Design Statement

Authority **Staffordshire Moorlands District Council**
Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ

Site Address: **Smithy Garage Leek Ltd.**
Bottomhouse
Nr. Leek
Staffordshire.
ST13 7QJ

Date: 24/07/09

Contact details

	Applicant's details		**Agent's details**
Name:	**Smithy Garage Leek Ltd.**	Name:	**Blueprint Draughting & Design Ltd.**
Address:	**Bottomhouse** **Nr. Leek** **Staffordshire.**	Address:	**23 Tulip Way** **Leekbrook** **Leek** **Staffordshire**
Post code:	**ST13 7QJ**	Post code:	**ST13 7AX**
Telephone:	**01538 304306**	Telephone:	**01538 373365**

Description of development

Single storey MOT and viewing area extension building of approximately 6.1 square metres of viewing area and 90 square metres of MOT Building refer to drawing ref:- 084a/T/01 and 084a/T/02.

Design standards and guidance followed

CABE,s document:	X

Use

The intention of this development is to provide modern energy efficient MOT and viewing area extension.
The proposed development is to be located in unused existing soft and hardstanding areas on the existing site which is off A523 Leek to Ashbourne road at Bottomhouse.

Amount

Refer to drawing ref:- 084a/T/01 the size of the MOT and viewing area extension in total is 96.1 sqm which is directly related to the requirements of Smithy Garage Leek Ltd, the size of the plot and location of the existing building, allowing for the appropriate carparking, turning area and no modifications to the existing Landscaping.

Layout

Please refer to the site plan ref:- 084a/T/01, the layout has been chosen to use areas of the site which are currently not used externally where the MOT and viewing area extension is proposed.
The proposed extensions are parallel with the boundary but far enough way as not to effect the existing landscaping.
The main vehicular and pedestrian access will remain as existing on the A523 Leek to Ashbourne road at Bottomhouse
The other elevations are confined by landscaping and also the exisiting building along the site rear boundary.
The proposed lay out does not effect the existing vehicular turning area.

Scale

The proposed MOT and viewing area extension is 96.1 sqm on plan and approx 5.2m high to eaves, to allow adequate height for a purpose built car lift. At 5.2m high to eaves the building is approx the same as the existing buildings on the site. The existing landscaping along the edge of the site will reduce the impact on the South West boundary.

Landscaping

Currently along the South West and North West Boundaries landscaping, trees, hedges etc. The proposed development will have no effect on the existing scheme other than some maintenance pruning of the trees.

Appearance

The design of the building has been developed from traditional design, lower block pebble dashed walls with the upper areas and roof of "Big 6" profile fibre cement cladding
This work is to match the existing as far as possible. The use of cladding (Colour to be approved), to upper walls is adopted such that the MOT extension provides visual continuity with the existing garage.

Additional material information

Refer to drawing ref:- 084a/T/01 and 084a/T/02.

What steps have been taken to ensure this information is made available to property occupiers.

To be issued to Smithy Garage Leek Ltd.

Pedestrian and Vechicular Access Statement

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Design standards and guidance followed

Approved Document M (2004):	X
BS8300 (2001):	
English Heritage Easy Access to Historic Landscapes (2005):	
English Heritage's Easy Access to Historic Buildings (2004):	
HLF's Conservation Management Plans (2004):	
BT Countryside for All (2001):	
Other (please detail below):	

Philosophy and approach

The intention of this development is to provide an additional MOT test area as the company expands its business

Pedestrian access is via the viewing area which is 910mm wide or the front sectional overhead door enabling access for both employees and customers.

Vehicular access onto the site will be via the current entrance off the A523 Leek to Ashbourne road at Bottomhouse.
Access to the building will be via the Sectional Overhead door on the North East elevation.
Site vehicular access will not be effected by the proposed development.

Key access issues of the design

Approach: Smithy Garage Leek Ltd is situated off A523 Leek to Ashbourne road at Bottomhouse
Parking: Parking, including designated disabled, is provided on site in the existing areas.
Entrances: Pedestrian access is provided on the North East elevation via personnel door with a width
of 910mm.
Horizontal circulation: The floor is at a common level making easy circulation for able-bodied persons.
Access to services: Services to be provided, located and labelled in accordance with current Health and Safety Regulations.
Emergency egress etc: Emergency and fire escape routes to be designed and marked in accordance with current Building Regulation, Fire Office legislation and recommendations.
Vertical circulation: N/A

Sources of advice and consultation

Reference to current building regulations

Nature and impact of environmental constraints

Industrial development within designated industrial area. No environmental constraints

Proposed solutions for overcoming identified constraints

None required

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Additional material information

None required