Design & Access Statement
Proposed Industrial Development
At Burgess Works
Bingswood Industrial Estate
Whaley Bridge
High Peak

Contents

1. Introduction

This Design & Access Statement has been prepared by on behalf of Mr J Burgess in support of the Full Planning Application for the erection of 4 industrial units at the site of Plots 12-13, Bingswood Industrial Estate, Whaley Bridge, High Peak

The application seeks permission for the development of 4 Industrial starter units under 1000 square foot. This will redevelop an un-used and vacant brownfield area.

This report sets out the approach developed as part of the conceptual and detailed design and sets out the frameworks/basis of the development.

This design and access statement is in accordance with guidance provided by CABE.

2. Use

The Existing Site Use

The Plot of 12-13 is located in the Bingswood Industrial estate of Whaley Bridge, just off the village centre for which the main road runs through the centre.

The site is surrounded by mixed use buildings, made up of car parking, public houses, small retail outlets and terraced and semidetached houses of varying quality.

The site area is within the grounds of the trading estate and will be situation between other industrial buildings of a similar nature. The current buildings house an engineering workshop, building company and Trade Sales site.

The adjacent buildings are of similar construction with coloured metal cladding with pitched roofs, while the larger buildings opposite are old dilapidated brick and stone units in need of modernisation.

The site currently is finished in concrete and surrounded by metal vertical palisade fencing which is to be retained.

Site History

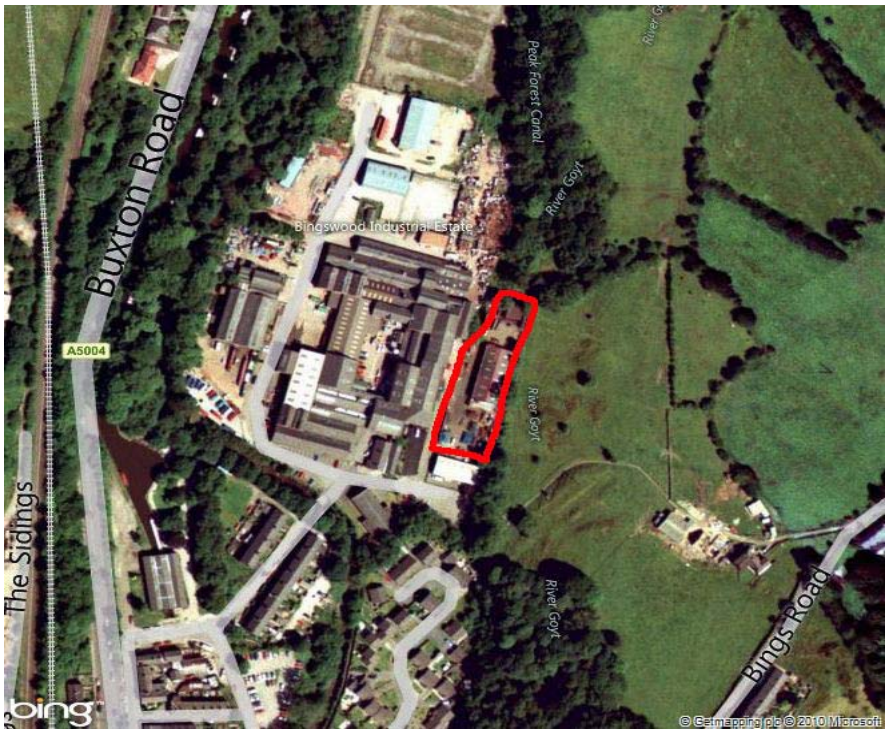
Their have been numerous planning applications for the units on the trading estate. The details of the relevant planning history is as follows:

HPK/0002/9398	New Single Storey Industrial Building To Form Three Industrial Starter Units. Plots 10 & 11 Approved 02/08/1990
HPK/0002/9191	New Industrial Building Plot 9 Approved 19/05/03
HPK/0002/8456	Ind.Unit comprising of office space to 1st flor, storage/warehouse to 1st floor mezzanine and main floor with assembly area to ground floor level Approved 17/10/1989

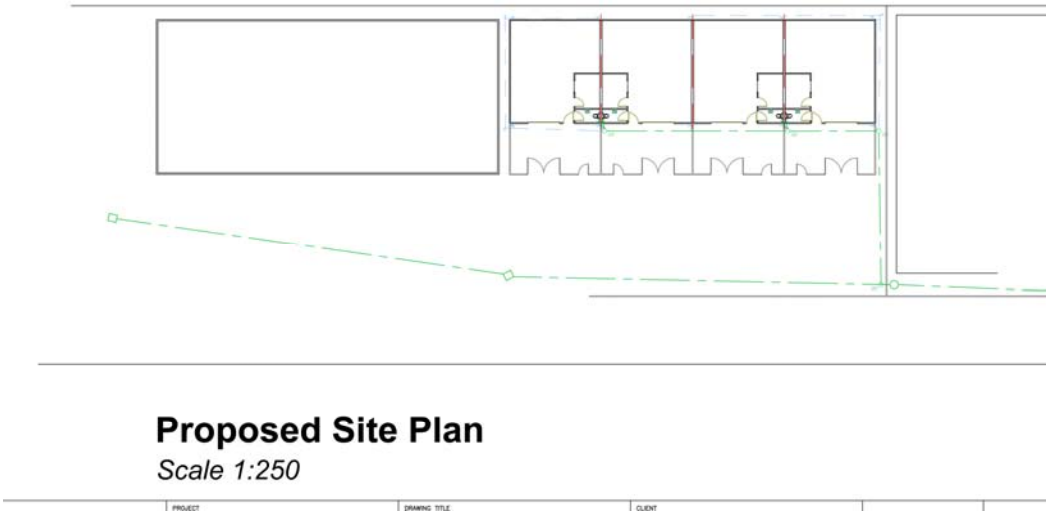
Proposed Site Use

The proposed vacant site will be developed into an industrial building split into 4 starter units under 1000 square foot in floor area. This will provide a good basis for new businesses to start and develop given the economical size and rates associated with this development.

The site has mixed use developments surrounding it although the industrial estate is predominantly work units which are currently occupied. the provision of starter units in this location would be in character as there are similar uses within the industrial estate.



Ariel Photograph of Site



Proposed Site Layout

3. Amount

Proposed Density of the Development

There is currently a shortage of small Industrial units in the borough. This medium density scheme is in keeping with the other units on the industrial estate and will still retain around half of its area as open space for deliveries and manoeuvring of vehicles.
This is demonstrated through the efficient layout which provides good size units and retains a good amount of amenity space.

Size of Units

The units are sized to accommodate small and new businesses which will be economical in terms of rates and bills making the units an attractive option for now and in the future

4. Layout

Location

The site is approximately 2356m² (0.2356 hectares) and is located in a prominent position just off the main road through Whaley Bridge. It is therefore thought that the site is located within a sustainable area due to the accessibility to the surrounding infrastructure and large public transport network.

The overall industrial site is bounded on all sides by mixture of residential and light commercial buildings however it is predominantly industrial around the application site.

Topography

The proposed development site is approximately level, this may be due to the previous use of the site.

Design Principals

The client has completed some initial market research which has resulted in the proposed units in terms of size and appearance.

The cladding will be of a similar nature to the adjacent units with ribbed metal sheets of a similar colour and texture.

The units will have a pitched roof similar to the adjacent buildings and secure loading areas to the front of each unit which provide good confinement and accessibility.

Designing Out Crime

At present the site is being utilised as 3 separate businesses on a site which provides good surveillance.

The main site entrance is locked at night and the Burgess Works area has another controlled entrance in front of Plot 9.

Given the units will also have secure loading areas infront of each unit, this provides a further level of security, although the area is not predominantly associated with high crime levels.

5. Scale

The Scale of the development has been designed to be sympathetic to the built and natural environment surrounding the site and current local planning policy. The units have been designed to replicate the scale and massing of those already established adjacent to the site.

The proposals also offer good units without the site becoming over developed.

6. Landscaping

Appearance & Design

The proposed development does not include any public open space and no communal landscaping within the development area.

There are no trees or vegetation currently on site. There is no scope or requirement for landscaping as part of the application.

There are no issues with Tree Preservation Orders on the site, therefore a tree survey is not required as part of this submission. There is an area on the northern boundary of mature trees outside the control of the applicant.

Maintenance & Management

Areas of unallocated land (communal space) will be maintained by a management company on behalf of the occupants, therefore the site will be fully maintained.

7. Access & Linkages

A key aspect of sustainable development is improving access to facilities such as employment, retail and local services, by environmentally friendly modes of transport.

The proposed scheme makes a more efficient use of a site that allows convenient access by environmentally friendly modes of travel into Whaley Bridge. This location will therefore allow occupants to commute to a more sustainable location and allow them the freedom of choice of a number of methods of transport.

Integrating Land Use and Transport

The proposed industrial development is in keeping with national planning policy in that it is a medium density development on a brownfield site. This makes an efficient use of the land, adds to the vitality of the area as it helps to encourage use of the many local amenities, and reduces the need to travel. Indeed the location of the site will allow occupants the opportunity to live, within a close vicinity to their work.

Further, the site is within reasonable walking distance of Whaley Bridge railway station (0.31 miles) and there are 4 bus routes which run along Buxton Road.

Promoting Public Transport, Walking and Cycling

The location of the site near the village centre, provides for an ease of access for the working occupants to services and community facilities by non-car modes of transport. Whaley Bridge can provide all the shops, services and community facilities that workers will need.

The scale and location of the development is such that there is limited scope for any requirement to make improvements to either public transport or footpaths/cycleways. This development will not have a material impact on existing provision.

The entrances to the units will be at grade with no steps and the units will have sufficient door widths to comply with building regulation standards. The proposed office & facility element of the scheme have also been designed in accordance with current Part M standards.

8. Climate Change

'Climate change, as a result of rising greenhouse gas emissions, threatens the stability of the world's climate, economy and population.' The UK will be affected; our climate is becoming warmer with more extreme weather events – heavy rain, flooding, high winds and heat waves. Some parts of the world are already suffering from catastrophic changes in their climate, compounded by a lack of clean fuels.

Greenhouse gases, 86 per cent of which in the UK is carbon dioxide, are largely caused by human activities, in particular the burning of fossil fuels for energy generation. Based on current trends, global emissions could reach double pre-industrial levels by 2035, causing a global average temperature rise of over 2°C. Longer term there would be a 50 per cent chance that the temperature rise would exceed 5°C. This would be the equivalent to the change in average temperature from the last ice age to today.

The use of energy in buildings is responsible for approximately 40 per cent of the European Union's carbon emissions, which is more than any other sector (European Alliance of Companies for Energy Efficiency in Buildings). This figure is around 45 per cent in the UK, with non-residential buildings responsible for approximately half of this. Significant focus has been placed on the carbon efficiency of new buildings through the planning system and Building Regulations.

The importance of climate change is causing significant pressures on businesses to ensure that the issue of reducing carbon emissions from their real estate rises up the corporate agenda. These pressures include regulation, rising energy costs, new business opportunities, stakeholder, tenant and shareholder requirements and an increasing focus on corporate social responsibility.

Since 2006 Europe and the UK have experienced some of the severest extremes in weather since records began. Energy suppliers are reporting difficulties in providing energy supplies not only during winter months but also the summer as energy usage for air conditioning and refrigeration increases.

The Climate Change Bill has been established and has committed the UK to reducing greenhouse gas emissions by at least 60% from 1990 levels by 2050.

The Government has targeted the residential construction industry to achieve zero carbon homes in the new build sector by 2016. The Energy Performance of Buildings Directive (2002), which came into force in January 2006 places a requirement for every building to be issued with an energy performance certificate [EPC] at specific periods in its life will form the basis of future government policy to allow targeting of assistance and regulation.

Architectural design needs to adapt to allow buildings to function on the most basic level to provide safe shelter and a comfortable environment for its inhabitants. This includes provision of basic services essential to life such as water and temperature control without detriment to the environment and natural resources.

Sustainable design integrates consideration of resource and energy efficiency, healthy buildings and materials, ecologically and socially sensitive land use and an aesthetic that inspires, affirms and enables

Environmental implications of design can be summarised as follows:

- construction and operation
- Local materials,
- embodied energy
- Indoor environmental quality
- Water conservation
- Waste minimisation and recycling
- Whole life cycle, 'cradle to grave'
- Design and construction process
- Performance in use
- Conservation and reuse of old buildings
- Urban design and spatial planning

Energy-optimised building design

- An architecture that is more responsive to climate and human needs, seasonal and diurnal change.
- Building and site design that responds to location and takes optimal advantage of ambient energy sources rather than the local vernacular.
- Use of building fabric to shade and ventilate, to collect, store and distribute solar thermal energy and to distribute daylight appropriately.
- Healthy indoor environments with high standards of thermal and visual comfort
- Smart energy design, and use of materials and energy from sustainable sources

The Design

The proposals represent a high efficiency building envelope at least as good as the current minimum standards of the building regulations, with either renewable technologies already integrated into the design or future proofed where possible. High efficiency heating and hot water provision along with designed limits on water usage and reductions in surface water run-off, all of which reduce the impact on the environment.

Construction phase practices generally include sensible local sourcing of materials and the use of certified timber from a well-managed sustainable sources, specification of materials will low embodied carbon and energy monitoring minimise the impact during construction.

External materials allow the collection of rain water or where not feasible sustainable underground drainage options can be adopted to attenuate the effects of heavy rainfall.

Passive types of natural ventilation along with improved air tightness provides high levels of indoor air quality, retaining ambient internal temperatures whilst not requiring significant energy input.

9. Conclusion

As this report demonstrates, in preparing the proposed development, considerable thought has been given to addressing Accessibility and Design. It has been clearly demonstrated that this site is capable of a sustainable development which is sympathetic with the surrounding area and provides much needed starter industrial units.

Further, the location and proposed scheme fits in with the type of sustainable residential development as promoted in national, regional and local guidance.