

Extension to Existing Industrial Building

Introduction

DR Baling Wire Manufacturers are an expanding company with increasing demand for their products.

They currently produce baling and tying wire, mainly for the refuse and recycling industries. Demand is rising for baling wire made of plastic, as this means that bales can be incinerated without having to remove the annealed baling wire.

A new extension to an existing building is therefore required to house an extruding machine to produce this wire, together with storage space.

The building is to be a quality industrial space to reflect the forward thinking attitude of the company and will be the latest investment in this important industrial site.

History

The site at Oxspring Wire Mills has been in use for industry since the 14th century, since when it has expanded to its current extent.

As the site of the extension has always been kept clear (as shown by maps dating back to 1850), until the laying down of the hard surfacing, it is not thought that there will be any archaeological finds.



Inside the existing building

Design Process

Physical Assessment – The site for the new extension is an existing underused yard area at the end of the Oxspring Wire Mills complex. Part of this is laid out for turning and parking, and part is a rough surface previously used for a builders yard and other storage. The new building will be an extension to an existing industrial building, constructed of the same materials. There is a large wooded bank behind the site which hides the site from all long distance views. There is an existing compound on the site which will be retained. The new extension will extend towards this compound but will not require its amendment.

Economic Assessment –DR Baling need to continue investing in new techniques and materials to maintain and improve their position in the market, and guarantee their future. This building is proposed to enable DR Baling to offer a new product, plastic baling wire. This is increasingly important due to recent developments in the recycling industry.

Planning Policy– The site is on the edge of an existing industrial enclave within the Green Belt and an area of borough landscape value. The pertinent policies are therefore policies GS7, GS8 and GS13. These restrict development to that which does not affect the openness of the green belt, has very special circumstances, and is sympathetic to the area.





Involvement
A meeting was held at the temporary offices of DR Baling Wire with Laura Bibby of Barnsley MBC planning department on Friday 23rd November 2012. Although this meeting was mainly to discuss the proposed new office building which is currently under construction, the idea for the industrial building was also mooted. Given the location of the building on an existing yard which has previously been used for storage, and also given the large bank of trees behind which will screen the building, it was felt that the proposal was not unreasonable.

Evaluation and Design
The new industrial building needs to respond to its context in terms of scale and materials and be strongly justified, given its location.

DR Baling are a strong local employer who have invested heavily in this site and wish to protect their investment through continuing development and improvement. This development will create 3 further jobs, and possibly more in future. The new building will increase the viability of the business and help to protect these and the other 20 jobs on site.

The site benefits from exceptional qualities which would allow the building to be built without affecting the openness of the Greenbelt. The proposed extension is set in a steep wooded valley which screens it from general views of the open countryside. The photographs above, taken from the B6462 Sheffield Road looking North East and from the A629 Oxspring Lane looking South West, confirm this.

The rear wall of the existing building was located to avoid adversely affecting the existing trees on site, and also to reduce the visual impact of this building. The sectional design of the building also reduces its visual impact to an acceptable level in the green belt. It would therefore be appropriate to extend the building using the same section and on the same line.

The parking and turning area is an existing area, with an opportunity to tidy up the edge of the site where it meets the adjacent land. At the moment this just has mounds of rubble left over from its former use.

Use

The proposal is to extend an existing industrial building in the same style and materials as the existing. The extension will be used to manufacture plastic baling wire, which is a new and increasingly important product. The building will house an extruding machine and storage.

This investment will mean that the site will continue to improve and the existing employment on site will be reinforced.

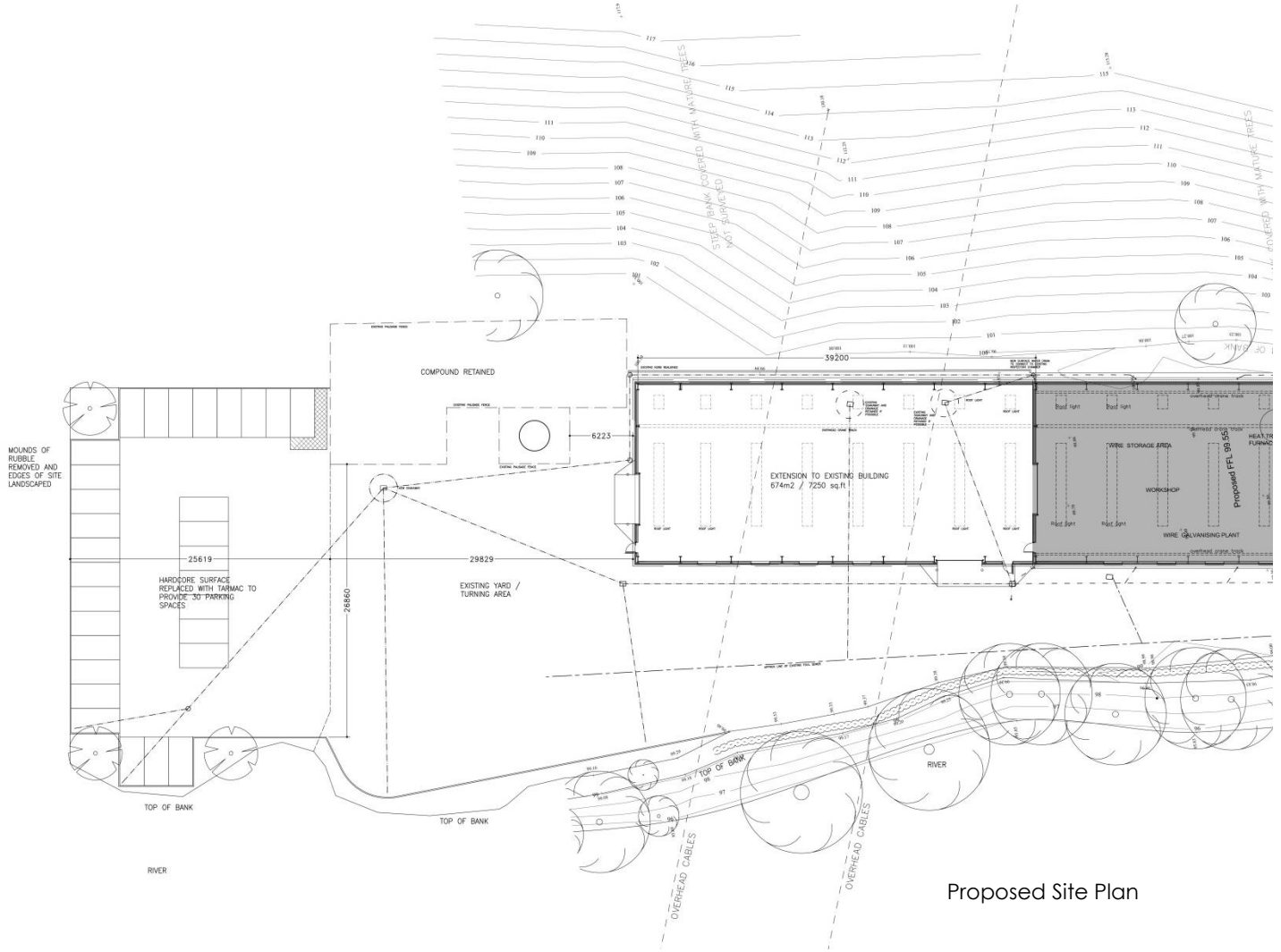
Amount and Parking

The extension will be the same size as the existing building. It will be the same height and depth, and will simply increase the length of the original building.

An existing parking area for 20 cars will be built on and so the scheme allows for replacing this, with the addition of 10 extra parking spaces to accommodate the new staff that will be employed in the extension.

Layout

The existing building is located towards the north east end of the industrial site, with a large yard and compound adjacent. The extension will continue the line of the existing building and will be constructed on part of the existing yard, nearly reaching the existing compound.



Proposed Site Plan

Scale

The proposed extension is the same scale as the existing building, and will therefore have the same qualities. It will not appear large, as it is tucked into its site at the foot of a steep wooded slope 17m high. This slope has the effect of dwarfing the building.

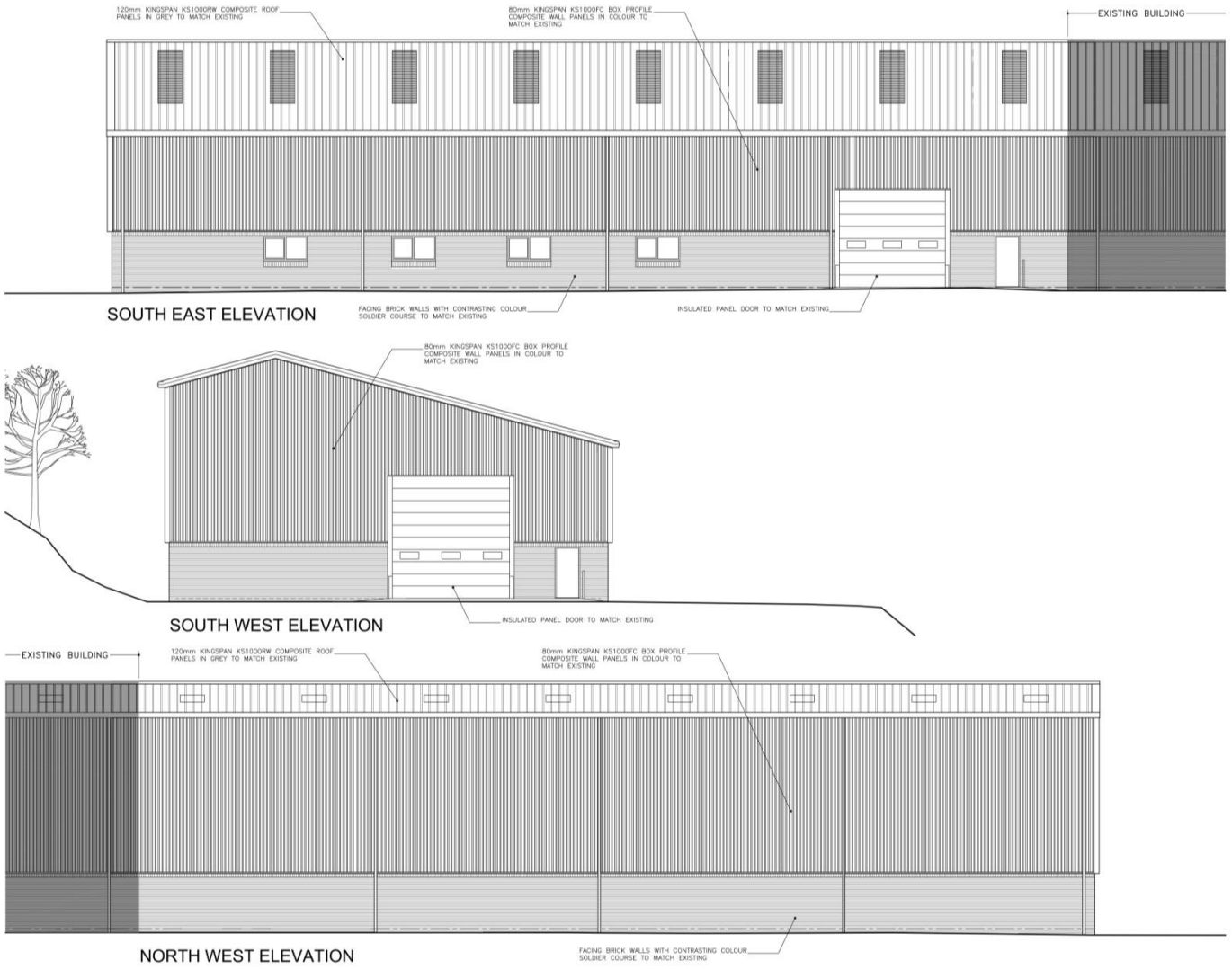
The asymmetric profile, continued from the existing building, will allow the extension to sit comfortably into the landscape, with the roof following the form of the landscape.

Landscaping

The client has spent a considerable amount of effort in improving the landscape of the site generally, planting shrubs, hedges and replacement trees and resurfacing some areas. This approach will be continued in the new development, with the unsurfaced yard, which is bounded by mounds of rubble, being landscaped to provide a proper edge to the site.

Trees

The site is surrounded by many mature trees on the bank to the rear. The original building was located to avoid adversely affecting any of the trees, and the extension keeps the line of this existing building. We do not believe any trees will therefore be adversely affected.



Drainage and Flood Risk

There will be no foul drainage from the extension.

An analysis of flooding potential was carried out. Although the site is adjacent to the River Don, it sits higher than adjacent buildings, with a FFL 3.72m above the water level. The Environment Agency flood map shows the site out of the predicted flood risk area, and the area of the building we are extending did not flood during the recent flooding events elsewhere on site.

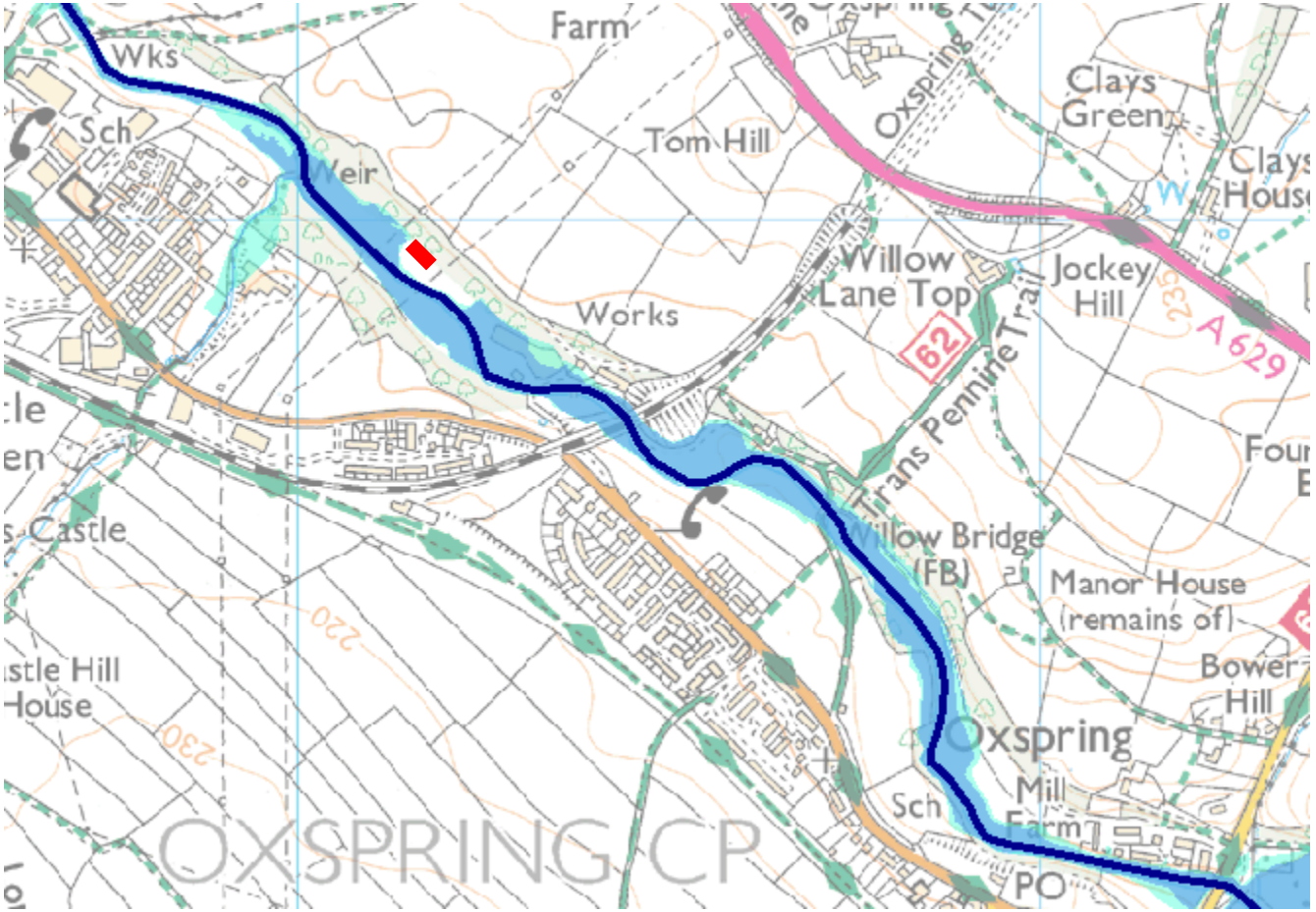
The surface water from the yard will be sent to a soakaway, and therefore the flooding risk elsewhere on site will not increase. It is thought that no further comment on flood risk will be required.

Appearance

The extension will be clad in a plastisol coated steel profiled cladding over a brickwork base to exactly match the building it is extending. Windows will be white plastic framed and the new doors will be metal with powder coated or plastisol coated finishes.

Access

The extension will have level access in accordance with building regulations, and a wheelchair parking bay will be provided within the parking area.



Extract from Environment Agency Flood Map