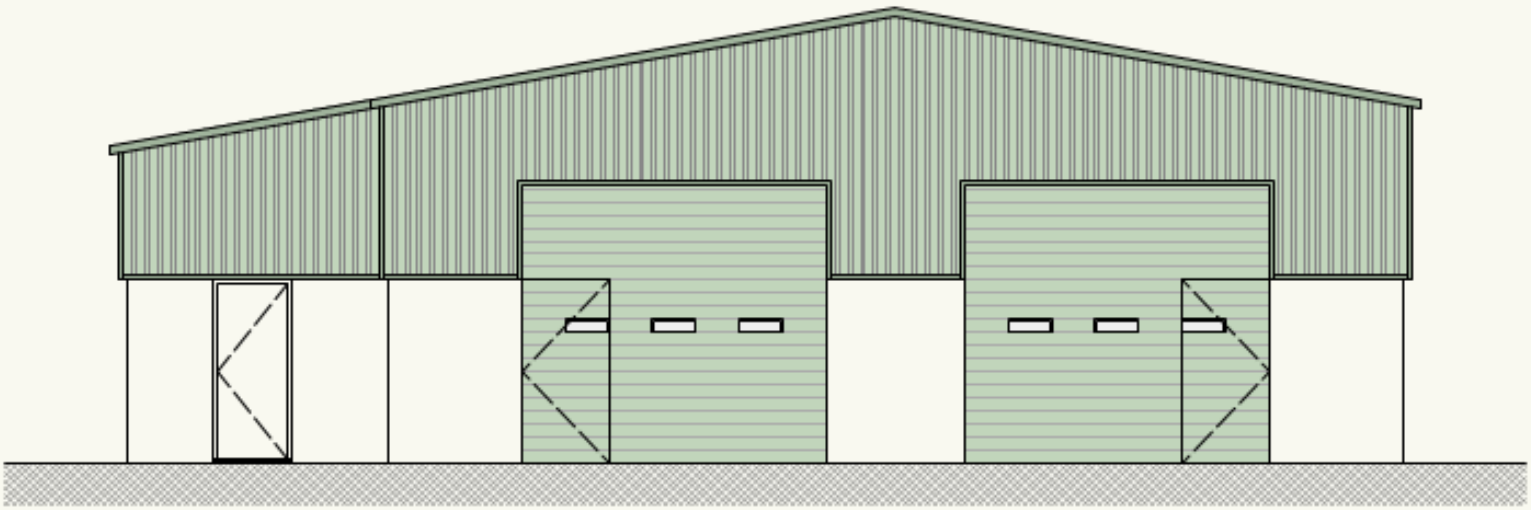
PAUL STEVENS ARCHITECTURE LTD



# PINEWOOD BUSINESS PARK CENTRE COOMBE BISSETT, SP5 4LH

## DESIGN & ACCESS STATEMENT

SITE ADDRESS: Pinewood Park Business Centre, Coombe Bissett, SP5 4LH
SCHEME: MOT Garage Job No. 1014
DATE: July 2023

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# INTRODUCTION

## EXISTING SITE

The site lies just off of the A354 Blanford Road between Coombe Bissett and Sixpenny Handley roundabout. The site lies within the Cranbourne Chase and West Wiltshire Downs AONB.

The site has an established use as an auto repair garage including MOT centre.

The site currently consists of 5 car repair bays including 2 MOT bays.
Also situated within the site is Pinewood Cottage.

The proposal seeks permission to replace one of the the existing MOT car garages which was built in the 1950's and operated as an MOT bay since. The MOT bay is however now no longer compliant and to continue operating needs to be brought up to modern standards.

## SITE PHOTOS




The front vehicular access to the existing garage and MOT bay which is proposed to be demolished and replaced.



The side elevation shows the building is in poor condition and partially overgrown with vegitation.



The existing MOT bay is inadequate in accordance with the current Driver and Vehicle Standards Agency (DVSA) requirements.

# PROPOSAL

## DESIGN SCOPE

The proposal seeks permission for the demolition an existing garage which was once compliant for MOT testing and rebuilding it to current standards. The building is approximately 243sqm.

The proposal is driven by the success of the existing MOT centre and desire by the owners to replace the existing inadequate garage with one that is larger and inclusive of a motorcycle MOT station.

The existing structure is a poor quality construction with limited/no insulation and poor access.

The proposal is for a building of similar construction to the other existing buildings on the site; painted block work plinth rendered walls and metal, insulated composite panels above and metal roller shutter door. Internally the layout will be to the department of transpot standards for MOT testing stations for class 4 and class 7 Vehicles (car, transit van etc.) as well a separate bay for motorcycles.



EXISTING BUILDING ON SITE AS EXAMPLE OF WHAT IS PROPOSED

# CONCLUSION

In conclusion it is thought the proposal will allow the existing business to continue operating and also allow the business to naturally expand and better serve it's customers.

The height of the proposed building is determined by the height of the vehicles within the class 7 grouping. The overall height has been limited by opting for an access pit rather than a ramp or hydraulic lift type MOT bay.

The proposed building is to match in style and materials to the existing buildings at the site entrance. surrounding architecture and appropriate to the immediate site and wider AONB in terms of size, scale and materials.

