

A.J.S ARCHITECTURE



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GISBOURNE WORKS

PROPOSED COVERED UNIT TO EXISTING CONCRETE RETAINED AREA

RAILWAY EMBANKMENT STATEMENT

The proposed works relate to a steel portal frame to form an enclosed unit to the existing retained concrete basin at the end of the Gisbourne Works in Whaley Bridge.

The works are intentionally designed so as to retain the existing retained areas either side with the steel portal frame bolted to the concrete base within the existing defined structure as is indicated in the photos. The point of this is so as to recognize the fact that the nearest part of the existing structure is within 3m of the railway boundary (not the railway) and not go beyond it. The existing retained basin is there so as not to disrupt the existing site and the boundary beyond and ultimately the portal frame will have no impact on this situation other than to improve it. The portal frame sitting within that existing boundary, bolted to an existing concrete base and allowing for making good of that wall thereto. It should also be noted that the front part of the proposed scheme is 3m away from the boundary and it is only the rear element that isn't, but as the existing retained wall thereto is already within the 3m it would seem somewhat nonsensical to not follow that line with the frame as it sits within the basin.

As the frame is within an existing retained basin and the top part of that are a good width within the yard boundary, all works can be safely undertaken within the yard without needing to work on the railway embankment so as to not impact the ownership thereto and maintain the safety of all workers.

In the last few years a new row of units has been constructed within the yard and planning permission has been granted for same. The rear line of these carries the same line as this proposal.

As you carry on through the Gisbourne Works every single unit sits closer to the railway boundary, indeed towards the lower part of the site, the rear part of the original units sit on the boundary. Whilst this is not in anyway used as a precedent argument it goes to illustrate that the unit that forms the application has deliberately been considered to take into account the boundary by sitting within a retained basin and not pushing closer to the boundary, whereas the rest of the site has done so in the past and every single unit thereto sits as an existing structure in greater proximity to the ownership boundary within the same site.



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