

Design, Access and Heritage Statement

March 2024

Retrospective application for change of use from Sui Generis to Class E(g)i (offices) and Class E(g)iii (industrial processes) and B8 (storage and distribution) at Units 7 and 8, Rossington Way, Graphite Way, Glossop, High Peak SK13 1QG

The site (See Figure 1) lies within the built up area boundary and is not in a conservation area. The site area is 505m².

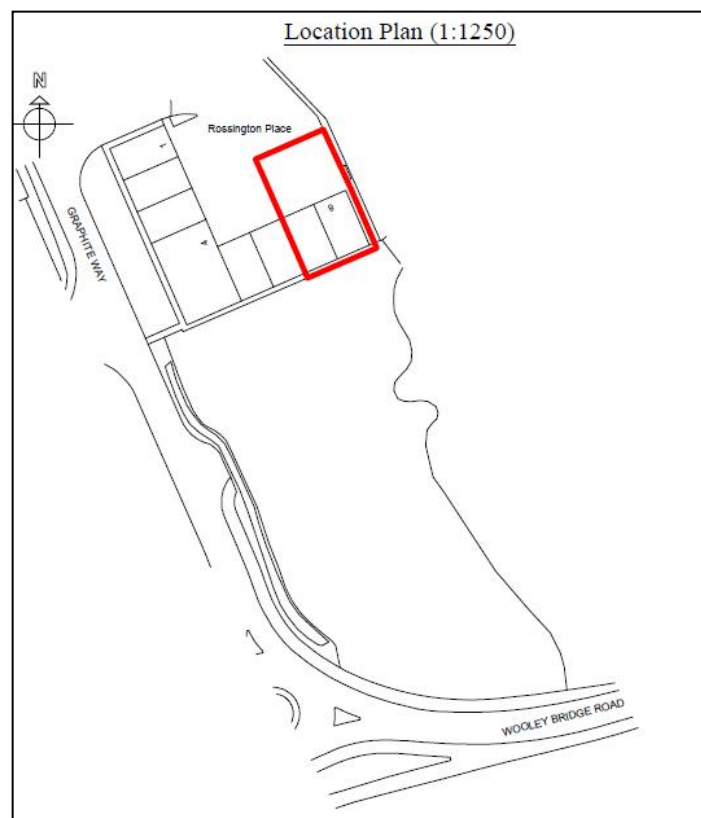


Figure 1: Location Plan

The applicant's business, Total Leisure Engineering (TLE), is providing technical support to swimming pools & leisure facilities across the UK. These core services are provided by Total Leisure Engineering (TLE) in-house specialists and covers areas of:

- filtration and water treatment,
- chemical dosing systems,
- UV and Ozone treatment systems,
- air and water features,
- hydraulic moveable floor systems
- and electrical control systems.

Unit 8 was granted change of use for Sui Generis to B1/B2/B8 (HPK/2009/0488) in October 2007. Unit 7 has previously functioned as a Caravanette manufacturer and a hand crafted leather goods manufacturer.

The proposed change of use affects a total floor area of 279m².

The change of use requires no alterations to the exterior of the building or any construction works.

The site is accessible from the highway via Graphite Way as shown on the application drawings. The proposals will maintain access, inclusive access and access for emergency vehicles into the site. Parking arrangements are unchanged.

No heritage assets are affected by the proposals.