Design and Access Statement

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

1.1 **Site Address** Moorside Works
Ellastone Road
Cauldon Lowe
Stoke-on- Trent
Staffordshire
ST103ET

1.2 **Contact Details**

Applicants Details	**Agents Details**
P. H. Winterton & Son	Ivan J. Cooper (Moorside) Ltd
Moorside Works	Moorside Drive
Ellastone Road	Ellastone Road
Cauldon Lowe	Cauldon Lowe
Stoke-on- Trent	Stoke-on- Trent
Staffordshire	Staffordshire
ST10 3ET	ST10 3ET
	Tel: 01538 702738

1.3 **Date** 02/07/18

2.0 Description of Development

2.1 Extend existing building to provide pallet store and add small roof coop to existing building.

2.2 Refer to Ivan J. Cooper (Moorside) Ltd drawings ref: 3562-01, 02E, and 04C

3.0 Design Standards and Guidance Followed

3.1 CABE's Document: **YES**

4.0 Use

4.1 To house new essential automated plant for handling and packaging finished product.

5.0 Amount

5.1 Pedestrian Access: This will be via the personnel entrance doors (950 clear width) with minimum 1: 15 ramped accesses and hand-rails enabling disabled wheel chair access.

5.2 Vehicular Access: This will utilise the current access onto Ellastone Road from Moorside Works, that already has a 16.9m splay to accommodate the access of articulated and rigid HGV's

5.3 The existing access road onto Ellastone Road is approximately 4.0m wide and is shared with the dwellings owned by Mr I. Cooper, Mr P. Bradbury and Mr D. Cooper.

5.4 The oncoming traffic on Ellastone Road from both Leek and Ellastone is clearly visible for several hundred metres in both directions.

5.5 This access onto the Ellastone Road has been used for many years without incident.

6.0 Key Access Issued of the Design

6.1 **Approach:** The new development site is situated off Ellastone Road, Cauldon Lowe utilising the existing access road.

6.2 **Parking:** The existing area including designated disabled parking spaces are to be re-utilized, please see drawing Ref: 3562-02D

6.3 **Entrances:** Minimum 1: 15 access, with hand-rail for pedestrian and wheelchair access is provided on the southern and eastern elevations with single entrance doors to the building (950 clear width) with the possibility of a small security shutter hood affording some weather protection.

6.4 **Horizontal Circulation:** The ground floor has a common level making easy circulation for able-bodied, disabled and wheelchair bound staff and visitors.

6.5 **Vertical Circulation:** The new development does not include a first floor level.

6.6 **Access To Services:** Services to be provided, located and labelled in accordance with current Health and Safety Regulations.

6.7 **Emergency Egress Etc:** Emergency and fire escape routs to be designed and marked in accordance with current Building Regulations and Fire Officer legislation and recommendations.

7.0 Sources of Advice and Consultation

7.1 Reference to current building regulations and consultation with plant manufacturer .

8.0 Nature and Impact of Environmental Constraints

8.1 Industrial development within designated industrial area and will have minimal impact on the environment.

9.0 Proposed Solutions for Overcoming Identified Constraints

9.1 External visible materials will be styled and coloured as existing structures and as approved by previous planning approvals.

10.0 What Steps Have Been Taken To Ensure This Information Is Made Available To Building Occupiers?

10.1 This Access Statement will be issued to P. H. Winterton & Sons, who will in turn issue this statement to their employees.

11.0 Additional Material Information

11.1 None required

12.0 What Steps Have Been Taken To Ensure This Iinformation Is Made Available To Property Occupiers?

12.1.1 This Access Statement will be issued to P. H. Winterton & Sons, Mr 1. J Cooper, Mr P. Bradbury and Mr D. R. Cooper.

02/07/18