

PLANNING SUPPORTING STATEMENT

In Respect of

Project 4223

Demolition of Existing Offices

And

Provision of New Single Storey Office

(Modified Design)

At

Hazlehead, Crow Edge S36 4HH

for

Flouch Engineering Company Ltd

March 2018

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1. INTRODUCTION

- 1.1 Flouch Engineering Company Ltd ,the applicant, is a long established manufacturer of refractory anchors and stainless steel fixings, This is a full planning application in respect the demolition of its existing offices and the provision of new replacement single storey offices
- 1.2 This application has been brought about by the need to improve the office working environment
- 1.3 The existing offices are of a difficult layout which is now no longer sustainable for the current working procedures

2. THE SITE

- 2.1 The site is situated at the junction with Whams Road and Old Manchester Road near to the Flouch roundabout on the A 628-A616



- 2.2 The workshop manufacturing buildings are parallel to the rear boundary whilst the existing offices are along the Northern Frontage to Old Manchester Rd and the current main access.



- 2.4 The surrounding manufacturing buildings comprise of a part masonry built having metal clad roofs



- 2.5 The existing offices comprise of a number of timber framed and clad buildings with part being masonry all with built up felt roofs having been in existence for the last 80 years



- 2.6 There is a substantial forecourt around the existing offices

3. THE PROPOSAL

- 3.1 The existing offices will be dismantled and carted away.
- 3.2 The new offices will be prefabricated offsite to ensure the minimum disruption the existing business activities.
- 3.3 The new building will be 4.00m wide and 14.50m long and incorporate the following
- Entrance area
 - General office for 2 persons
 - Directors office
 - Small meeting room for 4 persons
 - Kitchen Brew area
 - Unisex toilet
- 3.4 The external material colours are to be as described on the application drawing.
- 3.5 The building will be positioned on the site of the existing offices enabling connection to all the existing services.

4. USE

- 4.1 There will be no change of use or changes to current levels of office staff.

5. AMOUNT

- 5.1 The amount to floor space is dictated by the activities. The existing offices are approx. 40 sq. m whilst the replacement offices are 58 sq. m

6. LAYOUT

- 6.1 The existing services and office position have dictated the position and layout of the new offices.

7. SCALE

- 7.1 The scale is dictated by the layout and is not out of character with the site as a manufacturing unit

8. APPEARANCE

- 8.1 The materials and colours proposed are a continuation of the existing buildings.

9. LANDSCAPING

- 9.1 The existing trees and landscaping are unaffected by this application.

10. ACCESS AND PARKING ARRANGEMENTS

10.1 Access to the building is to be the north entrance form Old Manchester road Cul-de-Sac



10.2 There is ample forecourt area to accommodate safe parking from the highway

11. SURFACE WATER DRAINAGE

11.1 The surface water runoff will remain unchanged from the existing Building and the drainage discharge will be into the existing system.

12. SUMMARY

- This application is for replacement of existing timber framed and part timber clad offices with a new single storey office unit
- The unit will result in an efficient layout more suited to the need of this manufacturing business.
- The buildings and use are long established providing manufacturing jobs in the area.