DESIGN AND ACCESS STATEMENT
REF 44/41/DAS01
DECEMBER 2013

PROPOSED EXTENSION AND INTERNAL ALTERATIONS
YORKSHIRE REPAK LTD, SUMMER LANE, BARNSLEY, S70 2NP

1.0 Introduction

1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Limited on behalf of Yorkshire Repak Ltd in support of the full planning application for the proposed extension and internal alterations at Yorkshire Repak Ltd, Summer Lane, Barnsley, S70 2NP.

1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.

1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.

2.0 Site Description

2.1 The site is well established and occupied by Yorkshire Repak Ltd – providing contract packing services to their clients.

2.2 The site is to the west of the centre of Barnsley and is approximately 0.29 ha in size (blue line area). The site is currently allocated as mixed use area – policy No. BA7 on the current UDP. This area contains a mixture of residential, general industrial, warehousing and diverse commercial uses.

2.3 Access to the site is from the existing site entrance on Summer Lane. The existing access will remain unchanged.

3.0 Design Statement

3.1 The proposed development is for the extension of the existing office block at first floor and internal alterations at ground floor to provide additional office space with improved access to the building.

3.2 The 2 storey office building is built from brick. Surrounding buildings are of a typical industrial nature consisting of metal clad walls and roofing with varying amounts of brickwork walling.

3.3 The proposed extension will be of similar construction with brickwork walls and a shallow pitched roof to match existing.

3.4 The proposal will comply with building regulations.

Amount of development.

3.5 The proposed extension sits within a large site area.

3.6 The extension provides additional office space required by our client to provide a modern working environment suitable for existing admin staff and directors.

3.7 The proposed development is not detrimental to the existing buildings or surrounding premises.

Layout of the development

3.8 The proposed extension will not overlook or overshadow any neighbouring premises.

3.9 The existing access from Summer Lane will be used to serve the proposed extension.

3.10 It is not expected that increasing the size of the office building will increase traffic to and from the site.

Scale of the Development

3.11 The scale of the development is thought to be appropriate for the site and surrounding area.

Provision of Landscaping

3.12 No landscaping is proposed.

4.0 ACCESS STATEMENT

Accessibility of the Site

4.1 This statement will briefly outline the approach that has been used in relation to access.

4.2 The existing access from Summer Lane will be used to serve the proposed extension.

4.3 It is not expected that proposed extension will increase HGV traffic to and from the site.

4.4 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

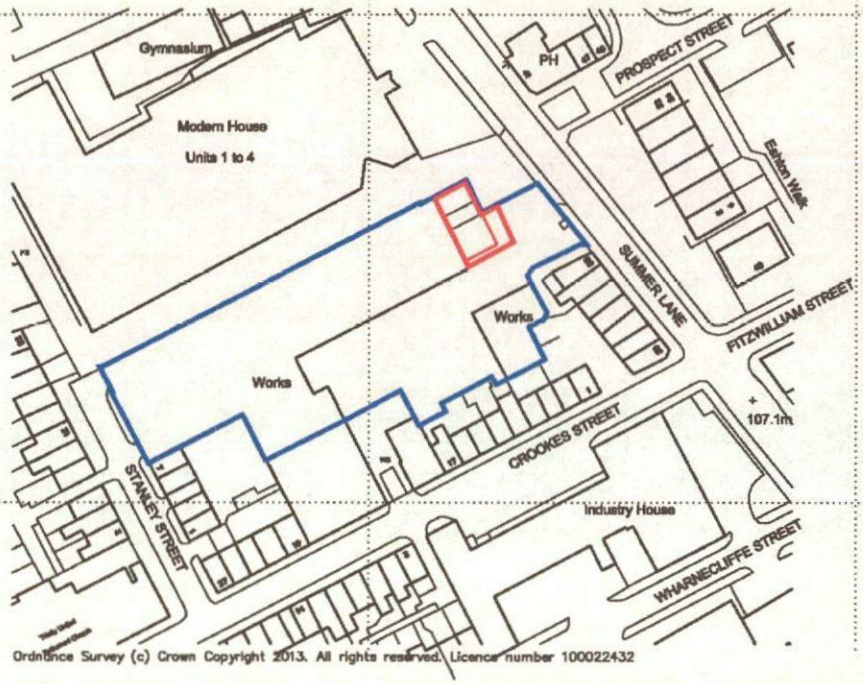
Parking

4.5 Existing parking arrangements on site will remain unaltered by the development.

5.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.

APPENDIX A – SITE LOCATION PLAN (NOT TO SCALE)



NORTH

1:1250 METRES 0 10 20 30 40 50

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Project. YORKSHIRE REPAK LIMITED SUMMER LANE BARNSLEY		Client. YORKSHIRE REPAK LIMITED	
Drawing Title. LOCATION PLAN		Date. DECEMBER 2013	Scale. 1:1250 @ A4
	Ref. 44-41	Dwg. No. LOC 01	Rev.

APPENDIX B – EXISTING SITE PHOTOGRAPHS

PHOTOGRAPH A – FRONT ELEVATION FROM SUMMER LANE



PHOTOGRAPH B – FRONT ELEVATION FROM SUMMER LANE



PHOTOGRAPH C – FRONT ELEVATION FROM SUMMER LANE



PHOTOGRAPH D – FRONT ELEVATION FROM SUMMER LANE

