Westway Place Botley

Proposed temporary relocation works to Elms Court and Grant Thornton Buildings

Design & Access Statement
Update 1
21st July 2017
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Introduction & Consultations

This DAS explains the temporary relocations that are now planned that will enable retention of local facilities and services, as a part of the major redevelopment of WestWay Place, Botley.

Following dialogue with the preferred Contractors SDC, a revised phasing strategy has been developed and refined for the construction period, which will centre around the majority of the site being developed as a first Phase, leaving the NE corner site (the location of proposed Block A) for a separate second Phase of development. This corner site accommodates the temporary relocations.

The new phasing strategy has been prepared following feedback from the community, and consultations with key stakeholders in April 2017. Importantly, the proposals allow a number of existing facilities and shops to remain accessible during the construction period. This will be for a period of approximately 18 - 24 months, within and around the Grant Thornton and Elms Court buildings. The temporary development will create a retail and community hub, with associated car parking, to maintain essential facilities and services.

Update 1 - July 2017

The DAS was updated following further dialogue with planning officers and councillors. Main changes are:

- Pedestrian routes further clarified.
- Additional cycle spaces & locations for mobility scooters shown.
- Temporary mobile unit relocated to North boundary and parking layout revised.
- Phasing plan clarified and diagrams updated.

(Amendments to pages 3,9,10,11 & 13)
introduction | location

Location

The temporary relocations site is in the NW corner of the existing Botley Centre, bounded by West Way to the North, and Westminster Way to the east. Immediately to the west is Elms Parade which will be kept open for the duration of the works.

The Application Site, Description and Existing Use

The site is currently occupied by the 2 former office buildings which are currently mostly vacant, Elms Court and the Grant Thornton building. The site is substantially level.

The buildings are mainly surrounded by hardstanding, used for car parking. There are existing trees along the north and east boundaries.

Arboriculture & Biodiversity

There is a limited amount of existing landscaping on and around the site due to the nature of its use, which will be maintained for as long as it is feasible until such time as it has to make way for the main redevelopment works.

The scheme is on a brownfield site, almost completely covered in buildings and hardstanding. There is no impact on biodiversity.
A Brief Description of the Property

The existing office buildings will be retained and converted. Part of the Grant Thornton building & Seacourt Hall is to be demolished.

Materials will generally remain as existing. Elms Court is a concrete frame building with facing brickwork on the ground floor & concrete panels & glazing on the upper floors. Grant Thornton building is a concrete frame building with facing brickwork & glazing, currently with parking in an undercroft.

The bulk of the existing shopping centre is to be demolished, however 4 units will be retained opposite Elms Court, which will be able to accommodate local needs including potentially a café.
analysis | existing photos elms court
analysis | existing photos grant thornton
Analysis | Existing Plans

Planning Aspirations
A detailed assessment of planning policy is contained within the Savills Planning Statement.

The proposals have been prepared following initial consultations both with the Local Authority and key stakeholders.

Services, easements & site legal constraints
Generally the site is served by all the utilities with infrastructure located underground. The site is constrained by the perimeter retaining walls to the south and west, which limit routes for the passage of infrastructure and services to a localised area around the main entrance.

The drainage load from the new scheme is comparable to the existing, and as a result there should be no additional load on the network.

Accessibility
The existing pedestrian access adjacent to the main entrance is nominally level and is retained substantially in its current location. The finished floor levels for the proposed retail units will tie into existing external levels and therefore it will be possible to provide disabled access throughout the proposed car park and to the store entrances. Additionally a new access will be created at the NE corner.

The proposed development will include 20 new cycle spaces.

Most of the major retailers have developed comprehensive access strategies for the detail design of their premises including preferred positioning for disabled parking as well as acceptable finishes, colour contrast, level thresholds, accessible welfare facilities and signage. The current submitted proposals should allow for the full implementation of such strategies.
**Analysis | Existing Elevations - Elms Court**

**Use**

The objective is to provide temporary accommodation in the two existing buildings for both retail units & council organisations together with the Baptist church and associated car parking to maintain essential facilities and services.

**Scheme Content**

The proposed content of the scheme is to provide temporary retail units on the ground floors of Elms Court & Grant Thornton building and temporary accommodation on the upper floors of Grant Thornton building for Council organisations. A new portable retail cabin & new telecoms mast will also be part of the scheme.

Main uses are as follows:

- **Library** – Retained in its current position in Elms Court
- **Baptist Church** – Relocated to the first floor of the Grant Thornton building
- **Parish Council** – Relocated to the second floor of the Grant Thornton building
- **Retail Unit** – Will go into the ground floor undercroft area below the Grant Thornton building
- **Retail Unit** – Will take the combined ground floor retail units in Elms Court and part of the first floor
- **Portable Building** – Pharmacy will occupy a bespoke temporary unit to the North of the site adjoining West Way.
- **Telecoms** – Existing Telecoms Masts on Westway House are to be removed, and a temporary mast provided to the North of the Grant Thornton building
- **Parking** will consist of existing spaces, 6 new spaces & converting 6 existing spaces into 4 new disabled spaces. (A total of 39 standard spaces are proposed, plus the 4 disabled bays)
Analysis | Existing Elevations - Grant Thornton

**Amount**

Existing uses on the site are as follows;

**Elms Court – 1,932 m² GIA**
This is made up as follows:
- 404 m² GIA Ground Floor (retail + library)
- 454 m² GIA First Floor (offices)
- 454 m² GIA Second Floor (offices)
- 454 m² GIA Third Floor (offices)
- 166 m² GIA Fourth Floor (residential)

**Grant Thornton – 1,744 m² GIA**
This is made up as follows:
- 90 m² GIA Ground Floor (stairs)
- 827 m² GIA First Floor (offices)
- 827 m² GIA Second Floor (offices)

Proposed uses on the site are as follows;
- A1 retail - 756 m² GIA (includes Elms Court, Grant Thornton & portable cabin)
- Council buildings - 771 m² GIA (includes Baptist Church & NHPC)
- Surface parking for 43 cars including 4 accessible spaces
- Service area for delivery and service vehicles
- Telecoms mast
- 20 cycle spaces
**Design Layout**
A new site entrance will be created for cars and service vehicles off West Way. Due to this the existing toucan crossing on Westway will be moved further West. Pedestrian access area remains mostly the same as existing and a new cut through will be created to the north-east of the site.

**Massing & Scale**
There is no alteration to the existing scale of the buildings. The only change will be the new infill below the Grant Thornton building and the new infill between the two existing retail units on the ground floor of Elms Court.

Part of the Grant Thornton building & Seacourt Hall is to be demolished.

**Appearance**
There is no alteration to the existing external appearance of the buildings. The only change will be the new infill below the Grant Thornton building and the new infill between the two existing retail units on the ground floor of Elms Court.

**Materials**
Proposed materials for the scheme include:
- Lightweight timber wall to new infill below Grant Thornton building together with shopfront glazing.
- Shopfront glazing, door & brickwork to match existing to new infill below Grant Thornton building together with shopfront glazing.
- Blockwork cavity wall with suitable waterproofing to side of Grant Thornton building that is to be demolished.

The proposed materials are chosen as a suitable approach for the temporary building use.

**Landscape**
Hard landscaping will remain as existing except for changes to the car park.

Soft landscaping will remain as existing except for removal of a tree to create a new access from West Way. Existing trees to be trimmed back where necessary.

**External Lighting**
Lighting will remain as existing except for removal & relocation of a lighting column to create the new access from West Way.
Sustainability & Site Waste Management

The development is inherently sustainable with the substantial re-use of the existing structure. High standards of sustainable design and construction will be achieved with the elements of new construction and to improve the existing building fabric wherever possible.

The proposals are on previously developed land in an accessible location which attracts local traffic/ linked trips and thereby minimizes increases in traffic movement. The scheme will reuse and augment the existing building to minimise the carbon footprint and extend the use of the existing embodied carbon of the site. In addition, the project and the occupants will seek to minimise carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

Contractors will be asked to develop a Site Waste Management Plan, picking up on the key themes of Reduce/ Reuse/ Recycle. Arisings from the demolished areas will be crushed and re-used wherever possible.
Access

Vehicular Access
Customer vehicular access from new West Way road; entry and egress via a single access point as proposed.

Pedestrian Access
Pedestrian access is retained with a new cut through to the north-east of the site. New entrances will be provided with level thresholds. Entrance doors will be automatic. Pedestrian routes will be accessible.

Cycles
The proposed development will include 20 new cycle spaces.

Lifts
The lift in the Grant Thornton building complies with Building Regulations requirements.

Service Vehicles
The existing service area to the east of the retail unit is being retained. Servicing of the Elms Court A1 unit will be from the road which will have a hatched loading bay. Servicing of the Grant Thornton A1 unit will be from Phase 1 site through controlled gates. Service vehicles will enter via the new access from West Way and exit via the Phase 1 site through the controlled gates & turning left only onto Westminster Way.

Public Transport
The proposed development benefits from good existing bus services into Botley and beyond. There are no proposals which affect these services.
design | proposed elevations - elms court

- **PROPOSED NORTH ELEVATION**

- **PROPOSED EAST ELEVATION**

- **PROPOSED SOUTH ELEVATION**

- **PROPOSED WEST ELEVATION**

- **KEY PLAN**

**KEY**
- **TO BE DEMOLISHED**
- **PROPOSED WORKS**
- **SIGNAGE ZONE (SUBJECT TO SEPARATE APPLICATION)**

**NOTE:**
ELEVATIONS ARE INDICATIVE & ARE SUBJECT TO A FULL BUILDING SURVEY TO BE DEMOLISHED.

**PROPOSED WORKS**
- PANELS ABOVE LOBBY TO BE INFILLED WITH NEW COMPOSITE PANELS
- PROPOSED SINGLE GLAZED SHOPFRONT WITH A SET OF AUTOMATIC SLIDING DOORS, MIN. 1600mm CLEAR OPENING WIDTH
- PROPOSED HIT & MISS FENCE OR PALISADE FENCE FOR CAGE STORE

**Remove cash machine & infill hole in wall with brickwork to match existing**

**PROPOSED ELEVATIONS**
1:100@ A1/ 1:200@ A3 11.05.17

**SCWESTWAY PLACE, BOTLEY**

**PROPOSED SINGLE GLAZED SHOPFRONT WITH A SET OF AUTOMATIC SLIDING DOORS, MIN. 1600mm CLEAR OPENING WIDTH**
Conclusion

This Design & Access Statement sets out a detailed description of the site analysis, assessment and design process for the temporary relocation works.

It has been demonstrated in this document that an attractive temporary community hub can be delivered based upon inclusive design principles and consideration of national and local policy objectives.

In conclusion, the scheme will provide good local facilities and improve the centre's local retail offer, in a well-established retail environment whilst the first Phase of the main redevelopment is underway. We believe that planning approval should therefore be granted for the development proposals.