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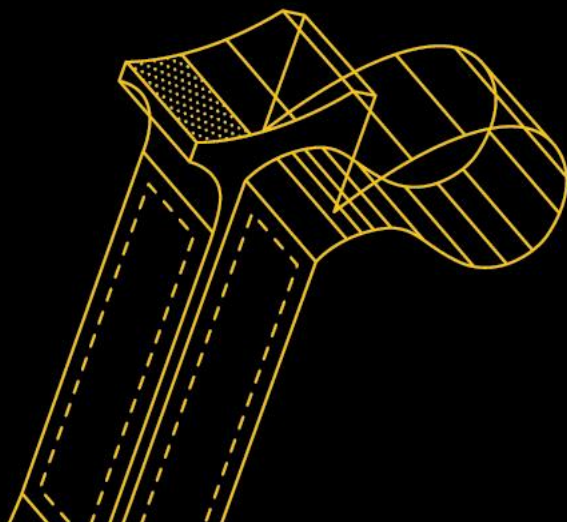
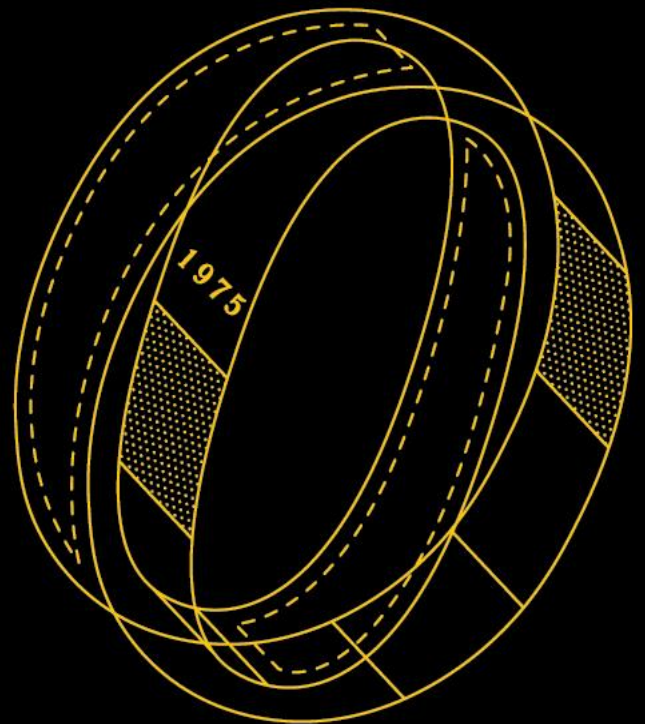
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Client: Heineken

Project Title: Heineken Manchester, New Gantry

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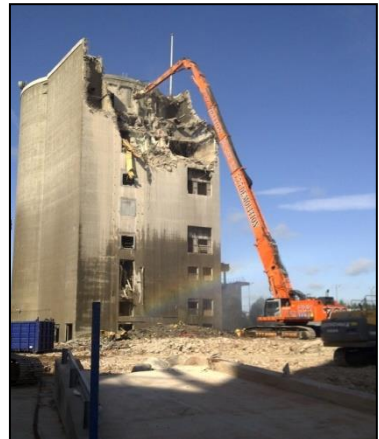
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1 Assessment

This Design & Access Statement has been prepared on behalf of the applicant, Heineken, Manchester, in support of a planning application for a proposed Gantry on the existing Brewhouse roof and the retention of a roof platform, already installed.

This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered 8987- 1000, 1001, 1002, 4500, 4501, 5500, 5501, 5502, 5503, 9000 and 9001

The site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenhays Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 39600 and lies within the jurisdiction of Manchester City Council.

The proposal site area is considered to be the immediate area shown within the solid red boundary containing the proposed gantry and platform which amounts to an area of 200 sq.m. The access route from where the crane is due to be sited to install the gantry and the adopted highway amounts to 775 sq.m, this area is defined by a dashed red line on the Site Location Plan. The surrounding area is all part of the overall Heineken Manchester Brewery and the Brewery site area is outlined in blue. Please refer to Site Location Plan (1000).

The site has been used for Brewing and Packaging over a long period of time and has been subject to progressive extensions over this period.

The surrounding area comprises urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- North: Greenhays Lane bounds the Brewery site immediately to the north with residential properties north of the road.
- East: East of the Brewery site are residential properties, two schools, a Council Depot and a Police Station.

- South: Moss Lane East bounds the Brewery site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.
- West: Immediately to the west of the Brewery site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential areas.

The development proposal is located close to the main Brewhouse near the boundary with Princess Road and Moss Lane East.

2 Development Description

This application seeks Full Planning Permission for a gantry structure to support lifting beams on the existing Brewhouse roof. An open mesh platform has already been installed beneath the proposed gantry structure raised off the roof to a sufficient level to access the existing vapour recovery manifolds. This application also seeks consent for the retention of this platform.

The area of the proposed works is sited to the south west corner of the brewery site, on the existing Brewhouse roof. Indicated in the aerial view below:

Proposed location
for the gantry



Aerial View of the Site

3 Use

The gantry will be used to carry runway beams to enable safe lifting and lowering of valves, from the existing vapour recovery system, for the purposes of maintenance, either planned or breakdown. The existing vapour recovery system recovers what would otherwise be waste heat from the Wort Kettles within the brewhouse and uses the recovered energy to pre-heat liquor (water), used in the brewing process which is part of the Heineken initiative to reduce emissions which contribute to climate change. The already installed raised roof platform was installed to facilitate access/maintenance to the existing vapour recovery manifold situated between the existing wort kettle stacks.

Site operations will remain as existing and the proposal will not affect air quality or contribute to noise levels.

Given that this is an established site, 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 gantry will measure approximately 14 x 16m, occupying a footprint area of approximately 224m². The gantry is located on the existing Brewhouse roof area .

5 Scale

The height of the proposed gantry is approximately 6.4m above the existing parapet. The scale of the proposed gantry is, on plan and in elevation, determined by the buildings ability to operate safely and provide accommodation that is fit-for-purpose for Heineken's needs. The roof platform is set approximately 1.4m above the existing Brewhouse roof ridge level.

6 Landscaping

There is to be no change to the existing landscaping.

7 Appearance

The proposed gantry and associated platform 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 gantry will be constructed from steel with a galvanised finish.

8 Access

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