

## Design and Access Statement

### NEW HI BAY STORAGE UNIT 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
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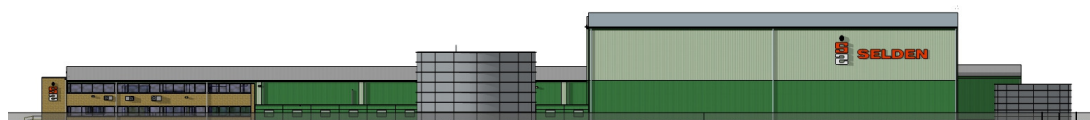
### 1.0 SITE AS EXISTING

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 6780 m2. Selden also occupy a further 10 acre site across the road comprising 7432 m2 which houses our British Institute of Cleaning Science approved training centre, additional warehousing and the Decosol range of winter car care products . 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



EXISTING ELEVATION

### 2.0 DESIGN PROPOSALS



PROPOSED ELEVATION

## THE BRIEF

Selden Research Ltd require a new extension to the Hi Bay storage facility to continue expansion and development of new products and to house new racking systems for storage and distribution of product

## DESIGN STANDARDS FOLLOWED

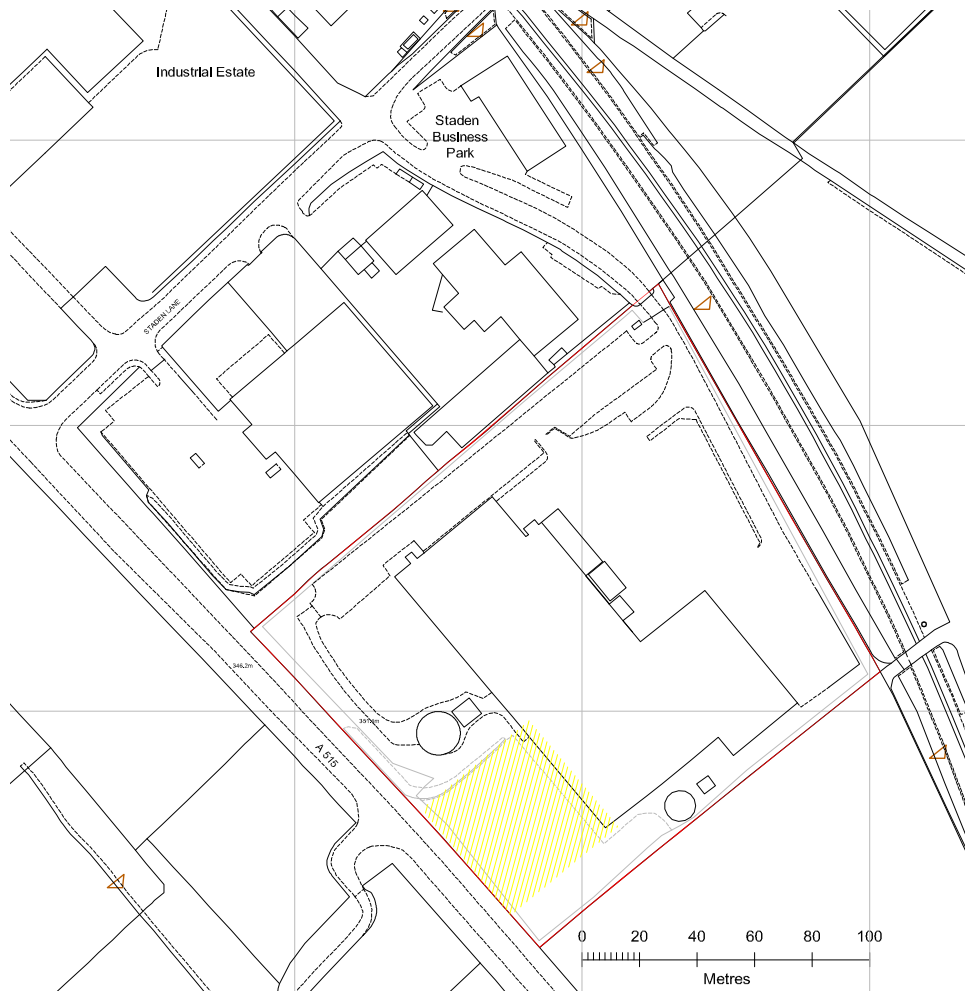
Approved Document M (2004):

BS8300 (2001):



## THE SITE

The scheme will be privately funded and will occupy an area to the front of the site currently undeveloped and containing a mature wooded area. It is proposed to clear this area of trees as necessary to allow construction of the extension. A Tree survey to BS 5837 has been commissioned and is included in this application to support the proposals



## LOCATION

## BUILDING FORM

The proposed new extension to the yellow shaded area shown comprising a new portal frame extension to create an extra 1725m<sup>2</sup> of Hi bay storage to take racking systems. Materials and form will match existing



## ACCESS PHILOSOPHY AND APPROACH

The site is served via Staden Lane linking straight to the A515 Ashbourne Road

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.