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Proposed MOT Testing Station and Garage, 54 Albion Road, New Mills, High Peak, SK22 3EX

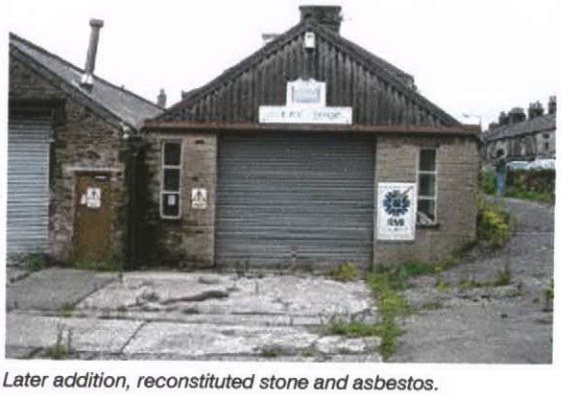
Design and Access Statement

The Current Site

The site is currently occupied by an existing garage building made up of 2 structures that have been joined in the centre. The older section of the building to the north west is constructed with stone masonry walls and profiled asbestos sheeting. The later addition to the south east is made up of reconstituted stone masonry walls and profiled asbestos sheeting to the walls and roof. The building also has a number of large window openings that are in a very poor condition, and two large roller shutter door openings on the south west elevation.
The existing structure is in a very poor state of repair and the mixture of different and unattractive materials has lead to a very untidy looking building.



Older stone section of building.



Later addition, reconstituted stone and asbestos.

The site is currently easily accessible from Albion Road, via a sloping path to the south east of the building. This access is open to anyone who wants to enter the site and represents a major security risk for the new business proposed on the site.



Large windows in poor condition.



Path from Albion Road with no security.

Description of the Proposals

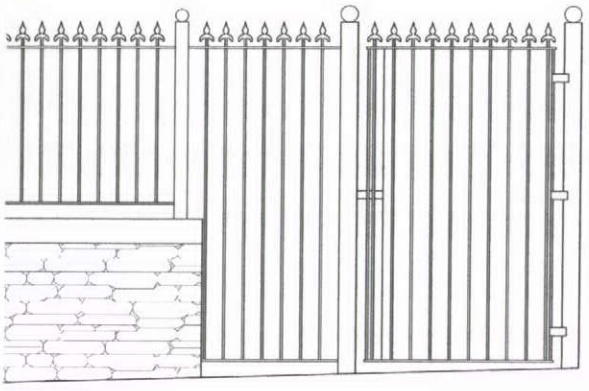
The building will be split into 2 halves, defined by the 2 sections of the existing building. A new Class 7 MOT test bay will be housed in the older section of the building to the north west and a garage, containing 3 repair bays will be contained in the later section to the south east.

It is proposed that all the existing asbestos sheeting is removed and replaced with Kingspan composite cladding panels. These new cladding panels will also be mounted on the existing masonry walls throughout the building. This re-facing of the existing building will provide a much more modern and attractive building for the new business and also cover up the large window openings that currently represent a major security risk for a building that will contain cars and other expensive equipment.

It is also proposed that a new security fence and gate is installed on the south eastern boundary, to prevent unlawful access to the site when the garage is not operating. A similar fence has been erected on an existing stone boundary adjacent to number 88 Albion Road.



Fence and gate adjacent to number 88 Albion Road



New black metal post and rail fence to be fixed on top of existing stone wall. New gate to form pedestrian entrance from Albion Road.

Car Parking

There are currently no 'marked out' parking spaces on the site, but the site includes a yard area in front of the building that will be used for parking. The yard is accessed through a double gate on the north west boundary, from an un-named road that connects to Jodrell Street.



Yard area to south west of building



Un-named road from Jodrell Road to access gate.

Access

The site is accessed by vehicle along the un-named road or on foot or by bike directly from Albion Road and down the sloped path the south east of the building.
There will be a dedicated disabled parking space within the yard and a level access into the building on the south west elevation. Within the building, there will be a designated pedestrian walkway that will remain clear of obstruction and a new Part M accessible toilet for staff and visitors.

Conclusion

The current building has been vacant for some time now and has deteriorated into a very poor state of repair. The mixture of construction materials, coupled with the obvious health issues associated with the asbestos sheeting that has been used, means that the building has become an eyesore.
The re-cladding of the building with modern metal cladding, will vastly improve the appearance of the building and remove the potential hazards associated with the asbestos.

The site will also benefit from the added security of the new fence and gate to the south eastern boundary, preventing anti-social behaviour that has damaged the existing building and littered the site.

The proposals will allow an un-used, commercial property to be brought back into use and provide a much needed source of employment for New Mills.

High Peak Architects