FRITH:BLAKE
CONSULTING LTD

DESIGN AND ACCESS STATEMENT

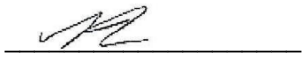
PROPOSED REPLACEMENT OFFICE, CAWTHORNE, BARNSLEY

On behalf of Naylor Drainage Ltd

Revision V1

Quality Assurance

Report Title:	Design and Access Statement
Project:	Proposed Replacement Office, Acton Works, Lane head Road, Cawthorne, Barnsley, S75 4AD
Project No.:	4300
Client:	Naylor Drainage Ltd
Revision:	V1

Prepared by:	Jon Frith CEng MIStructE
Signature:	
Position:	Director
On Behalf of:	Frith Blake Consulting Ltd

Reviewed by:	Dominic Blake IEng AMIStructE
Signature:	
Position:	Director
On Behalf of:	Frith Blake Consulting Ltd

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1. Design Considerations:

1.1 Physical Assessment

Naylor Drainage is part of Naylor Industries PLC who are a long established, leading British manufacturer of building and construction products. Naylor Drainage specialises is clay pipes, plastic drainage and associated products. They occupy an 18.9 hectare site to the south west of Cawthorne, Barnsley. Naylor Drainage are an important local employer.

The existing offices on the site were built in the 1960's, primarily adopting precast concrete products with insitu concrete infill slabs. The existing offices are partly built into the natural slope with semi-basement areas with limited natural light. They are in poor structural condition and thermally inefficient. Water is penetrating the building fabric in several areas resulting in poor working environment as well as an electrical hazard.

The existing office facilities are shown on the below aerial photograph:



Figure 1.1 – View of existing offices

To maintain continuity of operations, it is not viable to demolish and replace the offices in their current location.

It is therefore proposed to provide a modular office building in a location of a former brickworks building on site (Actons Building). The proposed development site has had buildings on it since the 1893 maps. This building was demolished in 2021 as it was no longer fit for purpose. The below images show the original brickworks building on the 2019 aerial photograph. The second image shows the site after the building was demolished:



Figure 1.2 – Former brickworks on development site demolished in 2021



Figure 1.3 – Proposed development site further to demolition of former brickworks buildings

To the north of the development site is hard paved car parking providing parking for staff. To the east and south is existing hard paving used for storage of materials and produce. To the west is the existing access road to serve both the staff car parking and the factory facilities.

1.2 Social and Economic Assessment

Naylor Industries is a long-established company spanning over 100 years. They manufacture building and construction products and are a key local employer. The current site was strategically chosen due to its location which allows for easy connection to the motorway network.

The site attracts numerous customers from around the country and beyond. The existing offices and facilities are in a deteriorating condition and thermally inefficient. They are an inappropriate working environment and an unattractive location to meet with visiting customers and suppliers necessary to maintain and grow business. The new offices will help the company expand and attract more customers as well as provide an efficient sustainable working environment for staff.

Customers and suppliers visiting the site will no doubt stop at local shops, cafes and takeaways and this will provide a significant economic contribution to the local businesses of Barnsley on a regular basis.

It is not economically viable for Naylor Drainage to more to another site to expand their business. The proposals for a new office facility will enable the Client to maintain and grow this well-established and sustainable business in this location for the foreseeable future.

2. Planning Policy:

2.1 Relevant NPPF Policies

- NPPF6: Building a strong, competitive economy
- NPPF14: Meeting the challenge of climate change, flooding and coastal change.

2.2 Relevant Local Plan Policies

The Barnsley Local Plan was adopted in January 2019 and the relevant policies are:

- Policy E3 Uses on employment land
- Policy E6 Rural economy
- Policy CC2 Sustainable Design and Construction
- Policy RE1 Low Carbon and Renewable Energy

2.3 Relevant Planning History

The site has previous planning applications that are relevant to the proposed application:

- B/94/0796/PR – Erection of building for the production/storage of components for building industry
- B/00/0214/PR – Erection of portal framed building to house pipe extrusion plant
- 2006/1369 – Erection of extensions to existing buildings and crane track and enclose crane track
- 2015/0182 – Installation of 250kw solar photovoltaic system to existing roof area
- 2021/1403 – Extension to existing factory and associated external works

3. Evaluation:

Naylor Drainage are applying for an energy efficient modular office building to replace their existing 1960's inefficient and defective office building. To maintain continuity of business, the new office will be constructed on another part of the site in the location of a former brickworks building that was demolished in 2021. On completion of new office, staff will relocate from the existing office building which is likely to be demolished.

It is our opinion that this project will enhance the ability of Naylor Drainage to expand their business and provide additional employment in the future.

The project is a productive use of a brownfield site making use of existing services, drainage and car parking. The project provides a replacement facility for the existing staff with no increase in local traffic movements.

4. Design:

4.1 Proposed Use

The proposed building provides energy efficient replacement offices to replace existing 1960's inefficient offices on another part of the site.

4.2 Amount

The proposed replacement office development will create the following areas:

- Gross external footprint of building and external works = 1,310m^2
- Total gross internal floor area = 1104m^2

4.3 Layout

The proposed development will occupy the site of the former brickworks. The same site access will be used and there will be no change in traffic movement associated with the development (other than site traffic for a limited period only due to modular build construction).

The internal layout has been developed by Algeco Modular Buildings to meet the requirements of Naylor Drainage. The layout provides sustainable energy efficient accommodation for staff and appropriate meeting rooms for visiting customers.

4.4 Scale

The proposed replacement office provides a comparable floor space to the existing office building:

- Gross external footprint of building and external works = 1,310m^2
- Total gross internal floor area = 1104m^2

The building is being located on the site of the former brickworks (Actons Building) that was demolished in 2021. The proposed office building is a smaller in plan and lower in ridge height than the former building as highlighted on the below extract plans. The red dashed lines represent the outline of the former building.



Figure 4.1 – Proposed office plan with former building outline in dashed red

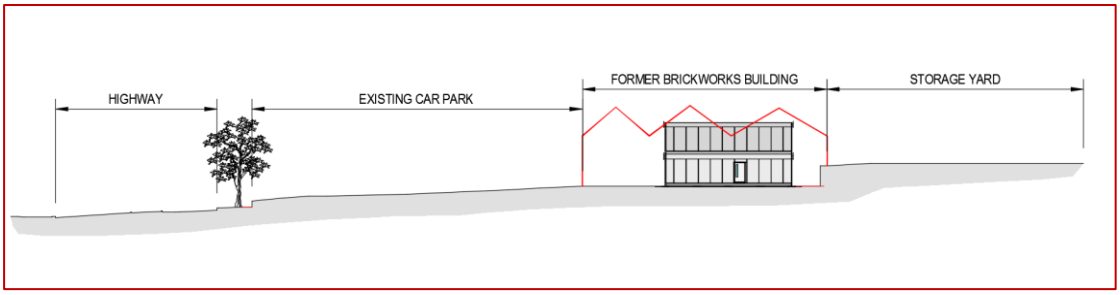

Figure 4.2 – Proposed section showing proposed modular office with outline of former building highlighted in red.



Figure 4.3 – 2018 aerial photograph showing former brickworks building



Figure 4.4 – Drone image showing outline of demolished building

The development site is surrounded by Naylor owned land with car parking to the north, storage yards to the east and south and the site access, storage and further car parking to the west.

4.5 Landscaping

The existing site area is the retained slab of the former brickworks building and considered a brownfield site. The site is hard paved and positively drained.

The proposed relocated office will include some raised planters to the front elevation to enhance the landscaping.

The proposed raised planting beds will improve the biodiversity when compared to the existing brownfield site.

4.6 Trees

There are no trees within the development area or affected by the development.

4.7 Appearance

The existing site area is the retained slab of the former brickworks building and considered a brownfield. The proposed new offices will be designed and installed by Algeco Offsite Solutions.

Algeco Offsite Solutions is the leading provider of modular offices in the UK, providing specialist workplaces and delivering rapid solutions without compromising on quality. Our factory production process and turnkey solutions mean that fully fitted modular offices – built offsite - can be completed on-site within days.

Algeco Offsite Solutions modular offices are lightweight and very energy efficient to minimise CO2 emissions and keeping running costs low. Precision planning and factory production means responsibly sourced materials can easily be specified and controlled. Fewer trades are involved, so less labour and deliveries are needed on-site. As a result, waste is minimal with virtually no waste being produced on-site, contributing to a more sustainable construction process.

Below is an example of the external elevation of the modular office system:



Figure 4.1: Example modular office external elevation and internal office space

4.8 Sustainability

The existing 1960's office used by Naylor Drainage is inefficient with poor natural light and displaying significant structural defects primarily as a result of the deterioration of the precast concrete elements.

Algeco Offsite Solutions modular offices are lightweight and very energy efficient to minimise CO2 emissions and keeping running costs low. Precision planning and factory production means responsibly sourced materials can easily be specified and controlled. Fewer trades are involved, so less labour and deliveries are needed on-site. As a result, waste is minimal with virtually no waste being produced on-site, contributing to a more sustainable construction process.

5. Access:

5.1 Access to the Site

The existing site access will be maintained and unaltered as part of the scheme.

5.2 Transport Statement

As the existing access is unaltered and the number of staff is unchanged there is no impact on the on-site road network and the offsite highway network. Paragon Highways consultants have been appointed to prepare a formal statement to demonstrate no impact on the transport network which will be submitted as soon as possible.

5.3 Parking

The workforce will remain unchanged and there is sufficient parking within the existing car park layout.

As part of the replacement office development a new bank of parking will be formed immediately to the front of the office forming disabled parking bays, visitor parking and EV charging points.

5.4 Access and security

The site is already surrounded by security fencing with a gated access control via a security kiosk. Access and security is therefore not affected by the proposed development.

5.5 Access to the Building

The principal entrance to the office will be on the north elevation facing the existing car park. An existing pedestrian walkway will be adapted to provide Part M compliant wheel chair accessible entrance to the building and path to the full perimeter of the building.

The internal floor plan has been designed by the modular building to provide Part M compliant wheelchair accessible WCs provided.

6. Photographs of proposed site:



Photograph P1 – View of the site looking north



Photograph 2 – View of the site looking west with existing offices beyond