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Access and Design Statement
For
Goldcrest Chemicals
At
Great Cliffe Rd
Dodworth Barnsley

Planning Application for new warehouse incorporating power production Area , extension to existing offices and additional parking.

Existing Facilities

Goldcrest Chemicals , developed the existing industrial complex as part of an expansion plan in 2001 re location from a number of small industrial unit within an existing mill complex near Huddersfield with the assistance of Yorkshire Forward. They purchased and developed the site in such a way as to enable the upgrade and expansion of the existing complex as the business developed.

Business Expansion Requirements .

After 10 years in the complex the business has expanded and developed to such a degree as to require double the size of offices , double the size of warehouse facilities , the introduction of a powder production plant , under cover loading and unloading facilities and the doubling of off road car parking facilities

Proposals .

Warehouse./ Powder Production Area.

The erection of new warehouse facilities incorporating power production plant to the rear corner of the site constructed with a steel frame and clad profile metal sheeting to match existing premises and the adjacent industrial units. The warehouse will require to be 8.5 m high to eaves to allow the installation of the powder production plant which is over 8.0 high and to allow high level storage racking.

The southern elevation of the facility is to include a high level canopy and external loading ramp to enable unloading and loading to be carried out under cover.
Whilst it is appreciated that this new warehouse will dominate the existing industrial unit it has been designed so as to not be out of keeping with adjacent industrial .

complex's and positioned to the rear of the site so as to minimize the affect of the development on the adjacent complex.

New Offices .
When the original unit was designed and built in 2001 it was designed and built down to a budget , with the successful expansion of the business larger offices are now required to cope with the additional staff and a new feature office block is proposed

The proposals are to extend the existing office in two directions to line through with the building line of the adjacent office blocks , to totally re clad the existing and new elevations of the office block in face brickwork with feature soldier courses to the window heads and cills incorporating black powder coated window frames reflecting the design of the office blocks fronting Whinby Road .

The roof profile has been kept to a very low pitch and will match the attached industrial unit as will the top flashings .

Car parking
The expansion of the offices also brings through a requirement for more off road car parking and the proposals are to alter the car park entrance and double the size of the existing car park improving the existing parking congestion along Great Cliffe Road with the but maintaining a landscape bund and verge .

Access .
The new car park will provide additional disabled car park facilities into a level accessed new front double doors and reception area . which will lead to internal disabled facilities and disabled lift to first floor.

Goods vehicle parking and turning facilities .
The established business has shown that the vast majority of goods vehicle traffic is by rigid medium sized delivery and collection wagons . However the new loading and unloading ramp is positioned within a proposed new brushed concrete yard area allowing additional parking and manoeuvring of commercial vehicles and by taking the unloading and loading to this new area the main existing yard area will be far less congested and left clear for vehicle manoeuvring

Ariel View



Existing Whinby Rd Elevation Showing Adjacent Offices



Existing Car Parking and office Elevation



Existing Entrance showing parking congestion



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