

DESIGN & ACCESS STATEMENT

**PROPOSED BAKERY AND WAREHOUSE EXTENSIONS
HAYWOOD & PADGETT LTD
THE BAKERY
SHAWFIELD ROAD
CARLTON INDUSTRIAL ESTATE
BARNLEY**

**BUILDING DESIGN SERVICES
15 HUNTERS AVE
BARNLEY
S70 6PL
01226 733224**

INTRODUCTION

Building Design Services have been instructed by Haywood and Padgett Ltd to submit a full Planning Application for the extensions of several parts of the Bakery complex to provide additional bakery space, ancillary accommodation and additional warehouse and distribution area.

SITE ASSESSMENT

LOCATION

The Bakery complex is situated along Shawfield Road within the well established Carlton Industrial Estate between the B6132 and Fish Dam Lane approximately 3 kilometres from Barnsley centre.

A site location plan is attached Appendix 1

BACKGROUND

The site, which is the subject of the Planning Application was purchased by Haywood and Padgett Ltd approximately 23 years ago as a vacant plot, and the original bakery was erected, since then the business has expanded and it has been necessary to create additional warehousing to the rear of the site approximately five years ago and again two years ago, at this time additional parking and manoeuvring space was provided. The existing buildings are relatively new and are structurally sound and well maintained.

PHOTOGRAPHIC SURVEY

A photographic survey of the site has been carried out and is attached Appendix 2. This illustrates the existing buildings and their immediate surroundings.

MEASURED SURVEY

A detailed survey of the site and a full measured survey of the existing buildings have been undertaken and copies of the survey drawings are attached with the Planning Application. The existing buildings are typically industrial in design and construction, and the original bakery and offices constructed of a mix of masonry walling and side cladding and roof cladding and latterly the new warehouses in vertical cladding to walls and cladding to the roof. External areas are a mix of concrete and tarmac.

DRAINAGE AND FLOOD RISK

The original bakery was constructed with both foul and surface water connections into existing sewers in Shawfield Road, all new drainage will be connected to the existing system within the site. The additional foul drainage generated by the new extensions will not have an adverse effect on the existing system however the surface water system may require an attenuation facility to limit the flow not to exceed the existing run off.

The site is not within an area subject to flooding and no special precautions are necessary.

ARBORICULTURAL SURVEY

There are no mature trees within the site that are affected with the new proposals.

ACCESS

Vehicular access to the site will be via the existing access onto Shawfield Road and a new pedestrian access provided to the south of the site. Parking will continue to be provided within the site.

PLANNING POLICY

The site is within an established Industrial Estate and falls within an Employment Policy Area Policy BA5 and the proposals are appropriate to the existing use. Pre planning discussions were held with Mr K Dunn and the principle of the development was thought to be acceptable. Since the development is in excess of 1000sq m, it will fall within Core Strategy Policies applicable as follows

CSP 3: Sustainable Drainage Systems.

As highlighted previously the site is connected to public sewers in Shawfield Road, and all new drainage will be connected to the existing system. The surface water system may need an attenuation to limit the flow to no more than the existing run off.

CSP 5: Renewable Energy Systems.

The company are currently involved with the installation of Photovoltaic panels to the south facing roof of the existing warehouse. The new proposals also incorporate PV panels to the new warehouse roof and will more than satisfy the requirement of the 15% Carbon Emissions reduction.

CSP: 25 Sustainable Travel.

The site is located within the Carlton Industrial Estate within 1 Kilometre of both the B6132, and Fish Dam Lane which are both served with Public Transport. As a company Haywood and Padgett is a member of the Government initiative Cycle to Work Scheme and currently sponsors 20 members of staff, it is anticipated that number will increase with the additional staff employed by the proposals.

CSP: 39 Contaminated Land

Following discussions with Mr J Scott Regulatory Services it was agreed that since the site was a long established site with no previous indication of contamination, a Desk Top Study would not be required, if however, during excavations works any contaminants are encountered then further specific investigations will be required.

CSP: 40 Pollution Control and Protection.

The bakery process does not give rise to the disposal of pollutants and all waste material is disposed of under controlled conditions. The bakery process does not exceed noise levels and has a fairly silent production process. The current noise generated by the external use of fork lift trucks will be reduced after the development is completed since all activities will be inside.

THE PROPOSALS

DESCRIPTION

To necessitate the further expansion of the existing business, it will be necessary to alter the internal process of the production and distribution systems, and house the transport of produce and raw materials undercover. It is proposed to provide an infill building between the existing bakery and warehouse to provide a substantial staff amenity and changing facility, offices and other ancillary accommodation and additional warehousing. It is also intended to extend both ends of the existing warehouse and provide a new bakery area within that building and provide further warehousing and distribution space.

ACCESS

Existing access onto Shawfield Road is to be retained with the provision for additional pedestrian access along the southern boundary of the site. Whilst there is parking provision within the site, part of this will be taken up by the new extensions. A new parking area will be provided to accommodate the additional staff (approximately 80 new staff on a dual shift system). The

existing car park to the front of the offices will remain at this stage. Within the new staff car parking area there will be provision for disabled parking.

LAYOUT AND SCALE

The existing layout of the site predicts to a certain extent the infill and extensions of the bakery and warehouse, and the scale of the new building will be in keeping with existing eaves and ridges lines and will not dominate any particular feature on the site.

APPEARANCE & MATERIALS

The detailed design proposals for the extensions will be reflect identically the existing materials and match the colour and type of brickwork and cladding already used.

LANDSCAPING

The construction of the extension to the eastern end of the warehouse will require the excavation of an existing embankment and on completion will require regarding. This area will then have a tree planting area as shown on the proposed site plan.

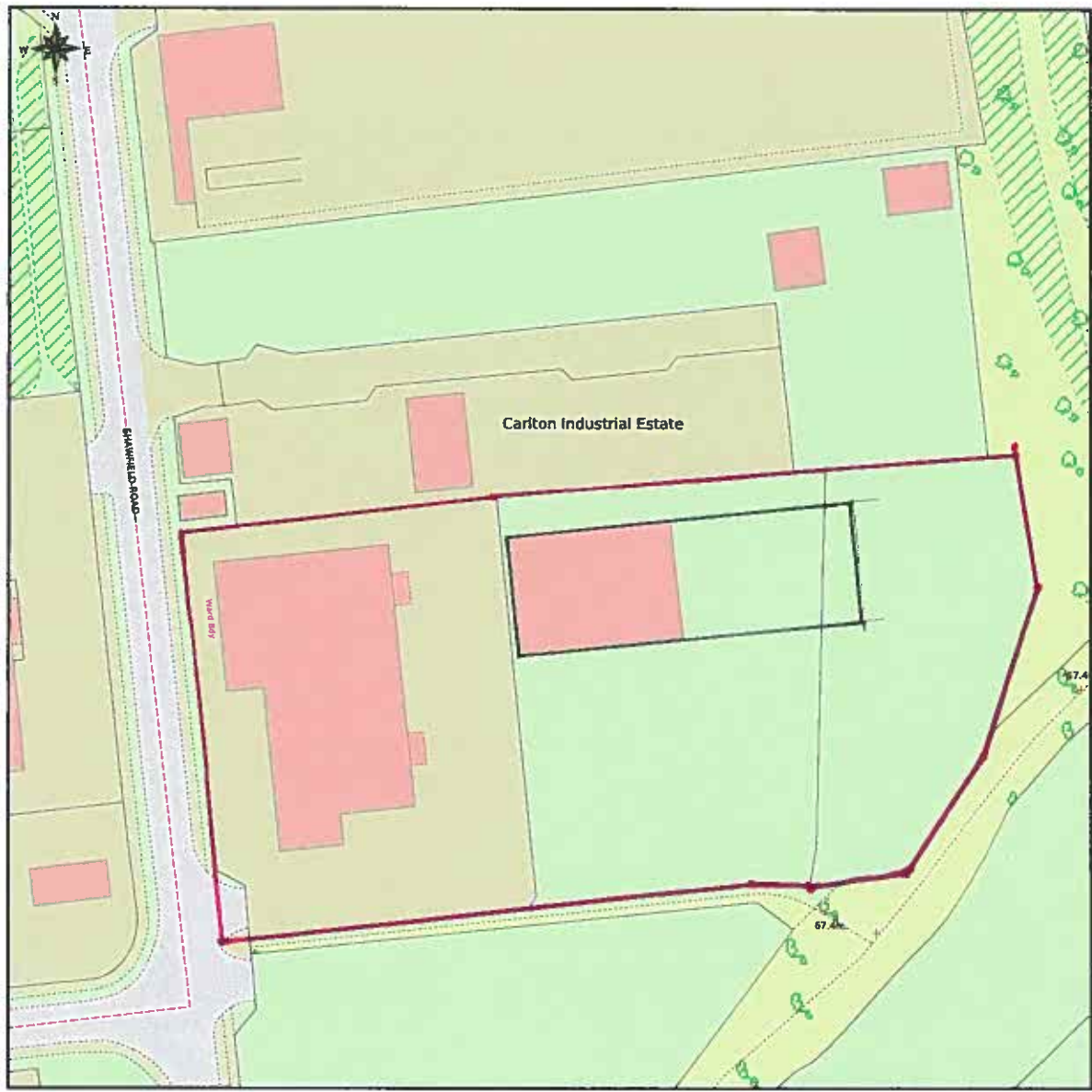
CONCLUSION

The proposals to extend the bakery as indicated will allow the company to expand and develop the business further and to fulfil contractual requirements in 2012. The expansion will provide approximately 80 new jobs on a dual shift system with a further 20 seasonable agency jobs. This is clearly a significant advantage to the area's economy. The development falls in line with Local Policy guidelines and as such an acceptable development.

Signed.....
Building Design Services.



APPENDIX 1
LOCATION PLAN



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Site Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright. All rights reserved 2011. Licence number 0100031673

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m

Scale: 1:1250, paper size: A4

APPENDIX 2
PHOTOGRAPHS



