



Design & Access Statement

Introduction

The following statement provides our analysis with regard to the design and access issues relating to a proposed factory extension at the existing Safestyle UK assembly (Station Road Industrial Estate, Valley Road, Barnsley). This Design and Access Statement has been written in accordance with the Town and Country Planning (General Development Procedure) Order 2009. The statement sets out an assessment of the development based on the following criteria included within the non-statutory guidance provided by CABI (The Commission for Architecture and the Built Environment):

Proposed extension to an existing Class B2 manufacturing facility

This DAS is to be read in conjunction with all other information and drawings submitted to the Local Planning Authority in respect of the full planning application.

1.0 Use

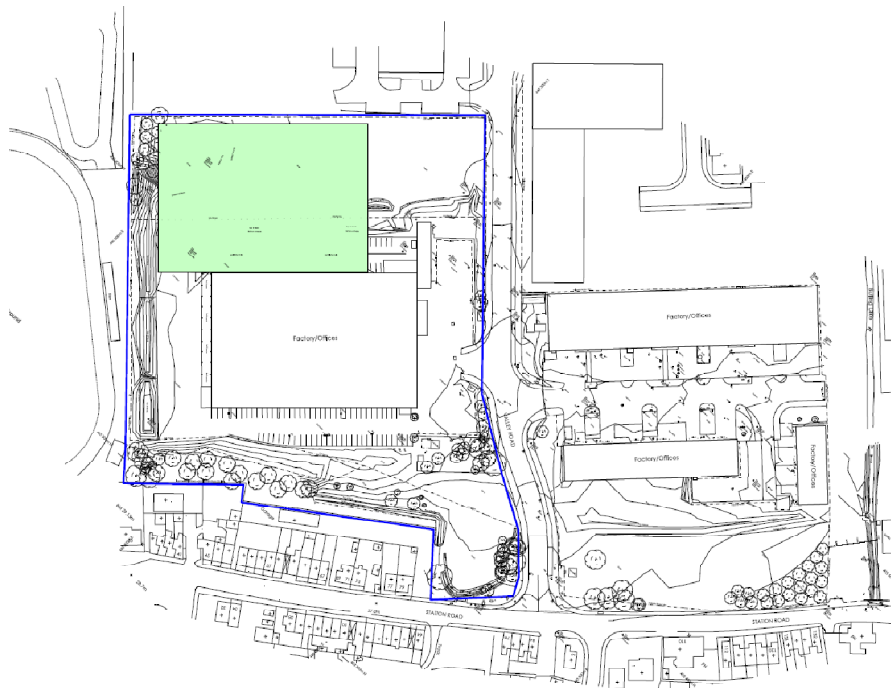
- An extension of an existing manufacturing facility to facilitate the re-location of the existing glass processing plant and glazing area.
- The main purpose of the building will be to create new manufacturing space however there will be some ancillary storage and internal office facilities along with potential works to the wider site to create new loading and storage areas.

- The manufacturing facility will remain fully operational during the construction phase of the proposed works, and measures will be in place to minimize the disruption to the Safestyle UK's operational procedures.
- Initial designs of the proposal has involved both Architects and personnel from Safestyle UK to ensure that important aspects such as manufacturing operations, existing provisions and existing ancillary equipment have been subjected to detailed consideration.

2.0 Amount

- The extension will provide 6,000m² of additional assembly floor space, and a localised mezzanine for staff accommodation.
- Reference should be made to the proposed elevational drawings submitted in support of the planning application. The area surrounding the site has been carefully considered when siting the proposed extension. The mass of the extension is such that it does not overbear neighbouring properties.

3.0 Layout



Site plan showing location of factory extension

- The Safestyle UK lies immediately adjacent to Valley Road.
- The surrounding area is predominantly Industrial and Storage.
- The existing Safestyle UK site is generally level, although the levels raise towards the North West area of the site. The site comprises of an existing 6150 m2 window frame manufacturing unit.
- The existing PVC frame assembly unit stands one storey in height. The unit is formed in steel framed, with the majority brick faced, cavity wall construction with external cladding and high level clerestory glazing and shallow pitched roofs.

Safestyle UK - Existing PVC frame assembly unit Photograph



- To the front of the PVC frame factory there's a surface level service area

- The proposed extension will be located to the North West of the existing PVC frame factory, and will have a minimal impact on the adjacent industrial units.
- Vehicular access and egress for delivery vehicles and staff is gained from Valley Road to the East, which also provides access to other industrial buildings.

4.0 Scale

- The location of the proposed extension is along the North West elevation.
- The size and scale of the proposed extension will be in proportion to and sympathetic with the existing PVC frame factory and adjacent industrial units.
- The produced extension eaves height is at approximately 7.7m which is notably lower than adjacent industrial units.

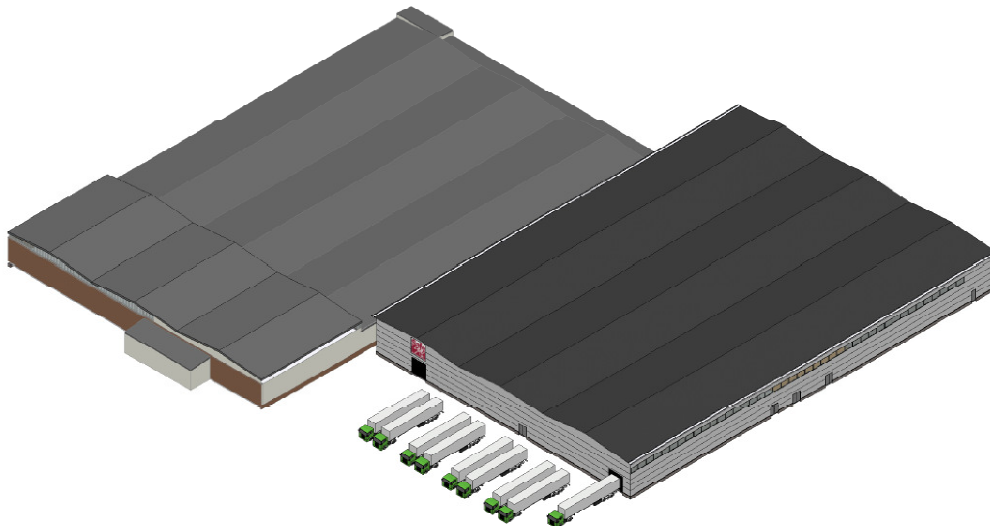
5.0 Landscaping

- The proposed development is located in an area of existing hard landscaping.
- Existing pedestrian walkways will not be affected. / will be re-directed around the perimeter of the extension.
- The site is currently open to view to adjacent areas providing a good visual linkage.
- There will be no felling removal of trees for this proposed development.

6.0 Appearance

- The existing PVC assembly unit stands one storey in height. The unit is formed in steel framed, with the majority brick faced, cavity wall construction with external cladding, high level clerestory glazing and shallow pitched roofs.
- The proposed extension will be a steel frame construction with composite panels and high level glazing, to integrate with the existing building façade.
- The proposed roof construction will be flat single ply membrane and composite panel construction – colour grey, with a dark grey powder coated aluminium verge capping.
- The existing external appearance of the unit has been the starting point in choosing the proposed materials for the extension: the proposed materials will integrate with the existing design concept by choosing a material pallet which will amalgamate the new with the existing.

Indicative 3d Visual of Proposed Development



- The scale of the proposal is in keeping with the existing Factory and adjacent units, and will not materially impact upon its surrounding

7.0 Access

- The main staff and service vehicular access and egress route off Valley road will be widened to aid vehicular movements.
- No alterations are proposed for emergency vehicle access of this application.
- Pedestrians arriving on foot to Safestyle UK will have a safe route through the site to the manufacturing and office areas.
- Staff parking has been consolidated and replanned to encourage staff to use them. The inclusion of a staff reception to the rear will help to facilitate this.
- Cycle routes and associated cycle racks within the site remain unchanged.
- The proposed development will not impact upon the existing accessibility which is already readily accessible by a range of sustainable modes of transport, which maximises the opportunities to reduce the need to travel by private vehicle. Car parking is in accordance with current LA guidance.

8.0 Community Safety

- This section of the statement has been written in accordance with guidance for commercial developments within 'Secured by Design' and Health and Safety principles.
- The proposed development will be generally accessed by staff members only and will be incorporated into Safestyle UK's operational procedures for health and safety.
- Secure cycle parking is provided on the site
- On-site CCTV is in operation.
- The existing CCTV will be enhanced to accommodate the proposed development.
- Security staff are on duty at all times. Foot patrols of the site are undertaken at regular intervals.

- The site is well lit when necessary.
- Safestyle UK are committed to protecting the health and safety of staff and visitors as far as is reasonably practicable. A comprehensive risk management process is in place to identify and minimize occupational health and safety risks across the business. Performance is constantly monitored and reviewed.
- Health and Safety levels are strictly maintained.

9.0 Environmental Sustainability

- This section of the statement assesses the environmental sustainability of the proposed extension.
- The need to reduce the impact a business has on the environment is now a widely held view. Safestyle UK, as a leader in its sector recognises the role it can play in reducing emissions, stating that the company will continue to reduce emissions.
- The proposed extension will result in the Safestyle UK manufacturing facility being operated in a more improved sustainable manner, than which is currently operated.