



Extension to Existing Industrial Building

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 by 60%. An extension to their existing building is therefore required for additional storage space.

The building is to be a quality industrial space (in addition to the previous extension) 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 underused yard/levelled area at the end of the Oxspring Wire Mills complex. Part of this is laid out for turning and parking, and part is a rough surface previously used for a builders yard and other storage. The extension building will be a further extension to an original industrial building already 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. The existing compound on the site will be removed.

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. This development will create further jobs, and possibly more in future. The new building will increase the viability of the business and help to protect these and the other jobs on site. They 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 extension 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 it not harm the local environment in any way.

The rear wall of the existing 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 extend the building using the same section and on the same line, as done previously.

Use

The proposal is to extend an existing industrial building in the same style and materials as the existing building. The extension will be used for industrial use and storage.

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

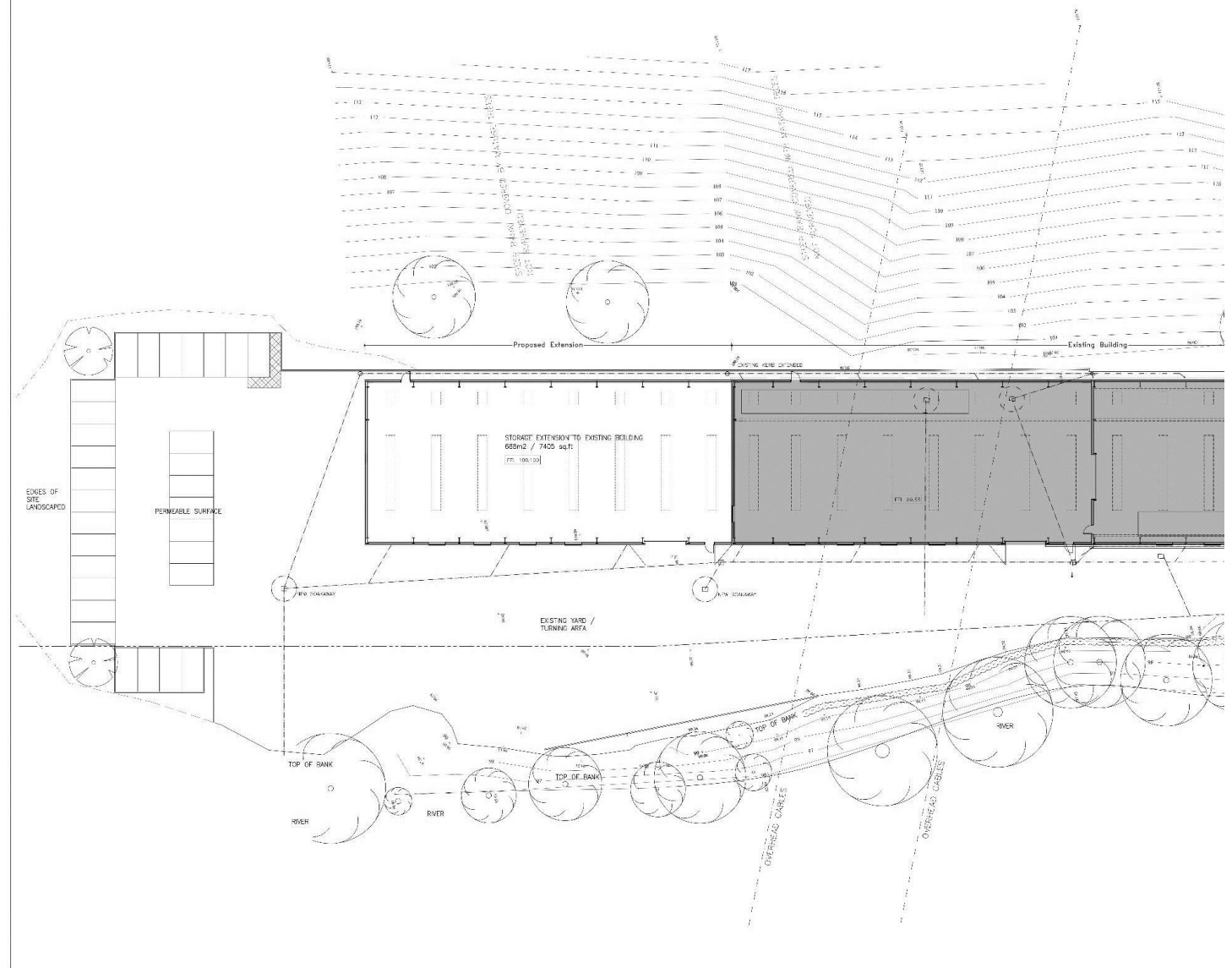
Amount and Parking

The extension will be the same size as the original building and previous extension. It will be the same height and depth, and will simply increase the length of the original building.

It will be built on a hardstanding which is unused, despite being allocated for parking. A new parking area is proposed at the end of the new building to replace this area.

Layout

The existing building is located towards the north west end of the industrial site, with a large yard and compound adjacent. The extension will continue the line of the existing building and will be constructed on the site of the compound, which is to be demolished.



Scale

The proposed extension is the same scale as the existing building/previous extension, 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.

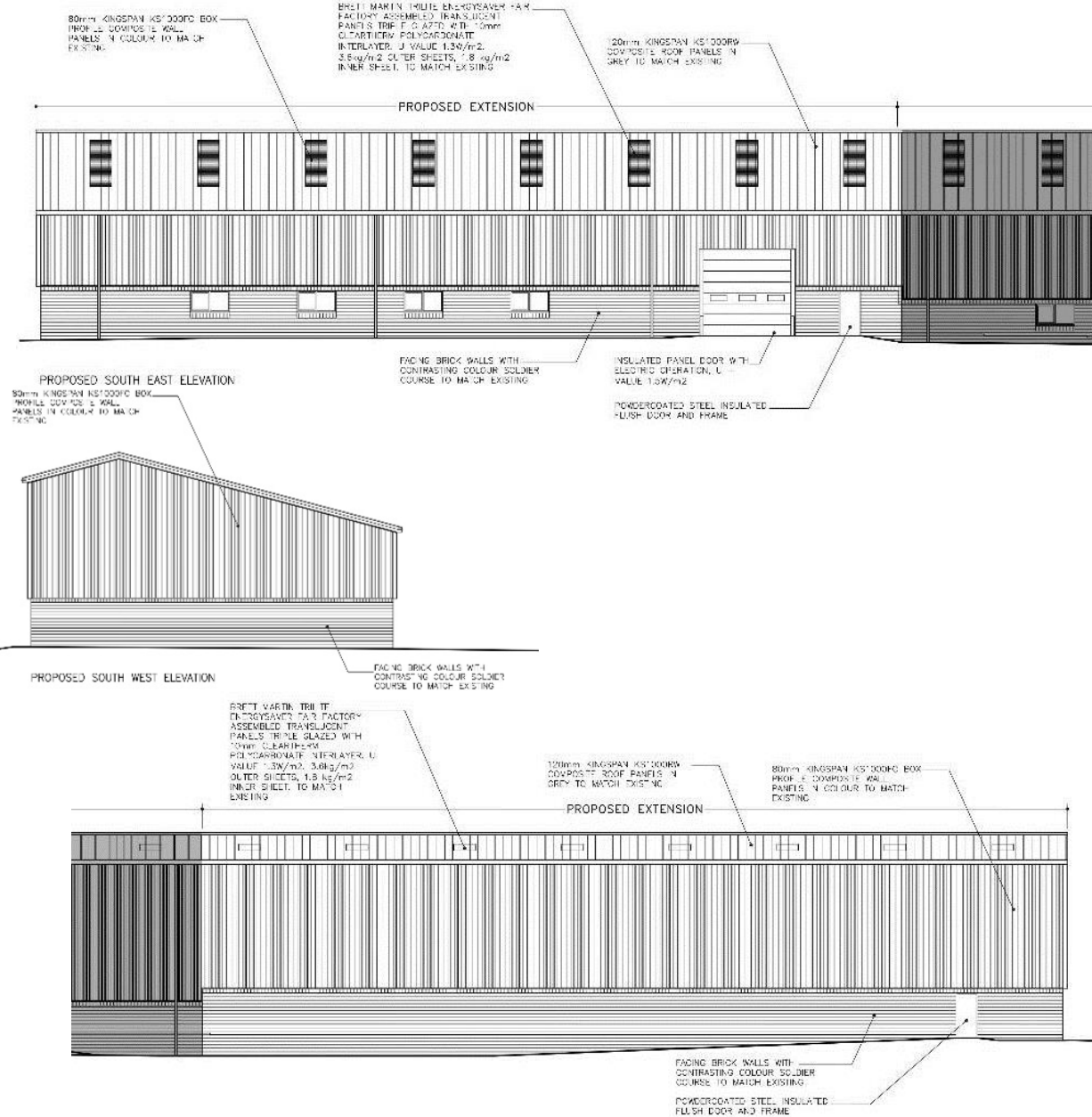
The asymmetric profile, continued from the existing building, will allow the extension to sit comfortably into the landscape, with the roof following the form of the landscape.

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 unsurfaced yard, which is bounded by mounds of rubble, 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 extension keeps the line of this existing building. We do not believe any trees will be adversely affected.



Drainage and Flood Risk

There will be no foul drainage from the extension.

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 4.25m above the water level. The Environment Agency flood map shows the site out of the predicted flood risk area, and the area of the building we are extending has never flooded, despite the flooding events elsewhere on site.

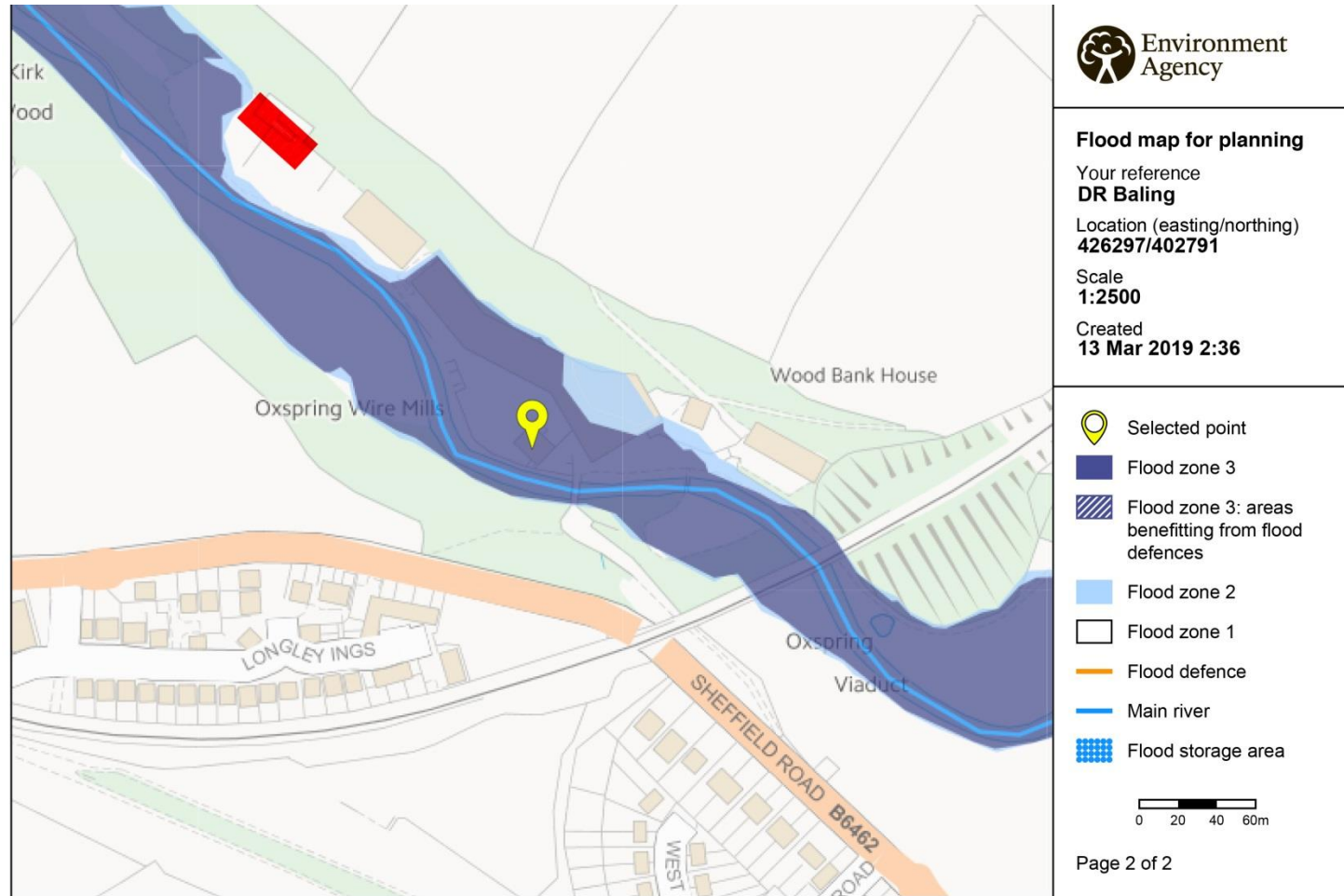
The surface water from the building will be sent to a soakaway, and therefore the flooding risk elsewhere on site will not increase. It is thought that no further comment on flood risk will be required.

Appearance

The extension will be clad in a plastisol coated steel profiled cladding over a brickwork base to exactly match the building/previous development it is extending. 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