

# **PLANNING APPLICATION**

## **DESIGN STATEMENT**

**FOR**

### **PROPOSED INDUSTRIAL BUILDING, CAR PARKING & STORAGE AREA**

**AT**

**GLOBE WAY**

**BUCKLEY**

**FLINTSHIRE**

**WALES**



**CONTENTS**

**DESIGN AND ACCESS STATEMENT**

- 1 INTRODUCTION
- 2 THE APPLICANT
- 3 GENERAL DESCRIPTION OF THE DEVELOPMENT AND USE.
- 4 SCALE
- 5 DESIGN AND CHARACTER.
- 6 LANDSCAPING AND ECOLOGY
- 7 REFUSE
- 8 COMMUNITY SAFETY
- 9 UTILITIES
- 10 ACCESS
- 11 SUSTAINABILITY

APPENDIX A

**DRAWINGS**

- 0018 SK10 A – Location Plan
- 0018 SK11 A – Existing Site Plan
- 0018 SK12 A – Proposed Site Plan
- 0018 SK13 A – Proposed Ground Floor Plan & Roof Plan
- 0018 SK14 A – Proposed Ground Floor Plan - Detail
- 0018 SK15 A – Proposed First Floor Plan - Detail
- 0018 SK16 A – Proposed Second Floor Plan - Detail
- 0018 SK17 A – Proposed Elevation 1
- 0018 SK18 A – Proposed Elevation 2
- 0018 SK19 A – Proposed Elevation 3
- 0018 SK20 A – Proposed Elevation 4
- 0018 SK21 A – Proposed Elevation 5
- 0018 SK22 A – Proposed Elevation 6
- 0018 SK23 A – Proposed Section A-A
- 0018 SK24 A – Proposed Section B-B

**DESIGN AND ACCESS STATEMENT.**

**1 INTRODUCTION.**

This Planning Application has been submitted by the Applicant to Flintshire County Council seeking their approval for the construction of a proposed new industrial building, car parking and storage area.

This document; the Design and Access Statement, forms part of the overall planning submission explaining the design thinking behind the planning application, thereby illustrating that the applicant has thought carefully about the application and proposal.



Location of Site is indicated in red.

The site is located north of an existing industrial estate and to the west on the local Authority Re-Cycle Depot.

The site has been subject to a number of planning applications submitted by the Applicant.

The site originally had the benefit of a Class B1, B2 and B8 use class which has been adopted by Flintshire County Council.

**Application 048787** – Material Storage

**Application 049138** – Erection of building for use of offices, workshop and storage, including external storage and car parking facilities together with the construction of a car park for 20 no. vehicle on land at Mount Pleasant Road, Drury.

The later of the 2 Applications was approved on 02.03.2012 and was approximately 1,600m<sup>2</sup> of accommodation consisting of 6m workshop/ storage area and a 3 storey office block.

Since 2012 the applicant has reassessed the requirements of the proposed development which has resulted in the requirement for a new application.

The function and basic layout of the site is as originally proposed but the building foot print / floor area has increased by approximately 20%, the detail of the proposed building will be described in the following sections.

The Application 049138 Approval had 24 Conditions attached, since 2012 the Applicant has been working towards addressing these Conditions, As these Conditions are relevant to the current application a brief outline of the work has been undertaken in included in APPENDIX A.

**2 THE APPLICANT.**

Incorporated in 1984, Lester Fabrications is a family owned business specialising in roofing, cladding and envelope solutions, based in Buckley, Flintshire.

Lester Fabrications have over 30 years' experience of the construction industry, we 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. We have developed the business and now incorporate our own house design, detailing and flashing manufacturing enable us to deliver purpose made solutions within client requirements.

Since the original planning approval (ref. 049138), the number of employees has risen, and the turnover of the company has increased.

In addition to this, we have started two new sister companies, Lester Roofing Supplies and Lester Cladding North West.

Lester Roofing Supplies has been set up as sales only business supplying local small builders, odd jobbers and the like, and this has initially created an additional employee to manage this company. There are also future plans to employ an additional person in the short term as a delivery driver. In the medium term we are looking at expanding into the online sales market, but at present we have insufficient storage space and space for the additional staff required.

Lester Cladding North West is a satellite roofing company set up to cover the north of the country and Yorkshire. Whilst this sister company has yard and small office in Lancashire, the overall administration is undertaken from our main office in Buckley. We would require additional space to further develop this section of our business.

Going forward, Lester Fabrications plans to further develop the safety, health, and environmental (SHE) section of the business and employ an in-house SHE specialist to manage and further develop this element of our business, which will open up further opportunities with the larger clients within the industry.

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

#### The Site.

Under Application 049138 it was agreed that the site had been identified as a logical expansion of the industrial and employment land within the area.

The site is currently vacant and undeveloped, but as noted in **Appendix A** some site strip operations have commenced.

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 under the previous application.

#### The Building.

Application 049138 which was approved was for was approximately 1,600m<sup>2</sup> of accommodation consisting of 6m workshop/ storage area and a 3 storey office block.

This application is for workshop / storage area and a 3 storey office building. As stated in Section 1 the overall floor area has increased and the configuration of the building and how it sites within the site has been revised.

The proposed areas are as below:

Gross Internal Workshop / storage Area:	1,372m <sup>2</sup>
Gross Internal Ground Floor Office Area:	261m <sup>2</sup>
Gross Internal First Floor Office Area:	233m <sup>2</sup>
Gross Internal Second Floor Office Area:	174m <sup>2</sup>
Total Gross Internal Floor Area:	2,040m <sup>2</sup>
Building Footprint:	1,89m <sup>2</sup>
Site Area	1.57 ha

The new proposal has an increased floor area of 21.5%

As noted in Section 1 and Section 2, this increased areas will allow the applicant opportunity to expand to further develop there business.

### 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 design and form of the proposed building along with the materials have been chosen to suit the scale of the development and provide a high quality building.

**5 DESIGN AND CHARACTER.**

**The Site.**

The existing site levels created difficulties for safe access and movement within the site. From the rear to the front of the site the overall levels fall by a height of approximately 6m.

Under the proposals in Application 049138 a series of levels plateaus were proposed. This application adopts the same principles and agreed levels to create areas which are easy to access for both vehicles and pedestrians. The road will introduce a minimum gradient of 1:20 which will provide level access onto each plateau.

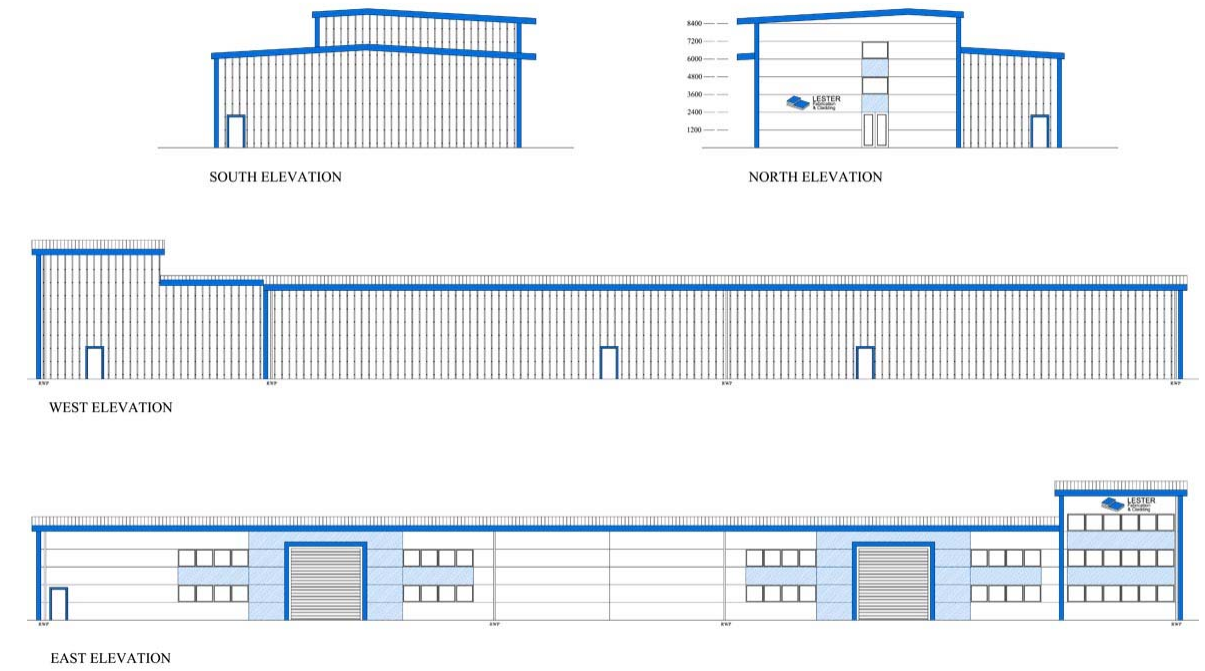
The proposed building is to be located to the rear of the site which is at the highest point. Due to how the building sits on the site the Workshop / Storage Building will provide a backdrop to the external storage areas and the 3 storey Office Building will act a landmark structure promoting the applicant.



Above: Overlay of Building area from Application 049138 (green) over the proposed site layout.

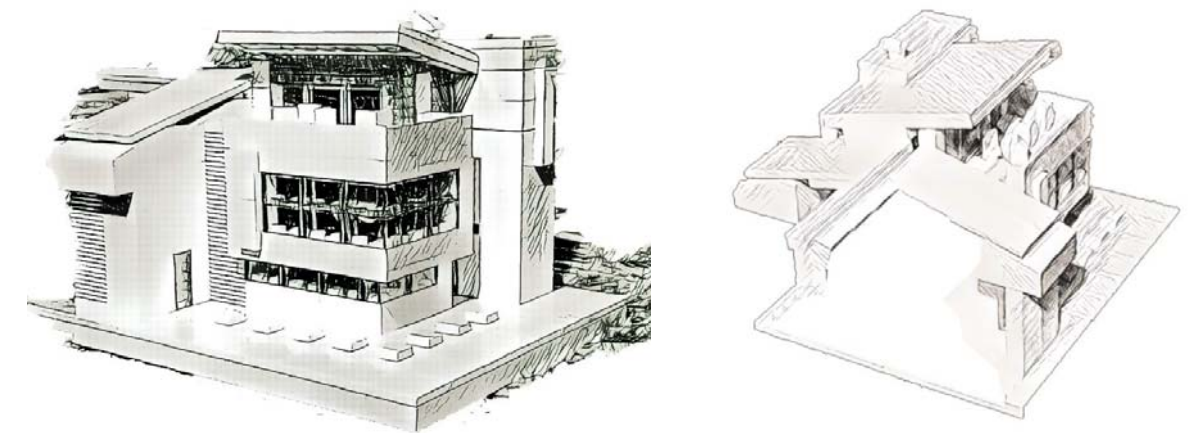
**The Building**

It is the applicant's intention that this building will demonstrate high levels design and workmanship and incorporate leading ideas in the field of building envelope technology. The starting point for the design of the building was an analysis of the building witch formed the basis of Application 049138.



Above: Elevations from Application 049138

A number of different, layouts and massing options for the new building were considered and explored, This process included looking at the flexibility of the building and options for the current and future uses of the workshop and storage areas to accommodate evolving technologies.

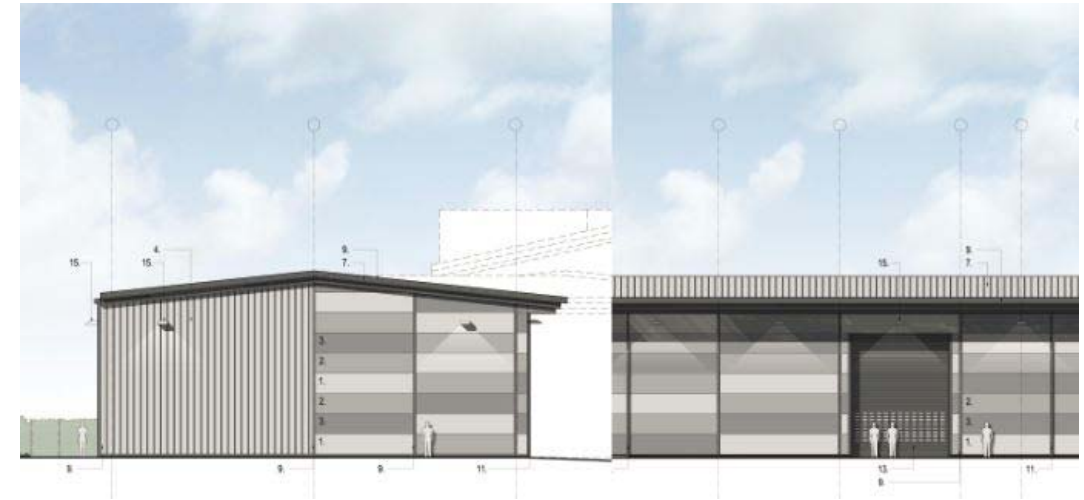


Above: Early Concept Sketches showing massing of the 3 storey Office and gable of Workshop / Storage Building.



The concept ideas were developed and generated 2 main areas of the building.

The Workshop / Storage Area is a portal frame structure providing a flexible open internal floor area.

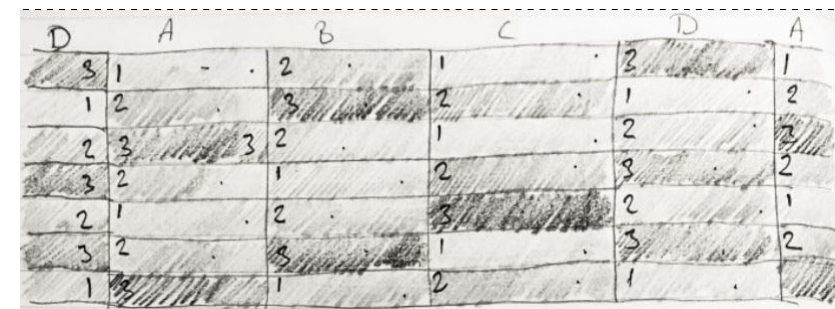


The front of the building is clad in a pattern of 3 contrasting grey / silver panels. The pattern of the 3 colours has been designed to appear random but repetitive to give desired tone of and depth to the elevations.

Panel One (light grey) 32%

Panel Two (mid grey) 40%

Panel Three (dark grey) 28%

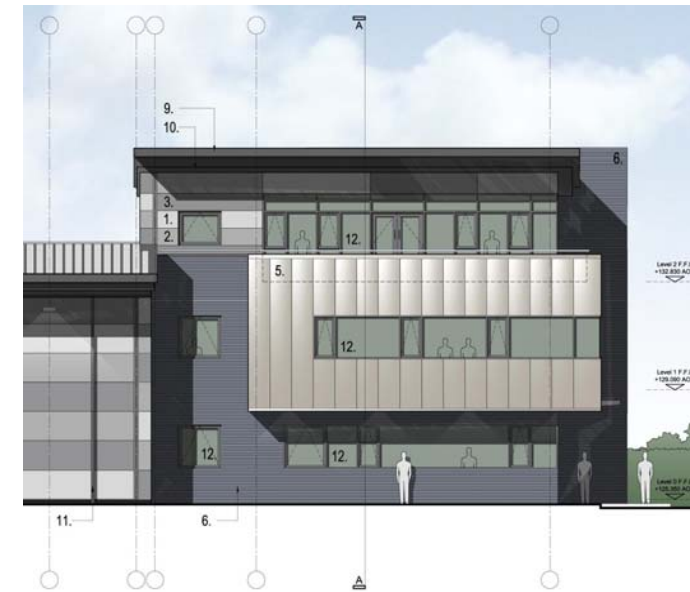


Above: Sketch below shows the random cladding pattern modulation, repeated both vertically and horizontally.

The form of the office is derived from the deconstruction and expressing the form of the portal frame.

Situated at the end of the Workshop / Storage Area, the 3 storey office area forms a 'book end' to the building acting as an identifiable landmark.

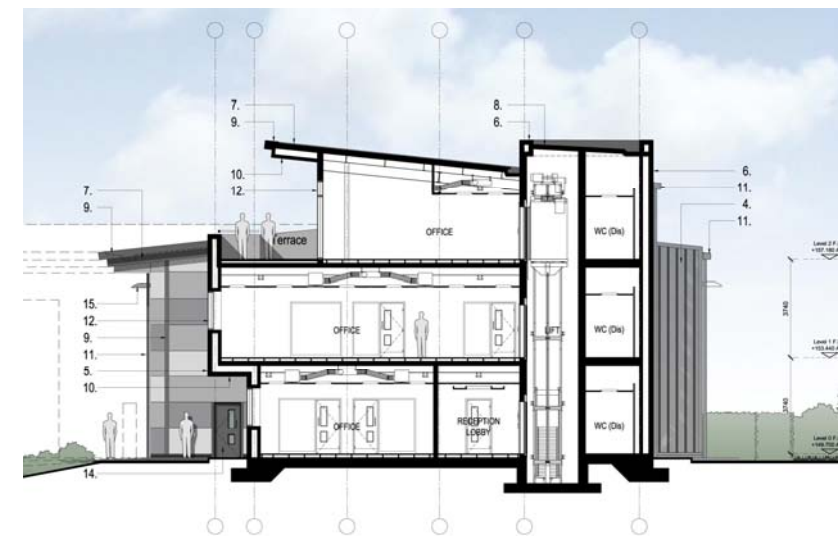
The above random pattern of cladding also appears within the cladding of the office area, but in addition to this further cladding types are also added to the material pallet.



A brick cladding (slate grey / blue) is proposed to clad the lower levels and rear stair / lift core.

At first floor level a projecting box clad vertically in a contrasting silver grey cladding material will be a contrast to the random horizontal cladding and the brick cladding.

To ensure a light and energy efficient working environment large double glazed aluminum curtain walling and window units with opening lights allow light to penetrate into the floor plan.



Above the first floor projecting box at second floor terrace is proposed.

The rear of the building against the boundary will be finished in light grey composite cladding.

The design of the elevations and the detail of the cladding has been undertaken to demonstrate Lester Fabrications own in house design, detailing, cladding and flashing manufacturing skills.

**6 LANDSCAPING AND ECOLOGY**

No detailed landscaping proposals have been submitted are part of this Application. Please Refer to **Appendix A** Points4 & 5

The Application 049138 approval had a number of conditions relating to ecological issues, Please Refer to Appendix A for details of works undertaken following the ongoing consultation with the Flintshire County Council Environmental and Conservation Officer.

**7 REFUSE.**

All trade refuse will be taken by the applicant to recognized tips for disposal.  
All other refuse will be recycled in accordance with Flintshire County Council Policy.

**8 COMMUNITY SAFETY**

The site will be enclosed by a palisade fence to the north and by a more aesthetic fencing to the east, west and south boundaries where the existing hedging is to be retained.

The 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 both fitted to the building (refer to the elevations) and to columns located within the car park and storage areas.

**9 UTILITIES**

As proposed in Application 049138 SP Energy Networks are proposing to install 2no. housings adjacent to the main site entrance.

Scottish Power Switchgear in GRP Housing, Colour: Green. 3000mm(w) x 3450mm(d) x 2500mm(h)

Customer meter housing in GRP Housing, Colour: Green. 1600mm(w) x1600mm(d) x 2500mm(h)

For details of the location refer to 0018 SK10 – Location Plan.

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

There is an 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. The pedestrian footpath leads into the site.

3 no. disabled user vehicle parking spaces are provided immediately adjacent the main entrance with dropped kerbs facilitating level access into the center. 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.

40 no. visitor / staff vehicle parking spaces are 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. 5 no. (Sheffield style) cycle racks will also be provided to allow for 10 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 building though the new entrance located in the extension. The approach from 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 floors.

The facilities will include wheelchair user toilets and ambulant disabled toilets.

## 11 SUSTAINABILITY

### **The Site Strategy.**

The rainwater will be collected in holding / attenuation tanks before being dispersing into the nearby drain. Refer to Notes 10 & 11 in **Appendix A**

All hedging at the boundary particular in south western corner will be preserved and Flintshire County Council have confirmed its status as an ancient hedgerow.

All external site and building lighting will be energy efficient fitting 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 a number of 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 has been made to ensure a highly performing energy efficient building.

**APPENDIX A**

Notes on Conditions from Application 049138

1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

***Site strip operations have commenced***

2. The development hereby permitted shall be carried out in accordance with the plan(s) and specification, (which are listed in the 'Notes to Applicant' below), unless specified otherwise by the conditions of this permission, or otherwise agreed in writing by the Local Planning Authority.

***There has been no deviation from the plans and specifications approved under application ref. 049138.***

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

***No construction works have commenced, and any materials proposed as we go forward will be submitted for approval.***

4. No building shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme and plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or within such other timescale as may be agreed in writing with the local Planning Authority.

***No construction works have commenced, and any boundary treatments proposed as we go forward will be submitted for approval.***

5. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- a) All existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development
- b) Proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, number and location and the proposed timing of the planting
- c) Proposed materials to be used on the driveway(s), paths and other hard surfaced areas

- d) Proposed earthworks, grading and the mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform.
- e) Proposed positions, design, materials and type of boundary treatment.

***No construction works have commenced, and any hard and soft landscaping proposed as we go forward, will be submitted for approval.***

- 6. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

***We will notify the relevant parties once excavations commence***

- 7. Prior to commencement of development, a scheme of reasonable amphibian avoidance measures shall be submitted to and agreed in writing by the Local Planning Authority.

***We currently have GCN barriers around the site. These are checked daily, and again weekly by an ecological specialist.***

- 8. Foul water and surface water discharges shall be drained separately from the site.

***No works have commenced in this area, but the drainage systems will be separate***

- 9. Land drainage run off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

***No works have commenced in this area, however the comment is noted***

- 10. No surface water shall be allowed to connect, either directly or indirectly, to public sewerage system unless otherwise approved in writing by the Local Planning Authority.

***No works have commenced in this area, however the comment is noted. We are currently in discussion with the relevant authorities in this respect***

- 11. No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing for foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority.

***No works have commenced in this area, however the comment is noted. We are currently in discussion with the relevant authorities in this respect***

12. Adequate facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles. Such facilities being completed prior to proposed development being brought into use.

***The comment is noted and being further addressed in the revised planning submission.***

13. The siting, layout and design of means of access to the car park shall be in accordance with details to be submitted to and approved by the county council prior to the commencement of any site works.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

14. The proposed access to the car park shall have a visibility splay of 2.4m x43m in both directions measured along the nearside edge of the adjoining highway over land within the control of the applicants and/or Highway Authority and within which there shall be no significant obstruction to visibility.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

15. The stated visibility splays at the proposed point of access to the car park shall be made available and kept free from all obstructions for the duration of site construction works.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

16. The gradient of the access to the car park from the edge of the existing carriageway, and for a minimum distance of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

17. Positive means to prevent the run-off of surface water from any part of the site onto the highway shall be provided in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site works.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***



18. Notwithstanding the details hereby approved a height restrictor shall be provided at entrance to the car park, full details of which shall be submitted to the Local Planning Authority for agreement prior to commencement of development.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

19. Prior to commencement of development, details of a management scheme for the long term maintenance of the car park shall be submitted to and agreed in writing with the planning authority.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

20. Construction of any building hereby permitted shall not begin until an "Interim Certificate" has been submitted to the Local Planning Authority, certifying that a minimum BREEAM VERY GOOD overall standard and a minimum 55 credits under Ene 1- Reduction of CO2 Emissions has been achieved for any building on the site in accordance with the requirements of BRREEAM 2008.

***No construction works to buildings has commenced under this application, and this will be addressed under the revised planning application, Due to a change in policy we understand that there is no longer a requirement to obtain a BREEAM VERY GOOD rating.***

21. Prior to occupation of any building on the site hereby permitted a "Final Certificate" shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM VERY GOOD overall standard and a minimum of 55 credits under Ene1 – reduction of CO2 "Environs" has been achieved for that building in accordance with the requirements of BREEAM 20078.

***No construction works to buildings has commenced under this application, and this will be addressed under the revised planning application, Due to a change in policy we understand that there is no longer a requirement to obtain a BREEAM VERY GOOD rating.***

22. The building hereby approved shall not be occupied or the use commenced before such time as the car park has been completed to the satisfaction of the Local Planning Authority.

***This comment relates to the car park on Mount Pleasant Way, which is no longer required.***

23. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously submitted to and approved in writing by the Local Planning Authority beforehand. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted, including measures to verify the approved works, shall be submitted to and approved in writing by the Local Planning Authority. The shall be remediated in accordance with the approved measures prior to occupation of any dwelling.

***This has been noted and will be carried forward into the development process***

If during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination and subsequent verification details shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

***This has been noted and will be carried forward into the development process***

24. No materials to be stored on site shall exceed 3.6m in height unless otherwise agreed in writing with the Local Planning Authority.

***This has been noted and will be carried forward into the development process***