

GGP
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Design and Access Statement

Proposed Demolitions, Alterations

& B8 Storage & Distribution Extension

Unit 28, Goldthorpe Industrial Estate, Goldthorpe

for

Granville Oil & Chemicals Ltd, Goldthorpe, Rotherham

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Client: Granville Oil, Goldthorpe, Rotherham

Proposal Job No: 27988

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Revision & Approval Information

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1. Introduction

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015,
ARTICLE 9 STATES :

9. Design And Access Statements:

(1) Design and Access Statements apply to applications for planning permission which are for—

(a) development which is major development*; or

(b) where any part of the development is in a designated area, development consisting of—

(i) the provision of one or more dwelling houses; or

(ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more.

(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and

(b) how issues relating to access to the development have been dealt with.

*see page 6 for explanation of major development

1. Introduction cont.

(3) A design and access statement must—

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

(4) Paragraph (2) does not apply to an application for planning permission which is—

- (a) for permission to develop land without compliance with conditions previously attached, made pursuant to section 73 of the 1990 Act(1);
- (b) of the description contained in article 20(1)(b) or (c);
- (c) for engineering or mining operations;
- (d) for a material change in use of the land or buildings; or
- (e) for development which is waste development.

(5) In paragraph (1) “designated area” means—

- (a) a conservation area; or
- (b) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and National Heritage (a World Heritage Site)(2).

1. Introduction cont.

“major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwellinghouses where —
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more



2. About Granville Oil & Chemicals Ltd: Quality Blended In!

Granville Oil & Chemicals is a British manufacturer of quality motor oils, automotive chemicals and workshop ancillaries. They also distribute some of the industry's top brands including Turtle Wax®, Rain-X®, GUNK®, and Autosol®. They are dedicated to providing a world class service to customers and supplying them with the best that the automotive industry has to offer.

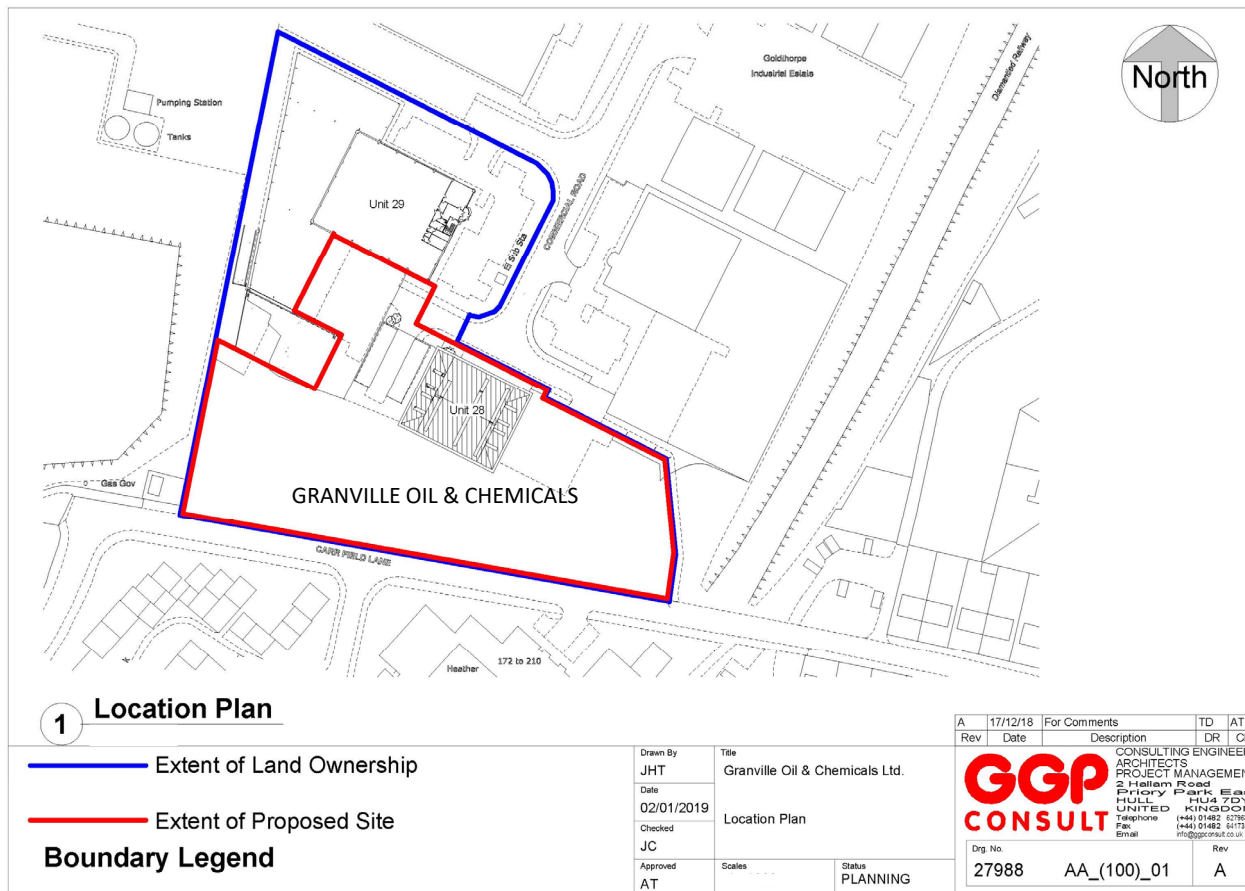
LUBRICANTS

CHEMICALS

BRANDS



3. Site Location



4. Site Description

ALDI



Google Earth Imagery

The vernacular of the industrial area seems to be driven by a series of individual cladded unit structures at commercial floor heights of predominately 'warehouse dual storey' with Mezzanine Office elements incorporated. This with varying offerings in terms of available square footage. It is noted that a major 'Aldi' distribution centre which seems of newer construction has been added thus realistically extending the Industrial Estate area towards the West.

→ TO A1

The site is on the established Goldthorpe Industrial Estate which lies in an accessible and sustainable location nestled to the West of Goldthorpe and North West of Bolton Upon Dearne. The site has good transport links to the major road network of the A1 which is situated a short drive to the East along the A635 Barnsley Road. Access to the A635 can be gained without need to effect any local residential areas.



Granville Oil & Chemicals,
Goldthorpe industrial Estate,
Goldthorpe,
Rotherham,
South Yorkshire
S63 9BL

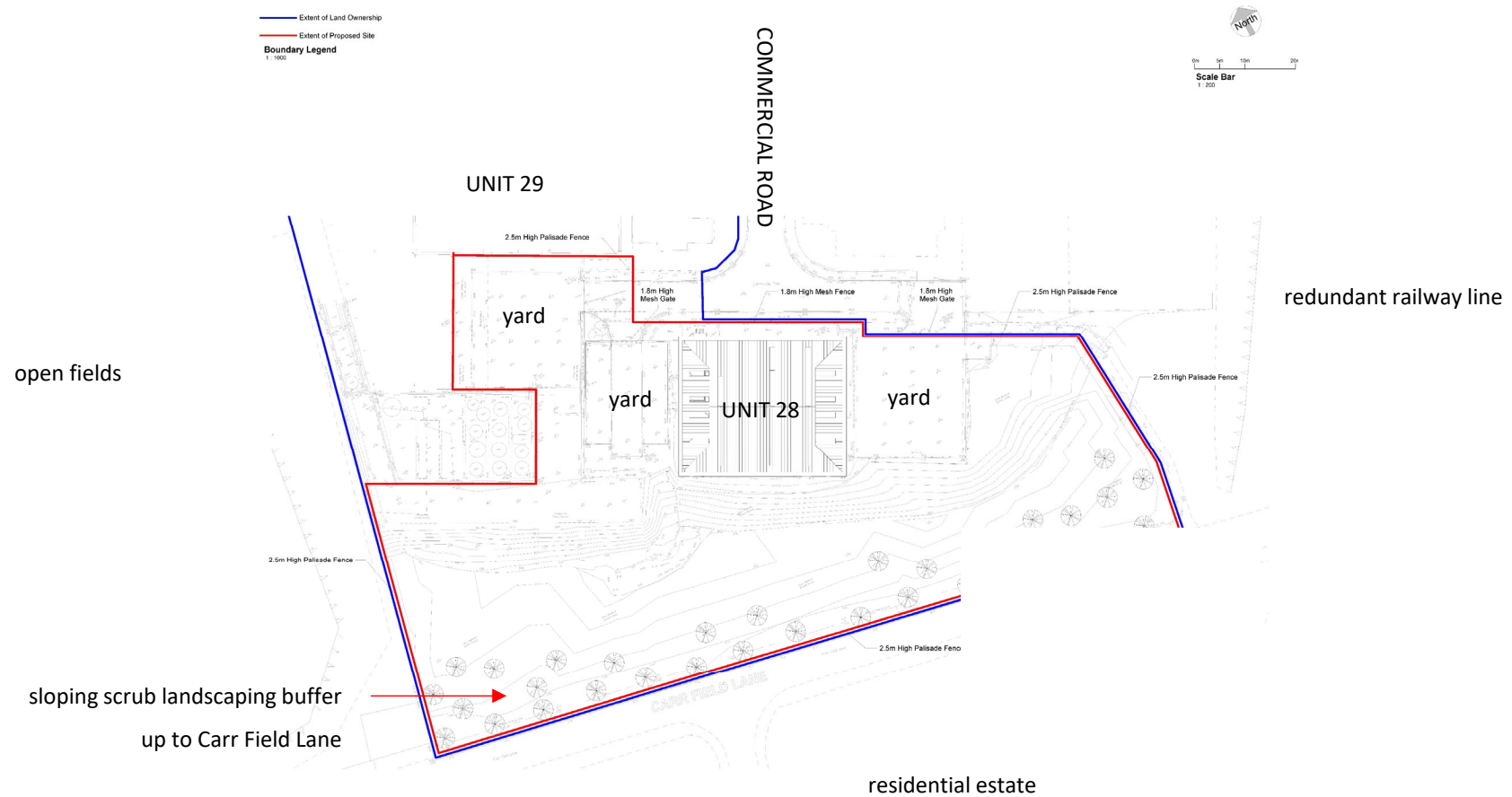
WARD: Dearne South
PARISH: Barnsley, Unparished

5. Proposals: Overview

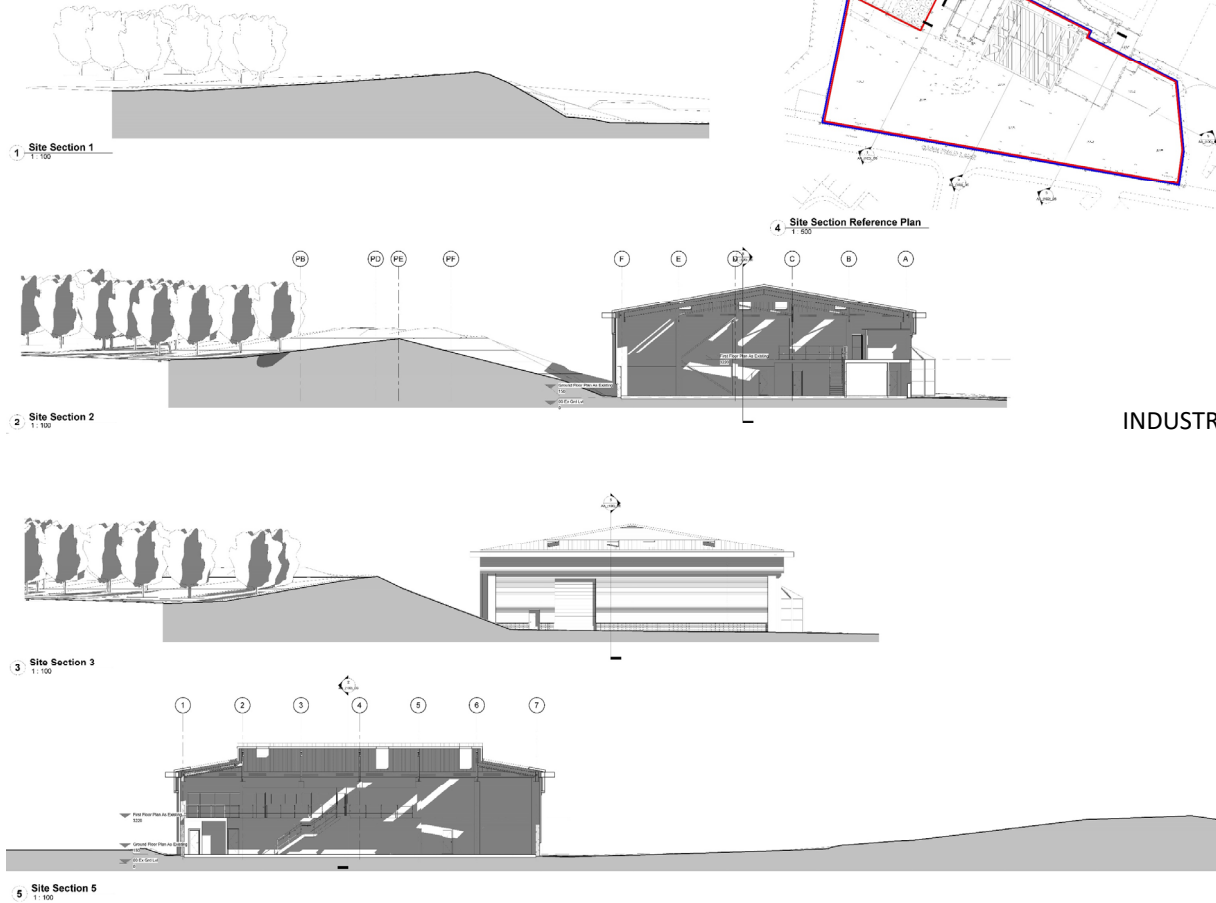
This Design and Access Statement has been produced in support of an application for full planning consent which is being submitted to Barnsley Metropolitan Council on behalf of Granville Oil and Chemicals Ltd. This, primarily to seek approval for minor demolitions to an existing structure on the site (Unit 28, Goldthorpe Industrial Estate) and to add the provision of 2,513m² / 27,107 sqft of usable B8 Class Storage & Distribution. This in the form of a clad portal framed building extension to the rear of the Unit (to complement the existing aesthetic).

Granville Oil are seeking to relocate operations from Unit 20 approximately 300 yards further north on the industrial estate (which is currently somewhat detached from their present management function housed in Unit 29) and also allow for 'Future Proofing' their business at the present locale. This thus maintaining employment and future employment opportunity in the Barnsley area.

5. Proposals: The Existing Site Area (n.t.s.)



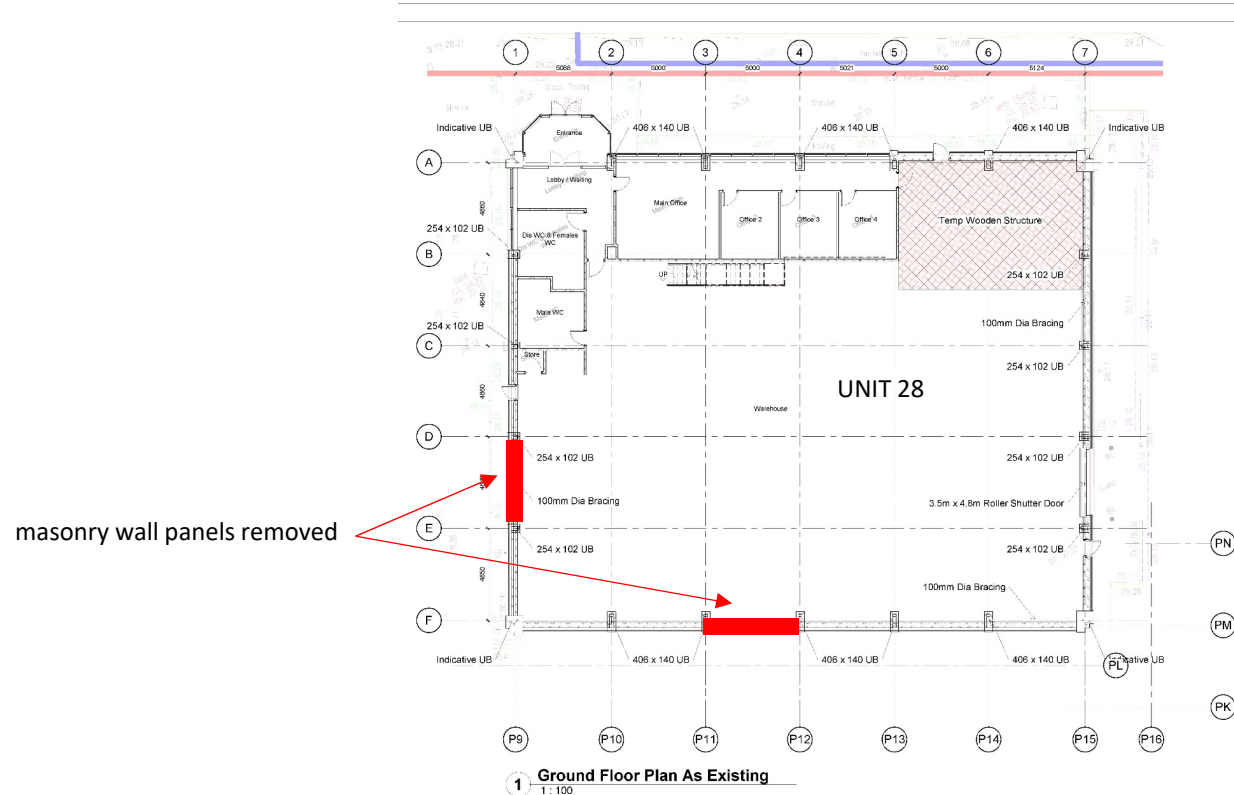
5. Proposals: The Existing Site Area (n.t.s.)



CARR FIELD LANE

INDUSTRIAL ESTATE

5. Proposals: Demolitions (n.t.s.)



6. Design Principals

USE & REQUIREMENT:

Unit 28 Ground Floor Extended Floor Area:

It is the intention that the additional ground floor area created by the new extension structure to Unit 28 will allow for the relocation of existing storage and distribution operations currently based within a separate Unit (Unit 20) further north along Commercial Road. This whilst also allowing additional storage space in order to future proof the business needs of Granville Oil at the Goldthorpe location.

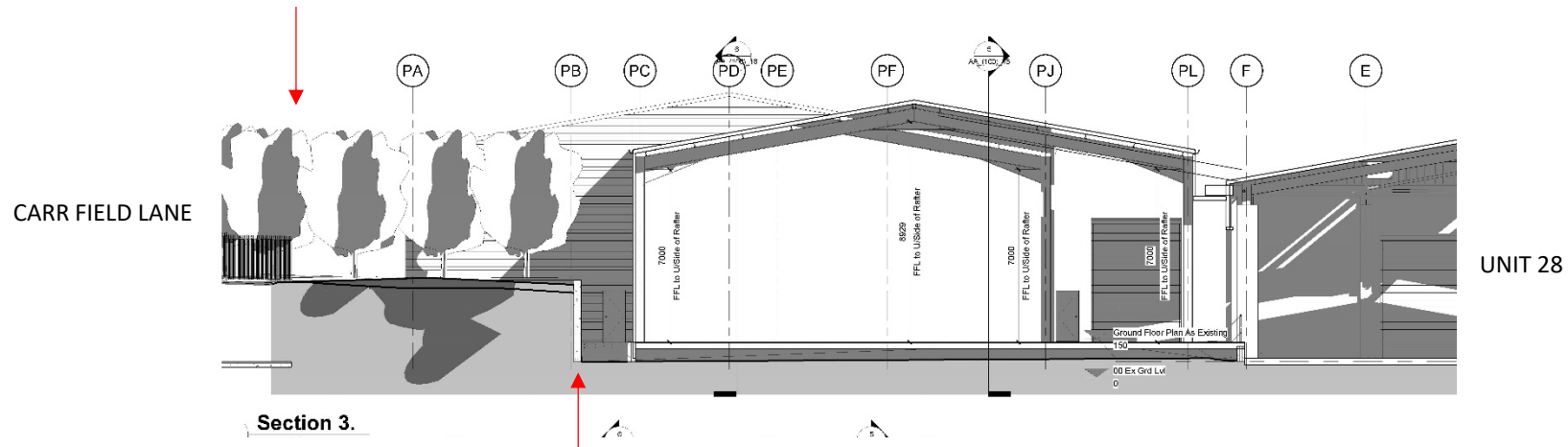
SCALE & MASSING :

The scale and mass of the proposed twin pitched portal extension has been driven by the requirement to store four pallet stacks high per available length of racking within the new volume of the structure (form follows function). A figure calculated to ensure the extension met the needs of the business. This however, whilst also respecting that the retained element of tree/scrub buffering to the rear of the site will still provide cover for the scale of the proposals. The given height to eaves of the proposals is therefore calculated at 7000mm from finished floor level to underside of portal roof rafters. This the Architect notes is a lower dimension than that of recent a extension approved and built onto Unit 29 (again under the ownership of Granville Oil & Chemicals Ltd).

6. Design Principals (cont.)

SCALE & MASSING

element of existing tree/scrub landscaping left in situ
to act as barrier.



building sat at lower level via use of retaining walls
to further reduce visible elevation to Carr Field Lane

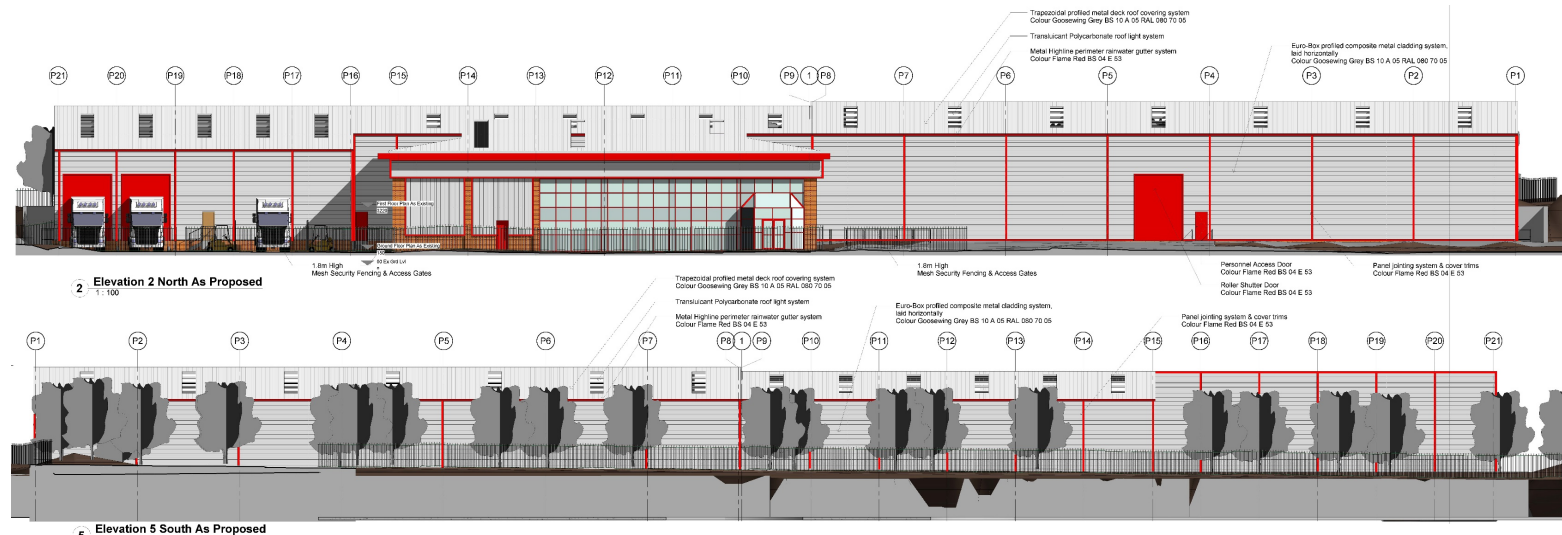
6. Design Principals (cont.)



6. Design Principals (cont.)

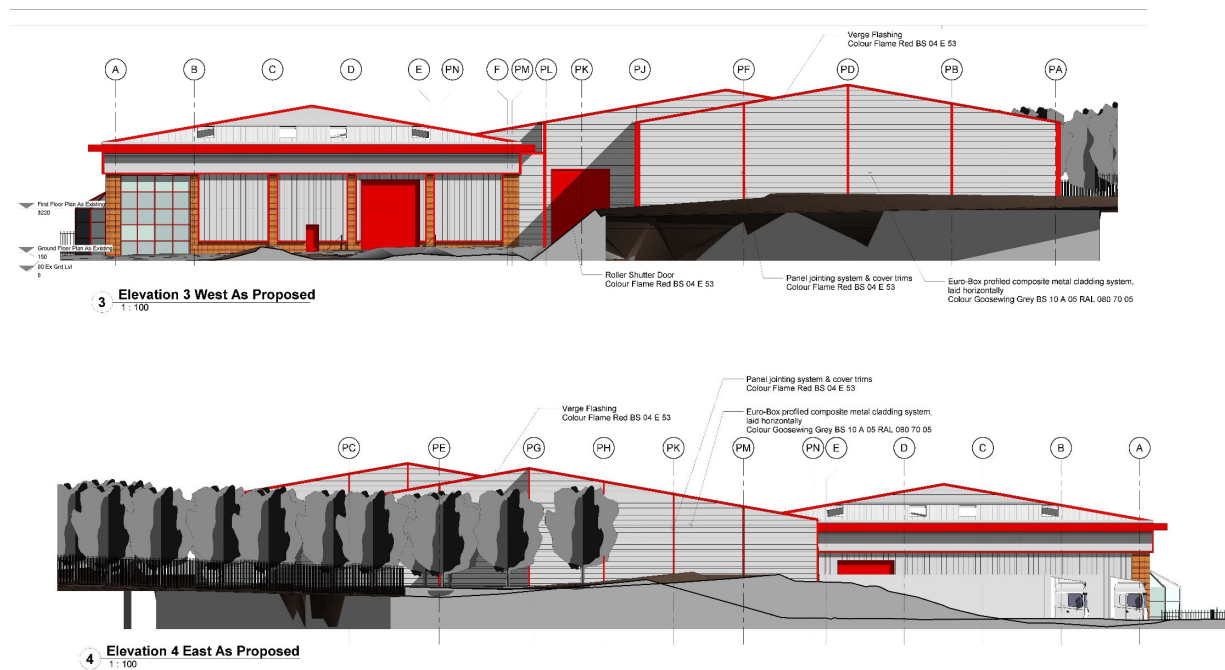
APPEARANCE & MATERIALS:

- a) *Fascias & Trims – Flame Red*
- b) *Walling System – Horizontal Kingspan Longspan in BS 00 A 05 Goosewing Grey*
- c) *Roofing System – Trap. Profile in BS 00 A 05 Goosewing Grey*
- d) *Doors & Shutters – Flame Red*



6. Design Principals (cont.)

APPEARANCE & MATERIALS:





8. Other Design Considerations

applicant desire to reach
agreement in order to 'reclaim'
land & road currently belonging to
Granville Oil & Chemicals Ltd
but subject to use as local
highways turning head.



site plan n.t.s.

extent of 53m long standard
highways 'hammerhead' for
articulated vehicles retained
under the scheme.

9. Access Statement

The nature and means of production and distribution based tasks at Granville Oil Unit 28 & Unit 29 are such that generally these required functions are not considered suitable or more importantly, safe, for those persons in the general public who are considered fully disabled and wheelchair bound. However, it is important to note here that Granville Oil & Chemicals Ltd are an equal opportunities employer and do not discriminate against the employment of any persons in roles of which the welfare of those persons can be maintained.

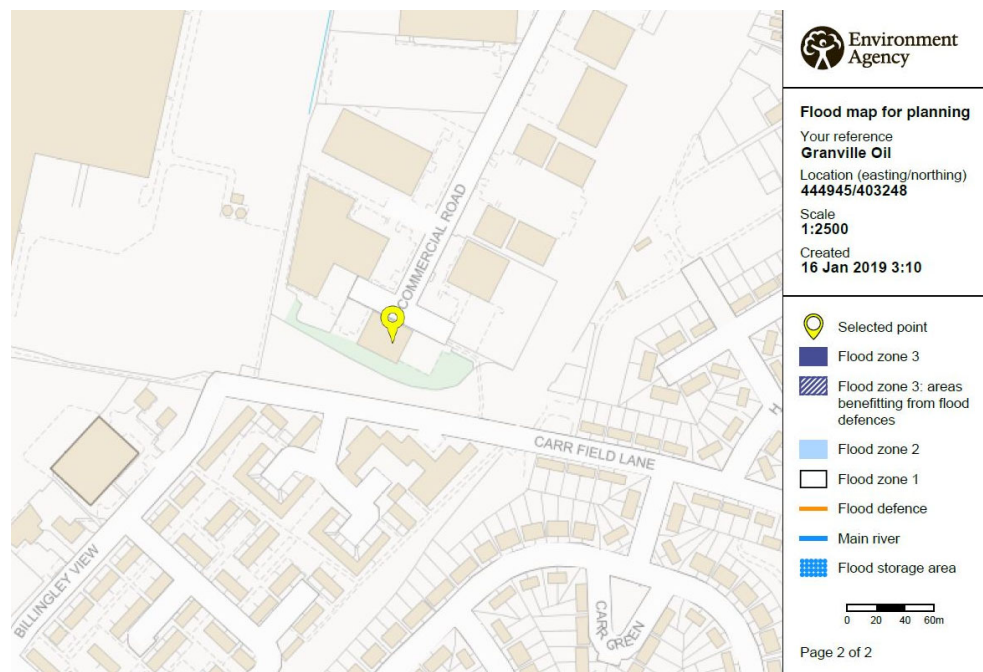
The design principals applied to the present design (which is storage and distribution orientated) are such therefore that all features required to assist ambulant disabled persons only will be considered here.

These include:

Contrast of colours (light reflectance values), provision of flush thresholds where possible, overrun of handrails and ambulant disabled stair features (treads/risers etc.).

10. Flood Risk

The proposals sit within Flood Zone 1 and therefore no consideration is given to flood mitigation in this instance. A separate statement is however provided given the site area of the proposal.



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Environment Agency Flood Zoning Plan – NTS.

11. Architects Statement

It is clear that Granville Oil and Chemicals Ltd has a strong market presence within the UK Motor Trade after market product sector. However, it is also clear that their present operational location is fragmented to some degree with their Storage & Distribution facility being housed in a rented unit away from their present manufacturing and control base. This entails higher costs for the company and a much slower ability than competitors to load and distribute products. This in turn of course jeopardises the company's ability to remain operating competitively and thus with this in mind Granville have to consider whether their present production location at Goldthorpe remains sustainable for their needs both now and in the future.

The scheme being put forward for consideration addresses these issues and the designers consider that extending an existing industrial unit on a well established and sustainable industrial estate is a contained and sensible 'low impact' solution.

The scale, mass and aesthetics of the proposals are not out of place here and consideration has been given priority to ensure the impact on local residential 'receivers' has been minimised via the part retention of existing and 'familiar' tree & scrub buffer zones.

Lastly, granting the scheme presently being put forward would the architect feels represent a decision that in turn would provide a local employer with major benefit. This thus supporting the local regional economy and indeed the United Kingdoms manufacturing ability.

Alec Thompson RIBA
Company Principal Chartered Architect



12. Contact Information

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