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Architectural Design and Planning Consultants

HPK/2011/0459

31.07.2011

DESIGN AND ACCESS STATEMENT,
TO THE HIGH PEAK BOROUGH COUNCIL

IN CONNECTION WITH: PROPOSED MANUFACTURING MACHINE WORKSHOP, CAR PARK, PACEMAKER PORTAKABIN OFFICE AND SECURE YARD COMPOUND.

AT: (UNIT 1 SITE) ETHEROW IND. ESTATE
WOOLLEY BRIDGE ROAD
HADFIELD. GLOSSOP. DERBYSHIRE. SK13 2NS

[redacted]

15 AUG 2011

[redacted]

SITE LOCATION: THE SITE IS LOCATED AT THE WOOLLEY BRIDGE ROAD ROUNDABOUT JUNCTION WITH THE A57 GLOSSOP RD AND IS ADJACENT THE RIVER ETHEROW AND ITS EMBANKMENT ON THE NORTH WEST SIDE AS INDICATED IN RED ON THE PLANNING APPLICATIONS LAND REGISTRY BLOCK PLAN SCALED AT 1:1250.

PROPOSAL AND THE PROCESS: THE PROPOSAL INVOLVES THE ERECTION OF A 100M² MANUFACTURING MACHINE WORKSHOP WHICH WILL HOUSE SPECIALIST MACHINERY MANUALLY OPERATED BY THEIR INDIVIDUAL OPERATORS AND POWERED VIA A THREE PHASE ELECTRICAL SUPPLY ALREADY AVAILABLE TO THE SUBJECT SITE. ALL ELECTRICAL POINTS OF ACCESS ARE TO BE LOCATED AT A MINIMUM HEIGHT OF 1.700 METRES ABOVE THE BUILDINGS FINISHED FLOOR LEVEL (PRECAUTION AS TO THE NEARBY RIVER ETHEROW FUTURE ACTIVITIES) AND POSSIBLE FLOODING. THE MACHINERY COMPRISES OF A 'LOG SPLITTA' CAPABLE OF CONVERTING LOGS UP TO 360 mm DIAMETER INTO SPLIT FIREWOOD OR KINDLING AT RATES UP TO 6 CU MTRS OF SOLID TIMBER/HR. AUTOMATICALLY.

THE SECOND MACHINE THE KINDLET 'BACCA' OR ROTABACCA, WHICH PROCESSES THE FRESHLY CUT PRODUCE AND AUTOMATICALLY BAGS THE CUT TIMBER INTO FIRM NETTED BAGS AT THE RATE OF 100 BAGS/HR.

THE THIRD MACHINE IS A HEAVY DUTY FLAT BED VERTICAL CIRCULAR SAW (PANEL SAW) WHICH PROCESSES AND CUTS LOOSE FENCING & POST WHICH IS THEN WIRE BOUND IN SET BUNDLES FOR USE IN FARMING & RESIDENTIAL BOUNDARY FENCING.

THE FOURTH MACHINE IS AN AGGREGATE GRADING UNIT WHICH OPERATES BY SEGGREGATING LOOSE AGGREGATES (HELD WITHIN THE SITE SECURE COMPOUND AGGREGATE BUNKERS) BY SELECTING AND GRADING THE AGGREGATE INTO SIZES AND BAGGING THE PRODUCE INTO 25Kg PLASTIC BAGS FOR PURCHASE AND DELIVERY OR COLLECTION.

THE PROCESSED PRODUCE & RECEIPIANTS

THE PRODUCE OF AFOREMENTIONED MANUFACTURED ITEMS WILL BE SUPPLYING THE FARMING/AGRICULTURAL ESTABLISHMENTS/RESIDENTIAL NEED THROUGHOUT GREATER MANCHESTER, CHESHIRE, DERBYSHIRE AND LANCASHIRE AND PARTS OF WEST YORKSHIRE AT A CONTRACTUAL LEVEL. TOGETHER WITH SOME MINOR ON SITE SALES TO SERVE THE LOCAL COMMUNITIES PUBLIC WITH THEIR SMALLER NEEDS. EG. LOG BURNING STOVES ETC

MARKETING THE PRODUCE

MARKETING THE PRODUCE WILL GENERALLY BE CARRIED OUT BY INTERNET WEBSITE BUT AVAILABILITY TO PURCHASE FROM THE SITE DIRECT WILL BE CONSIDERED WHICH WOULD REPRESENT APPROXIMATELY 20% OF THE TOTAL PRODUCE FOR RETAIL ON SITE. THE REMAINING 80% OF THE PRODUCE WOULD SERVE THE AFOREMENTIONED BUT WILL ALSO INCLUDE THE MANY GARDEN CENTRES IN THE SURROUNDING TOWNS AND THEIR LOCATIONS ALREADY ANXIOUS TO RECEIVE THIS PRODUCE AS CONFIRMED BY THE APPLICANT AND JOINT RESEARCHES.

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CONTINUED:

ACCESS: THE SITE LOCATION IS EASILY ACCESSIBLE BY PUBLIC TRANSPORT I.E THE TRAIN STATION LOCATED AT THE TOP OF WOOLLEY BRIDGE ROAD/RAILWAY STREET APPROXIMATELY A HALF MILE AWAY FROM THE SITE. BUSES STOP WITH 50 MTRS OF THE SITE. CAR PARKING FACILITIES ARE PROVIDED WITHIN THE SITE CURTILIDGE FOR BOTH LARGE AND SMALL CARS AND OF COURSE THE DISABLED.

DESIGN: THE 100m² WORKSHOP WILL COMPRISE OF AN EXTERNAL CLADDING (PLASTISOL COATED (LEAF GREEN COLOUR) PROFILED STEEL SHEETING) ON SHEETING STEEL RAILS ON A MODEST STEEL PORTAL FRAME ON AN ENGINEERED DESIGN FOUNDATION. THE LOW LEVEL PERIMETER WALLS OF THE WORKSHOP WILL STAND 900mm ABOVE THE FINISHED FLOOR LEVEL OF THE MANUFACTURING MACHINE WORKSHOP WITH A SLUICE GATE SYSTEM INCORPORATED IN CASE OF FLOODING FROM THE RIVER ETHEROW, THE SITE BEING LOCATED IN ZONE 2 RISK OF FLOODING (MODERATE) BY THE ENVIRONMENT AGENCY, IF SO REQUIRED. ALTERNATIVELY THE PERIMETER WORKSHOP 900mm HIGH WALLS CAN BE DESIGNED SO AS TO PREVAIL AGAINST THE WATER PRESSURE ASSERTED AT THE TIME OF A FLOOD I.E. RETAINING WALL DESIGN ADOPTED UNDER THE CURRENT CODES OF PRACTICE WHICH THE STRUCTURAL ENGINEER IS COMMITTED TO FOLLOW.

THE CONTAINERS (STEEL): THERE ARE THREE 6·000m x 2·500m STEEL CONTAINERS TO BE USED FOR LOG & CUT TIMBER STORAGE TO BE KEPT DRY. THE CONTAINERS ARE BY THEIR DESIGN, INTRINSICALLY WATERPROOF AND IF SAT DIRECTLY ON THE GROUND 8·5 METRES (+) FROM THE TOP OF THE RIVER ETHEROW EMBANKMENT TO THEIR LOCATION AS SHOWN ON DRWG MFH/01, BE ABOVE THE DEFINED PERCENTAGE FLOOD LEVEL. THE CONTAINER UNIT SHALL BE PAINTED ECG SHELL (GLOSS) LEAF GREEN TO MATCH THE R.A.L. COLOUR (PLASTISOL LEAF GREEN) OF THE MANUFACTURING MACHINE WORKSHOP CLADDING. (NOTE: CONTAINERS DISCRETELY CONCEALED BEHIND WORKSHOP & TREE SCREENING)

THE NON-PERMANENT OFFICE: THE APPLICANT HAS DIRECTED THAT A SMALL MODERATELY SIZED (PACEMAKER PORTAKABIN OFFICE) BE LOCATED WITHIN THE SITE AS SHOWN ON DRWG MHF/01. THIS IS NOT ON A FOUNDATION BUT ELEVATED SOME 600mm ABOVE THE EXTERNAL GROUND FLOOR LEVEL. CABIN SIZE O/A 29·25m². (8·640m x 3·270m) AND STANDS 3·000m IN HEIGHT FROM GROUND LEVEL. ELEVATED SUPPORTS IN 300mm x 300mm 7N DENSE CONCRETE BLOCKS PLACED UNDER CABIN IN ACCORDANCE WITH PORTAKABIN RECOMMENDATIONS. POWER SUPPLY / WATER SUPPLY AVAILABLE TO CABIN FROM UNDERGROUND / ENTRY POINTS 1700mm ABOVE GROUND FLOOR LEVEL.

SITE USE (EXISTING).
SITE PLANNING CLASSIFICATION B1, B2, & B8.

CONCLUSION OF DESIGN & ACCESS STATEMENT

YOURS FAITHFULLY

R.F. SCHOFIELD SITEC. 31·07·2011

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