

Design and Access Statement

Retrospective Planning for portakabins at Doveholes
For Centrebus Ltd.

Site Context

Dove Holes sits on the A6, which bisects the village, and lies three miles from the large market town of Buxton in Derbyshire. It is a medium sized rural village with a population of approximately 450 dwellings, which house around 1200 residents who live in the main part of the village adjacent to the A6 or on outlying farms.

The village has several businesses and shops. There are approximately 6 working farms within the village of Dove Holes and many more within the wider boundary of the parish that make an important contribution towards the economy and vibrancy of the village, as do the quarries which contributed to the development of the village. Dove Holes lies just outside of the Peak District National Park but is not a village that attracts many tourists.

The application site lies on the main Halsteads Road which runs through the centre of Chapel en le Frith.

Located close by on the side of the A6 there is a green portacabin which is used as a food outlet. This has been in position for a number of years and appears to be an acceptable form of development in this area. The proposals for the site at Doveholes is much less intrusive and has no impact on the character of the surrounding area.

Commercial Sustainability

Centrebus merged two bus companies in 2011, Trent Barton from Doveholes and Bowers coaches from Chapel-en-le-Frith and the operating depot was agreed to be located in Doveholes. As extra office space was needed due to the increase in employees, resulting from the merger, the immediate solution was to hire portacabins.

In the last three years trading and profitability has been very uncertain with the government bringing in austerity measures and bus routes being cut and with High Peak being a new company, we did not know what the future prospects were.

The company concentrated on stabilising and restructuring the business, which has been difficult over the last three years. A large amount of capital expenditure has gone towards buying new buses to improve the fleet and the customer service. Therefore, we have had very little spare cash to have new offices erected.

Financially the company is both solvent and stable, although we are aware that Derbyshire council are looking to cut their transport budget further should we be granted a further three years temporary planning on the portacabins, it would enable us to concentrate on improving the depot and now look into adding more suitable office accommodation. Without these portacabins the company wouldn't be able to accommodate the staff in order to run the business and therefore, it would have a hugely detrimental impact on the viability of the bus company in this location which would potentially lead to a loss of jobs.



Design

The design of the accommodation is portakabins.

Use

The proposed portakabins will be used for two reasons, the two cabins that are stacked above one another will be used for office accommodation and the two sited side by side will be used for storage.

Amount

There are 4 portakabins in total using a footprint of 87sqm.

Layout

The portakabins are positioned to the rear of the existing garage building and are not visible from any public roads or paths.

Access and Car Parking

The existing access and car parking arrangement will not be affected by the new proposals.

Landscaping

No additional landscaping or remodelling will be required.