HPK/2012/0218

16 APR 2012

DESIGN ACCESS STATEMENT
FOR
PRIMOPOST
STADEN LANE BUSINESS PARK
BUXTON

PROJECT: New warehouse and office extension, modifications to car park

DATE: April 2012

REF: M01203

Introduction: Primopost is a privately owned company established in 1985 and specialising in industrial printing of flexible packaging for leading Blue chip food and non food manufacturer's in the UK.

The company is proposing a major investment into its existing plant and with it an increasing demand for production and workspace.

The design contained within this application has been prepared in conjunction with the company and developed with the expansion of the company in mind.

Project design statement:

Use: The proposed extensions are to provide new office suites and new floor area to allow the progression of the development of the company.

Amount of development: The site covers an area of approx. 1 hectare. The proposed development is --- sq. in addition to the existing footprint. The project will meet Part M and DDA requirement forming new access to the offices.

Layout: The proposal is to demolish the existing single storey and two storey offices, lean too extension and link corridor to the production area. The forming of a new extension linked to the existing building and the modification of the existing car parking to increase the existing no on site from 29 to 83 no.

Scale, height and massing: The proposal will not impact onto the surrounding built environment. The new warehouse extension is designed so that the existing ridge level is maintained. The new office extension will not extend beyond the line of the adjacent property and will not interfere with right of light issues. No glazing will be installed in the gable that fronts on to the adjacent property boundary.

Appearance: The proposed building will be cladding in composite panels to match the existing. The new cladding will be metallic silver with blue trims. The existing extension at present Dark Brown will be painted by a specialist to match the new cladding. The offices will have aluminium powder coated doors and windows, colour blue to match the trims.

Landscaping: Existing conifers to the front of the site will be removed to allow for an increase with the car parking area, and will have soft landscaping and fencing introduced. The existing tarmac to car parking area will be made good and new access and ramps to the offices will be formed. Proposed thresholds to external doorways will be level and set to suit DDA & Building regulations requirements.

Sustainability: Primopost is committed to investing in sustainable design and the incorporation of features within the current proposals will be investigated and confirmed as the project develops into detail design stage. Proposals will be designed in full compliance with the building regulations, especially with Part L with respect to carbon emissions reduction targets. Natural ventilation is preferred to all rooms where required.

Accessible public transport / approach: The proposal has no impact on current arrangements

Parking: Additional car parking created

Visibility / Entrance, exits and Lighting: External lighting will be incorporated into the scheme using low level lighting and high level energy efficient fittings which will not impact on adjoining / adjacent property. Lighting will be provided to all areas of emergency escape in accordance with Approved document B and M of the building regulations.

Deliveries / Goods Out: The proposed scheme has incorporated 2 no. up and over doors to access the building loading bay. Provision is made of turning the existing companies 7 Tonne lorries on site to turn into the loading bays without interfering with the existing carriageways. It is anticipated to have 7 deliveries in and 7 good out per day.

Horizontal circulation: The design has incorporated all areas to be accessible on a level platform and to include level thresholds, in accordance with Approved document B and M of the building regulations.

Vertical circulation: The design will incorporate a disabled platform lift to the first floor office area in addition to existing provision within the building in accordance with Approved document B and M of the building regulations.

Means of escape in case of fire: Safe means of escapee has been incorporated in accordance with Approved document B of the building regulations.

Emergency Services: The proposal will require the existing emergency fire plan to be revised to suit the new layout and will incorporate extensions to the existing fire precautions systems to comply with Part B of the building regulations

Signage: It is proposed that two no back lit signs will be incorporate within the new extensions, details as indicated on drawings submitted with this application.