HPK/2012/0699

# DESIGN ACCESS STATEMENT
# FOR
# D.G. BRADSHAW
# HAULAGE LTD.
# STADEN LANE INDUSTRIAL ESTATE
# STADEN LANE
# BUXTON

**PROJECT: New garage extension, modifications to form 4 no. MOT bay parking**

**DATE: December 2012**

**REF: M01215**

HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D 10 JAN 2013

Introduction: D.G. Bradshaw Haulage Ltd. is a privately owned company established in 1965

The company is proposing an extension to the existing MOT services which it provides and with it an increasing demand for 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 extension are to provide a new MOT bay and additional car parking bays as required.

Amount of development: The site covers an area of approx. 1 hectare. The proposed development is 109 sq. m in addition to the existing footprint. The project will meet Part M and DDA requirement.

Layout: The proposal is to install a new linked steel frame to the existing single storey garage. The forming of a new extension linked to the existing building and the modification of the existing 2 MOT car parking to increase to the requirement of 4 parking bays.

Scale, height and massing: The proposal will not impact onto the surrounding built environment. The new warehouse extension is designed so that the new ridge level does not inpact onto the existing ridge level. The new 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 elevations 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 08 B 29 Van dyke Brown with matching trims.
The new up and over door and personnel doors with be colour to match existing.

Landscaping: Existing tarmac area will be made good and increased in size to form a new access and parking bays. Proposed thresholds to external doorways will be level and set to suit DDA & Building regulations requirements.

Sustainability: The garage is only for MOT inspection work only and will not be used for the repair and carrying out work on vehicles within the garages

Parking: Additional 2 no car parking created

Visibility / Entrance, exits and Lighting: Existing external lighting will be maintained 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 / removal of waste material: Not applicable as only inspection work carried out at the garage

**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 the new signage will be standard non illuminated MOT signage to be placed adjacent to the new up and over door.**

DRAWING REGISTER

PROJECT REF: M 1215

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| 02 | SITE PLAN |
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