

Design and Access Statement

Proposed Extension to Royston Lead, Stocks Lane, Barnsley.

Royston Lead Limited

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1 Introduction

- 1.1 This Design and Access Statement has been prepared by Edward Architectural Services Limited on behalf of Royston Ltd to support an application for Planning Permission for an extension to an existing Lead factory site known as Pogmoor Works off Stocks Lane in Barnsley.
- 1.2 The site benefits from two extant planning permissions for residential development granted in outline by the Council on 11 November 2005 reference B/04/2206/BA (access from West Road) and B/04/2207/BA (access from Stocks Lane).
- 1.3 The application is submitted in full and proposes a 16,122sqft extension to an existing lead factory together with associated ancillary facilities and offices.
- 1.4 Means of access to the site will remain at the existing access off Stocks Lane refer to the Transport Assessment that accompanies the submission for further information.
- 1.5 The application is therefore accompanied by the following documents;
 - Transport Assessment prepared by Waterman Boreham
 - Arboricultural Survey, Popplewell Associates.
 - Ground conditions review and reassessment prepared by Scott Wilson Ltd

The application is accompanied by the following plans;

PL01 - Location Plan
PL06 - Proposed Site Layout – Access from Stocks Lane
PL07 - Proposed Elevations
PL08 - Ground Floor Plan – Amenity Facilities
PL09 - First Floor Plan – Office Accommodation
PL10 - Typical Section through Extension.

- 1.6 The purpose of this statement is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.
- 1.7 The statement seeks to follow the CABI good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposals and design.

Background

- 1.8 An outline application granted in 2005 provided an illustrative layout for the site to provide 74 dwellings retaining the existing access from Stocks Lane

2 Assessment

Site and Surroundings

- 2.1 The site is approximately 1.2ha and comprises the Pogmoor Works a company producing lead products. The site lies between Stocks Lane and West Road and lies approximately 1km south west of Barnsley Town Centre. Stocks Lane is predominantly residential in character and the character of West Road is more mixed with small industrial units. A footpath runs along the southern boundary of the site.
- 2.2 Surrounding the site to the north and east as well as to the south is a large area of public open space and there is an area of children's play equipment adjoining the site to the east.

Site Constraints

- 2.3 A ground conditions report produced for the original residential application remains valid and this has been reviewed and reassessed subsequently by Scott Wilson
- 2.4 A group of trees and shrubs exists in the south west corner of the site. This has been subject to a tree survey and the report of the consultants which accompanies the application concludes the trees within the site with reference to the previous land use, and the restricted amenity value of the vegetation 'it is our opinion that the removals proposed will not have a significant impact on the character and appearance of the area, we have been provided with a copy of the proposed landscape drawings and this new planting will crease species diversity within the locality'.

Planning Policy Assessment and the Principle of Development

- 2.5 The Statutory Development Plan for the area comprises;
- (i) The Regional Spatial Strategy for Yorkshire and Humberside adopted May 2008.
 - (ii) Barnsley Metropolitan Council Unitary Development Plan

The Council is in the early stages of producing a Local Development Framework which will eventually replace the Unitary Development Plan.

- 2.6 Government advice contained in Planning Policy Guidance Notes (and Planning Policy Statements) are important material planning considerations and those of relevance are considered in this section of the statement.

Regional Planning Guidance for Yorkshire and Humberside to 2016

- 2.7 The recently adopted guidance places the emphasis for new development firmly on giving priority to the reuse of previously developed land and buildings.
- 2.8 As this site has planning permission its development has been accepted in principle and its development would therefore be entirely consistent with

Regional Planning Guidance as it constitutes previously developed land lying within an urban area.

Barnsley Unitary Development Plan

- 2.9 The development of this site has been accepted in principle by the Council and so consideration of the statutory development plan is confined to an assessment as to whether the siting and layout of the development complies with the Councils' general development control policies and supplementary planning guidance relating to proposals for new residential development. These are discussed as follows;

Local Development Framework

- 2.10 Policy GD1 of the Council's LDF Core Strategy preferred options requires new development to meet criteria relating to impact of the development on its neighbours, and having no negative effect on the character and appearance of the local area or landscape or public spaces and also no negative effect on highway safety. All these matters have been given careful consideration in this application and are considered in the design section to this statement.

Planning Policy Statements

2.11 PPS 4 Planning for Sustainable Economic Development

The proposed development is an extension to an existing established lead product producing factory. Pogmoor works has existed on this site for over 60 years and has changed operators many times during this period.

The existing factory is well linked to the surrounding transport networks and additional cycle stores will be provided.

The continued use and extension to Pogmoor Works provides a viable and sustainable development with increased manufacturing and employment.

2.12 PPS 24 Planning and Noise

The proposed factory extension is not for the manufacturing of lead product but for the storage and enhanced movement of materials via highly automated picking lines and stock storage which will enable the existing factory to be more productive. Therefore there will be minimal changes in noise levels arising from the proposed extension.

We do not envisage a need for producing an acoustic report.

3 Involvement

- 3.1 The Council has granted outline planning permission for residential development which means the principle of development and its means of access has been determined as acceptable.
- 3.2 Consultation with Barnsley's Planning Officers has taken place prior to the submission of this application and comments made have been taken on board in this submission.

- 3.3 Unfortunately following repeated requests for a meeting with the councils Highways Department we have been unable to discuss our proposals in detail.

4 Evaluation

- 4.1 The proposal is to erect a 2 storey factory extension adjacent to an existing lead product production factory.
- 4.2 Royston Lead Ltd have occupied Pogmoor works for many years and produce lead product for a variety of sectors including medical, nuclear and building industries.
- 4.3 Royston Lead Ltd are continuously investing in plant and technical resources to ensure that they meet the diverse applications and service requirements of its customers. They therefore require they additional space to accommodate highly automated picking lines and stock storage.
- 4.4 The site occupies an unusual location in that it is surrounded by open space but yet lies firmly within the built up area of Barnsley. The extension and yard area rationalisation will provide a significant opportunity to improve the visual amenity to the perimeter of the site whilst increasing the biodiversity.
- 4.5 The existing site constraints such as ground conditions can be dealt with through further site investigation.
- 4.6 Little of the site in its present form is unsurfaced or not built on and the limited trees and shrubbery in the south western corner have been surveyed. The tree report demonstrates that the limited existing coverage is of limited amenity value.
- 4.7 New soft landscaping / tree planting is proposed to the Northern boundary to increase the sites biodiversity

5 Design

- 5.1 The layout of the site service yard and proposed extension building has been derived to minimise the visual impact of the building whilst forming a barrier between the service yard and housing to the North East.
- 5.2 The extension is sited adjacent to the main factory and will be linked internally to provide additional stock storage space with the integration of automated picking lines.
- 5.3 An existing steel frame has been sourced and will be reused to from the proposed extension. Recycling of this existing steel frame is a sustainable and sensible approach
- 5.4 The Northern site boundaries are to be enhanced with major planting providing a higher visual amenity from the adjacent public open space and increasing the sites biodiversity

Use

- 5.5 The proposed use remains as industrial.

Amount

- 5.6 The application proposes an extension totalling 18,620sqft which includes a ground floor amenity area (1,786sqft) and first floor offices (2,325sqft)

Layout

- 5.7 The proposed extension is sited alongside the existing factory building and will help reduce noise between the service yard area and housing to the North East.
- 5.8 The detailed site layout plan indicates the site existing access will be retained, the provision of 72 car parking spaces in total (including 3no accessible spaces) and 8no secure cycle stands within the site.
- 5.9 A tree survey has been undertaken on the site. The report demonstrates that the proposal would not impact on any amenity provided by the existing tree cover in the site and that residential development will enhance the landscape in this location.

Scale

- 5.10 The height of the proposed extension is 11.5m to eaves.

Appearance

- 5.11 The materials proposed the extension are as follows, and are similar to and will complement the existing buildings onsite.
- | | |
|------------------|---|
| Walls: | 2.1m high engineering facing brick base course, colour: Blue
Vertical trapezoidal aluminium cladding generally, colour: Light Grey
Horizontal flat wide panel feature, colour: RAL 5014 (Blue / Grey)
Pressed aluminium shadow gap, colour: RAL 5014 (Blue / Grey)
Horizontal trapezoidal aluminium cladding above shadow gap feature, colour: Light Grey |
| Roof: | Profiled aluminium roof cladding, colour: Light Grey with integrated GRP rooflights |
| Rainwater Goods: | Pressed aluminium gutters with square rainwater pipes, colour: RAL 5014. |
| Doors and | Powder coated aluminium windows and doors (including roller shutter doors) colour: RAL 5014 (Blue / Grey) |
- 5.12 The existing buildings adjacent are to receive new vertical trapezoidal aluminium cladding to the South Western gables, colour: Light Grey
- 5.13 Part of the existing industrial building roof adjacent has benefited from being overclad with new profiled metal roof cladding. It is proposed to overclad the remaining roof with new profiled metal cladding to match.

Landscaping

- 5.14 It is intended to provide new soft landscaping to the Northern boundary adjacent to the public open space to soften the visual impact of the proposed development and increase the biodiversity of the site.

6 Access

- 6.1 Waterman Boreham has assessed the transport implications of the development. Please refer to Waterman Borehams Highway Advocacy Document for details.
- 6.2 Waterman Boreham have concluded the development would have no adverse impact on the local highway network.
- 6.3 Additionally the above document highlights the sustainability of this site in respect of access to public transport services and to other facilities such as schools, hospitals and shops in the town centre.
- 6.4 Provision for cycle storage is indicated on the submitted plans.

7 Summary

- 7.1 Detailed and careful consideration has been given to the proposed layout in a location which is surrounded by open space. The proposals create a development that not only respects the site and its surroundings but also increases the visual amenity from the public open space, provides much needed additional operational space and creates employment.
- 7.2 In light of the evidence submitted in support of this application it is considered that consent should be granted for the proposed development.