ARCHITECTURAL HERITAGE STATEMENT

For

Daedalus Park - Development of

Light Industrial and Commercial Units (B1, B2 and B8 Use)



Aerial view of the Daedalus Park Planning Application site.

Note. The proposed application site does NOT cover all of Daedalus Park – just the part to the east.

This Architectural Heritage Statement has been prepared by Forum Architecture Limited in support of a detailed planning application for a new development of light industrial and commercial units (Planning Use B1, B2 and B8) at Daedalus Park on behalf of Tidebank UK Limited.

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Appendix 1 – Existing building – key plan to photographs

Refer to Appendix 1 for the key plan to photographs of existing buildings

1. BUILDINGS ADJACENT TO THE SITE

1.1 The adjacent housing development has been constructed by a national house builder at various stages within the past ten years.

1.2 To the southern boundary of the proposed site, another national house builder is constructing a similar modern housing development.

1.3 The houses conform to a nationally recognised style utilising brick external walls and tiled pitched tiled roofs vary between 30 to 40 degrees in pitch. Ridge heights are approximately 8 to 9m high

1.4 The site layout of the properties has no formal architectural discipline or orientation.





Buildings 1 – adjacent modern housing development

1.5 A recent development opposite the proposed site of Daedalus Park has been the new DSA Test Centre.

1.6 The building utilises modern composite metal cladding for the walls and for the mono pitch roof. Feature eaves and soffits provide some architectural detailing to this single storey structure



Building 2 – DSA Test Centre.
New building opposite the entrance to Daedalus Park

1.7 Of similar construction has been the recently completed Coast Guard Agency buildings. These buildings also utilise modern composite metal cladding for the walls and roofs and with powder coated aluminium windows and sectional external doors.



Building 3– Coast Guard Agency Garage Block.
New building near to and opposite Daedalus Park



Buildings 3 and 4 – Coast Guard Agency and Garage Block

1.8 Buildings 2, 3 and 4 all utilise steel frame design and metal cladding as the external envelope with which to wrap the minimal steel frame design. Building 4 has exploited this construction technique to provide an architecturally dynamic and eccentric curved roof with overhanging eaves.

2. WWII AIRCRAFT HANGARS

2.1 To the west of the Daedalus Park site; and along the airfield perimeter road a number of metal clad, steel framed WWII aircraft hangars are positioned at the outer edge of the original airfield runway apron.

2.2 The buildings have shallow duo pitched roofs with minimal perimeter detailing at the eaves above what is functional for rainwater goods etc.

2.3 Of particular interest with these buildings are the large sliding hangar doors and numbers brick lean-to extensions and other additions and insertions that have been added to these buildings over the years.



Building 5



Building 6



Building 7



Buildings 5, 6 and 7



Building 8

3. 1980's INDUSTRIAL BUILDINGS

3.1 At the extreme west of the perimeter airfield road are examples of 1980's industrial buildings. These buildings are very similar to the aircraft hangar design, only utilising more efficient portal steel frames with sheet metal cladding.



Building 9 – constructed probably in the 1980's



Building 10 – constructed probably in the 1980's

4. WWII BARRACKS

4.1 To the south-west of the site and beyond the airfield apron are the military barracks, some of which can be seen from the Marina Parade West road.

4.2 Building 11 (see below) is characterised by fine architectural detailing including; stone window and door surrounds set within brick walls with stone quoins. Plain tiled roofs at a 40 degree pitch are augmented by chimneys and parapet detailing making an altogether pleasant composition.



Building 11

4.3 Most of the military barracks and administrative buildings are however, of not such good detailing and are of simple brick construction with flat roofs. Many have had extensions and adaptations and a number have been demolished.

4.4 These are set behind the more imposing buildings and parade grounds and are in view of the application site at Daedalus Park.



Building 12



Building 12



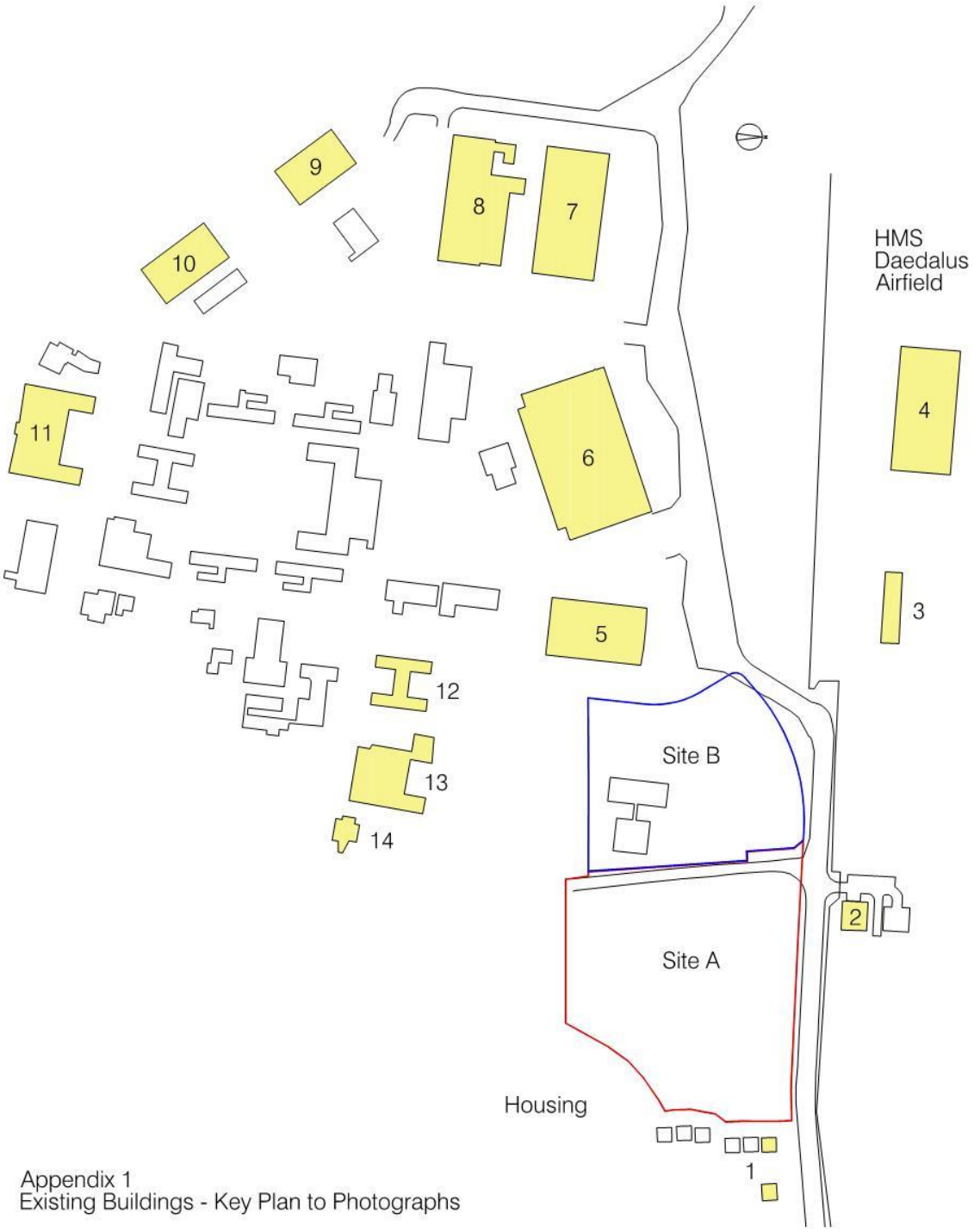
Buildings 12, 13 and 14
Note the area of demolished buildings in the foreground of the photograph.

5. CONCLUSION

5.1 The predominant architectural influence for modern commercial buildings in the area of the development site has been the use of steel cladding on efficient steel frames.

5.2 Architectural details on these steel frame buildings has been minimal, with the exception of the more recent large scale Coast Guard Agency building.

5.3 It will be appropriate and in keeping with the existing buildings around the Daedalus Park development if they were to reflect the recent buildings of the DSA Test Centre and ancillary Coast Guard buildings in terms of scale, materials and detailing.



Appendix 1
Existing Buildings - Key Plan to Photographs