

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
AN OUTLINE PLANNING APPLICATION FOR INDUSTRIAL DEVELOPMENT ON AN
EXISTING INDUSTRIAL ESTATE OFF BEEVOR STREET, HOYLE MILL, BARNSELY**

Prior to the submission of this application, discussions have taken place with the planning department to establish the principle of development. Subject to satisfactory servicing provision, the proposal is in accordance with planning policy.

DESIGN

USE

The site consists of a hard surfaced open area between existing industrial units. The existing units accommodates various business types for example a fruit and vegetable distribution unit and a car repair/maintenance facility. The applicant has also a warehouse facility within one of the established buildings.

The proposed building will create 2 No. 'nursery' units, the end users of which have yet to be identified.

AMOUNT

The proposed building will contain two 'nursery' units each providing 180 sq m of floor space.

LAYOUT

The application site is bounded by existing industrial development with a landscaped embankment beyond the south-western boundary. Access to the site is direct off Beevor Street, an adoptable road. The new units will have their rear boundary to the south-west facing the adjacent embankment with service doors on the north-eastern elevation facing into the main service and circulation space between the existing buildings.

SCALE

The scale of the proposed development will be consistent with the buildings that currently exist on the site.

LANDSCAPING

It is not proposed to introduce any landscaping within this proposal.

APPEARANCE

As this is an outline application only, decision regarding external materials and general appearance of the building are left as Reserved Matters however the likely external materials will be a combination of profile cladding and facing brickwork to match those of the existing buildings.

ACCESS

Access to the site will be direct from Beevor Street into the communal servicing area surrounding the proposed building. It is important to note that the applicant does not intend to erect any security fencing around the curtilage of the site. It is intended that the servicing arrangements to the existing units will remain unchanged. The proposed development will not impede loading and unloading to the existing buildings.

It is established that all units within the development have use of the communal servicing areas beyond the dedicated service bays in front of all loading doors and the introduction of the new building will maintain this arrangement by careful positioning of loading doors etc as set out on the proposed site layout.