

March 2022

Design & Access Statement

for

Vehicle Preparation Buildings

at

Redgate Lane
Belle Vue, Manchester

For



Introduction & Context

This proposal is the erection of 3 single storey vehicle preparation buildings.

Continuing improvements and innovations in BCA's services to clients, combined with a move to on line auction activity has lead to a demand to re-organise how vehicles are prepared, appraised and imaged. This is largely influenced by an increasing need to provide full vehicle preparation, inspections and images which are made available online to insure that customers are fully informed about vehicle condition prior to purchase. Customers now participate in auctions online and having full knowledge of vehicle condition is essential in this process.

This has lead to the need to provide enhanced vehicle preparation facilities which are the subject of this application.

Design Proposals

Amount of development

This application comprises of 3 buildings as follows –

Prep building – 130 square metres

Prep building – 110 square metres

Valet building – 250 square metres

Layout (see drawing 21-578 P 100A)

The layout of this proposal is driven by the vehicle preparation process.

The buildings are located to provide a site circulation pattern which allows BCA to operate this process efficiently within the overall site circulation.

Scale

The Valet Canopy has an eaves height of 4.2 metres and a ridge height of around 6.7 metres. The Vehicle Prep Buildings are around 3.9 metres and 3.0 metres high respectively.

Appearance

The proposed buildings are industrial in appearance with metal clad walls. The Valet Canopy has a pvc roof.

Access

This buildings are all single storey design for vehicular circulation and therefore have complete level access,