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**TOCKWITH ENERGY FROM WASTE FACILITY  
DESIGN ACCESS STATEMENT**

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**Project Quality Assurance Information Sheet**

**Tockwith EfW Facility: Design and Access Statement**

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## DRAWINGS

Drawing No.	Drawing Title
BCB100/2/01	Location Plan 1:5000
BCB100/2/02	Aerial Photograph
BCB100/2/03	Conceptual Design
BCB100/2/04	Site Layout

## **1.0 INTRODUCTION**

### **1.1 Purpose of this Statement**

This Design and Access Statement (DAS) is prepared in support a full Planning Application and Environmental Statement to develop a high tech Energy from Waste facility at Tockwith, North Yorkshire. It has been written in accordance with the requirements of 'DCLG Circular 01/2006 Guidance' on changes to the development control system, and with reference to the Commission for Architecture and the Built Environment (CABE) guidance document "*Design and access statements – how to write, read and use them, 2006*".

Encia Environmental has been appointed by BCB Environmental to prepare a Design and Access statement to accompany the Planning Application and Environmental Statement produced by The Plaza Consultancy, who have been responsible for the majority of the project co-ordination and compilation of written application and assessment material. This statement addresses the issues of design and access in and around the site and forms an essential part of the planning application for the proposed development.

### **1.2 Methodology**

The design and access statement highlights the principals and details of the proposed design and how the development can integrate into the surrounding landscape whilst fulfilling adequate access arrangement.

The preparation of this document has been given to the following documents, publication and policies:

- DCLG Circular 01/2006 - Guidance on Changes to the Development Control System, 12 June 2006;
- Commission for Architecture and the Built Environment (CABE) – Design and Access Statement, 2006;
- DCLG (ODPM) – PPS1 Delivering sustainable development, 2005;
- DCLG (ODPM) – PPS10 Planning for Sustainable Waste Management, 2005;

## **2.0 THE SITE**

### **2.1 Site Location**

The EfW plant is to be located within the Marston Moor Business Park and is approximately 500m west-south-west of the edge of the village of Tockwith and approximately 8.5km east of Wetherby and 22 km west of York as shown on Drawing BCB100/2/01.

The site is situated within an area that is characterised by industrial development with many underused sites and premises, and is bounded by industrial premises to the north and west and former airfield runways to the south and east, used as a driver training school. At present the closest residential development is Prince Rupert Drive, Tockwith, which is situated approximately 500m east-north-east of the site.

The Industrial Estate is a former WW2 airfield located approximately 1km WSW of the centre of the rural village of Tockwith. Recent residential building has filled the original agricultural surround, and parts of the airfield, close to the boundary of the Industrial Estate. It lies 1.3 km south of the River Nidd and 2 km north of the B1224 Wetherby–York road. Apart from the Business Park itself, the surrounding land is overwhelmingly agricultural.

### **2.2 Existing Site Analysis**

The site covers an area of approximately 1.1 ha and contains a former aircraft hangar of 2850m<sup>3</sup> floorspace. The hangar is clad with corrugated steel, which appears to be the original. The cladding is in very poor repair. The building is 73m long by 38m wide, 8m high to the eaves and 11m to the apex.

Access to the site is via the internal roadways of the Industrial Estate. There is only one entrance to the Estate, off Rudgate, an unclassified road leading from the B1224 to Tockwith and Cattal. North of the Estate entrance, Rudgate becomes an 'HGV cul-de-sac' by virtue of weight restrictions.

Immediately to the north of the building are the footings and hardstanding of the former travelling crane, which extend almost to the northern boundary of the site. On the north-western edge of the site stands an electricity sub-station which supplies the building and other properties on the Estate. On the western boundary of the site is a balancing pond which forms part of the estate's surface water drainage system. This system discharges to the Fleet Beck, some 300m north of the site as shown on aerial photograph BCB100/2/02.

The site is predominantly hard-standing and surface water run-off is collected in various drainage channels across the site and discharges to the Estate system.

Current access to the site is via the internal roadways of the industrial estate. There is only one entrance to the estate, off Rudgate, an unclassified road leading from the B1224 to Tockwith and Cattal. North of the site entrance, Rudgate becomes a 'HGV cul-de-sac' by virtue of weight restrictions.

### **3.0 DESIGN**

#### **3.1 Use**

The location of the proposed uses is considered an ideal one, as this will allow further B2 development to occur in an area where activities of this type are already presently concentrated. Less favourable locations may disrupt local residents and businesses where infrastructure, services and transport links may not already be in place.

#### **3.2 Scale**

The proposed / conceptual design for the development is shown in drawing BCB100/2/03. The facility will be housed in an existing steel framed building, formerly an aircraft hangar. The site boundary is approximately around 1.1 ha. The footprint of the proposed EfW facility is 2850 m<sup>3</sup>. The building is 73m long by 38m wide, 8m high to the eaves and 11m to the apex.

The tipping floor is approximately 20m wide and 46m in length and allows for a maximum of 3 refuse vehicles to discharge at any one time. The storage bunker is constructed of moveable concrete sections, 4m high which are placed on the floor of the building to contain the waste. The storage bay will be 40m long by 10m wide which can accommodate approximately 1200 m<sup>3</sup> of refuse at 3m high.

#### **3.3 Layout**

At present the proposed development is of a speculative nature, the layout has been chosen to utilise the existing space as effectively as possible. As shown in Drawing BCB100/2/04. The proposed plant would include the following elements.

- 12 gasification ovens
- 3 Secondary Thermal Treatment Chambers
- 3 Steam Boilers
- A flue gas treatment system to clean the hot gases that are produced from that process
- An 18m chimney stack
- A turbine hall
- A water cooled, plume free condenser; and
- An electrical connection for power exportation.

The plant will be accessed from the main entrance to the Estate off Rudgate. The layout of the proposed EfW plant is compact but does allow for all waste handling activities to take place within the existing building. The design allows for adequate space for vehicle manoeuvring and landscape retention. The 'non waste' items of plant – boilers, gas cleaning and the turbine house will be erected on the footprint of the former travelling crane, to the north of the building. In regard to landscape and visual impact none of these structures, except the chimney will exceed the height of the existing building.

Little external lighting is currently provided on the site; deliveries will be made during the day and staff will largely work inside the building. Limited lighting will be

provided externally to allow staff to access the building and move safely around the site after dark.

### 3.4 Design Principals

The existing hanger building has been modified and enhanced considerably to house the Energy from Waste process and projected waste inputs. The focus of the proposed architectural design to the external appearance of the plant has been the following:

- **Simplifying building form:** The design of the building has been kept to a basic design in keeping with other industrial premises in the vicinity. The simple building form aims to integrate the facility with its surroundings and move focus away from the buildings and the processes within.
- **Use of colour:** the building / facility exterior is expected to be clad in an olive green colour which will help integrate its colour into the surrounding area. The final shade of colour will be agreed with the local planning authority (North Yorkshire County Council)
- **Elevational treatment:** The majority of external structures are completely screened from view by existing buildings, but the chimney stack will protrude some 7m above the apex of the building.

### 3.5 Landscaping

The proposed site will be subject to landscaping and tree planting. Grassed areas will be created to open up and create space between the internal access roads. In addition there will be a series of tree plantations in and around the site boundary. The primary aim of tree planting is to provide screening form surrounding premises, final details will be agreed with the Local Planning Authority. Areas of tree planting will be focused on the following areas:

- To the rear of the facility by the turbine hall;
- Along the southern boundary of the site.

### 3.6 Visual Appearance

At present the existing building which is intended to contain the energy from waste technology is in need of refurbishment. The site is currently unoccupied, and the original wartime cladding of the former hangar is unsightly and in poor repair. The building will subsequently require significant structural changes and new cladding to change its appearance. The conceptual design is shown on Drawing BCB100/2/03.

It is considered important to reduce the apparent height of the building when viewed against natural surroundings and as a result, lighter colours have been used at high level, compared with those at low level. The proposed cladding materials are of a high quality specification for an industrial development and will comprise a combination of PVC coated metal, profiled cladding panels of differing profile and orientation. The stack will be painted to reduce its visual effect and provide continuity with the overall enhancement proposals.

The underlying aim of the design is to ensure that the building fits in to the existing surrounding environs as much as possible. Whilst there will be a change in appearance of the existing structure, it is considered that the revised design and colour scheme represents an improvement on the current situation.

#### **4.0 ACCESS**

##### **4.1 Vehicular Access**

Road access to the site is provided via Rudgate which runs north from the B1224 York-Wetherby Road at the Rudgate Crossroads junction. Access for HGVs is only possible in this direction due Traffic Restriction Orders (TRO) on roads north of the entrance.

Rudgate provides access to a variety of businesses on the Business Park, and the Tockwith Industrial Estate, and is one of the car and light vehicle accesses to Tockwith, Cattal and Cowthorpe. Rudgate is single carriageway with parking permitted along its length. The theoretical capacity of the road was calculated in accordance with the criteria in the Design Manual for Roads and Bridges.

##### **4.2 Other Access Considerations**

The proposed Tockwith Energy from Waste Plant is a specialised waste treatment facility and will have restricted public access. In designing the proposed development emphasis has been placed on security. The design ensures the site is secure and not readily accessible to the public through the installation of appropriate security fencing and lighting.

## **5.0 CONCLUSIONS**

The development of an appropriate facility design has been integral to the siting, design and detailing of the proposed Tockwith Energy from Waste Facility, whilst providing safe and non discriminatory access to the users, within the operating constraints of the site.

The process has been systematically designed to address a wide range of issues to achieve a facility that meets the design aims and is successful in minimising the impact on social and environmental receptors.

## DRAWINGS

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