



DESIGN & ACCESS STATEMENT

Date: 16th December 2015

Proposal: PROPOSED EXTENSION TO EXISTING BUILDING

Site Reference:

Abbey Masterbatch Ltd, Whitelands Mill, Whitelands Road, Ashton Under Lyne, Lancashire. OL6 6UG

Character appraisal

The proposed site is located on the industrial estate located south east of Ashton Under Lyne.

The boundary walls consist of brick walls and fencing. All boundaries face other industrial units.

Abbey Masterbatch has been located on this site for approximately 30 years.

Company Profile/Background

Abbey Masterbatch Ltd, manufactures a range of Masterbatch products, particularly Black Masterbatch, plus Liquid Colour Concentrates and Dispersions. These products are used mainly in the thermoplastic colouring industry plus the paint, ink and associated industries. They are primarily a pigment concentrate/masterbatch manufacturer with sales in the UK and worldwide.

The company was formed in 1984 as Abbey Thermosets Ltd at which time it was a subsidiary of a major masterbatch manufacturer. At that time the company manufactured Thermoset Moulding compounds which were supplied to the electrical accessory industry.

Micheal Shirt, the Managing Director of the parent company for over 20 years, bought Abbey via an MBO in 1996. The company is situated in Ashton Under Lyne in a multi storey 180,000 square foot factory that is wholly owned by the company. From 1996 the company has transformed into a successful Masterbatch and Dispersion business.

Production capacity has been increased to a point where they now have a very sizeable presence in both the black masterbatch and dispersion market areas.

The company is financially stable and has a good record of continuous sales and profitable growth. In 2004 the company achieved BS EN ISO 9001:2000 status. In 2006 the company was awarded the Queens Award for Enterprise: International Trade 2006.

The main product areas are:

Black Thermoplastic Masterbatch

The company has a capacity of over 15,000 tonnes for Black Masterbatch, currently with five production lines.

Black Masterbatch grades are offered for the following applications:

- Film
- Compounding
- Recycling
- Moulding
- Pipe and Profile

Polymer specific – grades available are based on polymers such as PS, LDPE, HDPE, EVA, PP, PA

Engineering masterbatch – the company offer Polyamide based masterbatch based on standard carbon blacks, high jet carbon blacks and also solvent black dyestuff (Nigrosine).

Antistatic and conductive compounds are also manufactured.

Pigment Dispersions

There has been considerable production capacity expansion of this production range. The company offers a range of flowable pigment concentrates and dispersion, based on a variety of liquid carriers including solvent and water based systems, with or without resin carriers, some incorporating specific surfactants. Other liquid carrier systems are offered to suit specific customer requirements. Production is based on bead mills plus a number of different batch mills. Sales area includes inks, paint, wood castings, plus PVC plastisol, PU foams and many other applications.

New products include liquid masterbatch for colouring thermoplastics.

Polyols

The company operates a modern resin plant, which is used for the production of Polyols for use in Spray PU foam applications.

Acrylic Resin Concentrates

Deluster concentrates are supplied from a dedicated production facility. These concentrates are used in acrylic sheet applications where a high degree of dispersion of the additives is required to give optimum properties to the final products

Amount of development

The applicant wishes to erect a steel framed extension to an existing building. The floor area created by this development will be 290m².

The floor area of this building will be of an open plan type design as shown on drawing No. 1110-001.

Use of proposed building

Masterbatch is one of the main product lines for the applicant and is continually increasing both its home and export sales.

Due to this expansion the applicant requires this proposed building to provide additional warehouse space for the storage of Masterbatch.

This proposed building will be used in conjunction with the existing buildings for the storage of finished product prior to dispatch.

This proposed building will be of an open plan type design as shown on drawing No.1110-004.

Access can be gained to this warehouse building via a door in the west gable elevation.

This proposed extension to an existing building will provide the required storage space.

This building will provide a significant support to the sustainability of this business for the community and all those employed.

The existing access, parking and maneuvering areas on the holding would be utilized.

Siting

This building is to connect to an existing building by 1 No. gable elevation and 1 No. side elevation as indicated on drawing No. 1110-002.

We feel this building has been positioned in the most practical location.

Scale

The applicant wishes to erect a steel framed mono slope building to connect to an existing building - 34.50m long x 8.40m wide with a lower eaves height of 4.30m. The width is reduced for 1 bay to dogleg around existing access steps.

We feel the scale and appearance of this building is appropriate for the site.

Landscaping

It is not proposed to create any landscaping due to the hard standing areas.

Appearance

As indicated on drawing No. 1110-001 the roofing will be 115mm thick composite steel sheets, coloured Goosewing Grey (10A05) to match existing building and will incorporating double skin sealed box light units.

Vertical cladding down 4.0m below eaves level to 1 No. side elevation and 1 No. gable elevation to be 80mm thick composite steel sheets, coloured Terracotta (04C39). All roof and vertical joints will be made good with matching flashings.

All rainwater goods to be black U-PVC nominal half round style complete with matching rainwater pipes.

The west gable elevation will incorporate a. manual operated sectional overhead doors to measure 3900mm x 3500mm with a polyester finish.

The south side elevation will also incorporate 1 No. personnel door. This personnel door will also act as a final exit door incorporating panic bolts, closures and key operated handles.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5950.

Access

Access to the building will be from existing vehicular roadways to and around the holding.

Access can be gained to this holding from Whitelands Road, Ashton Under Lyne.

Vehicle impact to the surrounding area will be unaltered.