
DESIGN AND ACCESS

Our Ref 1936
Proposal: Two buildings comprising 4no B2 / B8 industrial units with associated landscaping and car parking. Each unit to contain two-storey reception/office space.

Site: Norman Court, Albion Road, Barnsley

1.0 Design and Access Statement

1.1 Use

1.1.1 The site is situated within the well-established Carlton Industrial Estate, 3.5km north-east of Barnsley Town Centre. The site frontage addresses Albion Road to the south-east and is bounded by further industrial sites to the sides and rear.

1.1.2 The site was recently occupied by two industrial buildings, use class B2 with associated parking. The total floor area for each building is 655m² and 855m².

1.1.3 The proposal is for the clearance of the existing site, and the erection of 2no. industrial buildings, use class B2 and B8. The footprint of the buildings has been determined by the parking layout and suitable hammer head turning within the centre of the site. Internally, the buildings are designed to be sub divided into 4 individual units, each with its own wheelchair accessible WC and small two storey office to the front façade. 3 of the units will have a floor area of 386m², with the 4th larger unit having an area of 483m². The subdivision will be implemented when market demand becomes clear.

1.1.4 There is no residential land use in the vicinity and the area surrounding the site is occupied only by other similar industrial building types. Thus possible noise pollution produced by on-site tools, machinery and vehicles will not cause any disturbance to residential neighbours.

1.2 Materials

It is proposed to use Kingspan KS1000RW Trapezoidal wall panels horizontally laid to the rear, part side and part front elevation. Kingspan KS1000 Longspan wall panels horizontally laid will be integrated to the front and side elevations to break up the cladding pattern and highlight the entrance to the office/reception areas. Kingspan KS1000RW Trapezoidal panels to be used to the roof with roof lights incorporated at appropriate centres. Both buildings have hipped roofs to provide an overhanging horizontal eaves all round.

1.3 Amount / Scale

In total, the proposals involve the construction of 1641m² of B2/B8 floor space.

1.4 Drainage principles

The site is currently substantially hard surfaced. The area of hard surface will not materially change. The Phase 1 desktop study recommends that a phase 2 investigation is undertaken to confirm ground conditions. This will advise whether the subsoil is sufficiently porous to allow percolation of surface water. We have indicated infiltration for the surface water on the proposed drawings but accept this may change subject to phase 2 investigation.

1.5 Coal + Contamination

Coal and site contamination information is included in the Phase 1 Desktop study. Submitted on a separate disc.

1.6 Flora and Fauna

Redundant industrial site and as such has no significant flora or fauna to be disturbed by the development.

1.7 Car and Cycle parking

Refer to Transport Statement for parking details.

CRL Architects

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