

DESIGN AND ACCESS STATEMENT

Project Reference: TD_6071

Project Name: Arnold Clark Click and Collect/Vehicle Rental Facility

Prepared For: Arnold Clark Automobiles

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Prepared by

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1. Introduction

- 1.1.1 This Design and Access Statement has been prepared by Taylor Design Architects Ltd on behalf of Beadles to accompany a planning application for a new click and collect/vehicle rental facility.
- 1.1.2 The site is currently vacant but was used as a vehicle rental facility for Europcar to serve the Heathrow airport.

2. The Proposed Scheme: Site Appraisal and Design Principles

2.1 Site Content

- 2.1.1 The proposed development comprises of the internal and external refurbishment of the 2 existing buildings on site. The previous occupier of the site operated the buildings as an vehicle rental office with associated office and staff facilities and a stand alone vehicle wash/valet building.
- 2.1.2 The site is north Heathrow airport and located on New Road
- 2.1.3 The area of the site is 3503sqm

2.2 Use of Land

- 2.2.1 The current use of the site is as a vehicle rental office with associated ancillary uses. The proposed use is to remain the same with the addition of a click and collect facility for used car sales

2.3 Density

- 2.3.1 The density of the site is to remain the same as both buildings are to remain the same footprint

2.4 Layout

- 2.4.1 The layout of the site is to remain as existing. The current building to the west of the site is to be refurbished internally and externally. New customer facilities and offices are proposed to the internal layout, externally the building is to be reclad/resprayed to be in line with the Arnold Clark corporate identity. The existing valet/wash building to the east of the site is to retain its use but is to be reconfigured internally and the existing single skin cladding is to be replaced with new insulated cladding again to reflect the Arnold Clark corporate identity,
- 2.4.2 The parking areas and secure compound located at the rear of the site are secured by the provision of 2400mm high fencing and new gate.
- 2.4.3 A new enclosed bin store is also proposed with the site

3. The Proposed Scheme: Access

3.1 Access to Public Transport

- 3.1.1 Staff arriving to the site can utilise the Heathrow airport transport hubs which have access to all terminals which allow for pick up by the shared mini bus to shuttle staff to the site

3.2 Access by Private Car / Cycle / Motorcycle

- 3.2.1 The visiting customer base is primarily by means of private car. The site is principally approached from New Road which has easy access to the A4 and M4. Customers arriving at Heathrow airport and returning to will be picked up by a shared mini bus facility serving all terminals
- 3.2.2 Vehicular access into the site will remain as existing.

3.3 Pedestrian Access

- 3.3.1 Pedestrian access into the site will be via the existing entrance. Existing pavements allow access into the site through existing crossing points. All crossing points within the site have drop kerbs allowing for disabled access to all areas of the site and the front entrance has level access.

3.4 Disabled Persons Access

- 3.4.1 The designated disabled car parking spaces are situated directly next to the main entrance to the dealership building and are clearly identified. A pedestrian crossing serves the main customer entrance to the Showroom.
- 3.4.2 Access to the dealership building for wheelchair users is by means of a level surface from the disabled parking bays to the main entrance of the building. The entrance doors comprise automatic opening fully glazed double doors in accordance with Approved Document Part M.
- 3.4.3 The new wash and valet facility will not be for members of the public.

3.5 Access for Emergency Vehicles & Service Vehicles

- 3.5.1 The site has a clear access route for emergency and service vehicles. Access to and from the site is excellent for all emergency and service vehicles.

4. Character

4.1 General Appearance

- 4.1.1 The general appearance of the development is designed in accordance with the current Arnold Clark corporate identity

4.2 Scale

- 4.2.1 The existing buildings are to remain with the exception of a low level canopy to the east elevation of the vehicle rental office building which is to be inkeeping with the scale of the current building

4.3 Layout

- 4.3.1 Refer to site plan as proposed drawings no. 115_Proposed Site Plan.

4.4 Landscape

- 4.4.1 The proposals do not include for any new surface finishes. All existing surfaces are to be retained

5. Community Safety

- 5.1.1 The proposed facility will be provided with upgraded CCTV and security installations.

6. Environmental Sustainability

6.1 Landscape, biodiversity and local environment

- 6.1.1 The proposed development will not have a negative effect on the local environment due to its previous use of a vehicle rental office

6.2 Energy efficiency/carbon reduction

- 6.2.1 The recladding of the existing buildings and new LED lighting along with energy efficient heating installation will have an improvement on the existing facility

6.3 Sustainable materials

- 6.3.1 The new dealership building will make use of recognised materials and finishes suitable for this type of building construction.

6.4 Drainage

- 6.4.1 The proposals do not propose to change any external surfacing and existing drainage will be retained. The new internal WC provision will connect to existing internal drainage within the buildings

6.5 Waste management

- 6.5.1 All waste materials during construction to be collected by the main contractor and disposed of at a registered tip.
- 6.5.2 Waste materials from the dealership will be collected and taken to the bin store located at the rear of the site for regular collection by refuse truck. There will be no other requirement for waste management upon completion other than regular cleaning and maintenance by the dealership.

7. Building Operation

- 7.1.1 The existing use of the site was a car rental centre for Europcar which supported Heathrow Airport. The site would operate by running a shuttle bus to the terminals and bring the customers to the site to collect car rental vehicles along with local customers arriving by themselves by public transport or being dropped off by private vehicle. The shuttle bus service is operated to allow for numerous collections of customers at one time and helps reduce the number of vehicles in around the airport circulation roads
- 7.1.2 The new click and collect service will operate in that a customer can order a new/used car which may be in stock in say Glasgow and would get delivered to the Heathrow site for collection by the customer. The customer would arrive at a pre agreed time, finalise a small amount of paperwork and collect their vehicle. This is a very similar process to the car hire business. The customer would either be dropped off by private vehicle, use public transport in particular to the terminal building and then utilise the shuttle bus service to the premises.
- 7.1.3 Arnold Clark operate a nationwide vehicle logistics service which would deliver vehicles to local hubs/distribution centres on standard vehicle transporters. The specific delivery of vehicles to the site would be by small scale transporters with 2/3 car capacity.
- 7.1.4 The existing hours of service the premises operated was 8am to 8pm and this is to be replicated under Arnold Clark

7. Conclusion

- 7.1.1 This Statement demonstrates that the proposed development adheres to the principles of good design and sustainable access. The proposal is the result of a carefully considered approach to design, which responds to the existing site conditions and adjacent land use, whilst addressing the requirements of a prime site. It is also noted the proposed use of the site of vehicle rental office and click and collect does not have a detrimental effect of the previous rental office use of the site