Town and Country Planning Act 1990

Design and Access Statement for Side Extension to Workshop Premises for 'A' Rated Window Manufacture

At

Unit 30 Commercial Road

Goldthorpe
Rotherham
S63 9BL

On behalf of

Building Product Solutions Ltd

Unit 30 Commercial Road
Goldthorpe
Rotherham
S63 9BL

Document Ref: AC/DAPS/00090

July 2014

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Design and Access Statement
Side Extension to Workshop Premises for
'A' Rated Window Manufacture

Contents

1 Executive Summary 1
2 Applicant/Agent 1
3 Description of the Proposal 2
4 Other Considerations 3

Appendices

A 1:50,000 and 1:2,500 Scale Location Plans

B Drawings prepared by Avocet Design Associates:
- 01 Site Survey Plan (1:200 @A1)
- 02 Survey Plan & Elevations (1:200 @A1)
- 03A Proposed Plan (1:100 @A1)
- 04 Proposed Elevations (1:125 @A1)
- 05 Proposed Site Layout (1:125 & 1:200 @A1)

1 Executive Summary

1.1 This Planning Application relates to the existing window manufacturing facility operated by Building Product Solutions Ltd at Unit 30 Commercial Road, Goldthorpe, Rotherham S63 9BL which currently has planning consent for B2 (General Industrial) use.

1.2 The OS grid reference for the site is 444944, 403374 (or SE 449 033). Location plans at 1:50,000 and 1:2,500 scales are provided as Appendix A.

1.3 The application is for an extension to the workshop providing an area in which to house the manufacture of sealed glazing units. Building Product Solutions Ltd currently use glazing supplied by third party companies outside the Barnsley area and wish to extend their own operations to include the assembly of such units for incorporation into their uPVC windows and doors.

1.4 The development will not require any significant alterations to the areas of the site outside the footprint of the extension and there are no proposed changes to the existing car parking provision, staff welfare facilities or office accommodation.

1.5 Rainwater drainage from the roof of the proposed extension is to be fed into the existing surface water drains and will not represent any increase from the existing runoff from the existing impermeable yard.

1.6 Employee and visitor car parking is available within a secured car park at the eastern end of the application site.

1.7 The applicant's business has outgrown the existing site building and it is their intention to extend the workshop to allow them to remain at this location. This expansion is to ensure the continued development of the business and allow in house manufacture of glazing units while providing a safe operating environment for employees.

1.8 Building Product Solutions Ltd has recently invested in new production line machinery to allow the manufacture of 1,500 windows and doors per week, compared to 550 per week at the end of 2013, and has already increased its workforce to 33 from 15 in eighteen months. It is further envisaged that 6 new jobs will be created as a result of the development of the extension.

2 Applicant/Agent

2.1 The Applicant is Building Product Solutions Ltd, a successful local business based at the application site.. Mr Ian Harrison is Managing Director of Building Product Solutions Ltd and contact for the purposes of the application.

2.2 The Agent is AC Environment Solutions Ltd of Unit 5A Enterprise Court, Farfield Park, Manvers,Rotherham, South Yorkshire S63 5DB. The agent contact is Alison Chitoriski.

3 Description of the Proposal

3.1 This Planning Application relates to the existing window and door manufacturing facility operated by Building Product Solutions Ltd at Unit 30 Commercial Road, Goldthorpe, Rotherham S63 9BL.

3.2 It is understood that the use class currently permitted across the site is B2 (General Industrial).

3.3 The proposed development is to create a side extension to the existing workshop on an area currently forming an open yard. The alterations proposed comprise a portal frame building with a footprint of approximately 271 m^2, being 19.33 metres long, with a span of 13.92 metres and an eaves height of approximately 7 metres. The double pitch to the roof is required due to the requirement for a twin beam crane to be installed.

3.4 It is proposed that:

- the building frame will be manufactured from good quality non prime steel sections painted with a coat of grey primer finish.
- the site area of the building installation will be scraped and levelled, the tarmac top will be cleared from the site and the surface water drainage system will be modified to accept runoff from the roof via drain pipes.
- an architect will be retained to design pad foundations for the building columns and a reinforced ring beam to support a perimeter brick wall.
- a 6 inch concrete floor slab will be installed incorporating a Visqueen membrane and reinforcing mesh.
- haunches will be installed to the building columns to support the crane tracks, which will be supplied and fitted with a 4 bar insulated conductor system, 12 metre travel length.
- a reconditioned twin beam crane will be installed with a safe working load of 3.2 Tonnes.
- the building will be clad with composite insulated cladding compliant with current building regulations.
- the external facings to the elevations of the extension will comprise Plastisol coated profiled steel wall covering matched to the existing external walls.
- the roof of the extension will comprise Plastisol coated profiled steel roof covering matched to the existing roof.
- GRP rooflights will be provided to a minimum of 10% of the total roof area.
- flashings, rainwater downpipes and gutters will be provided and drainage will be connected to existing surface water sewers.
- a single powder coated steel double skin insulated personnel access door and one insulated sectional roller overhead door will be installed in the eastern elevation fronting onto the yard.
- a concrete plinth with bollards is to be provided adjacent to the sectional roller door.
- a concrete paving slab path will be provided to the rear and side of the extension.

3.5 The total site area including the site demise and site access is approximately 0.72Ha. The existing gross internal floor area of Unit 30 Commercial Road is estimated as 2424m^2. The area of the proposed extension is approximately 271m^2.

3.6 A single process is to be housed in the proposed extension, being the assembly of sealed glazing units for use in the manufacture of Building Products Solutions Ltd's uPVC double glazed windows and doors.

3.7 The layout of the process within the building is shown on Drawing 03A a copy of which is provided within Appendix B.

3.8 Once the proposed extension has been constructed, the remaining area of the yard is ample for the turning of articulated vehicles as demonstrated on Drawing 05 within Appendix B.

4 Other Considerations

Waste Storage and Collection

4.1 Very little waste will be generated from the proposed additional glazing unit assembly operations and those that may be produced are entirely recyclable.

- Waste glass can be melted down for reuse in window manufacture and other glass products.
- PVB from safety glass can be reused in the manufacture of new safety glass.
- Recycling has also been proven to be the most favourable option in terms of environmental benefits for paper, cardboard and plastics.

Vehicle Parking

4.2 It is proposed that visitor and staff car parking will be accommodated within the existing car park. It is noted that 42 parking spaces are provided and the internal floor area of the extended building would be approximately 2695m^2 which puts the provision at 1 space per 64m^2 (slightly reduced from the existing provision of 1 space per 57.7m^2). This is in line with Barnsley's Supplementary Planning Document on Parking which indicates that the provision for car parking spaces at this site should be no more than 1 space per 30-50 m^2.

4.3 Building Product Solutions currently employs 33 staff and even with the anticipated creation of 6 jobs the number of parking spaces is more than sufficient.

Flood Risk, Foul and Surface Water Drainage

4.4 The Environment Agency Flood Map indicates that the site is within Flood Zone 1 with less than a 0.1% (or 1 in 1000) probability of flooding due to rivers or the sea in any year.

4.5 Policy CSP4, from Barnsley Core Strategy Publication, indicates that proposals in Flood Zones 2 and 3 require site specific Flood Risk Assessments (FRAs) and evidence of the sequential test. Since the property is in Flood Zone 1 it is concluded that a Flood Risk Assessment is not warranted and there is no requirement to provide evidence of the sequential test.

4.6 Since the proposal simply replaces approximately 271m^2 of impermeable hardstanding with the roof of the building extension and this is to drain via the existing surface drainage connection it is considered that there will be no significant impact on the surface water drainage network in the area.

Biodiversity

4.7 It is not anticipated that any protected or priority species, designated sites, habitats, other biodiversity features or features of geological conservation importance will be affected by the proposed use of the property. Reference has been made to the Natural England Magic Interactive Mapping System and a site inspection.

4.8 No bat and bird report is provided with this application as there are no old stone or brick structures to be demolished or significantly renovated in connection with this proposal.

Site History, Contamination and Mining

4.9 The history of the site has been ascertained from historical Ordnance Survey (OS) map extracts and the site's planning history.

4.10 It would appear that the property remained as undeveloped open land, possibly in agricultural use, throughout the period from 1851 to 1989 covered by the available mapping. The planning history further suggests that the existing building was constructed in the early part of the 1990s as a factory unit at the same time as similar buildings in the surrounding area. In 2009 the site is known to have been occupied by RS Motorhomes for the assembly of motor homes.

4.11 The historical uses of the site and surrounding area would not appear to present a significant risk of contamination requiring further assessment at this stage. Surrounding industrial premises may present a slight potential risk of contamination to the subject site and if any visual or olfactory evidence of contamination is identified during groundworks construction work would cease until appropriate risk assessments and mitigation measures have been undertaken.

4.12 There is no reason to believe that the future use of the extension, for the assembly of glazing units, would be adversely affected by contamination associated with the identified uses of the site and surrounding area.

4.13 The Coal Authority Interactive Map Viewer indicates that the site is not located within a development high risk area, no known mine entries exist and no surface or shallow mining has taken place in the locality.

Trees

4.14 No trees or hedges will be affected by this proposal.

Trade Effluent

4.15 No trade effluent is to be released from the premises.

Employment

4.16 Building Product Solutions Ltd currently employ 33 full time members of staff and, with the proposed expansion of the business, it is envisaged that 6 new full time jobs will be created by establishing the glazing unit assembly process on site.

Hours of Opening

4.17 The opening hours are envisaged to remain as per those for the current window and door manufacturing operations, being Monday to Friday, 6am to 6pm with no operations on Saturdays or Sundays. The business does not operate on Bank Holidays.

Industrial and Commercial Processes

4.18 The plant, machinery and equipment to be installed within the extension comprise a twin beam crane, cutting table, glass washer, hot melt sealing and clamp table, gas fill point and storage trolleys.

Hazardous Substances

4.19 No toxic, highly reactive, explosive or flammable substances are to be used or created as a result of the processes taking place on site.

4.20 Argon gas is to be used to fill the glazing units however this is not hazardous. Argon is a colourless, odourless, non-flammable and non-toxic gas and the primary health hazard would be asphyxiation due to the displacement of oxygen. Since the property is large and well ventilated such a build up of gas is extremely unlikely to occur.

Vehicle Movements

4.21 The proposed extension will replace deliveries from a third party supplier of glazing units with deliveries of supplies of the component parts. The development site is located within an employment area and it is not envisaged that the proposed development would have any significant effect on the surrounding road networks.

Air Quality

4.22 Defra's website has been consulted to determine whether the site lies within an Air Quality Management Area (AQMA). The site does not lie within or relatively near to an AQMA declared by Barnsley Metropolitan Borough Council.

Planning Policy

4.23 Planning Policy Statement 4 (Planning for Sustainable Economic Growth) indicates that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

4.24 The UDP Proposals Map identifies the area within which the site is located as having been developed under policy DE3 and in accordance with Policies ED1 and ED2. Policies ED1 and ED2 provided for development sites for employment purposes. The uses normally permitted are identified as business, industry, and storage and distribution with other employment generating uses permitted if they were compatible with adjoining uses.

4.25 The site forms part of the development undertaken to extend Goldthorpe Industrial Estate (policy DE3/4) which was identified in accordance with policy ED1 as being for development for employment uses.

4.26 Policies ED1 and ED2 do not appear on the list of saved policies and are shown to have been superseded by LDF Core Strategy Policy CSP11 which relates to the provision of strategic employment locations. The application site forms part of an area designated for the provision of employment uses and the extension to Unit 30 will provide additional jobs for local people in keeping with the intentions of the policy.

4.27 The proposal complies with policy ED4 in that, although the application site is approximately 200 metres to the north of residential dwellings, it would have no significant impact on air pollution or noise, the building is not visually intrusive and access to the site is via main roads and through industrial areas. It is considered unlikely that local residents will suffer any negative impact due to the proposed development.

4.28 The proposals also comply with policy ED7 in that there is no significant impact on residential, visual amenity or highway safety presented by the development.

4.29 Policy ED10 indicates that the expansion of existing firms will normally be permitted subject to satisfactory standards of amenity of neighbouring uses and adequate car parking, loading and vehicle manoeuvring facilities. Satisfactory standards have been demonstrated for each of these considerations.

4.30 Policy BE6 requires good design standards for all types of development. The proposed development will comply with current building regulations while finishes will match the existing building and remain in keeping with other buildings in the area.

4.31 This proposal also supports the fundamental goal of Barnsley's LDF in providing for sustainable development since Building Product Solutions produce 'A' Rated windows for use in new build residential properties. Their products can reduce the carbon footprint of a typical home by 10% and are arguably the best window system on the market.

4.32 The company's strategy for growth is being supported by Enterprising Barnsley, a European-funded programme delivered by Barnsley Metropolitan Borough Council providing investment from the European Regional Development Fund as part of Europe's support for the region's economic development.

4.33 The Council is therefore invited to support the development of a local business and enable their continued growth by granting the extension to their business premises.

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Minerals, Waste and Contaminated Land Surveyor

Date: July 2014

Appendix A

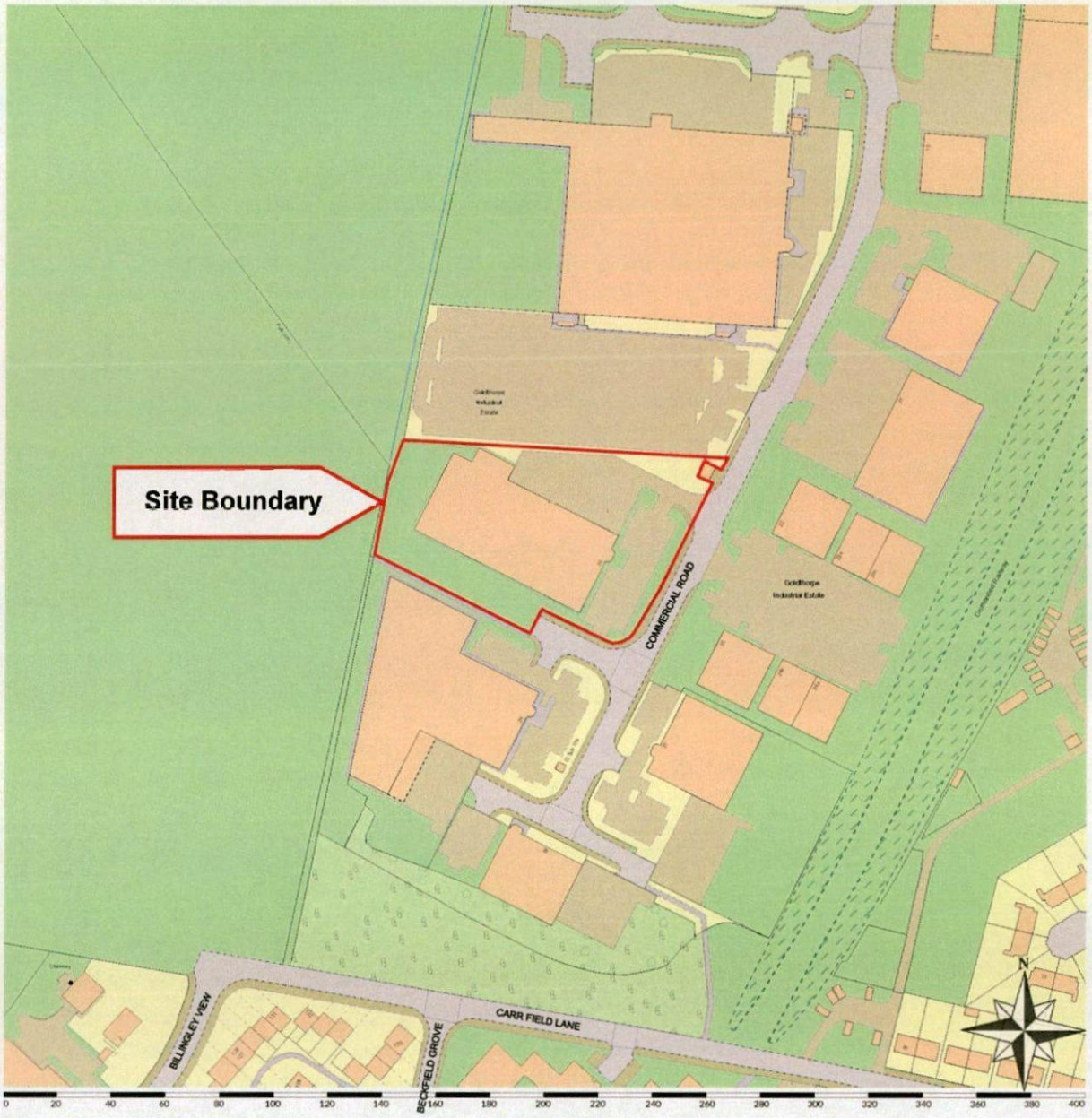
1:50,000 and 1:2,500 Scale Location Plans



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Site Address:	Unit 30 Commercial Road, Goldthorpe Industrial Estate, Goldthorpe S63 9BL
Title:	Location Plan
Client:	Building Product Solutions Ltd
Printed Scale:	1:50,000 @ A4
Date:	May 2014

ACE Environment Solutions
Unit 5A Enterprise Court, Farfield Park, Manvers,
Rotherham, South Yorkshire S63 5DB



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Site Address:	Unit 30 Commercial Road, Goldthorpe Industrial Estate, Goldthorpe S63 9BL
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ACE Environment Solutions
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Rotherham, South Yorkshire S63 5DB

Appendix B

Drawings prepared by Avocet Design Associates:

01	Site Survey Plan (1:200 @A1)
02	Survey Plan & Elevations (1:200 @A1)
03A	Proposed Plan (1:100 @A1)
04	Proposed Elevations (1:125 @A1)
05	Proposed Site Layout (1:125 & 1:200 @A1)