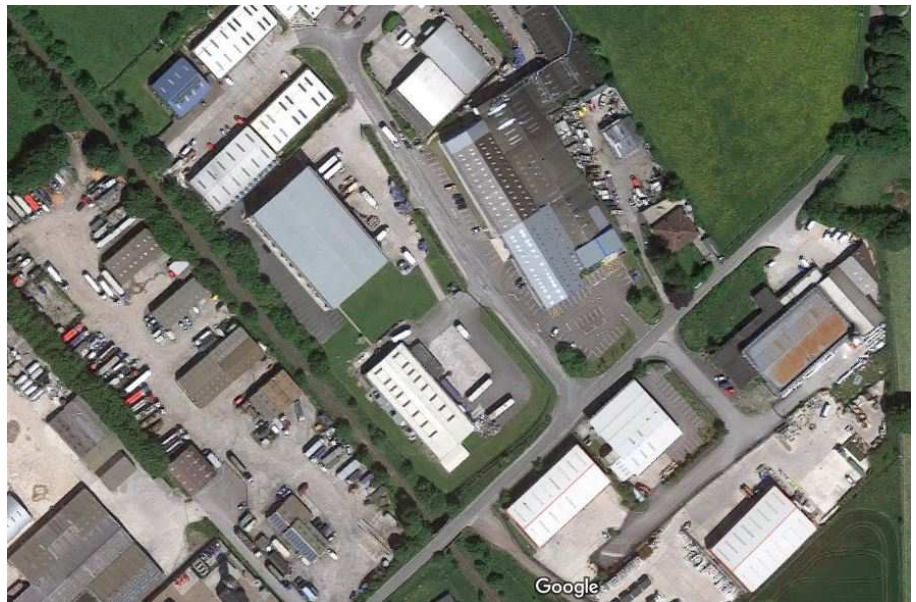




## **Design and Access Statement**

Proposed Extension to Bradbury and Son Cheese Factory  
Staden Lane Business Park, Buxton

August 2018



# Proposed Development – Bradbury and Sons, Buxton

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## **Proposed Development – Bradbury and Sons, Buxton**

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### **1. Background**

- 1.1.1 This document has been prepared for and on behalf of Bradbury and Sons (Buxton) to support a planning application for an extension at their existing facility on Staden Lane Business Park, Buxton

### **1.2 Scope and Content of Design and Access Statement**

- 1.2.1 The proposal is for the Construction of one class B8 Storage unit to act as a link building between to existing buildings on the site.
- 1.2.2 The site is currently occupied by Bradbury & Sons as is used for producing cheese.
- 1.2.3 The area to be occupied by the extension is currently a grassed area between the two buildings.
- 1.2.4 This section has been prepared in accordance with the requirements set out in guidance prepared by CABE in relation to DAS (2006); and PPF Paragraph 031 (Ref
- 1.2.5 ID: 14-030-20140306) which sets out what should be included within a DAS. It establishes design principles for the development which are appropriate for the site and surrounding area, based on national planning and urban design guidance. In particular, the design is based on an appraisal of the character of the local built environment, which has been undertaken as a precursor to the preparation of the scheme design and submission of a full planning application.

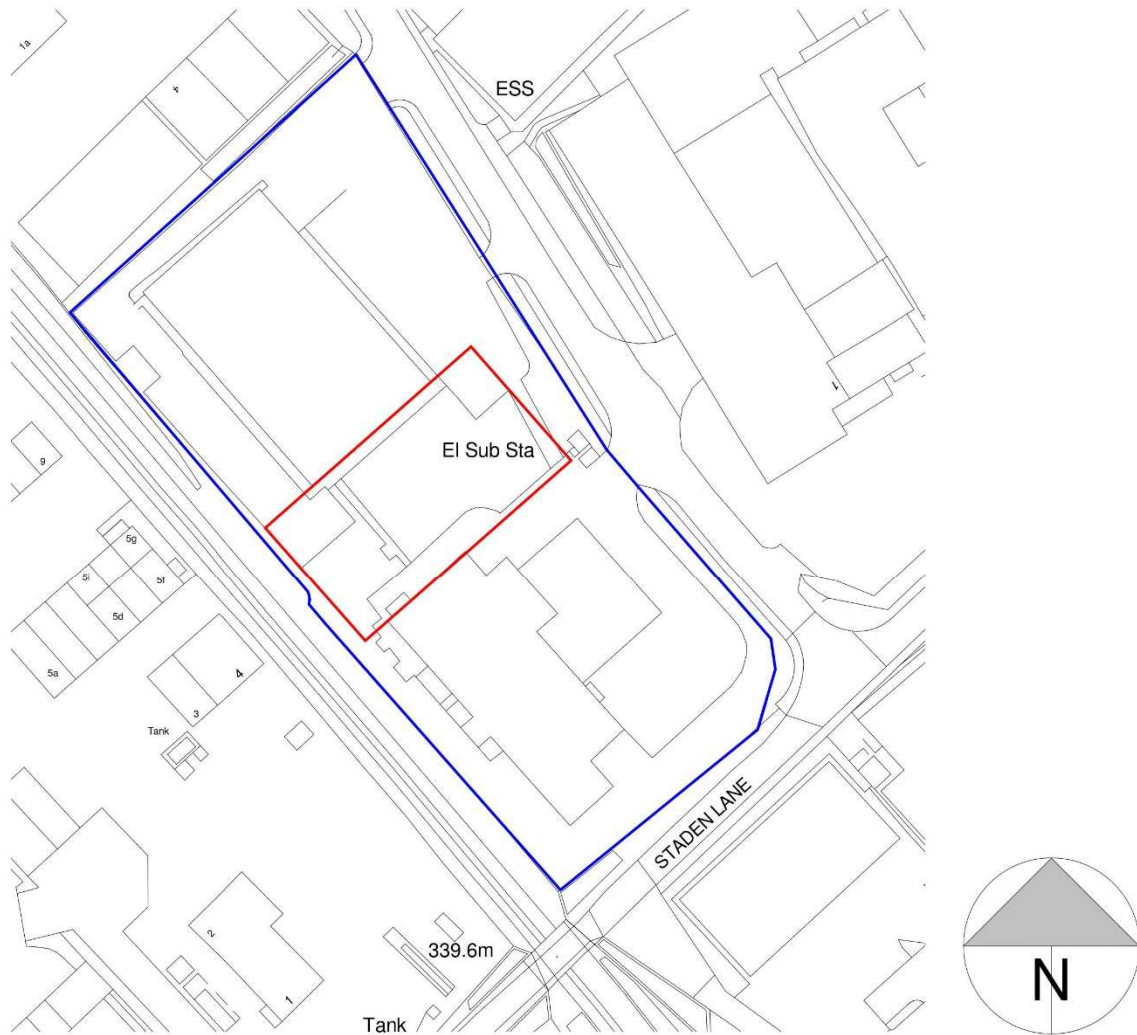
### **1.3 Reason for Development**

- 1.3.1 The Extension is to provide much needed additional storage to allow the business to continue to grow.

# Proposed Development – Bradbury and Sons, Buxton

## 2. Site Context

### 2.1 Location



Red Line and Site Boundary

1 : 1250

The site is located within Staden Business Park on Staden Lane that is accessed off the A515 London Road. The Site is approximately 1 mile south east of Buxton town centre.

## Proposed Development – Bradbury and Sons, Buxton

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### 2.2 Site Description

- 2.2.1 The site is the current home of the applicant and is used for cheese production. It has two existing industrial buildings separated by an area of grass with associated concrete yards and parking to the two buildings.



## **Proposed Development – Bradbury and Sons, Buxton**

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### **2.3 Access and Transport Links**

- 2.3.1 The site is currently accessed from Ashbourne Lane , the A515, this is the main link between Buxton, Ashbourne and Derby

### **2.4 Pedestrian and Cyclist Facilities**

- 2.4.1 The site can be accessed by public footpath.
- 2.4.2 There are currently no dedicated cycle paths accessing the site.

### **2.5 Public Transport**

- 2.5.1 There is a train station in Buxton town centre 1 mile from the site.
- 2.5.2 There are bus stops on Ashbourne Lane, the 58, 441 and 442 stop giving access to Buxton and Ashbourne.

### **2.6 Parking**

- 2.6.1 The Site has ample parking situated behind the existing industrial units that will provide enough parking to cope with additional storage space.

### **2.7 Summary**

- 2.7.1 The site is home to a thriving local manufacturer with good links to local facilities. The Site can easily accommodate the additional storage detailed in the application.



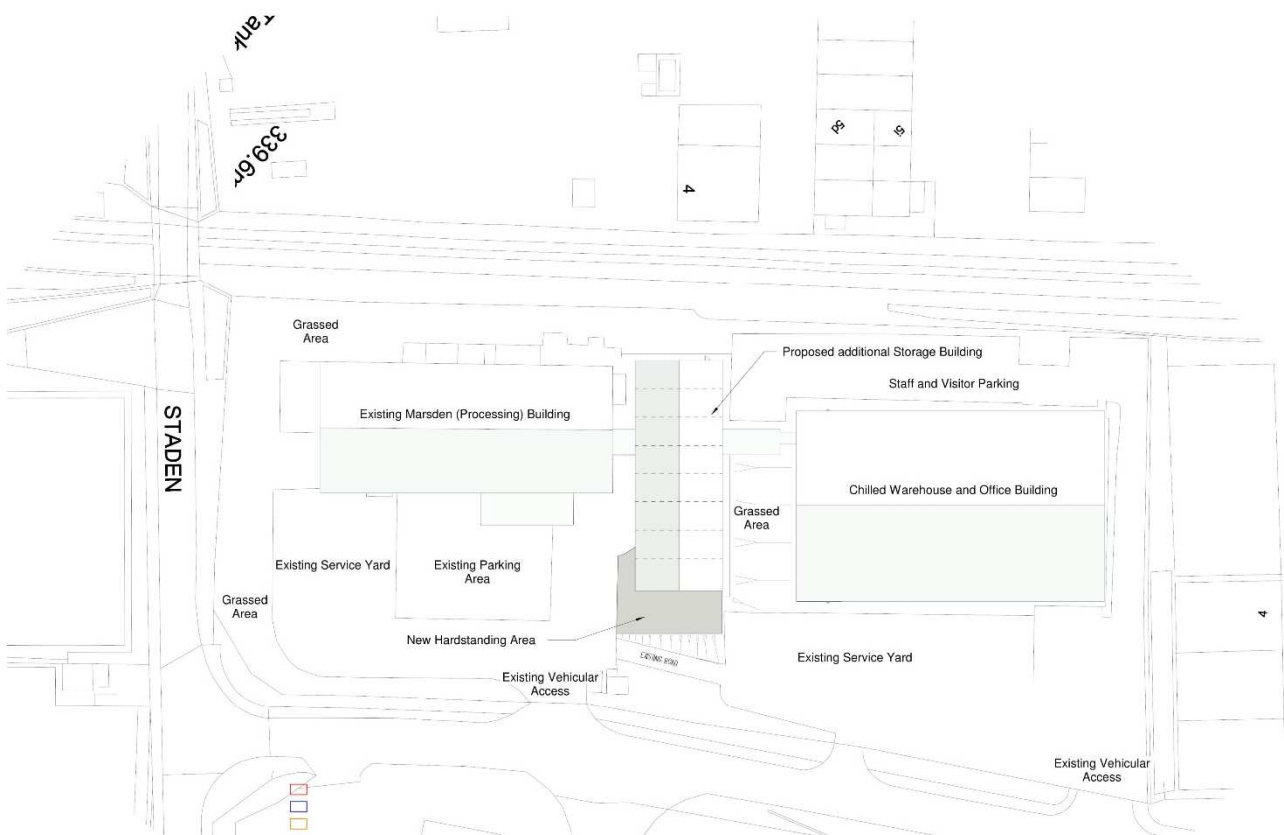


## Proposed Development – Bradbury and Sons, Buxton

### 3.2 Evolution of the Proposed Development

- 3.2.1 The updated scheme is a simplified version of the scheme previously approved, the scheme now provides an increased area of storage only. The building is a light weight propriety industrial building supplied by Herchenbach.

### 3.3 Site Layout

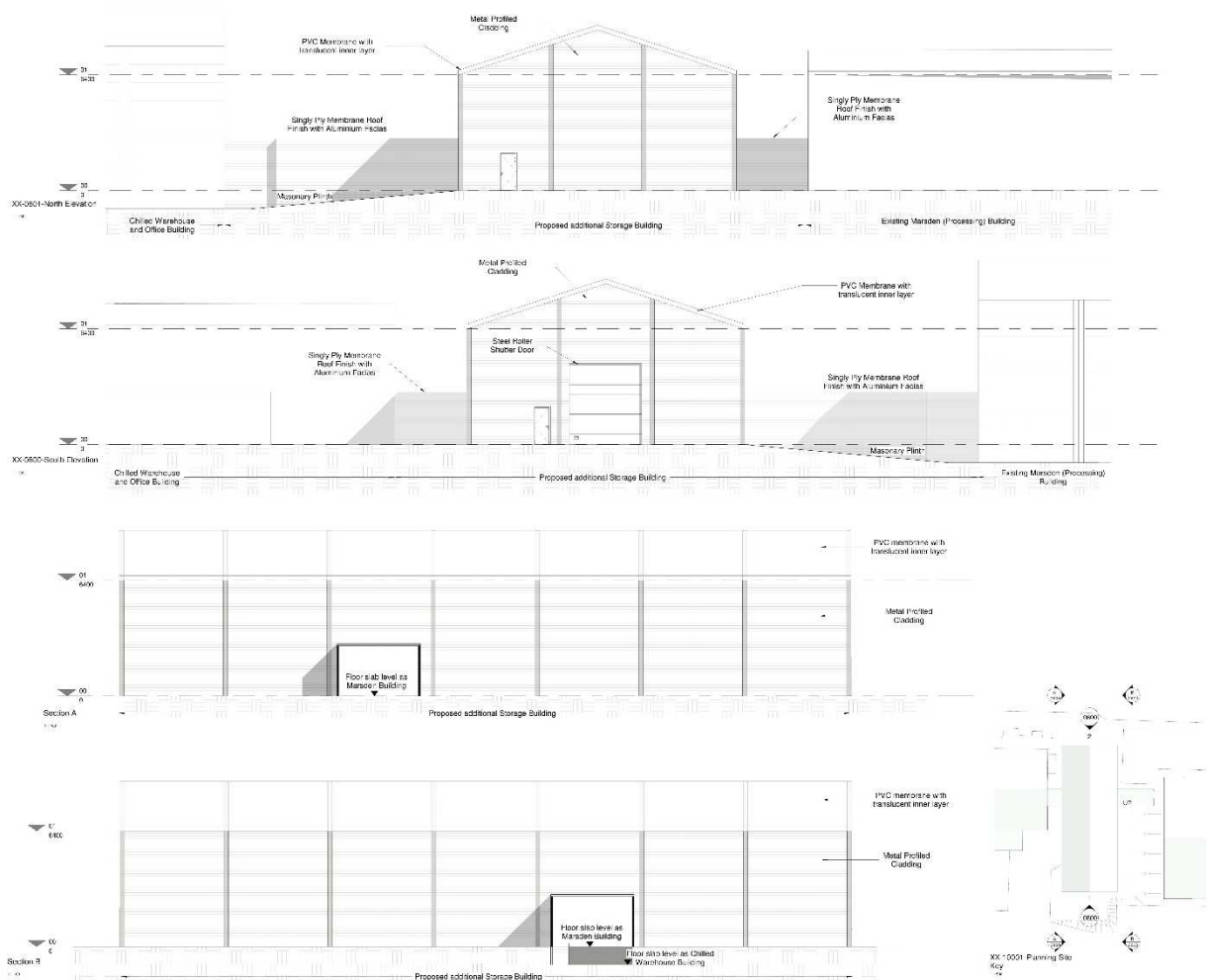


Proposed Site Plan



# Proposed Development – Bradbury and Sons, Buxton

## 3.4 Materials and Design



### Proposed Elevations

- 3.4.1 The proposed infill unit is made of trapezoidal steel sheets laid horizontally on an aluminium frame.
- 3.4.2 The roof is a pvc-coated polyester single ply sheet allowing high levels of light transmittance.

## 4. Landscaping

- 4.1.1 The existing incorporates large areas of grassed areas and planting to the northern boundary, no additional landscaping is proposed as a part of this application.

## **Proposed Development – Bradbury and Sons, Buxton**

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### **5. Sustainable Design**

- 5.1.1 The building is a light weight structure that use the least material to create the storage space as possible.
- 5.1.2 The walls and frame are easily recyclable at the end of the life of the building.
- 5.1.3
- 5.1.4 The unit will allow a consolidation of the company's assets and will reduce the number of journeys for storage.

### **6. Access**

- 6.1.1 The new unit will be accessed from within the existing site, the existing site access will be maintained and no new access from the existing high way will be required.
- 6.1.2 All internal circulation around the site will be maintained and no additional barriers will be created to prevent disabled people moving about the site. New doors will be a minimum 850mm clear allowing wheel chair access if required. The existing disabled facilities, including parking and toilets, remain unchanged.
- 6.1.3 The new stairs joining the two units will ambulant disabled compliant, with a maximum rise of 170mm

### **7. Summary and Conclusion**

- 7.1.1 The application is a simple addition to the site, in keeping with existing buildings both on the site and in the immediate area of the Staden Lane Business Park.
- 7.1.2 The proposals will allow the business to continue to grow and be a contribution to the local economy.
- 7.1.3 We trust the proposals meet with the local authority's approval.



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