

Design & Access Statement for Proposed Temporary Yard Cover at Capital Compactors, Unit 3 Shortwood Court, Shortwood Business Park, Hoyland, S74 9LH

General

This application relates to a proposed temporary yard cover within Capital Compactors existing premises. The site is located to the south of Shortwood Court with vehicular access off Shortwood Court and is currently an Industrial Unit.



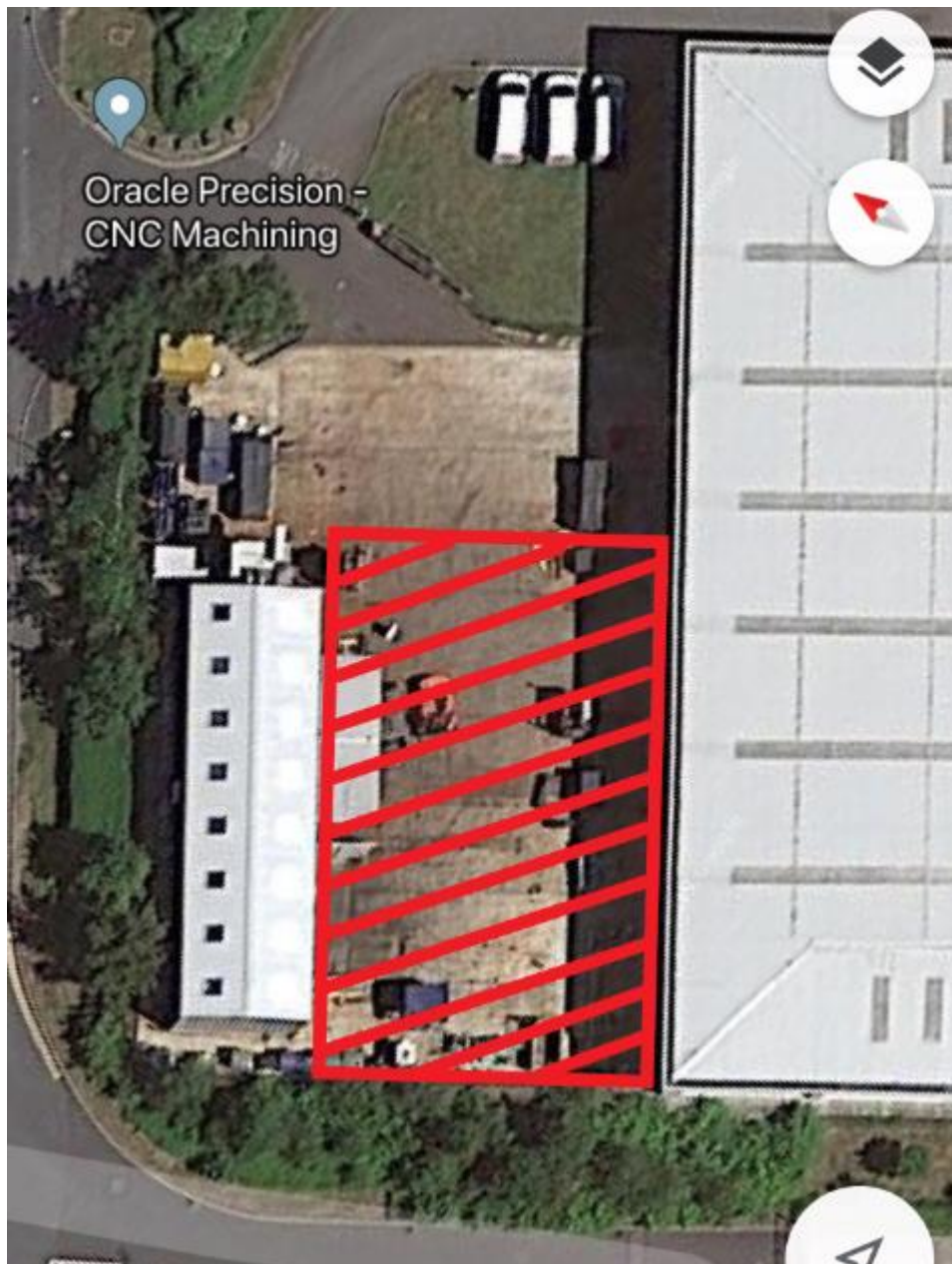
The premises currently comprises of a large industrial unit which contains a main warehouse area and office and external car parking and storage area.

The proposed temporary building to the north of the existing building is to accommodate additional storage and maintenance area.

Prior to submitting this application, we have not encountered any issues in relation to contaminated land, mining within the locality of the site.

Amount

Permission is sought for a temporary building 494m² to the North of the existing building in site, as shown in the red hatched area in the photograph below.



Transport

The unit is currently occupied with 30 employees on site on a full time basis, and the hours of work are between 07:30 – 15:30.

The construction of the proposed temporary building will not affect the car parking facilities and sufficient vehicle manoeuvring space will remain at the front to allow vehicles to enter and exit the site in forward gear.

The vehicle movements from the site are relatively modest within a purpose built industrial environment, and as a result the increased roof cover will have no impact on the highway infrastructure in the locality.

Planning Policy and Planning History

The application site is within an established industrial area comprising of buildings of various sizes and uses. As a result the proposed scheme is in keeping with the surrounding in compliance with Barnsley Metropolitan Borough Council's and National Planning Policies.

Layout, Appearance & Scale

Please see below specification:

SPECIFICATION:	Non-insulated clear span canopy
SIZE:	19m width x 26.4m length x 6.2 eaves 5m bay spacing Approx. 5.9m Internal height available at eaves 2 No.10m & 1 No. 8.2m portal beams to allow clear access
FRAME:	Manufactured from high-grade 4 channel aluminium extrusions. The section dimension is profile 334/122/8mm. This is an indicator of the strength and robustness of your structure. All Aganto industrial buildings are manufactured in accordance to UK Building Regulation code BS EN 1991 engineering wind load 102km/h snow load 0.75kN / 75KG per m² Structures are precision manufactured utilising the latest in CNC (computer numerically controlled) engineering equipment ensuring the finest degree of finish. Site Specific structural calculations are included in our proposal and costs where appropriate to ensure they meet building regulation & insurance requirements.
ROOF:	Single Skin PVC Roof – basic but durable roof option for applications not requiring temperature control.
WALLING:	Single Skin Steel Cladding – a basic but highly secure and effective walling system for applications that don't require temperature control. REAR 19m gable elevation only
ANCHORAGE:	Prices are based on the assumption concrete is available for fixing using chemical anchors. Other methods are available for fixing and will be costed upon request.
RAINWATER GUTTERS:	Upvc Gutters with downpipes & weather proof links to buildings

Landscaping

The existing landscaping adjacent Shortwood Court Road will remain and provide a natural screening to the proposed building.

Access

The proposed scheme would not require any access alteration to the highway, as the current access off Shortwood Court is sufficient. It is not envisaged that the amount of vehicle movement would increase due to the development as this is only for undercover storage, however there is sufficient capacity to allow for additional employees on site in the future. In any case the current highway infrastructure in the vicinity of the site would easily accommodate this.

Within the site there are approximately 40 car parking spaces and sufficient space to manoeuvre within parking areas and access to proposed building as this will have an open front elevation.

Conclusion

The proposed development would help to further utilise an existing site and allow the business to continue to operate from these premises. The proposed would cause no harm to other adjacent businesses or have a negative effect on highway safety, as the design and layout is in keeping with the general area. As a result we request the authorities support and approval of this application.