M&S Howard Town Mill, Glossop: Proposed Plant Machinery (High Peak Reference: HPK/2012/0274)

Nathaniel Lichfield & Partners
Planning. Design. Economics.

This Design and Access statement has been prepared in accordance with the requirements of Circular 01/2006, and accompanies the planning application for the above works at the above address. It should be read in conjunction with the complete application submission, including plans and drawings.

Response to Context

The application site is situated within Howard Town Mill shopping area, which is accessed from Victoria Street. The immediate uses surrounding the site are varied, and include retail, residential, hotel and restaurants. The application relates to a small area of land to the east of the Marks & Spencer retail unit which is screened, in visual terms, from the publicly accessible areas.

The planning application seeks full planning permission for the construction of plant machinery which is required to enable Marks & Spencer to occupy the unit as a Simply Food store.

Amount

No increase in floorspace is proposed as part of this application. The dimensions of the proposed plant are detailed within the Plant Detail Drawing which accompanies this Design and Access Statement. The condenser unit is 7.12m in length, 2.3 metres in width and 1.645 metres in height.

Layout

No changes are proposed to the layout of the site. The plant machinery will be located within the designated plant area, which has already been granted permission to the east of the Mark & Spencer store.

Landscaping

No landscaping works are proposed or necessary as part of this proposal.

Appearance

The already approved plant screening comprises close boarded timber fence to a height of 2.5m. The visual impact of the proposed plant on the appearance of the building will be limited as the plant area is located to the eastern elevation of the new store, which is not a visually sensitive location out of public views.

The plant machinery contained within the close boarded timber fence will be 1.645m high and will be finished with Goose Wing Grey paint. The plant machinery is significantly lower in height than the close boarded timber fence and as such will not be visible to the public.

Access

The proposed works do not affect access to and from the store. Access will be provided for a plant maintenance area on the western side of the enclosure as previously granted permission.

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