

MITCHELL
ELEY
GOULD

MITCHELL ELEY GOULD

Plastic Engineering Solutions

New Industrial Manufacturing and Storage Building with Offices, WC's and Carport.

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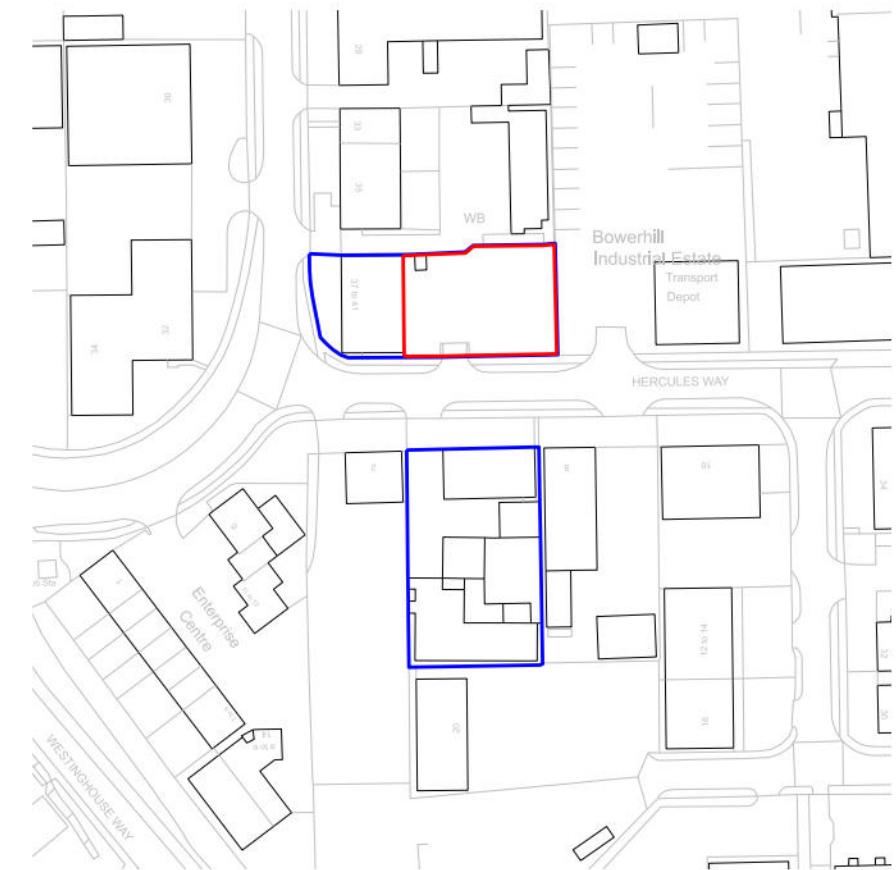
- 4.01 Summary

Reference: RP01

Prepared By: AM

Checked By: SG

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Bath
BA1 5BG

01

Existing Site

1.01 Introduction

Mitchell Eley Gould Architects were appointed by Plastic Engineering Solutions (PES) to design a new industrial building for manufacturing and storage purposes to support the expansion of the business.

The previous owners of the site obtained planning permission for a new industrial building. However, works did not commence before Plastic Engineering Solutions acquired the site. The permission required works to commence within three years and, due to the change in ownership, this was not achieved.

PES has since acquired new clients and requires additional space to support the business. The proposal therefore provides the floor area required for machinery and storage, while taking reference from the previously consented scheme and retaining established principles including the location, form, eaves and ridge heights.

The proposal also includes a small entrance office, WC facilities and a mezzanine area to support staff welfare. The previous application was consented on the basis of connecting new foul drainage to the existing system, and this application seeks to follow the same principle.

A carport is provided to formalise the existing parking area along the northern boundary and support EV charging.

Access to and from the site remains unchanged and will continue to function as existing.

Previous Application Reference Number: PL/2023/02741



1.02 Existing Site and Setting

The site is located within Bowerhill Industrial Estate. Access is obtained from Hercules Way via a gated entrance.

The southern boundary is characterised by a brick wall approximately 2.7m high, with the existing building forming the western boundary of the site. The existing building continues the brick datum, with the remainder of the building above the brick datum clad in profiled metal sheets.

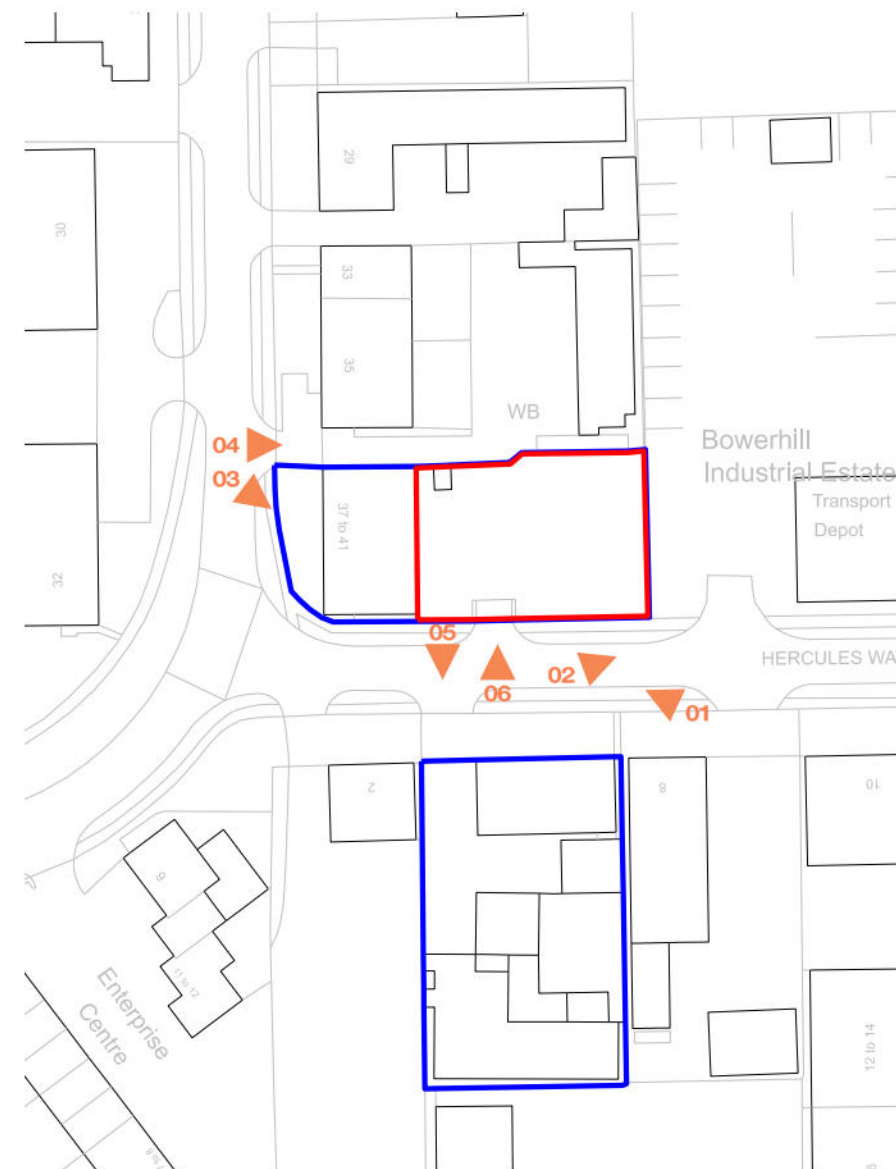
The eastern boundary comprises palisade and chain-link fencing, while the northern boundary is formed by a metal-framed fence clad in corrugated metal sheets.

The vegetation along the eastern boundary is largely spontaneous growth resulting from a lack of maintenance and, as demonstrated by the ecological advice, is not considered to be of ecological value.

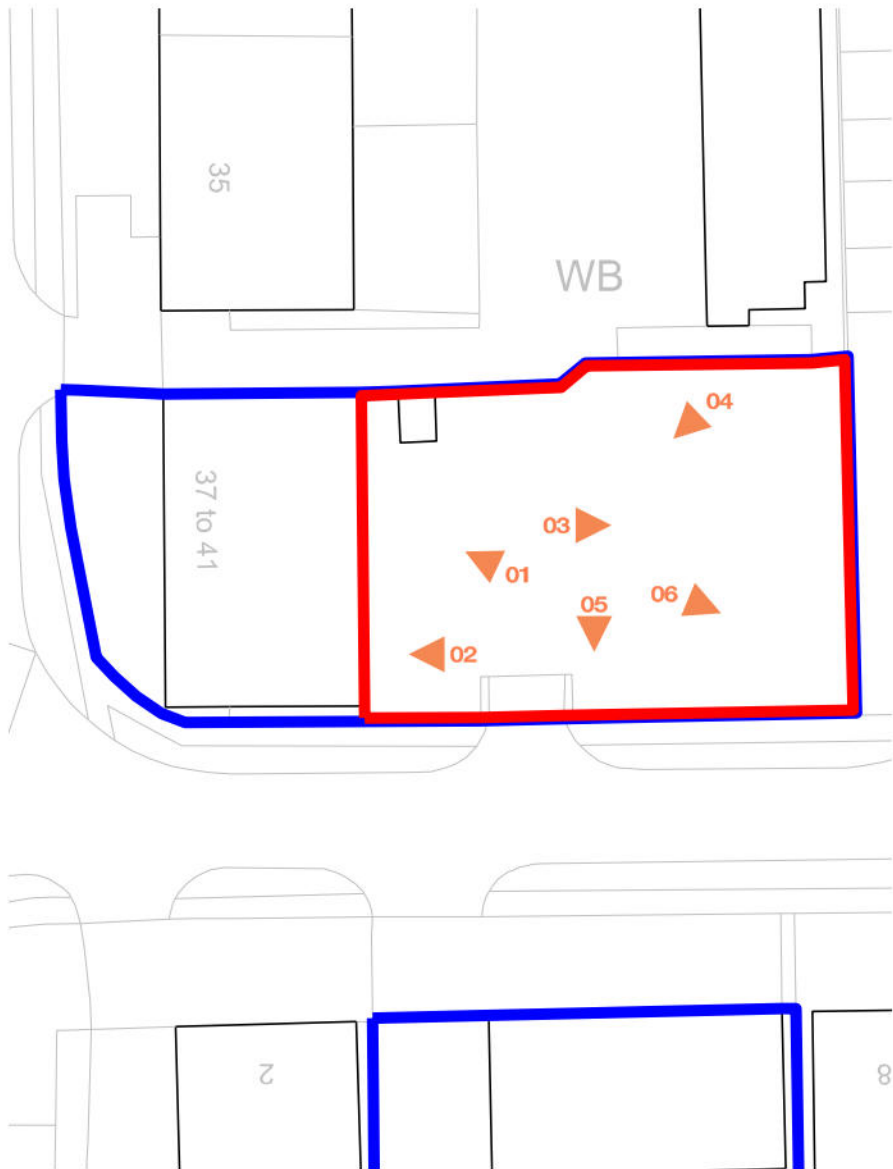


1.03 Existing Site Photos

The following images document the existing site context, existing buildings, neighbouring industrial buildings, site boundaries and access which will remain unaltered.



1.03 Existing Site Photos - Cont.



1.04 Previous Consent

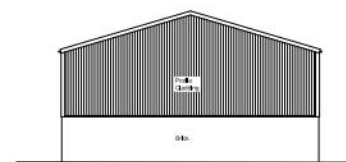
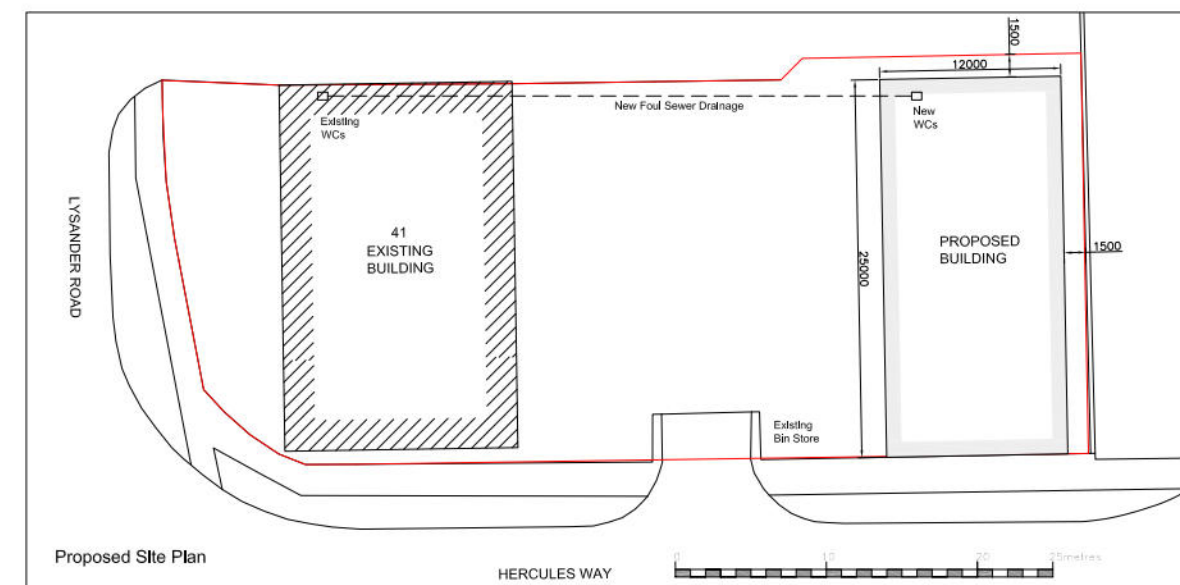
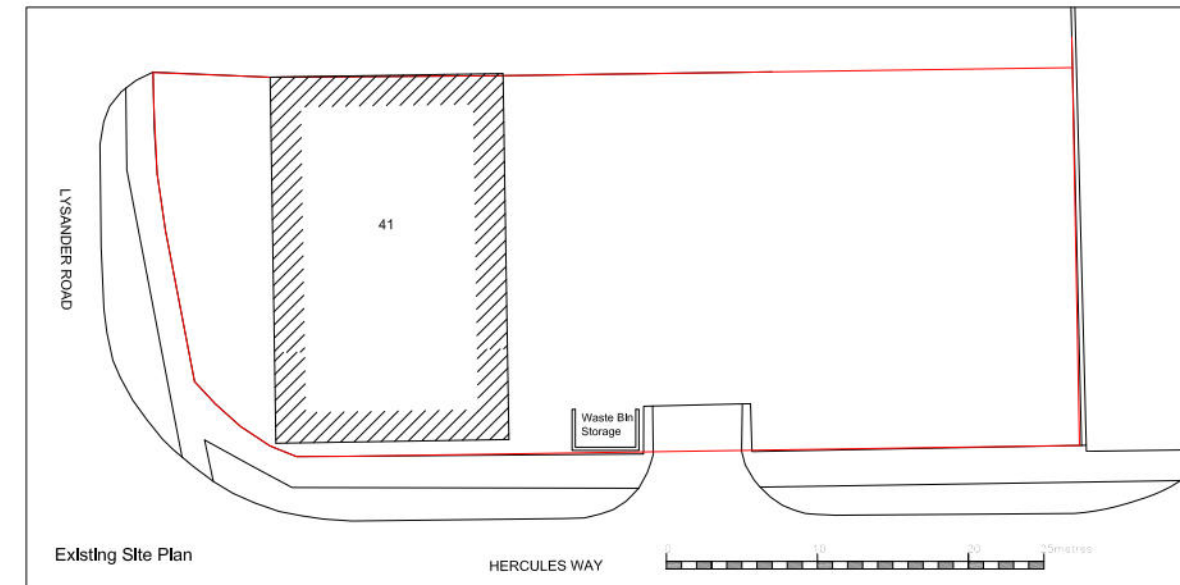
The site previously gained planning permission for a new industrial storage building on the eastern portion of the site, opposite the existing building.

The previous proposal reflected the surrounding context and character, using materials commonly associated with this building typology.

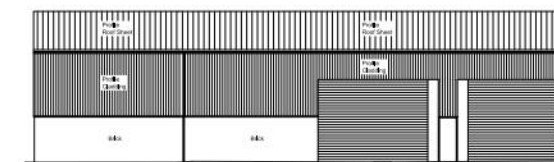
The proposed ridge and eaves heights, together with the pitched roof form, were also designed to relate to the existing building.

The scheme was granted permission on the basis that new foul drainage would connect to the existing system.

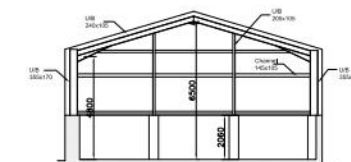
This subsequent application incorporates the previously established principles.



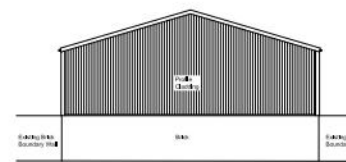
Proposed North Elevation



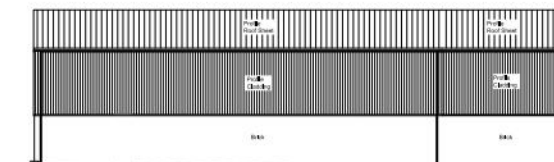
Proposed West Elevation



Proposed Section A - A



Proposed South Elevation



Proposed East Elevation

Above: Previous Application Reference Number: PL/2023/02741

02

The Client

Plastic Engineering Solutions Ltd (PES) are supporting local business in Wiltshire and the Southwest...



Medical Wire & Equipment (MWE) in Corsham Wiltshire manufactures a wide range of products, including swabs and specimen collection media, which are essential for the safe handling, collection, and transportation of viruses, bacteria, and other microorganisms. PES is a critical supply chain partner to MWE injection moulding their Caps, Vials & Swabs required by global healthcare authorities to fight a prevent disease. PES must help innovate collection and transportation devices as the world leans towards self sampling...

Plastic Engineering Solutions Ltd (PES) are supporting local business in Wiltshire and the Southwest...



Imagine a world without waste ReBorn® products are all made in the UK from local waste materials and are 'circular by design'. This means that they can be recycled at end of life, resulting in lower carbon emissions, less landfill and support for the local economy.

Mission: ReBorn® Homewares aims to transform the sustainability of the global homeware industry by offering stylish, eco-friendly alternatives to products typically made from virgin materials and imported from overseas

Believing in this approach holistically PES were both engaged in this strategy as well as having the ability to account for the carbon saving, primarily due to our EMS 14001 strategy

This in turn results in a product which...



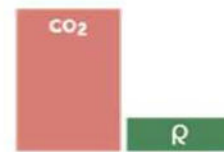
UK

MADE PRODUCTS
in our Wiltshire factory no air miles, no long distance transportation.



100%

RECYCLED PLASTIC
from industrial waste, with colours to match your kitchen.



79%

LESS CARBON
than equivalent products made from virgin materials in Asia.



ReBorn®

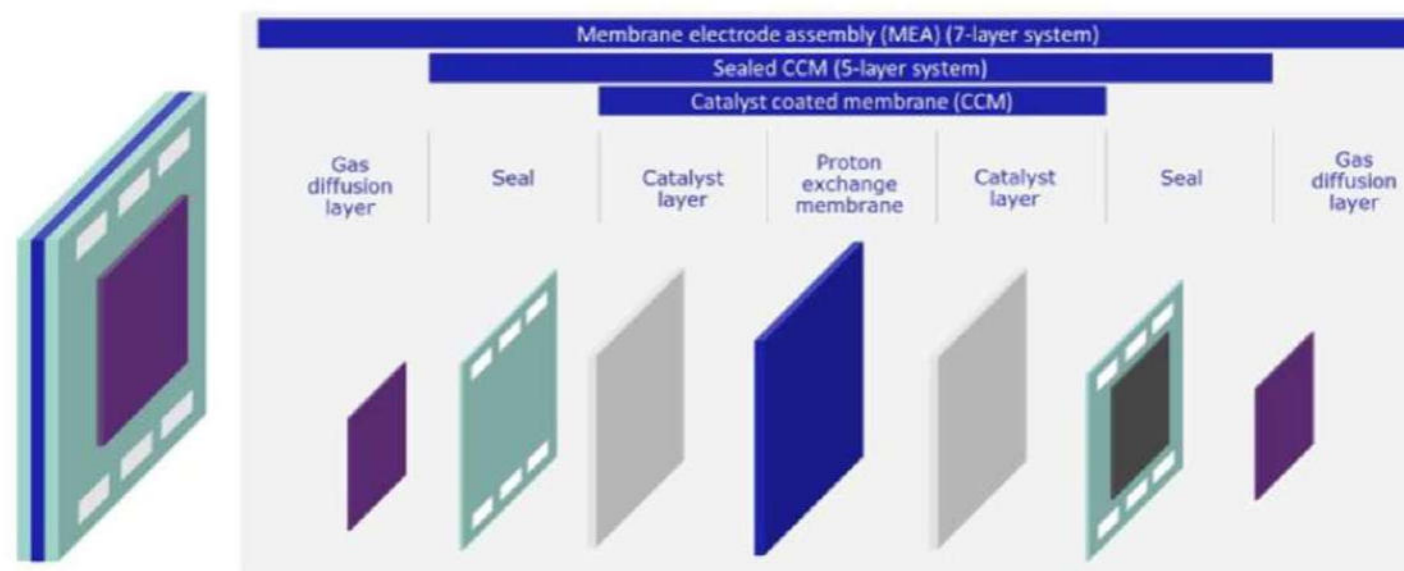
PES
PLASTIC ENGINEERING
SOLUTIONS LIMITED

Made in the UK means made at PES in Melksham ONLY and as the product range grows so must PES...

Plastic Engineering Solutions Ltd (PES) are supporting local business in Wiltshire and the Southwest...



Johnson Matthey Fuel Cells is located at Lydiard Fields, Great Western Way in Swindon. Their business in Swindon is making Hydrogen Solutions. Catalysts, membranes and catalyst coated membranes for electrolyzers and fuel cells. PES help Johnson Matthey by producing bespoke carry system for these membranes allowing them to be safely transported all over the world. Evidence points out that 18% of all our energy will be made from hydrogen sources every year by 2050 and PES want to be on the journey to achieve this sustainable source of energy...



03

The Proposal

3.01 Design Brief

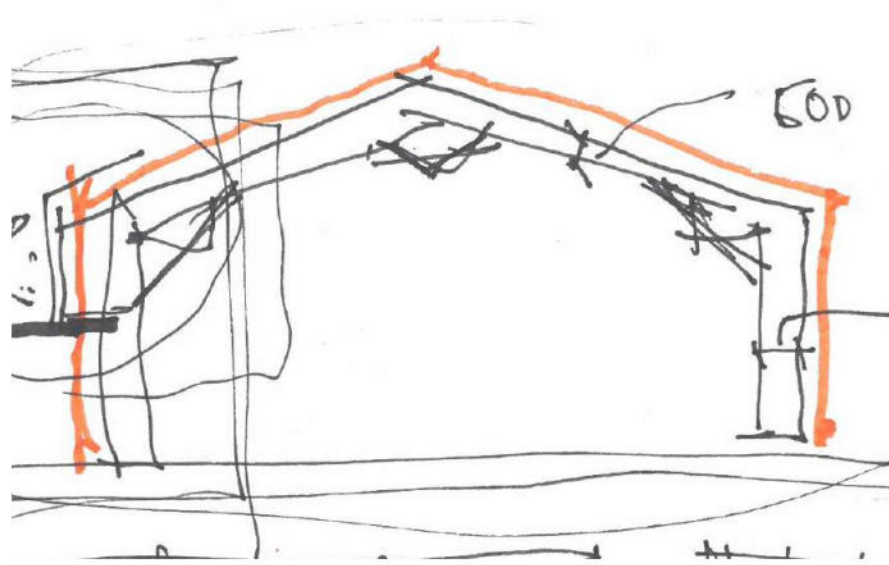
The brief comprises the following:

- The new building is to provide approximately 5,000 sq ft of additional floor area and needs to be capable of being secured when not in use or out of hours.
- Provide access around the perimeter of the new building for maintenance purposes.
- The new building is to include an entrance office, a mezzanine area for meetings and breaks, and WC facilities at ground floor level.
- Provide large openings to enable movement between the buildings and the transfer of materials and goods.
- Formalise the existing parking area on site.
- Provide PV panels on the roof of the new building and carport.

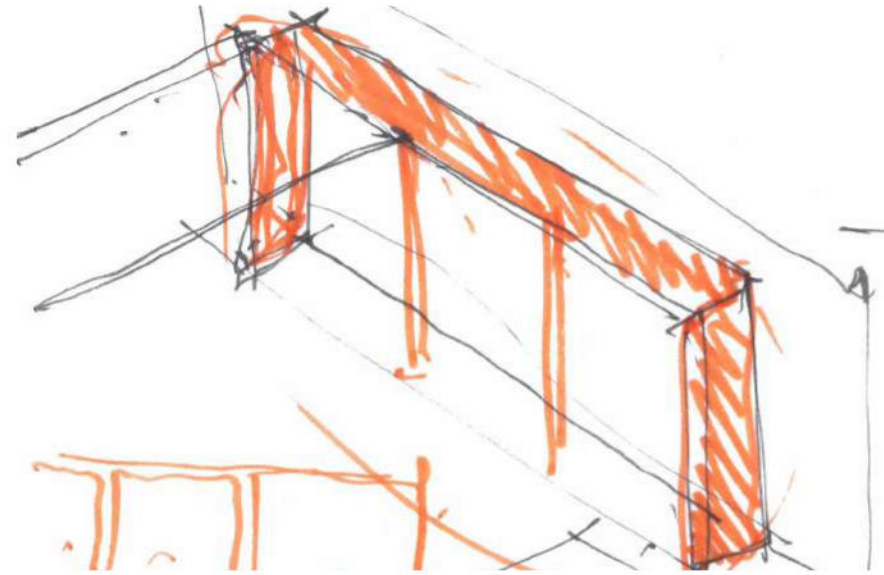


Above: Visual summary of the typical production process for PES

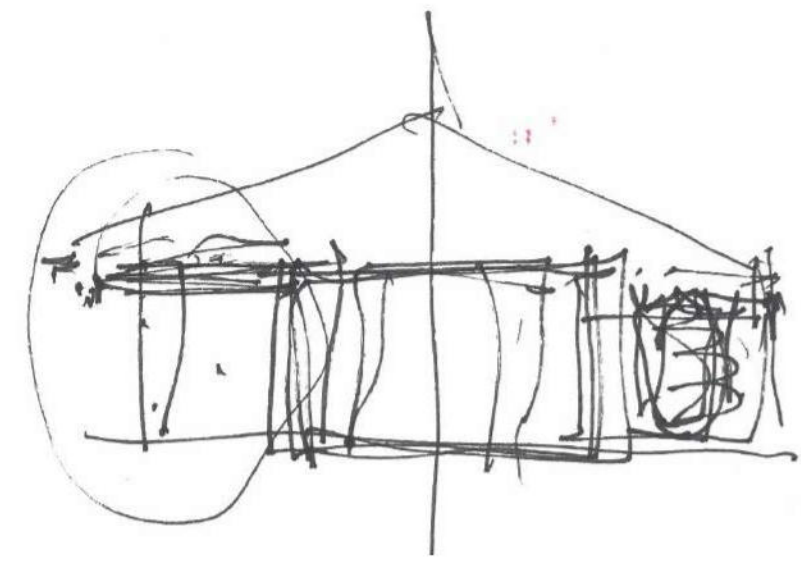
3.02 Design Development



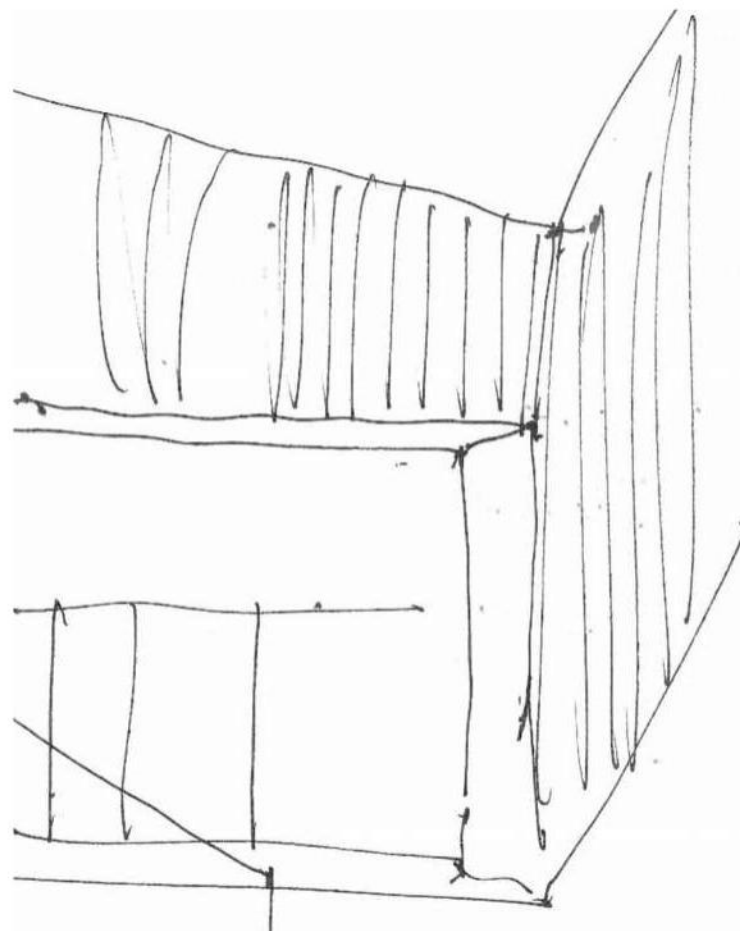
01. Portal Frame – Provides large, open and flexible spaces.



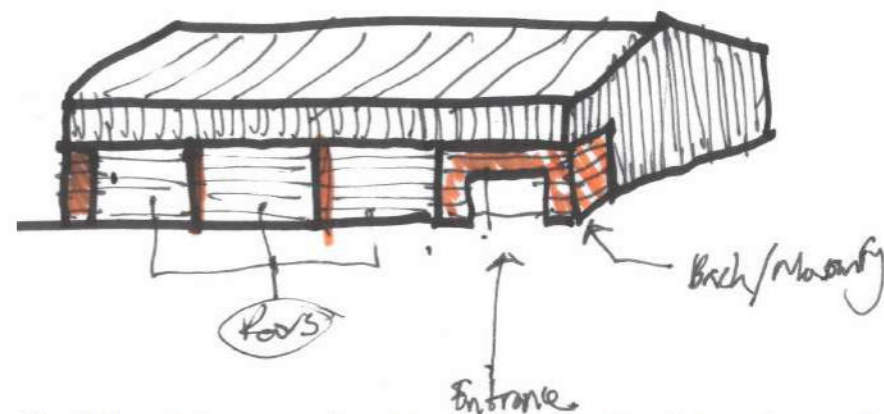
02. Large Openings – Required to accommodate the movement of machinery and materials.



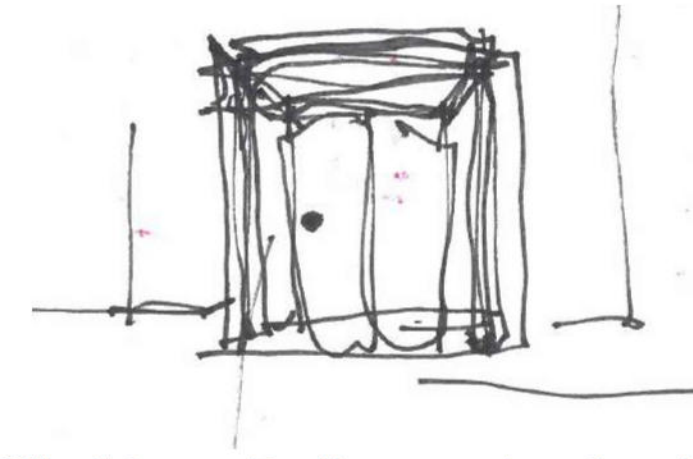
03. Massing – Roof pitch responds to the existing building and maximises the opportunity for PV panels.



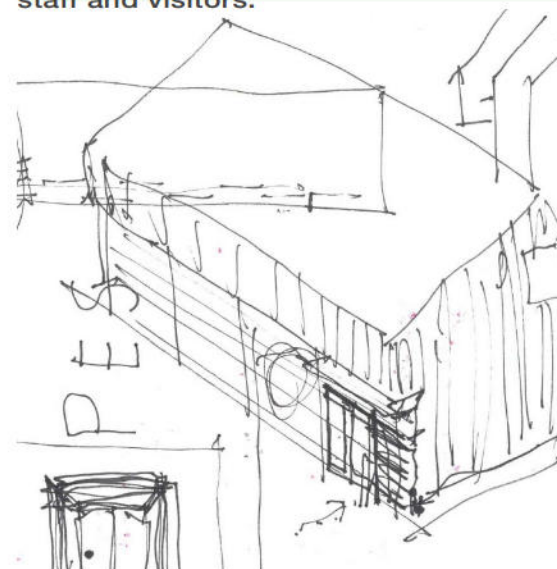
04. Corner Detail – Refines the connection between materials.



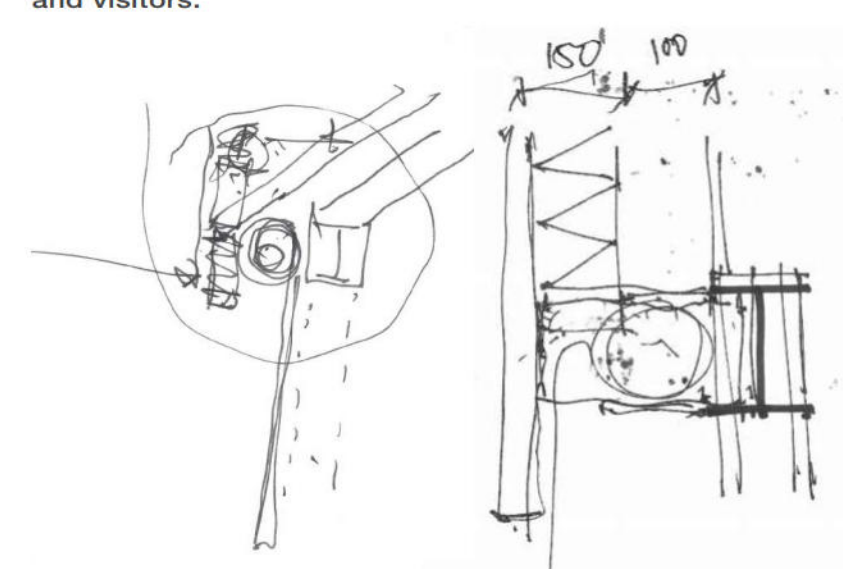
05. Office Entrance – Provides a clear and legible entrance for staff and visitors.



06. Office Entrance – Provides a more domestic scale for staff and visitors.



07. Office Entrance / Signage – Provides a clear entrance and supports brand identity.



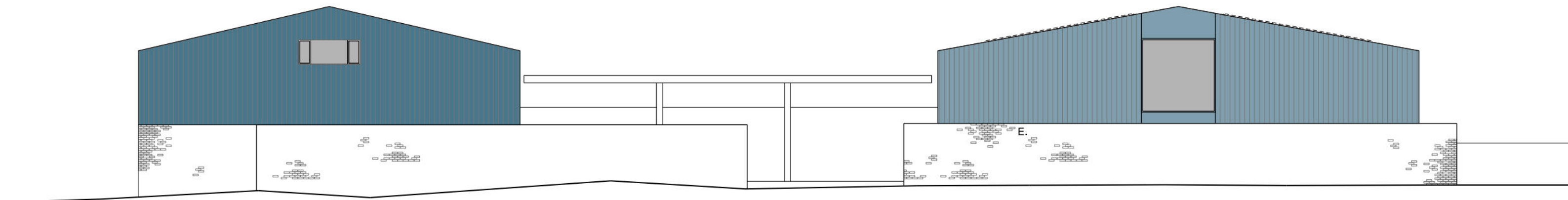
08. Shutter Detail – Provides security to the building.

3.03 The Proposal

The proposal provides the additional manufacturing and storage space required by the business while maintaining the established operation of the site. The building therefore prioritises a clear and flexible internal arrangement, efficient movement of vehicles and materials, retained maintenance access and a form that relates to the existing industrial building.



WEST ELEVATION

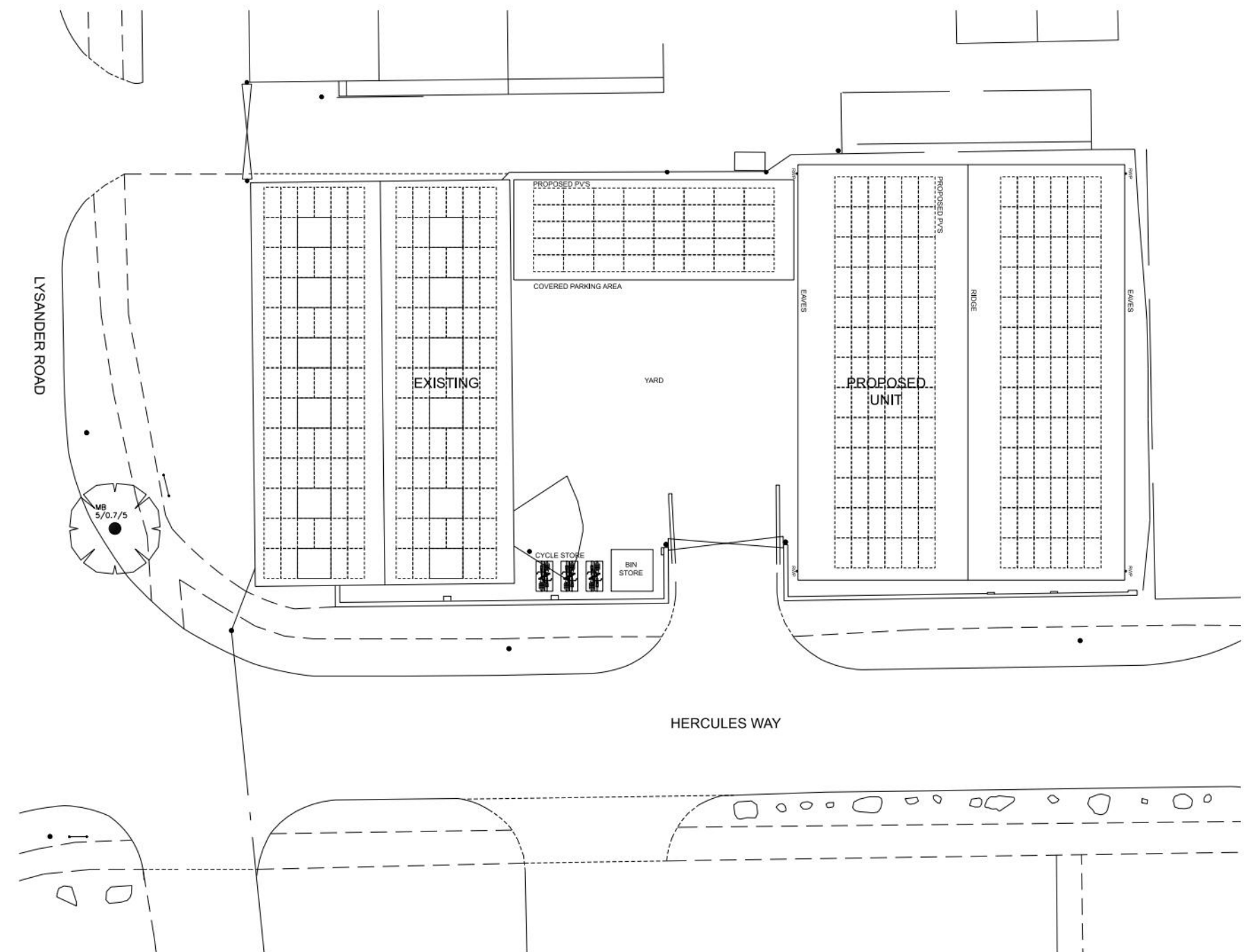
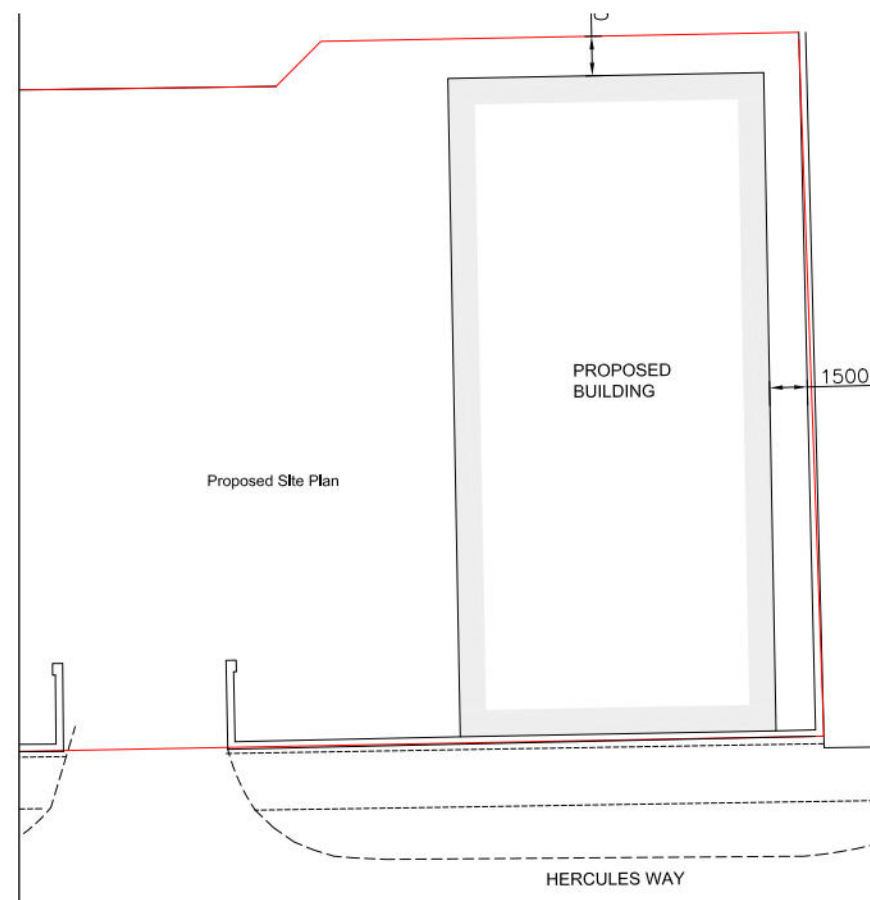


STREET ELEVATION

3.04 Siting + Location

The building is located to preserve the existing working arrangements and operation of the site. It achieves this by:

- Providing a perimeter maintenance zone around the proposal while preserving the existing boundaries.
- Preserving the use of the central court for loading and manoeuvring purposes.
- Formalising the parking area along the northern boundary by providing a carport which also supports EV charging.
- Locating the waste store adjacent to the entrance to ease collection.
- Providing cycle parking to support sustainable modes of transport. This is located towards the southern boundary, where the entrance offices for both buildings are located.

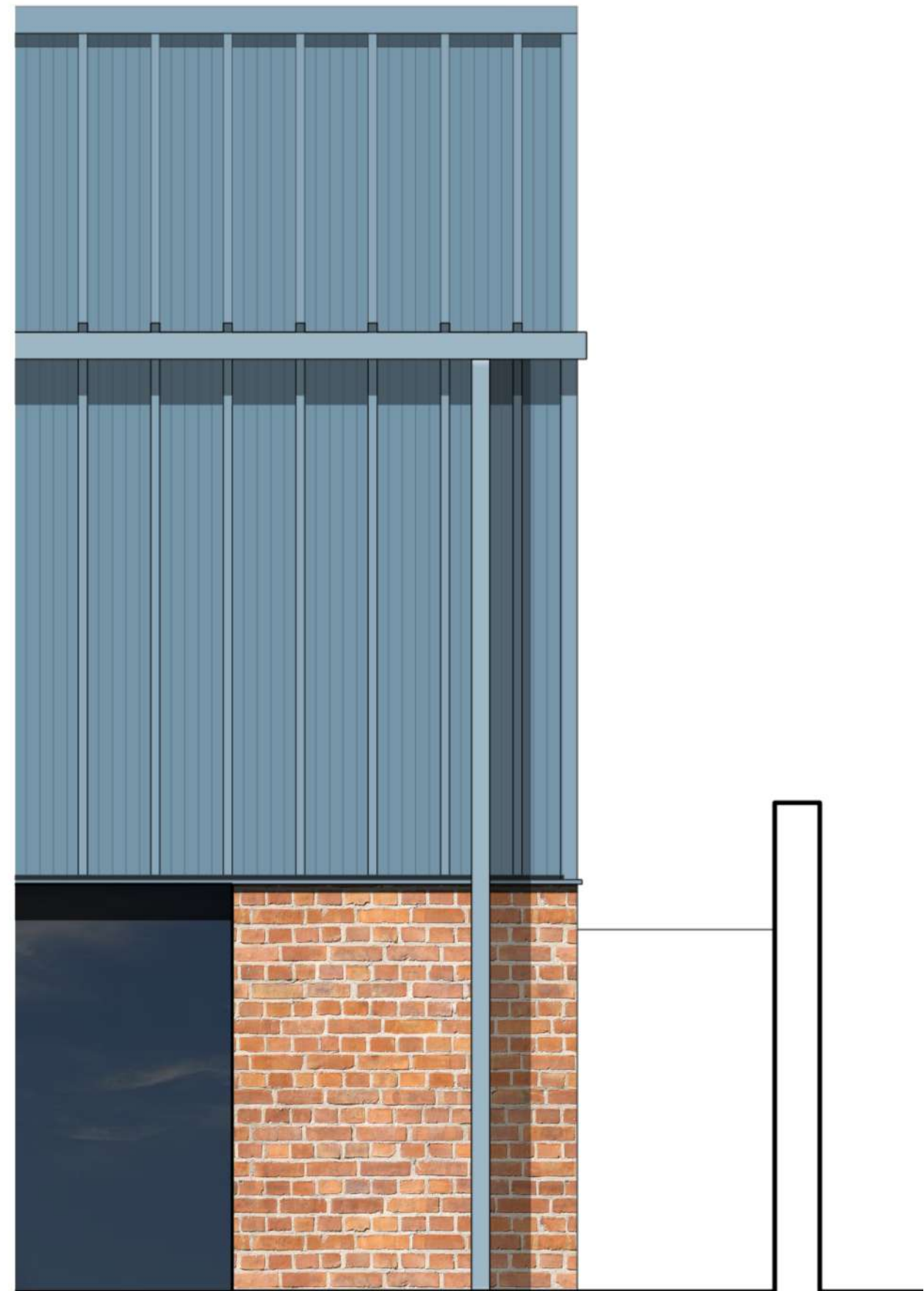
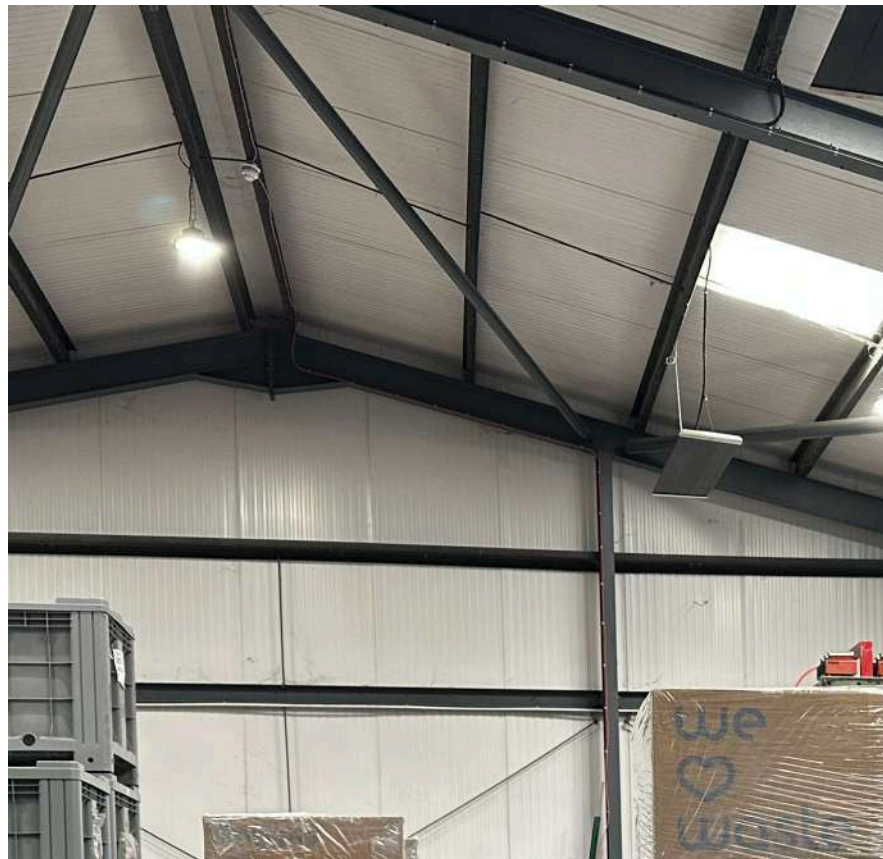


3.05 Form + Materials

The proposal uses the existing building as the principal architectural reference, matching its scale, roof form and material character so that the new building reads as part of the existing industrial site. The key cues taken from the existing building are:

- The direction of the pitched roof matches the existing building.
- The eaves and ridge heights of the existing building are respected, providing a coherent street elevation.
- A glazed opening is provided on the south elevation to allow natural light into the mezzanine area and provide daylight to the staff welfare space.

The existing building uses a steel portal frame with external cladding. The proposal follows a similar construction approach. (See below photo)



3.06 Access + Layout

Vehicle access will remain unchanged via Hercules Way and will continue to operate through the existing gated entrance.

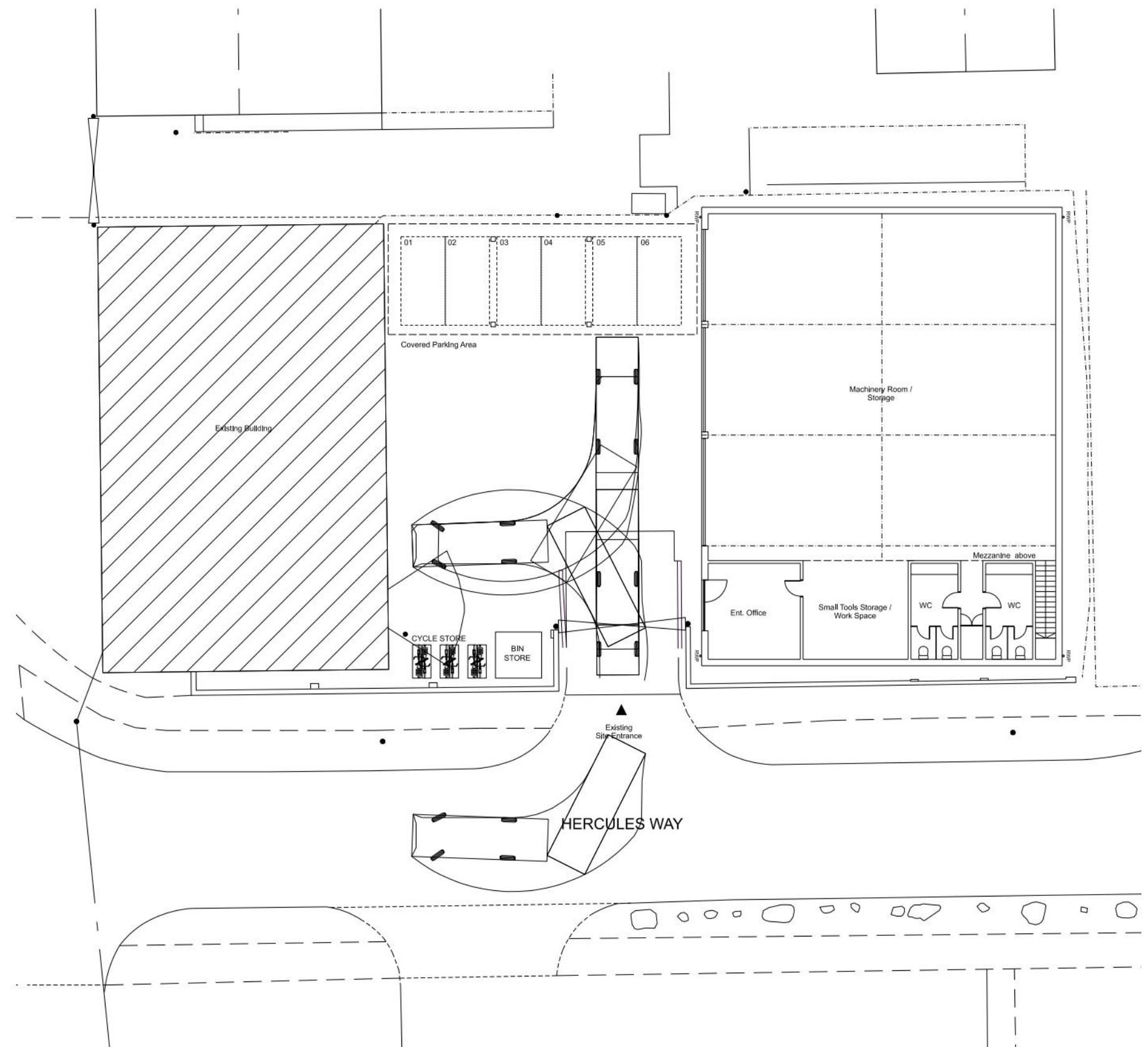
The carport along the northern boundary formalises the existing parking area for employees.

For loading and unloading, articulated lorries will continue to access the central court and, as shown on the adjacent drawings, will be able to enter and leave the site in forward gear.

Bin stores are located close to the entrance to ease collection.

The internal layout of the proposal comprises the following:

- A large, open-plan area for manufacturing equipment and storage.
- Large openings to enable efficient movement between the two buildings for staff and for the movement of products, equipment and raw materials.
- A small tools area.
- An entrance office located adjacent to the entrance to support wayfinding.
- Staff WC facilities at ground floor level.
- A mezzanine area for meetings and staff welfare.



3.07 Other Items

Ecology

Advice regarding ecology and Biodiversity Net Gain (BNG) was sought from a specialist. The outcome of this advice is provided within the enclosed correspondence.

Drainage

The previously consented scheme obtained permission to connect to the existing foul and surface water systems. This proposal seeks to follow the same established principle.

Photovoltaic Panels

PV panels are proposed on the roof of the new building and carport. The existing building already benefits from an extensive PV array, and PES is committed to maximising the use of renewable energy.

From: Kate Hayward <kate.hayward@seasonsecology.co.uk>
Sent: 21 August 2026 09:37
To: [REDACTED]
Subject: RE: 2625 - Plastic Engineering Solutions - Ecology PES and BNG

Thanks for sending through the site plan and previous planning consent.

I have reviewed the site information and proposed works, which comprise the replacement of nine existing freezer units with a single larger freezer unit positioned to the rear of the existing building.

The application site is below 0.2ha and, from the information available, does not contain any Priority Habitat that would be affected by the proposal. The development would therefore be exempt from the statutory Biodiversity Net Gain requirement.

The site itself comprises predominantly existing buildings and developed land, including sealed and unsealed surfaces, and is entirely surrounded by similar industrial plots and roads. There appears to be a single tree between the site and adjacent Lysander Road, together with narrow grass verges; however, these would not be affected by the proposed works.

Given the nature and location of the proposed works, and on the basis of the site information and aerial imagery available, I have not identified any habitat or protected species constraints that would warrant a Preliminary Ecological Appraisal. I therefore do not consider that an ecology survey is proportionate or necessary to support the application.

This email can be submitted with the planning application as confirmation of the above.

Kind regards,

Kate

Kate Hayward MCIEEM

Director | Seasons Ecology Ltd | Bristol, Bath, Somerset, Wiltshire and Dorset

kate.hayward@seasonsecology.co.uk | 01373 834 848 | [REDACTED] www.seasonsecology.co.uk

Please note my usual office hours are 9am to 5pm Monday to Thursday.

Seasons
ECOLOGY



Seasons Ecology Limited Directors: K M Hayward MCIEEM & H M Maben MCIEEM
Office Address: 8 Christchurch Street West, Frome, Somerset, BA11 1EQ
Registered Office: Seasons Ecology Limited, 69 High Street, Bideford, Devon, EX39 2AT
Registered in England No: 11258906

04

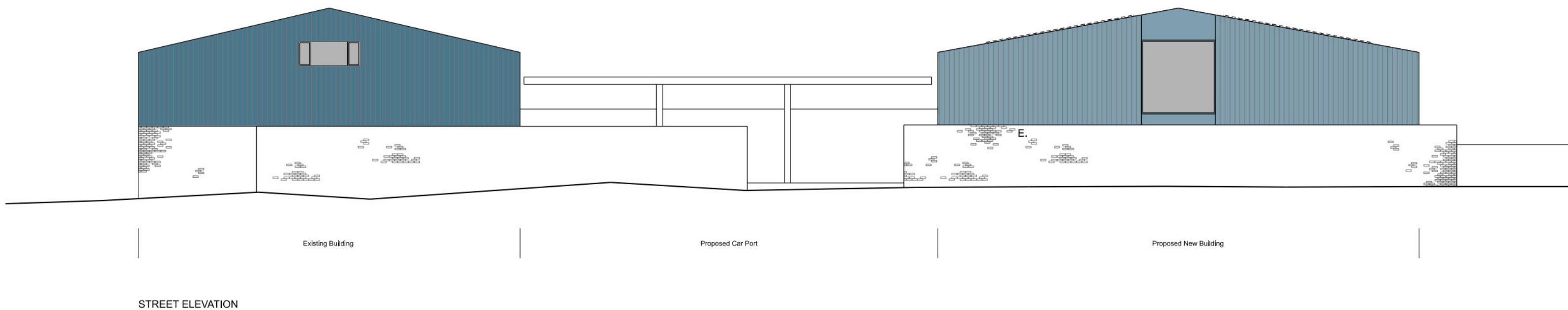
Conclusion

4.01 Summary

Working for the client, Plastic Engineering Solutions (PES), Mitchell Eley Gould have developed an architectural proposal that looks to carefully provide a new building that responds to the both the brief requirements and the site context related to creating the necessary additional space and services for this important local business and employer.

Along with the planning drawings, this Design Report aims to identify the positive requirements for the growth of this local business and following that review the Mitchell Eley Gould have been able to demonstrate how new facilities can be provided on this site in terms of space, access, drainage, ecology and sustainability.

The previous consented Planning Application Reference Number: PL/2023/02741, provides the initial framework for this new planning proposal to be considered and this report looks to illustrate the evolution of this new application which looks to address the proposed change of use and the necessary increase in size which responds well to the site and its context.





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