Galglass Ltd
321 Hough Lane,
Wombwell,
Barnsley.
S73 OLR

Design & Access Statement

Relating to: First floor extension to office & staff welfare facility.

Applicant: Galglass Ltd, 321 Hough Lane, Wombwell, Barnsley. S73 OLR

Location: Galglass Ltd, 321 Hough Lane, Wombwell, Barnsley. S73 OLR

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Introduction
The following Design & Access statement has been prepared by Cadital Facility Management Services Ltd on behalf of Galglass Ltd in support of their Planning Application for first floor office accommodation above the existing ground floor offices.

This statement relates to the construction of first floor office accommodation above the existing ground floor offices, located within the existing site boundary.

Background
Galglass are specialist manufacturers of concrete and steel storage container tanks, formed in 1979, Galglass is located at 321 Hough Lane, Womwell, the site currentely having over 2500m/2 of production and office facilities within the site boundary of 4.2 acres.

The existing building and all associated buildings within the site boundary are currently owned and managed by Galglass Ltd.

Galglass Ltd are continuing to trade and manage the site and have no intentions of changing ownership and/or use of the site or any part of the buildings & production processes within the site boundary. The company is continuing to operate a seven day working programme with the exception of public holidays and/or as production requirements.

Site Description
The existing site entrance is located off Hough Lane and is bounded directly by residential dwellings and agricultural allotments; to the North of the site is a row of village housing and further on being the village cricket ground with housing and agricultural allotments to the North and North East of the site.

The South-East, South & South-West edges of the site are bounded by well established hedges and trees which continue down the embankment and overlook the residential housing on Tunstall Close, Bramhall Close and Malsin Gardens.

Office Accommodation - Existing
The main reception and ground floor production office accommodation being located to the North West side of the site, with the front main reception entrance doors to the offices being located and accessed directly off Hough Lane, the offices overlooking the main vehicular entrance access to the site and the adjacent land to the North West side of the site, with the housing of Bramhall Close beyond. The rear of the offices facing South and South-West towards the newly developed residential housing estate - Tunstall Close, Bramhall Close and Malsin Gardens.

Addition personnel access - egress being available from the existing office accommodation, and leading onto a demarked walkway within the site boundary, this running parallel along the vehicular entrance into the site, with no additional direct access onto the land to the North West side of the site.

The original main reception office accommodation being constructed from brick with slate covered roof construction. The office accommodation to the rear of the main reception being constructed from blockwork inner leafs with insulated cavity and blockwork rendered outer, with corrugated metal/composite roof construction with two direct window views overlooking the adjacent land to the North East of the site.

Proposals
Due to the continued growth of the business the company has a requirement for additional on-site office accommodation, further to a feasibility study of the existing office accommodation; the most practical and cost effective solution would be to construct additional offices above the ground floor layout.

Design Principles
The proposed first floor extension will be constructed above the existing ground floor footprint, this being of blockwork construction with 'EuroBrick' cladding system outer, with brick type and finish to match the existing main office reception.

The roof being single ridge lightweight steel truss construction with guttered eves running along both sides of the roof with plastisol-coated roof sheeting, coloured to match the existing tiles on the main reception building.

The first floor office accommodation layout will consist of addition office space, meeting rooms and staff welfare facilities, these facilities being directly accessed via an internal staircase.

Emergency egress from the first floor extension to the outside being via a newly installed external spiral staircase located to the South side of the building and being of galvanised metal finish.
The spiral staircase being illuminated with bulkhead emergency courtesy lighting located directly above the emergency doors, the lighting being fitted with PIR sensors and only illuminated in the event of an emergency.

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It is understood that Planning permission is grated for the construction of a small row of town houses fronting onto Hough Lane on the land adjacent to the existing offices and Bramhall Close.

Due to the configuration of the proposed first floor office's, additional windows will be required at first floor level on both elevations, in order to eliminate any overview from the first floor offices onto the existing and proposed properties to Bramhall Close; 'Velux' type windows will be incorporated within the roof construction to the West side elevation.

The proposed offices being finished with 'EuroBrick' cladding outer, the aesthetics of the extension would be more pleasing from the view of Bamhall Close and the proposed town houses off Hough Lane, with the location of the properties on Bramhall Close being deemed to be set-back enough to deter from any overshadowing from the proposed office extension.

The character of the proposed extension will match the existing offices and contribute to building standardisation within the site boundary. The extension having been designed as far as possible to present a unified composition as far as the client's and existing building requirements would allow.

Planning History - Galglass
Over the years the company has expanded to the extent that the main production workshop has been extended towards the west adjacent to the telecommunication mast.

A planning application was approved for the demolition of a storage unit and the extension of the main production workshop. The proposed works having been started in March 2008, but due to company financial restraints, the project being placed on hold and never being fully completed.

Unknown	Extension to production workshop.	Approved 25/02/2000
2006/1234	Extension to existing workshop.	Approved 26/07/2006 Started March 2008
2007/0638	Alterations to entrance area & office frontage.	Approved 20/04/2007 Completed 2007
2010/1440	Extension to industrial unit and construction of staff welfare facilities	Approved 28/02/2011

Other Pending Planning Applications.
No other Planning Applications are Pending or have been submitted.

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Design Detail- General

Drainage
With increase of roof area being minimal all surface water run-off will discharge into the existing surface water drainage system, with the additional connection from the proposed kitchen area connecting into the existing foul system.

Access, Vehicle Movement and Car Parking.
Access to the site entrance will remain unchanged, the existing site layout allows for designated 'on site' parking of staff vehicles along with designated areas for the unloading and safe parking of delivery vehicles, the site operates a safe working practice for vehicular and pedestrians operatives, with all signage being clearly visible. All general public and site visitor parking will remain located at the main reception building of Hough Lane.

Sound Transmission
Air conditioning units are to be installed to the existing and proposed office areas with all external refrigeration units being located on the East side of the proposed extension overlooking the main vehicular entrance area. All units will be installed and maintained by a specialist air conditioning company and be of quiet-running type compressors.

Galgalss regularly commissions independent Noise Assessment Engineers to carry out noise assessment surveys – the latest report being adapted July 2010.

Fire System
Existing fire alarm system and emergency lighting system to be extended into proposed first floor extension and wired connected into the existing fire alarm panel.

Electrical Works
All electrical works to comply with current Building Regulations to satisfaction of L.A Building Control Officer.

Lighting
Office lighting plan to be designed & provided by the electrical contractor, who is to be NICEIC qualified, in compliance with the Building Regulations B1 Table 9, and to the approval of the Building Control Officer, all new lighting to be energy efficient.

Ventilation
Natural ventilation via trickle vents and opening windows.

General
The layout of the first floor office accommodation and all materials used will comply with all relevant Building Regulation requirements and to the full satisfaction and discretion of the Local Authority Planning & Building Control Officer

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Planning Policies
There are no further planning applications submitted or additional external alterations planned for the site, after reviewing Planning Policies currently in force by Barnsley Metropolitan Borough Council the above satisfies the current requirements of:
ED4 Economic Development and Residential Amenity, ED7 Existing Employment Areas, BE6 Quality of Development – Design Standards.

Volume 1 – Part I
Part I Policies

Economic Development and Residential Amenity
Policy ED4
Proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity in terms of:

a) N/A

b) Noise from operations on, or traffic entering or leaving, the site.

c) Visually intrusive buildings, plant, fencing, lighting or outside storage.

Existing Employment Areas
Policy ED7
Areas defined on the proposals maps as employment policy areas will remain in employment use. Unless otherwise stated in community area volumes, development will normally be permitted for business, industry and storage and distribution. Other employment generating uses may also be permitted if they are compatible with adjoining uses.
Class A1 (shops) and class A2 (financial and professional services) will not be permitted.

Quality of Development
Design Standards
Policy BE6
The council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria:

a) The quality of layout, and suitability of scale of the development

b) The use, quality, design and landscape treatment of open land within the site and the area around buildings

c) The standard of detailed design and facing materials of proposed buildings page 64 Barnsley Unitary Development Plan adopted December 2000 Volume 1 - Part I - Part I policies.

d) The suitability of the whole development for its proposed context and its relationship with adjoining land uses. Designs which the council considers unsatisfactory in terms of any of these criteria will be rejected.

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Building Regulation Ref:
Access to Building - Ramped Access Approved Document M1/M2 - Section 1-1:19.

Stepped Access Approved Document M1/M2 - Section 1-1:27

Ref Drawing:

GAL/03/03/01/20(A)
GAL/03/03/01/30(D)
GAL/03/03/01/40(D)
GAL/03/03/01/50(D)

Site Location Plan – Site Photos – 3D Images.