



August 2017

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DESIGN AND ACCESS STATEMENT M MARKOVITZ LTD, BARNFIELD IND. ESTATE, LEEK, ST13 5QG

Brief History

M Markovitz Ltd are a successful builders merchants that have their head offices based in Tideswell, Derbyshire. Apart from the Leek depot they also have branches in such areas as Buxton, Clay Cross, Darley Dale and Wigan

They moved onto the site in Sept 08, making a few internal alterations to the existing configuration of sheds and removed an asbestos shed on the south east corner of the site.

In 2010 they removed a row of flat roofed buildings running parallel with Barnfields Close and Morrisons, opening up the rear yard.

In 2016 the former Kelcoat Manufacturing works opposite the site was purchased. Planning permission was obtained to clear the site, creating new entrances on both sites, new fencing and lighting.

Proposals

The existing building condition can be seen in Photographs 1- 8. The building consists of a number of mis-match materials varying from red brick to blue cladding and a corrugated cement sheeting roof.

The existing building is in a very dilapidated condition as can be seen in Photographs 4 – 8. The roof is leaking in many areas and the walls are cracked and collapsing in some positions. Some of these collapses are beginning to become structural dangerous.

The proposal is simply to build a modern unit designed to comply with modern regulations with regard to insulation, heating and lighting. This will considerably improve the existing site conditions and energy requirements of the present construction. The building will be more practical as the customers will park directly adjacent to the new doors and enter areas specifically to be used as showrooms for bathrooms and kitchens. Access to these areas will now also be available directly from the footpath without entering the yard.

The materials to be used will include brickwork as shown on the plans to the lower elevations. It is recommended that this brickwork is the same as that used at Morrissons ie Anglian Beacon Sahara. The cladding above will be agreed with the planners.

Car Parking

It is proposed to increase the car parking from the existing four spaces as shown in Photograph 9 to eight spaces with four overflow spaces for site personnel. There will also be new provision for cycle storage as the company presently operates a Cycle to Work Scheme.

The proposed site layout with the new egress will also allow lorries to enter and leave the site without having to reverse out as is the present case. With this proposal it will now be possible for large lorries to come onto site and be unloaded and then leave in a forward direction.

SuDS

The existing site is presently totally impermeable with a concrete base throughout its whole area.

Although this will not change dramatically it is proposed to separate the car parking spaces from the rest of the yard by constructing them in permeable blockwork. This will slightly improve the present situation.

It is also proposed to introduce a rainwater harvesting scheme to collect the roof water before any excess discharges to the drains as existing. This water will be used for washing down vehicles and internal w.c's. This again will slightly improve the existing conditions with regards to SuDS



Photograph 1 Front of building

Photograph 2 Cladding at front





Photograph 3 Side elevation

Photograph 4 Rear elevation





Photo 5 Cracked external wall



Photo 6 Damaged internal wall



Photograph 7 Wall structurally unsafe

Photograph 8 Leaking roof





Photograph 9 Existing parking

Photograph 10 Adjacent brickwork

