



DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR WELDING ALLOYS LTD

Proposed development site:

Unit 20 Commercial Road
Goldthorpe Industrial Estate
Rotherham
South Yorkshire
S63 9BL

Proposed Development:

This Design and Access Statement has been prepared in support of a planning application for an additional building within the boundary of the existing commercial site of Unit 20 Commercial Road. The purpose of this statement is to explain the principles which have informed the proposal and to demonstrate how the development provides suitable access for all users while responding positively to its surroundings.

Site Context

The application site comprises an existing commercial building currently classified as B2 General Industrial. We do not seek to make any change to current usage classification as part of this application. The surrounding area comprises of commercial and industrial development, together with associated infrastructure and access roads. The site benefits from established vehicular and pedestrian access and is already served by existing utility connections.

3. Design Principles

The proposed additional building has been designed to complement the existing building in terms of scale, form and appearance.

The design seeks to:

- Provide additional accommodation to support the continued operation and growth of the business.
- Maintain the visual character of the existing site.
- Minimise visual impact on neighbouring properties and the surrounding area.

The building has been positioned to make efficient use of the available site while maintaining operational functionality.

4. Scale and Massing

The proposed building has been designed to remain proportionate to the existing building. Its height and footprint have been carefully considered to ensure the proposal integrates successfully with the existing area and does not appear visually dominant. The development respects existing building lines and site constraints.

5. Appearance

External materials have been selected to complement or closely match those of the existing building.

Typical materials include:

- Composite insulated cladding panels to match existing.
- Powder-coated aluminium doors and windows.
- Profiled metal roofing to match existing.

Welding Alloys Ltd | UK Registered Number 793416

Registered business address:

Unit 20, Goldthorpe Industrial Estate, Commercial Road,
Goldthorpe, Rotherham, S63 9BL, United Kingdom

Mailing address:

The Old Livery, Hildersham Road, Hildersham,
CB21 6DD, United Kingdom

T +44 1763 207500 | E info@welding-alloys.com

welding-alloys.com

- Colour finishes consistent with the existing development.

The overall architectural approach is functional, contemporary and appropriate for a commercial setting.

Layout

External circulation routes remain unchanged wherever possible, ensuring efficient movement for staff, visitors and service vehicles. Existing parking and servicing arrangements are retained or adjusted as necessary to maintain safe operation.

Landscaping

The proposal has limited impact upon existing landscaping. We do not anticipate any areas to be disturbed during construction, and existing boundary treatments will remain.

Access

The proposal utilises the existing site access arrangements. Pedestrian and vehicular access will continue to operate via the existing entrances, with no significant changes to the established circulation routes within the site itself. The additional building has been designed to comply, where applicable, with the requirements of the Building Regulations relating to accessibility. Level access will be maintained where practicable, and internal circulation will allow safe movement for employees and visitors, including wheelchair users. The development does not prejudice emergency access or servicing arrangements.

Sustainability

The proposal makes efficient use of an existing developed site and represents sustainable development through the expansion of an existing commercial facility rather than new development on undeveloped land.

Where practicable, the development will:

- Incorporate energy-efficient construction methods and insulation.
- Utilise durable, low-maintenance materials.
- Reduce operational energy demand.
- Minimise construction waste through good site management.

Impact on Surroundings

The additional building has been designed to minimise its impact on neighbouring occupiers and the wider area. The proposal will not result in unacceptable overlooking, overshadowing or loss of amenity. The scale and appearance are appropriate to the established commercial context and preserve the character of the surrounding area.

Conclusion

The proposed addition represents a well-considered and appropriate addition to the existing commercial building. The design responds positively to the site and its surroundings, utilises materials that complement the existing development, and maintains safe and inclusive access arrangements. It is considered that the proposal accords with the relevant national and local planning policies relating to good design, accessibility and sustainable development, and planning permission is therefore respectfully sought.

Liss Millard
Operations Director

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