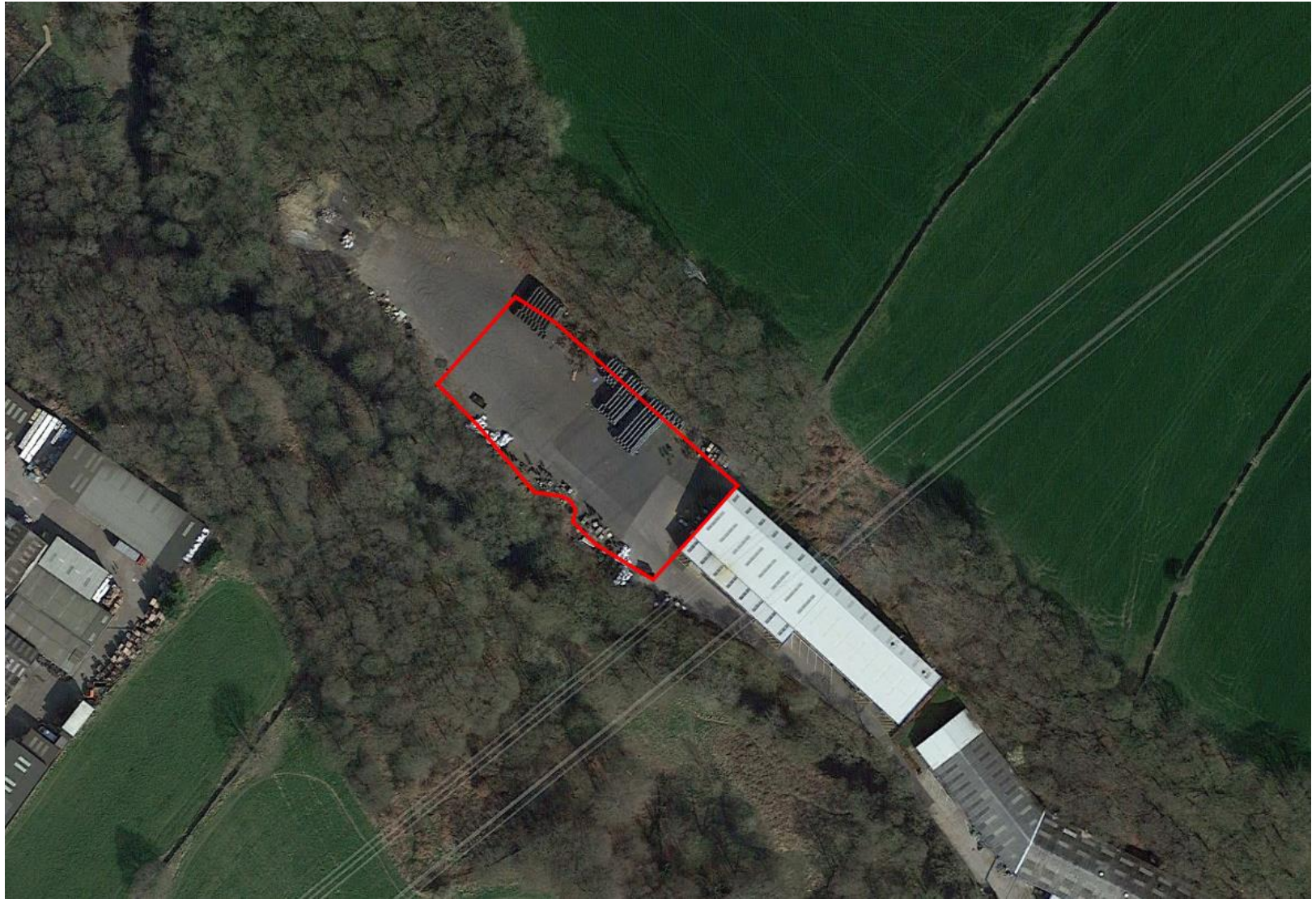




New Storage Building



PROGRESSIVE

D.R. Baling Wire Manufacturers Ltd
Design and Access statement, March 2023

Introduction

DR Baling Wire Manufacturers are an expanding company with increasing demand for their products.

They currently produce baling and tying wire, mainly for the refuse and recycling industries. Demand is rising for baling wire made of plastic, as this means that bales can be incinerated without having to remove the annealed baling wire.

In the last year, orders for this product have increased greatly. A new building is therefore required for additional storage space.

The building is to be a quality industrial space to reflect the forward thinking attitude of the company and will be the latest investment in this important industrial site.

History

The site at Oxspring Wire Mills has been in use for industry since the 14th century, since when it has expanded to its current extent.

As the site of the extension has always been kept clear (as shown by maps dating back to 1850), until the laying down of the hard surfacing, it is deemed unlikely that there will be any archaeological finds.



Inside the existing building



Design Process

Physical Assessment – The site for the new extension is an existing yard/levelled area at the end of the Oxspring Wire Mills complex. This is laid out for storage, turning and parking. The new building will be in the line of an existing industrial building which has been extended in the past, and will be constructed of the same materials. There is a large wooded bank behind the site which hides the site from all long distance views.

Economic Assessment – DR Baling need to continue investing in additional storage to maintain and improve their position in the market, and guarantee their future. This building is proposed to enable DR Baling to store materials and ease manufacturing pressure. This is increasingly important due to recent developments in the recycling industry.

Planning Policy – The site is on the edge of an existing industrial enclave within the Green Belt. The pertinent policies therefore restrict development to that which does not affect the openness of the green belt, has very special circumstances, and is sympathetic to the area. The bank behind the building is a biodiversity interest site, which will remain unaffected by the development.



Evaluation and Design

The new industrial building needs to respond to its context in terms of scale and materials and be strongly justified, given its location.

DR Baling are a strong local employer who have invested heavily in this site and wish to protect their investment through continuing development and improvement. The new building will increase the viability of the business and help to protect the business and other jobs on site. DR Baling are proud to be located in Barnsley and want to invest locally.

The site benefits from exceptional qualities which would allow the building to be built without affecting the openness of the Greenbelt. The proposed building is set in a steep wooded valley which screens it from general views of the open countryside. The photographs above, taken from the B6462 Sheffield Road looking North East and from the A629 Oxspring Lane looking South West, confirm this. The extension itself will be built within the area of previous development/adjacent to the car parking so as not harm the local environment in any way.

The rear wall of the original building was located to avoid adversely affecting the existing trees on site, and also to reduce the visual impact of this building. The sectional design of the building also reduces its visual impact to an acceptable level in the green belt. It would therefore be appropriate to provide a new building with the same section and on the same line, as done previously.

Planning History

Planning Permission 2019/0488 was granted in 2019 for an extension to the existing building in the same area as this proposal. The only material difference between this new proposed scheme and the approved scheme is a separation of the proposed building from the existing by 10m



Use

The proposal is to construct a new industrial building in the same style and materials as the existing buildings on site. The building will be used for storage.

This investment will mean that the site will continue to improve and the existing employment on site will be reinforced.

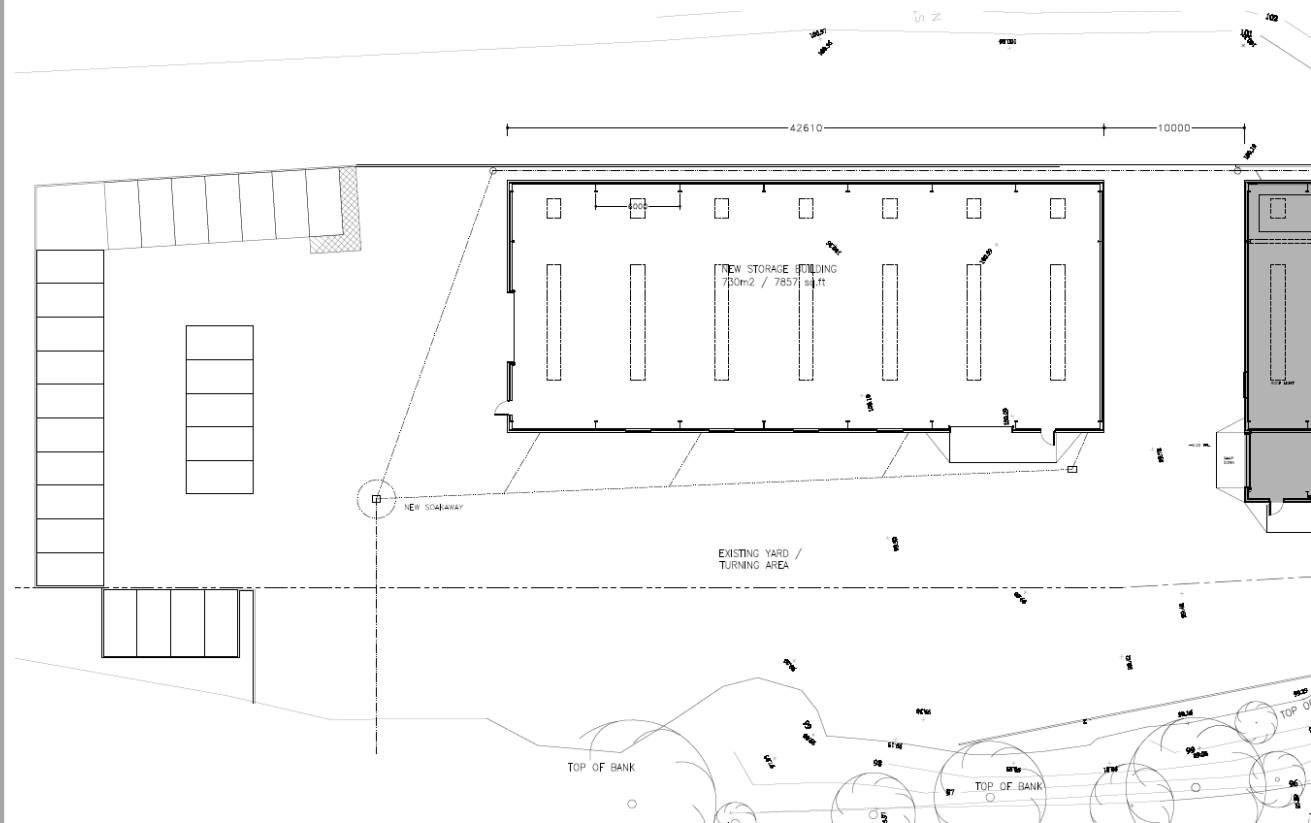
Amount and Parking

The new building will be the same size as the extension building previously approved. It will be the same height and depth as the original building.

It will be built on an existing hardstanding used for storage and parking. A new parking area is proposed at the end of the new building.

Layout

The existing building is located towards the north west end of the industrial site, with a large yard adjacent. The new building will continue the line of the existing building, separated by 10m.



Proposed Site Plan



Scale

The proposed building is the same scale as the existing building, and will therefore have the same qualities. It will not appear large, as it is tucked into its site at the foot of a steep wooded slope 17m high. This slope has the effect of dwarfing the building.

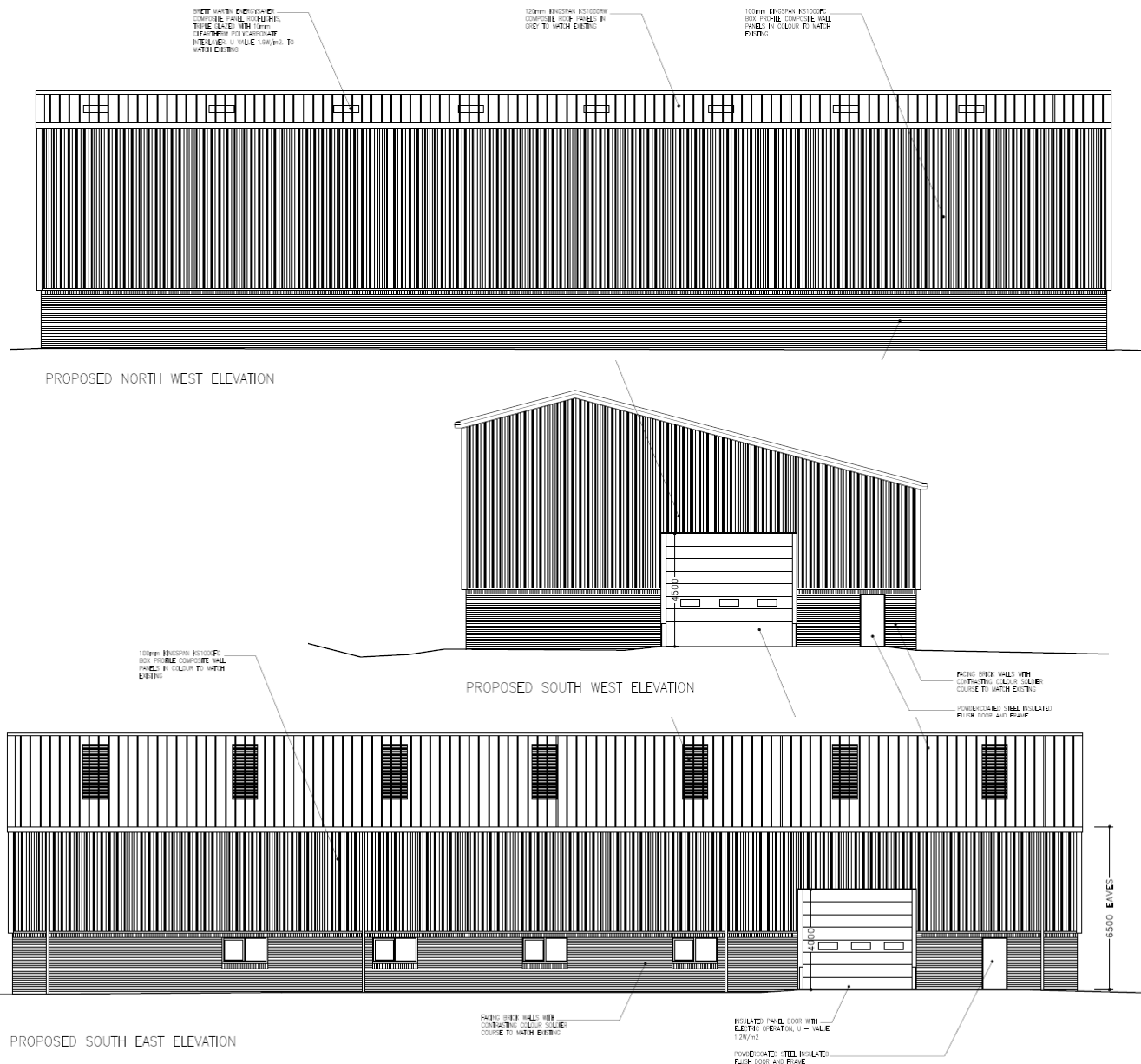
The asymmetric profile, continued from the existing building, will allow the building to sit comfortably into the landscape, with the roof following the form of the landscape.

Landscaping

The client has spent a considerable amount of effort in improving the landscape of the site generally, planting shrubs, hedges and replacement trees and resurfacing some areas. This approach will be continued in the new development, with the yard being landscaped to provide a proper edge to the site.

Trees

The site is surrounded by many mature trees on the bank to the rear. The original building was located to avoid adversely affecting any of the trees, and the proposal will improve on this, as the trees here are further away. We do not believe any trees will be adversely affected.



Drainage and Flood Risk

There will be no foul drainage from the building.

An analysis of flooding potential was carried out. Although the site is adjacent to the River Don, it sits higher than adjacent buildings, with a FFL 4.45m above the water level. The Environment Agency flood map shows the site out of the predicted flood risk area, and the area of the proposed building has never flooded, despite the flooding events elsewhere on site.

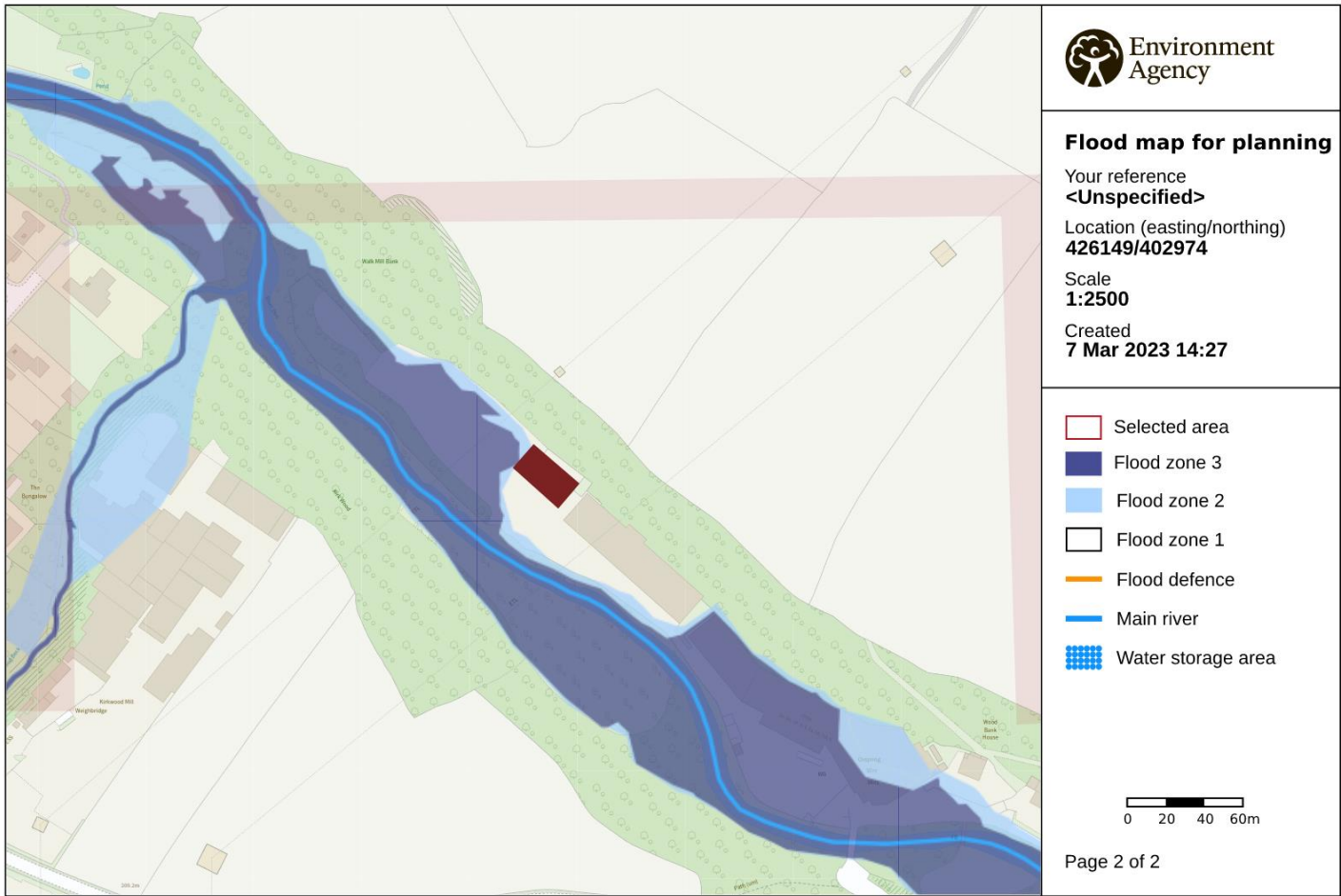
The surface water from the building will be sent to a soakaway, and therefore the flooding risk elsewhere on site will not increase. It is thought that no further comment on flood risk will be required.

Appearance

The building will be clad in a plastisol coated steel profiled cladding over a brickwork base to exactly match the previous development adjacent. Windows will be white plastic framed and the new doors will be metal with powder coated or plastisol coated finishes.

Access

The extension will have level access in accordance with building regulations, and a wheelchair parking bay will be provided within the parking area.



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Extract from Environment Agency Flood Map