

DESIGN & ACCESS STATEMENT

For the retrospective planning application at:

*SERIOUS STAGES,
TOR HILL CONCRETE WORKS,
WELLS,
BA5 3NT*

Prepared for:

Mr L Culliford

1.Introduction

The Tor Hill site has been used as a quarry and concrete works for pre-cast ways and other pre-cast items by Acheson & Glover until November 2009, with the offices in use until March 2010. From May 2010 to present the site has been used for the storage and distribution of staging equipment for events.

The approach to the site is off the A371 and the B3139 which runs from the Wells by-pass to Wells town centre. Only the entrance to the site is visible from the road, the main yard and working areas are shielded from view by the outlining trees, shrubs and bund which we are seeking planning for. This also applies to the footpath through the nearby Tor Woods.

The entrance to the site is directly off the B3139. The entrance is approximately 4 – 5m wide and leads up a slight incline to the main steel mesh gates which are securely locked. There is high stone-faced banks on either side of the entrance road. This is perfectly suited for commercial truck access as well as cars.

Once through the gates the concrete road continues to an open concrete yard. This yard covers approx. 2 acres. Within the yard there were a range of redundant old buildings and machinery from the time the yard was used as a cement formwork factory. When we took over the site in May 2010, we were originally only able to access and use approximately one acre of the yard which was on more than one level and accessed via ramps.



Site Boundary at Tor Hill Concrete Works as shown within blue line

2. Justification & Design Concept

The proposal seeks to have retrospective planning for the bund on the recycling centre site as well as the installation of 1.8m high palisade fencing to aid security. Previously used for concrete spoil and light industrial storage before the land was purchased, the site has now been cleared for weeds and overgrown foliage to make way for a recycling centre and storage of light industrial material. The bund is a product of the action to clear the site and provides a barrier to the site and its contents.

As you can see from the images below, the site currently has temporary fencing panels running alongside the site boundary. However, the fencing has recently been bundled over by intruders, resulting in an increased risk of health and safety issues. The client would now like to introduce permanent fencing to aid the security of the site, he has 1.8m high green palisade fencing that he wants to install in accordance with drawing **H6695 101A**.

Appearance

The bund is predominantly constructed from homogenous earth (see drawings) with a gravel coating (see site appraisal photography). The bund is approximately 2.6m high and 6m wide and encircles most but not all of the recycling centre site (see plan drawings)



View from the access road showing the south of the 'Recycling Centre' site and the beginning of the bund



View B showing a similar view to view A but from the top of the bund and showing how it lines the edge of the site



View C looking along the bund bordering the edge of site towards the entrance access road



View D looking from just beyond the access road from ground level on the edge of the recycling centre site

Images of the bund and locational context of the site at Tor Hill Concrete Works

3.Conclusion

The proposed development that has taken place at Tor Hill Works has been carried out to aid the overall security of the site. Maintaining good security within the site is a major factor, due to the amount of machinery and heavy equipment being stored within the site premises. Therefore, this is why the client has installed the palisade fencing (as shown on accompanied drawing H6695 101A). to ensure no trespassers are able to gain access.