

Design & Access statement

Issue 2
29 July 2014

Proposed single storey extensions to existing abattoir to include new staff welfare facilities, new animal lairage enclosure and new packing / loading area with vehicular access, 84 Victoria Street Glossop SK13 8HZ

For J W Mettrick & Son Ltd

Introduction

J W Mettrick & Son Ltd are an established and well renowned local employer who operate a butchers shop business at 20 High Street, Glossop and a separate abattoir facility at 84 Victoria Street, Glossop. JW Mettrick & Sons also have shops in nearby Stalybridge and Hadfield.

J W Mettrick & Son Ltd are an important local employer and successful high quality butcher specialising in local produce and services highly valued by both the local residential & commercial farming community.

The abattoir facility at 84 Victoria Street is an established service which produces locally sourced meat produce for the high street shop and also provides a small scale abattoir facility for local farmers.

The premises require upgrading to satisfy the current standards set by the Food Standards Agency and to improve the current welfare facilities for staff. A new lairage enclosure is proposed as part of the development to enable efficiencies in the delivery of animals to the site and to improve animal welfare prior to slaughter.

Planning History

A recent application was approved in 2007 and renewed in 2010 (expired in October 2013) by High Peak Borough Council (reference HPK/2007/0575 & HPK/2010/0435). The 2007 application was for a very similar scheme intended to improve the facilities in a similar manner. The proposed new scheme has been amended slightly to reduce the extent of building work whilst meeting with the standard of improvements required under the FSA guidelines. The new proposal is materially similar to the previously approved applications.

Proposal

A single storey infill extension is proposed between the buildings to enable all operations to be undertaken under cover and to enable internal reorganisation of the room functions and production flows to meet with FSA guidelines. The enclosure will improve access between the buildings which are currently separated.

A new lairage enclosure is to be incorporated to the rear to enable animals to be delivered directly into the facility with minimal movement. The current lairage facilities are outside of the site within the existing outbuildings and gated roadway access.

Design

It is intended to infill between the buildings with a flat roof link building comprising masonry walls painted or rendered to match and blend with the existing buildings and a flat high performance roof system which will minimise the height of the extensions and impact to the surrounding residents.

The lairage enclosure will be extended in materials to match the existing steel clad roof canopy and rendered / painted walls to match.

Sustainability

The facility specifically supplies small scale abattoir services to local farmers and meat is sold locally. Retention and improvement of this facility will therefore minimise transport to larger facilities located elsewhere in the UK and will continue to provide a localised service once the improvements are implemented.

The scheme will be designed fully in accordance with current building regulations Part L (conservation of fuel & power), although it is anticipated the areas will be mostly unheated.

Flood risk

The site is not located within flood zones 2 or 3 according to the Environment Agency on line search facility and is therefore considered at low risk of flooding. The extended roof area will not increase surface water run off from the site as the extensions are built over previously impermeable concrete hardstandings. No additional impermeable external hardstandings are proposed. The new roadway will be constructed from impermeable hardcore with a bound surface dressing.

Access

Existing access arrangements will be unaffected by the proposals. Staff access between the front & rear buildings will be improved by the proposed covered link extension.