HPK/2013/0491

John F Lomas. **M.R.I.C.S, M B Eng,**
Building Design and Planning Consultants

Rothbury
Chapel Road
Hayfield
High Peak
SK22 2JF
Tel 01663 745186

HIGH PEAK
21 AUG 2013
BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT 21 August 2013

With regards to H Crabtree Ltd, Hyde Bank Road, New Mills.

Design

The footprint of the building remains the same size but the height is to be increased to allow doors and clearance internally below the roof structure of a height that will allow better access for the companies trailer units, during servicing / repair work.

Roof sheeting and wall cladding on the front elevation will be Vandyke Brown colour profile steel.

The roof pitch will be 5 degree, this will fall to the rear elevation.

The extended walls on the rear and side elevations will be finished in render, to match existing.

The wall from ground level to 2.10m high on the front elevation to be coursed reconstructed stone

The existing building, particularly the roof , are in need of maintenance / remedial work and this project will provide this.

The main doorways will be galvanized mild steel sliding / folding doors by specialist.

This project has previously been approved as part of planning permission HPK/2004/0670

Access

Access to the site is via the existing vehicular access off Hyde Bank Road. No alterations are proposed to this.

The access into the building is via the new folding / sliding doors and 2no personnel doors are also to be provided.

Flood Risk Assessment

Flood risk is not an issue with this application as this is an existing building the floor levels / site levels are already established and have been for many years, no changes are proposed.

The river level is over 4.00m below the yard / floor level and the applicants are not aware of any history of flooding of the site.

The development does not increase the risk of flooding on the site or elsewhere.