Design & Access Statement

Proposed Builders' Merchants and Open Storage Yard

at

Plots 12 – 15
Prospect Way
Victoria Business Park
Knypersley
Stoke on Trent
ST8 7PL

for

Chells Builders' Supplies

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 This is a full application for the construction of a new Builders' Merchants together with covered storage area, open storage area, associated car parking, service yard and external sand and gravel storage bays on Plots 12 – 15 Prospect Way, Victoria Business Park, Knypersley.

This application follows discussions and information provided from Katy Webster, Land and Commercial Officer - Asset Management, for Staffordshire Moorlands / High Peak Council.

2.0 Uses

2.1 The application site forms part of Victoria Business Park which has been developed on the former Victoria Colliery Site and has undergone remediation/ground stabilisation works together with the formation of the road and service infrastructure to service the whole Business Park.

Whilst the Business Park has been developed for primarily B2/B8 uses the proposal of a Builders Merchants would technically be considered sui generis however initial discussions between the applicant and the Council's Estate Department considered that this use is likely to be considered acceptable in this location.

The applicant currently operates their Builders Supplies Business from a site in Thomas Street, Biddulph however the site is only rented and is of a limited size which restricts the amount of stock that can be easily stored.

This family business has operated from its current site for approximately 50 years and in order to meet current Builder's requirements needs to hold a much larger range of different materials which Builders can readily pick up when required.

Whilst wanting to meet the changing demands of the business the applicant's very much wish to continue to serve local builders and therefore have been looking for suitable sites in very close proximity to their current site in Biddulph Town Centre.

3.0 Amount

3.1 The proposal seeks to provide a fully enclosed main building which will have a floor area of 695 sq m incorporating a trade counter, offices, toilets with a range of smaller materials, whilst the main warehouse element will store plaster, cement boards and other such materials that need full protection from the external elements, whilst the adjoining covered storage area of 167sq m will house timber, drainage pipes etc.

The overall site area is 1.265ha .

4.0 Layout

4.1 The site layout has been determined by the present access position and access roadway together with the operational needs of the business i.e. a trade reception counter with adjoining warehouse area and storage bay whilst the open yard will house heavier building materials such as bricks, blocks, concrete posts etc whilst the sand and gravel bins have been sited opposite the entrance which will enable both the applicant's lorries and contractors coming to collect materials more than adequate turning and loading facilities within the curtilage of the site.

4.2 Pockets of soft landscaping have been provided around the parking areas to visually break up the hard landscaping associated with the main yard parking and vehicle areas.

4.3 Parking spaces for contractor's vehicles have also been provided by the access whilst they visit the main building to order their various material requirements.

5.0 Landscape

5.1 The yard will be completely hard landscaped with pockets of soft landscaping around the car parking areas and it is proposed to provide a band of tree planting/screening within grassed areas to the perimeter of the site with a green painted palisade fence to the whole perimeter for security purposes.

6.0 Scale

6.1 The proposal seeks to respond to the existing scale and pattern of development of the adjoining sites being of a double height which will enable sufficient storage via racking systems inside the main warehouse area and roller shutter doors of a sufficient height to enable vehicles to reverse into.

7.0 Appearance

7.1 The proposed elevations for the unit are typical for a development of this type and similar in appearance to the buildings on the adjacent sites. The building frame is finished in a mix profiled insulated aluminum cladding the external walls (brickwork to bottom for robustness). The roof is also finished with a profiled insulated aluminum cladding with built in roof lights, again typical of this type.

The colours chosen are a mix of neutral silver and bright blues. The dominant colour being the silver, with the blue used as an accent colour to add interest. A feature glass canopy to the main entrance has been provided to highlight this.

Doors and windows will have a blue powder coated finish which will highlight the access and also fire exits.

Roof lights have been provided to increase natural day light and reduce energy demand on artificial lighting to the warehouse space.

The material is chosen for the external facades are typical for units of this type and ensure that the building is easily maintainable which extends the life of the building. It will also ensure that the unit would not provide a detrimental effect to the street scenes locally.

8.0 Access

8.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3 The site is situated on an industrial estate with road access of sufficient width to serve the industrial uses and has good access to the wider road network.

8.4 The present access positions to the site will remain undisturbed with a 7 m wide access road being provided into the site which will lead to parking areas immediately adjacent to this access position and provide sufficient turning/reversing areas for larger vehicles to serve both the sand and gravel bays and the main warehouse facility.

Disabled vehicle parking spaces will also be provided adjacent to the entrance with both a level access into the main reception area together with a disabled toilet facility being provided.

8.5 This is in a reasonably sustainable location for staff to utilise public transport to and from the premises however the likely nature of the business uses are likely to require access to be by vehicle, van or lorry.

PHOTOGRAPHS



Photograph A



Photograph B



Photograph C



Photograph D



Photograph E



Photograph F



Photograph G