



Supporting Design & Access Statement

7th November 2023

Client: AD Coach Systems LTD
Project: P351 – AD Coach Systems, Unit 1, Prospect Way, Knypersley,
Staffordshire, ST8 7PL

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1 INTRODUCTION & BACKGROUND

This planning, design and access statement has been prepared by Epoch Architecture Ltd to support a full planning application for the construction of a new industrial building for AD Coach Systems Ltd, Unit 1, Prospect Way, Knypersley, Staffordshire, ST8 7PL.

AD Coach Systems were established in 1973 as a specialist auto electrical business. Having grown over the last 50 years the company is now the countries leading provider of luxury fit outs and conversions of coaches. They provide services to all of the UK's top flight football teams as well as commercial and private clients. The company re-located to the site in 2014 and now require the proposed building to enable future expansion of the in-house services that they provide.

This planning application is a full application for the following form of development:

"Construction of new industrial building to house CNC machine".

The purpose of this statement is to inform and support the proposals within the application, ensuring that the design is considerate of the site, its context and history, whilst providing an inclusive environment wherever possible.

The statement has been prepared to present the following information;

- Site Location and Analysis
- History and Character of the Site
- The Design Principles behind the Proposals
- The Positive Impact that the Proposals will have on the Surroundings
- Scale, Massing, Density and Orientation of the Development

a) Location

The site is located adjacent the A527 in Knypersley, Staffordshire. The application site forms part of the Victoria Business Park which consists a number of mixed scale commercial and industrial business premises. The site is sited is located within the development boundary.

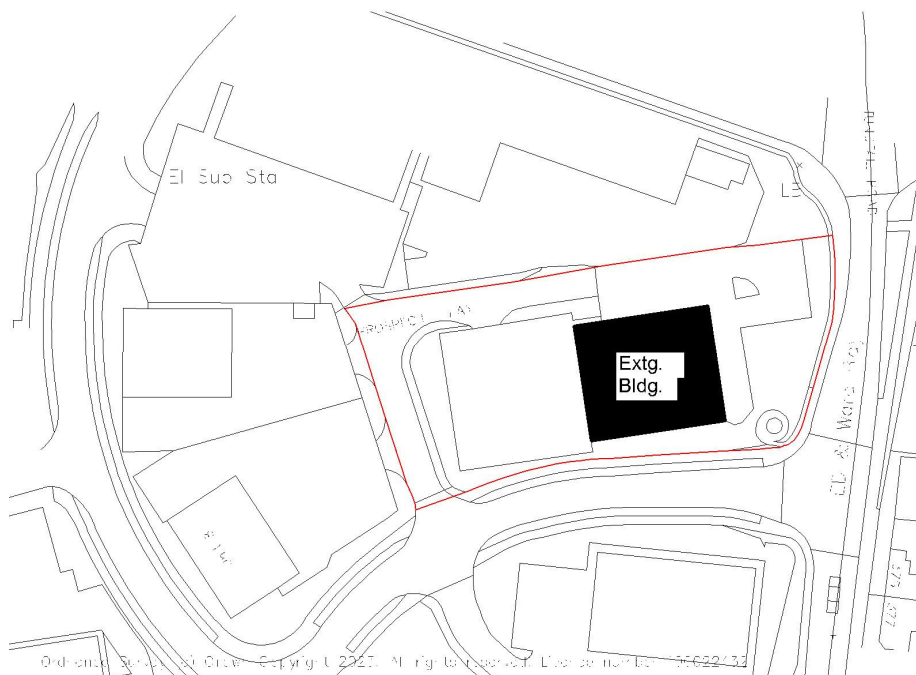


Plate 1 – Location Plan

b) Site Characteristics

The application site consists of an existing industrial building of circa 800sqm footprint with staff and visitor parking located to the north of the main building, landscaped gardens to the east, the main access road into the wider Victoria Business Park to the south and a large hardstanding area to the west used for the parking/storage of commercial vehicles (buses) associated with the building use.

The main building consists of low level brickwork with composite cladding panels above and encapsulated with a large curved roof over, again finished with cladding panels, typical of the immediate area and adjoining premises. Highly glazed cantilevered projections are present at first floor level to the main front elevation facing the A527. Providing a statement to this highly prominent elevation and the main entrance to the Victoria Business Park from the A527.



Plate 2 – Front elevation as viewed from the A527



Plate 3 – Rear elevation looking East from the storage yard

The proposals within this application are focused in the area at the rear of the building within the existing hardstanding/storage area.



Plate 4 – Location of proposed building

3 DESIGN PARAMETERS

(a) Amount

The scheme within this application proposes the construction of a new industrial building with a footprint of circa 55sqm. The proposed building is required to support the expansion of the business and allow them to house an on-site CNC machine. The new building will enable the company to complete the construction of interior furniture on-site as opposed to out-sourcing to third parties.

(b) Layout

The layout of the proposed building will be largely open plan with a small area sectioned off at the eastern end for the required plant associated with the new machine. The building has been located as close as possible to the existing main building for both commercial convenience and to prevent a sporadic layout across the wider site.

(c) Scale

The drawings that accompany this application and form the supporting information fully detail the scale of the proposal.

The proposed building is very modest in size in comparison to the main building and also other adjoining buildings with an overall height of 3900mm above ground level. The size of the building has been calculated based on the size of the machinery that it will house and safe working zones around the plant.

(d) Appearance

The proposed appearance of the building is to match the existing main building. Matching profile metal cladding panels are to be used for the walls as what are present on the main building itself. A mono-pitch roof is to be provided over again with matching profile metal cladding panels to the main building roof.

(e) Landscaping

Landscaping in the locality of the building shall remain as existing with the new building constructed directly off the existing concrete slab.

5 CONCLUSION

5.1 The proposals within this planning, design and access statement and the planning application as a whole present a well thought through scheme.

5.2 From a design perspective the proposals do not significantly affect the appearance of the existing building and are sympathetic in both scale and appearance.

5.3 There is no loss of amenity or parking facilities created by the proposal.

5.4 The proposal will create an increase in employment at the premises for 1no. CNC operative.

5.5 The proposals within this application allow for the future expansion of this well-established local business.

5.6 The proposals are compliant with both local and national planning policy and therefore the local authority are respectfully requested to support this application and recommend approval of the application without delay.