HPK/2012/0202

02 MAY 2012

# DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING & LISTED BUILDING APPLICATIONS

| | | | |
|---|---|---|---|
| **Project:** | The Shady Oak,<br>Fernilee, Whalley Bridge<br>High Peak, SK23 7HD | **Agent:** | Imd & Associates Ltd<br>1 Sentinel Court, Wilkinson<br>Blackburn, BB1 2EH |
| **Client:** | Marston's PLC | **Authority:** | High Peak Borough Council |




**Introduction:**
This Design and Access Statement has been prepared by IMD & Associates Ltd to accompany and explain the Planning Building Application for the proposed works at the above premises.

**Project Description:**
Combined sewer separation works, new sewage treatment plant, new pump house, new grease separator and general modifications to existing drainage to suit. The project has no effect on the appearance, fabric or footprint of the building. The application is solely to improve the premises' drainage issues predominantly below ground and only to the external areas of the site.

**Site & Surrounding Area:**
Built in 1840 the Shady Oak was opened as an Inn 1841 to cater for workers and passenger on the Cromford and High Peak Railway, and employees of a nearby gun powder works.
The property looks out over the Goyt Valley and is located on the junction between Folds Lane and Long Hill, which is a section of the main A5004 that runs north from Buxton to Whaley Bridge, through the Peak District National Park. The site area is approx 0.195ha including the car park situated to the North across Folds Lane.

The Surrounding area is predominantly farm land and open countryside with several private residencies, farm buildings and with Fernilee Methodist Church to the East. The property construction is natural faced stonework to walls below first floor sill rail, with painted stone walls above and slate tiled pitched roofs together with a variety of fenestration.

**Use:**
The existing property is a licensed public house, hotel and restaurant - including ancillary storage, residential accommodation and car park.

## Design Statement:

**Area:**
All works will take place below ground and have no impact on the area of the building. The treatment plant will take up a footprint area of 21m2 in the car park but will be completely submerged with parking spaces reinstated above

**Layout:**
The existing and proposed general arrangement plans of the site are shown on drawing 905.02

**Scale:**
The proposals are confined within the boundary of the site and impose no increase in footprint or scale of the existing building.

**Landscaping:** The existing landscaping will be unaffected by the proposals.

**Appearance & Details:**
At present the existing septic tank is located in the farmers field opposite the premises, is old and in a state of disrepair. Added to this the existing drainage is a combined system meaning that in addition to foul water the tank is overloaded with clean rainwater which causes flooding and the overflow of sewage into the soakaway which eventually finds its way to the Goyt Valley gorge. Our proposals are to install a new advanced water treatment system plant on site which will biologically filter the sewage and produce effluent waste water to an acceptable standard of cleanliness which can flow into a soakaway and dissipate naturally without any harm to the environment. It also means the foul waste is greatly reduced in volume and therefore can be emptied less frequently.

We also propose to completely separate the existing combined system so that only foul water is diverted into the new tank and clean rainwater finds it way into the existing watercourse.

We also propose to install a new grease separator system that will maintain the efficiency of the new system and significantly increase its lifespan by keeping all pipe runs and plant free from grease and fatty deposits which currently clog the system.

All works will be below ground and have no visual impact on the property.

## Access Statement:

**Customer Access:**
The main entrance access to the property will be unaffected by the proposals.

**Staff Access:**
Access for staff will be unaffected by proposals.

**Delivery Access:**
Access for staff will be unaffected by proposals.

**Access for Emergency Services:**
Access for emergency services will be unaffected by the proposals.

**Access to other premises:**
Access to adjoining premises will be unaffected by the proposals.