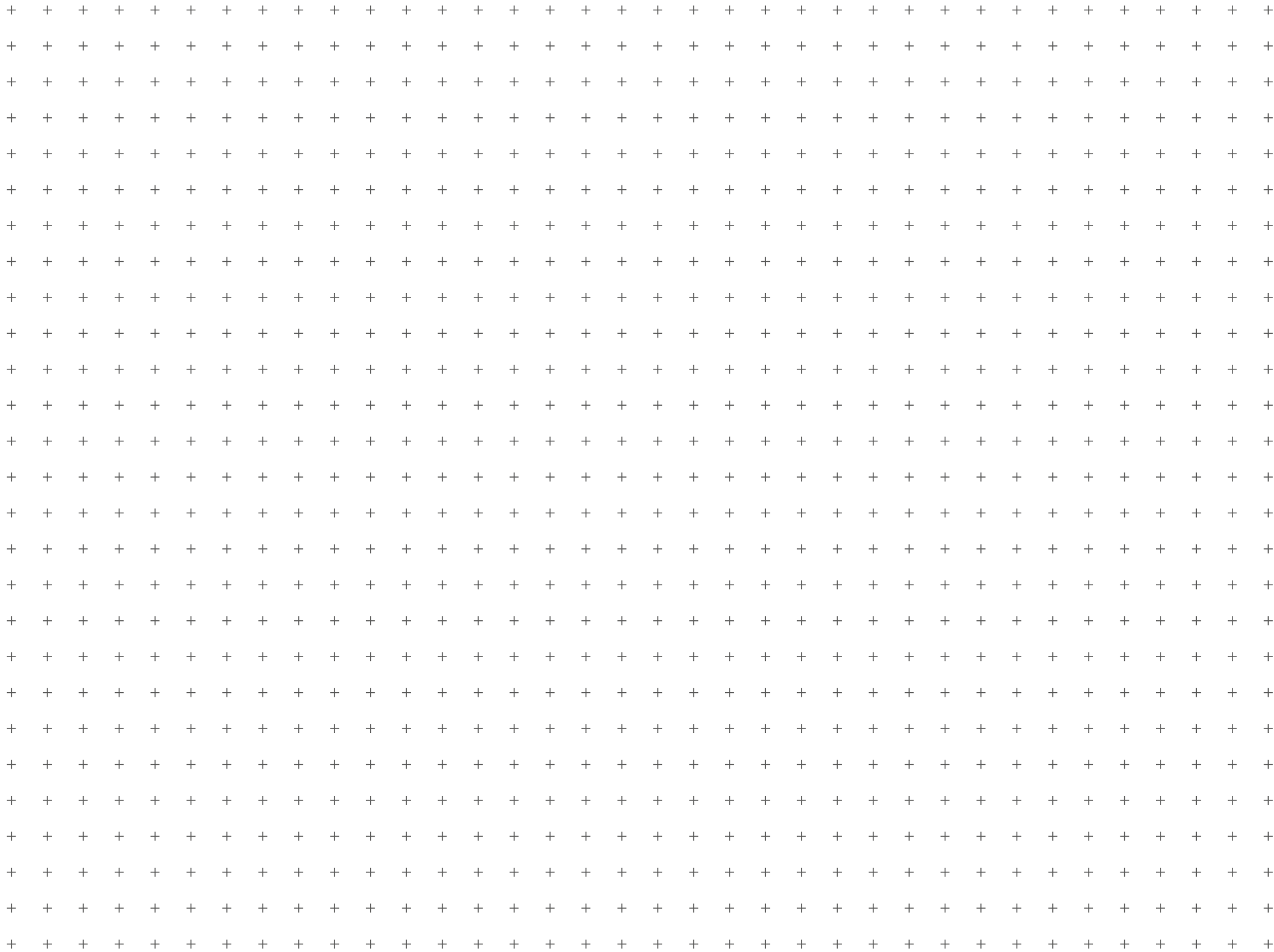




DESIGN & ACCESS STATEMENT

GTO Engineering Ferrari Workshop
DECEMBER 2024



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Concept Render - Proposed Workshop

PREPARED FOR



PREPARED BY

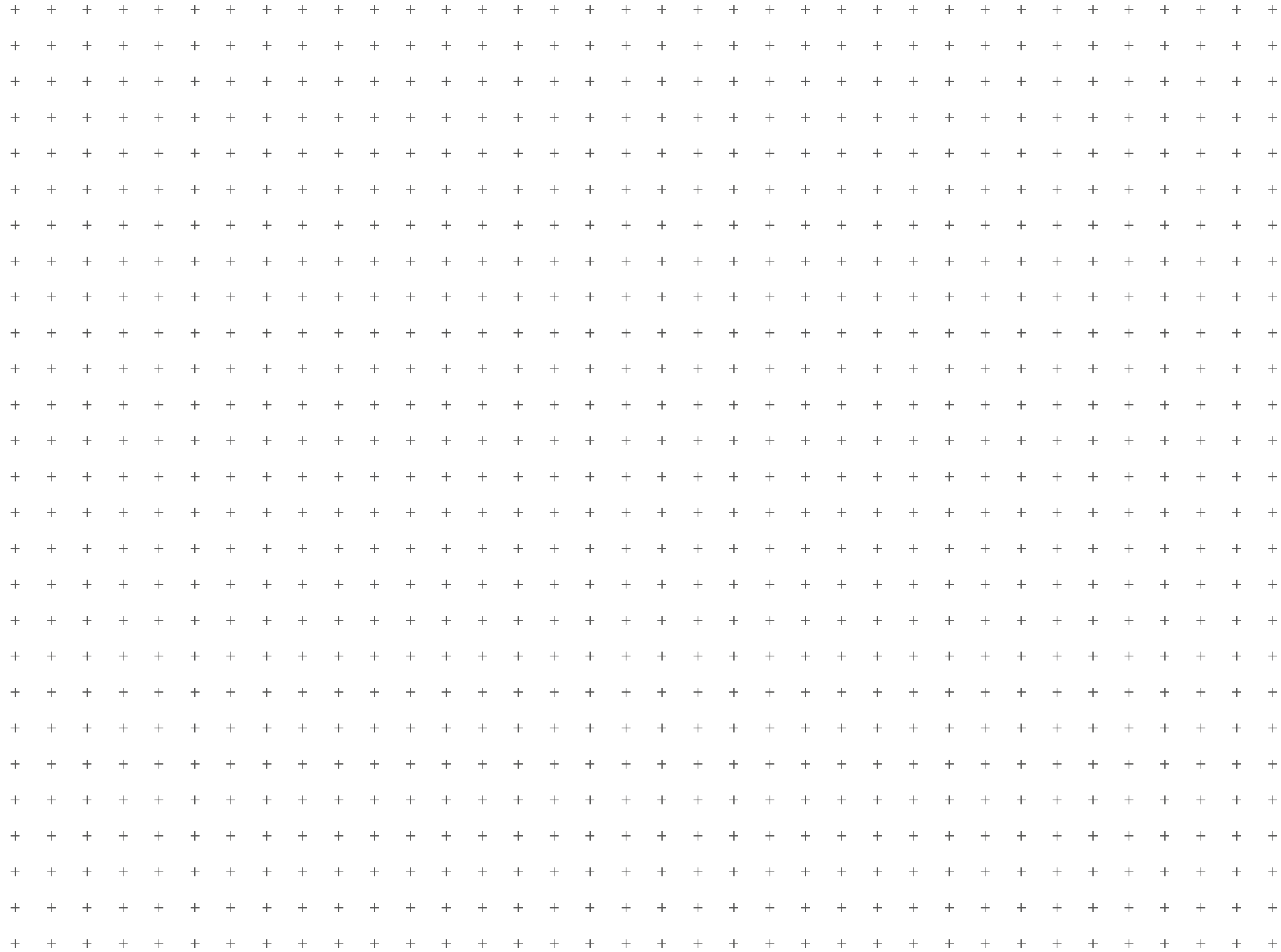
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01.INTRODUCTION

01.1 | Introduction & Executive Summary

This Design and Access Statement (DAS) has been prepared by Ridge and Partners on behalf of GTO Engineering to accompany the Planning Application for a new workshop and surrounding landscaping at their headquarters.

GTO build and refurbish classic Ferraris, as well as fabricate individual parts no longer in production. They are currently using a temporary structure on this site which is due to be removed. As such, they require a new workshop building to accommodate their activities. This document aims to explain the background and rationale to the proposal, outlining the design principles and concepts for the project including:

- Justification for proposal and intended use
- Proposed site and building layout
- Proposed building volumes
- Proposed appearance and materiality
- Proposed landscaping work
- Proposed accessibility and movement through building and site
- Environmental and sustainability considerations

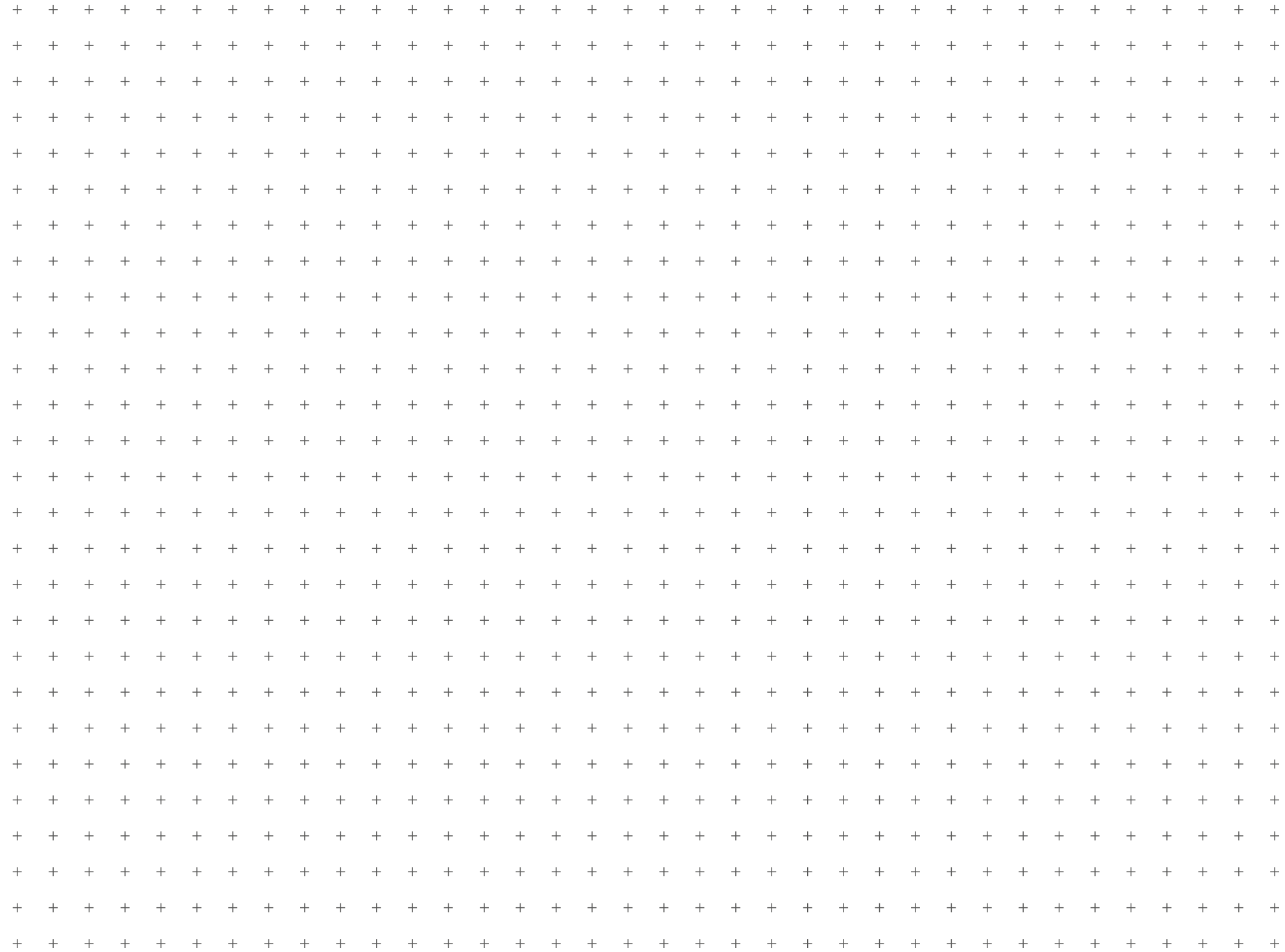
01.2 | Brief & Project Vision

The proposal has been tailored to meet both the functional and operational needs of GTO Engineering, as well as represent the high-end brand and product, and support the local employment opportunities they have created. The project vision statement is outlined below:

- A new workshop that provides the functional requirements for the business activities and provides scope for the growth of the business.
- Enhance and respect the authenticity of the existing site and surrounding area.
- Enhance and encompass the brand and image of a high-end company and in turn, raise the profile of the local area.
- Provide opportunities, though the scheme, to showcase the GTO brand though the design and experience of the site, such as consideration of the client journey.



GTO Engineering Entrance Marketing Image



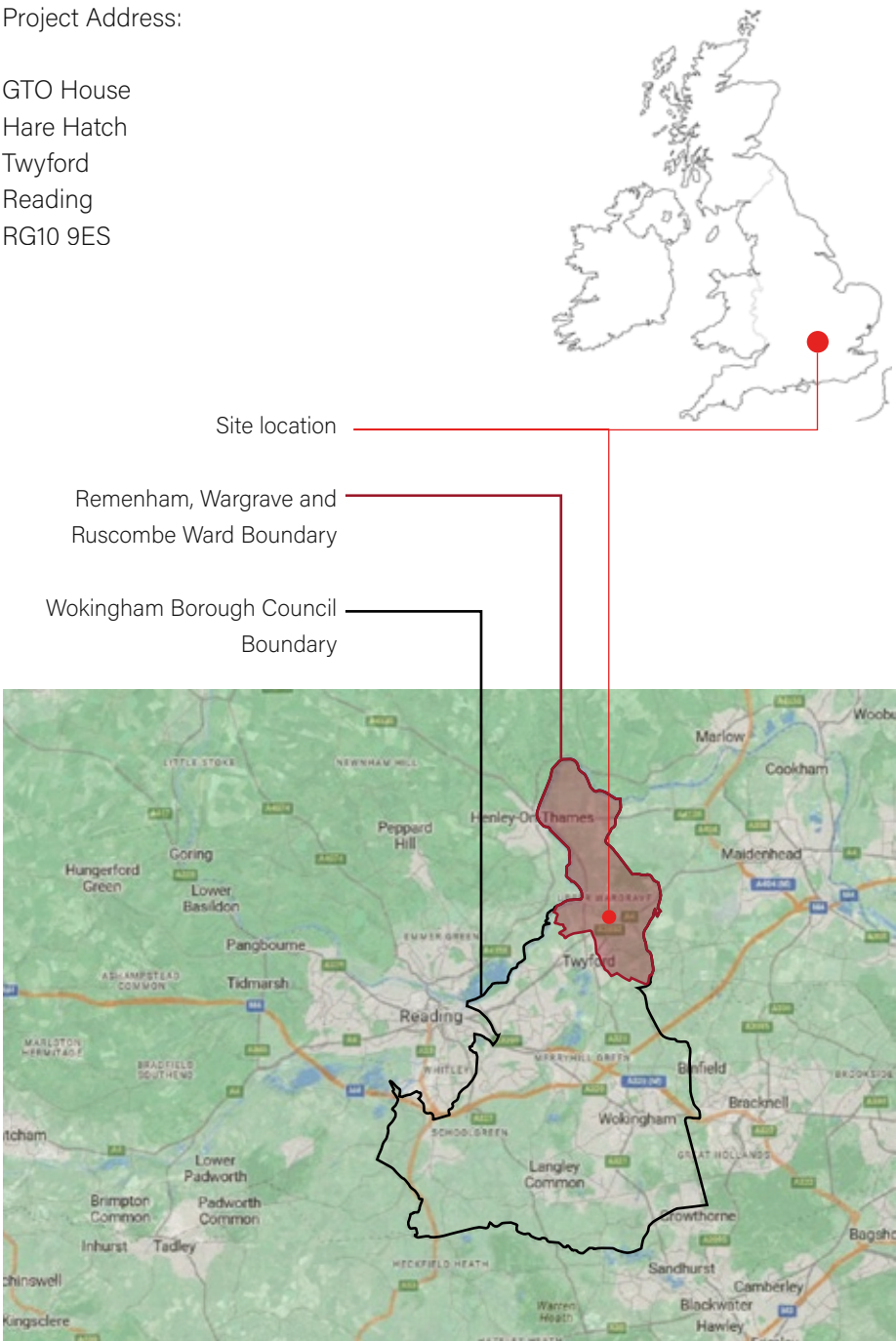
02. SITE ANALYSIS

02.1 | Site Location & Context

The GTO facility is located 7.5 miles to the North East of Reading city to the North West periphery of the village Hare Hatch. Hare Hatch is a rural village situated adjacent to the A4 that is home to predominantly heavy retail, commercial and intensive agricultural activities. To the West of the site are commercial greenhouses and to the East is a garden centre and exotic fish farm. The village is surrounded by agricultural land and some forestry with a number of large estates.

Project Address:

GTO House
Hare Hatch
Twyford
Reading
RG10 9ES



Site location and planning boundaries

- Ownership boundary

Planning boundary
- Wargrave Nursery Plant Centre

Agricultural land

Street Furnishings Ltd

Farol Ltd Lawn Mower Shop

Sheeplands Garden Centre

Dobbies Garden Centre

Maidenhead Aquatic

Public Transport Route - Bus Stop
- 1

2

3

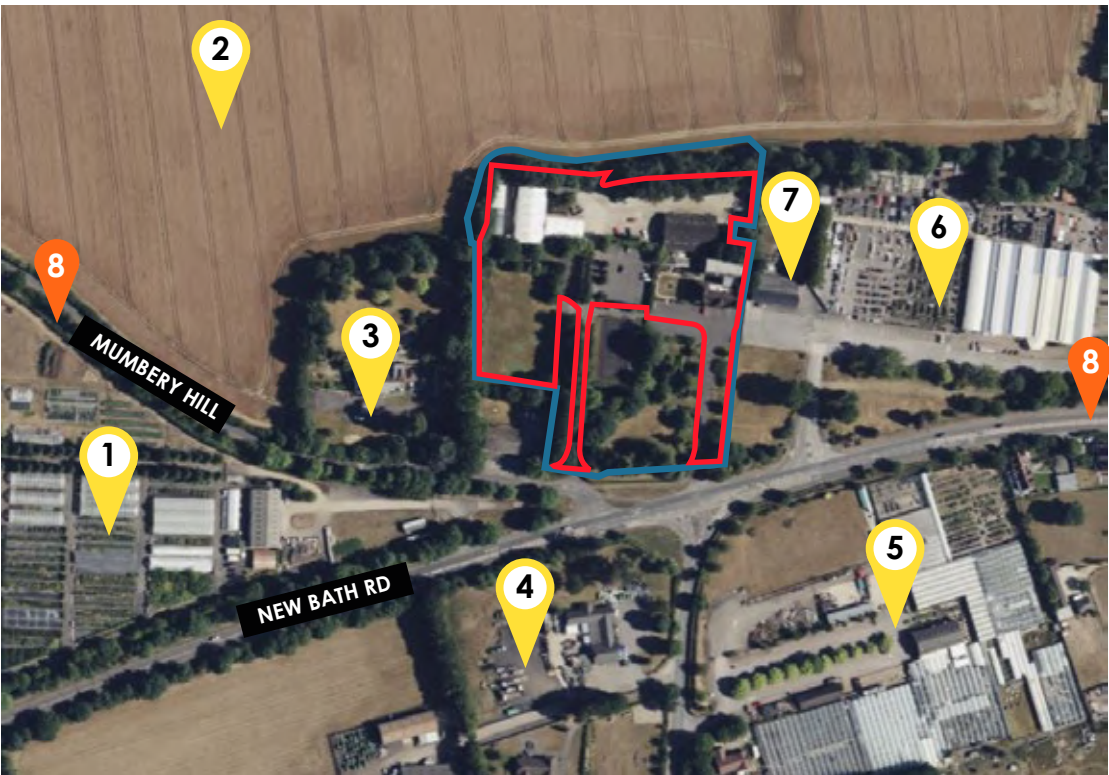
4

5

6

7

8



Wider Site Amenities and Businesses

- Hare Hatch - residential

Site

Agricultural greenhouses

Rural residential estates

Woodland

Surrounding agricultural land

Twyford - residential

Railway
-



Site Context - Aerial view

02.2 Existing Site

The existing site contains a number of buildings which GTO Engineering occupy and one temporary tent structure, installed to provide a non-permanent solution to their need for extra space. Alongside these structures are two car parks, as well as other supporting infrastructure such as a waste storage area. The site is used wholly by GTO for the purpose of servicing and restoring Ferraris and for marketing these services to potential clients.

- Key
- 1 Gated Entrance
 - 2 Tennis Court
 - 3 GTO House Car Park Entrance
 - 4 Car Park
 - 5 GTO House
 - 6 Landscaped Garden With Pond
 - 7 Dilapidated Barn (to be demolished)
 - 8 Dilapidated Timber pavilion (to be demolished)
 - 9 Temporary Structure (to be demolished)
 - 10 Brick Building
 - 11 Workshop Building
 - 12 Timber Shed
 - 13 Brick Shed
 - 14 Yard
 - 15 Green Space
 - 16 Waste storage area
 - 17 Wash Grate
 - 18 Gas tank
 - 19 Tank (to be demolished)
 - 20 Container (to be removed)

- Ownership boundary
- Planning boundary
- Building footprint
- Green areas
- Road / Hardstanding
- Trees
- Fence
- Proposed demolished
- Trees to be demolished

4 NO. TREES TO BE REMOVED
(SEE TREE SURVEY 24/11/228/NH FOR MORE INFORMATION)

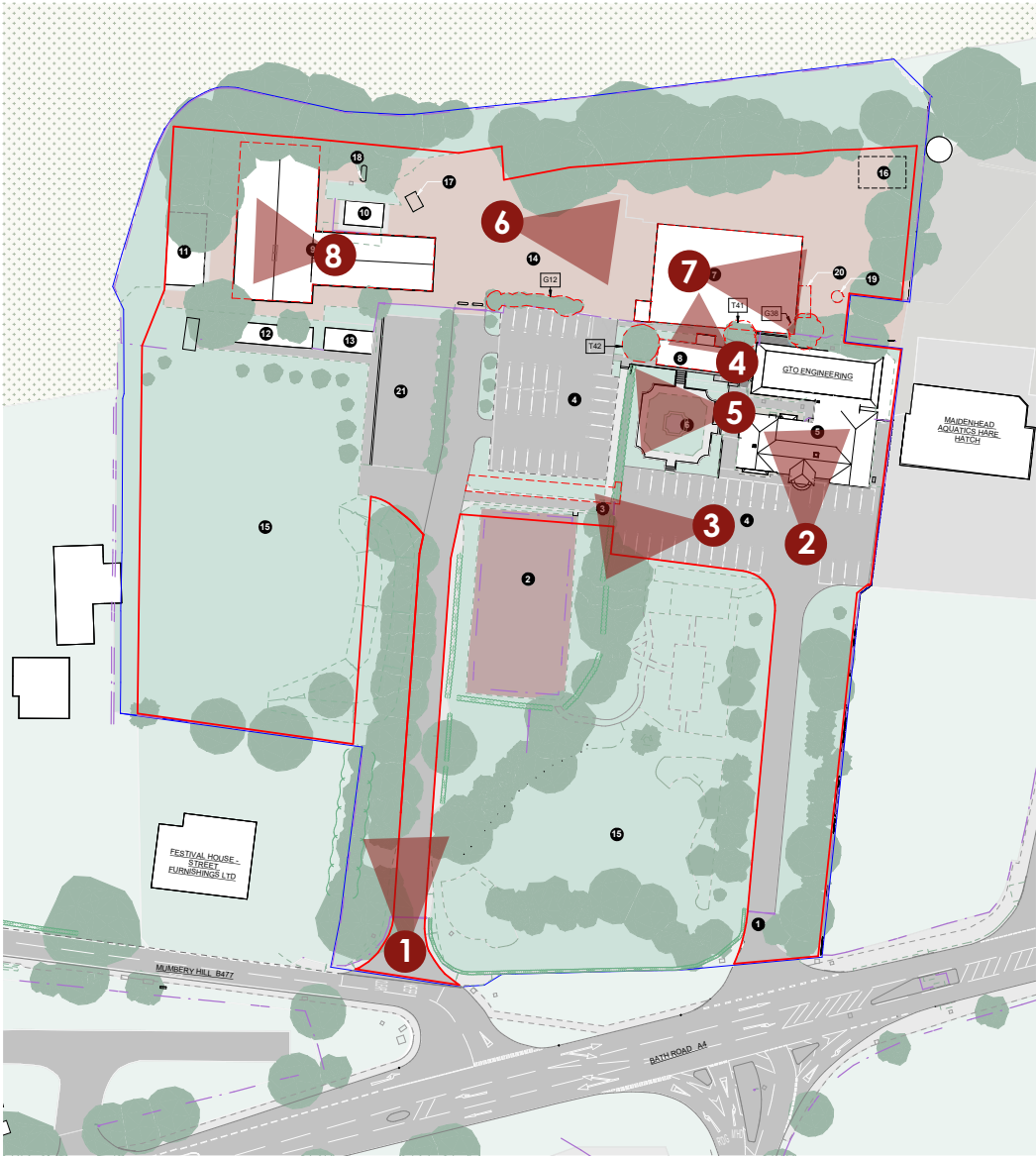
G12 - 1NO BUSH
G38 - 1NO TREE
T41 - 1NO TREE
T42 - 1NO TREE



Existing Site Plan (not to scale)

02.3 | Existing Site Images

Views of the existing site are provided on this page for context.



Existing Site Photo Key Plan (not to scale)



Existing Site Photos

02.4 | Existing Appearance & Materiality

Below are elevation drawings and a material pallet for the existing GTO house and barn.



1 - Proposed North Elevation



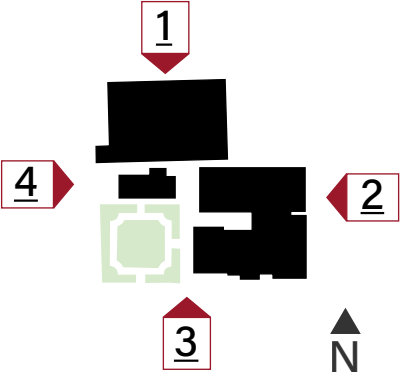
2 - Proposed East Elevation



3 - Proposed South Elevation

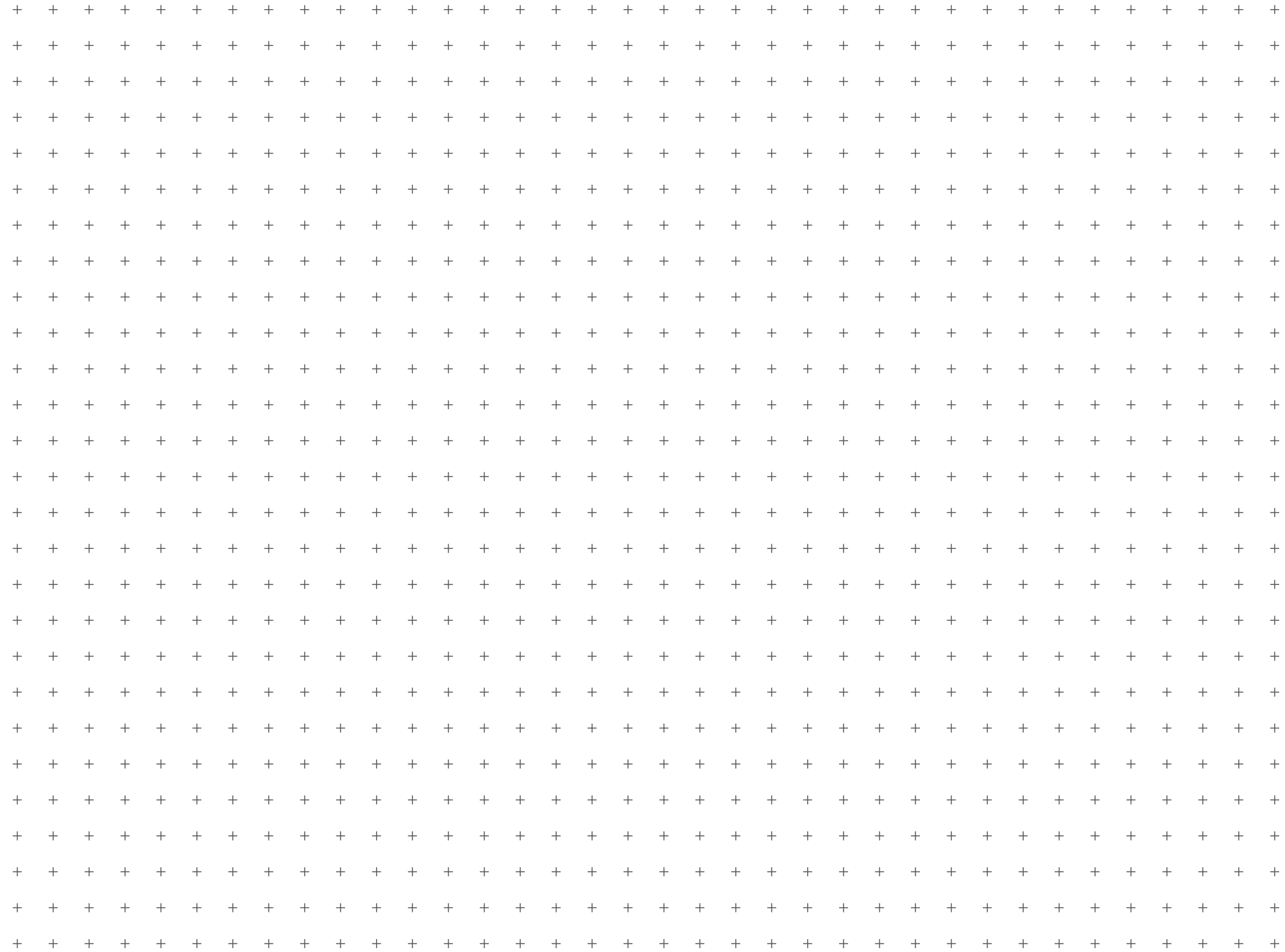


4 - Proposed West Elevation



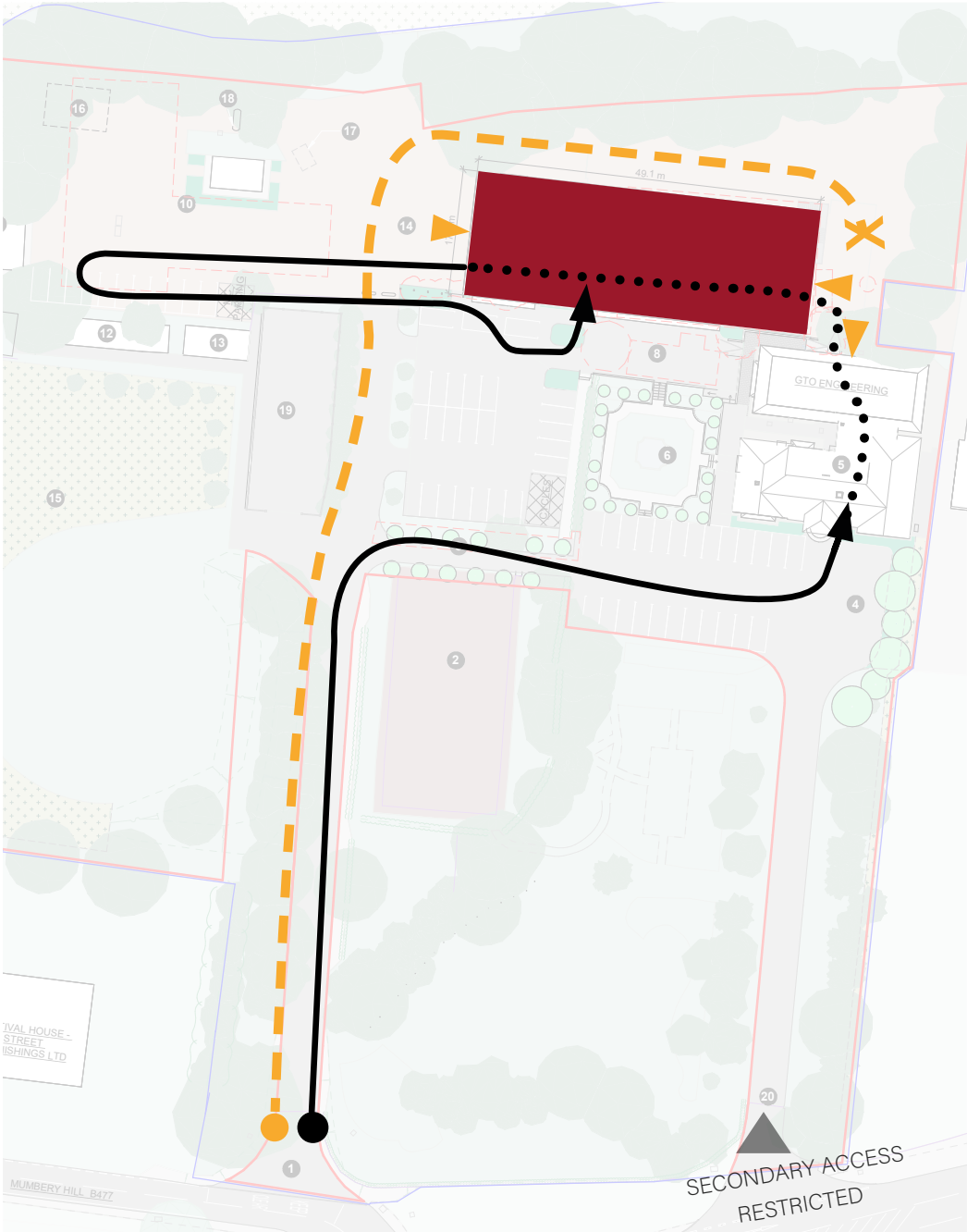
Material Pallet Key

1. GTO house main door and brick arch
2. Pavilion black timber exterior
3. Barn corrugated cladding
4. GTO house brickwork
5. Surrounding gardens



03. DESIGN PROPOSAL

03.1 | Site Design Drivers - Customer Journey & Logistics



Required customer and goods circulation routes (not to scale)

The key design drivers for the site are the creation of a new workshop, providing efficient circulation for the import and export of goods/materials and the customer journey. The intention of the customer journey is to create curated interfaces and 'moments' with the working site to provide a unique experience of GTO. The yard area provides sufficient space for waste and recycling collection and emergency vehicle access should this be required on site.

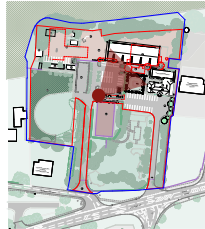
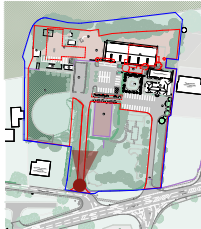
The mass and materiality of the workshop upon approach is proposed to have minimal impact on the experience of the site. New planting is proposed to the existing garden to somewhat conceal the South Facade. Considering the circulation of customer / goods, the main facade is proposed to be the West facade, which will be seen in isolation from the workshop yard.



GTO site entrance photo



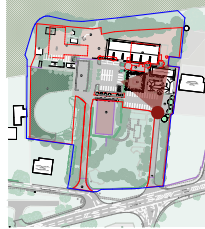
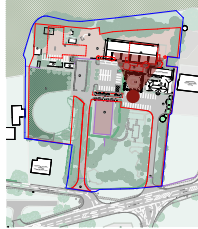
GTO house and proposed workshop mass approach render



View of proposed workshop mass upon entrance to car park render



View of proposed workshop mass behind view of the existing GTO house elevation



- Key
- Customer circulation route
 - - - Goods circulation route
 - ▶ Customer circulation building entrance
 - ▶ Goods Building entrance
 - Proposed workshop footprint

03.2 | Mass & Scale

The adjacent diagrams show the masses of the existing barn and pavilion in comparison with the proposed scheme below. The proposal has been designed alongside site massing studies to control and measure the overall site mass impacts. The spatial efficiency of the scheme has been continuously scrutinised to ensure the minimum proposed mass while providing the amenities the business needs to operate. This has been done by:

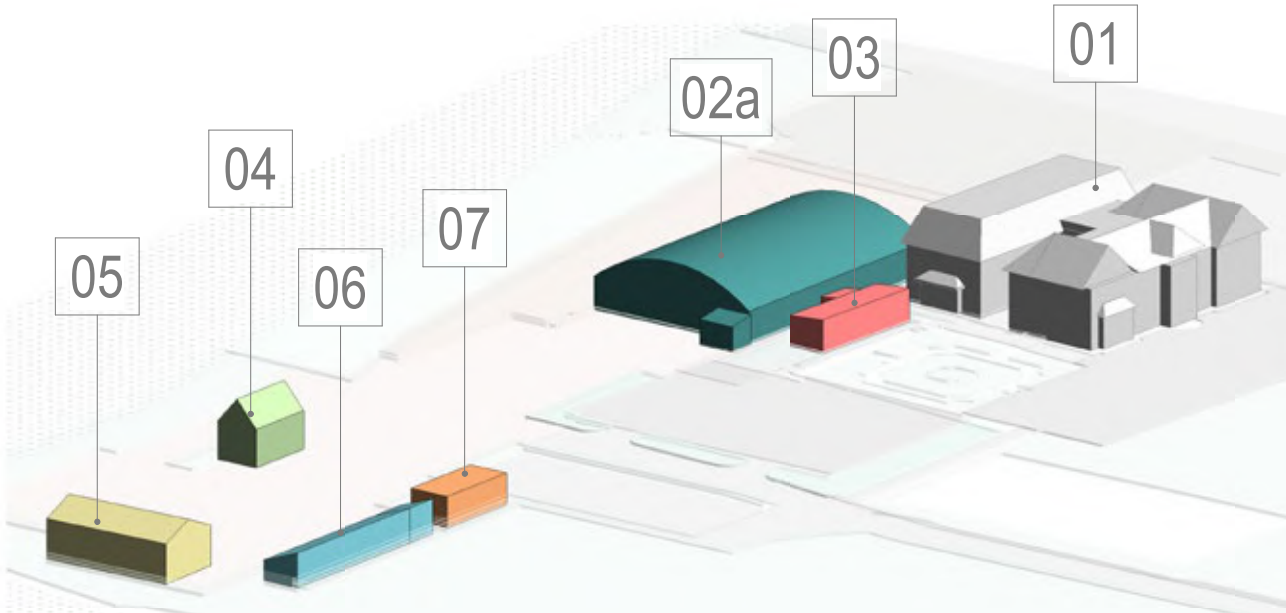
- Defining and refining work-flows and minimum spatial / working zone requirements to inform a logical grid and reduce excess mass.
- Ensuring the proposed roof ridge height sits below that of the existing barn.
- Limiting the proposed footprint to that of the existing barn where possible to respect and retain the continuity of the sites historical configuration.
- Defining and managing expectation for future growth.

With the total mass of buildings on site at 8,298m³, the scheme proposes a 22% increase at 10,124m³. a volume that is sympathetic and respectful to the site and its constraints while sufficient to provide GTO with the space they require.

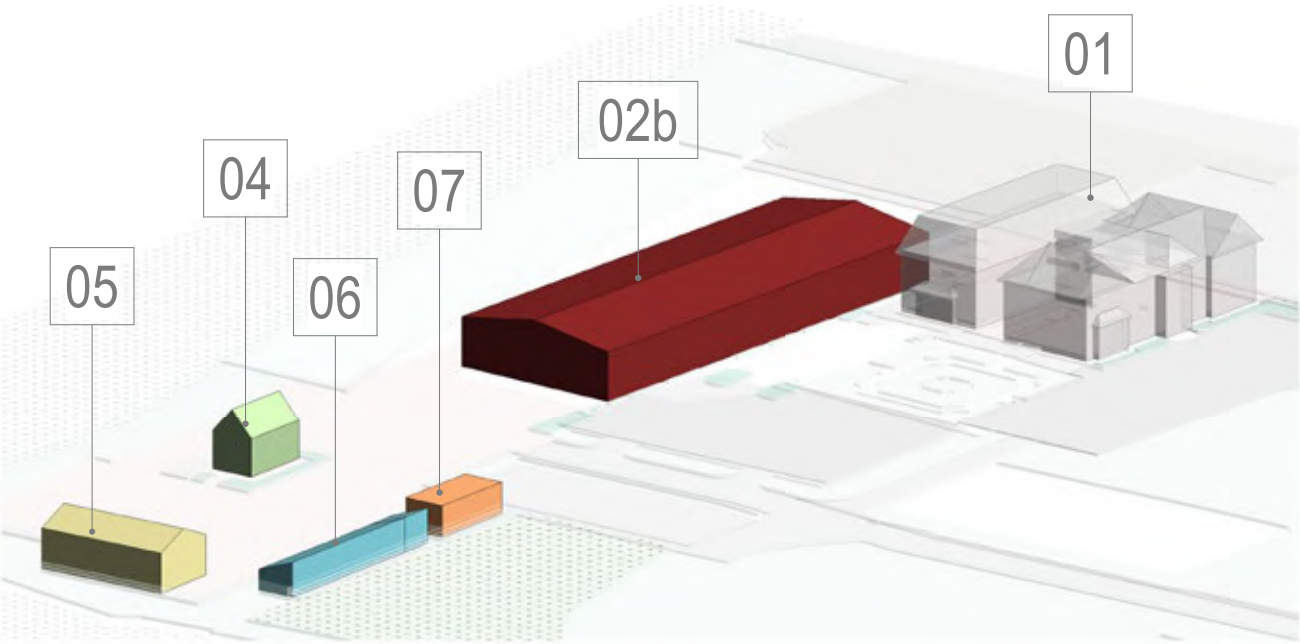
BUIDLING	VOLUME	BUIDLING	VOLUME
01 - GTO HOUSE	4314 m³	01 - GTO HOUSE	4314 m³
02a - BARN - TO BE DEMOLISHED	2797.2 m³	02b - PROPOSED WORKSHOP	4807 m³
03 - PAVILION -TO BE DEMOLISHED	184.3 m³	(PAVILION MASS ADDED TO PROPOSAL)	—
04 - BRICK COTTAGE	171 m³	04 - BRICK COTTAGE	171 m³
05 - MACHINE SHOP	478 m³	05 - MACHINE SHOP	478 m³
06 - TIMBER SHED	230 m³	06 - TIMBER SHED	230 m³
07 - BRICK SHED	124 m³	07 - BRICK SHED	124 m³
EXISTING TOTAL	8298 m²	PROPOSED TOTAL	10124 m²
22% OF EXISTING TOTAL	1825 m³		

Note: Mass based on site survey information: Topo
Survey 14951CV-01-06
(Dated-22.10.2014)

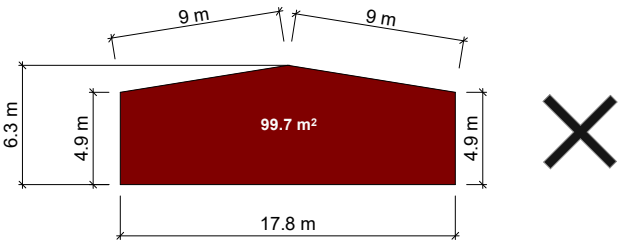
PERCENTAGE INCREASE : 22%



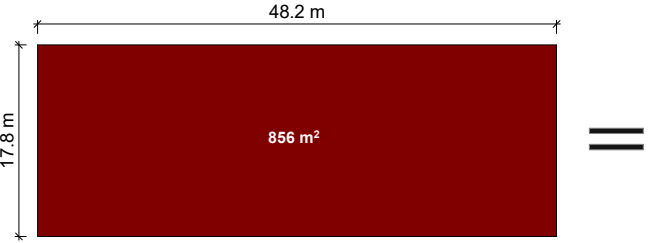
Existing Site Masses



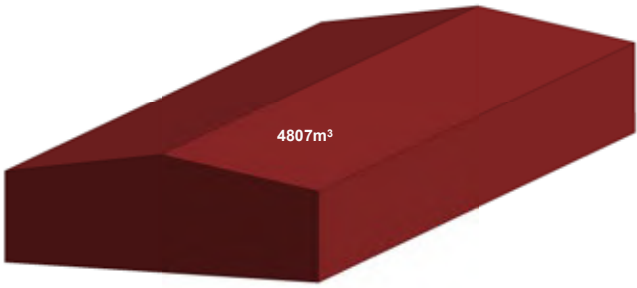
Proposed Site Masses



Section area (not to scale)



Plan area (not to scale)



Proposed building mass (not to scale)

03.3 | Proposed Layout

PROPOSED GROUND FLOOR

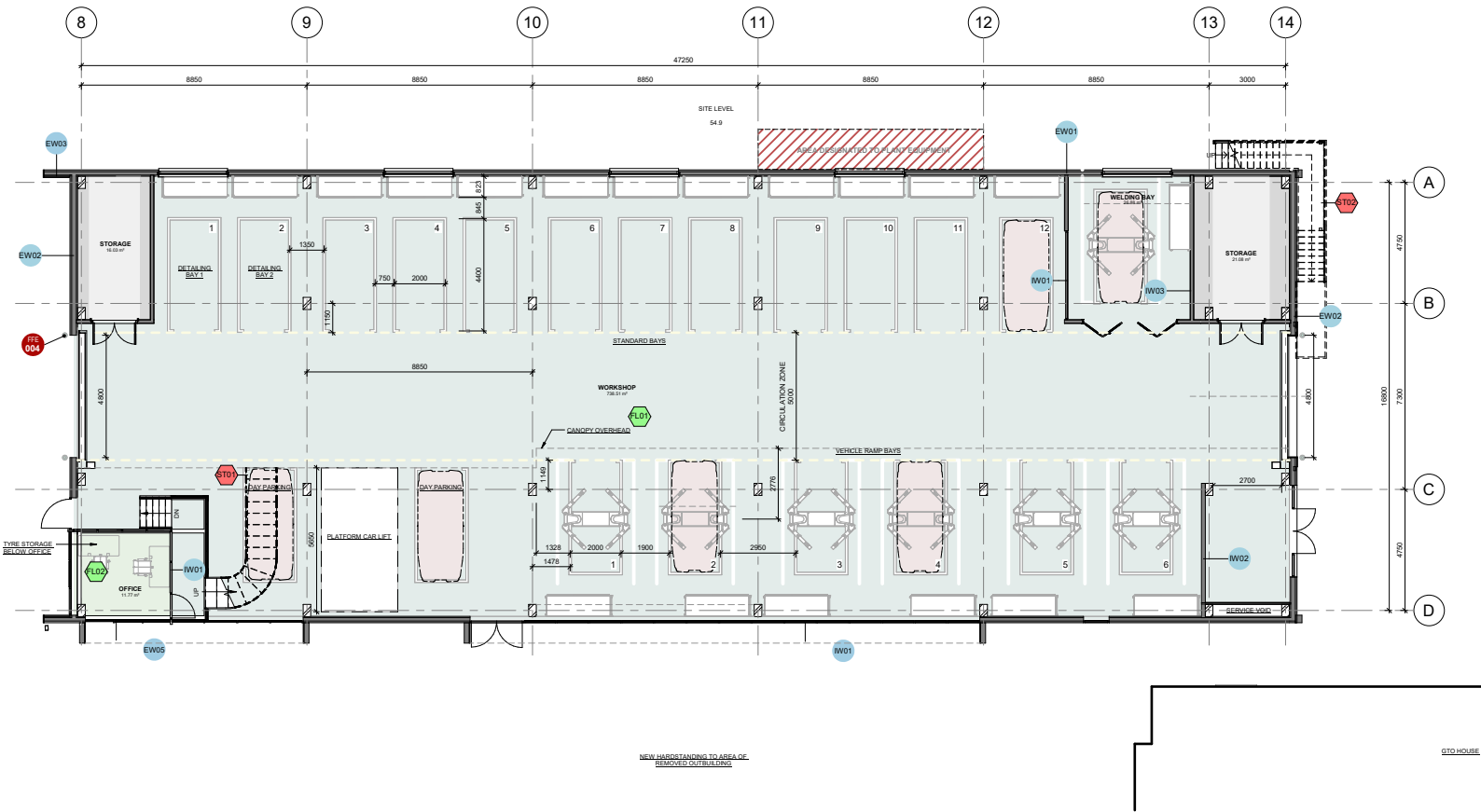
The ground floor of the workshop provides various types of bays for maintenance and refurbishment along with a small office for overseeing operations. A floor to floor car lift enables access to the mezzanine for car storage. The area that previously held the dilapidated timber pavilion is proposed to be landscaped hard-standing, tying the proposal into the existing garden and house. Access to the ground floor is provided at the East, South and West façades.

PROPOSED MEZZANINE FLOOR

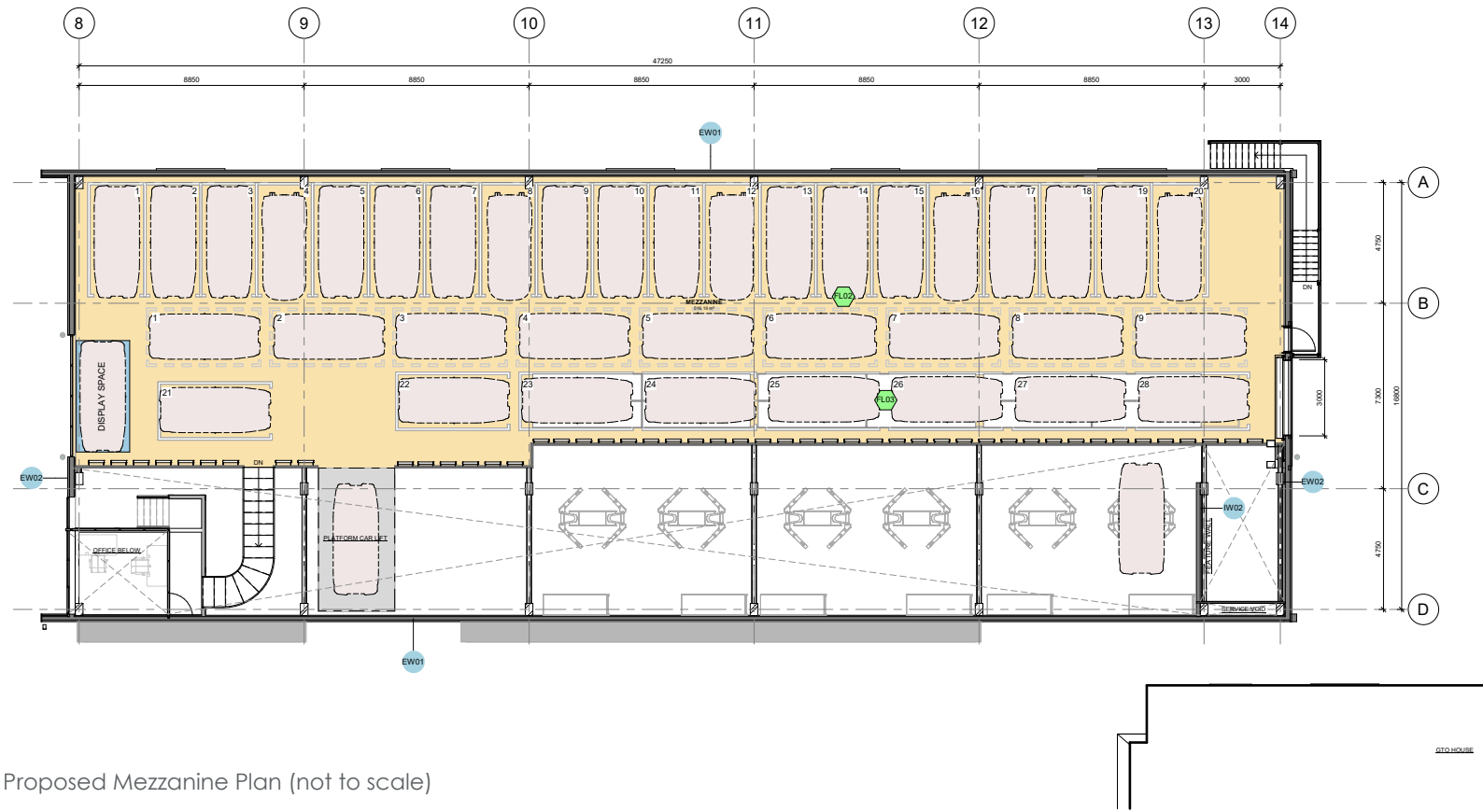
The mezzanine level provides storage for cars that are not undergoing maintenance work. This space will be rarely accessed and only used by GTO staff when cars are required to be removed or placed into storage. It covers the North section of the workshop, leaving the south a double height space that provides working zones for two post vehicle ramps, as well as wide views into the workshop through the southern glazing. A curved stair allows convenient access to the mezzanine from the office while an external emergency egress stair is provided from the East of the Mezzanine.

Department Key

- Workshop
- Office
- Storage
- Mezzanine



Proposed Ground Floor Plan (not to scale)



Proposed Mezzanine Plan (not to scale)