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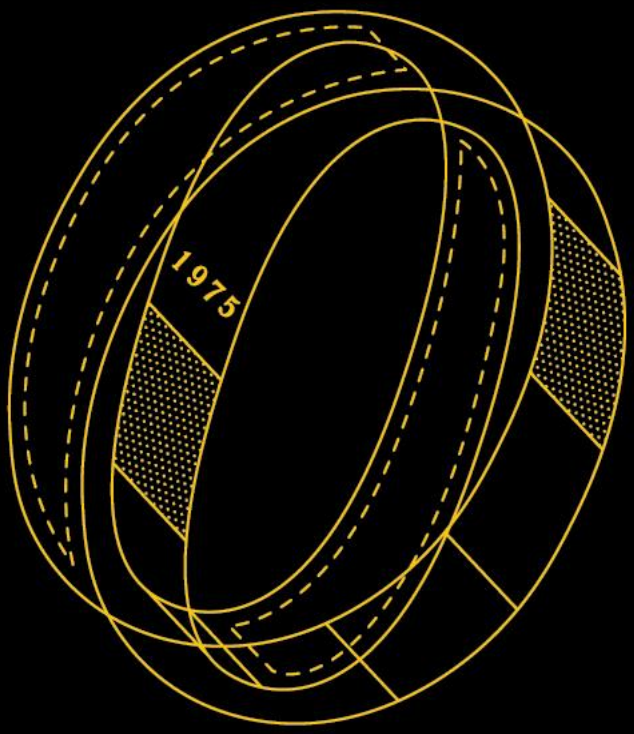
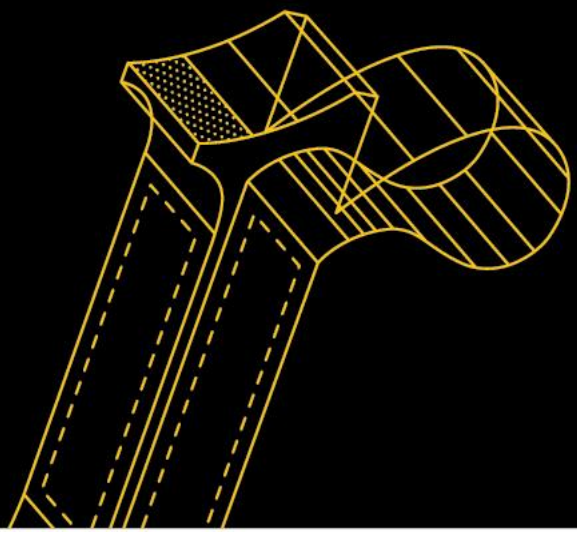
Client:	Croda Europe Ltd.
Project Title:	PF3 Process Facility/Plant Building
Document Title:	Design and Access Statement
Document No.:	8655-NDA-ZZ-XX-RP-A-8302





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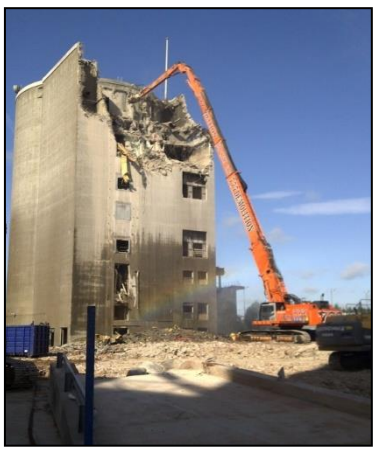


1 Assessment

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 for a new four-storey building.

The new Croda plant building is the response of the company to the latest government directives concerning the production of specialist products and components that Croda is able to supply, to which this new facility is vital.

This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered 8655- 1001, 4501, 4510, 4511, 4512, 4513, 4601, 5501, 5502, 5503, 6001, 6002, 9002, 9301 and Site Location Plan.

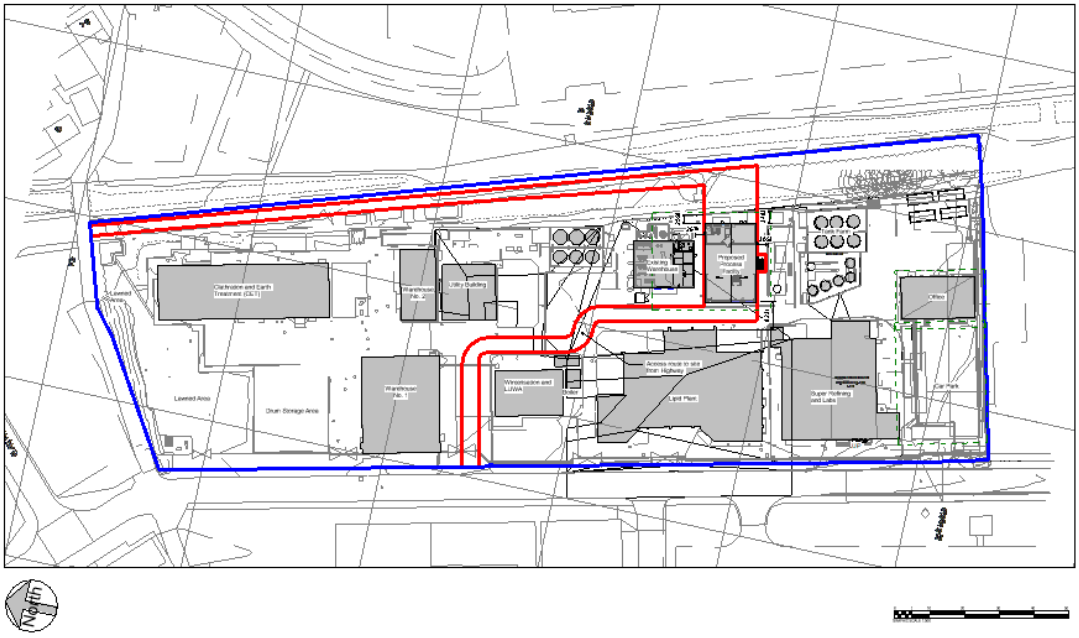
This is a well-established site located approximately 1 km from the centre of Leek with an approximate total area of 2no hectares. The site uses cutting edge technology to produce products that meet Active Pharmaceutical Ingredient standards and comprises several brick buildings with cladding to roof and walls at a high level.

The proposed site is considered to be the immediate area shown within the red boundary containing the proposed PF3 Facility/Plant Building, including the access route to the site from the highway. Please refer to Site Block Plan (1001).

2 Development Description

This application seeks Full Planning Permission for a new four-story building, forming part of the site's Phase-3 works. The proposed building will be utilised for processing/ manufacturing. It will include a plant room and ancillary areas such as offices and WC'S and the necessary rooms to operate the building, such as a control room and a switch room.

The area of the proposed works is sited behind some of the existing buildings on-site and is highlighted in red on the Site Block Plan Extract. There is a service road under construction on the site, running along with the rear side boundary that will be used to supply materials an site. See below.



Proposed Site Block Plan Extract

3 Use

The building will be used for the synthesis and finishing of Lipid's to supplement the existing range and processes already carried out at Croda Europe Leek facility. This building will encapsulate a number of proprietary chemical synthesis and purification methods, with the ability to modify the equipment inside to meet current and future demands for Lipid components. The process is relatively noise-free, and control of odours will be managed in line with abatement controls identified within the sites current environmental permit.

Site operations will remain as existing, with Goods in and out of the site operating between the hours of 08:00h and 16:00h Monday to Friday; and Process activities being 24 hours. The operation of the building will not have a big impact on the provision of parking spaces. It will require between three to five operatives, whose parking spaces will be accommodated to the south of the building near to the Office building. The client is preparing a new planning application for the extension of the office building and the addition of more parking spaces.

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 on the surroundings.

4 Amount

The footprint of the proposed PF3 building will measure approximately 22m x 15.2m, occupying a ground floor footprint area of approximately 335m^2. The building is located in an existing area of hard surfacing.

5 Scale

The height of the proposed PF3 building is approximately 16.6m to eaves, with a roof pitch of 5-degrees. The scale of the proposed building is, on plan and in elevation, determined by the buildings ability to operate safely and provide accommodation that is fit-for-purpose for Croda's needs. The proposal contains steel frame PODs on each floor that will be craned to the required floor level and manoeuvred into place on 'skids'. The proposal also allows for lifting smaller pieces of kit, such as vessels or fan units/motors, and the associated lifting clearance zones.

The existing Lipid Plant building is located to the west of the proposed PF3 building, and its eaves level is approximately 13.5m, and the Lipid Stack, which is also located to the west of the proposed PF3 Building, has an overall height of approximately 15.5m.
To the south, there is a Tank Farm with vessels of approximately 15m high. To the east, the building is surrounded by a tree belt which provides an additional level of screening. No residential developments are allocated in close proximity to the site.

It is unlikely that the building will be highly visible from Barnfield Road. Therefore, it is considered that the scale of the proposed development will blend in with the existing buildings and surroundings.

6 Landscaping

There is to be no change to the existing landscaping.

7 Appearance

The proposed building is of forms, construction, and materials finish appropriate to type and context, consistent with the general nature of the site, being of an industrial appearance.

The building envelope is largely insulated metal system cladding, with a profile to match the existing adjacent building. Colour: Juniper Green to match existing. The material for the proposed windows and doors is steel. Colour: Juniper green to match adjacent cladding. The pitched roof will be composite cladding type, colour Juniper Green, to match the adjacent existing building. All chosen materials will be to match/complement existing.

As the proposed building height, materials and design will reflect the appearance and use of the existing buildings on-site, it is considered that the proposals will integrate into the local context without detrimental effect to the surroundings.

8 Access

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

9 Previous Applications/Advice

A pre-Application response was received on the 18th of June, 2021 (PAD/2021/0032 – Proposed New Building) by Berry Ailsa, Planning Officer.

Due to unavoidable construction and operational constraints, the height of the building has been increased by 2.1 meters. It is understood that having the eaves at 16.5m is in line with the surrounding buildings and tank farm. At this stage, it is expected to have some minor mechanical equipment added to the rear side and to the top of the roof. However, none of the above will be detrimental to the image of the building or the overall aspect of the site.