

Design & Access Statement

Version	1.1	Date	18 th February 2026
Project	Stephen Betts & Sons Ltd Auro House Unit 2, Staden Business Park Buxton Derbyshire SK17 9RZ	Project No.	STBE/2026

1.00 INTRODUCTION

- 1.01 This Design & Access Statement is submitted on behalf of Stephen Betts & Sons Ltd in support of the Full Planning Application for a Proposed Extension to Unit 2 Staden Business Park, Buxton. The extension is considered critical to support for the future of the business in these premises. The extension will accommodate new state of the art machinery which is part of Stephen Betts & Sons Ltd (a long-standing business in this location) who are looking to make an investment and securing local employment in their Buxton manufacturing site. The application site is situated near to registered Scheduled Ancient Monument which lies in adjoining land (this matter is covered in the Heritage Statement as a separate document).

2.00 CONTEXT

- 2.01 The property known as Auro House, Unit 2 Staden Business Park is situated in the north western section of Staden Business Park which is within an established industrial context.
- 2.02 The portal framed building was approved under the Town and Country Planning Act 1990 date of approval 28th July 1998 application No. 037281. The building was then extended to create office and canteen space in 2002 Planning approved on 10th May 2002 under application No. HPK/2002/0263.
- 2.03 The site area as illustrated on the Site Plan and Block Plan edged in red is equal to 2325 m2 which includes the adjoining building Argento House which functions as storage and is distinct from the manufacturing process.

- 2.04 The property is serviced by existing mains water, gas, electricity and mains drainage system.
- 2.05 The property is accessed by secure gated vehicular access off the Staden Business Park and is serviced with Carparking for the workforce and visitors parking spaces, which will not be affected by the proposed development works.
- 2.06 There is a belt of trees on the rear boundary of the premises which will be unaffected by the proposals and would be protected as agreed with the High Peak District Council Arboriculturist's recommendations.

3.00 DESIGN COMPONENT

- 3.01 **Appearance:** The proposed extension will create a subservient addition to the existing portal framed building. The materials used in the construction of the extension will match the existing building profile to ensure visual continuity (see Section 5.01).
- 3.02 **Scale & Massing:** The proposal would seek to create additional 78.5 m2 ground floor space which will accommodate the new state of the art machinery. The new ground floor space will be set approximately 650mm below the existing ground floor level. This design choice is strategic: by lowering the internal floor level, we are able to accommodate the vertical clearance required for the new machinery without significantly raising the external ridge height. This ensures the extension remains subservient to the main building and minimises visual impact on the surrounding landscape and the nearby Ancient Monument.
- 3.03 **Highways:** Off-road parking currently accommodates a minimum of 10 vehicles, along with associated turning facilities. This is considered adequate for the current workforce, with 4 designated parking spaces for visitors.
- 3.04 **Landscaping:** As the site benefits from an existing mature tree belt (referenced in 2.06), no further hard or soft landscaping is proposed. The current screening is deemed sufficient to mitigate the visual impact of the extension.

4.00 ACCESS STATEMENT

- 4.01 The existing ground floor space is one level throughout with a smaller mezzanine floor space in the main workshop area. The current escape route from the rear of the property is by fire door with external steps.
- 4.02 The proposal seeks to relocate one fire escape to the side of the existing workshop and provide an additional fire escape route on the new lower ground floor workshop area. This will discharge at a level which would be relative to the existing ground levels to the rear of the building.
- 4.03 A disabled car parking space is allocated nearest the the Reception Area / Office at the front of the building.

4.04 The provision of a secondary open plan workshop area will be accessed through a door opening with clear width of 820mm with 4 internal steps which would meet Part K of the Building Regulations.

4.05 The property is situated on the Staden Business Park which is serviced by public transport in Ashbourne Road approximately 0.45 miles away from the application site. Buxton Bus Station is a hub for Public transport providing access to the Buxton train station providing connection to Manchester and in turn providing access to Manchester Airport.

5.00 CONCLUSIONS

5.01 **Materials:** The extension has been designed to blend seamlessly with the original structure. It will feature Sage Green plastic-coated profile steel sheeting to the roof and upper walls (aligned to the existing sheeting 3.05m above ground level). The lower section of the walls will be constructed in coursed buff stone blockwork to match the existing base. *Policy EQ6 (Design and Place Making).*

5.02 **Planning Policy:** The property is located on the periphery of Staden Business Park. As the proposal involves a relatively small extension to an existing industrial unit with no change to use classification, it represents appropriate development in line with Local Plan policies regarding economic growth and sustainable design.

5.03 **Summary:** The applicant Stephen Betts & Sons Ltd is committed to investing in this niche business, securing local employment and specialised manufacturing capabilities in Buxton Derbyshire. The design is functional, visually unobtrusive, and respectful of the site's constraints. We therefore respectfully request that planning permission be granted.

