

**Design & Access Statement for
Proposed Industrial Building at Capital Compactors,
Unit 3 Shortwood Court, Shortwood Business Park, Hoyland S74 9LH**

General

This application relates to a proposed industrial unit 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 building to the north of the existing building is necessary to accommodate additional storage and a maintenance area.

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

Amount

Permission is sought for a building of 168m², located to the north of the existing building in site, as shown in red in photo above.

Transport

The unit is currently vacant but there will be 24 employees on site on a full time basis, and the hours of work are between 7:30 a.m. to 3:30 p.m. and two employees using the proposed new building.

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

The vehicle movements from the site are relatively modest within a purpose built industrial environment, and as a result the increased floor space proposed will not have an impact on the highway infrastructure in the locality.

Planning Policy & 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

The proposed building would be located to the north of the existing building and would be accessed externally via two sets of double doors to the two separate bays. There would also be 2 separate pedestrian doors would allow access to the small store. Precise details of the building are shown on the accompany plans.

The remaining area is currently hard standing as shown on the accompanying drawings, and the proposed building does not affect access to the main building. The proposed building has been designed to be in a similar style to adjacent buildings in terms of colour and design.

The site will be made up to provide a level surface for the foundations, but due to the nature if the developments there are no overlooking / loss of privacy issues related to the scheme. The building would be of steel construction and thus be in keeping with other similar buildings in the area and thus would be in keeping with the industrial nature of the location.

Landscaping

The existing landscaping adjacent Shortwood Court road will remain and provides 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 movements would increase due to the development of the proposed unit, 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 to access to the proposed building's main access doors. This will also allow vehicles to enter and exit the site in a forward gear.

The external and internal layouts have been designed in accordance with Building Regulations Part L, including all external approach pathways not exceeding a gradient of 1:20 with footways having cross-falls not exceeding 1:60.

Conclusion

The proposed development would help to further utilise an existing site and allow a 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, while the design and layout is in keeping with the general area. As a result we request the authorities support and approval of this application.