

MIRA TECHNOLOGY PARK

MIRA GATEHOUSE – WELCOMING CENTRE

Design and Access Statement

06 APRIL 2023 - PLANNING ISSUE

INTRODUCTION

The character of the site and immediate surrounding area are automotive research and development facilities, of an industrial nature within an overall rural environment.

The 'Application Site' is located within the administrative boundaries of Hinckley and Bosworth Borough Council (HBBC) and is located along the A5 (Watling Street) at Higham on the Hill, between Atherstone and Hinckley.

This Design and Access Statement developed in line with CABI publication "Design and Access Statements, How to write, read and use them" has been prepared by Geddes Architects to accompany a Reserved Matters planning application submitted on behalf of Mira Ltd.

This Design and Access Statement therefore appraises the proposed development against the Government's principles as set out in the Town and Country Planning (Development Management Procedure) Order and associated guidance.

This statement should be read in conjunction with the other documentation submitted as part of the application, including:

- Planning Application forms (and Certificates)
- Drawing Issue Sheet No 22.001, P/2 for the Gatehouse drawings.

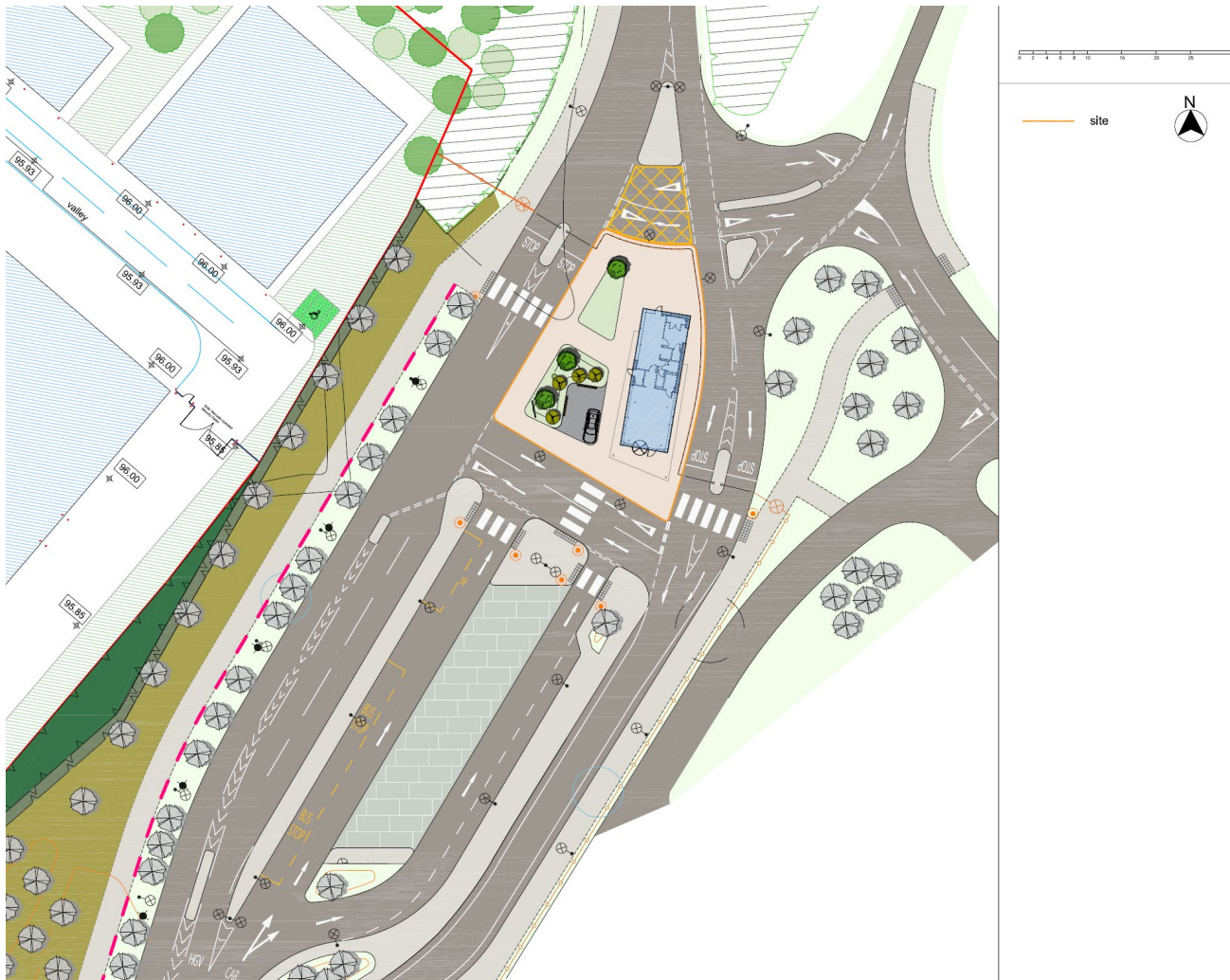
The proposals includes the New Security Gatehouse in area I-1, off Mira Drive with associated parking, lighting, signage, external works and services.

DESIGN

The design proposes a new Gatehouse building. The Gatehouse building is situated at an important focal point within the masterplan, located at the very entrance to the new phase of development, with a programme of new and increase in infrastructure and expansion of the masterplan to accommodate the development of new plots. Although a simple building, the purpose of the Gatehouse is greater: it's the entrance point, security device and a Gatehouse to reflect premium design; a showcase to what Mira has to offer.

The design of the building needs to reflect its function as well as premium designs of MIRA. It will be partly glazed wall to allow views of the adjacent sites from the Reception with roof overhangs that will provide shading. The entrance to the reception needs to be easily accessible and legible.

The building will be clad in metal panel system. The reception area will be glazed with curtain walls.



Use

Security Gatehouse – Welcoming centre

The proposed building is a new security point and a security office. The purpose of the building is to welcome guests and have a control of who enters the secured area. The gatehouse with its vehicular control barriers and security fence is the demarcation between the public area and the Mira secure area located beyond the gatehouse.

The building accommodates a reception area, office, meeting room, disabled toilet, toilet, together with seating area, plant zone on the roof and landscaping on the site.

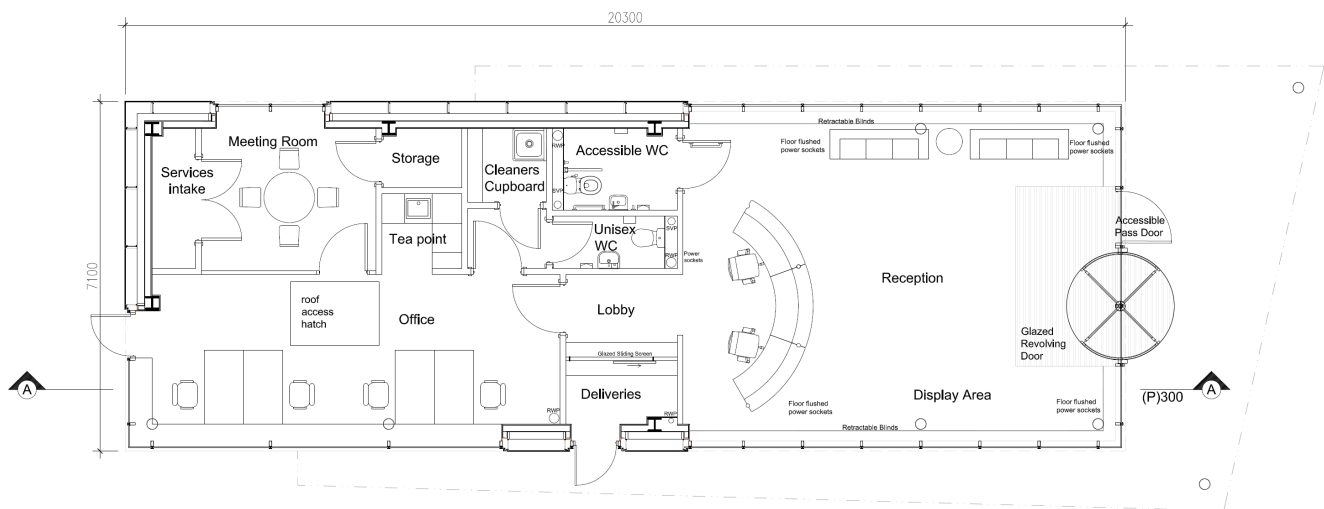
Floor Areas GEA

Ground Floor – 149 sqm

Layout

The proposed building consists of two parts. The glazed front of the building is a reception and waiting area with seating for visitors. There is an opening leading to the lobby on the rear part, for deliveries with separate entrance.

The back of the building is a security office and facilities. The accessible toilet provided is entered from the reception area while the unisex toilet is accessed from a corridor in front of the offices. There is a cleaners cupboard and store room along the side of the building that faces East. Within the security office, there is a small kitchen area.



Scale

The building will be 5.77m high to the top of the parapet that will run around a flat roof. There will be a plant area on top of the roof.

APPEARANCE

A contemporary appearance employing metal composite cladding panels coupled with the use of clear glass double glazed curtain walling is a reflection of the modern research and development architecture. Based on other buildings in the area, it is clad in corporate identity.

The building will be clad in metallic grey metal composite panels all the way up, including the parapet wall that hides the flat roof.

The brise soleil covering East, South and West sides will be a light frame structure supported by steel structure on 2 external columns. There will be an illuminated signage on top of the brise soleil.

metal panels



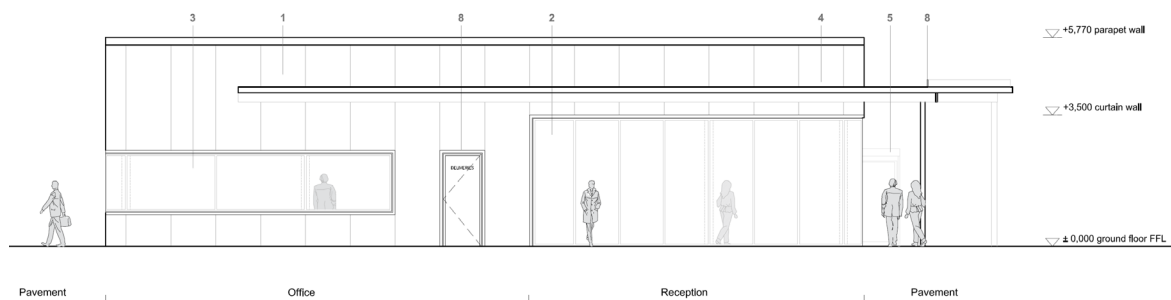
curtain wall



revolving door



brise soleil



SUSTAINABILITY

The new development complies with current Building Regulation requirements. The size and position of the windows and curtain wall are designed to maximize the ingress of daylight, while at the same time utilizing solar control glazing in conjunction with external shading/brise soleil to minimize unwanted solar heat gain and reduce the cooling load. There will be blinds on sides for low sun shading. A BREEAM very good rating level is targeted.

For ventilation, there will be filtered air from units placed on the flat roof. The building will be equipped with integrated heating and air-conditioning system.

Views / Visibility

The site is in a prominent location within the development and will be visible from the approach road. The requirement is to clearly see from the reception the stop barriers adjacent to the site.



ACCESS STATEMENT

Inclusive Access

There is a separate staff access door with card reader at north side of the building.

Vehicular access

There is vehicular access to the site, (from all sides surrounded by road) there is designated parking on the adjacent site.

Bicycle access

As part of the infrastructure, there is new cycle path

Pedestrian access

There is main public entrance via revolving door at the front of the building, leading to a reception area and a disabled entrance next to the revolving door.

There is a separate access for deliveries at the western side of the building, with separate lobby area.

Site Security

The site benefits by being located within the MIRA complex which operate a site wide security system. Access to the site is stringently controlled via MIRA security gates.

SUMMARY

The proposed application site is located within the MIRA Technology Park area. The design solution acknowledges the overall design of the existing MIRA site, it will complement the surroundings and it will support economical growth and vision to create a "MIRA Centre of Excellence"

The proposed Gatehouse is a focus point of the area and is an important security point within the development.