Maybin Architectural Design

Design and Access Statement

For

Retail Development

At

Hoggs Yard

Land adjacent to River Goyt
Bridgemont
Whaley Bridge
SK23 7PD

To be read in conjunction with the drawings attached to the outline planning application.

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Introduction

This site has a long and complicated Planning History which is well documented.

The application is supported by the following:

A Flood Study by Elluc.
A Retail Assessment by dpp.
A Desk Top Study by Elluc.
This Design and Access Statement.

We are seeking outline planning permission as stated on the application form; other items are to be left as reserved matters.

Use

The site has Planning Permission (Appeal Reference APP/H103/A/12/218760) but this is an outline application to create 3 separate buildings of various sizes which will be attractive to a wide range of potential occupiers.

The buildings are to be used for the sale of comparison goods and not convenience goods with the exception of pet food sales.

The local plan sets out the scale and type of development in relation to Retail Use and there is an upper threshold limit.

The Retail Impact Assessment sets out the impact on Whaley Bridge Town Centre.

The buildings are capable of further sub-division subject to a separate application should the need arise.

Layout

During consultations with potential end-users it has been found that they would prefer stand-alone units and the site layout has been based on this requirement.

The siting of the buildings has been determined after numerous discussions with the Planning Department and is tempered by the flood study and other requirements of the Environment Agency in relation to Biodiversity concerns so that a river corridor habitat has been maintained.

The landscaping is provided mainly to the perimeter of the site with all existing trees retained subject to condition surveys.

Small, screened service yards are provided to each of the units for refuse and deliveries.

90 car parking spaces are proposed.

Access

The access point to the site is believed to be sited in the best position to make the best use of the site and to provide an entrance which is in context with the adjoining Tesco building and the future bridge to Bingswood Industrial Area.

The access if to be 6.75 metres wide with 10m junction radii with sight lines of 4.5m c 50m in both directions. The area in advance of the sight lines is to remain free of any obstruction greater than 600mm high relative to the carriageway edge.

Safe pedestrian routes have been provided through the site with links to the existing and proposed footpath.

Size; Scale

There are 3 stand alone units proposed:

	Area	**Size**
Unit A	929 sq.m.	22.5m x 41.4m
Unit B	836 sq.m.	22.5m x 37.1m
Unit C	465 sq.m.	20m x 23.225m
Total	**2230 sq.m.**	

Each building has a monopitched roof sloping from the front to the rear of the unit.

The front roof begins at a height of 7.5m above ground level decreasing to 6m at the rear.