

design & access/planning statement

williamsarchitects

Studio 8, The Garage Studios
41-45 St Mary's Gate
The Lace Market
Nottingham NG1 1PU

t 0115 945 5691

enquiries@williams-architects.co.uk
www.williams-architects.co.uk

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Project: Flying Spares : Merrylees Fit-out

Project N°: 230412

1.00 INTRODUCTION

.01.1 This statement has been prepared to support a planning application submitted by Flying Spares for works at Unit 28, Merrylees Industrial Estate, Leaside, Leicestershire, Desford, LE9 9FS. It should be read in conjunction with the other drawings and documents that form the application.

1.02 Background to the project

.02.1 Flying Spares is an employee-owned business which sells new, reconditioned and recycled Rolls-Royce and Bentley car parts. The company is currently based in Market Bosworth and has grown over the years, expanding in an ad-hoc way into six different buildings, in addition to having to make use of an off-site storage facility.

.02.2 The company is now at a point where they wish to consolidate their activity into a single facility, optimising their workflow and allowing for future expansion of the workforce. Flying Spares has therefore acquired an existing warehouse at the Merrylees Industrial Estate with the intention of renovating and adapting it to suit their current and future needs.

.02.3 Hinckley & Bosworth Borough Council are aware of the proposed relocation of Flying Spares from Market Bosworth. Flying Spares vacated the Station Road site in Market Bosworth will free up this area for redevelopment for residential purposes, which is supported by Planning Officers at Hinckley & Bosworth Borough Council. Officers have therefore shown support for the relocation of Flying Spares to another site within the borough. Head of Planning, Mr Christopher Brown MRTPI, was consulted at an early stage on an informal basis. He has provided his without prejudice support of the proposed alterations to the building, including the proposed change of use.

2.00 PROPOSALS

2.01 Existing building

.01.1 The existing building has most recently been used as an industrial warehouse with ancillary office accommodation (planning class B8). It is situated in the Merrylees Industrial Estate, on the eastern side of the main access road, Leaside.

.01.2 There is a large area of hardstanding to the west of the building. A marked car parking area adjacent to the main entrance is enclosed by a palisade fence and gates (planning ref: 18/01113/FUL, approved 15 Jan 2019).

.01.3 The existing building currently has an Energy Performance Certificate rating of D (98).

2.02 **Outline of the proposals**

.02.1 The purpose of the proposed changes to the building is to provide a suitable new premises for Flying Spares. This includes internal alterations to create additional office space, alongside specialist technical areas for undertaking the reconditioning works.

.02.2 In addition to the above, Flying Spares are keen to improve the thermal performance of the existing building fabric and have the ambition to bring the existing building up to an Energy Performance Certificate A rating.

.02.3 Changes to the external appearance of the building are limited and comprise several new doors and windows, and external fire escape. The main entrance door is to be replaced and repositioned slightly to accommodate a reconfigured entrance area. A new insulated sectional door is to be included for the workshop, to facilitate the movement of vehicles into this space.

.02.4 The parking area adjacent to the main entrance is to be adjusted to enlarge the staff and visitor car park.

.02.5 The existing fencing is to be retained and extended, with a new gate at the main entrance and secure fencing around the staff car park. The existing gate is to be relocated to the southern boundary of the site. The new fencing will match the existing palisade fencing on the site.



example of new galvanised palisade fencing, to match existing

.02.6 Although an area of the existing amenity grass will be removed to make way for the enlarged car park, additional planting will be introduced on the north-west corner of the site to create a small staff garden.

.02.7 A new cycle store will be installed adjacent to the main entrance area.

.02.8 Solar PV canopies are proposed in the yard and staff car park area. Investigations of the existing roof structure have revealed that installing PV panels on the roof would not be a feasible option. PV canopies have many advantages, including ease of access for cleaning and maintenance as well as providing shade and shelter.



example of solar PV canopy : courtesy of <https://3ti.co.uk/technology/solar-canopy-structures/>

2.03 Change of use

- .03.1 In addition to the proposed physical alterations to the existing building, the application also includes a change of use from class B8 to E(g). Advice received during early consultation with Mr Christopher Brown MRTPI indicated that an application to change the use to class E(g) would be required for Flying Spares to be able to carry out their operations at the site.

3.00 ACCESS

3.01 Access to the site

- .01.1 The main site entrance is to remain in its current location. A new set of entrance gates and fencing will ensure the site is secure outside operating hours. The gates will be opened at the start of the day and will remain open throughout the working day, allowing the easy access of staff and visitors into the site.
- .01.2 Access into the existing building for all users will be improved with a new level threshold at the main entrance door.
- .01.3 Circulation within the building has been a key aspect driving the internal layout modifications, ensuring that staff and visitors moving around the building can access all the areas relevant to them without hindrance.
- .01.4 The installation of a lift to the new first floor offices will facilitate access to this level.

4.00 SUMMARY

- .01.1 The proposed alterations at Unit 28, Merrylees Industrial Estate, are intended to enable the building to be used by Flying Spares as their new premises.
- .01.2 A change of use is also sought from the existing B8 class to E(g) class.
- .01.3 The extent of alterations to the building are limited to changes to doors and windows and an external fire escape. Externally, there are some minor adjustments to the parking layout, an extension of the existing fencing, new gates and two standalone solar PV canopies.

[end]

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