

Design and Access Statement

Date: 13.12.2023

Re: Replacement of Demolished Burnt Down and Fire Damaged Buildings at Unit 3 and 3A Wharf Works Redmoor Lane New Mills High Peak SK22 3JL

Case Reference: HPK/2023/0518

On the 26 April 2013 a fire burnt out Unit 3A completely and severely damaged Unit 3.

Investigations through the Insurance confirmed the fire to be accidental and a fridge fire.

Unit 3A was tenanted and that tenancy was transferred to Unit 4 which had become vacant. Unit 3 was a vacant unit at that time.

With people and businesses still affected by the economic downturn from 2007 – 2009 and the Global Financial Crisis and, my own recovering position in business I only now feel the replacement/rebuild of Unit 3 and 3A to be economically viable having received enquiries and interest as to possible units to rent in the area thus warranting the expenditure.

Demolition - For safety precautions both units have been demolished see pictures Ref: E004 before demolition to show extent of damage.

I propose to rebuild the Units in line with the adjoining Unit 2 (Wharf Garage).

The new Unit 3 will measure : Height: 6.70m
 Width: 10.30m
 Depth: 9.55m

The new Unit 3A will measure : Height: 6.70M
 Width: 10.30m
 Depth: 9.55m

See drawing Refs: P001 P002 and P003

The building will be erected with a steel frame sourced locally with grey plastic coated cladding on all sides with composite roof sheets with clear roof lights for natural daylight. There will be a small amount of natural coloured stonework to the front of the units and grey/aluminium roller shutters, all in keeping and similar to existing surrounding industrial units.

Existing electricity supplies will be reconnected to each unit with new distribution boards.

Toilet facilities are those existing with access to a separate toilet unit at Wharf Garage for use of all tenants.

Existing water supply will be reconnected.

Location - The location is an existing industrial yard with approximately eleven working industrial units of various sizes and material and nature of business. There are also at least three other working industrial yards in the immediate vicinity. Please see OS Map Scale 1 – 500.

Access - The vehicle access and transport links are those already existing from the main road being Union Road via Chapel Street/Hibbert Street to Redmoor Lane to Wharf Works as detailed on the 1 – 1250 OS Map.

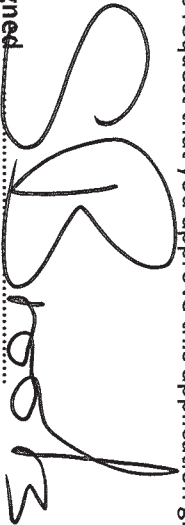
I own Wharf Garage Unit 2, Unit 3, Unit 3A, Unit 4, Unit 4A and Unit 5. These units are not overlooked by any residential properties.

The Marina removed existing tall trees and conifers bordering the boundary between the Marina and Wharf Works. See evidence of the tree/conifers removed from pictures in evidence E003, E005 and E006 showing the coverage before their removal.

This is rectifiable by replacing with new tress and shrubs such as laurel bushes.

The rebuild of the two new units will enhance and improve the industrial areas appearance in keeping with the adjoining Wharf Garage and make provision for sought after units to rent in the area.

We request that you approve this application given the information provided.

Signed .....

Stephen Marcus Brooks – Owner and Applicant

Dated: 13.12.2023