HPK/2012/0497

DESIGN AND ACCESS STATEMENT FOR PROPOSED BUILDING AT LADMANLOW YARD, BUXTON.

11 SEP 2012

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The design is a standard commercial 'portal' type steel frame supported on eight concrete pier bases and covered with dark green plastic coated steel cladding, with insulation to walls roof and floors. The Building would be sited on an existing part of the commercial yard, currently used as a hard standing area. The uneven banking to the sides and rear would be rounded off using the excavated footing material then top soiled and grassed.

The hours of operation are as what are currently in force for the general site and there would be no extra noise, dust or machinery generated.

The access would be the current site entrance, which is 50m to the North East of the proposed building leading directly onto the A53 Leek road and meets all current highways specifications.

The building is 5m max height, so elevations will be no higher than the other units to the front, the steep banking to the sides and rear rise to an average 9m above floor level effectively shielding the building from view, it is also further away from any residential than the existing buildings.

The proposed car parking extensions would be created by stripping a 10m wide section of the topsoil and replacing it with hardcore so maintaining existing levels.

The building would provide 3 small light commercial units of approx 800 square foot, available for local tradesmen, storage use, new or existing businesses etc.

It will create limited extra vehicle movements and internal parking requirement. The scheme will also create additional new employment on this site.