

DESIGN AND ACCESS STATEMENT

Unit 3, Junction 38 Business Park, Huddersfield
Road, Barnsley

***Change of use from training centre (Use Class
D1) to open B1/B2/B8 employment use,
including subdivision of the building to create
two separate units"***

November 2015

<p>DETAILS OF DEVELOPMENT</p>
<p>Name and address of proposed development site:</p> <p>Unit 3 Junction 38 Business Park Huddersfield Road Barnsley S75 5QQ</p>
<p>Proposed Development –</p> <p>“Change of use from training centre (Use Class D1) to open B1/B2/B8 employment use, including subdivision of the building to create two separate units”</p>
<p>DESIGN COMPONENTS</p>
<p>Proposed Use</p> <p>It is proposed to change the use of Unit 3 from a training centre (Use Class D1) to a flexible B1/B2/B8 employment use. Additionally, it is proposed to sub-divide the building to create two separate units, one of which would be occupied by Premdor.</p> <p>Premdor will occupy the western area of the unit, and intends to use this space for storage associated with its manufacturing facility (Use Class B2).</p> <p>There is no end user for the eastern area of the unit as yet. As such, we are seeking consent for open B1/B2/B8 employment use to ensure flexibility to commercial operators in a bid to encourage re-occupation of the unoccupied premises.</p>
<p>Amount and Scale</p> <p>The gross internal floor area of the unit is 4,700sq m.</p>
<p>Layout</p> <p>The proposed development will be located at Unit 3, Junction 38 Business Park. In its current form, Unit 3 represents a single planning unit. It is open plan and there is no dividing wall.</p> <p>As detailed on the submitted Site Plan, it is proposed that Unit 3 is sub-divided to create two separate units. In order to facilitate this layout, it will be necessary to install a new dividing wall to create two separate units. Premdor will occupy the western area of the unit, whilst the eastern area will be unoccupied to begin with.</p>

<p>Appearance</p> <p>It is important to note that no external alterations are proposed to the building. There will be no change to the external appearance of the unit.</p> <p>As illustrated on the submitted Site Plan, it is proposed to introduce a new internal dividing wall in order to sub-divide the units.</p>
<p>Materials</p> <p>The proposed internal dividing wall will be erected between the existing steel columns. It will comprise 140mm thick concrete blockwork (incorporating vertical steelwork wind posts). The wall will be pointed on both sides to circa 1.8m above the existing concrete floor level and above this a Gyproc or similar approved metal frame stud wall system, with Fireline board both sides, joints taped and filled.</p>
<p>ACCESS COMPONENTS</p>
<p>Parking</p> <p>Parking on site will remain as existing. There is currently ample parking including disabled bays, as well as yard areas to the north, east and south of the unit to accommodate HGV movements and parking.</p>
<p>Future Access Requirements</p> <p>The proposals will have no impact upon future access requirements for the site.</p>
<p>Emergency Access</p> <p>The proposals will not impact upon emergency access to the site.</p>