

## DESIGN, ACCESS & PLANNING STATEMENT

### BARNSELY BUSINESS & INNOVATION CENTRE, BARNSELY

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#### 1.0 INTRODUCTION

Barnsley Business and Innovation Centre Limited are looking to build a new two storey building at their existing site at Innovation Way, Barnsley, South Yorkshire. The Barnsley Business and Innovation Centre consists of several commercial/industrial buildings and parking/service areas located off Innovation Way. The A635 trunk road runs adjacent to the North of the site.

The proposed development will be sited to the North-East of the Centre. It will comprise a building with a footprint approximately 640m<sup>2</sup> as well as new car parking spaces around the building and elsewhere within the business centre. Additional cycle parking is being provided.

The site area is approximately 0.645ha (1.59acres).

The site is bounded to the North by Wilthorpe Road (A635) and to the west by housing. To the east and south are existing building forming parts of the main Barnsley Business and Innovation Centre Limited site.

There is an existing sewer, with 6m wide easement, that runs approximately north – south through the development site. The sewer is shown on the drawings enclosed with the application.



Aerial View



Location Plan

## **2.0 USE**

The development is for construction of speculative units for B1 usage (mixed office and light industrial units) as stated within the Town and Country (Use Classes) Order.

As noted above the site is part of the larger business park site.

## **3.0 QUANTITY**

The development consists of the construction of 1 no. two storey building with a total internal floor area of 1,218sq.m (13,110sq.ft)

The project will also consist of all external works which will include car parking and new on site private access roads. It is intended that a total of 78no. car parking spaces, including two for disabled use, are to be provided as part of the development. With a loss of 56no. this gives a net gain of 22no. parking bays. A minimum of 4no. cycle parking spaces are to be provided which will be covered & lit.

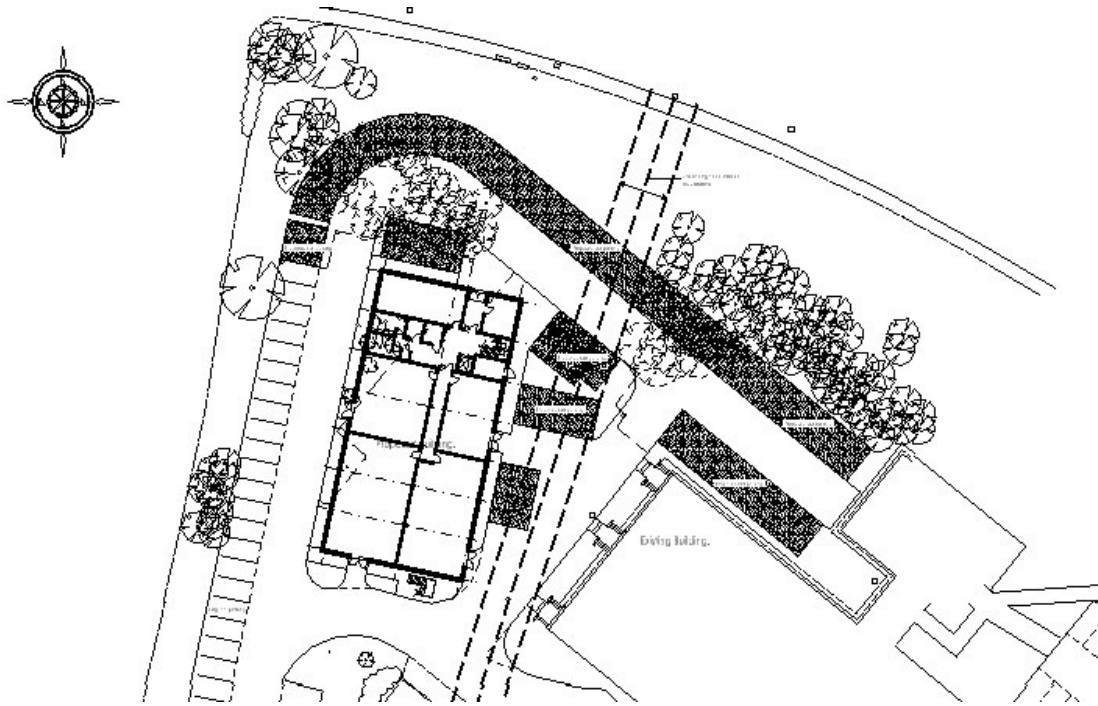
Any remaining areas of the site are to be landscaped including trees, shrubs and grass seeding.

## **4.0 LAYOUT**

To make full use of the site, the siting of the new building, (which has been determined by the location of existing car parking and existing sewer), runs approximately north – south parallel to the western boundary.

The layout of the site maximises the developable area but still allows for all necessary road ways and, car parking etc.

The building has its primary entrance fronting the main road which allows the building to present its main facade to the outside of the site.



Site Plan.



Photo looking north along western boundary



Photo looking east to adjacent existing building.



Photo looking north east to adjacent existing building.



Photo looking north across Wilthorpe Road.

## **5.0 SCALE**

The new building, as noted above, is to be two storey with an approximate height to parapet of 7.65m from ground level. This fits in with the scale of the existing buildings on the site which are a mixture of single and two storey. The building is essentially flat roofed so that the building doesn't overpower the adjacent buildings, and sits within the context of the existing site.

## **6.0 APPEARANCE**

The elevational design comprises deeply inset windows within a metallic silver-clad, 2 storey rectangular building form. The horizontal emphasis to the window openings is intended to create a contemporary 'modernist, aesthetic reflecting the innovative nature of the BIC site.

It is intended that all office and meeting room windows incorporate external solar control fabric roller blinds concealed at the head of the window within the depth of the cladding. These would be controlled using motorised sensors or manually by the occupants. The blinds will also offer the opportunity of introducing colour into the building design in contrast to the silver and grey of the main façade.

The windows would be formed using an aluminum curtain walling system and would be split into 2 or 3 panels vertically allowing the use of natural ventilation into the workshops and offices.

A feature block plinth is proposed to run around the perimeter of the building to form a visual base as well as providing a more robust material.

The main entrance is highlighted with a brightly coloured projecting feature window above, forming a canopy over the entrance doors which are also set deep into the building.

## **7.0 LANDSCAPING**

Due to the inclusion of additional car parking some of the existing trees to the north of the site are to be lost. The existing landscaping is to be retained as much as possible and reinforced with the planting of additional trees and planting beds. These will also form a backdrop to the site and units, and will add variety and colour to the development.

The hard landscaping scheme will provide tarmac roadways and paved footpaths to the perimeter of the building.

## **8.0 ACCESS**

The site forms part of an existing site which is off Innovation Way, which then connects to Wilthorpe Road, the A635 trunk road.

The site is sustainable with good access to public transport.

Access to the building will be by a new road that essentially circles the building.

Two disabled car parking bays are to be provided, sited adjacent the main entrance. Disabled spaces are to have hard paving on 3 no. sides, and will be sized to suit Building Regulations.

Access in to the buildings will be through suitably sized entrance doors, with level thresholds.

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