DESIGN & ACCESS STATEMENT

Relating to Proposed Erection of Workshop and Office Buildings to Replace Existing, For Form-It Construction Ltd, off Peel Place, Barnsley.

Applicant: Mr D Youel.

1. Introduction.

1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP, of SEA Planning Limited.

1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed buildings and their relationship with the adjacent premises and the character of the wider area. In particular the design of the proposed buildings has been largely determined by the spatial requirements of the applicants and a desire to replace the existing buildings with larger and more substantial modern buildings that are in keeping with the general character of the area. The statement also highlights the particular characteristics of the access and its relationship to the proposed development.

1.3 The proposed development now involves the erection of a single detached two-storey building and two other buildings, each containing two workshops with offices over on the site of the existing office and industrial and storage buildings. Each unit will now have its own toilets, with disabled layout toilets at ground floor level that will all be formed as fully operational for wheelchair users. The buildings will be clad externally with facing brickwork and dark grey tiled roofs.

2. Design of The Proposed Development.

2.1 The site of the proposed development is almost level, with a slight slope from the front down to the rear boundary. The site is currently occupied by a large industrial and storage building along the rear boundary and the applicants' vehicles and materials are stored within the building and also in the open on the concreted yard area. There is also an office building located adjacent to the access into the site. The site is located within an Employment Policy Area as shown on the current UDP with a variety of industrial and storage uses adjacent to the site and open land to the rear.

2.2 The applicant's business has expanded over the past few years and there is an increasing need for additional storage and industrial space for the preparation of steel and other materials for use out on site and to maintain machinery and vehicles. The proposed development will cater for the applicants' need for additional space and may also allow space for other similar businesses to operate from the site. The existing buildings are in need of replacement and it has been decided that the best form of development is now to replace the existing structures with a total of three buildings that will cater for the existing and additional activities on this site. Additional parking spaces are also proposed as shown on the plans.

2.3 It is considered that the simple design of the buildings, together with the neutral colours that are proposed for the external facing materials represent a material improvement to the current buildings. The buildings will be visible from outside the site, but because of the proposed materials the buildings will not look intrusive on this industrial site. The external facing materials for the proposed buildings will also represent a significant improvement on the appearance of the existing buildings in all respects.

2.4 The proposed buildings will also be partly screened from the highway and neighbouring land because of the existing adjacent buildings and boundary treatment. The existing boundary features are to be retained as part of the proposed development unless replacement fencing becomes necessary.

3 Access Considerations.

3.1 In terms of the access that will serve the proposed development there is currently a single access point that serves this site off Peel Place. The access is wide enough to serve the existing and proposed developments on this site without having a detrimental impact on highway safety. The existing access, turning and parking facilities on this site work very effectively and it is considered that there is no problem in highway safety terms with the proposed alteration to the position of the access as shown.

3.2 It is considered that moving the access slightly further down Peel Place will, if anything, improve highway safety as the access will be further away from the bend in the road. There will be no detriment to the amenities of the neighbouring land uses or the interests of highway safety as a result of this development. Within the site the vehicle manoeuvring areas will be surfaced with a new concrete pad, as existing, which will ensure that an adequate turning space is retained within the confines of the site and ensure that there is sufficient parking for employees.

3.3 The majority of the employees work away from this site all day and there is no need to provide any more parking spaces than are shown on the submitted plans. As this proposal will not have an adverse effect on the access arrangements it is considered that there should be no objections to the proposed development from a highway safety viewpoint. It is also proposed to increase the number of parking spaces on site from those shown originally, which will ensure that no parking is necessary on Peel Place.

3.4 There will not be a significant increase in the level of activity to and from the site in terms of deliveries and collections and the development will significantly improve the situation from the point of view of the efficiency of the applicants' operations within the site.