



**DESIGN ACCESS STATEMENT
FOR
KELSA TRUCK PRODUCTS LTD
BOWDEN HEYS MILL
BOWDEN LANE
CHAPEL EN LE FIRTH
HIGH PEAK
SK 23 0JQ**

DATE: February 2017

REF: M1714

**Rev A. Flood risk assessment revised, Heritage statement added.
12th April 2017**

Introduction:

Kelsa Truck Products Ltd was founded in 2001, and is an established manufacturer of truck accessories based in Bowden Hey Mill, Bowden Lane, Chapel-en-le-Frith.

The business employees 33 personnel and its working period is from 7.30am – 6pm.

Kelsa provides a factory fitting facility for its manufacture of specialist Truck and Van Accessories.

The company has on-site parking to the front of the building and also on adjacent sites, which are rented for the storage of vehicles and materials.

The existing buildings on site is approx. 2 549 sq. m. (27438 sq. ft.) which is divided into manufacture, storage, installation and distribution centre.

At present the company has approximately 25 spaces on site and further spaces available off site.

The property is within an established industrial estate and does not have any Biodiversity, geological and architectural conservation affecting the existing site.

The proposed location for the new unit is on an area to the rear of existing buildings which is being used as a car park area.

The site is accessed from a barrier access off Bowden Lane and is directly opposite Bowden Road. Also located in this area are a number of other Industrial Units

There is a group of existing trees and banking up to the level of the proposed new extension, which will have the trees retained and the banking and shrubs modified to allow the construction of the new proposed unit.

Proposal for the planning application.

Kelsa had envisaged a temporary structure in the proposed location, however in the course of the development of the scheme it is necessary to increase the capacity of the building to cope with the additional workload the company is undertaking.

Kelsa Truck Products Ltd. Manufacture accessories in stainless steel which are bent, welding, polishing, finishing for fitting to trucks and vans which are brought to the site. Kelsa also distributes fittings for installation off site for Vans and Lorry Tractor units.

The new unit will increase the work capacity for the company and will lead to further employment of 3 additional members of staff and the development of apprenticeships for the company.

New Unit

The proposed new unit for Kelsa Truck Products Ltd. is the building of a new single storey steel portal frame with composite insulated cladding to form additional work area for the manufacture of finished goods and to provide additional installation area to clients' vehicles and storage prior to distribution to its clients.

The size of the proposed unit is 185 sq. m. (1991 sq. ft)

The new extension will be an independent steel frame structure which with access via existing routes to the existing buildings. The new extension will be clad in a matching composite insulated panel to match the existing units. The roof pitch will match the existing unit, set at 10 degrees; the other roof is set at 6 degrees and is higher than the existing units

The access between the existing units will be via a new tarmac access way agreed with the client subject to redesign of the layout upon completion of the new extension.

The new extension will have 2 no. electrically operated roller shutter doors 3.25m wide x 5.0m high and 1 no. personnel doors and 2 no. fire exit insulated doors size 2.1m high x 1.0m wide .

The new roof will be an insulated composite panel with a bracketed UPVC gutter uninsulated to two elevations with 3 no. 100mm dia light grey UPVC downpipes which is connected into a new soak away location to be agreed on site.

Colours for the new extension are to match the existing building colour scheme.

There will be an external security light fitted over the up and over door only.

Scale, height and massing:

The proposal will not impact onto the surrounding built environment.

Landscaping:

The existing banking will be subject to cut and fill exercise as indicated on the drawing. All works to the new banking will be undertaken to satisfy the Environmental Agency requirements to the surrounding area.

Sustainability:

The company is highly regarded in terms of the commitment to provide a pleasant and diverse environment for all the waters it maintains and the proposed works is part of an ongoing five year plan

Parking:

10 new car parking spaces will be created within the site and adjoining land leased by Kelsa Truck Products Ltd.

Visibility / Entrance, exits and Lighting:

Existing external lighting will be maintained and will have protective guarding. The existing tarmac will be maintained to provide access to for a car parking area.

Means of escape:

Safe means of escape has been incorporated in accordance with Approved document M of the building regulations.

Signage:

It is proposed that the existing signage will be retained and re used. It will not be illuminated.

Flood risk:

In reviewing the Environmental Agency flood maps, they have confirmed that the flood risk assessment for the brook is deemed a high and low risk.

During the time that Kelsa Truck Products Ltd has been on site no flooding has occurred on site.

It should also be noted that the brook is in a cutting and approx. 1.5m below the ground level on the new development.

This allows for a substantial amount of any flood waters to be retained behind in the cutting prior to the waters to enter the culvert under the service yard of the property.

Therefore the cutting will provide Kelsa with a safe flood defence but has no control of the inlet to the brook, which is owned by others.

Works around the brook:

Kelsa confirm that no soil will be taken off site and that the works undertaken is to provide clear and unrestricted access for all members to all parts of the development

Kelsa confirmed that there will be no hard surface paths installed around the development, and that the new areas of banking will be sown with grass and wild flowers seeds in accordance with the bio diversity and the recommendations of the Environmental Agency flora and fauna inspector.

Heritage Statement:

The proposed new development is located in the Town End Conservation Area, Chapel en le Firth adjacent to the A6 bypass.

The site is accessed via Bowden Lane but has bollards adjacent to the mill which forms part of the property owned by Kelsa. This allows the residential area to be separate and have no vehicular access for heavy vehicles to the site except via the main road access off the A6.

The site is adjacent to a housing area which consist of Edwardian Brick terrace houses and post war rendered semi and detached properties.

The site has no listed buildings on site but has a brick and stone wall and slate roof mill opposite the development is noted as being of local interest.

Adjoining this mill is a lean too which has a stone and timber wall construction with a steel sheet roof over.

The impact of the building to the surrounding area will not be effected since the new building will be set min. 1.0m below the existing ground level.

The new building is set approx. 50m away from existing residential properties and the existing landscaping / orchard will be remain unaffected.

COSHH/ HSE issues

No extra issues than already covered in Kelsa current health and safety policy which is annually reviewed

Refuse

There would be no additional waste to what is currently for general / local council refuse collection.

Transport

Kelsa uses company trucks for delivery of its products to specialist retailers and for transporting manufactured goods to companies for installation to private companies. All access is via the A6 Bypass

Deliveries

Kelsa employs rigid vans and lorries and articulated lorries and has approximately two deliveries of materials per week. Kelsa maintain 2 no. fork lift trucks which are leased with full maintenance support.

Reasons for expansion

The business is growing creating the need for investment in both equipment and infrastructure and as the business continues to grow further new jobs will be created. The infrastructure of the business requires investment for both improved facilities and to position the company in readiness for growth planned and won.

DRAWING REGISTER

PROJECT REF: M 1714

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| 1 | LOCATION PLAN & SITE PLAN |
| 2 | SITE PLAN EXTERNAL WORKS |
| 3 | UNIT PLAN |
| 4 | ELEVATIONS SHEET 1 |
| 5 | ELEVATIONS SHEET 2 |
| 6 | SECTION THRO UNIT |