

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 CONSTRUCTION OF A NEW DEDICATED / BESPOKE PAINT BAY FACILITY AT CHAPEL-EN-LE-FRITH : –
(see location plan herewith)

REASON FOR THE PROPOSED NEW PAINT BAY DEVELOPMENT :-

Background

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 greater job security and hopefully more quality manufacturing and technical jobs to this area of The High Peak.

Reason

Currently Street Crane use part of their fabrication / assembly bays at Chapel for painting their crane beams and other assemblies (outside the normal hours of their main manufacturing shifts / work periods). This practice is not ideal and limits Streets manufacturing flexibility.

There are other Health and Safety considerations involved in this current way of working and it is felt that a separate bespoke facility is desirable, in order to provide a better working environment for both the fabricators, assembly personnel and that of Streets in house painters.

It is crucial that Street Crane keep ahead of the changing environments associated with and affecting their business. With Health and Safety considerations at the forefront of their operations, it is critical that Street look to and plan for the future. Implementation of such plans, in a timely manner, being critical, in order to keep abreast of any possible future changes to Legislation that might adversely affect their means of production.

It is felt that separating Streets painting work from their mainstream manufacturing activities, and locating such in a separate / bespoke environment is an appropriate step the business should take.

It is important that this new facility is on-site at Chapel and remains fully integrated into Streets Townend Operations for many reasons :- Commercial, Quality considerations and importantly in following Street Cranes long established policy – in order to protect good quality jobs at Chapel.

Furthermore the freeing up of space within Streets manufacturing bays will provide the potential for more output and growth within Streets core business, which hopefully will not only secure jobs but create more skilled employment opportunities within the High Peak.

Whilst Street Cranes Townend Works site area is limited – it is felt that with some careful engineering work, it is possible to fit a new paint bay facility in, and site it in the most suitable location immediately adjacent to the crane fabrication and assembly bay. Fabrications and crane beams will be able to be moved within the site under Streets control – this would avoid any possible future additional traffic issues (if without such a facility and legislation was to change) all items to be painted would need to go offsite and then be returned for final assembly, electrics, pre- commissioning checks etc

After due consideration, Street Cranes board of directors have concluded that such a facility should be sought to be developed at Townend Work, Chapel-En-Le-Frith and that such permissions as would be necessary should be sought immediately. It was considered that such a development would be appropriate and in keeping with the immediate environment, in the midst of 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 in securing jobs and freeing up such manufacturing space as to create other future job opportunities within the business.

Scope

Build a New bespoke state of the art paint bay connected to Streets assembly areas. Sufficient space to be created by excavation work to the sloping bank area between Street Cranes existing lower site and that of their recently constructed Hoist Works off Frith Knoll Rd. Retaining wall construction will be employed to deal with the excavated ground. Overhead crane facilities will serve the building along with plant and other extraction eqp't needed for the bespoke paint bay operation and its future use. Access route from Streets upper carpark down to the main site will need to be modified. The existing route which generally runs in a Northerly direction will subsequently be routed South to avoid the new paint bay area. The changes needing to be made to this route will be such as to meet all appropriate regs / standards, will generally follow the same type of construction as that currently used and will have no impact on the users nor any significant visual impact on local members of the public. The proposed new paint bay will be constructed to be in keeping with the existing buildings on site. Materials to be used will be industrial in nature and will be similar to that which already exist on site in order to create harmony with the existing and adjacent structures. Materials used will be such as to create a building

compliant with building regs and current legislation. The location of the building is well within the midst of Streets Townend works site will cause negligible visual intrusion to local members of the public. Site access / egress will not be affected in anyway – Numbers of vehicle movements will not be affected, should the scheme be approved

DESIGN:-

Building Use

A new bespoke facility for the painting of fabricated crane beams and other related components.

Amount of space

The width of the proposed development is limited by the adjacent embankment which it will be cut into, the length of the bay being to suit the length of crane beams generally being made. The general appearance size and scale will be in keeping with the current site buildings. The approximate size of the bay proposed is 9m wide x 45m long.

Layout

A single bay to be constructed – large roller shutter door facility to the front, other pedestrian doors to rear and to factory side. The bay will be accessed from Streets existing service yard.

Scale

The height of the proposed structure will be slightly less than the existing fabrication and assembly bay. The building appearance and scale will be in keeping with the existing development. The building will not be seen (causing no visual intrusion) from the North the East nor the West. The Southern gable will be able to be seen from the South, but being set back 40m or so from Sheffield Roads footpath and being located to the side of the existing building complex, will have negligible visual affect on the local population.

Landscaping

There are some minor trees / shrubs to the embankment area to be excavated to facilitate this additional bay. The loss in accommodating the building is not of any real significance. The development will have little / no visual impact as far as the general public are concerned, as the site is only visible from the South (Sheffield Rd). Whilst the front gable of the building will be seen (some 40m set back within Streets premises) the affected embankment work will in real terms have little visual impact / affect as may be viewed by third parties. When complete any local embankment areas which have been affected and suffered any loss of planting, will receive due attention :- the embankment areas will be

made good and an appropriate amount of surface treatment and sapling planting (to match existing) will take place.

Appearance

From the public spaces, Sheffield Rd and associated pavements, the proposed new build will be in scale with the other buildings on Street Cranes demize. The length of building will be approximately ½ the length of the adjacent manufacturing facility. It will form an integral part of the overall lower site facility, sitting to the East of the existing buildings and as such will not be seen from the West . It won't be visible from the East as it sits at the lower site level and will substantially be below the embankment to its East. To the North no one will be affected. Whilst the gable end of the bay will be visible obliquely from the South (Sheffield Rd) in real terms with the new bay sitting some 40m into Street Cranes plot, the visual intrusion will be negligible.

ACCESS :-

Transport Links

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

Vehicular Access

This is both to and from Sheffield Rd and will remain unaffected by our proposal.

Pedestrian Access (including that for the Disabled)

As above, that enjoyed from the lower site will remain unchanged. The pedestrian route to and from the upper car park and hoist works site will be maintained in the same manner as existing, though the route will be modified to avoid the new bay and will generally traverse the embankment in a southerly direction into the Service Yard as opposed to the Northerly descent which currently exists