

EMERY STEEL CONTRACTS
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**Design and Access statement in support of planning application for
proposed development
at**

Toffs Ltd
Unit1c Metro Trading Centre
Barugh Road
Barnsley
S75 1JT

04/09/2017

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Proposed development

Introduction

The design and access statement has been prepared in support of the planning application submission respect of the erection of a portal frame building at Unit1c Metro Trading Centre Barnsley S75 1JT.

The development proposed is a new workshop and storage space for Toffs Sliding Doors who manufacture bedroom furniture.

The site is designated for business and general industrial use and the proposed development is compatible with surrounding uses.

Amount

The size of the proposed building is 32m long with a span of 21m has been arrived at as the minimum floor space to allow the commercially viable building that will fit between the site. The height of the building at 6m to the eaves has been set to allow the headspace needed for manufacture and storage needed for an economically viable unit.

Layout

Consideration has been given when planning the footprint of the building to allow space, allowing access to and from the site and parking for staff and visitors.

The proposed building is designed to deter crime with all access doors facing the road or exiting building.

Scale

The building footprint at 762 square meters has been designed to provide the workshop and storage needed to be commercially viable. The size and scale of the building is in keeping with other buildings in the area as can be seen in the image below showing surrounding buildings.



The height of the proposed building at 6.5m to eaves is also in keeping with that of neighbouring buildings.

Landscaping

The site is purely industrial on an industrial estate.

The appearance of the site will be vastly improved by the proposed building.

Appearance

The building has been designed to achieve the covered workshop and storage space required to allow the expansion of the business and enhance the appearance and cleanliness of the site.

The building has been designed to be functional whilst using the latest steel design to provide a pleasing design and to take into account its location and existing buildings on and around the site.

Roof cladding to be insulated composite plastisol coated box profile sheeting.

Translucent roof panels at one per bay each side of roof allow maximum daylight into the building.

The side and gable elevations of the workshop area of the building are proposed to be insulated composite box profile plastisol coated steel sheeting.

The cladding has been chosen for its longevity, durability in an industrial atmosphere, end of life recyclability and it is maintenance free. It is designed to hold an ambient working temperature for employees.

Data below and in attached appendix 1.

Kingspan sheeting data

Fire

The external and internal faces of the panel to be Class 0 in accordance with the Building

Regulations when tested to BS476: Parts 6: 1989 and Part 7: 1987.

When tested to BS476: Part 22:1987 Fire Resistance test the panel achieved: 144 minutes

integrity 18 minutes insulation.

KS1000 RW/FW30 achieved: 241 minutes integrity 43 minutes insulation, when tested to

BS476: Part 22: 1987.

The system has passed all the requirements of LPS1181: 2003: Part 1: Issue 1, wall lining

tests. KS1000 RW achieves Grade EXT-A15 & EXT-B and KS1000 RW/FW30 Grade EXTA30.

Acoustic

Sound Reduction Index (SRI)

Frequency Hz 63 125 250 500 1k 2k 4k 8k RW

SRI dB 20 18 20 24 20 29 39 47 25

Air Leakage

Overall air leakage for complete envelope less than 10m³/m²/hr at 50Pa.

QUALITY & DURABILITY

Kingspan Insulated Panels are manufactured from the highest quality materials, using state of

the art production equipment to rigorous quality control standards, complying with ISO9001

standard, ensuring long term reliability and service life. The panel has also been manufactured under Environmental Management System Certification ISO 14001:2004.

Translucent roof light data

Performance & Properties

Light Transmission

Clear Polycarbonate

63% light transmission to EN410

76% solar transmission to DIN 67507

Opal Polycarbonate

59% light transmission to EN410

67% solar transmission to DIN 67507

Thermal

The thermal transmittance (U value) is 1.64W/m²K.

Biological

Kingspan Polycarb Rooflights are resistant to attack from mould, fungi, mildew and vermin. No urea formaldehyde is used in the construction, and the panels are not considered deleterious.

Fire

Class 1Y to BS 476: Part 7 rigid thermoplastic giving FAA/SAA under UK Building Regulations.

Air Leakage

Air leakage when installed to Kingspan specification is less than 10m³/hr/m² at 50 Pascals.

Lifecycle

Kingspan Polycarb Rooflights have a life expectancy up to 25 years.

Quality

Kingspan Polycarb Rooflights are manufactured from the highest quality materials, using state of the art production equipment to rigorous quality control standards, complying with ISO 9001: 2000 standard, ensuring long term reliability and service life.

Durability

The polycarbonate material is treated with a barrier to prevent stress cracking when subjected to stress and temperature when in contact with plastisol.

Kingspan KS1000 rs in merlin grey



The colour has been chosen for property to withstand the impact of dirt and dust which would appear to discolour a lighter grey industrial colour and fit into the industrial landscape.

Sheeting samples will be submitted with the application.

The insulated panel has been chosen for its sustainability, longevity, u values, sound insulation qualities and is maintenance free. It is designed to hold an ambient working temperature for employees.

The fire/ PA doors to be steel reinforced multi locking.

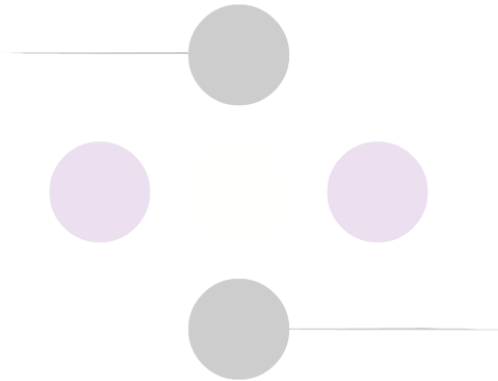
Powder coated aluminium glazed multi locking double door to office area and powder coated double glazed windows to office area.

Security gates on the existing entrance along with LED security lighting will make the site safe and discourage any criminal intrusion.

Access

We aim to make all reasonable provision for all to access and use the building in line with accessibility policy.

In conclusion the application is designed to increase investment in Barnsley .The building has been designed to enhance the industrial surroundings, using wherever possible sustainable materials to conserve heat and save energy to provide a better environment for current employees and provide employment now and in the future. The design has been carefully thought out provide the space needed to make the project commercially viable whilst allowing for safe vehicular and pedestrian movement on site and providing inclusive access.



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