NORDER
Consulting Engineers and Architects

DESIGN & ACCESS STATEMENT

Workshop Refurbishment & Solvent Tank Farm

At

Croda Europe Ltd, Barnfield Lane, Leek, Staffordshire, ST13 5QJ.

Prepared by:

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1.0 ASSESSMENT

This Design & Access Statement has been prepared on behalf of the applicant, Croda Europe Ltd of Leek, Staffordshire, ST13 5QJ, in support of a planning application to refurbish an existing workshop and install new external solvent vessels to the rear.

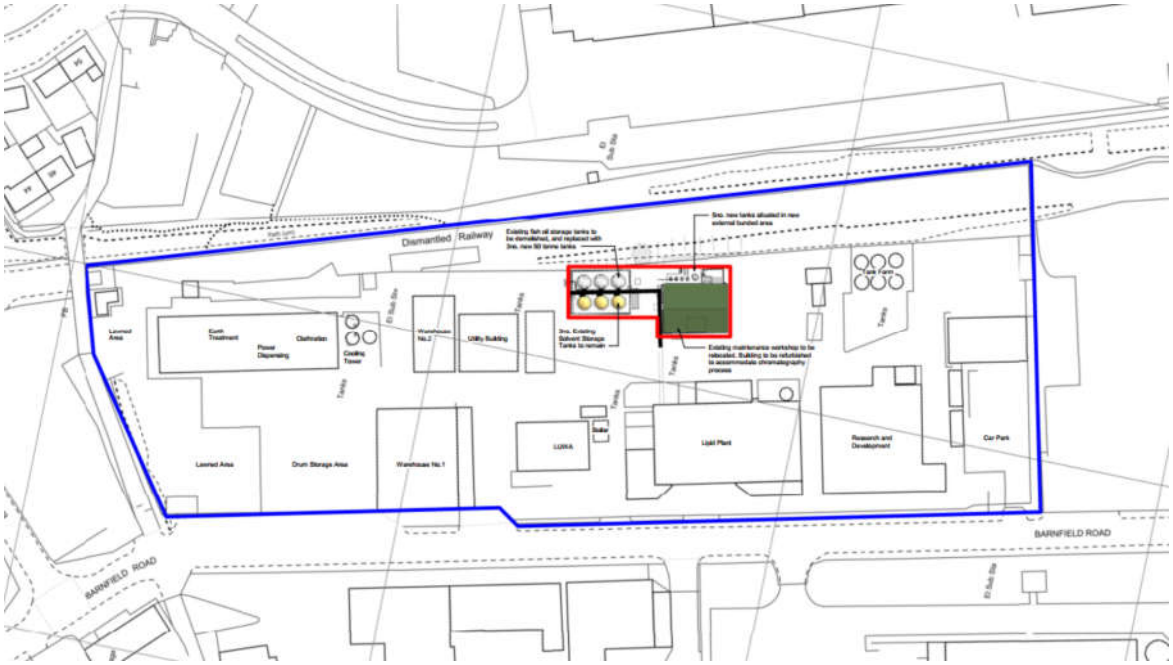
This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered 8602- 1001, 1601, 1602, 4501, 4510, 4515, 5501, 5502, 9001, and Site Location Plan.

This is a well-established site which is located approximately 1 km from the centre of Leek with an approximate total area of 2 hectares. The site uses cutting edge technology to produce products that meet Active Pharmaceutical Ingredient standards and comprises several brick buildings with cladding to roof and walls at high level.

The proposed site is considered to be the immediate area shown within the red boundary containing the workshop and the two associated tank bunds. Please refer to Site Block Plan (1001).

At the time of writing this statement, site clearance works and some of the internal works had commenced.

2.0 DEVELOPMENT DESCRIPTION



Proposed Site Block Plan Extract

This application seeks Full Planning Permission to refurbish the existing workshop building to accommodate new equipment and processes. As part of this refurbishment three vessels in the existing tank bund will be replaced, and a new tank bund with smaller vessels will be constructed to the rear of the existing building. The area of the proposed works is highlighted in red on the Site Block Plan Extract.

3.0 USE

The building will be used for the processing and finishing of Lipid's to enhance the output and quality from the existing Croda Europe Leek facility. This will encapsulate a process and solvent stripping with collection of the product via a fractional photosynthesis technique.

The building is being improved in keeping with its original design, with an improved roof, flooring and drainage system connected to an upgraded external drain.

The process is relatively noise free and existing control of odours from chemicals will be replicated.

Site operations will remain as existing, with Goods in and out of the site operating between the hours of 0800 and 1600 Monday to Friday and Process activities being 24 hours.

Given that this is an established site within a non-residential area, it is considered that the proposed usage for this development will integrate into the site without detrimental effect to the surroundings.

4.0 AMOUNT

The existing building has a ground footprint of approx. 230m^2 with a mezzanine level having an additional 70m^2. Though most of the timber framed mezzanine floor will be replaced with a stronger steel construction, the overall floor area will remain the same.

The existing bund has an approximate area of 180m^2, and this will not change. The new bund adjacent to the building will have an approximate area of 38m^2.

5.0 SCALE

There will be no change to the scale of the existing building.

Within the existing bund, to the North of the building, 3no. new tanks will replace the existing 3no. fish oil storage tanks. The replacement tanks will have a height of approximately 8.1m, with a 3.5m diameter. Although these tanks are larger than the 3no. fish oil tanks that they are replacing, they are smaller than the 3no. adjacent solvent storage vessels that will be retained within the bunded area.

The new bunded area, which is located to the rear of the building, will contain 5no. new tanks. 4no. of the new tanks have a height of 2.5m, and a 0.9m diameter, and 1no. tank has a height of 3.4m with a diameter of 1.8m. The height of these tanks will not exceed the eaves level of the existing building, which is approximately 5.1m.

6.0 LANDSCAPING

These is to be no change to the existing landscaping.

7.0 APPEARANCE

There is to be no change to the materials of the walls and roof of the existing building. The old timber windows and doors are in poor repair and need to be replaced. The proposed materials for the

replacement windows and doors are uPVC and Steel respectively. Colour: Juniper green to match adjacent cladding. Where windows are to be infilled, the material is brickwork to match the existing. The new tanks will be steel, to match adjacent plant and equipment on site.

Therefore, it is considered that the proposal will blend well with the site context.

8.0 ACCESS

There will be no changes to the current access strategy for the overall site.