

Site Layout as Proposed
1 : 200
Site Area = 1,431m²

Barnfield Rd.

Sunnyhills Rd.

Application for the approval of Reserved Matters following
Outline Approval : Detailed layout, scale, appearance and
landscaping associated with the development under the
previous outline planning permission SMD/2022/0498.

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• All dimensions to be checked on site before proceeding.
• Contractor must notify the architect of any discrepancies before proceeding.
• Contractor to check budget dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
• All drawings to be read in conjunction with all other consultants drawings and specs.

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Scale 1:200										
0m10m20m										
P01	2026.03.31	LA	Planning Issue							
Rev	Date	Drawn	Description							
Client			Project				Scale	1:200		
CRODA			New Laboratory				Size	A1	Drawn	
			Barnfield Road, Leek				Status	PLANNING ISSUE		
			ST13 5GJ				Drawing Ref			
			Title				2605 - CTD - S1 - XX - DR - A - 003 - P01			
			Site Layout Plan as Proposed							

architects | historic building advisors | project managers | landscape & urban designers

Landscape Key :

- Main roads, footways and access to car parking including raised/feature junctions and ramps to be tarmac to MCHW 700 Highways Standard to be detailed by the engineer.
- Native shrub planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.
- Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.

Surfaces Key :

- Main roads, footways and access to car parking including raised/feature junctions and ramps to be tarmac to MCHW 700 Highways Standard to be detailed by the engineer.
- Permeable Block paving for pedestrian use; Marshalls Callisto Granite or similar approved. Kerb edges to car park to be Marshall Heritage Buff kerb or similar approved.
- Permeable Block paving for vehicle use; Marshalls Tegula "Piora" Tennant Grey colour or similar approved. Kerb edges to car park to be Marshalls Heritage Buff kerb or similar approved.
- Grasscrete Paving Compound Area; To be Grasscrete GC3 concrete paver with grass seed infill. Laid upon permeable sand and gravel sub-base to be detailed by engineer.
- Gravel path access to existing substation.
- Gravel border to perimeter of proposed modular building.

Calculation for Parking spaces associated for the office building and new laboratory are in accordance with Tetra Tech Transport Statement and in accordance with Staffordshire Moorlands Local Plan as follows :

Approved Outline Application :
Outline permission is sought for a 2-storey Laboratory building and its associated parking spaces. The total construction area of the Laboratory building will be 850sqm.

The associated parking spaces required for the Laboratory building were calculated at 17no units (based on providing 1 unit per 35sqm of the building and 1 unit per 60sqm of the building afterwards).

Proposed Layout :
Based on the calculation above, and with a proposed floor area of 470sqm a minimum of 11 spaces is required. As such, the updated parking layout provides a total of 13no parking spaces with 7no spaces allocated for electric vehicle charging, 2 of which are disabled parking spaces.

Due to the reduction in floor area and a reduction in the number of occupants using the new laboratory facility, the proposed parking layout is deemed to be acceptable.