

**PUBLIC CONSULTATION  
DESIGN STATEMENT**

**FOR**

**PROPOSED MANUFACTURING FACILITY, BUILDING 2,  
SERVICE AREA & CAR PARKING**

**AT  
GLOBE WAY  
OFF STANDARD ROAD  
BUCKLEY  
FLINTSHIRE  
CH7 3FH  
WALES**

0048 PUBLIC CONSULTATION – D & A Statement – Rev A



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## DESIGN AND ACCESS STATEMENT.

## 1 INTRODUCTION.

This consultation document has been prepared in advance of a Full Planning Application by the Applicant to Flintshire County Council Planning Department, to seek Public comments for the construction of a proposed new industrial building, service area and associated car parking. This document will form the basis of the Design and Access Statement which will form part of the overall planning submission. We have tried to explain the design thinking behind the project, thereby illustrating that the applicant has thought carefully about the proposal.



The Boundary of the Applicants ownership is in blue. Location of Site is indicated in red.

The site is located north of an existing industrial estate and to the west of the local Authority Re-Cycle Depot. The site has been subject to several planning applications submitted by the Applicant since 2012. The site already has the benefit of a Class B1, B2 and B8 use which has been adopted by Flintshire County Council.

## 2 THE APPLICANT.

Incorporated in 1982, Lester Fabrications is a family-owned business specialising in roofing, cladding and envelope solutions, based in Buckley, Flintshire.

Lester Fabrications have over 38 years' experience of the construction industry, they partner with clients from inception to completion of a project and have gained a reputation for high quality envelope solutions.

Lester Fabrications specialise in providing realistic solutions for a range of roof and wall cladding systems. They have developed the business and now incorporate their own in-house design, detailing and flashing manufacturing which enable them to deliver purpose made solutions to meet client requirements.

Since the previous planning approval in 2018, the number of employees has risen, and the turnover of the company has increased. In October 2019 the development of the previous Planning Application began and currently the building is going through the final stages of the fit-out, the construction program was delayed due to the ongoing pandemic.

Moving forward Lester Fabrications', with this development will be focused on expanding the business to meet the growing demands of the clients, this project will see the construction of a new facility to provide additional high quality industrial space. The Applicant believes that this project will help to secure further jobs and allows for sustainable growth of their business model.

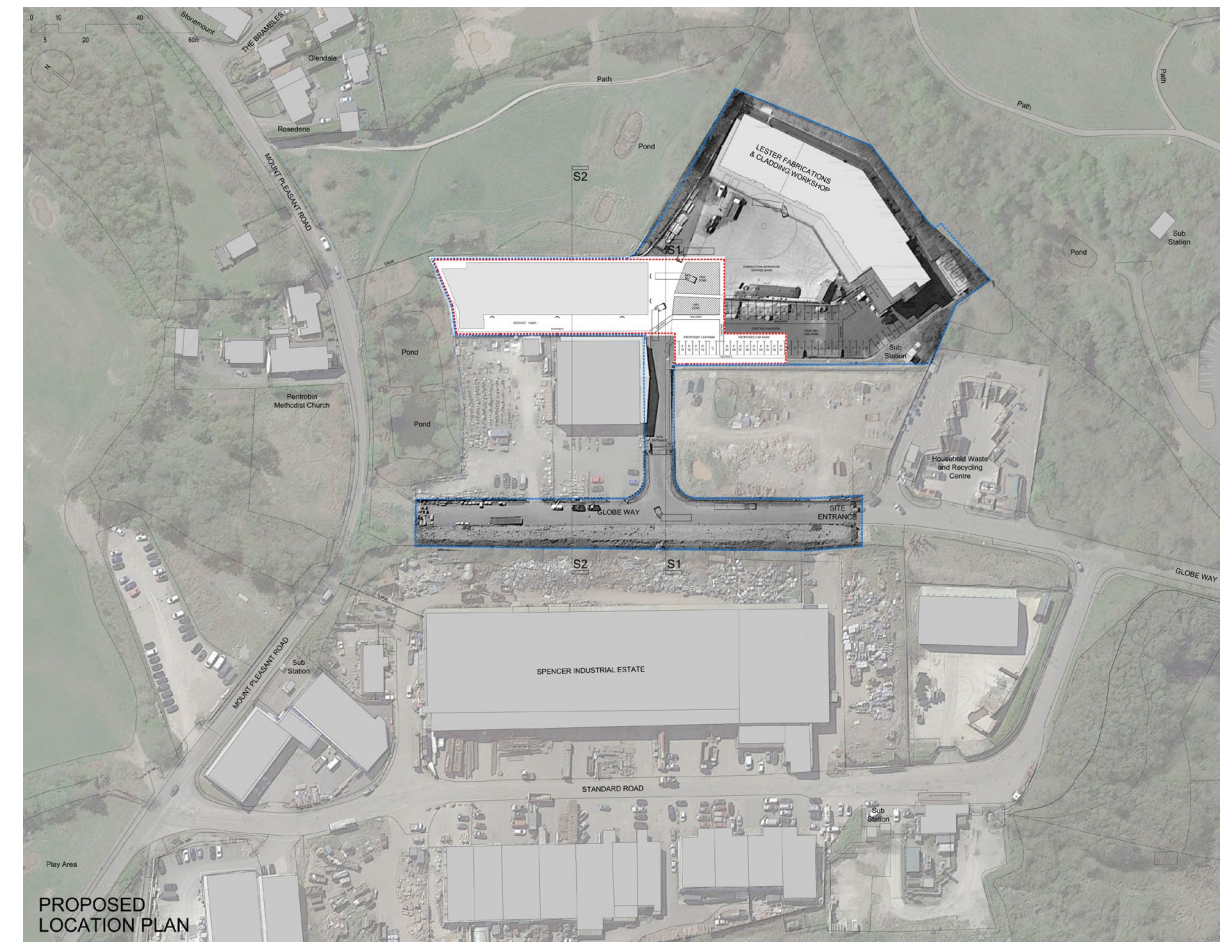
In developing the design of this facility, the Applicant intends to use the 'Construction Model' they previously developed which focuses on appointing local contractors/building suppliers to deliver the project.

### 3 GENERAL DESCRIPTION OF THE DEVELOPMENT AND USE.

## The Site.

Under the previous Planning Applications on this site, it was noted that this site had been identified as a logical expansion of the industrial and employment land within the area. The site to which this application relates is currently being used as a lay-down / Storage area as part of the works under the previous application.

Over the years and as part of the previous Applications, discussions were held with Flintshire County Council with respect to the site use, boundary treatment to protect the ancient hedging and wildlife) and site access. All the recommendations and requirements were taken on board and implemented.



The Boundary of the Applicants ownership is in blue.

Location of Site is indicated in red.

The siting of the building is restricted due to the required footprint, site levels, construction logistics and HGV and service access.



**The building.**

The proposed building design is based on the needs to accommodate and house the machines and associated specialist tooling required for the growth of the business.

The building consists of a large Workshop / Production Area and a 2 Storey support block housing welfare and offices.

The proposed areas are as below:

Total Gross Internal Floor Area:	1,433m <sup>2</sup>
Building Footprint:	1,425m <sup>2</sup>
Site Area	0.32ha

The design of the building is based on the specific requirements for the Workshop / Production Facility, these have been determined following a series of specialist design workshops.

The design of the First Floor Office and Ground Floor Welfare Areas is based on what is required to support the Workshop / Production facility. The floors are linked with a DDA Part M compliant Stair & Lift with level access from the main entrance.

The Ground Floor Welfare Areas provides the following accommodation:

- Staff canteen
- Male WC & Male Locker Room
- Female WC & Female Locker Room
- Staff Shower & Accessible WC

The First Floor Office Areas provides the following accommodation:

- Kitchen / Breakout Space
- Office & Meeting Room

#### **4 SCALE.**

The scale of the proposed building and works to the site are suitable for the context within which the site is located. The size and scale of the building is determined by its functional requirements.

The proposed building is similar in scale to the other buildings within the local area in the Spencer Industrial Estate.

Please refer to Drawing 0048 SK13 and 0048 SK14 for the location of the development and the sketch site sections illustrated on Drawing 0048 SK15

The site levels have been considered to ensure safe access and movement within the site between the proposed and existing facilities.

The F.F.L. of the proposed building is to be set at 146.300 AOD which is approximately 3,200mm below the FFL of the existing Lester Fabrications' & Cladding workshop to the Northeast of the site.

As part of the previous works on the site, with the agreement of Flintshire County Council, and as part of the agreed ecology works, earth was bunded adjacent to the Southwest Boundary which will reduce the visual impact of the building from the adjacent land.

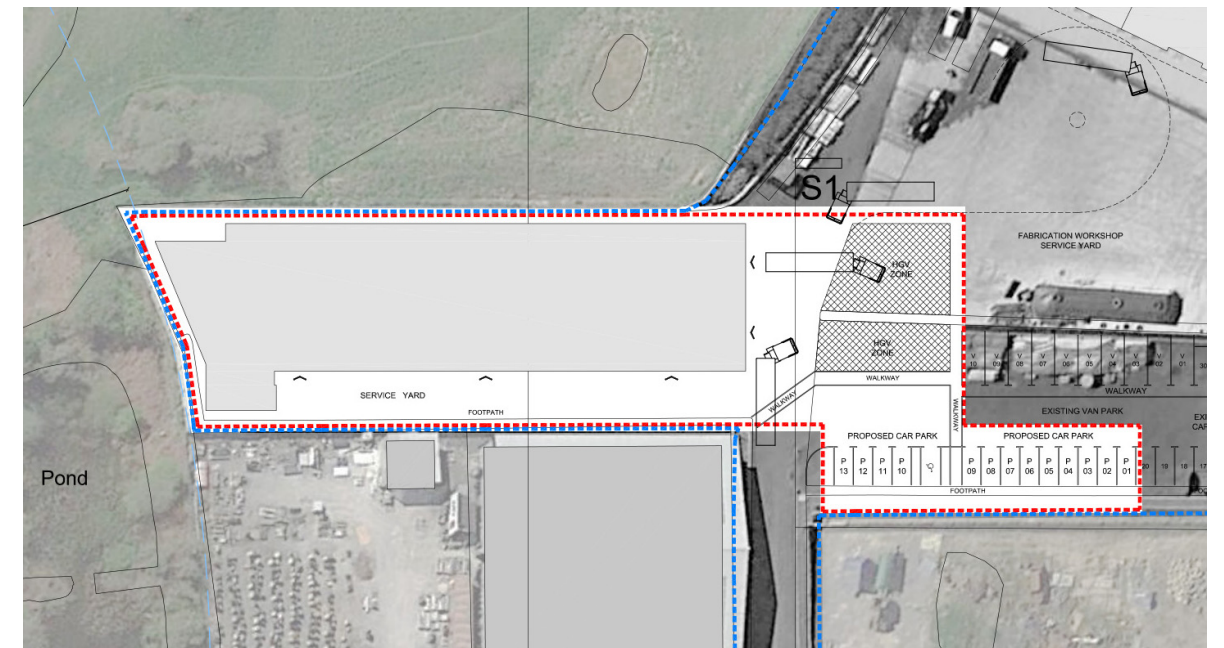
The positioning of the Office and Welfare accommodation to the Southeast end of the site enables the form of the building to step up from behind the 'Pond Area' wrapping around the corner of the Workshop / Production Facility. The cladding / external envelope design on the elevations is indicative as the design is being developed.

## 5 DESIGN AND CHARACTER.

### The Site.

The majority of the 'Site Work' for this project has already been completed as part of the existing Planning Application and construction works on site. The existing work has been carried out to a high specification and standard and this is something that will continue with the proposed works.

The layout of the carparking and service areas detailed on the previous Planning Application has been developed from what was originally proposed as part of the approved permissions. The schedule of areas and Car parking numbers etc. have been retained as previously approved, but changes have been undertaken due to several factors including Lester fabrications' accreditations, Health and Safety and the implications of the pandemic.



As part of this Application, it is proposed to create car parking spaces to accommodate the proposed staff numbers and accessible car parking provision.

Two areas of the existing Service Yard have also been designated for HGV parking / maneuvering / service space.



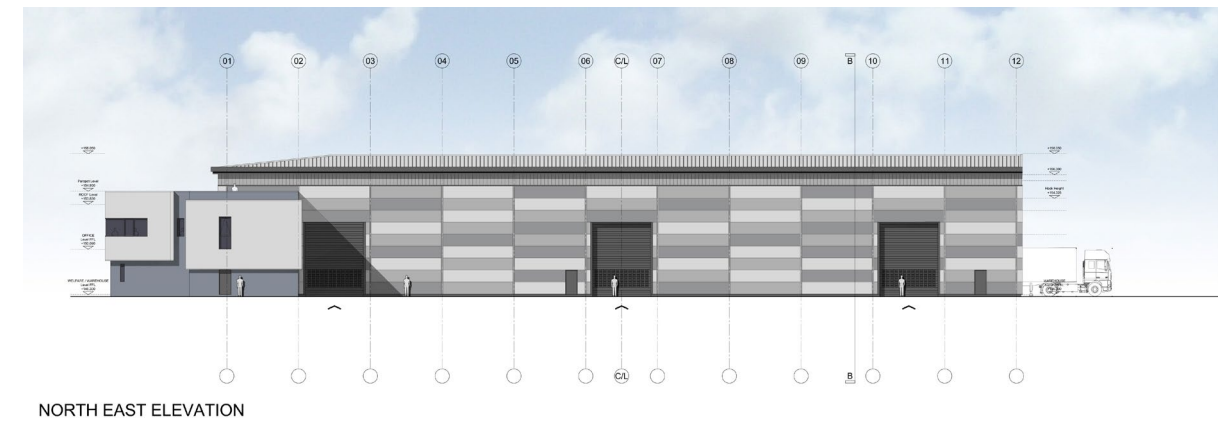
## The Building

The elevation treatment that is shown on the drawings included within this application is still being developed and will be refined prior to the submission of the Full Planning Application. The Applicant is very keen to maintain the high standard of design and quality use of material within the proposal, building upon the architectural aesthetic of the previous application.

For details of the elevations Please refer to the following Drawings

- 0048 SK18 A – Elevations Sheet 1 - North East,
- 0048 SK19 A – Elevations Sheet 2 - South East & North West
- 0048 SK20 A – Elevations Sheet 1 - South West

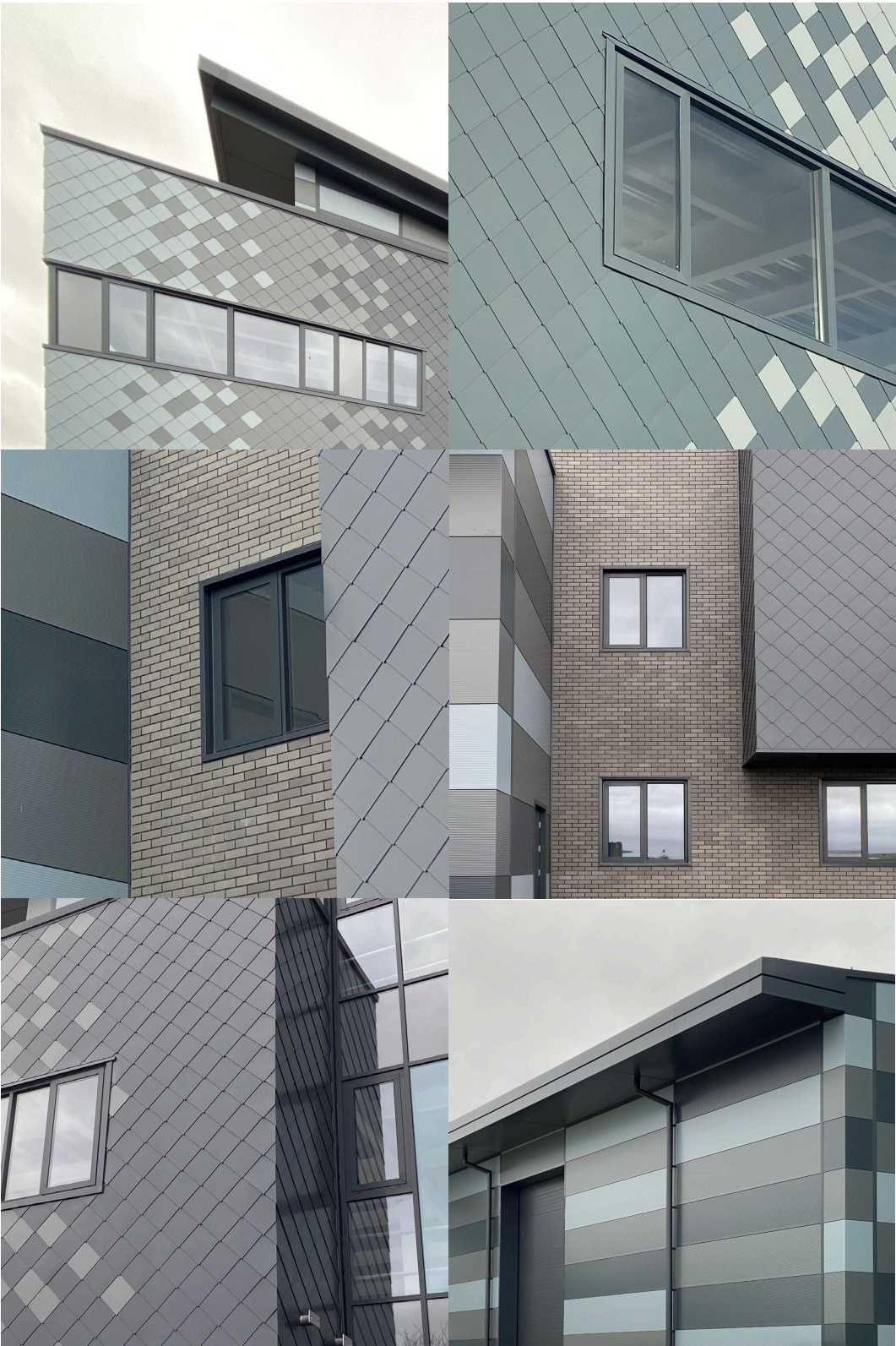
There are no materials noted on the elevations at this stage, but it is intended that the pallet of materials will complement the existing building within the site.



Above is a rendered version of the Drawing no. 0048 SK18 A

The building is clad in a pattern of 3 contrasting grey / blue panels. The pattern of the 3 colors has been designed to appear random but repetitive to give a desired tone and depth to the elevations.

This pattern was implemented on the existing building elevations and is also replicated within the building in areas of feature wall tiling. The mix of blue / grey cladding is complimented by the use of Slate blue Brick slips. The design of the elevations and the detail of the cladding will be developed to demonstrate Lester Fabrications' own in house design, detailing, cladding and flashing manufacturing skills.



The above photographs of the existing Lester Fabrications' Globe Way Project show a similar material pallet, design and detail methodology which will be adopted on the proposed building.

**6 LANDSCAPING AND ECOLOGY**

It is not proposed to submit detailed landscaping proposals as part of this application.

The previous Application Approval had a number of conditions relating to ecological issues which have been implemented on the site, any proposed works would be to simply enhance this where required.

**7 REFUSE.**

All trade refuse will be taken by the applicant to recognized tips for disposal and recycled where possible, Lester Fabrications operate a site wide recycling strategy.

All other refuse will be recycled in accordance with Flintshire County Council Policy.

**8 COMMUNITY SAFETY**

The proposed Application site sits within a larger site control by the applicant which is enclosed by existing security fencing. The existing fences will be a minimum of 2000mm high for both security and safety reasons.

External lighting is to be provided to ensure the safety and security of the vehicles and pedestrians using the site. The lighting will be both fitted to the building and to columns located within the car park and service areas.

**9 UTILITIES**

The proposed new Facility will draw power from the Clients sub-station which formed part of the previous Planning Application.

**10 ACCESS.****Site Access**

The proposed building will make use of the existing access into the site from Globe Way. The site is located at the end of Globe Way which is a cul-de-sac preventing access of heavy-duty vehicles into Mount Pleasant Road. All traffic movements will be available within the site to prevent reversing into Globe Way. There are a combination of pedestrian footpaths and marked walkways which allow people to safely move around the site.

Disabled user vehicle parking spaces are to be provided.

Visitor / staff vehicle parking spaces are to be provided within the site. The number of these spaces has been determined by looking at the overall number of building users and will be subject to Local Authority Approval. 2 no. (Sheffield style) cycle racks will also be provided to allow for 4 cycle parking spaces

**Building Access.**

The proposed Building will include suitable provision for the needs of disabled people. As a minimum, the development will comply with the requirements of Part M of the Building Regulations.

More generally, the development will adopt the standards contained in British Standard Institution Code of Practice BS 5810:1979- The Code of Practice for Access of the Disabled to Buildings and Department of the Environment Development Control Policy Note No.16 - "Access for the Disabled".

The applicant is fully committed to the principle of equal access for people with disabilities to all new buildings and endorses fully the requirements of the Chronically Sick and Disabled Persons Act. External and internal signs will clearly indicate the routes and provisions made for disabled persons.

Level access will be provided into the building through the new entrance located in the support block. The approach from and to the building will provide a gently sloping surface compatible with wheelchair access. The whole of the interior of the office building will be wheelchair accessible and will include a prominently located wheelchair user passenger lift to the upper floor.

The facilities will include wheelchair user toilets at each floor level.

## 11 SUSTAINABILITY

### **The Site Strategy.**

The Rainwater will be linked into the existing rainwater system and will be collected in holding / attenuation tanks before dispersing into the nearby drains.

All external site and building lighting will be energy efficient fittings and operate on an intelligent system to minimize the energy use.

### **The Building Strategy.**

One of the main key drivers in the design of this project was the overall building performance. The applicant as a company has several targets to achieve and these focus on energy efficiency and reducing the carbon usage of the company as a whole.

The choice of materials and specification of components is being developed to ensure a highly performing energy efficient building.

As part of the design development, we are currently looking at the use of renewable technologies and this will be detailed within the full planning application.