

HPK/2011 / 05 1 2

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To whom this may concern,

Design and Access Statement

Proposal:

Building to provide additional refrigerated meat storage.

Site Reference:

F. Redfern & Sons Ltd, Haslin Abattoir, Burlow Road, Harpur Hill, Buxton, SK17 9HT

Character Appraisal:

This abattoir is located south-east of Harpur Hill. In addition to the abattoir this site also incorporates the farm shop. This is a family run business, the farm shop has provided quality meat and poultry to local residents, pubs, restaurants and butchers for many years.

Amount of development:

The applicant wishes to erect a steel framed building. The floor area created by this development will be 61m² chilled storage, 11m² despatch bay and 9.5m² additional access corridor. 81.5m² in total.

The applicant requires this building to continue to maintain their ABM assured abattoir status. Demand for assured products is growing as logos and quality marks gain momentum. Only livestock purchased from 'Assured Farm' and transported on 'Assured Transport' and slaughtered in Assured Abattoir can carry the Red Tractor Logo.

Use of proposed building:

As a result of the applicants expanding business and to meet ABM assured abattoir standards the applicant requires this building to provide additional refrigerated storage for quarter carcasses which are traditionally 'hung' for 2-3 weeks in a temperature and humidity controlled environment to achieve a matured condition prior to despatch.

Abattoirs must comply with the requirements of the Council Directive 64/433/EEC, June 1964 and all subsequent amendments.

There is not sufficient enough room in the existing buildings to provide this facility.

Siting:

The proposed location utilises part of the existing access road to the current carcass despatch facilities to the rear of the existing farm shop buildings. The shorter roadway will reduce and simplify reversing manoeuvres for collection vehicles.

The new facility input through the existing despatch bay will simplify the link up to the existing overhead meat rail and traveller systems. We feel this is the most practical location for this extension building.

Scale:

The applicant wishes to construct a steel framed mono-pitch building 16m long x 6m wide x 5.75m high to eaves to link into the existing structures. As shown on drawings PP4 and PP5.

Utilising 5 Rows of overhead meat rails will allow for 200 quarter carcasses to be stored and matured in a clean controlled environment.

Landscaping:

Unfortunately due to the site boundary proximity there is little scope to consider this aspect. No existing trees, shrubs or planting will be affected by this proposal.

Appearance:

As indicated in the drawings the new roof will utilise composite construction foam filled corrugated metal panels. External colour Goosewing Grey to match the existing farm shop roofing. Similar panels will be used on the side and gable walls. External colour Juniper Green to match existing metal wall claddings. All flashings and trims will be colour matched as appropriate.

Access:

Access to the proposed extension will be from existing roads and parking/turning areas at the south end of the site. No amendments to existing roadways are required. There will be no impact on access to the site from Burlow Road and vehicle impact to the surrounding area will remain unaltered.