

Design Access Statement

**Bamford Property Ltd
JCB Workshop Extension**

DATE: March 2021

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Background Information

Project Description

BHP Design Ltd have been appointed by JCB to provide a design for the extension to an existing workshop building at Wardlow Quarry, Cauldon Lowe.

Client:

JC Bamford Excavators Ltd
Global Headquarters
Station Road
Rocester
Staffordshire

Architect/ Agent :

Bridgehouse Design
c/o
BHP Design Architects
St. Paul's Square
40 St. Paul's Square
Birmingham
B3 1FQ
Tel: 0121 314 6618

Design and Access Statement

Site Location



Location

J. C. Bamford Excavators Limited are applying to Staffordshire County Council for full planning permission for construction of an extension to an existing workshop building within the bounds of their existing site at Wardlow Quarry, Caudon Lowe. The buildings will be used to support their existing activities on the site which entail the testing and development of JCB Construction Equipment.

The existing workshop building is close to the main quarry entrance and also acts as a point of access and control to the quarry with gates adjacent to the building. The proposed extension is to the rear of the building and therefore is not visible from the site entrance. The natural topography also assists in screening the proposed building from the east.

Site location



Design and Access Statement

Site Photograph

Existing building- South east elevation



Design and Access Statement Site Photograph

Existing building



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Project Description

Use:

The site is used by J. C. Bamford Excavators Limited for the demonstration of JCB construction machinery and by Tarmac in crushing and processing aggregates.

Proposed use:

The buildings seek to further support the ongoing testing and development of JCB construction equipment which currently takes place at Wardlow Quarry

The use of the quarry is very much consistent with JCB's core business of manufacturing and sales of earth moving equipment and provides a safe and appropriate environment screened heavily by the existing quarry walls. JCB seek to make no significant increase in the level of activity that currently takes place at the quarry as part of their testing and R&D activities.

Use background:

JCB currently have a workshop building on the site at Wardlow Quarry. The existing building is inadequate for JCB's current requirements to test and develop the latest generation of JCB construction equipment.

The facility will allow JCB to develop machines working in a high quality environment, it will inevitably increase machine sales and allow JCB to consider expanding its factory infrastructure elsewhere in the county, creating the potential for new jobs.

Amount:

This application seeks consent for an extension to the existing workshop building with a floor area of 610 square metres

Layout/Access:

Layout and plan drawings demonstrate the capacity of the site to easily accommodate the proposed infrastructure.

The new extension also requires new yard areas and seeks to use the existing vehicular and pedestrian access to the site.

Some improvements the access road adjacent to the new extension will be required with some localised re-grading of the existing quarry access road.

The existing access road into the quarry bowl will link up to a new area of concrete yard adjacent to the new extension.

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Scale: The proposed building seeks to propose scale congruous with other neighbouring site infrastructure and surrounding topography. The new extension is to the rear of the existing building and is therefore not visible from the entrance to the Wardlow Quarry site.

Landscape:

The proposed building is screened to the east by natural topography. The site is used for the testing and development of construction machinery, therefore a landscaping scheme is not appropriate .

Appearance:

The buildings design, layout and finishes all incorporate JCB's corporate standard for development. Moorland green cladding can be seen universally at other facilities at this site as well as across the county and indeed globally. Building in accordance with corporate standards allows JCB to maintain consistency with its other facilities locally and globally, and maintain brand strength by adopting this consistent approach.

Access:

Vehicular access to the new buildings will be provided from the existing access from the main highway network. Transport is covered separately in detail within a report accompanying this application.

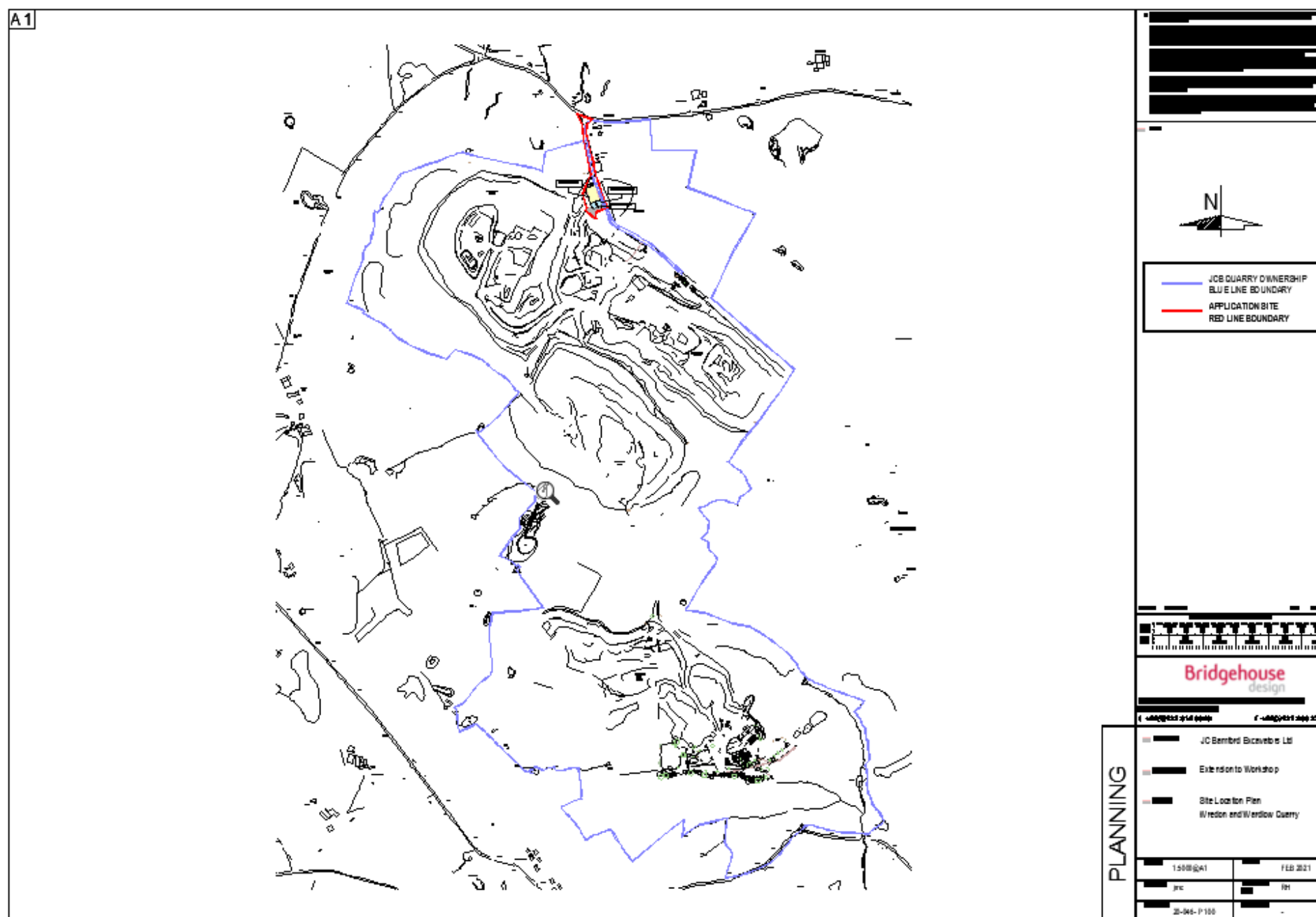
Disabled access will be provided within the development. Suitable materials ,ramps and dropped kerbing will be incorporated in the design to provide continuity of access.

Planning Policies:

The current demonstration activities on site are the subject of an interim application (agent Wardell Armstrong) currently with Staffordshire County Council. The proposed buildings seek to provide facilities necessary to support those activities.

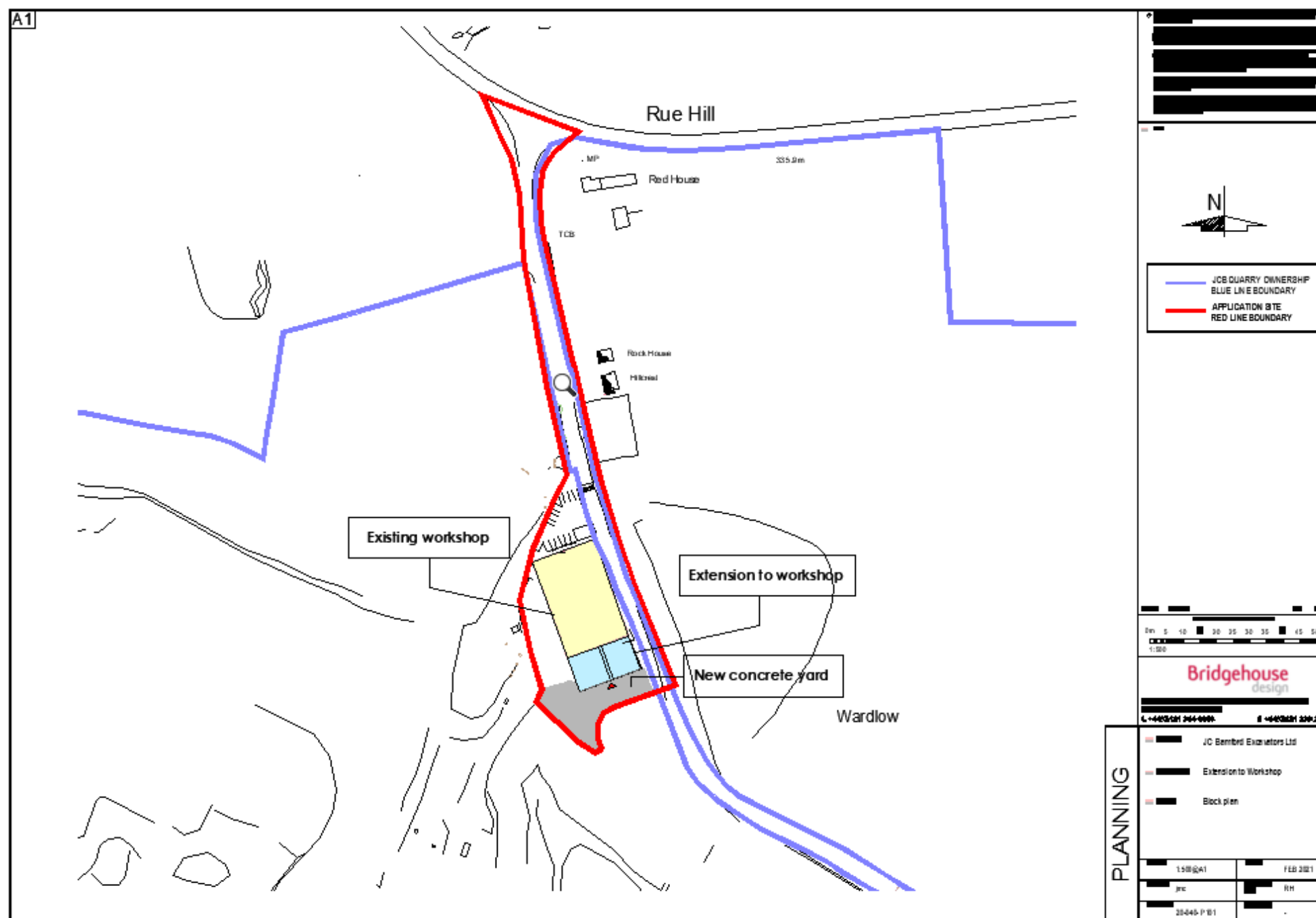
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Location plan



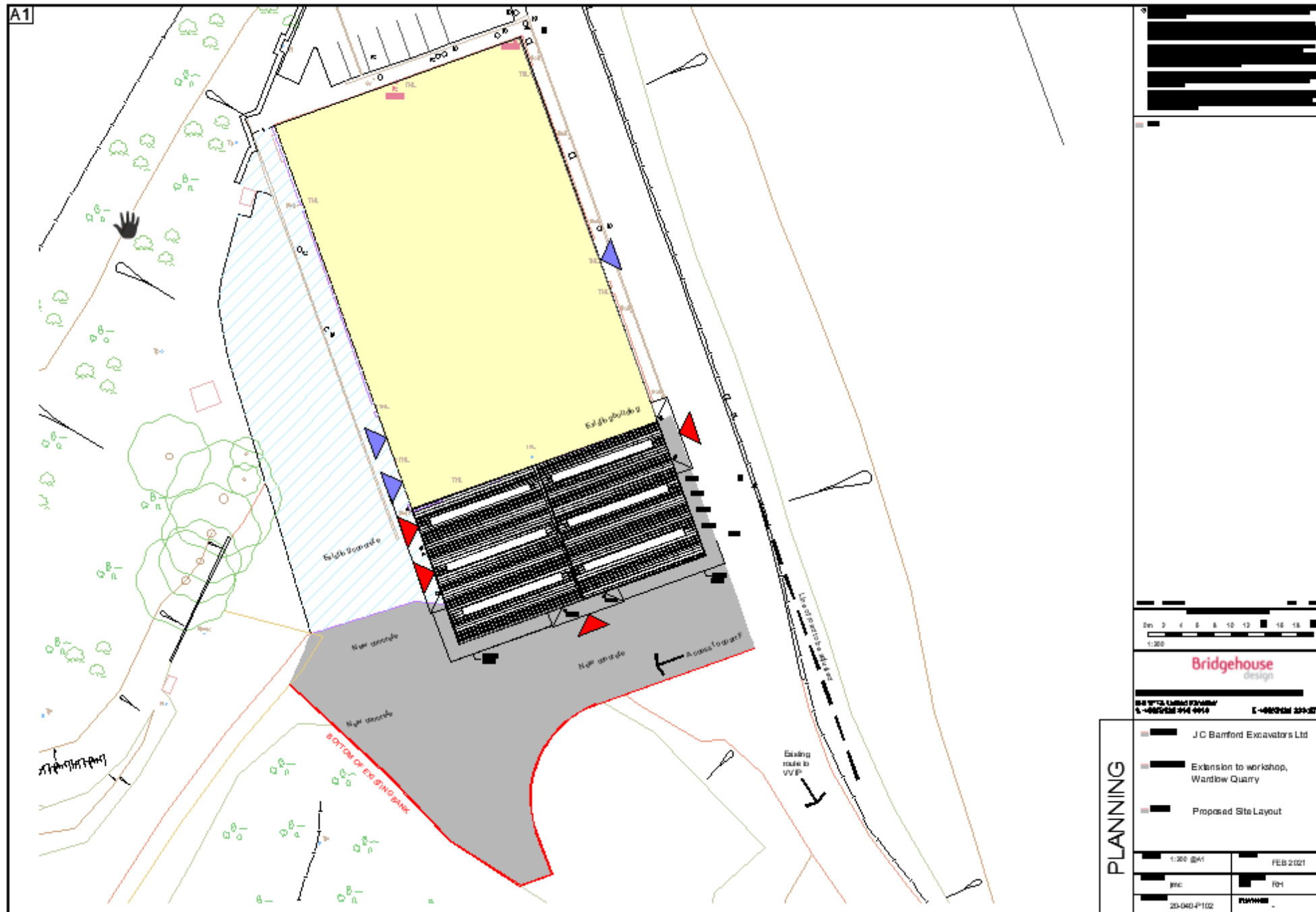
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Site plan



Design and Access Statement

Site plan



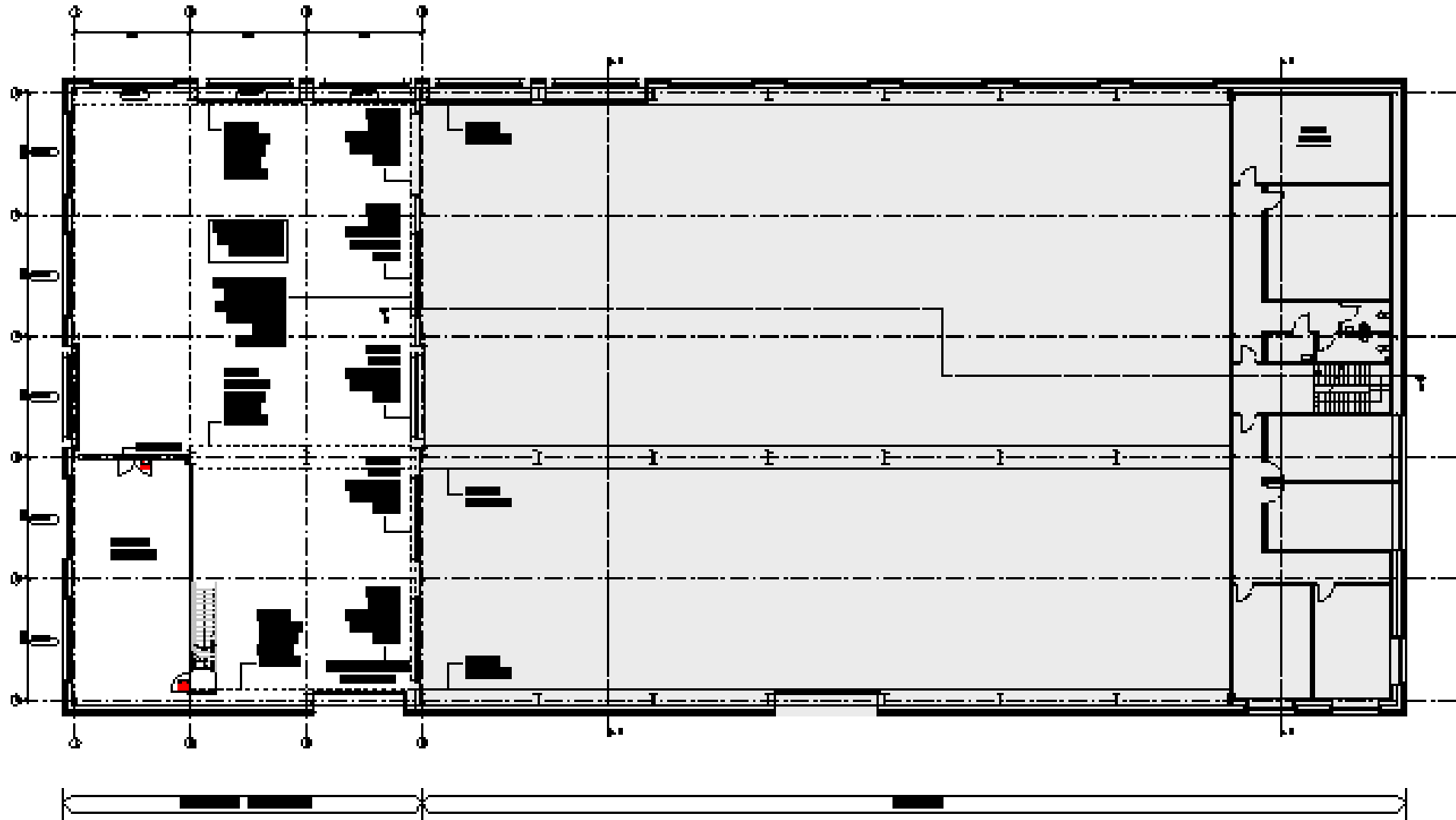
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Ground floor plan



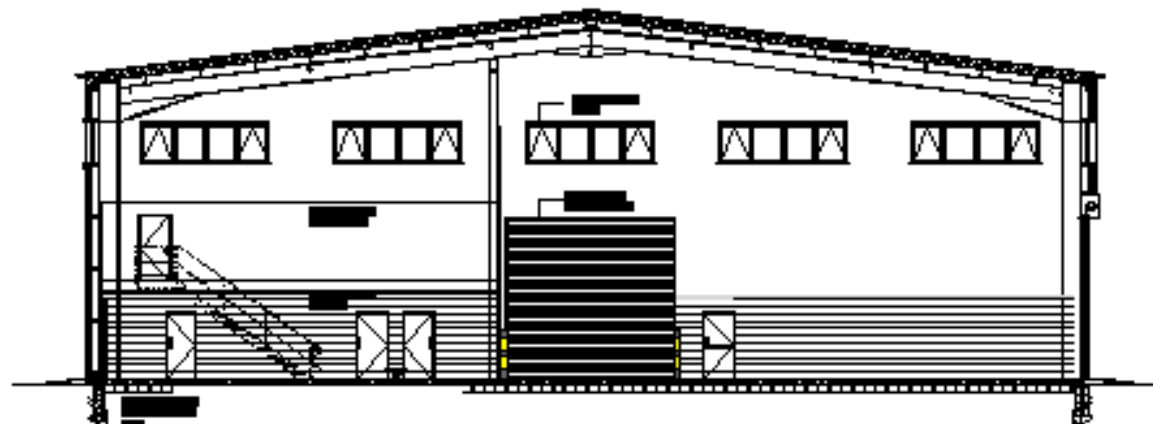
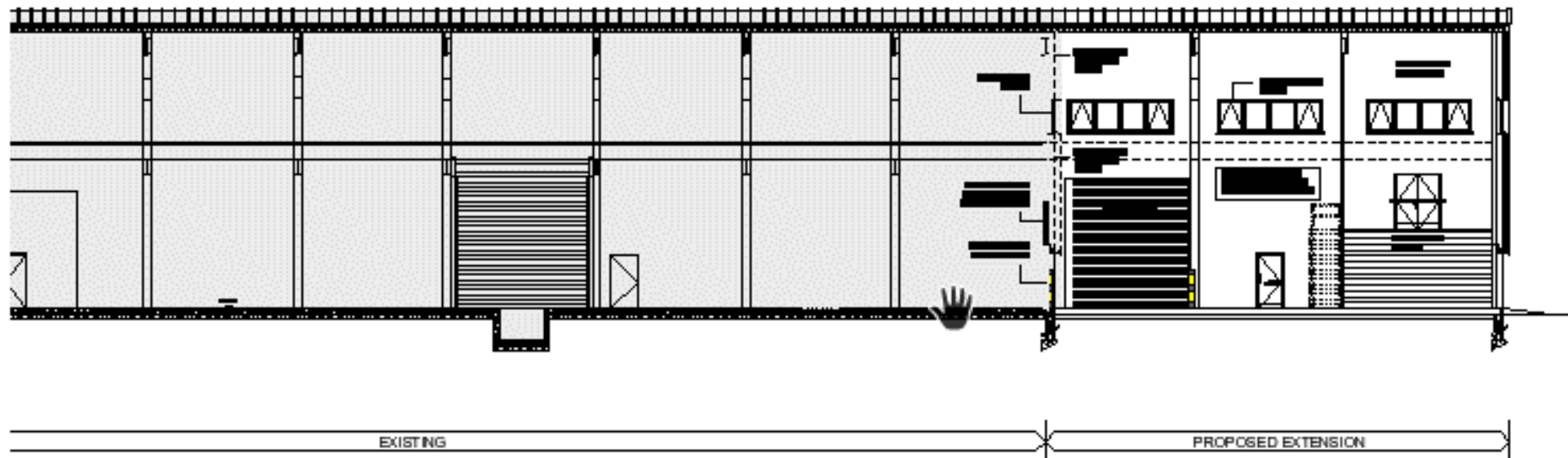
GROUND FLOOR PLAN

Design and Access Statement
First floor plan

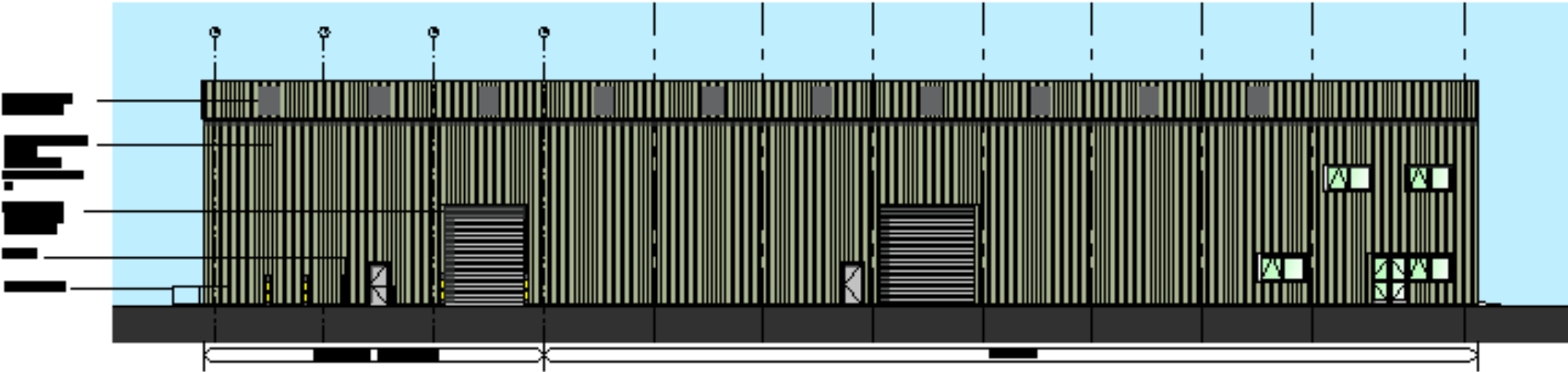


FIRST FLOOR PLAN

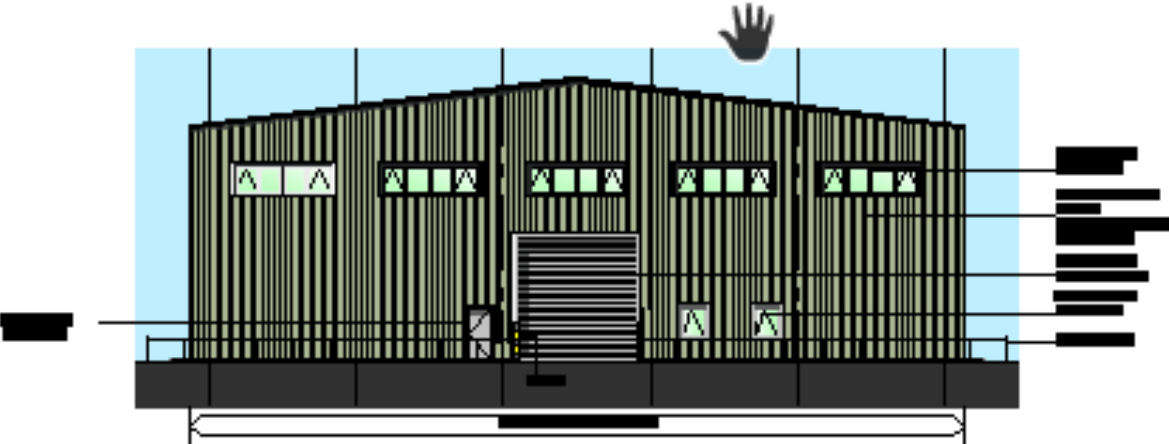
Design and Access Statement Sections



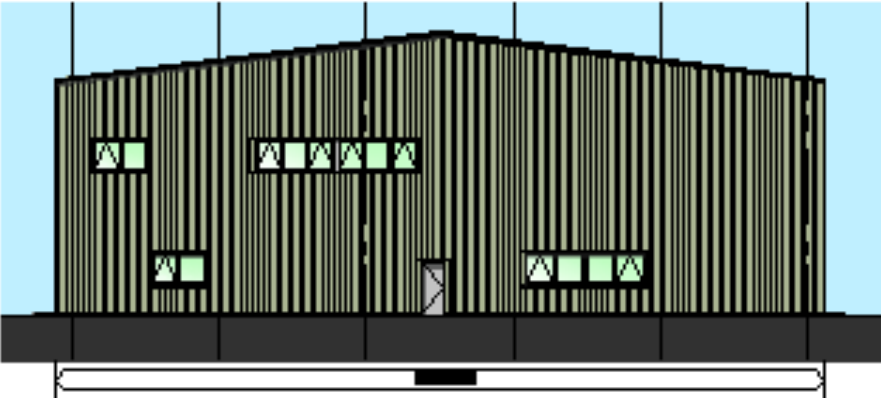
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Elevations



North-East Elevation



South-East Elevation



North-West Elevation



South-West Elevation