

DESIGN AND ACCESS STATEMENT

COMMERCIAL DEVELOPMENT
WEST STREET
WORSBROUGH DALE
BARNSELY
S70 5PG

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INTRODUCTION

Building Design Services have been instructed by Gallagher Property Investments Ltd to submit a full Planning Application for the construction of a Trade Counter Sales for Plumbing and Electrical fittings on the site of a partially demolished factory building.

LOCATION

The site is located off West Street, Worsbrough Dale and is part of a medium sized industrial site served by a private access road and is approximately 3km from Barnsley centre. The site is designated as Employment Policy Area on the former UDP Plan.

BACKGROUND

The site has recently been acquired by Gallagher Property Investments Ltd and comprises of a low range of industrial units and a larger more modern factory unit occupied by Amity International Ltd. The area immediately behind the range of factory units was previously a factory building which has been partially demolished and is currently used as open secure storage. The remaining structure has been surveyed and is detailed on the enclosed survey drawings and photographs.

PROPOSALS

It is intended to construct a two storey building utilising the remaining perimeter walls to the former factory, raising the height and cladding externally with a profiled metal cladding and finishing with a traditional pitched roof construction. The existing buildings within the site are a mixture of single and two storey construction typically industrial in appearance with a mixture of coloured metal roof and wall cladding and brickwork walls. The new building will match the existing in scale and appearance. The building is intended to be used for the wholesale of plumbing and electrical materials and equipment to the trade with a combination of onsite sales and online ordering and local deliveries. It is anticipated that the onsite sales will generate approximately 12 to 15 vehicles per day, with deliveries to the site of 2 vehicles per week. Provision has been made within the site for an additional 12 spaces to accommodate the traffic generated by the new development. The proposal will be a self contained building within a fairly confined area and will not benefit from any landscaping requirements.

ACCESS

Existing access onto West Street will remain unaffected and a new gated entrance to the courtyard will be constructed with a small ramp to the lower floor level. The level of the courtyard will be raised slightly to accommodate disabled access in accordance with Approved Document Part M.

CONCLUSION

The proposals to develop the site fall in line with Local Authority Policy guidelines and demonstrate compliance with all design criteria, it will provide a more pleasing appearance to a slightly derelict part of the site and form and as such form an acceptable development.

Signed.....
Building Design Services.



INNER VIEWS



WEST ELEVATION



EAST ELEVATION