

Design and Access Statement

NEW WALKWAY AND FACTORY EXTENSION

**Selden Research Limited,
Staden Business Park,
Staden Lane,
Buxton,
Derbyshire.
SK17 9RZ.**

CONTACT DETAILS

Applicants Name		Agents Name	
Name:	Selden Research Limited	Name:	PHA
Address:	Staden Business Park, Staden Lane, Buxton, Derbyshire	Address:	45 Marsh House Road Sheffield
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email:		email:	hpharch@aol.com

1.0 SITE AS EXISTING

Selden Research Ltd develops and manufactures cleaning and hygiene chemicals for both the professional and retail sectors.

Selden is an independent company occupying a six acre site on a well established industrial estate in the High Peak National Park just outside Buxton.

The original purpose built factory has undergone numerous extensions to its present 73,000 sq ft. Selden also occupy a further 10 acre site across the road comprising 80,000 sq ft which houses our British Institute of Cleaning Science approved training centre, additional warehousing and the Decosol range of winter car care products .

Selden's commitment to quality in all aspects of goods and services comprises:

ISO9001 accreditation environmental standard ISO 14001 .

IPPC licensed (Integrated Pollution Prevention Control) environmental management system monitored and policed by the environment agency accurately demonstrating Selden's total commitment to the environment.

The company now trades in many countries around the world through a network of the finest, most reputable distributors and is a major employer in the Buxton and High Peak area

The Brief

Selden Research Ltd require a new extension to continue expansion and development of new products and to house new storage tanks internally.

A new walkway is proposed to improve staff movement and safety

DESIGN PROPOSALS

DESIGN STANDARDS FOLLOWED

Approved Document M (2004):

BS8300 (2001):

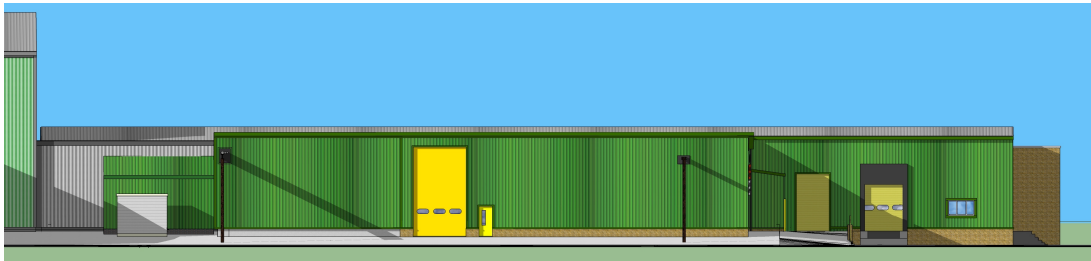


The Site

The scheme will be privately funded and will occupy an area currently used as external tank storage some of these tanks will be relocated to an existing extended tank bund and some will be housed internally



WALKWAY AS PROPOSED



EXTENSION AS PROPOSED

Building Form

The proposed new extension comprises a new lean to portal frame extension to create an extra 194m² of manufacturing area. Materials and form will match existing
Walkway is in profiled sheeting to match existing

ACCESS PHILOSOPHY AND APPROACH

The site is served via Staden Lane

All routes will be signposted with signs meeting the recommendations in the Sign Design Guide.

The main entrances will be highlighted using colour and luminance contrast and appropriate level of lighting.

Emergency escape routes will comply with Part B of the Building Regulations. In addition a management plan involving the use of Personal Emergency Evacuation Plans (PEEPs) will be developed, adopted and regularly tested.

The new entrances will have level access

Entrance will be level, have flooring of slip resistant materials and be kept free from tripping hazards at all times.

lighting will all be designed to the latest design guidance described earlier.

The need for, regular and appropriate staff training will be recognised and planned for in the management policies of the company.

The design and selection of materials for finishes will follow the latest best practice guidance in terms of widths of corridors and doors, manoeuvring spaces, surface finishes to walls, floors and ceilings and colour contrast.

TRAVEL INFORMATION

VEHICULAR

The existing road infrastructure is adequate and currently serves the existing usage.

The vehicular impact of the new extension is minimal. Bin lorry access as existing. Transport deliveries as existing to facilitate the day-to-day running of the development.

PEDESTRIAN

Via existing infrastructure

CYCLE

Via existing infrastructure from existing roads

PUBLIC TRANSPORT

Via bus from Buxton along Ashbourne Road to Staden Business Park and a short walk to the site.

