

PORSCHE AND BENTLEY, HIGH WYCOMBE



DESIGN AND ACCESS STATEMENT FOR APPLICATION TO : BUCKINGHAMSHIRE COUNCIL

June 2021

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Design and Access Statement

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Dealership Developments Ltd, to support of a full Planning Application for a proposed new Porsche Centre and Bentley Dealership at site of former sports centre, Marlow Hill, High Wycombe, Buckinghamshire.
- 1.2 The Proposal represents a new 'Open Point' within the Porsche and Bentley UK network and covers a natural gap in geographical coverage in the Buckinghamshire area.
- 1.3 This document and the Proposal complies with National and Local Planning Policy, which is described in detail in the Planning Support Statement (PSS) by Tyler Parkes, which accompanies this application.

Its structure is as follows:

- Section 2.0 **SITE CHARACTERISTICS**
Describes the physical characteristics of the site and the constraints and opportunities that apply as a prelude to design.
- Section 3.0 **DESIGN AND ACCESS**
Describes the design and access solutions that will be used to address the constraints, opportunities and planning policy.
- Section 4.0 **EMPLOYMENT AND COMMUNITY**
Explains the employment opportunities arising and the benefits of the local community.
- Section 5.0 **CONCLUSION**

1.4 Appendix Support Documents

List of drawings and documents to be issued as part of this application.

2.0 SITE CHARACTERISTICS

2.1 The site is that of the former Leisure Centre and swimming pool, Handy Cross Hub, High Wycombe. It is located to the north of the new Wycombe Leisure Centre and Waitrose Supermarket. High Wycombe Park and Ride car park is located to the West of the site.

Site area is 17,320 sq.m. (4,3 acres)

2.2 Site Location



2.3 The site has been cleared and secured by perimeter hoarding. The site is currently utilised for ad hoc storage parking for light commercial vehicles.



Aerial view looking South East



Aerial view looking North West

2.4 **Surrounding land uses;** the site sits within a wider area of commercial and residential land use. Waitrose Supermarket and High Wycombe Leisure centre are located to the South of the site, Park and Ride car park to the West, John Hampden Grammar School to the North (on opposite side of A404). Day Nursery and residential use are situated to the East.

2.5 Constraints

The principle constraints and opportunities associated with the site can be summarised as follows:

- The One of the main constraints on the development of the site is the levels. The site drops in excess of 5.0m from the north boundary onto the A404 to the southern boundary. It is planned to adopt an approach of cut and fill across the site to achieve relatively level plateaus for the buildings. This means that floor levels of the buildings will be set down from the A404 and there will be a retaining wall to the southern part of the site.
- Massing and height of surrounding buildings need to be considered in respect of the proposed height and overall massing of the proposal.
- Easement to Thames Water trunk main running along North West section of site within the landscape area bounding the A404.

2.6 Opportunities

- An employment site that can enhance employment capacity and encourages the use of vacant and underused sites in line with local and national policy.
- A gateway site with the opportunity for a prestige development as part of a major commercial area.

3.0 DESIGN AND ACCESS

3.1 Design



The proposal is a contemporary design using the highest quality materials. The buildings are required to be a showcase for the Porsche and Bentley worldwide corporate identity. These are primarily corporate designs using a combination of silver aluminium cladding in conjunction with curtain wall and structural glazing systems.

In consideration of the high profile of this site additional glazing elements have been incorporated within the design. The plan shape of the building has been designed to present an attractive street frontage to all boundaries of site.

Internally, curtain walling and roof lighting are used to enhance the working environment by natural light and reduce the reliance on energy.

Landscape is considered a key aspect of the development. A combination of landscape areas with tree planting in conjunction with green walls has been adopted to address the aims of the Buckinghamshire's Biodiversity Policy.

The proposal reacts in a positive manner to the surrounding land uses, comprising a landmark building that nevertheless relates sympathetically with its boundaries and maintains a scale that is in keeping with surrounding developments.

3.2 **Building Access**

All thresholds to the building will be flush. Vertical circulation is accommodated by fully Part M compliant stairways designed for ambulant disabled use. A passenger lift is provided for circulation between floors. Dedicated disabled parking provision is located close to the main entrances.

3.3 **Transport and Highways**

A separate TA/Travel plan has been prepared to support this application.

[Stantec Transport Statement Ref. 50782](#)

[Stantec Travel Plan Ref. 50782](#)

3.4 **Consideration for Green Travel**

Current Government consultations acknowledge that the car will continue to have an important role in providing travel needs and that in some instances will offer the only realistic means of travel. In this context, it has to be recognised that the nature of the proposed development is such that the private car will always be the dominant mode of access to the development, especially for customers. In this regard whilst, at peak times, traffic flows in the vicinity of the site are high, the location of the site is otherwise well suited to meeting the needs of car-borne visitors.

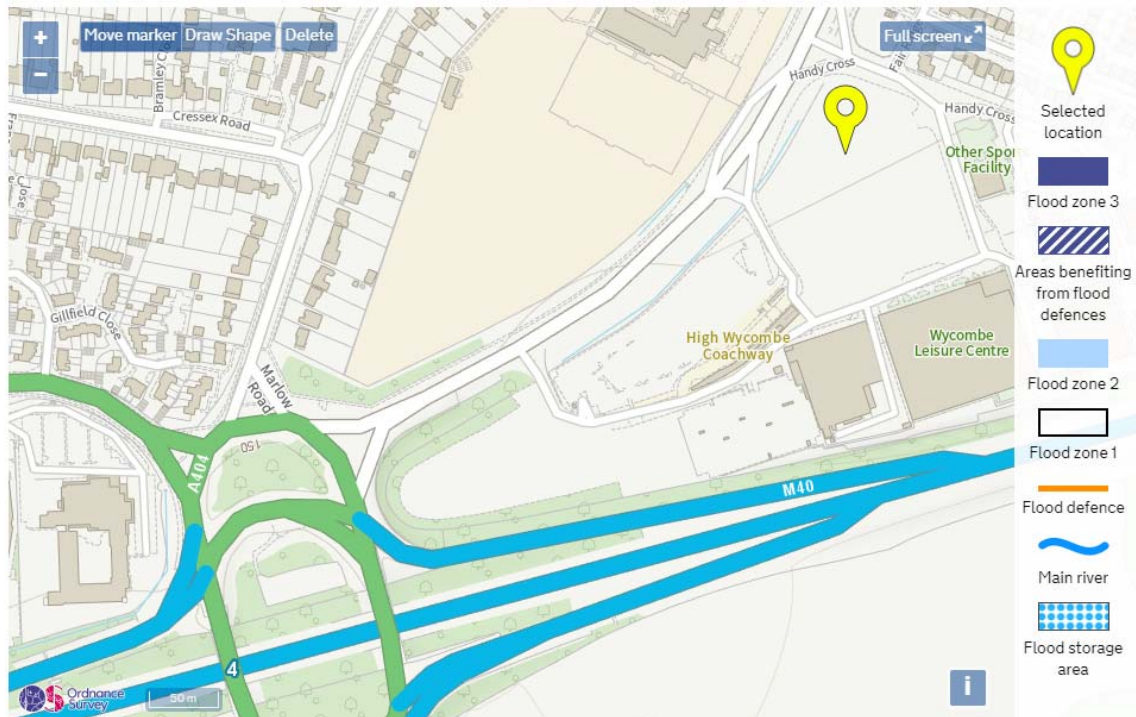
As a manufacturer of high-quality, prestige cars, Porsche and Bentley are aware of their environmental responsibilities and are at the forefront of the development of new vehicle technologies delivering cleaner, safer and more efficient cars to the public. Recent Government white papers acknowledge the contribution that the development and introduction of these technologies make to achievement of government transport targets. This development is instrumental in bringing these new technologies to the market and, through the provision of modern, efficient workshop facilities, ensuring that these environmental benefits are maintained.

It is anticipated that a proportion of staff would be able to access the site by bus, rail or by bicycle and that the accessibility of the site by these modes of travel, together with suitable provision of showers and locker facilities within the development, would encourage them to do so.

The proposed methods of working at the site would encourage fewer and more efficient car trips. These include carrying out customer car servicing on a collect and return basis and ensuring that wherever possible courtesy cars are the most fuel-efficient, environmentally-friendly in the range.

3.5 Flood Risk

The site is designated Flood Risk 1 on the Environment Agency flood mapping. A Flood Risk Assessment (FRA) has been prepared as the site exceeds 1.0 Hectare in size.
[PCS Consulting Flood Risk Assessment](#)



Extract from EA Flood mapping with site location indicated.

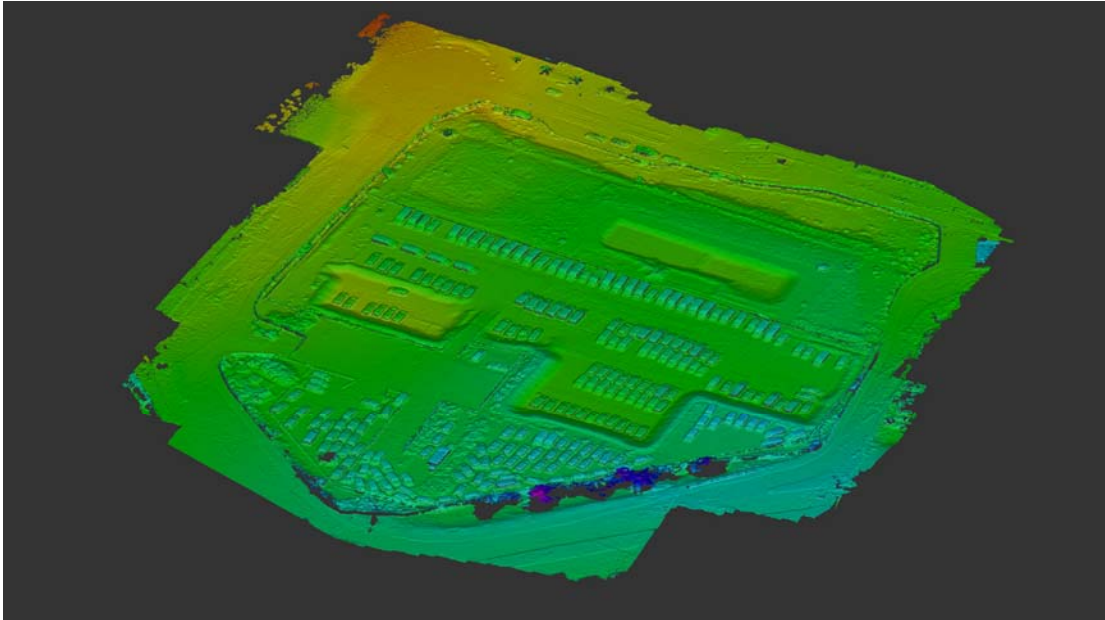
3.6 Drainage

Surface water drainage will be via on-site soakaway chambers. Interceptors will be provided to protect the receiving soakaway system from contamination. A drainage strategy drawing has been prepared to support this application.
[PCS Consulting drainage strategy design](#)

Foul Water will connect to an existing foul sewer on site. Discharge volumes for Foul water drainage will be limited as far as possible by use of dual flush WC's and aerating taps / shower heads.

3.7 Topography, Geology and Contamination

A topographical survey has been undertaken to establish site levels. The proposed redevelopment has been designed to accommodate the significant falls over the site.
[Green Hatch topographical survey 37619-T](#)



A site investigation report has been prepared to support this application.
[Discovery CE Ltd. SI report dated 1st June 2021](#)

3.8 Ecological Consideration

An Ecological appraisal has been prepared to support this application.
[Turnstone Ecology Ltd. Ref. TT3222](#)

3.9 Services and Legal Constraints

Generally, the site is served by all utilities with infrastructure located on surrounding roads.

3.10 Landscape Strategy

Areas of proposed landscape are indicated on the proposed site plan drawing, including calculation in respect of tree canopy cover SPD March 2020 – Guidance to Policy DM34

3.11 Sustainability



Carbon reduction measures will include the use of air source heat pump technology, Solar photo voltaic panels on roofs and voltage optimisation.

The life of commercial buildings is relatively short. The commercial life will usually be shorter than the material life span of the building. The nature of the pre-finished envelope materials used reduces maintenance requirements and is relatively easy to repair or replace.

The building envelope will be well insulated and tightly sealed to limit energy losses. The building fabric will exceed the performance requirements set out by current building regulations.

The future potential for adapting or reusing the building is maximised by the use of a large span steel frame. Internal walls are generally constructed in either demountable partitions systems or metal frame boarded construction which facilitates easier future internal reconfiguration works.

The buildings operation, management and maintenance will meet the aims and aspirations of both Porsche Cars and Bentley rigorous corporate sustainable policies.

The provision of daylight into most areas of the building will create a light and pleasant internal environment whilst providing an elegant façade. Energy savings will be obtained by use of daylight sensing lighting controls to internal spaces. Lighting will automatically shut down when daylight provides sufficient working illumination levels.

Use of LED lighting technology will be prevalent in the development to minimise energy consumption and reduce maintenance schedules.

Charging points will be provided for electric and hybrid car technologies.

3.12 Boundary Treatment



Generally, site boundaries in front of showrooms are 'open' landscaped margins incorporating drive off protection hoops. Telescopic bollards will be incorporated at the site access. East, West and South boundaries are heavily landscaped with tree planting in conjunction with green wall structures to conceal retaining walls. A weld mesh fence is proposed to the secure compound area.

3.13 External Lighting



The external lighting will utilise LED fittings. The design will be co-ordinated with the landscape proposals and will be designed to avoid any upward light pollution or spillage. It is deemed that the site would be classified under E2 Environmental Zone – Low ambient brightness. External areas will be designed to achieve a maintained illumination level of circa 10 Lux with a uniformity ratio of 0.25. General parking areas will be designed to achieve 5-10 Lux with a uniformity ratio of 0.25. External lighting will be time clock controlled with a 22:00 Hours curfew.

3.14 Security

Design consultation will be sought from the Crime Prevention Design Advisor. The following will be implemented into the detail design;

- All accessible doors and windows will achieve PAS24/2012 as a minimum-security standard.
- All external glazing will be double glazed with laminated outer layer of minimum 7.6mm
- Lighting to parking area to provide at least 2 Lux throughout.
- Monitored alarm and CCTV systems will be installed. Security system will have a duress code facility.

3.15 Recycling



A large area has been allocated for the handling and storage of recyclable and waste materials. Almost all removed vehicle components will be recycled or reconditioned.

4.0 EMPLOYMENT TRAINING AND COMMUNITY INVOLVEMENT

- 4.1 As a brand new business to the area the development will provide new employment opportunities for the area;
Porsche – 30 Full time employees at day one, rising to 50 over two years.
Bentley – 20 Full time employees at day 1 rising to 30 over two years
Shared facilities – Valeting team – 8 Full time employees
- 4.2 The jobs available in a are a broad spectrum requiring a diverse range of skills; management, sales, after sales, accounting, administration, hosting, drivers, and skilled technicians. The job roles include circa 6 apprenticeship roles.
- 4.3 One of the principle functions of the development will be as a training base for the jobs required, notably for skilled technicians seeking to become a Master Technician, the highest qualification in the industry that enables the holder to work on the most technologically advanced cars of all brands.
- 4.4 During construction a dedicated email address and telephone contact will be set up to provide a convenient way to obtain information about the development. It would be intended to maintain dedicated contact information throughout construction to ensure anyone can raise any concerns they may have and allow corrective measure to be implemented as quickly as possible.

5.0 CONCLUSION

- 5.1 The development represents a high quality 'landmark' development suitable for the location. The development will be of a 'prestige' nature, in terms of the appearance of the building and the product and services offered, by two major International companies.
- 5.2 Up to 88 jobs will be created; diverse employment to match a wide range of skills by a business that is long established in the motor retail arena.
- 5.3 The development will contribute positively to the economic growth and prosperity of Buckinghamshire Area in a way that is sympathetic to the surrounding built environment.
- 5.4 In the context of planning policy the proposal would deliver social, environmental and economic benefits and the ultimate goal of sustainable development.

SUPPORTING INFORMATION

The following information is submitted with this application:

Drawings

Site location	1:1250 OS Site location
Drawing numbered P280-01V	1:300 Proposed site plan
Drawing numbered P280-02M	1:200 Porsche Proposed GA Plans
Drawing numbered P280-03B	1:150 Porsche Elevations (1 of 2)
Drawing numbered P280-04B	1:150 Porsche Elevations (2 of 2)
Drawing numbered P280-05	1:150 Prep building elevations
Drawing numbered P280-06	1:500 site block plan

CAD Visuals

Green Hatch topographical survey 37619-T

Drawing numbered 1439-0501-02	1:200 Bentley plans and elevations
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Additional Support Documents.

CIL Form	
Air Quality Assessment	Phlorum Ltd. Report 10614
Ecology Report	Turnstone Ecology Report TT3222
Marketing report	Savilles Marketing Report.
Flood Risk Assessment	PCS Consultancy FRA + Appendices A -C
Sustainable Drainage Design (SuDS)	PCS Consultancy drawing 900 rev A
Transport Assessment	Stantec Assessment Ref. 50782
Travel Plan	Stantec Assessment Ref. 50782/002
Site Investigation report	Discovery CE Report 20008J-02