

# ***E Bell & Associates***

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14<sup>th</sup> December 2014

Dear Sirs

## **Proposed Refurbishment of Existing Warehouse For James Durrans & Sons Ltd Design Access Statement.**

### **Site Description**

The site is of an existing storage building adjacent Saville Lane, Thurlstone. S36 9QU. in the ownership of James Durrans & Sons Ltd. The building is currently clad with 6" profile fibrous sheets with 2.4m high concrete block walls to all elevations. It has a span of 17.06m and an o/all length of 69.2m. A canopy 4.3m wide x the full length affronts Saville Lane. The height to the canopy eaves is 8.32m with the eaves height of the far elevation being 7.18m and a ridge height of 10.9m. The building was designed initially to receive tipper lorries accessing from Saville Lane

### **The Design Component**

Because tipper lorries are no longer employed as the stored materials arrive on pallets and are handled by fork lift trucks, it was decided to lower the height of the building and incorporate the canopy area into the main floor area. The introduction of modern insulated metal cladding along with the reduction in overall height would not only provide a better working environment for the work force but would present a more pleasing aspect to the overlooking residents.

The existing columns to the rear elevation, and gables will remain in position and be adapted on site to suit the new dimensions. The existing portal rafters will be taken off site and re-cycled in the fabricators workshop and then re-used along with new columns and foundations to the front elevation.

Climate change mitigation has been considered by insulating the cladding to the roof and walls to the latest building control standards and using robust details to make the building leak proof. The building will not be heated thus reducing overall carbon emissions.

### **Amount**

The proposal will have an eaves height of 7.78m, a ridge height of 8.2m, an o/all span of 21.6m and an o/all length of 69.2m

The total reduction in ridge height will be 3.18m which is significant and will allow the elevated overlooking residents a view over the roof to the woodland beyond.

**Layout**

The proposal will be located on the same footprint as the existing building.  
Parking for the employees already exists in an adjoining car park with cycle shed.  
There is reasonable level access from Saville Lane to the main service doors.

**Scale**

The total footprint of the new building is 1457sqm which is the same as the existing including the canopy..

**Landscaping**

There are existing trees to the North East and North West of the project and no further landscaping is envisaged.

**Appearance**

Reducing the height of the building, removing the dishevelled fibrous cement cladding and replacing with PVF2 coated metal cladding, will undoubtedly improve the visual aspect, especially for the residents of the recently approved housing development under application No 2014/0695.

**Access**

The access remains the same

Yours faithfully,

Eric Bell  
For E.Bell & Associates