DESIGN & ACCESS STATEMENT

For

The Proposed Gladman Development
At
Wentworth Way, Wentworth Industrial Park
Tankersley
Barnsley
South Yorkshire
S75 3DH

Ref 2940/Tankersley
December 2007

Gladman House
Alexandria Way
Congleton Business Park
CONGLETON
Cheshire CW12 1LB

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DESIGN AND ACCESS STATEMENT:

This Design and Access statement is submitted as part of a detailed Planning Application for the erection of 3 Warehouse Units at the Wentworth Industrial Estate, Tankersley.

Wentworth Industrial Estate:

Wentworth Industrial Estate is situated on the outskirts of Tankersley, Barnsley. The area of the industrial estate that is outlined for the proposed development comprises a mixture of hard-standing, scrub, rough grassland and woodland. The surrounding area consists of industrial and office accommodation, new housing, farmland and open grassland with scattered woodlands. The Wentworth Industrial Estate (including the application site) are screened from the adjoining housing and farmland by a mature landscape belt.

The amount of development:

This application proposes the erection of 3 Warehouse Units with a total gross floor external area of 32,641 sqm comprised as follows:

	Warehouse gross area:	Office gross area:
Unit 1	17,381 sq mtrs	900 sq mtrs
Unit 3	4,008 sq mtrs	765 sq mtrs
Unit 4	8,687 sq mtrs	900 sq mtrs

Layout:

Access to the proposed development is off Wentworth Way, the spine road serving the Wentworth Industrial Estate. The site layout is illustrated on drawing number 2940/001 Rev B.

- Unit 1 benefits from 181 car-parking spaces plus 12 disabled spaces adjacent to the eastern elevation of the unit. The repositioned service yard is some 52 metres deep and separates Unit 1 from the revised Unit 3.

- A significant detailed landscape buffer has been provided to the area to the east of the car park to unit 1 to separate the development from the nearby housing on Colliery Yard and Stone Leigh / Stone Row Court.

- Unit 3 benefits from 51 car-parking spaces plus 2 disabled spaces, situated adjacent to the southern elevation of the building. The services yard is some 40 metres and adjoins the service yard to Unit 4.

- Unit 4 benefits from 84 car parking spaces plus 3 disabled spaces adjacent to the eastern elevation of the unit. This unit has a 44 metre deep service yard.

Scale:

This Planning Application seeks permission for 3 warehouse units. The scale of the 3 units is identical to that already approved being approximately 11.5 metres to eaves height and 15 metres to ridge. Obviously the buildings step up across the site in line with the land levels.

Landscaping:

The application site benefits from a mature landscape belt along its east, north and western perimeters. This planting will be retained and supplemented with additional planting. Thereafter proposed landscaping will be fully maintained.

Appearance:

The proposed buildings will be constructed using modern materials and the latest techniques. The external appearance of the buildings will be enhanced by features such as architectural glazing, detailing in the cladding and bespoke entrance canopies. The impact of the elevations and roof of the proposed warehouse units on wider views will be minimized by careful selection of cladding materials.

Use:

The use of the proposed development is for Class B1/B2 and B8. The adjoining Wentworth Industrial Estate provides a broad mix of B1, B2 and B8 uses. The application site is an allocated employment site, and the proposed development therefore accords with planning policy and complements the established employment uses on Wentworth Industrial Estate.

Access:

Wentworth Industrial Estate is an established employment destination and benefits from good access to the national road network. This application is submitted with a transport assessment prepared by Ashley Helme Associates Limited. A transport statement concludes detailed commentary on the access ability of the site including access to the public transport network, local footpath and cycle ways.

Conclusion:

The proposed development represents a carefully considered proposal that fully respects the environment, is designed to a very high standard and will meet both the demands of potential occupiers and the economic growth and employment opportunities of Wentworth Industrial Estate.

The built form and proposed land use complement the wider employment opportunities of Wentworth Industrial Estate, whilst benefiting from an extensive landscape belt which screens the site from surrounding residential properties and farm land.