

Galglass Ltd  
321 Hough Lane,  
Wombwell,  
Barnsley.  
S73 OLR

## **Design & Access Statement**

Relating to: Extension of existing production workshop and construction of staff welfare facility building.

Applicant: Galglass Ltd, 321 Hough Lane, Wombwell, Barnsley. S73 OLR

Location: Galglass Ltd, 321 Hough Lane, Wombwell, Barnsley. S73 OLR

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## **Introduction**

The following Design & Access statement has been prepared by Cadital Facility Management Services Ltd on behalf of Galglass Ltd in support of their Planning Application for a Production workshop extension to the rear and side of the existing workshop and the demolition of a existing storage unit.

This statement relates to the extension of existing production workshop and construction of staff welfare facility building located within the existing site boundary.

## **Background**

Galglass are specialist manufacturers of concrete and steel storage container tanks, formed in 1979, Galglass is located at 321 Hough Lane, Wombwell, the site currently having over 2500m<sup>2</sup> of production and office facilities within the site boundary of 4.2 acres.

The existing building and all associated buildings within the site boundary are currently owned and managed by Galglass Ltd.

Galglass Ltd are continuing to trade and manage the site and have no intentions of changing ownership and/or use of the site or any part of the buildings & production processes within the site boundary. The company is continuing to operate a seven day working programme with the exception of public holidays and/or as production requirements.

## **Site Description**

The existing site entrance is located off Hough Lane and is bounded directly by residential dwellings and agricultural allotments; to the North of the site is a row of village housing and further on being the village cricket ground with housing and agricultural allotments to the North East of the site.

To the East of the site are agricultural allotments with housing beyond.  
The South-East, South & South-West edges of the site are bounded by well established hedges and trees which continue down the embankment and overlook the residential housing on Tunstall Close, Bramhall Close and Malsin Gardens.

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The existing production workshop facility is located to the South side of the site, with the front and main entrance doors of the workshop facing North toward the main entrance of the site, the rear of the workshop facing South and South West towards the newly developed residential housing estate – Tunstall Close, Bramhall Close and Malsin Gardens.

Located to the rear of the production workshop facility is a large open plan area this area covering the full length of the workshop facility, with the south side of the open plan area sloping down towards the embankment and overlooking the newly construct housing estate. Located around the perimeter and embankment area are well matured tress and undergrowth of various heights these acting as a screen between the workshop and houses located on Tunstall Close and Malsin Gardens.

To the South West of the workshop is currently sited a Telecommunications Mast, this is believed to be sited under licence agreement with Galglass, with the intention of the mast being removed in the near future.

*The North West side of the site being where the production offices and storage units overlook the housing on Bramhall Close.*

#### **Planning History**

Over the years the company has expanded to the extent that the main production workshop has been extended towards the west adjacent to the telecommunication mast.

A planning application was submitted and approved for the demolition of a storage unit and the extension of the main production workshop. The proposed works having been started in March 2008, but due to company financial restraints, the project being placed on hold and never being fully completed.

Unknown	Extension to production workshop.	Approved 25/02/2000
2006/1234	Erection of extension to existing workshop.	Approved 26/07/2006 Started March 2008
2007/0638	Alterations to entrance area & office frontage.	Approved 20/04/2007 Completed 2007

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### **Proposals**

The original production workshop design being of portal frame construction with plastic coated cladded exterior, complete with single ridge and guttered eaves running along both sides. Included within the roof construction are skylights along with various mechanical air/fume extraction units, these being located in relation with the production process layout.

The proposed extension will be constructed to the rear-south of the existing workshop, and be of portal frame construction with cladding type & colour to match the existing workshop. The proposed workshop being extended along the same ridge line and extending up to the existing storage unit located on the North West side of the site overlooking Bramhall Close, the extension to the rear of the existing workshop will be a portal frame multi ridge / valley construction, the ridge heights of the proposed extension not exceeding the ridge height of the existing workshop. To the East side of the proposed extension will be a staff welfare & office facility building, this being constructed from blockwork inner leafs, with cladded outer to match existing warehouse.

To minimise the use of additional lighting and aid with natural ventilation, the roof design will incorporate roof lights complete with mechanical operated roof vents, the roof vents being designed by specialist contractor. Incorporated within the roof construction of the main production area will be additional air/fume extraction units with the overall height not exceeding the ridge height of the existing production workshop.

### **Design Principles**

The original workshop having been already extended towards the telecommunication mast, and with planning permission granted to further extend the workshop and link into the existing storage unit located on the North West of the site. The existing storage unit and offices to the North West of the site being of different construction to the main production workshop, therefore the character of the proposed extension will match the existing warehouse and contribute to building standardisation within the site boundary. The extension having been designed as far as possible to present a unified composition as far as the client's and existing building requirements would allow.

### **Other Pending Planning Applications.**

No other Planning Applications are Pending or have been submitted.

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### **Design – Workshop Detail**

Portal frame construction with fair faced blockwork inner wall taken to maximum height of 3000, insulated cladded outer face to full height with cladding type and colour to match existing workshop. Roof construction to same ridge height as existing main production workshop, with roof design incorporating roof lights, mechanically operated roof vents and air/fume extraction vents.

Goods entrance doors to new extension to match existing style & type with emergency egress doors located along the South side outer perimeter.

Staff welfare facility building constructed from blockwork inner leafs with insulated cavity, flat roof & cladded outer to match existing warehouse.

### **Drainage**

The existing foul drainage system consists of a pumped combined system, the pump being located to the front elevation of the workshop with all foul waste being pumped into the main Combined Sewer located on Hough Lane.

There are no revisions proposed for the main foul sewer, with the foul waste from the proposed staff welfare facility being connected into the existing foul pump station.

All existing surface water from the existing production workshop being drained to soakaway located within the existing open plan area to the rear of the main production workshop. Due to the elevated layout of the site and location of the proposed extension in relation to the residential housing, all surface water drainage from the proposed warehouse extension will drain via a new drainage system and eventually connect into the existing main surface water sewer located within the housing development.

Connection into existing sewer subject to Yorkshire Water approval and engineers final design.

### **Access, Vehicle Movement and Car Parking.**

Access to the site entrance will remain unchanged, access for articulated delivery vehicles has been implemented within the proposed workshop layout design, allowing for vehicular access thru the main workshop entrance doors and thus, allowing for a more streamline production process.

With access being available around the outer perimeter of the proposed workshop, this access being mainly used as an emergency egress route for production operatives and access for emergency services & general maintenance purposes.

### **Car Parking**

The existing site layout allows for designated 'on site' parking of staff vehicles along with designated areas for the unloading and safe parking of delivery vehicles, the site operates a safe working practice for vehicular and pedestrians operatives, with all signage being clearly visible. Due to the increase in production employees, additional employee parking will be made available within the appropriate area, with no further increase in articulated delivery vehicles.

All general public and site visitor parking being located at the main reception building of Hough Lane.

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### **Sound Transmission**

Galglass has continued to operate from the site for a number of years, operate and implement safe working practices along with complying with all relevant environmental legislation. Due to the manufacturing operation of the site, all noise levels associated with manufacturing are contained within the production workshop area, with occasional noise levels being generated from general activities and goods deliveries within the site boundary.

The design of the proposed warehouse extension being based on the same design, and building fabric as the existing warehouse, and thus will continue to contain all additional noise levels within the proposed warehouse.

Galglass regularly commissions independent Noise Assessment Engineers to carry out noise assessment surveys – the latest report being submitted with this statement and adapted July 2010.

### **Roof Lights**

Final approved design to give maximum natural lighting levels onto workshop floor level, with roof lights to match mid slope configuration to allow safe access onto overall roof levels for general maintenance inspections.

### **Fire System**

Existing fire alarm system and emergency lighting system to be extended into proposed warehouse extension and wired connected into the existing fire alarm panel.

### **Electrical Works**

All electrical works to comply with current Building Regulations to satisfaction of L.A Building Control Officer.

### **Lighting**

Workshop lighting plan to be designed & provided by the electrical contractor, who is to be NICEIC qualified, in compliance with the Building Regulations B1 Table 9, and to the approval of the Building Control Officer, all new lighting to be energy efficient.

### **Ventilation**

Automatic roof vents to be installed; final design based upon production process and associated production temperatures as supplied by Galglass.

### **Process Extraction**

New extraction system to be designed & installed by specialist contractor, design based on production process information and final workshop layout.

### **Staff Welfare Facility Building**

Staff welfare facility building constructed from blockwork inner leafs with insulated cavity, flat roof & cladded outer to match existing warehouse. Access to the proposed facility will be via level approach from the main workshop facility with emergency egress from the rear of the building.

The layout of the welfare facility building and all materials used will comply with all relevant Building Regulation requirements and to the full satisfaction and discretion of the Local Authority Planning & Building Control Officer

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### **Planning Policies**

There are no further planning applications submitted or additional external alterations planned for the site, after reviewing Planning Policies currently in force by Barnsley Metropolitan Borough Council the above satisfies the current requirements of: ED4 Economic Development and Residential Amenity, ED7 Existing Employment Areas, BE6 Quality of Development – Design Standards.

## **Volume 1 – Part I Part I Policies**

### **Economic Development and Residential Amenity Policy ED4**

Proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity in terms of:

- a) Air pollution including smell, fumes, smoke, soot, ash, dust or grit.
- b) Noise from operations on, or traffic entering or leaving, the site.
- c) Visually intrusive buildings, plant, fencing, lighting or outside storage.

### **Existing Employment Areas Policy ED7**

Areas defined on the proposals maps as employment policy areas will remain in employment use. Unless otherwise stated in community area volumes, development will normally be permitted for business, industry and storage and distribution. Other employment generating uses may also be permitted if they are compatible with adjoining uses.

Class A1 (shops) and class A2 (financial and professional services) will not be permitted.

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### **Quality of Development**

#### **Design Standards**

#### **Policy BE6**

The council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria:

- a) The quality of layout, and suitability of scale of the development
- b) The use, quality, design and landscape treatment of open land within the site and the area around buildings
- c) The standard of detailed design and facing materials of proposed buildings  
page 64 Barnsley Unitary Development Plan adopted December 2000 Volume 1 - Part I - Part I policies.
- d) The suitability of the whole development for its proposed context and its relationship with adjoining land uses. Designs which the council considers unsatisfactory in terms of any of these criteria will be rejected.

#### **Building Regulation Ref:**

Access to Building - Ramped Access Approved Document M1/M2 - Section 1-1:19.

Stepped Access Approved Document M1/M2 - Section 1-1:27

**Ref Drawing:** GAL/03/08/01/01 – GAL/03/03/01/01 – GAL/03/06/10/01 – GAL/03/03/01/10  
Site Location Plan – Site Photos.