

DESIGN AND ACCESS STATEMENT HSPI Workshop

For the attention of at HBBC



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Approved By:



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Revision History

Date	Revision No.	Raised By	Description
06/12/2022	001	MH	Document Creation
28/02/2023	002	MH	Building information updated to reflect new layout
17/05/2023	003	MH	Information on floor areas added

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1 Introduction

This Design and Access Statement is prepared on behalf of HORIBA- MIRA LTD, the freehold owners of the HORIBA-MIRA Works and Proving Ground. The Statement supports the application for the construction of an extension to the existing laboratory building.

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

The site is located on the southern portion of site amongst buildings which are used as preparation areas and workshops for the test facility.

The site is bounded on both sides by existing workshop buildings and is serviced by an internal access road, the extension will be constructed to the western end of the existing facility and an additional space created to the northern side of the facility this will be predominantly built on a green field area.

The application proposes the construction of an extension to an existing facility to enable the laboratory to meet new legislation for vehicle testing. No additional access roads are proposed as it will be serviced by existing infrastructure.

2 Design

The building will be a steel portal frame construction with an external finish of Kingspan trapezoidal cladding finished in goosewing grey.

2.1 Use

The building will be used for the performance testing of vehicles, the extension will enable two moving objects to collide (under test conditions) the current facility only has the capability to perform single moving object collisions. A change in the test standards has led to a requirement to upgrade the existing facility.

2.2 Floor Areas

The facility will be extended in 2 directions, the acceleration lane will be a single storey extension approximately 75m long and 22m wide at the widest point and 10m wide for the remainder there is some integration into the end of the existing building so sizes are approximate until the detail of the integration is finalised. The extension to the side of the building will be approximately 7m wide by 10m long and will again be a single storey, the overall available floor area will be 1008m² GEA and 935m² GIA. the existing facility currently occupies a floor area of approximately 2319m².

2.3 Layout

The proposal consists of the erection of 2 single storey extensions to the existing building, the main extension to the western end of the building will form an acceleration lane and mirror the lane on the opposing side of the building. The side extension will provide a small area for the existing equipment to be relocated into. The lab will continue to utilise the existing welfare and office spaces and no changes are proposed for these within this application.

Vehicular access to the building will be via the existing site road network, the building sits within the site secure area and is access controlled.

The building will be accessed by the existing access doors in the existing building, there will be additional fire escape points along the new extension.

2.4 Vehicular Parking

Adequate car parking is available for visitors and staff and will be provided by one of the existing parking areas located at the southern end of the site.

There are approximately 340 parking spaces on lower site with 6 of those for disabled drivers, there are 2 bicycle shelters 1 of which can hold 20 cycles and 1 can hold 10.

2.5 Scale

The building will be 7m high to the ridge line, the eaves heights will vary with the differing width of the extensions. The front elevation will be adjoined to the existing building. The side elevations will have a fire escape door only, due to the nature of the building access must be controlled so existing entrances will be used. The building will have roof light panels installed along the acceleration lane to allow light to enter the building.

2.6 Landscaping

The application site is a green field area no provision has been made to conduct any landscaping works as it is anticipated that as part of further site development some of the area around the building will be utilised as a service corridor for future expansion so there is no opportunity to improve the current landscaping areas. Some of the existing bushes, trees and hedge will be removed as part of the works.

2.7 Appearance

A contemporary appearance employing metal composite cladding panels in light grey.

The design and colours chosen for the building will be in keeping with the existing buildings located on the remainder of the park. The main building colour is goose wing grey with anthracite grey doors and rainwater goods.



Figure A - Indicative Building Design Used on Site

The new building will be clad with Kingspan KS1000 RW finished in goosewing grey.



Figure B - Kingspan Wall Panel



Figure D - Existing Facility



Figure C - Existing Facility

3 Access Statement

Access has been made as easy as possible for all employees and visitors in terms of level approach to the facility and circulation within it.

No new disabled or normal parking spaces will be created by the works, there are several disabled spaces in the existing parking areas. The proposed building extension will not change the way the current lab operates from a personnel access and egress point of view, it will change the type of testing we are able to perform.

Bicycle access to the site office is available via the existing cycleway.

The proposals meet the requirements of Part 'M' of the Building Regulations and the Disability Discrimination Act. Access to the building will be via level thresholds and doorways of sufficient width to accommodate wheelchairs.

4 Summary

The proposed application site is located within the established HORIZA-MIRA site. The design solution acknowledges both the overall design of the adjacent buildings and promotes the vision of a "HORIZA-MIRA Centre of Excellence."