Design and Access Statement for Planning Application: HPK/2012/0395
New MOT Station for Prestige Motor Bodies.

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Introduction.

This Design & Access Statement is intended to support the planning application for the erection of a new MOT station at Prestige Motors, Brookfield site. SK13 6JF. The new Mot station is an addition to the existing business and will provide two additional employees.

Use

The portal frame construction has been designed purely for the use of a Class V11 Mot service station that meets VOSA approval on rigid service area dimensions. The Mot area is for use only by the operatives carrying out Mot's, and the general public will be restricted from entering the service area. Cameras will be situated in the existing waiting area where customers can observe MOT's being performed.

Amount.

The new development has been derived from the type of vehicles that will be serviced and an allowance for the lifts, rolling roads and headlight testing which are built into the floor construction to accommodate the entering of the building by vehicle size, and the height of the building to allow for safe head room of larger vehicles being hoisted to full service height.

Layout

The location of the building is within an industrial area and in a zone 2 flood risk area (see flood risk assessment from the environment agency) the best use of the site layout is in relation to customer and employee parking. The entrance of the building has been sited for a direct approach of vehicles entering for MOT's for ease of access.

Scale, Form and Materials

The design of the building has been built around the clients brief on the minimum acceptance for the class V11 MOT station expectations on compliance by VOSA.

The external materials are to match the surrounding buildings all of which are constructed out of industrial type cladding. The entrance of the building has a roller shutter door made for larger vehicles.

The pitched roof has been designed with consultation of a structural engineer to provide portal frames to give correct height allowance while keeping within the style of the surrounding structures.

Accessibility

There are no changes proposed to how prestige motor customers approach the site from Brookfield. Access to the MOT station will be via ramped vehicle access, directly from the front of the building. There will be employee access and emergency exit to both the front and rear of the building which will comply with current building regulations.