



DESIGN AND ACCESS STATEMENT

Proposed
New Office Building
Clover Chemicals Ltd.
Botany Business Park
Macclesfield Road
Whaley Bridge
High Peak

Date: 19 DECEMBER 2012

MH/719





DESIGN AND ACCESS STATEMENT

Scheme Name: Clover Chemicals Ltd.

Applicant: Des Eustace

Agent: Jennings Design Associates Ltd
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Manchester
M34 3DS

Contact: Mike Hughes

Date: 19-12-12

Proposed Use: Office and training facility for existing cleaning products company.

Size of Site: 440m²

Type: Design and Access Statement for the detailed planning approval in relation to the demolition of the existing vacant dwelling and its replacement with a new double storey office building and change of use from residential to office use.

Design and access statement

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the development control system which became effective from the 10th August 2006. The Statement should be read in conjunction with all other information that forms the Planning Application for the proposed office building.

Other information includes:

- Architects Drawings

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INTRODUCTION

This Design and Access Statement accompanies the full planning application for the demolition of the vacant and unsuitable detached house at the entrance to the industrial estate and its replacement with a new office building. The new building will provide additional office and training floor space for the cleaning products company at its site entrance on Macclesfield Road in Whaley Bridge, on behalf of the owners Clover Chemicals Ltd.

An appraisal of the context is followed by an explanation of how the proposed building and change of use relates to this, followed by how the design principles and concepts in relation to the amount, layout, scale, landscaping and appearance relate to the development. The proposed access arrangements are also considered to ensure inclusive access for all.

LOCATION

The site is located close to Whaley Bridge town centre with strong links into Buxton, Macclesfield and Greater Manchester via the nearby A6 trunk road and the A5004 and B5470. The site is the residential property number 36 Macclesfield Road and is located at the entrance to Botany Business Park, a small commercial and industrial facility with residential accommodation adjacent to the site entrance. Whaley Bridge town centre provides accessible shopping and leisure facilities close to the site.

PHYSICAL

The 440 sq. m. site has pedestrian and vehicular access from Macclesfield Road to the north and is located on the opposite side of the business park access road from the companies main office building. Other buildings relating to the company business are located further into the business park. The full area of the Clover Chemicals site is also bounded by the River Goyt to the east, with the main car park located between the river and the main office building. The site is located to the south side of Whaley Bridge town centre on the B5470.

The site currently has pedestrian access from Macclesfield Road and private vehicular access to the side and rear from the business park access road. The dwelling site has a garden to the front and a raised patio area and lower hard standing to the rear.

Whaley Bridge is located on the A5004 that was formally the A6 prior to the construction of the town's bypass. The town is well served by the public transport network and has road and rail links to Manchester and Buxton.

SOCIAL

The proposed redevelopment of this part of the Clover Chemicals site would allow the demolition and replacement of the vacant and unsightly dwelling with a new building whose use is changed to office accommodation. The dwelling is associated with the chemicals business but has not been occupied for some years and is currently boarded-up.

ECONOMIC

The company currently employs 60 staff in the manufacture of cleaning products. The company is in a position to be able to expand its business and increase the number of staff employed and provide demonstration and training in the use of its products. In the current economic climate it is encouraging that a local manufacturing company is able to expand and take on new staff.

USE

The site currently has no dedicated demonstration and training area. The new building will provide the client with training and associated office floor space for the demonstration of the use of the cleaning products Clover Chemicals produces.

AMOUNT

The proposed building will provide 114m² of ground floor office floor space and 80m² of first floor office floor space. The proposed building would be 14.7m long and 8.7m wide with a mono-pitched roof to the single storey rear part with the 2 storey main roof being dual pitched with a ridge height of approximately 8.3m. The front and rear walls would line through at first floor level with those of the adjacent dwelling.

LAYOUT

The office building will have large open plan training areas accessed from the entrance lobby. Separate male, female and disabled toilet facilities will be located off the ground floor lobby area. The disabled accessible staircase will provide access to the first floor office and kitchen areas.

SCALE

The new building will replicate the style and scale of the existing adjacent dwellings. The eaves and ridge height of the new building similar to the building to be demolished and will be lower than those to the adjacent dwellings. The front and rear first floor building lines will match those of the adjacent dwellings.

LANDSCAPING

The front and rear garden areas will be repaired and re-planted as necessary. The existing garden walls and fencing will be repaired or replaced to suit the new building location.

APPEARANCE

The proposed office building is to be constructed with reconstituted stone walls and have a tiled roof to match the adjacent dwellings on Macclesfield Road. The windows and doors will be powder coated aluminium will also match the existing dwellings and have similar stone head and cill detailing.

ACCESS

The Clover Chemicals site benefits from a large car park with disabled spaces located to the side/rear of the main administration building. Level pedestrian access to the car park and the companies buildings is provided by the existing footpaths and dropped crossings.

The land to the rear of the building will be re-graded to allow ramped access between the existing driveway and the rear main entrance door.

An accessible staircase will link the ground and first floor of the new office building. The internal layout of the new office building and its fixtures and fittings will allow disabled access to all areas of the building for the benefit of staff and visitors.

The Client and Jennings Design Associates are committed to a policy of equality, inclusion and accessibility and recognise the value that the entire community have to offer.

It should be the intention of any further design development to ensure a standard of accessibility that attracts a higher standard than the acceptable minimum levels set out by the building regulations.

Design standards and guidance followed:

- Approved Document M (2004)
- BS8300 (2001)
- Planning and Access for Disabled
- Disability Discrimination Act 1995

CONCLUSION

This Design and Access Statement has intended to explain the strategy behind the design of the development and provide details for the submission. It has demonstrated that the development proposals are appropriate for the location.

The existing building on the site is vacant and is no longer viable as a dwelling. It is inappropriate as an office due to its internal layout. The construction of a new office would allow that part of the businesses site to be brought back into use. The proposals will allow the existing building to be replaced with one that best matches the style and materials of the locality.

The proposed development will allow a thriving local business to expand. It will allow it to demonstrate the use of the products they sell and allow for future increase in its workforce to provide increased employment opportunities for local people.

The layout and landscaping involved has assessed the existing site and provided a satisfactory solution to achieving expansion of the business whilst securing the amenity of local residents and businesses.

For the reasons explained above we consider that there is a strong case for the approval of this application.