

Design & Access Statement

Proposed Office Development at Saville Lane, Penistone

On Behalf of
James Durrans and Sons Ltd.



Image taken from Google earth



**humphreys
teal** partnership

CONTENTS

INTRODUCTION	4 - 5
ASSESSMENT	6 - 11
The Site.....	6 - 8
Surrounding & Economic Context.....	9 - 10
Planning Policy Context.....	11
INVOLVEMENT	12
EVALUATION	13 - 15
SWOT Analysis.....	13
Design & Access Key Principles.....	14 - 15
DESIGN RESPONSE	16 - 23
Introduction.....	16
Connectivity & Integration.....	16
Pedestrian Priority & Movement.....	17
Quality in Design.....	17
Internal Environment.....	17
External Spaces & Landscaping.....	18
Activity.....	18
Views & Vistas.....	18
Crime & Safety.....	19
Development of Proposed Layouts.....	20 - 23

CONTENTS

SUSTAINABILITY & ENERGY EFFICIENCY.....	24 - 28
Introduction.....	24
Energy.....	25
Environmental Protection.....	26
Community Sustainability.....	27 - 28
 CONTACTS	 29

Introduction

This Design and Access statement has been prepared on behalf of James Durrans and Sons Ltd to support a detailed planning application for the construction of a 1111.5 sq m (GIA) contemporary office with associated staff car parking facilities, landscaping scheme and highways improvement works.



Site location within Thurlstone - Images taken from Google earth

Introduction

Purpose and Scope:

The purpose of this document is to explain the design process behind the development proposals and justification for the scheme. It forms an integral part of the planning application submission and should be read in conjunction with other supporting documentation, including the sequential Transport Assessments, Drainage Statement, Landscaping Scheme, Ecological report and BREEAM pre-assessment document.

The Design and Access Statement provides important and detailed information about the scheme and has been written for a wide target audience, including the Local Planning Authority, Local Residents, Statutory and Non-Statutory Consultees and Elected Members.

The document aims to take the reader through the early developmental design stages of the scheme and will provide specific information relating to the following elements:

Assessment:

An analysis of the application site and its surroundings both in physical, social and economic terms. It is also important to consider the planning policy context relevant to the site's redevelopment.

Involvement:

Information is provided on the groups and people that have been consulted on the development and that have influenced the final design of the scheme. The statement considers the findings of the discussion with the Local Authority and other interested parties and explains how this has directed decisions made by the applicant through the scheme development.

Evaluation:

An evaluation of the information collected at the "Assessment" and "Involvement" stages takes place. Based on this information, the Design and Access Statement provides identification on the constraints and opportunities relating to the redevelopment of the site, and identifies the key development principles that the scheme must adhere to.

Design:

Once the development options have been evaluated and any potential conflicts resolved, the design solution is developed.

The Site

The development site is approximately 0.498 Ha in size and is located on Saville Lane just off the A628 Manchester Road in Thurlstone.

The development site is situated adjacent to Saville Lane, off Manchester Road, within the village of Thurlstone. The site is situated approximately 7 miles away from the M1 motorway. This transport link provides a strong connection to one of the UK's main road networks.



Image taken from Google earth

The existing development site currently houses James Durrans and Sons Ltd office headquarters. The character of the site is predominantly industrial with commercial elements. The site can be accessed via Saville Lane, or from the west by travelling through the existing industrial development.

Buildings and landscaping within the site are aged and of poor quality. Although they are not imposing on the surrounding area, they provide little value to the existing built environment of Thurlstone.

The area surrounding the development site is predominantly populated by traditionally stone built residential properties.

The development site fronts onto a mixture of brick and stone built commercial buildings which obscure its frontage from Manchester Road, (the main transport route through Thurlstone). Saville Lane forms the development Sites Northern boundary. The Eastern and Southern boundaries are formed by dense existing vegetation and the River Don. The sites Eastern boundary is formed by existing industrial units under the ownership of James Durrans and Sons Ltd.

The Site

As shown below the site is bounded to the North by Saville Lane and the existing headquarters of James Durrans and Sons Ltd. The North East to the South of the site is bound by natural landscaping, with the River Don bounding the site to the South East. The West and South West of the site is bound by existing industrial buildings that form part of Phoenix Works.



View North East of the site looking towards the existing office buildings to be demolished to form the base of the proposed office development.



View looking North West of site showing existing access into the site from Saville Lane. Existing offices can be seen in the background.

View North East of the site showing access to the South West of the site. Existing offices can be seen in the background.



View looking South West of the site showing existing car parking and industrial buildings surrounded by natural landscaping.



The Site



View along the South Eastern elevation of the Site showing rear of existing office buildings.



View along the Northern boundary showing access onto Saville Lane from the A628 Manchester Road.



View along the Northern boundary showing site access from Saville Lane. Existing office and amenity block shown to the right and left of Saville Lane.



View along the Northern Boundary showing access into the existing office building via Saville Lane.



View along the Northern boundary showing access onto the existing site via Saville Lane.

Surrounding & Economic Context

Architectural Context

The surrounding neighbouring area to the North and West of the site is predominantly built up of industrial and commercial buildings that belong to James Durrans and Sons Ltd. Properties to the North, East and South of the site beyond the Durrans ownership are mostly residential, with a few commercial developments located within walking distance of the site.

The development site is fully utilised as an industrial and commercial development. Existing offices and welfare amenities are to be demolished and replaced with a newly proposed modern and contemporary office unit that will enhance the sites aesthetic outlook.

The existing building sits predominantly along the Northern and Eastern site boundary. The site is situated along a steep banking providing a montage of different gradients in and around the site. Due to the level changes within the site, existing access and circulation through the site are restricted. The development proposals will provide safer access and permeability through the site for both pedestrians and vehicles.

The new building footprint will be positioned towards the North East end of the site, replacing the existing buildings that are to be demolished. The building will be developed along with existing levels to maintain views across the site and ensure the new development is contextually appropriate. The building will be none obtrusive and will be designed proportionately in relation to existing surrounding buildings and landscaping.

There is an existing substation that lies within the heart of the site, which will remain and be refurbished inline with the proposed building materiality. Proposed car parking levels have been calculated to ensure that existing underground cables that feed the substation remain unaffected by the proposed development works.

There are several listed building within Thurlstone, although none are situated in or around the subject site. The site does not fall within a conservation area although lies within close proximity of one.

Any proposed layout should consider the following issues:

- View of the site along Saville Lane when approaching from the A628 Manchester Road. Existing site access is quite limited so the proposed development should consider highway improvements to ease access onto site and improve visibility.
- Positioning of the new building in relation to the close proximity of the surrounding conservation area. The site does not fall within the boundary of the conservation area but must still consider any impact the new build will have on the neighbouring surroundings.
- Improvements are to be made to site access as well as access in and around the site for both clients and employees.
- The external setting, layout and appearance of the proposed building development should be considered from all sides, including a high quality landscape design.
- The design should be contextually appropriate to its surroundings. It should enhance the built environment within Thurlstone and should be constructed using sustainable materials where possible.

Surrounding & Economic Context

- Inline with current planning policies, the building should have integrated renewable technologies to reduce its carbon footprint, and should strive to achieve the highest standards of environmental excellence.
- Signage, lighting and landscaping should be carefully considered to ensure that they are not detrimental to the surrounding environment

Economic Context

The granting of planning permission for the construction of a 1111.5 sq m (GIA) contemporary office would provide a variety of employment opportunities during construction of the new build.

The proposed office development is to be a landmark development that will commemorate the companies achievements not only locally and nationally but in a global context.

The building aims to be a positive landmark within Penistone that will promote sustainable high quality design within the local community. Through this James Durrans & Sons Ltd aim to lead by example by promoting and sustaining the local economy and surrounding area.

Physical Context

The site is bounded to the North by Saville Lane and the A628 Manchester Road. The East of the site is bound by an abundance of natural landscaping with the River Don bounding the site to the South. The West is bound by industrial units that remain part of the Phoenix works development.

Planning Policy Context

Planning Policy Context

Prior to submission of a full planning application, the scheme was submitted to Barnsley MBC for a Pre Planning Meeting to discuss development of the site and ensure proposals were designed inline with local and national policy.

Barnsley MBC Planning Officer - Andrew Burton

Pre Application Reference Number - 2012/ENQ/01134

Involvement

An experienced team of professionals has been compiled by James Durrans and Sons Ltd to bring this development forward. This team includes; Architect, Quantity Surveyor, Structural Engineer, Highway Engineer, Landscape Architect, BREEAM Consultant and an M & E Consultant.

The consultant team has been in continued discussions which has been fed into the design process and driven the development of the scheme to its current point.

Design Team Details are as follows :-

Architect	Humphreys Teal Partnership
Quantity Surveyor	Howell Goodfellow
Structural Engineer	JPG
Highways Engineer	JPG
Landscape Architecture	FDA Landscape Ltd
BREEAM Consultant	HRS Services Ltd
M & E Consultant	Watsons Building Services

Consultation Process :-

As well as discussions held between the Consultation team, James Durrans and Sons Ltd produced a flyer which was distributed to local residents informing them of the proposals. They held an open public consultation evening to answer any questions and queries local residents had about the development, while increasing awareness about the site proposals and the impact it will have on their local community.

SWOT Analysis

Strengths

The site is an ideal location for the proposal of the new head quarters at Phoenix Works. The new office development will sit prominently within the heart of the village of Thurlstone.

The site lies in close proximity to the nearby M1 and M62 motorway networks and can be easily accessed via car. Pedestrians travelling to the site from a far can take advantage of the bus service in operation along Manchester Road.

The development proposals are sustainable in that the proposed office will utilise the re-use of a Brownfield Site. The development proposals have been designed to achieve a BREEAM rating of very good, and will utilise sustainably sourced materials within the design. Where possible low carbon technologies will be utilised throughout the building.

The proposed development will enhance the environmental aspect of the site through integration of a new landscaping master plan. This will ensure that proposals are complementary to the surrounding environment and contextually merge well with the surrounding area of Thurlstone.

The existing office development has occupied the site for 149 years and would like to commemorate their 150th year with the celebration of a highly sustainable contemporary office development. The existing site provides a perfect opportunity for a new landmark building that will form a new Head Quarters for James Durrans and Sons Ltd. The development site exists in a state of disrepair and offers excellent development opportunities. Redeveloping the site will enhance the built environmental context of Thurlstone while providing a building with presence and quality within the local village.

Weaknesses / Threats

The main weaknesses of the site are poor site access from Manchester Road, and poor site permeability for both vehicles and pedestrians. The low quality of the existing buildings is also detrimental to the local built environment.

The development proposals has engaged these weaknesses and threats, resulting in a scheme that not only aims to improve the site, but will be beneficial to the village and its residents.

Opportunities

Economic enhancement of the local area as James Durrans and Sons Ltd aim to celebrate their 150th year in Thurlstone. Thereby promoting the local region not only locally and nationally but globally as well.

The new development aims to provide a high quality contemporary office space that will compliment the local surrounding area, while improving the existing built environment.

Community

The new proposed development aims to be an integral part of the local community. The design will enhance and compliment the traditional surrounding buildings while promoting well being and quality of life.

The site will compliment the existing character of the local area through the introduction of a carefully selected pallet of materials. The proposed modern contemporary office building will sit as a integral landmark within the local community.

Design & Access Key Principles

Based on local, regional and national guidance relating to design it is possible to identify a number of key design and access principles that the redevelopment of the site should adhere to in order to promote quality in the design and layout of the scheme:

Connectivity and Integration

The development will integrate well with the surrounding area and connect with the existing circulation network where possible.

Pedestrian Priority and Movement

The development should ensure that pedestrians have priority over any other form of transport ensuring safe pathways are provided throughout the site.

Quality in Design

The scale, massing, siting and external appearance of the development should integrate with the general character of the surrounding area and significantly enhance the appearance of the site.

External Spaces and Landscaping

Existing landscaping should be maintained and enhanced where possible, and new elements should be added to provide a more attractive development of the site & where appropriate, a softer edge. Particular regard should be paid to car parking areas, vehicular access points and main facades.

The new landscaping scheme should aim to complement the surrounding area and levels should integrate with the existing surrounding site creating a clear but blended boundary.

Both hard and soft landscaping should be utilised to encourage movement and safety amongst vehicles and pedestrians around the site.

Activity

The development should locate access points and distinctive design features so that they provide activity for and around external spaces.

View and Vistas

The development should integrate with the overall character of the area and enhance the visual aspect of the site. *Particular attention should be paid to the appearance of the site development from surrounding key views and vistas of the site.*

Crime and Safety

The development should discourage crime, fear of crime and anti-social behaviour and implement the principles of Secure by Design.

Design & Access Key Principles

Sustainability and Energy Efficiency

The development should be sustainable during both the construction and operational phases and promote energy efficiency.

Accessibility and Highway Safety

The development should be accessible by a range of modes of transport predominantly vehicular and cycling.

The development should also promote inclusive access, so that the development provides access for all. The development should not compromise highway safety by creating excessive congestion, or providing poorly laid out junctions and access points.

Design Response

Introduction

In this section of the Design and Access Statement we outline the design approach adopted with regard to information gathered in the previous Assessment and Evaluation stages. Clearly the proposed use, its scale, access requirements and existing context provide some parameters within which the design should be based. For example, consideration should be given to proposed materials and landscaping to ensure they complement the existing local Architectural style and soften any impact on the surrounding area.

James Durrans and Sons Ltd Design Response

James Durrans and Sons Ltd are committed to providing a design that will integrate well and improve the quality of life of the local community. By working through fundamental design principles and formulating the design response, James Durrans and Sons Ltd are committed to providing a modern, attractive, functional building that offers a pleasant environment for visitors and employees alike. The scheme will encourage the improvement of the local area by setting the scene of a visually attractive high quality contemporary office development.

Connectivity & Integration

Analysis of the site and its surrounding context has identified that the typical Architectural character of the site and its surrounding context is of traditional stone built cottages and old textile mills. Properties can be found as early as the 17th Century. The setting is picturesque being seated on the hillside overlooking the River Don lower down the valley.

The site is overlooked by the opposite side of the valley from the South. It is surrounded by natural landscaping to the East and South, and a variety of industrial and commercial buildings to the North and West that form part of Phoenix works.

As the local area has a set character, a new landmark building would have to ensure that the core palette of materials selected are both modern, and contemporary, but complementary to the surrounding site, encouraging the belonging while also reflecting the sites history. The design of the building reflects change and growth of the company within the village of Thurlstone over the last 150 years. A carefully considered and selected palette of materials provides a modern contemporary building while creating a feature within the surrounding area. The building is well integrated into the site and connects well with the existing highways network.

The proposed materiality of the contemporary office building provides the building with a strong identity that is in fitting with the local context. The design ensures a solid and firm integration of the scheme, providing a high quality building that enhances the sites outlook and improves the aesthetics surrounding the site.

The massing and scale of the building located on the proposed site has been carefully considered to ensure that it doesn't impact negatively on the surrounding area. The proposed new build will lie within the same position as one of the existing offices to ensure minimum impact in the change of the setting of the area. Site access has been hugely improved by the set back positioning of the building. The levels of the site help to mask the scale of the building and have been designed to allow easy and safe access for all. A carefully considered landscaping scheme will help the building to naturally merge into the existing setting.

Each aspect of the design has been carefully considered as to not represent over development of the site. The layout of the new office building allows for full integration of the scheme as well as the surrounding context. The layout of the site ensures full aesthetic consideration of the nearby surrounding site and area.

Design Response

The proposed car park facilities have been positioned to allow for safe and easy access around the site. The existing entrance of the site is situated off Saville Lane and will be retained. The new proposed entrance provides a clear view into the site and safe access inward and outwards for all parties.

As part of the development proposals James Durrans and Sons Ltd intend to improve the highway junction between Saville Lane and Manchester Road. This will improve ingress and egress between the two roads and will enhance the safety and access of a difficult and dangerous junction.

Emphasis has been placed on pedestrian movement throughout the site ensuring connectivity through dedicated walkways to the main entrances and footpaths which are clearly distinguishable from vehicular routes. Visual markings and a distinguished material palette will ensure safe passage through the site.

Boundary treatments will be tapered to tie in with the existing surrounding area forming a clear margin around the proposed office development. New landscaping will ensure a fully integrated site that is fully connected to the surrounding area that is both safe and aesthetically pleasing.

Pedestrian Priority & Movement

New footpaths will provide safe and clear pedestrian movement around the new office development. Car park levels will be calculated to ensure ease of manoeuvrability, and the car park will provide adequate cycle parking, disabled, and staff parking for the development. Where possible disabled access will be placed adjacent or near by entrances to the Office development to ensure easy access for all.

Quality in Design

The scale and massing and external appearance of the office development has been carefully considered in regard to the existing environment and current codes of good practice.

The palette of materials and Architectural detailing for the office development will seek to create a constant rhythm and architectural form which delivers a high quality modern and contemporary office development. The palette of materials has been developed as a direct response to the existing surrounding environment and its current needs.

All of the aspects above have been woven into the design process to ensure the proposed development can integrate with the general character of the surrounding area to significantly enhance the existing environment and provide a new lease of life to the site.

Internal Environment

Areas of glazing, and glazing specifications have been carefully considered to ensure high volumes of natural light filter into the offices providing adequate natural daylight. Consideration has also been given to avoid excessive solar gains and heat losses.

Where possible natural light will be utilised to create a light and airy internal environment that is pleasant for both staff and visitors. Energy efficient lighting will be utilised throughout all of the development to ensure adequate levels of light.

The North façade has been designed with reduced amounts of glazing to ensure that the character of the building blends in with the street scene at Saville Lane, as well as minimising heat losses. The South façade will have maximum glazing to not only take advantage of the surrounding vistas but create an internal office environment that provides a feeling of wellbeing as well as reflecting the surrounding site.

Design Response

External Spaces & Landscaping

External spaces and landscaping are key factors to ensure effective integration of the proposal into the surrounding environment and are key to the amenity of visitors and employees. The site layout has been designed so that the building has parking areas in close proximity with good natural surveillance, and strong links to landscaped areas that are designed to enhance the aesthetic feel in and around the site.

The surface treatment of the car parking area will be carefully selected to ensure that both pedestrian and vehicular routes are clear and attractive.

Activity

The main entrance lies to the South of the site, providing level access to both the upper and lower car park levels. Disabled users can gain easy access from the upper car park area, whilst cyclists, ambulant disabled visitors and employees can gain easy access from the lower car park.

The new proposed office development is set back slightly from the footprint of the existing building to open up the site to gain safer access from Saville Lane. New pedestrian walkways and road layout will ensure safer movement for both vehicles and pedestrians around the site.

Cycle spaces will be carefully located to ensure a good level of natural surveillance to increase security and awareness around the site.

The building has been designed to encourage safe activity around the site. The varying levels add interest and allow for easy access into the building from which ever approach you take. The majority of activity will take place along the South façade and a large pedestrian area has been designed to accommodate this. The North façade provides a safe access point into the building along Saville Lane which is the main vehicular access route onto the site.

The site is open and is overlooked by the proposed development ensuring maximum views across the site and surrounding area. The varying levels of the site allow the building to be non intrusive to the surrounding area.

Views & Vistas

There are ample views and vistas around the site, the design of the new development, and the positioning of glazing has taken this strongly into consideration to ensure that views are maximised where possible.

The new position and form of the building allows for a completely new experience. Views can be enjoyed from all levels of the building. The new office development has been carefully designed to integrate into the natural landscape to ensure it does not impose itself on the surrounding area.

Design Response

Crime & Safety

The proposed development has been designed in line with guidance set out in the 'Secure by Design'. This sets out six key principles, which are as follows:

1. Integrated Approval;
2. Environmental Quality and Sense of Ownership;
3. Natural Surveillance;
4. Access and footpaths;
5. Open space provisions and management; and
6. Lighting

The primary tool for providing a safe environment is through a careful built design. Providing natural surveillance is recognised as being a basic requirement and therefore the proposed development provides natural surveillance over the whole site. Natural surveillance prevents anti-social behaviour and increases people's perception of safety.

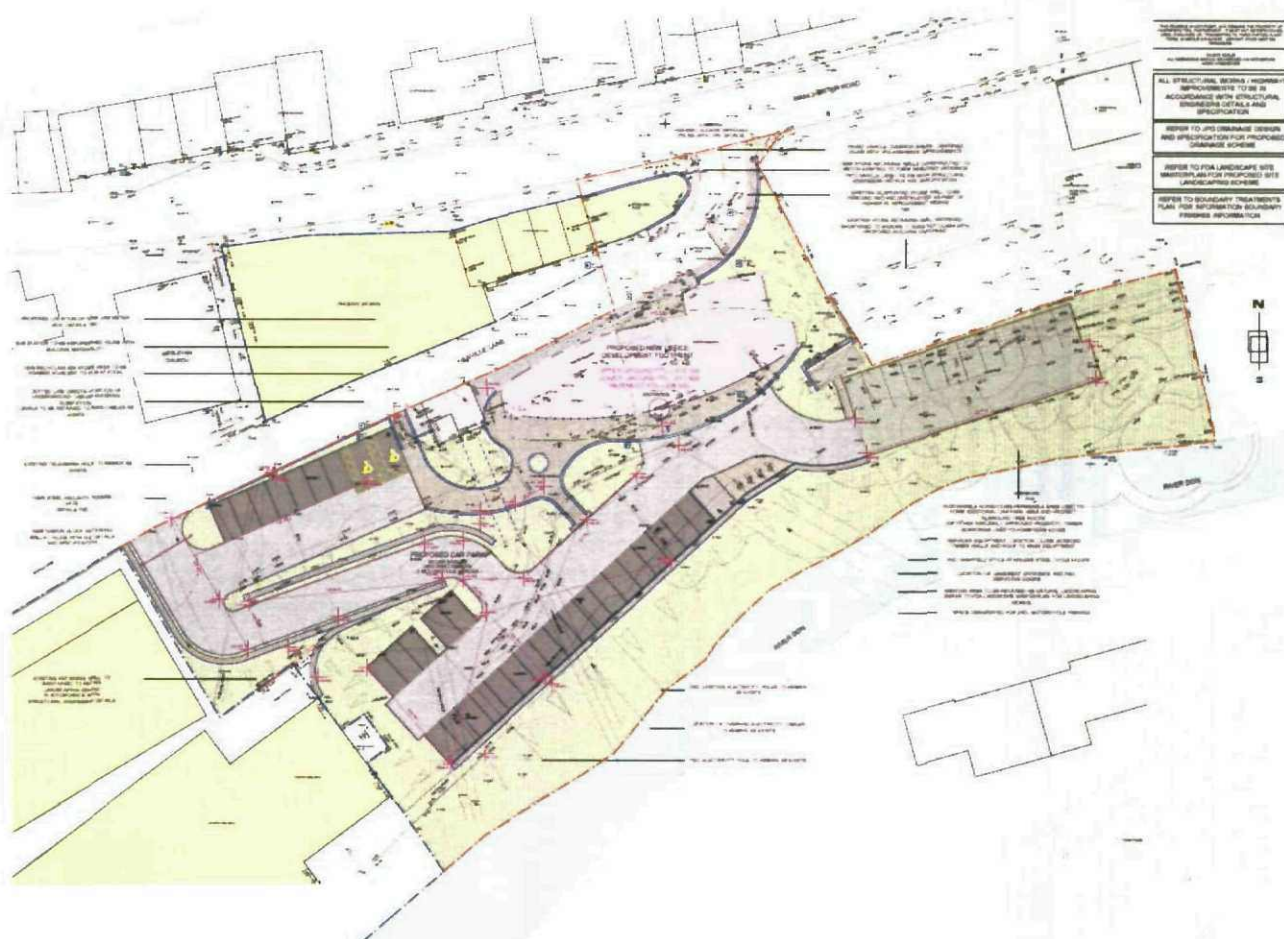
The clearly marked footpaths and vehicular routes to and through the site will be well lit and maintained to ensure maximum safety throughout the site.

Design Development

The layout and orientation of the scheme has been carefully considered and many other permutations have been examined as part of the design process.

Aspirations and desires to create a cohesive approach have to be balanced with practicality of operation in creating a suitably adapted space for the new office development that will deliver a quality building that enhances the environment.

Proposed Site Layout



Proposed Site Plan (Drawing Reference: HTP 1078 02 D)

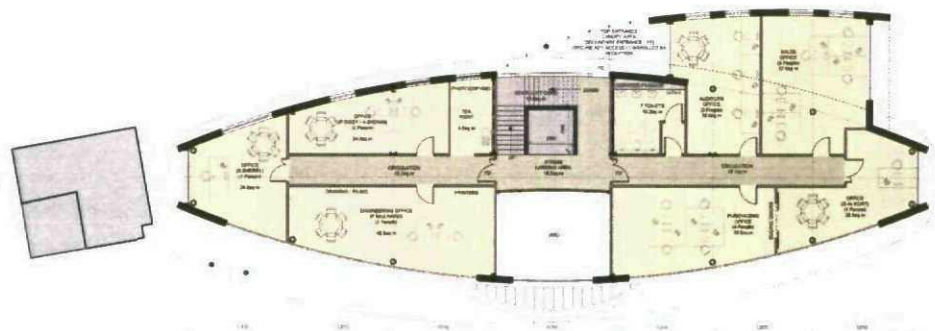
Features include:

- Existing office building and Welfare Amenities to be demolished.
- Redevelopment of whole site including new 1111.5 sq m modern and contemporary office development, and new car parking facilities.
- Access to be maintained and enhanced along Saville Lane and the A628 Manchester Road.
- New pedestrian access throughout the site to ensure easy and safe access to all levels of the new office development.
- New buffered landscaped edge to merge with existing site boundary.
- New car parking facilities will include spaces for visitors, staff and disabled users.
- Existing substation services maintained and unaffected
- New sustainable overspill parking facility

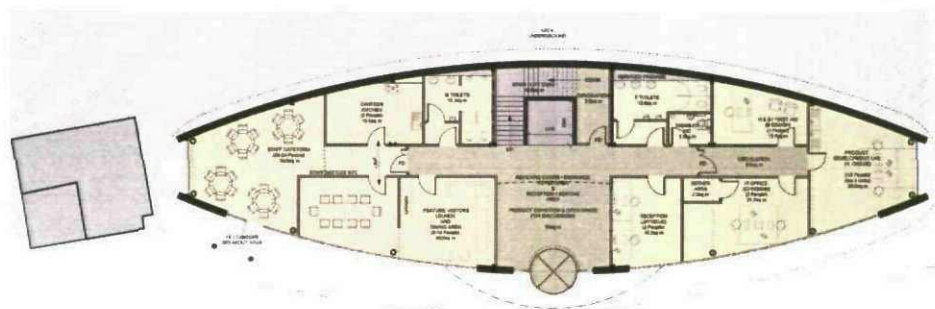
Proposed Floor Plans



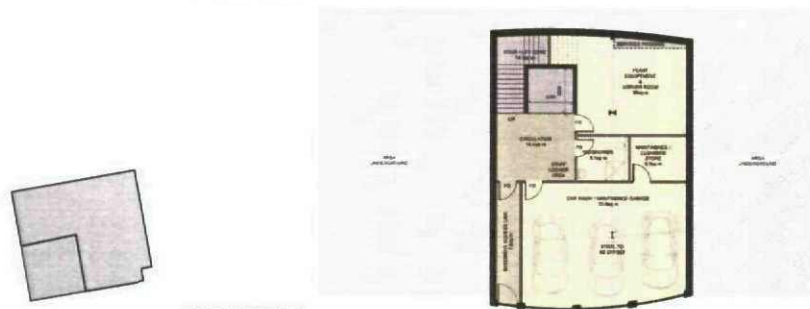
FIRST FLOOR LEVEL
(including external balconies)
GIA - 319.9sq m / 3439sq ft



UPPER GROUND FLOOR LEVEL
GIA - 349.9sq m / 3752sq ft



LOWER GROUND FLOOR LEVEL
GIA - 323.8sq m / 3493sq ft



BASEMENT LEVEL
GIA - 135.5sq m / 1458sq ft

Proposed Floor Plans (Drawing Reference: HTP 1078 03 F)

Features include

- New Offices, welfare amenities and recreational areas.
- Triple height reception area with contemporary central circulation core and lift.
- High volumes of glazing to provide a light open internal environment.

Proposed Elevation Treatment



South Facing - Primary Elevation



North Facing Elevation



West Facing Elevation



East Facing Elevation

Proposed Elevations (Drawing Reference HTP 1078 04 C)

Features include

- A modern and contemporary material palette that compliments the surrounding area and will add to the overall aesthetic appearance.
- Trame horizontale curtain wall glazing with powder coated aluminium frames and tinted double glazed units.
- Kalzip roof with powder coated steel fascias.
- Powder coated steel balconies with stainless steel hand rails and balusters with glazed infill panels.
- Natural stone walling to complement the local built environment.
- Feature powder coated steel structural elements.

Proposed Landscaping Master plan



FDA Landscaping Master plan (Reference R-1313-1)

FDA's proposed landscaping scheme will help the new building to integrate well within the existing surrounding area.

Integration of new soft and hard landscaping has been carefully considered to ensure that the scheme both retains and enhances the existing tree cover and habitat potential.

Open spaces have been created to ensure that the site is permeable across the varying gradients. This is helped by clearly defined routes that will ensure pedestrian safety when moving through and across the site.

New feature landscaping will help retain the natural look of the site while creating a bold new planting scheme that will compliment the Architectural style of the new development.

Existing vegetation is to be fully protected throughout construction work.

Sustainability & Energy Efficiency

Introduction

Considering the current focus of Government and society on creating sustainable and energy efficient new developments the issue has been at the forefront of the design process. Careful consideration has been given to the merits of making the new office building more efficient during the construction process and operational phases of the development.

The building has been designed to achieve a very Good BREEAM rating, and to encompass 15% carbon dioxide emission reductions, inline with Barnsley MBC planning policy.

The modern and contemporary design of the office development will ensure simple clean lines that take out the complexity of more traditional buildings. This ensuring a greener ethos and more sustainable approach to the design as fewer materials are needed. This will help alleviate construction time on site and minimise disturbance within the local community.

The materials applied to the building are low maintenance and in the majority of cases require no further applications over time. Quality facing materials are to be encompassed on the elevations.

To ensure that the proposed office development does not waste energy through unnecessary lighting, all internal and external lighting will be remotely operated.

This means that the lighting will operate via sensor to turn on when someone enters the room, and turn off after a timed period of inactivity.

Energy efficiency is a long term lifecycle issue, which should not only be addressed in the short term build such as through materials but also, in the long term through the operation and maintenance costs. The proposed building has been carefully designed to ensure it is highly energy efficient and wastes little energy.

Energy

Glazing

High quantities of glazing have been incorporated into the building design. This is to ensure good amounts of natural light will filter into the offices reducing the need for artificial lighting. The careful specification of the glazing will ensure the building does not overheat, particularly in the warm summer months.

The glazing elements of the buildings design have been carefully designed in order to maximize daylight and minimize heat loss, reduce solar gains and provide adequate noise insulation. All windows will be double glazed units that will be tinted to provide a high thermal performance.

The window frames are to be constructed using powder coated Aluminum. This will ensure the product can be recycled at the end of its operational life. This material is very durable having some of the longest replacement intervals according to the green guide.

The entrance canopies are positioned over the primary and secondary entrances, these will help provide shelter and protection from the external elements. The main roof of the building also provides a large overhang over the Southern elevation. This will help to reduce the amount of solar gain and effectively reduce the need for mechanical ventilation and cooling.

Lighting

All lighting will be connected to the Building Management System (BMS). This will ensure lighting can be monitored and timed accurately to ensure a most energy efficient lighting system. Other areas where it is less detrimental for constant lighting levels will be monitored by motion sensors. External lighting will be controlled and will utilize a combination of light sensors and timers to ensure energy consumption is minimised during seasonal variations.

Impacts from lighting have been addressed during the design and development of the office building. Light pollution emitted from the building has been controlled. The proposed development will minimize light obstruction, including light trespass and sky glow by following appropriate guidance from the Institute of Lighting Engineers. This includes adopting principles set out in GN01 - Guidance Notes for the Reduction of Obtrusive Light, including locating external lighting appropriately.

Heating / Cooling

The temperatures within the building will be monitored and controlled by the Building Management System.

Air

The new office development is considered unlikely to give rise to any significant air quality issues. Techniques are applied during the construction period to minimize the potential for dust and local air pollutants. Best practice is used to control dust on the construction site.

Efforts are also made to reduce impact on air quality within the building. To achieve this, the development's finishings are designed to be of low impact to human health. These include the use of low impact paints, where practical including water based paints that have low volatile organic compounds.

Air leakage through draughts at joints in the building such as windows and doors causes variations within the buildings temperature. It takes a significant amount of energy to control these leakages and measures to reduce these leaks will be incorporated into the building design.

The amount of openings within the building envelope has been kept to a minimum to reduce the areas where air leakage could occur. Appropriate seals will be used to reduce these draughts to a minimum. The roof space and any draughts created around the roof space will not affect the temperature of the building.

Noise

During operation of the development, every effort is made to ensure noise does not compromise the health and well being of building occupants as well as other potentially sensitive receptors.

Community Sustainability

Job Creation

James Durrans and Sons Ltd have been a very successful enterprise located on the site for nearly 150 years. They have created much needed employment within the local area throughout the decades. The new headquarters will ensure their continued growth and celebrate the companies global achievement on the existing site, while providing a local landmark for the village of Thurlstone.

In addition, there may also be opportunities for temporary and indirect employment as a result of the proposals. The opportunity may exist to recruit local labour during the construction of the store, thus providing further short term employment opportunities.

Crime Prevention

Consultation with a Police Liaison Officer will take place to determine the scope of works necessary to reduce the likelihood of criminal activity occurring on the site. This will address many aspects of crime, but primarily focus on the safety and security of the staff on site and the security of the building at night. Various design measures should be taken to promote security in and around the site. CCTV will be installed on entrances and around the perimeter of the site.

The lighting strategy will also be configured to help reduce the potential for crime in and around the site.

Sustainable Access

Consideration has been given to the number of car spaces required for the development. Forty four parking spaces have been proposed for the scheme including two which are allocated for disabled parking. Two motorcycle parking bays have also been provided.

Whilst car use is the most popular form of access to and from the site, employees and visitors will be encouraged to travel to the site via public transport or cycle. The site is also within adequate walking distance from the nearby residential catchment area.

Walking and cycling will always provide the most sustainable solution as regards to accessing the site and will be encouraged through the design by including cycle parking and easily accessible and well lit pedestrian routes.

Construction with regard for the Community

The Considerate Constructors Scheme is a voluntary Code of Considerate Practice, which is adopted by participating construction companies and everyone involved on the construction site. The scheme is designed to promote socially responsible construction projects. James Durrans and Sons Ltd is committed to the principles within the Considerate Constructors Scheme (CCS) and would implement a strategy which should meet the requirements of the scheme. As part of this process, the scheme requires that the Local Community is engaged prior to and during construction to ensure that impacts upon the surrounding Community are minimised.

Conclusion

-The development will be constructed from sustainable materials, where sustainable procurement will be an important consideration.

-The design presents measures to reduce environmental impact, both through design and through the commitment of James Durrans and Sons Ltd to follow best practice to reduce pollution during the construction phase.

In addition to sustainable design, there are a number of inherent attributions of sustainability in the proposals:

- The development in its entirety will enhance and update the existing site. The development will ensure the continued use of the site, and improve the overall aesthetic quality of the local area.

- The development proposals are in an accessible location by means of transport other than the private car, including the local bus service and safe pedestrian and cycle routes.

- The new offices will continue to sustain employment in the local area and continue the same commitment to the site as it has for the last 150 years.

- The new offices aim to create a distinct landmark building within Thurlstone which will celebrate the companies presence and continued development within the village.

The information provided clearly demonstrates that the development can be regarded as energy efficient and will also promote sustainability throughout good practice management.

CONTACTS

Client

James Durrans and Sons Ltd
Mr Chris Durrans
Mr Paul Millward
Email: pmillward@durrans.co.uk

Architect

Humphreys Teal Partnership
Mr Nigel Teal - Partner
Mr David Wainwright - Architectural Assistant
LS25 3DF
0113 281 2020

Quantity Surveyor

Howell Goodfellow
Mr Ed Howell
01484722777

Structural and Highways Engineer

JPG Civil and Structural Engineering
Mr Chris Harding
0113 263 1155

Landscape Architect

FDA Landscape Ltd
Mrs Sue Farmer
01484 861611

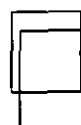
BREEAM Consultant

HRS Services Ltd
Mr Steve Closs
0800 030 4391

M & E Consultant

Watsons Building Services Ltd
Mr David Bottomley
01535 656 851

Phory Park Lodge, Aberford, Leeds, West Yorkshire, LS25 3DF
t: 0113 2812020
f: 0113 2813232
e.architects@humphreysteal.com
w.www.humphreysteal.com



humphreys
teal partnership