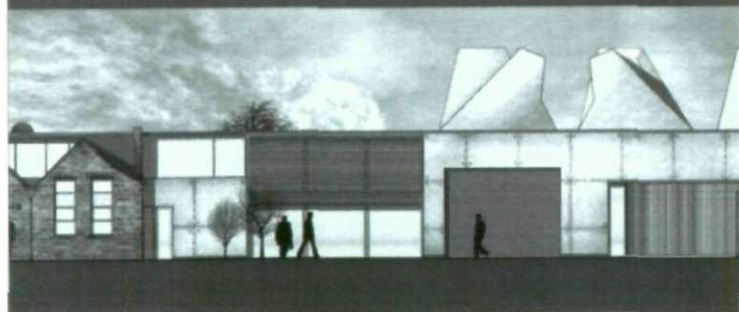


Redevelopment of the former Hazlehead Centre, Penistone Designed by Halliday Clark Architects.



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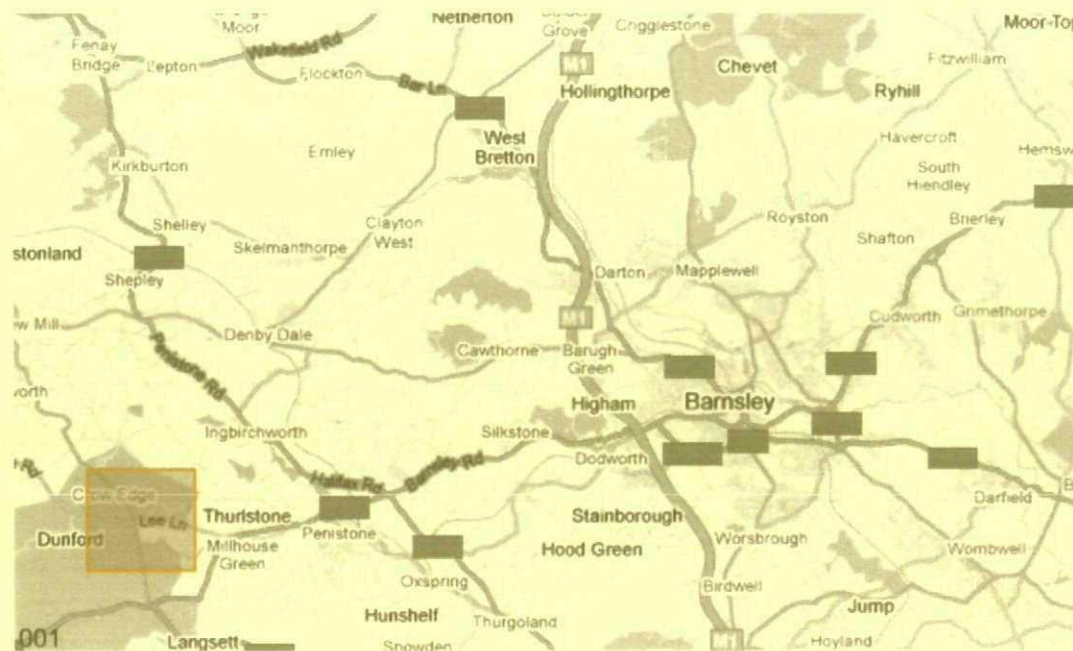
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001.

Site analysis



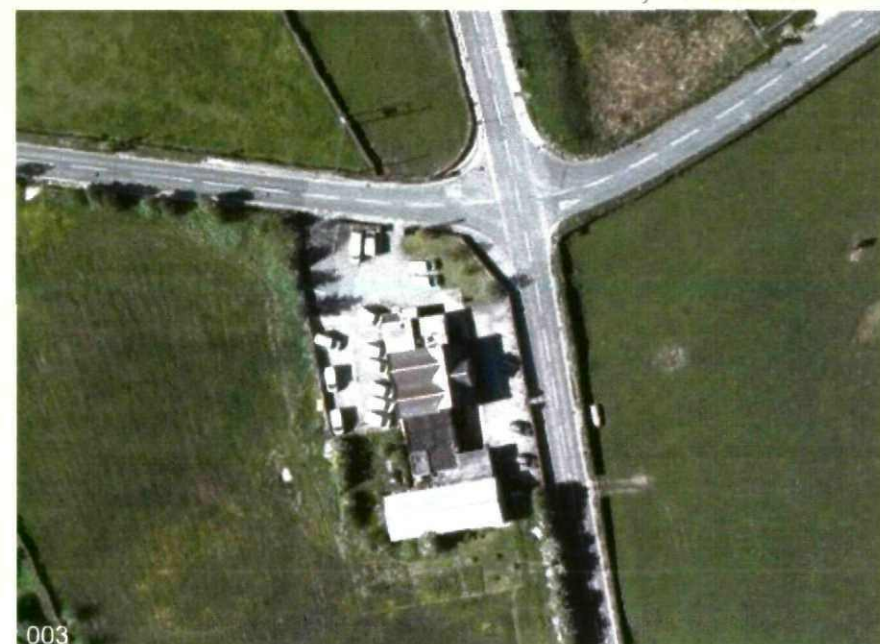
Location

The site is located in a rural setting, midway between Holmfirth and Penistone at the junction of Bents Road (B6106) and Whams Road (A616) the latter forming part of the Sheffield trunk route.

Brief History of the Site

The site was historically used as a school, and comprises former school buildings of stone and brick construction under part slated and part flat roofing. The varying architectural styles suggest three distinct building phases as the building expanded over the years beginning with the original school building built in 1901. In 1985 a change of use was approved from educational to outdoor pursuits and training centre and then in 2002 an application was submitted for a change of use from outdoor pursuits to residential. There appears to be no evidence that the site use is historically connected with possible contamination.





- 001 image - showing site location in regards to Barnsley city centre
- 002 image - showing site location within its local context
- 003 aerial image - showing site location

Physical attributes of the site

The site area is 1.05 hectares (2.6 acres), orientated from NNW to SSE. The site is fairly regular in shape with Bents Road forming the northern edge of the site boundary; Whams Road forms the eastern site boundary while the natural curvature of a shallow beck forms the western boundary. The site slopes 8m from west to east over approx 128m. The site falls very little from north to south.

Character of the Area

The school buildings are all single storey and associated car parking / service yard areas lie to the north-east quarter of the site with open land to the remaining quadrants. The site sits in rural low density with farm buildings and smaller villages dotting the wider area accompanied by signs of interspersed industry such as the Clay Works in Crow Edge and the Wind Farm at Royd Moor. The site and the surrounding area feels quite open, boasting an impressive view east over Penistone and the surrounding area. Stone is the dominant material of the area and walls are typically of dry stone. Secondary roads are generally single lanes flanked by dry stone walls.

Planning Policy

The site falls within the following categories within the UDP for Barnsley:-

1 Borough Landscape Value (WR12)

a. "In accordance with Policy GS13 within the areas shown as borough landscape value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations."

2 Western Rural

3 Green Belt (WR10)

a. "In accordance with policy GS6 the detailed boundaries of the green belt are shown on the proposals map"

Relevant Planing History

1985 – Change of use approved from school to outdoor pursuits centre

2002 – Planning for residential redevelopment / change of use was obtained– B02/0781/PR (now expired)

photographs site analysis

- 001 Street View of existing site looking south 'google maps 2010'
- 002 View looking south from Bents Road to existing site entrance
- 003 View looking west at existing school building
- 004 View looking west across site depicting existing site levels





002



003



004

002

Justification for development

Site Improvement

The existing site of the former Hazlehead School is vacant, overgrown and is becoming semi-derelict. Unfortunately the buildings have also been subject to a great deal of vandalism. Over the years the original school building dating from 1901 has been heavily extended with little care or sympathy for the existing building, severely detracting from its context. Flat roof structures of poor quality construction have been erected in recent years which have used poor quality materials and detailing creating a negative contribution to the surrounding countryside. The attached planning application provides a huge opportunity for the site to be transformed, creating a significant contribution to the surrounding countryside in both economical and visual impact terms.

The design concept and use of materials have been carefully considered to bring the following benefits to the site:

- Restoration and refurbishment of the original school building.
- Demolition of poor quality, unsightly extensions to the original school building.
- Creation of a series of one and two storey extensions constructed of sympathetic, high quality materials.
- Creation of a detailed landscape design and management plan for the site forming wildflower areas, and a variety of flora and fauna habitats.

The proposals take a site-wide, comprehensive approach to development, respecting the key features of the existing site whilst creating an exciting destination for visitors, who will have the chance to enjoy the exciting building and landscape design whilst supporting a highly successful local business.

R & M Swaine Ltd - Company History

R & M Swaine Ltd was formed in Barnsley in 1987 by father and son Ronnie and Martin Swaine. At the time the business operated a supermarket under the Costcutter fascia but this grew throughout the late eighties and early nineties to a total of nine bustling outlets in and around Barnsley. During this period the company developed a strong and keenly priced range of beers wines and spirits within a supermarket format and was able to enjoy almost 60% of its turnover from drink related products.

In order to capitalise on this experience the Directors decided to develop a specialist outlet selling only beers wines and spirits and in 1993 the first Rhythm & Booze ("R & B") store opened in Armthorpe, Doncaster. The store was an instant success and slowly thereafter the transition from selling everything in a supermarket environment to selling a limited and highly focused range of drinks in a different kind of size and location began.



To maintain reasonable volumes and therefore competitive pricing the company simultaneously started up a delivered wholesale drinks service to other retailers and wholesalers. This enabled the establishment of a 25,000 sq ft warehouse, office and distribution centre in Wombwell, Barnsley. The company also quickly became a member of NISA, the UK's largest and most successful buying consortium. Thereafter there followed a steady progression of R & B store openings and growth in wholesale activity as the supermarkets were being sold

In 2002 the company decided to enlist the services of Gagewell (now Clipper), a specialist distributor of high value goods. The purpose of this was to enable the company to focus on more store openings and improved retail standards by allowing a specialist service company to take care of all aspects of managing and distributing stock in an efficient manner. In 2002 the company purchased an old Methodist church in Ardsley, Barnsley which it immediately converted to an interesting and unusual head office, ably assisted by the architects Halliday Clark. By summer 2009 the company had successfully expanded to 38 well established outlets with another 4 unopened stores in various stages of progress. This brought the total estate to 42 stores with an employee count of 280 and an annual turnover to June 2009 in excess of £50m. For the period 2008 to 2009 R & M Swaine Ltd was ranked the 17th fastest growing business in South Yorkshire.

Another company was formed in 2009 called the Barnsley Beer Company. The purpose of this was to create an attractive regional beer brand based upon the sayings, traditions and character of Barnsley. Brewed by the award winning Wentworth Brewery this range of twelve highly distinctive and quirky ales are selling exceptionally well throughout the company's estate and also in other retail and wholesale outlets, including Netto, Booths, B & M Retail and many others.

In November 2009 and following the demise of First Quench Retail, the company successfully acquired a further 34 stores literally overnight from the Administrator KPMG. These stores are in attractive and busy locations mainly throughout Yorkshire but also include a small number in Humberside, Nottinghamshire and Lincolnshire. This acquisition brings the store estate to 76 across a much greater geographical and economic region with an employee count of 600 and a projected turnover in the current financial year of £75m. In volume of sales this single move has established Rhythm & Booze as the largest chain of off licences in the UK. Unfortunately the company has run out of space at the present head office location and new headquarters of a purpose built nature are required. Additionally there is no scope to develop the Barnsley Beer Co brand of beers due to production constraints at the present brewery.



Future Development

Despite the recession and recent high profile retail store closures R & B passionately believes in the future of specialist drinks retailing. In today's society more and more time is being spent at home with a greater number of consumers preferring to have a glass of wine or beer in their own house rather than at the pub. Entertainment is increasingly focused around staying in rather than going out as the recent wide scale closure of many public houses has shown.

The key to our success is that we have evolved an attractive retail format that is customer rather than supplier focused. We offer both an extensive, unusual and familiar range at attractive prices in a clean, well lit, well merchandised and above all, friendly environment. In addition to this we also have a highly professional, dedicated and skilled workforce both in the office, stores and warehouse.

Walking into a typical Rhythm & Booze store is like walking into a well organised Aladdin's cave. The pricing is competitive and clear, the offers constantly change, the range is quirky, diverse yet unpretentious, the service is attentive but not obsessive, store fit out is excellent and optimised, systems are state of the art, availability is high on 100% and having chilled product is top priority.

Recent developments have included a 3 for £10 offer we refer to as everything you need for "THE BIG NITE IN" – any 3 items from a selection of great wines, cold beers, hand cooked meals, indulgent ice cream and recently released movies. We also have "A PINT OF THE UNUSUAL" – proper real ale on draught (our own Barnsley Beer) to take home.

We have big packs, small packs, multi buys and case deals, bucket loads of local beers and a vast collection of imported pilsners, single orchard ciders, spirits to suit all pockets and tastes, wines from entry level to stratospheric level....all under one roof with some amazing bargains thrown in and nicely presented too. In a nutshell, here when you want us, with just what you want, with some interesting stuff as well as the usual brands, at great prices and loads of cold beer and wine to boot.

We like to call it "doing it properly but also doing it differently".

Over the next five to ten years the company intends to continue expanding and developing its store base to a manageable level of around 200 stores. This will require a much bigger head office, not only to incorporate more permanent staff but to also provide meeting spaces for much bigger groups of people as well as training and product evaluation spaces. The company is passionate about good architecture that blends with and supports the environment but is also practical and striking at the same time. We also value conservation, sustainability and re use of that which already exists if it is fit for purpose.

In addition to the office we will also require much greater brewing capacity as we expand and develop the Barnsley Beers to also include more range and also lagers, ciders and the bottling of imported tankered wine. The company also intends to create a real focus point to celebrate all that is best about British brewing – a store that will house and offer both to the visitor and the world at large through the internet every beer that is brewed in Britain

Martin Swaine
Managing Director
June 2010

”

Employment Statement

R & M Swaine and its trading company Rhythm & Booze are a highly successful Barnsley based company currently employing over 600 employees.

Following organic growth over the last decade, Rhythm & Booze successfully acquired at the beginning of 2010 an additional 34 wine and spirit outlets across South, East and North Yorkshire making the company the largest privately owned retailer, by volume, within this sector in the country.

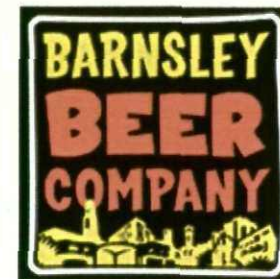
As a result of this acquisition, in addition to the huge number of shop staff employed by the company, the Head Office staff requirement has had to increase to 60 staff with an anticipated further growth over and above this figure as a result of increase in market share and additional acquisitions or creation of new stand alone shops. A market for cask ale and a growth in real ale consumption from Rhythm and Booze has sparked an increased interest in local beers.

Furthermore, the recent creation in 2008 of the Barnsley Beer Company, to produce a commemorative beer to celebrate the life of its co-founder, Ronnie Swaine, has stimulated a huge interest in a range of beers created by the company. Such a demand has enabled the creation of a state of the art brewery and associated beer shop to become viable, which will increase still further the employment requirement on site. It will be a celebration of British beer and British brewery heritage.

As part of the need for site and building management, there will be an element of part time working opportunities created on the site such as grass cutting, routine maintenance etc, which are currently not available.

In summary, the redevelopment of the former Hazlehead School as the new flagship headquarters' offices and brewery for Rhythm & Booze, R & M Swaine and Barnsley Beer Company, provides not only a chance for the revitalization of a redundant building, but the creation of a large number of jobs, within a geographical area which has suffered job losses within the most recent recession.

Clearly, in recessionary times, the success of a 'born and bred' Barnsley company is a major good news story, and as a result the increase in employment requirements forms a strong part of the 'special circumstances' attached to this planning application for the redevelopment and extension to the former Hazlehead School.



003

Design principles

Use

The development will create a new office facility, brewery with brewery shop and private car store.

The development will have associated staff and visitor car parking, with turn round space within the site for service and delivery vehicles.

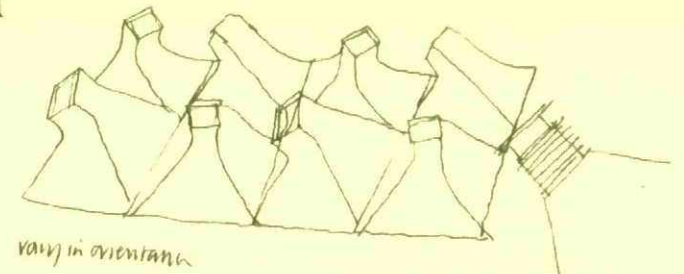
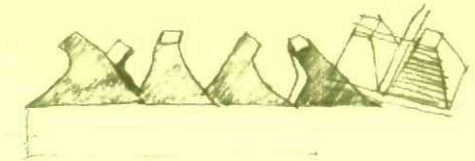
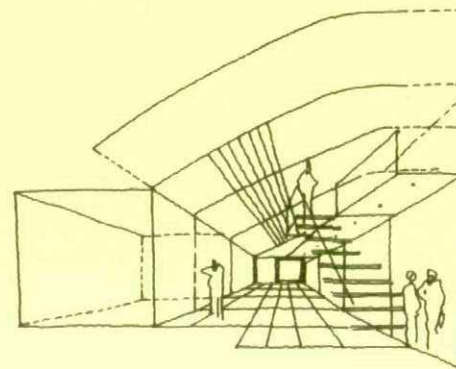
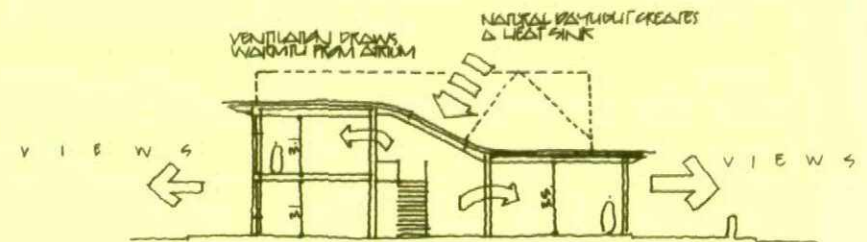
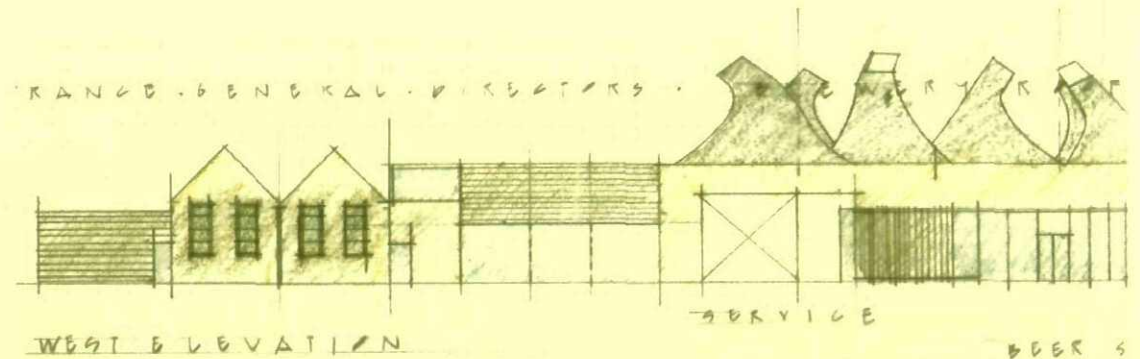
The balance of the site (in excess of 50% of site coverage) will become a natural habitat area, creating a wild flower meadow and nature walk.

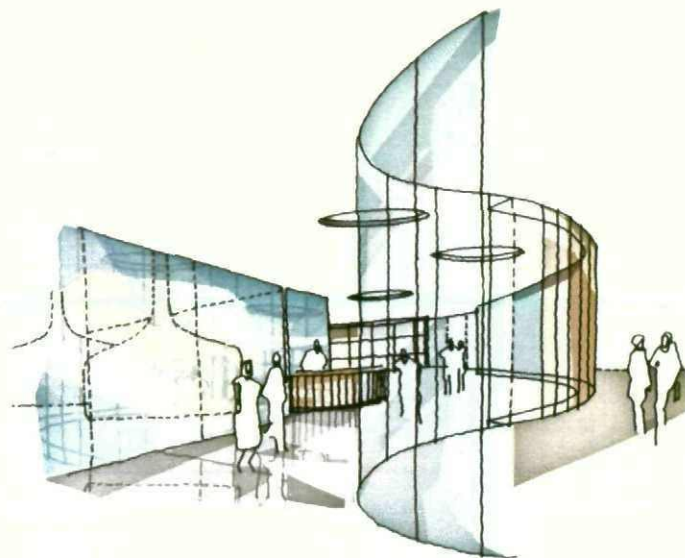
Amount

The proposals include the demolition of 389.6 sqm of existing buildings and make provision for a 1330.2 sqm extension to the original historical school building to contain the offices, brewery and brewery shop and a further 491.1sqm for subterranean storage.

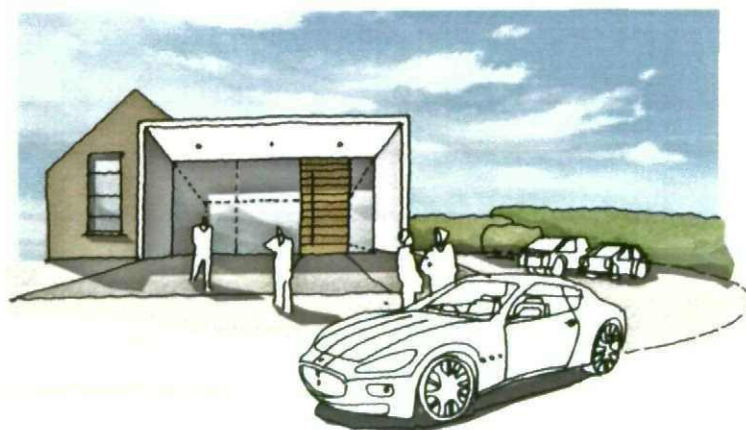
The specifics of the scheme are as follows:

- 1 The original school building will be retained and converted to two storey offices totalling 246.9 sqm GIA. (Footprint = 142.2 sqm)
- 2 A single storey entrance to be added to the north of this totalling 49.9 sqm GIA.
- 3 A two storey office extension to be built south of the original school building totalling 363.7 sqm GIA. (Footprint = 244 sqm)
- 4 A double height single storey brewery extension to be added south of the offices totalling 757.3 sqm GIA. (Footprint = 757.3 sqm)
- 5 A single storey brewery shop adjacent to the brewery totalling 279 sqm GIA. (Footprint = 279 sqm)
- 6 A subterranean storage facility built elsewhere on site totalling 491.1 sqm GIA. (Footprint = 491.1 sqm)





BRITAIN'S BEST BEER SHOP



VISITORS ENTRANCE

Layout

Demolition of the 'low grade' flat roof buildings will take place retaining the original 1901 school building intact. The new scheme maintains the north-south order of development and will create elements 1-5 described previously as a series of staggered boxes running parallel to Whams Road. This orientation not only suits the existing site levels but also offers the best views to and from the valley. There are proposed to be three principal entrances; the main visitor entrance to the private offices and brewery will be located at the north of the site central to the staff car park; the side entrance to the west allows staff access from the car park into the general offices and a publically accessible entrance through the brewery shop to the south. There will also be a service access to the brewery itself for deliveries located on the west elevation to the brewery.

The existing parking to the north-east corner of the site will be designated staff parking and improve both the material aesthetic and the first site access off Bents Road.

The second western site access along Bents Road will also be improved and maintained for public use / visitors to the brewery shop and service access to the brewery. This site infrastructure will add parking and extend an access road down the centre of the site terminating in a paved turning circle suitable for articulated and fixed wheeled vehicles.

This access road will fall gently in level into the site so that the turning circle and associated parking bays sit approx 2.3m below existing ground levels at that point. Due to levels on site this also allows a level threshold with the brewery shop, and a level threshold for service wagons to access the brewery.

The subterranean private car store is accessed from the turning circle with existing site levels forming the grassed roof area to the garage building, thus removing any visual impact from this building element.

General refuse will be stored internally within the Brewery and put out for collection by the Local Authority to an agreed schedule. Brewery waste including spent barley will be sold to and collected by neighbouring farms for animal feed.

Distinct separation of car parks will maintain a public / private organization to the site layout; a number of breakout private external areas from the main offices and brewery exist and will be landscaped as private spaces accordingly. The open meadow areas of the site will be subject to a maintenance regime agreed with the Local Authority.

The new extension elements of the proposal have been carefully designed to be minimal in their scale and massing to pay careful respect to the retained school building. Using the existing school building eaves and ridge heights as datum levels, each extension element sits within the 'parameter' zones created, minimizing their visual impact and playing a subservient role to the original school building.

Material specifications of hard landscaping will be of a high standard to complement the existing context and ground the scheme into the wider rural landscape. Surfaces are to be formed using porous materials such as permeable gravel and tegular concrete setts, while hard pedestrian paved areas around the building will be a combination of concrete setts and slab paving. The floor treatments are intended to clearly identify pedestrian and vehicular zones to maximize pedestrian safety.



Betula pendula



Wildflower Meadow



Pergola



Reed Bed and Pond



NORTH

Appearance/Design Concept

To develop a proposal such as this has to be very carefully handled.

The fundamental approach to the design has to be one of sensitivity, striking a careful balance of low impact and strong identity that befits a highly successful local business which has become a major employer throughout the Yorkshire region.

The design concept is based around the rationalization of the existing buildings, which are in the main detrimental to the current quality of the site, through selective demolition and reconstruction.

Through the demolition of the lower grade existing buildings, the 'exposure' of the original 1901 school building provides the context for a series of extension elements.

In its simplest form, the creation of these extensions can be seen as a series of simple subservient boxes, constructed from natural materials, ie stone, timber, which will weather to grey in time, minimizing the building's impact from distant viewpoints.

The extensions complement rather than mimic the retained school building using a carefully considered balance of solid and void elements providing a balance to the building's composition.

The first extension creates the replacement entrance to the building facing northwards to the Bents Road boundary, with minimal glazing to the east and west elevations. One and a half storeys in height, the entrance will be clad in untreated western red cedar, fading to grey with the weather, with the northern fully glazed façade being deeply recessed to minimize reflection and glare.

The second extension replicates the scale of the entrance extension, creating executive offices and ancillary facilities to the general offices created within the original school building. This element is of single storey construction facing onto Whams Road, with glazed areas being partially shielded by the insertion of the existing boundary wall. The roof to this element rakes up to the two storey element at the rear, using a slate grey, zinc covering to complement the existing blue slate roofing to the existing building.

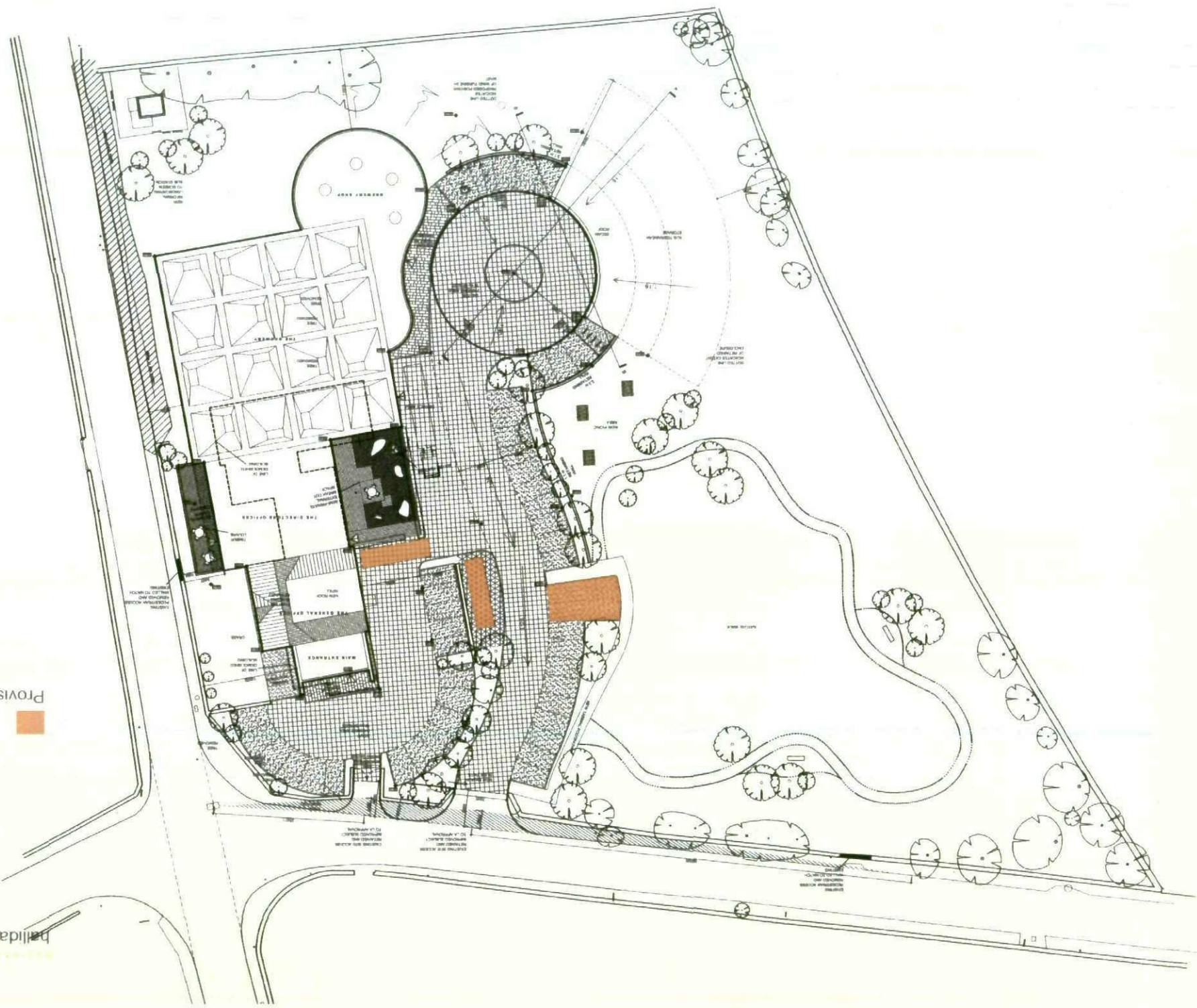


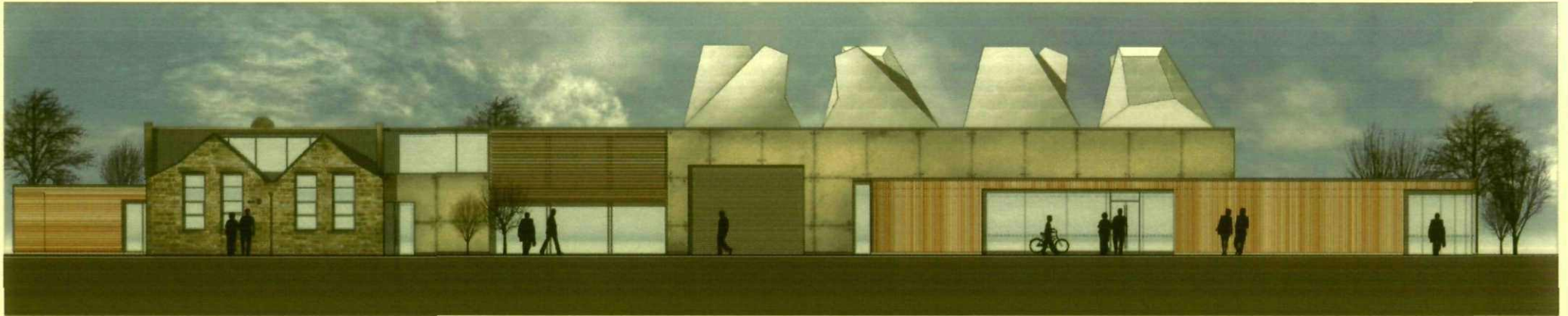
aspirational images

- 001 museum liner appenzell by gigon guyer architects
- 002 museum liner appenzell by gigon guyer architects
- 003 brockholes nature reserve by adam khan architects
- 004 example of concrete cladding facade

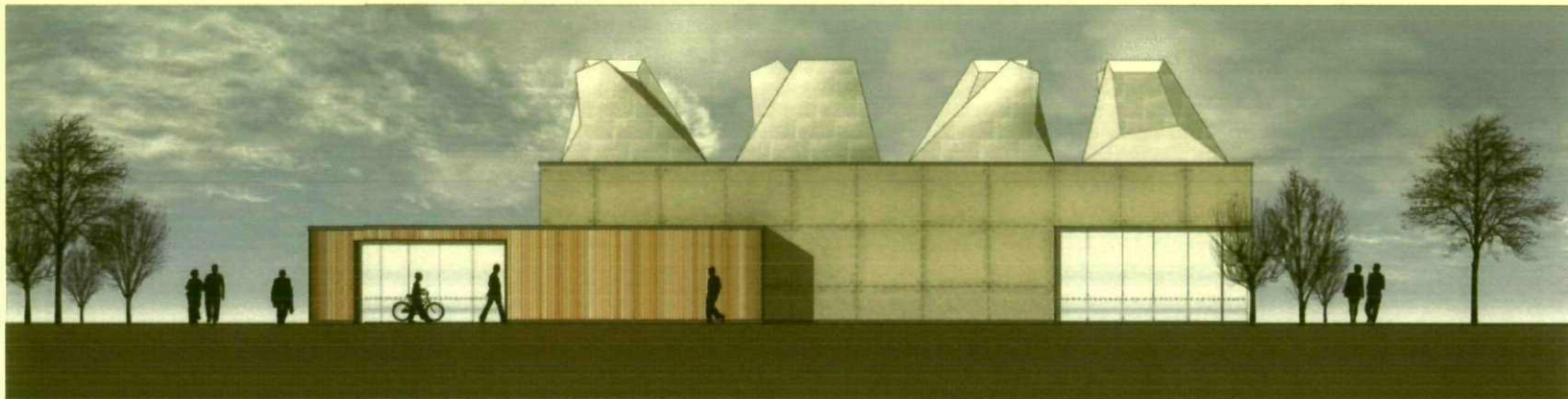


Provision for coach parking

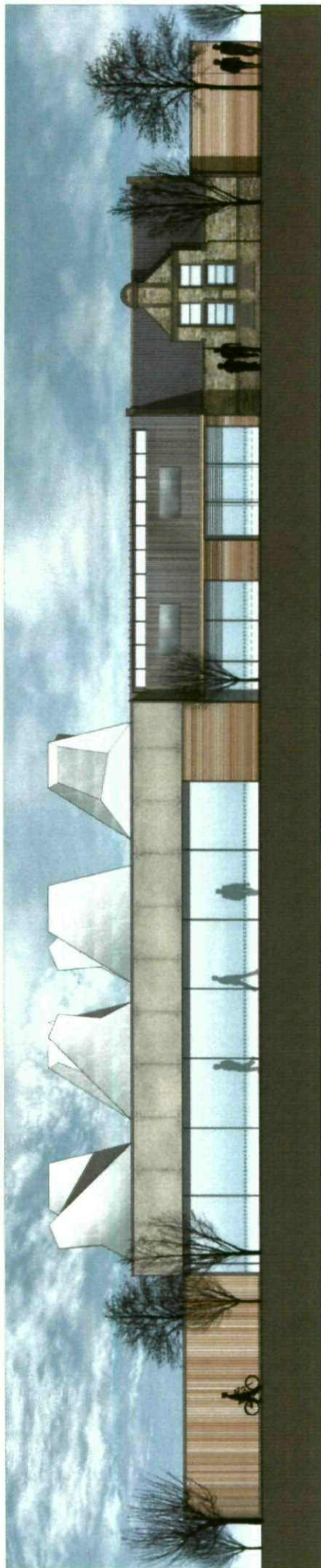




West Elevation



South Elevation



East Elevation



North Elevation

The third and fourth extensions are combined, creating the brewery and brewery shop elements of the scheme. Once again the height of both elements is restricted to balance the height and scale of the old school building. External cladding combines carefully chosen concrete panels (book matched to natural stone) and untreated vertically opposed western red cedar with full height glazing elements, chosen to allow glimpsed views of the fascinating brewing experience within.

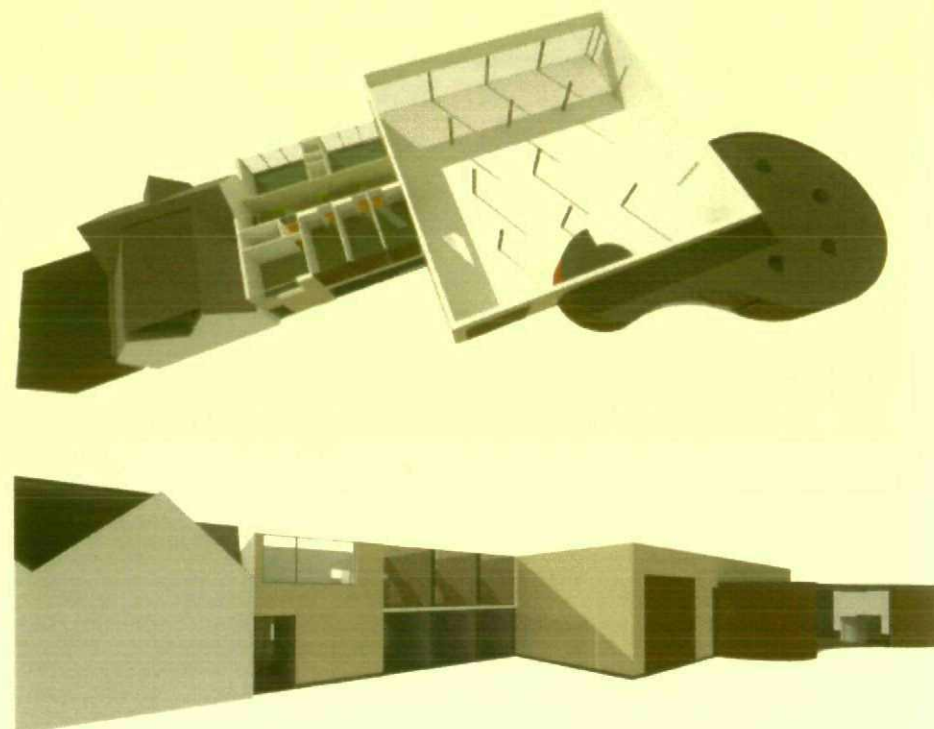
The brewery shop is made purposefully sinuous in plan form to contrast against and soften the rectangular form of the brewery building.

Roofs will be a combination of flat single ply membrane to the brewery shop and a sculptural zinc clad design to the brewery.

The brewery roof has taken inspiration from traditional brew houses and distilleries around the country, commonly incorporating a series of funnel shaped ventilation stacks, creating a distinctive profile to brewery roofscapes within rural areas.

The design for this proposal makes a modern interpretation of this precedent, by creating a standard 'funnel' module which is rotated through 90° within each structural bay providing both the external sculptural modelling but also dramatic natural lighting effects throughout the brew hall space.

The final building element creates a private store building which is fully subterranean. Using existing levels a series of retaining walls will create a crescent shaped, single storey building, facing into the centre of the site, with existing landscaped contours being taken over the roof of the entire building, which blend into the surrounding landscape, providing minimal or zero visual impact from surrounding viewpoints.



images taken from the massing and arrangement model

004

Sustainability circumstances outside the site environs



Permanent office staff:

S75 4RJ
S35 4JQ
S71 0AE
HD8 0BG
WF1 2QA
S70 1QU
S35 3HZ
S75 3QZ
DN4 0FE
S73 9RG
HD5 8XG
HD9 3BQ
HD5 8XF
DN11 8NP
S71 2QS
S72 8GA



Field staff who visit the
office about twice a week:

S10 1SD
S63 0CT
S73 3QU
S71 3PP



Proposed Site

Tourism

"The applicant believes that the proposed visitor centre and beer shop at the newly converted Hazlehead Centre will provide an interesting and worthwhile tourism venue and visitor attraction for the immediate and wider locality. It is intended that the brewery will be open at evenings and weekends and with guided tours being organized showing the brewing process in progress.

This will then give visitors opportunity to understand the actual process, sample the various products being manufactured and then ultimately travel to the beer shop to make purchases of the applicant's various beers. The applicant considers that the scheme will greatly benefit the Barnsley area and complement existing tourist facilities nearby such as Cannon Hall Museum and Park, Cannon Hall Open Farm, Cawthorne Victoria Jubilee Museum and the Elsecar Heritage Centre and Heritage Centre railway

In anticipation of this success, adequate car parking, cycle bays and coach parking have been incorporated into the scheme (see site layout plan)

Green Travel Plan

R & M Swaine is dedicated that where possible the company staff members will utilize public transport and cycling opportunities as practically as possible.

Current staff numbers in their existing offices at the Old Chapel, Ardsley, Doncaster are in the region of 20 but there is a proposed target that ultimately staff members will rise to 60 permanent and field sales staff.

A synopsis of the current postcode analysis for the existing staff numbers has been conducted. Obviously it is difficult to outline the staff numbers for proposed staff until they join the company. Where possible, car sharing amongst staff will also be encouraged as will the arrangements to make and carry out lifts to and from the nearby Penistone railway station which is located approximately 4.1 miles from the planning application site. Penistone railway station has hourly services to Leeds, Barnsley, Sheffield and Manchester as well as a local line serving Huddersfield, Lockwood, Berry Brow, Honley, Brockholes, Stockmoor, Shepley, Denby Dale and Meadowhall, Sheffield.

The aim of the travel plan is to make transport to and from the Brewery site as sustainable as possible, to encourage and support staff and visitors to consider alternative methods of transportation and in this way, reduce the impact of road traffic on the national and local environments and communities

In order to meet the aims of the travel plan, the applicant is committed to implementing a series of integrated measures and policies that assist in reducing numbers of road users and the impact of vehicles.

The success of these measures will be realized by offering realistic but carefully defined targets to encourage a model shift from private car dependency towards travel with less environmental impact with focus on the following forms of travel:

- Public bus / train (inc taxis for part of journey)
- Cycle
- Walking
- Coach / minibus hire
- Car sharing
- Shared private travel

The site's position in close proximity to the railway station should positively encourage staff to use public transport and/or a combination of railway and cycling to gain ease of access to the proposed new head office and microbrewery without the need for reliance on public transport. The proposal will capitalize on its location to local connections. As least two local bus routes run adjacent to the site providing links to Huddersfield, Holmfirth, Penistone and Stocksbridge.



Commitments to sustainable travel management

1. The applicant will, whenever possible, source supply materials and services as locally as possible.
2. The applicant commits to providing good information to allow people to make intelligent travel choices by making sustainable travel options known to visitors at time of booking. This will be included in literature at local tourist offices and on the company's own website and will include appropriate links to travel planning websites, sites that offer rail or coach tickets and contact information to arrange group visits.
3. On site facilities and provision to support sustainable travel choices will be made available including ample parking provision, secure cycle storage, shower & changing facilities and coach parking.
4. The applicant will explore partnership working with others to make sustainable travel the option of choice.
5. The applicant will champion a member of staff with the responsibility of implementing the travel plan. This member of staff will conduct a regular survey of existing staff modes of commuting travel and encourage / manage shared travel among staff.

circumstances within the site environs

The proposal layout enhances drastically the opportunities for biodiversity within the site above the levels achieved by the current use.

A clear strategy has been developed to maximize the development of wildlife habitats within the site whilst minimizing the effects of the building works and the associated impacts of items such as parking area run off and drainage generally. Smeeden Foreman Landscape Architects working with Halliday Clark have developed a site wide landscaping scheme which provides in excess of 50% green space coverage of the site.

Woodland Glades

Existing trees and hedegrow areas will be managed and supplemented with indigenous species to strengthen the habitat for nesting birds and insects. An amount of acoustic and wind attenuation will also be experienced as a side benefit. New woodland glades will be created as part of the new wildflower meadow and nature walk with additional low level 'mini beast' habitat areas formed from branch and log piles.

Balancing Pond / Reed Bed

Positioned centrally within the nature walk area a large pond / reed bed will be created providing both a visually appealing feature whilst creating a superb habitat for water based plants and animals.

From a practical point of view the reed bed will create an opportunity to filter grey water for the new building i.e sink water, and form an attenuation pond for the reduction in speed of rainwater drainage from the building to the existing watercourse.

Dry stone walling and gabion cages

To minimize impact caused by retaining structures and boundary walls, gabion cage units, filled with locally sourced reclaimed stone, form the limited area of retaining structures needed adjacent to the subterranean car store, avoiding the need for deep trench foundations and creating a system of crevices and air gaps to support small scale wildlife.

Existing boundary walls will be repaired and rebuilt as necessary using an open jointed finish (dry stone walling).



Grass Roofs:

To maximize the available landscape area and to further minimize visual and environmental impact, the car store building has been designed to navigate the existing contours of the south-western corner of the site into a green roofed subterranean structure. This design makes the building virtually invisible from any aspect outside the site in addition to extending the wildlife and rainwater attenuation credentials of the scheme.

The green roof and subterranean design also smooth out the peaks and troughs of building fabric temperatures reducing heating loads during the winter and ventilation loads in the summer.

Porous Surfacing Materials:

All existing non-porous surfacing to the existing buildings is to be removed and replaced with porous paving and accessway material.

Visitor parking spaces and access roads will be constructed with porous concrete tegula setts with staff parking spaces and paths being in loose laid shale with timber kerbs and geo-textile underlay. The intention is to minimize any surface water discharge to the existing surface water drainage system.

Individual building design

In order to demonstrate a sustainable pattern of development, external and on-site services must be supported by a rigorous approach to sustainable building design.

The standard assessment used by Halliday Clark Architects for commercial projects uses the BREEAM form of assessment for energy use and environmental impact, establishing the highest possible standards for environmentally sensitive building design.

Some of the key environmental features of the design include:-

- Improvement over target emission rate as determined by 2006 Building Regulations
- Upgraded roof, external walls and window specification
- Controlled surface water run off
- Incorporation of site water management plan
- 40% of light fittings are energy efficient
- Eco-labelled white goods
- Low energy external lighting
- Cycle storage
- Responsibly sourced materials
- Minimize carbon emissions
- Reduce construction waste
- Maximize daylight
- Accessible staff amenity space
- Improved sound insulation
- Water saving appliances
- The suggested heating method will incorporate a ground source heat pump installation with high efficiency gas condensing boiler system as back up
- Solar hot water panels will be installed to provide majority of domestic hot water provision
- Rainwater harvesting tanks will be used for low level toilet flushing, vehicle washing and landscape water, collecting from the brewery and office roof areas
- High levels of air tightness and quality control procedures on site for sequence and standards of construction
- Sustainable form of drainage installation (see separate report by Paul Waite Associates)

Whilst not currently mandatory, the applicant is determined to encourage sustainable practices through this planning application, and has therefore endorsed the targets identified within this statement as a minimum environmental standard.

