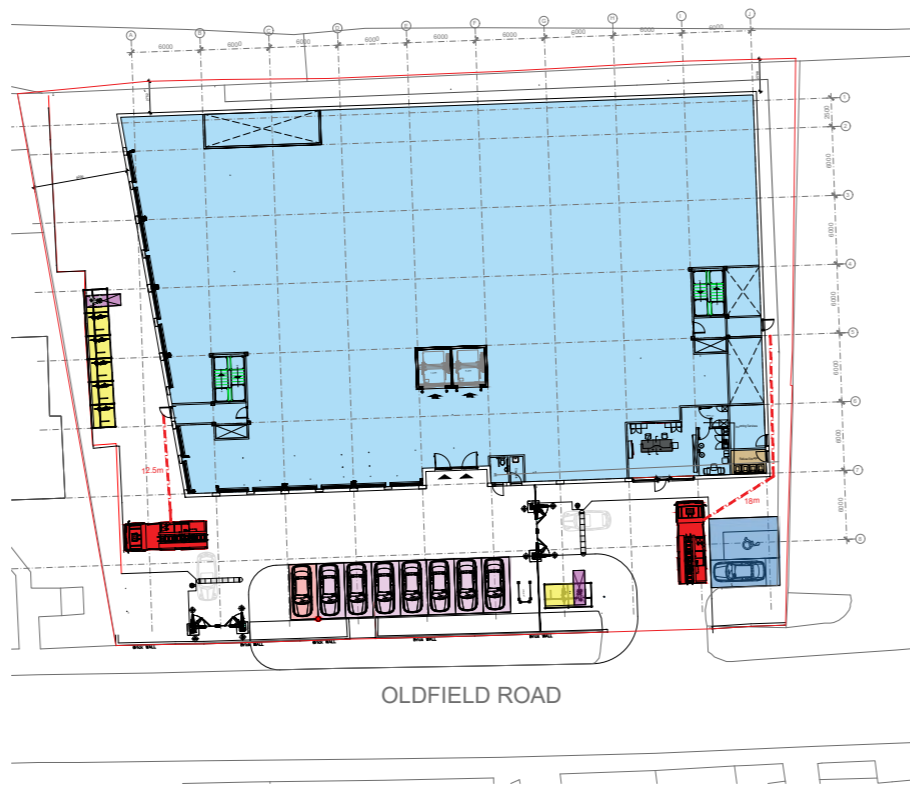


# Pre-Application Design Evolution

Following an initial pre-application submitted on the 23rd of October 2023 and the issue of the subsequent pre-application report dated 4th January 2024, the scheme has been revised to take on board concerns raised. These included;

- Requirement for the inclusion of office use within the development.
- The re-visiting of the roof design to reduce the appearance of mass and make the roof step down.
- The introduction of a sloped roof to the northern façade.
- The creation of a split with the roof so the principle roofline aligns with the existing buildings.
- The realignment of the parapet to match that of the existing properties.



# Proposed Massing Study

Following the pre-application meetings, a further massing analysis was carried out as shown in the images on this page. Having reviewed these images, the design team and client took the decision that the upper roof should be pulled back further. The following pages and verified views will demonstrate, this move allows for the lower roof to stand proud to and let the proposal read as a 3 storey building. The top hat, element becoming less of a focus.



## 2.1 Design Evolution

The design has been born out of the clients specific requirements, with the pre-application comments distilled and implemented in a way that ensures the ethos of the clients aspirations are undiminished.

Due to the requirement to create a facility which works as a self storage business, with the backing of a strong business case, the scale and mass have been carefully examined, to ensure the development is viable. The site has also been assessed in terms of the scale and mass of the surrounding. It was important to assess the need of the client to ensure that they can ensure longevity, being rooted in Hampton for many years to come.

Certain site factors informed the optimum design. The existing entrance to the site is maintained, with a new exit create between the existing trees. This allows for a one way system to be employed which deals with any manoeuvrability issues of vehicles. A no build zone exists along the western boundary, which takes the building away from the residential properties, providing a substantial offset. All day light and sunlight issues have been assessed and are contained within the report by Right of Light Consultants which has been submitted as part of this application. It concluded that the previous scheme would sufficiently safeguard the daylight and sunlight amenity of the neighbouring properties

The images to the right illustrate the changes to the facade which have been evolved to take account of the pre-application comments which were highlight on the previous page.



# Scheme Design

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# Proposed Site Plan

This proposal meets the brief to provide a development of sufficient scale to reach Shurgard's new development requirements, whilst seeking to enhance the surrounding area, increasing the employment space available and enhancing the biodiversity of the site with an extensive biodiverse roof.

- The existing access directly off Oldfield Road with existing visitor parking directly off the access road and paving for public access will be retained and enhanced.
- Pedestrian access to the site remains unchanged.
- Car parking for potential customers is located outwith the secure yard immediately off Oldfield Road. An existing accessible bay is located directly adjacent to the shop.
- Provision of new cycle parking both outside of and within secure fence line.
- Emergency exit to south-west corner. Escape doors to match surrounding cladding.
- A bio-diverse roof is to be utilised.
- PV panels are to be located on the roof.

