DESIGN AND ACCESS STATEMENT

PROPOSED NEW BAKERY UNIT AND EXTENSIONS TO EXISTING BAKERY AND WAREHOUSE, HAYWOOD AND PADGETT LTD THE BAKERY SHAWFIELD ROAD CARLTON INDUSTRIAL ESTATE BARNSLEY S71 3HS

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INTRODUCTION

Building Design Services have been instructed by Haywood and Padgett Ltd to submit a full Planning Application for the demolition of existing sheds, erection of a new bakery unit and extensions to their existing bakery and warehouse and associated car parking, and the relocation of the existing cafe/takeaway. This is to provide additional production, warehousing and distribution facilities in accordance with their company statement (attached separately).

SITE ASSESSMENT

LOCATION

The bakery complex is situated along Shawfield Road within the well established Carlton Industrial Estate between the B6132 and Fish Dam Lane approximately 3 kilometres from the Barnsley town centre.
(A comprehensive site location plan is included in the Site Investigation report).

BACKGROUND

The current bakery and warehouse was established approximately 25 years ago and since that time the buildings have been extended several times and an application for a substantial extension was granted in 2012 but never implemented (2011/1211). As the buildings have been extended so has the parking and hardstandings such that the current site is now utilized to its maximum. The site adjacent to the bakery was acquired by the company a little over a year ago with the intention of extending the current production and warehousing facilities. The site is approximately 0.85 ha, a fairly level site with a number of small warehouses and office buildings to be demolished. The site has had several previous uses including a civil engineering depot, plastic recycling, scaffolding company, waste management, car dismantling and car storage compound. The site is laid out in an un orderly manner and will benefit from a well developed scheme. A small part of the site is occupied by a cafe/food takeaway which will be relocated further along Shawfield Road.

PHOTOGRAPHIC SURVEY

A photographic survey has been carried out and attached to this report.

TOPOGRAPHIC SURVEY

A detailed survey of the site and the existing buildings has been undertaken and the survey drawings are attached with the Planning Application. The existing buildings are typically industrial in design and construction, and the original bakery and offices are constructed in a mix of masonry walling and side cladding with metal roof sheeting. The more recent warehouse has vertical cladding entirely with roof sheeting and to match the bakery. The external areas are a mix of concrete and tarmac.

DRAINAGE AND FLOOD RISK

The original bakery was constructed with both foul and surface water connections into existing sewers in Shawfield Road, all new will be connected partly to the existing system and partly via new connections to existing sewers. The additional foul drainage generated by the new development will not have an adverse effect on the existing system, however the additional surface water runoff will require an attenuation facility to limit the flow not to exceed the existing run off from existing buildings and impermeable areas.

The site is not within an area subject to flooding and no special precautions are necessary.

ARBORICULTURAL SURVEY

There are no mature trees within the site that are affected by the new proposals.

ACCESS

The existing bakery complex has a satisfactory access on to Shawfield Road and it is intended that this remain unaltered, there is also an existing access serving the new site but this will require repositioning with new radius kerbs.

PLANNING POLICY

The site is within an established Industrial Estate and falls within an Employment Policy Area and the proposals are appropriate to the existing use, pre planning discussions were held with Mr James Hyde and the principle of the development was thought to be acceptable.

Since the development is in excess of 1000 sq m, it will fall within the Core Strategy Policies applicable as follows:

CSP 3: Sustainable Drainage Systems.
As highlighted previously the site is connected to public sewers in Shawfield Road, and all new drainage will be connected partly to the existing system and partly to new connections to existing sewers with surface water attenuation limiting the outflow.

CSP 5: Renewable Energy Systems.
The company recently installed Photovoltaic panels to the south facing roof of the existing warehouse. The new proposals will also incorporate PV panels to the new warehouse and the phase two building. Both the new bakery and extension to the existing will incorporate heat recovery systems from the cooling process of the ovens and this will more than satisfy the requirement of 15% Carbon Emissions reduction.

CSP 25: Sustainable Travel
The site is located within the Carlton Industrial Estate within 1 Kilometre of both the B6132, and Fish Dam Lane which are both served by Public Transport. As a company Haywood and Padgett Ltd is a member of the Government initiative Cycle to Work Scheme and currently sponsors 15 members of staff and it is anticipated that this number will increase with the additional staff employed by these proposals.

CSP 39: Contaminated Land
The existing bakery site has been owned and developed solely by Haywood and Padgett Ltd with no previous uses, it is anticipated that there has been no previous contamination of this land. The newly acquired site had previously unknown uses and a Geotechnical Investigation has been carried out and a copy is attached to the application.

CSP 40: Pollution Control and Protection.
The bakery process does not give rise to the disposal of pollutants and all waste material is disposed of under controlled conditions, an Environmental Policy statement is attached. The bakery process does not have excessive noise levels and has a fairly silent production process. The current noise generated by the external use of fork lift trucks will be reduced after the development is complete since all activities will be inside. A Noise Impact Assessment was carried out in 2011 to support the previous application and since the operations have not changed since that time we are enclosing a copy attached to this application.

PROPOSALS

DESCRIPTION

In accordance with the attached company statement Haywood and Padgett Ltd have acquired the adjacent site to facilitate their expansion programme, this involves the construction of a new bakery unit with self contained offices and staff facilities and warehousing to the rear. This will accommodate a new product and hopefully expand their ranges in future. To help with the further expansion of the existing business it is necessary to increase the bakery production area and alter the internal packing and distributions system and provide a substantial increase in the warehouse area. There will also be an infill extension providing additional staff facilities and a small extension providing an equipment washing area. The redevelopment of the new site will require the relocation of the cafe/food takeaway as shown on the site plan.

ACCESS

The existing access onto Shawfield Road is to be retained and the existing access to the site adjacent is to be relocated slightly and new radius kerbs. Car parking will be increased on the existing site and a new car park created on the new site giving a total of 110 spaces including 5 disabled spaces. This figure is approximately 30 spaces in excess of the Supplementary Planning Document Parking Table 1. The existing traffic flow to the existing bakery is approximately 15 lorries in/out per day and with the new expansion this could rise by 30%. It is anticipated that the new bakery unit would generate 5 lorries in/out per day

LAYOUT AND SCALE

The layout of the new site is relatively straight forward with the new bakery located to the rear with parking to the front. The layout of the extensions to the existing bakery is largely dictated by the process within the bakery and the site confines. The scale of the new buildings will be in keeping with the existing and of the surrounding area.

APPEARANCE & MATERIALS

The detailed design of the new bakery and the extensions will reflect identically in style and materials and will match the colour and type of

brickwork and cladding as exists. External areas will be constructed in concrete and tarmac to match the existing, with concrete pavings to pedestrian areas.

LANDSCAPING

The construction of the extension to the eastern end of the warehouse will require the excavation of an existing embankment and on completion will be regraded, this will then have a tree planting area as shown on the site plan and continued down the remaining eastern boundary. The existing boundaries are 2.5m pallisade security fencing and will remain. The front boundary on the new site fronting onto Shawfield Road will be rebuilt as a continuation of that of the existing site.

CONCLUSION

The proposals to extend the existing bakery and warehousing, and provide a new bakery as indicated will allow the company to expand and develop the business further. The expansion will provide in the region of 80 to 100 new jobs on a dual shift basis. This is clearly a significant advantage to the area's economy and employment. The development falls in line with Local Policy guidelines and as such an acceptable development.

Signed .....
Building Design Services.