1725. Penistone Paper and Board Ltd. Penistone

Design and Access Statement

Incorporating Flood Risk assessment
Economic & Planning Statements
Waste management Plan

Division of Existing Warehouse to From 5no. Smaller Units

Prepared on behalf of:

Penistone Paper and Board Ltd.

Prepared by:

CODA STUDIOS
Hope Works
25 Mowbray Street
Sheffield
South Yorkshire
S3 8EL

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1.0 Introduction

1.1 This is a statement submitted in support of the proposed alterations to an existing warehouse at Penistone Paper and Board Ltd, Sheffield Road, Penistone. The building is an open plan single storey warehouse. This continued investment in the site by implementation of improvements being a proactive approach by Penistone Paper and Board Ltd to ensure the continued long term future viability of this established employment site.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The established factory site is located in Penistone approximately 6.0 miles from Bansley and approximately 13.0 miles from Sheffield city centre surrounded by industrial and residential buildings. The total area of the existing ownership is 12981sqm approximately. The area of the development site (red line boundary) is 2519.0 sqm
Access to the site is from Sheffield Road. The existing access and current usage of the site will be retained.

2.3 Access audit

Main access onto the main site is being retained. Access within the existing site and will be retained as existing. The new development will have its own access.

2.4 Flood Risk Assessment

The total site area is 0.25 hectares. The site sits outside the environmental agencies flood risk zone.
All drainage is to remain as existing therefore no adverse effect on the flood zone.

2.5 Land Contamination
There is no known land contamination on the site

2.6 Economic

The building is an unused part of the paper processing business. Therefore the site will be better used as smaller units which will then be either rented or sold individually.

3.0 Relevant planning history

There are no previous planning applications for the site.

4.0 Involvement of community members and professionals, undertaken/planned

The application has been discussed with the planning case officer.

5.0 Planning Statement

This is an existing established industrial site with warehousing and external hard landscaping storage yards.

The proposed conversion of the existing industrial unit aims to replace an unused storage warehouse and provide 5 covered storage units ensuring the future of the site and workforce employed.

5.1 Evaluation of the context

Identification of opportunities
The site is an existing established industrial site. The proposed new warehousing will alleviate the onsite problem for the company of having unused storage.

5.2 Identification of constraints
The proposed development consists of internal subdivision of the existing warehouse.

6.0 Design of the scheme

Amount: The scheme proposes to create approximately 280sqm of additional warehouse storage space by the introduction of new mezzanine floors.

Scale: The external appearance of the unit will remain unchanged.

Landscaping: The present entrance driveway and landscaping will remain as existing; Car parking areas will be reconfigured. New soft landscaping will be introduced around the entrance to the management office.

Appearance: The shed will be re-clad with insulated panels but will essentially have the same form, mass and appearance.

Sustainability: The development will reuse the existing buildings utilities.

Lighting
Will be censored to reduce consumption and lighting will have energy efficient fittings, all luminaires will be complete with high frequency control gear and low energy lamps as appropriate external lighting shall comply with the requirements of ILE relating to light pollution control

Drainage
Existing drainage to be retained and new external works will remain as previous external materials where possible.

Materials
Applied and coated finishes to the external envelope and components will have a period to first maintenance of a minimum 20 years.
Recycled materials will be specified were possible and composites and foamed plastics in composites minimized.
Where possible materials will be sourced locally and installed by local companies to reduce transportation and travelling.

Components which are not easily accessed such as the eaves fascias and soffits shall be selected and designed to require the minimum of maintenance and cleaning over the life of the building

All elements of the works, materials and workmanship will be designed and constructed in accordance with the following "Standards" where applicable and current at the time of commencement of the works:-

- The Building Regulations 1991 (as amended including the new Part L2A)
- The British Standards and the British Standards Codes of Practice
- Health and Safety at Work Act
- The Clean Air Acts

- The Factories Act 1961
- Construction (Design and Management) Regulations 1994
- The requirements of the Local Fire Brigade
- Local Water Board Requirements and Regulations 1990 (Amended)
- Specific requirements of the Utility Supplies Local Authorities and Local Planning Authorities
- The Electricity Supply Act
- Local Authority Bye-Laws
- The 16th Edition of the IEE Wiring Regulations
- The CIBSE Guides
- The relevant clauses of the Architects', Structural Engineers' and Mechanical and Electrical Engineers' respective Specifications.

Security: With reference to *Safer Places- the planning system and crime prevention* the building is designed to achieve well defined routes spaces and entrances providing for convenient movement without compromising security. The logical position of the building's main entrances allow for surveillance from the existing central offices and main gates. Site security fencing defines ownership of the site and the buildings perimeter will be designed to incorporate external security lighting to ensure the site is secure.

Access: The building will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. Any transitions between hard and soft features will be less than 15mm in elevation. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.
Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

Highways: A dedicated entrance to the refurbished units will be provided by reopening the existing, but currently closed off gates and access road within the site.

7.0 Site waste management (SWMP)

The building is a low technology warehouse providing a floor area of 1148.0 sqm. The external envelope of the building is to remain unaltered but internally partitioned to provide 5no. separate storage units. No manufacture will be based in the building therefore no significant increase in site waste is envisaged.

8.0 Concluding Statement

8.1 This document has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- *Improving the appearance of an existing established industrial site by the renovation of an unsightly existing building.*
- *Creating more jobs in the area.*
- *Increasing site safety and security.*

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of a scheme by our client and the sites owners Penistone Paper and Board Ltd which is essential to their future long term requirements.