

STREET CRANE – DESIGN AND ACCESS STATEMENT

THE APPLICANT : –

STREET CRANE Co Ltd, TOWNEND WORKS, SHEFFIELD RD, CHAPEL-EN-LE-FRITH, HIGH PEAK, SK23 0PH

THE PROPOSAL :-

THE RE-DEVELOPMENT OF CHALLONERS BUILDING / SITE AT CHAPEL-EN-LE-FRITH – (see revised location plan herewith marked addendum 1)

REASON AND SCOPE OF PROPOSED RE-DEVELOPMENT :-

Reason

The Street Crane international manufacturing business in Chapel-En-Le-Frith continues to develop and grow with crane and component size ever increasing – Streets strategy, is to increase their Townend Works capacity and as far as it is possible, to do this by more and more in-house, on- site manufacturing at Chapel. This continuing strategy provides Street not only with more cost and production controls as demanded by the business, but more in- house manufacturing provides better quality control, with an increased labour force. Street Crane are a substantial local employer, have a great tradition in Chapel and continue by proposals such as this, to offer more quality manufacturing and technical jobs to this area of The High Peak.

Street Cranes Townend Works site area is extremely limited – (see marked up plan attached noted as addendum 2)

The existing 19th century Challoners building, situated adjacent to Sheffield Rd on the site, is not fit for purpose, nor suited to Street Cranes current manufacturing needs. The structure of the existing building is not suited to housing an overhead crane of the capacity and span needed by Street Crane

After due assessment and consideration, it was felt that the only way to make use of that seen as the wasted site area occupied by the current building, was to re-develop it and unlock its manufacturing potential. By generally keeping to a similar scale of building to that of the existing, and by using appropriate materials (as approved and used for the recently constructed Hoist Works Building off Frith Knoll Rd) it was considered that such a development was appropriate and in keeping with the immediate environment, in what is obviously an industrial area, and be in accord with local planning policy. It is believed that the development would be neutral in terms of Social Impact, but would have a positive economic contribution to the locality, both offering additional jobs and securing others within the business

Scope

Demolish the existing Challoners Building and replace it with a new purpose built manufacturing unit, with integral overhead craneage, suited to the current and future needs of this growing manufacturing business.

It is proposed that the new building would generally occupy the same site as the existing, however any new structure would be set back slightly from Sheffield Rd. This change of position being adopted, in order to resolve a current “line of sight issue” caused to traffic using Sheffield Rd.

DESIGN:-

Building Use

For the engineering manufacture of overhead crane components, enhancing Street Cranes capacity and main area of business

Amount of space

The proposed development is limited by the area to be freed up by demolition of the existing building, other buildings and service areas within Street Cranes Townsend site (see marked up plan attached). Notwithstanding the limitations of the site, in their proposal Street Crane have consciously made a positional change to the building, with a view to improving driver safety on Sheffield Rd (see layout para below)

Layout

The main manufacturing space is similar in size, in plan, to the building it replaces – the specific site and location is also similar. The opportunity has been taken to slightly move the proposed new structure away from Sheffield Rd, thus improving the “line of sight issue” currently caused to traffic by the existing 19th century buildings proximity to Sheffield Rd

Scale

The height of the proposed structure will be the same as the existing building. The length of the building along Sheffield Rd will be similar to that of the existing. The width of the building will be extended as a part bay on the Street property side of the building. The roof slope will be adjusted on this side of the building to allow construction of a 2nd floor area within this secondary bay section. This part of the proposal is made in order to provide sufficient new space to replace temporary portacabin units, currently in use and sited adjacent to the North of the existing 19c building.

Landscaping

There are some trees and shrubs to 2 sides of the proposed site, on the East and partially to the North. Both areas are considerably sloping and run up to Street Cranes employee car park, accessed off Frith Knoll Rd. This area is poor in nature, somewhat untended and overgrown. Opportunity will be taken within the proposed scheme to enhance the landscaping immediately adjacent to the new build with new walls, paving, fencing / hedging and replacement planting should such prove, or be felt to be necessary.

Appearance

From the public spaces, Sheffield Rd and associated pavements, the proposed new build will be in scale with the building plot to be freed up by the proposed demolition. The length of building adjacent to Sheffield Rd (South side)will be similar to the existing building. The height of the building will be the same as existing. The West Elevation, seen when travelling up Sheffield Rd, will be similar on the Rd side to the existing, although a changed roof slope will be evident on the factory side of the West gable associated with the additional 2 storey part bay referred to above. The North elevation is unseen by the public, the East elevation is very limited in terms of what can be viewed by the public.

The proposed development is a small part of a much larger industrial manufacturing complex owned by Street Crane. With the exception of the offices which front onto Sheffield Rd and of themselves are of little architectural note, the series of buildings on site are of various ages and are of an industrial type, i.e. steel structures with industrial roofing and side wall cladding. It is proposed that the new building would again be of an industrial nature to fit in with the site and its surroundings. Current materials being proposed follow those recently approved and used on Street Cranes New Hoist Works Building, situated on the upper area of the site and accessed off Frith Knoll Rd. Construction being, Steel portal frame, composite / insulated cladding to roof and walls, twin skin rooflights, insulated roller shutter and pedestrian doors. The current Application being made is for Outline Planning Permission, should this be granted, the proposal will obviously be further developed with a view to subsequent final approval and obvious compliance with Building and other appropriate Regulations.

ACCESS :-

Transport Links

Remain the same as already enjoyed by Street Crane, their contractors, their suppliers, their staff and visitors

Vehicular Access

As the proposal made, is for a replacement building, generally in the same location to that of the existing, the access and egress routes for all vehicles at this side of the site remain as existing, and are

shown on the attached drawing 17009-1001A, see site plan - showing proposed new building and existing vehicular access – (marked up as addendum 3).

Pedestrian Access (including that for the Disabled)

As above, as a replacement building, access routes generally remain unchanged. There are marked routes already in place around the service yard with Zebra crossing routes crossing the yard. Routes will not need to change, although there will be an extension to the pedestrian route to the pedestrian door serving the part extended bay and sited on the part East elevation. Disabled access to the building will be provided and be incorporated into any future detailed plans