Proposed New Canopy
For
Oxdale Products

Design and Access Statement

June 2021

1.0   Existing Site

The site is located off Foxwood Road Chesterfield and consistes of a semi detached Industrial Unit with a shared service yard

The site is rectangular and covers an area of approx 907m2.

2.0   Out line / Design principles

The unit is within an established industrial area where under policy CS13 of the adopted Chesterfield Core Strategy 2011 – 31, Economic Growth is supported. The policy states that B2 industrial development would generally be acceptable only on established industrial areas and at Markham Vale, the Staveley and Rother Valley Corridor and the Chatsworth Road corridor. The policy further states that in such circumstances the appropriateness of such development will be considered based upon the locational criteria set out in policy CS2, the suitability of the use for the location and the employment generation of the proposal and that where appropriate, conditions will be used to manage the use of such developments. Policy CS2 states that all developments will be required to have an acceptable impact on the amenity of users or adjoining occupiers, taking into account things such as noise, odour, air quality, traffic, appearance, overlooking, shading or other environmental, social or economic impacts.

3.0   Proposals

3.1   General

Oxdale Products are a growing business and are now well established on the site.

A new canopy is required to protect manufactured goods from the weather pending processing and/or collection.

This canopy would serve to give a tidier appearance to the existing yard

3.2   Access

The site is located to the rear of a shared service yard on land wholly owned by Oxdale Products.

3.3   Aesthetics

The Canopy is design to be similar in appearance to the existing building and existing canopy Design and Access Statement.docxby using similar materials in similar colours.

4.0   Conclusion

The development will allow Oxdale Products to continue with their sustainable growth and business success