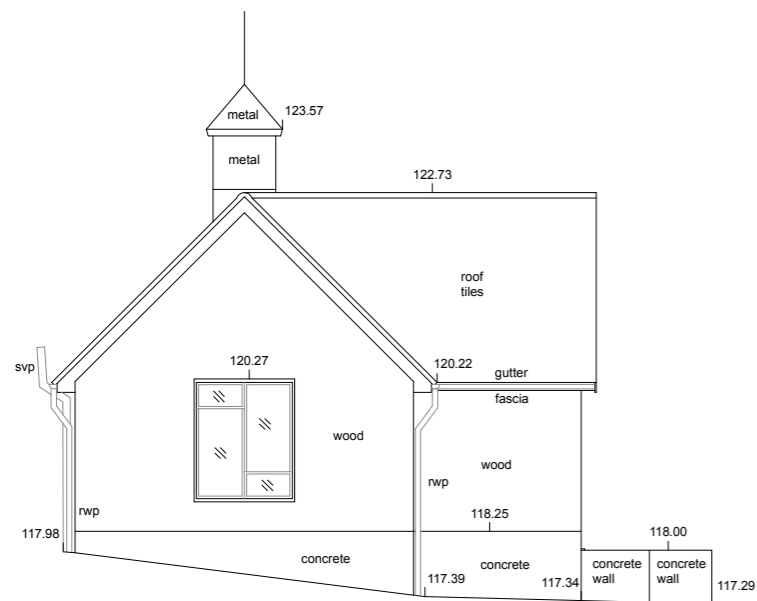
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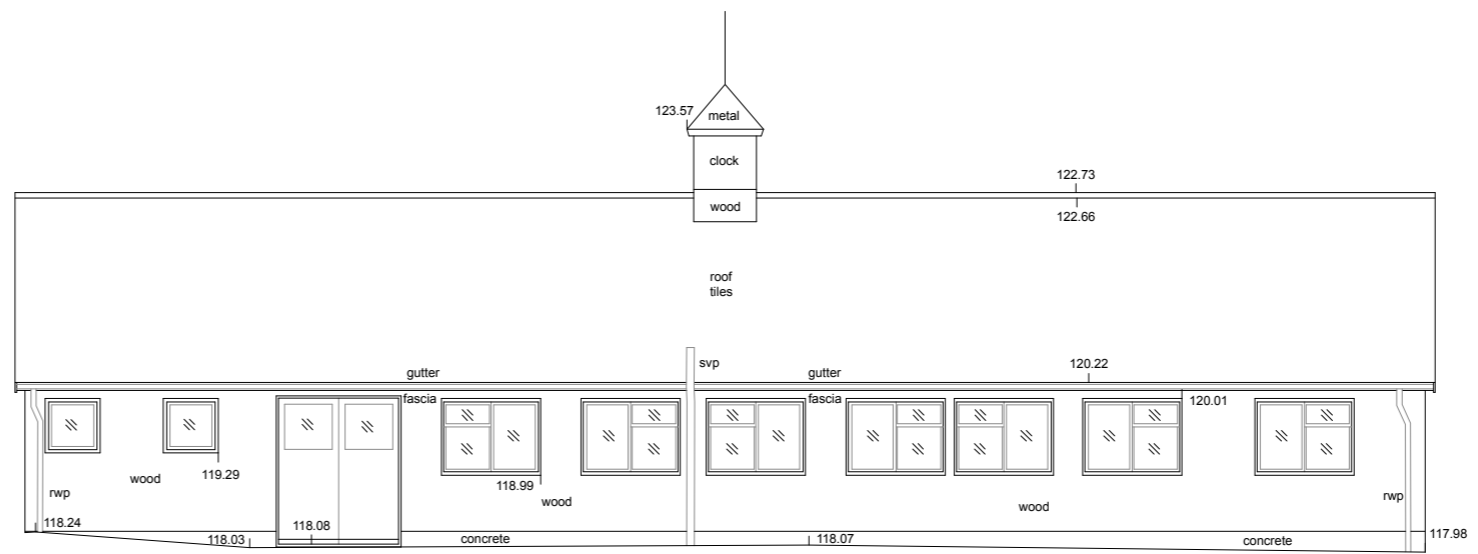
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2 Unit 1 - East Elevation
Scale: 1:50



Datum 115.00m

3 Unit 1 - South Elevation
Scale: 1:50



Datum 115.00m

4 Unit 1 - West Elevation
Scale: 1:50



Rev	Date	Dim	Chkd	Description	Rev	Date	Dim	Chkd	Description

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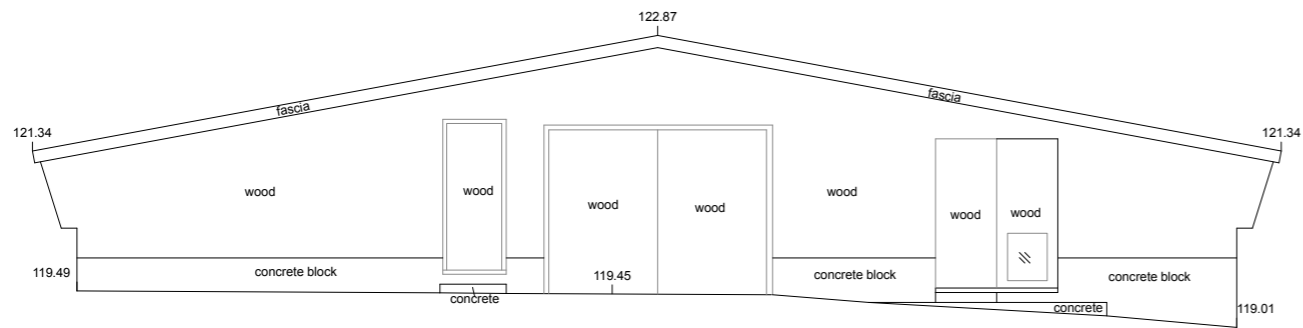
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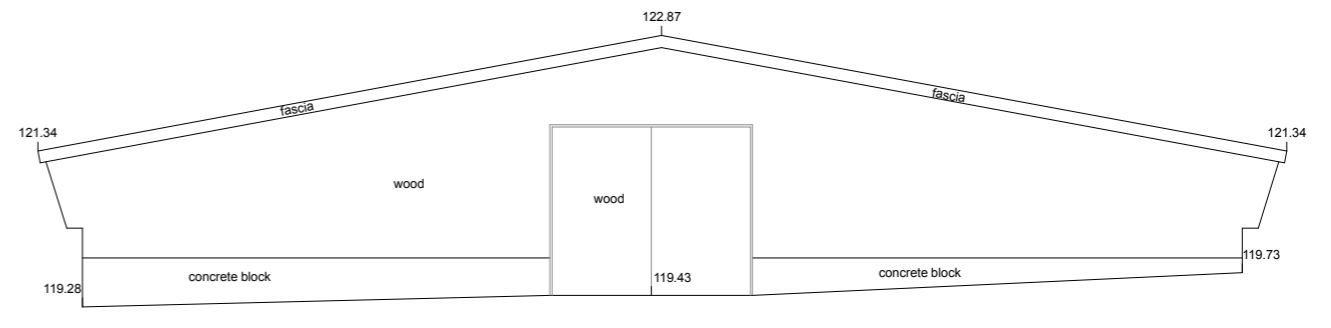
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 Job No: 10949
 Drawing No: SK 116
 Rev:



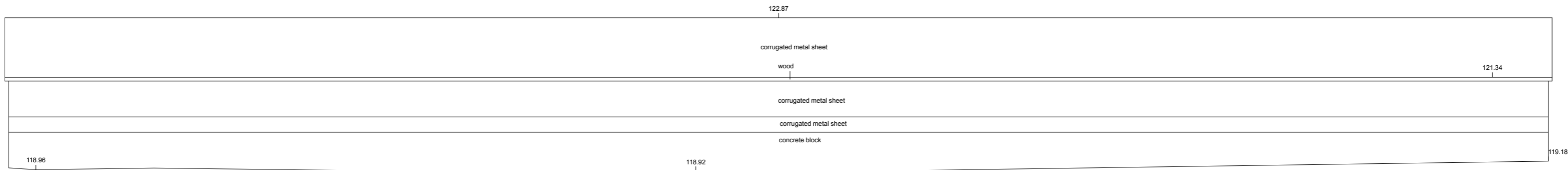
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Datum 115.00m



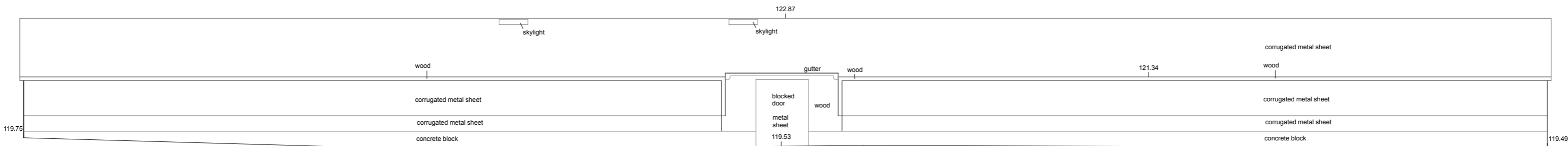
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Datum 115.00m



3 Unit 5 - West Elevation
Scale: 1:50

Datum 115.00m



4 Unit 5 - North Elevation
Scale: 1:50

Datum 115.00m

Rev	Date	Desn	Chkd	Description	Rev	Date	Desn	Chkd	Description

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North

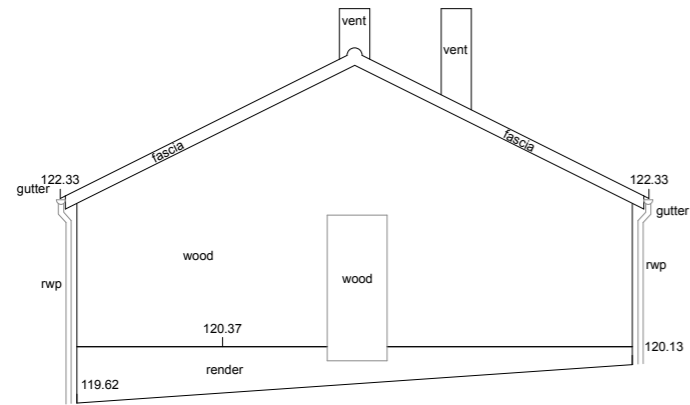
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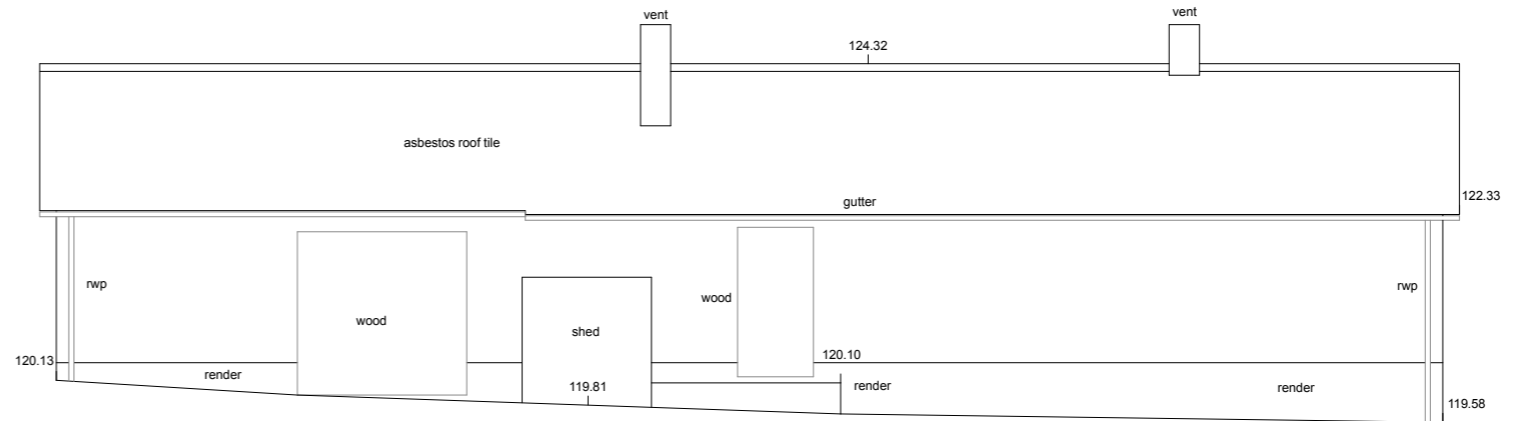
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Unit 5

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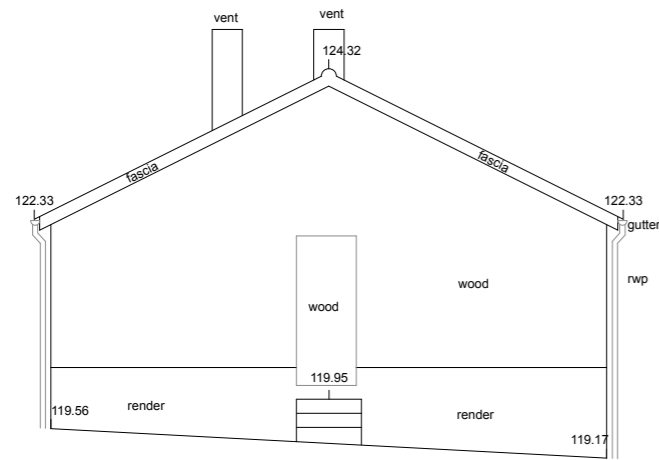




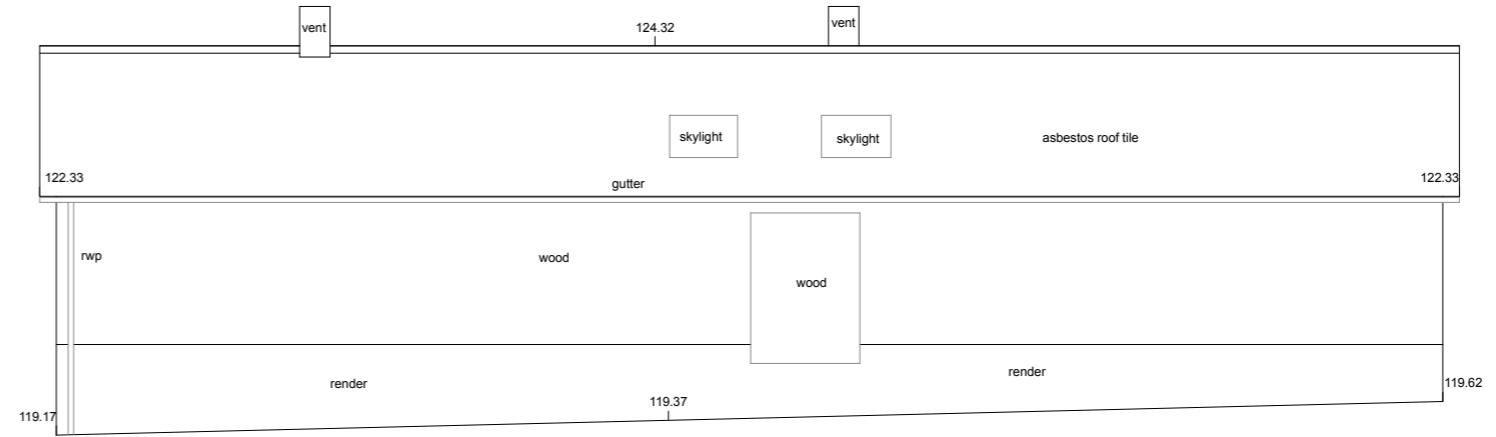
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Datum 115.00m



2 Unit 9 - West Elevation
Scale: 1:50
Datum 115.00m



3 Unit 9 - South Elevation
Scale: 1:50
Datum 115.00m



4 Unit 9 - East Elevation
Scale: 1:50
Datum 115.00m



Rev	Date	Des	Chkd	Description	Rev	Date	Des	Chkd	Description

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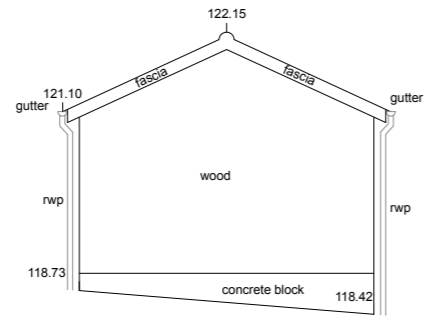
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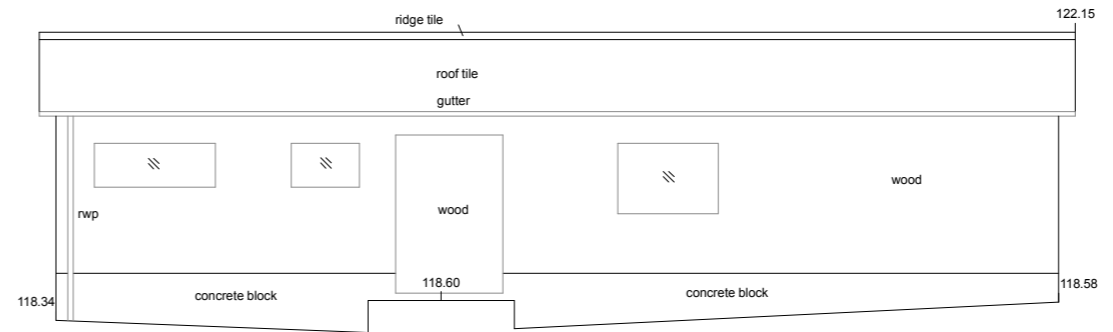
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 Client: Middle Aston Limited
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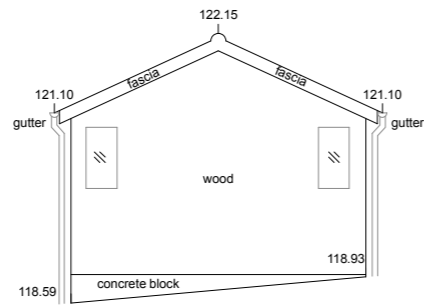
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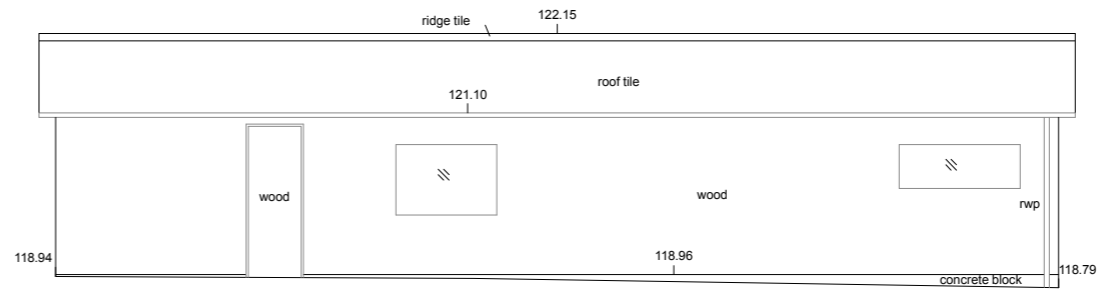
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2 Unit 9 - East Elevation
Scale: 1:50
Datum 115.00m



3 Unit 9 - North Elevation
Scale: 1:50
Datum 115.00m



4 Unit 9 - West Elevation
Scale: 1:50
Datum 115.00m



Rev	Date	Des	Checkd	Description

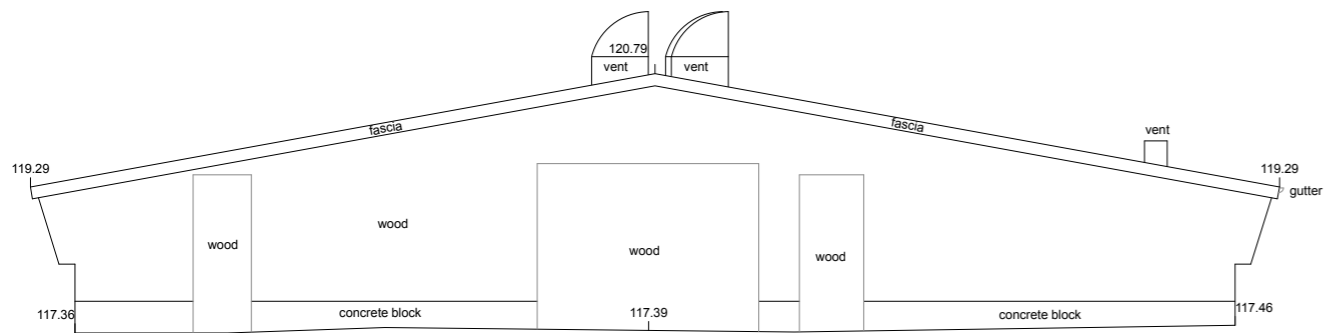
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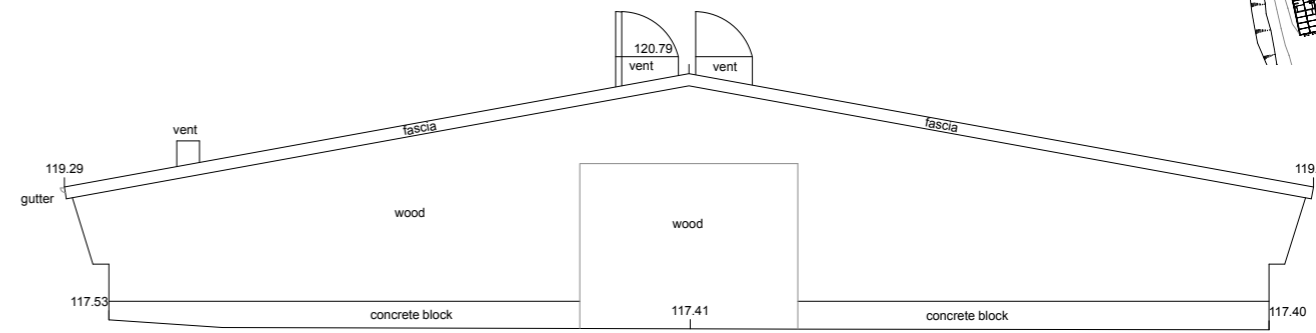
North

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Job Title Hatch End, Middle Aston		Drawing Title Existing Elevations	
Client Middle Aston Limited		Unit No Unit 8	
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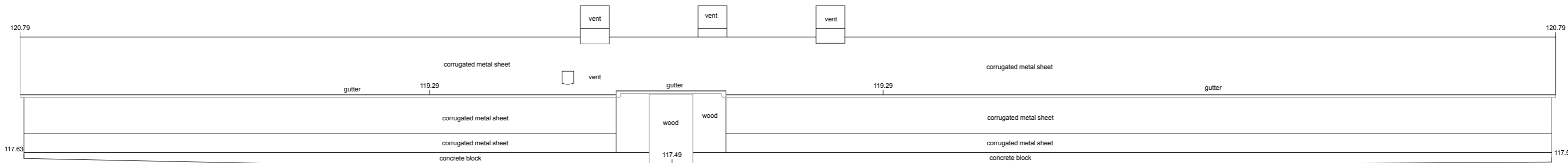
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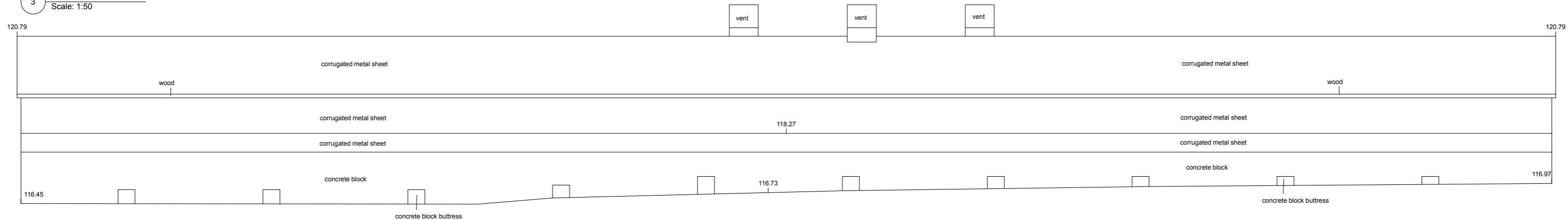
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Datum 115.00m

3 Unit 4 - East Elevation
Scale: 1:50



Datum 115.00m

4 Unit 4 - West Elevation
Scale: 1:50

Rev	Date	Dwn	Chkd	Description

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0 2.5m

North

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Job Title: Hatch End, Middle Aston
 Drawing Title: Existing Elevations

Client: Middle Aston Limited
 Unit 4

Scale: 1:50 @ A1 Date: 15.05.19 Dwn: AK Chkd: RG Job No: 10949 Drawing No: SK 120 Rev:

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