
**PROPOSED COMMERCIAL/INDUSTRIAL
DEVELOPMENT**

at

**ALDHAM INDUSTRIAL ESTATE
MITCHELL ROAD
WOMBWELL
BARNSELY**

for

VERNON HOLDINGS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

Background

The majority of the existing commercial/industrial estate has recently been acquired by the applicant and the existing buildings and environment are undergoing a 'clean up' and general 'face lift'. It is intended that this initial investment is followed by the construction of additional units.

This application is for two separate buildings on land within the estate to provide additional floor space with associated offices, where appropriate, welfare facilities and associated parking.

1 Step One:

Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.

- 1.1 The site is situated Aldham Industrial Estate and is within a purpose built industrial estates approximately 3 miles to the south east of Barnsley town centre close to the of the commercial and retail centre of the Wombwell.



1.2 The site is designated for Employment use on the UDP. Agencies are working hard to promote and market the limited, remaining unoccupied units.

1.3 The site was formerly a mix of unspecified buildings that were cleared and redevelopment took place c1980 that included unspecified buildings and warehouses. The site is currently used for industrial and commercial purposes and these uses will continue.

Current or recent operations on the estate include engineers, general car body repairs, PVC-U products (manufacturers and suppliers) commercial vehicle bodybuilders and repairers, chemist and pharmacists' suppliers and wholesalers, brewers, garage services, tool design, manufacturers and repairers and window frame manufacturers.

1.4 Access to the site is from Mitchell Road, the main estate road that feeds from Barnsley Road (A633). Mitchell Road is believed to be an adopted highway.

1.5 There are no existing buildings that require demolition.

1.6 The immediate surroundings are industrial units of similar design to the proposed building in that they are, typically, steel frame structures with coloured, profiled metal cladding and brickwork to external walls and cladded roofs. Very typical of modern industrial buildings.



EXAMPLE OF EXISTING BUILDINGS



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- 1.7 Building A, as proposed, is to be situated on land along the northern boundary of the estate and is currently designated as a car parking area. At the time the site photographs were taken there was several unauthorised mobile homes illegally parked on the land.



VIEW FROM MITCHELL ROAD TOWARDS SITE OF BUILDING A ON RIGHT

Building B is located on land on the northern boundary of the site currently used as external storage compounds sub-divided by metal palisade fencing.



SITE OF BUILDING B ON RIGHT

- 1.8 Access to the buildings will be from Mitchell Road and existing estate roadways. The relationship between the site and the adjacent roads is shown on the submitted drawings.
 - 1.9 The loss of these areas, in the context of the estate and surroundings as a whole will have no significant affect upon people, there are no nearby residential properties that will be a effected by the proposals.
 - 1.10 Overshadowing or overlooking will not occur.
 - 1.11 The proposals will increase both the industrial and commercial space available within the estate.
 - 1.12 In the context of the industrial estate the proposal is modest in scale, however, they will make a positive contribution to the social and economic context of the area.
 - 1.13 There will be no significant impact upon the traffic in the area and no improvements to the road network, servicing or parking provision is proposed.
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- 1.14 There will be no significant impact upon the environment arising from the proposed development.
- 1.15 The statutory development plan covering the site is the Barnsley M.B.C. Unitary Development Plan. The policies include:-

Policy ED2

DEVELOPMENT ON SITES PROPOSED FOR EMPLOYMENT USE, OTHER THAN THOSE SPECIFIED IN POLICY ED3 OR IN COMMUNITY AREA VOLUMES, WILL NORMALLY BE PERMITTED FOR BUSINESS, INDUSTRY, AND STORAGE AND DISTRIBUTION. CLASS A1 (SHOPS) AND CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) USES WILL NOT BE PERMITTED. OTHER EMPLOYMENT GENERATING USES MAY BE PERMITTED IF THEY ARE COMPATIBLE WITH ADJOINING USES.

The proposals comply with the relevant requirements of this policy

Policy ED5

THE COUNCIL WILL IN APPROPRIATE CASES :

- A) SERVICE AND PREPARE EMPLOYMENT SITES
- B) PROVIDE START-UP UNITS AND SMALL FACTORY UNITS IN SUITABLE LOCATIONS
- C) IMPROVE SUITABLE OBSOLESCE BUILDINGS FOR EMPLOYMENT USE
- D) SUPPORT AND ENCOURAGE PROVISION OF INDUSTRIAL AND COMMERCIAL SITES AND PREMISES BY THE PRIVATE SECTOR.**

The proposals comply with the relevant requirements of this policy

Policy ED8

THE COUNCIL WILL SEEK TO STABILISE EMPLOYMENT AND UPGRADE THE ENVIRONMENT OF OLDER COMMERCIAL AND INDUSTRIAL AREAS, PROVIDING FINANCIAL ASSISTANCE WHERE APPROPRIATE AND CARRYING OUT ENVIRONMENTAL AND INFRASTRUCTURE IMPROVEMENTS AS APPROPRIATE.

As the applicant is investing in general site improvements as well as the proposed additional buildings, the proposals comply with general principal and aim of this policy

2 Step Two:

Involvement of community members (neighbours, councillors, local community groups) and professionals (planning, building control, conservation and design officers) undertaken or planned. The Statement should indicate how this involvement has been taken into account in the proposal.

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- 2.1 In view of the existing site use, small scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation.
 - 2.2 However a pre-application discussion was held with Mr M Smith Barnsley MBC. Planning Management Department. The general view was that the proposals would be acceptable.
 - 2.3 It is unlikely that the proposed development would have any detrimental impacts upon the amenity or environmental quality of the locality.

3 Step Three:

Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.

- 3.1 The siting of the proposed new buildings on an area or underused and excessive car parking areas and on the site of the external, largely vacant, external storage areas is considered the most appropriate areas for the additional floor space as it will maintain the existing building line and give a continuous, consistent appearance.
- 3.2 The constraints in regard to the size of the extension are limited by: land available within applicants ownership, regard to alignment of existing buildings, and layout of the existing access routes.
- 3.3 The design principal was for buildings generally in style and scale of the existing surrounding development..
- 3.4 The scheme is appropriate in terms of land use
- 3.5 The design of the scheme is appropriate in terms of the scale and style of the existing building and surroundings.
- 3.6 The materials will match those of the existing buildings if appropriate,. The palette of colours and materials will be in keeping with those of the existing buildings on the estate.

4 Step Four:

Design of the scheme using the assessment, involvement and evaluation information collected.

- 4.1 The proposed use is fully appropriate in this location as it lies within an established area designated for employment use.
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- 4.2 There are no conflicting uses within the immediate locality. It complies with land use policies.
 - 4.3 The proposals are appropriate in the context of its surroundings.
 - 4.4 The size and scale of the development is appropriate in relation to the locality and adjoining and surrounding buildings of similar scale and design.
 - 4.5 The amount of additional floor space meets the operational needs of the applicant.
 - 4.6 The layout of the development has regard to the orientation of the existing buildings and access routes.
 - 4.7 With regard to landscaping, existing small trees within the area of Buildings A & B will be removed. There are no proposals to implement any supplementary planting. Grassed areas disturbed by the building works are to be reinstated. It is considered that the loss of these trees is acceptable as the sites are adequately screened to the north by well established off-site trees etc.
 - 4.8 The access to the buildings will remain as existing, including provision for disabled persons.
 - 4.9 Access for emergency vehicles or deliveries will be unaffected by the proposals.
 - 4.10 Crime prevention measures are in line with the normal provision made for the existing buildings. External doors have only been provided as required to meet the requirements for means of escape in accordance with the Building Regulations. Inappropriate planting has been avoided so that it does not impede the opportunity for natural surveillance.
 - 4.11 The height of the proposed new buildings are in keeping with the heights of the existing buildings
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