

Longley Farm

Dairy Extension and Over Roofing

On behalf of J&E Dickinson to support an application for the erection of an extension to the dairy and over-roofing of the existing buildings



Holme Architecture Ltd

January 2026 Revision B

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1. INTRODUCTION

This Design and Access Statement has been prepared by Holme Architecture on behalf of J&E Dickinson to accompany the full planning application for the proposed cottage cheese extension and Dairy reroofing for Longley Farm, Holmfirth

The requirement for Design and Access Statements is set out in DCLG Circular 01/2006 - a response to the recognised need to deliver better quality and more sustainable development - an objective embedded in PPS1: Creating Sustainable Communities. The circular sets out the role of the Design and Access Statement to illustrate the proposal, and to explain and justify the proposals in a structured way.

The purpose therefore of this statement is to demonstrate how the proposed scheme responds to the site's context and the opportunities and constraints presented by both the site and its surroundings.

The proposed development comprises an extension to the dairy with 1241m² of floor space across 2 floors, located on land immediately adjacent to the existing Dairy. The extension is designed around 6 no. 14m x 3m vats used in the production of cottage cheese, as well as support accommodation and production storage. The application also includes for the over-roofing of the rest of the existing Dairy, introducing simplified roof geometries which will support solar panel arrays and extensive green roof coverings.

The application will be supported by this Design and Access Statement together with the following drawings and documents;

Architectural Drawings

- 120 100 Location Plan - Rev B
- 120 103 Existing Dairy Site Plan - Rev B
- 120 110 Proposed Dairy Site Plan – Rev G
- 120 201 Existing Dairy Ground Floor Plan Rev A
- 120 202 Existing Dairy First Floor Plan Rev A
- 120 203 Existing Dairy Roof Plan Rev B
- 120 220 Proposed Dairy Ground Floor Plan Rev D
- 120 221 Proposed Dairy First Floor Plan Rev C
- 120 222 Proposed Roof Plan Rev C
- 120 301 Existing Dairy Elevations Rev A
- 120 310 Proposed Dairy Elevations Rev D
- 120 400 Existing Dairy Sections Rev A
- 120 410 Proposed Dairy Sections Rev C
- 120_520 Proposed Dairy Extension Eaves Detail Rev A
- 120 010 - 017 Dairy Extension and Over-roofing Images Rev C
- 6193CM-R2 - Longley Farm Topographical Plan

Landscape Drawings

- 842_PL01 Longley Design & Access Statement Addendum
- 842-801-PL01 Landscape Maintenance Plan
- 842-XQL-XX-00-DR-L-0100-PL06-Masterplan
- 842-XQL-XX-00-DR-L-0201-PL04-Long Sections
- 842-XQL-XX-00-DR-L-0300-PL05- Typical Junction Details
- 842-XQL-XX-00-DR-L-0401-PL03-S2-A1 Sheet-Typical Softworks details
- 842-XQL-00-00-DR-L-0400-PL05-Softworks Plan
- 842-XQL-00-00-DR-L-0402-PL04-Tree Protection Plan

Planning Reports

- Planning Statement
- Climate Change Statement
- Transport Statement V5

Environmental Reports

- 22888 A Longley Farm Arboricultural Implications Assessment 05 08 2025
- 22888 Amphibian Survey Issue V2
- 22888 Bat Emergence Report Issue
- 22888f Preliminary Ecological Appraisal Report Issue
- 22888b Biodiversity Accounting Assessment Issue
- 22888g Ecological Impact Assessment Report Issue
- The_Statutory_Metric_Macro_Enabled_22888c Longley Farm Issue
- Statutory_Biodiversity_Metric_Condition_Assessments_-_22888c Longley Farm

Ground Surveys

- C3779_23_E_5901 - Longley Farm, Holmfirth - Phase 1 Desk Study
- C3779_23_E_5733 - Longley Farm, Holmfirth - Phase 2 Geo-environmental Report
- KRS.079.034.R.002.A_Longley Farm_Drainage
- KRS.0279.034.R.001.A - Longley Farm, Holmfirth_Flood Risk Assessment
- C3779 Longley Farm – Coal Mining Risk Assessment

2. USE

This section states what the development will be used for and considers the existing site use.

Longley Farm is rooted on the site on the dairy Farm purchased by Joseph and Edgar Dickinson in 1948. Ordinarily a small Dairy next to the farm house supplying cream as Britain emerged from rationing, the business has expanded to produce a wide range of often market leading and visionary dairy products using raw ingredients from predominantly local farms. The success of these 22 local farms and of Longley Farm are bound together, the one cannot flourish (or survive) without the other.



1956 Original Dairy



1965 Delivery Van

Longley Farm became the first UK manufacturer of cottage cheese in the 1970s, inspired by Joseph Dickinson's wartime experiences with the American fleet in the Pacific Campaign. It proved so successful that a new extension to the Dairy was built to house the 3 large 14m x 2m vats needed in its production, vats which have been cooking cottage cheese continuously ever since.

As in all the companies dairy products the production and packaging of the cottage cheese comprises a series of finely tuned processes involving complex and specialised equipment developed over decades, involving hundreds of meters of pipework work, utilising every cubic meter of the current building.



Equipment in the existing cottage cheese department at Longley farm

Cottage cheese has become Longley Farms best known and most award winning product and is key to the future success/survival of the company. Cottage cheese demand has dramatically increased in recent years as the population seeks healthier protein rich foods.

The increase in demand comes at a time when the original vats are in dire need of replacement. Despite extensive repairs and strengthening the stainless steel vats can no longer cope with the stresses placed on them though the cooking and cleaning processes. The concrete slab under the vats is also in dire need of replacement due to decades of attack from the acidic constituents of milk and the chemicals used to clean the vats.

The floor cannot be repaired nor the vats replaced whilst cottage cheese production continues in the current building. An extension close to the current location of the cottage cheese production housing new vats connected to extensive production and packaging machinery is the only way to ensure the future of cottage cheese production.

The proposed extension will house 6 vats, an increase of 3 from the existing 3, allowing future vat rotation and resting to increase equipment life spans, aid sterilization between 'cooks' and allow a 33% increase in production capacity. Along with the vats there will be new more efficient equipment for heating the cheese using less energy whilst maintaining the same award winning product.

The proposed development also includes the over-roofing of the rest of the Dairy, creating much needed additional height for aforementioned specialist equipment, allowing for old and leaking roofs to be replaced whilst production continues below, with a roof geometry that limits hidden valleys and gutters which have created maintenance problems for years, to create a roof shape which allows more rainwater to be directed to the adjacent pond and creating a much better insulated roof which is able to carry solar panels and green roofs covered in sedum blanket.

The proposed development also includes changes to the existing access to the Dairy only Longley Lane, removing a disused staircase of the last 30 years with a single storey construction on the same foot print which allows for additional windows into the staff canteen at first floor level.



3 D image inside the proposed extension

3. SITE CONTEXT

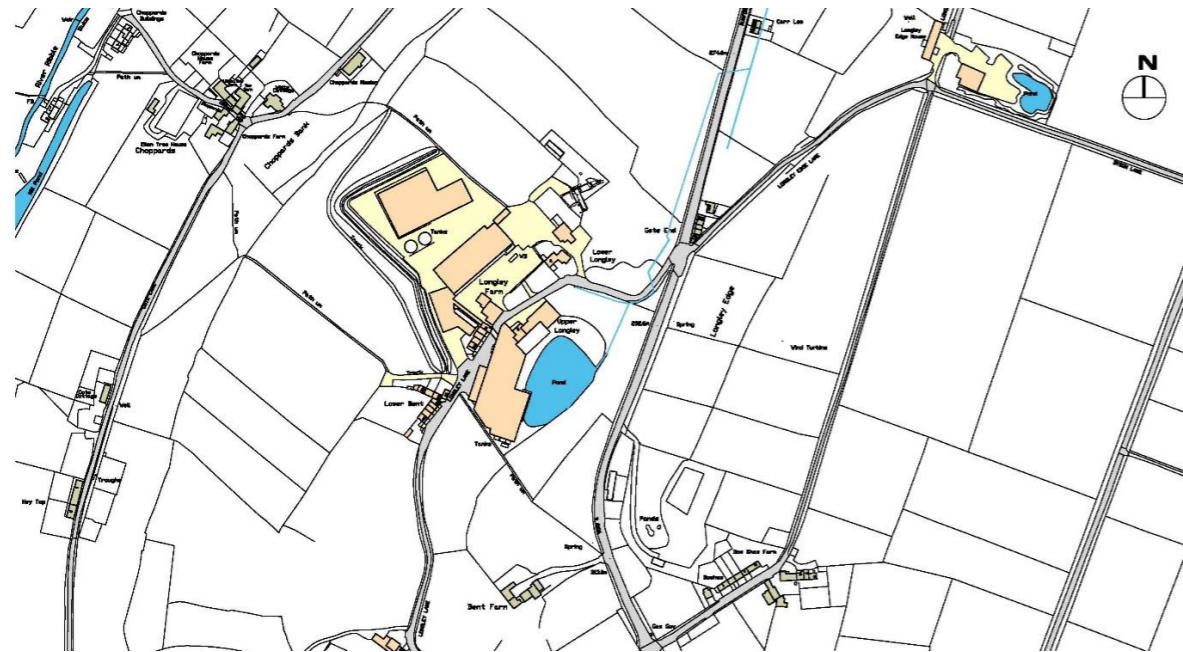
Longley Farm is located a rural location surrounded by open fields and countryside. The nearest settlement of Hade Edge sits 30m above and 500m to the south, while the town of Holmfirth is 1.6 miles to the north. Longley Farm is accessed via Dunford Road which runs to the south-east and east, leading onto either end of Longley Lane.

J&E Dickinson owns 30 acres of land around the proposed development site. The site of the application is located in the southern section of the site, where the existing dairy comprises a group of stone-built buildings / extensions / infills used in the production of cottage cheese and other dairy products. Longley Lane is located to the north-west and west of these buildings with a pond situated directly to the east, with a row of residential terraced cottages located to the west.

All buildings in close proximity of the dairy are owned by Longley Farm. The only neighbour overlooking the dairy / the proposed development site is Bent Farm 130 meters due south (see photo to the right).

The Dairy and the proposed development site are overlooked from Dunford Road to the east of the site, meaning the existing dairy's ad hoc roof scape is clearly visible. Creating a more considered and unified roof profile has been a key design consideration.

The proposed development site has a 4 meter change in level, sloping up from the existing building towards Dunford Road in the east. The proposed extension will extend the existing building floor level into the banking, with the result that 3m of the new building height will be obscured by a retaining structure when viewed from Dunford Road and from the south.



Longley Farm OS Plan: Longley owned building are coloured orange

The pond adjacent to the Dairy was excavated by the Dickinson family in the 1980's and has been at various times been used for fishing, production cooling, rainwater attenuation and wildlife encouragement. Although the footprint of the proposed dairy extension reduces the size of the pond by 10%, the development gives Longley Farm the opportunity to enhance the ponds ability to support wildlife and increase biodiversity with a range of proposals as described in the accompanying landscape proposals



Longley Farm proposed site and Existing Dairy seen from Dunford Road (Bent Farm is visible on the left)

When originally created, the pond was formed with water lapping around the Dairy building which over time has eroded the base external wall requiring structural repairs to be carried out. These have been done over the last few months as preparation for the proposed development. In order to carry out these repairs a temporary dam was installed across the pond, draining the water adjacent to the dairy and giving the opportunity to creating a permanent dam adjacent to the proposed extension.



Temporary dam formed in order to repair existing dairy wall

4. AMOUNT

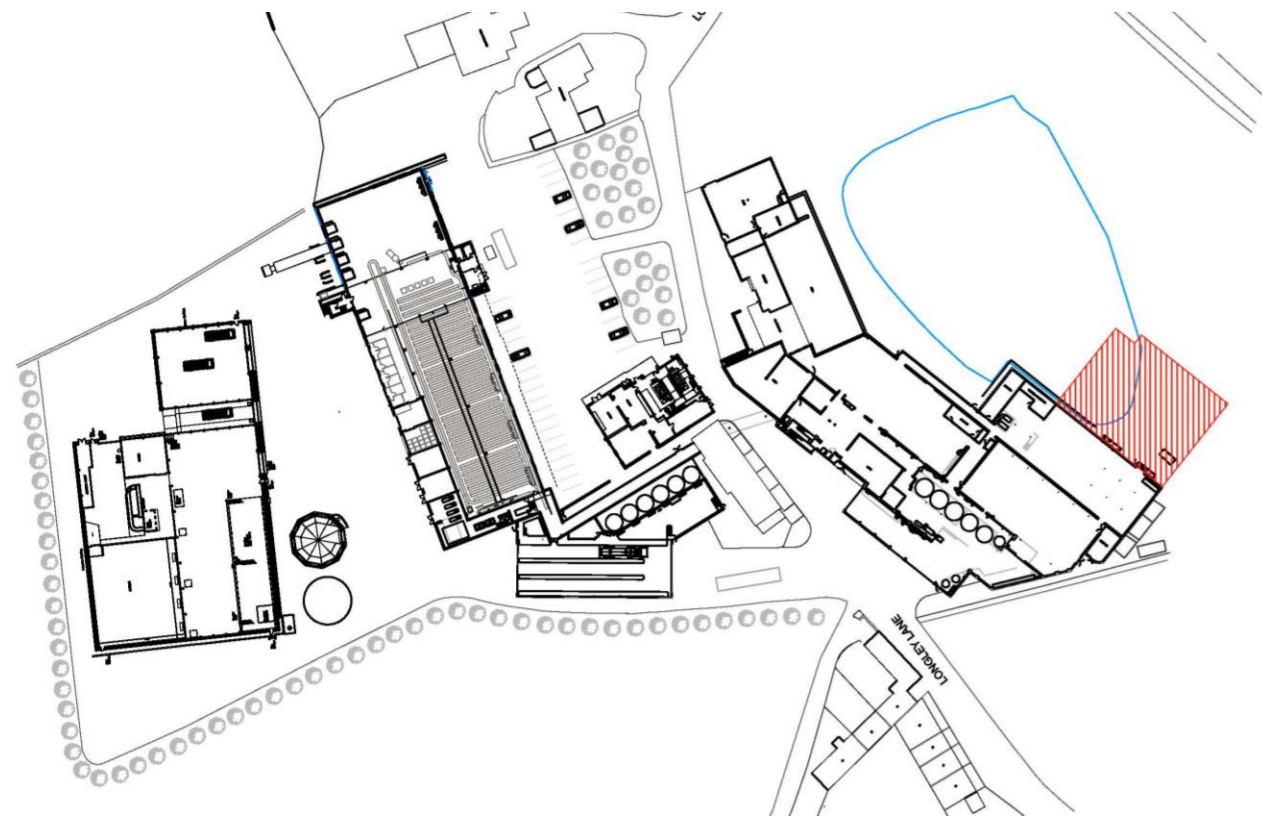
The dairy has been in operation on its current site since 1948, having expanded incrementally from a family run farm to its present form employing 128 people in 12,176m² of accommodation.

The Dairy remains attached to the existing Farm House to the south of Longley Lane, with the existing stone barn now incorporated into a ground floor footprint of 3465m² of Dairy production, and a further 1000m² of office, canteen and packaging accommodation at first floor.

During the latter half of the 20th Century the business grew to incorporate the footprint of existing agricultural buildings to the north of Longley Lane, with further expansions to include workshop, energy centre, milk tanker delivery/storage, refrigerated distribution warehouse and packing warehouse. In the 1980's the Dairy and refrigerated distribution warehouse were connected by a 200+ meter Longley conveyor system which passes over Longley Lane in a glass bridge.

In the 1970s the Dairy was expanded to include space for the production of cottage cheese, making Longley farm the first business in the UK to make Cottage Cheese commercially.

The proposed extension comprises a 784m² ground floor footprint for production with 182 m² of first floor office accommodation and 128m² of open mezzanine floors above the production area. The overall floor space constitutes a 9% increase on existing site accommodation.



New Extension (in red) shown in relation to overall site accommodation

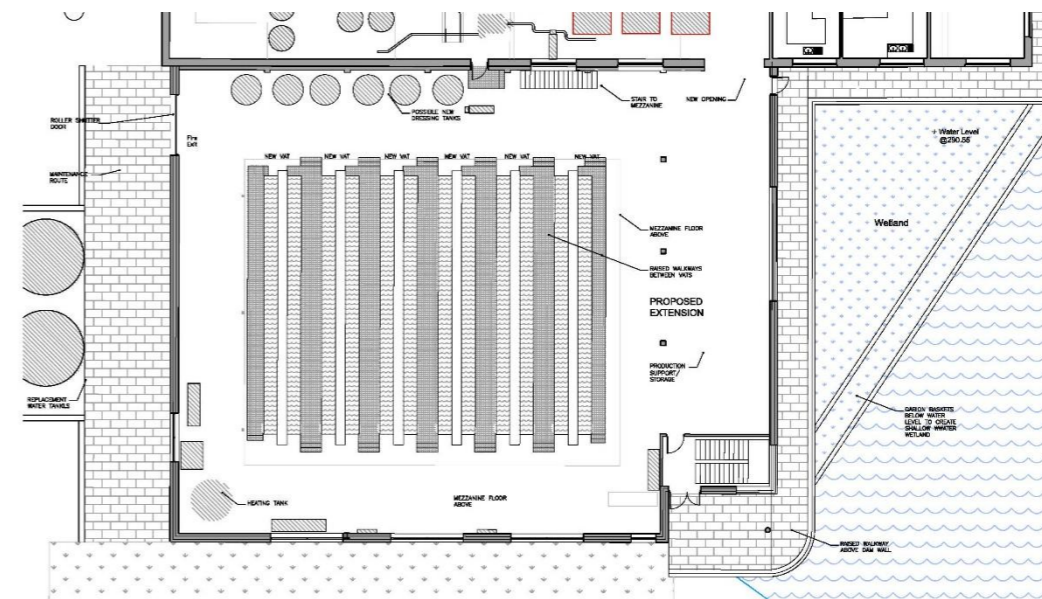
The size and footprint of the proposed extension is set by the cottage cheese vats themselves. 6 stainless vats each measuring 14m x 2m with workable space between and space around the vats for heating equipment, dressing tanks, storage and equipment access determines a building of 25 meters deep by 32 meters wide. In order to maximise the usability of the space around the vats the structure has been designed to be column free with first floor mezzanine floors suspended from lattice roof trusses.

The new first floor office accommodation re-provides existing office and meeting rooms in the existing building, allowing for the expansion and reconfiguration of the cramped Dairy laboratory and the creation of new a high-level access between the packaging department (the box room) and cottage cheese production area, improving production efficiency. The overall net impact on office accommodation is an increase of 30m² which is largely accounted for in increased circulation and not an increase in office space.

The over roofing of the existing Dairy does not increase the footprint of the Dairy buildings, though external columns are proposed to carry the roof, avoiding the need for disruptive foundations and penetrations in the dairy which would not be possible whilst maintaining production. Due to the spans of the new roof structure over the existing Dairy the existing external walls would not offer sufficient support. The external columns break up the scale of the elevations and create a rhythm across various elevations making them feel more part of the same building.

The development includes for the re-provision of existing production water tanks with 4 new water tanks – allowing for greatly improved water resilience in production and separation of water supplies used for cleaning.

Once the new cottage cheese vats are up and running and the existing concrete floor replaced, the space vacated by the old vats will be used to develop the processing of the Whey by-product, with several possibilities as to its use. The whey by-product has a highwater content, which is greatly reduced by processing, reducing its volume by around 50%. The water residue will be drained under gravity to the on-site effluent treatment plant. As well as offering commercial opportunities for products such as Ricotta, the reduction in volume will reduce tanker trips off site by about 50%.



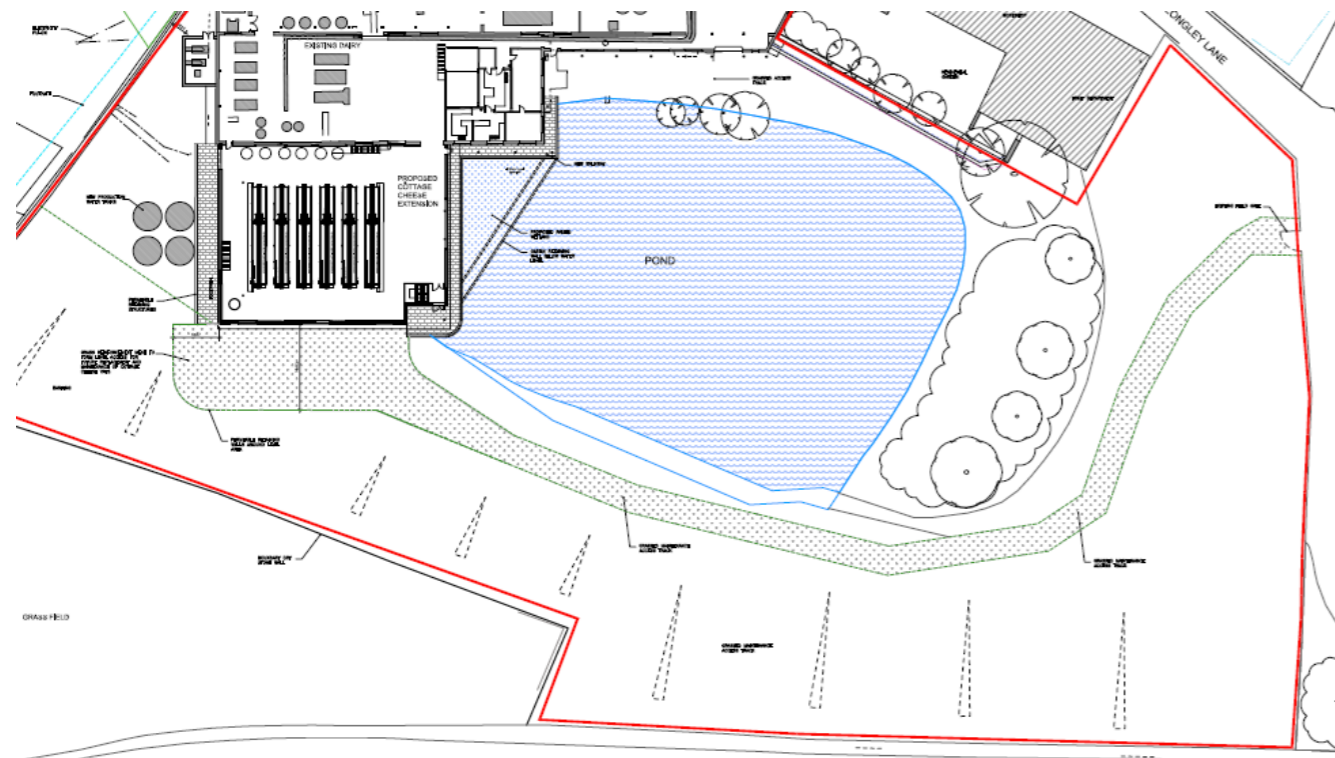
Plan showing the new vats in the proposed extension

5. LAYOUT

The primary issue affecting the new layout has been the need to locate the new vats next to the existing cottage cheese plant. The travel distance of the cooked product leaving the new vats needs to be kept to a minimum to avoid adversely affecting the quality of the product. This has dictated the new vats to be located on the south side of the extension with personal access to the Dairy on the right. Various vat configurations were considered but a regularly spaced row with outlet pipes directed towards the existing building was agreed as the best. The position of the vats also determined the location of the first floor office area on the north of the building, since the space above vats needs to be double height. Segregation between existing and new dairy spaces is a key consideration to avoid cross contamination, so doors between the two will be limited and be able to be closed off.

The space under the office area will be used for storage and for supporting equipment for production, the ceiling height has been maximised intentionally to avoid any restrictions to this.

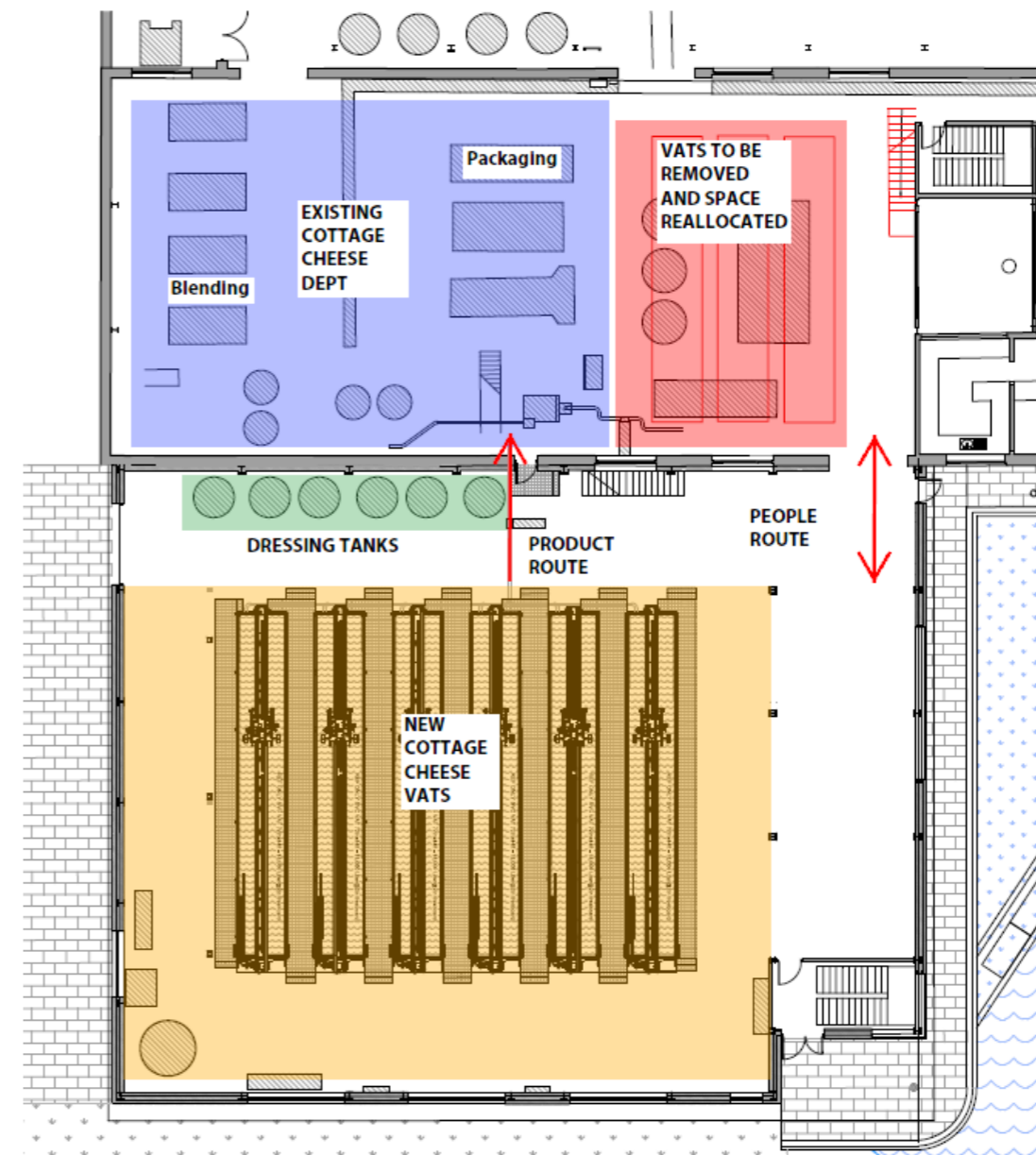
The other key consideration for the layout is vat delivery, access for future maintenance and eventual replacement. The complexity of services and plant in the existing dairy makes access for such large vats through the existing building impossible, so a new access track is proposed around the pond from Longley Lane. After fulfilling its use as construction access it will be clad in a grided reinforcement and planted as part of the landscaping scheme.



Site Plan clarifying site access impact on cottage cheese vat orientation

Although of secondary importance, the benefit of the above-described layout has happily located the meeting room and offices overlooking the new landscaped and ecologically improved pond. North facing allows for larger windows which suit a prominent building elevation without adversely affecting the room use with overheating through solar gain.

Access to natural light in all areas is a key consideration for Longley Farm, and something which the company are improving wherever possible. The production area is deep plan so rooflights will be used to enhance day light to the rear of the building, though their use directly above the production vats needs further consideration.



Ground floor plan clarifying production adjacencies

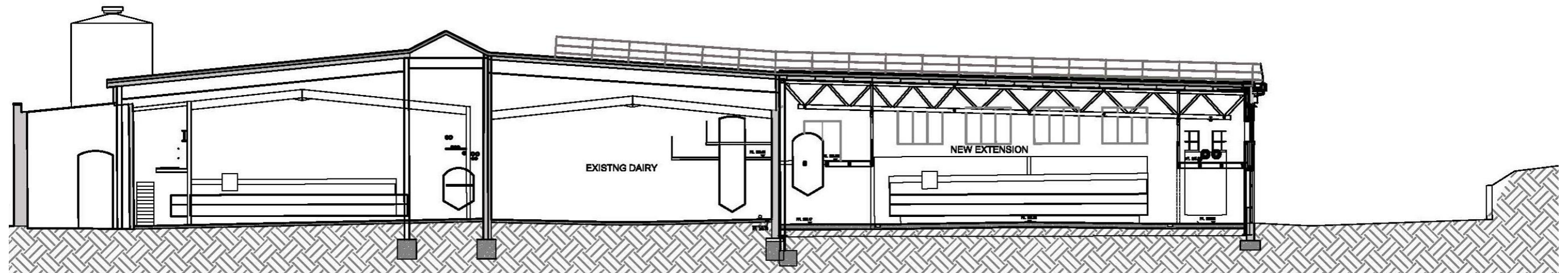
6. SCALE

Longley Farm Dairy has for many years struggled with compromised height within many of its existing Dairy buildings. The original buildings did not have to cater for such a high degree of automation, now requiring a dizzying number of pipes and services. Some attempts have been made to increase height, but these have been small scale and have in turn become cramped. As a result of the restricted height larger tanks cannot be easily maintained or replaced, improvements in production layout cannot be achieved.



Photos showing existing cramped dairy services

The proposed development incorporates the over roofing of the existing dairy as well as the new extension to house the cottage cheese vats. The proposed design is for the new roof covering and structure to be installed above the level of the existing roof, which in combination with largely externally placed columns will allow the roofing to take place with minimal disruption to production below.



Section through new cottage cheese extension and existing dairy over roofing

The reroofing of the existing dairy is an opportunity to reform the roof profile of the Dairy to make it more unified and less like a collection of buildings extended over the several decades. The increase in height ranges from 1 to 2.5 m depending on the new roof configuration compared to the existing, avoiding hidden gutters and directing more rainwater towards the pond.

The heights of the proposed new dairy roofs, like the existing buildings, (and the surrounding landscape) reduce in height from the higher building in south of the site towards the north, where proximity to the existing stone farm cottage needs more careful treatment. The dairy buildings to the south along with the proposed cottage cheese extension have no adjacent properties to match to in scale and are generally viewed (from off site) from distance so an increase in scale for the whole dairy is felt to be appropriate. The height of the new extension is also mitigated by the building projecting into the existing banking as can be seen in the section below.

Along Longley Lane where the building is seen from much closer and sits adjacent to cottages, a smaller extent of roof is increased in height.

The new cottage cheese extension will form a prominent elevation of the refurbished Dairy. Its height has been determined by careful development of production equipment, access and building structural design, keeping the building as low as is workable.

A building height of 7.3m to the east elevation (facing Dunford Road) is proposed based on the following:

- The primary goal of the design around the 6 cottage cheese vats is to create a clear space with no obstructions to access for production cleaning and maintenance
- Each vat requires a heating vessel which needs to sit on a gantry above the vats.
- There needs to be space beneath this gantry to remove / replace the vats if needed in the future.
- In order to avoid having structural columns around the vats the mezzanine floors will be suspended from the underside of the roof structure.
- As a result of this the roof beams have been designed at lattice girders which although deep (1.5m) are much more efficient in terms of weight to strength than traditional beams. The lattice design will allow the beams to be bought to site in 3 sections, and the open nature allows the beam height to be relatively low on the gentries without making the space feel cramped. The girders will be used for suspended services and production pipes.



View of Proosed Development from Dunford Road (not to scale)



View of Proosed Exsiting Dairy from Dunford Road (not to scale)



View of Proosed Development from Bent Farm (not to scale)



View of Proosed Exsiting Dairy from Bent Farm (not to scale)

7. APPEARANCE

The main purpose of the application is to provide desperately needed additional accommodation so the dairy can secure future production of its famous dairy products. However, it is also an opportunity to improve the look of the whole Dairy. The existing buildings are predominantly built from stone reclaimed from demolished mills in the 1970s and 80s, which though attractive in colour was used in a now outdated 'sneck and jump' form of walling, allowing faster and more economical construction. The buildings have become tired looking in the decades since, with water staining and services having become a common feature.



The proposed production facility will create a new face for the Dairy fit for the 21st Century, whilst the over-roofing of the existing Dairy will allow the creation of a common architectural language between new and existing buildings with projecting roof eaves, external columns and repeated material pallets. The unplanned and functional nature of the existing dairy buildings mean that the most public elevation seen across the pond from Dunford Road, has seemed like an unplanned rear elevation, with long runs of surface mounted production pipes reinforcing this. The new extension has 2 primary elevations to the north and south, creating a suitable backdrop to the reinvigorated pond and landscaping proposals.

The southern elevation facing the prevailing weather more muted in design. The new production facility needs a new more efficient and controlled water storage system, with 4 water tanks planned to be located on the south side, using the rising ground to reduce the size of the tanks visible from off site. Minimising solar gain in the production area,



Birds Eye View of the Existing Dairy

WALL MATERIALS : STONE

As in the existing Dairy the primary building material will be stone. After some consideration, the chosen stone has been selected because it complements the colour of the existing buildings, is locally available and through inclusion of reclaimed material goes some way to avoiding appearance of a brand new building. The new stone cladding will be coursed with feature cut stone string courses, heads and jambs around openings, in keeping with a prominent building elevation.

The new dam wall is clad in coursed dry-stone walling which forms a rustic base to the building and a connection to the dry stone walls surrounding the site. The same stone will be used to face retaining walls as part of the landscaping.



Selected stone sample panel



Sample Stone Panels on Site



Selected Stone in use

(Courtesy of Traditional Stone Quarry)



Coursed dry stone walling to dam wall (Crosland Moor Quarry)



Birds Eye View of the proposed Development

WALL MATERIALS: OTHER

Other cladding materials have been used to break up the scale of the building and to create visual interest. Metal cladding has been suggested below eaves level in several areas, particularly on the existing building and south elevation of the new extension where is more exposed to prevailing weather. Metal cladding is used on the existing Dairy building as a lightweight wall cladding in high level areas and this has been continued in the new scheme.

Cedar cladding has also been introduced into the scheme to create a warmer feel for the buildings north elevation overlooking the pond.

Timber is felt to be an appropriate choice due to its long history as a cladding material on rural agricultural buildings, being used as Yorkshire Boarding to clad the upper part of mostly livestock buildings. Yorkshire boarding is felt to strike a good balance the requirements of ventilation with protection for wind and rain (though 2 layers of timber cladding are more authentic as opposed to single layer of spaced boarding often seen).

The position and detailing of the timber cladding will allow the timber to silver over time avoiding unsightly and damaging water staining. The location has been carefully chosen so the cladding is protected from prevailing weather on the southern elevation and is located below an over hanging eaves (never less than 200mm for the high-level cladding). The timber has also not been using beneath any windows/protecting sills which so often are the cause of water staining.

J&E Dickinson have used vertical cedar cladding previously on the same site to innovatively convert a water tank into a store. A similar approach to described above was taken for the detailing (though the timber has been used on all elevations – the tank being circular). The project was completed in 2018 and the timber has now faded to an even silver which is attractive and interesting particularly when the sun shines.



Converted Water Tank Clad in Cedar Cladding

Detail (north side) of Water Tank Cladding 7 years on



Image showing use of timber cladding on the north elevation beneath overhanging eaves on the new extension

ROOF MATERIALS

The reroofing of the existing dairy is an opportunity to reform its roof profile to make it more a unified development and less like a collection of buildings extended over the years. It will also allow reroofing materials used on the new extension to be extended to the existing Dairy further reinforcing a unified approach.

As the new extension projects beyond the most easterly line of existing Dairy and is viewed offsite from a slightly elevated vantage, it is proposed to reduce the visual impact of the building using a sedum roof blanket, which will be also picked up elsewhere on the over-roofed dairy buildings. The sedum covered roofs will be countered with composite metal cladding supporting arrays of solar photo voltaic panels generating sufficient electricity for the entire dairy and showcasing the companies commitment to sustainability



Sample Sedum Blanket Spring 2024

In 2023 J&E Dickinson completed the refurbishment of a single storey garage on Longley Lane, including the introduction of a sedum green roof from the same supplier as proposed for the dairy Roofs, in order to test the compatibility of the sedum mix to the Hade edge climate.

DAIRY ENTRANCE

Internal remodelling Dairy will mean that the entrance on Longley Lane will be rebuilt, removing a redundant staircase and re-introducing an window to the staff canteen at first floor level. A new internal staircase and better segregation of handwash facilities will be introduced, allowing the entrance on Longley Lane to be largely used as a fire escape. As such the new access point is not intended to look like a main entrance.



Existing Entrance with redundant stair



Rebuilt Dairy Entrance with new windows at first floor level



Birds eye view of proposed development

8. ACCESS

DAIRY/COTTAGE CHEESE ACCESS

The existing Dairy is a controlled access environment with strictly followed hygiene and health and safety controls. It is accessed via a controlled staff entrance close to Longley Lane. As the proposed development is an extension to the existing Dairy and will be accessed via the Dairy it will be subject to the same controls. As such, other than for maintenance there will be no external access for staff from inside the new extension. Access to the land around the building is limited to maintenance and in the event of a fire alarm.

Maintenance access for the new cottage cheese vats, and other large tanks, including possible future vat replacement will be via the access track being constructed around the pond, which will also be used for building construction access (using protective road plates). As described in the landscape appendix, the permanent track will be covered in with a mesh reinforcement seeded with meadow. The track (and the rest of the meadow) will be grazed but not mown so will be largely invisible as a track.

Use of the track after construction will be extremely limited – replacement or repair of plant estimated to be at most a 2 - 5 yearly event. Major replacement would be 20 years plus. At such times banksman will be used as during construction when existing/entering the field. Although rarely used use of the track at such times would be business critical hence the substantial investment in the track.

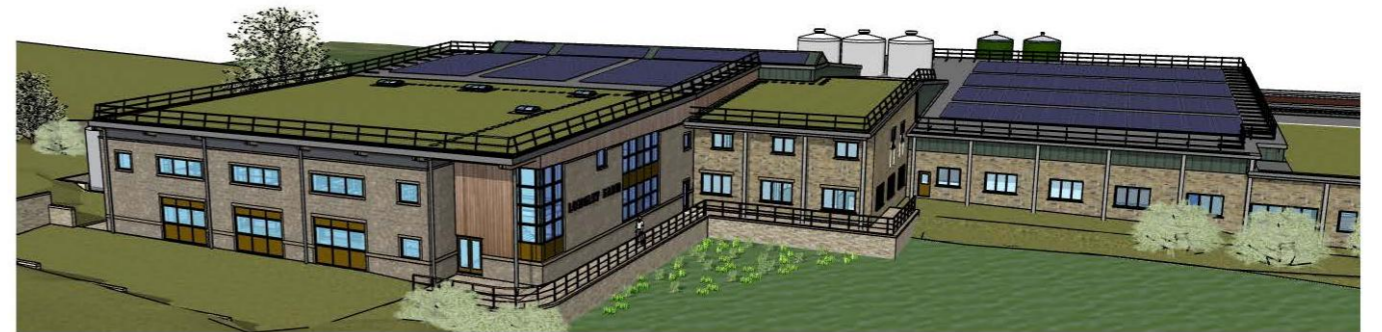
Building and pond maintenance will be accessed via the field gate as existing but no increase in the current use of this access to Longley Lane is foreseen. This remains a field entrance, with dry stone walls at 1m or less, the preserving of which is felt to be important for protecting the local character.



Open grid grass reinforcement

ROOF MAINTENANCE ACCESS

Longley Farm has learnt through 50 years of experience that a primary factor in new and refurbished buildings is minimising the requirement for ongoing maintenance. Large gutters laid to falls, and the avoidance of hidden valley gutters are a couple of ways this is being pursued. As maintenance can't be completely eradicated completely, ease of access is of prime importance, so the proposed development includes for slimline powder coated aluminium handrails around the perimeter of all roofs. These roofs will be accessed via an internal stair and external door without the need for cat ladders or harnesses. Access will be strictly limited to maintenance of eg gutters, pv solar panels and sedum turf.



HANDRAILS AT ROOF EDGE



Perimeter handrails around roof edge

9. SECURITY

Longley Farm is committed to maintaining a safe and secure site environment using low visibility security measures such as nightwatchman patrols and CCTV monitoring. These have been implemented to give the premises security whilst being sympathetic to a countryside setting.

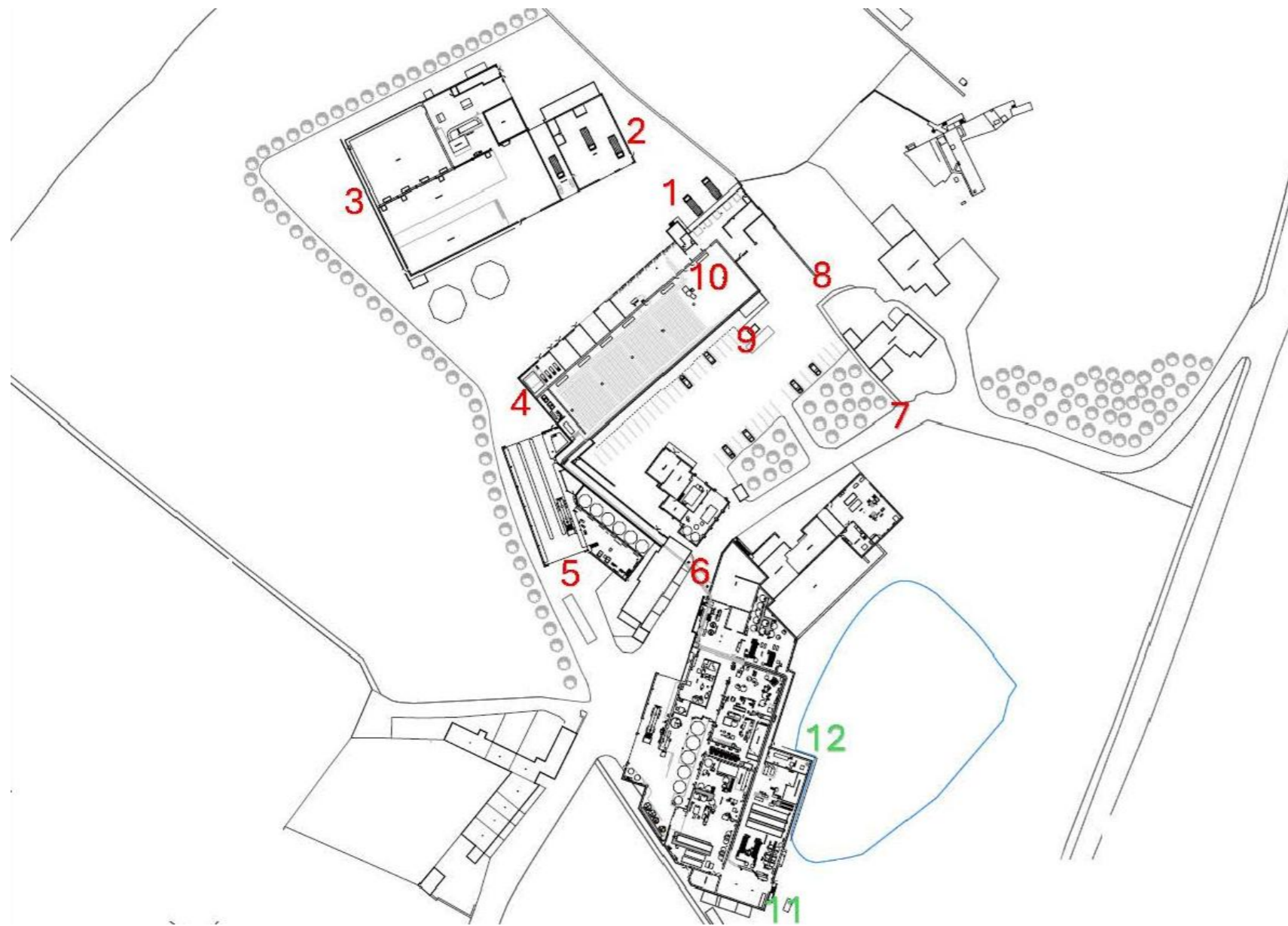
The site fabric has grown incrementally over several decades so does not follow a simple plan form which would be simpler with regard to security.

The map below shows the extent of CCTV cameras on site, which also correspond with the Nightwatchman hourly site inspection route.

Several Longley Farm staff live in cottages immediately adjacent to the Dairy, meaning that the site does not have the out of hours quietness so attractive of other commercial premises.

Longley Farm feels strongly about the avoidance of light pollution, so presence detector security lights are not used on the existing site and are not proposed as part of the development. External lighting if used at all will be low level and downward facing.

All windows and doors on the proposed extension and replacement doors and windows elsewhere on site are installed to PAS24 standards of security.



LONGLEY SITE PLAN SHOWING CCTV CAMERA LOCATIONS

- Key
1. Outer Loading Door
 2. Garage Door
 3. Containers & Skip
 4. Chemical Room
 5. Milk Dock
 6. Workshop
 7. Josephs House
 8. Bottom Car Park
 9. Click & Collect Entrance
 10. Meeting Room
 11. Cottage Cheese New Building
 12. Dam View