DESIGN AND ACCESS STATEMENT

ROCKHEAD HOUSE

STADEN BUSINESS PARK

STADEN LANE

BUXTON DERBYSHIRE

SK17 9RZ

Libertects 54 Tesla Court Warple Way London W3 7DQ www.libertects.com

Contents

1.0 INTRODUCTION

2.0 EXISTING SITE AND SURROUNDING AREA

3.0 PLANNING POLICY

4.0 EVALUATION AND DESIGN STRATEGY

5.0 ACCESS

6.0 TRANSPORT

7.0 SUSTAINABILITY

8.0 CONCLUSION

1.0 Introduction

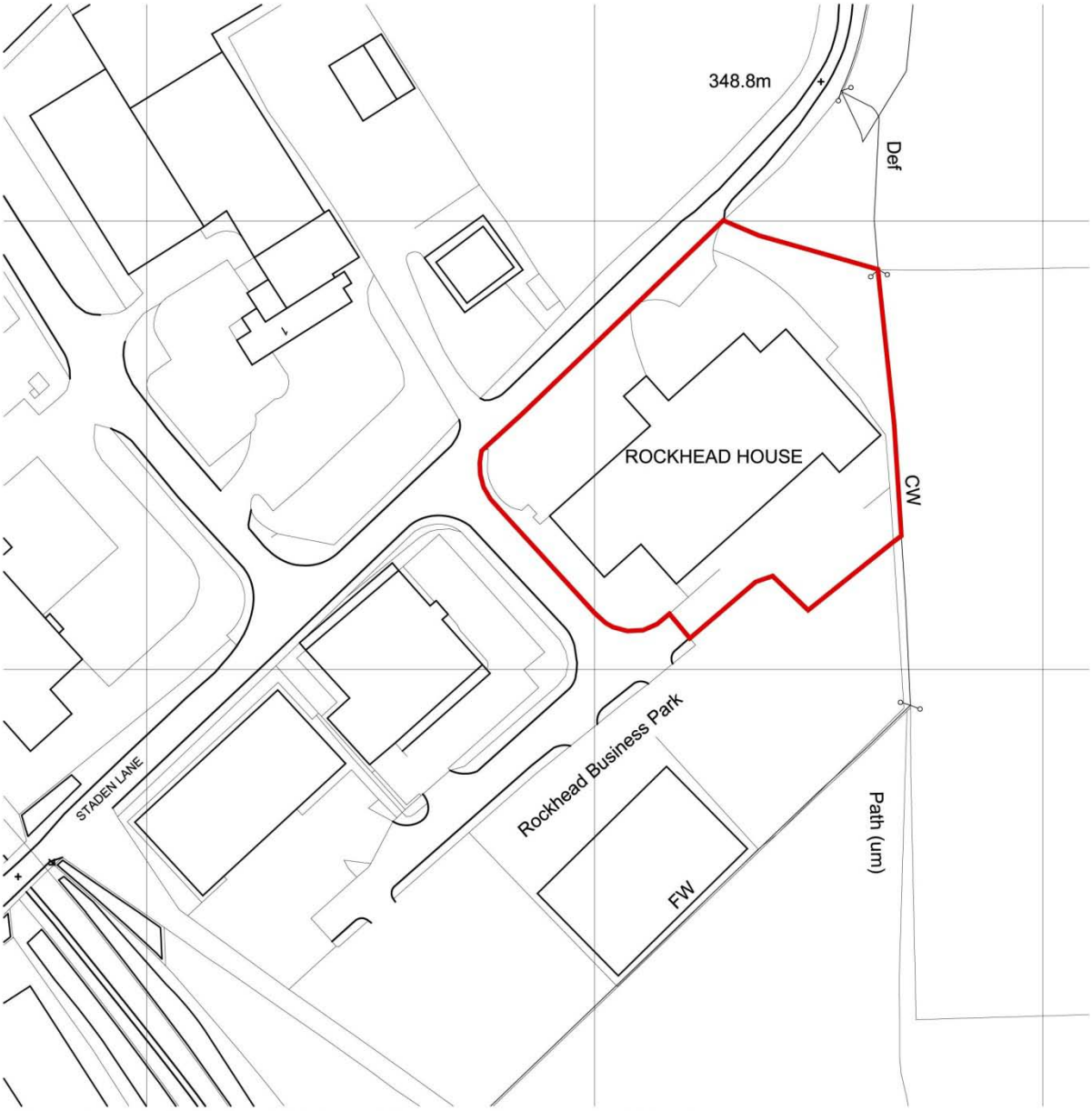
This design and access statement has been prepared on behalf of the applicant, Tomson (Buxton) Ltd to accompany the planning application for the creation of additional warehouse space to accommodate their growing business requirements.

TOMSON (Buxton) Ltd is a family owned and run business that has been established since 1986 and has become a major supplier of fruit and vegetables to the Derbyshire and Peak District area.

Currently operating from a warehouse attached to the building known as 'Rockhead House' , which was previously used for the supply of bottled water, the applicant is intending to occupy the remaining building and create additional warehouse space via a new extension to the front of the property.



2.0 Existing Site and Surrounding Area



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

The full extent of the site is shown in red above and is part of Rockhead Business Park which encompasses a wide range of business uses.

The site (0.59 HA)currently comprises the existing Tomson warehouse which is attached to Rockhead house with associated loading areas to the side and rear of the buildings. Rockhead house is approximately 6.7m high in the main with lower height accommodation attached to the side and front.

The site's boundaries to the south west and north west are built up with a variety of building types and uses. The remaining boundaries are of open farmland.



View of Rockhead House looking east from Staden Lane



View of Rockhead House looking south west from Staden Lane



View of existing warehouse facility adjacent to Rockhead House



View of rear service yard to Rockhead House



View of other sites nearby



View of other sites nearby

3.0 Planning Policy

The site is within the designated Primary Employment Zone (EMP4). and complies with the emerging core strategies contained within the Draft LDF including:

Supporting the Rural Economy and Enhancing Prosperity

SO6: To facilitate development that will support the continued growth and diversification

of the local economy.

SO7: To support sustainable employment generating development in locations and of a

scale appropriate to the plan area

SO15: To prioritise the efficient use of previously developed land and buildings whilst

minimising the use of greenfield land.

The draft LDF goes on to say:

Core Strategy Policy CS 8

Maintaining and Enhancing an Economic Base

Derbyshire Dales District Council and High Peak Borough Council will maintain and where

possible, enhance the economic base of the Plan Area.

This will be achieved by:

Encouraging development proposals in sustainable locations that contribute to the

creation and retention of a wide range of jobs, educational and re-skilling opportunities;

The proposed scheme fully complies with the aspirations of both the existing planning policies and the emerging Core Strategies in the draft LDF.

4.0 Evaluation and Design Strategy

The proposed extension to the front of the existing building responds to the existing 'building line' created by the buildings along Staden Lane to the south west but still maintains a margin to the road of, on average 4.2m.

The proposed height of the building would match the height of the existing Rockhead House with the single storey accommodation being either demolished or incorporated into the new warehouse.

The footprint has been designed to maximise the potential floor space and create an additional loading bay and the floor level of the new extension will match the floor level of the existing warehouse.

The new warehouse would be clad in a dark grey graphite cladding which would reflect the high level cladding on the existing building. Different profiled cladding would be used to delineate each part of the building.

A new car parking area with two disabled spaces will be provided to the northwest of the site to complement the existing yard parking.

Vehicular access to the site will be via the existing roads and crossovers.

5.0 Access

Level access will provided throughout both the new and existing building and two new disabled car parking spaces will be provided as part of the new car parking facility. A new disabled wc will be provided within the new building.

6.0 Transport

A new car park to the northwest of the site will create an additional 18 spaces including two disabled spaces .

The site is approximately 1.6 miles to the centre of Buxton and less than half a mile to the nearest residential accommodation which makes walking to the site a feasible option.

A new covered cycle rack will be situated adjacent to the car park and the existing changing facility will have showers which can be utilised by cyclists if required.

Staden Lane is on a bus route and Ashbourne Road, approximately 100m to the south west is extensively served by buses.

7.0 Sustainability

The scheme makes use of an existing brownfield site, introducing additional employment space and allowing for the expansion of an existing business and will be built to a standard that minimises the consumption of resources during construction and occupation.

The new extension has been considered in context and reflects the current building lines on Staden Lane and the materials reflect the existing building.

Additional car parking and cycling facilities have been provided to accommodate the increase in workforce. To encourage cycling, shower facilities will be provided within the scheme. The transport statement above also highlights the potential for public transport to the site.

High levels of insulation will be installed in the new construction and as there are no windows, solar gain will not be an issue.

The proposed extension, due to its nature and location will not create an additional noise source in the area.

It is the intention that the chosen materials for the project will be assessed in relation to The Green Building Handbook which encourages low embodied energy and recycled materials, local sourcing and the ability to recycle materials at the end of the buildings life.

Mechanical and electrical equipment such as condensing boilers, heat recovery systems, renewable energy systems and low energy lighting will be utilised wherever possible.

High water efficiency standards will be promoted and measures to minimise water consumption through low use sanitary appliances, showers and taps.

A construction management plan will be in place to ensure that pollution to water, air and land during construction will be eliminated.

The site is not situated in a flood risk area.

8.0 Conclusion

The proposed scheme fully complies with local and national planning policies which both encourage the reuse of existing brownfield sites and also the creation of new employment opportunities.

The proposed scheme also provides the opportunity for a well established, local business to expand in the most sustainable way the intensification and more efficient use of an existing employment site which has god access to a variety of transport modes.

The impact of the proposed extension will be minimal within the context of the site itself and the surrounding urban context creating a new development in keeping with the surroundings and will ultimately assist in providing additional job opportunities for local people.