Picador, Chandlers Ford
Design and Access Statement



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studio four
architects ltd

1.0 Introduction

Demolition of petrol forecourt and 'house' element to workshop, extension of showroom, extension of workshop for new service reception and office space, extension of workshop for additional ramps and relocated valet bays, associated external works for increased used car display and new customer parking

The following Design and Access Statement has been prepared using the guidance within CABE's document, Design and Access Statements – How to write, read and use them. This statement is to be read in conjunction with all associated documents and drawings submitted as part of this planning application.

2.0 The Process

2.1 Assessment

Picador are looking to expand the business at the Chandlers Ford site. This will result in an increase in employment for the site.

The existing site contains three elements; a Vauxhall showroom, workshop and petrol forecourt with associated shop. The petrol forecourt splits the workshop and showroom element although their functions are connected. To gain vehicular access to the showroom requires driving through the petrol forecourt and around the back of the shop. This generates confusion to new customers and visitors finding the showroom entrance.

The showroom building consists of a glazed faceted elevation facing towards the junction of Bournemouth Road and Leigh Road. The main entrance into the building is to the rear (northeast) and not visible from the road.

The workshop side is a collection of buildings that have been extended and adapted over the years. Part of this is a 'house' that has been adapted into compromised office and storage space. The building is not fit for purpose and requires significant and costly refurbishment and adaption if it is to continue to be used.

The surrounding context is predominantly residential. To the east of the site are dwelling houses. The north of the site is a children's nursery. The other side of Bournemouth Road is residential. The other side of Leigh Road is residential, with the exception of a dry-cleaners on the corner.

Flood Risk

All information relating to potential for flooding obtained via the Environment Agency's website (information sought 11/01/17):

- The site does not lie within Flood Zone 2 or 3
- The site is not within 20m of a watercourse
- The proposals will not increase the flood risk elsewhere

Biodiversity and geological conservation

- There is no reasonable likelihood of protected and priority species on or near the site
- The site is not (nor near) a designated site, important habitat nor contains other biodiversity features
- There are no features of geological conservation importance in or near the site

2.2 Involvement

Vauxhall Corporate Identity
Vauxhall release a number of documents to ensure there is a uniform visual identity between sites. This is predominantly related to new build showrooms and signage, but the following criteria is to be applied to this site:

- Cladding to be Kingspan Micro-rib insulated panels (KS1000 MR), colour RAL 9006 (grey), horizontally laid. Specification of this product is indicated to being 'mandatory' within Vauxhall branding documents.
- Fenestration framing and solid exterior doors to be PPC, colour RAL 7011 (mid-grey).
- New vehicle access doors to be natural anodised aluminium finish or silver PVF2 finish with glass vision panels.
- Black asphalt to vehicle access.

2.3 Evaluation

Proposals seek to remove the 'house' element to the workshop, which would only offer compromised accommodation. Purpose built reception and office space would provide meaningful accommodation along with improving the image of this end of the site.

Proposals seek to the remove the petrol forecourt, which acts as a divide between the two ends of the site. Removal of the forecourt will also allow for greater clarity towards the showroom entrance, which is currently totally obscured from view from the highway. Removal of the forecourt will allow for expanding the business through a larger area to display used vehicles. Removal of the forecourt will reduce vehicle movements into the site and reduce the impact of vehicles queuing on the main highway when the forecourt is fully occupied by tankers, large vehicles or domestic vehicles. Tankers currently access the site once or twice a week.

Extension of the showroom will allow for the formation of a clearer and more appealing entrance that responds to the highway. It will also allow for a better visual connection to the used car display.

Pedestrian and Vehicle Access, Roads and Rights of Way

- It is not proposed to alter vehicular access into the site. All existing access points are to be retained.
- It is not proposed to alter pedestrian access from the public highway
- No new public roads, nor rights of way, nor diversions are proposed

Trees and hedges

- There are no trees nor hedges within the proposed site that could influence the development. Existing trees lie to the southeastern corner of the site, where no works are to take place. No construction traffic nor storage would be proposed to this area.
- There are no trees nor hedges on land adjacent to the proposed development that could influence the development
- Proposals will result in the removal of some shrubs, which are of low importance

Drainage and foul sewage

- Surface water drainage would be connected to existing provisions where possible, or new soakaways.
- Foul sewage is to be as existing provision and connected to the mains sewer

2.4 Design

The designs typically seek to extend upon the existing building design, scale and materials to which they are a part of. The showroom extension seeks to 'complete' the form of the building

with an extension that mimics the highway facing elevations. The aesthetic is simple – matching the brickwork piers, large areas of glazing and banding for signage.

The workshop extension matches the sectional profile to which it adjoins. Matching materials and colours will be used to form the extension.

The service reception area has been inspired by Vauxhall showroom design to articulate the building. The two-storey framed corner brings attention to the customer entrance, which is further emphasised by the single storey projecting element where the reception and waiting room is located. The angled approach in the precedent images below cannot be used at this location, as this is reserved for the showrooms. Insulated cladding panels (specified in accordance with Vauxhall branding) make up the solid forms of the building, with large areas of glazing making up the remaining. Glazing is to be transparent or faced internally with coloured film as look-a-like panels to give the appearance of fully glazed sections.

Precedent
The following images show Vauxhall branding and precedent used for the design:









This Design and Access Statement is to be read in conjunction with the following drawings prepared by Studio Four Architects:

36152 / 01	Location and Block Plans
36152 / 02	Block Plan as Proposed
36152 / 10	Site Plan as Existing
36152 / 11	Site Survey as Existing
36152 / 12	Service Reception as Existing
36152 / 13	Showroom Building as Existing
36152 / 14	Workshop as Existing
36152 / 15	Site Plan as Proposed
36152 / 16	Service Reception as Proposed
36152 / 17	Showroom Building as Proposed
36152 / 18	Workshop as Proposed
36152 / 20	Block Model 3D Perspectives (Sheet 1)
36152 / 21	Block Model 3D Perspectives (Sheet 2)

3.0 Design

3.1 Use

Existing use is a vehicle showroom, workshop and petrol forecourt. Proposals do not seek to change the use of the site, but remove the petrol forecourt element.

3.2 Amount

All areas are measured taking guidance from RICS Guidance Note Code for Measuring Practice – A Guide for Property Professionals, 6th Edition (2007).

Site area

Site area totals 4,530sqm. There are no proposed alterations to site area.

Floor area

The following are existing and proposed built floor areas:

Existing building gross internal area (GIA) totals as below:

Showroom ground floor	211 sqm

Showroom first floor	85 sqm
Workshop ground floor	732 sqm
Workshop first floor (house element)	117 sqm
Petrol forecourt building ground floor	73 sqm
Total	**1,218 sqm**

Proposed building gross internal area (GIA) total as below:

Showroom ground floor	303 sqm
Showroom first floor (no change)	85 sqm
Workshop ground floor	686 sqm
Workshop first floor	114 sqm
Total	**1,188 sqm**
Increase in showroom ground floor area	*+ 92 sqm*
Decrease in workshop area	*- 49 sqm*
Total decrease in GIA floor area	***- 43 sqm***

The proposed development results in the loss of total built accommodation within the site by 43sqm.

The following areas relate to gross floor area of new build (as internal area):

Showroom ground floor	92 sqm
Workshop – service reception ground floor	157 sqm
Workshop – service reception first floor	114 sqm
Workshop – workshop extension ground floor	85 sqm
Total gross floor area of new build	***448 sqm***

Vehicle Parking

Proposals seek to increase the amount of vehicles on site, as follows: There is no parking associated to the petrol forecourt, although there are 11 stations.

Proposed customer parking levels are in line with Vauxhall parking requirements.

Existing customer and service parking	18 no.
Existing used car display	65 no. (approx.)
Proposed customer and service parking	26 no.
Proposed used car display	97 no.
Increase in customer and service parking	***8 no.***
Increase in used car display	***32 no. (approx.)***

2no. accessible parking spaces are proposed across the site, which are included within the totals above.

Parking spaces are sized in line with Vauxhall guidance at 2.5x5m for general vehicles and 3x7m for commercial vehicles service parking.

Staff parking will remain as the current provision. There is space to the rear of the workshop (northeast of the site) for staff parking. Sales staff drive demonstration vehicles, which form part of the vehicle display to the externals of the showroom.

Cycle Parking

There is no external provision for cycle parking. There is a secure space within the workshop area for staff to store cycles. Proposals do not seek to provide any external cycle parking due to the nature of the business.

Waste Storage
Proposals do not seek to alter the existing provision for waste storage and collection – although it is proposed to improve upon the current screening and provide replacement hit-and-miss timber fencing, 2m high. There is a provision for general and recycled waste. Contracts are in place for their collection and the majority of waste is recycled.

Employment
Proposals will allow for a net gain in employment as part of expanding the business on site:

Existing showroom and workshop employment	31no.
Existing forecourt/shop employment	2 FT, 4 PT Equivalent 4no. full time
Additional employment for showroom and workshop	8no.
Net gain of employment for the site	*4no.*

Hours of Opening
There are no plans to extend or reduce the hours of opening for the extended showroom and workshop. Viewed as a whole site, the loss of the forecourt will reduce the opening time of the site. Existing opening hours follow:

Petrol forecourt and shop	6:30am to 10:00pm	Monday to Friday
	7:00am to 9:00pm	*Saturday*
	8:00am to 9:00pm	*Sunday*
Showroom	8:30am to 6:00pm	Monday to Saturday
	Summer time extending to 7:00pm	
	10:00am to 4:00pm	Sunday
Workshop	8:00am to 6:00pm	Monday to Friday
	8:00am to 1:00pm	Saturday
	Closed	*Sunday*

3.3 Layout
Removal of the petrol forecourt allows for a simpler and more organised arrangement of space across the site. Customer parking is clearly arranged near site access points in the general location of redefined building entrances. Building entrance are clearly visible, where previously obscured from view. Raised planters define a boundary between the service side and showroom side. Used vehicle display is organised into clear lines, typically orientated perpendicular to customer parking.

The service reception extension is pulled back from the road. The entrance is presented to the road, where currently it is tucked to the side and often obscured by parked vehicles.

The workshop extension rationalises built accommodation to the rear; removing an unusable ‘corridor’ of space to the current rear entrance and pulling the mass of built form away from boundaries.

3.4 Scale
The showroom extension is single storey with a flat roof. The mass and scale of the showroom extension will have no adverse effect across the site to the visual amenity of residents in Meadow Grove (to the east of the site).

The service reception extension has been articulated to reduce the appearance of scale and match the surrounding scale of buildings. The two-storey form is approximately 7m from typical external floor level, which is 2m less than the current ridge height.

The workshop extension matches the scale, form and materials to which it extends upon.

3.5 Landscaping

There is minimal existing soft landscaping on the site, with the exception of the southern boundary. Proposals seek to provide raised planting beds and trees to the site. Raised planters will be 400mm high, with planting where within visibility splays no higher than 200mm (totalling no higher than 600mm from external floor level). Trees within the used parking display area will be protected with shallow kerbs, metal grills to immediate perimeter and a permeable service to a wider perimeter to allow for surface water to reach the roots.

3.6 Appearance

The proposed materials are to primarily match the existing adjacent to where elements are to be extended. This is in-keeping with the immediate context and surroundings. Refer to elevations as proposed drawings, which form part of this planning application. Schedule follows:

Walls

- Existing ***Showroom:*** Facing brickwork, colour orange
  Workshop: Facing brickwork, colour orange and painted white. Facing block work, colour buff and painted white. Cladding panels, smooth and corrugated, colour blue, grey and silver. Render, colour white
  Forecourt shop:
- Proposed ***Showroom:*** To match existing facing brickwork, colour orange
  Service reception: Kingspan Microrib insulated cladding panels (KS1000 MR), colour grey (RAL 9006). Facing brickwork, colour orange to match existing below DPC
  Workshop: Corrugated cladding panels, colour blue. Low level render, colour white (black below DPC). All to match existing

Roof

- Existing ***Showroom:*** Concrete tiles
  Workshop: Concrete tiles. Corrugated metal, colour blue. Flat roof, bitumen.
  Forecourt shop: Flat roof to forecourt, material unknown (assumed metal panels)
- Proposed ***Showroom:*** Single-ply flat roof, colour grey from standard range
  Service reception: Single-ply flat roof, colour grey from standard range
  Workshop: Corrugated cladding panels, colour blue, similar to walls. All to match existing

Windows

- Existing ***Showroom:*** Metal framed, PPC, colour silver grey
  Workshop: Metal framed, PPC, colour silver grey. uPVC, colour white
  Forecourt shop: Metal framed, PPC, colour white
- Proposed ***Showroom:*** To match existing metal framed, PPC, colour silver grey
  Service reception: Metal framed, PPC colour mid grey (RAL 7011)

Doors

- Existing ***Showroom:*** Matching windows
  Workshop: Matching windows. Metal roller shutter and concertina doors, galvanised finish.
  Forecourt shop: Matching windows
- Proposed ***Showroom***: To match windows
  Service reception: To match windows
  Workshop: Metal vehicle access door, colour silver

Boundary treatment

- Existing n/a
- Proposed No alterations proposed to boundary, but replacement hit-and-miss timber fencing, 2m high, proposed to waste storage area

Vehicle access and hard standing

- Existing Concrete and tarmac
- Proposed Tarmac

Other – Fascias, eaves, bargeboards, visible rainwater goods, signage and louvres

- Existing ***Showroom:*** Metal panels for signage, colour silver grey
  Workshop: Timber, painted white and blue. Metal, PPC colour blue. Metal panels for signage, colour silver grey
  Forecourt: Metal panels for signage, colour red and white
- Proposed ***Showroom:*** Signage panels to match existing
  Service reception: Metal louvre screening to roof top plant, PPC, colour grey to match window frames (RAL 7011)
  Workshop: uPVC, colour black. All to match existing

This application does not consider any alterations to Vauxhall Picador signage, such as signage on buildings or adjustments to signage totem. A separate application to be submitted in connection. All signage shown on plans and elevations is for indicative purposes only.

4.0 Access

4.1 Site Access

Proposals do not seek to alter site access. The site is predominately level.

Vehicle Deliveries

Proposals do not seek to alter delivery of vehicles to the site. Changeover of vehicles within the showroom is on a 6 month period. Used vehicles are brought to site individually and not via vehicle carrier.

4.2 Inclusive Access

Any new build elements will be designed in accordance to AD Part M, which includes solid level access to the buildings from accessible parking spaces. The premises offer Motorbility.

All customer accessible areas are at ground floor level. No lifts to first floor accommodation are proposed, although the new stairs to the workshop office extension will be designed for the ambulant disabled. There are no current members of staff requiring facilities for the disabled, but accessible toilets are provided within the buildings, including ground floor office and tea making facilities. There is no unique accommodation at first floor level.

5.0 Conclusion

In conclusion, the proposals:

- Bring order and clarity to the site.
- Allows for expansion of the business with associated increase in employment on the site.
- Have no negative impact on the visual amenity of residential neighbours.
- Improve the visual amenity of the site from the highway, including an increase in soft landscaping to soften the site.
- Are appropriate in size, height, mass, scale and form.
- Match or complement existing materials on site. Material scale and colour is also appropriate.
- Meet with Vauxhall branding requirements where required.

- Do not exclude those with disabilities, whether staff or customers.
- Reduce vehicle movements into the site, reducing the impact of vehicles queuing on the main highway when the forecourt is fully occupied.

Appendix A: Existing site photos



Front of the showroom building, which faces the public highway – Leigh Road



View across the petrol forecourt, facing northwest. The workshop building can be seen beyond



View across the petrol forecourt, facing south



Facing southeast across the site. This is the vehicular access route to the showroom



Vehicular access route to the showroom, hidden behind the forecourt building



Southwest elevation to the showroom. The entrance is hidden from view to the highway and lack presence



The ‘house’ element to the workshop building, facing northeast



Customer entrance to the workshop



The ‘house’ element to the workshop building, facing southeast



Northern elevation of part of the workshop building, facing southeast. There is no customer access to this area



Existing valet bay to the northeast of the workshop building and site. There is no customer access to this area



Part of the workshop as viewed from the northeast corner of the site, facing southwest. There is no customer access to this area