DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED EXTENSION TO AN EXISTING BUILDING TO CREATE ASSOCIATED OFFICES.

Units A1 to A4, Shawfield Industrial Estate, Shawfield Road, Carlton Industrial Estate, Barnsley S71 3HS

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location is within an established industrial estate, part of the larger Carlton Industrial Estate located to the north east of Barnsley.
Site
The site is located on Shawfield Road, on the southern edge of the industrial estate and is surrounded on 3 sides by adjacent industrial premises, but on the southern side are open fields, beyond which at some distance there is the residential settlement of Monk Bretton. The site has no special designation and is not within a conservation area and has a long standing established industrial use.
The premises are occupied by Nanoflam Ltd who specialise in the production of 'textile back coating products' for use on a number of substrates.
The building currently consists of a single storey portal frame structure which was designed to be split into 4 equal sized units, but has always operated as a single unit occupied by one tenant. There is a large secure yard area to the western side of the building. The existing building and yard area will largely remain unchanged.
The proposal is to extend the building on the eastern side with an attached single storey office building to be used in association with the premises. This office extension will have a dedicated visitor parking facility alongside.

Social

Due to the scale of the proposed development and the fact that it is simply an enhancement of the existing accommodation, there will be no social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers).

Planning Policies

The proposal complies with national and local planning policies.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

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DESIGN

Use

The proposal is to extend the existing premises to create a dedicated office and laboratory along with associated toilet and mess facilities.

Amount

The proposal creates new offices of approximately 140 sq m.

Layout

The proposed extension will be constructed on the eastern side of the existing building, located on adjacent land within the curtilage of the site. The offices will be directly accessed from the adjacent highway and associated parking area.

Scale

The extension will be of single storey construction with a mono-pitched roof that will connect with the existing building, just below eaves level and be seen as 'a continuation of the existing roof slope'. The mass and scale will be appropriate to the setting.

Landscaping

There is an existing soft verge area on the eastern side of the existing building. This verge area slopes away from the building and a good proportion of it will be used to accommodate the new extension. Soft grassed areas will be reinstated around the proposed extension and parking area and may include some low level shrub planting.

Appearance

The external built form will be constructed in materials to match the existing unit, ie profiled wall and roof cladding, but will include new doors and windows in pvcu and/or powder coated aluminium.

Access

The existing private road access to the site will be modified as required to accommodate the new parking area and ramped approach from the parking area into the new building. All access and car parking facilities will be suitably surfaced, sealed and drained and will be fully DDA compliant.