HPK/2013/0529
7 OCT 2013
BOROUGH COUNCIL

PDA GROUP

PRICE DINSDALE ASSOCIATES LTD

CHARTERED ARCHITECTS

PLANNING STATEMENT

For

PROPOSED ADDITIONAL OFFICE SPACE

At

VARDELLS, STADEN LANE BUUSINESS PARK

ASHBOURNE ROAD, BUXTON

March 2013

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Supporting Planning Statement
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Introduction

Vardells is a long-standing business specialising in retail and stock control technology, and has a national Client base including well-known major High Street retailers. The Company is independently and locally owned.

Vardells built their current premises at Staden Business Park ten years ago. Prior to that time, the Company had operated from Harpur Hill, the centre of Buxton, and from Congleton, Cheshire.

The Company has a track record of continuous success and steady growth.

The Requirement

The Company is in serious need of additional office space for its growing staff, and wishes to expand on its existing site at Staden Business Park. The owners have undertaken searches to ascertain if any suitable alternative premises/ location exists locally that would address their requirements, and have concluded that no local alternatives are available.

If expansion on this site is not permitted, then the business may have to relocate outside the area. It is not geographically constrained other than by the preference of the owners, who have operated from elsewhere in the past, and, if necessary, will contemplate doing so again in the future.

However, another current reality is that, even if an alternative local site could be found, the on-going economic depression suggests strongly that it would be nigh-on impossible to dispose of the existing premises in either a timely or a financially satisfactory manner, as there is historically such a small demand for new commercial floorspace in the Borough.

The Project

Vardells existing offices and workshops comprise an attractive and high quality single storey pitched roof structure of some 300m^2 floor area. This building is already seriously inadequate for the needs of the present staff, who total around thirty, and around a fifty per cent increase in floor area is needed to optimise their present working arrangements. In addition, the Company intends to increase staff numbers by up to 30%, and will require additional floor space for all of these.

It is therefore proposed to construct another building, similar in appearance to the original, but of smaller footprint, and of two storeys in height. This would be linked to the original by a common entrance lobby. Additional car parking and landscaping would also be provided.

Planning Synopsis

Employment Policy: The site is already within a Primary Employment Zone.

Envirnmental Impact: None. The entire site is already under development or landscaped. No protected species or rare flora are known to inhabit or traverse the site.

Traffic Impact: *De Minimis*. Within the overall traffic flows to and from the Business Park, the proposed development has no significant impact.

Pollution/ Contamination: None. There are no contaminants or trade effluents associated with the development, nor the storage of hazardous materials other than LPG gas for normal d.h.w. and space heating requirements.

Effect on the Buxton Mineral Water Source: None. There are no contaminants or trade effluents associated with the development.

Job Creation: The development will facilitate the creation of up to ten new job opportunities within the Borough. The posts so created will be of high value, and based on engineering/ computer/ technology skills.

Visual Impact: When the original building was constructed, site topography dictated that the parking areas to the south and west of the site were built on up to three metres of fill, retained by high gabion walls along the site boundaries. It is now proposed to remove some of this fill, allowing the construction of an additional floor in the new building that is below the floor level of the original structure. Together with a narrower footprint, this implies that the new two storey building will have a roofline lower than that of the original single storey office, and hence minimal skyline impact. Furthermore, the new building is oriented at approximately ninety degrees to the original, presenting it's narrow elevation north-west, back towards the town. This again minimises any visual impact.

Landscape Impact: The landscape scheme associated with the original creation of the Business Park in 1989 was never implemented with particular success or enthusiasm by the original developer. However, Vardells have already demonstrated their commitment to a high standard of external environment by the landscaping of their existing site. It is proposed to submit a comprehensive landscape proposal with the forthcoming Planning Application that will seek to strengthen the current planting at the site boundary, and create an attractive working environment and external setting for the development. Larger scale planting will be used to generate a more successful screening from the town centre. Evidence on site at present testifies to the Company's commitment to implement and maintain a high quality landscape scheme.

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