Scales Architecture

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Design and Access Statement in Support of a Planning Application

incl. a Waste Management Statement

1.0 INTRODUCTION

This statement has been prepared by Scales Architecture on behalf of RGB Property Management Ltd., in support of a Planning Application for a development of industrial units on land partly occupied by a former Bakery within the Ramsgreave Business Park.
RGB Property Management Ltd., is an established property management and development company, and the owner of the application site and much of the adjoining business park.

2.0 SITE CHARACTERISTICS

Please see Appendix A for photographs

2.1 The building within the application site is generally unused apart from a ground floor area which is let on a short-term lease for storage purposes. This building is to be demolished and an Environmental Statement dealing with appropriate mitigation measures forms part of this application.

2.2 The site is currently defined as an Existing Employment Area (Policy DMB1) within the Wilpshire Local Plan Map.

2.3 There are residential properties to the south-east (on the opposite side of Pleckgate Road) and to the south-west of the site, but none directly overlook the site.

3.0 Site History

3.1 A 1940's aerial photograph of the site shows the bakery building, and others to the north and west.

4.0 PROPOSED DEVEVELOPMENT

4.1 The proposed development will consist of the following elements

- 2 distinct building blocks, both designed using the same external materials
- Unit 1 comprises 5 individual units, each with an approximate floor area of 94 sq.m., and each with a part mezzanine floor over, and all containing washroom facilities. Each unit has direct access to the external service yard.
- Unit 2 comprises 2 individual units, each with an approximate floor area of 87 sq.m., and each with a part mezzanine floor over, and both containing washroom facilities. Again each unit has direct access to the external service yard.

Proposed soft landscaping is integrated into the proposal, to the Pleckgate Road frontage, and to the car parking facility on the western boundary.

5.0 APPEARANCE

5.1 The 2 distinct structures are designed using the same palette of materials – facing brick from a ground level to a height of 2.4 metres, microrib wall cladding above, and a low pitched roof, finished in metal trapezoidal cladding, colour "Goosewing Grey". "Punched" windows at the upper level will be double glazed aluminium frame, colour grey. Particular care has been taken to ensure that Unit 1 (A-E), fronting onto Pleckgate Road, does not appear monolithic by the means of defining each of the individual units with a "gable end" feature, thereby breaking the scale down into a more residential sized unit.

6.0 CAR PARKING

6.1 Car Parking has been provided on the basis that the likely uses of the development will fall within the B2 and B 8 Use Class. A total of 18 car parking spaces are created, including 2 wheelchair accessible spaces. Averaging the B2 and B8 spaces per gross floor area at 1 space per 72.5 sq.m, and with a total floor gross floor area of 959.5 sq.m., then the provision of 18 spaces provides 5 more than the required car parking standards set out in Lancashire County Highways guidance notes.
A covered bicycle shelter is also indicated showing space for 4 cycles, although it is generally the case that people working in the units will store their cycles within the actual unit. A covered shelter is also provided for 2 No. motorcycles.

7.0 ACCESSIBILITY

7.1 The units are all designed with access from a level threshold. The washroom facility as indicated is suitable for ambulant disabled use.

7.2 Wheelchair accessible car parking spaces are provided as described in 6.1 above.

8.0 Layout

8.1 The proposed development is set out within the defined boundary of an existing site.

The existing access from Pleckgate Road allows for larger goods vehicles to access the site and sufficient service yard space allows for an HGV to enter and exit the site in forward gear.

9.0 Sustainable Design and Construction

9.1 This application proposes the redevelopment of the site, which is currently used for storage, through the construction of 7 no. employment units (use class B2/B8), alongside associated facilities (parking, bin storage, etc.).

9.2 The scheme seeks to make the most efficient use of the site, with proposals designed to make optimum use of the available space to provide new employment units.

9.3 The total floorspace of the development is greater than 500 sq.m., but given the size of each individual unit is considerably less than 500 sq.m. a BREEAM assessment has not been provided. It is expected that each unit would be fitted out by the individual occupier to meet their specific requirements hence it would not be feasible or realistic given the financial implications for such small units to be capable of meeting the required standard. Photovoltaic cells will be installed on the roof of each individual unit.

9.4 The Energy Hierarchy for this scheme will be expected to achieve net zero carbon by the following means:

- Be Lean – use less energy and manage demand during operation through fabric servicing improvements and the incorporation of flexibility measures.
- Be Clean – exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly by connecting to any district heating networks.
- Be Green – maximise opportunities for renewable energy by producing, storing and reusing renewable energy on site.

9.5 In accordance with the above Energy Hierarchy, the following approach to the development will be considered:

Be Lean

- Situating the new build development over existing areas of hardstanding, minimizing surface water run-off.
- Ensure building layouts are optimized to utilise all available space
- Utilise building materials which allow for the reduction of heat loss.
- Maximise daylight provision to lower energy demands from lighting. All lighting to have appropriate controls.
- Utilise an appropriate ventilation strategy.
- Provide efficient space and water heating controls.

Be Clean

- The application site is not located within an appropriate distance to an existing or proposed heat network and given the small demand for electricity supply from the site, a CHP system is not considered appropriate.
- The proposed roof mounted photovoltaics will heat hot water for each unit.

Be Green

- Renewable energy measures have been considered in the design of this development and it is proposed that each unit will incorporate photovoltaic panels on their roof.

10.0 Design Principles and Concept

Key Principles

10.1 The key principle in considering design issues relating to the application site will be to ensure that the new buildings are sympathetic in style, scale, and materials to other buildings in the surrounding area, and that it is a functional response to the Client's brief.

Amount and Use of Development

10.2 The development will result in the addition of the following element:

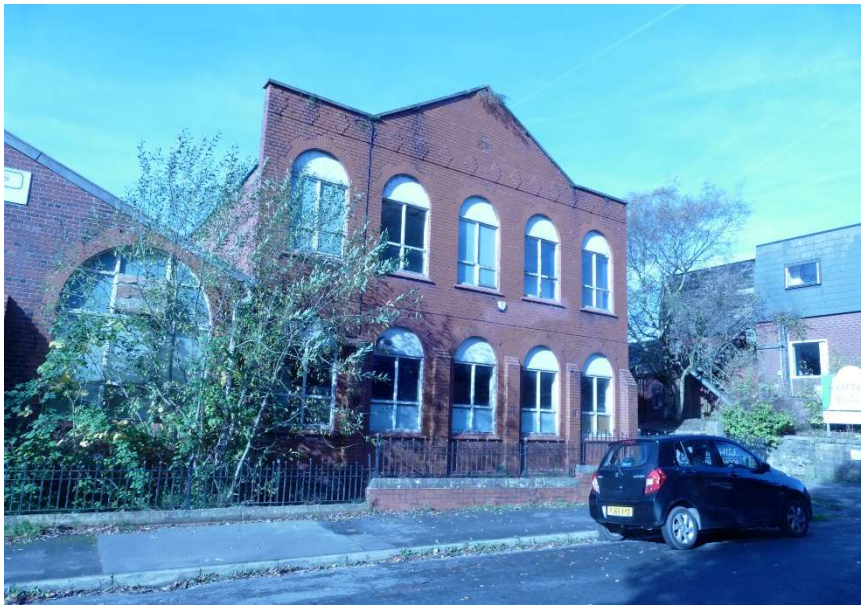
- 959.5 sq.m. of workshop/warehouse space
- The scale has been determined by its use as a warehouse, and by the restrictions imposed by the site boundaries

Access Considerations

10.3 The access considerations that have been followed in the design of this application are drawn from the NPPF, the Ribble Valley Local Plan and Access By Design (DCLG publication). Account has also been taken of the relevant building regulations and the Disability and Equality Act 2010 which has been incorporated, as appropriate, in the design of the proposed development.

APPENDIX A

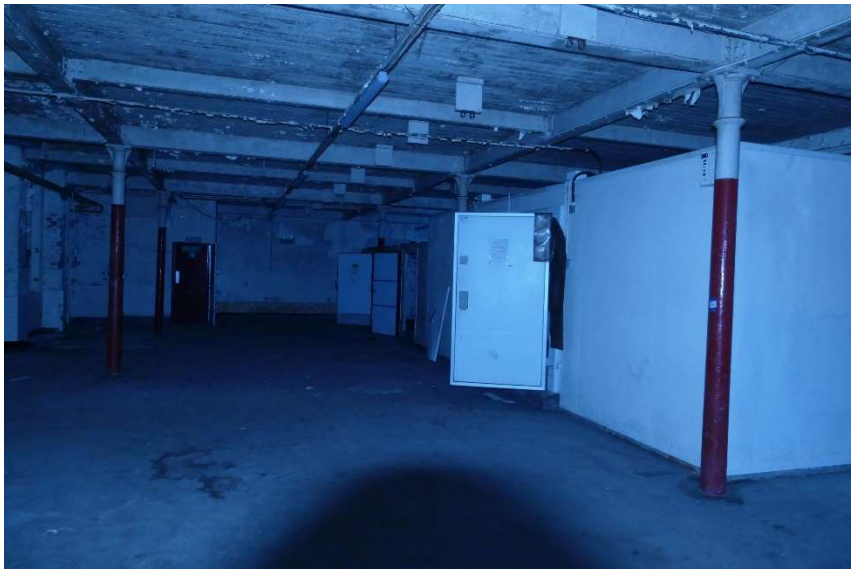
Views of the site from Pleckgate Road



The "protected" access route within the site.

North facing elevation of the former Bakery building.

View across the brook towards one of the proposed car parking areas.



Typical interior view of the former Bakery

Waste Management, Refuse and Recycling

It is recognised that it is not possible at planning application stage to provide a fully detailed and costed waste management plan as much will depend upon the nature of construction and site clearance activities. The Code of Practice set out in the 2004 publication "Site Waste Management Plans: Guidance for Construction Contractors and Clients" will be taken into account during the development.

Waste Minimisation

The contractor will follow the waste minimisation hierarchy. The hierarchy consists of the following elements:

- Avoid
- Reduce Waste
- Reuse Waste
- Recycle Waste
- Dispose of Waste

This hierarchy illustrates that the top priority of any waste minimisation strategy must be to avoid the creation of waste altogether. The next priority should be to reduce unnecessary waste; the reuse of any remaining waste can then further limit waste production. Recycling has a lesser priority than reuse, as it often requires an energy input to change the form of the waste. The last resort is dealing with waste disposal.

During operations on site, the contractor will adopt the waste minimisation hierarchy which will ensure that the amount of waste generated by the building operations will be minimised.

Site Operations

A commitment to waste minimisation objectives will be sought from all parties of the construction element of the development. This will include direct labour and sub-contractors. The success of the waste minimisation strategy will rely upon its implementation by both the site management and on-site workforce. Accordingly, careful attention will be paid to the following issues and practices:

Staff training
Careful material handling by site staff;
Segregation of materials on-site for reuse and recycling;
Material delivery and storage on-site;
Role of the site manager and other site staff to minimise waste generation on-site. It is recommended that the responsibility for monitoring waste minimisation be designated to an appropriate person/s on-site.
Avoid over-ordering of materials and arrange material delivery at the stage of construction when needed.

At an early stage, the site manager will discuss implementation issues of the waste management strategy with the project team to ensure, for example, the adequate provision for loading and unloading areas, storage areas and supporting infrastructure during the construction period. This infrastructure will be located in an appropriate position, with adequate space and access to facilitate waste minimisation.

Post Construction

All waste from the new industrial units will be stored in the designated waste collection areas and will be separated into re-cyclable materials. The location of the refuse areas is shown on Drg. No. 158-02 rev. A. A licensed waste removals contractor will be appointed to deal with waste pick-up and removal. The site will be regularly swept to ensure that litter does not become a problem for site users and neighbours.

Utilities Statement

The existing structure (former Bakery building) has a gross footprint area of 952 sq.m., and the proposed new build has a gross footprint of 705 sq.m.. This ensures that surface water run-off from the site is reduced, with additional soft landscaping areas provided. The existing building has 6 w.c.'s and 4 No. urinals, and the proposed new build units will have a total of 7 w.c.'s, therefore there is no significant increase in foul water sewage discharge from the site.

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