



**MIXED USE DEVELOPMENT
MAIN A57
BROOKFIELD, GLOSSOP
SK13 6JF**

DESIGN & ACCESS STATEMENT



MARCH 2013

USE

the main building on the site was previously used as a garage car sales showroom / workshops and offices, together with some temporary containers and portakabins used in association with the car wash business. The intention is to develop the main building into mixed use A1 & D2 and develop an adjacent area of the site to create a new build extension to achieve additional D1 use, the remainder of the site will be cleared of all temporary structures and given over to customer and staff parking, also maintaining a right of access for the adjoining Caravan business.



BACKGROUND TO THE PREMISES

the vacant site at Brookfield Glossop was formerly a car sales showroom and workshops for a main dealership, comprising of a main single storey industrial building – approx' 1499 sqm in size

The dealership of Wild & Hallam went into receivership in the autumn of 2005. Blue Deer purchased the property to re-let in February 2006

Marketing for the property commenced in March 2006 as a car showroom, Planning permission was granted for a trade counter and further re-marketing was commenced for a trade counter & other uses.

As a result, at present the premises have been sub-let to a trailer manufacturer & sales showroom, with other areas of the site being let to a car wash business

TRANSPORTATION STATEMENT

as previously mentioned the site was previously used as a car sales workshop and showroom, which has now ceased trading, at present the buildings / site is used for the fabrication & sales of trailers + a car wash business, both of which will be removed as & when the development is to proceed.

At present there is a designated entrance & exit point to & from the site which is to be retained, access to the site is via the A57 main road.

Adjacent to the site to the north & west the land is used by Glossop Caravans, the land to the south is used by a petrol filling station and is adjoined at the rear by a number of smaller industrial units.

There is a mix of residential & commercial units opposite the site.

A right of access to the south east & south west boundaries is required to be maintained, to the adjacent petrol filling station & Caravan businesses.

The area does not fall within a designated air quality management area.

The proposal is to maintain the existing vehicular entry & exit point

The maximum amount of new A1 retail space created has been capped at 500 sqm

The remainder of the development will be associated with D1 & D2 usage.

Overall site area – 0.4465 hectares

On site parking consists of 41 customer spaces, including 3 accessible spaces
Also 12 staff parking spaces + cycle parking for customers



THE PROPOSAL

the proposal is to develop the existing main building into a mix use of A1 & D2, the internal spaces are to be sub-divided into 4 retail spaces with an overall maximum area of 500 sqm. The remaining internal area will be divided into D2 use and storage, the proposals also includes for a new build extension for D1 use, the size of this new build is 345 sqm and is single storey

The existing front glass facade and metal clad fascia panels are to be removed and replaced with new Trespa External Cladding to both the new intermediate vertical panels and also the continuous fascia & soffit.

Trespa Clad entrances are provided to access each of the new units and a glazed entrance canopy with metal support brackets is to be provided along the front & both sides of the existing main building + the frontage of the new build.

To the sides & rear the existing brickwork & metal clad elevations are to be retained and re-painted, existing door & window openings within the brickwork are to be built up with new brickwork to match that of existing.

New brickwork to the rear & sides of the new build is to match that of existing



LANDSCAPING

new hard landscaping will be provided by introducing a block pavior shop concourse around the perimeter of the buildings, with dropped kerbs provided for wheelchair access,

Soft planting will be introduced to 2 areas across the site, with 4 semi-mature trees provided along the front boundary line

All remaining area of existing tarmac will be retained for car parking

ACCESS & PARKING

vehicular access to the site will be achieved by retaining the existing access **and** egress point to all customer vehicles entering & exiting the site from the A57, deliveries to the site can be directed to the rear of the site, where access is to be maintained for the neighbouring Glossop caravans, the existing brick wall along the front boundary is to be removed allowing pedestrian access across the entire frontage of the development.

A formal car parking scheme is proposed, with spaces white lined to create 41 car parking spaces, including 3 accessible spaces and also provision for cycles parking.

The site is predominantly flat, allowing wheel chair access across the site, dropped kerbs will be introduced between the parking area & the shop `

The site is secured at the rear by means of an existing 2.0m high security fence, the intention is to provide new secure gates to the entrance to the rear on the south west elevation of the building o ensure the site is secure when the businesses are closed

A bin compound is to be provided to the rear of the site for all units

FLOOD RISK

in support of the application we have included a flood risk assessment carried out at the time of the previous planning application, we are waiting for a response from the Environment agency to determine if any changes to this assessment are required.

CONSERVATION & LISTING

The site does not fall with and area of conservation & the building is not listed





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