# Naylor Drainage Ltd

NDCG-MWA-XX-XX-RP-A-0001

## Design and Access Statement

Proposed Extension to Plastic Extrusion Factory

Naylor Drainage, Clough Green, Cawthorne,
Barnsley, S75 4AD

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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 & construction products. Naylor Drainage specialises in clay pipes, plastic drainage & ducting. They occupy 18.9 hectares of site area in Cawthorne, Barnsley. The proposed construction area, which is located in northern sector of the site, is 0.58 hectares. The proposed extension will extend from the existing plastic extrusion factory and comprises approximately 2157m2 of factory and associated two-storey office block.

The existing plastic extrusion building was constructed in 2000 and has been used as a B2 General Industry classification since erection. Naylor Drainage operations have expanded greatly in recent years and the current building does not meet their capacity needs.

To the south of the plastic extrusion factory there are additional Naylor production facilities and beyond this are farmers' fields.

Directly to the east of the site there are more Naylor buildings then beyond this are fields and a residential property.

To the north of the site are farmers' fields.

To the west are fields and residential properties.

## 1.2. Social and Economic Assessment

Naylor Industries is a long-established company, manufacturing building and construction products, spanning over 100 years. The current site was strategically chosen due to it's location which allows for easy connection to the motorway network.

The site attracts numerous customers from around the country and the proposed works will allow Naylor to expand their business and attract more customers.

These customers will no doubt stop at local shops, cafes and takeaways and this should provide a significant economic contribution to the local businesses of Barnsley on a regular basis.

It is not economically viable for Naylor Drainage to move to another site to expand their business. These proposals will enable the client to sustain 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*

## 3. Evaluation

Martin Walsh Architectural are applying to extend the existing plastic extrusion factory with associated external work.

It is of our opinion that this project will enhance Naylors operations whilst using sympathetic detailing, materials and colours to blend seamlessly with the existing building.

## 4. Design

### 4.1. Proposed Use

The existing use is classed as B2 General Industrial.

The proposed extension to the plastic extrusion factory will keep the existing use the same.

The existing small office block will be relocated within the extension in order to create more space in the existing factory for additional production lines.

## 4.2. Amount

The proposed extension will create the following areas:

Gross external footprint of extension = 2157m2

The extension total gross internal floor area = 2162m2

At ground floor this comprises of:

Offices: 66m2

General Ind: 2010m2

First Floor areas:

Offices: 86m2

## 4.3. Layout

Externally the site layout will utilise the same site access. The extension has been designed to specifically meet the clients' criteria. Specific room sizes have been provided by the client for their operational requirements.

Ground Floor:

The existing plastic extrusion factory will be internally remodelled with the removal of the existing office block and the installation of further production lines. 2no. new 4m x 4m apertures will be created in existing external wall to the north elevation, along with the removal of the existing 2no. roller shutter doors and a large aperture created in the former openings to allow expansion of the production lines into the extension.

At ground floor in the extension there will be further production lines and an internal access road around the factory to allow for raw material and product movement.

At ground floor there is also an office block which houses a canteen, male W.C/ lockers/ shower, female W.C, store, workshop tool room and plant room. There is a stair core which leads to the first floor offices with space for a future lift position if the building is ever sold.

First Floor:

The first-floor will feature 4no. offices, a meeting room and store and there will be an emergency escape stair leading to an external door from the stair core.

## 4.4. Scale

The proposed gross external footprint of the new extension is 2157m2

The extension total gross internal floor area is 2162m2

The north east of the building will have an eaves height and roof ridge which will align with the existing factory, this then fixes the eaves for the 6 degree pitch of the extension roof above the new production and office area. The new pitched roof then forms into a valley gutter and mono-pitches to the northern apex of the building. This roof design maintains the existing building proportions with the new roof ridge being approximately only 50mm higher than the existing plastic extrusion factory ridge.

The extension maintains the same finished ground floor level as the existing factory therefore most the extension external walls are underground and hidden which reduces the visual impact of the building.

## 4.5. Landscaping

It is proposed to excavate approximately 5836m3 of land to the north of the site to create the area required for the building extension. The extension will comprise a retaining wall as part of the exterior wall construction in this area in order to maintain the same ground floor level as the existing plastic extrusion factory.

There is minimal soft landscaping at the site. The existing tree line to North Lane will remain providing separation between the public highway and the site.

Biodiversity has been a serious design consideration on this project and an Ecological appraisal has been provided by Brooks Ecological.

## 4.6. Appearance

The design proposals have been carefully considered to provide the requirements of the client whilst being sympathetic to the local environment in terms of their impact. The proposed extension will be in keeping with the existing building proportions and match the existing materials.

North East Elevation

The north east of the building is the principal entrance to the plastic extrusion factory facing the yard with 2no. roller shutter doors and a personnel door. The eaves height and roof ridge will align with the existing factory. The cladding and blockwork will match the existing building.

North Elevation

The north elevation is partly concealed due to the external ground sloping around the extension.

North West Elevation

The north west elevation forms the pinnacle of the triangular shape of the building and is a continuation of cladding with staggered concrete retaining wall at low level. The external ground level reaches it's highest point along this elevation which means the building has a very low profile

and will have minimal visible impact from the adjacent highway. This elevation has the first floor office therefore there is a personnel door providing an emergency exit.

South West Elevation

The south west elevation of the building has the same external wall build up as the north west elevation and the external ramp begins to slope down towards the south. The roof can be seen pitching at the centre of the extension with a mono-pitch section to the north which maintains a low ridge height as to not create large massing.

South East Elevation

The south east elevation of the building has an emergency exit personnel door at FFL. This façade has cladding at high level with both blockwork at low level to the exit area and concrete wall to areas of higher ground.

General

The external walls are to be Kingspan KS1000 Trapezoidal composite cladding in colour to match existing with blockwork low level wall to the North East elevation and a portion of the South East elevation, and concrete retaining wall to all other elevations.

The roof is to be Kingspan KS1000 Trapezoidal composite cladding in Goosewing Grey colour with rooflights and solar panels.

The roller shutter doors and personnel doors will mimic the existing in height, width and colour.

External building lighting is to be designed by a specialist and match existing.

# 5. Access

## 5.1. Access to the Site

The existing site access will not be affected.

## 5.2. Transport Statement

Paragon Highways consultants have provided a Transport Assessment which have been submitted as part of this application.

## 5.3. Parking

The workforce will increase by 15 people and the existing carpark can comfortably accommodate these numbers.

## 5.4. Access and security

The site is already surrounded by security fencing with gated access and this will remain unaltered.

## 5.5. Access to the buildings

The proposal will introduce 2no. roller shutter doors and a personnel door to the north east elevation of the building which will be the principle entrance from the yard.

The north west elevation and south east elevation also each have 1no. personnel door for emergency exit access.

Accompanying MWA drawing NDCG-MWA-XX-GF-DR-A-0008_Proposed Ground Floor GA details the proposed building layout.

Martin Walsh Architectural endeavours to design buildings wherever possible to be accessible to a wide range of users including people with mobility or sensory impairments. It is our aim to design buildings for optimum ease of use by their occupants and visitors.

Following discussions with Naylor's the processes carried out within the factory cannot be undertaken by users that are not able bodied therefore a personnel lift to the first floor of the office block has not been proposed.

If the building was ever to be sold and the new owner required compliant access to the first floor then there is space for the provision of a lift and wheelchair refuge by extending the stair core further into the store room.

Additionally a 2.2 x 1.5m Part M compliant wheelchair accessible WC is proposed at ground floor.

# 6. Photographic Record



*Figure 1: View looking along north west elevation towards proposed extension area*



*Figure 2: View looking along north west elevation of existing extrusion factory*



*Figure 3: View looking along north west elevation of existing extrusion factory*



*Figure 4: Existing north east elevation*



*Figure 5: Northern section of the site to be further excavated for the proposed extension*



*Figure 6: Internal view of the existing plastic extrusion factory*